

## HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

### Agenda Item No:

**HDRC CASE NO:** 2016-144  
**ADDRESS:** 3100 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 7675 (MISSION BRANCH LIBRARY SUBD), LOT 39  
**ZONING:** IDZ H HS MC-1  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Greg Houston  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** New Construction of Mission Family YMCA  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a new 13,000 sq ft YMCA facility with a 6,000 sq ft covered sports court. Surface parking to accommodate 170 spaces will be located to the east of the site with future sports fields located to the south. Proposed materials include limestone block, white stucco, metal accents, and fritted glass.

### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. Façade configuration— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. Building to lot ratio— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

#### B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

### 7. Off-Street Parking

## **A. LOCATION**

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

## **B. DESIGN**

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

## **FINDINGS:**

- a. The request for conceptual approval was reviewed by the Design Review Committee on April 13, 2016, where committee members gave positive feedback in regards to the orientation of the site and the proposed materials. Conceptual approval was received at the April 20, 2016, HDRC hearing with the stipulations that the applicant provide more information regarding landscaping, paving and the screening of mechanical equipment prior to submitting an application for a Certificate of Appropriateness.
- b. The location for the proposed new construction is sited on the Mission Drive-In redevelopment site to the north of Mission San Jose and to the east of the Mission Branch Library and is consistent with the master plan developed for the site. While there is not a strong historical context at this location, any proposed new construction near the missions should incorporate appropriate indigenous materials and preserve any important views to or from the mission sites.
- c. SCALE, SETBACK & MASSING – The building scale, setback, and massing are consistent with the adjacent buildings and generally conform to the Guidelines for New Construction sections 1 and 2.
- d. MATERIALS – The proposed materials consists of those that are found within the district and will create a cohesive relationship with the adjacent Mission Branch Library consistent with the Guidelines for New Construction section 3.
- e. ARCHITECTURAL DETAILS – The proposed contemporary design reflects the time of its construction while incorporating traditional patterns such as the application of the fritted glass. This is consistent with the Guidelines for New Construction 4.A.
- f. SCREENING – The applicant has noted that mechanical equipment will be located on the roof and will be screened by weathered metal panels. This is appropriate and consistent with the Guidelines.
- g. SURFACE PARKING – The siting of the proposed surface parking is generally consistent with the Guidelines for Site Elements 7.A.i. and is located at the rear of the premises. The applicant has also noted a parking lot of asphalt to be buffered by landscape islands that are to be sodded and contain trees to serve as a buffer from pedestrian oriented locations. This is appropriate and consistent with the Guidelines.
- h. This property is located within the Mission Protection Overlay District. The applicant has provided a diagram which illustrates conformance with building height restrictions at this location.
- i. ARCHAEOLOGY – The archaeology requirements for this project have been satisfied. No additional work is required.

## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through i.

## **CASE MANAGER:**

Edward Hall

**CASE COMMENTS:**

This case was reviewed by the Design Review Committee on April 13, 2016.





## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 07, 2016

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Nicha's Comida Mexicana

Mission Library

Roosevelt Ave

Mission Drive-in Theater

3100 Roosevelt Ave

Veterans Of Foreign Wars Post 9186

VFW Blvd

VFW Blvd

536

536

536







# HARVEY E. NAJIM FAMILY YMCA

**YMCA of Greater San Antonio**

3001 ROOSEVELT AVENUE, SAN ANTONIO, TEXAS 78214

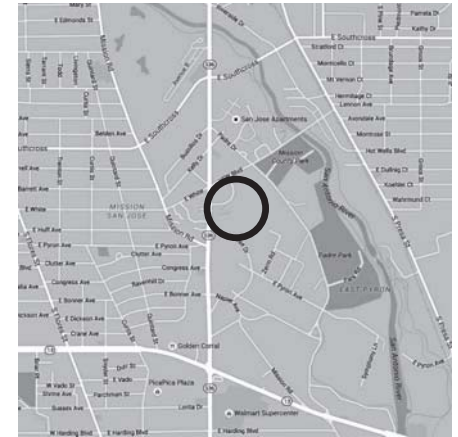
**Project Number: 14011**

PREPARED FOR:



**YMCA OF GREATER SAN ANTONIO**  
231 E. Rhapsody  
San Antonio, TX  
78216

**HDRC REVIEW**  
NOT FOR CONSTRUCTION  
MAY 27, 2016



**Structural:**  
**Alpha Consulting Engineers, Inc.**  
25836 Hwy. 281 N., Ste. 200  
San Antonio, TX 78258  
210-227-3647

**MEP:**  
**M&S Engineering**  
6477 FM 311  
Spring Branch, Texas 78070  
830-629-2988

**Civil:**  
**Jones & Carter, Inc.**  
1000 Central Parkway North  
San Antonio, TX 78232  
210-494-5511

**Landscape:**  
**Rialto Studio**  
2425 Broadway, Suite 105  
San Antonio, Texas 78215  
210-828-1155



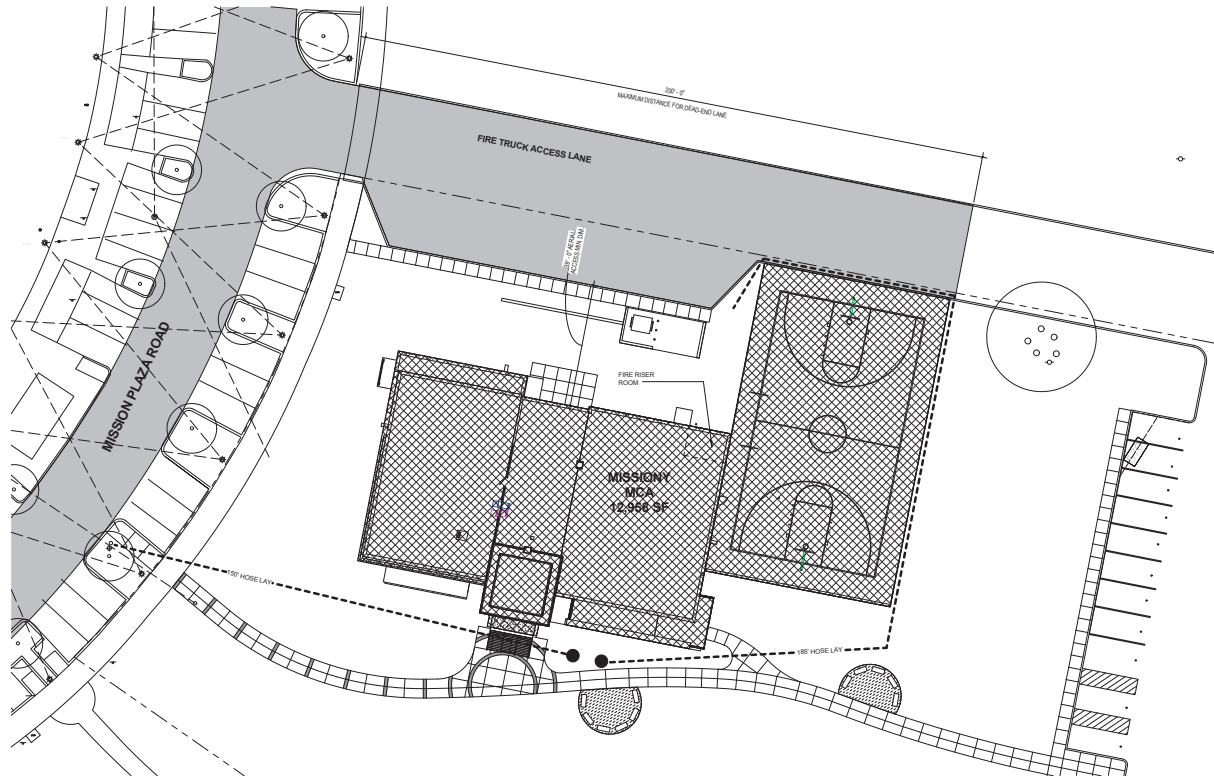


OCCUPANT LOAD CALCULATION						
Rm #	Name	Area	Load Factor	Load Calculation	Type of Use	Comments
100	RECEPTION	583 SF	15	46		
101	ALCOVE	66 SF	0			Not Classified
102	LOBBY	598 SF	15	40		
103	MULTI-PURPOSE-1	851 SF	15	57		
103S	STORAGE	66 SF	0			
104	TEACHING KITCHEN	395 SF	20	20	Kitchen / Classroom	
104S	PANTRY	22 SF	0			
105	MULTI-PURPOSE-2	801 SF	15	54		
105S	STORAGE	60 SF	0			
106	CIRCULATION	778 SF	0			Not Classified
107	DIRECTOR	135 SF	100	2	Office	
108	WORKROOM	130 SF	100	2		
109	PERSONAL CHANGING	85 SF	50	2		
110	T/R	68 SF	50	2		Not Classified
111	LAUNDRY	97 SF	300	1		
112	PERSONAL CHANGING	99 SF	50	2		
114	MEN	562 SF	50	12		
115	WOMEN	561 SF	50	12		
116	MEMBERSHIP	105 SF	100	2	Office	
117	CUST.	51 SF	300	1		
118	FIRE / ELECT	138 SF	300	1		
119	EXIT STAIR	74 SF	0			
120	AIRNASIUM	5955 SF	0		Assembly (unconcentrated tables and chairs)	Outdoor Covered Area
200	CIRCULATION	211 SF	0			
201	WELLNESS FLOOR	2987 SF	30	100		
202	GROUP X	1502 SF	50	31	Exercise Rooms	50% Workout Equipment
202S	STORAGE	231 SF	300	1		
203	BREAK ROOM	100 SF	100	1	Office	
204	FITNESS DIRECTOR	98 SF	15	7		
205	GENERAL STORAGE	109 SF	300	1		
206	IT	33 SF	15	3		
207	CIRCULATION	340 SF	0			
208	STAIR	159 SF	0			
Grand total: 33				400		

PROJECT CODE ANALYSIS						
PROJECT NAME:	OCCUPANCY & AREA	DETERMINATION	REFERENCING SECTION	LIFE SAFETY REQUIREMENTS	DETERMINATION	REFERENCING SECTION
MISSION YMCA	OCCUPANCY TYPE:	A-3 Assembly	IBC SECT. 303	CORRIDOR WIDTH:	44" MIN.	Table 1020.2
PROJECT ADDRESS:	OCCUPANT LOAD:	-	Table 1004.1.2	CORRIDOR HEIGHT:	7' - 6"	NFPA 7.1.5.1
Mission Plaza Drive	CONSTRUCTION REQUIREMENTS:	TYPE I & II FULLY SPRINKLERED	Table 601	DOORS:	32"	NFPA 7.2.1.2.3.2
San Antonio, TX -----	ALLOWABLE FLOOR AREA:	UNLIMITED	Table 507.6	EXIT DISTANCE:	250'	Table 1017.2
	ALLOWABLE AREA MODIFICATIONS:	N/A		FIRE SPRINKLER SYSTEM:	AUTO SPRINKLER	-
PROJECT SQUARE FOOTAGE:	FIRE RESISTANCE REQUIREMENTS:					
TOTAL BUILDING: 12,938 SF	STRUCTURAL FRAME:	NON RATED	Table 601			
RENOVATION: NO	EXTERIOR BEARING:	NON RATED	Table 601			
APPLICABLE CODES & REGULATIONS:	EXTERIOR NON-BEARING:	NON RATED	Table 601			
BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE	INTERIOR BEARING:	NON RATED	Table 601			
FIRE CODE: 2015 INTERNATIONAL FIRE CODE	INTERIOR NON-BEARING:	NON RATED	Table 601			
PLAN REVIEW DATE: -/-	FLOOR & ROOF CONSTRUCTION	NON RATED	Table 601			
	FIRE BARRIERS	NOT REQUIRED	-			
	SHAFT ENCLOSURES	NOT REQUIRED	-			
	OPENINGS	NOT REQUIRED	-			

#### FIRE LANE:

PROVIDE A CONTINUOUS STRIPE DELINEATING THE FIRE LANE SIX (6) INCH WIDE WITH A RED BACKGROUND WITH FOUR (4) INCH HIGH WHITE LETTERS USING A THREE QUARTER (3/4) INCH STROKE STATING "FIRE LANE NO PARKING" TO BE PAINTED UPON THE RED STRIPE EVERY FORTY (40) FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE STRIPING TO BE PAINTED ALONG THE EXACT BOUNDARY OF THE FIRE LANE. "FIRE LANE NO PARKING" MUST BE GROUPED TOGETHER AS A PHRASE. ALL STRIPING TO BE PAINTED FLAT ON THE ASPHALT PAVING.

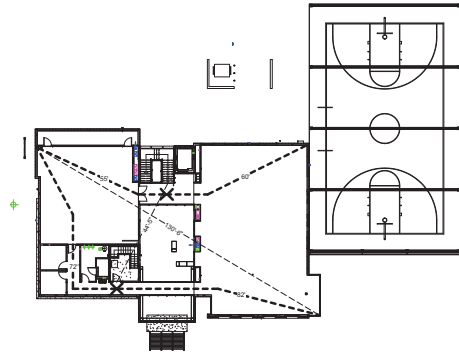


**E1 SITE PLAN - FIRE TRUCK ACCESS**  
1/16" = 1'-0"

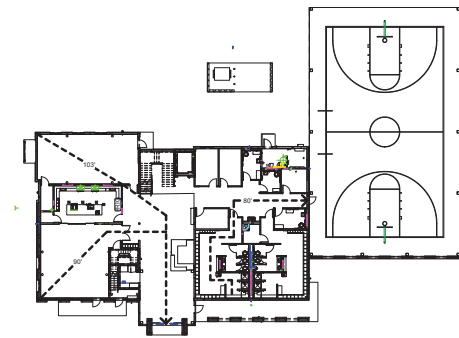
PLUMBING FIXTURE COUNTS					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
MALE	FEMALE	MALE	FEMALE	(1 per 500)	
(1 per 125)	(1 per 65)	(1 per 200)	(1 per 200)		
3	5	2	2	2	1

Calculations based on A-3 Occupancy, 2015 IBC

#### EGRESS



**D5 FLOOR PLAN - EGRESS - LEVEL 2**  
1" = 20'-0"



**E5 FLOOR PLAN - EGRESS - LEVEL 1**  
1" = 20'-0"



# GENERAL CONSTRUCTION NOTES

- Contractor shall comply with all local building codes and regulations, as well as other safety codes and inspection provisions applicable to this project.
- Contractor will be responsible for securing all required permits for the proposed construction and shall notify all respective governmental or utility agencies affected by construction.
- Contractor must coordinate all work through engineer, and with all other trade contractors who may be working on-site simultaneously.
- Contractor shall notify all utility companies with facilities adjacent to or in the vicinity of the proposed construction and have each facility located prior to beginning construction. If the utility companies are unable to locate utilities, Contractor shall be responsible for obtaining utility locations for all utilities including but not limited to gas, electric, water, sanitary sewer, etc.
- The approximate location of existing utilities are given for reference only. Before commencing the work on this contract, the contractor shall verify by field investigation the actual locations of all utility facilities within and adjacent to the limits of the work that may be affected by the work. Conflicts which result due to negligence by the contractor to locate, horizontally and vertically, existing utilities which are shown on the construction drawings, or which the contractor has been given notice or has knowledge, shall be the sole responsibility of the contractor. The cost of remedial work, removal of portions of the work or extensive design changes occasioned by the failure of the contractor to verify the location of existing utilities as described above shall be borne by the contractor.
- Contractor to protect existing facilities including but not limited to utilities, streets, curbs, sidewalks, landscaping, sprinkler systems, fences, etc. adjacent to work area. Contractor shall be responsible for restoring to its original, or better, condition, existing facilities damaged by contractor. (No separate pay item)
- Contractor shall protect existing trees within the construction area which are not identified on the plans to be removed or identified in the field to be preserved. Contractor shall contact Owner's representative for approval prior to clearing and removal of trees.
- Construction areas should be stripped of all vegetation, loose topsoil, and debris, except as shown on the plans. The exposed subgrade should be cleaned of debris and organics and then proof-rolled with at least a 20 ton pneumatic roller to detect weak areas. Such areas should be removed and replaced with soils exhibiting similar classification, moisture content, and density as the adjacent in-place soils.
- If required to modify grade, the fill materials should be placed on prepared surfaces in lifts not to exceed 8 inches loose measure, with compacted thickness not to exceed 6 inches. The fill should be compacted between -1 and +3 percentage points of optimum moisture content to minimum of 95% Standard Proctor maximum dry density (ASTM D 698).

Fill material shall be free of surficial vegetation, organics, any other deleterious materials, or debris.

On-Site soils to be used for fill shall be placed in loose lifts not to exceed 8 inches in thickness and compacted to at least 95 percent of the maximum density as determined by TxDOT, Tex-114-E. The moisture content of the fill should be maintained within the range of optimum water content to 3 percent points above the optimum water content until permanently covered.

If imported fill material is utilized it shall also be free of organics, a relatively homogeneous mixture, a maximum particle size of 3 inches, liquid limit less than 40 and a plasticity index between 7 and 20.

- Line treatment of the subgrade soils, if utilized, should be in accordance with the TxDOT Standard Specifications, Item 250. The soil line mixture plasticity index should be between 7 and 15. Lime treated subgrade soils should be compacted to a minimum of 95 percent of the maximum density of a moisture content within the range of optimum moisture content to 3 percentage points above the optimum moisture content as determined by Tex-114-E.

If lime treatment is considered as a method to improve pavement subgrade conditions, it is also recommended to perform additional laboratory testing to determine the concentrations of soluble sulfates in the subgrade soils, in order to investigate the potential for a recently reported adverse reaction to lime in certain sulfate-containing soils.

- Contractor shall maintain unrestricted drainage of the project site and adjacent areas during construction. Under no circumstances shall Contractor allow storm water to pond and saturate any prepared subgrade, excavation or embankment soils. Contractor shall immediately pump all water out of areas which cannot drain by gravity flow with special attention required to the building pad and paved subgrade areas. Any water determined to be saturated must be dried out, re-compacted or removed and replaced prior to continuing construction of next embankment layer.
- If groundwater or seepage is encountered during construction, Contractor shall notify Engineer immediately.

- All embankment, bases and subgrade's should be properly placed with compaction to be obtained utilizing the "density control" method. (ASTM D 698).

Embankment/Fill 95% maximum dry density

- Any excess excavation which is not used on site shall become the property of the Contractor and disposed of offsite in conformance with all governmental rules related to such disposal or if approved by owner excess excavation can be disposed on site. There will be no separate payment for this work.
- The contractor will be responsible for filling a N.O.I. with T.C.E.Q. at the start of the project and filling the N.O.I. at the end of construction.

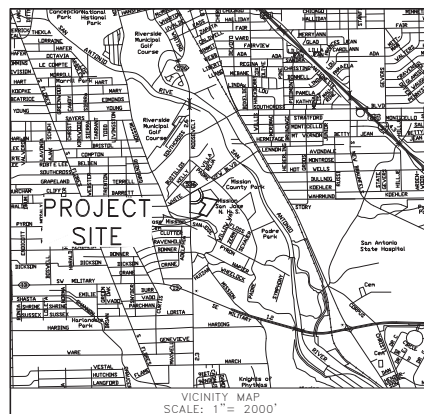
# CONSTRUCTION OF CIVIL SITE & DRAINAGE FACILITIES FOR

## MISSION FAMILY YMCA

### CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS

#### ABBREVIATIONS

BO	BLOW-OFF VALVE
BRS	BEARS
BSH	BUSH
C/A	CONCRETE/ASPHALT MATCH LINE
CS	CONCRETE DITCH STRUCTURE
CF	CLERK'S FILE
CL	CONCRETE HEADWALL
CLF	CENTERLINE
CM	CHAIN LINK FENCE
CM	CRAPE MYRTLE TREE
CONC	CONCRETE
CONC	CORRUGATED METAL PIPE
CP	EDGE OF ASPHALT
EA	EDGE OF BRUSH
EBR	EDGE OF CONCRETE
EC	ELECTRIC CONTROL BOX
ECB	ELECTRIC CONDUIT
ED	EDGE OF GRAVEL
EL	EDGE OF LANDSCAPING
ELEV	ELEVATION
EV	ELECTRIC VAULT
FC	FLM CODE
FL	FLOW LINE
FND	FOUND
FV	FLUSH VALVE
GA	GRATE TOP INLET
GP	GUARD POST
H.C.	WITH CAP STAMPED "H.C. SMITH RPLS 1228"
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
HCOORPP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HW	HARDWOOD TREE
IR	IRON ROD
LP	LIGHT POLE/POST
M	MANHOLE
MON	MONUMENT
MP	ELECTRIC METEER POLE
Ns	NUMBER
O	OAK TREE
OP	OVERHEAD POWER
PA	PALM TREE
PFC	POINT FOR CORNER
PG	PAGE
PM	PIPELINE MARKER
PP	POWER POLE
PPC	POWER POLE WITH GUY ANCHOR
PVC	PLASTIC PIPE
R.O.W.	RIGHT-OF-WAY
ROP	REINFORCED CONCRETE PIPE
SP	SEWER POLE
TB	TEMPORARY BENCHMARK
TCM	TELEPHONE CABLE MARKER
TLV	TELEPHONE LINE VAULT
TMH	TELEPHONE MANHOLE
TOR	TOP OF BERM
TS	TOP OF SLOPE
VOL	VOLUME
W/V	WITH CAP STAMPED "WEISSER"
WM	WATER METER
WV	WATER VALVE



MAY 2016

#### INDEX OF DRAWINGS

Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	DIMENSION CONTROL PLAN
5	SITE PAVING PLAN
6	SITE UTILITY
7	FIRE PROTECTION PLAN
8	SITE GRADING PLAN
9	DRAINAGE AREA MAP PRE DEVELOPMENT
10	DRAINAGE AREA MAP POST DEVELOPMENT
11	DRAINAGE AREA MAP ULTIMATE DEVELOPMENT
12	DRAINAGE CALCULATIONS
13	SWPPP
14	SWPPP DTL
15	MISCELLANEOUS DETAILS (1 OF 2)
16	MISCELLANEOUS DETAILS (2 OF 2)

**OWNER:**  
ATTN: JOE BUENO  
YMCA OF GREATER SAN ANTONIO  
3233 N. ST. MARY'S STREET  
SAN ANTONIO, TX. 78212

**CIVIL ENGINEER:**  
JONES | CARTER  
4350 LOCKHILL-SELMA ROAD, SUITE  
100  
SAN ANTONIO, TX 78232  
TEL: (210) 494-5511  
FAX: (210) 494-5519  
CONTACT: REESE H. CONNER, P.E.



**JONES CARTER**

Texas Board of Professional Engineers Registration No. F-439  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

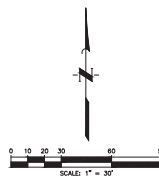
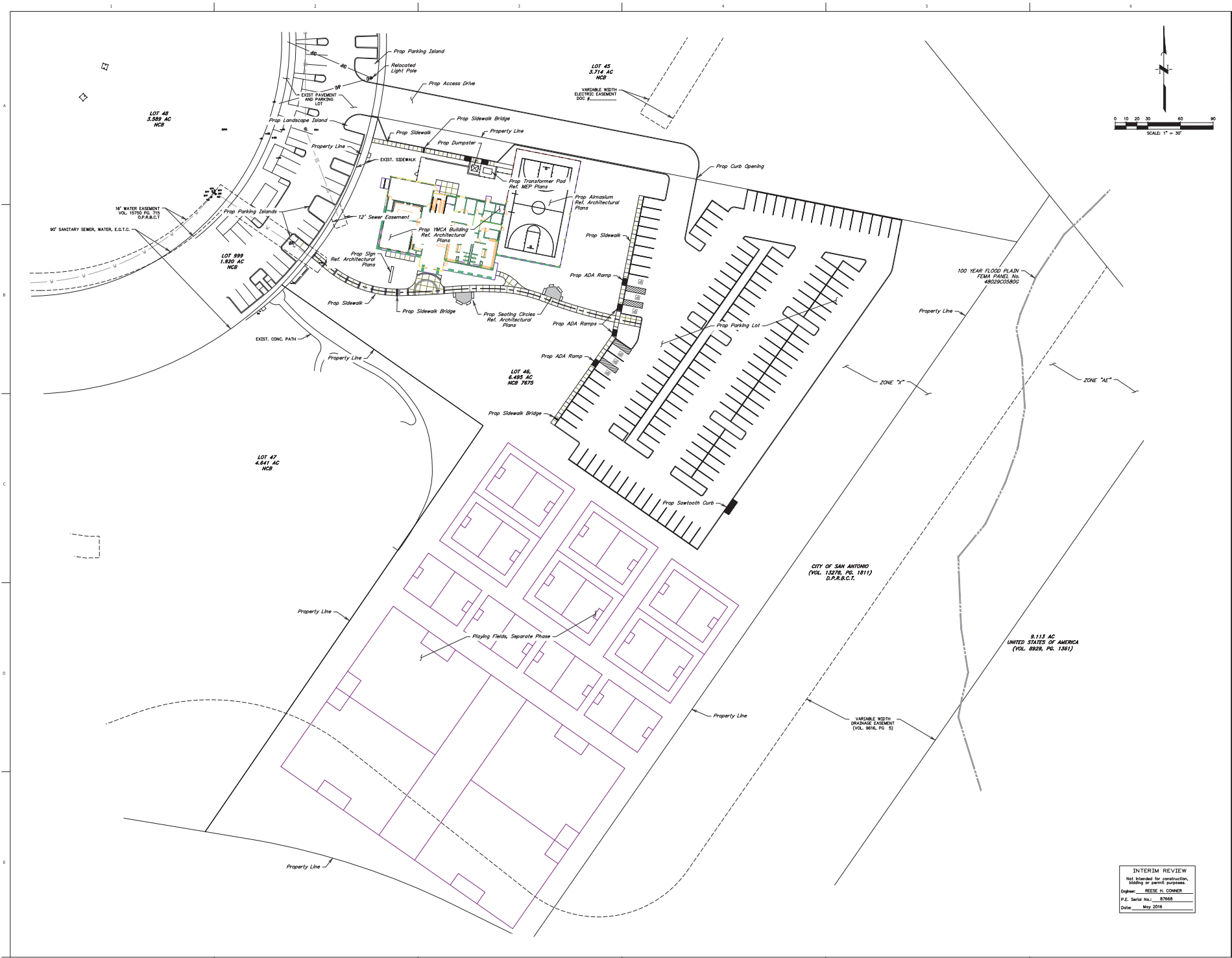
INTERIM REVIEW  
Not intended for construction  
drawing or permit purposes.  
Engineer: REESE H. CONNER  
P.E. License No.: 87068  
Date: May 2016

THIS PROJECT IS NOT WITHIN THE  
EDWARDS AQUIFER RECHARGE ZONE

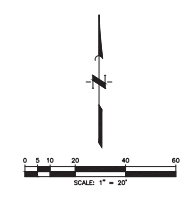
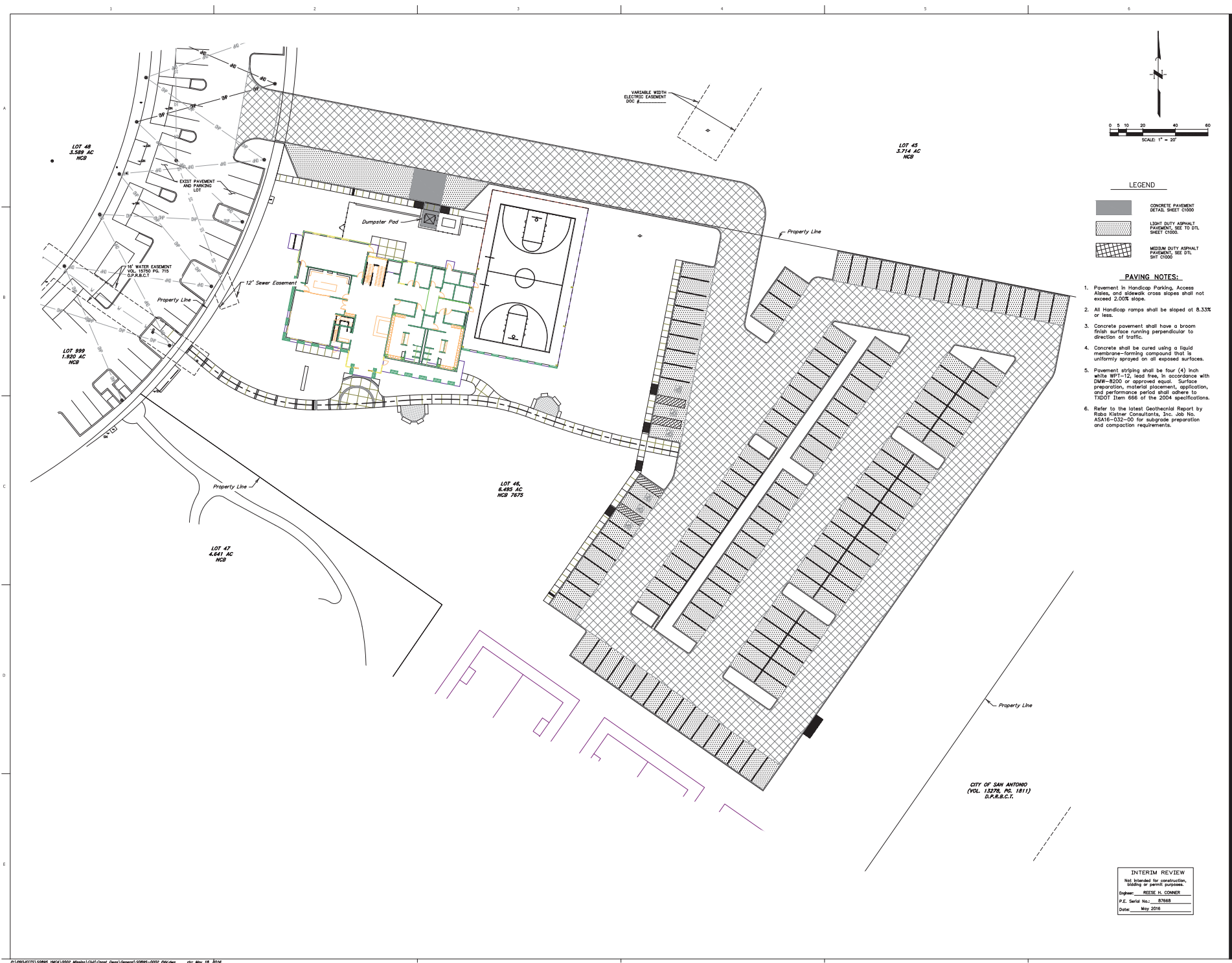








INTERIM REVIEW  
Not intended for construction,  
bidding or permit purposes.  
Engineer: RENE W. CONNER  
P.E. Serial No.: 87988  
Date: May 2016



LEGEND	
	CONCRETE PAVEMENT DETAIL SHEET C1000
	LIGHT DUTY ASPHALT PAVEMENT, SEE DTL SHEET C1000.
	MEDIUM DUTY ASPHALT PAVEMENT, SEE DTL SHEET C1000.

- PAVING NOTES:**
1. Pavement in Handicap Parking, Access Aleses, and sidewalk cross slopes shall not exceed 2.00% slope.
  2. All Handicap ramps shall be sloped at 8.33% or less.
  3. Concrete pavement shall have a broom finish surface running perpendicular to direction of traffic.
  4. Concrete shall be cured using a liquid membrane-forming compound that is uniformly sprayed on all exposed surfaces.
  5. Pavement striping shall be four (4) inch white WPT-12, lead free, in accordance with DMW-8200 or approved equal. Surface preparation, material placement, application, and performance period shall adhere to TxDOT Item 666 of the 2004 specifications.
  6. Refer to the latest Geotechnical Report by Robb Klatner Consultants, Inc. Job No. ASA16-032-00 for subgrade preparation and compaction requirements.

CITY OF SAN ANTONIO  
(VOL. 13276, PS. 1811)  
D.P.A.B.C.T.

INTERIM REVIEW	
Not intended for construction, bidding or permit purposes.	
Engineer:	RENE M. CONNER
P.E. Serial No.:	87068
Date:	May 18, 2016

ARCHITECTURE 210 223 9492 F 210 223 2582 F  
700 N. ST. MARY'S SUITE 1400 SAN ANTONIO, TX 78205

90% CD  
REVIEW SET

NOT FOR REGULATION APPROVAL,  
PERMITTING OR CONSTRUCTION

May 18, 2016

JONES CARTER  
4000 Eastman Road, Suite 200, San Antonio, Texas 78217-0001

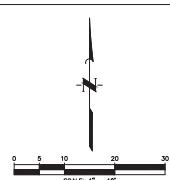
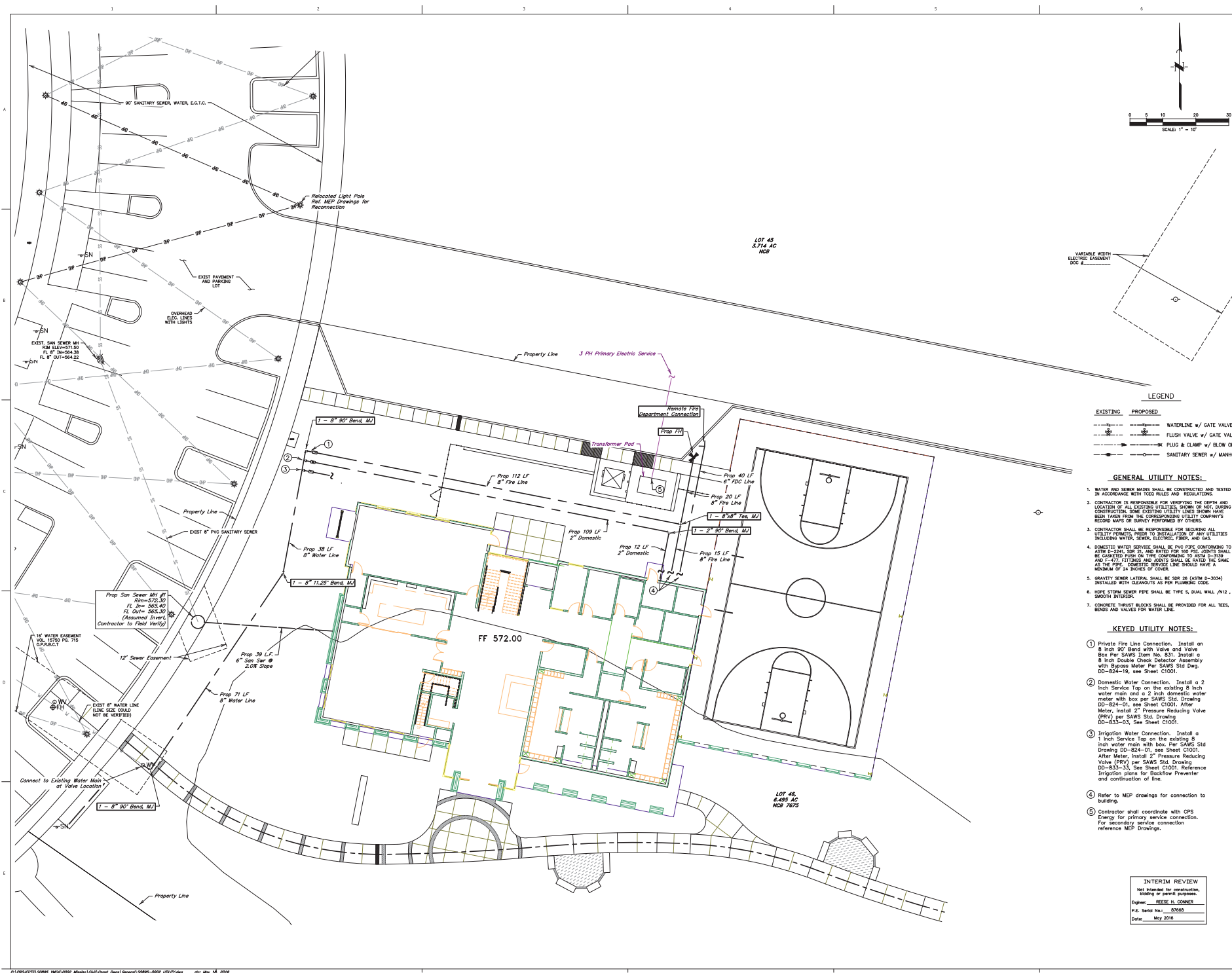
MISSION FAMILY YMCA  
MISSION PLAZA DRIVE

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Drawn: CBA/RTC  
Checked: RTC/CMC  
Date: May 18, 2016  
PROJECT No. 14008  
Revisions:

SHEET TITLE  
SITE PAVING PLAN

SHEET NO.  
C500  
5 OF 16



VARIABLE WIDTH  
ELECTRIC CABLE  
DOC #

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE

GENERAL UTILITY NOTES:

1. WATER AND SEWER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TCEC RULES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES, SHOWN OR NOT, DURING CONSTRUCTION. SOME EXISTING UTILITY LINES SHOWN HAVE BEEN TAKEN FROM THE CORRESPONDING UTILITY COMPANY'S RECORD MAPS OR SURVEY PERFORMED BY OTHERS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL UTILITY PERMITS PRIOR TO INSTALLATION OF ANY UTILITIES INCLUDING WATER, SEWER, ELECTRIC, FIBER, AND GAS.
4. DOMESTIC WATER SERVICE SHALL BE PVC PIPE CONFORMING TO ASTM D-2466, 1/2\"/>
5. GRAVITY SEWER LATERAL SHALL BE 12\"/>
6. HOPE STORM SEWER PIPE SHALL BE TYPE S, DUAL WALL /N12 / SMOOTH INTERIOR.
7. CONCRETE THURST BLOCKS SHALL BE PROVIDED FOR ALL TEES, BENDS AND VALVES FOR WATER LINE.

KEYED UTILITY NOTES:

- ① Private Fire Line Connection. Install on 8 inch 90° Bend with Valve and Valve Box Per SAWS Item No. 831. Install a 8 inch Double Check Detector Assembly with Bypass Meter Per SAWS Std. Dwg. DD-824-19, see Sheet C1001.
- ② Domestic Water Connection. Install a 2 inch Service Tap on the existing 8 inch water main and a 2 inch domestic water meter with box per SAWS Std. Drawing DD-824-01, see Sheet C1001. After Meter, install 2\"/>
- ③ Irrigation Water Connection. Install a 1 inch Service Tap on the existing 8 inch water main with box Per SAWS Std. Drawing DD-824-01, see Sheet C1001. After Meter, install 2\"/>
- ④ Refer to MEP drawings for connection to building.
- ⑤ Contractor shall coordinate with CPS Energy for primary service connection. For secondary service connection reference MEP Drawings.

INTERIM REVIEW	
Not intended for construction, bidding or permit purposes.	
By:	RENE K. CHAMBER
P.E. Seal No.:	87668
Date:	May 2016

90% CD  
REVIEW SET

NOT FOR REGULATION APPROVAL.  
PERMITTING OR CONSTRUCTION

May 18, 2016

JONES CARTER

Professional Engineer  
Texas Board of Professional Engineers Registration No. 4,489  
4000 South Loop West, Suite 200, Fort Worth, Texas 76107-1000

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Drawn: CBA/RTG  
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Date: May 18, 2016  
PROJECT No. 14008  
Revisions:

SHEET TITLE

SITE UTILITY

SHEET NO.

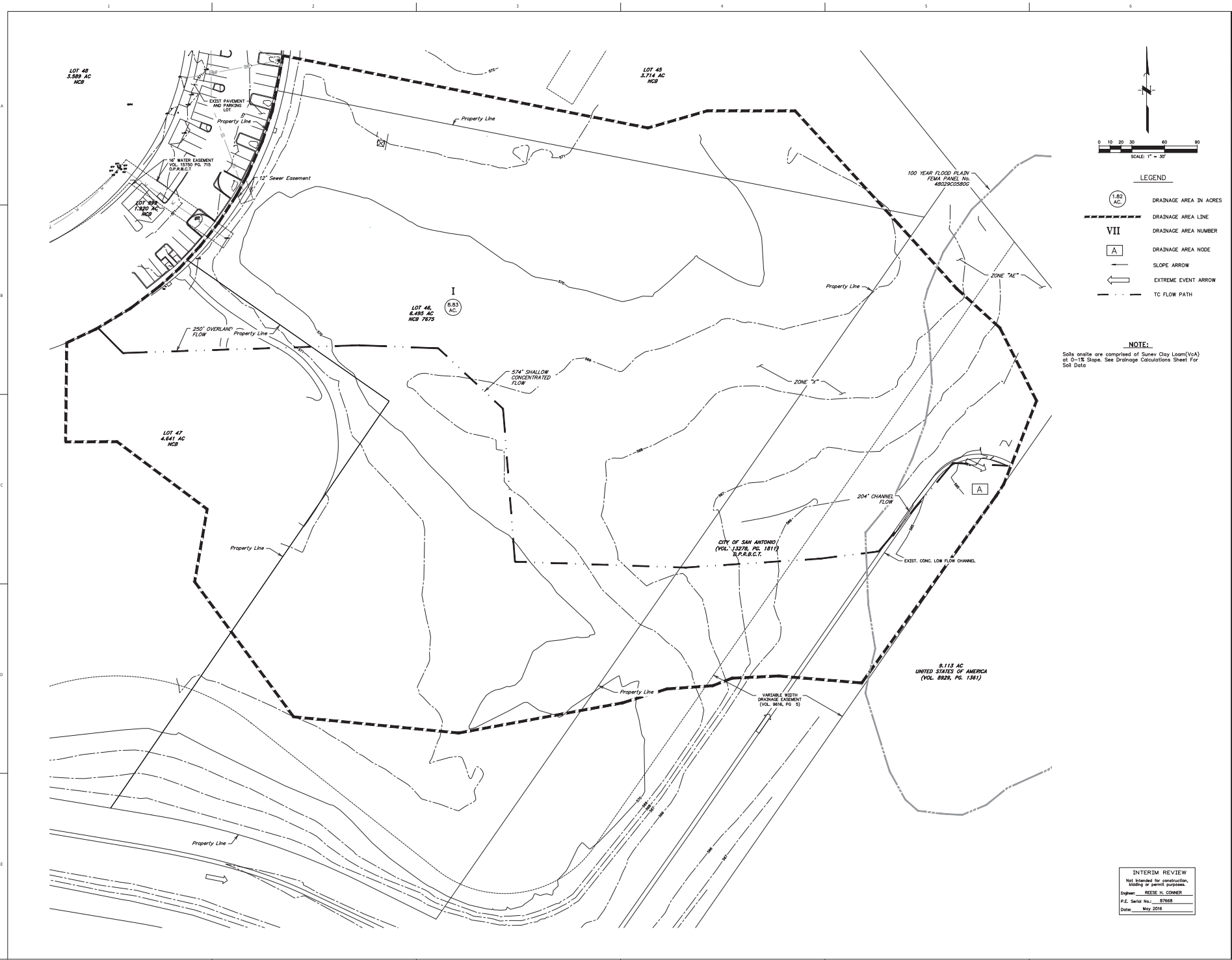
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6 OF 16



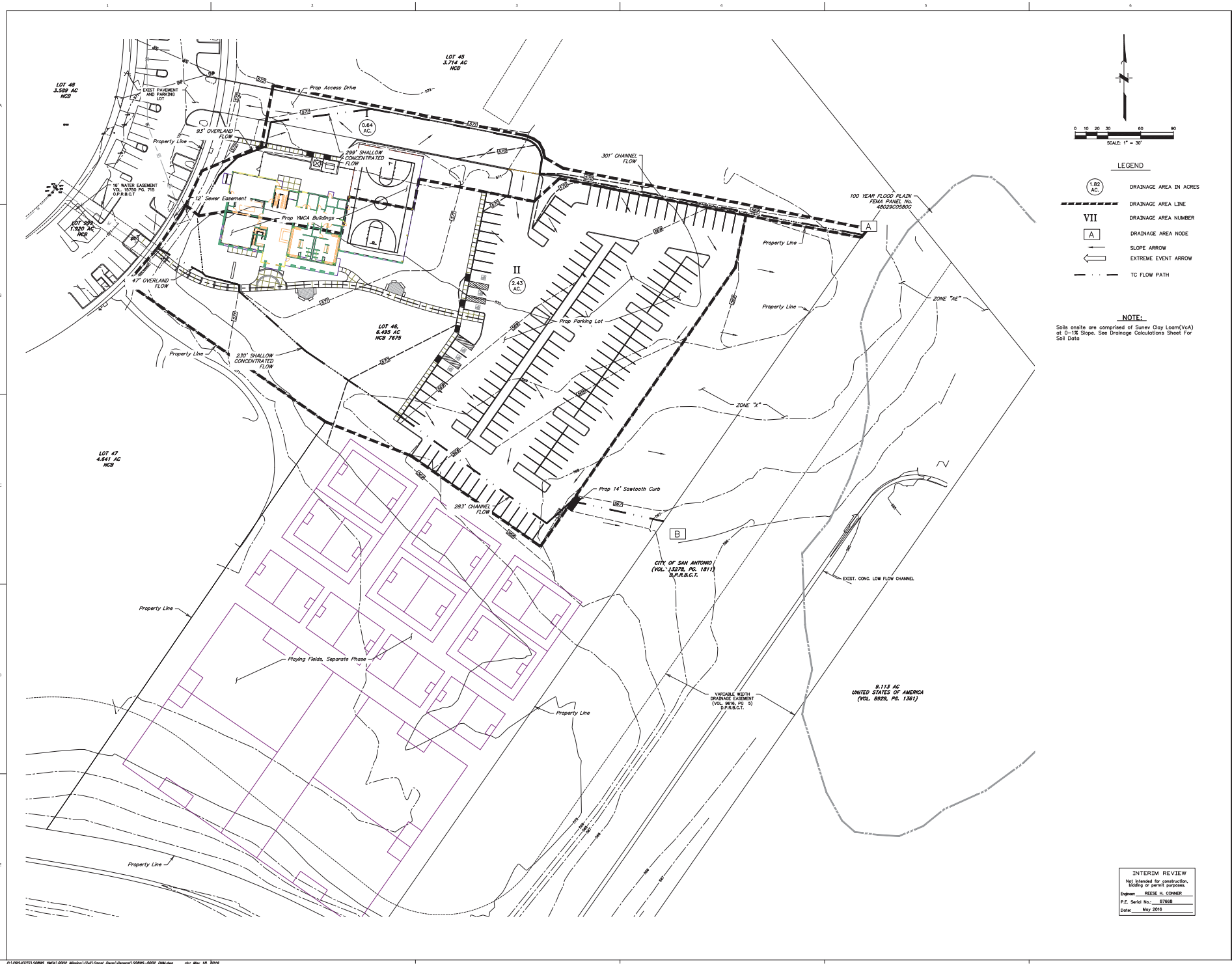






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Overland Flow				Shallow Concentrated Flow				Channel Flow			Total T <sub>c</sub>	
n	Length (ft)	Slope (ft/ft)	T <sub>s</sub> (min)	Paved? (Y or N)	Slope (ft/ft)	Velocity (ft/s)	Length (ft)	T <sub>s</sub> (min)	Length (ft)	Velocity (ft/s)	T <sub>s</sub> (min)	T <sub>c</sub> (min)
430	250	0.002	30.8	N	0.005	1.7	578	8.8	304.0	6.0	0.6	29

Computation Node	Contributing Area	Total Area (acres)	% (min)	Cr	k (in/hr)	k <sub>1</sub> (in/hr)	k <sub>2</sub> (in/hr)	Q <sub>1</sub> (sfh)	Q <sub>2</sub> (sfh)	Q <sub>3</sub> (sfh)
A	A)	0.83	29	0.68	3.868	3.089	0.250	73.2	10.6	37.5

Node	Condition	Type	Overland Flow				Shallow Concentrated Flow				Channel Flow				Total To
			n	Length [m]	Slope [m/m]	T <sub>1</sub> [min]	Paved? [Y/N]	Slope [m/m]	Velocity [m/s]	Length [m]	T <sub>1</sub> [min]	Length [m]	Velocity [m/s]	T <sub>1</sub> [min]	
A	Post-Dry	7	0.450	93	0.005	29.0	Y	0.004	1.2	799	3.9	301.0	4.0	1.1	29
B	Post-Dry	7	0.450	47	0.005	22.8	Y	0.007	1.3	230	2.8	283.0	4.0	1.1	32

Computation Node	Contributing Areas	Total Area (m <sup>2</sup> )	$\tau_c$ (min)	$C_r$	$\dot{h}_c$ (m/hr)	$\dot{h}_s$ (m/hr)	$\dot{h}_{ws}$ (m/hr)	$Q_c$ (t/h)	$Q_{cs}$ (t/h)	$Q_{ws}$ (t/h)
A	1	0.64	25	0.83	4.275	3.672	7.333	7.3	8.1	3.9
B	2	2.63	22	0.85	8.400	11.200	13.542	17.4	22.9	28.6

Node	Condition	Type	Overland Flow			Shallow Concentrated Flow					Channel Flow			Total S <sub>c</sub>	
			n	Length [ft/m]	Slope [ft/m]	T <sub>1</sub> [min]	Flow [ft <sup>3</sup> /s]	Slope [ft/m]	Velocity [ft/s]	Length [ft/m]	T <sub>1</sub> [min]	Length [ft/m]	Velocity [ft/s]		T <sub>1</sub> [min]
8	101-Ord	7	0.410	34	0.003	27.0	0	0.003	1.4	238	2.0	377.0	4.5	1.6	29
9	101-Ord	7	0.410	44	0.003	28.0	0	0.003	1.3	258	2.0	394.0	4.5	1.7	32

Computation Node	Contributing Area	Total Area (acres)	Ts (min)	Cr	h (in/hr)	h <sub>1</sub> (in/hr)	h <sub>2</sub> (in/hr)	Q <sub>1</sub> (cfs)	Q <sub>2</sub> (cfs)	Q <sub>ave</sub> (cfs)
A	I	0.64	25	0.85	4.275	5.927	7.333	3.8	3.3	3.9

[illegible]

	SF	SY	AC
<b>Impervious Areas</b>			
Buildings	15,000	3,556	0.321
Paving Lot and Driveway	66,561	7,438	1.137
Sidewalks and Expansion	23,418	2,652	0.538
Future Parking Lot Faison	30,573	3,397	0.702
<b>Total Impervious Area (Prop)</b>	<b>104,729</b>	<b>11,997</b>	<b>2.296</b>
<b>Total Impervious Area (Ultimate)</b>	<b>134,964</b>	<b>14,994</b>	<b>3.080</b>
<b>Permeous Areas</b>			
Green Space/Play Fields	147,973	16,441	3.397
<b>Total Project Area</b>			
<b>Total Project Area (Impervious + Permeous)</b>	<b>282,291</b>	<b>32,435</b>	<b>6.693</b>
Impervious Areas Not Captured by BMP's	26,136	2,504	0.600
Impervious Areas Captured by BMP's	78,737	8,693	1.796
Impervious Area Captured by BMP's (Ultimate)	108,810	12,090	2.498
Impervious Area Captured to BMP's to Total Impervious Area (Ratio)	0.81		
Impervious Area Captured to BMP's to Total Impervious Area (Ratio)	0.81		

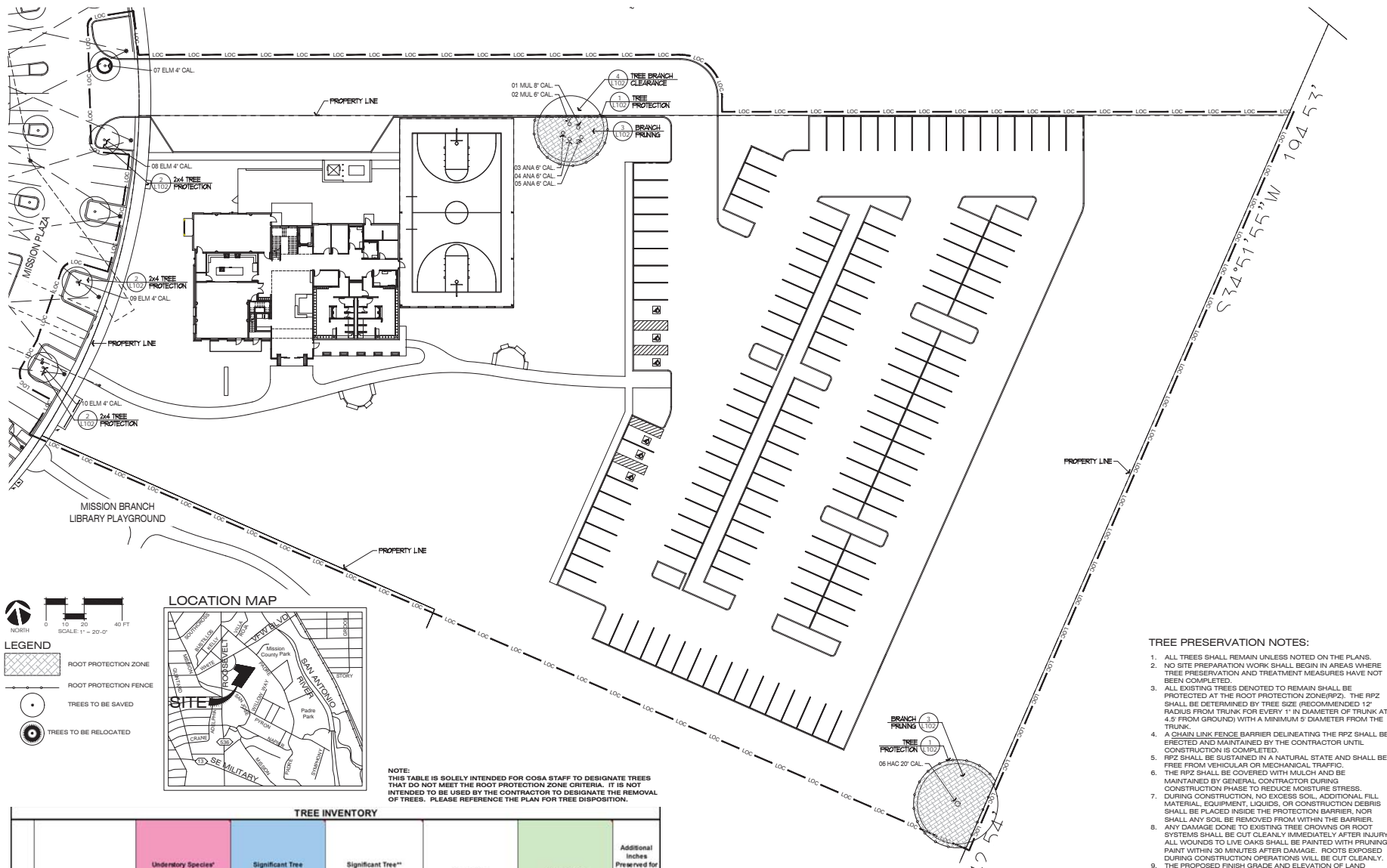












#### TREE RELOCATION NOTES

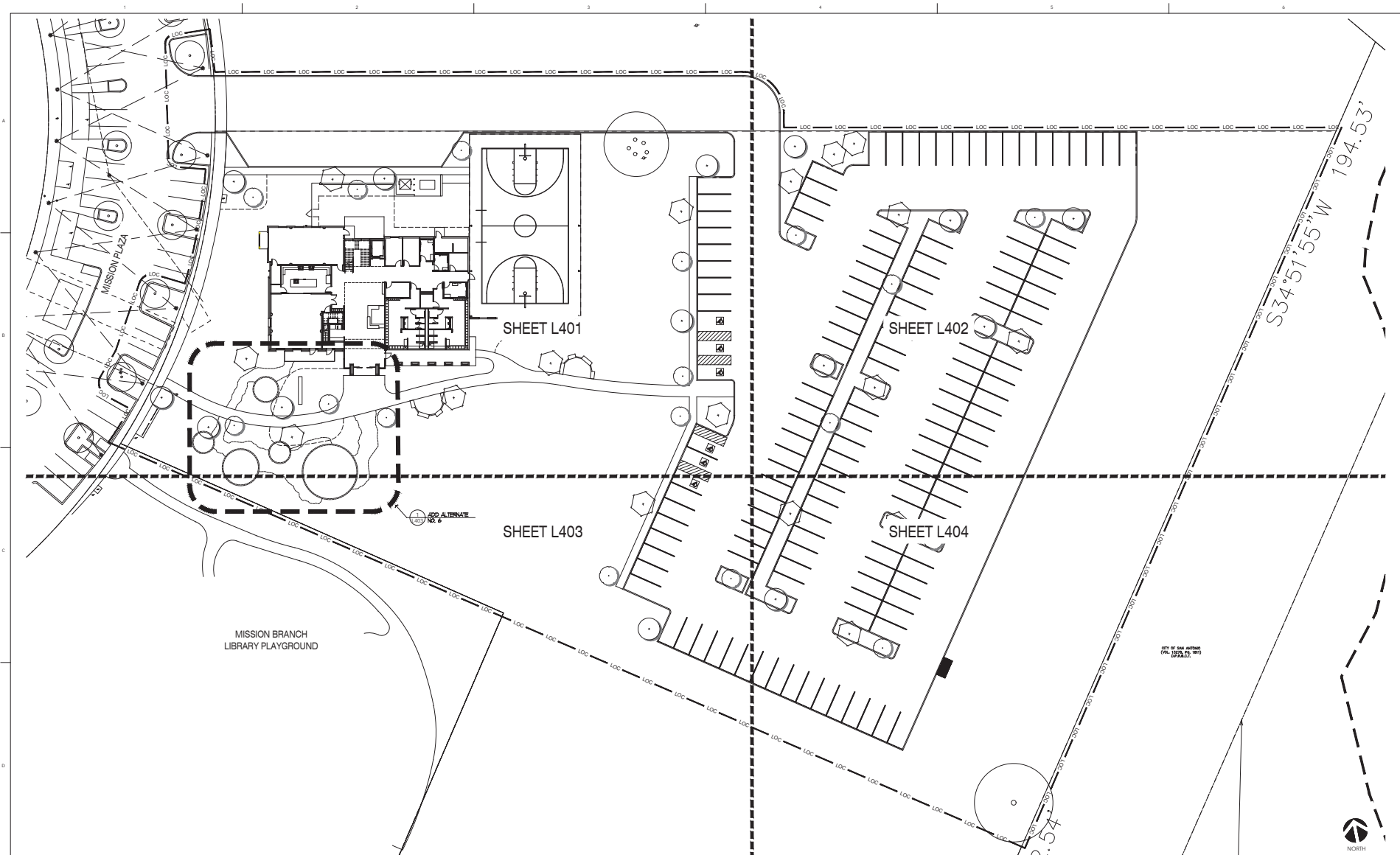
- PRIOR TO DIGGING TREES, EXCAVATE NEW PLANTING PITS WITH VERTICAL SIDES AND SLIGHTLY RAISED CENTERS. LOOSEN SUBSOIL IN BOTTOM. REFER TO TREE PLANTING NOTES IN SPECIFICATIONS.
- USE SOIL EXCAVATED FROM NEW TREE LOCATIONS TO REFILL HOLES CREATED BY TREES BEING LOCATED. FILL HOLE WITH SOIL AND COMPACT TO MATCH SURROUNDING GRADE. COORDINATE BACKFILL MATERIAL WITH GEOTECH ENGINEER PRIOR TO PLACEMENT.
- PRIOR TO DIGGING, TRIM TREES SELECTIVELY, ON ADVICE OF ARBORIST. MOISTEN BALL AREA THOROUGHLY AT LEAST TWO DAYS BEFORE DIGGING, WITH APPROXIMATELY 20 GALLONS OF ROOT STIMULATOR MIXTURE AT SPECIFIED RATIO IN POTABLE WATER. SPRAY TREE WITH ANTI-TRANSPIRANT.
- CUT BALL TO A DEPTH SUFFICIENT TO CONTAIN MAJOR ROOT STRUCTURE. THE DIAMETER OF THE ROOT BALL SHALL BE THE SAME AS THE ROOT PROTECTION ZONE (1 FOOT DIAMETER PER CALIPER INCH) TO A MAXIMUM WIDTH OF 8 FEET. CUT EXPOSED ROOTS WITH CLIPPERS. BURLAP AND WIRE BALLS TIGHTLY. SECURE BALLS WITH A STRAPPING SYSTEM THAT SUPPORTS THE BALL AND UTILIZES A MINIMUM OF FOUR STRAPS. CONNECT CRANE CABLE LOCK TO STRAP LIFT ON BALL (NOT TREE TRUNK). PAD VULNERABLE UNPROTECTED TRUNK AREAS. PROTECT BALL FROM CRACKING OR BREAKING APART.
- LIFT TREE, MAINTAINING IT IN A VERTICAL POSITION, AND SET IT ONTO FLAT BED TRAILER. KEEP ROOT BALL MOIST. DO NOT LIFT TREE BY STRAPS WRAPPED AROUND THE TREE TRUNK.
- IF PLANTING IS DELAYED MORE THAN SIX HOURS FROM TIME OF DIGGING, SET BALLED AND BURLAP STOCK ON THE GROUND, HEEL THEM IN, AND BACKFILL AND COVER THE ROOT BALLS WITH MULCH; WATER AS NECESSARY TO PREVENT ROOT BALL FROM DRYING 14 OUT.
- TO PLANT TREES, SET THE ROOT BALL ON LAYER OF COMPACTED PLANTING SOIL MIX, PLUMB AND IN CENTER OF PIT WITH TOP OF BALL AT ELEVATION SPECIFIED IN THE PLANS. LOOSEN BURLAP AT BASE OF TRUNK. WHEN SET, PLACE PLANTING SOIL MIX AROUND BASE AND SIDES OF BALL, WORKING EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FILLED, WATER THOROUGHLY UNTIL NO MORE WATER IS ABSORBED. COMPLETE PLACEMENT OF BACKFILL.
- DISH TOP OF BACKFILL WITH 4-INCH TALL RING, 6 FEET IN DIAMETER. MULCH TO DEPTH OF 3 INCHES INSIDE RING. INJECT ROOT STIMULATOR INTO THE BALL AND APPLY TO TRANSITION ZONE AT BALL'S EDGE. REMOVE BROKEN LIMBS AND PAINT SCARS. GUY AND STAKE ONLY IF REQUIRED TO MAINTAIN TREE IN PROPER ALIGNMENT.
- DO NOT LEAVE OPEN EXCAVATED TREE HOLES OVERNIGHT WITHOUT COVER OR APPROPRIATE BARRICADES.

