SPANISH GOVERNOR'S PALACE
PHASE I BOND PROJECT

100% CONSTRUCTION DOCUMENTS REVIEW SET



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MARK B. NAVARRO #25326

10/08/2026

PROJECT: SPANISH GOVERNOR'S PALACE PHASE I BOND PROJECT

SHEET TITLE: TITLE SHEET

PROJECT NO: 2228 A1

△ REVISIONS DATE

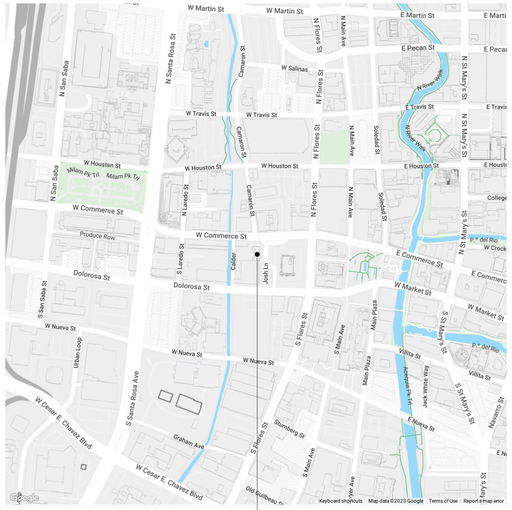
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LOCATION MAPS





SPANISH GOVERNOR'S PALACE
105 PLAZA DE ARMAS
SAN ANTONIO, TX 78205

CODE INFO & ANALYSIS

APPLICABLE CODES AND STANDARDS:

THIS PROJECT IS IN THE CITY OF SAN ANTONIO, TEXAS.
THE CITY OF SAN ANTONIO CURRENTLY HAS ADOPTED THE FOLLOWING CODES WITH LOCAL AMENDMENTS:

- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 TEXAS ACCESSIBILITY STANDARDS

HISTORIC DESIGNATION:

NATIONAL REGISTER LISTING: NATIONAL HISTORIC LANDMARK
TEXAS HISTORIC COMMISSION LISTING: STATE ANTIQUITIES LANDMARK

OCCUPANCY CLASSIFICATION:

- GROUP A-3 (MUSEUM)

CLASSIFICATION OF WORK:

- ALTERATION - LEVEL 1

CONSTRUCTION CLASSIFICATION:

- TYPE - III

DRAWING INDEX

GENERAL

G-100	TITLE SHEET
G-101	SHEET INDEX & CODE ANAYLYSIS
G-102	GENERAL NOTES, ABBREVIATIONS & SYMBOLS

ARCHITECTURAL DEMOLITION

AD-100	OVERALL DEMOLITION PLAN

ARCHITECTURAL

A-100	OVERALL NEW WORK SITE PLAN
A-105	ROOF REPLACEMENT ENLARGED PLAN & DETAILS
A-200	BUILDING ELEVATIONS
A-300	BUILDING SECTIONS

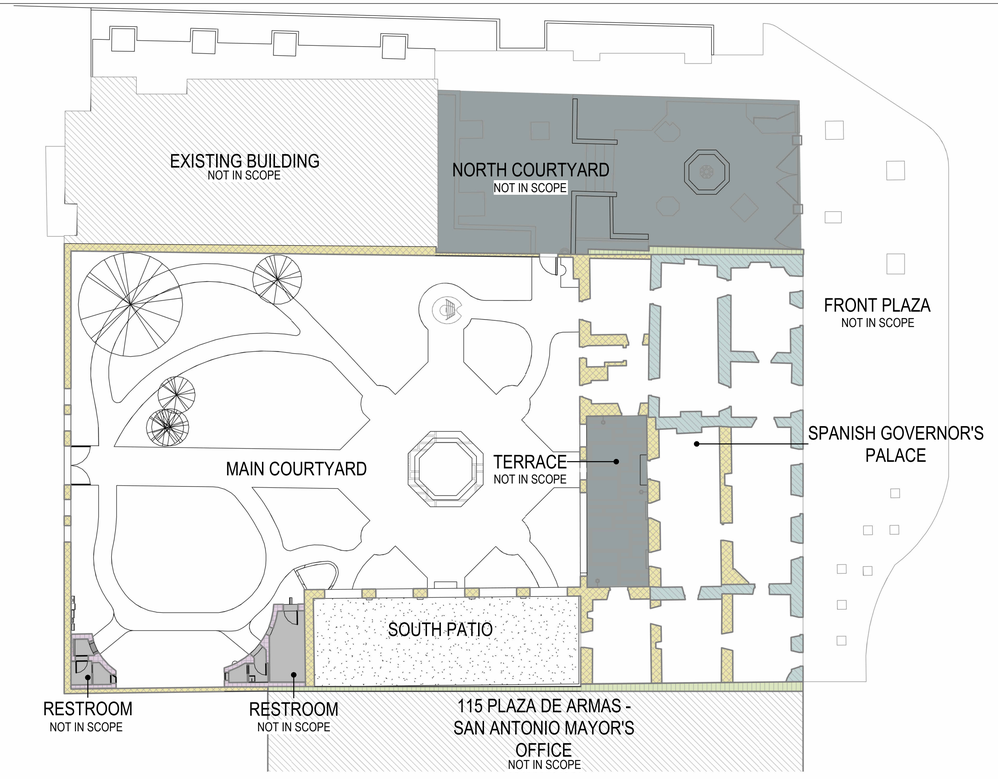
STRUCTURAL

S-101	NOTES, SECTIONS AND DETAILS
S-102	SPECIAL INSPECTIONS
S-103	SPECIAL INSPECTIONS
S-201	SOUTH PATIO FOUNDATION PLAN

MEP

M-001	MECHANICAL LEGEND
M-102	MECHANICAL - ROOF PLAN
E-000	ELECTRICAL SYMBOLS & ABBREVIATIONS
ES-100	ELECTRICAL - SITE PLAN
E-100	ELECTICAL SCHEDULES
E-101	ELECTRICAL DETAILS
E-200	ELECTRICAL DIAGRAMS
P-100	PLUMBING - SYMBOLS & ABBREVIATIONS
P-102	PLUMBING - ROOF PLAN

HISTORICAL DEVELOPMENT PLAN



1 FLOOR PLAN
1/16" = 1'-0"

HISTORIC DESCRIPTION

THE SPANISH GOVERNOR'S PALACE IS A SIGNIFICANT STRUCTURE FOR SAN ANTONIO AND THE STATE OF TEXAS. FIRST CONSTRUCTED IN THE *18 TH* CENTURY, IT WAS RENOVATED IN THE 1930'S WITH ADDITIONS AS INTERPRETED BY ARCHITECT HARVEY SMITH. IN MARCH OF 2023, THE WORLD HERITAGE OFFICE OF THE CITY OF SAN ANTONIO AND FISHER HECK ARCHITECTS BEGAN THE EFFORT TO DEVELOP A PRESERVATION MASTER PLAN FOR THE HISTORIC SPANISH GOVERNOR 'S PALACE. THE GOAL OF THE PRESERVATION MASTER PLAN IS TO PROVIDE A ROADMAP FOR ADDRESSING BOTH THE CURRENT AND ANTICIPATED NEEDS OF THE FACILITY TO ENSURE THE HEALTH OF THE BUILDING FOR GENERATIONS TO COME. OUR RECOMMENDATIONS ARE ROOTED IN THE SECRETARY OF THE INTERIORS STANDARDS FOR HISTORIC PRESERVATION. ANY TREATMENT WILL REQUIRE APPROVALS AND PERMITS FROM BOTH THE CITY 'S OFFICE OF HISTORIC PRESERVATION AND THE TEXAS HISTORICAL COMMISSION. ARCHITECTURAL AND ARCHAEOLOGICAL PERMITS WILL BE NECESSARY FOR MOST WORK ON SITE. THIS PHASE I SCOPE OF WORK INCLUDES IMPROVEMENTS THAT WILL LAY THE GROUNDWORK FOR A SAFE, ACCESSIBLE, AND WATERTIGHT FACILITY.

LEGEND

- ORIGINAL ADOBE WALLS (EARLY 1700's)
- CONCRETE TILE WALLS (PER 1929 DOCUMENTS BY HARVEY SMITH)
- PARTY WALL
- RESTROOM ADDITION

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SHEET TITLE: SHEET INDEX & CODE ANAYLYSIS

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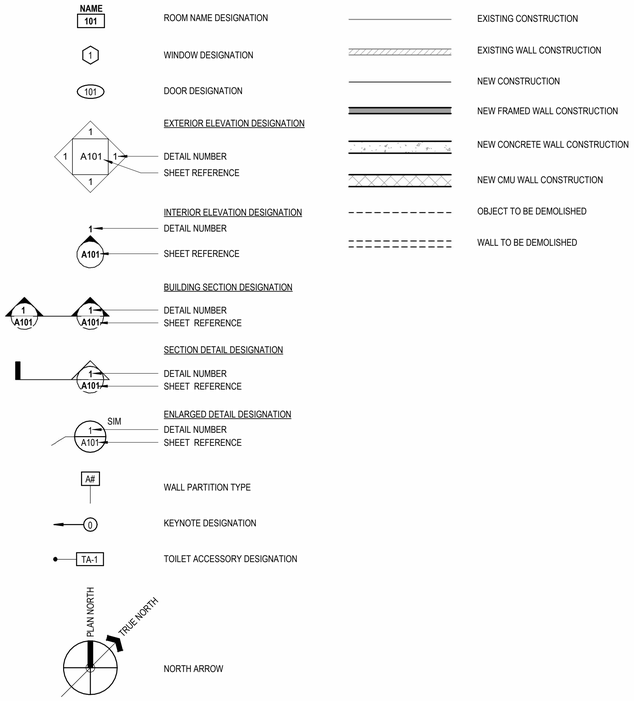
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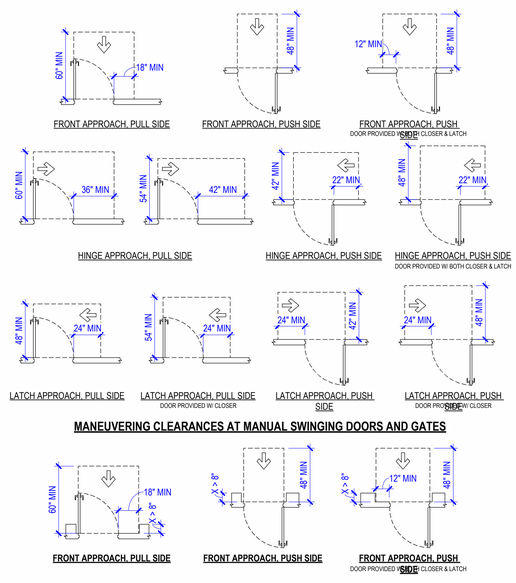
ABBREVIATIONS

&	AND	MAS	MASONRY
@	AT	MAX	MAXIMUM
#	POUND, NUMBER	MDP	MAIN DISTRIBUTION PANEL
℄	CENTER LINE	MECH	MECHANICAL
		MED	MEDIUM
ACT	ACOUSTICAL CEILING	MFR	MANUFACTURER
ADDN.	ADDITION	MH	MANHOLE
ADDN'L	ADDITIONAL	MN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOORS	MO	MASONRY OPENING
AHU	AIR HANDLING UNIT	MTD	MOUNTED
ALT	ALTERNATE	MTL	METAL
ALUM	ALUMINUM		
APPROX	APPROXIMATE	N	NORTH
ARCH	ARCHITECT, ARCHITECTURE	NIC	NOT IN CONTRACT
		NO	NUMBER
B.O.	BOTTOM OF	NOM	NOMINAL
BCS	BABY CHANGING STATION	NTS	NOT TO SCALE
BD	BOARD		
BLDG	BUILDING	OC	ON CENTER
		OD	OUTSIDE DIAMETER
CFM	CUBIC FEET PER MINUTE	O.H.	OPPOSITE HAND
CFT	CERAMIC FLOOR TILE	OPP	OPPOSITE
CJ	CONTROL JOINT	OZ	OUNCE
CFA	CLEAR FLOOR AREA		
CLG	CEILING	P	PAINT
CLR	CLEAR	PCF	POUNDS PER CUBIC FOOT
CMU	CONCRETE MASONRY UNIT	PERF	PERFORATED
CO	CLEAN OUT	PL	PLATE
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLUM	PLUMBING
CONST CONT	CONSTRUCTION-CONTINUOUS	PLF	POUNDS PER LINEAR FOOT
CPT	CARPET	PLYWD	PLYWOOD
CPTB	CARPET BASE	PR	PAIR
CTB	CERAMIC TILE BASE	PSF	POUNDS PER SQUARE FOOT
CWT	CERAMIC WALL TILE	PSI	POUNDS PER SQUARE INCH
CU	CONDENSING UNIT	PT	POINT
CUH	CABINET UNIT HEATER	PTD	PAINTED
CW	COLD WATER	PVC	POLYVINYL CHLORIDE
		PVMT	PAVEMENT
DTL	DETAIL		
DIA	DIAMETER	QT	QUARRY TILE
DIM	DIMENSION	QTY	QUANTITY
DISP	DISPENSER		
DN	DOWN	R	RISER, RADIUS
DS	DOWNSPOUT	RB	RUBBER BASE BOARD
DW	DUMB WAITER	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	RD	ROOF DRAIN
		RE:	REFER TO
E	EAST	REF	REFRIGERATOR
EA	EACH	REINF	REINFORCE (D)
EJ	EXPANSION JOINT	REQ	REQUIRED
ELEV	ELEVATION	REV	REVISIONS
ELEC	ELECTRICAL	RF	RESILIENT FLOORING
EP	ELECTRICAL PANEL	RH	RIGHT HAND
EQ	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	RO	ROUGH OPENING
EWC	ELECTRIC WATER COOLER	ROW	RIGHT OF WAY
EWH	ELECTRIC WATER HEATER	RS	ROUGH SAWN
EXH	EXHAUST	RTU	ROOF TOP UNIT
EXP	EXPANSION		
EXT	EXTERIOR	S	SOUTH
		SAN	SANITARY
FA	FIRE ALARM	SAT	SUSPENDED ACOUSTICAL TILE
FACP	FIRE ALARM CONTROL PANEL	SC	SOLID CORE / OVERFLOW SCUPPER
FD	FLOOR DRAIN, FIRE DAMPER	SCHED	SCHEDULE
FE	FIRE EXTINGUISHER	SECT	SECTION
FEC	FIRE EXTINGUISHER CABINET	SERV	SERVICE
FF	FINISHED FLOOR	SF	SQUARE FEET
FG	FINISHED GRADE	SIM	SIMILAR
FIN	FINISH(ED)	SPEC	SPECIFICATIONS
FLR('G)	FLOOR(ING)	SQ	SQUARE
FO	FACE OF	SS	STAINLESS STEEL
FT	FOOT, FEET	ST	STORM
FTG	FOOTING	STD	STANDARD
FURN	FURNISH(ED)	STL	STEEL
FWC	FABRIC WALL COVERING	STRUCT	STRUCTURAL
		SUSP	SUSPENDED
GA	GAUGE	SWG	STANDARD WIRE GAUGE
GALV	GALVANIZED	SYM	SYMMETRICAL
GC	GENERAL CONTRACTOR		
GFI	GROUND FAULT INTERRUPTER	T	TREAD
GL	GLASS	T&B	TOP AND BOTTOM
GYP	GYPSUM	T&G	TONGUE AND GROOVE
		TEL	TELEPHONE
HB	HOSE BIBB	TEMP	TEMPERATURE, TEMPERED
HC	HOLLOW CORE	THK	THICK (NESS)
HWD	HARDWOOD	T.O.	TOP OF
HID	HIGH INTENSITY DISCHARGE	TYP	TYPICAL
HM	HOLLOW METAL	TV	TELEVISION
HORIZ	HORIZONTAL		
HVAC	HEAT, VENT, A/C	UG	UNDERGROUND
HW	HOT WATER	UH	UNIT HEATER
		UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER		
INCL	INCLUDING	VB	VINYL BASE BOARD
INT	INTERIOR	VCT	VINYL COMPOSITION TILE
INV	INVERT	VERT	VERTICAL
		VIF	VERIFY IN FIELD
JB	JUNCTION BOX	VWC	VINYL WALL COVERING
JST	JOIST		
		W	WEST
K	KIP (1,000 POUNDS)	W/	WITH
		W/O	WITHOUT
LAM	LAMINATED	WB	WOOD BASE BOARD
LAV	LAVATORY	WC	WATER CLOSET
LB	POUND	WD	WOOD
LF	LINEAR FEET	WH	WATER HEATER
LH	LEFT HAND	WP	WATERPROOF, WORK POINT
LL	LIVE LOAD	WT	WEIGHT
LLH	LONG LEG HORIZONTAL	WWF	WELDED WIRE FABRIC
LLV	LONG LEG VERTICAL		
LP	LIGHTNING PANEL	YD	YARD
LTWT	LIGHTWEIGHT		

SYMBOLS



TAS DOORS



GENERAL NOTES

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS - A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS TO THE SAME EXTENT AS IF BOUND HEREIN.
2. THE GENERAL AND SUBCONTRACTOR(S) MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES.
3. ALL SUBCONTRACTORS MUST BE PRE APPROVED BY OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR MUST SUBMIT A LISTING OF SUBCONTRACTORS PRIOR TO ANY WORK BEGINNING.
4. UNLESS OTHERWISE STIPULATED, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TAXES, WATER, TOOLS, EQUIPMENT, LIGHT, POWER, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS AS SET FORTH BY THE MANAGEMENT OF THIS BUILDING.
6. THE CONTRACTOR SHALL ENSURE THAT CAUTION IS TAKEN TO PROTECT THE BUILDING, AND ADJACENT FINISHED AREAS FROM BECOMING DAMAGED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S COST.
7. OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING BUILDING SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE, BUT ARE NOT LIMITED TO WATER, ELECTRIC, HEATING, VENTILATING, AIR CONDITIONING, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY COMMUNICATIONS. PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH BUILDING MANAGEMENT OFFICE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF, DISRUPTION OR OTHER CHANGE IN OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.
8. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL KEEP WORK AREA IN A CLEAN AND ORDERLY MANNER, REMOVING DEBRIS ON A DAILY BASIS.
9. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
10. ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND BEFORE PROCEEDING WITH ANY WORK. ANY DISCREPANCIES, OR ERRORS WITH EXISTING OR NEW CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
11. NOTIFY THE ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR VERIFICATION, OR FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH WORK.
12. VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
13. FLOOR PLAN DIMENSIONS ARE TO CENTERLINE OF COLUMNS, FACE OF CONCRETE OR MASONRY WALLS, AND FACE OF FRAMING UNLESS NOTED OTHERWISE.
14. MINIMUM CLEARANCE DIMENSIONS INDICATED SHALL BE MAINTAINED. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING CONDITIONS. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED FOR CONDITIONS INCREASING THE CONTRACTOR'S COSTS, WHICH WERE NOT A PART OF HIS ORIGINAL PROPOSAL IF THE CONDITION WAS OBVIOUS IN THE JUDGMENT OF THE OWNER.
15. ALL NEW CONSTRUCTION SHALL MEET ALL CURRENT BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, ENERGY, LIFE SAFETY AND ACCESSIBILITY CODES; ALONG WITH ANY OTHER GOVERNING CODES AND ORDINANCES.
16. CONTRACTOR SHALL COORDINATE THE INTERRUPTIONS TO THE OPERATIONS OF THE FACILITY WITH THE OWNERS REPRESENTATIVE.
17. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION INQUIRES WITH THE ARCHITECT.

