

Water Pollution Abatement Plan Exception

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas 78739

Prepared for:

The University of Texas at Austin

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Edwards Aquifer Application Cover Page (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Lady Bird Johnson Wildflower Center					2. Regulated Entity No.: RN102137130				
3. Customer Name: The University of Texas at Austin					4. Customer No.: CN601097413				
5. Project Type: (Please circle/check one)	New		Modification		Extension	<u>Exception</u>			
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	<u>EXP</u>	EXT	Technical Clarification	
								Optional Enhanced Measures	
7. Land Use: (Please circle/check one)	Residential		<u>Non-residential</u>			8. Site (acres):		0.28	
9. Application Fee:	\$500		10. Permanent BMP(s):			N/A			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Travis		14. Watershed:			Slaughter Creek			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	_1_	—
Region (1 req.)	—	_1_	—
County(ies)	—	_1_	—
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___ Barton Springs/ Edwards Aquifer ___ Hays Trinity ___ Plum Creek	_1_ Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___ Austin ___ Buda ___ Dripping Springs ___ Kyle ___ Mountain City ___ San Marcos ___ Wimberley ___ Woodcreek	_1_ Austin ___ Bee Cave ___ Pflugerville ___ Rollingwood ___ Round Rock ___ Sunset Valley ___ West Lake Hills	___ Austin ___ Cedar Park ___ Florence ___ Georgetown ___ Jerrell ___ Leander ___ Liberty Hill ___ Pflugerville ___ Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___ Trinity-Glen Rose	___ Edwards Aquifer Authority	___ Kinney	___ EAA ___ Medina	___ EAA ___ Uvalde
City(ies) Jurisdiction	___ Castle Hills ___ Fair Oaks Ranch ___ Helotes ___ Hill Country Village ___ Hollywood Park ___ San Antonio (SAWS) ___ Shavano Park	___ Bulverde ___ Fair Oaks Ranch ___ Garden Ridge ___ New Braunfels ___ Schertz	NA	___ San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.	
The University of Texas at Austin / Irezama Anderson	
Print Name of Customer/Authorized Agent <i>Irezama Anderson</i>	2024-09-16 09:02:26 PDT
Signature of Customer/Authorized Agent	Date

FOR TCEQ INTERNAL USE ONLY			
Date(s)Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

General Information Form (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: The University of Texas at Austin / Irezama Anderson

Date: 2024-09-16 | 09:02:26 PDT

Signature of Customer/Agent:

DocuSigned by:
Irezama Anderson
DC0ED0275F094C1...

Project Information

1. Regulated Entity Name: Lady Bird Johnson Wildflower Center
2. County: Travis
3. Stream Basin: Slaughter Creek
4. Groundwater Conservation District (If applicable): Barton Springs/Edwards Aquifer Conservation District
5. Edwards Aquifer Zone:

☒ Recharge Zone
 ☐ Transition Zone
6. Plan Type:

☐ WPAP
 ☐ Modification

☐ SCS
 ☐ AST

☐ UST

☒ Exception Request

7. Customer (Applicant):

Contact Person: Irezama Anderson

Entity: EHS Interim Director / The University of Texas at Austin

Mailing Address: The University of Texas at Austin PO Box 303513

City, State: Austin, Texas

Zip: 78703

Telephone: 512.471.3511

FAX: 512.471.6918

Email Address: NAnderson@austin.utexas.edu

8. Agent/Representative (If any):

Contact Person: Janice King

Entity: Consultant / Braun Intertec Corporation

Mailing Address: 2105 Donley Drive, Suite 400

City, State: Austin, Texas

Zip: 78758

Telephone: 512.221.8902

FAX: 512.493.9693

Email Address: JaKing@braunintertec.com

9. Project Location:

☒ The project site is located inside the city limits of Austin, Texas.

☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

☐ The project site is not located within any city's limits or ETJ.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The project site is located at the Lady Bird Johnson Wildflower Center at 4801 La Crosse Avenue in Austin, Texas. When traveling southbound on TX-1 Loop, take the La Crosse Avenue Exit immediately following the W Slaughter Lane and TX-1 Loop intersection. Travel 0.3 miles, then turn left onto La Crosse Avenue. Travel 0.4 miles and turn right. Travel 250 feet and the Wildflower Center parking lot will be on your left.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

☒ Project site boundaries.

☒ USGS Quadrangle Name(s).

☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).

☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.**

Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

- ☒ Survey staking will be completed by this date: Please contact Sergey Belov at (512) 799-2374 or Brent McGlothlin at (512) 471-2039 to be escorted to the project area.

14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- ☒ Area of the site
- ☒ Offsite areas
- ☒ Impervious cover
- ☒ Permanent BMP(s)
- ☒ Proposed site use
- ☒ Site history
- ☒ Previous development
- ☒ Area(s) to be demolished

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Uncleared)
- ☒ Other: Native habitat research areas

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
 - (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
 - (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

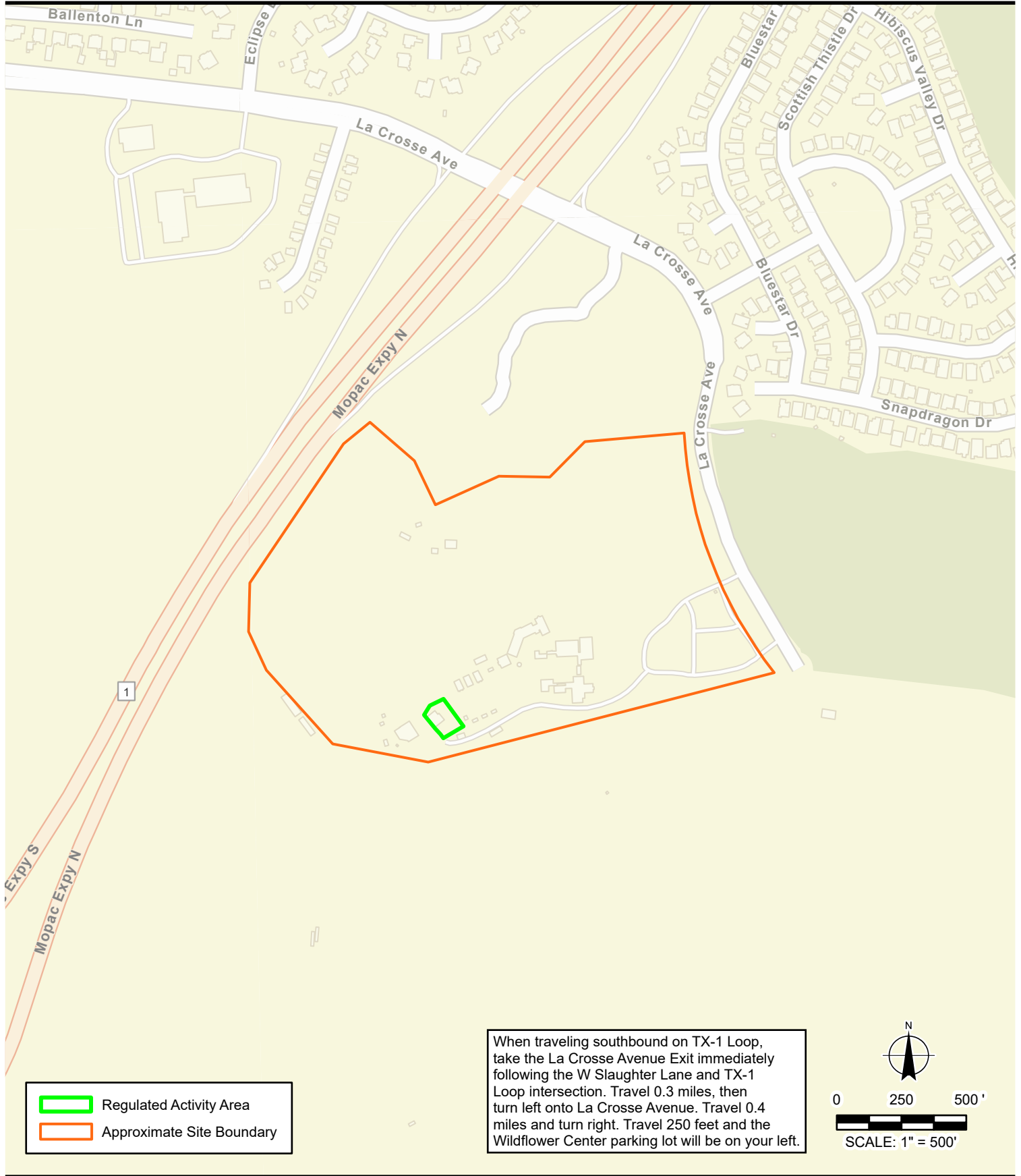
Administrative Information

18. The fee for the plan(s) is based on:

- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - ☒ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - ☐ A request for an extension to a previously approved plan.
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- ☐ TCEQ cashier
 - ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

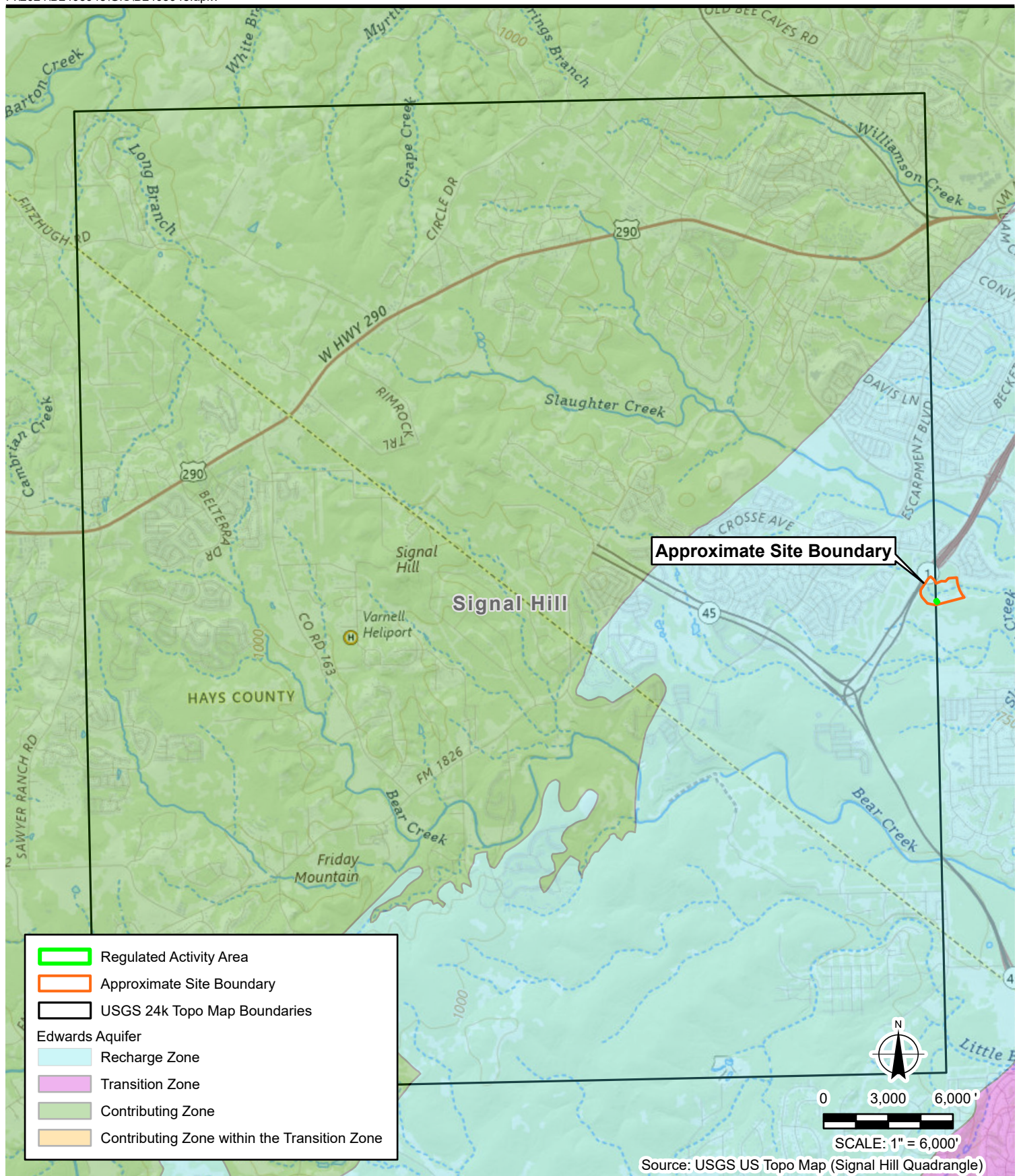
Attachment A

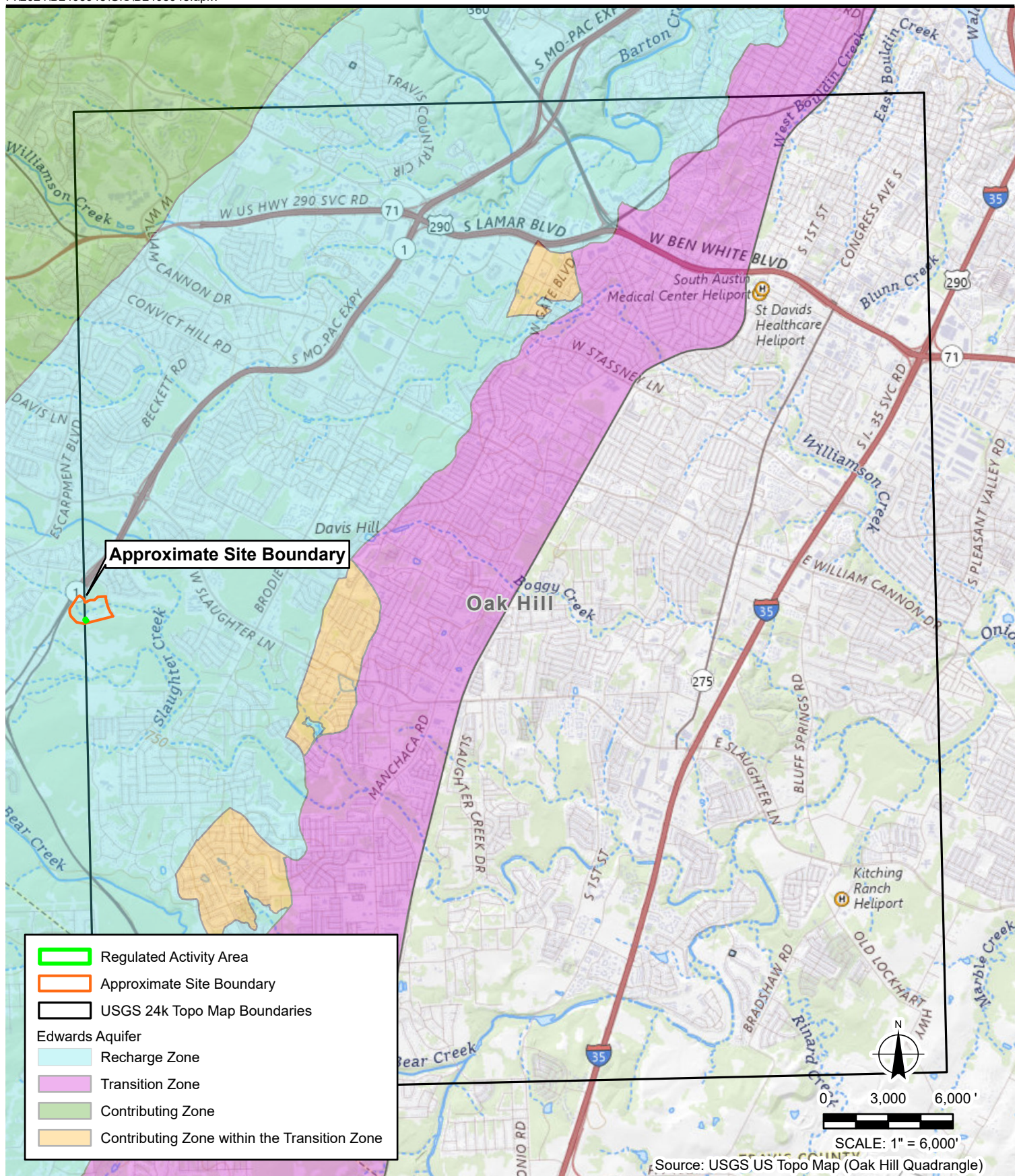
Road Map



Attachment B

USGS / Edwards Recharge Zone Map





BRAUN
INTERTEC
The Science You Build On.

2105 Donley Dr, Suite 400
Austin, TX 78758
512.493.9691
braunintertec.com

Project No:
B2405948

Drawing No:
AB1_USGS_Edwards

Drawn By: SL
Date Drawn: 8/8/2024
Checked By: NS
Last Modified: 8/8/2024

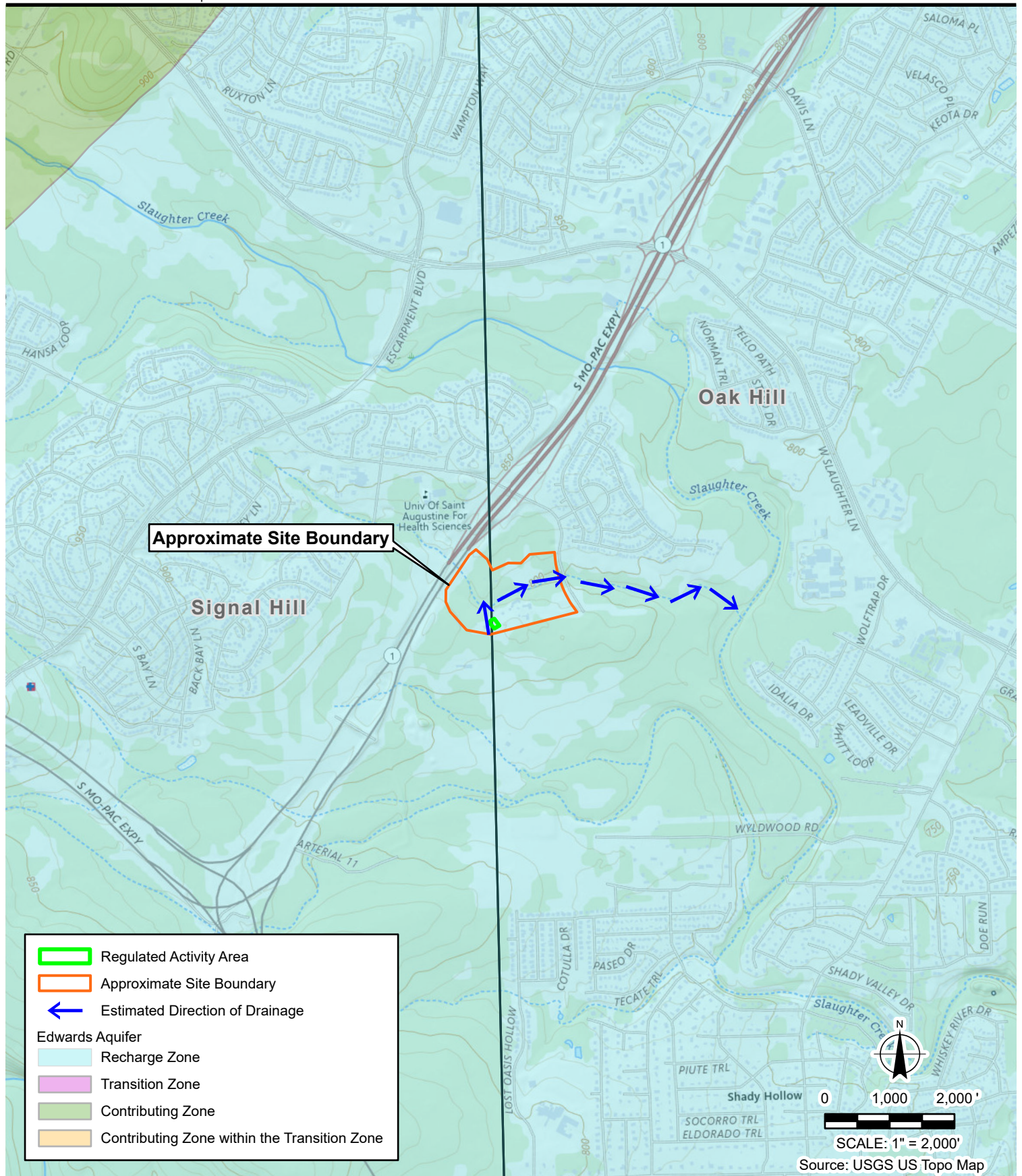
Lady Bird Johnson Wildflower Center WPAP Exception Request

4801 La Crosse Avenue

Austin, Texas

USGS / Edwards
Recharge
Zone Map

Attachment B2



**BRAUN
INTERTEC**
The Science You Build On.

2105 Donley Dr, Suite 400
Austin, TX 78758
512.493.9691
braunintertec.com

Project No:
B2405948

Drawing No:
AB3_USGS_Edwards

Drawn By: SL
Date Drawn: 8/8/2024
Checked By: NS
Last Modified: 8/29/2024

Lady Bird Johnson Wildflower Center WPAP Exception Request

4801 La Crosse Avenue

Austin, Texas

**USGS / Edwards
Recharge
Zone Map**

Attachment B3

Attachment C

Project Description

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The McDermott Center Project at the Lady Bird Johnson Wildflower Center (Wildflower Center, Site) involves the remodel of an existing single-story wood frame historic carriage house located on a small plot within the 284-acre Site. The Wildflower Center opened in 1995 on a 42-acre site in southwest Austin, nine miles from downtown. By 2002, the Wildflower Center acquired an additional 237 acres of adjacent land through purchase and donation. This expansion helped establish education and public outreach as core functions of the Wildflower Center. In 2006, the Wildflower Center was transferred to The University of Texas at Austin, and it now operates as a 170(c)(1) nonprofit. The McDermott carriage house was originally built behind the Driskill Hotel in 1885. It was moved to the Wildflower Center in 2001 and was restored on Site.

The Wildflower Center is partially developed with 19 structures including a kiosk, greenhouses, administrative and research buildings, and parking lots. The majority of the property remains undeveloped. The project area is surrounded by natural area, and there will be a minimal increase in impervious cover. Runoff will be treated by surrounding vegetation to provide equivalent water quality protection. Per verbal conversation with Bo Slone at the Texas Commission on Environmental Quality (TCEQ), the natural vegetation surrounding the area will serve as a sufficient permanent best management practice (BMP).

The project area will be in the southwestern portion of the Wildflower Center property. The project includes the addition of a wood deck, porch roof, wood steps, and handrails, as well as the construction of an interior quadrant including restrooms, storage and catering areas, new lighting and heating, ventilation, and air conditioning (HVAC), and interior and exterior painting. The total limit of construction for the project is 0.28 acres. Impervious cover throughout the Wildflower Center is proposed to increase by less than 1,000 square feet, which would bring the total percentage of impervious cover to 7.98 percent (%) from 7.97%. Areas to be demolished include a selective portion of the exterior of the existing McDermott Center. The concrete landing, steps, side walls, and railings of the northern, southern, and western sides of the building will be removed. No off-Site areas will be affected. Stormwater drainage in the project area will drain to the northwest, and then travel east for approximately 1 mile through natural vegetation until it reaches Slaughter Creek.

The McDermott Center is used as a multi-purpose educational facility and would continue to be used as such. The Wildflower Center is a public botanical garden dedicated to the conservation of native plants. The Wildflower Center displays native plants from across the state in its gardens and arboretum and serves as a model for creating beautiful, sustainable landscapes. The Wildflower Center consists largely of native habitat research areas.

Recharge and Transition Zone Exception Request (TCEQ-0628)

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: The University of Texas at Austin / Irezama Anderson

Date: 2024-09-16 | 09:02:26 PDT

Signature of Customer/Agent:

DocuSigned by:
Irezama Anderson
DC0ED0273F094C1...

Regulated Entity Name: _____

Exception Request

- ☒ **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- ☒ **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

- ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

Attachment A Nature of Exception

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The University of Texas at Austin's Lady Bird Johnson Wildflower Center (Wildflower Center) requests an exception to the development and submission of a Water Pollution and Abatement Plan (WPAP), under 30 Texas Administrative Code (TAC) Section 213.5, for construction activities involving a site disturbance.

Summary of proposed construction activities:

- Total Limits of Construction = 0.28 acres;
- Existing Impervious Cover = 7.97% (590,561 square feet [sqft]); and
- Proposed Impervious Cover = 7.98% (591,420 sqft).

The natural vegetation surrounding the project area will remain in place, and there will be minimal ecological disturbance. The proposed construction would result in upgraded restrooms, opening of the attic loft area, new lighting and HVAC units, and the addition of an exterior covered porch with a wood deck, steps, and hand-rails to the existing McDermott Learning Center. A Geologic Assessment (TCEQ-0585) is not applicable for this exemption request based on verbal direction provided by Bo Slone of the Texas Commission on Environmental Quality (TCEQ) on July 1, 2024.

Attachment B

Documentation of Equivalent Water Quality Protection

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Water quality will be protected during construction activities by temporary BMPs, which are outlined in the Temporary Stormwater Section (TCEQ-0590) of this application. Temporary best management practices (BMPs) will be removed once the vegetative buffer surrounding the project area has returned to its original condition.

The Permanent Stormwater Section (TCEQ-0600) of this application includes a discussion of the natural vegetation around the project area. This vegetative cover will serve as an equivalent permanent water quality feature.

Existing aquifer recharge and infiltration patterns will be maintained throughout the course of construction and operation of the proposed project. Runoff from construction areas will predominately consist of sheet flow across undisturbed native habitat. Engineering and construction plans for this project are attached.

Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: The University of Texas at Austin / Irezama Anderson

Date: 2024-09-16 | 09:02:26 PDT

Signature of Customer/Agent:

DocuSigned by:
Irezama Anderson
DCUE0275F094C1...

Regulated Entity Name: Lady Bird Johnson Wildflower Center

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Slaughter Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. ☒ **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☐ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☒ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A

Spill Response Actions

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Contractors associated with proposed construction activities will maintain appropriate spill response materials, including absorbent material and socks, on Site at all times per contract conditions. Spot-check inspections will be conducted periodically throughout the course of construction to ensure compliance with 30 Texas Administrative Code (TAC) Chapter 327, Spill Prevention and Control requirements. The University of Texas Environmental Health and Safety (EHS) and Planning, Design, and Construction Services (PCMS) will be notified in the case of accidental spills or discharges. Site management will notify the Texas Commission on Environmental Quality (TCEQ) if reportable spill quantities have been reached.

Attachment B

Potential Sources of Contamination

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Potential sources of contamination for this project include construction-related materials such as paints, sealants, lubricants, wood, adhesives, solvents, etc. that could be deposited onto public roads, improper or poorly maintained erosion and sediment control measures that may allow the discharge of sediment off-Site. A stabilized construction entrance/exit will be used to meet requirements of The University of Texas (UT) Standard Specification Section 01 57 23 – Temporary Stormwater Pollution Control. Spoils from construction activities will be staged in two designated areas, one in the northeastern portion of the Site, and one in the southwestern portion of the Site. BMPs and staging areas are included in page C1.01 of the attached construction plans. Contractors will minimize, control, and capture potential pollutants to prevent damage to surrounding areas. If temporary fuel tanks are required, they will be located in a bermed containment area with the capacity to contain the maximum contents of the largest tank plus 8 inches. The bermed containment must also be constructed with a 2-inch sand pad, 6-mil plastic or rubber sheeting, and covered in 2 inches of sand.

Attachment C

Sequence of Major Activities

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The general sequence of construction activities is detailed below. Acreages of construction activities are approximate and will not cumulatively exceed 0.28 acre. All temporary BMPs will be implemented prior to the start of each construction activity.

1. Tree Removal: Approximately 0.05 acre
 - a. Tree removal will involve removing a cedar elm tree, located on the northeastern corner of the McDermott Center, and a hop tree, located in the southeastern corner. The trees are approximately 11 inches and 5 inches in diameter, respectively. Temporary best management practices (BMPs) for this activity include backfilling exposed root areas with good quality topsoil or covering them with organic material to reduce soil temperature and water loss. Trees not being removed will be protected using tree fences around the outer most limit of branches.
2. HVAC, Concrete, and Structural Demolition: Approximately 0.1 acre
 - a. Removal of the existing concrete and railing from the northern, southeastern, and western sides of the McDermott Center. The existing HVAC unit located on the northwestern portion of the project site will be removed. Temporary BMPs for these activities include removing demolition debris at the end of each workday and keeping buildings clear of demolition and construction debris and equipment. A silt fence and mulch sock will also be installed prior to soil disturbance.
 - b. Removal of select wood columns, ceiling assemblies, and wood window assemblies
3. Addition of Wood Deck and Porch: Approximately 0.025 acre
 - a. A wood deck, porch roof, wood steps, and window framing will be added following the demolition.
4. Internal Construction: Approximately 0.025 acre
 - a. Interior quadrant upgrades will include the construction of unisex restrooms, a storage and catering area, new lighting and HVAC installations, and painting. The existing sewage collection system (SCS) will not need to be modified, and the sewage line will not need to be replaced. Temporary BMPs for activities 2, 3 and 4 include silt fences, triangular dikes, and stabilized entry and exit areas to minimize erosion and stormwater pollution.
5. Restoration of Vegetation: Approximately 0.1 acre
 - a. Previously disturbed areas shall be revegetated with native flora before any BMPs may be removed. Contractors will be responsible for landscaping natural areas and planting

beds to restore them to their condition prior to the start of the project. Organic mulches will also be used to cover bare soil for retaining moisture under existing vegetation being preserved, and for absorbing energy of compaction caused by foot or vehicular traffic.

Attachment D

Temporary Best Management Practices and Measures

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Temporary best management practices (TBMPs) will be installed to prevent pollution of surface water, groundwater, and stormwater. Construction vehicles entering and exiting the Site shall only use one designated entrance to minimize the tracking of sediments in and out of the Site, and a stabilized exit will be installed and maintained for the duration of the construction. The construction exit area will be a minimum of 12 feet in length to sufficiently agitate and remove the soil from the tires of construction vehicles. This construction entrance/exit will be sloped such that debris, soil, and water will be diverted back on to the construction Site.

Areas reserved for vegetation and infiltration into the aquifer will be protected throughout the course of construction. Footings proposed in critical root zones shall be air-spaded or hand-dug to avoid cutting roots over 2 inches. Tree protection fences will be used to prevent soil compaction in the root zone area and wounds to exposed roots, trunks, or limbs. Construction materials stored in the northeastern and southwestern staging areas will remain protected from stormwater run-on and run-off. As discussed in Section 01 57 23 of the UT Temporary Storm Water Pollution Control Plan, temporary storage tanks will be stored within bermed containment areas. All pollutant and hazardous materials sources will be inspected weekly. A construction pollution prevention plan (CSWP3) is not required for this project as the total disturbed area will be less than 1 acre.

Temporary stormwater pollution controls will include a silt fence, triangular filter dike, mulch socks, and a designated washout area. The silt fence will have steel or wood posts embedded into the ground to a minimum of 12 inches. The trench for the silt fence will be, at minimum, 6 inches deep and 6 inches wide to allow for the fabric to be laid in the ground and backfilled with compacted material. The silt fence will be inspected weekly or after each rainfall event, and repairs will be made promptly. Accumulated silt will be removed when it reaches a depth of 6 inches, and disposed of in a manner that will not contribute to additional siltation. The triangular filter dike will have a 6-inch toe-in and be weighted with open-graded rock. Mulch socks will be used at the base of slopes and will be free of any contaminants that would be toxic to plant growth. There will be designated controlled waste disposal areas. Perimeter controls will be installed on downhill construction limit lines. Inlet controls to be used include logs, gravel barriers, and sand or rock bags. There will be a designated washout basin for cleaning concrete and tools. The washout material in the containment area shall not exceed 50% of capacity at any time. Contractors on Site will also sweep streets frequently to minimize dust and other material build up. These temporary BMPs will prevent the contamination of surface and ground water by protecting against erosion and preventing pollutant and sediment-laden runoff.

Attachment E
Request to Temporarily Seal a Feature

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

There are no naturally occurring sensitive features located in the project area; therefore, a request to temporarily seal naturally occurring sensitive features during this project will not be required.

Attachment F

Structural Practices

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Structural practices used to divert flows away from exposed soils and limit runoff discharge of pollutants include silt fence, mulch socks, triangular dikes, rock dikes, and inlet protection. These structural practices will reduce the amount of stormwater coming in contact with exposed soils and pollutants and prevent them from leaving the site. The structural practices will be in place throughout the duration of construction activities and until permanent vegetation is re-established. The project boundaries are not located within the floodplain.

Attachment G

Drainage Area Map

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time; therefore, a Drainage Area Map is not applicable.

Attachment H
Temporary Sediment Ponds Plans and Calculations

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

No temporary sediment ponds are planned for the construction of the proposed project.

Attachment I

Inspection and Maintenance for BMPs

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Temporary BMPs will be inspected and maintained throughout the duration of construction activities to provide the highest protection to surface waters. The contractor on Site shall be responsible for weekly inspection and maintenance of all temporary BMPs. Damaged or functionally compromised sections of BMPs shall be repaired or replaced such that the installation meets all contract and regulatory requirements at all times. Contract requirements for inspection and maintenance of BMPs are discussed in the attached construction plans. Accumulated sediment shall be removed from BMPs when it reaches 6 inches in depth or when design capacity has been reduced by 50%. A permanent stake will be provided that will indicate when the sediment occupies 50% of the basin volume. Installation and maintenance of temporary erosion controls are discussed in **Attachment D** of the Temporary Stormwater Section (TCEQ-0602) of this application. Off-Site sediment accumulation will be removed at a frequency to minimize offsite impacts to water quality. Litter, construction debris, and construction chemicals will be prevented from becoming pollutant sources for stormwater discharges by being picked up daily.

1. Silt Fence:

- a. Silt fencing will be installed according to the Temporary Storm Water Pollution Control Plan and the specifications in the attached construction plans.
- b. Silt fences will be inspected weekly and after rain events.
- c. Sediment will be removed when accumulation reaches 6 inches, and disposed of on an approved site in a manner that will not contribute to additional siltation.
- d. Torn fabric will be replaced, or a second line of fencing will be installed parallel to the torn section.
- e. Silt fences shall be removed when the site is completely stabilized.

2. Mulch Socks:

- a. Mulch socks will be installed according to the Temporary Storm Water Pollution Control Plan and the specifications in the attached construction plans.
- b. Mulch socks will be inspected weekly and after rain events.
- c. Mulch socks will be maintained such that posts are embedded a minimum of 24 inches, and the ends of adjacent mulch socks overlap a minimum of 12 inches.
- d. Sediment will be removed when accumulation reaches 6 inches, and disposed of on an approved site in a manner that will not contribute to additional siltation.
- e. Mulch socks shall be removed when the site is completely stabilized.

3. Triangular Filter Dikes (Tridikes):

- a. Tridikes will be installed according to the Temporary Storm Water Pollution Control Plan and the specifications in the attached construction plans.
- b. Tridikes will be inspected weekly and after rain events.

Attachment I
Inspection and Maintenance for BMPs

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

- c. Sediment will be removed when accumulation reaches 6 inches, and disposed of on an approved site in a manner that will not contribute to additional siltation.
- d. Tridikes shall be removed when the site is completely stabilized.

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The proposed construction activities will occur without breaks or interim periods. The clearing of vegetation and topsoil will be limited to the areas need to accomplish project activities. Soil revegetation will begin as soon as construction is complete, and temporary BMPs will be removed as soon as vegetation is restored to its original condition. Revegetation will permanently stabilize soil in the project area by restoring natural areas to their original conditions.

BMPs will only be removed once the revegetation of disturbed areas is complete. Records will be kept on Site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease, and the dates when stabilization measures are initiated. Revegetation will be initiated as soon as practicable where construction activities have ceased. No other interim or permanent soil stabilization practices are in place for the Site.

Permanent Stormwater Section (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(li), (E), and (5), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: The University of Texas at Austin / Irezama Anderson

Date: 2024-09-16 | 09:02:26 PDT

Signature of Customer/Agent

DocuSigned by:
Irezama Anderson
DC0ED0275F094C1...

Regulated Entity Name: Lady Bird Johnson Wildflower Center

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☒ N/A
2. ☐ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☐ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

☒ N/A

3. ☐ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☒ N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ **Attachment A - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☒ The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☒ **Attachment B - BMPs for Upgradient Stormwater.**

- ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - ☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. ☒ **Attachment C - BMPs for On-site Stormwater.**
- ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - ☒ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. ☐ **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- ☒ N/A
9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- ☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - ☐ **Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. ☒ **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- ☐ Design calculations (TSS removal calculations)
 - ☐ TCEQ construction notes
 - ☐ All geologic features
 - ☐ All proposed structural BMP(s) plans and specifications
- ☒ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
 - ☐ Signed by the owner or responsible party
 - ☐ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - ☐ A discussion of record keeping procedures
- ☒ N/A
12. ☒ **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- ☒ N/A
13. ☒ **Attachment I - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☐ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- ☒ N/A
15. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- ☒ N/A

Attachment A
20% or Less Impervious Cover Waiver

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The University of Texas at Austin Lady Bird Johnson Wildflower Center (Wildflower Center) will not be used for multi-family residential developments, schools, or small businesses. A 20% or Less Impervious Cover Waiver is not applicable for this Water Pollution Abatement Plan Exemption.

Attachment B

BMPs for Upgradient Stormwater

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Permanent best management practices (BMPs) or measures are not required to prevent the pollution of surface water, groundwater, or stormwater that originates upgradient from the Site and flows across the Site. The presence of natural vegetation throughout the site will serve as a BMP. Per phone discussion with Bo Slone at the Texas Commission on Environmental Quality (TCEQ) on July 1st, 2024, the vegetation surrounding the project area will treat runoff to provide equivalent water quality protection. Additionally, there will be a minimal increase in impervious cover as a result of the proposed construction activities.

Attachment C

BMPs for On-Site Stormwater

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-Site or flows off Site, including pollution caused by contaminated stormwater runoff. The natural vegetation throughout the site and project area will prevent surface water pollution originating on Site and will prevent contaminated stormwater runoff. The proposed project will not increase the impervious cover at the Site significantly, nor will it introduce potential contaminants that could pollute stormwater runoff on- or off-Site. Per phone discussion with Bo Slone at the Texas Commission on Environmental Quality (TCEQ) on July 1st, 2024, the vegetation surrounding the project area will treat runoff to provide equivalent water quality protection.

Attachment D

BMPs for Surface Streams

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Permanent BMPs are not necessary for this project due to the natural vegetation present throughout the Site, which protects surface streams, sensitive features, and the Edwards Aquifer from pollutants. Per phone discussion with Bo Slone at the Texas Commission on Environmental Quality (TCEQ) on July 1st, 2024, the vegetation surrounding the project area will treat runoff to provide equivalent water quality protection; therefore, no additional permanent BMPs are required for the Site.

Attachment E

Request to Seal Features

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The permanent sealing of or diversion of flow from a naturally occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed. No naturally occurring sensitive features that accept recharge to the Edwards Aquifer have been identified in the area where construction is proposed to take place.

Attachment F Construction Plans

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

There are no permanent BMPs that require construction plans or design calculations for this project. Per phone discussion with Bo Slone at the Texas Commission on Environmental Quality (TCEQ) on July 1st, 2024, the vegetation surrounding the project area will treat runoff to provide equivalent water quality protection; therefore, no additional permanent BMPs are required.

Attachment G

Inspection, Maintenance, Repair, and Retrofit Plan

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The natural vegetation throughout the Site serves as a permanent BMP for this project. Natural areas are managed, inspected, and maintained as part of the normal operations of the Wildflower Center. There are no other permanent BMPs that require inspection, maintenance, repair, or retrofitting.

Attachment H
Pilot-Scale Field Testing Plan

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

The proposed project does not include pilot studies for BMPs that are not recognized by the Executive Director.

Attachment I

Measures for Minimizing Surface Stream Contamination

Lady Bird Johnson Wildflower Center
4801 La Crosse Avenue
Austin, Texas

Storm water runoff from the Site will continue to enter Slaughter Creek by traveling east as sheet flow. No increased stream flashing, stronger flows or in-stream velocities are expected which will increase erosion resulting in water quality degradation. Therefore, measures for minimizing surface stream contamination are not necessary for this project.

Agent Authorization Form (TCEQ-0599)

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Irezama Anderson,
Print Name

Interim Director, Environmental, Health and Safety,
Title - Owner/President/Other

of The University of Texas at Austin, The University of Texas Lady Bird Johnson Wildflower Center,
Corporation/Partnership/Entity Name

have authorized Braun Intertec Corporation
Print Name of Agent/Engineer

of Braun Intertec Corporation
Print Name of Firm

to represent and act on the behalf of the above-named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

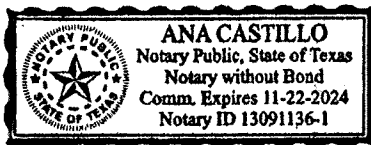
Irezama Anderson
Applicant's Signature

9/26/2024
Date

THE STATE OF Texas §
County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Irezama Anderson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 26 day of September, 2024.



Ana Castillo
NOTARY PUBLIC
Ana Castillo
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11/22/2024

Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Lady Bird Johnson Wildflower Center

Regulated Entity Location: 4801 La Crosse Avenue, Austin, TX 78739

Name of Customer: The University of Texas at Austin

Contact Person: Irezama Anderson Phone: 512.471.3511

Customer Reference Number (if issued):CN 601097413

Regulated Entity Reference Number (if issued):RN 102137130

Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

<input checked="" type="checkbox"/> Austin Regional Office	<input type="checkbox"/> San Antonio Regional Office
<input type="checkbox"/> Mailed to: TCEQ - Cashier	<input type="checkbox"/> Overnight Delivery to: TCEQ - Cashier
Revenues Section	12100 Park 35 Circle
Mail Code 214	Building A, 3rd Floor
P.O. Box 13088	Austin, TX 78753
Austin, TX 78711-3088	(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

DocuSigned by:
Signature: Irezama Anderson
DC0ED0275F094C1...

