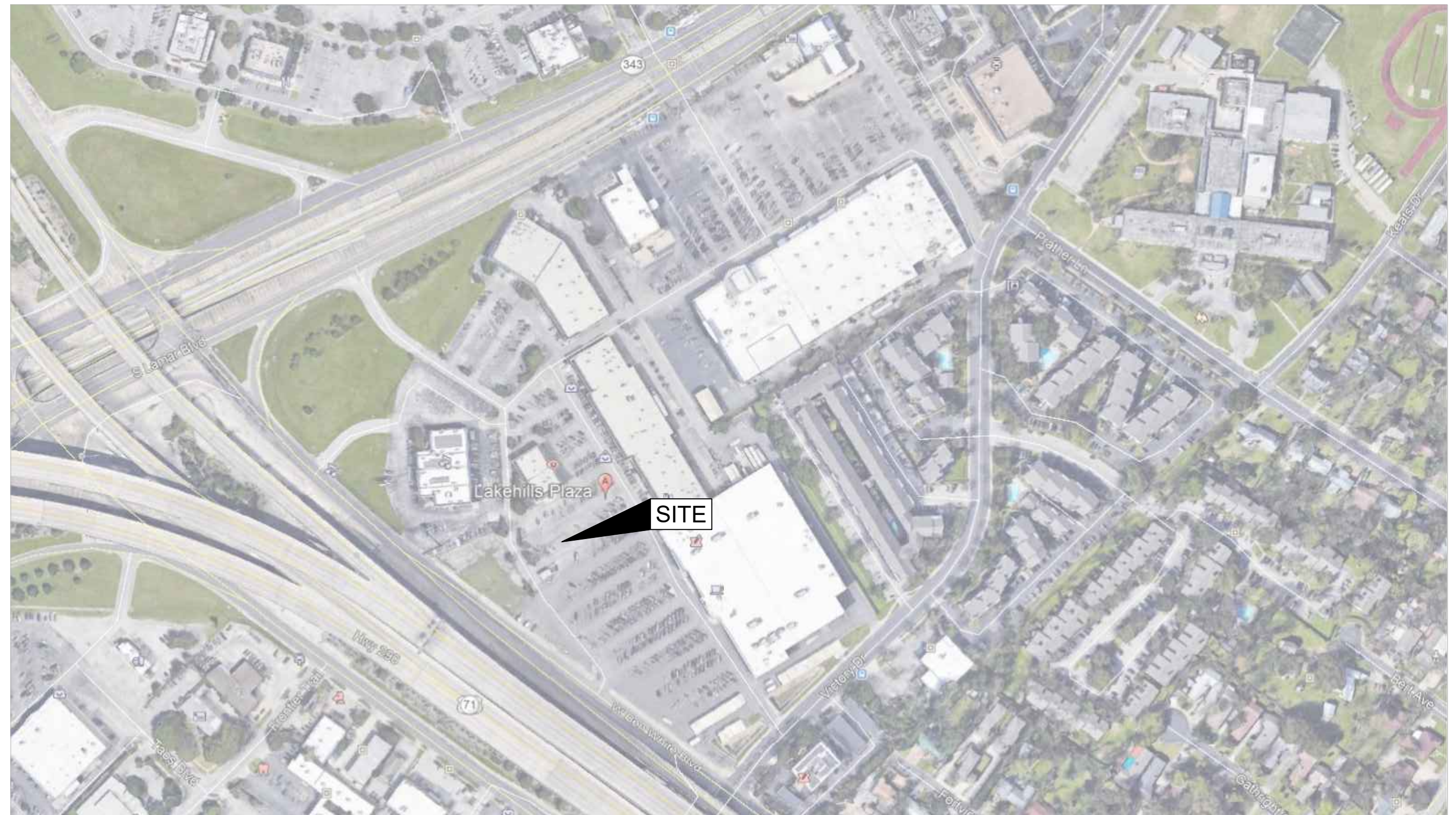


4211 S. LAMAR BLVD (TESLA STATION)  
AUSTIN, TX 78704



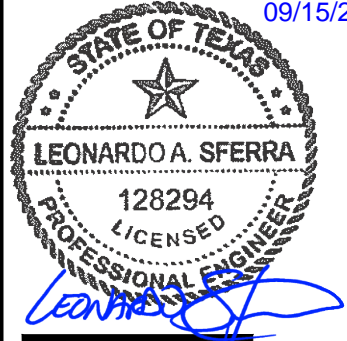
## AERIAL MAP

[illegible]

MAP DATA ©2021 GOOGLE

REV.	DATE	DESCRIPTION
A	07/01/21	ISSUED FOR 50% REVIEW
B	07/08/21	SIGNED AND SEALED
0	08/19/21	REVISED PER COMMENTS
0	09/15/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477  
09/15/2021



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

# TITLE SHEET & PROJECT DATA

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

# T-1



Drawing Name: O:\2021\2021095\59 - TRT 18155 - Austin, TX (S. Lamar Blvd.)\dwg\2021095.59 - Austin, TX (S. Lamar Blvd.) -  
CD100 - New Survey.dwg  
September 15, 2021 2:8 PM - jroth

GOVERNING BUILDING CODE

GOVERNING BUILDING CODE: 2015 INTERNATIONAL BUILDING CODES)

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ANY OTHER REGULATING AUTHORITIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FROM TESLA OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SUBCONTRACTORS SOLE EXPENSE.
- SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO TESLA FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM TESLA PLACES LIABILITY ON THE SUBCONTRACTOR.
- ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED, CONTRACTOR SHALL USE BEST CONSTRUCTION PRACTICES.
- ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
- ANY METAL SHAVINGS FROM SITE WORK SHALL BE CLEANED FROM ALL SURFACES WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.
- APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
- NEW PAVEMENT INSTALLED AS PART OF THIS PROJECT SHALL MATCH EXISTING PAVEMENT SECTION. ASPHALT AND GAB DEPTH SHALL BE MAINTAINED.
- THE TOPOGRAPHIC SURVEY BY CLARK LAND SURVEYING, INC, DATED 09/02/2021 SHALL BE CONSIDERED PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IF AN EXISTING UTILITY LINE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE DETERMINED IF SAID UTILITY LINE WAS ABLE TO BE LOCATED WITH CURRENT TECHNOLOGY BEFORE THE UTILITY LOCATES WOULD TAKE RESPONSIBILITY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TESLA PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATION ON THE DRAWINGS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM TESLA PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY TESLA PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE TESLA PRIOR TO PROCEEDING.
- THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.

- PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
- PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING TESLA.
- GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:

SIEVE SIZE	TOTAL PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
1 INCH (25.0 MM)	75 TO 100
3/4 INCH (19.00 MM)	80 TO 100
3/8 INCH (9.5 MM)	35 TO 75
NO. 4 (4.75 MM)	30 TO 60
NO. 30 (0.600 MM)	7 TO 30
NO. 200 (0.75 MM)	3 TO 15
- GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
- UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>45), MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
- BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER APPLICABLE PLAN PREPARED BY CONTRACTOR. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
- PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

GENERAL FOUNDATION NOTES

- DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.
- ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES BELOW.
- FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.
- NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.
- STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
- INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.
- UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
- GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-10, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.
- ALL DETAILING, FABRICATION AND PLACING OF CONCRETE SHALL CONFORM TO ACI 318-14, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAIL REINFORCED CONCRETE STRUCTURES" UNLESS NOTED OTHERWISE.
- SAFETY AND PERFORMANCE OF THE STRUCTURE ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar AS THEY ARE AFFECTED BY THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS. SHOP DRAWINGS OF THE PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
- ALL CONCRETE UNLESS NOTED OTHERWISE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: ALL CONCRETE - 2500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% (± 1%) AIR ENTRAINMENT.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

- WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
- NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.
- PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.
- PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.
- REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 2500 PSI CONCRETE

	OTHER		TOP*	
BAR SIZE	ANCHORAGE	SPLICE	ANCHORAGE	SPLICE
# 3	15	19	19	24
# 4	19	25	25	33
# 5	24	31	31	41
# 6	29	37	37	49

\* HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR
- NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.

CHARGING CABINET PRE-FABRICATED ASSEMBLY FOUNDATION & ALL CHARGING POST FOUNDATIONS - FROST DESIGN NOTES (BOTTOM OF FOUNDATION ABOVE FROST LEVEL):

- CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.
- GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATERALLY 2/3D FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB). GRANULAR FILL SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE COMPACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. SEE SHEET T-1 FOR LOCAL FROST DEPTH.
- GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES.

CHARGING CABINET PRE-FABRICATED ASSEMBLY FOUNDATION & ALL CHARGING POST FOUNDATIONS - NO FROST DESIGN NOTES (BOTTOM OF FOUNDATION BELOW FROST LEVEL)

- CONCRETE FOUNDATIONS SHOULD BE SUPPORTED ON A 6 INCH COMPACTED LAYER OF APPROVED FREE-DRAINING GRANULAR MATERIAL.
- APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

STRUCTURAL STEEL

MATERIAL PROPERTIES:

PLATE: ASTM A36 UNO  
PIPE: ASTM A53, TYPE E OR S, GRADE B (Fy = 35 KSI)  
TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)

- DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.
- ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.
- FIELD VERIFY ALL CONDITIONS AT AND CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.
- ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.
- UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.
- SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

TRAFFIC CONTROL NOTES

- DURING THE CONSTRUCTION PERIOD; SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING / LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL / MOT PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED, AND ULTIMATELY REMOVED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

SPECIAL INSPECTIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

PAVEMENT MARKING NOTES

- ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE. ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR COLORS DEFINED ON THE ADA PAVEMENT SYMBOL.
- MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS:
- PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
- PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.
- APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES, YELLOW ON CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAYING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

EXISTING SLAB REINFORCEMENT INVESTIGATION/X-RAY

- CONTRACTOR SHALL VERIFY POST TENSIONING AND REINFORCEMENT LOCATION IN EXISTING CONCRETE SLAB PRIOR TO DRILLING.

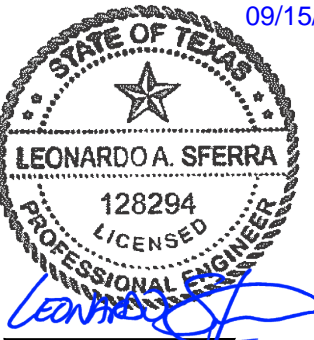
EXISTING LEGEND		
— P/L —	APPARENT PROPERTY LINE	⊙
— R/W —	APPARENT RIGHT OF WAY	⊞
— C/L —	APPARENT CENTERLINE	(st)
— WM —	WATER MAIN	(sb)
— W —	WATER LINE	(um)
— IR —	IRRIGATION LINE	(+ sb)
— GAS —	GAS LINE	(sb)
— ST —	STORM LINE	(sb)
— SAN —	SANITARY LINE	(+)
— OH —	OVERHEAD ELECTRIC	(W)
— E —	ELECTRIC MAIN	(+)
— UE —	ELECTRIC LINE	(+)
— L/P —	LIGHT POLE CONDUIT	(I)
EXISTING BUILDING		(W)
LIGHT POLE		(g)
POWER POLE		(g)
POWER/TELEPHONE POLE		(gs)
LIGHT/TELEPHONE POLE		(I)
TELEPHONE POLE		(lv)
POWER/LIGHT POLE		(O)
POWER/LIGHT/TELE POLE		(+)
UNKNOWN POLE		(oo)
ELECTRIC METER		(*)
ELECTRIC MANHOLE		(*)
TRANSFORMER		(g amp)
ELECTRIC PULLBOX		(mb)
	CATCH BASIN	
	CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	UNKNOWN MANHOLE	
	SANITARY VALVE	
	SEPTIC TANK	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	SPRINKLER HEAD	
	WATER MANHOLE	
	GAS VALVE	
	GAS METER	
	GAS MANHOLE	
	GAS SERVICE METER	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TV PEDESTAL	
	BOLLARD	
	SIGN	
	LUMINESCENT SIGN	
	CLEANOUT	
	YARD LIGHT	
	FLAG POLE	
	GAS PUMP	
	MAIL BOX	



REV.	DATE	DESCRIPTION
A	07.01.21	ISSUED FOR 50% REVIEW
B	07.08.21	SIGNED AND SEALED
O	08.19.21	REVISED PER COMMENTS
O	09.15.21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477

