

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2017

HDRC CASE NO: 2017-468
ADDRESS: 900 BROADWAY
LEGAL DESCRIPTION: NCB 454 BLK 32 LOT 1&2
ZONING: FBZ T6-1, HS, RIO-2
CITY COUNCIL DIST.: 1
LANDMARK: Barbera Sporting Goods
APPLICANT: Anissa Chettouh
OWNER: Ridgemont Properties, Inc
TYPE OF WORK: Exterior modifications, rehabilitation, signage and Historic Tax Certification
APPLICATION RECEIVED: October 13, 2017
60-DAY REVIEW: December 12, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the historic structure including the repair of existing steel industrial windows, aluminum windows, the existing fire escape, the entrance portico and masonry facades.
2. Install a new aluminum storefront system to replacement the existing, non-original aluminum and wood storefront systems.
3. Rebuild damaged and modified window openings.
4. Open previously enclosed storefront systems on the Ninth Street Elevation.
5. Modify existing garage doors on the Ninth Street Elevation and alley elevation.
6. Install signage (wall and blade signs) on the Broadway and Ninth Street Elevations.
7. Receive Historic Tax Certification

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to

ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

- B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) Eligibility.
- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The historic structure at 900 Broadway was constructed circa 1925 as the Poe Motor Company, an automobile dealership. Since that time, the structure has been known as the Murray Motor Sales Company. The structure was constructed in the Spanish Colonial style and features decorative portico.
- b. This request received conceptual approval at the September 20, 2017, Historic and Design Review Commission hearing, as submitted.
- c. REHABILITATION – The applicant has proposed rehabilitative scopes of work to the historic structure that include the repair of existing steel industrial windows, aluminum windows, the existing fire escape, the entrance portico and masonry facades. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. STOREFRONT SYSTEM – The applicant has proposed to install new, aluminum storefront systems to replace the existing, aluminum and wood storefront system that is not original to the historic structure. The applicant has noted that the new aluminum storefront will be detailed to reflect the storefront systems that were originally installed. Staff finds this appropriate and consistent with the Guidelines. The applicant has submitted detailed construction documents including dimensions. Staff finds the proposed installation appropriate.
- e. WINDOW OPENING RESTORATION – The applicant has proposed to restore existing window openings that have been previously modified. These modifications include the removal or modification of brick mullions. The applicant has proposed to remove the non-original brick and reconstruct the brick columns to restore the window openings. The applicant has noted that salvaged brick from the structure will be used to reconstruct the brick columns. Aluminum windows to match those on the second story of the Broadway elevation will be installed. Staff finds the proposed restoration to be appropriate and consistent with the Guidelines.
- f. PEDESTRIAN ENTRANCES – On the north (parking lot) elevation, the applicant has proposed to install two, double width pedestrian entrance doors. This elevation lacks the architectural significance found on the Broadway and Ninth Street elevations and is void of façade openings with the exception of four, second level windows. Staff finds the proposed entrances to be appropriate given the non-primary status of this elevation.
- g. STOREFRONT OPENING RESTORATION – On the Ninth Street façade, the applicant has proposed to reopen the enclosed storefront openings. The openings are original to the structure and per the applicant will be reintroduced to match those on the Broadway façade. The proposed storefront will be detailed to match that being installed on the Broadway (west) elevation. Staff finds this to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- h. GARAGE DOOR MODIFICATIONS – Both the Ninth Street elevation as well as the rear alley elevation features overhead, rolling garage doors. The applicant has proposed to remove the garage doors on the Ninth Street elevation and install a fixed, pedestrian door and an aluminum storefront system with divided lites to replicate a garage door. Staff finds both proposals appropriate. The alley façade's door and door opening will be removed and infilled. The infilled opening will feature an inset to show the original opening.
- i. SIGNAGE – The applicant has noted the installation of four signs with three of the four proposed at the locations of historic signs that have been previously removed. Generally, staff finds the proposed signage to be appropriate. The applicant shall submit detailed signage documents to staff prior to permitting and fabrication. All signage should be internally illuminated and fabricated from metal.
- j. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a through j with the stipulation that final signage documents be submitted to staff for review and approval prior to permitting and fabrication. All signage should be internally illuminated and fabricated from metal.

CASE MANAGER:

Edward Hall

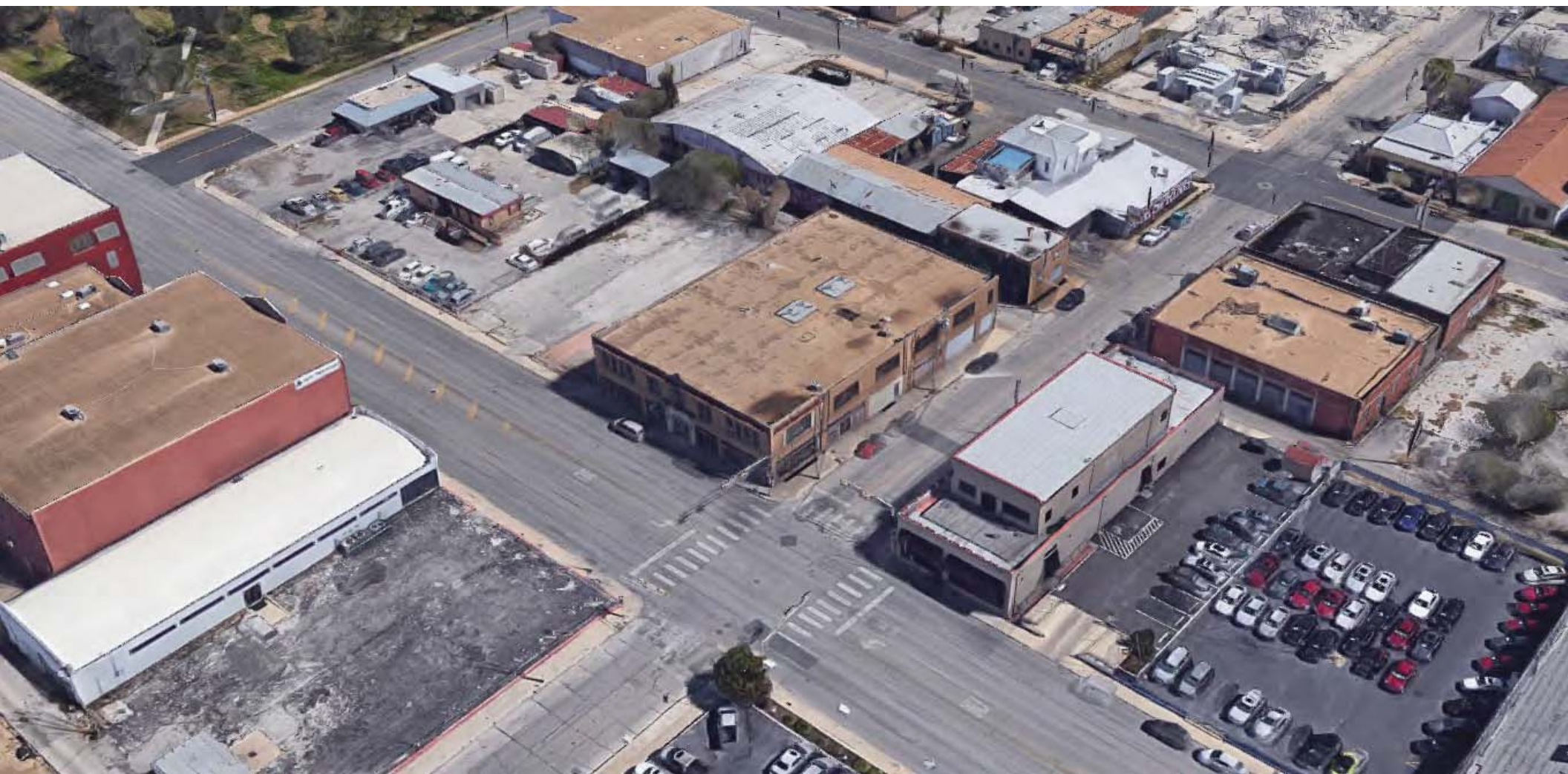


Flex Viewer

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Printed: Sep 15, 2017

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Murray Motors Office Lofts
900 Broadway, San Antonio

The building at the Northeast corner of Broadway and Ninth was built c. 1925 as the Poe Motor Company automobile dealership. Not used as an auto dealership facility since the mid-1970s, the building became a sporting goods store then an antique store. The building is to be repurposed as loft office space geared towards housing start-up companies.

The highly detailed entry portico on the Broadway elevation includes cast stone pilasters and engaged columns, cornices, dentils, a cartouche, and curved arch will be repaired, restored, and cleaned. Missing pieces will be replicated and installed. All masonry on the building (brick and cast stone) will be cleaned of graffiti, repaired, repointed as required, and cleaned of environmental pollution, dirt and grime.

The non-original aluminum and wood storefronts along Broadway and Ninth Streets at the ground floor will be replaced with new aluminum detailed to reflect the storefronts that were originally installed in the building. The windows located on the second floor facing Broadway will remain. They are not original, but are older aluminum frames probably installed in the late 1950s or early 60s. They will be cleaned, repaired, and re-caulked. All the existing divided-lite steel industrial pivot windows on all elevations will be repaired, cleaned and repainted. The window opening located on the second floor of the Ninth Street elevation (closest to Broadway) had been reduced in size and infilled with incompatible brick at some point in time, and the original brick columns (similar to those on the Broadway elevation) had been removed. The existing windows and brick infill will be removed and the brick columns rebuilt and new aluminum windows to match those on the Broadway elevation will be installed.

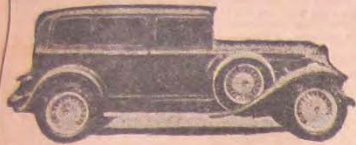
A new main entrance will be created on the north side of the building adjacent to the parking lot, which will be regraded and repaved. A simple canvas awning will be added above the new entry. A new exit door on this same side of the building (further east towards the alley) will be installed as required by code. The windows on this elevation of the building will remain in place and rehabbed as noted above, and the concrete columns and beams will be cleaned and remain exposed.

The openings on the ground floor of the Ninth Street elevation, currently filled in with stucco and glass block, will be reopened with aluminum storefront installed to match the other new storefront. At the east bay of this elevation are two garage doors. A small one at the end that was used to access the ramp to the basement and a larger one adjacent to it (to the west). Both garage doors will be infilled with a fixed steel garage door with vertical divided lites.

The alley side of the building (east elevation) will be cleaned of graffiti, and the brick repointed as needed. The existing steel fire escape will be repaired, sandblasted and repainted. It will be load-tested to ensure stability and structural integrity, for continued safe usage as a fire exit from the second floor. The garage door (new door but original opening) will be removed and infilled with stucco and set back in from the exterior wall so the original opening will read.

New signage will be added to the front façade to reflect the signage that was originally there (see historic photos) – a blade sign on the corner and banners along the front above the storefronts.

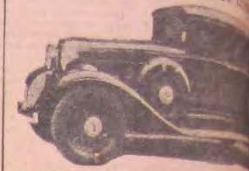
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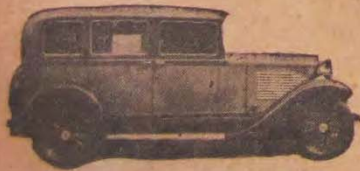
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SAN ANTONIO, TEXAS

WILLYS SIX DE LUXE ROADSTER



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Bartlett Willys Co. Bartlett, Texas
T. F. Harnett Houston, Texas
Lund, Auto Co. Houston, Texas
Thomson Motor Co. Harrisburg, Texas
Worship Motor Co. Corpus Christi, Texas
Arnold Motor Sales Co. Corpus Christi, Texas

Z. T. Whitcomb Del Rio, Texas
A. J. Gostler Fort Worth, Texas
Everhardt Motor Co. Fredericksburg, Texas
A. G. Brann Motor Co. Georgetown, Texas
S. H. Benschel Gonzales, Texas
Jakobik Willys Co. Guadalupe, Texas

Dallman Motor Co. Harlingen, Texas
Karron, City Motor Co. Harlingen, Texas
Eric Van Minder Laredo, Texas
Solari-Wilcox Co. Laredo, Texas
Wierlich Motor Co. of Laredo Laredo, Texas
Capps Motor Co. Mason, Texas

Modern Motor Co. Mathis, Texas
Schulte Sales Co. Maxwell, Texas
Ruggel-Hause Auto Co. New Braunfels, Texas
Quillan Motor Co. Pleasanton, Texas
Younger Motor Sales Co. San Marcos, Texas

Smith Willys Co. San Saba, Texas
H. Y. Schaefer Schulenburg, Texas
Janak Motor Co. Smithville, Texas
Taylor Knight-Wilcox Co. Taylor, Texas
Frank J. Matosh Auto Supply Co. Temple, Texas

Z. T. Whitcomb San Saba, Texas
Leuchner-Blanchard Sales Co. Schulenburg, Texas
Joe B. Platter Smithville, Texas
Overland Sales Co. Taylor, Texas
Ballard & Brown Temple, Texas



RIDGEMONT
PROPERTIES

MURRAY MOTOR OFFICE LOFTS
900 BROADWAY, SAN ANTONIO, TX 78215

Open
studio
architecture



Detail of
Z-0908-A-4



Detail of
Z-0908-A-4



Z-0908-A-4

900 block Broadway 1948



WEST



WEST



WEST



WEST



NORTH



NORTH



EAST – NORTH



NORTH



EAST 2ND FLOOR



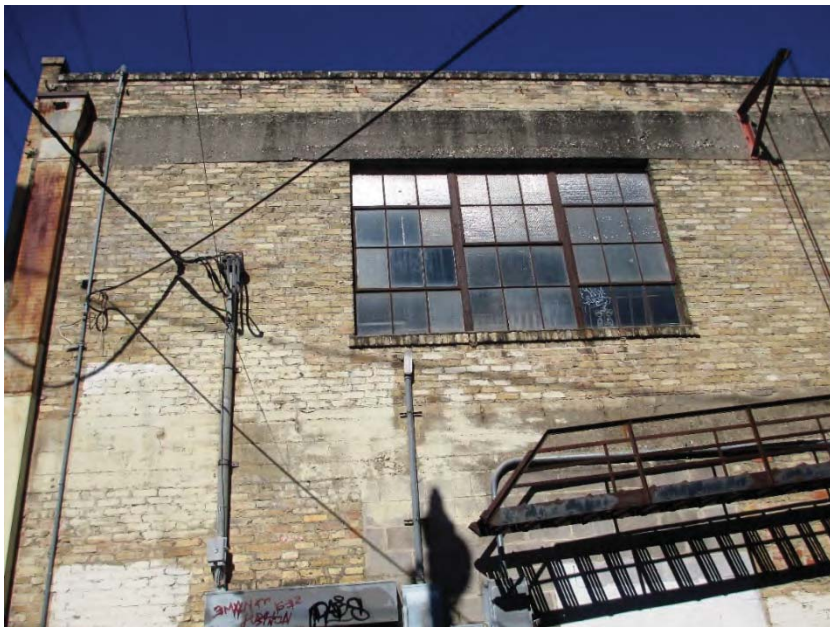
EAST 1ST FLOOR



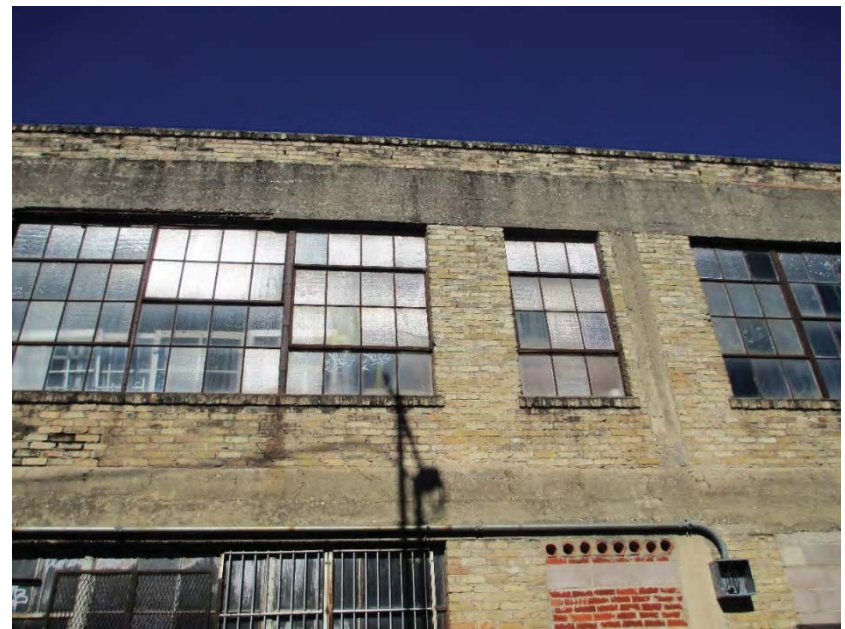
EAST



EAST



EAST – 2nd FLOOR



EAST 2ND FLOOR



SOUTH



EAST 1ST FLOOR



EAST - 2ND FLOOR AT FIRE ESCAPE



EAST - AT FIRE ESCAPE



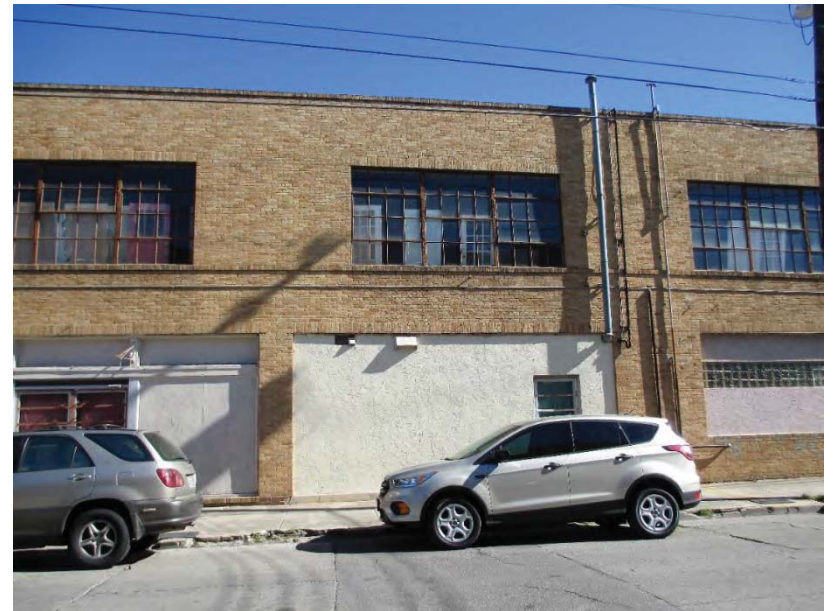
EAST - 2ND FLOOR AT FIRE ESCAPE



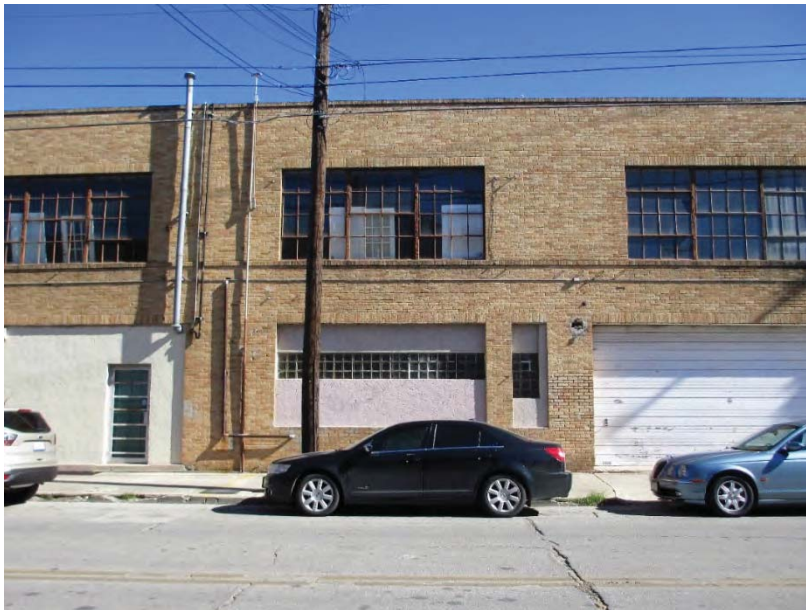
EAST – 1ST FLOOR AT ELECTRICAL SERVICE



SOUTH



SOUTH



SOUTH



SOUTH



ROOF

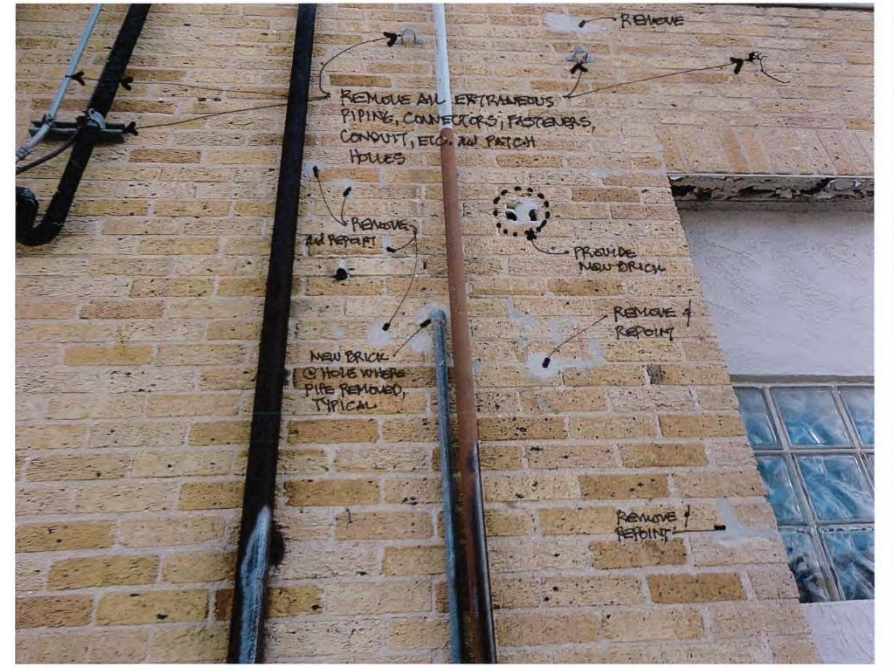
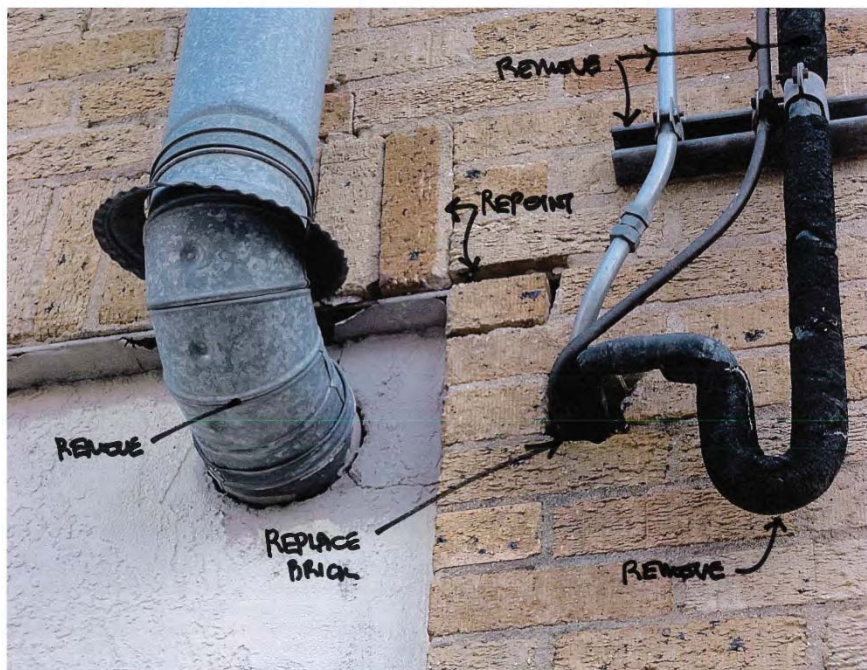
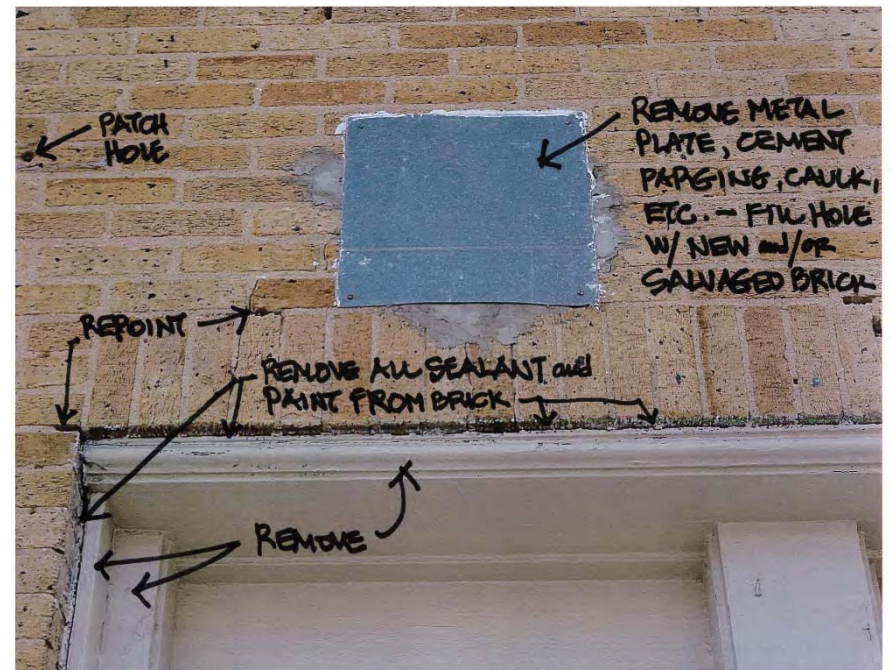


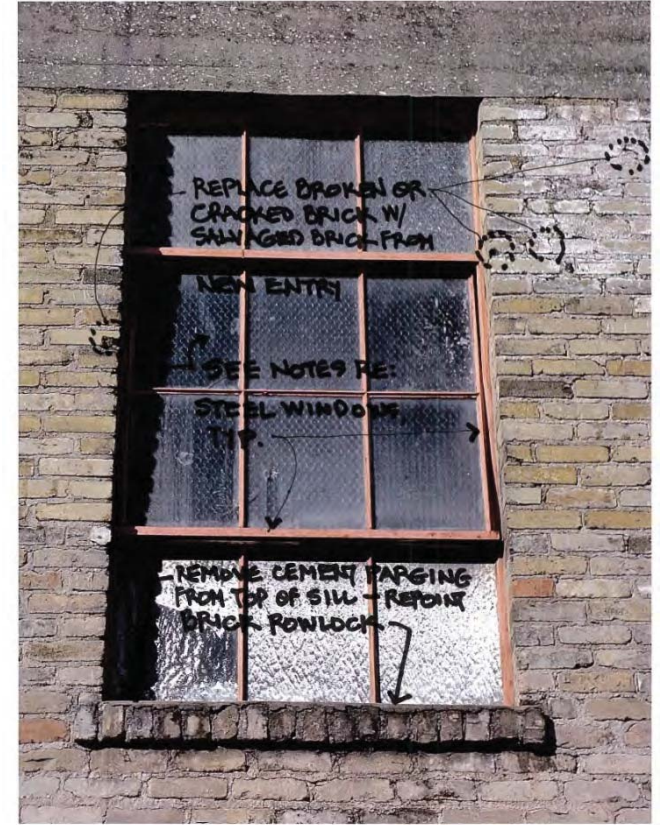
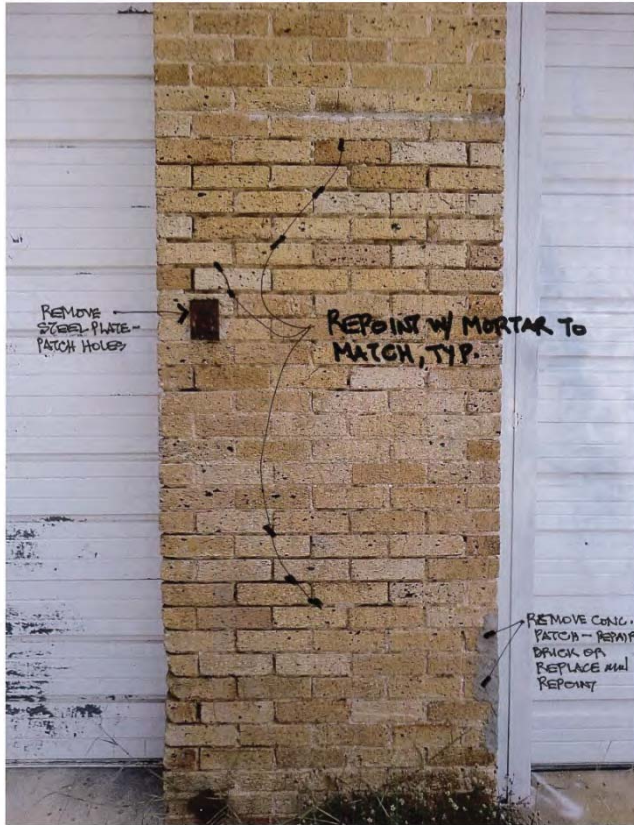
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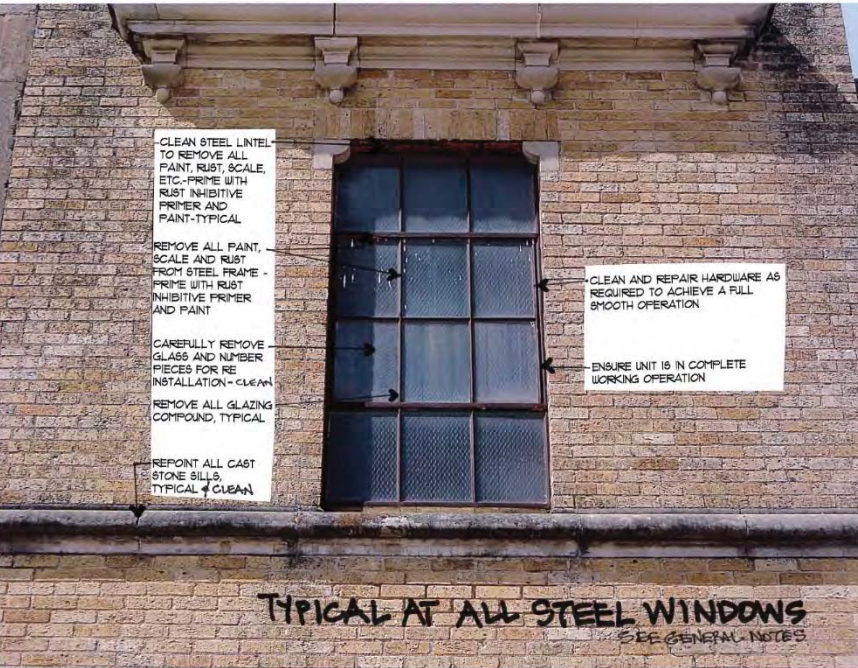