Date: 2024-09-16 | 09:02:26 PDT

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150

Core Data Form (TCEQ-10400)



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

A.1. SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 601097413		RN 102137130

A.2. SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		8/30/2024	
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
The University of Texas at Austin					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
		3721717217		74-6000203	170230239
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees				13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:		The University of Texas at Austin			
		PO Box 303513			
City	Austin	State	TX	ZIP	78703
ZIP + 4					
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

A.3. SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
Lady Bird Johnson Wildflower Center								
23. Street Address of the Regulated Entity: (No PO Boxes)	4801 La Crosse Avenue							
	City	Austin	State	TX	ZIP	78739	ZIP + 4	
24. County								

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:								
26. Nearest City				State		Nearest ZIP Code		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		30.185142003298573			28. Longitude (W) In Decimal:		-97.87496327843172	
Degrees 30°	Minutes 11'	Seconds 6.5106"	Degrees -97°	Minutes 52'	Seconds 29.8662"			
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
8221				611310				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Education and Research								
34. Mailing Address:		The University of Texas at Austin						
		PO Box 303513						
		City	Austin	State	TX	ZIP	78703	ZIP + 4
35. E-Mail Address:								
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
() -						() -		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

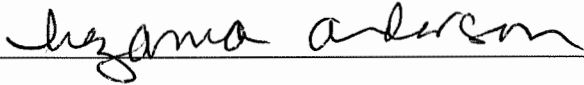
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

A.4. SECTION IV: Preparer Information

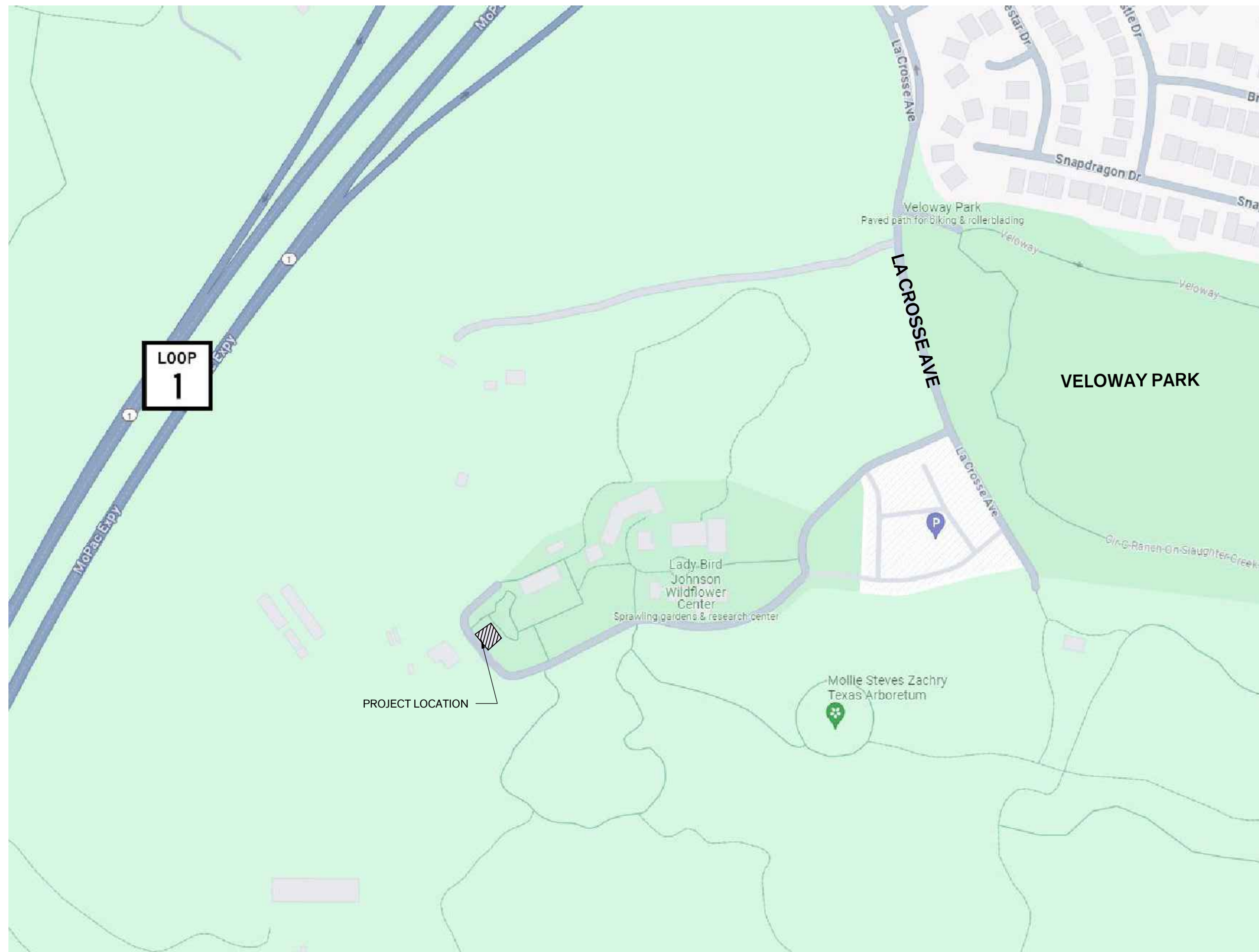
40. Name:	Janice King			41. Title:	Project Scientist
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 221-8902		() -	JaKing@Braunintertec.com		

A.5. SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	The University of Texas at Austin		Job Title:	Interim Director, Environmental, Health and Safety	
Name (In Print):	Irezama Anderson			Phone:	(512) 471- 3511
Signature:				Date:	4/19/2024

Construction Plan Sheets



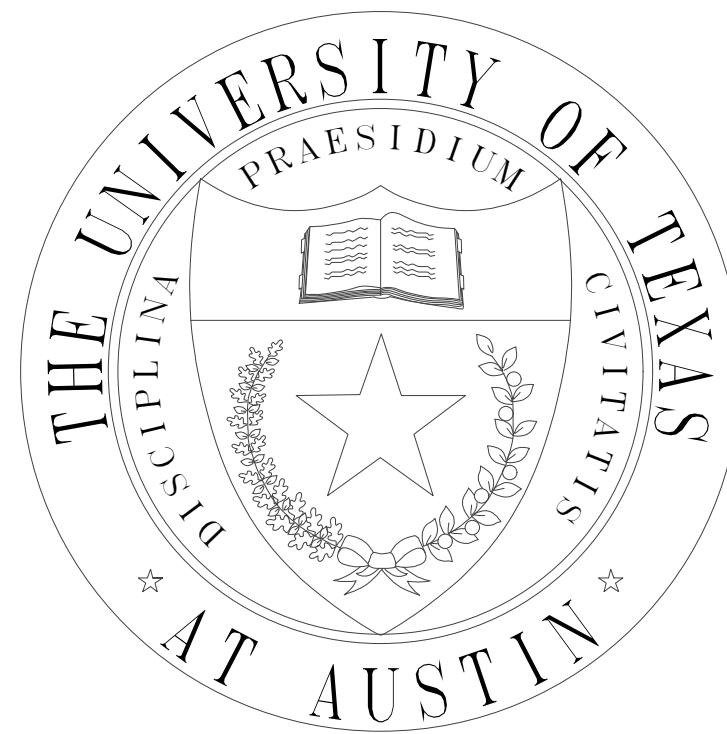
2 VICINITY MAP
1/32" = 1'-0"



2 LOCATION MAP
1/32" = 1'-0"

NOTE: COORDINATE WITH UT PMCS
PROJECT MANAGER (AS REQUIRED) FOR
STAGING AND CONSTRUCTION PARKING

UNIVERSITY OF TEXAS AT AUSTIN



PROJECT MANAGEMENT & CONSTRUCTION SERVICES PROJECT SUPPORT

CAPITAL PROJECT NO. 882033

JWC - MCDERMOTT CENTER (L06) REHABILITATION OF EXTERIOR AND ROOF

GENERAL DESCRIPTION OF WORK

THE MCDERMOTT LEARNING CENTER INVOLVES THE REMODEL OF AN EXISTING SINGLE-STORY WOOD FRAME HISTORIC CARRIAGE HOUSE AT JOHNSON WILDFLOWER CENTER. WORK OF THIS PROJECT IS DESCRIBED AS THE EXTERIOR RESTORATION AND REHABILITATION OF THE MCDERMOTT CENTER AT THE JOHNSON WILDFLOWER CENTER IN AUSTIN, TEXAS. WORK GENERALLY INCLUDES: SELECTIVE EXTERIOR DEMOLITION; LIMITED SITE WORK INCLUDING CONCRETE LANDINGS AND STEPS AND MINOR RE-GRADING; ADDING A WOOD DECK, PORCH ROOF, WOOD STEPS AND ASSOCIATED FRAMING, AND HANDRAILS; REMOVAL AND REPLACEMENT OF EXTERIOR WINDOWS, DOORS, SIDING AND TRIM, AND ROOF; CONSTRUCTION OF AN INTERIOR QUADRANT THAT INCLUDES RESTROOMS, STORAGE AND A CATERING AREA, NEW LIGHTING AND HVAC, OPENING UP A MULTISTORY SPACE, AND EXTERIOR AND INTERIOR PAINTING.

MATERIAL LEGEND

	EARTH/COMPACT FILL		FRT ROUGH WOOD
	CONCRETE		FRT BLOCKING
	WOOD END GRAIN		THERMAL/ACOUSTIC BATT INSULATION
	RIGID INSULATION		LIMESTONE VENEER

ABBREVIATIONS

APPROX. BLDG.	APPROXIMATELY BOARD BUILDING	M.E.P.	MECH./ELEC./PLUMB.	SIM	SIMILAR
CLG.	CEILING	MFR.	METAL	SPEC. STRUCT.	SPECIFIED OR SPECIFICATIONS
CONC.	CONCRETE	MIN.	MINIMUM	SO. FT.	SQUARE FEET
DET.	DETAIL	MIN.	MISCELLANEOUS	THK.	THICK
DS	DOWNSPOUT	OPP.	OPPOSITE	TYP.	TYPICAL
EA.	EACH	ORIG.	ORIGINAL	T&G	TONGUE & GROOVE
ELEC.	ELECTRIC / ELECTRICAL	P.T.	PRESSURE TREATED	U.O.P.	UNLESS OTHERWISE NOTED
EXIST.	EXISTING	PTD.	PAINTED		
FIN.	FINISH	PLUMB.	PLUMBING		
FTG.	FOOTING	REF.	REFER TO		
GYP.	GYPSONIUM	REQ'D.	REQUIRED		
INT.	INTERIOR	RM.	ROOM		
MAX.	MAXIMUM	R.R.	RESTROOM		
MECH.	MECHANICAL	SCHED.	SCHEDULE		
		SHT.	SHEET		

PROJECT TEAM

UT PMCS
SERGEY A. BELOV
PROJECT MANAGER
UNIVERSITY OF TEXAS AT AUSTIN PMCS
1301 E DEAN KEETON STREET
AUSTIN, TX 78722
T (512) 799-2374

MEP ENGINEER
CLEARY-ZIMMERMAN
3218 MANOR RD. SUITE 200
AUSTIN, TX 78723
T (512) 220-9200

ARCHITECT
ARCHITEXAS - ARCHITECTURE,
PLANNING & HISTORIC
PRESERVATION, INC.
1023 SPRINGDALE RD.
BLDG 11, SUITE E
AUSTIN, TX 78704
T (512) 444-4220

STRUCTURAL ENGINEER
AEC
3800 N LAMAR BOULEVARD
AUSTIN, TX 78756
T (512) 472-2111

CIVIL ENGINEER
GARZA EMC
7708 RIALTO BLVD #125
AUSTIN, TX 78735
T (512) 298-3284

SHEET INDEX

A0.01 COVER SHEET
A0.02 GENERAL NOTES
LS.10 LIFE SAFETY PLAN

CIVIL

C1.01 EROSION & SEDIMENTATION CONTROL PLAN
C1.02 EROSION & SEDIMENTATION CONTROL PLAN DETAILS
C2.01 UTILITY PLAN
C2.02 UTILITY PLAN AND SITE DETAILS

ARCHITECTURAL

D1.01 DEMOLITION SITE PLAN
D2.01 DEMOLITION FLOOR PLAN
D2.02 DEMOLITION REFLECTED CEILING PLAN
D3.01 DEMOLITION ELEVATIONS
A1.01 SITE PLAN
A1.02 SITE DETAILS
A1.03 SITE DETAILS
A2.01 FLOOR PLAN
A2.02 ATTIC PLAN
A2.03 REFLECTED CEILING PLAN
A2.04 ROOF PLAN & ROOF DETAILS
A3.01 EAST & WEST ELEVATIONS
A3.02 NORTH & SOUTH ELEVATIONS
A4.01 BUILDING SECTION & DETAILS
A4.10 EXTERIOR WALL DETAILS
A5.01 DOOR SCHEDULE & TYPES
A5.02 DOOR DETAILS
A5.10 WINDOW SCHEDULE & TYPES & DETAILS
A6.01 FINISH SCHEDULE & WALL SECTIONS
A7.01 ENLARGED PLANS & INTERIOR ELEVATIONS
A7.02 INTERIOR ELEVATIONS
A8.01 ADA DIAGRAMS

STRUCTURAL

S100 GENERAL NOTES
S101 GENERAL NOTES
S102 SPECIAL INSPECTIONS
S200 FLOOR PLAN
S201 ATTIC PLAN
S202 ROOF FRAMING PLAN
S301 CONCRETE TYPICAL DETAILS
S310 CONCRETE DETAILS
S501 STEEL TYPICAL DETAILS
S510 STEEL FRAMING DETAILS
S601 WOOD TYPICAL DETAILS
S610 WOOD DETAILS

MEP

M0.0 MECHANICAL/REFRIGERATION SYMBOLS AND ABBREVIATIONS
MD1.1 MECHANICAL FLOOR PLAN - DEMO
M1.1 MECHANICAL FLOOR PLAN - NEW WORK
M3.1 MECHANICAL SCHEDULES
M5.1 MECHANICAL DETAILS
EO.0 ELECTRICAL SYMBOLS AND ABBREVIATIONS
EO.1 ELECTRICAL SITE PLAN
ED1.01 ELECTRICAL DEMO PLANS
E1.01 LIGHTING FLOOR PLAN
E2.01 ELECTRICAL FLOOR PLANS
EM2.01 ELECTRICAL ONE LINE DIAGRAM
E3.01 PLUMBING SYMBOLS AND ABBREVIATIONS
P0.1 PLUMBING FLOOR PLAN - DEMO
P1.0 MECHANICAL FLOOR PLAN - FIRST FLOOR
P1.1 PLUMBING FLOOR PLAN - FIRST FLOOR
P3.1 PLUMBING SCHEDULE
P5.1 PLUMBING DETAILS

DATE: JULY 2, 2024

DRAWN BY: KW, SB

CHECKED BY: LI, SF, JE

APPROVED BY: LI

PROJECT TEAM

ARCHITECT	ARCHITEXAS	
STRUCT. ENGR.	AEC	
MEP. ENGR.	CLEARY-ZIMMERMAN	

REVISIONS

100% CD PERMIT/BID SET 7/2/2023

JWC - MCDERMOTT CENTER REHABILITATION OF EXTERIOR & ROOF PROJECT SUPPORT

COVER SHEET

SERGEY BELOV
PROJECT MANAGER

CONSTRUCTION DOCUMENTS
PHASE

DATE

CLIENT APPROVAL



SEAL:



PROJECT NUMBER:

CP#882033

SHEET:

Ao.01

100% CONSTRUCTION DOCUMENTS

ISSUE DATE: 07.02.24

GENERAL NOTES

ACCESSIBILITY

1. ENSURE ALL WORK AREAS REMAIN ACCESSIBLE DURING DEMOLITION, PROVIDING CLEAR SIGNAGE AND BARRIERS TO GUIDE TRAFFIC AND MAINTAIN SAFETY. COORDINATE WITH PROJECT MANAGEMENT TO MINIMIZE DISRUPTION TO SURROUNDING AREAS.

2. RUNNING SLOPES SHALL NOT EXCEED 1:20 (5%) OTHER THAN FOR RAMPS. SEE RAMP REQUIREMENTS BELOW. 2. CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). 3. CHANGES IN LEVEL SHALL NOT EXCEED 1/4" CHANGE IN LEVEL. MUST HAVE A BEVELED EDGE OF 1/2 1/4" CHANGE IN LEVEL OR LESS DOES NOT HAVE TO PROVIDE A BEVELED EDGE. 4. MANEUVERING CLEARANCE OF 60" AT ACCESSIBLE ENTRANCES SHALL NOT EXCEED 150 (2%) IN SLOPE.

BEARING WALLS

1. DO NOT REMOVE LOAD-BEARING WALLS WITHOUT INSTALLING TEMPORARY SHORING AND GETTING APPROVAL FROM A STRUCTURAL ENGINEER.

LOCKING

1. CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT-TREATED WOOD BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, WALL-MOUNTED TELEVISIONS, AND OTHER WALL-MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.

CLEANUP

1. CONTRACTOR SHALL MAINTAIN A CLEAN WORKING AREA FREE FROM GARBAGE, RUBBISH AND CONSTRUCTION DEBRIS, WITH DAILY CLEANUPS OF ANY AREAS IMPACTED BY CONTRACTOR'S WORK. THE CONTRACTOR AND SUBCONTRACTORS OF EACH TRADE SHALL MAINTAIN A CLEAN JOB SITE AT ALL TIMES AND REMOVE DUST, RECYCLING, AND RUBBISH MATERIALS AS OFTEN AS NECESSARY AND WHEN REQUESTED FOR THE CONVENIENCE OF THE OWNER. DISPOSE OF ALL WASTE MATERIALS IN A MANNER CONSISTENT WITH LOCALLY APPLICABLE CODES, UT WASTE MANAGEMENT REQUIREMENTS, AND ENVIRONMENTAL REGULATIONS. CONTRACTOR SHALL NOT DISPOSE OF CONSTRUCTION WASTE, LIQUID OR OTHERWISE, THROUGH THE PLUMBING SYSTEM. CLEANUP THAT RESULTS IN DAMAGE TO PLUMBING, FINISHES, OR LANDSCAPING SHALL BE CORRECTED BY THE CONTRACTOR AT HIS SOLE EXPENSE, WHETHER WITHIN AREA OF WORK OR BEYOND IT ON THE PREMISES. CONTRACTOR SHALL COORDINATE CLEAN-UP AREAS IN ADVANCE WITH OWNER.

CODES

1. ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH CURRENT VERSIONS OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THOSE LISTED ON COVER SHEET, INCLUDING ANY MODIFICATIONS TO THE MODEL CODE BY LOCAL JURISDICTIONS.

CODE COMPLIANCE

1. IF THE CONTRACTOR PERFORMS OR PROCEEDS WITH ANY WORK, CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT GIVING PRIOR WRITTEN NOTICE TO THE ARCHITECT, HE/SHE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COST ATTRIBUTABLE.

CONFLICTING INSTRUCTIONS

1. TO THE EXTENT THAT CONFLICTING INSTRUCTIONS OCCUR IN THE CONTRACT DOCUMENTS AND IN THE ABSENCE OF CLARIFYING INFORMATION FROM THE ARCHITECT, THE CONTRACTOR SHALL ASSUME AND PRICE THE MOST EXPENSIVE, MOST RESTRICTIVE OR BEST-PERFORMING VERSION.

CONFLICTING WORK

1. CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS AND AVOID CONFLICTING WORK.

2. CONTRACTOR SHALL BRING CONFLICTS RELATED TO THE DRAWINGS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

CONSTRUCTION DOCUMENTS

1. ALL DRAWINGS AND SPECIFICATIONS FORMING PART OF THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND AUDIO/VISUAL DOCUMENTS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DOCUMENTS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DOCUMENTS AND THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND AUDIO/VISUAL DOCUMENTS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND IN WRITING. THE CONTRACTOR SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OR PERFORMANCE OF SAID WORK. ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CONSTRUCTION LIMITS

1. ALL AREAS AND ITEMS INDICATING CONSTRUCTION LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONSTRUCTION LIMITS ARE TO BE DETERMINED PRIOR TO CONSTRUCTION BY FIELD VERIFICATION AND SUBSEQUENT APPROVAL IN WRITING BY THE ARCHITECT.

CONTRACT DOCUMENTS

1. THE CONTRACT DOCUMENTS SHALL BE INTERPRETED WITH THE FOLLOWING ORDER OF PRECEDENCE: SPECIFICATIONS, DETAILS, ENLARGEMENTS, OVERALL DRAWINGS, AND SUBSEQUENT CLARIFICATIONS, ADDENDA, AS-IS, RFI RESPONSES, AND CHANGE ORDERS SHALL OVERRIDE THE AFFECTED COMPONENTS IN ALL OF THE ABOVE. ALL VERBAL CLARIFICATIONS ARE TO BE RECORDED BY THE CONTRACTOR AND SENT TO THE ARCHITECT WITHIN SEVEN DAYS OF THE OCCURRENCE.

CONTRACTOR ILLUSTRATIONS

1. CONTRACTOR SHALL ASSIST THE ARCHITECT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS, SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED CONDITIONS AFFECTING CONSTRUCTION.

COORDINATION

1. STAGING AREAS, BUILDING ACCESS, WASTE AND RECYCLING CONTAINERS, AND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED IN ADVANCE WITH OWNER.

CURRENT DRAWINGS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CURRENT APPROVED DRAWINGS ARE DISTRIBUTED AND BEING REFERENCED FOR CONSTRUCTION. WORK THAT HAS BEEN BUILT AFTER DRAWING UPDATES BRING CHANGES TO THE WORK WILL BE REJECTED AND REQUIRED TO BE REMOVED AND REPLACED AT CONTRACTOR'S SOLE EXPENSE.

DEFINITIONS OF ROLES

1. IN THESE DOCUMENTS, "OWNER" SHALL REFER TO THE AUTHORIZED OWNER REPRESENTATIVE; "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OR BUILDER RESPONSIBLE FOR THE PROJECT; AND "ARCHITECT" SHALL REFER TO ARCHITEXAS AND ITS CONSULTANTS COLLECTIVELY.

DIMENSIONS

1. THE CONTRACTOR AND ALL SUBCONTRACTORS AND APPLICABLE VENDORS SHALL FIELD-VERIFY AND/OR DETERMINE ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS AND DETAILS PRIOR TO BEGINNING CONSTRUCTION, DEMOLITION AND SUBMITTING SHOP DRAWINGS.

2. THE CONTRACTOR SHALL REPORT IN WRITING ANY DIMENSIONAL AND/OR POSITIONAL DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD IMMEDIATELY TO THE ARCHITECT UPON DISCOVERY.

3. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATIONS, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS AND/ SCHEDULES. THE ARCHITECT WILL THEN INFORM THE

CONTRACTOR IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM THE CLARIFICATION OF SUCH DISCREPANCIES.

4. FIELD-VERIFIED DIMENSIONS AND CONDITIONS MAY REQUIRE MODIFICATIONS TO THE PLANS AS DIRECTED BY THE ARCHITECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUBCONTRACTORS AND OTHER AUTHORIZED PARTIES SEEKING THE INFORMATION WITH ACCURATE DIMENSIONS BASED ON THE CONTRACTOR'S FIELD MEASUREMENTS AND RECORDING OF EXISTING CONDITIONS AT THE JOB SITE.

6. NEITHER THE CONTRACTOR NOR SUBCONTRACTORS SHALL SCALE THE DRAWINGS.

7. WHERE "CLEAR" OR "CLR" IS INDICATED FOR A DIMENSION, ACTUAL CONSTRUCTION SHALL BE EXACTLY WITHIN 1/8" OF THE INDICATED DIMENSION. CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLR" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

8. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED.

9. DIMENSIONS ON DRAWINGS ARE SHOWN TO THE FINISHED FACE OF WALLS OR PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.

10. ALL SITE DIMENSIONS ARE FROM BACK OF CURB (BOC) UNLESS NOTED OTHERWISE.

DOCUMENTATION

1. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN OR CONDITIONS FOR WHICH PLANS AND DETAILS FOR NEW CONSTRUCTION HAVE NOT BEEN PROVIDED PRIOR TO PROCEEDING WITH WORK, NO EXCEPTIONS. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPARE ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS, DETAILS NOT SPECIFICALLY SHOWN ON DRAWINGS, NOR CALLED FOR IN THESE NOTES OR THE SPECIFICATIONS, SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, OR IF NO SIMILAR CONDITIONS EXIST, PER COMMON INDUSTRY PRACTICE AND IN ACCORDANCE WITH THE DESIGN INTENT. IF THE CONTRACTOR PROCEEDS WITH SUCH WORK WITHOUT SEEKING PRIOR APPROVAL OF THE ARCHITECT, THEN THE ARCHITECT MAY REJECT THE WORK IF IN THE ARCHITECT'S JUDGEMENT IT DOES NOT MEET THESE STANDARDS.

ELECTRICAL CONCEALMENT

1. CONDUIT, WIRING, AND PIPING, IS TO BE CONCEALED BEHIND FINISH FACE OF WALL. ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE OF THE WALL.

FASTENERS

1. DO NOT DRILL THROUGH, PENETRATE OR ALTER IN ANY WAY THE ORIGINAL MATERIALS OR STRUCTURES UNLESS NOTED OTHERWISE. REMOVE ALL NAILS FROM LUMBER THAT IS BEING SALVAGED OR DISPOSED OF. REMOVE ANY MISCELLANEOUS ABANDONED FASTENERS THAT ARE NOT SERVING A PURPOSE.

FIELD VERIFICATION

1. DEMOLITION DRAWINGS ARE BASED ON EXISTING CONDITION SITE INFORMATION OBTAINED FROM THE OWNER. CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCEMENT OF WORK (PRIOR EVEN TO BIDDING) TO BE FULLY FAMILIAR WITH THE EXTENT OF THE REMOVAL ITEMS AND POTENTIAL CONFLICTS BOTH FORESEEN AND UNFORESEEN. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN BY FIELD MEASUREMENT AND OBSERVATION. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE CONSTRUCTION DOCUMENTS, EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO REMOVE ELEMENTS AND SYSTEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, ALONG WITH THEIR ASSOCIATED PARTS. SIZE NOTED IN CONSTRUCTION DOCUMENTS FOR ORIGINAL MATERIALS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO SUBMITTAL OF SHOP DRAWINGS. MATCH EXACT SIZES AND PROFILES OF ORIGINAL ELEMENTS. FIELD VERIFICATIONS OF EXISTING CONDITIONS RELATED TO SPECIFIC PORTIONS OF THE WORK SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF 10 (TEN) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITION AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.

HAZARDOUS SUBSTANCES

1. REGARDLESS OF WHAT IS INDICATED BY THE CONTRACT DOCUMENTS, IN THE PERFORMANCE OF THE WORK AND ASBESTOS-CONTAINING MATERIALS SHALL BE USED AND NO HAZARDOUS OR TOXIC SUBSTANCES AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, THE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED 42 U.S.C. SEC. 9601 ET SEQ, HAZARDOUS MATERIALS TRANSPORTATION ACT, 49 U.S.C. SEC. 1802, THE RESOURCE CONSERVATION ACT AND RECOVERY ACT, 42 U.S.C. SEC. 6901ET SEQ, AND ALL OTHER ENVIRONMENTAL LAWS, RULES AND REGULATIONS) SHALL BE USED IN SUCH A MANNER AS WOULD VIOLATE CODE. APPLICABLE REFERENCE STANDARDS, BE HAZARDOUS TO PERSONS, PROPERTY OR THE ENVIRONMENT, OR CAUSE LIABILITY FOR THE OWNER.

INSTRUCTIONS

1. MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL PRESERVE THE INSTALLATION AND MAINTENANCE INSTRUCTIONS AND WARRANTY INFORMATION FOR ALL EQUIPMENT AND/OR MATERIALS AND (1) PRESENT TO ARCHITECT FOR INCLUSION IN THE OWNER'S MANUAL, AND (2) PRESENT TO THE INSPECTOR AS REQUIRED AT TIME OF INSPECTION.

INSTRUMENTS OF SERVICE

1. THE ARCHITECT IS THE OWNER AND COPYRIGHT HOLDER OF ALL INSTRUMENTS OF SERVICE, WHICH INCLUDE THE CONTRACT DOCUMENTS AND ALL OTHER DRAWINGS, IMAGES, DOCUMENTS AND INFORMATION ISSUED OR DISSEMINATED BY THE ARCHITECT, AS WELL AS THE INTELLECTUAL PROPERTY, INCLUDING DESIGNS, IDEAS, AND ARRANGEMENTS CONTAINED WITHIN. THE CONTRACTOR MAY REPRODUCE AND DISTRIBUTE THE ARCHITECT'S INSTRUMENTS OF SERVICE TO SUBCONTRACTORS, VENDORS AND REGULATORY AGENCIES FOR THE SOLE PURPOSE OF COMPLETING THE WORK OF THE CONTRACTOR FOR THE SINGLE PROJECT DESCRIBED WITHIN. ANY OTHER USE IS A VIOLATION OF THE COPYRIGHT.

2. DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND SUPPLIERS ARE AUTHORIZED TO USE AND REPRODUCE THE INSTRUMENTS OF SERVICE SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE WORK. THE INSTRUMENTS OF SERVICE MAY NOT BE USED FOR OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK WITHOUT THE SPECIFIC

WRITTEN CONSENT OF THE ARCHITECT. WRITTEN NOTICE UNDER THIS AGREEMENT MAY BE GIVEN BY ONE PARTY TO THE OTHER BY EMAIL AS SET FORTH ON THE COVER SHEET OF THE DRAWINGS.

JOBSITE.

1. THE CONTRACTOR AND SUBCONTRACTORS OF EACH TRADE SHALL MAINTAIN A CLEAN JOB SITE AT ALL TIMES AND REMOVE DUST, RECYCLING, AND RUBBISH MATERIALS AS OFTEN AS NECESSARY AND WHEN REQUESTED FOR THE CONVENIENCE OF THE OWNER.

2. MATERIALS FOR USE IN THE WORK SHALL BE STORED ON THE JOB SITE IN A MANNER THAT PREVENTS THEFT AS WELL AS DAMAGE OR DETERIORATION SUCH AS MARRING, WARPING, BOWING, EXCESS UV EXPOSURE, ETC. CONSULT PRODUCT MANUFACTURERS FOR PROPER STORAGE TECHNIQUES.

MATERIAL STORAGE

1. MATERIALS FOR USE IN THE WORK SHALL BE STORED ON THE JOB SITE IN A MANNER THAT PREVENTS THEFT AS WELL AS DAMAGE OR DETERIORATION SUCH AS MARRING, WARPING, BOWING, EXCESS UV EXPOSURE, ETC. CONSULT PRODUCT MANUFACTURERS FOR PROPER STORAGE TECHNIQUES AND CONSULT PROPERTY MANAGER TO MAKE ARRANGEMENTS BEFORE BEGINNING WORK. FOLLOW THE UT EHS DEPARTMENT'S REQUIREMENTS FOR STORAGE AND HANDLING OF HAZARDOUS AND/OR TOXIC MATERIALS. COORDINATE WITH THE UT PROJECT MANAGER.

MANUFACTURER'S INSTRUCTIONS

1. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THE CONTRACT DOCUMENTS, WHICHEVER ARE MORE STRINGENT. IN NO CASE SHALL MATERIALS BE INSTALLED IN OPPOSITION TO MANUFACTURER'S APPROVED METHODS OR ASSEMBLIES REGARDLESS OF WHAT THESE DOCUMENTS SHOW. IF CONFLICTS ARISE, DESIGN AND CONSTRUCTION TEAM SHALL NOTIFY OWNER PRIOR TO PROCEEDING. CONTRACTOR SHALL COORDINATE ALL WORK WITH MANUFACTURER'S ROUGH-IN REQUIREMENTS OF EQUIPMENT.

MEANS & METHODS

1. THE CONTRACTOR (AND NOT THE ARCHITECT) SHALL HAVE CONTROL OVER, AND HAVE CHARGE OF, AND BE RESPONSIBLE FOR, THE CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCING OF WORK, PROCEDURES, COORDINATION AMONG TRADES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

2. THE ARCHITECT SHALL NOT HAVE CONTROL OVER NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK.

3. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. ANY COMMENTS OR SUGGESTIONS WITH REGARD TO CONSTRUCTION MEANS AND METHODS MADE BY THE ARCHITECT OR OWNER ARE NON-BINDING ON THE CONTRACTOR AND THE CONTRACTOR SHALL RETAIN ALL LIABILITY FOR CONSTRUCTION PRACTICES

MINIMUM SKILL LEVEL

1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY TRADESPEOPLE TRAINED, EXPERIENCED AND HIGHLY SKILLED IN THE TASKS THEY ARE PERFORMING.

NOISE

1. NO NOISE-PRODUCING WORK SHALL OCCUR ON SITE BEFORE 7AM OR AFTER 7PM DURING HOURS ESTABLISHED BY THE OWNER. DURING CONSTRUCTION, STRICT NOISE CONTROL MEASURES MUST BE ENFORCED TO MINIMIZE DISRUPTION TO OWNER OPERATIONS. USE OF LOW-NOISE EQUIPMENT AND SOUND BARRIERS IS MANDATORY. COORDINATION WITH LOCAL AUTHORITIES AND TIMELY COMMUNICATION WITH AFFECTED PARTIES ARE ESSENTIAL TO ENSURE ADHERENCE TO NOISE REDUCTION STANDARDS.

NOTIFICATION

1. CONTRACTOR SHALL PROVIDE MINIMUM SEVEN (7) BUSINESS DAYS PRIOR TO BEGINNING WORK ON BUILDING UTILITIES, TO INCLUDE POWER, PLUMBING, HVAC AND SPRINKLER SYSTEMS, AND BEFORE CREATING ANY TYPE OF DISTURBANCE TO STAFF, VISITORS AND THE SURROUNDING ENVIRONMENT. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOURS NOTICE TO BUILDING MANAGEMENT FOR ANY WORK REQUIRING INTERRUPTION TO FACILITY UTILITIES, SUCH AS POWER, WATER, AND HVAC SYSTEMS.

PRE-CONSTRUCTION MEETING

1. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW SCOPE OF WORK WITH OWNER, ARCHITECT AND DESIGN TEAM.

2. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT AND PRESENT THE PLAN FOR COORDINATION WITH THE OWNER, ARCHITECT AND DESIGN TEAM AT THE PRE-CONSTRUCTION MEETING.

OBSERVATION

1. THE PRESENCE OF THE ARCHITECT, ENGINEER OR OWNER ON SITE DOES NOT IMPLY APPROVAL OF ANY SPECIFIC AREA OF WORK. CONTRACTOR MUST BRING SPECIFIC MATTERS AND CONDITIONS TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN ORDER TO GAIN INPUT OR APPROVAL.

OWNER APPROVAL

1. IN ORDER TO KEEP OWNER APPRISED OF PLANS AND TO WARD OFF POTENTIAL CONFLICTS, OWNER SHALL BE NOTIFIED OF CONSTRUCTION MEETINGS, WITH ANY BUILDING-RELATED ISSUES BROUGHT UP AT THE BEGINNING OF THE MEETING. PROPOSED TENANT IMPROVEMENTS MUST COHERE WITH THE EXISTING DESIGN. THE ARCHITECT AND CONTRACTOR SHALL KEEP THE OWNER APPRISED OF REVISIONS, AND SHALL SEEK FINAL OWNER APPROVAL IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

PARKING

1. DESIGN AND CONSTRUCTION TEAM, INCLUDING CONTRACTORS, SUBCONTRACTOR AND OTHER SITE VISITORS AND VENDORS RELATED TO THE BUILDING PROJECT SHALL LIMIT PARKING TO AREAS AND TIMES APPROVED BY THE OWNER.

PERMITS & FEES

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES & INSPECTIONS REQUIRED OR ASSESSED BY GOVERNING AGENCIES OR UTILITY COMPANIES.

PRIORITY

1. SHOULD CONFLICTS EXIST BETWEEN THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THESE GENERAL NOTES, THE GENERAL CONDITIONS SHALL GOVERN. CONTRACTOR SHALL BRING ANY SUCH CONFLICTS TO THE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY.

2. DRAWINGS, NOTES TO DRAWINGS, AND SPECIFICATIONS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER.

3. LARGE-SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS AT ALL TIMES, UNLESS NOTED OTHERWISE.

PROTECTION

1. CONTRACTOR SHALL PROTECT BOTH EXISTING AND NEW IMPROVEMENTS

(MATERIALS, FINISHES, ASSEMBLIES, AND LANDSCAPE) FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL TAKE PROTECTIVE MEASURES TO AVOID DAMAGE TO EXISTING WORK AND ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. SUCH MEASURES SHALL PREVENT ODORS, DUST, MUD, SILT, PAINT SPRAY, WATER, DEBRIS OR OTHER EMISSIONS FROM DISTURBING NEIGHBORS OR COLLECTING ON PUBLIC OR ADJACENT PROPERTY. EXISTING EXPOSED CONCRETE FLOORS ARE IN FINAL FINISH CONDITION, AND MUST BE FULLY PROTECTED AS SUCH WITH RAM BOARD PLUS. CONTRACTOR SHALL NOT USE POWDER ACTUATED FASTENERS, OR OTHER MEANS OF ATTACHMENT WHICH WOULD RESULT IN FRACTURING AND DEGRADATION OF THE CONCRETE FLOOR. REFER TO ARCHITECT FOR APPROVED MEANS OF FASTENING TO CONCRETE SLABS. USE ADHESIVE TAPE INSTEAD. GASKA V1520 VHB TAPE EXISTING PLANTS AND TREES MUST NOT BE HARMED DURING CONSTRUCTION. CONTRACTOR SHALL COMPLETELY AVOID EXISTING TREES NOT DESIGNATED FOR REMOVAL AND THEIR ROOT ZONES TO AVOID DAMAGE. CONTRACTOR SHALL TAKE PROTECTIVE MEASURES TO AVOID DAMAGE TO EXISTING WORK AND ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. SUCH MEASURES SHALL PREVENT ODORS, DUST, MUD, SILT, PAINT SPRAY, WATER, DEBRIS OR OTHER EMISSIONS FROM DISTURBING NEIGHBORS OR COLLECTING ON PUBLIC OR ADJACENT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE AND OTHER VEGETATION PROTECTION, AS WELL AS FOR REVEGETATION WHEREVER DAMAGE AND/OR DISRUPTION OCCURS. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO PUBLIC ROADS, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE REMOVED AND PROPERLY DISPOSED OF IMMEDIATELY. POWER WASHING OF PAVEMENT IS NOT ALLOWED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK, AND SHALL REPAIR DAMAGED COMPLETED WORK AT CONTRACTOR'S SOLE EXPENSE.

PROTECTION

1. CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIALS, FIXTURES, EQUIPMENT OR PRESENT DANGER OR DISTURBANCE TO PERSONNEL AND SURROUNDING PERSONS AND CONDITIONS. ANY WORK DAMAGED BY CONTRACTOR BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK OR EQUIPMENT AT THE SOLE EXPENSE OF THE CONTRACTOR. CONTRACTOR SHALL TAKE STEPS TO MINIMIZE, CONTROL AND CAPTURE DUST, PAINT SPRAY, FUMES, AND NOISE TO PREVENT DAMAGE AND DISTURBANCE TO CONDITIONS AND NEIGHBORS. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY FENCING, SECURITY AND WEATHER PROTECTION OF MATERIALS STORED ON SITE, AND SHALL PRE-PLAN AND COORDINATE THE LOCATIONS THEREOF

PROTECTION OF PATHS AND PAVING

1. PHOTOGRAPH ACCESS PATH TO CONSTRUCTION SITE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY DAMAGED PATHS AND PAVING THAT OCCURS ALONG THE CONSTRUCTION ACCESS ROUTE DURING THE CONSTRUCTION PHASE.

REFERENCED STANDARDS

1. APPLICABILITY OF STANDARDS: UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS TO THE EXTENT REFERENCED. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

2. PUBLICATION DATES: COMPLY WITH STANDARDS IN EFFECT AS OF DATE OF THE CONTRACT DOCUMENTS EXCEPT FOR THOSE HAVING DIFFERENT REVISION DATES AS REFERENCED IN THE CODES INDICATED ON DRAWINGS.

REVISIONS

1. ALL REVISIONS TO THE DRAWINGS OR CONTRACT DOCUMENTS MUST PROCEED THROUGH THE ARCHITECT AND WITH THE AWARENESS OF THE OWNER. REVISIONS BY OTHERS WITHOUT THE ARCHITECT'S AND OWNER'S WRITTEN APPROVAL, SHALL BE CONSIDERED INVALID.

RFIS

1. CONTRACTOR SHALL REVIEW THE DRAWINGS AND CONTRACT DOCUMENTS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT TO RESOLVE ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR UNCLEAR CONDITION PRIOR TO THE DELIVERY OF ANY BID OR PERFORMANCE OF WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR CHANGE ORDERS OR OTHER ADDITIONAL FEES RELATING TO SUCH MATTERS.

SAFETY

1. CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND EXISTING UTILITIES AND UNDERGROUND LINES.

2. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND DESIGN ADEQUACY OF ERECTION BRACING/SHORING, TEMPORARY SUPPORT, ETC. THE ARCHITECT'S CONSTRUCTION OBSERVATION VISITS DO NOT INCLUDE A REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, 611 EAST 6TH / STREET, AUSTIN, TEXAS .

4. CONTRACTOR SHALL MAINTAIN EGRESS AT ALL TIMES FOR EXISTING ADJACENT FACILITIES THAT REMAIN OPERATIONAL DURING PROJECT.

5. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRICADES AND OTHER PROTECTIONS REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

6. CONTRACTOR SHALL NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. CONTRACTOR TO REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

7. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LAWS FOR MATERIALS TRANSPORTATION DURING ONSITE AND OFFSITE HAULING.

8. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. MAKE REPAIRS OR PERFORM REPLACEMENTS AS NEEDED TO RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION AND CONSTRUCTION BEGAN.

9. THE LIMITS OF WORK DESCRIBED IN THE DRAWINGS ARE APPROXIMATE. WORK REQUIRED OUTSIDE THESE LIMITS WHICH IS NEEDED TO MEET THE INTENT OF THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND DESIGN ADEQUACY OF ERECTION BRACING/SHORING, TEMPORARY SUPPORT, ETC. THE ARCHITECT'S CONSTRUCTION OBSERVATION VISITS DO NOT INCLUDE A REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.

SCHEDULE

1. CONTRACTOR SHALL PROVIDE OWNER WITH A DETAILED CONSTRUCTION SCHEDULE THAT COORDINATES ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS, AND THAT INCLUDES PLANNED TIMES OF WORK WITH SPECIAL EMPHASIS GIVEN TO NOISY AND OTHERWISE DISRUPTIVE ACTIVITIES, SO THAT THE OWNER MAY NOTIFY STAFF AND VISITORS OF CONSTRUCTION-RELATED ISSUES IN ADVANCE.

SCOPE OF WORK

1. THE SCOPE OF WORK CONSISTS OF ALL WORK DESCRIBED BY THE CONTRACT DOCUMENTS, EXCEPT WHERE INDICATED NOT IN CONTRACT (N.I.C.) CONTRACTOR SHALL PERFORM ALL WORK DESCRIBED SPECIFICALLY IN THE CONTRACT DOCUMENTS AS WELL AS ALL ASSOCIATED WORK TO ACHIEVE THE

INTENT DESCRIBED BY THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS WITH NO ADDITIONAL WORK BEING EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND SURVEY EXISTING CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK. THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO THE ARCHITECT IN WRITING ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT. THE SCOPE OF WORK CONSISTS OF ALL WORK DESCRIBED BY THE CONTRACT DOCUMENTS, EXCEPT WHERE INDICATED NIC (NOT IN CONTRACT). CONTRACTOR SHALL PERFORM ALL WORK DESCRIBED SPECIFICALLY IN THE CONTRACT DOCUMENTS AS WELL AS ALL ASSOCIATED WORK TO ACHIEVE THE INTENT DESCRIBED BY THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

SECURITY

1. CONTRACTOR SHALL MAINTAIN SECURITY OF CONSTRUCTION ZONE AT ALL TIMES, IN COORDINATION WITH OWNER REQUIREMENTS. CONTRACTOR SHALL PROVIDE FENCING AT CONSTRUCTION LIMITS TO PREVENT UNAUTHORIZED ACCESS TO CONSTRUCTION SITE.

SEQUENCING

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING.

2. WHERE THE WORK OF VARIOUS TRADES OVERLAP, CONTRACTOR SHALL COORDINATE SEQUENCING OF WORK TO ENSURE CONSTRUCTABILITY. WHERE CONFLICTS OCCUR BETWEEN THE DESIGN INTENT AND CONSTRUCTABILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND SEEK CLARIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER FOR SEQUENCING OF AND ACCESS FOR SELF-PERFORMED WORK

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ACCORDING TO THE REQUIREMENTS OF SECTION 0133 00 SUBMITTAL PROCEDURES.

STAGING

1. LOCATE STAGING AREA WITH OWNER PRIOR TO START OF CONSTRUCTION.

STRUCTURAL MEMBERS

1. NO STRUCTURAL MEMBER SHALL BE OMITTED, REMOVED; OR NOTCHED, CUT, DRILLED, OR OTHERWISE MODIFIED BEYOND THE LIMITS DEFINED IN THE STRUCTURAL DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER.

SUBSTITUTIONS

1. REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL, WHERE SPECIFICALLY PERMITTED IN THE SPECIFICATIONS, SHALL FOLLOW THE REQUIREMENTS OF SECTION 0125 00 SUBSTITUTION PROCEDURES.

