

ADDENDUM NUMBER 001

To The
CONTRACT DOCUMENTS
For The

Date: April 6, 2026
EDR Project No.: **21004**



COPA LIFEGUARD HEADQUARTERS
303 Ninth Street
Port Aransas, Texas 78373

The Following Items modify or supersede the provisions of the Technical Specifications, Drawings, and General Conditions of the Contract for Construction and become part of the Contract Documents.

Drawings/Attachments:

1. Attachment ADD 1-1:
 - a. RFI RESPONSES
2. Attachment ADD 1-2:
 - a. MEP TRANSMITTAL NARRATIVE-001 ADDENDUM
3. Attachment ADD 1-3:
 - a. STRUCTURAL TRANSMITTAL NARRATIVE-001 ADDENDUM
4. Attachment ADD 1-4:
 - a. CIVIL TRANSMITTAL NARRATIVE-001 ADDENDUM
5. Attachment ADD 1-5:
 - a. Geotechnical Report: COPA Provided report for Adjacent COPA Fire Station project.
6. Attachment ADD 1-6:
 - a. 001 Bid Alternate: Aluminum Standing Seam Roofing System added to 01 0300-Bid Alternates Specification.
7. Attachment ADD 1-7:
 - a. 002 REVISION-04-06-2026 - CONSTRUCTION DOCUMENT PLAN SET - GROUPED TOGETHER

Comments/ Clarifications:

1. Refer to RFI RESPONSES for all received RFI's.
2. Geotechnical Report Attached.

ADDENDUM NO. ONE
COPA LIFEGUARD HQ
Port Aransas, Texas

Addendum 1-1
EDR Project No. 21004
04/06/2026

3. Revised Architectural Set.
4. Revised Structural Sheets (S1-1, S3-1, S3-2, S4-1).
5. Revised Plumbing Sheets (P100, P101).
6. Revised Civil Sheets (C2, C3, C4, C6).
 - i. Existing (Fire Station Contractor) Poured 3-space parking area shall remain.
 - ii. Include striping and Bollards in Lifeguard HQ Bid.
7. IFC Landscape Architecture Sheets (L100, L101, L102, L103).
8. Architectural Clarifications:
 - i. Interior Sound Batt Insulation shall be STC 49 minimum (change from STC 55).
 - ii. Added RF2 for a 001 Bid Alternate. Aluminum Roofing Substitution Request. Submit as 001 Bid Alternate (refer to A600 (RF2) for minimum requirements). Bid Form already has Bid Alternate Space.
 - iii. Painting Changes.
 - iv. Special-Lite Door Changes.
 - v. Clarification on Wall Types.
 - vi. Upper walls (furred down in Ready Room) shall be wrapped in W7 wood wall finish as the rest of the room.
 - vii. Integral stain at ADA Accessible Ramps only (not vehicular driveway ramps).

END OF ADDENDUM NUMBER 001

COPA LIFEGUARD HQ-RFI RESPONSES - 001 ADDENDUM 04-06-2026

#	Drawing/Specification	RFI	EDR Response
0.1	L100, L101, L102 ,L103	EDR COMMENT: LANDSCAPE PLANS IN GROUPED SET WERE NOT SEALED AND LANDSCAPE DESIGN HAS CHANGED. SEE ATTACHED SEALED LANDSCAPE PLANS.	
0.2		EDR COMMENT: REFER TO PROVIDED GEOTECH REPORT	
0.3		EDR COMMENT: SOUND BATT INSULATION SHALL BE STC 49 MINIMUM, IN LIEU OF STC 55.	
RFI 1.1	A601 & A603	For door type ED-A, a half glass design is the maximum tested with the SL-19 series.	EDR RESPONSE: CHANGE DOOR TYPE ED-A FROM SL-19 SERIES TO SL-15 WIDE STILE MONUMENTAL ALUMINUM DOOR SERIES.
RFI 1.2	A601 & A603	For door type ED-C, Special-lite has not tested with louvers and I am not aware of any commercial FRP door manufacturers who have tested with louvers design.	EDR RESPONSE: IF THE LOUVERED DOORS AT THESE OUTDOOR SHOWERS DON'T MEET TDI, I WILL ACCEPT ED-B (SOLID), NO LOUVERS. OUTDOOR SHOWERS ARE OPEN AIR ALREADY.
RFI 2	SPECIFICATIONS	I am intending on bidding this project, but I did not see any specs or prints regarding data/audio video/access control/cameras/fire...essentially all of Div. 27. Could you please send the link to the pages for these sections?	NRG (MEP) RESPONSE: All the IT, AV, and Security is contracted separately by City of Port Aransas directly.
RFI 3	HDPE LOCKERS	We are requesting to be added to the list of approved HDPE Locker manufacturers for the above-referenced project, as Summit Lockers meets or exceeds the requirements for the specified product.	EDR RESPONSE: REQUESTED LOCKER SUBSTITUTION IS APPROVED IF PRODUCTS ARE EQUIVALENT OR BETTER THAN SPECIFIED. IF THEY ARE NOT, THEY WILL BE REJECTED IN THE SUBMITTAL PHASE. CONTRACTOR IS REQUIRED TO VERIFY.
RFI 4	CMU BLOCK FINISH	For CMU the plans call out (2) colors #8P charcoal and #10P Salt & Pepper as well per the A204 detail A4 it defines the course pattern, but there is no clear definition as to which color of CMU is a burnished block and which is a polished block. Are both blocks to be provided in the same finish or if not can it be detailed pattern to each?	EDR RESPONSE: ALL BLOCK (BOTH COLORS) SHALL HAVE THE SAME FINISH. BURNISHED & SMOOTH IN THE PATTERN PROVIDED IN THE CONSTRUCTION DOCUMENTS. THIS IS ALL EXPOSED SIDES OF CMU. EXTERIOR, INTERIOR, ENDS, ETC.
RFI 5.1	EXISTING CONCRETE (VICTORY CONSTRUCTION POURED)	Following yesterday's preconstruction walk, it was brought to the team's attention that the adjacent project has already installed a portion of the concrete paving that was originally intended to be completed as part of this scope.	DDCM (CIVIL) RESPONSE: THE EXISTING CONCRETE PARKING AREA WILL REMAIN AS INSTALLED. STRIPING AND BOLLARD INSTALLATION ARE REQUIRED AT PART OF THIS BID.
RFI 5.2	BOLLARDS	Per the contract documents, bollards are to be installed in the area where this paving is now in place. Please provide direction via addendum on the preferred installation method for these bollards—specifically whether you would like us to core into the existing concrete or install the bollards using expansion anchors into the newly placed paving.	EDR RESPONSE: YES TO PROVIDING AND INSTALLING BOLLARDS. DDCM (CIVIL) RESPONSE: BOLLARDS TO BE INSTALLED BY CORING INTO CONCRETE.
RFI 5.3	MATERIALS TESTING RESPONSIBILITIES	We would like clarification regarding materials testing responsibilities noted in the pre-bid conference agenda (Item #4), which states that the contractor is responsible for all materials testing, elevation certificates (during and post), and T&B reports. Can you confirm if this requirement includes the contractor directly retaining the materials testing lab?	EDR RESPONSE: PROVIDED BY CONTRACTOR. REFER TO SPECIFICATIONS.
RFI 6	MATERIALS TESTING ALLOWANCE	Would the material testing be something that you would be willing to make an allowance and give us an amount to carry in the allowance? That way, you and the owner have the right to review and verify that everything being performed and reviewed is per your requirements, as well as to ensure that all general contractors include this amount in their proposals.	EDR RESPONSE: NO. CONTRACTOR SHALL PROVIDE IN BID. REFER TO SPECIFICATIONS.

RFI 7	ALUMINUM ROOFING SUBSTITUTION	REQUEST TO USE SHEFFIELD 2" MECHANICAL SEAMED; TDI COMPLIANT; ALUMINUM PANEL ROOFING SYSTEM.	EDR RESPONSE: CONTRACTOR CAN SUBMIT ALUMINUM ROOFING AS A BID ALTERNATE. REFER TO A600 RF2. WILL CONSIDER THIS AS LONG AS FULL SYSTEM MEETS OR EXCEEDS THE WINDSTORM SPECIFICATION & REQUIREMENTS; AND THE ROOFING SYSTEM IS TDI COMPLIANT WITH OUR STRUCTURAL DESIGN: METAL DECKING (NOT WOOD) AND MEETS OUR TRUSS SPACING.
RFI 8	COLUMN TO RAFTER CONNECTION	CLARIFY IF THE PAINTED, GALVANIZED COLUMNS AT THE FRONT PORCH ARE LOAD BEARING AND HOW ARE THEY CONNECTED TO THE RAFTERS.	EDR RESPONSE: YES, THEY RE LOAD BEARING. THE ARROW WAS POINTING TO THE WRONG LOCATION IN THE STRUCTURAL DETAIL. THE BEAMS CONNECT TO THE LOAD BEARING COLUMNS. THE RAFTERS CONNECT TO THE BEAMS. MULTIPLE SPECIALTY SIMPSON TIES (SPECIAL ORDER) ARE REQUIRED. THEY ARE LONG LEAD TIMES.
RFI 9.1	GEOTECH REPORT	WILL GEOTECH REPORT BE PROVIDED IN THE ADDENDUM?	EDR RESPONSE: YES, SEE ATTACHED.
RFI 9.2	SOQ	WILL ONE COPY OF THE SOQ SUFFICE.	EDR RESPONSE: YES, ONE COPY.
RFI 10.1	SUPPLEMENTAL FRAMING	CLARIFY WHERE SUPPLEMENTAL FRAMING WILL BE REQUIRED.	EDR RESPONSE: SOFFIT FRAMING, WOOD CEILING FRAMING, ETC.
RFI 10.2	UPPER EXTERIOR WALL WALL AT OPPOSITE ROOF SLOPE TRANSITIONS	CLARIFY EXTERIOR WALL AT THE UPPER AREA WHERE THE ROOF SLOPES IN OPPOSITE DIRECTIONS	EDR RESPONSE: CMU AND FURROUT ("EW5) ABOVE AT ALL AREAS BETWEEN EXTERIOR AND INTERIOR. REM RESPONSE: DETAIL S3-108 REVISED TO SHOW CMU WALL BEARING ON LOWER ROOF BEAM (RB3)
RFI 10.3	SOIL REMOVAL	Note about 6" grub removal and 1 1/2' OF soil removal. This is happening where existing topo is elevation +/-6 and the Finish Floor is elevation 10. Do we need to do the additional 1 1/2' soil removal below for the built up pad?	REM RESPONSE: SUBGRADE PREPARATION NOTES ON SHEET S4-1 APPLY TO ALL SLAB-ON-GRADE FOUNDATIONS, INCLUDING THE BUILDING.
RFI 10.4	TRANSITION AROUND FLAGPOLE WALKWAY	Details? What material and a detail for the curb around the flagpole? Not shown on Landscaping.	DDCM RESPONSE: THE CURB AROUND THE FLAGPOLE IS A COMBINATION OF CONCRETE BLOCK CURB AND 6" L-CURB WITH CONCRETE PAVING IN THE AREA DIRECTLY AROUND THE FLAG POLE. ADDITIONAL ELEVATIONS ALSO SHOWN ON SHEET 3 OF 10 WHERE FLAG POLE PAVING INTERSECTS PARKING PAVING.
RFI 10.5	CIVIL RETAINING WALL	The civil retaining wall detail does not show any board-formed at all the Retaining Walls.. as noted on the architectural drawings. Also, the civil retaining wall is only showing as 6" above the upper level pavement and architectural is showing them taller.	EDR RESPONSE: ALL EXPOSED CONCRETE ON RETAINING WALLS SHALL BE 2X6 HORIZONTAL WOOD GRAIN BOARD FORMED. WALLS ARE TALLER. CIVIL WILL REVISE. DDCM (CIVIL) RESPONSE: REVISED SHEET 6 OF 10 SHOWS APPROPRIATE RETAINING WALL DETAIL.

RFI 10.6	BOARD FORM LOOK	CLARIFY BOARD FORM LOOK INTENT.	EDR RESPONSE: ALL EXPOSED CONCRETE ON RETAINING WALLS SHALL BE 2X6 HORIZONTAL, EXPOSED WOOD GRAIN, BOARD FORMED.
RFI 10.7	A602 (W7)	CLARIFY IF W7 ON A602 NEEDS TO BE FIRE TREATED.	EDR RESPONSE: NO, IT DOES NOT NEED TO BE FIRE TREATED. BUILDING CONSTRUCTION TYPE VB.
RFI 10.8	CLOSET 105	Clarify Wall Type around Closet 105. It is called out as EW1.	EDR RESPONSE: CORRECT. THIS IS THE EXPOSED CMU WALL. THIS WALL EXTENDS UP PAST LOWER ROOF TO HIGHER ROOF TRANSITION. I HAVE ADDED A NOTE THAT *EW5 FURROUT IS REQUIRED ABOVE WHERE THE WALL SEPARATES EXTERIOR FROM INTERIOR.
RFI 10.9	INTEGRAL STAINED RAMPS	Clarify Integral stain at ramps locations.	EDR RESPONSE: THIS IS REQUIRED FOR ONLY THE PEDESTRIAN ACCESSIBLE RAMP SYSTEM FROM THE ACCESSIBLE PARKING TO THE PORCH. THE THREE (3) LEGS OF THE RAMP SYSTEM SHALL BE INTEGRAL STAINED CONCRTE (NOT TOPICAL & NOT PAINTED). ONLY THE SLOPED RAMP PORTION SHALL BE STAINED. NOT THE LANDINGS.
RFI 10.10	ROOF FLASHING	Clarify Flashing at lower roof slope to upper side wall.	EDR RESPONSE: REFER TO BOTH ROOF TO SIDEWALL TRANSITION ON A300 AND RF1 & RF2 ON A601. ALL FLASHINGS SHALL MATCH THE ROOFING SYSTEM MATERIAL. ALL FLASHINGS SHALL BE INSTALLED PER ROOF MANUFACTURER'S SYSTEM REQUIREMENTS FOR THEIR FULL MANUFACTURER'S SYSTEM WARRANTY.
RFI 10.11	GALVANIZED COLUMNS AT PORCH	Exposed Galvanized columns at front are painted.	EDR RESPONSE: YES. REFER TO EW7 ON A601. EW7: PAINT-ALL EXPOSED GALVANIZED STEEL (4 COAT SYSTEM) EPOXY/URETHANE SYSTEM. SHERWIN WILLIAMS: PRIME COAT: B58W00610-MACROPOXY 646 FAST CURE EPOXY PART A; PRIME COAT: B58V00600-MACROPOXY 646 FAST CURE EPOXY PART B HARDENER; TOP COAT: B65T00604-ACROLON 218 HS POLYURETHANE-GLOSS PART A; TOPCOAT: B64V00600 -ACROLON 218 HS POLYURETHANE-GLOSS PART B HARDENER (6:1 RATIO)

RFI 10.12	TRUSSES	Are any trusses galvanized?	EDR RESPONSE: REFER TO C2 ON A601. PAINT ALL EXPOSED (INCLUDING EXPOSED PIPES, DUCTS, ETC.). PAINT ALL UNDERSIDE OF DECK; PAINT ALL EXPOSED STRUCTURE, MECH DUCTWORK, ETC. SHERWIN WILLIAMS: PRO-CRYL (RUST INHIBITING) PRIMER FINISH COATS: DRY FALL. EXTERIOR ROOF OVERHANG WILL HAVE NON-VENTED HARDIE SOFFIT WITH BATTENS AND PAINTED. REFER TO C3 FOR ALL AREAS OF TRUSSES AT ALL OVERHANGS.
RFI 10.13	WINDOW MUNTINS	Are window muntins applied or interior between the glass?	EDR RESPONSE: ALUMINUM WINDOW SYSTEMS SHALL BE INTERIOR MUNTINS (BETWEEN THE GLASS), CUSTOM COLOR: RED TO MATCH THE WINDOW SYSTEM. CONTRACTOR IS ALSO RESPONSIBLE FOR ALL MATCHING ALUMINUM FLASHING (EVEN IF OUTSIDE OF WINDOW MANUFACTURER'S SCOPE)...i.e. WINDOW SILL FLASHING WITH END DAMS.
RFI 10.14	WALL TYPES	What does S.S. and B.S. on the wall type sheet stand for?	EDR RESPONSE: S.S. is Single Side. B.S. is Both Sides.
RFI 10.15	SELECT GRADE WHITE OAK	Clarification of the Select Grade White Oak.	EDR RESPONSE: SELECT GRADE WHITE OAK SHALL BE CLEAN WITH MINIMAL KNOTS AND A CONSISTENT COLOR. CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL.
RFI 10.16	BET TESTING	Can you provide a NEBB Certified Testing Company?	EDR RESPONSE: Joseph Reynolds, P.E., President Reynolds Engineering, LLC; Direct (210) 287-8684 joe@revnoldsengr.com
RFI 10.17	PEX	Can we use PEX?	NRG RESPONSE: No. PEX water piping is not allowed on this project.
RFI 10.18	SHOP LIGHTS	Can we use Rigid mounting for Shop Lights, in lieu of Aircraft Cables	NRG RESPONSE: Lighting fixtures in the shop shall be hung with aircraft cable.
RFI 11	SPECIAL-LITE DOOR QUESTIONS		EDR RESPONSE: REFER TO RFI RESPONSES ABOVE 1.1 AND 1.2.



5656 S. Staples, Suite 312
Corpus Christi, TX 78411
361/852-2727 FX: 361/852-2922
TX Firm Registration No. F-005318

Addendum #001

DATE : 04.06.2026

Re: COPA Lifeguard Headquarters

Prospective bidders are hereby notified of the following modifications to the contract documents. These modifications shall become a part of the contract documents. All provisions of the contract documents not specifically affected by the Addenda shall remain unchanged.

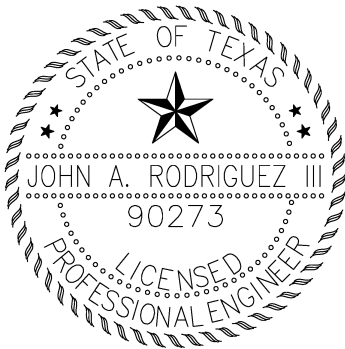
Drawings:

P100 – Plumbing Site Plan

1. Revised keyed note #3 – Route 4” perforated pipe below grade in greenspace.

P101 – Plumbing DWV Floor Plan

1. Revised keyed note #1 – Refer to sheet P100 for continuation.



A handwritten signature in black ink, appearing to read 'John A. Rodriguez III'.

04/06/2026

Re: **COPA Lifeguard Headquarters**
303 Ninth Street
Port Aransas, Texas 78373
Addendum #001 – Revision #002
R.E.M. Job No. 24-225
T.B.P.E. Firm No. 6944

March 31, 2026

The structural drawings have been modified as follows:

Sheet S1-1 – Foundation Plan and Roof Framing Plan

- a.) Hanger channel and details added at change in roof elevation along Grid 4.
- b.) Uplift and wall pressure diagram added to plan.

Sheet S3-1 – Framing Details

- c.) Details S3-101, S3-103, S3-107: Joist seat depth revised to be 5½”.
- d.) Detail S3-105: Leader arrow to rafter holdown corrected.
- e.) Details S3-109 and S3-110: New details showing revised elevation of roof beam at change in roof elevation along Grid 4.

Sheet S3-2 – Framing Details

- f.) Details S3-212 and S3-213: New details showing change in roof slope at ridge beam.

Sheet S4-1 – General Notes

- g.) General Note GC-5 added calling for framing requirements at soffit areas.
- h.) SJ-5 modified to specify joist uplift pressures.

Please contact our office if you have any questions or if we can be of any further assistance on this matter.

Sincerely,


Robert E. Martinez 3/31/26

THE SEAL APPEARING ON
THIS DOCUMENT WAS AUTHORIZED
BY ROBERT E. MARTINEZ, P.E. # 89387
T.B.P.E. FIRM NO. 6944

Robert E. Martinez, P.E.



April 6, 2026

Job No. 10293

Addendum #001

Re: **COPA Lifeguard Headquarters**

Prospective bidders are hereby notified of the following notifications to the contract documents. These modifications shall become part of the contract documents. All provisions of the contract documents not specifically affected by the Addenda shall remain unchanged.

Drawings:

Sheet 2 of 10 – Existing Conditions and Demo:

1. Existing concrete paving parking that is to remain is noted on plan sheet.

Sheet 3 of 10 – Grading Plan:

1. Existing concrete paving parking that is to remain is noted on plan sheet.
2. Note that existing concrete parking area is to be striped and have bollards installed has been added to plan sheet.
3. Proposed grades have been adjusted based on existing concrete paving grades.
4. Proposed grades have been added and adjusted in other areas for clarification.

Sheet 4 of 10 – Utility Plan:

1. Note clarifying that the tops of the existing meter boxes need to be adjusted to match proposed pavement elevations has been added.

Sheet 6 of 10 – Paving Details:

1. Detail of retaining wall has been added.
2. Detail clarifying doweling to existing concrete has been added.
3. Detail of 6" L-Curb has been added.

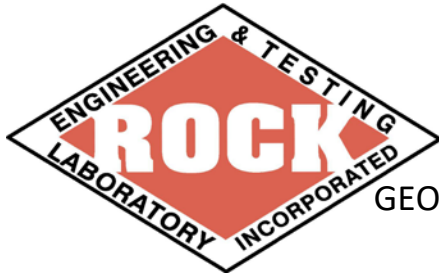
If you have any questions, please contact me.

Regards,

DCCM



Stephen P. Grunewald, P.E.
Senior Project Manager
sgrunewald@dccm.com



- GEOTECHNICAL ENGINEERING
- MATERIALS ENGINEERING & TESTING
- SOILS • ASPHALT • CONCRETE

GEOTECHNICAL SUBSURFACE INVESTIGATION RECOMMENDATIONS
FOR THE PROPOSED
PORT ARANSAS FIRE AND EMS BUILDINGS
NINTH STREET AND AVENUE C
PORT ARANSAS, TEXAS

RETL REPORT NUMBER: G119192

PREPARED FOR:

GIGNAC ARCHITECTS
416 STARR
CORPUS CHRISTI, TEXAS 78401

JUNE 27, 2019

PREPARED BY:

ROCK ENGINEERING & TESTING LABORATORY, INC.
6817 LEOPARD STREET
CORPUS CHRISTI, TEXAS 78409
P: (361) 883-4555; F: (361) 883-4711
TBPE FIRM NO. 2101





- GEOTECHNICAL ENGINEERING
- CONSTRUCTION MATERIALS
ENGINEERING & TESTING
- SOILS • ASPHALT • CONCRETE

June 27, 2019

Gignac Architects
416 Starr
Corpus Christi, Texas 78401

Attention: Mr. Nick Gignac, Associate AIA, LEED AP BD+C

**SUBJECT: SUBSURFACE INVESTIGATION, LABORATORY TESTING PROGRAM AND
FOUNDATION AND PAVEMENT RECOMMENDATIONS
FOR THE PROPOSED
PORT ARANSAS FIRE AND EMS BUILDINGS
Ninth Street and Avenue C
Port Aransas, Texas
RETL Job No. – G119192**

Dear Mr. Gignac,

In accordance with our agreement, we have conducted a subsurface investigation, laboratory testing program and foundation and pavement evaluation for the above referenced project. The results of this investigation, together with our recommendations, are to be found in the accompanying report, one electronic copy of which is being transmitted herewith for your records and distribution to the design team.

Often, because of design and construction details that occur on a project, questions arise concerning soil conditions, and Rock Engineering and Testing Laboratory, Inc. (RETL), Texas Professional Engineering Firm No. – 2101, would be pleased to continue its role as Geotechnical Engineer during the project implementation.

RETL also has great interest in providing materials testing and observation services during the construction phase of this project. If you will advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience. If you have any questions, or if we can be of further assistance, please contact us at (361) 883-4555.

Sincerely,

Mark C. Rock, P.E.
Vice President of Operations

ROCK ENGINEERING & TESTING LABORATORY, INC.
www.rocktesting.com

6817 LEOPARD STREET • CORPUS CHRISTI, TEXAS 78409-1703
OFFICE: (361) 883-4555 • FAX: (361) 883-4711

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No.1 ROUNDVILLE LANE • ROUND ROCK, TEXAS 78664
OFFICE: (512) 284-8022 • FAX: (512) 284-7764

**SUBSURFACE INVESTIGATION, LABORATORY TESTING PROGRAM AND
FOUNDATION AND PAVEMENT RECOMMENDATIONS
FOR THE PROPOSED
CITY OF PORT ARANSAS FIRE AND EMS BUILDINGS
NINTH STREET AND AVENUE C
PORT ARANSAS, TEXAS**

RETL REPORT NUMBER: G119192

PREPARED FOR:

**GIGNAC ARCHITECTS
416 STARR
CORPUS CHRISTI, TEXAS 78401**

JUNE 27, 2019

PREPARED BY:

**ROCK ENGINEERING AND TESTING LABORATORY, INC.
6817 LEOPARD STREET
CORPUS CHRISTI, TEXAS 78409
PHONE: (361) 883-4555; FAX: (361) 883-4711**

TEXAS PROFESSIONAL ENGINEERING FIRM NO. 2101



A handwritten signature in blue ink, appearing to read "J.R. Eichelberger III".

**J.R. Eichelberger, III, P.E.
Senior Project Engineer
Cell: 210 355 2754**



A handwritten signature in blue ink, appearing to read "Mark C. Rock".

**Mark C. Rock, P.E.
Vice President of Operations
Cell: 361 438 8755**



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INTRODUCTION

This report presents the results of a soils exploration, laboratory testing program and foundation and pavement analysis for the proposed City of Port Aransas Fire and EMS Buildings to be constructed at the intersection of Ninth Street and Avenue C in Port Aransas, Texas. This study was conducted for the City of Port Aransas and Gignac Architects.

Authorization

The scope of work for this project was performed in accordance with RETL proposal number P022519B dated February 26, 2019. The proposal was signed by Mr. Nick Gignac, representing Gignac Architects on April 1, 2019 and returned to RETL via e-mail transmission.

Purpose and Scope

The purpose of this exploration was to evaluate the soil and groundwater conditions at the site and to provide foundation and pavement recommendations suitable for the proposed project.

The scope of the exploration and analysis included the subsurface exploration, field and laboratory testing, engineering analysis and evaluation of the subsurface soils, provision of foundation and pavement recommendations and preparation of this report.

The scope of services did not include an environmental assessment. Any statements in this report, or on the boring logs, regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of the client.

General

The exploration and analysis of the subsurface conditions reported herein are considered sufficient in detail and scope to provide foundation and pavement recommendations for the proposed project. The information submitted for the proposed project is based on project details provided by Gignac Architects and the soil information obtained at the boring locations. If the designers require additional soil parameters to complete the design of the proposed foundation and pavement and this information can be obtained from the soil data and laboratory tests performed within the scope of work included in our proposal for this project, then RETL will provide the additional information requested as a supplement to this report.

The Geotechnical Engineer states that the findings, recommendations, specifications or professional advice contained herein have been presented after being prepared in a manner consistent with that level of care and skill ordinarily exercised by reputable members of the Geotechnical Engineer's profession practicing contemporaneously under similar conditions in the locality of the project. RETL operates in general accordance with "*Standard Practice for Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction*, (ASTM D3740)." No other representations are expressed or implied, and no warranty or guarantee is included or intended.

This report has been prepared for the exclusive use of Gignac Architects for the specific application to the proposed City of Port Aransas Fire and EMS Buildings to be constructed at the intersection of Ninth Street and Avenue C in Port Aransas, Texas.

DESCRIPTION OF SITE

The site of the proposed project is located at the intersection of Ninth Street and Avenue C in Port Aransas, Texas. The site is relatively open and level. The surface of the site is covered with grass. Trees were observed as well as overhead utilities and other structures at the site. At the time of our field investigation, the condition of the ground surface was firm did not pose any significant difficulties to the drill crew moving their equipment.

FIELD EXPLORATION

Scope

The field exploration, to evaluate the engineering characteristics of the subsurface materials, included reconnaissance of the project site, performing the boring operations and obtaining disturbed split spoon samples. During the sample recovery operations the soils encountered were classified and recorded on the boring logs in accordance with "*Standard Guide for Field Logging of Subsurface Exploration of Soil and Rock*, (ASTM D5434)."

Nine borings were performed at this site for the purpose of providing geotechnical information. The table below provides the boring identification, boring depth and GPS coordinates at the boring locations:

SUMMARY OF BORING INFORMATION		
Boring Identification	Boring Depth (ft)	GPS Coordinates
B-1	35	N 27.83015° W 97.06377°
B-2	35	N 27.82991° W 97.06377°
B-3	35	N 27.82940° W 97.06452°
B-4	35	N 27.82916° W 97.06440°
B-5	15	N 27.83020° W 97.06342°
B-6	15	N 27.83003° W 97.06399°
B-7	15	N 27.82978° W 97.06412°
B-8	15	N 27.82937° W 97.06416°
B-9	15	N 27.82909° W 97.06474°

The GPS coordinates, obtained at the boring locations using a Garmin model Etrex Venture GPS, are provided in this report and on the boring logs. The owner/architect determined the scope of the field work. RETL staked the boring locations, and performed the drilling operations. Upon completion of the drilling operations and obtaining the groundwater observations, the drill holes were backfilled with excavated soil and the site cleaned as required. A boring location plan is provided in the Appendix.

The borings performed for this project were used to determine the classification and strengths of the subgrade soils. This information is provided on the boring logs and includes boring location, boring depth, soil classification, field tests and laboratory test results. The boring logs are included in the Appendix.

Drilling and Sampling Procedures

The test borings were performed using a drilling rig equipped with a rotary head turning hollow stem augers to advance the boreholes. Disturbed soil samples were obtained using split-barrel sampling procedures in general accordance with the procedures for, "*Penetration Test and Split-Barrel Sampling of Soils*, (ASTM D1586)."

All of the samples were classified, placed in plastic bags, marked according to boring number, depth and any other pertinent field data, stored in special containers and delivered to the laboratory for testing.

Field Tests and Observations

Standard Penetration Tests – During the sampling procedures, standard penetration tests (SPT) were performed to obtain the standard penetration value of the soil at selected intervals. The standard penetration value (N) is defined as the number of blows of a 140-pound hammer, falling 30-inches, required to advance the split-barrel sampler 1-foot into the soil. The sampler is lowered to the bottom of the previously cleaned drill hole and advanced by blows from the hammer. The number of blows is recorded for each of three successive 6-inch penetrations. The “N” value is obtained by adding the second and third 6-inch increment number of blows. An automatic hammer was utilized while performing the STP. An automatic hammer is typically taken to have an efficiency of one. The results of standard penetration tests indicate the relative density of cohesionless soils and comparative consistency of cohesive soils, thereby providing a basis for estimating the relative strength and compressibility of the soil profile components.

Water Level Observations – Water level observations were obtained during the test boring operations. Water level observations are noted on the boring logs provided in the Appendix. In relatively pervious soils, such as sandy soils, the indicated depths are usually reliable groundwater levels. In relatively impervious soils, a suitable estimate of the groundwater depth may not be possible, even after several days of observation. Seasonal variations, temperature, land-use, proximity to a creek, river or lake, tide levels, and recent rainfall conditions may influence the depth to the groundwater. The amount of water in open boreholes largely depends on the permeability of the soils encountered at the boring locations.

Ground Surface Elevations – The ground surface elevations at the boring locations were not provided. Therefore, all depths referred to in this report are measured from the ground surface at the boring locations during the time of our field investigation unless specified otherwise.

LABORATORY TESTING PROGRAM

In addition to the field investigation, a laboratory testing program was conducted to determine additional pertinent engineering characteristics of the subsurface materials necessary in analyzing the behavior of the foundation and pavement systems for the proposed project.

The laboratory testing program included supplementary visual classification (ASTM D2487) and water content tests (ASTM D2216) on all samples. In addition, selected samples were subjected to Atterberg limits tests (ASTM D4318) and percent material finer than the #200 sieve tests (ASTM D1140).

All phases of the laboratory testing program were conducted in general accordance with applicable ASTM Specifications. The results of these tests are to be found on the accompanying boring logs provided in the Appendix.

SUBSURFACE CONDITIONS

General

The types of foundation and pavement bearing materials encountered in the test borings have been visually classified and are described in detail on the boring logs. The results of the standard penetration tests, water level observations and other laboratory tests are presented on the boring logs in numerical form. Representative samples of the soils were placed in polyethylene bags and are now stored in the laboratory for further analysis, if desired. Unless notified to the contrary, all samples will be disposed of three months after issuance of this report.

The stratification of the soil, as shown on the boring logs, represents the soil conditions at the actual boring locations. Variations may occur between, or beyond, the boring locations. Lines of demarcation represent the approximate boundary between different soil types, but the transition may be gradual, or not clearly defined.

It should be noted that, whereas the test borings were drilled and sampled by experienced drillers, it is sometimes difficult to record changes in stratification within narrow limits. In the absence of foreign substances, it is also difficult to distinguish between discolored soils and clean soil fill.

Soil Conditions

The soil conditions encountered in test borings performed at the project site have been summarized and soil properties including soil classification, plasticity, strength, angle of internal friction, effective unit weight, percent passing the No. 200 sieve and range of SPT results are provided in the following table:

Soil Profile Table

D	Generalized Soil Description	LL	PI	C	ϕ	γ_e	-#200	N
0-3	Poorly Graded SAND and Silty SAND	---	---	0	28	110	5-18	3-15
3-17	Poorly Graded SAND and Silty SAND	NP	NP	0	28	50	2-18	WOH-16
17-35	Poorly Graded SAND	---	---	0	31	55	1-3	11-30

Where:

D = Depth in feet below existing grade
LL = Liquid limit (%)
PI = Plasticity index
C = Soil Cohesion, psf (undrained)
 ϕ = Angle of Internal Friction, deg. (undrained)
 γ_e = Effective soil unit weight, pcf
-#200 = Percent of soils passing the #200 sieve
N = Standard Penetration Test (blows per foot)
NP = Non Plastic
WOH = Weight of Hammer

Variations to the generalized soil profile table above were observed. Detailed descriptions of the soils encountered at the boring locations are provided on the boring logs included in the Appendix.

Seismic Site Class

As stated on Page 205, Chapter 20, "SITE CLASSIFICATION PROCEDURE FOR SEISMIC DESIGN" of ASCE/SEI 7-05, "Where the soil properties are not known in sufficient detail to determine the site class, Site Class D shall be used unless authority having jurisdiction or geotechnical data determines Site Class E or F soil are present at the site." Since our field investigations have not included a 100-foot deep boring, by definition the soil properties are not known in sufficient detail. Additionally, Table 20.3-1-Site Classification provides that the soil undrained shear strength for Site Class E soils should have a Standard Penetration Resistance of less than 15, and an undrained shear strength less than 1000 psf. These soils are present in the upper 23-feet at this site. Therefore, the seismic site class in accordance with the ASCE/SEI 7-05 should be assumed to be Site Class E.

Groundwater Observations

Groundwater (GW) observations and the depths the borings caved are provided in the following table:

GROUNDWATER (GW) OBSERVATIONS		
BORING NO.	DURING DRILLING	UPON COMPLETION
B-1	3'	Wet and Caved at 2.5'
B-2	3'	GW at 3' and Caved at 5'
B-3	4'	GW at 4' and Caved at 5.5'
B-4	3.5'	GW at 3.5' and Caved at 4'
B-5	3'	Wet and Caved at 3'
B-6	3.5'	GW at 3.5 and Caved at 4'
B-7	3'	Wet and Caved at 3'
B-8	3'	Wet and Caved at 3'
B-9	3'	Wet and Caved at 3'

Based on observations made in the field and moisture contents obtained in the laboratory, it appears as if the average depth at which groundwater will be encountered at this site is near the 3-foot depth at the time of our field investigation.

Groundwater near the ground surface occurs in the vicinity of this project particularly after significant rainfall events where stormwater runoff fills in the air voids in the surficial sand soils. High groundwater conditions can continue until the groundwater has an opportunity to drain to the bay. RETL encourages the contractor to verify the depth to groundwater prior to bidding to account for the need to dewater excavations for utilities, foundations, etc. at this site. Problems with high water levels in non-cohesive soil regimes can be exacerbated by the contractor's activities particularly when using vibratory effort during compaction operations. The contractor should be aware of the high water table and encouraged to utilize construction means and methods to minimize construction activities that can draw water up or cause the non-cohesive soils from going "quick". If any soft areas are identified, the soils should be removed and recompacted in place.

It should be noted that water levels in open boreholes may require several hours to several days to stabilize depending on the permeability of the soils and that groundwater levels at this site may be subject to seasonal conditions, recent rainfall, and drought or temperature effects.

FOUNDATION DISCUSSION

Project Description

Based on the information provided to RETL, the proposed City of Port Aransas Fire and EMS Buildings is to be constructed at the intersection of Ninth Street and Avenue C in Port Aransas, Texas.

The project will include the construction of a new Fire and EMS complex consisting of two separate structures, one structure includes the fire station administration office, vehicle bays, and future resident quarters for the full-time force. The second building will consist of the EMS station with vehicle bays.

Additionally, this project will include new parking areas and access drives.

RETL has not been provided information regarding whether or not the site is located within a FEMA VE-Zone. It is our understanding that structures located within a FEMA VE-Zone are required to be supported on deep foundations founded at least 20-feet below grade. Recommendations for deep cast in place drilled piers and driven concrete pile foundations are provided in this report.

Potential Vertical Rise (PVR) Discussion

The laboratory test results indicate that the subsoils in the active zone at this site are non-plastic. **Based on the results of the field and laboratory testing, the site can be considered as non-expansive based on the soil conditions at the time of the field exploration.** The PVR was calculated using the Texas Department of Transportation Method TEX-124E and took into account the depth of the active zone, estimated to extend to a depth of approximately 3-feet. The expansive potential of the soils at this site are considered to be negligible and are not a controlling factor in the design at this site.

FOUNDATION TYPES CONSIDERED

Slab-on-Grade Foundation – A stiffened grid type beam and slab foundation is used to support relatively light structures where the soil conditions are relatively uniform, and where uplift and settlement can be tolerated. The intent of a stiffened slab-on-grade foundation is to allow the structure and foundation to move up and down freely with soil movements while providing sufficient stiffness to limit differential movements within the superstructure. This type of foundation is suitable for the structures planned for construction at this site.

Drilled Piers – Conventional cast in place straight shaft drilled piers and auger cast in place piles were considered for use at this site. Due to the absence of a competent clay layer necessary to seal temporary steel casing, the slurry displacement method of pier installation will be required for conventional straight shaft drilled piers. Augered cast in place piles will not require temporary steel casing or the slurry displacement method for installation. Augered cast in place piles are an acceptable foundation system provided additional scrutiny during installation is provided.

Driven Piles – Concrete driven piles are being considered as a deep foundation system to support the proposed Fire and EMS Buildings. Driven piles may result in vibrations felt in other nearby structures making their use undesirable. Pile driving operations shall commence and continue until the desired pile tip elevation is achieved. Any heave experienced once the piles have been driven to grade will require that those piles that experience heave are re-driven to the desired pile tip elevation. Proper hammer sizing and proper pile driving protocol is required when driving concrete piles to assure that proper pile capacities are achieved and that the piles maintain their integrity. Proper pile driving protocol and capacity determination can be accomplished by utilizing dynamic pile driving analysis (PDA) and CAPWAP analysis.

FOUNDATION RECOMMENDATIONS

Slab-on-Grade Foundation

A monolithic stiffened grid type beam and slab-on-grade foundation is appropriate to support the proposed structures planned for construction at this site. The site improvements in the **“Site Preparation”** section of this report should be performed prior to construction of the slab.

Interior and exterior grade beams should be founded within properly compacted subgrade soils or properly compacted select fill at a minimum depth of 2 to 2½-feet below the finished floor slab elevation, respectively. Grade beams founded as recommended above can be designed for a net allowable unit soil bearing pressure of **1,300-psf which includes a design safety factor of approximately 3 for total load conditions and 1,500-psf which includes a design safety factor of approximately 2.5 for transient load conditions, such as wind loads.** Concentrated loads should be placed at widened beam locations, at intersection of grade beams or where haunches can be constructed if loading conditions warrant increased bearing area.

The beams should be a minimum of 12-inches wide to reduce the potential for localized shear failure and the beams should be spaced a maximum of 20-feet apart, in both directions. The Structural Engineer may vary beam depths and spacing based on experience designing and constructing similar type structures on sites with similar subsurface soil conditions.

The “*Design of Slab-On-Ground Foundations*” published by the Wire Reinforcement Institute, Inc. (Aug., 1981) utilizes the design criteria provided in the table below:

WRI Design Criteria	
Climatic Rating (Cw)	17
Effective Plasticity Index	Less than 15
Soil/Climatic Rating Factor (1-C)	0.05
Maximum Beam Spacing (ft)	20

A soil supported floor slab is subject to vertical movements, as discussed earlier in this report. Even slight differential movements can cause distress to interior wall partitions and rigid exterior walls or facades supported by a shallow slab-on-grade foundation resulting in cosmetic damage. The estimated magnitude of movement should be understood and addressed during the design phase of the proposed structure planned for construction at this site.

Drilled Piers

Recommendations provided herein are applicable to both cast in place straight shaft drilled piers and augered cast-in-place piles except when specifically addressed such as in the **CONSTRUCTION CONSIDERATIONS** where **Augered Cast-in-Place Piles** are specifically addressed. The structural designer can utilize the allowable unit skin friction values for the range in depths included in the following table for straight shaft drilled piers and augered cast-in-place piles to resist the axial loads given the strengths of the subsurface soils encountered:

ALLOWABLE UNIT SKIN FRICTION VALUES	
Depth Below Existing Grade (ft)	Allowable Unit Skin Friction (psf)
0-5	Neglect
5-19	100
19-31	575

All depths are referenced from the existing ground surface elevations at the boring locations during the time of our field investigation.

The allowable unit skin friction values provided above are based on the strengths of the in-situ soils and utilize a safety factor of 2.0 to prevent shear failure. The minimum depth of a straight shaft drilled pier based on the soil conditions encountered is 20-feet and the maximum termination depth for straight shaft drilled piers is 31-feet. Resistance to uplift from transient loads can be calculated by taking 60-percent of the axial capacity of a straight shaft drilled pier. RETL recommends utilizing a structural floor slab in conjunction with drilled piers.

Settlement of a properly designed and constructed straight shaft drilled pier can be expected to experience settlement on the order of 1-percent of the shaft diameter of the pier and differential settlements of equally loaded same size drilled shafts should experience differential settlements on the order of 0.5-percent of the pier shaft diameters.

Straight shaft drilled piers should be spaced no closer than three pier diameters apart measured center to center. Drilled piers at this site should be adequately reinforced with a minimum of 1 percent of the cross-sectional area of the pier shaft throughout the depth of the pier to withstand uplift forces.

Pile Foundations

Deep driven concrete piles can be utilized at this site to support the proposed structures. The structural designer can utilize the allowable unit skin friction values for compressive loads and the allowable unit end bearing values provided for the range in depths included in the following table to resist the axial loads given the strengths of the subsurface soils encountered:

ALLOWABLE UNIT SKIN FRICTION VALUES AND END BEARING VALUES			
Depth (ft)	Allow. Compressive Unit Skin Friction (psf) DRIVEN	Allow. Compressive Unit Skin Friction (psf) JETTED	Allowable Unit End Bearing (psf)
0-5	Neglect	Neglect	---
5-17	125	100	---
17-31	300	Not Applicable	20' to 25'; 9,000 25' to 31'; 9,400

The allowable unit skin friction values provided above are based on the strengths of the in-situ soils and utilize a design safety factor of approximately 2 for skin friction and approximately 3 for end bearing. The values in the JETTED column allow for jetting the piles to the 17-foot depth. Between the depths of 17-feet and extending to the recommended maximum pile termination depth, piles shall be continuously driven. Resistance to uplift can be calculated by taking 60-percent of the skin friction component of axial capacity of a driven pile plus the weight of the pile. The minimum pile depth is 20 feet and the maximum pile depth is 31-feet. RETL recommends utilizing a structural floor slab in conjunction with drilled piers.

Settlement of an individual pile will be on the order of 1-inch, or less, and between equally loaded piles settlement on the order of ½-inch, or less, can be expected. It is recommended that the pile foundations be founded at approximately the same depth and are loaded similarly to minimize differential settlement.

The pile foundations shall be spaced a minimum of 3-times the diameter of the largest adjacent pile apart measured center to center. If groups of piles are required to support concentrated loads, an appropriate modification of the estimated bearing capacity must be made on the basis of the group efficiency factor.

The supporting capacity of a group of vertically loaded piles can be considerably less than the sum of capacities of the individual members comprising the group. The capacity of the group varies as a function of change in size, spacing and stiffness. Axial group capacity may be estimated from the following:

$$P = E * N * Q$$

Where E is the group efficiency, N is the number of piles in the group and Q is the single pile capacity. Values of group efficiency (E) increase from about 0.8 at a pile spacing of 2.5 to about 1.0 at a spacing of 5 pile diameters. Detailed analyses of pile-soil interaction for a specific group spacing would be necessary to define actual efficiency.

Piles could heave during the driving process as a result of being driven adjacent to one another. It is recommended that if piles heave during the driving of an adjacent pile, the heaved piles should be re-driven to their initial depth as soon as possible.

Lateral Pile Analysis

Lateral pile analysis programs such as L-pile will require the following soil parameters for this site:

LATERAL PILE ANALYSIS PARAMETERS						
D	Description	C	ϕ	γ_e	K_s	E_{50}
0-5	Poorly Graded SAND and Silty SAND	Neglect				
5-17	Poorly Graded SAND and Silty SAND	0	28	50	20	---
17-31	Poorly Graded SAND	0	31	55	60	---

Where: D = depth (ft)
 γ_e = effective unit weight, pcf
C = shear strength, psf (undrained)
 ϕ = angle of internal friction, deg.
 K_s = modulus of subgrade reaction (pci)
 E_{50} = 50% strain value

K_s and E_{50} values were estimated from known correlations.

PAVEMENT CONSIDERATIONS

In designing the proposed parking areas and driveways, the existing subgrade conditions must be considered together with the expected traffic use and loading conditions.

The conditions that influence pavement design can be summarized as follows:

- Bearing values of the subgrade. These can be represented by a California Bearing Ratio (CBR) for the design of flexible pavements, or a Modulus of Subgrade Reaction (K) for rigid pavements.
- Vehicular traffic, in terms of the number and frequency of vehicles and their range of axle loads.
- Probable increase in vehicular use over the life of the pavement.
- The availability of suitable materials to be used in the construction of the pavement and their relative costs.

Specific laboratory testing to define the subgrade strength (i.e. CBR/K values) have not been performed for this analysis. **Based upon local experience, the estimated CBR and K values for the natural surficial poorly graded sand soils encountered at this site is, 10 and 200 pci, respectively.**

Since traffic counts and design vehicles have not been provided, it is only possible to provide a non-engineered pavement section suitable for light and heavy duty service based on pavement sections, which have provided adequate serviceability for similar type facilities.

Parking areas and drives can be designed with either a flexible or rigid pavement.

The recommended light and heavy duty flexible pavement sections, using locally available materials, are provided in the following tables:

Light Duty Flexible Pavement (Passenger Cars & Parking)	
Hot Mix Asphaltic Concrete	2"
Crushed Limestone Base Material (TxDOT Item 247 Type A; Gr. 1-2)	6"
Tensar Geogrid TX5	Yes
Compacted Poorly Graded Sand Subgrade	12"

Heavy Duty Flexible Pavement (Driveways and Services Areas)	
Hot Mix Asphaltic Concrete	2½"
Crushed Limestone Base Material (TxDOT Item 247 Type A; Gr. 1-2)	8"
Tensar Geogrid TX5	Yes
Compacted Poorly Graded Sand Subgrade	12"

It is important that any existing organic and compressible soils be removed and the exposed subgrade be properly prepared prior to pavement installation.

Once all organics and other deleterious materials have been removed the exposed subgrade soils shall be compacted to a minimum density of 95% of the maximum dry unit weight of the raw subgrade soils as determined by a standard Proctor test (ASTM D698) and at, or above, the optimum moisture content.

A single layer of TENSAR TX5 geogrid shall be placed in accordance with the manufacturer's recommendations on top of properly prepared subgrade soils.

Base materials in flexible pavement areas should meet the requirements set forth in Texas Standard Specifications 2014; Item 247, Type A, Grade 1-2 and should be placed in maximum 8-inch thick loose lifts and compacted to a minimum density of 98% of the maximum dry density as determined by the modified Proctor test (ASTM D 1557) and within ± 1.5 percentage points of the optimum moisture content.

Hot mix asphaltic concrete should meet the requirements set forth in Texas Standard Specifications 2014 Item 340; Type D, or C, surface course.

Allowances for proper drainage and proper material selection of base materials are most important for performance of asphaltic pavements. Ruts and birdbaths in asphalt pavements allow for quick deterioration of the pavement primarily due to saturation of the underlying base materials and subgrade soils.

The use of concrete for paving has become more prevalent in recent years due to a decrease in the material cost of concrete and to the long term maintenance cost benefits of concrete pavement compared to asphaltic pavements. The recommended light and heavy-duty rigid pavement sections are provided in the following table:

Rigid Pavement	Light	Heavy
Reinforced Concrete	6"	7"
Compacted Poorly Graded Sand Subgrade	12"	12"

Concrete pavement is recommended in areas that receive continuous repetitive traffic such as loading/unloading areas, drive-thru lanes and driveway entrances.

The concrete pavement should be properly reinforced and jointed, as per ACI, and should have a minimum 28-day compressive strength of 4,000 psi. Expansion joints should be sealed with an appropriate sealant so that moisture infiltration into the subgrade soils and resultant concrete deterioration at the joints is minimized. The joints should be thoroughly cleaned and sealant should be installed without overfilling before pavement is opened to traffic.

Concrete pavement at least 8-inches thick is recommended for the trash dump approach areas due to the high wheel and impact loads that these areas receive. The concrete pads at the location of the trash dumpsters should be large enough to accommodate both the front and rear wheels of the vehicles used to pick up the trash dumpsters. Maintenance or operations managers need to stress the importance of placing the trash dumpsters in their proper locations to reduce the distress trash pickup operations place on the pavement.

During the lifespan of the roadways and parking areas, routine maintenance such as crack sealing and seal coats for flexible pavements, and joint maintenance for rigid pavement sections will be required. Without proper maintenance, moisture infiltration into the base material and subgrade will result in rapid deterioration of the pavement system. RETL recommends that the owner and/or maintenance manager protect their investment by incorporating an aggressive maintenance program.

SITE IMPROVEMENT METHODS

Concrete Flatwork Construction Considerations

Provisions in the site development should be made in order to maintain relatively uniform moisture contents of the supporting soils. A number of measures may be used to attain a reduction in subsoil moisture content variations. Some of these measures are outlined below:

- During construction, positive drainage schemes should be implemented to prevent ponding of water on the subgrade.
- Positive drainage should be maintained around the structures and flatwork through roof/gutter systems connected to piping or directed to paved surfaces, transmitting water away from the foundation perimeters and flatwork. In addition, positive grades sloping away from the foundations and flatwork should be designed and implemented. We recommend that an effective site drainage plan be devised by others prior to commencement of construction to provide positive drainage away from the site improvements and off the site, both during, and after construction.
- Vegetation placed in landscape beds that are adjacent to the structures and flatwork should be limited to plants and shrubs that will not exceed a mature height of 3-feet. Large bushes and trees should be planted away from the slab foundations and flatwork at a distance that will exceed their full mature height and canopy width.

- Individual concrete panels of concrete sitework should be dowelled together to minimize trip hazards as a result of differential movements within the flatwork.
- Pavements should be designed to drain quickly with a minimum positive slope of 1-percent.

All project features beyond the scope of those discussed above should be planned and designed similarly to attain a region of relatively uniform moisture content within the foundation and flatwork areas. Poor drainage schemes are generally the primary cause of foundation and flatwork problems in South Texas.

CONSTRUCTION CONSIDERATIONS

Site Preparation

In the area where the slab-on-grade foundation is to be constructed, soil, vegetation and all loose or excessively organic materials shall be removed to a minimum depth of 6-inches below the ground surface. The excavation should extend a minimum distance of 5-feet outside the perimeter of the proposed structures and any appurtenances (including porches, attached sidewalks, stoops, etc.). The upper 1-foot of exposed subgrade soil shall be compacted to a minimum density of 95-percent of the maximum dry density as determined by the standard Proctor test (ASTM D698) and at, or above, the optimum moisture content. If any soft areas are identified, the soils should be removed and recompacted in place.

Upon completion of the subgrade preparations, a minimum of 1½-feet of properly compacted "**Select Fill**" soils shall be placed in the foundation excavations. Additional "**Select Fill**" should be placed as necessary to raise the grade to achieve the planned finished floor elevation. "**Select Fill**" shall be placed in such a manner to provide a uniform "**Select Fill**" pad thickness supporting the proposed structures. All fill soils shall be placed in maximum 8-inch thick loose lifts and compacted to a minimum density of 95-percent of the maximum dry density as determined by the standard Proctor (ASTM D698) and at or above the optimum moisture content. Excavation of grade beams may proceed after placement of the "**Select Fill**" is complete.

Drilled, Cast-in-Place, Pier Construction Considerations

For deep drilled pier construction at this site, the slurry displaced method of excavating drilled piers will be necessary to prevent groundwater and soils from infiltrating into the pier excavation. Observations made in the field indicate that groundwater is at the depth of approximately 3-feet. Temporary steel casing might be considered to start the pier excavation when using the slurry displacement method of pier installation. It may be more economical for the drilled pier contractor to utilize a combination of casing and slurry displacement method to excavate the straight shaft drilled pier

The slurry displacement method of performing the pier excavation is applicable for any situation requiring casing. It is required if it is not possible to get an adequate water seal with the casing to keep groundwater out of the shaft cavity. Note that it is essential in this method that there is a sufficient slurry head available (or that the slurry density can be increased as needed) so the inside pressure is greater than that from the groundwater table or the tendency of the soil to cave.

Bentonite is most commonly used with water to produce the slurry ("bentonite slurry"). Some experimentation may be required to obtain optimum percentage for a site but amounts in the range of 4 to 6 percent by weight are usually adequate.

The bentonite should be well mixed with water so that the mixture is not lumpy. The slurry should be capable of forming a filter cake on the shaft wall and to carry the smaller (say, under 6mm) excavated particles in suspension.

With the slurry method it is generally desirable to:

- Prevent having the slurry in the shaft too long to prevent an excessively thick filter cake is difficult to displace with concrete during shaft filling.
- Pump the slurry and screen out the larger soil particles in suspension then the "conditioned" slurry can be returned to the shaft prior to concreting.
- Care should be exercised in excavating clay through the slurry so that pulling a large fragment does not cause sufficient negative pore pressure, or suction, to develop and collapse a part of the shaft.

When the shaft is complete the reinforcing steel cage is set in place and a tremie installed (this sequence is usually necessary so that the tremie does not have to be pulled to set the cage and then reinserted-almost certain to produce a slurry film discontinuity in the shaft). Concrete is pumped with great care taken that the tremie is always well submerged in the concrete so a minimum surface area is exposed and contaminated with slurry. Studies have shown that the concrete will adequately displace slurry particles from the reinforcing steel cage so a good bond can be obtained, and as previously noted, if the shaft is not open too long the filter cake on the pier wall is reasonably displaced as well.

Care must be taken during concrete placement and casing removal to ensure that sufficient concrete head is maintained inside the casing to prevent soil intrusions in the pier concrete. Concrete should be placed as soon as possible after all loose material has been removed, the pier excavation inspected and reinforcing steel installed. A relatively high slump concrete mix (6 to 7 inches) is recommended. The soils engineer should be present to witness the test pier excavation. The pier excavation should not be allowed to stay open overnight.

The successful placement of a pier foundation is dependent on the expertise of the drilled pier foundation contractor. The Geotechnical Engineer, or his designated representative, should be present to witness the pier excavation.

Augered Cast-in-Place Piles

The successful augered cast-in-place pile installations will depend upon the expertise of the contractor and the techniques used. Whereas this installation can be monitored to determine that the piles are installed in general accordance with the specification, it is not possible to make an absolute determination of the capacities of each individual pile. Therefore, the contractor should be required to guarantee or certify this work and provide sufficient references for similar type projects.

Because of the possibility of soil intrusions during auger withdrawal and nonvertical or “dog-leg” piles, the job specifications must be carefully prepared and a continuous inspection of the installation maintained during installation to monitor depths and the amount of concrete pumped versus the rate of auger withdrawal.

If these piles will be subject to uplift due to wind load, etc., they must be provided with adequate reinforcing steel throughout their length. A single piece of reinforcing steel can usually be installed the complete depth of an auger cast-in-place pile. A cage system of reinforcing steel can usually be installed after completion of the pile and generally can be pushed to a depth of 10 to 15 feet.

Typical specifications require a minimum of 10-feet of grout head be pumped above the tip of the auger when at the desired termination depth prior to starting the auger withdrawal. The withdrawal rate of the auger and grout pumping operations shall achieve a minimum of 115-percent of the theoretical volume of the pile for each 5-foot increment of pile until grout return is observed at the ground surface at which point the minimum of 100-percent of the theoretical volume shall be pumped.

Concern over the percentage of defective piles warrants extraordinary efforts during construction to achieve sound piles with the desired physical dimensions to support the proposed loads. RETL recommends that PIR-A and pump stroke counter be utilized during construction. PIR-A will provide real time grout factor verses depth to the pile installation contractor so that deficiencies can be addressed prior to completion of the pile. The pump stroke counter shall be reset after each pile installation. In addition RETL recommends that a minimum of 25-percent of the piles be subjected to PIT testing upon completion of the pile installation program. Once finished installing a pile and prior to moving and setting up on the next pile location, the pile contractor shall provide the PIR-A printout summary of the drilling operations, which provides the grout factor for each 5-foot increment to the Geotechnical Engineer, or his designated representative, to verify conformance to the project specifications. If the depth or grout factor does not meet the project specifications then corrective actions are required while the grout is still plastic. Provisions for the contractor to address pile deficiencies shall be approved the project Structural Engineer.

Driven Pile Installation Considerations

Driving of piles may result in undesirable vibrations affecting existing equipment and heaving of adjacent soils during pile driving operations. Pile driving operations should be performed continuously due to the tendency of sand soils to freeze the pile if driving operations are interrupted.

The contractor shall perform a Wave Equation Analysis of Pile Drive (WEAP) for the type of hammer that will be utilized on this project. The WEAP shall be required by the project specifications to be approved and sealed by the contractor's geotechnical engineer and shall be provided to the project engineer as a submittal. The hammer type modeled using the WEAP analysis shall be utilized by the contractor during all pile driving operations.

The initial pile driven at the site shall be instrumented using Pile Driving Analyzer (PDA) during driving and driven with the hammer modeled for the WEAP provided. In addition to the data obtained during driving, a minimum 24-hour set check shall be performed after the initial driving in order to estimate the probable capacity by the use of PDA and CAPWAP. A result of the PDA and CAPWAP shall be used to establish a pile driving protocol and the contractor shall install the piles using the protocol developed.

If jetting is utilized to install the piles, over-jetting should be avoided. Over-jetting may reduce the allowable capacity of the installed piles.

Piles designed to resist lateral loads should be driven until the desired termination depth of the driven pile is achieved. Allowances for pile modification should be made in the contract to allow for field changes based on pile driving criteria.

The Geotechnical Engineer, or his designated representative, should be present during pile installations.

Select Fill

Imported select fill material used at this site shall be homogenous, free from organics, and clay balls, and other deleterious materials and shall have a maximum liquid limit of 40-percent and a plasticity index (PI) between 7 and 18. The select fill soils shall have a minimum of 35-percent passing the #200 sieve and no soil particles exceeding 1½-inches will be permitted. The fill shall be placed in no greater than 8-inch thick loose lifts and compacted to a minimum density of 95-percent of the maximum dry density, as determined by the standard Proctor (ASTM D698), and at, or above, the optimum moisture content.

Clean sand free from organics and other deleterious materials similar to the natural in-situ poorly graded sand soils may be utilized at this site as "**Select Fill**" with the understanding that grade beams may collapse warranting extra effort by the contractor to clean the loose soils from grade beams prior to placement of foundation concrete and that overruns on concrete may occur.

Earthwork and Foundation Acceptance

Exposure to the environment may weaken the soils at the foundation and pavement bearing levels if excavations remain open for long periods of time. Therefore, it is recommended that excavations be extended to final grade and the foundations and pavements be constructed as soon as possible to minimize potential damage to the bearing soils. The foundation and pavement bearing levels should be free of loose soil, ponded water or debris, and should be observed prior to concreting by the Geotechnical Engineer, or his designated representative.

Foundation concrete and pavement constituents should not be placed on soils that have been disturbed by rainfall or seepage. If the bearing soils are softened by surface water intrusion, or by desiccation, the unsuitable soils must be removed and be replaced with properly compacted soils or base material as directed by the Geotechnical Engineer.

The Geotechnical Engineer, or his designated representative, should monitor subgrade preparation. As a guideline, density tests should be performed on the exposed subgrade soils and each subsequent lift of compacted select fill soils at a rate of one test per 2,000-square feet or a minimum of three in-place nuclear tests per testing interval, whichever is greater. Any areas not meeting the required compaction should be recompacted and retested until compliance is met.

Vapor Retarder

A vapor retarder, with a permeance of less than 0.3 US perms (ASTM E96), should be placed under any grade supported concrete slab on the subgrade to reduce the transmission of water vapor from the supporting soil through the concrete slab and to function as a slip sheet to reduce subgrade drag friction. Polyethylene film, or polyolefin, with a minimum thickness of 10 mils (0.25 mm) is typically used for reduced vapor transmission and durability during and after its installation. The vapor retarder should be installed according to *“Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slab, (ASTM E1643).”*

All penetrations through the vapor retarder should be sealed to ensure its integrity. The vapor retarder should be taped around all openings to ensure the effectiveness of the barrier. Grade stakes should not be driven through the barrier and care should be taken to avoid punctures during reinforcement and concrete placement. Placement of slab concrete directly on the vapor retarder increases the risks of surface dusting, blistering and slab curling making good concrete practice critical. A low water to cement ratio concrete mix design, combined with proper and adequate curing procedures, will help ensure a good quality slab.

Where vapor transmission is not a concern, elimination of the vapor retarder may provide improvements in finishing characteristics and reductions in the risks of surface dusting, blistering and slab curling. However, exposure of portions of the subgrade or granular layer such as at blockouts for columns or utility penetrations, to inclement weather during construction, may create excessive or deficient moisture conditions beneath portions of the slab that have already been placed. Blockouts for slab penetrations should be protected if a vapor retarder is omitted. ACI 302.1R-96, *“Guide for Concrete Floor and Slab Construction,”* recommends that a vapor retarder or vapor barrier be used only when required by the specific application.

Dewatering

Based on the groundwater observations made during the drilling operations and based on our experience with other geotechnical investigations performed in the vicinity, it appears that dewatering will be required for excavations deeper than approximately 3-feet. It should be noted that the depth to the groundwater is subject to change due to climatic and site conditions, therefore, it should be made the responsibility of the contractor to verify depths to groundwater. **A unit cost price for dewatering should be included in the contract documents.**

Subsurface water that flows in an upward direction into an excavation area that is being dewatered imparts a seepage force that tends to loosen the soil, reducing the soil strength. The change in strength should be considered in designing excavation bracing and foundations. Where excavations are to extend more than a few feet below groundwater level, open ditches or pits may not be practical, and more advanced methods may be required.

Utilities

Utilities that project through a concrete slab or walls should be designed with either some degree of flexibility, or with sleeves, in order to prevent damage to these lines should vertical movement occur.

Expansion Joints

Expansion joints should be designed and placed in various portions of the proposed structures. Properly planned placement of these joints will assist in controlling the degree and location of material cracking that normally occurs due to material shrinkage, thermal affects, soil movements and other related structural conditions.

GENERAL COMMENTS

If significant changes are made in the character or location of the proposed project, a consultation should be arranged to review any changes with respect to the prevailing soil conditions. At that time, it may be necessary to submit supplementary recommendations.

It is recommended that the services of RETL be engaged to test and evaluate the soils in the foundation and pavement excavations prior to concreting or placing pavement constituents in order to verify that the bearing soils are consistent with those encountered in the borings. RETL cannot accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundation or pavements if not engaged to also provide construction observation and testing for this project. If it is required for RETL to accept any liability, then RETL must agree with the plans and perform such observation during construction as we recommend.

June 27, 2019
Attn.: Mr. Nick Gignac
RETL Job No.: G119192

CITY OF PORT ARANSAS FIRE AND EMS BUILDINGS
Ninth St. and Avenue C
Port Aransas, Texas

All sheeting, shoring, and bracing of trenches, pits and excavations should be made the responsibility of the contractor and should comply with all current and applicable local, state and federal safety codes, regulations and practices, including the Occupational Safety and Health Administration.

APPENDIX



- GEOTECHNICAL ENGINEERING
- CONSTRUCTION MATERIALS
ENGINEERING & TESTING
- SOILS • ASPHALT • CONCRETE

BORING LOCATION PLAN



June 27, 2019

Attn.: Mr. Nick Gignac, Associate AIA, LEED AP
RETL Job No.: G119192

PORT ARANSAS FIRE AND EMS BUILDINGS

Ninth Street and Avenue C
Port Aransas, Texas

ROCK ENGINEERING & TESTING LABORATORY, INC.
www.rocktesting.com

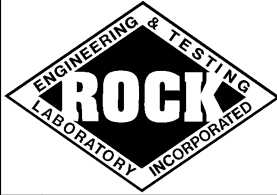
6817 LEOPARD STREET • CORPUS CHRISTI, TEXAS 78409-1703
OFFICE: (361) 883-4555 • FAX: (361) 883-4711

10856 VANDALE ST • SAN ANTONIO, TEXAS 78216-3625
OFFICE: (210) 495-8000 • FAX: (210) 495-8015

No.1 ROUNDVILLE LANE • ROUND ROCK, TEXAS 78664
OFFICE: (512) 284-8022 • FAX: (512) 284-7764

LOG OF BORING B-1

SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
Corpus Christi, TX
Telephone: 3618834555
Fax: 3618834711

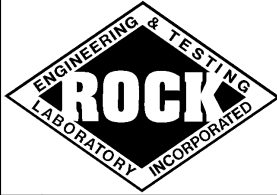
CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/20/19

		FIELD DATA				LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW and caved at 2.5 feet upon completion.		
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A		
						LL	PL	PI				DESCRIPTION OF STRATUM		
	5	SS S-1	 N= 9	21							12	POORLY GRADED SAND WITH SILT , dark brown, moist, loose.		
		SS S-2	 N= 8	23									Same as above.	
		SS S-3	 N= 13	26								7	Same as above, brown, medium.	
	10	SS S-4	 N= 11	24									POORLY GRADED SAND WITH SILT , brown, moist, medium.	
		SS S-5	 N= 3	27								6	Same as above, very loose.	
		SS S-6	 N= 1	27									Same as above.	
	15													
		SS S-7	 N= 17	25									POORLY GRADED SAND , gray, moist, medium.	
	20													
SS S-8		 N= 28	22								2	Same as above.		
25														
	SS S-9	 N= 12	21									Same as above.		
30														
	SS S-10	 N= 18	16									POORLY GRADED SAND , gray, moist, medium.		
35														
												Boring was terminated at a depth of 35 feet.		
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.83015 W° 97.06377		

LOG_OF_BORING G119192.GPJ ROCK ETL.GDT 6/27/19

LOG OF BORING B-2

SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
Corpus Christi, TX
Telephone: 3618834555
Fax: 3618834711

CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/12/19

FIELD DATA					LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW at 3 feet and caved at 5 feet upon completion. 24-Hour Delayed Readings: GW and Caved at 3 feet.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5	SS S-1	N= 3	22							18	SILTY SAND , dark brown, moist, very loose.	
		SS S-2	N= 1	24								Same as above.	
		SS S-3	N= 15	25								Same as above, medium.	
	10	SS S-4	N= 11	27							4	POORLY GRADED SAND , brown, moist, medium.	
		SS S-5	N= 13	26								Same as above.	
	15	SS S-6	N= 2	28							3	Same as above, gray, very loose.	
	20	SS S-7	N= 15	23								POORLY GRADED SAND , gray, moist, medium.	
	25	SS S-8	N= 19	22								Same as above.	
	30	SS S-9	N= 14	24							3	Same as above.	
	35	SS S-10	N= 16	24								POORLY GRADED SAND , gray, moist, medium.	
												Boring was terminated at a depth of 35 feet.	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.82991 W° 97.06377	

LOG_OF_BORING G119192.GPJ ROCK ETL.GDT 6/27/19

LOG OF BORING B-3

SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
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Telephone: 3618834555
Fax: 3618834711

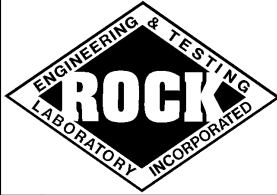
CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/12/19

FIELD DATA					LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 4 feet during drilling. GW at 4 feet and caved at 5.5 feet upon completion. 24-Hour Delayed Readings: GW and Caved at 4 feet.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5	SS S-1	N= 5	20							9	POORLY GRADED SAND WITH SILT , dark brown, moist, loose.	
		SS S-2	N= 4	24								Same as above.	
		SS S-3	N= 0	26								Same as above, gray, very loose.	
	10	SS S-4	N= WOH	28								POORLY GRADED SAND , gray, moist, very loose.	
		SS S-5	N= 2	24							3	Same as above.	
	15	SS S-6	N= 2	27							7	Same as above, with silt.	
	20	SS S-7	N= 20	25								POORLY GRADED SAND , gray, moist, medium.	
	25	SS S-8	N= 30	23							1	Same as above.	
	30	SS S-9	N= 20	24								Same as above.	
	35	SS S-10	N= 11	23								POORLY GRADED SAND , gray, moist, medium.	
												Boring was terminated at a depth of 35 feet.	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.82940 W° 97.06452	

LOG_OF_BORING G119192.GPJ ROCK ETL.GDT 6/27/19

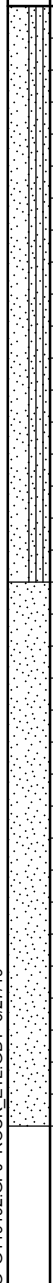
LOG OF BORING B-4

SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
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Telephone: 3618834555
Fax: 3618834711

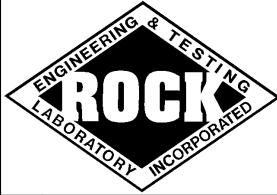
CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/21/19

	FIELD DATA				LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3.5 feet during drilling. GW at 3.5 feet and caved at 4 feet upon completion.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5	SS S-1	 N= 3	19							6	<u>POORLY GRADED SAND WITH SILT</u> , dark brown, moist, very loose.	
		SS S-2	 N= 2	27								Same as above.	
		SS S-3	 N= 0	28							8	Same as above.	
	10	SS S-4	 N= 2	26							7	<u>POORLY GRADED SAND WITH SILT</u> , gray, moist, very loose.	
		SS S-5	 N= 12	26								Same as above, medium.	
	15	SS S-6	 N= 1	23								Same as above, very loose.	
	20	SS S-7	 N= 14	23							2	<u>POORLY GRADED SAND</u> , gray, moist, medium.	
	25	SS S-8	 N= 13	25								Same as above.	
	30	SS S-9	 N= 18	23								Same as above.	
	35	SS S-10	 N= 17	23								<u>POORLY GRADED SAND</u> , gray, moist, medium.	
												Boring was terminated at a depth of 35 feet.	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.82916 W° 97.06440	

LOG_OF_BORING G119192.GPJ ROCK ETL.GDT 6/27/19

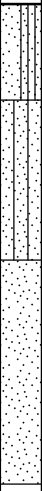
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SHEET 1 of 1



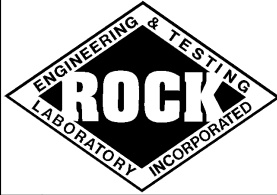
Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
Corpus Christi, TX
Telephone: 3618834555
Fax: 3618834711

CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/21/19

FIELD DATA					LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW and caved at 3 feet upon completion.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
		SS S-1	⊗	N= 15	17						8	<u>POORLY GRADED SAND WITH SILT</u> , dark brown, moist, medium.	
	5	SS S-2	⊗	N= 3	22						17	<u>SILTY SAND</u> , brown, moist, very loose.	
		SS S-3	⊗	N= 9	23							Same as above, loose.	
		SS S-4	⊗	N= 13	24							<u>POORLY GRADED SAND</u> , gray, moist, medium.	
	10	SS S-5	⊗	N= 2	26							Same as above, very loose.	
		SS S-6	⊗	N= 6	27							Same as above, loose.	
15												Boring was terminated at a depth of 15 feet.	
												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.83020 W° 97.06342	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE													

LOG OF BORING B-6

SHEET 1 of 1



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Telephone: 3618834555
Fax: 3618834711

CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192

DATE(S) DRILLED: 6/20/19

	FIELD DATA					LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTEBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3.5 feet during drilling. GW at 3.5 feet and caved at 4 feet upon completion.		
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A		
						LL	PL	PI				DESCRIPTION OF STRATUM		
	5	SS S-1	N= 6	18							16	<u>SILTY SAND</u> , dark brown, moist, loose.		
		SS S-2	N= 3	23	NP	NP	NP					Same as above, gray, very loose. (SM)		
		SS S-3	N= 16	24								Same as above, medium.		
		SS S-4	N= 15	24								<u>SILTY SAND</u> , gray, moist, medium.		
		SS S-5	N= 3	30								Same as above, very loose.		
		SS S-6	N= 1	27								Same as above.		
	15											Boring was terminated at a depth of 15 feet.		
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.83003 W° 97.06399		

LOG OF BORING B-7

SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
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Telephone: 3618834555
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CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/20/19

	FIELD DATA				LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTERBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW and caved at 3 feet upon completion.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5	SS S-1	⊗	N= 9	21						5	<u>POORLY GRADED SAND WITH SILT</u> , dark brown, moist, loose.	
		SS S-2	⊗	N= 7	24						18	<u>SILTY SAND</u> , brown, moist, loose.	
		SS S-3	⊗	N= 12	27							Same as above, medium.	
	10	SS S-4	⊗	N= 7	24							<u>POORLY GRADED SAND</u> , gray, moist, loose.	
		SS S-5	⊗	N= 2	25							Same as above, very loose.	
		SS S-6	⊗	N= 2	22						2	Same as above.	
15												Boring was terminated at a depth of 15 feet.	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.82978 W° 97.06412	

LOG OF BORING B-8

SHEET 1 of 1



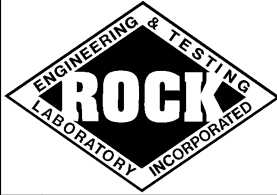
Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
Corpus Christi, TX
Telephone: 3618834555
Fax: 3618834711

CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/12/19

FIELD DATA					LABORATORY DATA							DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTEBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW and caved at 3 feet upon completion.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5 <												

LOG OF BORING B-9

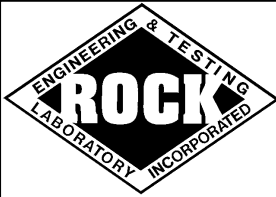
SHEET 1 of 1



Rock Engineering & Testing Laboratory Inc.
6817 Leopard Street
Corpus Christi, TX
Telephone: 3618834555
Fax: 3618834711

CLIENT: Gignac Architects
PROJECT: Port Aransas Fire and EMS Buildings
LOCATION: Ninth Street and Avenue C
NUMBER: G119192
DATE(S) DRILLED: 6/21/19

FIELD DATA		LABORATORY DATA										DRILLING METHOD(S): Hollow Stem Auger	
SOIL SYMBOL	DEPTH (FT)	SAMPLE NUMBER	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT Qc: TONS/SQ FT	MOISTURE CONTENT (%)	ATTEBERG LIMITS			DRY DENSITY POUNDS/CU.FT	COMPRESSIVE STRENGTH (TONS/SQ FT)	MINUS NO. 200 SIEVE (%)	GROUNDWATER INFORMATION: Groundwater (GW) was encountered at a depth of 3 feet during drilling. GW and caved at 3 feet upon completion.	
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				SURFACE ELEVATION: N/A	
						LL	PL	PI				DESCRIPTION OF STRATUM	
	5	SS S-1	 N= 4	24							5	<u>POORLY GRADED SAND WITH SILT</u> , brown, moist, loose.	
		SS S-2	 N= 1	28								Same as above, very loose.	
		SS S-3	 N= WOH	27								Same as above, gray.	
	10	SS S-4	 N= 2	26							3	<u>POORLY GRADED SAND</u> , gray, moist, very loose.	
		SS S-5	 N= 5	25								Same as above, loose.	
	15	SS S-6	 N= 2	24								Same as above, very loose.	
												Boring was terminated at a depth of 15 feet.	
N - STANDARD PENETRATION TEST RESISTANCE Qc - STATIC CONE PENETROMETER TEST INDEX P - POCKET PENETROMETER RESISTANCE												REMARKS: Boring depth and location were determined by RETL. Drilling operations were performed by RETL at GPS Coordinates N° 27.82909 W° 97.06474	



Engineering & Testing
Laboratory, Inc.

Rock Engineering & Testing Laboratory
6817 Leopard Street
Corpus Christi, TX 78409-1703
Telephone: 361-883-4555
Fax: 361-883-4711

KEY TO SOIL CLASSIFICATION AND SYMBOLS

UNIFIED SOIL CLASSIFICATION SYSTEM				TERMS CHARACTERIZING SOIL STRUCTURE	
MAJOR DIVISIONS		SYMBOL	NAME		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	GW		Well Graded Gravels or Gravel-Sand mixtures, little or no fines	SLICKENSIDED - having inclined planes of weakness that are slick and glossy in appearance FISSURED - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical LAMINATED (VARVED) - composed of thin layers of varying color and texture, usually grading from sand or silt at the bottom to clay at the top
		GP		Poorly Graded Gravels or Gravel-Sand mixtures, little or no fines	
		GM		Silty Gravels, Gravel-Sand-Silt mixtures	
		GC		Clayey Gravels, Gravel-Sand-Clay Mixtures	
	SAND AND SANDY SOILS	SW		Well Graded Sands or Gravelly Sands, little or no fines	CRUMBLY - cohesive soils which break into small blocks or crumbs on drying CALCAREOUS - containing appreciable quantities of calcium carbonate, generally nodular WELL GRADED - having wide range in grain sizes and substantial amounts of all intermediate particle sizes POORLY GRADED - predominantly of one grain size uniformly graded) or having a range of sizes with some intermediate size missing (gap or skip graded)
		SP		Poorly Graded Sands or Gravelly Sands, little or no fines	
		SM		Silty Sands, Sand-Silt Mixtures	
		SC		Clayey Sands, Sand-Clay mixtures	
FINE GRAINED SOILS	SILTS AND CLAYS LL < 50	ML		Inorganic Silts and very fine Sands, Rock Flour, Silty or Clayey fine Sands or Clayey Silts	SYMBOLS FOR TEST DATA — Groundwater Level (Initial Reading) — Groundwater Level (Final Reading) — Shelby Tube Sample — SPT Samples — Auger Sample — Rock Core
		CL		Inorganic Clays of low to medium plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays	
		OL		Organic Silts and Organic Silt-Clays of low plasticity	
	SILTS AND CLAYS LL > 50	MH		Inorganic Silts, Micaceous or Diatomaceous fine Sandy or Silty soils, Elastic Silts	
		CH		Inorganic Clays of high plasticity, Fat Clays	
		OH		Organic Clays of medium to high plasticity, Organic Silts	
HIGHLY ORGANIC SOILS	PT		Peat and other Highly Organic soils		

TERMS DESCRIBING CONSISTENCY OF SOIL

COARSE GRAINED SOILS		FINE GRAINED SOILS		
DESCRIPTIVE TERM	NO. BLOWS/FT. STANDARD PEN. TEST	DESCRIPTIVE TERM	NO. BLOWS/FT. STANDARD PEN. TEST	UNCONFINED COMPRESSION TONS PER SQ. FT.
Very Loose	0 - 4	Very Soft	< 2	< 0.25
Loose	4 - 10	Soft	2 - 4	0.25 - 0.50
Medium	10 - 30	Firm	4 - 8	0.50 - 1.00
Dense	30 - 50	Stiff	8 - 15	1.00 - 2.00
Very Dense	over 50	Very Stiff	15 - 30	2.00 - 4.00
		Hard	over 30	over 4.00

Field Classification for "Consistency" is determined with a 0.25" diameter penetrometer

**SECTION 01 0300
BID ALTERNATES**

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

This Section included administrative and procedural requirements governing allowances.

1.2 DEFINITIONS

- A. Definition: An alternate is an amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost for each alternate is the total addition to the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent Work as necessary to completely and fully integrate that Work into the Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.
- B. Notification: Immediately following the award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicated whether alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other Work of this Contract.
- D. Schedule: A "Schedule of Alternates" is included at the end of this Section. Contractor shall provide all materials necessary to achieve the Work describe under each alternate.

PART 2 – PRODUCTS

PART 3 – EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Both the base bid and any accepted alternate shall be complete and finished structures with any necessary building component or system required for a reasonable functionality. Bid alternates are additive to the base bid. Base Bid: The Base Bid shall include all work indicated on the Construction

Documents (not specifically indicated as a Bid Alternate) required to provide a total and completed product implied by the overall project scope.

SCHEDULE A

001 BID ALTERNATE: STANDING SEAM ALUMINUM SYSTEM:

Aluminum Roof panels shall be standing seam, in 16" widths with 1 ¼"-2" high seams.

Preformed roofing panel Thickness shall be: .040 minimum.

Finish shall be: Kynar 500 Finish.

Fasteners shall be 316 Stainless Steel.

System is required to comply with Existing Structural Design, Metal Decking (and wood at porch) and with structural truss spacing.

Roof Slope: Refer to Roof Plans. Coordinate with Structural CMU coursing.

R Value: R-30 CONTINUOUS RIGID INSULATION WITH CEMENTICIOUS COVER BOARD.

Install per manufacturer's recommendations to comply with local and state codes. Include all

trim and accessories. Install manufacturer's recommended Leak Barrier and Roof Deck

Protection/Weather Barrier as required to comply with windstorm, all codes and ordinances and manufacturer's full system warranty. Submit all flashing details for review.

PART 2 – PRODUCTS: Not Applicable

PART 3 – EXECUTION: Not Applicable

END OF SECTION

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CITY OF PORT ARANSAS LIFEGUARD HEADQUARTERS

303 Ninth Street, Port Aransas, TX 78373

DESIGN CRITERIA / FACILITY DATA / CODE EVALUATION			2/25/2026	
Site Address	Ninth Street, Port Aransas, TX 78373		Inside City Limits	
Applicable Building Codes	2018 International Building Codes		The Building Inspection Division maintains and enforces the technical construction codes adopted by the City of Port Aransas, TX. The construction codes adopted by the City are the International Codes . These include The International Code Council (ICC), 2018 editions of the International Building Code, Existing Building Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One- and Two-Family Dwellings and the National Fire Prevention Association (NFPA) and National Electric Code.	
Applicable Energy Code	2018 IECC, Energy Conservation Code		Insulation Materials and R-Values: Roof: Standing Seam Metal Roof; Insulation: R-30 Continuous Rigid Insulation with Cementitious Cover Board. Walls: FULL GROUT FILLED CMU plus Furrout: R-19 Foam-In-Place Cavity Insulation. Floors: Slab on Grade Fenestration U Factors and SHGC's: U-FACTOR MAXIMUMS: FIXED FENESTRATION: 0.50; OPERABLE FENESTRATION: 0.65; ENTRANCE DOORS: 0.83 SHGC MAXIMUMS: FACING SOUTH, EAST AND WEST: 0.25; FACING NORTH: 0.33 Area Weighted U-Factors and SHGC Calculations: Area Weighted not utilized	
Applicable Windstorm Requirements	Seaward; Refer to Structural for Windspeed		Submit P.E. Sealed shop drawings for all exterior doors and windows to be installed showing compliance with the above listed requirements and applicable wind loads.	
Applicable TDLR/ADA Code	2012 Texas Accessibility Standards		TABS2025019222	
Building Area	Allowed: 9,000 sq.ft. (Type VB, NS, Group S-1) Actual: 4,641 sq.ft. conditioned			
Building Stories	Allowed: 1 Story (Type VB, NS, Group S-1) Actual: 1 Story			
Building Height	Allowed: 40' (Type VB, NS, Group S-1) Actual: 21'			
Fire Sprinkler	NO			
Construction Classification	Type VB (NS)			
Separation Requirements	None			
Occupancy Type	Group S-1 (150 Gross): 2,102 sq.ft./150=14 Accessory (300 Gross): 2,538 sq.ft./300=8.46			
Occupant Load	Total Occupant Load: 22 Occupants			
Plumbing Fixture Count	Men's WC: 1 Required; 3 Provided Men's Lavatories: 1 Required; 2 Provided Women's WC: 1 Required; 2 Provided Women's Lavatories: 1 Required; 2 Provided Drinking Fountains Required: 2 Required; 2 Provided Service Sink: 1 Required; 1 Provided			
Distance From Property Lines	Plan North: <30' (19') Plan South:<30' (9'-10") Plan East: <30' (15'-8") Plan West: >30'			
Parking Requirements	Required: 11 Spaces (1 VAN Accessible) 12-15 Spaces (1 VAN Accessible)	Provided:	Business: 1 space for every 250 SF: 2,102/250= 8.4; Storage: 1 space for every 1,000 SF: 2,538/1,000=2.5	

PROJECT TEAM			
Owner: City of Port Aransas 710 W Avenue A Port Aransas, TX 78373 phone: 361.749.4111 attn.: Mr. David Parsons	Architect: EDR Architects, PLLC P.O. Box 271613 Corpus Christi, TX 78427 phone: 361.537.4400 email: erozypal@edrarchitects.com Attn. Emily D. Rozypal, AIA		
Structural & Windstorm: REM Engineering 6800 Park Ten Blvd., Ste. 239E San Antonio, TX 78213 phone: 210.320.1199 Attn. Robert E. Martinez, P.E.	MEP: NRG Engineering 5656 S. Staples, Ste. 312 Corpus Christi, TX 78411 phone: 361.852.2727 fax: 361.852.2922 Attn. Mr. John Rodriguez, P.E.		
Civil: Urban/DDCM Engineering 2725 Swantner Dr. Corpus Christi, TX 78404 phone: 361.854.3101 fax: 361.854.6001 Attn. Stephen Grunewald, P.E.	Landscape Architect: Gignac Landscape 3833 S. Staples, ste. N-119 Corpus Christi, TX 78411 phone: 361.853.0795 fax:361.814.0195 Attn. Mr. Robert Gignac		

SYMBOL LEGEND			
	Revision Tag		Door Tag
	Match Line		Wall Tag
	North Arrow		Detail/ Enlarged Plan Tag
	Elevation Marker		Objects above or Hidden
	Height Marker		
	Section Marker		
	Window Tag		



Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Project Name:
COPA Lifeguard
Headquaters Facility

Date:

MAY 15, 2025

Project No:

21004

COVER SHEET-002 REV
04-06-2026

G100

Sheet Title

Project Data

Revision

phone: 361.537.4400 erozypal@edrarchitects.com





D1
G101
NOT TO SCALE

LIFEGUARD 02



C1
G101
NOT TO SCALE

LIFEGUARD 03



A1
G101
NOT TO SCALE

LIFEGUARD 06



D3
G101
NOT TO SCALE

LIFEGUARD 01



C3
G101
NOT TO SCALE

LIFEGUARD 04



A3
G101
NOT TO SCALE

LIFEGUARD 05

NOTE:
1. RENDERINGS ARE SCHEMATIC ONLY.



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Project Name:
COPA-Lifeguard
Headquarters
Facility

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Project No:
21004

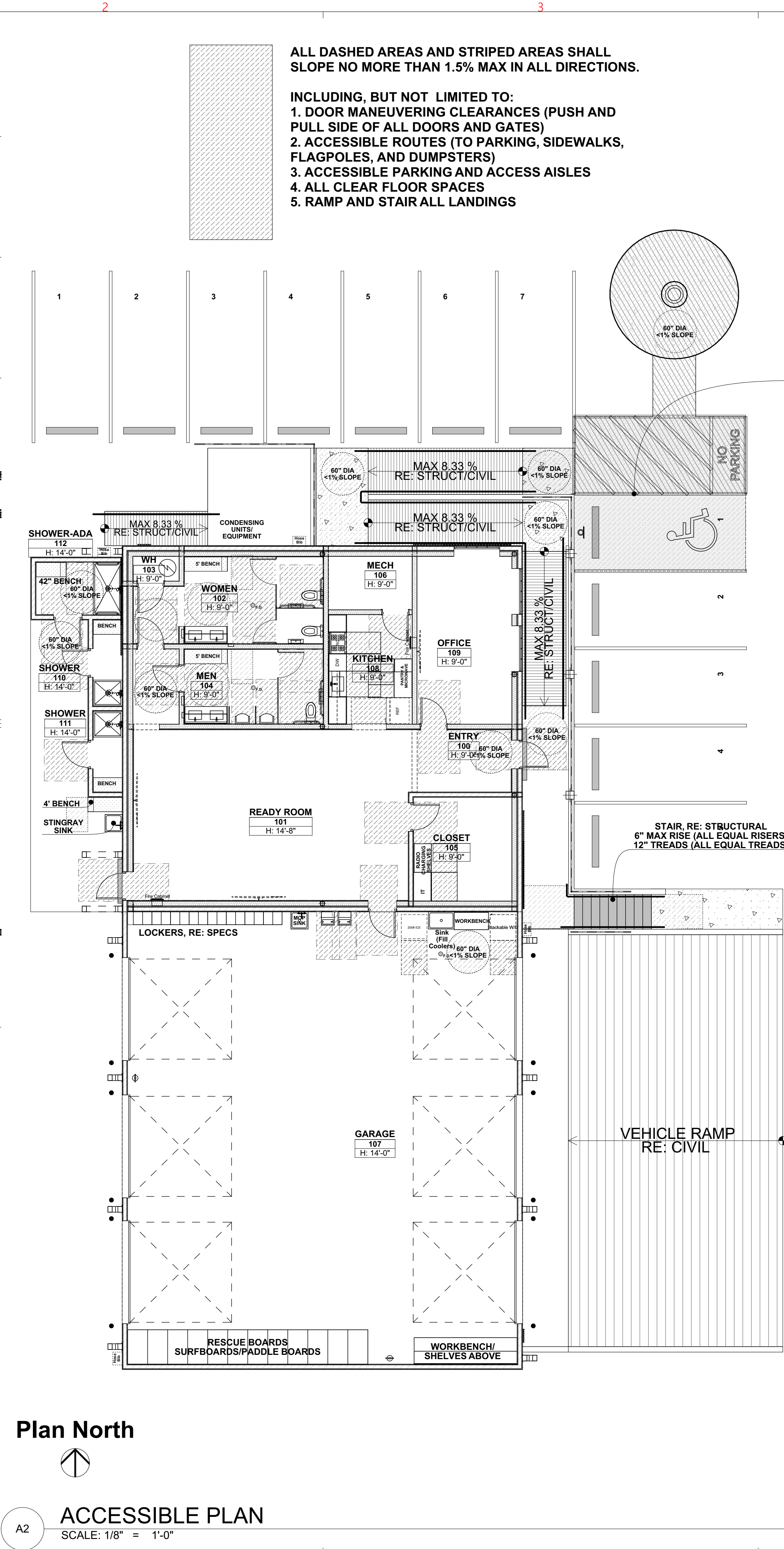
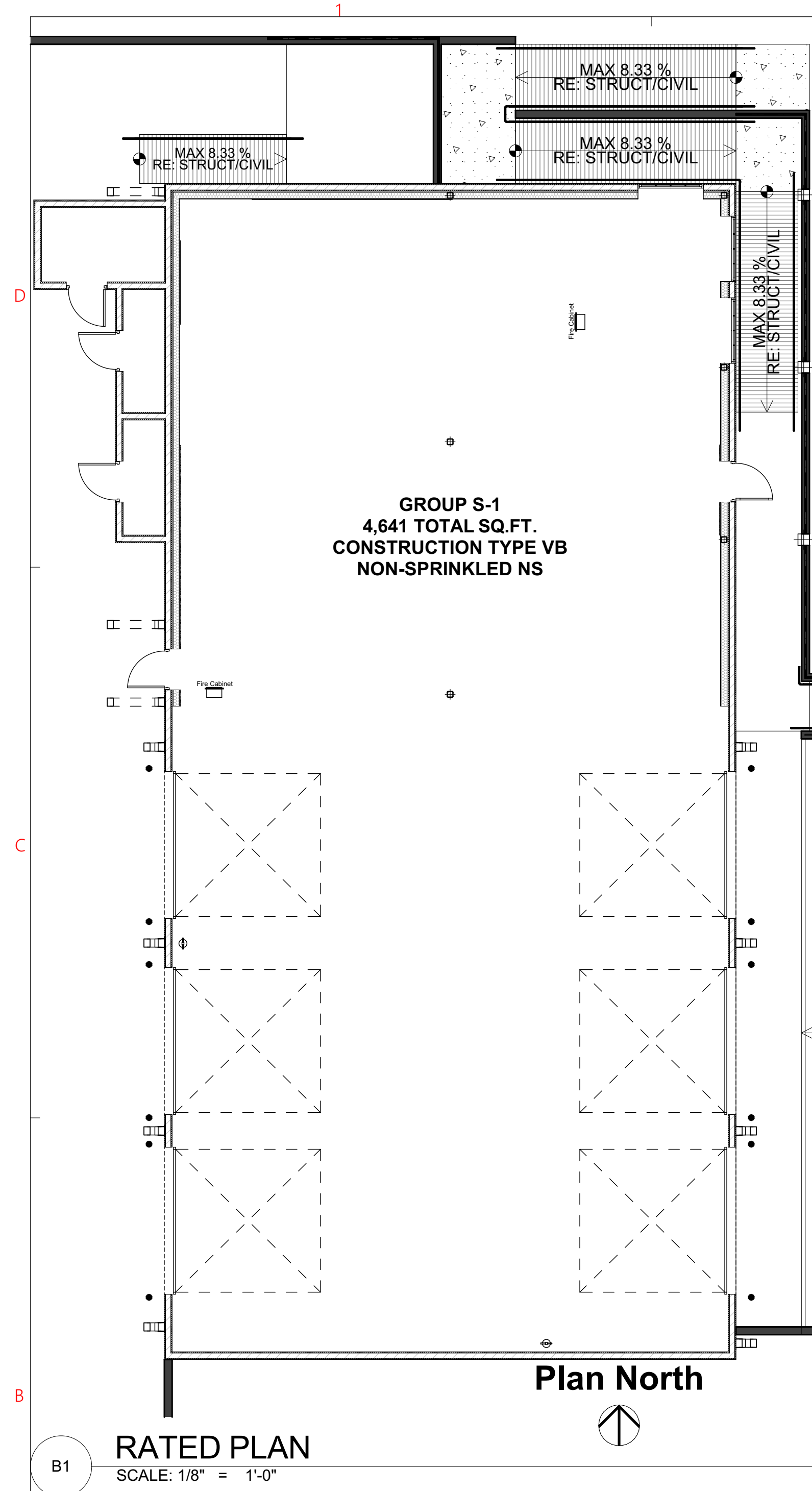
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MAY 15, 2025

ARCHITECTURAL-SCHEMATIC
RENDERINGS-001 REV
02-25-2026

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G101

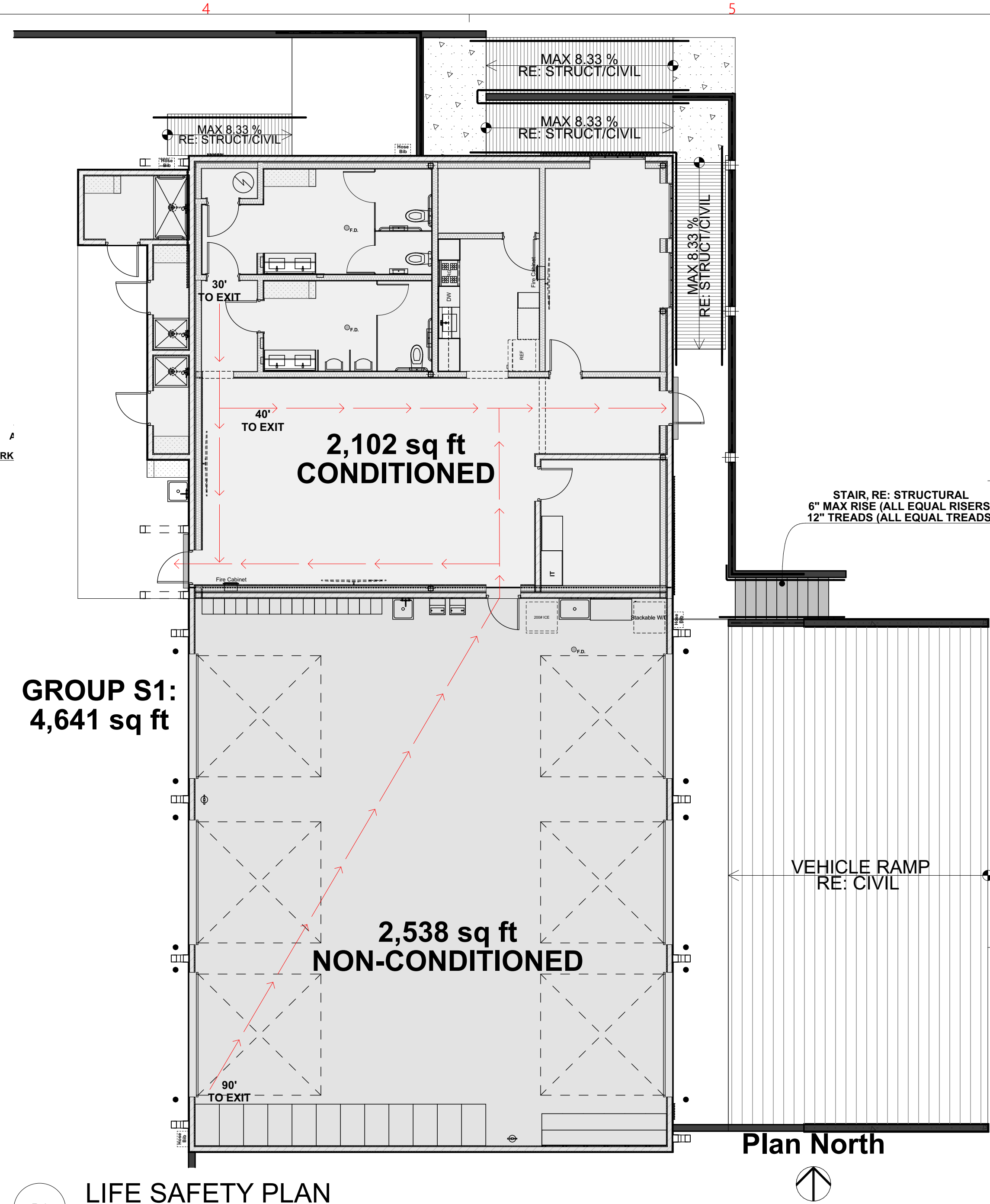
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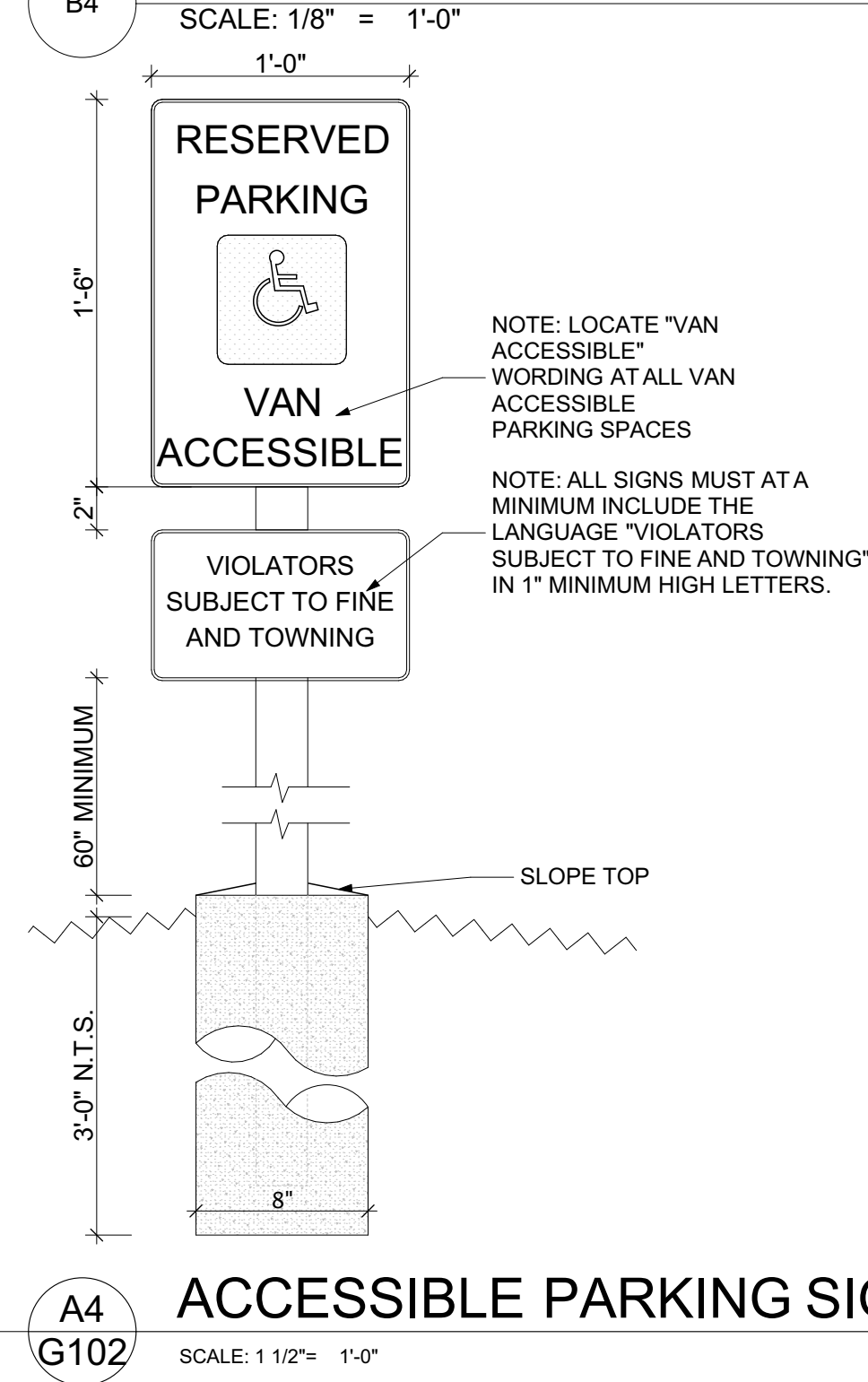


ALL DASHED AREAS AND STRIPED AREAS SHALL
SLOPE NO MORE THAN 1.5% MAX IN ALL DIRECTIONS.

