HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 8

HDRC CASE NO:	**2015-343**
ADDRESS:	268 W MARIPOSA
LEGAL DESCRIPTION:	NCB 9013 BLK 7 LOT 11 12 AND 13
ZONING:	R4 H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Jose Cueva
OWNER:	Janet Vasquez
TYPE OF WORK:	Demo and New Construction

REQUEST:

The applicant is requesting final approval to:

1. Demolish existing garage
2. Construct a 700 sq. ft. one bedroom cottage. The proposed cottage will have a composition gable roof, cedar and hardi plank siding, and multi-light windows.

APPLICABLE CITATIONS:

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Unified Development Code, Sec. 35-614 Demolition
(a)**Applicability**. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)**Property Located in Historic District and Contributing to District Although Not Designated a Landmark**. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c)(3) in order to receive a certificate for demolition of the property.

FINDINGS:

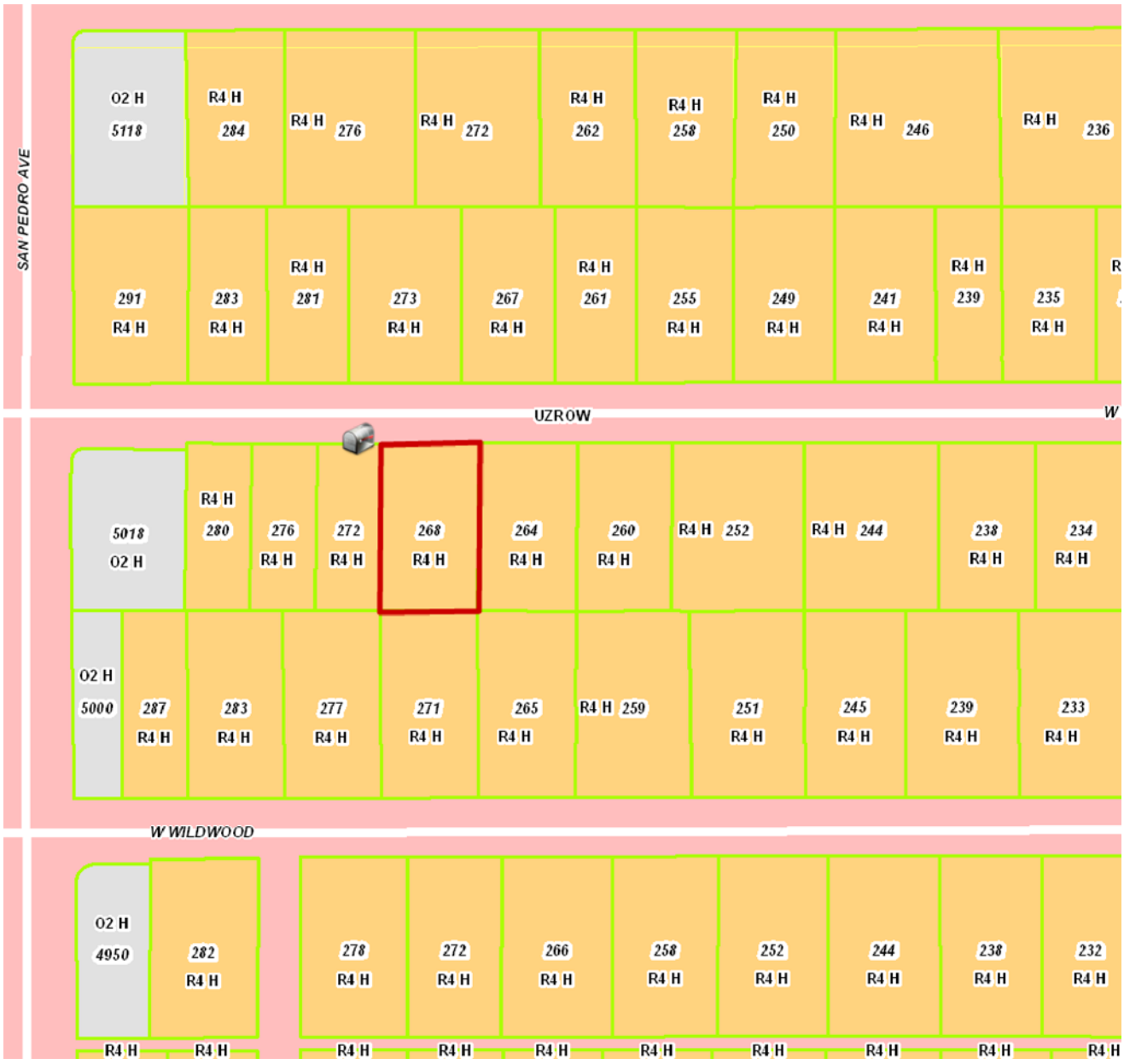
a. The HDRC reviewed the request for conceptual approval on April 1, 2015. The HDRC referred the item to the DDC.
b. The Demolition and Designation Committee visited the property on April 8, 2015. At that time the committee agreed that demolition would be an option if materials were salvaged and original details such as vertical battens at the gable were incorporated into the new design. The committee also noted that the garage structure is set on the ground and the existing slab was poured around it sometime after it was constructed.
c. On April 15, 2015 the HDRC approved conceptual approval of the proposed work.
d. The HDRC reviewed the request for final approval on August 5, 2015, resulting in the applicant withdrawing their application. Staff did not recommend due to proposed garage structure windows and doors not being consistent with the main structure in terms of spacing and proportions.
e. The house at 268 W. Mariposa was built in 1938 according to the Olmos Park Terrace survey. The existing garage was likely built around the same time as the main house. The existing garage is contributing to the historic district.
f. Demolition of a historic structure should only be used as a method of last resort when all other options have been exhausted. The existing structure has lost a significant amount of its structural integrity.
g. Consistent with the Guidelines for New Construction, outbuildings should be visually subordinate to the main structure, should not be larger than 40% of the footprint of the main structure, and should relate to the main structure through the use of complementary materials and details. The proposed cottage is consistent with the guidelines in form, mass and size.
h. According to the Guidelines for New Construction, historic setback patterns should be followed for new outbuildings. The proposed cottage follows the side setback on the existing structure and expands the rear wall to follow the rear zoning setback. The proposed setbacks are consistent with the guidelines.
i. The applicant has provided staff revised design plans showing proposed cottage with six over six true divided windows and new front doors. Cottage windows and doors feature spacing and proportions matching with main house. The new design satisfies earlier staff stipulation that proposed cottage windows and doors be consistent with the main structure in terms of spacing and proportions.
j. Vertical cedar siding will be added to the front of the gables. This will match the existing structure and would be an appropriate design detail. The applicant has proposed that all salvageable material saved from the dismantling of the existing garage will be used in the new construction.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through j.

CASE MANAGER:

Adam Ronan



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Printed:Aug 26, 2015


08/13/2015


08/13/2015

CONSTRUCTION PLANS FOR

A SMALL COTTAGE FOR JANET VASQUEZ

LOTS 11,12,13 - BLOCK 7 - N.C.B. 9013

OLMOS PARK TERRACE HISTORIC DISTRICT

268 W. MARIPOSA - SAN ANTONIO, TEXAS

LOCATION MAP

STRUCTURAL ENGINEER:

Johnnie A. Terrazas, P.E.
32310 Flat Rock View
Bulverde, Texas 78163
(210) 833-9493

STATE OF TEXAS
JOHNNIE A. TERRAZAS
85566
REGISTERED
PROFESSIONAL ENGINEER
7-9-15

MECH.-ELECT.- PLUMBING ENGINEER:

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San Antonio, Texas 78212
(210) 734-6004 (210) 736-2058 (Fax)

Jose M. Cueva
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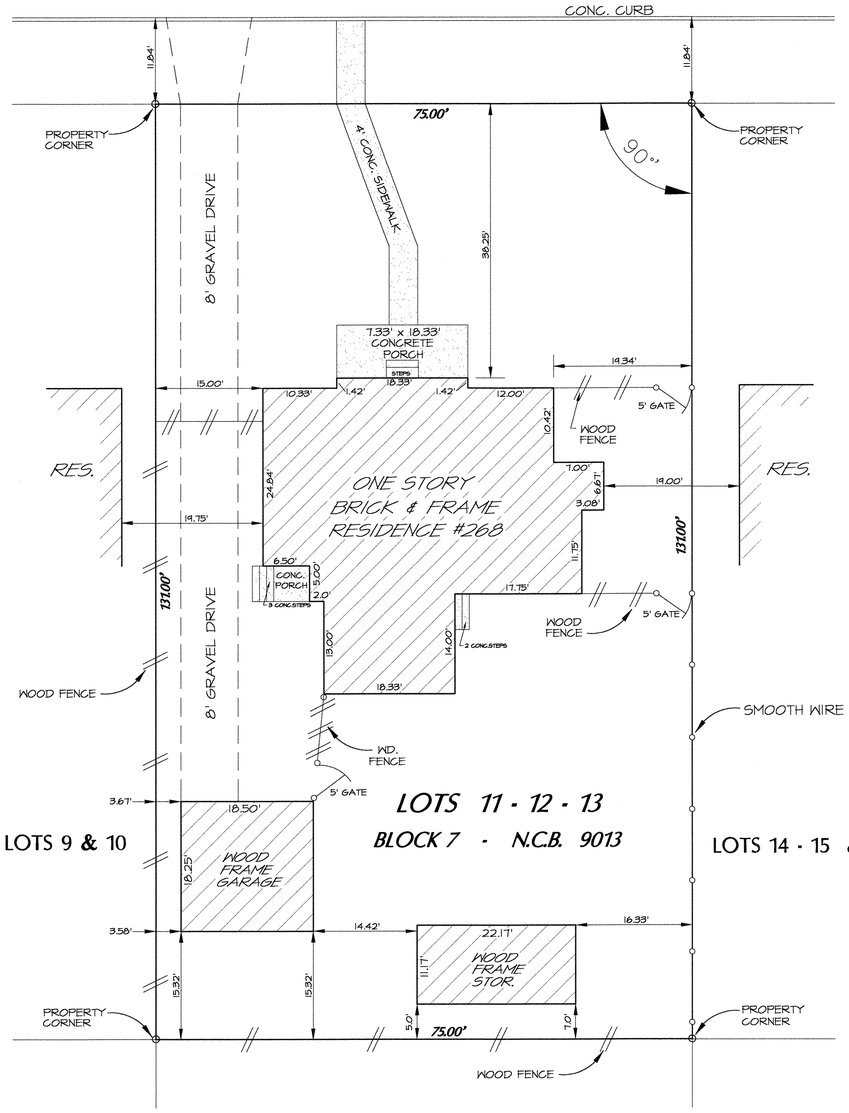
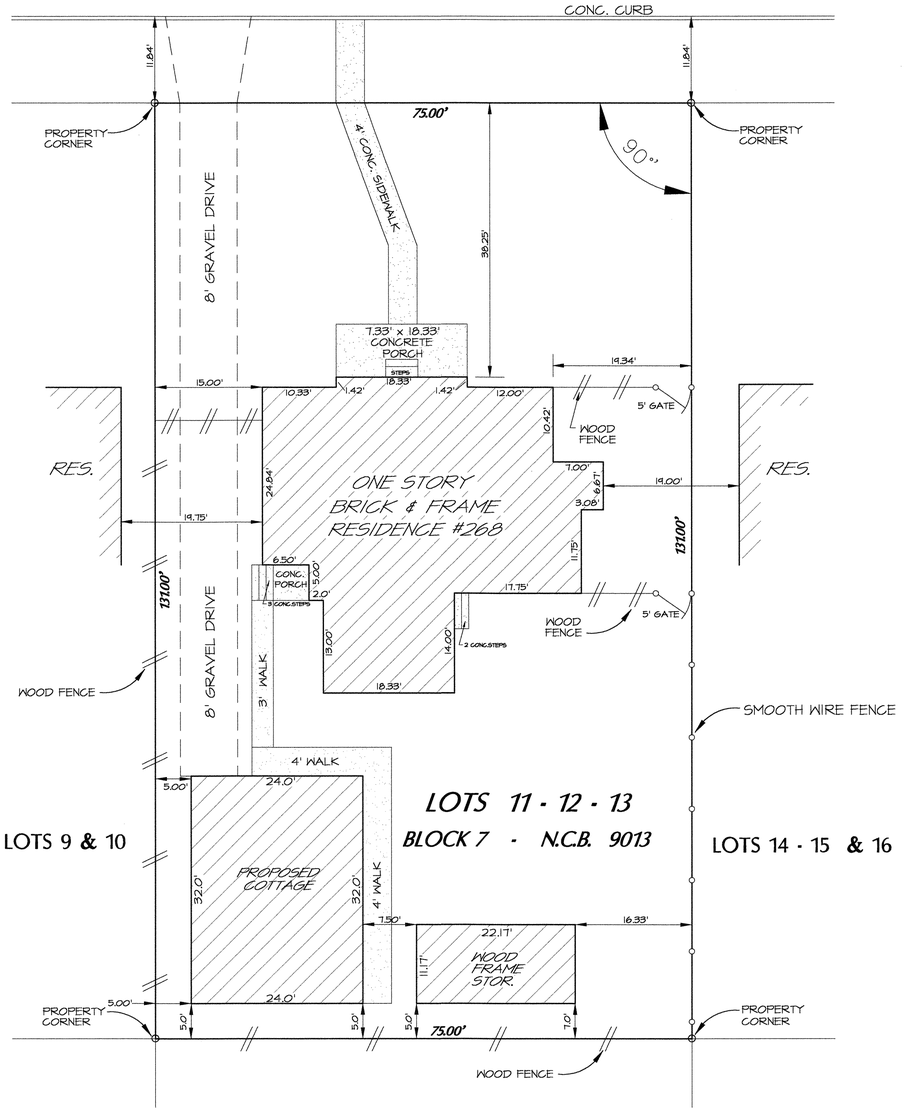
E-mail : jmcueva@msn.com
RESIDENTIAL - COMMERCIAL - LAND DEVELOPMENT