SUPERVISION

1. CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

SURVEY

1. CONTRACTOR SHALL CAREFULLY PRESERVE AND PROTECT EXISTING BENCHMARKS, HORIZONTAL/VERTICAL CONTROL MONUMENTS, PROPERTY LINE PIPES AND PINS AND OTHER REFERENCE POINTS. CONTRACTOR TO RESTORE OR REPLACE AT HIS/HER SOLE EXPENSE.

TESTING

1. THE OWNER WILL PROVIDE A MATERIALS TESTING AGENCY FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNERS TESTING LAB TO PERFORM ALL REQUIRED TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED IN WRITING TO THE OWNER AND ARCHITECT

WARRANTY

1. ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE.

2. CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS AND ALL CHANGES HAVE THE ARCHITECT'S APPROVAL.

3. ANY FAILURE OR DETERIORATION WITHIN THIS WARRANT PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

DATE: JULY 2, 2024

DRAWN BY: KW, SB

CHECKED BY: LI, SF, JE

APPROVED BY: LI

PROJECT TEAM

ARCHITECT	ARCHITEXAS
STRL ENGR	AEC
MEP ENGR	CLAYTON-ZIMMERMAN

REVISIONS

100% CD PERMIT/BD SET 7/2/2023

JWC - MCDERMOTT CENTER
REHABILITATION OF EXTERIOR & ROOF

GENERAL NOTES

PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT SUPPORT

SERGEY BELOV
PROJECT MANAGER

CONSTRUCTION DOCUMENTS
PHASE

CLIENT APPROVAL

DATE

THE UNIVERSITY OF TEXAS
AT AUSTIN

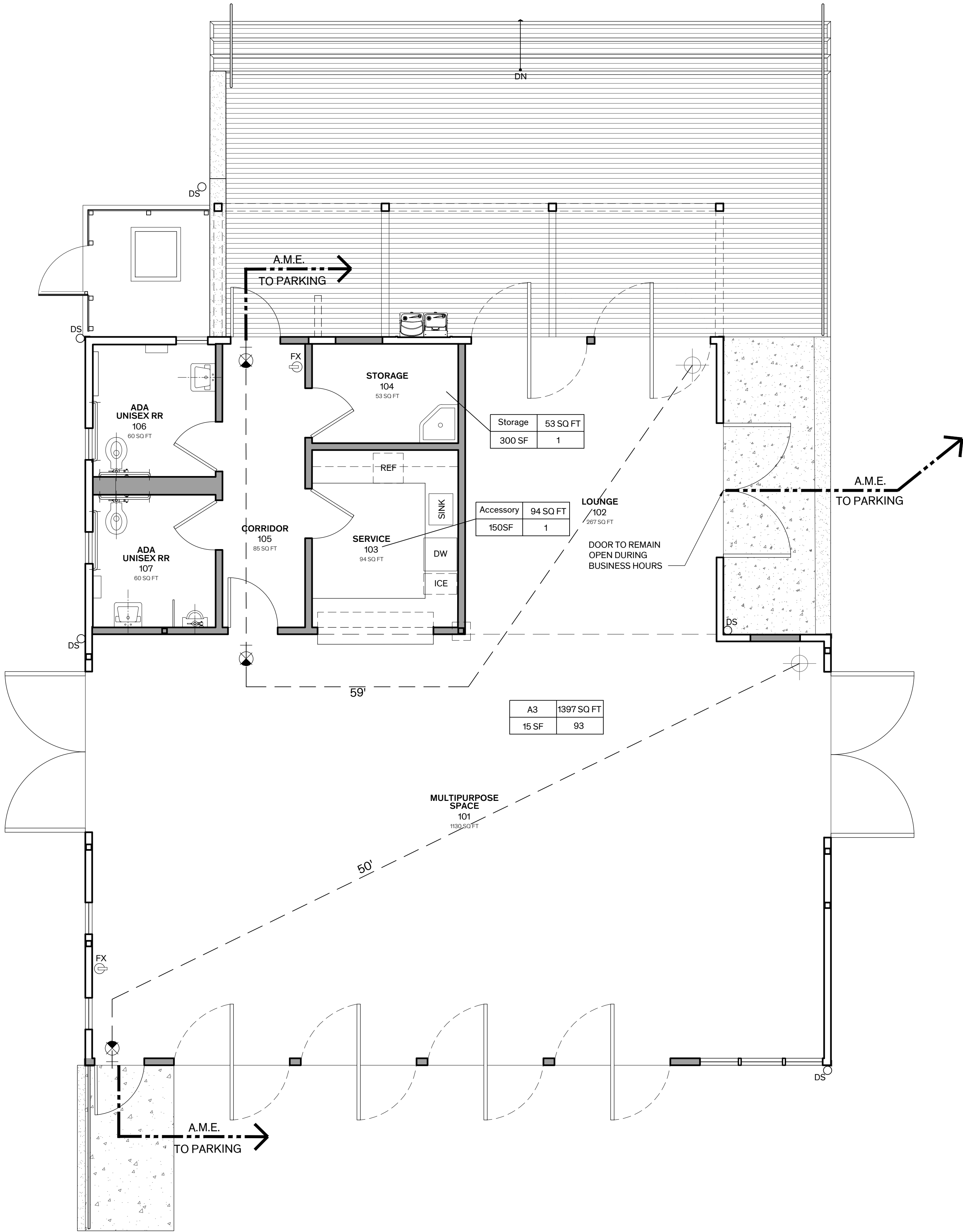
SEAL:

PROJECT NUMBER:
CP#882033

SHEET:
Ao.02

ISSUE DATE: 07.02.24

100% CONSTRUCTION DOCUMENTS



1 Life Safety Plan
Scale: 1/4" = 1'-0"

BUILDING CODE ANALYSIS

AUTHORITY HAVING JURISDICTION:
PMCS Technical Review Team (TRT)
Environmental Health & Safety Department, University of Texas at Austin
Address: 1200 E. Martin Luther King Jr. Blvd., Suite 1.200
Austin, Texas 78712
Phone: (512) 471-3511

- DESIGN CRITERIA:**
- 1. International Building Code (IBC) – 2021 Edition
 - 2. International Energy Conservation Code (IECC) - 2021 Edition
 - 3. International Existing Building Code (IEBC) - 2021 Edition
 - 4. International Fire Code (IFC) - 2021 Edition
 - 5. International Fuel Gas Code (IFGC) - 2021 Edition
 - 6. National Electric Code (NEC) – 2023 Edition
 - 7. Uniform Mechanical Code (UMC) - 2021 Edition
 - 8. Uniform Plumbing Code (UPC) - 2021 Edition
 - 9. Texas Accessibility Standards (TAS) - 2012 Edition
 - 12. Americans with Disabilities Act (ADA) - 2010 Edition
 - 13. UT Austin Design & Construction Standards
 - 14. NFPA 1 Fire Code - 2021 Edition
 - 17. NFPA 1 Chapter 16 - Safeguarding Construction, Alteration, and Demolition operations - 2021 Edition
 - 18. NFPA 101 Life Safety Codes (LSC) - 2021 Edition
 - 19. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition operations - 2019 Edition

SUMMARY SHEET – BUILDING CODE			
Existing Occupancy:	A-3	Proposed Occupancy:	A-3
Year Constructed:	1885	Number of Stories:	1
- Relocated	2001		
- Restored	2002		
Type of Construction:	V-B	Height in Feet:	26'-2"
Percentage of Open Perimeter:	100%	Area Per Floor:	1,866 sq.ft.
Completely Suppressed:	No	Height Reduction:	0%
Compartmentation:	No	Corridor Rating:	N/A
Fire Resistance Rating of Vertical Opening Enclosures:	N/A	Required Door Closers:	No
Type of HVAC System: Split-System w/ Condenser Units & Radiant heaters			
Automatic Fire Detection:	Yes	Type & Location:	Smoke Detectors Throughout
Fire Alarm System:	No	Type:	N/A
Smoke Control:	No	Type:	N/A
Adequate Exit Routes:	Yes	Dead Ends:	No
Maximum Exit Access Travel Distance:	(200' max.)	Elevator Controls:	N/A
Means of Egress:		Mixed Occupancies:	No
Emergency Lighting:	Yes		

*Proposed new systems bring the building closer into compliance with current building code.

ALLOWABLE HEIGHT AND BUILDING AREA (Table 504.3, 504.4, & 506.2):

Occupancy:	A-3
Construction Type:	V-B (NS)
Max. Number of Stories:	1
Max. Allowable Area Per Story:	6,000 (S1)
Max. Height:	40 feet

TYPE OF CONSTRUCTION (Section 602.5)

Type V-B construction describes the construction type of the UT JWC McDermott Center. Type V construction is that type of construction in which the structural elements, exterior walls, an interior walls are of materials permitted by code.

REQUIRED FIRE RESISTANCE RATINGS BASED ON CONSTRUCTION TYPE (Table 601)

Type V-B buildings having specific fire resistance requirements for Structural Components as follows:

Structural frame	0
Exterior bearing walls	0
Interior bearing walls	0
Non-bearing walls	0
Floor construction	0
Roof construction	0

AUTOMATIC FIRE SPRINKLER SYSTEMS (Section 903)

The following information indicates minimum requirements for installation of a fire sprinkler system in buildings with group A occupancies:
Per 903.2.1.3, An automatic fire sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including levels of exit discharge serving that occupancy where one of the following conditions exist.

- 1. The area exceeds 12,000 sq. ft. - not applicable
- 2. The fire area has an occupant load of 300 or more - not applicable, total building occupant load is 95.
- 3. The fire area is located on a floor other than the level of exit discharge - not applicable.

This indicates that a fire sprinkler system is not required.

OCCUPANT LOAD (Table 1004.5)

The Occupant load below is based upon the proposed floor plan layout (See attached).

Area	Occupant Load	Total Allowed
Ground Floor (B / S)		
A-3, Rm. 101 & 102 (1,397 sq. ft.)	1 person/15 net	= 93 persons
Business Rm. 103 (94 sq. ft.)	1 person/150 gross	= 1 person
Storage, Rm. 104 (53 sq. ft.)	1 person/300 gross	= 1 person

Total Building Occupancy = 95 occ.

EXITING REQUIREMENTS (Sect. 1005.3)

	Minimum Requirements	Actual
1 st Floor	95 persons x 0.2" = 19"	32" min. clear (1010.1)
		2 Exit @ 36"

HANDRAILS (Sect. 1014)

Intermediate Handrails (Sect. 1014.9)
Stairways shall have intermediate handrails located in such a manner that all portions of the stairway minimum width or required capacity are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel.

PARKING AND PASSENGER LOADING FACILITIES (Table 1106.1)

Total Parking Spaces Required Required Minimum Number of Accessible Spaces

N/A, JWC parking facilities are existing.

SECTION 1607 LIVE LOADS (TABLE 1607.1)

Assembly Occupancy
Ref. Structural, General Notes

REQUIRED PLUMBING FIXTURES (Table 2902.1)

Water Closets	Male	Female
A-3 Occupancy	48 persons at 1/125 = 0.384 (1)	48 persons at 1/65 = 0.738 (1)
TOTAL	1	1
Lavatories	Male	Female
A-3 Occupancy	48 persons at 1/200 = 0.24 (1)	48 persons at 1/200 = 0.24 (1)
TOTAL	1	1

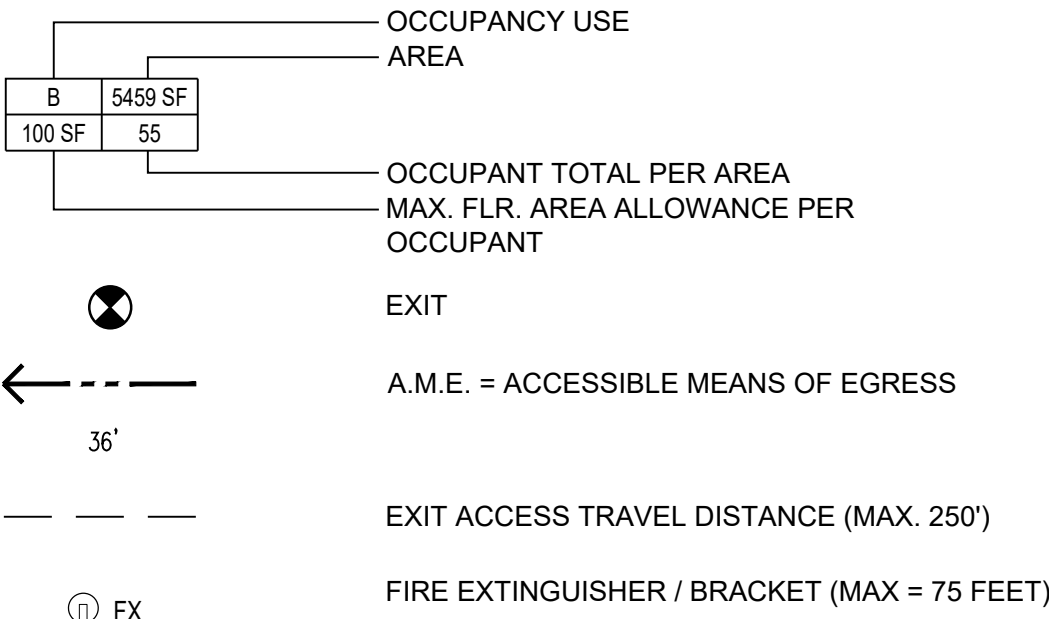
Drinking Fountains 1 bi-level drinking fountain
Other 1 service sink

The proposed plans allow for 2 unisex restrooms with a total of 2 water closets, 1 urinal, and 2 lavatories. All restrooms are proposed to be ADA compliant.

REQUIRED CODES FOR SAFETY DURING CONSTRUCTION

2021 NFPA 1 Chapter 16 - Safeguarding Construction, Alteration and Demolition Operations
2019 NFPA 241 - Standard for Safeguarding Construction, Alteration and Demolition Operations
2021 NFPA Section 101: Handrails.

LEGEND



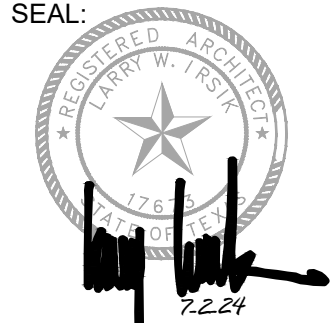
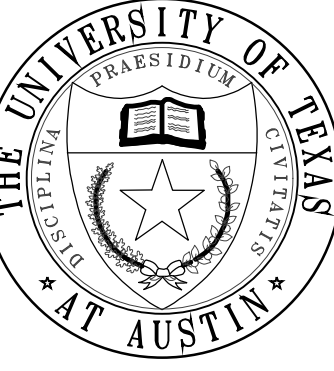
PROJECT TEAM				
ARCHITECT	ARCHITECTS	AEC	CLIENT/OWNER	
STRUCT. ENGR.	STRUCT. ENGINEERS	MEP ENGR.		

REVISIONS	
100% CD PERMIT/BD SET	7/2/2023

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PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT SUPPORT

LIFE SAFETY PLAN

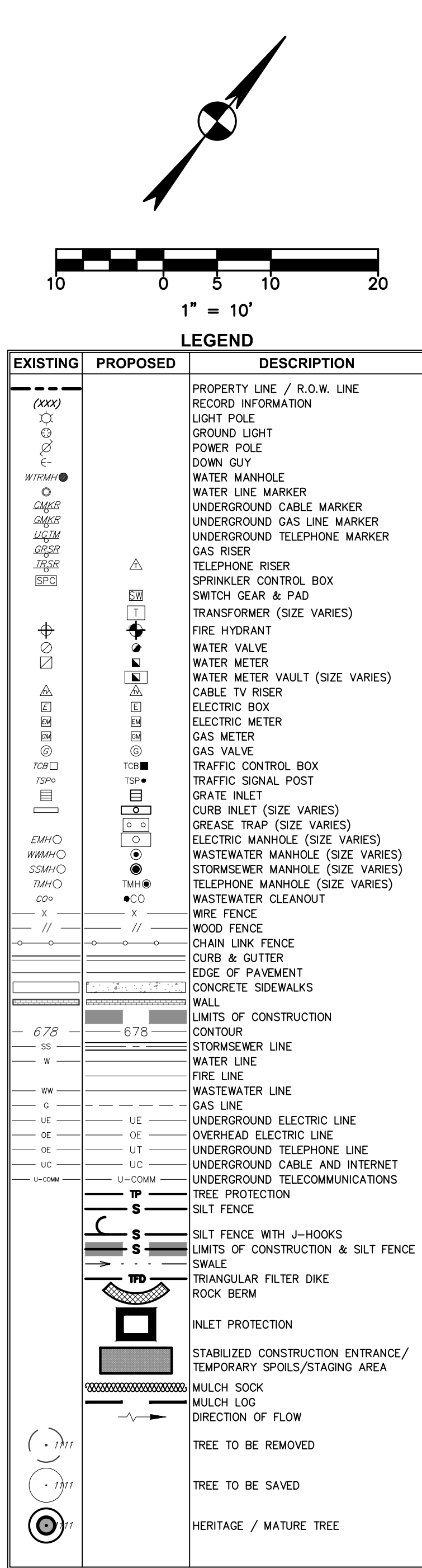
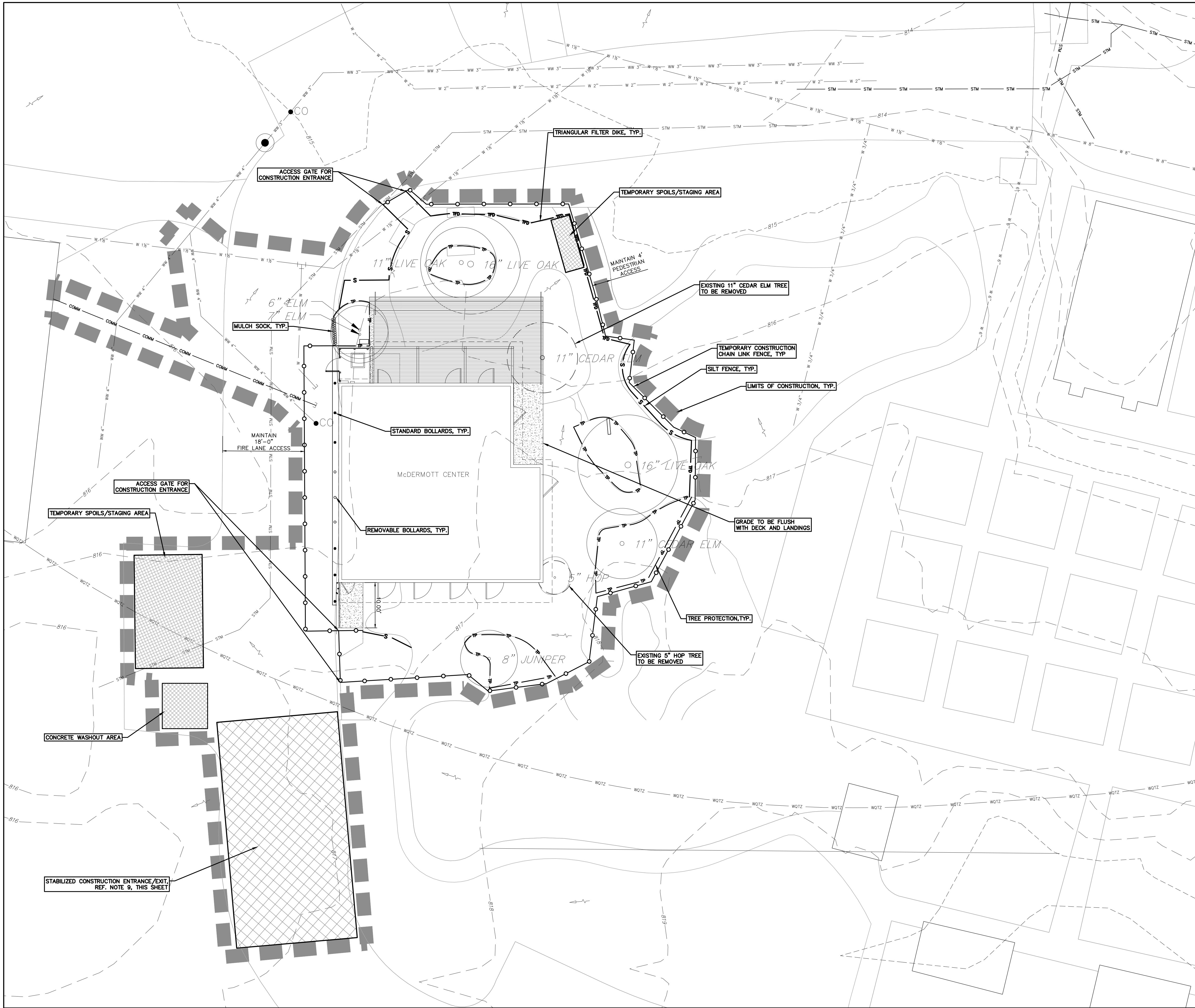
SERGEY BELOV PROJECT MANAGER	CONSTRUCTION DOCUMENTS PHASE	DATE
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PROJECT NUMBER:
CP#882033

SHEET:
LS.io

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- NOTES:
1. THE TOTAL LIMITS OF CONSTRUCTION IS 0.28 ACRES.
 2. COORDINATE WITH UT EHS ENVIRONMENTAL PROGRAMS FOR MATERIAL STORAGE OR CONSTRUCTION STAGING ON THE SITE. COMPLY WITH UT STANDARD, DIVISION 1, 015723 TEMPORARY STORM WATER POLLUTION CONTROL.
 3. TRUCKS ENTERING AND EXISTING SITE SHOULD USE ONLY ONE DESIGNATED CONSTRUCTION ENTRANCE TO MINIMIZE TRACKING.
 4. CONTRACTOR IS RESPONSIBLE FOR INSPECTING TIRES AND LIFT GATES BEFORE ANY TRUCKS LEAVE IWC PROPERTY WHEN HAULING EXCAVATED MATERIALS.
 5. CONTRACTOR TO SWEEP ADJACENT STREETS FREQUENTLY TO MINIMIZE DUST AND MATERIALS FROM SITE CAUSING BUILDUP.
 6. ALL TREE PROTECTION IS TO BE TYPE A FENCING.
 7. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING LANDSCAPING AREAS AND PLANTINGS TO REMAIN.
 8. MAINTAIN MIN. 18" WIDTH FIRE ACCESS LANE AT DRIVE FOR DURATION OF CONSTRUCTION.
 9. STABILIZED CONSTRUCTION ENTRANCE SHALL MEET REQUIREMENTS OF UT STANDARD SPECIFICATION SECTION 01 57 23 - TEMPORARY STORM WATER POLLUTION CONTROL, EXHIBIT H AND I.
 10. FOOTINGS PROPOSED IN CRITICAL ROOT ZONES (CRZS) SHOULD BE AIRSPADED OR HAND-DUG TO AVOID CUTTING ANY ROOTS OVER 2" PER UT STANDARDS SPECIFICATION SECTION 01 56 39 - TREE PRESERVATION, TRANSPLANT, AND MITIGATION.
 11. CONTRACTOR TO SCHEDULE PRECONSTRUCTION MEETING WITH UT LANDSCAPE SERVICES TO INSPECT TREE PROTECTIONS ARE ADEQUATELY PLACED AND ADDRESS EXCAVATION CONCERNS WITH ADJACENT ROOTS PRIOR TO STARTING CONTRACTION.

TCOE NOTES:
CONTRACTOR MAY NOT PROCEED WITH MOBILIZATION UNTIL TCCE EAPP APPROVAL.

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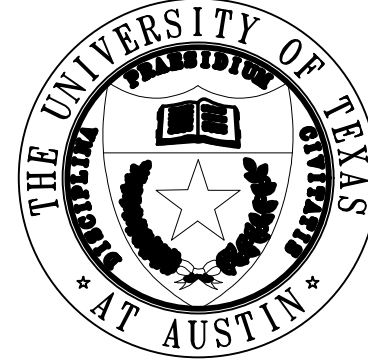
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DRAWN BY: JV
CHECKED BY: AM
APPROVED BY: AM

PROJECT TEAM				
ARCHITECT	ARCHITECTS	ARCHITECT	ARCHITECT	ARCHITECT
STL. ENGR.	STL. ENGR.	STL. ENGR.	STL. ENGR.	STL. ENGR.
MECH. ENGR.	MECH. ENGR.	MECH. ENGR.	MECH. ENGR.	MECH. ENGR.
CIVIL ENGR.	CIVIL ENGR.	CIVIL ENGR.	CIVIL ENGR.	CIVIL ENGR.

REVISIONS

EROSION AND SEDIMENTATION CONTROL PLAN
JWC - MCDERMOTT CENTER
REHABILITATION OF EXTERIOR & ROOF
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT SUPPORT

SERGEY BELOV
PROJECT MANAGER
100% CONSTRUCTION DOCUMENTS
PHASE
CLIENT APPROVAL
DATE

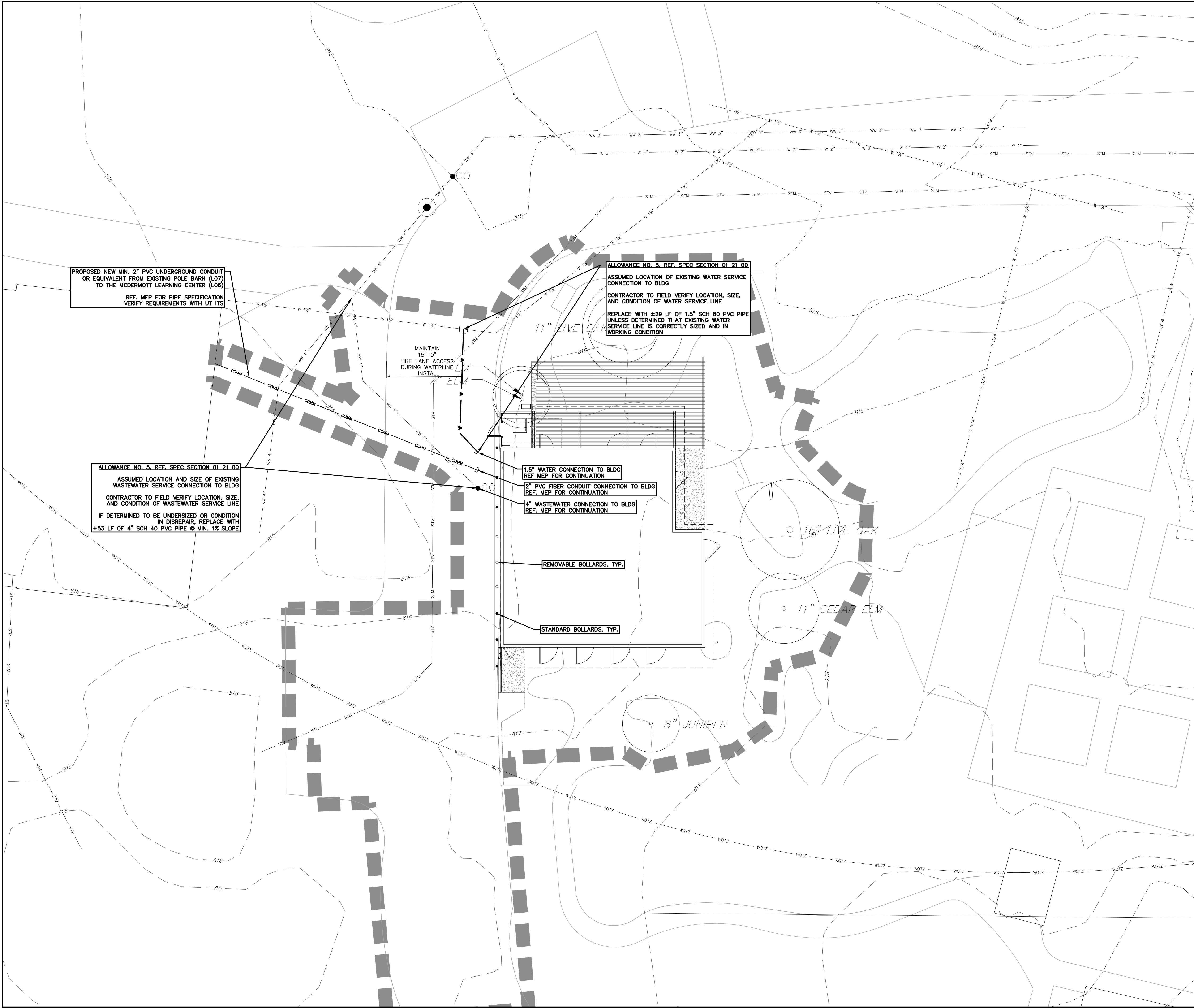


SEAL:
STATE OF TEXAS
ANNA MERRYMAN
138766
Professional Engineer
07/21/24

PROJECT NUMBER:
CP#882033

SHEET:
C1.01

100% CONSTRUCTION DOCUMENTS
ISSUE DATE: 07.02.24



PROPOSED NEW MIN. 2" PVC UNDERGROUND CONDUIT OR EQUIVALENT FROM EXISTING POLE BARN (L07) TO THE MCDERMOTT LEARNING CENTER (L06)
REF. MEP FOR PIPE SPECIFICATION
VERIFY REQUIREMENTS WITH UT ITS

ALLOWANCE NO. 5, REF. SPEC SECTION 01 21 00
ASSUMED LOCATION AND SIZE OF EXISTING WASTEWATER SERVICE CONNECTION TO BLDG
CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND CONDITION OF WASTEWATER SERVICE LINE
IF DETERMINED TO BE UNDERSIZED OR CONDITION IN DISREPAIR, REPLACE WITH ±53 LF OF 4" SCH 40 PVC PIPE @ MIN. 1% SLOPE

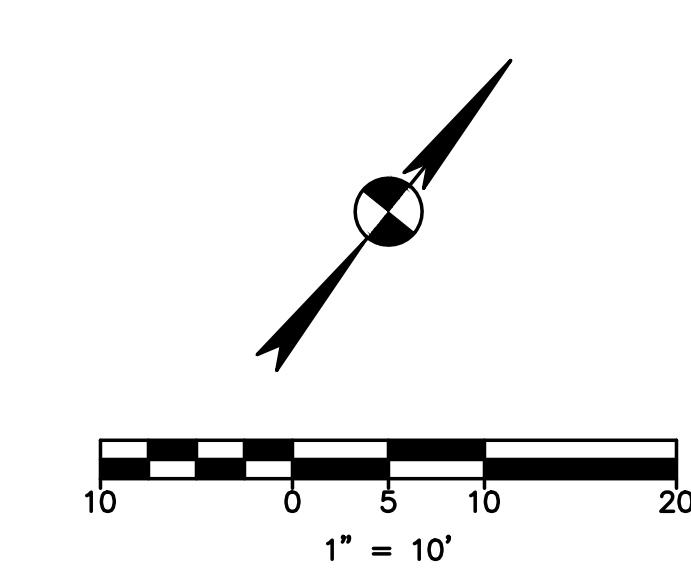
ALLOWANCE NO. 5, REF. SPEC SECTION 01 21 00
ASSUMED LOCATION OF EXISTING WATER SERVICE CONNECTION TO BLDG
CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND CONDITION OF WATER SERVICE LINE
REPLACE WITH ±29 LF OF 1.5" SCH 80 PVC PIPE UNLESS DETERMINED THAT EXISTING WATER SERVICE LINE IS CORRECTLY SIZED AND IN WORKING CONDITION

1.5" WATER CONNECTION TO BLDG
REF. MEP FOR CONTINUATION
2" PVC FIBER CONDUIT CONNECTION TO BLDG
REF. MEP FOR CONTINUATION
4" WASTEWATER CONNECTION TO BLDG
REF. MEP FOR CONTINUATION

REMOVABLE BOLLARDS, TYP.

STANDARD BOLLARDS, TYP.

MAINTAIN 15'-0" FIRE LANE ACCESS DURING WATERLINE INSTALL



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
(XXX)		PROPERTY LINE / R.O.W. LINE
○		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		FIRE LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		UNDERGROUND TELEPHONE LINE
○		UNDERGROUND CABLE AND INTERNET
○		UNDERGROUND TELECOMMUNICATIONS
○		FINISH FLOOR ELEVATION
○		FFE
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING DEPTH AND FLOWLINE OF EXISTING UTILITY SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THERE ARE DISCREPANCIES BETWEEN THE DRAWINGS AND WHAT IS FOUND IN THE FIELD.
 - EXISTING UTILITY INFORMATION WAS TAKEN FROM RECORD DRAWINGS (SP-02-0502C). FURTHER INVESTIGATION MAY BE NECESSARY TO CONFIRM EXISTING UTILITY LOCATIONS AND DEPTHS.

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APPROVED BY: AM

PROJECT TEAM				
ARCHITECT	ARCHITECTS	ARCHITECT	ARCHITECT	ARCHITECT
STL. ENGR.	ARCHWAY	STL. ENGR.	ARCHWAY	STL. ENGR.
MEP ENGR.	CLAYTON	MEP ENGR.	CLAYTON	MEP ENGR.
CIVIL ENGR.	GRACE EBC	CIVIL ENGR.	GRACE EBC	CIVIL ENGR.

REVISIONS

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REHABILITATION OF EXTERIOR & ROOF
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT SUPPORT

UTILITY PLAN

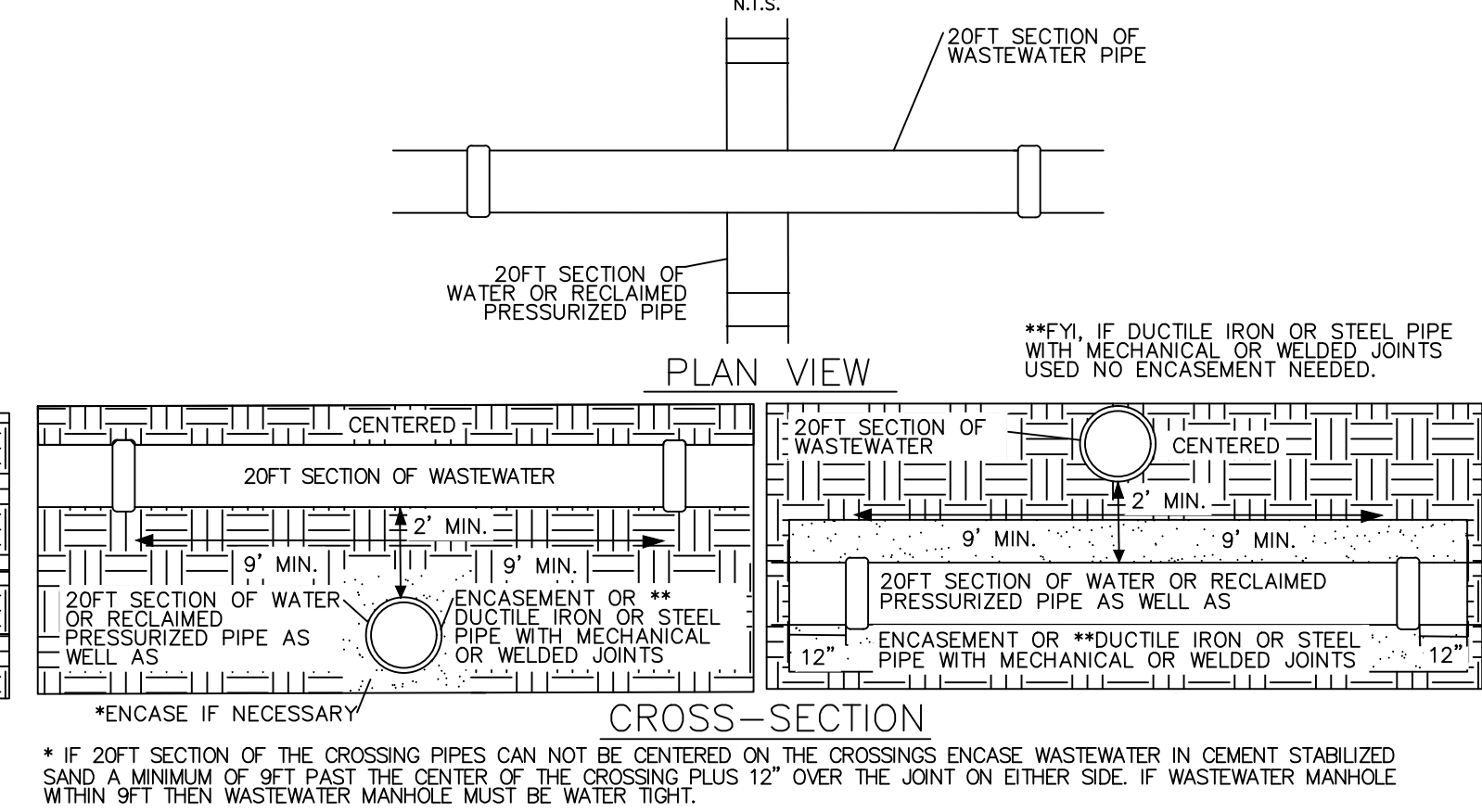
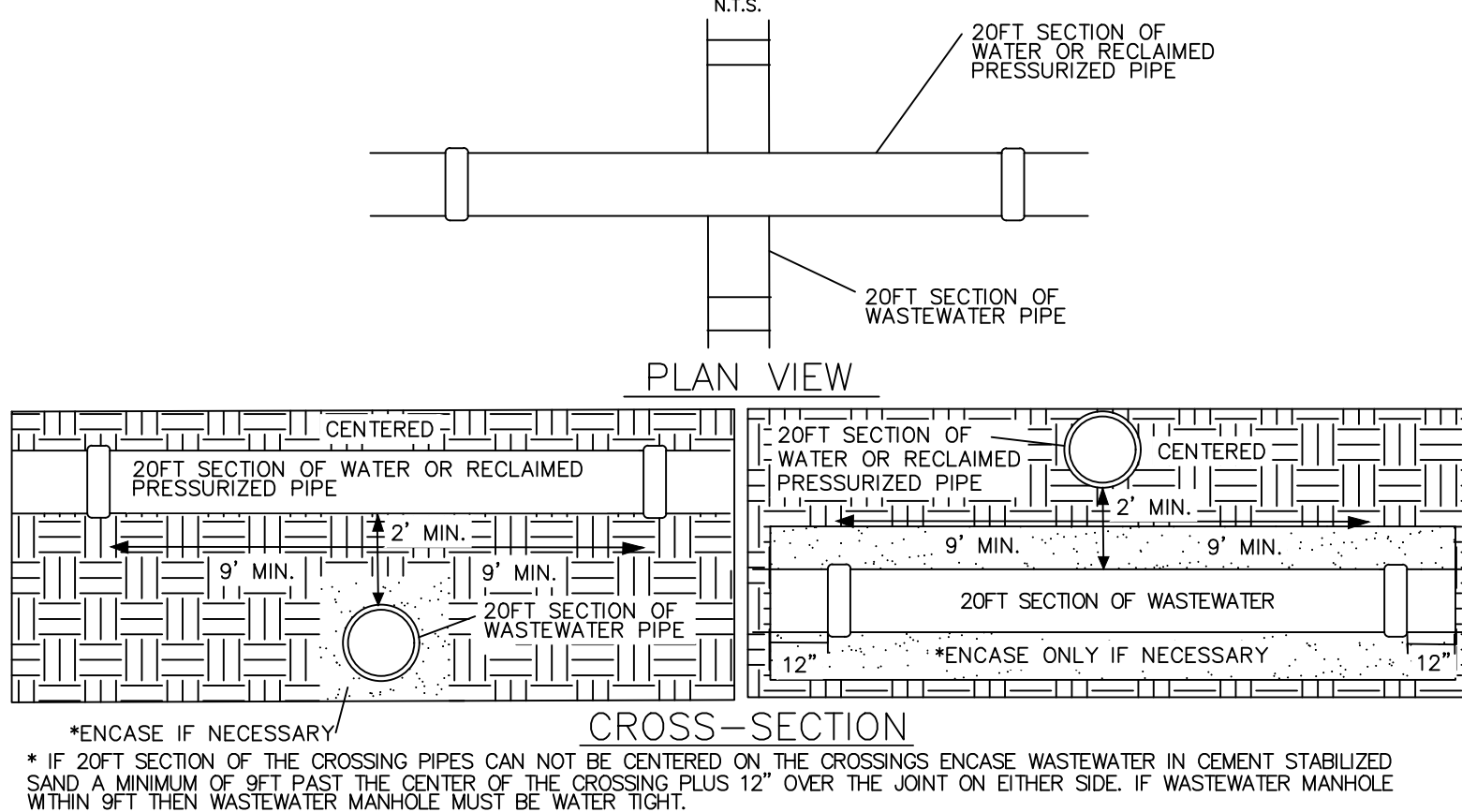
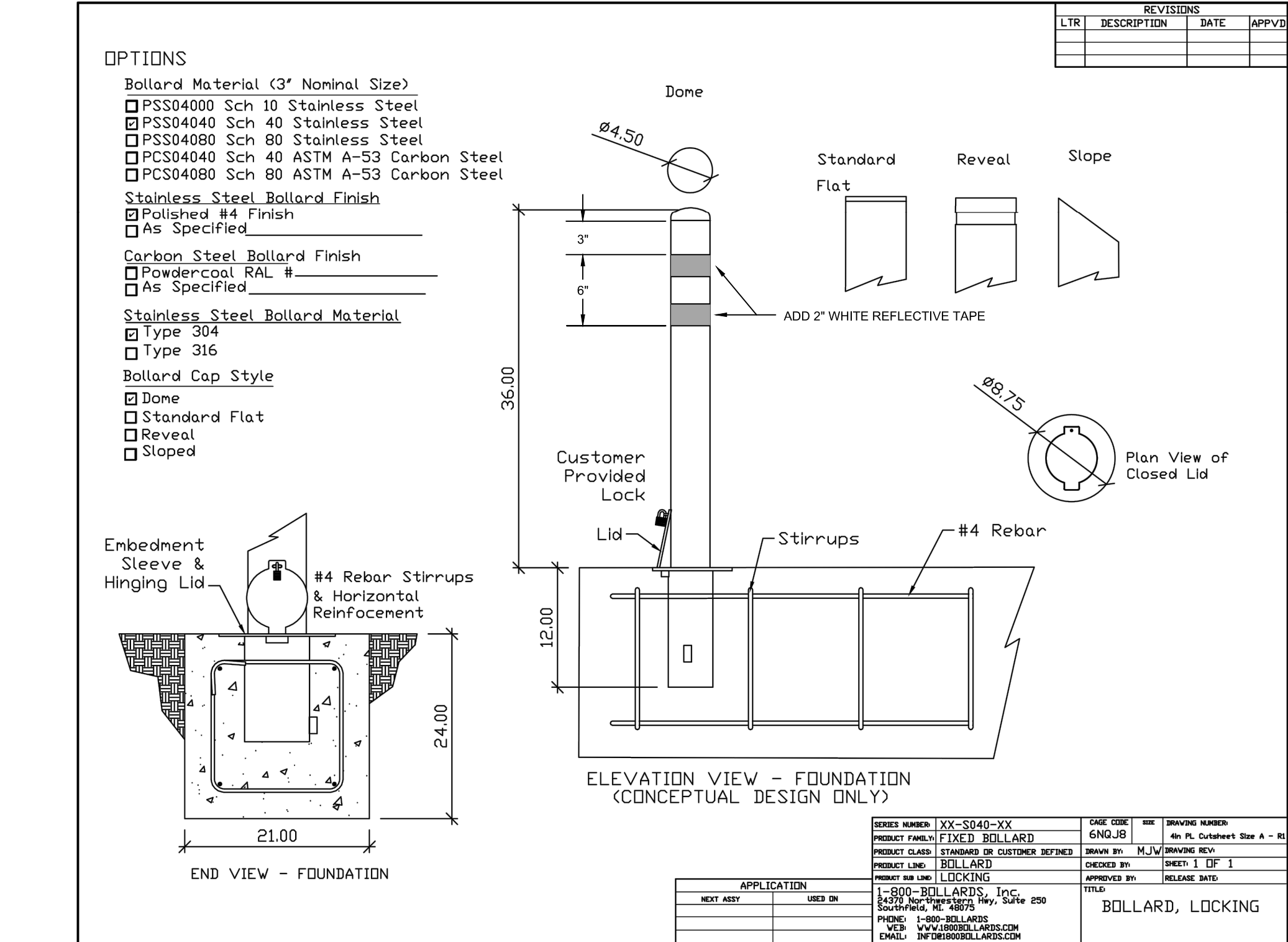
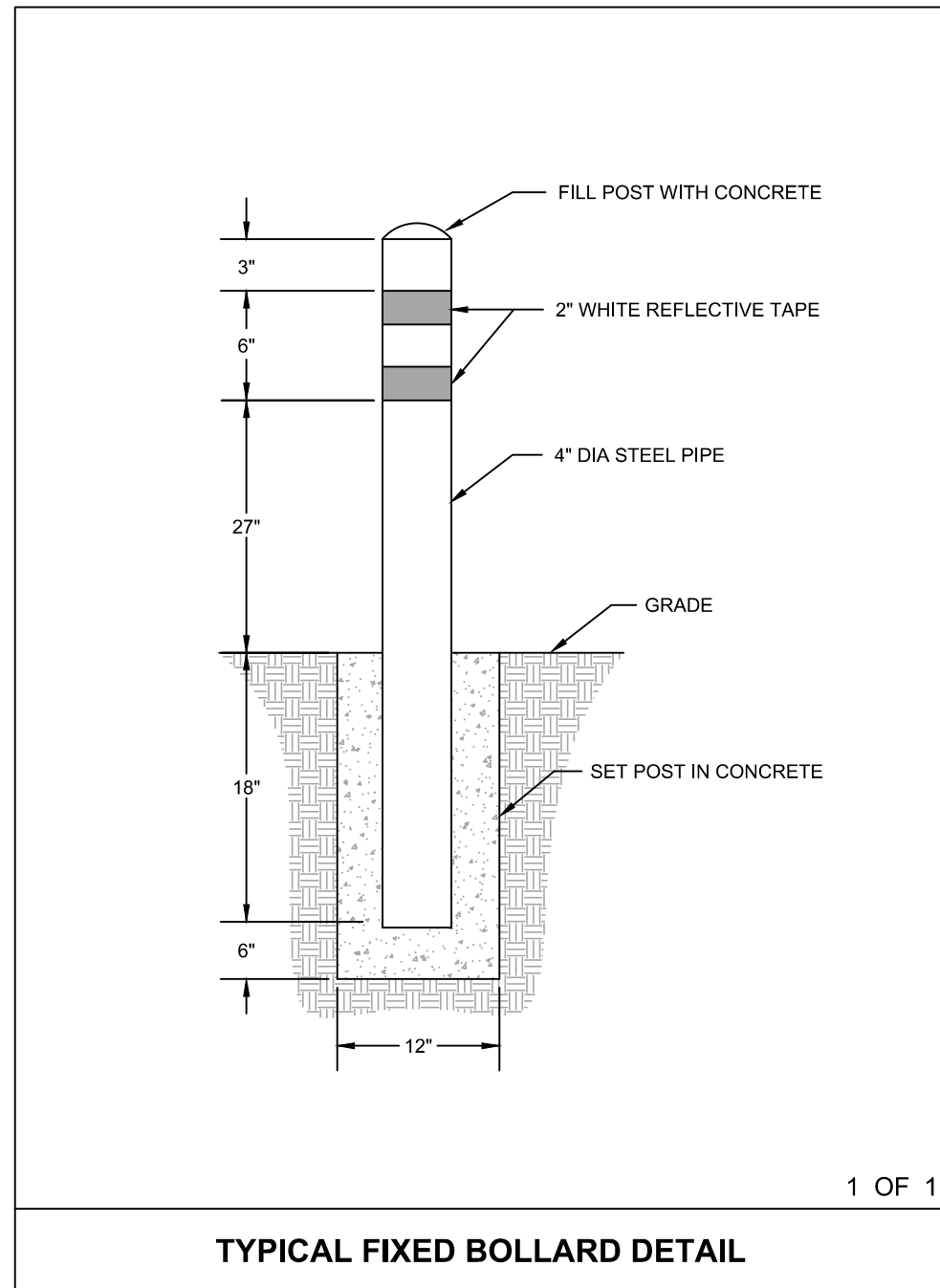
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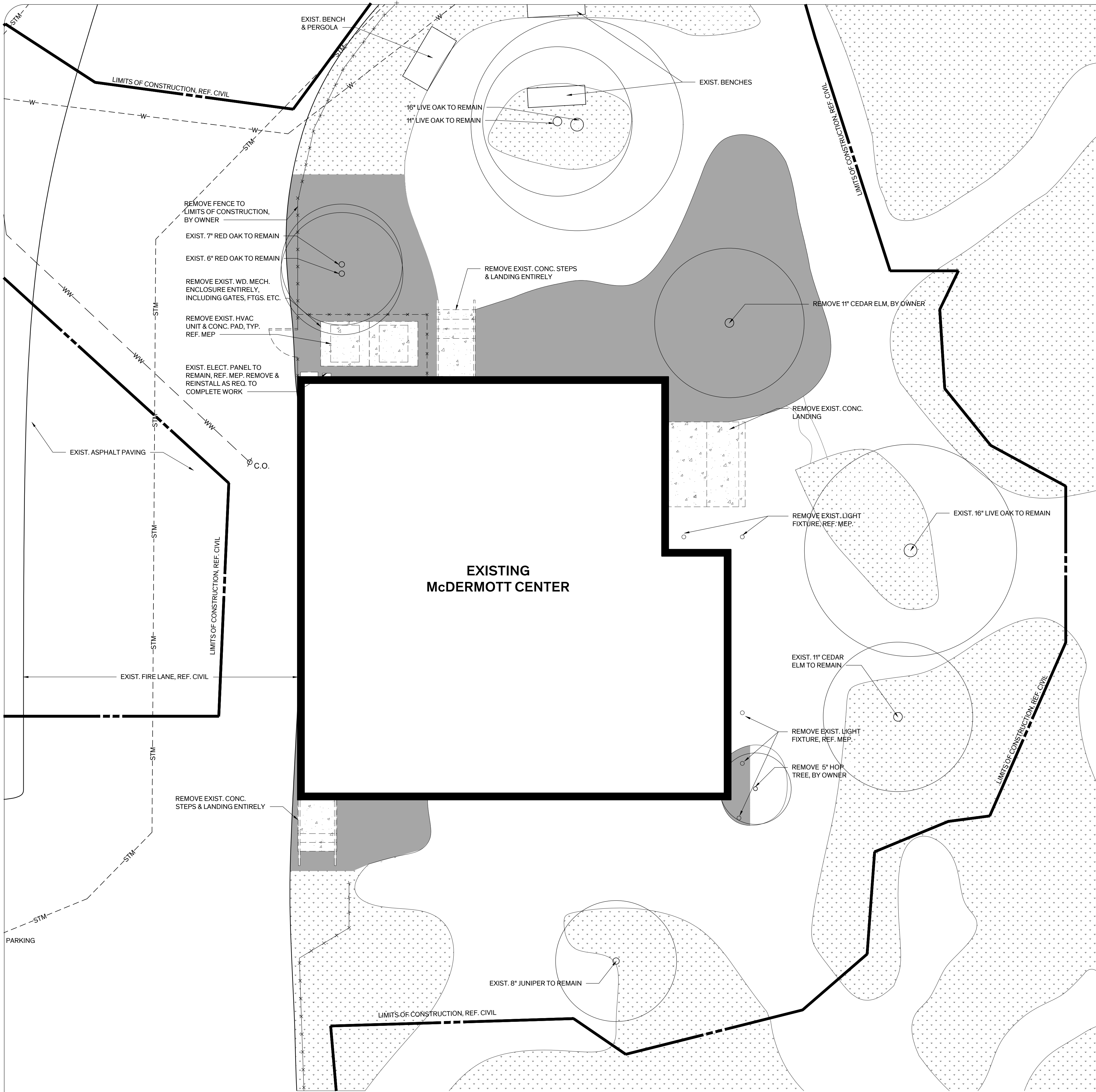


