

STAFF REPORT

Case No. 1019-07
 INFOR No. 19ZN1031

Planning Commission Hearing Date: October 30, 2019

Applicant & Legal Description	<p>Owner: AGCE Corp. Applicant: AGCE Corp. Location Address: 3001 Morgan Avenue Legal Description: East half of Lot 3, Lots 4 thru 9, Block 5, La Gloria, located along the south side of Morgan Avenue, east of Elgin Street, and west of South Port Avenue.</p>			
Zoning Request	<p>From: "IL/H" Light Industrial District with the Historic Overlay To: "IL" Light Industrial District Area: 0.87 acres Purpose of Request: To remove the historic overlay to allow for building renovations.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL/H" Light Industrial with Historic Overlay	Commercial and Vacant	Commercial and Medium Density Residential
	<i>North</i>	"IL" Light Industrial	Professional Office	Government
	<i>South</i>	"IL" Light Industrial	Medium Density Residential	High Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial and "RM-1" Multifamily	Medium Density Residential	High Density Residential
	<i>West</i>	"IL" Light Industrial	Public/Semi-Public, Commercial, and Light Industrial	Government, Commercial, and Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). Map No.: 047043 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 125 feet of street frontage along Morgan Avenue which is designated as an "A1" Minor Arterial Street and approximately 300 feet of street frontage along Bright Street which is designated as an "Local/Residential" Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity of 15,000 to 24,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Morgan Avenue	"A1" Minor Arterial	95' ROW 64' paved	78' ROW 60' paved	N/A
	Bright Street	"Local/Residential"	50' ROW 28' paved	40' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL/H" Light Industrial District with the Historic Overlay to the "IL" Light Industrial District to allow for the renovation of the former Dr. Hector P. Garcia physician's office building.

Development Plan: The subject property is 0.87 acres in size and the existing building is approximately 4,400 square feet in size. The owner is proposing extensive renovations of the existing building including replacement of doors, windows, and the roof. While no plans have been submitted, the applicant believes that removing the (-H) Historic Overlay would eliminate any impediments to any exterior improvements made to the building.

Existing Land Uses & Zoning: The subject property is currently zoned "IL/H" Light Industrial with the Historic Overlay, consists of the former physician's office of Dr. Hector P. Garcia and vacant lots. The building was constructed in 1965 and designated historical in 2004. To the north across Morgan Avenue is a Well Med clinic also zoned "IL" Light Industrial District. To the south are single-family residences zoned "IL" Light Industrial District. To the east is a small commercial business and a multifamily apartment building zoned are commercial properties zoned "CN-1" Neighborhood Commercial District and "RM-1" Multifamily 1 District respectively. To the west are commercial businesses consisting of a nightclub and open storage lot also zoned "IL" Light Industrial District.

Historical Profile: The following are excerpts from the 2004 rezoning case designating the site with the Historical Overlay. On September 23, 2004 the Landmark Commission held a public hearing on the former medical office of Dr. Hector P. Garcia, M.D., to designate the subject property currently zoned "I-2" Light Industrial District with the overlay designation "HC-I" Historical-Cultural Landmark Preservation. The subject property is identified as a significant historical element of the city under criteria 28A-4.01.04 for designation of landmarks within the zoning ordinance. The Landmark Commission found that the property is identified with a person who significantly contributed to the culture and development of the City.

Dr. Hector P. Garcia is recognized for his community service as a medical physician in Corpus Christi, as well as a political and social activist. Reports indicate that "Dr. Garcia's work began in the late 1940's. When establishing his medical practice in Corpus Christi, he discovered that many Mexican-American veterans of World War II were encountering a wide variety of problems. One of the problems was receiving prompt hospital care. Veterans were required to travel to San Antonio where the closest veterans' hospital was located. To combat this situation, a group of veterans, headed by Dr. Garcia, worked to

bring their cause to the attention of public and federal officials. The group was successful in having a contract drawn between the Naval Hospital at the Naval Air Station and the Veterans Administration in servicing veterans.”

Data on the subject property indicate the lots were platted as La Gloria Subdivision on January 2, 1940. Such lots were sold to Wanda Garcia, wife of Dr. Hector P. Garcia as her separate property and estate August 17, 1956. A construction contract was executed by Dr. Garcia. and wife, Wanda Garcia, in the amount of \$82,000 to Everett W. Williams to build a commercial building. The construction contract for the commercial building was dated March 15, 1965 and a subsequent loan to renew the construction contract occurred September 27, 1965. Upon completion of the commercial building, Dr. Garcia practiced his medical profession within this structure. Later a portion of the building was leased to Rufino Garcia, III for a drug store. On February 14, 1986, Wanda Garcia conveyed half interest of the subject property to Dr. Garcia. Upon Dr. Garcia's death in 1996 the subject property was devised to his wife, Wanda Garcia. On January 28, 2000, Wanda Garcia sold the east half of Lot 3 and Lots 4, 5, 6, 7, and 8 to the National Archives and Historical Foundation of American G. I. Forum. Lot 9 was purchased by Dr. Garcia separately in 1969 and he later sold the lot to the National Archives and Historical Foundation of American G. I. Forum, July 2, 1984

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

Utilities:

Water: 6-inch ACP line located along Bright Street.

Wastewater: 8-inch VCP line located along Bright Street.

Gas: 4-inch Service Line located along Morgan Avenue.

Storm Water: Road side inlets located along Morgan Avenue.

Plan CC, Area Development Plan, and Preservation Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “IL” Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, county, state, or the United States (C.C. Preservation Plan, Policy Statement A.3).
- Identified with a person or persons who significantly contributed to the culture and development of the city, county, state, or the United States (C.C. Preservation Plan, Policy Statement A.3).

- Valued as an aspect of community sentiment or public pride (C.C. Preservation Plan, Policy Statement A.3).
- Preservation and reuse of culturally and historically significant structures, objects, and sites in Corpus Christi should be encouraged (C.C. Preservation Plan, Policy Statement A.4).

Department Comments:

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), incompatible with the adjoining residential properties, and could potentially have a negative impact upon the adjacent residential properties.
- The Corpus Christi Preservation Plan and the Unified Development Code (UDC) in Section 3.4.3 (Historic Overlay District or Landmark Designation) and in Section 6.3.1 (-H, Historic Overlay) describes the following applicable characteristics of preserving properties with a historic and cultural value. The characteristics apply to the subject property.
 - Section 3.4.3
 - The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.
 - Its identification with a person who significantly contributed to the culture and development of the City.
 - The property exemplifies the cultural, economic, social or historic heritage of the City.
 - The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
 - Section 6.3.1
 - Safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, ethnic, political, archeological and architectural history;
 - Foster civic pride in the beauty and notable accomplishments of the past;
 - Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City;
- Development Services staff visited the building on Friday, October 18th. The most notable structural danger is the partial collapse of the roof over the front portion of the building (former pharmacy). The exterior walls are in good condition, as well as the concrete roof that covers the rear half of the building. The storefront windows are in a deteriorated condition. However, several windows and doors are boarded up to maintain the security of the building.
- As previously presented to the Landmark and Planning Commission, City staff initiated a text amendment to the Unified Development Code (UDC) to allow interior renovations to occur on a property with a historic designation without the need of a Certificate of Appropriateness. The text amendment was approved by the City Council in early October of this year.
- An alternative to removing the (-H) Historic Overlay, would be a granting of a Certificate of Appropriateness (C of A) to allow for the restoration and renovation of the building. The UDC encourages renovation of historic structures and specifically

mentions in Section 3.15.3, “The proposed change will not adversely affect any significant historical or aesthetic feature of the landmark or structure and is appropriate and consistent with the spirit and purposes for preserving the improvement as a landmark or structure.” In this case, the structure was not designated as historic due to architectural significance, but rather due to cultural significance. Therefore, staff contends that the Landmark Commission has the ability to grant a C of A to allow for the necessary repairs and potential improvements without jeopardizing the historic significance of the building.

- An additional alternative that should be considered includes the underlying base zoning district. The surrounding uses around the subject property include a medical office, multifamily dwelling, commercial buildings, and single-family homes. The “IL” Light Industrial District is inconsistent with the adjacent uses. The underlying base zoning district should be changed to the “CN-1” Neighborhood Commercial District which allows offices uses by-right and would serve as a better transitional district between the residential uses and the remaining light industrial properties.

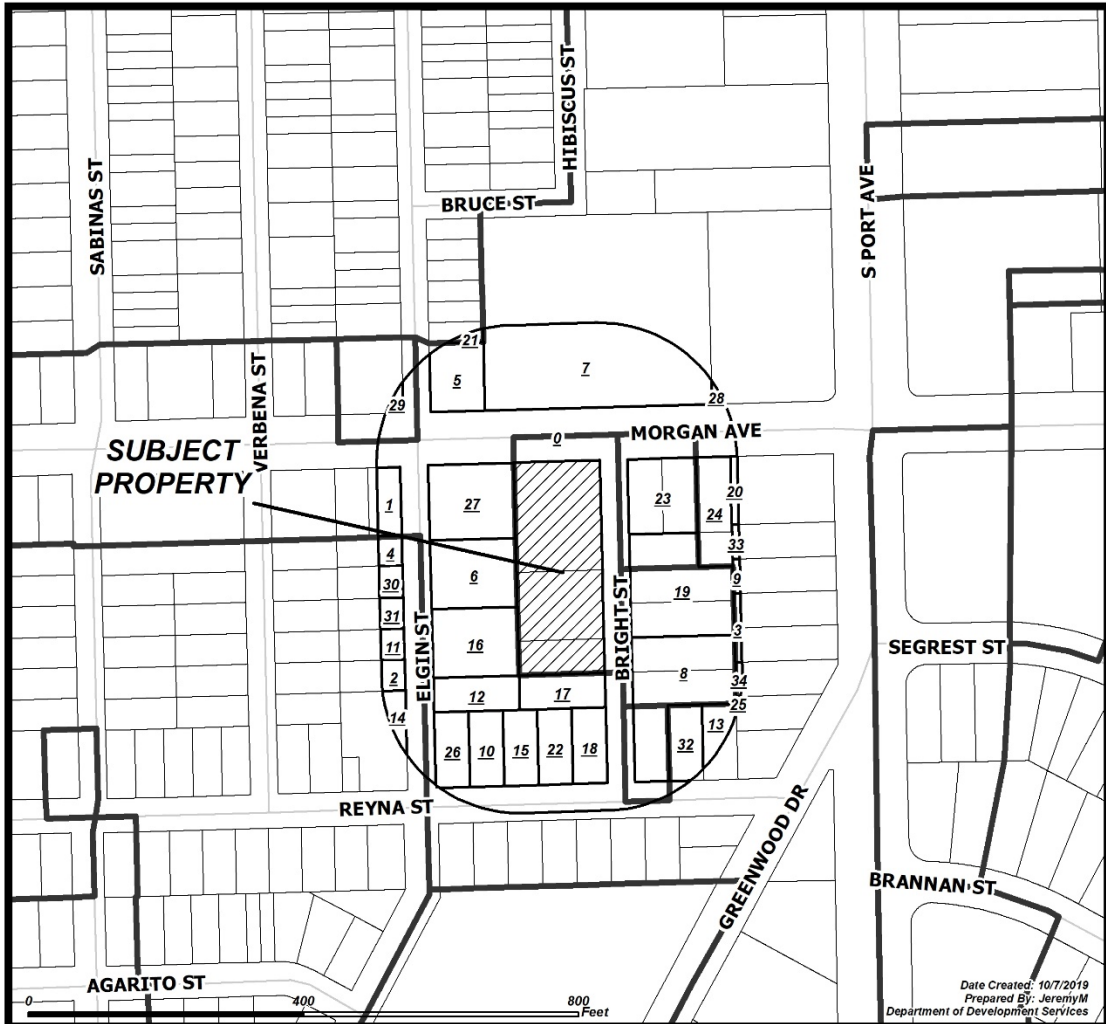
Landmark Commission and Staff Recommendation (October 24, 2019):