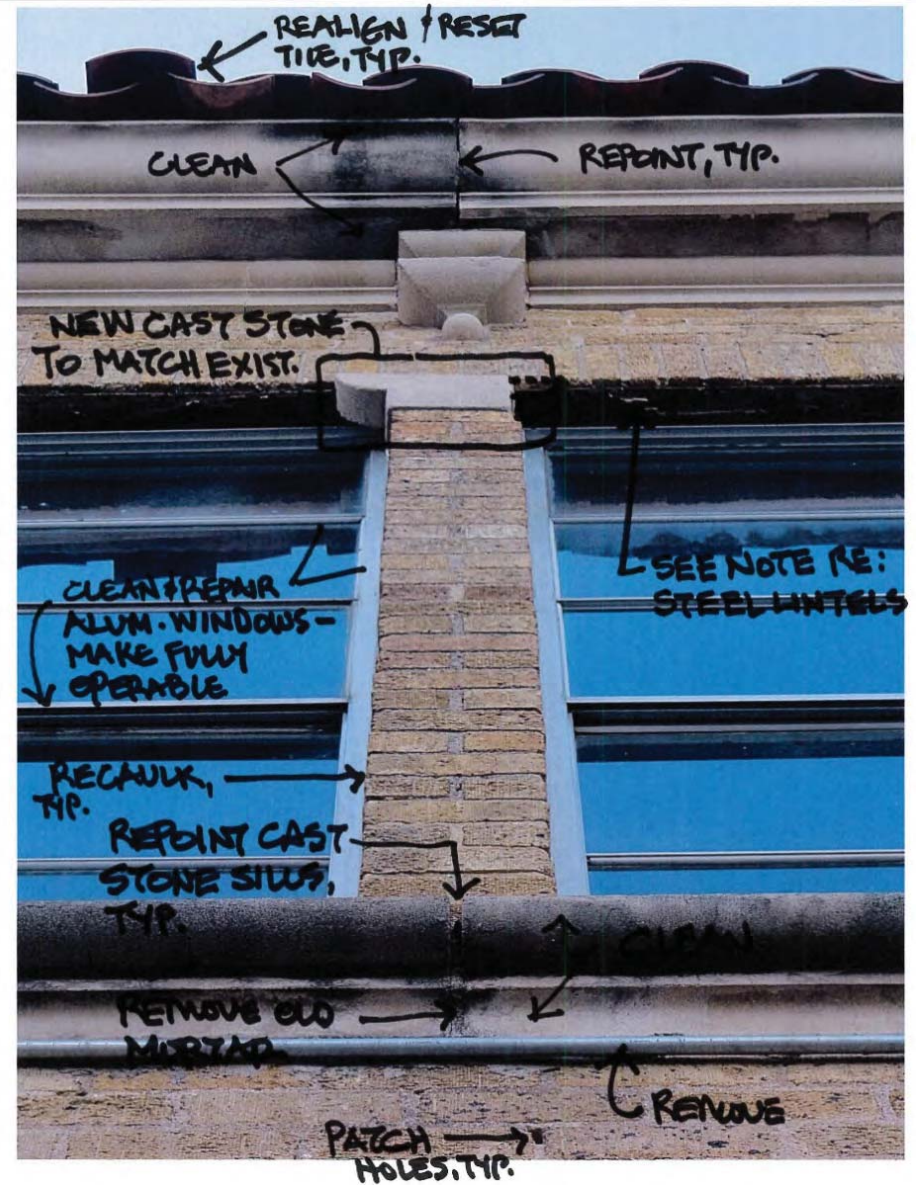
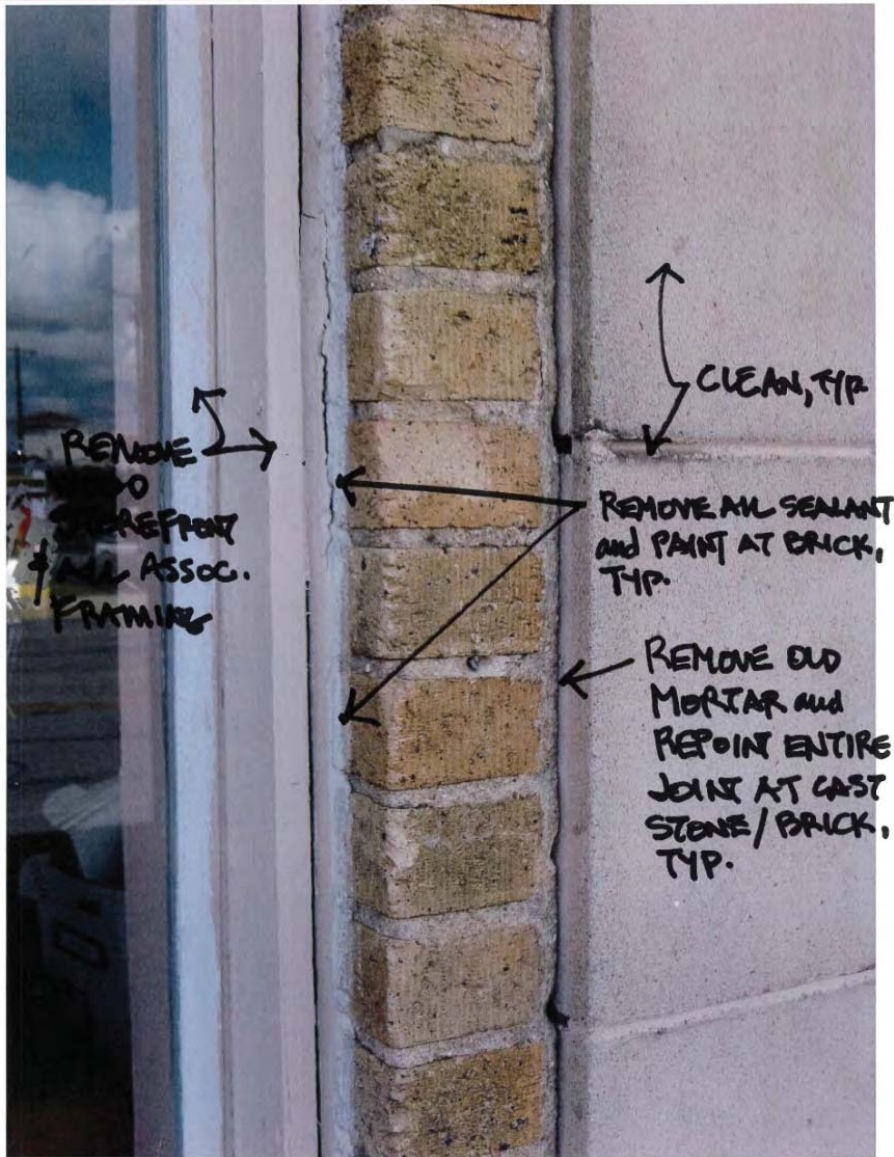
MURRAY MOTOR OFFICE LOFTS
900 BROADWAY, SAN ANTONIO, TX 78215

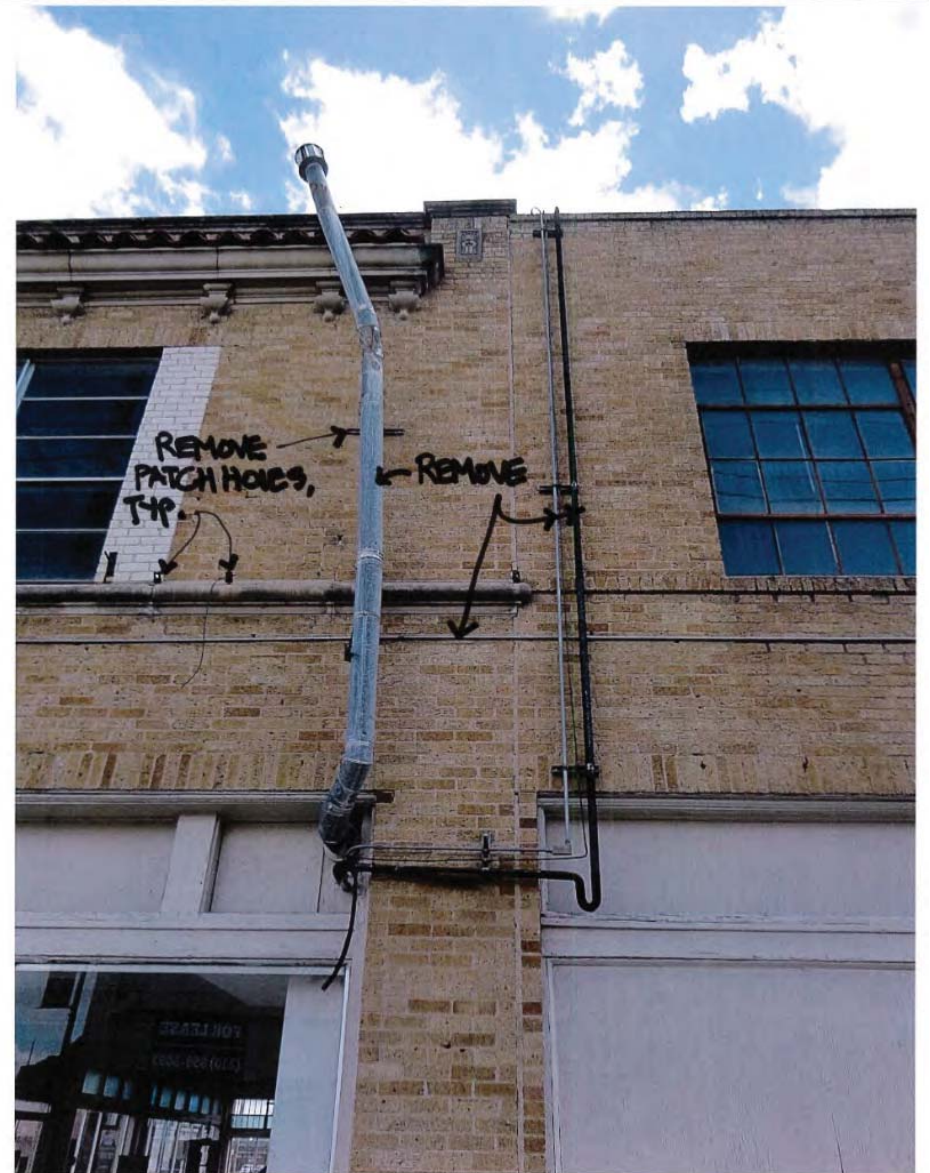
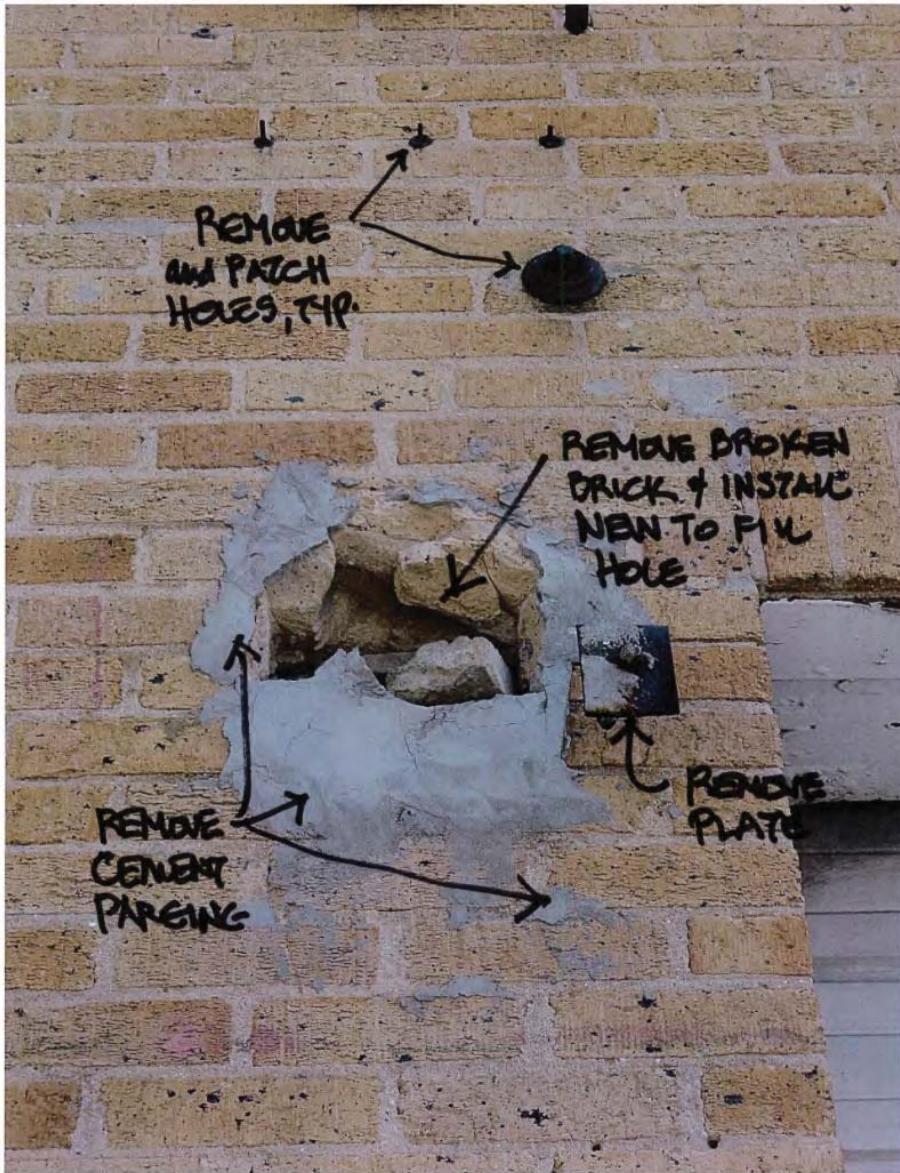


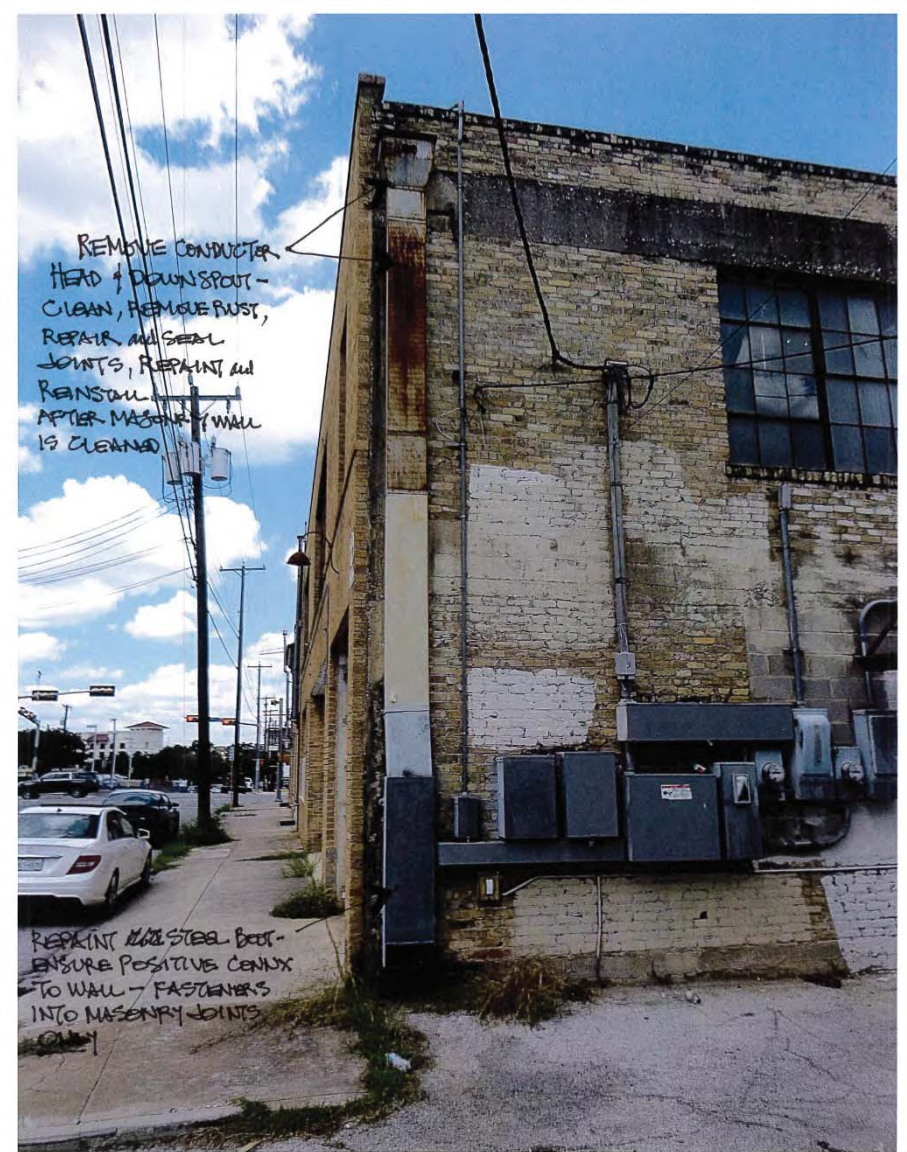
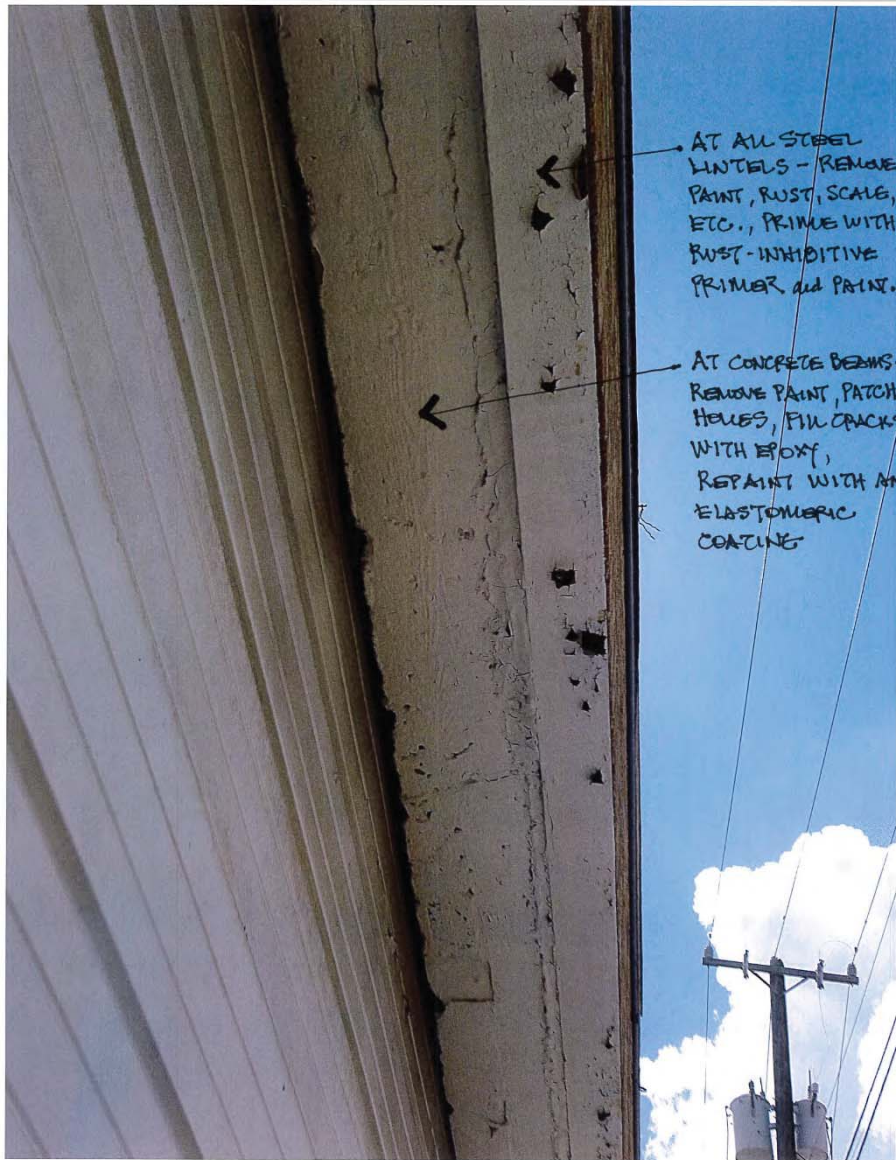


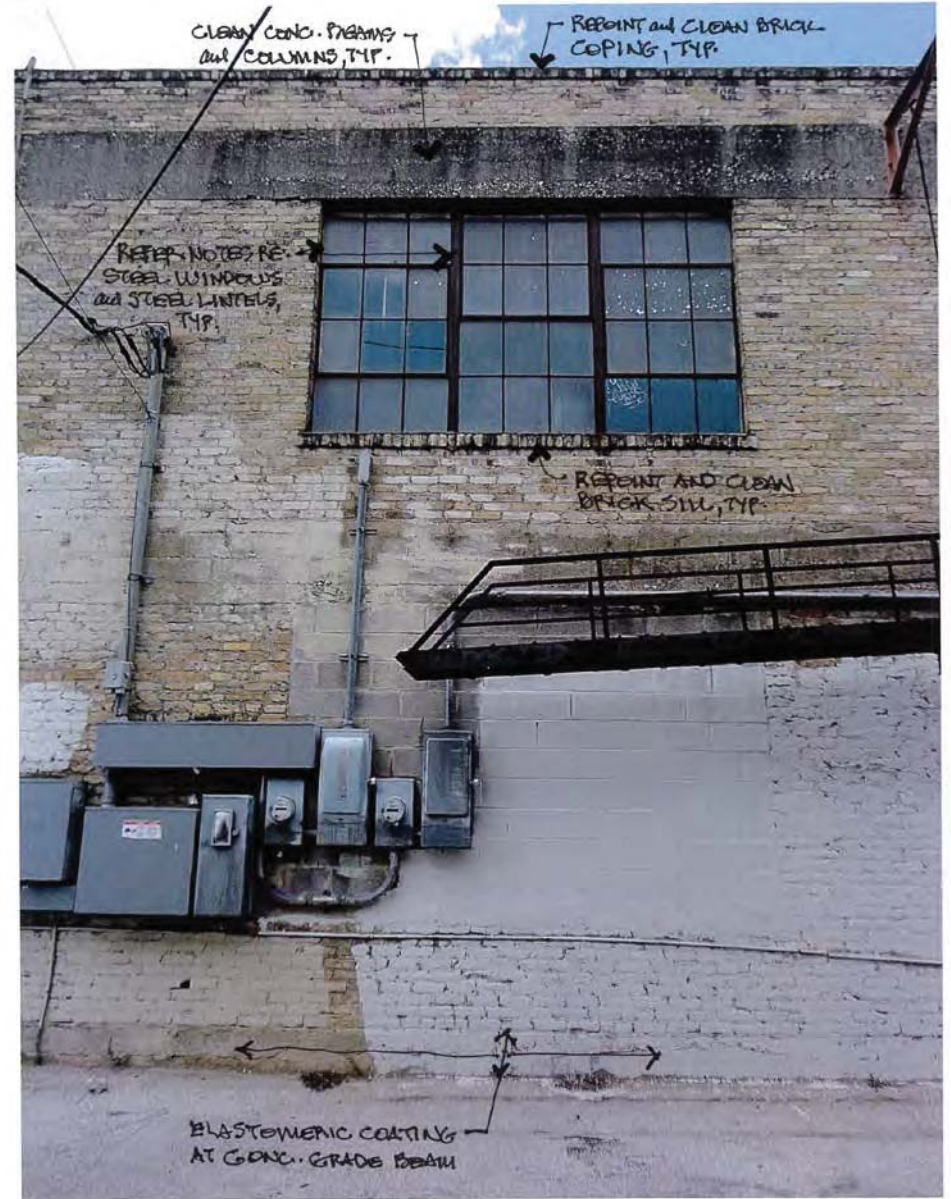
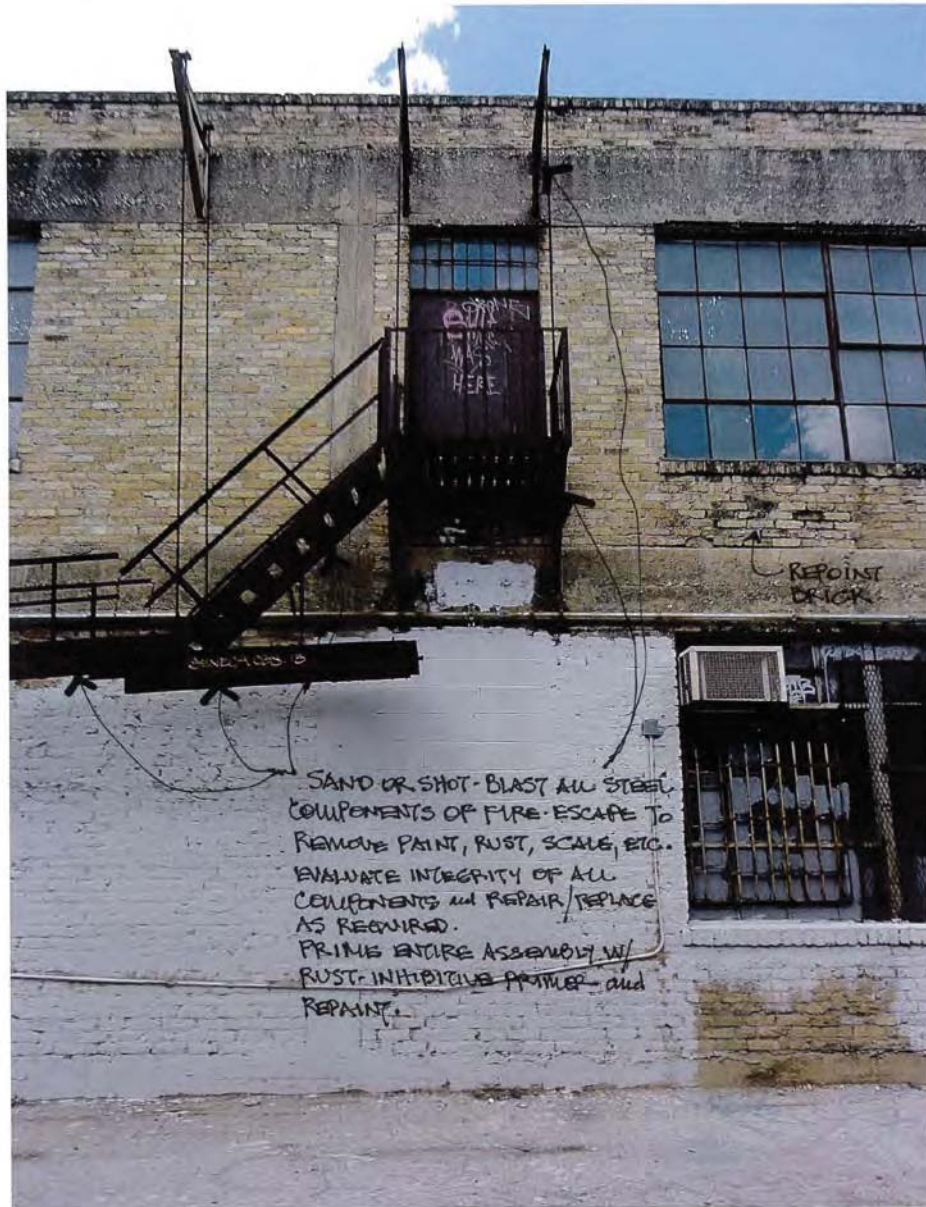


