**Landry Architecture LLC**
**1618 St. Charles Ave**
**New Orleans, LA 70115**
**peggy@landryarch.com**

**09.25.23 Response to Request for Information** in connection with The Invitation to Bid Construction Services: ITB No. 08-79-05624, Historical Museum of South Padre Renovation Project.

1. Interior Finishes Clarification:
   Refer to updated Plan Sheet 2.1, dated 09.13.23, attached hereto:
   a. All walls shall be gyp-board level 4 painted.
   b. All floors shall be Anatolia Porcelain Tile, Aspen Collection, Paper Birch color (8"x48").
   c. The bases shall be 1"x 8" painted high gloss oil-based paint.
   4. The ceilings shall be 6" polar v grove, tongue and groove finish, pickled-wash and gyp bd., per the Ceiling Plan Sheet 9.1.

2. Exterior Finishes Clarification:
   Ref. to Sheet 4.1 and updated Wall Section and Details Sheet 5.3, dated 09.13.23 attached hereto:
   a. The majority of the exterior finish shall be Hardie Plank lap-side, smooth finish, with a 6" exposure, as shown on the Elevation Sheets.
   b. The trim shall be Hardie "Artisan" (1.5"x6") smooth finish at corners, (1.5"x6") smooth around the windows heads and Jambs, and (1.5"x12") smooth at the top of the parapet wall.
   c. The columns and beam at entry shall be a tropical hardwood, primed and painted.
   d. The shutters shall be fiberglass from Sea Shutters (850)526-1940.

3. The Bathrooms-provide toilet compartment divider plastic laminate. Contractor shall shop drawings.
4. The Storage-there are no built-in details for the Storage Rooms.
5. Pilings are shown on the attached updated Structural Sheet S1, dated 09.24.23, attached hereto:
6. Contact Dennis Franke, at (956)761-0044, for any and all information regarding the Display Cabinets.

Please contact Peggy Landry @ peggylandry@landryarch.com for any questions or clarifications.

margaret m. landry

**ADDENDUM NO. 1**

September 25, 2023

| | |
|---|---|
| PROJECT: | Invitation to Bid Construction Services: ITB No. 08-79-05624 Historical Museum of South Padre Renovation Project |
| OWNER: | CITY OF SOUTH PADRE ISLAND<br>4601 PADRE BLVD.<br>SOUTH PADRE ISLAND, TX 78597 |
| BID OPENING: | Tuesday, October 10, 2023 @ 2:00 p.m. |

TO ALL BIDDERS BIDDING ON THE ABOVE PROJECT:

Prospective bidders are hereby notified of the above modifications to the Invitation to Bid documents. These modifications shall become part of the contract documents. The provisions of the contract documents not specifically affected by the addendum shall remain unchanged.

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original Project is consistent, this Addendum governs, Acknowledge receipt of this Addendum by signing.