SHEET INDEX

MAY 2015



EXISTING SITE PLAN



PROPOSED SITE PLAN

NORTH
SCALE: 1" = 10'
10' 5' 0' 10' 20'

LEGAL DESCRIPTION:

LOTS 11, 12, & 13, BLOCK 7, N.C.B. 9013
TOTAL ACREAGE: 0.2255 - LOTS 11,12,13
OLMOS PARK TERRACE
HISTORIC DISTRICT
SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS	
date	description

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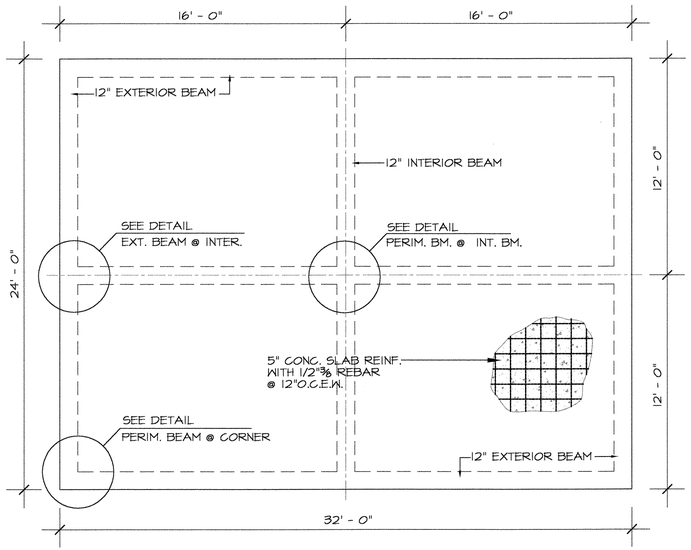
JOHNNIE A. TERRAZAS
55596
REGISTERED
PROFESSIONAL
ARCHITECT
STATE OF TEXAS
7-9-15

EXISTING & PROPOSED SITE PLAN
268 W. MARIPOSA
SAN ANTONIO, TEXAS

DATE: 03-20-15

SHEET NO. 2

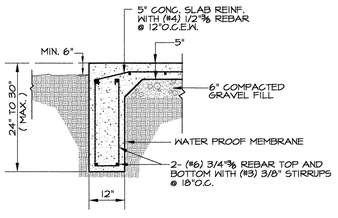


FOUNDATION PLAN

1/4" = 1' - 0"

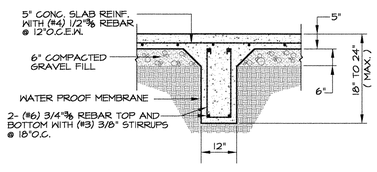
GENERAL FOUNDATION NOTES:

1. CONCRETE SHALL BE REGULAR WEIGHT, LABORATORY DESIGNED TO DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. WITH A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. NO FLY ASH WILL BE PERMITTED IN CONCRETE MIX.
2. 5" CONCRETE SLAB REINFORCED WITH #4 BARS OF 12" O.C. EACH WAY: SUPPORT REINFORCING BARS OF 4'-0" O.C. EACH WAY, WITH GALVANIZED METAL CHAIRS, PLASTIC CHAIRS OR BRICK PIECES.
3. REINFORCING STEEL FOR THE CONCRETE SLAB SHALL BE DOMESTIC NEW BILLET STEEL, CONFORMING TO AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM) SPECIFICATIONS A-615, GRADE 60, EXCEPT TIES AND STIRRUPS MAY BE GRADE 40.
4. DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE (ACI), MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCEMENT CONCRETE STRUCTURES, ACI 315. BAR SUPPORTS SHALL HAVE PLASTIC COATED LEGS OR BE HOT DIPPED GALVANIZED, AFTER FABRICATION.
5. BAR LAPS AND SPLICES SHALL BE A LENGTH EQUAL TO AT LEAST 40 BAR DIAMETERS.
6. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER (12" LAPS) BETWEEN SELECT GRAVEL FILL AND CONCRETE.
7. ALL BEAM SOFFITS SHALL BEAR 12" MINIMUM INTO NATURAL GRADE, OR COMPACTED FILL.
8. AT ALL BEAM CORNERS AND T-INTERSECTIONS, PROVIDE 4-#6 X 5'-0" CORNER BARS (2-TOP AND 2-BOTTOM).
9. TRENCHES SHALL BE VERIFIED FOR SIZE TO MAINTAIN CLEARANCES AROUND REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE.
10. MECHANICAL AND ELECTRICAL CONDUITS SHALL RUN BELOW SLABS, AND UNDER SLAB REINFORCING. DO NOT RUN IN SLAB AND DO NOT BUNDLE CONDUITS.
11. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, AND SIZE OF FLOOR DEPRESSIONS, SLEEVES, REGLETS, INSERTS, ANCHORS, AND BOLTS REQUIRED BY THE VARIOUS TRADES.
12. CURE CONCRETE FOR A MINIMUM OF SEVEN (7) DAYS USING WATER, BLACK VISQUEEN OR CURING COMPOUND, ACCEPTABLE TO ENGINEER.
13. THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS, AND CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



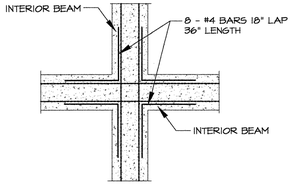
EXTERIOR BEAM

1/2" = 1'-0"



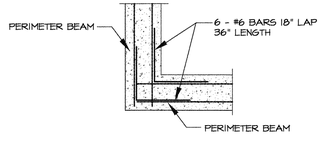
INTERIOR BEAM

1/2" = 1'-0"



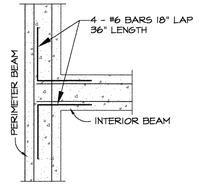
INTERIOR BEAM @ INTERSECTION

1/2" = 1'-0"



PERIMETER BEAM @ CORNER

1/2" = 1'-0"



PERIMETER BEAM @ INTERIOR BEAM

1/2" = 1'-0"

REVISIONS	
date	description

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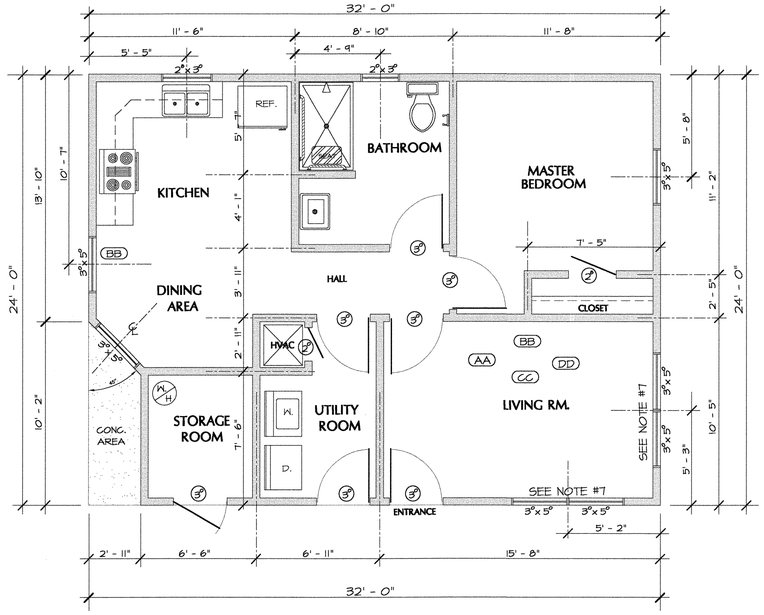
FOUNDATION PLAN & DETAILS
268 W. MARIPOSA
SAN ANTONIO, TEXAS

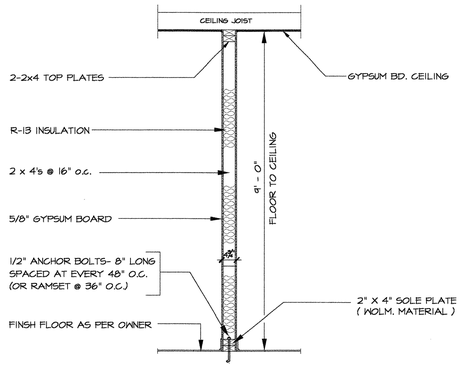
DATE: 04-16-15

SHEET NO. 3



FLOOR PLAN

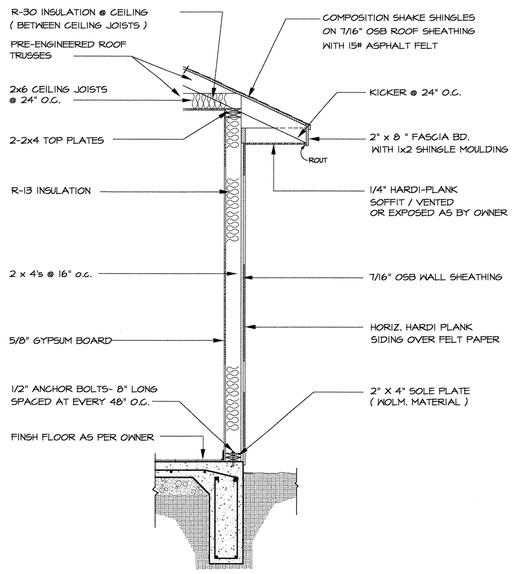
1/4" = 1' - 0"