#### TREE PRESERVATION NOTES:

- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED.
- ALL EXISTING TREES DENOTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12' RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- A CHAIN LINK FENCE BARRIER DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.
- THE RPZ SHALL BE COVERED WITH MULCH AND BE MAINTAINED BY GENERAL CONTRACTOR DURING CONSTRUCTION PHASE TO REDUCE MOISTURE STRESS.
- DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.
- THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
- WHERE TREES HAVE BEEN REMOVED FROM CAMPUS IRRIGATION, GENERAL CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER ONE WEEK DURING THE DURATION OF CONSTRUCTION, COORDINATE W/ L.A. FOR AMOUNT OF WATER TO BE APPLIED.
- NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER UDC 35-523 (J) MITIGATION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEEDED ON THE PROJECT.
- ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.





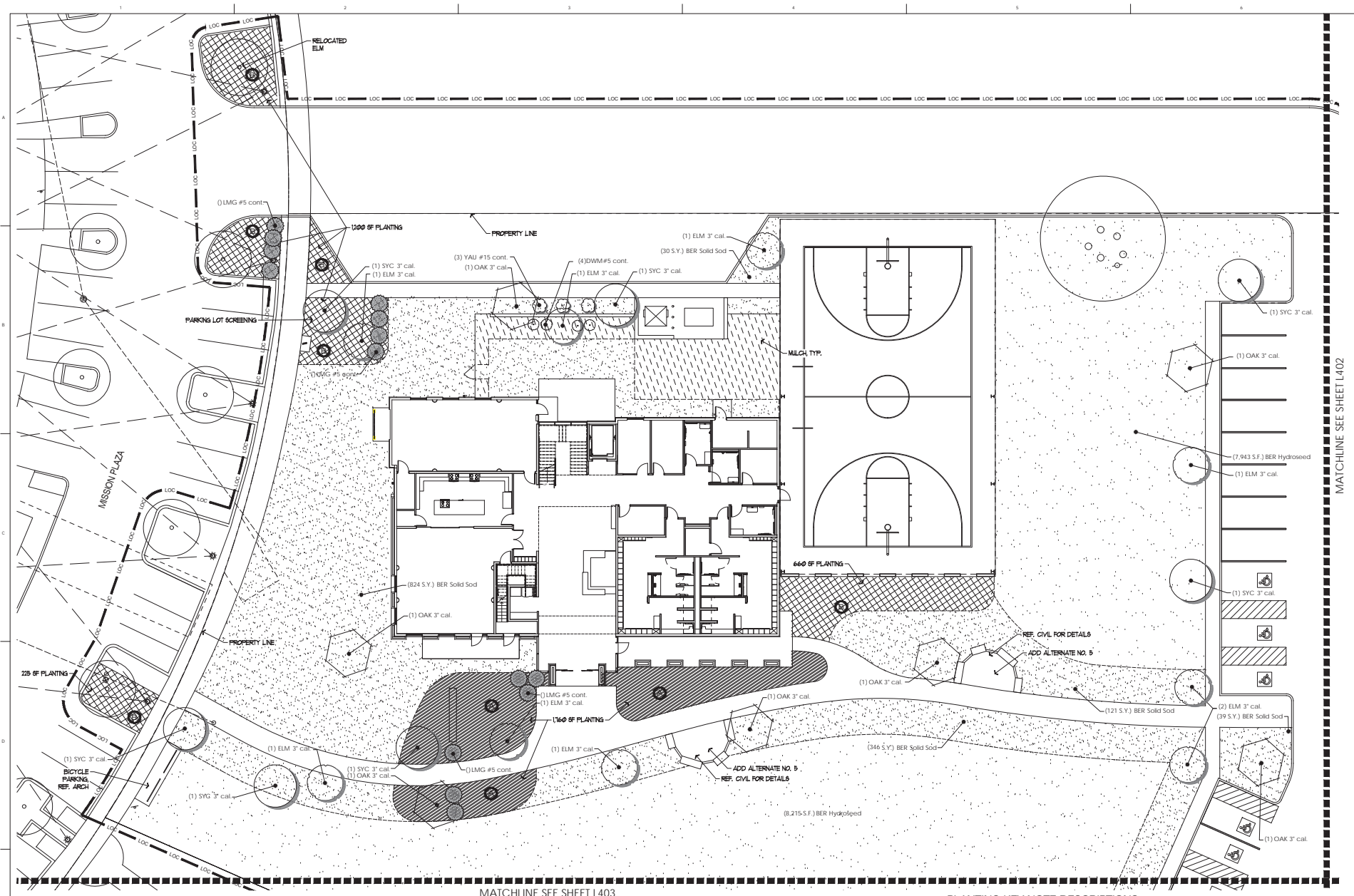


#### Landscape Ordinance Plants:

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
17	SLM	EA	Oscar Elm	Ulmus crassifolia	3" cal	8	3		Full canopy, symmetrical growth
17	QAM	EA	Live Oak	Quercus agrifolia	3" cal	8-10	4		Full canopy, symmetrical growth
14	BYO	EA	Mexican Sycamore	Platanus mexicana	3" cal	12	4		Strong central leader, symmetrical growth
3	MFL	EA	Mountain Laurel	Laurel laevis	24" box	5	3		Full canopy, symmetrical growth
Note: Container trees are acceptable at the discretion of the landscape architect. If container size/caliper ratio does not meet approved industry standards, the tree will not be accepted.									
<b>GROUNDCOVERS, SHRUBS AND PERENNIALS</b>									
100	CSL	BER	Common Bermuda Grass	Cynodon dactylon					Hydroseed
1,658	BER	QY	Common Bermuda Grass	Cynodon dactylon					Solid Sod
	SNM	EA	Dwarf Wax Myrtle	Adiantum punctatum	#5 cont.	2.5	2	4	
	LMG	EA	Liriodendron Mundy Grass	Liriodendron mundy	#1 cont.	2	Full	5	Full and symmetrical, available from Mountain States
	YAU	EA	Prize of Houston Yucca	Yucca elata	#15 cont.	48"	24"	60"	Full and symmetrical

#### Landscape Notes:

1. MAINTAIN A 1' CLEAR AREA AT THE BASE OF EACH TREE TO ALLOW OXYGEN EXCHANGE. INSTALL NATIVE BARK MULCH WHERE NOTED. IT SHALL BE DOUBLE SHREDDED HARDWOOD AND INSTALLED TO A DEPTH OF 4" AS COMPLIANT WITH COSA STANDARDS. GRAVEL BLENDS AND PROPORTIONS SHALL BE 70% 2-4" HICKORY CREEK AND 30% 4-12" BLANCO. PROVIDE SAMPLE OF EACH FOR REVIEW.
2. ALL BACKFILL FOR PLANTING AREAS SHALL BE A SOIL MIX WITH THE FOLLOWING COMPONENTS:  
1/3 CUBIC YARD TOPSOIL  
1/3 CUBIC YARD COMPOSTED MANURE  
1/3 CUBIC YARD SAND  
1 1/2 POUNDS SULFUR  
1/2 POUND GENERAL ALL-PURPOSE FERTILIZER  
(\*MIXED SOIL WITH COMPOST AVAILABLE FROM NEW EARTH IS AN ACCEPTABLE SUBSTITUTION FOR THE MIX LISTED ABOVE. FERTILIZER IS STILL REQUIRED.) SUBMIT SAMPLE FOR REVIEW.
3. ALL PLANTING AREAS SHALL BE EXCAVATED TO 12" BELOW FINISH GRADE ELEVATIONS. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" OF SOIL MIX AND 4" OF MULCH. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. ALL TURF AREAS SHALL BE EXCAVATED TO A DEPTH OF 4" BELOW FINISH GRADE ELEVATIONS. ALL TURF AREAS SHALL RECEIVE 4" OF MIXED SOIL WITH COMPOST, PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION).
6. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERIES, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
7. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER.
8. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL. PRIOR TO INSTALLATION.
9. MODIFY EXISTING IRRIGATION TO ACCOMMODATE NEW PLANT AND HARDSCAPE LAYOUT.



MATCHLINE SEE SHEET L403

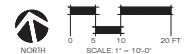
MATCHLINE SEE SHEET L402

#### LEGEND

- (A) PLANTING AREAS
- (B) PLANTING AREAS
- (C) PLANTING AREAS
- LIMIT OF CONTRACT
- LOC
- LOC

#### PLANTING KEY NOTE DESCRIPTIONS:

1. Planting Area A - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (9) #5 container shrubs
  - (30) #1 container ground covers
2. Planting Area B - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (5) #3 container shrubs
  - (25) #1 container ground covers
3. Planting Area C - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (7) #3 container shrubs
  - (61) #1 container ground covers



## HARVEY E. NAJIM FAMILY YMCA

Mission Plaza Drive

90% CONSTRUCTION  
DOCUMENT'S COSA  
SUBMITTAL



**Marmon Mox**  
ARCHITECTURE 210.223.9492 F 210.223.2882 P  
700 N. 51st MAPLE SUITE 1600 SAN ANTONIO, TX 78205

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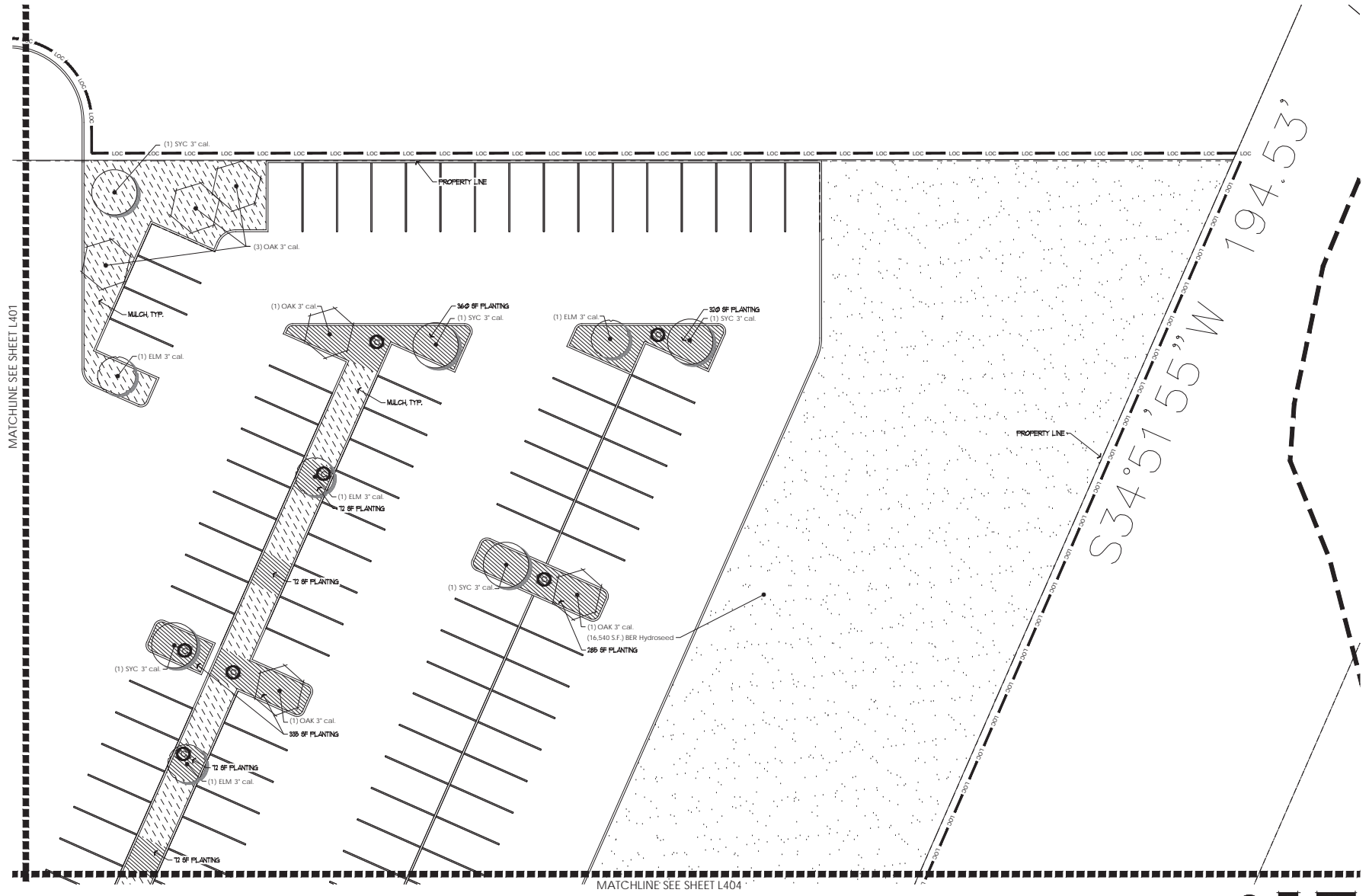
SHEET TITLE  
Planting  
Plan

SHEET NO.

L401

MAY 23, 2016





MATCHLINE SEE SHEET L401

MATCHLINE SEE SHEET L404

**LEGEND**

	<b>A</b> PLANTING AREAS
	<b>B</b> PLANTING AREAS
	<b>C</b> PLANTING AREAS
	LIMIT OF CONTRACT
	LOC
	LOC

**PLANTING KEY NOTE DESCRIPTIONS:**

- Planting Area A - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (9) #5 container shrubs
  - (30) #1 container ground covers
- Planting Area B - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (5) #3 container shrubs
  - (25) #1 container ground covers
- Planting Area C - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (7) #3 container shrubs
  - (61) #1 container ground covers

**NORTH**

SCALE: 1" = 10'-0"

0 10 20 FT

**HARVEY E. NAJIM**  
**FAMILY YMCA**  
 Mission Plaza Drive

**90% CONSTRUCTION DOCUMENTS COSA SUBMITTAL**  
 NOT FOR INSTALLATION  
 PREPARED BY: MARMON MOK  
 DATE: MAY 23, 2016



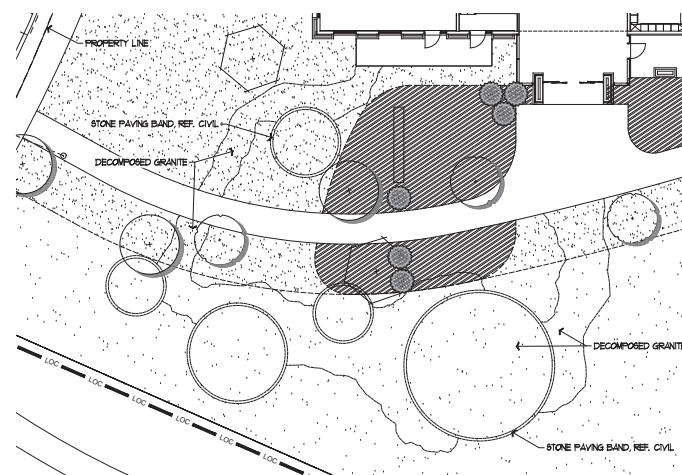
**Marmon Mok**  
 ARCHITECTURE 210-223-9492 F 210-223-2882 P  
 700 N. 51st MAPLE SUITE 1600 SAN ANTONIO, TX 78205

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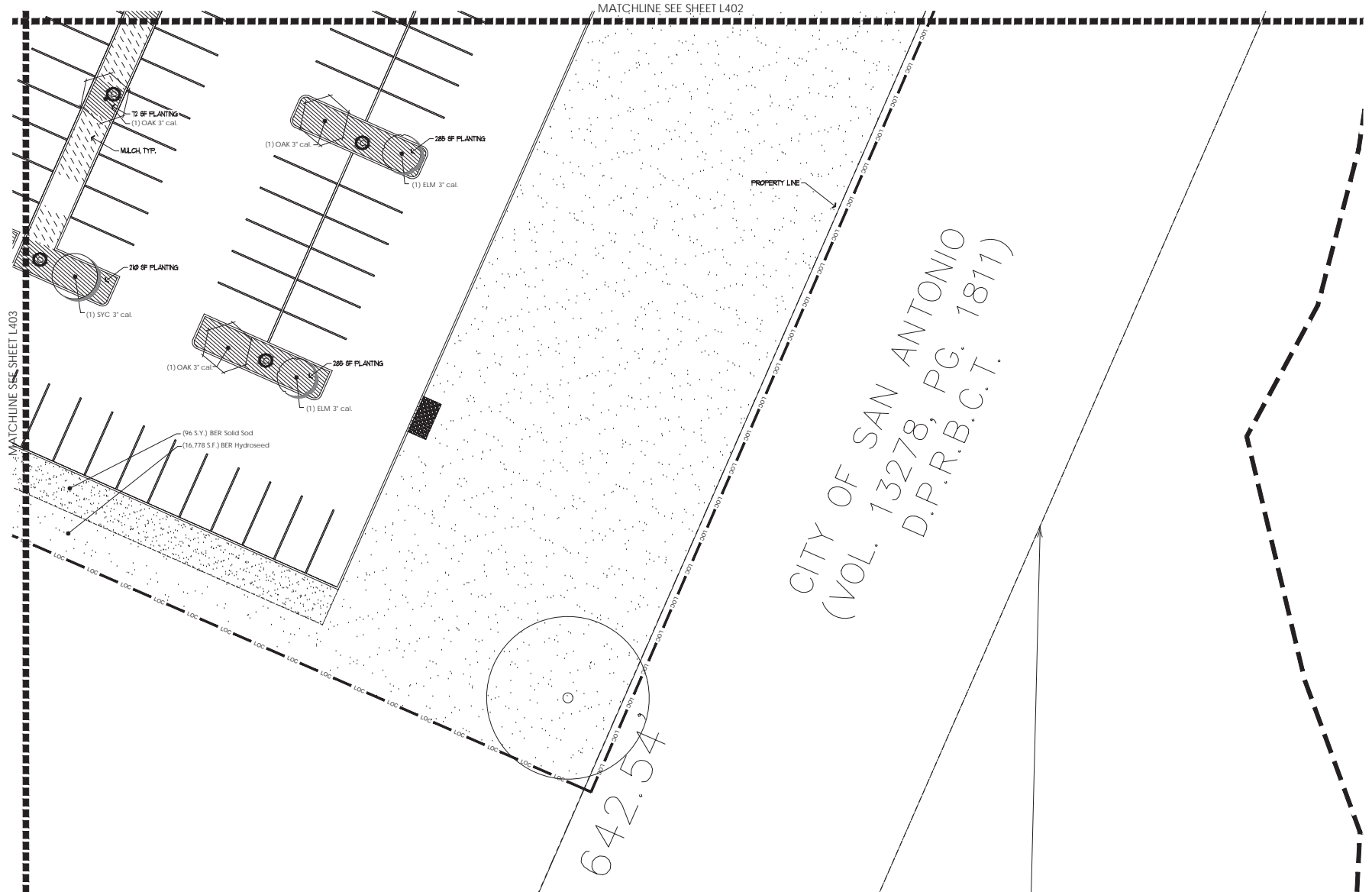
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 Checked: BE  
 Date: 06/23/2016  
 PROJECT No: 14011  
 Revisions:

SHEET TITLE: **Planting Plan**

SHEET NO.: **L402**







L403



CITY OF SAN ANTONIO  
(VOL. 13278, PG. 1811)  
D.P.R.B.C.T.

**LEGEND**

-  **A** PLANTING AREAS
-  **B** PLANTING AREAS
-  **C** PLANTING AREAS
-  **LOC** LIMIT OF CONTRACT

**PLANTING KEY NOTE DESCRIPTIONS:**

1. Planting Area A - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (9) #5 container shrubs
  - (30) #1 container ground covers
2. Planting Area B - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (1) #15 container shrubs
  - (5) #3 container shrubs
  - (25) #1 container ground covers
3. Planting Area C - Landscape Contractor shall provide and install planting mix OR compost as noted and mulch for the entire hatched area. Landscape Contractor shall provide and install the following plants based on container size per 100 sq ft:
  - (7) #3 container shrubs
  - (61) #1 container ground covers



**HARVEY E. NAJIM  
FAMILY YMCA**  
Mission Plaza Drive

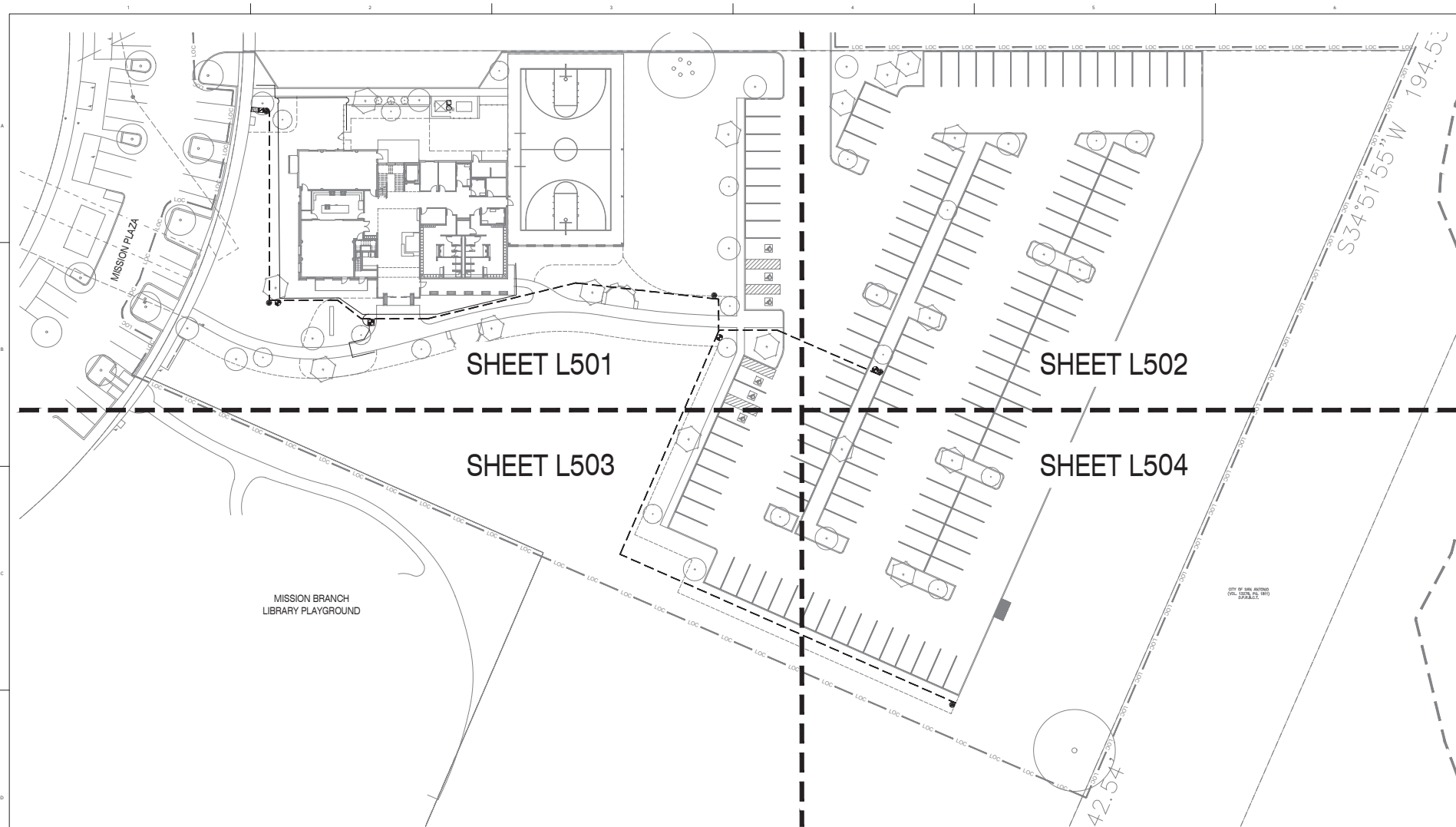


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ARCHITECTURE 210-223-9492 F 210-223-2882 P  
700 N. 51<sup>ST</sup> MAPY'S SUITE 1600 SAN ANTONIO, TX 78205

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PROJECT No. 14011  
Revisions

SHEET TITLE  
Planting  
Plan  
SHEET NO.  
**L404**



#### IRRIGATOR'S STATEMENT

This irrigation plan conforms to the irrigation design equipment standards set out in 35-510(f) and 35-511(c)(6) of the City of San Antonio Unified Development Code and also complies with the requirements of chapter 344, 344.72-344.77 of the Texas Administrative Code.

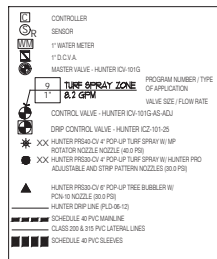
The irrigation system does not provide 100% coverage of the site, refer plans and/or specifications for areas to be covered. The drawings may be diagrammatic in nature for clarity. Some piping or components may be shown larger than scale or appear to be in landscape areas. The installer should take this into consideration and interpret the design to provide full coverage of the areas shown with all piping in sleeves, common trenches, at the back of curbs or in other planted areas. The installer is responsible for providing all work contained in the drawings, notes, specifications, and details. The installer is required by law to notify at least two (2) working days prior to any excavation one of the following:

- Lone Star 811 (800-669-8344)
- Texas 811 (800-344-8377)

The installer shall verify that static water supply pressure exceeds the design pressure by a minimum of 10%. If less, notify in writing this office, the owner, or owner's representative for a resolution. Installer shall hold harmless this office, the owner, or owner's representative for failure to make such notification prior to starting construction and thereby accepts all costs and obligations for system supply pressure corrections.

Stanley F. Albus, ASLA  
Licensed Irrigator #4058  
Rialto Studio, Inc., 2425 Broadway, Suite 105  
San Antonio, Texas 78215 210-628-1155

#### IRRIGATION SYMBOL LEGEND



#### FRICTION LOSS TABULATION

FRICTION LOSS	
ZONE 3 (TREE BUBBLER @ 17.0 GPM)	
1.0" WATER METER AND 1.0" SERVICE	2.7
1.0" DOUBLE CHECK VALVE ASSEMBLY	6.0
1.0" MASTER VALVE	3.0
1.25" MAINLINE (PVC SCH. 40 x 450')	8.1
ELEVATION LOSS (GAIN)	(.4)
1.0" STATION VALVE	3.0
LATERAL LINES (PVC CLASS 200 & 315)	2.4
HEAD	30.0
TOTAL DESIGN PRESSURE	54.8
TOTAL PRESSURE REQUIRED	60.3

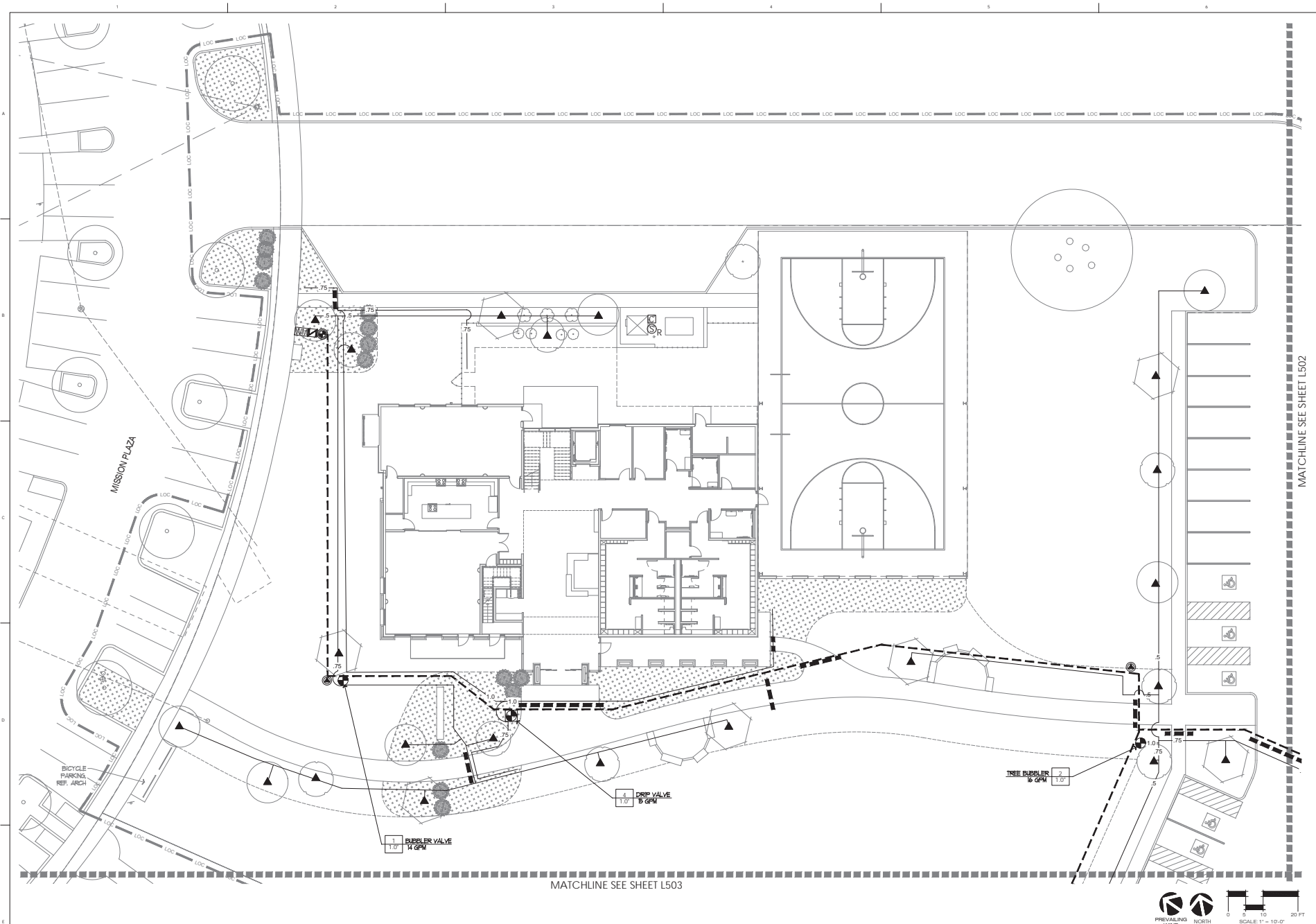
#### WATER SCHEDULE

ZONE PERFORMANCE DATA (RUN TIMES @ 80% E.T.)									
ZONE NO.	APPLICATION	VALVE SIZE	FLOW RATE	AVE. PREC. RATE	MINUTES FOR 1"	MINUTES FOR 1/2"	MINUTES FOR 1/4"	MINUTES FOR 1/8"	MINUTES FOR 1/16"
1	TREE BUBBLER	1"	14.0 GPM	1.500 IN/H	40	20			
2	TREE BUBBLER	1"	16.0 GPM	1.500 IN/H	40	20			
3	TREE BUBBLER	1"	17.0 GPM	1.500 IN/H	40	20			
4	SPRINKLER	1"	16.0 GPM	0.600 IN/H	60	30			
NOTE: This is intended to serve as a guide only. CONSUMER should					220	110			
evaluate actual water needs and schedule each zone to ensure					3 Hr	1 Hr	1 Hr		
proper plant growth and development.					40 Min	50 Min	12 Hr		

NOTE: This is intended to serve as a guide only. Controller should evaluate actual water needs and schedule each zone to ensure proper plant growth and development.

#### INSTALLATION NOTES

1. SYMBOLS DENOTE HEAD TYPE - NOZZLE IS CALLED OUT AT THE SYMBOL.
2. UNLABELED PIPE IS 5\"/>



**HARVEY E. NAJIM  
FAMILY YMCA**  
Mission Plaza Drive

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Revisions

SHEET TITLE  
Irrigation  
Plan

SHEET NO.

**L501**

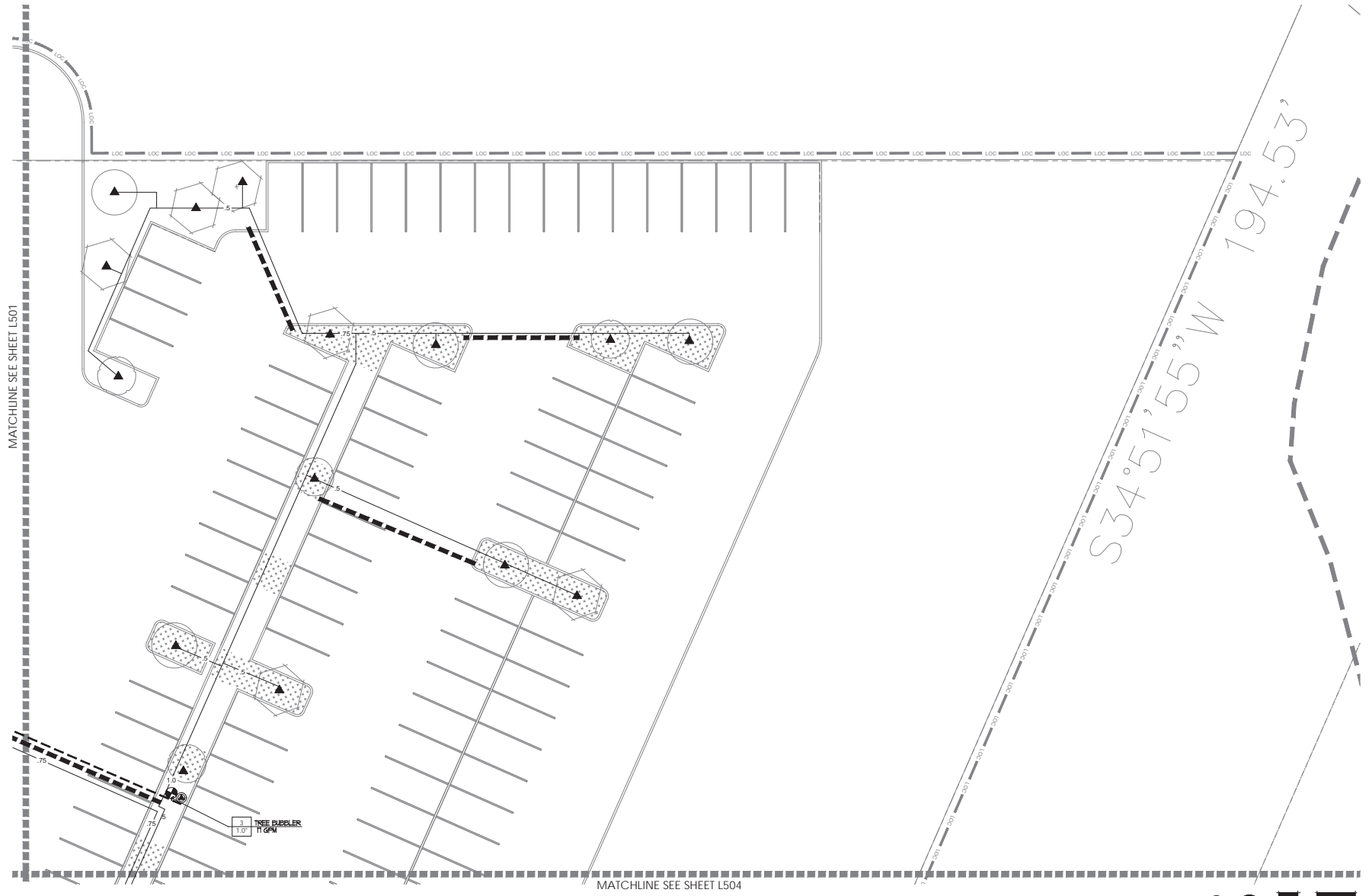


**PLAZA  
LANDSCAPE  
ARCHITECTURE**  
P.L.L.C.  
14011  
05/23/2018

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MATCHLINE SEE SHEET L501

MATCHLINE SEE SHEET L504



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SHEET TITLE:  
Irrigation  
Plan  
SHEET NO.:  
**L502**

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MAY 23, 2016



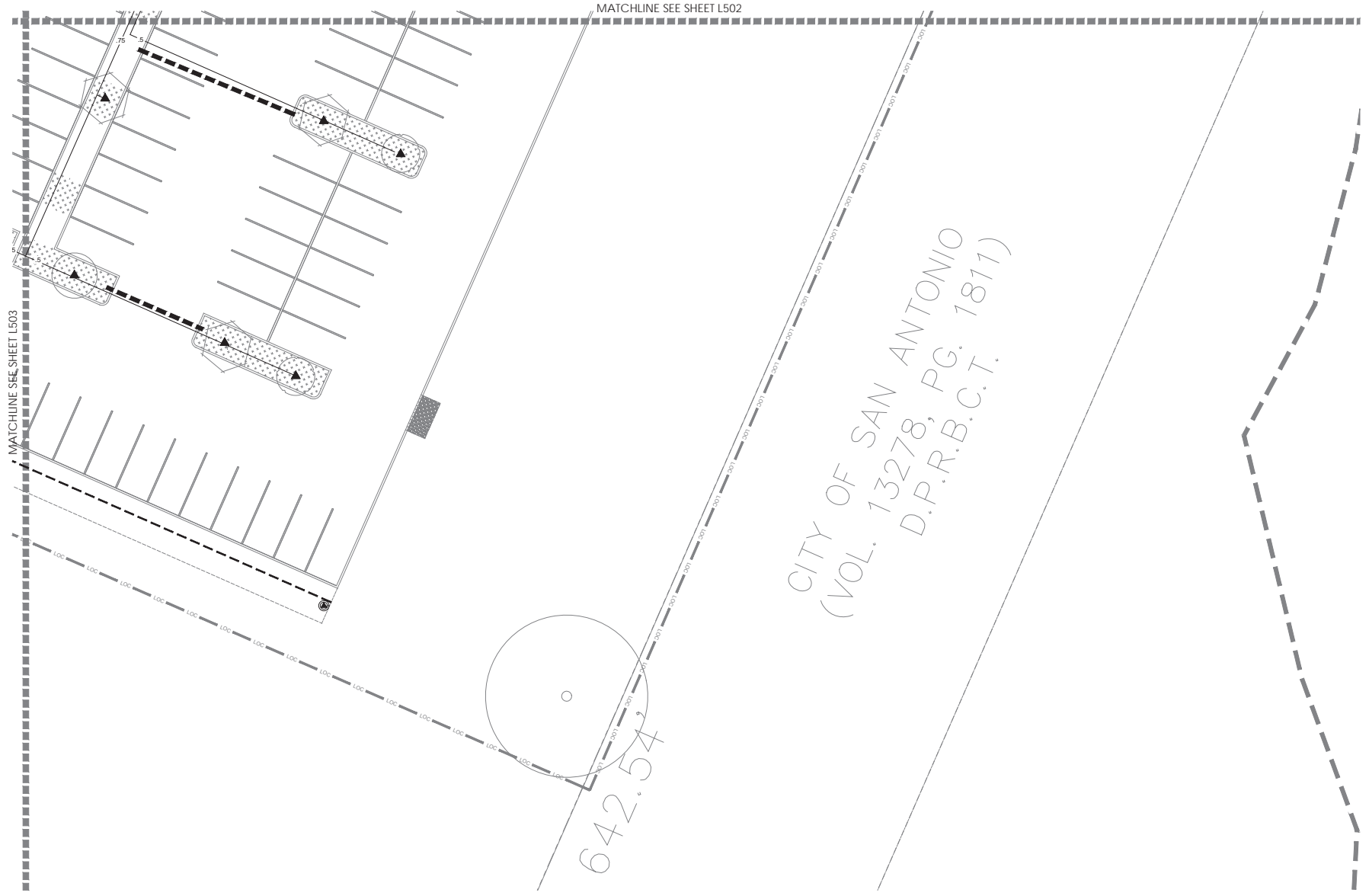
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1995-2016  
Irrigation  
Plan

SHEET NO.  
L503

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MATCHLINE SEE SHEET L503

MATCHLINE SEE SHEET L502

CITY OF SAN ANTONIO  
(VOL. 13278, PG. 1811)  
D.P.R.B.C.T.

642.54'



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FAMILY YMCA  
Mission Plaza Drive

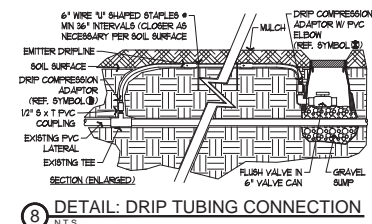
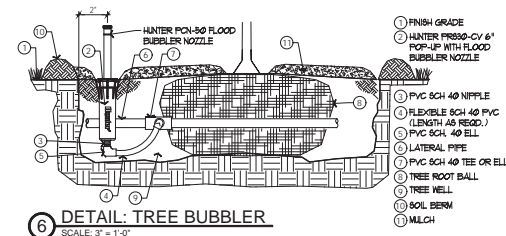
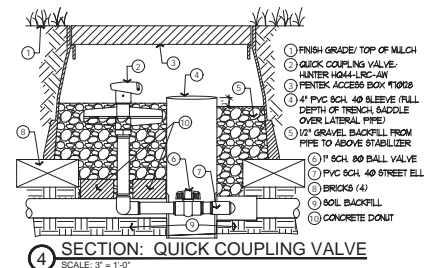
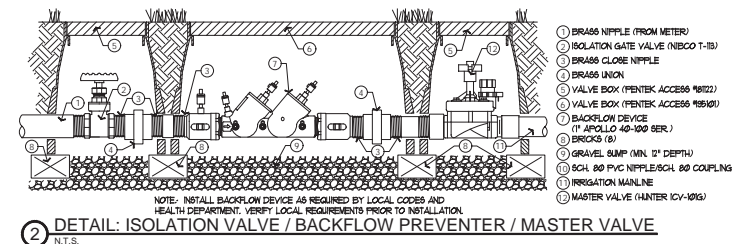


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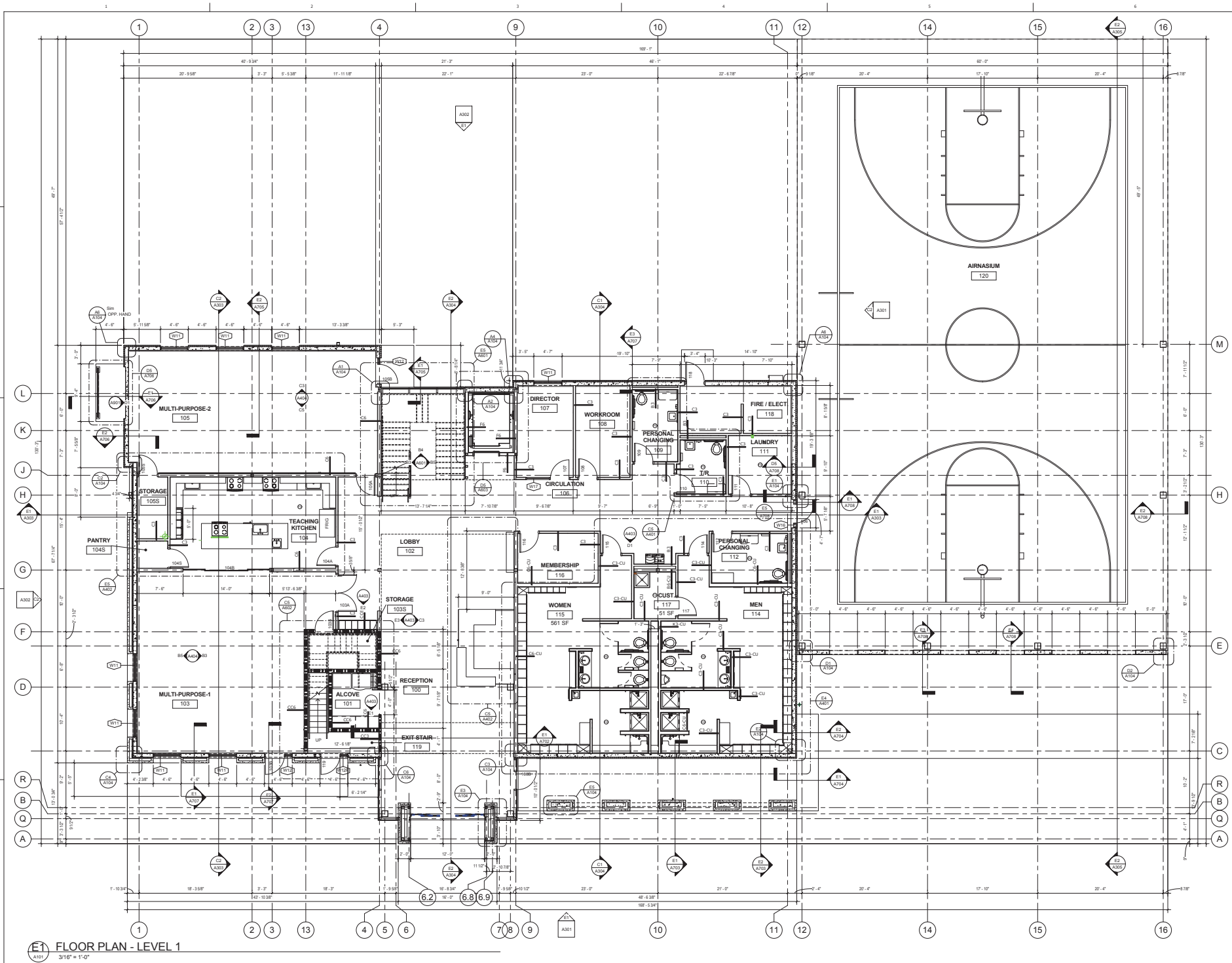
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Plan  
SHEET NO.  
L504









**E1 FLOOR PLAN - LEVEL 1**  
A101 3/16" = 1'-0"

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Mission Plaza Drive

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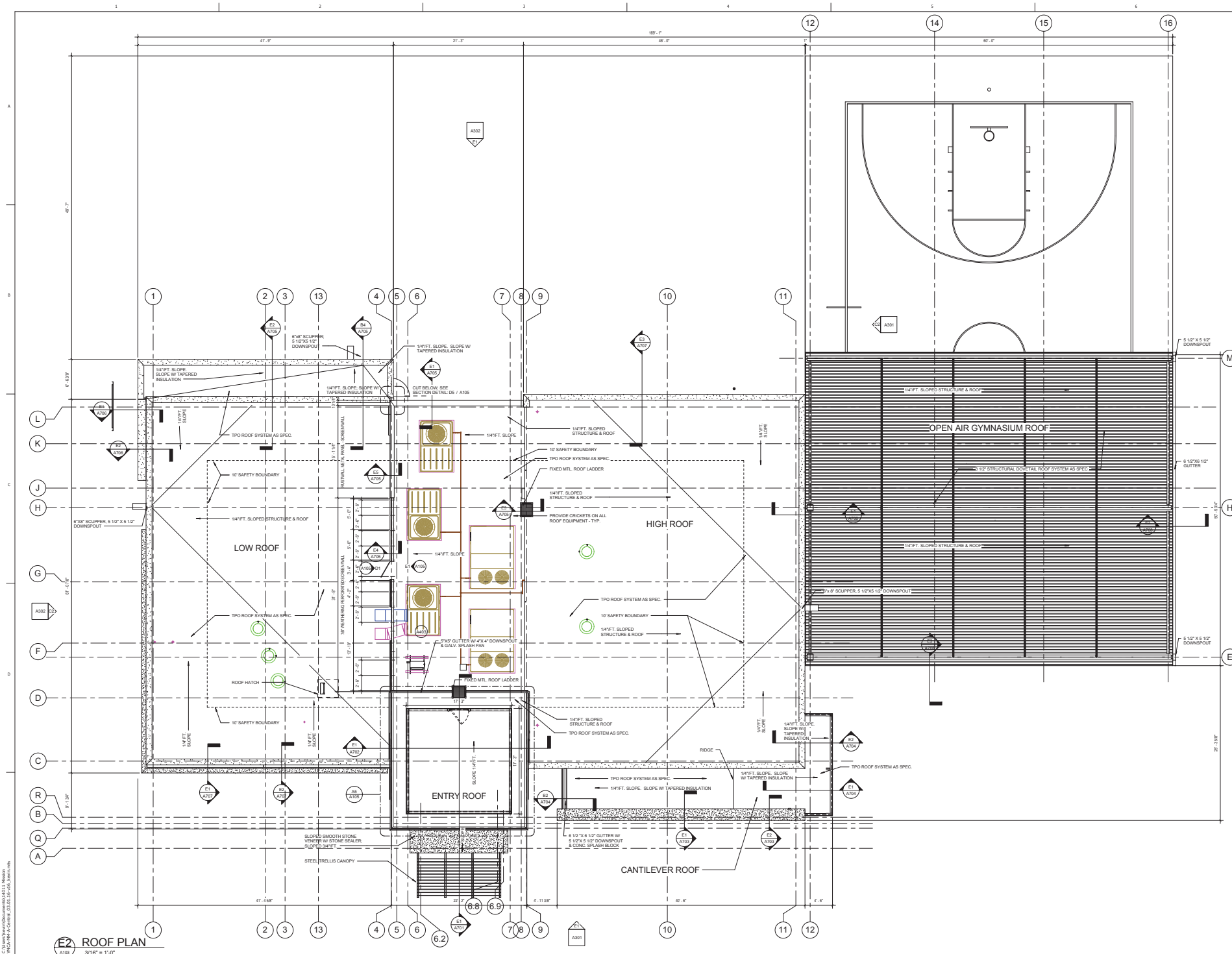
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700 N. ST. MARY'S SUITE 1600 SAN ANTONIO, TX 78205

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Revisions:

SHEET TITLE  
**LEVEL 1 FLOOR  
PLAN**

SHEET NO.  
**A101**





**E2 ROOF PLAN**  
3/16\"/>

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Date XXXXXX  
PROJECT No. 14011  
Revisions

SHEET TITLE  
ROOF PLAN

SHEET NO.  
**A103**

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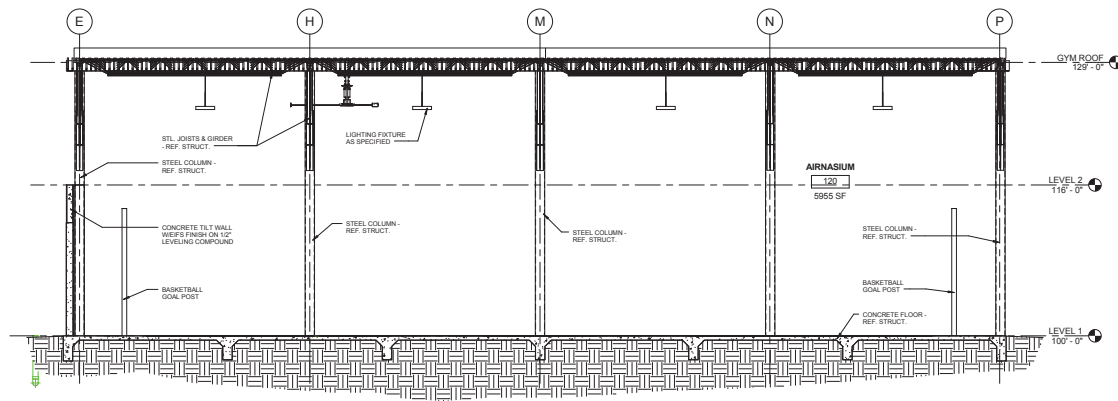
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**MAY 18, 2016**

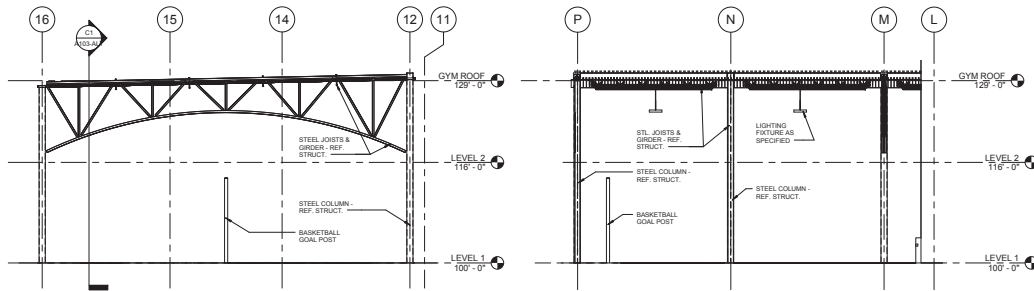
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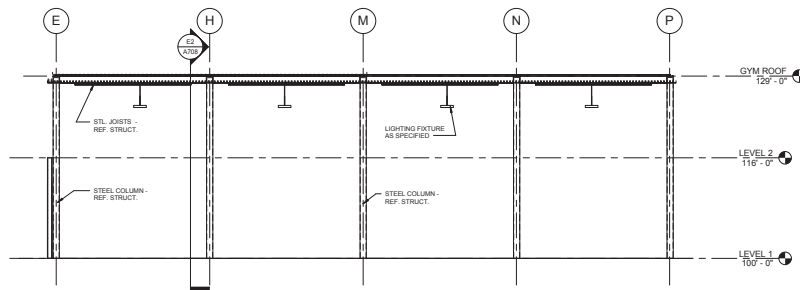


**C1** ADD ALTERNATE #1 - GYM BUILDING SECTION  
3/16" = 1'-0"

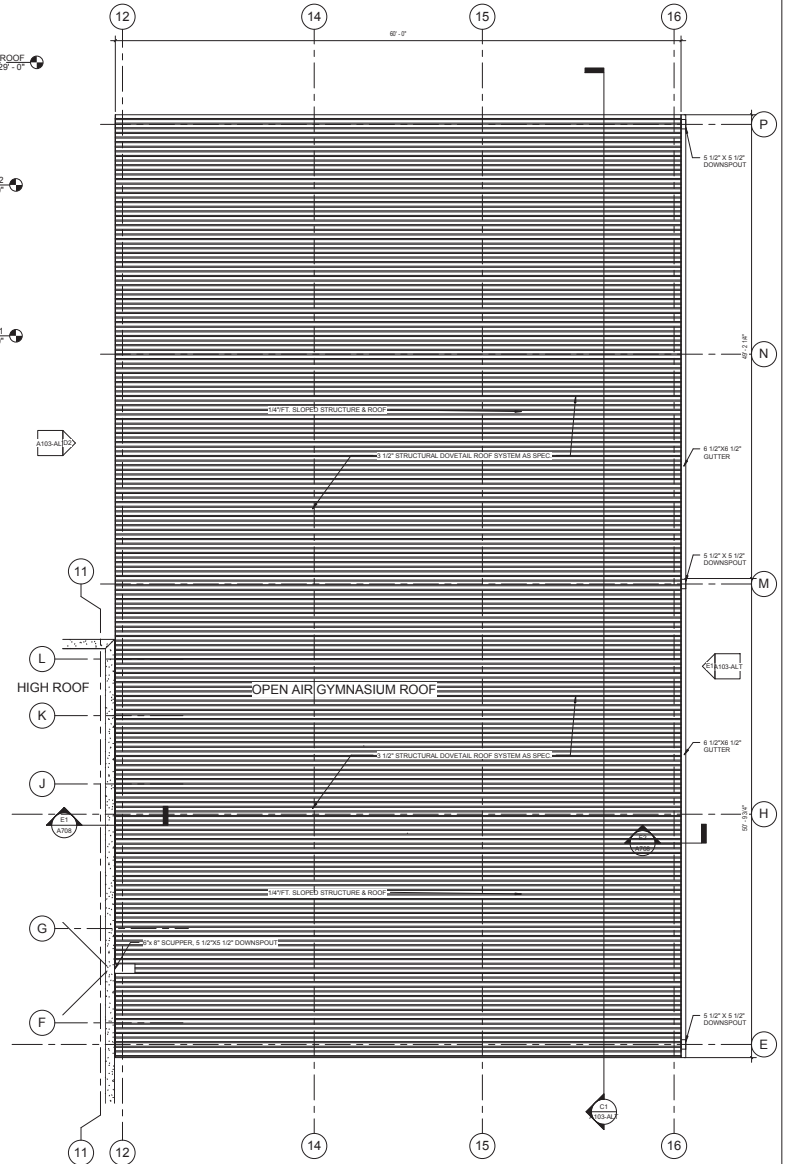


**D1** ADD ALTERNATE #1 - NORTH ELEVATION  
1/8" = 1'-0"

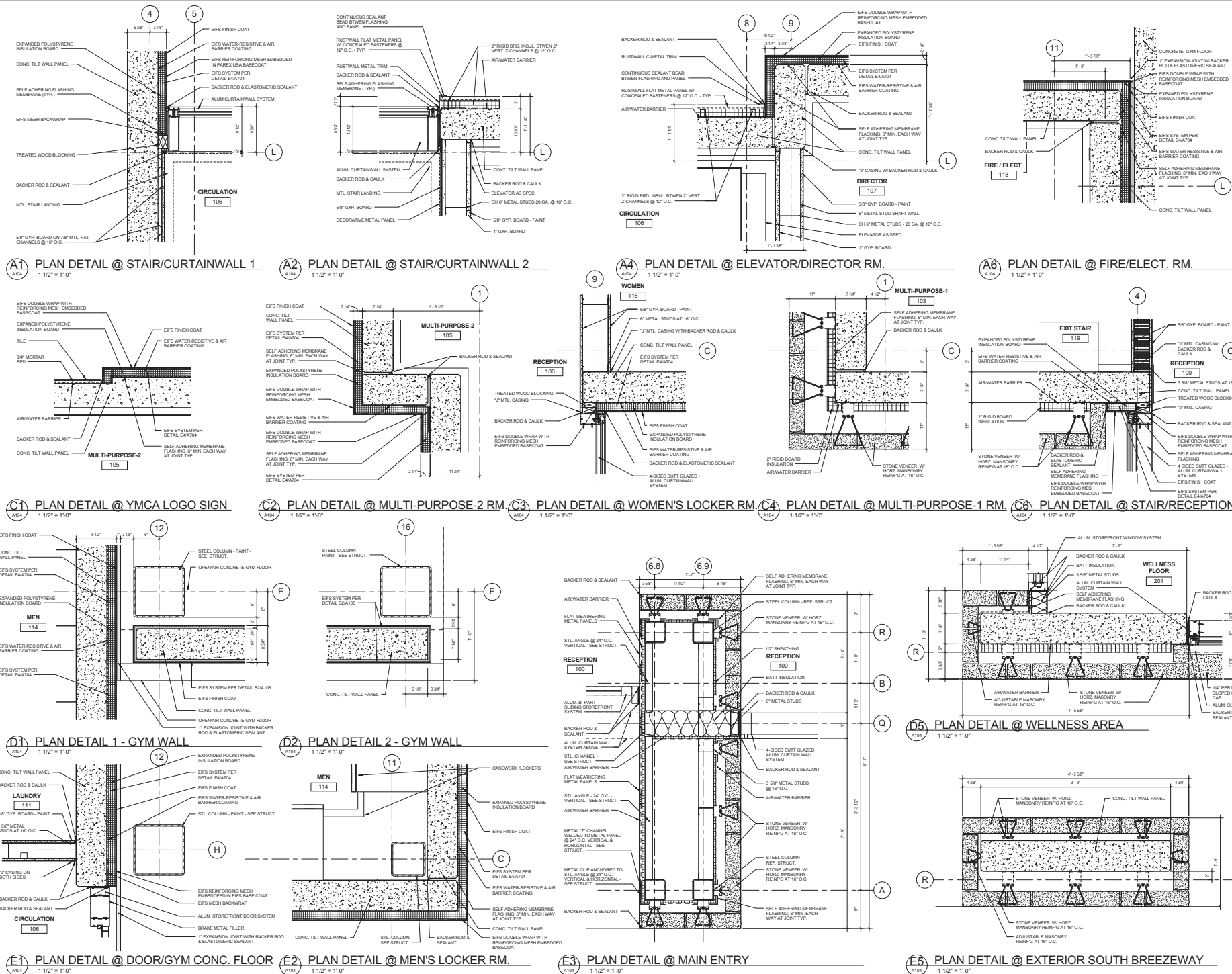
**D2** ADD ALTERNATE #1 - WEST ELEVATION  
1/8" = 1'-0"