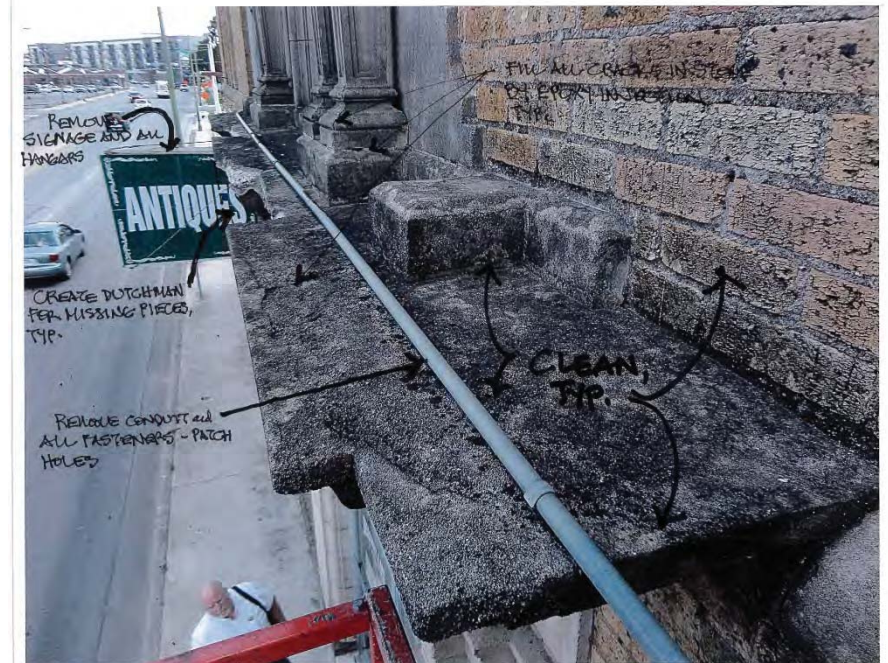
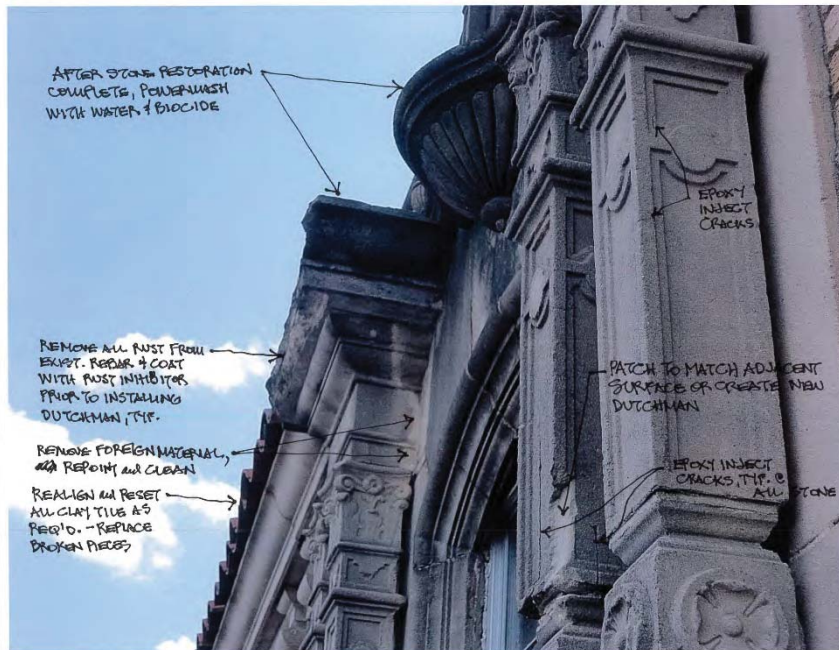
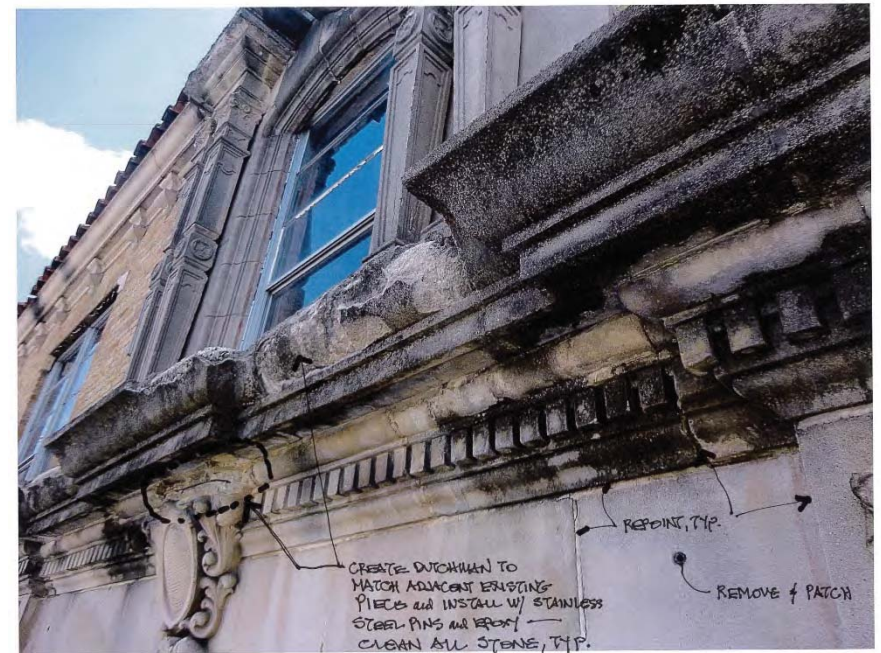


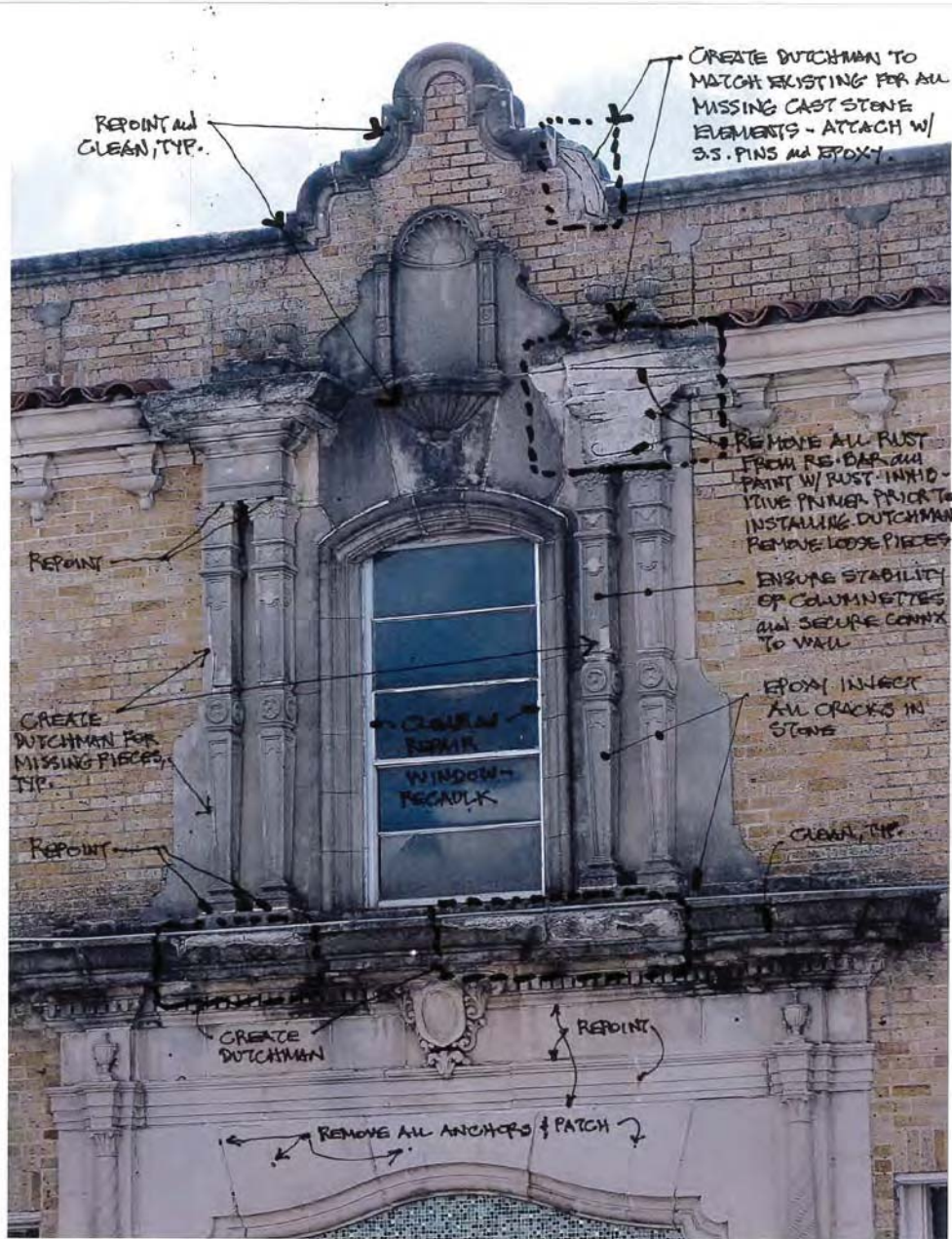


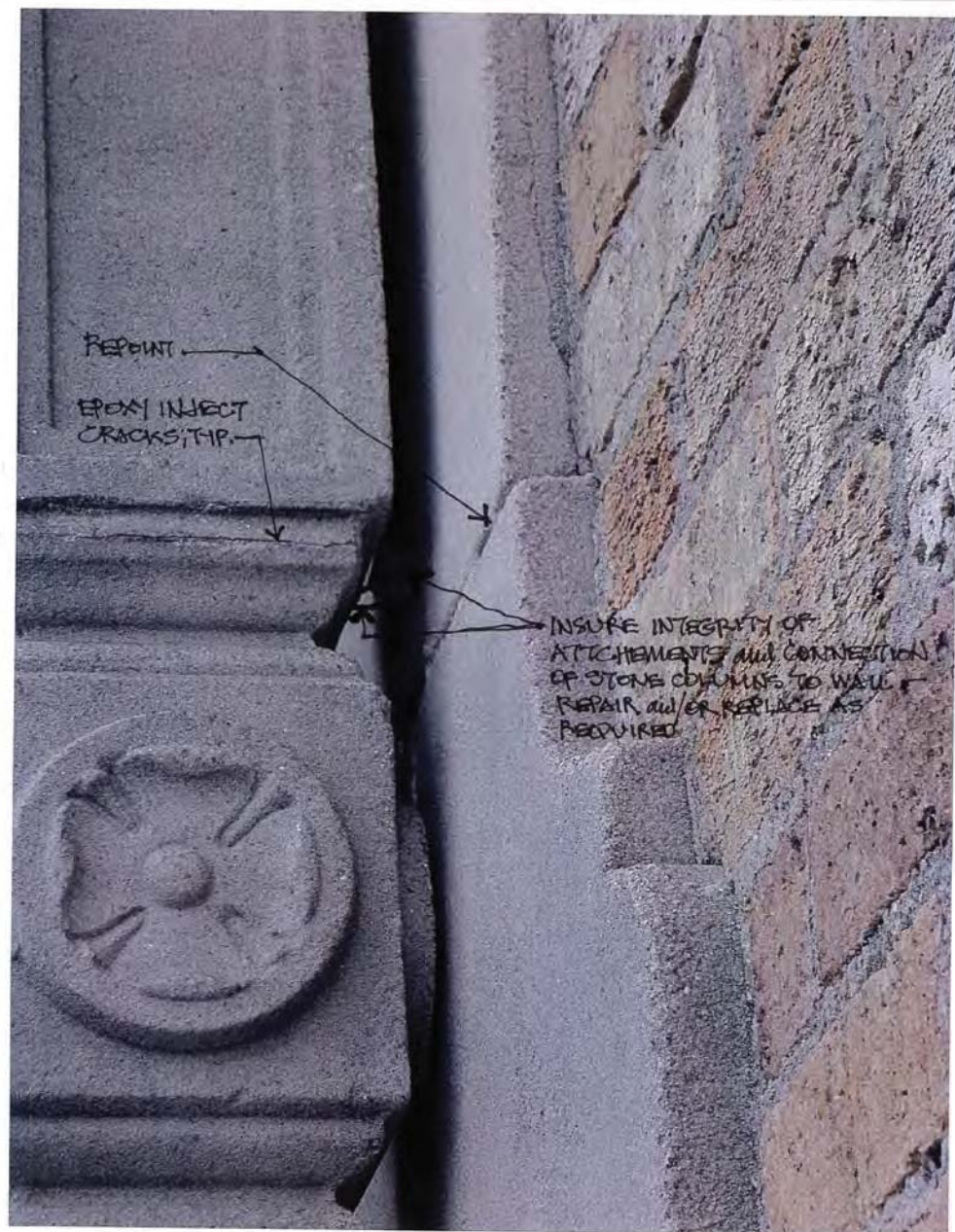
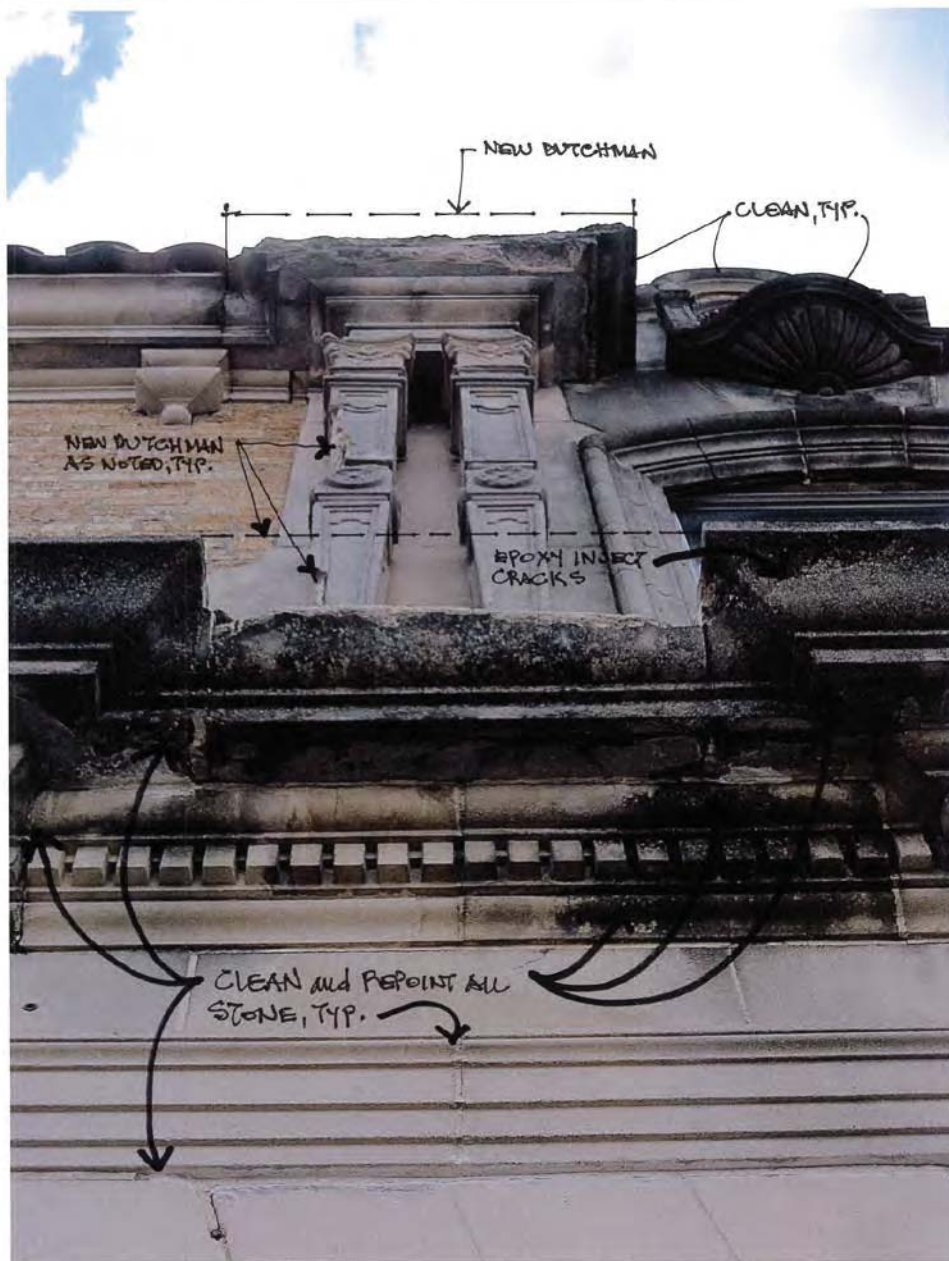


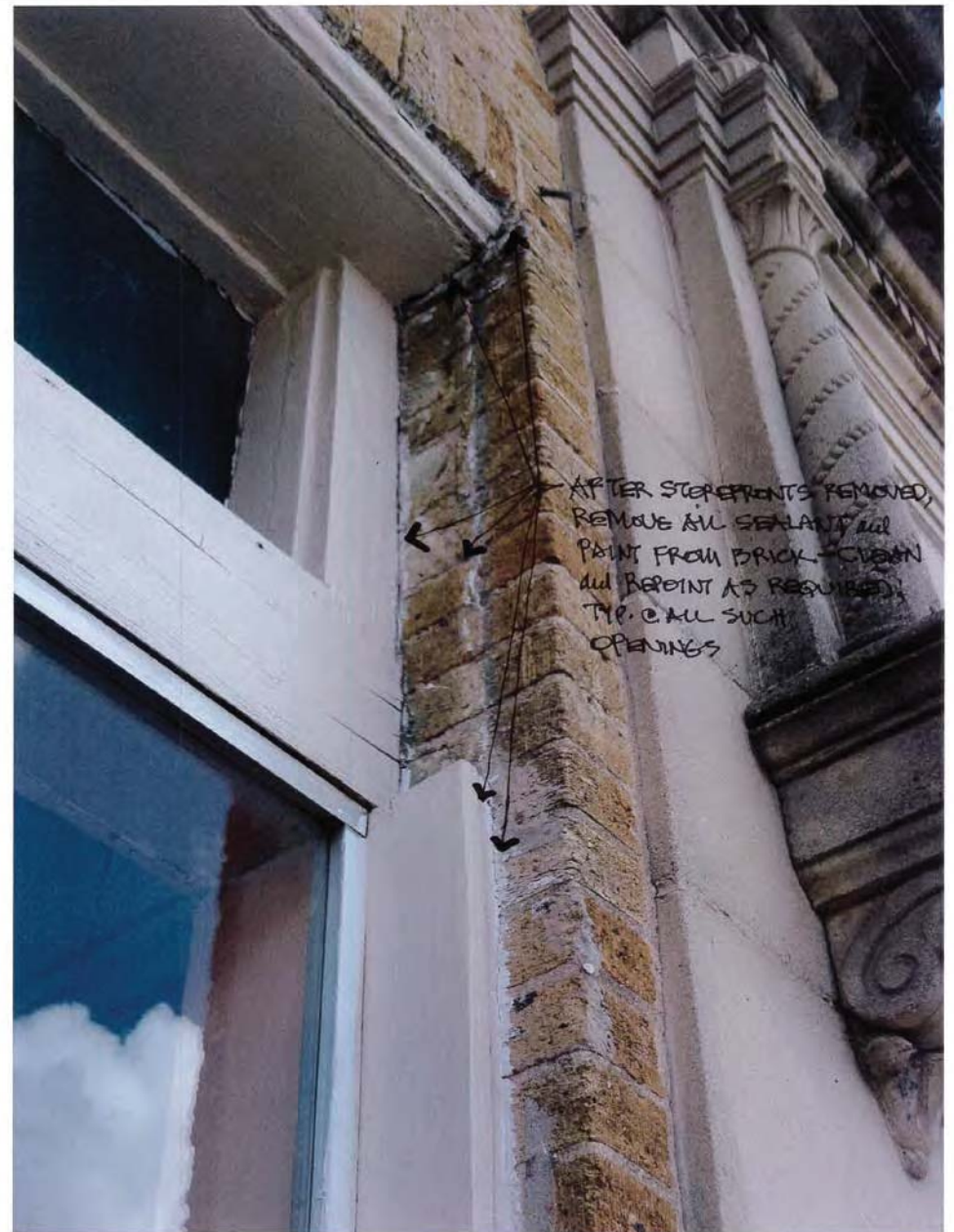


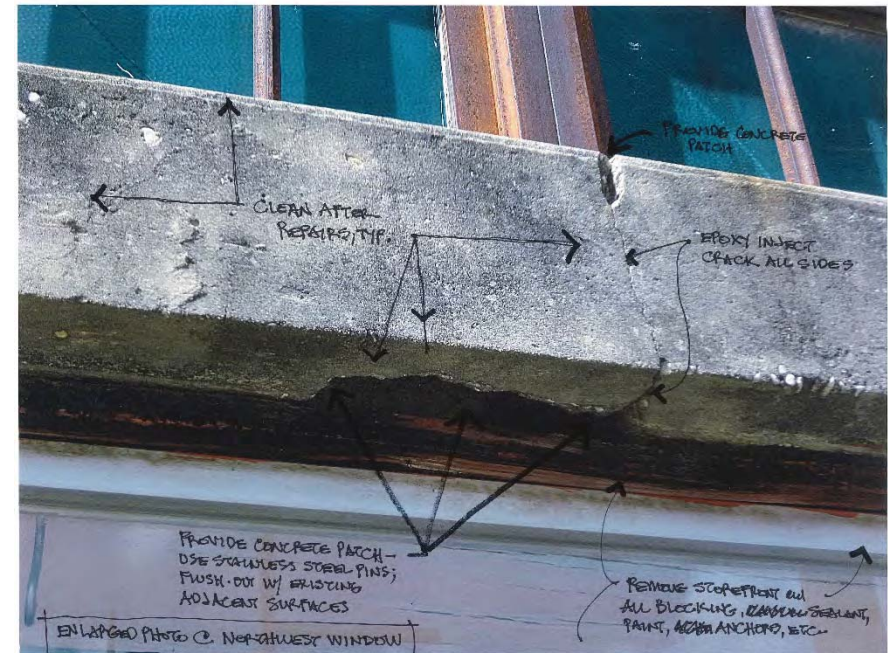
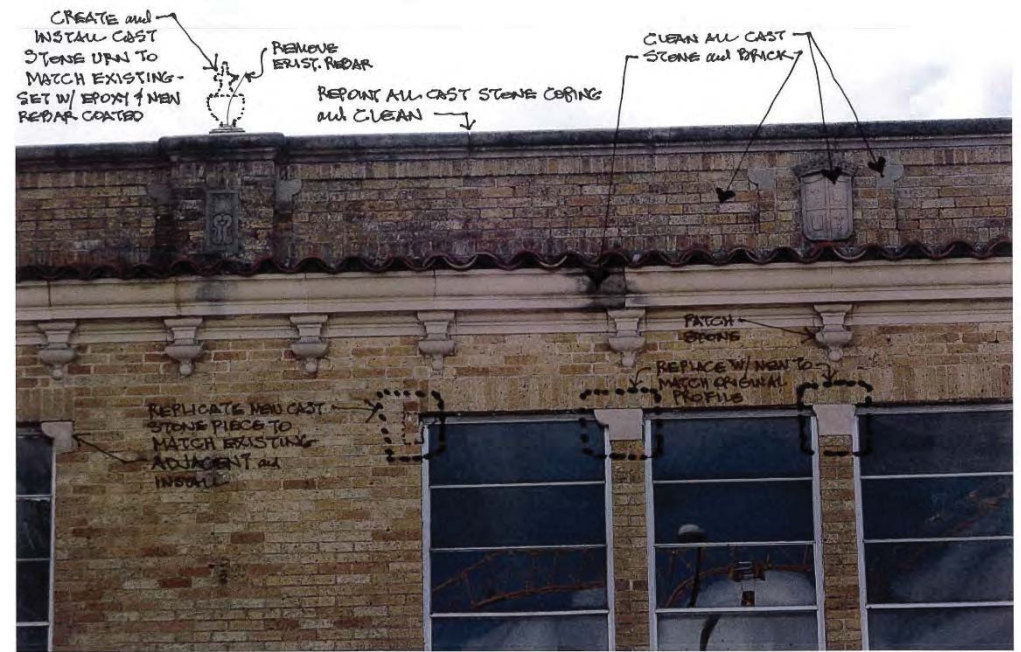


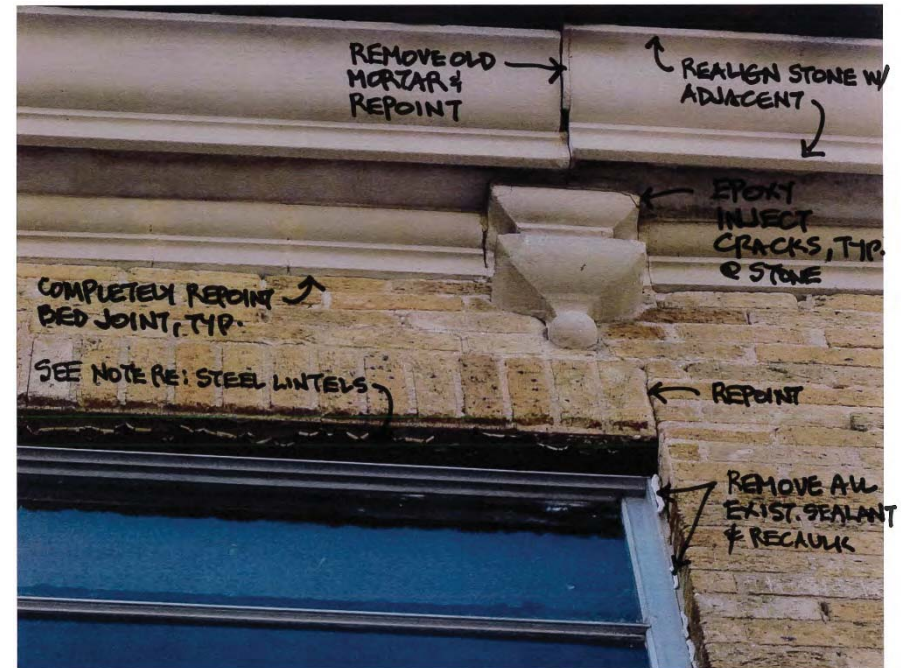
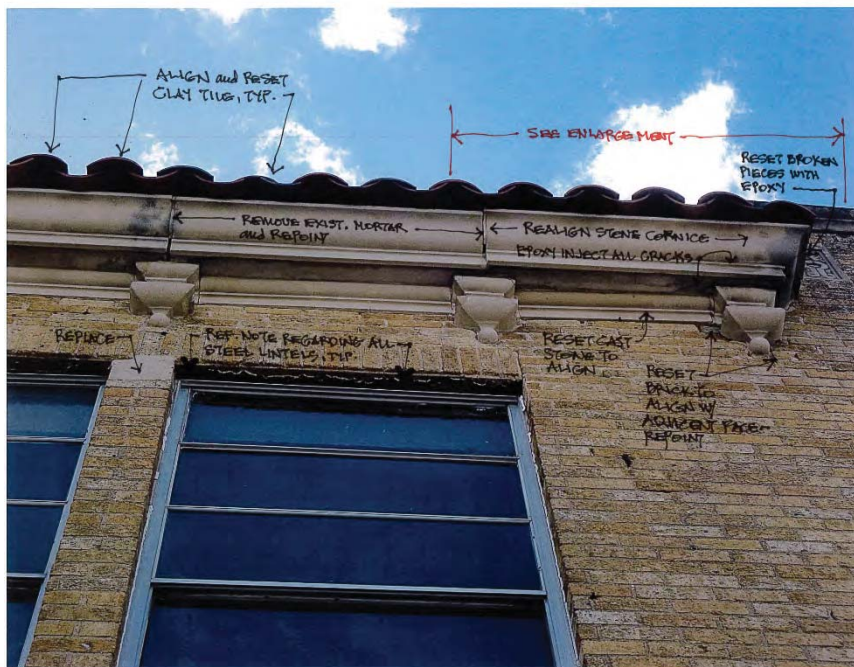
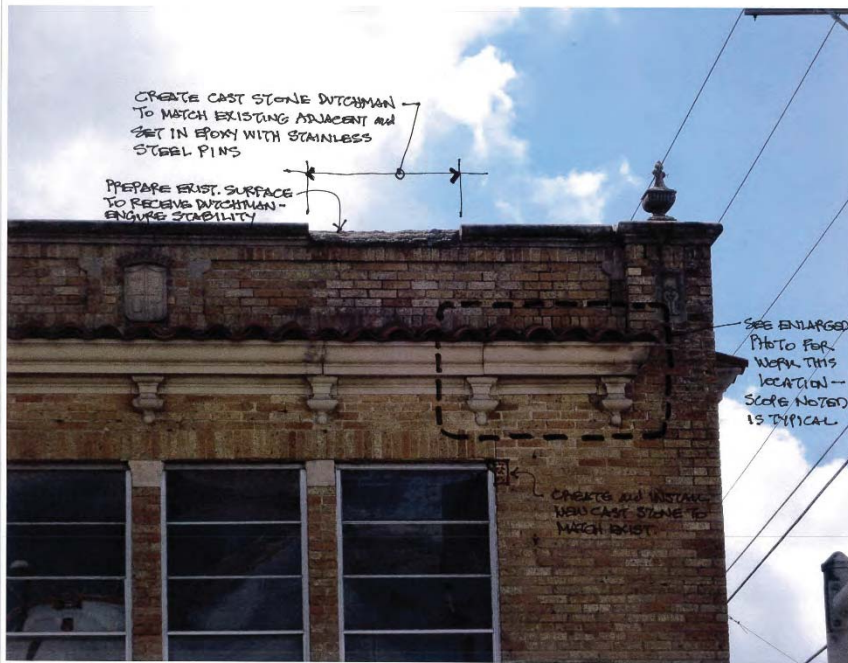