REGULATIONS & PERMITS:
1. ALL WORK MUST BE PERMITTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ASSOCIATED IMPROVEMENTS.
2. THE GENERAL CONTRACTOR SHALL SUBMIT AND PAY FOR ALL NECESSARY BUILDING PERMITS AND CERTIFICATES SUCH AS INSPECTION, ELECTRICAL, ETC. AS NECESSARY FOR THE FULFILLMENT OF THE WORK. THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. PERMIT FEE SHALL BE A LINE ITEM ON THE CONTRACTOR BID SUBMITTAL. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY PLAN ALTERATIONS REQUIRED BY THE MUNICIPALITY OF JURISDICTION.
3. IN THE EXECUTION OF THE CONTRACT, CONTRACTOR SHALL ALSO COMPLY WITH APPLICABLE STATE AND FEDERAL LAWS, INCLUDING, BUT NOT LIMITED TO LAWS CONCERNED WITH LABOR, EQUAL EMPLOYMENT OPPORTUNITY, SAFETY AND MINIMUM WAGES.

CONTRACTOR REVIEW:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE SUBMITTING FINAL PRICING AND PROCEEDING WITH CONSTRUCTION.
2. FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
3. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.

DEMOLITION:
1. THE EXTENT OF DEMOLITION WORK IS SHOWN ON THE DRAWINGS. IT IS NOT POSSIBLE TO SHOW REQUIRED DEMOLITION, REMODELING AND PATCHING IN EVERY DETAIL. THE CONTRACTOR SHALL VISIT THE FACILITY TO DETERMINE THE EXTENT OF DEMOLITION AND REMODELING WORK, AND TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ADDITIONAL WORK REQUIRED AS A RESULT OF THE WORK INDICATED HEREIN OR FOR PATCHING REQUIRED AS A RESULT OF NEW WORK, REMODELING OR DEMOLITION.
2. UNLESS SPECIFICALLY DESIGNATED FOR SALVAGE, DEMOLITION INCLUDES REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS. CONTRACTOR SHALL PROVIDE SUITABLE MEANS FOR DISPOSAL OF DEMOLISHED MATERIALS AND CONSTRUCTION DEBRIS.
3. ANY DEMOLITION DEEMED DISRUPTIVE TO THE OPERATION OF THIS FACILITY OR ADJACENT OCCUPANTS SHALL BE COMPLETED DURING HOURS AS SET FORTH BY THE OWNER.
4. REMOVE DEBRIS FROM SITE WEEKLY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA AROUND THE JOB SITE CLEAN AND SAFE AT ALL TIMES. COORDINATE LOCATION OF TRASH CONTAINER WITH OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
5. PROTECT EXISTING STRUCTURES, WALLS, ETC. AS REQUIRED DURING DEMOLITION. ANY DAMAGE TO THESE AREAS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND REPAIRED OR REPLACED AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR..
6. PROVIDE CONSTRUCTION LIGHTS AND TEMPORARY POWER TO BE USED DURING CONSTRUCTION, IF REQUIRED.
7. PATCH ALL SURFACES AND AREAS AFFECTED BY DEMOLITION AND PREPARE FOR NEW CONSTRUCTION.
8. ITEMS INDICATED FOR SALVAGE SHALL BE REMOVED BY THE CONTRACTOR AND STORED FOR REINSTALLATION OR RETURNED TO THE OWNER.

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SHEET TITLE: GENERAL NOTES, ABBREVIATIONS & SYMBOLS

PROJECT NO: 2228 A1

△	REVISIONS	DATE

SHEET NO: G-102

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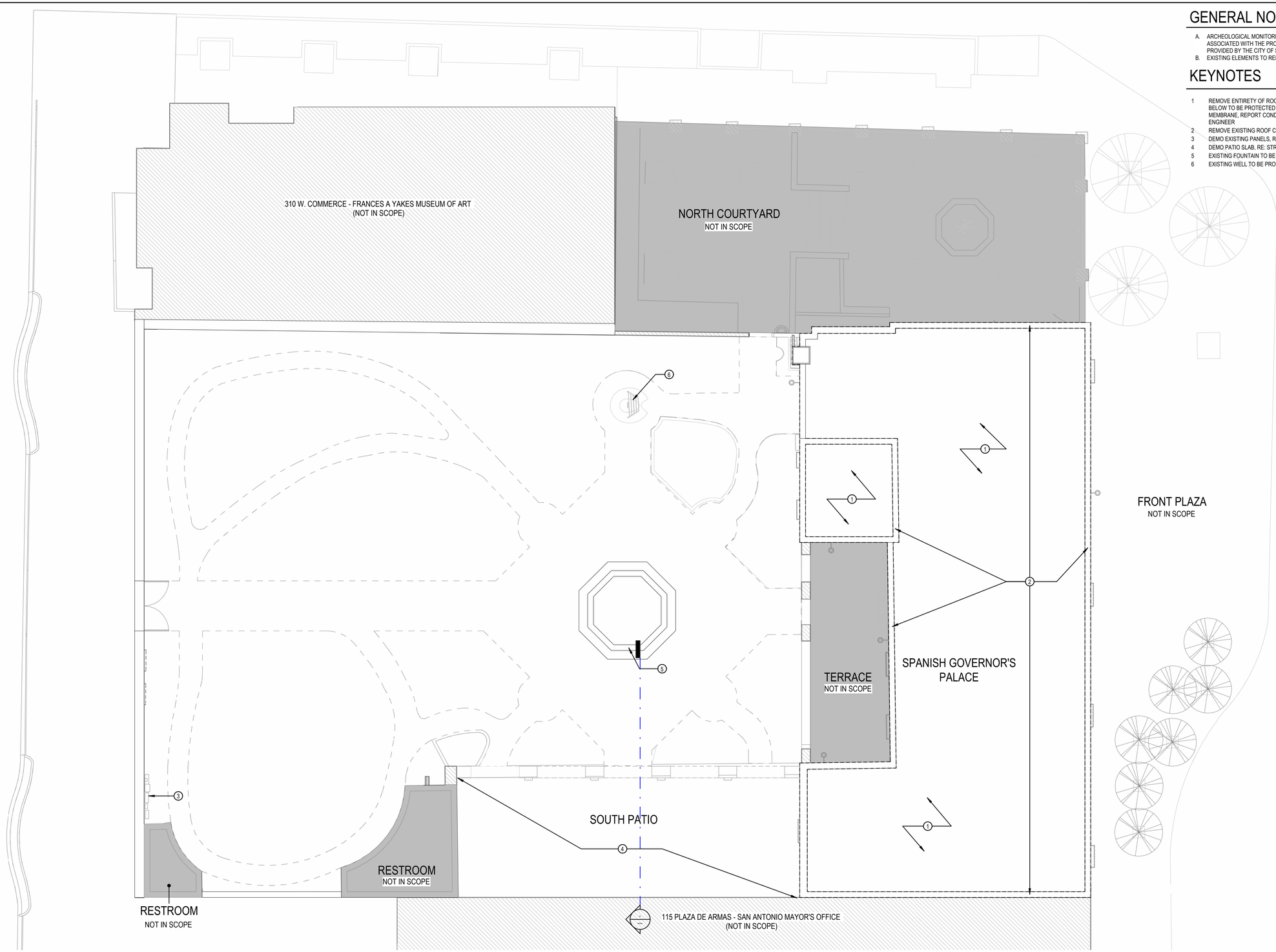
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GENERAL NOTES

A. ARCHEOLOGICAL MONITORING IS REQUIRED FOR EXCAVATION ASSOCIATED WITH THE PROJECT. AN ARCHEOLOGIST WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.
B. EXISTING ELEMENTS TO REMAIN TO BE PROTECTED & PRESERVED.

KEYNOTES

1 REMOVE ENTIRETY OF ROOF MEMBRANE SYSTEM. STRUCTURE BELOW TO BE PROTECTED & REMAIN. UPON REMOVAL OF ROOF MEMBRANE, REPORT CONDITIONS TO ARCHITECT & STRUCTURAL ENGINEER
2 REMOVE EXISTING ROOF COPING AND FLASHING
3 DEMO EXISTING PANELS, RE: ELEC.
4 DEMO PATIO SLAB, RE: STRUC.
5 EXISTING FOUNTAIN TO BE PROTECTED & REMAIN
6 EXISTING WELL TO BE PROTECTED & REMAIN



1 OVERALL DEMOLITION PLAN
1/8" = 1'-0"

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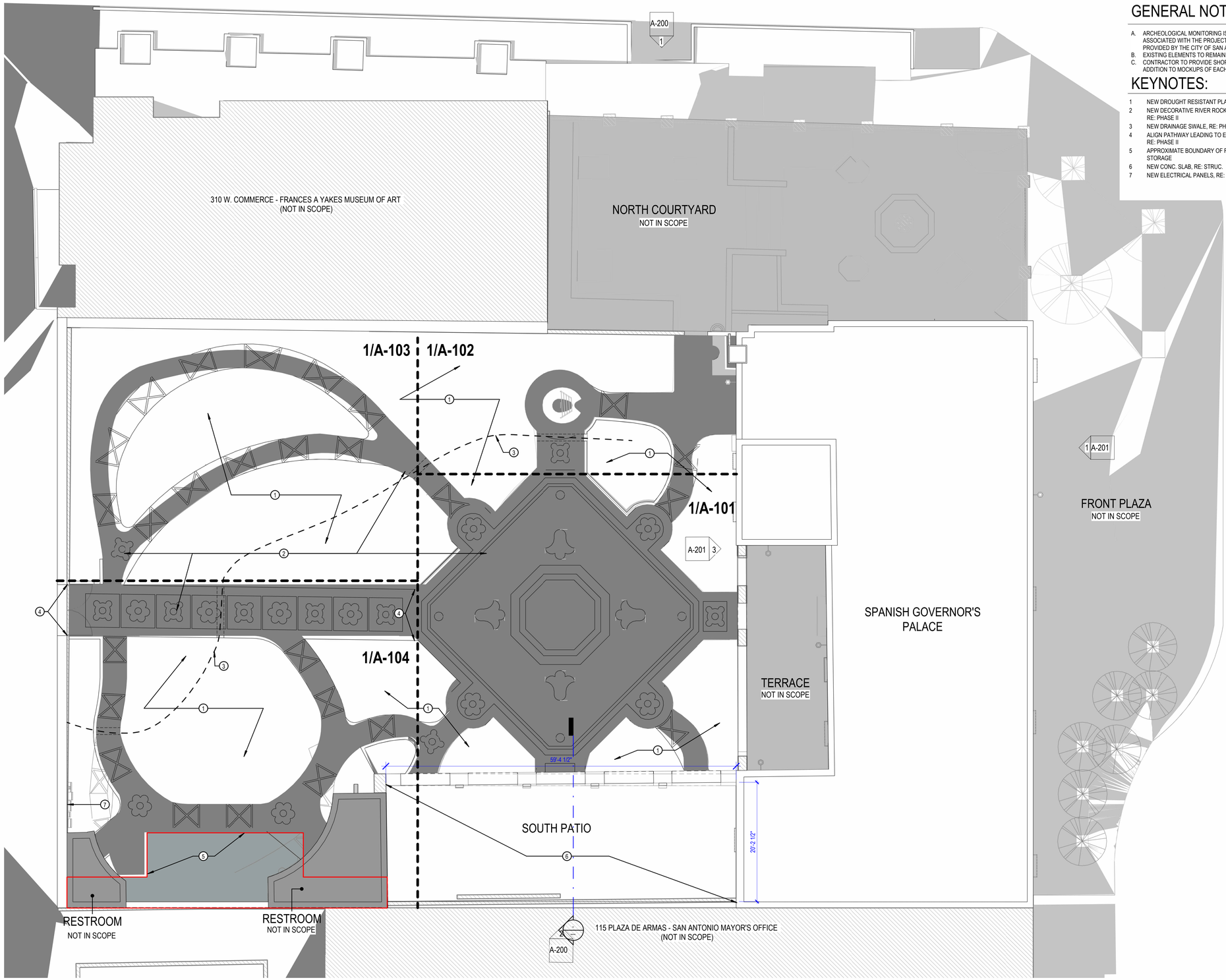
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1 OVERALL NEW WORK SITE PLAN
1/8" = 1'-0"

GENERAL NOTE:

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B. EXISTING ELEMENTS TO REMAIN TO BE PROTECTED & PRESERVED.
C. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ENTIRE PATHWAYS IN ADDITION TO MOCKUPS OF EACH MOTIF.

KEYNOTES:

1 NEW DROUGHT RESISTANT PLANTS & SHRUBS, RE: PHASE II
2 NEW DECORATIVE RIVER ROCK PATHWAYS ON CONCRETE BASE, RE: PHASE II
3 NEW DRAINAGE SWALE, RE: PHASE II
4 ALIGN PATHWAY LEADING TO EXTERIOR GATE DOORS TO PLAZA, RE: PHASE II
5 APPROXIMATE BOUNDARY OF FUTURE PHASE RESTROOM AND STORAGE
6 NEW CONC. SLAB, RE: STRUC.
7 NEW ELECTRICAL PANELS, RE: ELEC.

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PROJECT: SPANISH GOVERNOR'S PALACE PHASE I BOND PROJECT

SHEET TITLE: OVERALL NEW WORK SITE PLAN

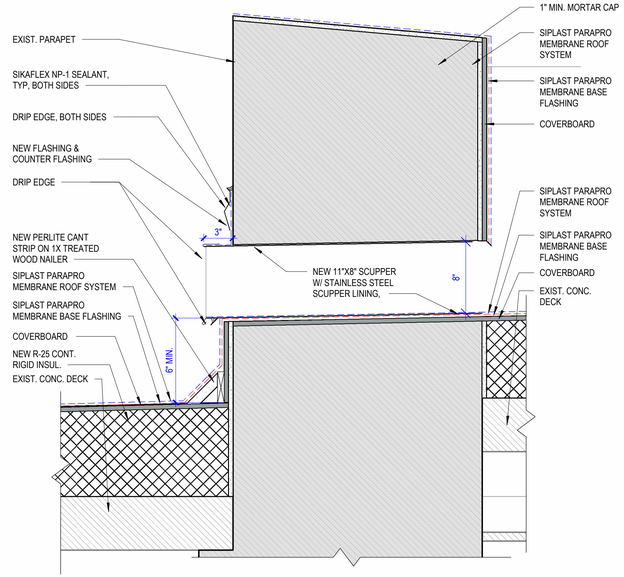
PROJECT NO: 2228 A1

△ REVISIONS DATE

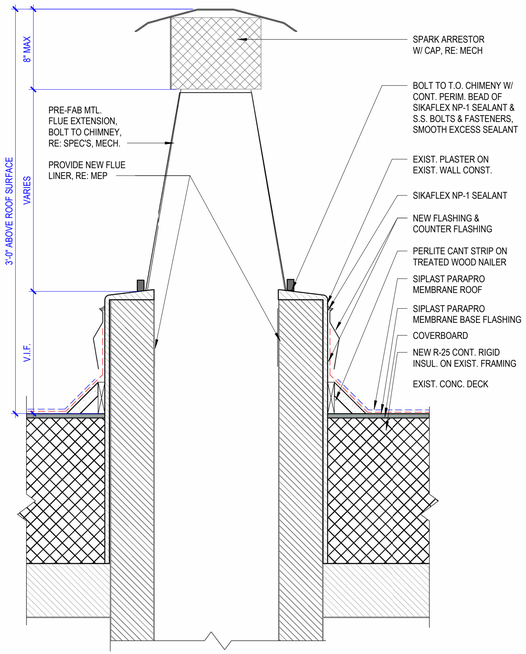
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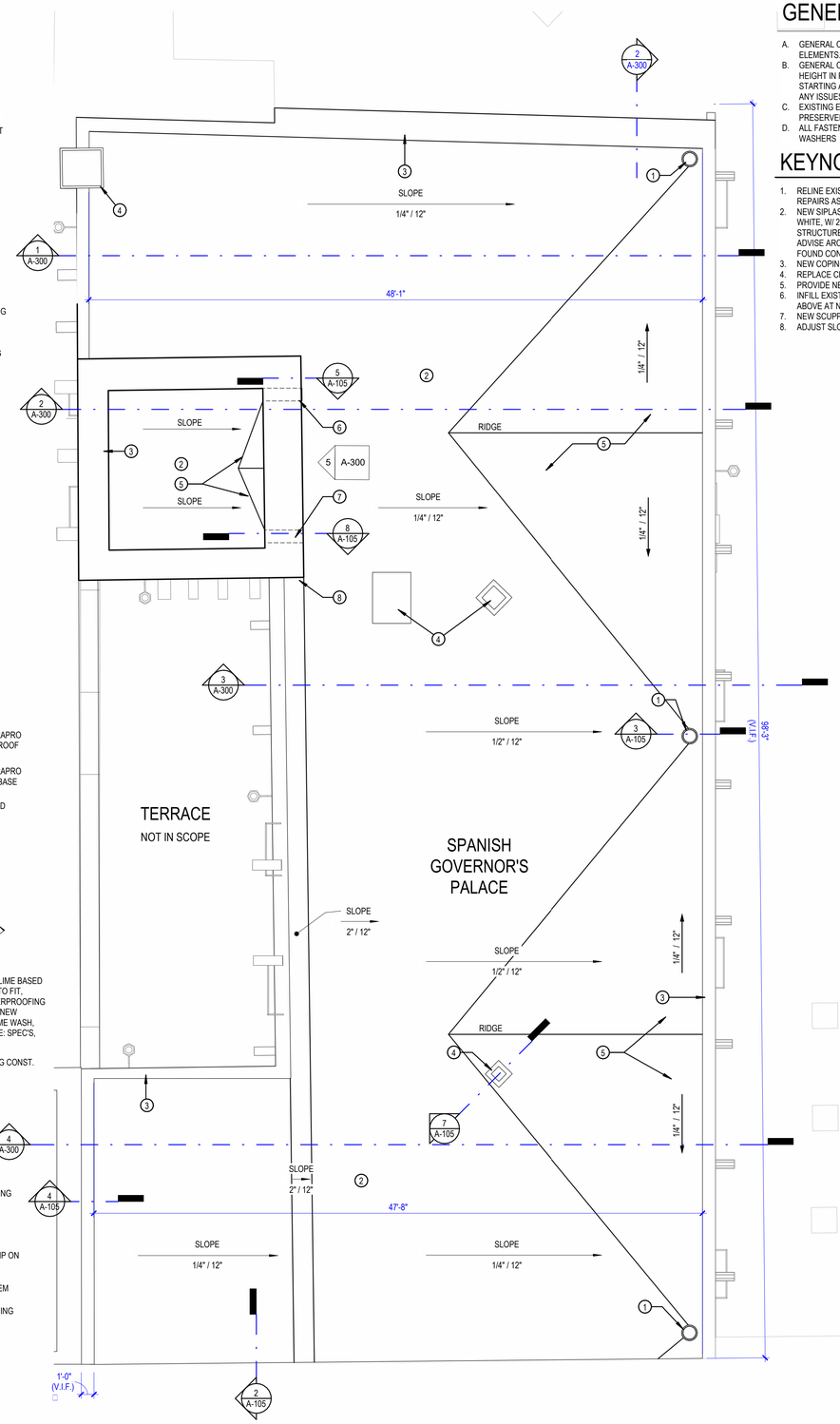
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8 DTL. @ NEW SCUPPER
1 1/2" = 1'-0"



7 TYP. DTL. @ CHIMNEY
1 1/2" = 1'-0"

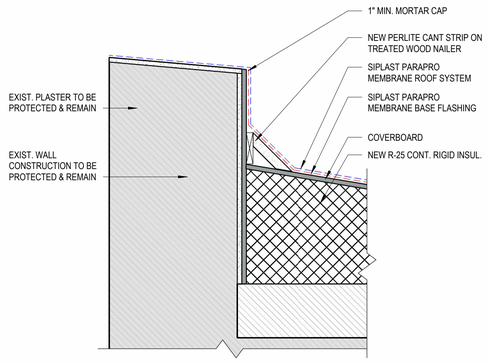


GENERAL NOTE:

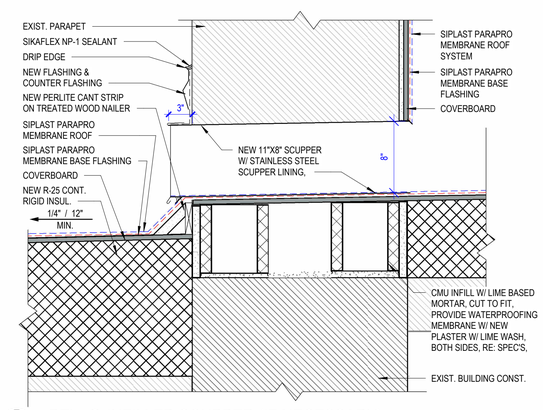
A. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEMENTS.
B. GENERAL CONTRACTOR IS TO REVIEW ROOF SYSTEM IN HEIGHT IN RELATION TO PARAPET HIEGHT BEFORE STARTING ANY WORK AND INFORM THE ARCHITECT OF ANY ISSUES.
C. EXISTING ELEMENTS TO REMAIN TO BE PROTECTED & PRESERVED.
D. ALL FASTENERS TO BE STAINLESS STEEL W/ NEOPRENE WASHERS

KEYNOTES

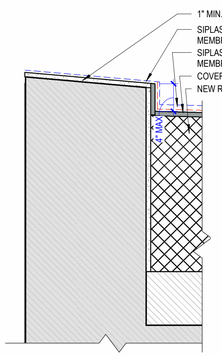
1. RELINE EXISTING ROOF DRAIN, PROVIDE ADDITIONAL REPAIRS AS NECESSARY, RE: MEP
2. NEW SIPLAST PARAPRO MEMBRANE ROOF SYSTEM, WHITE, W/ 20YR WARRANTY, ON EXISTING ROOF STRUCTURE. REPAIR STRUCTURE AS NECCESSARY, ADVISE ARCHITECT & STRUCTURAL ENGINEER OF FOUND CONDITIONS.
3. NEW COPING & FLASHING, MATCH EXISTING SPEC.
4. REPLACE CHIMNEY VENTS, RE: MEP
5. PROVIDE NEW BUILT UP CRICKET
6. INFILL EXIST. SCUPPER, NEW SCUPPER TO BE PLACED ABOVE AT NEW ROOF LEVEL
7. NEW SCUPPER AT EXIST. PARAPET WALL
8. ADJUST SLOPE AT PARAPET WALL, V.I.F.