INTERIOR WALL SECTION

1/2" = 1' - 0"

DOOR SCHEDULE		
No.	SIZE	DESCRIPTION
A	3'-0" x 7'-0" x 1 3/4"	EXTERIOR - FRONT DR.
	SOLID CORE WD. DOOR & FRAME	
B	3'-0" x 7'-0" x 1 3/4"	INTERIOR WOOD
	SOLID CORE WD. DOOR & FRAME	

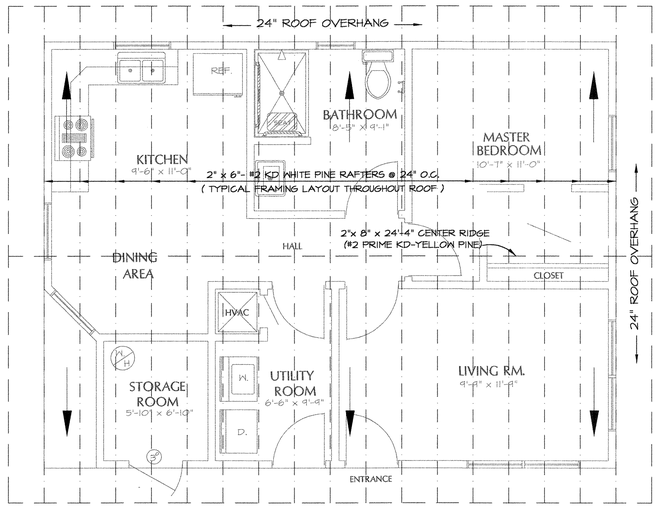


EXTERIOR WALL SECTION

N. T. S.

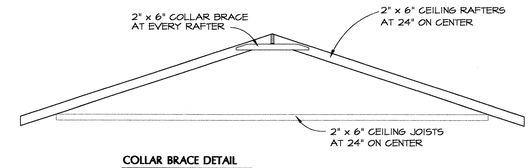
CONSTRUCTION NOTES

1. WOOD FRAME CONSTRUCTION THROUGHOUT USING 2" X 4" WOOD STUDS @ 16" O.C.
2. THE USE OF GYPSUM BOARD, AKA SHEETROCK, TO BE 5/8" THICK.
3. WALL FINISHES AND COLORS TO BE AT OWNER'S CHOICE OR DECISION IN CO-ORDINATION W/ CONTRACTOR.
4. LIGHT FIXTURES, CEILING FANS, RECEPTACLES, SWITCHES, TELEPHONE JACKS, CABLE JACKS ARE COVERED BY THE MEP DRAWINGS & SPECS.
5. CONTRACTOR TO VERIFY EXISTING UTILITIES BEFORE ANY EXCAVATION IS DONE.
6. ALL SALVAGEABLE MATERIAL SAVED FROM THE DISMANTLING OF THE EXISTING GARAGE TO BE USED IN THE CONSTRUCTION OF THE NEW COTTAGE.
7. NEW WINDOWS TO MATCH THE EXISTING HOUSE WINDOWS BY USING TRUE DIVIDED PANELS.



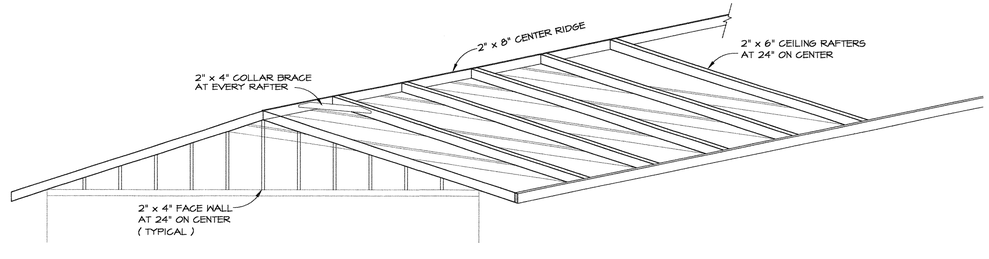
ROOF FRAMING PLAN

1/4" = 1' - 0"



COLLAR BRACE DETAIL

1/4" = 1' - 0"



TYPICAL FRAMING LAYOUT

1/4" = 1' - 0"

REVISIONS	
date	description

hmc
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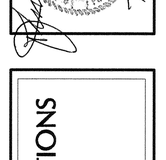


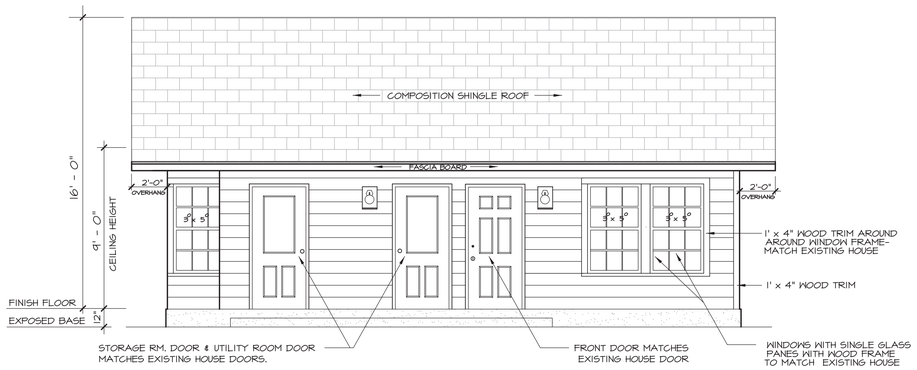
FLOOR PLAN-FRAMING & WALL SECTIONS

268 W. MARIPOSA

SAN ANTONIO, TEXAS

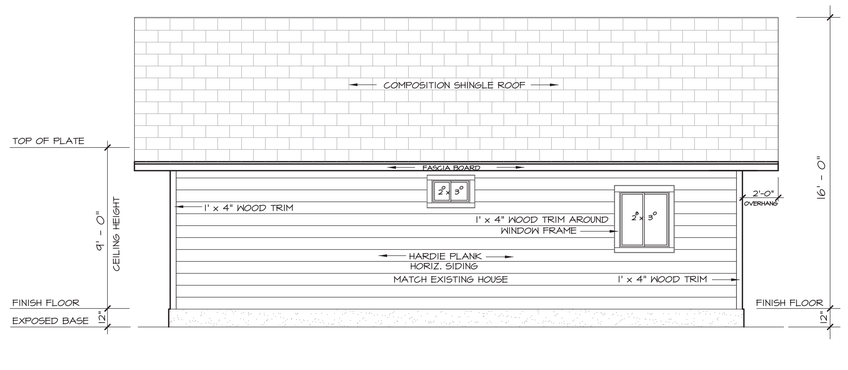
DATE: 05-10-15

SHEET NO. 4



EAST ELEVATION

1/4" = 1' - 0"

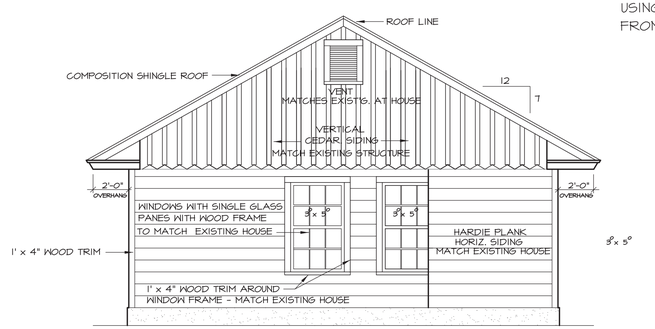


WEST ELEVATION

1/4" = 1' - 0"

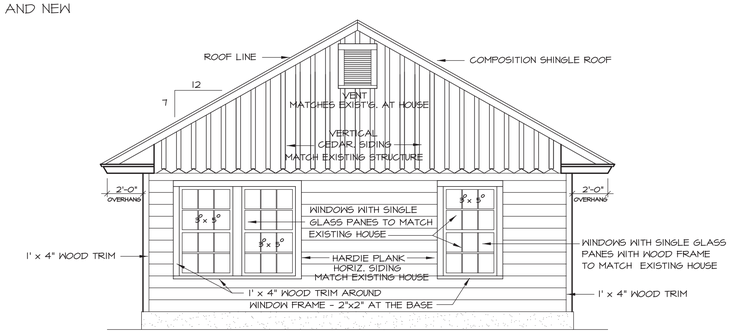
CONSTRUCTION NOTES

1. WOOD FRAME CONSTRUCTION THROUGHOUT USING 2" X 4" WOOD STUDS @ 16" O.C.
2. THE USE OF GYPSUM BOARD, AKA SHEETROCK, TO BE 5/8" THICK.
3. WALL FINISHES AND COLORS TO BE AT OWNER'S CHOICE OR DECISION IN CO-ORDINATION W/ CONTRACTOR.
4. LIGHT FIXTURES, CEILING FANS, RECEPTACLES, SWITCHES, TELEPHONE JACKS, CABLE JACKS ARE COVERED BY THE MEP DRAWINGS & SPECS.
5. CONTRACTOR TO VERIFY EXISTING UTILITIES BEFORE ANY EXCAVATION IS DONE.
6. ALL SALVAGEABLE MATERIAL SAVED FROM THE DISMANTLING OF THE EXISTING GARAGE TO BE USED IN THE CONSTRUCTION OF THE NEW COTTAGE.
7. NEW WINDOWS TO MATCH THE EXISTING HOUSE WINDOWS BY USING TRUE DIVIDED PANELS WITH WOOD FRAME AND NEW FRONT DOORS TO MATCH THE EXISTING HOUSE.