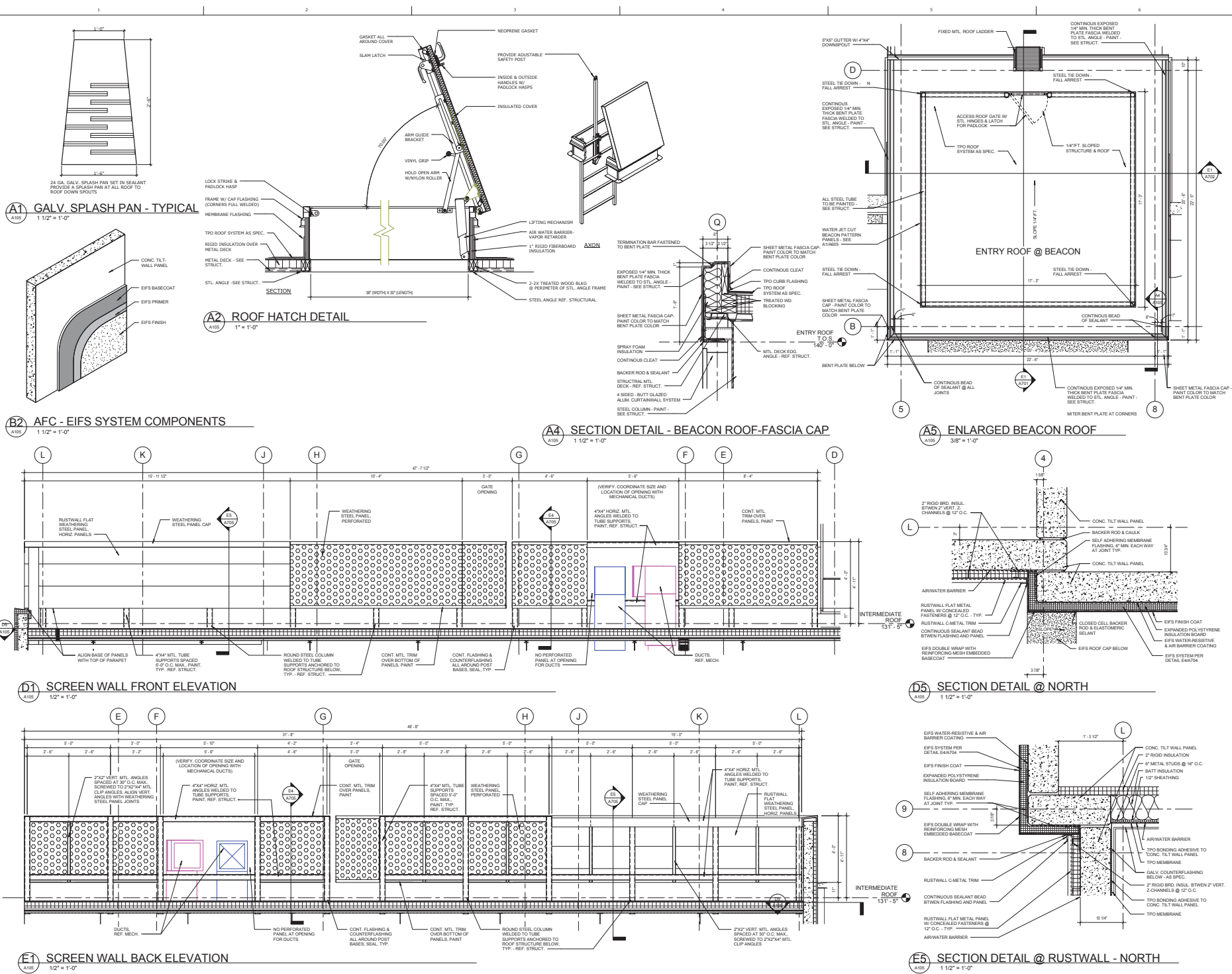


**E1** ADD ALTERNATE #1 - EAST ELEVATION  
1/8" = 1'-0"



**E4** ADD ALTERNATE #1 - ROOF PLAN - FULL GYM ROOF  
3/16" = 1'-0"



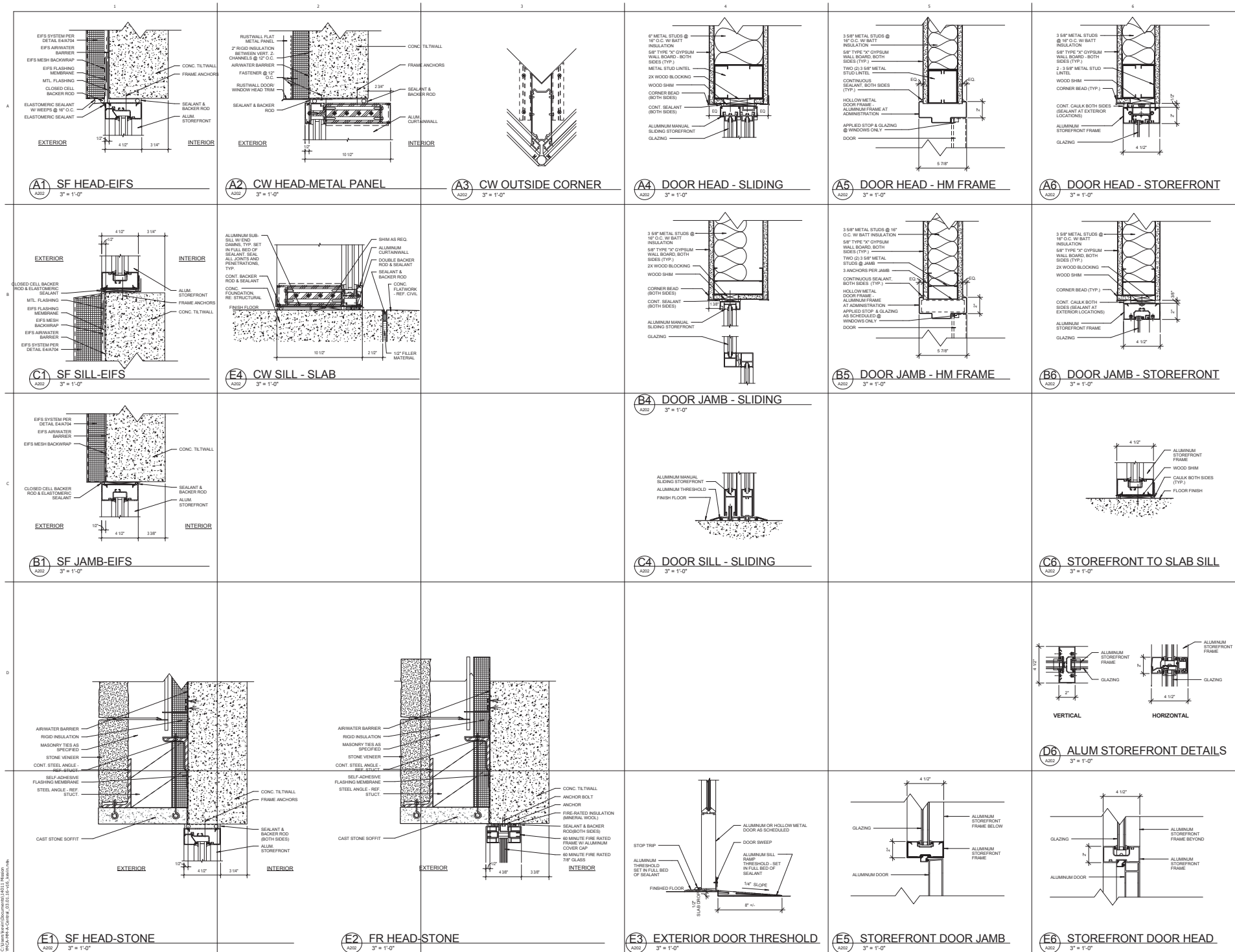






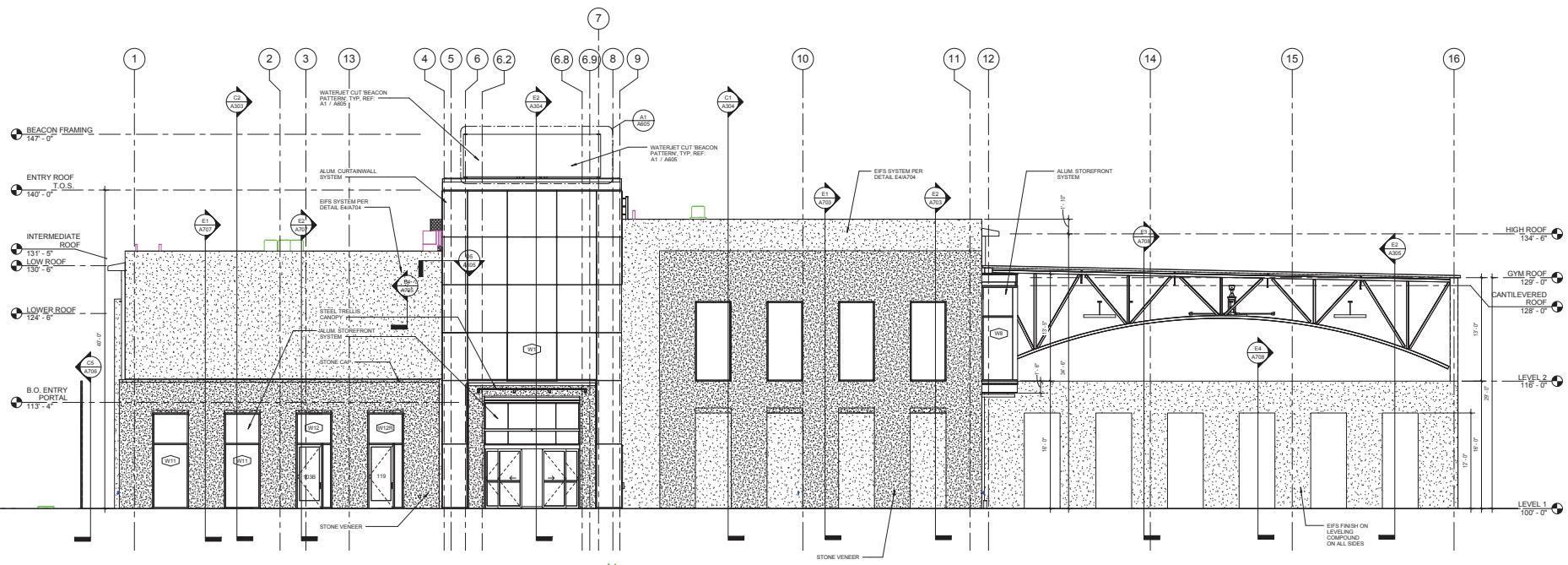
ID#	DIM.	LOCATION	TYPE
IG-1	1"	EXT.	INSULATED CLEAR TEMPERED GLAZING
IG-2	1"	EXT.	INSULATED CLEAR GLAZING
IG-3		EXT.	INSULATED CLEAR GLAZING - 1 HOUR FIRE RATE
S-1	1/4"	INT.	CLEAR TEMPERED GLAZING
S-2	1/4"	INT.	VISION GLAZING

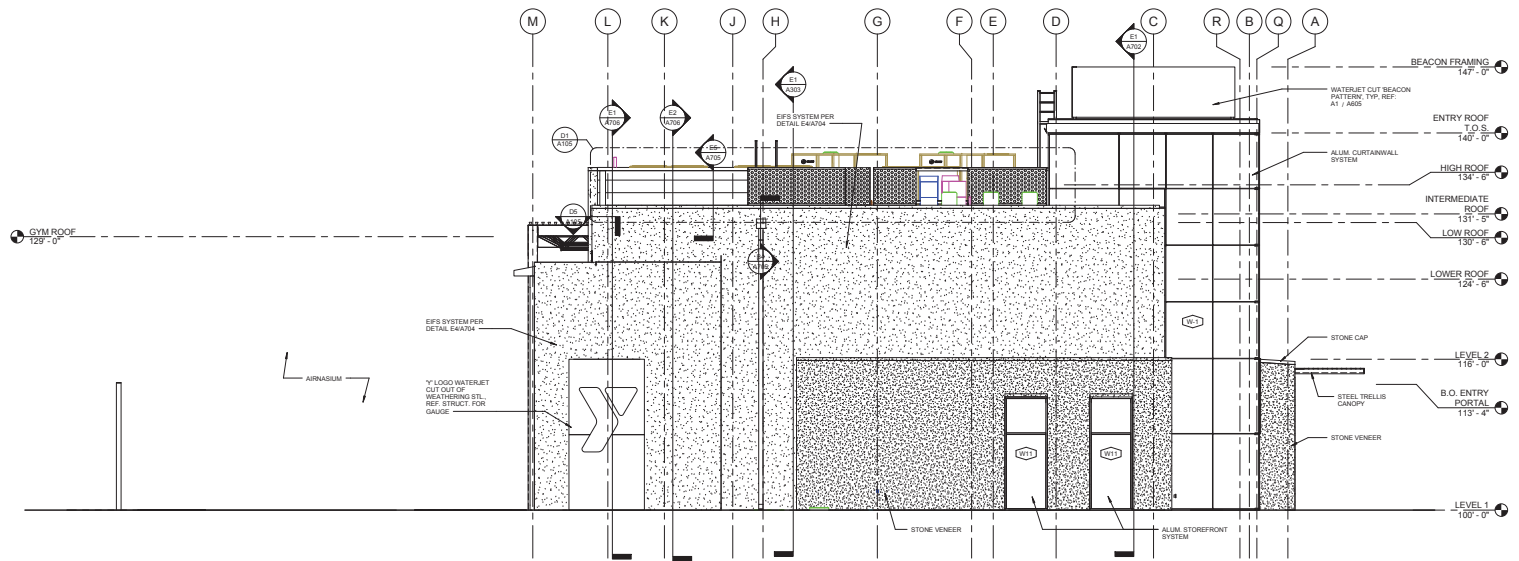




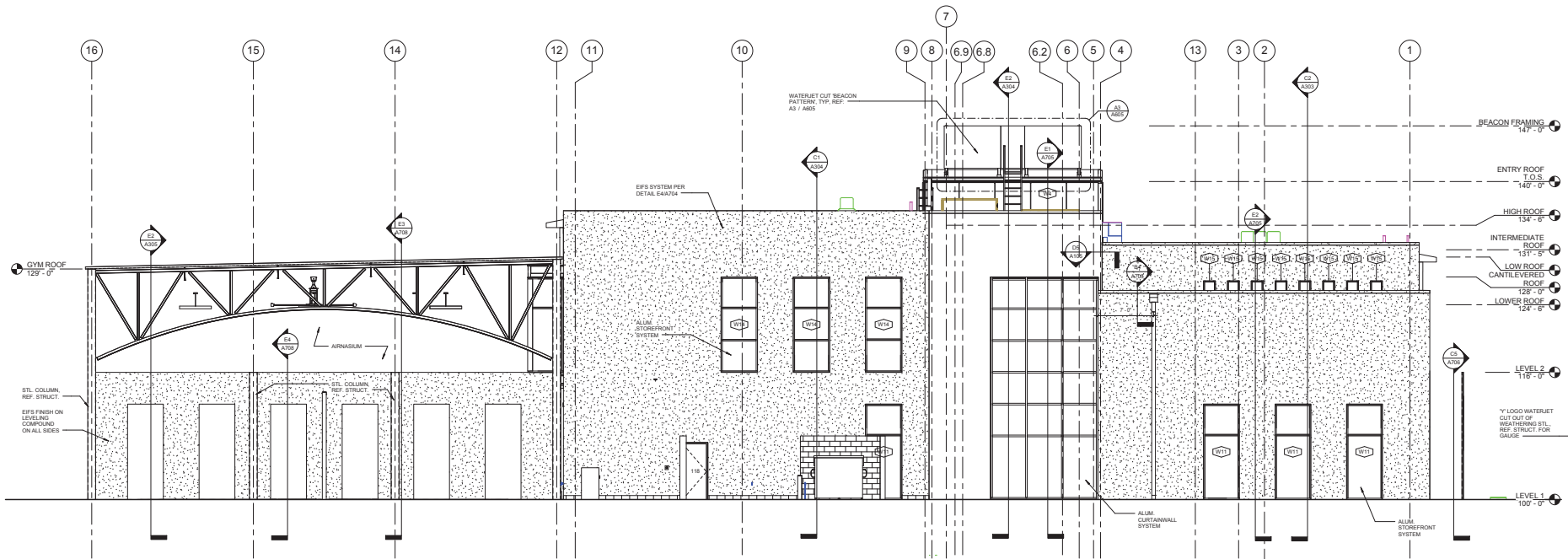






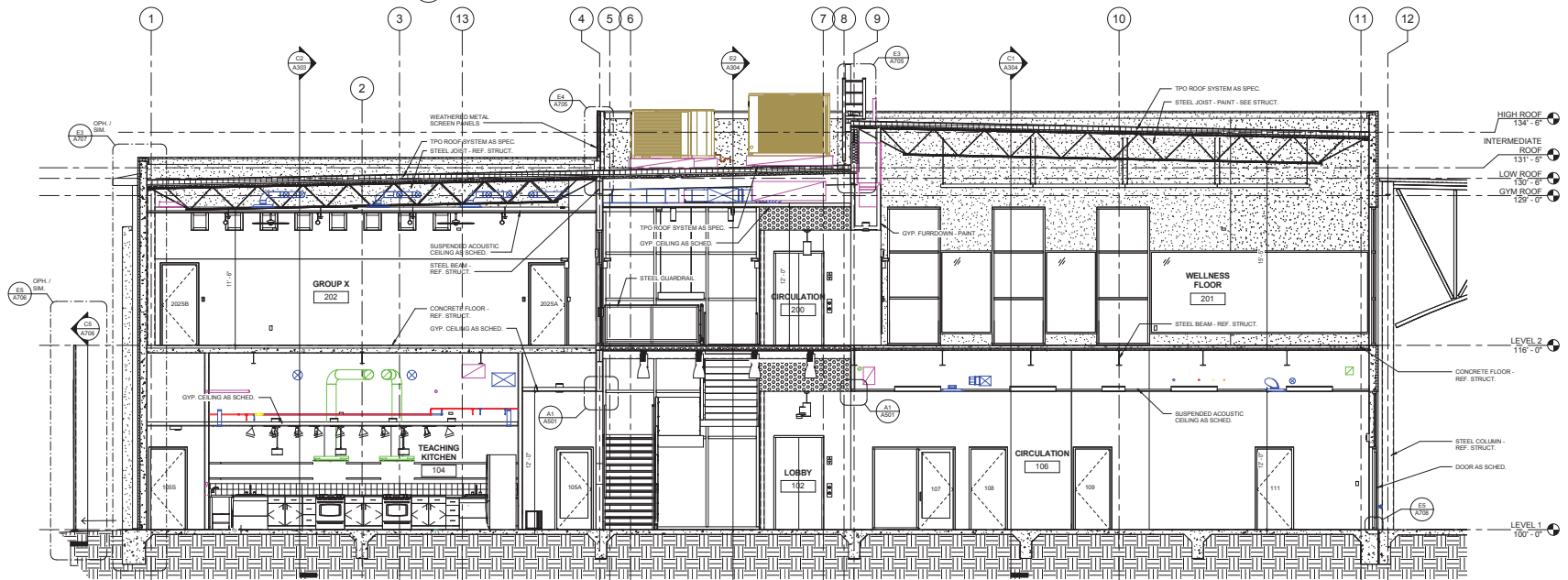
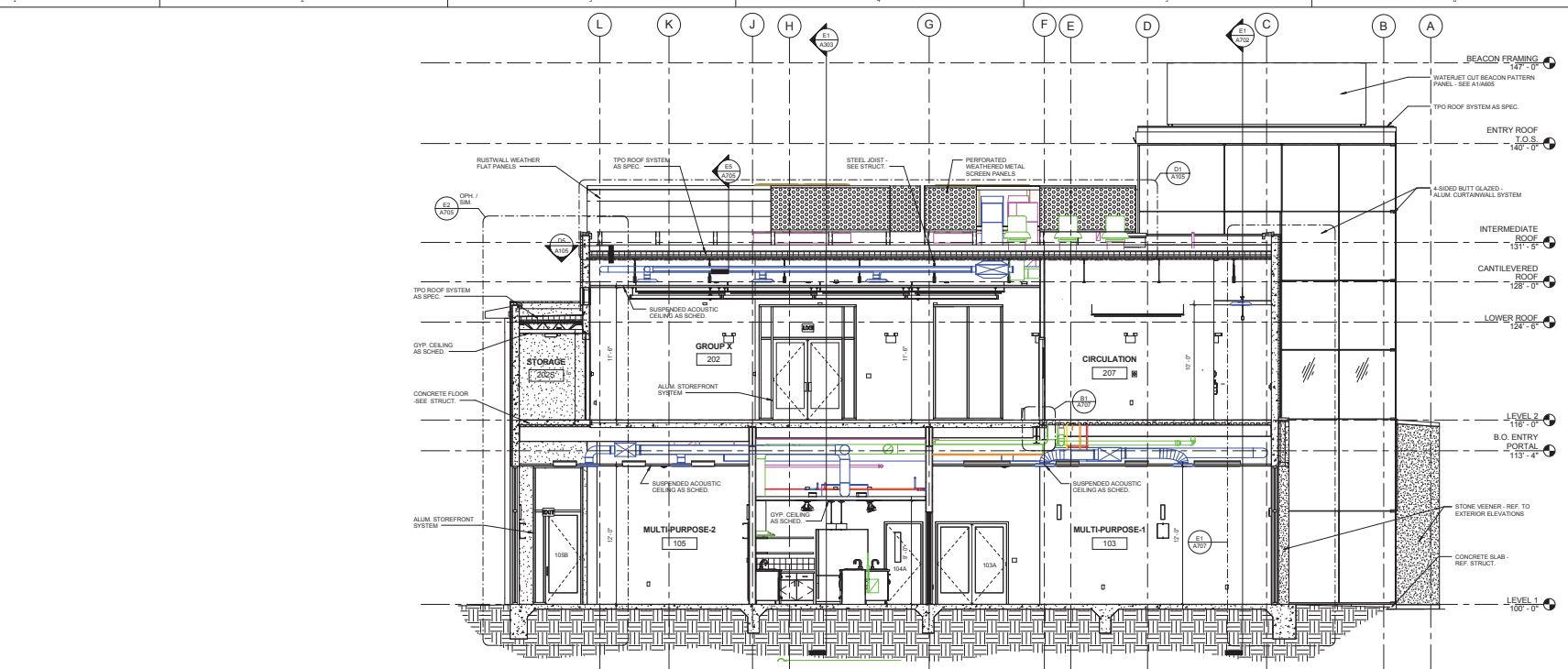


**WEST ELEVATION**  
3/16" = 1'-0"



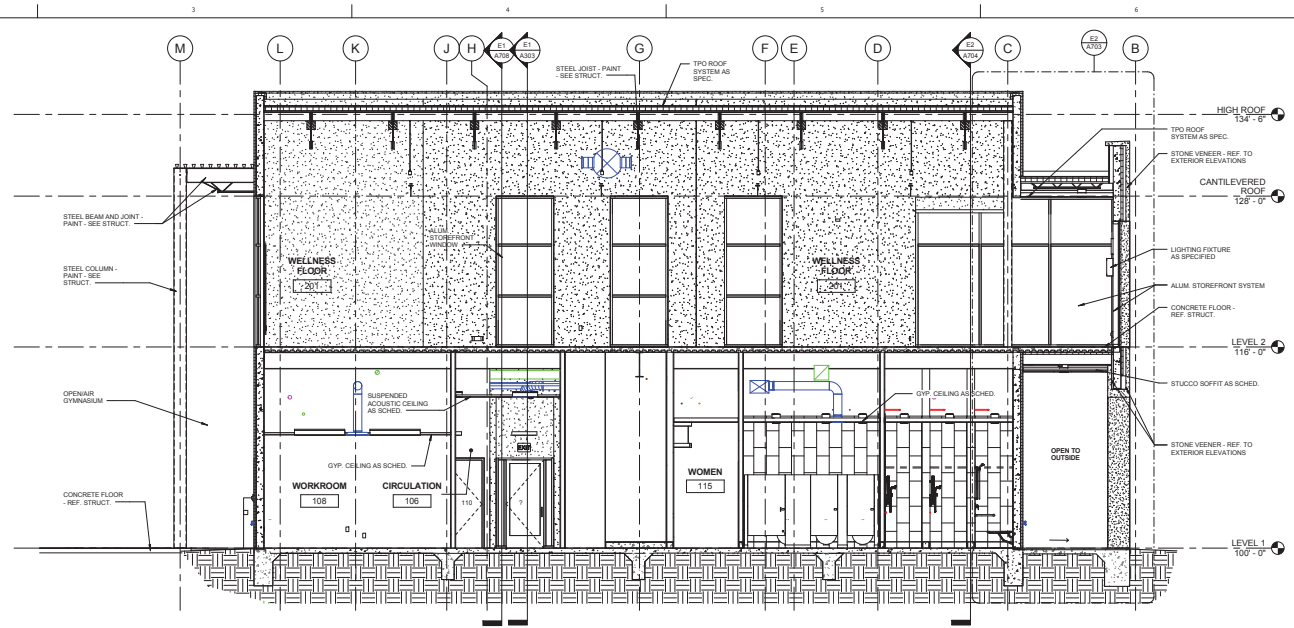
**NORTH ELEVATION**  
3/16" = 1'-0"

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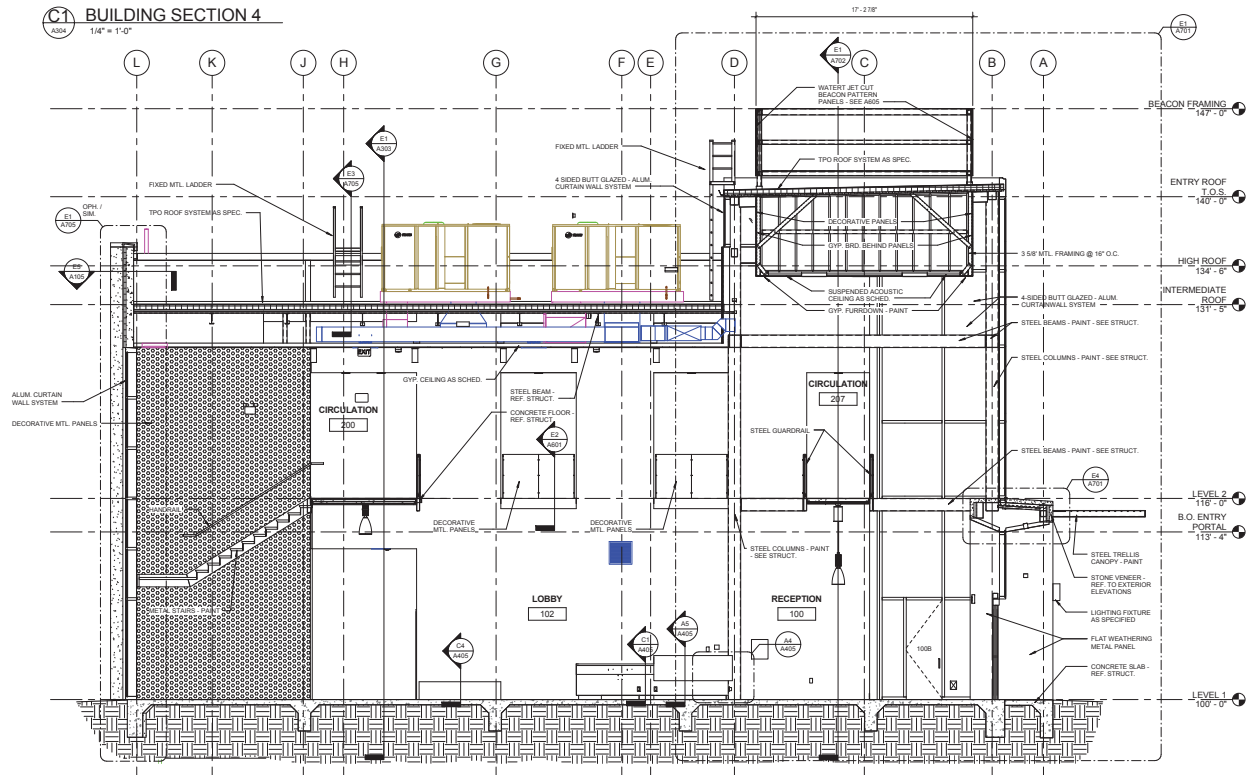


**E1 BUILDING SECTION 1**  
1/4" = 1'-0"

**C2 BUILDING SECTION 2**  
1/4" = 1'-0"



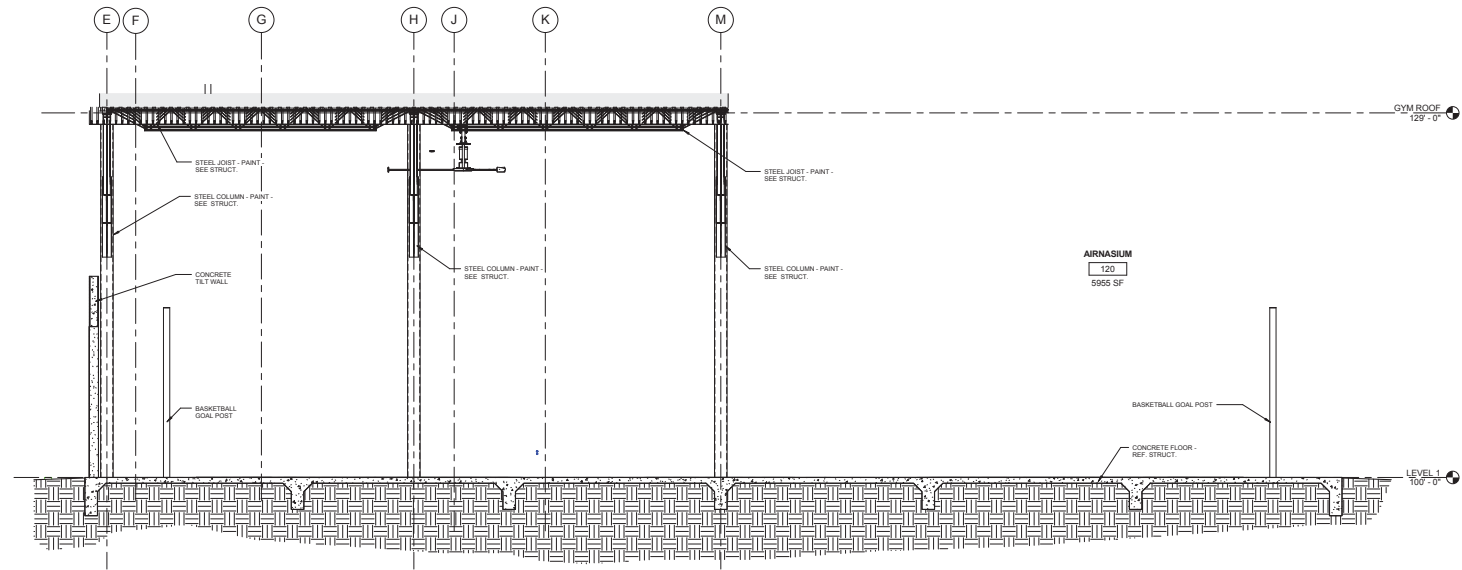
**C1 BUILDING SECTION 4**  
1/4" = 1'-0"



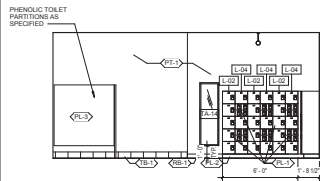
**E2 BUILDING SECTION 3**  
1/4" = 1'-0"



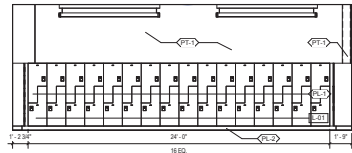
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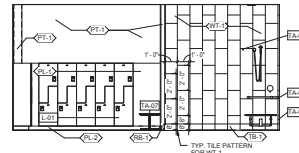
**E2 BUILDING SECTION - GYM**  
A306 1/4" = 1'-0"



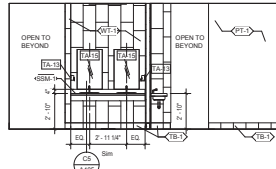
**A1** INTERIOR ELEVATION  
1/4" = 1'-0"



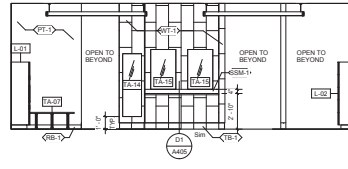
**A2** INTERIOR ELEVATION  
1/4" = 1'-0"



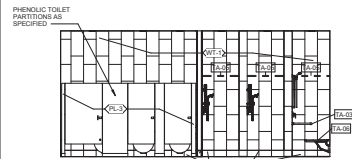
**A3** INTERIOR ELEVATION  
1/4" = 1'-0"



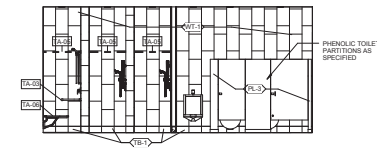
**B1** INTERIOR ELEVATION  
1/4" = 1'-0"



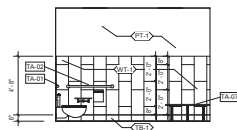
**B2** INTERIOR ELEVATION  
1/4" = 1'-0"



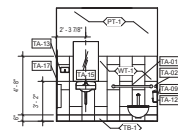
**C1** INTERIOR ELEVATION  
1/4" = 1'-0"



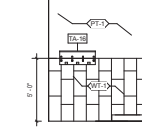
**C2** INTERIOR ELEVATION  
1/4" = 1'-0"



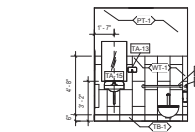
**D1** INTERIOR ELEVATION  
1/4" = 1'-0"



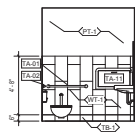
**D2** INTERIOR ELEVATION  
1/4" = 1'-0"



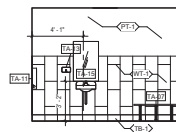
**D3** INTERIOR ELEVATION  
1/4" = 1'-0"



**E1** INTERIOR ELEVATION  
1/4" = 1'-0"

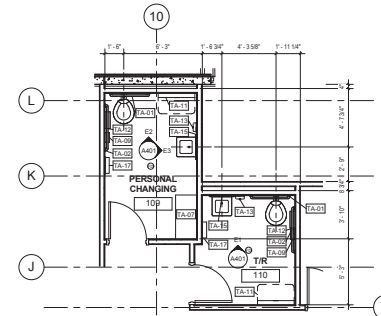


**E2** INTERIOR ELEVATION  
1/4" = 1'-0"

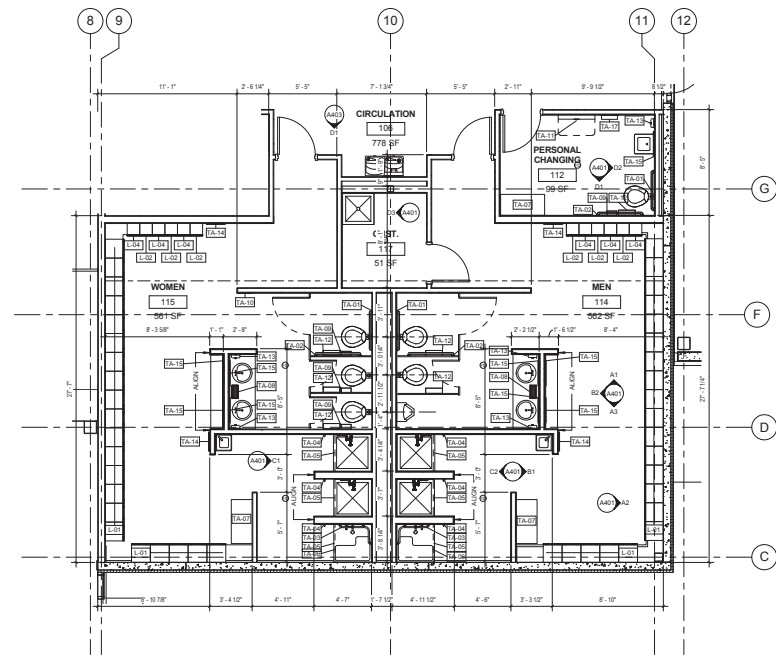


**E3** INTERIOR ELEVATION  
1/4" = 1'-0"

TOILET ACCESSORY SCHEDULE				
SYMBOL	COUNT	DESCRIPTION	MANUFACTURER	MODEL
TA-01	5	GRAB BAR - 36"	BOBRICK	B-5806 X 36
TA-02	5	GRAB BAR - 42"	BOBRICK	B-5806 X 42
TA-03	2	GRAB BAR - L-SHAPE	BOBRICK	B-6881
TA-04	6	CLOTHES HOOK	BOBRICK	B-677
TA-05	6	SHOWER CURTAIN ROD	BOBRICK	B-5107 X 36
TA-06	2	ADA SHOWER SEAT	BOBRICK	B-5181
TA-07	4	LOCKER ROOM BENCH	AS SPECIFIED	AS SPECIFIED
TA-08	2	COUNTER TOP PAPER TOWEL DISPENSER	BOBRICK	B-526
TA-09	6	SANITARY NAPKIN DISPOSAL	BOBRICK	B-254
TA-10	1	SANITARY NAPKIN DISPENSER	BOBRICK	B-27062
TA-11	3	CHANGING TABLE	BOBRICK	KB110-SSRE
TA-12	8	TOILET TISSUE DISPENSER	BOBRICK	B-2840
TA-13	7	SOAP DISPENSER	BOBRICK	B-2112
TA-14	4	MIRROR - 18" X 60"	AS SPECIFIED	AS SPECIFIED
TA-15	11	MIRROR - 24" X 36"	AS SPECIFIED	AS SPECIFIED
TA-16	1	UTILITY SHELF	BOBRICK	B-224 X 36
TA-17	3	PAPER TOWEL DISPENSER / WASTER DISPOSAL	BOBRICK	B-3944



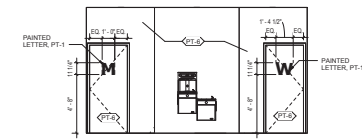
**C5** FLOOR PLAN - LEVEL 1 - T/R  
1/4" = 1'-0"



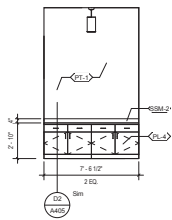
**E4** FLOOR PLAN - LEVEL 1 - LOCKERS  
1/4" = 1'-0"



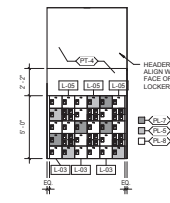
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**D1** LOCKER ROOM ENTRANCE  
1/4" = 1'-0"

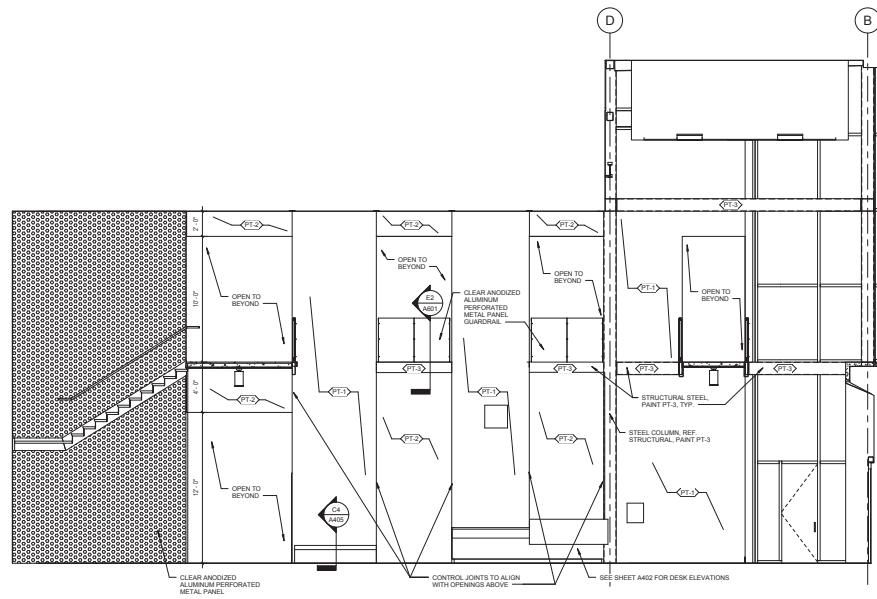


**E1** ALCOVE  
1/4" = 1'-0"

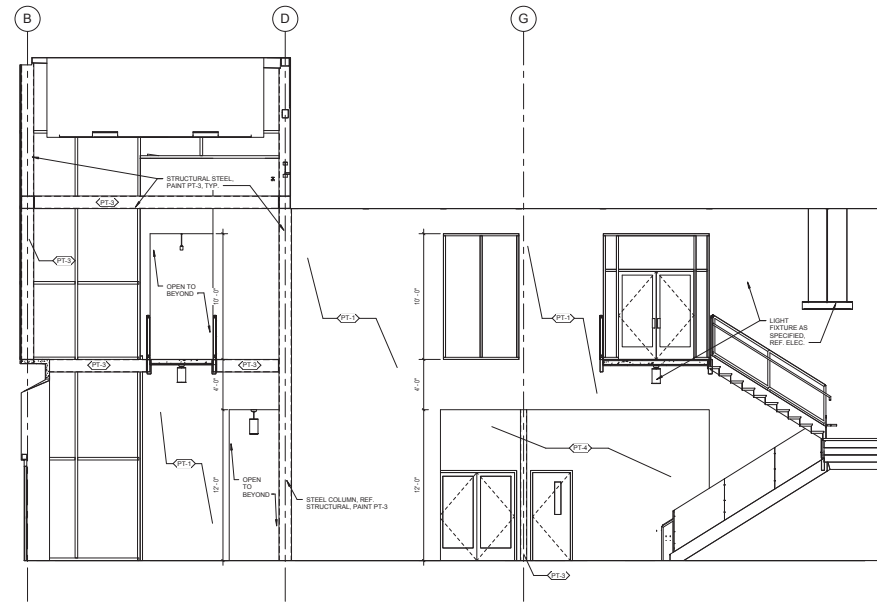


**E2** DAY LOCKERS  
1/4" = 1'-0"

**C3** LOBBY - EAST  
1/4" = 1'-0"



**E3** LOBBY - WEST  
1/4" = 1'-0"



**HARVEY E. NAJIM**  
**FAMILY YMCA**  
Mission Plaza Drive

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Date: 03/03/16  
Project No: A4031  
Revisions:

SHEET TITLE:  
INTERIOR  
ELEVATIONS

SHEET NO.

**A403**

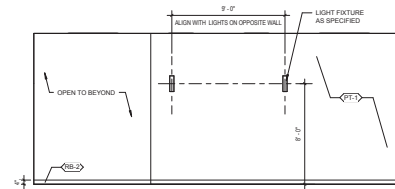
90% CONSTRUCTION  
DOCUMENTS

NOT FOR CONSTRUCTION  
REVISIONS FOR CONSTRUCTION

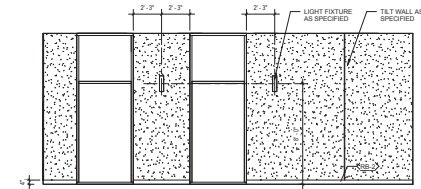
MAY 18, 2016

**Marmon Mox**  
ARCHITECTURE 210-223-9492 F 210-223-2582 P  
700 N. ST. MARY'S SUITE 1000 SAN ANTONIO, TX 78205

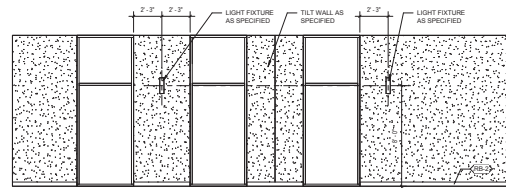




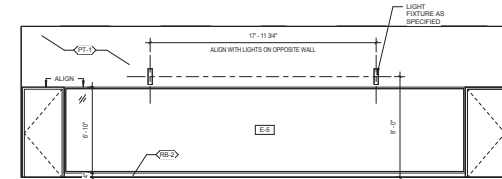
**B3** MULTI-PURPOSE-1 - EAST  
1/4" = 1'-0"



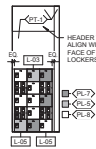
**B5** MULTI-PURPOSE-1 - WEST  
1/4" = 1'-0"



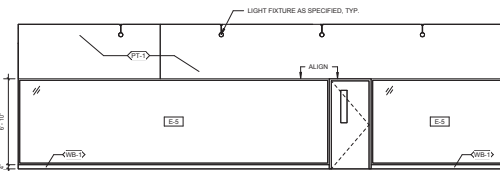
**C3** MULTI-PURPOSE-2 - NORTH  
1/4" = 1'-0"



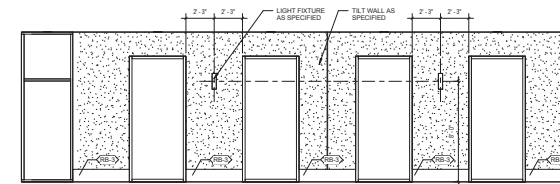
**C5** MULTI-PURPOSE-2 - SOUTH  
1/4" = 1'-0"



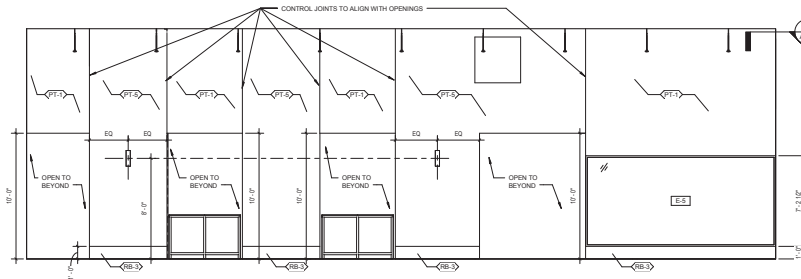
**D2** DAY LOCKERS  
1/4" = 1'-0"



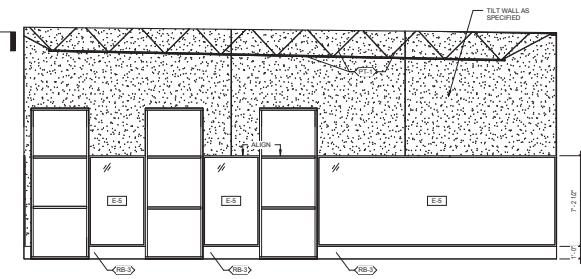
**D3** GROUP X - SOUTH  
1/4" = 1'-0"



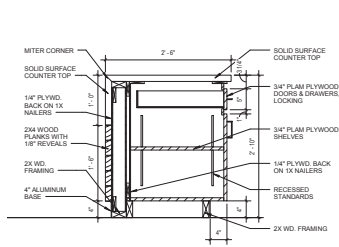
**D5** WELLNESS FLOORE - SOUTH  
1/4" = 1'-0"



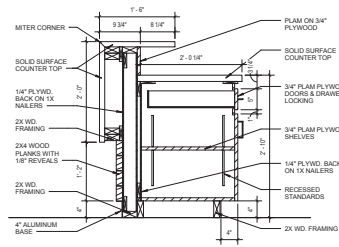
**E2** WELLNESS FLOOR - WEST  
1/4" = 1'-0"



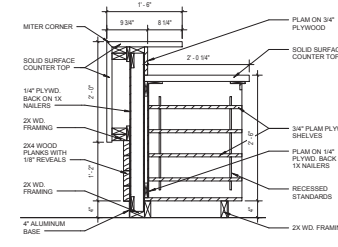
**E5** WELLNESS FLOOR - NORTH  
1/4" = 1'-0"



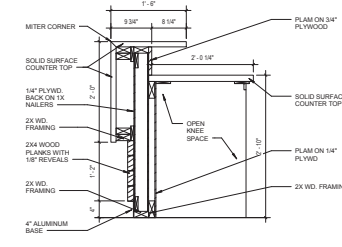
**A1 DESK DETAIL 1**  
1" = 1'-0"



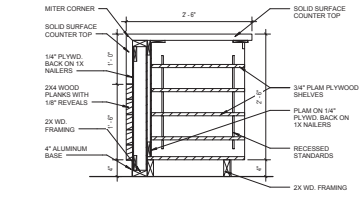
**A2 DESK DETAIL 2**  
1" = 1'-0"



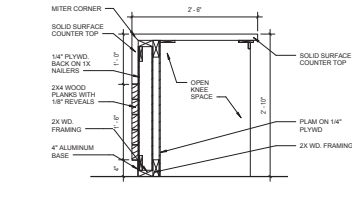
**A4 DESK DETAIL 3**  
1" = 1'-0"



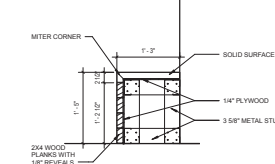
**A5 DESK DETAIL 4**  
1" = 1'-0"



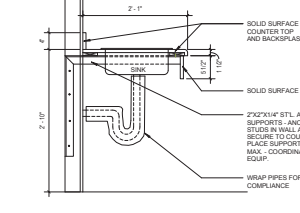
**C1 DESK DETAIL 5**  
1" = 1'-0"



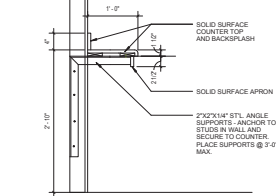
**C2 DESK DETAIL 6**  
1" = 1'-0"



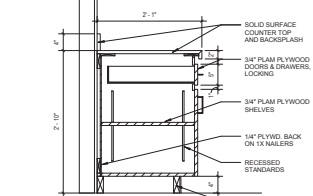
**C4 BENCH DETAIL**  
1" = 1'-0"



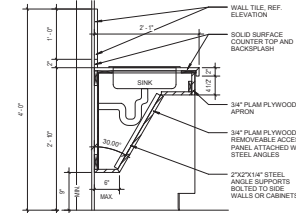
**C5 T/R COUNTER TOP DETAIL**  
1" = 1'-0"



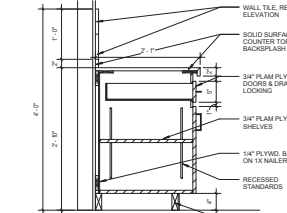
**D1 T/R COUNTER TOP DETAIL**  
1" = 1'-0"



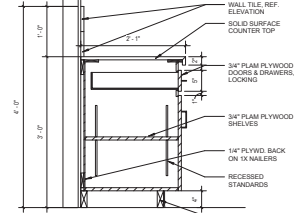
**D2 BASE CABINET DETAIL**  
1" = 1'-0"



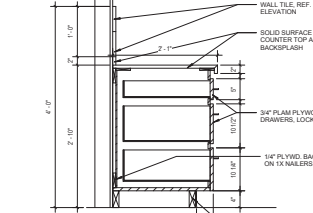
**D4 SINK APRON DETAIL**  
1" = 1'-0"



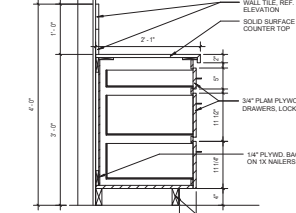
**D5 BASE CABINET DETAIL**  
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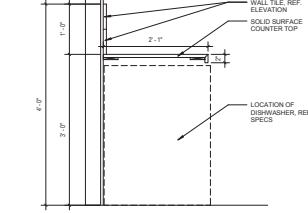
**E1 BASE CABINET DETAIL**  
1" = 1'-0"



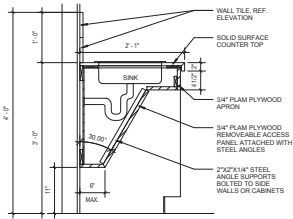
**E2 DRAWER DETAIL**  
1" = 1'-0"



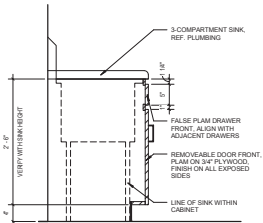
**E4 DRAWER DETAIL**  
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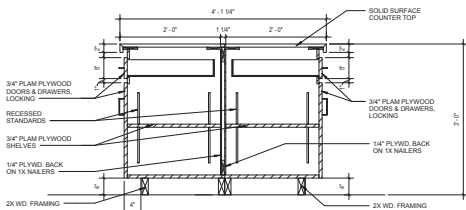
**E5 BASE CABINET DETAIL**  
1" = 1'-0"



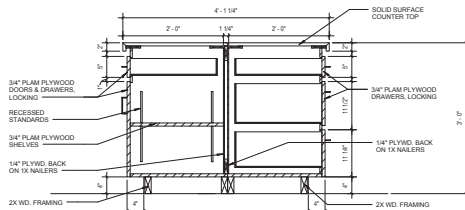
**C1 SINK APRON DETAIL**  
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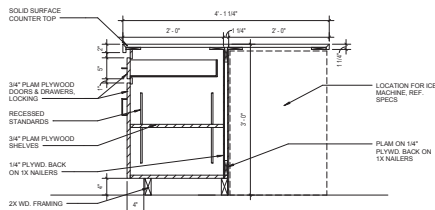
**D1 SINK CABINET DETAIL**  
1\"/>



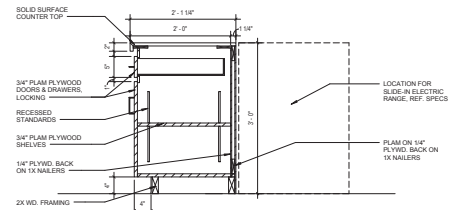
**E1 ISLAND DETAIL 3**  
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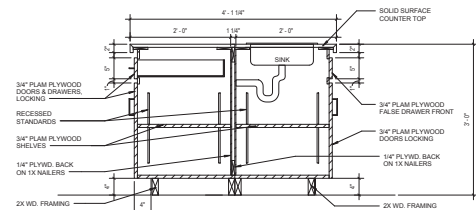
**D3 ISLAND DETAIL 1**  
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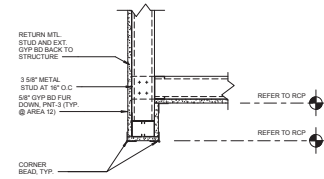
**E3 ISLAND DETAIL 4**  
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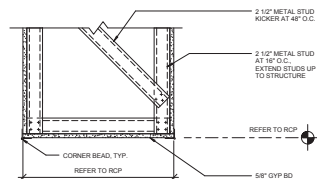
**D5 ISLAND DETAIL 2**  
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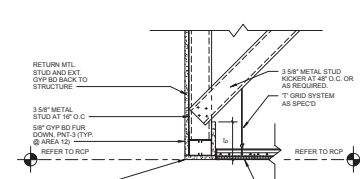
**E5 ISLAND DETAIL 5**  
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**A1** CEILING @ CASSED OPENING  
1 1/2" = 1'-0"