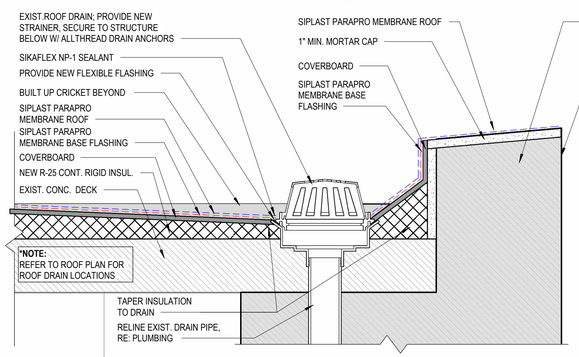
6 DTL. @ PARAPET
1 1/2" = 1'-0"



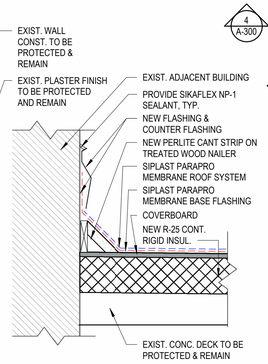
5 DTL. @ INFILLED SCUPPER (IF NECESSARY)
1 1/2" = 1'-0"



4 DTL. @ PARAPET
1 1/2" = 1'-0"



3 TYP. DTL. @ SCUPPER AND PARAPET
1 1/2" = 1'-0"



2 DTL. @ ROOF & DEMISING WALL
1 1/2" = 1'-0"

1 ROOF PLAN
3/16" = 1'-0"

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MARK B. NAVARRO #25326

10/08/2026

PROJECT: SPANISH GOVERNOR'S PALACE PHASE I BOND PROJECT

SHEET TITLE: ROOF REPLACEMENT ENLARGED PLAN & DETAILS

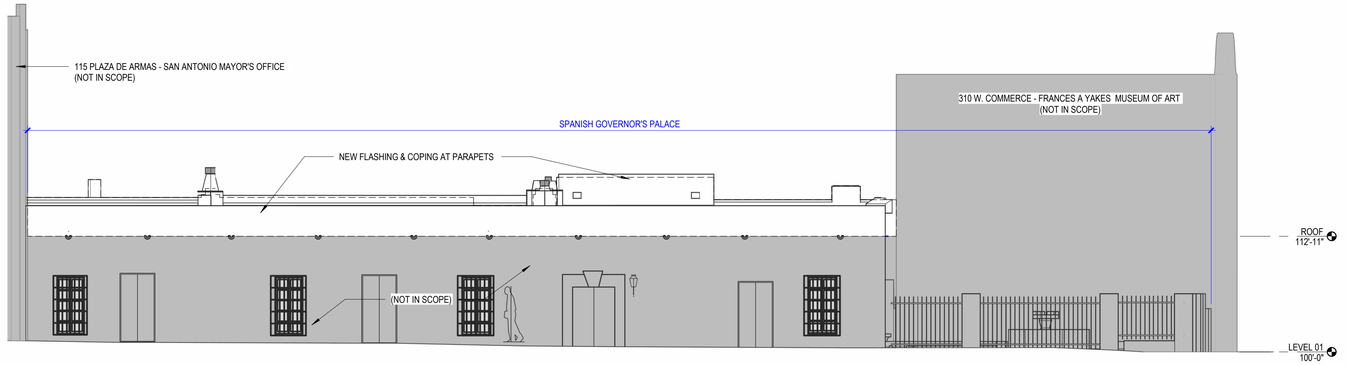
PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: A-105

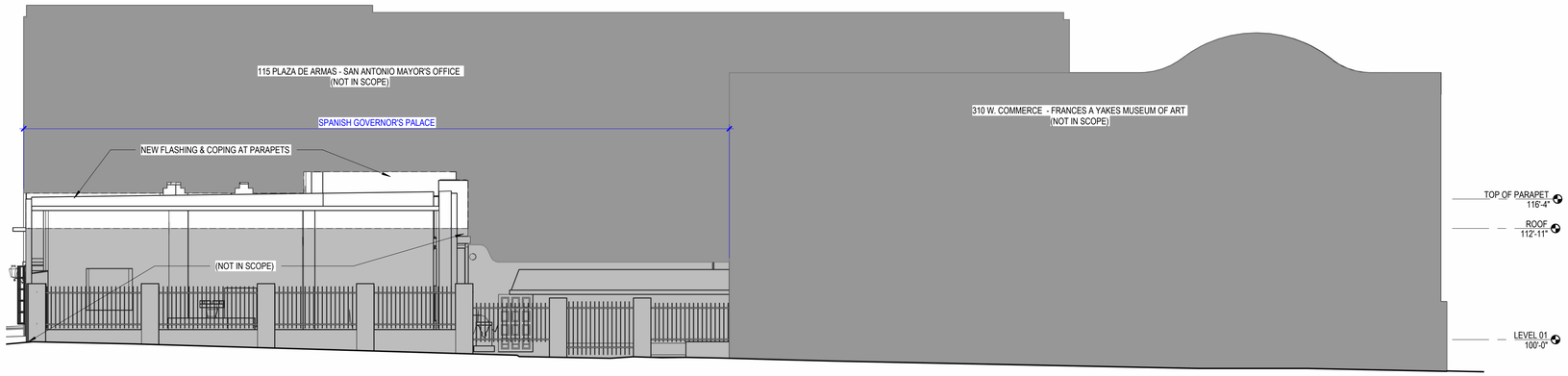
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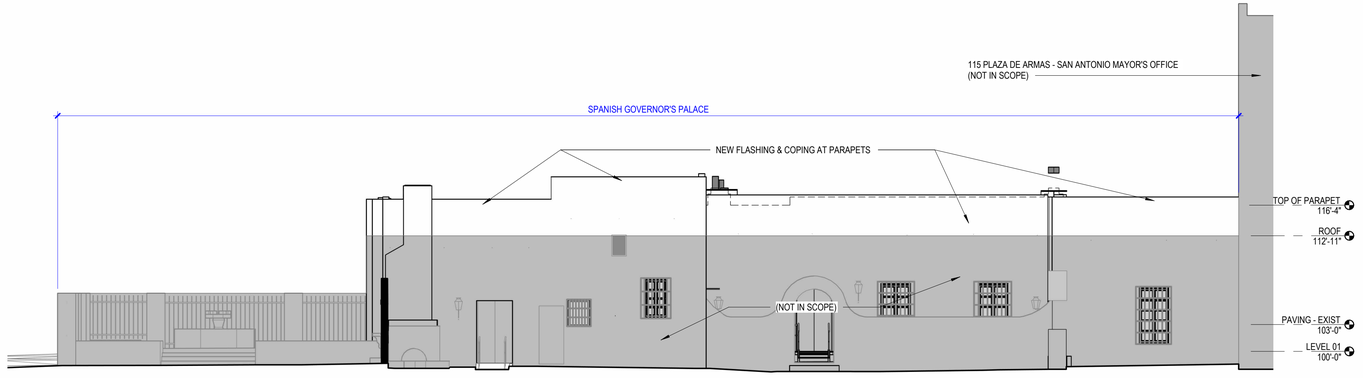
1 EAST ELEVATION - PLAZA DE ARMAS

1/8" = 1'-0"



2 NORTH ELEVATION - W. COMMERCE STREET

1/8" = 1'-0"



3 WEST ELEVATION - PLAZA

1/8" = 1'-0"

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10/08/2026

PROJECT: SPANISH GOVERNOR'S PALACE PHASE I BOND PROJECT

SHEET TITLE: BUILDING ELEVATIONS

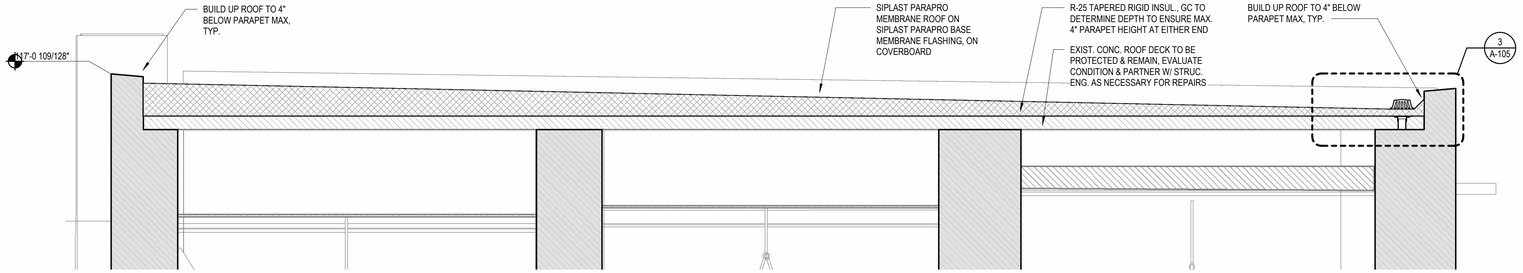
PROJECT NO: 2228 A1

△	REVISIONS	DATE

SHEET NO: A-200

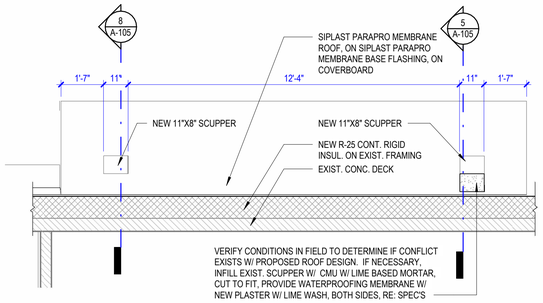
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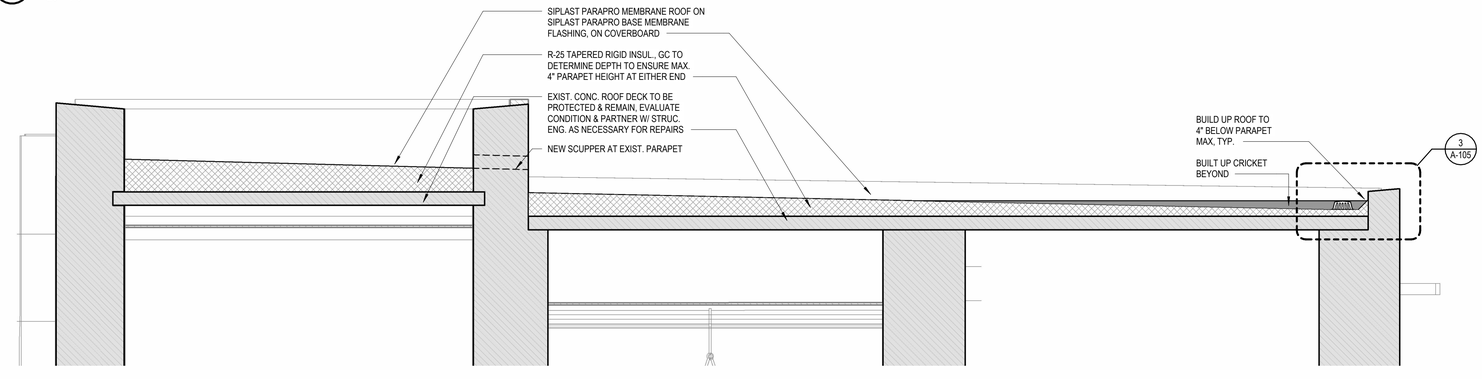
1 BUILDING SECTION @ ROOF

3/8" = 1'-0"



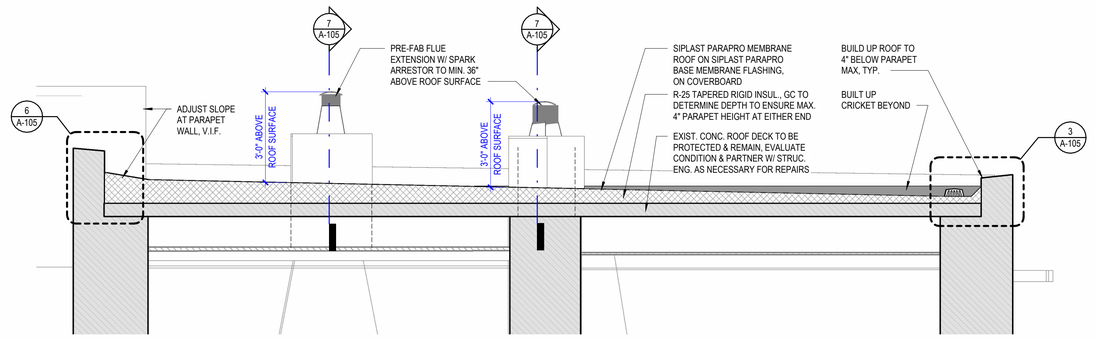
5 ELEVATION @ TOWER

3/8" = 1'-0"



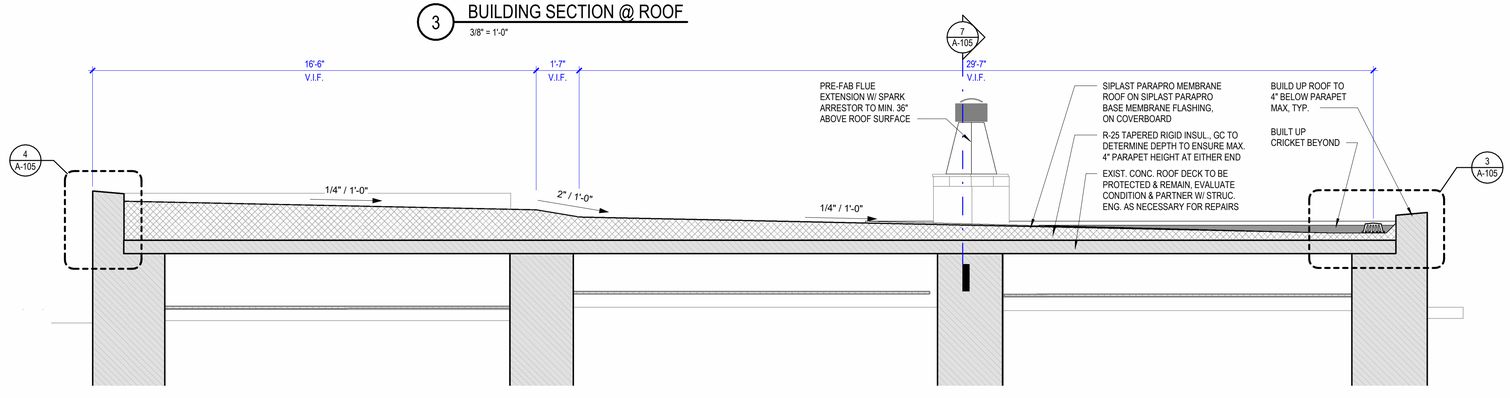
2 BUILDING SECTION @ ROOF

3/8" = 1'-0"



3 BUILDING SECTION @ ROOF

3/8" = 1'-0"



4 BUILDING SECTION @ ROOF

3/8" = 1'-0"

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10/08/2026

PROJECT: SPANISH GOVERNOR'S PALACE PHASE I BOND PROJECT

SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: A-300

10/8/2026 4:23:59 PM

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CONCRETE NOTES:

CN-1 CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS GIVEN BELOW. REFER TO SPECIFICATIONS FOR AGGREGATES, CEMENT, ADMIXTURES, ETC.

GRADE BEAMS, SLABS-ON-GRADE . . . . . 3,000 PSI

NOTE: FLY ASH WILL BE PERMITTED UP TO 20% PORTLAND CEMENT REPLACEMENT FOR TYPE I, II, III, IV, NO FLY ASH FOR TYPE IL, REFER TO SPECIFICATIONS.

CN-2 REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A615-GR 60 . . . . . FOOTING SPIRALS
A185 . . . . . WELDED WIRE FABRIC
A615-GR 60 . . . . . BEAM STIRRUPS, COLUMN TIES
A615-GR 60 . . . . . ALL OTHER REINFORCING
ASTM A108-60T . . . . . HEADED CONCRETE ANCHORS
ASTM A496 . . . . . DEFORMED BAR ANCHORS

CN-3 DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). BAR SUPPORTS SHALL HAVE PLASTIC COATED LEGS OR BE HOT DIPPED GALVANIZED AFTER FABRICATION.

CN-4 PROVIDE BAR LAPS AND SPLICES PER REINFORCING BAR LAP SPLICE TABLE BELOW. SEE "CORNER DETAILS" FOR CONTINUOUS BARS AT CORNERS. SPIRALS SHALL BE LAPPED 1-1/2 TURNS. WELDED WIRE MESH SHALL BE LAPPED 8" MINIMUM AT SPLICE POINTS, OR 1-1/2 MESHES, WHICHEVER IS GREATEST.

CN-5 ALL SLAB AND BEAMS SHALL BE POURED MONOLITHIC. CONTRACTOR SHALL PROVIDE NECESSARY CONSTRUCTION JOINTS IN MONOLITHIC CONCRETE FORMING SO THAT NOT MORE THAN 400 CUBIC YARDS IS POURED IN ONE DAY. LOCATION OF CONSTRUCTION JOINTS MUST HAVE PRIOR APPROVAL OF STRUCTURAL ENGINEER OF RECORD AND SHALL GENERALLY BE LOCATED AT OR NEAR MID-POINTS OF SPANS OF SLAB, BEAMS AND WALLS. ALL CONTINUOUS REINFORCING SHALL BE CARRIED THROUGH THE JOINT. SEE DETAILS FOR CONTINUOUS KEY BETWEEN ADJACENT POURS.

CN-6 SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF ALL SLAB OPENINGS AND SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY ABOVE.

CN-7 REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, DIMENSIONS AND LOCATIONS OF SLAB DROPS AND DEPRESSIONS.