09/15/2021



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

ISSUED FOR:	
PERMIT	xxx
BID	xxx
CONSTRUCTION	xxx
RECORD	xxx

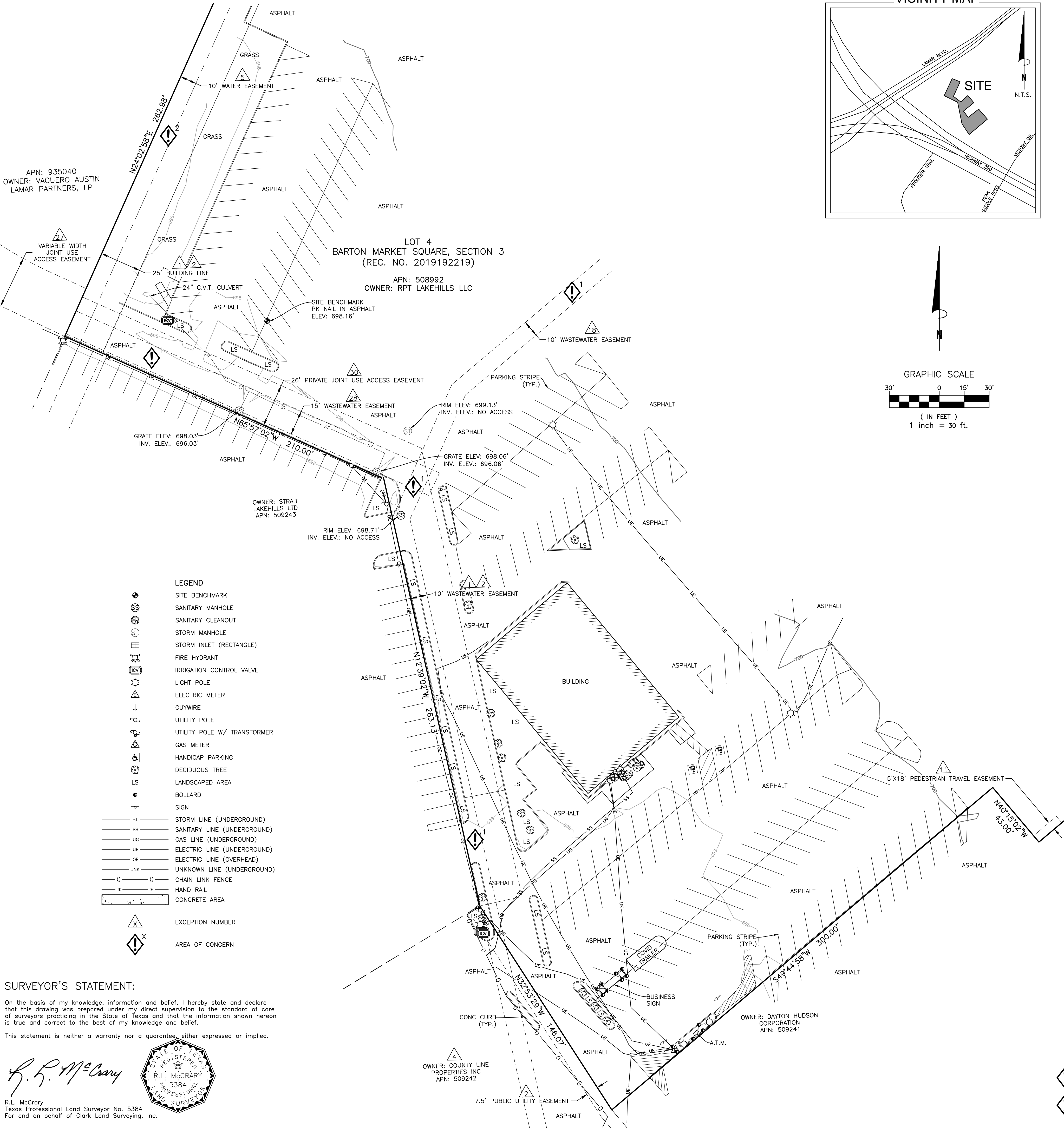
INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

GN-1

GENERAL NOTES





LEGAL DESCRIPTION:

Lot 4, Barton Market Square Section Three, recorded in Volume 71, Page 41, of the Official Public Records of Travis County, Texas.

As described in that Special Warranty Deed, recorded December 6, 2019, as Reception No. 2019192219, of the Official Public Records of Travis County, Texas.

SCHEDULE B2 EXCEPTIONS:

Item No.

1. ALL MATTERS SHOWN ON PLAT 71/41  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.

2. ALL MATTERS SHOWN ON PLAT 76/325  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.

3. RELEASE OF PLAT EASEMENT 6884/929  
-IS LOCATED ON SURVEY AREA, RELEASES A PORTION OF THE PUBLIC UTILITY EASEMENT AND WASTEWATER EASEMENTS AS SHOWN ON THOSE PLATS RECORDED IN VOLUME 71, PAGE 41 AND VOLUME 76, PAGE 325.

4. RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS 2000015419  
-IS NOT LOCATED ON SURVEY AREA, AS SHOWN HEREON.

5. WATER EASEMENT 3385/1074  
-IS LOCATED ON SURVEY AREA, AS SHOWN HEREON.

6. ELECTRIC EASEMENT 559/622  
-MAY BE LOCATED ON SURVEY AREA, INSUFFICIENT MATHEMATICAL DATA TO PLOT.

7. EASEMENT 649/549  
-MAY BE LOCATED ON SURVEY AREA, INSUFFICIENT MATHEMATICAL DATA TO PLOT.

8. EASEMENT 1914/335  
-MAY BE LOCATED ON SURVEY AREA, INSUFFICIENT MATHEMATICAL DATA TO PLOT.

9. ELECTRIC EASEMENT 4439/1666  
-IS NOT LOCATED ON SURVEY AREA.

10. RECIPROCAL EASEMENT AGREEMENT 7370/454  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

11. EASEMENT AGREEMENT 7437/390  
-IS LOCATED ON SURVEY AREA, AS SHOWN HEREON.

12. AGREEMENT CANCELING RESTRICTIVE COVENANTS 6508/2316  
-IS LOCATED ON SURVEY AREA, NOTHING ADDITIONAL TO SHOW.

13. DEED OF DECLARATION 6199/485  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

14. AMENDMENT TO DECLARATION 6779/1568  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

15. AMENDMENT TO DECLARATION 6920/649  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

16. AMENDMENT TO DECLARATION 7420/583  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

17. AGREEMENT 7561/293  
-IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

18. SEWER EASEMENT 6872/932, CORRECTED IN 6887/106  
-IS LOCATED ON SURVEY AREA, AS SHOWN HEREON.

19. EASEMENT 6997/995  
-IS NOT LOCATED ON SURVEY AREA.

20. EASEMENT 6997/997  
-IS NOT LOCATED ON SURVEY AREA.

21. WATER EASEMENT 3987/2080  
-MAY BE LOCATED ON SURVEY AREA, DOCUMENT CONTAINS INCORRECT MATHEMATICAL DATA TO PLOT.

22. EASEMENT 7289/231  
-IS NOT LOCATED ON SURVEY AREA.

23. ELECTRIC EASEMENT 4012/245  
-IS NOT LOCATED ON SURVEY AREA.

24. EASEMENT 8071/723  
-IS NOT LOCATED ON SURVEY AREA.

25. CROSS EASEMENT AGREEMENT 9612/926  
-IS NOT LOCATED ON SURVEY AREA.

26. EASEMENT AND RIGHT OF WAY 11745/12  
-IS NOT LOCATED ON SURVEY AREA.

27. JOINT ACCESS EASEMENT 2021119077  
-IS NOT LOCATED ON SURVEY AREA, AS SHOWN HEREON.

28. WASTEWATER EASEMENT 2021137085  
-IS LOCATED ON SURVEY AREA, AS SHOWN HEREON.

29. CORRECTION AFFIDAVIT 2021161757  
-IS NOT SURVEY RELATED.

30. JOINT USE ACCESS EASEMENT 2021175136  
-IS LOCATED ON SURVEY AREA, AS SHOWN HEREON.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.

2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 2172111077 dated 8/9/2021. This site was located by standard RF and GPR methods.

3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published September 26, 2008, referencing Flood Insurance Rate Map, Map Number 48453C0585H effective date April 15, 2002, indicates this parcel of land is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Hollerbach & Associates, Inc. with an order number of HA308641, dated 8/9/2021.

5. Elevations are based on NAVD 88 datum.

6. BENCHMARK: P.K. Nail in Asphalt, as shown. Elevation: 698.16' (NAVD 88).

7. BASIS OF BEARINGS: Bearings are relative to NAD83, Texas State Plane Coordinate System, Central Zone (4203).

8. Field work for this survey was completed on 8/24/2021.

9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.

10. This site is zoned "CS-V & CS-1-V" (General commercial services-vertical mixed use & Commercial-Liquor sales-vertical mixed use) per City of Austin Planning Department.

Building Setbacks:  
Front: 10', Side: 10', Rear: none  
\*Setbacks are shown only per plat. Contact the City of Austin Planning Department for current setback representation.

No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Austin Planning and Zoning Department at (512)-978-4000.

AREAS OF CONCERN:

1. No sewer line found within limits of wastewater easement

2. No water line found within limits of water easement

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Texas and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

R.L. McCrary  
Texas Professional Land Surveyor No. 5384  
For and on behalf of Clark Land Surveying, Inc.

APPROVED

DATE

APPROVED: K. TOUBERT  
CLARK LAND SURVEYING, INC.  
NOTE: AS NOTED

By

Revisions

Description

No.

SITE NAME:  
Lakehills Plaza

ENGINEERING DESIGN SURVEY

A PORTION OF LOT 4, BARTON MARKET SQUARE SECTION THREE,  
VOLUME 71, PAGE 41,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

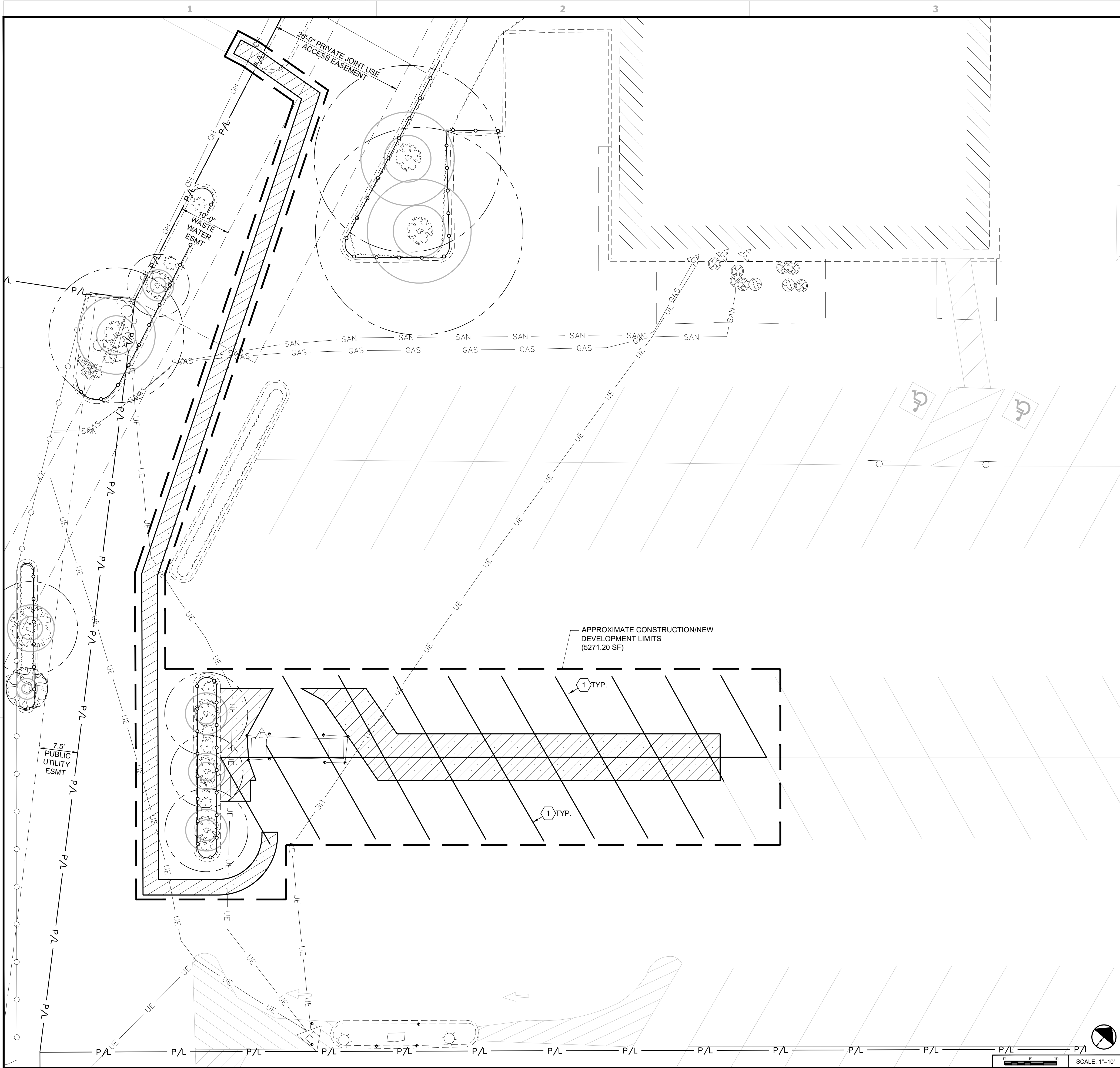
Project No. 211378

Drawn By: WMP  
Checked By: RLM

Date: 8/27/2021  
Sheet 1 of 1

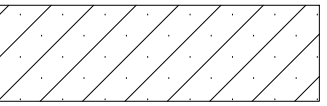


Drawing Name: O:\2021\202109559 - TRT 18155 - Austin, TX (S. Lamar Blvd.)\dwg\202109559 - Austin, TX (S. Lamar Blvd.) -  
CD100 - New Survey.dwg  
September 15, 2021 2:8 PM - jroth



DEMOLITION KEYNOTES AND LEGEND #

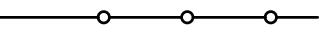
1. EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER OF RECORD. TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.