RIDGEMONT
PROPERTIES

MURRAY MOTOR OFFICE LOFTS
900 BROADWAY, SAN ANTONIO, TX 78215

Open
studio
architecture



WEST RENDER



NORTH RENDER

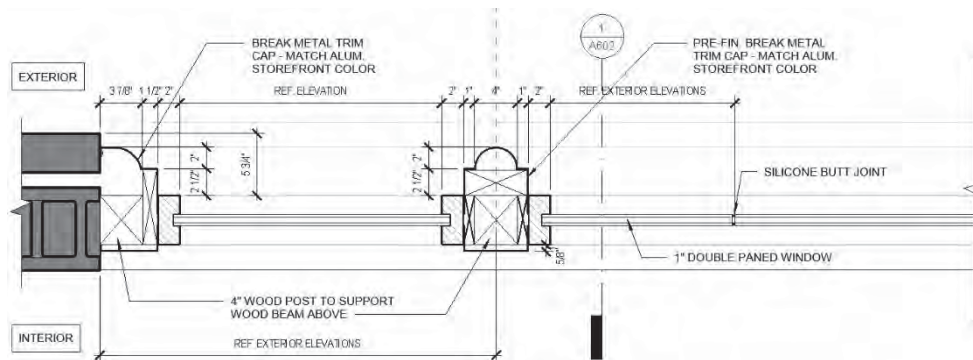
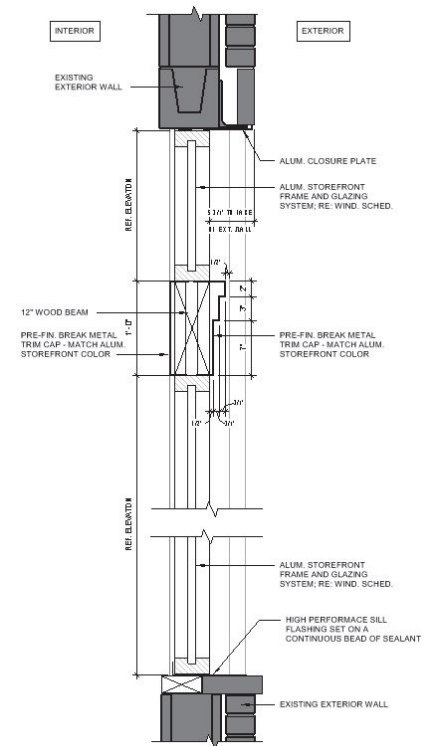
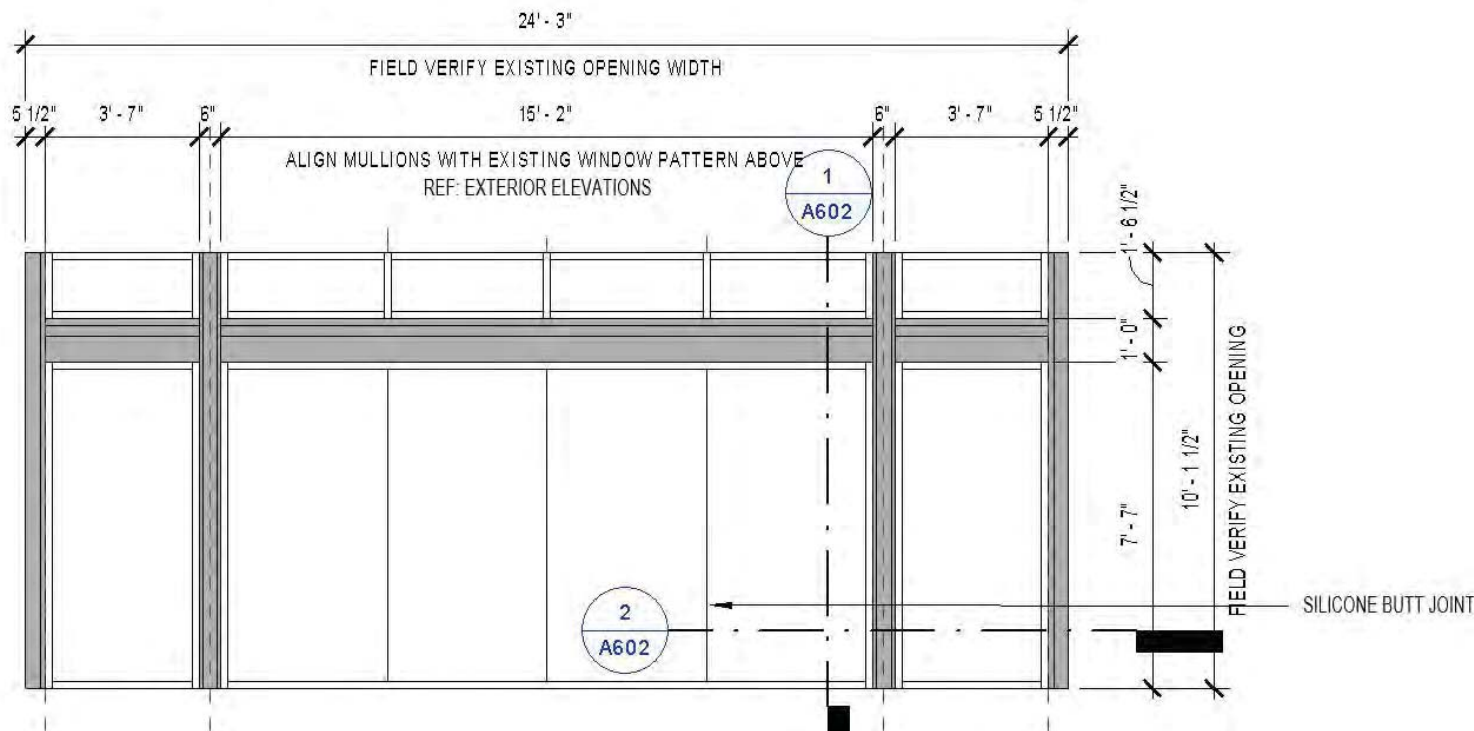


MURRAY MOTOR OFFICE LOFTS
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STOREFRONT SYSTEMS

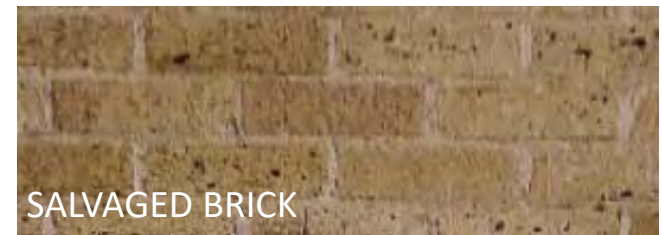
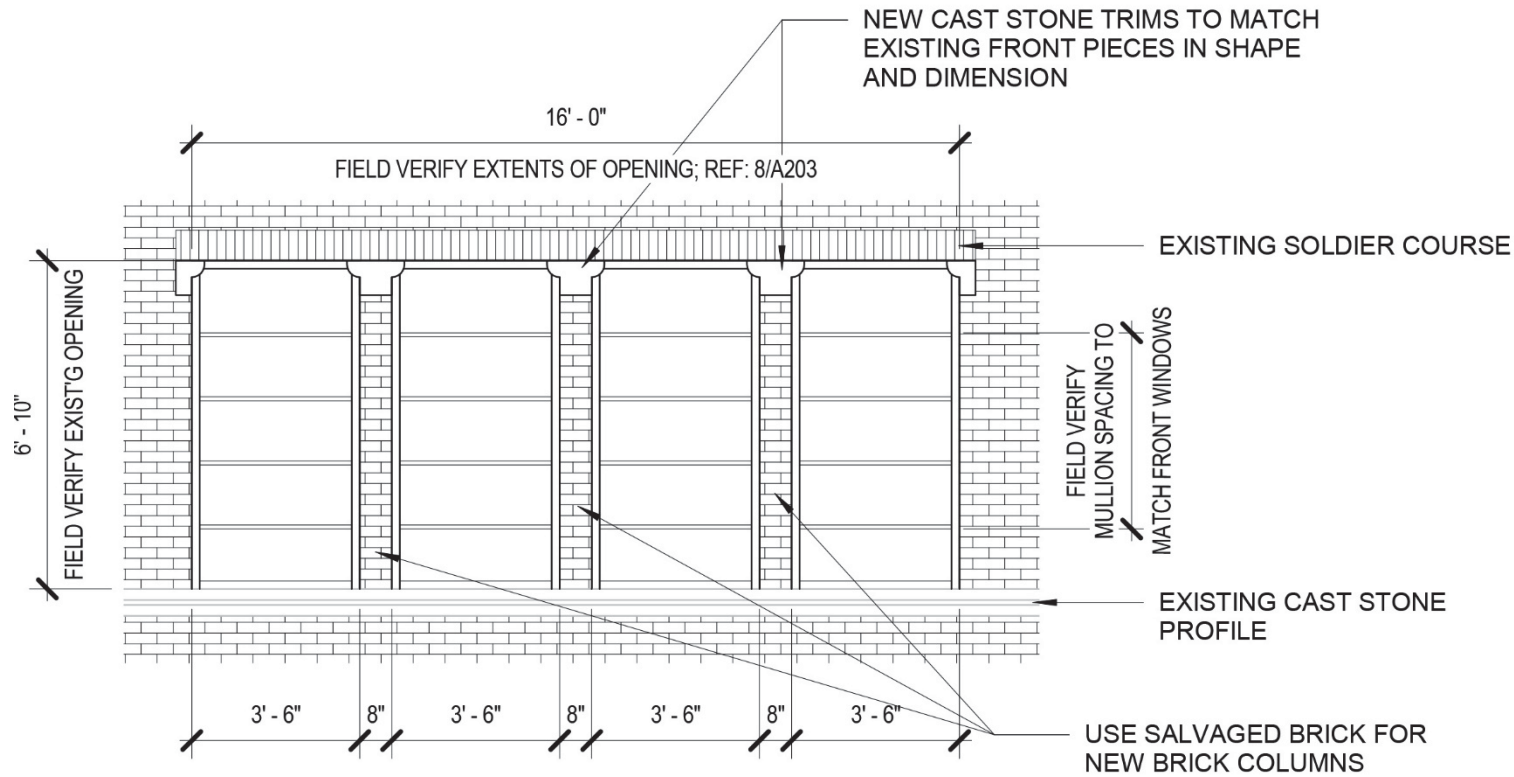
BREAK METAL PROFILES



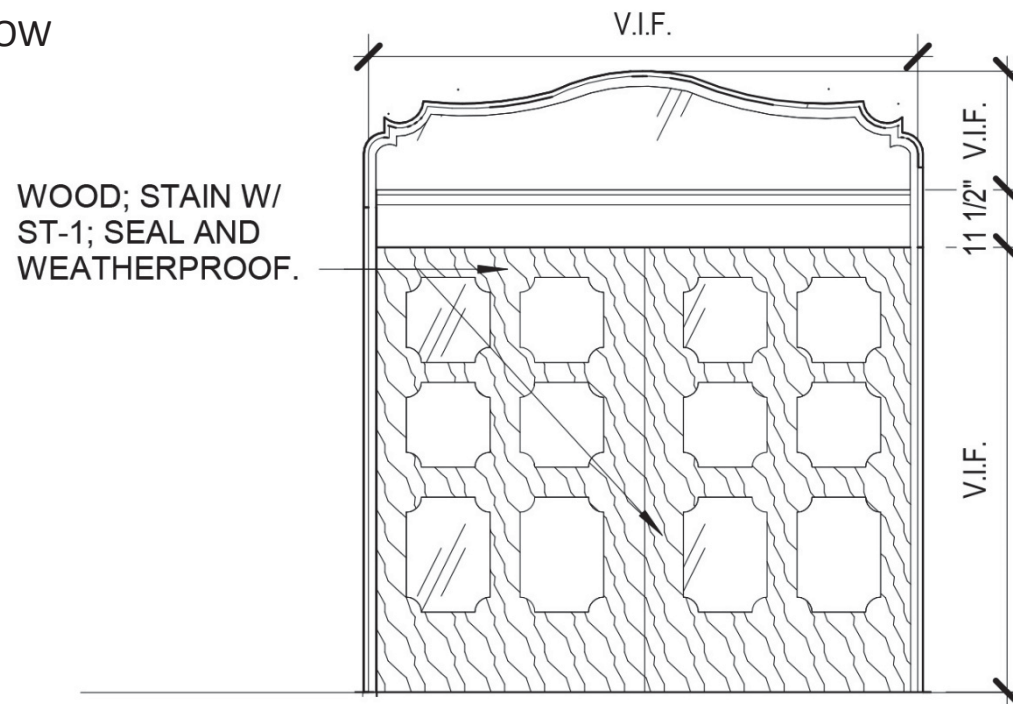
Dark Bronze Aluminum Frames

Dark Bronze

RESTORED WINDOW SYSTEM



FIXED DOOR/WINDOW



NOTE: Existing door to be replaced with a fixed in place "window" to replicate original building entry. It will not be operable nor contain door hardware.

Spicewood SW 3021
Wood Stain

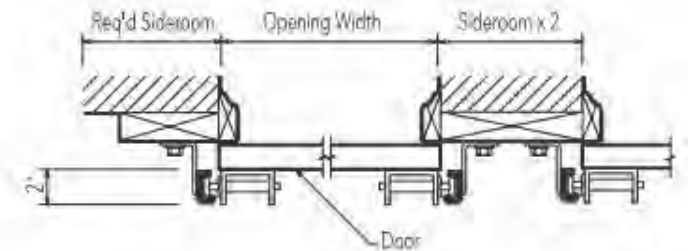
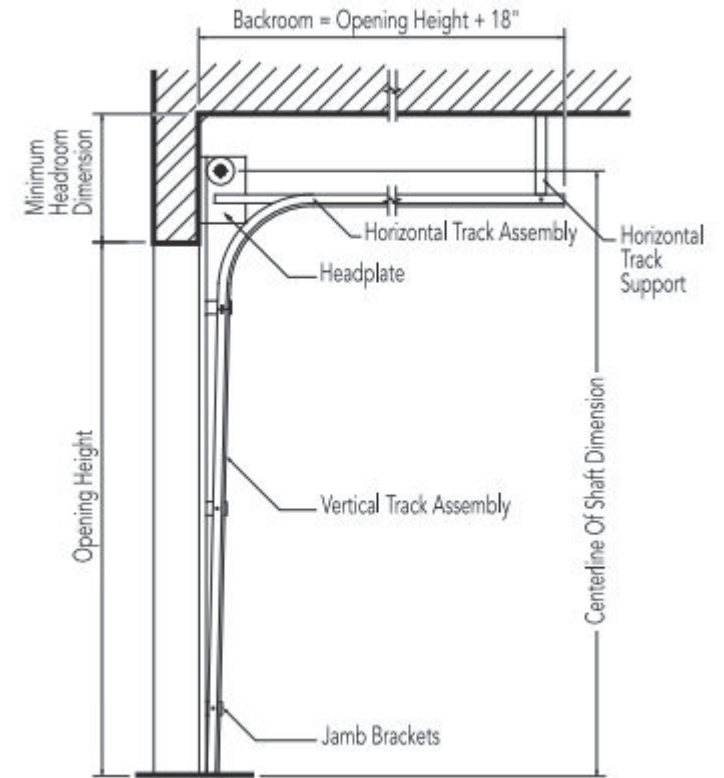
Dark Bronze Aluminum Frames

Dark Bronze

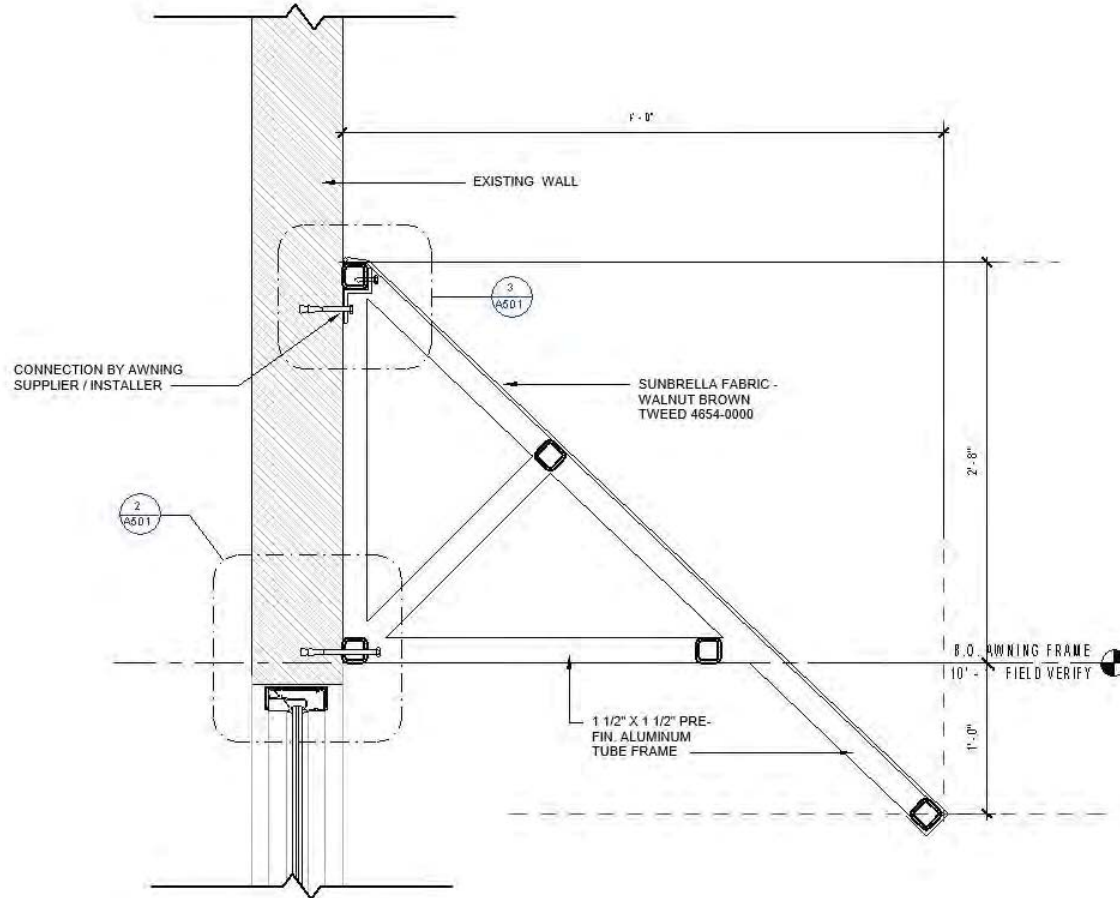
OVERHEAD – ALUMINUM SECTIONAL DOOR



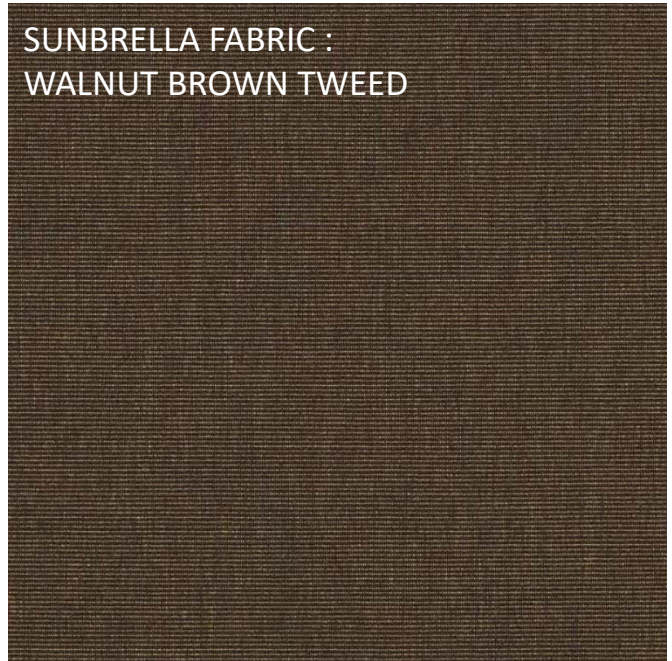
*NOTE – DOOR WILL BE BOLTED IN PLACE AND WILL NOT TRAVEL IN TRACKS.



AWNING



SUNBRELLA FABRIC :
WALNUT BROWN TWEED



CLAY TILE REPLACEMENT



RED CLAY TILE

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETINS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
2. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S AND REGULATIONS OF ALL GOVERNING BODIES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
5. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
6. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
7. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL CONFINED HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
10. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
11. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
12. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
13. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
14. SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
15. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN TEN DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN FOUR COPIES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
21. ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
23. UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.
24. SPECIAL INSTRUCTIONS NOTE: AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS (PREPARED BY THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE) CONFIRMS THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELLED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
25. GOVERNING CODE AND FIRE DEPARTMENT: FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
26. ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED WHITE (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
27. KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

MURRAY MOTORS

900 Broadway
San Antonio, Tx

CONSTRUCTION DOCUMENTS

DESIGN TEAM

CLIENT

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CONTACT: Armando Niebla
EMAIL: ANiebla@kfweengineers.com

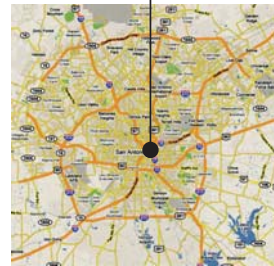
M.E.P. ENGINEER

KCI TECHNOLOGIES
13750 San Pedro, Suite 640
San Antonio, TX 78232
TEL: 210.544.5755
CONTACT: Clay Clements
EMAIL: Clay.Clements@kci.com

CONTRACTOR

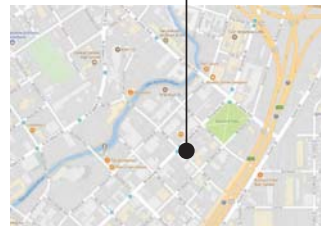
CAMBRIDGE CONTRACTING, LLC.
16106 University Oaks #1
San Antonio, TX 78249
TEL: 210.337.3900
CONTACT: Rusty Hastings
EMAIL: rusty@cambridgesa.com

VICINITY MAP



PROJECT
LOCATION

LOCATION MAP



PROJECT
LOCATION

INDEX OF DRAWINGS					
NUMBER	NAME	ADDEN #1	ADDEN #2	REV 1	REV 2
00 GENERAL					
G101	COVER SHEET				
G102	CODE COMPLIANCE				
G103	ACCESSIBILITY STANDARDS				
01 CIVIL					
C1-0	COVER SHEET				
C1-1	EXISTING CONDITION & DEMOLITION PLAN				
C1-2	SITE, DEMONSTRATION, & FIRE PROTECTION PLAN				
C1-3	OVERALL UTILITY PLAN				
C4-0	GRADING & DRAINAGE PLAN				
C5-0	PAVING PLAN				
C6-0	CIVIL & UTILITY DETAIL SHEET				
C6-1	COSA DETAIL SHEET				
C7-0	EROSION CONTROL PLAN				
C7-1	EROSION CONTROL DETAILS				
05 ARCHITECTURAL					
AS101	ARCHITECTURAL SITE PLAN				
A100	BASEMENT PLAN / RCP				
A101	FIRST FLOOR PLAN / RCP				
A102	SECOND FLOOR PLAN / RCP				
A120	BEDROOM PLANS & ELEVATIONS				
A130	PARTITION TYPES				
A150	ROOF PLAN				
A151	ROOF DETAILS				
A201	EXTERIOR ELEVATIONS				
A202	EXTERIOR ELEVATION NOTES				
A203	EXTERIOR ELEVATION NOTES				
A204	EXTERIOR ELEVATION NOTES				
A205	EXTERIOR ELEVATION NOTES				
A602	DOOR AND WINDOW DETAILS				
A701	STAIR DETAILS				
A702	STAIR DETAILS				
A703	STAIR DETAILS				
06 STRUCTURAL					
S1-1	STRUCTURAL NOTES				
S1-2	SPECIAL INSPECTIONS 2016				
S2-1	EXISTING BASEMENT LEVEL MODIFICATION PLAN				
S2-2	EXISTING FIRST FLOOR MODIFICATION PLAN				
S2-3	EXISTING SECOND FLOOR MODIFICATION PLAN				
S2-4	EXISTING ROOF MODIFICATION PLAN				
S3-1	SECTIONS AND DETAILS				
07 MECHANICAL					
M100	MECHANICAL DEMO PLAN - BASEMENT				
M101	MECHANICAL DEMO PLAN - LEVEL 1				
M102	MECHANICAL DEMO PLAN - LEVEL 2				
M200	MECHANICAL PLAN - BASEMENT				
M201	MECHANICAL PLAN - 1ST FLOOR				
M202	MECHANICAL PLAN - LEVEL 2				
M203	MECHANICAL RENOVATION PLAN - ROOF				
M301	MECHANICAL SCHEDULES				
M400	MECHANICAL DETAILS				
M500	MECHANICAL SPECIFICATIONS				
M501	MECHANICAL SPECIFICATIONS				
08 ELECTRICAL					
E000	ELECTRICAL COVERSHEET				
E001	ELECTRICAL SITE PLAN				
E100	ELECTRICAL DEMO PLAN - BASEMENT				
E101	ELECTRICAL DEMO PLAN - LEVEL 1				
E102	ELECTRICAL DEMO PLAN - LEVEL 2				
E200	ELECTRICAL PLAN - BASEMENT				
E201	ELECTRICAL PLAN - LEVEL 1				
E202	ELECTRICAL PLAN - LEVEL 2				
E300	ELECTRICAL RISER DIAGRAM				
E400	ELECTRICAL SCHEDULES & DETAILS				
E500	ELECTRICAL SPECIFICATIONS				
09 PLUMBING					
P100	PLUMBING DEMO PLAN - BASEMENT				
P101	PLUMBING DEMO PLAN - LEVEL 1				
P102	PLUMBING DEMO PLAN - LEVEL 2				
P200	PLUMBING PLAN - BASEMENT				
P201	PLUMBING PLAN - LEVEL 1				
P202	PLUMBING PLAN - LEVEL 2				
P203	PLUMBING PLAN - ROOF				
P204	ENLARGED PLUMBING PLANS				
P205	ENLARGED PLUMBING PLANS				
P206	PLUMBING SPECIFICATIONS				
P207	PLUMBING DETAILS				
P208	PLUMBING DETAILS				

Open studio architecture

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Revisions		
Number	Description	Date

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MURRAY MOTORS

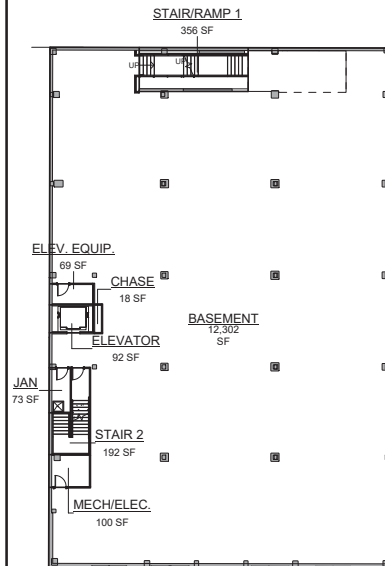
900 Broadway
San Antonio, Tx

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date: 10/11/17
drawn by: ALC
checked by: Checker
drawing title: COVER SHEET

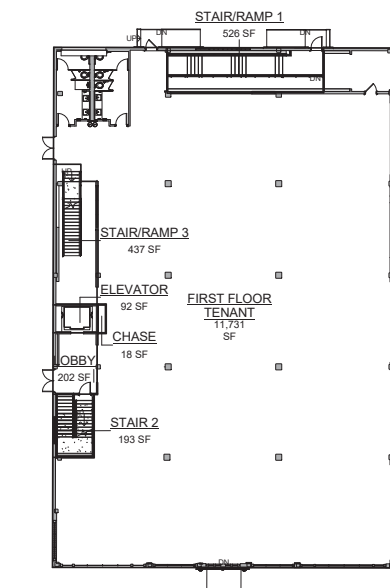
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G101

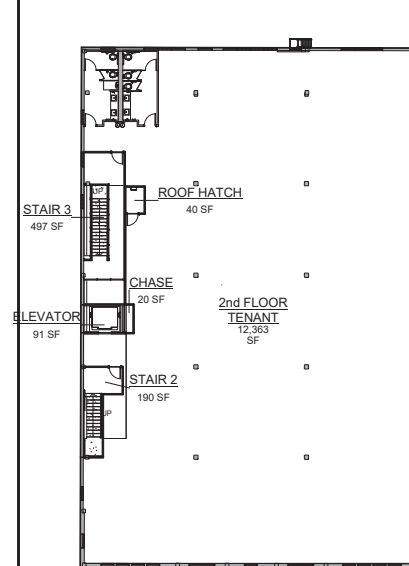
CODE ANALYSIS PLAN - BASEMENT



CODE ANALYSIS PLAN - FIRST FLOOR



CODE ANALYSIS PLAN - SECOND FLOOR



CODE ANALYSIS

DESCRIPTION: BUSINESS
TOTAL BUILDING AREA: 39,603 SF

APPLICABLE CODES

BUILDING CODE: 2015 IBC w/ SAN ANTONIO AMENDMENTS
FIRE CODE: 2015 IFC w/ SAN ANTONIO AMENDMENTS
MECHANICAL CODE: 2015 IMC w/ SAN ANTONIO AMENDMENTS
PLUMBING CODE: 2015 IPC w/ SAN ANTONIO AMENDMENTS
ELECTRICAL CODE: 2014 NEC w/ SAN ANTONIO AMENDMENTS
ENERGY CODE: 2015 EEC w/ SAN ANTONIO AMENDMENTS

ALLOWABLE AREA

PER IBC TABLE 503
OCCUPANCY: GROUP B - BUSINESS
CONSTRUCTION TYPE: B-B
MAXIMUM HEIGHT: 55' - 0"
MAXIMUM STORIES: 3 STORIES
MAXIMUM AREA: 23,000 PER STORY

EXIT CALCULATIONS:
PER IBC 2015 SECTION 1006.3.1
EXIT WIDTH REQUIRED: (318 x 0.2) = 63.6
EXIT WIDTH PROVIDED: 156"
MIN. NUMBER OF EXITS (PER TABLE 1006.3.1): 2
NUMBER OF EXITS PROVIDED: 3

PLUMBING FIXTURE CALCULATIONS:
(PER TABLE 2902.2 IBC)
318 OCCUPANTS: 150 MALE
159 FEMALE

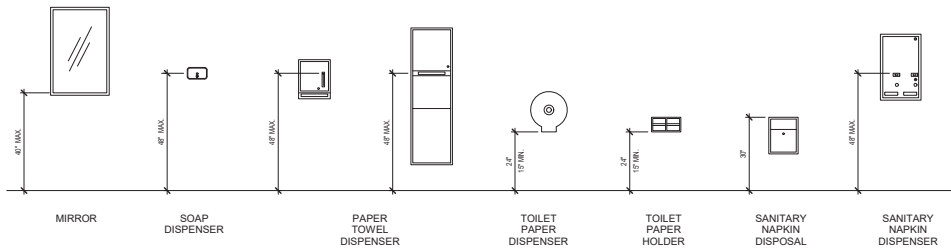
MALE CALCULATIONS
W/C REQUIRED: (1 PER 25 UP TO 40) 5
(1 PER 40 UP TO 80) 3
LAVATORY REQD: (1 PER 80 OVER 80) 3

FEMALE CALCULATIONS
W/C REQUIRED: (1 PER 25 UP TO 50) 5
(1 PER 50 OVER 50) 3
LAVATORY REQD: (1 PER 40 UP TO 80) 3
(1 PER 80 OVER 80) 3