CN-8 MECHANICAL AND ELECTRICAL CONDUITS IN SLABS SHALL RUN UNDER THE TOP LAYER OF SLAB REINFORCING OR WELDED WIRE FABRIC. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN INDIVIDUAL CONDUITS, AND BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS IN SLAB OR BEAMS. MAXIMUM CONDUIT SIZE IN 3" OR 4" SLAB IS 3/4"Ø, MAX CONDUIT SIZE IN SLABS 5" AND OVER IS 1"Ø. IN NO CASE SHALL MORE THAN 6 CONDUITS BE PLACED TOGETHER WITHOUT THE ENGINEERS APPROVAL.

CN-9 "HEADED CONCRETE ANCHORS" (HCA) SHALL BE OF 50,000 PSI STEEL ROD WITH UPSET ENDS, AUTOMATICALLY ARC WELDED THROUGH CERAMIC FERRULES, "NELSON CONCRETE ANCHORS" OR EQUAL.

MECHANICAL TESTING OF HCA IN SHOP
MECHANICAL TESTS SHALL BE MADE BEFORE INITIATION OF PRODUCTION WELDING AND AFTER ANY EQUIPMENT MAINTENANCE TO ENSURE THAT THE WELDING SCHEDULE IS SATISFACTORY. THEY MAY ALSO BE MADE DURING THE PRODUCTION RUN OR AT THE BEGINNING OF A SHIFT TO ENSURE THAT WELDING CONDITIONS HAVE NOT CHANGED. ARC WELDED STUDS ARE TESTED BY BENDING THE STUD. BENDING MAY BE DONE BY STRIKING THE STUD WITH A HAMMER OR BY BENDING IT USING A TUBE OR PIPE, THE ANGLE THROUGH WHICH THE STUD WILL BEND WITHOUT WELD FAILURE WILL DEPEND ON THE STUD AND BASE METAL COMPOSITIONS, CONDITIONS (COLD WORKED, HEAT TREATED), AND STUD DESIGN. ACCEPTABLE BENDING SHOULD BE DETERMINED WHEN THE WELDING PROCEDURE SPECIFICATION IS ESTABLISHED OR FROM THE APPLICABLE WELDING CODE. BEND TESTING MAY DAMAGE THE STUD; THEREFORE, IT SHOULD BE DONE ON QUALIFICATION SAMPLES ONLY. THE METHOD USED TO APPLY TENSILE LOAD ON AN ARC WELDED STUD WILL DEPEND ON THE STUD DESIGN. SPECIAL TOOLING MAY BE REQUIRED TO GRIP THE STUD PROPERLY WITHOUT DAMAGE, AND A SPECIAL LOADING DEVICE MAY BE NEEDED.

MECHANICAL TESTING OF HCA IN FIELD
MECHANICAL TESTS SHALL BE MADE IN THE FIELD BEFORE PLATES ARE INSTALLED IN CONCRETE. THE CONTRACTOR SHALL SUPPLY AT A MINIMUM ONE ADDITIONAL PER 50 PLATES OF EACH TYPE OR ADDITIONAL STUDS SHALL BE PLACED ON SPECIAL CONFIGURATION PLATES AND MEMBERS, THESE STUDS SHALL BE TESTED IN THE FIELD. ARC WELDED STUDS ARE TESTED BY BENDING THE STUD. BENDING MAY BE DONE BY STRIKING THE STUD WITH A HAMMER OR BY BENDING IT USING A TUBE OR PIPE. THE ANGLE THROUGH WHICH THE STUD WILL BEND WITHOUT WELD FAILURE WILL DEPEND ON THE STUD AND BASE METAL COMPOSITIONS, CONDITIONS (COLD WORKED, HEAT TREATED), AND STUD DESIGN. BEND TESTING MAY DAMAGE, THUS THEY MAY NOT BE USED. THE STUD; THEREFORE, IT SHOULD BE DONE ON QUALIFICATION SAMPLES ONLY. THE METHOD USED TO APPLY TENSILE LOAD ON AN ARC WELDED STUD WILL DEPEND ON THE STUD DESIGN. PROPERLY WITHOUT DAMAGE, AND A SPECIAL LOADING DEVICE MAY BE NEEDED.

CN-10 REFER TO SPECIFICATIONS FOR TESTING REQUIREMENTS. ALL TESTING SHALL BE AT POINT OF DISCHARGE. IF PUMP IS USED, TESTING SHALL BE AT THE END OF THE HOSE.

REINFORCING BAR LAP SPLICE TABLE (MASONRY)

BAR SIZE	POSITION	CONCRETE f'c (PSI) AND LAP CLASS					
		2500 B	3000 B				
#3 thru #6	ALL	40db	40db				
#7 thru #11	ALL	72db	72db				

REINFORCING BAR LAP SPLICE TABLE (BEAMS AND COLUMNS)

BAR SIZE	POSITION	CONCRETE f'c (PSI) AND LAP CLASS					
		3000 B	4000 B	5000 B	6000 B		
#3 thru #6	ALL	74db	64db	58db	50db		
#7 thru #11	ALL	93db	80db	72db	60db		

REINFORCING BAR LAP SPLICE TABLE (SLABS AND WALLS)

BAR SIZE	POSITION	CONCRETE f'c (PSI) AND LAP CLASS					
		3000 B	4000 B	5000 B			
#3 thru #6	0.75" COVER 2.0" COVER	75db 46db	64db 40db	58db 40db			
#7 thru #11	0.75" COVER 2.0" COVER	138db 74db	120db 65db	106db 56db			

REBAR LAP SPLICE TABLE NOTES:

RL-1 "db" DENOTES BAR DIAMETER.

RL-2 ALL SPLICES SHALL BE CLASS B UNLESS OTHERWISE NOTED.

RL-3 VALUES APPLY TO ALL BARS WITH MINIMUM CONCRETE COVER 1.0db AND MINIMUM CENTER TO CENTER SPACING OF 2.0db.

RL-4 FOR LIGHTWEIGHT CONCRETE, MULTIPLY BY 1.3.

RL-5 THE CHART ABOVE IS A SIMPLIFIED AND CONSERVATIVE METHOD FOR MEETING THE REQUIREMENTS OF ACI 12.2.2. THE CONTRACTOR MAY SUBMIT A DETAILED REBAR SPLICING PLAN IN ACCORDANCE WITH ACI 12.2.2 FOR APPROVAL.

UNDERFLOOR FILL NOTES:

UF-1 BEFORE ANY CONSTRUCTION IS BEGUN, PERFORM ROUGH GRADING AND CUT SWALES SO THAT GROUNDS WILL DRAIN AWAY FROM THE BUILDING. MAINTAIN DRAINAGE DURING ALL PHASES OF CONSTRUCTION SO THAT STORM WATER WILL BE CONDUCTED AWAY FROM THE BUILDING. KEEP EXCAVATIONS PUMPED FREE OF STORM WATER AT ALL TIMES.

UF-2 PRECAUTIONS SHALL BE TAKEN TO PROTECT OPEN EXCAVATIONS FROM EXCESSIVE LOSS OR GAIN IN NATURAL MOISTURE LEVEL PRIOR TO PLACEMENT OF BASE MATERIAL. KEEP MOIST DURING DRY WEATHER AND KEEP STORM WATER PUMPED OUT, INCLUDING NIGHTS AND WEEKENDS, DURING RAINS.

UF-3 IN THE AREA OCCUPIED BY THE FOUNDATION AND ALL ADJACENT SIDEWALKS, PLUS 3'-0", REMOVE A MINIMUM OF 3'-0" OF TOPSOIL INCLUDING ALL ORGANIC MATERIALS, ROOTS, ETC. FROM THE SITE. DO NOT USE FOR UNDERFLOOR FILL. REMOVE ADDITIONAL MATERIAL AS NECESSARY TO PROVIDE A MINIMUM OF 3'-0" OF SELECT FILL AS PER UF-6.

UF-4 THE RESULTING SURFACE SHALL BE PROOF ROLLED WITH A SUFFICIENTLY HEAVY ROLLER (15 TONS) TO LOCATE AND DENSITY WEAK AND COMPRESSIBLE ZONES. A MINIMUM OF 6 PASSES OF THE ROLLER IS REQUIRED. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.

UF-5 THE ROLLED SUBGRADE SHALL BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO MINIMUM OF 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D698 COMPACTION TEST, MAINTAINING MOISTURE CONTENT BETWEEN -1 AND +3 PERCENTAGE POINTS UNTIL COVERED.

UF-6 FOR A DISTANCE OF 3'-0" OUTSIDE OF THE BUILDING LINE AND ALL ADJACENT SIDEWALKS, AND BEGINNING AT THE LOW END, BUILD UP TO THE ELEVATION OF THE BOTTOM OF THE SLAB WITH SELECT CRUSHED STONE FILL CONFORMING TO TxDOT SPECIFICATIONS, ITEM 247, TYPE "A" GRADE 2. A MINIMUM THICKNESS OF 3'-0" IS REQUIRED. NO DIRT FILL SHALL BE USED UNDER THE BUILDING FOUNDATION. SUBMIT WRITTEN CERTIFICATION OF COMPLIANCE WITH TxDOT, ITEM 247 SPECIFICATIONS BY TEST PERFORMED ON FIELD EXAMPLES.

UF-7 ALL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 COMPACTION TEST, MAINTAINING MOISTURE CONTENT BETWEEN -1 AND +3 PERCENTAGE POINTS UNTIL COVERED. EXCESS FILL AT BUILDING PERIMETER SHALL BE CUT AND GRADED TO COMPLY WITH FINISHED GRADE REQUIREMENTS, AND SHALL BE OVERLAID WITH A 1'-0" THICK LAYER OF IMPERVIOUS CLAY FOR A MINIMUM DISTANCE OF 5'-0" FROM BUILDING LINE. REFER TO DETAIL ?/?.

UF-8 PERFORM ALL EARTH WORK DESCRIBED ABOVE BEFORE TRENCHING FOR GRADE BEAMS OR MECHANICAL LINES.

UF-9 REFERENCE GEOTECHNICAL REPORT BY: ? PROJECT No. ?, DATED ?.

GENERAL NOTES:

GN-1 THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2024) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).

GN-2 THE DESIGN LOADS ARE:

SUPERIMPOSED DEAD LOADS
MECHANICAL DUCTS/CONDUITS, CEILING, ETC. . . . . 5 PSF
MECHANICAL EQUIPMENT . . . . . AS INDICATED ON PLANS

FLOOR LIVE LOAD
CORRIDOR . . . . . 100 PSF
OFFICES . . . . . 50 PSF
MOVEABLE PARTITIONS . . . . . 20 PSF
MECHANICAL ROOMS . . . . . 150 PSF
(NON REDUCIBLE)

ASSEMBLY AREAS:
FIXED SEATS . . . . . 60 PSF
LOBBIES . . . . . 100 PSF
MOVEABLE SEATS . . . . . 100 PSF
STAGES & PLATFORMS . . . . . 125 PSF
CATWALKS . . . . . 40 PSF

ROOF LIVE LOAD
FLAT ROOF . . . . . 20 PSF
PITCHED ROOF . . . . . 20 PSF

ROOF SNOW LOAD
GROUND SNOW Pg . . . . . 10 PSF
SNOW EXPOSURE FACTOR Ce 1.0
SNOW LOAD IMPORTANCE FACTOR Is 1.1
THERMAL FACTOR Ct 1.0

WIND LOAD
BASIC WIND SPEED (ULTIMATE DESIGN) 115
BUILDING CATEGORY III
WIND EXPOSURE C

EARTHQUAKE LOADS
SITE CLASS . . . . . D
SPECTRAL RESPONSE ACCELERATION Ss 5.6%
SPECTRAL RESPONSE ACCELERATION S/I 2.4%
SPECTRAL RESPONSE COEF. SDs 3.9%
SPECTRAL RESPONSE COEF. SD/I 2.2%
SEISMIC DESIGN CATEGORY . . . . . A

RETAINING WALLS
GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY 1.5
TYPE . . . . . CANTILEVER
EQUIVALENT FLUID PRESSURE . . . . . 50 PCF
BACKFILL . . . . . DRAINED/ONSITE
FOOTING BEARING . . . . . 1500 PSF
SURCHARGE . . . . . 200 PSF

GN-3 ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)

D
D+L
D+(Lr, or S or R)
D+0.75L+0.75(Lr, or S or R)
D+(0.6W)
D+0.75L+0.75(0.6W)+0.75(Lr or S or R)
0.6D+0.6W
D+0.7E

STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)

1.4D
1.2D+1.6L+0.5(Lr, or S or R)
1.2D+1.6(Lr, or S or R)+(L or 0.5W)
1.2D+1.0W+L+0.5(Lr, or S or R)
0.9+1.0W
1.2D+E+L+0.2S

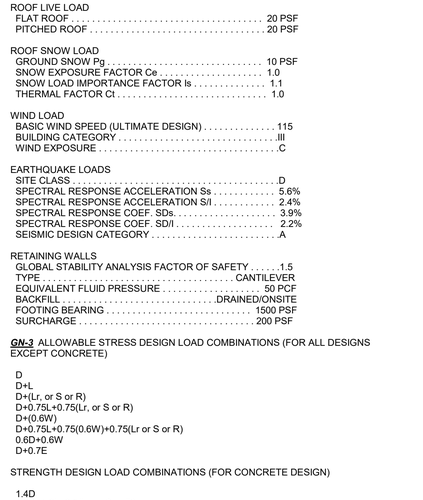
GN-4 PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GN-5 UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.

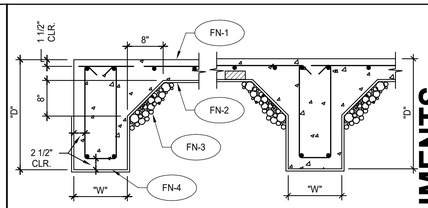
GN-6 PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL SUPERSTRUCTURE.

GN-7 THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATOR'S ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.

GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.



3 DETAIL
N.T.S.



1 SECTION
3/4" = 1'-0"

2 SECTION
3/4" = 1'-0"

GRADE BEAM SCHEDULE

MARK	W x D*	MAIN REINFORCING	TIES
GB1	12 x 24*	2-#7 x CONT. TOP & BOTTOM	#3 @ 24"o.c.

* REF. NOTE FN-4

FOUNDATION NOTES:

FN-1 5" CONCRETE SLAB REINFORCED W/ #4 @ 12"o.c. EACH WAY IN TOP. SUPPORT AT 4'-0"o.c. EACH WAY WITH CONCRETE BLOCKS OR BRICKS. SUPPORT BOTTOM BEAM REINFORCEMENT AT 4'-0" INTERVALS.

FN-2 15 MIL. POLYOLEFIN VAPOR RETARDER UNLESS NOTES OTHERWISE IN SPECIFICATIONS. AT ALL JOINTS PROVIDE 6" LAPS W/ 4" TAPE.

FN-3 COMPACTED SELECT FILL (SEE UF-6 "UNDERFLOOR FILL NOTES").

FN-4 ALL BEAM SOFFITS SHALL BEAR 24" MINIMUM INTO NATURAL GRADE OR COMPACTED FILL. ON PERIMETER, INCREASE SCHEDULED BEAM DEPTH AS REQUIRED FOR SOFFIT TO BEAR 24" MINIMUM BELOW FINISH GRADE, REF GEOTECHNICAL REPORT.

FN-5 GRADE BEAMS AND SLAB TURNDOWNS SHALL BE FORMED BY WALLS AND SOFFIT OF CAREFULLY SHAPED TRENCH. USE A SMOOTH-MOUTHED BUCKET. IF A TOOTHED BUCKET IS USED, EXCAVATION SHALL BE STOPPED 6" ABOVE FINAL GRADE AND THE REMAINING EXCAVATION ACCOMPLISHED WITH A SMOOTH MOUTHED BUCKET OR BY HAND LABOR TO REMOVE ALL LOOSE SOILS DISTURBED BY THE BUCKET TEETH. WOODFORM EXPOSED FACES TO A DEPTH OF 8" BELOW FINISHED GRADE.

FN-6 AT ALL BEAM CORNERS & T-INTERSECTIONS, PROVIDE 4-#7 X 6'-0" CORNER BARS (2-TOP AND 2-BOTTOM).

FN-7 TRENCHES SHALL BE VERIFIED FOR SIZE TO MAINTAIN CLEARANCES AROUND REINFORCEMENT PRIOR TO PLACING REINFORCEMENT.

FN-8 WHERE BEAM DEPTH EXCEEDS 36", ADD #4 @ 12"o.c. IN EACH FACE OF BEAM.

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CONTRACTOR NOTE

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

100% CONSTRUCTION DOCUMENTS

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DOCUMENT INCOMPLETE: NOT INTENDED FOR PERMIT OR CONSTRUCTION.

SHAWN J. FRANKE P.E.
TEXAS REG. NO. 82639
JULY 9, 2025

PROJECT: SPANISH GOVERNOR'S PALACE - NORTH WALL DEFERRED MAINTENANCE

SHEET TITLE: NOTES, SECTIONS AND DETAILS

PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: S-101

LF PROJECT : 85-006-00
LA FILE NO :: SPANISH GOVENORS PALACE PATIO STRUCTURAL R24

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3. CONCRETE CONSTRUCTION CONT.:				
L. REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	PERIODIC	VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL.	ACI 318-CH. 5.11, 5.13	*QUALIFICATIONS BASED ON ASTM E329
M. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SCREW ANCHORS ADHESIVE ANCHORS, ECT.).	N/A	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONRETE TYPE AND COMPRESSION STRENGTH, PRE-DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS AND ANCHOR EMBEDMENT.	ACI 318 APPENDIX D-CH. D.9.1	*QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077 OR CERTIFIED MANUFACTURER REPRESENTATIVE
4. STEEL CONSTRUCTION			IBC 1705.2	
A. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	APPLICABLE ASTM MATERIAL SPECIFICATIONS; AISC 335, SECTION A3.4; AISC LRFD, SECTION A3.3	
B. HIGH STRENGTH BOLTING:	N/A	1. BEARING-TYPE CONNECTIONS.	IBC 1704.3.3; STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. SLIP-CRITICAL CONNECTIONS.	AISC LRFD SECTION M2.5	
C. MATERIAL VERIFICATION OF STRUCTURAL STEEL:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	IBC 1705.2; STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURERS' CERTIFIED MILL TEST REPORTS.	ASTM A 6 OR ASTM A 568	
D. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	N/A	1. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL STEEL GENERAL NOTES	CWI/ASSOCIATE/TECHNICAL RADIATE, AWS OR CRSI
	N/A	2. MANUFACTURERS' CERTIFIED OF COMPLIANCE REQUIRED.	AISC, ASD, SECTION A3.6; AISC LRFD, SECTION A3.5	
E. WELDING: OF STRUCTURAL STEEL:	N/A	1. COMPLETE & PARTIAL PENETRATION GROOVE WELDS.	IBC 1705.2.2.1; STRUCTURAL STEEL GENERAL NOTES	CWI AND ASNT
	N/A	2. MULTIPASS FILLET WELDS.	AWS D1.1	CWI AND ASNT OR LICENSED ENGINEER
	N/A	3. SINGLE-PASS FILLET WELDS > 5/16"		
	N/A	4. SINGLE-PASS FILLET WELDS ≤ 5/16"		
	N/A	5. FLOOR AND DECK WELDS.	AWS D1.3	
F. WELDING OF REINFORCING STEEL:	N/A	1. VERIFICATION OF WELD ABILITY OF REINFORCING STEEL OTHER THAN A706.	IBC 1705.2.2.1.2	CWI/ASSOCIATE/TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.
	N/A	2. REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.		
	N/A	3. SHEAR REINFORCEMENT.		
	N/A	4. OTHER REINFORCING STEEL.		
G. STEEL FRAME JOINT DETAILS; COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS	N/A	1. DETAILS SUCH AS BRACING & STIFFENING.	IBC 1705.2.1 STRUCTURAL DWGS.	PROJECT OF COMPLEX DETAILS: - ASSOCIATE CWI PROJECTS OF RELATIVELY SIMPLE DETAILS: -TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ON YEAR OF EXPERIENCE.
	N/A	2. MEMBER LOCATIONS.	IBC 1705.2.2.1.2	
	N/A	3. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		
H. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SCREW ANCHORS ADHESIVE ANCHORS, ECT.)	N/A	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE OR MASONRY TYPE AND COMPRESSION STRENGTH, PRE-DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE OR MASONRY THICKNESS AND ANCHOR EMBEDMENTS.	ACI 318 APPENDIX D-CH.D.9.1	QUALIFICATIONS BASED ON ASTM E329 & ASTM C1077 OR CERTIFIED MANUFACTURER REPRESENTATIVE.
5. INSPECTION OF FABRICATORS FOR STRUCTURAL STEEL				
FABRICATION & IMPLEMENTATION PROCEDURES	N/A	FABRICATION AND IMPLEMENTATION PROCEDURES. SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. **EXCEPTION:** SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR THAT IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO BUILDING OFFICIAL UPON REQUEST AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.	IBC 1705.2.1	CWI, ASNT, LICENSED ENGINEER

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

NOTES:

1 THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY IBC 2024,SECTION 1709, AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT. (I.E. C141).