EXISTING ASPHALT TO BE REMOVED  
(APPROXIMATELY 1462 SF)  
APPROXIMATE TRENCH AREA, SEE SHEET C-2

XX L.F. ±

DENOTES LIMITS OF SAWCUT



PROPOSED TREE PROTECTION FENCE, SEE SHEET C-3

GENERAL SHEET NOTES

1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
3. FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.
4. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY REPUBLIC NATIONAL, DATED 11/25/19 FOR EXACT LOCATION.



REV.	DATE	DESCRIPTION
A	07/01/21	ISSUED FOR 50% REVIEW
B	07/08/21	SIGNED AND SEALED
0	08/19/21	REVISED PER COMMENTS
0	09/15/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477  
09/15/2021



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

DEMOLITION PLAN

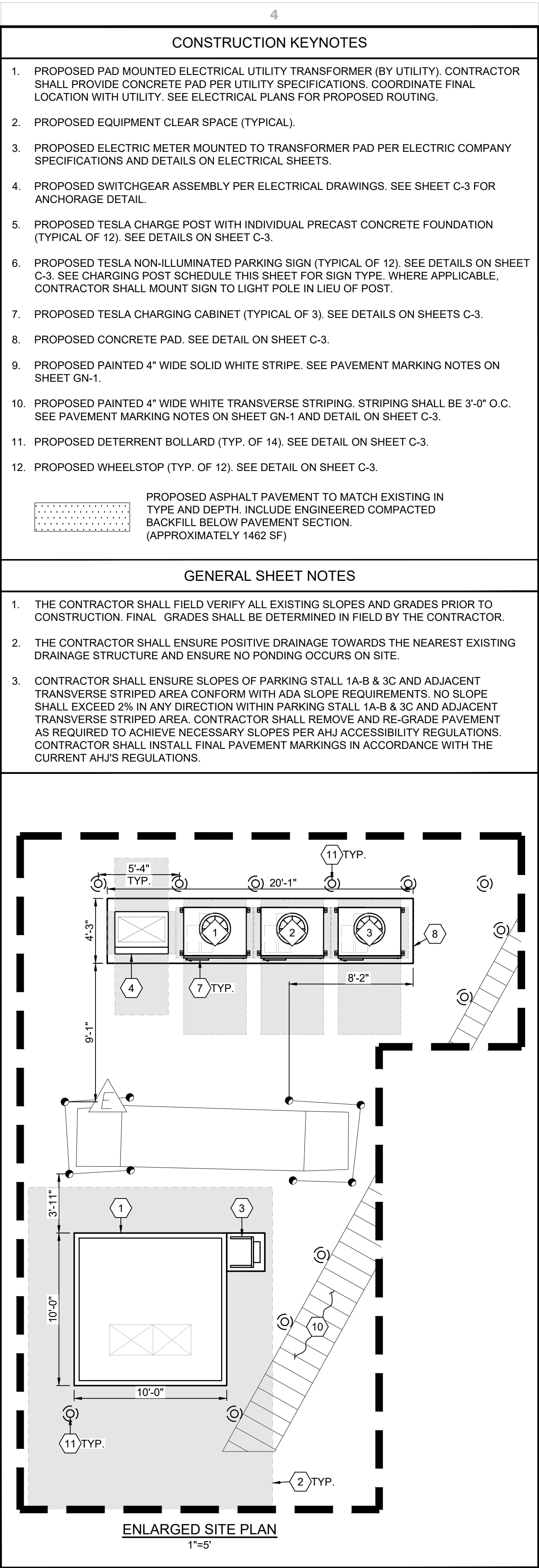
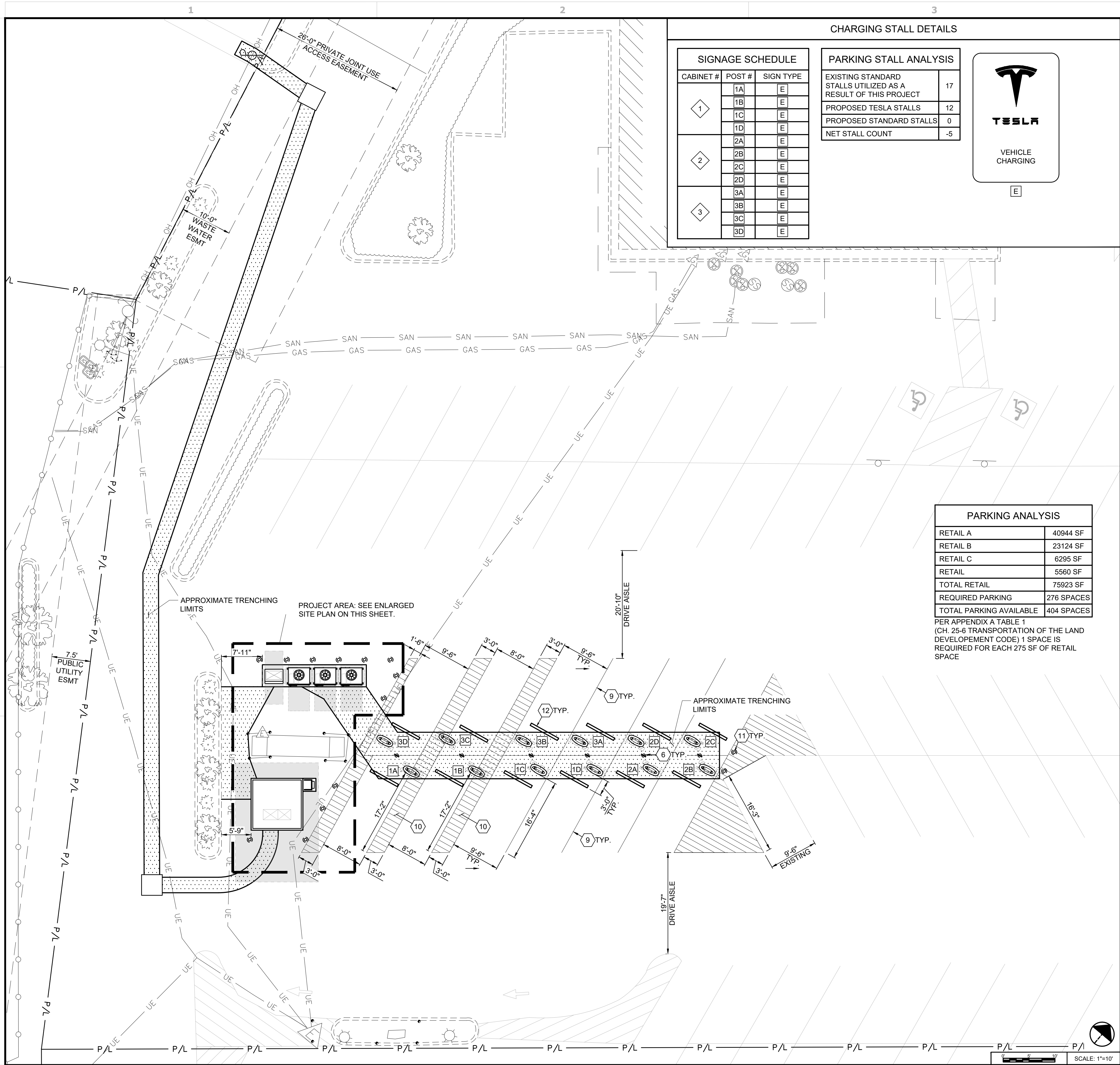
ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

C-1





520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

APPROVED  
Date  
FOUNDED 1959  
APPROVED: M. TOLBERT,  
COMMERCIAL PLAN REVIEW  
NOTE: AS RED NOTED

REV.	DATE	DESCRIPTION
A	07/01/21	ISSUED FOR 50% REVIEW
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0	09/15/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477  
09/15/2021

LEONARDO A. SFERRA  
128294  
LICENSED  
PROFESSIONAL ENGINEER

4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

SITE PLAN

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

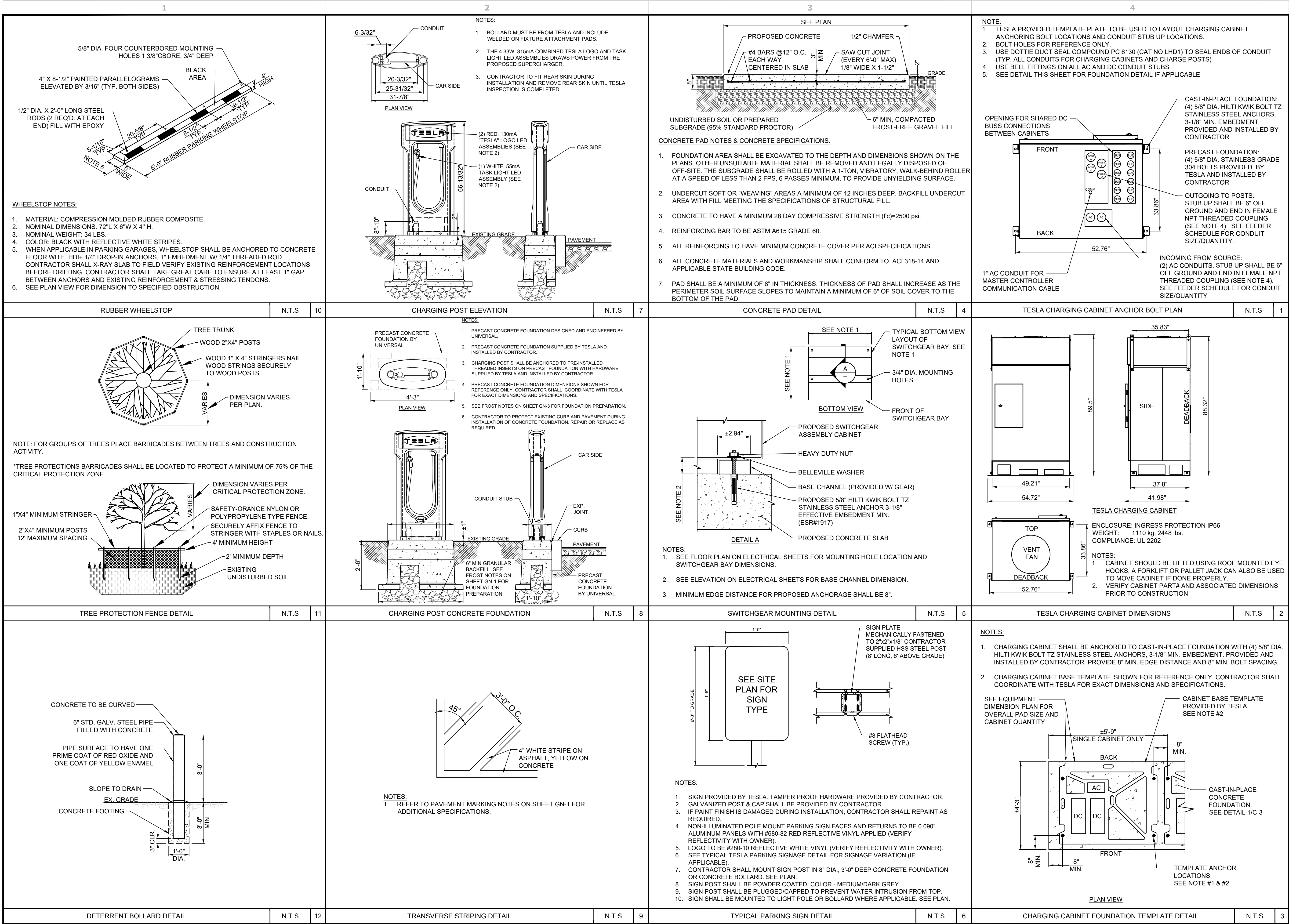
INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

C-2



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CD100 - New Survey.dwg  
September 15, 2021 2:8 PM - jroth



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

APPROVED  
Date  
FOUNDED 1959  
APPROVED: M. TOLBERT, COMMERCIAL PLAN REVIEW  
NOTE: AS RED NOTED

REV.	DATE	DESCRIPTION
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O	08/19/21	REVISED PER COMMENTS
O	09/15/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477  
09/15/2021