PROJECT NUMBER:
CP#882033

SHEET:
C2.01

100% CONSTRUCTION DOCUMENTS
ISSUE DATE: 07.02.24





1 Selective Demolition Site Plan
Scale: 3/16" = 1'-0"

PLAN NORTH
TRUE NORTH

GENERAL NOTES - SITE DEMO

- 1. GENERAL SITE WORK**
- A. UTILITY LOCATIONS ARE APPROXIMATE, V.I.F. LOCATE WATER, ELECTRICAL, STORM SEWER & OTHER MISC. UTILITY LINES PRIOR TO TRENCHING.
 - B. REF. CIVIL & MEP DRAWINGS FOR SCOPE OF SITE UTILITY WORK.
 - C. REF. CIVIL FOR EROSION & SEDIMENT CONTROL.
 - D. REF. CIVIL FOR TREE & NATURAL AREA PROTECTION.
- 2. DEMOLITION:**
- A. REMOVE EXIST. CONCRETE LANDING, STEPS, SIDE WALLS, & RAILINGS ENTIRELY AT THE NORTH, EAST, & WEST ELEVATIONS.
 - B. REMOVE WOOD FENCE AT MECHANICAL ENCLOSURE ENTIRELY INCLUDING CONCRETE FOOTINGS, GATE, & EQUIPMENT PAD.
 - C. REMOVE EXIST. TREE(S) INDICATED, BY OWNER.
 - D. REMOVE EXIST. WOOD FENCE FROM MECHANICAL ENCLOSURE TO LIMITS OF CONSTRUCTION, BY OWNER.
 - E. REMOVE EXIST. LANDSCAPING BEDS INDICATED, INCLUDING REMOVAL/CAPPING/RE-ROUTING OF EXIST. IRRIGATION SYSTEM, BY OWNER.
- 3. SITE WORK:**
- A. RESTORE REMAINING PLANTING BEDS TO CONDITION FOUND AT THE BEGINNING OF THE PROJECT, BY OWNER.
 - B. RE-GRADE AT THE PERIMETER OF BUILDING SHALL BE BY OWNER WITH THE EXCEPTION OF GRADING AT BOTTOM/EDGE OF NEW ELEMENTS SUCH AS STEPS/LANDINGS, DECK, RETAINING WALLS, MECHANICAL ENCLOSURE, ETC....
 - C. REFER TO CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION
 - D. PARTY RESPONSIBLE FOR FINAL GRADING SHALL PROVIDE A SMOOTH TRANSITION TO THE CONCRETE LANDING FROM THE EXISTING PATH AND THE WOODEN DECK TO ENSURE COMPLIANCE WITH TAS 303
- 4. MEP:**
- A. REMOVE MEP SYSTEMS ENTIRELY INCLUDING ASSOCIATED CONDUIT, WIRING, DEVICES, FASTENERS, STRAPS, ETC... U.O.N., REF. MEP.
 - (1) REMOVE MECHANICAL UNITS AT NORTHWEST CORNER OF BUILDING.
 - (2) REMOVE BUILDING LIGHTING ALONG EAST ELEVATION OF BUILDING.

LEGEND

- ELEMENT TO BE REMOVED
- EXIST. FENCE TO REMAIN
- EXIST FENCE TO BE REMOVED BY OWNER
- EXISTING CONCRETE TO BE REMOVED
- EXISTING LANDSCAPING TO REMAIN
- EXISTING LANDSCAPING TO BE REMOVED BY OWNER
- EXISTING LIGHT FIXTURE TO BE REMOVED
- STM --- EXISTING STORM LINE
- W --- EXISTING WATERLINE
- WW --- EXISTING WASTEWATER LINE
- C.O. --- EXISTING CLEAN OUT

DATE: JULY 2, 2024
DRAWN BY: KW, SB
CHECKED BY: LI, SF, JE
APPROVED BY: LI

PROJECT TEAM				
ARCHITECT	ARCHITECTS	AEC	CLIENT/OWNER	
SITE ENGR.		MEP ENGR.		

REVISIONS	
100% CD PERMIT/BID SET	7/2/2023

JWC - McDERMOTT CENTER REHABILITATION OF EXTERIOR & ROOF	
PROJECT MANAGEMENT & CONSTRUCTION SERVICES PROJECT SUPPORT	
DEMOLITION SITE PLAN	

SERGEY BELOV PROJECT MANAGER	CONSTRUCTION DOCUMENTS PHASE	DATE



PROJECT NUMBER:
CP#882033

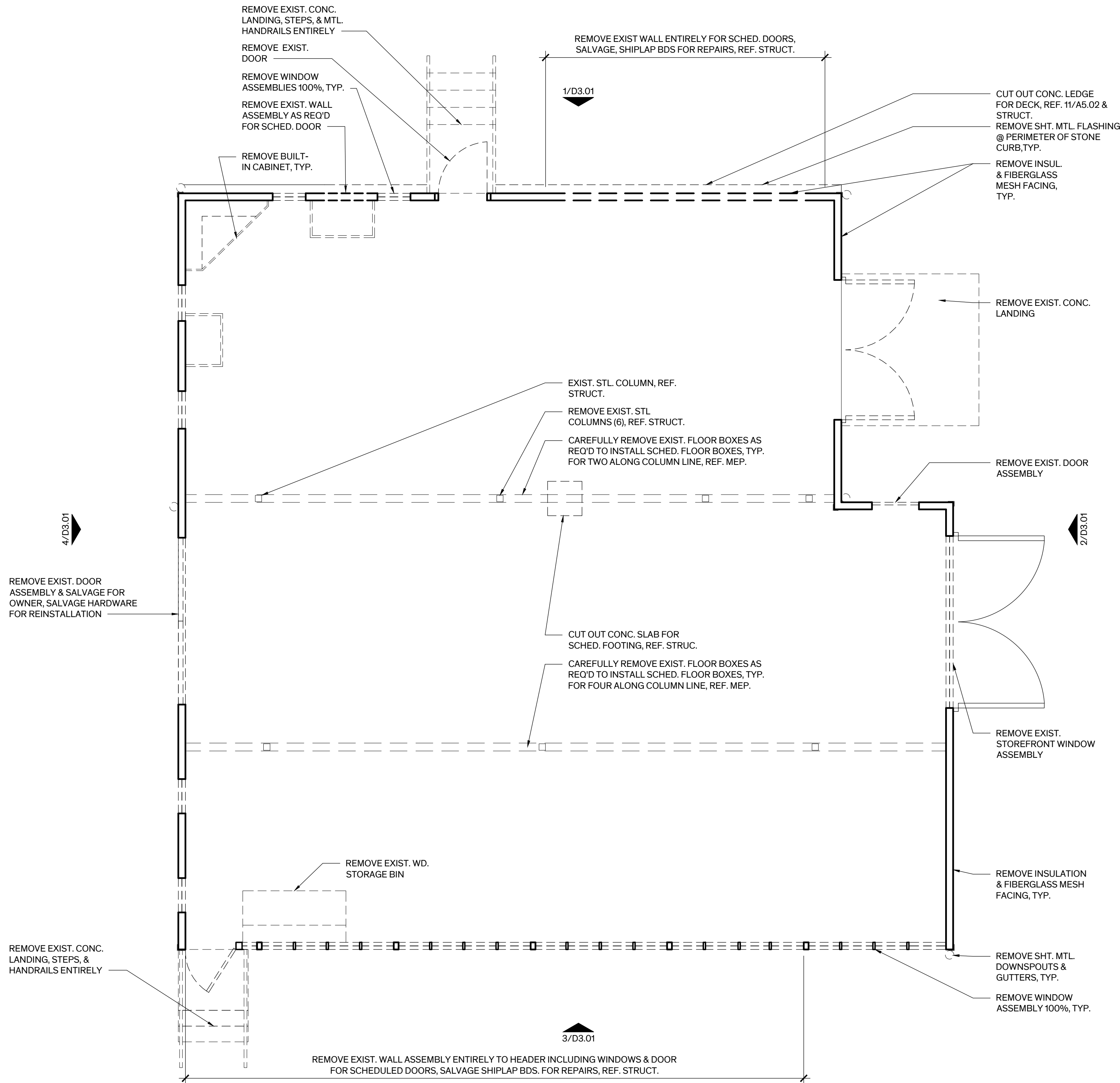
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GENERAL NOTES - DEMO FP

- 1. GENERAL:**
- A. ITEMS NOT MARKED FOR REUSE ARE TO BE SALVAGED FOR THE OWNER OR ARE TO BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF PER LOCAL CODE. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.
- 2. PROTECTION:**
- A. PRIOR TO THE START OF WORK PROTECT INTERIOR FINISHES & ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION & CONSTRUCTION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES & ELEMENTS BY THE CONTRACTOR SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- B. PROVIDE PROTECTION FOR FLOOR ASSEMBLIES & FINISHES SCHEDULED TO REMAIN ADJACENT TO DEMOLITION ACTIVITY.
- C. REMOVE DEBRIS FROM DEMOLITION AT THE END OF EACH WORK DAY, & MAINTAIN BUILDING IN A SAFE MANNER CLEAR OF DEMOLITION & CONSTRUCTION DEBRIS AND EQUIPMENT.
- 3. FLOORS:**
- A. GENERAL: REMOVE MISC. PIPES, CONDUIT, FASTENERS, ETC... OR CUT DOWN MIN. 1" BELOW FINISH FLOOR SURFACE AS REQUIRED TO PREP. SURFACES FOR SCHEDULED REPAIRS.
- B. STAINED CONCRETE:
- (1) REMOVE ADHESIVES, WAX, PRIOR FINISHES, ETC... TO EXPOSE STAINED CONCRETE FINISH.
- (2) REMOVE CONCRETE FLOOR ASSEMBLY WHERE INDICATED FOR FOOTINGS AT NEW INTERIOR POSTS, REF. STRUCTURAL.
- 4. WALLS & COLUMNS:**
- A. SELECTIVELY REMOVE EXIST. WOOD COLUMNS WHERE INDICATED.
- B. REMOVE EXIST. WALL ASSEMBLY ENTIRELY TO HEADER AT SOUTH & NORTH ELEVATIONS WHERE INDICATED. SALVAGE INTERIOR SHIPLAP BOARDS FOR REUSE.
- 5. CEILING:** REMOVE & DISCARD EXIST. CEILING ASSEMBLY ENTIRELY OVER MULTIPURPOSE SPACE 101, INCLUDING FEED CHUTES TO EXPOSE ATTIC FRAMING. SALVAGE WOOD FLOORING & WOOD BEADBOARD CEILING FOR REUSE. REMOVE ALL FASTENERS & CLEAN BOARDS READY & FOR REUSE. CULL BOARDS IN POOR CONDITION & DISPOSE.
- 6. DOORS:** REMOVE & DISCARD DOOR ASSEMBLIES WHERE INDICATED. PROVIDE TEMPORARY PROTECTION. WHERE DOORS ARE SCHEDULED TO BE RECONSTRUCTED, SALVAGE & USE AS A TEMPLATE TO RECONSTRUCT NEW DOOR ASSEMBLIES. SALVAGE HARDWARE FOR REINSTALLATION. AT THE END OF THE PROJECT RETURN SALVAGED DOORS, LOUVERS, & UNUSED HARDWARE TO THE OWNER.
- 7. WINDOWS & LOUVERS:** REMOVE EXTERIOR WOOD WINDOW ASSEMBLIES 100%, PROVIDE TEMPORARY PROTECTION.
- 8. MEP:**
- A. REMOVE EXIST. MEP SYSTEMS ENTIRELY, U.O.N., REF. MEP.
- (1) MECHANICAL: REMOVE EXIST. MECHANICAL EQUIPMENT, RELATED DEVICES, & DISTRIBUTION LINES.
- (2) ELECTRICAL: REMOVE EXIST. LIGHT FIXTURES, ELECTRICAL OUTLETS, RELATED DEVICES, & EXPOSED DISTRIBUTION LINES.
- (3) PLUMBING: REMOVE EXIST. PLUMBING EQUIPMENT/FIXTURES & RELATED PLUMBING LINES.
- (4) REMOVE ANY LINES THAT WILL BE ABANDONED RESULTING FROM THE WORK OF THIS CONTRACT.
- B. DEMO & REINFORCE EXIST. CONSTRUCTION FOR INSTALLATION OF MEP SYSTEMS. REF. MEP & STRUCTURAL DWGS.

LEGEND - DEMO FLOOR PLAN

- ELEMENT TO BE REMOVED
- - - OVERHEAD ELEMENT
- - - DOOR ASSEMBLY TO BE REMOVED



1

Selective Demolition - Floor Plan

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

TRUE NORTH

PLAN NORTH

PROJECT TEAM				
ARCHITECT	ARCHITECTS	AEC	CLARY ZIMMERMAN	
STRUCT. ENGR.		MEP ENGR.		

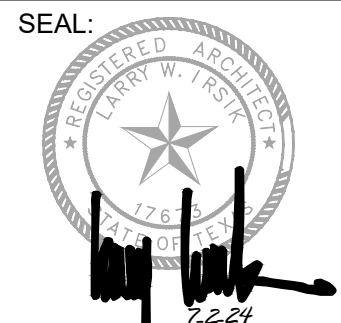
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100% CD PERMIT/BID SET	7/2/2023

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REHABILITATION OF EXTERIOR & ROOF
PROJECT SUPPORT

DEMO, FLOOR PLAN

PROJECT MANAGEMENT & CONSTRUCTION SERVICES

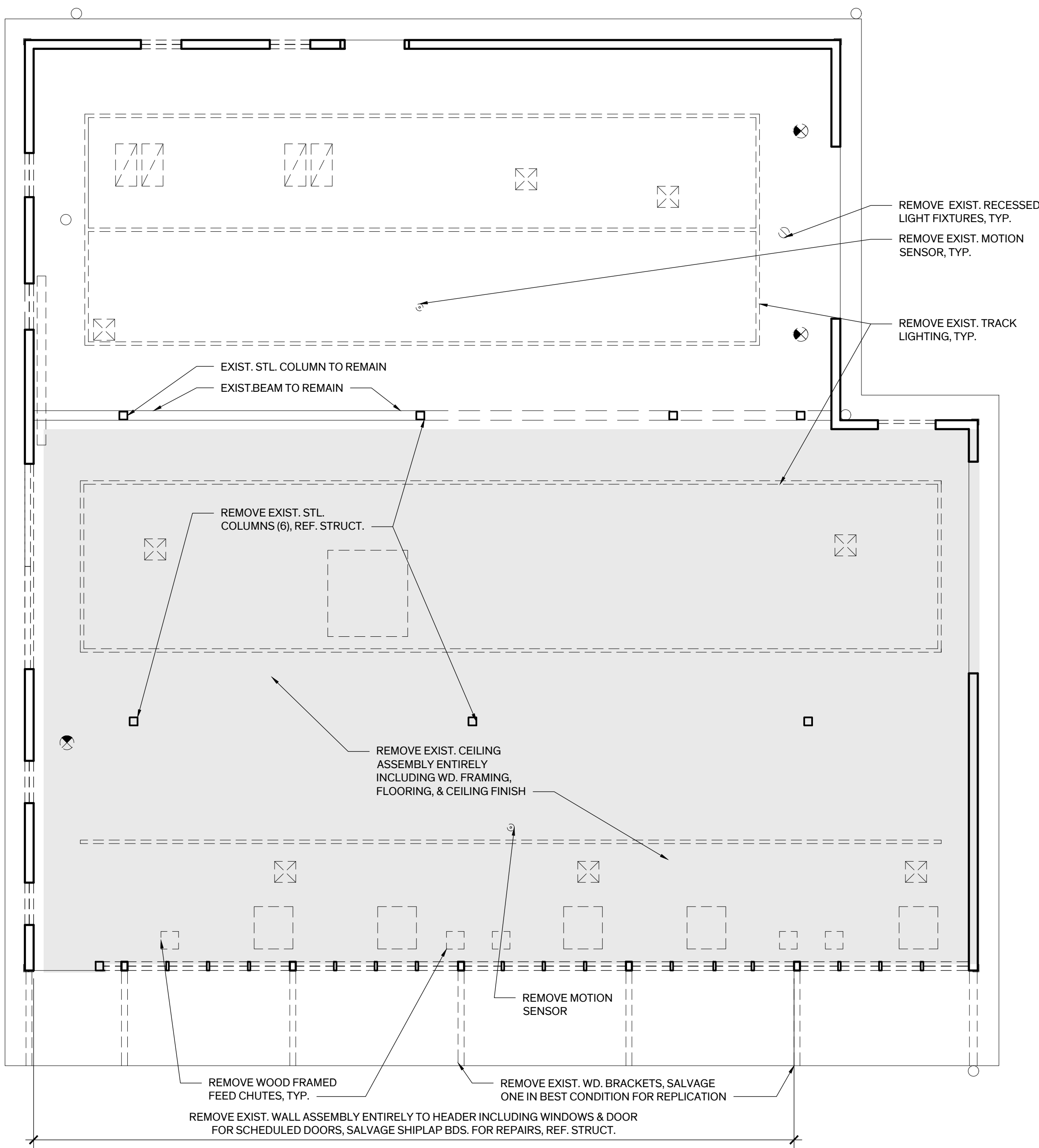
SERGEY BELOV PROJECT MANAGER	CONSTRUCTION DOCUMENTS PHASE	DATE



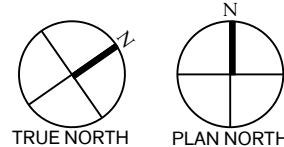
PROJECT NUMBER:
CP#882033

SHEET:
D2.01

ISSUE DATE: 07.02.24



1 Selective Demolition -
Reflected Ceiling Plan
Scale: 1/4" = 1'-0"



GENERAL NOTES - DEMO RCP

- GENERAL:**
 - PROVIDE TEMPORARY SHORING/BRACING AS REQUIRED TO COMPLETE WORK OF THIS CONTRACT. SEQUENCE DEMOLITION/RE-FRAMING OPERATIONS TO MINIMIZE DAMAGE TO EXIST. STRUCTURE SCHEDULED TO REMAIN. THE DESIGN & PROVISIONS FOR ALL TEMPORARY SUPPORTS FOR THE EXECUTION OF THE CONTRACT SUCH AS BRACES, SHORES, SUPPORTS, ANCHORS, ETC., ARE NOT INCLUDED IN THESE DRAWINGS & SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE TO THE STRUCTURE.
 - PROVIDE TEMPORARY PROTECTION AS REQUIRED TO PREVENT DAMAGE TO ELEMENTS SCHEDULED TO REMAIN.
 - ITEMS NOT MARKED FOR REUSE ARE TO BE SALVAGED FOR THE OWNER OR ARE TO BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF PER LOCAL CODE. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.
- PROTECTION:**
 - PRIOR TO THE START OF WORK PROTECT INTERIOR FINISHES & ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION & CONSTRUCTION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES & ELEMENTS BY THE CONTRACTOR SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - PROVIDE PROTECTION FOR FLOOR ASSEMBLIES & FINISHES SCHEDULED TO REMAIN ADJACENT TO DEMOLITION ACTIVITY.
 - REMOVE DEBRIS FROM DEMOLITION AT THE END OF EACH WORK DAY, & MAINTAIN BUILDING IN A SAFE MANNER CLEAR OF DEMOLITION & CONSTRUCTION DEBRIS AND EQUIPMENT.
- FLOORS:**
 - GENERAL:** REMOVE MISC. PIPES, CONDUIT, FASTENERS, ETC... OR CUT DOWN MIN. 1" BELOW FINISH FLOOR SURFACE AS REQUIRED TO PREP. SURFACES FOR SCHEDULED REPAIRS.
 - STAINED CONCRETE:**
 - REMOVE ADHESIVES, WAX, PRIOR FINISHES, ETC... TO EXPOSE STAINED CONCRETE FINISH.
 - REMOVE CONCRETE FLOOR ASSEMBLY WHERE INDICATED FOR FOOTINGS AT NEW INTERIOR POSTS, REF. STRUCTURAL.
- WALLS & COLUMNS:**
 - SELECTIVELY REMOVE EXIST. WOOD COLUMNS WHERE INDICATED.
 - REMOVE EXIST. WALL ASSEMBLY ENTIRELY TO HEADER AT SOUTH ELEVATION WHERE INDICATED. SALVAGE INTERIOR SHIPLAP BOARDS FOR REUSE.
- CEILING:** REMOVE & DISCARD EXIST. CEILING ASSEMBLY ENTIRELY OVER MULTIPURPOSE SPACE 101, INCLUDING FEED CHUTES TO EXPOSE ATTIC FRAMING. SALVAGE WOOD FLOORING & WOOD BEADBOARD CEILING FOR REUSE. REMOVE ALL FASTENERS & CLEAN BOARDS READY & FOR REUSE. CULL BOARDS IN POOR CONDITION & DISPOSE.
- DOORS:** REMOVE & DISCARD DOOR ASSEMBLIES WHERE INDICATED, PROVIDE TEMPORARY PROTECTION. WHERE DOORS ARE SCHEDULED TO BE RECONSTRUCTED, SALVAGE & USE AS A TEMPLATE TO RECONSTRUCT NEW DOOR ASSEMBLIES. SALVAGE HARDWARE FOR REINSTALLATION. AT THE END OF THE PROJECT RETURN SALVAGED DOORS & UNUSED HARDWARE TO THE OWNER.
- WINDOWS & LOUVERS:** REMOVE EXTERIOR WOOD WINDOW ASSEMBLIES 100%, PROVIDE TEMPORARY PROTECTION.
- MEP:**
 - REMOVE EXIST. MEP SYSTEMS ENTIRELY, U.O.N., REF. MEP.
 - MECHANICAL:** REMOVE EXIST. MECHANICAL EQUIPMENT, RELATED DEVICES, & DISTRIBUTION LINES.
 - ELECTRICAL:** REMOVE EXIST. LIGHT FIXTURES, ELECTRICAL OUTLETS, RELATED DEVICES, & EXPOSED DISTRIBUTION LINES.
 - PLUMBING:** REMOVE EXIST. PLUMBING EQUIPMENT/FIXTURES & RELATED PLUMBING LINES.
 - REMOVE ANY LINES THAT WILL BE ABANDONED RESULTING FROM THE WORK OF THIS CONTRACT.
 - DEMO & REINFORCE EXIST. CONSTRUCTION FOR INSTALLATION OF MEP SYSTEMS. REF. MEP & STRUCTURAL DWGS.

LEGEND

- | | |
|--|-----------------------------------|
| | REMOVE EXIST. 1x1 DIFFUSER |
| | REMOVE EXIST. 1x2 RETURN |
| | REMOVE EXIST. RECESSED LIGHT |
| | REMOVE EXIST. EMERGENCY EXIT SIGN |
| | REMOVE EXIST. MOTION SENSOR |
| | REMOVE EXIST. TRACK LIGHTING |
| | EXISTING WALL TO BE REMOVED |
| | ELEMENTS TO BE REMOVED |

DATE: JULY 2, 2024

DRAWN BY: KW, SB

CHECKED BY: LI, SF, JE

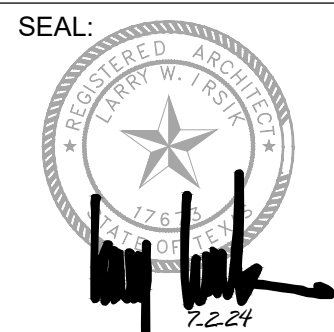
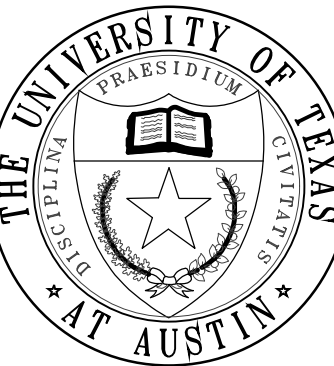
APPROVED BY: LI

PROJECT TEAM				
ARCHITECT	ARCHITECTS	ARCHITECT	ARCHITECT	ARCHITECT
STRUCT. ENGR.	STRUCT. ENGR.	STRUCT. ENGR.	STRUCT. ENGR.	STRUCT. ENGR.
MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.
MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.
MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.	MEP ENGR.

REVISIONS	
100% CD PERMIT/BD SET	7/2/2023

JWC - MCDERMOTT CENTER REHABILITATION OF EXTERIOR & ROOF	
DEMO. REFLECTED CEILING PLAN	PROJECT MANAGEMENT & CONSTRUCTION SERVICES PROJECT SUPPORT

SERGEY BELOV PROJECT MANAGER	CONSTRUCTION DOCUMENTS PHASE	DATE
---------------------------------	---------------------------------	------



PROJECT NUMBER:
CP#882033

SHEET:
D2.02

100% CONSTRUCTION DOCUMENTS

ISSUE DATE: 07.02.24

- C. REMOVE PORTIONS OF NORTH WALL AS REQUIRED FOR SCHEDULED WINDOW & DOOR OPENINGS. SALVAGE INTERIOR WOOD SHIPLAP BOARDS FOR REUSE.
- D. REMOVE EXIST. WOOD BRACKETS ALONG SOUTH ELEVATION AND SALVAGE ONE IN BEST CONDITION FOR REPLICATION.
3. **DOORS:** REMOVE & DISCARD DOOR ASSEMBLIES WHERE INDICATED. PROVIDE TEMPORARY PROTECTION. WHERE DOORS ARE SCHEDULED TO BE RECONSTRUCTED, SALVAGE & USE AS A TEMPLATE TO RECONSTRUCT NEW DOOR ASSEMBLIES. SALVAGE HARDWARE FOR REINSTALLATION. AT THE END OF THE PROJECT RETURN SALVAGED DOORS & UNUSED HARDWARE TO THE OWNER. REMOVE & DISCARD EXIST. DOOR ASSEMBLIES WHERE INDICATED.
4. **WINDOWS & LOUVERS:** REMOVE EXTERIOR WOOD WINDOW & LOUVER ASSEMBLIES 100%. PROVIDE TEMPORARY PROTECTION
5. **ROOFING:**
- B. REMOVE EXIST. WOOD SHINGLE ROOFING SYSTEM ENTIRELY TO EXPOSE WOOD SUBSTRATE INCLUDING UNDERLAYMENT & ASSOCIATED FLASHING ELEMENTS.
- C. REMOVE EXIST. GUTTERS, DOWNSPOUT, & CONDUCTOR HEADS.
- D. REMOVE & SALVAGE WEATHERVANE FOR REINSTALLATION.

LEGEND

--- ELEMENTS TO BE REMOVED

GENERAL NOTES - DEMO ELEV

1. **GENERAL:**
- A. PROVIDE TEMPORARY SHORING/BRACING AS REQUIRED TO COMPLETE WORK OF THIS CONTRACT. SEQUENCE DEMOLITION/RE-FRAMING OPERATIONS TO MINIMIZE DAMAGE TO EXIST. STRUCTURE SCHEDULED TO REMAIN. THE DESIGN & PROVISIONS FOR ALL TEMPORARY SUPPORTS FOR THE EXECUTION OF THE CONTRACT SUCH AS BRACES, SHORES, SUPPORTS, ANCHORS, ETC., ARE NOT INCLUDED IN THESE DRAWINGS & SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE TO THE STRUCTURE.
- B. PROVIDE TEMPORARY PROTECTION AS REQUIRED TO PREVENT DAMAGE TO ELEMENTS SCHEDULED TO REMAIN.
- C. ITEMS NOT MARKED FOR REUSE ARE TO BE SALVAGED FOR THE OWNER OR ARE TO BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF PER LOCAL CODE. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.
2. **EXTERIOR WALLS:**
- A. REMOVE EXTERIOR ARCHITECTURAL WOODWORK 100% TO EXPOSE FRAMING INCLUDING BUT NOT LIMITED TO SIDING, CORNER BOARD, RAKE BOARD, FASCIA, SOFFIT, STANDING & RUNNING TRIM, ETC.... FOLLOWING REMOVAL CONTACT ARCHITECT TO REVIEW CONDITION OF EXPOSED FRAMING & TO CONFIRM EXTENT OF REPLACEMENT AND/OR REPAIR TO EXIST. FRAMING. REFERENCE SECTION 012260.
- B. REMOVE PORTION OF SOUTH & NORTH WALL 100% WHERE INDICATED TO UNDERSIDE OF HEADER FOR SCHEDULED DOOR OPENINGS. SALVAGE INTERIOR WOOD SHIPLAP BOARDS FOR REUSE.

DATE: JULY 2, 2024

DRAWN BY: KW, SB

CHECKED BY: LI, SF, JE

APPROVED BY: LI

PROJECT TEAM

ARCHITECT	ARCHITECTS	AEC	CLIENT/OWNER
LI, SF, JE	LI, SF, JE	LI, SF, JE	LI, SF, JE

REVISIONS

100% CD PERMIT/BID SET 7/2/2023

JWC - MCDERMOTT CENTER

REHABILITATION OF EXTERIOR & ROOF

DEMO ELEVATIONS

PROJECT MANAGEMENT & CONSTRUCTION SERVICES

PROJECT SUPPORT

SERGEY BELOV
PROJECT MANAGER

CONSTRUCTION DOCUMENTS
PHASE

CLIENT APPROVAL
DATE



SEAL:

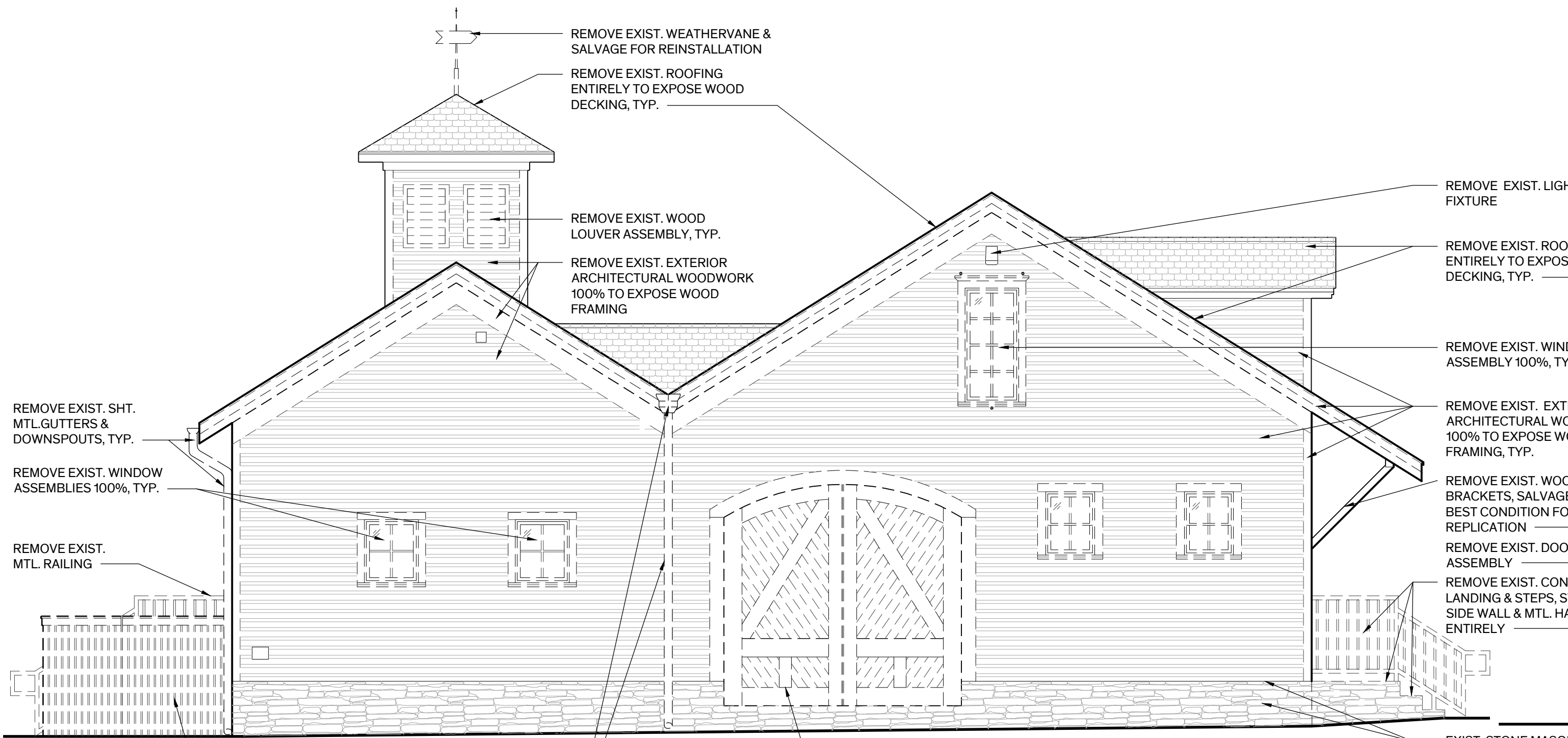


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CP#882033

SHEET:

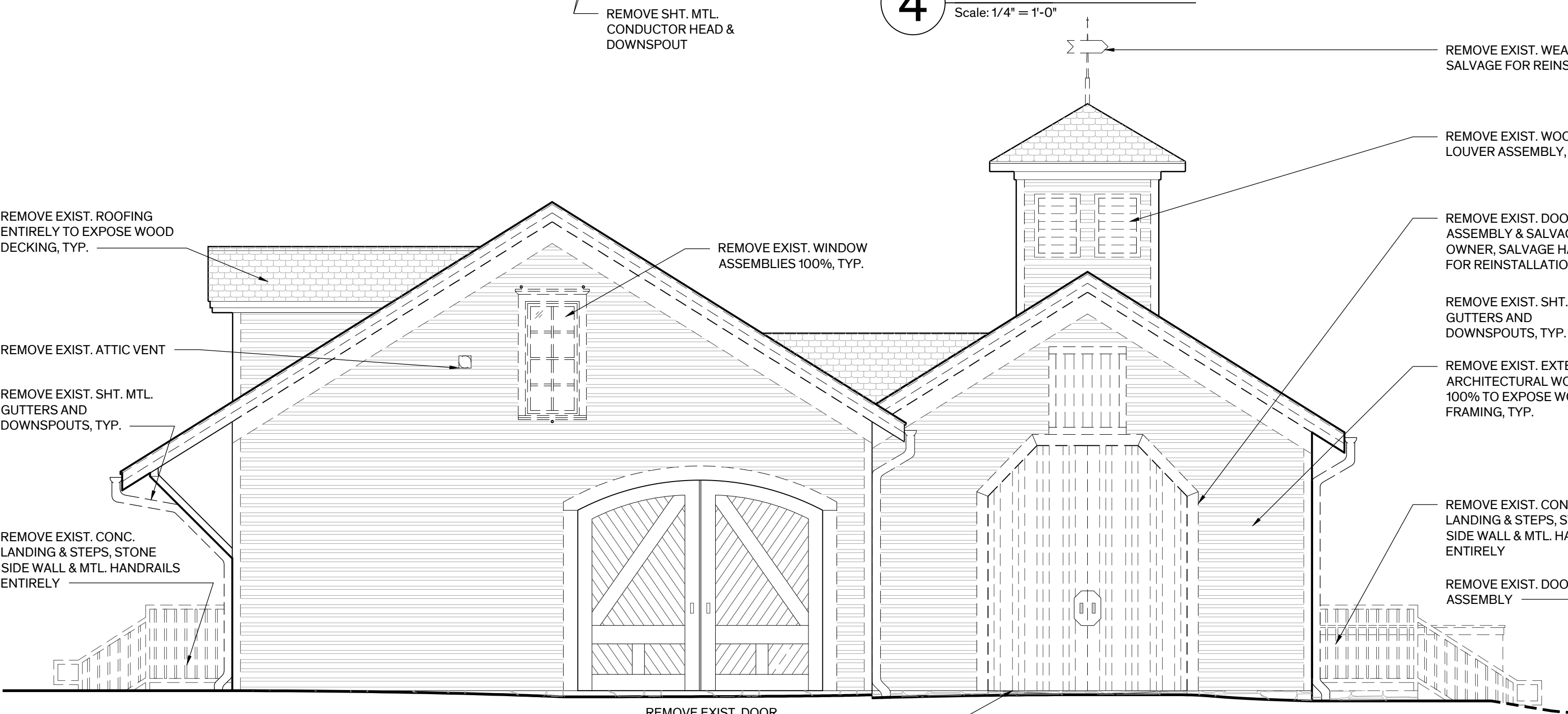
D3.01

ISSUE DATE: 07.02.24



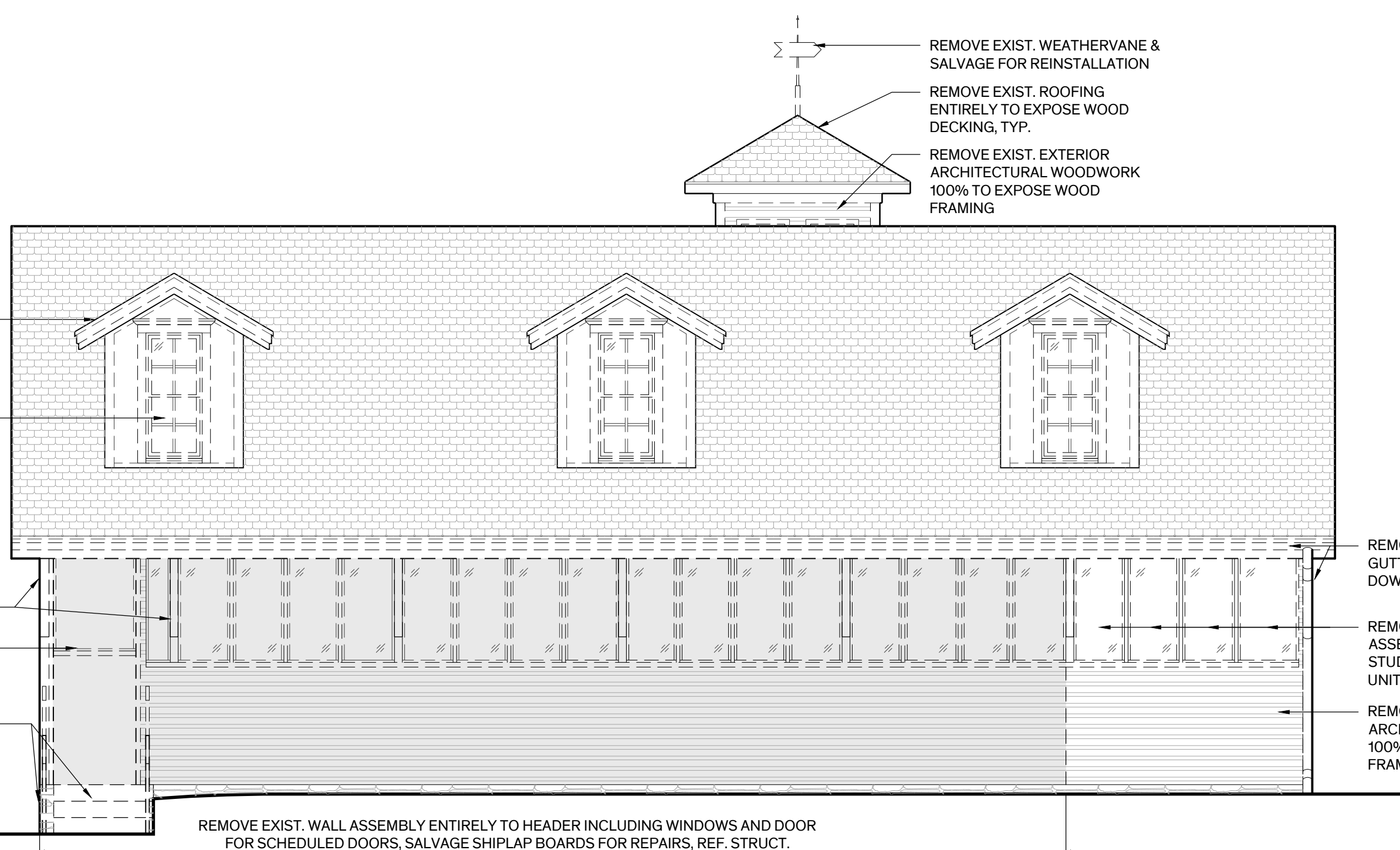
Selective Demolition - West Elevation

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



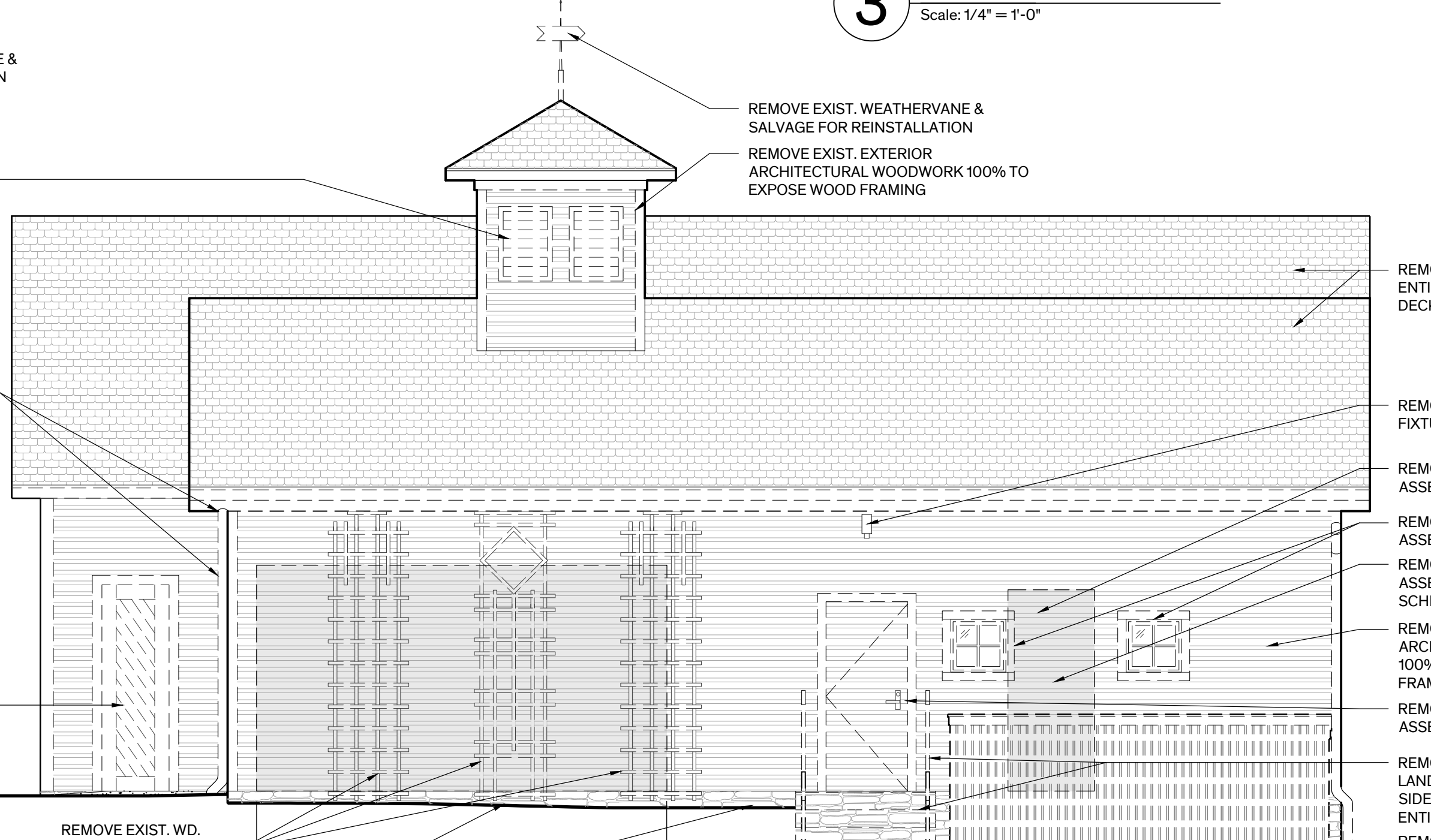
Selective Demolition - East Elevation

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



Selective Demolition - South Elevation

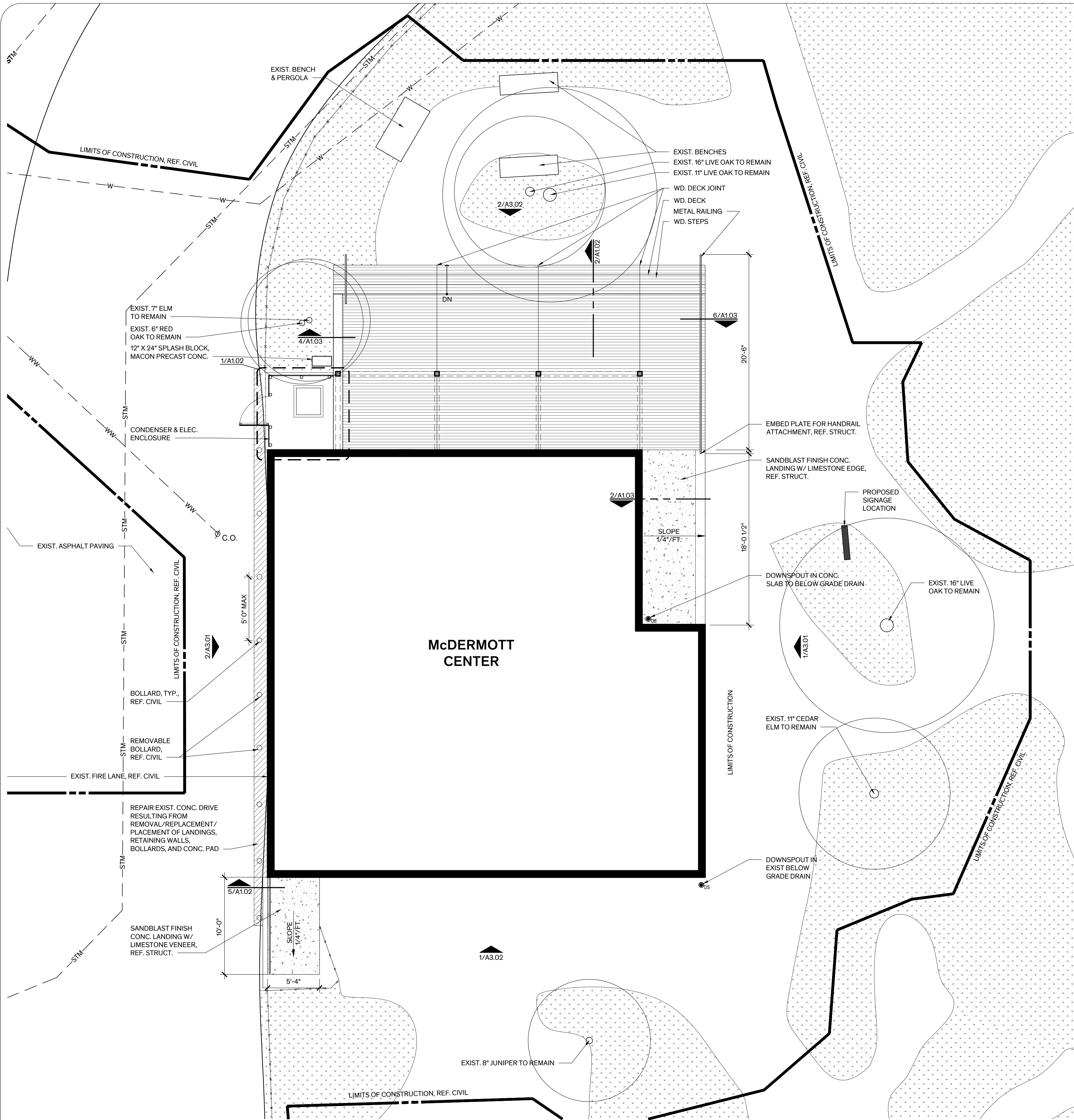
Scale: 1/4" = 1'-0"



Selective Demolition - North Elevation

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

100% CONSTRUCTION DOCUMENTS



1 Site Plan
Scale: 3/16" = 1'-0"

PLAN NORTH
TRUE NORTH

GENERAL NOTES - SITE PLAN

- 1. GENERAL SITE WORK**
- A. UTILITY LOCATIONS ARE APPROXIMATE. V.I.F. LOCATE WATER, ELECTRICAL, STORM SEWER & OTHER MISC. UTILITY LINES PRIOR TO TRENCHING.
 - B. REF. CIVIL & MEP DRAWINGS FOR SCOPE OF SITE UTILITY WORK.
 - C. REF. CIVIL FOR EROSION & SEDIMENT CONTROL.
 - D. REF. CIVIL FOR TREE & NATURAL AREA PROTECTION.
 - E. REF. CIVIL FOR LIMITS OF CONSTRUCTION.
- 2. SITE WORK:**
- A. RESTORE PLANTING BEDS TO CONDITION FOUND AT THE BEGINNING OF THE PROJECT, BY OWNER.
 - B. RE-GRADING AT THE PERIMETER OF BUILDING SHALL BE BY OWNER WITH THE EXCEPTION OF GRADING AT BOTTOM/EDGE OF NEW ELEMENTS SUCH AS STEPS/LANDINGS, DECK, RETAINING WALLS, MECHANICAL ENCLOSURE, ETC....
- 3. EAST ENTRY:** PROVIDE CONCRETE LANDING WITH LIMESTONE EDGING, SLOPE MAX. 1/4" PER FT. FOR ADA COMPLIANCE, REF. STRUCT.
- 5. SOUTH ENTRY:** PROVIDE CONCRETE LANDING WITH CONCRETE RETAINING WALL, SLOPE MAX. 3/4" PER FT. CLAD WEST FACE OF WALL WITH LIMESTONE, REF. STRUCT. PROVIDE METAL GUARDRAIL WHERE INDICATED.
- 6. NORTH DECK:**
- A. PROVIDE WOOD FRAMED DECK & STEPS WITH CONCRETE FOOTINGS, REF. STRUCT. FINISH DECK, TREADS, & RISERS WITH WOOD BOARDS AS SPECIFIED, SPACE WITH 3/4" GAP. PROVIDE METAL RAILINGS WHERE INDICATED, FASTEN TO STRUCTURE. TREADS SHALL BE MIN. 1 1/2" DEEP, RISERS MAX. 7" HIGH.
 - B. PROVIDE LIMESTONE WALL ON CONCRETE STRUCTURE, REF. STRUCT.
- 7. MECHANICAL ENCLOSURE:** PROVIDE METAL FRAMED MECHANICAL ENCLOSURE WITH WOOD SLATS FASTEN TO CONCRETE PAD, REF. STRUCT. ENCLOSURE SHALL BE 4" TALLER THAN MECHANICAL UNIT. CONTRACTOR TO COORDINATE HEIGHT OF ENCLOSURE & CLEARANCES REQUIRED WITH EXACT UNIT, REF. MEP.

IMPERVIOUS COVER

JWC PROPERTY SIZE:	7,412,572 SQ.FT.
EXISTING IMPERVIOUS COVER:	590,561 SQ.FT.
EXISTING PERCENTAGE OF IMPERVIOUS COVER:	7.97%
PERCENTAGE OF IMPERVIOUS COVER ALLOWED:	15%
PROPOSED IMPERVIOUS COVER	591,420 SQ.FT.
PROPOSED PERCENTAGE OF IMPERVIOUS COVER:	7.98%

*BASED ON INFORMATION GATHERED FROM CITY OF AUSTIN DRAINAGE MAPS AND AUSTINTEXAS.GOV WATERSHED PROTECTION ORDINANCE WEBSITE.

LEGEND

	CONCRETE
	EXIST. LANDSCAPING
	LIMESTONE
	WOOD DECKING
	BOLLARD
	BELOW GRADE DRAIN
	SPLASH BLOCK
	DOWNSPOUT LOCATIONS
	EXISTING SUBGRADE DOWNSPOUT LEADERS
	EXISTING SUBGRADE ELECTRICAL SERVICE
	EXISTING WASTE WATER LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING CLEAN OUT

DATE: JULY 2, 2024
DRAWN BY: KW, SB
CHECKED BY: LI, SF, JE
APPROVED BY: LI

PROJECT TEAM				
ARCHITECT	ARCHITECTS			
STL. ENGR.	AEC			
MEP. ENGR.	CLARY, ZIMMERMAN			

REVISIONS

100% CD PERMIT/BD SET	7/2/2023
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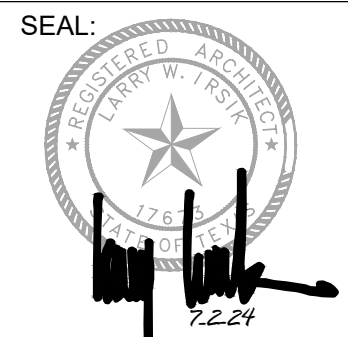
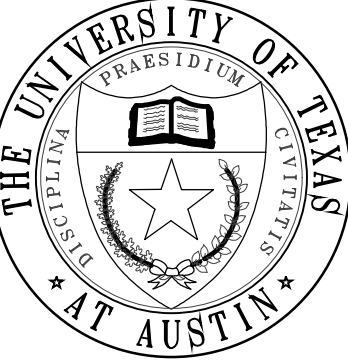
JWC - MCDERMOTT CENTER
REHABILITATION OF EXTERIOR & ROOF
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT SUPPORT

SITE PLAN

SERGEY BELOV
PROJECT MANAGER

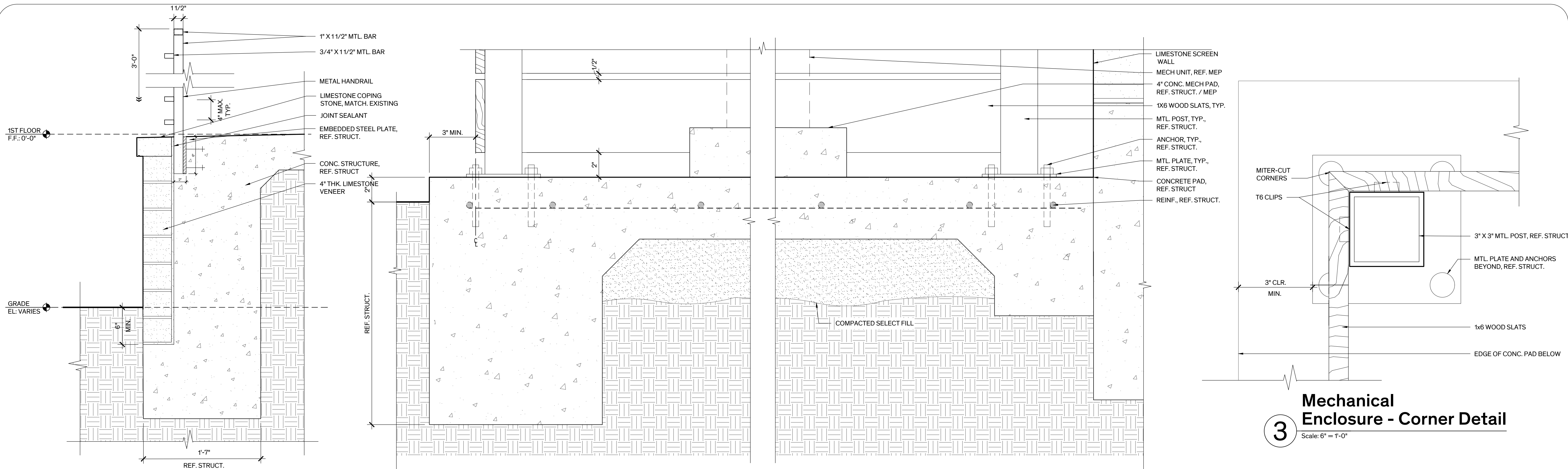
CONSTRUCTION DOCUMENTS
PHASE

DATE



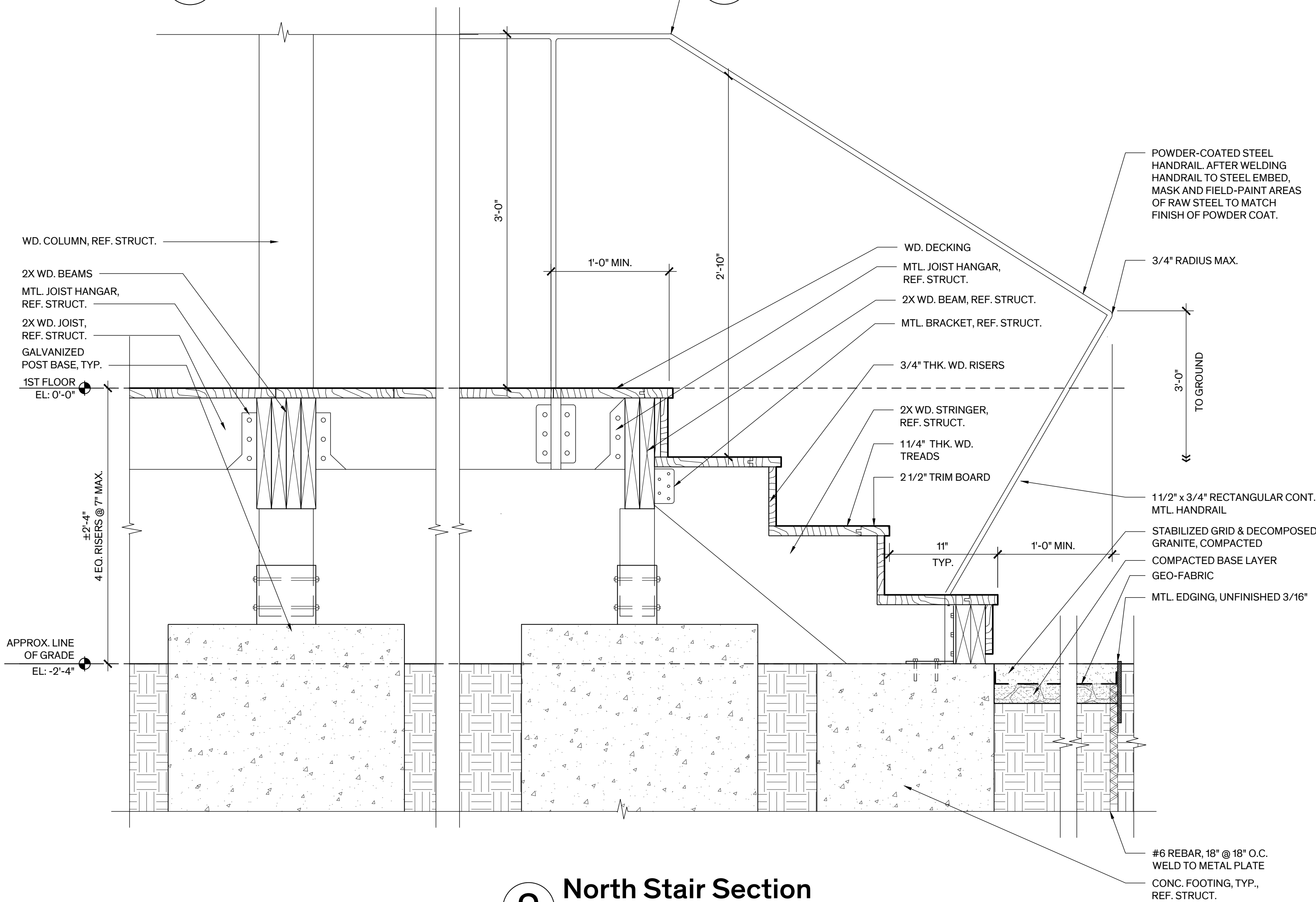
PROJECT NUMBER:
CP#882033

SHEET:
A1.01

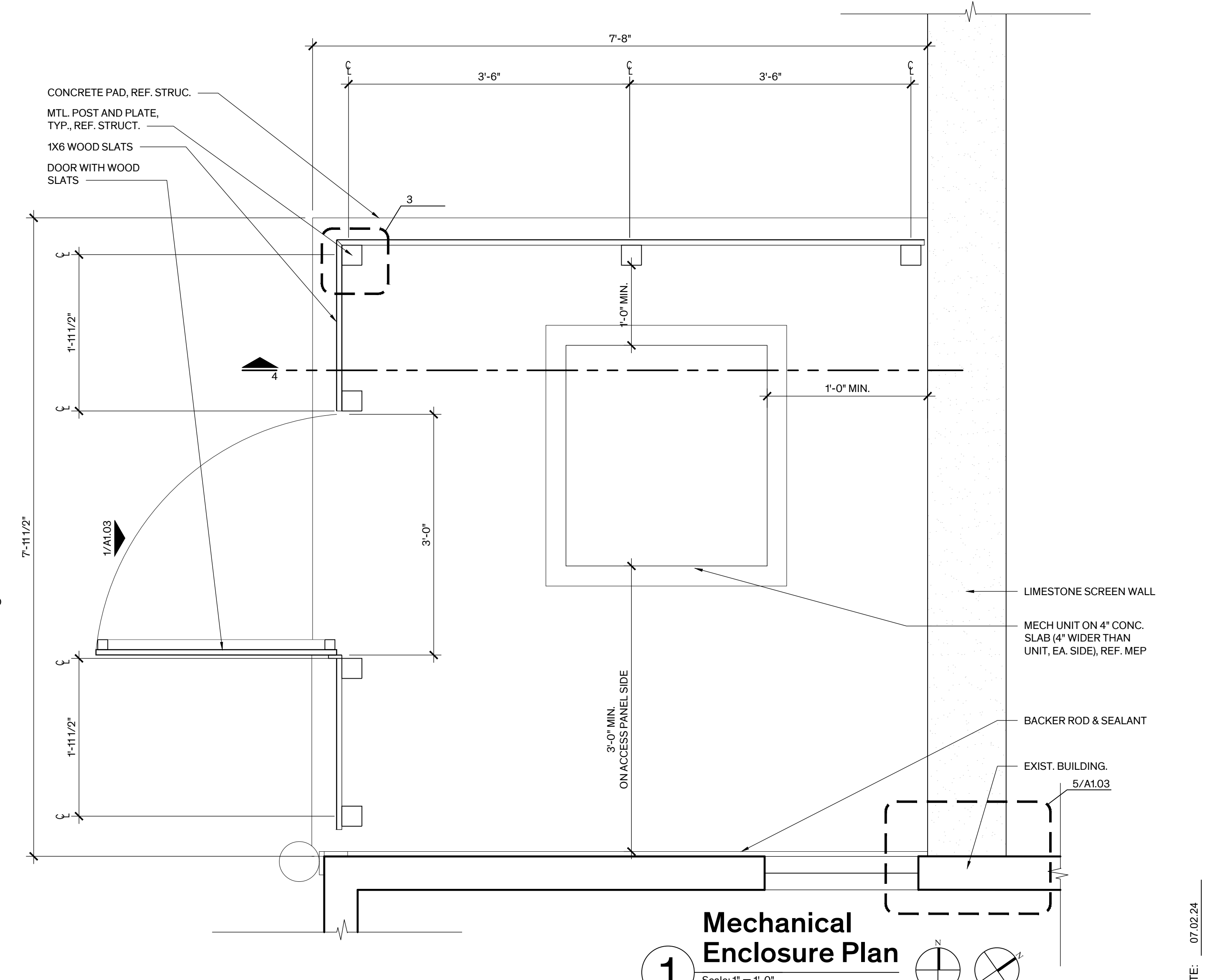


5 Det. @ Landing
Scale: 11/2" = 1'-0"

4 Mechanical Pad Detail
Scale: 3" = 1'-0"



2 North Stair Section
Scale: 11/2" = 1'-0"



1 Mechanical Enclosure Plan
Scale: 1" = 1'-0"

100% CONSTRUCTION DOCUMENTS

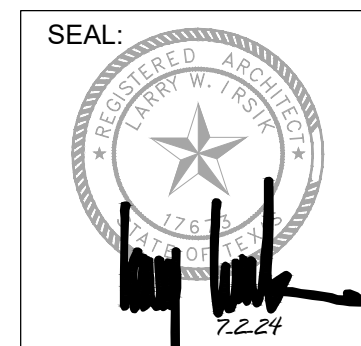
DATE: JULY 2, 2024
DRAWN BY: KW, SB
CHECKED BY: LI, SF, JE
APPROVED BY: LI

PROJECT TEAM			
ARCHITECT	ARCHITECTS		
STL. ENGR.	AEC		
MEP. ENGR.	CLEARY-JAMERMAN		

REVISIONS	
100% CD PERMIT/BID SET	7/2/2023

SITE DETAILS	
JWC - MCDERMOTT CENTER REHABILITATION OF EXTERIOR & ROOF PROJECT SUPPORT	PROJECT MANAGEMENT & CONSTRUCTION SERVICES

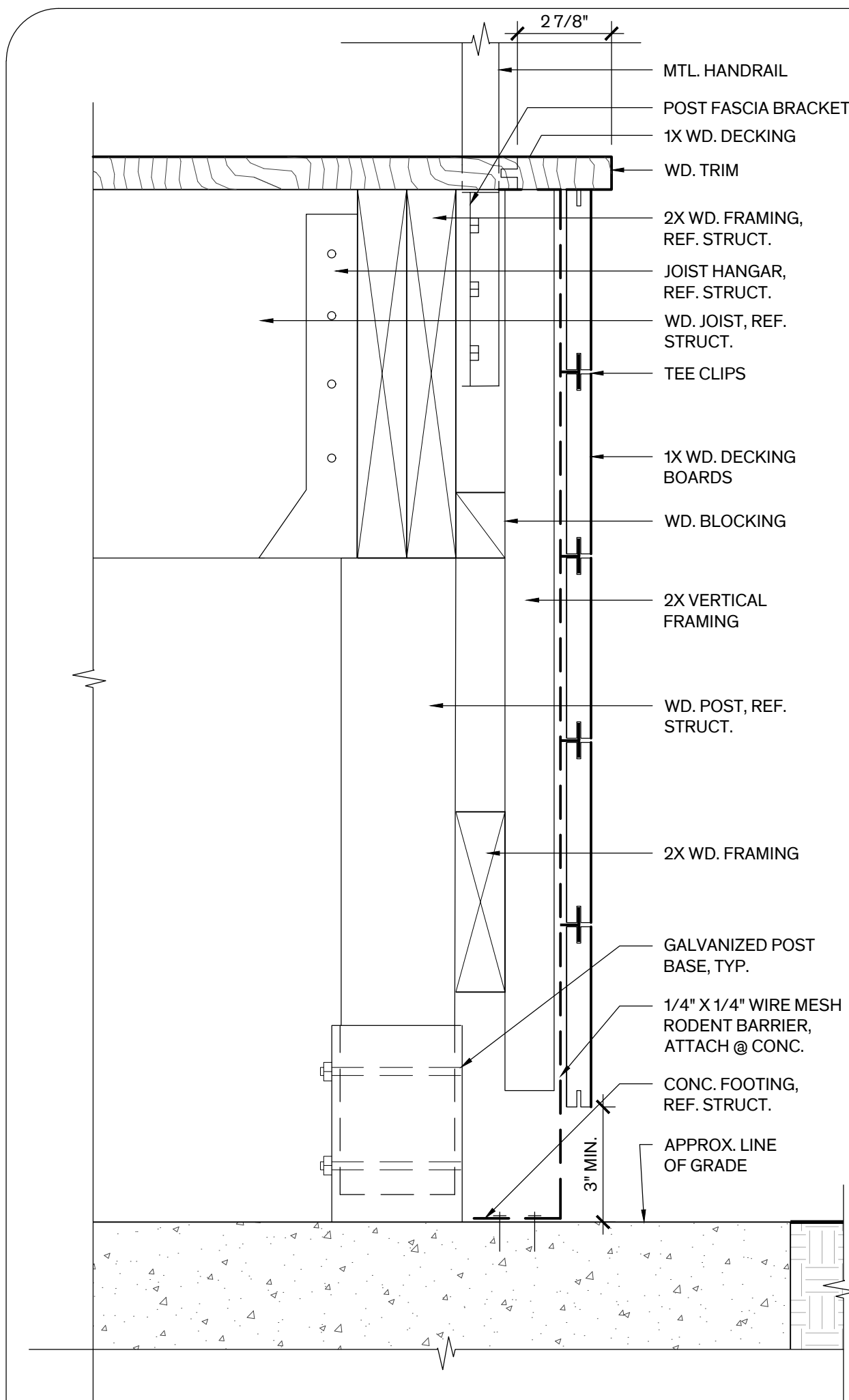
SERGEY BELOV PROJECT MANAGER	DATE
CONSTRUCTION DOCUMENTS PHASE	
CLIENT APPROVAL	



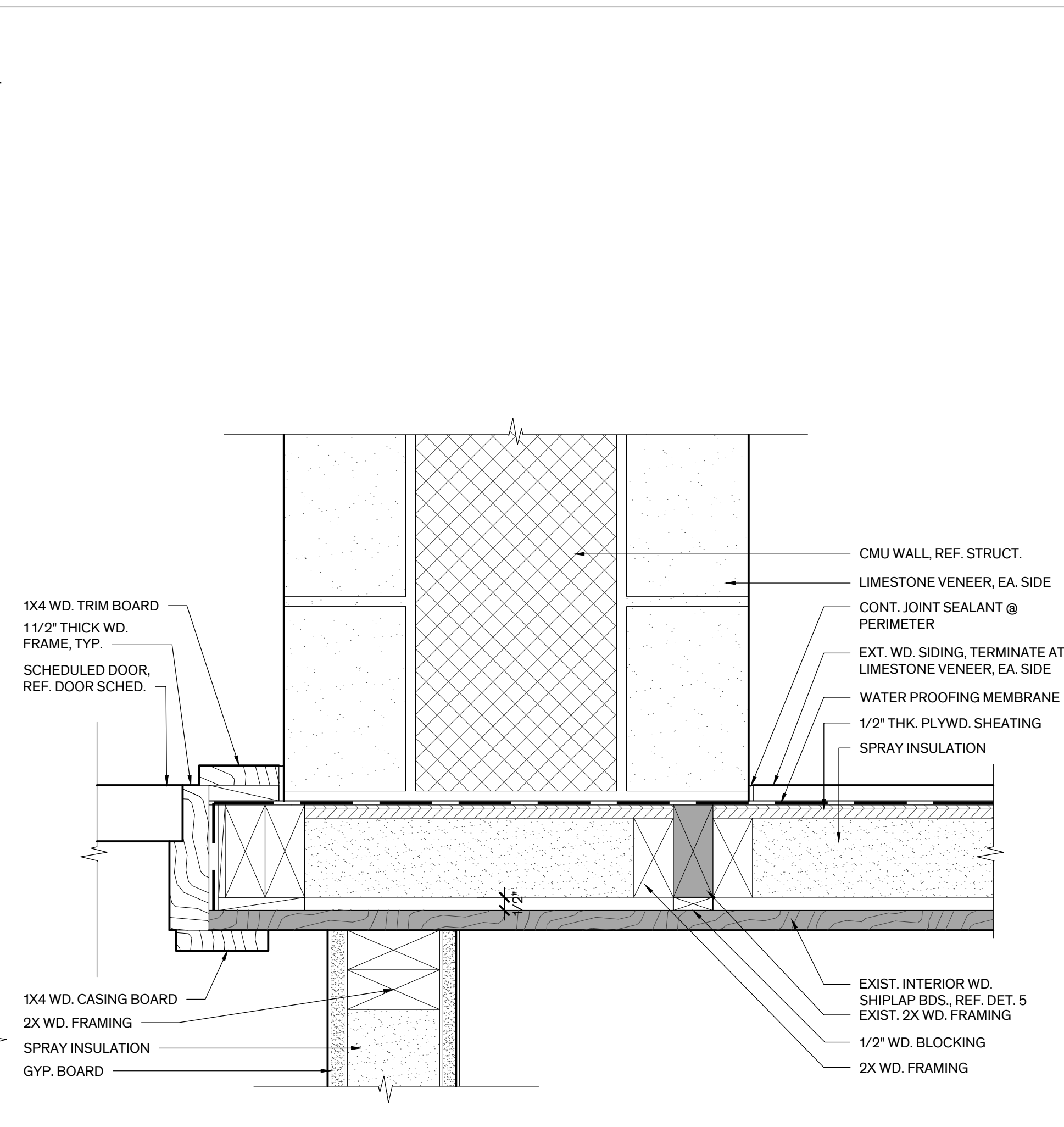
PROJECT NUMBER:
CP#882033

SHEET:
A1.02

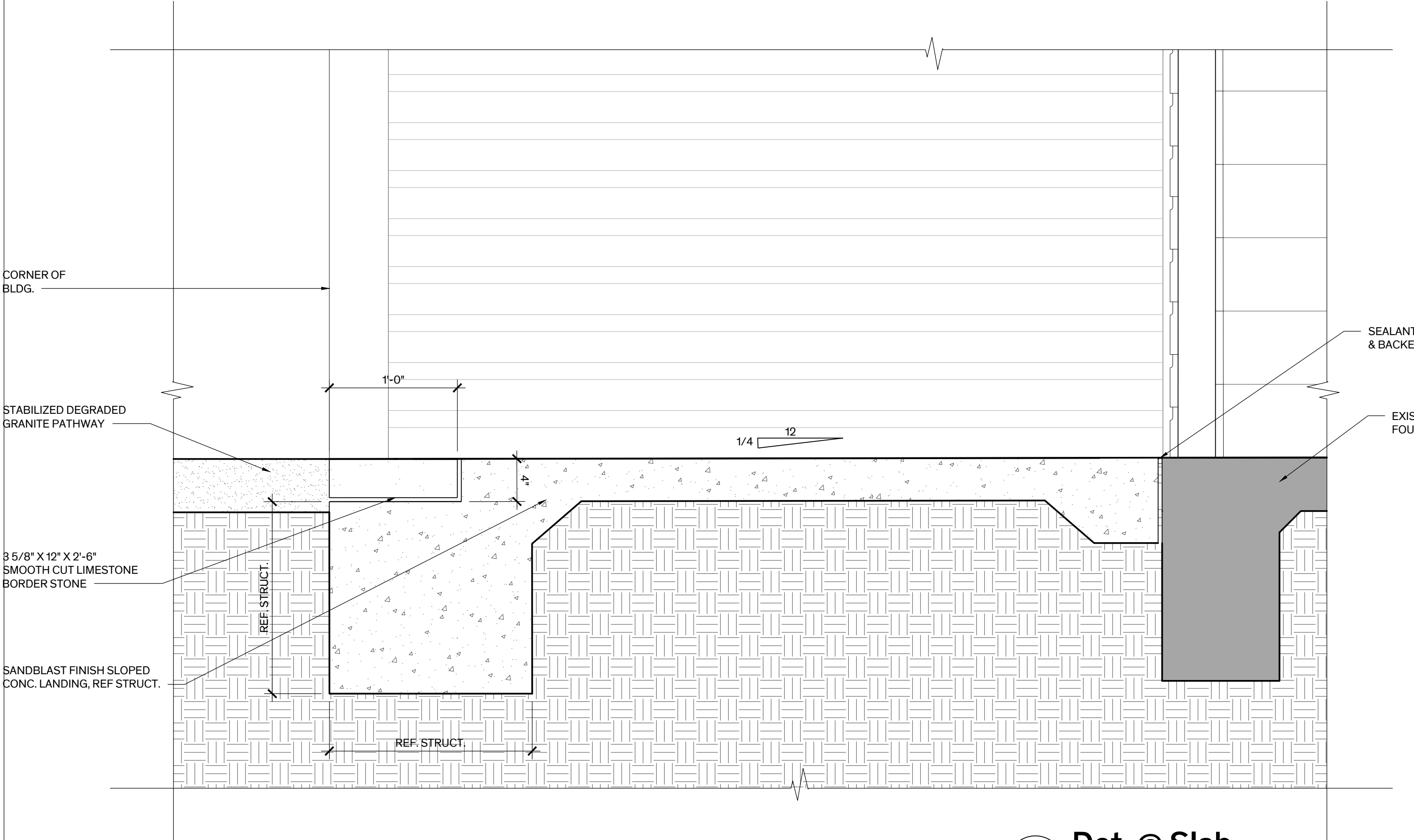
ISSUE DATE: 07.02.24



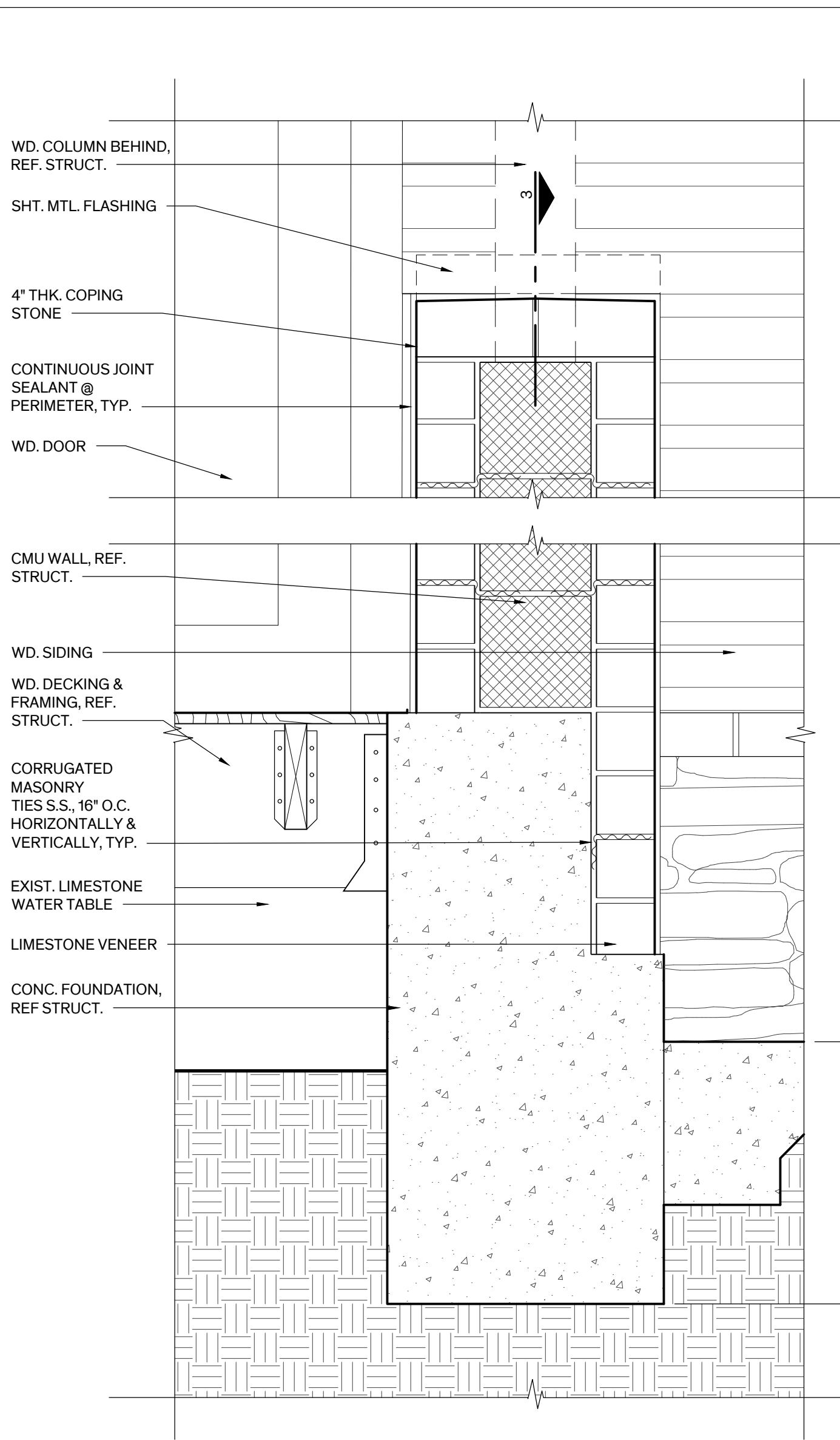
6 Deck Siding Detail
Scale: 3" = 1'-0"