SOUTH ELEVATION

1/4" = 1' - 0"



NORTH ELEVATION

1/4" = 1' - 0"

REVISIONS	
date	description

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JOHNNIE A. TERRAZAS 52566 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

EXTERIOR ELEVATIONS

268 W. MARIPOSA

SAN ANTONIO, TEXAS

DATE: 05-12-15
REVISED:
08-10-15
08-11-15

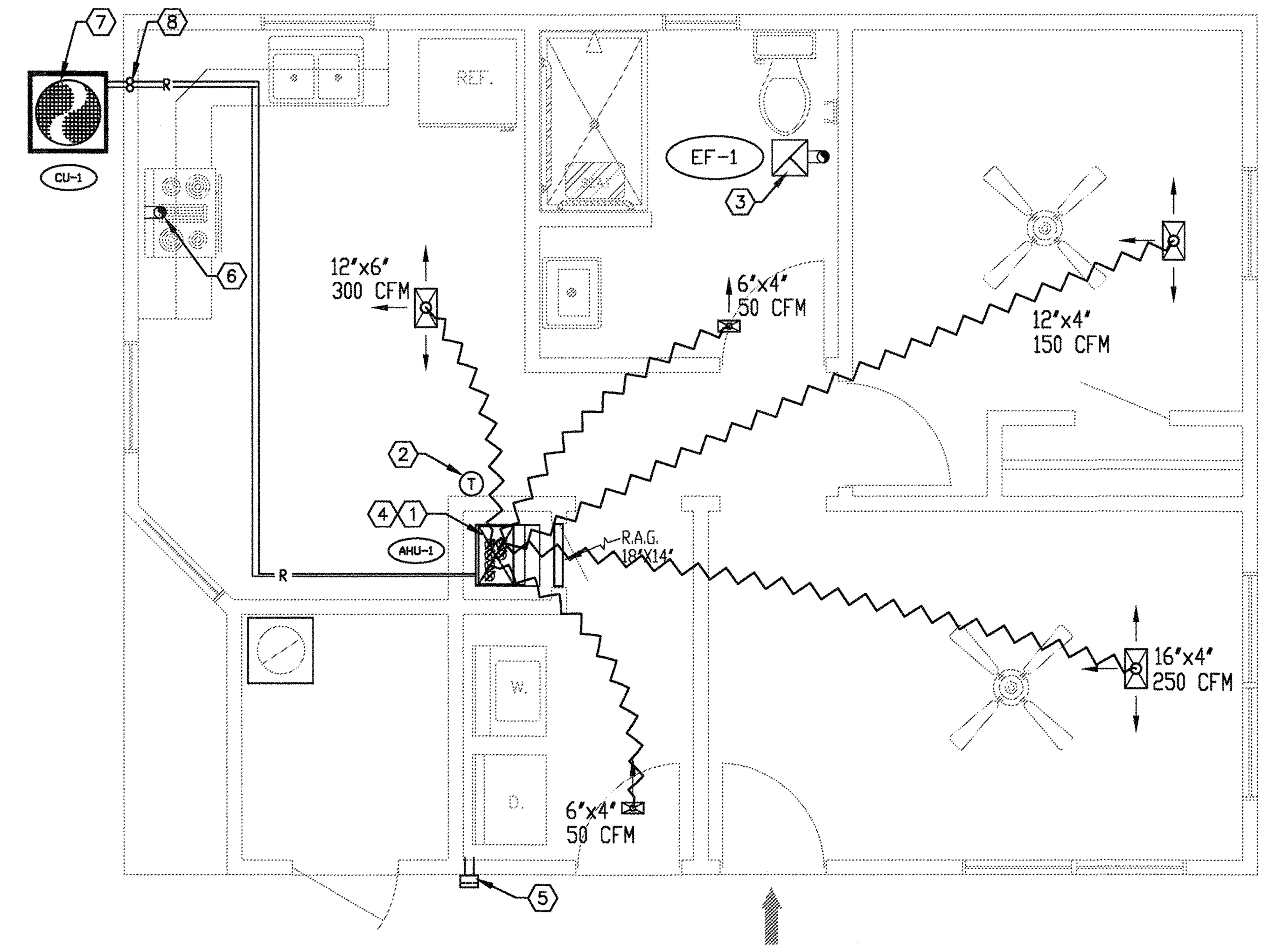
SHEET NO.
5

PLENUM INSTALLATION NOTES

1. CAREFULLY LOCATE AND MARK SUPPLY AIR PLENUM LOCATIONS SO THAT DUCT WORK CAN BE INSTALLED IN THE APPROXIMATE LOCATIONS AS SHOWN BY THE FLOOR PLAN.
2. MARK THE EXACT LOCATION OF EACH ROOF CURB. LAY OUT ALL EQUIPMENT LOCATIONS IN ORDER TO MAINTAIN PROPER CLEARANCES FROM EXHAUST FANS AND VENTS AS WELL AS PROVIDING FOR PROPER SERVICE CLEARANCES.
3. GENERAL CONTRACTOR SHALL INSTALL ANY NECESSARY FRAMING OR BLOCKING AT OPENINGS.
4. MEASURE AND MARK THE LOCATION OF ALL THE DUCT TAPS.
5. CUT ALL DUCT TAPS INTO THE AIR PLENUM.
6. INSTALL DUCT TAP FITTINGS AND MANUAL DAMPERS INTO THE OPENINGS PREVIOUSLY CUT. SEAL ALL CONNECTIONS ON BOTH SIDES OF THE TAPS.
7. FLEX DUCT RUNS SHALL BE INSTALLED FROM THE TAPS TO THE DIFFUSER LOCATIONS AS SHOWN ON THE PLANS.
8. WRAP RIGID DUCT WORK AND DUCT TAPS WITH SPECIFIED DUCT INSULATION. SEAL AND TAPE INSULATION AROUND EACH DUCT TAP.
9. ALL DUCT SHALL BE TYPE R8, UL LISTED.
10. ALL DUCT TAPE SHALL BE U.L. LISTED FOR DUCT INSTALLATION.

DUCT BOARD SPECS:

Air conditioning supply and return Air plenum shall be fabricated of 1-1/2 inch thick fibrous glass duct board meeting the requirements of the SMACNA fibrous glass duct construction standard. Duct work shall be Owens/corning fiberglass duct system \meeting SMACNA Standards and shall be used only on duct system up to 2 inches s.p. and 2000 fpm velocity and a temperature limit of 250 degrees F. Construction details and installation details shall comply .



1 **HVAC FLOOR PLAN**
SCALE: 1/4" = 1'-0"

MECHANICAL KEYED NOTES:

(1) PROVIDE A FAN COIL UNIT AS SCHEDULED. MOUNT UNIT ON A PLATFORM AS RECOMMENDED BY MANUFACTURER. PROVIDE A SECONDARY DRAIN PAN BELOW UNIT WITH AN OVERFLOW SWITCH. ROUTE 3/4" CONDENSATE DRAIN TO A HUB DRAIN. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF HUB DRAIN.
(2) MOUNT PROGRAMMABLE THERMOSTAT ON WALL AT SAME ELEVATION AS LIGHT SWITCHES. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
(3) ROUTE 4"ø EXHAUST DUCT UP THROUGH ROOF AND TERMINATE WITH A ROOF CAP. PROVIDE A NEW CEILING MOUNTED EXHAUST FAN AT RESTROOM. FAN SHALL HANDLE A MINIMUM OF 70 CFM @0.25" E.S.P.
(4) ROUTE CONDENSATE DRAIN TO HUB DRAIN. REFER TO PLUMBING.
(5) ROUTE FULL SIZED DRYER VENTS THRU WALL. SLEEVE VENT THRU WALL. PROVIDE A MESH HARDWARE CLOTH AT END OF DUCT.
(6) KITCHEN EXHAUST HOOD ABOVE RANGE.
(7) PROVIDE A CONDENSING UNIT AS SCHEDULED. MOUNT UNIT ON A 4" HOUSEKEEPING PAD AS RECOMMENDED BY MANUFACTURER. PROVIDE NEOPRENE PADS UNDERNEATH UNIT BASERAIL.
(8) ROUTE REFRIGERANT PIPING TO APPROXIMATELY THIS POINT. TURN PIPING DOWN CONCEALED IN WALL TO APPROXIMATELY 6' A.F.F. ROUTE PIPING THRU WALL AND CONNECT TO CONDENSING UNIT SLEEVE PIPE THRU WALL. TYPICAL.

MECHANICAL GENERAL NOTES:

1. INSTALL NEW THERMOSTAT AND CONTROL WIRING.
2. BALANCE AIR SYSTEM TO VALUES SHOWN ON DRAWINGS.
3. LABEL NEW ELECTRICAL SWITCH DISCONNECT AT CU AND CU WITH APPLICABLE APARTMENT NO. IT IS SERVING. USE 1/2" X 1-1/2" EMBOSSED PLASTIC PLATES. ENSURE THERE IS NO ELECTRICAL OR REFRIGERANT LINES CROSS CONNECTIONS BETWEEN APARTMENTS.
4. ELECTRICAL AND AIR CONDITIONING CONTRACTORS SHALL COORDINATE WITH THE PROJECT CONSTRUCTION MANAGER IN ALL AREAS WHERE ANY TYPE OF REPAIR, ETC.. WILL BE REQUIRED DUE TO INSTALLATION OF A/C AND ELECTRICAL SYSTEMS.
5. HVAC CONTRACTOR SHALL PAY FOR ALL HVAC PERMITS AND CITY INSPECTIONS.
6. THE HVAC CONTRACTOR SHALL GUARANTEE FOR ONE YEAR AFTER ACCEPTANCE OF HIS WORK, AGAINST DEFECTIVE OR IMPROPER MATERIALS AND OR WORKMANSHIP.
7. ALL EQUIPMENT SHALL BE U.L. APPROVED AND LABELED FOR THE PARTICULAR USE.
8. ALL TRANSMITTALS, REQUEST FOR SUBSTITUTIONS...ETC, SHALL BE SUBMITTED WITH COMPLETE DATA AND WRITING, THROUGH THE PROJECT MANAGER AND IN ACCEPTANCE WITH ALL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, N.E.C., N.B.C.- ETC.
10. THESE DRAWINGS ARE SCHEMATIC.CONTRACTOR SHALL VERIFY THE CONFIGURATION OF THE NEW AND EXISTING ROOF STRUCTURE AND AVAILABLE CLEARANCE FOR THE NEW MECHANICAL SYSTEMS PRIOR TO COMMENCEMENT OF WORK.
11. THESE DRAWINGS ARE SCHEMATIC IN NATURE. SOME MECHANICAL EQUIPMENT AND DUCTS MAY NOT BE DRAWN TO SCALE. CONTRACTOR SHALL PERFORM FIELD MEASUREMENTS TO DETERMINE THE NECESSARY CONFIGURATION OF THE MECHANICAL SYSTEMS.
12. CONTRACTOR SHALL FIELD VERIFY EXISTING JOBSITE CONDITIONS DURING THE BIDDING PERIOD, SO THEY WILL HAVE DISCOVERED THE FULL SCOPE OF WORK. THE SCOPE OF THE WORK SHALL INCLUDE ALL MATERIALS AND DUCTWORK REQUIRED FOR A COMPLETE INSTALLATION INCLUDING DEVICES, EQUIPMENT, OR APPARATUS WHICH MUST BE ROUTED, RELOCATED, OR REMOVED EITHER TEMPORARILY OR PERMANENTLY, OR WHICH MUST BE PROVIDED TO ACCOMMODATE THE INDICATED REMODELING. NOT ALL EXISTING CONDITIONS ARE NECESSARILY INDICATED ON THE DRAWINGS.