4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

CIVIL DETAILS

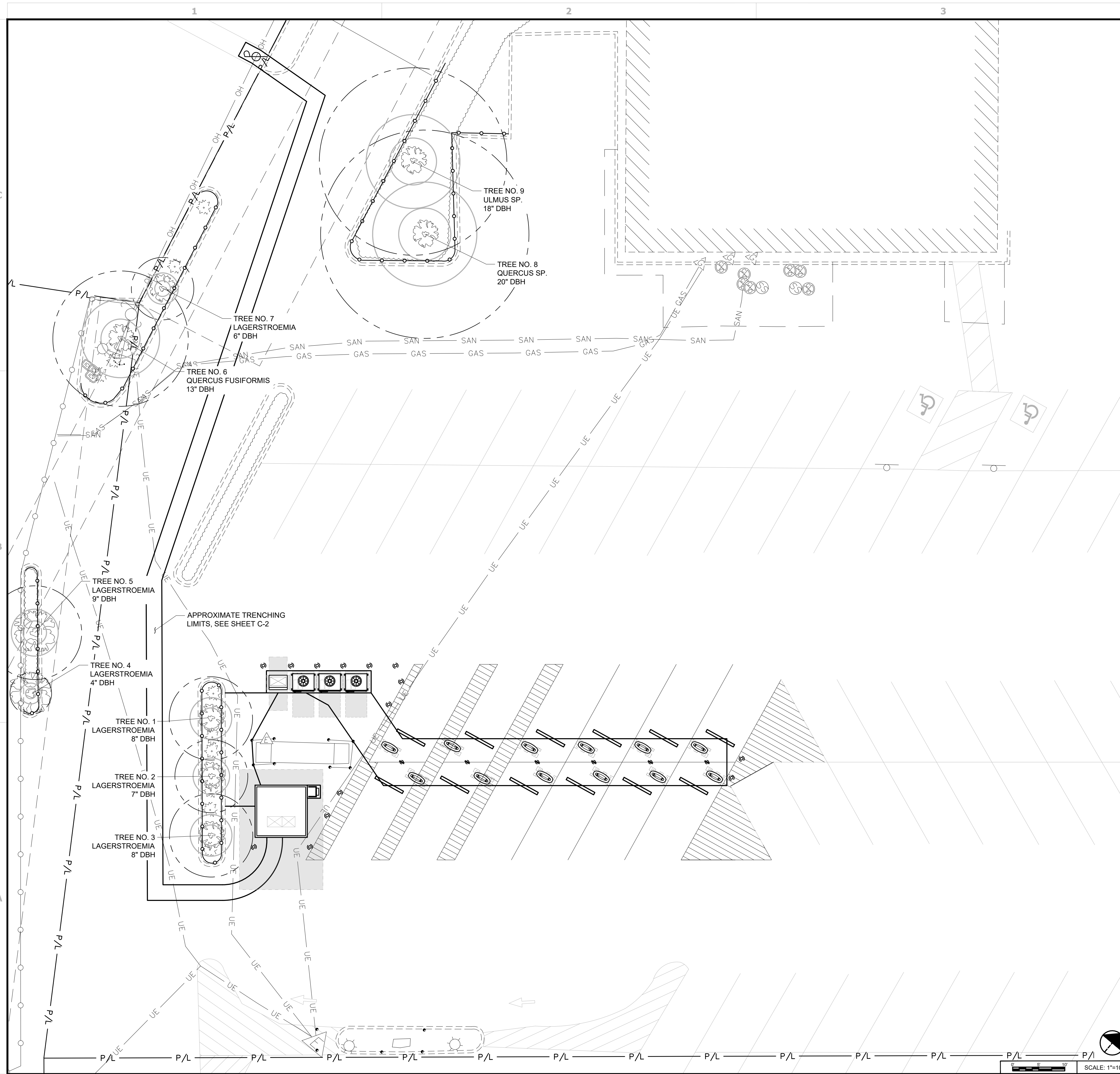
ISSUED FOR:	
PERMIT	xxx
BID	xxx
CONSTRUCTION	xxx
RECORD	xxx

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

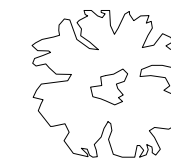
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2021095.59

C-3





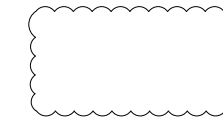
## TREE SURVEY LEGEND



EXISTING TREE

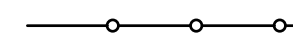


EXISTING SHRUB



EXISTING HEDGEROW / GROUNDCOVER

CRITICAL ROOT ZONE OUTLINE



PROPOSED TREE PROTECTION FENCE, SEE SHEET C-3

TREE CONDITION

TREE NO.	HEALTH
1	EXCELLENT - 100%
2	EXCELLENT - 100%
3	EXCELLENT - 100%
4	EXCELLENT - 100%
5	EXCELLENT - 100%
6	EXCELLENT - 100%
7	EXCELLENT - 100%
8	EXCELLENT - 100%
9	EXCELLENT - 100%

## TREE DISTURBANCE

TREE NO.	NO IMPACT ZONE
1	NOT AFFECTED
2	NOT AFFECTED
3	NOT AFFECTED
4	NOT AFFECTED
5	NOT AFFECTED
6	NOT AFFECTED
7	NOT AFFECTED
8	NOT AFFECTED
9	NOT AFFECTED

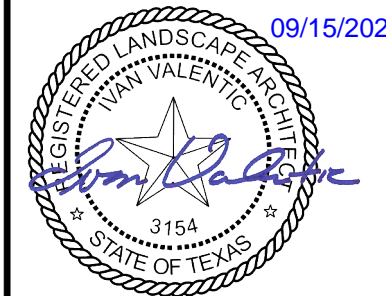
## GENERAL SHEET NOTES

1. TREE SIZES, SPECIES AND CONDITIONS HAVE BEEN COMPLETED BY AN ISA-CERTIFIED ARBORIST.



REV.	DATE	DESCRIPTION
A	07/01/21	ISSUED FOR 50% REVIEW
B	07/08/21	SIGNED AND SEALED
0	08/19/21	REVISED PER COMMENTS
0	09/15/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 19819



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

## TREE SURVEY AND ANALYSIS

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

L-1



B

A

C

GENERAL ELECTRICAL SPECIFICATIONS

- THE FOLLOWING ARE ABBREVIATED SPECIFICATIONS. ALL ITEMS NECESSARY FOR A COMPLETE AND OPERABLE JOB (TO THE SATISFACTION OF OWNER) WHETHER SHOWN OR IMPLIED SHALL BE HELD AS THE RESPONSIBILITY OF THE CONTRACTOR
- IMPORTANT NOTE:** "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT ONLY. COORDINATE INSTALLATION WITH OTHER TRADES TO VERIFY THE ACTUAL SPACE CONDITIONS THAT ARE TO BE MAINTAINED. NO ADDITIONAL PAYMENT WILL BE APPROVED FOR FAILURE TO COMPLY.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL NOTE SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
- CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: THE CONTRACT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO INSTALL ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING ETC. AS SHOWN OR IMPLIED ON THE DRAWINGS AND TO PROVIDE A COMPLETE OPERATIVE SYSTEM TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION AT ALL TIMES WHILE THE WORK IS BEING PERFORMED AND SHALL DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUITS, ETC. MUST BE COORDINATED WITH ALL OTHER TRADES. COORDINATE SHUTDOWN TIMES AND WORKING HOURS WITH BUILDING OWNER, INCLUDING OFF HOURS, WEEKEND, AND HOLIDAY WORK AS REQUIRED.
- ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE AWARD OF THE CONTRACT AND AN ADDENDUM WILL BE ISSUED TO COVER SAME.
- GARANTEE - CONTRACTOR SHALL FURNISH OWNER WITH A WRITTEN GUARANTEE TO PROMPTLY REMEDY ALL DEFECTS OF WORK OR MATERIALS WITHOUT CHARGE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND INSPECTION.
- MATERIALS - ALL MATERIALS AND EQUIPMENT SHALL BE NEW, IN ORIGINAL CONTAINERS/WRAPPINGS, SHALL BE SPECIFICATION GRADE, AND LABELED OR LISTED BY U.L. OR AN ACCREDITED TESTING ORGANIZATION AS REQUIRED BY LOCAL INSPECTORS.
- CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK
- ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS. SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

LICENSES, CERTIFICATIONS OF INSPECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK.
- CONTRACTOR AND ALL OF HIS SUBCONTRACTORS THAT PERFORM ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED BY ALL AGENCIES WHICH GOVERN OVER THE LAND(S) ON WHICH CONSTRUCTION IS TO TAKE PLACE. CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS AS REQUIRED, **ALL COSTS SHALL BE BORNE BY CONTRACTOR.**
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS INCIDENTAL TO WORK UNDER THIS CONTRACT. WHEN THE WORK IS COMPLETED, THE REQUIRED CERTIFICATES OF APPROVAL SHALL BE FURNISHED TO THE BUILDING OWNER. CONTRACTOR MUST BE LICENSED IN THE STATE, COUNTY AND CITY OF THE PROJECT SITE.

CODES AND ORDINANCES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LATEST EDITION OF NEC AND ALL APPLICABLE CODES AND ORDINANCES, INCLUDING SUCH AS PERTAIN TO THE SAFETY AND HEALTH RELATIONS. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS ONLY IN CASE OF CONFLICT AND SHALL INCLUDE BUT NOT BE LIMITED TO:
  - UL - UNDERWRITERS LABORATORIES
  - NEC - NATIONAL ELECTRICAL CODE
  - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
  - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
  - SBC - STANDARD BUILDING CODE
  - NFPA - NATIONAL FIRE CODES

POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION

- AS-BUILT REQUIREMENTS:** DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. TO PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS, STORE IN A SECURE, FIRE-RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE OWNER'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK DRAWINGS THAT ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN

VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CONSTRUCTION MANAGER FOR THE OWNER'S RECORDS. CONTRACTOR SHALL SUBMIT AS-BUILT SET OF PLANS TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.

EXISTING CONDITIONS AND DEMOLITION

- ALL ELECTRICAL DEMOLITION WORK, INCLUDING MATERIAL REMOVAL FROM THE SITE, SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. BEFORE PROCEEDING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN FROM THE BUILDING OWNER A LIST OF ANY REMOVED ITEMS TO BE SALVAGED. ALL OTHER REMOVED MATERIALS AND EQUIPMENT SHALL BE PROPERLY DISCARDED OFF THE PREMISES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AT THE COMPLETION OF WORK.
- EXISTING UTILITIES AND CONDITIONS ARE SHOWN FROM FIELD DATA AND EXISTING DOCUMENTS AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. ALL FIELD CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE OWNER IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING ELECTRICAL CONDUIT, WIRING, ETC. DAMAGED DURING RENOVATION SHALL BE REPLACED IN LIKE KIND AND CHARACTER, AND AT THE EXISTING UTILITY LINES, DRAIN OR FIELD TILE DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, IN LIKE KIND AND CHARACTER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING CONDUITS, CONTROL WIRING, ETC., WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- SITE VISIT - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. NO EXTRAS WILL BE PERMITTED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. QUANTITIES OF MATERIALS SHALL BE PER CONTRACTOR'S MEASUREMENTS.

BASIC ELECTRICAL MATERIALS AND METHODS

- WHERE STRUCTURAL OPENINGS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CORE DRILL OR CUT CHASES IN WALLS AND FLOORS AS REQUIRED. ALL NEW OPENINGS SHALL BE COORDINATED WITH THE ENGINEER. ALL PENETRATIONS OF THE BUILDING WALLS, CEILING AND FLOORS, THE CONTRACTOR SHALL SEAL WITH QUALITY CAULK, FIRE RATED AND WATERTIGHT, SUBMITTED FOR APPROVAL BY THE OWNER.
- TRASH REMOVAL: CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER SUBCONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. PROMPTLY CLEAN-UP ALL SOILING, DEBRIS AND OTHER UNSIGHTLY OR HAZARDOUS CONDITIONS, CAUSED BY WORK OR DELIVERIES UNDER THIS CONTRACT, FROM THE BUILDING GROUNDS, ENTRIES, CORRIDORS, STAIRWAYS, ELEVATORS OR OTHER PUBLIC AREAS. ALL SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.
- SIGNAGE: CONTRACTOR SHALL MAINTAIN SECURITY AROUND PERIMETER OF CONSTRUCTION SITE DURING ALL HOURS BY INSTALLING A TEMPORARY RIBBON FOR INTERIOR WORK TO IDENTIFY CONSTRUCTION AREAS AS REQUIRED. SIGNAGE SHALL BE POSTED WITH NOTIFICATIONS OF "NO TRESPASSING" AND "CONSTRUCTION AREA".
- CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE, NOR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING, SUBSEQUENT PATCHING, AND REQUIRED FLASHING FOR ALL ITEMS NECESSARY FOR ELECTRICAL PART OF THE CONTRACT. PATCH, PAINT, AND REPAIR ANY AREA DAMAGED TO THE SATISFACTION OF THE BUILDING OWNER.
- THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES, EQUIPMENT AND CONDUIT, AS SHOWN ON THE DRAWING, IS APPROXIMATE. WHEN NOT SHOWN IN DETAIL, THE EXACT LOCATION OR ROUTING SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR THE MOUNTING AND SUPPORT OF ALL ITEMS REQUIRING THE SAME AS REQUIRED BY N.E.C.
- TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
- ALL BOLTS SHALL BE STAINLESS STEEL.
- FOR UNDERGROUND RACEWAYS, PROVIDE ADDITIONAL SLACK IN CONDUCTORS AND CONDUIT EXPANSION JOINTS IN ORDER TO ALLOW FOR EARTH MOVEMENT FROM SETTLEMENT, FROST, ETC. IN ORDER TO PREVENT DAMAGE TO THE CONDUCTORS OR TO THE EQUIPMENT CONNECTED TO THE RACEWAYS PER THE NEC.

- ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS

- CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.
- PROVIDE SHOP DRAWINGS OF EACH CONDITION REQUIRING PENETRATION SEALS AND THE PROPOSED UL SYSTEMS MATERIALS, ANCHORAGE, METHODS OF INSTALLATION, AND ACTUAL ADJACENT CONSTRUCTION. SUBMITTAL PACKAGE SHALL ALSO INCLUDE A COPY OF THE UL ILLUSTRATION OF EACH PROPOSED SYSTEM INDICATING MANUFACTURER APPROVED MODIFICATIONS (IF APPLICABLE) AND THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND MAINTENANCE INSTRUCTIONS.
- FIRESTOPPING MATERIALS SHALL BE INTUMESCENT SAFETY BARRIERS DESIGNED TO BLOCK THE SPREAD OF FIRE AND SMOKE THROUGH PENETRATIONS CREATED BY ELECTRICAL INSTALLATIONS IN FIRE RATED WALLS AND FLOORS. MATERIALS SHALL BE FLAME, TOXIC FUME, AND WATER RESISTANT AND SHALL HAVE A MINIMUM 3 HOUR FIRE RATING. FIRE RATING SHALL BE DEFINED BY TESTS CONDUCTED BY ASTM, UL OR OTHER TESTING AND INSPECTION AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- PROVIDE MATERIALS BY THE FOLLOWING MANUFACTURERS TO SUIT THE APPLICATION: SPECIFIED TECHNOLOGIES, INC (STI), SOMERVILLE, NJ; TREMCO, INC., BEACHWOOD, OH; OR 3M INC., MINNEAPOLIS, MN

FAULT CURRENT, COORDINATION STUDY, AND ARC FLASH

- CONTRACTOR SHALL CONDUCT A FAULT CURRENT CALCULATION ON ALL EQUIPMENT AND MARK AS REQUIRED PER THE N.E.C.
- CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY AND LABEL ALL EQUIPMENT AS REQUIRED PER THE N.E.C.

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

- ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.
- ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.
- EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.
- GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE.
- MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS & BETTS, OR BURNDY.
- GROUND-FAULT PROTECTION OF EQUIPMENT SHALL BE PROVIDED FOR SERVICE DISCONNECTS RATED 1000A OR MORE. THE GROUND-FAULT PROTECTION SYSTEM SHALL BE PERFORMANCE TESTED WHEN FIRST INSTALLED ON SITE. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH INSTRUCTIONS THAT SHALL BE PROVIDED WITH THE EQUIPMENT. A WRITTEN RECORD OF THIS TEST SHALL BE MADE AND SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION.
- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, ON ALL GROUND TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).
- ALL GROUNDING HARDWARE SUPPLIED AND INSTALLED BY CONTRACTOR.

ELECTRICAL IDENTIFICATION

- PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.
- PROVIDE ALL FEEDERS AND BRANCH CIRCUIT WIRING WITH COLOR CODED VINYL TAPE WRAPPED A MINIMUM OF 1.5 TIMES AROUND CIRCUMFERENCE OF JACKET/SHIELDING TO DESIGNATE PHASE.
- COLOR CODING OF CONDUCTORS SHALL BE PER NEC REQUIREMENTS.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC"

CONDUCTORS AND CABLES

- WIRING - ALL CONDUCTORS SHALL BE EQUAL TO OR BETTER THAN MINIMUM #12 AWG FOR POWER. #14 AWG FOR CONTROL WITH 98% CONDUCTIVITY STRANDED COPPER, 600V, COLOR CODED, UNLESS NOTED ALUMINUM (AL). REFER TO "ALUMINUM CONDUCTOR REQUIREMENTS" THIS SHEET. PROVIDE 75°C RATED CONDUCTORS FOR AMPACITIES ABOVE 100A AND 60°C RATED CONDUCTORS FOR AMPACITIES OF 100 AMPS OR LESS. PROVIDE SOLID OR STRANDED FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. UNLESS NOTED OTHERWISE ON DRAWINGS.
- WIRE SIZE OF BRANCH CIRCUITS SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP BASED UPON ACTUAL CONDUIT ROUTING. CONTRACTOR SHALL MAINTAIN VOLTAGE DROP AS RECOMMENDED BY N.E.C. (NOT TO EXCEED 3%).
- PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- CABLES - MC CABLE IS NOT PERMITTED.
- PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.
- PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-ZIGEDNEY UNIT; SQUARE D COMPANY, ANDERSON; ILSCO; OR BURNDY.

ALUMINUM CONDUCTOR REQUIREMENTS

- ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.
- THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.
- ALUMINUM CONDUCTORS SHALL ONLY BE TERMINATED USING ALUMINUM RATED CONNECTIONS. CONTRACTOR SHALL VERIFY TERMINATIONS ON EACH DEVICE OR EQUIPMENT BEFORE START OF WORK FOR RATED ALUMINUM CONNECTORS.
- ALL ALUMINUM (AI) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL ABIDE BY ALL ALUMINUM WIRING INSTALLATION STANDARDS AS REQUIRED BY THE NEIS ( NATIONAL ELECTRICAL INSTALLATION STANDARDS) PUBLISHED BY THE NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION), THE CONTRACTOR SHALL ABIDE BY ALL STANDARDS IN THE NECA / AA - 2006, WHICH DEFINES MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP. A SUMMARY OF SOME OF THE REQUIREMENTS FOLLOW:
  - TERMINATE WITH COMPRESSION CONNECTORS, NO RING CUTS OF THE INSULATION, CRIMP ONLY WITH A CRIMP TOOL AND THE CORRECT DIE AS REQUIRED BY THE MANUFACTURER.
  - ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
  - TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.
  - NECA / AA RECOMMENDS BELLVILLE WASHERS WHEN CONNECTING ALUMINUM CONDUCTORS TO COPPER BUS BARS. ABIDE BY ALL NECA / AA RECOMMENDATIONS.
  - DO NOT USE PIN CONNECTORS ( WIRE ADAPTERS) UNLESS ABSOLUTELY NECESSARY. USE ALL / ANY OTHER OPTIONS, AND IF REQUIRED, PROVE TO ENGINEER BEFORE INSTALLING. IF USED, FOLLOW U.L. GUIDE FOR WIRE CONNECTORS ( ZMOW ), AND PROVIDE THE SPECIAL TOOLS REQUIRED BY THE MANUFACTURER. DIE-LESS CRIMPERS WILL NOT BE ACCEPTED.

RACEWAY AND BOXES


- RACEWAYS: UNLESS NOTED OTHERWISE, ALL EXPOSED CONDUIT SHALL BE R.G.S. AND COVERED 6" BELOW FINISHED GRADE TO BE PVC, SCHEDULE 40. PROVIDE WEATHERPROOF FLEX CONNECTIONS WHERE REQUIRED. CONTRACTOR SHALL PROVIDE JUNCTION AND/OR PULL BOXES WHERE SHOWN ON THE DRAWINGS, OR AS REQUIRED, WHETHER SHOWN ON THE DRAWINGS OR NOT, AND SIZED PER N.E.C. PROVIDE NON-METALLIC ENCLOSURE WITH OPEN BOTTOM AND GASKETED COVER MANUFACTURED BY QUAZITE OR EQUIVALENT WITH DRIVE-OVER COVER ABLE TO WITHSTAND OCCASIONAL NON-DILIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - ABOVE GRADE: R.G.S.
  - BELOW GRADE: SCHEDULE 40 PVC (UNLESS NOTED OTHERWISE)
- ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".
- CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. CONTRACTOR SHALL PROVIDE MANUFACTURED LONG RADIUS BENDS FOR ALL CONDUITS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "GOLD GALV".
- OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- PROVIDE METAL CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ALFLEX CORPORATION; ANAMET INCORPORATED, ANACONDA METAL HOSE; ANIXTER BROTHERS INCORPORATED; CAROL CABLE COMPANY INCORPORATED; ELECTRI-FLEX COMPANY; GRINNELL COMPANY, ALLIED TUBE AND CONDUIT DIVISION; MONOGRAM COMPANY, AFC; REPUBLIC CONDUIT; OR WHEATLAND TUBE COMPANY.
- PROVIDE NONMETALLIC CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ANAMET INCORPORATED, ANACONDA METAL HOSE; CANTEX INDUSTRIES, HARSCO CORPORATION; CONDUX INTERNATIONAL, ELECTRICAL PRODUCTS; HUBBELL INCORPORATED, RACO, INCORPORATED; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
- PROVIDE CONDUIT BODIES AND FITTINGS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; EMERSON ELECTRIC COMPANY, APPLETON ELECTRIC COMPANY; HUBBELL INCORPORATED, KILLARK ELECTRIC MANUFACTURING COMPANY; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
- PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.
- PROVIDE BOXES, ENCLOSURES, AND CABINETS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; HOFFMAN ENGINEERING COMPANY, FEDERAL-HOFFMAN INCORPORATED; HUBBELL INCORPORATED, RACO INCORPORATED; THOMAS & BETTS, CARLON ELECTRICAL PRODUCTS; O-ZIGEDNEY, UNIT OF GENERAL SIGNAL; ROBBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.

SAFETY SWITCHES

- ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY CONSTRUCTION WITH LOCKABLE HANDLES SIZED AS NOTED ON THE DRAWINGS AND/OR RISER DIAGRAM. PROVIDE NEMA ENCLOSURE AS REQUIRED BY EXPOSURE TYPE. ALL FUSIBLE SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.


FUSES

- FUSES SHALL BE DUAL ELEMENT, TIME DELAY CURRENT LIMITING. CONTRACTOR SHALL COORDINATE FUSE SIZES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND PER THE N.E.C.
- PROVIDE FUSES MANUFACTURED FROM ONE OF THE FOLLOWING: COOPER BUSSMAN, INCORPORATED; EAGLE ELECTRIC MANUFACTURING COMPANY INCORPORATED, COOPER INDUSTRIES INCORPORATED; FERRAZ SHAWMUT INCORPORATED.



**GPD GROUP**  
Professional Corporation

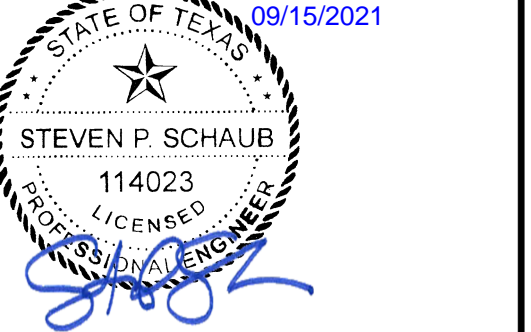
520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



**APPROVED**  
Date \_\_\_\_\_  
FOUNDED 1859  
APPROVED: M. TOLBERT,  
COMMERCIAL PLAN REVIEW  
NOTE: AS RED NOTED

REV.	DATE	DESCRIPTION
A	07.01.21	ISSUED FOR 50% REVIEW
B	07.08.21	SIGNED AND SEALED
0	08.19.21	REVISED PER COMMENTS
0	09.15.21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

ELECTRICAL  
GENERAL NOTES

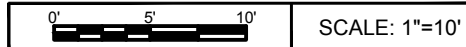
ISSUED FOR:	
PERMIT	xxx
BID	xxx
CONSTRUCTION	xxx
RECORD	xxx

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
**2021095.59**

**EN-1**





## GENERAL SHEET NOTES

1. \* (#) \* DENOTES FEEDER REFERENCE. REFER TO SHEET E-2 FOR FEEDER/CIRCUIT SCHEDULE.
2. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
3. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
4. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
5. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
6. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY OTHERS FOR EXACT LOCATION.
7. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATION.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" CLEAR OF ALL EXISTING OBSTRUCTIONS INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.
9. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY OTHERS FOR EXACT LOCATION.
10. FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.

**ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ELECTRICAL CODES** The granting of a permit for, or approval of these plans shall not be construed to be a permit for, or approval of, any violation of the provisions of the currently adopted electrical code or any other ordinances of the City of Austin.