_____ _____

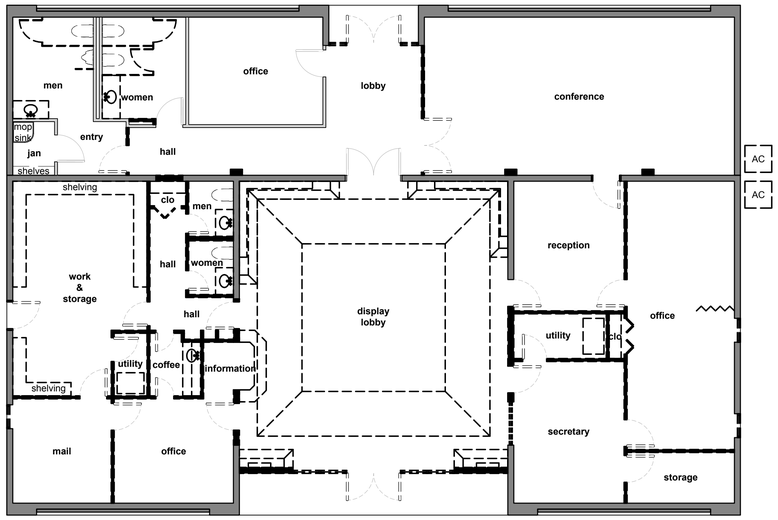
Randy Smith Date

**Acknowledge receipt by signing and returning to the City Manager's Office at NSoto@myspi.org.**

SUBMITTING FIRM ACKNOWLEDGEMENT

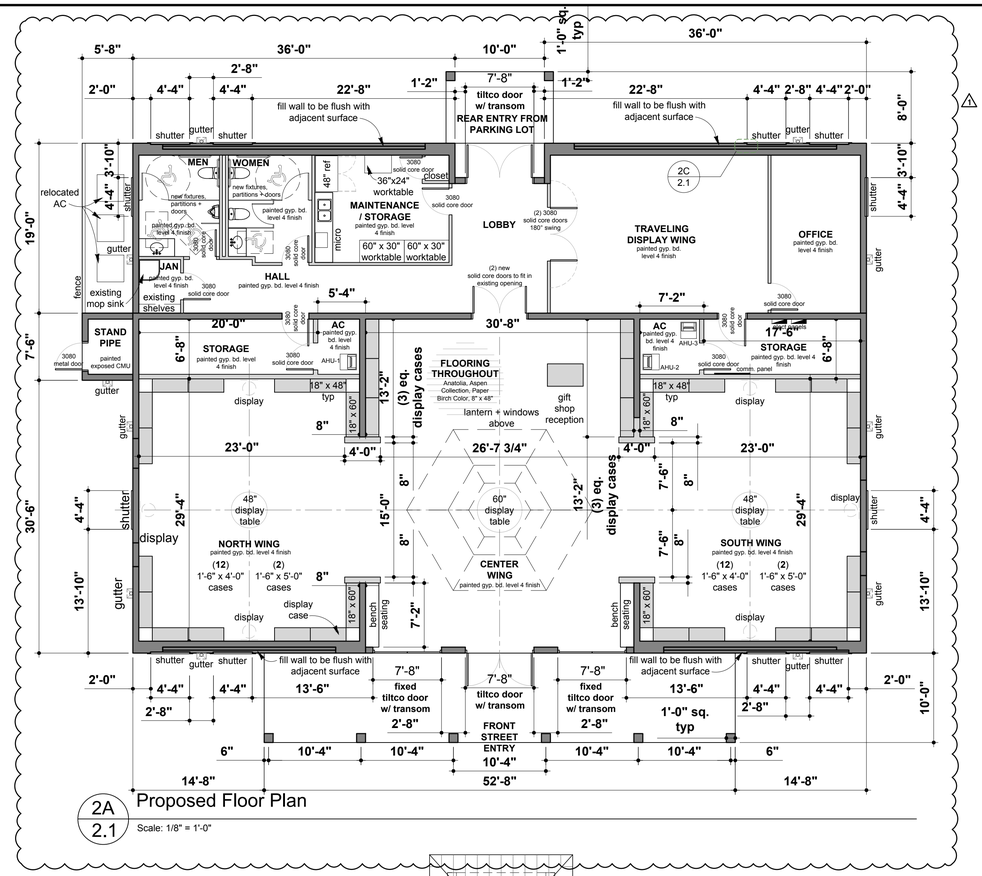
_____ _____

Date



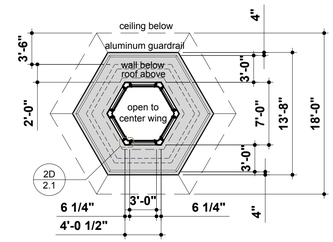

1 / 2.1 Existing / Demolition Floor Plan

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



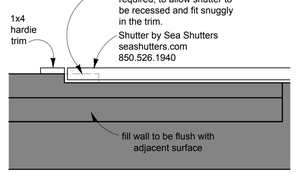

