

THE COMMONS OF CASTLE HILLS

PAVILION IMPROVEMENTS

CONSTRUCTION DOCUMENTS

207 LEMONWOOD DR.
CASTLE HILLS, TX 78213
NOVEMBER 18, 2024

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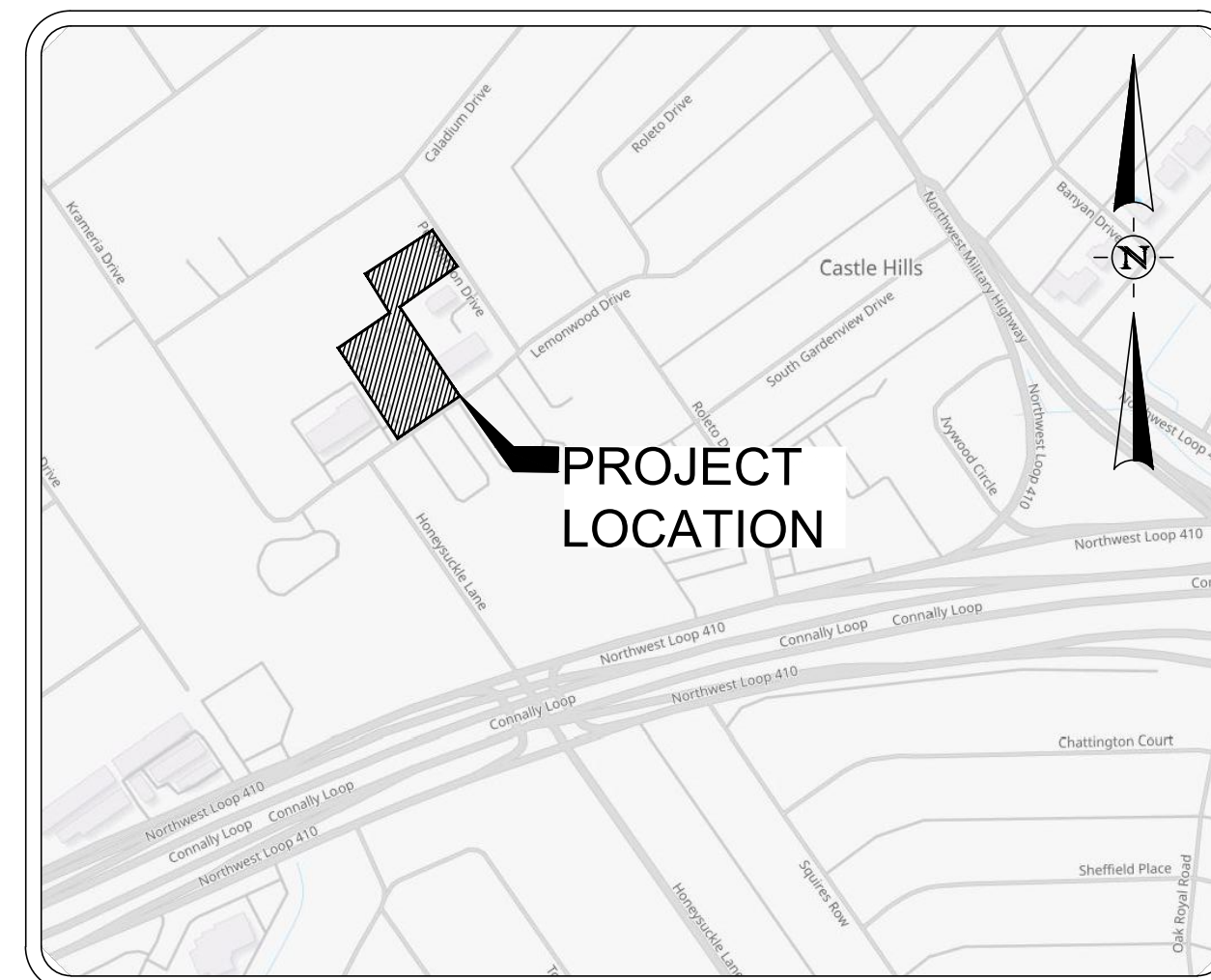
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LOCATION MAP

NOT TO SCALE



PROJECT SITE

NOT TO SCALE

OWNER/CLIENT:



209 LEMONWOOD DR.
SAN ANTONIO, TEXAS 78213
TEL. (210) 342-2341
www.cityofcastlehills.com

PREPARED BY:



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
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SHEET TITLE

COVER

C001

AVO: 53587.006

DATE: December 17, 2024

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CASTLE HILLS STANDARD SPECIFICATIONS FOR CONSTRUCTION, OR COMPARABLE LOCAL ENTITY.
2.

NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM)
4.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
5.

IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
7.

CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
8.

CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC, IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)

210-233-2010

BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET)

210-354-6538 / 210-357-5741

COSA DRAINAGE

210-207-8052

COSA SIGNAL OPERATIONS

210-207-7720 / 210-207-7765

TEXAS STATE WIDE ONE CALL LOCATOR

1-800-344-8377

- CITY PUBLIC SERVICE ENERGY

800-870-1006

- TIME WARNER

800-892-2253

- A T & T

210-832-8700

- MCI/ VERIZON

877-297-7816
10.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF ALL EXISTING UTILITIES AFFECTED BY PROPOSED CONSTRUCTION.
12.

THE CONTRACTOR SHALL VERIFY ABANDONED UTILITIES HAVE BEEN DEACTIVATED PRIOR TO START CONSTRUCTION.
13.

ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE. THE CONTRACTOR SHALL NOTIFY THE CITY WHERE WASTE IS TAKEN.
14.

THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
15.

THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
16.

IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY AND CONTACT THE CITY INSPECTOR FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACTOR DURATION WILL NOT BE EXTENDED. ANY GRADING WITHIN PARK PROPERTY WILL REQUIRE COORDINATION WITH ARCHAEOLOGY.
17.

IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE CITY INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
18.

CONTRACTOR MAY PERFORM WORK SIX (6) DAYS EACH WEEK, MONDAY THROUGH SATURDAY, FROM SUNRISE TO SUNDOWN, UNLESS OTHERWISE DIRECTED BY THE CITY.
19.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SEED AND HPTRM AREAS FOR A PERIOD OF 60 DAYS AFTER ENGINEER'S ACCEPTANCE. MAINTENANCE SHALL CONSIST OF WATERING AND WEEDING, REPAIR OF ALL EROSION AND ANY RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF THE SPECIFIED GRASSES. A MINIMUM OF 70% OF THE AREA SEED SHALL BE COVERED WITH NO BARE OR DEAD SPOTS GREATER THAN 1 SQ. M. (10 SQ. FT.). THIS WORK SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED SUBSIDIARY TO PERTINENT BID ITEMS.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

1.

NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2.

TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3.

THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4.

ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5.

ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6.

EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7.

NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8.

SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9.

NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
10.

TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11.

NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12.

ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13.

TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14.

ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST.
15.

TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16.

TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

1.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2.

WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3.

PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4.

FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.
5.

THE CONTRACTOR IS RESPONSIBLE FOR REROUTING PEDESTRIAN TRAFFIC WHEN NECESSARY. THE CONTRACTOR SHALL PROVIDE SIGNAGE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AT NO ADDITIONAL COST.

DRAINAGE NOTES

1.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STORM WATER PERMITS, FEES, AND APPROVALS. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PERMITS REQUIRED FOR CONSTRUCTION IN DRAINAGE EASEMENTS, RIGHT-OF-WAYS, AND FLOODPLAINS.
2.

THE CONTRACTOR SHALL NOTIFY STORM WATER ENGINEERING AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET RIGHT-OF-WAY NOT INDICATED ON THE CONSTRUCTION PLANS.
3.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING DRAINAGE FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING DRAINAGE SYSTEMS, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT HIS EXPENSE. THE CONTRACTOR SHALL NOTIFY STORM WATER ENGINEERING AT 210-207-8052 AS SOON AS CONFLICTS WITH UTILITIES ARE ENCOUNTERED OR ANY DRAINAGE SYSTEM IS DAMAGED DURING CONSTRUCTION.
4.

CONSTRUCTION SPOILS WILL NOT BE ALLOWED TO BE DEPOSITED ANYWHERE WITHIN A DRAINAGE EASEMENT, RIGHT-OF-WAY OR FLOODPLAIN WITHIN THE LIMITS OF THE PROJECT AND SHALL BE DISPOSED OFFSITE IN COMPLIANCE WITH CURRENT APPLICABLE REGULATIONS.

DRAINAGE NOTES (CONTINUED)

5.

NO STRUCTURE, FENCES, WALLS, LANDSCAPING, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, PROJECT AREA, AND/OR STAGING AREAS SHOWN ON THE CONSTRUCTION DOCUMENTS.
6.

UPON COMPLETION OF TRENCHING, THE AREA WILL BE BACKFILLED AND COMPACTED TO ITS ORIGINAL CONDITION. TRENCHES/BORE PITS TO BE OPEN AND UNATTENDED LONGER THAN 24 HOURS SHALL BE PROTECTED TO WITHSTAND ALL HYDRODYNAMIC AND HYDROSTATIC FORCES AND PREVENT DOWNSTREAM IMPACTS. TRENCHES/BORE PITS TO BE OPEN LONGER THAN 30 DAYS AFTER STARTING EXCAVATION SHALL BE BACKFILLED WITH A SEMI-PERMANENT REPAIR BACKFILL.
7.

IMPROVED SECTIONS OF EARTHEN CHANNELS AND/OR WATERWAYS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

SW3P NOTES

1.

THE CONTROL MEASURES CONTAINED HEREON (AND IS FURTHER DESCRIBED BY THE STANDARD SPECS) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL, DURING CONSTRUCTION AND POST CONSTRUCTION PERIODS (SEE STANDARD SPEC ITEM 540)
2.

THE CONTRACTOR SHALL CLEAN PAVED SURFACES (ADJACENT TO THE CONSTRUCTION AREAS) AS NECESSARY TO REMOVE SEDIMENT WHICH HAS ACCUMULATED ON THE ROADWAY DUE TO STORM WATER FLOWS AND VEHICULAR TRAFFIC THROUGH AND ACROSS THE CONSTRUCTION SITE (SEE STANDARD SPEC ITEM 540)
3.

IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS, THE ENGINEER RESERVES THE RIGHT TO EMPLOY OUTSIDE ASSISTANCE OR USE CITY FORCES TO PROVIDE THE NECESSARY CORRECTIVE MEASURES. ALL COSTS (INCLUDING ENGINEERING) WILL BE DEDUCTED FROM ANY MONEYS DUE TO OR BECOME DUE TO THE CONTRACT (SEE STANDARD SPEC ITEM 540)
4.

UPON COMPLETION OF CONSTRUCTION AND THE INSTALLATION OF PERMANENT EROSION CONTROL METHODS, A FINAL EROSION CONTROL INSPECTION WILL BE PERFORMED AS PART OF ACCEPTANCE OF THE PROJECT BY THE CITY. THE EVENT THAT THE PERMANENT EROSION CONTROL IS INADEQUATE DUE TO IMPROPER DESIGN OR INSTALLATION, THE PERMANENT EROSION CONTROL MEASURES MUST BE CORRECTED OR REDESIGNED TO FUNCTION PROPERLY PRIOR TO SUBMITTAL OF A NOTICE OF TERMINATION (SEE STANDARD SPEC 540)
5.

THE CONTRACTOR SHALL PREPARE AN NOI FOR ITSELF AND FOR COSA TO AUTHORIZE DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AT LEAST 48 HOURS PRIOR TO ARRIVAL AT THE PROJECT SITE. CONTRACTORS MUST OBTAIN AUTHORIZATION FROM TCEQ BEFORE GROUND DISTURBING ACTIVITIES BEGIN.
6.

FOR PROJECTS THAT INCLUDE CONSTRUCTION ASSOCIATED WITH A NATURAL GAS PIPELINE, CONTRACTOR SHALL PROHIBIT ACTIVITY ASSOCIATED WITH THE PIPELINE UNTIL AUTHORIZATION HAS BEEN RECEIVED FROM EPA. BOTH THE CONTRACTOR AND COSA SHALL PREPARE SEPARATE NOI TO AUTHORIZE DISCHARGES ASSOCIATED WITH NATURAL GAS PIPELINE CONSTRUCTION ACTIVITY AT LEAST 14 DAYS PRIOR TO ARRIVAL AT THE PROJECT SITE. THE EPA PERMIT MAY BE TERMINATED ONCE THE GAS PIPELINE WORK IS COMPLETED AND ACCEPTED. EPA ELECTRONIC NOI REQUEST CAN BE COMPLETED AT THE FOLLOWING WEBSITE: <http://cdx.epa.gov/> CONTRACTORS MUST OBTAIN AUTHORIZATION FROM TCEQ BEFORE GROUND DISTURBING ACTIVITIES BEGIN.
7.

THE CONTRACTOR SHALL SUBMIT A SIGNED NOTICE OF TERMINATION (NOT) TO THE DRAINAGE DIVISION WHEN THE PROJECT IS COMPLETE AND ACCEPTED BY THE CITY. THE CONSULTANT SHALL COMPLETE A SECOND NOT FOR THE CITY AND SUBMIT IT TO THE DRAINAGE DIVISION UPON COMPLETION OF THE PROJECT.
8.

THE CERTIFICATION SHALL BE SIGNED BY THE CONTRACTOR AND CITY ENGINEER DURING PRE-CONSTRUCTION AND KEPT IN THE OFFICE OF PUBLIC WORKS.
9.

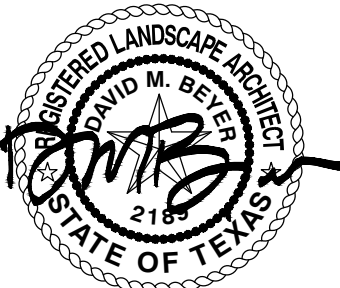
THE CONTRACTOR SHALL PROVIDE THE DRAINAGE DIVISION COPIES OF REVISED DRAWINGS INDICATING THE LOCATIONS OF POTENTIAL POLLUTANT SOURCES (E.G., CONCRETE WASHOUT AREAS, CONSTRUCTION MATERIALS STAGING AREAS, SUPPORTING CONSTRUCTION ACTIVITIES, ETC.) TWO WEEKS PRIOR TO THE CONTRACTOR INITIATING THE CHANGE.

THE COMMONS
OF CASTLE HILLS
PAVILION IMPROVEMENTS
Castle Hills, Texas



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL (210) 798-1885

REVISION NO.	DATE	DESCRIPTION				



2.17.2024

PROJECT NO.:	53587.006
ISSUED:	12/17/2024
DRAWN BY:	MS
CHECKED BY:	DB
SCALE:	SEE SHEETS
SHEET TITLE	

GENERAL NOTES

G001

FILE NAME: A:\53000s\53587\006\LA\CADD\Sheets\L-COVER-53587-004-P+P\PAVILIONS.dwg DATE: December 17, 2024, TIME: 1:49 PM, USER: ah5877 AVO: XXXXX

GENERAL LANDSCAPE NOTES:

1.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND DETERMINING REQUIRED QUANTITIES AND AVAILABILITY OF ALL MATERIALS PRIOR TO BIDDING. QUANTITIES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
2.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL INSPECT PLANTING AREAS AND VERIFY THAT NO OBJECTIONABLE MATERIALS OR OBSTRUCTIONS ARE PRESENT. PRESENT FINDINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL, GRADES, SIDEWALKS, SITE FURNISHINGS, CURBS, AND UTILITIES. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE CONTRACTOR'S EXPENSE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS DISTURBED BY OTHER CONTRACTORS OR BY LANDSCAPE INSTALLATION.
4.

IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE. CONTRACTOR TO COORDINATE PROJECT SCHEDULE WITH OWNER'S REPRESENTATIVE. WORK TO BEGIN WITHIN 5 BUSINESS DAYS OF RECEIPT OF NOTICE TO PROCEED.
5.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
6.

THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH HARDSCAPE, ELECTRICAL, AND IRRIGATION WORK.
7.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL.
8.

COLLECT SOIL SAMPLES AT A MINIMUM OF (3) PLANTING LOCATIONS THROUGHOUT THE PROJECT. SUBMIT TESTING LOCATIONS TO OWNER'S REPRESENTATIVE PRIOR TO TAKING SAMPLES. SAMPLES SHALL BE SENT TO AN APPROVED AGRONOMIC SOILS TESTING LABORATORY, STATING PROPOSED PLANT MATERIAL AT EACH TEST LOCATION. ANALYSIS SHALL INCLUDE, AT A MINIMUM, PH, NPK, ORGANIC CONTENT, TEXTURE, AND SOLUBLE SALTS. SUBMIT RESULTS/RECOMMENDATIONS AND PROPOSED FERTILIZER ANALYSIS/AMENDMENTS TO OWNER'S REPRESENTATIVE. COSTS OF FERTILIZER AND AMENDMENTS ARE TO BE INCLUDED IN THE COST OF THE PROJECT.
9.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT AFFECT PLANTING PROCEDURES. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES ON THE DRAWINGS AND ANY UNDERGROUND, SUBSURFACE, OR OVERHEAD UTILITIES OR STRUCTURES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE DRAWINGS.
10.

IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES OR STRUCTURES BY HIS OWN NEGLIGENCE THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11.

THE LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, NOTES, AND THE LANDSCAPE SCHEDULE FOR COMPLETE LANDSCAPE INSTALLATION INSTRUCTIONS. NOTIFY OWNER'S REPRESENTATIVE OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
12.

THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. ANY DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH PLANTS OF SAME SPECIES (MIN 12" HT, 3" CAL, 6" CT) EQUALING THE TOTAL DIAMETER BREST HEIGHT(DBH) OF THE DAMAGED TREE AND SHALL BE SUBJECT TO ALL REQUIREMENTS HEREIN.
13.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL NEWLY INSTALLED PLANT MATERIAL AS NEEDED TO MAINTAIN HEALTH AND VIGOR THROUGHOUT THE 90 DAY MAINTENANCE PERIOD REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION AND/OR RAINFALL.

DAMAGES AND WARRANTY:

1.

ALL PLANT MATERIAL, INCLUDING TRANSPLANTED PLANT MATERIAL, SHALL BE GUARANTEED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND UNTIL THE END OF THE (1) YEAR WARRANTY PERIOD. MAINTENANCE SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. AFTER WHICH THE LANDSCAPE CONTRACTOR WILL COORDINATE MAINTENANCE WITH OWNER'S REPRESENTATIVE. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION AND/OR WARRANTY PERIOD SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-STAKING OF TREES DURING THE WARRANTY PERIOD. IF NECESSARY, MAXIMUM TOLERANCE FROM VERTICAL STAKING SHALL BE 1/4" PER INCH. TO PENETRATE OUTER SURFACE OF TREES OR PALMS. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3.

THE OWNER AND/OR THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
4.

CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING TO OWNERS REPRESENTATIVE. IF ALL WORK IS SATISFACTORY AND COMPLETE, IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND/OR THEIR REPRESENTATIVE SHALL DECLARE THE PROJECT TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE 1 YEAR WARRANTY PERIOD AND THE 90 DAY MAINTENANCE PERIOD.
5.

CONTRACTOR SHALL REMOVE ALL PLANT SAUCERS, GRADE SMOOTH, AND RE-MULCH AS WELL AS REMOVE PLANTING STAKES FROM SITE AFTER THE (1) YEAR WARRANTY PERIOD.

PROJECT SUBMITTALS:

1.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALL PROPOSED MATERIALS INCLUDING BUT NOT LIMITED TO PLANTS, STAKING, SOIL AMENDMENTS, FERTILIZER, MULCH, ETC. PRIOR TO PURCHASING. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF ALL PLANT MATERIAL ON-SITE FOR REVIEW BY OWNER'S REPRESENTATIVE; NOTIFY OWNER'S REPRESENTATIVE OF INSPECTION A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSPECTION. IF APPROVED BY OWNER'S REPRESENTATIVE, THEN DATED AND SCALED COLOR PHOTOGRAPHS MAY ALSO BE SUBMITTED.
2.

ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPILED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3.

CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.
4.

PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.
5.

PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.

SITE REQUIREMENTS:

1.

CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
2.

LANDSCAPE HOLDING AREA, INGRESS, EGRESS, AND SITE ACCESS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR. THE CONTRACTOR SHALL NOT DISTURB OR IMPEDE ACCESS TO THE SITE BY OTHERS.
3.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF PREMISES AND REMOVAL OF DISCARDED OR SURPLUS MATERIALS AND RUBBISH IN A LAWFUL MANNER. ANY OPEN PITS OR TRENCHES SHALL BE COMPLETELY AND THOROUGHLY BARRICADED DURING THE WORKDAY AND COMPLETELY FILLED IN AT THE END OF EACH WORKDAY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT REMAINING ON SITE AT THE END OF THE WORK DAY SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE.
4.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5.

DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEAST ONE (1) ENGLISH SPEAKING PERSON ON SITE.

PLANT MATERIAL NOTES:

1.

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK.
2.

CONTAINER GROWN PLANTS: A MINIMUM OF 80% OF THE CONTAINER ROOTBALL MUST BE BOUND BY THE ROOT SYSTEM. ENCIRCLING OR "RING" ROOTS ARE PROHIBITED AND PLANTS WILL BE REJECTED.
3.

ALL SOD SHALL BE WEED AND WEED SEED FREE, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING AND LAID WITH TIGHTLY-BUTTED JOINTS. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD. STAKING OF SOD SHALL BE DONE AS NECESSARY TO PREVENT MOVEMENT OF MATERIAL.
4.

ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
5.

SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE; ALL SUBSTITUTIONS MUST MEET MINIMUM SPECIFICATIONS ON THE PLANT LIST.
6.

SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF SUBSTITUTION IS APPROVED, ALL PLANT SPECIFICATIONS WILL APPLY TO APPROVED BALLED AND BURLAPPED MATERIAL.
7.

NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
8.

ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE CENTERLINE OF SWALES AND FROM PROPOSED STORMWATER INLETS.

PLANTING:

1.

TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
2.

BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE THIRD (1/3) OF DEGRADABLE BURLAP AND TOP ONE THIRD (1/3) OF WIRE CAGE PULLED BACK AND REMOVED FROM THE BASE OF THE TRUNK. STRAPS MUST BE CUT AND REMOVED ENTIRELY PRIOR TO INSTALLATION.
3.

CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF ANY CONFLICTS EXIST BETWEEN THE BUILT ENVIRONMENT AND PLANS (I.E. UTILITY CABINETS, UTILITY VALVES, STREET SIGNS, SIDEWALK LOCATIONS)

EXISTING TO REMAIN PLANT CARE:

1.

FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES AND PALMS TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2.

ALL WORK INVOLVING EXISTING TREES TO REMAIN SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3.

ROOT PRUNE ALL TREES TO BE SAVED PER DRAWINGS PRIOR TO GRADING AROUND TREES.
4.

TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5.

FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.

PLANTING AREA PREPARATION NOTES:

1.

THE CONTRACTOR SHALL STAKE LOCATIONS AND LIMITS OF TREES, PLANTING, MULCH, AND SOD AREAS TO REFLECT PLANS TO GREATEST EXTENT POSSIBLE. FOR TREES LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, PLACE TREES EQUAL DISTANCE FROM CURB AND SIDEWALK. FOR TREES LOCATED OUTSIDE OF RIGHT-OF-WAY, PLACE TREES A MINIMUM OF 5' FROM BACK OF SIDEWALK, 2.5' FOR PALMS. COORDINATE WITH OWNER'S REPRESENTATIVE TO INSPECT STAKING LOCATIONS AND LIMITS ON SITE. PROVIDE MINIMUM 5 BUSINESS DAYS ADVANCE NOTIFICATION OF PROPOSED INSPECTION. CONTRACTOR SHALL MAKE MODIFICATIONS AS MAY BE REQUESTED.
2.

WORK WITHIN 15' OF EXISTING TREES TO REMAIN SHALL BE PERFORMED USING HAND TOOLS. ANY DISTURBED ROOTS SHALL BE SEVERED USING CLEAN AND SHARP TOOLS.
3.

HERBICIDE APPLICATION: BEGIN TURF SPRAYING PROCESS A MINIMUM 30 DAYS PRIOR TO PLANTING AS FOLLOWS: SPRAY TURF AREA TO BE KILLED WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. 7 DAYS AFTER SPRAYING, CLOSE MOW TO 1" HEIGHT. 14 DAYS AFTER CLOSE MOWING, RE-SPRAY WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. 7 DAYS AFTER RE-SPRAYING, PROCEED WITH TURF REMOVAL AND LANDSCAPE INSTALLATION AS DESCRIBED BELOW.
4.

FOR PROPOSED INDIVIDUAL TREE PLANTING PITS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TREES AS DETAILED. ESTABLISH FINISHED PRE-MULCHING GRADE WITHIN 4" BELOW TOP OF SURROUNDING TURF OR HARDSCAPE.

TO ASSURE DRAINAGE/PERCOLATION OF INDIVIDUAL TREE PLANTING PITS PRIOR TO INSTALLATION, CONTRACTOR SHALL FILL SAMPLE TREE PITS (1 IN 5) WITH WATER AND OBSERVE PERCOLATION. HOLES SHALL PERCOLATE IN 30 MINUTES OR LESS. BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

INSTALL BACKFILL MIXTURE IN LIFTS AND TAMP LIGHTLY AROUND EACH AND EVERY PLANT. THOROUGHLY FLUSH WITH WATER AT EACH LIFT AND MAKE ADJUSTMENTS TO PROVIDE PROPERLY SET PLANT MATERIAL WITH THE TOP OF ROOTBALL 1"-2" ABOVE FINISHED GRADE.

5.

FOR PROPOSED PLANTING AREAS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 6". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING PROCESS. BEFORE INSTALLING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS. CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS. INSTALL TURF AT 6" DEPTH. TILL TOPSOIL AND EXISTING SUBSOIL TO A DEPTH OF 12". INSTALL PLANTINGS AS DETAILED. ESTABLISH OR RE-ESTABLISH PRE-MULCHING ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS.
6.

FOR PROPOSED MULCH ON GRADE AREAS
LEAVE KILLED TURF IN PLACE. REMOVE KILLED TURF ONLY AT EDGES OF BED, APPROXIMATELY 12" WIDTH, AS REQUIRED TO ESTABLISH A TAPERED DIFFERENCE IN GRADE SO THAT INSTALLED MULCH (3" DEPTH) SHALL BE FLUSH TO 1" BELOW ADJACENT TURF OR HARDSCAPE.
7.

FOR PROPOSED SOD AREAS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TOPSOIL AT 2" DEPTH. TOPSOIL SHALL ESTABLISH FINISHED GRADE AT 2" BELOW EXISTING TURF OR HARDSCAPE. INSTALL SOD AS DETAILED. BUTT SOD PIECES TOGETHER CLOSELY AND ENSURE EDGES ARE TRIMMED EVENLY. ENSURE EXISTING GRADES ARE RE-ESTABLISHED FOR A FLUSH TRANSITION.
8.

AN EVEN, WELL DEFINED LINE SHALL SEPARATE PLANTING AND MULCH ON GRADE AREAS FROM ALL SOD OR SEEDED AREAS.
9.

BACKFILL MIXTURE FOR TREES AND SHRUBS SHALL CONSIST OF 25% COARSE SAND, 25% "BLENDED SOIL" OR EQUAL, AND 50% EXISTING SOIL. DISCARD REMAINING SOIL IN A LAWFUL MANNER. ALL PLANTING BACKFILL MIXTURES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. MIX THOROUGHLY PRIOR TO INSTALLATION ACCORDING TO THE FOLLOWING SCHEDULE:

1 GALLON:	0.003 CY (0.08 CF)	COARSE SAND AND 0.003 CY (0.08 CF) "BLENDED SOIL"
3 GALLON:	0.006 CY (0.16 CF)	COARSE SAND AND 0.006 CY (0.16 CF) "BLENDED SOIL"
7 GALLON:	0.015 CY (0.4 CF)	COARSE SAND AND 0.015 CY (0.4 CF) "BLENDED SOIL"
15 GALLON:	0.03 CY (0.8 CF)	COARSE SAND AND 0.03 CY (0.8 CF) "BLENDED SOIL"
30 GALLON:	0.06 CY (1.6 CF)	COARSE SAND AND 0.06 CY (1.6 CF) "BLENDED SOIL"
45 GALLON:	0.11 CY (2.9 CF)	COARSE SAND AND 0.11 CY (2.9 CF) "BLENDED SOIL"
65 GALLON:	0.17 CY (4.6 CF)	COARSE SAND AND 0.17 CY (4.6 CF) "BLENDED SOIL"
100 GALLON:	0.26 CY (7.1 CF)	COARSE SAND AND 0.26 CY (7.1 CF) "BLENDED SOIL"
200 GALLON:	0.88 CY (23.8 CF)	COARSE SAND AND 0.88 CY (23.8 CF) "BLENDED SOIL"
300 GALLON:	1.37 CY (37 CF)	COARSE SAND AND 1.37 CY (37 CF) "BLENDED SOIL"
"BLENDED SOIL" SHALL CONSIST OF: 1/3 MUSHROOM COMPOST OR PEAT, 1/3 COMMERCIALY PROCESSED AND COMPOSTED COW MANURE AND 1/3 COMPOSTED BARK. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR BLENDED SOIL COMPONENTS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.		

10.

TOPSOIL IMPORTED TO THE SITE SHALL BE SIEVED TOPSOIL, FREE OF ROCKS AND DEBRIS. CONTRACTOR SHALL SUBMIT SOIL ANALYSIS RESULTS FROM AN APPROVED AGRONOMIC SOILS TESTING LABORATORY FOR A MINIMUM OF PH, ORGANIC CONTENT, SOLUBLE SALTS, AND TEXTURE WITH A STATEMENT OF SUITABILITY FOR BAHIA (PASPALUM NOTATUM 'ARGENTINE'), ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM 'FLORATAM'), ZOYSIA (ZOYSIA JAPONICA 'EMPIRE') SOD AND SHRUBS/GRASSES. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SUITABILITY FOR GROWTH OF ALL PROPOSED PLANT MATERIAL. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR TOPSOIL TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE.

11.

INSTALL FERTILIZER PER MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY. AS A MINIMUM FOR BIDDING PURPOSES THE CONTRACTOR SHALL ASSUME THE FOLLOWING CONCERNING FERTILIZER:

FOR INITIAL INSTALLATION OF TREES AND SHRUBS, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 15-9-12 ANALYSIS AND CONTAINING TRACE ELEMENTS MG, S, B, CU, FE, MN, MO, AND ZN. FERTILIZER GRANULES SHALL BE COMPOSED OF DRY NUTRIENTS ENCAPSULATED IN MULTIPLE LAYERS OF POLYMERIC RESIN.