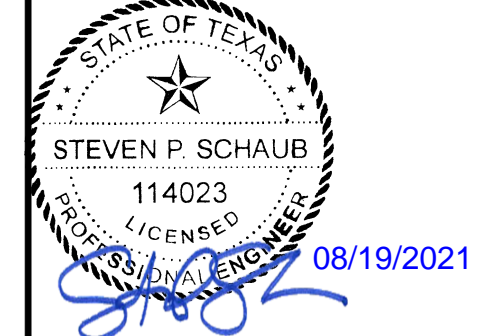
ELECTRICAL SCOPE OF WORK RESPONSIBILITIES		
SCOPE	BY UTILITY	BY CONTRACTOR
PROVIDE & INSTALL PRIMARY SIDE OVERHEAD CONDUCTORS	X	
PROVIDE PRIMARY SIDE TRENCHING		X
PROVIDE & INSTALL PRIMARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL PRIMARY SIDE CONDUCTORS	X	
PROVIDE & INSTALL UTILITY POLE (RISER BY CONTRACTOR)	X	
PROVIDE & INSTALL UTILITY TRANSFORMER PAD		X
PROVIDE UTILITY TRANSFORMER	X	
INSTALL UTILITY TRANSFORMER	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (PRIMARY)	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (SECONDARY)	X	
PROVIDE METER BASE		X
INSTALL METER BASE		X
PROVIDE METER	X	
INSTALL METER	X	
PROVIDE CTs	X	
INSTALL CTs (INSIDE TRANSFORMER)		X
PROVIDE SECONDARY SIDE TRENCHING		X
PROVIDE & INSTALL SECONDARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL SECONDARY SIDE CONDUCTORS		X
PROVIDE ROAD CUTS / ROAD BORES		X
PROVIDE & INSTALL PAVEMENT REPLACEMENT		X

NOTE: SCOPE SHOWN ABOVE WAS PROVIDED BY AUSTIN ENERGY. FIELD VERIFY PRIOR TO CONSTRUCTION.

<p>POWER COMPANY CONTACTS</p> <p>AUSTIN ENERGY ATTN: ANTHONY GREER (512) 505-7273 ANTHONY.GREER@AUSTINENERGY.COM</p>
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[illegible]

GPD Group, Professional Corporation  
Texas Registration No. 16477



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

# ELECTRICAL EQUIPMENT PLAN

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

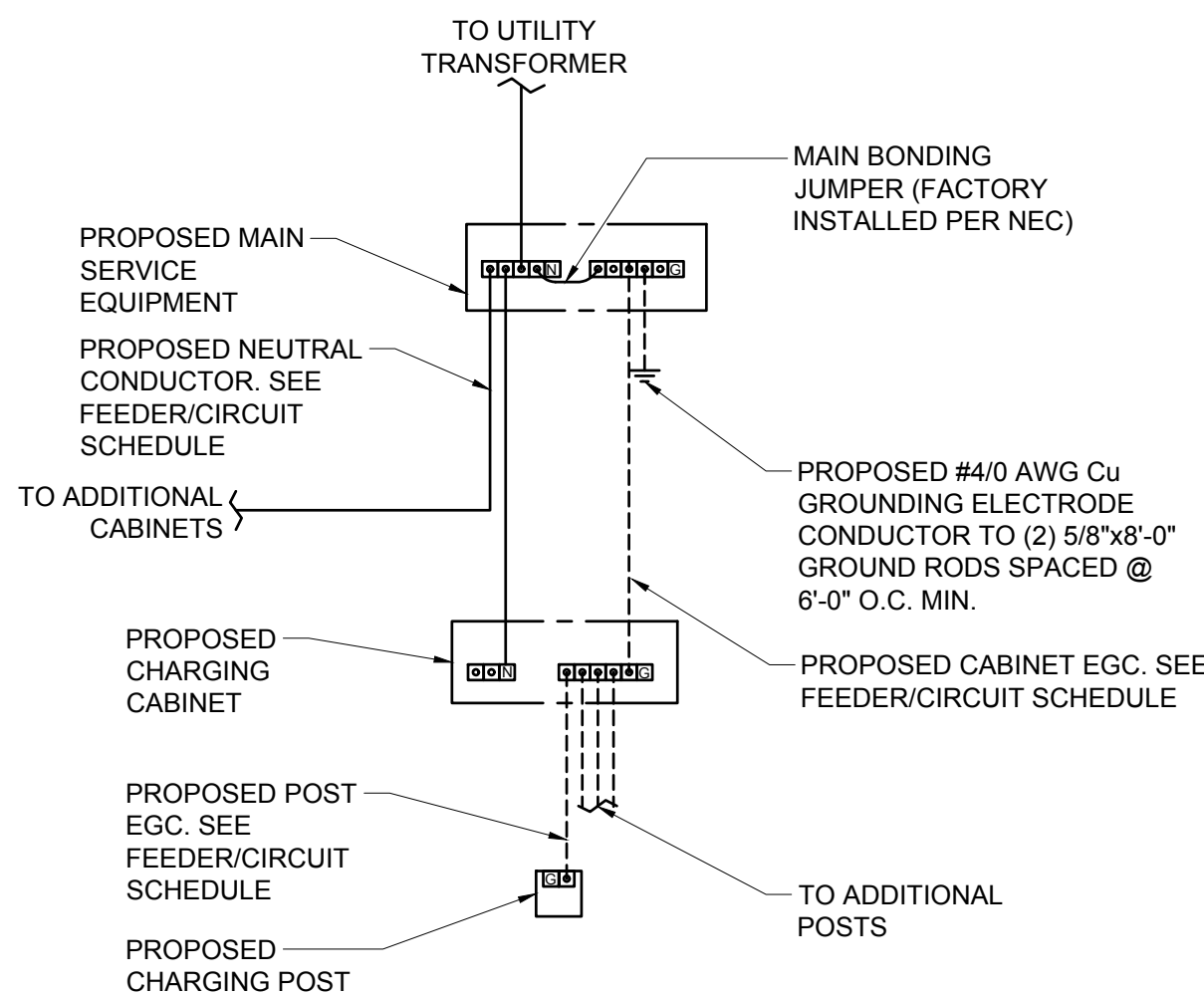
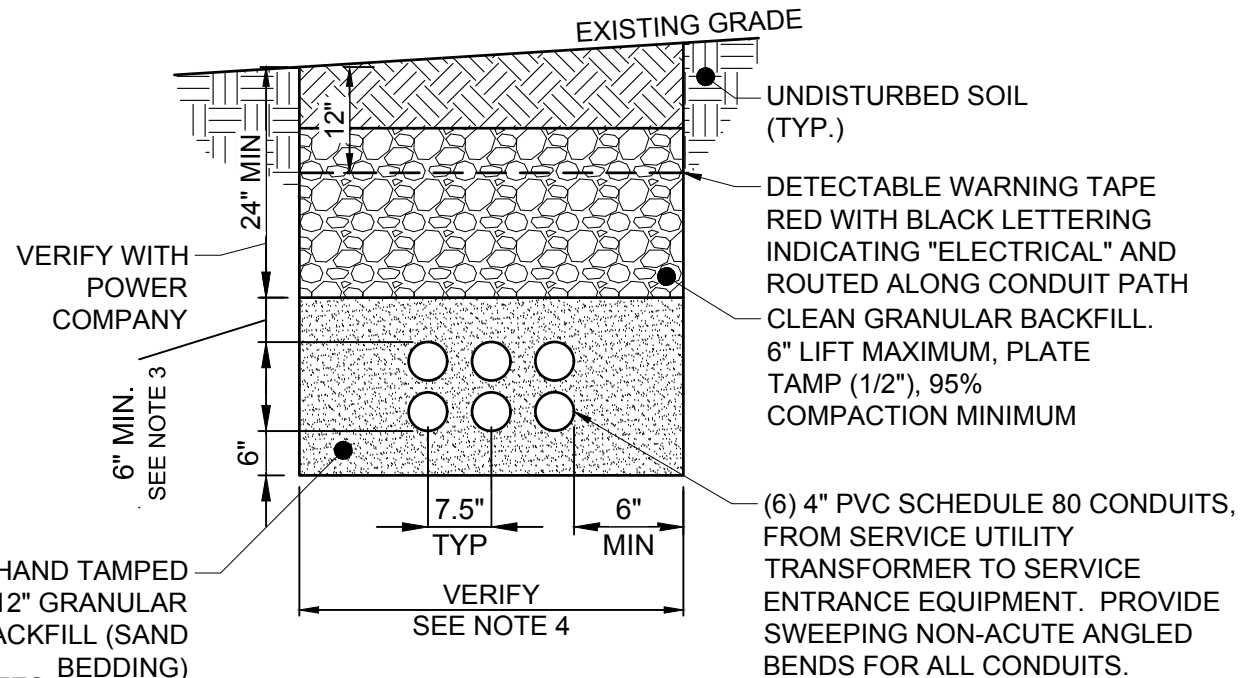
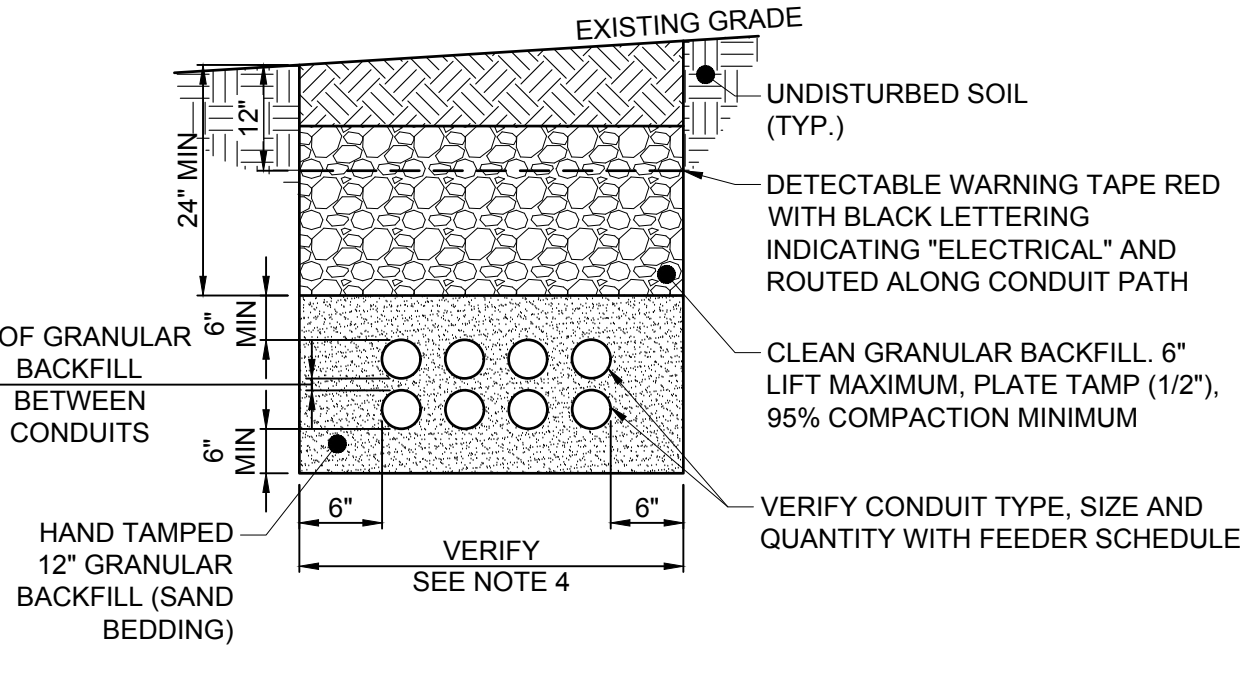
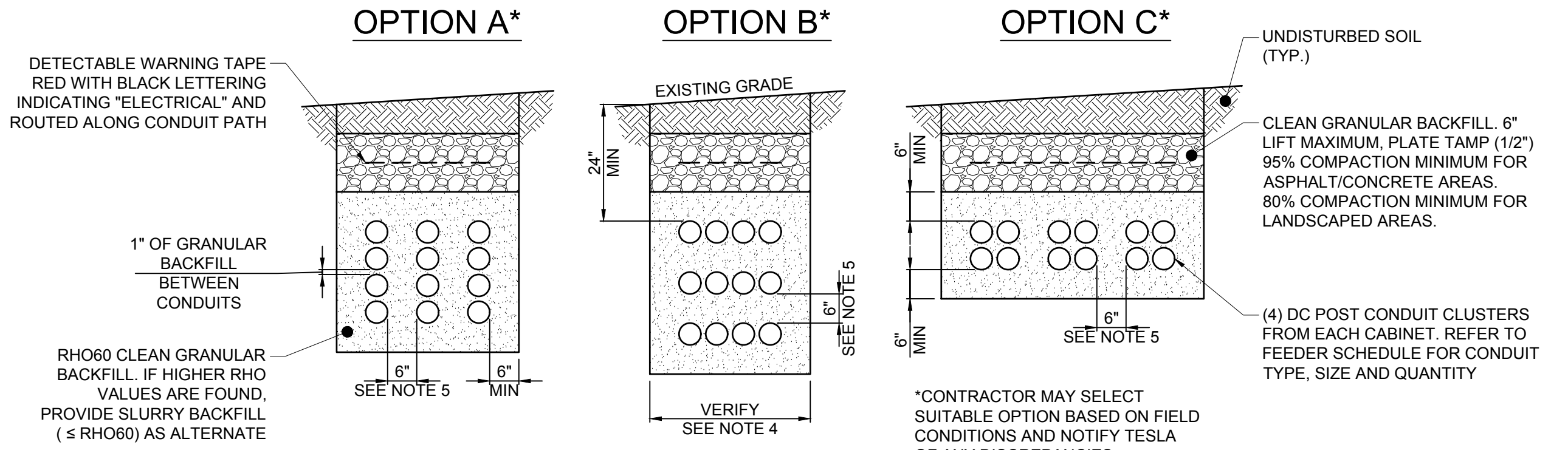
E-1