SPLIT SYSTEMS SCHEDULE

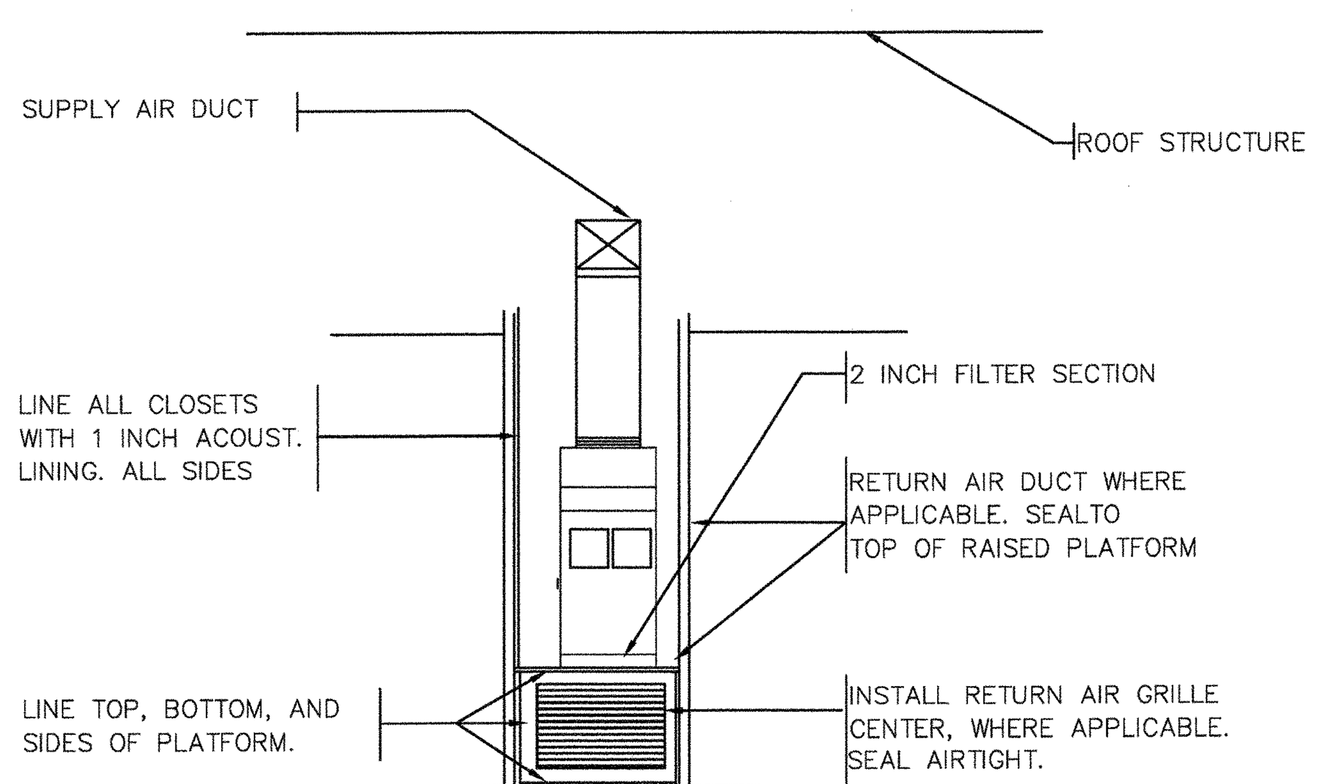
	2 TON	
MARK	AHU-1	
SERVES	APT	
CFM	800	
OUTSIDE AIR	N/A	
FAN SPEED RPM	MEDIUM	
EXT. SP. (IN. W.G.)	0.4	
HORSEPOWER	1/3	
ENTERING AIR DB/WB	78/65	
LEAVING AIR DB/WB	55/55	
GRAND TOTAL MBH	28.9	
TOTAL SENSIBLE MBH	23.12	
ELECTRIC HEAT (KW)	8	
MCA/MOCP	39.6/40	
VOLTS/PHASE/HERTZ	208/1/60	
MANUFACTURER	CARRIER	
MODEL NO.	FX4C030	
APPROX. WEIGHT (LBS)	122	
NOTES:	1,2	
MARK	CU-1	
ENERGY EFFICIENCY RATIO (SEER)	14.0	
NOMINAL TOTAL COOLING (MBH)	30.0	
AMBIENT TEMP. (°F)	100	
MCA/MOCP	16.8/25	
VOLTS/PHASE/HERTZ	208/1/60	
MANUFACTURER	CARRIER	
MODEL NO.	24ACB330	
APPROX. WEIGHT (LBS)	149	
NOTES:	3	

1.) PROVIDE PROGRAMMABLE THERMOSTAT WITH UNIT.
2.) PROVIDE TXV WITH UNIT.
3.) PROVIDE CONDENSER COIL HAIL GUARDS.

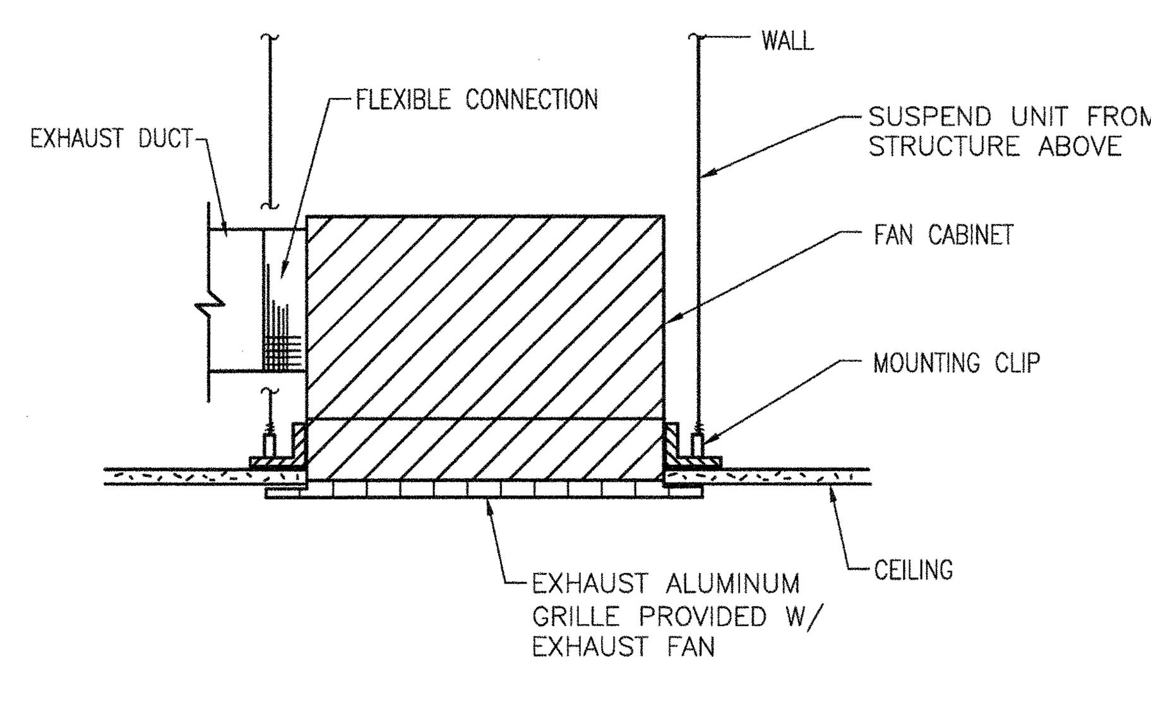
FAN SCHEDULE

MARK	EF-1
SERVES	RESTROOM
TYPE/DRIVE	CENTR/BELT
CFM	50
E.S.P. IN W.G.	0.25
MOTOR (HP)	101
RPM (MAX.)	900
SONES (MAX.)	3.4
VOLTS/PHASE/HERTZ	115/1/60
MANUFACTURER	COOK
MODEL NUMBER	GC-162
APPROX. WEIGHT (LBS)	15
NOTES	1,2

NOTES:
1. FAN SHALL BE CONTROLLED BY WALL MOUNTED SWITCH.
2. PROVIDE INTEGRAL BACKDRAFT DAMPER AND GRILLE WITH FAN.

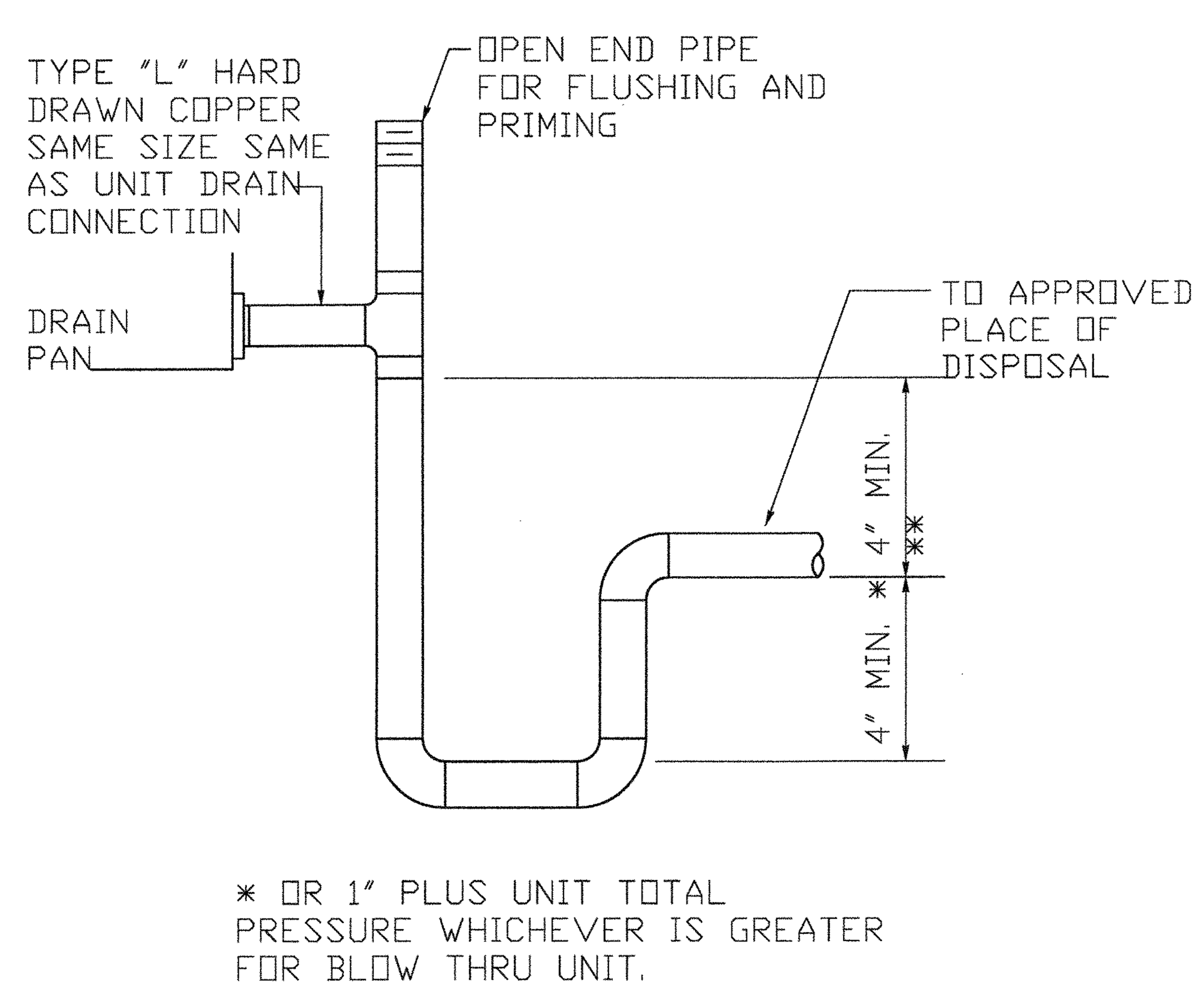


2 TYPICAL A/C CLOSET DETAIL (FC-3,4)
NOT TO SCALE



NOTE: PROVIDE FAN WITH INTEGRAL BACKDRAFT DAMPER.