Denial of the change of zoning from the “IL/H” Light Industrial District with the Historic Overlay to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 34 within 200-foot notification area 6 outside notification area
	<u>As of October 25, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Survey of the building
- C. Letter from Dr. Cecelia Garcia Akers
- D. Letter from Lori Atkins
- E. Letter from the American G.I. Forum
- F. Public Comments Received (if any)
- G. Original Zoning Case and Ordinance
- H. Design Specifications of the Building



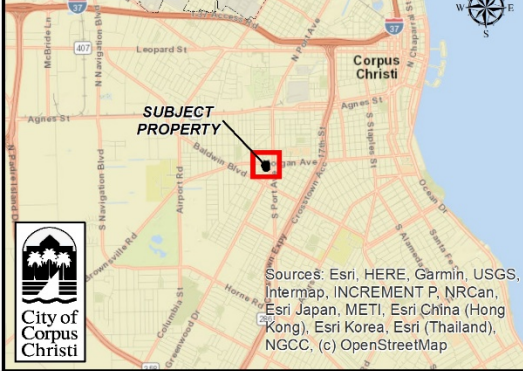
Date Created: 10/7/2019
Prepared By: Jeremy M
Department of Development Services

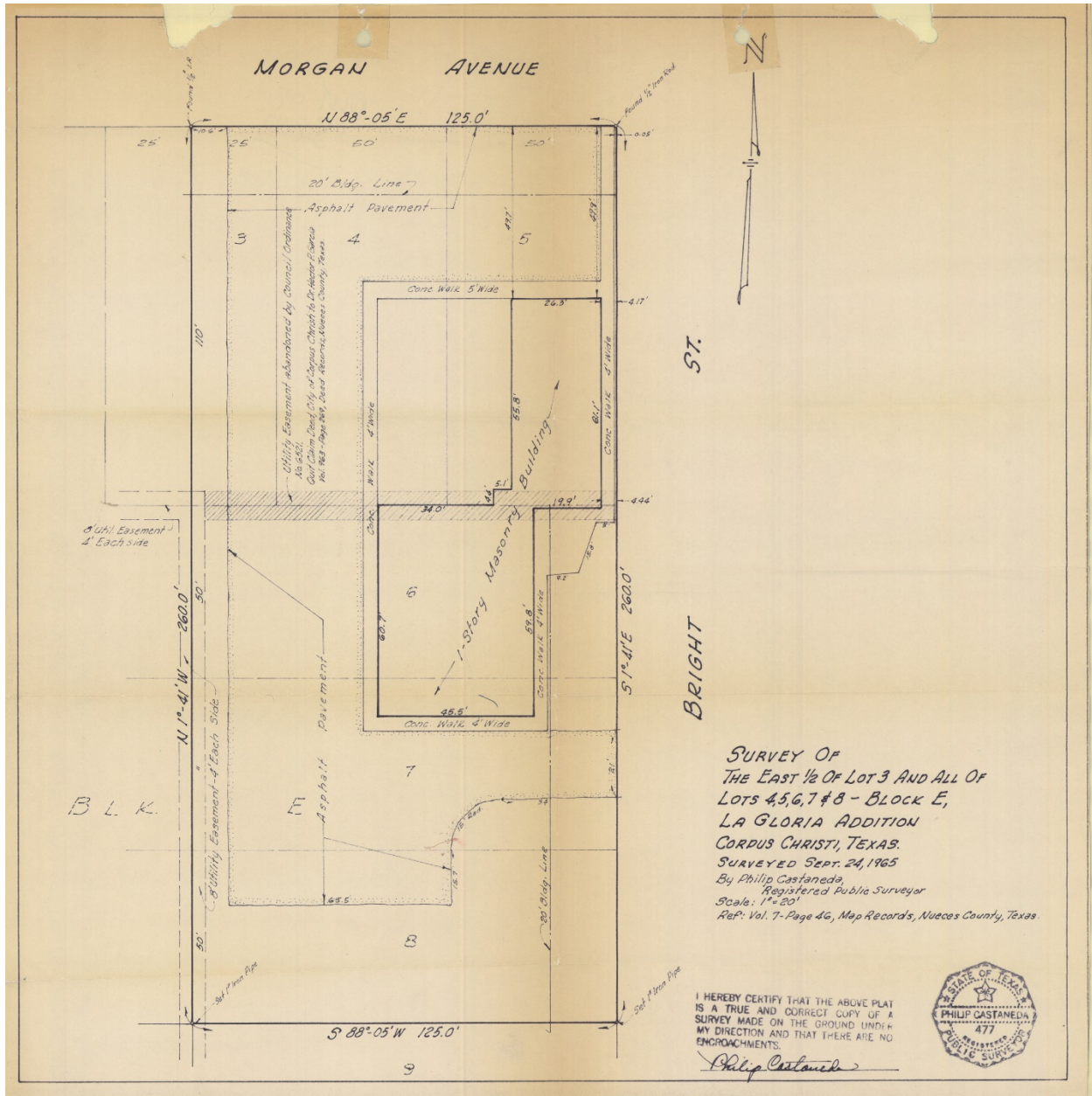
CASE: 1019-07
ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table

LOCATION MAP





2014 Encino Vista

San Antonio, TX

October 21, 2019

City of Corpus Christi

I would like to extend my opinion on the potential removal of the historical overlay of the former medical office of my beloved father, Dr. Hector P. Garcia.

As you are aware, my father fought numerous battles in the office located at 1315 Bright Street in Corpus Christi, TX. I was truly blessed to work alongside him for 10 years, prior to completing my physical therapy education at UTMB Galveston. I was able to learn from him his compassionate ways to making sure everyone of his patients received the care that they deserved. I was proud to write about him in my first book "The Inspiring Life of Texan Hector P. Garcia."

He also fought for civil rights, voting rights, and desegregation of public schools out of his office, which became the hub of many politicians, American GI Forum meetings, and a place for children to gather to watch his color TV.

There is not much of the physical presence of this office left for us to ponder about its history. Removal of the historical overlay would only serve to finally be the demise of this historical building, and all of the wonderful events that occurred there. Indeed, it was his second home, and I can attest that he was so proud of his own work, sharing his life with tens of thousands of people. He made life better for his patients, and was a true advocate for all those in need.

I would like to add the history of ownership of this property is rather sad. My mother, who had good intentions sold it to the National Archives and Historical Foundation of the American GI Forum in 2000, hoping that it would be restored into a memorial for his legacy. However, the American GI Forum Archives failed miserably in all aspects of owning the building, and it was recently donated to the AGIF of Texas. There was even a failed attempt 3 years ago, to turn it into a Veterans Service Center surrounded by 12 acres of land which never had support or a valid ground game for organization of such a project. There were numerous offers to purchase the building or to assist in fundraising in earlier years, but these offers were shunned away by the Archives and its inept board of directors.

I certainly support retaining the historical overlay for this building. I feel that it warrants retaining the outside of the property as my father had built it, so that we can always have an emotional and historical reminder of its value to our society.

Please feel free to contact me with any questions or additional information.

Sincerely

Cecilia Garcia Akers

October 22, 2019

City of Corpus Christi City Council
1201 Leopard Street
Corpus Christi, Texas 78401

City of Corpus Christi Landmark Commission

RE: Case No. C1104-03 – City of Corpus Christi Landmark Commission

Dear Corpus Christi Landmark Commission,

As a Certified Archivist and caretaker of fragile historical materials, I wish to support keeping the historical overlay on the property located at La Gloria Subdivision, Block E, Lots 3,4,5,6,7,8 and 9 located along the southwest corner of Morgan Avenue and Bright Street; also known as 3001 Morgan Avenue. This was the medical office and pharmacy of Dr. Hector P. Garcia.

There is an important reason that this property received the overlay designation "HC-I" Historical-Cultural Landmark Preservation, the building is identified with Dr. Hector P. Garcia who dedicated his life as a medical physician and a political and social activist for the Hispanic community of Corpus Christi. Dr. Garcia worked to ensure Hispanic veterans received prompt, local medical care, he founded the American G.I. Forum, he was the first Mexican American member of the U.S. Civil Rights Commission and was awarded the Medal of Freedom. Dr. Garcia sought and succeeded greatly in the inclusion of Mexican Americans into mainstream America.

My work as an archivist and my membership in the Nueces County Historical Society influenced me to support the keeping of the historical overlay of Dr. Garcia's medical building. I believe we as a community of citizens should be dedicated to preserving and sharing this rich Hispanic heritage of a champion for equality, education, and freedom. As a steward of his legacy, I would be dismayed to discover that Dr. Garcia's medical building and pharmacy, in which he served the medical needs of Corpus Christi and championed vehemently for civil rights, was so little regarded in this city. I support keeping the historical overlay to this building to preserve and share the historical significance of a man that helped to change the face of this country.

Thank you for your service,
Lori K. Atkins, MLS, CA, DAS



American GI Forum of Texas, Inc.

Serving Veterans and Families Since 1948

State Office

8833 Capitol View Drive • Austin, Texas 78747 • (512) 992-7066 • www.agiftx.com • E-Mail stateoffice@agiftx.com

Caesar R. Ruiz
State Commander

Founded
March 26, 1948

September 5, 2019

City of Corpus Christi City Council
1201 Leopard St.
Corpus, Christi, Texas 78401

City of Corpus Christi Landmark Commission

RE: Case No. C1104-03 – City of Corpus Christi Landmark Commission

Dear City of Corpus Christi and Landmark Commission.

Comes Now, The American G.I. Forum of Texas, Inc., owner of the National Archives and Historical Foundation of American G.I. Forum. Regarding the property located at La Gloria Subdivision, Block E, Lots 3,4,5,6,7,8 and 9 located along the southwest corner of Morgan Avenue and Bright Street; also known as 3001 Morgan Avenue.