- INCLUDING, BUT NOT LIMITED TO:
1. DOOR MANEUVERING CLEARANCES (PUSH AND PULL SIDE OF ALL DOORS AND GATES)
 2. ACCESSIBLE ROUTES (TO PARKING, SIDEWALKS, FLAGPOLES, AND DUMPSTERS)
 3. ACCESSIBLE PARKING AND ACCESS AISLES
 4. ALL CLEAR FLOOR SPACES
 5. RAMP AND STAIR ALL LANDINGS



LIFE SAFETY PLAN



ACCESSIBLE PARKING SPACES



phone: 361.537.4400 erozpai@edrarchitects.com

IFC: MAY 15, 2025

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303 Ninth Street
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Project Name:
COPA-Lifeguard
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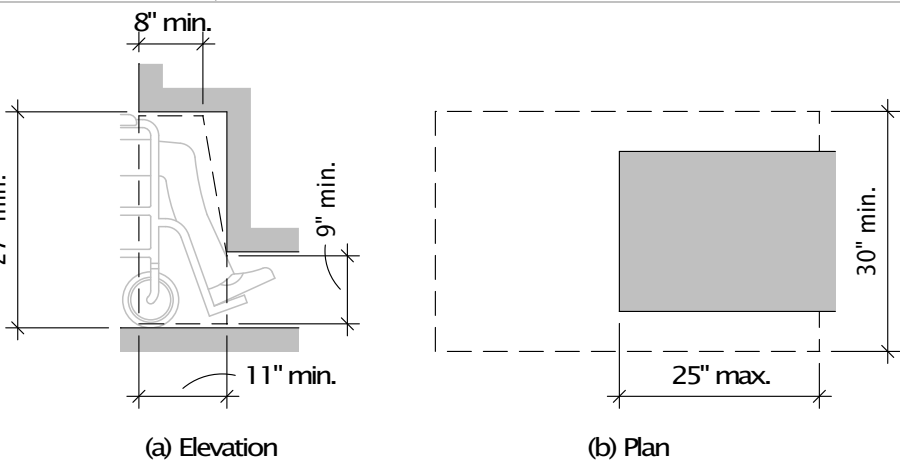
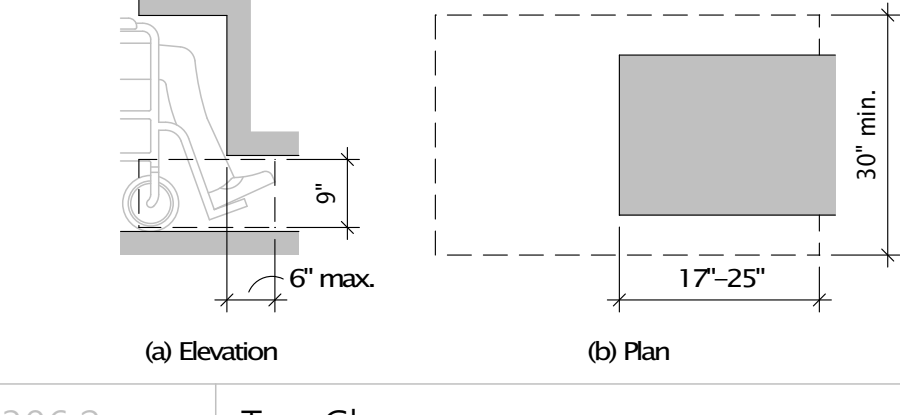
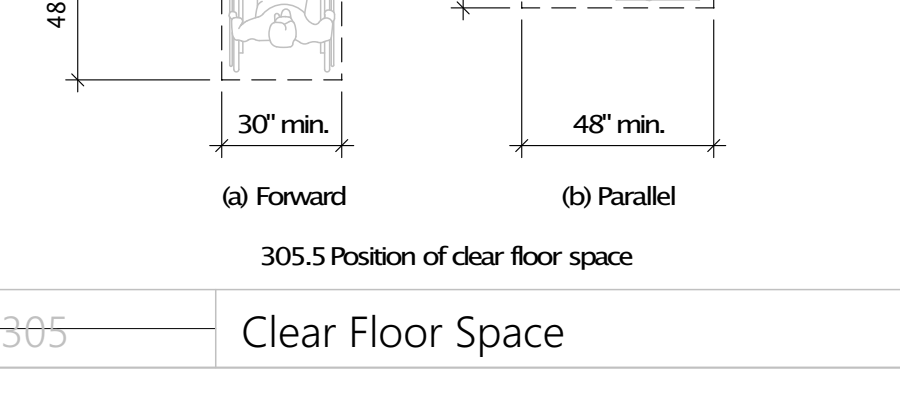
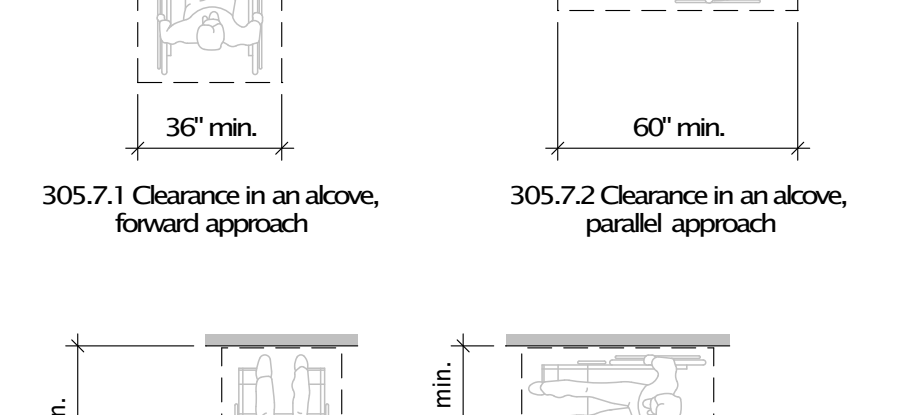
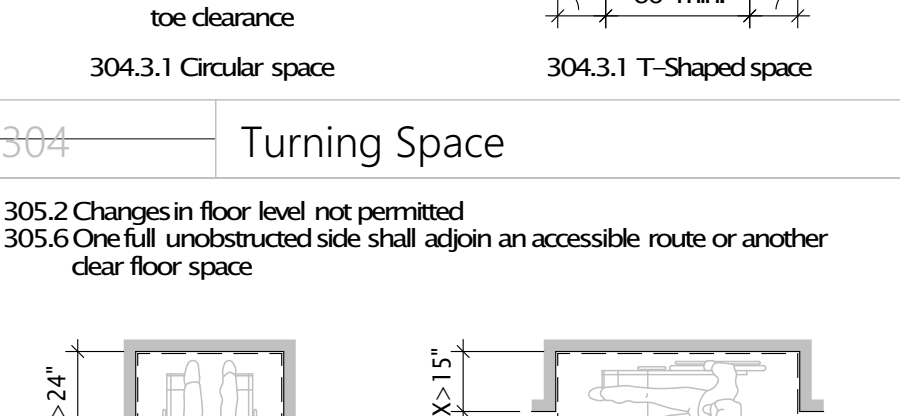
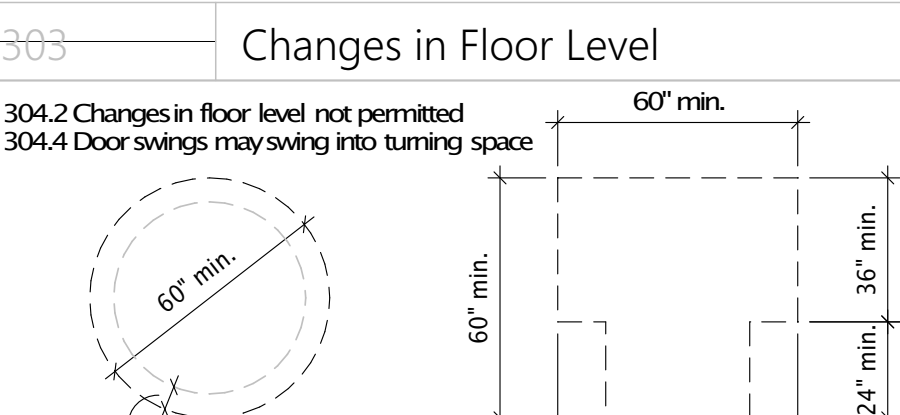
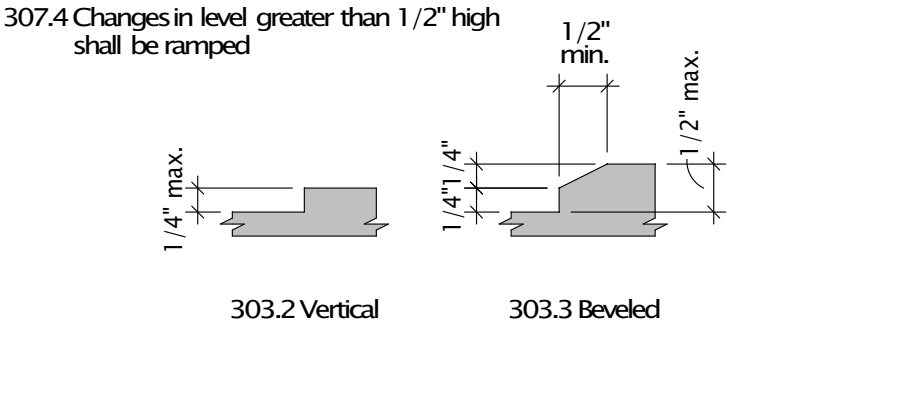
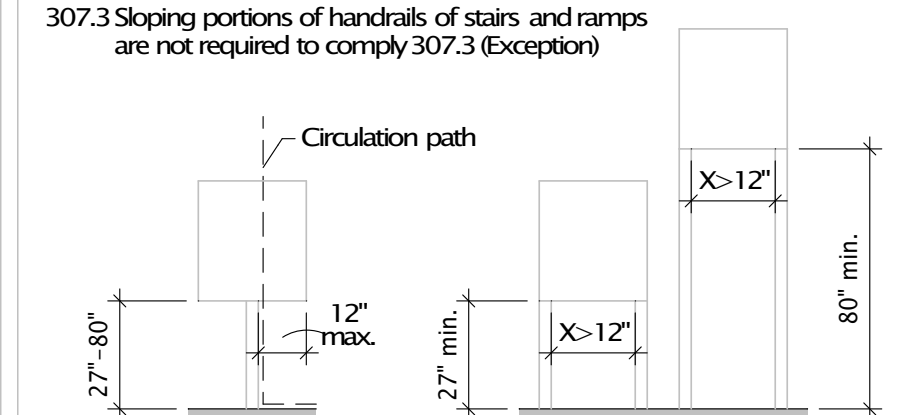
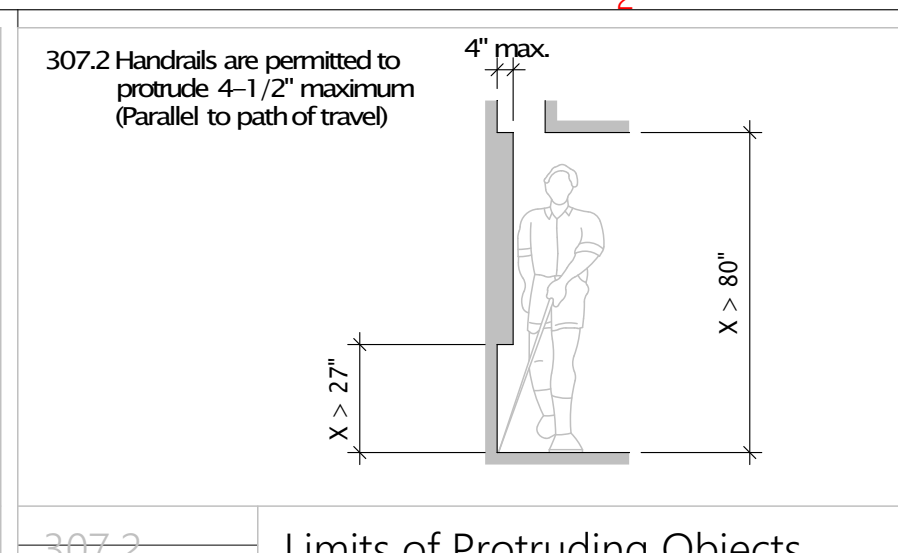
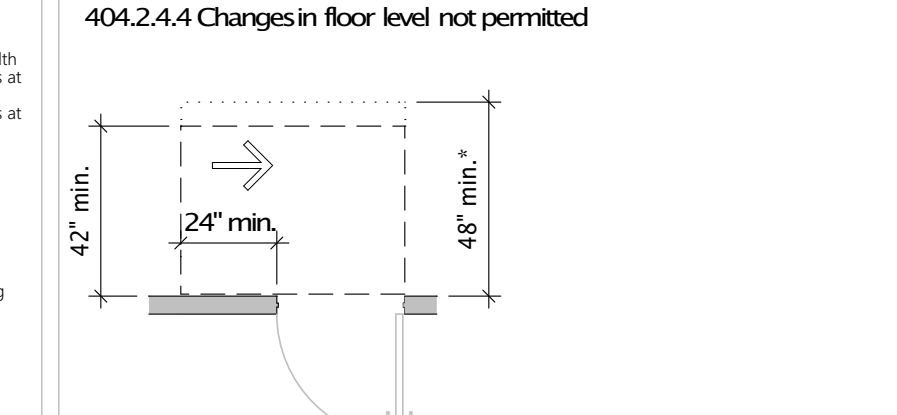
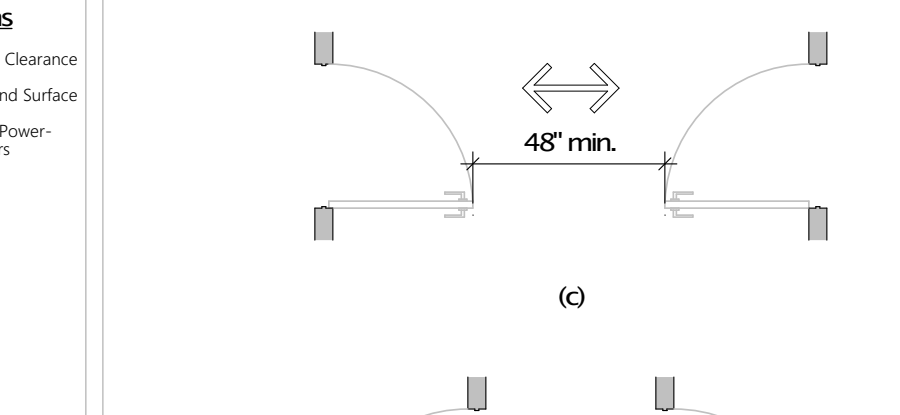
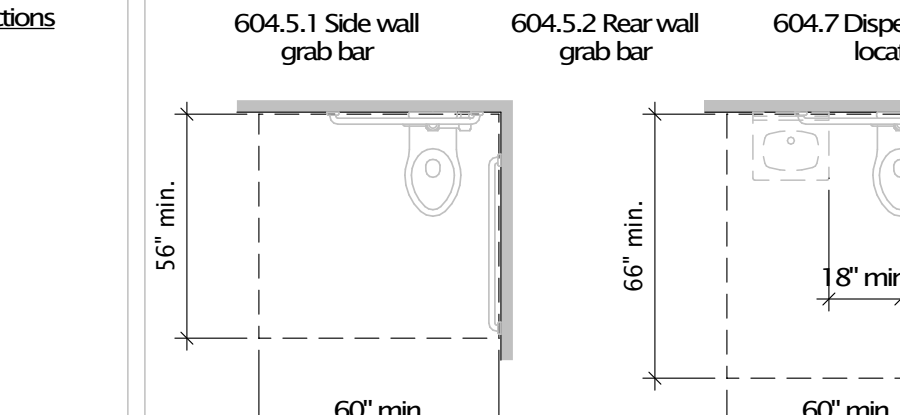
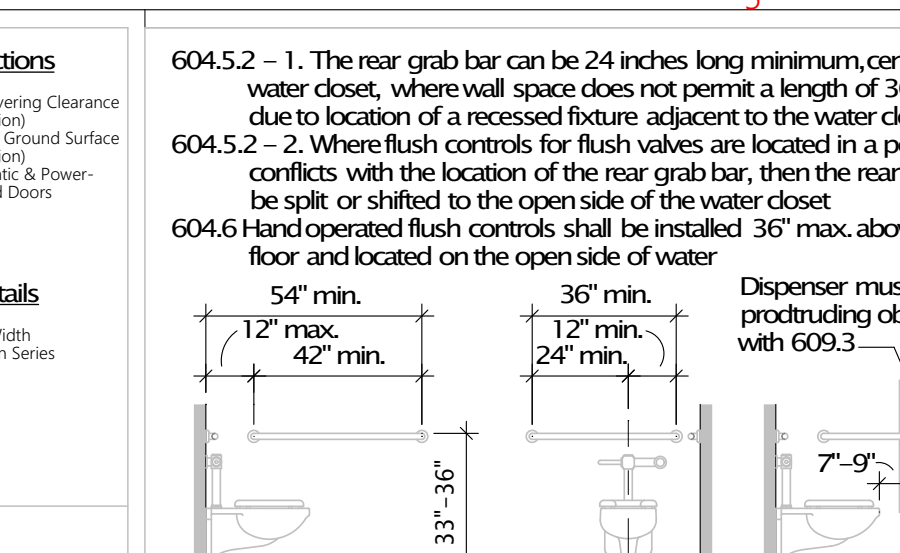
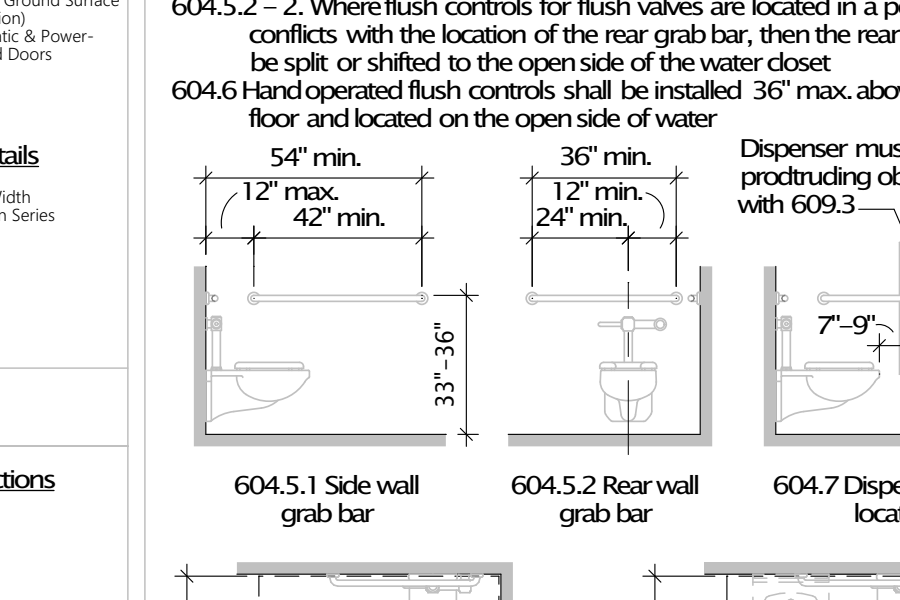
Date:
MAY 15, 2025

Issue

Revision

ARCHITECTURAL-CODE PLANS
I-001 REV 02-25-2026

G102

A	306.3	Knee Clearance		Related Sections 304 Turning Space 305 Clear Floor Space 308 Reach Ranges Related Details 304 Turning Space 305 Clear Floor Space 308 Reach Ranges	306.2	Toe Clearance		Related Sections 304 Turning Space 305 Clear Floor Space 308 Reach Ranges Related Details 304 Turning Space 305 Clear Floor Space 308 Reach Ranges	305	Clear Floor Space		Related Sections 304 Turning Space 305 Clear Floor Space 308 Reach Ranges Related Details 304 Turning Space 305 Clear Floor Space 308 Reach Ranges	B	305.5	Position of clear floor space		Related Sections 305.2 Changes in floor level not permitted 305.6 One full unobstructed side shall adjoin an accessible route or another clear floor space Related Details 305.2 Toe Clearance 305.3 Knee Clearance	C	304	Turning Space		Related Sections 302 Floor & Ground Surface 304.2 Floor & Ground Surface (Exception) Related Details 305.2 Toe Clearance 305.3 Knee Clearance	303	Changes in Floor Level		Related Sections 302 Floor & Ground Surface 304.2 Floor & Ground Surface (Exception) Related Details 305.2 Toe Clearance 305.3 Knee Clearance	D	302.3	Openings in Ground and Floor Surfaces		Related Sections 407.4.3 Platform to Hoolway 407.4.4 Platform to Runway 407.4.5 Platform to Vehicle 407.4.6 Track Crossing Related Details 407.4.3 Platform to Hoolway 407.4.4 Platform to Runway 407.4.5 Platform to Vehicle 407.4.6 Track Crossing	1	307.2	Limits of Protruding Objects		Related Sections 307.5 Required Clear Width 505.10.1 Handrail Extensions at Ramps 505.10.2 Handrail Extensions at Stairs Related Details 307.3 Post-Mounted Objects 307.4 Vertical Clearance	2	307.2	Handrails are permitted to protrude 4-1/2 inch maximum (Parallel to path of travel)		Related Sections 307.5 Required Clear Width 505.10.1 Handrail Extensions at Ramps 505.10.2 Handrail Extensions at Stairs Related Details 307.3 Post-Mounted Objects 307.4 Vertical Clearance	3	404.2.3	Clear Width of Doorways		Related Sections 404.1 Doors, Doorways, Gates (Exception) 404.2.3 Clear Width (Exception) 404.2.5 Thresholds (Exception) Related Details 404.2.4.1 Maneuvering Clearance Swinging Doors 404.2.4.2 Maneuvering Clearance Other Doors 404.2.4.3 Maneuvering Clearance Recessed Doors	4	404.2.4.3	Maneuvering Clearances at Recessed Door		Related Sections 404.2.4 Maneuvering Clearance (Exception) 404.2.4.1 Floor & Ground Surface (Exception) 404.3 Automatic & Power-Assisted Doors Related Details 404.2.4.1 Maneuvering Clearance Swinging Doors 404.2.4.3 Maneuvering Clearance Recessed Doors	5	604.5.2	The rear grab bar can be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to location of a recessed fixture adjacent to the water closet.		Related Sections 309 Operable Parts 604.3.2 Overlap - WC Clearance (Exception) 604.4 Seats (Exception) 604.5 Grab Bars (Exception) 604.6 Dispensers 604.9 WCs & Compartments for Children's Use 609 Related Details 604.3.2 Overlap of water closet clearance in residential units (Exception)	6	604.5.2	The rear grab bar can be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to location of a recessed fixture adjacent to the water closet.		Related Sections 309 Operable Parts 604.3.2 Overlap - WC Clearance (Exception) 604.4 Seats (Exception) 604.5 Grab Bars (Exception) 604.6 Dispensers 604.9 WCs & Compartments for Children's Use 609 Related Details 604.3.2 Overlap of water closet clearance in residential units (Exception)	7	604.5.2	The rear grab bar can be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to location of a recessed fixture adjacent to the water closet.		Related Sections 309 Operable Parts 604.3.2 Overlap - WC Clearance (Exception) 604.4 Seats (Exception) 604.5 Grab Bars (Exception) 604.6 Dispensers 604.9 WCs & Compartments for Children's Use 609 Related Details 604.3.2 Overlap of water closet clearance in residential units (Exception)
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EDRarchitects

REGISTERED ARCHITECT
STATE OF TEXAS
#19900
J. Lopez

IFC: MAY 15, 2025

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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces County

Project Name:
COPA-Lifeguard Headquarters Facility

Project No:
21004

ADATAS-001 REV 02-25-2026

2 002 REV: 04-06-2026

1 001 REV: 02-26-2026

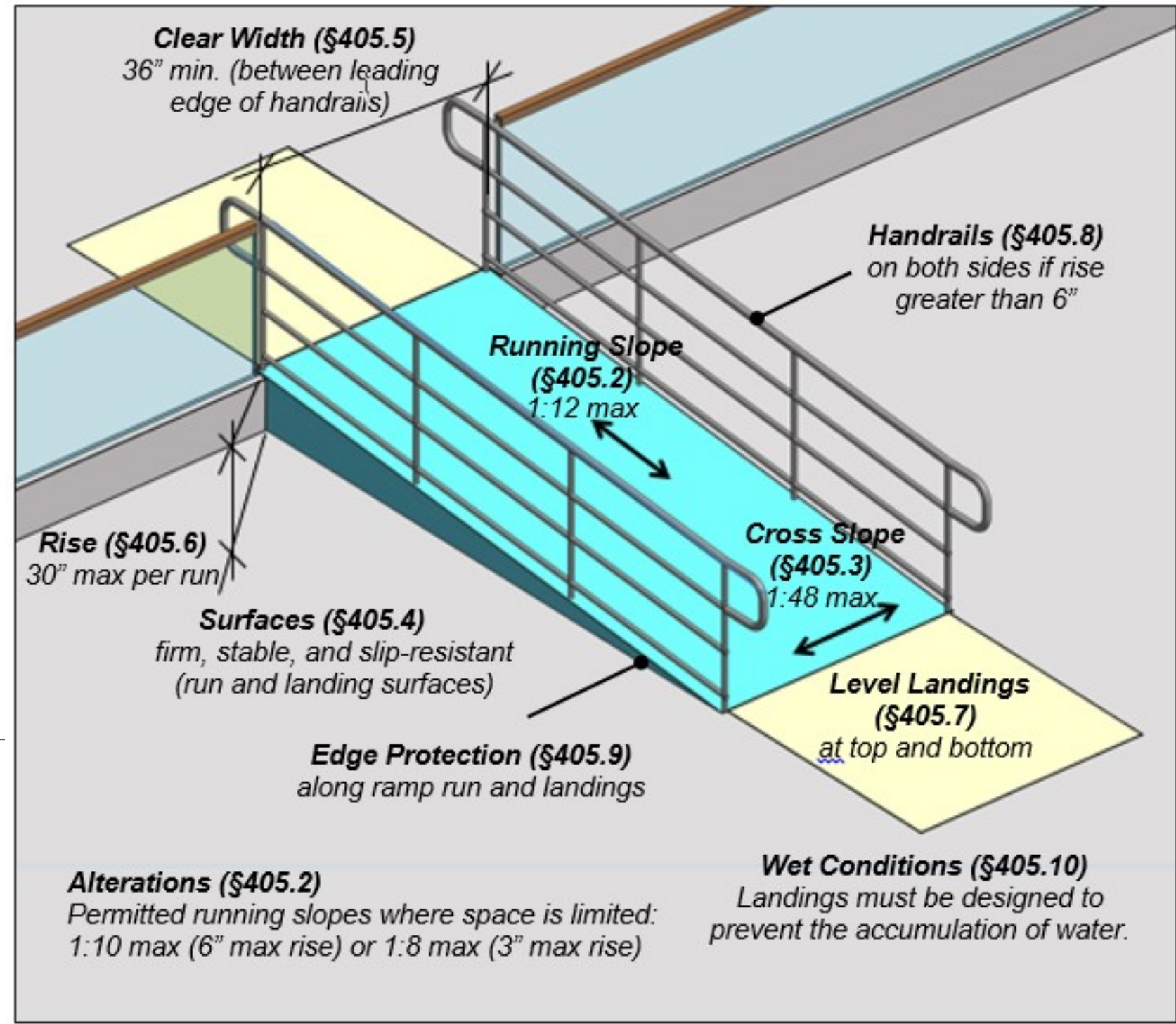
0 IFC: MAY 15, 2025

Revision

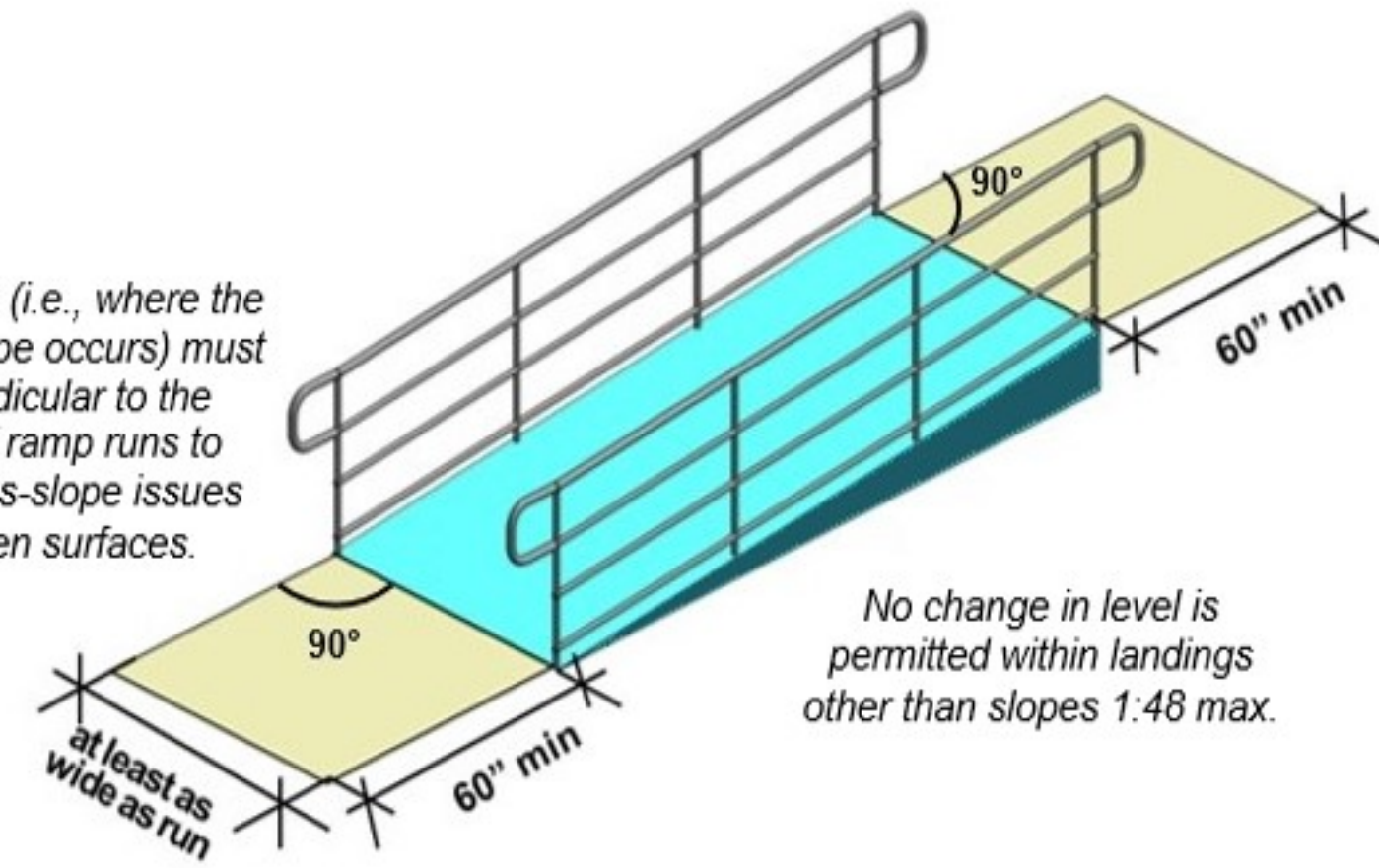
Issue

Project Data

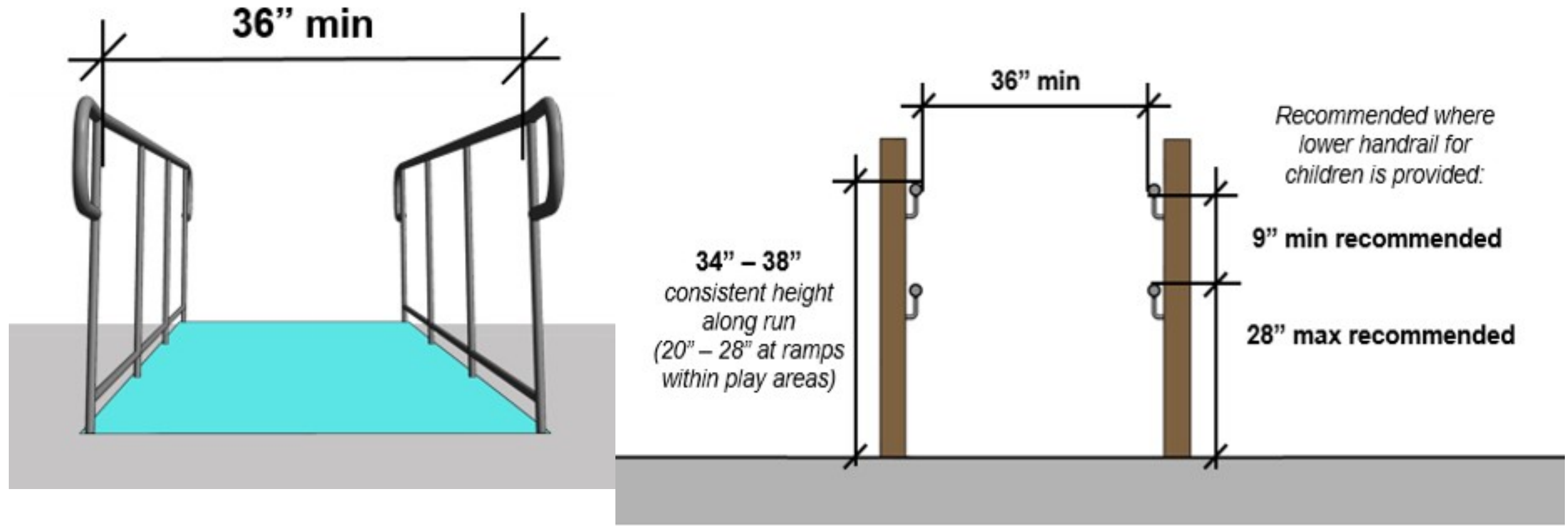
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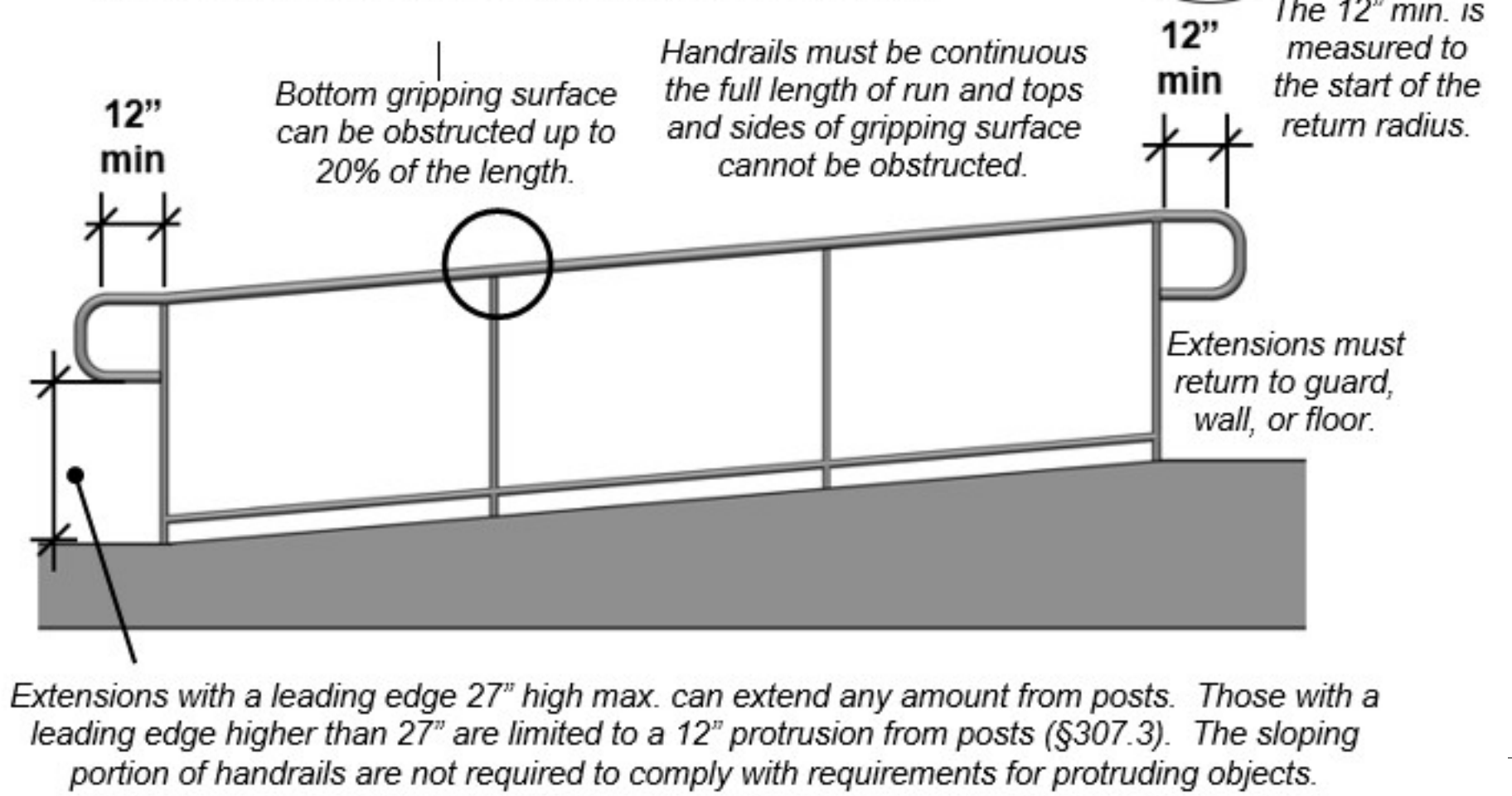
Grade breaks (i.e., where the change in slope occurs) must be perpendicular to the direction of ramp runs to prevent cross-slope issues and uneven surfaces.



<https://www.access-board.gov/ada/guides/>



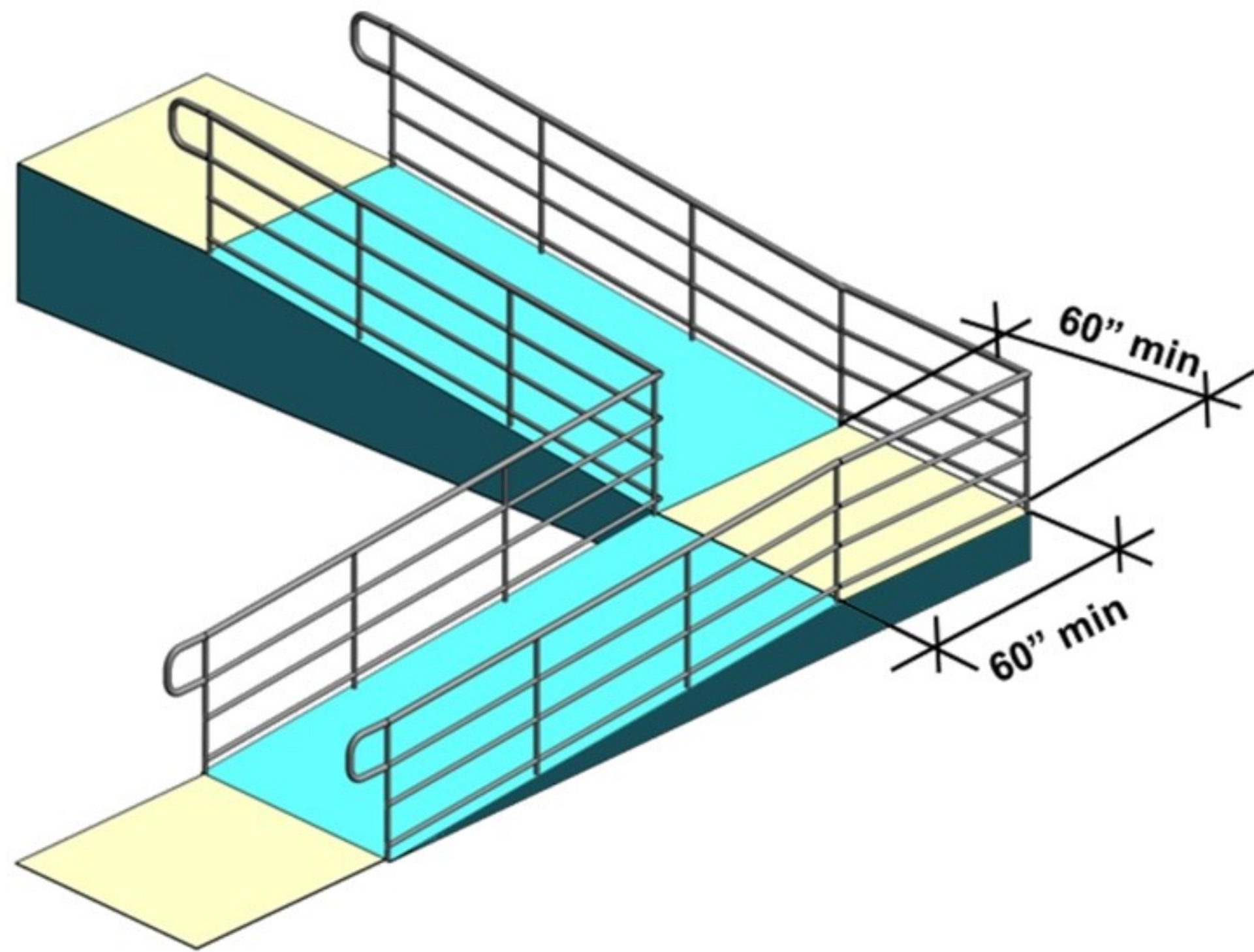
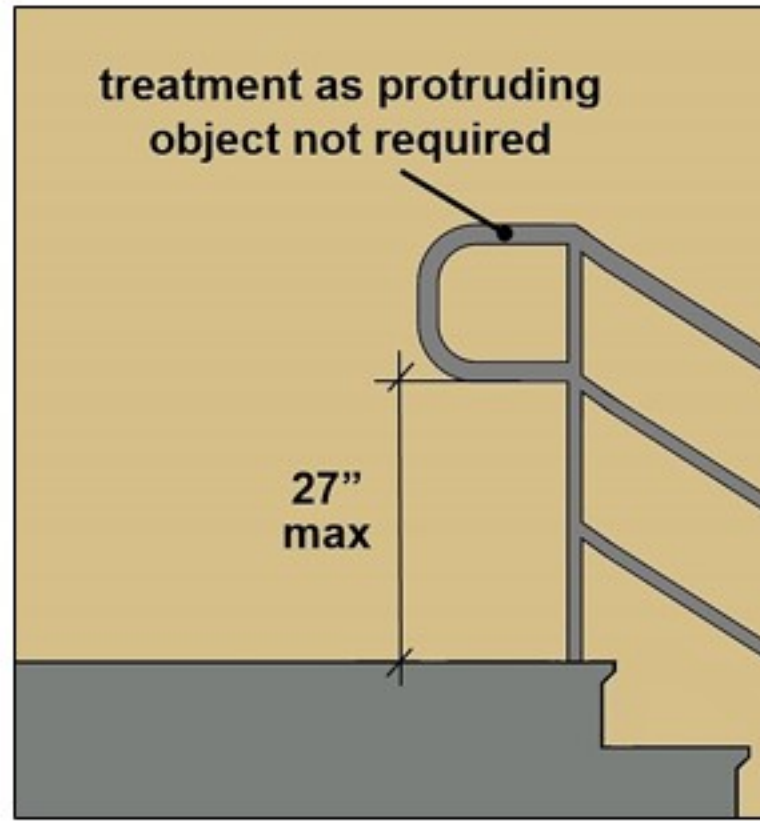
Extensions 12" long min. in the same direction of travel are required at the top and bottom of runs (except for inside rail of switchback ramps) to provide support before entering or exiting ramps.



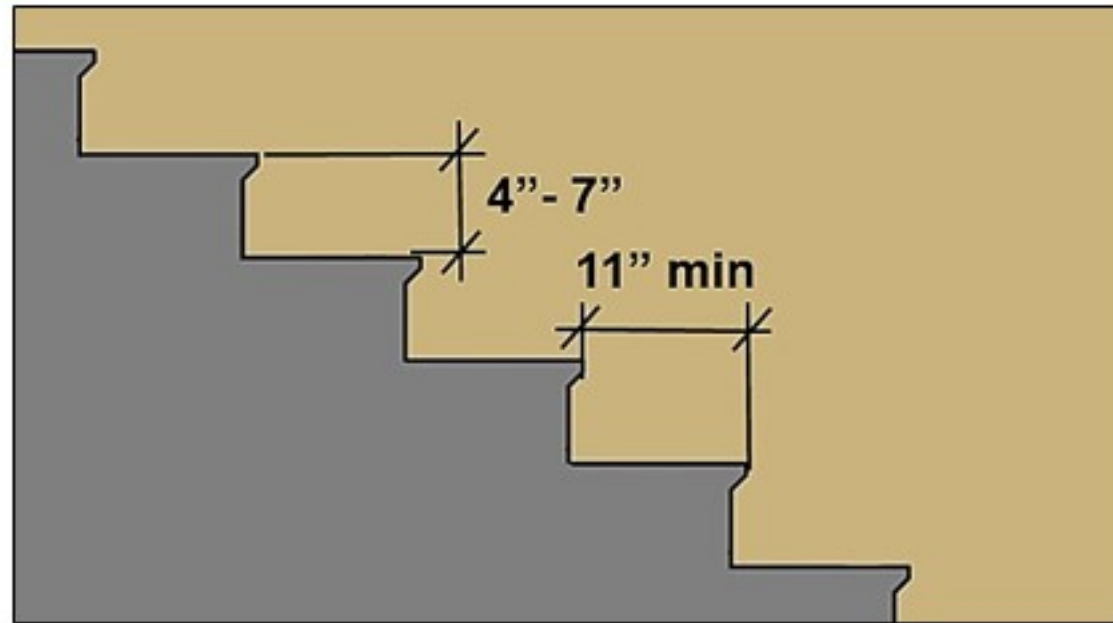
Extensions as Protruding Objects

Objects mounted on posts with leading edges higher than 27" cannot protrude into circulation paths more than 12" (§307.3). With handrails, this applies only to horizontal portions, not sloped portions. Horizontal top extensions that return to posts can protrude any amount if the leading edge is 27" max. above the finish floor or ground.

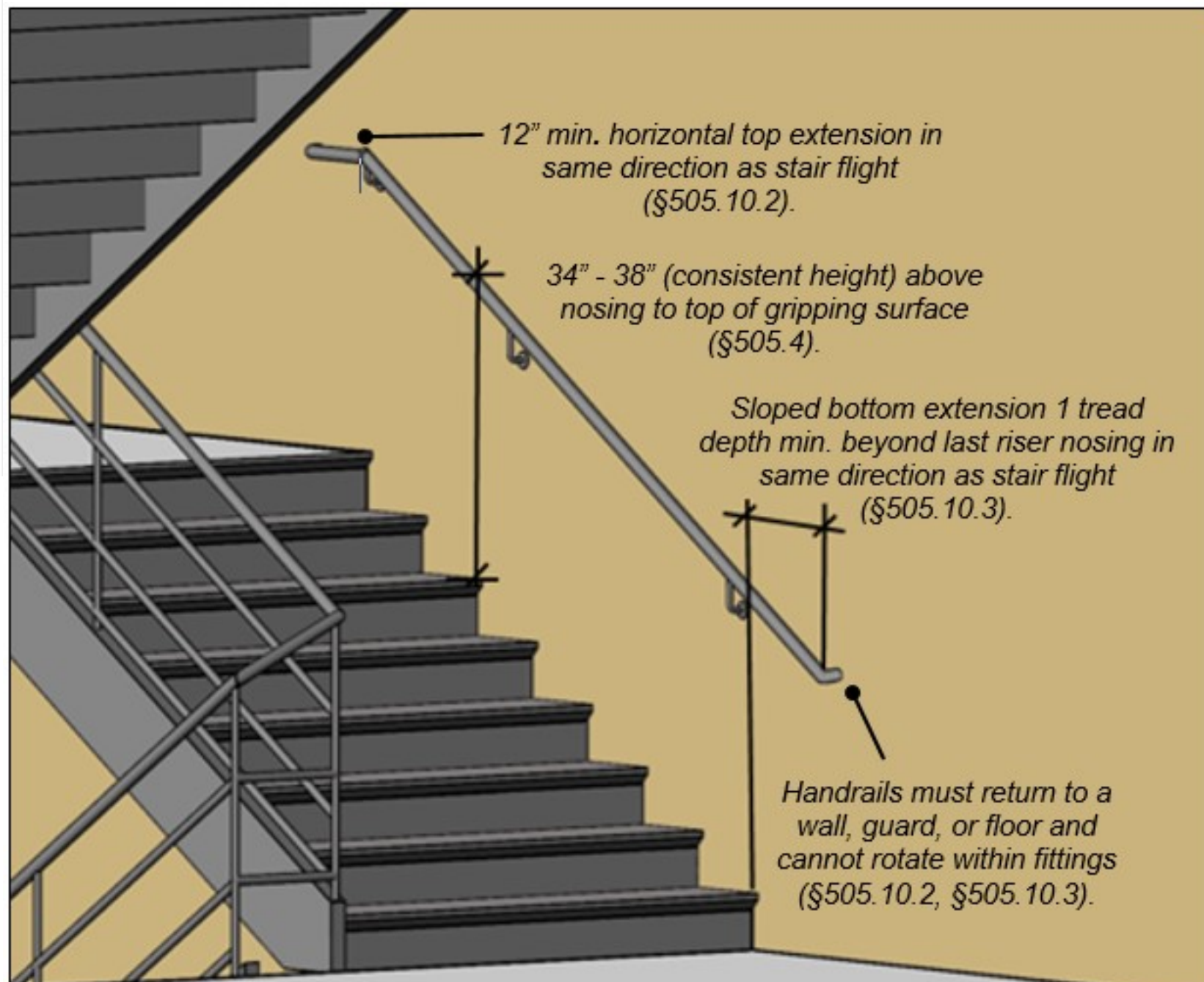
Recommendation: Treat free-standing bottom extensions as protruding objects if they have leading edges higher than 27".



Treads and Risers (§504.2 and §504.3)
All steps on a flight must have uniform riser heights within a range of 4" - 7" and uniform tread depths that are 11" min. Open risers are prohibited.



Tread Surface and Wet Conditions (§504.4 and §504.7)
Tread surfaces must comply with requirements for ground and floor surfaces (§302) and cannot have changes in level other than slopes not steeper than 1:48. Treads and landings subject to wet conditions must be designed to prevent the accumulation of water.



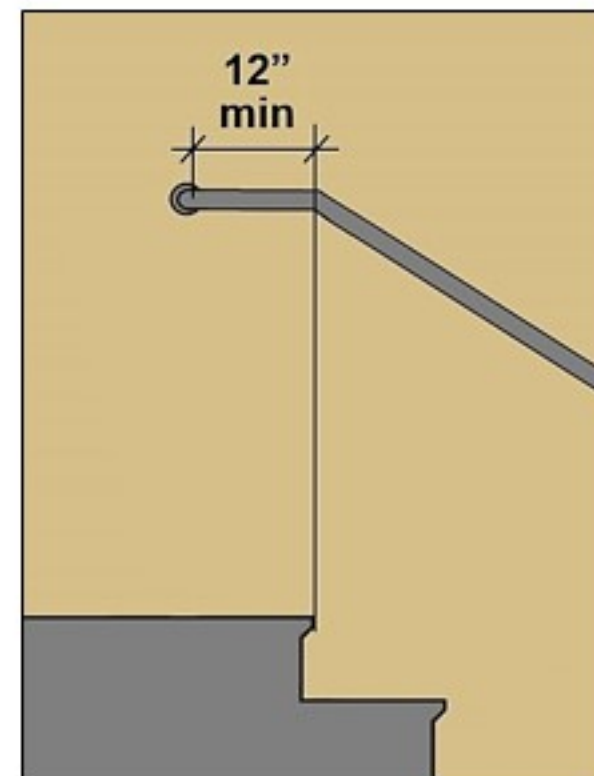
Inside handrails at switchback/dogleg turns must be continuous (extension not required) (§505.3).

Top and sides of gripping surface cannot be obstructed; bottom can be obstructed up to 20% of the length (§505.6).



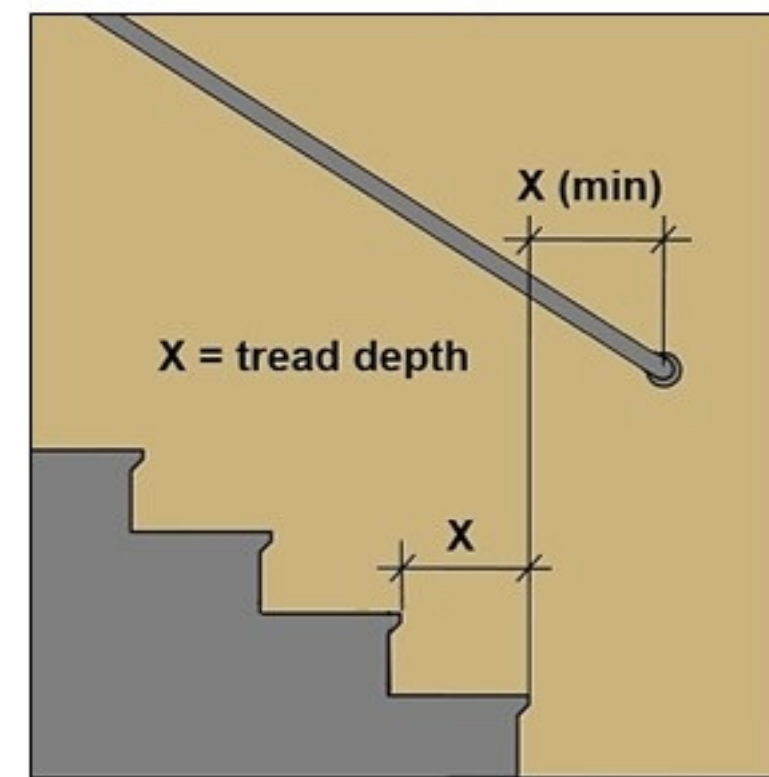
In alterations, full handrail extensions are not required where they would project into circulation paths and pose a hazard (§505.10, Ex. 3).

Top Handrail Extension



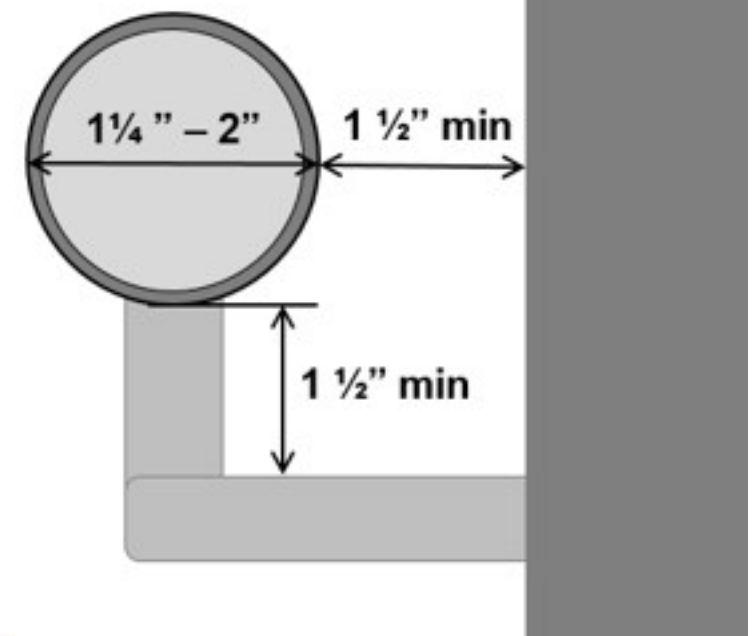
Handrails at the top of stairways must extend 12" minimum horizontally above the landing beginning directly above the first riser nosing or be continuous to the handrail of an adjacent stair flight (§505.10.2).

Bottom Handrail Extension



Handrails at the bottom must extend beyond the last riser nosing at the slope of the stair flight for a distance at least equal to one tread depth or be continuous to the handrail of an adjacent stair flight protruding objects.

Specifications for handrails also address the diameter of circular cross sections and required knuckle clearance.



IFC: MAY 15, 2025

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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2 002 REV: 04-06-2026
1 001 REV: 02-26-2026
0 IFC: MAY 15, 2025

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

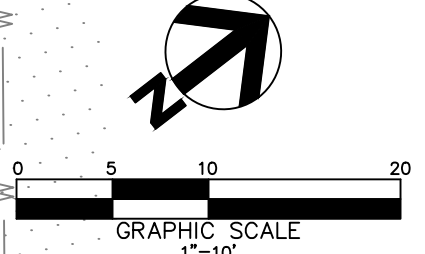
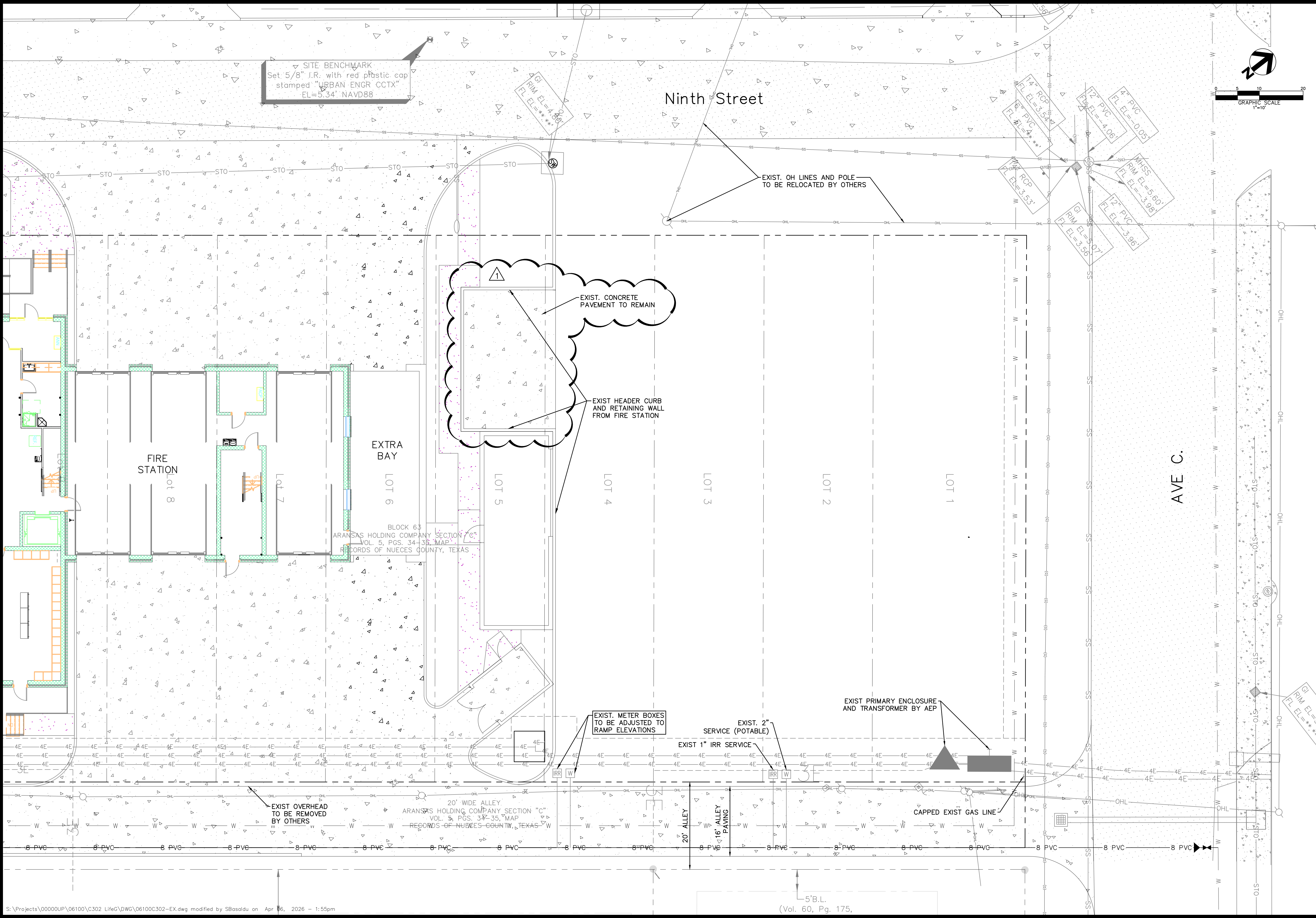
Project Name:
COPA-Lifeguard
Headquarters Facility

Date:
MAY 15, 2025

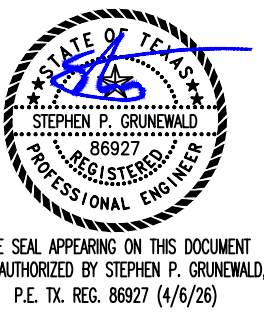
Project No:
21004

US ACCESS BOARD DETAILS-001
REV 02-25-2026

G104



REV.	BY	DATE	DESCRIPTION	SCALE:	NOTED	DRAWN:	CHECKED:	DATE:
1	SB	4/6/26	002 REVISIONS			SB	SPG	MAY 2025

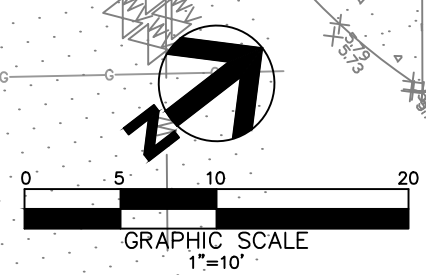
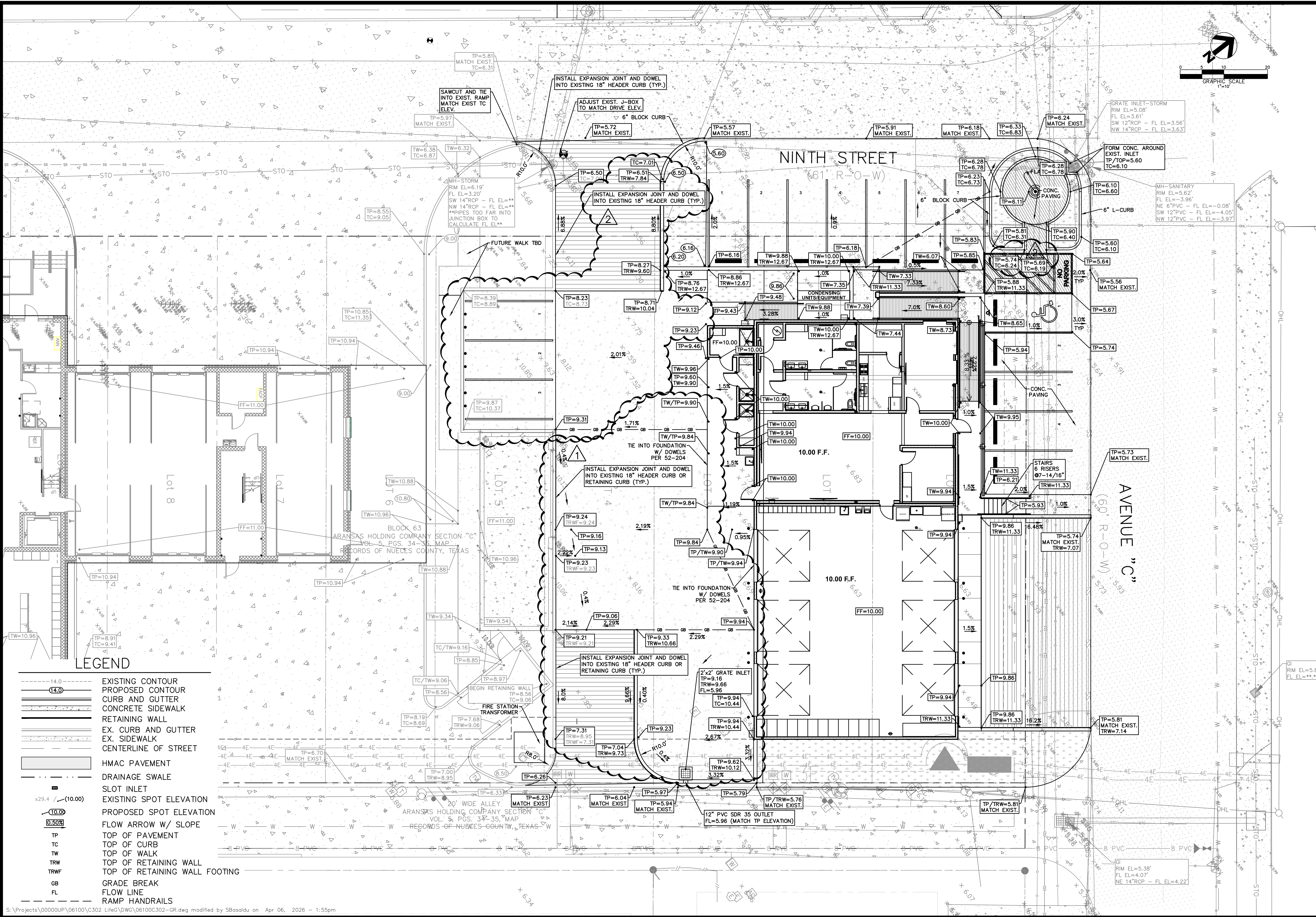


**EXISTING CONDITIONS AND DEMOLITION
PLAN**

PORT ARANSAS LIFE GUARD HEADQUARTERS
303 NINTH ST.
CITY OF PORT ARANSAS, TEXAS

Urban **DCCM**

TBPLLS REYNOLDS ENGINEERS, L.L.C. 1451 SUPERIOR, SUITE 2400
2725 SWANER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	CURB AND GUTTER
	CONCRETE SIDEWALK
	RETAINING WALL
	EX. CURB AND GUTTER
	EX. SIDEWALK
	CENTERLINE OF STREET
	HMAC PAVEMENT
	DRAINAGE SWALE
	SLOT INLET
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FLOW ARROW W/ SLOPE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TW	TOP OF WALK
TRW	TOP OF RETAINING WALL
TRWF	TOP OF RETAINING WALL FOOTING
GB	GRADE BREAK
FL	FLOW LINE
	RAMP HANDRAILS

APPROVED BY	DATE	DESCRIPTION	REVISION	DATE	DESCRIPTION
SPG	2/16/26	001	REVISION		
SPG	4/2/26	002	REVISION		
SCALE:	NOTED	SB	CHECKED:	SPG	DATE: MAY 2025
DRAWN:	SB				

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GRADING PLAN

PORT ARANSAS LIFE GUARD HEADQUARTERS

303 NINTH ST.

CITY OF PORT ARANSAS, TEXAS

Urban

DCCM

TEBLLS REYNOLDS ENGINEERS, L.L.C. 14511 SUPERVISING 10032400
27225 SWANWATER DRIVE, CORPUS CHRISTI, TEXAS 78404
PHONE: 361.854.3101

SHEET

3

OF 10

JOB NO.

06100.C3.02

SILT FENCE:
SCOPE: SILT FENCE SHALL BE INSTALLED TO CONTROL RUNOFF FROM THE BUILDING CONSTRUCTION SITE.
MATERIAL: FENCE MATERIAL SHALL BE PERVIOUS SYNTHETIC SHEET OF POLYPROPYLENE, NYLON, POLYESTER OR POLYETHYLENE HARN WITH ULTRAVIOLET RAY INHIBITORS OR 10 OZ./SQ YD BURLAP FABRIC. THE FENCE SHALL PROVIDE A MINIMUM 75% TO 85% FILTERING EFFICIENCY. A TENSILE STRENGTH AT 20% ELONGATION OF 30 LB./IN. (STANDARD) OR 50 LB./IN (EXTRA STRENGTH) AND A SLURRY FLOW RATE OF 0.3 GAL/SF/MIN. THE FABRIC SHOULD BE 2' HIGH ABOVE GRADE AND A CONTINUOUS ROLL CONSTRUCTION: EXCAVATE A MINIMUM 6" X 6" TRENCH ALONG THE UPSLOPE SIDE OF THE CONSTRUCTION FENCE. INSTALL THE FILTER FABRIC TO THE CHAINLINK AND WITH 12" OF FABRIC EXTENDING INTO THE TRENCH. SECURE THE FABRIC TO THE CONSTRUCTION FENCE WITH WIRE TIES OR OTHER SUITABLE MEANS. WHERE JOINTS IN THE FABRIC OCCUR, PROVIDE A MINIMUM 6" OVERLAP AND SECURELY SEAL. BACKFILL THE TRENCH WITH COMPACTED EXCAVATED MATERIAL OR 3/4" GRAVEL OVER THE FILTER FABRIC.
INSPECTION AND MAINTENANCE: INSPECT THE FENCE FABRIC FOR SEDIMENT ACCUMULATION AND FABRIC CONDITION AT LEAST ONCE A WEEK AND IMMEDIATELY AFTER EACH RAINFALL OVER 1/2". REMOVE SEDIMENT WHICH HAS ACCUMULATED TO OVER 1/3 TO 1/2 OF THE HEIGHT OF THE FILTER FENCE.
REMOVAL: AFTER THE UPSLOPE SIDE HAS BEEN STABILIZED THE FILTER FABRIC MAY BE REMOVED. SPREAD ANY SEDIMENT REMAINING AFTER THE FENCE REMOVAL AND COMPLETE THE FINAL GRADING AND SODDING REQUIREMENTS.

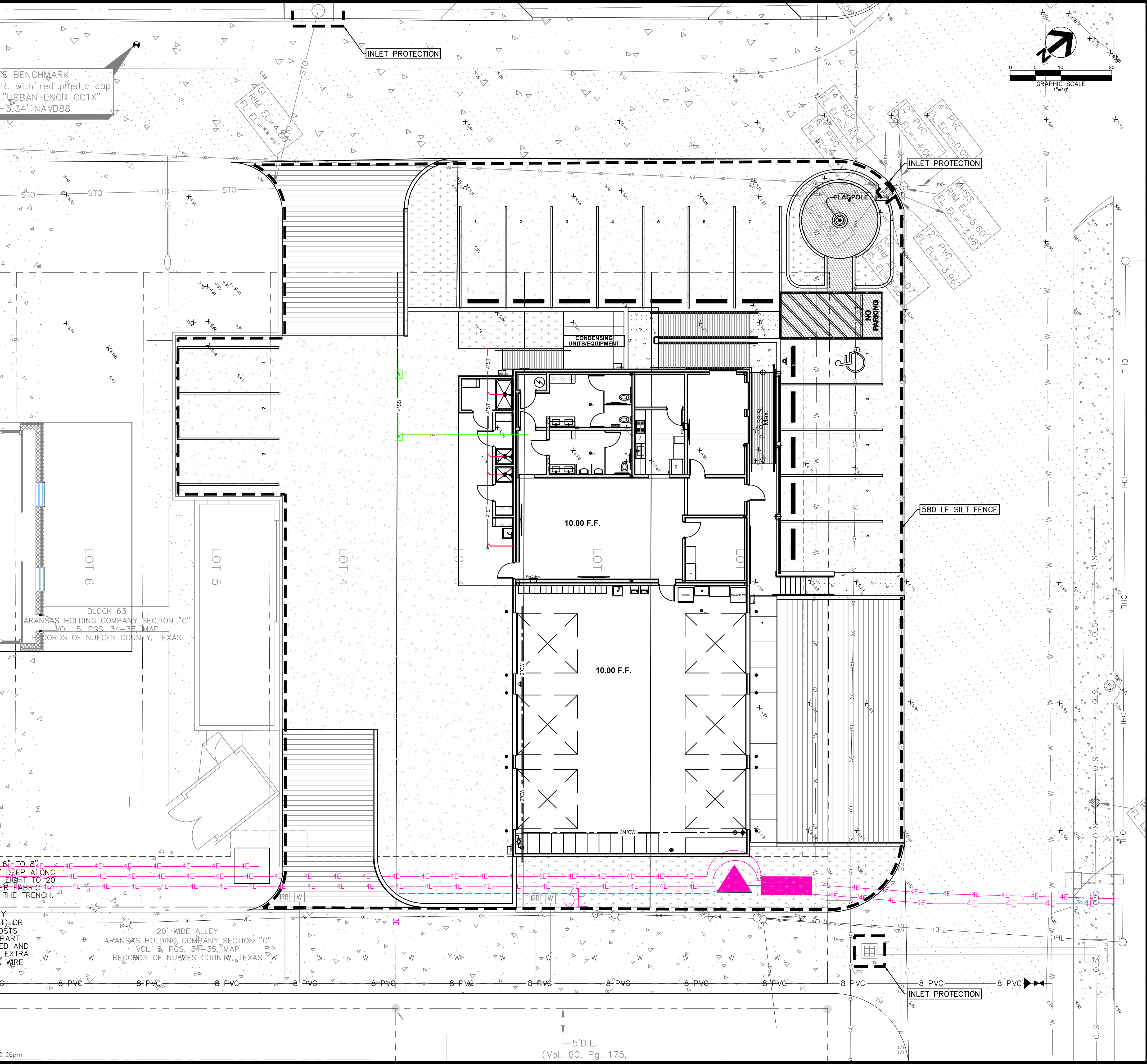
WASTE CONTROLS:
WASTE DISPOSAL MUST BE ACCOMPANIED IN A MANNER SO THAT NO SOLID WASTES, INCLUDING BUILDING MATERIALS, HAZARDOUS SUBSTANCES, OIL, OR PACKAGING LEAVE THE SITE, EXCEPT FOR DISPOSAL AT AN APPROPRIATE, APPROVED SOLID WASTE MANAGEMENT FACILITY, IN CONFORMANCE WITH THE TEXAS SOLID WASTE DISPOSAL ACT. TO THE EXTENT PRACTICABLE, NO SOLID WASTE, INCLUDING BUILDING MATERIALS, HAZARDOUS SUBSTANCES, OR OIL MAY BE ALLOWED TO ENTER THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM, THE CITY'S STREETS, OR THE NAVIGABLE WATERS OF THE UNITED STATES. BUILDING MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, UNCOVERED STOCKPILES OF SOIL, SAND, DRY CEMENT, LUMBER, BRICKS, OR OTHER PRODUCTS USED IN CONSTRUCTION. THE PRIME CONTRACTOR, WHO IS ISSUED THE BUILDING PERMIT, IS RESPONSIBLE FOR THE CONDUCT OF ALL SUBCONTRACTORS WITH REGARDS TO DISPOSAL OF WASTES GENERATES BY THE CONSTRUCTION ACTIVITIES AT THE SITE.
DUST CONTROL:
DUST CONTROL SHOULD BE PROVIDED AT WHATEVER FREQUENCY REQUIRED.
HAZARDOUS MATERIAL STORAGE:
CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATIONS, THE CONTENTS MUST BE KEPT IN TRUCKS OR IN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIALS SHALL BE COLLECTED, REMOVED FROM THE SITE, AND DISPOSED OF AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
CONCRETE TRUCKS:
THE RESPONSIBLE PARTY MAY NOT ALLOW THE OWNER OR OPERATOR OF A CONCRETE TRUCK TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER AT A CONSTRUCTION SITE, UNLESS THE SURPLUS CONCRETE OR DRUM WASH WATER IN CONCRETE TRUCKS IS DISCHARGED AT A FACILITY ON THE CONSTRUCTION SITE THAT WILL RETAIN ALL CONCRETE WASH WATERS OR LEACHATES, INCLUDING ANY WASH WATERS OR LEACHATES MIXED WITH STORM WATER. CONCRETE WASH WATERS AND LEACHATES MAY NOT BE ALLOWED TO ENTER THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, CITY STREETS, THE WATERS OF THE UNITED STATES, OR GROUND WATERS.

LEGEND
--- SILT FENCE
BMP BEST MANAGEMENT PRACTICE (INLET PROTECTION BARRIER)
ROCK CHECK DAM
STABILIZED CONSTRUCTION ENTRANCE
NOTE: THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THE SITE. THERE ARE NO FLOOD PLAIN, FLOODWAY OR VELOCITY ZONE BOUNDARIES WITHIN THE SITE.
NOTE: THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
NOTE: CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SWPPP AND MONITORING OVER THE COURSE OF THE PROJECT. CHANGES, MAINTENANCE AND UPDATING OF FEATURES AND PLANS WILL BE REQUIRED. MEASURES DEPICTED PRESENT POTENTIAL MEASURES NEEDED. CONTRACTOR SHALL MODIFY AS NECESSARY AND DOCUMENT CHANGES AS REQUIRED PER THE GENERAL CONSTRUCTION PERMIT.
NOTE: DETAILS SHOWN ON THIS SHEET ARE FOR CONTRACTOR INFORMATION. THEY ARE NOT INTENDED TO REPRESENT ALL OPTIONS FOR IMPLEMENTATION OF BMPs. OTHER TYPES OF BMPs MAY BE USED AT THE CONTRACTORS DISCRETION.
NOTE: ALL POLLUTION CONTROL MEASURES SHALL COMPLY WITH ALL REQUIREMENTS OF CITY OF CORPUS CHRISTI ORDINANCE No. 022041, STORM WATER QUALITY MANAGEMENT PROGRAM.

USE SAND BAGS TO HOLD FILTER FABRIC IN PLACE.
TOP OF CURB
SYNTHETIC FILTER FABRIC
FINISHED PAVING
NOTE: CONTRACTOR MAY USE "STOP IT" AS MANUFACTURED BY SEDIMENT CONTROL SERVICES IN LIEU OF DETAIL SHOWN.
SLOT INLET DETAIL
N.T.S.

FILTER FENCE DETAIL
SYNTHETIC FILTER FABRIC OR BURLAP (10 OUNCES PER SQ. YD.) MAX. HEIGHT OF FILTER FENCE SHALL BE BETWEEN 24" AND 36" ABOVE THE GROUND SURFACE.
GROUND SURFACE
UPSLOPE SIDE TRENCH BACKFILL WITH COMP. SOIL OR 0.75" MIN. DIAMETER GRAVEL PLACED OVER THE FILTER FENCE.
SECTION THRU FENCE
N.T.S.

SILT FENCE DETAILS



REV.	BY	DATE	DESCRIPTION

SCALE:	NOTED
DRAWN:	SB
CHECKED:	SPG
DATE:	MAY 2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEPHEN P. GRUNWALD, P.E. TX. REG. 88927 (5/15/25)

SWPPP

PORT ARANSAS LIFE GUARD HEADQUARTERS

303 NINTH ST.

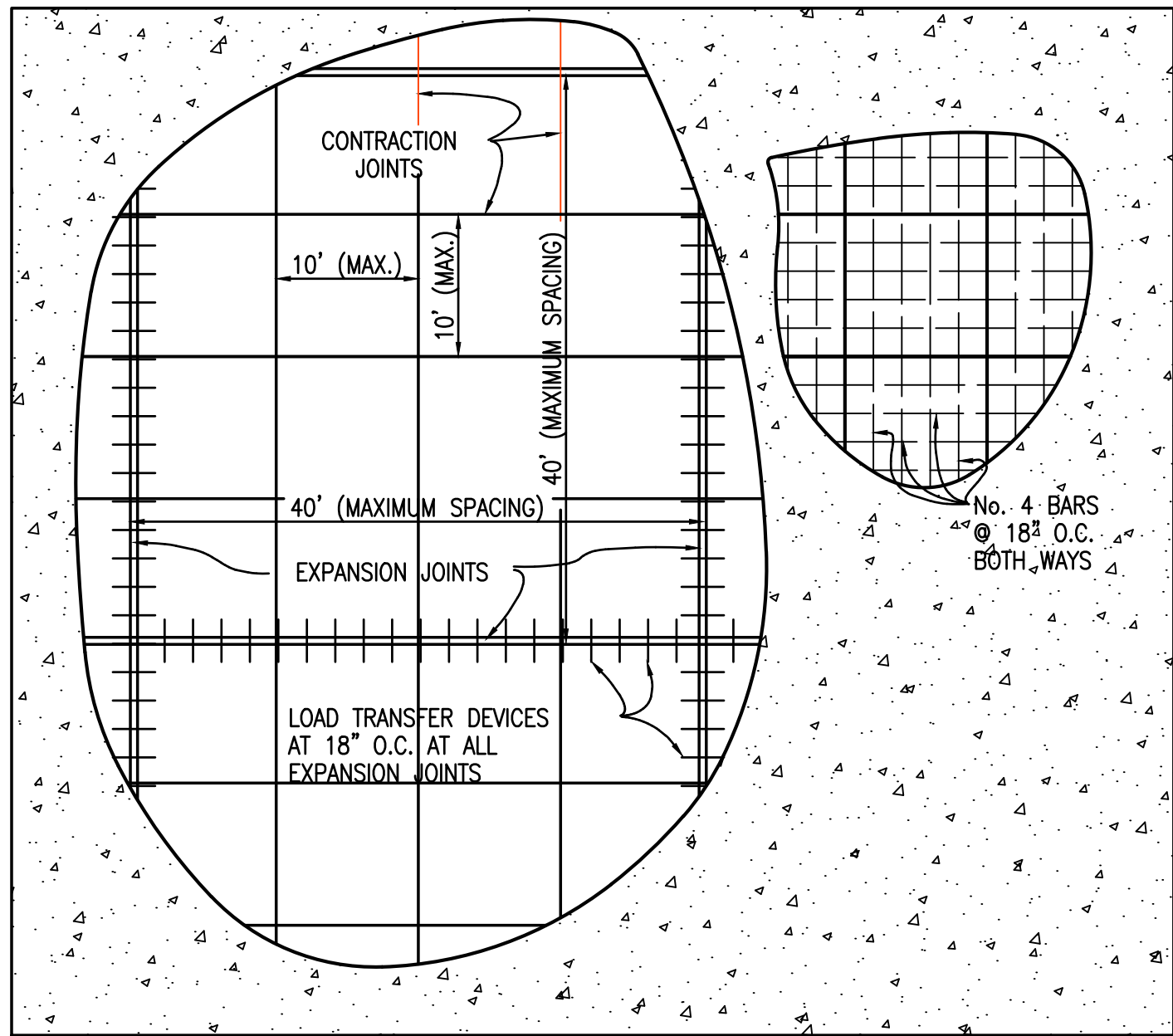
CITY OF PORT ARANSAS, TEXAS

Urban

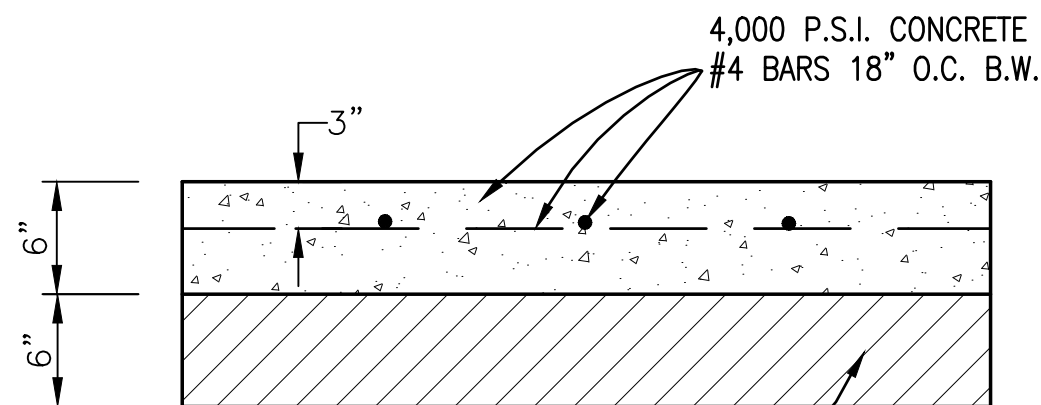
DCCM

TBPLS: REW, INVALTERS, ENGINEERING, 145 E. SUPERVISING, 10032400
2723 SWANNING DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101

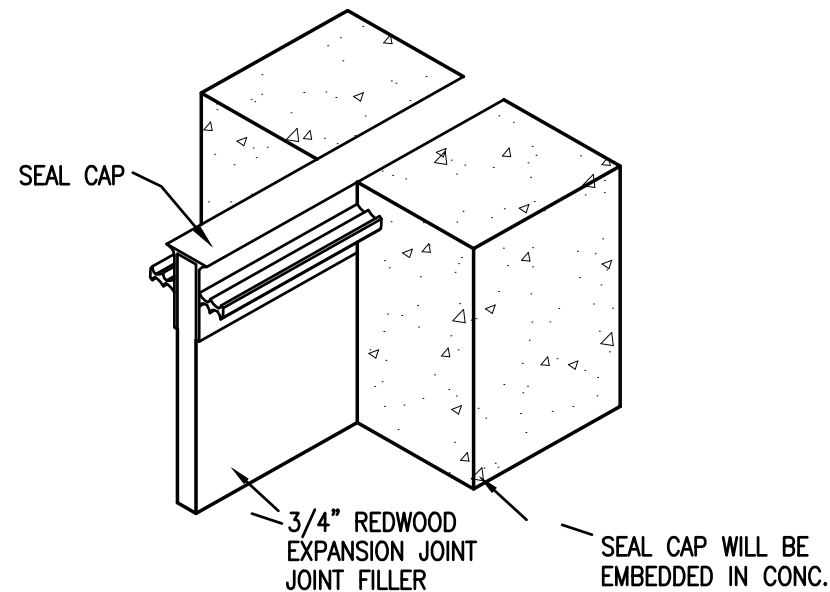
SHEET 5 OF 10
JOB NO. 06100.C3.02



REINFORCEMENT DETAIL
N.T.S.



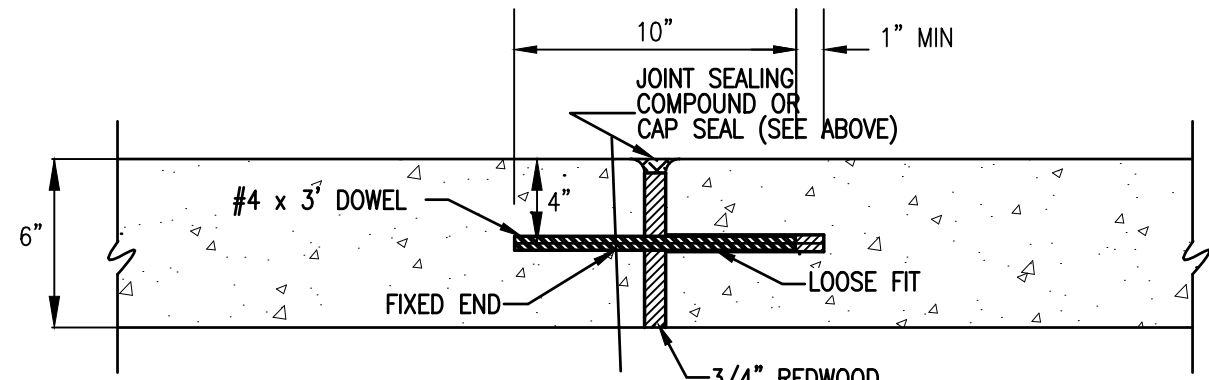
CONCRETE PAVEMENT DETAIL
N.T.S.



PAVING SEAL CAP
N.T.S.

SEAL CAP SPECIFICATIONS

TENSILE STRENGTH	ASTM D412-92	2470 psi	2450 psi
ELONGATION	ASTM D412-92	420%	410%
HARDNESS	ASTM D2240-95	81 Shore A	81
OIL SWELL	ASTM D471-95	1.74% by vol.	N/A
OZONE RESISTANCE	ASTM D518-91	No Cracking	N/A

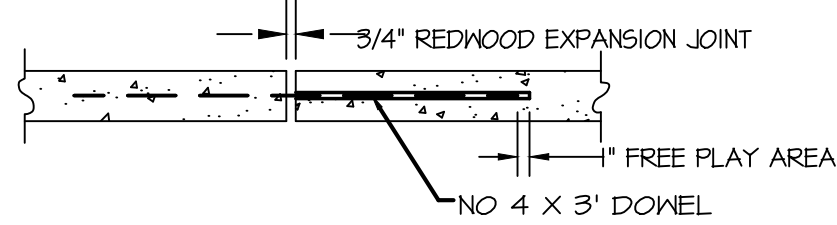


EXPANSION JOINT
FOR CONCRETE PAVING
N.T.S.

SAW CUT

GENERAL NOTES FOR CONCRETE PAVEMENT

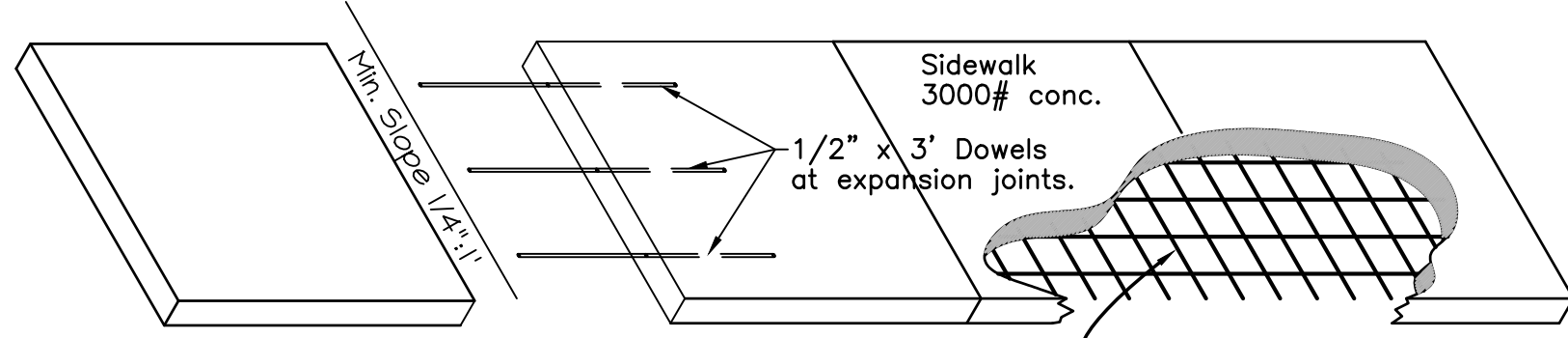
- CONCRETE PAVEMENT SHALL BE CLASS A, 4000 P.S.I. 5-1/4 SK. MIN REINFORCED WITH #4 STEEL BARS SPACED AT 18" O.C. B.W.
- EXPANSION JOINT FILLER SHALL BE REDWOOD AS SHOWN IN DETAIL. JOINT SEAL COMPOUND SHALL BE GREENSTREAK PAVING CAP SEAL OR APPROVED EQUAL MEETING THE REQUIREMENTS SHOWN IN THE DETAIL.
- REINFORCING STEEL SHALL BE SUPPORTED DURING CONSTRUCTION TO MAINTAIN NOT LESS THAN 3 INCHES AND NOT GREATER THAN 4 INCHES COVER FROM TOP OF SLAB.
- CONCRETE FOR ALL CURBS SHALL BE CLASS A, 3000 PSI 5-1/4 SK. MIN
- EXPANSION JOINTS SHALL BE PLACED ALONG THE CENTER OF THE CONCRETE ALLEYS.
- CONTRACTION JOINTS 10' MAX
- EXPANSION JOINTS 40' MAX
- EXPANSION JOINT DOWELS AT 18" O.C.



DOWEL BAR DETAIL
NOT - TO - SCALE

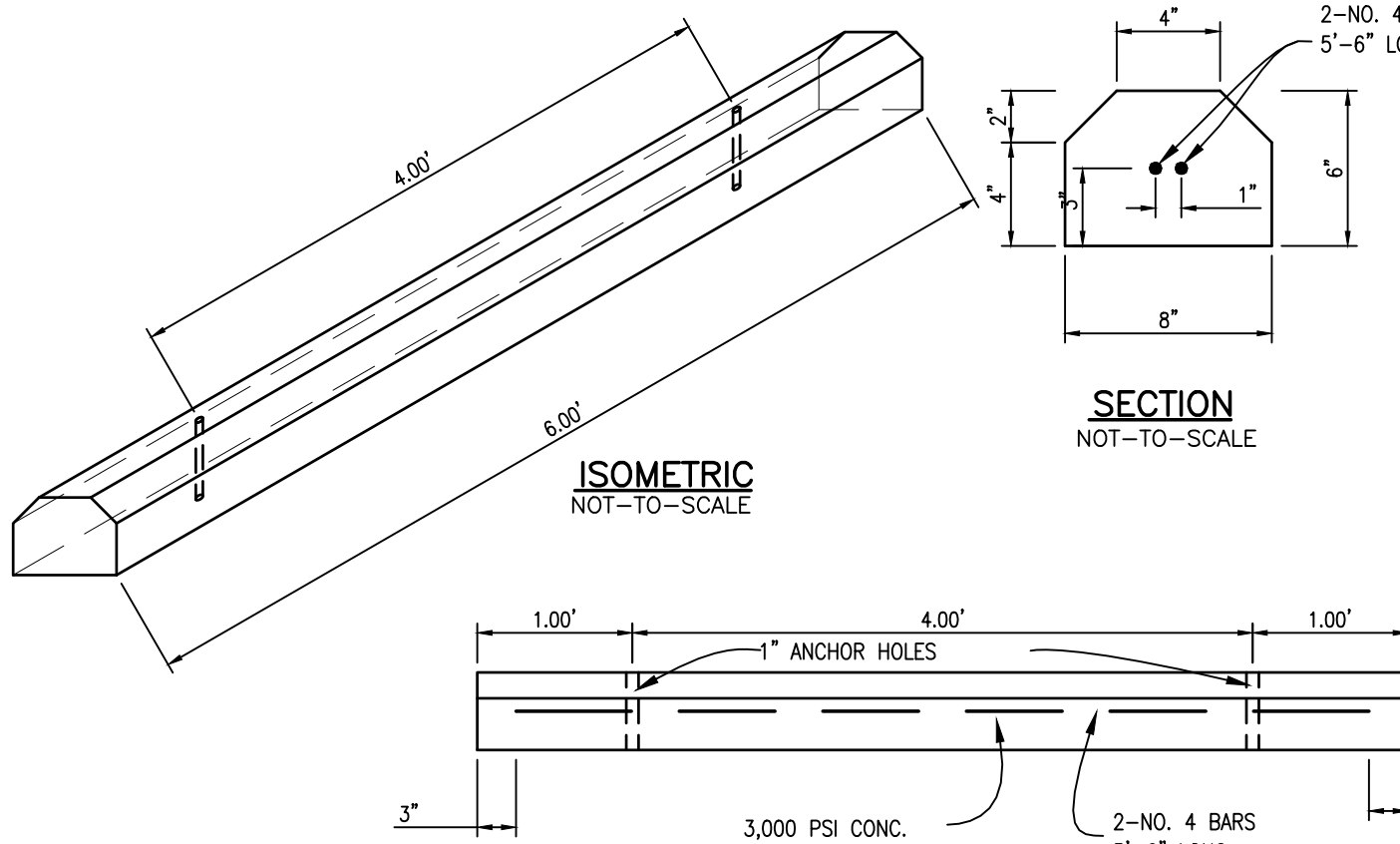
SIDEWALK NOTES :

- STANDARD SIDEWALK GRADE NOT AT DRIVEWAY IS SET BY SLOPE 1/4" PER FOOT FROM TOP OF CURB. RAMP SIDEWALK GRADE 3 FOOT (MINIMUM) ON EACH SIDE OF DRIVEWAY TO MATCH DRIVEWAY GRADES. (DRIVEWAY RAMP NOT TO EXCEED 1" PER FOOT).
- ALL EXPANSION JOINTS TO BE 3/4" YELLOW TREATED PINE FOR FULL DEPTH OF SIDEWALK, UNLESS OTHERWISE NOTED.
- ALL CONCRETE CLASS "A", 3,000 psi. ALL STEEL, GRADE 60, fy = 60,000 psi.