2 DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION 1702
ADSC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
AWS - AMERICAN WELDING SOCIETY
CWI - CERTIFIED WELDING INSPECTOR
CRSI - CONCRETE REINFORCING STEEL INSTITUTE
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE
PTI - POST-TENSIONING INSTITUTE
N/A - NOT APPLICABLE

*TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES.

DEFERRED SUBMITTALS

BUILDING CONSTRUCTION	YES	NO	DESCRIPTION
STEEL		X	-
CONCRETE		X	-
WOOD		X	-

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

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

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

TESTING & INSPECTION REQUIREMENTS (INCLUDING SPECIAL INSPECTIONS)

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

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100% CONSTRUCTION DOCUMENTS

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SHAWN J. FRANKE P.E.
TEXAS REG. NO. 82639
JULY 9, 2025

PROJECT: **SPANISH GOVERNOR'S PALACE - NORTH WALL DEFERRED MAINTENANCE**

SHEET TITLE: **SPECIAL INSPECTIONS**

PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: **S-102**

LF PROJECT : 85-006-00
LA FILE NO.: SPANISH GOVENORS PALACE PATIO STRUCTURAL R24

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

LEVEL 3 INSPECTION:		ENGINEERED MASONRY IN ESSENTIAL FACILITIES (RISK CATEGORIES IV).		
A. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	N/A	1. PROPORTIONS OF SITE-PREPARED MORTAR.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.1 & 2.6 A & C	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. GRADE AND SIXE OF PRESTRESSING TENDONS AND ANCHORAGES	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.4 B & 2.4 M & N	
	N/A	3. GRADE AND SIZE OF REINFORCEMENT, CONNECTORS AND ANCHOR BOLTS.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.4 A,D,E,F,G,H,I,J,K,&L	
	N/A	4. PRESTRESSING TECHNIQUE	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 3.6	
	N/A	5.PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.1 DC.1	
	N/A	6. SAMPLE PANEL CONSTRUCTION.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 1.6 D	
B. PRIOR TO GROUTING, VERIFY THAT THE FOLLOW ARE IN COMPLIANCE:	N/A	1. GROUT SPACE.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.2 D & 3.2 F	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 TMS 402 Sec 10.8 & 10.9	
	N/A	3. PLACEMENT OF REINFORCEMENT, CONNECTORS AND ANCHOR BOLTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.2 E & 3.4 TMS 402 Sec 6.1, 6.3.1, 6.3.6, & 6.3.7	
	N/A	4. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUNNT FOR BONDED TENDONS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 2.6 B & 2.4 M.1.b	
C. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:	N/A	1. MATERIALS AND PROCEDURES WITH APPROVED SUBMITTALS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.5	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 B	
	N/A	3. SIZE AND LOCATION OF STRUCTURAL MEMBERS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 G	
	N/A	4. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 402 Sec 1.2.1(e), 6.2.1, &6.3.1	
	N/A	5. TYPE, SIZE AND LOCATION OF VENEER TIES & MOVEMENT JOINTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.4 D TMS 402 Sec 13.2	
	N/A	6. INSTALLATION OF ADHERED VENEER.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 D TMS 402 Sec 13.3	
	N/A	7. WELDING OF REINFORCEMENT.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 402 Sec 6.1.7.3	
	N/A	8. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREE) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREE).	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.8 C & D	
	N/A	9. APPLICATION AND MEASUREMENT OF PRE-STRESSING FORCE.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 B	
	N/A	10. PLACEMENT OF GROUT.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.5	
	N/A	11. PLACEMENT OF PRE-STRESSING GROUT FOR BONDED TENDONS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 C	
	N/A	12. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 B.8 & 3.3 G.1.b	
D. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	N/A		TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.4 B.2.a.3, B.2.b.3, B.2.c.3, B.3., & B.4	QUALIFICATIONS BASED ON ASTM C1093

MINIMUM VERIFICATIONS REQUIREMENTS FOR MASONRY CONSTRUCTION

MINIMUM VERIFICATIONS	REQUIRED FOR QUALITY ASSURANCE			REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 602
PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.	NOT REQUIRED	REQUIRED	REQUIRED	Art. 1.5
PRIOR TO CONSTRUCTION, VERIFICATION OF f'_m AND f'_{AAC} *EXCEPT WHERE SPECIFICALLY EXCEPTED BY THE CODE.*	NOT REQUIRED	REQUIRED	REQUIRED	Art. 1.4 B
DURING CONSTRUCTION, VERIFICATION OF SLUM FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATION GROUT IS DELIVERED TO THE PROJECT SITE.	NOT REQUIRED	REQUIRED	REQUIRED	Art. 1.5 & 1.6.3
DURING CONSTRUCTION, VERIFICATION OF f'_m AND f'_{AAC} FOR EVERY 5,000 sq. ft.	NOT REQUIRED	NOT REQUIRED	REQUIRED	Art. 1.4 B
DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PRE-BLENDED MORTAR, PRE-STRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.	NOT REQUIRED	NOT REQUIRED	REQUIRED	Art. 1.4 B

"Continuous inspection of masonry grouting shall be performed in accordance with IBC §1705.2.1. For the purposes of this project, *continuous inspection* shall be defined as the special inspector being present at the start of grouting operations, periodically during grout placement to observe proper consolidation, and upon completion of each lift.
Continuous inspection shall not require uninterrupted presence, provided the inspector is able to verify compliance of each lift by direct observation."

6. MASONRY CONSTRUCTION				
LEVEL 1 INSPECTION:		PRESCRIPTIVE DESIGNED MASONRY IN NON-ESSENTIAL FACILITIES (RISK CATEGORIES I, II AND III).		
PRESCRIPTIVE DESIGNED MASONRY, GLASS UNIT MASONRY, AND MASONRY VENEER IN NON-ESSENTIAL FACILITIES.	SPECIAL INSPECTIONS NOT REQUIRED PER 1704.5.1	ENGINEERED MASONRY IN NON-ESSENTIAL FACILITIES (RISK CATEGORIES I, II, III) AND EMPIRICALLY DESIGNED MASONRY IN ESSENTIAL FACILITIES (RISK CATEGORY IV).	IBC 1705.4	
LEVEL 2 INSPECTION:				
A. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	N/A	1. PROPORTIONS OF SITE-PREPARED MORTAR.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.1 & 2.6 A & C	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. GRADE AND SIZE OF PRE-STRESSING TENDONS AND ANCHORAGES	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.4 B & 2.4 M & N	
	N/A	3. GRADE AND SIZE OF REINFORCEMENT, CONNECTORS AND ANCHOR BOLTS.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.4 A,D,E,F,G,H,I,J,K,&L	
	N/A	4. PRESTRESSING TECHNIQUE	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 3.6	
	N/A	5.PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 2.1 DC.1	
	N/A	6. SAMPLE PANEL CONSTRUCTION.	TEST - TMS 602 - Art. 1.5 SCOPE - TMS 602 Art 1.6 D	
B. PRIOR TO GROUTING, VERIFY THAT THE FOLLOW ARE IN COMPLIANCE:	N/A	1. GROUT SPACE.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.2 D & 3.2 F	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 TMS 402 Sec 10.8 & 10.9	
	N/A	3. PLACEMENT OF REINFORCEMENT, CONNECTORS AND ANCHOR BOLTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.2 E & 3.4 TMS 402 Sec 6.1, 6.3.1, 6.3.6, & 6.3.7	
	N/A	4. PROPORTIONS OF SITE-PREPARED GROUT AND PRE-STRESSING GROUT FOR BONDED TENDONS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 2.6 B & 2.4 M.1.b	
C. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:	N/A	1. MATERIALS AND PROCEDURES WITH APPROVED SUBMITTALS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.5	QUALIFICATIONS BASED ON ASTM C1093
	N/A	2. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 B	
	N/A	3. SIZE AND LOCATION OF STRUCTURAL MEMBERS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 G	
	N/A	4. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 402 Sec 1.2.1(e), 6.2.1, &6.3.1	
	N/A	5. TYPE, SIZE AND LOCATION OF VENEER TIES & MOVEMENT JOINTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.4 D TMS 402 Sec 13.2	
	N/A	6. INSTALLATION OF ADHERED VENEER.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 D TMS 402 Sec 13.3	
	N/A	7. WELDING OF REINFORCEMENT.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 402 Sec 6.1.7.3	
	N/A	8. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREE) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREE).	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.8 C & D	
	N/A	9. APPLICATION AND MEASUREMENT OF PRE-STRESSING FORCE.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 B	
	N/A	10. PLACEMENT OF GROUT.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.5	
	N/A	11. PLACEMENT OF PRE-STRESSING GROUT FOR BONDED TENDONS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.6 C	
	N/A	12. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 3.3 B.8 & 3.3 G.1.b	
D. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	PERIODIC		TEST - TMS 602 - Art. 1.4 B SCOPE - TMS 602 Art 1.4 B.2.a.3, B.2.b.3, B.2.c.3, B.3., & B.4	QUALIFICATIONS BASED ON ASTM C1093

LF PROJECT : 85-006-00
LA FILE NO.: SPANISH GOVENORS PALACE PATIO STRUCTURAL R24

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DOCUMENT INCOMPLETE: NOT INTENDED FOR PERMIT OR CONSTRUCTION.

SHAWN J. FRANKE P.E.
TEXAS REG. NO. 82639
JULY 9, 2025

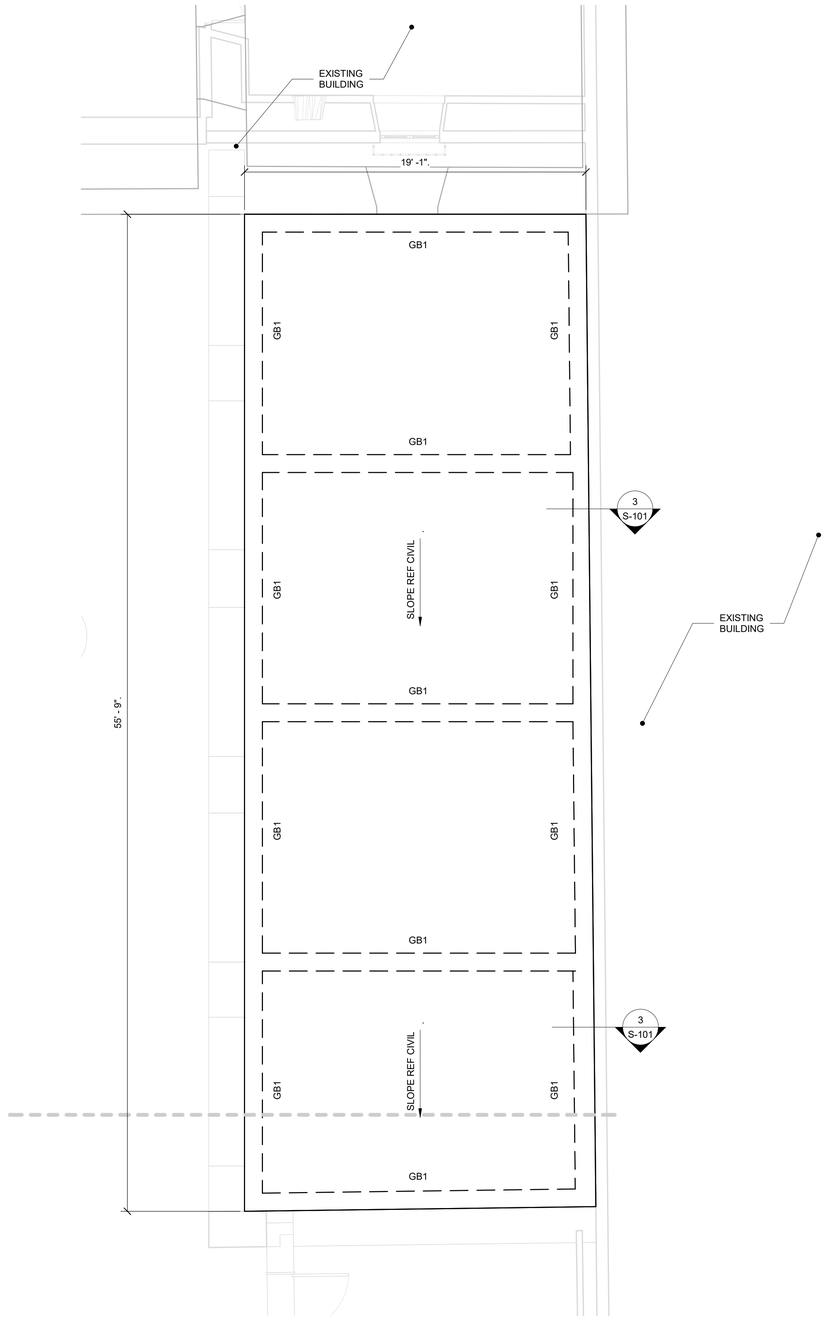
PROJECT: SPANISH GOVERNOR'S PALACE - NORTH WALL DEFERRED MAINTENANCE

SHEET TITLE: SPECIAL INSPECTIONS

PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: S-103



SOUTH PATIO FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

100% CONSTRUCTION DOCUMENTS

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PROJECT: SPANISH GOVERNOR'S PALACE - NORTH WALL DEFERRED MAINTENANCE

SHEET TITLE: SOUTH PATIO FOUNDATION PLAN

PROJECT NO: 2228 A1

△ REVISIONS DATE

SHEET NO: S-201

LF PROJECT : 85-006-00
LA FILE NO.: SPANISH GOVENORS PALACE PATIO STRUCTURAL R24

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MECHANICAL GENERAL NOTES, ABBREVIATIONS & SYMBOLS

[SOME SYMBOLS MAY NOT BE USED ON THIS PROJECT]

ABBREV. / DESCRIPTION

ABBREV.	DESCRIPTION
ABV	ABOVE
AC	ABOVE CEILING
A/C	AIR CONDITIONED
ACC	AIR COOLED CHILLER
AD	ACCESS DOOR
AF	AIR FOIL
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AMCA	AIR MOVING AND CONDITIONING ASSOCIATION, INC.
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARI	AIR CONDITIONING & REFRIGERATION INSTITUTE
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHP	CHILLED WATER PUMP
CHS/R	CHILLED WATER SUPPLY / RETURN
CLG	CEILING
CO	CLEANOUT
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CT	COOLING TOWER
CU	CONDENSING UNIT
CW	COLD WATER
CWP	CONDENSING WATER PUMP
℄	CENTER LINE
D	DRAIN
DB	DRY BULB
DCP	DATA COLLECTION PANEL
DDC	DIRECT DIGITAL CONTROL
DEG	DEGREE
DIA	DIAMETER
DPT	DEW POINT TEMPERATURE
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY-BULB TEMPERATURE
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EFF	EFFICIENCY
ELEC	ELECTRICAL
ELEV	ELEVATION
ENT	ENTERING
EQUIP	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET-BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
(E)	EXISTING
F	FAHRENHEIT
FC	FAN COIL
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLEX	FLEXIBLE
FLG	FLANGE
FPM	FEET PER MINUTE
FT	FEET, FOOT
FS	FLOW SWITCH
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HWS/R	HOT WATER SUPPLY/ RETURN

ABBREV. / DESCRIPTION

ABBREV.	DESCRIPTION
HP	HORSEPOWER
HR	HOUR
HGT	HIGH, HEIGHT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWP	HOT WATER PUMP
HZ	HERTZ
ID	INSIDE DIAMETER
IE	INVERT ELEVATION (FLOW LINE)
IN	INCHES
IN WG	INCHES OF WATER
KW	KILOWATT(S)
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LDB	LEAVING DRY-BULB TEMPERATURE
MA	MIXED AIR
MAU	MAKEUP AIR HANDLING UNIT
MAX	MAXIMUM
MD	MANUAL DAMPER
MECH	MECHANICAL
MIN	MINIMUM
NA	NOT APPLICABLE
NC	NOISE CRITERIA
N.C.	NORMALLY CLOSED
(N)	NEW
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
PBD	PARALLEL BLADE DAMPER
PCHP	PRIMARY CHILLED WATER PUMP
PD	PRESSURE DROP OR DIFFERENCE
PH	PHASE
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH (GAUGE)
RA	RETURN AIR
RE: 4M6.01	REFER TO DETAIL 4, SHEET M6.01
REF	REFERENCE, CALLED OUT ELSEWHERE
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SCHP	SECONDARY CHILLED WATER PUMP
SD	SMOKE DAMPER
SF	SUPPLY FAN
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SP	STATIC PRESSURE
SQ.FT	SQUARE FEET
STD	STANDARD
SW	SWITCH
TEMP	TEMPERATURE
T'STAT	THERMOSTAT
TXV	THERMOSTATIC EXPANSION VALVE
TYP	TYPICAL
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
V-12	CONTROL VALVE NUMBER
VB	VALVE BOX
VF	VELOCITY VENTILATION FAN
VOL	VOLUME
VOLT	VOLTAGE
W	WIDE, WIDTH
W/	WITH
WB	WET BULB
W/O	WITHOUT

FITTINGS

- BLIND FLANGE
- CAP
- POINT OF CONNECTION
- POINT OF DISCONNECT
- COUPLING (JOINT)
- CROSS
- ELBOW, 90°
- ELBOW, 45°
- PIPE DROP
- PIPE RISER
- ELBOW, REDUCING (SHOW SIZE) — 2 / 4
- ELBOW, SHORT RADIUS — SR
- REDUCER, CONCENTRIC
- REDUCER, ECCENTRIC
- TEE
- TEE, OUTLET UP
- TEE, OUTLET DOWN
- TEE, REDUCING (SHOW SIZES) — 6 / 4 / 2
- UNION, FLANGED
- UNION, SCREWED
- FLANGED CONNECTION

AIR DEVICE SYMBOLS

- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE
- EXHAUST AIR GRILLE
- LINEAR SUPPLY AIR DEVICE
- LINEAR RETURN AIR DEVICE

DRAWING SYMBOLS

- (2) KEYED NOTE 2
- 2 DETAIL 1/8" = 1'-0" — DETAIL NUMBER 2 AT A DRAWING SCALE OF 1 / 8" = 1' -0"
- 1 / M-2 — SECTION ARROW - SECTION 1, SHEET M-2

DESCRIPTION / DOUBLELINE / SINGLE LINE

- DIRECTION OF FLOW
- DUCT SIZE, FIRST FIGURE IS SIDE SHOWN (DIMENSIONS ARE CLEAR INSIDE) — 24x12
- DUCT CAP
- RECTANGULAR DUCT DROP
- ROUND DUCT DROP
- SUPPLY DUCT TURNING UP
- SUPPLY DUCT TURNING DOWN
- RETURN OR EXHAUST DUCT TURNING UP
- RETURN OR EXHAUST DUCT TURNING DOWN
- FLEXIBLE DIFFUSER DROP
- 12" DIA. ROUND DUCT — 12" ∅
- 12" BY 24" FLAT OVAL DUCT — 12"x24"
- EXISTING DUCTWORK (LIGHT LINES) — 12x8
- TRANSITION (ROUND TO ROUND) OR (SQUARE TO SQUARE)
- DUCT TRANSITION (SQUARE TO ROUND)
- TRANSITION TO REGISTER
- 45° RECTANGULAR ELBOW
- 90° RECTANGULAR ELBOW
- 45° RADIUS ELBOW