Our historical organization has decided to remove any historical overlay obtained by previous board members to designate the property herein described as a historical landmark. Although we recognize the contributions made by Dr. Hector P. Garcia, the American G.I. Forum of Texas, Inc. is the rightful owner of this property, and hereby requests the City of Corpus Christie to remove any historical landmark designation to this property forever.

The property has been in serious decline for over 20 years with an obvious lack of preservation; and has been sold to a private company. The burden imposed by the City of Corpus Christie Landmark Commission hinders the new owner from rehabilitating the property and is cumbersome and unrealistic. Furthermore, it hinders the new property owner's "property rights" for the use of his property; and the rights of the organization's "property rights" to dispose the property unencumbered.

Please remove any historical landmark overlay immediately and without delay; so further property ownership rights are not prejudiced by this unnecessary landmark designation.

If you have any questions, please notify me directly at 512-992-7066.

Thank you,

Gilbert Rodriguez, CEO
American G.I. Forum of Texas, Inc.
8833 Capital View Dr., Austin TX 78747

copy: American GI Forum of Texas, Board of Director

CITY COUNCIL ZONING REPORT

Case No.: C1104-03

Planning Commission Hearing Date: November 3, 2004

Applicant & Legal Description	<p>Applicant: City of Corpus Christi Landmark Commission Owner: National Archives and Historical Foundation of American G. I. Forum Agent: City of Corpus Christi Landmark Commission and W. Thomas Utter Legal Description/Location: La Gloria Subdivision, Block E, Lots 3, 4, 5, 6, 7, 8 and 9 located along the southwest corner of Morgan Avenue and Bright Street.</p>			
Zoning Request	<p>From: "I-2" Light Industrial District To: "I-2"/ "HC-I" Light Industrial District with a Historical-Cultural Landmark Overlay Area: 0.75 acre Purpose of Request: Obtained historical designation for the former medical office of Dr. Hector P. Garcia, M.D.</p>			
Existing Zoning and Land Uses		Zoning	Existing Land Use	Future Land Use
	<i>Site</i>	"I-2" Light Industrial District	G.I. Forum office and former medical office	General Commercial
	<i>North</i>	"I-2" Light Industrial District	Former State highway department buildings	Public/Semi-Public
	<i>South</i>	"I-2" Light Industrial District	Vacant lots	Low-density residential
	<i>East</i>	"I-2" Light Industrial District	Vacant lots and medium density residential	General Commercial
	<i>West</i>	"I-2" Light Industrial District	Auto repair shop	Light Industrial District
ADP, Map & Violations	<p>Area Development Plan: Westside Area Development Plan – The existing "I-2" Light Industrial District allows for general commercial and office uses as recommended by the future land use plan. The historical overlay district does not change the intent of the future land use of the subject site, but will assist in the revitalization of commercial and office uses intended for the property. Map No.: 047043 Zoning Violations: None</p>			

Staff's Summary

- On September 23, 2004 the Landmark Commission held a public hearing on the former medical office of Dr. Hector P. Garcia, M.D., to designate the subject property currently zoned "I-2" Light Industrial District with the overlay designation "HC-I" Historical-Cultural Landmark Preservation. The subject property is identified as a significant historical element of the city under criteria 28A-4.01.04 for designation of landmarks within the zoning ordinance. The Landmark Commission found that the property is identified with a person who significantly contributed to the culture and development of the City.
- Dr. Hector P. Garcia is recognized for his community service as a medical physician in Corpus Christi, as well as a political and social activist. Reports indicate that "Dr. Garcia's work began in the late 1940's. When establishing his medical practice in Corpus Christi, he discovered that many Mexican-American veterans of World War II were encountering a wide variety of problems. One of the problems was receiving prompt hospital care. Veterans were required to travel to San Antonio where the closest veterans' hospital was located. To combat this situation, a group of veterans, headed by Dr. Garcia, worked to bring their cause to the attention of public and federal officials. The group was successful in having a contract drawn between the Naval Hospital at the Naval Air Station and the Veterans Administration in servicing veterans."
- Data on the subject property indicate the lots were platted as La Gloria Subdivision on January 2, 1940. Such lots were sold to Wanda Garcia, wife of Dr. Hector P. Garcia as her separate property and estate August 17, 1956. A construction contract was executed by Dr. Garcia and wife, Wanda Garcia, in the amount of \$82,000 to Everett W. Williams to build a commercial building. The construction contract for the commercial building was dated March 15, 1965 and a subsequent loan to renew the construction contract occurred September 27, 1965. Upon completion of the commercial building, Dr. Garcia practiced his medical profession within this structure. Later a portion of the building was leased to Rufino Garcia, III for a drug store. On February 14, 1986, Wanda Garcia conveyed half interest of the subject property to Dr. Garcia. Upon Dr. Garcia's death in 1996 the subject property was devised to his wife, Wanda Garcia. On January 28, 2000, Wanda Garcia sold the east half of Lot 3 and Lots 4, 5, 6, 7, and 8 to the National Archives and Historical Foundation of American G. I. Forum. Lot 9 was purchased by Dr. Garcia separately in 1969 and he later sold the lot to the National Archives and Historical Foundation of American G. I. Forum, July 2, 1984.

- Demolition procedures for a “HC-I” overlay designation would require a 60 day review period from the demolition permit request date. If no action is taken by the Landmark Commission during the initial 60-day period the property owner may proceed with the demolition. In the event the property owner and the Landmark Commission are not in agreement after the 60-day period, the Landmark Commission may impose an additional 60-day review period to continue dialogue with the property owner to encourage preservation of the property. After the end of the aggregate period, the property owner may obtain a demolition permit to demolish the property if preservation of the structure is still undesirable.
- The “HC-I” overlay designation is a classification for buildings normally open to the public. Exterior building modifications would require Landmark Commission review and action within 30 days of the building permit request date. If no action is taken by the Landmark Commission within the 30-day period the property owner may proceed with the modification plans without Landmark Commission approval. In the event the property owner is not in agreement with the Landmark Commission’s exterior building modification action during the 30-day period, the Landmark Commission may continue dialogue with the property owner for an additional 90 days. If an agreement between the Landmark Commission and the property owner cannot be resolved after the 90-day period, the Landmark Commission must issue a Certificate of Appropriateness for the requested building modification.

Street R.O.W.

Street	Type	Paved Section	Volume (2001)
Morgan Avenue	Arterial	80’ ROW w/62’ Bk. To Bk. Paved section	10,190 a.d.t
Bright Street	Local	50’ ROW w/ 28’ Bk to Bk Paved section	Not available

Plat Status

The subject property consists of five (5) platted lots.

<p style="text-align: center;">Landmark Commission and Department Comments</p>	<p>The Landmark Commission is fulfilling its charge of designating, classifying, and protecting historical elements of the City of Corpus Christi, per the “HC-I” Historical-Cultural Preservation Landmark overlay designation of the Zoning Ordinance, policy guidelines of the Preservation Plan, and element of the Comprehensive Plan.</p> <p>In 1997 the Landmark Commission completed the Corpus Christi Historical Site Survey and prioritized each property as to its historical value to the city. Once properties were identified and prioritized the Landmark Commission continued to meet with property owners to promote preservation of their structure through the “HC-I” Historical-Cultural Landmark Preservation overlay designation.</p> <p>The proposed “I-2” District with a Historical-Cultural Landmark classification (“HC-I”) on the subject property accomplishes the goals of the Preservation Plan.</p>
<p style="text-align: center;">Staff Recommendation</p>	<p>Approval.</p>
<p style="text-align: center;">Planning Commission Recommendation</p>	<p>Approval.</p>
<p style="text-align: center;">Comments Received</p>	<p>Number of Notices Mailed – 47 Favor - 0 Opposition - 0 (As of October 29, 2004)</p>

Attachments: Zoning Map

AN ORDINANCE 026090



AMENDING THE ZONING ORDINANCE, UPON APPLICATION BY CITY OF CORPUS CHRISTI LANDMARK COMMISSION, BY CHANGING THE ZONING MAP IN REFERENCE TO LOTS 3,4,5,6,7,8 AND 9, BLOCK E, LA GLORIA SUBDIVISION, FROM "I-2" LIGHT INDUSTRIAL DISTRICT TO "I-2" WITH "HC-1" LIGHT INDUSTRIAL DISTRICT WITH HISTORICAL-CULTURAL LANDMARK CLASSIFICATION; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of City of Corpus Christi Landmark Commission for amendment to the City of Corpus Christi Zoning Ordinance and Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, November 3, 2004, during a meeting of the Planning Commission, and on Tuesday, December 21, 2004, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Corpus Christi, Texas, is amended by changing the zoning on Lots 3,4,5,6,7,8, and 9, Block E, La Gloria Subdivision, located along the southwest corner of Morgan Avenue and Bright Street, from "I-2" Light Industrial District to "I-2" with "HC-1" Light Industrial District with a Historical-Cultural Landmark classification. (047043)

SECTION 2. That the official Zoning Map of the City of Corpus Christi, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Corpus Christi, Texas, approved on the 27th day of August, 1937, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

WEBSITE OK
GEOBLADE OK
MAPBOOK OK
1-12-11 R. PEÑA

Wes
3/1/05

SECTION 4. That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 7. That upon written request of the Mayor or five Council members, copy attached, *the City Council (1) finds and declares* an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs *and (2) suspends* the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this 21st day of December, 2004.