2A / 2.1 Proposed Floor Plan

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



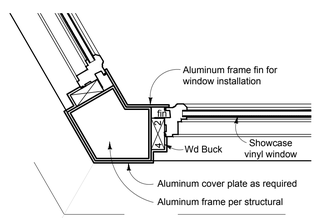

2B / 2.1 Proposed Lantern Plan

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



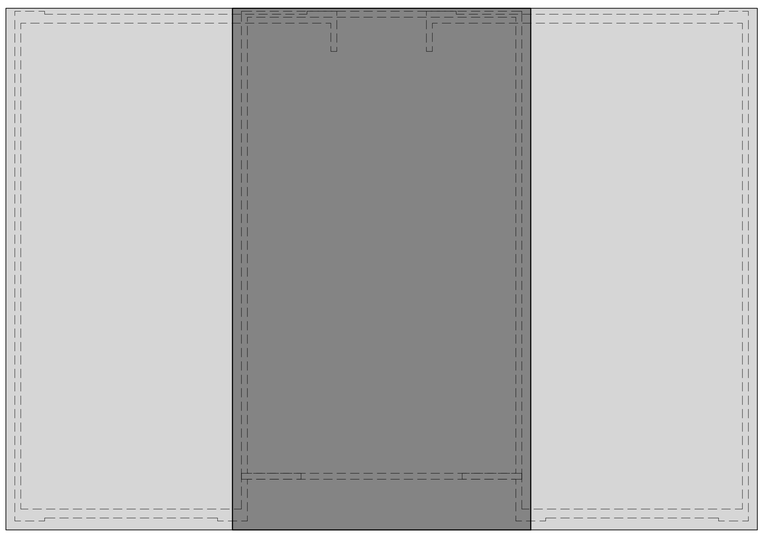

2C / 2.1 Shutter Installation Detail

Scale: 1" = 1'-0"



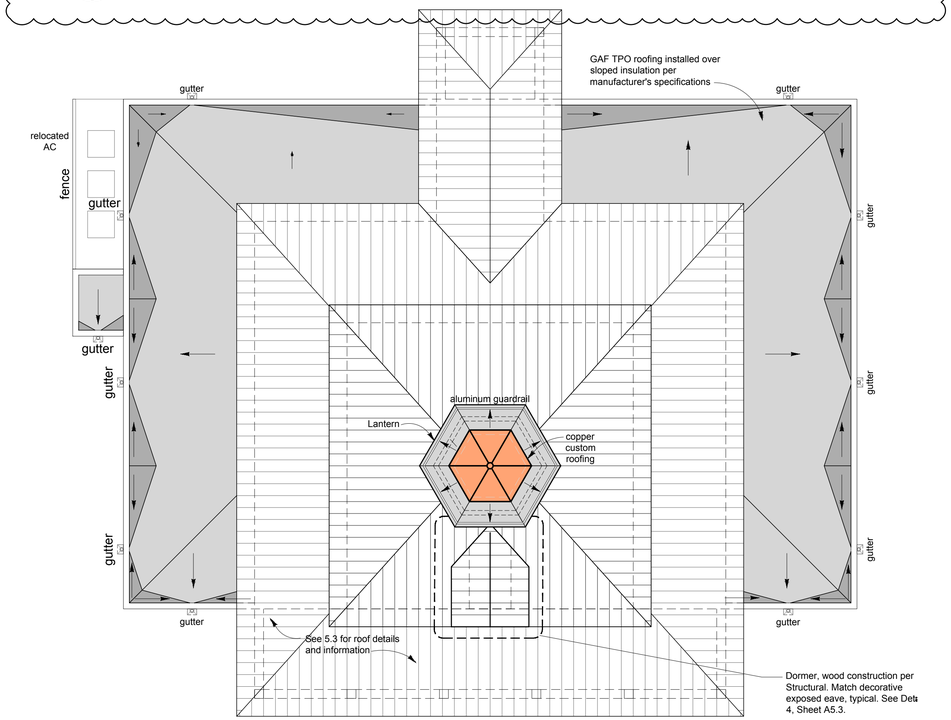

2D / 2.1 Detail at Showcase Windows

Scale: 1 1/2" = 1'-0"