NAME	Level	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR (S.F./Occupant)	OCCUPANT LOAD
BASEMENT	BASEMENT	Storage / Mech.	12,302 SF	300	41.0
CHASE	BASEMENT	Chase	18 SF	0	0.2
ELEV. EQUIP.	BASEMENT	Storage / Mech.	69 SF	300	0.9
ELEVATOR	BASEMENT	Business	92 SF	100	0.2
JAN	BASEMENT	Storage / Mech.	73 SF	300	0.2
MECH/ELEC.	BASEMENT	Storage / Mech.	100 SF	300	0.3
STAIR 2	BASEMENT	Business	192 SF	100	1.9
STAIR/RAMP 1	BASEMENT	Business	356 SF	100	3.6
CHASE	FIRST FLOOR PLAN	Chase	18 SF	0	0.8
ELEVATOR	FIRST FLOOR PLAN	Business	92 SF	100	117.3
FIRST FLOOR TENANT	FIRST FLOOR PLAN	Business	11,731 SF	100	13.9
LOBBY	FIRST FLOOR PLAN	Assembly Unconcentrated	202 SF	15	1.9
STAIR 2	FIRST FLOOR PLAN	Business	193 SF	100	4.4
STAIR/RAMP 1	FIRST FLOOR PLAN	Business	526 SF	100	123.6
STAIR/RAMP 3	FIRST FLOOR PLAN	Business	437 SF	100	0.9
2nd FLOOR TENANT	SECOND FLOOR PLAN	Business	12,363 SF	100	0.1
CHASE	SECOND FLOOR PLAN	Chase	20 SF	0	1.5
ELEVATOR	SECOND FLOOR PLAN	Business	91 SF	100	0.1
ROOF HATCH	SECOND FLOOR PLAN	Storage / Mech.	40 SF	300	0.1
STAIR 2	SECOND FLOOR PLAN	Business	190 SF	100	5.0
STAIR 3	SECOND FLOOR PLAN	Business	497 SF	100	317.8
			39,603 SF		

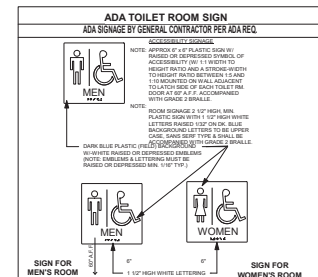
Construction Type	Sprinkled	Maximum Dead End Passage	Maximum Common Path of Travel
B-B	Sprinkled	50' - 0"	100' - 0"

* REFER TO SPECIAL ACCESSIBILITY REQUIREMENTS NOTES. *



GENERAL ACCESSIBILITY NOTES

- DOOR HARDWARE:** DOORS SHALL HAVE LEVER-OPERATED MECHANISM, PUSH-TYPE MECHANISM, OR U-SHAPED HANDLES.
- HANDLE PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS** SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- MOUNTING HEIGHT:** HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- CLOSER OPERATION:** THE SWEEP POINT OF A CLOSER SHALL BE ADJUSTED SO THAT ON AN OPEN POSITION OF 20 INCHES OR MORE, IT TAKE AT LEAST 3 SECONDS TO MOVE TO 1" POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPENING DOOR SHALL BE AS FOLLOWS:**
- (A) EXTERIOR HINGED DOOR: NO REPLACEMENT
 - (B) INTERIOR HINGED DOOR: 5 LBF
 - (C) SLIDING OR FOLDING DOORS: 5 LBF
2. **CONTROLS AND OPERATING MECHANISM:**
- HEIGHT:** SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERATING EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR.
- EXCEPTION:** THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATED BY ELECTRICAL OR WIRELESS ELECTRICAL AND COMMUNICATION SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDING THE USE BY BUILDING OCCUPANTS.
- FLOOR CONTROLS** SHALL BE HAND OPERATED OR AUTOMATIC CONTROLS FOR FLUSH MOUNTED SHALL BE MOUNTED ON THE WIDE SIDE OF THE AREA, AT LEAST 15" ABOVE 44" ABOVE THE FLOOR.
- OPERATION:** CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR GREATER THAN 5 LBF.
- GRAB BARS:**
- GRAB BARS SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING OR GRAB BAR.
- IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2"**
- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A LOAD OF 250 LBS SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.**
- SHEAR STRESS INDUCED A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF. SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.**
- SHEAR STRESS INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF, SHALL BE LESS THAN THE ALLOWABLE TENSILE LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE WHICHEVER IS THE SMALLER ALLOWABLE LOAD.**
- TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL STRESS BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.**
- ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.**
- SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR SIGNAGE, OR TO OTHER SURFACE ADJACENT TO ITS EDGES.**
- 3. SIGNAGE:**
- THE WIDTH-TO-HEIGHT RATIO OF LETTERS AND NUMBERS ON SIGNS** SHALL BE BETWEEN 1/5 AND 1/4 AND A STRAIGHT WIDTH-TO-HEIGHT RATIO BETWEEN 1/5 AND 1/10 USING "UPPER-CASE "X" FOR MEASUREMENT; LOWER CASE LETTERS ARE PERMITTED.
- OVERHEAD SIGN CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ FOR SUSPENDED OR PROJECTED OVERHEAD SIGNS. THE MINIMUM CHARACTER HEIGHT IS:**
- BRAILLE CHARACTERS AND PICTORIAL SYMBOLS, SIGNS (PICTOGRAMS) SHALL BE RAISED 102", MINIMUM CHARACTER HEIGHT IS 5/8"
 - BRAILLE, RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"
 - PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBALLY DESCRIBED PLACED TO THE LEFT AND BELOW THE PICTORIAL DIMENSION OF THE PICTORIAL SHALL BE 6" MINIMUM IN HEIGHT.
- FINISH:** THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR NON GLARE FINISH. THE FINISH SHALL BE UNIFORM AND NOT CONTRAST WITH THE BACKGROUND.
- PERMANENT IDENTIFICATION SIGNS PROVIDED FOR ROOM AND SPACES. SIGN SHALL BE PLACED IN THE WALL OR ON THE WALL OR ON THE WALL OR ON THE WALL, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS. SIGN SHALL BE PLACED AT LEAST 48" ABOVE FINISHED FLOOR. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.**
- MOUNTING LOCATION FOR EACH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.**



10/11/17		
Revisions		
Number	Description	Date

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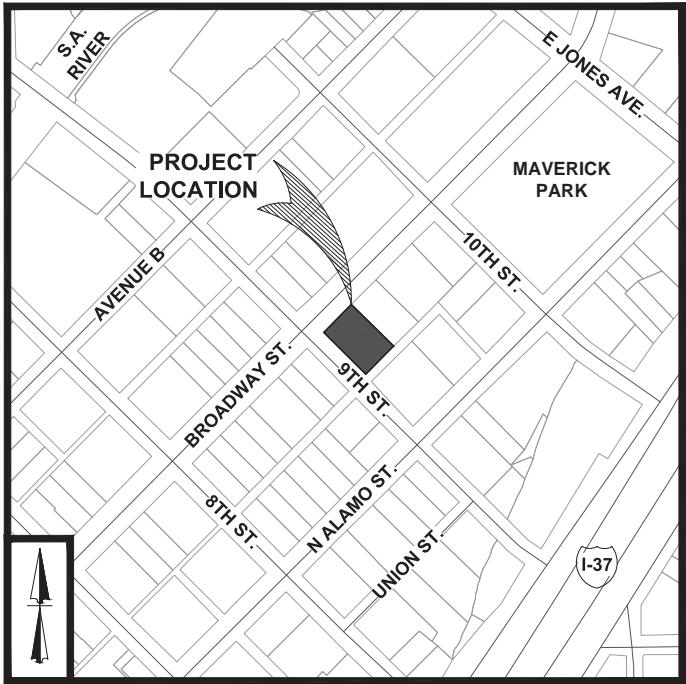
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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #:	16.269
date:	10/11/17
drawn by:	SO
checked by:	GS
drawing title:	ACCESSIBILITY STANDARDS
drawing number:	

MURRAY MOTORS

900 BROADWAY STREET, SAN ANTONIO, TX



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	EXISTING CONDITION & DEMOLITION PLAN
C2.0	SITE, DIMENSIONAL & FIRE PROTECTION PLAN
C3.0	OVERALL UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	PAVING PLAN
C6.0	CIVIL & UTILITY DETAIL SHEET
C6.1	COSA DETAIL SHEET
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL DETAILS

OWNER / DEVELOPER INFORMATION
900 BROADWAY LTD./RIDGEMONT PROPERTIES
ATTN: TREBES SASSER, JR.
5701 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: 210-826-1800
FAX: 210-547-0837



PLAT NO. - XXXXXX
KFW JOB NO. - 655-01-01
SHEET NUMBER: C1.0



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816 Camaron, Suite 230
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Revision
Number
Description
Date



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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 655-01-01
date: OCTOBER 2017
drawn by: J.V.A.
checked by: E.W.
drawing title:

COVER SHEET

drawing number:

C1.0

LEGAL DESCRIPTION:
BEING TRACT 1 LOT 1 & 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 18342, PAGE 989-91 OFFICIAL PUBLIC RECORDS, AND TRACT 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 18342, PAGE 989-91 OFFICIAL PUBLIC RECORDS.

BENCHMARKS:
B1
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND INGRAM AVE.
E.L. 664.85
B2
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND INGRAM AVE.
E.L. 664.85
B3
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND INGRAM AVE.
E.L. 664.85

TRENCH EXCAVATION SAFETY PROTECTION NOTE:
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL, SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

COORDINATION NOTES:

1. CONTACT TRENCHING A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-800-225-5585.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-3223.
5. CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES. (210)-353-3223.
6. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
7. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.
8. CONTRACTOR SHALL FOLLOW SAWS SPECIFICATION FOR HANDLING ASBESTOS CONTAINING PIPES (ITEM NO. 3000). THE CONTRACTOR SHALL CONTACT MARK WILFERT (SAWS SAFETY) AT 214-523-3412 FOR ASBESTOS REMOVAL PLAN.

DEMOLITION NOTES:

1. LOCATION OF EXISTING UTILITIES AND DRAINAGE SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPED THE BUILDING CONSTRUCTION PROCESS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES. PRIOR TO REMOVAL, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
4. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT HAS MARKED FOR SALVAGE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
6. DUE TO FEDERAL REGULATIONS TITLE 40, PART 140.161, CFS ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
7. ALL EXISTING ELECTRIC SERVICES TO BE REMOVED ARE TO BE BY CFS ENERGY AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH CFS ENERGY AND OWNER AS REQUIRED BEFORE REMOVAL OF ANY ELECTRIC FACILITIES.
8. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND OWNER FOR ANY TREE REMOVAL AND/OR REPLACEMENT OF EXISTING ON SITE BIRCH OR PIPING PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL NOT START DEMOLITION OF ANY FEATURE SHOWN ON THIS DRAWING UNTIL A STORM WATER POLLUTION PREVENTION PLAN IS INSTALLED AND COMPLETED.
10. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLISHED OR UNWANTED MATERIAL.
11. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION.
12. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SHALL HAVE AT HIS EXPENSE, ALL CORNERS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL NOT DEMOLISH ANY SANS WATER OR SANITARY SEWER LINE WITHOUT SANS APPROVAL.
14. CONTRACTOR SHALL INSTALL A MINIMUM 6'00" HIGH CHAIN LINK PROTECTIVE FENCE AS SHOWN ALONG THE PERIMETER OF THE CONSTRUCTION/DEMOLITION LIMITS. PROTECTIVE FENCE SHALL BE IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL VEHICULAR BARRIERS AND FENCING TO PROHIBIT VEHICULAR AND PEDESTRIAN ACCESS TO THAT AREA. CONTRACTOR SHALL COORDINATE THE OWNER TO ENSURE THAT FENCING AND BARRIERS INSTALLED ARE ADEQUATE.

EXISTING UTILITY NOTES:

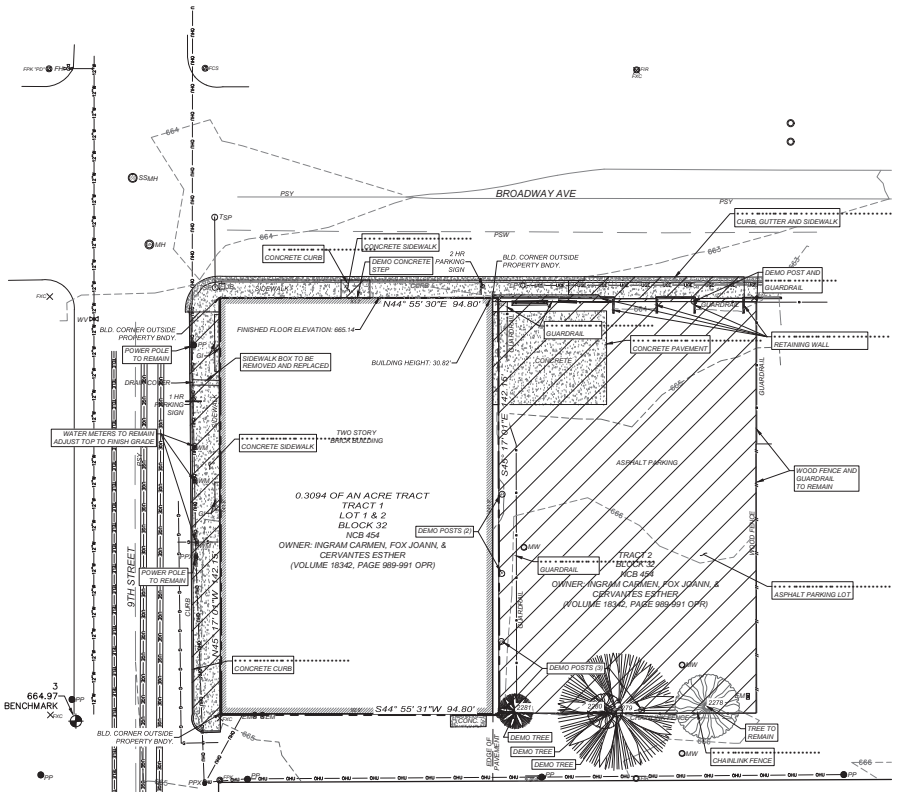
1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT HAS BEEN OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITY RECORD INDICATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, LANDSCAPE IRRIGATION, ELECTRICAL, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARE NOT BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT TRENCHING A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

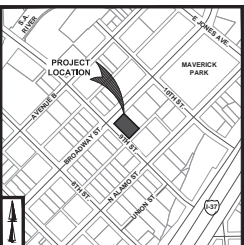
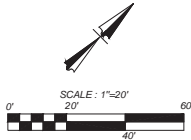
SURVEY CONTACT NOTE:
CONTACT TERESA BEZEL, RPLS WITH KPW SURVEYING AT 210-924-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

2
SET BENCHMARK
664.85

3
SET BENCHMARK
664.97



ONE STORY
BRICK BUILDING
LOT 7 & 8
NCB 450
BLOCK 28
OWNER: CAVALIER BROADWAY
PROPERTIES & CBM PROPERTIES LLC.
(VOLUME 17885, PAGE 2116 OPR)



LOCATION MAP
NOT TO SCALE

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	=====
EXISTING CURB	=====
EXISTING STORM MANHOLE	⊙
EXISTING ELECTRIC METER	⊙
EXISTING GAS METER	⊙
EXISTING LIGHT POLE	⊙
EXISTING SIGN	⊙
EXISTING POWER POLE WITH TRANSFORMER	⊙
EXISTING OVERHEAD UTILITY AND POWER POLE	⊙
EXISTING FIBER OPTIC LINE	⊙
EXISTING WATER LINE	⊙
EXISTING SANITARY SEWER LINE	⊙
EXISTING WOOD FENCE	⊙
EXISTING CHAIN-LINK FENCE	⊙
EXISTING GUARDRAIL	⊙
EXISTING TRAFFIC SIGNAL POLE	⊙
EXISTING MONITORING WELL	⊙
FOUND "X" IN CONCRETE	X
FOUND PK NAIL	⊙
FOUND COTTON SPINDLE	⊙
EXISTING JUNCTION BOX	⊙
SITE BENCHMARK	⊙
SEE DESCRIPTION THIS SHEET	⊙
EXISTING SPOT ELEVATION	664.13
EXISTING CONTOURS	---
EXISTING FIRE HYDRANT	⊙
EXISTING GATE	⊙
EXISTING GAS VALVE	⊙
EXISTING IRRIGATION VALVE	⊙
DEMOLITION AREA	=====

TREE LIST	
2278 HACKBERRY	11x9.5
2279 CHINA BERRY	20x20x9x9
2280 HACKBERRY	6x5
2281 CHINA BERRY	6



The Finesilver Building
816 Camaron, Suite 230
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Revision	Number	Description	Date
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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 655-01-01
date: OCTOBER 2017
drawn by: J.V.A.
checked by: E.W.
drawing title:

EXISTING CONDITION & DEMOLITION PLAN

drawing number:

C1.1

LEGAL DESCRIPTION:
SE1/4 TRACT 1 LOT 1 & 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 18342, PAGE 989-991 OFFICIAL PUBLIC RECORDS, AND TRACT 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 18342, PAGE 989-991 OFFICIAL PUBLIC RECORDS.

BENCHMARKS:
BM 64.85
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND POWER POLE.
E.L. 664.85

COORDINATION NOTES:
1. CONTACT TERESA RESEZ A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-800-225-5585.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-383-3223.
5. CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES. (210)-383-3223.
6. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
7. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SERVICES. (210)-704-7297.
8. CONTRACTOR SHALL FOLLOW SAWS SPECIFICATION FOR HANDLING ASBESTOS-CONTAINING PIPE (ITEM NO. 300). THE CONTRACTOR SHALL CONTACT MARK WILFERT (SAWS SAFETY) AT 210-535-3612 FOR ASBESTOS REMOVAL PLAN.

KEY NOTES

1 TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 10C.6)	2 HANDICAP SIGN (SEE DETAIL 10C.6)	17 SIDEWALK/SIDEWALK JUNCTURE (SEE DETAIL 10C.6)	18 VARIABLE HEIGHT CURB (SEE DETAIL 10C.6)
3 CONCRETE SIDEWALK (SEE DETAIL 10C.6)	7 CROSS HATCH STRIPING (SEE DETAIL 10C.6)	19 RIBBON CURB (SEE DETAIL 11C.6)	20 CITY OF SAN ANTONIO STANDARD CURB (SEE SHEET C-3 FOR DETAILS)
4 HANDICAP RAMP (SEE DETAIL 10C.6)	8 TRANSITION CURB (SEE DETAIL 13C.6)	21 2' SIDEWALK BOX DRAIN (SEE DETAIL 13C.6)	22 CITY OF SAN ANTONIO CONCRETE SIDEWALK (SEE DETAIL 20C.1)
5 6" CURB (SEE DETAIL 10C.6)	9 CONCRETE WHEEL STOP (SEE DETAIL 10C.6)	23 CONCRETE/ASPHALT JUNCTURE (SEE DETAIL 10C.6)	24 NOT USED
6 HANDICAP PARKING SYMBOL (SEE DETAIL 10C.6)	10 CONCRETE STOP (SEE ARCHITECTURAL PLANS)	25 LANDSCAPE AREA (SEE DETAIL 10C.6)	26 NOT USED

FIRE LANE SIGN TYPE "A"
N.T.S.

LESS THAN 40' - ONE SIDE WITH DOUBLE ARROW 40 TO 50' - TWO SIDES WITH RIGHT AND LEFT ARROWS 50 OR MORE - THREE SIDES WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

FIRE LANE SIGN TYPE "C"
N.T.S.

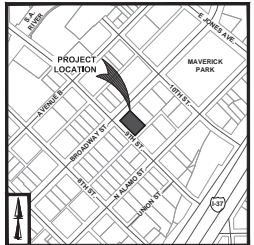
LESS THAN 40' - ONE SIDE WITH DOUBLE ARROW 40 TO 50' - TWO SIDES WITH RIGHT AND LEFT ARROWS 50 OR MORE - THREE SIDES WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

FIRE LANE SIGN TYPE "B"
N.T.S.

LESS THAN 40' - ONE SIDE WITH DOUBLE ARROW 40 TO 50' - TWO SIDES WITH RIGHT AND LEFT ARROWS 50 OR MORE - THREE SIDES WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER



SET BENCHMARK 664.85

EXISTING FIRE HYDRANT

PSV

BROADWAY AVE

PSV

TRAFFIC/SW SUMMARY TABLE	
CITY PARK SUBDIVISION	
Building Use	
Gross Floor Area (sq. ft.)	
PARKING STORAGE STANDARDS	
Minimum Parking Ratio	1 to 0
Minimum Parking Ratio	1 to 0
REGULAR	
Minimum Required Parking	889
Minimum Required Parking	889
Minimum Compact Spaces (30%)	8
Handicapped	
Owner shall provide room for 8 bicycle spaces within 50 feet of an entrance.	
HANDICAPPED (ADA)	
Proposed P.C. Parking (including use)	
Proposed V.A. Parking	
Proposed H.C. Parking (including use)	
Proposed L.A. Parking	
APPROACHES	
Approach Width (ft.)	
Approach Radius (ft.)	
Approach Area (sq. ft.)	
SIDEWALKS	
Public Sidewalk Width (ft.)	
Public Sidewalk Length (feet)	
Public Sidewalk Area (sq. ft.)	

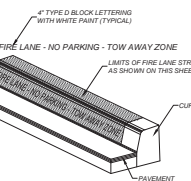
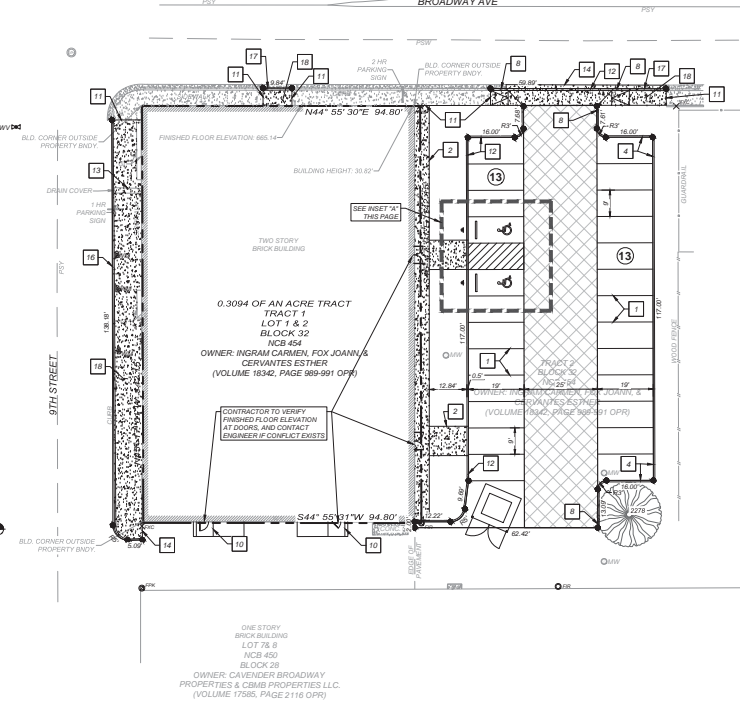
- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB WITH THE EXCEPTION OF THE PUBLIC SIDEWALK.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO SEPARATE PAY ITEM).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY SERVICES DURING CONSTRUCTION.
 - ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
 - SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2.0%.

FIRE SIGN LOCATION NOTE:
FIRE SIGN LOCATION SHALL BE DETERMINED BY FIRE MARSHAL - INSPECTOR PRIOR TO CONSTRUCTION

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SILE LINE, ELECTRIC, GAS, AND CABLE LINES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SURVEY CONTACT NOTE:
CONTACT TERESA RESEZ, RPLS WITH KPW SURVEYING AT 210-535-3612 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

INSET "A"
SCALE: 1" = 10'



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING STORM MANHOLE	---
EXISTING ELECTRIC METER	---
PEDESTAL	---
EXISTING GAS METER	---
EXISTING WATER METER	---
EXISTING LIGHT POLE	---
EXISTING SIGN	---
EXISTING POWER POLE WITH TRANSFORMER	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING FIBER OPTIC LINE	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER LINE	---
EXISTING WOOD FENCE	---
EXISTING CHAIN-LINK FENCE	---
EXISTING GUARDRAIL	---
EXISTING TRAFFIC SIGNAL POLE	---
EXISTING MONITORING WELL	---
FOUND "X" IN CONCRETE	---
FOUND PK NAIL	---
FOUND COTTON SPINDLE	---
EXISTING JUNCTION BOX	---
SITE BENCHMARK	---
SEE DESCRIPTION THIS SHEET	---
EXISTING FIRE HYDRANT	---
EXISTING GATE	---
EXISTING GAS VALVE	---
EXISTING IRRIGATION VALVE	---
EXISTING PAINT STRIP YELLOW	---
EXISTING PAINT STRIP WHITE	---
PROPOSED BUILDING DOORS	---
PROPOSED CURB	---
PROPOSED CANOPY	---
PROPOSED FIRE LANE	---
PROPOSED HOSE PULL	---



The Finesilver Building
816 Camaron, Suite 230
San Antonio, Texas 78212
Tel: 210.417.4307
www.openstudio-usa.com



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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 655-01-01
date: OCTOBER 2017
drawn by: J.V.A.
checked by: E.W.
drawing title: SITE, DIMENSIONAL & FIRE PROTECTION PLAN
drawing number:

C2.0

LEGAL DESCRIPTION:
BEING TRACT 1 LOT 1 & 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER (VOLUME 18342, PAGE 989-991 OFFICIAL PUBLIC RECORDS, AND TRACT 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER (VOLUME 18342, PAGE 989-991 OFFICIAL PUBLIC RECORDS).

BENCHMARKS:
BM 12
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND 9TH STREET.
ELEVATION: 664.85
BM 43
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND 9TH STREET.
ELEVATION: 664.97

TRENCH EXCAVATION SAFETY PROTECTION NOTE:
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL, SAFETY EQUIPMENT CONSULTANT, P.E., SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

- COORDINATION NOTES:**
1. CONTACT TARRANT LESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 2. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-800-225-5585.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
 4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-884-3222.
 5. CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES. (210)-884-3222.
 6. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-794-7297.
 7. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-794-7297.
 8. CONTRACTOR SHALL FOLLOW SAWS SPECIFICATION FOR HANDLING ASBESTOS-CEMENT PIPE (ITEM NO. 300). THE CONTRACTOR SHALL CONTACT MARK WILFERT (SAWS SAFETY) AT 210-535-3612 FOR ASBESTOS REMOVAL PLAN.

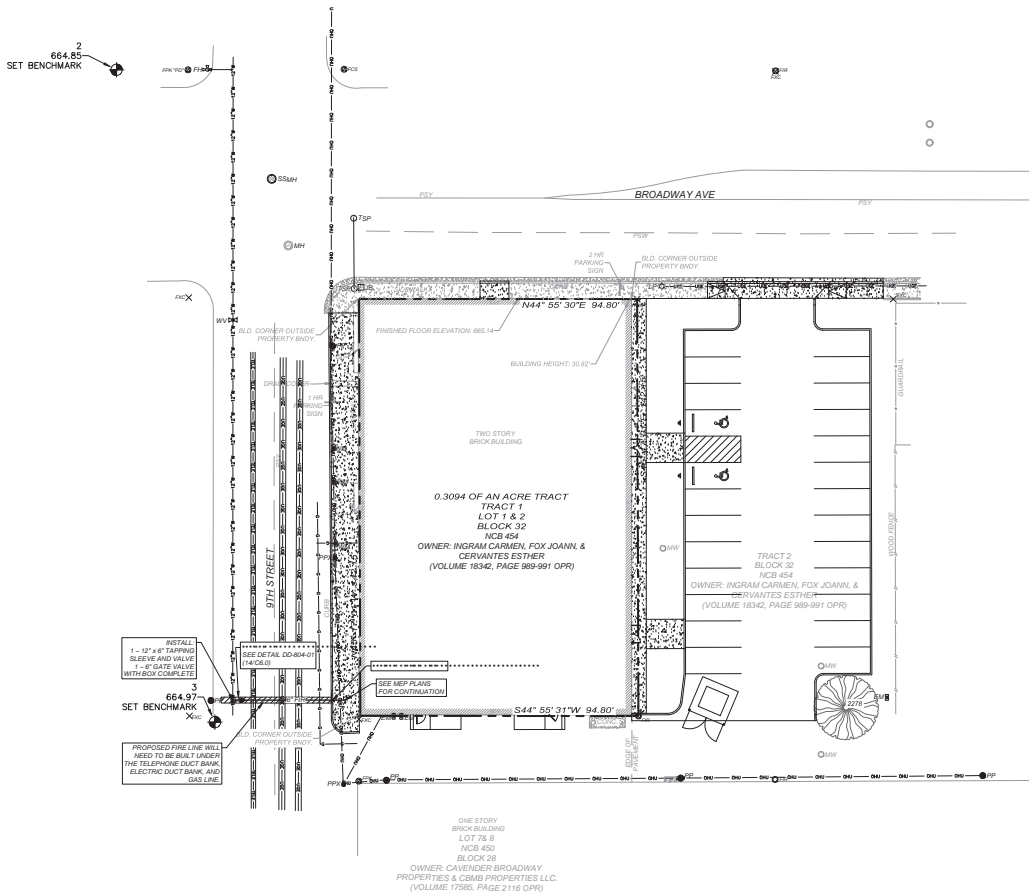
- UTILITY GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SAWS SPECIFICATIONS LATEST EDITION, CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSTRUCTIONS APPLICABLE TO THE PROJECT, AND REQUIREMENTS OF THE SAN ANTONIO WATER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TACO RULES (TAC 210 AND TAC 317).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
 3. THE DOMESTIC WATER MAIN SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION AND CONSTRUCTION OPERATIONS.
 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRICAL PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRICAL PLANS.
 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS AND SEPARATE PAY ITEM.
 7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTIONS, NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
 9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
 10. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
 11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE COVERED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

- EXISTING UTILITY NOTES:**
1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET).
 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

CONTRACTOR TO VERIFY SEWER INVERTS WITH MEP PLANS PRIOR TO CONSTRUCTION.

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRICAL, GAS, AND CABLE TELEVISION. PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND OTHER UTILITIES. ANY UTILITY CONFLICTS THAT ARE SHOWN ON THE PLANS OR NOT, TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT TARRANT LESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SURVEY CONTACT NOTE:
CONTRACTOR TERESA BEZEL, P.E. WITH KPW SURVEYING AT 210-924-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.