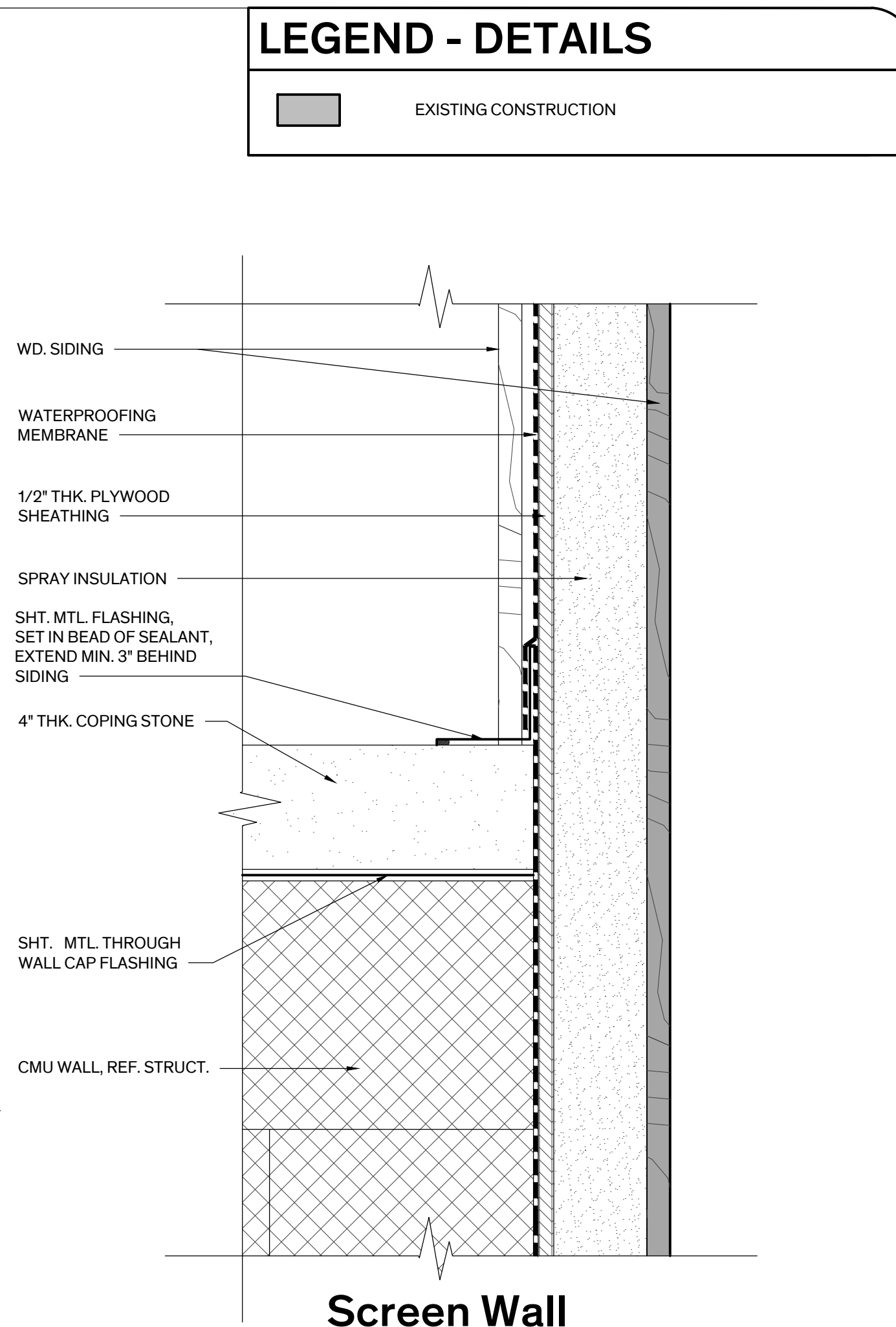
5 Screen Wall Detail
Scale: 3" = 1'-0"



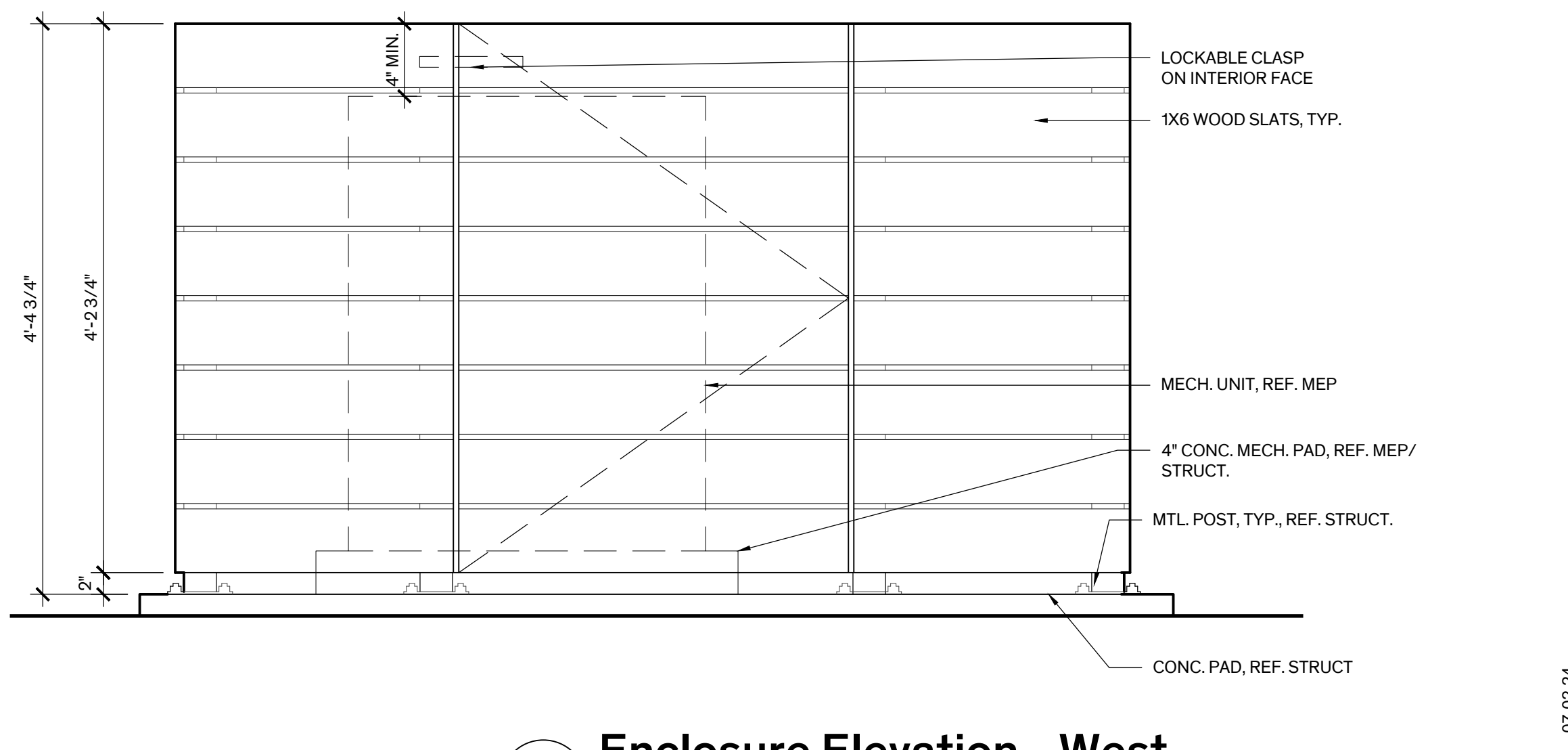
2 Det. @ Slab
Scale: 11/2" = 1'-0"



4 Screen Wall Section
Scale: 11/2" = 1'-0"



3 Screen Wall Flashing Detail
Scale: 3" = 1'-0"



1 Enclosure Elevation - West
Scale: 1" = 1'-0"

100% CONSTRUCTION DOCUMENTS

LEGEND - DETAILS

EXISTING CONSTRUCTION

DATE: JULY 2, 2024

DRAWN BY: KW, SB

CHECKED BY: LI, SF, JE

APPROVED BY: LI

PROJECT TEAM			
ARCHITECT	ARCHITECTS		
STRUCT. ENGR.	AEC		
MEP. ENGR.	CLARY, ZIMMERMAN		

REVISIONS

100% CD PERMIT/BID SET	7/2/2023
------------------------	----------

JWC - MCDERMOTT CENTER

REHABILITATION OF EXTERIOR & ROOF

PROJECT MANAGEMENT & CONSTRUCTION SERVICES

PROJECT SUPPORT

SERGEY BELOV
PROJECT MANAGER

CONSTRUCTION DOCUMENTS
PHASE

DATE

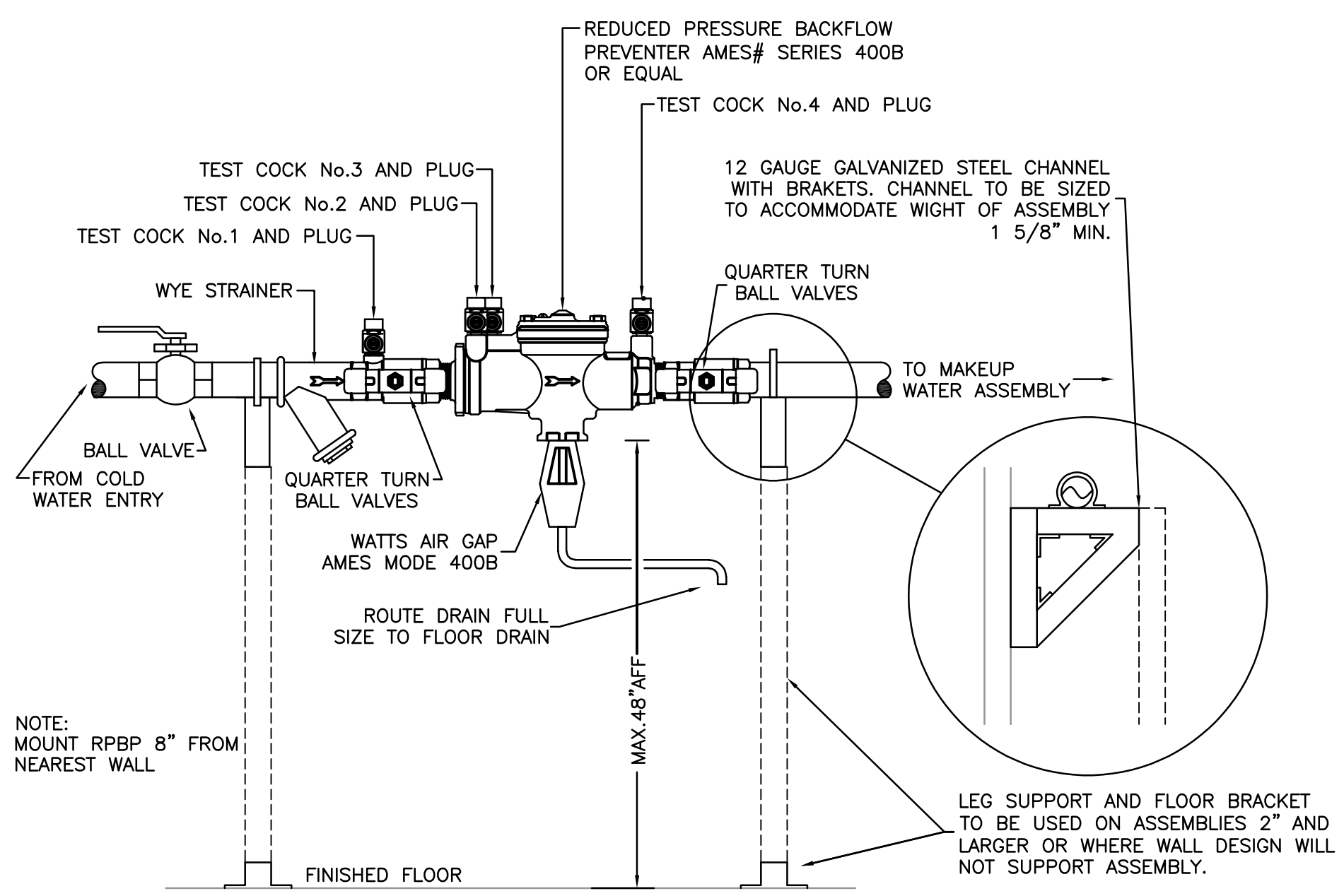
THE UNIVERSITY OF TEXAS
AT AUSTIN

SEAL:
REGISTERED ARCHITECT
17124

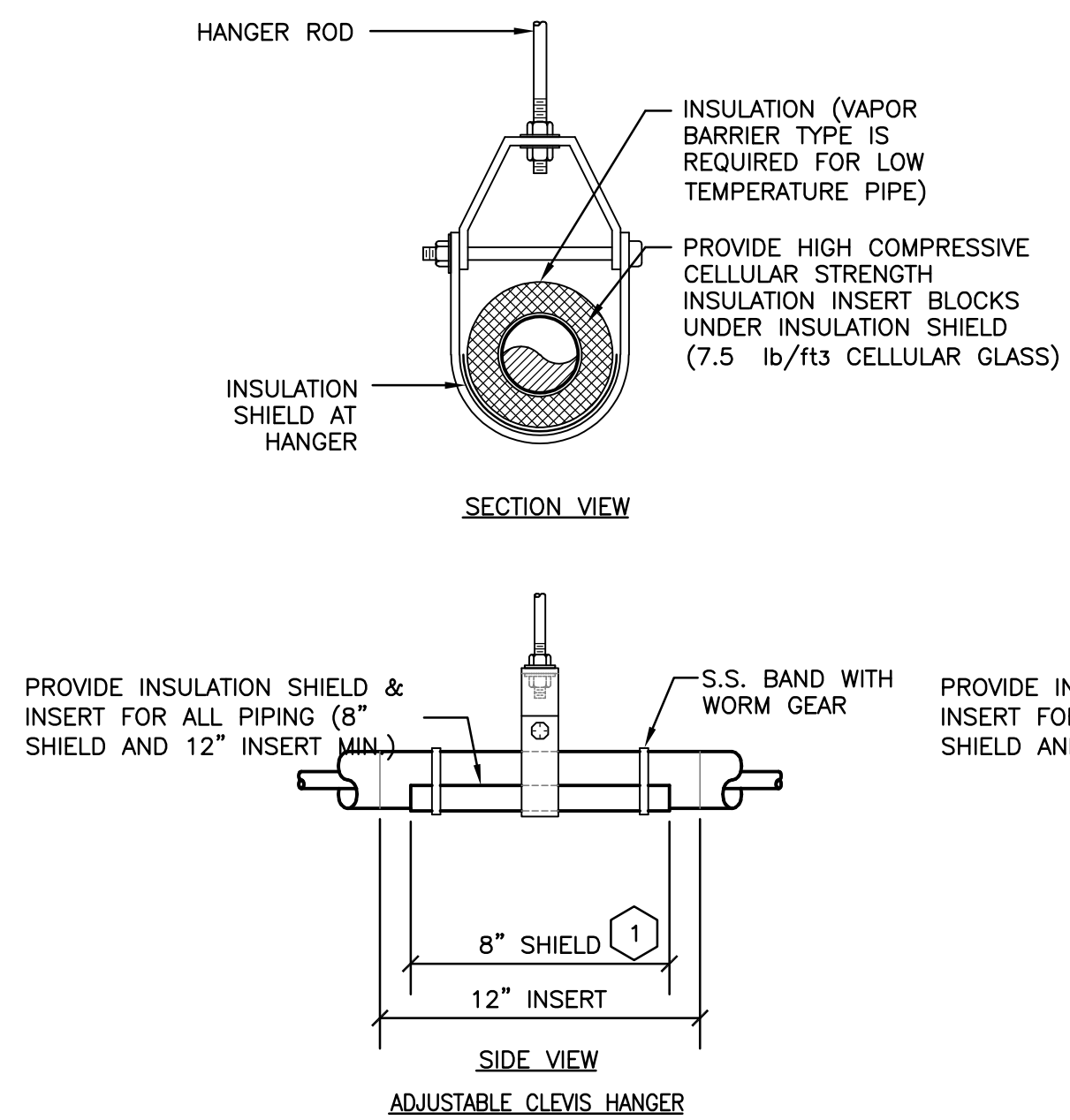
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CP#882033

SHEET:
A1.03

ISSUE DATE: 07.02.24



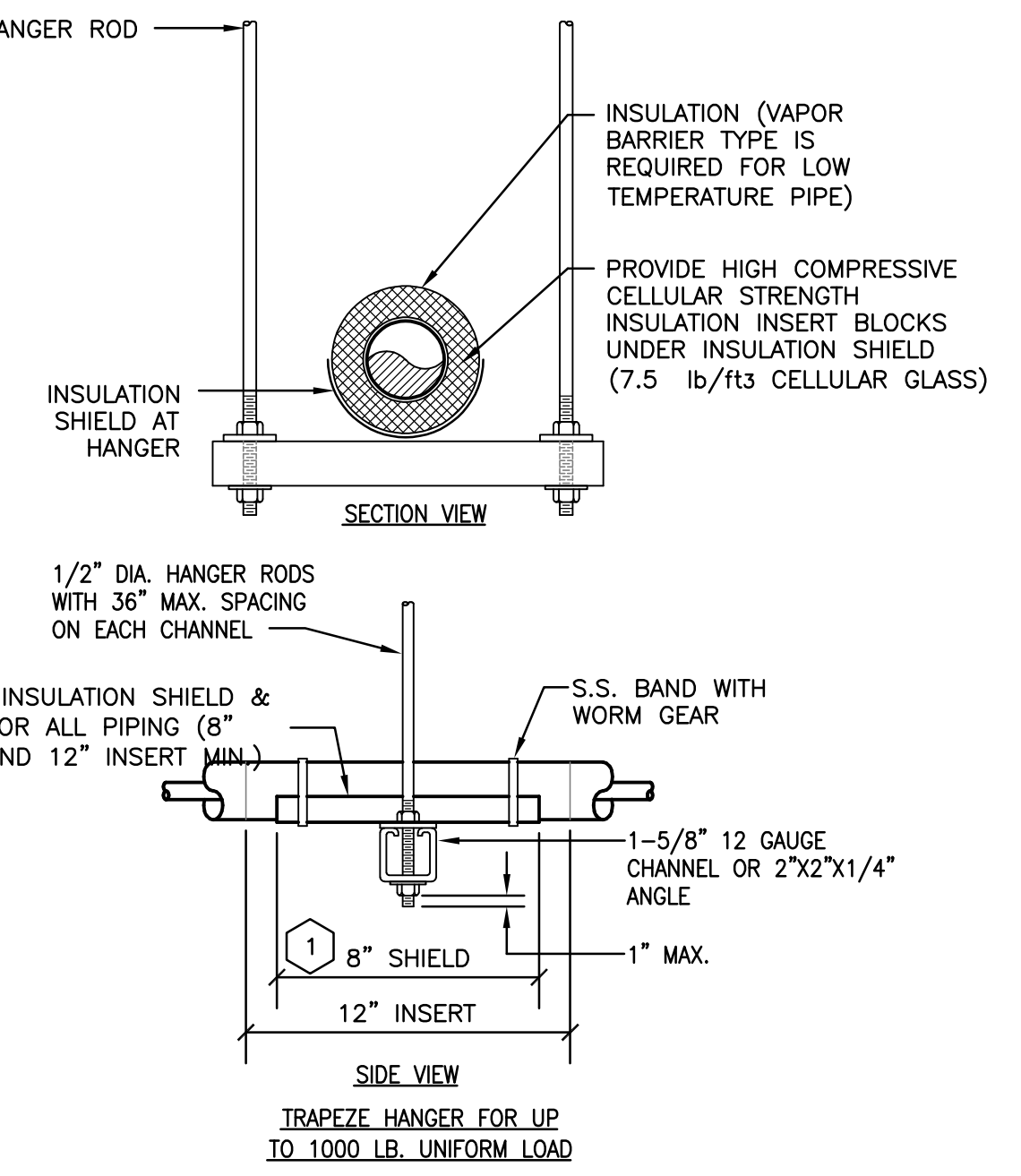
1 BACKFLOW PREVENTOR MOUNTING SCHEMATIC
SCALE: NTS



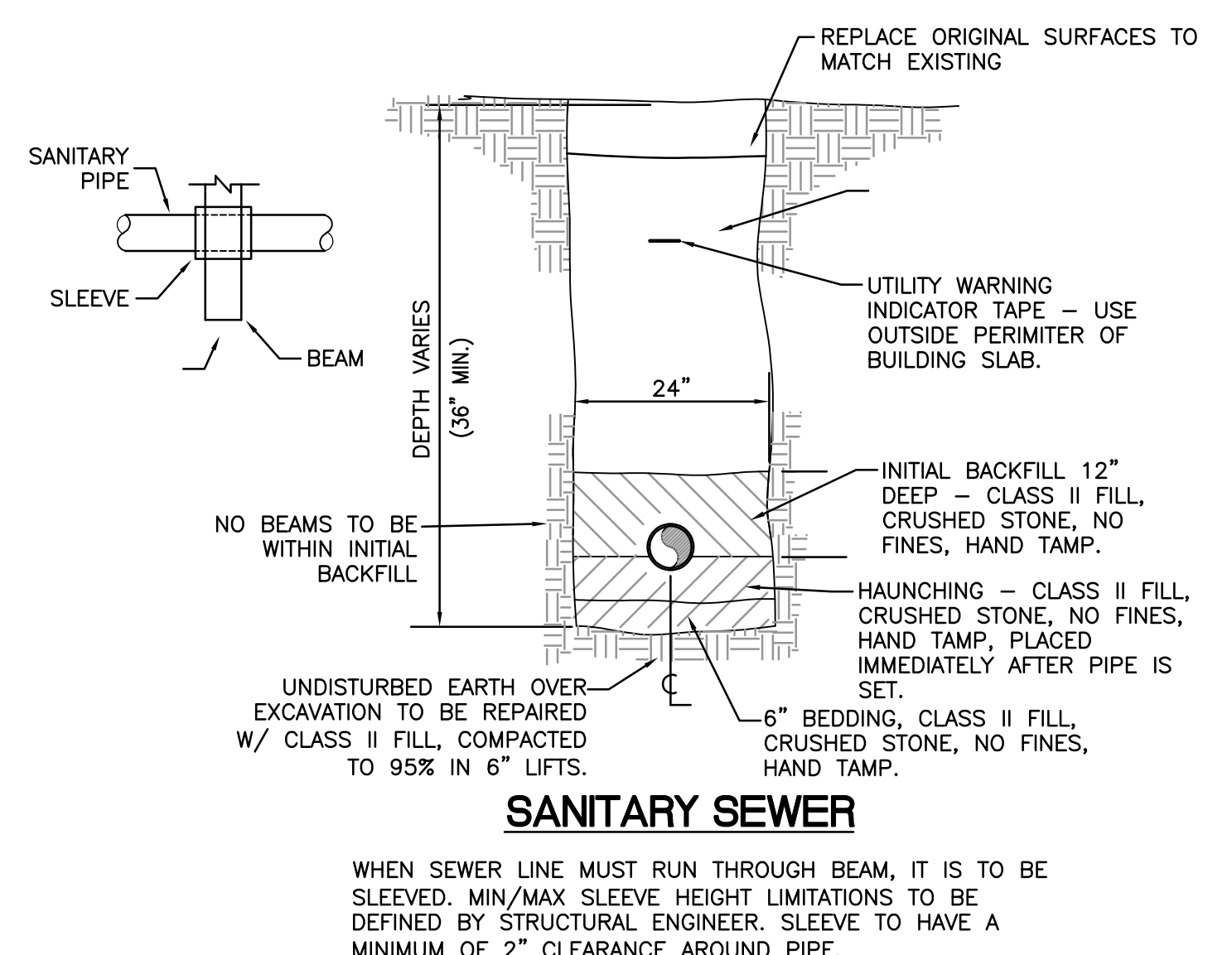
MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																							
NOM. SIZE	THRU 3/4"	1	1 1/4	2	2 1/2	3	4	5	6	8	10	12	14	16	18	20	24						
PIPE	7 FT	7	7	9	10	11	12	12	12	12	12	12	12	12	12	12	12						
TUBING	5 FT	6	6	8	8	9	10	10	10	10	10	10	10	10	10	10	10						

NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.

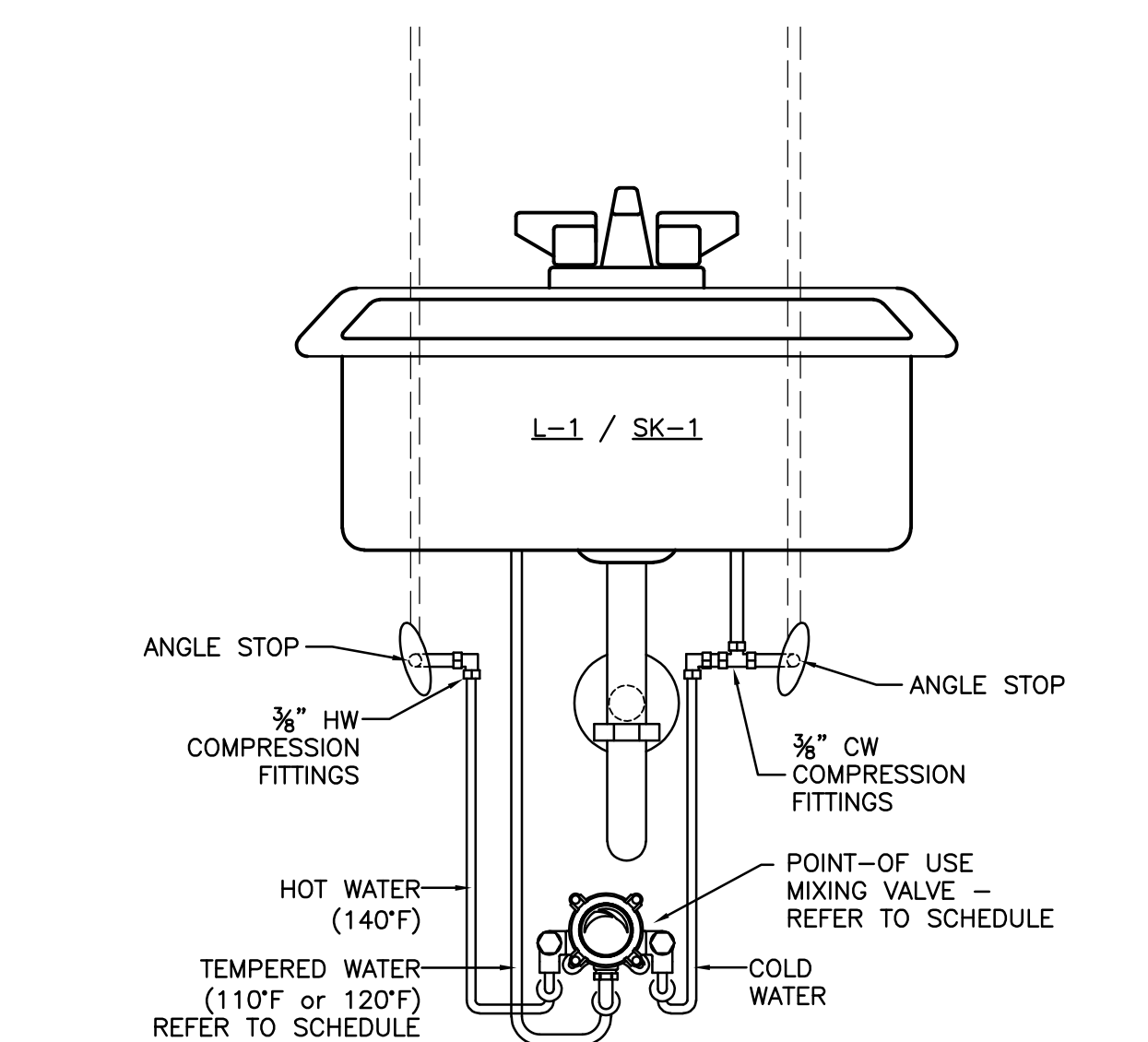
2 TYPICAL PIPE HANGERS
NOT TO SCALE



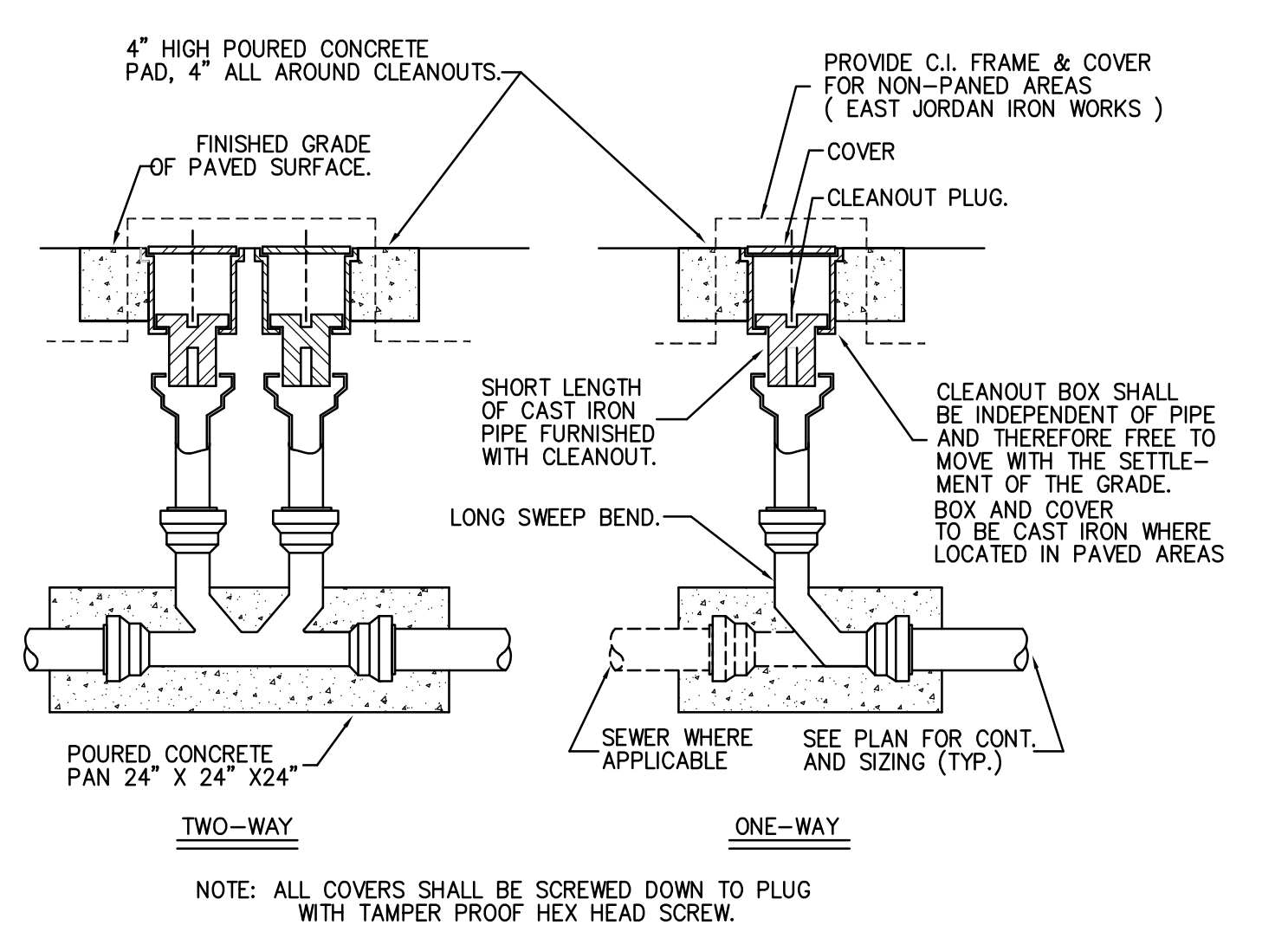
3 TYPICAL FLOOR CLEANOUT (FCO)
NOT TO SCALE



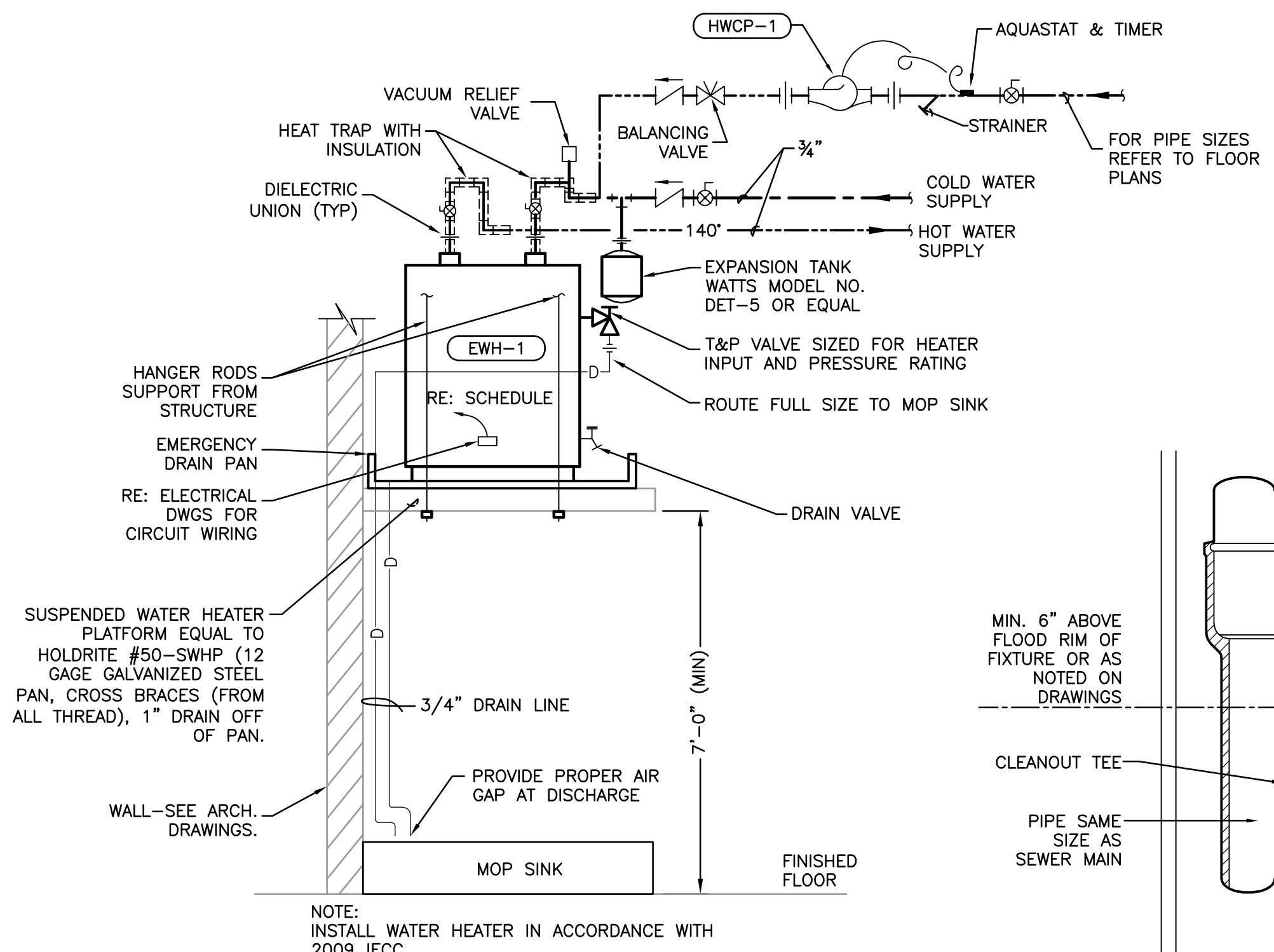
4 TYPICAL TRENCHES
NOT TO SCALE



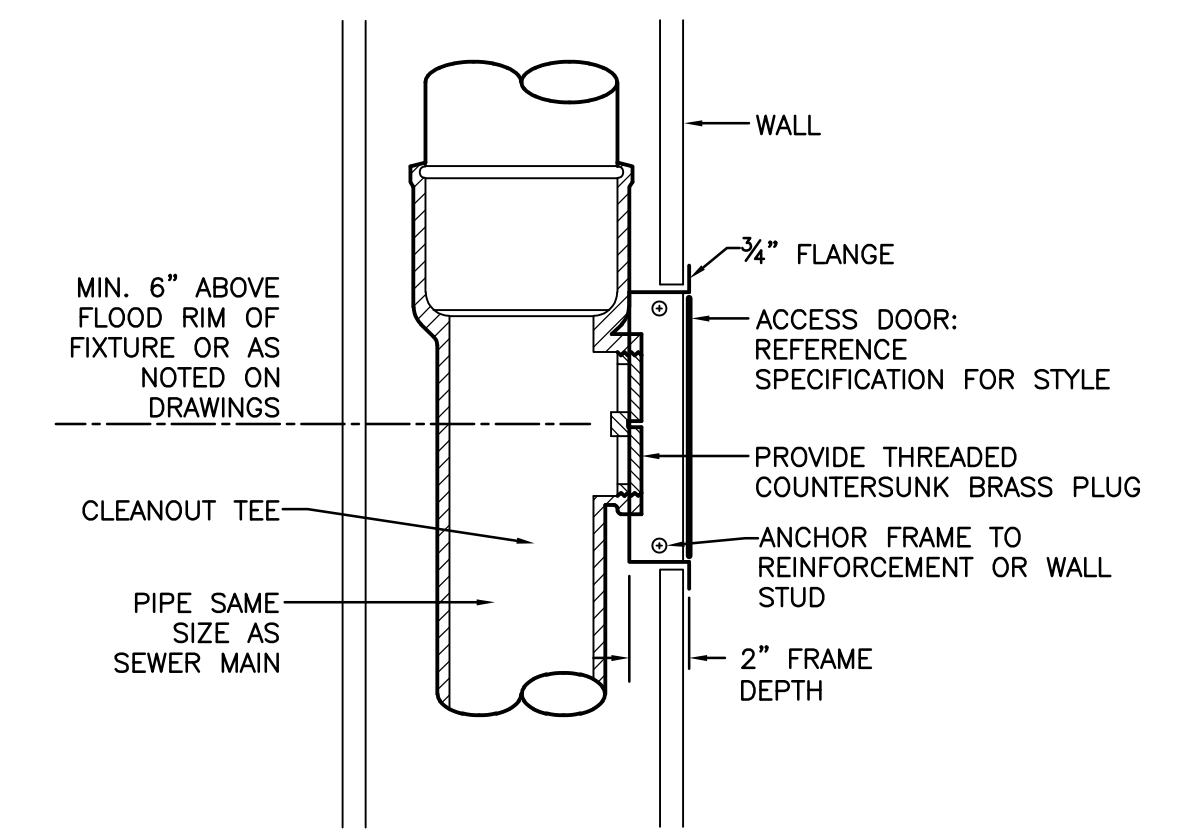
5 POINT-OF-USE MIXING VALVE DETAIL
NOT TO SCALE



6 TYPICAL YARD CLEANOUT
NOT TO SCALE



7 WATER HEATER DETAIL
NOT TO SCALE



8 TYPICAL WALL CLEANOUT
NOT TO SCALE

Temporary Storm Water Pollution Control



The University of Texas at Austin

Project Management and Construction Services

Design and Construction Standards Technical Specification

SECTION 01 57 23

Temporary Storm Water Pollution Control

All renovation and new construction activities on The University of Texas at Austin campuses are required to meet the UT Austin Design and Construction Standards (DCS). This includes the very first planning and design stages through actual construction and facilities maintenance and management. They reflect the planning, design, construction, maintenance, and other facilities asset expertise of University personnel. These documents are to be used as a guideline on all UT Austin projects, and are not to be used for bidding, permitting, construction or any other purpose. Any deviations must be approved by the respective Division Champion, and will be submitted in writing by the Project Manager. The Design and Construction Standards are controlled by Project Management and Construction Services, The University of Texas at Austin. This document is the property of UT Austin, and use of this document, in part or in whole, for any purpose other than for a UT Austin project may not be done without written permission of the University.

For any comments or questions related to UT Austin Design and Construction Standards, please contact the Project Management and Construction Services Planning group at: campus_standards@austin.utexas.edu or by phone at (512) 471-0665.

The issuance and revision history of this Section is tabulated below. Please destroy any previous copy in your possession.

Rev Date	Pages	Remarks	Documents Referenced
6/5/2019	All	New Technical Specification created.	
1/31/2020	All	New Technical Specification published.	
6/18/2020	2	Modified 1.2B and 1/2C to include links.	

SECTION 01 57 23 – TEMPORARY STORM WATER POLLUTION CONTROL

(Note to PSP: Comply with requirements of authorities having jurisdiction and requirements established by the UT EHS Department. Coordinate with the UT Project Manager)

PART 1 - GENERAL

1.1 DEFINITIONS

- A. BMP – Best Management Practices
- B. CSN – Construction Site Notice (Large CSN for large sites; Small CSN for small sites)
- C. EHS – Environmental Health and Safety
- D. NOI and NOT – Notice of Intent and Notice of Termination for TPDES permits
- E. ODR – Owner Designated Representative
- F. Land Disturbance – Any activity which affects the ground surface and/or vegetation
- G. SWPPP – Storm Water Pollution Prevention Plan
- H. TCEQ – Texas Commission on Environmental Quality
- I. TPDES – Texas Pollutant Discharge Elimination System
- J. Large Construction Activities – Construction activities including clearing, grading and excavating that result in land disturbance equal to or greater than 5 acres of land. *(Note to PSP: Provide additional notes to the appropriate specification section or drawings as required.)*
- K. Small Construction Activities - Construction activities including clearing, grading and excavating that result in land disturbance equal to or greater than 1 acre and less than 5 acres of land. *(Note to PSP: Provide additional notes to the appropriate specification section or drawings as required.)*
- L. Under 1 Acre Construction Activities - Construction activities including clearing, grading, excavating, or any activity which affects the ground surface and/or vegetation that results in land disturbance under 1 acre of land *(Note to PSP: Include an Erosion Control & Sedimentation Plan as part of the construction documents. Prior to submission, coordinate with PMCS Project Manager & EHS as required.)*

1.2 RELATED DOCUMENTS AND APPLICABLE WORK

- A. The TCEQ TPDES Construction General Permit (CGP) No. TXR150000 effective March 5, 2018 and the project SWPPP. This specification requires compliance with all provisions of the TCEQ TPDES permit, the City of Austin Drainage Criteria Manual, and the City of Austin Environmental Criteria Manual. The TCEQ requirements currently pertain to large construction activities of 5 acres or more and small construction activities that disturb between 1 and 5 acres. *(Note to PSP: Coordinate with UT EHS for guidance and recommendations.)*
- B. The UT Austin approved [Storm Water Management Program \(SWMP\)](#).
- C. The UT EH&S [Construction Site Procedures for Contractors](#).

- D. Information to Respondents, Agreement, latest version of Uniform General Conditions, Additional General Conditions, and Special Conditions shall be read carefully for provisions pertaining to this work. In the event of conflict, the better quality shall prevail.
- E. The work described in this section is applicable to any and all sections of the contract documents. Any and all work that would disturb the existing site conditions or present the potential for site runoff shall adhere fully to this specification section.
- F. Unless specifically notified to the contrary in writing by the Owner, all aspects of this specification shall apply to this project.