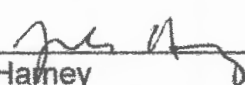
ATTEST:

THE CITY OF CORPUS CHRISTI

Armando Chapa
City Secretary

Samuel L. Neal, Jr.
Mayor, The City of Corpus Christi

APPROVED December 16 2004



Joseph Harney
Assistant City Attorney
For City Attorney

Corpus Christi, Texas

_____ day of _____, 2004

TO THE MEMBERS OF THE CITY COUNCIL

Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

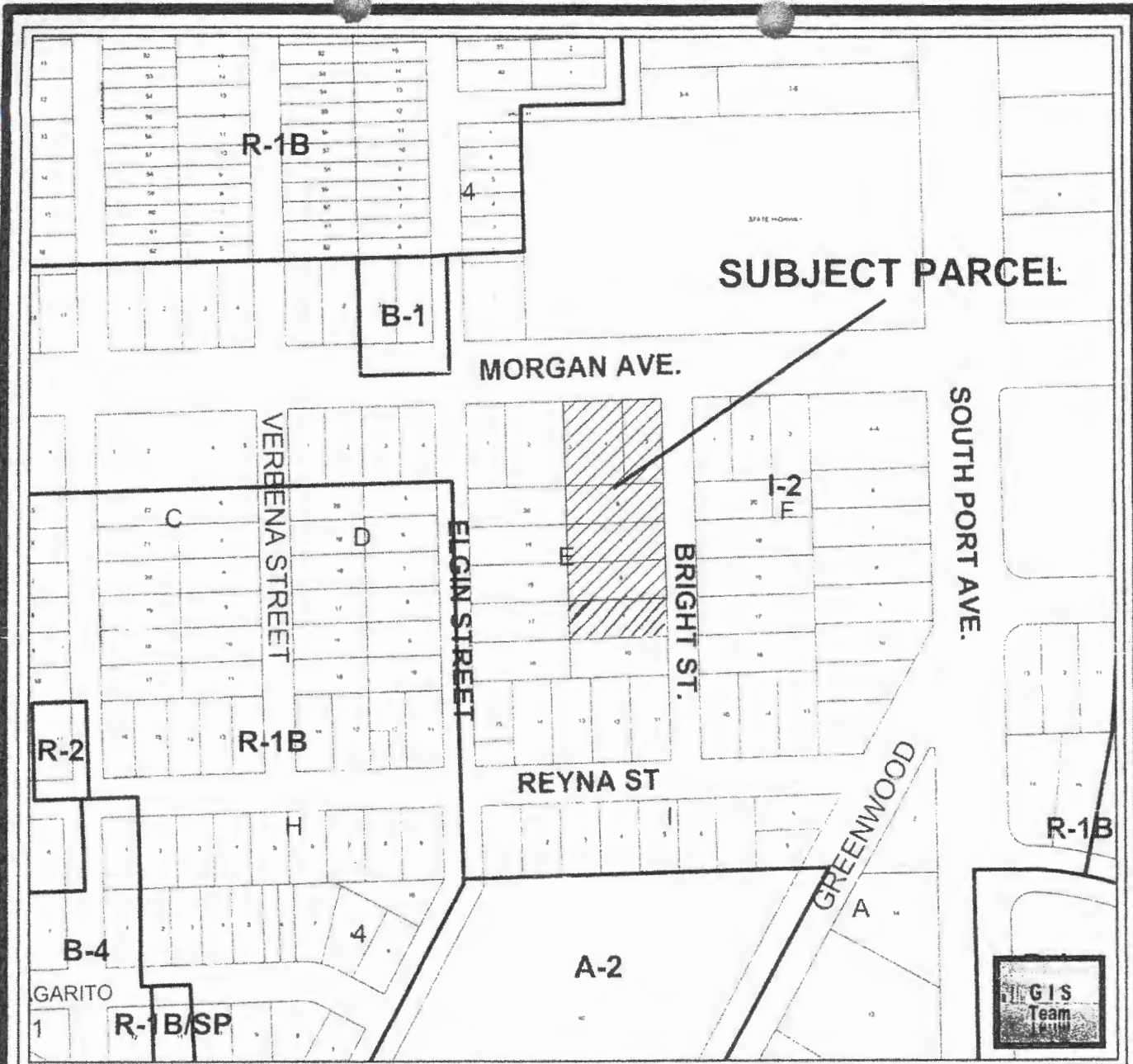
Respectfully,

Samuel L. Neal, Jr.
Mayor, The City of Corpus Christi

Council Members

The above ordinance was passed by the following vote:

Samuel L. Neal, Jr.	_____
Brent Chesney	_____
Javier D. Colmenero	_____
Melody Cooper	_____
Henry Garrett	_____
William Kelly	_____
Rex A. Kinnison	_____
Jesse Noyola	_____
Mark Scott	_____



ALRS-10-13-04

Case Z1104-03

Notice Map

- F-R Farm Rural District
- RE Residential Estate District
- RA One Family Dwelling District
- R-1A One Family Dwelling District
- R-1B One Family Dwelling District
- R-1C One Family Dwelling District

- R-TM Townhouse Dwelling District
- R-2 Multiple Dwelling District
- T-1A Travel Trailer Park District
- T-1B Manufactured Home Park District
- T-1C Manufactured Home Subdivision District
- A-1 Apartment House District
- A-1A Apartment House District
- A-2 Apartment House District
- AT Apartment-Tourist District
- AB Professional Office District

- B-1 Neighborhood Business District
- B-1A Neighborhood Business District
- B-2A Barrier Island Business District
- B-2 Bayfront Business District
- BD Corpus Christi Beach Design District
- B-3 Business District
- B-4 General Business District
- B-5 Primary Business District
- B-6 Primary Business Core District
- I-1 Limited Industrial District

- I-2 Light Industrial District
- I-3 Heavy Industrial District
- SP Special Permit
- PUD Planned Unit Development
- HC Historical-Cultural Landmark Preservation



0 100 200 Feet

July 20, 1976

SPECIFICATIONS
FOR THE
CONSTRUCTION OF
THE
GARCIA BUILDING
AT MORGAN & BRIGHT STREET

1.01 General description. The building will be L shape and approximately 100 feet along the north face and approximately 120 feet along the east face. The structure will be of reinforced concrete construction. Masonry will be of brick. Interior floors will be concrete subfloors with various surface treatment including but not limited to asphalt tile sheet vinyl parquet wood and ceramic tile, all specified elsewhere herein, interior walls and partitions will be steel studs with steel plates anchored at top and bottom, sheeted on one or both sides with sheetrock, plywood, or other dry wall material as specified herein. Some areas may have wainscot of ceramic tile or formica and may have wall surface treatment of sheet formica from floor to ceiling. Jams and frames will be of wood constructed to fit the opening size indicated and bolted to the adjacent steel studs. The ceiling will be of compressed acoustical fiber suspended from wires imbedded in the concrete roof slab. Interior lighting shall be provided by plastic lights replacing the acoustical fiber panels (commonly referred to as suspended ceiling). The building will contain year round air-conditioning and electrical systems, plumbing includes an oxygen distribution system. All exposed after completion concrete will be rubbed after forms are removed. Window mullions will be of aluminum as will window stools. All exposed surfaces will require a finishing treatment of some type. It should be noted by each contractor that the extent of the work by the electrical contractor, the mechanical contractor, and the air-conditioning contractor, and each other contractor is specifically set-out on the drawings or in the specifications and variation therefrom is the individual province of the contractors. The responsibility for the condition of the finish work shall be as indicated on the drawings by the contractor indicated.

1.02 Location. The building location is on lots 4, 5 and east $\frac{1}{2}$ of lot 3, lots 6 and 7 of the La Gloria addition, block E bordered on the north by Morgan Avenue and on the east by Bright Street.

1.03 Form of contracts. The contract will be available for inspection in the office of James M. De Anda, Attorney at Law, Suite 530 Wilson Building.

1.04 Supervision. Supervision of construction will be by James C. Flanagan, Agent-engineer for Dr. Hector P. Garcia. Dr. Garcia may at any time replace the supervising engineer by giving the contractors one day written notice. The engineer will appoint a representative from time to time to handle specialized phases of the work. When a representa-

tive is designated in writing, his actions shall be limited by the designation and when he acts within the designation, it shall be considered that his acts are as binding as those of the aforementioned agent engineer,

1.05 Safety. The contractor shall maintain a safe and clean job location at all times during construction and so long thereafter as he may be working at the jobsite and shall furnish a certificate holding the Doctor harmless from all acts of negligence during construction. The contractor will maintain accurate records of all accidents and will report to the engineer in writing those resulting in death, hospitalization, or loss time in excess of eight hours. The contractor shall hold the Doctor harmless from all damage to his materials at the job location until such job has been accepted and occupied by the Doctor.

1.06 Performance and payment bonds. A performance bond shall be required as stipulated in the contract in the amount of the contract and a payment bond of sufficient amount to cover all obligations for materials and permitted subcontracts for work outstanding as stipulated in the contracts.

1.07 A bid bond of 5% of the greatest amount bid shall be furnished in cash or by approved surety at the time of the submission of bids. The cash or certificate of surety will be returned within 30 days after the taking of bids.

1.08 Completion. The entire work shall be completed in 220 calendar days after receipt of notice of award or any other communication authorizing the contractor to proceed.

1.09 Materials of specific manufacture. Where trade names or names of products are used, this indicates that this shall be furnished. However the contractor may obtain from the engineer in writing permission to substitute but such permission must be granted in writing. Where trades names and/or numbers are used to specify items to be furnished by the contractor, the contractor shall submit same in writing. The words or approved equal following trade names indicate that approval of substitution may be obtained from the engineer and the engineer is the sole judge as to whether the item furnished is equal to that specified. Where dimensions vary on an item furnished as an equal it shall be the contractors responsibility to verify these dimensions prior to submission for approval and indicate that the substitution is installable.

1.10 Definitions, All words used in these specifications and on these drawings shall be as defined in the section of specifications entitled definitions. Words not so defined shall be defined by the first definition or applicable definition in Webster's Unabridged Dictionary,

Engineer. The engineer referred to in the contract documents is James C. Flanagan, Registration No. 12703.

The Owner. The owner of the building is Dr. Hector P. Garcia of Nueces County, referred to in the contract documents as Dr. Hector P. Garcia, Dr. Garcia, or the Doctor, or the Owner.

The Building. The building is the entire structure to be erected at the corners of Morgan and Bright Streets upon the real estate described herein.

The Drawings. The use of the word "the drawings" refers to the itemized numbered reproductions furnished to the contractors to delineate the scope of the work and graphically represent what is to be accomplished and what will be present after construction, and what will be included in construction.

These Specifications. These specifications are the written delineation of the scope of the work and the description of what is to be accomplished to construct the building. The contracts, the drawings and these specifications comprise the contract documents and govern the accomplishment of the job.

1. The Southern Building Code.
2. The National Plumbing Code.
3. NFBU Pamphlet No. 70.
4. The National Refrigeration Safety Code. (This is the code established as a minimum in the use of toxic and hazardous refrigerants and high pressure lines by the American Society of Air-Conditioning and Refrigerating Engineers).
5. The City Code of the City of Corpus Christi,

Provided. The word "provided" shall mean the contractor will install in place furnishing all tools, labor, plant and equipment, and material necessary to produce a finished item.

Indicated. The word "indicated" refers to a detail on the drawing or the drawing itself which shows the scope of the work.

Work. The word "work" refers to that which is to be accomplished by the contractors as specified herein, indicated on the drawings, or called for in the other contract documents, or the contract.

1.11 Governing Codes. It is to be borne in mind by the contractor that the listed codes are those which require the construction of a safe and workable installation and represent the minimum requirements of this job. All other specifications and drawings are in excess thereof. When required by a code listed herein, it shall be furnished and this work is predicated on the assumption that the contractors are able to provide competent and efficient journeymen in each craft thoroughly familiar with the work at hand and able to do work of such a nature has to be judged by the trade in general and an expert in the field to be first class workmanship. Governing specifications and code are as listed hereinbefore.

1.12 Clean-Up. At the end of the construction prior to occupancy by the owner within the time limit of the contract, the contractors shall leave the working premises in a satisfactory condition. Where paint is dropped, splashed or splattered on the floors, walls or glasses or other surfaces, the same shall be cleaned off and surfaces left in a satisfactory and cleaned condition as good as new. All rubbish shall be hauled from the site and the entire area left in a condition judged by the engineer to be that of common normal usage in keeping with all housekeeping practices as determined by the building occupancy.