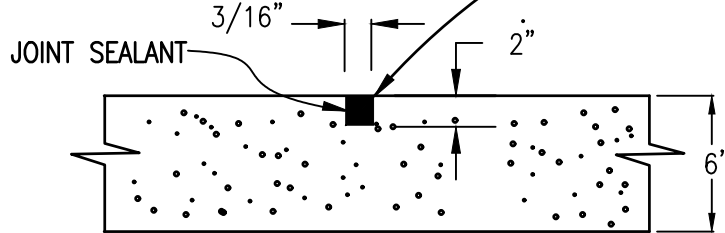


SIDEWALK DETAIL
N.T.S.

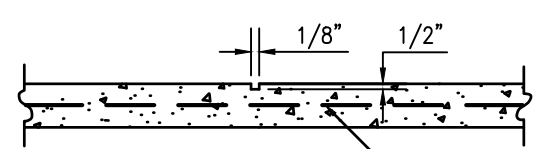
NOTE: Sidewalks to be reinforced with 6" x 6" x 2.9w x 2.9w mesh



WHEEL STOP DETAILS
NOT-TO-SCALE



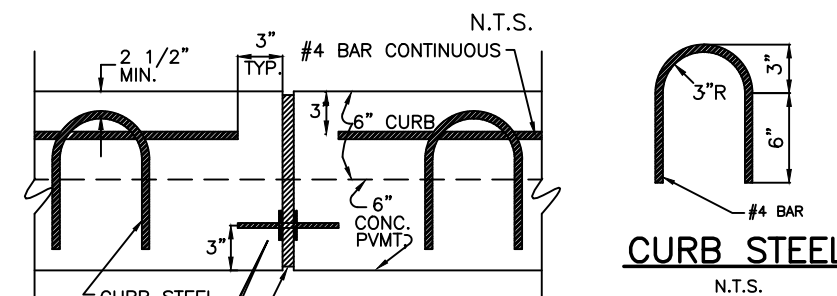
CONTRACTION JOINT
N.T.S.



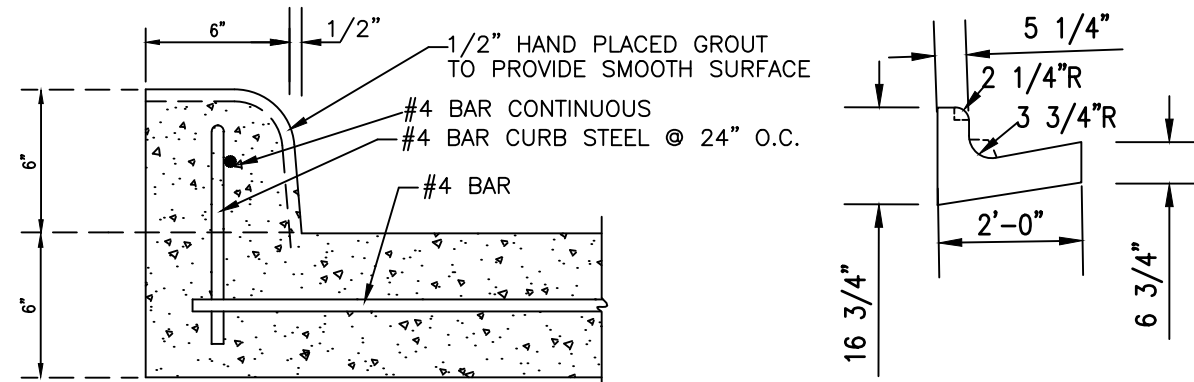
TRANSVERSE MARKING DETAIL
N.T.S.

STANDARD CURB & GUTTER AND HEADER CURB NOTES:

- ALL CONCRETE 3,000 P.S.I. ALL STEEL GRADE 60 fy = 60,000 P.S.I., MIN.
 - TRANSVERSE GROOVES 1/8" WIDE BY 1/2" DEEP SHALL BE MADE IN ALL CURB & GUTTER AND HEADER CURB AT 10' O.C. (MAXIMUM).
 - 3/4" THICK EXPANSION JOINTS SHALL BE PROVIDED AT 20'-0" CENTERS (MAXIMUM). DOWELS SHALL TIE INTO CONCRETE PAVEMENT. DOWELS SHALL BE 12" LONG SPACED AT 18" O.C. (MAX.) . THE NO. 4 DOWEL SHALL BE EXTENDED ACROSS THE JOINT 6 INCHES AND THIS END SHALL BE SLEEVED OR GREASED. EPOXY SET DOWEL WHEN CONNECTING TO EXIST. CONCRETE.
- WHERE NEW CURB & GUTTER OR HEADER CURB JOINS EXISTING CURB & GUTTER, TRANSITION THE LAST 10' OF THE NEW TO MATCH THE OLD IN SHAPE.
- ALL SUBGRADE UNDER CURB TO BE COMPACTED TO 98% STD. PROCTOR. ADJUST PER ASTM 0.69%.

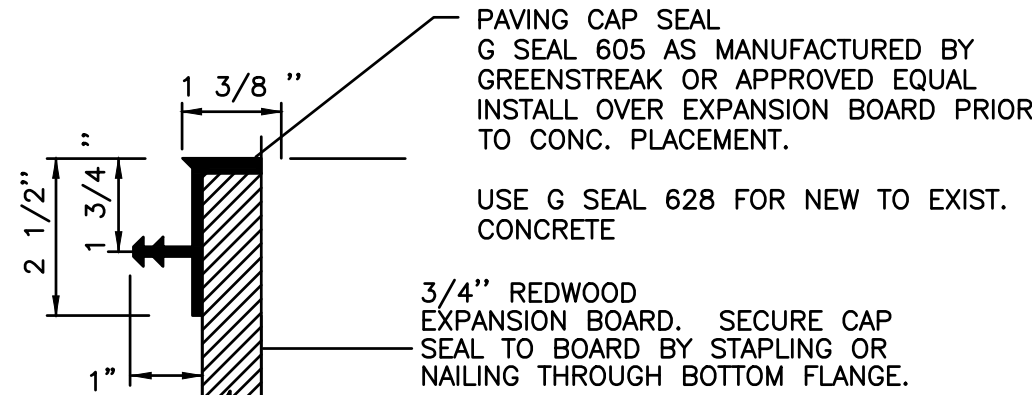


CURB EXPANSION JOINT
NOT TO SCALE

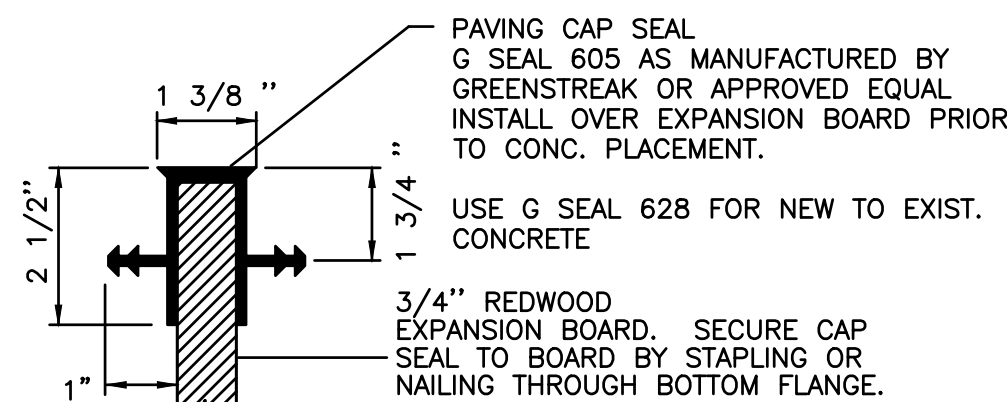


6" BLOCK CURB
N.T.S.

REDWOOD EXPANSION JOINT
(DIMENSIONS SHALL MATCH CURB TYPE)
NOT TO SCALE



CAP SEAL DETAIL
NEW CONC. TO EXIST. CONC.
NOT TO SCALE



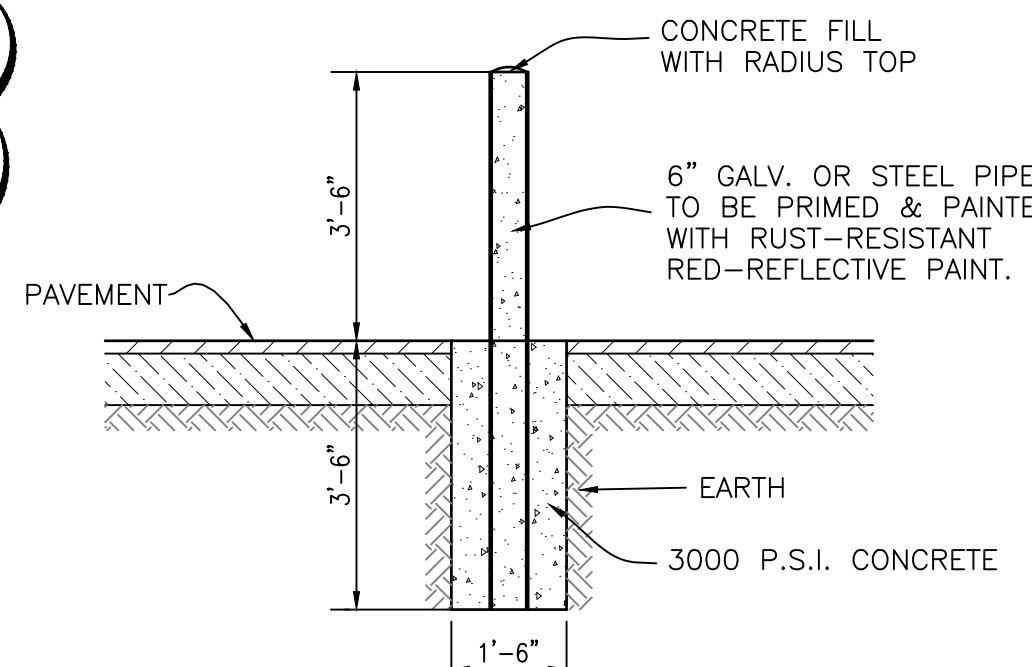
CAP SEAL DETAIL
NEW CONC. TO NEW CONC.
NOT TO SCALE

THINGS TO AVOID:

- DO NOT TOOL CAP SEAL JOINT.
- INADEQUATE STAKING-EXPANSION BOARDS THAT BOW OR TWIST DURING CONCRETE PLACEMENT WILL RESULT IN IMPROPERLY ALIGNED SEALCAP.
- INSUFFICIENT CONCRETE AT THE CAP SEAL PROFILE- CAP SEAL SHOULD BE FLUSH OR SLIGHTLY BELOW THE FINISHED CONCRETE SURFACE. CONCRETE WILL NOT ADHERE TO THE TOP OF CAP SEAL.
- IMPROPER DOWEL ALIGNMENT- REGARDLESS OF THE JOINT SEALING METHOD USED, IMPROPER DOWEL ALIGNMENT MAY CAUSE CRACKING OR SPALLING. PROPER USE OF A DOWEL ALIGNING DEVICE WILL ELIMINATE THIS CONCERN.

INSTALLATION STEPS:

- TERMINATE STAKES BELOW THE TOP OF THE BOARD A DISTANCE EQUAL TO THE DEPTH OF THE CAP SEAL PROFILE PLUS 1/4".
- USE FACTORY FABRICATIONS FOR INTERSECTIONS AND CHANGES OF DIRECTION. INSURE ALL SECTIONS TO BE SPLICED ARE CUT SQUARE AND BOUND TOGETHER USING CAP SEAL ADHESIVE.
- SECURE CAP SEAL TO THE EXPANSION BOARD WITH STAPLES, NAILS, SCREWS (APPROXIMATELY 18" ON CENTER) OR ADHESIVE TO PREVENT DISLOCATION DURING CONCRETE PLACEMENT.
- PLACE CONCRETE USING NORMAL PLACEMENT TECHNIQUES, UTILIZING THE CAP SEAL AS SCAFFOLD. VIBRATE CONCRETE TO INSURE GOOD CONSOLIDATION AROUND CAP SEAL.

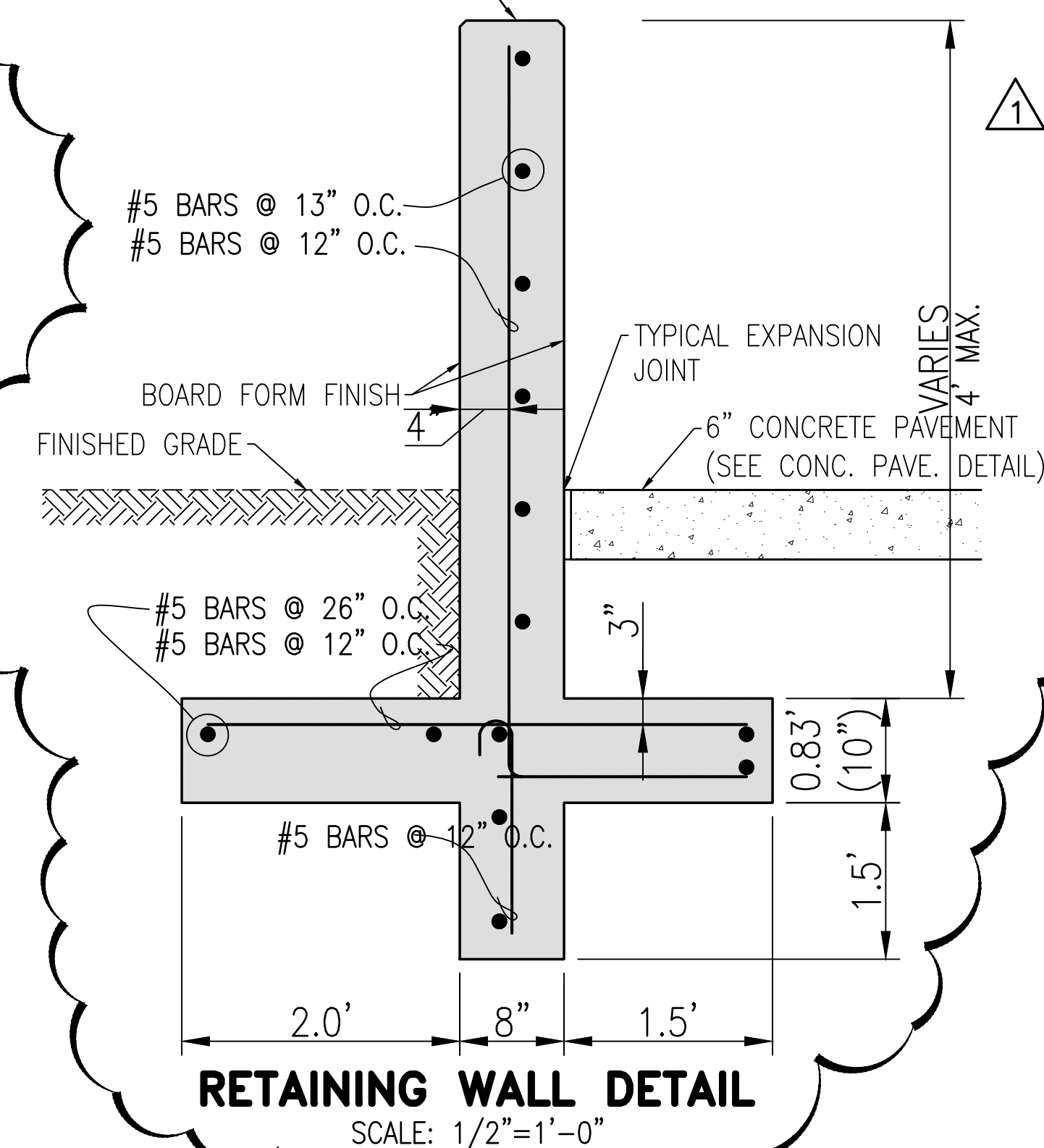


BOLLARD DETAIL
NOT-TO-SCALE

NOTIFICATION NOTE:

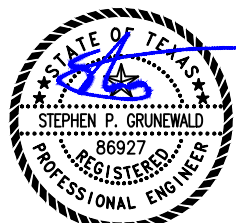
- CONTRACTOR TO CONTACT THE FOLLOWING 48 HOURS PRIOR TO ACTUAL START OF CONSTRUCTION:
- TEXAS ONE CALL: 1-800-245-4545
 - LONE STAR: 1-800-669-8344
 - SOUTHWESTERN BELL TELEPHONE: 1-800-828-5127
 - 1-800-DIG-TESS
 - N.C.W.C.&I.D. No. 4: 1-361-749-5201
 - CITY OF PORT ARANSAS GAS: 1-361-749-4111
 - CENTURYTEL TELEPHONE: 1-361-749-9010

TRW=VARIES (SEE GRADING PLAN)



RETAINING WALL DETAIL
SCALE: 1/2"=1'-0"

APPROVED BY	DESCRIPTION	DATE	REVISION	SCALE	NOTED	DRAWN	CHECKED	DATE
SPG	002	4/2/26		SB	SB	SPG		MAY 2025



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEPHEN P. GRUNWALD, P.E. TX. REG. 86927 (4/8/26)

PAVING DETAILS

PORT ARANSAS LIFE GUARD HEADQUARTERS

303 NINTH ST. TEXAS

CITY OF PORT ARANSAS,

Urban

DCCM

TRIPLE S FIRM, NATURES ENGINEERING, 145 J. BURGESS, 10032400
2725 SWANNIER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.654.3101 URBAN@DCCM.COM

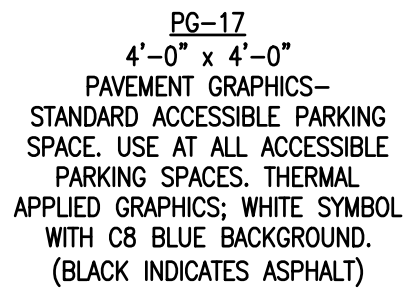
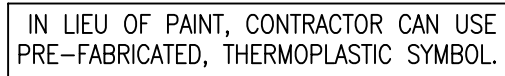
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JOB NO.
06100.C3.02

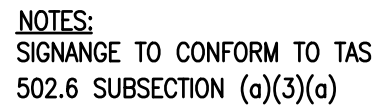
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE APPROVED AS DIRECTED BY THE ENGINEER.
2. THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5'x 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200 FT IS REQUIRED.
3. LANDINGS SHALL BE 25 S.F. MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' x 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
5. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%.
6. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS SHOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
7. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
8. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOMED SURFACES FOR RAMPS. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
9. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
10. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
11. SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5'x 5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
12. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
13. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
14. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
15. SHADED AREAS INDICATE LOCATIONS OF DETECTABLE WARNINGS. (COLOR / LIGHT REFLECTIVE VALUE AND TEXTURE CONTRAST)

1. ALL ACCESSIBLE STRIPING AND SIGNAGE SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AS ADOPTED AUG. 1, 2020, OR LATEST REVISION.
2. ACTUAL PARKING SPACE DIMENSIONS MAY VARY SEE PLAN FOR ACTUAL LOCATION LAYOUT OR DIMENSIONS.
3. PARKING AREA STRIPING SHALL BE SHERWIN WILLIAMS SET FAST ACRYLIC LATEX TRAFFIC MARKING PAINT (YELLOW-TM2161, BLUE-TM2133, RED-TM2132) AND SHALL BE A TWO COAT APPLICATION YIELDING A FINISH.
4. PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 - 4.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - 4.2. THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
 - 4.2.1. IN ALL CAPITAL LETTERS;
 - 4.2.2. WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES.
 - 4.3. CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
5. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
 - 5.1. AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - 5.2. BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;
 - 5.3. BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
 - 5.4. BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

1. CURB RAMP RUNNING SLOPE SHALL BE LESS THAN THE MAX 8.33% SLOPE. CURB RAMP CROSS SLOPE SHALL BE LESS THAN THE MAX 2.0%. ALL LANDINGS SHALL BE LESS THAN 2% MAX SLOPE IN ALL DIRECTIONS. PARKING SLAB AND ACCESS ISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
2. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT OTHER THAN 6", DIMENSION MUST BE ADJUSTED PROPORTIONATELY.
3. LOCATION OF BARRIER FREE RAMP MAY BE SHIFTED TO CLEAR OBSTRUCTIONS.
4. LOCATION—CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
5. SLOPE—CURB RAMPS: TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36 IN. ALL RAMPS ARE REQUIRED TO HAVE LANDINGS AT TOP AND BASE OF RAMP.
6. WIDTH—MIN 2' WIDE EXCLUSIVE OF FLARED SIDES.
7. SURFACE—SURFACES OF CURB RAMPS SHALL COMPLY WITH THE FOLLOWING: FINISH PUBLIC RIGHT-OF-WAY FOR PURPOSES OF WARNING, THE FULL WIDTH AND 2' MINIMUM DEPTH ON THE SHORTEST SIDE OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
8. CONTRACTOR IS SOLELY RESPONSIBLE FOR RAMP AND SIDEWALK CONSTRUCTION COMPLYING WITH ALL CURRENT ADA REQUIREMENTS PLUS TEXAS ACCESSIBILITY STANDARDS INCLUDING SLOPES, TEXTURE, COLOR CONTRASTS AND ELEVATIONS.



ALL ACCESSIBLE STRIPING, RAMPS, TEXTURES AND SIGNAGE WITHIN PRIVATE PROPERTY SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS. PUBLIC RAMPS SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (ADA) LATEST ADDITION.



COLORS:
LEGEND AND BORDER -
GREEN; BACKGROUND - WHITE;
WHITE SYMBOL ON BLUE
BACKGROUND.

ONLY FOR VAN ACCESSIBLE SPACES
(MIN. OF 1 OUT OF 6 RESERVED
SPACES SHALL BE DESIGNATED VAN
ACCESSIBLE AND BE SERVED BY AN
AISLE AT LEAST 8' WIDE.)

COLORS:
LEGEND AND BORDER - GREEN
BACKGROUND - WHITE

PROVIDE 2" DIA. SCH. 80
GALV. PIPE WITH 30" MIN.
- BURY IN 12" DIA. CONCRETE
MOUNTING HARDWARE SHALL
BE HOT DIP GALVANIZED.
PROVIDE CAP ON POLE.

NOTE:
ALL ACCESSIBLE STRIPING, RAMPS, AND
SIGNAGE SHALL COMPLY WITH TEXAS
ACCESSIBILITY STANDARDS (TAS) AS ADOPTED
AUG. 1, 2020 OR LATEST REVISIONS.

NOTE:
ONE SIGN PER PARKING SPACE
PERMANENTLY MOUNTED ON
POLE MIN. 5' HIGH.

VAN ACCESSIBLE SIGN DETAIL
N.T.S.



ALL ACCESSIBLE STRIPING, RAMPS, TEXTURES
AND SIGNAGE SHALL COMPLY WITH
TEXAS ACCESSIBILITY STANDARDS (TAS)
AS ADOPTED AUGUST 1, 2020 OR
LATEST REVISIONS.

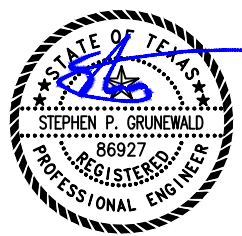
ALL REQUIRED FIRE LANE RESTRICTED PARKING SHALL BE APPLIED PER FIRE DEPARTMENT REQUIREMENTS.

Accessible details and notes are provided for Contractor's information. The intent of the plans is to not have any accessible ramps and instead providing sidewalk at maximum longitudinal slope of 5%.

1. Ramp above is for illustration. Actual ramp configurations may vary.
2. Ramps not in public right of way do not require the full depth and width of the ramp including flares to contrast visually with adjoining surfaces in compliance with T.A.S. 2012

N.T.S.

SCALE:	NOTED	REV.	BY	DATE	DESCRIPTION	APPROVED BY
DRAWN:	SB					
CHECKED:	SPG					
DATE:	MAY 2025					



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY STEPHEN P. GRUNEWALD,
P.E. TX. REG. 86927 (5/19/25)

ADA AND RAMP DETAILS

PORT ARANSAS LIFE GUARD HEADQUARTERS

303 NINTH ST.
CITY OF PORT ARANSAS, TEXAS

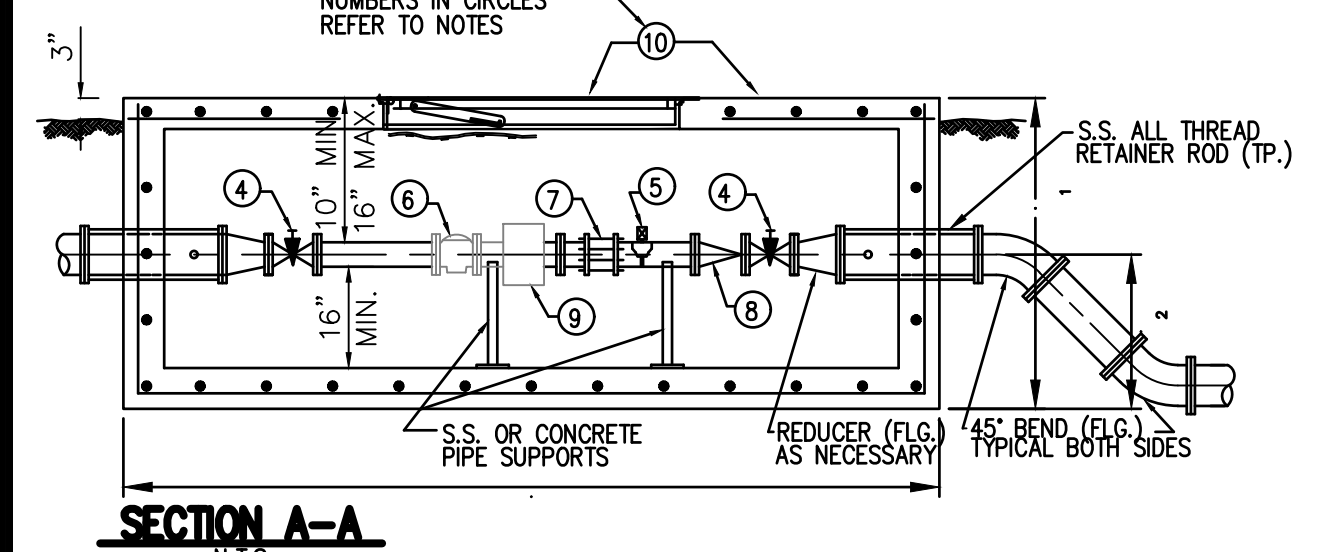
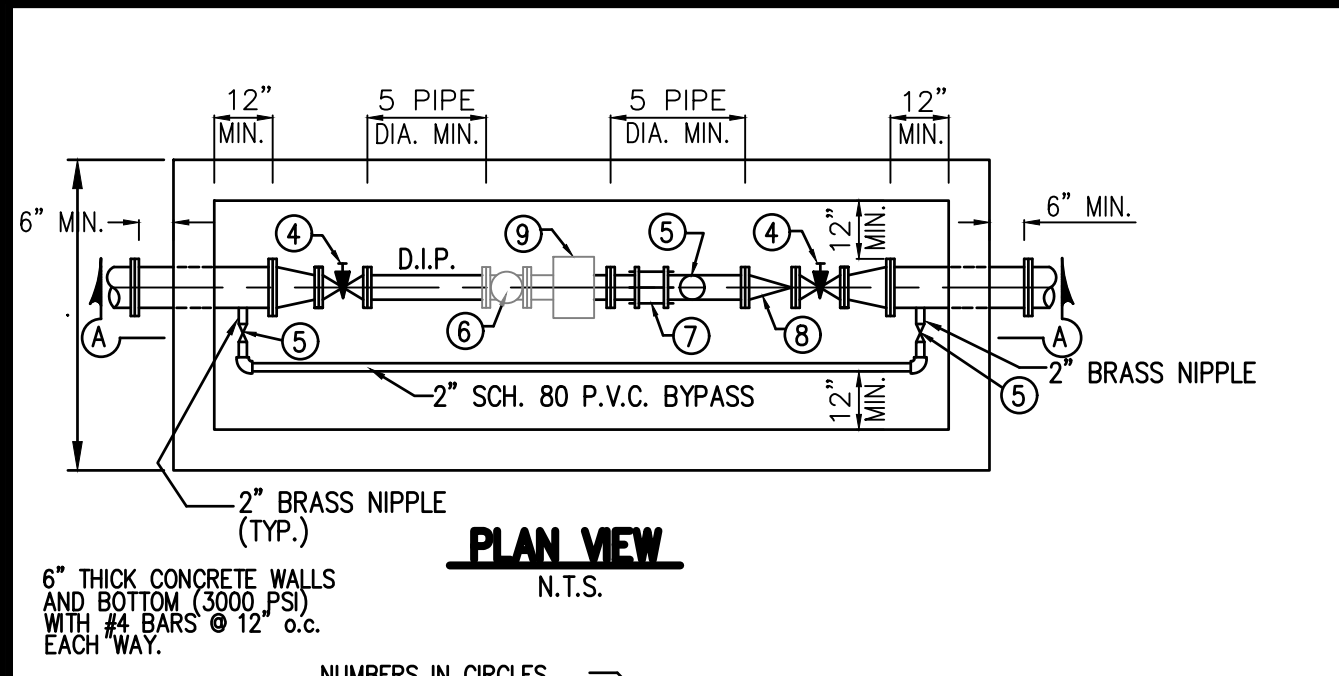


TBP&LS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 | LIBRAN.DCCM.COM

Urban

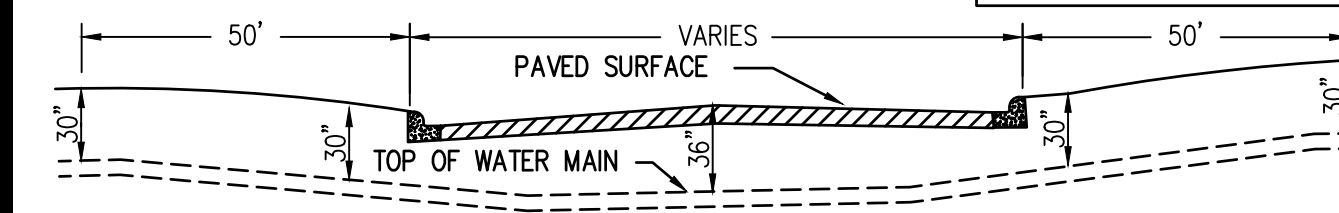
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06100.C3.02



STANDARD WATER VAULT
DETAIL FOR 3", 6", & 6" METERS

METER SIZE	L	W	H ₁	H ₂
3" METER	11'-6"	8'-0"	4'-9"	2'-0"
6" METER	NA	NA	NA	NA
6" METER	NA	NA	NA	NA

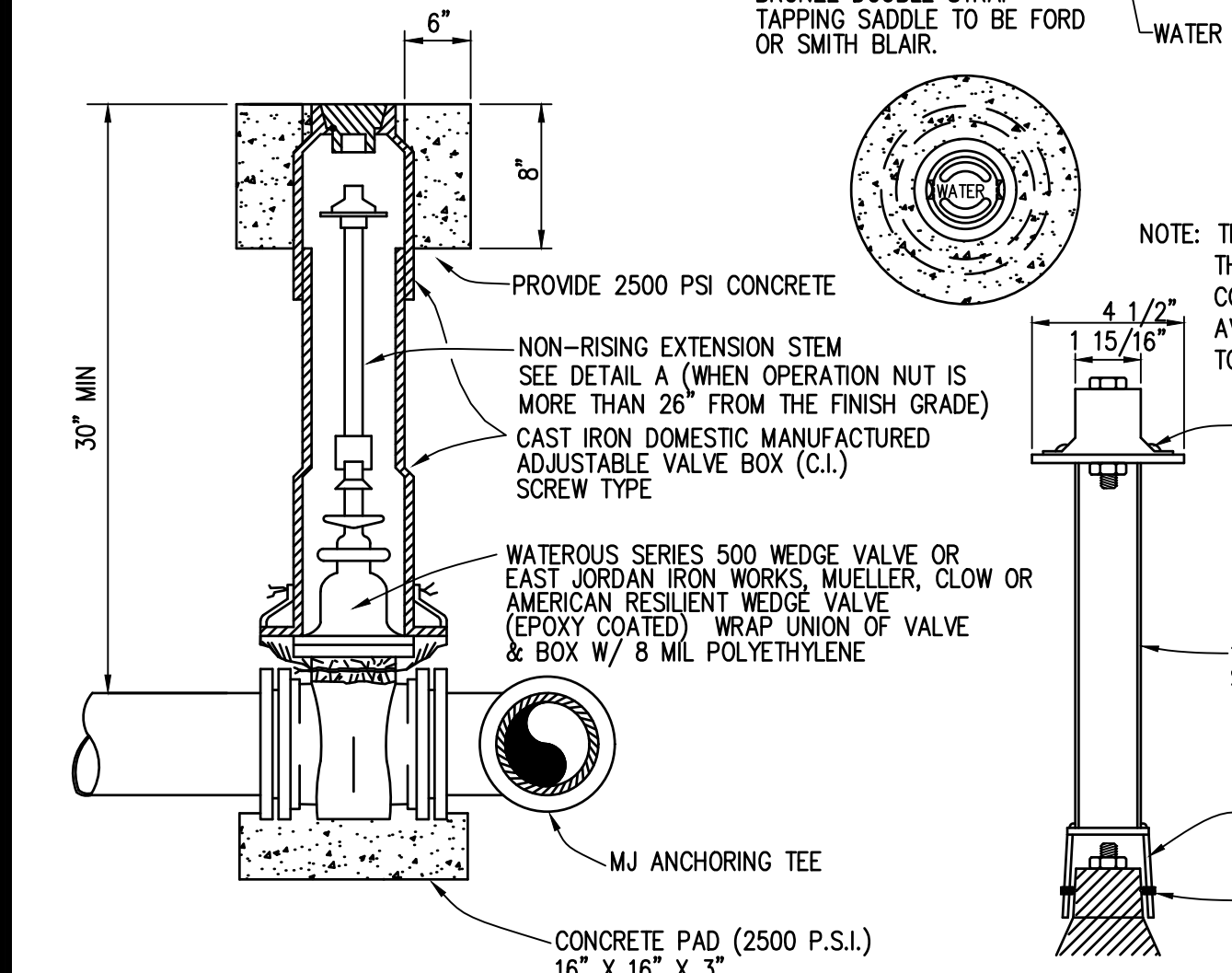


TYPICAL STREET CROSSING
MINIMUM COVER

NOTE: LINES RUNNING PARALLEL TO STREET SHALL HAVE SAME MINIMUM COVER AS SHOWN.

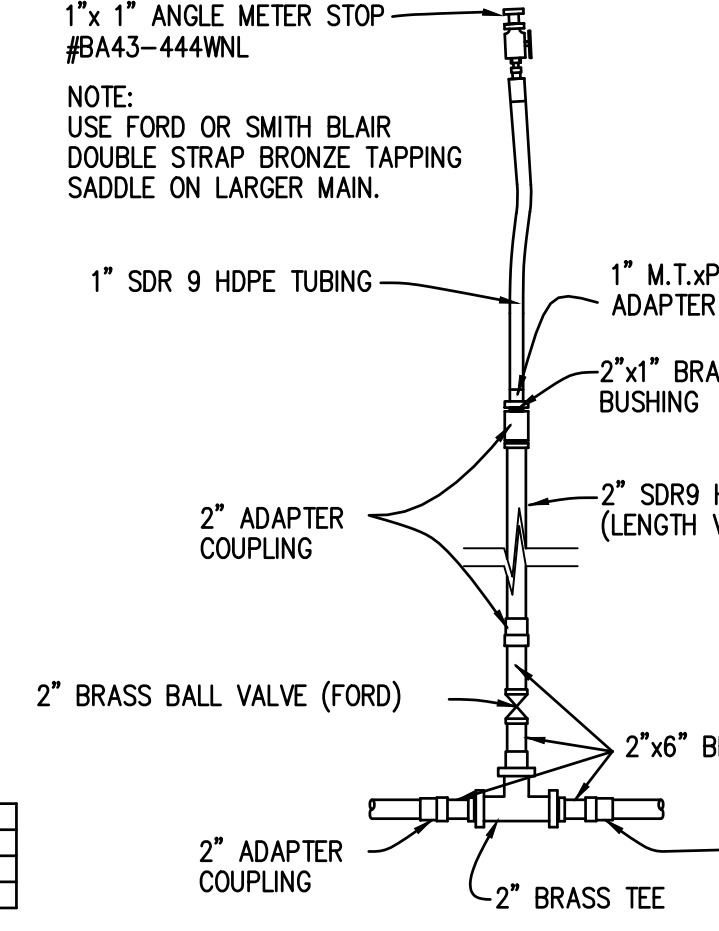
NOTE: SEE PAVING AND MISCELLANEOUS DETAIL SHEET.

PAVEMENT CROSSING DETAILS



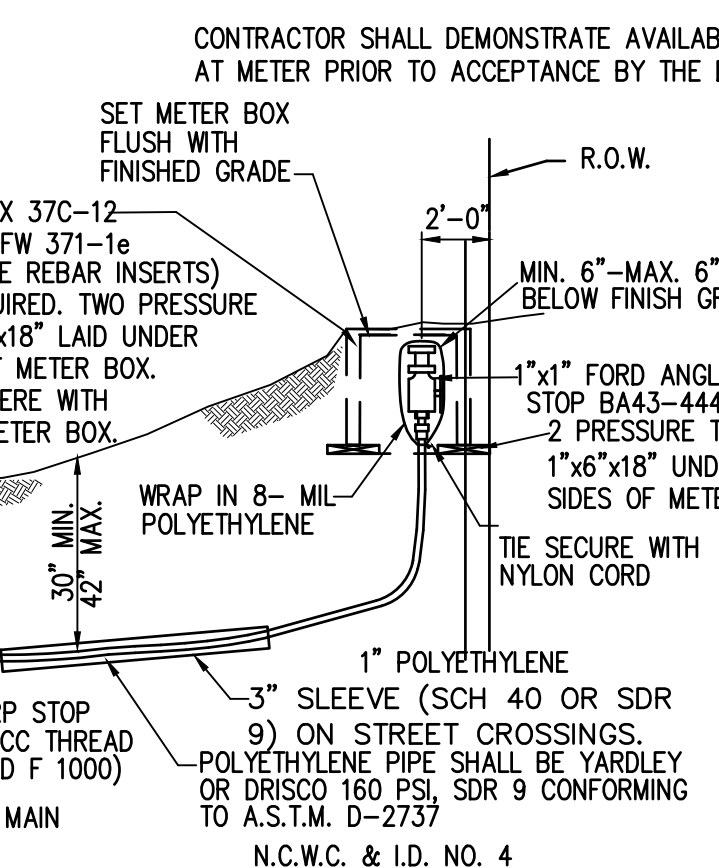
TYPICAL VALVE INSTALLATION

- NOTES:
1. ALL FITTINGS AND PIPE WITHIN VAULT SHALL BE CEMENT MORTAR LINED DUCTILE OR CAST IRON PIPE MEETING AWWA SPECIFICATION FOR WATER SERVICE.
 2. ALL PIPING INSIDE VAULT SHOULD BE SUPPORTED OR SHIMMED AS REQUIRED AND APPROVED BY DISTRICT.
 3. ALL FERROUS METAL TO BE EPOXY COATED BEFORE INSTALLATION.
 4. EAST JORDAN IRON WORKS, MUELLER, OR AMERICAN RESILIENT WEDGE VALVES WITH S.S. BOLTS.
 5. 2" FORD BRONZE BALL VALVE WITH LOCKING WING NUT.
 6. BRONZE METER STRAINER.
 7. TYLER SOLID SLEEVE, CEMENT LINED & S.S. BOLTS.
 8. AMERICAN EPOXY COATED RUBBER DISC CHECK VALVE.
 9. WATER METER SIZE & TYPE TO BE PROVIDED BY OWNER.
 10. ALL VAULT COVERS TO BE ALUMINUM SINGLE LEAF 30"x48" ALUMINUM ACCESS HATCH CENTERED BETWEEN METER AND DISCHARGE VALVE WITH SLAM LOCKS AND SPRING ASSISTED COVER TO BE H2O LOAD RATED.
 11. ALL BOLTS AND HARDWARE TO BE STAINLESS STEEL.
 12. SERVICES UNDER CONCRETE PAVING SHALL BE INSTALLED INSIDE APPROPRIATELY SIZED PVC CASING PIPE.



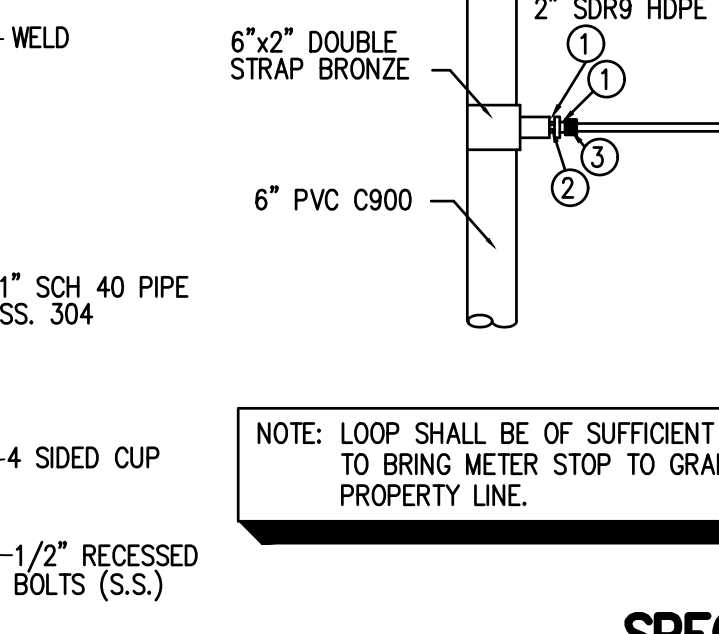
SINGLE WATER SERVICE
GREATER THAN 60' IN LENGTH

NOTE: LOOP SHALL BE OF SUFFICIENT DIAMETER TO BRING METER STOP TO GRADE AT PROPERTY LINE.



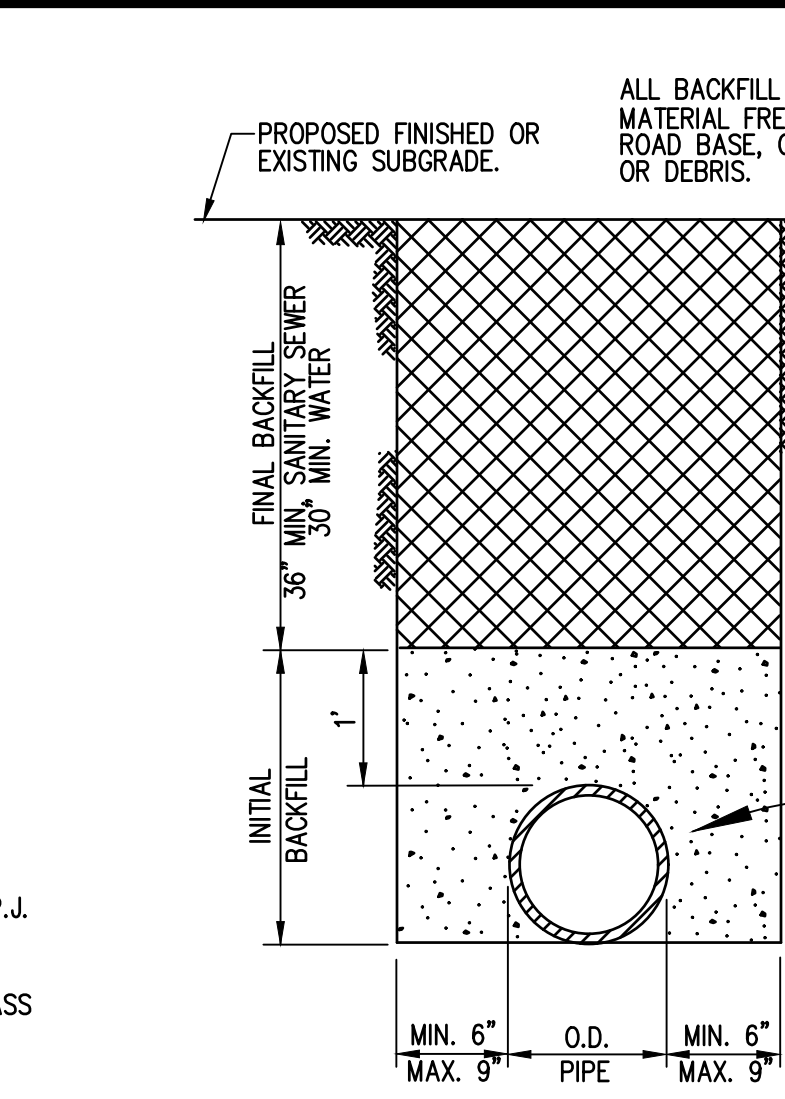
TYPICAL HOUSE SERVICE DETAIL

NOTE: THE FIRST PART OF TAP IS IDENTICAL TO THE COMMERCIAL WATER SERVICE DETAIL. CONTRACTOR SHALL DEMONSTRATE AVAILABLE PRESSURE AT METER PRIOR TO ACCEPTANCE BY THE DISTRICT.

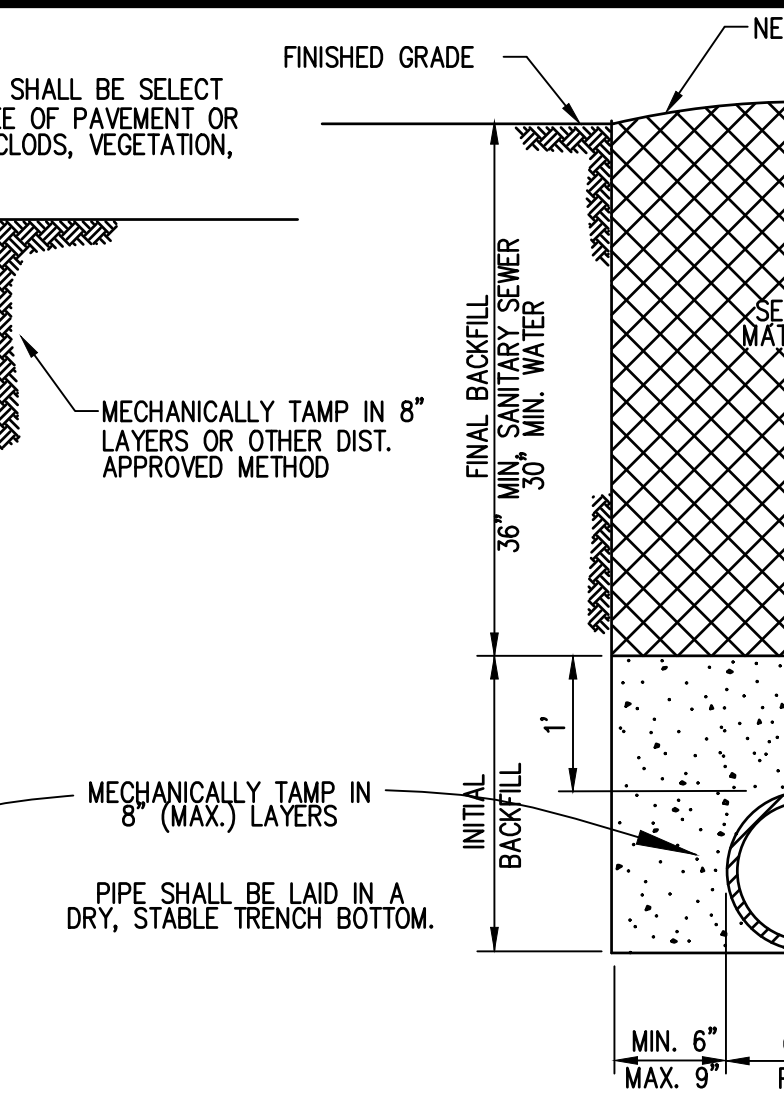


SPECIAL 60'+ DOUBLE SERVICE DETAIL*

* TO BE USED ONLY IN CASES WHERE DISTANCE FROM MAIN TO SERVICE & METER EXCEEDS 60'. PRIOR AUTHORIZATION FROM



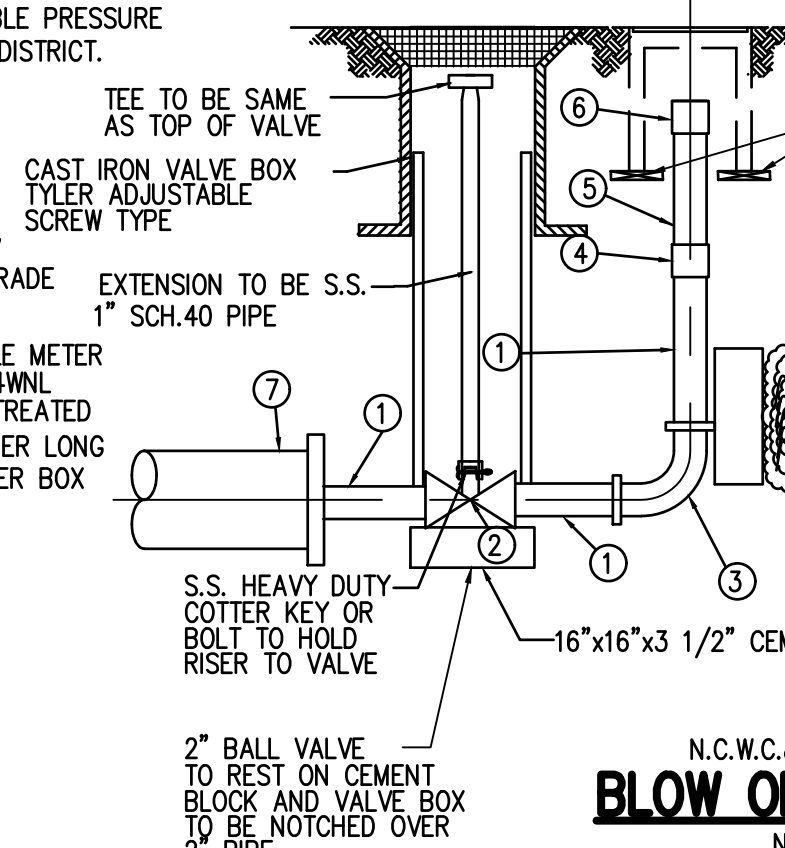
UNDER EXISTING OR PROPOSED ROADWAY



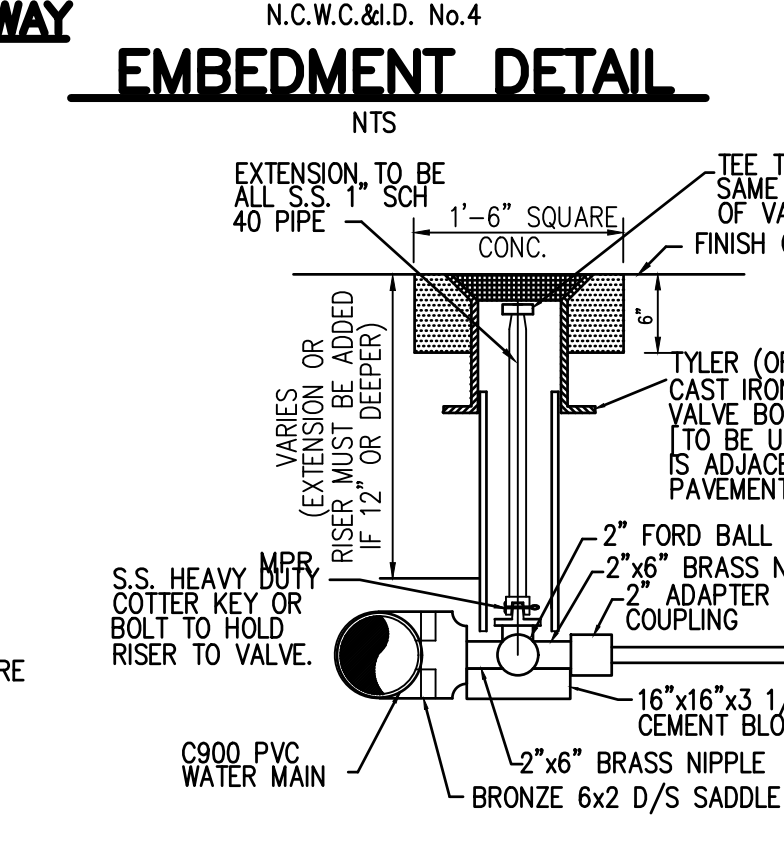
EMBEDMENT DETAIL

WRAP ANGLE STOP IN 8-MIL POLYETHYLENE, SET TOP 6" BELOW FINISHED GRADE PER TYPICAL MOUSE SERVICE DETAIL.

DFW METER BOX 37C-12 PLASTIC LID: DFW 371-1e (LID MUST HAVE REBAR INSERTS) BLOCKING REQUIRED. TWO PRESSURE TREATED 1"x6"x18" LAID UNDER LONG SIDES OF METER BOX. NOT TO INTERFERE WITH INTERIOR OF METER BOX.



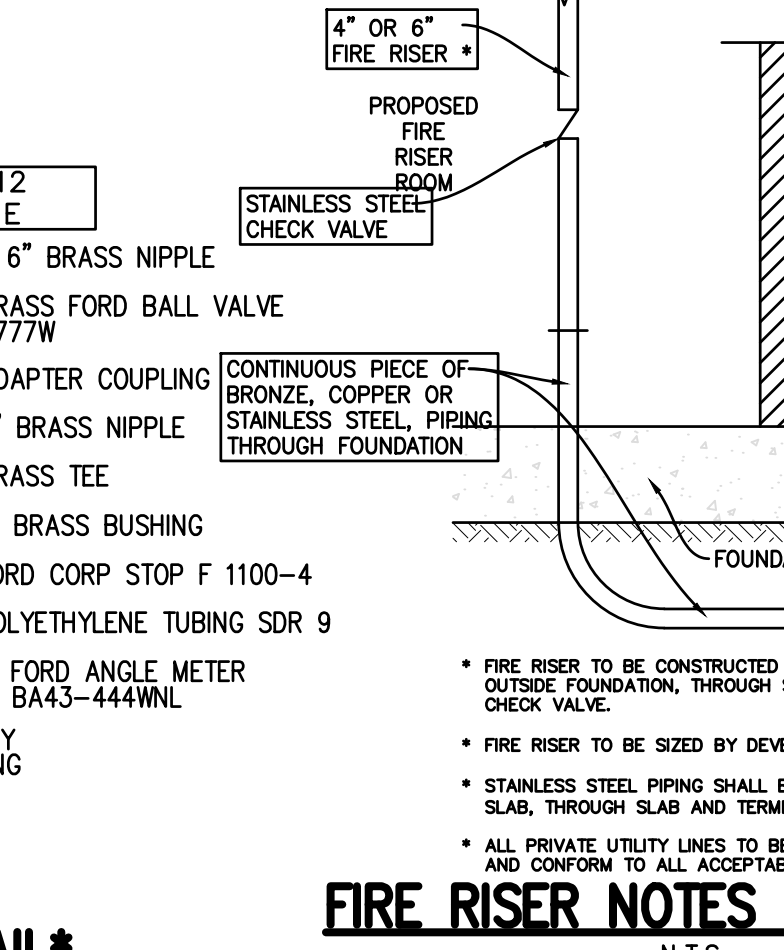
BLOW OFF DETAIL



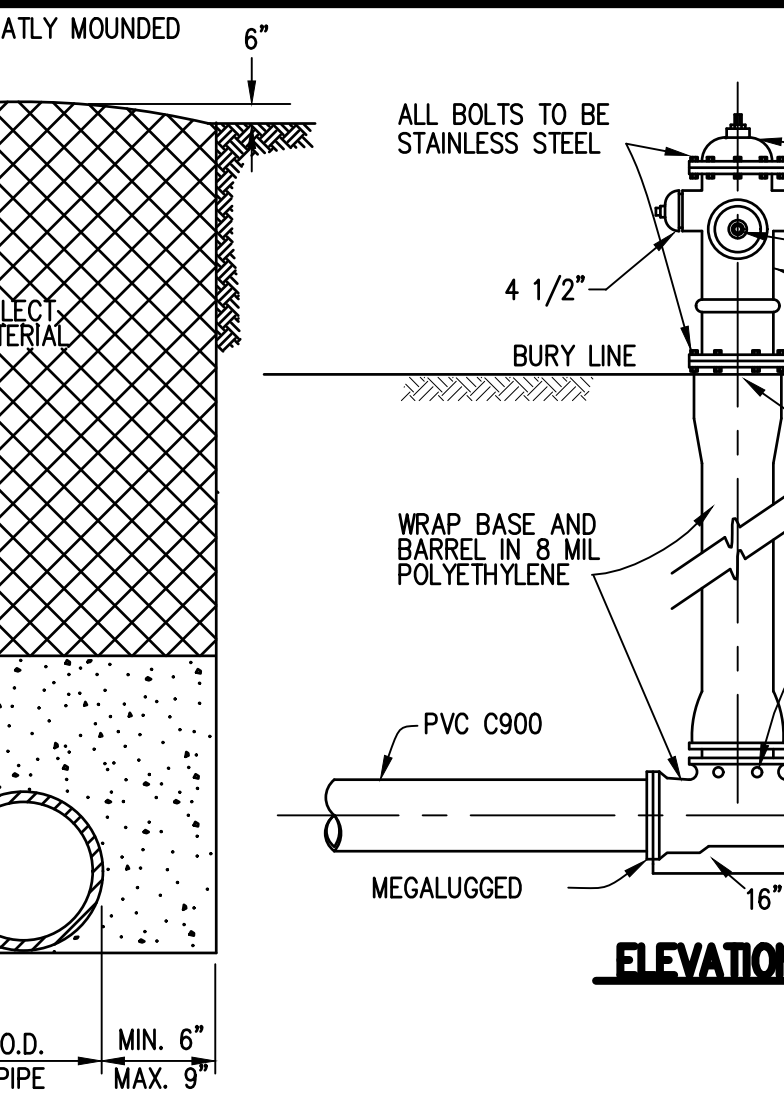
COMMERCIAL WATER SERVICE DETAIL

1. (3) 2" x 6" BRASS NIPPLES
2. 2" BALL VALVE
3. (1) 2" BRASS 90°
4. (1) 2" FTXG Sch. 80 COUPLING
5. Sch. 80 PVC PIPE
6. (1) 2 FQ OR MQ ALUM. ADAPTER
7. (1) MJ PLUG WITH MEGA LUGS
8. 3"x12"x5' WOLMANIZED TIMBER BACKED WITH 1/2 C.Y. RIVER ROCK GRAVEL

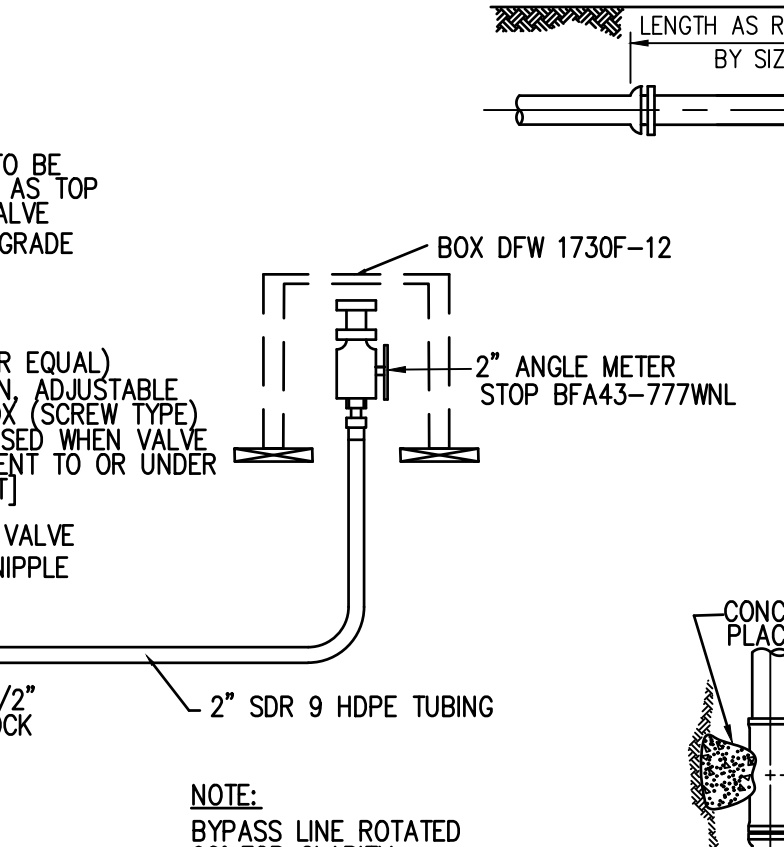
CROSS WITH PLUG THRUST BLOCK DETAILS



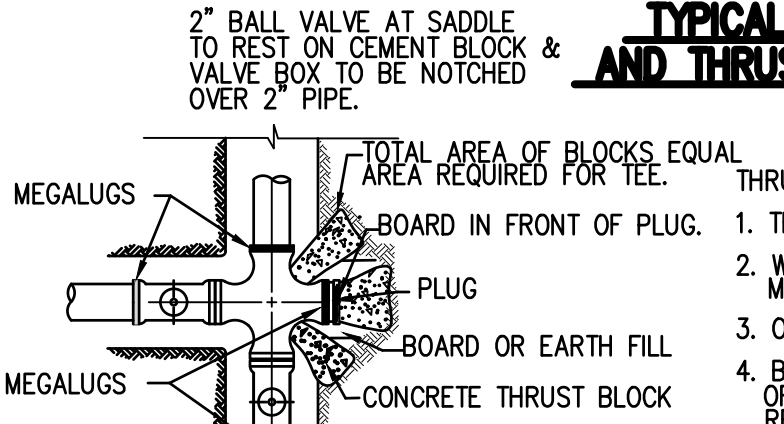
FIRE RISER NOTES AND DETAIL



FIRE HYDRANT DETAILS



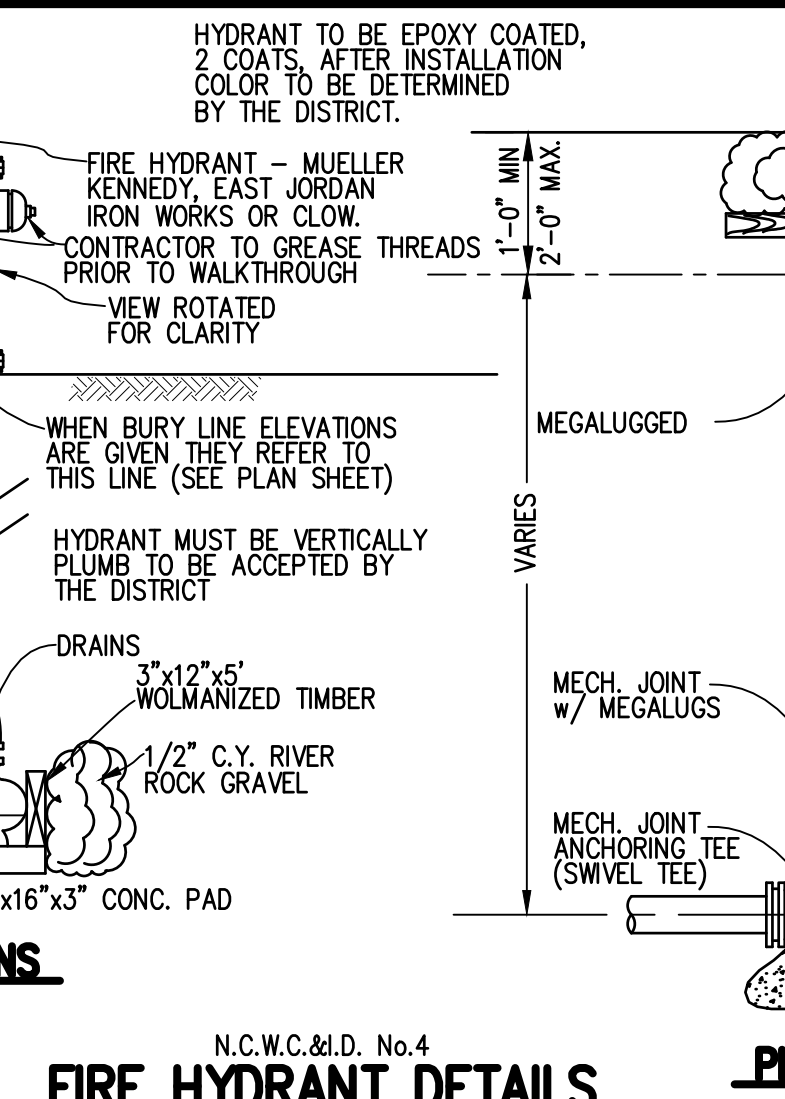
STANDARD DITCH OR PIPE CROSSING ADJUSTMENT DETAIL



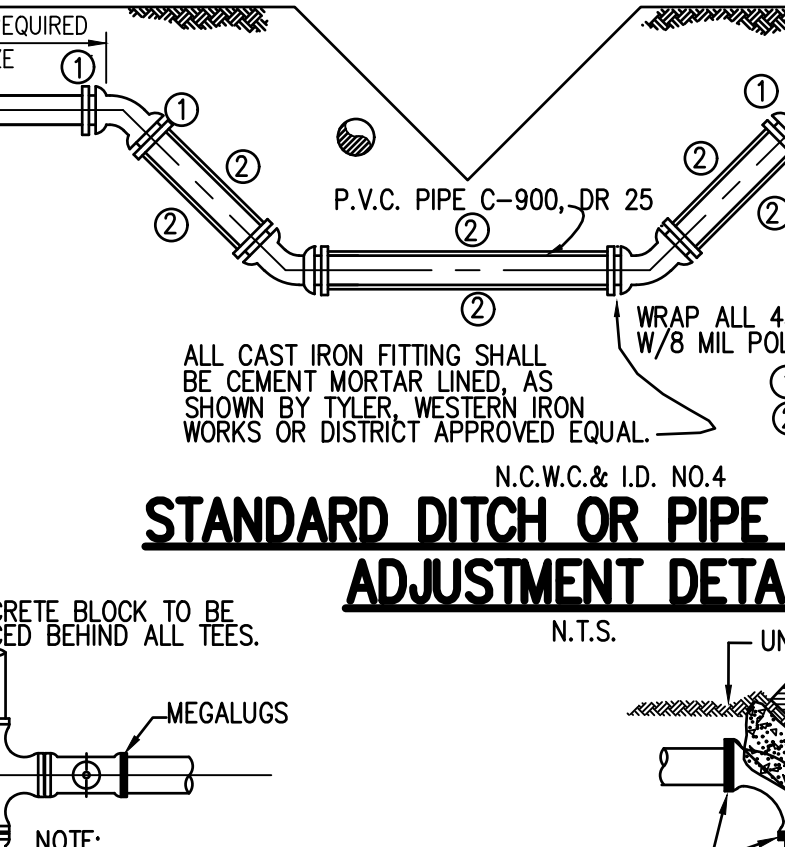
TYPICAL PLAN OF VALVE AND THRUST BLOCK LOCATION

WATER NOTES (N.C.W.C.&I.D. No.4)

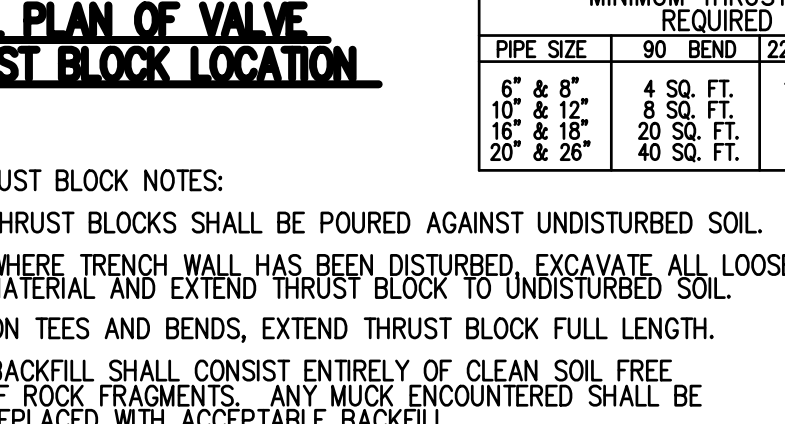
1. STANDARDS- ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED BY THE N.C.W.C.&I.D. No. 4 STANDARDS AND SPECIFICATIONS.
2. D.I. PIPE- SHALL BE CLASS 200 DUCTILE IRON PIPE CONFORMING TO U.S.A. STAND. A21.50. CAST IRON PIPE SHALL BE LINED WITH ENAMELED CEMENT MORTAR STANDARD THICKNESS AS SPECIFIED IN A.N.S.I. STANDARD A21.4.85.
3. D.I. PIPE WRAP- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE CONTINUOUS WRAPPED WITH 8 MIL. POLYETHYLENE.
4. PVC PIPE- 3" LINES AND SMALLER SHALL BE SCH 80 PVC POLYVINYL CHLORIDE PIPE RATED @ 200 P.S.I., CONFORMING TO A.S.T.M. D-1784 AND D-2241. 4 LINES AND ABOVE, TO INCLUDE FIRE PROTECTION LINES SHALL BE SDR 18 GLASS 150, MEETING THE REQUIREMENTS OF A.W.W.A. C-900, DR 25. JOINTS SHALL BE OF THE ELASTOMERIC GASKET TYPE MEETING THE REQUIREMENTS OF A.S.T.M. F-477.
5. D.I. FITTINGS- ALL FITTINGS 6" AND LARGER WILL BE CLASS 350 DUCTILE IRON MECHANICAL JOINT TYPE (MORTAR LINED). AND BE MEGA LUGGED AS SHOWN ON THRUST BLOCK DETAIL. ALL FITTINGS SHALL BE DOMESTIC MANUFACTURED.
6. THRUST BLOCKING- a. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND FIRE HYDRANTS EXCEPT AS SHOWN OTHERWISE. b. CONCRETE THRUST BLOCKING SHALL PROVIDE ENOUGH BEARING AREA IN ORDER THAT THE LINE AND FITTINGS WILL NOT MOVE WHEN SUBJECTED TO TEST PRESSURES. c. ALL VALVES SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION. d. ALL VALVES SHALL BE IRON BODY, IRON WEDGE, RESILIENT SEAT, CONFORMING TO A.W.W.A. C-500 AND C-504. WATEROUS SERIES 500 RESILIENT WEDGE VALVE (EPOXY COATED), EAST JORDAN IRON WORKS FLOWMASTER RESILIENT WEDGE GATE VALVE (EPOXY COATED), OR EQUAL.
7. VALVES-



FIRE HYDRANT DETAILS



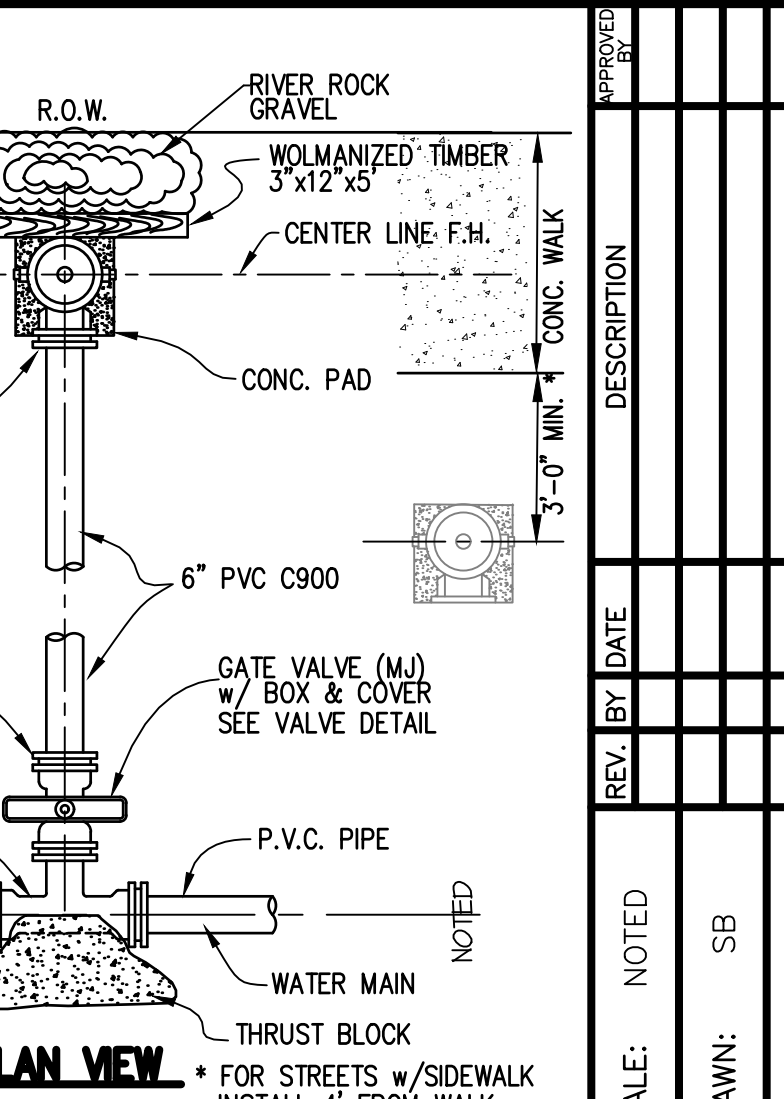
STANDARD DITCH OR PIPE CROSSING ADJUSTMENT DETAIL



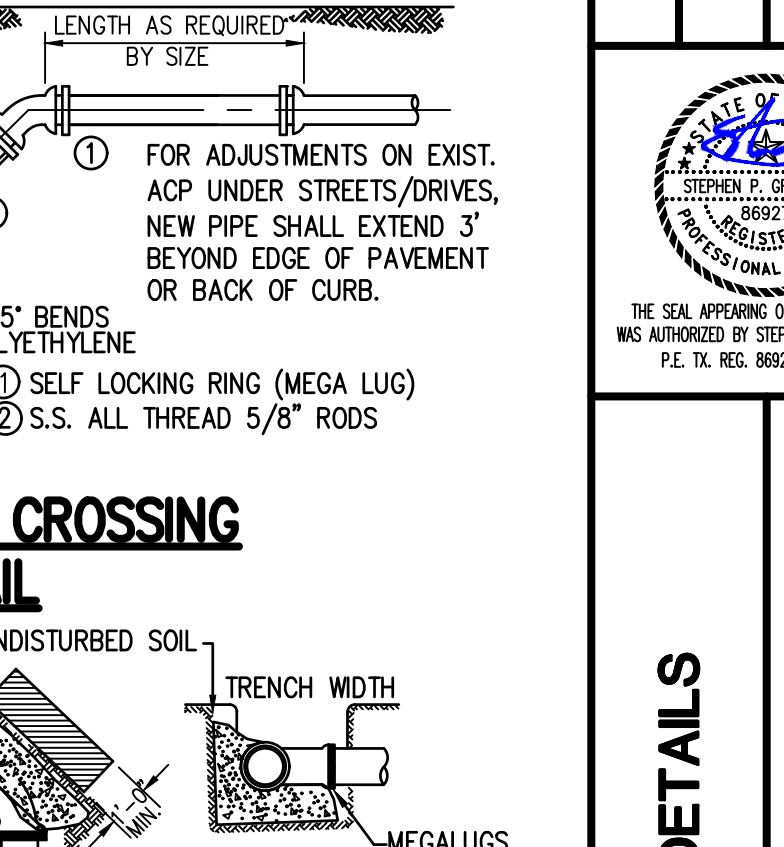
TYPICAL PLAN OF VALVE AND THRUST BLOCK LOCATION

WATER NOTES (N.C.W.C.&I.D. No.4)

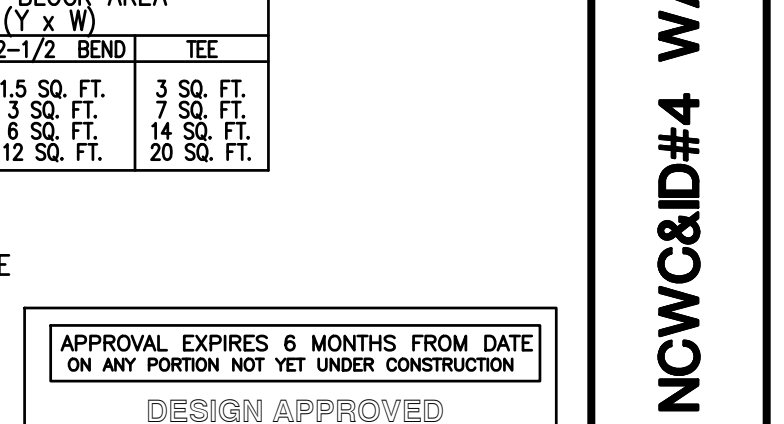
8. VALVE BOXES- a. WITHIN ROADWAY/TRAFFIC ROUTE SHALL BE H20 TRAFFIC DESIGN LOAD TYPE, EAST JORDAN IRON WORKS RING # 00112210 AND COVER # 00112250, OR EQUAL. b. NOT WITHIN ROADWAY/TRAFFIC ROUTE SHALL BE NON TRAFFIC DESIGN LOAD TYPE ADJUSTABLE BOXES, EAST JORDAN IRON WORKS #32151126 OR EQUAL.
9. PRESSURE TESTING- REFER TO SPEC. 2012.
10. TIE-IN- THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE NUCCES COUNTY WATER CONTROL AND IMPROVEMENTS DISTRICT No.4 AT LEAST 24 HOURS PRIOR TO EXCAVATING WITHIN 20 FEET OF ANY EXISTING WATER OR SEWER LINE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE OFFICE INFORMED AT LEAST ONCE EACH DAY OF HIS ACTIVITIES WHILE WORKING WITHIN SAID 20 FEET. THE ACTUAL CONNECTION MUST BE OBSERVED BY A REPRESENTATIVE OF THE WATER CONTROL AND IMPROVEMENT DISTRICT NO.4, 315 S.NINTH ST. THE TELEPHONE NO. IS 361-749-5201.
11. STERILIZATION- CONTRACTOR SHALL STERILIZE AND TEST ALL WATER LINES IN ACCORDANCE WITH T.C.E.Q. REGULATIONS.
12. DITCH BOTTOM- MUST BE LAID ON DRY, FIRM BOTTOM (AS SHOWN ON DITCH EMBEDMENT DETAIL). WATER MAIN SHOULD HAVE A MIN. 30" AND A MAX. 42" IF POSSIBLE.
13. DEPTH OF MAIN- FLOW TEST HYDANT AFTER INSTALLATION, INSTALL BLUE REFLECTION MARKER(S) IN STREET AS REQUIRED FOR CITY, AND PAINT WITH TWO OF EPOXY PAINT, COLOR TO BE DETERMINED BY DISTRICT, REMOVE AND DISCARD CHAINS PRIOR TO PAINT.
14. FIRE HYDRANT- ALL TRANSITION COUPLINGS SHALL BE JCM EPOXY COATED LONG STYLE WITH STAINLESS STEEL BOLTS. TAPS ON EXISTING LINES THE SAME SIZE AS LINE BEING INSTALLED SHALL REQUIRE ALONG (24") STAINLESS STEEL TAPPING SADDLE.
15. TRANSITION
16. TAPS



PLAN VIEW



CONCRETE SUPPORT BEHIND FITTING



TYPICAL PLAN OF VALVE AND THRUST BLOCK LOCATION

WATER NOTES (N.C.W.C.&I.D. No.4)

17. STANDARDS- ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED BY THE N.C.W.C.&I.D. No. 4 STANDARDS AND SPECIFICATIONS.
18. D.I. PIPE- SHALL BE CLASS 200 DUCTILE IRON PIPE CONFORMING TO U.S.A. STAND. A21.50. CAST IRON PIPE SHALL BE LINED WITH ENAMELED CEMENT MORTAR STANDARD THICKNESS AS SPECIFIED IN A.N.S.I. STANDARD A21.4.85.
19. D.I. PIPE WRAP- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE CONTINUOUS WRAPPED WITH 8 MIL. POLYETHYLENE.
20. PVC PIPE- 3" LINES AND SMALLER SHALL BE SCH 80 PVC POLYVINYL CHLORIDE PIPE RATED @ 200 P.S.I., CONFORMING TO A.S.T.M. D-1784 AND D-2241. 4 LINES AND ABOVE, TO INCLUDE FIRE PROTECTION LINES SHALL BE SDR 18 GLASS 150, MEETING THE REQUIREMENTS OF A.W.W.A. C-900, DR 25. JOINTS SHALL BE OF THE ELASTOMERIC GASKET TYPE MEETING THE REQUIREMENTS OF A.S.T.M. F-477.
21. D.I. FITTINGS- ALL FITTINGS 6" AND LARGER WILL BE CLASS 350 DUCTILE IRON MECHANICAL JOINT TYPE (MORTAR LINED). AND BE MEGA LUGGED AS SHOWN ON THRUST BLOCK DETAIL. ALL FITTINGS SHALL BE DOMESTIC MANUFACTURED.
22. THRUST BLOCKING- a. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND FIRE HYDRANTS EXCEPT AS SHOWN OTHERWISE. b. CONCRETE THRUST BLOCKING SHALL PROVIDE ENOUGH BEARING AREA IN ORDER THAT THE LINE AND FITTINGS WILL NOT MOVE WHEN SUBJECTED TO TEST PRESSURES. c. ALL VALVES SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION. d. ALL VALVES SHALL BE IRON BODY, IRON WEDGE, RESILIENT SEAT, CONFORMING TO A.W.W.A. C-500 AND C-504. WATEROUS SERIES 500 RESILIENT WEDGE VALVE (EPOXY COATED), EAST JORDAN IRON WORKS FLOWMASTER RESILIENT WEDGE GATE VALVE (EPOXY COATED), OR EQUAL.
23. VALVES-

REV. BY DATE

NOTED

SB

SPG

MAY 2025

SCALE:

DRAWN:

CHECKED:

DATE:

STATE OF TEXAS

STEPHEN P. GRUNWALD

REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEPHEN P. GRUNWALD, P.E. TX. REG. 88927 (2/20/25)

NCWC&ID#4 WATER DETAILS

PORT ARANSAS LIFE GUARD HEADQUARTERS

303 NINTH ST.

CITY OF PORT ARANSAS, TEXAS

Urban

DCCM

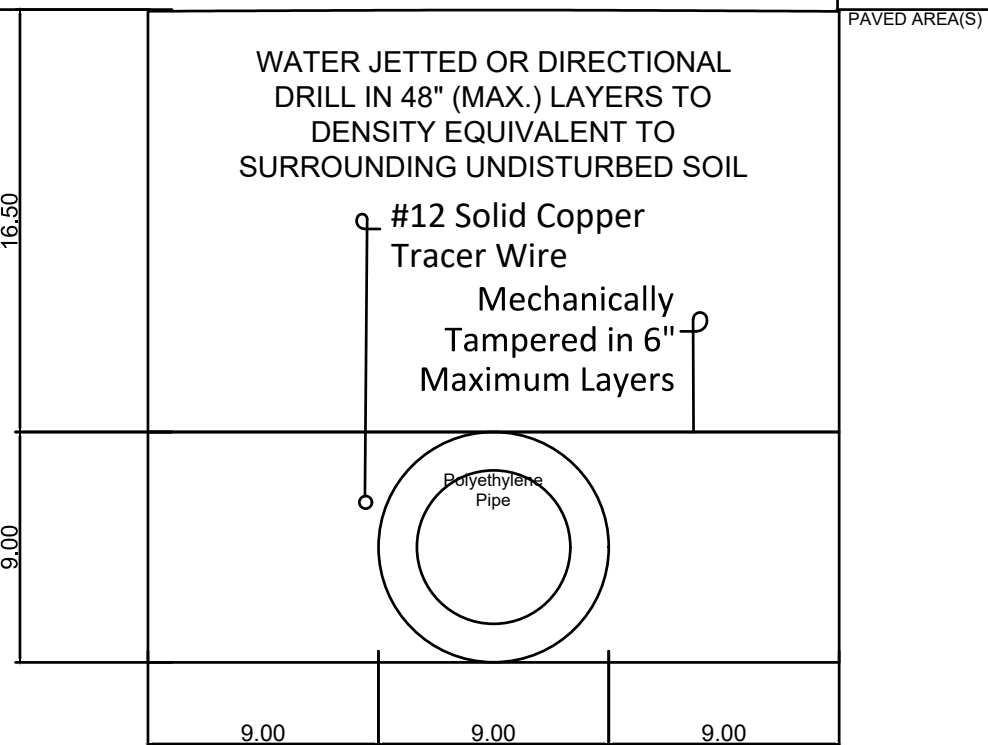
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OF 10

JOB NO.

06100.C3.02



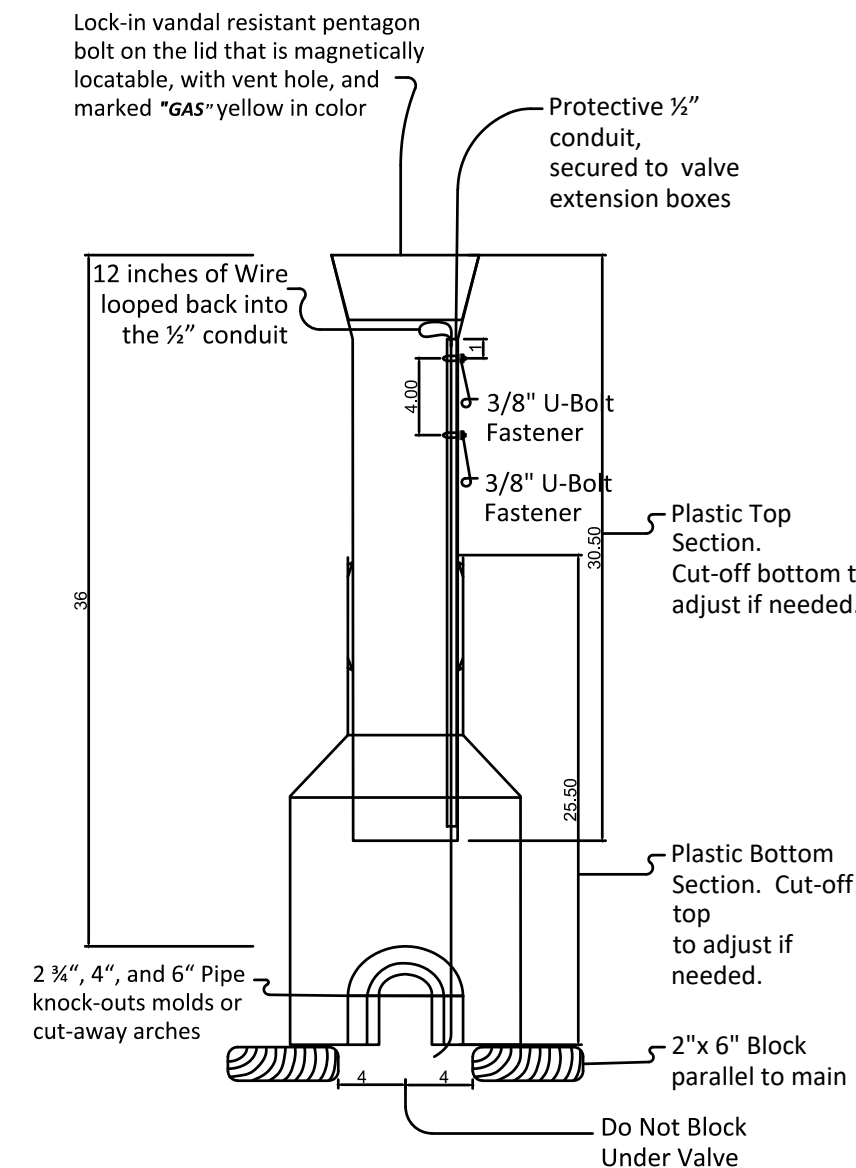
The diagrams illustrate two acceptable repair methods for a 1" diameter hole in a 6" wide steel plate. Both methods require a 6" minimum distance from the hole to the edge and a 1" minimum distance from the repair to the edge.

Top Diagram: BUTT FUSION

- The hole is 1" in diameter.
- The repair is a butt fusion weld.
- The test strap is 6" wide and 1" thick.
- The distance from the hole to the edge is 6" minimum.
- The distance from the repair to the edge is 6" minimum.

Bottom Diagram: SADDLE FIT

- The hole is 1" in diameter.
- The repair is a saddle fit.
- The test strap is 6" wide and 1" thick.
- The distance from the hole to the edge is 6" minimum.
- The distance from the repair to the edge is 6" minimum.



3.1 MATERIALS
3.1.1 General
All gas pipe materials, and fittings shall be new and meet or exceed the minimum requirements of all Federal, State, Local, ASTM, ANSI, NFPA, etc.%; as incorporated by reference standard specifications and shall be the latest edition and/or revision.
3.1.2 Trench Excavation, Bedding, and Backfill
Trench excavation, bedding, and backfill material shall be in accordance with ASTM D2488 Vauld-Manual Procedures and the Unified Soil Classification System (USCS).
Native material (Sand) shall be acceptable for excavation backfill and bedding with the exception that the material is free from all ledge rock, blocktop, sea shell, boulders, cement, large stones, organic matter, rubbish, and other equivalent debris that could damage the integrity of the pipe and/or pipe coating.

3.21.40. and ASTM D2774.

3.21.41. **Polyethylene Pipe Installation**

The Contractor shall inspect the polyethylene pipe for abnormalities during installation.

The Contractor shall ensure that all persons making heat pipe joints on the City of Port Aransas Nueces Gas Distribution System are qualified in accordance with Section 5 "JOINING". Butt fusion shall be performed between two pipe ends, or pipe ends and fitting outlets that have the same outside diameter and are not different in wall thickness. Transitions between inner wall thickness shall only be made by means of electro-fusion.

When using any type of pipe bending radius for polyethylene pipe 500 in. is twenty five times (25x) the outer pipe diameter. If fusions are present in the bend the minimum length of each bend shall be 10 pipe diameters (10x the outer pipe diameter). If fusions are not in the bend the minimum length of each bend shall be 15 pipe diameters (15x the outer pipe diameter).

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 WAS AUTHORIZED BY STEPHEN P. GRUNEWALD,
 P.E. TX. REG. 86927 (2/20/25)

Urban

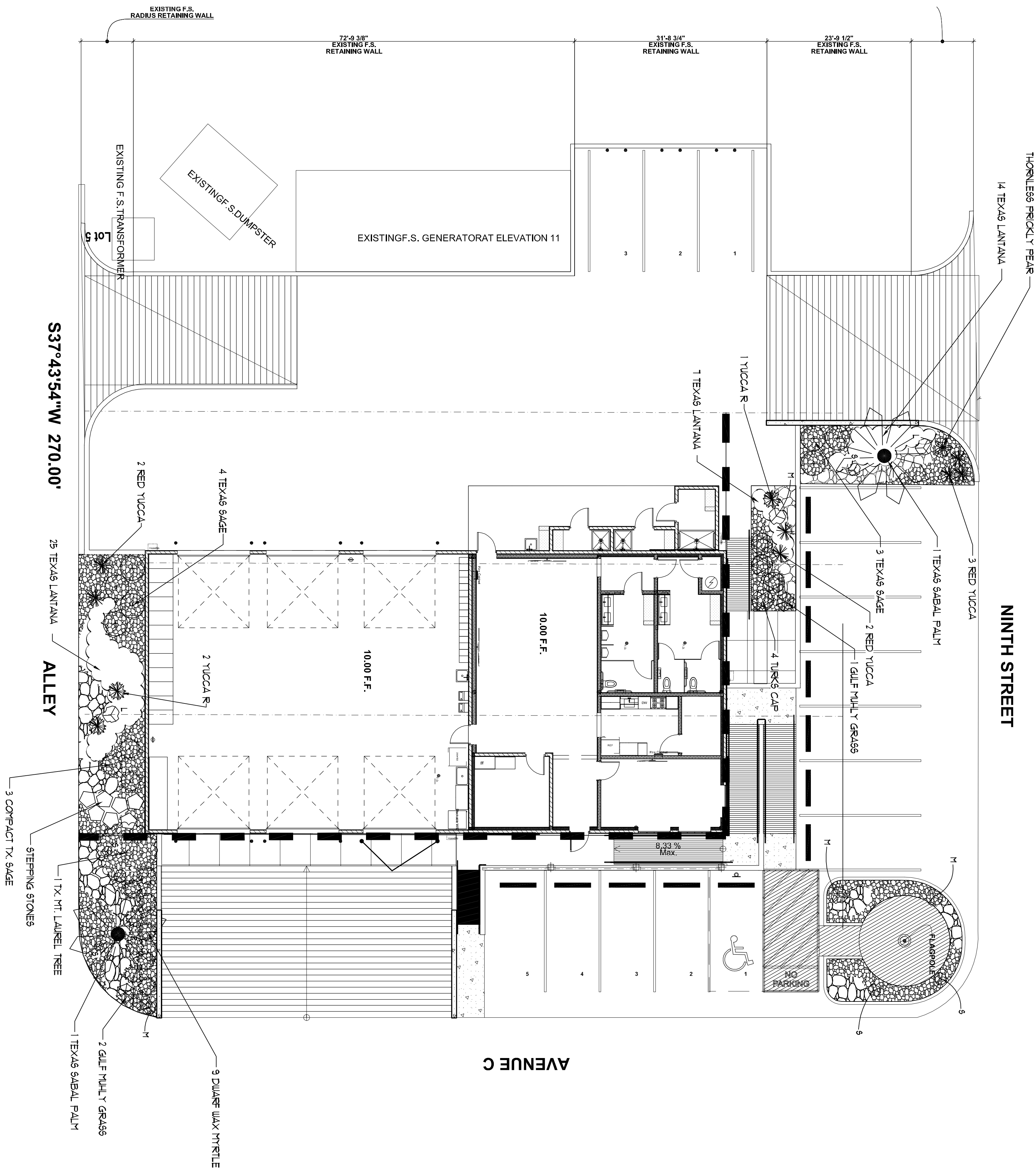
DDCM

BPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032406
2725 SWARTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

LANDSCAPE PLAN

SCALE: 1"=10'

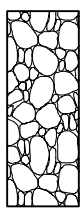
Plan North



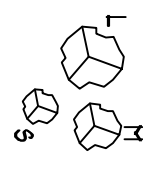
LEGEND



1 1/2" IN SIZE 'MEDINA' RIVER ROCK IN SIZE W/ WHITE FABRIC



4'-8' IN SIZE 'MEDINA' RIVER ROCK W/ WHITE FABRIC



'BROWN ACCENT' BOULDER

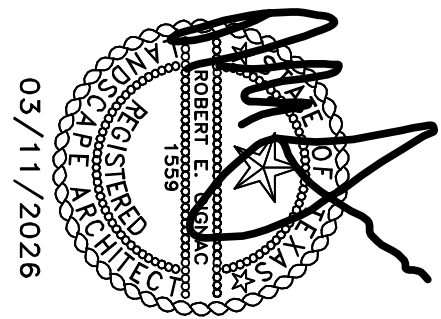
L - LARGE - 3' X 2' X 2'

M-MED||M-21Y151Y2

5- SMALL - 1' X 2' X 1'



Robert Gignac, ASLA, RLA #1559
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3833 S. Staples, Ste. N-119 Corpus Christi, Tx 78411



03/11/2026

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project Address:
303 Ninth Street Port
Aransas TX 78373
Nueces County

Project No:
21004

Date:
MARCH 11, 2026

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○₁

Revision

EDR
architects

phone: 361.537.4400 erozypal@edrarchitects.com

Landscape Plan

Sheet Title

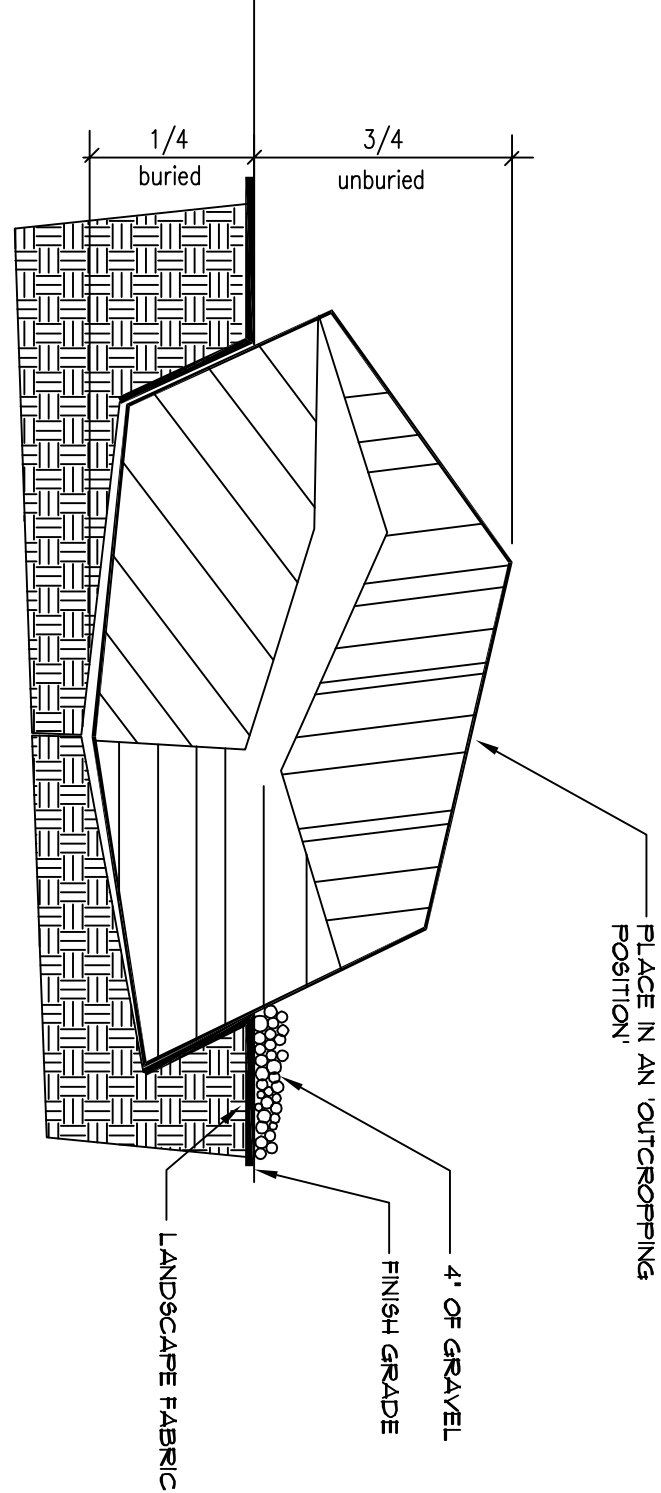
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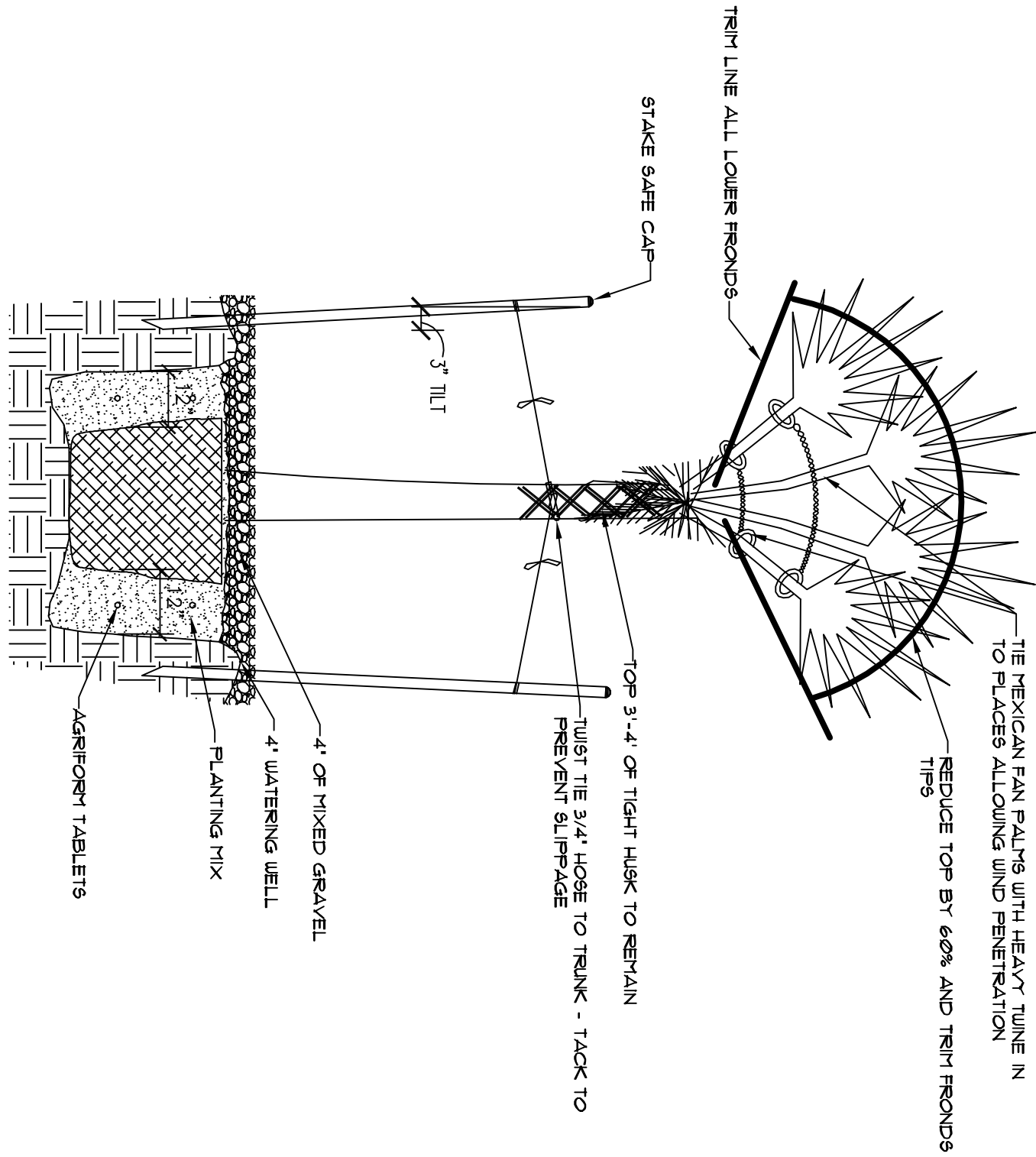
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LANDSCAPE NOTES

1. INSTALLER SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND LINE RUNS. CONTRACTOR SHALL LOCATE AND ESTABLISH ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BEFORE ANY EXCAVATION SHALL OCCUR.
2. INSTALLER SHALL VISIT THE SITE TO EXAMINE THE CONDITIONS AS THEY EXIST. DETERMINE THE NATURE OF THE MATERIALS TO BE USED, AND ALL OTHER PERTINENT INFORMATION TO THE WORK.
3. INSTALLER SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL REQUIRED MOUNDING, EDGING, PRUNING, FERTILIZING, WATER WEEDING, AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING, LANDSCAPED AREAS WILL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL NOT A PART OF THE LANDSCAPING. PROVIDE OWNER WITH A TYPE WRITTEN MAINTENANCE PROPOSAL. THE ARCHITECT SHALL REVIEW THE PROPOSAL AND APPROVE IT.
5. MAINTENANCE CONTRACTOR SHALL MAINTAIN VEGETATION, ROCKS, AND LANDSCAPING. THE TOP SOIL SHALL BE PROVIDED FOR THE INSTALLATION OF THE LANDSCAPING. THE TOP SOIL SCHEDULE FOR COMPACTED TOP SOIL THICKNESS AT THE FOLLOWING AREAS:
1. FOR PLANTING BEDS 4" OF LANDSCAPE MIX & 4" TOPSOIL. SEE BED PREPARATION SECTION.
2. FOR PLANTING BEDS 4" OF LANDSCAPE MIX & 4" TOPSOIL. SEE BED PREPARATION SECTION.
3. FOR PLANTING BEDS 4" OF LANDSCAPE MIX & 4" TOPSOIL. SEE BED PREPARATION SECTION.
4. FOR PLANTING BEDS 4" OF LANDSCAPE MIX & 4" TOPSOIL. SEE BED PREPARATION SECTION.
6. ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 4" OF 1"-3" & 4"-8" OF MEDINA RIVER ROCK (WHITE & CREAM IN COLOR) FABRIC 32 OZ SUBMITTED FOR APPROVAL. PRIOR TO BID SUBMITTAL.
7. URRARY ON ALL PLANTINGS SHALL BE FOR ONE YEAR.
8. ALL PLANTING SHALL BE BACK FILLED WITH AN APPROVED LANDSCAPE MIX.
9. CONTRACTOR TO VERIFY ALL QUANTITIES AND EXISTING CONDITIONS PRIOR TO BID SUBMITTAL.
10. LANDSCAPE ARCHITECT WILL INSPECT AND APPROVE ALL BED PREPARATION SOIL WORK AND PLANT MATERIAL.
11. MEDINA RIVER ROCK & BOLDERS TO BE WHITE TO CREAM IN COLOR. INSTALL IN A "OUTCROPPING" POSITION (BURIED).
12. STEPPING STONES TO BE A FLAGSTONE 2-3" THICK X 24"-32" SIZE. PLACE ON A 3" CALICHE BASE MATERIAL.