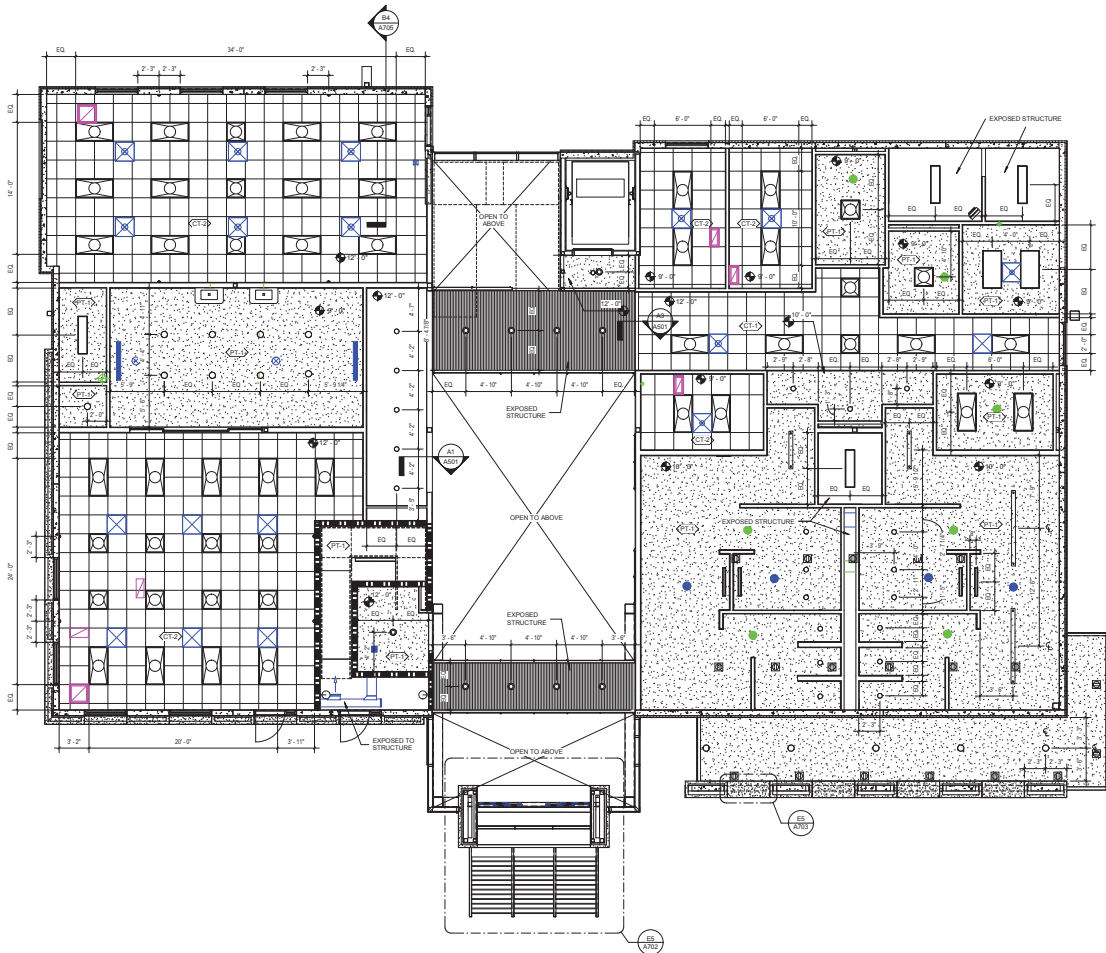


**A2** CEILING @ SOFFIT FUR-DOWN  
1 1/2" = 1'-0"



**A3** CEILING @ GRID CEILING  
1 1/2" = 1'-0"

CEILING SYMBOLS	
	2x4 LAY IN ACOUSTIC TILE CEILING
	2x2 LAY IN ACOUSTIC TILE CEILING
	GYPSUM BOARD
	ACCESS PANEL
	CEILING TAG WITH HEIGHT
MECHANICAL SYMBOLS	
	SUPPLY GRILLE
	RETURN GRILLE
	EXHAUST GRILLE
	LINEAR SUPPLY
	2x4 FLUORESCENT FIXTURE
	2x2 FLUORESCENT FIXTURE
	1x4 FLUORESCENT FIXTURE
	FLUORESCENT STRIP FIXTURE
	RECESSED DOWN LIGHT
	WALL WASH
	TRACK LIGHTING
	EXIT SIGN, SINGLE-SIDED
	EXIT SIGN, DOUBLE-SIDED

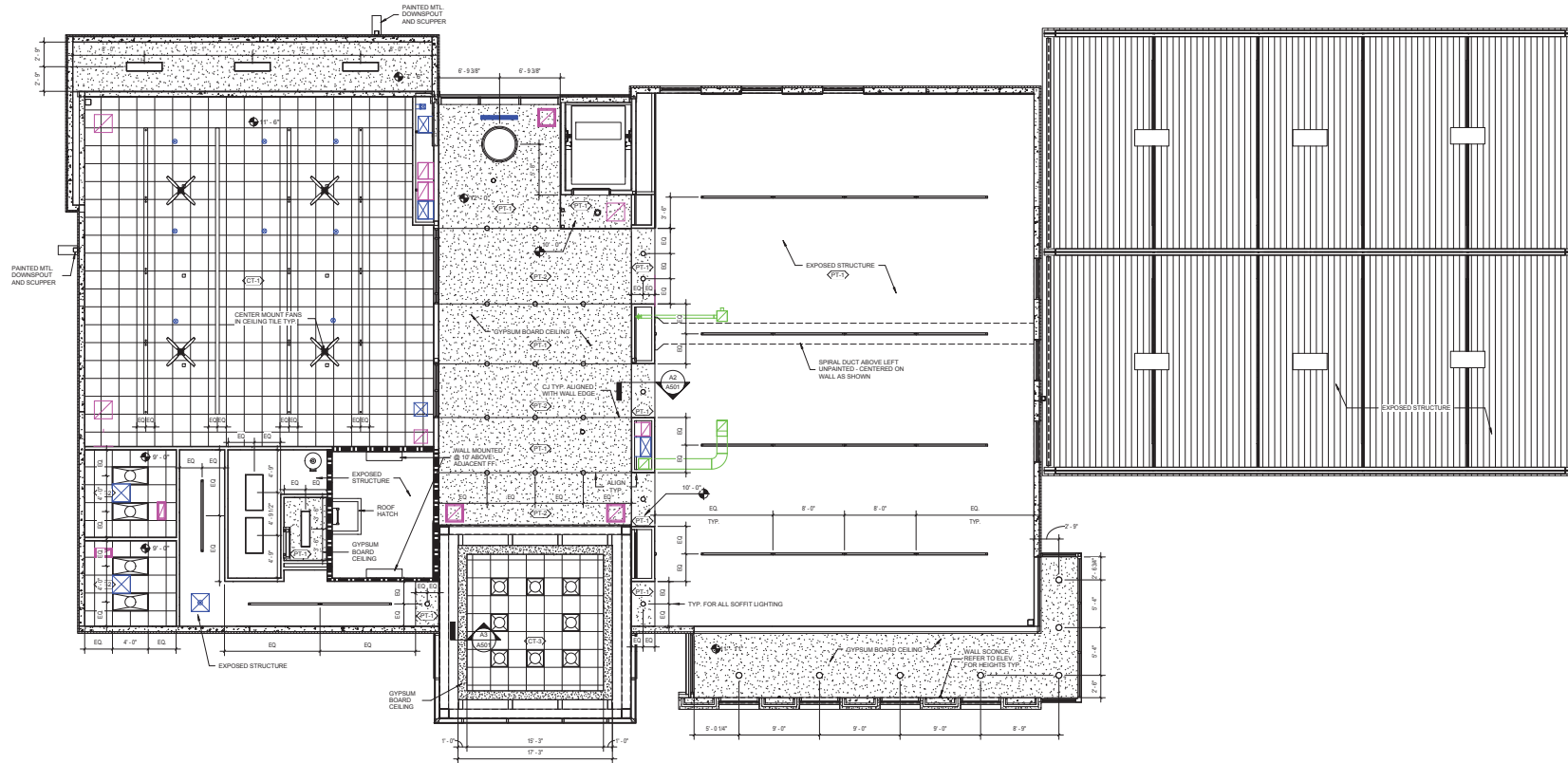


**E1** RCP - LEVEL 1  
3/16" = 1'-0"



3/26/2016 5:28:19 PM  
C:\Users\jwain\Documents\14011 Mission  
YMCA\994-A General\2016.03.01.15-215.dwg (w/rev)

**E1** RCP - LEVEL 2  
3/16" = 1'-0"



# HARVEY E. NAJIM FAMILY YMCA

Mission Plaza Drive

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Drawn Author  
Checked Checker  
Date 03/03/16  
PROJECT No. 14011  
Revisions

SHEET TITLE  
REFLECTED  
CEILING PLAN -  
SECOND FLOOR

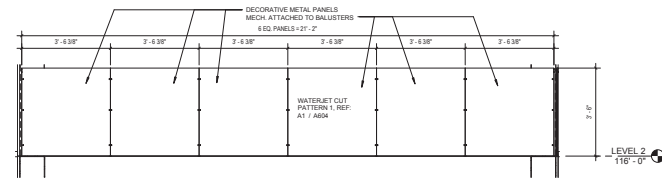
SHEET NO.  
**A502**

90% CONSTRUCTION  
DOCUMENTS

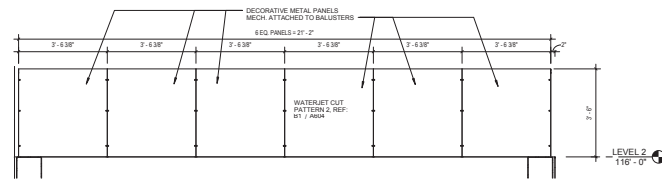
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PRINTED FOR CONSTRUCTION

MAY 18, 2016

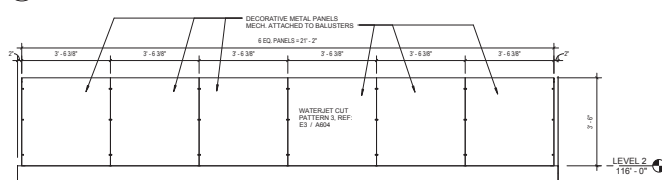
**Marmon Hall**  
ARCHITECTURE 210-223-9492 F 210-223-2582 P  
700 N. ST. MARY'S SUITE 1600 SAN ANTONIO, TX 78205



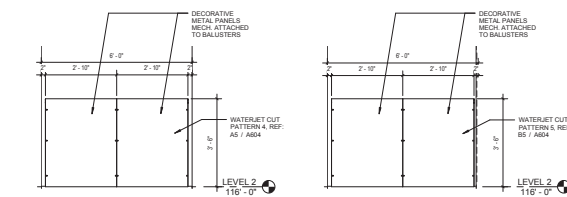
**A1 BRIDGE RAILING ELEVATION 1**  
1/2" = 1'-0"



**B1 BRIDGE RAILING ELEVATION 2**  
1/2" = 1'-0"

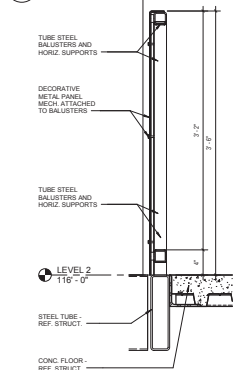


**C1 BRIDGE RAILING ELEVATION 3**  
1/2" = 1'-0"

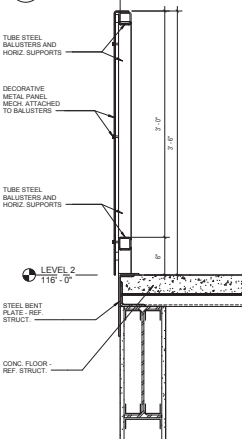


**D1 WELLNESS FLOOR RAIL 1**  
1/2" = 1'-0"

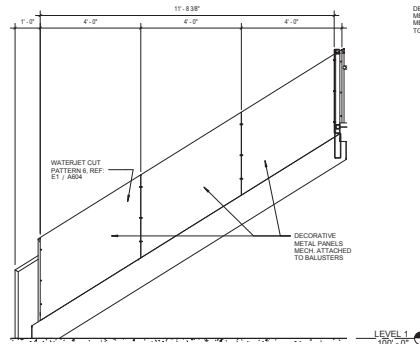
**D2 WELLNESS FLOOR RAIL 2**  
1/2" = 1'-0"



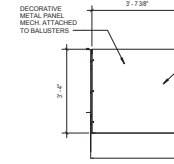
**E1 GUARDRAIL DETAIL 1**  
1 1/2" = 1'-0"



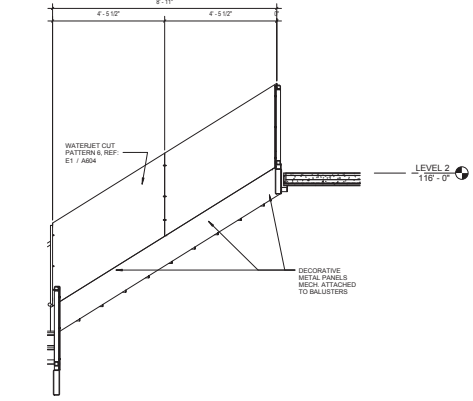
**E2 GUARDRAIL DETAIL 2**  
1 1/2" = 1'-0"



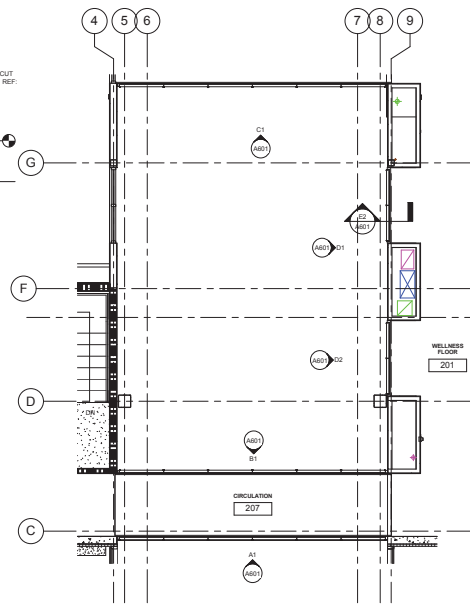
**B3 STAIR 1 RAILING - WEST**  
1/2" = 1'-0"



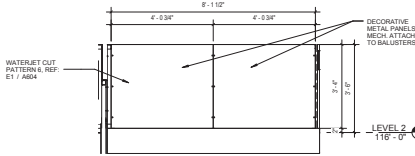
**B4 STAIR 1 RAILING**  
1/2" = 1'-0"



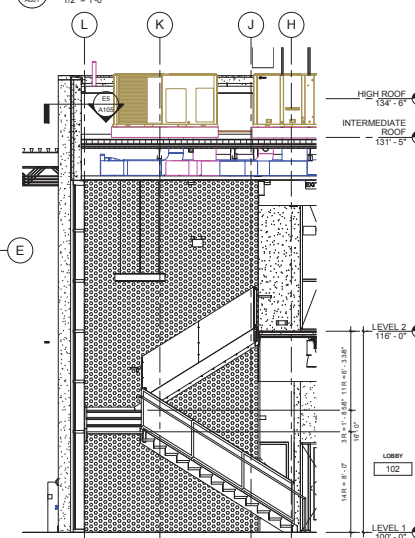
**B5 STAIR 1 RAILING - EAST**  
1/2" = 1'-0"



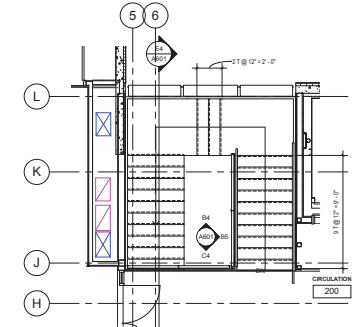
**E3 BRIDGE RAILING ENLARGED PLAN**  
1/4" = 1'-0"



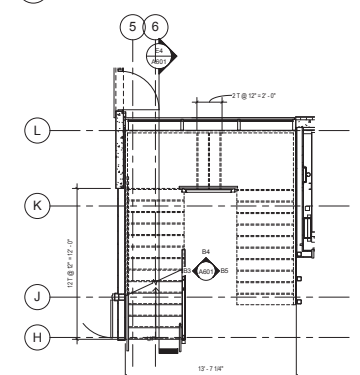
**C4 STAIR 1 RAIL @ BRIDGE**  
1/2" = 1'-0"



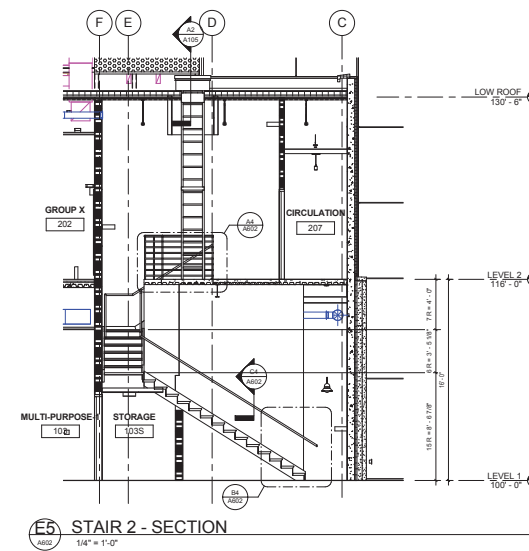
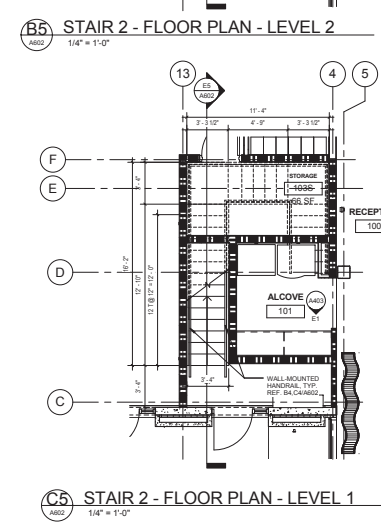
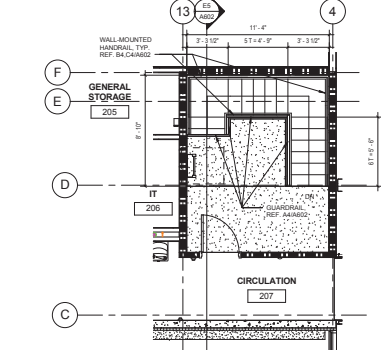
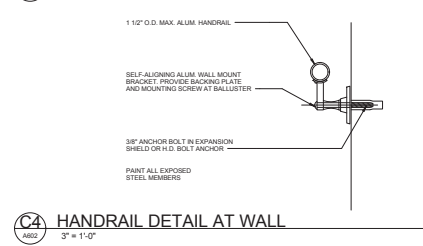
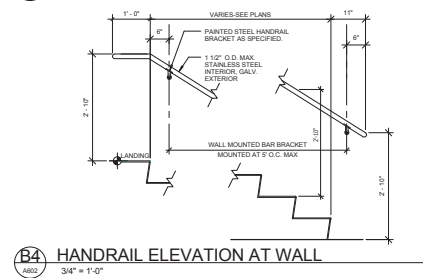
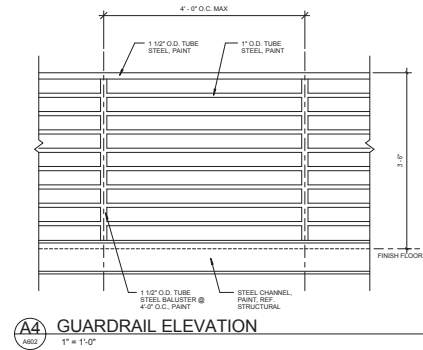
**E4 STAIR 1 - SECTION**  
1/4" = 1'-0"

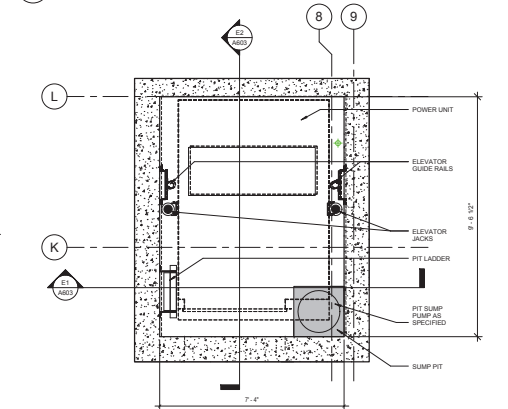
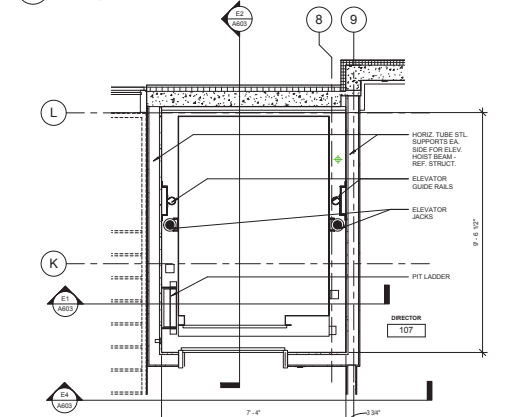
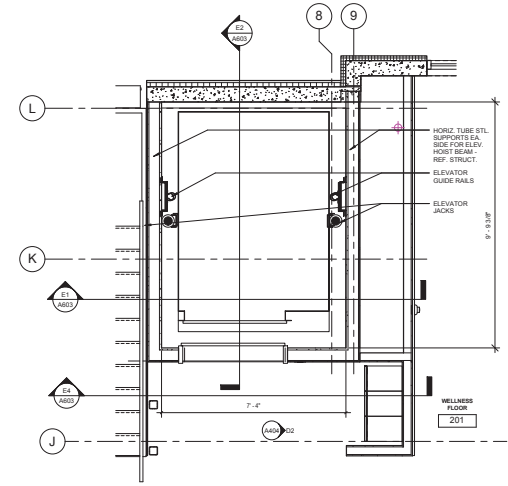
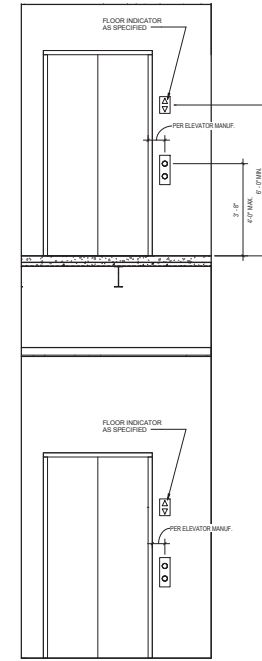
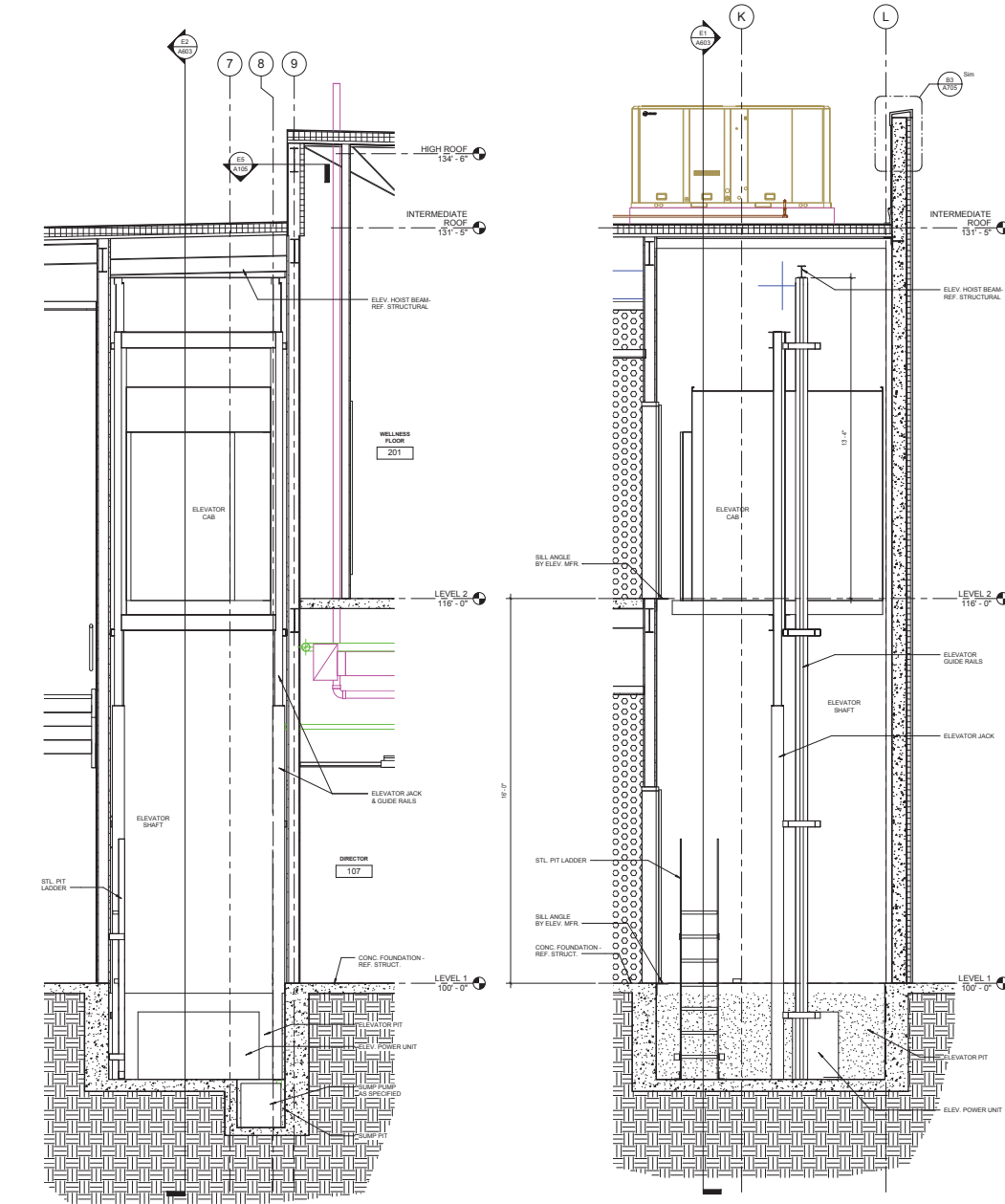


**D5 STAIR 1 PLAN - LEVEL 2**  
1/4" = 1'-0"



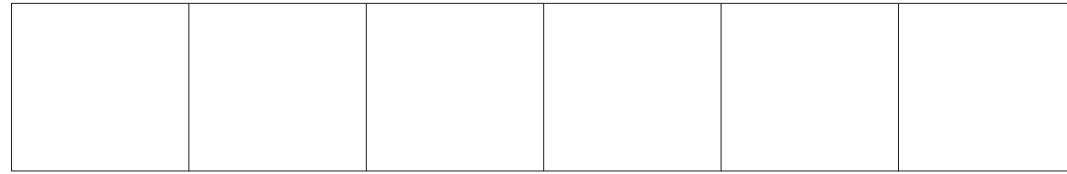
**E5 STAIR 1 PLAN - LEVEL 1**  
1/4" = 1'-0"



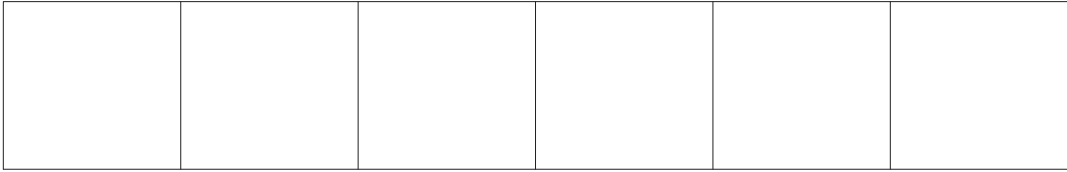




5/26/2016 5:28:31 PM  
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14011.dwg - A604.dwg, 2016.05.26, jwren\wren



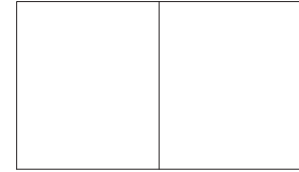
**(A1)** ENTRY BRIDGE SOUTH ELEVATION PATTERNING  
A604 1" = 1'-0"



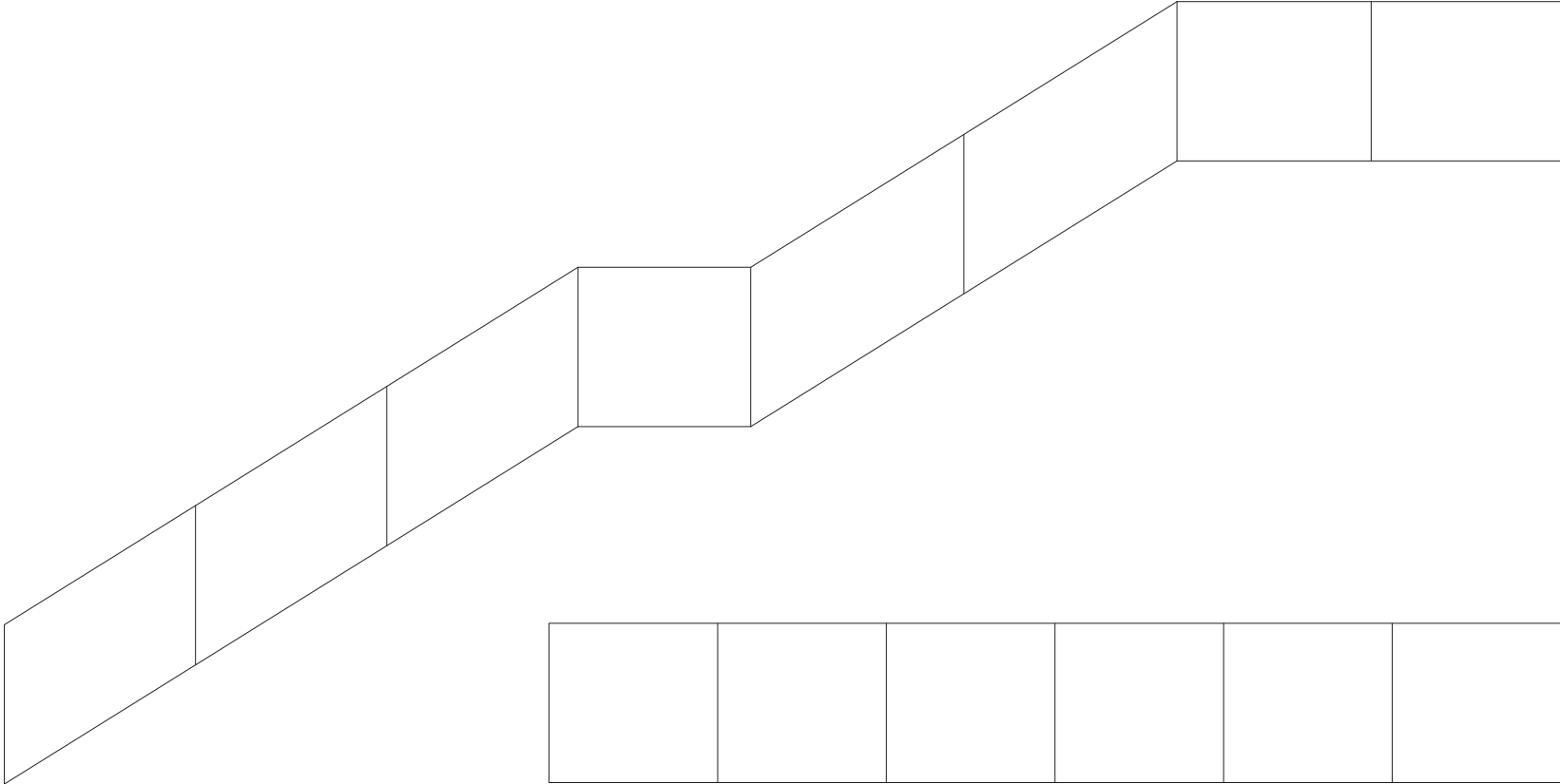
**(B1)** ENTRY BRIDGE NORTH ELEVATION PATTERNING  
A604 1" = 1'-0"



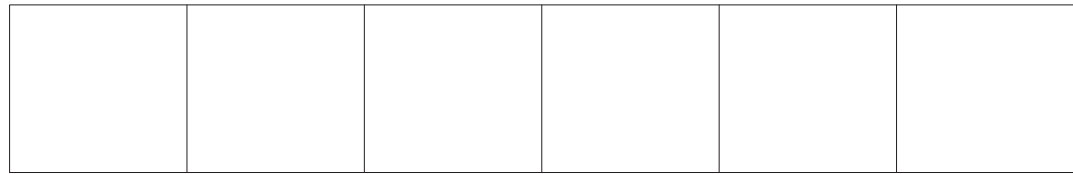
**(A5)** ATRIUM NORTH GUARDRAIL PATTERNING  
A604 1" = 1'-0"



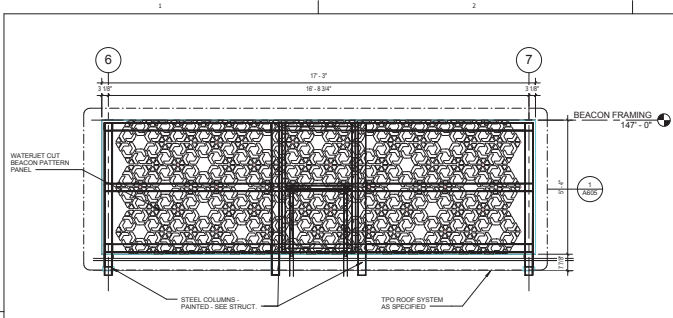
**(B5)** ATRIUM SOUTH GUARDRAIL PATTERNING  
A604 1" = 1'-0"



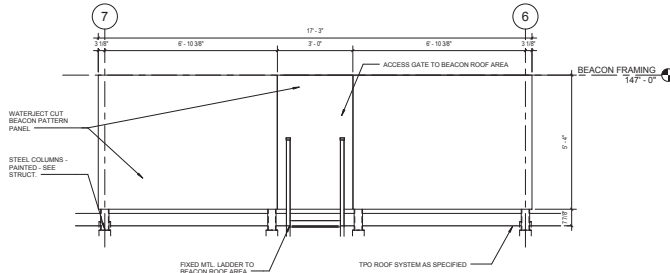
**(E1)** STAIR GUARDRAIL PATTERNING  
A604 1" = 1'-0"



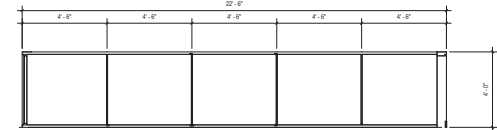
**(E3)** WELLNESS BRIDGE SOUTH ELEVATION PATTERNING  
A604 1" = 1'-0"



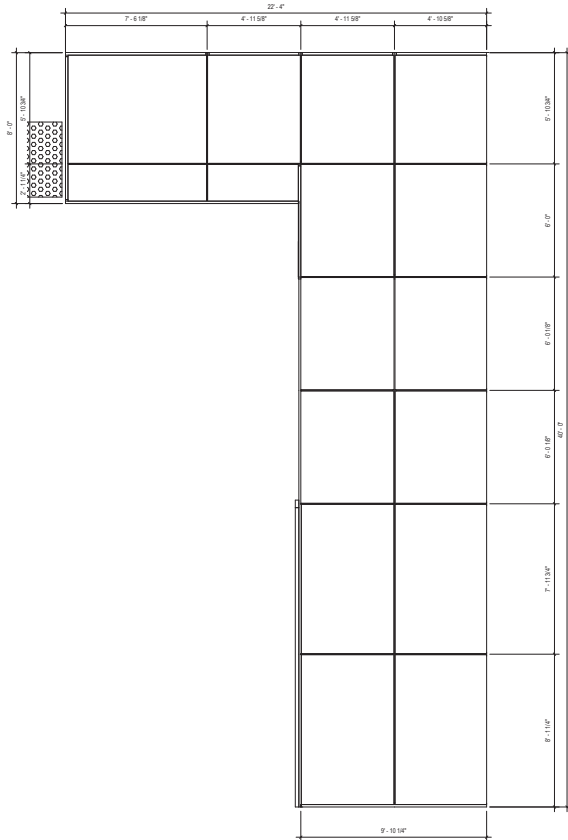
**A1** BEACON WATERJET CUT METAL PANEL - PATTERN - TYPICAL  
1/2" = 1'-0"



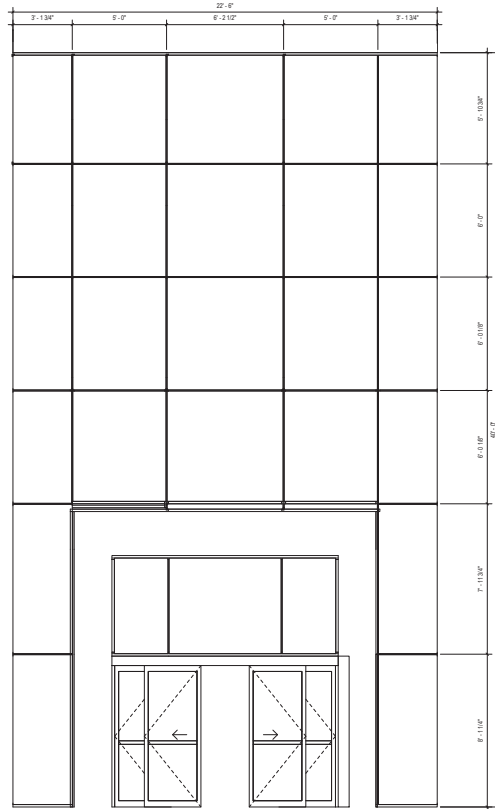
**A3** BEACON WATERJET CUT METAL PANEL - PATTERN - SOUTH EXTERIOR ELEV.  
1/2" = 1'-0"



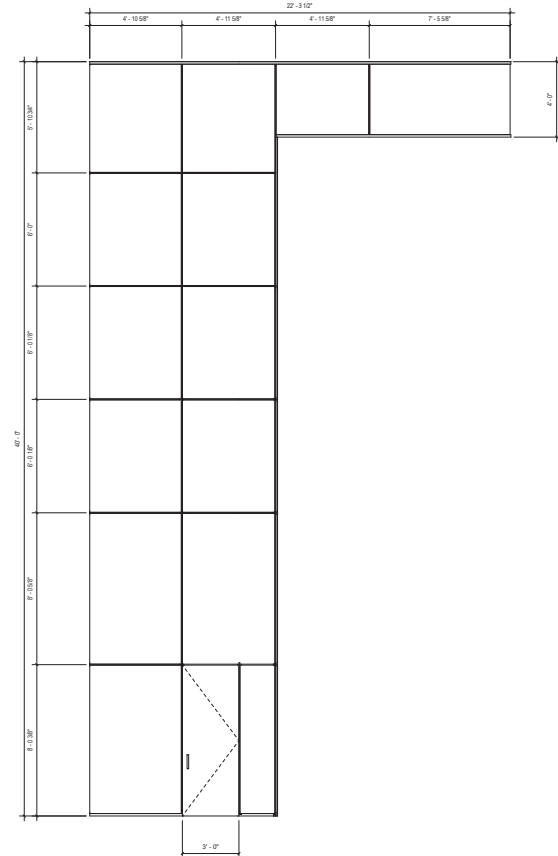
**B5** W-4 FRIT PATTERN  
3/8" = 1'-0"



**E1** W-1 FRIT PATTERN  
3/8" = 1'-0"



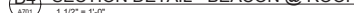
**E3** W-2 FRIT PATTERN  
3/8" = 1'-0"



**E5** W-3 FRIT PATTERN  
3/8" = 1'-0"



(A701)  $1/2'' = 1'-0''$


$$1\ 1/2^\circ = 1.5^\circ$$

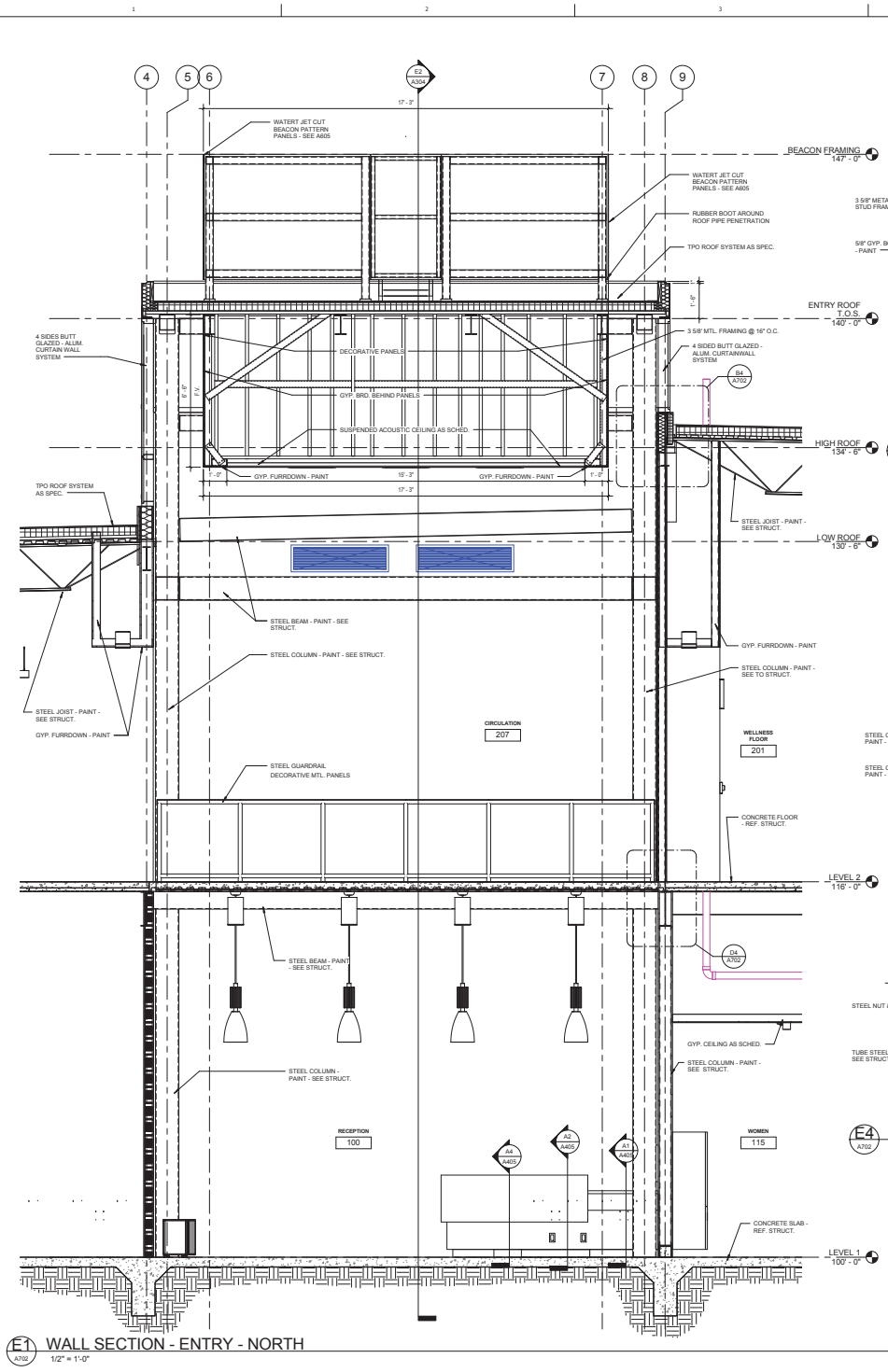

A701  $1\frac{1}{2}'' = 1'-0''$



1 1/2" = 1'-0"



A701  $1\ 1/2^{\circ} = 1^{\circ}\text{-}0^{\circ}$



**E1 WALL SECTION - ENTRY - NORTH**  
A702 1/2" = 1'-0"

**B4 SECTION DETAIL - HIGH ROOF**  
A702 1 1/2" = 1'-0"

**D4 SECTION DETAIL - BRIDGE @ WALL**  
A702 1 1/2" = 1'-0"

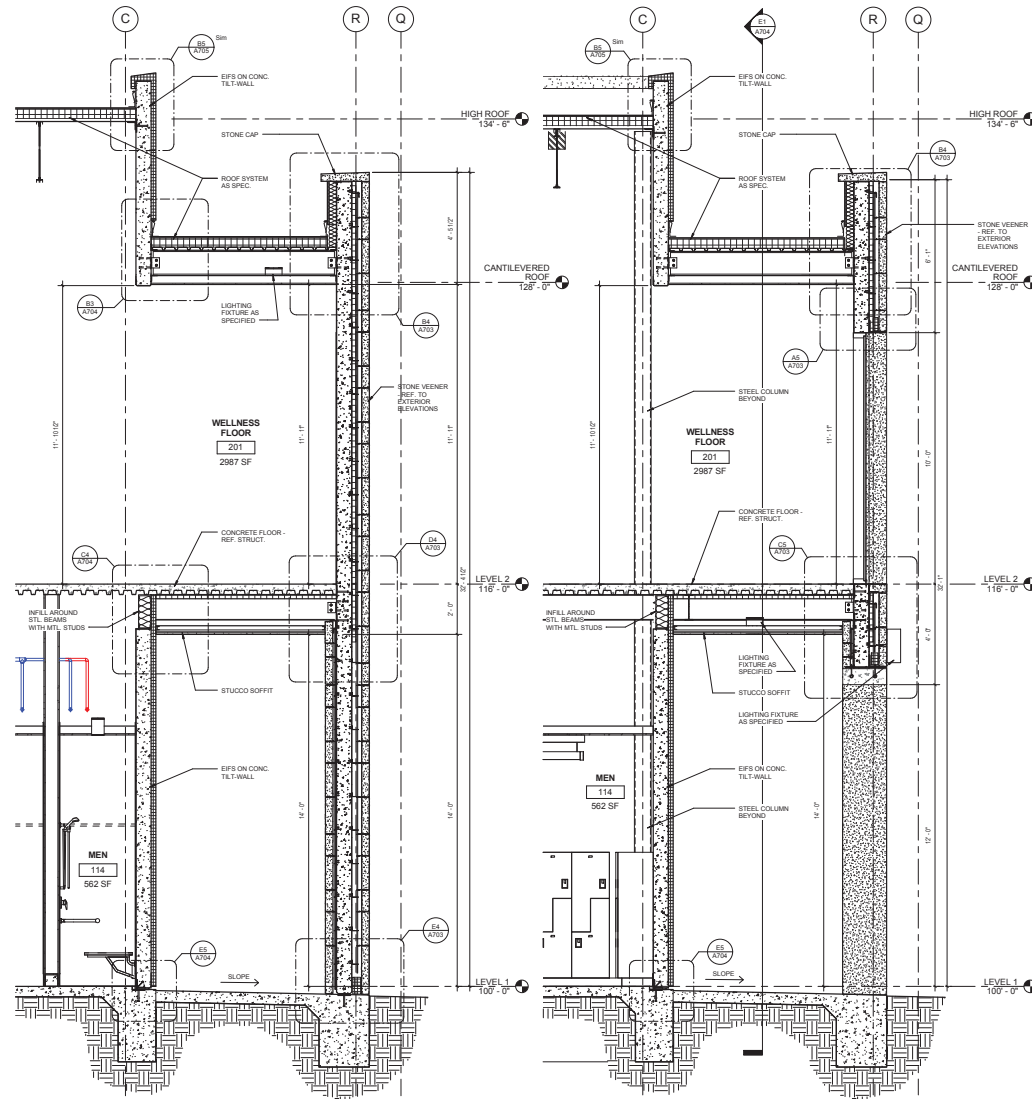
**E4 BEACON PANEL - FASTENING DETAIL**  
A702 3" = 1'-0"

**B5 SECTION DETAIL - ENTRY TRELLIS**  
A702 3/4" = 1'-0"

**C5 ENLARGED PLAN - TOP OF ENTRY TRELLIS**  
A702 1/2" = 1'-0"

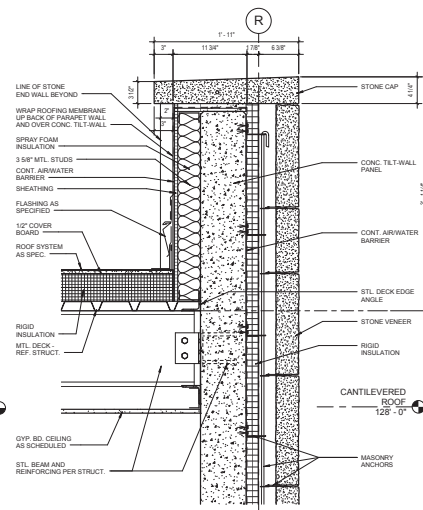
**E5 ENTRY PORTAL - SOFFIT**  
A702 1/2" = 1'-0"



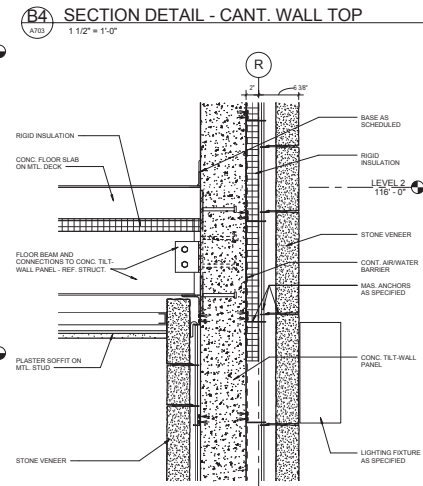


**E1 WALL SECTION 1 - CANTILEVER ROOM**  
1/2" = 1'-0"

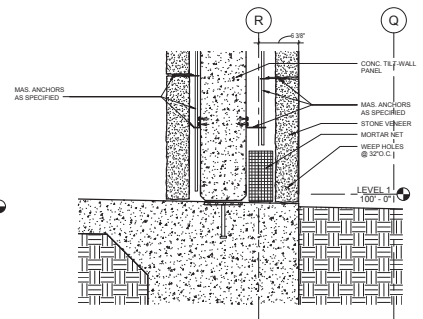
**E2 WALL SECTION 2 - CANTILEVER ROOM**  
1/2" = 1'-0"



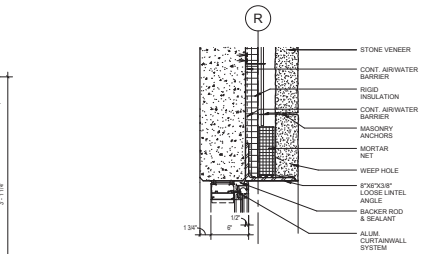
**A5 SECTION DETAIL - CANT. WALL HEAD**  
1 1/2" = 1'-0"



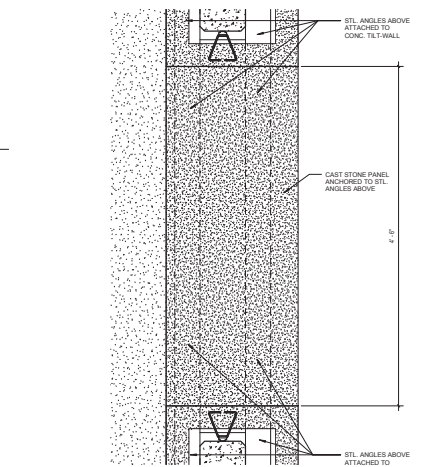
**B4 SECTION DETAIL - CANT. WALL TOP**  
1 1/2" = 1'-0"



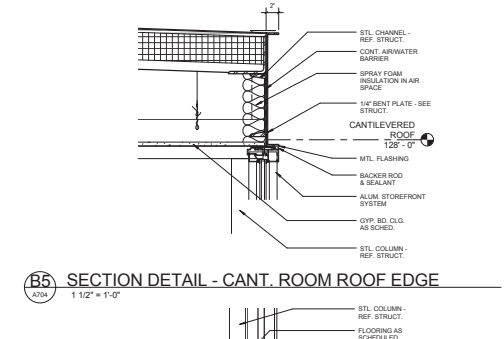
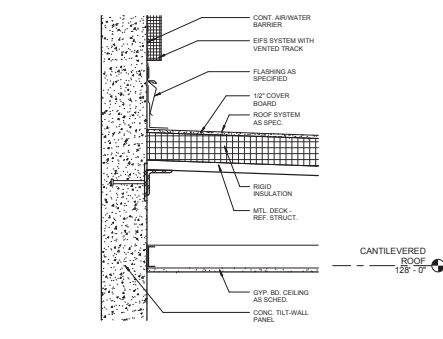
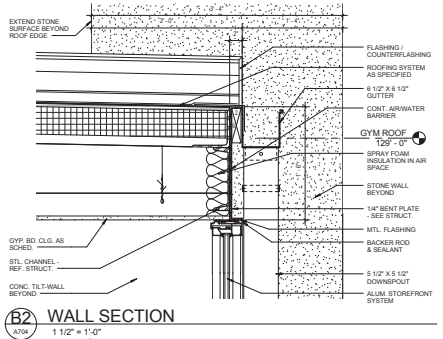
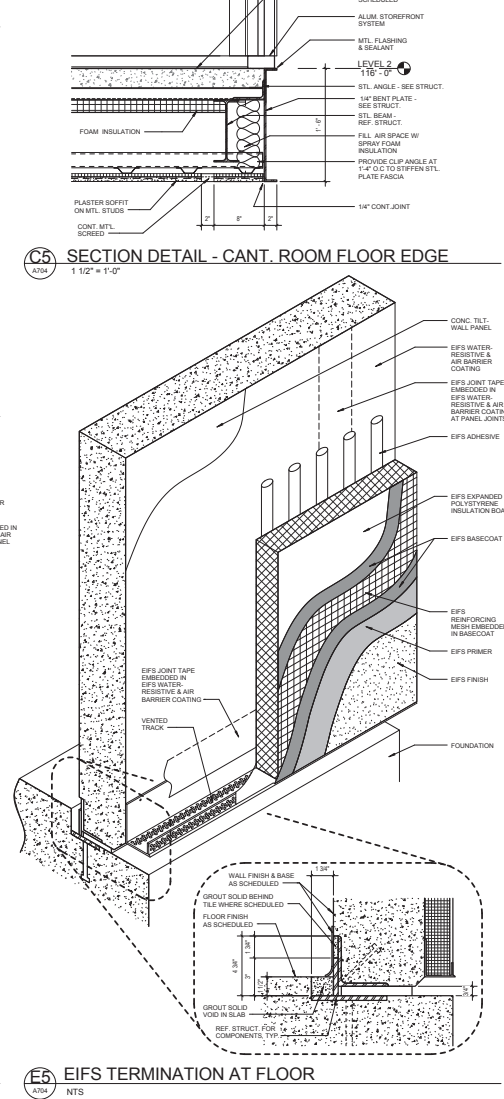
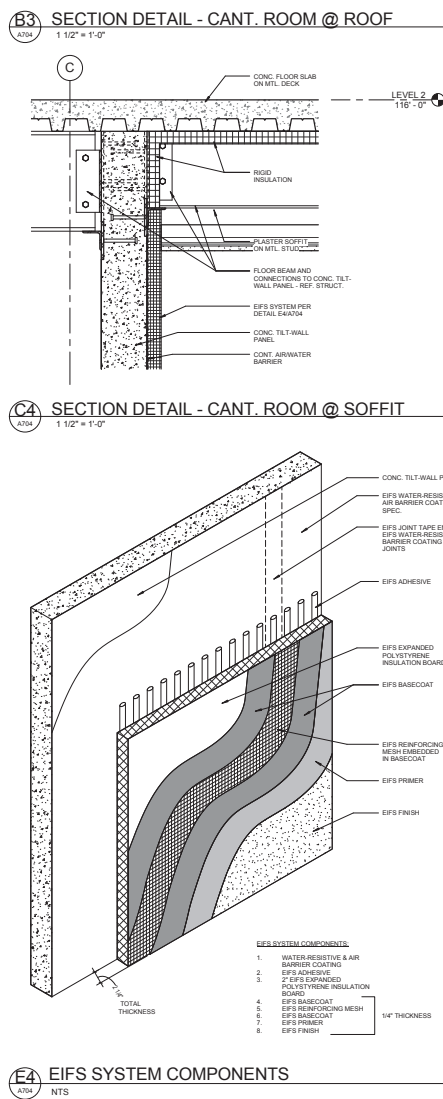
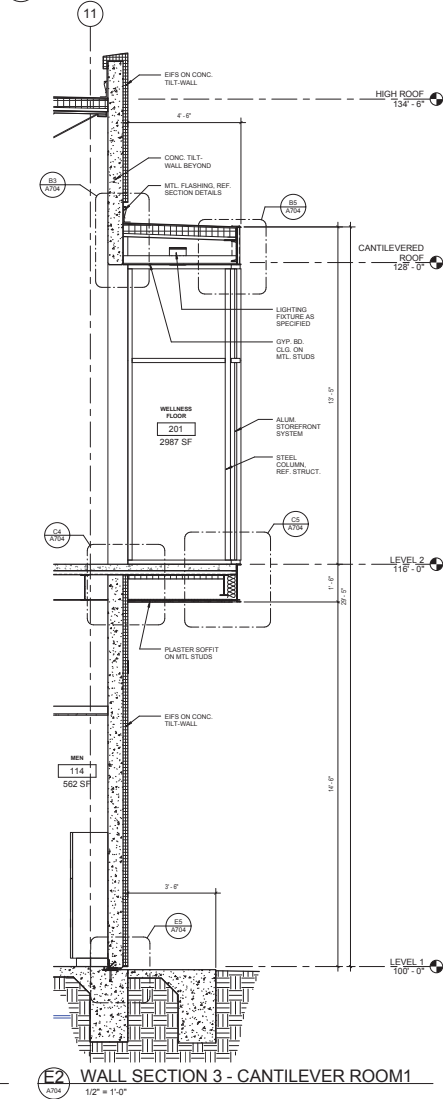
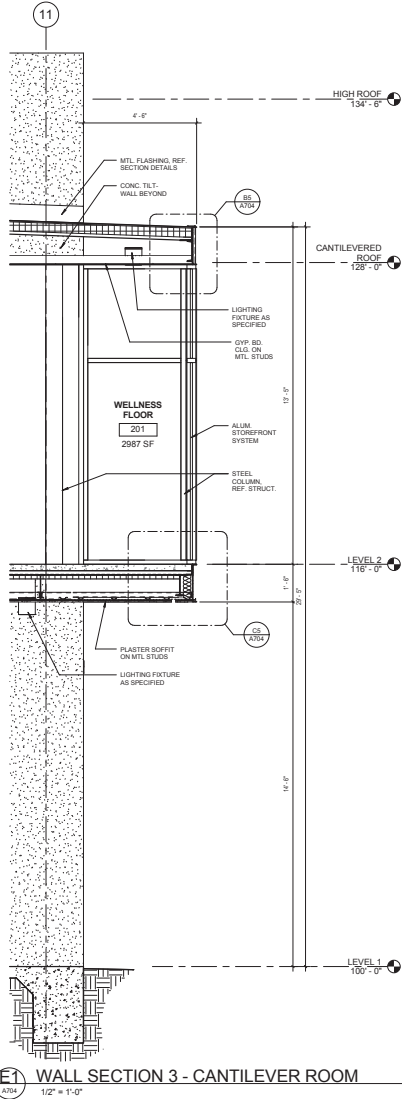
**D4 SECTION DETAIL - CANT. WALL FLOOR**  
1 1/2" = 1'-0"

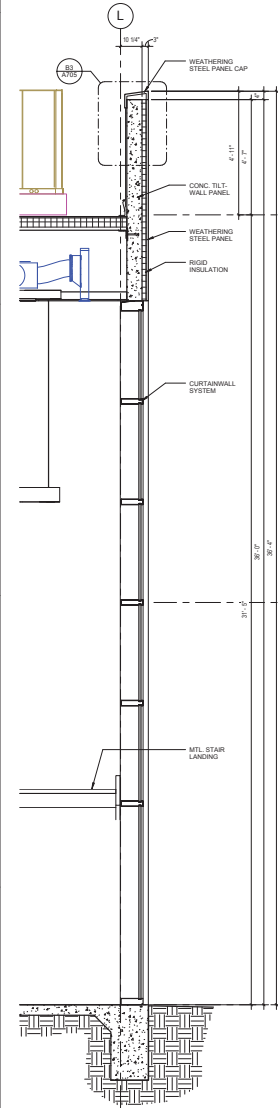


**A6 SECTION DETAIL - CANT. WALL SILL**  
1 1/2" = 1'-0"



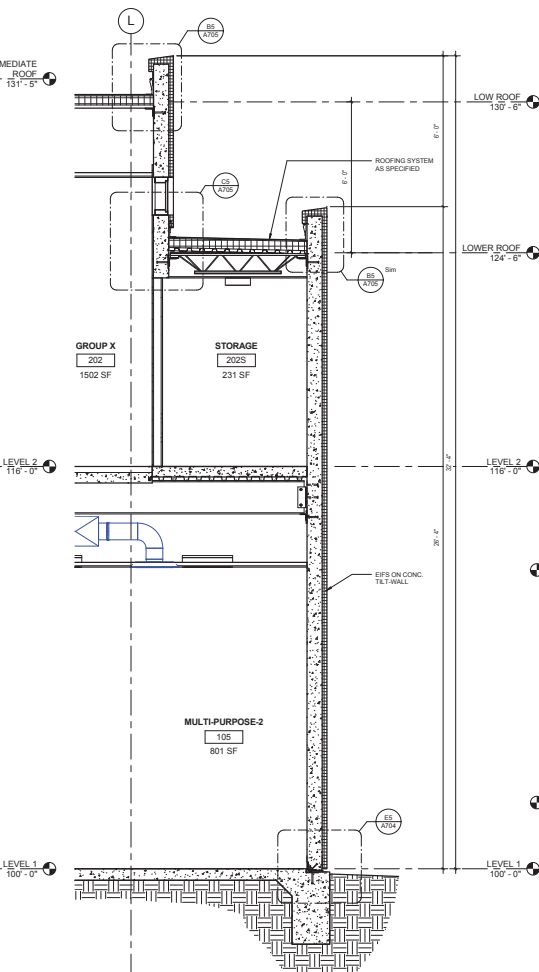
**E5 STONE SOFFIT DETAIL**  
1 1/2" = 1'-0"