FOR INSTALLATION OF BAHIA, ST. AUGUSTINE AND ZOYSIA SOD, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 16-4-8. SOURCE FOR N SHALL BE RESIN-COATED UREA OR RESIN COATED AMMONIUM SALTS. MN, ZN, AND CU SHALL BE SULFATE FORMS. FE SHALL BE GRANULAR CHELATED IRON.

APPLICATION RATES ARE PROVIDED AS A RECOMMENDATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE FERTILIZER/AMENDMENTS TO ENSURE PROPER ESTABLISHMENT AND VIGOR OF PLANT MATERIAL:

1.0 OZ PER EA 1 GALLON CONTAINER	3.0 OZ PER EA 3 GALLON CONTAINER	
6.0 OZ PER EA 7 GALLON CONTAINER	16.0 OZ PER EA 15 GALLON CONTAINER	16.0 OZ PER EA 30 GALLON CONTAINER
4.0 OZ PER EA 45 GALLON CONTAINER	32.0 OZ PER EA 65 GALLON CONTAINER	48.0 OZ PER EA 100 GALLON CONTAINER
64.0 OZ PER EA 200 GALLON CONTAINER	96.0 OZ PER EA 300 GALLON CONTAINER	
FOR GRASSING AND SOD AREAS: APPLY 6 LBS/1000SF.		

12.

BUILD EARTHEN SAUCER TO CONTAIN WATER AROUND EACH INDIVIDUAL TREE PLANTING PIT AND AT THE PERIMETER OF ALL PLANTING AREAS. REMOVE EXCESS EXCAVATED SOIL FROM THE SITE AND DISPOSE OF IN A LAWFUL MANNER.
13.

SPREAD MULCH AROUND INDIVIDUAL TREE RINGS, PLANTING AND MULCH AREAS.
MULCHING FOR INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS SHALL BE PINE STRAW MULCH, FULL LENGTH, DRY, BRIGHT IN COLOR, FRESHLY BALED, AND 3" DEPTH AFTER SETTLING, COMPOSED ONLY OF NEEDLES OF SLASH, LOBLOLLY, OR LONGLEAF PINE. PINE STRAW SHALL NOT BE USED IF IT IS ROTTED OR MOLDY, OR CONTAINS SEED, TUBERS, OR RHIZOMES OF ANY NOXIOUS SPECIES. THE ENTIRE LOT OF PINE BARK NUGGETS BE REJECTED IF THERE IS ANY EVIDENCE THAT THE PINE STRAW LOT WAS HARVESTED FROM A SITE INFESTED WITH LYGODIUM JAPONICUM OR LYGODIUM MICROPHYLLUM (CLIMBING FERN). MULCH SHALL BE UNIFORMLY SPREAD OVER THE FULL DIAMETER OF EACH INDIVIDUAL TREE RING, PLANTING, AND MULCH AREA. MULCH AREAS INCLUDE INITIAL INSTALLATION (3" DEPTH) PLUS RE-MULCHING (1.5" DEPTH MINIMUM) A MINIMUM ONCE PER YEAR DURING THE (1) YEAR WARRANTY PERIOD. MULCH SHALL NOT BE PLACED AGAINST TRUNKS OR STEMS OF PLANTS. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR MULCH TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
14.

PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS. THE HERBICIDE ACTIVE INGREDIENTS SHALL BE SUITABLE FOR CONTROL OF ANNUAL AND PERENNIAL BROADLEAF WEEDS AND GRASSES. THE HERBICIDE SHALL BE APPLIED BY HAND. MANUFACTURER RECOMMENDATIONS FOR APPLICATION METHOD, TIMING AND APPLICATION RATE SHALL BE STRICTLY ADHERED TO.

THE COMMONS
OF CASTLE HILLS
PAVILION IMPROVEMENTS
Castle Hills, Texas



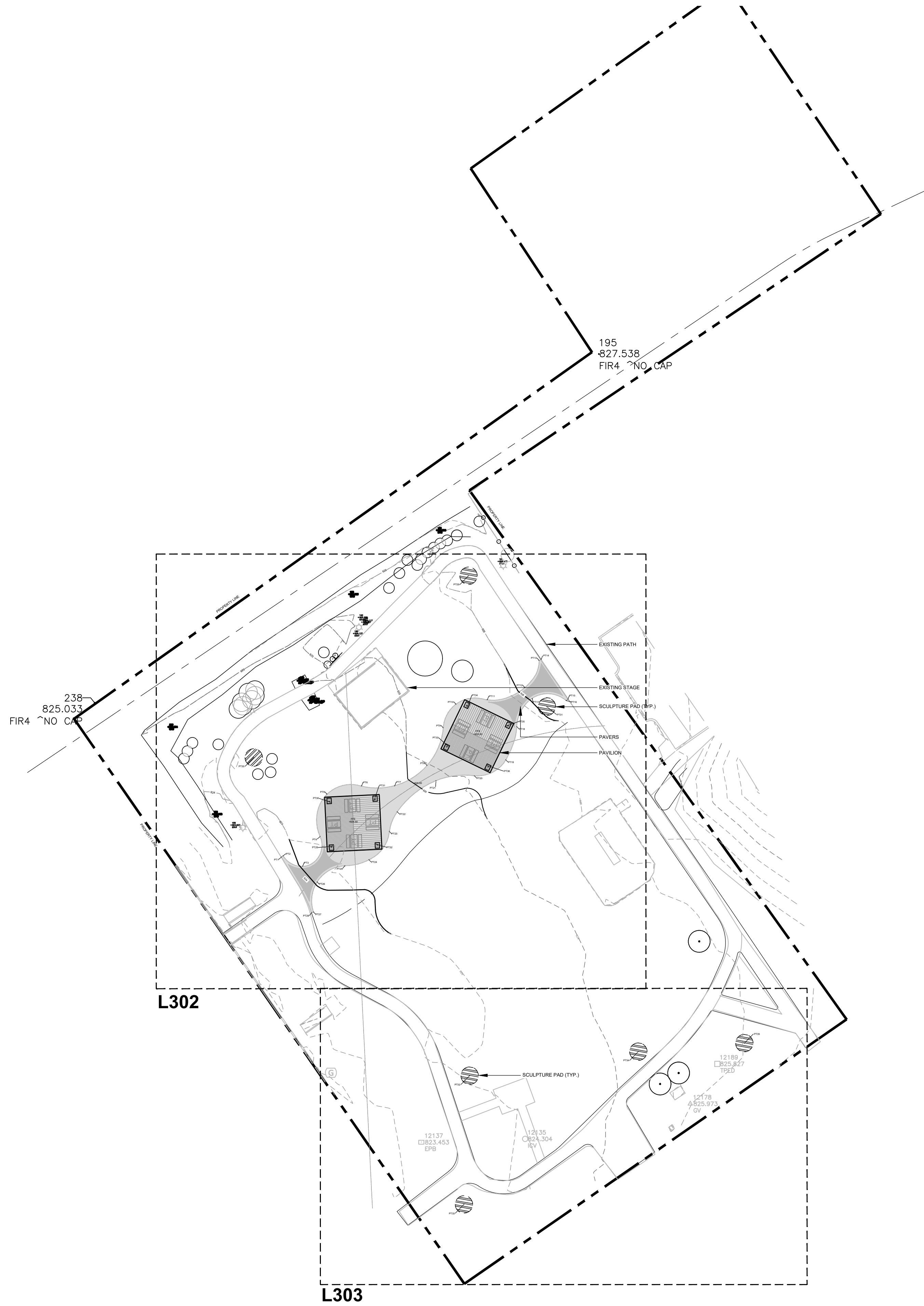
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100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL (210) 798-1885










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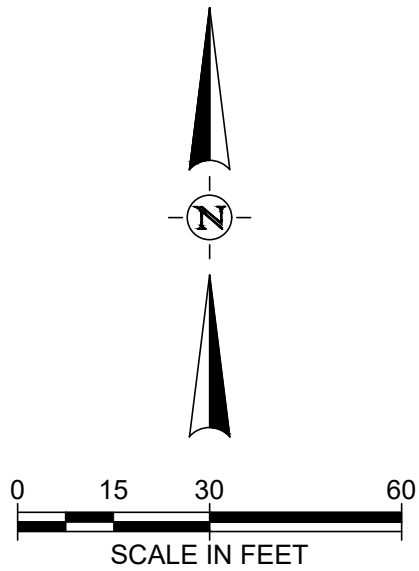


PROJECT NO.:	53587.006
ISSUED:	12/17/2024
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SCALE:	SEE SHEETS
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GENERAL LANDSCAPE NOTES	

G002



LEGEND	
	PROPERTY LINE
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	PROPOSED CONTOUR
	FENCE LINE
	WATER LINE
	WASTEWATER LINE
	LIGHT POLE
	SIGN
	EXISTING TREES

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PROJECT NO.:	53587.006
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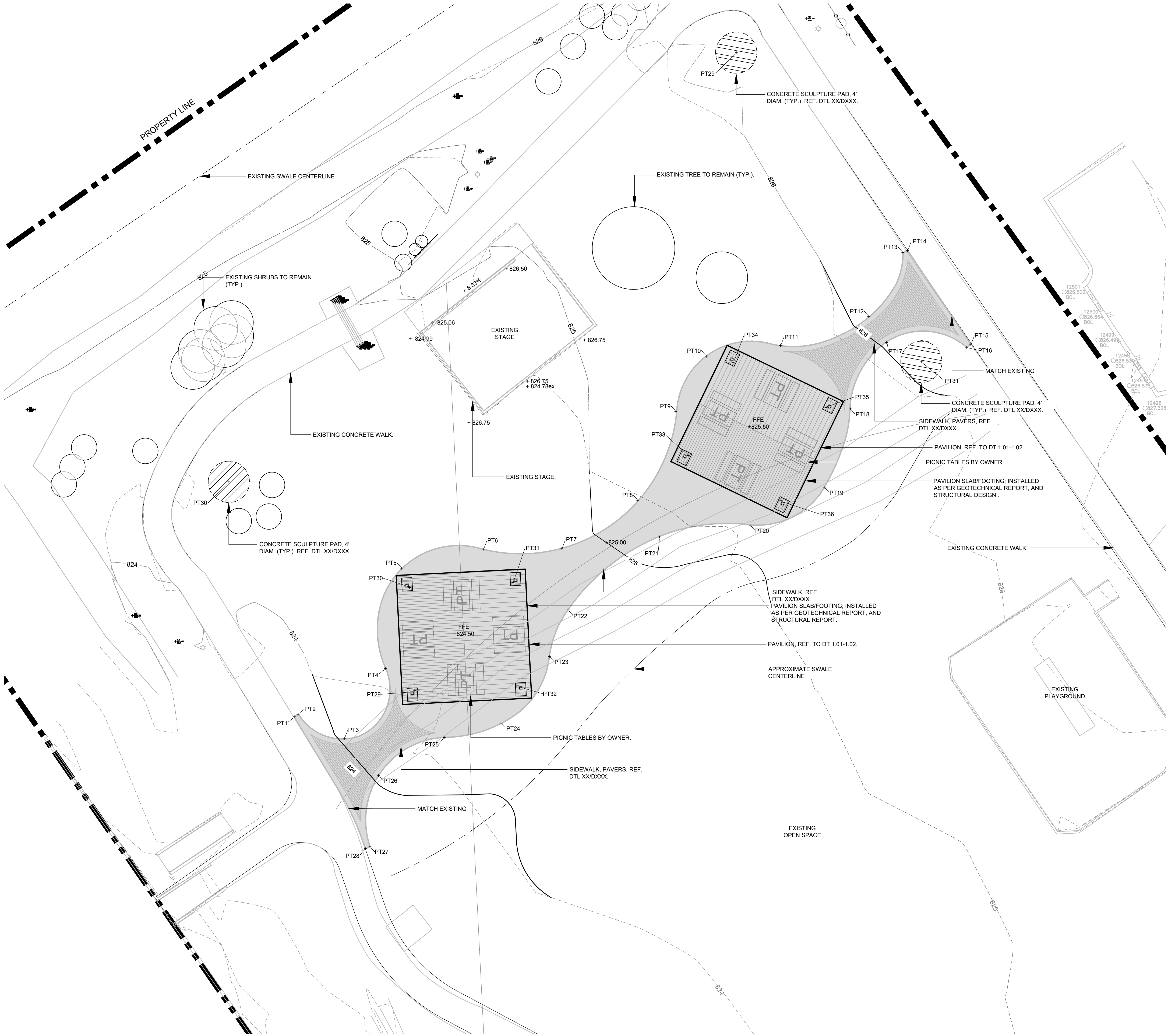
OVERALL LAYOUT PLAN

L301



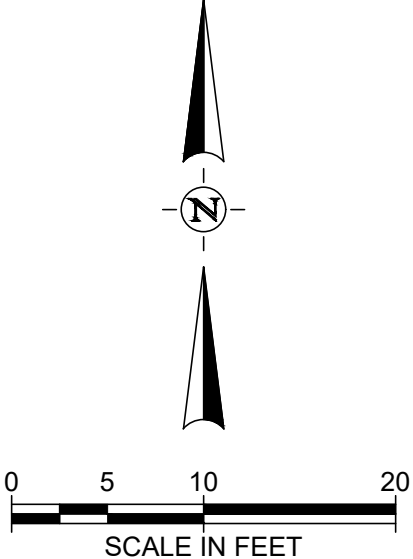
100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL (210) 798-1895

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SPOT DIMENSION LOCATIONS THE COMMONS OF CASTLE HILLS			
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- LEGEND**
- PROPERTY LINE
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 - PROPOSED CONTOUR
 - FENCE LINE
 - WATER LINE
 - WASTEWATER LINE
 - LIGHT POLE
 - SIGN
 - EXISTING TREES



THE COMMONS
OF CASTLE HILLS
PAVILION IMPROVEMENTS
Castle Hills, Texas



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
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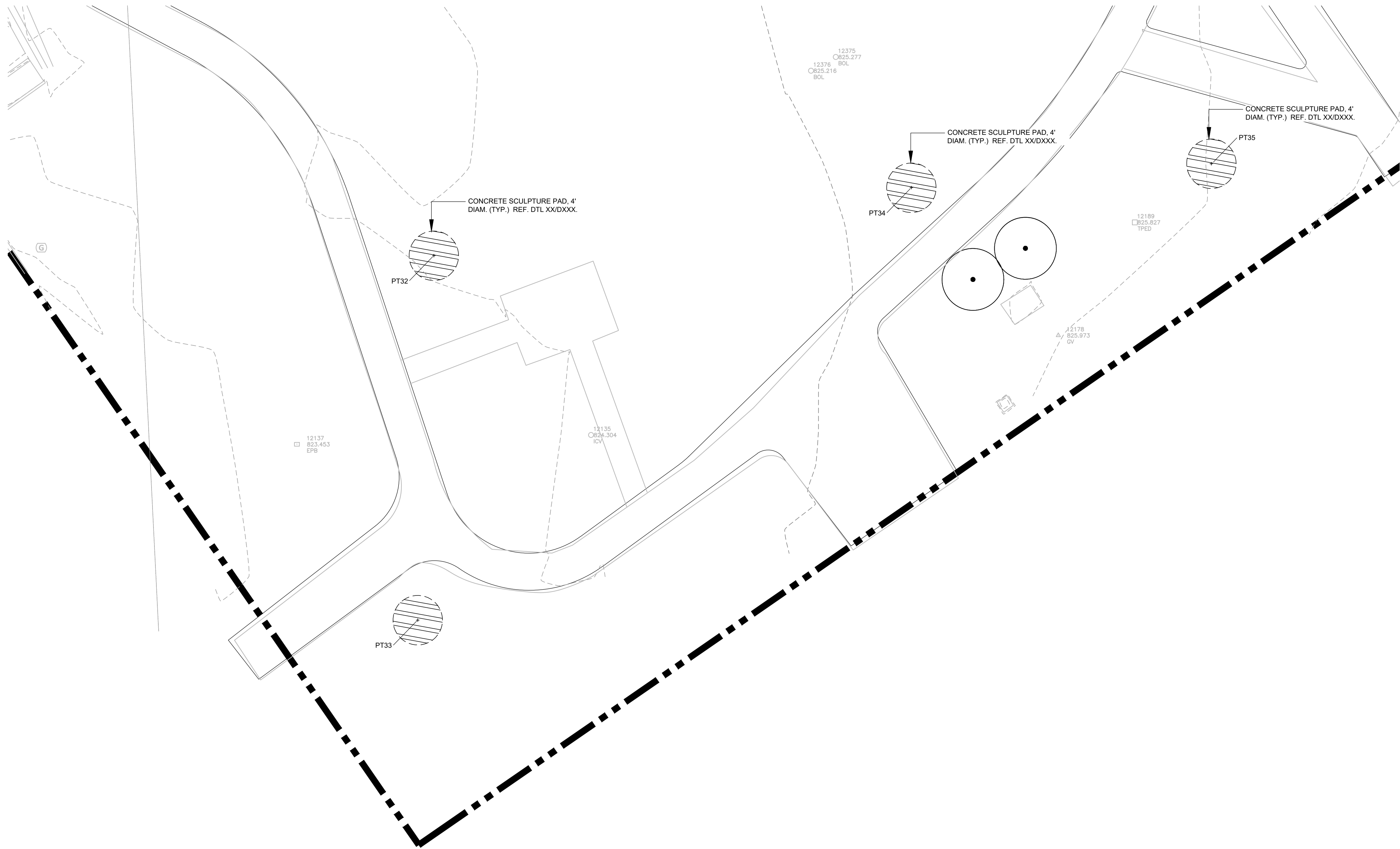
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PROJECT NO.:	53587.006
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LAYOUT PLAN