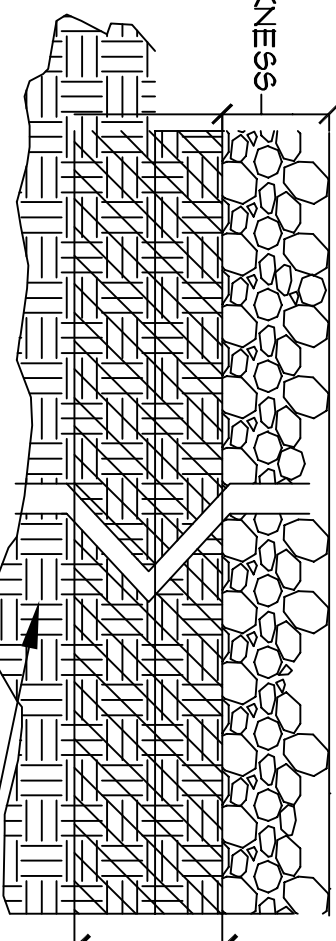


ACCENT BOULDER DETAIL
NTS.



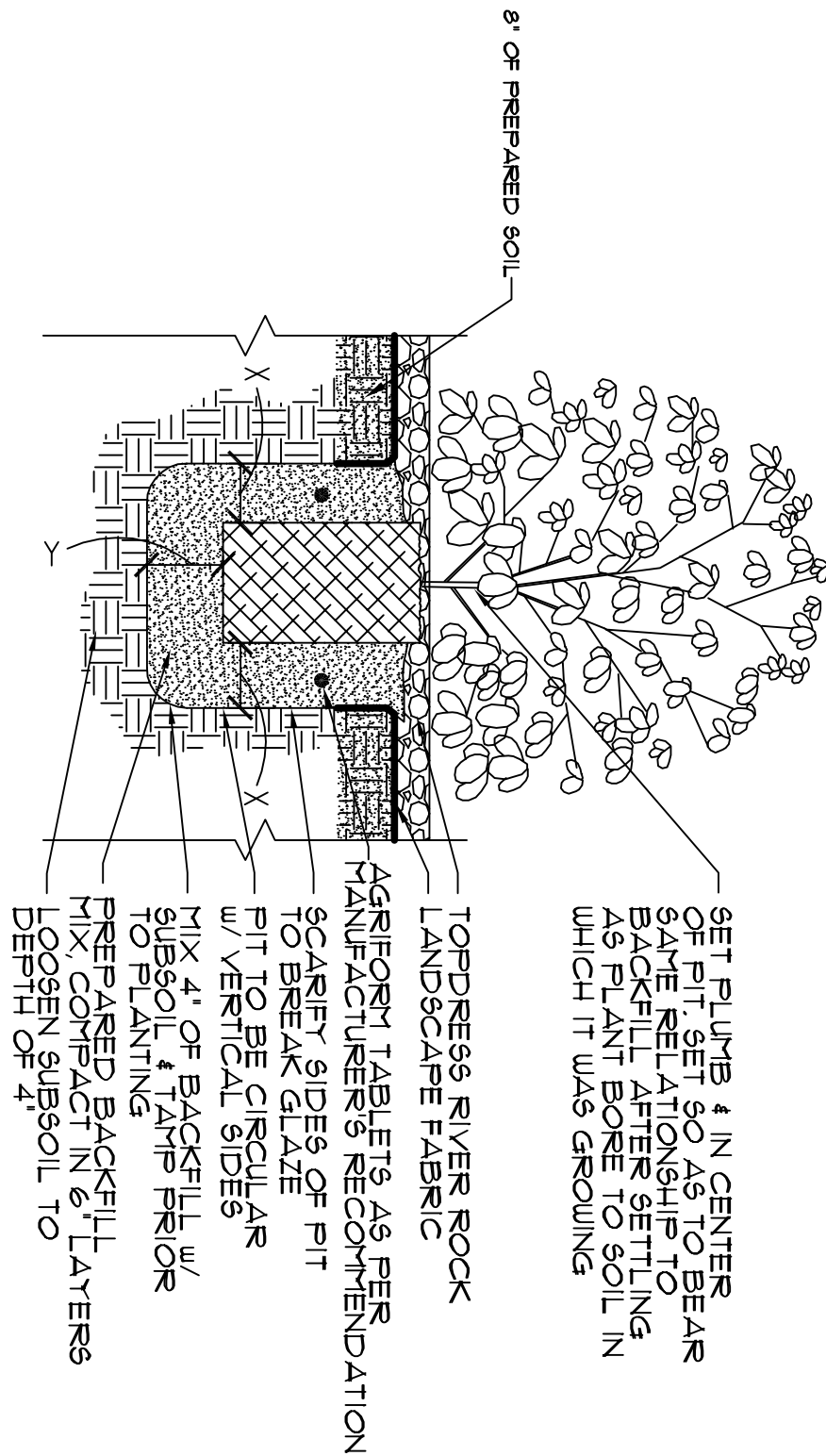
DETAIL FOR PLANTING OF
FLORIDA SABAL PALMS
NTS.

TILL 8" OF SPECIFIED AMENDMENT INTO THE NEW TOPSOIL.
TILL TO A 8" DEPTH AFTER INITIAL TILLING. TILL 3 LBS OF
PREMIUM FERTILIZER & 5 LBS OF IRONITE INTO THE TILLED
BED.



SOIL SECTION FOR PLANTING BEDS-BASE BID
NTS.

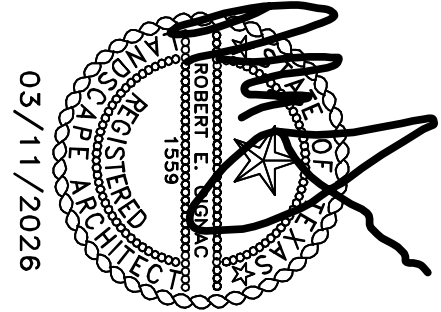
X	Y
6"	8"
8"	8"
10"	12"



SHRUB PLANTING "PLANT
PIT" FOR SHRUB
NTS.



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3813 S. Steeles Ave. W. Cypress, TX 77429



Project Name:
COPA-Lifeguard
Headquarters
Facility

Project Address:

Project No:
21004
Project Date

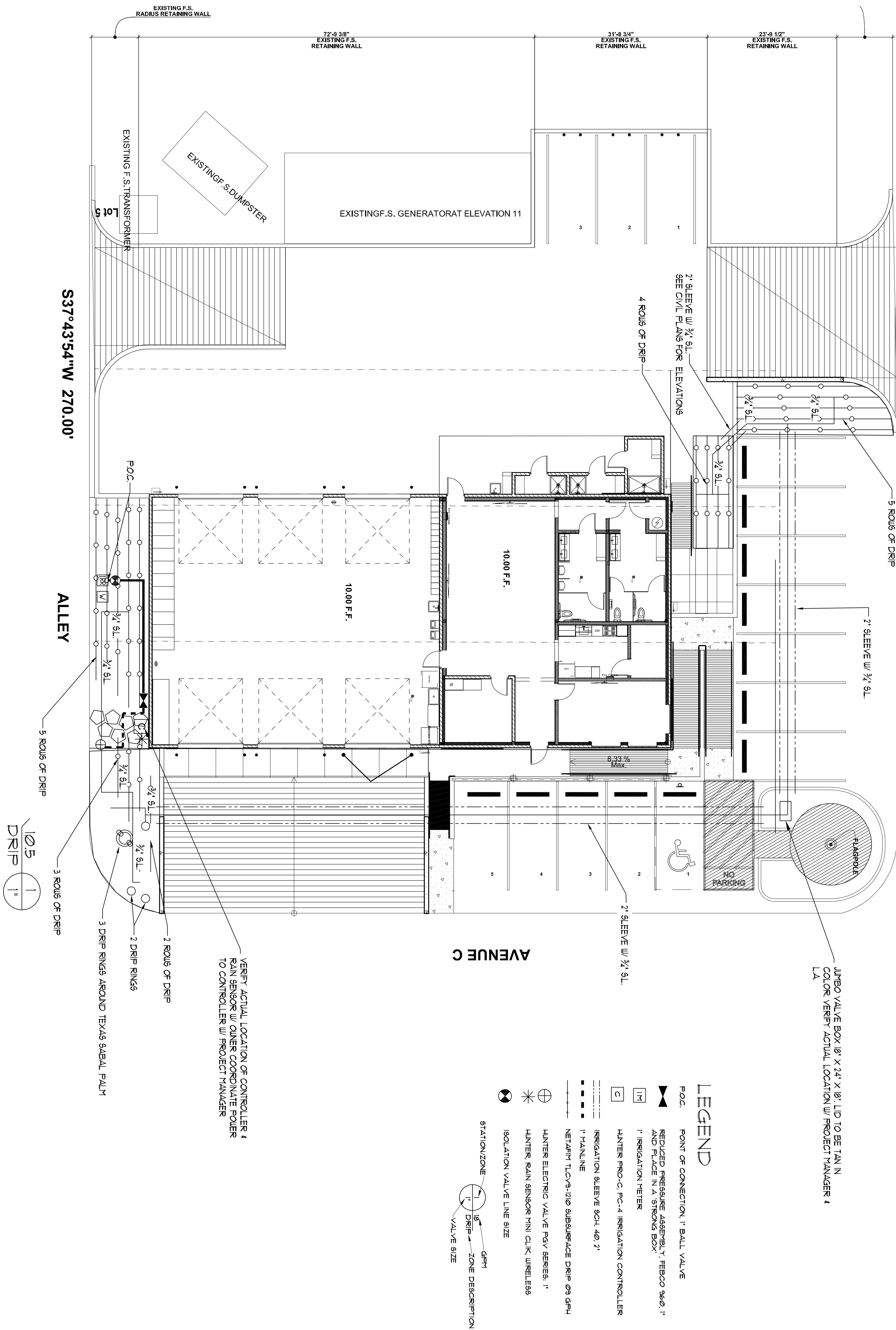
Date:
MARCH 11, 2026

Landscape Notes
& Details

Sheet Title

EDR
architects

phone: 361.537.4400 erozypal@edrarchitects.com



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- | POINT OF CONNECTION | 1" BALL VALVE |
|--|---------------|
| REDUCED PRESSURE ASSEMBLY, "FIBCO #60," | |
| 1" IRRIGATION PETER | |
| HUNTER PRO-C, FC-4 IRRIGATION CONTROLLER | |
| IRRIGATION SLEEVE BOH. 40, 2" | |
| 1" MAINLINE | |
| NET/ATH TLO/3-11/10 SUBSURFACE DRIP 09 GPH | |
| 1" MAINLINE | |
| HUNTER ELECTRIC VALVE PAV SERIES, 1" | |
| HUNTER RAIN SENSOR MINI CLIK, WIRELESS | |
| ISOLATION VALVE LINE SIZE | |
| STATION/ZONE | |
| 1" DRIP | |
| VALVE 3/16" | |
| GPH | |
| ZONE DESCRIPTION | |



03/11/2026

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Project Name:
COPA-Lifeguard
Headquarters
Facility

Project Address:

Project No:
21004

Date:
MARCH 11, 2026

1

Irrigation Plan

Sheet Title

Project Data

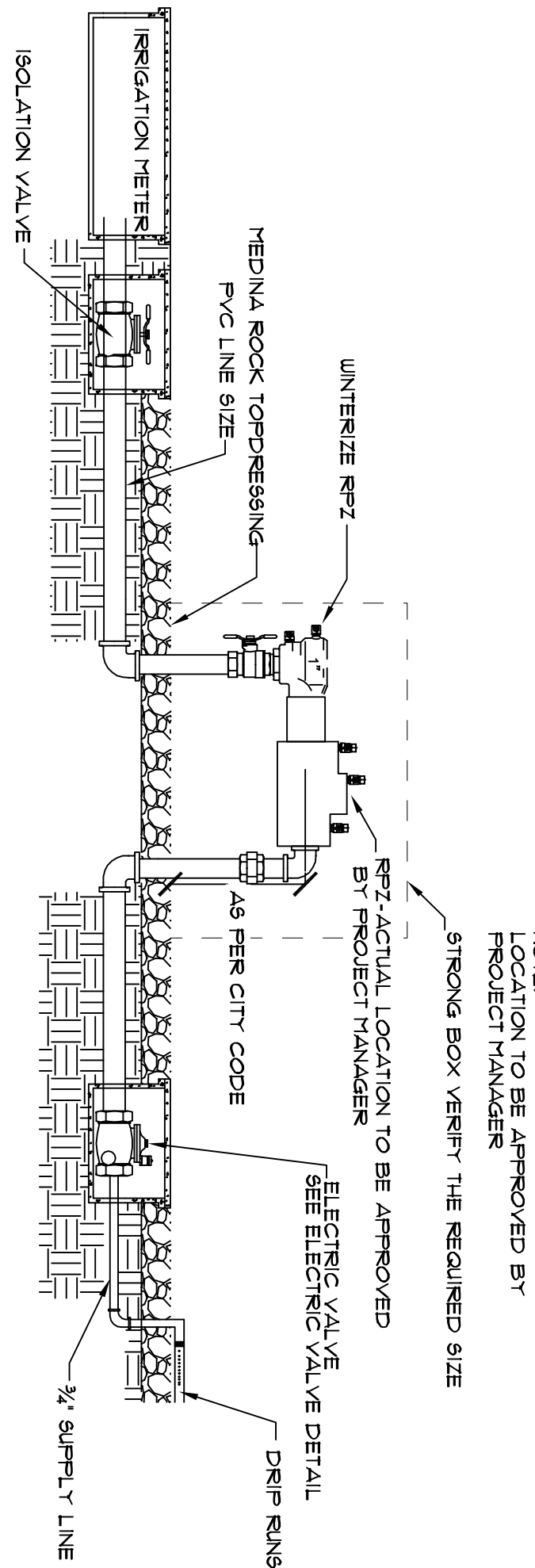
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IRRIGATION NOTES

1. CONTRACTOR SHALL CONFORM TO ALL CODES & ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR & MATERIALS NECESSARY TO FULLY EXECUTE & GUARANTEE THE WORK ENTAILED IN THESE CONTRACT DOCUMENTS.
3. THE AUTOMATIC CONTROL CLOCK IS SCHEMATICALLY INDICATED ON THE IRRIGATION PLAN FINAL.
4. THE LOCATION WILL BE DETERMINED BY THE OWNER COORDINATE POWER W/ G.C. ALL IRRIGATION CONNECTIONS & FITTINGS DOWNGRADE AT P.O.C. SHALL BE SUPPLIED & INSTALLED BY THE IRRIGATION CONTRACTOR.
5. IRRIGATION SYSTEM LAYOUT IS DIAGNOSTIC. EXACT LOCATIONS OF PIPING, SPRINKLER HEADS, VALVES & OTHER COMPONENTS SHALL BE ESTABLISHED BY CONTRACTOR AND SUBCONTRACTOR IN THE FIELD AT TIME OF INSTALLATION AND APPROVED BY THE PROJECT MANAGER OR LANDSCAPE ARCHITECT.
6. ALL VALVES SHALL BE PLACED IN 10" & JUMBO VALVE BOXES FOR DRIP VALVES W/ MIN OF 3' OF GRAVEL EXPOSED TO THE SURFACE.
7. IRRIGATION SHALL BE RUNNING AS A MIN. VALVE LOCATION WIRE RUNS & SLEEVE LOCATIONS WILL BE REQUIRED ALONG W/ ALL PRODUCT INFORMATION & OPERATIONS MANUALS AT PROJECT CLOSE OUT.
8. A BALL VALVE SHALL BE PROVIDED AT THE P.O.C. FOR THE IRRIGATION SYSTEM.
9. COORDINATE WITH GENERAL CONTRACTOR COORDINATE P.O.C. CONNECTION.
10. CONFORMANCE IN THE FIELD AT THE TIME OF FINAL ACCEPTANCE SHALL BE THE OWNER'S RESPONSIBILITY. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ROAD OR PAVEMENT SLEEVES UNDER WALKS AND DRIVES SHALL BE 2" & 4" DIAMETER PVC. SCHEDULE 40 UNDER ANY ROAD INSTALL SLEEVE WITH 24" COVER.
11. INSTALLER IS RESPONSIBLE FOR ALL COORDINATION W/ THE LANDSCAPE CONTRACTOR.
12. GENERAL CONTRACTOR & ALL SUB-CONTRACTORS.
13. THE ENTIRE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF 1 YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF WORK. CONTRACTOR HEREBY AGREES TO REPAIR OR REPLACE ANY SUCH DEFECTS OCCURRING WITHIN THAT YEAR AT HIS EXPENSE.
14. CONTRACTOR SHALL WINTERIZE THE SYSTEM AS PER LOCAL CONDITIONS.
15. WIRING- 14 AWG RATED FOR DIRECT BURIAL.
16. CONTRACTOR QUALIFICATIONS- INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE UNDER THE ONSITE SUPERVISION OF A SUPERINTENDENT CURRENTLY LICENSED AS A LANDSCAPE IRRIGATOR IN THE STATE OF TEXAS.
17. ANY VALVE BOX THAT LAND IN A GRAVEL BED TO HAVE BROWN LIDS.
18. DOUBLE CHECK VALVE TO BE ENCLOSED IN A FIBER GLASS ENCLOSURE.

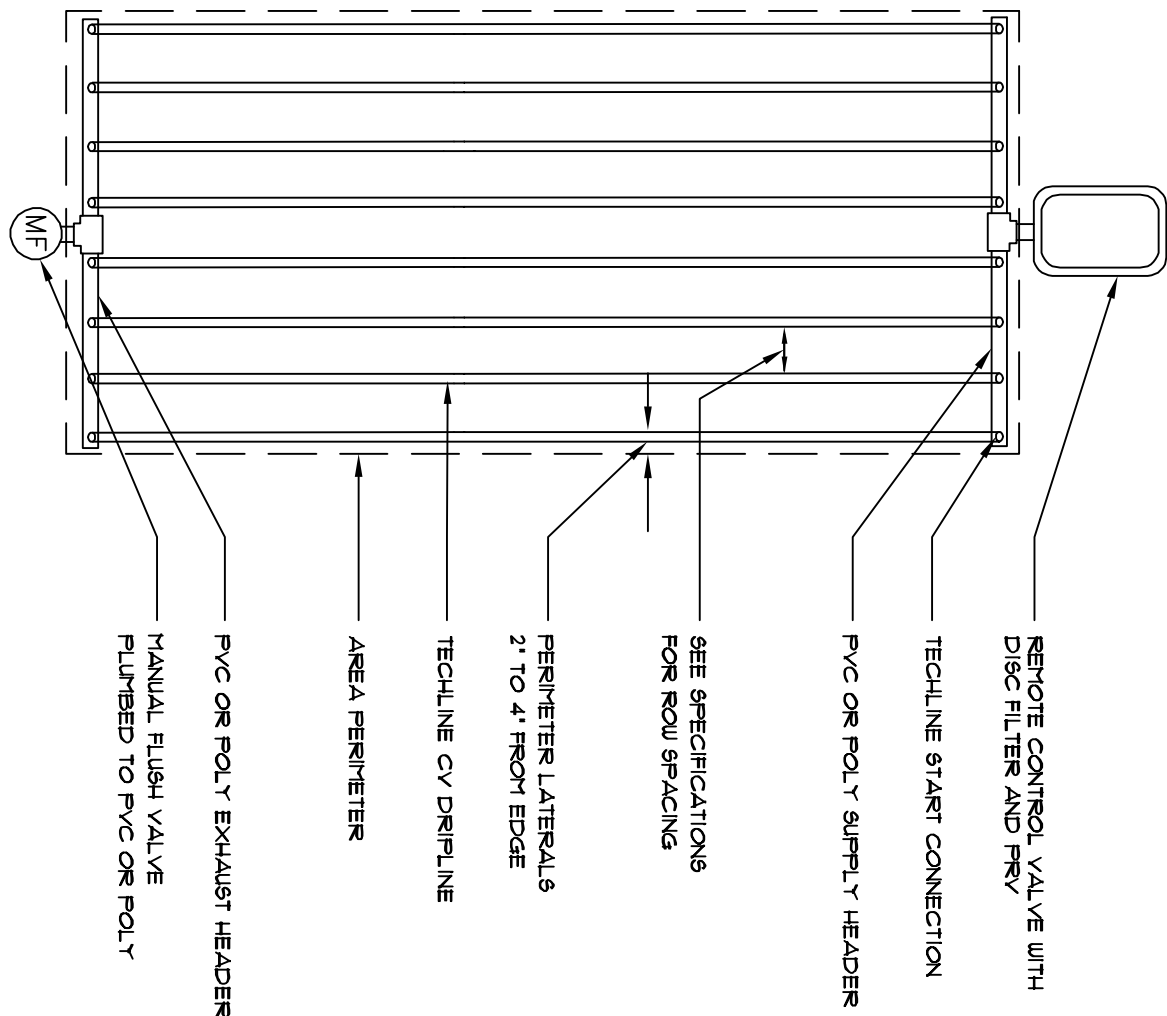
SUBSURFACE IRRIGATION SYSTEM

- PRODUCT: NETAM T/CV9-1/2" DRIP
- REMOVE CONTROL VALVE WITH DISCONNECT AND P.W.
- DEPTH: BURIAL DEPTH OF SUBIRRIGATION SYSTEM TO BE INSTALLED 4" BELOW THE TOPDRESSING & ON TOP OF FABRIC.
- INSTALL: FILTER, PRESSURE REGULATOR, FLUSH CAP & AIR VENTS AS MANUFACTURERS INSTALLATION
- INSTALLATION:
1. THE DRIP LINE SHALL BE INSTALLED AT A UNIFORM DEPTH & WIDTH.
2. PRESSURE TEST THE SYSTEM BEFORE COVERING TRENCHES FOR LEAKS PRIOR TO PLANTING.
3. PRE-IRRIGATE AREAS TO ENSURE THAT THE SOIL IS HYDRATED TO FIELD CAPACITY BEFORE PLANTING BEGINS.
4. FIN ALL DRIPS BY O.C.
- PLANTING:
1. PROVIDE A PROPER SUB GRADE PRIOR TO INSTALLING THE DRIP LINE LATERALS.
2. PLANT ALL TREES AND SHRUBS PRIOR TO INSTALLING THE DRIPLINE LATERALS.
- INSTALLATION STEPS:
1. ASSEMBLE & INSTALL FILTER REMOVE CONTROL VALVE & PRESSURE REGULATING VALVE ASSEMBLY.
2. ASSEMBLE & INSTALL SUPPLY HEADERS, TAPE OR PLUG ALL OPEN ENDS WHILE INSTALLING THE DRIP LINE TO PREVENT DEBRIS CONTAMINATION.
3. ASSEMBLE & INSTALL EXHAUST HEADERS, TAPE OR PLUG ALL OPEN ENDS WHILE INSTALLING THE DRIP LINE TO PREVENT DEBRIS CONTAMINATION.
4. INSTALL DRIP LINE LATERALS.
5. INSTALL AIR VACUUM RELIEF VALVES AT THE ZONES HIGHEST POINTS.
6. THOROUGHLY FLUSH SUPPLY HEADERS & CONNECT DRIP LINE LATERALS WHILE FLUSHING.
7. THOROUGHLY FLUSH DRIP LINE LATERALS & CONNECT TO EXHAUST HEADERS OR INTER-CONNECTING LATERALS WHILE FLUSHING.
8. THOROUGHLY FLUSH EXHAUST HEADERS & INSTALL LINE FLUSHING VALVES. FLUSH EACH SECTION TO ENSURE THAT NO CONTAMINATION OCCURS.
9. INSTALL SYSTEM AS PER NETAM SUBSURFACE DRIP MANUAL FOR INSTALLATION.



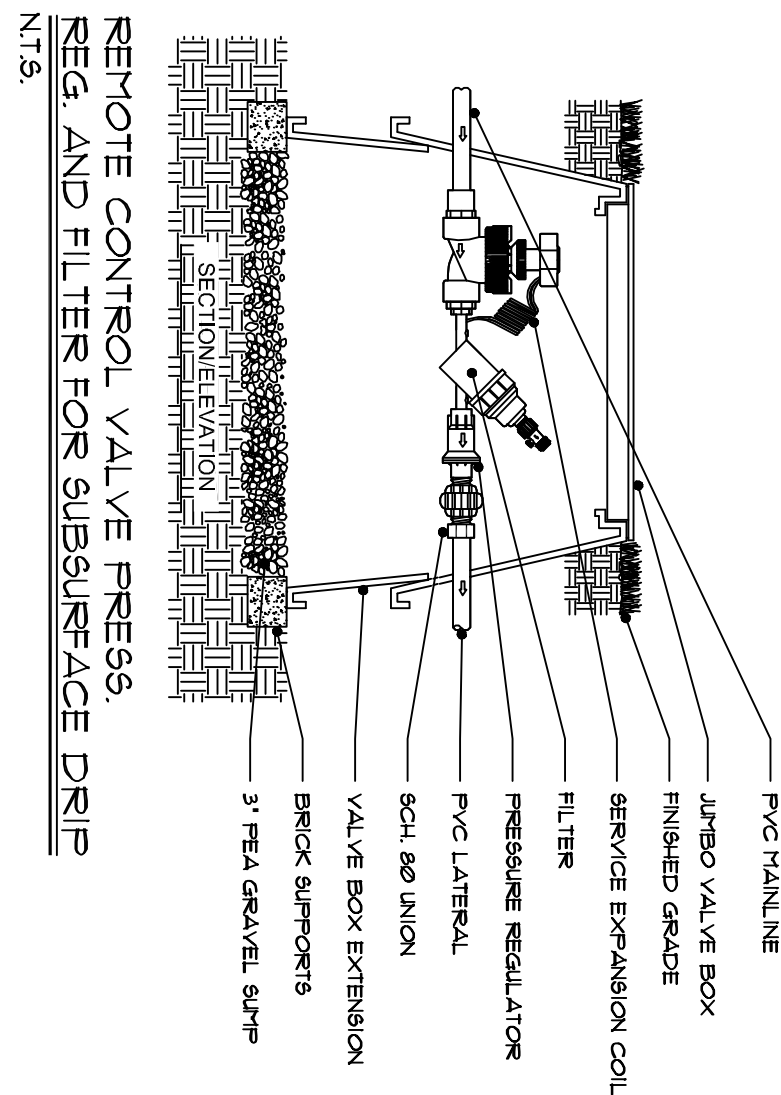
PRESSURE VACUUM BREAKER DETAIL & SYSTEM SCHEMATIC

N.T.S.



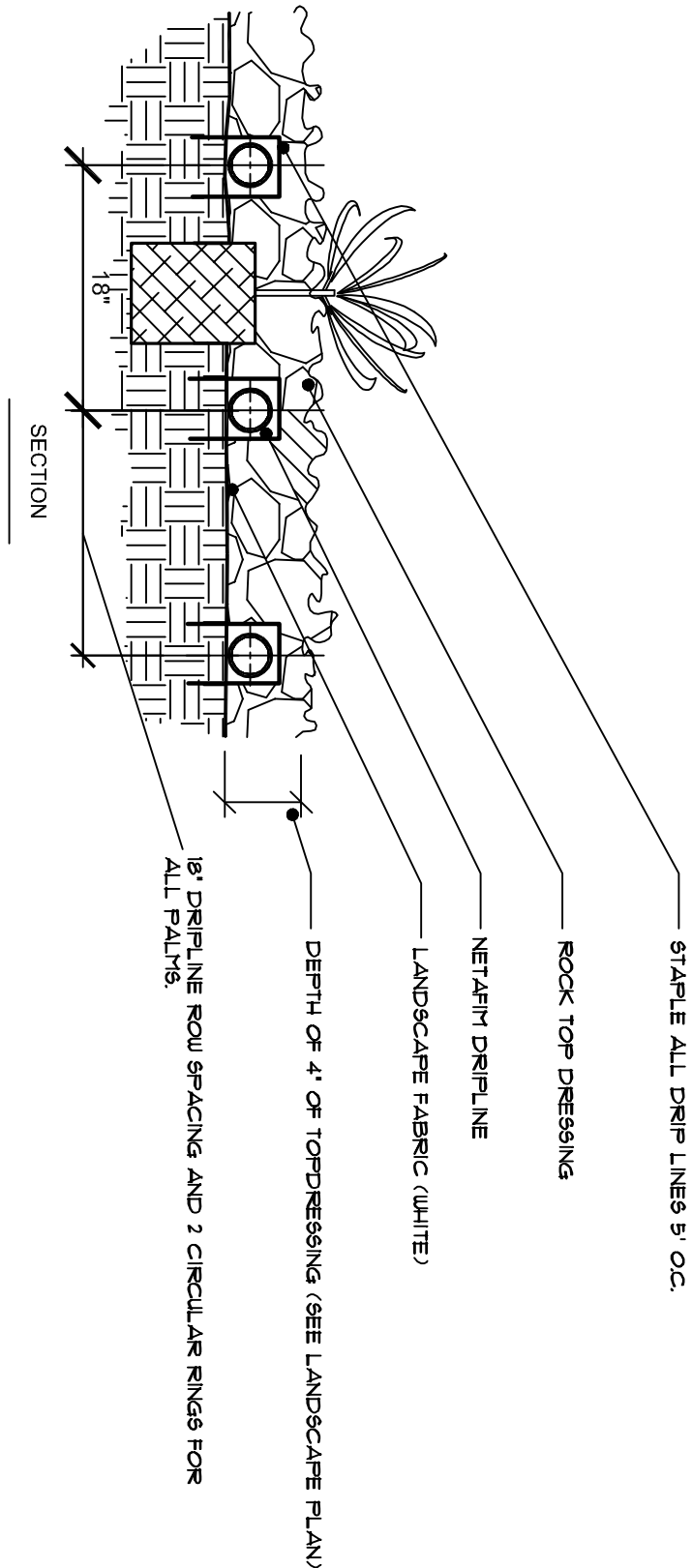
TYP. TECHLINE CV DRIP

N.T.S.



REMOTE CONTROL VALVE PRESS. REG. AND FILTER FOR SUBSURFACE DRIP

N.T.S.



SUBSURFACE IRRIGATION INSTALLATION FOR PLANTING BEDS

N.T.S.

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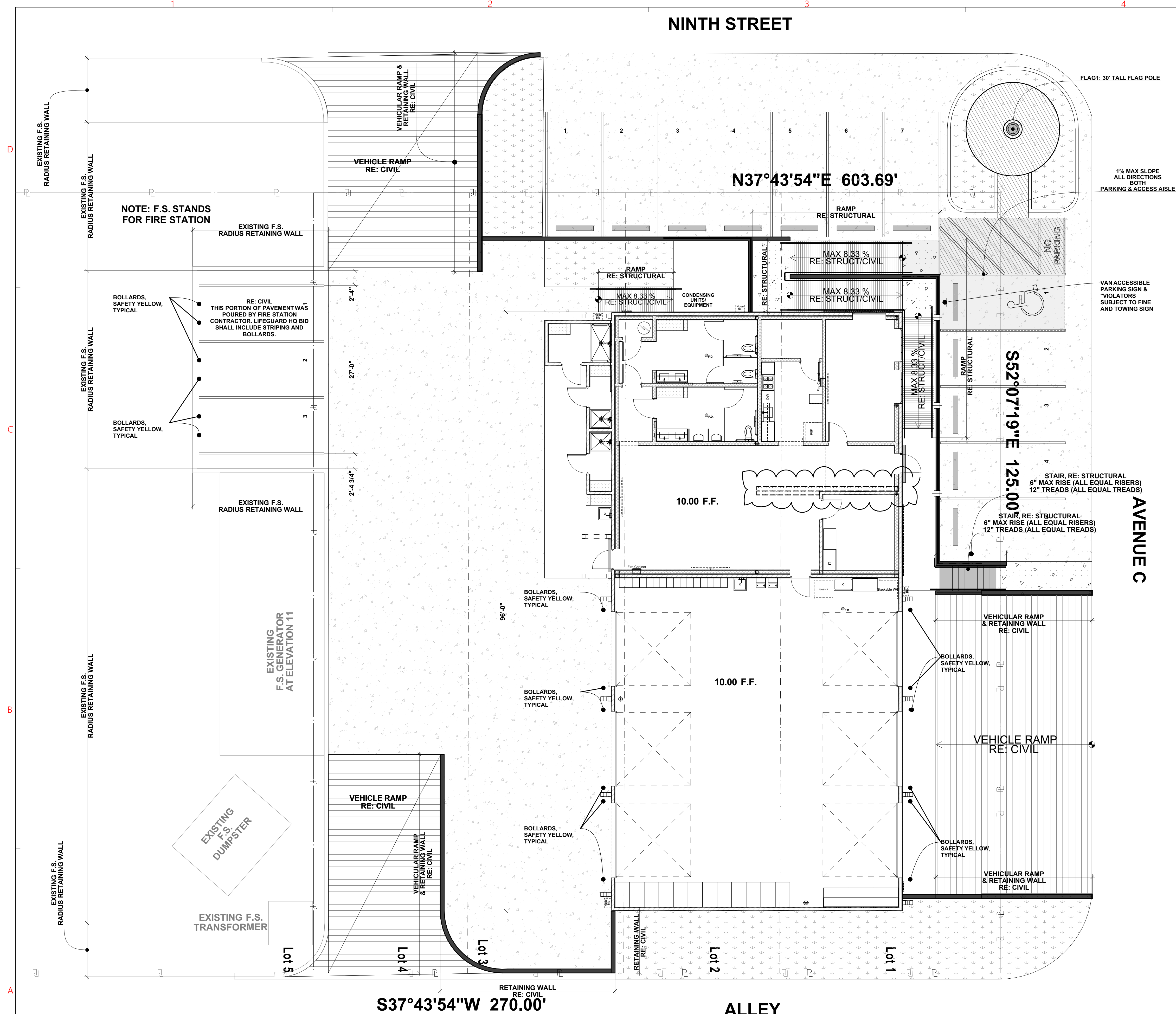
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ARCHITECTURAL-SCHEMATIC SITE PLAN

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

Plan North



GENERAL NOTES:

1. Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
2. Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
3. Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
5. Refer to G-SHEETS for information regarding Code Evaluations, typical.
6. Refer to Structural for all Structure, typical.
7. Refer to MEP for all MEP, typical.
8. Refer to Civil for all site details, paving notes, and site dimensions, Etc.
9. Refer to Landscape for all Landscape, irrigation, etc.
10. Refer to MISC 7 Note on A602.

Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

1. Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
2. Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
3. Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
4. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

Finishes:

1. Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
2. All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

Signage:

1. Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
2. All signage shall be approved by Architect.
3. ALL signage shall be Aluminum and two-tone colors.

Doors:

1. Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
2. Finish edges of wood doors shall match material and color of scheduled face finish, typical.
3. All thresholds at doors shall be ADA/TAS compliant, typical.
4. Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
5. Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - a. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 - b. Sliding or folding doors: 5 pounds (22.2 N) maximum.These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Blocking:

1. Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.



IFC: MAY 15, 2025

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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- | | |
|---|---------------------|
| 2 | 002 REV: 04-06-2026 |
| 1 | 001 REV: 02-26-2026 |
| 0 | IFC: MAY 15, 2025 |

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Date:
MAY 15, 2025

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project No:
21004

ARCHITECTURAL-SCHEMATIC
SITE I-002 REV 04-06-2026

A100

Sheet Title

Project Data

Issue

Revision

phone: 361.537.4400 erozypal@edraarchitects.com

EDR
architects

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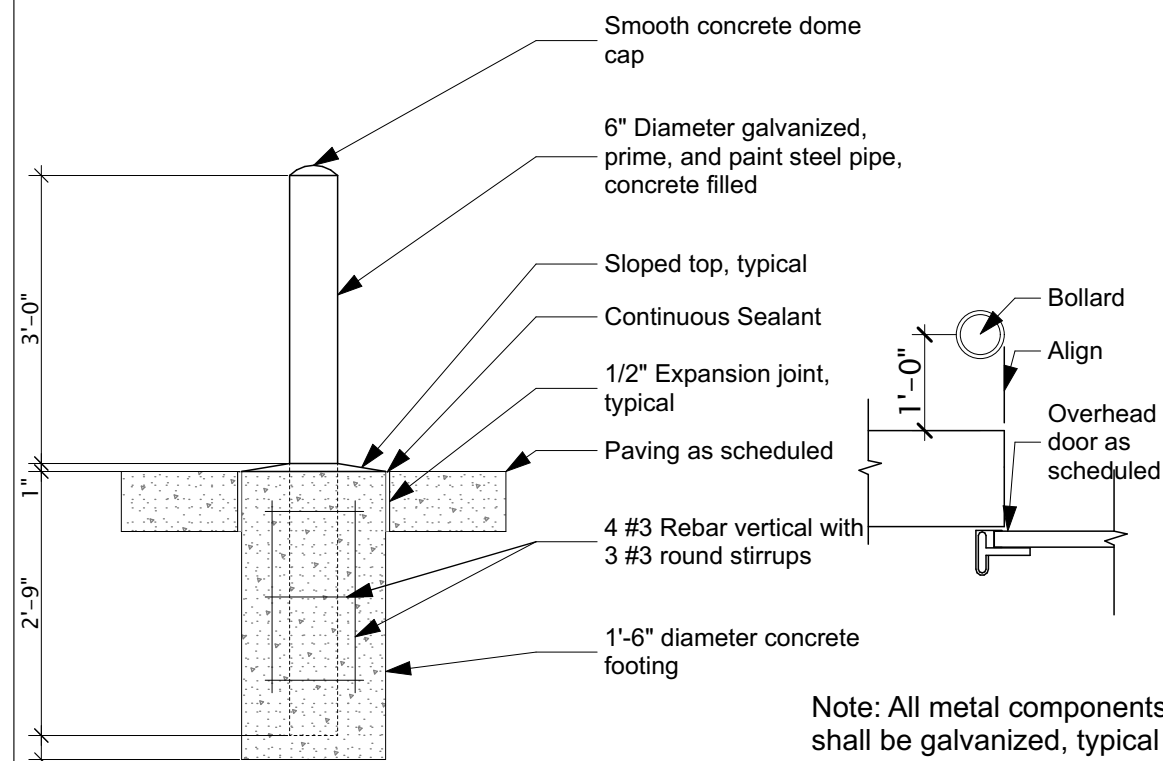
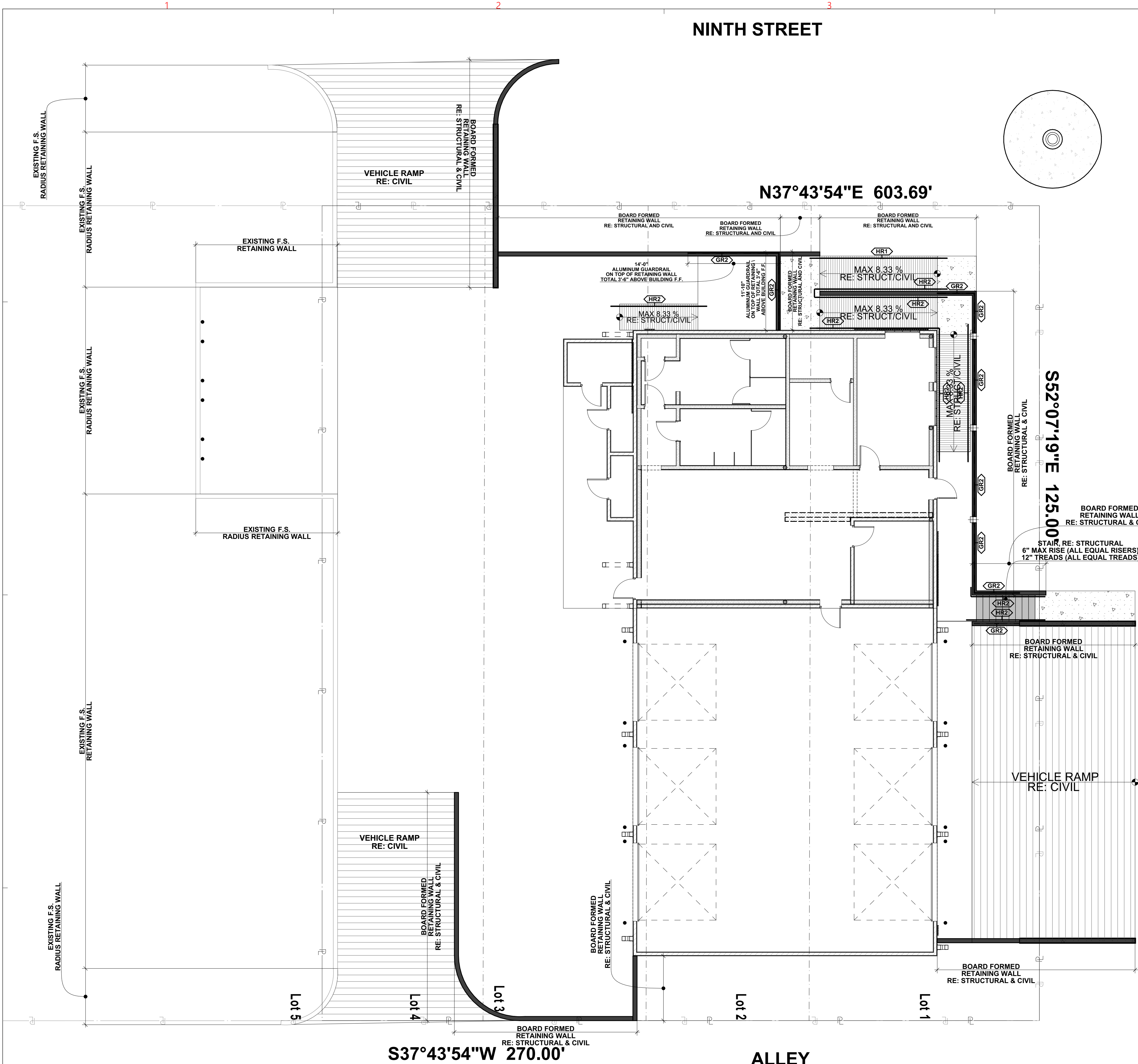
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A1
A101

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

ARCHITECTURAL-FENCING/RAILING PLAN

Plan North



A5
A101
PIPE BOLLARD
SCALE: 1/2" = 1'-0"

1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%) max.
2. Cross slope of ramp runs shall not be steeper than 1:48 (2%) max.
3. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum, but not any more narrow than shown on plans.
4. The rise for any ramp run shall be 30 inches maximum (30' Long Max at 1:12 (8.33%) max slope) between level landings.
5. The landing clear length shall be 60 inches long minimum clear between all railings (handrail and guardrail).
6. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum clear between all railings.
7. Handrails shall be provided on both sides of ALL stairs and ramps.
8. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
9. Top of gripping surfaces of handrails shall be consistant and 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
10. ALL RAMPS (including Curb Ramps) shall be integral stained concrete and grooved. Color: TBD from manufacturer's full line of colors.
11. Guardrails and Guardrail/handrail combinations (42" tall) shall be required at all elevations 30" or greater.
12. Handrail only (34"-38" tall) shall be allowed at all elevations less than 30".

ALL SLOPES WILL BE INSPECTED WITH A 24" MAX LENGTH DIGITAL LEVEL.

ALL HANDRAILS AND GUARDRAILS SHALL BE SCHEDULE 40 SMOOTH/POLISHED ANODIZED ALUMINUM.

RAMPS/ HANDRAILS/ GUARDRAILS/ PIPE RAILS NOTES:

HR2 SECTION
(Handrail only when elevation is less than 30")

HR2 ELEVATION
(Handrail only (when elevation is less than 30")

HR1 SECTION
(Handrail only when elevation is less than 30")

HR1 ELEVATION
(Handrail only when elevation is less than 30")

GR2 SECTION
(Guardrail when elevation is greater than or equal to 30")

GR2 ELEVATION
(Guardrail when elevation is greater than or equal to 30")

GRHR1 SECTION
(Guardrail/Handrail when elevation is greater than or equal to 30")

GRHR1 ELEVATION
(Guardrail/Handrail when elevation is greater than or equal to 30")

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project Address:
303 Ninth Street
Port Arkansas TX
78373 Nueces
County

Project No:
21004

ARCHITECTURAL-FENCING-
RAILING PLAN-002 REV
04-06-2026

A101

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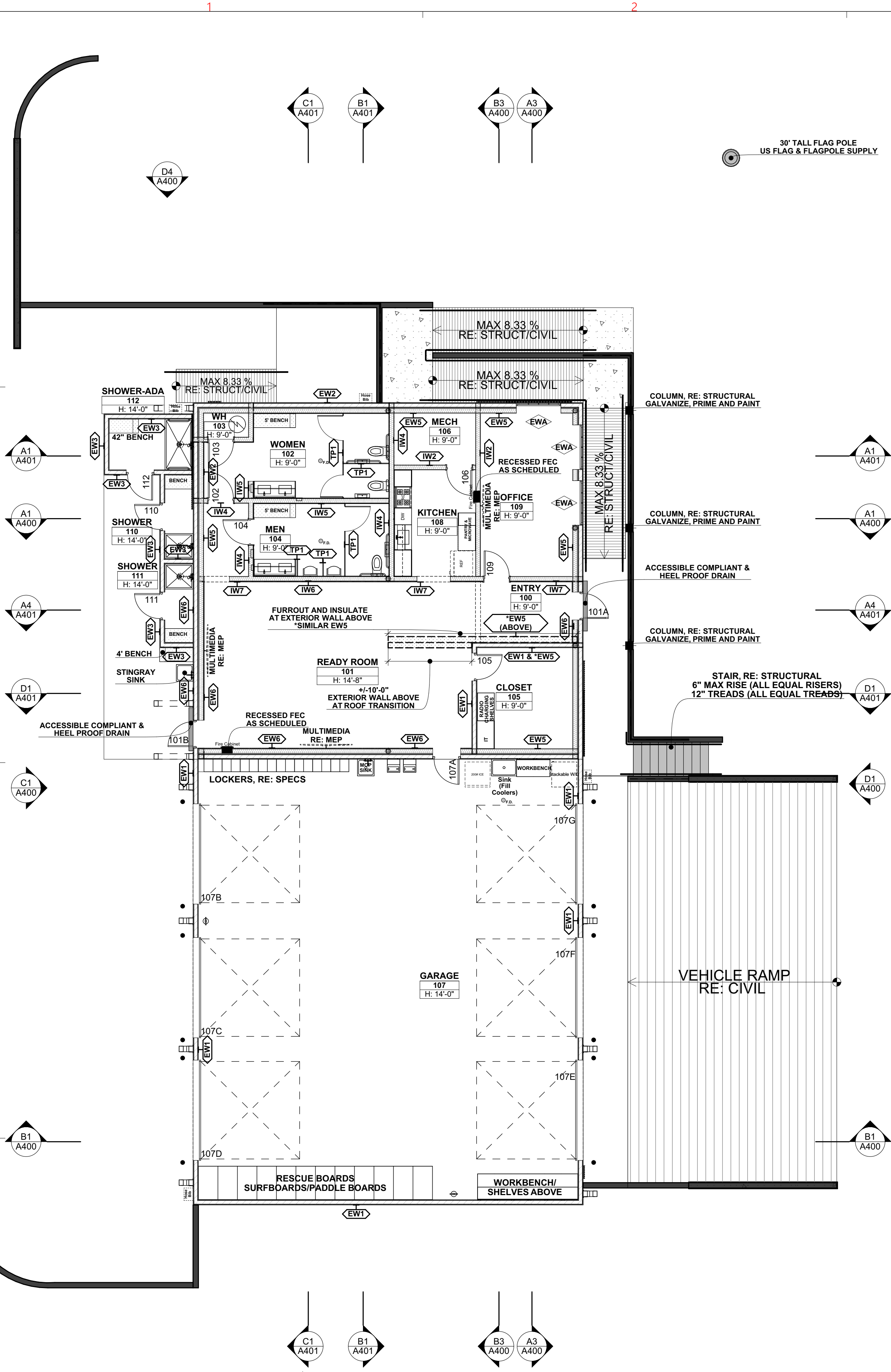


EDR
architects

phone: 361.537.4400 erozypai@edrarchitects.com

Plan North

ARCHITECTURAL-NOTED PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
2. Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
3. Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
5. Refer to G-SHEETS for information regarding Code Evaluations, typical.
6. Refer to Structural for all Structure, typical.
7. Refer to MEP for all MEP, typical.
8. Refer to Civil for all site details, paving notes, and site dimensions, Etc.
9. Refer to Landscape for all Landscape, irrigation, etc.
10. Refer to MISC 7 Note on A602.

Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

1. Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
2. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at exterior walls, typical. Intumescent Paint.
3. Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
4. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

Finishes:

1. Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
2. All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

Signage:

1. Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
2. All signage shall be approved by Architect.
3. ALL signage shall be Aluminum and two-tone colors.

Doors:

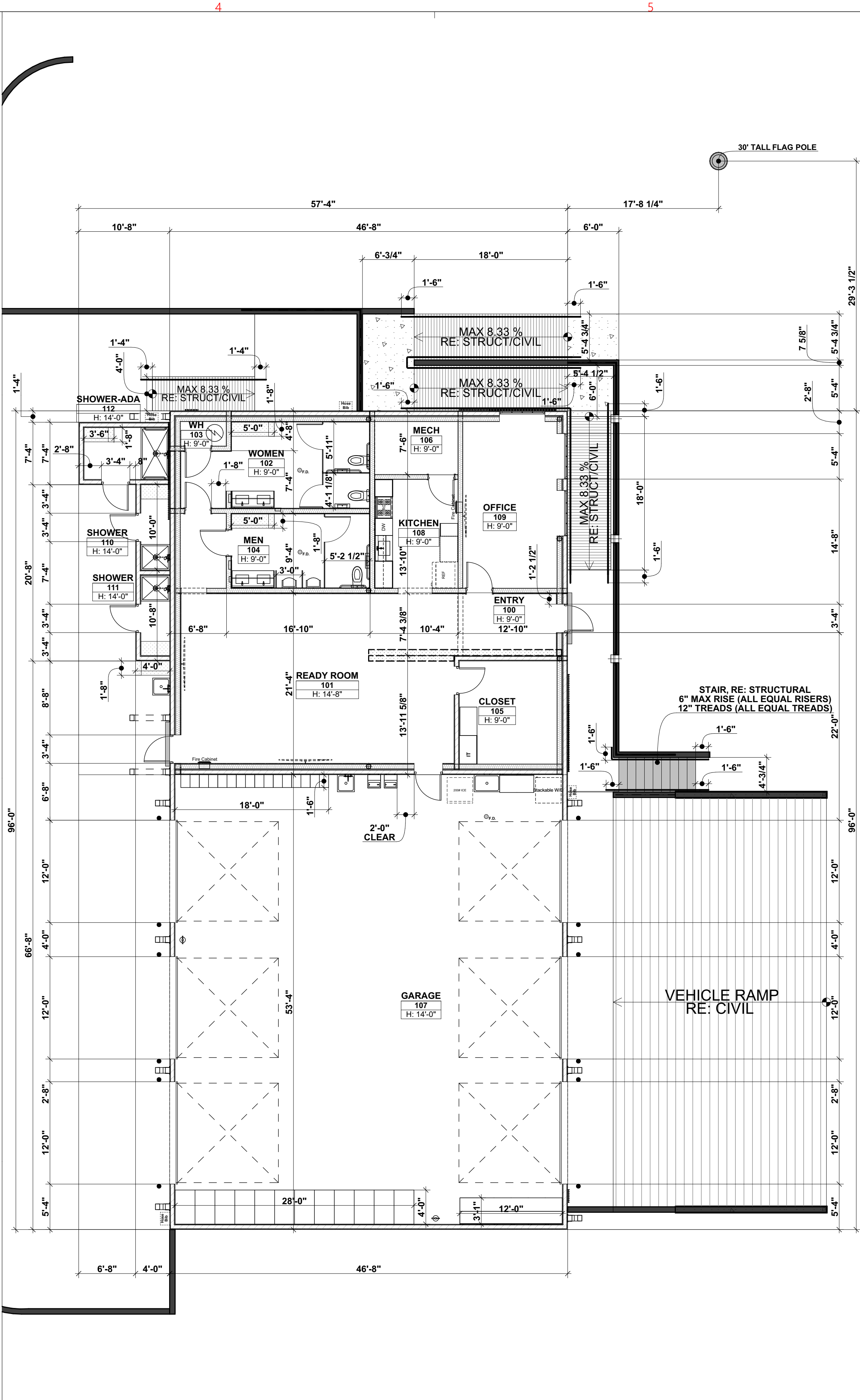
1. Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
2. Finish edges of wood doors shall match material and color of scheduled face finish, typical.
3. All thresholds at doors shall be ADA/TAS compliant, typical.
4. Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
5. Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - a. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 - b. Sliding or folding doors: 5 pounds (22.2 N) maximum.These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Blocking:

1. Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.

Plan North

ARCHITECTURAL-DIMENSIONED PLAN
SCALE: 1/8" = 1'-0"



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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Project Name:
COPA Lifeguard
Headquarters
Facility

Project Address:
303 Ninth Street
Port Arkansas TX
78373 Nueces
County

Date:
MAY 15, 2025

Project No:
21004

ARCHITECTURAL-PLANS I-002
REV 04-06-2026



IFC: MAY 15, 2025

Plan North



B1 RCP
SCALE: 1/8" = 1'-0"

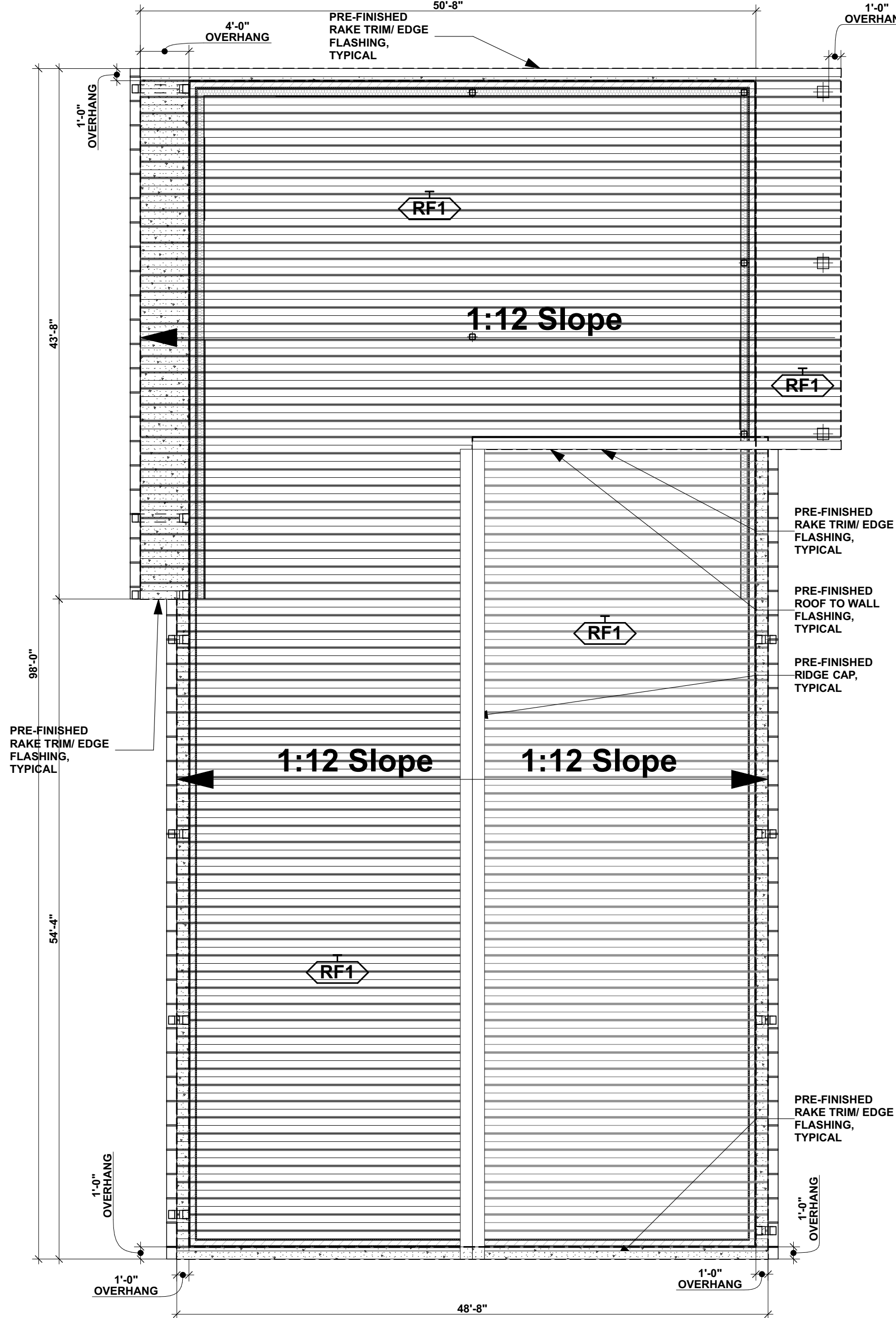
NOTES:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AND INSTALLING ALL FRAMING AND SUPPLEMENTAL FRAMING TO ENSURE ALL SYSTEMS ARE PROPERLY INSTALLED, PER CODES AND PER MANUFACTURER'S REQUIREMENTS FOR MANUFACTURER'S FULL SYSTEM WARRANTIES. THIS APPLIES TO ANY AND ALL SYSTEMS OF THE WORK TO COMPLETE THE PROJECT.

CONTRACTOR SHALL SUBMIT LIGHT-GAGE METAL STUD SHOP DRAWINGS WITH THE TDI WINDSTORM COMPLIANT SHOP DRAWINGS TO ENSURE THAT ANY/ALL FRAMING WILL RESIST ALL APPLIED WIND PRESSURES. THIS INCLUDES ALL STUD SIZES, BLOCKING/BRIDGING, FASTENERS, CONNECTIONS TO SUPPORT STRUCTURE, APPLICABLE DETAILS, AND VERIFICATION THAT THE NECESSARY STUD GAGE REQUIRED FOR ANCHORAGE OF THE SYSTEMS AND MATERIALS ARE FURNISHED.

Plan North



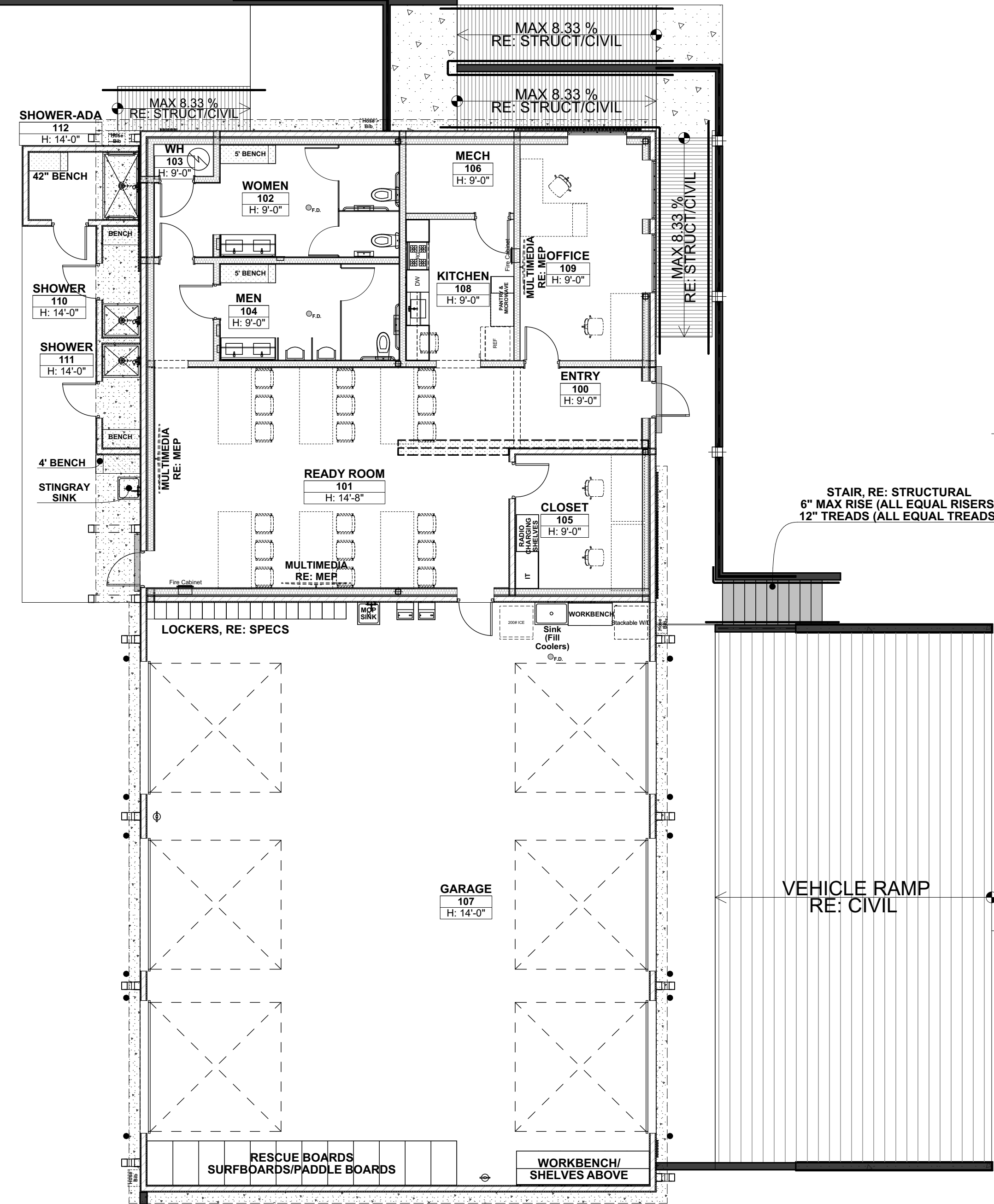
B2 ROOF PLAN
SCALE: 1/8" = 1'-0"



Plan North



B4 FURNITURE PLAN
SCALE: 1/8" = 1'-0"



Notes:
1. Refer to Sheet A200 for General Notes.

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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Project Name:
COPA-Lifeguard
Headquaters
Facility

Date:
MAY 15, 2025

Project No:
21004

ARCHITECTURAL PLANS II-002
REV 04-06-2026



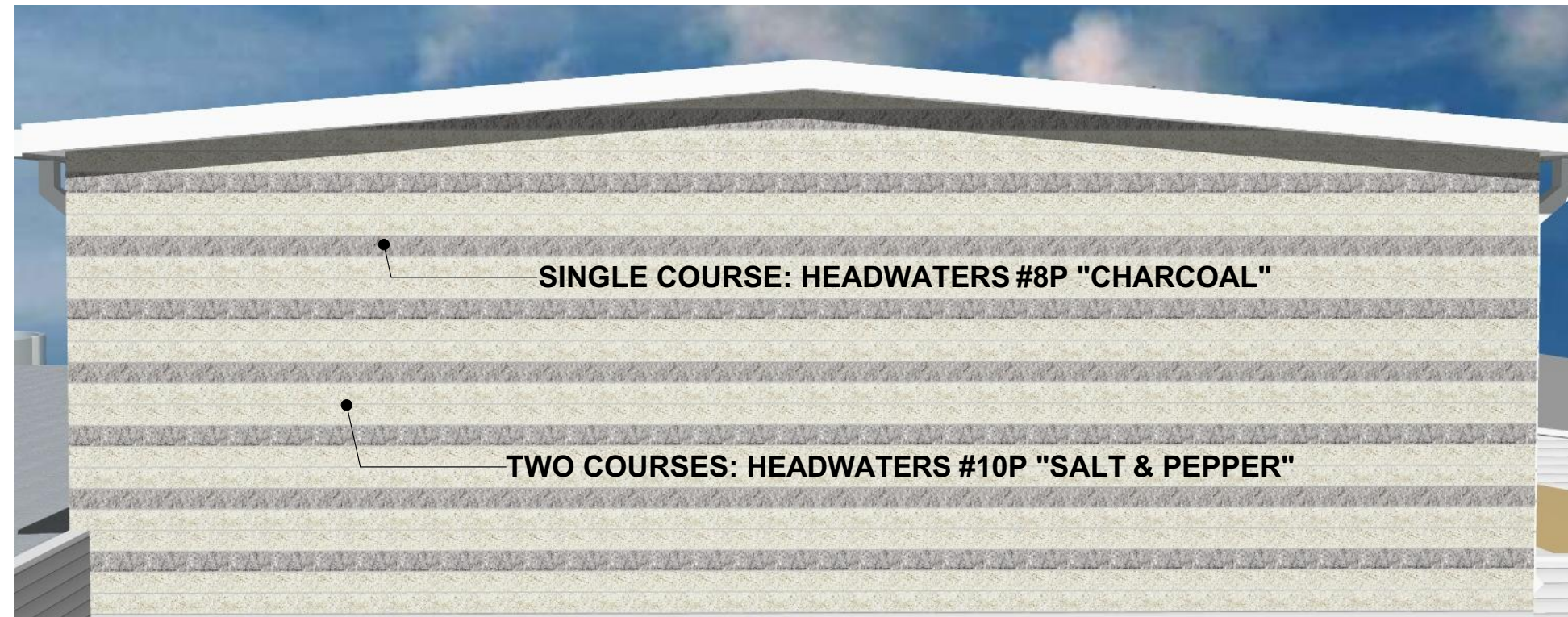
IFC: MAY 15, 2025

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2	002 REV: 04-06-2026
1	001 REV: 02-26-2026
0	IFC: MAY 15, 2025

NOTES: EX=EXTERIOR WALL IW=INTERIOR WALL FW= FIRE WALL GRHR=GUARDRAIL/HANDRAIL GR=GUARDRAIL ONLY HR=HANDRAIL ONLY TP=TOILET PARTITION OP=OPERABLE PARTITION EF=EXTERIOR FENCE SS= SINGLE SIDE BS=BOTH SIDES 1. REFER TO ROOM FINISH SCHEDULE FOR ALL FINISHES. NOT ALL FINISHES ARE SHOWN ON SCHEMATIC WALL TYPES. (i.e. tile, etc.)	1 EW1 EXTERIOR CMU	EW2 EXTERIOR CMU FURROUT+TILE	2 EW3 EXTERIOR CMU +CAP (OUTDOOR SHOWERS)	EW4 EXTERIOR CMU 3 5/8" FURROUT	EW5 & EW5 EXTERIOR CMU 6" FURROUT (*EWS LOCATION AT EXTERIOR WALL AT UPPER ROOF TRANSITIONS)	3 EW6 EXTERIOR CMU 6" FURROUT+T&G WOOD						
	IW1 INTERIOR 3 5/8" METAL STUDS (TO UNDERSIDE OF DECK)	IW2 INTERIOR 6" METAL STUDS (TO UNDERSIDE OF DECK)	IW3 INTERIOR 3 5/8" METAL STUDS TILE S.S.	IW4 INTERIOR 6" METAL STUDS TILE S.S.	IW5 INTERIOR 6" METAL STUDS TILE B.S.	GRHR1 SECTION (Guardrail/Handrail when elevation is greater than or equal to 30")	GRHR1 ELEVATION (Guardrail/Handrail when elevation is greater than or equal to 30")					
	IW6 INTERIOR 6" METAL STUDS TILE S.S.+WOOD S.S.	IW7 INTERIOR 6" METAL STUDS GYP. S.S.+WOOD S.S.	TP1 FLOOR MOUNTED/ OVERHEAD BRACED TOILET PARTITION TP1 FLOOR MOUNTED/ OVERHEAD BRACED TOILET PARTITION				GR2 SECTION (Guardrail when elevation is greater than or equal to 30")	GR2 ELEVATION (Guardrail when elevation is greater than or equal to 30")				
	RAMPS/ HANDRAILS/ GUARDRAILS/ PIPE RAILS NOTES: ALL SLOPES WILL BE INSPECTED WITH A 24" MAX LENGTH DIGITAL LEVEL. ALL HANDRAILS AND GUARDRAILS SHALL BE SCHEDULE 40 SMOOTH/POLISHED ANODIZED ALUMINUM. - Ramp runs shall have a running slope not steeper than 1:12 (8.33%)max. - Cross slope of ramp runs shall not be steeper than 1:48 (2%) max. - The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum, but not any more narrow than shown on plans. - The rise for any ramp run shall be 30 inches maximum (30' Long Max at 1:12 (8.33%) max slope) between level landings. - The landing clear length shall be 60 inches long minimum clear between all railings (handrail and guardrail). - Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum clear between all railings. - Handrails shall be provided on both sides of ALL stairs and ramps. - Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. - Top of gripping surfaces of handrails shall be consistent and 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. - ALL RAMPS (including Curb Ramps) shall be integral stained concrete and grooved. Color: TBD from manufacturer's full line of colors. - Guardrails and Guardrail/handrail combinations (42" tall) shall be required at all elevations 30" or greater . - Handrail only (34"-38" tall) shall be allowed at all elevations less than 30".											

ALL CMU SHALL BE GROUND/BURNISHED/SMOOTH POLISHED; ALL SIDE WITH SCHEDULED CLEAR WATERPROOFER PAINT ALL SIDES.



A4 SCHEMATIC-CMU COLOR PATTERN
NOT TO SCALE

GENERAL NOTES: - Contractor shall field verify all dimensions and notify Architect if discrepancies are found. - Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found. - Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O. - Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements. - Refer to G-SHEETS for information regarding Code Evaluations, typical. - Refer to Structural for all Structure, typical. - Refer to MEP for all MEP, typical. - Refer to Civil for all site details, paving notes, and site dimensions, Etc. - Refer to Landscape for all Landscape, irrigation, etc. - Refer to MISC 7 Note on A602. Insulation: (CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS) - Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical, No Voids - Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical, Intumescent Paint. - Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations. - Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint. Finishes: - Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical. - All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces. Signage: - Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical. - All signage shall be approved by Architect. - ALL signage shall be Aluminum and two-tone colors. Doors: - Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal. - Finish edges of wood doors shall match material and color of scheduled face finish, typical. - All thresholds at doors shall be ADA/TAS compliant, typical. - Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts. - Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: - Interior hinged doors and gates: 5 pounds (22.2 N) maximum. - Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Blocking: - Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.	5
--	----------

EDR architects

phone: 361.537.4400 eroyipal@edrarchitects.com

IFC: MAY 15, 2025

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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2 002 REV: 04-06-2026
1 001 REV: 02-26-2026
0 IFC: MAY 15, 2025

Project Address: 303 Ninth Street
Port Arkansas TX 78373 Nueces County

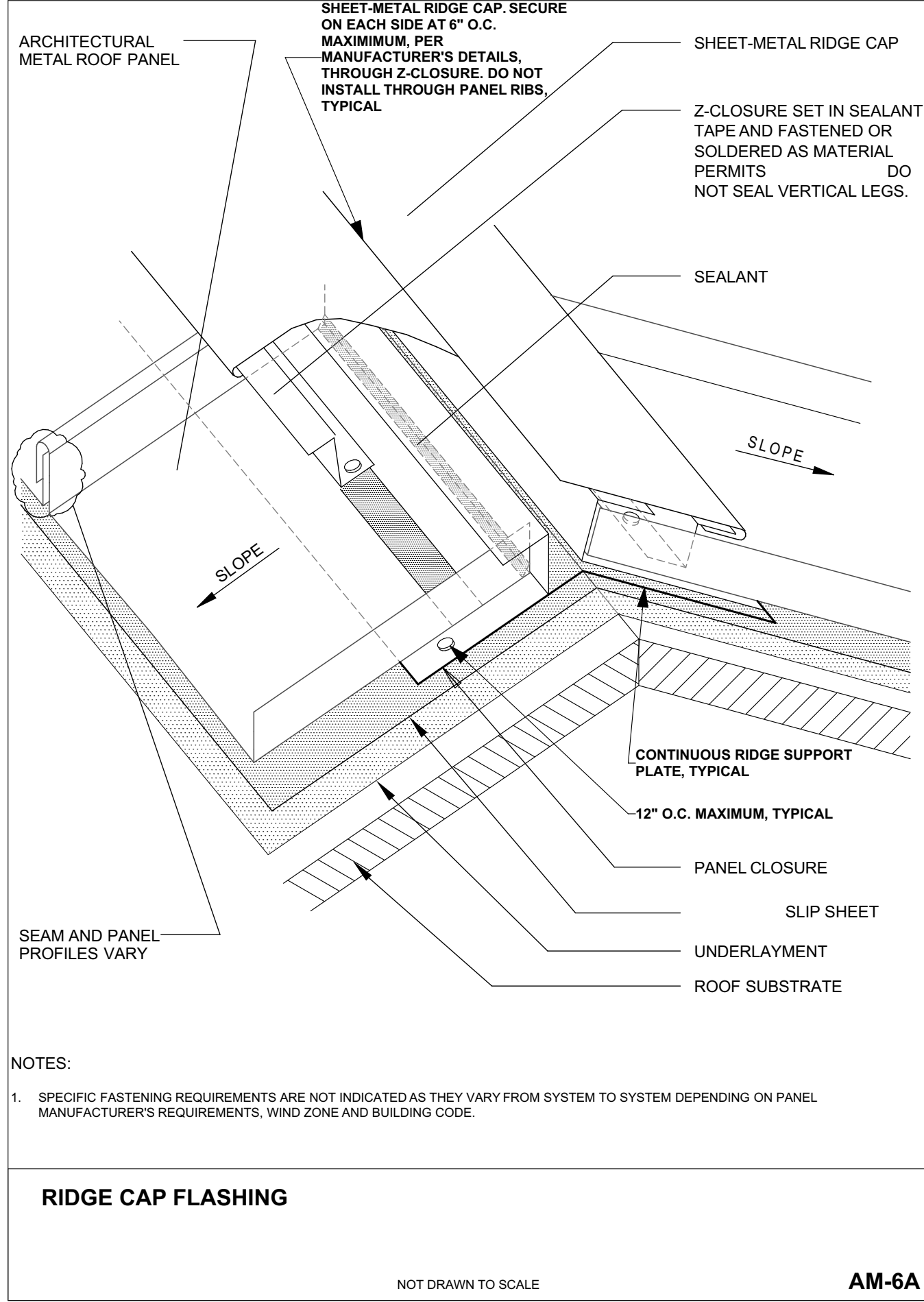
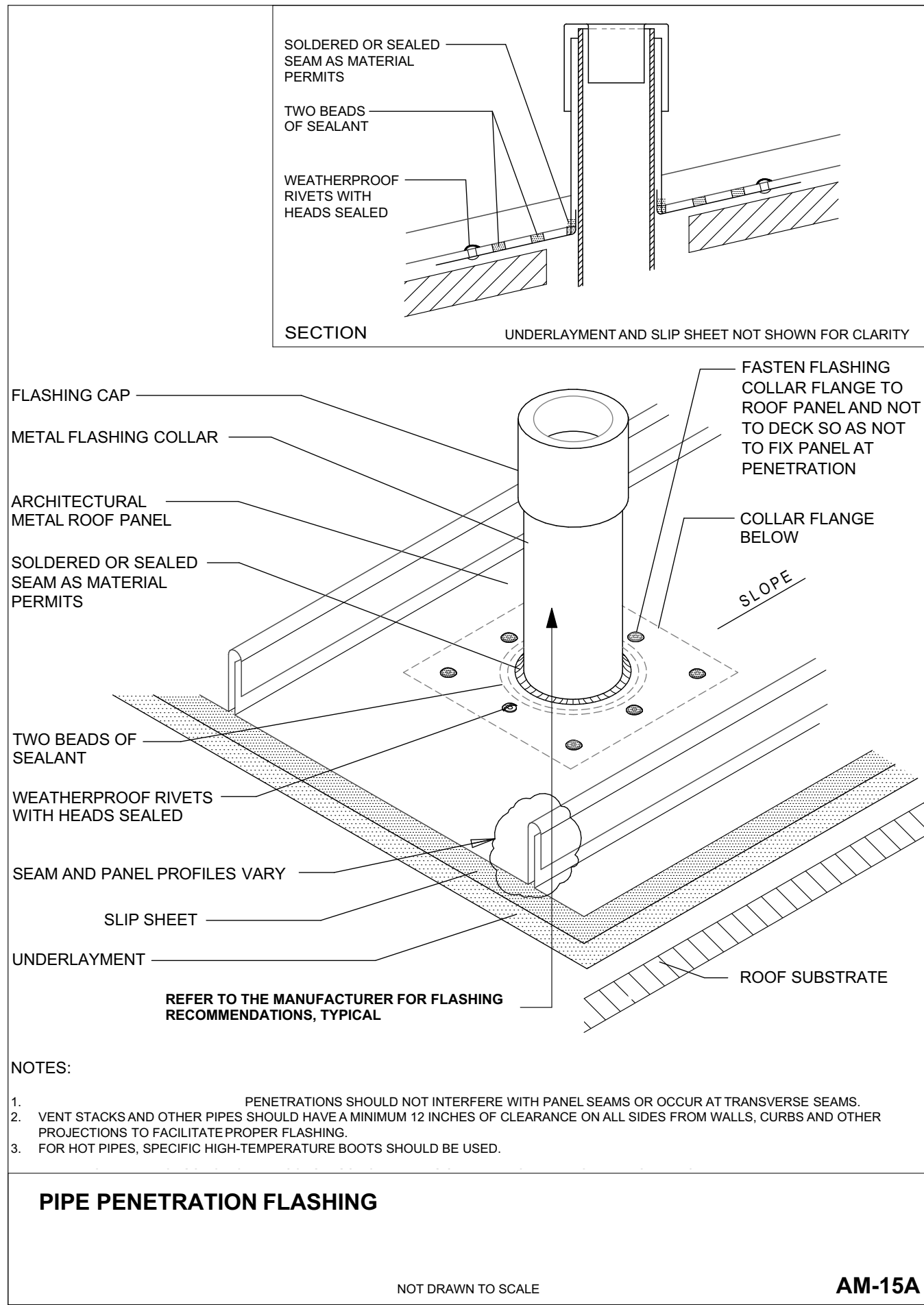
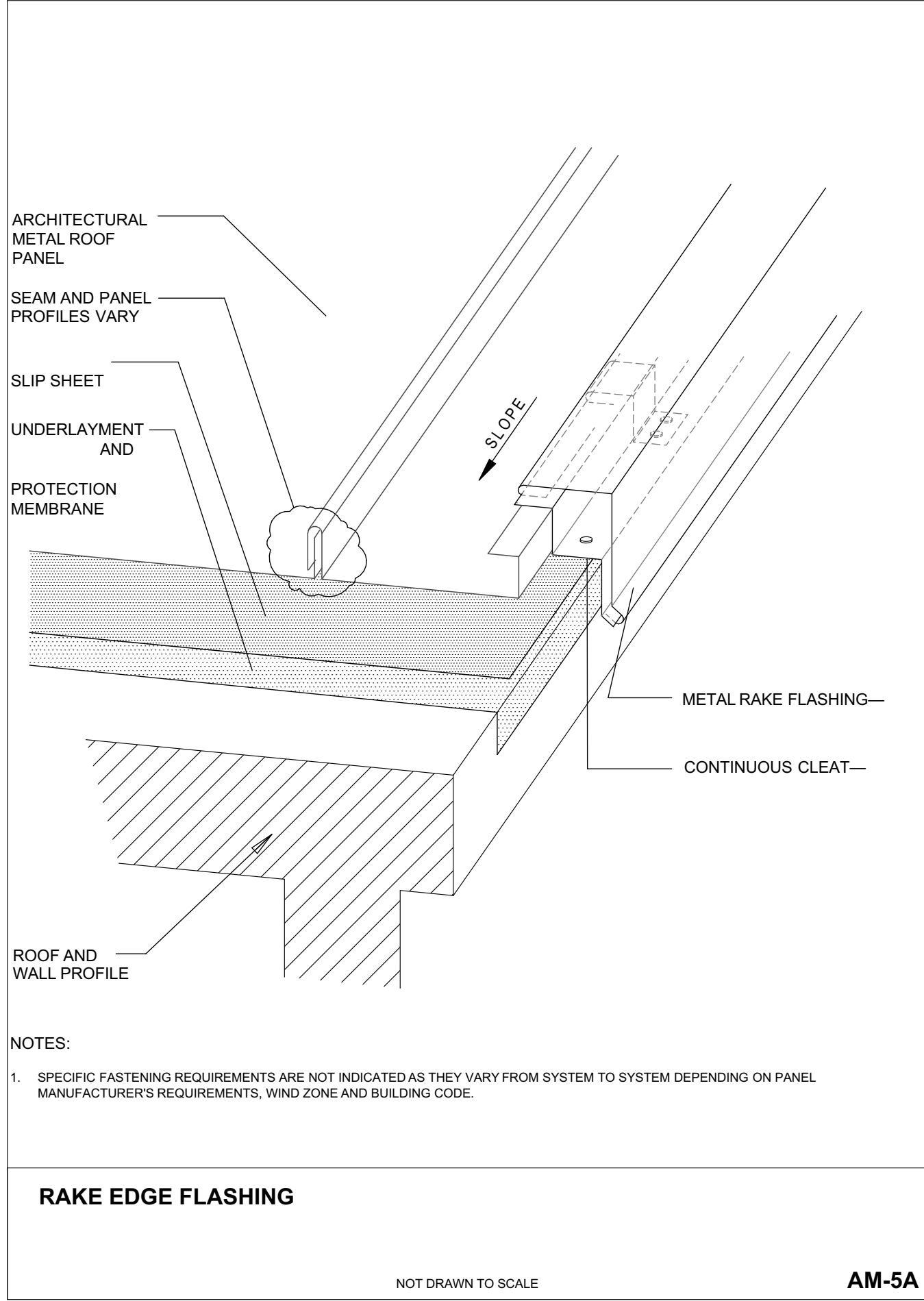
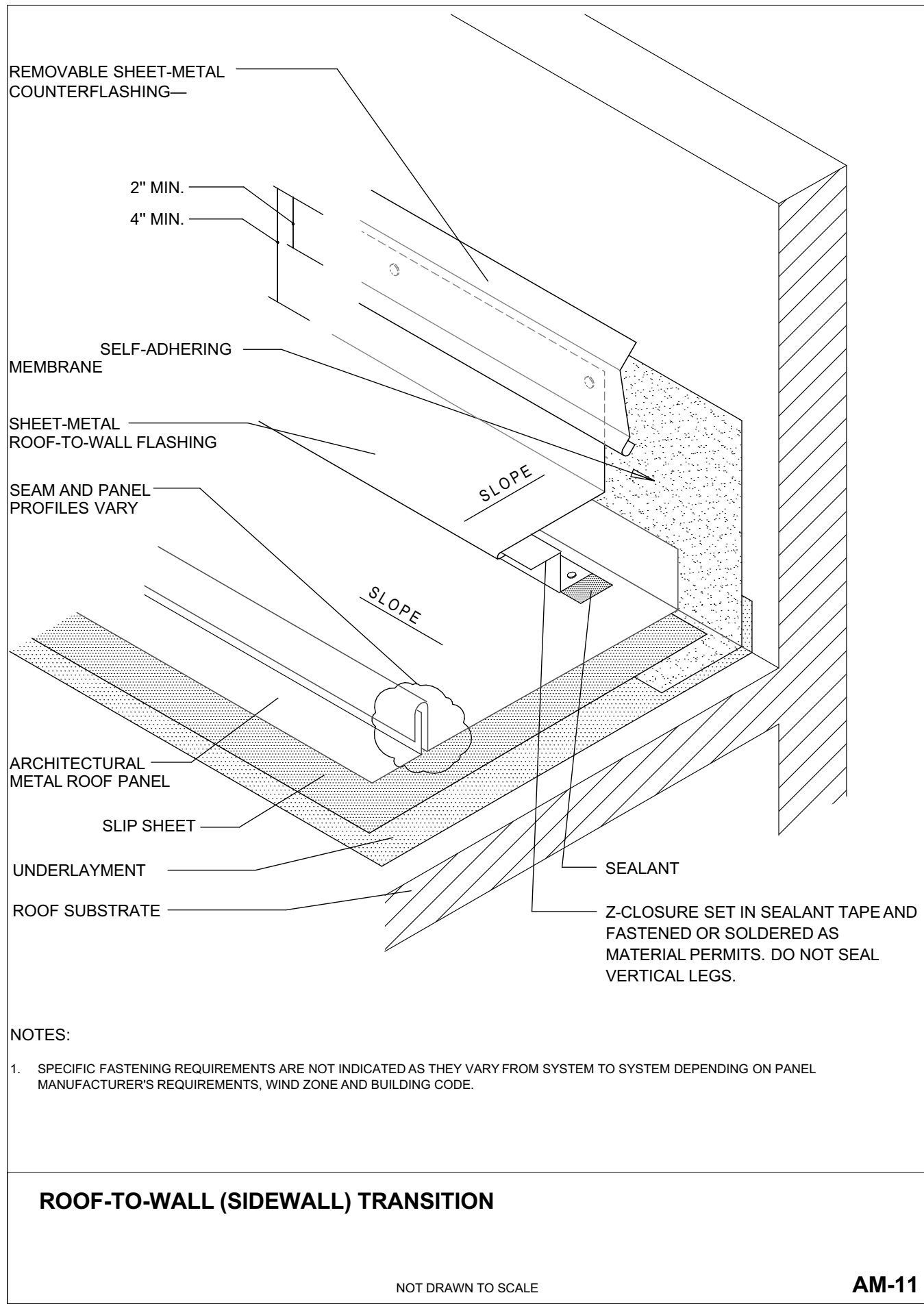
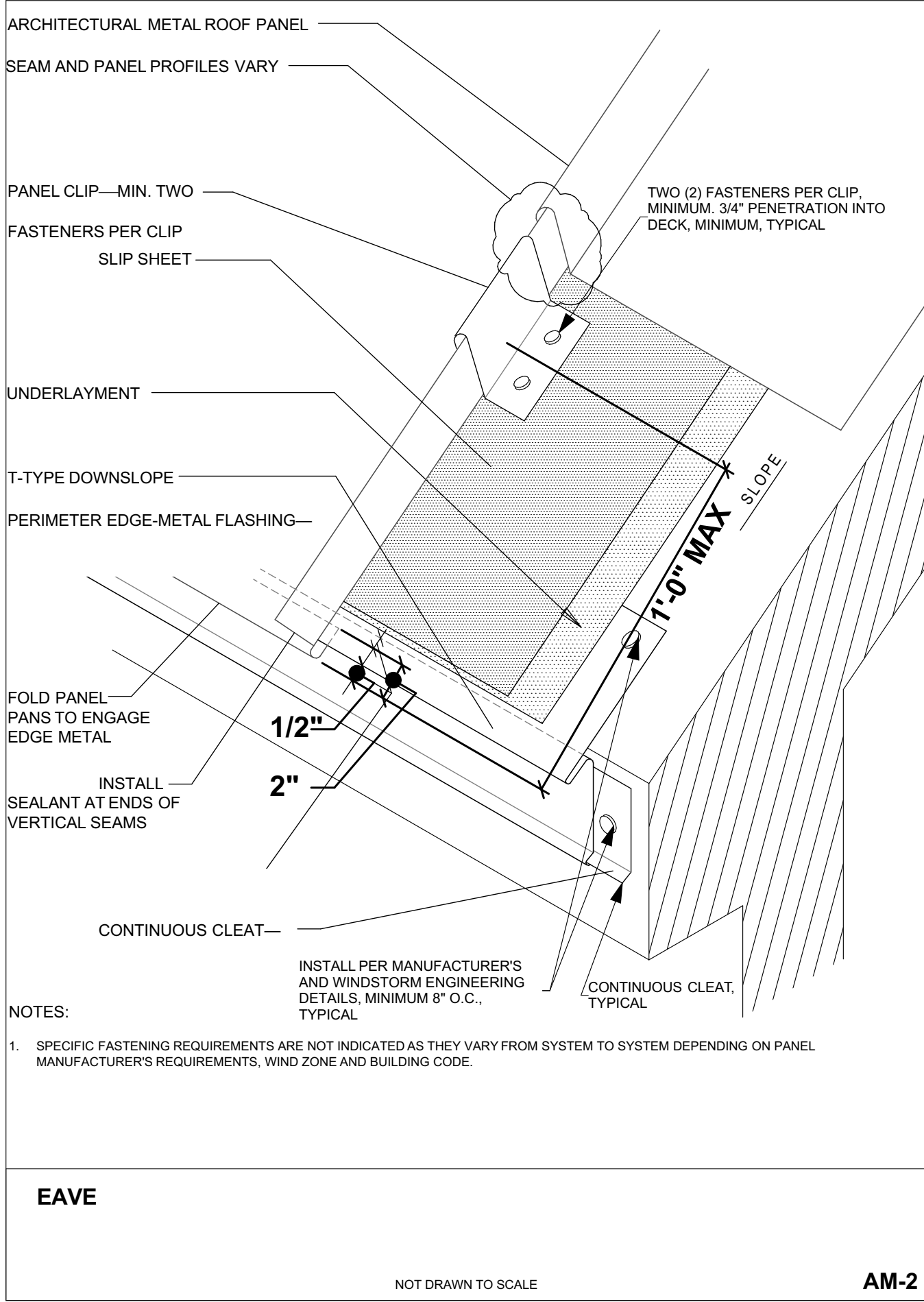
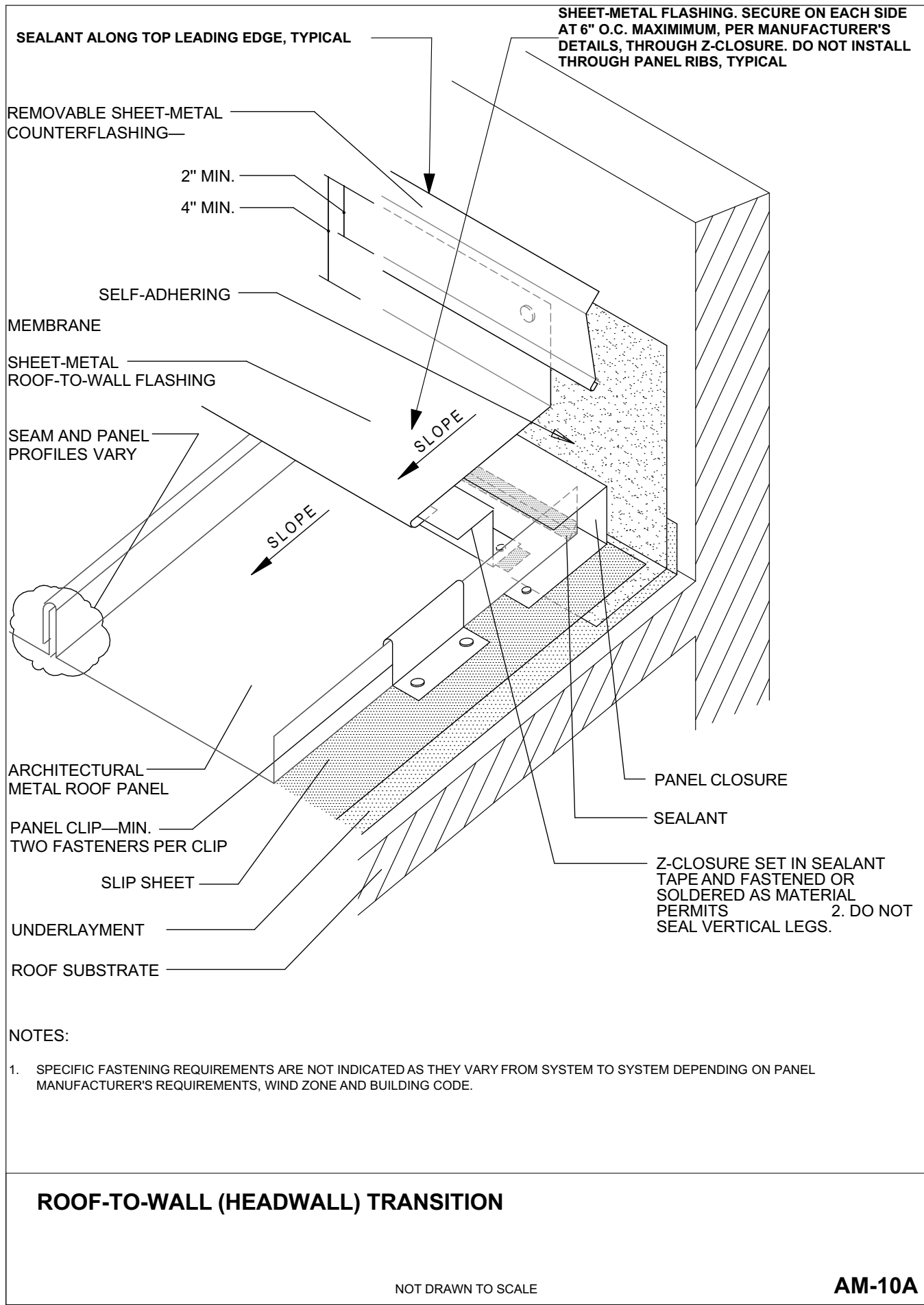
Project Name: COPA-Lifeguard Headquarters Facility

Date: MAY 15, 2025

Project No: 21004

ARCHITECTURAL-SCHEMATIC WALL TYPES-002 REV 04-06-2026

A202



- GENERAL NOTES:**
1. Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
 2. Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
 3. Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
 4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
 5. Refer to G-SHEETS for information regarding Code Evaluations, typical.
 6. Refer to Structural for all Structure, typical.
 7. Refer to MEP for all MEP, typical.
 8. Refer to Civil for all site details, paving notes, and site dimensions, etc.
 9. Refer to Landscape for all Landscape, irrigation, etc.
 10. Refer to MISC 7 Note on A602.