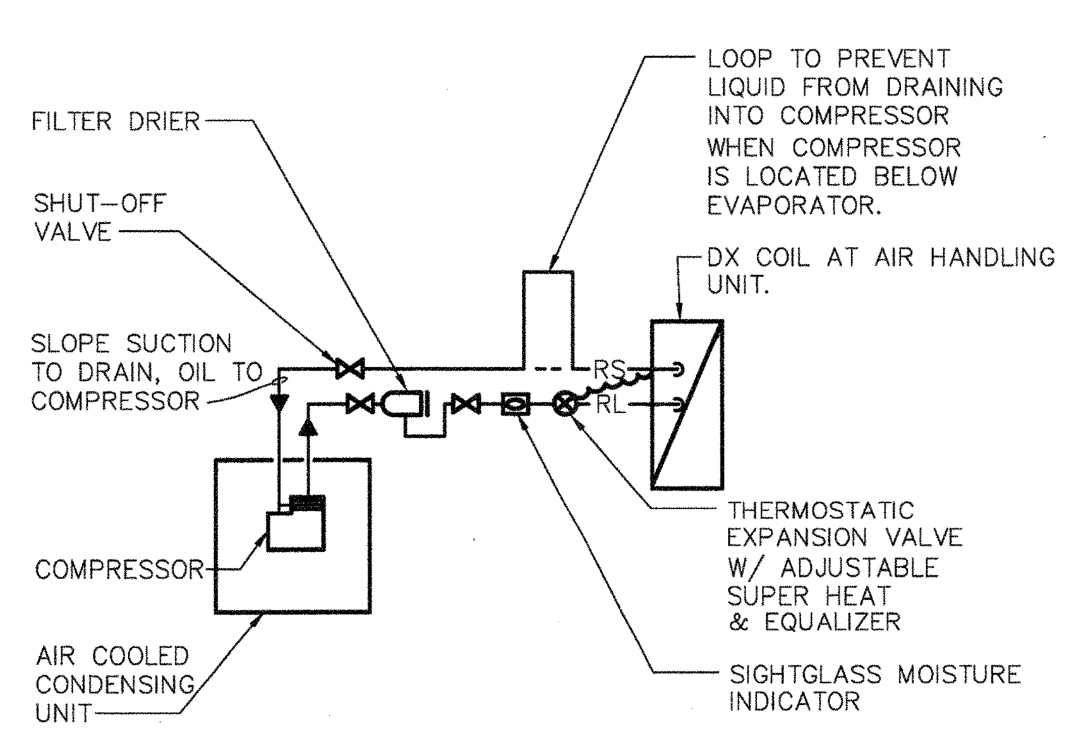
3 CEILING MOUNTED FAN DETAIL
NOT TO SCALE



* OR 1" PLUS UNIT TOTAL PRESSURE WHICHEVER IS GREATER FOR BLOW THRU UNIT.

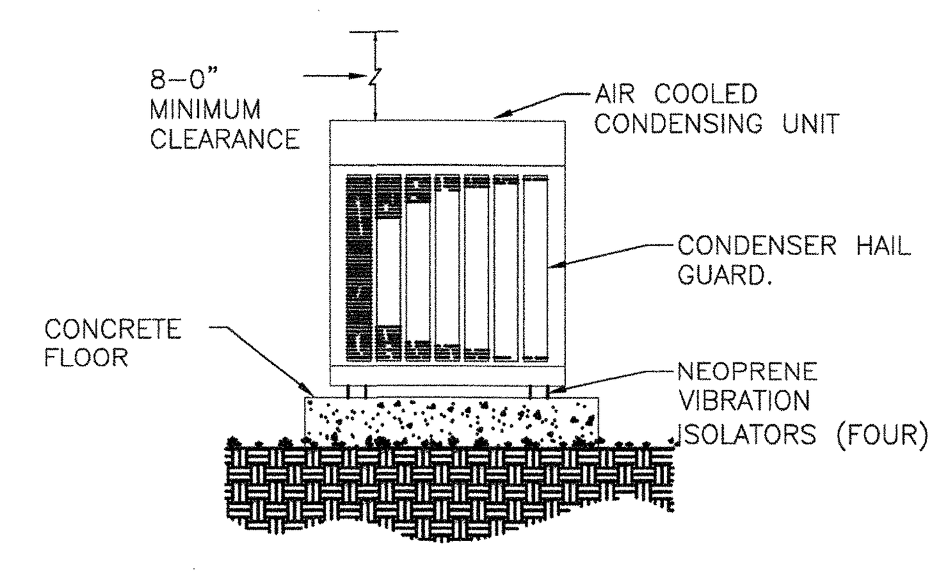
** OR 1" PLUS UNIT TOTAL PRESSURE WHICHEVER IS GREATER FOR DRAW THRU UNIT.

4 CONDENSATE DRAIN TRAP DETAIL
SCALE: NO SCALE



NOTE: 1. TYPICAL FOR EACH SEPARATE REFRIGERANT CIRCUIT.
2. PROVIDE FILTER DRYER ON ALL SYSTEMS.
3. USE "ACR" HARD DRAWN COPPER REFRIGERANT PIPE.

5 REFRIGERANT PIPING SCHEMATIC
SCALE: NOT TO SCALE



NOTE:
CLEARANCE AROUND UNIT FOR AIR FLOW AND SERVICE PER MANUFACTURER INSTALLATION INSTRUCTION.

6 CONDENSING UNIT DETAIL
NOT TO SCALE

RCE Consulting Engineers
5323 McCullough Ave
San Antonio, Texas 78212
Phone (210) 734-6004
Fax (210) 736-2058
06/25/15
STATE OF TEXAS
ROSARIO R. CARRILLO
26358
REGISTERED PROFESSIONAL ENGINEER
RC ENGINEERING, INC.
F-9785

PROPOSED M.E.P.
268 W. MARIPOSA
SAN ANTONIO, TX

SHEET HISTORY		
MARK	DATE	DESCRIPTION
1		
2		

PROJECT NO:15-117
CAD DWG FILE: HCS
DRAWN BY: MAC
CHECKED BY: RRC

M-1

LIGHTING FIXTURE SCHEDULE

MARK	LAMP	MOUNTING	VOLTAGE	LOCATION
A	4-F32 T8	CEILING	120V	FLUORESCENT KITCHEN
B	2-F32 T8	CEILING	120V	FLUORESCENT UTILITY
C	3-18W GU24	CEILING HUGGER	120V	52" CEILING HUGGER FAN W/ LIGHT KIT
D	3-13W GU24	WALL MTD.	120V	BATH VANITY
E	3-26W GU24	PENDANT	120V	DINING
F	2-13W GU24	FLUSH MTD.	120V	HALL WAY LIGHT
G	2-13W GU24	SCONCE	120V	EXT. ENTRY LIGHT

PANEL: "A" 1 ø 3 w 120/240V NEMA: 1 125 A MAIN BUS
LOCATION: HALL MOUNTING: RECESSED A MCB X A MLO

CIRC NO	EQUIPMENT	KVA	TRIP	PHASE A	PHASE C	TRIP	KVA	EQUIPMENT	CIRC NO
1	AHU-1		30			30		CU	2
3			2			2			4
5	EWH-1					50		ELECT.	6
7			2			2		RANGE	8
9	SPARE		20			20		DISPOSAL	10
11	3 KITCHEN RECEPTS		20			20		3 LIGHTS, 5 RECPTS	12
13	SPARE		20			20		REFRIG	14
15	EF/LIGHT COMBO& BATH RECEPTS		20			20		2 LIGHT, 4 RECEPTS	16
17	SPARE		20			20		2LIGHTS, 4 RECEPTS	18
19	WASHER		20			30		DRYER	20
21	SPARE		20			2			22
23	RANGE HOOD		20						24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40
41									42

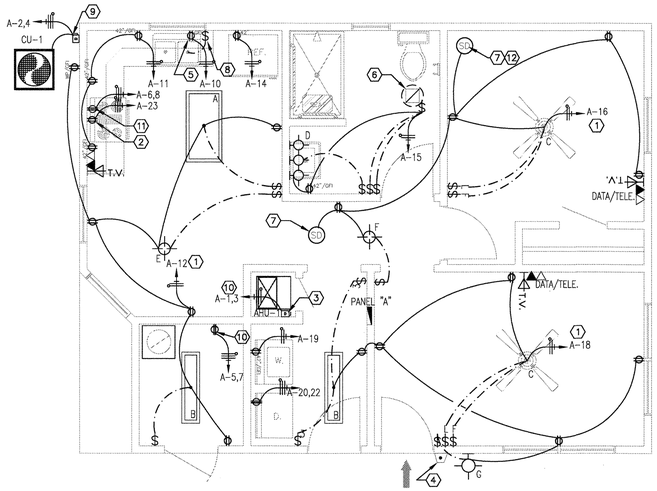
CONNECTED LOAD PHASE: A B C TOTALS IN kVA

CONNECTED kVA		DIVERSITY	DESIGN kVA	DESIGN AMPS	NOTES
LIGHTING (L)	X	(3)			11 NEC 220-13 (1)
AIR COND (A)	X	(2)			11 NEC 430-24 (2)
HEATING (H)	X	(3)			11 NEC 220-11 (3)
RECEPTACLES (R)	X	(1)			11 NEC 220-20 (4)
GENERAL POWER (G)	X	(2)			11 NEC 220-21 (5)
MOTORS (M)	X	(4)			
KITCHEN (K)	X	(4)			
OTHER (O)	X				
SUB-TOTAL	X				
RESERVE/SPACE CAPACITY	%				
	TOTAL				

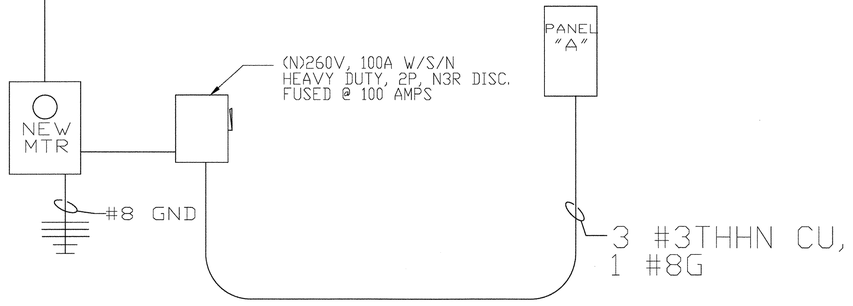
LOAD DESCRIPTION 268 MARIPOSA, SA TX 78212

1. GEN. LIGHTING 3VA X 745 SQ.FT.	= 2,235VA
2. SMALL APPLIANCE CIRCUITS – 1500VA X 3	= 4,500VA
3. RANGE 10000 @ 80%	= 8,000VA
4. DISPOSAL UNIT 6000 @ 75%	= 4,500VA
5. WATER HEATER 4500	= 4,500VA
6. WASHER 1500	= 1,500VA
7. DRYER 5000	= 5,000VA
TOTAL VA – OTHER THAN SPACE HEATING	= 26,185VA
1ST 10,000 X 1	= 10,000VA
26,185 – 10,000 = 16,185VA X .4	= 6,474VA
SPACE HEATING 8,000 X .65	= 5,200VA
TOTAL DEMAND	= 21,674VA

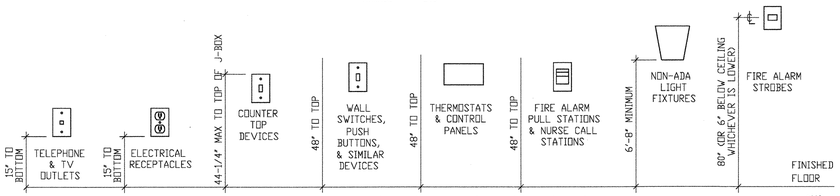
NEW TOTAL DEMAND 21,674VA = 90
VOLTAGE 240



1 ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

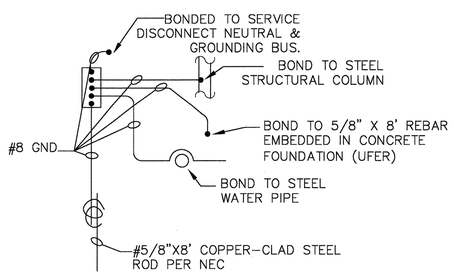


2 ELECTRICAL RISER DIAGRAM
SCALE: 1/4" = 1'-0"

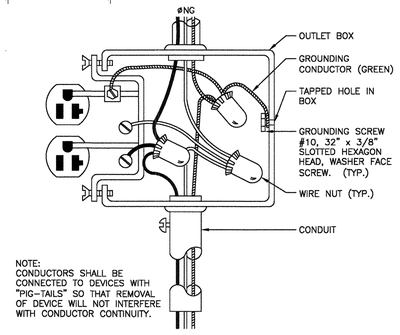


EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical communications systems receptacles are not normally intended for use by building occupants.