L302



SPOT DIMENSION LOCATIONS			
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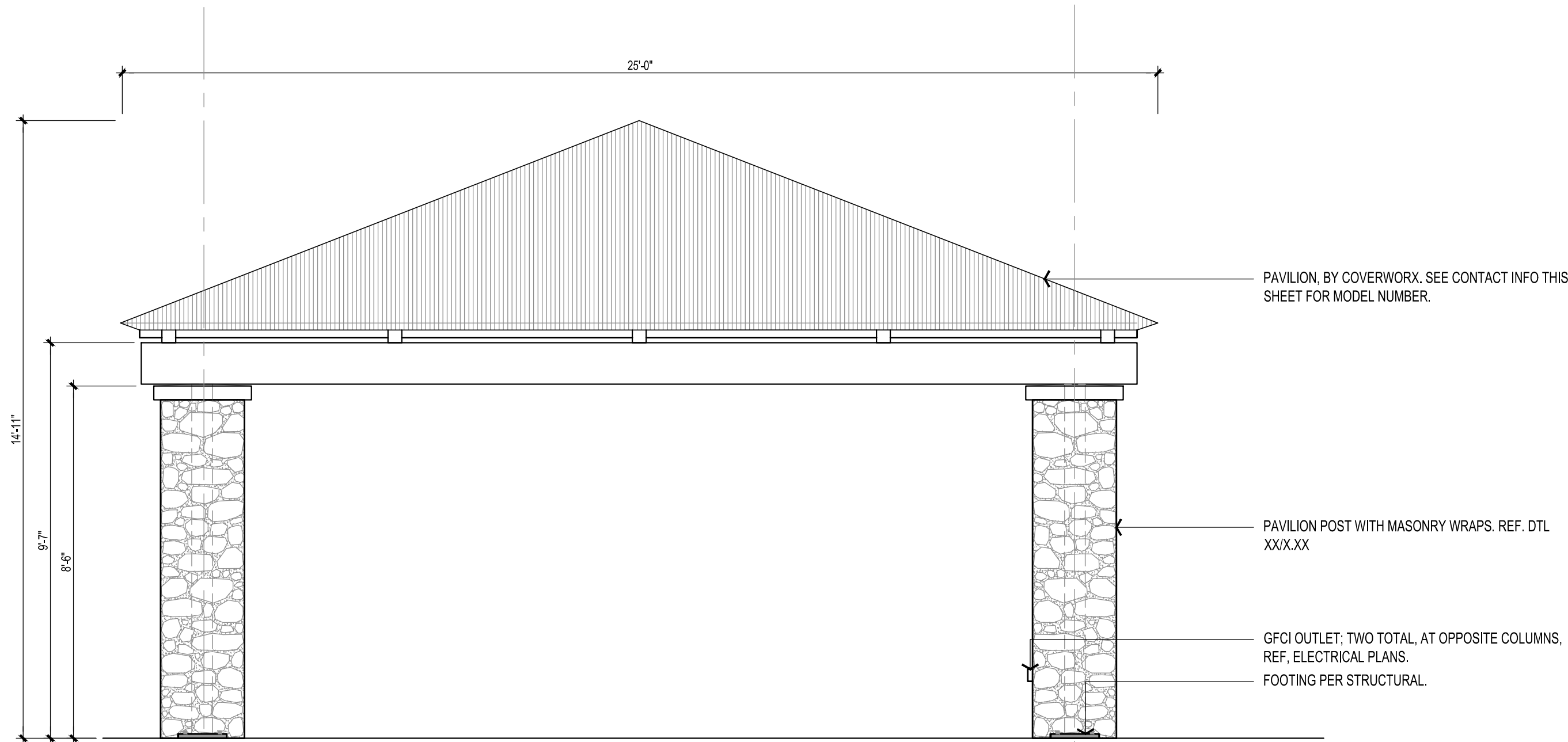
LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FENCE LINE
	WATER LINE
	WASTEWATER LINE
	LIGHT POLE
	SIGN
	EXISTING TREES

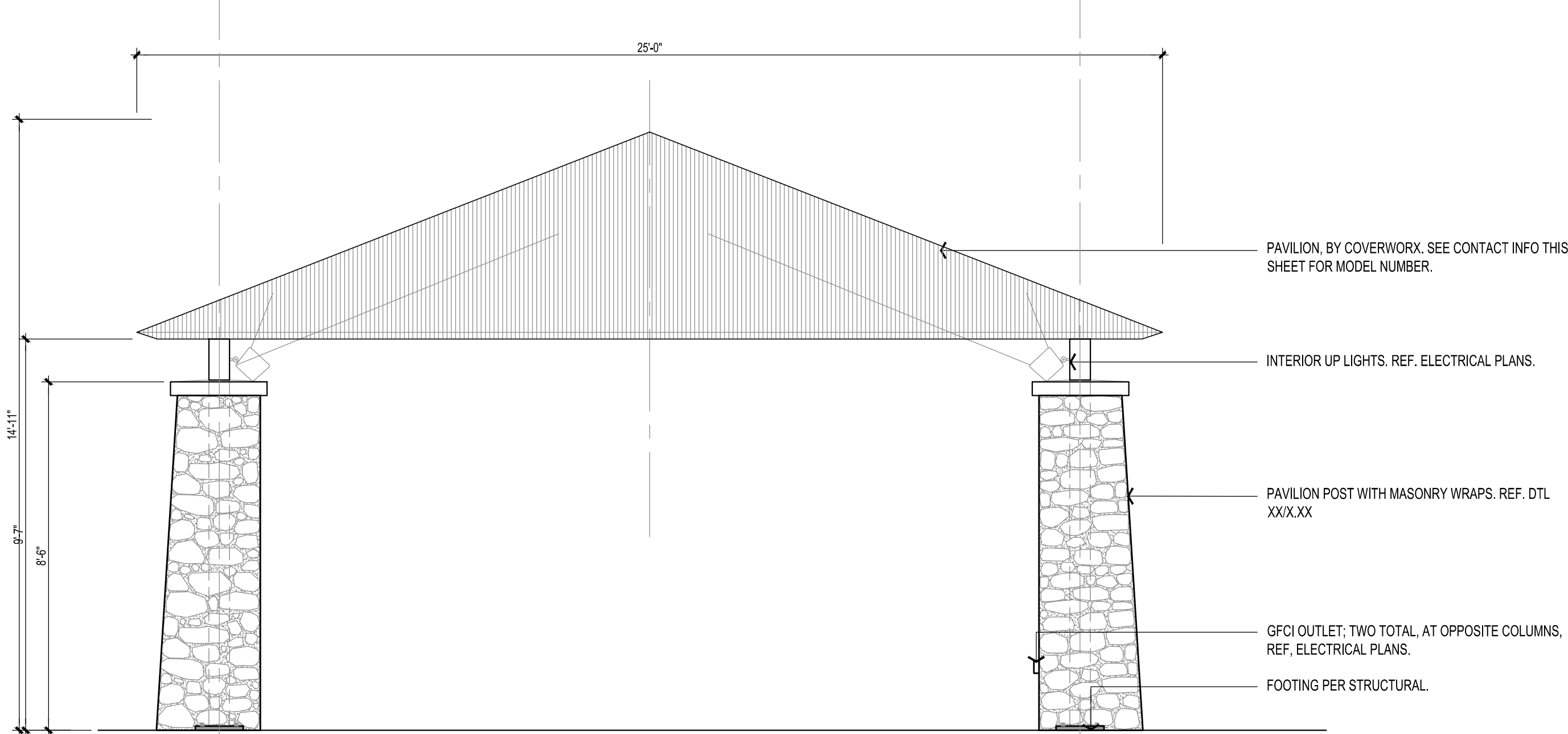
SCALE IN FEET

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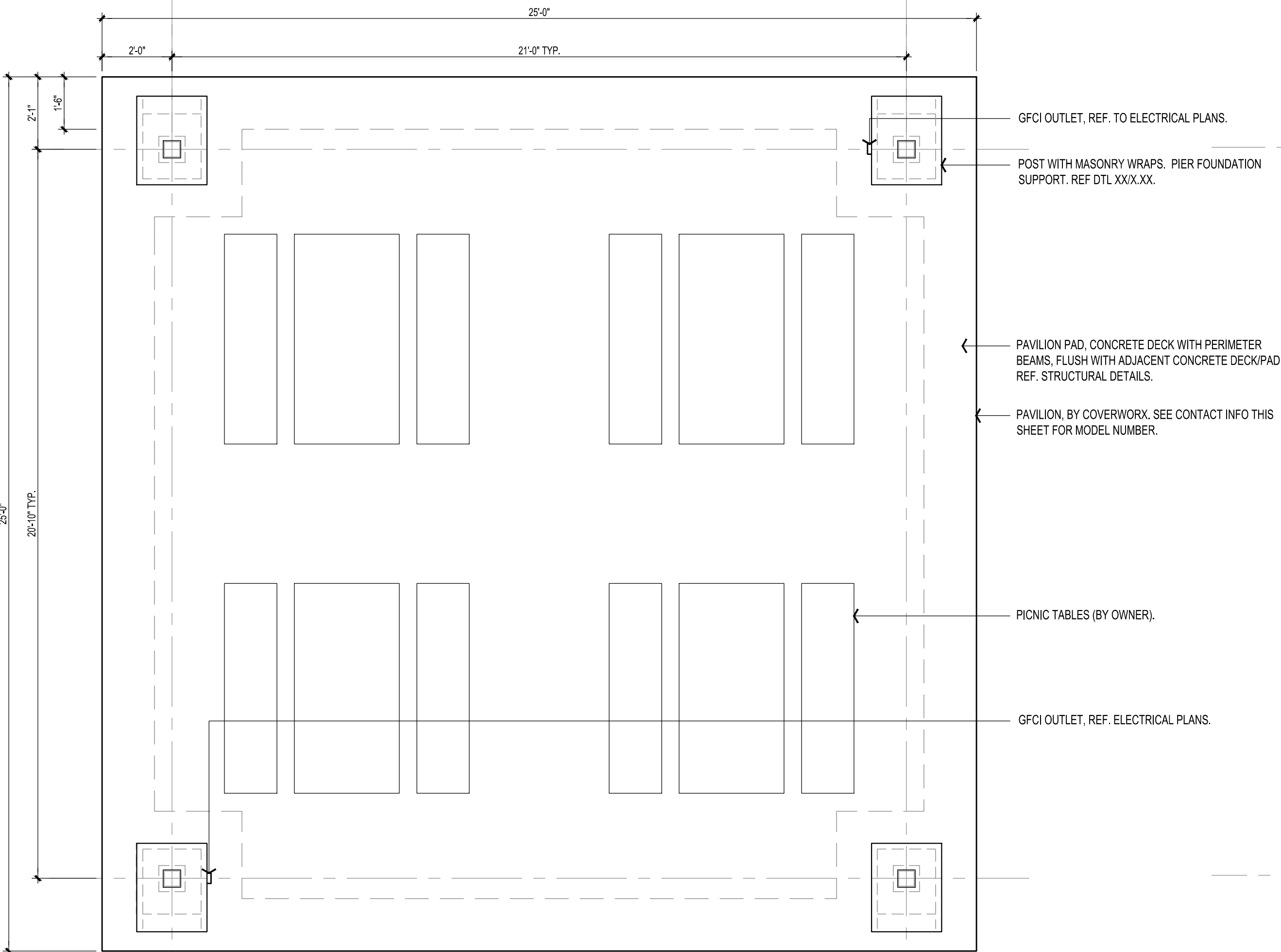
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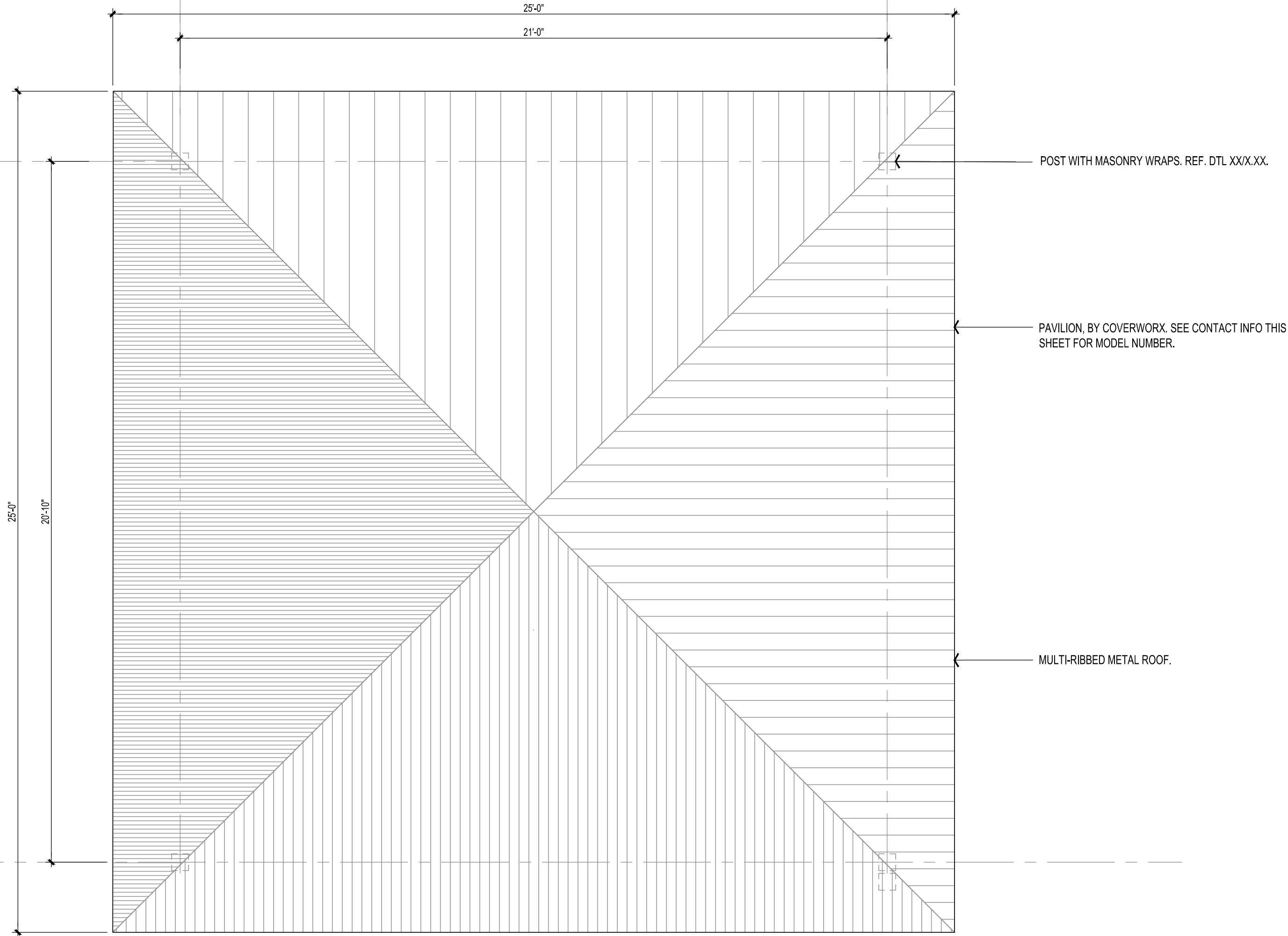
1 ELEVATION: PAVILION SIDE
Scale: 3/8" = 1'-0"