- Insulation:**
- (CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)**
1. Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
 2. Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
 3. Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
 4. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

- Finishes:**
1. Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
 2. All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

- Signage:**
1. Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
 2. All signage shall be approved by Architect.
 3. ALL signage shall be Aluminum and two-tone colors.

- Doors:**
1. Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
 2. Finish edges of wood doors shall match material and color of scheduled face finish, typical.
 3. All thresholds at doors shall be ADA/TAS compliant, typical.
 4. Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
 5. Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - a. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 - b. Sliding or folding doors: 5 pounds (22.2 N) maximum.These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

- Blocking:**
1. Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.

CONTRACTOR SHALL SUBMIT ROOF MANUFACTURER'S DETAILS IN SHOP DRAWING FOR MANUFACTURER'S FULL SYSTEM WARRANTY

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Date:
MAY 15, 2025

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project No:
21004

ARCHITECTURAL-ROOF DETAILS
I-002 REV 04-06-2026



IFC: MAY 15, 2025

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2 002 REV: 04-06-2026
1 001 REV: 02-26-2026
0 IFC: MAY 15, 2025

C:\EDR\Project\2021\Project\21004\COPA_Lifeguard_Headquarters\Task Order 8\Arch\04027002\COPA_Lifeguard\02_REV\A4-06-2026.dgn

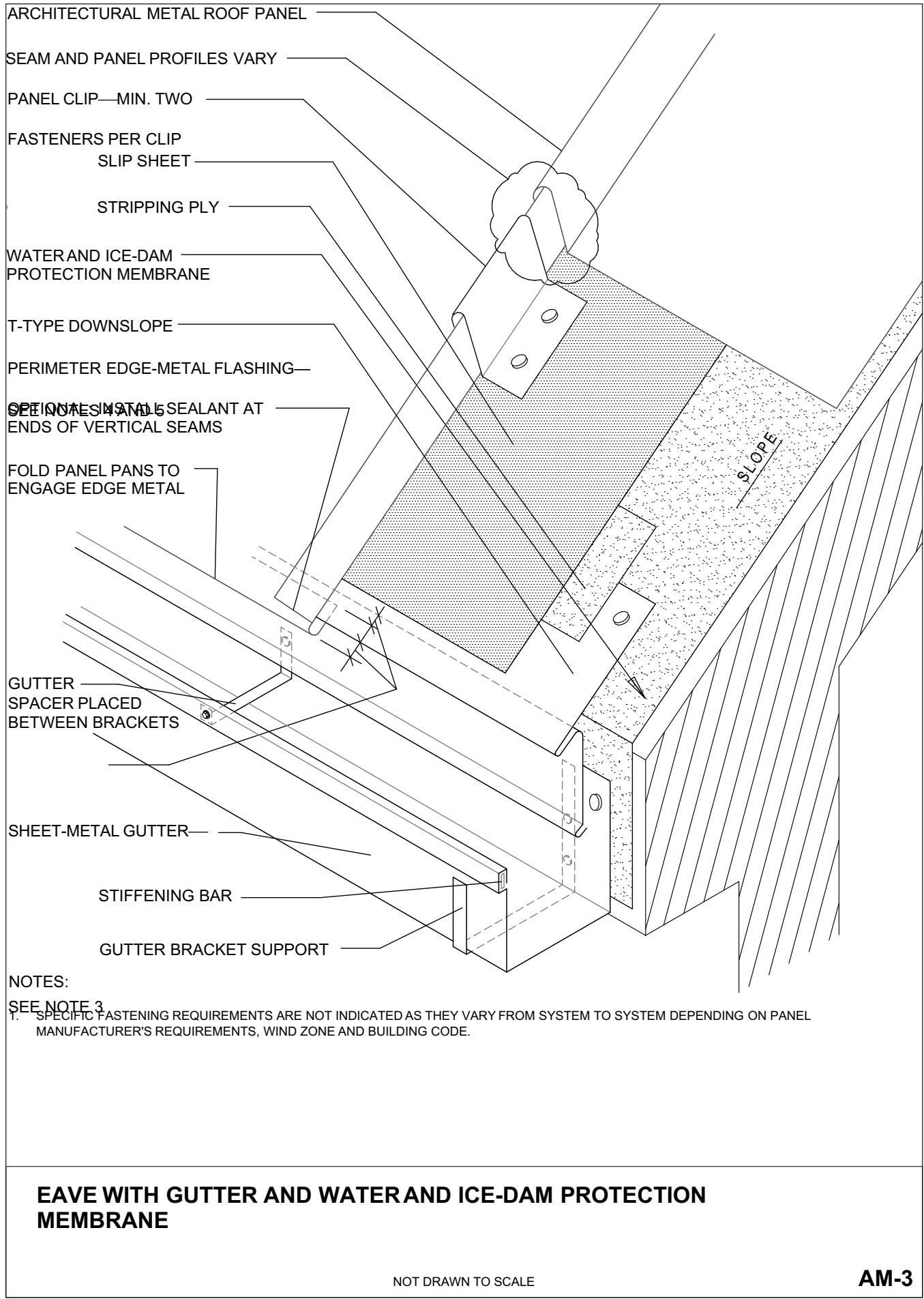
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A

B

C

D



GENERAL NOTES:

1. Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
2. Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
3. Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
5. Refer to G-SHEETS for information regarding Code Evaluations, typical.
6. Refer to Structural for all Structure, typical.
7. Refer to MEP for all MEP, typical.
8. Refer to Civil for all site details, paving notes, and site dimensions, Etc.
9. Refer to Landscape for all Landscape, irrigation, etc.
10. Refer to MISC 7 Note on A602.

Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

1. Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
2. Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
3. Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
4. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

Finishes:

1. Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
2. All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

Signage:

1. Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
2. All signage shall be approved by Architect.
3. ALL signage shall be Aluminum and two-tone colors.

Doors:

1. Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
2. Finish edges of wood doors shall match material and color of scheduled face finish, typical.
3. All thresholds at doors shall be ADA/TAS compliant, typical.
4. Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
5. Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - a. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 - b. Sliding or folding doors: 5 pounds (22.2 N) maximum.These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Blocking:

1. Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project No:
21004

Date:
MAY 15, 2025

ARCHITECTURAL-ROOF DETAILS
II-002 REV 04-06-2026



IFC: MAY 15, 2025

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| 2 | 002 REV: 04-06-2026 |
| 1 | 001 REV: 02-26-2026 |
| 0 | IFC: MAY 15, 2025 |

A301

CONTRACTOR SHALL SUBMIT ROOF MANUFACTURER'S DETAILS IN SHOP DRAWING FOR MANUFACTURER'S FULL SYSTEM WARRANTY

Sheet Title

Project Data

Revision

Issue

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EDR architects

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B

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D

ROOM FINISH SCHEDULE												
Room Number	Room Name	Ceiling		Wall					Floor	Millwork		Notes
		Material	Height	PLAN NORTH	PLAN SOUTH	PLAN EAST	PLAN WEST	Base		Counter	Millwork Finish	
100	ENTRY	C1	9'-0"	W7 (WOOD T&G)	EW1.1	W7 (WOOD T&G)	W7 (WOOD T&G)	B3 (WOOD)	F2	-	-	-
101	READY ROOM	C5 AND PAINT EXPOSED STRUCTURE	14'-8"	W7 (WOOD T&G)	W7 (WOOD T&G)	EW1.1/ W7 (WOOD T&G)	W7 (WOOD T&G)	B3 (WOOD)	F2	-	-	-
102	WOMEN	C1	9'-0"	W5 (TILE); ACCENT COLOR	W5 (TILE)	W5 (TILE)	W5 (TILE)	B2 (TILE)	F3 (TILE); FT1	SSC1	PLAM	TA1, TA2, TA3, TA4, TA5, TA6, TA7, TA9, TA10, TP1
103	WH	C1	9'-0"	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)	B1	F2	-	-	TA8
104	MEN	C1	9'-0"	W5 (TILE); ACCENT COLOR	W5 (TILE)	W5 (TILE)	W5 (TILE)	B2 (TILE)	F3 (TILE); FT1	SSC1	PLAM	TA1, TA2, TA3, TA4, TA6, TA7, TA9, TA10, TP1
105	CLOSET	C1	9'-0"	EW1.1	W1 (PAINT)	W1 (PAINT)	EW1.1	B1	F2	PLAM	PLAM	-
106	MECH	C1	9'-0"	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)	B1	F2	-	-	-
107	GARAGE	C2; OPEN TO STRUCTURE, PAINT	14'-0"	EW1.1	EW1.1	EW1.1	EW1.1	-	F2	SSC1	PAINT	-
108	KITCHEN	C1	9'-0"	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)	W4 (EPOXY)/KITCHEN GRADE STAINLESS STEEL AT RANGE	B1	F2	SSC1	PLAM	-
109	OFFICE	C1	9'-0"	W1 (PAINT)	W1 (PAINT)	W1 (PAINT)	W1 (PAINT)	B1	F2	-	-	-
110	SHOWER	OUTDOOR OPEN AIR	14'-0"	EW1.1	EW1.1	EW1.1	EW1.1	-	F2	SSC1	-	TA2, TA7
111	SHOWER	OUTDOOR OPEN AIR	14'-0"	EW1.1	EW1.1	EW1.1	EW1.1	-	F2	SSC1	-	TA2, TA7
112	SHOWER-ADA	OUTDOOR OPEN AIR	14'-0"	EW1.1	EW1.1	EW1.1	EW1.1	-	F2	SSC1	-	TA2, TA7

CODE	MATERIAL	MANUFACTURER AND PRODUCT INFORMATION (REFER TO MISC 7)	COLOR	DIMENSIONS	APPLICATION NOTES
MISC7	FRAMING & SUPPLEMENTAL FRAMING	CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AND INSTALLING ALL FRAMING AND SUPPLEMENTAL FRAMING TO ENSURE ALL SYSTEMS ARE PROPERLY INSTALLED, PER CODES AND PER MANUFACTURER'S REQUIREMENTS FOR MANUFACTURER'S FULL SYSTEM WARRANTITES. THIS APPLIES TO ANY AND ALL SYSTEMS, OF THE WORK, TO COMPLETE THE PROJECT. CONTRACTOR SHALL SUBMIT LIGHT-GAGE METAL STUD SHOP DRAWINGS WITH THE TDI WINDSTORM COMPLIANT SHOP DRAWINGS TO ENSURE THAT ANY/ALL FRAMING WILL RESIST ALL APPLIED WIND PRESSURES. THIS INCLUDES ALL STUD SIZES, BLOCKING/BRIDGING, FASTENERS, CONNECTIONS TO SUPPORT STRUCTURE, APPLICABLE DETAILS, AND VERIFICATION THAT THE NECESSARY STUD GAGE REQUIRED FOR ANCHORAGE OF THE SYSTEMS AND MATERIALS ARE FURNISHED.			Install per manufacturer's recommendations for manufacturer's full system extended warranty.

GENERAL NOTES:

- Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
- Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
- Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
- Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
- Refer to G-SHEETS for information regarding Code Evaluations, typical.
- Refer to Structural for all Structure, typical.
- Refer to MEP for all MEP, typical.
- Refer to Civil for all site details, paving notes, and site dimensions, Etc.
- Refer to Landscape for all Landscape, irrigation, etc.
- Refer to MISC 7 Note on A602.

Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

- Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
- Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
- Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
- Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

Finishes:

- Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
- All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

Signage:

- Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
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ARCHITECTURAL-SCHEDULES
I-002 REV 04-06-2026

A600

Sheet Title

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Revision

Issue

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12ARCHITECTURAL FINISH SCHEDULE2			3Date:		44/6/2026	
CODE	MATERIAL	MANUFACTURER AND PRODUCT INFORMATION (REFER TO MISC 7)	COLOR	DIMENSIONS	APPLICATION NOTES	
RF1	Standing Seam Metal Roof with Premium Flurothane Coastal Coil Coating System	MBCI Super Lok standing seam roof. Premium Flurothane Coastal Coil Coating System on all roof and trim and cuts. Fasteners shall be 316 Stainless Steel. Roof Slope: Refer to Roof Plans. Coordinate with Structural CMU coursing. R Value: R-30 CONTINUOUS RIGID INSULATION WITH CEMENTICIOUS COVER BOARD. Re: Roof Manufacturer Install per manufacturer's recommendations to comply with local and state codes. Include all trim and accessories. Install manufacturer's recommended Leak Barrier and Roof Deck Protection/Weather Barrier as required to comply with windstrom, all codes and ordinances and manufacturer's full system warranty. Submit all flashing details for review.	COLOR: TBD; All metal roofing and trim shall include Premium Flurothane Coastal Coil Coating.	Refer to Roof Plan for Slopes. Coordinate with Structural CMU for coursing.	Install per manufacturer's recommendations for full system warranty. Include all trim and accessories including, but not limited to: Pre-finished Ridge Trim, Pre-finished Valley Trim, Pre-finished Hip Trim, Pre-finished Edge Trim, Pre-finished flashings, Pre-finished Closure trim, etc.	
RF2	001 BID ALTERNATE: Standing Seam Metal Roof (Aluminum) System	Aluminum Roof panels shall be standing seam, in 16" widths with 1 1/2"-2" high seams. Preformed roofing panel Thickness shall be: .040 minimum. Kynar 500 Finish. Fasteners shall be 316 Stainless Steel. System is required to comply with Existing Structural Design, Metal Decking (and wood at porch) and with structural truss spacing. Roof Slope: Refer to Roof Plans. Coordinate with Structural CMU coursing. R Value: R-30 CONTINUOUS RIGID INSULATION WITH CEMENTICIOUS COVER BOARD. Re: Roof Manufacturer Install per manufacturer's recommendations to comply with local and state codes. Include all trim and accessories. Install manufacturer's recommended Leak Barrier and Roof Deck Protection/Weather Barrier as required to comply with windstrom, all codes and ordinances and manufacturer's full system warranty. Submit all flashing details for review.	COLOR: TBD; Kynar 500 All roofing and trim , typical. From FULL line and range of colors (not only standard). All metal roofing and trim shall match.	Refer to Roof Plan for Slopes. Coordinate with Structural CMU for coursing.	Install per manufacturer's recommendations for full system warranty. Include all trim and accessories including, but not limited to: Pre-finished Ridge Trim, Pre-finished Valley Trim, Pre-finished Hip Trim, Pre-finished Edge Trim, Pre-finished flashings, Pre-finished Closure trim, etc.	
GD1	GUTTER AND DOWNSPOUTS	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS	COLOR: TBD	Appropriately sized for proper drainage per roof size for 100 year.	Install per manufacturer's recommendations for manufacturer's complete system lifetime warranty. Include all trim and accessories.	
FLAG1	FLAGPOLE	30' TALL COMMERCIAL GRADE, EXTERIOR ALUMINUM FLAGPOLE; WINDSTORM COMPLIANT FOR THIS LOCATION; RE: STRUCTURAL. INCLUDE EXTERIOR COMMERCIAL GRADE FLAGS AS SPECIFIED.	COLOR: TBD		Install per manufacturer's recommendations for manufacturer's complete system lifetime warranty. Include all trim and accessories.	
EW1.1	GROUND/ BURNISHED POLISHED SMOOTH FACE CMU, ALL SIDES, WITH CLEAR WATERPROOFING PAINT	Best Block/HEADWATERS; Ground/Burnished Polished Smooth, ALL SIDES, Running Bond; FULLY GROUTED. Refer to Structural. Paint Ground/Burnished Face of Block ALL SIDES: UGL Drylock Floor & Wall Masonry Waterproofer. Color is CLEAR. Install only as per UGL's requirements/specification. 2 Coats minimum (Note: Actual coverage will vary and may required additional coats, depending upon application method, surface texture and porosity.) PAINT UGL ON ALL SIDES OF CMU WALLS. INTERIOR AND EXTERIOR. ALL INTERIOR AT CAVITY WALLS. TOO.	BLOCK COLOR: HEADWATERS #8P "CHARCOAL" & #10P "SALT & PEPPER" GROUND/BURNISHED FACE WITH CLEAR WATERPROOFER	REFER TO EXTERIOR ELEVATIONS FOR BANDED COLOR PATTERN.	Install per manufacturer's recommendations for full system warranties for Block and Paint.	
EW6	WOLMANIZED BEAMS (STAINED)	WOLMANIZED BEAMS, (RE: STRUCTURAL) INSTALLATION: 316 STAINLESS STEEL FASTENERS (as approved by windstorm engineer and TDI Requirements)	COLOR: STAIN TBD		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
EW7	PAINT-ALL EXPOSED GALVANIZED STEEL (4 COAT SYSTEM) EPOXY/URETHANE SYSTEM	SHERWIN WILLIAMS: PRIME COAT: B58W00610-MACROPOXY 646 FAST CURE EPOXY PART A; PRIME COAT: B58V00600-MACROPOXY 646 FAST CURE EPOXY PART B HARDENER; TOP COAT: B65T00604-ACROLON 218 HS POLYURETHANE-GLOSS PART A; TOPCOAT: B64V00600 -ACROLON 218 HS POLYURETHANE-GLOSS PART B HARDENER (6:1 RATIO)	COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
GR1	GUARDRAILS	ANODIZED ALUMINUM; 316 STAINLESS STEEL FASTENERS. SCHEDULE 40; POLISHED SMOOTH.	COLOR: CLEAR ANODIZED		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
HR1	HANDRAILS	ANODIZED ALUMINUM; Circular Cross Section 1 1/2" Outside Diameter. Schedule 40; POLISHED SMOOTH. Compliant with all TDLR/TAS Standards. 316 STAINLESS STEEL FASTENERS	COLOR: CLEAR ANODIZED	Handrail Mounting Height: 36" to TOP of gripping surface	Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
C1	ACOUSTIC LAY-IN TILES (24"x24")	ARMSTRONG; DUNE 1775-BEVELED TEGULAR 9/16"; 24"x24"; SUSPENSION SYSTEM: 15/16" PRELUDE XL. REFER TO MISC 7.	COLOR: WHITE		Install per manufacturer's recommendations for full system warranty. Include all anchorage, support framing, trim and accessories.	
C2	OPEN TO STRUCTURE	PAINT ALL EXPOSED (INCLUDING EXPOSED PIPES, DUCTS, ETC.). PAINT ALL UNDERSIDE OF DECK; PAINT ALL EXPOSED STRUCTURE, MECH DUCTWORK, ETC. SHERWIN WILLIAMS: PRO-CRYL (RUST INHIBITING) PRIMER (Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.); FINISH COATS: DRY FALL	COLOR: TBD		Install per manufacturer's recommendations for full system warranty.	
C3	FIBER CEMENT SOFFIT (NON-VENTED)	HARDIE SOFFIT PANELS; NON-VENTED CEDARMILL SOFFIT PANELS WITH BATTEN TRIM; FASCIA AND TRIM; 316 STAINLESS STEEL FASTENERS; SLOPING WITH ROOF. INSTALL PANELS SO BATTENS PATTERN IS UNIFORM. PAINT ALL. SHERWIN WILLIAMS; LOXON XP; TWO FINISH COATS MINIMUM OF LOXON XP.CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LIGHT-GAGE METAL STUD SHOP DRAWINGS WITH TDI WINDSTORM COMPLIANT SOFFIT SHOP DRAWINGS TO ENSURE THAT THE SOFFIT FRAMING WILL RESIST ALL APPLIED WIND PRESSURES. THIS INCLUDES ALL STUD SIZES, BLOCKING/BRIDGING, FASTENERS, CONNECTIONS TO SUPPORT STRUCTURE, APPLICABLE DETAILS, AND VERIFICATION THAT THE NECESSARY STUD GAGE REQUIRED FOR ANCHORAGE OF THE SYSTEMS AND MATERIALS ARE FURNIHSED. REFER TO MISC 7.	COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all anchorage, support framing, trim and accessories.	
C4	EXTERIOR WOLMANIZED T&G WOOD-STAINED & SEALED	2X6 T&G WOOD, STAINED & SEALED. RE: STRUCTURAL; SLOPING WITH ROOF. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LIGHT-GAGE METAL STUD SHOP DRAWINGS WITH TDI WINDSTORM COMPLIANT SOFFIT SHOP DRAWINGS TO ENSURE THAT THE SOFFIT FRAMING WILL RESIST ALL APPLIED WIND PRESSURES. THIS INCLUDES ALL STUD SIZES, BLOCKING/BRIDGING, FASTENERS, CONNECTIONS TO SUPPORT STRUCTURE, APPLICABLE DETAILS, AND VERIFICATION THAT THE NECESSARY STUD GAGE REQUIRED FOR ANCHORAGE OF THE SYSTEMS AND MATERIALS ARE FURNISHED. REFER TO MISC 7.	COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all anchorage, support framing, trim and accessories.	
C5	INTERIOR T&G WOOD-STAINED	1X6 PLAIN WHITE OAK; SELECT GRADE; STAINED AND SEALED; SLOPING WITH UNDERSIDE OF ROOF DECK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LIGHT-GAGE METAL STUD SHOP DRAWINGS TO ENSURE THE FULL AND COMPLETE INSTALLATION OF THE CEILING SYSTEM. THIS INCLUDES ALL STUD SIZES, BLOCKING/BRIDGING, FASTENERS, CONNECTIONS TO SUPPORT STRUCTURE, APPLICABLE DETAILS, AND VERIFICATION THAT THE NECESSARY STUD GAGE REQUIRED FOR ANCHORAGE OF THE SYSTEMS AND MATERIALS ARE FURNIHSED. REFER TO MISC 7.	COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all anchorage, support framing, trim and accessories.	
F1	EXTERIOR CONCRETE RAMPS	EXTERIOR RATED INTEGRAL STAIN FOR EXTERIOR RAMPS. (THIS IS FOR THE THREE RUNS FOR THE ACCESSIBLE PEDESTRIAN RAMP FROM THE ACCESSIBLE PARKING ONLY).	STAIN COLOR: TBD FROM MANUFACTURER'S FULL LINE OF COLORS		Install per manufacturer's recommendations for full system warranty.	
F2	POLISHED, STAINED AND SEALED CONCRETE	STAIN & SEALER: EUCLID; STYLE: DIAMOND HARD; INSTALL ONLY AS PER MANUFACTURER'S RECOMMENDATIONS. SEALER AND STAIN SHALL BE BY EUCO AND COMPATIBLE WITH EATCH OTHER.	STAIN COLOR: TBD FROM MANUFACTURER'S FULL LINE OF COLORS		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
F3	FLOOR TILE	DALTILE-STEPWISE TECHNOLOGY; SERIES: OUTLANDER PALAZZO; 24"x24" SQUARE, EPOXY GROUT	COLOR: "STERLING" OU57		Install per manufacturer's recommendations for full manufacturer's FULL system warranty.	
FT1	ADA COMPLIANT TRANSITION STRIP	Appropriate ADA compliant Schluter Transition anodized aluminum strips at change in different flooring materials, patterns and colors.	COLOR: TBD		Install per manufacturer's recommendations for full manufacturer's FULL system warranty.	
B1	RESILIANIT BASE	4" COVE BASE	COLOR: TBD		Install per manufacturer's recommendations for full system warranty.	
B2	TILE BASE	DALTILE-STEPWISE TECHNOLOGY; SERIES: OUTLANDER PALAZZO; 6"x24" SQUARE, EPOXY GROUT; SCHLUTER TRIM COVE, SCHLUTER TRIM OUTSIDE AND INSIDE CORNERS	COLOR: "STERLING" OU57	SIZE: CUT FLOOR TILE TO BE 6"x24"	Install per manufacturer's recommendations for full system warranty.	
B3	WOOD BASE	1X6 PLAIN WHITE OAK; SELECT GRADE; STAINED AND SEALED	COLOR: TBD	SIZE: TBD	Install per manufacturer's recommendations for full system warranty.	
EG1	EXTERIOR: SEALED INSULATING GLASS WITH ALUMINUM FRAME	Large Missile Resistant-ASTM E1886, ASTM E1996 & TDI Requirements (TDI PRODUCT EVALUATION REQUIRED), Glazing: Sealed Insulating Glass Units: Vision glazing. 1. Application(s): All exterior glazing unless otherwise indicated. 2. Outboard Lite: Laminated, 1/4 inch (6 mm) thick, minimum. a. Tint: TBD b. Coating: Solarban 60/70 Low-E type with slight tint, on #2 surface. 3. Inboard Lite: Laminated float glass, 1/4 inch (6 mm) thick, minimum. a. Tint: TBD 4. Total Visible Light Transmittance: 35 percent, nominal. 5. Total Solar Heat Gain Coefficient: 0.25 maximum 6. Maximum U-Factor: 0.40 Maximum	FRAME COLOR: ANODIZED ALUMINUM CUSTOM COLOR: RED		Contractor shall be responsible for complying with all glass and glazing requirements for Human Impact Loads in hazardous locations as per State and Local building codes and amendments, typical. Refer to IBC section 2403 and 2406, Typical.	
D1	FRP/ALUMINUM HYBRID: MAN DOOR	Special-Lite SL-19 WOOD GRAIN FRP ALUMINUM HYBRID DOOR; ALUMINUM FRAME; INSTALL ALUMINUM ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	CUSTOM COLOR: RED		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
D2	FIBERGLASS: MAN DOOR	Special-Lite AF-100 FIBERGLASS DOOR; AF-150 FIBERGLASS FRAME; INSTALL ALUMINUM ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	CUSTOM COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	
D3	FIBERGLASS LOUVERED: MAN DOOR	Special-Lite AF-100 FIBERGLASS DOOR; AF-150 FIBERGLASS FRAME; INSTALL ALUMINUM ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	CUSTOM COLOR: TBD		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.	

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- Refer to G-SHEETS for information regarding Code Evaluations, typical.
- Refer to Structural for all Structure, typical.
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Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

- Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
- Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at exterior walls, typical. Intumescent Paint.
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Revision

Issue

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CODE	MATERIAL	MANUFACTURER AND PRODUCT INFORMATION (REFER TO MISC 7)	COLOR	DIMENSIONS	APPLICATION NOTES
D4	INTERIOR SOLID CORE MAN DOOR	Interior Solid Core Doors A. All Doors: See drawings for locations and additional requirements. 1. Quality Level: Custom Grade, in accordance with AWI/AWMAC Architectural Woodwork Quality Standards Illustrated, Section 1300. B. Interior Doors: 1-3/4 inches (44 mm) thick unless otherwise indicated. 1. Provide solid core doors at all locations, UNO. 2. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with NFPA 252, UL 10B, or IBC Standard 7-2-94 ("neutral pressure"); UL or WH (ITS) labeled without any visible seals when door is open. DOOR AND PANEL CORES A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated above. B. Fire Rated Doors: Mineral core, Type FD, plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.	COLOR: TBD	Refer to Door Legend for Door Style	Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.
D5	ALUMINUM: MAN DOOR	Special-Lite SL-15 MONUMENTAL WIDE STILE ALUMINUM DOOR; ALUMINUM FRAME; INSTALL ALUMINUM ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	CUSTOM COLOR: RED		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.
CG-1	CORNER GUARDS	KOFFLER; STYLE; PAINTABLE #A679; SIZE: 1 1/8"x1 1/8" X 54"	COLOR: MATCH ADJACENT WALL	INSTALL ABOVE BASE AND WAINSCOT AT ALL GYPSUM CORNERS. PAINT TO MATCH WALL COLOR BEHIND CORNER GUARD	Install per manufacturer's recommendations for full system warranty.
W1	WALL PAINT	Sherwin Williams; Latex Primer Sealer (One Coat); PROMAR 200 (Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.) Finish Coats: 2 Coats of Latex Enamel. Finish: Eggshell	COLOR: TBD		Level 5 Finish Application and according to ASTM C 840.
W2	WALL PAINT	Sherwin Williams; Latex Primer Sealer (One Coat); PROMAR 200 (Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.) Finish Coats: 2 Coats of Latex Enamel. Finish: Eggshell	COLOR: TBD		Level 5 Finish Application and according to ASTM C 840.
W3	PAINT (SEMI-GLOSS)	Sherwin Williams; Latex Primer Sealer (One Coat); PROMAR 200 (Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.) Finish Coats: 2 Coats of Latex Enamel. Finish: Semi-gloss	COLOR: TBD	Wood Doors, Trim, etc.	Level 5 Finish Application and according to ASTM C 840.
W4	PAINT (EPOXY)	Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer. Finish Coats: 2 Coats of Epoxy.	COLOR: TBD		Level 5 Finish Application and according to ASTM C 840.
W5	WALL TILE (RESTROOMS)	DALTILE; SERIES: REMEDY; SCHLUTER TRIM COVE, SCHLUTER TRIM OUTSIDE AND INSIDE CORNERS	COLOR: "ZEN" RD23		Install per manufacturer's recommendations for full system warranty.
W6	CLEAR WATERPROOFER PAINT	UGL DRYLOCK FLOOR & MASONRY WATERPROOFER. COLOR IS CLEAR. INSTALL ONLY AS PER UGL'S REQUIREMENTS/SPECIFICATION. 2 COATS MINIMUM (NOTE: ACTUAL COVERAGE WILL VARY DEPENDING UPON APPLICATION METHOD, SURFACE TEXTURE AND POROSITY) PAINT UGL ON ALL SIDES OF CMU WALLS. INTERIOR AND EXTERIOR. ALL INTERIOR AT CAVITY WALLS, TOO.	COLOR: CLEAR		INSTALL ONLY AS PER UGL'S REQUIREMENTS/ SPECIFICATION. 2 COATS MINIMUM (NOTE: ACTUAL COVERAGE WILL VARY DEPENDING UPON APPLICATION METHOD, SURFACE TEXTURE AND POROSITY.)
W7	T&G WOOD WALL	1X6 PLAIN WHITE OAK; SELECT GRADE; STAINED AND SEALED; SHALL BE CLEAN WITH WITH MINIMAL KNOTS AND A CONSISTENT COLOR.	COLOR: STAIN & SEAL TBD		Install per manufacturer's recommendations for full system warranty.
PL1	Plastic Laminate	Wilsonart Premium Colors	Color: TBD from manufacturer's Full Range of manufacturer's colors	Counter Tops, Return & Splash	Include all trim and accessories for all exposed edges and inside corners, typical. Install per manufacturer's recommendations.
PL2	Plastic Laminate	Wilsonart Premium Colors	Color: "FUSION MAPLE" 7909-60	Vertical Faces	Include all trim and accessories for all exposed edges and inside corners, typical. Install per manufacturer's recommendations.
PL3	Plastic Laminate	Wilsonart Premium Colors	Color: "FUSION MAPLE" 7909-60	DOORS AND ALL DOOR EDGES	Include all trim and accessories for all exposed edges and inside corners, typical. Install per manufacturer's recommendations.
SSC1	SOLID SURFACE COUNTER	CORIAN QUARTZ COUNTERTOP AND SPLASH (SPLASH AT ALL ADJACENT ABUTTING WALLS REAR AND SIDE). WATERFALL EDGES AT ALL EXPOSED ENDS. THIS INCLUDES BENCHES.	COLOR: "SLATE GEO"		Install per manufacturer's recommendations.
TA1	Mirror	ASI; 0600-41; Tamperproof Mounting & Locking; Tempered Glass; (Mount Reflective Surface at 40" a.f.f. Maximum)		Re: Interior Elevations	Install per manufacturer's recommendations. Locations: All Lavatory locations in All Restrooms.
TA2	Grab Bars	ASI; 3800-41; 1-1/2 inches outside diameter, concealed flange mounting, 1-1/2 inches clearance between wall and inside of grab bar. BATHROOMS AND OUTDOOR SHOWERS.		Length: 36" and 48" and 60" AND additional as required to comply with TAS/ADA.	Install per manufacturer's recommendations. Locations: All Accessible Water Closet Locations in All Restrooms.
TA3	Paper Towel Dispenser	ASI; 0210-41 (or approved equal), Surface Mounted Paper Towel Dispenser (Mount Paper Towel Dispenser 48" max a.f.f.)			Install per manufacturer's recommendations. Locations: All Lavatory locations in All Restrooms.
TA4	Toilet Tissue Dispenser	ASI 0042-41 (or approved equal), Surface mounted jumbo-roll dispenser (Mount between 15" and 48"); Clear Grab Bar as required by TAS.			Install per manufacturer's recommendations. Locations: All Water Closet locations in All Restrooms.
TA5	Sanitary Napkin Disposal	ASI; 0852-41 (or approved equal), Surface mounted			Install per manufacturer's recommendations. Locations: All Water closet locations in all Women's restrooms and single user restrooms.
TA6	Soap Dispenser	ASI; 0347-41 (or approved equal); Surface mounted liquid Soap Dispenser (Mount at 48" maximum a.f.f. TO TOP)			Install per manufacturer's recommendations. Locations: All Lavatory locations in All Restrooms.
TA7	Towel Pin/Hook	ASI; 7340-41 (or approved equal); COORDINATE LOCATION WITH ARCHITECT			Install per manufacturer's recommendations. Locations: All SHOWER stall locations.
TA8	Mop Rack	ASI; 1307 (or approved equal), Utility 3 Hooks			Install per manufacturer's recommendations. Location: All Janitor Rooms.
TA9	Plumbing Access Door	Coordinate size and location with Plumber. 316 Stainless Steel Fasteners and hardware. Power Coated to match adjacent wall.	Color: match adjacent wall TILE		Install per manufacturer's recommendations. Locations: One per Accessible Stall. Verify with Plumber.
TA10	WASTE RECEPTACLE (19 GAL)	ASI; 0839-41 (or approved equal)			Install per manufacturer's recommendations. Locations: All Water Closet stall locations in All Restrooms.
TP1	Toilet Partition Doors/System	ASI Accurate (or approved equal); Solid Plastic (HDPE); All hardware and accessories shall be 316 stainless steel. Continuous Piano Hinges (spring loaded); No-Sight Privacy Strips, Surface Mounted Slides with occupied notification. Submit Hardware to Architect for approval. ALL HARDWARE SHALL BE ADA/TAS COMPLIANT.	COLOR: TBD FROM FULL LINE OF COLORS.		Install per manufacturer's recommendations for full system warranty. Include all trim and accessories.
MISC1	Soil Treatment for Termite Control	Toxicant Chemical: EPA approved; synthetically color dyed to permit visual identification of treated soil. Apply toxicant at following locations: Under slabs, apply toxicant immediately prior to installation of vapor barrier. B. At foundation walls, apply toxicant immediately prior to finish grading work outside foundations. C. Apply extra treatment to structure penetration surfaces such as pipe or ducts, and soil penetrations such as grounding rods or posts. D. Re-treat disturbed treated soil with same toxicant as original treatment. E. If inspection or testing identifies the presence of termites, re-treat soil and re-test.	A.		Install per manufacturer's recommendations.
MISC2	Fire Extinguishers Note: Verify all locations and amounts required with Fire Marshall	FIRE EXTINGUISHERS A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent. 1. Provide extinguishers labeled by Underwriters Laboratories Inc. for the purpose specified and indicated. B. Dry Chemical Type Fire Extinguishers: Stainless steel tank, with pressure gage. 1. Class: MP Multi-purpose. 2. Size: 5 pound (2.27 kg). 3. Finish: Baked enamel, Red color. FIRE EXTINGUISHER CABINETS A. Material: Clear Anodized Aluminum B. Cabinet Configuration: Semi-Recessed Mount 1. Sized to accommodate accessories.	MOUNT: 4'-0" MAX TO TOP OF CABINET		Install per manufacturer's recommendations. Locations: As required by Fire Marshall. Coordinate amount and location with Fire Marshall.
MISC3	SOUND BATT Insulation	Owens Corning; QuietZone Acoustic Batt Insulation (STR 49 MINIMUM)			Install per manufacturer's recommendations for manufacturer's full system extended warranty.
MISC5	Rigid ROOF Board Insulation with COVER BOARD	R-30; Polyisocyanurate Board Insulation. Rigid cellular foam, complying with ASTM C1289, Type II, Class 1, cellulose felt or glass fiber mat both faces; Grade 2 and approved by roofing system manufacturer and compatible with system warranty. PROVIDE CEMENTICIOUS COVER BOARD.			Install per manufacturer's recommendations for manufacturer's full system extended warranty.
MISC6	FOAMED-IN-PLACE POLYURETHANE INSULATION: WITH INTUMESCENT COATING	Foamed-in-place polyurethane insulation, nominal density <=0.5 lbs./cubic foot. Acceptable products: Icynene LD-C-50; Demilec Sealection 500; Premium Spray Products Foamsulate 50, or approved equal. Use only water or non-ozone depleting gas as blowing agent. Intumescent coating of type recommended by insulation manufacturer and as required to comply with applicable codes. Apply to manufacturer's recommended rates of coverage at all areas not otherwise protected by a 15-minute thermal barrier, typical. (or approved equal as approved by Architect/Engineer). Provide all appropriate accessories for application location of system (Crawl space, Attic, Walls, etc.)			Install per manufacturer's recommendations for manufacturer's full system extended warranty.

GENERAL NOTES:

- Contractor shall field verify all dimensions and notify Architect if discrepancies are found.
- Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
- Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
- Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
- Refer to G-SHEETS for information regarding Code Evaluations, typical.
- Refer to Structural for all Structure, typical.
- Refer to MEP for all MEP, typical.
- Refer to Civil for all site details, paving notes, and site dimensions, Etc.
- Refer to Landscape for all Landscape, irrigation, etc.
- Refer to MISC 7 Note on A602.

Insulation:

(CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS)

- Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
- Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
- Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
- Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

Finishes:

- Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
- All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

Signage:

- Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
- All signage shall be approved by Architect.
- ALL signage shall be Aluminum and two-tone colors.

Doors:

- Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
- Finish edges of wood doors shall match material and color of scheduled face finish, typical.
- All thresholds at doors shall be ADA/TAS compliant, typical.
- Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
- Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 - Sliding or folding doors: 5 pounds (22.2 N) maximum.These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Blocking:

- Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.

REFER TO A600 FOR MISC7 AND CONTINUATION OF FINISH SCHEDULE



IFC: MAY 15, 2025

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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2 002 REV: 04-06-2026
1 001 REV: 02-26-2026
0 IFC: MAY 15, 2025

Project Address:
303 Ninth Street
Port Arkansas TX
78373 Nueces
County

Date:
MAY 15, 2025

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project No:
21004

ARCHITECTURAL-SCHEDULES
III-002 REV 04-06-2026

A602

Sheet Title

Project Data

Revision

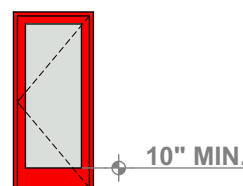
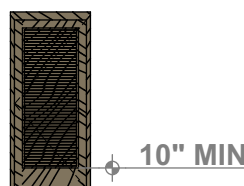
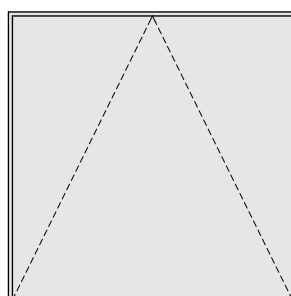
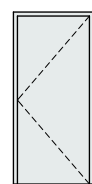
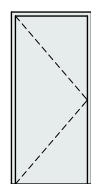
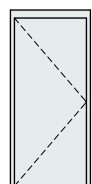
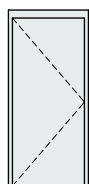
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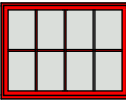
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DOOR AND FRAME SCHEDULE																	
MARK	TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	WINDSTORM	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	CLOSER	FIRE RATED	NOTES					
101A	ED-A	3'-0"	7'-2"	ALUMINUM & GLASS	SPECIAL-LITE SL-15; MONUMENTAL WIDE STILE-ALUMINUM DOOR; ANODIZED ALUMINUM FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	ANODIZED ALUMINUM	CUSTOM COLOR TO MATCH DOOR	HW SET 01	YES		ENTRY					
101B	ED-B	3'-0"	7'-0"	FIBERGLASS	SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	FIBERGLASS	PRE-FINISHED FIBERGLASS	HW SET 02	YES		READY ROOM					
102	ID-B	3'-0"	7'-0"	SOLID CORE	SOLID CORE; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 04	YES		WOMEN					
103	ID-A	3'-0"	7'-0"	SOLID CORE	SOLID CORE; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 05	-		WH					
104	ID-B	3'-0"	7'-0"	SOLID CORE	SOLID CORE; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 04	YES		MEN					
105	ID-D	3'-0"	7'-0"	SOLID CORE	SOLID CORE; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 03	-		RADIO CLOSET					
106	ID-E	3'-0"	7'-0"	SOLID CORE	SOLID CORE; LOUVER; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 05	-		MECH CLOSET; ALUMINUM LOUVER IN DOOR					
107A	ID-C	3'-0"	7'-0"	HOLLOW METAL	HOLLOW METAL, PAINT	INTERIOR	HOLLOW METAL	PAINT	HW SET 02	YES		GARAGE					
107B	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
107C	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
107D	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
107E	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
107F	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
107G	ED-D	12'-0"	12'-0"	STEEL	KYNAR FINISHED; HIGH LIFT OH DOOR	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	STEEL	KYNAR	BY OH DOOR MANUFACTURER: LOCKING; HIGH LIFT	-		HIGH LIFT OH DOOR					
109	ID-A	3'-0"	7'-0"	SOLID CORE	SOLID CORE; PL3 (PLASTIC LAMINATE)	INTERIOR	HOLLOW METAL	PAINT	HW SET 03	-		OFFICE					
110	ED-C	3'-0"	7'-0"	FIBERGLASS	SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS LOUVERED (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	FIBERGLASS	PRE-FINISHED FIBERGLASS	HW SET 06	-		EXTERIOR SHOWER STALL (OPEN AIR)					
111	ED-C	3'-0"	7'-0"	FIBERGLASS	SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS LOUVERED (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	FIBERGLASS	PRE-FINISHED FIBERGLASS	HW SET 06	-		EXTERIOR SHOWER STALL (OPEN AIR)					
112	ED-C	3'-0"	7'-0"	FIBERGLASS	SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS LOUVERED (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)	FIBERGLASS	PRE-FINISHED FIBERGLASS	HW SET 06	-		EXTERIOR SHOWER STALL (OPEN AIR)					
B	Front Elevation																
	TYPE	ED-A				ED-B				ED-C				ED-D			
	Nominal W x H Size	3'-0"×7'-2"				3'-0"×7'-0"				3'-0"×7'-0"				12'-0"×12'-0"			
	MATERIAL/ FINISH	SPECIAL-LITE SL-15; MONUMENTAL WIDE STILE-ALUMINUM DOOR; ANODIZED ALUMINUM FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.				SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.				SPECIAL-LITE AF 100 PRE-FINISHED FIBERGLASS LOUVERED (CUSTOM COLOR: TBD); AF-150 FIBERGLASS FRAME; INSTALL ADA COMPLIANT THRESHOLD AT ALL DOORS. 1/2" MAX WITH 1:2 SLOPE.				KYNAR FINISHED; HIGH LIFT OH DOOR			
	GLAZING	U-FACTOR: 0.40 MAX; SHGC: 0.25 MAX; SAFETY GLAZING AS REQUIRED BY ALL CODES				-				-				-			
	FIRE RATING	-				-				-				-			
	CLOSER	YES				YES				-				-			
WINDSTORM	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)				LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)				LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)				LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)				
QUANTITY	1				1				3				6				
A	Front Elevation																
	TYPE	ID-A				ID-B				ID-C				ID-D			
	Nominal W x H Size	3'-0"×7'-0"				3'-0"×7'-0"				3'-0"×7'-0"				3'-0"×7'-0"			
	MATERIAL/ FINISH	SOLID CORE; PL3 (PLASTIC LAMINATE)				SOLID CORE; PL3 (PLASTIC LAMINATE)				HOLLOW METAL, PAINT				SOLID CORE; PL3 (PLASTIC LAMINATE)			
	GLAZING	-				-				-				-			
	FIRE RATING	-				-				-				-			
	CLOSER	-				YES				YES				-			
	WINDSTORM	INTERIOR				INTERIOR				INTERIOR				INTERIOR			
	QUANTITY	2				2				1				1			

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HARDWARE SET NO.	HARDWARE SCHEDULE SPECIFICATION	2/26/2026 NOTES
	GENERAL NOTES	
GENERAL NOTES	1. All hardware shall be approved by Architect. 2. All hardware and access control shall be Keyed and Set to Owner's System. Coordinate with Owner. 3. Finish shall TBD from full line of colors. Coordinate with Architect. 4. All hardware shall comply with all applicable code requirements. 5. All Hardware shall be ADA/TDLR compliant AND be LEVER style handles. 6. Opening force shall be 5 LBS. MAX for all non-fire rated door assemblies.	
	1. General: Supplier will meet with owner to finalize keying requirements. 2. Keys: Coordinate with Owner. Deliver all keys to owners' representative. 3. Provide construction core keying for this project with keys as required per Owner. 4. Permanent cores shall be installed by the General Contractor when directed by Owner. 5. Provide Grandmaster Keys in amount as required by Owner. 6. Provide Master Keys in amount as required by Owner.	
HW SET 01	3 EA Butts 1 EA Entrance Latchset/Lockset (Lever Style) 1 EA Rim Surface Mount Panic Bar 1 EA Deadbolt EA Closer 1 EA Weatherstripping 1 EA Rain Drip 1 EA TAS/ADA Compliant Threshold	1 Single Exterior Entrance Door: TDI Windstorm Requirements
HW SET 02	3 EA Butts 1 EA Entrance Latchset/Lockset (Lever Style) 1 EA Deadbolt 1 EA Closer 1 EA Kickplate (12" tall) 1 EA Weatherstripping 1 EA Rain Drip 1 EA TAS/ADA Compliant Threshold	Single Exterior Entrance Door: (Employee areas): TDI Windstorm Requirements
HW SET 03	3 EA Butts 1 EA Office Latchset/Lockset (Lever Style) 1 EA Wall Stop 3 EA Silencers	Single Interior Office Door (Not Fire Rated)
HW SET 04	3 EA Butts 1 EA Push/Pull 1 EA Closer 1 EA Kickplate (12" tall) 1 EA Wall Stop 1 EA Kickplate 3 EA Silencers	Single Interior Passage Door (Not Fire Rated)
HW SET 05	3 EA Butts 1 EA Storeroom Latchset/Lockset (Lever Style) 1 EA Wall Stop 1 EA Kickplate 3 EA Silencers	Single Interior Storeroom Door (Not Fire Rated)
HW SET 06	3 EA Butts 1 EA Privacy Latchset/Lockset (Lever Style) 1 EA Deadbolt (Keyed Both Sides) 1 EA Kickplate (12" tall) 1 EA Closer 1 EA TAS/ADA Compliant Threshold	Single Exterior Shower Privacy Door: TDI Windstorm Requirements (Not Fire Rated)

WINDOW LEGEND	
3D Front View	
ID	EWA
W x H Size	5'-4"×4'-0"
Frame & Finish	ANODIZED ALUMINUM (CUSTOM COLOR: RED); BOTH FRAME AND INTEGRAL MUNTINS
Glazing	U-FACTOR: 0.40 MAX; SHGC: 0.25 MAX
Windstorm	LARGE MISSILE RESISTANT-ASTM E1886, ASTM E1996 & TDI REQUIREMENTS (SUBMIT TDI DOCUMENTATION)
Quantity	3

Notes:
1. Refer to Sheet A200 for General Notes.



IFC: MAY 15, 2025

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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces County

Project Name:
COPA-Lifeguard Headquarters Facility

Date:

MAY 15, 2025

Project No:

21004

ARCHITECTURAL-
FENESTRATION -002 REV
04-06-2026

A603

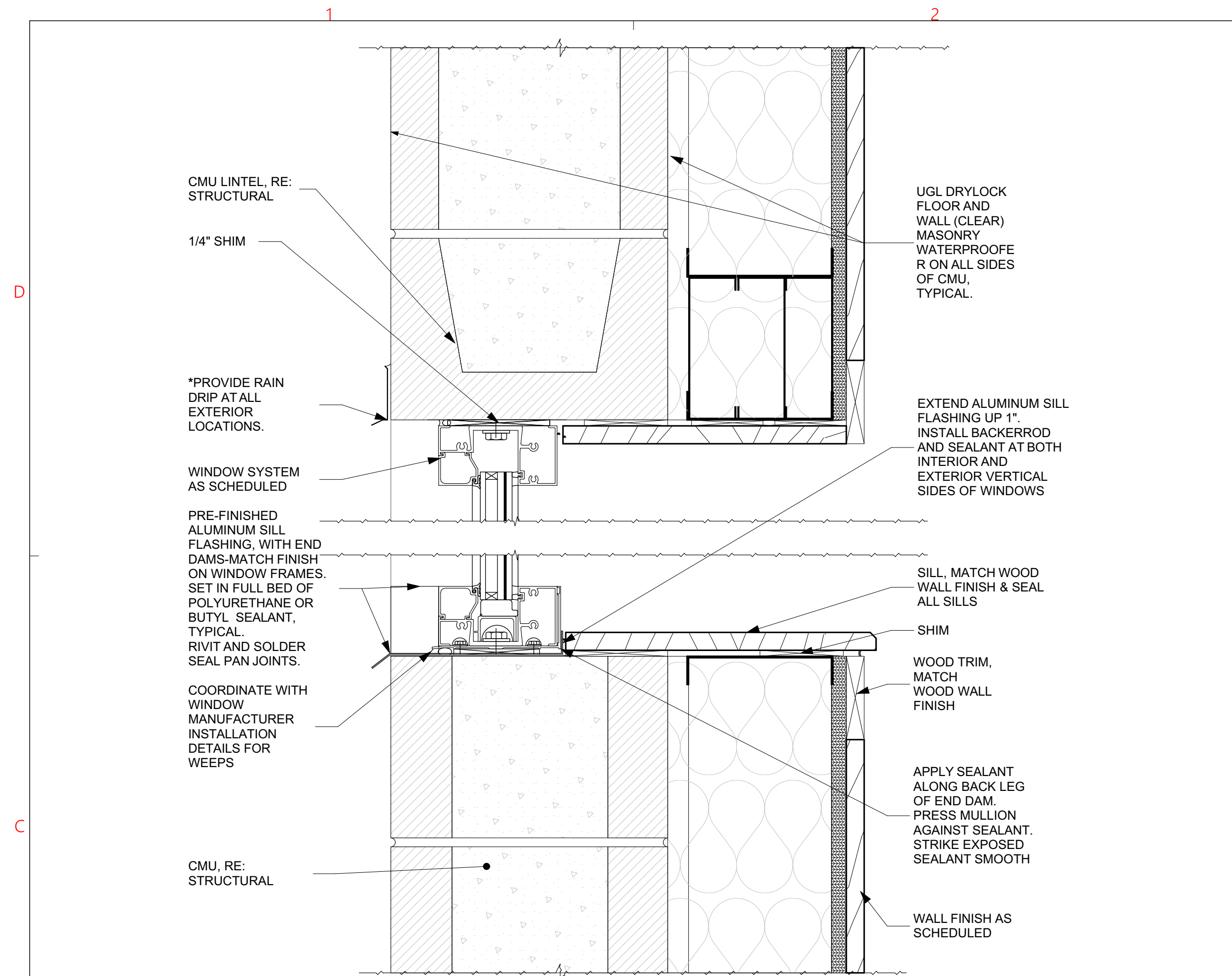
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Project Data

Revision

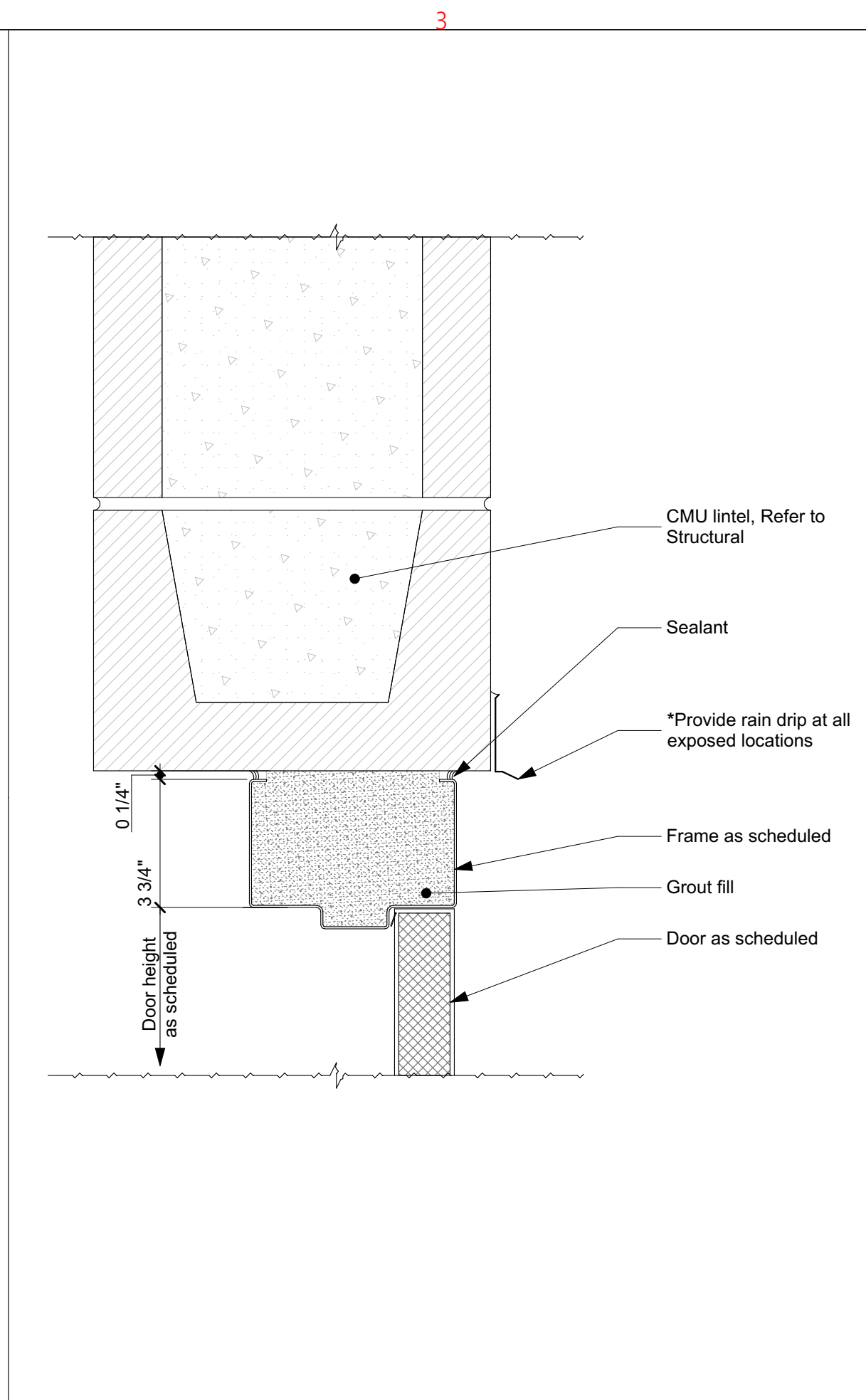
Issue

phone: 361.537.4400 erozypal@edraarchitects.com



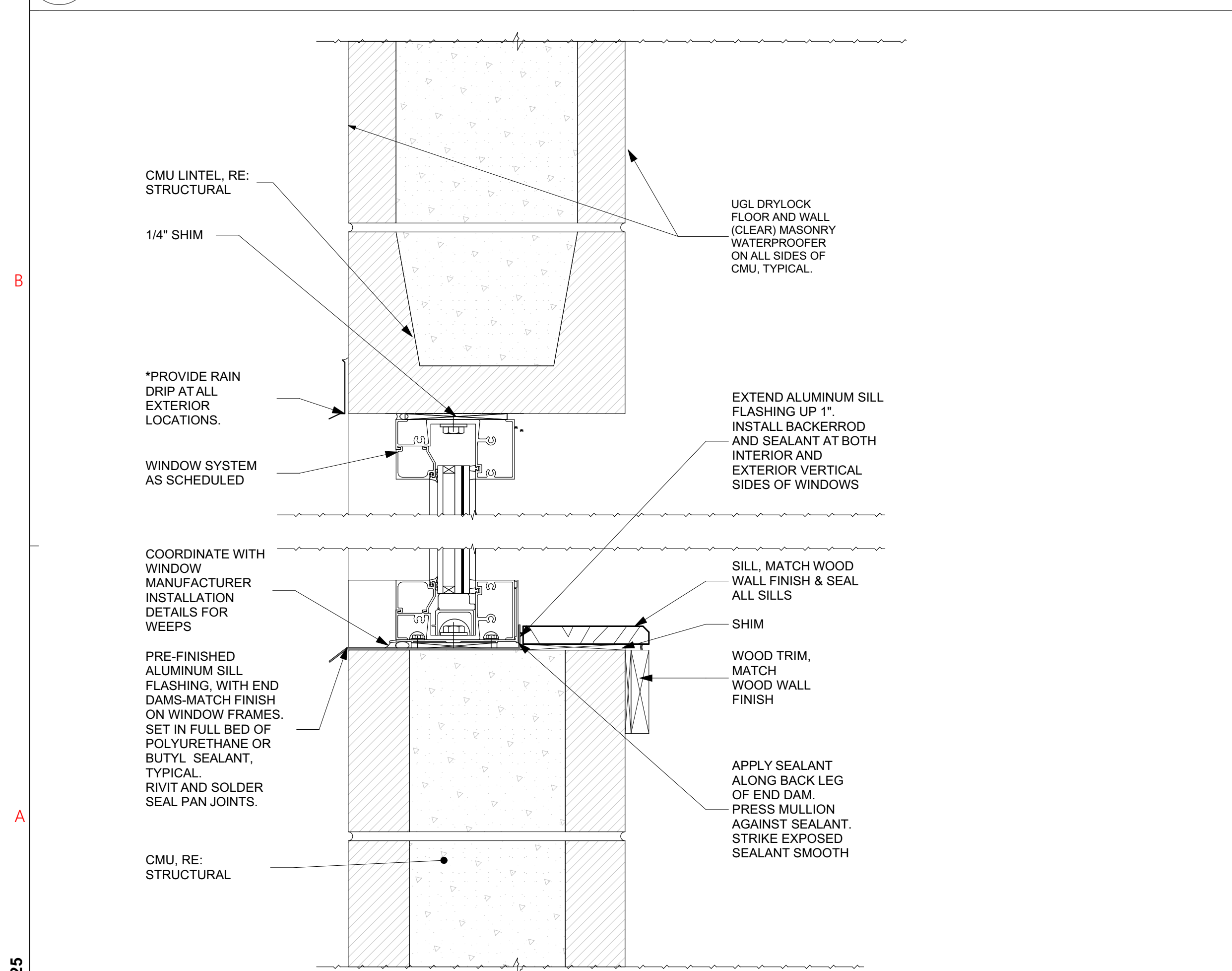
SCHEMATIC WINDOW SECTION-CMU+FURROUT-WOOD

NOT TO SCALE



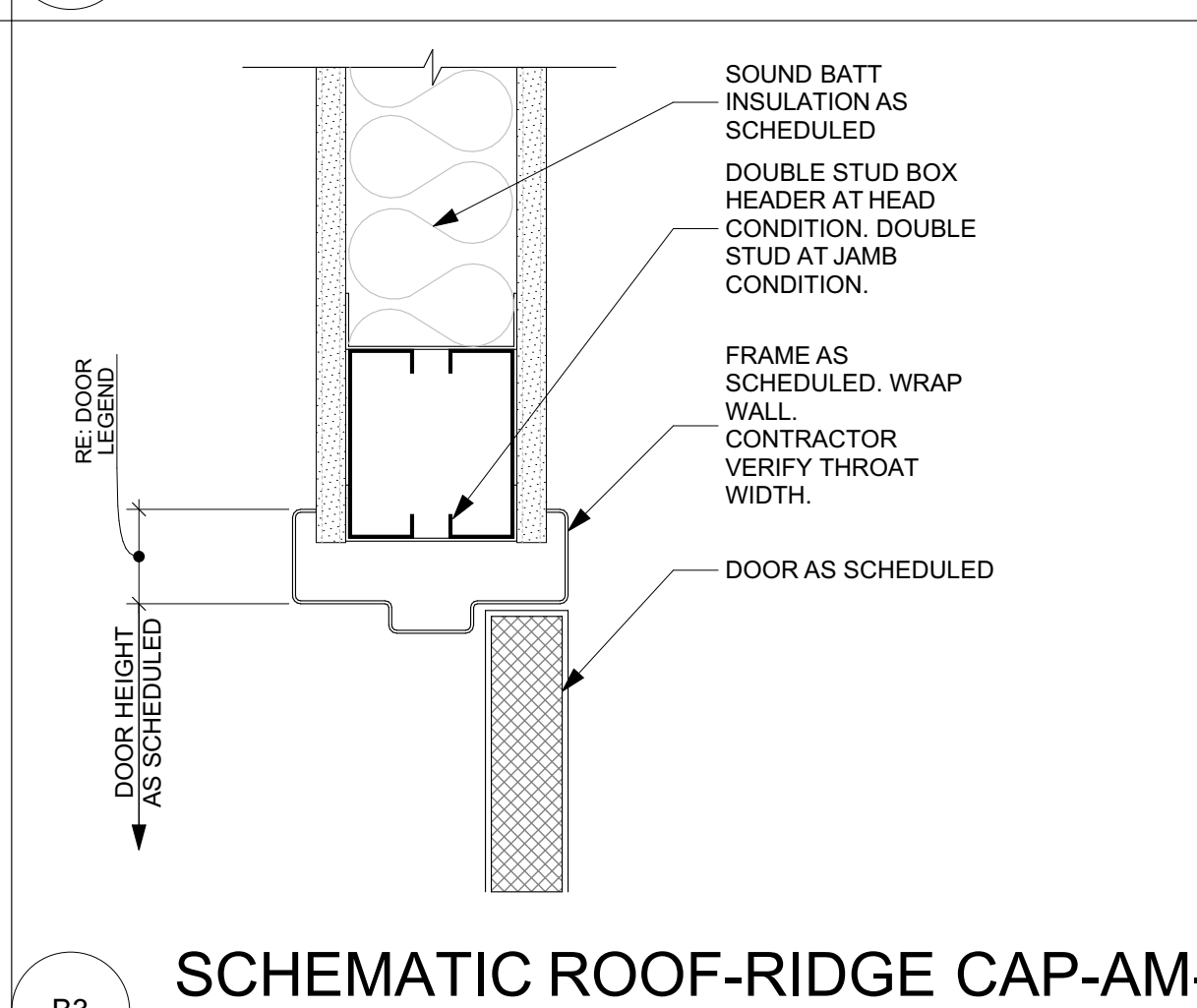
SCHEMATIC DOOR HEAD-CMU

NOT TO SCALE



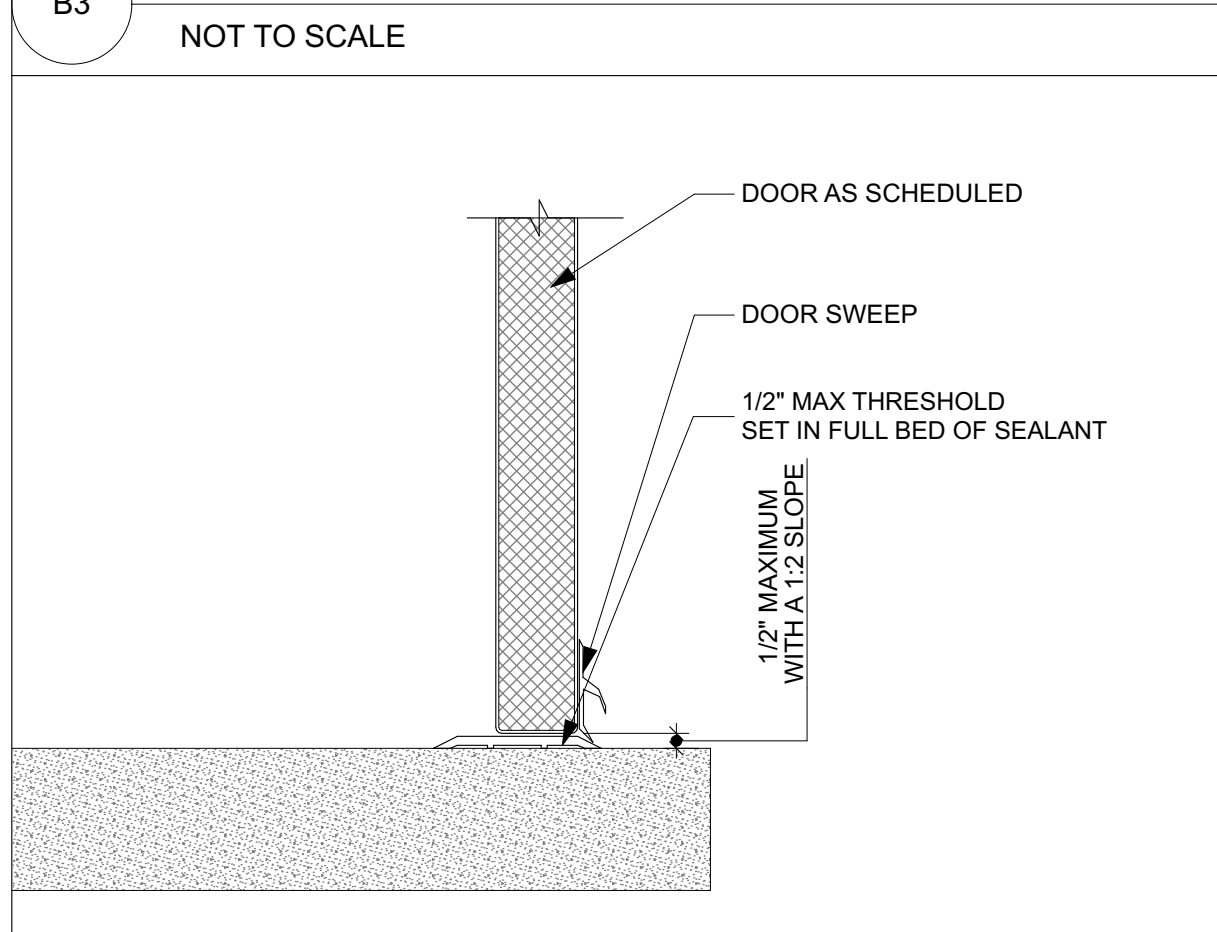
SCHEMATIC WINDOW SECTION-CMU

NOT TO SCALE



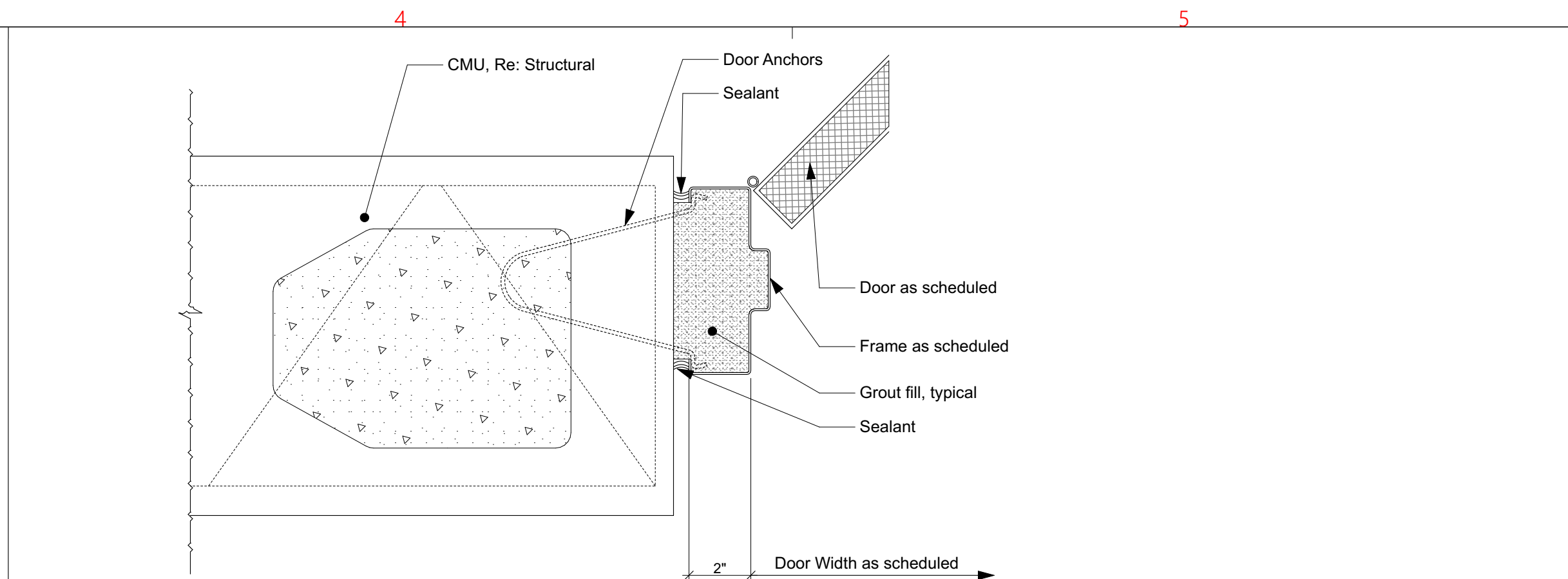
SCHEMATIC ROOF-RIDGE CAP-AM-06A

NOT TO SCALE



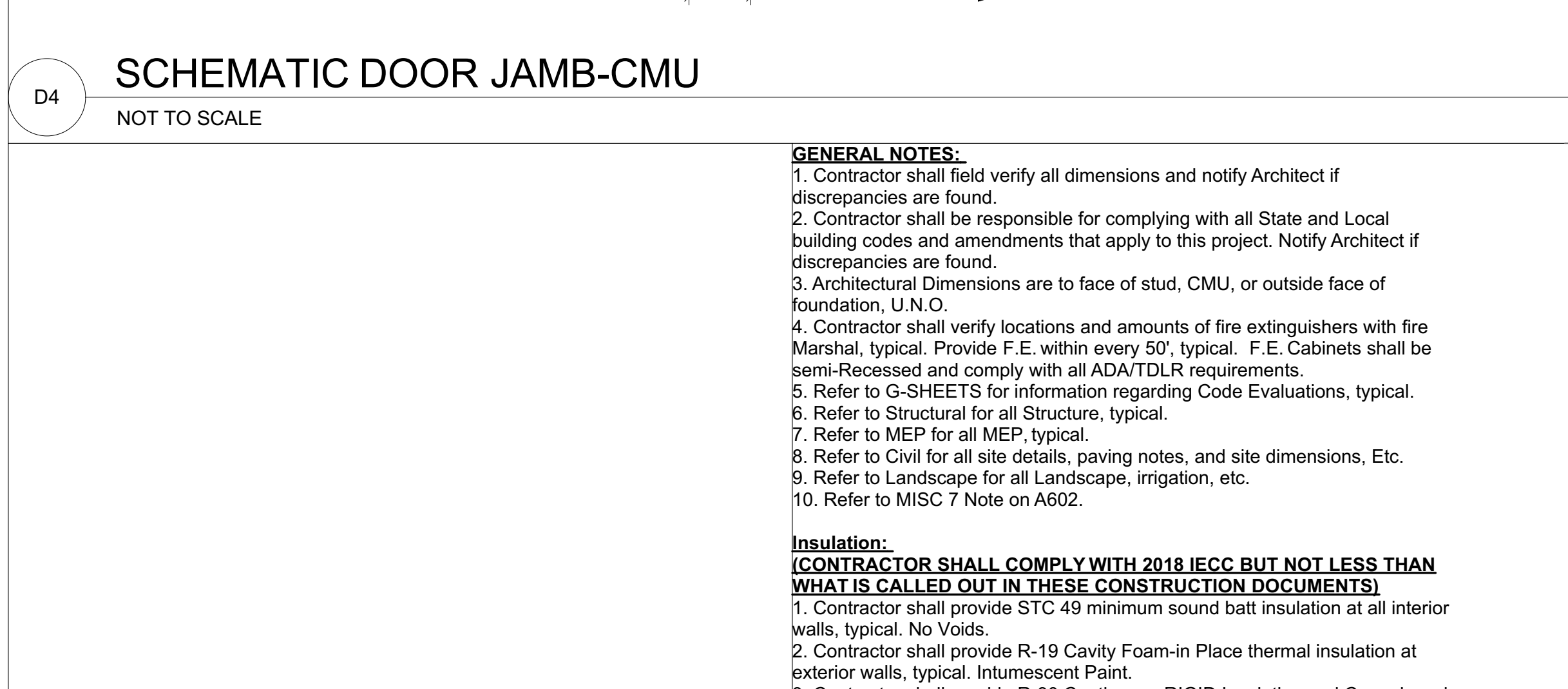
ACCESSIBLE THRESHOLD-SOLID

NOT TO SCALE



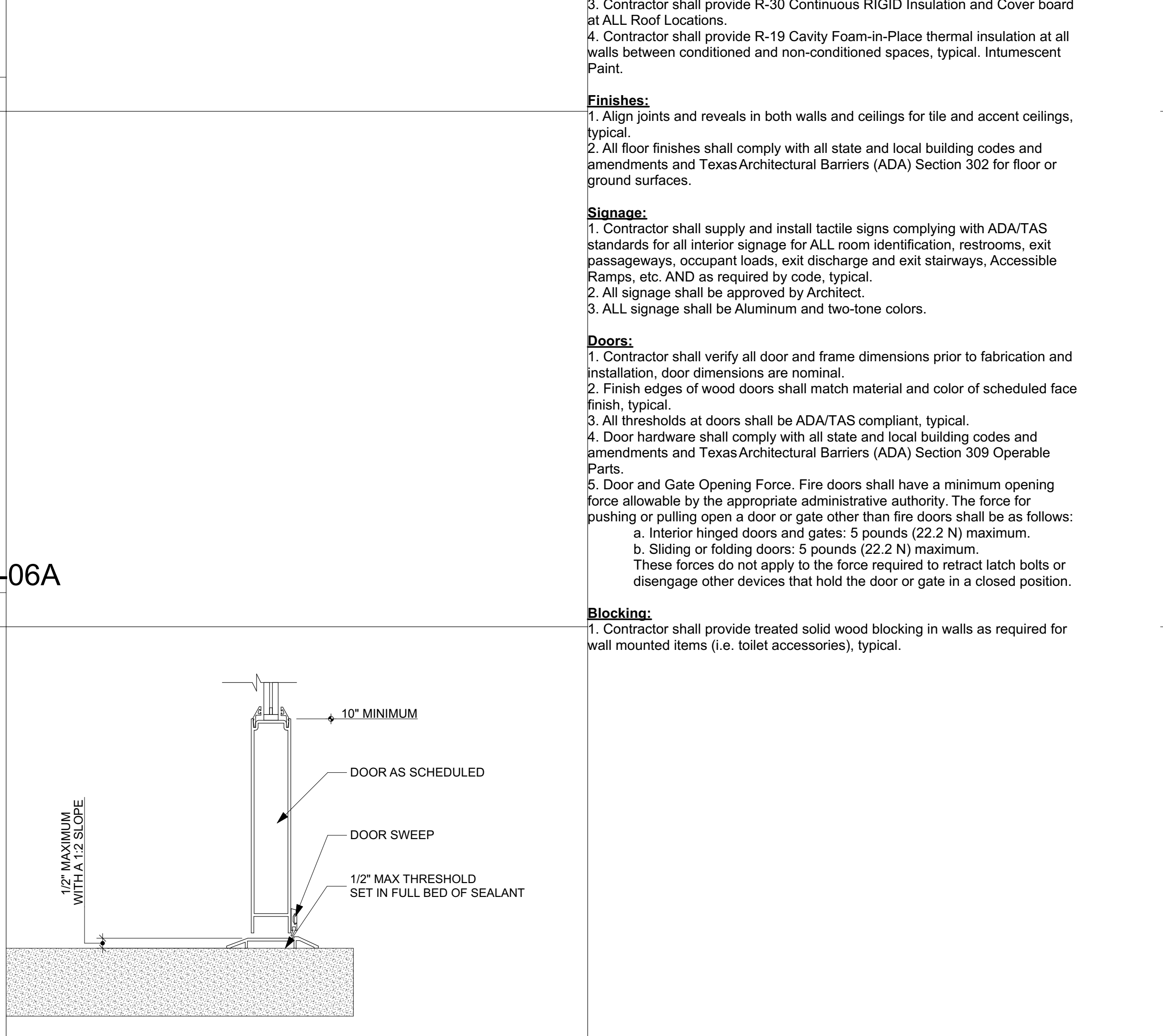
SCHEMATIC DOOR JAMB-CMU

NOT TO SCALE



SCHEMATIC DOOR JAMB-CMU

NOT TO SCALE



ACCESSIBLE THRESHOLD-GLASS

NOT TO SCALE

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 3. Architectural Dimensions are to face of stud, CMU, or outside face of foundation, U.N.O.
 4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshal, typical. Provide F.E. within every 50', typical. F.E. Cabinets shall be semi-Recessed and comply with all ADA/TDLR requirements.
 5. Refer to G-SHEETS for information regarding Code Evaluations, typical.
 6. Refer to Structural for all Structure, typical.
 7. Refer to MEP for all MEP, typical.
 8. Refer to Civil for all site details, paving notes, and site dimensions, Etc.
 9. Refer to Landscape for all Landscape, irrigation, etc.
 10. Refer to MISC 7 Note on A602.

- Insulation:**
- [CONTRACTOR SHALL COMPLY WITH 2018 IECC BUT NOT LESS THAN WHAT IS CALLED OUT IN THESE CONSTRUCTION DOCUMENTS]**
1. Contractor shall provide STC 49 minimum sound batt insulation at all interior walls, typical. No Voids.
 2. Contractor shall provide R-19 Cavity Foam-in Place thermal insulation at exterior walls, typical. Intumescent Paint.
 3. Contractor shall provide R-30 Continuous RIGID Insulation and Cover board at ALL Roof Locations.
 4. Contractor shall provide R-19 Cavity Foam-in-Place thermal insulation at all walls between conditioned and non-conditioned spaces, typical. Intumescent Paint.

- Finishes:**
1. Align joints and reveals in both walls and ceilings for tile and accent ceilings, typical.
 2. All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.

- Signage:**
1. Contractor shall supply and install tactile signs complying with ADA/TAS standards for all interior signage for ALL room identification, restrooms, exit passageways, occupant loads, exit discharge and exit stairways, Accessible Ramps, etc. AND as required by code, typical.
 2. All signage shall be approved by Architect.
 3. ALL signage shall be Aluminum and two-tone colors.

- Doors:**
1. Contractor shall verify all door and frame dimensions prior to fabrication and installation, door dimensions are nominal.
 2. Finish edges of wood doors shall match material and color of scheduled face finish, typical.
 3. All thresholds at doors shall be ADA/TAS compliant, typical.
 4. Door hardware shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 309 Operable Parts.
 5. Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
 - a. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
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- Blocking:**
1. Contractor shall provide treated solid wood blocking in walls as required for wall mounted items (i.e. toilet accessories), typical.

EDRarchitects

REGISTERED ARCHITECT
EMILY D. ROYAL
#19900
STATE OFFICIAL
d.royal

IFC: MAY 15, 2025

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2 002 REV: 04-05-2026

1 001 REV: 02-26-2026

0 IFC: MAY 15, 2025

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

Project Name:
COPA-Lifeguard
Headquarters
Facility

Date:
MAY 15, 2025

Project No:
21004

ARCHITECTURAL-
FENESTRATION II-002 REV
04-06-2026

Sheet Title

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2	002 REV: 04-06-2026
1	001 REV: 02-26-2026
0	IFC: MAY 15, 2025

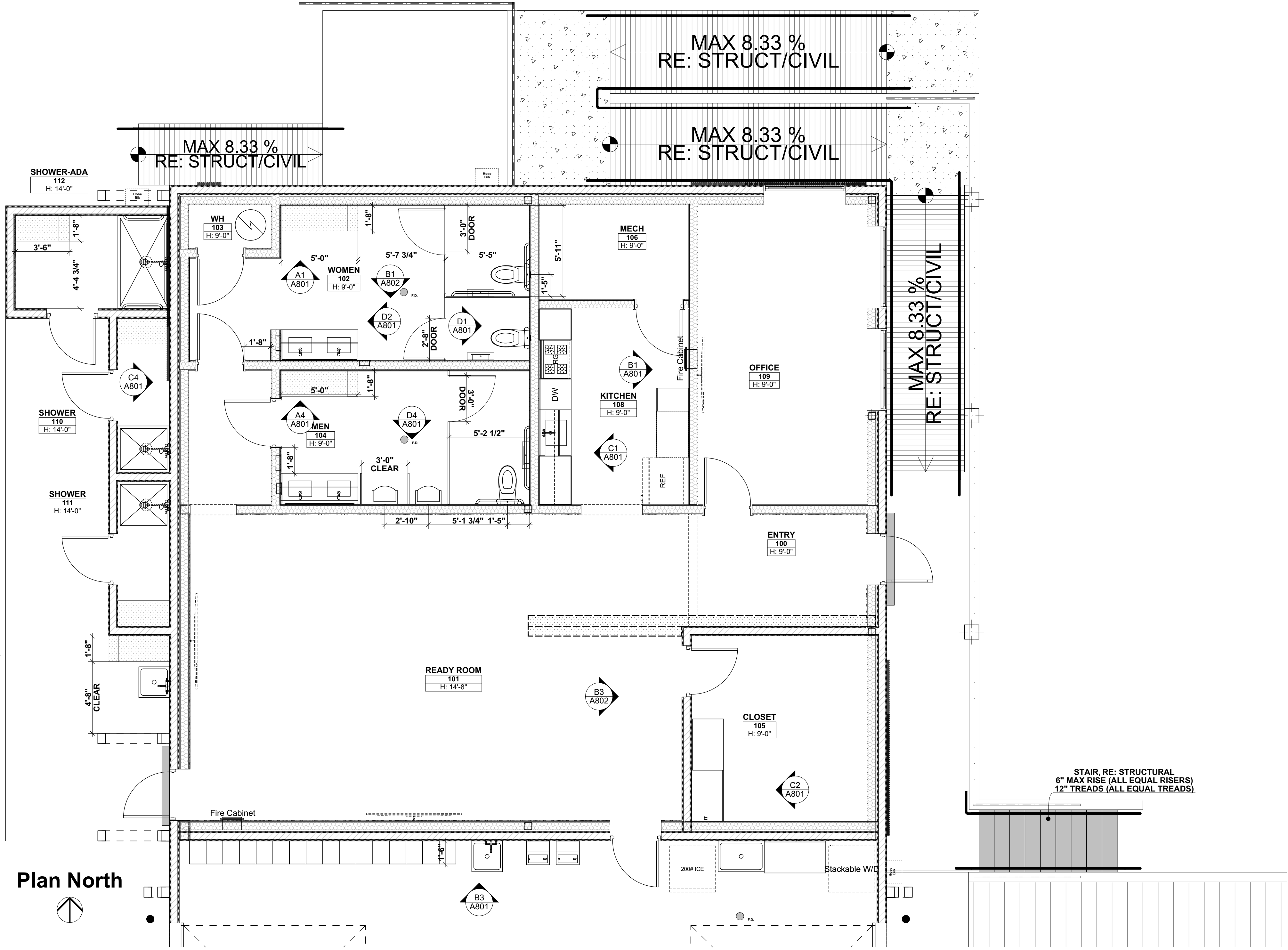
Project Address:	303 Ninth Street
	Port Aransas TX
	78373 Nueces
	County
Date:	MAY 15, 2025

Project Name:	COPA-Lifeguard
	Headquarters
	Facility
Project No:	21004

ARCHITECTURAL-ENLARGED
PLANS-002 REV 04-06-2026

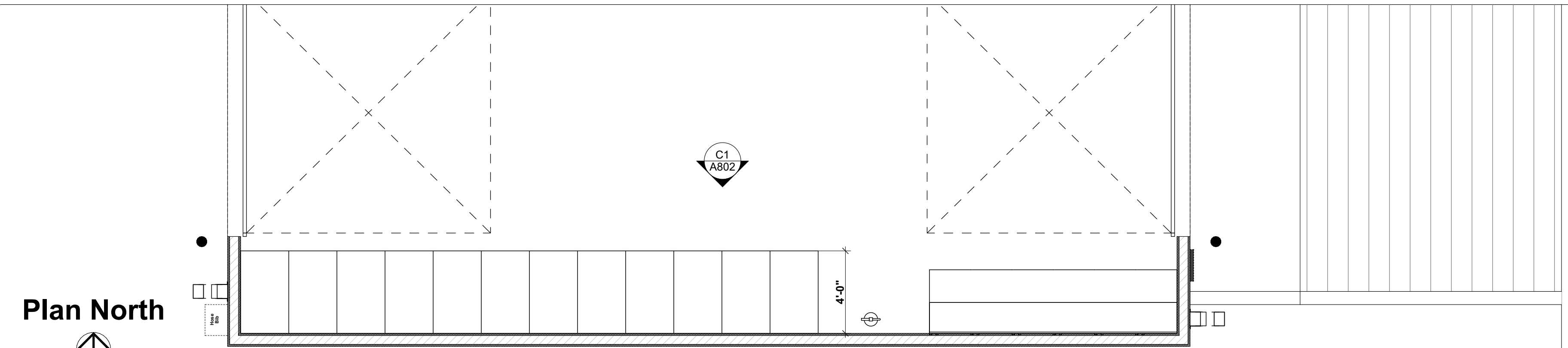
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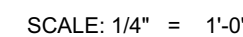
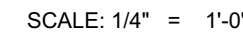
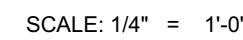
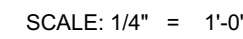
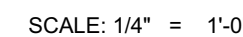
Plan North

ENLARGED PLAN
SCALE: 1/4" = 1'-0"



Plan North

ENLARGED PLAN
SCALE: 1/4" = 1'-0"



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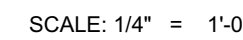
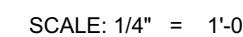
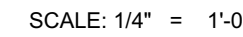
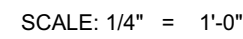
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Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces

Project Name:
COPA-Lifeguard
Headquarters
Facility

ARCHITECTURAL-INTERIOR
ELEV. I-002 REV 04-06-2026

A801

NOTE:
ALL CMU CELLS SHALL BE FULLY GROUTED FULL HEIGHT.

COLUMN SCHEDULE	
MARK	COLUMN SIZE
④	HSS 4 X 4 X 3/16
⑫	HSS 12 X 12 X 3/16

(4) 6 X 12 EACH FACE OF COLUMN
SEE ARCH'L DWGS FOR ELEVATIONS.
CONNECT TO CMU WALL W/ SIMPSON
STRONG-TIE TYPE "HUC612"
STAINLESS STEEL HANGER W/
STAINLESS STEEL FASTENERS.

(4) 6 X 12 ON FACE OF COLUMN
SEE ARCH'L DWGS FOR ELEVATIONS.

ROOF DECK SHALL BE ATTACHED AS FOLLOWS:

SUPPORTS = # 12 WITH 5/8" ϕ INTEGRAL WASHER
SIMPSON STRONG-TIE QUICK
DRIVE XLG-SERIES SCREWS
(XLQ141T224 OR XLQ14B224
ON A 36 / T PATTERN)

SIDLAPS = CONNECT ADJACENT SHEETS WITH
10 SST QUICK-DRIVE X-SERIES
SCREWS AT THE SIDELAPS
SPACED @ 12" CTRS.

- NOTES:
- ALL FASTENERS SHALL BE INSPECTED BY THE TESTING LAB.
 - LAP DECK 3" MIN. AT ENDS.
 - REFER TO KEYED NOTE D1 FOR SPECIAL ATTACHMENT AT PERIMETER.

ROOF DECK CONNECTION KEYED NOTES:

D1 - ATTACH ROOF DECK ALONG PERIMETER OF BUILDING (10'-0" X WIDTH OR (2) JOIST BAYS, WHICHEVER IS GREATER) WITH # 12 WITH 5/8" ϕ INTEGRAL WASHER SIMPSON STRONG-TIE QUICK DRIVE XLG-SERIES SCREWS (XLQ141T224 OR XLQ14B224) ON A 36 / T PATTERN WITH # 10 SST QUICK-DRIVE X-SERIES SCREWS AT THE SIDELAPS SPACED @ 6" CTRS.

TYPICAL ROOF DECK CONNECTION DETAIL

ROOF FRAMING PLAN

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

COMPONENTS AND CLADDING WIND PRESSURES (PSF)

CLADDING ZONE	ZONE 1 ROOF INTERIOR	ZONE 2 ROOF EDGE	ZONE 3 ROOF CORNER	ZONE 4 WALL INTERIOR	ZONE 5 WALL EDGE
10 SF	-67.19	-88.63	-120.79	38.60	-41.81
20 SF	-62.75	-82.93	-109.39	36.89	-40.10
50 SF	-56.89	-75.40	-94.33	34.63	-37.84
100 SF	-52.46	-69.70	-82.93	32.92	-36.13

- NOTES:
- CLADDING PRESSURES ARE CALCULATED PER ASCE 7-16 AND ARE ASD LOADS.
 - CORNER WALL ZONE 5 AND ROOF ZONE 3 DIMENSION IS "a" = 4'-8"

NET UPLIFT AND WALL PRESSURE DIAGRAM

FOUNDATION PLAN

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

- FOUNDATION PLAN NOTES:
- SEE CIVIL DRAWINGS FOR FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. COORDINATE PERIMETER GRADE BEAM DEPTHS WITH FINISHED FLOOR AND FINISHED GRADE ELEVATIONS.
 - SEE ARCH'L DWGS. FOR DIMENSIONS AND LOCATIONS OF ALL FLOOR DROPS, FLOOR FINISHES, AND PLUMBING FIXTURES.
 - VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND CIVIL PLANS PRIOR TO CASTING CONCRETE.
 - COORDINATE THE LOCATION OF ALL FLOOR DRAIN LOCATIONS WITH THE M.E.P. AND ARCH'L DWGS. SLOPE FINISH FLOOR TOWARD DRAINS.

- FOUNDATION KEYED NOTES:
- F1 - (2) #4 X 4'-0" IN CENTER OF SLAB AT INSIDE CORNER (TYP.)
- F2 - SEE DETAIL S2-304 FOR CONTROL JOINTS.
- F3 - SEE DETAIL S2-301 FOR DETAIL AT COLUMN BASE.
- F4 - TRENCH DRAIN AT DOOR - SEE DETAIL S2-202 FOR ADDITIONAL NOTES.

GARAGE SLAB NOTE:
6" THICK CONCRETE SLAB ON
COMPACTED FILL. REINF. SLAB WITH # 4 @ 12" CTRS. EACH WAY IN CENTER OF SLAB. COVER PREPARED GRADE WITH 10 MIL POLYETHYLENE SHEETING PRIOR TO PLACING CONCRETE.

OFFICE AREA SLAB NOTE:
5" THICK CONCRETE SLAB ON COMPACTED FILL. REINF. SLAB WITH # 4 @ 16" CTRS. EACH WAY IN CENTER OF SLAB. COVER PREPARED GRADE WITH 10 MIL POLYETHYLENE SHEETING PRIOR TO PLACING CONCRETE.

FINISHED FLOOR ELEVATION = 10.00' (UNO.)