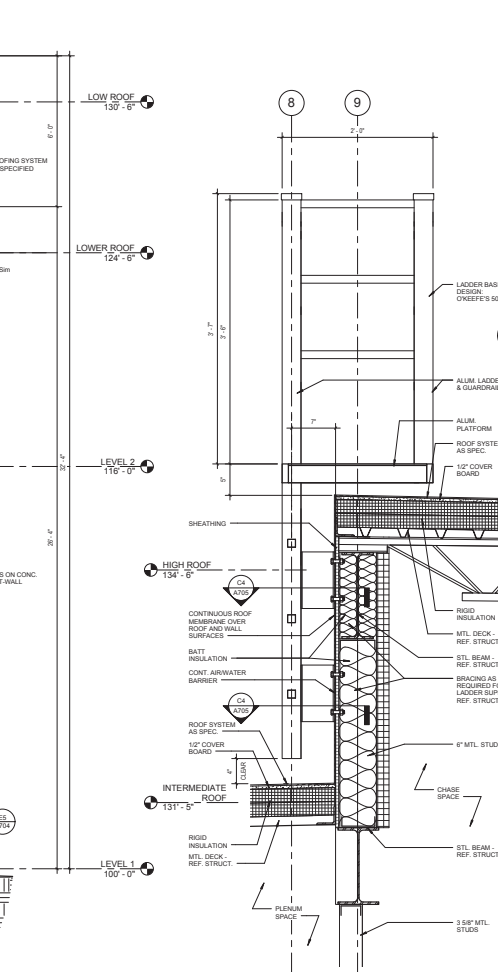
**E1 WALL SECTION - STAIR 1**  
A705 1/2" = 1'-0"

**B2 SCREEN WALL POST PENETRATION**  
A705 3" = 1'-0"



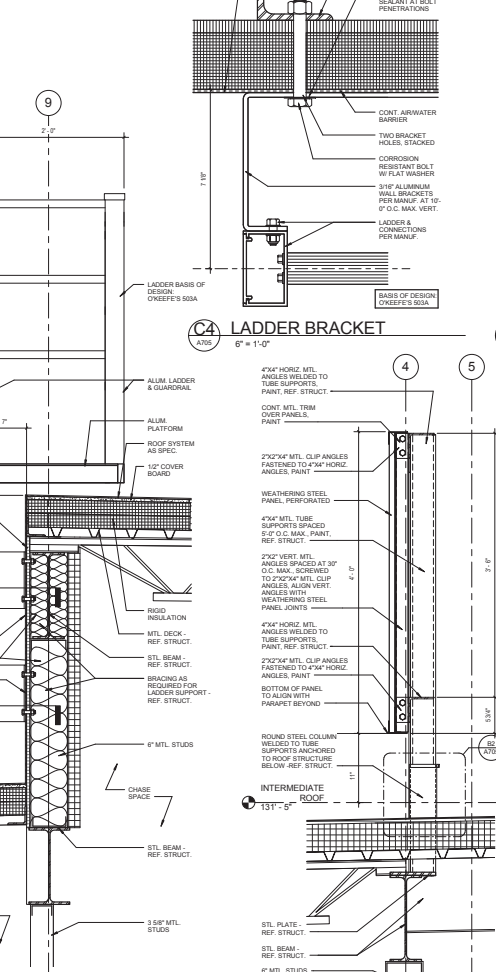
**E2 WALL SECTION 1 - MULTI-PURPOSE**  
A705 1/2" = 1'-0"

**B3 PARAPET - MTL. PNL.**  
A705 1 1/2" = 1'-0"



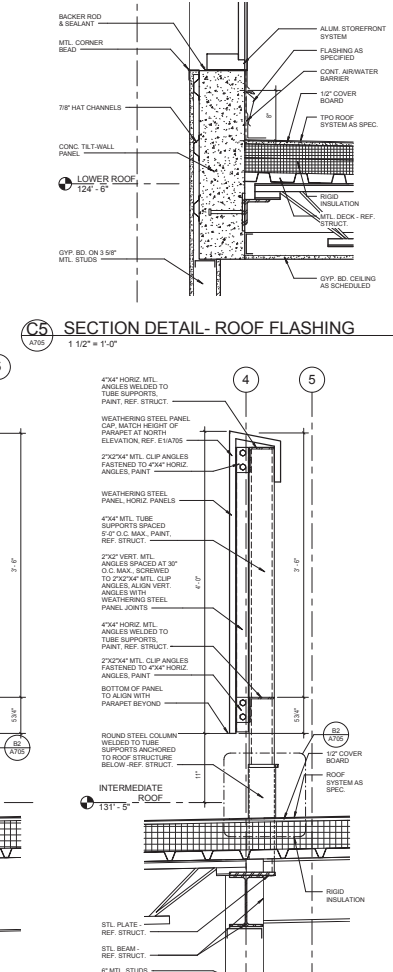
**E3 ROOF LADDER SECTION**  
A705 1 1/2" = 1'-0"

**B4 SECTION DETAIL - SCUPPER**  
A705 1 1/2" = 1'-0"

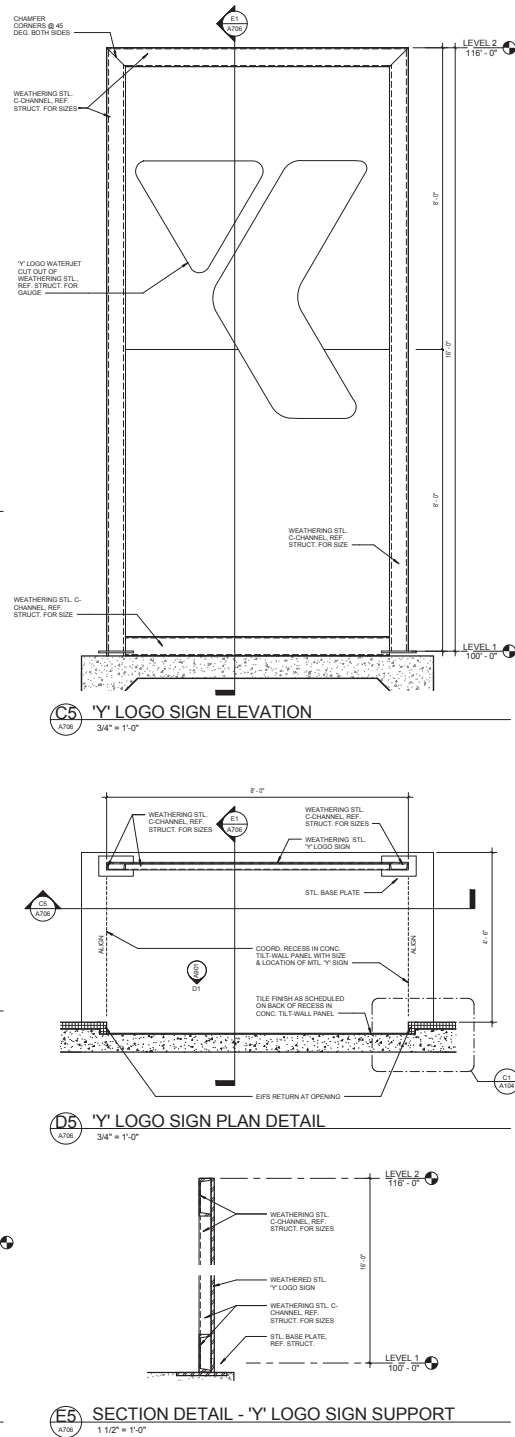
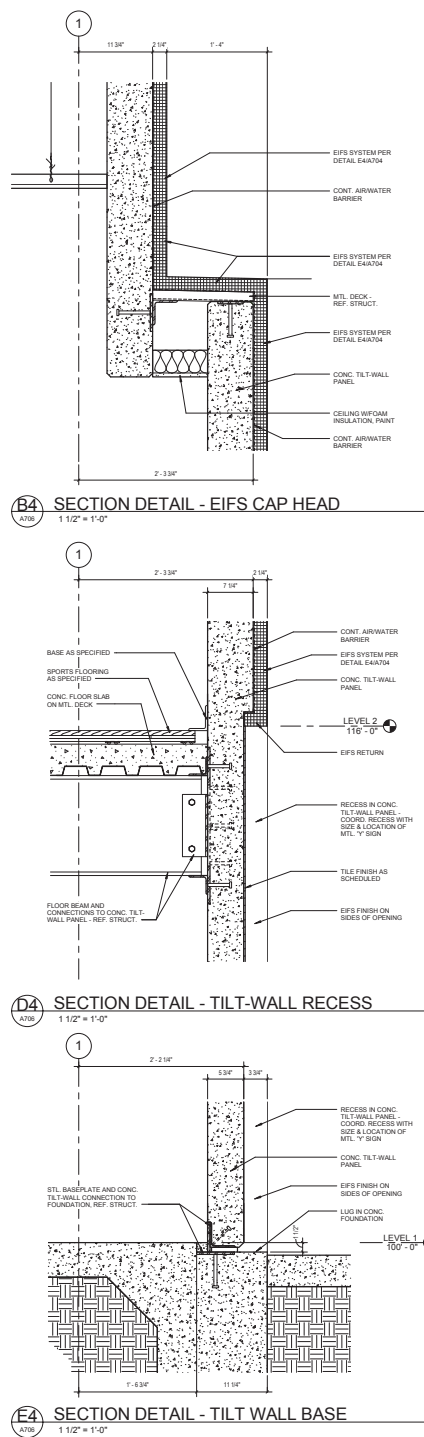
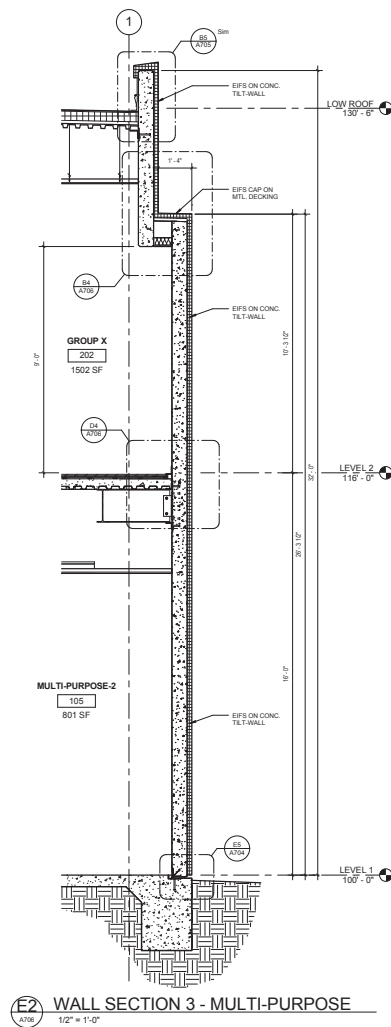
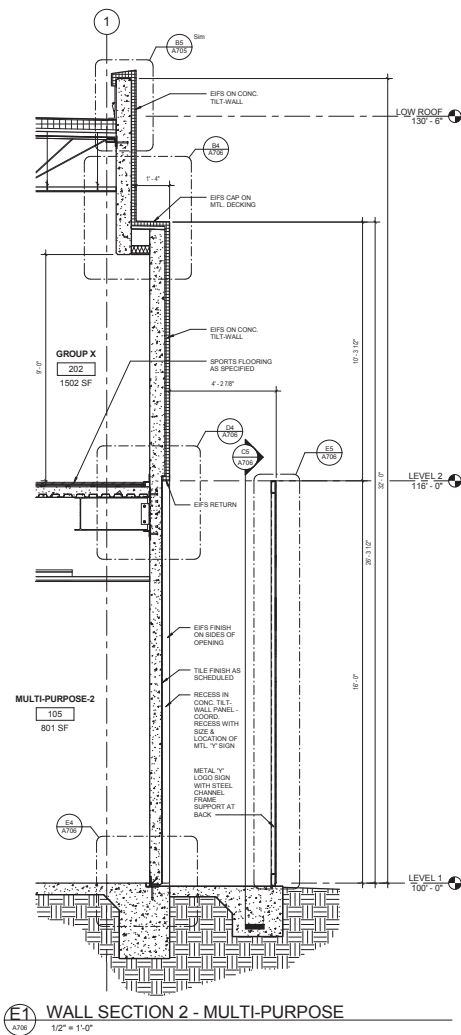


**E4 SCREEN WALL SECTION**  
A705 1 1/2" = 1'-0"

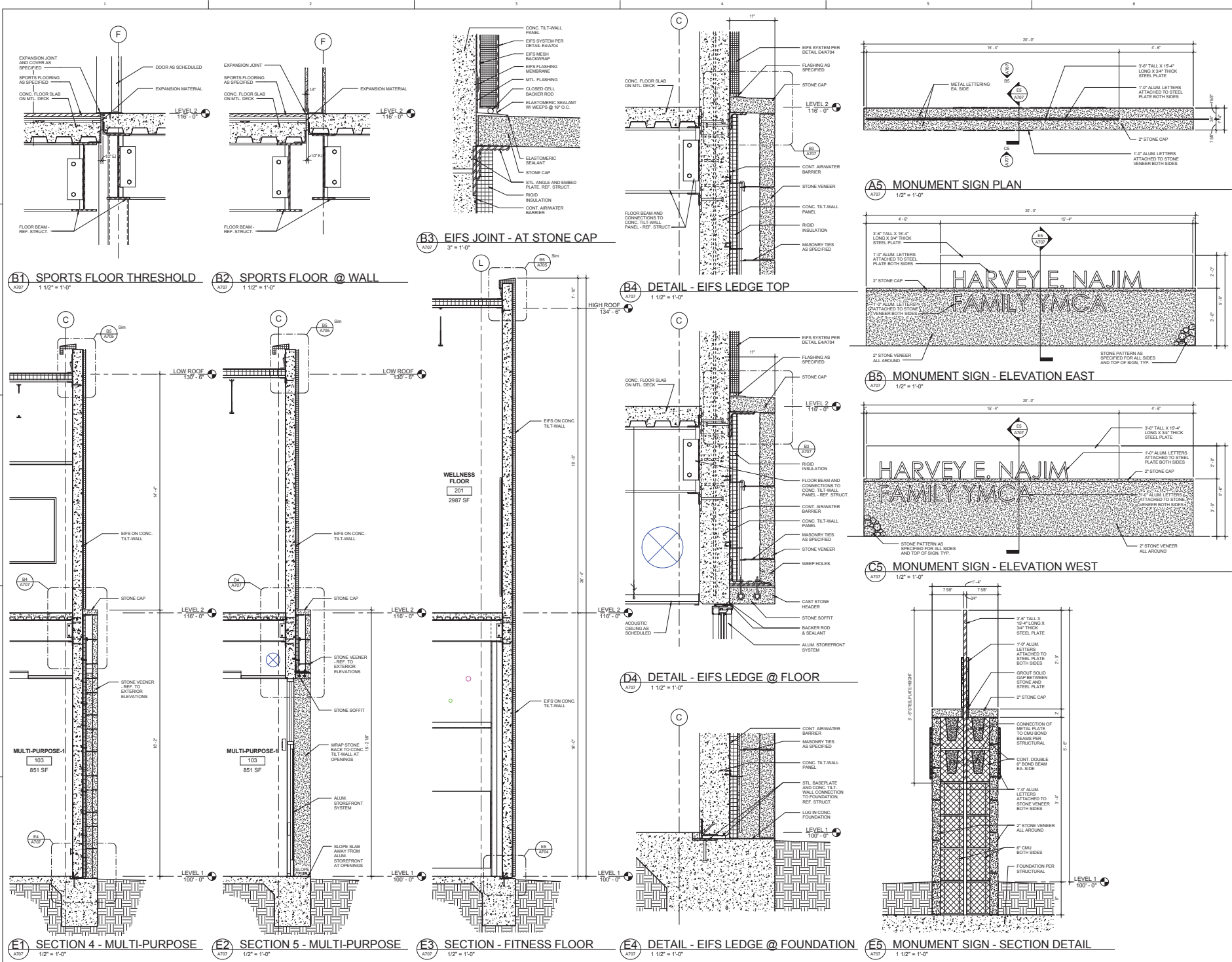
**B5 SECTION DETAIL - TYP. PARAPET**  
A705 1 1/2" = 1'-0"

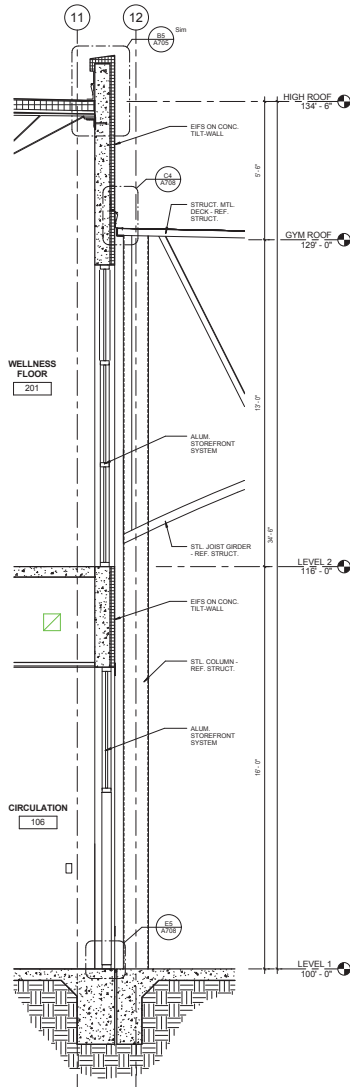


**E5 ROOF PARAPET @ MTL. PANEL**  
A705 1 1/2" = 1'-0"

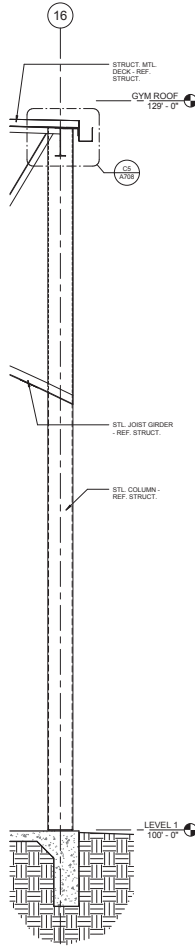




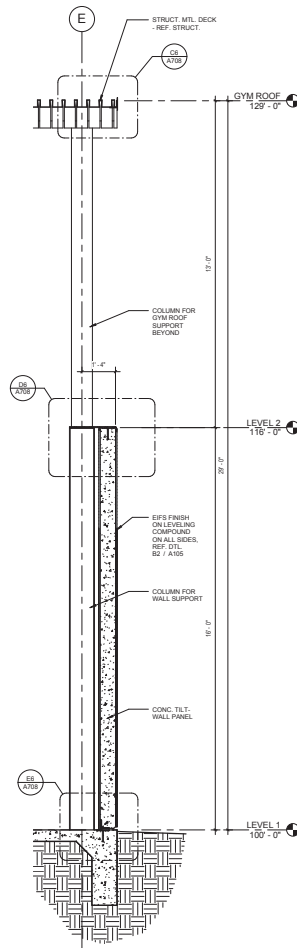




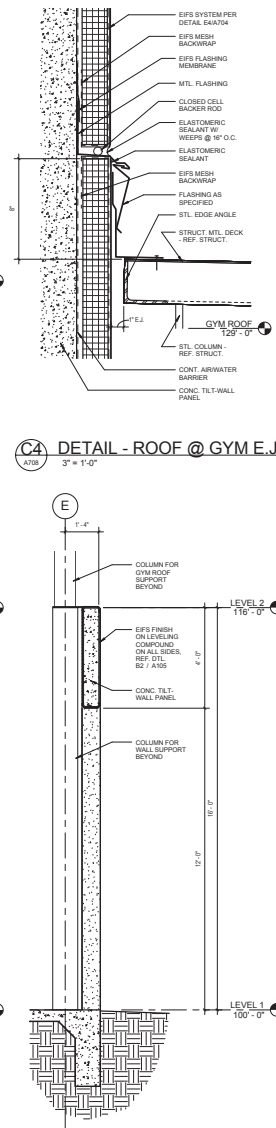
**E1** SECTION - E-W - GYM @ BLDG.  
1/2" = 1'-0"



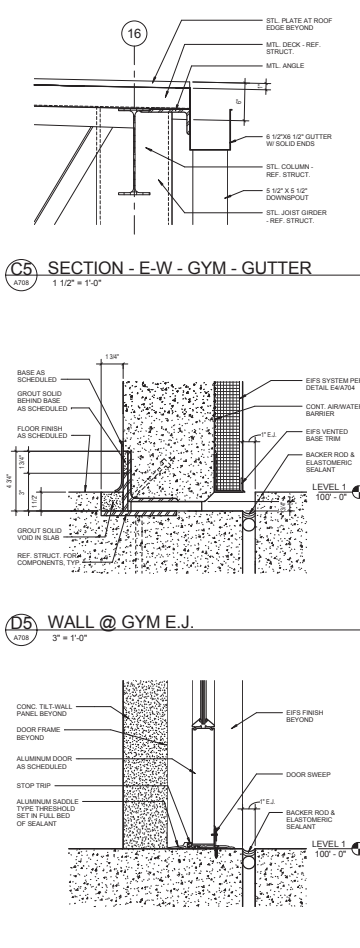
**E2** SECTION - E-W - GYM  
1/2" = 1'-0"



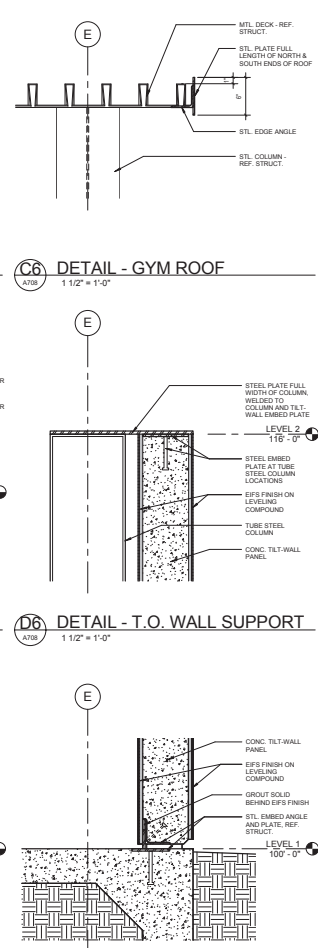
**E3** SECTION - N-S - GYM WALL  
1/2" = 1'-0"



**E4** SECTION - N-S - GYM  
1/2" = 1'-0"



**E5** THRESHOLD @ GYM E.J.  
3" = 1'-0"



**E6** DETAIL - GYM WALL BASE  
1/2" = 1'-0"

**C4** DETAIL - ROOF @ GYM E.J.  
3" = 1'-0"

**C5** SECTION - E-W - GYM - GUTTER  
1 1/2" = 1'-0"

**C6** DETAIL - GYM ROOF  
1 1/2" = 1'-0"

**D5** WALL @ GYM E.J.  
3" = 1'-0"

**D6** DETAIL - T.O. WALL SUPPORT  
1 1/2" = 1'-0"

**HARVEY E. NAJIM  
FAMILY YMCA**  
Mission Plaza Drive

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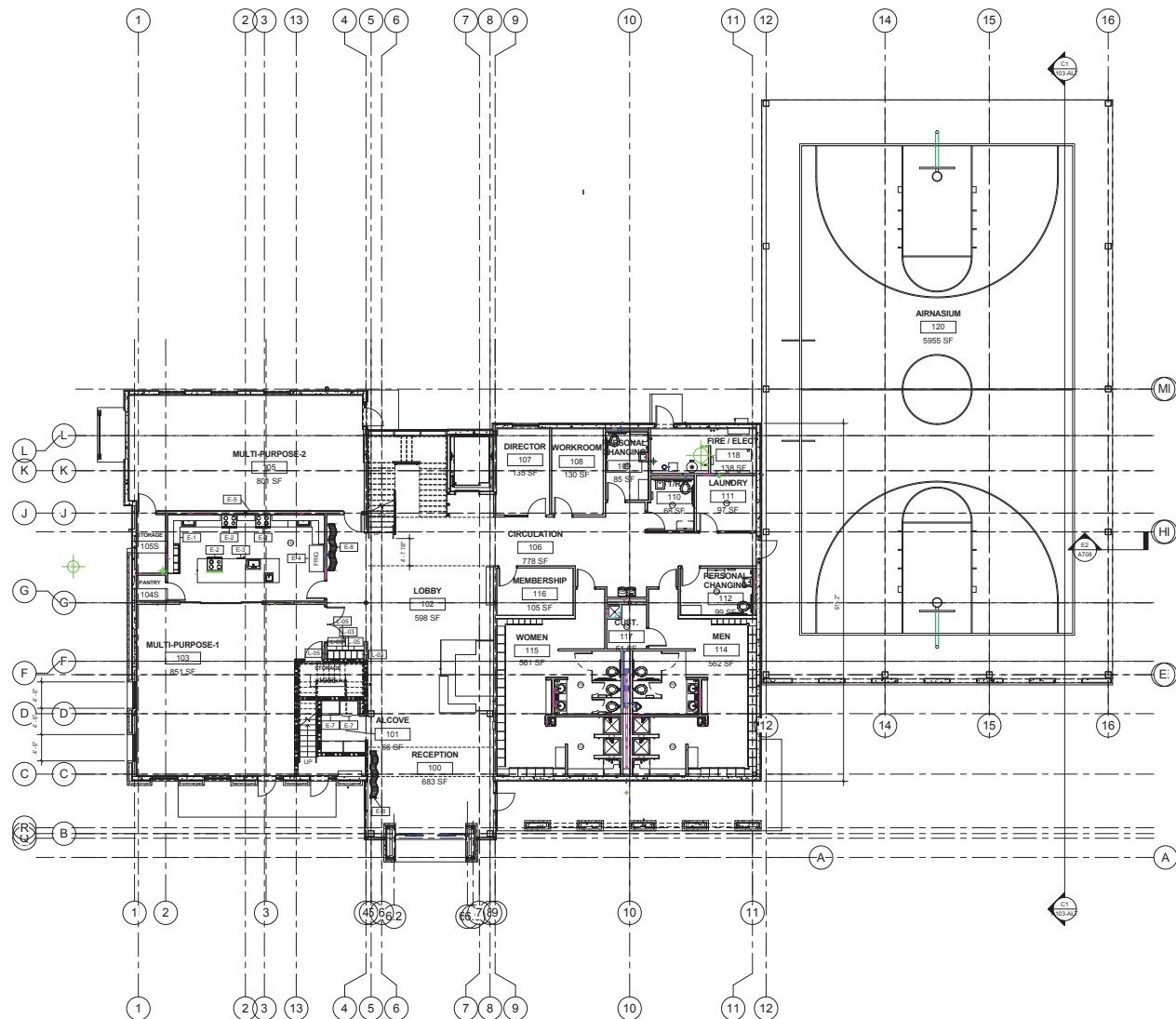
SHEET TITLE  
WALL SECTIONS

SHEET NO.  
**A708**

**MarmonVok**  
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**E2 FLOOR PLAN - LEVEL 1 - FF&E**  
1/8" = 1'-0"



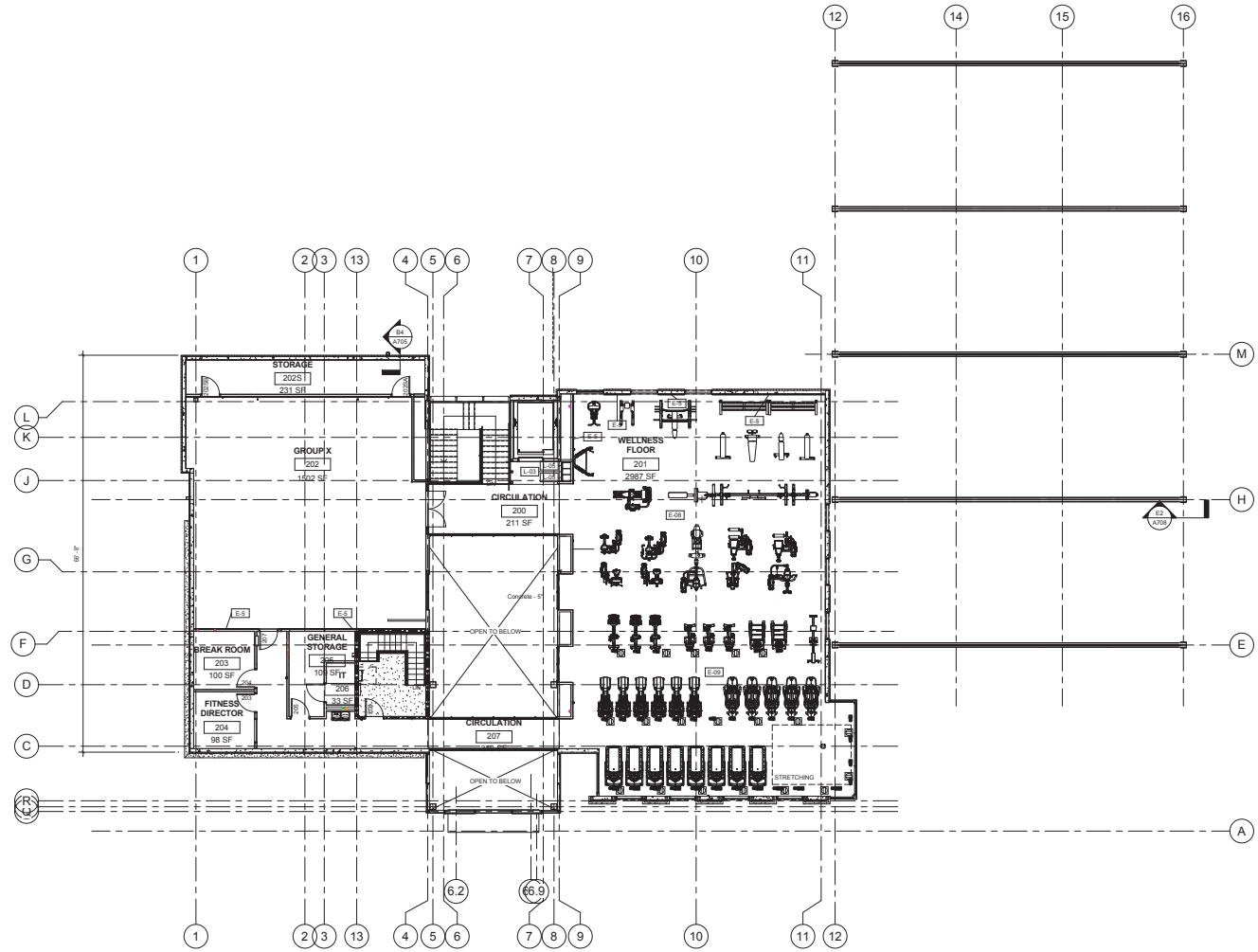
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SHEET TITLE:  
LEVEL 1 - FF&E

SHEET NO.  
**A801**

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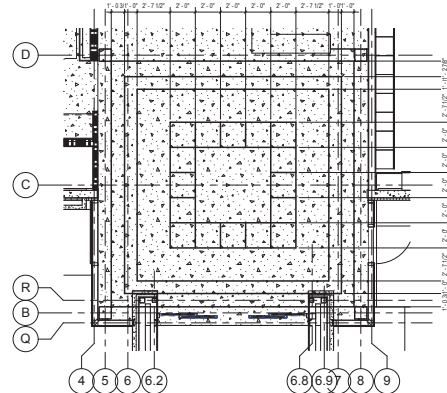


**E2 FLOOR PLAN - LEVEL 2 - FF&E**  
1/8" = 1'-0"



FINISH LEGEND				
SYMBOL	DESCRIPTION	MANUFACTURER	PATTERN	NOTES
<b>BASE</b>				
BS-1	RUBBER BASE	ROPPPE		1/2" NATURAL
BS-2	RUBBER BASE	ROPPPE		1/2" BROWN
BS-3	RUBBER BASE	ROPPPE		1/2" BROWN
BS-4	TILE BASE	SAL TILE	MAGICK, COYE BASE P-380ST	1/2" STRAIGHT AT CARPET, COYE AT HARD FLOORING
BS-5	WOOD BASE			1/2" STRAIGHT AT CARPET, COYE AT HARD FLOORING
<b>CORING</b>				
CT-1	CEILING TILE	ARMSTRONG	OPTIMA REGULAR	WHITE
CT-2	CEILING TILE	ARMSTRONG	DELTA REGULAR	WHITE
CT-3	CEILING TILE	ARMSTRONG	DELTA WORKS PLUS REGULAR	1/2" DUSTY GREY (BS)
<b>COUNTER TOP</b>				
CSM-1	SOLID SURFACE MATERIAL	SUPORT	COBAN	WHITE HAZEL
CSM-2	SOLID SURFACE MATERIAL	SAL TILE	PINE QUARTZ	CAPPED (SEE NOTE)
<b>FLOOR</b>				
FF-1	CARPET TILE	WANNINGTON	CROSS GRAIN 12"X12"	PURVIEW 4000B
FF-2	CARPET TILE	WANNINGTON	HARD SCAPED 12"X12"	PURVIEW 4000B
FF-3	WOOD TILE	SAL TILE	RECTORIA 12"X12"	ELIMINIA 120000B
FF-4	POLISHED CONCRETE			
RAF-1	RESILIENT ACTIVITY FLOOR	SIGNATURE SPORTS FLOORING	SEAM-EX	WAF-1
RAF-2	RESILIENT ACTIVITY FLOOR	SIGNATURE SPORTS FLOORING	RUBBER DECK	WAF-2
RAF-3	WOOD ACTIVITY FLOORING			
<b>WALLS</b>				
PL-1	PLASTIC LAMINATE	WILSONART		NATURAL ABB 480-08
PL-2	PLASTIC LAMINATE	WILSONART		BURNISHED CHESTNUT 476-02
<b>MILLWORK</b>				
ML-1	PLASTIC LAMINATE	WILSONART		CLASSIC 2200B-28
ML-2	PLASTIC LAMINATE	WILSONART		LINEARITY FINISH WITH BEAD
ML-3	PLASTIC LAMINATE	WILSONART		TEXTURED
ML-4	PLASTIC LAMINATE	WILSONART		BEAD 4000D 080-08
ML-5	PLASTIC LAMINATE	WILSONART		CLEAR 2200B-28
ML-6	PLASTIC LAMINATE	WILSONART		WAF-1
ML-7	WOOD STAIN	PROSPECT		1/2" WHITE 080-11
ML-8	WOOD STAIN	PROSPECT		WAF-2
<b>TOILET PARTITIONS</b>				
PL-3	PLASTIC LAMINATE	WILSONART		CASUAL LINEN 494-38
<b>WALL</b>				
WT-1	PAINT	SHAWIN WILLIAMS		ELLING BRIGHT WHITE SW 7007
WT-2	PAINT	SHAWIN WILLIAMS		PURE WHITE SW 1005
WT-3	PAINT	SHAWIN WILLIAMS		PREWET SW 1005
WT-4	PAINT	SHAWIN WILLIAMS		REWARD SW 1005
WT-5	PAINT	SHAWIN WILLIAMS		LAUREN SW 1005
WT-6	PAINT	SHAWIN WILLIAMS		WINDY SW 1005
WT-7	WALL TILE	SAL TILE	MAGICK 12"X12"	COYE VISION
WT-8	WALL TILE	SAL TILE	RECTORIA 12"X12"	ELIMINIA 120000B
WT-9	WALL TILE	SAL TILE	RECTORIA 12"X12"	ANTIQUE ACROSS FLORAL DECOR 476-02
WT-10	WALL TILE	SAL TILE	NATURAL HUES	CANYON SPRING 080-08
WT-11	WALL TILE	SAL TILE	NATURAL HUES	ORANGE SPRING 080-08
WT-12	WALL TILE	SAL TILE	NATURAL HUES	SUNSET 080-08

ROOM FINISH SCHEDULE									
NUMBER	NAME	FLOOR	BASE	WALLS				MILLWORK	
				NORTH	EAST	SOUTH	WEST	UNITS	TOP
100	RECEPTION	PC-1	---	PF-1, PF-2	PF-1	PF-1	PF-1	VARIES	SSM-2
101	ALCOVE	PC-1	---	PF-1	PF-1	PF-1	PF-1	PL-4	SSM-2
102	LOBBY	PC-1	---	PF-1	PF-1, PF-2	---	---	VARIES	SSM-2
103	MULTI-PURPOSE-1	RB-2	---	PF-1	PF-1	PF-1	PF-1	---	---
103B	STORAGE	PC-1	---	PF-1	PF-1	PF-1	PF-1	VARIES	SSM-2
104	TEACHING KITCHEN	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
104B	PANTRY	RB-1	---	PF-1	PF-1	PF-1	PF-1	---	---
105	MULTI-PURPOSE-2	RB-2	---	PF-1	PF-1	PF-1	PF-1	---	---
105B	STORAGE	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
106	CIRCULATION	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
107	DIRECTOR	CPT-1	RB-1	PF-1	PF-1	PF-1	PF-1	---	---
107B	WORKROOM	CPT-1	RB-1	PF-1	PF-1	PF-1	PF-1	---	---
108	PERSONAL CHANGING	PF-1	TB-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	---	WT-1
109	DIR	PF-1	TB-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	---	WT-1
110	LAUNDRY	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
112	PERSONAL CHANGING	PF-1	TB-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	---	WT-1
113	MEN	CPT-2, PF-1	RB-1, TB-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	---	SSM-1
114	WOMEN	CPT-2, PF-1	RB-1, TB-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	PF-1, WT-1	---	SSM-1
115	MEMBERSHIP	CPT-1	RB-1	PF-1	PF-1	PF-1	PF-1	---	---
117	CUB	PC-1	---	PF-1, WT-1	PF-1	PF-1	PF-1, WT-1	---	WT-1
118	FIRE EJECT	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
119	REST STAIR	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
120	ADMINISTRATIVE	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
121	CIRCULATION	RAF-1	---	PF-1	PF-1	PF-1	PF-1	---	---
201	WELLNESS FLOOR	RAF-2	RB-3	PF-1	PF-1	PF-1	PF-1	---	---
202	GROUP 1	PF-1	TB-1	PF-1, PF-1	PF-1	PF-1	PF-1	---	---
202B	STORAGE	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
203	BREAK ROOM	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
204	FITNESS DIRECTOR	CPT-1	RB-1	PF-1	PF-1	PF-1	PF-1	---	---
205	GENERAL STORAGE	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
206	IT	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
207	CIRCULATION	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---
208	STAIR	PC-1	---	PF-1	PF-1	PF-1	PF-1	---	---

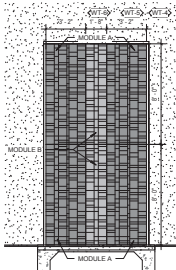


**B5 ENLARGED CONCRETE SCORING PATTERN**  
1/4" = 1'-0"

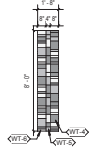
# **FINISH FLOOR LEGEND**

- CPT
- FT-1
- PC-1
- RAF-1
- RAF-2
- WAF-1

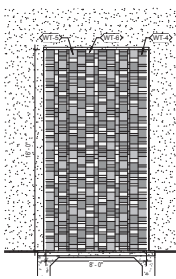
**D1 EXT. MODULAR TILE PATTERN**  
1/4" = 1'-0"



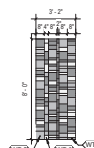
**C2 MODULE 'B' PATTERN**  
1/4" = 1'-0"



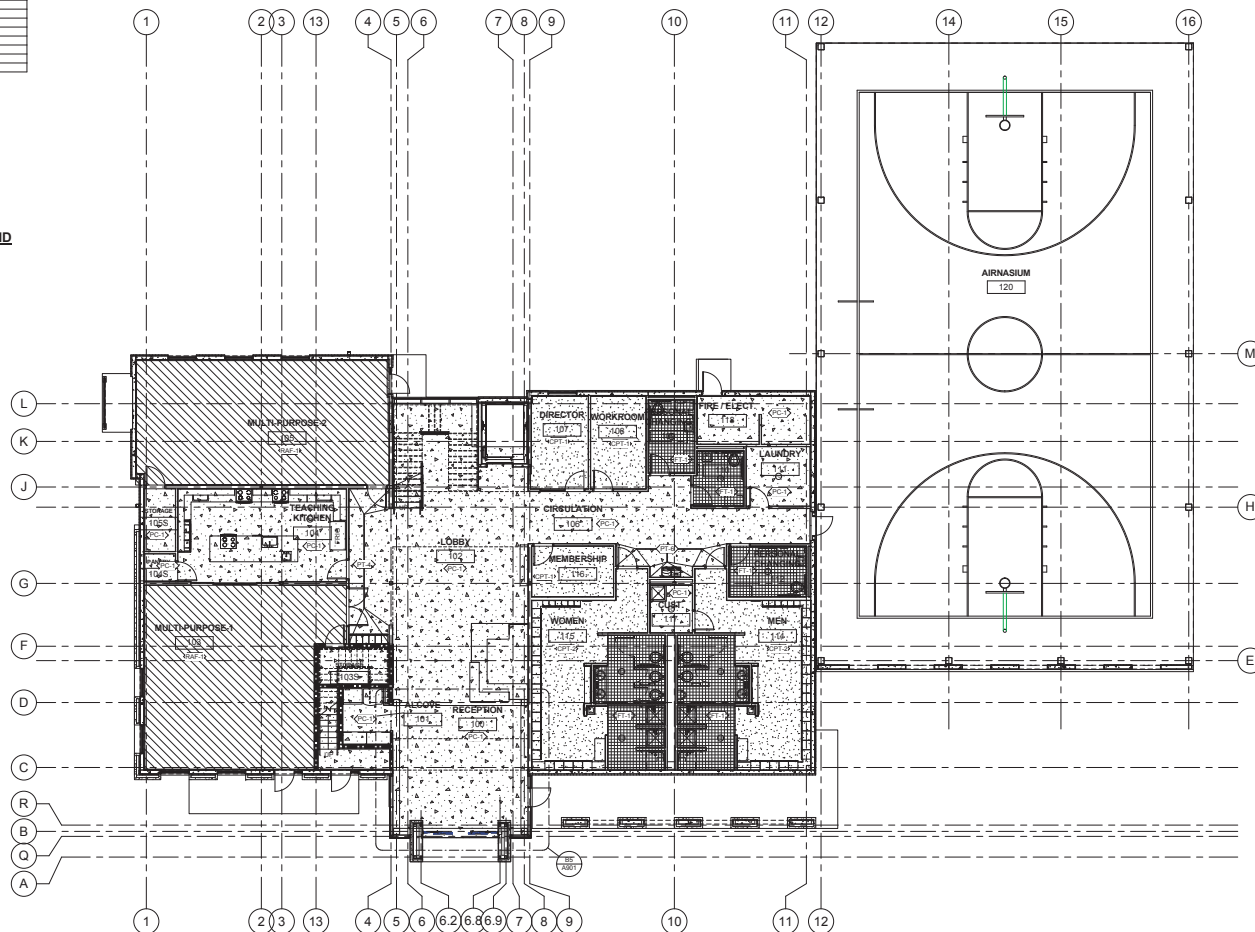
**E1 EXT. COLOR TILE PATTERN**  
1/4" = 1'-0"



**C1 MODULE 'A' PATTERN**  
1/4" = 1'-0"



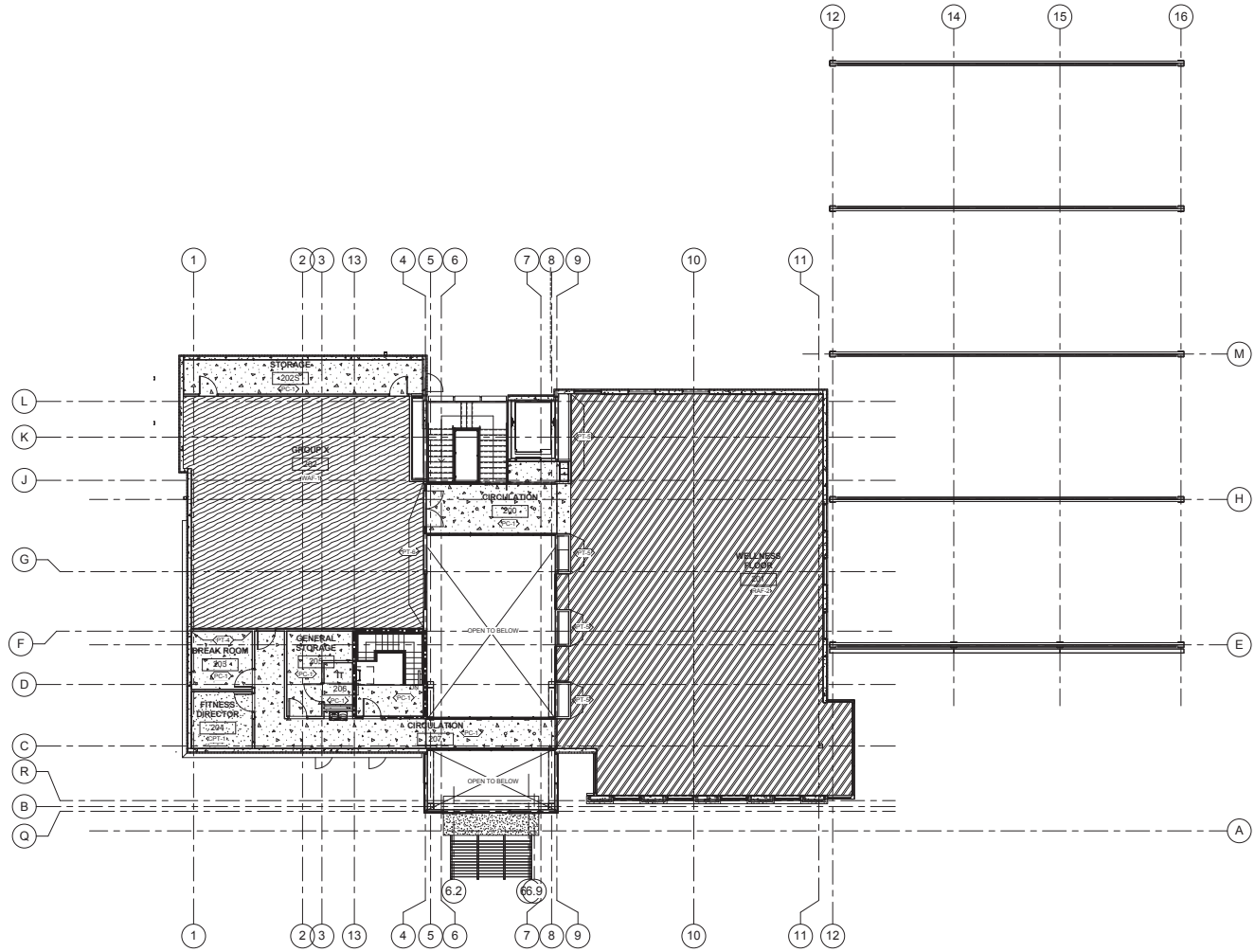
**E2 FLOOR PLAN - LEVEL 1 - FINISHES**  
1/8" = 1'-0"



# **FINISH FLOOR LEGEND**

- CPT
- FT-1
- PC-1
- RAF-1
- RAF-2
- WAF-1

**E2 FLOOR PLAN - LEVEL 2 - FINISHES**  
1/8" = 1'-0"



**HARVEY E. NAJIM  
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Revisions:

SHEET TITLE:  
**LEVEL 2 - FINISH  
PLAN**

SHEET NO.  
**A902**

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**MAY 18, 2016**

**MarmonMok**  
ARCHITECTURE 210-223-9492T 210-223-2582P  
700 N. ST. MARY'S SUITE 1600 SAN ANTONIO, TX 78205



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- o PIER FOUNDATION (NOT REQUIRED)
- o CONCRETE
- o WOOD (NOT REQUIRED)
- o WELDING OF STRUCTURAL STEEL (NOT REQUIRED)
- o STEEL ELEMENTS OF COMPOSITE CONSTRUCTION (NOT REQUIRED)
- o BOLTING OF STRUCTURAL STEEL (NOT REQUIRED)
- o STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (NOT REQUIRED)
- o MASONRY (NOT REQUIRED)

RECOMMENDATIONS OF THE LOCAL MEMBERS OF THE TEXAS COUNCIL OF ENGINEERING LABORATORIES. IT IS ALSO RECOMMENDED THAT THE SPECIAL INSPECTORS SHOULD BE EMPLOYED BY AN AGENCY ACCREDITED BY ANY NATIONALLY RECOGNIZED ACCREDITING BODY SUCH AS AASHTO, A2LA, NVLAP, ICC ETC.

ACI - AMERICAN CONCRETE INSTITUTE  
ADSC-IAFD - ADSC: THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING  
AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION  
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING  
ASTM - AMERICAN SOCIETY OF TESTING MATERIALS  
AWS - AMERICAN WELDING SOCIETY  
CWI - CERTIFIED WELDING INSPECTOR  
CRSI - CONCRETE REINFORCING STEEL INSTITUTE  
IBC - INTERNATIONAL BUILDING CODE  
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE  
PTI - POST-TENSIONING INSTITUTE

SP-5 THE SPECIAL INSPECTOR CANNOT BE AN EMPLOYEE OF THE CONTRACTOR

**SP46** WHERE STRUCTURAL MEMBERS AND ASSEMBLIES ARE SHOP FABRICATED, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS A QUALITY ASSURANCE AND QUALITY CONTROL PROGRAM THAT PROVIDES A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO ADHER TO THE CONSTRUCTION DOCUMENTS AND ANY REFERENCED STANDARDS, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT A SPECIAL INSPECTION. EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE WORK IS PERFORMED ON THE PREMISES OF A FABRICATOR THAT IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE. AT THE COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT, ON PREPARED AND REGISTERED DESIGN PROFESSIONAL IN CHARGE'S RESPONSIBLE CHARGE, STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
<b>SEI Preparation and Installation, SUBMITTALS COORDINATION</b>			
1. Verify materials below substrate formations are adequate for the design loads.	Periodic	IBC 1705.6	
2. Verify enclosures are extended to proper depth and have reached proper material.	Periodic		
3. Perform classification and testing of compacted fill.	Periodic		
4. Verify use of proper materials, densities and fill compaction during placement and consolidation of compacted fill.	Continuous		
5. Verify the placement of compacted fill observe subsurface and verify that site has been prepared properly.	Periodic		
6. Chemical Injection: Quality control testing and evaluation prior and subsequent to injection shall be performed by the Electrical Engineer to monitor the effectiveness of the chemical injection process.	Periodic		
7. The Electrical Engineer or his representative shall monitor the injection process to verify area coverage, injection depth and to measure and monitor the used sealant.	Periodic		
		Geotechnical Report file Preparation for final Submittal/Drawings Review on excavation documents	<ul style="list-style-type: none"> <li>• Qualifications based on ASTM D749</li> </ul>

Required Verification and Inspection	Frequency of Required Verification and Inspection	IBC Section and Related Code Standard	Inspector Qualifications
<b>PERFORMANCE CONSTRUCTION</b>			
1. Obtain final calculations and material compliance and accurate records for each element.	Continual	Geotechnical Report Sealed Per Performed Construction documents and specifications ASCE 7-16 ASCE 18-16	Grades Engineer or • Qualifications ASCE 7-16 ASCE 18-16
2. Verify placement conditions and placement, concrete diameters, ball diameters (if applicable), aggregate uniformity, and curing conditions, and curing and sealing joints capacity. Record concrete of your volumes.	Continual	Sealed Per Performed Notes and associated records on construction specification Section 04600 IBC, TBG 3.0 Concrete and Concrete Formwork takes on construction documents ASCE 7-16 ASCE 18-16 ASCE 3100	• Qualifications based on ASCE 7-16 ASCE 18-16
3. For concrete slabs, perform additional verification in accordance with section TBG 3.1.			