BENCHMARKS:

BM #2
SET PK NAIL WITH A WASHER STAMPED KFM CONTROL ON THE
NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND
HYDRAUNT
EL. 664.80

BM #3
SET PK NAIL WITH A WASHER STAMPED KFM CONTROL ON THE
SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND
POWER POLE
EL. 664.97

TRENCH EXCAVATION SAFETY PROTECTION NOTE:
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN /GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF A SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND ADVISE THE CONTRACTOR OF ANY RECOMMENDATIONS AND/OR REVISIONS REQUIRED TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLETES THE PROJECT WITHIN THE TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

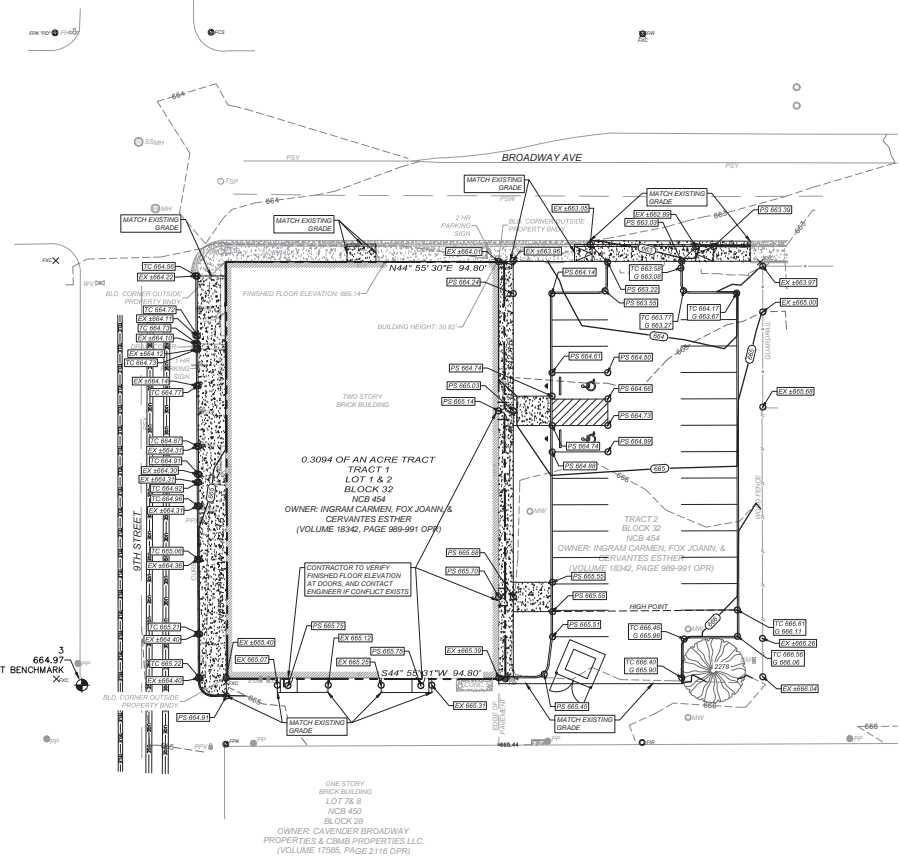
COORDINATION NOTES:





































- 1. **CONTACT 8-BIDDING/TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.**
- 2. **CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE.**
1-800-523-2222
- 3. **CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.**
1-800-225-5288
- 4. **CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.**
210-363-2222.
- 5. **CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES.**
210-363-2222.
- 6. **CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES.**
210-204-7297.
- 7. **CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES.**
210-704-7297.
- 8. **CONTRACTOR SHALL FOLLOW SWS SPECIFICATION FOR HANDLING ASBESTOS-CONTAMINATED PILE (ITEM NO. 3000). THE CONTRACTOR SHALL CONTACT MARK BILVERLY SWS SAFETY AT 210-243-3210 FOR ASBESTOS REMOVAL PLAN.**

[illegible]

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTS/TRAVERS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SURVEY CONTACT NOTE:
CONTACT TERESA SEIDEL, RPLS WITH KFW
SURVEYING AT (210) 979-8444 FOR CONSTRUCTION
STAKING SERVICES ON THIS PROJECT.



LEGEND	
PROPERTY LINE	----
ADJACENT PROPERTY LINE	----
EXISTING CONCRETE	
EXISTING CURB	
EXISTING STORM MANHOLE	
EXISTING ELECTRIC METER	
POESTIAL	
EXISTING GAS METER	
EXISTING WATER METER	
EXISTING LIGHT POLE	
EXISTING SIGN	
EXISTING POWER POLE WITH TRANSFORMER	
EXISTING OVERHEAD UTILITY AND POWER POLE	
EXISTING FIBER OPTIC LINE	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN-LINK FENCE	
EXISTING GUARDRAIL	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING MONITORING WELL	
FOUND "X" IN CONCRETE	
FOUND PK NAIL	
FOUND COTTON SPINLE	
EXISTING JUNCTION BOX	
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	
EXISTING FIRE HYDRANT	
EXISTING GATE	
EXISTING GAS VALVE	
EXISTING IRRIGATION VALVE	
EXISTING PAINT STRIP YELLOW	
EXISTING PAINT STRIP WHITE	
EXISTING SLOPE ELEVATION	664.13
EXISTING CONTOURS	----
PROPOSED BUILDING DOORS	
PROPOSED CURB	
PROPOSED CONTOURS	
PROPOSED SLOPE	
PROPOSED FINISH FLOOR ELEVATION	FF: XXXX.XX
PROPOSED DRAINAGE SWALE	
PROPOSED HIGH POINT	
PROPOSED SLOP GRADE (TOP OF CURB AND GUTTER)	
PROPOSED SPOT GRADE	

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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #:	655-01-01
date:	OCTOBER 2017
drawn by:	J.V.A.
checked by:	E.W.
drawing title:	
GRADING & DRAINAGE PLAN	
drawing number:	

C4.0

LEGAL DESCRIPTION:
BEING TRACT 1 LOT 1 & 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 1834, PAGE 989-991 OFFICIAL PUBLIC RECORDS, AND TRACT 2, BLOCK 32, NCB 454, OWNER: INGRAM CARMEN, FOX JOANN & CERVANTES ESTHER RECORDED IN VOLUME 1834, PAGE 989-991 OFFICIAL PUBLIC RECORDS.

BENCHMARKS:
BM 12
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND 9TH STREET.
EL. 664.85
BM 13
SET PK NAIL WITH A WASHER STAMPED KPW CONTROL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE AND 9TH STREET.
POWER POLE.
EL. 664.97

TRENCH EXCAVATION SAFETY PROTECTION NOTE:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL, SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

- COORDINATION NOTES:**
1. CONTACT T&E/UNDRESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 2. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-800-225-5585.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
 4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-883-3229.
 5. CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES. (210)-883-3222.
 6. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
 7. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.
 8. CONTRACTOR SHALL FOLLOW SAWS SPECIFICATION FOR HANDLING ASBESTOS-CONTAINING PIPE (ITEM NO. 300). THE CONTRACTOR SHALL CONTACT MARK WILFERT (SAWS SAFETY) AT 210-635-3612 FOR ASBESTOS REMOVAL PLAN.

2
664.85
SET BENCHMARK

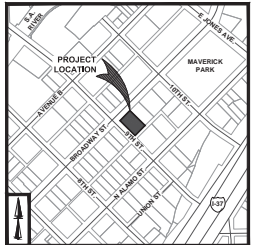
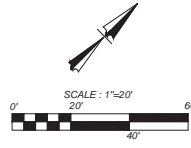
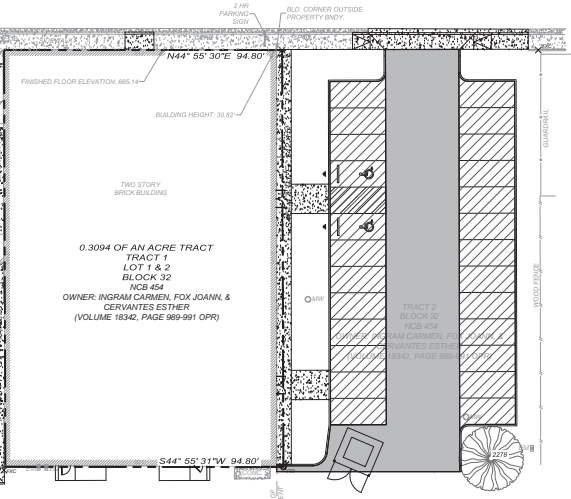
3
664.97
SET BENCHMARK

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRICAL, PRIMARY ELECTRICAL DISTRIBUTION, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY COMPLETE THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT T&E/UNDRESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

SURVEY CONTACT NOTE:
CONTACT TERESA BEZEL, RPLS WITH KPW SURVEYING AT (210) 924-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

ONE STORY
BRICK BUILDING
LOT 78.8
NCB 450
BLOCK 28
OWNER: CAVALIER BROADWAY
PROPERTIES & CBMB PROPERTIES LLC.
(VOLUME 1758, PAGE 2116 OPR)

0.3094 OF AN ACRE TRACT
TRACT 1
LOT 1 & 2
BLOCK 32
NCB 454
OWNER: INGRAM CARMEN, FOX JOANN &
CERVANTES ESTHER
(VOLUME 1834, PAGE 989-991 OPR)



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING STORM MANHOLE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING POWER POLE WITH TRANSFORMER
- EXISTING OVERHEAD UTILITY AND POWER POLE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN-LINK FENCE
- EXISTING GUARDRAIL
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING MONITORING WELL
- FOUND "X" IN CONCRETE
- FOUND PK NAIL
- FOUND COTTON SPINDLE
- EXISTING JUNCTION BOX
- SITE BENCHMARK
SEE DESCRIPTION THIS SHEET
- EXISTING FIRE HYDRANT
- EXISTING GATE
- EXISTING GAS VALVE
- EXISTING IRRIGATION VALVE
- EXISTING PAINT STRIP YELLOW
- EXISTING PAINT STRIP WHITE
- PROPOSED BUILDING DOORS
- PROPOSED CURB
- PROPOSED CANOPY
- LIGHT DUTY CONCRETE PAVEMENT
REFERENCE GEOTECH REPORT FOR SUBGRADE PREP, REINFORCEMENT, OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.
- MEDIUM DUTY CONCRETE PAVEMENT
REFERENCE GEOTECH REPORT FOR SUBGRADE PREP, REINFORCEMENT, OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.
- HEAVY DUTY CONCRETE PAVEMENT
REFERENCE GEOTECH REPORT FOR SUBGRADE PREP, REINFORCEMENT, OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.

Open studio architecture

The Finesilver Building
816 Camaron, Suite 230
San Antonio, Texas 78212
Tel: 210.417.4307
www.openstudio-usa.com

Revision	Description	Date
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KFW
KFW ENGINEERS & SURVEYORS
102229
10/13/2017



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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 655-01-01
date: OCTOBER 2017
drawn by: J.V.A.
checked by: E.W.
drawing title:

PAVING PLAN

drawing number:

C5.0

Revisions		
Number	Description	Date



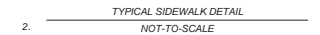
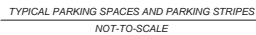
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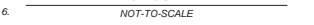
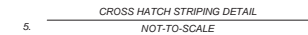
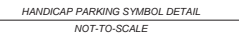
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San Antonio, Tx

CIVIL & UTILITY
DETAIL SHEET

C6.0

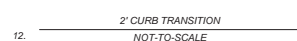
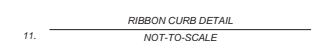
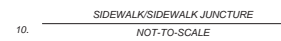
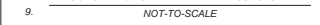
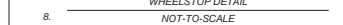


3. 6" CURB DETAIL
NOT-TO-SCALE



RAMP DETAIL

SCALE



* Seaver Joints 6" Min. or 1/8 O.D. of the pipe, whichever is greater.

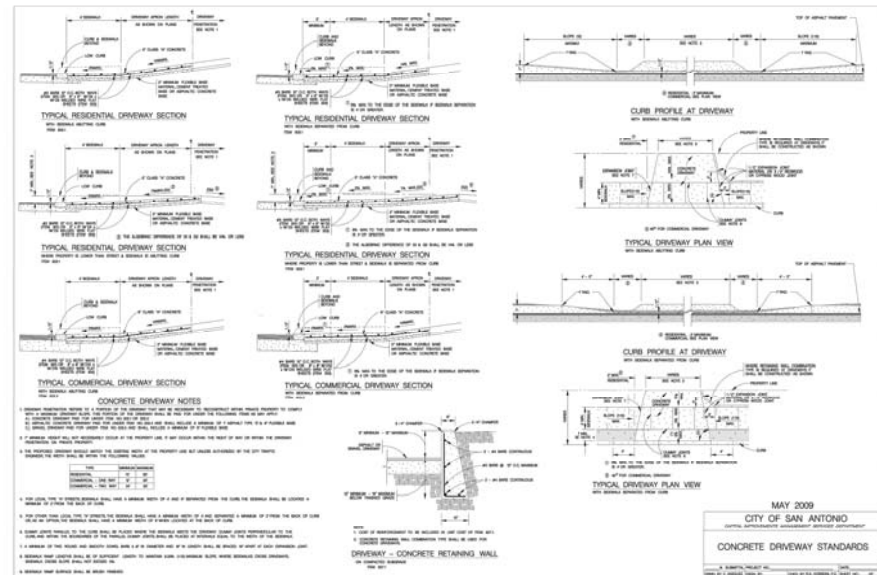
* Min 2" HSAC Type "C" for branch repair in Local / Residential streets.
 * Min 6" HSAC Type "C" for branch repair in Collector / Arterial streets.

PROPERTY OF SAN ANTONIO WATER SYSTEM P.O. BOX 98000, SAN ANTONIO, TEXAS 78209	SANITARY SEWER PIPE LAID IN TRENCH	APPROVED	REVISED
		MARCH 2001	APRIL 2001

DATE PREPARED, TIME	DD-MM-YY	3
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14. SAWS TRENCHING DETAIL
NOT TO SCALE

Date: Oct 13, 2017, 10:32am User ID: ewarford
 File: M:\655\01\01\Design\Civil\DTA6550101.dwg



C7.0

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

PERMIT SET - OCTOBER 13, 2017



The Finesilver Building
 816 Camaron, Suite 230
 San Antonio, Texas 78212
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 www.openstudio-usa.com

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project #: 655-01-01
 date: OCTOBER 2017
 drawn by: J.V.A.
 checked by: E.W.
 drawing title: EROSION CONTROL DETAILS

drawing number:

C7.1

MATERIALS

(1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES WIDE WITH A MINIMUM UNIT WEIGHT OF 45 G/SM² (MILLEN BURST STRENGTH EXCEEDING 150 LB/IN²). ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APARENT OPENING SIZE 0.15 IN. SEE 101.30.

(2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL. AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL HEIGHT 1.25 IN. (4 IN.) AND MINIMUM NOMINAL BURST STRENGTH EXCEEDING 140 LB/IN². REBAR EITHER 6 OR 8 IN. MAY ALSO BE USED TO ANCHOR THE BERM.

(3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED #10 WELDED WIRE. 2 GAUGE MINIMUM.

INSTALLATION

(1) TIER POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1' POST DEEP AND SPACED NOT MORE THAN 6 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

(2) LAY OUT FENCING DOWN SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM TRENCH DEPTH WILL BE 6 INCHES.

(3) THE TOP OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SHARP OR MECHANICAL TRENCHER SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROPS), WEDGET FABRIC FLAP WITH 4 INCHES OF FEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

(4) THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

(5) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SALT SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

(6) SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPIDE STONE FLOW OR DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

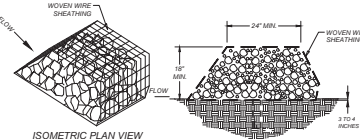
(1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL.

(2) REMOVE SEDIMENT WHEN BULDOZ REACHES 6 INCHES.

(3) REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

(4) REPAIR OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT DOES NOT OBSTRUCT TRAFFIC PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DRAIN MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

(5) WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.



MATERIALS

(1) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOT 30S.

(2) CLEAN, OPEN GRADED 3/4 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.

(3) PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM FIGURE 1-108, TO A HEIGHT NOT LESS THAN 18 INCHES.

(4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

(5) BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

(6) THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPLAND GRADE AND THE BERM SHOULD BE BUILT IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

INSTALLATION

(1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

(2) BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SLOPES BEING 2:1 (H) OR FLATTER.

(3) PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM FIGURE 1-108, TO A HEIGHT NOT LESS THAN 18 INCHES. CLEAN, OPEN GRADED 3/4 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.

(4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

(5) THE HIGH SERVICE ROCK BERM SHOULD BE REMOVED WHEN THE SITE IS REVEGETATED OR OTHERWISE STABILIZED OR IT MAY REMAIN IN PLACE AS A PERMANENT BARRIER IF DRAINAGE IS ADEQUATE.

INSPECTION AND MAINTENANCE GUIDELINES

(1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERMS.

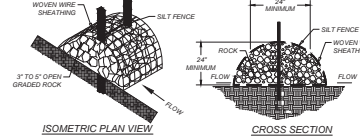
(2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BULDOZ REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

(3) REPAIR ANY LOOSE WIRE SHEATHING.

(4) THE BERM SHOULD BE REPAIRED AS NEEDED DURING INSPECTION.

(5) THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

(6) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



MATERIALS

(1) FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES WITH A MINIMUM UNIT WEIGHT OF 45 G/SM² (MILLEN BURST STRENGTH EXCEEDING 150 LB/IN²). ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APARENT OPENING SIZE 0.15 IN. SEE 101.30.

(2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL HEIGHT 1.25 IN. (4 IN.) AND MINIMUM NOMINAL BURST STRENGTH EXCEEDING 140 LB/IN². REBAR EITHER 6 OR 8 IN. MAY ALSO BE USED TO ANCHOR THE BERM.

(3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED #10 WELDED WIRE. 2 GAUGE MINIMUM.

(4) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOT 30S.

(5) CLEAN, OPEN GRADED 3/4 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

(1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

(2) INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT, AS WITH A NORMAL SILT FENCE DESCRIBED IN SECTION 4.1.

(3) PLACE THE ROCK ALONG THE SHEATHING ON BOTH SIDES OF THE SILT FENCE AS SHOWN IN THE DIAGRAM FIGURE 1-108, TO A HEIGHT NOT LESS THAN 18 INCHES. CLEAN, OPEN GRADED 3/4 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.

(4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

(5) THE HIGH SERVICE ROCK BERM SHOULD BE REMOVED WHEN THE SITE IS REVEGETATED OR OTHERWISE STABILIZED OR IT MAY REMAIN IN PLACE AS A PERMANENT BARRIER IF DRAINAGE IS ADEQUATE.

INSPECTION AND MAINTENANCE GUIDELINES

(1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERMS.

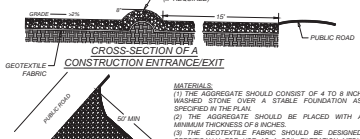
(2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BULDOZ REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.

(3) REPAIR ANY LOOSE WIRE SHEATHING.

(4) THE BERM SHOULD BE REPAIRED AS NEEDED DURING INSPECTION.

(5) THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

(6) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



MATERIALS

(1) THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLANS.

(2) THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.

(3) THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOD FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 4 G/SM². A MILLER BURST RATING OF 140 LB/IN² AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 20 SIEVE.

(4) IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4 INCH DIAMETER WASHED STONE OR COMMERCIAL RACK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

INSTALLATION (SEE FIGURE 1-109)

(1) AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBSTRUCTABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

(2) THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH WITH EXIT ROADWAY, WHICHEVER IS GREATER.

(3) THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 10 FEET LONG.

(4) IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 6 TO 8 INCHES HIGH WITH 3:1 (H) SIDE SLOPES. ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

(5) PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WEATHER CONDITIONS ARE ANTICIPATED.

(6) PLACE STONE TO DIMENSIONED AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

(7) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

(8) INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

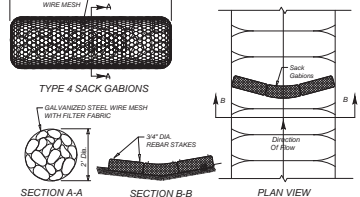
(1) THE ENTRANCE/EXIT SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

(2) ALL SEDIMENT SHOULD BE DROPPED, WASHED OR TRACKED ON PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

(3) WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

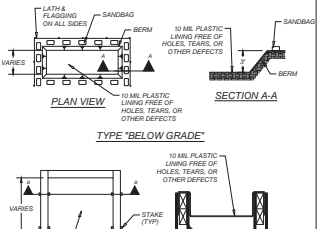
(4) ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE / EXIT

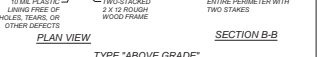


GENERAL NOTES

- THE TOP OF THE SACK GABIONS SHOULD BE LEVEL AND ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW.
- FILTER FABRIC MATERIAL SHALL BE FASTENED TO WOVEN WIRE SUPPORT.
- FILTER FABRIC MATERIAL SHOULD MEET THE FOLLOWING SPECIFICATIONS: RESISTANT TO ULTRAVIOLET LIGHT; FABRIC SHOULD BE NONWOVEN GEOTEXTILE WITH MINIMUM WEIGHT OF 55 G/SM² (MILLEN BURST STRENGTH OF 140 LB/IN²); MINIMUM MILLER BURST STRENGTH OF 200 POUNDS PER SQUARE INCH AND A FLOW THRU RATE OF 120 GALLONS PER MINUTE PER SQUARE FOOT OF FRONTAL AREA.
- INSPECT WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACE AS NEEDED.
- WHEN SILT REACHES A DEPTH OF 6 INCHES OR MORE ABOVE NATURAL GROUND, SILT SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER THAT WILL NOT CONTRIBUTE TO REVEGETATION. CONTAMINATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.



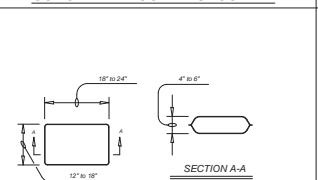
TYPE "BELOW GRADE"



GENERAL NOTES

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL NOT BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 30 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

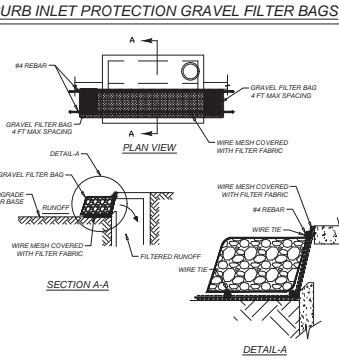
CONCRETE TRUCK WASHOUT PIT



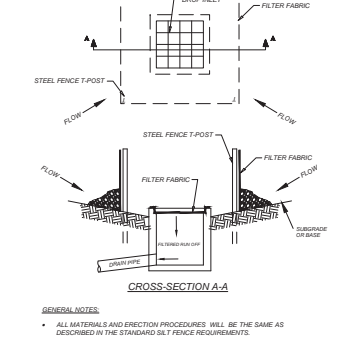
GRAVEL FILTER BAG DETAIL

GENERAL NOTES:

- THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC. MIN UNIT WEIGHT OF 45 G/SM² (MILLEN BURST STRENGTH EXCEEDING 150 LB/IN²) AND ULTRAVIOLET STABILITY EXCEEDING 70%.
- THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM TO COARSE GRAVEL (3/32 TO 0.75 INCH DIAMETER).



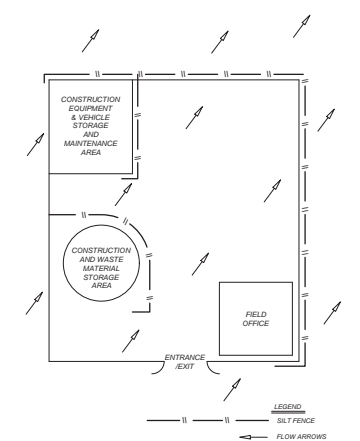
CURB INLET PROTECTION (ALTERNATE)



GRATE INLET PROTECTION (ALTERNATE)

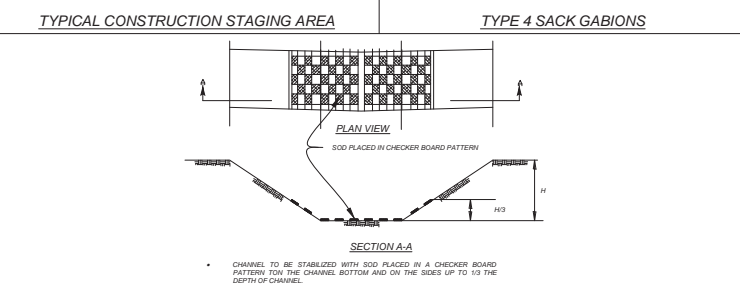
GENERAL NOTES:

- ALL MATERIALS AND ERECTION PROCEDURES WILL BE THE SAME AS DESCRIBED IN THE STANDARD SILT FENCE REQUIREMENTS.



TYPICAL CONSTRUCTION STAGING AREA

TYPE 4 SACK GABIONS



CHANNEL LINING

CHANNEL TO BE STABILIZED WITH SOD PLACED IN A CHECKER BOARD PATTERN TON THE CHANNEL BOTTOM AND ON THE SIDES UP TO 1/3 THE DEPTH OF CHANNEL.



MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #:	16.269
date:	10/11/17
drawn by:	Author
checked by:	Checker
drawing title:	
ARCHITECTURAL SITE PLAN	
drawing number:	

1 SITE PLAN FOR REFERENCE ONLY; RE: CIVIL FOR DIMS
SCALE: 1/16" = 1'-0"

2 DUMPSTER PLAN1
SCALE: 1/4" = 1'-0"

3 DUMPSTER SECTION1
SCALE: 1/2" = 1'-0"

4 DUMPSTER GATE DETAIL1
SCALE: 1/16" = 1'-0"

5 GATE HINGE DETAIL1
SCALE: 1/16" = 1'-0"

6 PIPE BOLLARD DETAIL1
SCALE: 3/8" = 1'-0"

7 DUMPSTER GATE ELEVATION2
SCALE: 3/8" = 1'-0"

8 DUMPSTER REAR ELEVATION
SCALE: 3/8" = 1'-0"

9 DUMPSTER SIDE ELEVATION
SCALE: 3/8" = 1'-0"

Architectural drawings for a dumpster enclosure. The drawings include a site plan (1), a dumpster plan (2), a dumpster section (3), a dumpster gate detail (4), a gate hinge detail (5), a pipe bollard detail (6), a dumpster gate elevation (7), a dumpster rear elevation (8), and a dumpster side elevation (9). The drawings show the layout of the enclosure, the dimensions of the dumpster and gate, and the details of the gate mechanism and bollards. The drawings are labeled with dimensions, materials, and construction notes. The drawings are oriented with North at the top.