Project Name:
COPA-Lifeguard
Headquarters
Facility

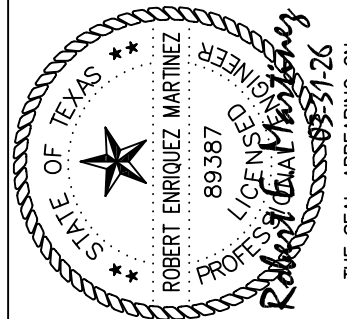
Project No:
21004

Project Address:
303 Ninth Street
Port Aransas TX
78373 Nueces
County

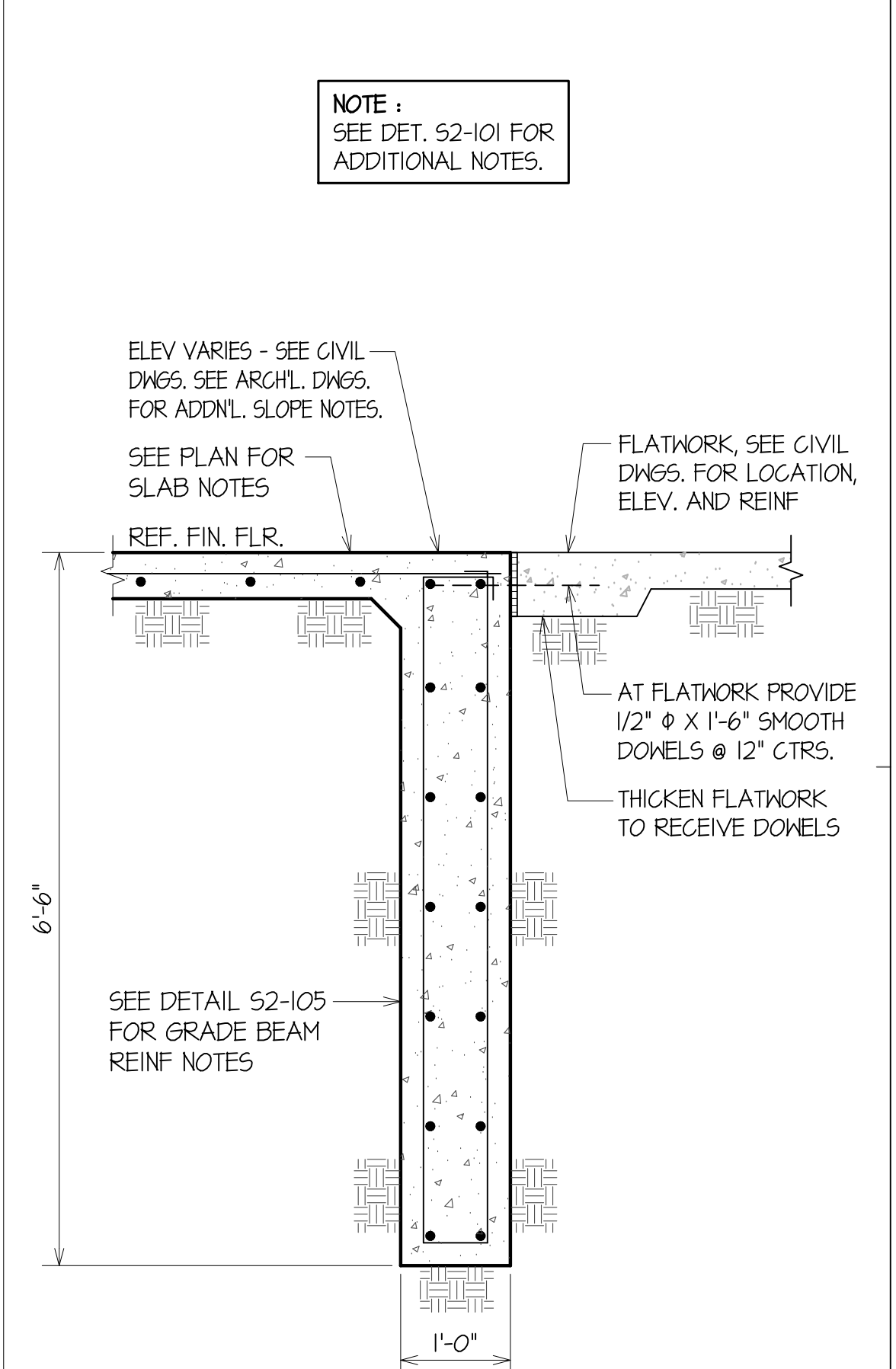
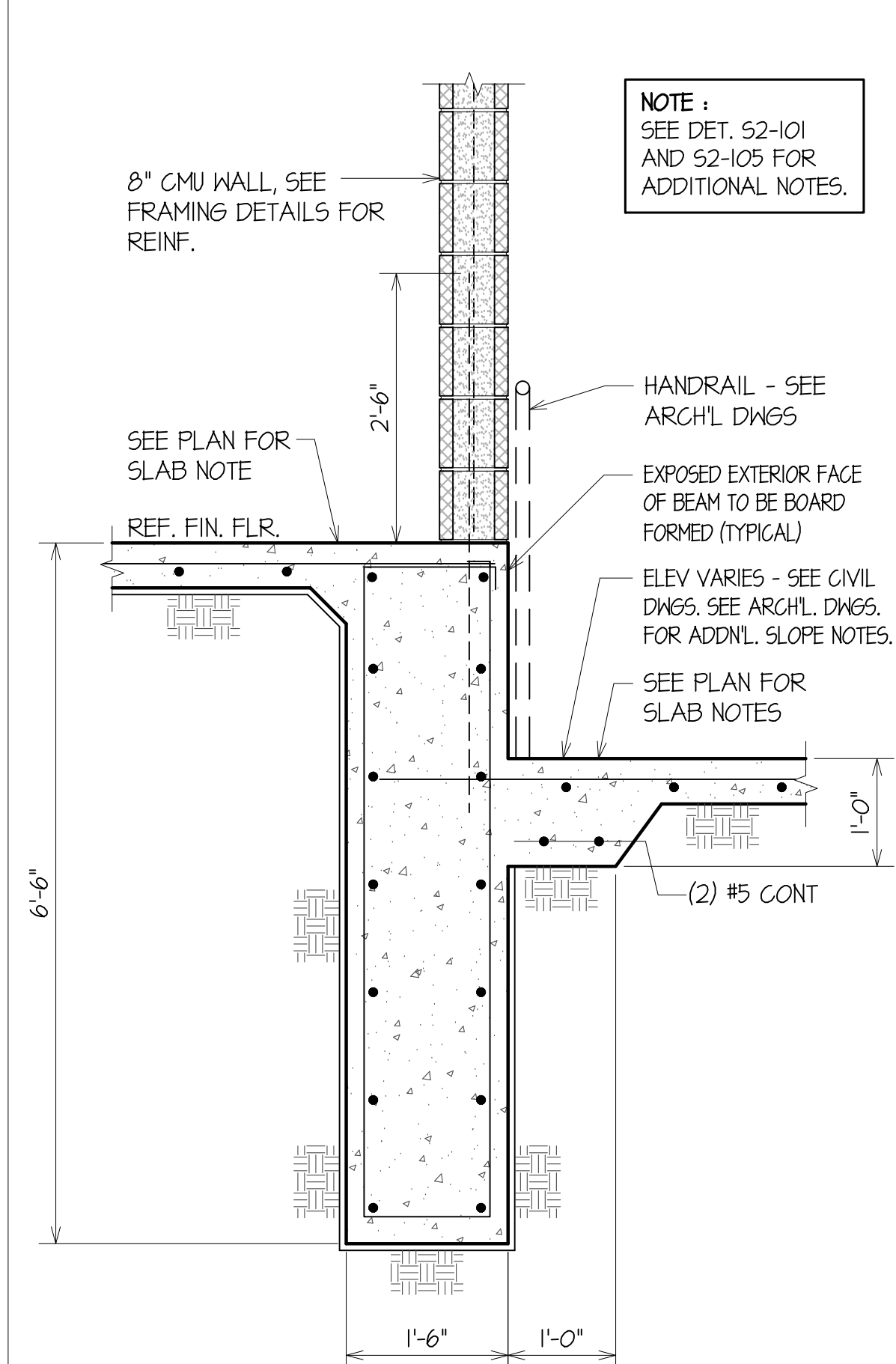
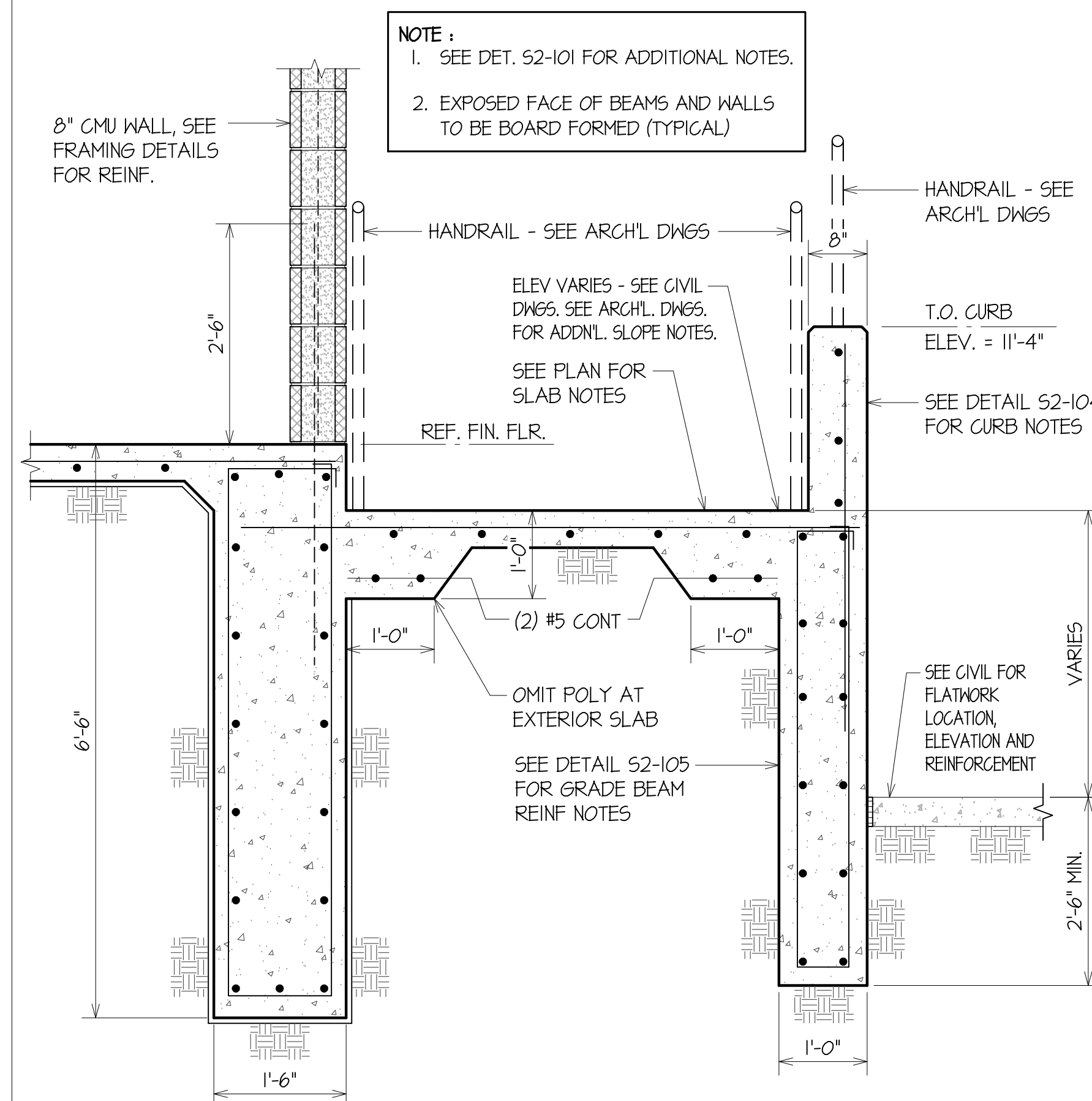
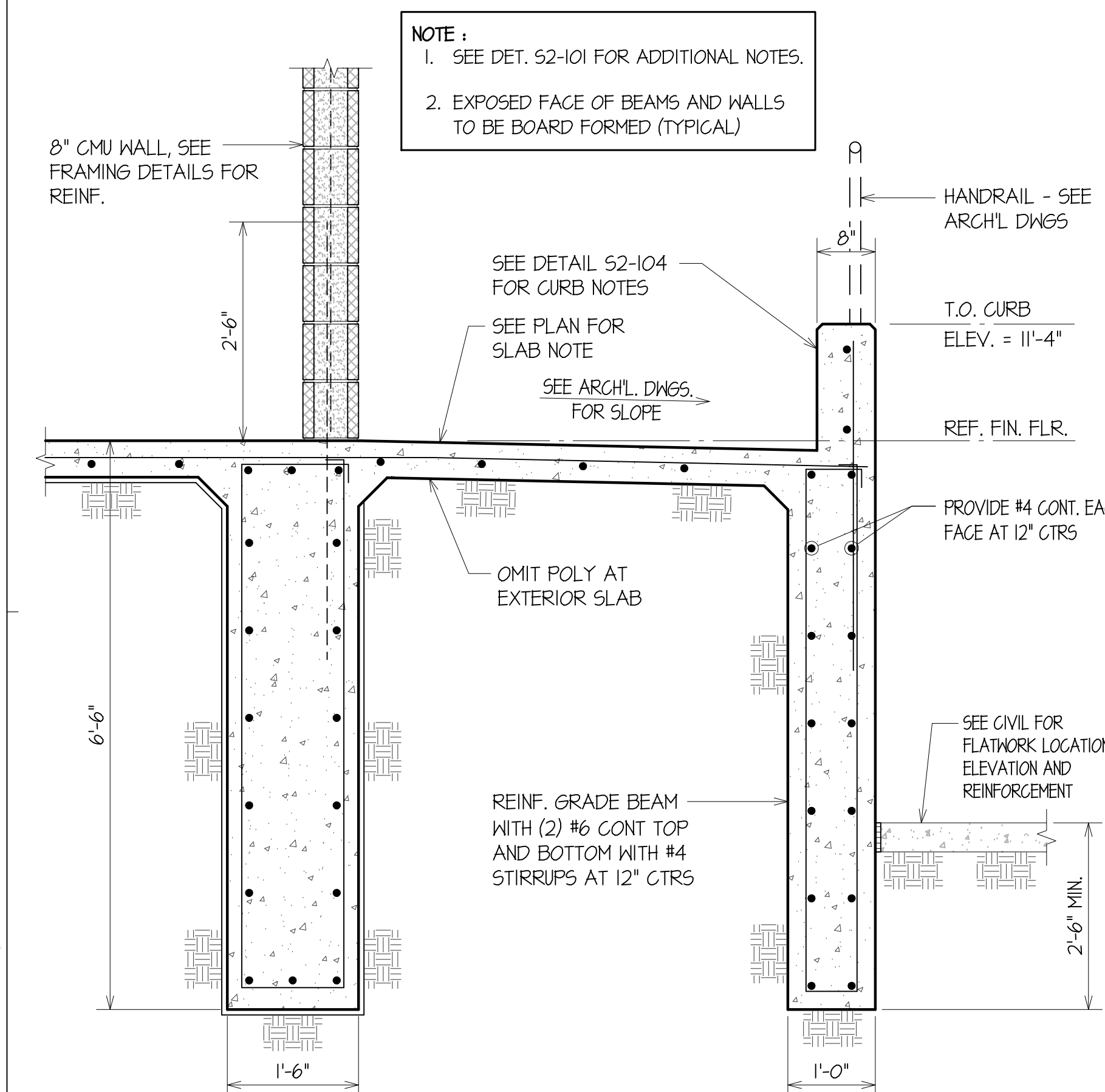
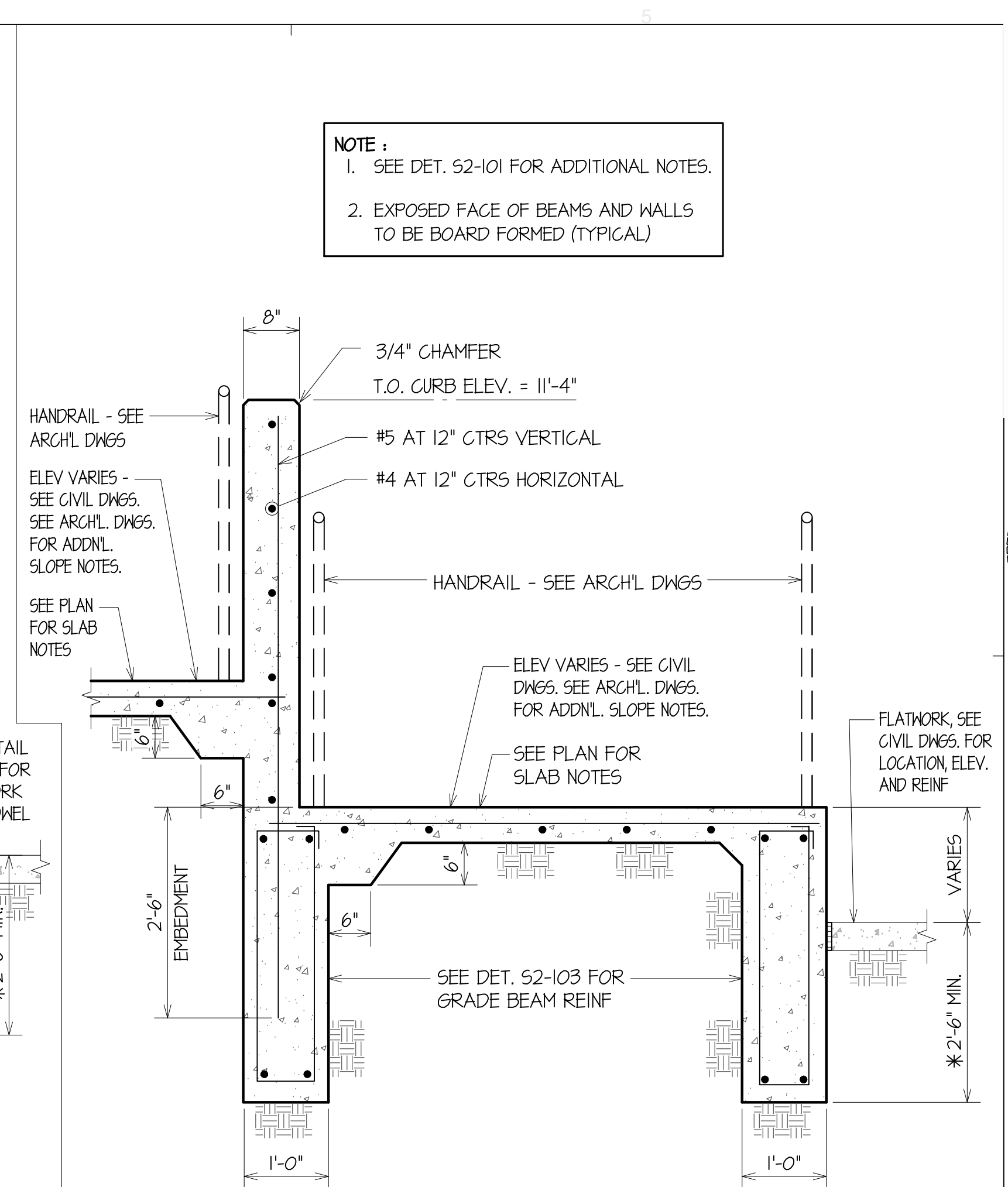
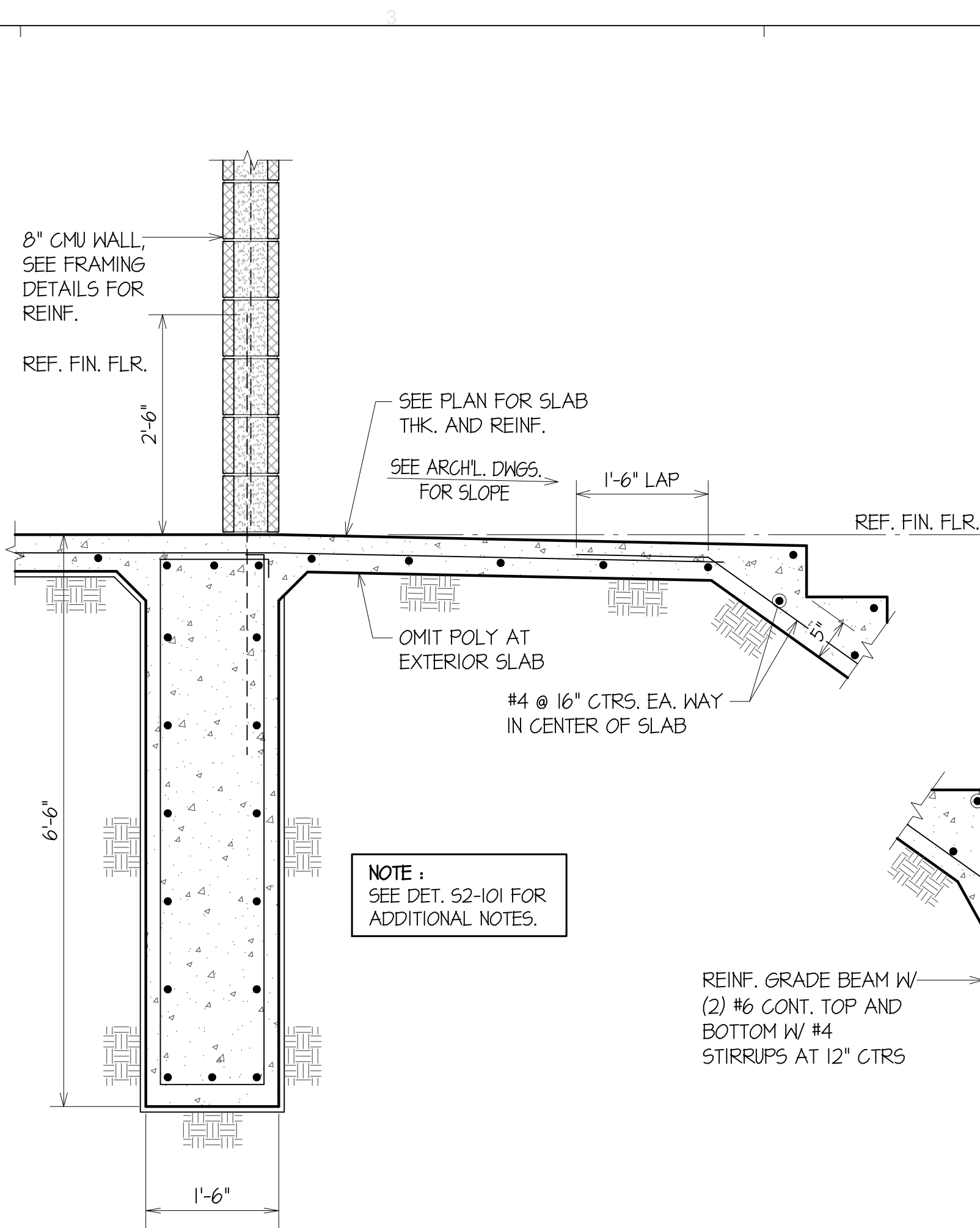
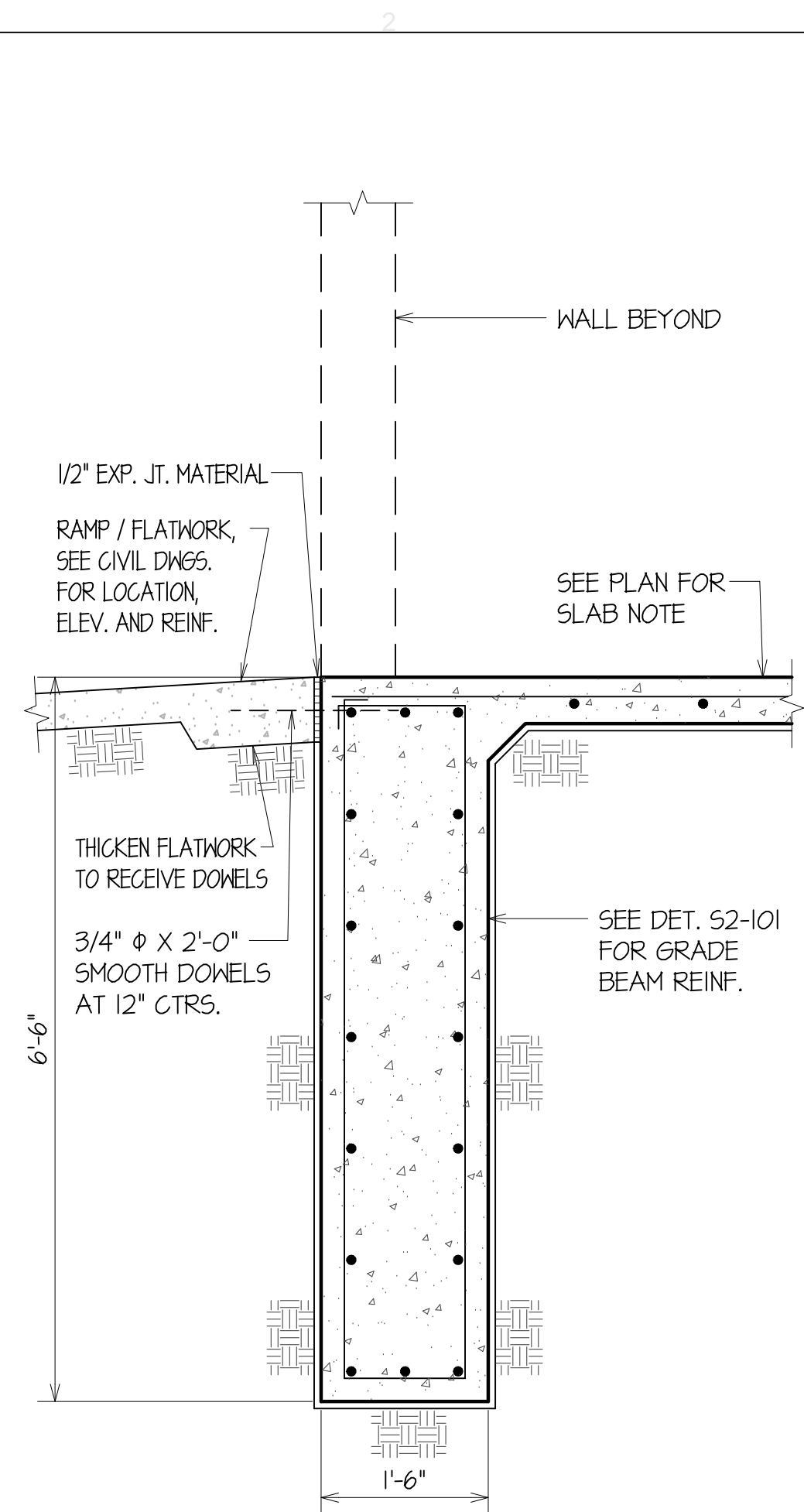
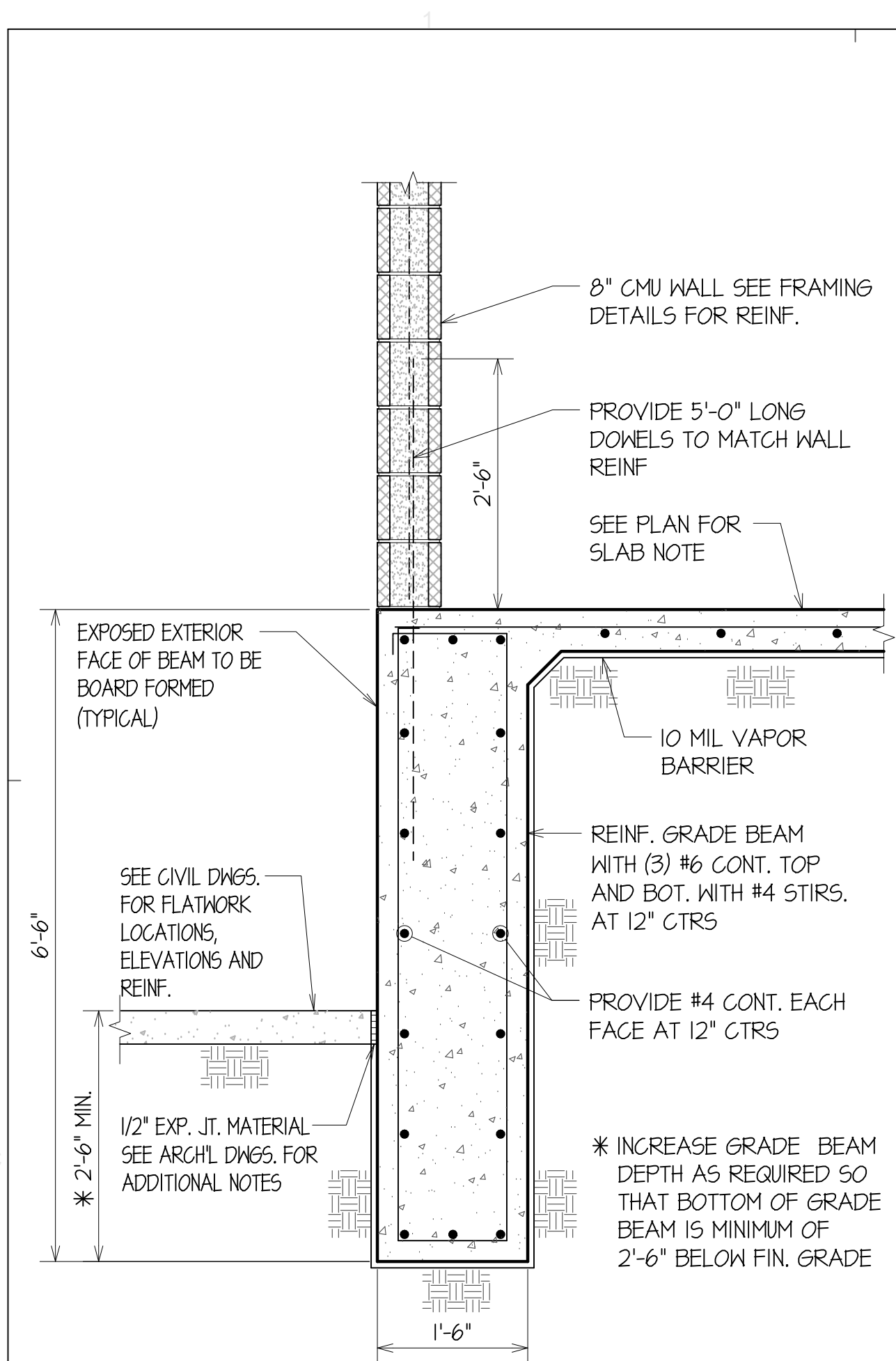
Date:
MAY 15, 2025

FOUNDATION AND
ROOF FRAMING PLAN

S1-1

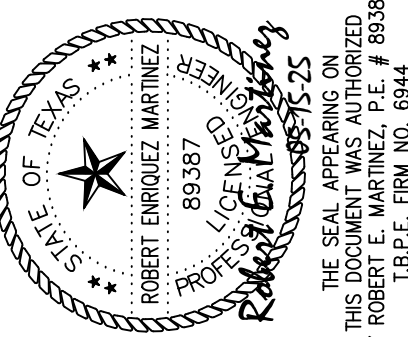


REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
ROBERT ENRIQUEZ MARTINEZ
89387
MECHANICAL
EXPIRATION DATE 08/25/2020



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Robert Engineering
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SAN ANTONIO, TX 78213
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T.B.P.E. FIRM NO. 6944
REM PROJECT NO. 24-225

Project Name: COPA Lifeguard Headquarters Facility

Project Address: 303 Ninth Street
Port Aransas TX
78373 Nueces
County

Date: MAY 15, 2025

Project No: 21004

Project Name:
COPA-Lifeguard
Headquarters
Facility

Project No:
21004

S2-1

FOUNDATION DETAILS

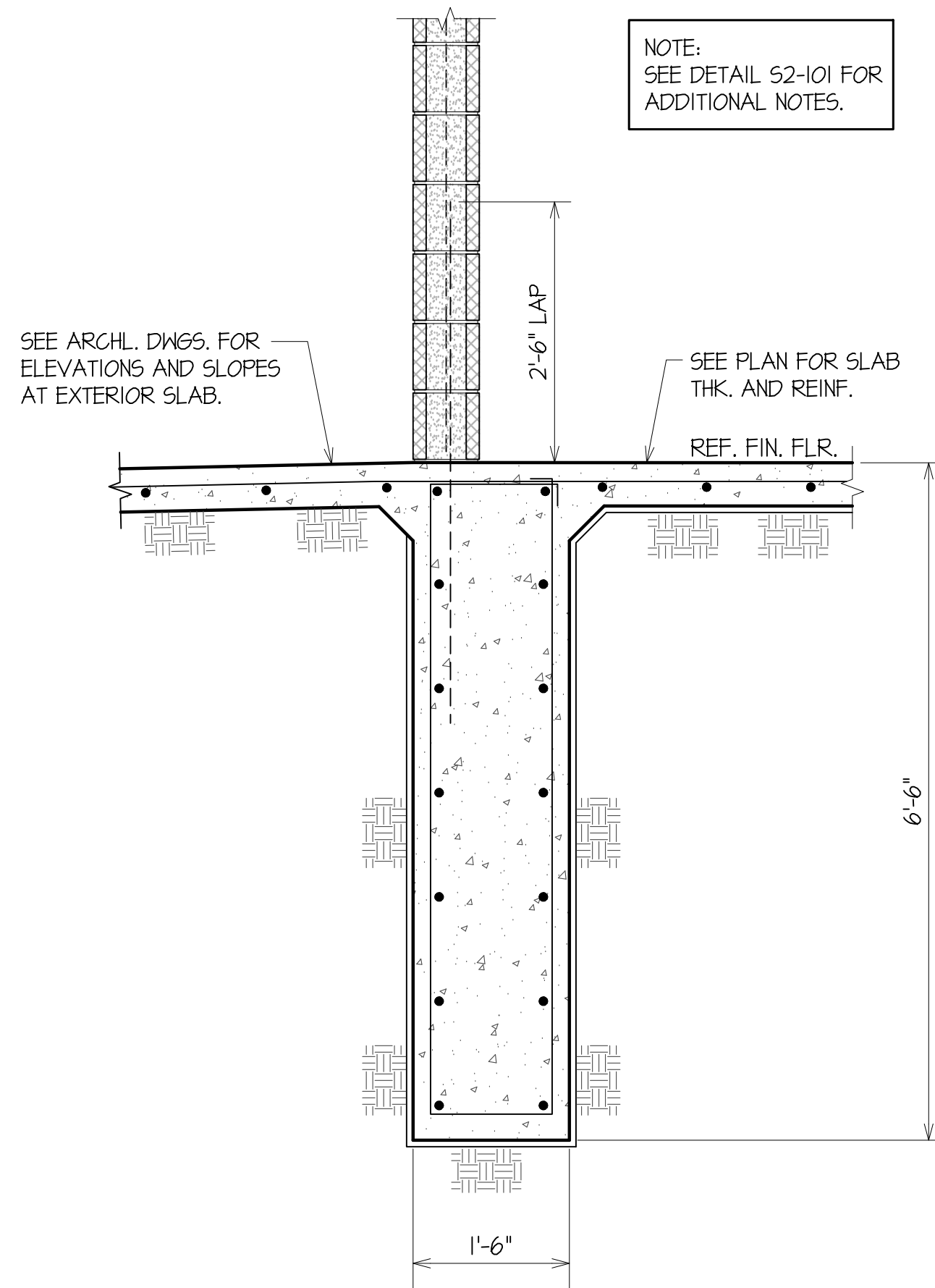
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Issue	Revision
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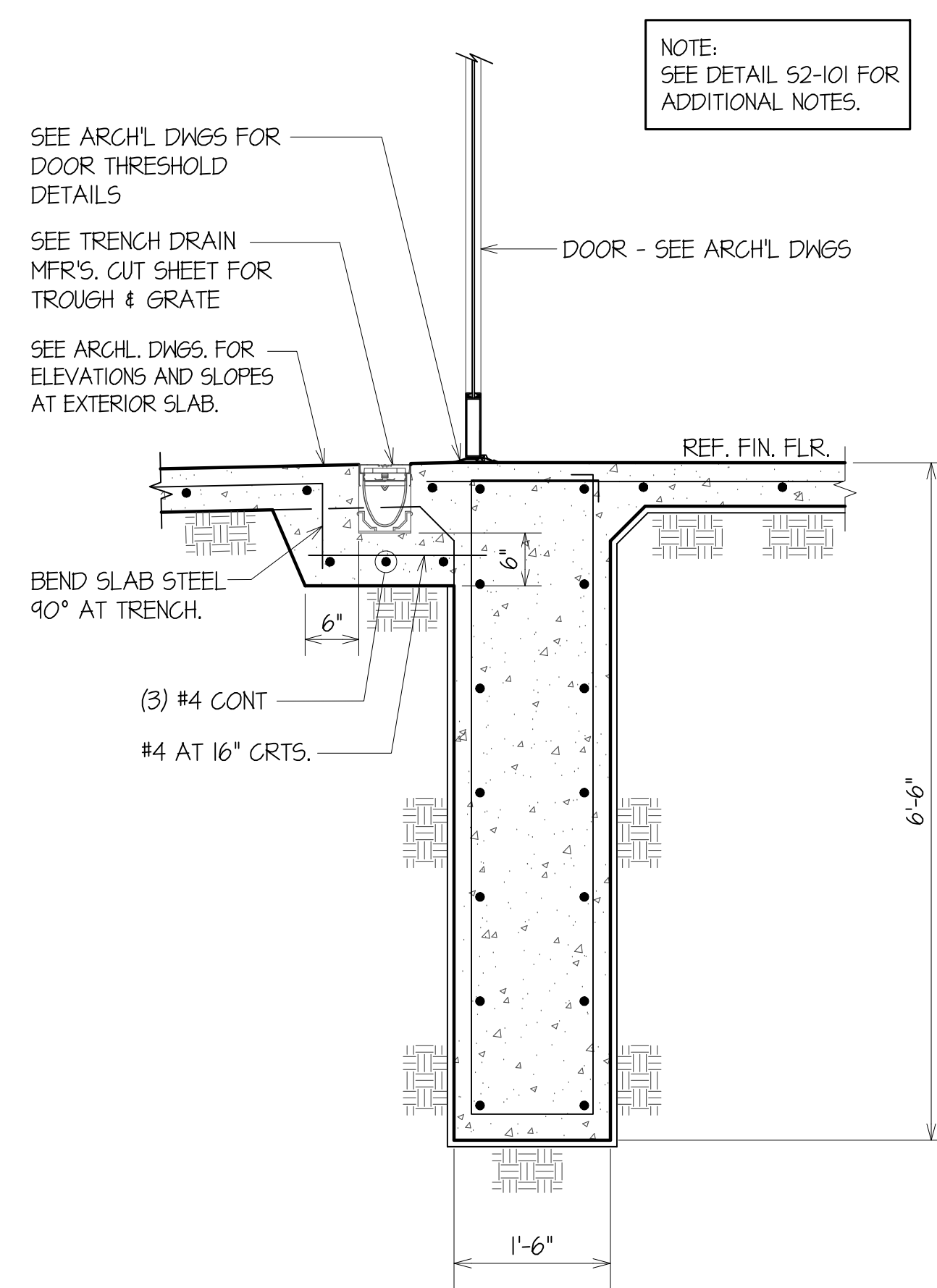
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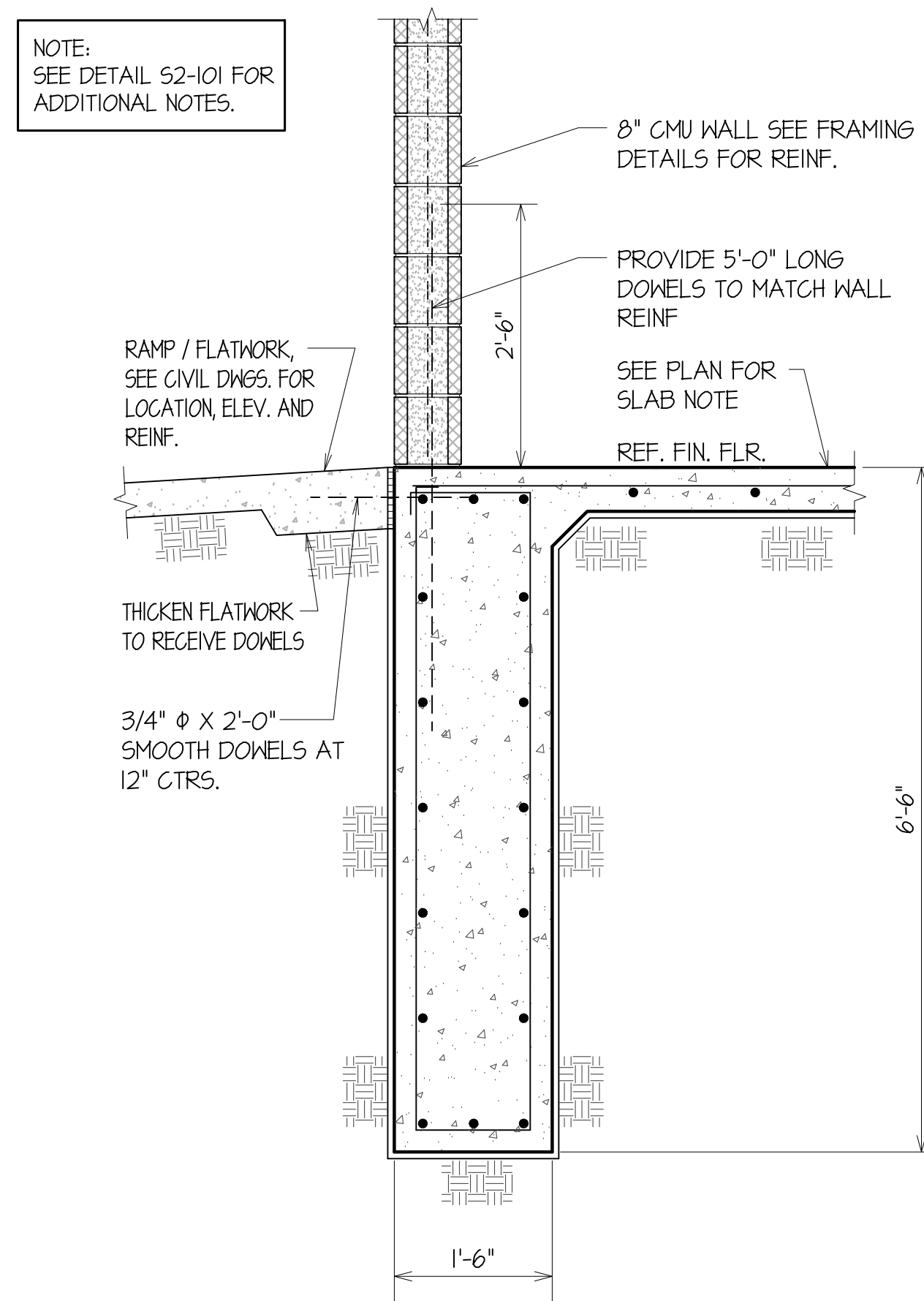
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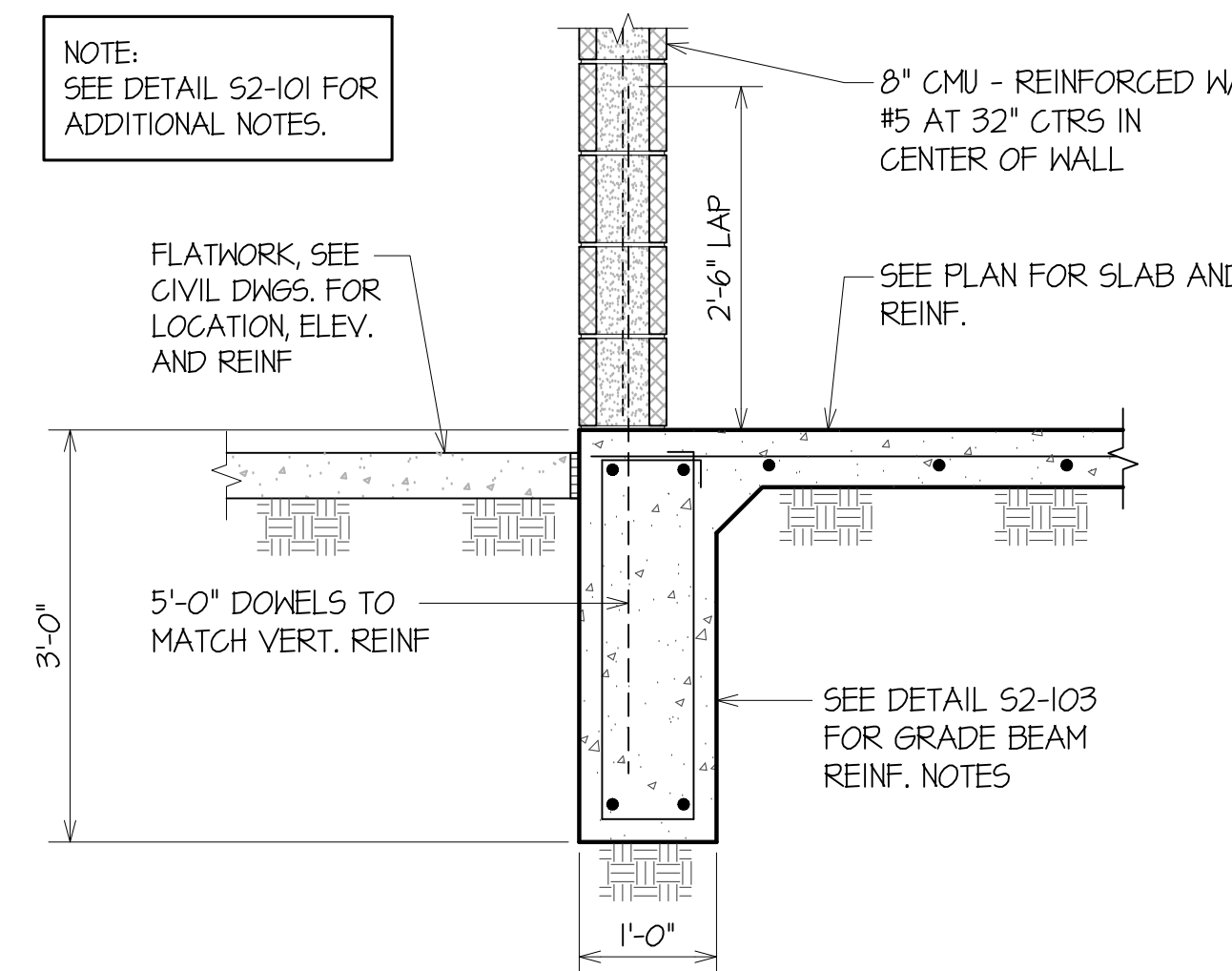
TYPICAL DETAIL AT SHOWER S2-201



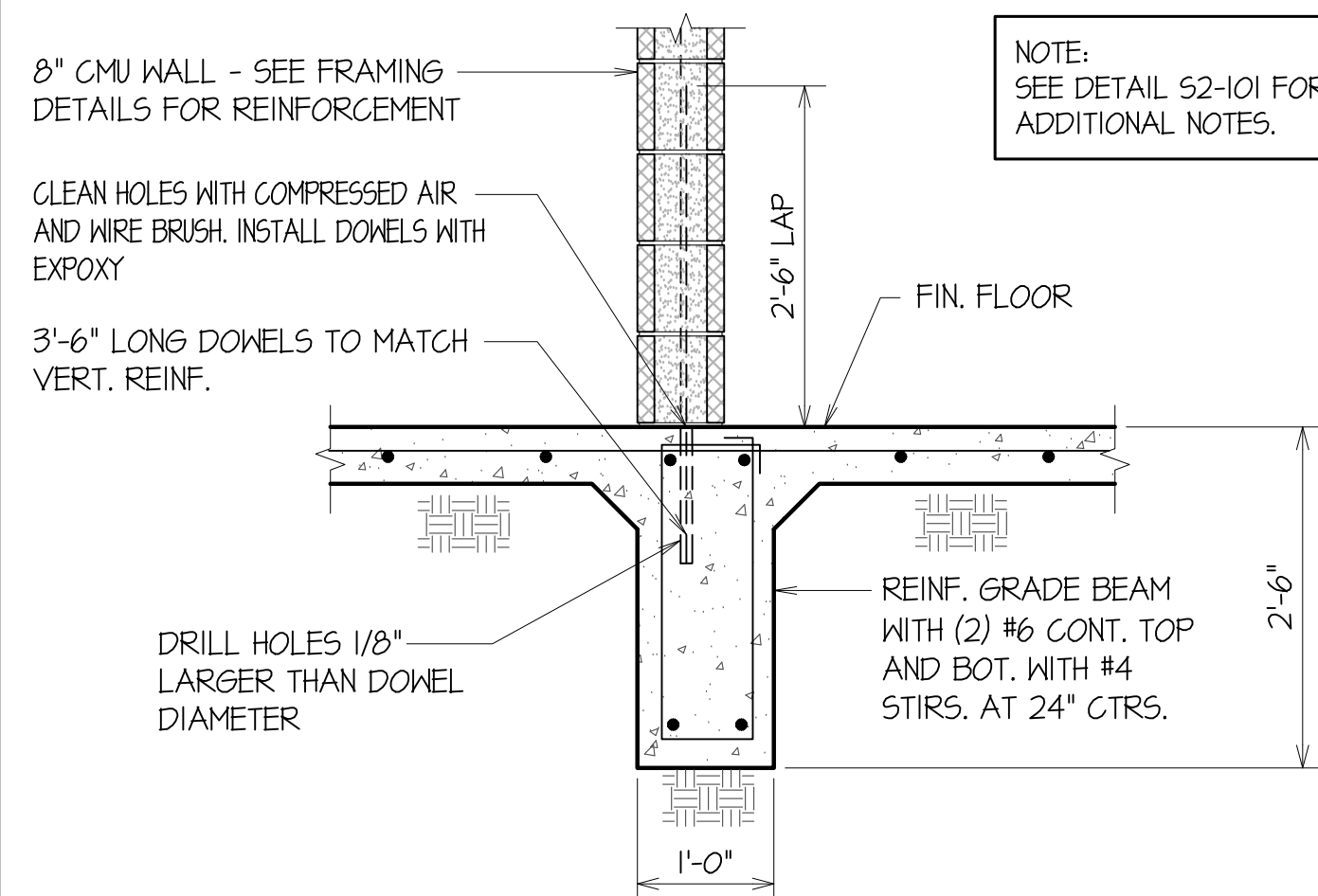
TYPICAL BEAM DETAIL AT REAR DOOR S2-202



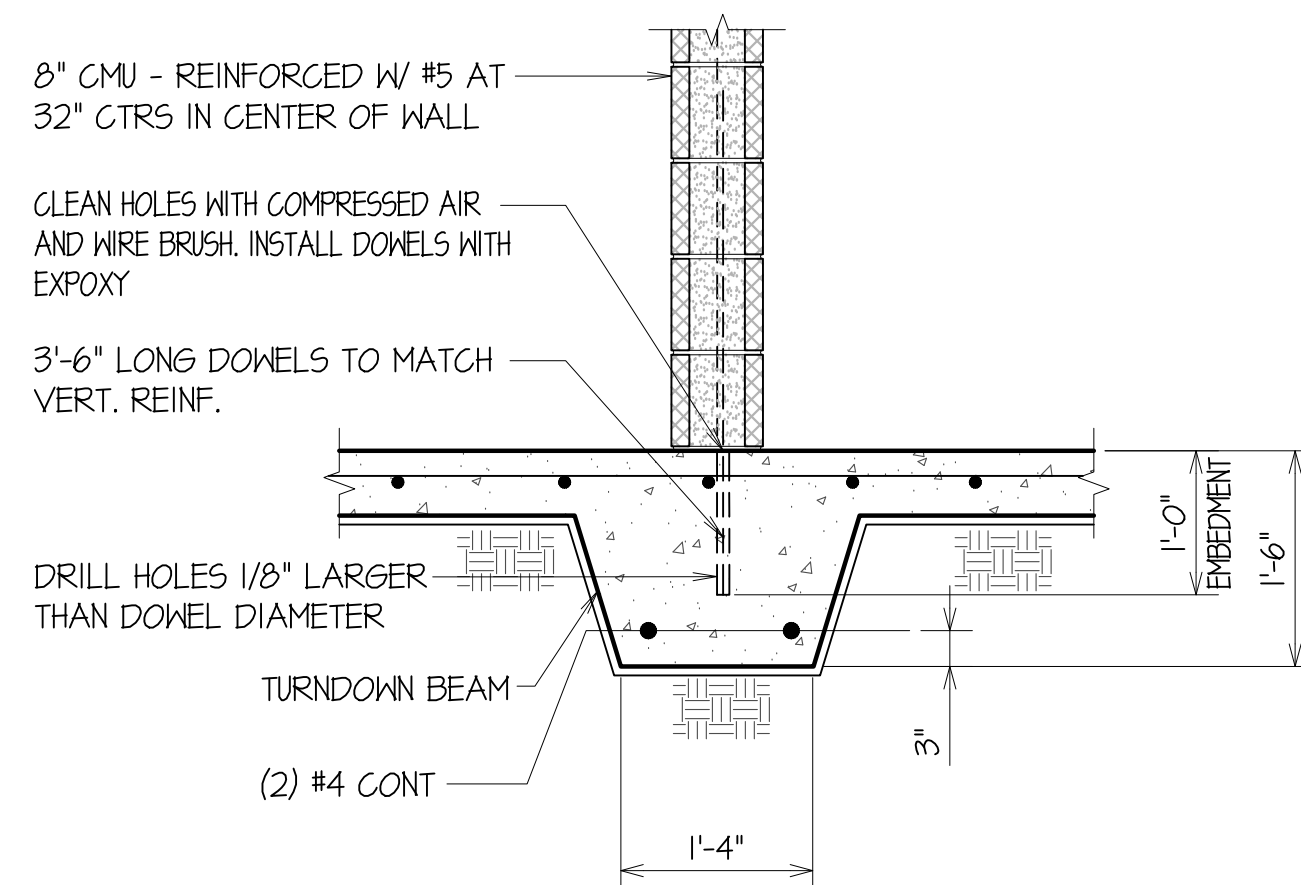
TYPICAL PERIMETER GRADE BEAM DETAIL S2-203



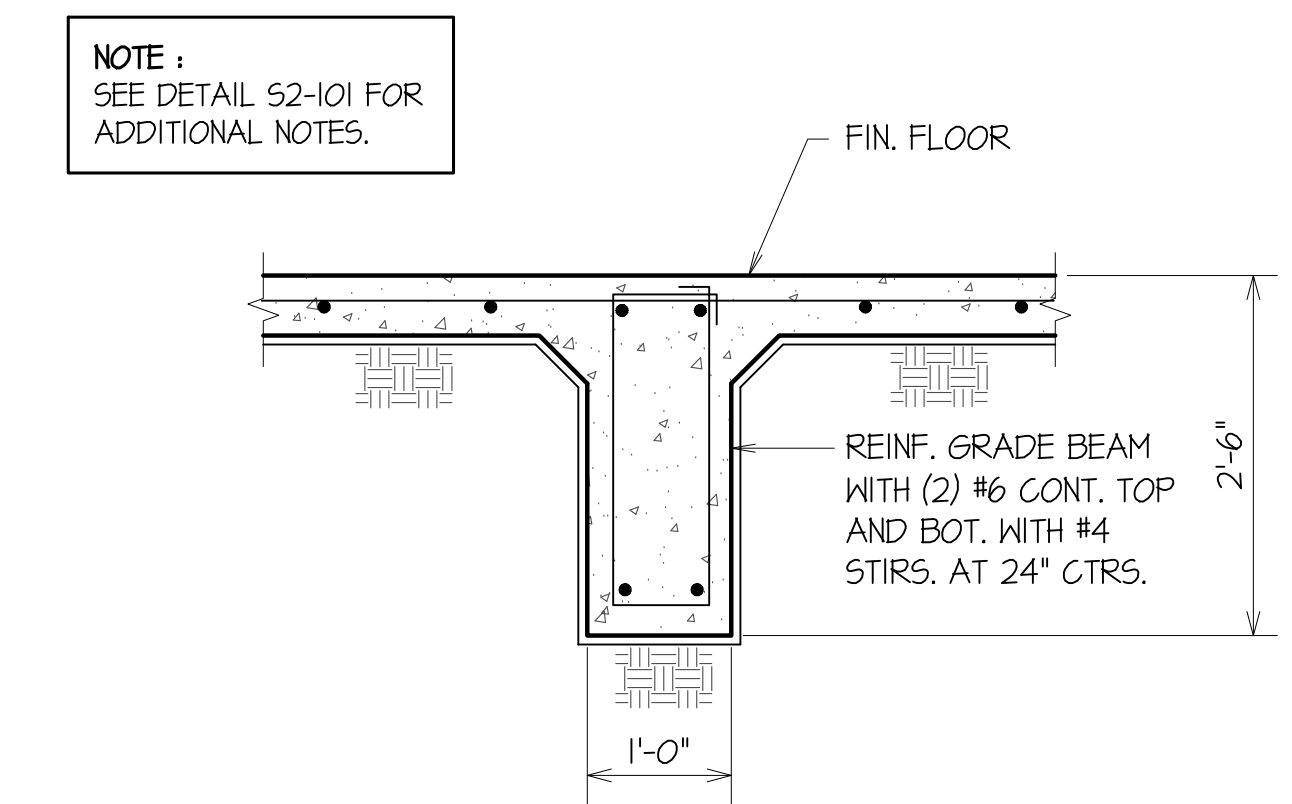
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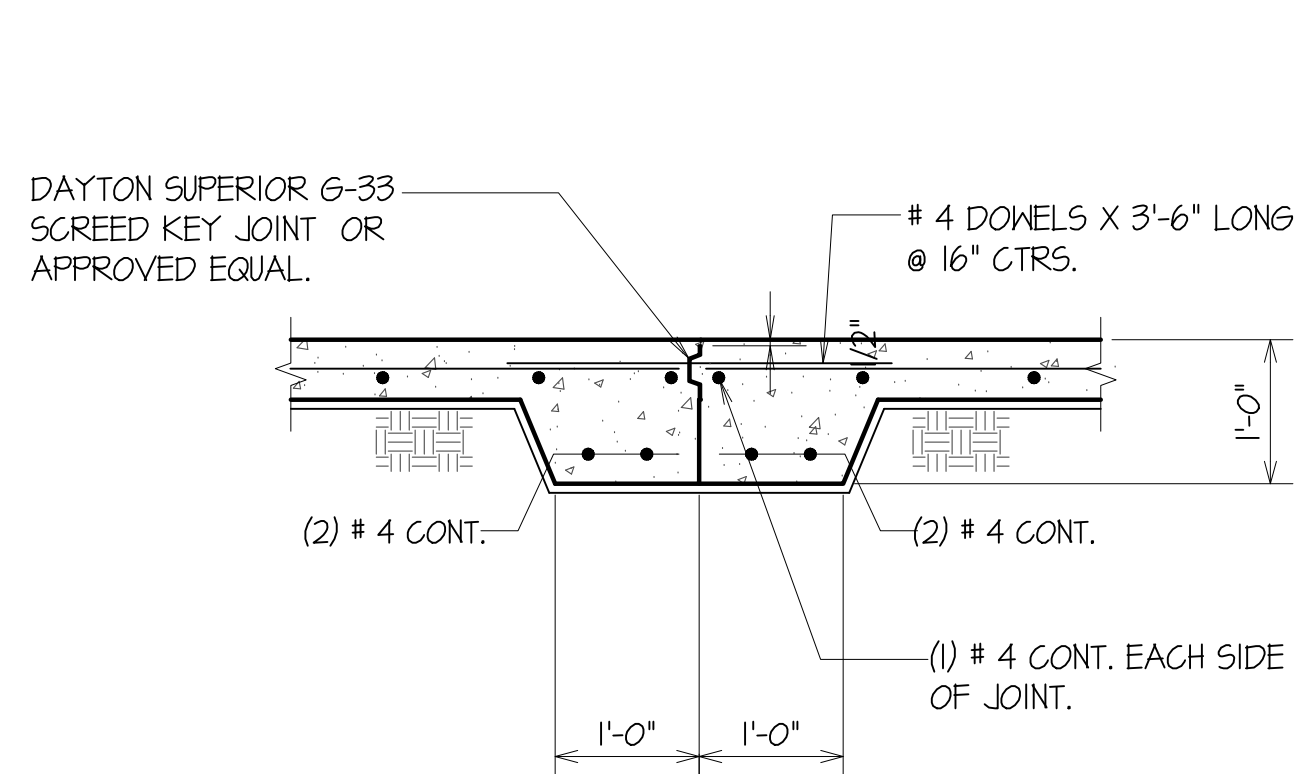
TYPICAL INTERIOR GRADE BEAM DETAIL AT CMU WALL S2-206



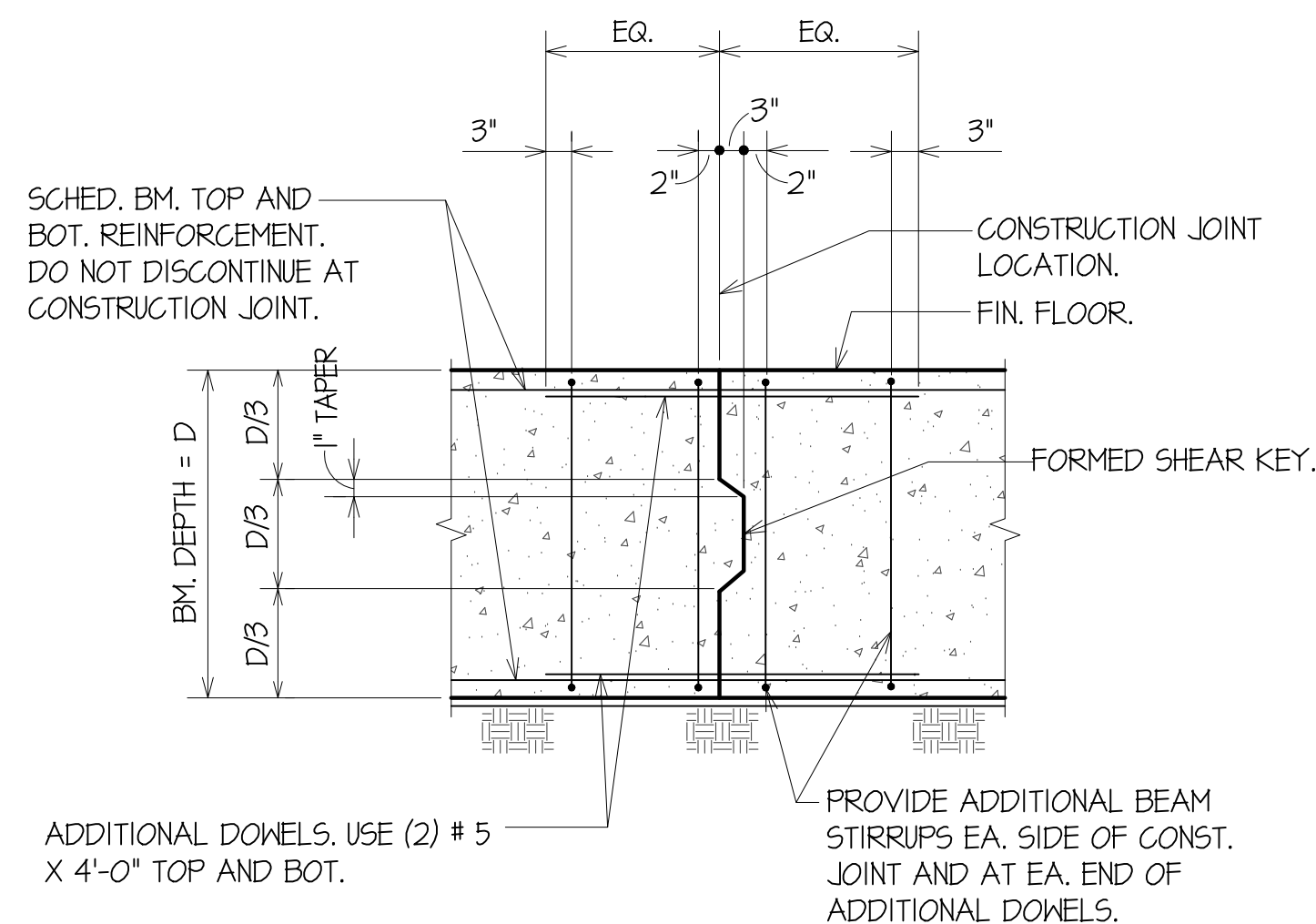
TYPICAL DETAIL AT CMU WALL S2-207



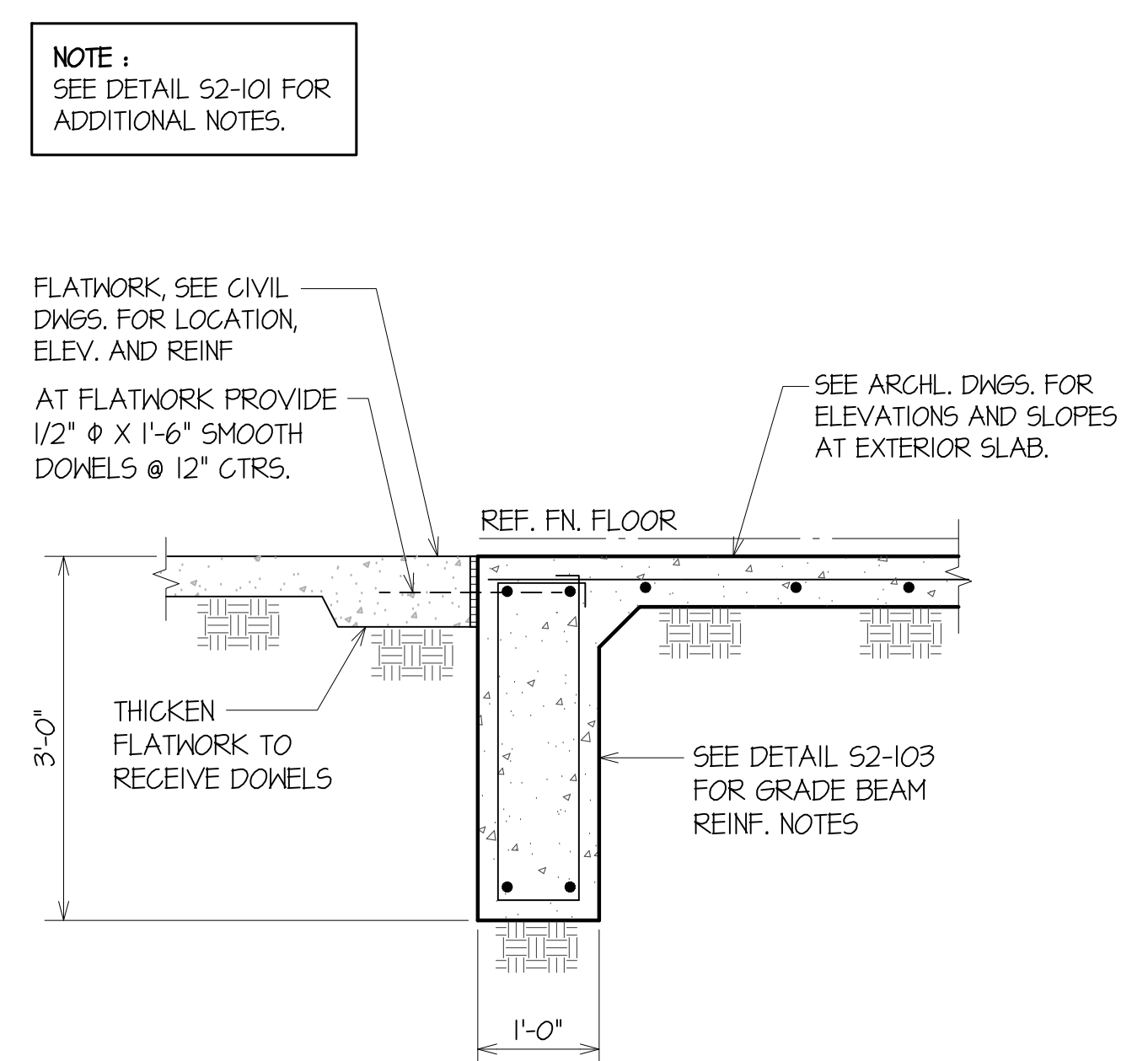
TYPICAL INTERIOR BEAM DETAIL S2-209



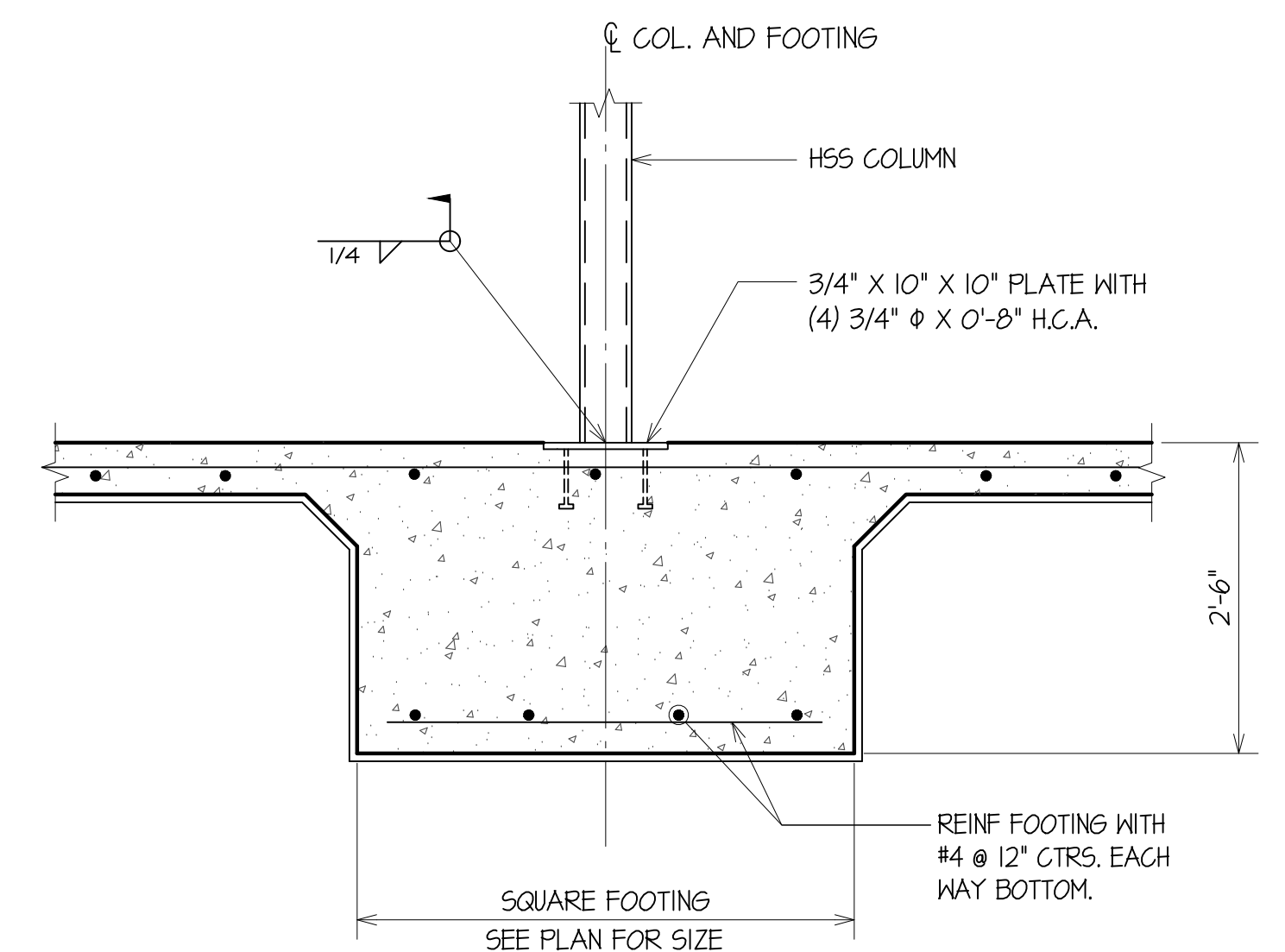
TYPICAL DETAIL CONSTRUCTION JOINT SLAB ON GRADE S2-210



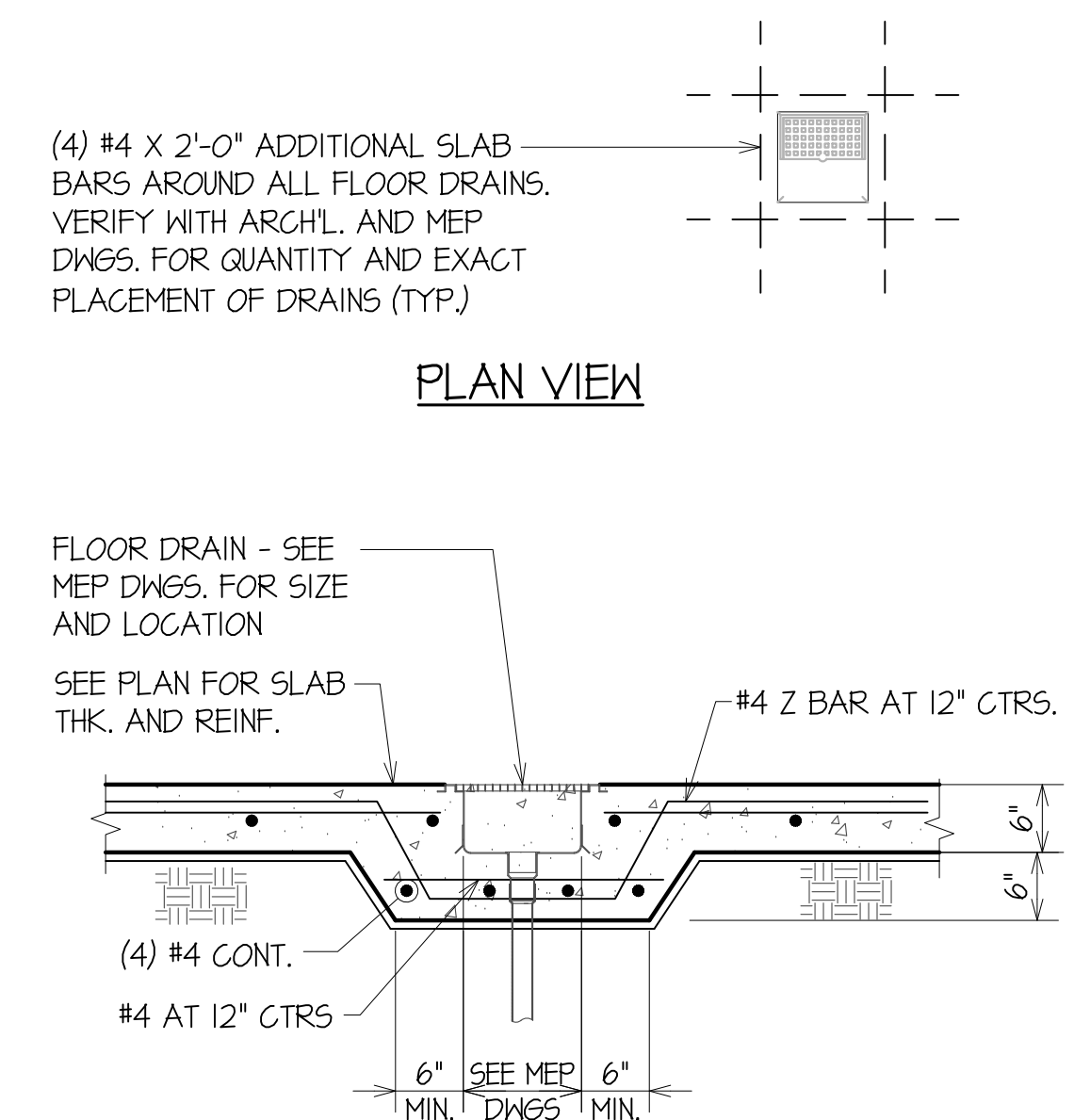
TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL S2-211



TYPICAL BEAM DETAIL AT PERIMETER S2-204



TYPICAL FOOTING DETAIL AT COLUMN S2-208



TYPICAL DETAIL AT FLOOR DRAIN S2-212

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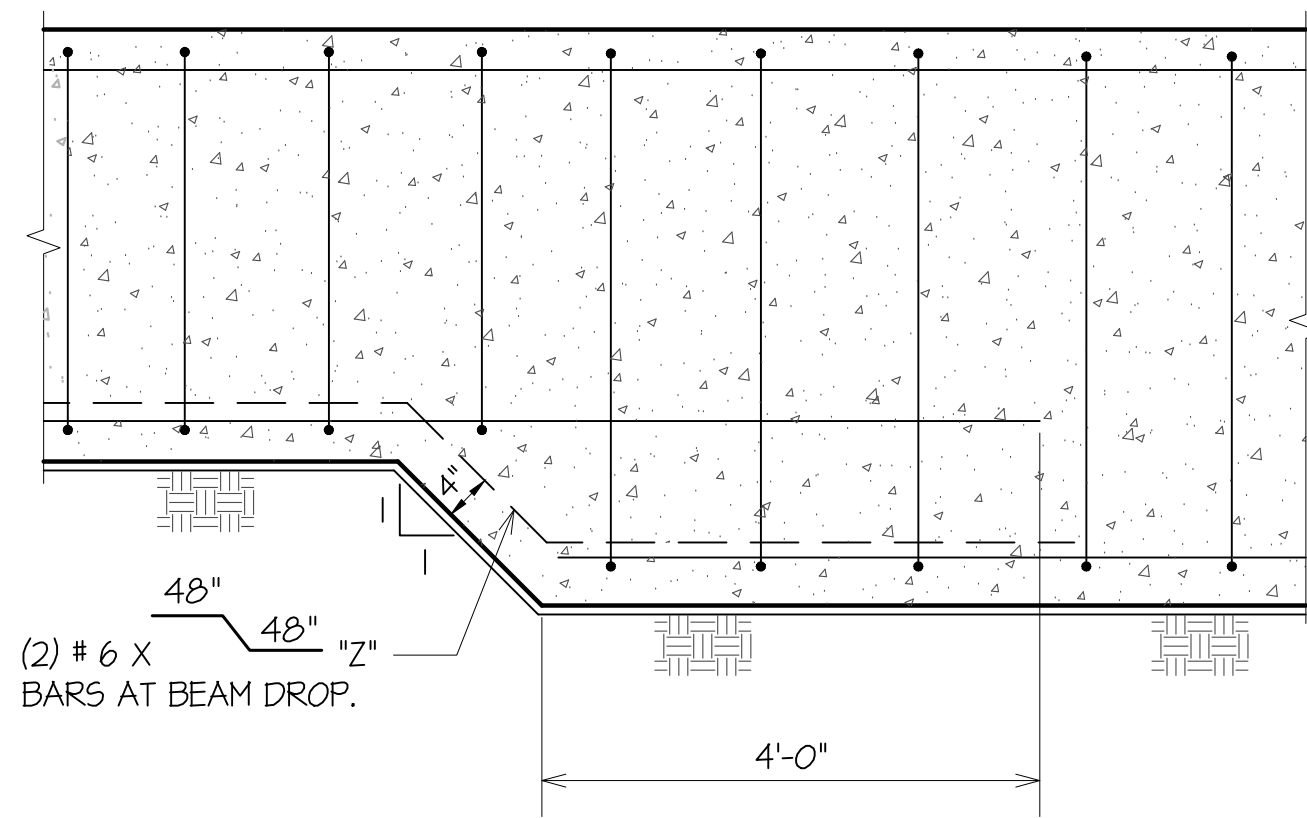
Project No:
21004

FOUNDATION DETAILS
S2-2

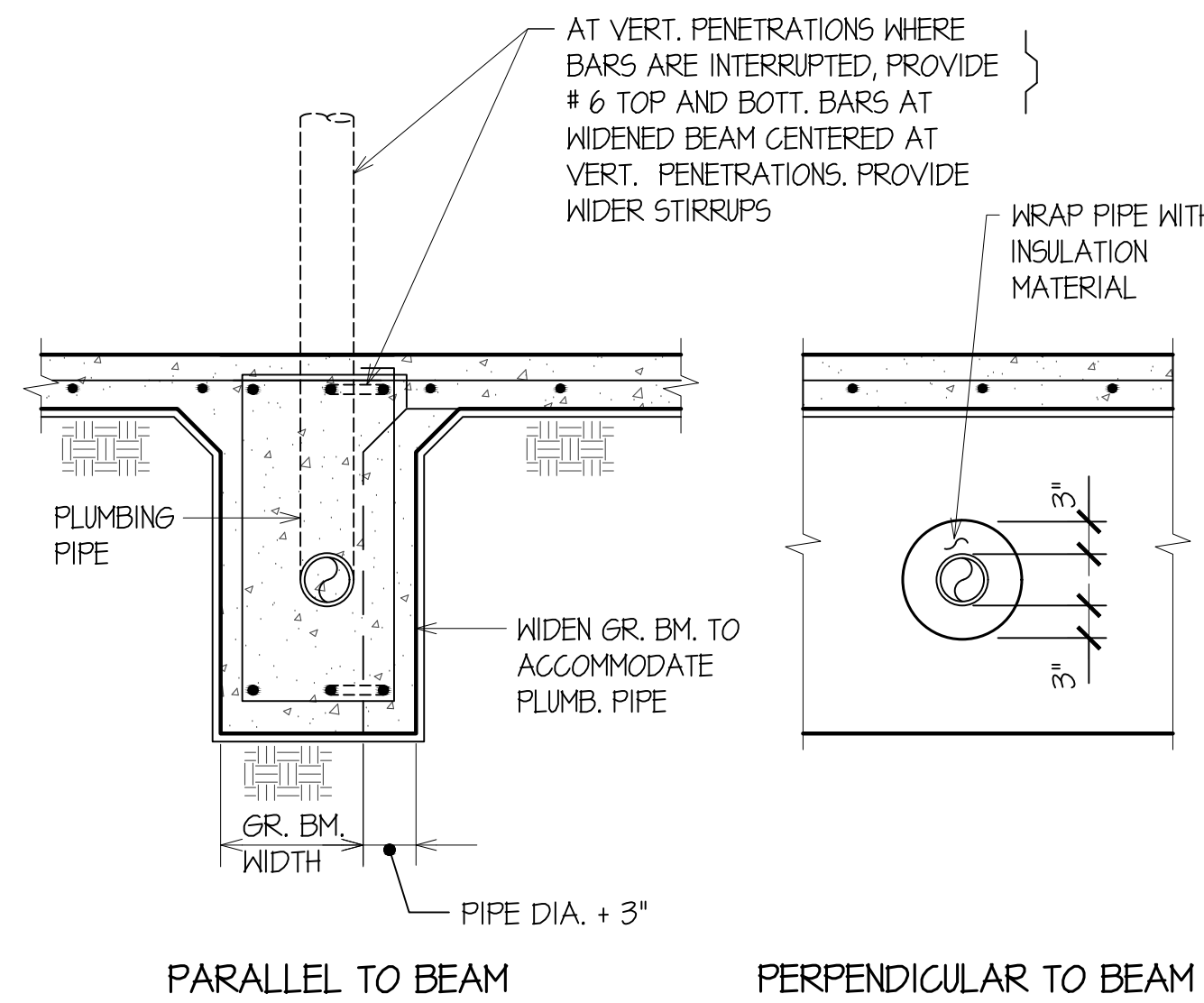
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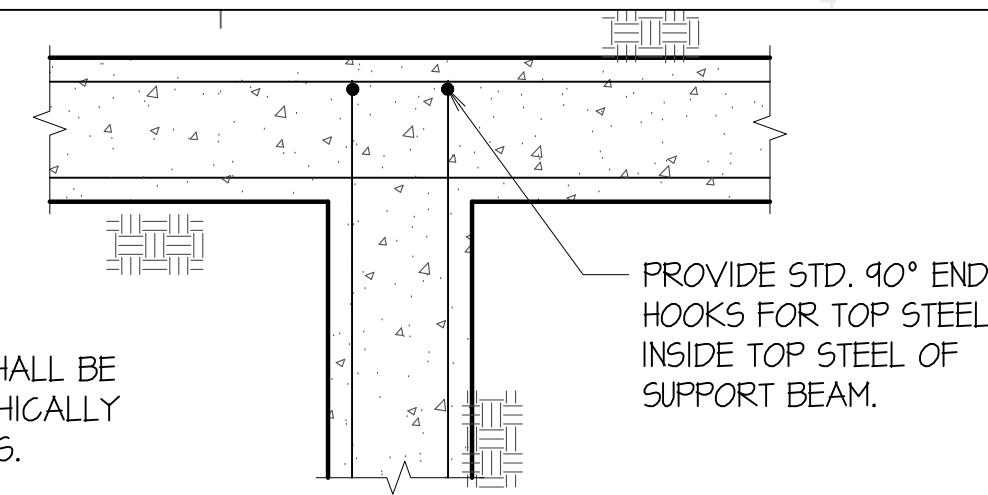


TYPICAL GRADE BEAM DETAIL AT
CHANGE IN GRADE BEAM ELEVATION S2-301



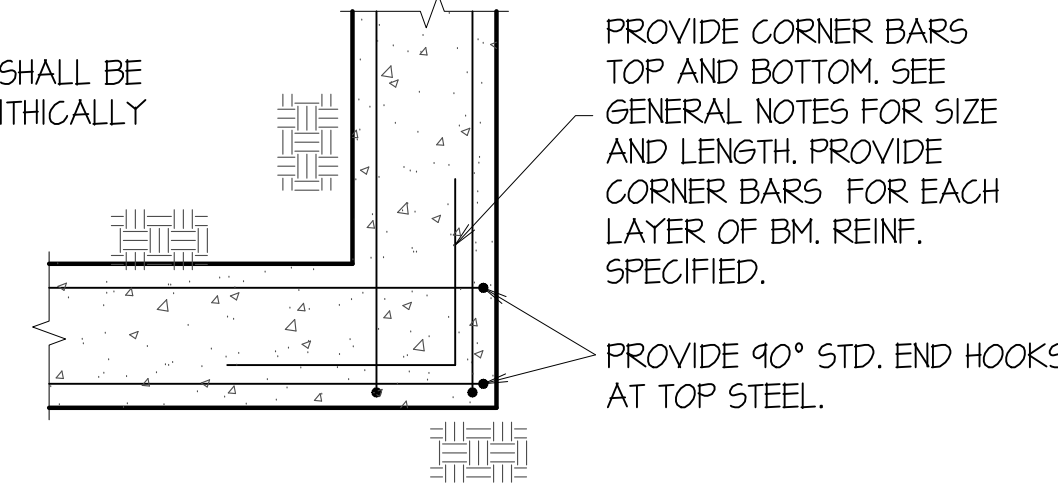
TYPICAL DETAIL
PIPE PENETRATION THROUGH GRADE BEAM S2-302

NOTE :
GRADE BEAMS SHALL BE
POURED MONOLITHICALLY
AT INTERSECTIONS.

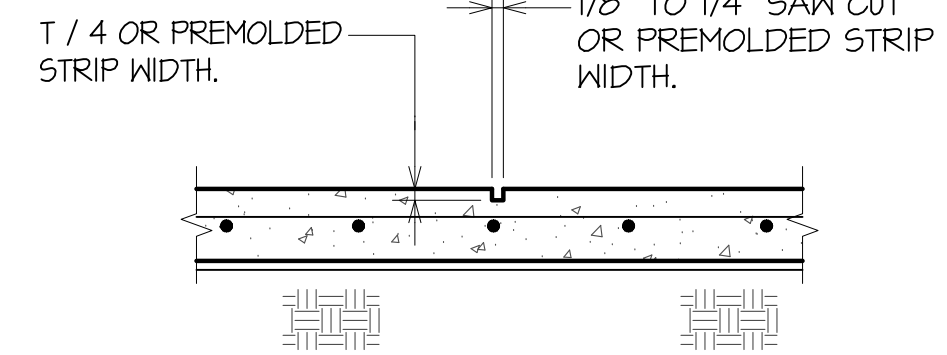


TYPICAL DETAIL GRADE BEAM "T"
INTERSECTION TOP BAR PLACEMENT

NOTE :
GRADE BEAMS SHALL BE
POURED MONOLITHICALLY
AT CORNERS.



TYPICAL DETAIL GRADE BM. REINF.
STEEL SPLICE AT CORNERS
(PLAN VIEW) S2-303



SAW CONTROL JOINT NOTES

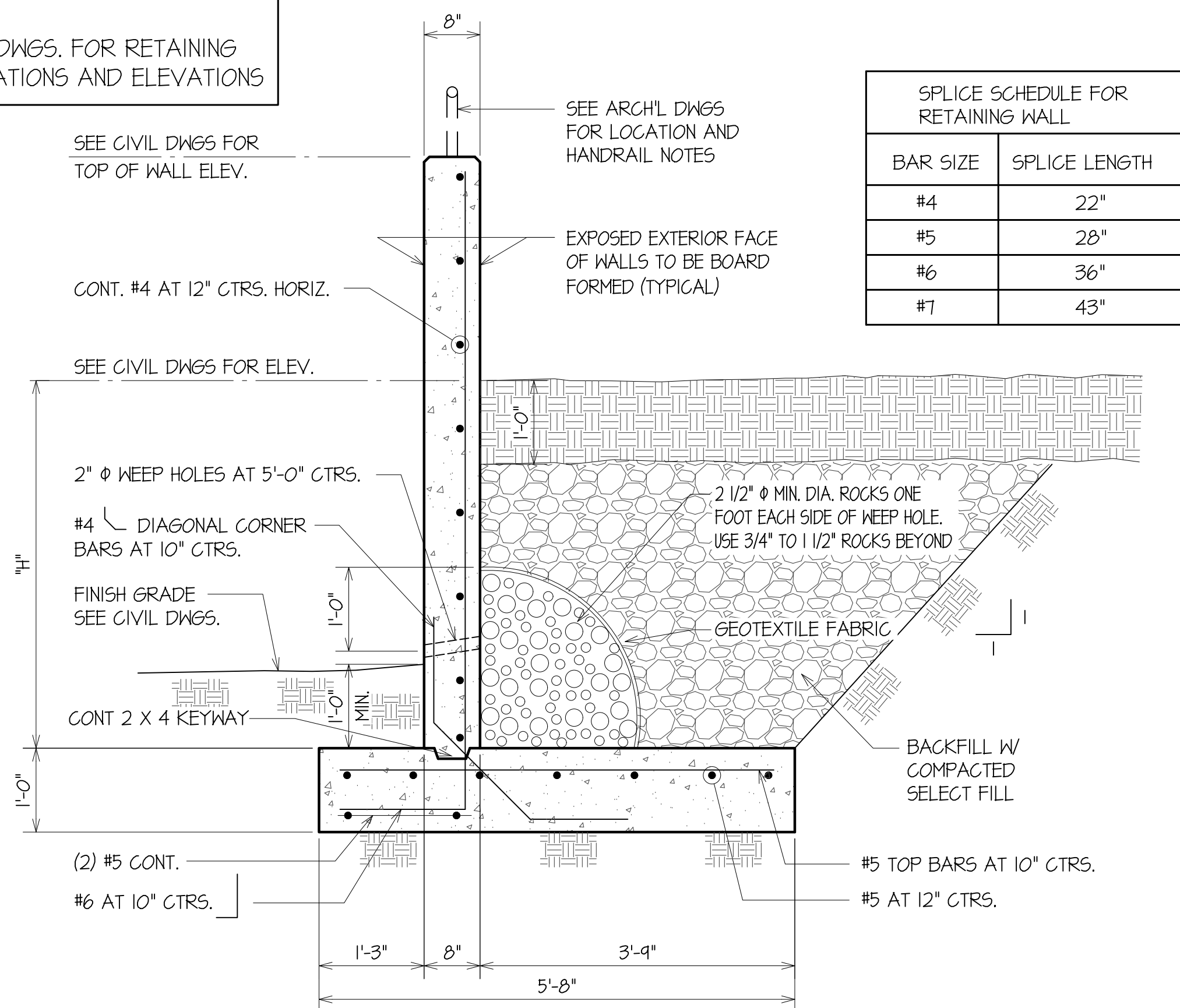
1. MAKE SAW CUT AS SOON AS SLAB IS ABLE TO SUPPORT WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO FINISH SURFACE OF SLAB.
2. CLEAN JOINT PRIOR TO FILLING THE JOINT.

JOINT FILLER MATERIAL NOTES

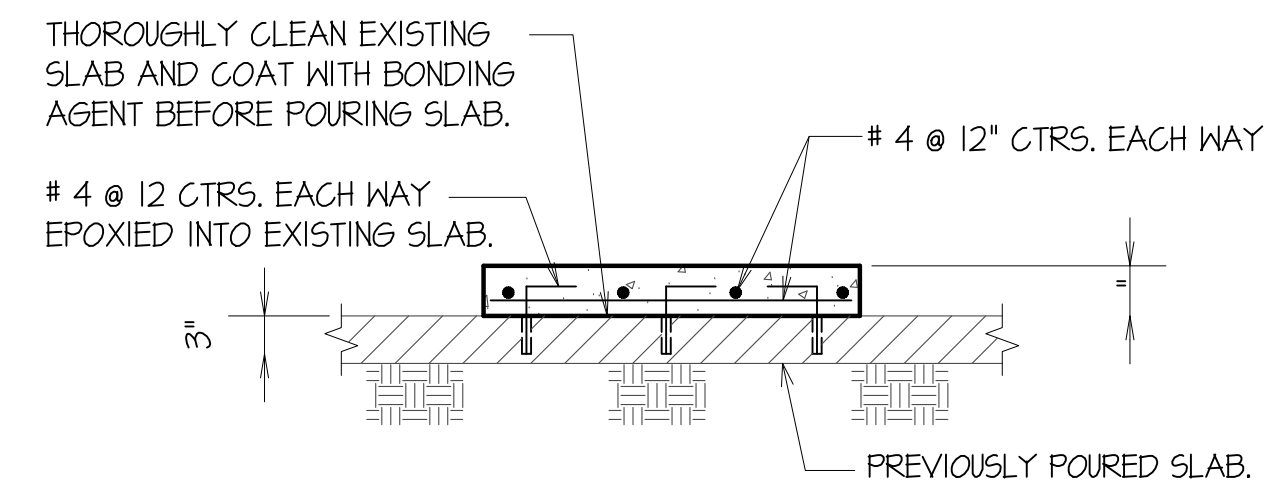
1. FILLER MATERIAL USED SHALL HAVE A MINIMUM HARDNESS OF 35, AND SHALL CONFORM TO ASTM D2240. JOINT FILLER SHALL BE APPROVED BY ENGINEER PRIOR TO APPLICATION.
2. WHERE POSSIBLE, FILLER MATERIAL SHALL BE APPLIED WHEN BUILDING IS UNDER PERMANENT TEMPERATURE CONTROL. THIS SHALL BE EITHER AT THE END OF CONSTRUCTION OF THE COMPLETE BUILDING SHELL, OR A MINIMUM OF 90 DAYS AFTER SLAB CONSTRUCTION.
3. FOLLOW STRICTLY THE MANUFACTURERS RECOMMENDED PROCEDURES FOR APPLYING THE JOINT FILLER.

TYPICAL SAWED
SLAB CONTROL JOINT DETAIL S2-304

NOTE:
SEE CIVIL DWGS. FOR RETAINING
WALL LOCATIONS AND ELEVATIONS

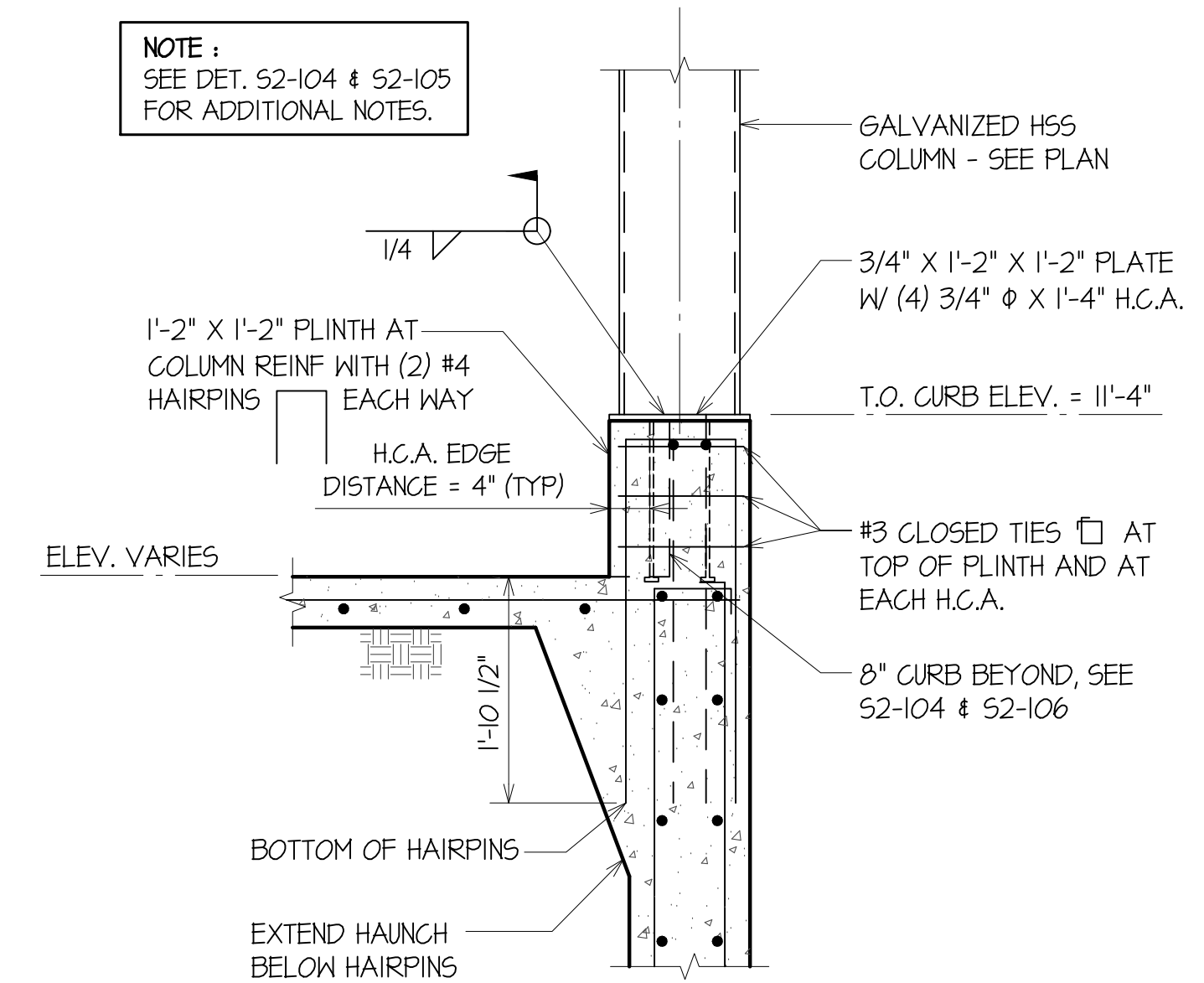


TYPICAL RETAINING WALL DETAIL FOR "H" = 5'-0" MAX S2-305

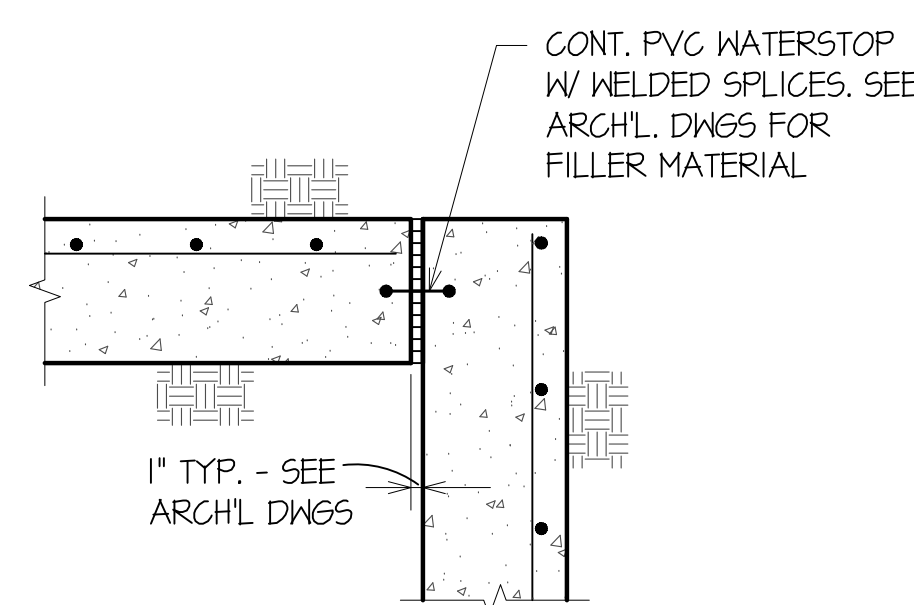


TYPICAL HOUSE KEEPING PAD DETAIL S2-306

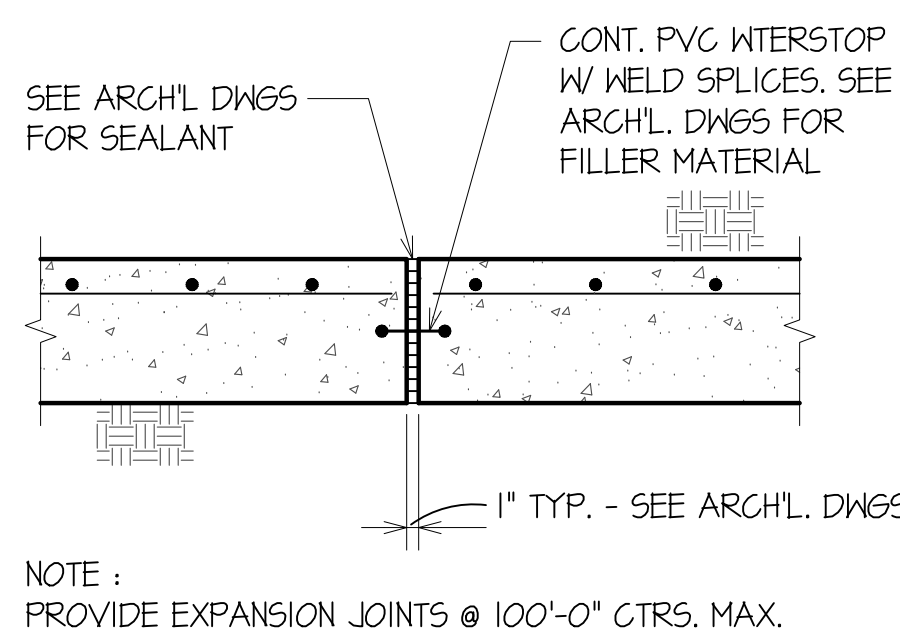
NOTE :
SEE MECHL. AND ARCHL. DRAWINGS FOR SIZE
AND LOCATION OF HOUSE KEEPING PADS.