3 / 2.1 Existing Roof Plan

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




4 / 2.1 Proposed Roof Plan

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

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www.landryarch.com

L



Floor Plans + Roof Plans

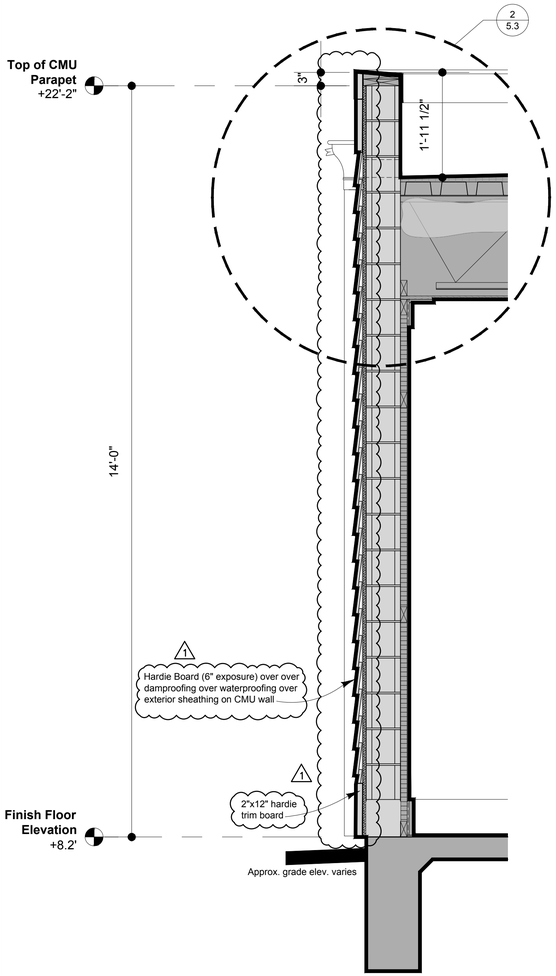
# Historical Museum
of South Padre Island
— R E N O V A T I O N —
South Padre Island, Texas

REGISTERED ARCHITECT MARGARET LANDRY 17781 STATE OF TEXAS

August 24, 2023

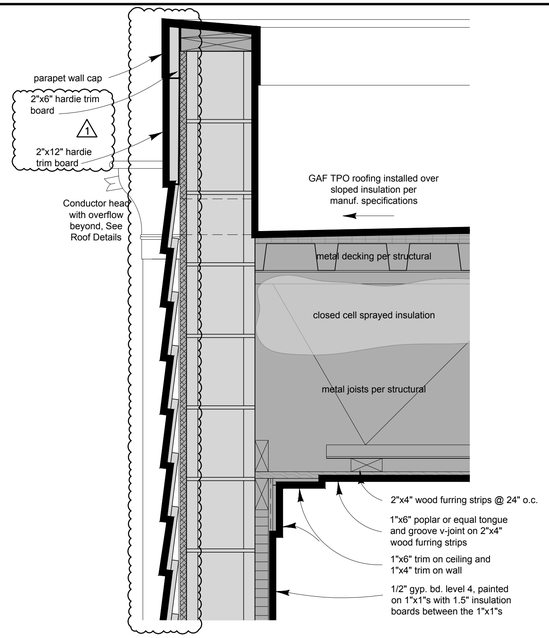
| | | |
|---|---|---|
| PROJECT NUMBER: | | 2126 |
| DRAWN BY: | | L.A. |
| CHECKED BY: | | M.M.L. |
| DATE: | | August 24, 2023 |
| REVISIONS: | | |
| ADD 1 | 1 | September 13, 2023 |