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CO100.dwg  
August 19, 2021 8:27 AM - kbell

1			2			3			4		
									 <p>NOTES:</p> <ol style="list-style-type: none"><li>ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF. ALL TRENCHING SHALL BE ACCORDING TO THE LATEST OSHA STANDARDS.</li><li>ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.</li><li>CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH TESLA CONTACT LISTED ON SHEET T-1.</li><li>VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING FOR ROUTING.</li><li>VERIFY ALL REQUIREMENTS WITH POWER COMPANY</li></ol>		
DETAIL NOT USED	N.T.S	10	DETAIL NOT USED	N.T.S	7	TYPICAL GROUNDING DIAGRAM	N.T.S	4	SECONDARY FEEDERS TRENCH DETAIL	N.T.S	1
						<p><b>ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ELECTRICAL CODES</b> The granting of a permit for, or approval of these plans shall not be construed to be a permit for, or approval of, any violation of the provisions of the currently adopted electrical code or any other ordinances of the City of Austin.</p>			 <p>NOTES:</p> <ol style="list-style-type: none"><li>ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF. ALL TRENCHING SHALL BE ACCORDING TO THE LATEST OSHA STANDARDS.</li><li>ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.</li><li>CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH TESLA CONTACT LISTED ON SHEET T-1.</li><li>VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING FOR ROUTING.</li></ol>		
			DETAIL NOT USED	N.T.S	8	DETAIL NOT USED	N.T.S	5	TYPICAL TRENCH DETAIL	N.T.S	2
						 <p>NOTES:</p> <ol style="list-style-type: none"><li>ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF. ALL TRENCHING SHALL BE ACCORDING TO THE LATEST OSHA STANDARDS.</li><li>ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.</li><li>CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH TESLA CONTACT LISTED ON SHEET T-1.</li><li>FIELD VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING FOR ROUTING.</li><li>DC POST CONDUIT DUCT BANK DESIGN BY TESLA BASED ON RHO60 SOIL TYPE &amp; BACKFILL. CONTRACTOR SHALL FIELD VERIFY RHO VALUE AND PROVIDE SLURRY BACKFILL (<math>\leq</math> RHO60) IF VALUES HIGHER THAN RHO60 ARE FOUND.</li></ol>			DC POST CONDUIT TRENCH DETAIL		
DETAIL NOT USED	N.T.S	12	DETAIL NOT USED	N.T.S	9				N.T.S	3	



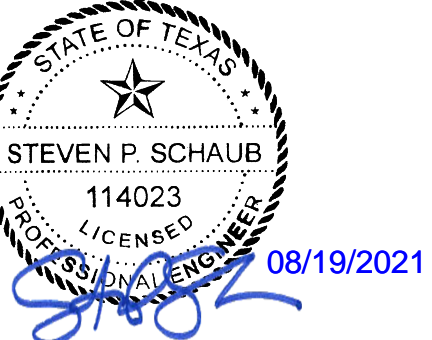
520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



APPROVED  
Date  
FOUNDED 1859  
APPROVED: M. TOLBERT,  
COMMERCIAL PLAN REVIEW  
NOTE: AS RED NOTED

REV.	DATE	DESCRIPTION
A	07/01/21	ISSUED FOR 50% REVIEW
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0	08/19/21	REVISED PER COMMENTS

GPD Group, Professional Corporation  
Texas Registration No. 16477



4211 S. LAMAR BLVD  
(TESLA STATION)  
AUSTIN, TX 78704

ELECTRICAL  
DETAILS

ISSUED FOR:	
PERMIT	xxx
BID	xxx
CONSTRUCTION	xxx
RECORD	xxx

INSTALL MANAGER	DESIGNER
DREW SARTELL	KSB

JOB NO.  
2021095.59

E-3



## SCHEDULE "B10" ITEMS

- F** — THE FOLLOWING EASEMENTS AND BUILDING LINES AS SHOWN IN PLAT RECORDED IN VOLUME 71, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS: (AFFECTS, AS SHOWN)
- a. 25' BUILDING LINE LOCATED OVER THE NORTHWEST PROPERTY LINE; (TRACTS 1, 2, AND 3)  
b. 7.5' PUBLIC UTILITY EASEMENT ALONG THE NORTHWEST PROPERTY LINE; (TRACTS 1, 2, 3, AND 4)  
c. 30' ACCESS EASEMENT OVER AND ACROSS SUBJECT PROPERTY; (TRACT 4)  
d. 10' SANITARY SEWER EASEMENT; (TRACTS 1, 2, 3, AND 4)  
e. 5' PUBLIC UTILITY EASEMENT; (TRACT 3) AND  
f. 25' BUILDING LINE LOCATED ALONG VICTORY DRIVE AND VICTORY COURT; (TRACT 3)  
(AFFECTS, AS SHOWN)
- G** — THE FOLLOWING EASEMENTS AND/OR BUILDING LINES AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 76, PAGE 325, PLAT RECORDS, TRAVIS COUNTY, TEXAS:
- a. 30 FOOT ACCESS EASEMENT ALONG THE NORTH 458.86 FEET OF THE NORTHEAST PROPERTY LINE; (TRACT 2)  
b. 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTHEAST LINE, ACROSS THE WEST OF PROPERTY AND ALONG THE SOUTHWEST LINE, AS AFFECTED BY RELEASE OF SANITARY SEWER EASEMENT AND PUBLIC UTILITIES EASEMENT, DATED FEBRUARY 21, 1980, FILED FEBRUARY 22, 1980, RECORDED IN VOLUME 6884, PAGE 929, DEED RECORDS, TRAVIS COUNTY, TEXAS; (TRACTS 2, 3, AND 4)  
c. 10 FOOT WASTEWATER EASEMENT ACROSS TRACT 2; AS AFFECTED BY RELEASE OF SANITARY SEWER EASEMENT AND PUBLIC UTILITIES EASEMENT, DATED FEBRUARY 21, 1980, FILED FEBRUARY 22, 1980, RECORDED IN VOLUME 6884, PAGE 929, DEED RECORDS, TRAVIS COUNTY, TEXAS; (TRACTS 2, 3, AND 4) AND  
d. 25 FOOT BUILDING SETBACK LINE ALONG THE NORTHWEST PROPERTY LINE; (TRACTS 2, 3 AND 4) AND  
e. 60' ACCESS AND PUBLIC UTILITY EASEMENT ALONG THE COMMON PROPERTY LINES. (TRACTS 3 AND 4)  
f. 25' BUILDING LINE OVER VICTORY DRIVE AND BEN WHITE BOULEVARD ROW.  
(AFFECTS, AS SHOWN)
- H** — THE FOLLOWING EASEMENTS, BUILDING LINES, AND ANY CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN PLAT RECORDED IN VOLUME 82, PAGE 120, MAP RECORDS, TRAVIS COUNTY, TEXAS:
- a. 25' BUILDING SETBACK LINE ALONG VICTORY DRIVE ROW PROPERTY LINE; (TRACT 3)  
b. 30' ACCESS AND PUBLIC UTILITY EASEMENT ALONG THE SOUTHWEST PROPERTY LINE OF LOT 1; (TRACT 3) AND  
c. 7.5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE OF LOTS 2 AND 2) (TRACT 3)  
(AFFECTS, AS SHOWN)
- I** — THE FOLLOWING EASEMENTS, BUILDING LINES, AND ANY CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN PLAT RECORDED IN VOLUME 86, PAGE 101C, MAP RECORDS, TRAVIS COUNTY, TEXAS:
- 10' WATER EASEMENTS ALONG THE NORTH PROPERTY LINE (TRACT 4)  
(AFFECTS, AS SHOWN)

## SITE PICTURE



## VICINITY MAP



## LAND AREA

± 314,332 SQUARE FEET  
± 7.216 ACRES

## PARKING STALLS

REGULAR= 394 HANDICAP= 10  
TOTAL= 404

## STATEMENT OF ENCRoACHMENTS

NONE OBSERVED

## FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48453088H, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## LEGEND

- |                        |                                |
|------------------------|--------------------------------|
| CONCRETE SURFACE       | PS PARKING SPACE(S)            |
| NO PARKING AREA        | TF TRANSFORMER                 |
| WOOD FENCE             | EB ELECTRIC BOX                |
| OVERHEAD UTILITY LINES | DI DRAINAGE INLET              |
| UTILITY POLE           | SV SEWER VALVE                 |
| GUY ANCHOR             | DA DUMPSTER AREA               |
| LIGHT POLE             | UR UTILITY RISER               |
| MANHOLE                | (R) PER RECORD                 |
| BOLLARD                | (W) MEASURED                   |
| FIRE HYDRANT           | CO CLEAN OUT                   |
| TRAFFIC SIGN           | VOL VOLUME                     |
| HANDICAP PARKING SPACE | P.U.E. PUBLIC UTILITY EASEMENT |
|                        | CA COVERED AREA                |
|                        | CP CLEARANCE POLE              |