1 SITE PLAN FOR REFERENCE ONLY; RE: CIVIL FOR DIMS

9 DUMPSTER SIDE ELEVATION

9 DUMPSTER REAR ELEVATION

7 DUMPSTER GATE ELEVATION2

6 PIPE BOLLARD DETAIL 1

2 DUMPSTER PLAN1

3 DUMPSTER SECTION1

4 DUMPSTER GATE DETAIL 1

5 GATE HINGE DETAIL 1



10/11/17

Revisions

Number	Description	Date
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MURRAY MOTORS

900 Broadway
San Antonio, Tx

project #: 16269

date: 10/11/17

drawn by: Author

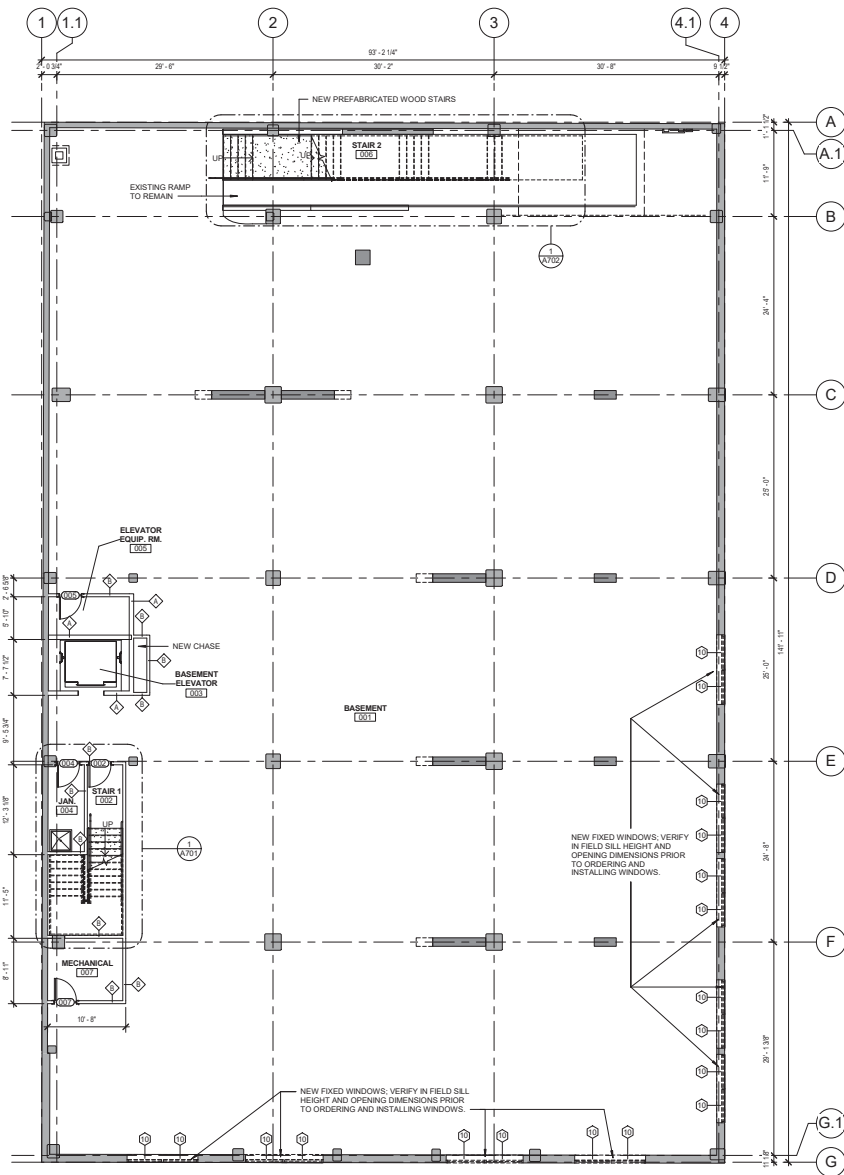
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drawing title:

BASEMENT PLAN / RCP

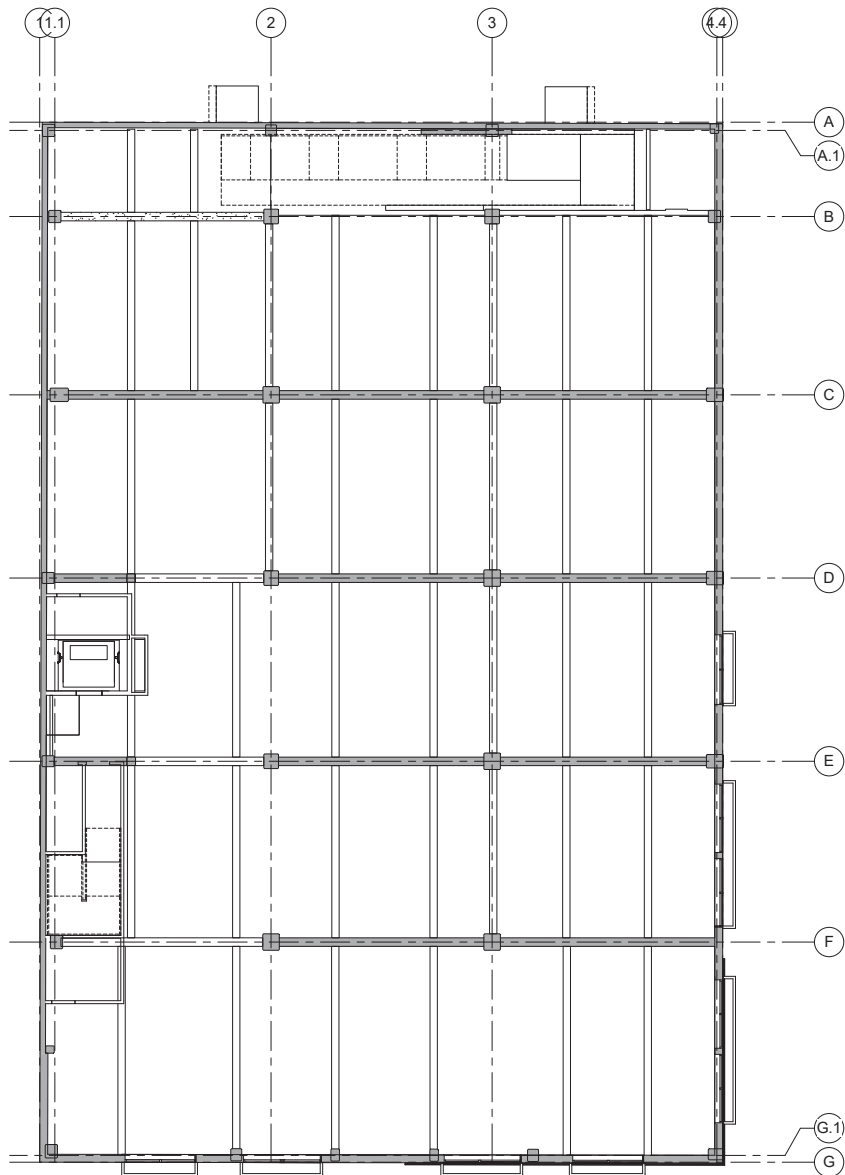
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A100



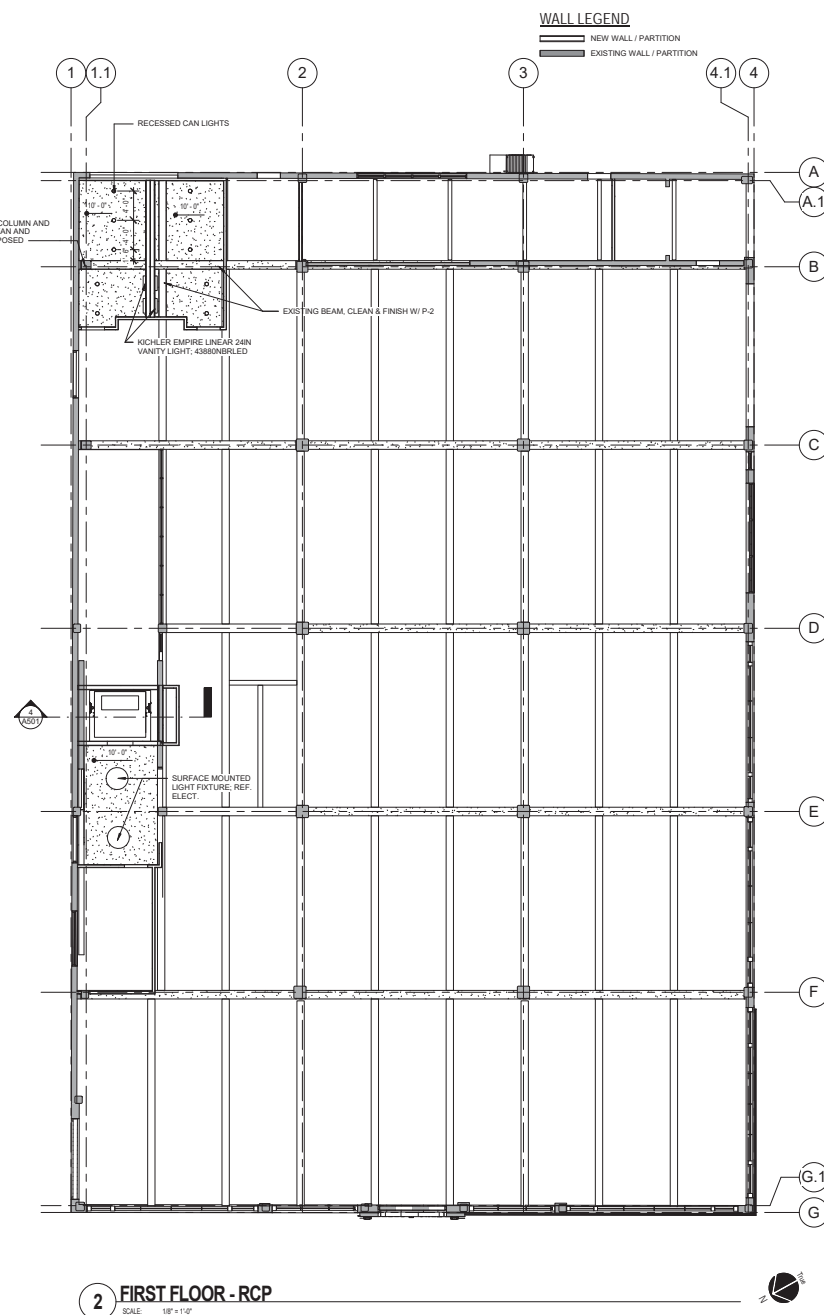
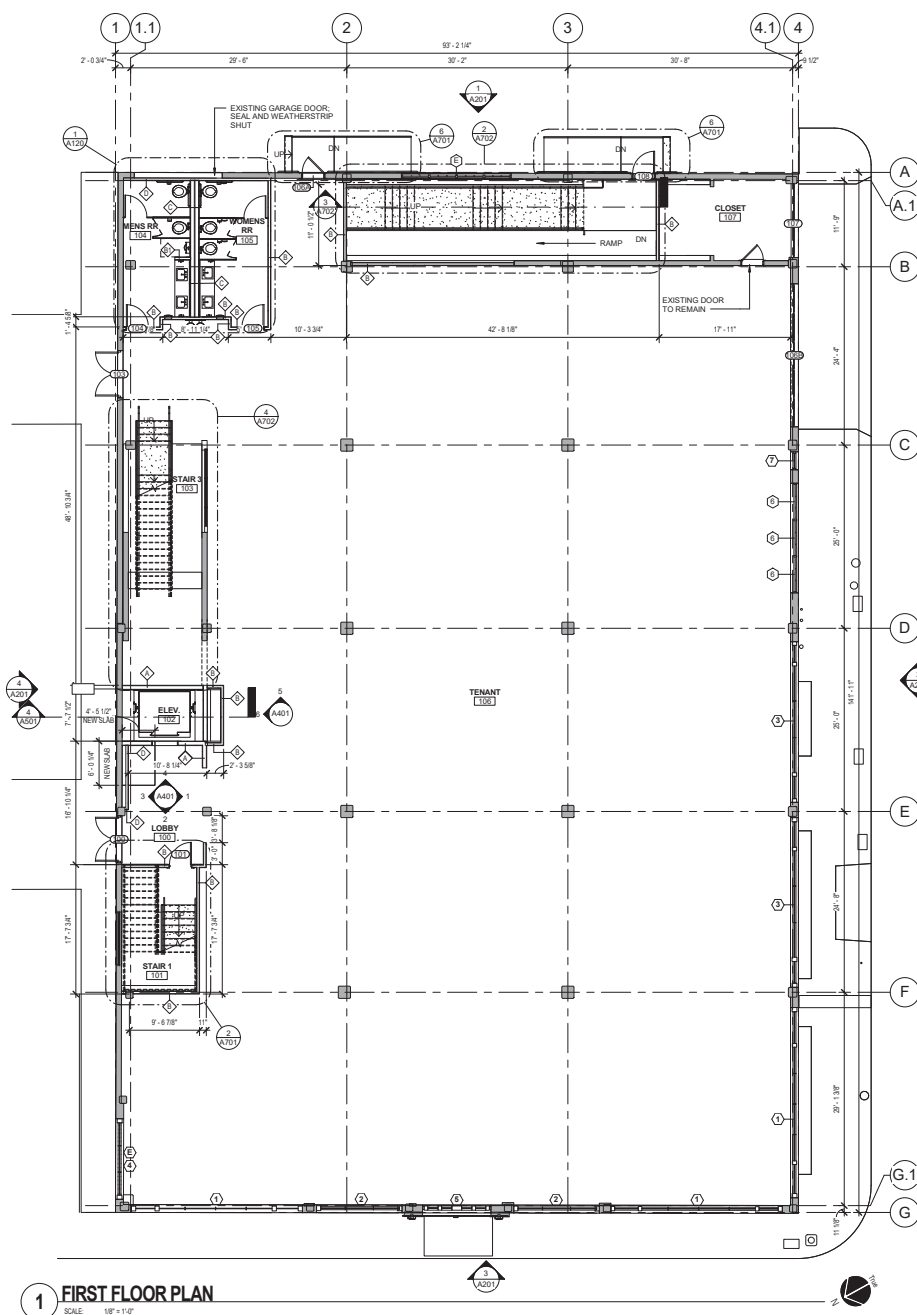
1 BASEMENT

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



2 BASEMENT RCP

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



Revisions		
Number	Description	Date

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checked by:	Checker
drawing title:	

FIRST FLOOR PLAN / RCP

drawing number:

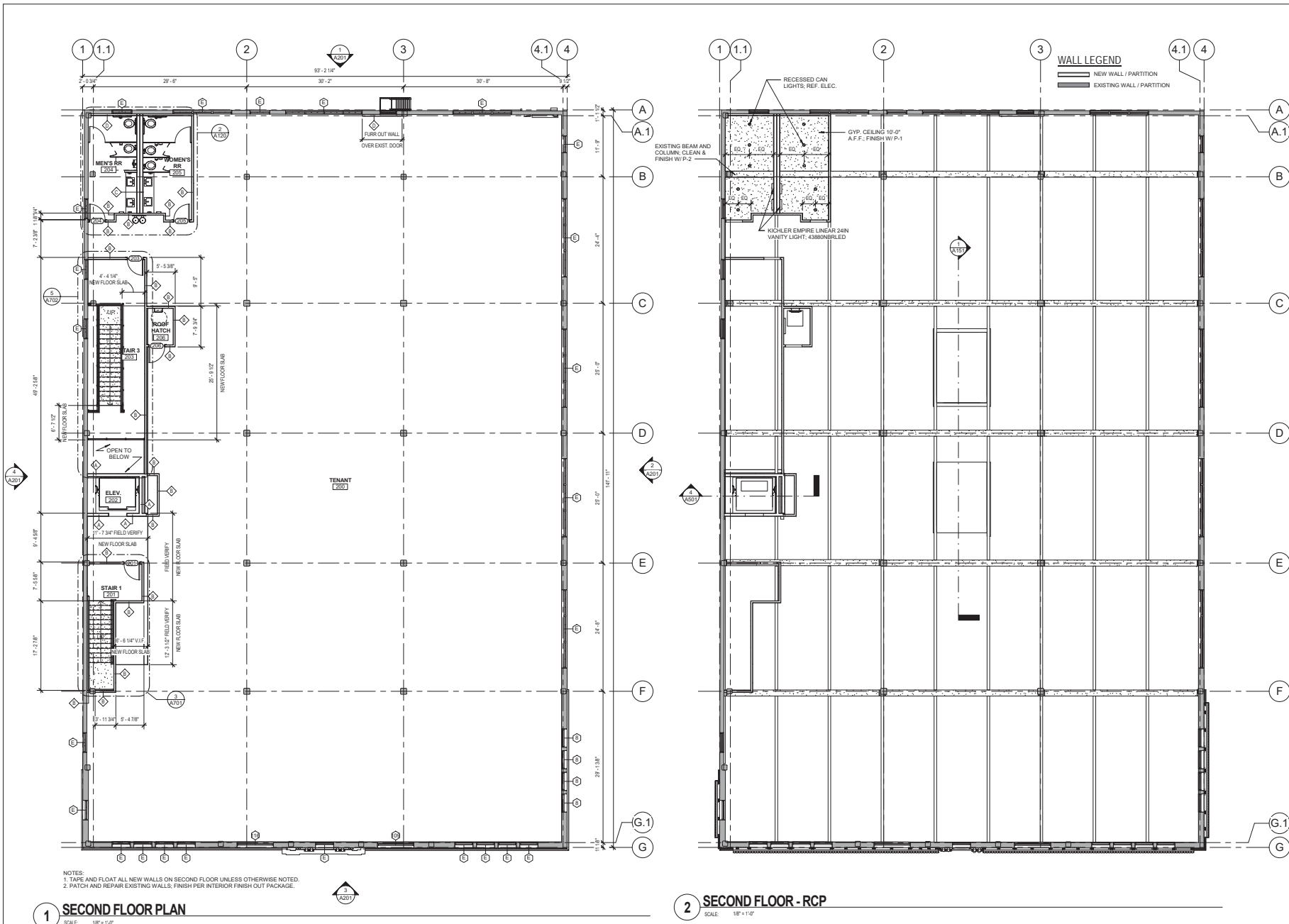
A101

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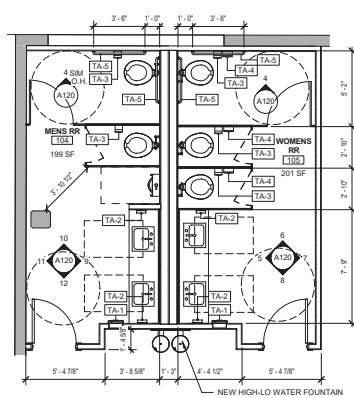
MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #:	16.269
date:	10/11/17
drawn by:	ALC
checked by:	GTS
drawing title:	SECOND FLOOR PLAN / RCP
drawing number:	A102

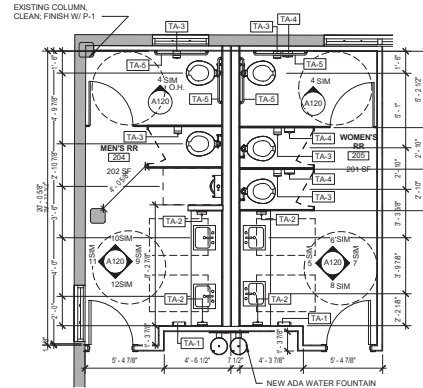




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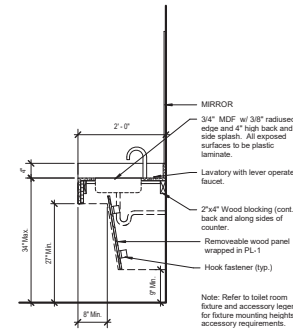
1 ENLARGED 1ST FLOOR RR PLAN
SCALE: 1/4" = 1'-0"



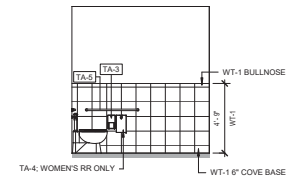
2 ENLARGED 2ND FLOOR RR PLAN
SCALE: 1/4" = 1'-0"

TOILET ACCESSORIES SCHEDULE				
No.	Description	Manufacturer	Model	Comments
TA-1	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/WAST RECEPTACLE	BOBRICK	B-39617	4" - 4" 3/4" FROM A.F.F. TO TOP OF PAPER TOWEL DISPENSER
TA-2	Surface Mounted Soap Dispenser	BOBRICK	B-2112	40" A.F.F. TO BOTTOM OF DISPENSER
TA-3	Surface Mounted Multi-roll Toilet Tissue Dispenser	BOBRICK	B-4288	14" TO 19" FROM A.F.F. TO BOTTOM OF DISPENSER
TA-4	SANITARY NAPKIN DISPOSAL	BOBRICK	B-35139	14" TO 19" FROM A.F.F. TO BOTTOM OF DISPENSER
TA-5	GRAB BARS - (1) 42" and (1) 36" S.S.	BOBRICK	B-6806	34" A.F.F. TO CENTER OF GRAB BAR

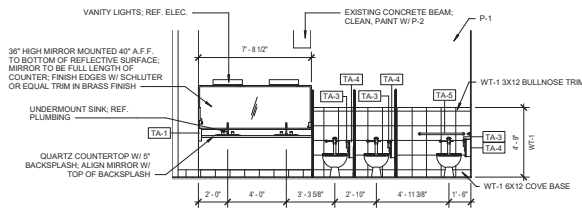
NOTE:
REFER TO G103 FOR TYPICAL FIXTURE HEIGHTS.



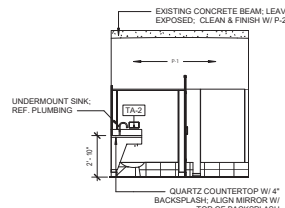
3 Accessible Lavatory Section
SCALE: 3/4" = 1'-0"



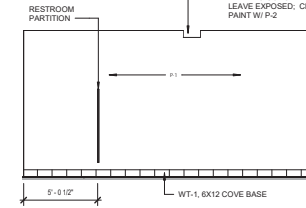
4 ADA STALL, TYP.
SCALE: 1/4" = 1'-0"



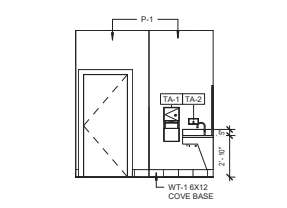
5 TYP. WOMEN'S RR ELEVATION A
SCALE: 1/4" = 1'-0"



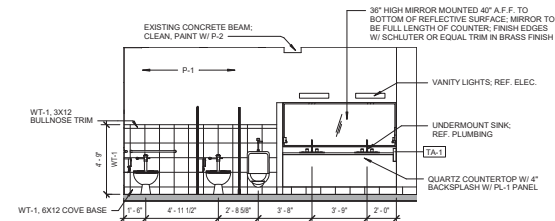
6 TYP. WOMEN'S RR ELEVATION B
SCALE: 1/4" = 1'-0"



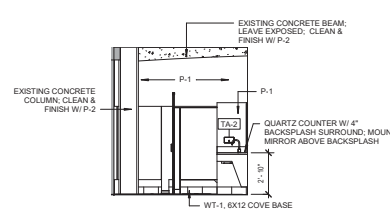
7 TYP. WOMEN'S RR ELEVATION C
SCALE: 1/4" = 1'-0"



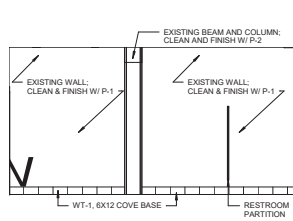
8 TYP. WOMEN'S RR ELEVATION D
SCALE: 1/4" = 1'-0"



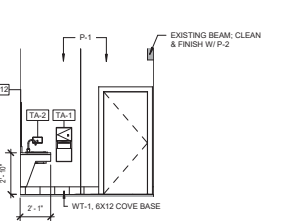
9 TYP. MEN'S RR ELEVATION A
SCALE: 1/4" = 1'-0"



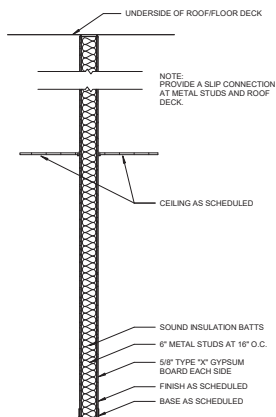
10 TYP. MEN'S RR ELEVATION B
SCALE: 1/4" = 1'-0"



11 TYP. MEN'S RR ELEVATION C
SCALE: 1/4" = 1'-0"



12 TYP. MEN'S RR ELEVATION D
SCALE: 1/4" = 1'-0"



PARTITION TYPE

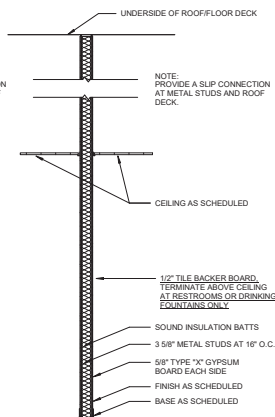
ONE HOUR RATING

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

A

A1

WITHOUT SOUND INSULATION BATTS



PARTITION TYPE

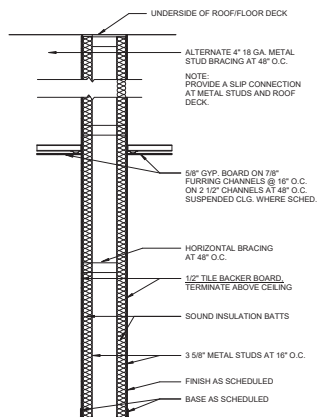
ONE HOUR RATING

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

B

B1

NO RATING, WITHOUT SOUND INSULATION BATTS

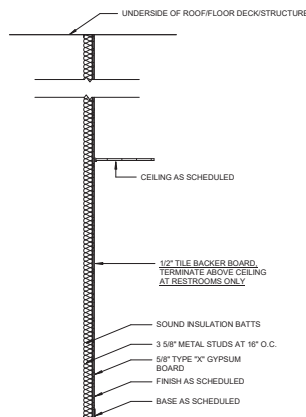


PARTITION TYPE

NO RATING

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

C



PARTITION TYPE

NO RATING

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

D

PARTITION TYPE GENERAL NOTES:

1. ALL DRYWALL CONSTRUCTION SHALL BE THICKNESS OF 5/8", UNLESS NOTED OTHERWISE.
2. EVERY WALL SHOWN ON THE PLANS(S) SHALL BE ONE OF THE WALL TYPES SHOWN, WHETHER KEED ON THE PLANS(S) OR NOT. IF WALL DOES NOT HAVE A KEY, PROVIDE A WALL TYPE TO MATCH ADJACENT OR NEAREST KEY.
3. SEE ROOM FINISH SCHEDULE FOR FINISHES.
4. SEAL ALL GAPS AND PENETRATIONS IN FIRE RATED WALLS WITH FIRE RATED BLANKETS AND/OR SEALANTS.
5. ALL EXPOSED WALLS THAT ARE PERPENDICULAR TO ROOF DECK SHOULD BE SEALED TIGHT TO UNDERSIDE OF DECK.
6. ALL SOUND WALLS TO RECEIVE SEALANT AROUND CRACKS, GAPS, EDGES AT FLOOR, CEILING AND JUNCTION BOXES.
7. WHERE WALLS ARE CALLED TO EXTEND TO UNDERSIDE OF DECK, ALIGN WALL(S) WITH STRUCTURE ABOVE AND/OR WRAP STRUCTURE WITH DRYWALL.
8. SEAL ALL GAPS, CRACKS AND PENETRATIONS THROUGHOUT WALLS.
9. ALL LOAD BEARING STUDS TO BE 14 GAUGE.
10. FOR HEIGHTS OF WALLS SEE BUILDING SECTIONS AND/OR ELEVATIONS.
11. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT WALLS BEHIND ALL CERAMIC TILE.
12. SEE SPECIFICATIONS OR NOTES FOR GUAGES OF NON-LOAD BEARING WALLS.
13. ALL 5/8" TYPE 'X' GYPSUM BOARD SHALL BE COATED INORGANIC GLASS MAT-FACED, WATER-RESISTENT TREATED GYPSUM CORE WALLBOARD.



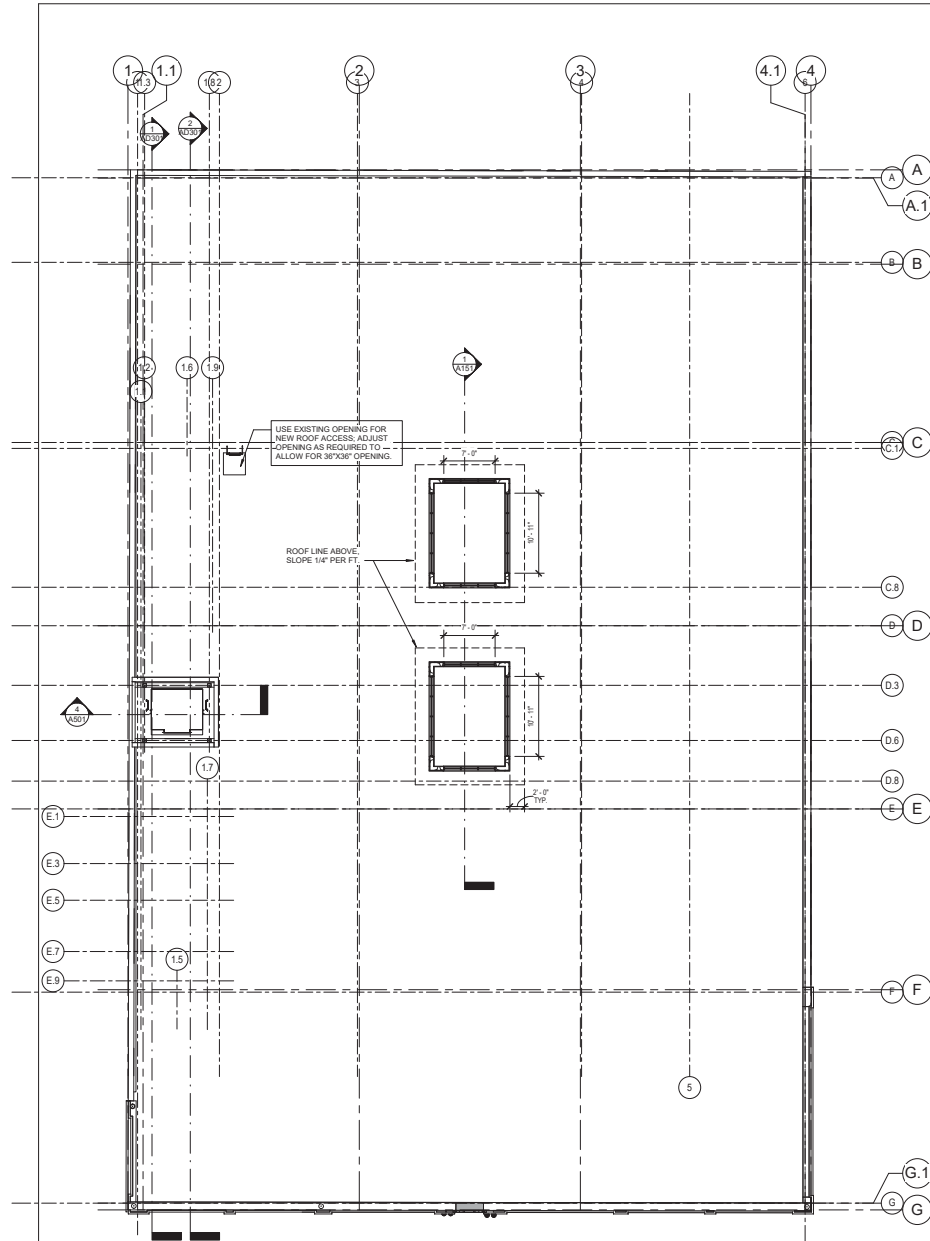
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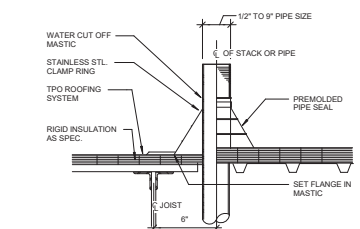
MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 16.269
date: 10/11/17
drawn by: Author
checked by: Checker
drawing title: **ROOF PLAN**
drawing number:

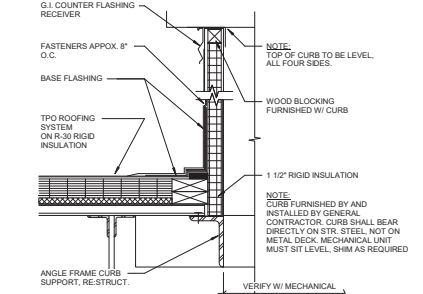
A150



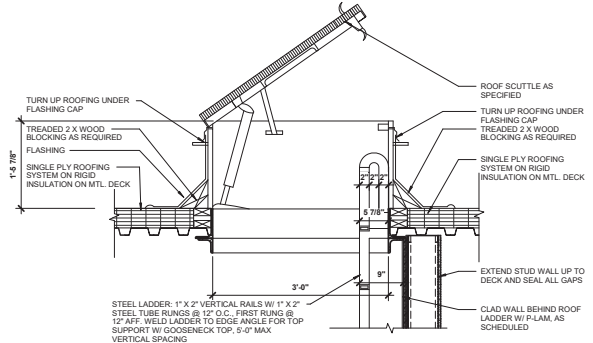
1 ROOF PLAN
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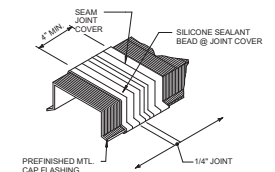
4 TYP. THRU-ROOF PENETRATION DTL
SCALE: 1 1/2" = 1'-0"



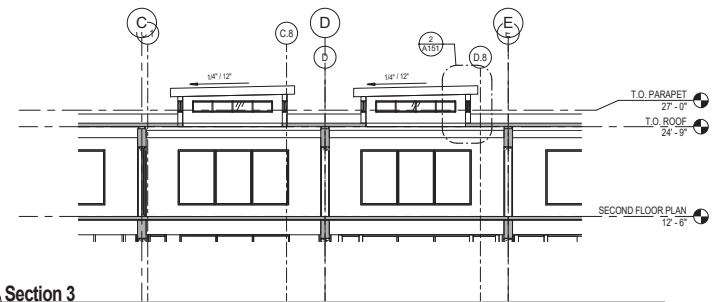
5 TYPICAL RTU DETAIL
SCALE: 1 1/2" = 1'-0"