1.3 CONTRACTOR RESPONSIBILITIES

- A. This project requires implementation of storm water Best Management Practices for control devices and monitoring by the Contractor to comply with all provisions of the SWPPP developed for the project by the licensed civil engineer. The Contractor must fulfill all TPDES regulatory requirements, including the filing of the NOI and NOT or signing and posting of the CSN.
- B. The Contractor shall provide signatures of a Corporate Officer for the NOI, Large CSN, Small CSN, NOT and any other forms or applications as required by the TPDES Construction General Permit TXR150000. The Contractor shall also provide delegated authorization to sign reports per 30 TAC 305.128. Individuals conducting site inspections shall be qualified to the satisfaction of the Owner. *(Note to PSP: Coordinate with UT EHS for guidance and recommendations.)*
- C. When the Contractor receives the approved SWPPP from the Owner, the Contractor signs and electronically files (through STEERS) the NOI, signs the Large or Small CSN and forwards it to the Owner. The application fee(s) must accompany the NOI. The Contractor shall insert a copy of the signed NOI or Small CSN into the SWPPP book to be kept at the jobsite. The application fee is not required for small construction sites. A copy of the NOI must be submitted to UT Austin EHS at EHS-EnvironmentalOps@austin.utexas.edu.
- D. The SWPPP book kept at the jobsite shall also contain the following:
 - 1. A letter delegating signature authority to the field personnel for the Contractor
 - 2. A copy of the TPDES permit when received
 - 3. A copy of the Large or Small CSN
 - 4. A copy of the Shared SWPPP Acceptance Certification form
 - 5. A copy of the SWPPP Project Start-Up form
- E. The Contractor shall review the SWPPP and verify existing conditions at the site before determining scope of implementation of site controls. Site survey and site plan drawings shall be used for additional reference. The Contractor shall notify the Owner, in advance, of this site review to allow for Owner and campus EHS participation.
- F. The Contractor shall construct a Project SWPPP sign and place it at the main entrance to the project site. This sign shall include the NOI and TPDES permit along with the TCEQ TPDES Large or Small CSN, depending on the size of the construction project. The sign shall be constructed as detailed in the sample SWPPP sign drawing included in Part 4 of this Section.
- G. The Contractor shall contact the UT Austin project specific ODR and EHS for review of initial site controls in place prior to commencing site-disturbing activities, to ensure that any unusual circumstances or unforeseen site conditions with regard to erosion and sedimentation have been addressed. The Contractor, ODR, & EHS shall complete the SWPPP Project Start-up form and

shared SWPPP Acceptance Form before commencing soil disturbing activities. Both parties shall sign this form when the requirements listed in the SWPPP Project Start-up form have been met.

- H. The Contractor shall provide all material, labor, equipment and services required to implement, maintain and monitor all erosion and sedimentation controls in compliance with the SWPPP. All controls implemented by the Contractor shall comply with the TPDES regulations as issued by the TCEQ on March 5, 2018. These controls shall remain in operation until project completion and re-establishment of the site to pre-existing conditions (or improved) or longer as directed by the ODR. The work shall include, but not be limited to, the following:
1. All earthwork as required to implement swales, dikes, basins and other excavations for temporary routing of utilities, to protect against erosion or sediment-laden (polluted) storm water runoff.
 2. All structural controls as shown or specified, including silt fences, sediment traps, stabilized construction entrance, subsurface drains, pipe slope drains, inlet/outlet protection, reinforced soil retention, gabions, rock berms, etc.
 3. All non-structural controls as shown or specified, including temporary or permanent vegetation, mulching, geotextiles, sod stabilization, preservation of vegetative buffer strips, preservation/protection of existing trees and other mature vegetation.
 4. All modifications and revisions to SWPPP necessary to meet changing site conditions and to address new sources of storm water discharges, as the work progresses.
 5. All maintenance and repair of structural and non-structural controls in place shall continue until final stabilization is achieved or as directed by the ODR.
 6. Weekly site inspections, as required by the SWPPP, of pollutant sources, including hazardous sources, structural and non-structural controls, and all monitoring of SWPPP revisions and maintenance of inspection records.
 7. Removal of all structural and non-structural controls as necessary upon completion, and only after final stabilization is achieved.
 8. Filing of NOT with the ODR within 30 days of final stabilization being achieved and being approved by the Owner, or of another Operator assuming control of the unstabilized portions of the site.
 9. Refer to the SWPPP for additional requirements to ensure compliance with TPDES regulations.

1.4 QUALITY ASSURANCE

- A. In order to minimize the discharge of pollutants to storm water, the Contractor shall implement all permanent and temporary site controls according to TPDES Guidelines, as set forth by the TCEQ.
- B. Implementation of site controls shall be performed by a qualified contractor experienced in the proper installation of such devices in accordance with manufacturers' specifications, and in keeping with both recognized Best Management Practices (BMPs), and TPDES regulations.
- C. The Contractor shall inspect all BMPs at regular intervals as specified in the Storm Water Pollution Prevention Plan for this project. Use standard Owner Inspection forms for each inspection. Record all deficiencies of site controls, and take immediate action to correct any

deficiencies recorded. Keep records of inspections current and on file, available for review by EPA, TCEQ, MS4 Operator and Owner.

1.5 SUBMITTALS

- A. Submittals of products used in structural and non-structural controls shall be made through established procedures prior to installation on the site. The Contractor shall make available physical samples and product literature on any material used in structural or non-structural controls during the course of the project prior to its implementation in the field.

PART 2 - PRODUCTS

2.1 MATERIALS

Specific site control devices are identified in the SWPPP. Where such devices are indicated, their material composition shall comply with this section. Refer to exhibits for details of listed materials. Projects may propose alternative BMPs, as long as they are effective at performing the desired functions.

- A. Materials to be used in structural and non-structural site controls shall include, but not be limited to the following:
 - 1. **Area Inlets, Curb Inlets and Silt Fences:** implemented to filter and remove sediment from storm water; they shall be composed of the materials listed in Exhibit A, B, and C respectively.
 - 2. **Rock Berms:** shall be composed of the materials listed in Exhibit D:
 - 3. **Triangular Filter Dikes:** for use on surfaces or in locations where standard silt fence cannot be implemented. Refer to Exhibit E.
 - 4. **Mulch Sock:** shall be composed of the materials listed in Exhibit F
 - 5. **Stabilized Construction Exit:** allows the safe passage of vehicles while agitating the tires to loosen and remove the soil buildup. The grid or structures shall conform to the following:
 - a. Bull Rock and Cattle Guard (Exhibit G)
 - b. Bull Rock (Exhibit H)
 - c. Cattle Guard
 - 1) It shall consist of pipes or tubes spaced such that there is a minimum clear distance between the pipes or tubes of 4½ inches.
 - 2) Minimum diameter of pipe or tube shall be 3 inches.
 - 3) It shall be of sufficient length so that the agitation will remove the soil from the tires, or a minimum of 12 feet.
 - 4) At the street side approach of the grid there shall be an impervious surface or it shall consist of 3" to 5" diameter angular crushed stone/rock approximately 5 feet in length, minimum, and 8 inches deep, minimum. On the job site side of the grid, there shall be 3" to 5" diameter angular crushed stone/rock 15 feet in length, a minimum of 8 inches deep. The steel grid will be between the street side approach and the job site crushed stone/rock. All crushed stone/rock shall have filter fabric beneath the stone/rock.
 - d. Tracking Control Mat (Exhibit I or equivalent product)
 - 6. **Concrete, Paint and Stucco Washout:** shall be used for containment of fluids from concrete truck washout wastes. Refer to Exhibit J. (Note to PSP: Provide location on the site plan.)

7. **Temporary Storage Tanks:** shall be used for temporary storage of fuels on the construction project site. (Note to PSP: Provide location on the site plan.)
 - a. 2 inches of sand on the bottom of the containment area
 - b. 6 mil plastic sheeting
 - c. 2 inches of sand on top of the plastic sheeting
8. **Diversion Dike:** Refer to Exhibit K.
9. **Interceptor Swale:** Refer to Exhibit L.
10. **Erosion Control Matting:** shall be used on steep slopes, in drainage swales, and in high traffic pedestrian areas of barren soil. It shall include one or more of the following
 - a. Jute Mat – a plain fabric made of jute yarn, woven in a loose and simple manner, with a minimum unit weight of 2.7 pounds per square yard. Width shall be as required for the dimensions of the area to be covered.
 - b. Wood Fiber Mat – a mat composed of wood fibers, which are encased in nylon, cotton or other type of netting
 - c. Synthetic Webbing Mat – a mat manufactured from polyvinyl chloride or polypropylene monofilaments, which are bonded together into a three-dimensional web to facilitate erosion control and/or re- vegetation.
11. **Organic Mulches:** shall be used for covering bare soil, retaining moisture under existing vegetation being preserved, and for absorbing the energy of compaction caused by foot or vehicular traffic. Refer to Exhibit M.
12. Any other materials indicated in the SWPPP.

PART 3 - EXECUTION

3.1 GENERAL

- A. The Contractor shall provide a complete installation of all site control devices and measures (BMPs) indicated in the SWPPP book, including the Site Erosion and Sedimentation Control Drawing and as specified herein. These BMPs must be confirmed as fully operational with the Owner before any work that disturbs the site can begin.

As an alternative to the BMPs indicated in the SWPPP book, the Site Erosion and Sediment Control Drawing and as specified herein, the Contractor may propose alternate BMPs that perform the same function as the indicated BMP but may be of a different configuration, materials, or type for review and approval by UT Austin. Installation of alternate BMPs shall not proceed until reviewed and approved by UT EHS.

- B. The Contractor shall provide inspection and monitoring of controls in place and shall perform all revisions and updating of SWPPP book. An accurate, chronological record of all Contractor inspections, revisions and additional controls shall be kept on file at the project site, for review, with a copy of the SWPPP book.
- C. The Contractor shall submit their NOT to the Owner after all disturbed areas are re- established (stabilized) with vegetative cover following completion of construction. Following acceptance of stabilized areas, all site controls that are no longer necessary shall be removed.
- D. If applicable, contractor to follow the approved de-watering plan, either as included in the approved SWPPP or as a stand-alone plan in conjunction with the erosion and sedimentation control plan. (Note to PSP: Provide a site specific de-watering plan during the design phase to EHS for review and comment.)

3.2 CONTROL DEVICES

Execution of specific site control devices is described in the following paragraphs. Refer to the SWPPP for applicable devices, extent and location. Refer to exhibits for details on the execution of listed control devices. (Note to PSP: Review UT EHS website for Best Management Practices (BMPs) for your project and coordinate with EHS personnel prior to including necessary requirements.)

- A. AREA INLET: Refer to Exhibit A.
- B. CURB INLET: Refer to Exhibit B.
- C. SILT FENCE: Refer to Exhibit C.
- D. ROCK BERM: Refer to Exhibit D.
- E. TRIANGULAR FILTER DIKE: Refer to Exhibit E
- F. MULCH SOCK: Refer to Exhibit F.
- G. STABILIZED CONSTRUCTION EXIT: The stabilized construction exit shall be properly maintained throughout the entire construction process until removal is approved by UT Austin.
 - 1. Bull Rock and Cattle Guard (Exhibit G)
 - 2. Bull Rock (Exhibit H)
 - 3. Cattle Guard
 - a. It shall be elevated above the ground surface a minimum of 8 inches to allow water, debris and soil to drain.
 - b. It shall be designed to support any and all vehicles entering and leaving the construction site.
 - c. It shall be firmly placed in the ground at the exit.
 - d. Steel grid area shall be used as the tire wash area. When tire wash is in use (rainy or muddy days), the area shall be manned and the tires shall be washed using a high pressure hose/nozzle.
 - e. The area beneath the grid shall be sloped such that debris, soil and water shall be diverted back onto the construction site or to a sediment basin. No water, soil, or debris shall leave the construction site. The resulting discharge shall be disposed of properly.
 - f. The stabilized construction exit shall be properly maintained throughout the entire construction process until removal is approved by UT Austin
 - 4. Tracking Control Mat (Exhibit I or equivalent product)
- H. CONCRETE/PAINT/STUCCO WASHOUT (SELF INSTALLED): Refer to Exhibit J.
- I. TEMPORARY STORAGE TANKS
 - 1. Must be located in a bermed containment area. The berm must be a minimum 3 feet in all directions, and the height of the berm must contain the maximum contents of the largest tank plus 8 inches (approximately 110% of the tank capacity). The containment area is constructed by beginning with a 2-inch sand pad, and then covered with 6-mil plastic or rubber sheeting. The sheeting is then covered with another 2-inch layer of sand. The plastic sheeting is secured to the outer berm.
 - 2. Storage tanks are to be placed no closer than 50 feet from a building or property line.

TECHNICAL SPECIFICATION

The University of Texas at Austin

3. If using tanks with a gravity feed setup, the containment must be of sufficient size to be able to contain the tank if it should fall over.
 4. There must be a fusible link at the valve that will shut off the flow to the hose in the event of a fire.
 5. There must be sufficient cover for the tank and the containment area to prevent potential storm water runoff.
 6. The area within the containment area is to be kept free and clear of spills; if a spill occurs, the sand is to be removed and replace with a fresh layer of sand.
 7. The storage tank containment area is to be removed from the site once it has been determined that it will no longer be used on the construction site.
- J. DIVERSION DIKE: Refer to Exhibit K.
- K. INTERCEPTOR SWALE: Refer to Exhibit L.
- L. EROSION CONTROL MATTING
1. Remove all rocks, debris, dirt clods, roots, and any other obstructions which would prevent the matting from lying in direct contact with the soil. 6 inch by 6-inch anchor trenches shall be dug along the entire perimeter of the installation. Bury matting in trenches, backfill and compact. Fasten matting to the soil using 10-gauge wire staples, 6 inches in length and 1 inch wide. Use a minimum of 1 staple per 4 square feet of matting, and at 12 inches on center along all edges. Install parallel to flow of water and overlap joining strips a minimum of 12 inches.
 2. Maintain erosion control matting by repairing any bare spots. Missing or loosened matting shall be promptly replaced or re-anchored.
 3. Remove matting where protection is no longer required. In areas where permanent vegetation is established along with matting, matting can be left in place permanently.
- M. ORGANIC MULCHES
1. Apply specified mulches in areas identified on the SWPPP, to a depth of 3 inches or as otherwise specified on the SWPPP drawings. Refer to Exhibit M.
- N. BMP Details
1. Refer to Exhibits for the following BMP details:
 - Exhibit A -- Area Inlet Detail
 - Exhibit B -- Curb Inlet Detail
 - Exhibit C -- Silt Fence Detail
 - Exhibit D -- Rock Berm Detail
 - Exhibit E -- Triangular Filter Dike Detail
 - Exhibit F -- Mulch Sock Detail
 - Exhibit G -- Stabilized Construction Exit -- Bull Rock and Cattle Guard Detail
 - Exhibit H -- Stabilized Construction Exit -- Bull Rock Detail

Exhibit I – Stabilized Construction Exit – Tracking Control Mat Detail

Exhibit J – Concrete, Paint and Stucco Washout Detail

Exhibit K – Diversion Dike Detail

Exhibit L – Interceptor Swale Detail

Exhibit M – Organic Mulches Detail

3.3 INSPECTIONS AND RECORD KEEPING

- A. Contractor shall inspect all BMPs on 7-day intervals. Coordinate inspections with ODR, who is also required by TPDES to regularly inspect the site. Use standard Owner Inspection forms for each inspection. Record all deficiencies of site controls, and take appropriate action to correct any deficiencies recorded. Exception is rock berms located in a streambed. Any rock berm located in a streambed shall be inspected on a daily basis.
- B. Contractor shall accommodate the monthly (at minimum) inspections of SWPPP controls by EHS as the MS4 Authority Having Jurisdiction (AHJ).
- C. Contractor shall keep records of all Contractor, ODR, and EHS inspections on file with SWPPP book at project site for the duration of the project. Contractor shall keep records of all major grading and stabilization activities on file with the SWPPP book at the project site for the duration of the project. These records shall be made available for review by ODR, EPA, TCEQ or MS4 Operator officials requesting review of SWPPP inspection records.
- D. All onsite SWPPP records shall be submitted to the ODR at the project completion. The ODR must submit these records to EHS. EHS will keep these on file for 3 years per TCEQ regulations.

3.4 MAINTENANCE

- A. All erosion and sediment control measures and other protective measures identified in the SWPPP must be maintained in effective operating condition. If through inspections the permittee determines that BMPs are not operating effectively, maintenance must be performed before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. If maintenance prior to the next anticipated storm event is impracticable, maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run over, removed or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

3.5 WASTE DISPOSAL

- A. Contractor is responsible for proper disposal of hazardous materials. Hazardous wastes (such as flammable petroleum products and solvents, thinners) and materials contaminated with hazardous wastes are considered regulated wastes, and should be containerized for transport and disposal by a permitted company in accordance with applicable laws and regulations.
- B. Any trash or debris must be contained on site and disposed of in a recycling bin or waste receptacle in accordance with applicable laws and regulations to prevent wind or rain from carrying it off-site into a storm drain. Non-hazardous solid wastes such as general construction debris may be recycled or disposed of in the trash container. Never dispose of liquid wastes of any kind in University dumpsters.
- C. Contractor to remove all temporary control measures from the project site.

PART 4 - SAMPLE DOCUMENTS

4.1 THE FOLLOWING FORMS OR SKETCHES ARE TO BE USED BY THE CONTRACTOR IN THE EXECUTION OF THE WORK IN THIS SECTION, IN COMPLIANCE WITH TPDES REQUIREMENTS AND THE SWPPP.

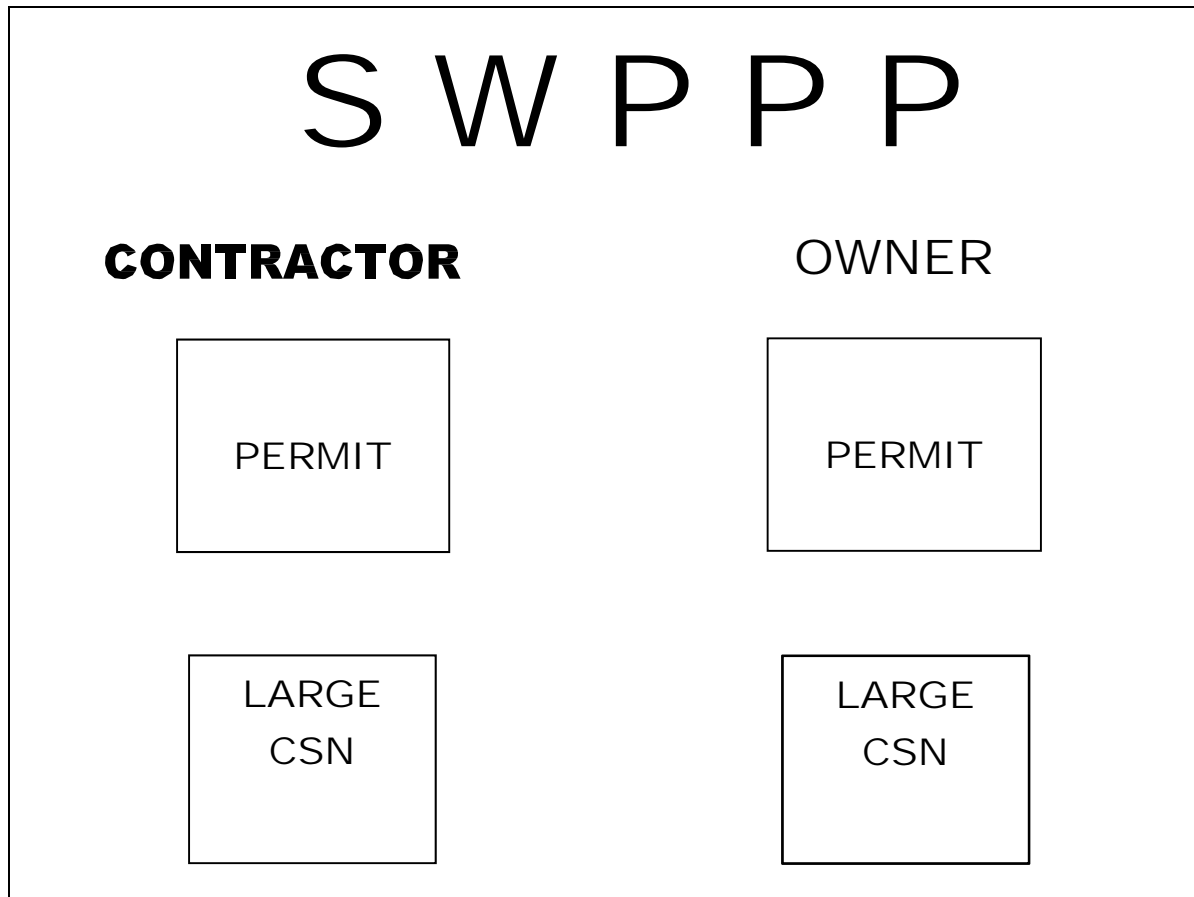
- A. SWPPP Posting Sign for Main Construction Entrance for large construction site 5 acres or greater.
- B. SWPPP Posting Sign for Main Construction Entrance for small construction site 1 to less than 5 acres.
- C. Sketches in Exhibit A through M.

4.2 CONTACT THE ODR FOR ELECTRONIC COPIES OF THESE FORMS TO BE USED IN THE EXECUTION OF WORK IN THIS SECTION:

- A. TCEQ TPDES Notice of Intent (NOI)
- B. TCEQ TPDES CSN (Large CSN or Small CSN)
- C. TCEQ TPDES Notice of Termination (NOT)
- D. Shared SWPPP Acceptance Certification form
- E. SWPPP Project Start-up Form
- F. Major Grading and Stabilization Log
- G. SWPPP Inspection form

END OF SECTION 01 57 23

Sign for Large Construction Site



MINIMUM SIGN SPECIFICATIONS: 5 Acre or Greater Sites

SIGN: Exterior grade $\frac{3}{4}$ " plywood, cut 4' x 4', with red painted letters, background painted white – DISPLAY ON CONSTRUCTION FENCE AT MAIN ENTRANCE TO PROJECT SITE.

S W P P P: 10-inch painted letters, 3 inches from top of sign, centered

CONTRACTOR OWNER: 3 inch painted letters, 4 inches below SWPPP letters, centered on each half of sign

PERMIT, CSN: 8-1/2 X 11 TCEQ forms, laminated beyond edges of documents, stapled to plywood.

Sign for Small Construction Site

S W P P P	
CONTRACTOR	OWNER
<div>CSN</div>	<div>CSN</div>

MINIMUM SIGN SPECIFICATIONS: 1 to Less than 5 Acre Sites

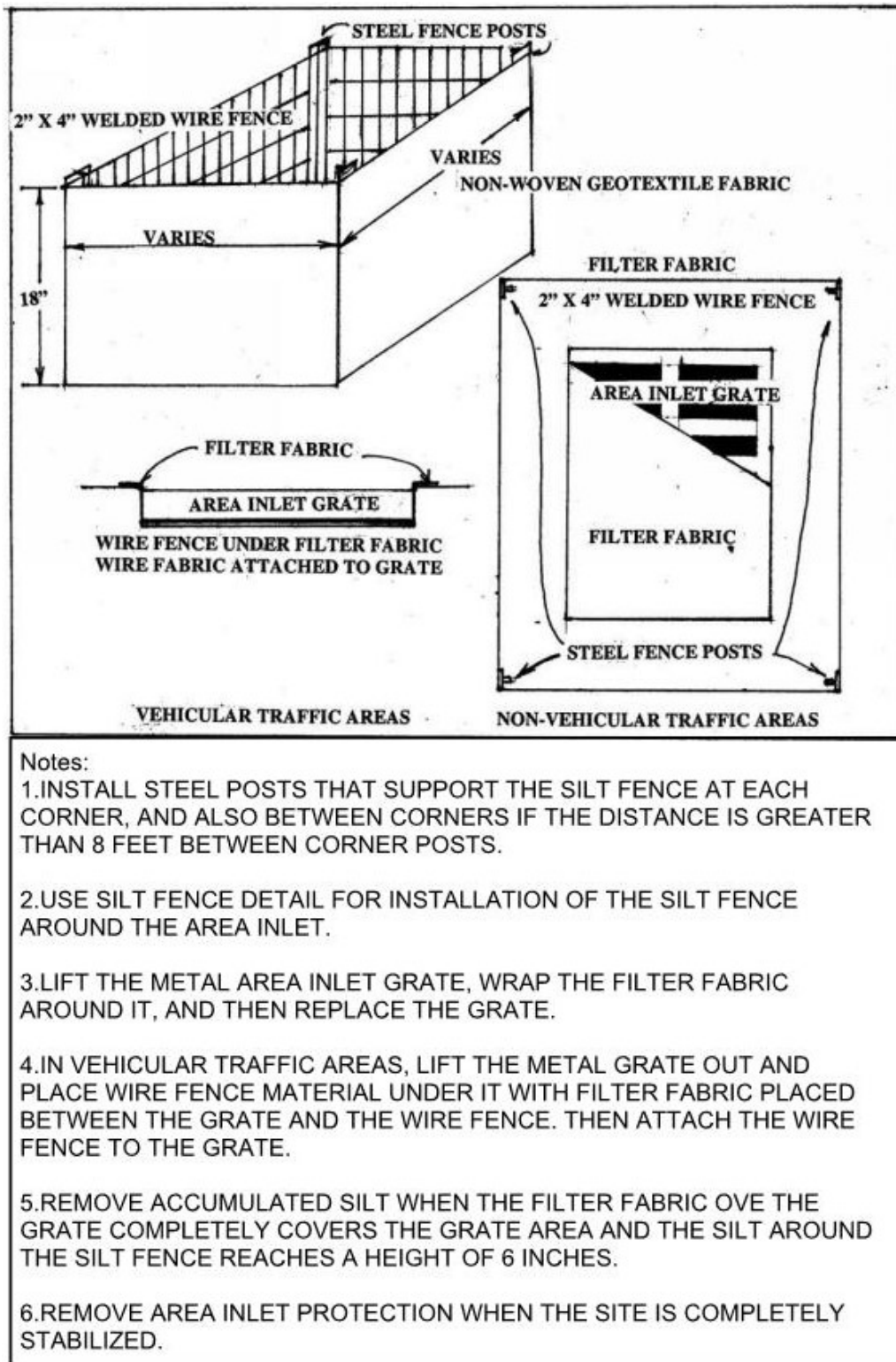
SIGN: Exterior grade 3/4-inch plywood, cut 4' x 4', with red painted letters, background painted white -
DISPLAY ON CONSTRUCTION FENCE AT MAIN ENTRANCE TO PROJECT SITE

S W P P P: 10-inch painted letters, 3 inches from top of sign, centered

CONTRACTOR OWNER: 3-inch painted letters, 4 inches below SWPPP letters, centered on each half of sign

CONSTRUCTION SITE NOTICE: 8-1/2-inch X 11-inch TCEQ forms, laminated beyond edges of documents, stapled to plywood

EXHIBIT A
Area Inlet Detail



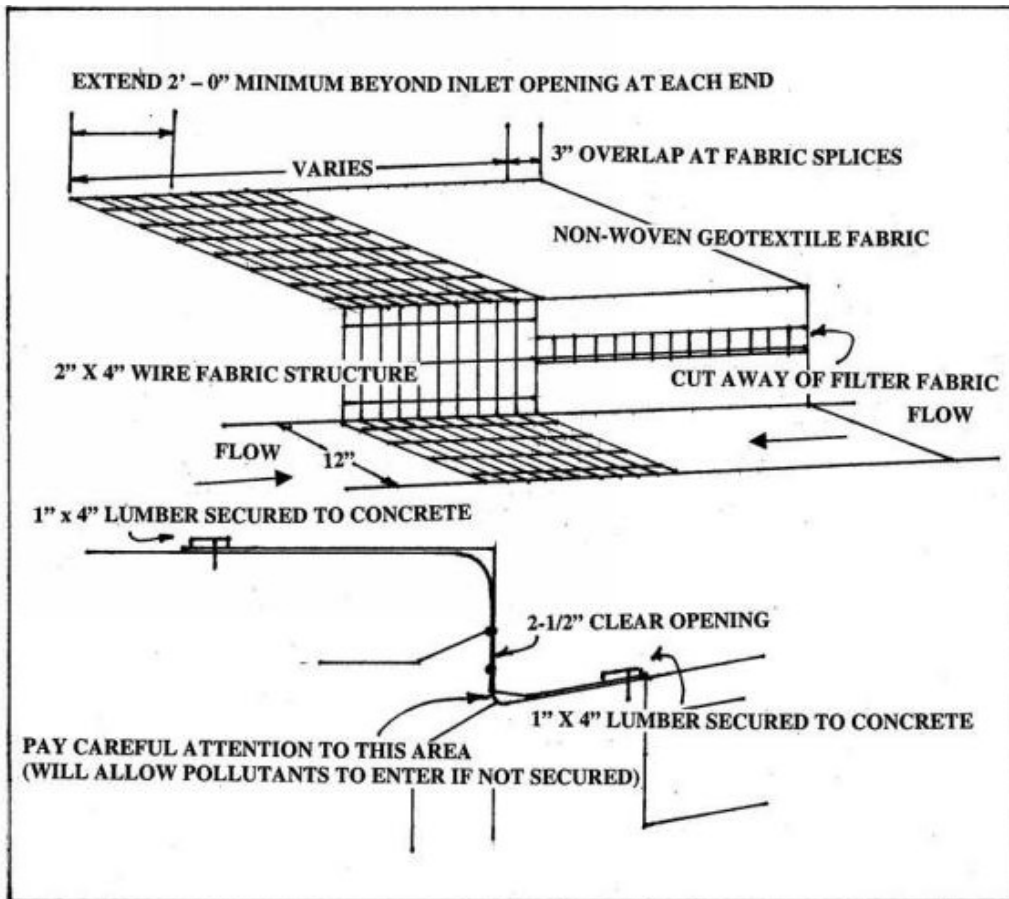
Materials:

1. Geotextile fabric – a non-woven, polypropylene, polyethylene, or polyamide fabric with non-raveling edges. It shall be non-biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture and other weather conditions, and permeable to water while retaining sediment. Fabric shall be 36 inches wide, with a minimum weight of 4.5 oz./yd.
2. Wire Backing – a galvanized, 2"x4" welded wire fencing, 12.5-gauge minimum. Width shall be sufficient to support geotextile fabric 24 inches above adjacent grades. Chain link fences located along the same lines as silt fences may be used to support geotextile fabric. In this circumstance, the geotextile fabric shall be firmly attached to the fence.
3. Posts for area inlets and silt fences – steel fence posts shall be made of hot rolled steel, galvanized or painted, and installed per detail, with a Y-bar or TEE cross-section of sufficient strength to withstand forces implied.

Execution:

1. Area inlet fences shall consist of non-woven geotextile fabric attached to wire fabric backing to support the geotextile. Attach non-woven geotextile fabric to the fence with hog rings or standard cable/wire ties, leaving a toe of fabric at the bottom of the fence of not less than 6 inches. Steel posts as specified shall be driven to a depth of 1-foot minimum and spaced not more than 8 feet on center. Attach fencing to posts with standard cable/wire ties. Abutting ends of geotextile fabric shall be overlapped a minimum of 12 inches. Wrap grates with non-woven geotextile fabric.
2. Maintain silt fence daily as necessary to repair breaches in geotextile fabric. Maintain steel posts as specified in tilted condition. When siltation has occurred, it shall be removed when it has reached a depth of 6 inches. Silt that has been removed shall be disposed of offsite
3. Remove area inlet when the disturbed areas have been completely stabilized as specified. Minimize land disturbance while removing area inlet protection and posts

EXHIBIT B
Curb Inlet Detail



NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, USE 1" BY 4" LUMBER SECURED WITH CONCRETE NAILS 3 FEET ON CENTER NAILED INTO THE CONCRETE. IF THERE IS PEDESTRIAN TRAFFIC ONLY, THE USE OF 20 LB. GRAVEL BAGS TO SECURE MATERIAL IS PERMITTED.
2. REMOVE SECTION OF FILTER FABRIC AS SHOWN IN THIS DETAIL. SECURE FABRIC TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. INSPECT DAILY AND REMOVE SILT ACCUMULATION WHEN THE DEPTH REACHES 2 INCHES.
4. MONITOR THE PERFORMANCE OF THE INLET PROTECTION DURING EACH RAINFALL EVENT AND REMOVE PROTECTION IMMEDIATELY IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
5. REMOVE INLET PROTECTION AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

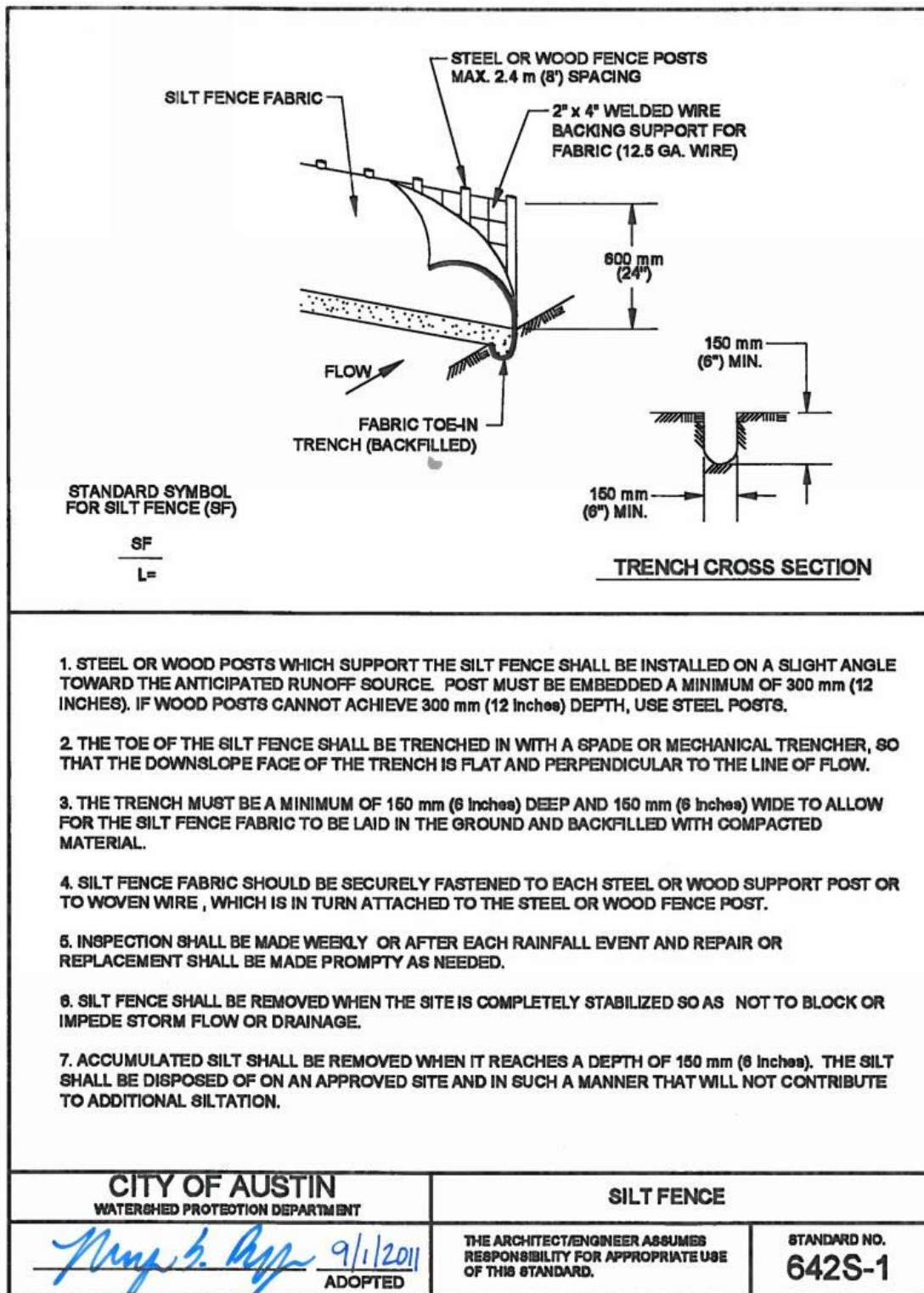
Materials:

1. Geotextile fabric – a non-woven, polypropylene, polyethylene, or polyamide fabric with non- raveling edges. It shall be non- biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture and other weather conditions, and permeable to water while retaining sediment. Fabric shall be 36 inches wide, with a minimum weight of 4.5 oz./yd.
2. Wire Backing – a galvanized, 2"x4" welded wire fencing, 12.5 -gauge minimum.

Execution:

1. Cover curb storm inlet with non-woven geotextile fabric covered wire backing. Extend fabric 2 feet beyond inlet opening at each end and 12 inches in front of opening in the gutter. Remove 2.5" strip of filter fabric near the top of the inlet for the length of the protection to act as overflow. Extend fabric over the top of opening to allow placement of gravel bags. Anchor fabric with 20 lb. gravel bags placed 3 feet on center.
2. Maintain inlet protection daily as necessary to repair breaches in geotextile fabric. When siltation has occurred, it shall be removed when it has reached a depth of 2 inches. Silt that has been removed shall be disposed of offsite.

EXHIBIT C Silt Fence Detail



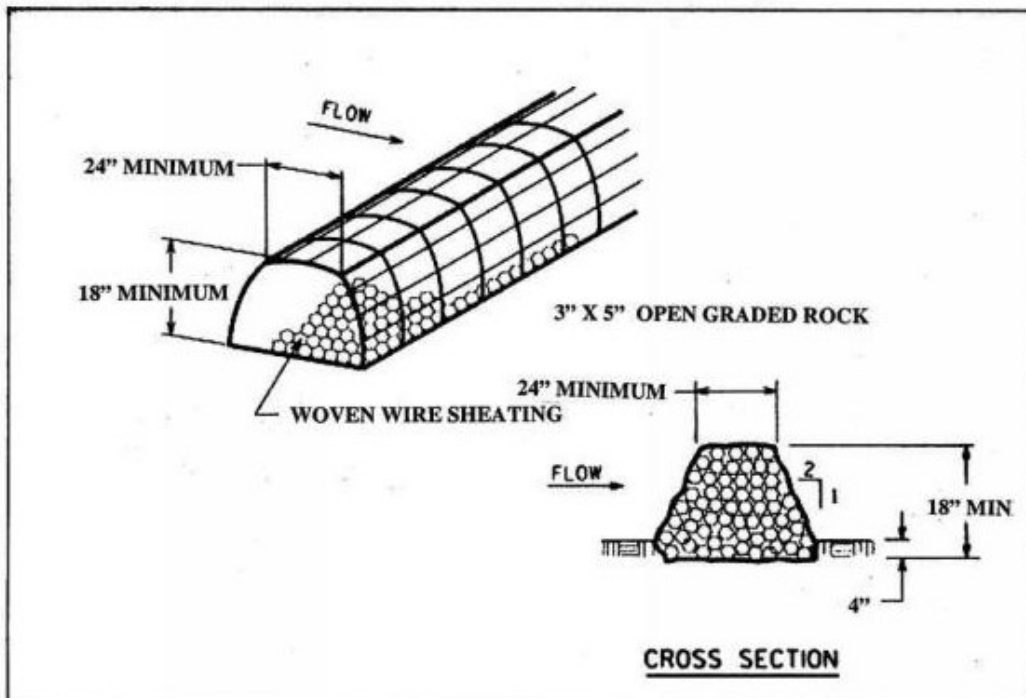
Materials:

1. Geotextile fabric – a non-woven, polypropylene, polyethylene, or polyamide fabric with non- raveling edges. It shall be non- biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture and other weather conditions, and permeable to water while retaining sediment. Fabric shall be 36 inches wide, with a minimum weight of 4.5 oz./yd.
2. Wire Backing – a galvanized, 2"x4" welded wire fencing, 12.5-gauge minimum. Width shall be sufficient to support geotextile fabric 24 inches above adjacent grades. Chain link fences located along the same lines as silt fences may be used to support geotextile fabric. In this circumstance, the geotextile fabric shall be firmly attached to the fence.
3. Posts for area inlets and silt fences – steel fence posts shall be made of hot rolled steel, galvanized or painted, and installed per detail, with a Y-bar or TEE cross-section of sufficient strength to withstand forces implied.

Execution:

1. Silt fences shall consist of non-woven geotextile fabric, attached to wire fabric backing to support the geotextile. Attach non-woven geotextile fabric to fence with hog rings or standard cable/wire ties, leaving a toe of fabric at the bottom of the fence of not less than 6 inches. Steel posts as specified shall be driven to a depth of 1-foot minimum and spaced not more than 8 feet on center. Tilt posts slightly, in an uphill direction for additional strength. Attach fencing to posts with standard cable/wire ties. Dig a 6-inch deep by 6-inch wide trench on the disturbed side of the fence, bury geotextile fabric in trench, backfill and tamp. Abutting ends of geotextile fabric shall be overlapped
2. Maintain silt fence daily as necessary to repair breaches in geotextile fabric. Maintain steel posts as specified in tilted condition. When siltation has occurred, it shall be removed when it has reached a depth of 6 inches. Silt that has been removed shall be disposed of offsite.
3. Remove silt fence when the disturbed areas protected by silt fence have been completely stabilized as specified. Minimize land disturbance while removing silt fence and posts.

EXHIBIT D
Rock Berm Detail



NOTES:

1. USE ONLY OPEN GRADED 4" X 8" ROCK FOR STREAM FLOW CONDITIONS. USE 3" X 5" OPEN GRADED ROCK FOR OTHER CONDITIONS.
2. SECURE THE ROCK BERM WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM 1 INCH OPENING AND A MINIMUM 20-GAUGE WIRE DIAMETER. ANCHOR ROCK BERMS IN CHANNEL APPLICATIONS FIRMLY INTO THE SUBSTRATE A MINIMUM OF 6 INCHES WITH TEE POSTS OR WITH #5 OR #6 REBAR WITH A MAXIMUM SPACING OF 48 INCHES ON CENTER.
3. INSPECT THE ROCK BERM WEEKLY. REPLACE THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 6 INCHES, WHICHEVER IS LESS, REMOVE THE SILT AND DISPOSE OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SILTRATION PROBLEM.
5. INSPECT SEVERE SERVICE ROCK BERMS DAILY, AND REMOVE SILT WHEN ACCUMULATION REACHES 6 INCHES.
6. WHEN THE SITE IS COMPLETELY STABILIZED, REMOVE THE ROCK BERM AND ACCUMULATED SILT AND DISPOSE OF IN AN APPROVED MANNER.