1.13 Earthwork. General requirements. The work includes all excavation and backfilling to bring the finish work to the required grade, trenching for utility lines drilling of the foundation holes. Grading and disposal of surplus dirt and storing same in the area indicated by the engineer within the boundary limits of the jobsite as defined herein and bids should be based on the following:

That surface elevations are as indicated on the plot plan. That no pipes or other artificial obstructions exist beneath the surface of

the ground to be encountered except where indicated on the plot plan, That no hard material will be encountered. In case conditions differing from these are encountered the contractor shall immediately stop work and the engineer will direct what further steps shall be taken to remove this obstructing material. The engineer at his option may provide for this removal separate and apart from the contract under the permit for the razing of the existing building and should this delay occur the time of the delay will be added to the time limit of the job construction.

1.14 Miscellaneous steel, iron and other metal work. Various items of ferrous or non-ferrous metal are indicated on the plans and specifications and these shall be as indicated thereon and specified herein. Welding shall be done in a manner that will prevent permanent buckling and all welds exposed as finish work shall be ground smooth. All finished and all machine surfaces shall be level to line and true. Anchors and bolts shall be as indicated and threads shall be clean. The use of drilled holes and anchors of an approved type will be permitted. Iron and wire as specified in the structural contract and as shown on the structural drawings will drop from the ceiling and will be used to support various installed units such as ductwork, ceiling, light fixtures and other items as needed. A combination jam and door buck shall be erected plumb and true, bolted and placed at each door opening. Anchors shall be provided in the steel plate of the interior walls and exterior walls partitions not more than 6 inches from the door bucks. Aluminum thresholds shall be of treated cast abrasive aluminum and shall have non-slip upper surfaces to within 3 inches of the jams. Thresholds shall be furnished as indicated on the drawings. Inserts and sleeves of approved type shall be provided when necessary for the support of piping, mechanical equipment or apparatus and other works. Some inserts and sleeves are indicated on structural drawings and these are to be installed at the time the concrete is poured. Supports for folding doors shall be of exactly the same manufacture as the door unless approval for substitution is provided in writing by the engineer. All surfaces of steel and iron work except zinc coated iron work and work to be incased in concrete shall be given a shop coat of red-lead paint. Subject to approval under the painting section of these specifications.

2.01 Masonry. All facing brick shall be of the same type as the approved sample furnished and shall have true faces straight and sharp edges and corners. Only one size brick may be used throughout the work. Bats shall be sawed from wholebrick, true and straight. The brick shall be red and shall conform to federal specifications No. SS-B 656. Sand shall be approved, shall be cleaned and free from dirt soil and organic matter and other impurities. Water for mixing shall be fresh and clean and free from acids, alkalies, or delirious material which will cause bleeding or encrustation upon the brick. The brick shall be acid in nature in order that effervesces shall not occur. Mortar shall be one part portland cement, one part lime and six parts sand, or one part masonry cement and three parts sand. The aggregate shall be mixed in such a manner that the material shall be distributed uniformly throughout the mass.

2.02 Mortar shall be mixed in such quantities that it will not obtain an initial set before it is used. Brick courses shall be run in such a manner that weight shall not be placed on courses of brick which are laid up on mortar which has taken an initial set until 24 hours has expired from the initial setting time. After the sample brick has been selected the contractor shall notify the engineer of the width of mortar joint he intends to use and which shall be modular for the wall height indicated by the drawings. Joints shall be not less than $\frac{3}{8}$ or more than $\frac{1}{2}$ inch thick, which also applies to the mortar courses. Brick ties shall be fastened to the studs of the exterior walls, evenly spaced so that one galvanized iron tie is provided for each one and three quarter square feet of wall surface. The practice of throwing mortar in the air space between the brick and the exterior wall will not be permitted.

2.03 Cleaning. Upon the completion all masonry work shall be pointed where necessary. All exposed surfaces or exterior and interior common brick work shall be washed with a suitable solution of muratic acid and rinsed thoroughly with clean water. All other exposed surfaces or exterior and interior masonry work shall be scrubbed with warm water and soap and rinsed thoroughly with clean water. All work affected by the process of cleaning so that it is not as intended shall be replaced.

3.01 Roofing sheet metal, work, membrane water proofing and insulation. A build-up roof over a concrete slab shall be provided, including all the flashing and the metal gravel guards. The roof includes the insulation indicated by the cross sections over those areas indicated on the plans.

3.02 Ceiling insulation shall be provided as hereinbefore specified and shall be vegetable fiber compressed and treated to provide a K factor of not less than .27 per inches thickness and treated chemically to resist fire and decay. The specifications are those of Celotex Manufacturing Company but competitive products are available on the market and will be approved after submission to the engineer. Sheet metal shall be galvanized steel where indicated and shall conform in thickness to the requirements of NFBU pamphlet No. 91 or shall be of copper where indicated and shall be of the gage indicated where copper is required.

4.00 Carpentry and Joinery. Carpentry shall consist of all interior work and the cutting and placing of both the steel and the wooden cabinet work and interior framing.

4.01 Doors shall meet the requirements of grade A door by the Fir Door Manufacturing Institute or grade 1 of the National Woodwork Manufacturers Institute and all doors shall be of hardwood surface.

4.02 Gum or Maple Density. Special hardwoods are indicated on the drawings and are required for the interior treatment and shall be provided only where indicated. Special hardwoods for the adjacent doors shall be provided and the finish shall be identical with that of the adjacent hardwood wall.

4.03 All doors jams, trims, heads, bucks and other woodworks shall be as detailed.

4.04 Cabinet work. All cabinet work shall be of shop manufacture of the quality of Del Mar Cabinets or equal. It is anticipated that all cabinet work shall be made locally in local cabinet shops. Sketches or shop drawings of proposed cabinets must be furnished for the engineers approval.

4.05 All hardware shall be non-ferous and of such hardness and structural strength as the engineer may require. This does not eliminate the use of aluminum hardware but thickness of aluminum hardware shall be such as to obtain the equivalent strength of solid copper or brass hardware. Most hardware for cabinets and doors is indicated on a hardware schedule and this specification shall not be construed to eliminate the requirement that this be furnished of the manufacture indicated. An approved equal will be considered on all hardware provided it is accompanied by sufficient catalogue data and information to facilitate the comparison of the originally specified or indicated hardware and that proposed as a substitute. As an exception to above certain cabinet pulls are to be chrome plated steel.

6.00 Painting, All paint shall be of an alkyd resin type and shall be Valspar of Sherwin and Williams or equal. Wood surfaces shall be painted with three coats of paint or three coats of varnish as directed. All surfaces shall be cleaned and thoroughly dry before painting and sanded between coats. The method of application shall be within the province of contractor but the finished product shall be equal to that which would be obtained with fine brush work with thorough sanding between coats. All paint colors shall be submitted to the engineer for approval. An approval of the finish painting shall be subjected to the sample retained by the engineer and the matching of the same throughout the building. The contractor is invited to note the minimum amount of colored brushwork within the building in order that this particular clause of the specification shall not result in an unduly high contingency.

6.01 Vinyl asbestos tile floors shall be provided of the manufacture indicated, All mortar setting beds of ceramic tile flooring and ceramic tile placed on the wall shall consists of 4 cement and 2 parts of said volume or an approved equal submitted by the contractor prior to usage.

6.02 All ceramic tile shall have courses and joints that run straight and true. Cut tile shall have no cut edges exposed and all finish shall be with bullnose tile and all corners shall be made with returns and cups specially formed prior to kilning. Cut corners and returns will not be permitted in ceramic tile work.

7.01 Air-Conditioning. Air-conditioning shall be as indicated on the plans specifically for air-conditioning. Factory assembled units shall be factory wired. The engineer will furnish all testing equipment necessary to test the air-conditioning equipment and capacities shall be as indicated on the drawings. It is not the responsibility of the air-conditioning contractor to furnish the capacity but rather comply with specifications for mechanical and electrical equipment. Failure of performance shall be the responsibility of either the manufacturer or the engineer. The manufacture shall furnish with each item a parts book and an instruction book and a lubrication manual indicating the period of time of lubrications and various other services necessary. Power consumption shall be indicated with the submission of equipment other than that specified where the contractor seeks to substitute an approved equal.

7.02 The contractor shall furnish also the proposed guarantee intended for each item of air-conditioning equipment. All refrigerant piping shall be seamless hard drawn copper conforming to type K federal specifications No. WW-T-791 and shall be soldered with a medium hard solder throughout. Flexible joints of the manufacture indicated shall be provided.

7.03 Pressure gages and service connections shall be as indicated on the drawings. The responsibility of the manufacture for installing strainers to remove free particles in the refrigerant piping is the contractors responsibility and the price of contract includes servicing these strainers periodically until such time as service is no longer necessary.

7.04 Duct work, Supply, return and outside air ducts shall be fabricated to the sizes shown on the drawings and installed in a neat and workmanlike manner. Unless indicated and specified otherwise, duct work shall be fabricated as follows:

7.05 (Minimum duct size up to 12 inches; U.S. standard gage 26, 13-30 inches; 24 gage, 31-60 inches; 22 gage, over 60 inches 20 gage.) Duct hangers shall not be less than 20 gage iron and use of wires and hangers in the slab of the roof or the floor where same is not set by air-conditioning contractor shall only be with prior approval of the engineer. Duct connections from the air-conditioning unit shall be equipped with canvas connections approximately six inches in length unless approved connections of a pre-manufactured type are submitted for approval and use.

Elbows and duct work shall be square where possible with reinforcement as indicated on the drawing. Square elbows shall have approved air-turning vanes which may be of shop manufacture. Radius elbows shall have a center line radius as indicated on the drawings. Variation from the duct work plan shall be permitted where approval is first obtained in writing from the engineer. Much of duct work and air-conditioning system has been installed with a thought in mind that service for a thirty year period is required and variation from indicated means of installation will not be permitted.

7.06 Insulation. All supply air ducts shall be insulated externally. Where square ducts are indicated with one inch thick fiber glass board. Approval of sheet metal ducts insulated internally or externally when of a proper size and aspect ratio may be obtained in writing from the engineer. It is the responsibility of the air-conditioning contractor to initiate the proposal for substitution in duct work. A non-permeable vapor barrier shall be provided.

7.07 Registers and grills shall be of the manufacture indicated.

9.01 Piping Requirements. The work includes providing a complete plumbing and steam system for the building and includes but is not limited to sanitary sewer, soil waste and vent, steam, hot water, cold water, gas, plumbing fixtures, drains, fittings, valves, pipings, pumps, boiler, water heaters, insulation, accessories, and connections to items provided by other contractors. Piping shall be inspected, tested, and approved before being buried, covered, or concealed.