AIR CONDITIONING

- CR — CONDENSER WATER RETURN
- CS — CONDENSER WATER SUPPLY
- CHR — CHILLED WATER RETURN
- CHS — CHILLED WATER SUPPLY

CONTROLS

- (T) THERMOSTAT - REMOTE BULB
- (T) TU-1-01 — THERMOSTAT SERVING TERMINAL UNIT TU-1-01
- (H) 3 — HUMIDISTAT SERVING ZONE 3
- (F) FIRESTAT
- (TS) TEMPERATURE SENSOR
- (H) HUMIDITY SENSOR
- (C) CARBON DIOXIDE SENSOR

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR MOST ACCURATE LOCATIONS OF WALLS, CEILING GRIDS AND OTHER ARCHITECTURAL ELEMENTS.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THIS DRAWING IS FOR GENERAL GUIDANCE ONLY, SOME ITEMS SHOWN MAY ALREADY BE REMOVED. SOME MATERIALS AND EQUIPMENT NOT SHOWN MAY BE WITHIN THE SCOPE OF WORK TO BE REMOVED. SOME ITEMS TO BE REMOVED MAY BE IDENTIFIED WITH LABELS OR KEYED NOTES. ITEMS THAT ARE NOT IDENTIFIED WITH LABELS OR KEYED NOTES MAY ALSO BE WITHIN THE SCOPE OF WORK TO BE REMOVED.
3. MATERIALS AND EQUIPMENT REMOVED AND/OR DEMOLISHED SHALL BE REMOVED BY THE CONTRACTOR FROM THE BUILDING AND REMOVED FROM OWNER'S PROPERTY. DEMOLISHED MATERIALS AND EQUIPMENT BECOME PROPERTY OF THE CONTRACTOR UPON LEAVING OWNER'S PROPERTY. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT IN FULL COMPLIANCE WITH ALL LAWS AND REGULATIONS.
4. PROVIDE AND INSTALL ALL DUCT TRANSITIONS AND OFFSETS AS REQUIRED ALTHOUGH NOT SHOWN.
5. THESE DRAWINGS INDICATE THE GENERAL EXTENT OF THE WORK AND ARE NOT INTENDED TO INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
6. CONTRACTOR IS RESPONSIBLE TO COORDINATE THEIR WORK WITH OTHER TRADES, PARTICULARLY TO PREVENT THE WORK OF OTHER TRADES ENTERING SPACE REQUIRED FOR DUCT AND EQUIPMENT.
7. DO NOT OPERATE EQUIPMENT DURING OTHER CONSTRUCTION OPERATIONS UNLESS ALL RETURN INLETS ARE PROTECTED WITH TEMPORARY FILTERS. ALL DUCT AND EQUIPMENT SHALL BE COMPLETELY CLEAN INTERNALLY UPON COMPLETION OF WORK.
8. COMPLETE AND ADJUST SYSTEMS TO PROPER OPERATION. DEMONSTRATE PROPER OPERATION OF ALL SYSTEMS TO OWNER'S PERSONNEL PRIOR TO COMPLETION OF WORK.
9. ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH IBC, IMC, IPC, IFGC, IFC AND NFPA; THE STATE OF TEXAS AND THE APPROVING AUTHORITIES.
10. NOT ALL PIPING AND DUCT OFFSETS ARE INDICATED ON PLAN. COORDINATE ROUTING OF PIPING AND DUCTWORK WITH OTHER DISCIPLINES. PROVIDE OFFSETS AND RISES IN JOIST WHERE REQUIRED TO AVOID CONFLICTS. ARRANGE PIPING, PARTICULARLY ABOVE CEILING, AS REQUIRED TO CLEAR STRUCTURE, DUCTS, CONDUIT, ETC. ALLOWING SPACE FOR PIPE HANGERS, EXPANSION LOOPS AND ACCESS TO VALVES, FILTERS AND MAINTENANCE OF EQUIPMENT.
11. COORDINATE LOCATION OF ALL EQUIPMENT, DUCT PENETRATIONS, AND PIPE PENETRATIONS WITH STRUCTURAL ENGINEER PRIOR TO CREATING OPENINGS OR SETTING EQUIPMENT.
12. CONTRACTOR SHALL SUBMIT FULLY COORDINATED SHOP DRAWINGS SHOWING ALL MECHANICAL EQUIPMENT AND DEVICES FOR REVIEW BY THE DESIGN TEAM PRIOR TO ROUGH-IN. CONTRACTOR SHALL INCLUDE ALL PROPOSED EQUIPMENT LOCATIONS IN DRAWINGS. THIS INCLUDES ALL MAJOR EQUIPMENT ROOMS.
13. LOCATIONS OF MECHANICAL EQUIPMENT AND DEVICES ARE DIAGRAMMATIC. EXACT LOCATIONS SHALL BE COORDINATED WITH OTHER DISCIPLINES AND DETERMINED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ROUGH-IN.
14. HOLES, OPENINGS, AND DAMAGE CREATED OR REMAINING DUE TO DEMOLITION WORK MAY OR MAY NOT REQUIRE REPAIR DEPENDING ON NEW WORK AT THE LOCATION. COORDINATE WITH NEW WORK. HOLES, OPENINGS, AND DAMAGE NOT REPAIRED WITHIN SCOPE OF NEW WORK SHALL BE REPAIRED TO HAVE STRUCTURAL STRENGTH APPROPRIATE TO ITS FUNCTION; BE INSULATED, WEATHER-TIGHT AND/OR FLASHED IF PART OF BUILDING ENVELOPE, AND BE FINISHED TO MATCH ADJACENT MATERIALS IF EXPOSED TO VIEW.

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P.E. Reg. No.: 119197
Company Name: CNG ENGINEERING, PLLC.
Com. Reg. No.: F-7964
Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: MECHANICAL LEGEND

PROJECT NO: 2228 A1

△ REVISIONS DATE

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SHEET NO: M-001

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(#) KEYED NOTES: (THIS SHEET ONLY)

1. REMOVE EXISTING RAIN CAP AND SPARK ARRESTOR FROM EXISTING CHIMNEY. ENSURE THE EXISTING MASONRY CHIMNEY IS LINED PER 2024 IBC SECTION 2113.11 & 2113.11.1, AND 2024 IMC SECTION 801.1 THROUGH 801.21. REFERENCE ARCHITECTURAL DETAIL. REFERENCE ARCHITECTURE FOR INSTALLATION OF PRE-FABRICATED FLUE EXTENSION TO RAISE CHIMNEY TERMINATION TO 3 FEET ABOVE NEW ROOF (AND 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET HORIZONTALLY), PER 2024 IBC SECTION 2113.9. INSTALL NEW RAIN CAP AND SPARK ARRESTOR MEETING THE REQUIREMENTS OF 2024 IBC SECTION 2113.9.2 AND 2113.9.3. FREE AREA OF SPARK ARRESTOR UNDER RAIN CAP SHALL BE AT LEAST FOUR TIMES THE AREA OF THE CHIMNEY FLUE. ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUAL OR GREATER THAN 19-GAUGE GALVANIZED STEEL OR 24-GAUGE STAINLESS STEEL. ARRESTOR SCREEN SHALL BE BETWEEN 3/8" AND 1/2". RAIN CAP AND SPARK ARRESTOR SHALL BE REMOVABLE TO FACILITATE CHIMNEY FLUE CLEANING.

2. REMOVE EXISTING PLYWOOD COVER FROM EXISTING CHIMNEY CAP. COORDINATE WITH OWNER TO PROVIDE SIGNAGE THAT ASSOCIATED FIREPLACES ARE NOT FOR USE. INSTALL SHEET METAL CAP OVER FLUE NOT VISIBLE FROM GROUND. ENSURE CAP IS SLOPED TO SHED WATER AND SEALED.



1 MECHANICAL - ROOF PLAN

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

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Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: MECHANICAL - ROOF PLAN

PROJECT NO: 2228 A1

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SHEET NO: M-102

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ELECTRICAL SYMBOLS & ABBREVIATIONS

[SOME SYMBOLS OR NOTES MAY NOT BE USED ON THIS PROJECT]

SYMBOL DESCRIPTION

GENERAL

- MOTOR, HP AS INDICATED
- DISCONNECT SWITCH
- MOTOR CONTROLLER
- COMBINATION MOTOR CONTROLLER/DISCONNECT UNIT
- C — CONTACTOR
- J — JUNCTION BOX, CEILING MOUNTED
- J — JUNCTION BOX, WALL MOUNTED
- EQUIPMENT CONNECTION, HARD WIRED

PANELBOARDS (26 24 16)

- PANELBOARD, SURFACE MOUNTED

INTERIOR & EXTERIOR LIGHTING (26 51 00 & 26 56 00)

- OUTDOOR IN-GRADE MONUMENT SIGN UPLIGHT
- FLAGPOLE UPLIGHT
- BOLLARD
- CIRCULAR POST TOP POLE LIGHT
- ACCENT DOWNLIGHT
- ACCENT UPLIGHT
- BUILDING SCONCE

RACEWAYS (26 05 33)

- OHE — OVERHEAD UTILITY LINE
- UGE — UNDERGROUND UTILITY LINE
- OHE — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND UTILITY LINE
- CONDUIT CONCEALED IN WALL OR CEILING WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR U.N.O.
- UNDERGROUND CIRCUIT POWER LINES
- PANEL-2,4,6 / IG GN — BRANCH CIRCUIT HOMERUN, WITH PANEL AND BREAKER POSITION INDICATED. SMALL TICK(S) = PHASE CONDUCTORS, LARGE TICK = NEUTRAL CONDUCTOR AND LARGE TICK WITH CIRCLE = GROUND CONDUCTOR.

WIRING DEVICES (26 27 26)

- WP — WEATHER RESISTANT, GFCI, DUPLEX RECEPTACLE - 20A, 125V, 3W, NEMA 5-20R, 18" AFF (WP = NEMA 3R WHILE IN USE)

ABBREVIATION DESCRIPTION

A	AMPERE(S)
ABV	ABOVE
AC	ABOVE COUNTER
A/C	AIR CONDITIONING
AIC	AMPERE INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BC	BELOW COUNTER
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
COND	CONDUCTOR
CPU	CENTRAL PROCESSING UNIT
CU	COPPER
DIA	DIAMETER
DIST	DISTRIBUTION
DN	DOWN
DWGS	DRAWINGS
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELEC. METALLIC TUBING
EOR	ENGINEER OF RECORD
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EWH	ELECTRIC WATER HEATER
FAS	FIRE ALARM SYSTEM
FC	FOOT CANDLES
FCU	FAN COIL UNIT
FMC	FLEXIBLE METAL CONDUIT
FT	FEET, FOOT
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HP	HORSE POWER
HOA	HAND OFF AUTOMATIC
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HZ	HERTZ

ABBREVIATION DESCRIPTION

IC	INTERCOM
ID	INSIDE DIAMETER
IMC	INTERMEDIATE STEEL CONDUIT
IN	INCHES
IG	ISOLATED GROUND
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAC	KILOVOLT AMPERE CAPACITIVE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LB	POUND
LGT	LIGHTING
M	MANHOLE
MCB	MAIN CIRCUIT BREAKER
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MOUNTING HEIGHT
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTG	MOUNTING
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NF	NON FUSED
N.O.	NORMALLY OPEN
N.T.S.	NOT-TO-SCALE
N, NEMA	NEMA=NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
OC	ON CENTER
OCP	OVER CURRENT PROTECTIVE DEVICE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PB	PUSH BUTTON
PNL	PANELBOARD
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE CONDUIT
PWR	POWER
RGS	RIGID GALVANIZED STEEL CONDUIT
RMC	RIGID METAL CONDUIT
SC	SPLIT CIRCUIT
SN	SOLID NEUTRAL
SF	SQUARE FEET,FOOT
SPD	SURGE PROTECTIVE DEVICE
SQ	SQUARE
SW	SWITCH
SWBD	SWITCHBOARD
TELE	TELEPHONE
TSTAT	THERMOSTAT
TV	TELEVISION
TYP.	TYPICAL
UH	UNIT HEATER
UEP	UNDERGROUND ELECTRIC PRIMARY
UES	UNDERGROUND ELECTRIC SECONDARY
UEB	UNDERGROUND ELECTRIC BRANCH CIRCUIT
U.N.O.	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XPD	TRANSPONDER
Z	IMPEDANCE
1P	ONE POLE
2P	TWO POLE
3P	THREE POLE
Ø	PHASE

REFERENCE SYMBOLS

- CIRCUIT END EXTENSION
- X — KEYED NOTE TAG, HEXAGON
- X — DEMOLITION KEYED NOTE TAG, ROUND
- 1 — ADDENDUM, ASI, ASR, PR TAG
- XXX-XX — EQUIPMENT TAG
- 1 / ET1.0 — ENLARGED PLAN, DETAIL TAG
- 5 / E303 — ELEVATION TAG
- 5 / E303 — SECTION TAG

POWER GENERAL NOTES

A. REFERENCE EQUIPMENT CONNECTION SCHEDULE FOR REQUIREMENTS AND ADDITIONAL INFORMATION OF TAGGED EQUIPMENT SHOWN ON PLAN.

B. RECEPTACLES LOCATED WITHIN 6' OF ANY PLUMBING FIXTURE, AT BREAK ROOM COUNTERTOPS, WITHIN 6' OF EXTERIOR DOORS, AT THE EXTERIOR, OR OTHERWISE EXPOSED TO WATER SHALL BE TYPE GFCI. PROVIDE "WHILE IN-USE", NEMA 3R, NON METALLIC COVERS FOR EXTERIOR RECEPTACLES EQUAL TO HUBBELL TAYMAC #ML45G.

C. ALL RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE UNLESS NOTED OTHERWISE.

D. PROVIDE 120V CIRCUIT TO ALL FIRE/SMOKE DAMPERS. CONNECT NO MORE THAN FOUR(4) DAMPERS TO NEAREST 120V PANEL. DAMPERS ON DIFFERENT FLOORS SHALL NOT BE CONNECTED TOGETHER. DAMPER CONTROL SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND QUANTITIES OF ALL FIRE/SMOKE DAMPERS.

E. LOCATIONS OF ELECTRICAL EQUIPMENT AND DEVICES ARE DIAGRAMMATIC. EXACT LOCATIONS SHALL BE COORDINATED WITH OTHER DISCIPLINES AND DETERMINED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ROUGH-IN.

F. CONTRACTOR SHALL SUBMIT FULLY COORDINATED SHOP DRAWINGS SHOWING ALL ELECTRICAL EQUIPMENT AND DEVICES FOR REVIEW BY THE DESIGN TEAM PRIOR TO ROUGH-IN. CONTRACTOR SHALL INCLUDE ALL PROPOSED EQUIPMENT LOCATIONS IN DRAWINGS. THIS INCLUDES ALL MAJOR EQUIPMENT ROOMS.

CODES APPLICABLE

- 2024 INTERNATIONAL EXISTING BUILDING CODE
- 2024 INTERNATIONAL BUILDING CODE
- 2024 INTERNATIONAL FIRE CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

A. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND REVIEW ALL RELATED DRAWINGS AND SPECIFICATIONS PRIOR TO BID.

B. THE DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND DETERMINE CONDUIT ROUTING AND EXACT LOCATIONS OF EQUIPMENT AND DEVICES. NOTIFY THE ARCHITECT/ENGINEER IF THE APPROXIMATE CONDUIT ROUTING SHOWN ON PLANS IS NOT FEASIBLE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ROUGH-IN.

C. LOCATIONS OF DEVICES ARE DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ROUGH-IN.

D. PROVIDE LISTED FIRE-STOP AND CAULKING TO MAINTAIN INTEGRITY OF RATED WALLS AT ALL RACEWAY AND CABLE TRAY PENETRATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED WALLS.

E. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ISSUE OF THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES. ALL WORK SHALL MATCH THE EXISTING BUILDING'S ELECTRICAL INSTALLATION. ALL SYSTEMS SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS APPROVED BY ALL AUTHORITIES HAVING JURISDICTION.

F. PROVIDE A TYPED PANEL DIRECTORY FOR EACH NEW OR MODIFIED ELECTRICAL PANEL. DIRECTORY SHALL IDENTIFY THE CIRCUIT NUMBER, DEVICES SERVED, AND LOCATION OF DEVICES BY ROOM NUMBER. FILE COPY OF DIRECTORIES WITH THE OWNER'S REPRESENTATIVE WHEN WORK IS COMPLETED, AND PROVIDE COPIES WITH THE OWNER'S MANUALS.

G. INDICATED SPARE AND/OR SPACES IN ALL EQUIPMENT ON THE ELECTRICAL ONE-LINE DIAGRAM AND IN THE PANEL SCHEDULES ARE THE MINIMUM NUMBER REQUIRED FOR THIS PROJECT.

H. PROVIDE 3-1/2" HIGH CONCRETE HOUSEKEEPING PADS, EXTENDING 3" MIN. BEYOND ENCLOSURE DIMENSIONS FOR SWITCHBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS AND FLOOR-MOUNTED PANELS/PANELBOARDS.

I. ALL CONNECTIONS TO MOTORS, OR OTHER DEVICES SUBJECT TO VIBRATION SHALL BE MADE USING A MINIMUM OF 12" LENGTH OF LIQUID TIGHT FLEXIBLE METALLIC CONDUIT. PROVIDE CONTINUOUS SEPARATE GROUND WIRE THROUGH ALL FLEXIBLE METALLIC CONDUIT CONNECTIONS.

J. IDENTIFY PANEL AND CIRCUIT NUMBER FOR ALL INSTALLED ELECTRICAL DEVICES ON THE OUTSIDE OF THE JUNCTION BOX.

K. ALL FUSES/CIRCUIT BREAKERS IN PANELS, DISCONNECT SWITCHES, MOTOR STARTERS, ETC., SERVING MOTORS AND EQUIPMENT SHALL BE SIZED AS RECOMMENDED BY THE MANUFACTURER OF THE PARTICULAR LOAD DEVICE SERVED. COORDINATE WITH OTHER TRADES AS REQUIRED.