Height of devices
SCALE: None

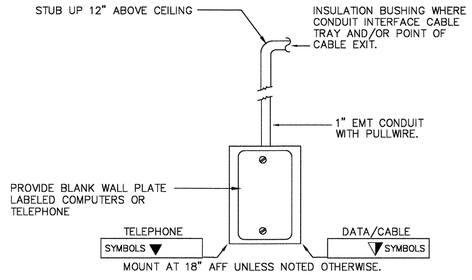


6 SERVICE ENTRANCE GROUNDING DETAIL
SCALE: NONE

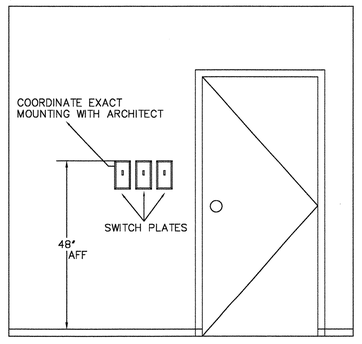


NOTE:
CONDUCTORS SHALL BE CONNECTED TO DEVICES WITH "PIG-TAILS" SO THAT REMOVAL OF DEVICE WILL NOT INTERFERE WITH CONDUCTOR CONTINUITY.

3 RECEPTACLE WIRING DETAIL
NOT TO SCALE



4 TELEPHONE/COMPUTER DETAIL
SCALE: N.T.S.



5 SWITCH PLATE LOCATION DETAIL
SCALE: N.T.S.

KEYED NOTES: ELECTRICAL

1. PROVIDE CIRCUIT WITH ARC-FAULT CIRCUIT INTERRUPTER.
2. LOCATE RECEPTACLE FOR MICROWAVE OR EXHAUST HOOD FAN IN CABINET ABOVE, COORDINATE WITH EQUIPMENT INSTALLER. EXHAUST FAN & LIGHT SHALL BE SWITCHED AS SHOWN.
3. LOCATE POWER N.F.D. FOR AHU-1 IN ACCESSIBLE SPACE. COORDINATE INSTALLATION WITH EQUIPMENT INSTALLER.
4. PUSH-T-RING DOOR BELL SWITCH 42" A.F.F. MAKE ALL FINAL CONNECTIONS.
5. POWER RECEPTACLE FOR DISPOSAL, INSTALL UNDER COUNTER ON WALL.
6. DUAL SWITCH FOR EXHAUST FAN AND LIGHT.
7. SMOKE ALARM NOTIFICATION DEVICE SHALL PRODUCE AN AUDIBLE/VISUAL SIGNAL PER ADA REQUIREMENTS. ALL SMOKE ALARM DEVICES SHALL BE EQUIPPED WITH BACKUP BATTERY.
8. SWITCH FOR DISPOSAL. COORDINATE WITH OWNER FOR EXACT LOCATION.
9. 3 #10 AWG CU THW W/GROUND IN 1/2" LIQUID TIGHT OUTDOOR CONDUIT FROM CU TO 30A/2P WP NFD. 2 #12 AWG CU THW W/GROUND IN 1/2" CONDUIT IN WALL FROM NFD TO BREAKER AT PANEL.
10. 3 #8 AWG CU W/GROUND CONCEALED FROM VIEW TO 40A/2P AT PANEL.
11. 3 #6 AWG CU. NW W/GROUND FROM RANGE OUTLET TO 60A/2P BREAKER IN NEW PANEL 240V, 60A/2P, W/GND. CONNECTOR.
12. SMOKE DETECTORS SHALL BE LOCATED AT A POINT ON THE CEILING, A MINIMUM OF 4" FROM THE WALL; A MINIMUM OF 36" FROM THE END OF ANY CEILING FAN BLADE; A MINIMUM OF 36" FROM ANY A/C SUPPLY DIFFUSER AND A MINIMUM OF 36" FROM ANY OUTSIDE WINDOW. SMOKE DETECTORS INSTALLED WITHIN A 20FT. HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING MEANS OR BE OF THE PHOTOELECTRIC TYPE.

GENERAL NOTES: ELECTRICAL

1. THIS CONTRACT COVERS THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE NEC AND LOCAL REQUIREMENTS.
2. ALL BREAKERS IN PANEL SHALL BE FULL SIZE BREAKERS. PIGGY BACK, QUAD OR STAB LOCK BREAKERS SHALL NOT BE ALLOWED.
3. THE 1P-20A BREAKER SERVING BEDROOMS, LIVING ROOMS, HALLS & DINNING ROOMS SHALL BE ARC FAULT INTERRUPTING PER NEC 2015.
5. ACTUATION OF ONE SMOKE DETECTOR IN APARTMENT SHALL CAUSE ALL SMOKE DETECTORS IN THAT APARTMENT TO ACTIVATE.
6. PANEL BOARDS SHALL BE LOAD CENTERS.
7. ALL 20 AMP, 125V RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER RESISTANT TYPE PER 2015 NEC. 406.11
8. UNIT MUST BE WIRED WITH RG-6/U COAX OR BETTER AND CAT. 3 PHONE CABLE OR BETTER.
9. PANEL TO BE SET AT TOP BREAKER 48" A.F.F.

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Phone (210) 734-8004
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06/25/15
STATE OF TEXAS
ROSARIO R. CARRILLO
26358
REGISTERED
PROFESSIONAL ENGINEER
RC ENGINEERING, INC.
F-9785