1 ELEVATION: PAVILION END
Scale: 3/8" = 1'-0"



1 PLAN: PAVILION PAD
Scale: 3/8" = 1'-0"



1 PLAN: PAVILION ROOF
Scale: 3/8" = 1'-0"

PAVILION CONTACT

COVERWORX
JAQUE FORT
PAUL E. ALLEN CO.
(972) 724-2656
MODEL #: SQ-25-SW-612-C
REF. #: 7899

THE COMMONS
OF CASTLE HILLS
PAVILION IMPROVEMENTS
Castle Hills, Texas



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL: (210) 798-1895

REVISION NO.	DATE	DESCRIPTION

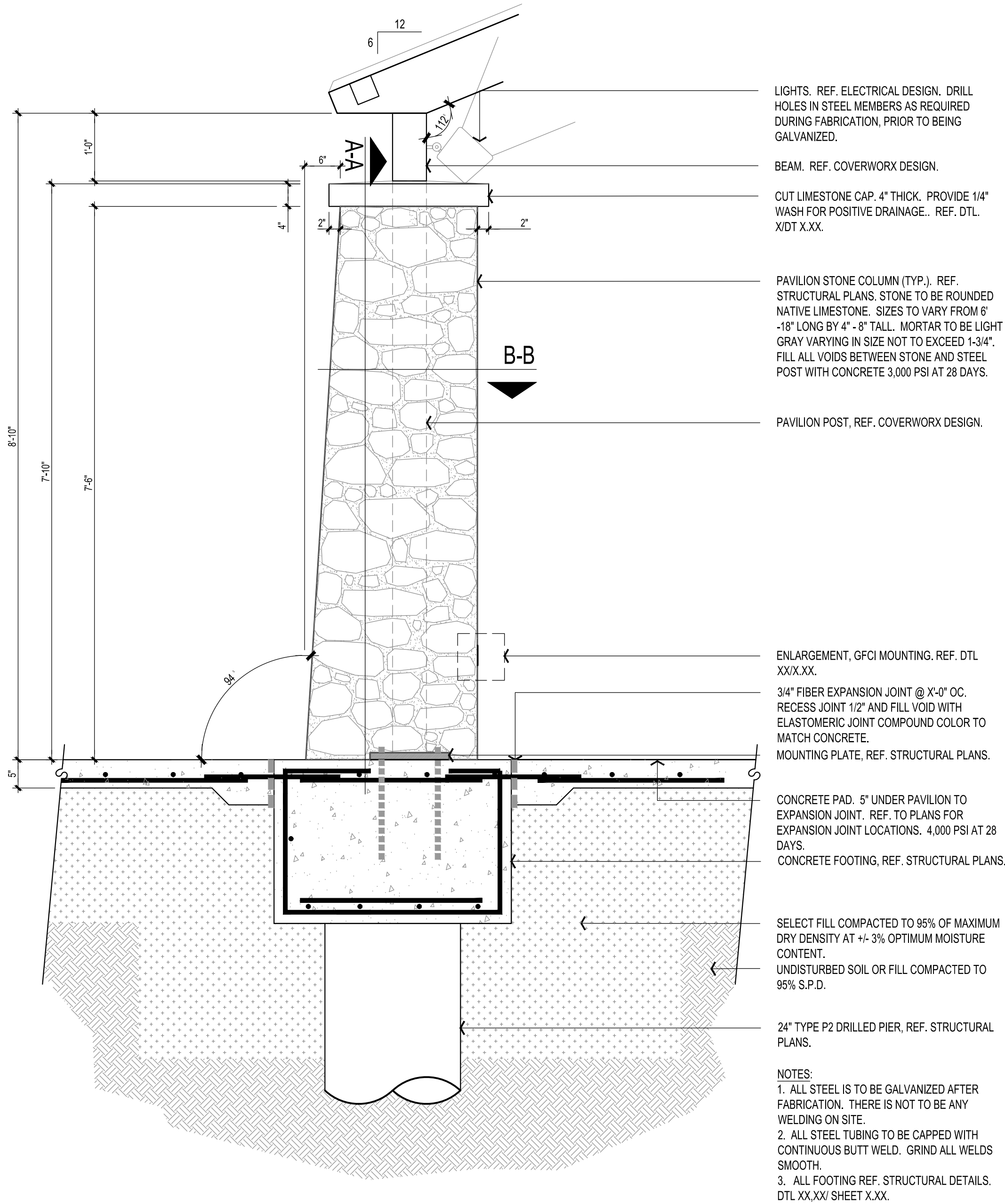


PROJECT NO.:	53587.006
ISSUED:	12/17/2024
DRAWN BY:	MS
CHECKED BY:	DB
SCALE:	SEE SHEETS
SHEET TITLE	

SITE DETAILS

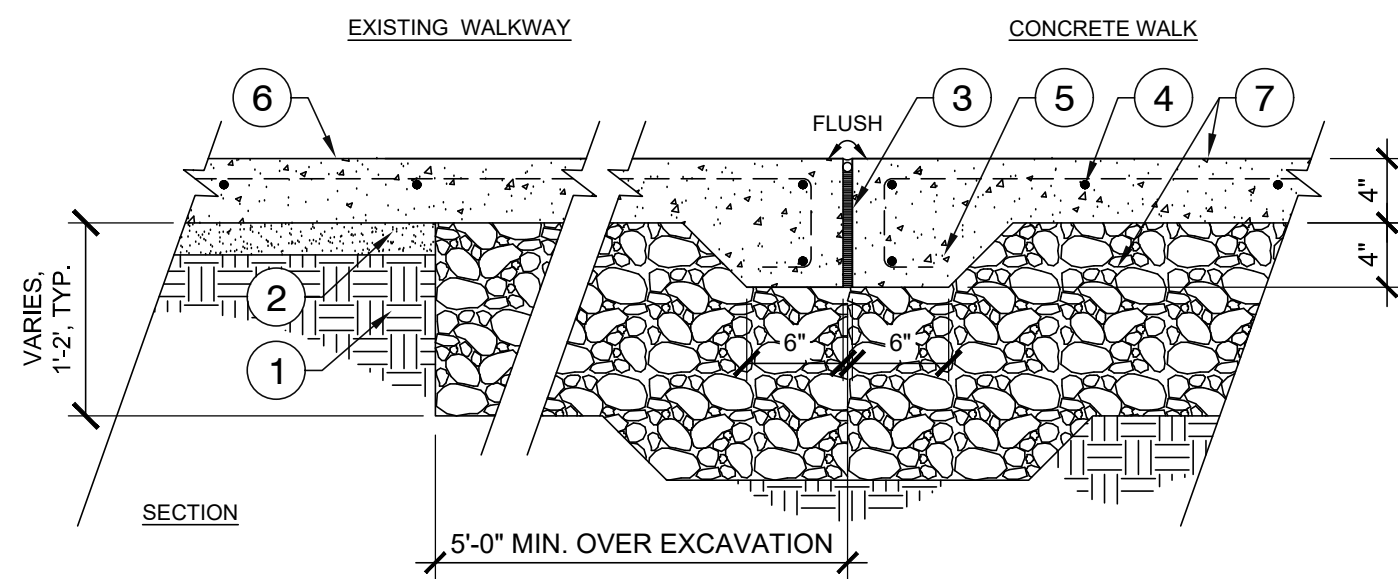
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4 SECTION: PAVILION COLUMN

Scale: 3/4" = 1'-0"



4 CONCRETE WALK TO EXISTING CONCRETE

1" = 1'-0"

KEY:

- 1 COMPACTED SUBGRADE TO 95% MAX. DENSITY.
- 2 2" THICK MINIMUM SAND OR DRY SCREENING LEVELING BED.
- 3 EXPANSION JOINT - 3/4" BITUMINOUS BOARD FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRIP. SEAL WITH SL-1 JOINT SEALANT (COLOR TO MATCH CONCRETE); REF. SITE PLAN FOR JOINT LOCATIONS.
- 4 ONE LAYER #3 BARS PLACED NOT MORE THAN 18" O.C. BOTH DIRECTIONS (TYP.) REINF. TO BE PLACED 1/3 THE SLAB THICKNESS BELOW FINISHED SURFACE ON PLASTIC CHAIRS.
- 5 THICKEN CONCRETE WALK AT PERIMETER EDGES, 6" (WIDTH) X 8" (DEPTH)
- 6 EXISTING CONCRETE WALK, REF. PLAN FOR TYPE & FINISH
- 7 PAVILION FLATWORK. 4" CONCRETE, 4000 PSI. OVER-EXCAVATE TO DECOMPOSED LIMESTONE OR LIMESTONE ROCK & REPLACE WITH SELECT FILL. DEPTH VARIES (1'-2" TYP.) OVER-EXCAVATION LIMITS TO EXTEND OUT 5' MIN FROM ALL SIDES OF BUILDING SLAB. REF. TO PAVILION DETAILS FOR FINISHES

NOTES:

1. SELECT FILL MATERIAL SHALL BE IN ACCORDANCE WITH RECOMMENDED "ON-SITE CLAY FILL" OR "ALTERNATIVE SELECT FILL" SECTIONS, UNDER "PAVEMENT RECOMMENDATIONS"



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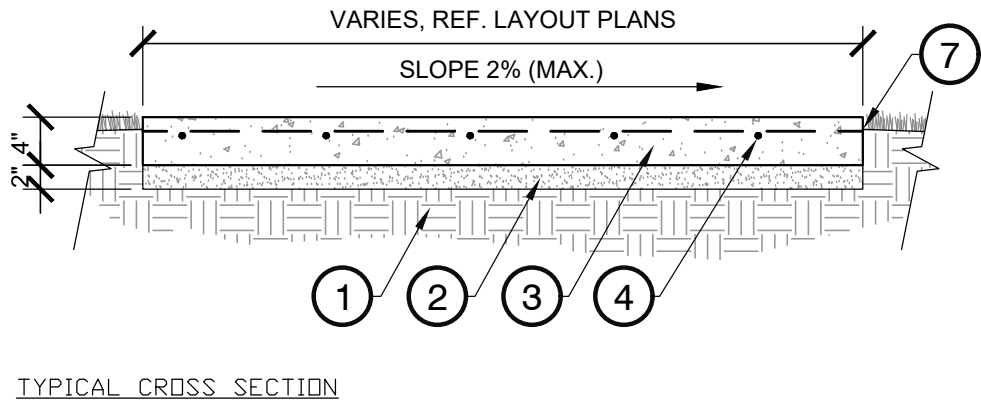
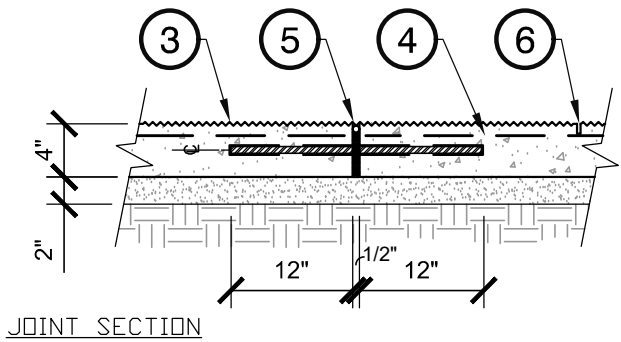
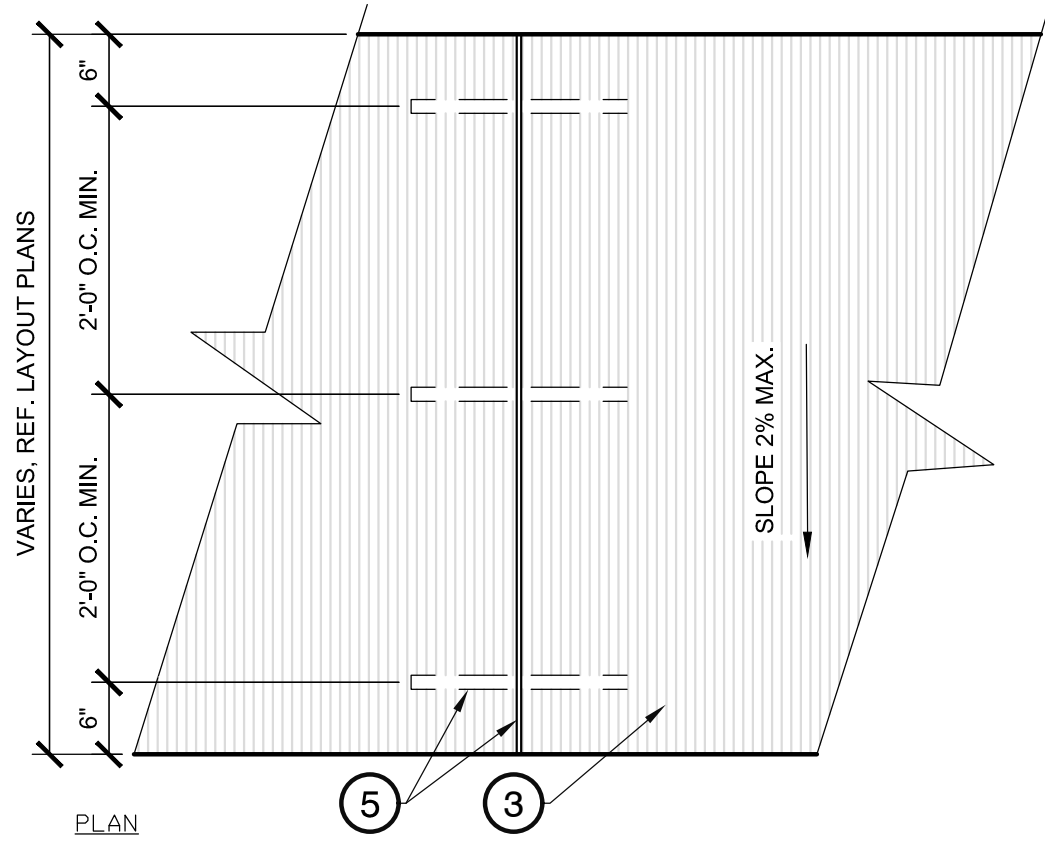