2.1



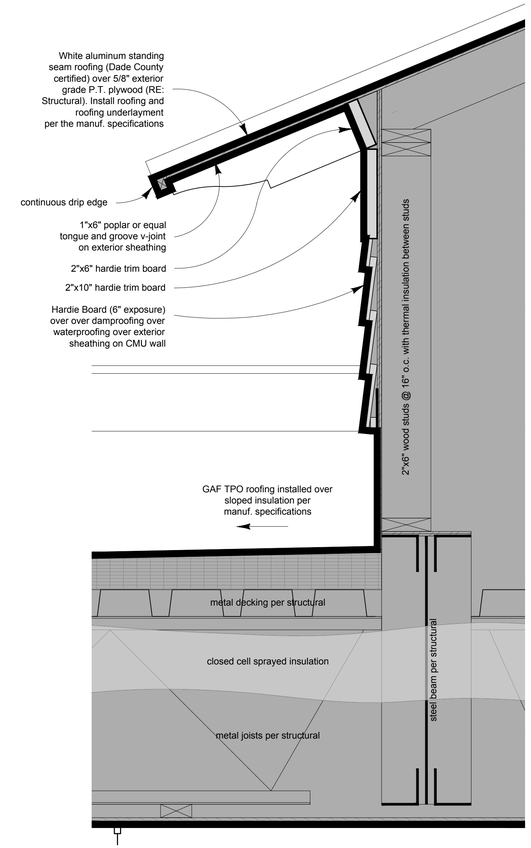

1 5.3 Typ. Wall Section

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



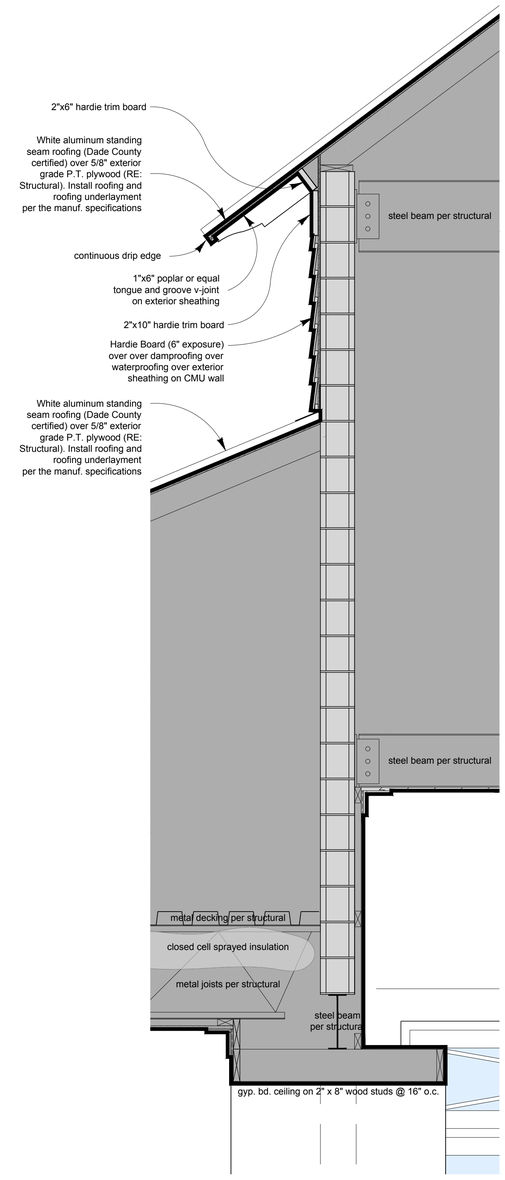

2 5.3 Shed Roof Wall Section

Scale: 1-1/2" = 1'-0"



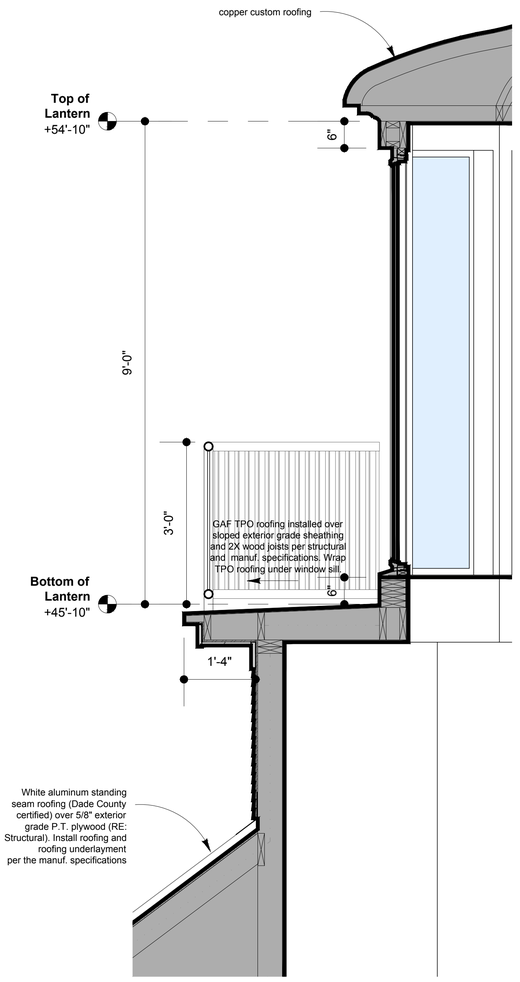

3 5.3 Shed Roof Wall Section

Scale: 1-1/2" = 1'-0"