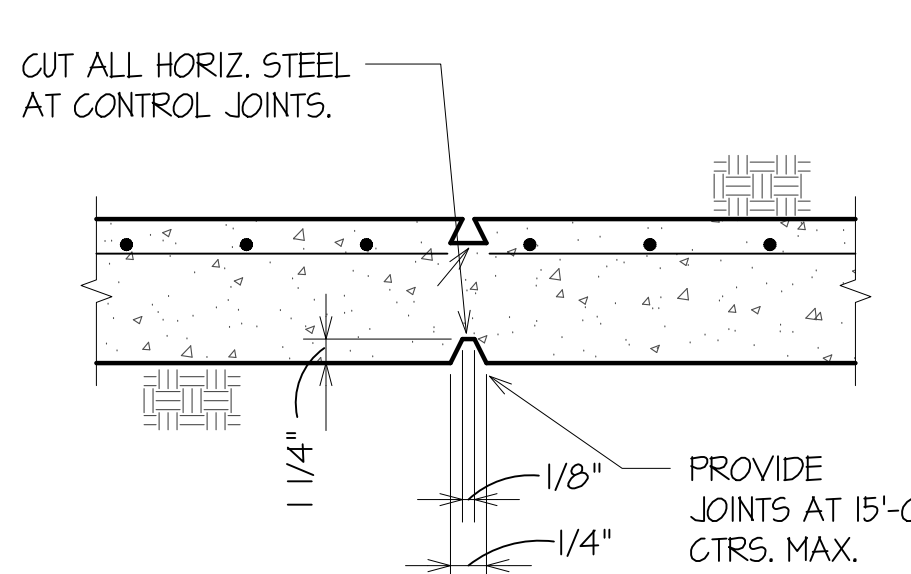
TYPICAL DETAIL AT PORCH COLUMN S2-307



TYPICAL RETAINING WALL
EXPANSION JOINT AT CORNER S2-308



TYPICAL EXPANSION JOINT
IN RETAINING WALL S2-309



TYPICAL CONTROL JOINT
IN RETAINING WALL S2-310

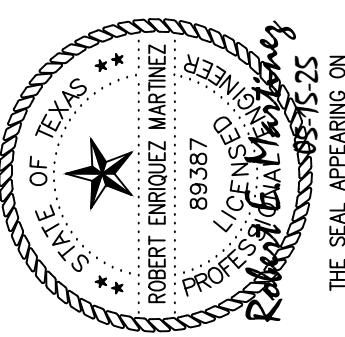
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FOUNDATION DETAILS

S2-3



ENGINEERING
MAY 15, 2025
21004
COPA-Lifeguard
Headquarters
Facility

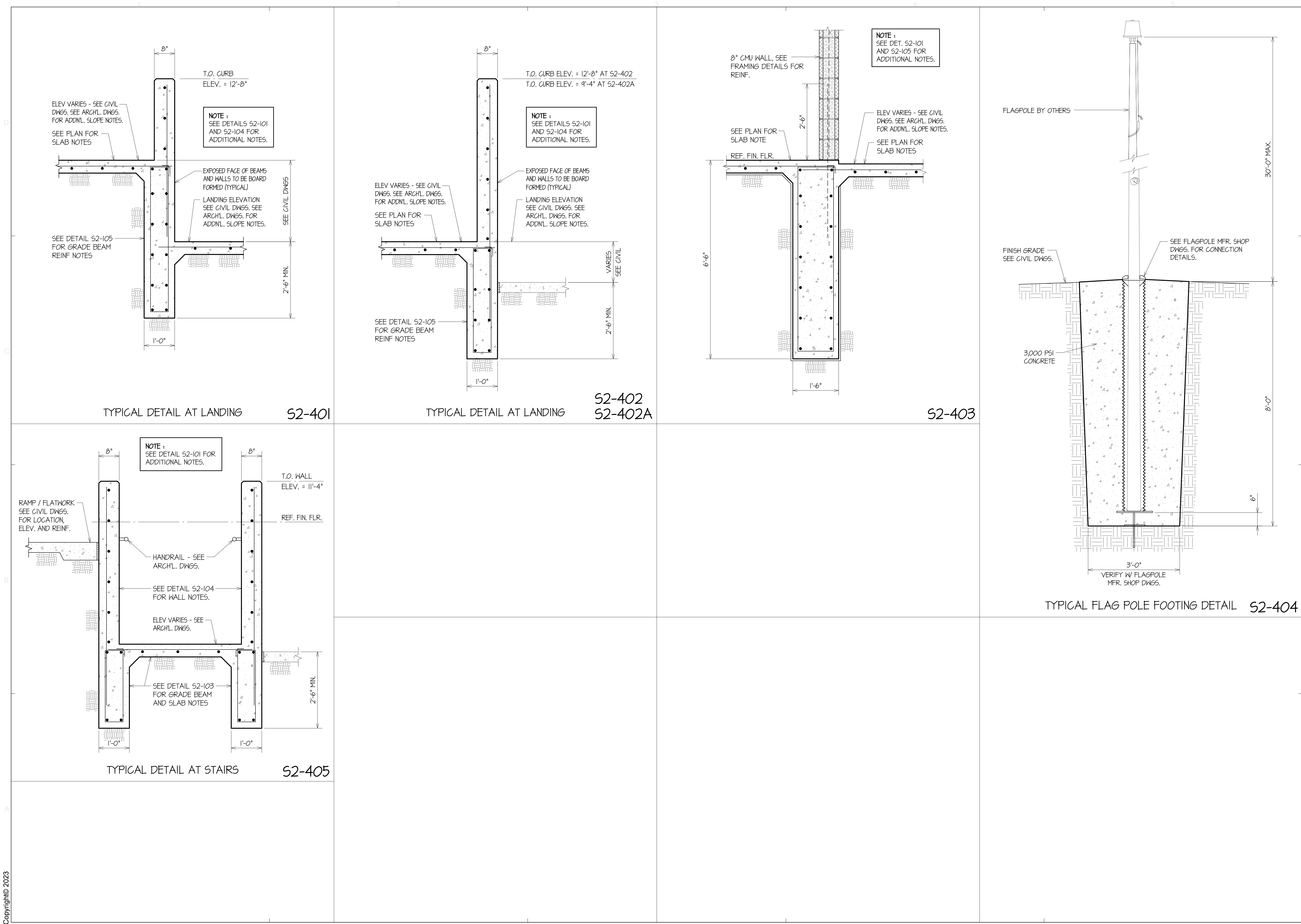
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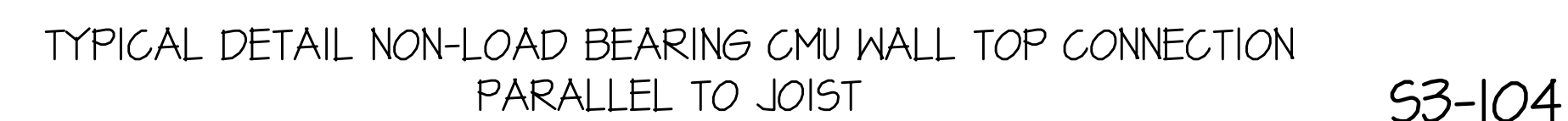
Project Name:
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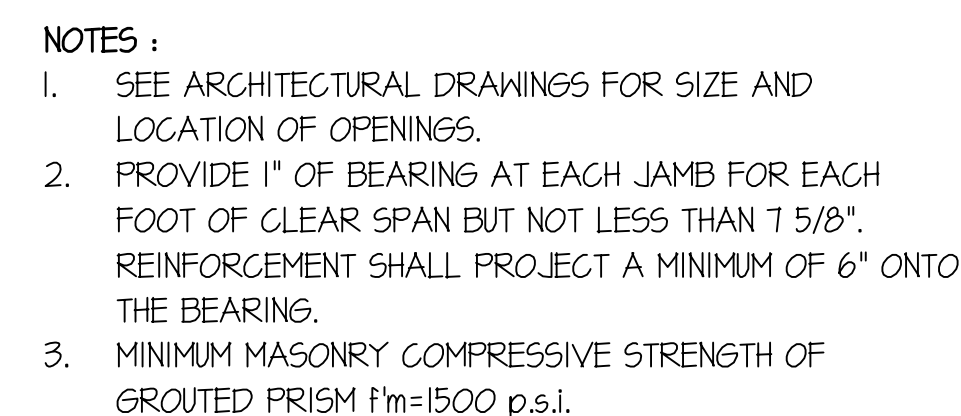
Project No:
21004

FOUNDATION DETAILS

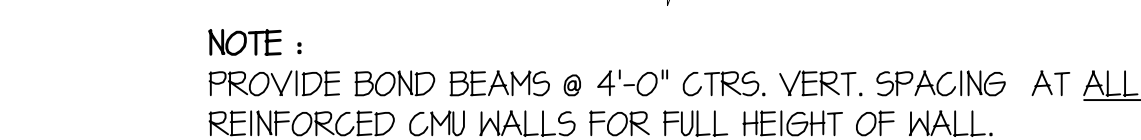
S2-3



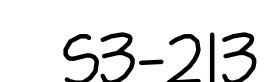
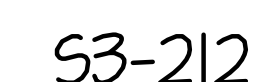
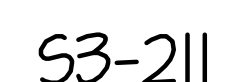
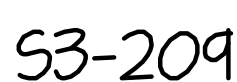
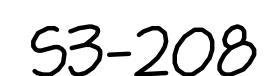
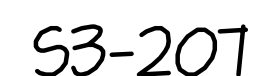
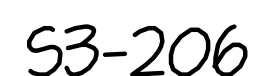
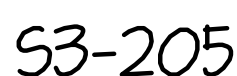
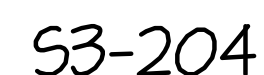
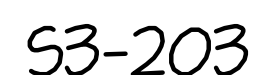




53-201



53-202



GENERAL

- GC-1 The contract structural documents represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
- GC-2 The structure has been designed to resist design loads only as a completed structure. Applications of construction loads to the partially completed structure shall be considered by the Contractor and so included in the design of shoring, bracing, formwork, and any other supporting elements provided for construction of the structure. During erection and until all permanent connections are made, the Contractor must provide temporary bracing to brace the structure in all directions.
- GC-3 The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- GC-4 General Contractor shall check and verify all dimensions, grade conditions, (both new and existing) reporting any discrepancies to the Engineer before proceeding with any phase of the work as the Contractor will be responsible for all work fitting as intended by the construction documents.

GC-5 The Contractor shall coordinate the light-gage metal stud shop drawings with the TDI Windstorm compliant soffit shop drawings to ensure that the soffit framing will resist all applied wind pressures. This includes all stud sizes, blocking/bridging, fasteners, connections to support structure, applicable details, and verification that the necessary stud gage required for anchorage of the soffit materials is being furnished.

STRUCTURAL DESIGN CRITERIA

- SD-1 A. Live loads:
- 1. Roof - 20 PSF (Reduced in accordance with IBC 1607.13.2.1)
 - 2. Offices - 50 PSF
 - 3. Public Areas - 100 PSF (Non-Reduceable)
 - 4. Mechanical Rooms - 125 PSF (Non-Reduceable)
 - 5. Storage Rooms - 125 PSF (Non-Reduceable)
 - 6. Combinations in accordance with IBC 1605.3.1
- B. Wind loads - ASCE 7-16 (IBC 1609.1)
- Ultimate Design Wind Speed (MPH) 163(Vult)
- Exposure classification C
- Risk Category IV (IBC Table 1604.5)
- C. Ground Snow Load 0 PSF
- D. Seismic Design Category A

- SD-2 Future Loads: Unless specifically noted, there are no provisions made for future floors, roofs, or other loads.
- SD-3 Applicable codes:
- A. 2018 International Building Code
 - B. ASCE 7-16
 - C. ACI 318-14
 - D. AISC Fourteenth Edition 2011
 - E. AWS D.11

GEOTECHNICAL REPORT

- GR-1 Foundation design is based on the geotechnical investigation report by Rock Engineering and Testing Laboratory, Inc. dated June 27, 2019. (RETL Report Number: G119192)
- GR-2 The soil report is available to the General Contractor upon request to the Architect. The information included therein may be used by the General Contractor for his general information only.

SUBGRADE AND UNDERFLOOR FILL PREPARATION AT SLAB-ON-GRADE FOUNDATIONS

- UF-1 The subgrade and underfloor fill shall be prepared to a point that extends 5'-0" minimum beyond the limits of the building foundation. Increase this width as needed to include all sidewalks/flatwork directly adjacent to the building foundation. Refer to the geotechnical report for the preparation of the subgrade soils beneath the flatwork/sidewalks beyond this width.
- UF-2 The subgrade and underfloor fill shall be prepared in accordance with the geotechnical report recommendations provided by Rock Engineering. The subgrade and select fill pad shall be tested, inspected, and approved by the Testing Lab in writing prior to placing concrete. The subgrade preparation shall improve subgrade performance to limit the PVR to 1" or less.
- Minimum requirements are as follows:
- A. Remove fill, vegetation, debris, existing foundations and all loose or organic materials completely to a minimum depth of 6-inches. Remove additional material as needed so that a minimum one and a half (1 ½) foot depth of compacted select fill can be installed beneath the bottom of slab elevation. Final depth of removal to be determined in the field by the Testing Lab.
- B. Following the removal of the surficial materials, the upper one (1) foot of exposed subgrade soils shall be moisture conditioned and recompacted to a minimum density of 95-percent of the maximum dry density determined by the Standard Proctor Test (ASTM D698) and the moisture content shall be maintained at or above the optimum moisture content. Any soft soils identified shall be removed and recompacted in place.
- C. The building pad shall be brought to finished grade elevation (See Grading Plan) with compacted select fill material. Refer to the Grading Plan for the existing and finished grade elevations. The select fill shall be installed in no greater than 8-inch thick loose lifts and compacted to a minimum density of 95-percent of the maximum dry density as determined by the Standard Proctor Test (ASTM D698) and at or above the optimum moisture content.
- The select fill pad shall be installed in such a manner to provide a uniform fill pad thickness supporting the building.

- D. Imported select fill material shall be homogenous, free from organics and other deleterious materials and shall have a maximum liquid limit of 40-percent and a Plasticity Index (PI) between 7 and 18. The select fill soils shall have a minimum 35-percent passing the #200 sieve and no soil particles exceeding 1 1/2 inches will be permitted.
- E. Refer to the Rock Engineering report for testing requirements and frequency.
- UF-3 Perform all earthwork before trenching for grade beams or mechanical lines.
- UF-4 Maintain subgrade and the fill at optimum insitu moisture content after completion of structural fill placement. This may include drying or wetting processes depending on the introduction or evaporation of moisture due to the weather and construction condition. The Testing Lab shall make a final site visit no sooner than two days prior to the concrete pour in order to verify and approve the select fill pad condition including moisture content to be fit and in accordance with the contract documents, prior to pour. Contractor shall make all corrective work required to improve the subgrade and structural fill areas which are not acceptable to the Testing Lab prior to placement of concrete.
- UF-5 The finish grading around the building shall be graded to ensure adequate drainage of surface water away from the building. All air conditioning condensate lines and roof gutter downspouts shall be directed to discharge a minimum of ten (10) feet away from the foundation for further removal from the site.
- UF-6 Trenching of grade beams shall be excavated in order to provide the beam cross sections indicated. Beam and slab depths and widths as indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing (not shown) which shall be determined by the Engineer during construction review. All loose soil from sides and bottoms of trenches shall be removed. If a toothed bucket is used, excavation with this bucket shall stop six (6) inches above final grade and the excavation completed with a smooth-bucket or by hand labor.
- UF-7 Drain exposed grade beams during construction in the event of inclement weather.

CONCRETE/REINFORCING:

- CR-1 All concrete shall test 3000 PSI at 28 days and shall be in accordance with ACI 301. Flyash shall not exceed 20 percent.
- CR-2 There shall be no horizontal construction joints in concrete pours except where shown on details. All construction joints shall be made in the center of spans with vertical bulkheads. The location of construction joints shall be as shown on the drawings.
- CR-3 Bar support accessories shall be provided in accordance with the latest ACI manual of standard practice for detailing reinforced concrete structures, except that reinforcing shall be supported on bolsters spaced not more than 4 feet on center. Bar supports for concrete exposed to view shall have plastic coated legs or be hot dip galvanized after fabrication. Bar supports for concrete with a sandblast finish shall have stainless steel bar supports. Do not use half bricks for bar supports.
- CR-4 Mechanical and electrical conduit in slabs shall run under top layer of slab reinforcing. Provide a minimum of 1'-1/2" clear between conduits and between reinforcing and adjacent conduits parallel to reinforcing. Excavate subgrade and recess conduits as needed to maintain slab thickness and achieve necessary clearances.
- CR-5 Where shown on the details, HCA stands for headed concrete anchors. Anchors shall conform to the requirements of ASTM A108, grades 1010, 1015, 1017, or 1020. Studs shall be automatically end welded in the shop or field in accordance with the manufacturer's recommendations. Remove ceramic ferrule prior to placing concrete.
- CR-6 Where expansion bolts (exp. bolt) are shown, they shall be Hilti or Simpson Strong-Tie type or approved equal. All anchors shall be zinc plated meeting the requirements of ASTM B633. Expansion anchors shall be installed using minimum depths, edge distances and spacing (unless otherwise noted), as recommended by the anchor manufacturer and shall be tightened to the torque requirements of the manufacturer.
- CR-7 All reinforcing steel shall be grade 60 and shall conform to the ASTM Specification A615. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual. Lap continuous unscheduled reinforcing bars 40 bar diameters at splices. Tie wire shall be 18 gage annealed type. Rebar shall not be heated with a torch in the field.
- CR-8 Provide 1-#6 x 4'-0" L-shaped bar top and bottom of exterior face of grade beams at corners.
- CR-9 Horizontal wall steel shall be continuous with 90-degree bands and 12" returns along each wall at corners, or provide 4'-0" corner bars each face equivalent to horizontal reinforcing.
- CR-10 Reinforcing steel coverage shall be 3".
- CR-11 Provide "Z" transition bars (same size as beam reinforcement) where beam soffit step downs are greater than 6 inches.
- CR-12 Vapor barrier shall be 10 mil polyethylene film for below grade application with a permeance of less than 0.3 US perms (ASTM E96). Vapor barrier shall be continuous with joints lapped a minimum of 12 inches and taped. The vapor barrier shall be installed in accordance with ASTM E1643.
- CR-13 Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117.
- CR-14 Construct formwork to maintain tolerances outlined in ACI 347. Formwork shall extend a minimum of 6 inches below finished grade at perimeter beams. **All exterior exposed beams and walls shall be horizontal board formed.**
- CR-15 Refer to the Architectural Drawings for areas requiring colored concrete and/or special concrete finishes.
- CR-16 Sawcut control joints into slab as early in the concrete placement process as possible as soon as the slab can support the weight of the workers and equipment without damage to the finished concrete surface. Unless noted otherwise, install the control joints at quarter points from each beam line in both directions when the beam spacing is 15-feet or greater and locate them at mid-span between the beams when the beam spacing is less than 15-feet. **Refer to Architectural drawings for joint/score pattern in exterior exposed sidewalks, ramps and stairs.**
- CR-17 Embed plates must be set and tied into the form before placing concrete, not into top of wet concrete. Any embed plates left out will require removal and re-pouring of concrete. Do NOT "wet set" ANY embed plates.

EPOXY

- EX-1 Care shall be taken in placing post-installed anchors to avoid conflicts with existing rebar. Holes shall be drilled and cleaned in accordance with the manufacturer's written instructions. Substitution requests for products other than those specified below shall be submitted by the Contractor to the Engineer.
- EX-2 All epoxy shall be submitted to the Engineer for approval prior to installation.
- EX-3 All holes shall be drilled with a "Rotary Hammer" percussion drill. All holes shall have a diameter no larger than 1/8" greater than the diameter of the steel member being installed.
- EX-4 All holes shall be cleaned with compressed air and wire brush and shall be dry prior to installation of epoxy. Holes shall be free of all deleterious material such as laitance, dust, dirt, and oil.
- EX-5 Steel shall be cleaned to a bright finish with wire brushes prior to installation. Prime surface as required by Manufacturer.
- EX-6 Acceptable Products are HILTI RE 500 V3, HILTI HIT HY200 or Simpson Strong-Tie Set-XP or approved equal. Substitutions may be considered provided complete technical information is furnished to the Engineer and approved prior to commencement of work. In using the above products, follow strictly the manufacturer's specifications and directions for mixing and application. Also heed all label warnings by manufacturer. Make application in accordance with applicable safety laws.

MASONRY/GROUT

- MG-1 Concrete masonry units (CMU) shall be lightweight (105 PCF) Grade N, Type I, moisture controlled units, conforming to the latest edition of ASTM C90. The average compressive strength of three individual units shall be 2,000 PSI. Refer to architectural drawings and/or specifications for unit size, face, color, jointing, etc.
- MG-2 Mortar shall be type "S", utilizing pre-mixed sacks or shall have the proportions of the mix materials verified and approved in the field by the Testing Lab. When pre-mixed sacks are utilized, copies of the sack receipts must be submitted to the Engineer.
- MG-3 Minimum 28-day compressive strength (f'm) of the masonry walls shall be equal to 2,000 PSI.
- MG-4 Reinforce CMU walls where shown on the structural drawings. Fill all cells with 2,000 PSI grout.
- MG-5 Provide #5 vertical rebars at all corners, ends of walls, each side of control joints and each side of wall openings. See Typical Detail. See Architectural drawings for location of control joints.
- MG-6 Dowels into supporting members shall be the same size and spacing as vertical reinforcement. Extend dowels 2'-6" into the supporting members unless noted otherwise.
- MG-7 All reinforcement and dowels shall have a lap splice length of 50 bar diameters unless noted otherwise.
- MG-8 All vertical steel shall be positioned in the wall using "Rebar Positioners" by AA Wire Products Co. unless specifically detailed otherwise.
- MG-9 Provide standard galvanized truss-type horizontal joint reinforcement of 9 gage wire every other course (16" on center) in typical walls and every course (8" on center) in parapet walls. Side rods shall be deformed wire and cross rods shall be plain wire, both complying with ASTM A82. Lap 6" minimum. Provide prefabricated L and T-shaped units at corners and intersections.
- MG-10 Provide a continuous 8" deep concrete filled bond beam at the top of each wall and at the sill of openings. See bond beam schedule. Provide 1-#6 x 4'-0" L-shaped bar at corners.

MASONRY TESTING REQUIREMENTS

Testing Method Options	Prior to Construction	
	Method I	During Construction
Masonry Prism Testing	5 Prisms	3 Prisms for every 5,000 s.f. of wall
Method II		
Masonry Prism Test Record	Approved 30 Prism Record	3 Prisms for every 5,000 s.f. of wall
Method III		
Unit Strength Method	Units and Grout or 5 prism	Units and Grout or 3 prisms for every 5,000 s.f. of wall

STRUCTURAL STEEL

- ST-1 All structural steel shall conform to ASTM Specifications A36 except wide flange shapes shall conform to ASTM A992 GR50. Pipe members shall conform to ASTM A501 or A53, grade B. Square or rectangular tube shapes shall conform to ASTM A500, grade B. Structural steel details and connections shall conform to the standards of the AISC. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having a splice not shown and detailed on shop drawings will be rejected. All welding shall conform to the American Welding Society Code. Use E70 series electrodes for all structural steel welds. Continuous weld all cap plates and base plates to columns.
- ST-2 All connections shall have 3/4" diameter bolts at 3" on center for full depth of beam as a minimum. Field connections shall be equivalent to standard bolted connections using 3/4" diameter ASTM A325X bolts unless otherwise shown. Connections shall be bolted or welded - See details. Provide web connections for steel beams at columns unless otherwise noted. Unless otherwise noted on the drawings, the reactions for each end of beam shall be designed using 1/2 of the tabulated allowable load for the given span as tabulated in Part 2 of the AISC manual of steel construction.
- ST-3 Examine the architectural and structural drawings for all items required to be hot-dip galvanized after fabrication. All exterior steel at the porch shall be

galvanized.

- ST-4 Ultrasonic inspection by the testing laboratory shall be provided for all welds called for on the drawings or on the shop drawings as penetration welds.
- ST-5 Provide 3/8" column cap plate where joist bears on column and 3/4" column cap plate where beam bears on column.
- ST-6 All connection plates and angles for structural steel shall be 3/8" thick at 3/4" diameter bolts and 1/2" thick at 1" diameter bolts.
- ST-7 Unless noted otherwise on the Architectural Drawings, all structural steel members shall receive the manufacturer's standard primer. General Contractor shall apply touch up paint as needed in the field.

STEEL JOISTS

- SJ-1 All joists shall be cambered for dead load. All steel joists shall conform to latest standard load table design, fabrication and erection requirements of the 'Steel Joist Institute'. All bridging shall be bolted or welded at all joists and at all crossings and anchored to Spandrel Members. Size of bridging shall be as required by the joist supplier.
- (1) Roof Joists: K Series - 1" x 1" x 7/64" angle, (min. size)
All joists shall have angle bottom chord members unless otherwise approved.
- SJ-2 All joists shall be welded to supports per SJI specifications.
- SJ-3 Provide flat bearing for all joists.
- SJ-4 Where bar joists are utilized, and columns are not framed in at least two directions with structural steel members, a bar joist shall be field bolted at columns with two 1/2" diameter A307 bolts at each end of the joist to provide lateral stability during construction.
- SJ-5 Joists shall be designed for the uplift loads listed on the roof plan.
- SJ-6 All shop drawings for joists shall be drawn by the joist fabricator, NOT the steel fabricator. **Zinfab is NOT an approved fabricator of steel joists and deck.**
- SJ-7 Joist manufacturer shall be a current member of the Steel Joist Institute (no exceptions). **Zinfab is NOT an approved fabricator of steel joists and deck.**
- SJ-8 Unless noted otherwise on the Architectural Drawings, all joist members including bridging shall receive the manufacturer's standard primer. General Contractor shall apply touch up paint as needed in the field.

ROOF DECK

- RD-1 Roof deck shall be 1.5" deep 22 gage wide rib galvanized metal deck type 1.5B22 as manufactured by Vulcraft or approved equal. Deck shall conform to SDI standards and shall have the following properties:
- lp = 0.155 IN4/FT
ln = 0.183 IN4/FT
Sp = 0.186 IN3/FT
Sn = 0.192 IN3/FT
Fy = 33 K.S.I.
- Minimum steel thickness before coating = 0.0295 in.

- RD-2 Lap ends of deck 3" at supports. Attach Roof Deck to supports in accordance with the Typical Detail on the plans. Deck shall be galvanized G60.

WOOD FRAMING

- WF-1 All lumber and its fastenings shall conform to the National Design Specification for Wood Construction, latest edition, by the National Forest Products Association.
- WF-2 All wood framing shall be womanized, Southern Yellow Pine, Grade 1, or approved equivalent unless noted otherwise.
- WF-3 Coordinate all roof overhang dimensions with the Architectural drawings.
- WF-4 All rafters and beams in bearing over exterior stud walls shall be secured at all locations of bearing with Hurricane Tie hold downs as manufactured by Simpson Strong-Tie or equal. Simpson Strong-Tie type "H2.5A" holdown as a minimum.
- WF-5 All joist and beam connections with supporting members shall be provided with hangers of appropriate size and gage as manufactured by Simpson Strong-Tie or equal.
- WF-6 All framing anchors, straps, fasteners, etc. shall be stainless steel.

TEXAS DEPARTMENT OF INSURANCE WINDSTORM INSPECTION REQUIREMENTS

- TDI-1 All exterior doors, windows, and storefronts must comply with and be installed in accordance with ASTM E1886, ASTM E1996 and TDI requirements. Attachment details to the foundation and structure must be included in the Manufacturer's shop drawings. (Deferred Submittal)
- TDI-2 Submit P.E. sealed shop drawings for all exterior doors, windows storefronts and pre-fabricated canopies to be installed showing compliance with the above listed requirements and applicable wind loads. The installation method to be used must be clearly shown on the shop drawings. The installation method must have accompanying TDI approved documentation. (Deferred Submittal)
- TDI-3 The Structural Engineer must be allowed to inspect the installation of all door window and storefront fasteners prior to the installation of the glazing.

- TDI-4 Submit shop drawings for TDI compliant roof assembly. The installation of the TDI approved roofing system must be inspected by the Testing Lab. RTU curbs and curb and anchorage details must be included in the roofing submittals. (Deferred Submittal)

INSPECTION BY THE TESTING LAB

- TL-1 The testing lab shall provide special inspection of the following items in accordance with the code. Re-inspect as required until all items pass inspection. Written reports shall be submitted to the Engineer.
1. Subgrade and Select Fill Pad: The prepared subgrade and each lift of select fill material shall be tested, evaluated and reworked as necessary until approved by the Testing Lab prior to placement of additional lifts. Refer to the geotechnical report for the frequency of tests.
 2. Concrete: During the taking of test specimens and placing of reinforced concrete.
 3. Bolts and Embed Plates Installed in Concrete: Prior to and during the placement of concrete around bolts and embed plates.
 4. Reinforcing Steel: Inspect all rebar prior to placing concrete.
 5. Roof Deck: Inspect all welds, screws, and attachment pattern for conformance to details.
 6. Field Welds: Inspect all field welds.
 7. Reinforced CMU: Inspect placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operations.
 8. Roofing System: The installation of the TDI approved roofing system must be inspected by the Testing Lab to be in conformance with the approved shop drawings submitted by the General Contractor.
- TL-2 The testing lab shall provide testing and inspection services for all items listed in Chapter 17 of the International Building Code. Re-inspect as required until all items pass inspection. Written reports shall be submitted to the Engineer.
- TL-3 Periodic site observations by the Testing Lab are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.
- TL-4 The Contractor shall notify the Testing Lab 48 hours in advance of any concrete placement.
- TL-5 The Contractor shall not place any concrete until all reinforcing steel placement has been reviewed by the Testing Lab AND all corrections made by the Contractor. It is the Contractor's responsibility to ensure that all corrections have been made.
- TL-6 Do not cover up structural framing until it has been reviewed by the Testing Lab.

APPLICABILITY OF TYPICAL DETAILS

- M-1 Typical details shall apply to ALL such situations and conditions which are similar to the condition shown on the detail or verbally described in the title of the detail or notes on the detail. Typical details shall apply regardless of whether or not the detail section mark is cut on the plans.
- M-2 See Architectural/Civil drawings for floor elevations, slopes, and the location of depressed floor areas.
- M-3 The Contractor shall compare Structural sections with Architectural sections and report any discrepancy to the architect prior to fabrication or installing structural members.
- M-4 Changes shall not be made to the drawings without written approval of the Engineer.
- M-5 Shop drawings shall be submitted for all structural items including concrete mix design, rebar, epoxy, structural steel, steel joists, and metal roof deck.
- The Contractor must submit all shop drawings for review a minimum of ten (10) working days prior to their due date back to the supplier. Failure to do so will be the responsibility of the Contractor.
- M-6 Rebar shall not be heated with a torch in the field.
- M-7 Embed plates must be set and tied into the form before placing concrete, not into top of wet concrete. Any embed plates left out will require removal and re-pouring of concrete. Do NOT "wet set" ANY embed plates.
- M-8 Do not hang anything from the metal deck.

SITE OBSERVATION BY THE STRUCTURAL ENGINEER

- SV-1 Periodic site observations by field representatives of REM Engineering are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.
- SV-2 The Contractor shall notify the Engineer and Testing Lab 48 hours in advance of any concrete placement.
- SV-3 The Contractor shall not place any concrete until all reinforcing steel placement has been reviewed by the Structural Engineer AND all corrections made by the Contractor. It is the Contractor's responsibility to ensure that all corrections have been made.
- SV-4 Do not cover up structural framing until it has been reviewed by the Engineer.

REPRODUCTION NOTE

- R-1 The use of reproductions of these contract drawings by any contractor, subcontractor, erector, fabricator, or material supplier in lieu of preparation of shop drawings signifies his acceptance of all information shown hereon as correct, and obligates himself to any job expense, real or implied, arising due to any errors that may occur hereon.

EDRarchitects

361.537.4400
enzy.pal@edrarchitects.com

PROJECT NO. 24-225

REV PROJECT NO. 24-225

REVISION

DATE

DESCRIPTION

PROJECT ADDRESS:

303 Ninth Street
Port Aransas TX
78373 Nueces
County

PROJECT NO:

21004

DATE:

MAY 15, 2025

PROJECT NAME:

COPA-Lifeguard
Headquarters
Facility

GENERAL NOTES

S4-1

STATE OF TEXAS

ROBERT ENRIQUEZ MARTINEZ

693.987

REGISTERED PROFESSIONAL ENGINEER

NO. 00575726

EXPIRATION DATE 08/31/2026

THE TEXAS ENGINEERING BOARD

BY: ROBERT E. MARTINEZ, P.E. # 89387

T&E, INC. NO. 6844

C:\EDR\Projects\2023\Projects\01004-COPPA Lifeguard Task Order 6\Arch\2023\0101 NEW COPPA LIFE GUARD.DWG 2024.rvt

May 15, 2025 -- 6:10pm
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D

C

B

A

ABBREVIATIONS

A	
A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT, AIR COMPRESSOR, ABOVE COUNTER
ACC	AIR COOLED CHILLER
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AF	AMPERE FUSE, AMPERE FRAME
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPT CAPACITY
AL	ALUMINUM
AM	AMMETER
AMP	AMPLIFIER
ANN	ANNUNCIATOR
AP	ACCESS PANEL, ALARM PANEL
ARCH	ARCHITECT, ARCHITECTURAL
ASC	AMPERES SHORT CIRCUIT
AT	AMPERE TRIP RATING
ATS	AUTOMATIC TRANSFER SWITCH
AVG.	AVERAGE
AUX.	AUXILIARY

B	
BC	BELOW COUNTER, BELOW CEILING
BKR	BREAKER
BLDG.	BUILDING

C	
C	CONDUIT, CELSIUS
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CWP	CONDENSER WATER PUMP
CH	CHILLER
CHP	CHILLED WATER PUMP
CIRC	CIRCULATING
CKT	CIRCUIT
CL	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT.	CONTINOUS,CONTINUATION
CONTR.	CONTROLLER, CONTRACTOR
CP.	CIRCULATING PUMP
CPUC	CPU CHILLER
CRT	CATHODE RAY TUBE
CRU	CONDENSATE RETURN UNIT
CT	CURRENT TRANSFORMER, COOLING TOWER
CTR	CENTER
CU	COPPER

D	
dB	DECIBEL
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DP	DISTRIBUTION PANEL
DPDT	DOUBLC--POLE, DOUBLC--THROW
DPST	DOUBLC--POLE, SINGLC--THROW
DR	DROPPED RECEPTACLE
DW	DISHWASHER
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWP	DOMESTIC WATER PUMP
DXFC	DX FAN COIL UNIT

E	
(E)	EXISTING
E--UGE	EMERGENCY UNDERGROUND ELECTRIC DISTRIBUTION
EA	EACH
EC	ELECTRICAL CONTRACTOR
E.C.	EMPTY CONDUIT
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
EFF	EFFICIENCY
EHC	ELECTRIC HEATING COIL
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC.	ELECTRICAL
EMERG	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
ENCL.	ENCLOSURE
ENGR.	ENGINEER
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
(ER)	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EUGE	EMERGENCY UNDERGROUND ELECTRIC

F	
F	FAHRENHEIT, FAN, FIRE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FD	FURR--DOWN
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FLUOR	FLUORESCENT
FP	FIRE PUMP, FAN POWERED
FRZR	FREEZER
FS	FUSED SWITCH, FLOW SWITCH
FT	FOOT, FEET
FTL	FEED--THRU LUGS
FUT	FUTURE
FVNR	FULL--VOLTAGE, NON--REVERSING

G	
GA	GAGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GUH	GAS UNIT HEATER

H	
HOA	HAND--OFF--AUTOMATIC
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HS	HAND SET
HSC	HAND SCANNER
HTG	HEATING
HTR	HEATER
GUH	HOT WATER/ GAS UNIT HEATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HVU	HEATING/ VENTILATING UNIT
HWB	HOT WATER BOILER
HWC	HOT WATER CIRCULATOR
HWP	HEATING WATER PUMP
H ₂	HERTZ

I	
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCH
INCAND	INCANDESCENT
INT	INTERNAL, INTERIOR

J	
JB	JUNCTION BOX
JP	JOCKEY PUMP

K	
KEC	KITCHEN EQUIPMENT CONTRACTOR
KO	KNOCKOUT
KVA	KILOVOLT-- AMPS
KW	KILOWATT
KWH	KILOWATT--HOUR

L	
LF	LINEAR FEET
LRA	LOCKED ROTOR AMPS
LTC	LIGHTING
LVL	LEVEL

M	
M	METER
MAP	MASTER ALARM PANEL
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX.	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MECH.	MECHANICAL
MFR	MANUFACTURER
MH	METAL HALIDE
MIC	MICROPHONE
MIN.	MINIMUM
MLO	MAIN LUGS ONLY
MN	MASS NOTIFICATION
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MV	MERCURY VAPOR

N	
N3R	NEMA 3R ENCLOSURE
N4X	NEMA 4X ENCLOSURE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NF	NON--FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFS	NON--FUSED SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE

O	
OAF	OUTSIDE AIR FAN
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRICAL
OPG	OPENING
OS	OCCUPANCY SENSOR

P	
P	POLE, PUMP
PA	PUBLIC ADDRESS PAGING
PB	PUSHBUTTON
PH	PHASE
PL	PILOT LIGHT
PLBG	PLUMBING
PNEU	PNEUMATIC
PANEL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PV	PHOTOVOLTAC
PVC	POLYVINYL CHLORIDE
PWR	POWER

Q	
QTY	QUANTITY

R	
R	EXISTING TO BE REMOVED
RA	RETURN AIR
RAD	REFRIGERATED AIR DRYER
RAF	RETURN AIR FAN
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RE	REFERENCE, REFER
REC	RECEPTACLE
REFR	REFRIGERATOR
REINF	REINFORCING
REL	EXISTING TO BE RELOCATED
REQD	REQUIRED
REV	REVISION, REVISE
RGS	RIGID GALVANIZED STEEL
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT

S	
SA	SUPPLY AIR
SAF	SUPPLY AIR FAN
SCHED	SCHEDULE
SE	SEWAGE EJECTOR
SEC	SECURITY
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SKVA	STARTING KILOVOLT--AMPS
SKW	STARTING KILOWATTS
SP	SUMP PUMP
SPEC	SPECIFICATION
SPF	STAIR PRESSURIZATION FAN
SPKR	SPEAKER
SPDT	SINGLC--POLE, DOUBLC--THROW
SPST	SINGLC--POLE, SINGLC--THROW
SQ.	SQUARE
SRF	SMOKE REMOVAL FAN
SS	START--STOP PUSH BUTTON
SSSC	SOLID STATE SPEED CONTROL
STB	STEAM BOILER
STD	STANDARD
STL	STEEL
SURF	SURFACE
SW	SWITCH
SWBD	SWITCHBOARD

T	
TC	TEMPERATURE CONTROL
TEL	TELEPHONE
TF	TRANSFER FAN
TL	TWIST--LOCK
TOC	TOP OF CURB
TOS	TOP OF STEEL
TS	TAMPER SWITCH
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TU	TERMINAL UNIT
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL

U	
UC	UNDER COUNTER
UG	UNDERGROUND
UGC	UNDERGROUND COMMUNICATION
UGP	UNDERGROUND PRIMARY
UGS	UNDERGROUND SECONDARY
UGE	UNDERGROUND ELECTRIC
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTABLE POWER SYSTEM

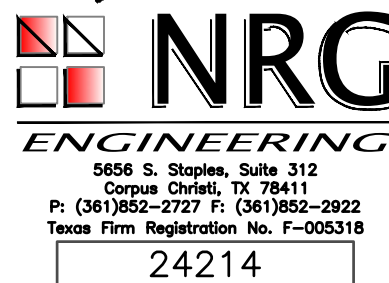
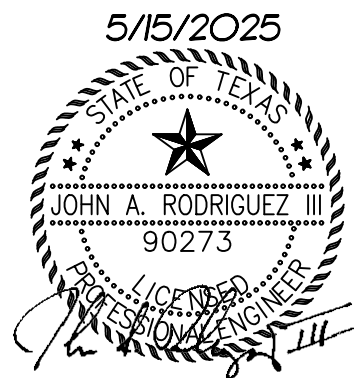
V	
V	VOLT
VA	VOLT--AMPERE
VC	VOLUME CONTROL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VP	VACUUM PUMP
VM	VOLT METER

W	
W	WATT, WIRE, WIDTH
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WS	WATER SOFTENER
WT	WATERTIGHT, WEIGHT
WWF	WELDED WIRE FABRIC

X	
---	--

XFMR	TRANSFORMER
------	-------------

Z	
Z	ZONE



Project Address:
303 Ninth Street
Port Aransas, TX
78373

Project Name:
Lifeguard
Headquarters

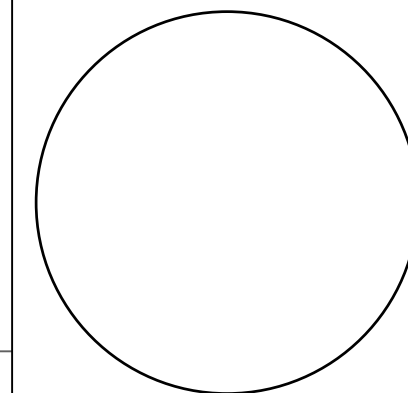
Project No.:
21004
ELECTRICAL-ABBREVIATIONS
05-15-2025



Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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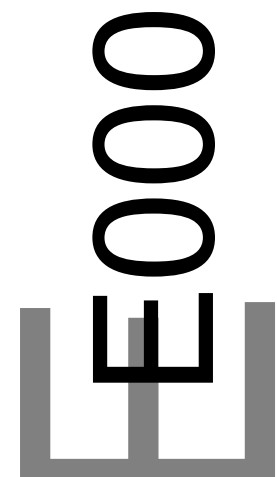


phone: 361.537.4400 - erodzypal@edrarchitects.com

Issue

Project Data

Sheet Title



RACEWAYS AND WIRING

	CAP AND STAKE
	CONDUIT CONCEALED IN WALL OR CEILING
	EMERGENCY CONDUIT
	EXPOSED CONDUIT
	UNDERGROUND CONDUIT, "DB" DENOTES DUCTBANK ENCASED IN CONCRETE
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	HASH MARKS INDICATE NUMBER OF CONDUCTORS. LEFT TO RIGHT: PHASE/NEUTRAL/SWITCH LEG/GROUND/ISOLATED GROUND. NO HASH MARKS INDICATES 2# 12, PLUS GROUND, UNLESS NOTED OTHERWISE.
	HOMERUN TO PANEL WITH CIRCUIT NUMBER(S) AS INDICATED.
	PARTIAL CIRCUIT HOMERUN TO PANEL.
	COMMUNICATIONS CONDUIT OR CABLE: "C" DENOTES COMMUNICATIONS "CA" DENOTES MASTER CLOCK, "CR" DENOTES CASH REGISTER "D" DENOTES DATA, "FA" DENOTES FIRE ALARM, "I" DENOTES INTERCOM, "OHE" DENOTES OVERHEAD ELECTRICAL LINE. "PA" DENOTES PAGING, "S" DENOTES SECURITY, "T" DENOTES TELEPHONE, "V" DENOTES VIDEO.
	TELECOMMUNICATIONS CABLE TRAY TO BE CONCEALED ABOVE ACCESSABLE CEILING.

RECEPTACLES AND OUTLETS

ALL RECEPTACLES SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.	
	SIMPLEX WALL RECEPTACLE, NEMA 5-20R, 20A, 125V.
	DUPLX WALL RECEPTACLE, NEMA 5-20R, 20A, 125V. "WP" DENOTES WEATHERPROOF, "IG" DENOTES ISOLATED GROUND, "TP" DENOTES SAFETY TYPE, (TAMPER PROOF) "DR" DENOTES DROPPED RECEPTACLE, "AC" DENOTES ABOVE COUNTER MOUNTING, SEE ARCHITECTURAL PLANS FOR EXACT MOUNTING HEIGHT.
	GROUND FAULT CIRCUIT INTERRUPTER (GFI) DUPLX WALL RECEPTACLE
	FOURPLEX (DOUBLE DUPLEX) WALL RECEPTACLE. NEMA 5-20R, 20A, 125V.
	GROUND FAULT CIRCUIT INTERRUPTER (GFI) QUADPLEX (DOUBLE DUPLEX) WALL RECEPTACLE
	SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED.
	FLUSH ELECTRICAL FLOOR OUTLET
	MULTI-OUTLET SURFACE RACEWAY. SEE ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS.
	JUNCTION BOX (SQUARE)
	JUNCTION BOX
	DUPLX RECEPTACLE WITH HOMERUN
	DUPLX RECEPTACLE (PEDESTAL MOUNTED)
	TWO-GANG FLOOR POKE-THRU
	THREE-GANG FLOOR POKE-THRU
	POWER POLE
	PULL BOX (OVER 4" SQUARE)
	CLOCK RECEPTACLE TO BE MOUNTED 12" BELOW FINISHED CEILING. (2) DENOTES DOUBLE SIDED CLOCK.

LIGHTING

LETTER(S) DENOTE TYPE- SEE LIGHTING FIXTURE SCHEDULE FOR MOUNTING.	
	2' X 4' LED LIGHTING FIXTURE.
	2' X 2' LED LIGHTING FIXTURE.
	1' X 4' LED LIGHTING FIXTURE.
	LED STRIP LIGHTING FIXTURES.
	STAGGERED STRIP LIGHTING FIXTURE.
	LED DOWNLIGHT FIXTURE.
	WALL MOUNTED LED
	CEILING MOUNTED EXIT SIGN; ARROWS AS INDICATED. SHADED AREA DENOTES FACE.
	LIGHT FIXTURES ON WITH BATTERY BACKUP.
	SITE LIGHTING FIXTURE.

COMMUNICATIONS

ALL OUTLETS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR TO CENTER OF DEVICE, UNLESS NOTED OTHERWISE. SOME SYMBOLS INCLUDE MOUNTING HEIGHT ON PLANS.	
THE FOLLOWING NOTATIONS REFER TO ALL COMMUNICATIONS OUTLETS: "FAX" DENOTES OUTLET DEDICATED FOR A FAX. "W" DENOTES WALL PHONE SHALL BE MOUNTED AT 42" A.F.F. "PAY" DENOTES PAY PHONE SHALL BE MOUNTED 42" A.F.F.	
	PROVIDE 4 11/16" X 4 11/16" X 2 1/8" METAL BOX WITH 1-1/2" CONDUIT STUBBED-OUT ABOVE ACCESSIBLE CEILING OR ROUTED TO CABLE TRAY OR COMMUNICATION ROOM. NUMBER INDICATES QUANTITY OF CAT-6 CABLES WITH RJ45 CONNECTORS.
	VOICE/DATA FLOOR OUTLET ROUTED AS INDICATED ABOVE. NUMBER INDICATES QUANTITY OF CAT-6 CABLES WITH RJ45 CONNECTORS.
	TELEVISION OUTLET SINGLE GANG JUNCTION BOX WITH ONE COAX RECEPTACLE WITH TYPE "F" CONNECTORS
	MICROPHONE FLOOR OUTLET, "W" INDICATES WALL MOUNTED
	AUXILIARY FLOOR OUTLET, "W" INDICATES WALL MOUNTED
	VOLUME CONTROL
	FIBER OUTLET
	INTERCOMMUNICATION SYSTEM HANDSET.
	PUBLIC ADDRESS PAGING
	MULTIMEDIA A/V CONNECTIONS
	INTERCOM
	WIRELESS ACCESS POINT
	CARD READER
	OUTDOOR SIGNAL ANTENNA
	INDOOR SIGNAL ANTENNA
	CELL SIGNAL BOOSTER

SECURITY

	SAFE DOOR CONTACT/ HEAT THERMAL
	SECURITY PANEL
	GENERAL PAGING SYSTEM
	SECURITY MOTION SENSOR
	MOTION DETECTOR
	DOOR CONTACTOR ROUGH-IN WITH CONDUIT TO ACCESSIBLE LOCATIONS ABOVE CEILING.
	CARD READER ROUGH IN WITH CONDUIT TO ACCESSIBLE LOCATIONS ABOVE CEILING.
	CAMERA
	MAGNETIC LOCK
	ELECTRONIC HINGE
	ELECTRONIC STRIKE
	PUSH BUTTON TO EXIT

MOTORS AND CONTROLS

	SINGLE OR THREE PHASE MOTOR NUMBER INDICATES HORSE POWER
	ELECTRIC DUCT HEATER
	DISCONNECT (SAFETY) SWITCH "200/3/150" DENOTES AMPERES/POLE/FUSE. "NF" DENOTES NON-FUSED "N3R" DENOTES NEMA 3R
	ENCLOSED CIRCUIT BREAKER- "200/3/150" DENOTES AMPERES/POLE/TRIP.
	MOTOR STARTER FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
	COMBINATION DISCONNECT (SAFETY) SWITCH AND MOTOR STARTER, "30/3/15/#0" DENOTES AMPERES/POLES/FUSE/STARTER SIZE. "NF" DENOTES NON-FUSED. FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
	VARIABLE FREQUENCY DRIVE PROVIDED BY DIVISION 22 AND INSTALLED BY DIVISION 23.
	120V, 1P EQUIPMENT CONNECTION
	240V, 1P EQUIPMENT CONNECTION
	240V, 3P EQUIPMENT CONNECTION
	208V, 1P EQUIPMENT CONNECTION
	208V, 3P EQUIPMENT CONNECTION
	277V, 1P EQUIPMENT CONNECTION
	480V, 3P EQUIPMENT CONNECTION
	480V, 1P EQUIPMENT CONNECTION

ELECTRICAL EQUIPMENT

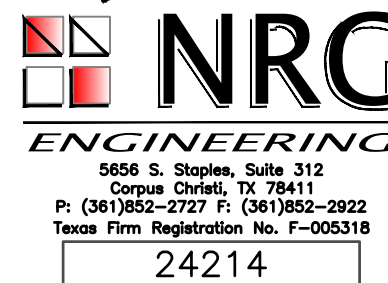
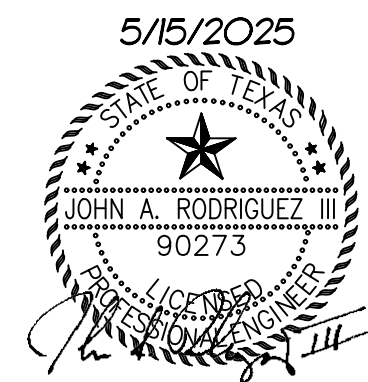
	DISTRIBUTION PANEL
	SWITCHBOARD OR MOTOR CONTROL CENTER
	PANELBOARD (FLUSH/SURFACE MOUNT)
	DRY-TYPE TRANSFORMER
	AUTOMATIC TRANSFER SWITCH
	PLYWOOD TERMINAL BOARD, TYPE AS NOTED, 4' X 8' X 3/4" UNLESS NOTED OTHERWISE
	TERMINAL CABINET (FLUSH/SURFACE MOUNT), TYPE AS NOTED, 24" X 48" X 3-1/2" UNLESS NOTED OTHERWISE.
	GENERATOR REMOTE ANNUNCIATOR.
	MANUAL TRANSFER SWITCH

FIRE ALARM

	FIRE ALARM PULL STATION
	FIRE ALARM SPEAKER STROBE SIGNAL (SUBSCRIPT REFERENCED BELOW)
	FIRE ALARM VISUAL SIGNAL
	FIRE ALARM AUDIO SIGNAL
	ADDRESSABLE SMOKE DETECTOR (SUBSCRIPT REFERENCED BELOW)
	FIRE ALARM ANNUNCIATOR
	FIRE ALARM CONTROL PANEL
	HEAT TRACE CONTROL PANEL
	FLOW SWITCH
	TAMPER SWITCH
	FIRE BELL
	KNOX BOX
SUBSCRIPTS:	
WM	WALL MOUNTED
C	CEILING MOUNTED
WP	WEATHERPROOF
AC	ABOVE COUNTER
D	IN DUCT

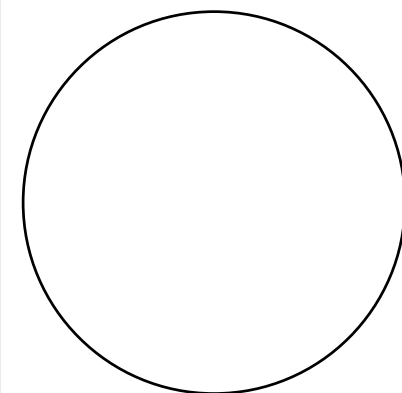
ONE LINE AND RISER DIAGRAMS

	TRANSFORMER, TYPE AND RATINGS AS NOTED
	SWITCH, RATING AS SHOWN
	FUSE, RATING AS SHOWN
	CIRCUIT BREAKER, RATING AS SHOWN, 3 POLE UNLESS NOTED OTHERWISE. "CL" DENOTES CURRENT LIMITING
	DRAWOUT CIRCUIT BREAKER, RATINGS AS SHOWN, 3 POLE UNLESS NOTED OTHERWISE
	SHUNT TRIP
	GROUND FAULT RELAY
	KIRK-KEY INTERLOCK
	DIGITAL METER
	AMMETER, RANGE AS SHOWN
	AMMETER SWITCH
	VOLTMETER, RANGE AS SHOWN
	VOLTMETER SWITCH
	WATT-HOUR METER. "D" DENOTES DEMAND REGISTER "15" DENOTES MINUTES OF DEMAND INTERVAL
	CURRENT TRANSFORMER, RATED AS SHOWN
	POTENTIAL TRANSFORMER, RATING AS SHOWN
	GROUND CONNECTION
	LIGHTING ARRESTOR
	GENERATOR SET
	AUTOMATIC TRANSFER SWITCH
	BUS DUCT PLUG
	TRANSIENT VOLTAGE SURGE SUPPRESSOR
	ELECTRICAL METER
	FUSED DISCONNECT SWITCH, POLE MOUNTED
	MECHANICAL CONNECTION
	CABLE TERMINATION
	THERMOWELD CONNECTION



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Project Address:

303 Ninth Street
Port Aransas, TX
78373

Date:

MAY 2025

Project Name:

Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-SYMBOLS
05-15-2025

E001

C:\EDR\Projects\2025\Projects\1004-COPAL Lifeguard Task Order\Drawings\2025\001 NEW COPAL LIFE GUARD DRAWING 2025.dwg

May 15, 2025 -- 6:10pm
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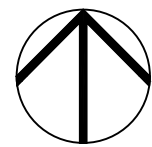
A

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Plan North



1
E100

ELECTRICAL SITE PLAN

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



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

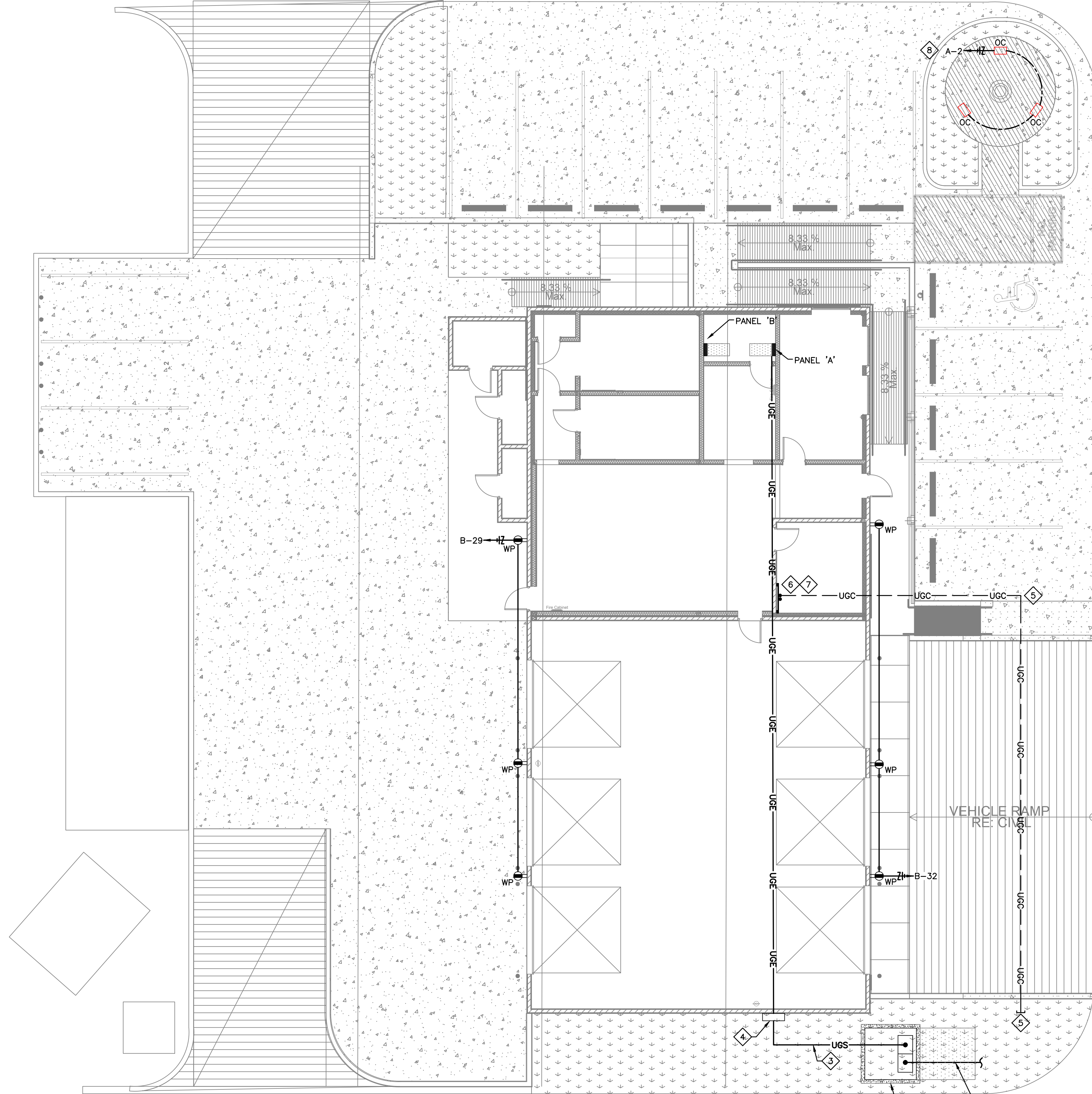
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GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED VERSION OF NATIONAL ELECTRICAL CODE.
- SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.

SITE PLAN KEY NOTES:

- PROVIDE 4" CONDUIT (PVC). UNDERGROUND PRIMARY CABLEING BY POWER COMPANY. REFERENCE ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATIONS OF 120V/1P/3W UTILITY PAD MOUNTED TRANSFORMER. EXISTING TRANSFORMER TO BE UPGRADED BY CPS.
- NEW UNDERGROUND ELECTRICAL SECONDARY. REFERENCE ONE-LINE DIAGRAM ON SHEET E500 FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF MAIN SERVICE DISCONNECT AND UTILITY METER. REFERENCE ONE-LINE DIAGRAM ON SHEET E400 FOR ADDITIONAL INFORMATION.
- PROVIDE (1)4"C WITH PULL CORD FOR TELEPHONE/INTERNET/CABLE TV SERVICE FROM NEAREST EASEMENT TO I.T ROOM. COORDINATE WITH SERVICE PROVIDER PRIOR TO TRENCHING. REFERENCE ELECTRICAL POWER PLAN E302FOR ADDITIONAL INFORMATION.
- COORDINATE EXACT LOCATION OF TELECOMMUNICATION BOARD IN BUILDING PRIOR TO TRENCHING. REFERENCE ELECTRICAL POWER PLAN E302 FOR ADDITIONAL INFORMATION.
- COORDINATE EXACT LOCATION OF STUB-UPS TO CLOSET ROOM #105 PRIOR TO TRENCHING.
- PROVIDE PHOTOCELL AND ROUTE LIGHT CIRCUIT THROUGH PHOTOCELL. PHOTOCELL SHALL BE LOCATED ON ROOF AND AIMED NORTH.

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Date:

MAY 2025

Project Name:

Lifeguard
Headquarters

Project No:

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ELECTRICAL-SITE-PLAN
05-15-2025

Sheet Title

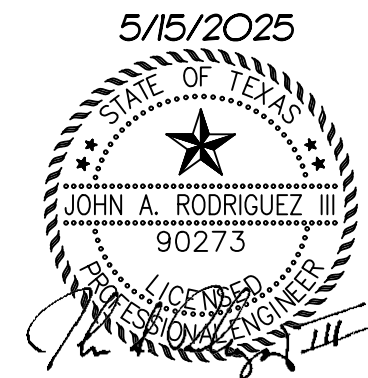
Project Data

Issue

Revision

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E100

GENERAL NOTES:

- A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- B. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
- C. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.
- D. ALL CONDUIT SHALL BE AS STRAIGHT AS POSSIBLE AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.
- E. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED VERSION OF NATIONAL ELECTRICAL CODE.
- F. SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.
- G. ALL CONDUIT SHALL BE ROUTED CONCEALED WITHIN WALLS AND/OR ABOVE CEILINGS. WHERE APPLICABLE
- H. REFER TO DETAIL #1/SHEET E600 FOR EXACT MOUNTING HEIGHTS OF ALL DEVICES.

LIGHTING PLANS KEY NOTES:

- 1 ROUTE LIGHT CIRCUIT THROUGH PHOTOCELL. PHOTOCELL SHALL BE LOCATED ON ROOF AND AIMED NORTH.
- 2 PROVIDE MYERS INVERTER MODEL #LV-3-R-1-2003. ROUTE LIGHTING CIRCUIT THRU INVERTER. MOUNT AS HIGH AS POSSIBLE.
- 3 PROVIDE MYERS INVERTER MODEL #LV-5-R-1-2003. ROUTE LIGHTING CIRCUIT THRU INVERTER. MOUNT ABOVE CEILING.
- 4 EXHAUST FANS SHALL BE CONTROLLED VIA RESTROOM LIGHT SWITCH. FIELD COORDINATE EXACT REQUIREMENTS.

CIRCUIT EXIT SIGNS & EMERGENCY LIGHTS (IF APPLICABLE) TO UNSWITCHED SIDE OF LIGHTING CIRCUIT SERVING AREA IN WHICH LOCATED. TYPICAL. ALL EMERGENCY BATTERY PACKS SHALL BE CIRCUITED TO UNSWITCHED SIDE OF CIRCUIT INDICATED.

OCCUPANCY SENSOR SCHEDULE
(SOME MAY NOT BE USED)

	nLIGHT POWER PACK #NPP16-EFP
	nLIGHT POWER PACK #NPP16-D-EFP-SA
	SENSORSWITCH #WSX-PDT-SA-CBA
	0-10V DIMMER SWITCH
	nLIGHT #nPODM-CBA
	nLIGHT #nPODM-DX-CBA
	nLIGHT #nPODMA-2P-DX-CBA
	nLIGHT #CM9-PDT
	SENSORSWITCH #WW-PDT-16-KIT

WHERE MULTIPLE OCCUPANCY SENSORS ARE INDICATED CIRCUITED TOGETHER TO ONE POWER PACK OR SET OF POWER PACKS. ACTIVATION OF ANY ONE SENSOR SHALL ENERGIZE POWER PACK (CLOSE RELAY).

CBA = STANDARD COLOR BY ARCHITECT

SENSOR LAYOUT IS BASED ON ACUITY COVERAGE PATTERNS. ADJUST QUANTITIES AND LOCATIONS FOR APPROVED SUBSTITUTION.

ALL SENSORS SHALL BE LINE VOLTAGE, WITH PROVIDED HOT, NEUTRAL AND GROUND CONDUCTORS AS REQUIRED. PROVIDE COPIES OF SENSOR OPERATION INSTRUCTIONS TO OWNER.

SET TIME DELAY TO 15-20 MINUTES FOR ALL OCCUPANCY SENSORS. SINGLE RELAY WALL SWITCH AND CEILING MOUNTED SENSORS TO BE SET TO MANUAL ON, AUTO OFF. REST ROOMS AND CORRIDORS SET THE SENSORS TO AUTO ON/AUTO OFF. DUAL RELAY WALL SWITCH SHALL BE SET TO MANUAL ON MODE RELAY 1, AUTO ON RELAY 2.

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78373

Date:

MAY 2025

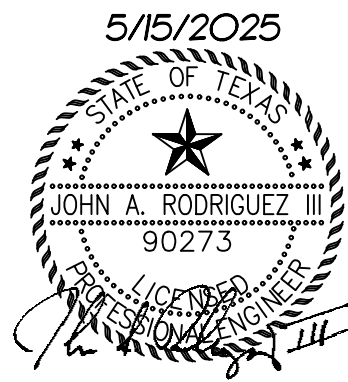
Project Name:

Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-LIGHTING-PLAN
05-15-2025



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Texas Firm Registration No. F-095318

24214

Plan North



1
E201

ELECTRICAL LIGHTING PLAN

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



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

E201

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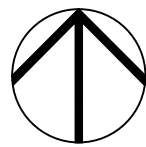
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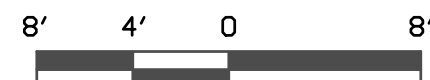
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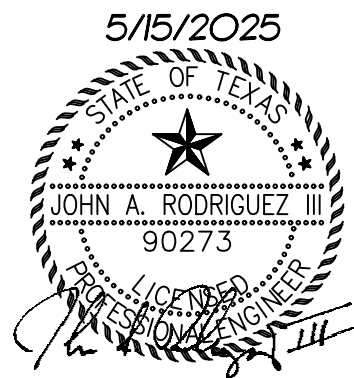
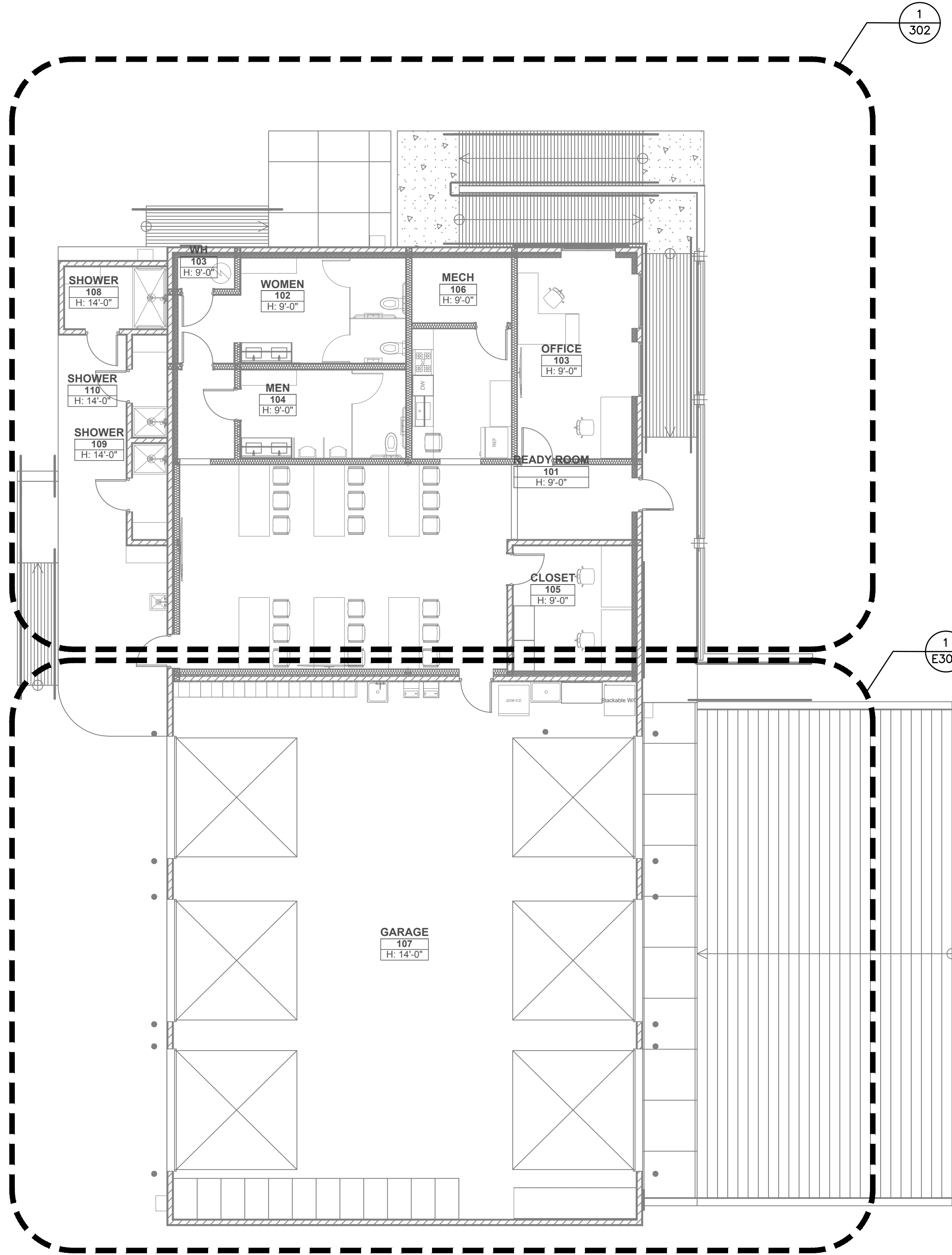
E
E301

ELECTRICAL OVERALL POWER PLAN

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



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

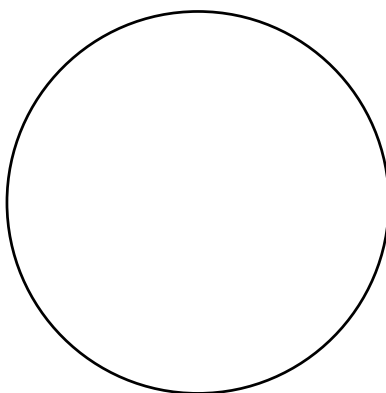


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Port Aransas, TX
78373

Date:

MAY 2025

Project Name:
Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-OVERALL-POWER
PLAN-05-15-2025

E301

phone: 361.537.4400 email: erodrigal@edrarchitects.com

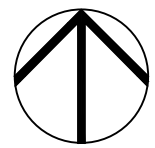
Revision

Issue

Project Data

Sheet Title

Plan North



4' 2' 0 4'
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- ALL CONDUIT SHALL BE AS STRAIGHT AS POSSIBLE AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.
- ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED VERSION OF NATIONAL ELECTRICAL CODE.
- SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.
- ALL CONDUIT SHALL BE ROUTED CONCEALED WITHIN WALLS AND/OR ABOVE CEILINGS. WHERE APPLICABLE
- REFER TO DETAIL #1/SHEET E600 FOR EXACT MOUNTING HEIGHTS OF ALL DEVICES.

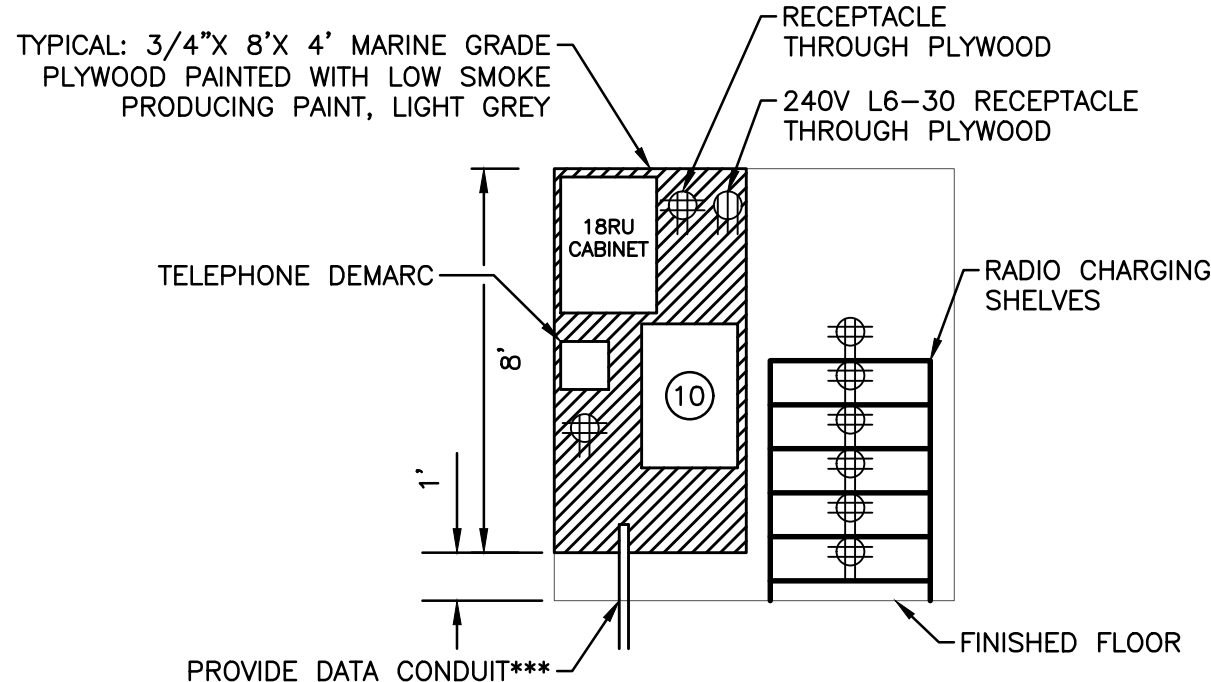
POWER KEY NOTES:

- PROVIDE 60A/2P/NF/NEMA-4X DISCONNECT SWITCH. FIELD COORDINATE EXACT LOCATION THAT MEETS NEC CLEARANCE.
- PROVIDE 60A/2P/NF/NEMA-1 DISCONNECT SWITCH. FIELD COORDINATE EXACT LOCATION THAT MEETS NEC CLEARANCE.
- PROVIDE 30A/2P/NF/NEMA-1 DISCONNECT SWITCH. FIELD COORDINATE EXACT LOCATION THAT MEETS NEC CLEARANCE.
- PROVIDE RECEPTACLE FOR CIRCULATING PUMP. FIELD COORDINATE EXACT LOCATION WITH PLUMBING FOR EXACT LOCATION PRIOR TO ROUGH-IN.
- PROVIDE 2 CHANNEL ASTRONOMICAL TIME CLOCK TO CONTROL ALL EXTERIOR LIGHTING. TIME CLOCK SHOULD OPERATE FROM DUSK TO DAWN. COORDINATE TIME WITH OWNERS SCHEDULE.
- PROVIDE NEW HAND DRYER TURBO-PRO HIGH SPEED ADA HAND DRYER-MATTE BLACK #0196-1-41. REFERENCE ARCHITECTURAL PLANS FOR EXACT MOUNTING LOCATION.
- PROVIDE MODULINK 880MP SERIES FLOOR BOX OR EQUIVALENT. PROVIDE ALL NECESSARY ACCESSORIES FOR FULL FUNCTION AND PROPER MOUNTING.
- PROVIDE (1)1-1/4" CONDUIT EACH FOR DATA AND POWER.
- PROVIDE 18RU WALL MOUNTED DATA CABINET WITH POWER SUPPLY MOUNTED INSIDE UNIT. MOUNT AS HIGH AS POSSIBLE. ALL DATA CABLING TO BE TERMINATED IN THIS CABINET. RECEPTACLE FOR POWER TO CABINET SHALL BE MOUNTED 12" BELOW THE CEILING
- APPROXIMATE LOCATION OF SECURITY CONTROLS ENCLOSURE.
- PROVIDE NEMA #L6-30 RECEPTACLE FOR I.T. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- PROVIDE QUAD RECEPTACLES FOR RADIO CHARGERS. REFERENCE DETAIL #2/SHEET 302 FOR ADDITIONAL INFORMATION.
- EXHAUST FAN SHALL BE CONTROLLED WITH KITCHEN HOOD. FIELD COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT REQUIREMENTS.

RECEPTACLES WITHIN THE BUSINESS OFFICES, CORRIDORS AND WAITING ROOM SHALL BE TAMPER-RESISTANT PER NEC 406.12

1
E302 ELECTRICAL ENLARGED POWER PLAN - OFFICE

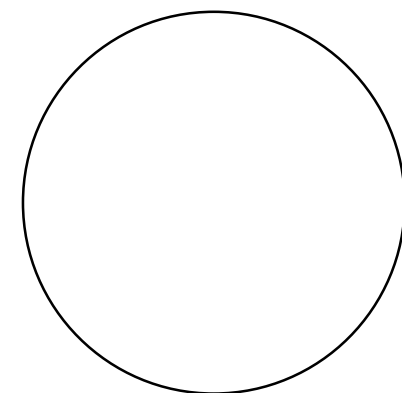
SCALE: 1/4" = 1'-0"



2
E302 WALL ELEVATION VIEW

SCALE: 1/4" = 1'-0"

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Project Address:

303 Ninth Street
Port Aransas, TX
78373

Date:

FEBRUARY 2026

Project Name:

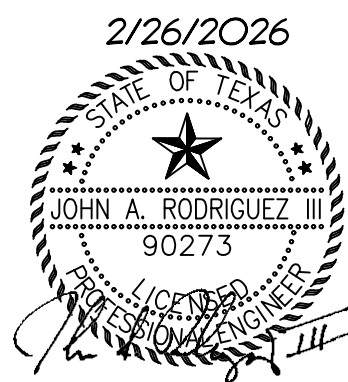
Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-POWER-PLAN
OFFICE-05-15-2025

E302



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POWER KEY NOTES:

- 1 PROVIDE 60A/2P/NF/NEMA-1 DISCONNECT SWITCH. FIELD COORDINATE EXACT LOCATION THAT MEETS NEC CLEARANCE.
- 2 PROVIDE 30A/2P/NF/NEMA-1 DISCONNECT SWITCH FOR OVER HEAD DOOR. FIELD COORDINATE WITH DOOR VENDOR FOR EXACT REQUIREMENTS.REFER TO DETAIL #6, SHEET E600, FOR ADDITIONAL INFORMATION.
- 3 PROVIDE BOX/CONDUIT FOR 24V CONTROL; CABLING TO EACH OVERHEAD DOOR CONTACT AT EACH DOOR. REFER TO MECHANICAL SHEETS FOR ADDITIONAL REQUIREMENTS.
- 4 PROVIDE 120V POWER, BOXES, AND CONDUITS FOR MULTI-GAS SYSTEM SENSORS. TYPICAL CIRCUIT TO B-17. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR. MULTI-GAS DETECTION SYSTEM TO DRIVE OVERHEAD DOORS OPEN AND TURN EXHAUST FANS ON WHEN ALARM SOUNDS. REFER TO MULTI-GAS DETECTION SYSTEM SEQUENCE OF OPERATION, THIS SHEET. REFER TO MECHANICAL SHEETS FOR ADDITIONAL REQUIREMENTS.
- 5 PROVIDE 120V CONNECTION FOR GARAGE FAN. FILED COORDINATE EXACT MOUNTING LOCATION.
- 6 IRRIGATION CONTROLLER: PROVIDE WEATHER PROOF JUNCTION BOX AND CIRCUIT. FIELD COORDINATE EXACT LOCATION PRIOR TO INSTALLATION.
- 7 APPROXIMATE LOCATION OF MAIN SERVICE DISCONNECT AND UTILITY METER. REFERENCE SHEET E100 FOR ADDITIONAL INFORMATION.
- 8 APPROXIMATE LOCATION OF MUTLI-GAS DETECTION PANEL. FIELD COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION.
- 9 APPROXIMATE LOCATION FOR HVLS-1 FAN CONTROLLER. FIELD COORDINATE WITH MECHANICAL CONTRACTOR FOR ADDITIONAL INFORMATION.
- 10 PROVIDE 240V CONNECTION FOR DRYER. FIELD COORDINATE WITH MANUFACTURE FOR ADDITIONAL REQUIREMENTS.

RECEPTACLES WITHIN THE BUSINESS OFFICES, CORRIDORS AND WAITING ROOM SHALL BE TAMPER-RESISTANT PER NEC 406.12

Multi-Gas Detection System Sequence of Operation:

Normal Operation:

- During normal operation, the multi-gas detection system continuously monitors gas levels in the designated area.
- The system operates in standby mode with the exhaust fans and overhead doors in their default closed positions.

Alarm Activation:

- When the multi-gas detection system detects the presence of hazardous gases exceeding predefined alarm thresholds, it will activate an alarm condition.

Gas Alarm Response:

- Upon gas alarm activation, the following actions will take place:
 - The exhaust fans serving the alarmed area will be initiated to start, drawing contaminated air out of the area.
 - The exhaust fans will operate at maximum capacity (100%) to ensure rapid ventilation.
 - Simultaneously, the overhead doors, or any other designated emergency exits, will automatically open to aid in the removal of contaminated air and provide a safe egress route.

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Date:

MAY 2025

Project Name:

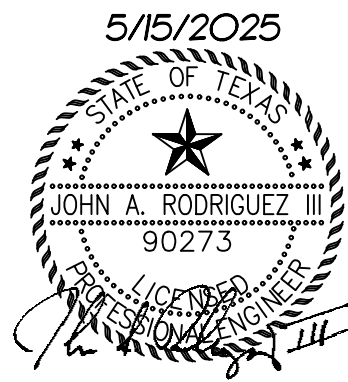
Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-POWER-PLAN
GARAGE-05-15-2025

E303



NRG ENGINEERING

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Texas Firm Registration No. F-095318

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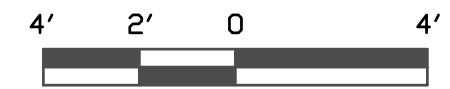
Plan North



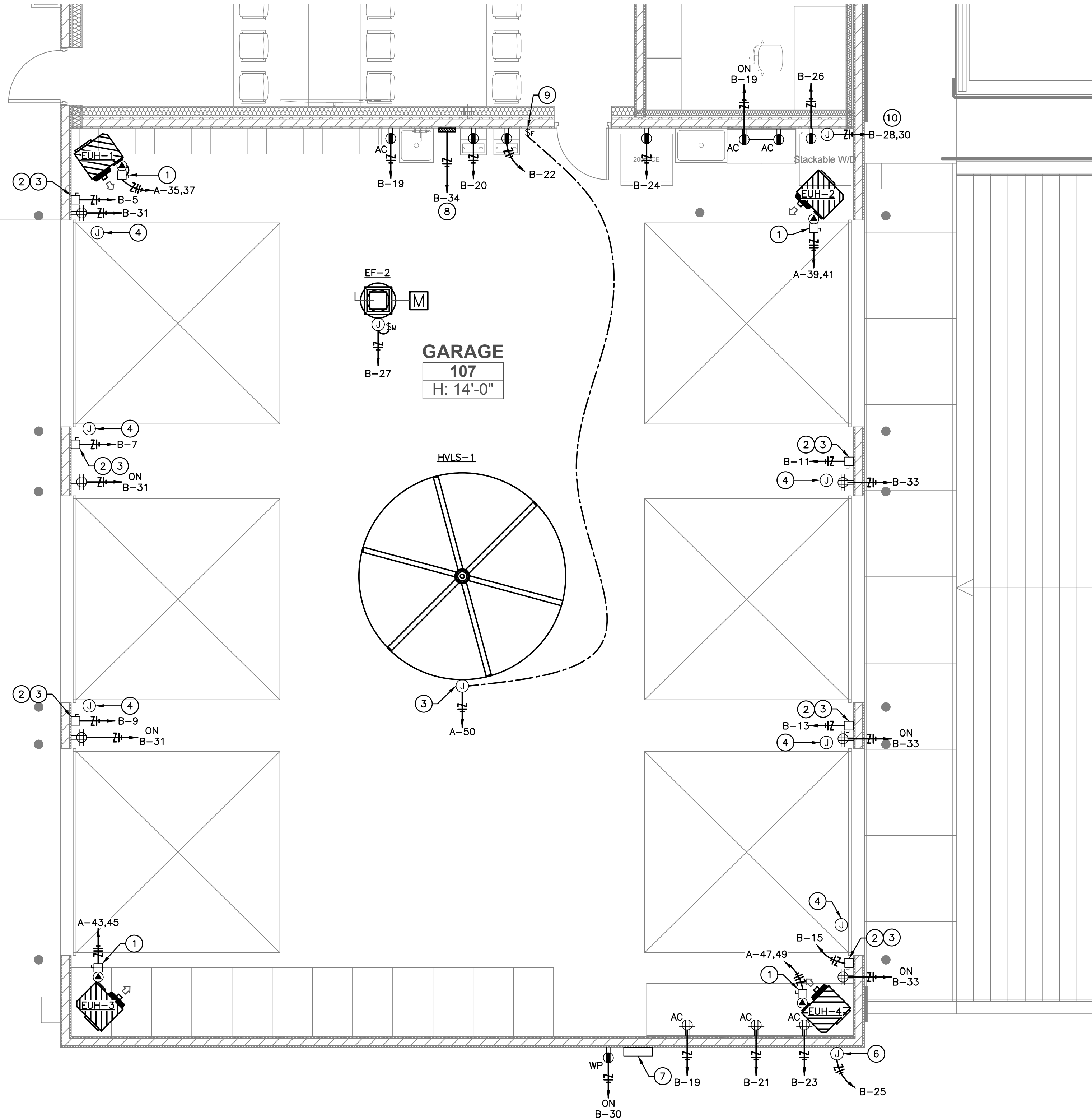
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E303

ELECTRICAL ENLARGED POWER PLAN - GARAGE

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



GENERAL NOTES:

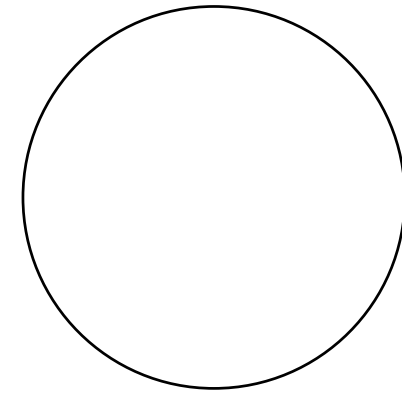
- A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- B. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
- C. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.
- D. ALL CONDUIT SHALL BE AS STRAIGHT AS POSSIBLE AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.
- E. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED VERSION OF NATIONAL ELECTRICAL CODE.
- F. SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.
- G. ALL CONDUIT SHALL BE ROUTED CONCEALED WITHIN WALLS AND/OR ABOVE CEILINGS. WHERE APPLICABLE
- H. REFER TO DETAIL #1/SHEET E600 FOR EXACT MOUNTING HEIGHTS OF ALL DEVICES.

POWER KEY NOTES:

- 1 PROVIDE SURFACE MOUNTED DATA OUTLET FOR WIRELESS ACCESS POINT. ROUTE CONDUIT TO I.T RACK IN CLOSET ROOM #105.
- 2 APPROXIMATE LOCATION OF SECURITY CAMERA ROUGH-IN. REFERENCE VENDOR'S PLAN FOR EXACT REQUIREMENTS.

ALL ROUGH-INS FOR ANY DEVICE SHOWN IN AREA WITH NO CEILING SHALL BE PIPED TO CLOSET ROOM #105 AND TERMINATED AT THE TELEPHONE BOARD.

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Project Address:
303 Ninth Street
Port Aransas, TX
78373

Date:
MAY 2025

Project Name:
Lifeguard
Headquarters

Project No:
21004

ELECTRICAL-SPECIAL-SYSTEMS
PLAN-05-15-2025

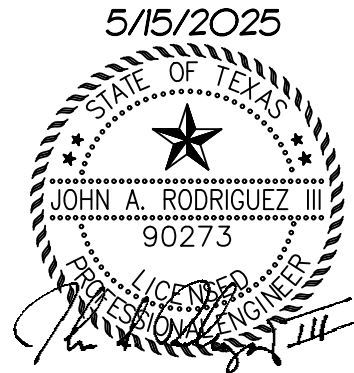
Project Date

Issue

Revision

phone: 361 537 4400 enzyaia@edrarchitects.com

E401

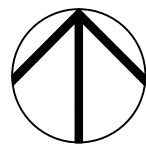


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Texas Firm Registration No. F-095318

24214

Plan North



1
E401

ELECTRICAL SPECIAL SYSTEMS PLAN

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

8' 4' 0 8'

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

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER & CATALOG NO.	VOLTAGE	WATTS	LUMENS	TEMP	MOUNTED
A2	LITHONIA #CPX-2X2-3200LM-80CRI-40K-SWL-MIN10-ZT-MVOLT	120V	31	3734	4000K	RECESSED
A4	LITHONIA #CPX-2X4-4000LM-80CRI-40K-SWL-MIN10-ZT-MVOLT	120V	37	4935	4000K	RECESSED
B	LITHONIA #LBR4 NCH-AL02(1000LM)-4000K-CBA-LSS-WD-MVOLT-UGZ	120V	13	1328	4000K	RECESSED
C16	MARK LIGHTING #S4PID-LLP-16FT-MSLB-80CRI-4000K-1000LMF-DBW-I80CRI-I40K-1300LMF-BW-SCT-MIN10-FL-L-MVOLT-RALT-B-ZT	120V	159	2912	4000K	SUSPENDED
D	LITHONIA #CLX-L48-4000LM-SEF-FDL-MVOLT-GZ10-40K-80CRI-WH-ZACVH M100	120V	26	3955	4000K	SUSPENDED
F	LUX DYNAMICS #BASE-8-840-U10-HM-CA-2P10-CBA	120V	156	24436	4000K	SUSPENDED
FX	LUX DYNAMICS #BASE-8-840-U10-HM-CA-E10-2P10-CBA	120V	156	24436	4000K	SUSPENDED
EX	LITHONIA #LHQM-LED-R-SD	120V	3	-	-	SURFACE
OA	LITHONIA #WFX1-LED-P2-4000K-MVOLT-CBA	120V	24	2912	4000K	SURFACE
OB	LUMINAIRE #BLD-36IN-MIN1-15W-4000K-MVOLT-DP-CBA	120V	15	1537	4000K	SURFACE
OC	BEGA #B24503-4000K-CBA-MCU	120V	14	2023	4000K	SURFACE
OD	LITHONIA #DSXF1-LED-4000K-HMF-MVOLT-IS-CBA	120V	42	4693	4000K	GROUND

NOTE: CBA = COLOR BY ARCHITECT (INCLUDES CUSTOM FIXTURE FINISHES)
1) PROVIDE HARD CEILING MOUNTING KIT #F2/144A-SQCY-CBA-CBA. MOUNT PENDANT @12' AFF FROM BOTTOM OF FIXTURE.

PANEL ' A '											
400 AMP, M.L.O., 120/240 V, 1P, 3W, S/N, SURFACE, NEMA 1, 22 KAIC											
CKT #	LOAD SERVED	LOAD	CONDUIT & WIRE SIZE	BKR SIZE	A	B	BKR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVED	CKT #
1	SPD		#10 AWG	30/2	A	20/1		#12 AWG	126	FLAG LTG	2
3	"		#10 AWG		B	20/1		#12 AWG	293	BUILDING LTG	4
5	AHU-1	1164	#12 AWG	20/2	A	20/1		#12 AWG	864	OFFICE LTG	6
7		1164	#12 AWG		B	20/1		#12 AWG	1248	GARAGE LTG	8
9	AHU-2	600	#12 AWG	20/2	A	20/1		#12 AWG	500	LTG CONTROL	10
11		600	#12 AWG		B	20/1		#12 AWG	360		12
13	CU-1	2760	#8 AWG	40/2	A	30/2		#10 AWG	3000	RECEPTACLE	14
15		2760	#8 AWG		B			#10 AWG	3000	"	16
17	CU-2	2760	#8 AWG	40/2	A	20/1		#12 AWG	360	IT QUAD	18
19		2760	#8 AWG		B	20/1		#12 AWG	600	SECURTY PNL	20
21	CU-3	3240	#8 AWG	40/2	A	20/1		#12 AWG	360	HALLWAY RCPT	22
23		3240	#8 AWG		B	20/1		#12 AWG	360	RR RCPT	24
25	SERVICE RCPT	180	#12 AWG	20/1	A	20/1		#12 AWG	800	HAND DRYER	26
27	SERVICE RCPT	180	#12 AWG	20/1	B	20/1		#12 AWG	800	HAND DRYER	28
29	CIRCULATING PUMP	360	#12 AWG	20/1	A	20/1		#12 AWG	800	COFFEE	30
31	EW1	2250	#10 AWG	30/2	A	G 20/2		#12 AWG	1700	OVEN	32
33		2250	#10 AWG		B			#12 AWG	1700		34
35	EHU-1	3750	#8 AWG	40/2	B	20/1		#12 AWG	500	HOOD	36
37		3750	#8 AWG		A	G 20/1		#12 AWG	1000	DISH WASHER	38
39	EHU-2	3750	#8 AWG	40/2	B	20/1		#12 AWG	360	KITCHEN RCPT	40
41		3750	#8 AWG		A	20/1		#12 AWG	800	MICROWAVE	42
43	EHU-3	3750	#8 AWG	40/2	B	20/1		#12 AWG	800	COFFEE	44
45		3750	#8 AWG		A	G 20/1		#12 AWG	1000	FRIDGE	46
47	EHU-4	3750	#8 AWG	40/2	B	20/1		#12 AWG	540	TV RCPT	48
49		3750	#8 AWG		A	20/1		#12 AWG	1080	OFFICE #103 RCPT	50
50	HVLS-1	1200	#12 AWG	20/1	B	125/2		RE:ONE-LINE	14640		52
51	SPARE				A			RE:ONE-LINE	12220	PANEL B	54

CONNECTED LOAD = 107279 VA PHASE A = 52924 VA PHASE B = 54355 VA
G - PROVIDE GFCI BREAKER. IF BREAKER NOT AVAILABLE PROVIDE EXTERNAL CLASS-A GROUND FAULT LEAKAGE DETECTOR.

PANEL ' B '											
125 AMP, M.L.O., 120/240 V, 1P, 3W, S/N, SURFACE, NEMA 1, 22 KAIC											
CKT #	LOAD SERVED	LOAD	CONDUIT & WIRE SIZE	BKR SIZE	A	B	BKR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVED	CKT #
1	SPD		#10 AWG	30/2	A	20/1		#12 AWG	900	READY ROOM RCPT	2
3	"		#10 AWG		B	20/1		#12 AWG	360	READY ROOM RCPT	4
5	OVERHEAD DOOR	1000	#12 AWG	20/1	A	20/1		#12 AWG	360	READY ROOM RCPT	6
7	OVERHEAD DOOR	1000	#12 AWG	20/1	B	20/1		#12 AWG	360	READY ROOM RCPT	8
9	OVERHEAD DOOR	1000	#12 AWG	20/1	A	20/1		#12 AWG	900	READY ROOM RCPT	10
11	OVERHEAD DOOR	1000	#12 AWG	20/1	B	20/1		#12 AWG	720	CLOSET RCPT	12
13	OVERHEAD DOOR	1000	#12 AWG	20/1	A	20/1		#12 AWG	1080	RADIO CHARGERS	14
15	OVERHEAD DOOR	1000	#12 AWG	20/1	B	20/1		#12 AWG	1080	RADIO CHARGERS	16
17	GAS SENSOR	1200	#12 AWG	20/1	A	20/1		#12 AWG	540	GARAGE RCPT	18
19	GARAGE QUAD	360	#12 AWG	20/1	B	20/1		#12 AWG	180	FOUNTAIN RCPT	20
21	GARAGE QUAD	360	#12 AWG	20/1	A	20/1		#12 AWG	180	FOUNTAIN RCPT	22
23	GARAGE QUAD	360	#12 AWG	20/1	B	20/1		#10 AWG	1000	ICE MAKER	24
25	IRRIGATION CNTRL	500	#12 AWG	20/1	A	20/1		#10 AWG	1000	WASHER	26
27	EF-2	500	#12 AWG	20/1	B	30/2		#10 AWG	2500	DRYER	28
29	EXTERIOR RCPT	540	#12 AWG	20/1	A			#10 AWG	2500		30
31	GARAGE RCPT	1080	#12 AWG	20/1	B	20/1		#12 AWG	720	EXTERIOR RCPT	32
33	GARAGE RCPT	1080	#12 AWG	20/1	A	20/1		#12 AWG	500	MULTI-GAS DET. SYS.	34
35	SPARE			20/1	B	20/1				SPARE	36
37	SPARE			20/1	A	20/1				SPARE	38
39	SPARE			20/1	B	20/1				SPARE	40
41	SPARE			20/1	A	20/1				SPARE	42

CONNECTED LOAD = 26860 VA PHASE A = 14640 VA PHASE B = 12220 VA

UPON FINAL ROOM NAMING, CONTRACTOR SHALL COMPLETE PANEL DIRECTORIES WITH SPECIFIC SPACE DESCRIPTIONS AS MUCH AS PRACTICAL. COPYING PANEL SCHEDULES FROM DRAWINGS IS NOT ACCEPTABLE.