PROJECT NO.:	53587.006
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SHEET TITLE	

DETAILS

D402

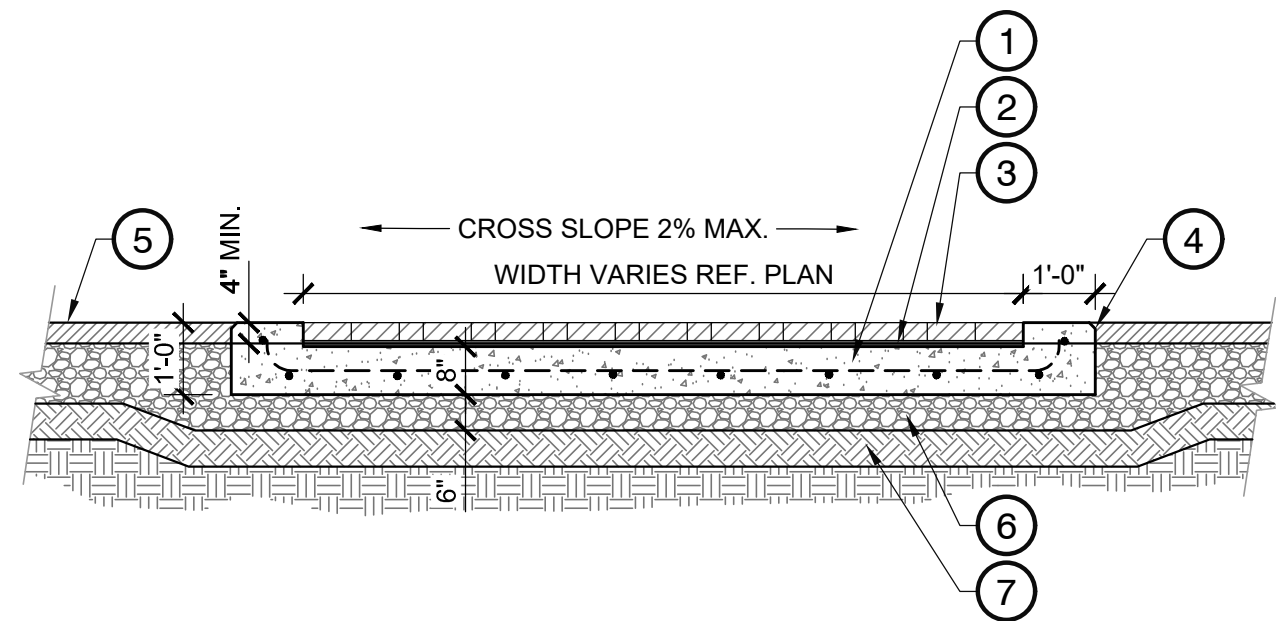
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- KEY:**
- 1 COMPACTED SUBGRADE TO 95% MAX. DENSITY.
 - 2 2" THICK MINIMUM SAND OR DRY SCREENING LEVELING BED.
 - 3 4" CONCRETE, 4000 PSI, MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL ON SINGLE RUN WALKWAYS.
 - 4 ONE LAYER #3 BARS PLACED NOT MORE THAN 18" O.C. BOTH DIRECTIONS (TYP.) REINF. TO BE PLACED 1/3 THE SLAB THICKNESS BELOW FINISHED SURFACE ON PLASTIC CHAIRS.
 - 5 EXPANSION JOINT - 3/4" BITUMINOUS BOARD FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRIP, SEAL WITH SL-1 JOINT SEALANT (COLOR TO MATCH CONCRETE; 1/2" DIA. SMOOTH DOWEL 18" LENGTH AT 24" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL, REF. SITE PLAN FOR JOINT LOCATIONS.
 - 6 1/4" WIDE X 5/8" DEPTH CONTROL JOINT. TOOLED JOINTS, REF. SITE PLAN FOR LOCATIONS.
 - 7 FINISHED GRADE, 1" BELOW PAVEMENT ELEVATION.

1 CONCRETE SIDEWALK & EXPANSION JOINT

3/4" = 1'-0"

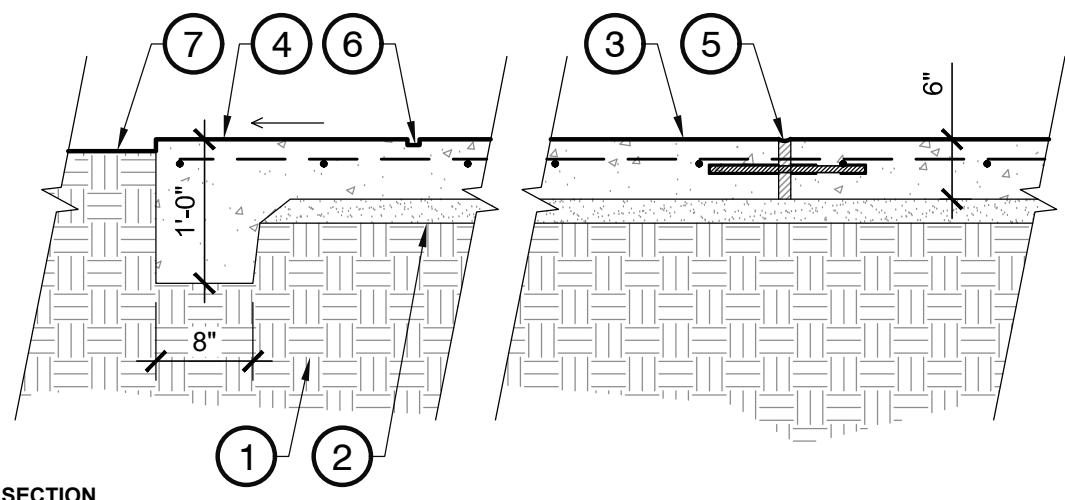


- KEY:**
- 1 8" THICK CONC. REINFORCED W/ #4 REBAR @ 18" O.C.
 - 2 1" MORTAR BED
 - 3 CONCRETE PAVERS, 3-1/8" THICK, CONTRACTOR TO MATCH EXISTING PAVERS ON SITE
 - 4 12" REINF. CONC. CURB 1" CHAMFER AT ASPHALT ROADWAY SIDE, 2 #4 BARS CONTINUOUS
 - 5 ASPHALT ROADWAY REF. CIVIL PLANS (3.5" HMA/10" CLB)
 - 6 6" TYPE "A" GRADE 1 FLEX BASE
 - 7 6" COMPACTED SUBGRADE
- NOTE:**
1. CROSSWALK CROSS SLOPE 1:50 (2% MAX.)

2 SIDEWALK PAVERS

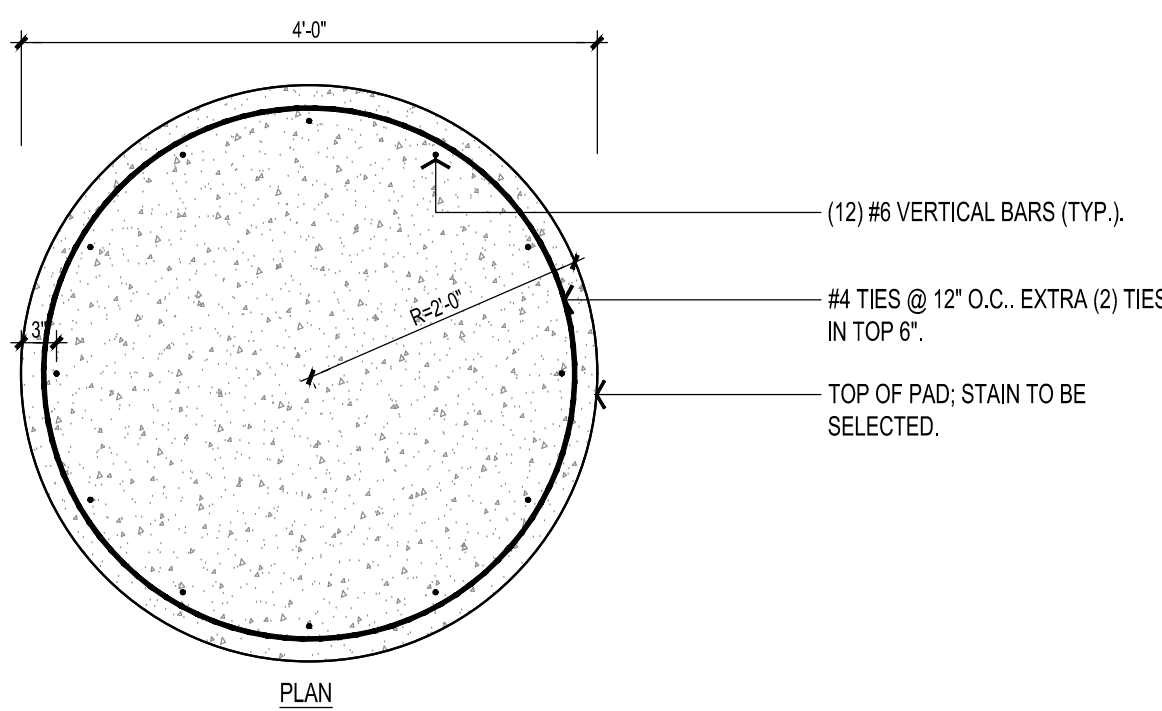
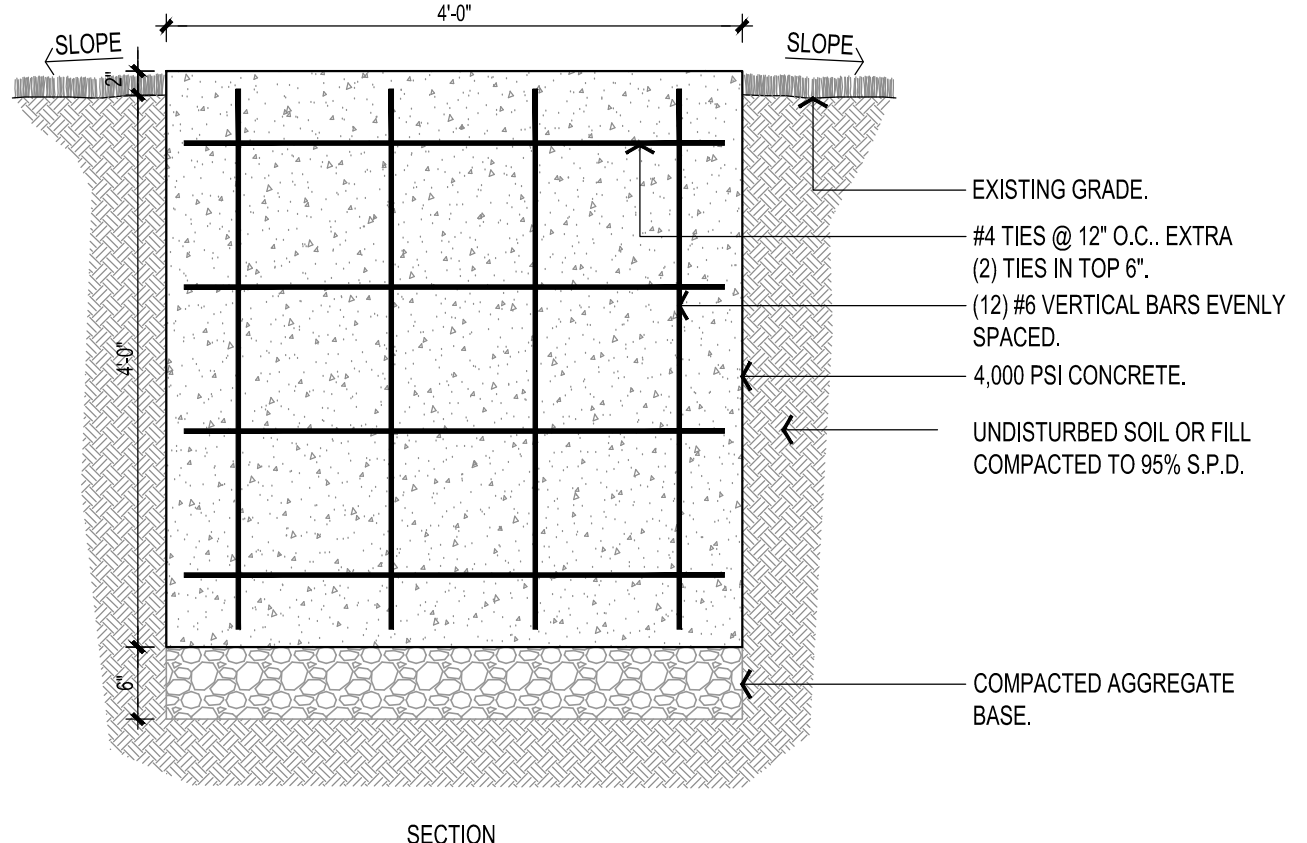
N.T.S.

- KEY:**
- 1 COMPACTED SUBGRADE TO 95% MAX DENSITY
 - 2 2" THICK MINIMUM SAND OR DRY SCREENING LEVELING BED.
 - 3 6" THICK CONCRETE, 4000 PSI, MEDIUM BROOM FINISH W/ ONE LAYER #3 BARS PLACED NOT MORE THAN 18" O.C. BOTH DIRECTIONS (TYP.) REINF. TO BE PLACED 1/3 THE SLAB THICKNESS BELOW FINISHED SURFACE ON PLASTIC CHAIRS.
 - 4 TURNDOWN CONCRETE ALONG PERIMETER OF SLAB AS PER SHOWN DIMESNIONS
 - 5 EXPANSION JOINT - 3/4" BITUMINOUS BOARD FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRIP, SEAL WITH SL-1 JOINT SEALANT (COLOR TO MATCH CONCRETE; 1/2" DIA. SMOOTH DOWEL 18" LENGTH AT 24" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL, REF. SITE PLAN FOR JOINT LOCATIONS.
 - 6 1/4" WIDE X 5/8" DEPTH CONTROL JOINT. TOOLED JOINTS, REF. SITE PLAN FOR LOCATIONS.
 - 7 FINISHED GRADE, 1" BELOW PAVEMENT ELEVATION
- NOTES:**
1. COORDINATE SLAB & REINFORCEMENT WITH SHELTER COLUMN FOOTINGS



3 CONCRETE PAVILION SLAB SECTION (TYP.)

3/4" = 1'-0"



4 CONCRETE SCULPTURAL PAD

Scale: 3/4" = 1'-0"

THE COMMONS
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PAVILION IMPROVEMENTS
Castle Hills, Texas



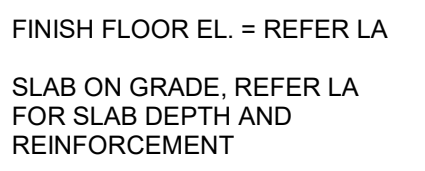
REVISION NO.	DATE	DESCRIPTION



PROJECT NO.:	53587.006
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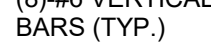
DETAILS

D403

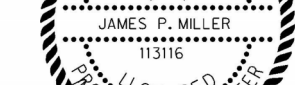

$$3/8'' = 1'-0''$$
$$\frac{3}{8}'' = 1'-0''$$

1. FOUNDATION DESIGN IS PRELIMINARY AND SUBJECT TO REVIEW AFTER SHADE STRUCTURE MANUFACTURER SUBMITS DRAWINGS AND SEALED CALCULATIONS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING FOUNDATION CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH ANY WORK.