9.02 Capacities of equipment and size of piping shall be as indicated.

9.03 Steam piping shall be black iron or sch 40 steel pipe with threaded fittings and connections and this shall be subjected to a vacuum test which vacuum it will maintained for a period of eight hours. In lieu of a vacuum test, a pressure test of 30 lbs. per square inch may be conducted by the engineer against a mercury column manometer to be provided by the contractor. All steam piping shall be insulated with two inches of fiber glass. Hot water piping shall be of copper with soldered connections and shall be insulated with one inch of fiber glass insulation. All insulation provided shall be covered with one coat of pasted on canvas and painted, All cold water piping shall be of copper and shall be insulated with $\frac{1}{2}$ inch of fiber glass plus an aluminum vapor barrier where said piping is internal to the building (not below floor).

9.04 Where holes and recesses must be provided in walls, floors, ceilings or any other parts of the building to admit piping. Sleeves shall be provided. No cutting of structural members will be permitted. Bored holes in the concrete shall be cut with a tool which leaves a round hole of the proper size to admit pipe and insulation. All finish surfaces shall have mounted thereon, a die cast chrome plated eschuteon to conceal work necessary to admit the pipe. All valves shall conform to the valve schedule and shall be installed as indicated on the drawings. Steam traps shall be used to eliminate condensate from all steam lines and shall be of the manufacture indicated.

10.01 Suspended Acoustical Tile Ceiling. Where indicated, the Acoustical Tile Ceiling contractor shall provide an acoustical tile ceiling as shown on the drawings and of the manufacture indicated. The electrical contractor will place lamps above to provide the illumination and the furnishing of the luminescent or transparent or translucent, panels in the acoustical tile ceiling shall be the responsibility of the electrical contractor. Guy-wires in the concrete shall be provided by the structural contractor for the support of the ceiling.

12.00 Delineation of the Work.

12.01 Plumbing. Provide all sinks, lavatories, water closets, floor drains, water coolers, water heaters, shower fittings, and all valves, piping, to service the above, and oxygen distribution system, a gas line into the equipment room, and storm drains below grade, lead flashing for roof vents as required by the above work.

12.02 Electrical. Provide all wiring, switch gear, panels, lamps, light fixtures, circuit protection, intercoms and music system, conduit for telephones, switching and metering outlets as indicated.

12.03 Roof. Provide all sheet metal flashing except specified in plumbing and air-conditioning, and a 20 year bonded, built up roof, with two inches of the thermal insulation under the roof and above the roof slab. Surface to be graveled. Insulation is not required in some areas of the roof, as indicated on the drawings.

12.04 Ceiling. Provide a light steel framework suspended from tie wires to support acoustical tile panels and translucent panels as indicated. Product of Johns Mansvilles or approved equal.

12.05 Structural Contractor shall provide work shown on drawings of Mr. Bill Ogletree.

12.06 Concrete Contractor. Provide sidewalks, curbs, lintels, cast opening frames, manhole caps and flag pole base.

12.07 Foundation and Framework. Drill holes and pour concrete, provide all structure and items indicated on drawings or specified on documents bearing seal of William B. Ogletree.

12.08 Brick. Provide all masonry, mortar, set lintels furnished by concrete contractor, set miscellaneous iron as indicated. Bricks to be furnished are to be submitted with bids along with a certificate of Ph, A.S.T.M. designation, manufacture and shipping date proposed. Samples may be submitted for criticism prior to bidding.

12.09 Cabinet. Provide all cabinets, shelves, furniture, doors, door jams, hardware for the above, fasting plywood behind formica, and finish

trim to floor around cabinets, doors and any of the above items.

12.10 Carpentry. Provide all interior, non-structural frame work, including walls complete with unfinished sheet rock (not taped and floated) insulation, exterior gypsum board, vapor barrier sealing on exterior dry walls, studs, plates, joists, wood base on sheet rock.

12.11 Glass. Provide all windows, mirrors, glass doors, glass shelves, glass shower doors, together with all associated metal work to provide a completely glazed installation. Windows and doors shall be weather proof.

12.12 Floors. Provide terrazo tile, ceramic tile, vinyl asbestos tile, and parquet tile with one complete demonstration of normal maintenance (cleaning and waxing). Note: Ceramic tile walls and ceiling where indicated are in this contract.

12.13 Air-Conditioning. Provide equipment as indicated, chill water piping, steam piping, hot water heater, sheet metal duct, all insulation associated with the above and terminal utility connections as indicated.

12.14 Paint to a complete finish all wood work, cabinets, doors, tape and float true all sheet rock, and finish sheet rock or paneling as indicated, paint concrete on the interior where exposed.

XIII. STRUCTURAL

13.01 Scope. This section of the specifications shall govern for furnishing all labor, equipment, plant and materials for location, layout and construction of the concrete foundation, structural shell and attachments, as presented on the structural plans and as described in these specifications.

13.01.1 Responsibility to following contractors. The contractor shall be held to have examined the full set of plans and specifications so as to be aware of all sleeves, anchors and other appurtenances which must be installed in the concrete frame to provide for proper completion of the building. All such items shall be installed unless specifically omitted herein-after.

13.01.2 Location. Location of the building shall be established by the contractor from the plat of the site, furnished by the Owner, and shall be as follows:

Lots and Subdivision (Ref. these specifications, Section 1.02). The line formed by the west face of Foundation Beams 1B-16,17 and 16 shall be eight feet and eight inches (8'-8") east of the west property line which is the westerly limit of the east $\frac{1}{2}$ of lot 3.

The line formed by the south face of Foundation Beams 1B-13,11,12,14 and 15 shall be one and one-half inches (0-1 $\frac{1}{2}$ ") north of the south line of lots 3,4 and 5.

13.02 Special Conditions. In case of conflict between the General and Special Conditions, the General Conditions shall prevail.

13.02.1 Specifications. Titles and numbers are used for convenience and shall not be considered part of the specifications or as a correct or complete segregation of the several units of materials and labor. It shall be the responsibility of the Contractor to prevent omissions or duplications by his Sub-Contractor.

13.02.1a. The Contractor shall submit, with his bid, the name of any and each Sub-Contractor quoted in compilation of the bid submitted.

13.02.2 Permits. Permits and licenses of a temporary nature shall be provided by the Contractor. Permits, licenses and easements for permanent improvements shall be provided by the Owner.

13.03 Foundation, Excavating and Grading. The Contractor shall do all excavating, backfilling, cutting, filling and grading as shown and required and as specified herein for the completion of the building, except as otherwise noted.

13.03.1 Surface Water. The Contractor shall keep all excavation free from water at all times during the execution of the work, and to that end shall furnish such pumps as may be necessary, together with appurtenances and power therefor.

13.03.2 Excavation Beneath Building. Excavate as necessary to permit the complete forming and form removal of grade beam soffits, suspended slabs, and beams close to grade, etc. The excavation beneath the building shall be graded to provide a general slope, from all areas under the building, to the area directly below the mechanical room (see drawings). The total slope shall be at least three inches but not more than six inches. Excavated earth from under the building shall be stock-piled as specified in section 1.13.

13.03.3 Backfill. At the proper time, backfill all open excavations. Earth for backfill shall be laid in two (2) foot thick layers and shall be thoroughly compacted to properly settle same: no debris shall be used as backfill. Care shall be taken to keep backfill from filling the space under exterior grade beams, and the Contractor shall place concrete or masonry material along the outer face of beams to accomplish this. Maintain level of backfill for period of guarantee. All fill materials shall be approved by the Engineer.

13.04 Underreamed Footing Foundation. The building shall be supported on under-reamed pile foundations with sizes of shafts and bells as shown on the structural drawings.

13.04.1 Layout. Prior to the drilling of any pile holes the Contractor shall lay out the foundation and place stakes at the center of each pile locations. Prior to the removal of lines for access of drilling machines the Contractor shall notify the Engineer and allow sufficient time for the location of the building and pile locations to be checked. The Contractor shall provide such assistance as may be required for this checking.

13.04.2 Drilling and Underream Equipment. The pile shafts shall be drilled with adequate and acceptable equipment and machinery to insure a plumb shaft for the full depth of the foundation. The limitations of the equipment of the lowest bidding foundation subcontractor will not determine the final depth of the footing. The final depth of the foundation will be determined by the Structural Engineer, on the job site at the time of the drilling operations. The base or ball of the foundation will be excavated by hand and/or machinery to the lines and dimensions set forth on the plans and shall be concentric to the shaft.

13.04.3 Inspection of Footing Excavation. The Contractor shall furnish an electric light and rotating template for surface checking of the entire excavation. The centerline of the foundation shall be transferred accurately from the surface batter boards and lines to the bottom of the excavation by means of a plumb bob; and a piece of reinforcing rod, 3/8" round by 18" long, shall be driven into the bottom of the ball at this point to form a fixed center or hub to rotate the checking template. No concrete will be poured until the Engineer has checked the excavation and the placement of the reinforcement therein.

13.04.4 Shaft Reinforcing Steel. After the placement of the reinforcing steel, which shall be set in the center of the hole, the Contractor shall proceed with the placing of the concrete required to fill the hole. Reinforcing shall be accurately set and shall be held so that the top is 2" below the top of the shaft.

13.04.5 Concrete Placement. All concrete shall be poured into the foundation excavations thru metal tremies and the distance from top of the pour and the end of the tremis shall not exceed six feet at anytime during the pouring operation. After the concrete has taken its initial set and before it has hardened, the top of the shaft will be worked over with a wood float to remove all laitance and insure a hard surface for bearing beams to be poured later.

13.05 Reinforced Concrete. This section of the contract consist of furnishing all labor, equipment, and materials and placing all plain and reinforced concrete as required for the completion of the building structure. All concrete work included in other sections of the specification that is not specifically described therein shall comply with the requirements of this division.

13.05.1 General. Concrete shall be composed of fine and coarse aggregates, portland cement, water and such other ingredients or admixtures as may be specified herein which, when mixed and hardened, will have the required strength and durability. Standard specifications and methods mentioned herein are considered to be editions in effect at the date of invitation for bids.

13.05.2 Materials.

Cement: Cement shall be Type I Portland Cement, the composition, making handling and storage of which shall conform with A.S.T.M. C-150. Type III (High Early Strength) cement may be used if approved by the Engineer. Cement which has become damp, lumpy or otherwise affected so as to reduce its strength, shall not be used in the work. The Contractor shall furnish mill certificates for all cement used in the work if requested by the Engineer.

Aggregates: Natural aggregates shall be of proven quality and suitable for use in the specified classes of concrete. Materials from unproven or questionable sources or proven materials intended for special usage, if submitted for approval by the Engineer shall be tested at the expense of the Contractor.

Natural Aggregates: Fine and course aggregates shall comply with A.S.T.M. C-33 except that aggregates which by actual tests and service records are shown to produce concrete of the required quality may be approved by the Engineer. Maximum size (ϕ) of coarse aggregate shall be $1\frac{1}{2}$ ", or as otherwise indicated on the structural drawings.