4 5.3 Gallery Wing Entry Wall Section

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




5 5.3 Lantern Wall Section

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

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L



Wall Sections

Historical Museum
of South Padre Island
— RENOVATION —
South Padre Island, Texas

REGISTERED ARCHITECT MARGARET LANDRY 17781 STATE OF TEXAS

August 24, 2023

| | |
|---|---|
| PROJECT NUMBER: | 2126 |
| DRAWN BY: | L.A. |
| CHECKED BY: | M.M.L. |
| DATE: | August 24, 2023 |
| REVISIONS: | |
| ADD 1 | 1 September 13, 2023 |

5.3

# G E N E R A L  N O T E S

## DESIGN CRITERIA

1. LIVE LOADS: BASED ON IBC CODE 2018

| | |
|---|---|
| ROOF | 20 PSF |
| FLOOR | 40 PSF |
| EXTERIOR BALCONY | 40 PSF |

2. WIND LOAD: VARIES WITH BUILDING HEIGHT AS PER THE ASCE 7-15 BASED UPON A 150 MPH WIND.

## CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATION, A.C.I. #301 AND BUILDING CODE REQUIREMENTS, A.C.I. #318, LATEST EDITION.
2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH AT 28 DAYS AS FOLLOWS:
   3000 PSI FOR PIER AND FOUNDATION CONCRETE
   4000 PSI FOR COLUMN AND SUSPENDED BEAM CONCRETE
   A MAXIMUM OF 25% FLYASH MAY BE USED AS A CEMENT SUBSTITUTE AND SHALL CONFORM TO ASTM C618. THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.58 AND SLUMPS SHALL BE BETWEEN 4 AND 5 INCHES. RETAIN A QUALIFIED TESTING LABORATORY TO FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE, MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH THE BUILDING CODE.
4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60.
5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

| | |
|---|---|
| WHERE CAST AGAINST DIRT OR FILL | 3 IN. |
| EXPOSED TO EARTH OR WEATHER | 2 IN. |
| COLUMNS | 1 1/2 IN. |
| SLABS AND WALLS | 1 IN. |
| OTHER | 1-1/2 IN. |

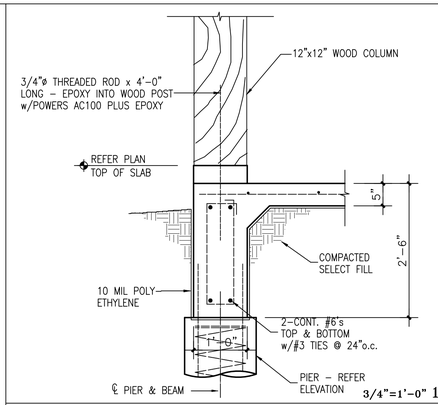
6. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION. ACCESSORIES FOR EXPOSED CONCRETE SOFFITS OR FACES SHALL HAVE PLASTIC COATED FEET.
7. VERTICAL CONSTRUCTION JOINTS IN FLOOR OR ROOF SLABS ARE TO BE AS SHOWN ON PLANS. NO HORIZONTAL JOINTS WILL BE PERMITTED IN SLABS OR BEAMS UNLESS OTHERWISE NOTED.
8. MAINTAIN A MINIMUM OF ONE BAR DIAMETER (BUT NOT LESS THAN 1") BETWEEN ALL REINFORCING BARS (INCLUDING LAPS) ON ALL SLABS. MAINTAIN A MINIMUM OF 1-1/2" BETWEEN BARS IN COLUMNS, AND A MINIMUM OF 1-1/2 TIMES THE MAXIMUM COARSE AGGREGATE SIZE IN ALL CASES.
9. BARS SCHEDULED OR DETAILED "CONT" SHALL BE LAPPED 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
10. CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:
    a) COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN.
    b) MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.
    c) MAXIMUM WATER CEMENT RATIO SHALL BE 7-1/2 GALLONS PER SACK OF CEMENT. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
    d) MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
    e) REFER TO A.C.I. #301, LATEST EDITION, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.
    f) IN NO CASE SHALL CONCRETE BE PUMPED THROUGH AN ALUMINUM TUBE.