1. ALL CONCRETE SHALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. MILD STEEL REINFORCING SHALL CONFORM TO ASTM A 615, GRADE 60.
3. PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C 150, TYPE I OR II, UNLESS NOTED OTHERWISE.
4. MIXES SHALL BE DESIGNED TO PROVIDE CONCRETE WITH A COMPRESSIVE STRENGTH AT 28 DAYS (f'_c) OF 4000 PSI.


$$1'' = 1'-0'$$

$$1'' = 1'-0''$$

Revisions



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JPM, PE NO. 113116 ON 10/20/24. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. HOUSTON, TEXAS. TBPELS FIRM #F-312

Project No.:	53587.006
Issued:	10/2024
Drawn By:	ML
Checked By:	AG
Scale:	As indicated

FOUNDATION PLAN & DETAILS

S101
Sheet Number

FILE NAME: A:\53000s\53587\006\ELEC\CADD\SheetE-001 - L-BASE GENERAL NOTES.dwg DATE: December 10, 2024, TIME: 4:12 PM, USER: ah5255 AVO: XXXXX

ELECTRICAL GENERAL LEGEND

ALL SYMBOLS SHOWN MAY NOT APPEAR IN ALL DRAWINGS.
SYMBOLS ARE SHOWN SCHEMATIC AND MAY NOT BE TO SCALE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	ELECTRICAL SITE PLAN NOTES	ELECTRICAL SHEET INDEX			
					SHEET #	SHEET TITLE	REV	DATE
<div><div></div><div></div></div> <div>F#</div> <div></div> <div>PC</div> <div></div> <div>PP</div>	<u>LIGHTING FIXTURES</u>	<div><div>GFCI</div><div>WP</div></div> <div><div>J</div></div> <div><div></div></div> <div><div></div></div>	<u>POWER -RECEPTACLES</u>	<div>A. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPANY SERVICE REPRESENTATIVE AND COORDINATE SERVICE INSTALLATION PRIOR TO COMMENCING WORK.</div> <div>B. ELECTRICAL CONTRACTOR SHALL INSTALL ALL UNDERGROUND CONDUIT, CONDUCTORS, AND CABLE AS SPECIFIED IN PROJECT MANUAL.</div> <div>C. INFORMATION ON THIS SHEET HAS BEEN TAKEN FORM RECORD DRAWINGS AND SITE SURVEY. CONTRACTOR SHALL FIELD ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITION AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.</div> <div>D. CONDUIT ROUTING IS FOR DESIGN PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY CONDUIT SIZES, QUANTITIES, AND ROUTINGS, AND POSSIBLE CONFLICTS WITH OTHER TRADES.</div>	E-001	GENERAL NOTES AND LEGENDS		
	FLOOD LIGHT. REFER TO FIXTURE SCHEDULE.		DUPLEX GFCI/WEATHER PROOF RECEPTACLE WITH "WHILE IN USE COVER - 20A/125V/1P/3W/G NEMA 5-20R. MOUNT 15" AFF		E-101	ELECTRICAL SITE POWER PLAN		
	LIGHTING FIXTURE TYPE. SEE FIXTURE SCHEDULE				E-201	PAVILION ELECTRICAL PLAN		
	<u>LIGHTING CONTROLS</u>		<u>POWER -SPECIALTY POWER</u>		E-301	ELECTRICAL PLAN PHOTOMETRIC		
	PHOTOCELL. MOUNT 2" BELOW ROOF.		JUNCTION BOX -SIZE & MOUNTING AS REQUIRED TYPICAL OF ALL.		E-401	ELECTRICAL SCHEDULES		
NEW UTILITY POLE ON TRANSFORMER	PANEL BOARD/ LOAD CENTER	E-501	ELECTRICAL DETAILS I					
NEW UTILITY POWER POLE	DISCONNECT SWITCH	E-502	ELECTRICAL DETAILS II					

THE COMMONS
OF CASTLE HILLS
PAVILIONS EXHIBIT
Castle Hills, Texas



half

100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL (210) 798-1895

REVISION NO.	DATE	DESCRIPTION							



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PROJECT NO.:	53587.006
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SCALE:	SEE SHEETS
SHEET TITLE	GENERAL NOTES AND LEGENDS

E-001

FILE NAME: A:\55000s\53587\006\ELEC\CADD\Sheets\E-002 - L-BASE SITE PLAN.dwg DATE: December 10, 2024, TIME: 4:12 PM, USER: ah5285 A.V.O. XXXXX

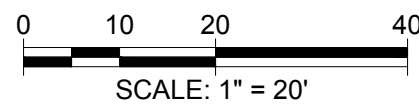


GENERAL NOTES:

- A. REFER TO E-001 FOR ELECTRICAL GENERAL NOTES AND LEGEND.
- B. REFER TO E-401 FOR LUMINARIE FIXTURE SCHEDULE.
- C. INFORMATION ON THIS PLAN HAS BEEN OBTAINED FROM SITE SURVEY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY NOTES: #

1. PROPOSED NEW CPS 15 KVA POLE MOUNTED TRANSFORMER, SINGLE PHASE, 7.1 KV-240/120V, 3 WIRE.
2. PROPOSED UTILITY METER AND MAIN SWITCH DISCONNECT, 60/2LPN-RK-60/3R/250.
3. ALL GFCI TO BE MOUNTED ON CONCRETE PEDESTAL. REFER TO DETAIL 01/E502.
4. NEW LOAD CENTER "LA" 240/120V, 1 PHASE, 3W, NEMA 3R, 60 AMPS. MOUNTED IN A RACK, REFER TO DETAIL 02/E502.
5. FOR WORK TO BE DONE IN THE PAVILIONS SEE E-201.



01 ELECTRICAL SITE POWER PLAN
SCALE: 1" = 20'

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PAVILIONS EXHIBIT
Castle Hills, Texas



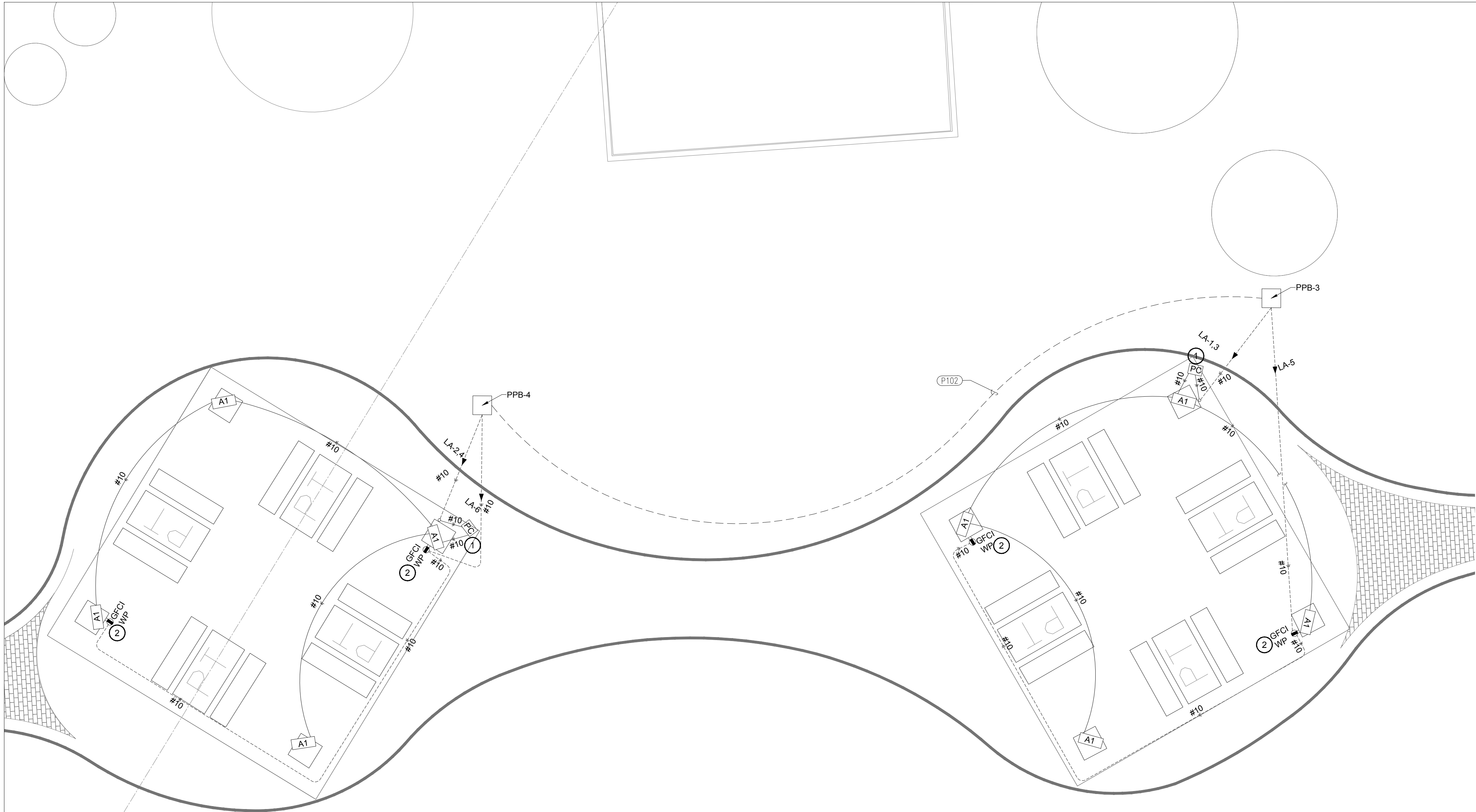
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PROJECT NO.: 53587.006
ISSUED: 12/10/2024
DRAWN BY: AA
CHECKED BY: RS
SCALE: SEE SHEETS
SHEET TITLE
ELECTRICAL SITE POWER PLAN

FILE NAME: A:\53000s\53587\006\ELEC\CADD\SheetE-003_L-BASE.dwg DATE: December 10, 2024, TIME: 4:12 PM, USER: ah5255 AVO: XXXX



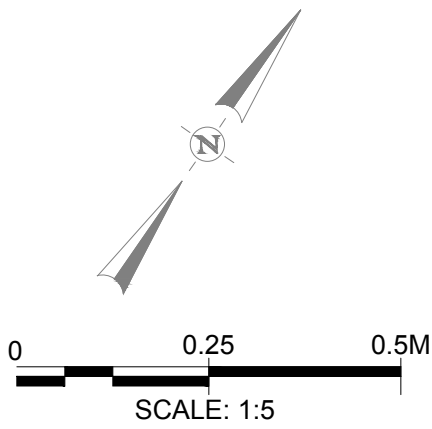
1 PAVILION ELECTRICAL PLAN
SCALE: 1:5

GENERAL NOTES

- REFER TO E-001 FOR ELECTRICAL GENERAL NOTES AND LEGEND.
- REFER TO E-401 FOR LUMINARIE FIXTURE SCHEDULE.
- INFORMATION ON THIS PLAN HAS BEEN OBTAINED FROM SITE SURVEY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY NOTES

- EXTEND GALVANIZED RIGID CONDUIT TO LUMINAIRE PHOTOCELL STRAPPED TO CANOPY STRUCTURE. HARDWARE SHALL BE OF GALVANIZED STEEL MATERIAL. PLACE PHOTOCELL 6" ABOVE ROOF LINE.
- EXTEND UNDERGROUND CONDUIT TO THE BOTTOM OF THE J-BOX. PROVIDE CASKETED STEEL BOX WITH STEEL COVER. PLASTIC COVERS ARE NOT ACCEPTABLE. MOUNT AT 48" AFF.



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Castle Hills, Texas



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SAN ANTONIO, TEXAS 78216-4741
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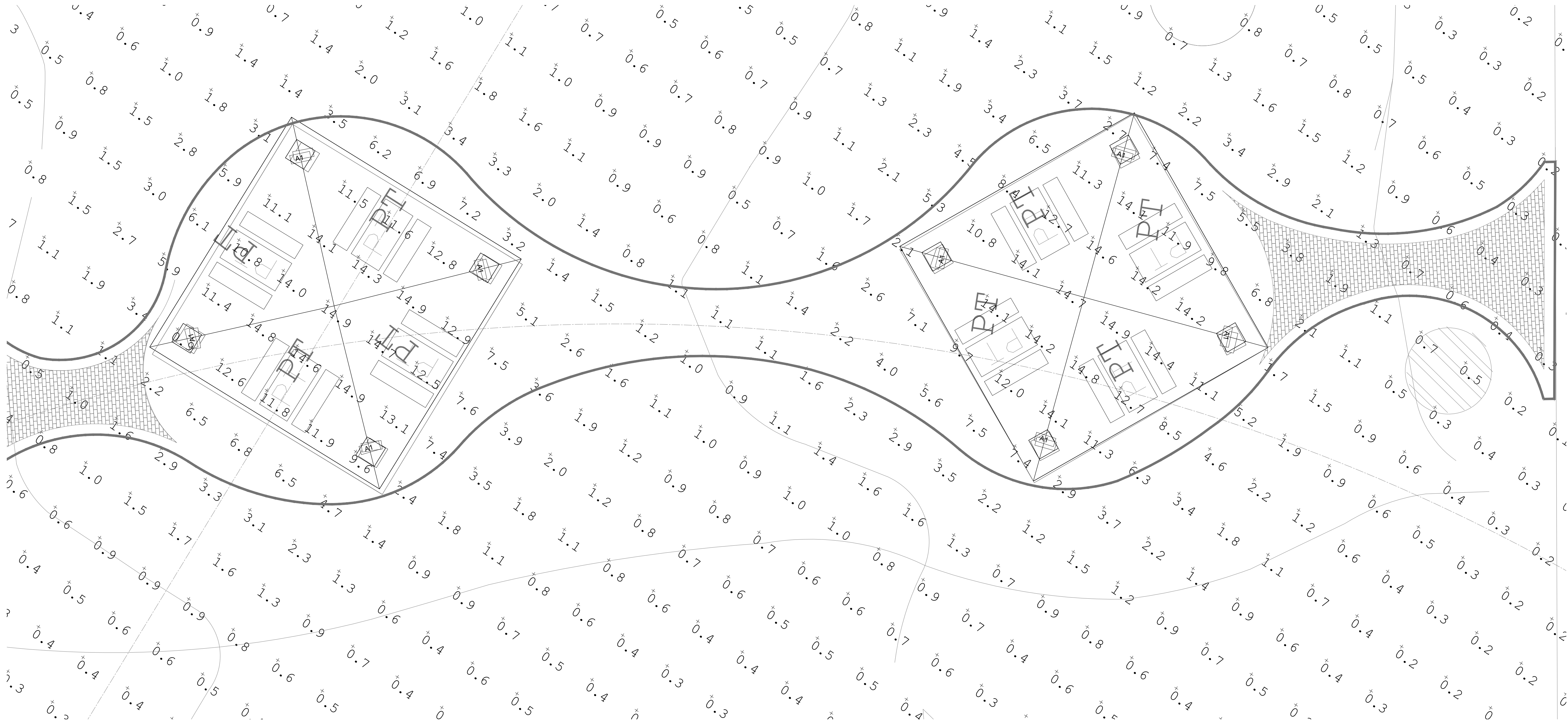


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PROJECT NO.:	53587.006
ISSUED:	12/10/2024
DRAWN BY:	AA
CHECKED BY:	RS
SCALE:	SEE SHEETS
SHEET TITLE	PAVILION ELECTRICAL PLAN

E-201

FILE NAME: A:\53000s\53587\006\ELEC\CADD\SheetE-004 L-BASE PHOTOMETRIC.dwg DATE: December 10, 2024, TIME: 4:13 PM, USER: ah5255 AVO: XXXXX



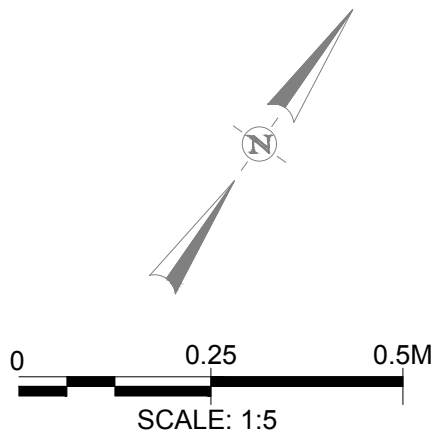
1 ELECTRICAL PLAN PHOTOMETRIC
SCALE: 1:5

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS SOLELY TO REPRESENT A CONCEPTUAL RENDERING OF LIGHTING SYSTEM IN A DESIGN PHASE. DUE TO VARIABLES IN THE CONSTRUCTION PROCESS LIGHTING LEVELS COULD CHANGE.