Required Verification, Inspection and Testing	Frequency of Verification and Inspection	IBC Section and Frequency of Inspection	Inspector Qualifications
1. Fabrication processes of prefabricated wood structural elements and assemblies that in accordance with IRC 2304.2.2 and steel structural members	Periodic	IBC 1705.5 IRC 2304.2.2, 1705.6.2, Prefabricated Wood Truss and Timber Framing Elements (see specification sections 08100, 08150, 08175, 08181)	Technical Representative under direction of Licensed Engineer
2. Inspect wood structural panel sheathing construction for the following:			
a. Grade and thickness shown on approved building plans	Periodic	IBC 1705.5, Timber Framing Elements (see specification sections 08100, 08150)	Technical Representative under direction of Licensed Engineer
b. Nominal size of framing members at adjoining panel, approved building plans	Periodic		
c. Nail or staple diameter and length, per approved building plans	Periodic		
d. Number of fastener lines and the spacing between fasteners in each line and at edge of panels, per approved building plans	Periodic		
3. Trusses not 60'-0", inspecter shall verify the following:			
a. Temporary installation restraining per approved truss submittal	Periodic	IBC 1705.5 & 1705.6, Prefabricated Wood Truss (see specification sections 08100, 08175)	Licensed Engineer or Licensed Representative
b. Permanent individual truss member restraining is installed per approved truss submittal	Periodic	IBC 1705.5, Timber Framing Elements (see specification sections 08100)	Licensed Engineer or Licensed Representative
4. Site built assemblies	Periodic		
5. High-load diaphragms and thickness, nominal size of framing members adjoining panel edges, nail/staple length, and fastener spacing per requirements of the approved construction documents	Periodic	IBC 1704.2, 1705.6.1, Timber Framing Nails on construction documents and specification	
6. The prefabricated wood truss bracing verify that all permanent and lateral bracing has been installed per requirements of the approved construction documents	Periodic	IBC 1705.5, Prefabricated Wood Truss Rules and Regulations (see specification sections 08173 construction documents)	

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
<b>CONCRETE CONSTRUCTION</b>		<b>1709.3</b>	
1. Inspection of reinforcing steel, including positioning bars and placement.	Periodic	IBC 1908.4 ACI 318-20, 25.2, 28.5.1 to 28.5.3, Concrete and Concrete Reinforcement Notes on construction documents and Specifications	★ Qualifications based on ASTM E309
2. Reinforcing bar welding:			
a. Verify applicability of reinforcing bars other than ASTM A 706.	Periodic	AWSD D 14 ACI 318-28.5.4	CWI or Associate CWI
b. Inspect single pass welds, maximum 6/16"	Periodic	Reinforcement Notes on construction documents and Specifications	
c. Inspect all other welds	Continuous		
3. Inspect anchors cast in concrete	Periodic	ACI 318-17.8.2; Specifications	Technician trained in field of work and has at least one year of experience
4. Inspect anchors installed in hardened concrete members.	Continuous	ACI 318-17.8.2.4; Specifications	
5. Adhesive anchors installed in horizontal position, upward inclined position, or as indicated	Periodic	ACI 318-17.8.2.4; Specifications	Technician trained in field of work and ACI Adhesive Anchor Certified
6. Mechanical anchors and adhesives anchors not defined in part 4	Continuous	ACI 318-17.8.2.2; Specifications	
5. Verifying use of required design mix.			
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Continuous	ACI 1908.4, 1908.2, 1908.3, ACI 318-20, 19, 26.4.3, 26.4.4, Concrete and Concrete Reinforcement Notes on construction documents and Specifications	★ Qualifications based on ASTM C107
7. Place in concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Continuous	ACI 1908.4, 1908.2, 1908.3, ACI 318-20, 19, 26.4.3, 26.4.4, Concrete and Concrete Reinforcement Notes on construction documents and Project Specifications	★ Qualifications based on ASTM C107
7. Inspection of concrete and substrate preparation for proper application techniques.	Continuous	ACI 318-28.4.5, Project Specifications	★ Qualifications based on ASTM C107
8. Inspection for maintenance of specified curing temperature and techniques.	Continuous	ACI 1908.9 ACI 318-28.4.5 to 28.4.8 Concrete and Concrete Reinforcement Notes on construction documents and Project Specifications	★ Qualifications based on ASTM C107
9. Inspection of prestressed concrete:			
a. Application of prestressing forces.	Continuous	ACI 318-26.90.1, 26.9.2.3, "Post-Tensioned Notes on construction documents" and Project Specifications	★ Qualifications based on ASTM C107
b. Grouting of bonded prestressing tendons.	Continuous	ACI 318-26.9.1, 26.9.2.3, "Structural Notes on construction documents" and Project Specifications	
10. Erection of precast concrete members.	Periodic	ACI 318-26.10.2	★ Qualifications based on ASTM C107
11. Verification of all slabs concrete prior to placing of concrete in post-tensioned concrete and beams and slabs and forms from beams and structural slabs.	Continuous	ACI 318-26.10.2	★ Qualifications based on ASTM C107
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Continuous	ACI 318-26.10.1(b); Details on construction documents and Project Specifications	

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
<b>BOLTING STRUCTURAL STEEL</b> <b>1. Inspection tasks prior to bolting:</b>		<b>IBC 1705.2</b>	
a. Manufacturer's certifications available for fastener materials	Periodic	IBC 1705.2.1, AISC 360 C-9.1, AISC 360 C-9.4 Structural Steel Notes on Identification	CW/Associate/ Technical Graduate, AWS or CRS
b. Fasteners marked in accordance with ASTM requirements	Periodic	Specification section 05120	
c. Proper fasteners selected for the joint detail (grade, size, length, girth if threads are to be excluded from shear plane) <sup>1</sup>	Periodic		
d. Proper bolting procedure selected for joint detail <sup>1</sup>	Periodic		
e. Connecting elements, including the appropriate lapping surface condition and hole preparation, if specified, meet applicable requirements	Periodic		
f. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	Continuous		
g. Proper storage provided for bolts, nuts, washers and other fastener components	Periodic		
<b>2. Inspection tasks during bolting:</b>			
a. Fastener assemblies, if suitable condition, placed in all holes and washers (if required) are positioned as required <sup>2</sup>	Periodic	IBC 1705.2.1, AISC 360 C-9.1, AISC 360 C-9.4 Structural Steel Notes on Identification	CW/Associate/ Technical Graduate, AWS or CRS
b. Joint tightened to the snug tight condition prior to the preloading operation <sup>3</sup>	Periodic	Specification section 05120	
c. Fastener component not turned by the wrench preloaded from "loosening" <sup>2</sup>	Periodic		
d. Fasteners are pre tensioned in accordance with the prescribed tightening (preloading) specification from the most rigid point toward the free edges	Periodic		
<b>3. Inspection tasks after bolting:</b>			
a. Document acceptance or rejection of bolted connections	Continuous	ISC 360-10 C-9E-3	CW/Associate/ Technical Graduate, AWS or CRS

Required Verification and Inspection		Frequency of Verification and Inspection	Reference Standard	Inspector Qualifications
<b>1. Installation of open-web steel joist and joist girders</b>				
a. End connections – welded or bolted	Periodic	SJI specifications listed in 2207.1		CWI/Associate/technical Graduate, or AWS
b. Bridging – horizontal or diagonal	Periodic			
1. Standard bridging	Periodic			
2. Bridging that differs from SJI specifications listed in Section 2207.1	Periodic			

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
<b>WELDING OF STRUCTURAL STEEL</b>			
<b>1. Inspection tasks prior to welding:</b>			
a. Welding procedure specifications (WPS)s available.	Continuous	IBC 1705.2.1; AISC 360-10; I-26-A-1	CWI and ASNT or Licensed Engineer
b. Manufacturer certifications for welding consumables available.	Continuous	AWS D1.1; Structural Steel Notes on construction documents and specification section 05100	
c. Material identification (type/grade) *	Periodic		
d. Welder identification system *	Periodic		
e. Fit-up of girth weld (including joint geometry) <sup>1</sup>			
f. Joint preparation			
g. Dimensions (allowance, root opening, root face, bevel)			
h. Cleanliness (condition of steel surfaces)	Periodic		
i. Tackling back weld quality and location)			
j. Backing type and fit (if applicable)			
1. Configuration and finish of access holes <sup>2</sup>	Periodic		
a. Fit-up of field welds <sup>3</sup>			
b. Dimensions (allowance, gaps at root)			
c. Cleanliness (condition of steel surfaces)			
d. Tackling back weld (quality and location)	Periodic		
e. Exposure control			
<b>2. Inspection tasks during welding:</b>			
a. Use of qualified welders	Periodic	IBC 1705.2.1; AISC 360-10; I-26-A-2	CWI and ASNT or Licensed Engineer
b. Control and handling of welding consumables *			
1. Pickling	Periodic	AWS D1.1; Structural Steel Notes on construction documents and specification section 05100	
2. Exposure control			
c. No welding over cracked tack welds <sup>4</sup>	Periodic		
d. Environmental conditions			
1. Wind speed within limits			
2. Precipitation and temperature	Periodic		
a. WPS followed <sup>5</sup>			
1. Settings on weld equipment			
2. Taper setup			
3. Selected welding materials			
4. Stripping gear type/size/rate	Periodic		
b. Preheat applied			
1. Interpass temperature maintained (min./max.)			
2. Proper position (F, V, H, CH)			
1. Welding Techniques <sup>6</sup>			
1. Interpass and joint cleaning			
2. Each pass within profile limitations	Periodic		
3. Each pass meets quality requirements			
<b>3. Inspection tasks after welding:</b>			
a. Welds created	Periodic	IBC 1705.2.1; AISC 360-10; I-26-A-2	CWI and ASNT or Licensed Engineer
b. Size, length and location of welds	Continuous	AWS D1.1; Structural Steel Notes on construction documents and specification section 05100	
c. Welds meet visual acceptance criteria			
1. Crack Prohibition			
2. Washable metal surfaces			
3. Create cross section			
4. Weld profiles	Continuous		
5. Visual inspection			
6. Weld size			
7. Power			
d. Arc strikes	Continuous		
e. Arc spalls <sup>7</sup>	Continuous		
f. Backing removed and weld spalls removed (if required)	Continuous		
g. Repair activities	Continuous		
h. Document acceptance or rejection of welded joint or member	Continuous		

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
1. Material verification of cold-formed steel deck			
a. Identification markings to conform to ASTM sections specified in the approved construction documents	Periodic	BC 1705.2.2 Applicable ASTM Material Standards	CMT/Associate/ Technical Graduate, AWS or CRB
b. Manufacturer's certified test reports	Periodic	Structural Steel Notes on construction documents and specifications	
2. Inspection of welding other than structural steel			
a. Cold-formed steel deck			CMT/Associate/ Technical Graduate, AWS or CRB
b. Floor and roof deck welds	Periodic	AWS D1.3	
c. Reinforcing steel			
1) Verification of availability of reinforcing steel other than ASTM A706	Periodic	BC 1705.2.2, AWS D1.4, ACI 318, Section 16.2, and construction rebar notes on construction documents and specifications	
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement	Continuous		
3. Shear reinforcement	Continuous		
4. Other reinforcing steel	Periodic		

Required Verification and Inspection	Frequency of Verification and Inspection	Reference Standard	Inspector Qualification
<b>STRUCTURAL STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT</b>			
1. Placement and installation of steel deck	Continuous	AISC 360-10 10B.1; Metal Deck Rules on construction	CWI/Associate/ Technical Graduate, AWS or CRSI
2. Placement and installation of steel headed stud anchors	Continuous		
3. Document acceptance or rejection of steel elements	Continuous		



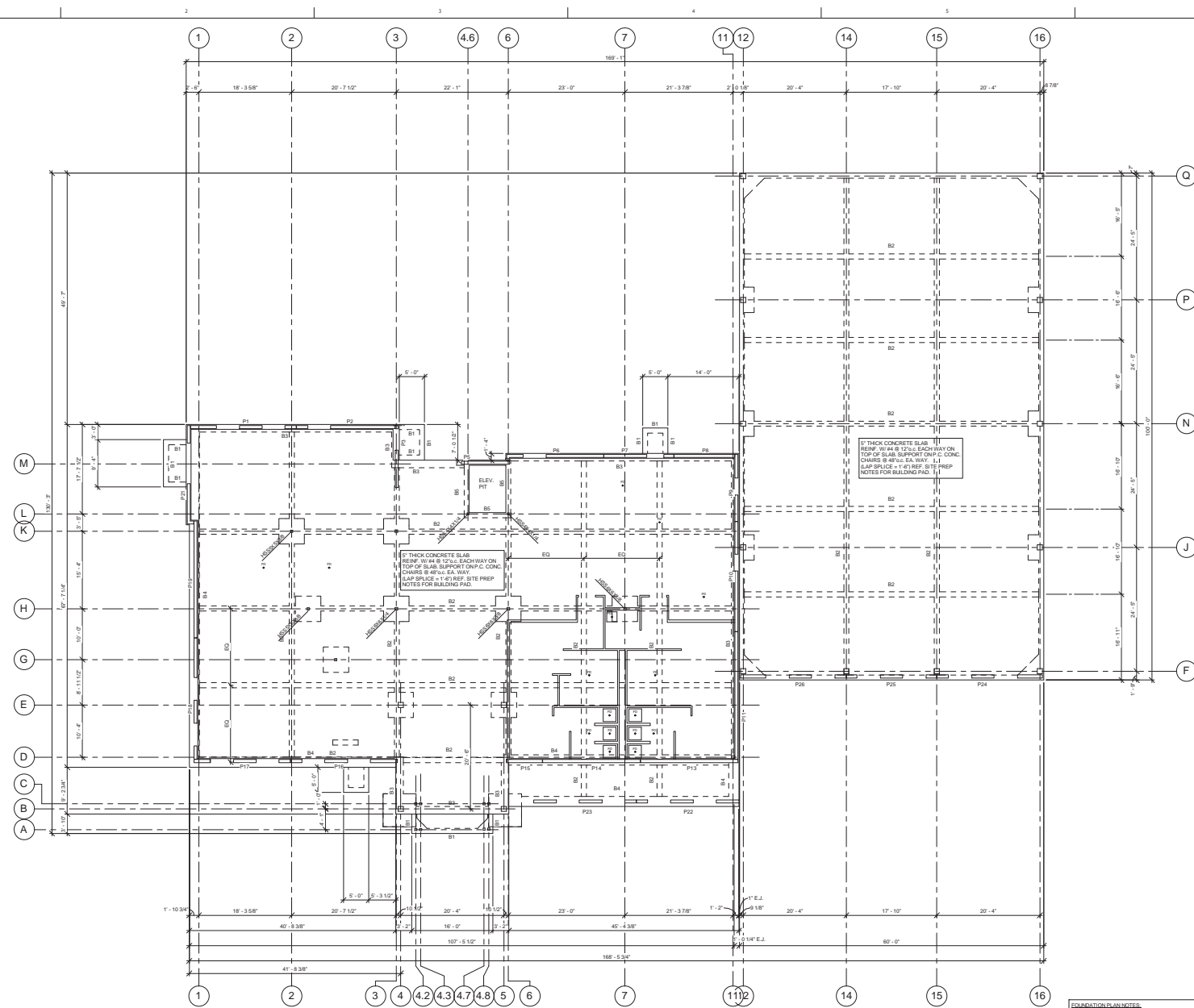
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CONCRETE GRADE BEAM SCHEDULE			
MK	"D" (MIN.)	REINFORCING	REMARKS
B1	12" 36"	2-#7 TOP AND BOTTOM, #3 STIRRUPS @ 18" o.c.	TYP. EXT. BEAM (R.N.O.)
B2	12" 30"	2-#7 TOP AND BOTTOM, #3 STIRRUPS @ 18" o.c.	TYP. INT. BEAM (R.N.O.)
B3	18" 36"	2-#7 TOP AND BOTTOM, #3 STIRRUPS @ 18" o.c.	TYP. EXT. BEAM (R.N.O.)
B4	24" 36"	2-#7 TOP AND BOTTOM, #3 STIRRUPS @ 18" o.c.	TYP. EXT. BEAM (R.N.O.)
B5	12" 48"	2-#7 TOP AND BOTTOM, #3 STIRRUPS @ 18" o.c.	TYP. EXT. BEAM (R.N.O.)

NOTES:  
EXTERIOR SCHEDULED CONCRETE BEAM DEPTHS ARE MINIMUM. INCREASE EXTERIOR DEPTHS TO MAINTAIN A MINIMUM OF 1" BELOW FINAL EXTERIOR GRADE.  
ADD CONTINUOUS #3 @ 12" o.c. HORIZONTAL BARS AT EA. FACE AND #3 STIRRUPS @ 12" o.c. WHEN BEAM DEPTH BECOMES DEEPER THAN 36" DUE TO LOWER FINAL GRADE (TYPICAL).  
PROVIDE #3 BAR DIAMETER LAPS AT ALL SPLICES IN CONTINUOUS TOP AND BOTTOM BARS AT GRADE BEAMS.



1 FOUNDATION FRAMING PLAN  
SCALE: 1/8" = 1'-0"



LEGEND:  
STEEL COLUMN TYPE  
BASE PLATE TYPE, SEE DETAIL 11/5401

- FOUNDATION PLAN NOTES:
- REF. ARCH. LAMP FOR FLOOR DRAINS AND SLAB SLOPES TO DRAINS.
  - REF. ARCH. FOR TOOLED JOINTS AT ALL EXTERIOR SLABS.
  - REFER TO CIVIL DRAWINGS FOR EXISTING AND FINISH SITE GRADING ELEVATIONS.
  - BLJ ON PLANS DENOTES CONCRETE BRIDGING JOISTS PER CONCRETE JOIST NOTE C-14 ON SHEET S-401.
  - SEE SHEET S-401 FOR CONCRETE JOIST AND CONCRETE BEAM SCHEDULES.
  - TYPICAL STEEL COLUMNS ARE NOTED ON PLAN, SEE: 1/5301 FOR TYPICAL BASE PLATE DETAILS.
  - SEE CIVIL DRAWINGS FOR TOP OF CONCRETE ELEVATIONS AT EXPOSED EXTERIOR SLABS AROUND BUILDINGS. REFERENCE FOUNDATION PLAN NOTE 9.
  - FOR ADDITIONAL FLOOR FRAMING REQUIREMENTS AT FLOOR DRAINS AND FLOOR SINKS SEE DETAIL 11/5301 (TYP.).
  - THE CONTRACTOR SHALL PROTECT EXPOSED CONCRETE SURFACES DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY EXPOSED CONCRETE SURFACES THAT ARE DAMAGED DURING CONSTRUCTION.
  - REF. 3/5301 FOR TYPICAL DRILLED PIER DETAIL.
  - DENOTES BRACING AS NOTED PLAN, SEE SHEET S-401 FOR ELEVATIONS AND DETAILS.

HARVEY E. NAJIM  
FAMILY YMCA  
Mission Plaza Drive

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Date 05-19-2016  
PROJECT No. 14011  
Revisions  
SHEET TITLE  
FOUNDATION  
FRAMING PLAN  
SHEET NO.  
S201

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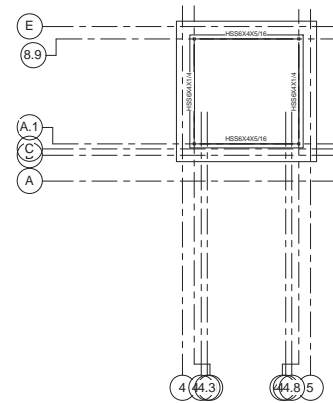
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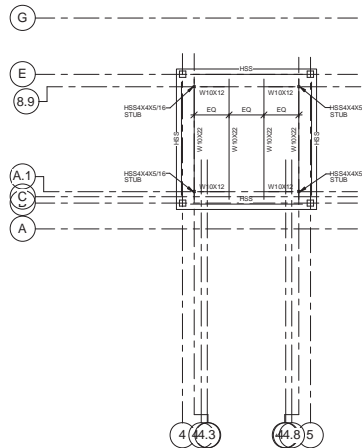
SCALE : 1/8" = 1'-0"

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2 BEACON FRAMING PLAN  
SCALE : 1/8" = 1'-0"

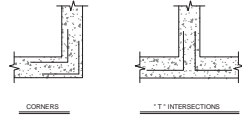


1 HIGH ROOF FRAMING PLAN  
SCALE : 1/8" = 1'-0"

ROOF PLAN NOTES:

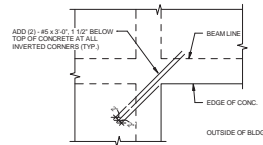
1. T.O.S. - DENOTES TOP OF JOIST OR METAL DECK BEARING ELEVATION. HIGH AND LOW T.O.S. ELEVATIONS ARE NOTED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE T.O.S. ELEVATIONS REQUIRED AT INTERMEDIATE LOCATIONS BETWEEN THE NOTED HIGH AND LOW T.O.S. ELEVATIONS.
2. SEE DETAIL: 6/1849 AND SEE DETAIL: 6/1849 FOR TYPICAL FRAMING AT ROOF TOP MECHANICAL EQUIPMENT AND ROOF OPENINGS. CONTRACTOR TO COORDINATE EXACT LOCATION OF UNITS WITH M.E.P. DIVISION TO ENSURE UNIT DUCT OPENINGS DO NOT INTERFERE WITH STRUCTURAL FRAMING.
3. "SPL" - DENOTES BEAM SPLICE LOCATION. SEE DETAIL: 7/1849
4. SEE DETAIL: 2/1849 FOR TYPICAL BEAM TO COLUMN CONNECTION.
5. SEE DETAIL: 3/1849 FOR TYPICAL WIP TO WIP BEAM CONNECTION.
6. "SP" DESIGNATION ON JOISTS DENOTES SPECIAL LOADING. SEE PLAN FOR ADDITIONAL CONCENTRATED LOAD (TYP. UNIFORM LOAD = 20 PSF DL + 20 PSF LL)
7. ★ - DENOTES REQUIRED BOTTOM FLANGE BRACE. SEE DETAIL: 9/1849
8. ——— DENOTES FULL MOMENT CAPACITY BEAM TO COLUMN CONNECTION.
9. - - - - DENOTES BRACING. REF. ELEVATION VIEW AS NOTED ON PLAN.
10. T.O.W. - DENOTES TOP OF WALL ELEVATION.



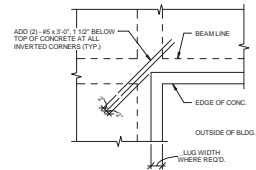


PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS OF GRADE SUPPORTED BEAMS AND AT ENDS OF ALL INTERIOR GRADE BEAMS. BARS SHALL BE SAME SIZE AS BEAM REINFORCING AND SHALL LAP 40 BAR DIAMETERS WITH BEAM REINFORCING. GRADE BEAM AND SLAB REINFORCEMENT SHALL BE CONTINUOUS WITH 40 BAR DIAMETER (NOT LESS THAN 18 INCHES) LAP AT ALL SPLICES.

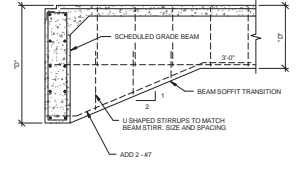
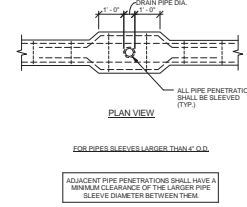
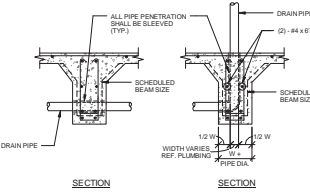
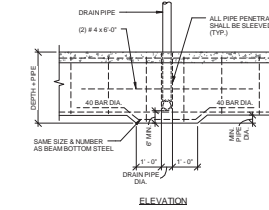
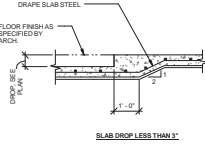
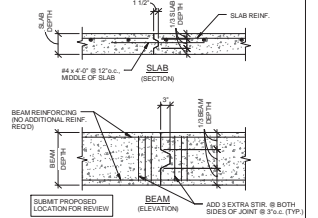
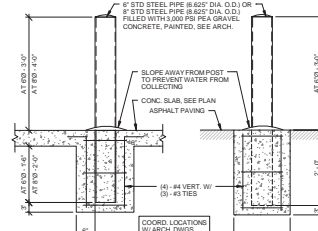
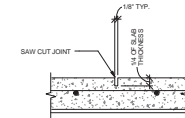
1 TYPICAL CORNER BAR DETAIL AT GRADE SUPPORTED FOUNDATION  
SCALE: 1/2" = 1'-0"



2 TYP. REINFORCING DETAIL AT INVERTED CORNER  
SCALE: 1/2" = 1'-0"



3 TYPICAL SAW CUT JOINT DETAIL  
SCALE: 1/2" = 1'-0"

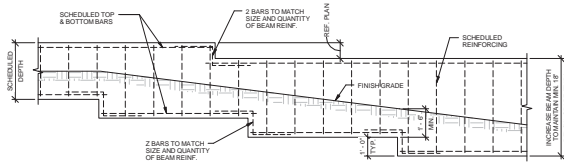


6 TYPICAL SLAB DROP DETAIL  
SCALE: 1/2" = 1'-0"

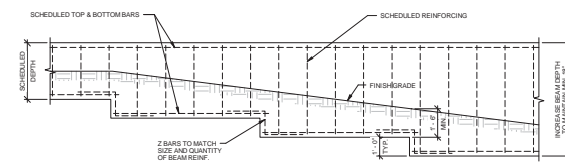
7 TYPICAL BEAM PENETRATION DETAIL  
SCALE: 1/2" = 1'-0"

8 TYP. BEAM TRANSITION DETAIL  
SCALE: 1/2" = 1'-0"

9 TYP. BEAM TRANSITION DETAIL  
SCALE: 1/2" = 1'-0"



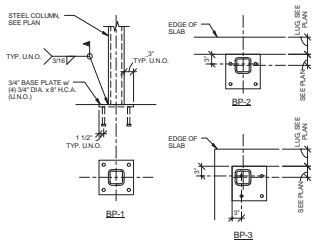
9 TYPICAL GRADE BEAM SOFFIT TRANSITION  
SCALE: 3/8" = 1'-0"



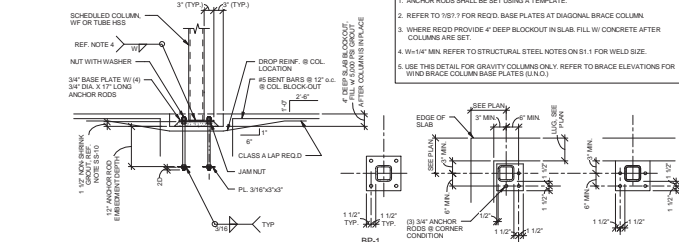
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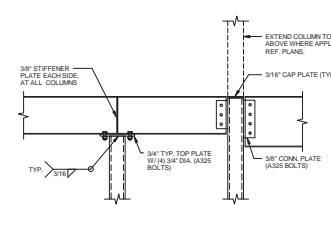




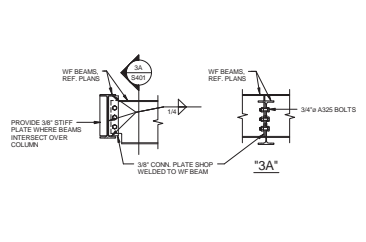
1 TYPICAL COLUMN BASE PLATE DETAIL  
SCALE: 3/4" = 1'-0"



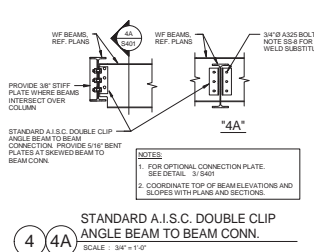
1A TYPICAL GRAVITY COLUMN BASE PLATE DETAIL  
SCALE: 3/4" = 1'-0"



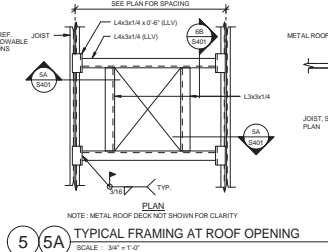
2 TYP. BEAM TO COLUMN CONNECTION  
SCALE: 3/4" = 1'-0"



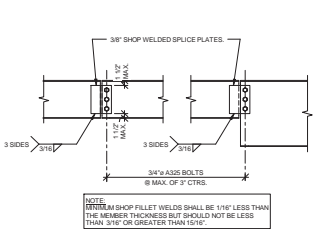
3A TYP. BEAM TO BEAM CONN.  
SCALE: 3/4" = 1'-0"



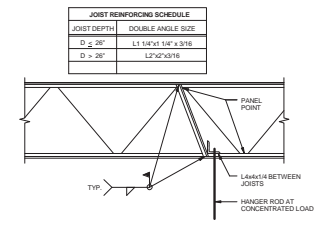
4A STANDARD A.I.S.C. DOUBLE CLIP ANGLE BEAM TO BEAM CONN.  
SCALE: 3/4" = 1'-0"



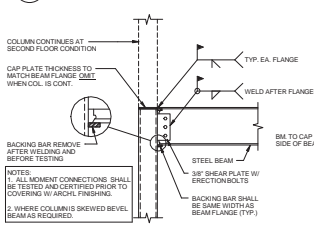
5A TYPICAL FRAMING AT ROOF OPENING  
SCALE: 3/4" = 1'-0"



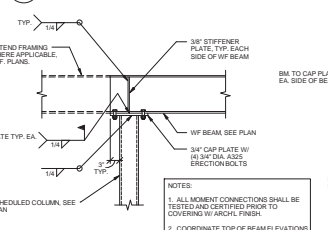
7 TYP. BEAM SPLICE DETAIL  
SCALE: 3/4" = 1'-0"



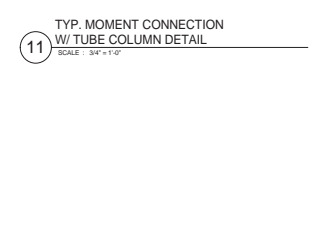
8 TYP. DETAIL AT CONCENTRATED LOADS ON JOIST  
SCALE: 3/4" = 1'-0"



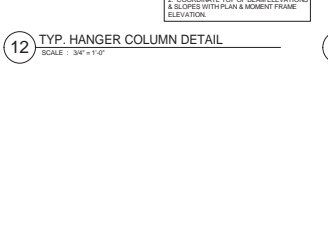
11 TYP. MOMENT CONNECTION W/ TUBE COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



12 TYP. HANGER COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



13 DETAIL  
SCALE: 3/4" = 1'-0"



14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"



14 TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"



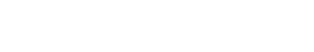
14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"



14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"



14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"



14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"

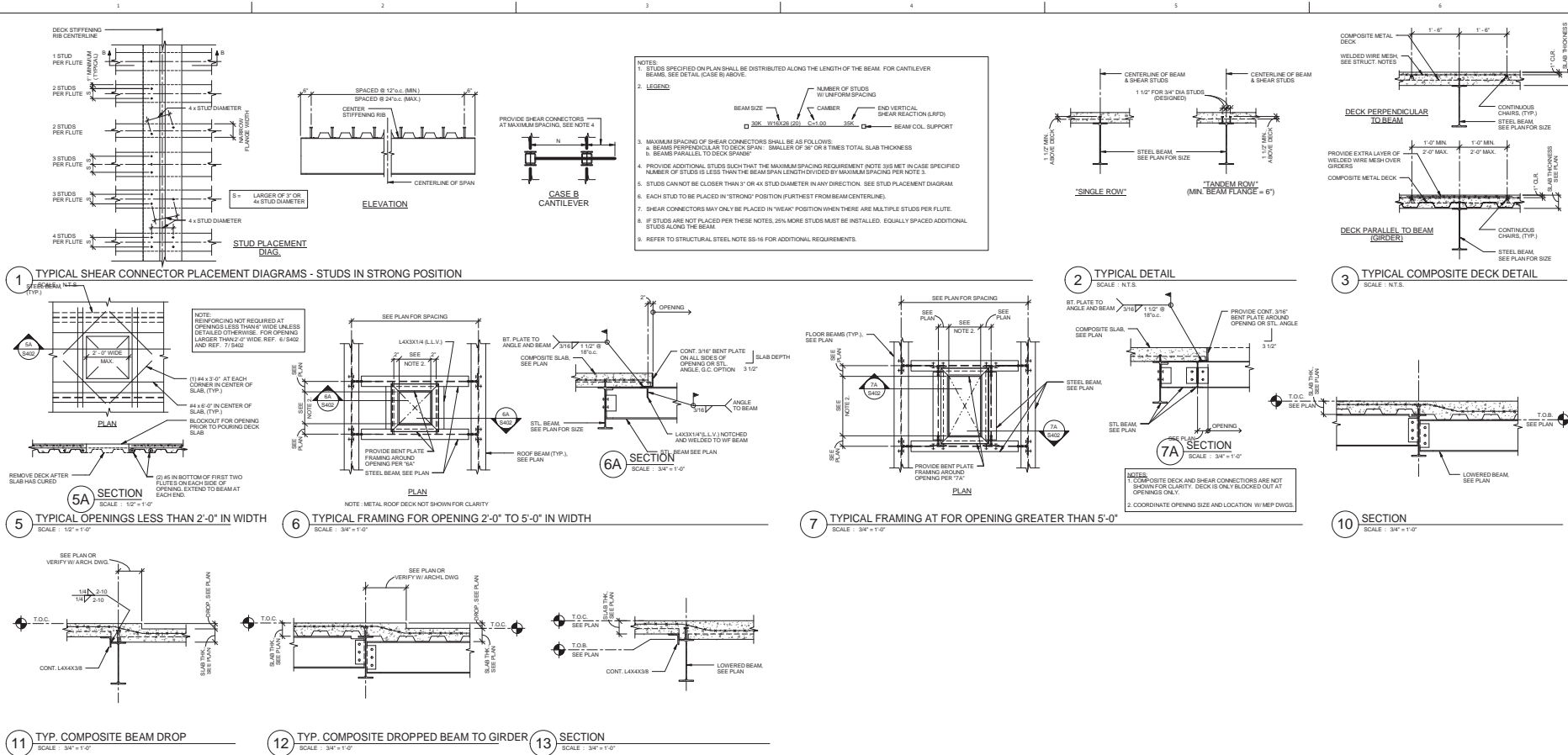


14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
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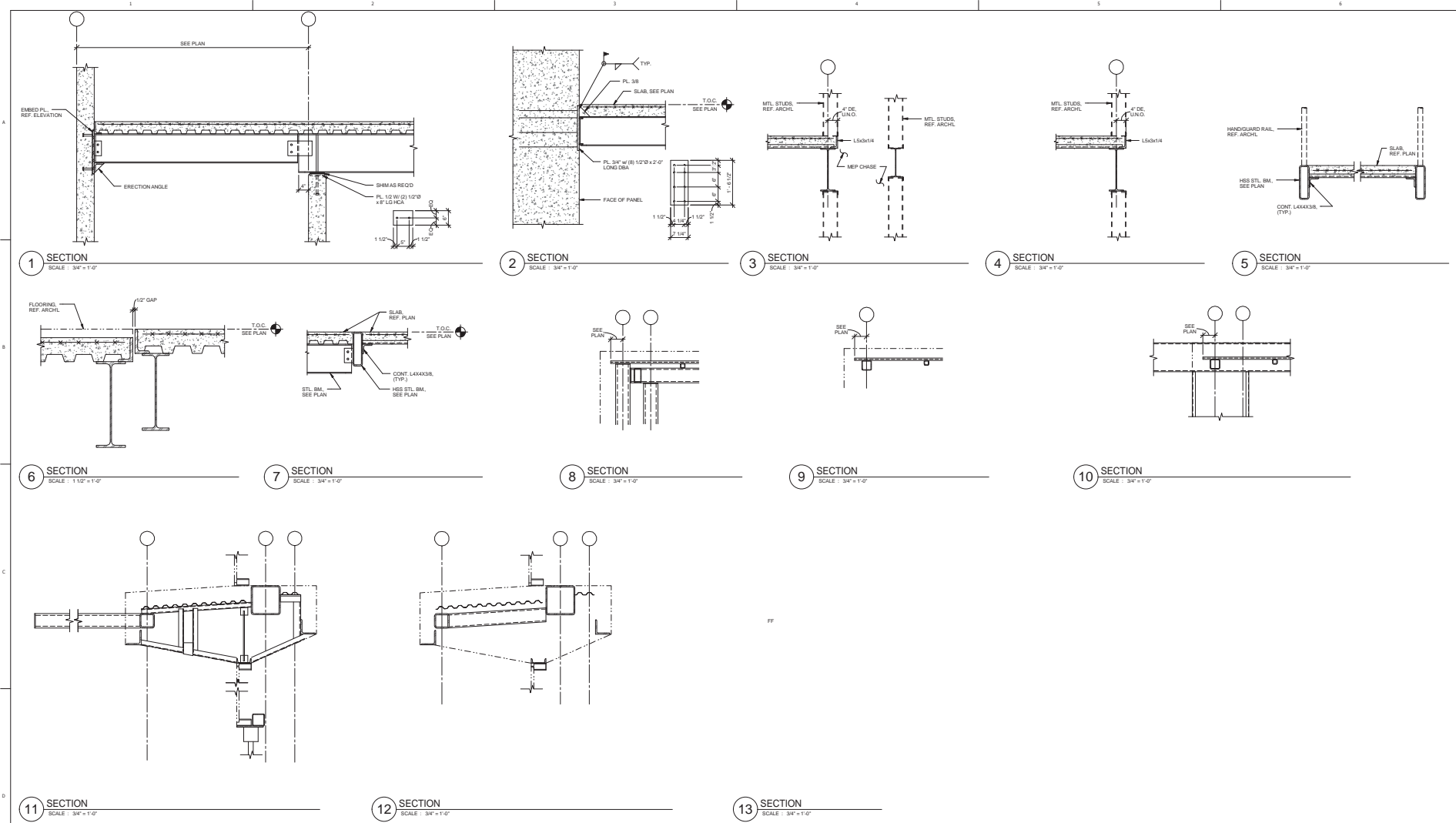


14A TYPICAL DETAIL BEAM BOTTOM FLANGE BRACE  
SCALE: 3/4" = 1'-0"





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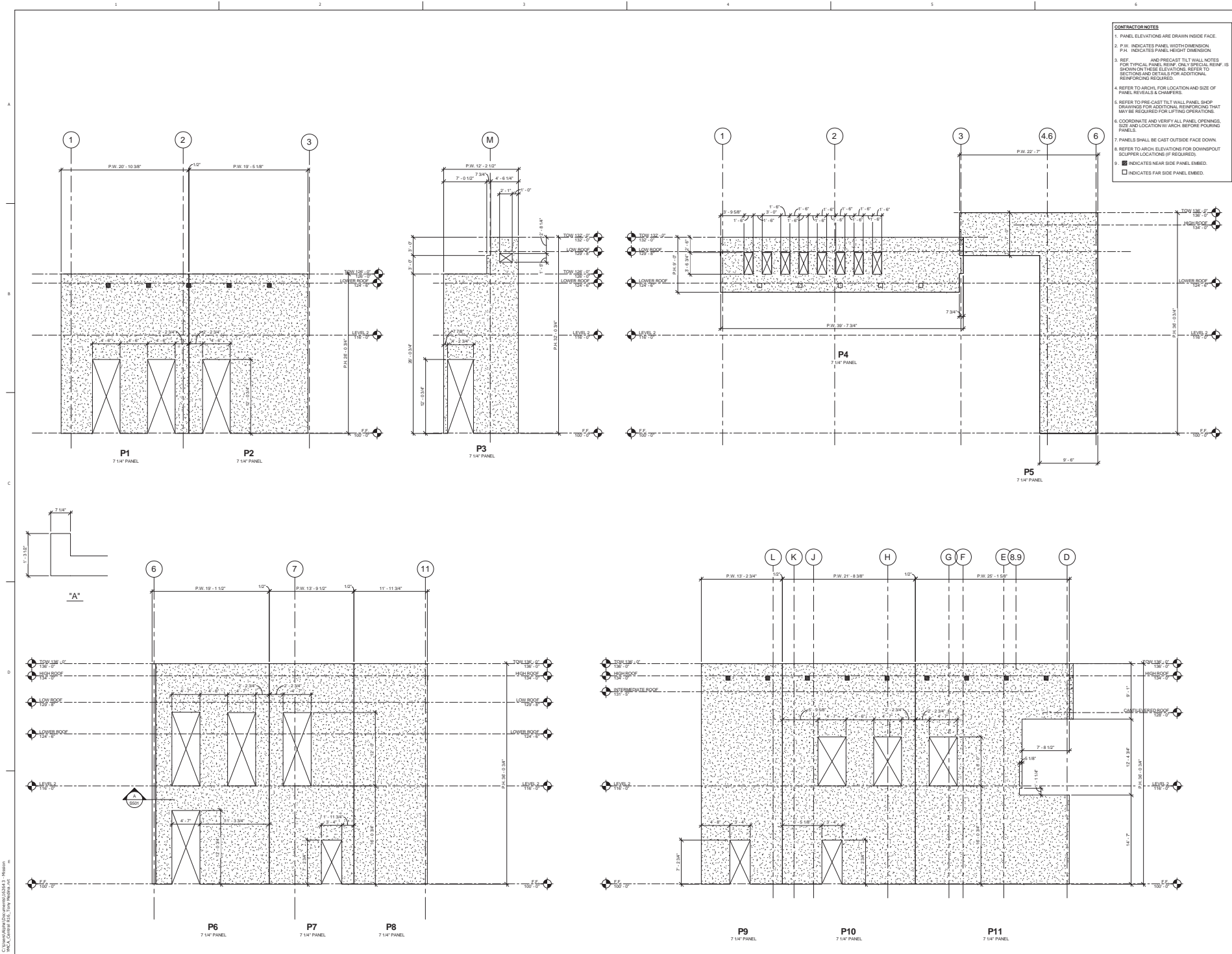
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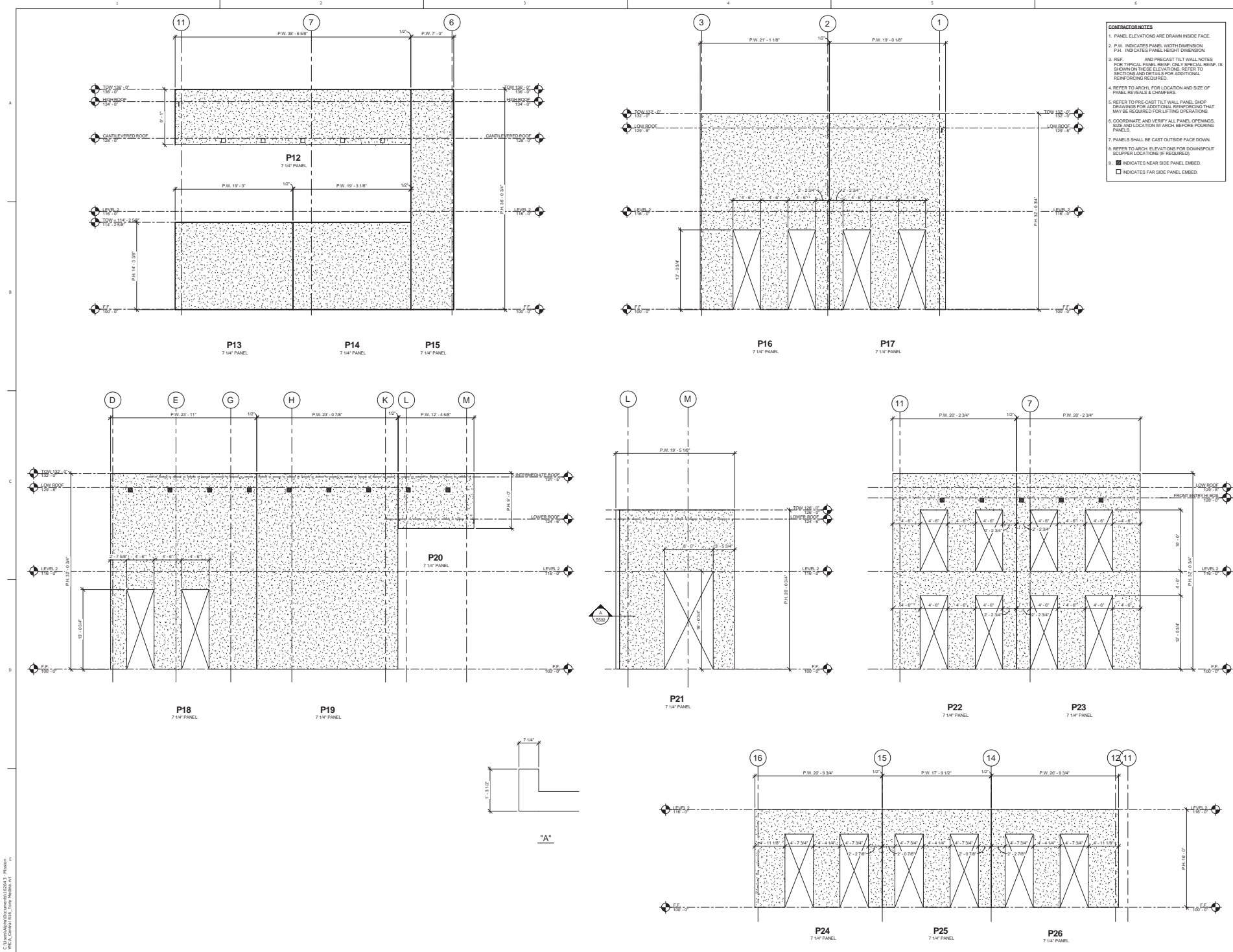
**MarmonMok**  
ARCHITECTURE 210.223.0492 F 210.223.2582 P  
700 N. 51<sup>ST</sup> HWY #5 SUITE 1000 S.W. ARMOING, TX 78805

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Date 05-19-2016  
PROJECT No. 14011  
Revisions

SHEET TITLE  
SECTIONS AND  
DETAILS  
SHEET NO.  
**S403**



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





















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Revisions:

SHEET TITLE:  
PANEL ELEVATIONS

SHEET NO.  
**S502**

## SYMBOLS

(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)

	DUCTWORK SIZE, 1ST NO. VISIBLE DIMENSIONS
	INTERNALLY LINED DUCTWORK
	DOUBLE WALL INSULATED DUCTWORK
	DUCTWORK ELBOW
	BRANCH DUCT SIDE TAKEOFF
	SPLITTER
	TRANSITION (RECTANGULAR)
	TRANSITION (RECTANGULAR TO ROUND)
	FLEXIBLE DUCT
	FLEXIBLE CONNECTION
	VOLUME DAMPER
	FIRE DAMPER COMBINATION (FD) SMOKE DAMPER (SD) OR FIRE / SMOKE DAMPER (FSD) ALL WITH ACCESS DOORS
	CHANGE IN ELEVATION (R) RISE (F) FALL
	SIDEWALL GRILLE OR REGISTER (SUPPLY)
	SIDEWALL GRILLE OR REGISTER (RETURN OR EXHAUST)
	SUPPLY DUCT SECTION RECTANGULAR ROUND
	RETURN / EXHAUST / OUTSIDE AIR DUCT SECTION
	CEILING GRILLE OR REGISTER (SUPPLY)
	CEILING GRILL OR REGISTER (EXHAUST OR RETURN)
	TIME CLOCK
	ELECTRONIC PROGRAMMABLE THERMOSTAT WITH ADJUSTABLE UNIT STOPS
	DUCT MOUNTED SMOKE DETECTOR

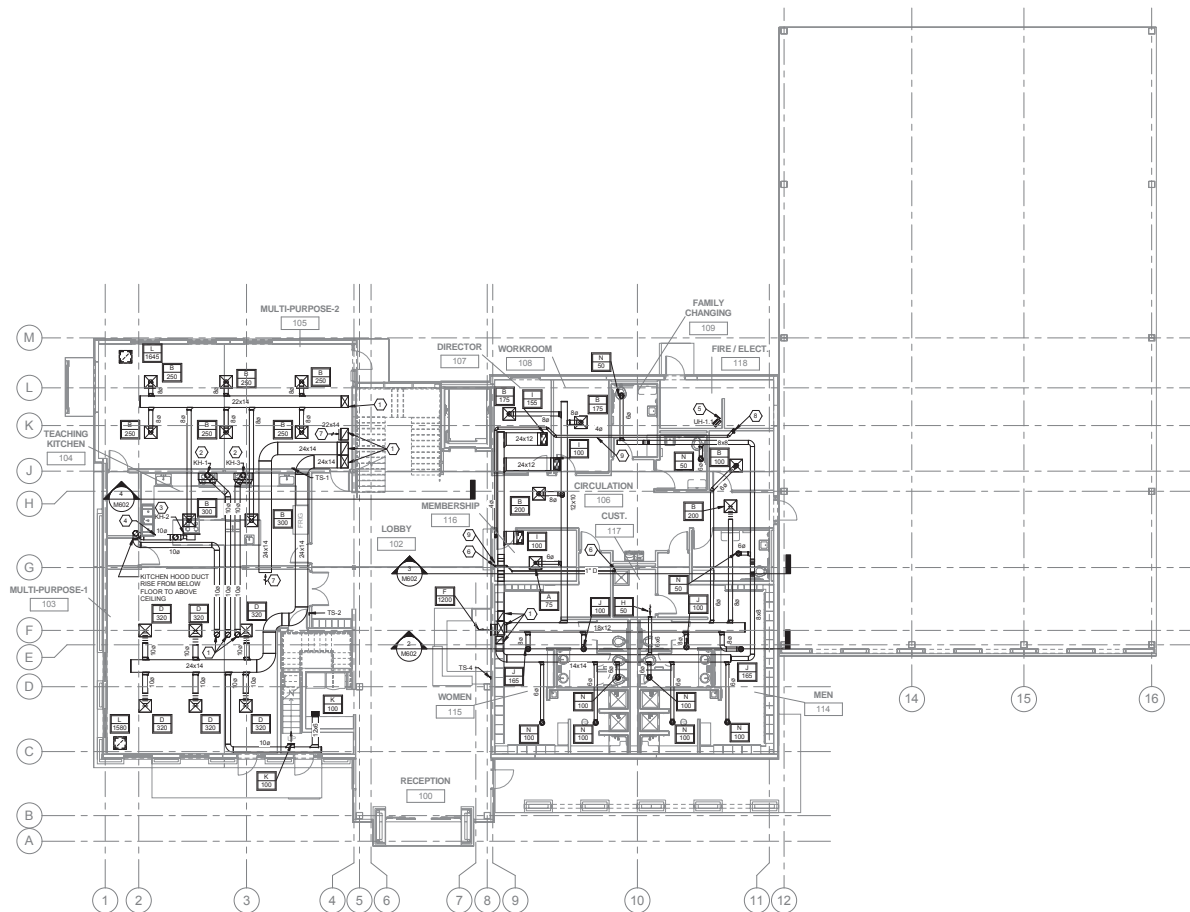
## ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AC	AIR CONDITIONING (ING.)	KW	KILOWATT
AC	ABOVE CEILING	LAT	LEAVING AIR TEMPERATURE
APP	ABOVE FINISHED FLOOR	LBS	POUNDS
AHU	AIR HANDLING UNIT	LF	LINEAL FEET
ALT	ALTERNATE	LQ	LIQUID
AP	APPROXIMATE	LTHW	LOW TEMPERATURE, HOT WATER
ARCH	ARCHITECT	LWT	LEAVING WATER TEMPERATURE
BFF	BELOW FINISHED FLOOR	MAU	MAKE UP AIR UNIT
BHP	BRAKE HORSEPOWER	MD	MOTORIZED DAMPER
BLDG	BUILDING	MEZ	MEZZANINE
BLR	BOILER	MFR	MANUFACTURER
BOD	BOTTOM OF DUCT	MIS	MISCELLANEOUS
BOP	BOTTOM OF PIPE	MTD	MOUNTED
BTU	BRITISH THERMAL UNITS	NA	NOT APPLICABLE
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
°C	CELSIUS	NC	NORMALLY CLOSED
CFM	CUBIC FEET PER MINUTE	NO	NOT IN CONTRACT
CMR	COMPRESSOR	NO	NORMALLY OPEN
CO	CLEANOUT	NR	NUMBER
CO2	CARBON DIOXIDE	NTS	NOT TO SCALE
COND	CONDENSER (ING.)	OA	OUTSIDE AIR
CU FT	CUBIC FEET	OD	OUTSIDE OUTDOOR UNIT
CU IN	CUBIC INCH	ODU	OUTDOOR UNIT
DB	DECIHEL	OC	OUNCE
DBT	DRY BULB TEMPERATURE	OC	OUNCE
DEG	DEGREE	PD	PRESSURE DROP OR DIFFERENCE
DI	DIAMETER	PH	PHASE
DIFF	DIFFERENCE OR DELTA	PM	PARTS PER MILLION
DN	DOWN	PS	POUNDS PER SQUARE INCH
DPT	DEW POINT TEMPERATURE	PSA	POUNDS PER SQUARE INCH ABSOLUTE
EA	EACH	PSG	POUNDS PER SQUARE INCH GAGE
EAT	ENTERING AIR TEMPERATURE	RA	RETURN AIR
ECON	ECONOMIZER	RECIRC	RE-CIRCULATE
EF	EXHAUST FAN	RF	ROOF FLASHING FAN
EFF	EFFICIENCY	RH	RELATIVE HUMIDITY
ELEV	ELEVATION	RM	REVOLUTIONS PER MINUTE
EQUIP	EQUIPMENT	RTU	ROOF TOP UNIT
EWT	ENTERING WATER TEMPERATURE	SA	SCHEDULE
F	FAHRENHEIT	SD	SMOKE DAMPER
FCU	FAN COIL UNIT	SP	STATIC PRESSURE
FPM	FEET PER MINUTE	SPC	SPECIFICATION
FPS	FEET PER SECOND	SQ	SQUARE
FPM	FPM	STD	STANDARD
FT	FOOT OR FEET	SUCT	SUCTION
GA	GAGE OR GAUGE	SUSP	SUSPENDED
GAL	GALLONS	TD	TEMPERATURE DIFFERENCE
GPD	GALLONS PER DAY	TEMP	TEMPERATURE
GPH	GALLONS PER HOUR	TONS	TONS OF REFRIGERATION
GPM	GALLONS PER MINUTE	TS	THERMOSTAT
GR	GRAN	UH	UNIT HEATER
HD	HEAD	UV	VARIABLE AIR VOLUME
HP	HORSEPOWER	VERT	VERTICAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VFD	VARIABLE FREQUENCY DRIVE
IN	INCH	W	WITH
ID	ID	WBT	WET-BULB TEMPERATURE
IDU	IDU	Z	ZONE

## GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE IMC, SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) STANDARDS, AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE) STANDARDS, APPLICABLE BUILDING CODES, LOCAL AMENDMENTS, O.B.H.A. LATEST EDITIONS, AND MANUFACTURER INSTRUCTIONS.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF THE DUCT PIPING, FITTINGS AND EQUIPMENT.
- CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF THE SYSTEM CANNOT BE INSTALLED AS DESIGNED. IF CONTRACTOR IDENTIFIES ANY DISCREPANCIES WHILE PRICING THE PROJECT, CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER AND RESOLVE ISSUES PRIOR TO SUBMITTING FINAL PRICE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. NOT ALL COMPONENTS CAN BE SHOWN, BUT MUST BE INCLUDED TO ENSURE A FUNCTIONAL SYSTEM.
- CONTRACTOR TO PROVIDE SYSTEM OPERATION AND MAINTENANCE MANUAL TO OWNER.
- CONTRACTOR SHALL CONSULT WITH A STRUCTURAL ENGINEER TO BEFORE MODIFYING STRUCTURAL SYSTEMS BY CUTTING, NOTCHING, BORING, ETC. TO VERIFY STRUCTURAL CAPACITY BEFORE INSTALLATION.
- THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO DEVIATING FROM THE CONSTRUCTION DOCUMENTS.
- SHOULD THE INSTALLATION REQUIRE ADDITIONAL SYSTEM COMPONENTS IN ORDER TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS, THE CONTRACTOR SHALL INCLUDE THE ITEMS AS PART OF THE SCOPE OF WORK IN THESE CONSTRUCTION DOCUMENTS.
- NO DUCTWORK OR PIPING SHALL PASS DIRECTLY OVER ELECTRICAL POWER DISTRIBUTION CABINETS. CONTRACTOR TO VERIFY PANEL LOCATIONS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT EQUIPMENT AND APPURTENANCES ARE PROTECTED FROM FIELD CONDITIONS DURING INSTALLATION.
- CONTRACTOR SHALL NOTIFY THE OWNER 72 HOURS PRIOR TO ANY SHUTDOWN OF UTILITIES.
- ALL DEVICES SUCH AS DAMPERS, VALVES, ETC. WHICH ARE LOCATED BEHIND GYPSUM BOARD ARE REQUIRED TO HAVE ACCESS PANELS.
- THE FINAL INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS SHALL COME FROM THE ENGINEER OF RECORD.
- FURNISH AND INSTALL DUCT SMOKE DETECTORS AS REQUIRED PER CODE FOR EACH SYSTEM FIRE OR FIRE SMOKE DAMPERS WHERE REQUIRED ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR. PROVIDE AUTOMATIC SHUTDOWN UPON INITIATION OF THE FIRE ALARM SYSTEM.





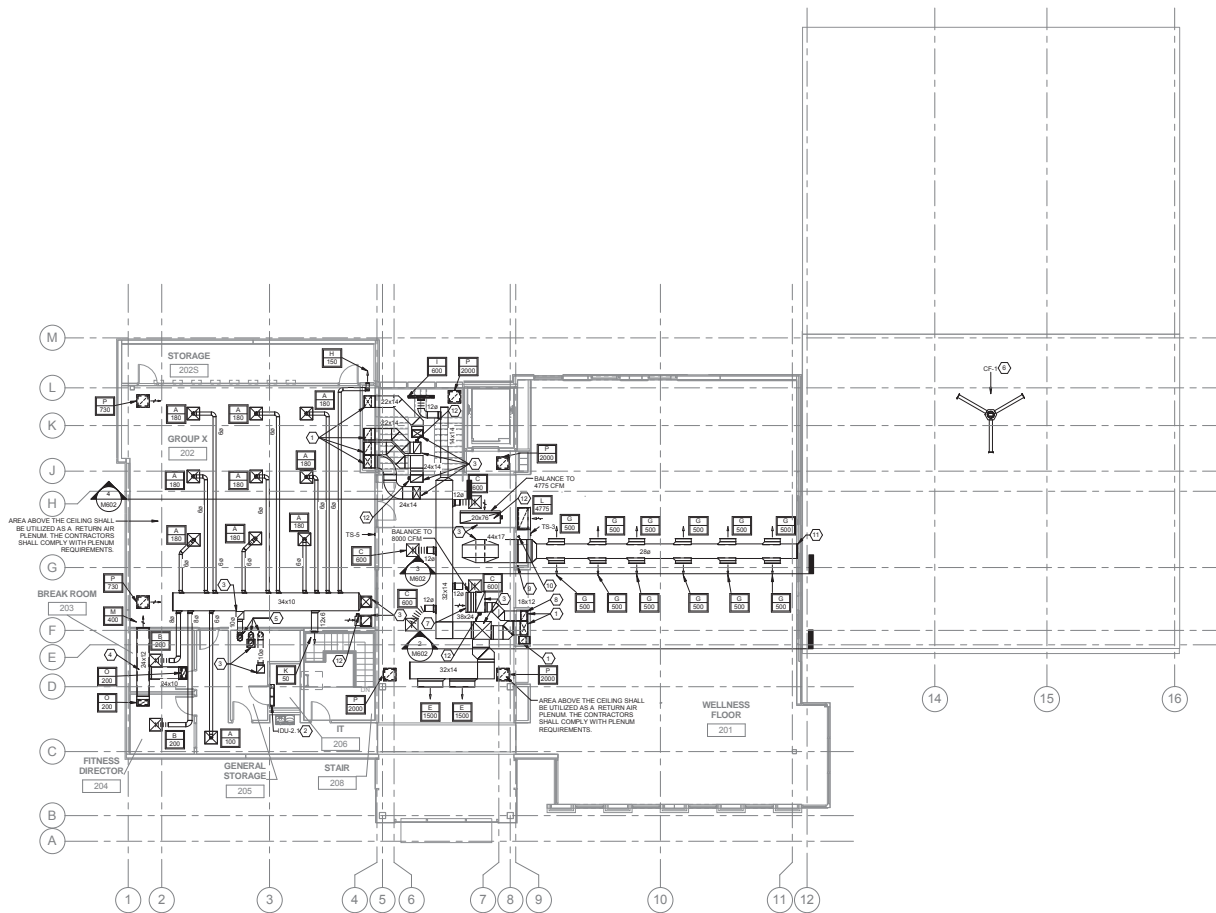
1 MECHANICAL PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

- REFERENCE SHEET M100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF THE DUCT, PIPING, FIXTURES, AND EQUIPMENT.
- ROUTE ALL DUCTWORK TIGHT TO STRUCTURE.

## KEYED NOTES

- ROUTE THE DUCTWORK UP THRU THE FLOOR ABOVE WITHIN THE DUCT CHASE. SEAL THE PENETRATION THRU THE FLOOR.
- FURNISH AND INSTALL A KITCHEN HOOD ABOVE THE KITCHEN RANGE. EXTEND THE CHIMNEY COVER AS REQUIRED TO EXTEND FLUSH WITH THE CEILING. TRANSITION FROM THE 6" DISCHARGE DUCT TO A 10" EXHAUST DUCT ABOVE THE CEILING. TRANSITION AND CONNECT TO THE EXHAUST FAN ON THE ROOF. INTERLOCK THE KITCHEN HOOD OPERATION WITH THE EXHAUST FAN ON THE ROOF.
- FURNISH AND INSTALL A DOWN DRAFT KITCHEN HOOD WITHIN THE ISLAND CABINETRY. ROUTE THE EXHAUST DUCT FROM THE DISCHARGE ON THE HOOD TO DOWN BELOW THE FLOOR WITH PVC DUCT, OVER TO THE EXHAUST CHASE AND UP THRU THE FLOOR TO A 10" GALVANIZED STEEL EXHAUST DUCT ABOVE THE FLOOR. TRANSITION AND CONNECT TO THE EXHAUST FAN ON THE ROOF. INTERLOCK THE KITCHEN HOOD OPERATION WITH THE EXHAUST FAN ON THE ROOF. FURNISH AND INSTALL AN ACCESS DOOR WITHIN THE CHASE AREA. A GARNETTED ACCESS PANEL IN THE 10" DUCT FROM 8" OR 6" INSTALL THE KITCHEN HOOD WITH A BOOSTER FAN AND AS REQUIRED BY THE MANUFACTURER'S INSTRUCTIONS.
- FURNISH AND INSTALL A 10" PVC EXHAUST DUCT BELOW FLOOR SLOPED 1/4" PER 1'-0" FROM THE ISLAND TO THE EXHAUST CHASE. COORDINATE THE EXHAUST CHASE WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- FURNISH AND INSTALL A 3kW ELECTRIC UNIT HEATER WITH INTEGRAL THERMOSTAT.
- ROUTE AN INSULATED CONDENSATE COLLECTION PIPE FROM THE CHASE ON THE SECOND FLOOR TO ABOVE THE FIRST FLOOR CEILING. DOWN EXPOSED ON THE WALL OF THE JANITORS CLOSET AND TERMINATE WITH APPROVED AIR GAP OVER THE MOP SINK.
- TERMINATE THE RETURN AIR DUCT WITH 1/4" X 1/4" HARDWARE CLOTH ABOVE THE CEILING.
- FURNISH AND INSTALL A 4" DRIVER VENT. COORDINATE THE EXACT LOCATION OF THE DRIVER VENT CONNECTION WITH THE EQUIPMENT PRIOR TO ROUGH-IN.
- ROUTE A 4" DRIVER VENT FROM THE CONNECTION POINT IN THE LAUNDRY ROOM UP WITHIN THE WALL TO ABOVE THE CEILING, ACROSS THE FIRST FLOOR AND UP WITHIN THE CHASE ON THE SECOND FLOOR.



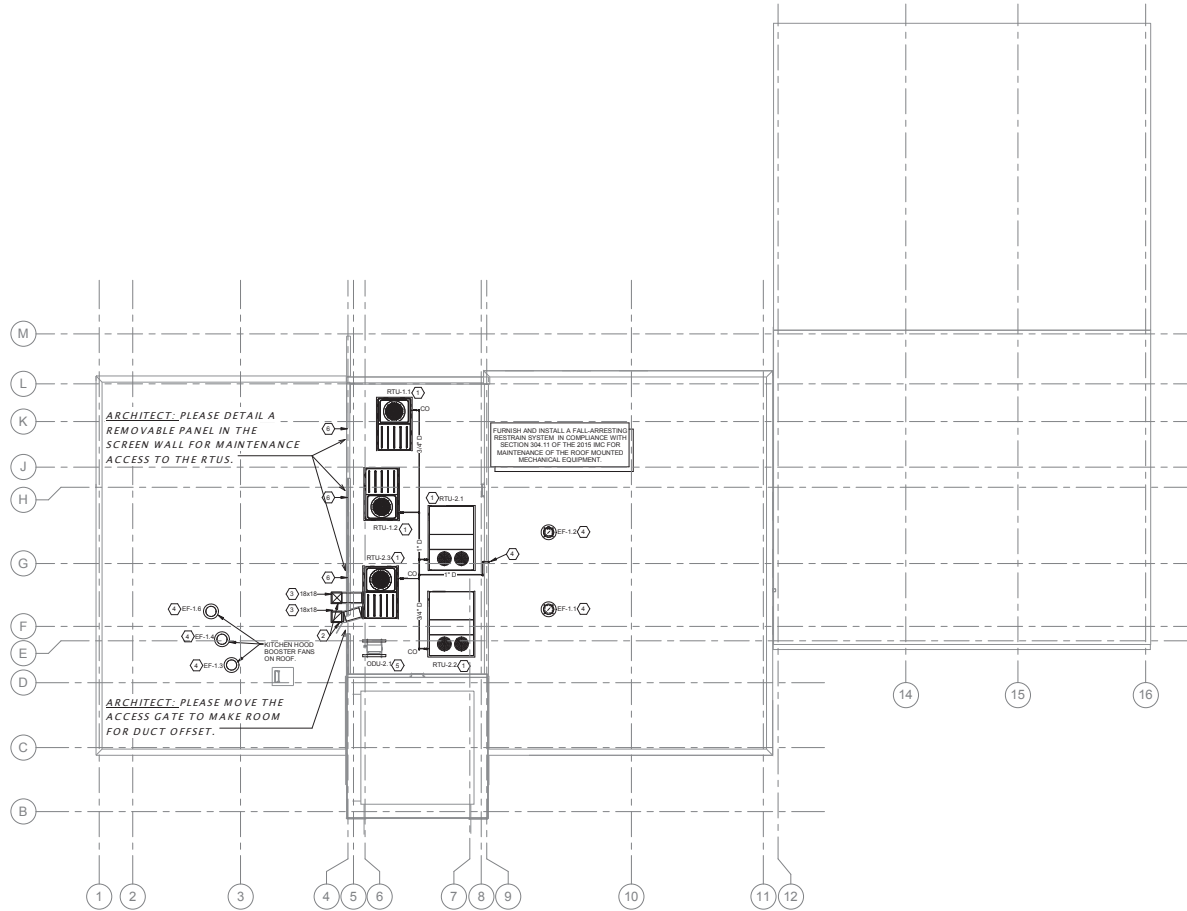
1 MECHANICAL PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

1. REFERENCE SHEET M100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF THE DUCT, PIPING, FIXTURES, AND EQUIPMENT.
3. ROUTE ALL DUCTWORK TIGHT TO STRUCTURE.