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Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: ELECTRICAL - SYMBOLS AND ABBREVIATIONS

PROJECT NO: 2228 A1

△ REVISIONS DATE

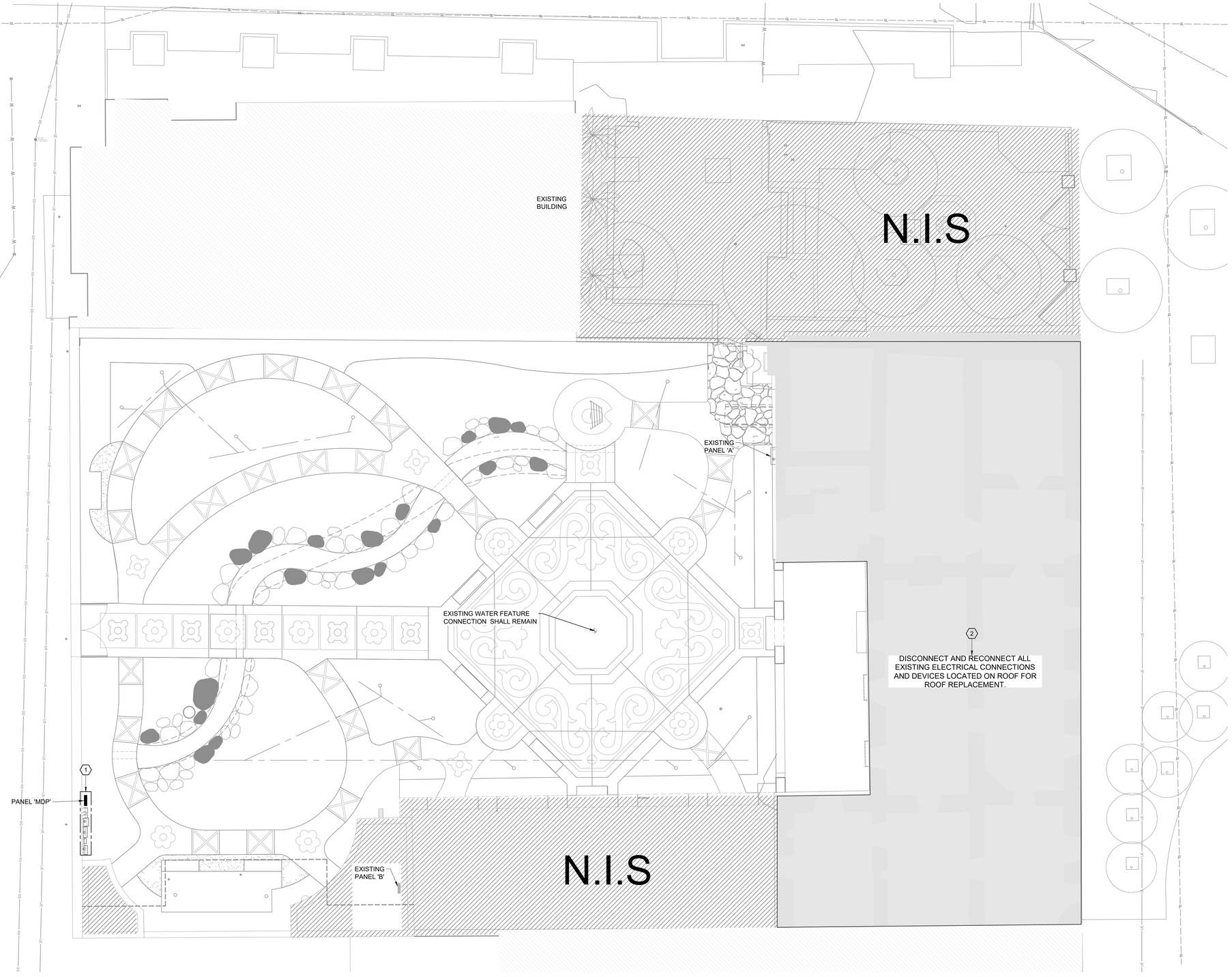
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GENERAL NOTES: (THIS SHEET ONLY)

A. REFER TO E-000 FOR ALL GENERAL NOTES AND SYMBOLS.

B. ALL RECEPTACLES SHOWN SHALL BE GFCI.

C. ALL WIRING SHALL BE XHHW COPPER. FOR UNDERGROUND INSTALLATIONS.

D. ALL NEW CONDUIT SHALL BE PVC SCH. 80 FOR UNDERGROUND INSTALLATIONS. ALL CONDUIT SHOWN IS DIAGRAMMATIC, CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING IN COORDINATION WITH CIVIL ENGINEER.

(#) KEYED NOTES: (THIS SHEET ONLY)

1. EXISTING SITE SERVICE LOCATION. REFER TO ONE-LINE AND RISER DIAGRAM FOR ADDITIONAL INFORMATION.

2. REPLACE ALL EXISTING ROOF RECEPTACLES WITH NEW GFCI RECEPTACLES WITH WHILE-IN-USE COVERS.

1 ELECTRICAL SITE PLAN

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

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PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: ELECTRICAL - SITE PLAN

PROJECT NO: 2228 A1

△ REVISIONS DATE

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GENERAL NOTES: (THIS SHEET ONLY)

A. AN UPDATED PANEL SCHEDULE WILL BE REQUIRED FOR PANEL 'A' AND 'B' IN ORDER TO DETERMINE ALL CONNECTED LOADS TO THE PANEL AND SPARE CAPACITY.

NEW PANEL 'MDP'

PROJECT :	SPG	MAIN CIRCUIT BREAKER :	**200A**	ENCLOSURE :	NEMA 3R	0	RCPT	5	HEAT
PROJECT # :	220049	MAIN LUGS ONLY :		MOUNTING :	SURFACE	1	INT LTG	6	A/C
LOCATION :	ELECTRICAL RM	BUSSING :	225A	CB TYPE :	BOLT-ON	2	EXT LTG	7	KITCH
NOTES :		VOLTAGE :	208/120V, 3PH, 4W	PROVIDE :	NEUTRAL BUS	3	EQPT	8	ELEV
		INTERRUPTING :	42kAIC		GROUND BUS	4	FANS	9	EWH

CKT	AMPS	POLE	CIRCUIT DESCRIPTION	LOAD	TYPE	PH	TYPE	LOAD	CIRCUIT DESCRIPTION	AMPS	POLE	CKT
1	20	1	EXISTING COURTYARD LIGHTS			A			PANEL A	100	3	2
3	20	1	EXISTING COURTYARD OUTLETS			B						4
5	20	1	EXISTING TREELIGHTS			C						6
7	20	1	EXISTING LIGHTING CONTROL			A			PANEL B	60	3	8
9	30	2	EXISTINGSPARE			B						10
11						C						12
13	20	1	EXISTING SIDE COURTYARD LIGHTS			A			LEFT QUAD AT GATE	20	1	14
15	20	1	EXISTING SIDE COURTYARD OUTLETS			B			WATER FOUNTAIN	20	1	16
17	20	1	EXISTING SIDE COURTYARD FOUNTAIN			C			RIGHT QUAD AT GATE	20	1	18
19	20	1	**EXISTING FOUNTAIN LIGHTS**	180	3	A			RIGHT QUAD AT GATE	20	1	20
21	20	1	**FUTURE COURTYARD LIGHTS**	354	3	B			GFI	20	1	22
23	20	1	**FUTURE COURTYARD LIGHTS**	276	3	C			SPARE	20	1	24
25	20	1	**FUTURE COURTYARD LIGHTS**	365	3	A			SPARE	20	1	26
27	20	1	**FUTURE COURTYARD LIGHTS**	198	3	B			SPARE	20	1	28
29	20	1	TIME CLOCK			C			SPACE	20	1	30
31						A			SPACE	20	1	32
33	20	3	SPD			B			SPACE	20	1	34
35						C			SPACE	20	1	36
37	20	1	SPACE			A			SPACE	20	1	38
39	20	1	SPACE			B			SPACE	20	1	40
41	20	1	SPACE			C			SPACE	20	1	42

	PANEL VA	SUB FEED	FEED THRU	TOTAL CONN	TOTAL DEMAND VA	TOTAL DEMAND AMPS	NOTES :
PHASE A	545	-	-	545	545	5	1. EXISTING LOAD: 23.2 kVA ADDED LOAD: 1.4kVA
PHASE B	552	-	-	552	552	5	
PHASE C	276	-	-	276	276	2	
TOTAL	1,373	-	-	1,373	1,373	4	REVISIONS: *CNG ENGINEERING, PLLC. R3.1 - Nov. 4*

EXISTING PANEL 'A'

PROJECT :	SPG	MAIN CIRCUIT BREAKER :	100A	ENCLOSURE :	NEMA 3R	0	RCPT	5	HEAT
PROJECT # :	220049	MAIN LUGS ONLY :		MOUNTING :	SURFACE	1	INT LTG	6	A/C
LOCATION :	ELECTRICAL RM	BUSSING :	100A	CB TYPE :	BOLT-ON	2	EXT LTG	7	KITCH
NOTES :		VOLTAGE :	208/120V, 3PH, 4W	PROVIDE :	NEUTRAL BUS	3	EQPT	8	ELEV
		INTERRUPTING :	42kAIC		GROUND BUS	4	FANS	9	EWH

CKT	AMPS	POLE	CIRCUIT DESCRIPTION	LOAD	TYPE	PH	TYPE	LOAD	CIRCUIT DESCRIPTION	AMPS	POLE	CKT
1	20	1	SPARE			A			SPARE	20	1	2
3	20	1	SPARE			B			SPARE	20	1	4
5	20	1	SPARE			C			SPARE	20	1	6
7	20	1	SPARE			A			SPARE	20	1	8
9	20	1	SPARE			B			SPARE	20	1	10
11	20	1	SPARE			C			SPARE	20	1	12
13	20	1	SPARE			A			SPARE	20	1	14
15	20	1	SPARE			B			SPARE	20	1	16
17	20	1	SPARE			C			SPARE	20	1	18
19	20	1	SPARE			A			SPARE	20	1	20
21	20	1	SPARE			B			SPARE	20	1	22
23	20	1	SPARE			C			SPARE	20	1	24
25	20	1	SPARE			A			SPARE	20	1	26
27	20	1	SPARE			B			SPARE	20	1	28
29	20	1	SPARE			C			SPARE	20	1	30
31	20	1	SPARE			A			SPARE	20	1	32
33	20	1	SPARE			B			SPARE	20	1	34
35	20	1	SPARE			C			SPARE	20	1	36
37	20	1	SPARE			A			SPARE	20	1	38
39	20	1	SPARE			B			SPARE	20	1	40
41	20	1	SPARE			C			SPARE	20	1	42

	PANEL VA	SUB FEED	FEED THRU	TOTAL CONN	TOTAL DEMAND VA	TOTAL DEMAND AMPS	NOTES :
PHASE A	-	-	-	-	#DIV/0!	#DIV/0!	
PHASE B	-	-	-	-	#DIV/0!	#DIV/0!	
PHASE C	-	-	-	-	#DIV/0!	#DIV/0!	
TOTAL	-	-	-	-	#DIV/0!	#DIV/0!	REVISIONS: *CNG ENGINEERING, PLLC. R3.1 - Nov. 4*

EXISTING PANEL 'B'

PROJECT :	SPG	MAIN CIRCUIT BREAKER :		ENCLOSURE :	NEMA 1	0	RCPT	5	HEAT
PROJECT # :	220049	MAIN LUGS ONLY :	100A	MOUNTING :	SURFACE	1	INT LTG	6	A/C
LOCATION :	ELECTRICAL RM	BUSSING :	100A	CB TYPE :	BOLT-ON	2	EXT LTG	7	KITCH
NOTES :		VOLTAGE :	208/120V, 3PH, 4W	PROVIDE :	NEUTRAL BUS	3	EQPT	8	ELEV
		INTERRUPTING :	42kAIC		GROUND BUS	4	FANS	9	EWH

CKT	AMPS	POLE	CIRCUIT DESCRIPTION	LOAD	TYPE	PH	TYPE	LOAD	CIRCUIT DESCRIPTION	AMPS	POLE	CKT
1	20	1	STORAGE / RESTROOM LTS & PWR			A			NORTHWEST LOGGIA OUTLETS	20	1	2
3	20	1	LOGGIA WALL LTS			B			NORTHEAST LOGGIA OULETS	20	1	4
5	20	1	TREE LTS / TIME CLOCK			C			SOUTH LOGGIA OUTLETS	20	1	6
7	20	1	SPARE			A			DRINKING FOUNTAIN	20	1	8
9	20	1	SPARE			B			WATER FOUNTAIN	20	1	10
11	20	1	SPARE			C			SPARE	20	1	12
13	20	1	SPARE			A			SPACE	20	1	14
15	20	1	SPARE			B			SPACE	20	1	16
17	20	1	SPARE			C			SPACE	20	1	18

	PANEL VA	SUB FEED	FEED THRU	TOTAL CONN	TOTAL DEMAND VA	TOTAL DEMAND AMPS	NOTES :
PHASE A	-	-	-	-	#DIV/0!	#DIV/0!	
PHASE B	-	-	-	-	#DIV/0!	#DIV/0!	
PHASE C	-	-	-	-	#DIV/0!	#DIV/0!	
TOTAL	-	-	-	-	#DIV/0!	#DIV/0!	REVISIONS: *CNG ENGINEERING, PLLC. R3.1 - Nov. 4*

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Company Name: CNG ENGINEERING, PLLC.
Com. Reg. No.: F-7964
Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: ELECTRICAL - SCHEDULES

PROJECT NO: 2228 A1

△	REVISIONS	DATE

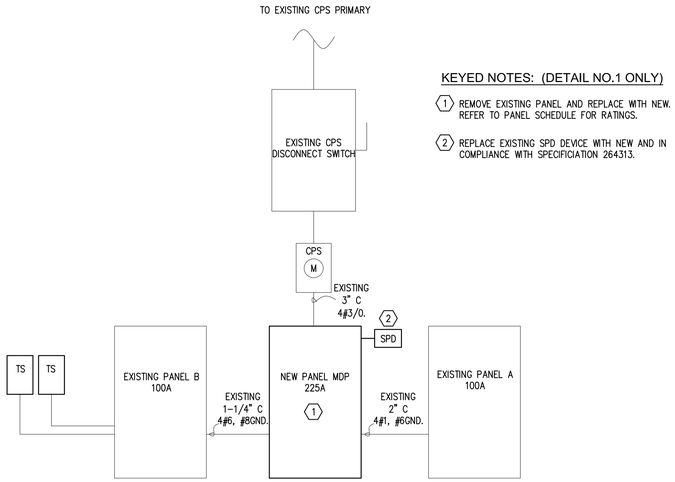
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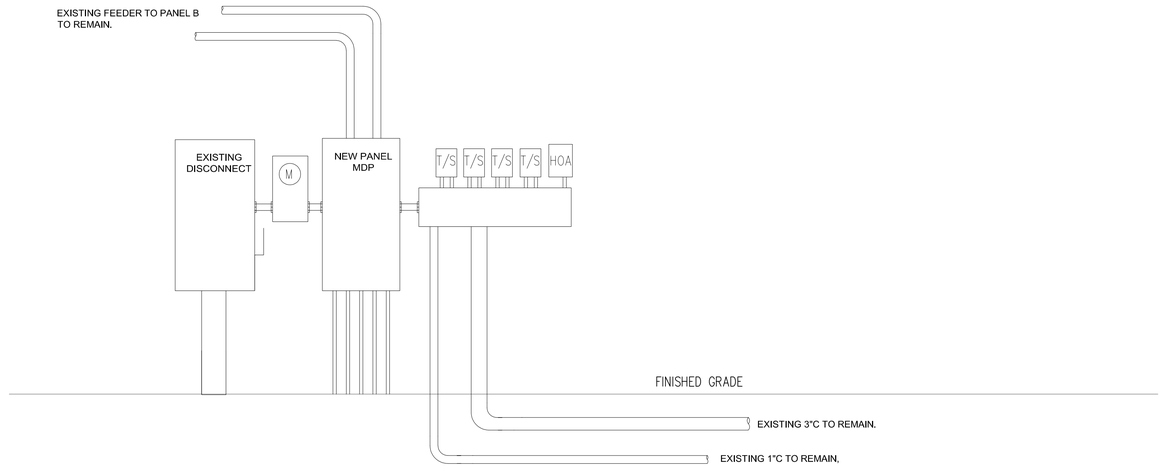


KEYED NOTES: (DETAIL NO.1 ONLY)

1. REMOVE EXISTING PANEL AND REPLACE WITH NEW. REFER TO PANEL SCHEDULE FOR RATINGS.
2. REPLACE EXISTING SPD DEVICE WITH NEW AND IN COMPLIANCE WITH SPECIFICIATION 264313.

1 ELECTRICAL ONE-LINE

SCALE:NTS



2 ELECTRICAL RISER DIAGRAM

SCALE:NTS

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SHEET TITLE: ELECTRICAL DIAGRAMS

PROJECT NO: 2228 A1

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PLUMBING SYMBOLS & ABBREVIATIONS

(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

PIPING DESIGNATIONS

CW	DOMESTIC POTABLE COLD WATER
HW	DOMESTIC HOT WATER SUPPLY
HWR	DOMESTIC HOT WATER RETURN
RW	RECLAIM WATER
PW	PRESSURE WASH COLD WATER
RO	REVERSE OSMOSIS
FW	FUEL WASH
CWP	CAR WASH PIPING
V	SANITARY VENT
OPD	OIL PUMP DISCHARGE
SS	SANITARY SEWER LINE
PD	PUMP DISCHARGE
TP	TRAP PRIMER
G	NATURAL GAS
SD	PRIMARY STORM DRAIN
OD	OVERFLOW STORM DRAIN
TW	TEMPERED WATER
E-SS	EXISTING SANITARY
FP	FIRE PROTECTION LINE
FDC	FIRE DEPT. CONNECTION

GENERAL SYMBOLS

101	KITCHEN EQUIPMENT NUMBER
P.3-1A / P.4-1A	DRAWING SECTION DESIGNATION / DETAIL DESIGNATION
	NOTE: DRAWING CATEGORY IS NOT INDICATED IF DETAIL OR SECTION DESIGNATION REFERS TO SAME CATEGORY.
P 1	PLUMBING RISER
2	KEYED NOTES
2	REVISIONS
	CONNECTION TO EXISTING
	SCHEMATIC FAN OR PUMP
S	TEMPERATURE SENSOR

PIPING DEVICES

SV	STOP, SHUT-OFF OR GATE VALVE
GV	BY-PASS OR GLOBE VALVE
BV, ABV	BALANCING VALVE, AUTO BALANCING VALVE
	BALL VALVE
	BUTTERFLY VALVE
CKV	CHECK VALVE, FLOW AS SHOWN
	MOTOR OPERATED VALVE FLEXIBLE CONNECTION
	SOLENOID VALVE (TWO AND THREE WAY)
	PRESSURE REDUCING VALVE
	RELIEF VALVE
	FLEXIBLE CONNECTOR
	PIPE SLEEVE
M	WATER METER
T	DIAL THERMOMETER
P	PRESSURE GAUGE
	THERMOMETER
	THERMOMETER WELL
P&T	PRESS. & TEMP. TEST PLUG
	SLOPE DN IN DIRECTION SHOWN
	FLOW DIRECTION
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	CAPPED PIPE TERMINATION
	ELBOW DOWN
	ELBOW UP
	TEE DOWN
	TEE UP
	CONNECTION SIDE OF MAIN
	CONNECTION TOP OF MAIN
	45 DEGREE OFFSET DOWN
	PIPE UP AND DOWN
	PIPE UP AND DOWN
	HOSE BIBB
	FLOOR SINK
	FLOOR DRAIN
	DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY
	TWO-WAY CLEANOUT
	WALL CLEANOUT
CO	END OF LINE CLEANOUT
	UNION
	DIELECTRIC UNION
A'	WATER HAMMER ARRESTOR

EQUIPMENT DESIGNATIONS

ABC-1	EQUIPMENT TYPE FROM LIST - SCHEDULED UNIT NUMBER
AC	AIR COMPRESSOR
ACU	AIR CONDITIONING UNIT
AF	AIR FILTER
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
ATU	AIR TERMINAL UNIT
B	BOILER
BFP	BOILER FEEDWATER PUMP
BR	BASEBOARD RADIATION
BS	BLOWDOWN SEPARATOR
C	CHILLER
CC	COOLING COIL
CRP	CONDENSATE RECEIVER PUMP UNIT
CRU	COMPUTER ROOM UNIT
CT	COOLING TOWER
CTH	COOLING TOWER HEATER
CU	CONDENSING UNIT (AIR COOLED)
DF	DRINKING FOUNTAIN
DC	DRY COOLER
DSN	DOWN SPOUT NOZZLE
DWBP	DOMESTIC WATER BOOSTER PUMP
EC	EVAPORATIVE COOLER
EEW	EMERGENCY EYE WASH (& SHOWER)
EHC	ELECTRIC HEATING COIL
ESP	ELEVATOR SUMP PUMP
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FCU	FAN COIL UNIT
FCV	FLOW CONTROL VALVE (AUTOMATIC)
FD	FLOOR DRAIN
FP	FIRE PUMP
FS	FLOOR SINK
FTU	FAN TERMINAL UNIT
GRV	GRAVITY ROOF VENTILATOR
GWH	GAS WATER HEATER
H	HUMIDIFIER
HC	HEATING COIL
HPA	HEAT PUMP, AIR SOURCE
HPW	HEAT PUMP, WATER SOURCE
HWRP	HOT WATER RECIRCULATING PUMP
IMB	ICE MAKER WATER CONNECTION BOX
JP	JOCKEY PUMP
L	LAVATORY
MS	MOP SINK
MD	MOTORIZED DAMPER
P	PUMP
PP	PLUMBING PUMP
PRV	PRESSURE REDUCING VALVE
RC	REFRIGERANT COMPRESSOR
RH	ROOF HYDRANT
RV	RELIEF VALVE
RTU	ROOF TOP UNIT
SEP	SEWAGE EJECTOR PUMP
SP	SUMP PUMP
ST	STEAM TRAP
TC	TRASH COMPACTOR
UH	UNIT HEATER
VB	VALVE BOX
VRP	VACUUM RETURN PUMP UNIT
WB	WASHER CONNECTION BOX
WH	WALL HYDRANT
WHA	WATER HAMMER ARRESTOR
SH	SHOWER
S	SINK
U	URINAL
WC	WATER CLOSET