## FOUNDATION NOTES

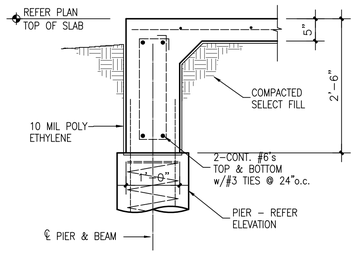
1. REMOVE AT LEAST 12 INCHES OF TOP SOIL, VEGETATION, DEBRIS, ETC., FROM THE PROPOSED BUILDING AREA TO A DISTANCE OF 5'-0" OUTSIDE THE
2. REWORK AND COMPACT THE TOP 12" OF THE EXPOSED SUBGRADE UNDER ALL FLOORS TO 95% (+ 5%) OF THE MAXIMUM DENSITY AT -2% TO +3% OF THE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH TEST METHOD ASTM D-698, PRIOR TO PLACEMENT OF SELECT FILL.
3. FILL BACK TO REQUIRED GRADE ( ±18" ABOVE EXISTING GRADE) WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW.
4. SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. LIQUID LIMIT SHALL BE LESS THAN OR EQUAL TO 40.
   B. PLASTICITY INDEX SHALL RANGE BETWEEN 7 AND 17.
   C. SHALL CONTAIN NO ORGANIC MATERIAL.
   D. SHALL CONTAIN NO STONES LARGER THAN 2 INCHES.
5. SAMPLES OF PROPOSED SELECT FILL SHALL BE FURNISHED TO THE TESTING LABORATORY 7 DAYS PRIOR TO INSTALLATION TO PERMIT TIME FOR SPECIFICATION COMPLIANCE INSPECTION AND APPROVAL.
6. SELECT FILL UNDER ALL FLOORS AND WALKS SHALL BE COMPACTED IN THE FIELD IN LIFTS NOT TO EXCEED 8" TO 95% (+ 5%) OF THE MAXIMUM DENSITY, AT -2% TO +3% OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH TEST METHOD ASTM D-698.
7. LABORATORY MOISTURE-DENSITY CURVE OR CURVES AS REQUIRED, AND RESULTS OF FIELD DENSITY CHECKS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER. A MINIMUM OF ONE (1) IN PLACE DENSITY TEST PER 4000 SQUARE FEET OF SLAB AREA SHALL BE TAKEN ON EACH LIFT DURING PLACEMENT OF SELECT FILL.

## CONCRETE MASONRY

1. ALL LOAD BEARING CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE NATIONAL CONCRETE MASONRY ASSOCIATION.
2. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL BE DOMESTIC LIGHTWEIGHT GRADE N UNITS, CONFORMING TO ASTM C-90-75.
3. MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS" (f'm = 1500 PSI).
4. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM-270 TYPE "S" (1800 PSI COMPRSSIVE STRENGTH AT 28 DAYS).
5. GROUT FOR ALL REINFORCED HOLLOW MASONRY UNIT WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (6 SACK MIX) WITH A MAXIMUM 3/8" AGGREGATE.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
7. UNLESS OTHERWISE NOTED, ALL MASONRY WALLS SHALL BE REINFORCED WITH 9 GA., MILL GALVANIZED, HORIZONTAL WIRE REINFORCEMENT (TRUSS TYPE) EMBEDDED IN MORTAR JOINTS AT 16"o.c.. NOMINAL WIDTH OF JOINT REINFORCING SHALL EQUAL WALL THICKNESS. WIRE REINFORCMENT SHALL CONFORM TO ASTM DESIGNATION A-82, AND SHALL BE LAPPED AT LEAST 6" WITH AT LEAST ON CROSS WIRE WITHIN THE LAP. JOINT REINFORCING SHALL BE INSTALLED IN THE FIRST AND SECOND MORTAR BED JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS.
8. UNLESS NOTED OTHERWISE ON PLANS, ONE GROUTED #5 BAR SHALL BE PROVIDED AROUND THE PERIMETER OF ALL WALL OPENINGS.
9. BOND BEAMS SHALL BE REINFORCED WITH ONE CONTINUOUS #5 BAR. REINFORCING SHALL BE CONTINUOUS AT ALL CORNERS AND INTERSECTING WALLS.
10. CONTROL JOINTS SHALL BE CONSTRUCTED WITH SLOTTED MASONRY UNITS AND FACTORY MOLDED JOINT FILLER. JOINTS SHALL BE CAULKED WITH AN APPROVED MATERIAL.
11. CONTROL JOINTS SHALL NOT EXTEND THROUGH BOND BEAMS UNLESS INDICATED ON PLANS.
12. ALL PERIMETER EXTERIOR CMU WALLS SHALL BE REINFORCED WITH VERT. #5's GROUTED SOLID AT THE SPACING INDICATED ON DETAILS AND HORIZONTAL BOND BEAMS REINFORCED w/1-CONT. #5 AND BE LOCATED @ 8'-0" o.c. MAX AND AT TOP OF WALL.