Water: Water used in mixing concrete shall be clean and free of organic substances and deleterious matter.

Admixtures: Except for an approved air-entrainment averaging 3% but not exceeding 5%, no other admixtures shall be used without the approval of the Engineer. The air-entraining agent shall be septamene, darex, or vinsol resin.

Expansion Joint Material: Expansion joint material shall be premoulded saturated felt, or other approved material as indicated on the drawings.

13.05.3 Proportioning and Mixing Concrete. Concrete for the various members of the structure shall develop a minimum compressive strength in pounds per square inch within 28 days as indicated on the drawings. Concrete may be proportioned and mixed on the job, dry-batched for mixing on the job, or procured from a "transit-mixed" concrete plant.

13.05.3a. If "transit-mixed", the mixing and transporting operations shall conform with A.S.T.M. C-94. Mixing water shall not be added after a truck has left the plant except by permission of the Engineer or his representative. No concrete shall be used in the work which has been held longer than $1\frac{1}{2}$ hours in a mixer truck.

13.05.3b. If dry-batched to the job site, the batching plant operations shall conform with A.S.T.M. C-94. Transportation of the dry materials shall be performed in such a manner as to prevent loss, segregation or contamination of the ingredients.

13.05.3d. Aggregates shall be proportioned by weight unless a satisfactory volumetric method of measurement is approved by the Engineer. The use of fractional sacks of cement will not be permitted unless the cement is proportioned by weight. Water shall be measured by an accurate measuring device which can be adjusted to compensate for variations in the free moisture content of the aggregates. Retempering of partially hardened concrete or mortar will not be permitted.

Concrete shall be proportioned so as to include the minimum amount of water to obtain a workable mix in accordance with the limits prescribed.

13.05.3e. The determination of the proportions of cement, aggregate and water to attain the required strengths shall be established by tests which shall be made in advance of the beginning of operations using the consistences suitable for the work and in accordance with the "Standard Method of Making Compression Tests of Concrete", A.S.T.M. Serial designation C39-latest edition.

13.05.4. Natural Aggregate Concrete.

5" Maximum Slump

Compressive Strength at 28 days psi	Maximum Aggregate Size	Minimum Cement Content 94# sack/cu.yd.	Maximum Total water gal./ sack of cement
2500	1½"	4.5	7.25
3000	1½"	5.0	6.5

For slumps greater than 5", such additional cement shall be added as is necessary to produce the required strength.

13.05.5 Testing Laboratory Services. A recognized Independent Testing Laboratory will be selected by the Engineer with the approval of the Contractor to perform the following services at the expense of the contractor:

Inspect and test all concrete materials, except that items such as domestic cement and domestic reinforcing steel covered by mill certificates need not be tested by the Laboratory.

Make and test concrete cylinders at the frequency of one set of three specimens per 50 cubic yards of concrete for each class placed or fraction thereof per day's pour.

13.05.5a. All inspections and tests are to be performed in accordance with applicable A.S.T.M. standards. In the event the Laboratory determines deviations from specifications, the Engineer and Contractor shall be notified immediately. Written reports covering all inspection and testing operations shall be furnished promptly to the Engineer and Contractor.

13.05.5b. In addition to the foregoing function, the Testing Laboratory shall be considered available to consult with the Contractor, and his Sub-Contractors in respect to the design, proportioning and mixing of concrete. The Contractor shall co-operate with the Testing Laboratory so that the functions of the Laboratory may be properly performed.

13.05.6. Forms. All concrete members shall be formed at sides and bottom. Forms shall be so constructed that the finished concrete will conform to the shape, for exposed surfaces shall be dressed to a uniform thickness and shall be free of loose knots and other defects. Joints in forms shall be horizontal or vertical. Lumber once used in forms, or used lumber, shall be cleaned and satisfactorily reconditioned. All concrete members exposed to view shall be framed with plywood or as otherwise approved by the Engineer.

13.05.6a. Forms shall be sufficiently tight to prevent the leakage of mortar. They shall be properly shored, braced, and otherwise supported so as to maintain the desired position and shape during and after placing concrete.

13.05.6b. Belts and rods preferably shall be used for internal ties; they shall be so arranged that when the forms are removed no metal shall be within one inch of any surface. Shores supporting successive stories shall be placed directly over those below, or so designed and placed that the load will be transmitted directly to them.

13.05.6c. Suitable moldings or bevels shall be placed in the angles of forms to round or bevel, as indicated, the edge of the concrete at all exposed corners. All exposed external corners of beams, girders, columns, and other concrete work, shall be chamfered as shown on the drawings.

13.05.6d. The inside of forms shall be coated with a non-staining mineral oil or other approved material. Oil shall be applied before the reinforcement is placed.

13.05.6e. Temporary openings shall be provided at the base of column forms and at other points where necessary to facilitate cleaning and inspection immediately before depositing concrete.

13.05.6f. The removal of beam and slab soffit forms shall be subject to the Engineer's approval and shall not be started until the concrete has attained at least 70% of the specified compressive strength. Construction live loads shall be supported by suitable shoring of beam and slab soffits.

13.05.7 Depositing Concrete. No concrete shall be placed until the forms and other conditions are approved by the Engineer, and until all pipes, conduits, sleeves, thimbles, hangers, anchors, flashing and other work required to be placed in the concrete have been properly installed. No concrete shall be placed at any time except under the direct supervision of the Engineer or his authorized representatives.

13.05.7a. Concrete shall not be placed when the temperature is 45°F., or less and falling. It may be placed when the temperature is 40°F. or more, and rising, provided there is no reason to expect a drop in temperature to below 45°F. within 12 hours of the conclusion of the pour.

13.05.7b. Hardened concrete and foreign materials shall be removed from the inner surface of mixing and conveying equipment before any concrete is mixed.

before depositing concrete, forms shall be thoroughly wetted and all debris removed.

13.05.7c. Water shall be removed from the space to be occupied by concrete and any continuous flow of water shall be diverted to a sump or removed by pumping.

13.05.7d. Concrete shall be deposited in the forms as rapidly as practicable by methods which will prevent the loss or separation of the ingredients. It shall be deposited as nearly as practicable in its final position and in such a manner as to maintain a plastic surface which is approximately horizontal.

13.05.7e. Concrete during and immediately after depositing shall be thoroughly compacted by means of approved mechanical vibrators.

13.05.7f. Depositing Continuously. Concrete shall be deposited continuously, or in layers of such thickness that no concrete will be deposited against concrete which has hardened. If a section cannot be placed continuously, construction joints may be located at points as provided for in the drawings or approved by the Engineer. If for any reason it shall become necessary to stop the placing of concrete at places other than those indicated on the drawings, such places and the manner of making the joint, shall require the approval of the Engineer. Adequate provisions shall be made against shear by means of keys or added reinforcement or as otherwise directed. Before depositing new concrete against old, the forms shall be retightened, and hardened surfaces cleaned and covered with a coating of mortar or neat cement grout. At least two hours must elapse after depositing concrete in the columns or walls before depositing in beams, girders, or slabs, supported thereon. Beams, girders, brackets, column capitals, and haunches shall be considered a part of the floor system and shall be placed integrally therewith, unless otherwise shown.

13.05.7g. Concrete shall be moist cured for at least seven days in a manner approved by the Engineer. A liquid or inert chemical surface curing agent or other means of curing concrete may be used in lieu of the wet sand if approved by the Engineer.

13.05.7h. Patching and Surface Finishing. Any honey-combed or rough surfaces shall be filled and finished with a mortar of the same proportions as the concrete following inspection by the Engineer immediately after removal of forms.

13.05.8 Finish. All concrete shall be finished as indicated on the drawings and/or specified. After tie rods and bolts are removed, the holes shall be filled solid with cement mortar. All concrete to be painted shall have a smooth surface, free of holes, form marks, etc. All concrete to be painted or left exposed shall be rubbed with a carborundum stone to obtain a smooth finish which shall be free of holes, form marks, etc. Rubbed surfaces shall be approved by the Engineer.

13.05.8a. Finished concrete surfaces, as indicated to be finished monolithically as they are poured shall receive a dry mixture of cement and sand sprinkled over rough concrete, mixed in proportion on one part of cement to one and one-half ($1\frac{1}{2}$) parts of sand sifted through a 16 mesh screen. At least 150# of this dry mix shall be evenly troweled to a smooth even finish, without defects, by an experienced cement finisher.

13.05.8b. Concrete sub-floors to receive asphalt tile or other floor coverings shall be steel troweled to a smooth finish and face free from irregularities, holes, scales, and in all ways suitable to receive asphalt tile floor covering.

13.05.8c. After the first troweling, the Contractor shall sprinkle over the outside four inches of all exterior concrete step treads sufficient No. 40 Carborundum or Aloxite Grit, to provide as anti-slip edge. Not less than $\frac{1}{2}$ oz. of grit shall be used for each lineal foot of step or landing. This grit shall be troweled into the finish surface.

13.05.8d. All angles of steps shall be rounded with 3/4" radius tools. Edges of porches shall be rounded with 1/2" radius tools. All stair risers, treads, and landing shall receive a fine broom finish.

13.05.8e. Honeycomb and minor defects in all concrete surfaces shall not be patched until approval has been given by the Engineer.

13.06 Reinforcing Steel. All reinforcing steel shall conform to the requirements of the American Society of Testing Materials Standard Specifications for that particular material. All reinforcement shall be Intermediate Grade, Deformed Bars, rolled from new billet stock. A15-50T reinforcing steel. Deformation shall conform to A.S.T.M. A305. All wire mesh reinforcement shall conform to the requirements of the Standard Specification of the A.S.T.M. for cold drawn wire for concrete reinforcement. A82-34 cold drawn wire, A185-37 Wire Mesh. Wire mesh in gypsum roof deck shall be hot-dip galvanized after fabrication.

13.06.1 Certificates and Testing. The Contractor shall furnish mill certificates for all reinforcing steel of domestic manufacture used in the work. The Contractor shall furnish laboratory test for all foreign made reinforcing steel used in the work. If the contractor elects to supply reinforcing steel of foreign manufacture, laboratory test which consist of tensils strength test, yield point, elongation in eight inches, area, and bending test shall be provided at the rate of one test per each five tons of steel, with the further provision that a minimum of at least one such test shall occur within each "heat" or "lot" of steel. The testing laboratory expenses shall be borne by the Contractor.

13.06.2 Condition and Support of Reinforcing Steel. Metal reinforcement, at the time the concrete is placed, shall be free from rust scale or other coatings that will destroy or reduce the bond. Metal reinforcement shall be accurately placed in accordance with the plans. Wire slab bolsters and spacers, wire high chairs, wire bar chairs, wire joist chairs, and other approved accessories shall be used to support steel above formwork. The number, size, type, and spacing shall be in accordance with the recommendations of the joint committee, Concrete Reinforcing Steel Institute, except as otherwise detailed.