ABBREVIATION DESCRIPTION

A	AMPERES
AC	ABOVE CEILING
A/C	AIR CONDITIONING
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATE
AUTO	AUTOMATIC
ARCH	ARCHITECTURAL
AUX	AUXILIARY
BFP	BACKFLOW PREVENTER
BG	BELOW GRADE
BLDG	BUILDING
BOS	BOTTOM STRUCTURE
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CAP	CAPACITY
CAT	CATEGORY
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
CO	CLEAN OUT
CONN	CONNECTION
CONT	CONTINUE OR CONTINUATION
CONTR	CONTRACTOR
COL	COLUMN
CU	COPPER
CV	CONTROL VALVE
CW	COLD WATER
DEG	DEGREES (°)
DIW	DEIONIZED WATER
DIWR	DEIONIZED WATER RETURN
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER (Ø)
DIR	DIRECTION
DISC	DISCONNECT
DIV	DIVISION
DN	DOWN
DWG	DRAWING
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EMCS	ENERGY MANAGE. CONTROL SYS.
EMER	EMERGENCY
EOD	EMERGENCY OVERFLOW DRAIN
EP	EXPLOSION PROOF
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
(E)	EXISTING
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FHS	FIRE HOSE STATION
FHV	FIRE HOSE VALVE
FL	FLOOR
FLE	FLOW LINE ELEVATION
FLEX	FLEXIBLE
FP	FIRE PROTECTION
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FT	FEET (')
FVC	FIRE VALVE CABINET
G	GAS
GA	GAUGE
GAL	GALLON(S)
GALV	GALVANIZED
GCO	GRADE CLEAN OUT
GEN	GENERATOR
GW	GREASE WASTE
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRADE
GRD	GROUND
HB	HOSE BIBB
HD	HUB DRAIN
HOR	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HZ	HERTZ - FREQUENCY IN CYCLES PER SECOND
HW	HOT WATER
IE	INVERT ELEVATION
INC	INCLUDE OR INCLUDED
IN	INCHES (")
IW	INDIRECT WASTE
KW	KILOWATTS
LAV	LAVATORY
LB	POUNDS
LTG	LIGHTING
LWT	LEAVING WATER TEMPERATURE
MA	MEDICAL AIR
MAX	MAXIMUM
MB	MOP BASIN
MBH	THOUSAND BTU PER HOUR
MCC	MOTOR CONTROL CENTER
MECH.	MECHANICAL
MIN	MINIMUM
MFR.	MANUFACTURER
MH	MANHOLE
MIN.	MINUTES
MTD	MOUNTED
MTR	MOTOR
N2	NITROGEN
N_2O	NITROUS OXIDE
NC	NORMALLY CLOSED
(N)	NEW
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OVERFLOW DRAIN
OPD	OIL PUMP DISCHARGE
OS&Y	OUTSIDE SCREW AND YOKE
PRESS	PRESSURE
PRD	PRIMARY ROOF DRAIN
PH	PHASE
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PNL	PANEL
PPH	POUNDS PER HOUR
PRS	PRESSURE REDUCING STATION
PRV	PRESSURE REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	PRESSURE IN PSI GAUGE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE:	REFER TO
REC	REFERENCE, CALLED OUT ELSEWHERE
REF	
REQD	REQUIRED
RL	ROOF DRAIN LEADER
RM	ROOM
RO	REVERSE OSMOSIS
RPM	REVOLUTIONS PER MINUTE
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
RT	RAIN TIGHT
SD	STORM DRAIN
SEC	SECONDS
SF	SQUARE FEET
SHT	SHEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SQ	SQUARE
SRD	SECONDARY ROOF DRAIN
SS	SANITARY SEWER
SSD	SECONDARY STORM DRAIN
STL	STEEL
SSTL	STAINLESS STEEL
STL	STEEL
SW	SOFT WATER
TD	TRENCH DRAIN
TEMP	TEMPORARY
TP	TRAP PRIMER
T&PRV	TEMPERATURE & PRESSURE RELIEF VALVE
TWO-WAY CO	TWO-WAY CLEANOUT
TYP	TYPICAL
UF	UNDERFLOOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VB	VACUUM BREAKER
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VP	VELOCITY PRESSURE
VTR	VENT THROUGH ROOF
W/	WITH
W/O	WITHOUT
WCO	WALL CLEAN OUT
WF	WASH FOUNTAIN
INCH OF WATER	INCH OF WATER PRESSURE,GAUGE
WH	WALL HYDRANT
WM	WATER METER
WMA	WATER METER ALARM
WP	WEATHERPROOF
WPD	WATER PRESSURE DROP
WS	WET STACK
WSFU	WATER SUPPLY FIXTURE UNIT
WTR	WATER
YD	YARD DRAIN
YCO	YARD CLEANOUT

GENERAL NOTES:

1. PRIOR TO DEMOLITION/CONSTRUCTION; CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND ALL AVAILABLE AS-BUILT DRAWINGS RELATING TO THE PREVIOUS CONSTRUCTION OF ANY AND ALL EXISTING PLUMBING SYSTEMS.
2. THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT OF THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THE WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEMS FOR THE PROJECT AREAS. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A PLUMBING INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING PLUMBING SYSTEM IN SAFE WORKING ORDER.
3. SYMBOLS FOR VARIOUS ELEMENTS AND SYSTEMS ARE SHOWN ON THE DRAWINGS. SHOULD THERE BE ANY DOUBT REGARDING THE MEANING OR INTENT OF THE SYMBOLS USED, AN INTERPRETATION SHALL BE OBTAINED FROM THE ARCHITECT IN WRITING. THE DECISION OF THE ARCHITECT SHALL BE FINAL.
4. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
5. THE SCALE OF EACH DRAWING IS RELATIVELY ACCURATE; ANY DIMENSIONS SHOWN ARE APPROXIMATE TO CENTERLINE FROM ASSUMED BUILDING PERIMETER. THE CONTRACTOR SHALL OBTAIN THE NECESSARY DIMENSIONS FOR ANY EXACT TAKEOFFS FROM THE ARCHITECT. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED FOR FAILURE TO OBTAIN EXACT DIMENSIONS WHERE NOT CLEAR OR IN ERROR ON THE DRAWINGS. ANY DEVICE OR FIXTURE ROUGHED IN I PROPERLY AND NOT POSITIONED ON IMPLIED CENTER-LINES OR AS REQUIRED BY GOOD PRACTICE MUST BE REPOSITIONED AT NO COST TO THE OWNER.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD AGREED UPON IN THEIR SERVICE CONTRACT UNLESS NOTED OTHERWISE. THE WARRANTY PERIOD SHALL BEGIN AT THE DATE OF BENEFICIAL OCCUPANCY OF THE FACILITY. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT, ANY MATERIALS OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD.
7. PROVIDE ALL LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS.
8. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS ETC... AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES. ONLY EXPERIENCED CRAFTSMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADE SHALL PERFORM THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PLUMBING SYSTEMS WITH ALL OTHER TRADES INCLUDING ARCHITECTURAL AND STRUCTURAL.
10. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS THAT WILL NOT INTERFERE WITH THE ARCHITECTURAL/STRUCTURAL CONDITIONS OF THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND WITH OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTOR SHALL OBTAIN ALL ARCHITECTURAL DATA, LOCATIONS OF WALLS, PARTITIONS, FIXTURES, CEILING HEIGHTS, FINISHES, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIERS, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS.
11. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL PLUMBING WORK. ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR EQUAL WITH WRITTEN APPROVED OF OWNER. ALL FIXTURES AND EQUIPMENT SHALL BE INSTALLED IN QUALITY MANNER IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS. WHEREVER HOT AND COLD WATER CONTROLS, FAUCETS, VALVES OR STOP VALVES ARE INSTALLED TOGETHER, HOT SHALL BE ON LEFT AND COLD SHALL BE ON RIGHT AS SEEN BY THE USER, NO EXCEPTIONS.
12. THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE, THE CONTRACTOR IS REQUIRED TO CAREFULLY INVESTIGATE THE EXISTING CONDITIONS PRIOR TO INSTALLATION TO FIELD VERIFY. CHANGES REQUIRED DUE TO EXISTING CONDITIONS SHALL BE SUBMITTED FOR REVIEW WITH SHOP DRAWINGS AND/OR SKETCHES OF THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.
13. PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.
14. PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.
15. ALL PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE & IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR COLORS AND DETAILS.
16. SANITARY SEWER PIPING 3" AND SMALLER TO BE INSTALLED AT A 2% SLOPE AND SANITARY SEWER PIPING 4" AND LARGER TO BE INSTALLED AT A 1% SLOPE.
17. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS AS REQUIRED PER THE SPECIFICATIONS AND PER THE REQUIREMENTS OF THE ASJ.
18. THE HORIZONTAL PORTION OF ALL STORM DRAIN PIPING AND ALL ROOF DRAIN BODIES SHALL BE INSULATED WITH FIBER CELLULAR GLASS OR FLEXIBLE ELASTOMERIC INSULATION AS REQUIRED PER CODE. PROVIDE ALUMINUM JACKETING OVER ALL INSULATED PIPING IN AREAS OF EXPOSED CEILING. ARCHITECT TO DETERMINE IF PIPING AND JACKETING TO BE PANTED OR REMAIN UNFINISHED. REFER TO ARCHITECTURAL PLANS FOR COLORS AND DETAILS.
19. ALL ROOF PENETRATIONS, ANCHORS FOR ROOF PIPE SUPPORTS, PENETRATION FLASHINGS, ETC., SHALL BE MADE WATERTIGHT, AND AS RECOMMENDED BY THE ROOF MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PENETRATION SEALING AND FLASHING DETAILS.
20. SLEEVE ALL PIPING THROUGH FLOOR, AND CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. ALL FLOOR PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RATINGS AND BE APPROVED BY STRUCTURAL ENGINEER.
21. COORDINATE ALL PIPING PENETRATIONS THROUGH BUILDING ENVELOPE WITH ARCHITECTURAL DETAILING. PROVIDE A MINIMUM CLEARANCE OF 6" REQUIRED AROUND EACH PENETRATION FOR AIR BARRIER FLASHINGS.
22. CONTRACTOR SHALL COORDINATE TO PROVIDE A MINIMUM 2'-0" CLEARANCE AROUND ALL PENETRATIONS THROUGH THE ROOF AND WALLS, EDGES, AND VALLEYS LEADING TO DRAINAGE POINTS. IF CONFLICT WITH THIS REQUIREMENT ARISES, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING A/E."

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P.E. Reg. No.: 119197
Company Name: CNG ENGINEERING, PLLC.
Com. Reg. No.: F-7964
Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1

SHEET TITLE: PLUMBING - SYMBOLS AND ABBREVIATIONS

PROJECT NO: 2228 A1

△	REVISIONS	DATE

100 % CONSTRUCTION DOCUMENTS

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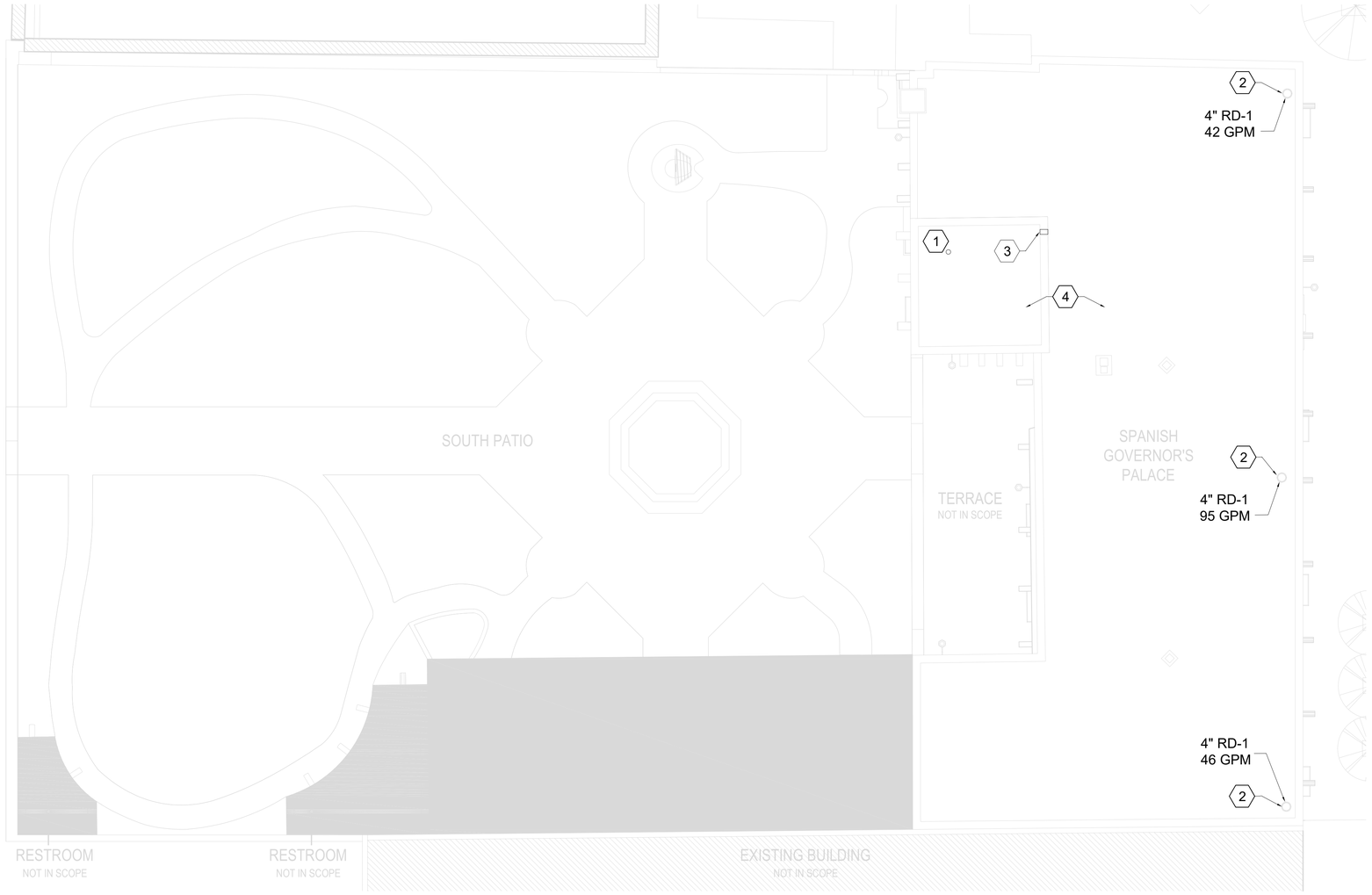
KEYED NOTES: (THIS SHEET ONLY)

1. **EXISTING SANITARY VENT THROUGH ROOF TO REMAIN.** EXTEND HEIGHT OF EXISTING VENT THROUGH ROOF TO BE A MINIMUM OF 6 INCHES ABOVE NEW FINISHED ROOF PER COSA-AMENDED IPC 903.1.1. MATCH EXISTING PIPING MATERIAL. FLASH PER ARCHITECTURE.

2. **REPLACE ROOF DRAIN AND APPLY LINER TO EXISTING 4" PIPE FOR LEAK REPAIR / PREVENTION.**
   - 2.1. **VIDEO INSIDE OF EXISTING PRIMARY STORM DRAIN PIPE FROM ROOF DRAIN TO MAIN BELOW GRADE AND PROVIDE TO ARCHITECT, ENGINEER, AND, IF REQUESTED, TO PIPE LINING MANUFACTURER'S REPRESENTATIVE.**
   - 2.2. **REMOVE EXISTING PRIMARY ROOF DRAIN.**
   - 2.3. DETERMINE THE MATERIAL OF THE EXISTING PIPING AND NOTIFY ENGINEER AND ARCHITECT.
   - 2.4. **CLEAN PIPE PER PIPE LINING MANUFACTURER'S REQUIREMENTS.**
   - 2.5. **APPLY LINER TO EXISTING PRIMARY STORM DRAIN PIPE FROM ROOF DRAIN TO BELOW GRADE. FOLLOW MANUFACTURER'S INSTRUCTIONS AND DO NOT DISTURB HISTORIC STRUCTURE.**
     - 2.5.1. **LINER IS FLEXIBLE, TYPICALLY FELT OR FIBERGLASS, AND SATURATED WITH EPOXY.**
     - 2.5.2. **LINER IS INSERTED INTO PIPE WITH INVERSION DRUM OR OTHER EQUIPMENT.**
     - 2.5.3. **LINER IS PRESSED AGAINST PIPE WALLS BY INFLATING A CALIBRATION TUBE TO ENSURE ADHESION.**
   - 2.6. **PROVIDE NEW PRIMARY ROOF DRAIN (RD-1), ZURN FLOFORCE OR APPROVED EQUAL, AND CONNECT TO EXISTING 4" STORM DRAIN PIPE** WITH NEW 4" STORM DRAIN PIPE. PROVIDE UNSHIELDED, NONPRESSURE DISSIMILAR PIPE-MATERIAL COUPLINGS.

3. **EXISTING SCUPPER TO REMAIN, PROVIDING PRIMARY ROOF DRAINAGE FROM HIGH ROOF DOWN TO LOW ROOF, RE: A-105.**

4. SECONDARY ROOF DRAINAGE IS TO BE OVERFLOW OVER 4" PARAPET. STRUCTURAL ENGINEER HAS VERIFIED ROOF WILL SUPPORT WEIGHT OF WATER PONDING PER 2024 IPC 1101.7.



PIPE MATERIAL LIST

SANITARY SOIL WASTE AND VENT PIPING
ABOVE FLOOR INSIDE BUILDING WITHIN ENCLOSED CHASES, OUT OF RETURN AIR PLENUMS SHALL MATCH EXISTING PIPE AND FITTINGS .

STORM PIPING
ABOVE FLOOR INSIDE BUILDING WITHIN ENCLOSED CHASES, OUT OF RETURN AIR PLENUMS SHALL BE NO -HUB CAST IRON SYSTEM CONFORMING TO CISPI STANDARD NO. 301-75. PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS. PROVIDE FITTING RESTRIANTS FOR PIPING 4" AND ABOVE.

1 PLUMBING - ROOF PLAN
SCALE:1/8"=1'-0"

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Engineer: JOSHUA BAUMGARTNER
P.E. Reg. No.: 119197
Company Name: CNG ENGINEERING, PLLC.
Com. Reg. No.: F-7964
Date: 09-03-2026

PROJECT: SPANISH GOVERNOR'S PALACE - BOND PHASE 1
SHEET TITLE: PLUMBING - ROOF PLAN
PROJECT NO: 2228 A1
△ REVISIONS DATE
100 % CONSTRUCTION DOCUMENTS
SHEET NO: P-102

CNG ENGINEERING SAN ANTONIO | AUSTIN | DALLAS
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