- J** — WATER MAIN EASEMENT EXECUTED BY LYNN W. STORM AND WIFE, MAXINE R. STORM, TO THE CITY OF AUSTIN, DATED OCTOBER 7, 1966, FILED NOVEMBER 13, 1967, RECORDED IN VOLUME 3385, PAGE 1074, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- K** — EASEMENT EXECUTED BY H.E. BRODIE AND WIFE, FRANCOIS GERTRUDE BRODIE, ET AL, TO TEXAS POWER & LIGHT COMPANY, DATED JULY 30, 1936, FILED JUNE 4, 1937, RECORDED IN VOLUME 559, PAGE 622, DEED RECORDS, TRAVIS COUNTY, TEXAS. (CANNOT DETERMINE POINT OF BEGINNING)
- L** — EASEMENT EXECUTED BY H.E. BRODIE AND WIFE, FRANCOIS GERTRUDE BRODIE, TO LOWER COLORADO RIVER AUTHORITY, DATED APRIL 19, 1940, FILED JUNE 6, 1940, RECORDED IN VOLUME 649, PAGE 549, DEED RECORDS, TRAVIS COUNTY, TEXAS. (CANNOT DETERMINE POINT OF BEGINNING)
- M** — EASEMENT EXECUTED BY H.E. BRODIE AND WIFE, FRANCOIS GERTRUDE BRODIE, TO THE CITY OF AUSTIN, DATED APRIL 4, 1957, FILED APRIL 30, 1958, RECORDED IN VOLUME 1914, PAGE 335, DEED RECORDS, TRAVIS COUNTY, TEXAS. (CANNOT DETERMINE POINT OF BEGINNING)
- N** — INTENTIONALLY DELETED
- O** — INTENTIONALLY DELETED
- P** — INTENTIONALLY DELETED
- Q** — 5' ELECTRIC AND TELEPHONE EASEMENT EXECUTED BY BARTON WEST ASSOCIATES, LTD., A TEXAS LIMITED PARTNERSHIP, TO THE CITY OF AUSTIN, DATED OCTOBER 12, 1972, FILED NOVEMBER 10, 1972, RECORDED IN VOLUME 4439, PAGE 1666, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- R** — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SOUTHWEST PLAZA, ROLAND E. WALTERS AND DAYTON-HUDSON CORPORATION, A MINNESOTA CORPORATION, DATED SEPTEMBER 4, 1980, FILED APRIL 6, 1981, RECORDED IN VOLUME 7370, PAGE 454, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- S** — TERMS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, CONTAINED IN EASEMENT AGREEMENT BY AND BETWEEN SOUTHWEST PLAZA AND DAYTON-HUDSON CORPORATION, A MINNESOTA CORPORATION, DATED DECEMBER 1, 1980, FILED MAY 27, 1981, RECORDED IN VOLUME 7437, PAGE 390, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- T** — TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT CANCELLING CERTAIN RESTRICTIVE COVENANTS, DATED MARCH 6, 1979, FILED MARCH 26, 1979, RECORDED IN VOLUME 6508, PAGE 2316, DEED RECORDS, TRAVIS COUNTY, TEXAS. AS AFFECTED BY DEED OF DECLARATION, DATED JUNE 16, 1978, FILED JUNE 22, 1978, RECORDED IN VOLUME 6189, PAGE 468, DEED RECORDS, TRAVIS COUNTY, TEXAS. AS AMENDED BY AMENDMENT TO DEED OF DECLARATION, DATED NOVEMBER 14, 1979, FILED NOVEMBER 26, 1979, RECORDED IN VOLUME 6779, PAGE 1568, DEED RECORDS, TRAVIS COUNTY, TEXAS. AS AMENDED BY SECOND AMENDMENT TO DEED OF DECLARATION, DATED MARCH 4, 1980, FILED MARCH 11, 1980, RECORDED IN VOLUME 6920, PAGE 649, DEED RECORDS, TRAVIS COUNTY, TEXAS. AS AMENDED BY THIRD AMENDMENT TO RESTRICTIONS, DATED JANUARY 22, 1981, FILED MAY 14, 1981, RECORDED IN VOLUME 7420, PAGE 583, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- U** — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, EASEMENTS, CONTAINED IN AGREEMENT BY AND BETWEEN SOUTHWEST PLAZA, A TEXAS GENERAL PARTNERSHIP, AND PRESIDIO ENTERPRISES, INC., A TEXAS CORPORATION, DATED AUGUST 18, 1981, FILED AUGUST 28, 1981, RECORDED IN VOLUME 7561, PAGE 2933, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- V** — 10' SANITARY SEWER EASEMENT EXECUTED BY SOUTHWEST PLAZA, A TEXAS GENERAL PARTNERSHIP, TO THE CITY OF AUSTIN, DATED JANUARY 28, 1980, FILED FEBRUARY 1, 1980, RECORDED IN VOLUME 6872, PAGE 932, DEED RECORDS, TRAVIS COUNTY, TEXAS. AS CORRECTED BY CORRECTED SANITARY SEWER EASEMENT, DATED FEBRUARY 22, 1980, FILED FEBRUARY 26, 1980, RECORDED IN VOLUME 6887, PAGE 106, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT 2)  
(AFFECTS, AS SHOWN)
- W** — 7.5' UTILITY EASEMENT EXECUTED BY SOUTHWEST PLAZA, TO THE CITY OF AUSTIN, DATED MAY 17, 1980, FILED MAY 22, 1980, RECORDED IN VOLUME 6997, PAGE 995, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT 1) (AFFECTS, AS SHOWN)
- X** — 10' UTILITY EASEMENT EXECUTED BY SOUTHWEST PLAZA, TO THE CITY OF AUSTIN, DATED MAY 17, 1980, FILED MAY 22, 1980, RECORDED IN VOLUME 6997, PAGE 997, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT 2) (AFFECTS, AS SHOWN)
- Y** — 7.5' UTILITY EASEMENT EXECUTED BY PRESIDIO ENTERPRISES, INC., TO THE CITY OF AUSTIN, DATED MARCH 22, 1978, FILED APRIL 10, 1978, RECORDED IN VOLUME 6130, PAGE 170, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- Z** — 10' WATER EASEMENT EXECUTED BY JACK COOGAN AND RONALD E. WALTERS, TO THE CITY OF AUSTIN, DATED JANUARY 21, 1971, FILED JANUARY 28, 1971, RECORDED IN VOLUME 3987, PAGE 2080, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- AA** — EASEMENT EXECUTED BY ROLAND E. WALTERS, TO THE CITY OF AUSTIN, DATED JANUARY 21, 1980, FILED JANUARY 28, 1981, RECORDED IN VOLUME 7289, PAGE 231, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- BB** — 10' PUBLIC UTILITY EASEMENT EXECUTED BY ROLAND E. WALTERS AND JACK COOGAN, TO THE CITY OF AUSTIN, DATED DECEMBER 6, 1970, FILED FEBRUARY 19, 1971, RECORDED IN VOLUME 4012, PAGE 245, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT 4) (AFFECTS TRACT FOUR, NOT SHOWN)
- CC** — EASEMENT EXECUTED BY ROLAND E. WALTERS, TO THE CITY OF AUSTIN, DATED JANUARY 25, 1982, FILED FEBRUARY 12, 1982, RECORDED IN VOLUME 7682, PAGE 786, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT 4) (BLANKET IN NATURE, NOTHING TO PLOT)
- DD** — 5' UTILITY EASEMENT EXECUTED BY BRADSHAW/MCINTYRE JOINT VENTURE, TO THE CITY OF AUSTIN, DATED MARCH 30, 1983, FILED APRIL 29, 1983, RECORDED IN VOLUME 8071, PAGE 723, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACTS 3 & 4)  
(AFFECTS, AS SHOWN)
- EE** — TERMS, CONDITIONS AND EASEMENTS CONTAINED IN CROSS EASEMENT AGREEMENT BY AND BETWEEN ROLAND E. WALTERS AND FIRST STATE BANK, DATED MARCH 6, 1988, FILED MARCH 18, 1986, RECORDED IN VOLUME 9612, PAGE 926, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT FOUR, BLANKET IN NATURE, NOTHING TO PLOT)
- FF** — EASEMENT EXECUTED BY BANK WESTERN AND FIRST FEDERAL SAVINGS BANK OF LONGVIEW, TO THE CITY OF AUSTIN, DATED AUGUST 5, 1992, FILED AUGUST 7, 1992, RECORDED IN VOLUME 11745, PAGE 12, DEED RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS TRACT THREE, AS SHOWN)

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## LEGAL DESCRIPTION

SHEET 1 OF 3

TRACT 1: (FEE SIMPLE)  
LOT ONE (1), BARTON MARKET SQUARE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 71, PAGE(S) 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: (FEE SIMPLE)  
LOT FOUR (4), BARTON MARKET SQUARE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 76, PAGE(S) 325, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: (EASEMENT ESTATE)  
INGRESS AND EGRESS EASEMENT ACROSS LOT 2, BARTON MARKET SQUARE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 71, PAGE(S) 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOTS 3 AND 5 BARTON MARKET SQUARE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE(S) 325, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND LOTS 1 AND 2, VICTORY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 82, PAGE(S) 120, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (SAVE AND EXCEPT ANY PORTION OF THE ABOVE-MENTIONED VICTORY SUBDIVISION LYING OUTSIDE OF THE BOUNDARIES OF LOT 6, BARTON MARKET SQUARE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE(S) 325, PLAT RECORDS OF TRAVIS COUNTY, TEXAS) SAVE AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY AS DESCRIBED IN JUDGMENT NUNC PRO TUNC RECORDED IN VOLUME 11860, PAGE 936 AND FINAL JUDGMENT(S) RECORDED IN VOLUME 12362, PAGE 205 AND VOLUME 13348, PAGE 910, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 4: (EASEMENT ESTATE)  
EASEMENT AND RIGHT OF WAY ACROSS LOTS 3 AND 5, BARTON MARKET SQUARE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE(S) 325, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND LOTS A AND B, WALTERS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 86, PAGE(S) 101C, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY AS DESCRIBED IN FINAL JUDGMENT(S) RECORDED IN VOLUME 12362, PAGE 205 AND VOLUME 13348, PAGE 910, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT # NO.: PL19-23558, WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2019, ISSUED NOVEMBER 15, 2019.

## GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH LAMAR BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROL LINE JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

## BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH LAMAR BOULEVARD AS BEING N25°52'00"E, PER VOLUME BOOK 76, PAGE 325.

## ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME

4211 SOUTH LAMAR BOULEVARD

TRAVIS COUNTY

AUSTIN, TX

## SURVEYOR'S CERTIFICATE

TO: RPT LAKEHILLS LLC, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; RAMCO PROPERTY ACQUISITIONS LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND OR IT ASSIGNS AND AFFILIATES; LAKEHILLS INVESTORS, LLC; TDK BANK, SSB; BENCHMARK TITLE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/31/2019. DATE OF PLAT OR MAP: 11/20/2019.



REGISTERED SURVEYOR: MICHAEL W. SCHREFFO  
PROFESSIONAL LAND SURVEYOR NO.: 6505  
STATE OF TEXAS

12/4/19  
DATE

FOR REFERENCE ONLY  
NOT TO SCALE

REPUBLIC NATIONAL

480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200 • INSURVETS@REPUBLICNATIONAL.NET • FAX: (407) 862-6229

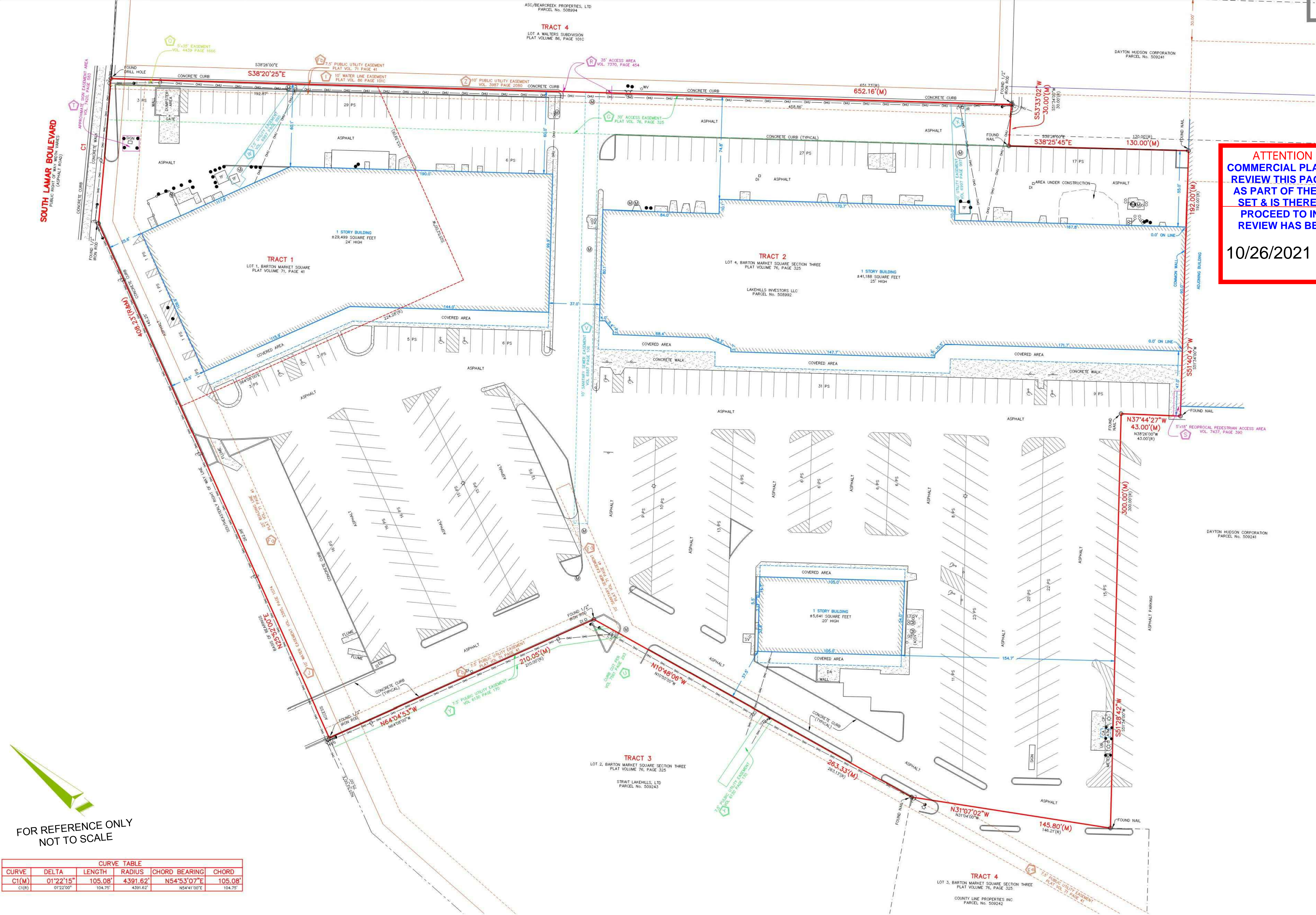


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CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	01°22'15"	105.08'	4391.62'	N54°53'07"E	105.08'
C1(R)	01°22'00"	104.75'	4391.62'	N54°41'00"E	104.75'

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DATE	REVISION HISTORY	CLIENT COMMENTS	CLIENT COMMENTS
11/20/19			
11/25/19			

REPUBLIC NATIONAL

480 NEEDLES TRAIL  
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JOB NUMBER:	191047
BY:	DMD
SCALE:	1" = 30'
DRAWN BY:	KFO/MO/IR
APPROVED BY:	MWS





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DATE	REVISION HISTORY	BY	JOB NUMBER:
11/20/19	CLIENT COMMENTS	DMD	191047
11/25/19	CLIENT COMMENTS	IR	SCALE: 1" = 80'
			DRAWN BY: KFO/MQ/IR
			APPROVED BY: MWS