## KEYED NOTES

1. ROUTE THE DUCTWORK DOWN THRU THE FLOOR BELOW WITHIN THE DUCT CHASE. SEAL THE PENETRATION THRU THE FLOOR.
2. FURNISH AND INSTALL AN IDU ABOVE THE DOOR WITHIN THE IT ROOM. ROUTE THE REFRIGERANT PIPING AND CONTROL CABLE FROM THE IDU AND CONNECT TO THE COU ON THE WALL. ROUTE THE CONDENSATE PIPING DOWN WITHIN THE WALL AND TERMINATE OVER THE FLOOR SINK WITHIN GENERAL STORAGE 205 WITH APPROVED AIR GAP.
3. ROUTE THE DUCTWORK UP THRU THE ROOF TO THE EQUIPMENT ABOVE.
4. FURNISH AND INSTALL AN INTERNALLY LINED RETURN AIR TRANSFER DUCT.
5. FURNISH AND INSTALL A KITCHEN HOOD DUCT FROM BELOW FLOOR UP WITHIN THE CLOSET. OFFSET THRU THE STRUCTURE AND CONNECT TO THE EXHAUST PLENUM CONNECTED TO THE EXHAUST FAN ON THE ROOF.
6. FURNISH AND INSTALL A 12" Hx15" CEILING MOUNTED FAN SUSPENDED FROM THE STRUCTURE. INSTALL THE FAN AS REQUIRED BY THE MANUFACTURE REQUIREMENTS.
7. FURNISH AND INSTALL A CABLE OPERATED BALANCING DAMPER. COORDINATE THE OPERATION POINT MOUNTING WITH THE ARCHITECT PRIOR TO ROUGH-IN.
8. FURNISH AND INSTALL A MANUAL BALANCING DAMPER WITHIN THE DUCT CHASE WITH ACCESS PANEL. COORDINATE THE EXACT ACCESS PANEL MOUNTING HEIGHT AND STYLE WITH THE ARCHITECT PRIOR TO ROUGH-IN.
9. ROUTE THE CONDENSATE COLLECTION SYSTEM DOWN WITHIN THE CHASE TO ABOVE THE FIRST FLOOR CEILING. SEAL THE PENETRATION THRU THE FLOOR.
10. ROUTE A 4" DRYER VENT UP FROM BELOW WITHIN THE CHASE. OFFSET, TRANSITION AND CONNECT TO THE EXHAUST FAN ON THE ROOF.
11. TERMINATE THE ROUND DUCT WITH CAP THAT IS FLUSH WITH THE WALL.
12. DUCT MOUNTED SMOKE DETECTOR. FURNISHED BY THE FIRE ALARM CONTRACTOR. INSTALLED BY THE MECHANICAL CONTRACTOR AND WIRING BY THE ELECTRICAL CONTRACTOR. COORDINATE WITH ALL TRADES AND INSTALL AS REQUIRED BY THE MANUFACTURER RECOMMENDATIONS.



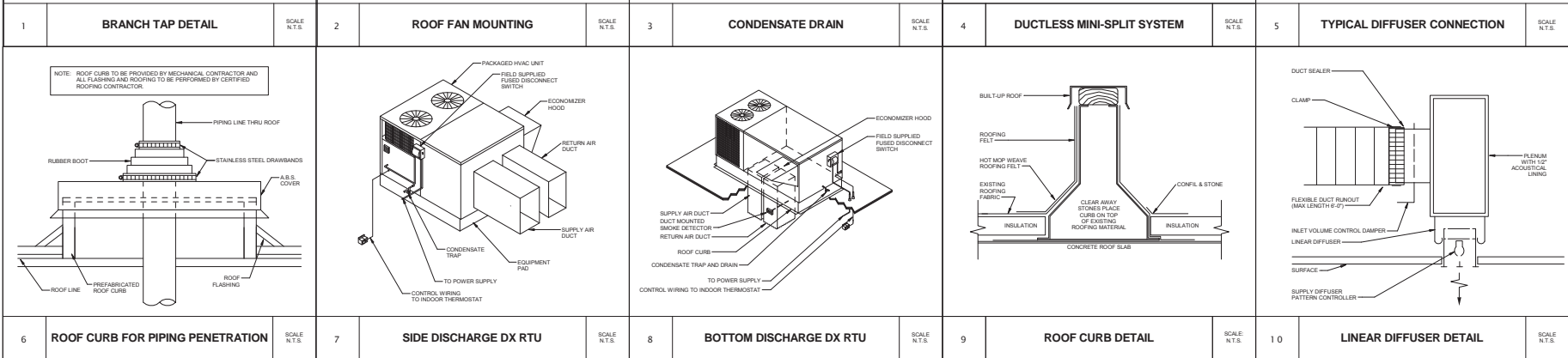
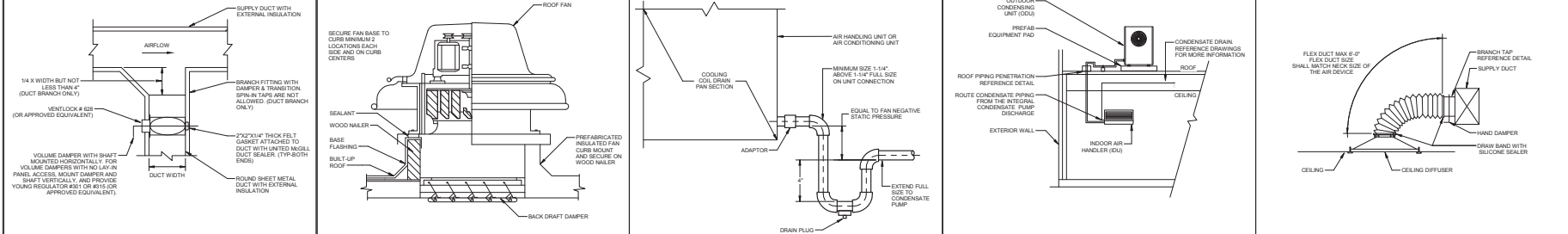
1 MECHANICAL PLAN - ROOF  
SCALE: 1/8" = 1'-0"

#### GENERAL NOTES

1. REFERENCE SHEET M100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF THE DUCT, PIPING, FIXTURES, AND EQUIPMENT.

#### KEYED NOTES

1. FURNISH AND INSTALL A ROOF TOP UNIT (RTU) ON A 10" PRE-MANUFACTURED ROOF CURB SLOPED TO ENSURE THE UNIT IS INSTALLED LEVEL. FURNISH AND INSTALL A TRAP ON THE CONDENSATE DISCHARGE OF THE UNIT AND ROUTE A 3/4" CONDENSATE PIPE FROM THE TRAP AND CONNECT TO THE CONDENSATE COLLECTION SYSTEM.
2. ROUTE THE DUCTWORK THRU THE SCREEN WALL.
3. ROUTE THE DUCTWORK THRU THE ROOF. PENETRATE THE ROOF WITH ROOF CURB. REFERENCE SHEET M100 FOR CONTINUATION.
4. FURNISH AND INSTALL AN EXHAUST FAN ON A 10" PRE-MANUFACTURED ROOF CURB.
5. FURNISH AND INSTALL A CONDENSING UNIT (ODU-1) ON THE ROOF. MOUNT THE CONDENSING UNIT ON A BASE WALL ROOF CURB SYSTEM APPROVED BY THE ROOF INSTALLER.
6. THE CONTRACTOR SHALL COORDINATE REMOVABLE MAINTENANCE ACCESS OPENINGS THRU THE PENETRATED SCREEN WALL AS REQUIRED FOR THE MAINTENANCE OF THE RTUS.
7. ROUTE THE 1" CONDENSATE COLLECTION SYSTEM ACROSS THE ROOF WITH A MINIMUM 1/2" PER FOOT SLOPE. PENETRATE THE PARAPET WALL AND DOWN WITHIN THE CHASE TO THE FIRST FLOOR.



EXHAUST FAN SCHEDULE										
TAG	DESCRIPTION	SERIES	MANUFACTURER	MODEL #	CFM	ESP. SP (IN WG)	ELECTRICAL VOLT / PH	HP	SONES	WEIGHT LB
EF-1.1	ROOF MOUNTED	LOCORE	COOK	700TDC	330	0.14	208Y	0.8	8.5	37
EF-1.2	ROOF MOUNTED	DRYER	COOK	700TDC	100	0.1	115Y1	0.05	1.4	37
EF-1.3	ROOF MOUNTED	HC1	COOK	100RTDH	446	0.1	115Y1	0.04	0.8	37
EF-1.4	ROOF MOUNTED	HC2	COOK	100RTDH	446	0.1	115Y1	0.04	0.8	37
EF-1.5	ROOF MOUNTED	HC2	COOK	90RTDH	580	0.1	115Y1	0.125	1.4	37

NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. CONTROL FAN WITH TIMELOCK WHICH ENERGIZES FAN DURING OPERATING HOURS.  
 3. FURNISH AND INSTALL WIRELESS SPEED CONTROLLER AND DRAUGHT BACKDRAFT DAMPER.  
 4. INTERLOCK THE EXHAUST FAN TO OPERATE WHEN THE DRYER IS IN OPERATION.  
 5. INTERLOCK THE EXHAUST FAN WITH THE CORRESPONDING KITCHEN HOOD. THE FAN SHALL RUN WHEN THE KITCHEN HOOD IS IN OPERATION.

HVLS FAN SCHEDULE										
TAG	DESCRIPTION	SERIES	MANUFACTURER	MODEL #	CFM	ELECTRICAL VOLT / PH	HP	SONES	WEIGHT	NOTES
CF-1	HVLS	OUTDOOR COURT	MACRO AIR	AVD 550 - 12	108,000	120Y	1.05	60 DB	162	1.2.3

NOTES:  
 1. FAN MUST BE WASH DOWN DUTY RATED. IP65 FOR INDOOR AND OUTDOOR USE.  
 2. CLEAN COAT AND WASHED WIPES. BLADES MAX 3 AIRFLOW BLADES.  
 3. PROVIDE WITH GEARLESS DIRECT DRIVE MOTOR.

BUILDING AIR BALANCE SCHEDULE										
MARK	SERIES	SUPPLY	RETURN	EXHAUST	PRESSURE OFF	PRESSURE				
RTU-1.1	MULTI-PURPOSE 100	2100	1565	8	435	POSITIVE				
RTU-1.2	MULTI-PURPOSE 100	2100	1565	8	435	POSITIVE				
RTU-2.1	WELLNESS	6000	4775	6	1025	POSITIVE				
RTU-2.2	ATRIUM AND 1ST FLOOR	8855	8555	800	300	NEGATIVE				
RTU-2.3	GROUP X 200	2320	1680	160	300	POSITIVE				

ELECTRIC UNIT HEATER SCHEDULE										
TAG	MANUFACTURER	MODEL #	SERIES	KW	ELECTRICAL VOLT / PH	NOTES				
UE-1.1	GEORGIA	REPOBIST	HEAT ROOF	5	208Y	1.2.3.4				

NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. COORDINATE WITH OTHER TRADES TO ENSURE SYSTEM FUNCTIONALITY AND MITIGATE CONFLICTS.  
 3. SET INTERNAL THERMOSTAT TO MINIMUM OF 40°F TO MAINTAIN FREEZE PROTECTION.  
 4. WHEN MOUNTED, TOP OF HEATERS SHOULD BE 2 FEET BELOW LOWEST FINE SPRINKLER PIPE.

HVAC CONTROLS SCHEDULE										
TAG	TYPE	ROOM LOCATION	UNIT SERVED	NOTES						
TS-1	1 DAY PROGRAMMABLE	MULTI-PURPOSE 100	RTU-1.2	1.2.3						
TS-2	1 DAY PROGRAMMABLE	MULTI-PURPOSE 100	RTU-1.2	1.2.3						
TS-3	1 DAY PROGRAMMABLE	WELLNESS	RTU-2.1	1.2.3						
TS-4	1 DAY PROGRAMMABLE	ATRIUM AND 1ST FLOOR	RTU-2.2	1.2.3						
TS-5	1 DAY PROGRAMMABLE	GROUP X	RTU-2.3	1.2.3						

NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. COORDINATE THE EXACT LOCATION AND MOUNTING HEIGHT WITH THE ARCHITECT PRIOR TO ROUGH-IN.  
 3. FURNISH AND INSTALL THE THERMOSTAT WITH A CLEAR, LOOKING, PROTECTIVE COVER.

ROOF TOP UNIT SCHEDULE										
TAG	MANUFACTURER	MODEL #	SERIES	SUPPLY	OUTSIDE AIR CFM	ESP. SP (IN WG)	EFFICIENCY EER	WEIGHT	EA DBWB	LA DBWB
RTU-1.1	TRANE	TH024	MULTI-PURPOSE 100	2100	445	0.14	15.5	1400	81.68	85.7
RTU-1.2	TRANE	TH024	MULTI-PURPOSE 100	2100	540	0.19	15.5	1400	81.68	85.7
RTU-1.3	TRANE	TH010	WELLNESS	6000	1225	0.15	12.5	2400	78.65	84.4
RTU-2.1	TRANE	TH040	ATRIUM AND 1ST FLOOR	8855	330	0.15	11.7	2500	73.85	75.3
RTU-2.3	TRANE	TH030	GROUP X 200	2320	880	0.15	14.5	1400	83.67	87.1

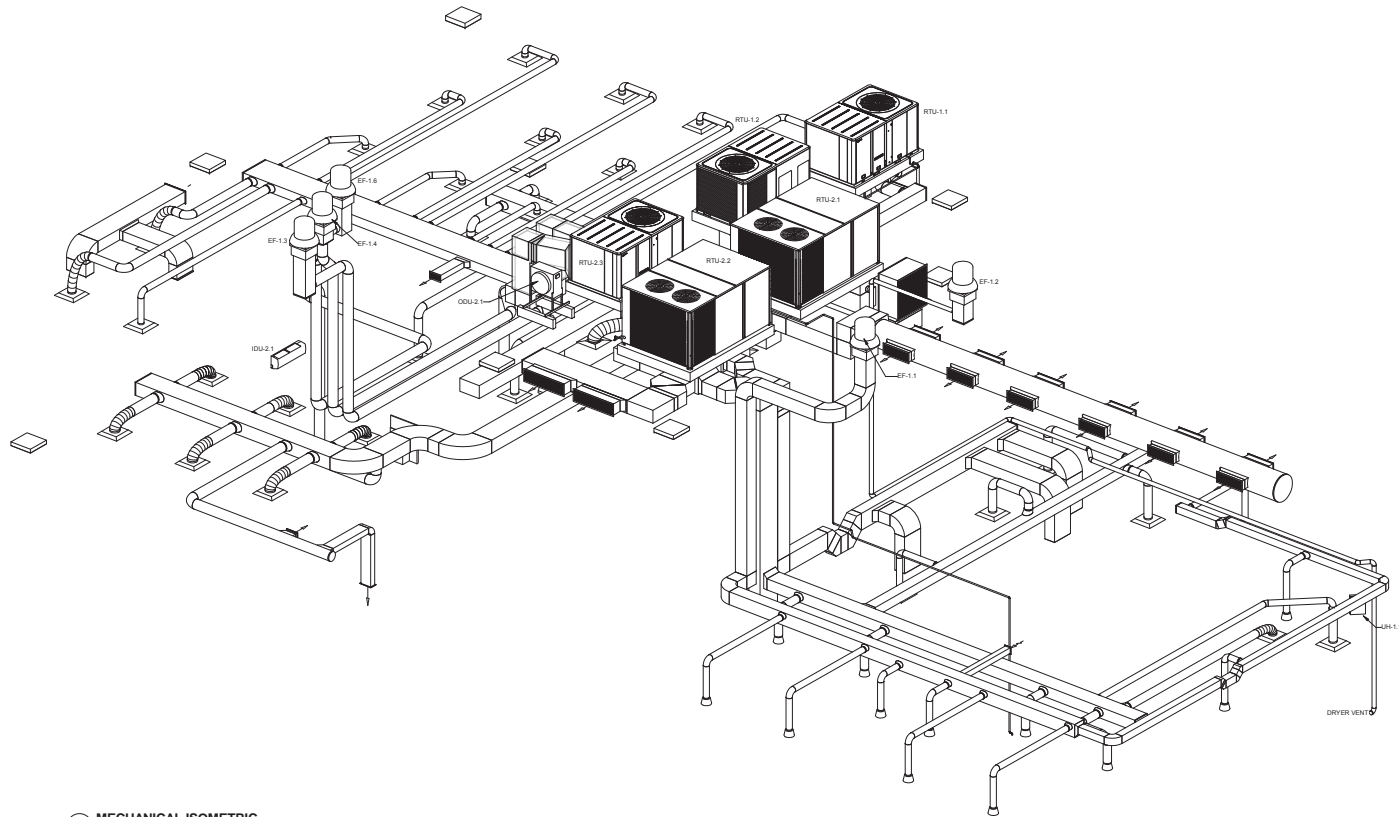
NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. COORDINATE WITH OTHER TRADES TO ENSURE SYSTEM FUNCTIONALITY AND MITIGATE CONFLICTS.  
 3. PROVIDE CONDENSER COIL HAIL GUARDS.  
 4. PROVIDE ROOF 14" CURB.  
 5. PROVIDE SINGLE POINT POWER CONTROLLER.  
 6. PROVIDE RETURN DUCT MOUNTED SMOKE DETECTOR. PROVIDED BY FIRE ALARM CONTRACTOR AND INSTALLED BY MECHANICAL CONTRACTOR.  
 7. PROVIDE FLEATLE UP/POSSIBLE SMOKE FILTER.  
 8. PROVIDE DUAL ENTHALPY ECONOMIZER.  
 9. PROVIDE FIELD INSTALLED MANOMETRIC RELIEF DAMPER.  
 10. PROVIDE NONCORROSIVE DRAIN PAN.  
 11. PROVIDE SPACE MOUNTED COU-1 SENSOR FOR DEMAND CONTROLLED VENTILATION.  
 12. PROVIDE 7 DAY PROGRAMMABLE THERMOSTAT.  
 13. PROVIDE VARIABLE SPEED FAN AND FACTORY MOUNTED DISCHARGE AIR TEMPERATURE SENSOR FOR SINGLE ZONE VAV OPERATION.

MINI SPLIT SYSTEM SCHEDULE										
TAG	MANUFACTURER	MODEL # (DU) / (DO)	SERIES	SUPPLY	OUTSIDE AIR CFM	ESP. SP (IN WG)	EFFICIENCY EER	AHU WEIGHT	CU WEIGHT	EA DBWB
MS-1.1	MITSUBISHI	PRT-A320N4	IT ROOM	425	0.1	15.3	15.3	90	100	12.51

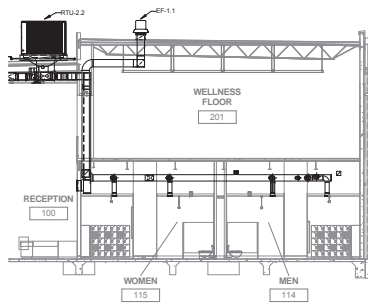
NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. COORDINATE WITH OTHER TRADES.  
 3. PROVIDE FIELD INSTALLED AND WIRE DISCONNECT SWITCH.  
 4. UNIT SHALL BE CAPABLE OF PROVIDING SCHEDULED COOLING CAPACITY AT 95°F.  
 5. PROVIDE WIND Baffles.  
 6. PROVIDE AND INSTALL WALL MOUNTED CONTROLLER HARDWIRED TO COU-1.

AIR DEVICE SCHEDULE										
TAG	MANUFACTURER	MODEL	MOUNTING	SIZE	NECK SIZE	MAX CFM	THROW @ 100 FPM	MAX NC	AD NOTES	
A	ITTUS	ORA-A4	LAY-IN	6"	6"	150	4	20	1.2.3.4	
B	ITTUS	ORA-A4	LAY-IN	6"	6"	110	6	20	1.2.3.4	
C	ITTUS	ORA-A4	LAY-IN	12"	12"	628	11	20	1.2.3.4	
D	ITTUS	ORA-A4	SURFACE	6"	6"	150	4	20	1.2.3.4	
E	ITTUS	300FL	SURFACE	48X12	48X12	1000	44	20	1.2.3.4	
F	ITTUS	300FL	SURFACE	30X10	30X10	1000	100	20	1.2.3.4	
G	ITTUS	300FL	SURFACE	30X10	30X10	1000	100	20	1.2.3.4	
H	ITTUS	300 FL	SURFACE	66"	66"	114	10	20	1.2.3.4	
I	ITTUS	CF-600	SURFACE	44X9	12"	666	29	20	1.2.3.4	
J	ITTUS	TMR-A4	SURFACE	6"	6"	280	NA	20	1.2.3.4	
K	ITTUS	300FL	SURFACE	126"	126"	250	20	1.2.3.4		
L	ITTUS	350FL	SURFACE	42X42	42X42	8000	NA	20	1.2.3.4	
M	ITTUS	350FL	SURFACE	24X12	24X12	1250	NA	20	1.2.3.4	
N	ITTUS	TMR-A4	SURFACE	6"	6"	280	NA	20	1.2.3.4	
O	ITTUS	350FL	SURFACE	24X12	24X12	1250	NA	20	1.2.3.4	
P	ITTUS	SDF	LAY-IN	24X24	24X24	2000	NA	20	1.2.3.4	

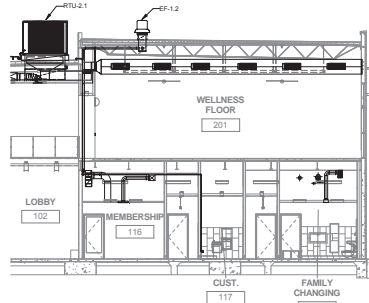
NOTES:  
 1. SEE MANUFACTURER'S INSTRUCTIONS.  
 2. COORDINATE WITH OTHER TRADES TO ENSURE SYSTEM FUNCTIONALITY AND MITIGATE CONFLICTS.  
 3. FINISH COLOR TO BE WHITE UNLESS SPECIFIED OTHERWISE BY ARCHITECT.  
 4. ALL AIR DEVICES TO BE ALUMINUM.



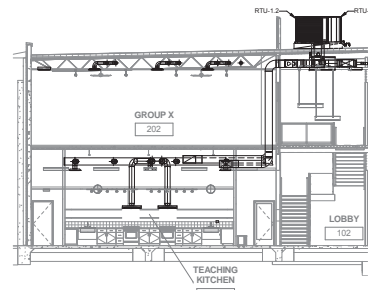
1 MECHANICAL ISOMETRIC  
SCALE: NONE



2 Section 1  
SCALE: 1/8" = 1'-0"



3 Section 2  
SCALE: 1/8" = 1'-0"



4 Section 4  
SCALE: 1/8" = 1'-0"



(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)

**WIRES**

- EQUIPMENT GROUND
- NEUTRAL CONDUCTOR
- PHASE "HOT" CONDUCTOR

HOME RUN CIRCUIT

UNDERGROUND / UNDER FLOOR CIRCUIT WIRING

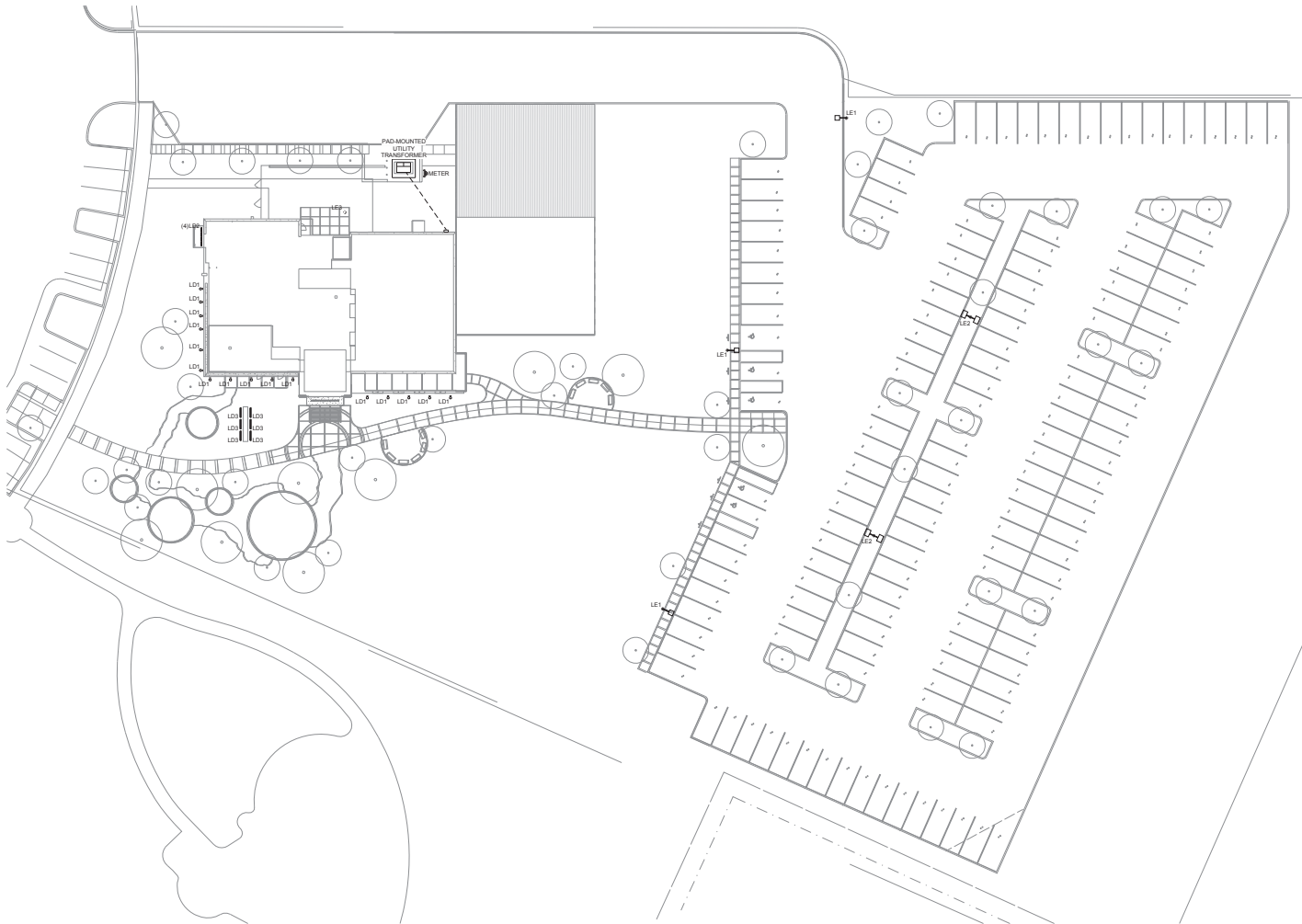
ABOVE GROUND CIRCUIT WIRING

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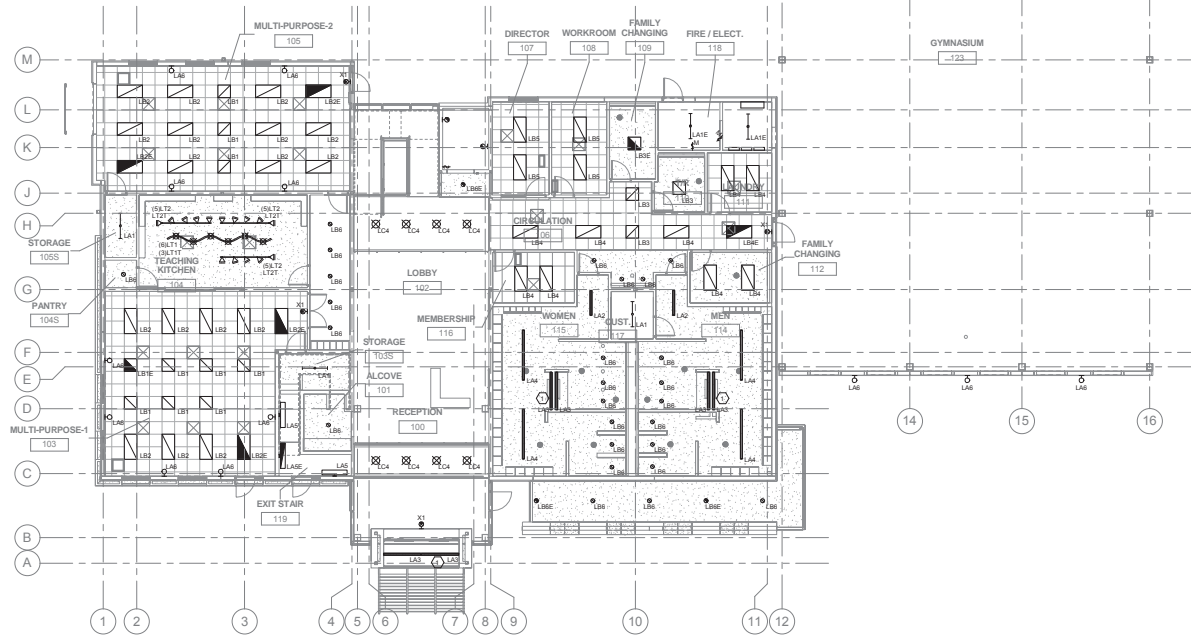
1 2 3 4 5 6

# GENERAL NOTES

1. REFER TO SHEET E101 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.



1 ELECTRICAL SITE PLAN  
SCALE: 1" = 20'-0"



1 ELECTRICAL LIGHTING REFLECTED CEILING PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

#### GENERAL NOTES

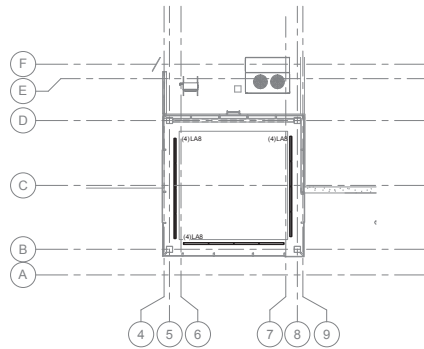
- REFERENCE SHEET E100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- REFERENCE SHEET E401 FOR THE LIGHTING FIXTURE SCHEDULE AND RELAY PANEL SCHEDULE.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.

#### KEYED NOTES

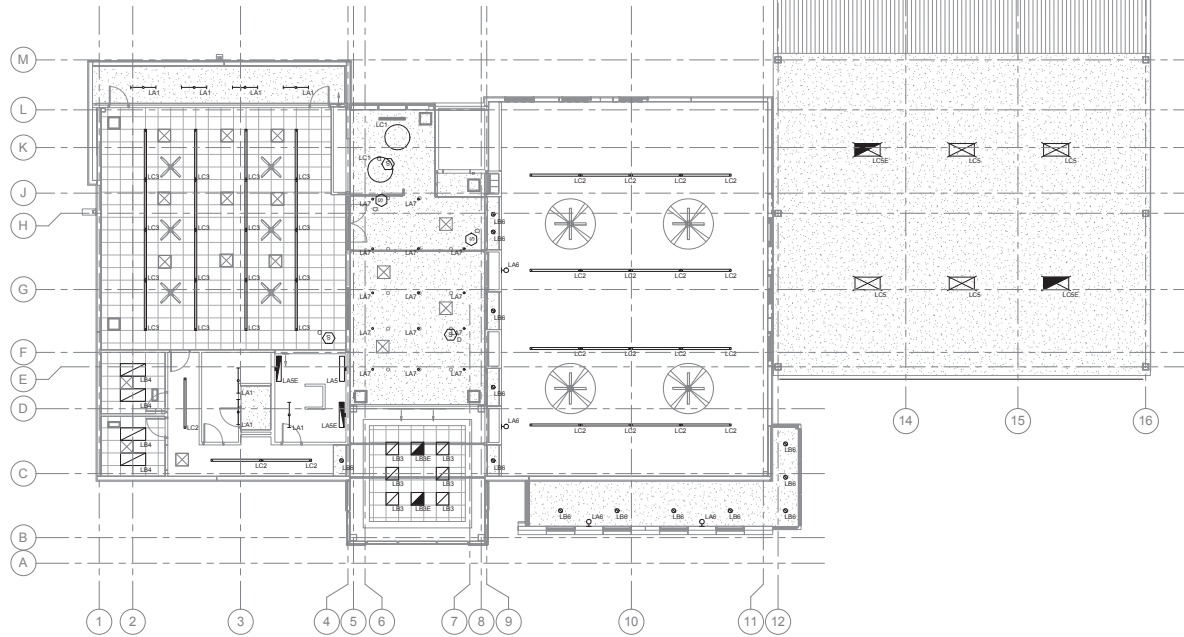
- FIELD VERIFY EXACT LENGTH OF FIXTURE TYPE LA3 PRIOR TO ORDERING. ORDER LENGTH TO ALLOW FOR NO MORE THAN 3 INCHES OF CLEARANCE ON EITHER SIDE OF FIXTURE. CENTER FIXTURE IN OPENING.

#### CONTROLS

- 1 SINGLE POLE SWITCH
- 2 THREE WAY SWITCH
- 3 FOUR WAY SWITCH
- 4 OCCUPANCY SENSOR SWITCH
- 5 DIGITAL SWITCH
- 6 TIMER SWITCH
- 7 CEILING MOUNTED OCCUPANCY SENSOR



**2 ELECTRICAL LIGHTING FLOOR PLAN - ROOF**  
SCALE: 1/8" = 1'-0"

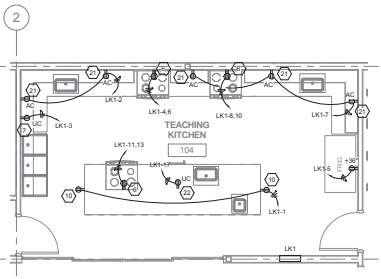


**1 ELECTRICAL LIGHTING REFLECTED CEILING PLAN - LEVEL 2**  
SCALE: 1/8" = 1'-0"

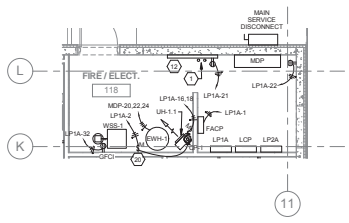
#### GENERAL NOTES

1. REFERENCE SHEET E100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. REFERENCE SHEET E401 FOR THE LIGHTING FIXTURE SCHEDULE AND RELAY PANEL SCHEDULE.
3. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.

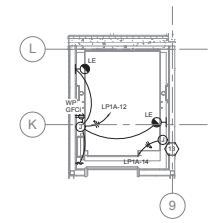
#### KEYED NOTES



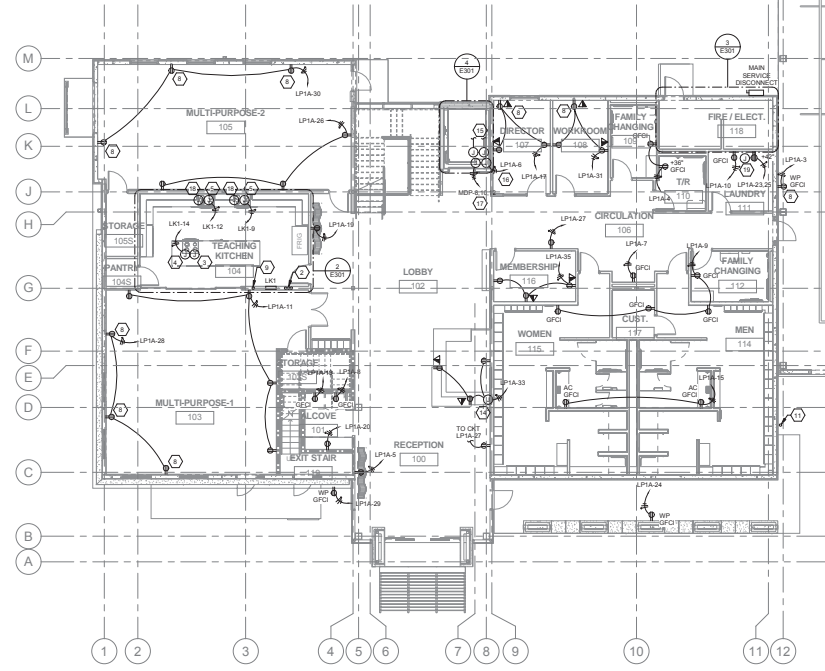
**2 ENLARGED PLAN - KITCHEN**  
SCALE: 1/4" = 1'-0"



**3 ENLARGED PLAN - FIRE/ELEC. ROOM #118**  
SCALE: 1/4" = 1'-0"



**4 ENLARGED PLAN - ELEVATOR PIT**  
SCALE: 1/4" = 1'-0"



**1 ELECTRICAL POWER PLAN - LEVEL 1**  
SCALE: 1/8" = 1'-0"

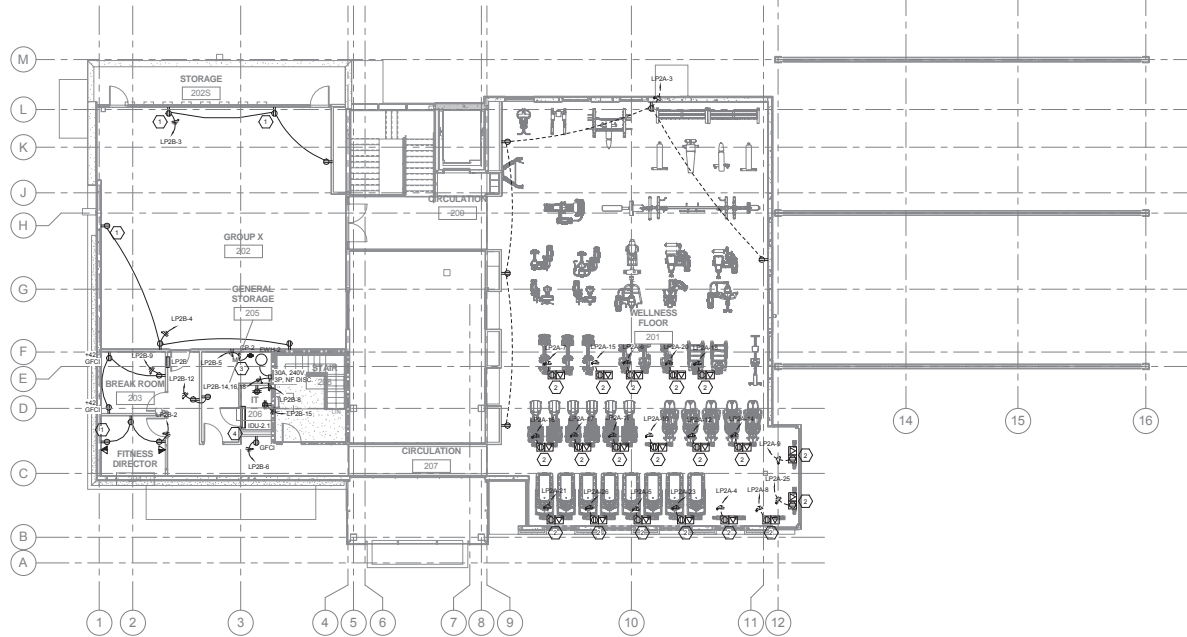
### GENERAL NOTES

- REFERENCE SHEET E100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTABLES, FIXTURES, AND EQUIPMENT.
- PROVIDE ELECTRICAL WIRING IN ELEVATOR PIT AS REQUIRED BY AMEC (2014) AND 2014 NFPA 70 IN FULL COMPLIANCE WITH 2014 NEC (NFPA 70).

### KEYED NOTES

- PROVIDE (2) 3" CONDUITS CONDUITS AS REQUIRED FOR TELEGRAPH CABLEING, STUBBED UP 1'-0" ABOVE TELEPHONE DEMARC. REFER TO SITE PLAN FOR CONTINUATION.
- PROVIDE (3) 1-1/4" CONDUIT STUB-UPS, RUN UP INSIDE WALL TO ACCESSIBLE LOCATION ABOVE CEILING IN ROOM #103. REFER TO ELECTRICAL RISER DIAGRAM AND TELEPHONE BOARD DETAIL #103-01.
- PROVIDE WIRING TO INTERLOCK DOWN DRAFT KITCHEN HOOD LOCATED BENEATH ISLAND COUNTER WITH BOOSTER FAN ON ROOF. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR.
- PROVIDE 120V POWER TO DOWN DRAFT KITCHEN HOOD LOCATED BENEATH ISLAND COUNTER.
- PROVIDE 120V POWER TO KITCHEN HOOD TERMINAL BOX.
- PROVIDE 1/4" RIGID RECEPTABLE, PLATE AND CONDUIT FOR ELECTRIC RANGE.
- PROVIDE RECEPTABLE BELOW COUNTER FOR DISHWASHER.
- REFER TO DETAIL #103-01 FOR DETAIL OF CONDUIT AND BOXES TO BE EMBEDDED DURING PRE-CASTING OF SLAB/RAILS.
- PROVIDE (1) 1-1/2" CONDUIT STUB UP, INSIDE WALL TO ACCESSIBLE LOCATION ABOVE CEILING IN ROOM #103. REFER TO ELECTRICAL RISER DIAGRAM.
- PROVIDE RECEPTABLE FLUSH MOUNTED TO SIDE OF MILLWORK, AT END OF KITCHEN ISLAND.
- 1-1/2" CONDUIT STUB-UP FOR FUTURE POOL EQUIPMENT PANEL. REFER TO ELECTRICAL RISER DIAGRAM.
- PROVIDE 4" RIGID PLUMBING FASTENED TO WALL. REFER TO TELEPHONE BOARD DETAIL #103-01.
- PROVIDE ALL CONDUIT AND CABLE REQUIRED FOR PUMP, PUMP, HIGH WATER ALARM SYSTEMS AND ALL OTHERS DEVICES REQUIRED FOR THE SUPPLY DISCHARGE SYSTEM.
- POWER AND DATA DEVICES AT RECEPTIONIST DESK SHALL BE CONCEALED WITHIN MILLWORK. COORDINATE POWER AND DATA TO RECEPTIONIST DESK WITH THE ARCHITECT PRIOR TO ROUGHING IN.
- PROVIDE (1) EMPTY 3/4" CONDUIT BACK TO TELEPHONE BOARD IN ELECTRICAL ROOM #118 AND (1) EMPTY 3/4" CONDUIT BACK TO FIRE ALARM CONTROL PANEL IN ELECTRICAL ROOM #118. PROVIDE EACH EMPTY CONDUIT WITH A PULL STRING.
- PROVIDE POWER FOR CAR LIGHT AND ALARM CIRCUIT W/ GFCI PROTECTION.
- PROVIDE POWER TO ELEVATOR CONTROLLER LOCATED IN WALL.
- INDOOR MINI SPLIT UNIT TO RECEIVE POWER FROM THE CORRESPONDING OUTDOOR CONDENSING UNIT VIA THE MANUFACTURER'S CABLE ASSEMBLY.
- PROVIDE 1" CONDUIT WITH PULL STRING BELOW FLOOR FROM DRIVER TO DRIVER VENT BOOSTER FAN ON ROOF. FOR CONTROL WIRING TO INTERLOCK BOOSTER FAN AND DRIVER.
- PROVIDE MOTOR-RATED TOGGLE DISCONNECT SWITCH.
- REFER TO ARCHITECTURAL FOR EXACT MOUNTING HEIGHT OF ABOVE COUNTER RECEPTABLES.
- PROVIDE RECEPTABLE BELOW COUNTER FOR ICE MAKER.





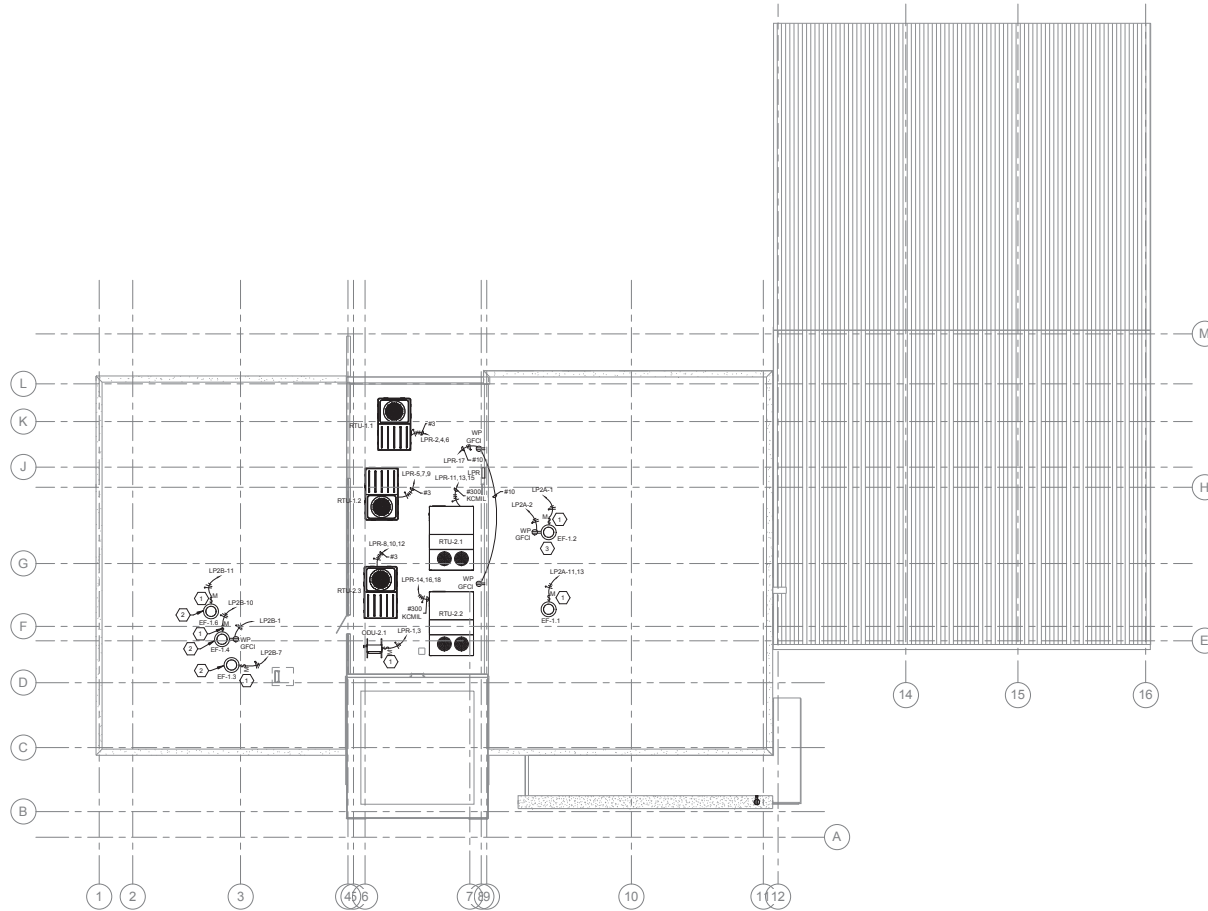
1 ELECTRICAL POWER PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

1. REFER TO SHEET E301 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.

## KEYED NOTES

1. REFER TO DETAIL 885601 FOR DETAIL OF CONDUIT AND BOXES TO BE EMBEDDED DURING PRE-CASTING OF TILT WALLS.
2. PROVIDE PORE THROUGH DEVICE, WIREMOLD, BUS/OT OR APPROVED EQUAL, WITH (2) NEMA 5-30R RECEPTACLES AND (2) 120V GFI BREAKERS AS REQUIRED TO SERVE FITNESS EQUIPMENT. FACEPLATE FINISH SHALL BE SELECTED BY THE ARCHITECT. PROVIDE CONTINUOUS CONDUIT FROM PORE THROUGH LOCATION BACK TO MAIN ELECTRICAL ROOM #118. DO NOT INSTALL JUNCTION BOXES ABOVE INACCESSIBLE LOCKER ROOM CEILING LOCATE ALL ASSOCIATED JUNCTION BOXES SHALL BE LOCATED IN ELECTRICAL ROOM #118. TYPICAL FOR ALL PORE THROUGH IN THE WELLNESS FLOOR.
3. PROVIDE MOTOR RATED TOGGLE DISCONNECT SWITCH.
4. INDOOR MINI SPLIT UNIT TO RECEIVE POWER FROM THE CORRESPONDING OUTDOOR CONDENSING UNIT VIA THE MANUFACTURER'S CABLE ASSEMBLY.



**1 ELECTRICAL POWER PLAN - ROOF**  
SCALE: 1/8" = 1'-0"

#### GENERAL NOTES

- REFERENCE SHEET E101 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.
- CONDUIT MOUNTED TO ROOFTOP SHALL BE INSTALLED ON 3/12" MINIMUM SUPPORTS.

#### KEYED NOTES

- PROVIDE MOTOR-RATED TOGGLE DISCONNECT SWITCH IN WEATHERPROOF ENCLOSURE.
- PROVIDE 1" CONDUIT WITH PULL STRING BELOW FLOOR FROM RANGE HOOD TO BOOSTER FAN ON ROOF. FOR CONTROL WIRING TO INTERLOCK BOOSTER FAN AND HOOD.
- PROVIDE 1" CONDUIT WITH PULL STRING BELOW FLOOR FROM UPISER TO DRIVERS VENT BOOSTER FAN ON ROOF. FOR CONTROL WIRING TO INTERLOCK BOOSTER FAN AND DRIVES.



## Distribution Panel: MDP

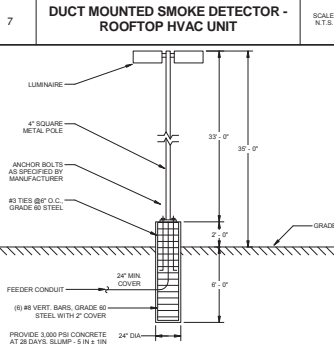
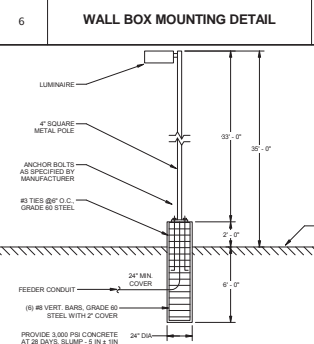
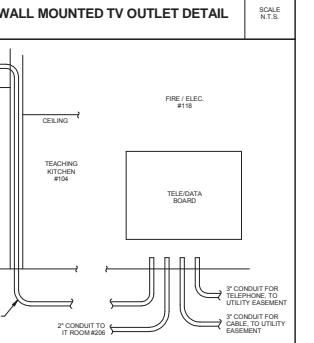
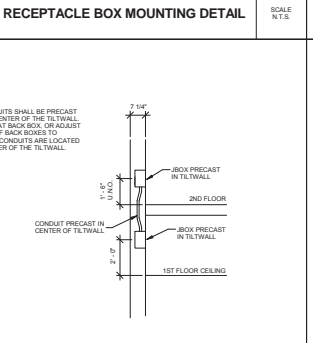
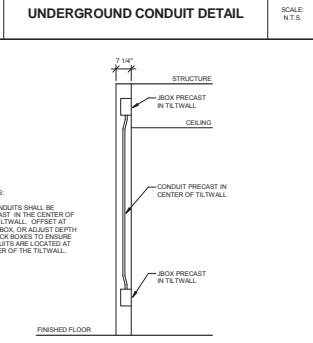
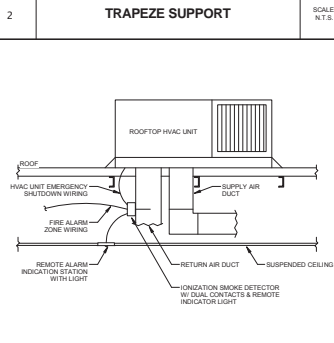
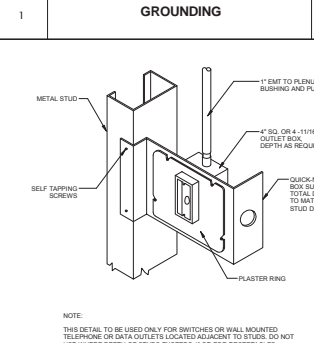
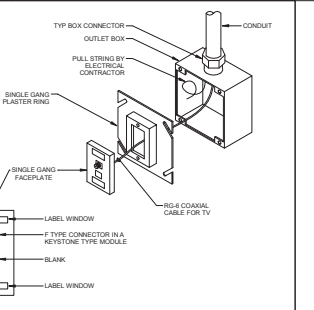
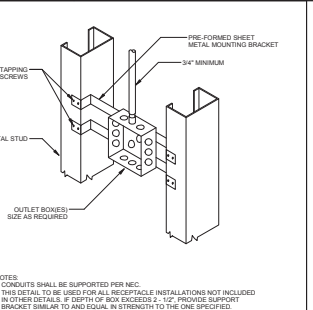
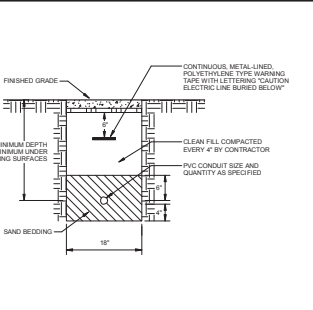
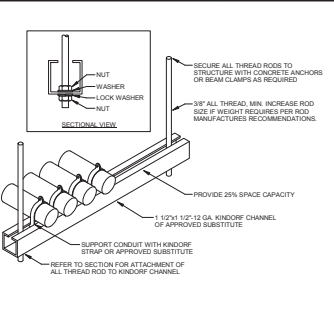
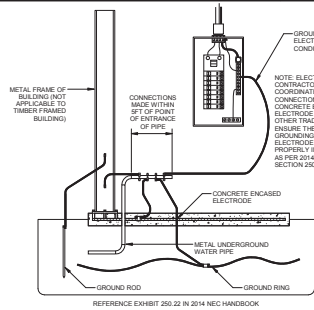
Location: MDP  
Supply From: MDP  
Mounting: Surface  
Enclosure: Type 1

Volts: 120/208 Vyle  
Phases: 3  
Wires: 4

A.I.C. Rating: 10,000  
Main Type: MCB  
Main Rating: 1200 A  
MCB Rating: 1200 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	PANEL LPA	125 A	3	9851 5020	9403 6160			3	60 A PANEL LPA	4
2										5
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(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)



ABBREVIATION	DESCRIPTION
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AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ALT	ALTERNATE

LF LINEAR FEET  
LIQ LIQUID

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE IRC, APPLICABLE BUILDING CODES, LOCAL

2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF THE PIPING.

PRELIMINARY  
DESIGN  
DEVELOPMENT

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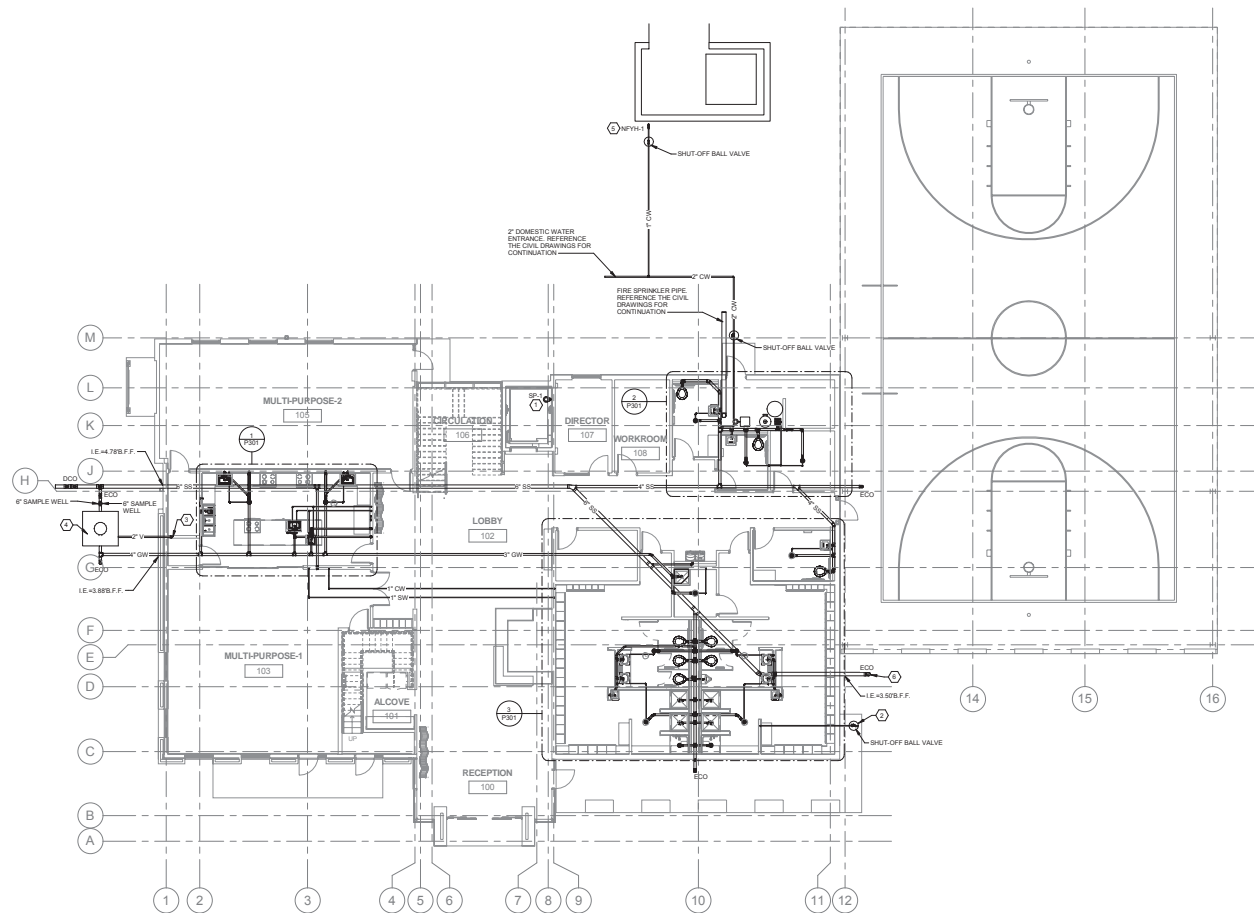
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Drawn	GM
Checked	JH
Date	18 MAY 16
PROJECT No.	2516AMMOK
Revisions	

SHEET TITLE  
SYMBOLS, ABBREV,  
& GENERAL NOTES

SWEET NO

P100



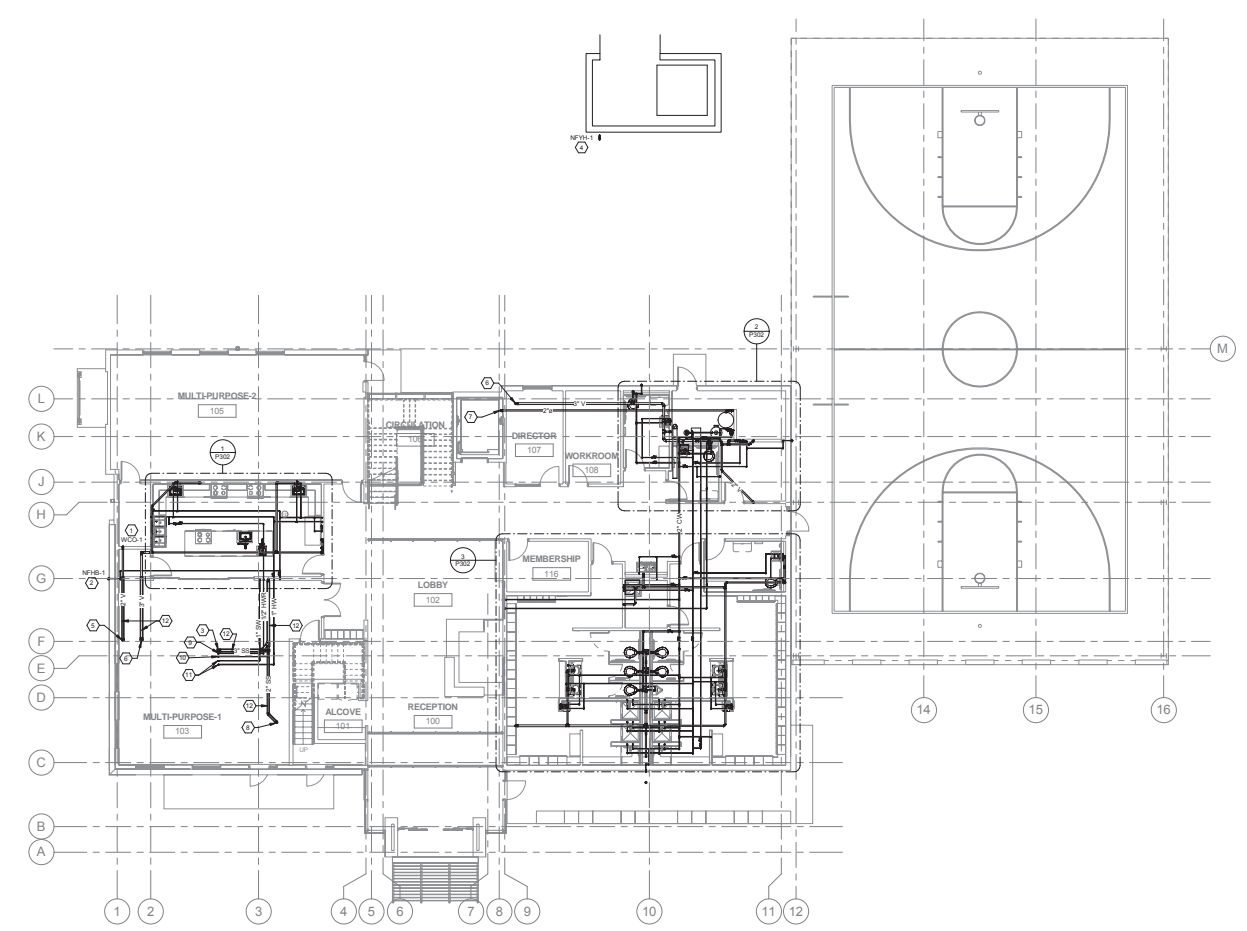
1 PLUMBING BELOW FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

- REFERENCE SHEET P100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF PLUMBING FIXTURES, PIPING, AND EQUIPMENT.