13.06.3 Bends. Bends for stirrups and ties shall be made around a pin having a diameter not less than two times the minimum thickness of the bar. Bends for other bars shall be made around a pin having a diameter not less than six times the minimum thickness of the bar, except that for bars larger than one inch, the pin shall be not less than eight times the minimum thickness of the bar. All bars shall be bent cold.

13.06.4 Cover. The metal reinforcement shall be protected by the thickness of concrete indicated on the plans. Where not otherwise shown, the thickness of concrete over the reinforcement shall be as follows:

Where concrete is deposited against ground without the use of forms, not less than three (3) inches.

In beams, girders, and columns not exposed to the ground, not less than $1\frac{1}{2}$ inches.

In slabs, joists, and walls not exposed to the ground or to the weather, not less than $\frac{3}{4}$ inches.

In canopy slabs, not less than 1 inch.

All laps or splices shall be of a length equal to 30 bar diameters.

This also applies to temperature reinforcing.

Reinforcing shall be bent from approved shop drawings submitted by this Contractor to the Engineer in triplicate prior to fabrication.

13.07 Structural Steel. Structural steel shall conform to the "Standard Specifications for Structural Steel for Bridges and Buildings", A.S.T.M.-A7, as amended to date.

13.07.1 Fabrication. All structural steel members shall be rolled shapes of the dimensions and tolerances established as acceptable by the A.I.S.C. Specifications. Fabrication shall be conducted in compliance with the Sections of the A.I.S.C. Specifications (Part V) establishing fabrication practices in the shop. Shop coat of primer shall be Tnemec #99, red primer.

13.07.2 Shop Drawings. Structural Steel shall be fabricated from approved shop drawings submitted by the Contractor to the Engineer in triplicate prior to fabrication.

13.07.3 Erection. All structural steel members shall be erected plumb and true and braced as required to take care of all erection loads and stresses to which the members shall be subjected during erection.

13.07.3a. All field connections shall be made with 3/4 inch unfinished bolts unless otherwise specified. No connection shall be secured until all members stiffened by the connection are properly aligned.

13.07.3b. All bolts, field welds, also all serious abrasions to the shop coat, shall be spot painted with Tnemec #99 red primer after erection.

13.08 Open Web Steel Joists. All open web steel joists shall be fabricated, handled, erected and secured in strict accordance with the recommendations of the Steel Joist Institute. Joists are sized and noted on the drawings with sizes established by the Steel Joist Institute.

13.08.1 End Anchorage. End bearing shall in all cases be on steel angle joist seats as here-in-after specified. The joist shall be welded to the seats as prescribed by the Standard Specifications for Open Web Joists.

13.08.2 Field Welds. All field welds shall be made with depositing electrodes by an electric arc welding machine and in accordance with the recommended standards of good practice of the American Welding Society.

13.08.3 Bridging. Diagonal bridging shall be installed in compliance with the recommendations of the Steel Joist Institute. Upon completion of the diagonal bridging, and after inspection by the engineer, horizontal bridging along the lower chord of the joist, shall be installed parallel to and at each row of diagonal bridging. Horizontal bridging shall be a $\frac{1}{2}$ inch diameter steel bar welded to the lower chord of the joists.

13.08.4 Lower Chord Extensions. Standard ceiling extensions shall be provided for all joists where suspended accoustical ceiling occurs.

13.09 Miscellaneous Steel and Iron. Miscellaneous steel and iron in this section of the specifications shall include all structural steel shapes, iron inserts in the forms for use by succeeding contractors, suspension wire inserts, sleeves, and other items which are normally required in the completion of the portion of a building covered by this section of the specifications, all of which shall be provided and installed by the Contractor. The above inumerated items shall not be considered a complete list of items covered, but a guide to the required performance of the Contractor.

13.09.1 Angle bearing seats: Steel angles of the size and weight noted in the drawings shall be provided, in place, to receive steel open web joists, bulb tee sub purlins (herein-after specified) and wood floor sections over openings. All angles not specifically noted to be hot dip galvanized shall receive one shop coat of Tnemec #99 red primer.

13.09.2 Anchor Bolts. All anchor bolts shall be provided as noted or implied to anchor, support or restrain structural members as shown on the drawings or specified. Bolts shall be of the sizes and lengths noted and shall be hot dip galvanized. They shall be accurately located and set in the concrete forms to provide secure attachment of indicated members after the concrete forms have been removed.

13.09.3 Hanger inserts in concrete forms. As noted in 13.05.7, the Contractor shall provide all sleeves for piping, slotted pipe hanger inserts and all other required inserts in the concrete forms prior to placing the concrete.

13.09.3a. Slotted inserts for pipe hangers shall be of an approved type with slots for 3/8 inch diameter hanger rods. The slots shall be placed at right angles to the direction of run of the pipe to provide minor alignment of hangers. Inserts shall facilitate proper support of piping and the insert spacing shall not exceed the following distances between hanger inserts:

<u>For pipe sizes</u>	<u>Spacing</u>
1" and smaller	7'
1 1/4"	8'
1 1/2"	9'
2"	10'
2 1/2" and larger	11'
Cast Iron Soil Pipe	5'

13.09.3b. Pipe Sleeves. Where pipes pass through concrete members, galvanized pipe sleeves shall be used. Sleeves which pass through the floor shall extend 2 inches above the finished floor in all chases, concealed areas, and Mechanical Rooms, and shall be flush with the finished floor in any exposed areas. Sleeves shall be secured in place and allow $\frac{1}{4}$ inch between the sleeve and insulation.

13.09.3c. Hanger wires shall be inserted through the roof slab forms to provide support for the suspended ceiling grid. Hanger wires shall have a twisted end of at least 4 wraps to provide proper anchorage in the concrete slab and extend for a length of $2\frac{1}{2}$ feet below the slab. Wires shall be #12 galvanized mild steel hanger wires spaced in a pattern 4 feet on centers in longitudinal and transvers directions.

13.09.3d. Inserts not enumerated but normally required shall be of the type, size, spacing and quality of the materials for which they are to provide support.

13.10 Rough Carpentry. The work to be done under this heading of the specifications includes the furnishing of all labor, materials, equipment and services necessary for and properly incidental to the completion of all carpentry work throughout the structural portion of the job as shown on the drawings and as herein specified. The work includes: all concrete forms, all rough framing, miscellaneous framing and bracing.

13.10.1 Measurements. The Contractor shall verify all measurements on the plans. He shall be held responsible to have checked the measurements on plans to ascertain if the various items on the job co-ordinate. Should any discrepancies in figures dimensions be found the Contractor shall notify the Engineer before executing any portion of the work.

13.10.2 Quality of Materials. All materials shall be specified herewith. Where no specific grade or size of material is specified for certain items of miscellaneous framing, the Contractor shall furnish same of a grade and size suitable for and consistent with the use thereof.

13.10.2a. All yellow pine shall be cut from mature Southern Pine Timber. It shall meet the requirements of the current specifications of the Southern Pine Association for the grade specified. All material shall be properly kiln dried except where net sizes are specified, be machined to the nominal size indicated or specified.

13.10.2b. All fir shall meet the above requirements, except that the grading shall be those of the Association under whose jurisdiction the material is manufactured. All lumber shall bear the official grade and specie mark of the Association under whose jurisdiction it is manufactured.

13.10.2c. Concrete form lumber shall be of such quality as to permit the construction of straight, tight, rigid forms, except that plywood shall be used to form all exposed concrete.

13.10.3 Concrete forms. The Contractor shall provide all concrete forms required for all concrete work. Shaft caps shall be formed so that concrete may be poured to the proper grade. All grade beams shall be formed on sides and bottoms and all forms shall be removed as elsewhere specified. Forms shall be constructed so that the finished concrete sections are straight and true to line and otherwise in accordance with the information shown on the drawings. Plywood shall be used to form all exposed concrete, both inside and outside building.

13.11 Poured Reinforced Gypsum Roof Deck. The Contractor shall furnish all labor, material and equipment and install poured gypsum roof deck complete with all cants, curbs and drainage fills as shown or specified.

13.11.1 Materials.

13.11.1a Steel Sub-Purlins shall be #150 Bulb Tees. All sub-purlins will be cut to length so that all ends will bear a minimum of 1" on roof supports. All sub-purlins shall be painted with one shop coat Tnemec #99 red primer.

13.11.1b Formboards shall be permanent type:

(a) Flintrock Gypsum Formboard $\frac{1}{2}$ " x 32" width cut to length to fit two (2) main purlin spaces.

13.11.1c. Reinforcing mesh shall be welded galvanized wire mesh as here-in-before specified, having 12 gauge longitudinal wires spaced 4" o.c. with 14 gauge transverse wires spaced 8" o.c.

13.11.1d. Gypsum Concrete. Flintrock Gypsum Concrete shall be mill mixed calcined gypsum, and shall conform to requirements of A.S.T.M. designation C317.

13.11.2 Installation

13.11.2a Steel Sub-Purlins shall be welded to main purlins with $\frac{1}{2}$ fillet welds placed on alternate sides of sub-purlins. They shall be welded to a straight line. The ends of all tees shall be welded as above to sloped angles along reinforced concrete beams.

13.11.2b. Formboards shall be placed on the flanges of the sub-purlins with all ends of the formboard supported on main purlins, brick ledges, cross tees or structural supports. Cut formboard to fit neatly at walls, openings, curbs, etc. as required.

13.11.2c. Flintrock Gypsum Concrete shall be job mixed with clean water only. Pour over formboards to an average minimum thickness of 2 inches. Screed to a smooth even surface free from defects, ready for application of the roof covering. Cants, curbs, saddles and drainage fills shall be poured in accordance with drawings. Large shallow 2" maximum depth drainage fills may be poured integrally with the main slab. After completion of all the pour, including cants, curbs, etc., the deck shall be swept clean ready for the roof covering.

13.12 Backfill, Grading and Cleaning.

13.12.1 Backfill and Grading. The Contractor shall perform the backfilling against grade beams (as herein before specified) and grading as shown on the drawings, or as directed by the Engineer providing a smooth and slightly terrain, free of earth mounds and hollows that prevent proper drainage and sloping away from building. All trees on the site shall be protected by this contractor except those within the building lines. Those trees within the building line shall be removed by this Contractor. All tree stumps, old foundation work, side-walks, etc., within the area to receive finish grading shall be removed by this Contractor. All shell within the limits of the area to receive fill dirt for fine grading (other than the area under the building structure proper and adjacent sidewalks), shall be excavated and removed from the site prior to placement of final grading.

13.12.2 Cleaning. Upon completion of the work the Contractor shall remove all Contractor's equipment, unused materials, level all excavations to the proper levels as indicated in details. All excavations which have been backfilled and which have settled below the proper grade shall be refilled to the proper level. The building and all grounds surrounding the building shall be left clean.