ESTIMATED ELECTRICAL LOAD			
120/240V, 1Ø,3W			
DESCRIPTION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND
LIGHTING	2531	125%	3164
RECEPTACLES	22200	NEC 220-44	16100
KITCHEN EQUIPMENT	4900	NEC 220-56	3920
H.V.A.C.	40008	100%	40008
LARGEST MOTOR	0	125%	0
MOTOR LOAD	0	100%	0
MISC. SINGLE PHASE LOADS	26600	100%	26600
TOTAL VOLT-AMPERES	96239		89792
89792 VA / (240V)	=	374.1	AMPS

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Project Address:

303 Ninth Street
Port Aransas, TX
78373

Date:

MAY 2025

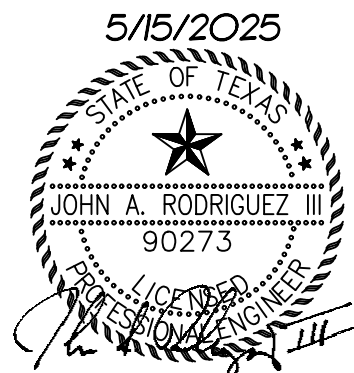
Project Name:

Lifeguard
Headquarters

Project No:

21004

ELECTRICAL-ONE-LINE
DIAGRAM-05-15-2025

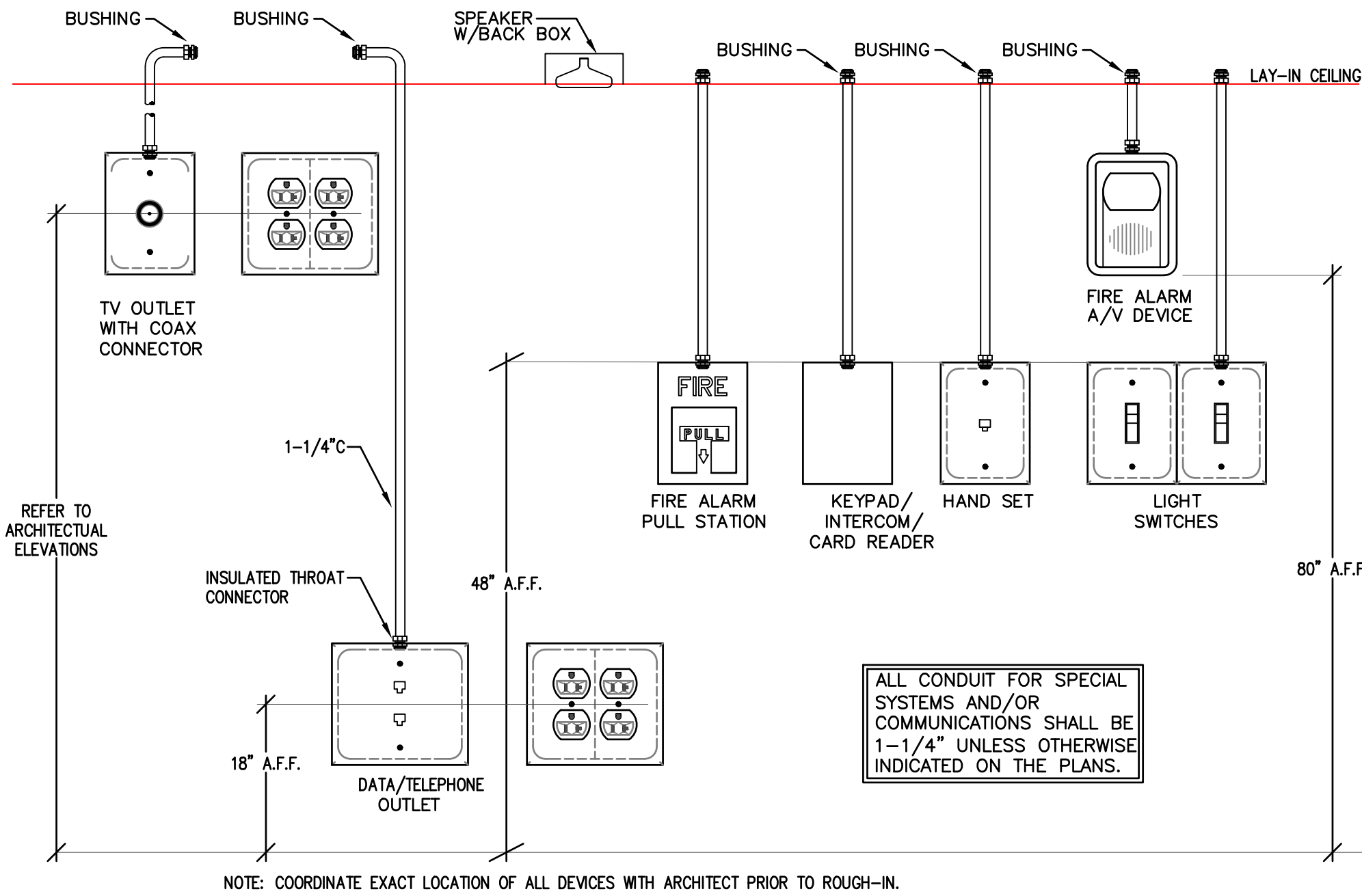


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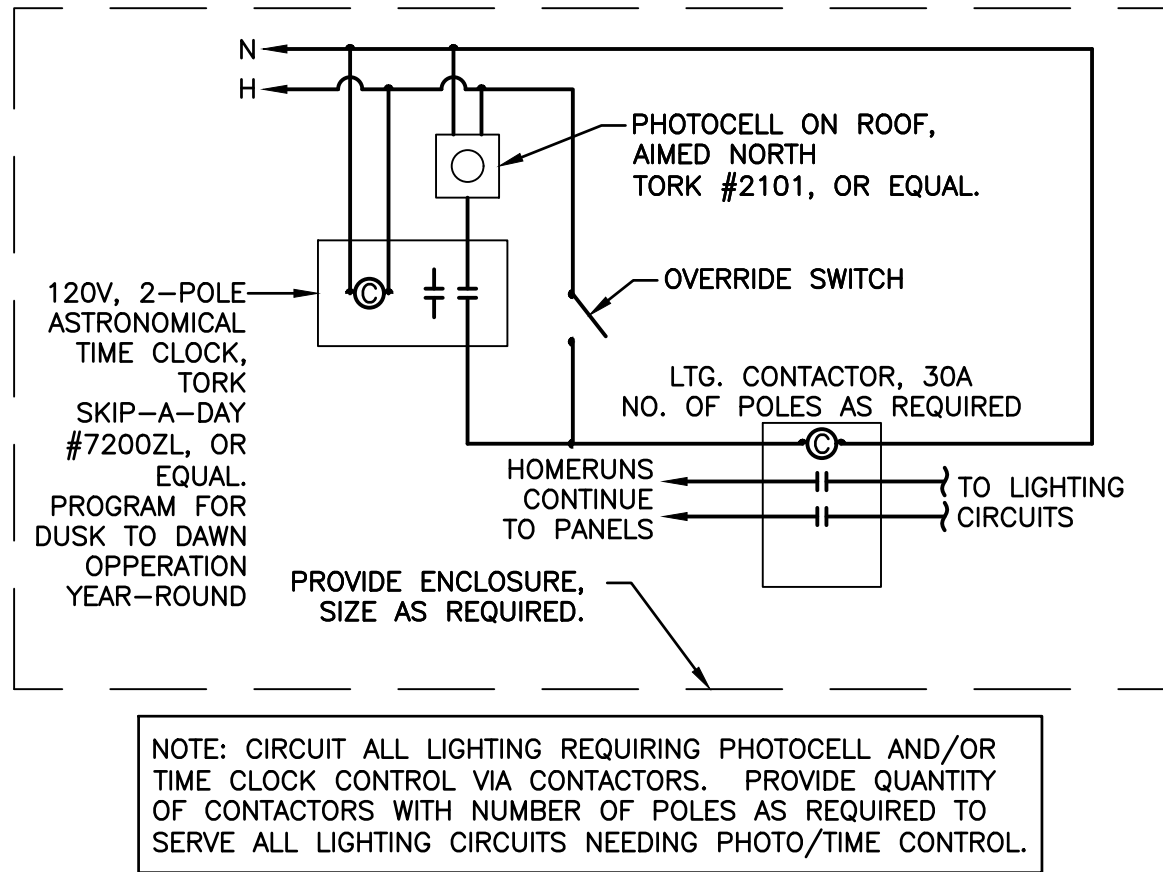
5606 S. Shoppes, Suite 312
Corpus Christi, TX 78411
P: (361)852-2727 F: (361)852-2922
Texas Firm Registration No. F-095318

24214

E500



1 TYPICAL DEVICE ELEVATIONS (UNLESS NOTED OTHERWISE)
NOT TO SCALE

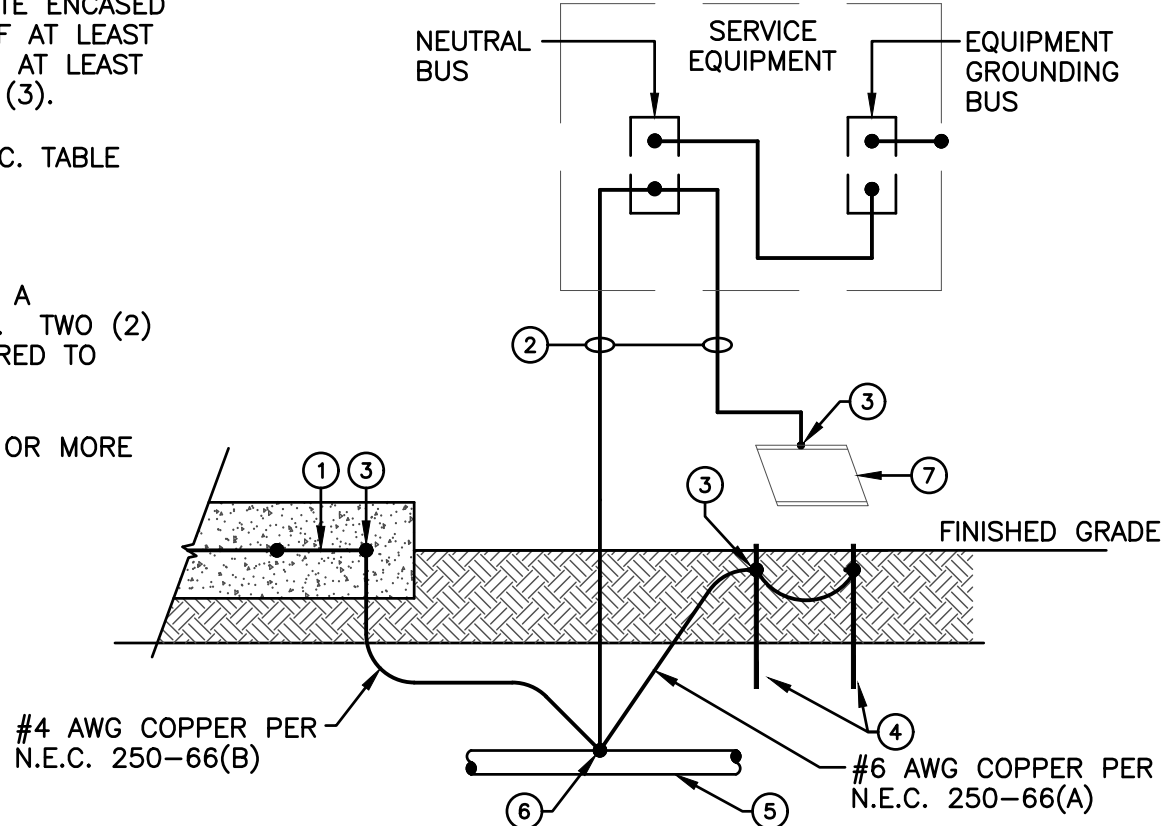


3 LIGHTING CONTROL SCHEMATIC
NOT TO SCALE

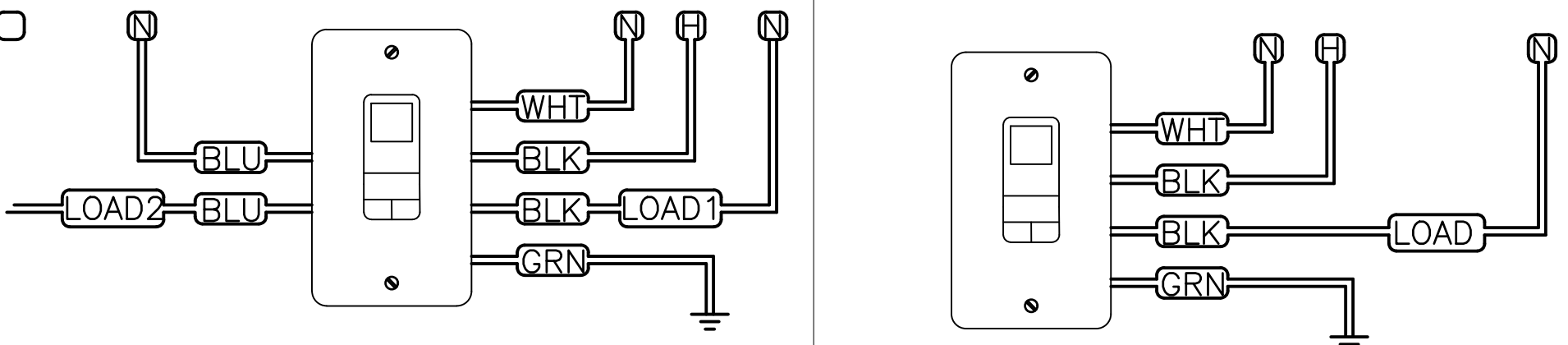
GROUNDING ELECTRODE KEYED NOTES (THE FOLLOWING GROUNDING ELECTRODES ARE PERMITTED FOR GROUNDING)

- 1 WHEN THE BUILDING FOUNDATION IS IN DIRECT CONTACT WITH THE EARTH, A CONCRETE ENCASED ELECTRODE ENCASED BY A MINIMUM OF 2" CONCRETE OF FOULATION CONSISTING OF AT LEAST 20' OF ONE OR MORE STEEL REINFORCING BARS NOT LESS THAN 1/2" DIAMETER OR AT LEAST 20' OF BARE COPPER CONDUCTOR NOT LESS THAN #4 AWG. PER N.E.C. 250.52 (A) (3).
- 2 RGS CONDUIT WITH FULL SIZE COPPER GROUNDING ELECTRODE CONDUCTOR PER N.E.C. TABLE 250-66
- 3 CONNECTION SHALL BE CADWELD COPPER-BASED EXOTHERMIC WELD.
- 4 REQUIRED: COPPER BONDED STEEL ELECTRODE 3/4" IN DIAMETER 10'-0" LONG WITH A MINIMUM OF 8'-0" IN DIRECT CONTACT WITH THE EARTH PER N.E.C. 250-52 (A) (5). REQUIRED, SEPARATE BY 6' MINIMUM. PROVIDE ADDITIONAL GROUND RODS AS REQUIRED TO ACHIEVE LESS THAN 25 OHMS RESISTANCE OR PER UTILITY COMPANY REQUIREMENTS.
- 5 METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10'-0" OR MORE PER N.E.C. 250.52 (A) (1)
- 6 BOLTED TYPE CONNECTION SUITABLE FOR DIRECT BURIAL OR EXOTHERMIC WELD (TYP)
- 7 METAL FRAME OF BUILDING PER N.E.C. 250.52 (A) (2)

GROUNDING ELECTRODE SYSTEM INSTALLATION SHALL CONFORM TO N.E.C. 250.53. IF A SINGLE ROD, PIPE, OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 250OHMS OR LESS, THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED. IF 250OHMS OR LESS CONTRACTOR SHALL PERFORM A GROUNDING RESISTANCE TEST. IF 250OHMS OR LESS CANNOT BE ACHIEVED, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SUPPLEMENTAL ELECTRODES PER N.E.C. 250.53 (A) (2).

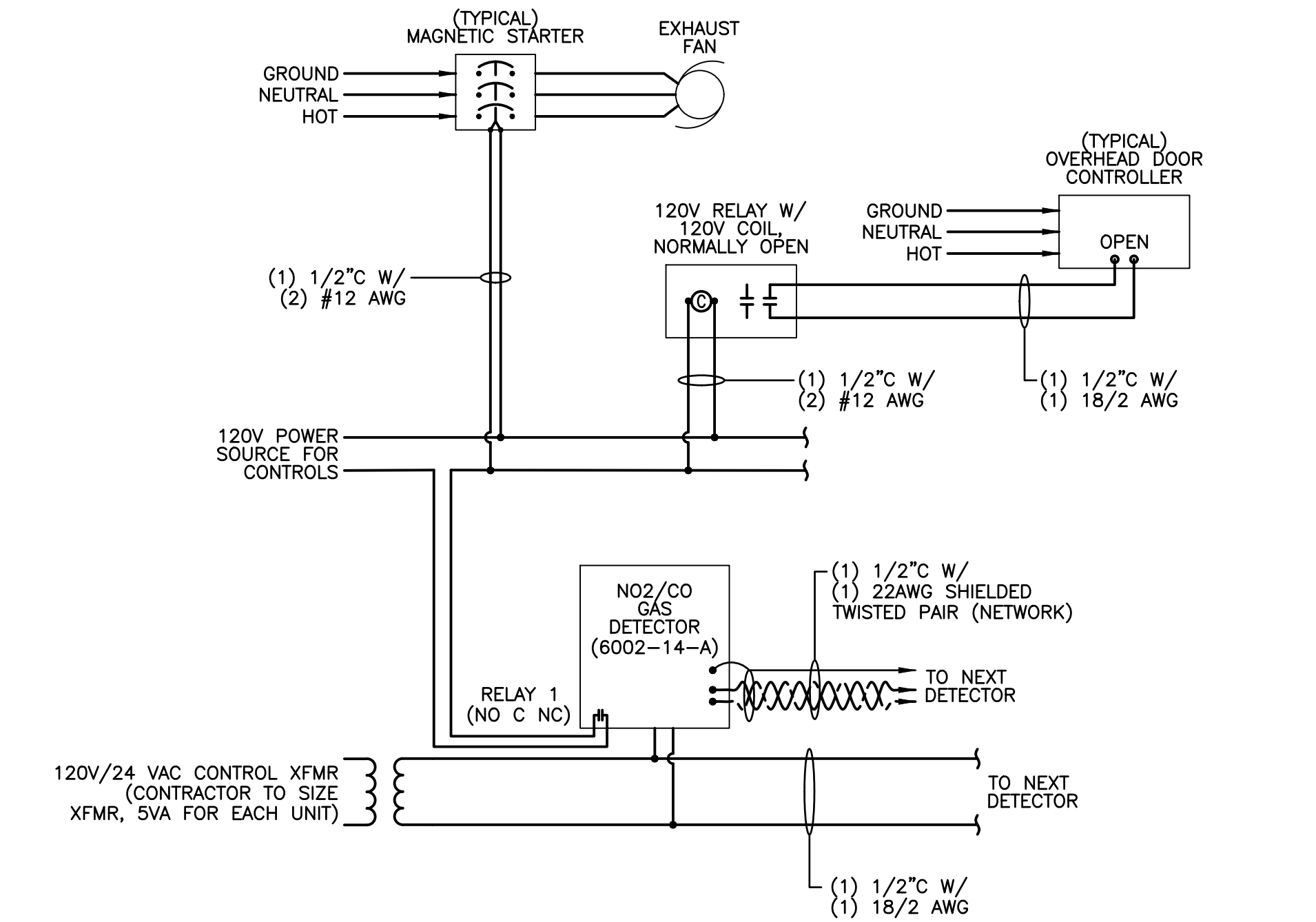


2 GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE



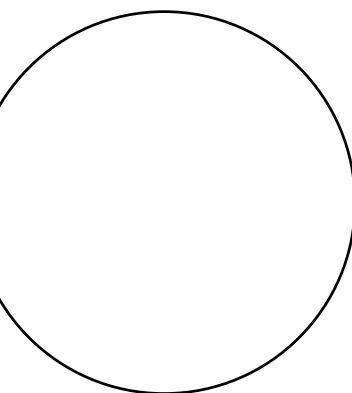
4 DUAL RELAY WIRING DIAGRAM
NOT TO SCALE

5 SINGLE RELAY WIRING DIAGRAM
NOT TO SCALE



6 MULTI-GAS DET. SYS. EXHAUST FAN / OVERHEAD DOOR DETAIL
NOT TO SCALE

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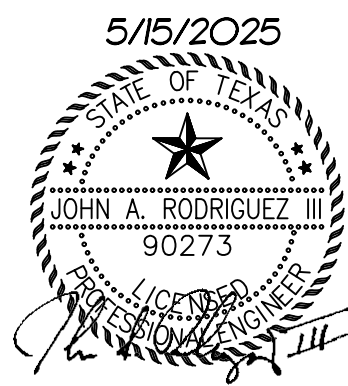
Project Address:
303 Ninth Street
Port Aransas, TX
78373

Project Name:
Lifeguard
Headquarters

Date:
MAY 2025

Project No:
21004

ELECTRICAL-DETAILS
05-15-2025



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Texas Firm Registration No. F-095318

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MECHANICAL SYMBOLS			MECHANICAL GENERAL NOTES	
PIPING SYMBOLS	DUCTWORK	PIPING TYPES	MISCELLANEOUS	
CAP ON END OF PIPE ELBOW UP ELBOW DOWN VALVE IN DROP VALVE IN RISE DIRECTION OF FLOW DIRECTION OF SLOPE DOWN CONCENTRIC REDUCER ECCENTRIC REDUCER TEE OUTLET UP TEE OUTLET DOWN UNION FLANGE PIPE ANCHOR EXPANSION JOINT STRAINER WITH BLOW DOWN VALVE GATE VALVE, HVAC BALANCING/STOP VALVE GLOBE VALVE BALL VALVE BALANCING VALVE WITH DIFFERENTIAL PRESSURE TAPS OS&Y VALVE CHECK VALVE BUTTERFLY VALVE TWO-WAY MODULATING CONTROL VALVE THREE-WAY MODULATING CONTROL VALVE SOLENOID VALVE PRESSURE REDUCING VALVE GAS REGULATOR GAS COCK OR PLUG VALVE SPRINKLER FLOOR CONTROL STATION MANUAL AIR VENT AUTOMATIC AIR VENT T&P RELIEF VALVE LINE CLEANOUT/ WALL CLEANOUT FLOOR CLEANOUT FLOOR CLEANOUT AT GRADE PRESSURE GAUGE WITH GAUGE COCK THERMOMETER WATER METER FLEXIBLE CONNECTION PRESSURE AND TEMPERATURE TAP FLOW VENTURI VACUUM BREAKER VACUUM RELIEF VALVE BACKFLOW PREVENTER CIRCULATING PUMP STEAM TRAP	SUPPLY OR OUTSIDE AIR UP OPPOSED BLADE VOLUME DAMPER FIRE DAMPER SMOKE DAMPER FIRE/SMOKE DAMPER MOTORIZED DAMPER RETURN, RELIEF OR EXHAUST AIR UP INCLINED RISE IN DUCT INCLINED DROP IN DUCT RETURN OR EXHAUST DIFFUSER INCLINED DROP IN DUCT RETURN, RELIEF OR EXHAUST AIR DOWN HUMIDISTAT THERMOSTAT EXISTING DIFFUSER EXISTING FLEX DUCT EXISTING DUCTWORK EXISTING DUCT DIMENSIONS CONNECTION TO EXISTING RECTANGULAR BRANCH DUCT TAP DIFFUSER TYPE; REFER TO SCHEDULE NECK SIZE CFM SUPPLY DIFFUSER FLEXIBLE DUCT CONNECTION NEW DUCTWORK TRANSITION NEW DUCT DIMENSIONS (WIDTH x HEIGHT) SUPPLY OR OUTSIDE AIR DOWN TURNING VANES DUCTWORK TEE SLOT DIFFUSER W/ PLENUM CONNECTION POINT OF NEW CONNECTION TO EXISTING DUCTWORK DEMOLISH DUCTWORK UP TO LOCATION SHOWN	RLREFRIGERANT LIQUID LINE RSREFRIGERANT SUCTION LINE CDCONDENSATE DRAIN LINE		
		1ELECTRICAL DRAWING NOTE REFERENCE 1PLUMBING DRAWING NOTE REFERENCE 1MECHANICAL DRAWING NOTE REFERENCE		

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Project Address:
303 Ninth Street
Fort Aransas, TX
78373

Project Name:
Lifeguard
Headquarters

Date:
MAY 2025

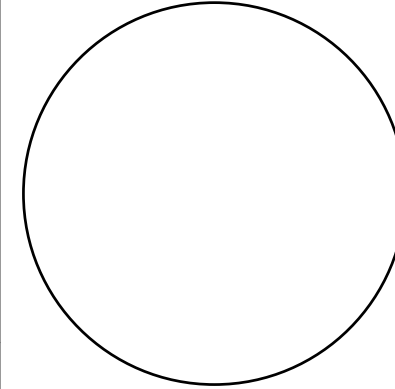
Project No.:
21004

MECHANICAL LEGEND

Sheet Title

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architects

phone: 361.537.4400
info@edrarchitects.com

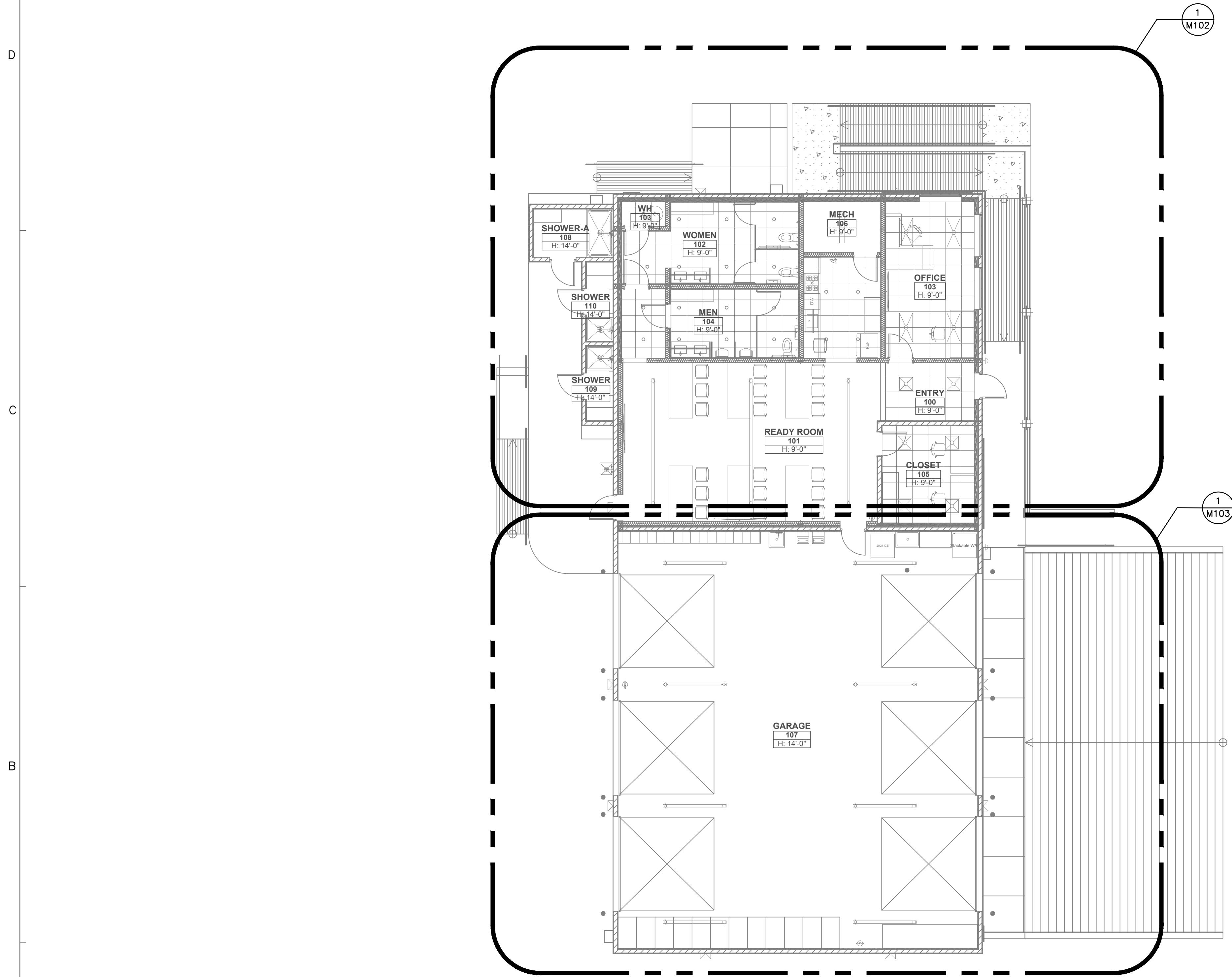


M100

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1
M101

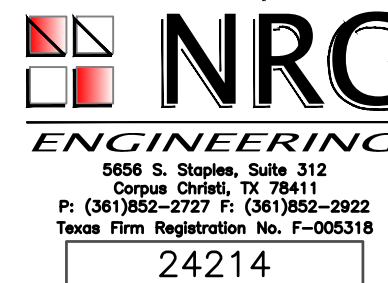
MECHANICAL OVERALL PLAN

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

North



8' 4' 0' 8'
SCALE: 1/8" = 1'-0"



5/15/2025
SEAN M. RODRIGUEZ
96478
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
24214

M101

MECHANICAL OVERALL PLAN
Project No: 21004
Project Date: MAY 2025
Project Address: 303 Ninth Street, Fort Aransas, TX 78373
Project Name: Lifeguard Headquarters

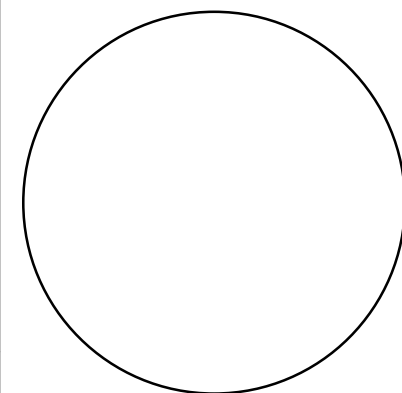
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1 001 REV. 02.26.2026

Project Address:
303 Ninth Street
Fort Aransas, TX
78373

Date:
FEBRUARY 2026

Project Name:
Lifeguard
Headquarters

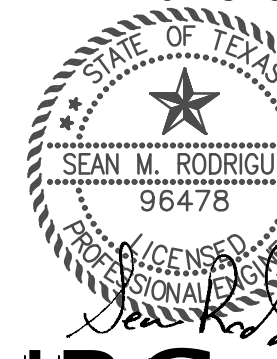
Project No:
21004

MECHANICAL ENLARGED PLAN
- OFFICES / READY ROOM

Sheet Title

M102

2/26/2026



NRG
ENGINEERING

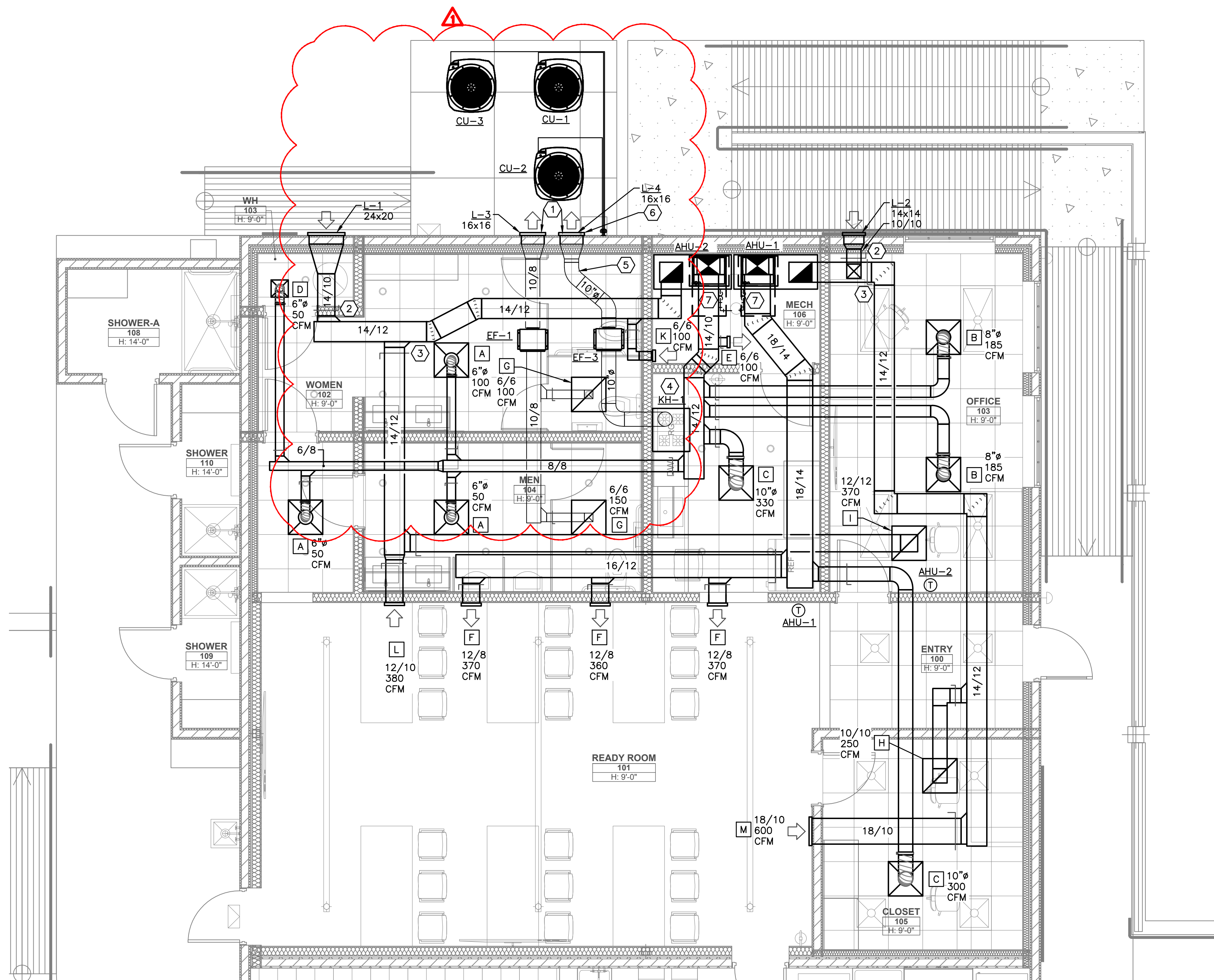
5650 S. Staples, Suite 312
Corpus Christi, TX 78411
P: (361)852-2727 F: (361)852-2922
Texas Firm Registration No. F-055318

24214

GENERAL NOTE:
- PAINT ALL EXPOSED DUCTWORK AND GRILLS IN THIS SPACE CUSTOM COLOR PER ARCHITECT.
- INTERNALLY INSULATE ALL EXPOSED DUCTWORK.
- INSULATE ALL CONDENSATE DRAIN LINES WITH 1" CLOSED CELL INSULATION.

MECHANICAL KEYED NOTES:

- 1 PROVIDE HOOD MANUFACTURER'S RECOMMENDED WALL CAP.
- 2 BALANCE TO AIRFLOW LISTED ON LOUVER SCHEDULE.
- 3 BALANCE TO DIFFERENCE BETWEEN SUPPLY AIRFLOW AND OUTSIDE AIR FLOW AS SCHEDULED IN DX AHU SCHEDULE.
- 4 PROVIDE RESIDENTIAL STYLE KITCHEN HOOD EQUAL TO GREENHECK GRRS MODE. REFER TO SHEET M302 FOR HOOD DETAILS.
- 5 WRAP KITCHEN HOOD DUCTWORK WITH FIRE RATED INSULATION BLANKET AS PER THE SPECIFICATIONS.
- 6 ROUTE REFRIGERANT PIPE AS SHOWN. REFRIGERANT PIPING SHALL RISE UP ALONG WALL AND PUNCH THROUGH WALL ABOVE CEILING. ROUTE INTERIOR REFRIGERANT PIPING TO MECHANICAL ROOM AS REQUIRED.
- 7 3/4" CONDENSATE DRAIN. TERMINATE AT FLOOR DRAIN WITH CODE REQUIRED AIR GAP.

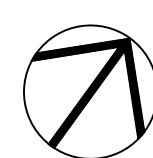


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M102

MECHANICAL ENLARGED PLAN - OFFICES/READY ROOM

SCALE: 1/4" = 1'-0"

North



4' 2' 0 4'
SCALE: 1/4" = 1'-0"

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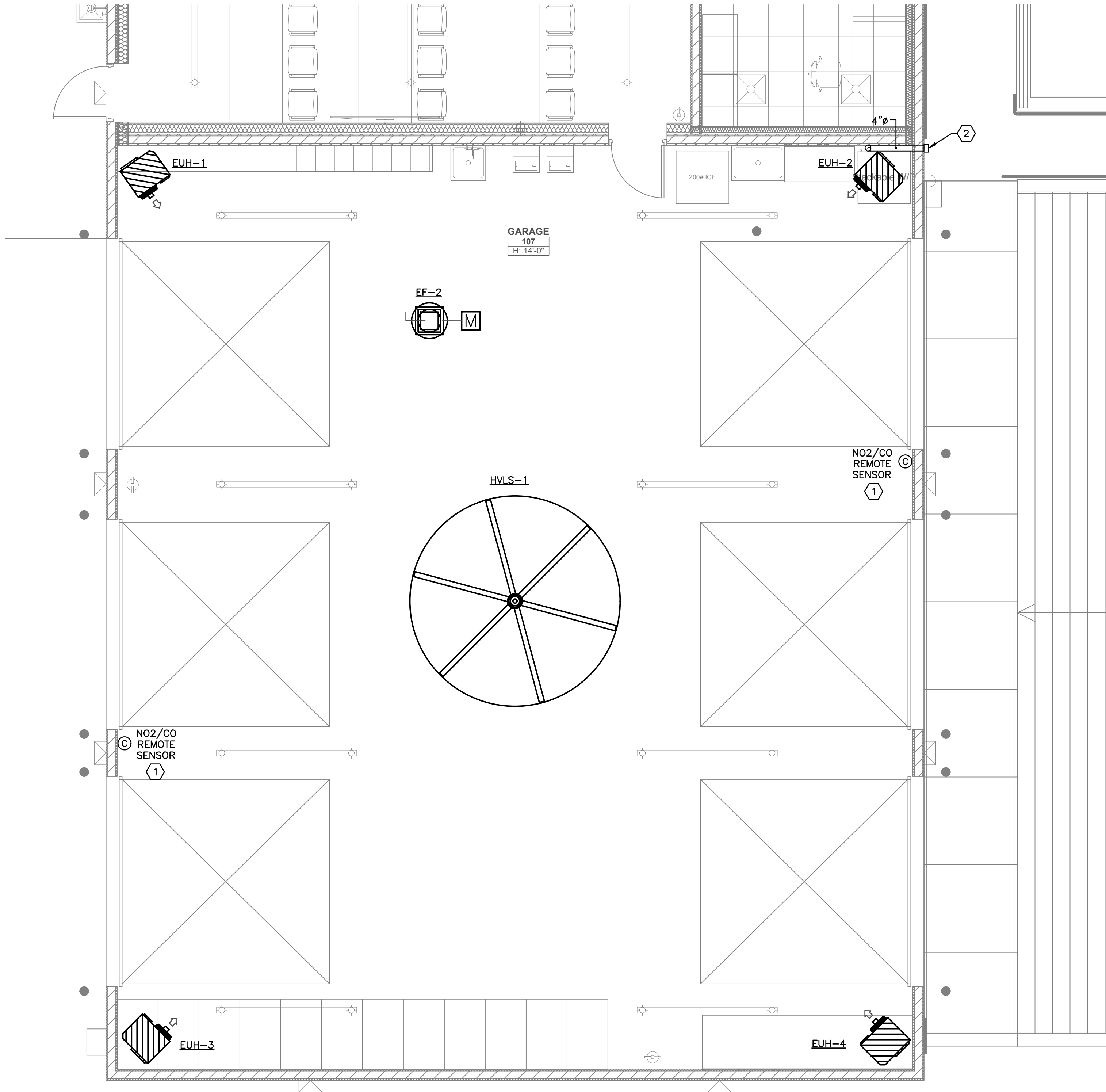
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M103

MECHANICAL ENLARGED PLAN - GARAGE

SCALE: 1/4" = 1'-0"

North



4' 2' 0 4'
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
- PAINT ALL EXPOSED DUCTWORK AND GRILLS IN THIS SPACE.
- INTERNALLY INSULATE ALL EXPOSED DUCTWORK.
- INSULATE ALL CONDENSATE DRAIN LINES WITH 1" CLOSED CELL INSULATION.

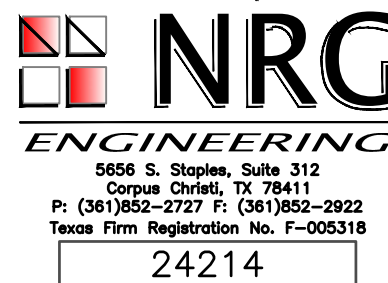
VEHICLE EXHAUST CALCS.

BUILDING AREA
2495 SF

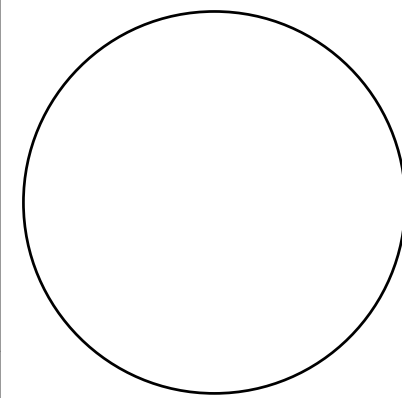
VEHICLE EXHAUST CALCULATION
PER ASHRAE 62.1-2022 TABLE
6-2
2495 SF x 0.75 CFM/SF
= 1871 CFM
EF-2 MEETS OR EXCEEDS

MECHANICAL KEYED NOTES:

- 1 SENSOR RADIUS RANGE OF 50 FT. CONTRACTOR TO CONFIRM AND PROVIDE NUMBER OF SENSORS AS RECOMMENDED BY MANUFACTURER FOR COMPLETE COVERAGE OF GARAGE. INSTALL SENSOR AT MANUFACTURER RECOMMENDED HEIGHT.
- 2 4" DRYER DUCT UP THROUGH WALL. TERMINATE IN WALL CAP PER MANUFACTURER RECOMMENDATIONS.



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Project Address:
303 Ninth Street
Fort Aransas, TX
78373

Project Name:
Lifeguard
Headquarters

Date:
MAY 2025

Project No.:
21004

MECHANICAL ENLARGED PLAN
- GARAGE

M103

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A

DX SPLIT AIR HANDLING UNIT SCHEDULE

MARK	AHU-1 (SUMMER)	AHU-1 (HUMIDITY)	AHU-2 (SUMMER)	AHU-2 (HUMIDITY)
SERVES	READY ROOM / CLOSET	READY ROOM / CLOSET	OFFICE / BREAKROOM / RESTROOMS	OFFICE / BREAKROOM / RESTROOMS
TYPE	CV	CV	CV	CV
SUPPLY (CFM)	1,400	1,400	1,050	1,050
OUTSIDE AIR (CFM)	550	550	160	160
PERCENT OUTSIDE AIR	39%	39%	15%	15%
EXT. SP. (IN. WG)	1.0	1.0	0.75	0.75
FAN MOTOR HORSEPOWER	1.0	1.0	-	-
FAN MOTOR BRAKE HP	0.8	0.8	-	-
FAN STYLE/CONFIGURATION	VERTICAL	VERTICAL	VERTICAL	VERTICAL
FAN MOTOR TYPE	DIRECT DRIVE	DIRECT DRIVE	DIRECT DRIVE	DIRECT DRIVE
REFRIGERANT TYPE	R-454B	R-454B	R-454B	R-454B
COOLING COIL				
MAX. COIL FACE VEL. (FPM)	500	500	500	500
EAT DB/WB (F)	81.2 / 70.6	78.9 / 71.9	77.3 / 64.7	76.4 / 65.6
LAT DB/WB (F)	55 / 53.4	55 / 52	55 / 53.6	55 / 53.8
TOTAL GRAND (MBTUH)	78.2	90.8	35.3	38.2
TOTAL SENSIBLE (MBTUH)	41.1	36.9	24.5	23.3
ELECTRIC HEAT	DUCT HEATER	DUCT HEATER	ELECTRIC HEAT	ELECTRIC HEAT
HEATING EAT DB (F)	56.9	56.9	64.9	64.9
HEATING LAT DB (F)	85.0	85.0	85.0	85.0
HEATING MBTUH	43.3	43.3	23.2	23.2
HEATING KW	13.0	13.0	6.8	6.8
VOLTS/PH/HZ	240/1/60	240/1/60	240/1/60	240/1/60
MCA/MOCP	-	-	55.0 / 60	55.0 / 60
MANUFACTURER/MODEL NUMBER	WARREN	WARREN	-	-
ELECTRICAL DATA				
VOLTS/PH/HZ	240/1/60	240/1/60	240/1/60	240/1/60
MCA	9.7	9.7	5.0	5.0
MOCP	15	15	15	15
MANUFACTURER	TRANE	TRANE	TRANE	TRANE
MODEL No.	BCVE048	BCVE048	5TAMXD05AV41	5TAMXD05AV41
NOTES:	1,2,3,4,5,6,7,8,9,10,11,12,13,14	1,2,3,4,5,6,7,8,9,10,11,12,13,14	1,2,3,4,8,9,10,11,12,13,14	1,2,3,4,8,9,10,11,12,13,14

- NOTES:
- PROVIDE 2" PLEATED 80% EFFICIENT MERV 13 FILTERS FOR THE AHU.
 - PROVIDE SLIDE OUT FILTER FRAME ON RETURN INLET OF AIR HANDLER.
 - PROVIDE UNIT WITH SINGLE POINT OF ELECTRICAL CONNECTION. THE UNIT SHALL BE CONSTANT VOLUME.
 - PROVIDE UNIT WITH MINIMUM TWO STAGES OF COOLING. PROVIDE UNIT WITH STAGE FAN.
 - PROVIDE SINGLE POINT OF ELECTRICAL CONNECTION FOR DUCT HEATER. DUCT HEATER SHALL HAVE SCR HEAT, 24V CONTROL, AND FUSED DISCONNECT.
 - PROVIDE UNIT WITH MODULATING HOT GAS REHEAT.
 - PROVIDE RAWAL APR VALVES TO AHU-1.
 - PROVIDE 24" TALL STAND/PLENUM BASE FOR VERTICAL UNITS.
 - PROVIDE EQUIPMENT MANUFACTURER'S THERMOSTAT/HUMIDISTAT FOR PROPER UNIT OPERATION.
 - PROVIDE REFRIGERANT SENSOR AND CONTROLS AT THE UNIT WITH SYSTEM SHUT OFF VALVE FOR REFRIGERANT MITIGATION COMPLIANT WITH UL 6033-2-40.
 - PROVIDE ALL SENSORS, ACCESSORIES, CONTROL POINTS, AND INTERLOCKS FOR THE AHUS AND THEIR RESPECTIVE ACCUS TO BE PROPERLY OPERATED AND PROPERLY STAGED. COORDINATE ALL THE REQUIRED CONTROLS WITH THE EQUIPMENT TYPE, CONFIGURATION, NUMBER OF DX STAGES, REFRIGERATION CIRCUITS, CONTROLS SEQUENCES AND SPECIFICATIONS.
 - INSTALL ALL UNITS AS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE THE MANUFACTURERS MINIMUM CLEARANCES FOR OPERATION AND SERVICE OF THE UNIT. COORDINATE THE INSTALLATION OF THE UNIT WITH ALL OTHER DISCIPLINES, DUCTWORK, STRUCTURE, ELECTRICAL, AND ALL OTHER OBSTRUCTION PRIOR TO INSTALLATION OF THE UNIT, ITS EQUIPMENT PAD, AND ALL ACCESSORIES.
 - MECHANICAL SPACES HAVE BEEN DESIGNED AROUND THE SPECIFIED MANUFACTURER. ALTERNATE MANUFACTURERS EQUIPMENT SHALL NOT EXCEED THE SPECIFIED MANUFACTURES PHYSICAL DIMENSIONS AND WEIGHTS.
 - EQUIVALENT MANUFACTURERS ARE DAIKIN, AND TRANE.

LOUVER SCHEDULE

TAG	SERVICE	GREENHECK MODEL NUMBERS	SIZE (INCHES) (WXH)	AIR FLOW (CFM)	FREE AREA (FT2)	PRESSURE DROP (IN WG)	INTAKE OR EXHAUST	NOTES
L-1	AHU-2	EVH-501D-24x20	24 X 20	550	1.3	0.03	INTAKE	ALL
L-2	AHU-1	EVH-660D-14x14	14 X 14	160	0.3	0.05	EXHAUST	ALL
L-3	EF-1	EVH-501D-16X16	16 X 16	250	0.6	0.03	EXHAUST	ALL
L-4	EF-3	EVH-501D-16X16	16 X 16	250	0.6	0.03	EXHAUST	ALL

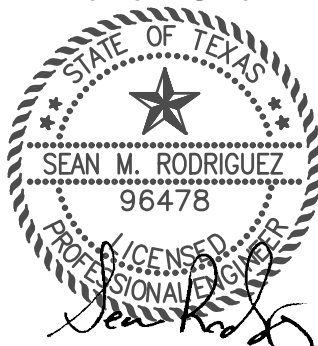
- NOTES:
- PROVIDE WITH BACKDRAFT DAMPER.
 - PROVIDE WITH FLANGED FRAME.
 - PROVIDE WITH INSECT SCREEN AND 2 COAT KYNAR COLOR FINISH, COLOR BY ARCHITECT.
 - LOUVER SHALL BE WIND DRIVEN RAIN, HURRICANE RATED PER IBC TWIA FOR 120 MPH WITH A 3 SECOND GUST.
 - COORDINATE LOCATION AND MOUNTING HEIGHT WITH GENERAL CONTRACTOR.
 - RUSKIN AND GREENHECK ARE APPROVED EQUALS.

AHU CONDENSING UNIT SCHEDULE

MARK	CU-1	CU-2	CU-3
SERVES	AHU-1	AHU-1	AHU-2
TOT MBTUH	42	42	36
NOM. TONS	3.5	3.5	3
AMBIENT TEMP.	100	100	100
EER2 (SEER2)	11.2 (-)	11.2 (-)	12.5 (17.1)
IEER	12.8	12.8	-
VOLTS/PH	240/1/60	240/1/60	240/1/60
MCA	23	23	27
MOCP	40	40	40
MFG	TRANE	TRANE	TRANE
MODEL No.	5TTR5042A	5TTR5042A	5TTR7036A
NOTES:	1,2,3,4,5,6	1,2,3,4,5,6	1,2,3,5,6

- NOTES:
- PROVIDE COMPRESSOR WITH 5 YEAR WARRANTY.
 - SIZE REFRIGERANT LINES PER MANUFACTURES RECOMMENDATIONS. PROVIDE HIGH AND LOW PRESSURE SWITCHES, LIQUID LINE FILTER DRIER, CRANKCASE HEATERS AND NON-BLEED PORT, ADJUSTABLE TXV VALVE. PROVIDE LIQUID LINE SIGHT GLASS AND PRESSURE TAPS ON INLET AND OUTLET OF INDOOR COILS.
 - PROVIDE MINIMUM 10,000 HOUR CORROSION RESISTANT SALT SPRAY COATING FOR CONDENSING UNIT AND COILS.
 - PROVIDE RAWAL APR VALVES TO CU-1 AND CU-2.
 - PROVIDE REFRIGERANT SENSOR AND CONTROLS AT THE UNIT WITH SYSTEM SHUT OFF VALVE FOR REFRIGERANT MITIGATION COMPLIANT WITH UL 6033-2-40.
 - EQUIVALENT MANUFACTURERS ARE DAIKIN, AND TRANE.

5/15/2025





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Project Address:
303 Ninth Street
Port Aransas, TX
78373

Project Name:
Lifeguard
Headquarters

Project No.:
21004

Date:
MAY 2025

Issue

Revision

M201

MECHANICAL SCHEDULES

Sheet Title

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phone: 361.537.4400 email: enzy@aia@edrarchitects.com

MANUFACTURER	TAG	MODEL	DAIMETER (FT)	NO. OF BLADES	FAN SPEED (RPM)	dBA AT FULL SPEED	INPUT POWER (A)	VOLTS	PHASE	HERTZ	WEIGHT (lb)	NOTES
BIG ASS FANS	HVLS-1	ESSENCE	12	8	VARIABLE	35	10	120	1	60	88	ALL

MANUFACTURER	TAG	MODEL	DIAMETER (FT)	NO. OF BLADES	FAN SPEED (RPM)	dBA AT FULL SPEED	INPUT POWER (A)	VOLTS	PHASE	HERTZ	WEIGHT (lb)	NOTES
BIG ASS FANS	HVLS-1	ESSENCE	12	8	VARIABLE	35	10	120	1	60	88	ALL

MARK	SERVICES	SUPPLY AIR CFM	RETURN AIR CFM	OUTSIDE AIR CFM	EXHAUST AIR CFM	RESULTING BALANCE	PERCENT OUTSIDE AIR
AHU-1	READY ROOM / CLOSET	1400	850	550		550	39.3%
AHU-2	OFFICE / BREAKROOM / RESTROOMS	1050	890	160		160	15.2%
EF-1	WOMEN 102				250	-250	
KH-1	BREAKROOM HOOD				250	-250	
OA	OUTSIDE AIR TOTAL					710	
EA	EXHAUST AIR TOTAL					-500	
	DIFFERENCE (OA-EA)					210	
CONDITIONED AREA (SQUARE FEET)						1706	
A	DESIRED CFM FOR PRESSURIZATION (CFM/SF)				0.04	68.24 CFM	
B	BUILDING LEAKAGE BASED ON NEW BLDG AT 0.04 CFM/SF X TOTAL SURFACE AREA					134.56 CFM	
C	BUILDING EXHAUST					500 CFM	
	MINIMUM REQUIRED FOR PRESSURIZATION (A+B+C)					703 CFM	
	AMOUNT OF FRESH AIR PROVIDED (DELIVERED)					710	
	AMOUNT TO BE RELIEVED (DELIVERED - MINIMUM)					7 CFM	
	BUILDING PRESSURIZED AT:	0.03 in. w.G.	AT	703 CFM			

PLAN MARK	MANUF. & MODEL NUMBER	SERVICE	MODULE SIZE	NECK SIZE	FACE SIZE	BORDER TYPE	FINISH	BLOW PATTERN	MAT'L	OPTIONS/NOTES
A	TITUS OMNI-AA	SUPPLY	24 X 24	6"ø	20 X 20	3	26	4	ALU	
B	TITUS OMNI-AA	SUPPLY	24 X 24	8"ø	20 X 20	3	26	4	ALU	
C	TITUS OMNI-AA	SUPPLY	24 X 24	10"ø	20 X 20	3	26	4	ALU	
D	TITUS OMNI-AA	SUPPLY	12 X 12	6"ø	10 X 10	1	26	4	ALU	
E	TITUS 300 FS	SUPPLY	8 X 8	6 X 6	8 X 8	1	26	-	ALU	AG-15-AA
F	TITUS 300 FS	SUPPLY	14 X 10	8 X 8	14 X 10	1	26	-	ALU	AG-15-AA
G	TITUS PAR-AA	RETURN	24 X 24	6 X 6	22 X 22	3	26	-	ALU	PROVIDE WITH INSULATED BACK PAN
H	TITUS PAR-AA	RETURN	24 X 24	10 X 10	22 X 22	3	26	-	ALU	PROVIDE WITH INSULATED BACK PAN
I	TITUS PAR-AA	RETURN	24 X 24	12 X 12	22 X 22	3	26	-	ALU	PROVIDE WITH INSULATED BACK PAN
J	TITUS PAR-AA	EXHAUST	12 X 12	6 X 6	10 X 10	3	26	-	ALU	PROVIDE WITH INSULATED BACK PAN
K	TITUS 350 FL	RETURN	8 X 8	6 X 6	8 X 8	1	26	-	ALU	AG-15-AA
L	TITUS 350 FL	RETURN	14 X 12	12 X 10	12 X 10	1	26	-	ALU	AG-15-AA
M	TITUS 350 FL	RETURN	20 X 12	18 X 10	20 X 12	1	26	-	ALU	AG-15-AA

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MARK	EUH-1,2,3,4			
SERIES	GARAGE			
MANUFACTURER	QMARK			
MODEL	MUH-07-8			
KW	7.5			
HORSEPOWER	-			
VOLTS/PHASE/HERTZ	208/1/60			
NOTES	ALL			

NOTES

1. MOUNT AT MANUFACTURERS RECOMMENDED HEIGHT.
2. PROVIDE MANUFACTURERS MOUNTING HARDWARE.
3. PROVIDE HEATER WITH 24 VOLT CONTROL TRANSFORMER.
4. PROVIDE 24 VOLT THERMOSTAT, MOUNT AT SAME HEIGHT AS LIGHT SWITCH.
5. EQUIVALENT MANUFACTURERS: REZNOR, MODINE, OR EQUAL.
6. SET THERMOSTAT TO 40° FOR FREEZE PROTECTION
7. HEATER SHALL DISABLE WHEN GARAGE DOORS ARE OPEN.

MARK	EF-1	EF-2	EF-3
SERVES	RESTROOM	GARAGE	KITCHEN HOOD
DRIVE	DIRECT	DIRECT	DIRECT
CFM	250	2500	250
E.S.P. IN W.G.	0.3	0.3	0.4
HORSEPOWER	1/8	1/2	1/6
RPM (MAX.)	1,395	993	1534
SONES (MAX.)	6.0	11.9	7.2
VOLTS/PHASE/HERTZ	115/1/60	115/1/60	115/1/60
MANUFACTURER	GREENHECK	GREENHECK	GREENHECK
MODEL NUMBER	SQ-80-VG	CUE-160-VG	SQ-80-VG
WEIGHT	34	93	34
NOTES	1, 2, 3	1, 3, 4	1, 2, 3

NOTE:

1. FAN SHALL BE DIRECT DRIVE WITH MOTOR MOUNTED SPEED CONTROL RELAY, PREWIRED INTEGRAL DISCONNECT SWITCH, AND BACKDRIFT DAMPER.
2. FAN MUST FAULT FAN SHALL BE CONTROLLED BY SWITCH TO TURN ON WHEN RESTROOM LIGHT IS ON. COORDINATE WITH ELECTRICAL.
3. EQUIVALENT MANUFACTURES ARE COOK AND GREENHECK.
4. FAN SHALL OPERATE WHEN CO/NO2 SENSORS ARE IN ALARM. MOTORIZED DAMPER AND GARAGE DOORS SHALL OPEN. FAN SHALL OPERATE UNTIL ALARM IS CLEARED FOR 5 MINUTES.

Project Data Issue

5/15/2025

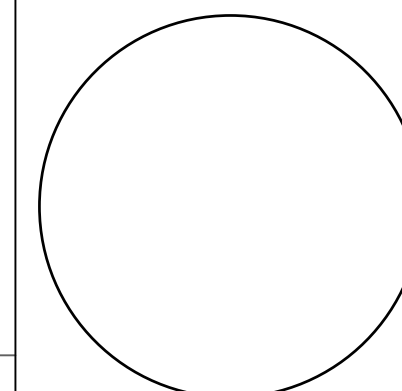
STATE OF TEXAS
SEAN M. RODRIGUEZ
96478
COMMISSIONER OF THE
GENERAL LAND OFFICE

NRG

ENGINEERING

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Texas Firm Registration No. F-000318

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Project Address:
303 Ninth Street
Port Aransas, TX

Date: MAY 2025

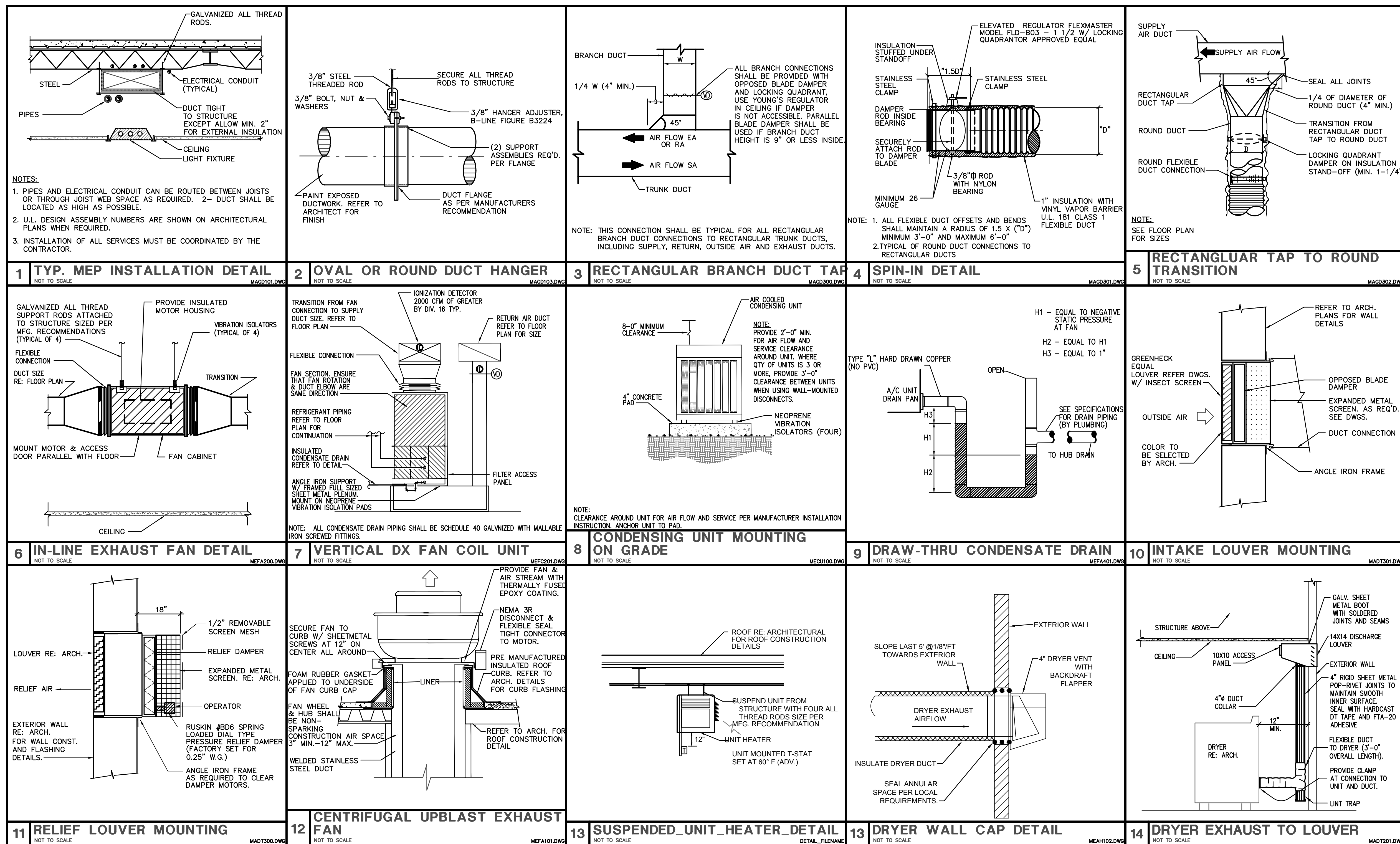
Project Name: Lifeguard Headquarters

Project No: 21004

MECHANICAL DETAILS



24214



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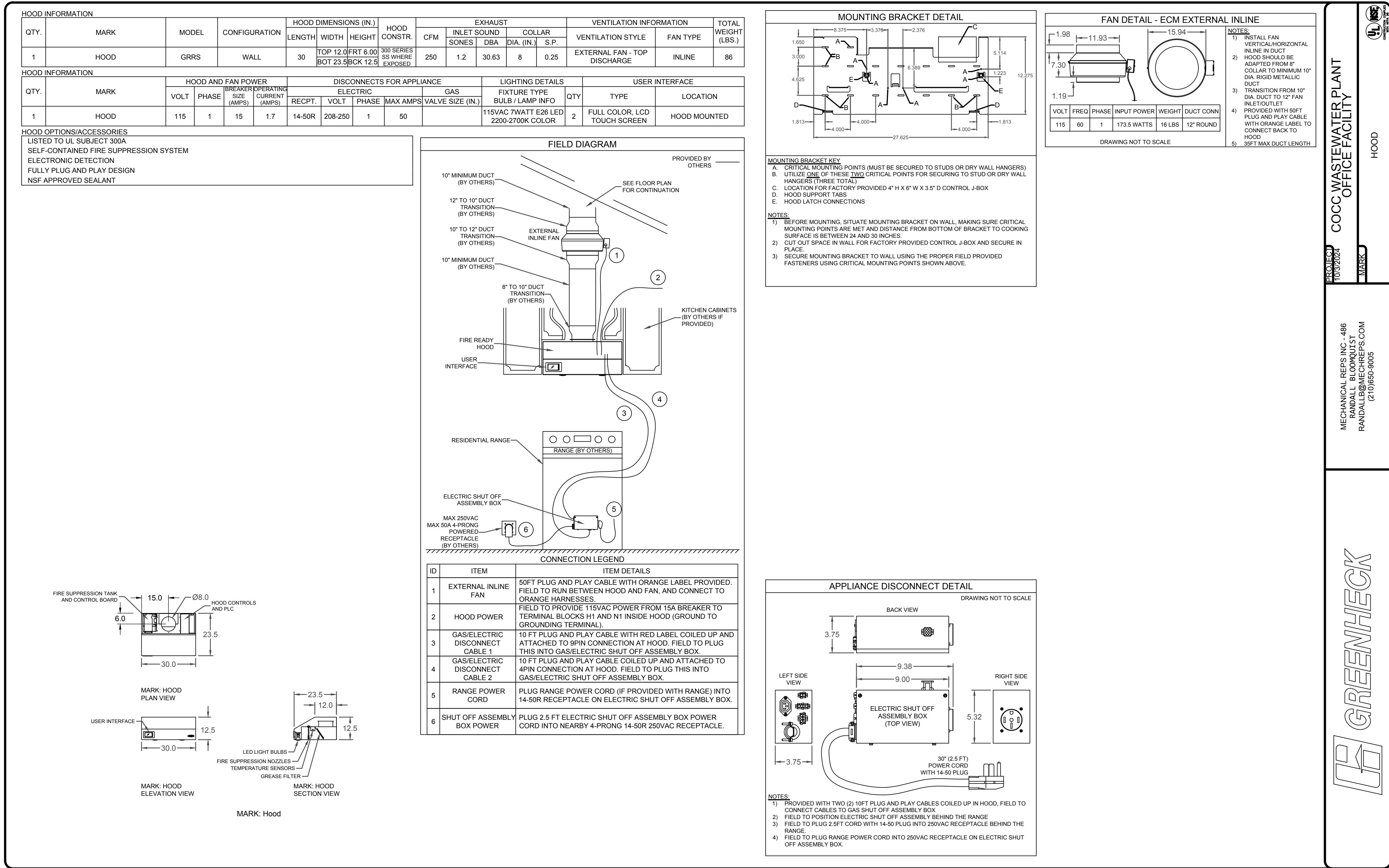
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303 Ninth Street
Fort Aransas, TX
78373

Date:
MAY 2025

Project Name:
Lifeguard
Headquarters

Project No.:
21004

MECHANICAL DETAILS

Sheet Title

M302



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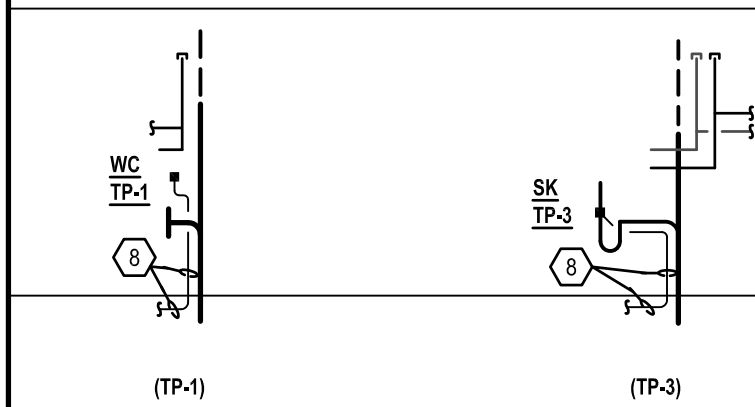
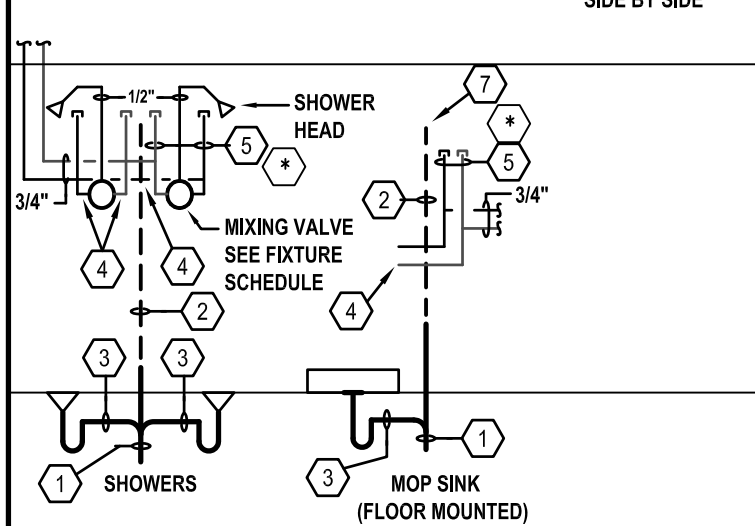
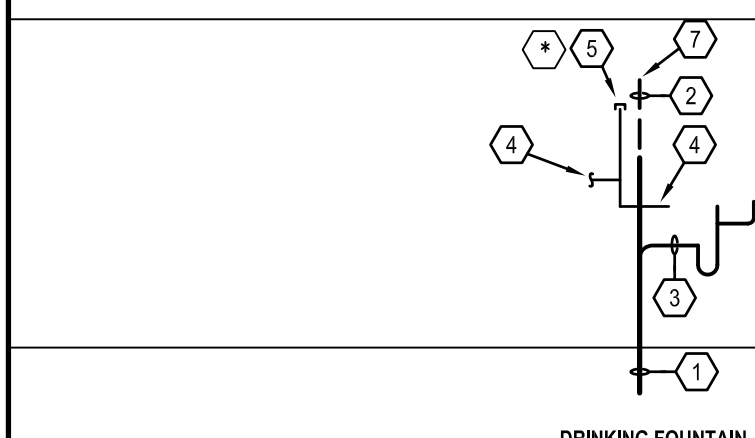
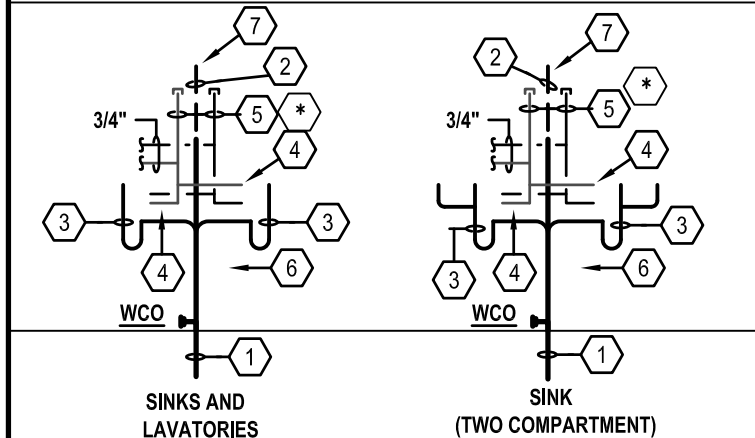
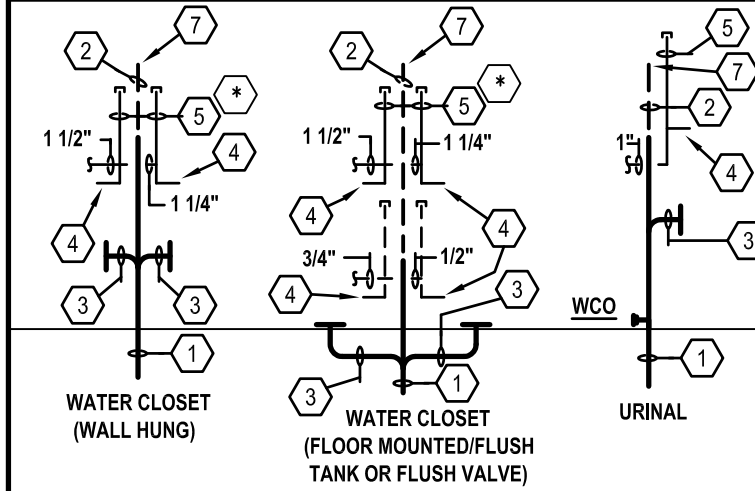
PLUMBING LEGEND

DISREGARD LEGEND ITEMS NOT INDICATED ON DRAWINGS

SYMBOL	DESCRIPTION	ABBR.
	SOIL OR WASTE PIPING B.G.	WST
	SOIL OR WASTE PIPING A.G.	WST
	GREASE WASTE PIPING	GW
	VENT PIPING	V
	STORM DRAIN PIPING	SD
	OVERFLOW STORM DRAIN PIPING	OD
	GAS LINE	G
	FIRE OR SPRINKLER LINE	F
	DOMESTIC COLD WATER	CW
	DOMESTIC HOT WATER	HW
	DOMESTIC HOT WATER RETURN	HWR
	TEMPERED DOMESTIC HOT WATER	TW
	GATE VALVE	GV
	GLOBE VALVE	GLV
	BALL VALVE	BV
	CHECK VALVE	CKV
	BALANCING VALVE	BAV
	BUTTERFLY VALVE	BTV
	PLUG VALVE	PLV
	PRESSURE REDUCING VALVE	PRV
	PRESSURE RELIEF VALVE	T&P
	STRAINER	STR
	UNION	UN
	THERMOMETER WELL	TW
	PRESSURE GAUGE	PG
	THERMOMETER	THRM
	CONDENSATE OR INDIRECT DRAIN	D
	BRANCH CONNECTION, TOP	--
	BRANCH CONNECTION, BOTTOM	--
	ELBOW UP	--
	ELBOW DOWN	--
	FLOOR CLEANOUT (INTERIOR)	FCO
	CLEANOUT AT GRADE (EXTERIOR)	COG
	WALL CLEANOUT	WCO
	FLOOR DRAIN	FD
	FLOOR SINK	FS
	HOSE BIBB	HB
	WALL HYDRANT	WH
	NEW TO EXISTING PIPE CONNECTION	--
	PLUMBING RISER IDENTIFICATION	P/X
	DOWNSPOUT RISER IDENTIFICATION	DS/X
	FIRE RISER IDENTIFICATION	F/X
ABBREVIATIONS		
	ABOVE FINISHED FLOOR	AFF
	ACCESS PANEL	AP
	BELOW FINISHED FLOOR	BFF
	BOTTOM OF PIPE	BOP
	INDIRECT DRAIN	D
	EXISTING TO REMAIN	(E)
	EXISTING TO BE DEMOLISHED	(D)
	EXISTING TO BE RELOCATED	(R)
	FINISHED	FIN
	FLOOR	FLR
	INVERT ELEVATION	INV. EL.
	NORMALLY CLOSED	NC
	SOFT WATER	SW
	TRAP PRIMER	TP
	TYPICAL	TYP
	VENT THRU ROOF	VTR

NOT ALL SYMBOLS MAY BE USED

PLUMBING RISER DETAILS



KEYED NOTES - RISER DIAGRAM DETAILS:

- REFER TO PLUMBING FIXTURE SCHEDULE FOR SOIL OR WASTE ROUGH-IN PIPE SIZE. MINIMUM SOIL OR WASTE DRAIN LINE SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR SANITARY VENT ROUGH-IN PIPE SIZE. MINIMUM SANITARY VENT BRANCH SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE DRAIN ROUGH-IN PIPE SIZE. MINIMUM FIXTURE DRAIN AND TRAP SIZE FOR THIS FIXTURE.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR WATER PIPING ROUGH-IN PIPE SIZE. MINIMUM WATER SUPPLY BRANCH SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
- SHOCK ARRESTOR INLET: REFER TO SHOCK ARRESTOR SCHEDULE FOR SIZE. LOCATION SHOWN HERE FOR INDIVIDUAL FIXTURE WILL VARY WHERE INCLUDED AS PART OF PLUMBING CHASE BATTERY OF PIPING. REFER TO RISER DIAGRAMS FOR BATTERY LOCATIONS. ARRANGE ALL WATER LINES TO GRAVITY DRAIN.
- WALL CLEANOUTS SHALL BE PROVIDED AT END OF BATTERY OR END OF BRANCH LINE FIXTURES AND WHERE REQUIRED BY PLUMBING CODE OFFICIALS TO ASSURE COMPLETE ACCESS TO ALL PORTIONS OF DRAIN.
- SANITARY VENT PIPES SHALL CONTINUE TO CEILING OR HEADER TOGETHER AT A MINIMUM 42" ABOVE FIN. FLOOR.
- TRAP REFILL LINE: SEE PLUMBING DETAILS SHEET. EXTEND AND CONNECT TO FLOOR DRAIN TRAP AS SHOWN.
- AIR GAP FITTING
- PLASTER TRAP: PROVIDE SUPPORTS BELOW TRAP.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ELEVATIONS AND DIMENSIONS OF FINISHED FLOORS AND WALLS. TRUE ALL DRAINS, ROUGH-INS AND CARRIERS IN ACCORDANCE WITH THE PROPOSED ELEVATIONS AND FINISHED SURFACES.
- MOUNTING HEIGHT ELEVATION OF ALL WALL HUNG OR COUNTER MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION OF ROUGH-IN WORK.
- FOR ALL FIXTURES AND EQUIPMENT WITH ASSOCIATED TRIM OR COMPONENT ACCESSORIES, PROVIDE UNDER SEPARATE DIVISIONS AND REQUIRING PLUMBING CONNECTIONS; THIS CONTRACTOR SHALL FIELD COORDINATE EXACT REQUIREMENTS OF, MAKE PROVISIONS FOR, AND SUPPLY ALL MATERIALS AND LABOR FOR MAKING FINAL CONNECTIONS.
- CONTRACTOR SHALL REFER TO SHOP DRAWINGS OF EQUIPMENT TO BE SUPPLIED FOR FINAL COORDINATION OF ALL ROUGH-IN OPENINGS BEFORE BEGINNING WORK.
- ALL FIXTURE AND EQUIPMENT STUB-OUTS SHALL BE PROVIDED WITH A STOP VALVE. ALL FIXTURE STOPS SHALL BE SOLID BRASS, LOOSE KEY OPERATED, CHROME PLATED (WHERE EXPOSED), AND FITTED TIGHT TO CHROME PLATED BRASS WALL ESCUTCHEON PLATES. SUPPLY RISERS SHALL BE TYPE "1" TUBING, CHROME PLATED. PROVIDE 1/2" FIP X 3/8" OD COMPRESSION FITTINGS FOR ALL SINKS, LAVATORIES, AND SIMILAR FIXTURES.
- ALL P-TRAPS WITHIN THE BUILDING, ABOVE GRADE AND EXPOSED TO INSPECTION SHALL BE CHROME PLATED ADJUSTABLE, CAST BRASS WITH CLEANOUT PLUG. PROVIDE C.P. CAST BRASS SLIP NUTS AND WASHERS. 17 GAGE SEAMLESS TUBULAR BRASS DRAIN TO WALL AND WALL FLANGE. PROVIDE 1-1/2" P-TRAP FOR ALL LAVATORIES AND SIMILAR FIXTURES, PROVIDE 1-1/2" P-TRAP FOR ALL SINKS AND SIMILAR FIXTURES, MCQUIRE OR EQUAL.
- ALL ROUGH-IN OPENINGS SHALL BE FITTED WITH CHROME PLATED, WROUGHT BRASS DEEP BELL OR BOX ESCUTCHEON PLATES FITTED TIGHT TO PIPE AND FLUSH TO WALL. STEEL ESCUTCHEON PLATES ARE NOT ACCEPTED.
- ALL EXPOSED BRASS SHALL BE CHROME PLATED.
- ALL HANDICAPPED ACCESSIBLE FIXTURES SHALL BE OF APPROVED TYPES AND WITH REQUIRED CONTROLS INSTALLED TO HEIGHTS AND CLEARANCES, AS PRESCRIBED BY THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS). FIXTURES SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODE REQUIREMENTS. PROVIDE FIXTURES WITH DEPTHS AT MAXIMUM PERMITTED AND AVAILABLE FOR INTENDED FIXTURE USE.
- INSULATE ALL EXPOSED WATER AND DRAIN LINES ON ADA/TAS ACCESSIBLE LAVATORIES AND SINKS WITH MCQUIRE PRO WRAP OR EQUAL. PROVIDE OFFSET DRAIN FITTINGS WHERE REQUIRED TO PROVIDE MINIMUM CLEARANCES.
- ALL ADA/TAS SINKS SHALL BE STAMPED WITH DRAIN OUTLET AT THE REAR OF THE BOWL.
- PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE IN ACCORDANCE WITH SENATE BILL 907 FOR WATER SAVING PERFORMANCE. LAVATORY AND SINK FAUCETS SHALL INCLUDE 0.5 GPM AND 2.2 GPM FLOW CONTROL RESPECTIVELY.
- ORIENT ADA/TAS WATER CLOSET FLUSH VALVE WITH OPERATOR ON LARGE SIDE OF ENCLOSURE AND BELOW GRAB BARS.
- SEAL ALL SPACES BETWEEN PLUMBING FIXTURES AND MOUNTING SURFACES WITH WHITE LATEX CAULK WIPED SMOOTH AND FLUSH WITH FIXTURE.
- FLOOR DRAINS SHALL BE INSTALLED AT LOW POINTS OF UNIFORMLY SLOPED FLOOR. CONTRACTOR SHALL FIELD COORDINATE WITH STRUCTURAL TO INSURE FLOORS ARE UNIFORMLY SLOPED ACROSS ENTIRE TOILET ROOMS OR OVER AS WIDE AN AREA AS PRACTICAL FOR OPEN AREA FLOOR DRAINS. CONVEX FLOOR SLOPE IN THE IMMEDIATE VICINITY OF THE FLOOR DRAIN IS NOT ACCEPTABLE.
- EQUIVALENT MANUFACTURES OF CHINA FIXTURES ARE KOHLER, AND AMERICAN STANDARD. EQUIVALENT MANUFACTURES OF STAINLESS FIXTURES ARE JUST, ELKAY, AND ADVANCE TABCO.
- WATER HEATER SHALL BE PROVIDED WITH CODE APPROVED VACUUM BREAKER AND BRASS ASME TEMPERATURE AND PRESSURE RELIEF VALVE. ROUTE TPR DRAIN LINE FULL SIZED TO EXTERIOR OF BUILDING AND TERMINATE 6" ABOVE FINISHED GRADE, OR AS INDICATED ON PLANS.
- ROOF PENETRATIONS SHALL BE DONE IN STRICT COMPLIANCE WITH THE ARCHITECTS SPECIFICATIONS AND SHALL BE LEAK PROOF.
- FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF STUB OUTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY WHICH MAY AFFECT THE INTENDED DESIGN.
- ALL PLUMBING WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL STATE AND LOCAL CODES.
- THE PLUMBING CONTRACTOR SHALL GUARANTEE THE COMPLETE PLUMBING SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- ALL WATER HEATER SUPPLY CONNECTIONS SHALL HAVE HEAT TRAP NIPPLE CONNECTIONS. HEAT TRAP NIPPLES NOT REQUIRED IF HOT WATER RECIRCULATION SYSTEM IS PROVIDED.
- NO HUB COUPLINGS SHALL BE HEAVY DUTY 4 BAND COUPLINGS WITH STAINLESS STEEL SHIELD.
- INSULATE CONCEALED ROOF DRAIN BODIES, VERTICAL LEAD AND HORIZONTAL PIPING WITH R-6 FLEXIBLE BLANKET INSULATION. EXPOSED ROOF DRAIN BODIES AND PIPES SHALL BE INSULATED WITH AN R-6 RIGID INSULATION AND PAINTABLE CANVAS JACKET.

GENERAL ROOF PLAN NOTES:

- CONTRACTOR SHALL CAREFULLY REVIEW CONTRACT DOCUMENTS INCLUDING DRAWINGS AND PROJECT MANUAL. INFORMATION REGARDING WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS ARE DISPERSED THROUGHOUT THE DOCUMENTS AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE FULL SET OF DOCUMENTS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES ABOVE THE CEILING TO PROVIDE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF AND FUTURE CHANGES IN MECHANICAL EQUIPMENT. CONDUIT AND PIPE TO BE RUN THROUGH TRUSSES. COORDINATE SERVICE AND ACCESS POINTS ABOVE CEILING TO MINIMIZE REQUIRED ACCESS.
- ALL DEVICES INSTALLED ON ROOF TOP EQUIPMENT SHALL BE MOUNTED ON A NON-REMOVABLE PANEL OF THE EQUIPMENT. THIS LOCATION SHALL BE COORDINATED WITH THE MECHANICAL OR PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
- ROOF DECK PENETRATIONS: CONTRACTOR SHALL SECURE LANDLORD APPROVAL FOR ALL BUILDING ROOF DECK PENETRATIONS. REQUESTS SHALL BE ON A SCALED ROOF PLAN SHOWING EXACT LOCATION & SIZE OF PENETRATION & INCLUDE DETAILS OF MOUNTING, FLASHING & SEALING. CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO PERFORM ALL WORK AT THIS CONTRACTOR'S SOLE EXPENSE. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ROOFTOP EQUIPMENT, NEW ROOF PENETRATIONS, REMOVAL OF EXISTING ROOFTOP EQUIPMENT & INSTALLATION OF ALL ROOFTOP EQUIPMENT WITH THE LANDLORD.

PLUMBING NARRATIVE:

ELECTRIC WATER HEATERS LESS THAN 12 KW SHALL HAVE A PERFORMANCE RATING OF 0.97.

THE HOT WATER HEATING SYSTEM SHALL BE BY AN ELECTRIC WATER HEATER WITH A RECIRCULATION LINE AND PUMP. THE RE-CIRC PUMP SHALL BE CONTROLLED BY AN AQUASTAT AND TIME CLOCK. THE TIME CLOCK SHALL ENABLE THE PUMP TO OPERATE FROM 6AM TO 8PM (ADJ.) AND SHUT OFF THE PUMP FROM 8PM TO 6AM (ADJ.).

AND/OR

THE HOT WATER HEATING SYSTEM SHALL BE BY WATER HEATER WITH A MAXIMUM OF 6'-0" OF 1/4" TUBING, 3'-0" OF 3/8" TUBING TO LAVATORIES AND 43'-0" OF 1/2" TUBING, 21'-0" OF 3/4" TUBING TO ALL OTHER FIXTURES.

REFER TO THE 2018 IECC SECTION C404 SERVICE WATER HEATING FOR OTHER REQUIREMENTS.

THE PLUMBING CONTRACTOR SHALL REVIEW THE SYSTEM COMMISSIONING SPECIFICATION ON THIS SHEET FOR REQUIREMENTS AND PARTICIPATION IN THE COMMISSIONING PROCESS. FAILURE TO COMPLY OR PARTICIPATE MAY INCUR ADDITIONAL COST TO THE CONTRACTOR

GENERAL ENERGY NOTES:

INSULATION SHALL BE PROVIDED FOR PIPING AS NOTED IN THE TABLE BELOW. PIPING INSULATION SHALL BE PROVIDED FOR RETURN CIRCULATION HOT WATER SYSTEM WITH 1" OR R-4 INSULATION. THE FIRST 8' OF PIPING IN NONCIRCULATING SYSTEMS SERVED BY EQUIPMENT W/O INTEGRAL HEAT TRAPS SHALL BE INSULATED WITH 1-1/2" OR R-4 INSULATION.

WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NONCIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING AS ASSOCIATED WITH THE EQUIPMENT.

AUTOMATIC CIRCULATING HOT WATER SYSTEMS OR HEAT TRACE SHALL HAVE TIME SWITCHES THAT ARE CAPABLE OF BEING SET TO TURN OFF THE SYSTEM.

MINIMUM PIPE INSULATION THICKNESS (in inches)

FLUID	CONDUCTIVITY	MEAN TEMP °F	NOMINAL PIPE DIA.			
			< 1"	1 < 1.5"	1.5" TO < 4"	4 TO < 8"
DOM. COLD WATER	0.23	75	1/2	1	1	1
HOT WATER	0.24	100	1	1	1-1/2	1-1/2
LOW PSI STEAM	0.28	200	2-1/2	2-1/2	2-1/2	3
H1 PSI STEAM	0.34	300	3	4	4-1/2	4-1/2
ROOF DRAIN	0.23	75	1/2	1	1	1

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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303 Ninth Street
Port Aransas, TX
78373

Date:

MAY 2025

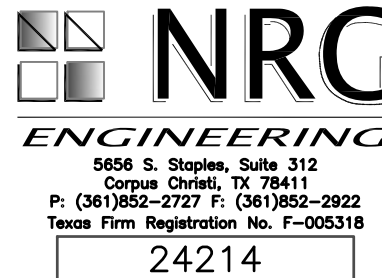
Project Name:

Lifeguard
Headquarters

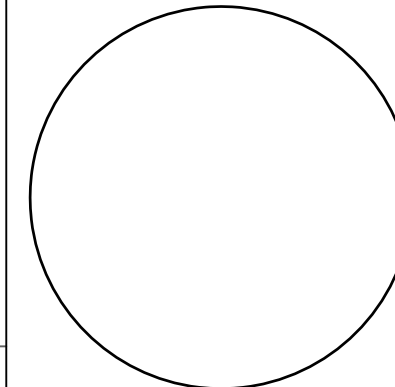
Project No:

21004

PLUMBING-NOTES-IFC
05-15-2025



24214



phone: 361.537.4400 erozypa@edrarchitects.com

Project Title

Revision

Project Title

Project Title

Project Title

Project Title

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Date: FEBRUARY 2026

Project Name:
Lifeguard
Headquarters

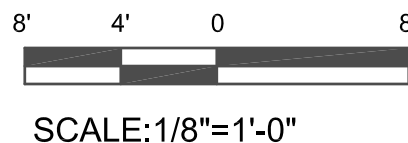
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1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.
4. SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT
5. IF INCOMING WATER PRESSURE IS ABOVE 80 PSI, INSTALL A PRESSURE REDUCING VALVE. INSTALL IN FIRE RISER/MECHANICAL ROOM OR AS HIGH AS POSSIBLE NEAR THE BAR JOIST WHEN NO ROOM IS AVAILABLE.

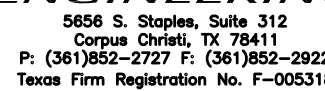
1 REFER TO CIVIL PLANS FOR CONTINUATION.

2 GATE VALVE IN BOX FLUSH WITH GRADE.

3 ROUTE 4" PERFORATED PIPE BELOW GRADE IN GREENSPACE.



SEAN M. RODRIGUEZ
96478



24214

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

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PLUMBING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
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PLUMBING KEYED NOTES

- 1 REFER TO SHEET P100 FOR CONTINUATION.
- 2 ROUTE WATER HEATER DRAINS TO EXTERIOR AND TERMINATE 6" ABOVE FINISHED GRADE.
- 3 INSTALL 1/2" TRAP PRIMER BELOW FLOOR. ROUTE TO WATER CLOSET. SEE SHEET P102.
- 4 INSTALL FLOOR DRAIN RECESSED IN SLAB FOR HVAC CONDENSATE.
- 5 ROUTE DISHWASHER DRAIN TO TAILPIECE OF SINK.
- 6 TERMINATE 2" TRENCH DRAIN LINE AT EDGE OF CURB.

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001 odd: 04.06.2026
001 REV: 02.26.2026

Project Address:
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Date:
FEBRUARY 2026

Project Name:
Lifeguard
Headquarters

Project No:
21004

PLUMBING-DWV FLOOR
PLAN-ADD01 04-06-2026

4' 2' 0' 4'
SCALE: 1/4" = 1'-0"



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PROJECT DATA

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P101

Plan North



PLUMBING DWV FLOOR PLAN

SCALE: 1/4" = 1'-0"

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P101

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PLUMBING GENERAL NOTES:

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6. INSTALL WATER HAMMER ARRESTORS ON ALL WATER LINES AT QUICK CLOSING VALVES. RE: DETAIL 9/P301
7. HOT WATER LOOP SHALL DROP TO WITHIN 2' OF LAVATORIES AND COMPLY WITH 2018 IECC SECTION C404.

PLUMBING KEYED NOTES

1. ROUTE 1/2" TRAP PRIMER FROM WATER CLOSET TO FLOOR DRAIN BELOW FLOOR.
2. INSTALL SHUT-OFF VALVES IN DROPS TO EXTERIOR FIXTURES. PROVIDE ACCESS PANEL AT VALVE LOCATIONS.

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MAY 2025

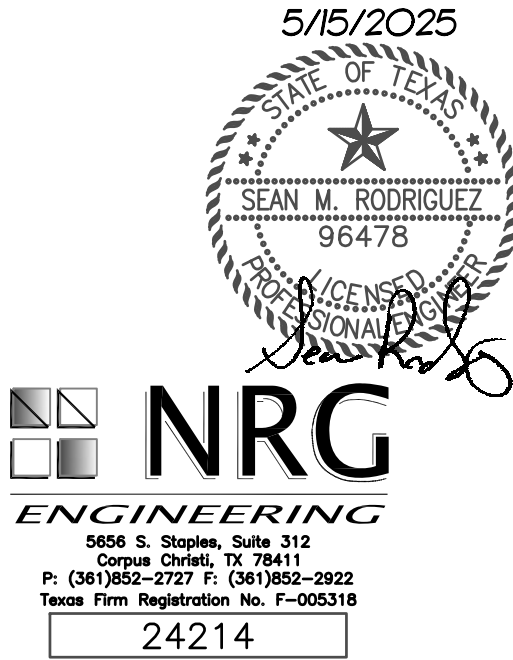
Project Name:
Lifeguard
Headquarters

Project No:
21004

PLUMBING-WATER FLOOR
PLAN-IFC 05-15-2025

P102

4' 2' 0 4'
SCALE:1/4"= 1'-0"



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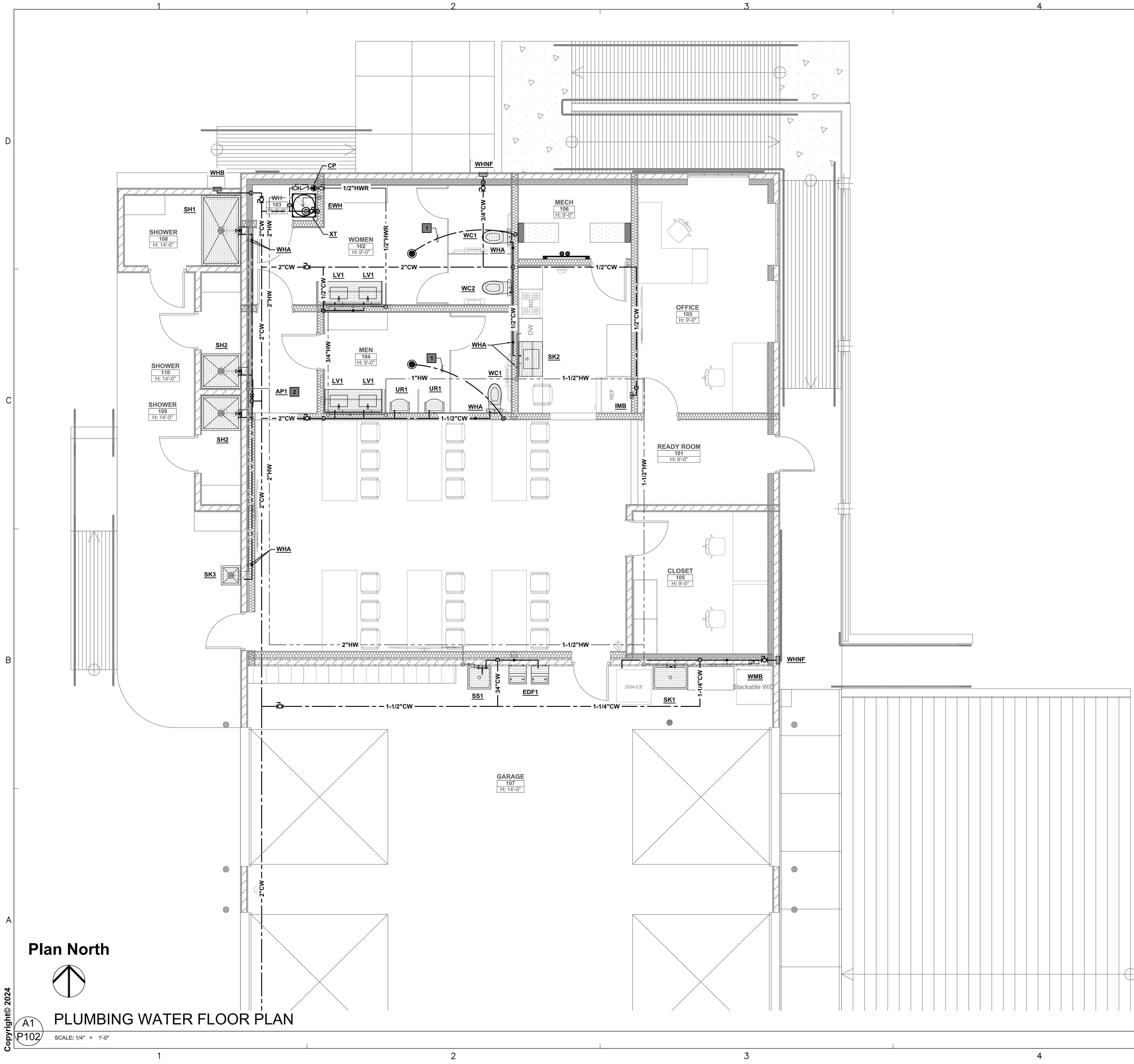
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Project Title

Sheet Title

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Plan North

PLUMBING WATER FLOOR PLAN

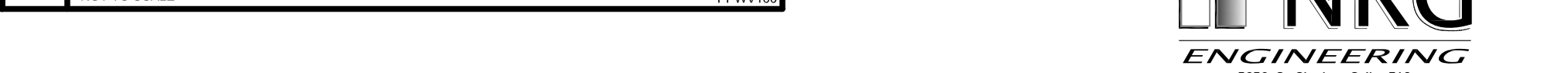
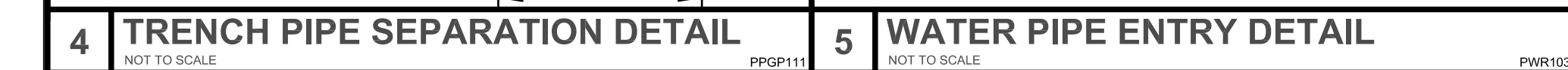
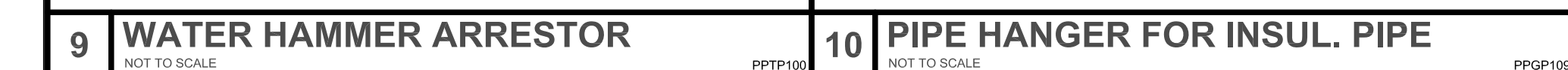
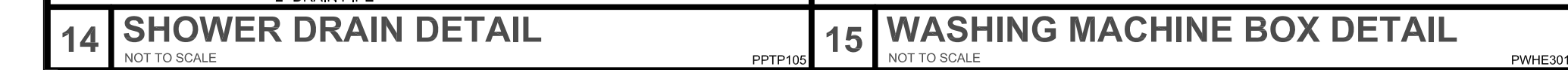
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P102

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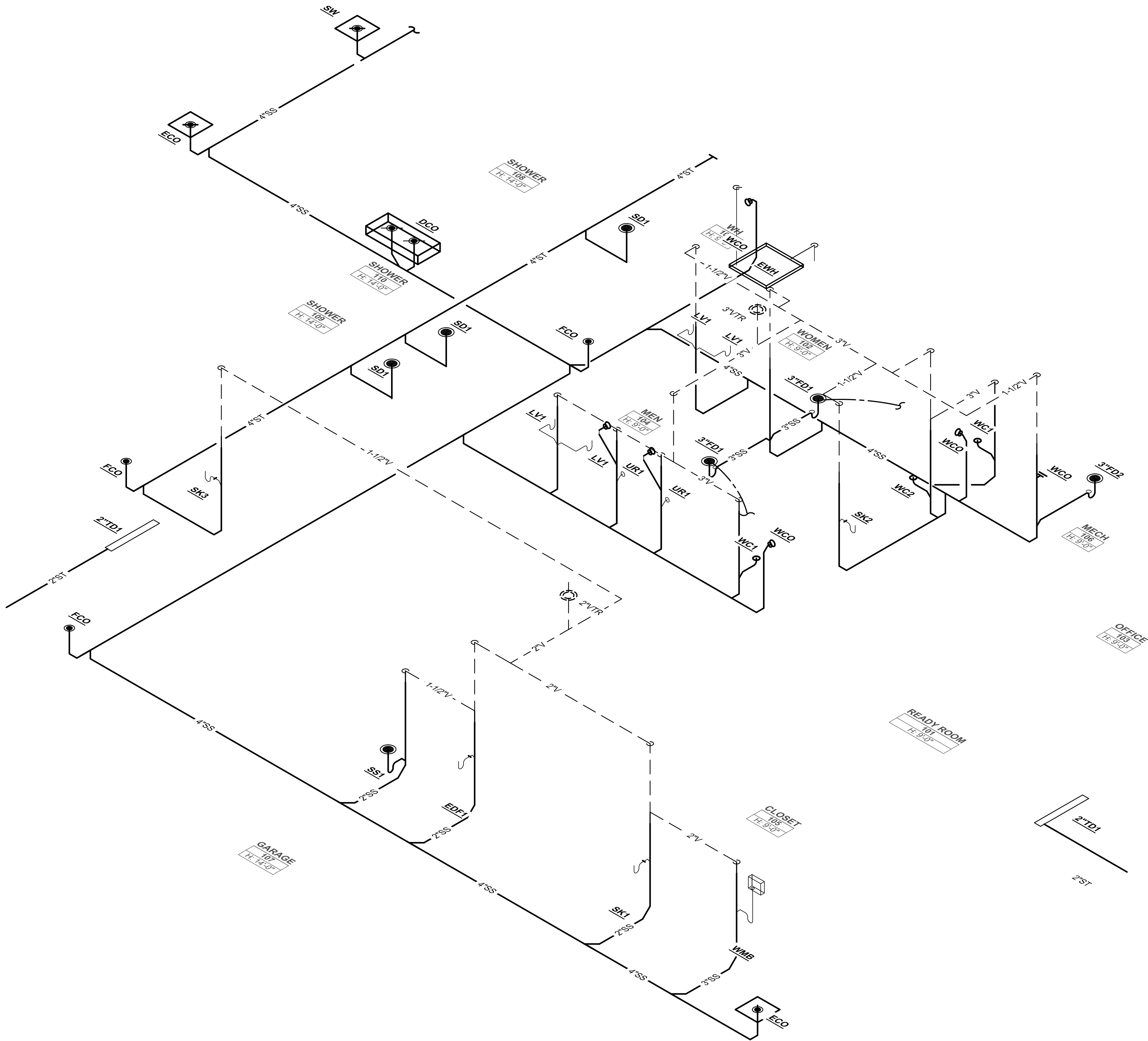
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P401

DWV RISER DIAGRAM

SCALE: N.T.S.



5/15/2025

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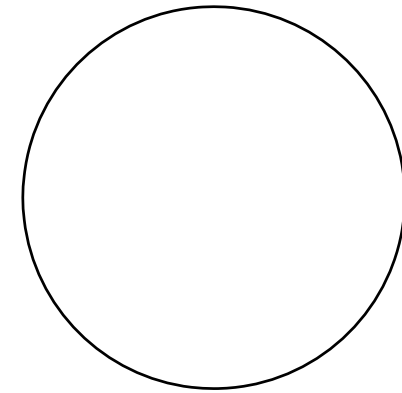
Project Name:
Lifeguard
Headquarters

Project Address:
303 Ninth Street
Port Aransas, TX
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Date:
MAY 2025

Project No:
21004

PLUMBING-DWV RISER
DIAGRAM-IFC 05-15-2025



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