LEGEND:

- 0.0 PHOTOMETRIC CALCULATION NUMBER
A1 LUMINAIRE LOCATION



REVISION NO.	DATE	DESCRIPTION



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PROJECT NO.:	53587.006
ISSUED:	12/10/2024
DRAWN BY:	AA
CHECKED BY:	RS
SCALE:	SEE SHEETS
SHEET TITLE	ELECTRICAL PLAN PHOTOMETRIC

E-301

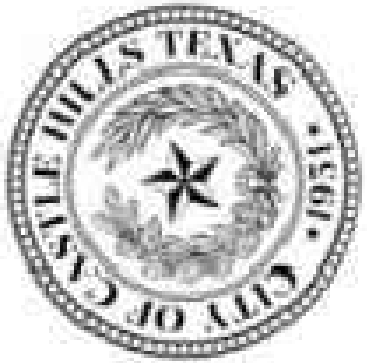
FILE NAME: A:\53000\53587\006\ELEC\CADD\SheetE-501 - L-BASE SCHEDULES.dwg DATE: December 10, 2024, TIME: 4:13 PM, USER: ah5255 AVO: XXXXX

LIGHT FIXTURE SCHEDULE									
LABEL	MANUFACTURER	CATALOG NUMBER	LAMP	KELVIN	VOLTAGE	VA	LUMENS	B.U.G	DESCRIPTION
A1	COOPER	NHR-S50-U-T-XX	LED	3000	UNV 120-277 V	77W	9563	NONE	SELECTABLE CCT AND LUMENS FLOOD LIGHT, COORDINATE WITH ARCHITECT FINAL FINISH

FEEDER / BRANCH CIRCUIT SCHEDULE					
TAG	RACEWAY	PHASE CONDUCTORS	NEUTRAL CONDUCTORS	GROUND CONDUCTORS	REMARKS
P100	1-1/4"	2-#4	1-#4	1-#10	FROM MAIN SWITCH DISCONNECT TO LOAD CENTER "LA"
P101	1 1/2"	10-#10	8-#10	8-#10	FROM LOAD CENTER "LA" TO PPB-3 NEAR TO PAVILION # 1. INCLUDE CIRCUITS LA-1,3, LA-5, LA-2,4, LA-6, LA-7, LA-8, LA-9, LA-10
P102	1"	6-#10	5-#10	5-#10	FROM PPB-3 TO PPB-4 NEAR TO PAVILION # 2. INCLUDE CIRCUITS LA-2,4, LA-6, LA-8, LA-9, LA-10
P103	3/4"	1-#10	1-#10	1-#10	FROM LOAD CENTER "LA" TO GFCI
P104	3/4"	2-#10	2-#10	2-#10	FROM PPB-4 NEAR TO PAVILION # 2 TO PPB-5. INCLUDE CIRCUITS LA-8, LA-9.
NOTES:					
1.-					

LOAD CENTER LA														
VOLTAGE: 240/120 VOLT 1 PHASE 3 WIRE, NEMA 3R MAIN BREAKER : 60 AMPS BUSES:MAIN- 100 A; NEUTRAL - 100% ; EQUIPMENT GROUND										LOCATION: AS INDICATED MOUNTING: SURFACE Isc = 10,000 A RMS SYM AVAILABLE				
NOTES	VA:L	VA:R	VA:O	LOAD	BKR	CKT	PH	CKT	BKR	LOAD	VA:L	VA:R	VA:O	NOTES
	154	0	0	PAVILION #1 LIGHTING	20/2	1	A	2	20/2	PAVILION #2 LIGHTING	154	0	0	
	154	0	0	-----	--	3	B	4	--	-----	154	0	0	
	0	360	0	PAVILION #1 RECEPTACLES	20/1	5	A	6	20/1	PAVILION #2 RECEPTACLES	0	360	0	
	0	360	0	GFCI RECEPTACLE	20/1	7	B	8	20/1	GFCI RECEPTACLE	0	360	0	
	0	360	0	GFCI RECEPTACLE	20/1	9	A	10	20/1	GFCI RECEPTACLE	0	180	0	
	0	0	0	PROVISION		11	B	12		PROVISION	0	0	0	
VA:L (LIGHTING) 616 CONNECTED 770 DEMAND														
VA:R (RECEPTACLES) 1980 CONNECTED 1980 DEMAND														
VA:O (OTHER) 0 CONNECTED 0 DEMAND														
VA: TOTAL 2596 CONNECTED 2750 DEMAND														
AMPS: TOTAL 11 CONNECTED 11 DEMAND														
L R O TOTAL														
308 1260 0 VA CONNECTED TO A PHASE 1568 VA = 13 AMPS CONNECTED TO A PHASE @ 120 VOLTS														
308 720 0 VA CONNECTED TO B PHASE 1028 VA = 9 AMPS CONNECTED TO B PHASE @ 120 VOLTS														
616 1980 0 TOTAL 2596 VA														
NOTES:														
1,-														

THE COMMONS
OF CASTLE HILLS
PAVILIONS EXHIBIT
Castle Hills, Texas



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
TEL (210) 798-1895

REVISION NO.	DATE	DESCRIPTION				



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PROJECT NO.:	53587.006
ISSUED:	12/10/2024
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CHECKED BY:	RS
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SHEET TITLE	ELECTRICAL SCHEDULES



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HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TBP&S ENGINEERING FIRM #F-312

SHEET TITLE

ELECTRICAL DETAILS I

E-501



SCALE: NTS.



SCALE: NTS.



SCALE: NTS



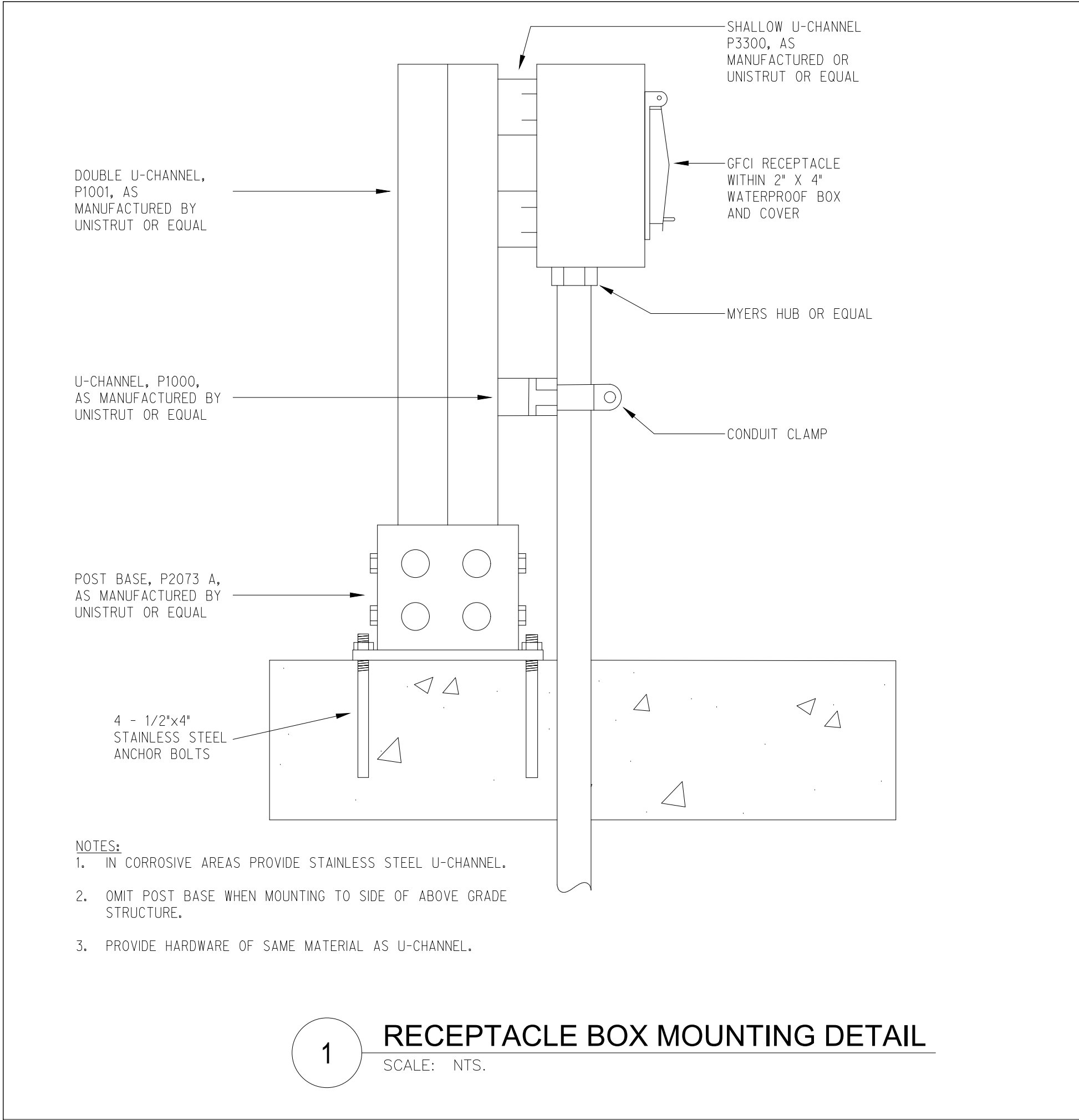
SCALE: N.T.S.



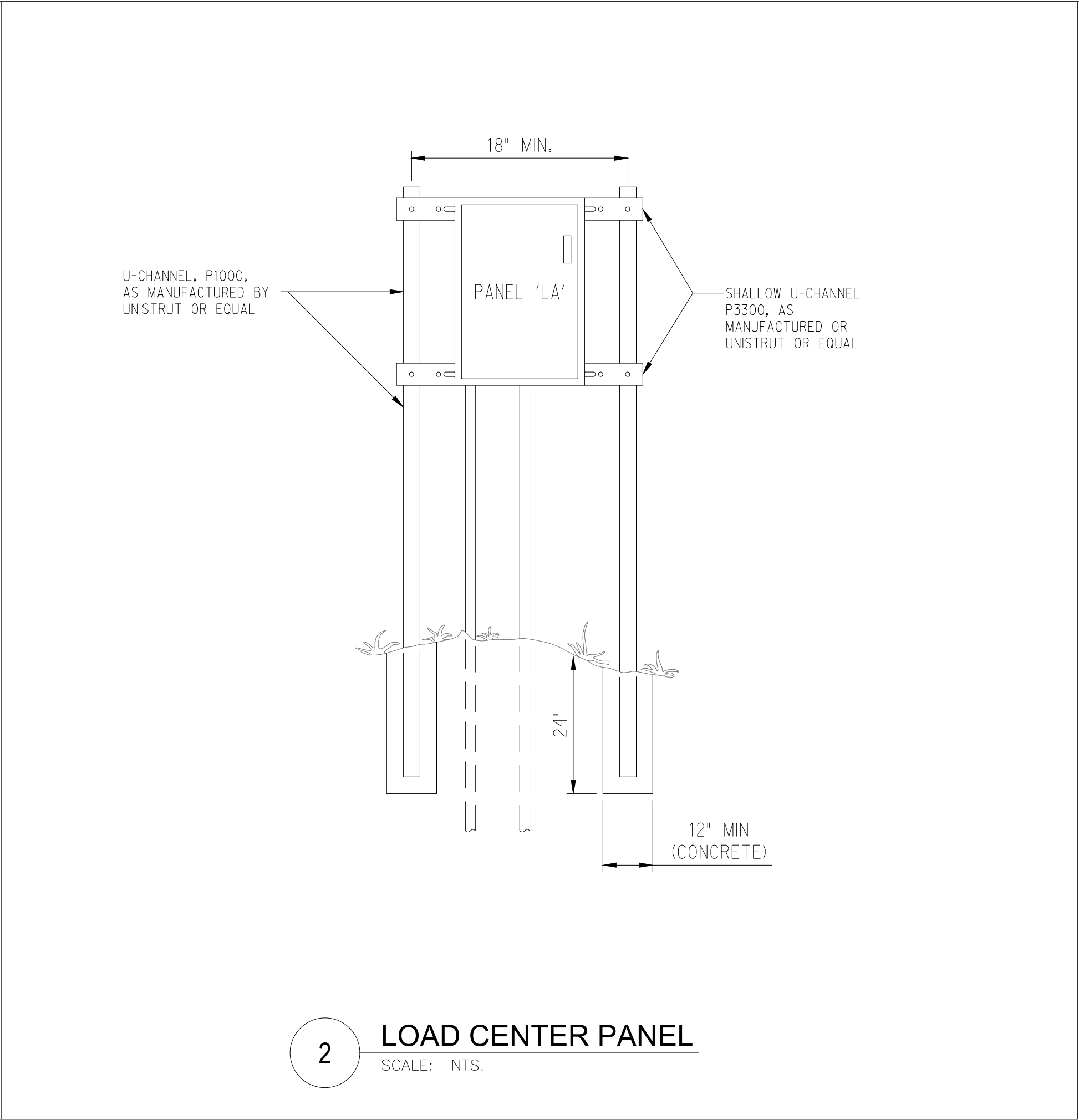
SCALE: NTS.

1. ALL SERVICE ENTRANCE WORK TO BE PERFORMED IN STRICT ADHERENCE WITH CPS ENERGY STANDARDS AND REQUIREMENTS. COORDINATE WITH CPS ENERGY ON CONNECTION AND TIE-IN. WHERE REQUIREMENTS SHOWN IN PLANS OR SPECIFICATIONS CONFLICT WITH CPS ENERGY REQUIREMENTS, CPS ENERGY REQUIREMENTS SHALL GOVERN.
2. ALL CONDUIT ABOVE GRADE TO BE RIGID GALVANIZED STEEL
3. THIS DETAIL REPRESENTS A GENERAL UTILITY RISER. FINAL COORDINATION NEEDS TO BE MADE WITH LOCAL UTILITY CO.
4. OPERATION OF LIGHTING CONTROLS SHALL BE PHOTOCELL ON / TIMECLOCK OFF.

FILE NAME: A:\53000s\53587\006\ELEC\CADD\SheetE-601 - L-BASE DETAILS II.dwg DATE: December 10, 2024, TIME: 4:13 PM, USER: ah5255 A/O: XXXXX



1 RECEPTACLE BOX MOUNTING DETAIL
SCALE: NTS.



2 LOAD CENTER PANEL
SCALE: NTS.

THE COMMONS
OF CASTLE HILLS
PAVILIONS EXHIBIT
Castle Hills, Texas



100 NE LOOP 410, SUITE 701
SAN ANTONIO, TEXAS 78216-4741
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SHEET TITLE	

ELECTRICAL DETAILS II