3/4"=1'-0" 1



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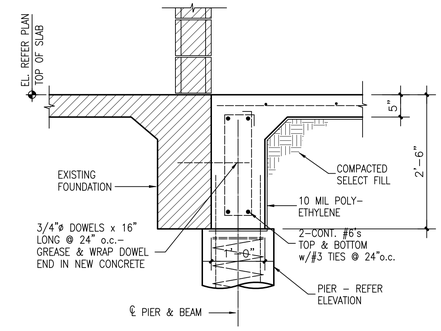

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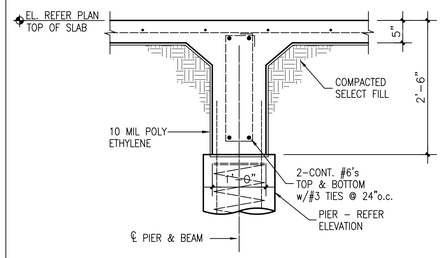

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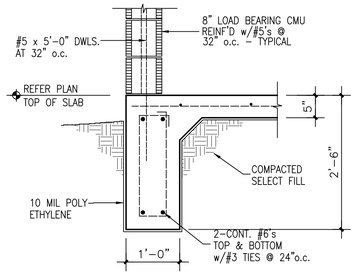

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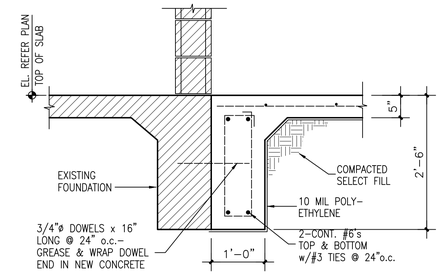
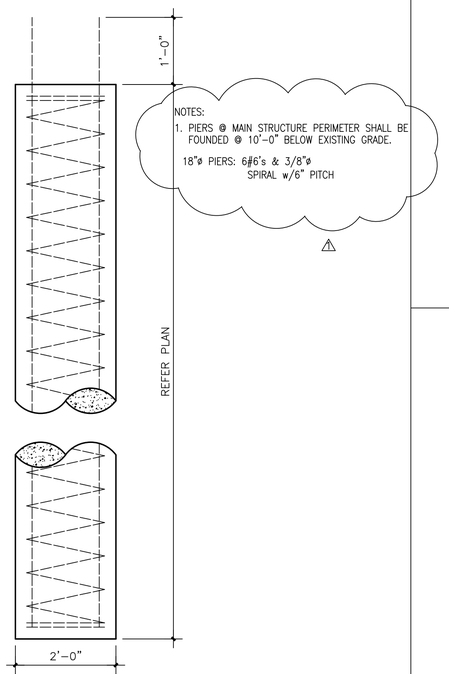


3/4"=1'-0" 6



3/4"=1'-0" 7

3/4"=1'-0" 8

3/4"=1'-0" 9

3/4"=1'-0"10

3/4"=1'-0"11

3/4"=1'-0"12


LANDRY ARCHITECTURE LLC
1618 St. Charles Ave.
New Orleans LA 70130
*tel.* 504.528.9611
*fax.* 504.528.9613
www.landryarch.com




GENERAL NOTES & FOUNDATION DETAILS

# Historical Museum
of South Padre Island
— R E N O V A T I O N —
South Padre Island, Texas

| | |
|---|---|
| PROJECT NUMBER: | 2523 |
| DRAWN BY: | I.M. |
| CHECKED BY: | G.M. |
| DATE: | 8.24.23 |
| REVISIONS: | |
| ⚠ | 9.19.23 |

STATE OF TEXAS
GEORGE MENDOZA
100276
LICENSED PROFESSIONAL ENGINEER

8-24-23

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STRUCTURAL ENGINEERS
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4435 SOUTH JACKSON ROAD SUITE A
EDINBURG, TEXAS 78539 (956) 631-4906


S1