## KEYED NOTES

- FURNISH AND INSTALL AN ELEVATOR SUMP PUMP. REFERENCE DETAIL 11 ON SHEET P101. ROUTE A 2" DRAIN PIPE FROM THE SUMP PUMP UP AND CONNECT TO THE HORIZONTAL DRAIN PIPING LOCATED ABOVE THE FIRST FLOOR CEILING.
- FURNISH A 1" COLD WATER PIPE AND BALL VALVE INSIDE OF A VALVE BOX TO SERVE THE FUTURE SWIMMING POOL.
- ROUTE A 2" VENT PIPE UP INSIDE THE INTERIOR WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A 500 GALLON GREASE INTERCEPTOR. REFERENCE DETAIL 3 ON SHEET P101.
- FURNISH AND INSTALL A NON-FREEZE YARD HYDRANT. ROUTE A 1" COLD WATER PIPE FROM THE YARD HYDRANT AND CONNECT TO THE HORIZONTAL COLD WATER PIPING BELOW THE FIRST FLOOR.
- THE 6" SANITARY SEWER PIPE AND EXTERIOR CLEAN OUT WILL BE THE LOCATION FOR CONNECTION TO SERVE THE FUTURE SWIMMING POOL.



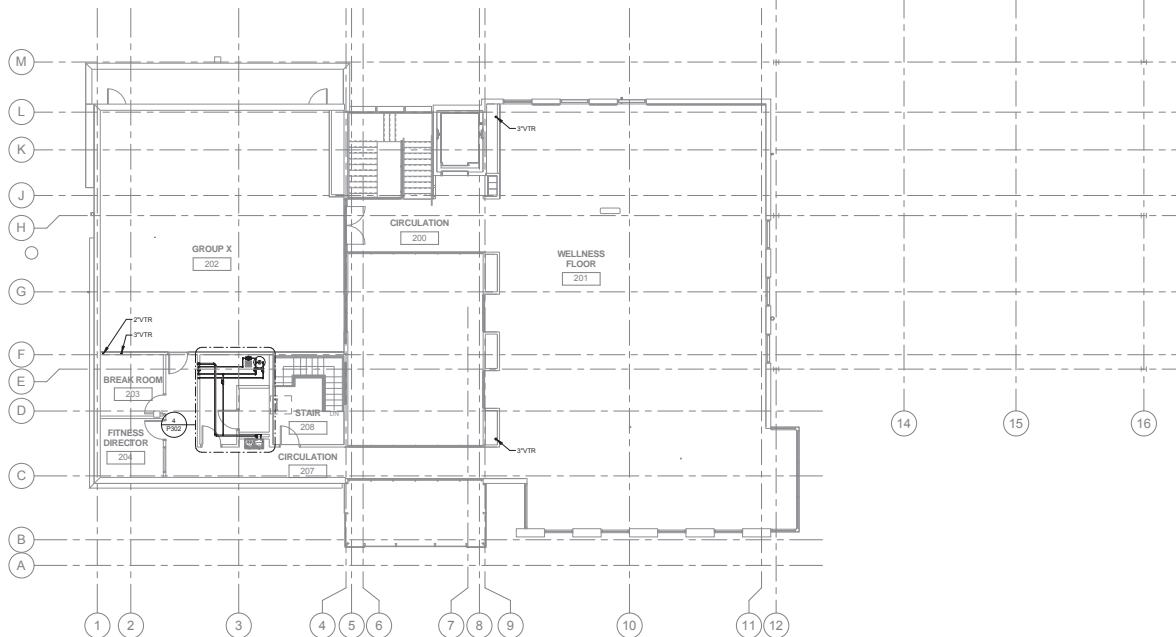
1 PLUMBING ABOVE FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. REFERENCE SHEET P100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF PLUMBING FIXTURES, PIPING, AND EQUIPMENT.

KEYED NOTES

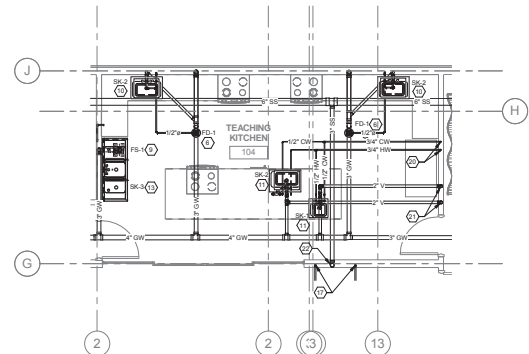
1. FURNISH AND INSTALL A WALL CLEAN-OUT 1/2" A.F.F. ROUTE A 2" SANITARY SEWER PIPE DOWN FROM THE WALL CLEAN-OUT INSIDE THE CHASE WALL OR WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER OR VENT PIPING BELOW THE FLOOR.
2. FURNISH AND INSTALL A NON FREEZE HOSE BIB 3/4" A.F.F. ROUTE A 3/4" C.W. PIPE FROM THE HORIZONTAL C.W. PIPING DOWN INSIDE THE CHASE WALL OR WALL AND CONNECT TO MHS-1. COORDINATE WITH THE STYLE AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
3. ROUTE A 2" VENT PIPE DOWN INSIDE THE WALL AND CONNECT TO THE SANITARY SEWER PIPE SERVING THE FLOOR SIN.
4. FURNISH AND INSTALL A NON FREEZE YARD HYDRANT. ROUTE A 1" COLD WATER PIPE FROM THE YARD HYDRANT AND CONNECT TO THE HORIZONTAL COLD WATER PIPING BELOW THE FROST LINE.
5. ROUTE A 2" VENT UP TO THE FLOOR ABOVE.
6. ROUTE A 2" VENT UP TO THE FLOOR ABOVE.
7. ROUTE A 2" DRAIN PIPE DOWN TO THE SLUMP PUMP AND CONNECT.
8. ROUTE A 2" SANITARY SEWER PIPE UP TO THE FLOOR ABOVE AND CONNECT TO THE PLUMBING FUTURE.
9. ROUTE A 1/2" HOT WATER RETURN PIPE UP TO THE FLOOR ABOVE AND CONNECT TO THE HORIZONTAL HOT WATER RETURN PIPING ABOVE THE CEILING SPACE.
10. ROUTE A 1/2" DRAIN PIPING UP TO THE FLOOR ABOVE AND CONNECT TO THE AUTOMATIC TRAP PRIMER.
11. ROUTE A 1" HOT AND SOFTWARE PIPE UP TO THE FLOOR ABOVE AND CONNECT TO THE HOT AND SOFTWARE PIPING ABOVE THE CEILING SPACE.
12. FURNISH AND INSTALL FIRE WRAP INSULATION ON PVC PIPING WITHIN A RETURN AIR PLENUM.



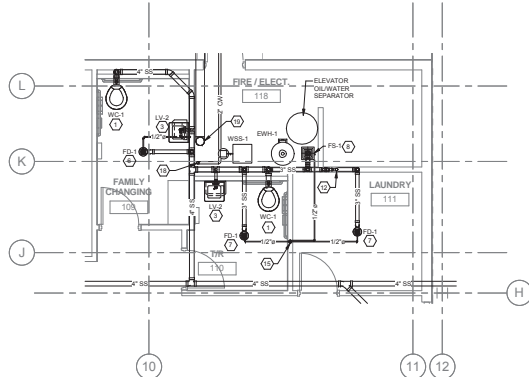
1 PLUMBING PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

# GENERAL NOTES

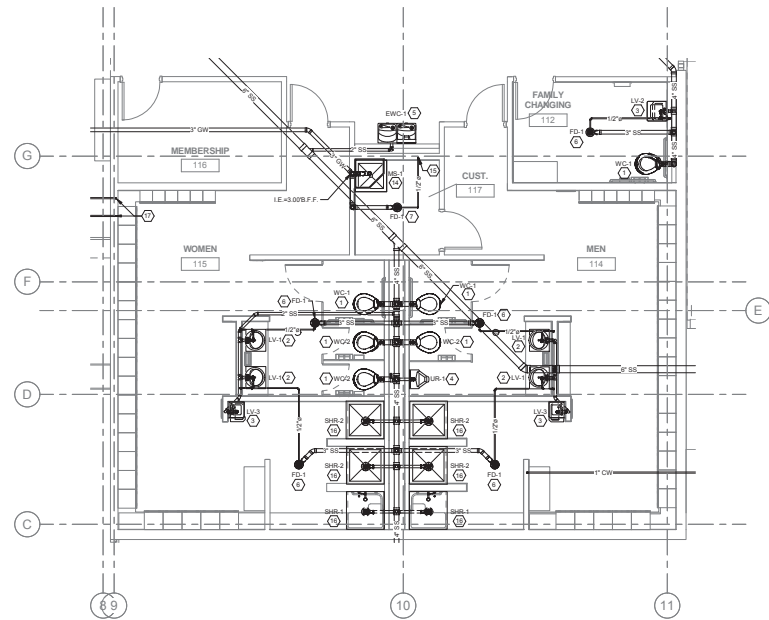
1. REFERENCE SHEET P100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF PLUMBING FIXTURES, PIPING, AND EQUIPMENT.



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



2 PLUMBING BELOW PARTIAL FLOOR PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



3 PLUMBING BELOW PARTIAL FLOOR PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"

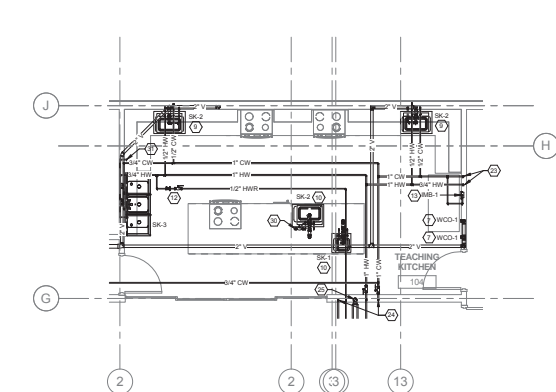
## GENERAL NOTES

- REFERENCE SHEET P100 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF PLUMBING FIXTURES, PIPING, AND EQUIPMENT.

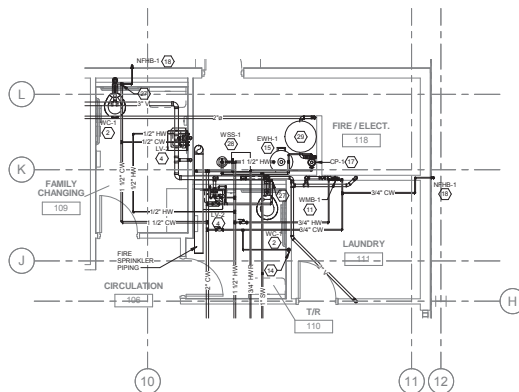
## KEYED NOTES

- FURNISH AND INSTALL A WALL MOUNTED FLUSH VALVE WATER CLOSET. ROUTE AND CONNECT A 4" SANITARY SEWER PIPE FROM THE PLUMBING FUTURE DOWN INSIDE THE WALL OR CHASE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A COUNTER MOUNTED LAVATORY. ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A WALL MOUNTED LAVATORY. ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A WALL MOUNTED URINAL. ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A 2" ELECTRONIC WATER COOLER. ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A 3" FLOOR DRAIN. ROUTE A 3" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE FLOOR DRAIN. ROUTE A 1/2" TRAP PRIMER PIPE FROM THE TRAP PRIMER CONNECTION ON THE FLOOR DRAIN, BELOW THE FLOOR AND UP INSIDE THE WALL BEHIND THE LAVATORY. ROUTE THE TRAP PRIMER DRAIN PIPE UP INSIDE THE WALL AND SUB-OUT OF THE WALL BELOW THE LAVATORY. CONNECT THE 1/2" TRAP PRIMER PIPE TO THE LAVATORY DRAIN PIPE, UPSTREAM OF THE P-TRAP.
- FURNISH AND INSTALL A 3" FLOOR DRAIN. ROUTE A 3" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE FLOOR DRAIN. ROUTE A 1/2" TRAP PRIMER PIPE FROM THE TRAP PRIMER CONNECTION ON THE FLOOR DRAIN, BELOW THE FLOOR AND UP INSIDE THE WALL AND CONNECT TO AN AUTOMATIC TRAP PRIMER ABOVE THE FLOOR.
- FURNISH AND INSTALL A 3" FLOOR SINK. ROUTE A 3" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE FLOOR SINK. ROUTE A 1/2" TRAP PRIMER PIPE FROM THE TRAP PRIMER CONNECTION ON THE FLOOR SINK, BELOW THE FLOOR AND UP INSIDE THE WALL AND CONNECT TO AN AUTOMATIC TRAP PRIMER ABOVE THE FLOOR.
- FURNISH AND INSTALL A 3" FLOOR SINK. ROUTE A 3" GREASE WASTE PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE FLOOR SINK.
- FURNISH AND INSTALL A COUNTER MOUNTED ONE-COMPARTMENT SINK. ROUTE A 2" GREASE WASTE PIPE DOWN INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE HORIZONTAL GREASE WASTE PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A COUNTER MOUNTED ONE-COMPARTMENT SINK. ROUTE A 1/2" HOT AND COLD WATER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE PLUMBING FIXTURE. ROUTE A 2" GREASE WASTE PIPE DOWN INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE HORIZONTAL GREASE WASTE PIPING BELOW THE FLOOR.
- ROUTE A 2" SANITARY SEWER PIPE DOWN FROM THE REFRIGERATOR MACHINE BOX INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL THREE-COMPARTMENT SINK. ROUTE A 2" SANITARY SEWER DRAIN PIPING TO THE FLOOR SINK AND TERMINATE ABOVE THE FLOOR SINK WITH AN AIR GAP.
- FURNISH AND INSTALL A FLOOR MOUNTED MOP SINK. ROUTE A 2" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE PLUMBING FIXTURE. ROUTE A 2" VENT PIPE DOWN INSIDE THE WALL BELOW THE FLOOR AND CONNECT TO THE 2" SANITARY SEWER RISER SERVING THE PLUMBING FIXTURE BELOW THE FLOOR.
- ROUTE THE TRAP PRIMER PIPE FROM A WALL MOUNTED TRAP PRIMER DOWN BELOW THE FLOOR AND CONNECT TO THE TRAP PRIMER CONNECTION ON THE FLOOR DRAIN OR FLOOR SINK.
- FURNISH AND INSTALL A SHOWER DRAIN. ROUTE A 2" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE SHOWER DRAIN. ROUTE A 2" VENT PIPE INSIDE THE CHASE WALL BELOW THE FLOOR AND CONNECT TO THE 2" SANITARY SEWER RISER SERVING THE SHOWER DRAIN BELOW THE FLOOR.
- ROUTE A 1" COLD WATER AND HOT WATER PIPE UP FROM BELOW THE FLOOR, INSIDE THE WALL AND CONNECT TO THE HORIZONTAL COLD AND HOT WATER PIPING ABOVE THE CEILING.
- ROUTE A 3" COLD WATER PIPE FROM BELOW THE FLOOR, UP THE FACE OF THE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING.
- ROUTE A FIRE SPRINKLER PIPE FROM BELOW THE FLOOR, UP THE FACE OF THE WALL AND CONNECT TO THE HORIZONTAL FIRE SPRINKLER PIPING ABOVE THE CEILING.
- ROUTE A 3/4" HOT AND COLD WATER PIPE FROM BELOW THE FLOOR, UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING.
- ROUTE A 2" VENT PIPE FROM BELOW THE FLOOR, UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- ROUTE A 3" SANITARY SEWER PIPE FROM BELOW THE FLOOR, UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING ABOVE THE CEILING.

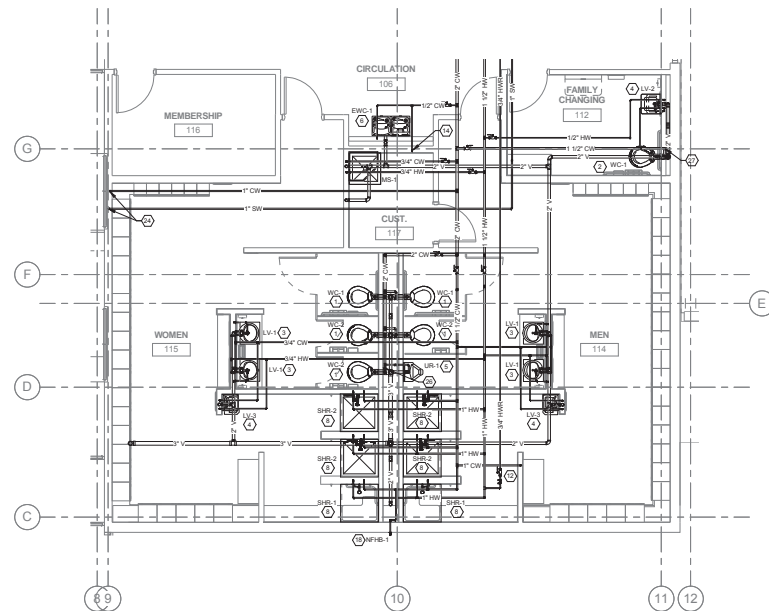




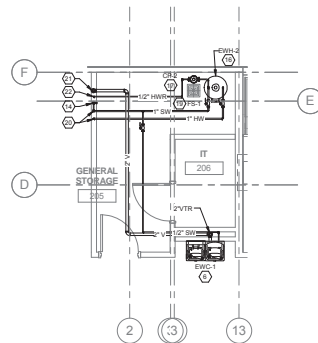
1 PLUMBING ABOVE PARTIAL FLOOR PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



2 PLUMBING ABOVE PARTIAL FLOOR PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



3 PLUMBING ABOVE PARTIAL FLOOR PLAN - LEVEL 1  
SCALE: 1/4" = 1'-0"



4 PLUMBING ABOVE PARTIAL FLOOR PLAN - LEVEL 2  
SCALE: 1/4" = 1'-0"

## GENERAL NOTES

- REFERENCE SHEET P308 FOR LEGEND, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF PLUMBING FIXTURES, PIPING, AND EQUIPMENT.

## KEYED NOTES

- FURNISH AND INSTALL A WALL MOUNTED FLUSH VALVE WATER CLOSET. ROUTE A 1-1/2" COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE UP INSIDE THE CHASE WALL FROM THE PLUMBING FIXTURE AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A WALL MOUNTED FLUSH VALVE WATER CLOSET. ROUTE A 1-1/2" COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE UP INSIDE THE CHASE WALL FROM THE PLUMBING FIXTURE AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A COUNTER MOUNTED LAVATORY. ROUTE A 1/2" HOT AND COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A WALL MOUNTED LAVATORY. ROUTE A 1/2" HOT AND COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A WALL MOUNTED URINAL. ROUTE A 3/4" COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE CHASE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A COUNTER MOUNTED ONE COMPARTMENT SINK. ROUTE A 1/2" COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A WALL CLEAN-OUT 18" A.F.F. ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE CHASE WALL OR WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPE BELOW THE FLOOR.
- FURNISH AND INSTALL A SHOWER SYSTEM ASSEMBLY. ROUTE A 3/4" HOT AND COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING. THE 2" SANITARY SEWER RISER SERVING THE PLUMBING FIXTURE AND CONNECTIONS WITH THE SHOWER UNIT AND SHOWER SYSTEM IS.
- FURNISH AND INSTALL A COUNTER MOUNTED ONE COMPARTMENT SINK. ROUTE A 1/2" HOT AND COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A COUNTER MOUNTED ONE COMPARTMENT SINK. ROUTE A 1/2" HOT AND COLD WATER PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL A WASHING MACHINE BOX WITH QUARTER TURN VALVES AND WATER HAMMER ARRESTORS. ROUTE A 3/4" HOT AND COLD WATER PIPE FROM THE BOX UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING ABOVE THE CEILING. ROUTE A 2" VENT PIPE FROM THE BOX UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL VENT PIPING ABOVE THE CEILING. ROUTE A 2" SANITARY SEWER PIPE WITH A SHOCK ARRESTOR FROM THE BOX DOWN INSIDE THE WALL AND CONNECT TO A 2" VERTICAL SANITARY SEWER PIPE. ROUTE THE 2" VERTICAL SANITARY SEWER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL A BALL VALVE, CIRCUIT SETTER BALANCED AT 0.5 GPM AND A WATER HAMMER ARRESTOR.
- FURNISH AND INSTALL AN ICE MAKER BOX WITH A QUARTER TURN BALL VALVE AND A SHOCK ARRESTOR. MOUNT THE ICE MAKER BOX AT A 4" VENT FROM THE PLUMBING FIXTURE UP INSIDE THE WALL AND CONNECT TO THE HORIZONTAL COLD WATER PIPING ABOVE THE CEILING.
- FURNISH AND INSTALL AN AUTOMATIC TRAP PRIMER INSIDE THE WALL WITH A QUARTER TURN BALL VALVE, WATER HAMMER ARRESTOR AND AN ACCESS PANEL. ROUTE THE TRAP PRIMER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL TRAP PRIMER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL AN ELECTRIC WATER HEATER. ROUTE A 1-1/2" HOT AND SOFT WATER PIPE DOWN TO THE WATER HEATER AND MAKE THE FINAL CONNECTIONS.
- FURNISH AND INSTALL A REGULATION PUMP. THE CONTRACTOR SHALL INSTALL REDUCERS AS REQUIRED TO MAKE THE CONNECTIONS BETWEEN THE PUMP AND THE PIPING.
- FURNISH AND INSTALL A NON FREEZE HOSE BIB 3/4" A.F.F. ROUTE A 3/4" CW PIPE FROM THE HORIZONTAL CW PIPING DOWN INSIDE THE CHASE WALL OR WALL AND CONNECT TO NPB-1. COORDINATE WITH THE STYLE AND LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- FURNISH AND INSTALL A 1" FLOOR SINK. ROUTE A 1" SANITARY SEWER PIPE UP FROM BELOW THE FLOOR AND CONNECT TO THE FLOOR SINK. ROUTE A 1/2" TRAP PRIMER PIPE FROM THE FLOOR AND INSIDE THE WALL AND CONNECT TO AN AUTOMATIC TRAP PRIMER ABOVE THE FLOOR.
- ROUTE A 1" HOT AND SOFT WATER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HOT AND SOFT WATER PIPING BELOW THE FLOOR.
- ROUTE A 2" VENT PIPE DOWN INSIDE THE WALL AND CONNECT TO THE SANITARY SEWER PIPE SERVING THE FLOOR SINK.
- ROUTE A 1/2" HOT WATER RETURN PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING BELOW THE FLOOR.
- ROUTE A 3/4" HOT AND COLD WATER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL HOT AND COLD WATER PIPING BELOW THE FLOOR.
- ROUTE A 1" COLD AND SOFT WATER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL COLD AND SOFT WATER PIPING BELOW THE FLOOR.
- ROUTE A 2" SANITARY SEWER PIPE DOWN INSIDE THE WALL AND CONNECT TO THE HORIZONTAL SANITARY SEWER PIPING BELOW THE FLOOR.
- FURNISH AND INSTALL WATER HAMMER ARRESTOR WITH AN ACCESS PANEL ON THE MEN'S TOILET ROOM SIDE OF THE PLUMBING CHASE.
- FURNISH AND INSTALL WATER HAMMER ARRESTOR WITH AN ACCESS PANEL.
- FURNISH AND INSTALL A WATER SOFTENER, CULLIGAN MODEL NO. CTM-30-DF. ROUTE A 1-1/2" COLD AND SOFT WATER PIPE DOWN TO THE WATER SOFTENER AND MAKE THE FINAL CONNECTIONS.
- FURNISH AND INSTALL AN OIL/WATER SEPARATOR. REFERENCE DETAIL: 11 ON SHEET P301.
- FURNISH AND INSTALL A 1/2" COLD WATER PIPE. QUARTER TURN BALL VALVE AND WATER HAMMER ARRESTOR TO SERVE THE ICE MACHINE.
- FURNISH AND INSTALL A 3/4" HOT WATER PIPE. QUARTER TURN BALL VALVE AND WATER HAMMER ARRESTOR TO SERVE THE DISHWASHING MACHINE.

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San Antonio, TX

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Drawn: CM  
Checked: JH  
Date: 10/18/18  
PROJECT NO: 2518MARMOCK-002  
Revisions:

SHEET TITLE  
PLUMBING ABOVE  
PARTIAL FLOOR  
PLAN

SHEET NO.

P302

**Marmon Mok**  
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700 N. 51st, Suite 1600 San Antonio, TX 78205

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MAY 18, 2016

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PLUMBING FIXTURES SCHEDULE									
TAG	MANUFACTURER	MODEL	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION	DESCRIPTION	COMMENTS	
EWK-1	ELKAY	MODEL NO. L215LWSP					TWO STATION WALL MOUNTED WATER COOLER WITH HOT TEA FILMING STATION, NO LEAD, BARRIER-FREE ACCESS, 1/2" DRINK CONTROLS ON FRONT, LEFT AND RIGHT, 115 VAC, 50/60 SINGLE PHASE	WALL MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A HEIGHT THAT MEETS ADA/ATAS STANDARDS FOR ADULTS	
FS-1	ZURN	MODEL NO. Z4152-P-UP					DURACOATED CAST BRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SPRING SLOTS, NICKEL BRONZE, RECTANGULAR LIGHT DUTY HEEL, PROOF STRAINER, TRAP PRIMER CONNECTION, VANDAL PROOF, SECURED TOP		
FS-1	ZURN	MODEL NO. Z3611-P-UP-S					12X12X2 DEEP CAST IRON BODY AND SQUARE, LIGHT DUTY GRATE WITH WHITE, ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP, ABS ANTI-BRAKE INTERIOR BOTTOM DOME STRAINER, TRAP PRIMER CONNECTION, VANDAL PROOF, STRAINER, 120 GRATE		
LV-1	KOHLER	"BROOKLINE" MODEL NO. K-2202-2	2"	2"	2"	2"	3-HOLE WHITE VITREOUS CHINA, WITH OVERFLOW AND 4" CENTERS, 1/8" BRASS SINGLE LEVER FAUCET MODEL NO. BA-2711 WITH 4" CENTERS AND TEMPERATURE LIMIT STOP, 0.5 GPM AERATOR	COUNTER MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A HEIGHT THAT MEETS ADA/ATAS STANDARDS FOR ADULTS, FURNISH AND INSTALL A LEONARD THERMOSTATIC MIXING VALVE MODEL NO. 170-LF BELOW THE LAVATORY	
LV-2	KOHLER	"GREENWICH" MODEL NO. K-2031-2	2"	2"	1/2"	1/2"	3-HOLE WHITE VITREOUS CHINA, WITH OVERFLOW AND 4" CENTERS, 1/8" BRASS SINGLE LEVER FAUCET MODEL NO. BA-2711 WITH 4" CENTERS AND TEMPERATURE LIMIT STOP, 0.5 GPM AERATOR	COUNTER MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS, FURNISH AND INSTALL A LEONARD THERMOSTATIC MIXING VALVE MODEL NO. 170-LF BELOW THE LAVATORY	
LV-3	KOHLER	"GREENWICH" MODEL NO. K-2031-2	2"	2"	1/2"	1/2"	3-HOLE WHITE VITREOUS CHINA, WITH OVERFLOW AND 4" CENTERS, 1/8" BRASS SINGLE LEVER FAUCET MODEL NO. BA-2711 WITH 4" CENTERS AND TEMPERATURE LIMIT STOP, 0.5 GPM AERATOR	COUNTER MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS, FURNISH AND INSTALL A LEONARD THERMOSTATIC MIXING VALVE MODEL NO. 170-LF BELOW THE LAVATORY	
MS-1	KOHLER	"WHITBY" MODEL NO. K-4010	2"	2"	1/4"	1/4"	ENAMELED CAST IRON SPIN WITH A REMOVABLE VINYL RIM GUARD ON THE THRESHOLD, 1/8" BRASS WALL MOUNTED SERVICE FAUCET MODEL NO. B-1445 WITH VACUUM BREAKER, ADJUSTABLE WALL BRACKET, 1/2" AND 3/4" HOSE THREAD ON THE 1/2" 4" CENTERS AND 1/2" HOSE HANDLES, MOP BRACKET WITH THREE RUBBER GRIPS, HOSE AND HOSE BRACKET	THE CONTRACTOR SHALL MOUNT THE NON-FREEZE HOSE BIB 24" ABOVE FINISHED GRADE	
MFH-1	WOODFORD	MODEL NO. 19					INTERNAL BACKFLOW PROTECTION, 3/4" MALE HOSE THREAD NOZZLE, STAINLESS STEEL, HEAT NOLEAD, SOLDER AND POWDER-COATED DIE CAST ALUMINUM HANDLE, MAX. PRESSURE 125 PSI	THE CONTRACTOR SHALL MOUNT THE HOSE BIB 24" ABOVE FINISHED GRADE	
MFH-1	WOODFORD	MODEL NO. 34					VACUUM BREAKER PROTECTED, 3/4" MALE HOSE THREAD NOZZLE, ADJUSTABLE BRASS NUT WITH DEEP STEM GUARD, MAX. PRESSURE 125 PSI	THE CONTRACTOR SHALL MOUNT THE HOSE BIB 24" ABOVE FINISHED GRADE	
SH-1	SYMMONS "DAY"	363-14321-V-CYL-S-X-CHWS-L-R					PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, 5 FOOT COLD METAL HOSE, IN-LINE VACUUM BREAKER, WALL CONNECTION AND CRANKLE FOR HAND BROWNE, MOUNTING, 3/4 INCH SLIDE BAR FOR MOUNTING HAND BROWNE	THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS	
SH-2	SYMMONS "DAY"	3-3501-CYL-S-X-CHWS-L-R					PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, MOUNTING, 3/4 INCH SLIDE BAR FOR MOUNTING HAND BROWNE	THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS	
SK-1	ELKAY	"LUBERTONE" MODEL NO. LRD4157602	2"	2"	1/2"	1/2"	#14 GAUGE, 1/2" BOWL DEPTH, 2 HOLES PUNCHED AND 4" CENTERS, 1/8" BRASS MODEL NO. B-1141-04 WITH 4" CENTERS AND 4" WRIST BLADES, 1.5 GPM AERATOR	COUNTER MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A HEIGHT THAT MEETS ADA/ATAS STANDARDS FOR ADULTS, FURNISH AND INSTALL A LEONARD THERMOSTATIC MIXING VALVE MODEL NO. 170-LF BELOW THE LAVATORY	
SK-2	ELKAY	"LUBERTONE" MODEL NO. LRD4157618	2"	2"	1/2"	1/2"	#14 GAUGE, 1/2" BOWL DEPTH, 2 HOLES PUNCHED AND 4" CENTERS, 1/8" BRASS MODEL NO. B-1141-04 WITH 4" CENTERS AND 4" WRIST BLADES, 1.5 GPM AERATOR	COUNTER MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A HEIGHT THAT MEETS ADA/ATAS STANDARDS FOR ADULTS, FURNISH AND INSTALL A LEONARD THERMOSTATIC MIXING VALVE MODEL NO. 170-LF BELOW THE LAVATORY	
SK-3	ELKAY	MODEL NO. 14-3C-183X4	2"	2"	1/4"	1/4"	#14 GAUGE TYPE 304 STAINLESS STEEL, SCALLOPPY SINK, 1/4" BOWL DEPTH, 1/2" HIGH BACKLASH AND (4) STAINLESS STEEL, 1.5" O.D. TUBULAR LEGS, #14 GAUGE WALL THICKNESS, 1/8" BRASS MODEL NO. B-1021-04, WALL MOUNTED FAUCET WITH 1/2" CENTERS AND 4" WRIST BLADES, 1/8" BRASS MODEL NO. B-0166-01 2.2 GPM AERATOR		
UK-1	KOHLER	"SARDONY" MODEL NO. K-469-47	2"	2"		1/4"	VITREOUS CHINA, TOP SPIN, 1.2 GPM 1/4" EXTENDED RIM, 30" HIGH, 1/2" VALVE MODEL NO. 180-1.0	WALL MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS	
WC-1	KOHLER	"KINGSTON" MODEL NO. K-4325	4"	0"	1 1/2"		VITREOUS CHINA, TOP SPIN, 1.2 GPM ELONGATED BOWL, 1.8 GPM COMMERCIAL HEAVY DUTY OPEN FRONT TOILET SEAT WITH OUT THE U.D. SLOW FLUSH VALVE MODEL NO. 111	WALL MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS	
WC-2	KOHLER	"KINGSTON" MODEL NO. K-4325	4"	0"	1 1/2"		VITREOUS CHINA, TOP SPIN, 1.2 GPM ELONGATED BOWL, 1.8 GPM COMMERCIAL HEAVY DUTY OPEN FRONT TOILET SEAT WITH OUT THE U.D. SLOW FLUSH VALVE MODEL NO. 111	WALL MOUNTED - THE FIXTURE SHALL BE MOUNTED AT A STANDARD HEIGHT FOR ADULTS	

ELECTRIC WATER HEATER SCHEDULE									
MARK	MANUFACTURER	MODEL	CAPACITY (GAL.)	RECOVERY TEMP. RISE	RECOVERY GALLONS	VOLT / PH	WATTS	DESCRIPTION	LOCATION
EWH-1	A.O. SMITH	DEN-150	119	100	24	208/3	6000	TANK WATER HEATER	RISER 110
EWH-2	A.O. SMITH	DEL-40	40	100	16	208/3	4500	TANK WATER HEATER	GENERAL STORAGE 205

PUMP SCHEDULE									
MARK	MANUFACTURER	MODEL	GPM	VOLT / PH	DESCRIPTION	HP	LOCATION	KEYNOTES	
BP-1	BELL AND GOSSETT	20508	50 GPM	120V	SUBMERSIBLE EFFLUENT PUMP	1/2	ELEVATOR SUMP PIT	1,2	
CP-1	TACO	006-84	1 GPM	120V	"HOT ENTRY" RECIRCULATION PUMP	1/40	RISER 110	1,2	
CP-2	TACO	006-84	1 GPM	120V	"HOT ENTRY" RECIRCULATION PUMP	1/40	GENERAL STORAGE 205	1,2	

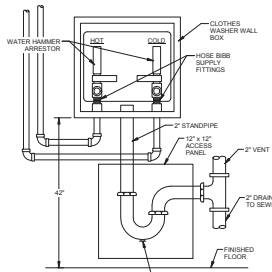
PLUMBING LOAD CALCULATIONS					
FIXTURE TYPE	QTY	WSFU (EA)	DFU (EA)	TOTAL WSFU	TOTAL DFU
DOWN, RECTANGULAR ELECTRIC WATER CLOSER	2	0	1	0	100
LAVATORY, COUNTER MOUNTED	3	4	2	12	0
LAVATORY, COUNTER MOUNTED	4	2	1	8	4
LAVATORY, WALL MOUNTED	3	2	1	6	5
W.C. SINK	1	3	4	3	4
NON-FREEZE HOSE BIB	5	2.5	0	12.5	0
ONE-COMPARTMENT SINK	1	1.5	0	1.5	0
URINAL, WALL MOUNTED	1	5	4	5	4
WATER CLOSET - FLUSH VALVE - WALL MOUNTED	5	15	4	75	12
GRAND TOTAL				136.5	187

WATER SERVICE SUMMARY									
PROJECT #	215HARRMOK002								
PROJECT TITLE	MISSION FAMILY YMCA								
DATE	18 May 18								
PREPARED BY	G. MCKIN								
TOTAL FIXTURE UNITS								136.1	
TOTAL DEMAND GPM								77	
ESTIMATED PRESSURE AVAILABLE AT EXISTING DOMESTIC WATER MAIN									
PLUMBING SYSTEM LOSSES									
MIN. SAFETY FACTOR								7.5	
LOSS THROUGH TAP		SIZE		N/A		PSI LOSS		0	
LOSS THROUGH METER		SIZE		N/A		PSI LOSS		0	
CHANGE OUT TO ELEVATION DIFFERENCE		FEET		15		PSI LOSS		0.433	
LOSS THROUGH BACKFLOW DEVICE		TYPE		N/A		PSI LOSS		0	
MINIMUM PRESSURE REQUIRED AT FIXTURE		TYPE		FLUSH VALVE		MIN. PSI		20	
PRESSURE AVAILABLE FOR FRICTION LOSS (PSI)								41.658	
LINEAR PIPE LENGTH		FEET		EQUIVALENT LENGTH FACTOR		1.25		465	
AVAILABLE PSI LOSS PER 100 FEET OF PIPE								6.8	
SIZE OF WATER DISTRIBUTION PIPE								2"	

KEYED NOTES

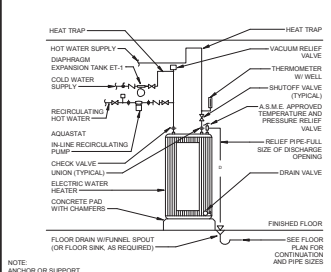
1. SEE MANUFACTURER INSTRUCTIONS.
2. COORDINATE WITH OTHER TRADES TO ENSURE SYSTEM FUNCTIONALITY AND MITIGATE CONFLICTS.
3. CONTRACTOR SHALL INSTALL HEAT TRAPS ON INLET AND OUTLET PIPING.
4. FURNISH AND INSTALL DRIP PAN THAT DOES NOT HINDER ACCESS TO THREADED DRAIN CONNECTION ON THE WATER HEATER.
5. WATER HEATER SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION FOR MAINTENANCE PURPOSES.





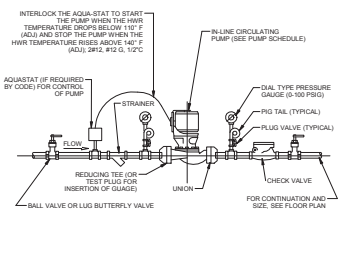
**CLOTHES WASHER BOX**

SCALE: N.T.S.



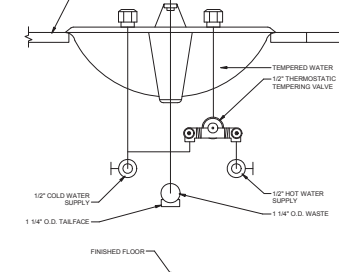
**ELECTRIC WATER HEATER DETAIL**

SCALE: N.T.S.



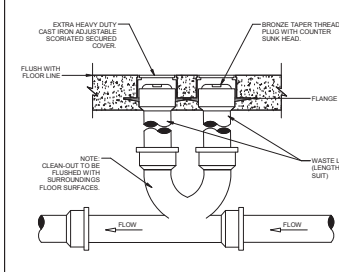
**IN-LINE CIRCULATION PUMP**

SCALE: N.T.S.



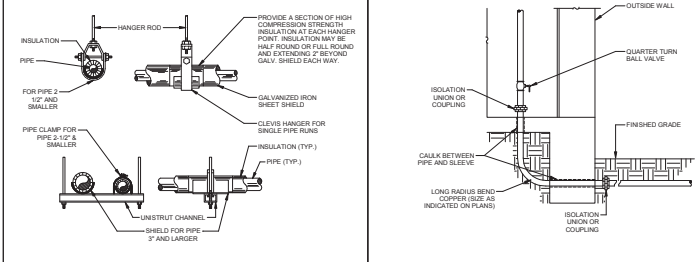
**LOCAL MIXING VALVE**

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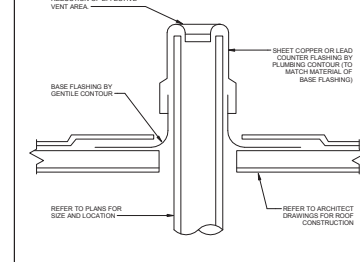
**TWO-WAY CLEANOUT**

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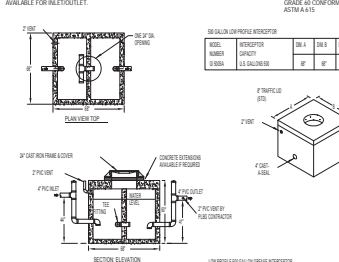
**PIPE HANGER AND SUPPORTS**

SCALE: N.T.S.



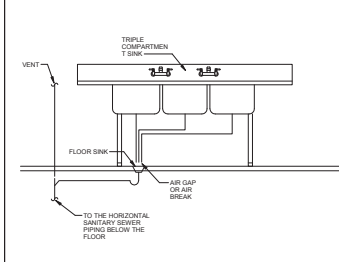
**PLUMBING VENT THRU ROOF DETAIL**

SCALE: N.T.S.



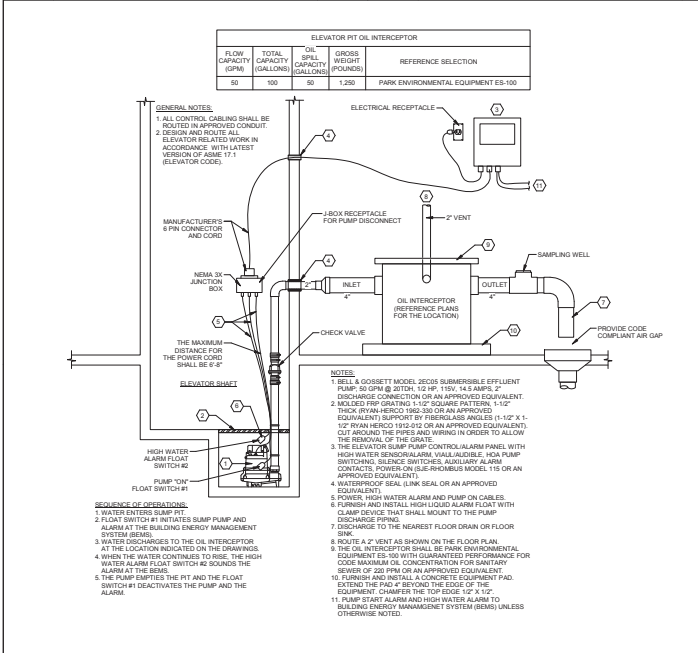
**GREASE INTERCEPTOR - 500 GALLONS**

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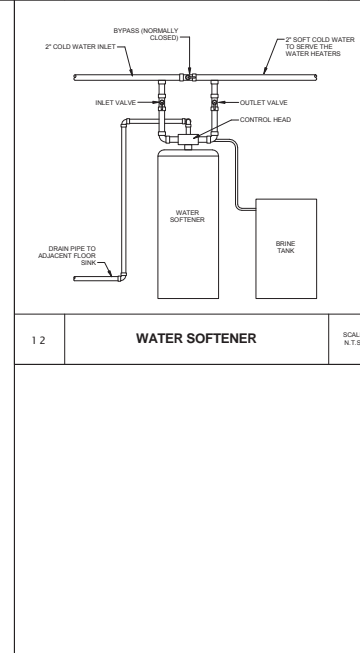
**THREE COMP SINK**

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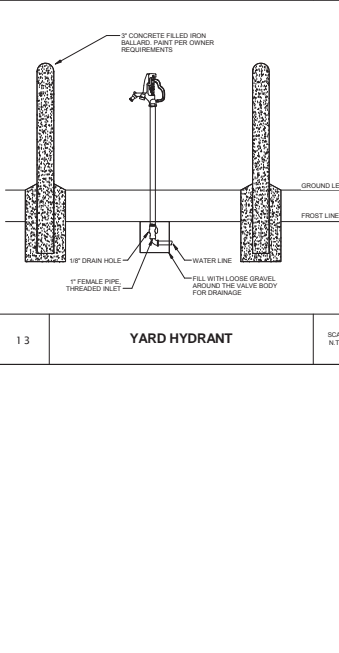
**HYDRAULIC ELEVATOR OIL INTERCEPTOR AND SUMP PIT INSTALLATION SCHEMATIC**

SCALE: N.T.S.



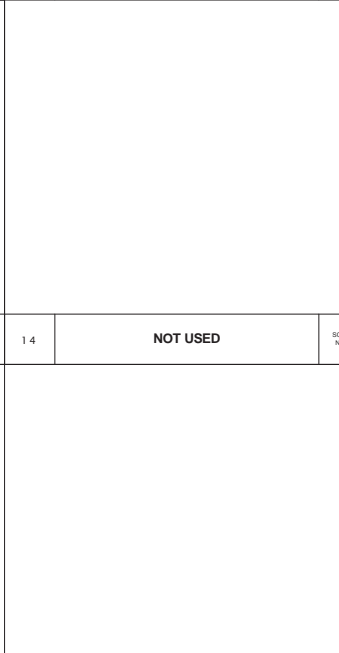
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SHEET 1100  
PLUMBING DETAILS

SHEET NO.  
P601

SYMBOLS

(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)

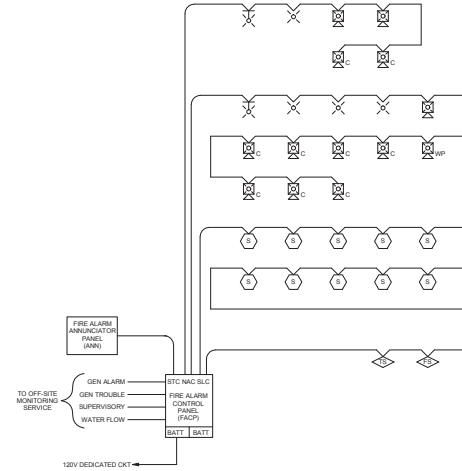
	MANUAL PULL STATION		SMOKE DETECTOR - CEILING MOUNTED
	VISUAL DEVICE - CEILING MOUNTED		DUCT SMOKE DETECTOR
	VISUAL DEVICE - WALL MOUNTED		AUDIO VISUAL DEVICE - CEILING MOUNTED
	FIRE ALARM CONTROL PANEL		AUDIO VISUAL DEVICE - WALL MOUNTED
	FIRE ALARM ANNUNCIATOR PANEL		TAMPER SWITCH
	FIRE ALARM REMOTE POWER SUPPLY		FLOW SWITCH

FIRE ALARM SCOPE OF WORK

1. PROVIDE NEW ADDRESSABLE FIRE ALARM CONTROL PANEL AND NEW FIRE ALARM CIRCUITS AS REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE ENTIRE FACILITY IS COMPLETELY PROTECTED BY THE FIRE ALARM SYSTEM AND ALL REQUIRED TESTING.
3. EVERY TIME THE CONSTRUCTION PERSONNEL LEAVES FOR THE DAY, FIRE ALARM PANEL(S) SHALL PROVIDE CONTINUOUS PROTECTION TO THE FACILITY. THE PANEL(S) SHALL BE FREE OF ANY TROUBLE AND ALARM CONDITIONS AND ALSO REPORT TO THE MONITORING STATION. A FIRE WATCH SHALL THEN BE IMPLEMENTED BEFORE ANY PERSONNEL LEAVES THE SITE.
4. THE ENTIRE FIRE ALARM SYSTEM CABLEING SHALL BE INSTALLED IN CONDUIT MIN 3/4"

GENERAL NOTES

1. REFER TO NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, NFPA NATIONAL ELECTRICAL CODE, AND DIVISION 26 31 11 FIRE ALARM AND SMOKE DETECTION SYSTEMS AND COMPLY WITH ALL APPLICABLE REQUIREMENTS.
2. ALL WIRING TO BE INSTALLED IN CONDUIT WITH CONTINUOUS GROUND.
3. ALL JUNCTION BOX COVERS SHALL BE PAINTED RED. ALL LENGTHS OF CONDUIT SHALL HAVE AT LEAST ONE RED STRIPE.
4. PAINT FIRE ALARM SYSTEMS OUTLET BOXES AND JUNCTION BOXES RED.



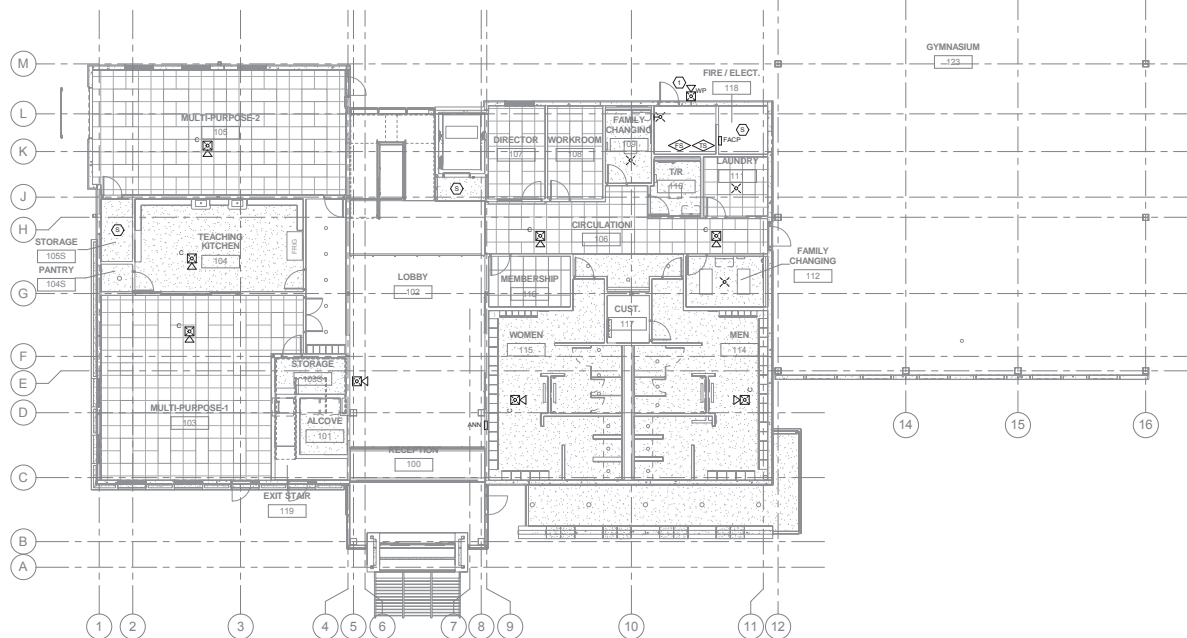
NOTES

1. SIZE CONDUIT PER FIRE ALARM MANUFACTURER RECOMMENDATION, PROVIDE 3/4" CONDUIT MINIMUM.
2. SEE FLOOR PLANS FOR QUANTITY AND LOCATION OF DEVICES.
3. SPEAKER, STROBE, AND OTHER INDICATING FIRE ALARM DEVICES SHALL BE MOUNTED 8' AFF TO BOTTOM OF DEVICE.
4. CONTRACTOR SHALL PROVIDE FIRE ALARM SHOP DRAWINGS TO INCLUDE THE FOLLOWING PER NFPA 72:
  - A. INDICATE TYPE OF BUILDING CONSTRUCTION AND OCCUPANCY
  - B. INDICATE TYPE OF FIRE ALARM SYSTEM, FIRE ALARM DEVICES, AND AREA OF COVERAGE
  - C. INDICATE ALL FIRE ALARM DEVICES AND EQUIPMENT ON PLANS AND WIRING DIAGRAMS
  - D. INDICATE ALL FIRE ALARM DEVICES AND EQUIPMENT ON PLANS, WIRING DIAGRAMS, CALCULATIONS SHOWING SECONDARY SUPPLY AND VOLTAGE DROP, AND RESPONSE POINTS
  - E. COMPLETE LIST OF DETECTION, EVACUATION SIGNALING AND ANNUNCIATOR ZONES
  - F. INDICATE CABLES/RAYINGS FOR ALL VISUAL NOTIFICATION DEVICES
  - G. COMPLETE LIST OF SAFETY CONTROL FUNCTIONS, SEQUENCE OF OPERATIONS DETAILING ALL INPUTS AND OUTPUTS
  - H. NOTE ON PLAN INDICATING THAT THE INSTALLATION SHALL BE CERTIFICATED AND THE INSTALLATION SHALL BE PLACARDED
5. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL BOXES AND CONDUIT AS DIRECTED BY FIRE ALARM CONTRACTOR.
6. PROVIDE PLENUM RATED CABLE.

1 Fire Alarm Riser Diagram

SCALE: N.T.S.





1 FIRE ALARM REFLECTED CEILING PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

#### GENERAL NOTES

- REFERENCE SHEET FA100 FOR LEGEND, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.

#### KEYED NOTES

- PROVIDE SURFACE MOUNTED DEVICES AND CONDUIT PENETRATION THRU WALL.

#### SYMBOL LEGEND

- MANUAL PULL STATION
- SMOKE DETECTOR - CEILING MOUNTED
- DUCT SMOKE DETECTOR
- VISUAL DEVICE - CEILING MOUNTED
- VISUAL DEVICE - WALL MOUNTED
- AUDIO VISUAL DEVICE - CEILING MOUNTED
- AUDIO VISUAL DEVICE - WALL MOUNTED
- TAMPER SWITCH
- FLOW SWITCH
- FIRE ALARM CONTROL PANEL
- FIRE ALARM ANNUNCIATOR PANEL

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Revisions:

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LEVEL 1 FIRE  
ALARM PLAN

SHEET NO.

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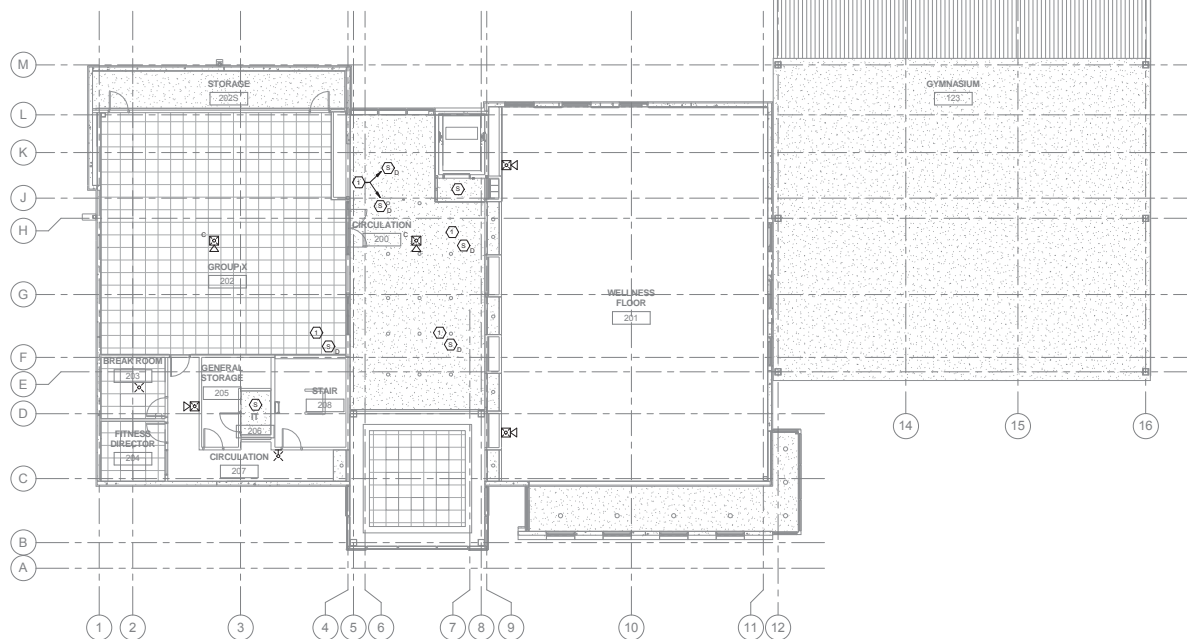
SHEET TITLE  
LEVEL 1 FIRE  
ALARM PLAN

SHEET NO.

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1 FIRE ALARM REFLECTED CEILING PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

#### GENERAL NOTES

1. REFERENCE SHEET FA100 FOR LEGEND, SYMBOLS, ABBREVIATIONS AND FURTHER GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO THE INSTALLATION OF ELECTRICAL CONDUIT, PANELS, RECEPTACLES, FIXTURES, AND EQUIPMENT.
3. DUCT SMOKE DETECTORS PROVIDED BY FIRE ALARM SYSTEM CONTRACTOR AND INSTALLED IN DUCTWORK BY MECHANICAL CONTRACTOR.
4. FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE WIRING TO DUCT SMOKE DETECTOR FROM FIRE ALARM CONTROL PANEL.
5. MECHANICAL CONTRACTOR SHALL PROVIDE WIRING BETWEEN FIRE ALARM LOW VOLTAGE RELAY AND HVAC CONTROL EQUIPMENT.
6. ALL CABLEING SHALL BE PLENUM RATED.

#### KEYED NOTES

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF DUCT SMOKE DETECTORS.

#### SYMBOL LEGEND

- MANUAL PULL STATION
- SMOKE DETECTOR - CEILING MOUNTED
- DUCT SMOKE DETECTOR
- VISUAL DEVICE - CEILING MOUNTED
- VISUAL DEVICE - WALL MOUNTED
- AUDIO VISUAL DEVICE - CEILING MOUNTED
- AUDIO VISUAL DEVICE - WALL MOUNTED
- TAMPER SWITCH
- FLOW SWITCH
- FIRE ALARM CONTROL PANEL
- FIRE ALARM ANNUNCIATOR PANEL