Materials:

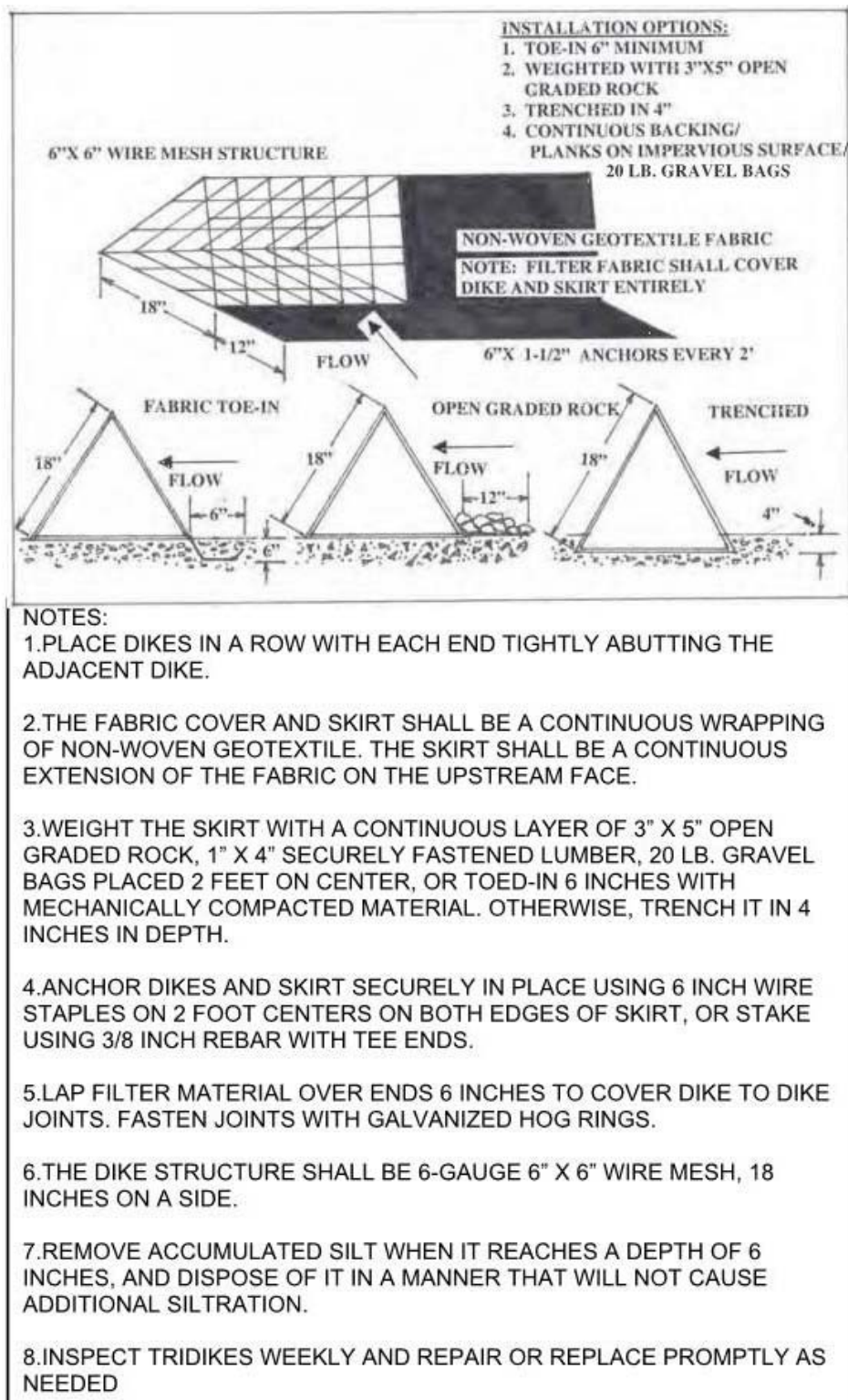
1. Rock – clean open graded rock. Use open graded 4" X 8" rock for stream flow conditions. Use 3" X 5" open graded rock for other conditions.
2. Wire Mesh Support – a galvanized, woven wire sheathing having a maximum opening size of 1 inch, and a minimum wire diameter of 20 gauge
3. Ties – metal hog rings or standard wire/cable ties. No plastic ties.

Execution:

1. Rock berm shall consist of rip-rap type rock, secured within a wire sheathing as specified, and installed at the toe of slopes, or at the perimeter of developing or disturbed areas. Height of berm shall be a minimum of 18 inches from top of berm to uphill toe of berm. Top width shall be a minimum of 24 inches, with side slopes of 2:1 or flatter. Uphill toe of berm shall be buried a minimum of 4 inches into existing grade. Rock berm shall have a minimum flow-through rate of 60 gallons per minute per square foot of berm face.
2. Maintain rock berm in a condition that allows the sediment to be removed, when the depth of sediment has reached 1/3 the height of the berm. Berm shall be reshaped as needed, and silt buildup removed, to maintain specified flow through berm.
3. Rock berm shall be removed when the disturbed areas served have been stabilized as specified

EXHIBIT E

Triangular Filter Dike Detail



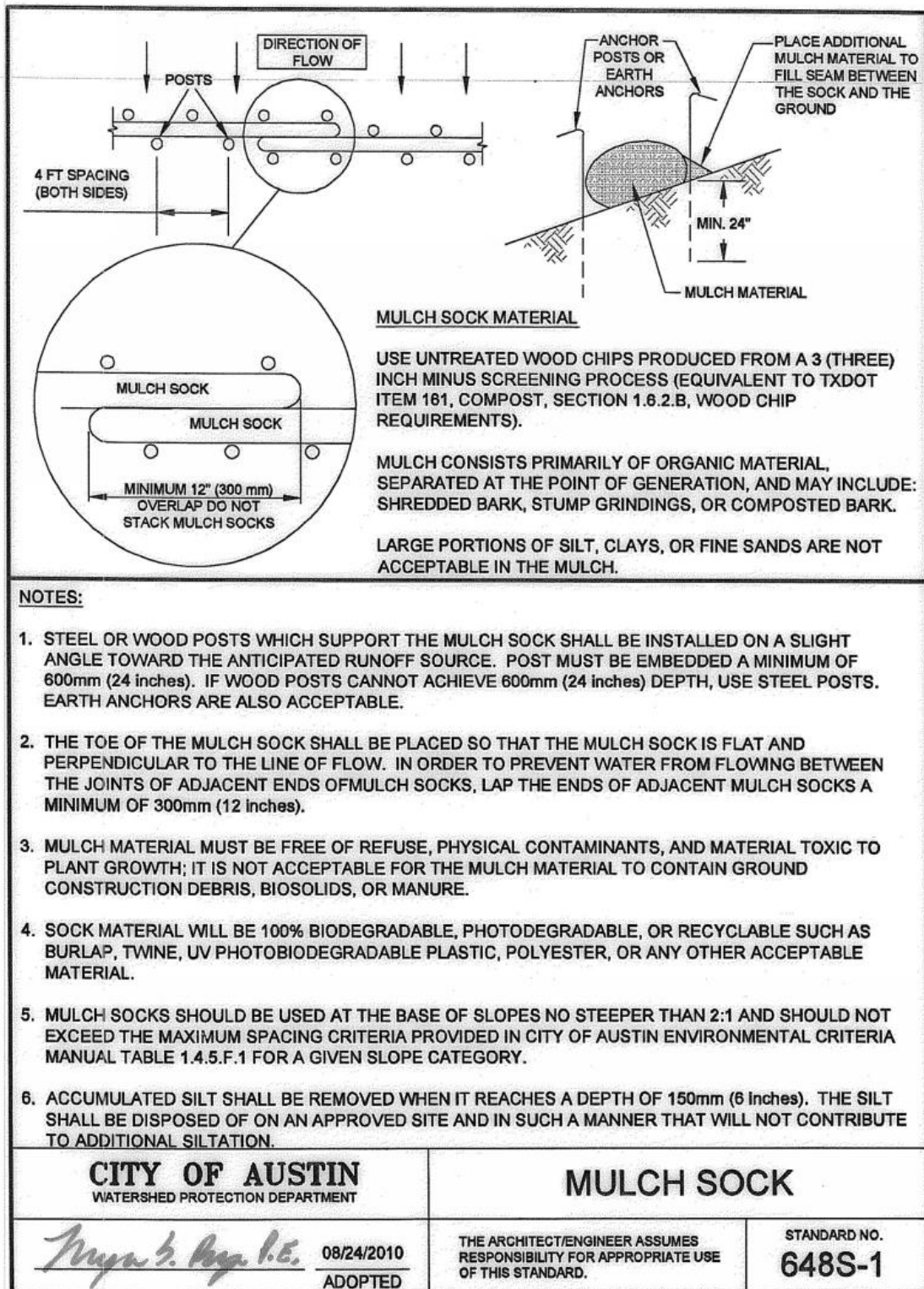
Materials:

1. Geotextile fabric – a non-woven, polypropylene, polyethylene, or polyamide fabric with non-raveling edges, with a minimum width of 60 inches
2. Dike Structure – 6-gauge, 6" x 6" welded wire mesh, 60 inches wide, folded into a triangular form. Each side shall be 18 inches with an overlap of 6 inches
3. Ties – metal hog rings or standard wire/cable ties for attachment of wire mesh to itself, and for attachment of geotextile fabric to wire mesh

Execution:

1. Filters shall be placed with ends tightly abutting the adjacent filter. Each filter and skirt shall be securely anchored in place using 6 inch staples on 2 foot centers.
2. Anchoring on impervious areas shall be accomplished with gravel bags placed at 2 feet on center or with a nominal 1" X 4" board nailed at 2 feet on center.
3. Silt accumulation behind triangular filter dikes shall be removed at a maximum depth of 6 inches or when the structure ceases to work as intended.
4. After completion of construction, the dike shall be removed and the site re-graded to the final grades. Any depression shall be filled and any accumulation of silt shall be spread or removed to a permitted disposal area.

EXHIBIT F Mulch Sock Detail



Materials:

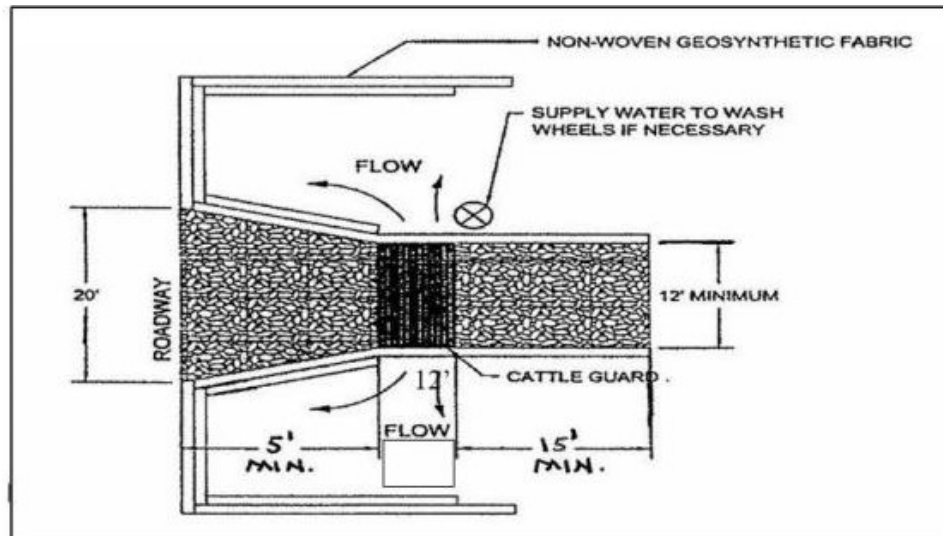
1. Mulching material can be manufactured on or off the project site and may consist of shredded bark, stump grindings, or composted bark.
2. The mulch shall have the following composition:
 - a. Wood chips shall be produced from a 3-inch minus screen process (equivalent to TxDOT item 161, Compost, Section 1.6.2.B Wood Chip Requirements).
 - b. Large portions of silts, clays, or fine sands are not acceptable
 - c. The pH of the mulch shall be between 5.5 and 8.5.
 - d. The organic matter content shall be greater than or equal to 25% on a dry weight basis.
3. Mulch material must be free of refuse, physical contaminants, and material toxic to plant growth. It is not acceptable for the mulch material to contain ground construction debris, biosolids, manure, or recyclable material.
4. The sock material mesh opening shall be equal to or less than 3/8 inch (10 mm) and the material tensile strength shall be equal to or greater than 202 psi (14.2 kg/cm²).

Execution:

1. Use 12 or 18-inch diameter mulch socks for all sediment control applications. This diameter of mulch sock material has proven to be the most consistent for all sediment control applications. (TxDOT, April 2006)
2. Install as shown in above figure.
3. Mulch socks should be used at the base of slopes no steeper than 2:1
4. Place mulch socks at a 5' or greater distance away from the toe of the slopes to maximize space available for sediment deposition.
5. When placed on level contours, sheet flow of water should be perpendicular to the mulch sock at impact and unconcentrated.
6. Install mulch socks using rebar (#5 minimum with safety caps) a minimum of 48" in length placed on 2' centers. In order to prevent the movement or floating of the mulch sock during rain events or construction operations, install steel posts on alternating sides of the sock. Drive the posts into the ground a minimum depth of 24", leaving less than 12" of post above the exposed mulch sock.
7. In order to prevent water flowing around the ends of the mulch socks, point the ends of the socks up slope. To prevent water from flowing between the gaps at adjacent ends of mulch socks, overlap the ends of adjacent mulch socks a minimum of 12". Never stack mulch socks on top of each other.
8. Socks should be placed using "smiles" and "j-hooks".
9. For steeper slopes, an additional mulch sock can be constructed on the top of the slope and within the slope area as determined by specific field conditions. Multiple mulch socks are recommended on steeper slopes.
10. Do not use mulch socks in area of concentrated flow as they are intended to control sheet flow only.

EXHIBIT G

Stabilized Construction Exit – Bull Rock and Cattle Guard Detail



NOTES:

1. THE GRID CONSISTS OF PIPES OR TUBES WITH A MINIMUM DIAMETER OF 3 INCHES, SPACED SUCH THAT THERE IS A MINIMUM CLEAR DISTANCE OF 4 1/2 INCHES BETWEEN THEM. ELEVATE THE GRID ABOVE THE GROUND SURFACE A MINIMUM OF 8 INCHES TO ALLOW WATER, DEBRIS AND SOIL TO DRAIN.
2. THE GRID SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF ANY AND ALL VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE.
3. THE GRID SHALL BE FIRMLY PLACED IN THE GROUND AT THE EXIT, AND SHALL BE OF SUFFICIENT LENGTH THAT THE AGITATION WILL REMOVE THE SOIL FROM THE TIRES, OR A MINIMUM OF 12 FEET.
4. AT THE STREET SIDE APPROACH OF THE GRID, THERE SHALL BE AN IMPERVIOUS SURFACE OR IT SHALL CONSIST OF 3" X 5" ANGULAR CRUSHED STONE/ROCK 5 FEET IN LENGTH MINIMUM, AND 8 INCHES DEEP, MINIMUM. ON THE JOB SITE SIDE OF THE GRID, THERE SHALL BE 3" X 5" ANGULAR CRUSHED STONE/ROCK 15 FEET IN LENGTH, MINIMUM, 8 INCHES DEEP, MINIMUM. THE STEEL GRID WILL BE BETWEEN THE STREET SIDE APPROACH AND THE JOB SITE CRUSHED STONE/ROCK. ALL CRUSHED STONE/ROCK SHALL HAVE FILTER FABRIC PLACED BENEATH IT.
5. THE STEEL GRID AREA SHALL BE USED AS THE TIRE WASH AREA. WHEN TIRE WASH IS IN USE (RAINY OR MUDDY DAYS), THE AREA SHALL BE MANNED AND THE TIRES SHALL BE WASHED USING A HIGH PRESSURE HOSE/NOZZLE.
6. THE AREA BENEATH THE GRID SHALL BE SLOPED SUCH THAT DEBRIS, SOIL AND WATER SHALL BE DIVERTED BACK ON TO THE CONSTRUCTION SITE OR TO A SEDIMENT BASIN. NO WATER, SOIL OR DEBRIS SHALL LEAVE THE CONSTRUCTION SITE, AND THE RESULTING DISCHARGE SHALL BE DISPOSED OF PROPERLY.

Materials:

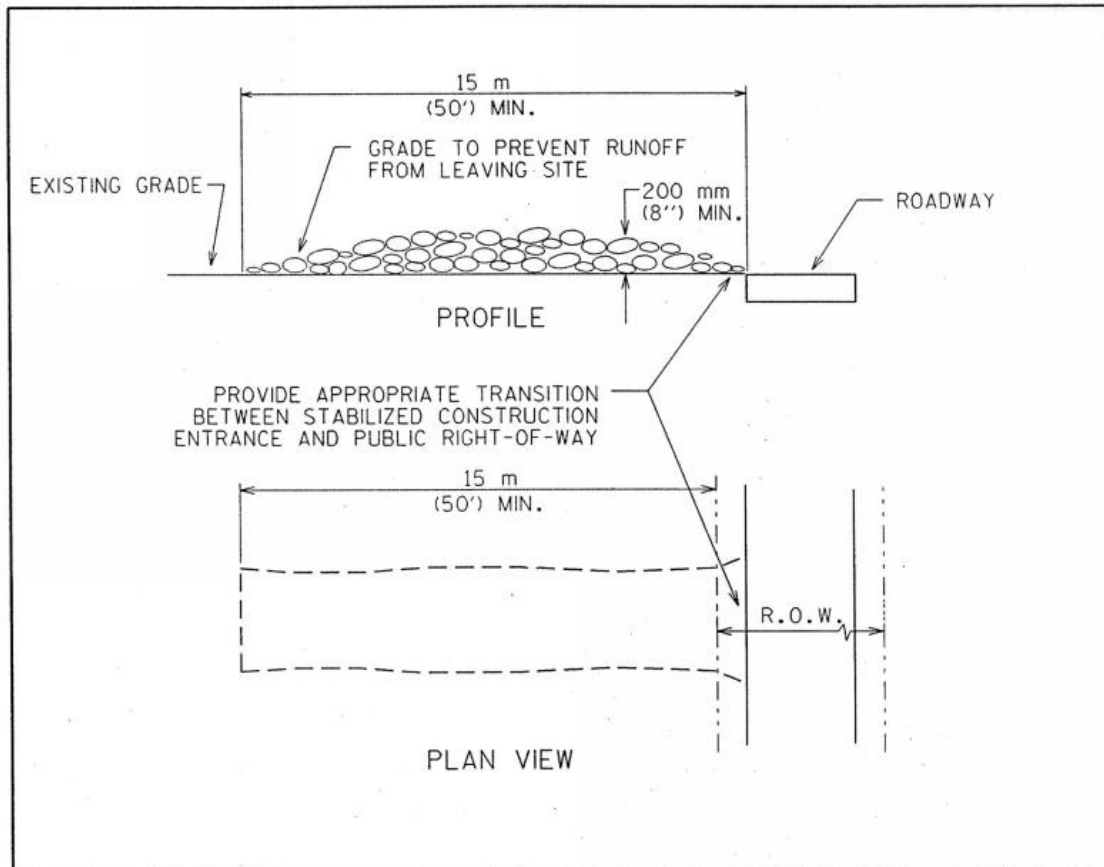
1. It shall consist of pipes or tubes spaced such that there is a minimum clear distance between the pipes or tubes of 4½ inches.
2. Minimum diameter of pipe or tube shall be 3 inches.
3. It shall be of sufficient length so that the agitation will remove the soil from the tires, or a minimum of 12 feet.
4. Rock – Use 3" X 5" diameter angular crushed stone/rock.

Execution:

1. It shall be elevated above the ground surface a minimum of 8 inches to allow water, debris and soil to drain.
2. It shall be designed to support any and all vehicles entering and leaving the construction site.
3. It shall be firmly placed in the ground at the exit.
4. At the street side approach of the grid there shall be an impervious surface or it shall consist angular crushed stone/rock approximately 5 feet in length, minimum, and 8 inches deep, minimum. On the job site side of the grid, there shall angular crushed stone/rock 15 feet in length, a minimum of 8 inches deep. The steel grid will be between the street side approach and the job site crushed stone/rock. All crushed stone/rock shall have filter fabric beneath the stone/rock.
5. Steel grid area shall be used as the tire wash area. When tire wash is in use (rainy or muddy days), the area shall be manned and the tires shall be washed using a high pressure hose/nozzle.
6. The area beneath the grid shall be sloped such that debris, soil and water shall be diverted back onto the construction site or to a sediment basin. No water, soil, or debris shall leave the construction site. The resulting discharge shall be disposed of properly.
7. The stabilized construction exit shall be properly maintained throughout the entire construction process until removal is approved by UT Austin

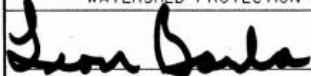
EXHIBIT H

Stabilized Construction Exit - Bull Rock Detail



NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

Materials:

1. Stone/Rock – use 3" X 5" clean open graded stone/rock

Execution:

1. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of in a manner that will not interfere with the excavation and construction of the entrance. The entrance shall not drain onto the public right of way or shall not allow surface water runoff to exit the construction site.
2. When necessary, vehicle wheels shall be cleaned to removed sediment prior to entrance onto public right of way. When vehicle washing is required, it shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of gravel bags, silt fence, or other methods approved by the Engineer or designated representative.
3. The entrance shall be maintained in a condition that will prevent tracking or disposition of sediment onto public right of way. This restriction may require periodic top dressing with additional stone as conditions demand, as well as the repair and/or cleanout of any measures used to trap sediment. All sediment that is dripped, spilled, washed, or tracked onto public right of way must be removed immediately.

EXHIBIT I

Stabilized Construction Exit – Tracking Control Mat Detail



GENERAL INFORMATION

The FODS Composite trackout control system is designed to be used as a temporary construction entrance which provides site access while minimizing sediment leaving the site. The top surface of the FODS mat is a geometric pattern formed in the shape of pyramids. The mats are unidirectional and are meant to have the staggered pyramids in the direction of travel. Individual mats are connected together with hardware to form various configurations to fit your jobsite.

- Mat Size: 12'(w) x 7' (l) x 3 3/4" (t) (2 7/8" pyramid height)
- Mat Weight: 430lbs
- Pallet Size: 8-Mats
- Truck-Load: 96-Mats
- Hardware boxes are contained within the palletized mats



FEATURES & BENEFITS

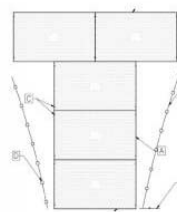
- Re-Usable
- Increased Effectiveness at Reducing Site Trackout
- U/V Stable
- Highly Visible
- Easy to Clean
- Economical
- Recyclable / Reduces Waste
- Extreme Durability
- Rapid Installation & Removal
- Excavation not required
- Chemical Resistant
- Rock-less
- Reduces Waste
- Easy and efficient to transport from site-site

TYPICAL INSTALLATION LAYOUTS

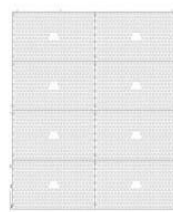
Each site must be evaluated to determine the proper layout, width, and duration of the FODS Trackout Control System (FTCS) based site conditions, entry and exit egress, traffic levels, site soil conditions, and ability to the maintain trackout system. Outlined below are a number of common layouts, the mats are unidirectional and due to the versatility of the mats design the FTCS can be engineered to fit the needs of any site:



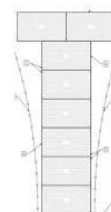
FODS 1x4



FODS 1x4T



FODS 2x4



FODS 1x7T



FODS 2x7

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FODS Trackout Control Mat - Technical Data Sheet



COMMON USERS

- Heavy Civil Construction
- Urban Construction / Urban In-Fill
- Bridge & Highway Projects
- Residential Construction
- Land Development
- Forestry
- Energy Exploration
- Oil & Gas Pipeline
- Electrical Power-line
- Temporary Event Access
- Landfill & Waste Management
- Mining



SUITABLE INSTALLATION SUBSTRATE

- Un-Excavated Soil
- Excavated Soil (Min CBR: 4)
- Asphalt
- Concrete

FODS Trackout Control System should be installed near the site exit point, as close to the location where vehicles enter the roadway as is safely as possible. FODS mats should not be installed at a low point on the site where water will pool.



FODS ANCHORING SYSTEMS

- Form-Stakes (18" or 24")
- Cable Earth Anchor
- All-Thread Earth Anchor
- Concrete Sleeve Anchor (asphalt)

CLEANING / MAINTENANCE

Mats should be cleaned once 2.5" of sediment has built up in the lane of travel.

- Skid-steer broom attachment
- FODS Shovel
- Street Sweeper (requires adjusted bristle head)
- Pressure Washer (must have ability to contain water)
- Water Truck (must have ability to contain water)

WARNINGS

- Caution is to be used when crossing mats with metal tracked equipment.
- Equipment with aggressive metal tracks should not cross mats
- Do not drag metal equipment across mats
- Do not use mats for bridging

*****Before using earth anchors, call 811 for locates to mark underground utilities*****

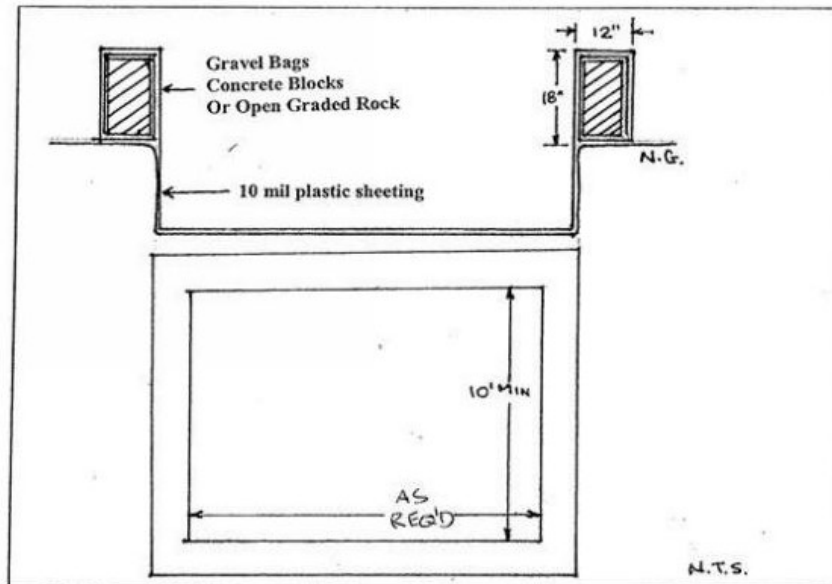


**Know what's below.
Call before you dig.**

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EXHIBIT J

Concrete, Paint and Stucco Washout Detail



NOTES:

1. THE EXCAVATION FOR THE CONCRETE TRUCK WASHOUT SHALL BE A MINIMUM OF 10 FEET WIDE AND OF SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND/OR 50 GALLONS OF WASHOUT WATER AND CONCRETE PER PUMP TRUCK PER DAY.
2. IN THE EVENT THAT THE CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND, IT SHALL BE 10 FEET WIDE AND 10 FEET LONG, WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN ITEM 1.
3. THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL PLASTIC SHEETING WITHOUT HOLES OR TEARS. WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS' DIRECTIONS.
4. THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18 INCHES HIGH AND NO LESS THAN 12 INCHES WIDE.
5. THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVERLAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST 2 TIMES.
6. THE GRAVEL BAGS OR CONCRETE BLOCKS SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
7. THE WASHOUT MATERIAL IN THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
8. SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY. ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING REPLACED BEFORE THE NEXT.

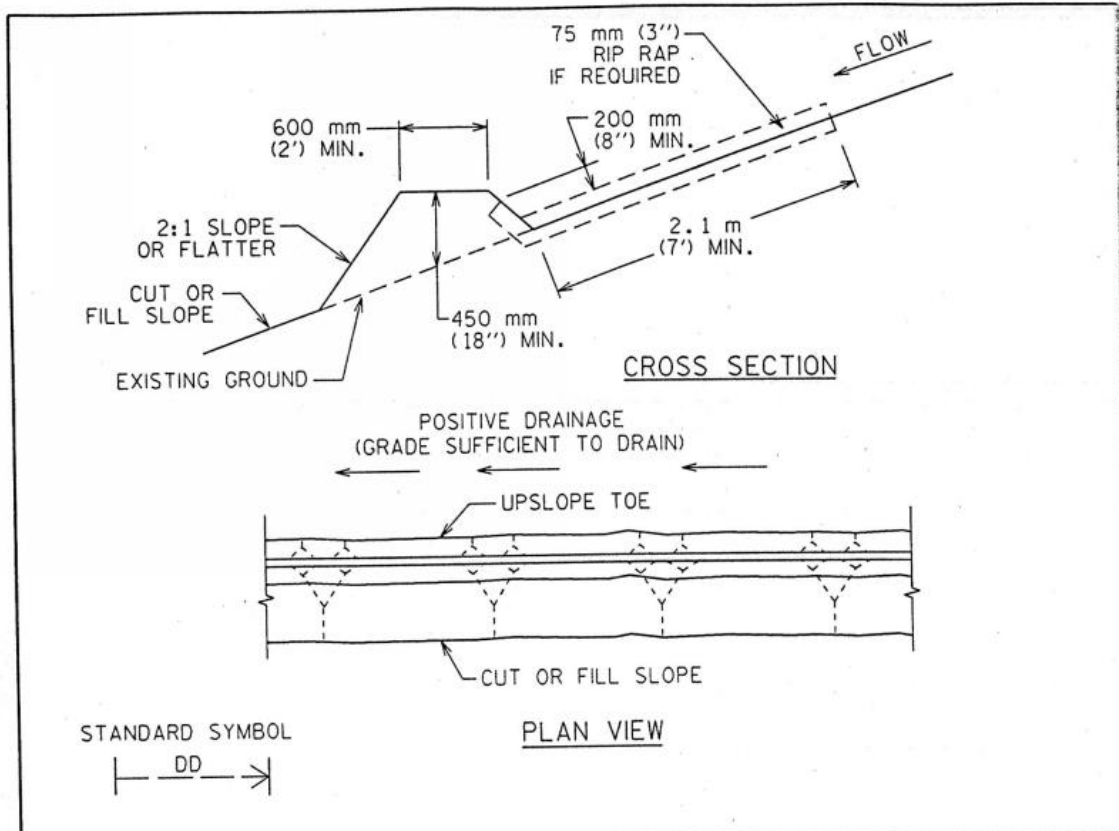
Materials:

1. Gravel bags, concrete blocks or open graded rock
2. 10 mil plastic sheeting without any holes or tears. Seams shall be sealed according to manufacturer's recommendations.

Execution:


1. Concrete Truck Washout (self-installed) shall be constructed so that it will be able to accommodate the maximum number of anticipated concrete trucks that will be cleaned on any given day at any given time using 7 gallons of water for washout per truck or 50 gallons of water to wash out pump trucks. The area utilized to contain the wash water and concrete solids cleaned from the trucks will be a minimum of 10 feet in width. The containment area will be covered with 10 mil plastic sheeting. The gravel bags, concrete blocks or open graded rocks shall line the outside perimeter and shall be double wrapped with the 10 mil plastic sheeting to prevent any potential for runoff from the containment area.
2. The concrete truck washout containment area shall be maintained in a condition that will not allow concrete buildup within the containment area to exceed 50% of the storage capacity.
3. The concrete truck washout area will be removed when it is no longer necessary to wash out concrete trucks on the site.
4. Equipment Cleaning: Clean equipment in a manner that does not create any discharge of cleaning agents, paints, oil or solvents to a storm sewer, waterway or onto the ground. Soaps and detergents must never be discharged to the ground. Cement handling equipment must be rinsed in a contained area and there must be no drainage off-site or onto to ground.
5. When rinsing painting equipment/tools outside, rinse water must be contained in a bucket or other container for appropriate disposal. Water based or latex paint rinse water may be discharged to the sanitary sewer only with permission/approval from EHS.
6. Oil based paint wastes, including solvents and thinners, must not be disposed of in the sanitary sewer; they must be collected and disposed of through the contractor's disposal company in accordance with applicable laws and regulations.
7. Discharges from pressure washing using soaps or chemicals must not be allowed to enter a storm sewer. The wastewater will need to be collected with a berm and vacuumed (transported to appropriate disposal site). If the rinse only contains water and dirt (sediment) it may be spread on a grass area or contained/filtered with clean water allowed to enter storm sewer. In some cases, it may also be possible to discharge to a sanitary sewer with permission from EHS.

EXHIBIT K Diversion Dike Detail



GENERAL NOTES :

1. ALL DIKES SHALL BE MACHINE COMPACTED.
2. ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. a. DIVERTED RUNOFF FROM A PROTECTED OR STABILIZED AREA SHALL HAVE ITS OUTLET FLOW DIRECTED TO AN UNDISTURBED STABILIZED AREA OR INTO A LEVEL SPREADER OR GRADE STABILIZATION STRUCTURE.
- b. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE, SUCH AS A ROCK BERM, BRUSH BERM, STONE OUTLET STRUCTURE, SEDIMENT TRAP OR SEDIMENT BASIN OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
4. UNLESS OTHERWISE SPECIFIED, EROSION STABILIZATION SHALL BE OPEN GRADED ROCK 75 TO 125 mm (3 TO 5 inches) IN DIAMETER EMBEDDED IN SOIL SURFACE.
5. INSPECTION SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	DIVERSION DIKE	STANDARD NO.
 ADOPTED 3.27.00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	622S-1

Materials:

1. Stone stabilization (required for velocities in excess of 6 fps) should consist of riprap placed in a layer at least 3 inches thick and should extend a minimum height of 3 inches above the design water surface up the existing slope and the upstream face of the dike. Stabilization riprap should conform to the following specifications.

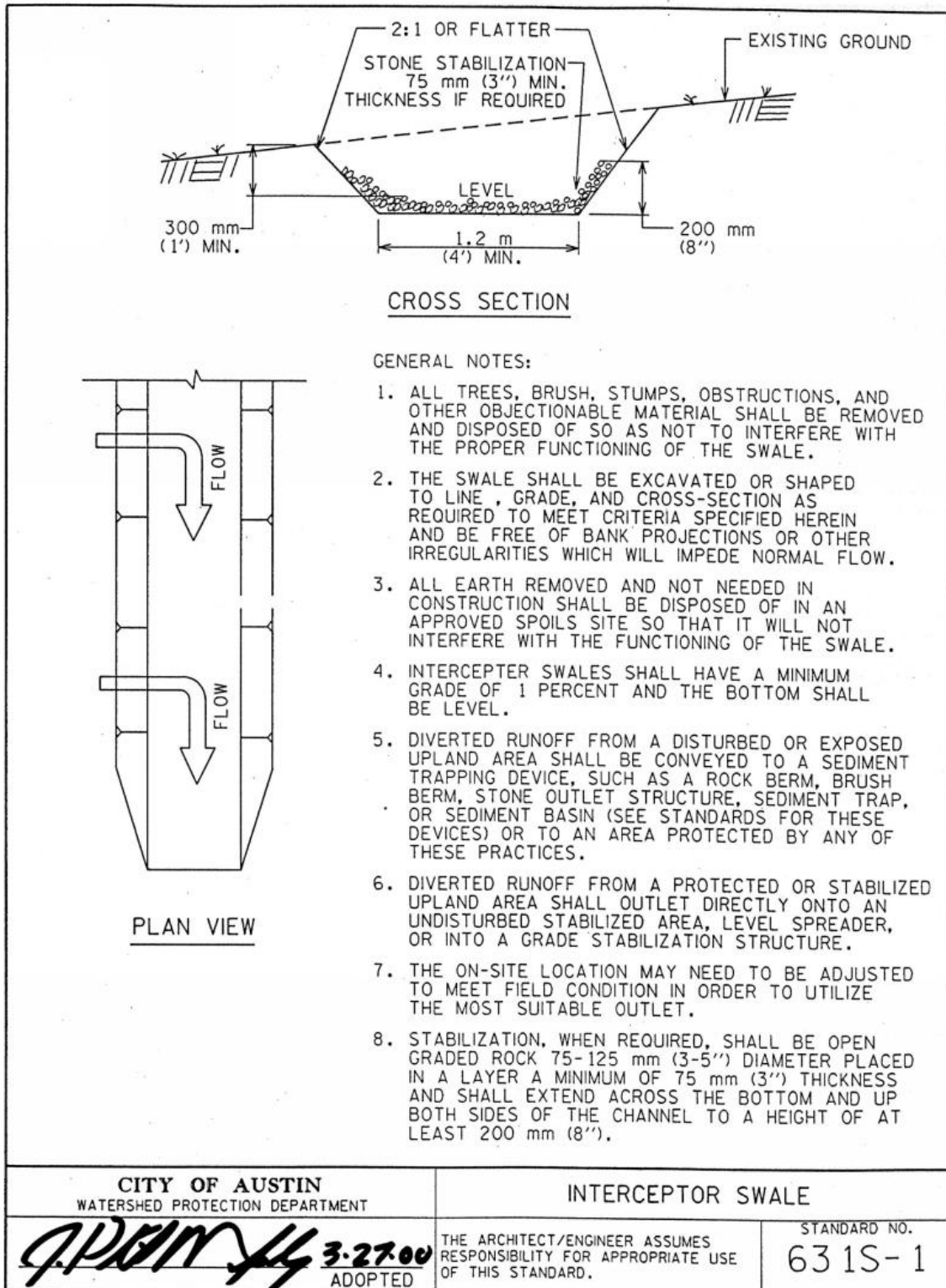
<i>Channel Grade</i>	<i>Riprap Stabilization</i>
0.5-1%	4 inch rock
1.1-2%	6 inch rock
2.1-4%	8 inch rock
4.1-5%	8-12 inch riprap

2. Geotextile fabric should be a non-woven polypropylene fabric designed specifically for use as a soil filtration media with an approximate weight of 6oz/yd², a Mullen burst rating of 140 psi, and having an equivalent opening size (EOS) greater than #50 sieve.

Execution:

1. Diversion dikes shall be formed and shaped using compacted fill, and shall not intercept runoff from more than 10 acres. The dike shall have a minimum top width of 2 feet, and a minimum height of 18 inches. Soil shall have side slopes of 2:1 or flatter, and shall be placed in 8-inch lifts. Compact soil to 95% standard proctor density. Where protected slopes exceed 2 percent, the uphill side of diversion dike shall be stabilized with crushed stone or erosion control matting to a distance of not less than 7 feet from toe of dike. The channel that is formed by the diversion dike must have positive drainage for its entire length to a stabilized outlet, such as a rock berm, sandbag berm, or stone outlet structure. Storm water shall not be allowed to overflow the top of diversion dike at any point other than the stabilized outlet.
2. Maintain the diversion dike in a condition that allows the storm water runoff to be diverted away from exposed slopes. Repair any failures at top of dike and remove sediment as necessary behind the dike to allow positive drainage to a stabilized outlet.
3. Remove diversion dike when the exposed slopes being protected are stabilized with vegetation or other permanent cover

EXHIBIT L Interceptor Swale Detail



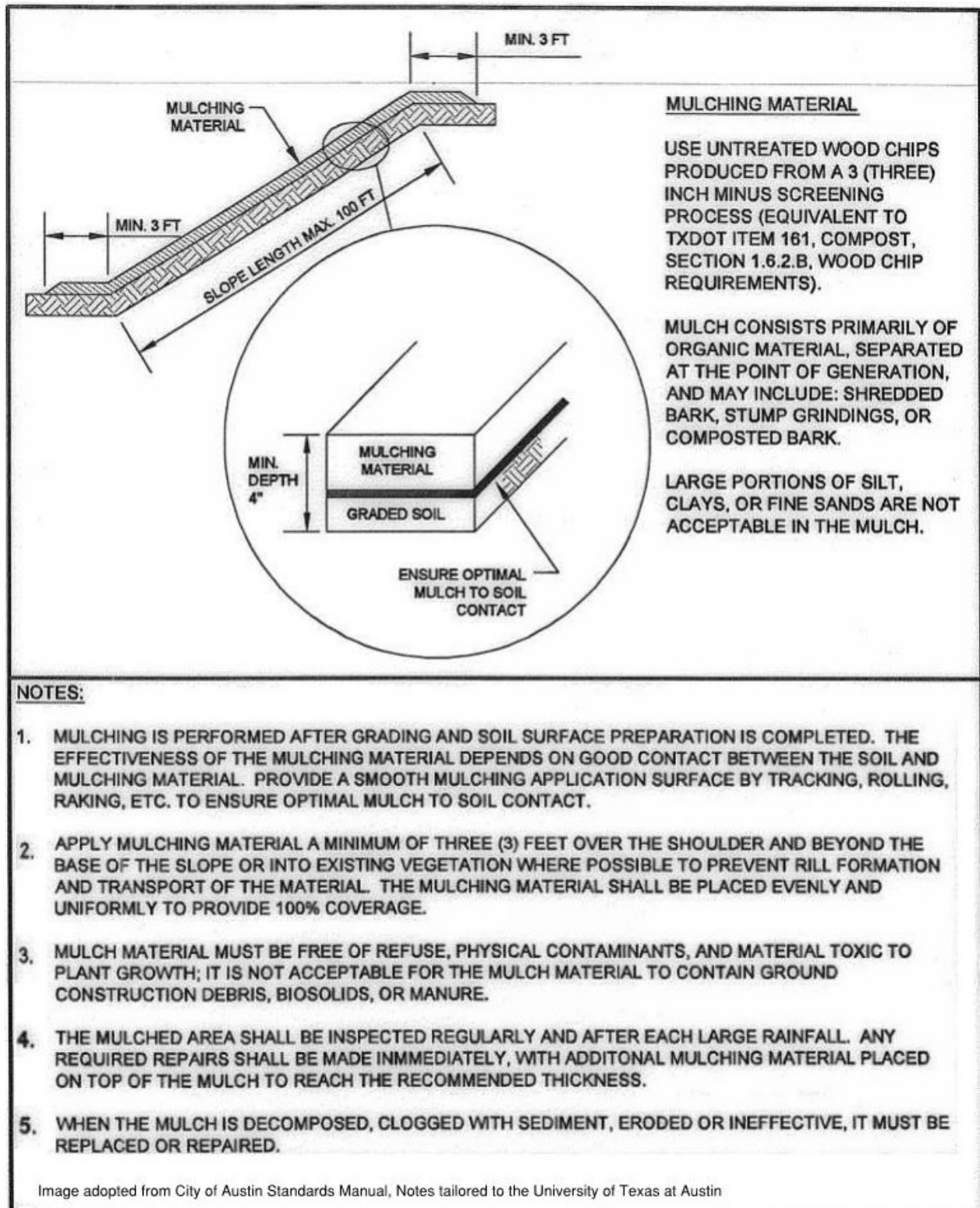
Materials:

1. Stone stabilization should be used when grades exceed 2% or velocities exceed 6 feet per second and should consist of a layer of crushed stone 3" thick, riprap or high velocity erosion control mats.
2. Stabilization should extend across the bottom of the swale and up both sides of the channel to a minimum height of 3" above the design water surface elevation based on a 2-year, 24-hour storm.

Execution:

1. An interceptor swale shall be implemented to prevent on or off- site storm water from entering a disturbed area, or prevent sediment-laden runoff from leaving the site or disturbed area. The interceptor swale shall be excavated as required by the SWPPP drawings, with side slopes of 2:1 or flatter. This shall include all labor and equipment associated with the installation and maintenance of the swale as shown on the construction documents. Constructed swale may be v-shaped or trapezoidal with a flat bottom, depending on the volume of water being channeled. Sediment laden runoff from swale shall be directed to a stabilized outlet or sediment- trapping device. Flow line of swale shall have a continuous fall for its entire length and shall not be allowed to overflow at any other points along its length.
2. Maintain interceptor swale in a condition that allows the storm water runoff to be channeled away from disturbed areas. Remove sediment in swale as necessary to maintain positive drainage to a stabilized outlet
3. Fill in or remove swale after the disturbed area/s being protected is completely stabilized as specified.

EXHIBIT M
Organic Mulches Detail



Materials: Mulch shall be one or more of the following:

1. Straw – from broken straw bales that are free of weed and grass seed where the grass from the seed is not desired vegetation for the area to be protected
2. Wood Chips – from chipped limbs of cleared trees on site, or delivered in chipped form, in bulk quantities of pine, cedar or cypress. Wood chips of all species shall be partially decomposed to alleviate nitrogen depletion of the soil in areas where existing vegetation is to be preserved and protected. In addition, wood chips are not to be used on slope greater than 4 percent.
3. Shredded Mulches – from cedar, mechanically shredded, and capable of forming an interlocking mat following placement, and after sufficient wetting and drying has taken place naturally.

Execution:

1. Apply mulching a minimum of three feet over the shoulder and beyond the base of the slope or into existing vegetation where possible to prevent rill formation and transport of the material. The mulching material shall be placed evenly and uniformly to provide 100% cover.
2. When the mulch is decomposed, clogged with sediment, eroded or ineffective, it must be replaced or repaired.