PROPOSED M.E.P.
268 W. MARIPOSA
SAN ANTONIO, TX

SHEET HISTORY			
MARK	DATE	DESCRIPTION	
1			
2			

PROJECT NO:15-117
CAD DWG FILE: HCS
DRAWN BY: MAC
CHECKED BY: RRC

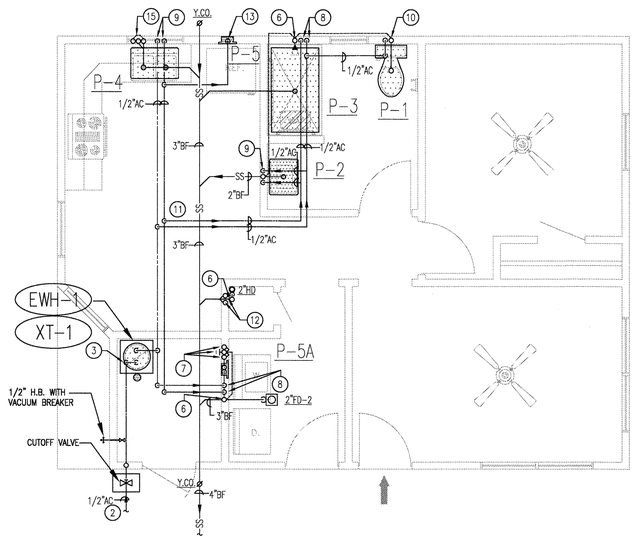
E-1

PLUMBING FIXTURE CONNECTION SCHEDULE

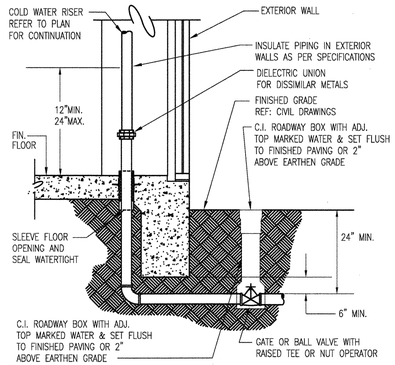
MARK	FIXTURE	CW	HW	W	V	REMARKS
P-1	WATER CLOSET HANDICAPPED	1/2"	–	4"	2"	KOHLER "HIGHLINE" MODEL #K3427 FLOOR MOUNTED, VITREOUS CHINA, 1.6 GALLONS PER FLUSH, ELONGATED BOWL AND BOLT CAPS.
						McGUIRE MODEL #2166LK, CHROME PLATED WALL FLANGE, LOOSE KEY STOP, 1/2" I.P.S. WITH 3/4" O.D. 12" LONG FLEXIBLE RISER WITH COLLAR.
						CHURCH MODEL #295C, SOLID PLASTIC, ELONGATED, OPEN FRONT WITH COVER AND HEAVY DUTY STAINLESS STEEL HARDWARE AND CHECK HINGES.
						INSTALL IN ACCORDANCE WITH A.D.A. REGULATIONS.
P-2	LAVATORY HANDICAPPED	1/2"	1/2"	2"	1-1/2"	KOHLER "PENNINGTON" MODEL #K2196-4, COUNTER MOUNTED, VITREOUS CHINA, 20"x17", SELF-RIMMING, FRONT OVERFLOW, FAUCET LEDGE, PUNCHED FOR CENETERSET FITTING WITH 4" CENTERS.
						CHICAGO FAUCET MODEL #802A-317, TWO HANDLE CENTERSET LAVATORY FAUCET WITH CHROME PLATED BRASS BODY, CONVENTIONAL SPOUT, LOW VOLUME AERATOR RATED AT 2.0 GPM OR LESS AND 4-INCH CHROME PLATED WRISTBLADE HANDLES.
						McGUIRE MODEL #155-WC, CHROME PLATED OFFSET WHEELCHAIR CAST BRASS OPEN GRID STRAINER, 1-1/4" O.D. CHROME PLATED 17-GAUGE OFFSET TAILPIECE.
						McGUIRE MODEL #2165LK, CHROME PLATED WALL FLANGE, LOOSE KEY ANGLE STOPS, SIZE 1/2" I.P.S. INLET WITH 3/8" O.D. OUTLET, 12" LONG FLEXIBLE COPPER TUBE CHROME PLATED RISERS.
						McGUIRE MODEL #8902, 1-1/2"x1-1/2"x17-GAUGE CHROME PLATED CAST BRASS ADJUSTABLE SWIVEL P-TRAP WITH CLEANOUT, SLIP JOINT INLET AND TUBULAR WALL BEND WITH SHALLOW STEEL FLANGE.
P-3	BATHTUB/SHOWER HANDICAPPED	1/2"	1/2"	–	–	AQUARIUS BATHWARE MODEL #S 6000TS 3P, TWO PIECE BATHTUB/SHOWER ASSEMBLY, ADA COMPLIANT UNIT, 60"x33.75"x84" HIGH, 18" APRON, SHIMS, WHITE PREMIUM CAST ACRYLIC, LEFT OR RIGHT HAND UNIT TO BE FIELD DETERMINED, 28"x15" WHITE TRI-FOLD REMOVABLE SET TO BE PERMANTLY ATTACHED, SS CURTAIN ROD WITH ROD CUPS AND SS S BARS.
						SYMMONS MODEL #96-300-B30-LV, TEMPTROL PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE AND ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN. WALL/HANDSPRAY, IN-LINE VACUUM BREAKER, FLEXIBLE METAL HOSE, WALL CONNECTION AND FLANGE, 30" SLIDE BAR FOR HANDSPRAY MOUNTING. POLISHED CHROME FINISH.
P-4	KITCHEN SINK HANDICAPPED	1/2"	1/2"	3"	1-1/2"	ELKAY MODEL #GECR3321, DOUBLE COMPARTMENT, A.D.A. COMPLIANT 18-GAUGE TYPE 302 STAINLESS STEEL, SELF-RIMMING, 33"x21-1/4"x6"DEEP WITH (2)3-1/2" DRAIN OPENINGS IN THE BACK.
						CHICAGO FAUCETS MODEL #201-317, TWO HANDLE, SWING SPOUT WITH WRIST BLADE HANDLES AND AERATOR, CONCEALED MOUNT, CHROME PLATED BRASS FAUCET, RENEWABLE UNIT AND VALVE SEAT WITH 1.50 GPM OR LESS FLOW RESTRICTOR. FAUCET SHALL MEET A.D.A. REQUIREMENTS.
						McGUIRE MODEL #1151AWC, A.D.A. COMPLIANT STAINLESS STEEL BASKET STRAINER WITH OFFSET TAILPIECE.
						McGUIRE MODEL #2165LK, CHROME PLATED WALL FLANGE, LOOSE KEY STOPS, SIZE 1/2"I.P.S. INLET WITH 3/8"O.D. OUTLET, 12" LONG FLEXIBLE COPPER TUBE CHROME PLATED RISERS.
						McGUIRE MODEL #8912, 1-1/2"x1-1/2"x17GAUGE, CHROME PLATED, CAST BRASS ADJUSTABLE SWIVEL P-TRAP WITH CLEANOUT, SLIP JOINT INLET AND TUBULAR WALL BEND WITH SHALLOW STEEL FLANGE.
						INSULATE HOT AND COLD WATER SUPPLY, OFFSET SINK STRAINER, TAILPIECE AND P-TRAP WITH "PROWRAP" ANTI-MICROBIAL, SATIN WHITE, MOLDED, CLOSED CELL VINYL, SEAMLESS INSULATORS, A.D.A. APPROVED AND AS MANUFACTURED BY McGUIRE MANUFACTURING, INC.
						GARBAGE DISPOSER TO BE A KITCHENAID MODEL #200, 1/2HP.
						AIRGAP FITTING TO BE EQUAL TO BRASS CRAFT MODEL #9441.
P-5	ICE MAKER SUPPLY BOX	1/2"	–	–	–	IPS CORPORATION MODEL #82437,PLASTIC BOX WITH SWEAT QUARTER TURN VALVE AND PRE-INSTALLED WATER HAMMER ARRESTOR.
P-5A	WASHING MACHINE SUPPLY BOX	1/2"	1/2"	2"	1-1/2"	IPS CORPORATION MODEL #82380,PLASTIC BOX WITH SINGLE LEVER VALVE AND PRE-INSTALLED WATER HAMMER ARRESTOR.

WATER HEATER SCHEDULE

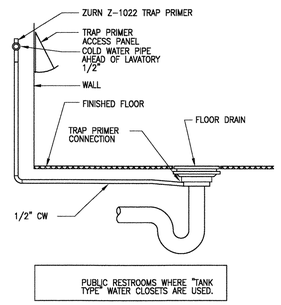
MARK	STORAGE GALLONS	RECOVERY GALLONS PER HOUR	TEMP. RISE	FUEL					REMARKS
				GAS	ELECTRICAL				
				CFH	VOLT	PHASE	HERTZ	KW	
EWH-1	30.0	20.00	60°	–	240	1	60	3.0	RHEEM MODEL #EGSP30



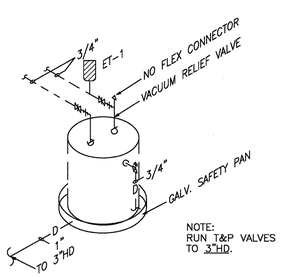
1 PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



DOMESTIC WATER ENTRY DETAIL
2 NOT TO SCALE

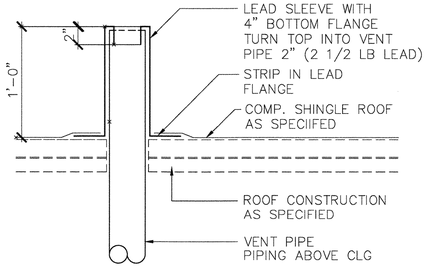


TRAP PRIMER DETAIL
3 SCALE: NONE

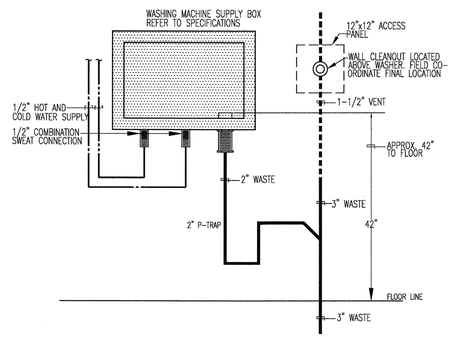


WATER HEATER DETAIL
4 SCALE: NONE

FLOOR DRAIN DETAIL
5 SCALE: NONE



ROOF VENT DETAIL
6 SCALE: NONE



WASHING MACHINE SUPPLY BOX DETAIL
7 NOT TO SCALE

GENERAL NOTES:

1. COORDINATE ROUTING OF ALL PIPING WITH OTHER DISCIPLINES.

2. SANITARY SEWER PIPING 3" AND SMALLER TO BE INSTALLED AT A 2% SLOPE AND SANITARY SEWER PIPING 4" AND LARGER TO BE INSTALLED AT A 1% SLOPE. WASTE PIPING ASSOCIATED WITH LINT TRAP TO BE INSTALLED AT A 2% SLOPE.

3. ROUTING OF HOT AND COLD WATER PIPING ABOVE CEILING AS INDICATED IS TYPICAL FOR A FIRST THRU THIRD FLOOR UNIT WHEN APPLICABLE.

KEYED NOTES: (THIS SHEET ONLY)

1. COORDINATE WITH OWNER FOR CONTINUATION.

2. COORDINATE WITH OWNER FOR CONTINUATION.

3. 1/2" COLD WATER DOWN TO WATER HEATER.

4. NOT USED

5. NOT USED

6. 2" WASTE DOWN AND 1-1/2" VENT UP. PVC PIPE SHALL NOT PENETRATE OR BE EXPOSED IN THE HVAC DUCTS.

7. 3" WASTE DOWN AND 1-1/2" VENT UP; PROVIDE 2" WASTE CONNECTION TO WASHING MACHINE SUPPLY BOX. 3" WASTE FROM ABOVE AND 2" VENT UP. INSTALL LINE SIZE WALL CLEANOUT PER CODE REQUIREMENTS.

8. 1/2" HOT AND COLD WATER DOWN.

9. 1/2" HOT AND COLD WATER DOWN; 2" WASTE DOWN AND 1-1/2" VENT UP.

10. 1/2" COLD WATER DOWN AND 4" WASTE DOWN AND 2" VENT UP.

11. COORDINATE ROUTING OF HOT AND COLD WATER PIPING WITH HVAC DUCTWORK IN THIS AREA.

12. 4" WASTE AND VENT STACK UP AND DOWN.

13. 1/2" COLD WATER DOWN.

14. 1/2" HOT WATER DOWN.

15. 2" WASTE DOWN AND 1-1/2" VENT UP. 2" WASTE AND VENT STACK UP AND DOWN.

16. ROUTE 1-1/2" FLEXIBLE DISHWASHER DRAIN LINE THRU CODE APPROVED VACUUM BREAKER AT SINK.

PIPING MATERIAL SPECIFICATION

1. WASTE AND VENT PIPING, BURIED WITHIN 5 FEET OF BUILDING: PVC PIPE ASTM D 1785/D 2665 SCHEDULE 40; FITTINGS: PVC, ASTM D 3311/D 2665 DRAINAGE PATTERN WITH BELL AND SPIGOT ENDS TO BE FURNISHED BY THE SAME MANUFACTURER AS PIPE OR APPROVED EQUAL.

2. WASTE AND VENT PIPING, WITHIN BUILDING, ABOVE GRADE: CAST IRON PIPE: ASTM A 888, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON, ASTM A 888 DRAINAGE PATTERN; JOINTS: NO HUB, ASTM C 564 NEOPRENE GASKETS AND STANDARD STAINLESS STEEL CLAMP AND SOLID SHIELD ASSEMBLIES CONSTRUCTED OF TYPR 302 STAINLESS STEEL. CLAMP ASSEMBLIES SHALL CONFORM TO FM 1680 WHERE REQUIRED BY ADMINISTRATIVE AUTHORITY.

5. DOMESTIC WATER PIPE, BURIED WITHIN 5 FEET OF BUILDING, BELOW GRADE: COPPER TUBING: ASTM B 88, TYPE K, SOFT ANNEALED. FITTINGS: ASME B 16.18, CAST BRONZE, ASTM B 16.22 WROUGHT COPPER ALLOY OR ASTM B 16.26 CAST BRONZE FOR FLARED FITTINGS. JOINTS: SWEAT SOLDER OR FLARED. NO JOINTS WILL BE PERMITTED IN PRESSURE WATER PIPE BELOW SLAB ON GRADE. ALL SUCH PIPING MUST BE BROUGHT UP ABOVE FINISHED FLOOR A MINIMUM OF 12" BEFORE JOINING. EXCEPTION MAY BE TAKEN WHEN PIPE IS FULLY ENCLOSED IN PRESSURE RATED SLEEVE AND PREAPPROVED BY THE ARCHITECT AND ENGINEER.

6. DOMESTIC WATER PIPING, WITHIN BUILDING, ABOVE GRADE: COPPER TUBING: ASTM B 88, TYPE L, HARD DRAWN. FITTINGS: ASME B 16.18, CAST BRONZE OR ASTM B 16.22 WROUGHT COPPER ALLOY. JOINTS: ASTM B 32. SOLDER. CPVC SCHEDULE 40 SHALL BE ACCEPTABLE.

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08/25/15
STATE OF TEXAS
ROSARIO R. CARRILLO
26358
REGISTERED
PROFESSIONAL ENGINEER

RC ENGINEERING, INC.
F-9785

PROPOSED M.E.P.

268 W. MARIPOSA

SAN ANTONIO, TX

SHEET HISTORY		
MARK	DATE	DESCRIPTION
1		
2		

PROJECT NO:15-117
CAD DWG FILE: HCS
DRAWN BY: MAC
CHECKED BY: RRC

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