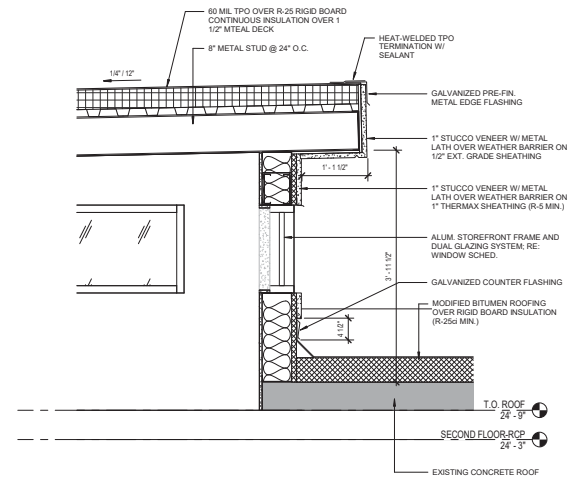
2 ROOF HATCH DETAIL
SCALE: 1" = 1'-0"



3 JOINT COVER @ CAP FLASHING
SCALE: 1 1/2" = 1'-0"



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



2 Section 3 - Callout 1
SCALE: 1\"/>

10/11/17		
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drawing title:

ROOF DETAILS

drawing number:

A151



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900 Broadway
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project #:	16.269
date:	10/11/17
drawn by:	ALC
checked by:	GTS
drawing title:	
EXTERIOR ELEVATIONS	
drawing number:	

16'-0"

6'-0"

FIELD VERIFY EXTENTS OF OPENING- REF-B/A203

NEW CAST STONE TRIMS TO MATCH EXISTING FRONT PIECES IN SHAPE AND DIMENSION

EXISTING SOLDIER COURSE

FIELD VERIFY MILLON SPACING OF EXISTING FRONT WINDOWS

EXISTING CAST STONE PROFILE

USE SALVAGED BRICK FOR NEW BRICK COLUMNS

3'-0" 3'-0" 3'-0"

NOTES

1. CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING AND INSTALLING NEW WINDOWS, STOREFRONTS, AND GARAGE DOORS.

2. REFERENCE SHEETS A202 - A205 FOR EXTERIOR RENOVATION NOTES



EXTERIOR RENOVATION KEY NOTES

1. REPORT BRICK, STONE, CAST STILLS, CAST STONE, JOINTS, ETC.

2. CLEAN MATERIAL - CONCRETE COLUMNS-BEAMS, BRICK, STONE, ETC. AFTER REPAIRS

3. REMOVE FOREIGN MATERIAL

4. REPAIR WITH CAST STONE AS REQUIRED TO MATCH EXISTING

5. REMOVE AND RESET ALL CLAY TILE AS REQUIRED TO REPLACE BROKEN PIECES TO MATCH EXISTING TYP. AT ALL LOCATIONS

6. EXPLORE EXIST. CRACKS IN STONE

7. PATCH HOLES

8. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY AFTER STOREFRONT IS REMOVED, REMOVE ALL MORTAR AND PAINT FROM SURFACE OF BRICK AND REPORT AS REQUIRED

9. REPAIR EXTRANEIOUS PIPING, CONNECTORS, FASTENERS, CONDUIT, ETC. PATCH HOLES; PATCH HOLES OR REPAIR BRICK AS NEEDED

10. REMOVE ALUMINUM AND RE-INSTALL PRIME W/ RUST INHIBITIVE PRIMER

11. REMOVE MORTAR

12. REPAIR CRACK ALUMINUM WINDOWS, RECALL WHERE NEEDED, MAKE FULLY OPERABLE

13. REMOVE LINTEL TO EXPOSE ROOF, CLEAN AND RUST SCALE, ETC. - PRIME W/ RUST INHIBITIVE PRIMER AND PAINT

14. CAREFULLY REMOVE GLAZING COMPOUND THEN NUMBER PIECES FOR RE-INSTALLATION, CLEAN THOROUGHLY REPAIR HARDWARE AS REQUIRED TO ACHIEVE A FLAT, SMOOTH OPERATION

15. REMOVE WINDOW UNIT AT COMPLETE WORKING OPERATION

16. REMOVE PLANT SCALE AND RUST FROM STEEL FRAME, PRIME W/ RUST INHIBITIVE PRIMER AND PAINT

17. ENSURE STONE IS STABLE AND SECURED TO WALL: TYP. AT ALL CAST STONE SILLS, BELTS, DETAIL, CORNICES, ETC.

18. REMOVE SEALANT AND PAINT FROM BRICK AND REMOVE POSTS

19. REMOVE BROKEN OR CRACKED BRICK BY SALVAGED BRICK FROM NEW ENTRY

20. REMOVE TILE AND BACKER BOARD

21. REMOVE ROOF ATTERS EAVE AND BISCIDE - AFTER STONE RESTORATION IS COMPLETE

22. REMOVE BRICK FROM TOP OF PLANT W/ RUST INHIBITIVE PRIMER TO INSTALLING CURB, RE-REMOVE EXISTING CURB

23. CREATE DUTCHMAN TO MATCH EXISTING FOR ALL CORNICE, REMOVE EXISTING CURB ATTACH W/ STAINLESS STEEL PINS AND EPXY

24. ENSURE STABILITY OF COLUMNNETS AND SECURE COLUMN

25. BUILD NEW URM TO MATCH EXISTING

26. FURNISHED NEW CORNICES ON EXISTING PLINTH

27. REPAIR CRACKS IN STONE/CORNICE

28. REALIGN STONE CORNICE

29. AT CONCRETE HEAD, REMOVE EXIST. PATCH WITH AN ELASTOMERIC COATING

30. REMOVE PLANT STONE

31. REMOVE INFILL FROM OPENING, AFTER INFILL IS REMOVED, REMOVE ALL SEALANT FROM BRICK AND CLEAN, AND REPORT AS REQUIRED

32. REMOVE EXISTING GLASS PANELS FROM GRADE BEAM REF. ELEV. DRAWINGS FOR NEW ELECTRICAL EQUIPMENT

33. REMOVE CONCRETE PATCH USE STAINLESS STEEL PINS AS NEEDED, PUSH OUT WITH EXISTING ADJACENT SURFACE

34. REMOVE EXISTING GARAGE DOOR, AFTER GARAGE DOOR IS REMOVED, REMOVE ALL SEALANT FROM BRICK SHALL CALL "CITY OF THE SECRETARY OF THE INTERIORS" FOR APPROVAL OF THE NATIONAL HISTORIC PRESERVATION DIVISION OF WWW.NPS.GOV FOR THE STANDARDS AND SPECIFICATIONS FOR THE REPAIR, MAINTENANCE, PROTECTING, REPAIR, AND CLEANING OF MASONRY AND THE RESTORATION OF STEEL WINDOWS.

GENERAL NOTES FOR ALL METAL WINDOWS:

1. REMOVE ALL GLAZING COMPOUND


2. CAREFULLY REMOVE GLASS-NUMBER PIECES FOR RE-INSTALLATION OR PROVIDE NEW WHEN BROKEN OR MISSING

3. CLEAN ALL STEEL COMPONENTS THOROUGHLY REMOVE PAINT, RUST, SCALE, OLD GLAZING COMPOUND, ETC.

4. TAKE CARE NOT TO DAMAGE BRICK OR CAST STONE

5. REPAIR ANY DAMAGED OR REPLACE MISSING SECTIONS, ENSURE A COMPLETE, SMOOTH OPERATION

6. PRIME, WITH RUST INHIBITIVE PRIMER AND PAINT

		
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Revisions		
Number	Description	Date

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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 16.269
date: 10/11/17
drawn by: ALC
checked by: GTS
drawing title: EXTERIOR ELEVATION NOTES
drawing number:

A203

EXTERIOR RENOVATION KEY NOTES

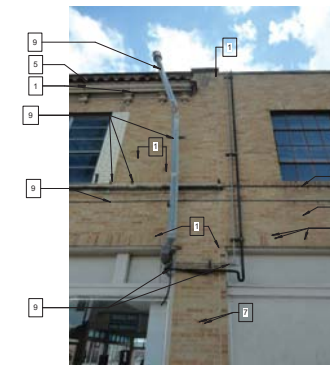
1. REPOINT BRICK, STONE, STONE SILLS, CAST STONE, JOINTS, ETC.
2. CLEAN MATERIAL - CONCRETE COLUMNS/BEAMS, BRICK, CAST STONE, ETC. - AFTER REPAIRS.
3. REMOVE FOREIGN MATERIAL
4. REPLACE WITH NEW CAST STONE PIECE TO MATCH EXISTING
5. REALIGN AND RESET ALL CLAY TILE AS REQUIRED. REPLACE BROKEN PIECES TO MATCH EXISTING. TYP. AT ALL LOCATIONS
6. EPOXY INJECT ALL CRACKS IN STONE
7. PATCH HOLES
8. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. AFTER STOREFRONT IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED
9. REMOVE ALL EXTRANEOUS PIPING, CONNECTORS, FASTENERS, CONDUIT, ETC. PATCH HOLES, PATCH HOLES OR REPLACE BRICK AS NEEDED
10. REMOVE MORTAR
11. REPAIR AND CLEAN ALUMINUM WINDOWS. RECAULK WHERE NEEDED. MAKE FULLY OPERABLE
12. CLEAN STEEL LINTEL TO REMOVE ALL PAINT, RUST, SCALE, ETC. - PRIME W/ RUST INHIBITIVE PRIMER AND PAINT - TYP.
13. CAREFULLY REMOVE GLAZING COMPOUND THEN NUMBER PIECES FOR RE-INSTALLATION. CLEAN, CLEAN AND REPAIR HARDWARE AS REQUIRED TO ACHIEVE A FULL, SMOOTH OPERATION
14. ENSURE WINDOW UNIT IS IN COMPLETE WORKING OPERATION
15. REMOVE ALL PAINT, SCALE AND RUST FROM STEEL FRAME. PRIME W/ RUST INHIBITIVE PRIMER AND PAINT
16. ENSURE STONE IS STABLE AND SECURED TO WALL. TYP. AT ALL CAST STONE SILLS, BELTS, DETAIL, CORBELLS, ETC.
17. REMOVE SEALANT AND PAINT AT BRICK
18. REMOVE CEMENT PARING
19. REMOVE POSTS
20. REPLACE BROKEN OR CRACKED BRICK W/ SALVAGED BRICK FROM NEW ENTRY
21. REMOVE TILE AND BACKER BOARD
22. POWERWASH WITH WATER AND BICODIE - AFTER STONE RESTORATION IS COMPLETE
23. REMOVE ALL RUST FROM RE-BAR AND PAINT W/ RUST INHIBITIVE PRIMER PRIOR TO INSTALLING DUTCHMAN - REMOVE LOOSE PIECES
24. CREATE DUTCHMAN TO MATCH EXISTING FOR ALL MISSING CAST STONE ELEMENTS - ATTACH W/ STAINLESS STEEL PINS AND EPOXY
25. ENSURE STABILITY OF COLUMNNETTES AND SECURE CONNECTION
26. FABRICATE NEW URN TO MATCH EXISTING
27. REMOVE DOOR IN ITS ENTIRETY
28. BUILD NEW BRICK COLUMNS ON EXISTING PLINTH, SIMILAR TO WINDOWS ON FRONT (WEST)
29. REALIGN STONE CORNICE
30. AT CONCRETE BEAMS - REMOVE PAINT, PATCH HOLES, FILL CRACKS W/ EPOXY, REPAINT WITH AN ELASTOMERIC COATING
31. RESET BRICK / STONE
32. REMOVE INFILL FROM OPENING. AFTER INFILL IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED
33. ELASTOMERIC COATING AT CONCRETE GRADE BEAM
34. REF. ELEC. DRAWINGS FOR NEW ELECTRICAL EQUIPMENT
35. PROVIDE CONCRETE PATCH. USE STAINLESS STEEL PINS AS NEEDED. FLUSH OUT WITH EXISTING ADJACENT SURFACES
36. REMOVE EXISTING GARAGE DOOR. AFTER GARAGE DOOR IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED

NEW WORK GENERAL NOTES:

1. THIS IS A HISTORIC BUILDING AND CONTRIBUTING STRUCTURES TO A LOCAL HISTORIC DISTRICT. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. GO TO WWW.NPS.GOV FOR THE STANDARDS AND FOR NATIONAL PARK SERVICE BRIEFS REGARDING REPOINTING, REPAIR, AND CLEANING OF MASONRY, AND THE RESTORATION OF STEEL WINDOWS.

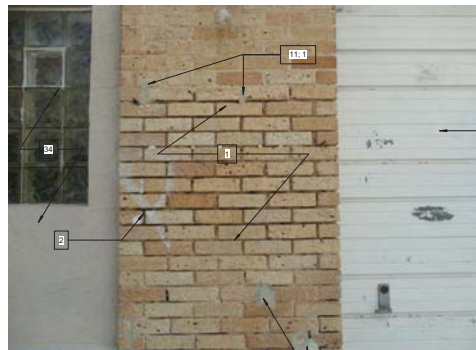
GENERAL NOTES FOR ALL METAL WINDOWS:

1. REMOVE ALL GLAZING COMPOUND
2. CAREFULLY REMOVE GLASS-NUMBER PIECES FOR REINSTALLATION OR PROVIDE NEW WHERE BROKEN OR MISSING
3. CLEAN ALL STEEL COMPONENTS TO COMPLETELY REMOVE PAINT, RUST, SCALE, OLD GLAZING COMPOUND, ETC.
4. TAKE CARE NOT TO DAMAGE BRICK OR CAST STONE
5. REPAIR ANY DAMAGED OR REPLACE MISSING SECTIONS, ENSURE A COMPLETE, SMOOTH OPERATION
6. PRIME, WITH RUST INHIBITIVE PRIMER AND PAINT



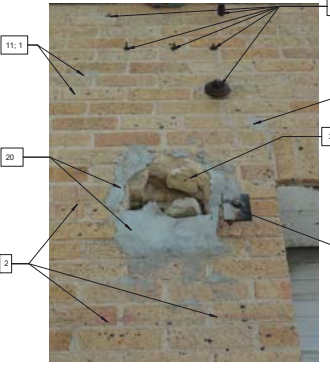
3 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



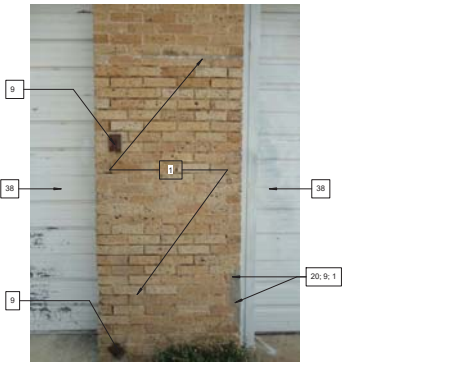
2 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



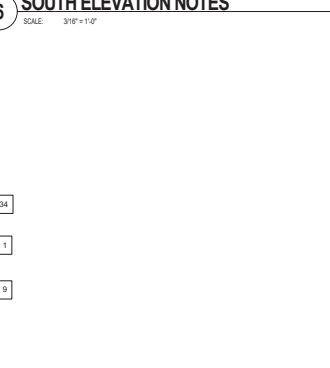
6 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



5 SOUTH ELEVATION NOTES

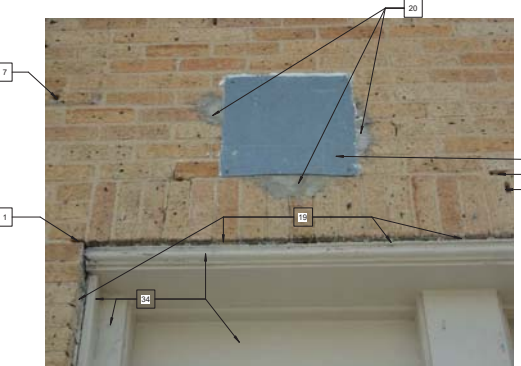
SCALE: 3/16" = 1'-0"



NOTE: REF. SIA201 FOR ADDITIONAL INFORMATION.

8 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



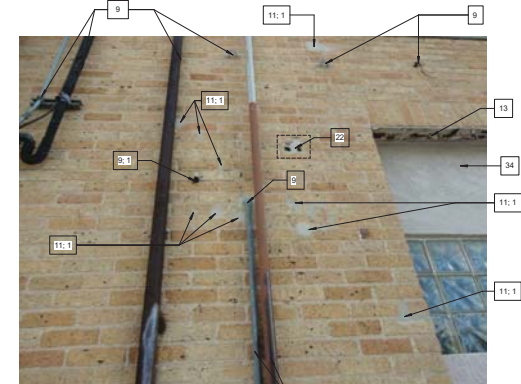
1 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



7 SOUTH ELEVATION NOTES

SCALE: 3/16" = 1'-0"



Revisions		
Number	Description	Date

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MURRAY MOTORS

900 Broadway
San Antonio, TX

project #: 16.269
date: 10/11/17
drawn by: ALC
checked by: GTS
drawing title: EXTERIOR ELEVATION NOTES
drawing number:

A204

EXTERIOR RENOVATION KEY NOTES

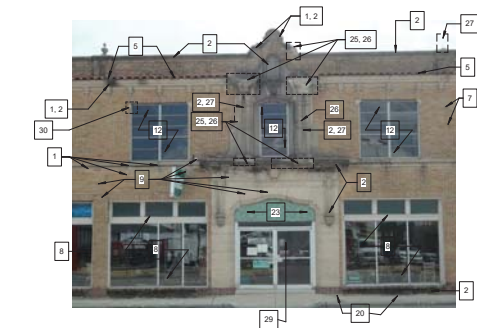
1. REPOINT BRICK, STONE, STONE SILLS, CAST STONE, JOINTS, ETC.
2. CLEAN MATERIAL, CONCRETE COLUMNS/BEAMS; BRICK, CAST STONE, ETC. - AFTER REPAIRS.
3. REMOVE FOREIGN MATERIAL.
4. REPLACE WITH NEW CAST STONE PIECE TO MATCH EXISTING.
5. REALIGN AND RESET ALL CLAY TILE AS REQUIRED. REPAIR BROKEN PIECES TO MATCH EXISTING. TYP. AT ALL LOCATIONS.
6. EPPOXY INJECT ALL CRACKS IN STONE.
7. PATCH HOLES
8. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. AFTER STOREFRONT IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED.
9. REMOVE ALL EXTRANEIOUS PIPING, CONNECTORS, FASTENERS, CONDUIT, ETC. PATCH HOLES; PATCH HOLES OR REPLACE BRICK AS NEEDED.
10. REMOVE SEALANT AND RE-CAULK, TYP.
11. REMOVE MORTAR
12. REPAIR AND CLEAN ALUMINUM WINDOWS, RECAULK WHERE NEEDED. MAKE FULLY OPERABLE.
13. CLEAN STEEL LINTEL TO REMOVE ALL PAINT, RUST, SCALE, ETC. - PRIME W/ RUST INHIBITIVE PRIMER AND PAINT. TYP.
14. CAREFULLY REMOVE GLAZING COMPOUND THEN NUMBER PIECES FOR RE-INSTALLATION; CLEAN, CLEAN AND REPAIR HARDWARE AS REQUIRED TO ACHIEVE A FULL, SMOOTH OPERATION.
15. ENSURE WINDOW UNIT IS IN COMPLETE WORKING OPERATION.
16. REMOVE ALL PAINT, SCALE AND RUST FROM STEEL FRAME. PRIME W/ RUST INHIBITIVE PRIMER AND PAINT.
17. ENSURE STONE IS STABLE AND SECURED TO WALL. TYP. AT ALL CAST STONE SILLS, BELTS, DETAIL, CORNICES, ETC.
18. REMOVE SEALANT AND PAINT AT BRICK.
19. REMOVE CEMENT PARING.
20. REMOVE PORTS.
21. REPLACE BROKEN OR CRACKED BRICK W/ SALVAGED BRICK FROM NEW ENTRY.
22. REMOVE TILE AND BACKER BOARD.
23. POWERWASH WITH WATER AND BIOCIDE - AFTER STONE RESTORATION IS COMPLETE.
24. REMOVE ALL RUST FROM RE-BAR AND PAINT W/ RUST INHIBITIVE PRIMER PRIOR TO INSTALLING DUTCHMAN. REMOVE LOOSE PIECES.
25. CREATE DUTCHMAN TO MATCH EXISTING FOR ALL MISSING CAST STONE ELEMENTS. ATTACH W/ STAINLESS STEEL PINS AND EPOXY.
26. ENSURE STABILITY OF COLUMNETTES AND SECURE CONNECTION.
27. FABRICATE NEW IRON TO MATCH EXISTING.
28. REMOVE DOOR IN ITS ENTIRETY.
29. BUILD NEW BRICK COLUMNS ON EXISTING PLINTH, SIMILAR TO WINDOWS ON FRONT (WEST).
30. REALIGN STONE CORNICE.
31. AT CONCRETE BEAMS - REMOVE PAINT, PATCH HOLES, FILL CRACKS W/ EPOXY, REPAINT WITH AN ELASTOMERIC COATING.
32. RESET BRICK / STONE.
33. REMOVE INFILL FROM OPENING. AFTER INFILL IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED.
34. ELASTOMERIC COATING AT CONCRETE GRADE BEAM. REF. ELEC. DRAWINGS FOR NEW ELECTRICAL EQUIPMENT.
35. PROVIDE CONCRETE PATCH. USE STAINLESS STEEL PINS AS NEEDED. FLUSH OUT WITH EXISTING ADJACENT SURFACES.
36. REMOVE EXISTING GARAGE DOOR. AFTER GARAGE DOOR IS REMOVED, REMOVE ALL SEALANT AND PAINT FROM BRICK - CLEAN AND REPOINT AS REQUIRED.

NEW WORK GENERAL NOTES:

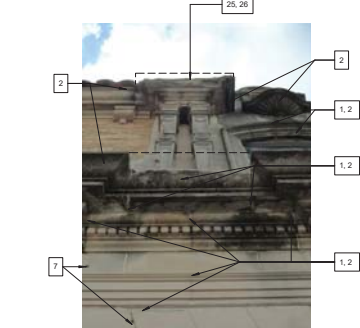
1. THIS IS A HISTORIC BUILDING AND CONTRIBUTING STRUCTURES TO A LOCAL HISTORIC DISTRICT. ALL WORK SHALL CONFORM TO "THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES" GO TO WWW.NPS.GOV FOR THE STANDARDS AND FOR NATIONAL PARK SERVICE BRIEFS REGARDING REPORTING, REPAIR, AND CLEANING OF MASONRY AND THE RESTORATION OF STEEL WINDOWS.

GENERAL NOTES FOR ALL METAL WINDOWS:

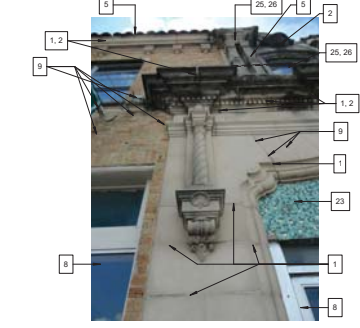
1. REMOVE ALL GLAZING COMPOUND.
2. CAREFULLY REMOVE GLASS-NUMBER PIECES FOR RE-INSTALLATION OR PROVIDE NEW WHERE BROKEN OR MISSING.
3. CLEAN ALL STEEL COMPONENTS TO COMPLETELY REMOVE PAINT, RUST, SCALE, OLD GLAZING COMPOUND, ETC.
4. TAKE CARE NOT TO DAMAGE BRICK OR CAST STONE.
5. REPAIR ANY DAMAGED OR REPLACE MISSING SECTIONS. ENSURE A COMPLETE, SMOOTH OPERATION.
6. PRIME, WITH RUST INHIBITIVE PRIMER AND PAINT



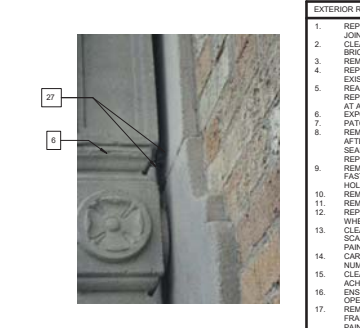
1 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



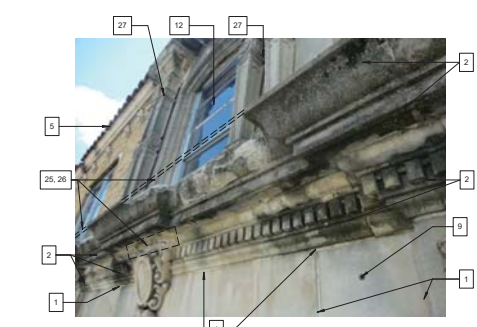
2 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



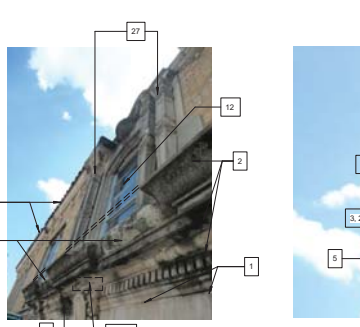
4 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



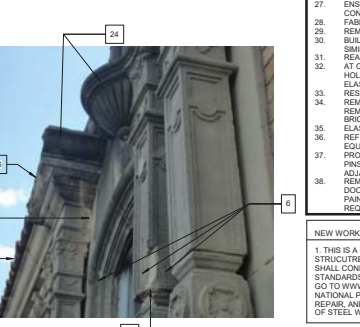
5 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



6 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



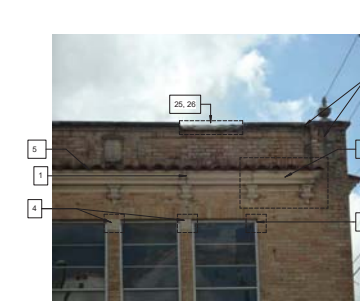
7 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



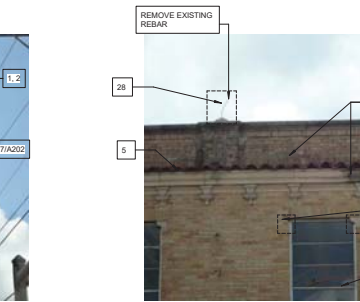
8 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



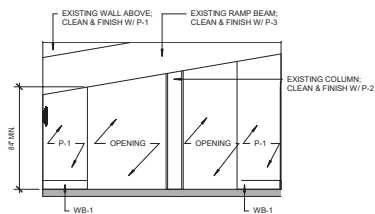
9 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



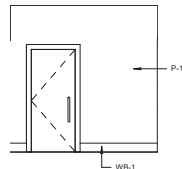
10 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



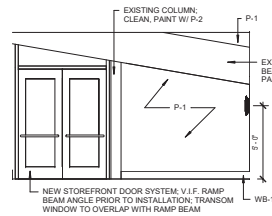
11 WEST ELEVATION NOTES
SCALE: 3/16" = 1'-0"



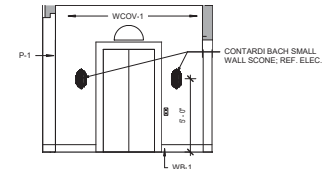
1 LOBBY ELEVATION A
SCALE: 1/4" = 1'-0"



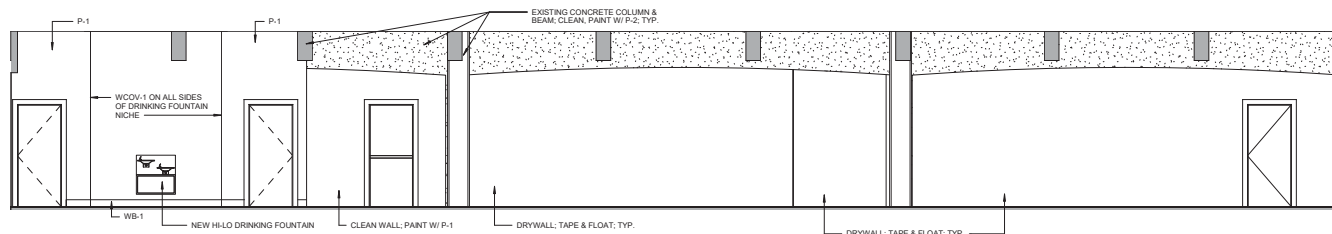
2 LOBBY ELEVATION B
SCALE: 1/4" = 1'-0"



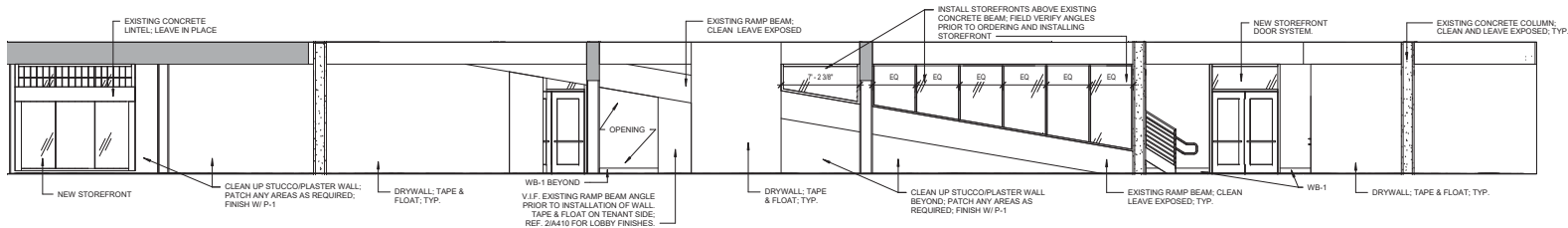
3 LOBBY ELEVATION C
SCALE: 1/4" = 1'-0"



4 LOBBY ELEVATION D
SCALE: 1/4" = 1'-0"



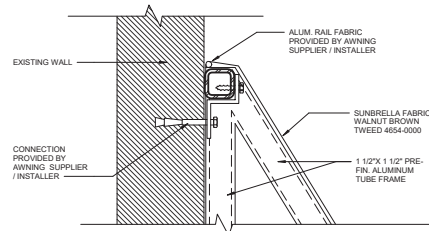
5 INTERIOR ELEVATION EAST
SCALE: 1/8" = 1'-0"



6 INTERIOR ELEVATION NORTH
SCALE: 3/16" = 1'-0"

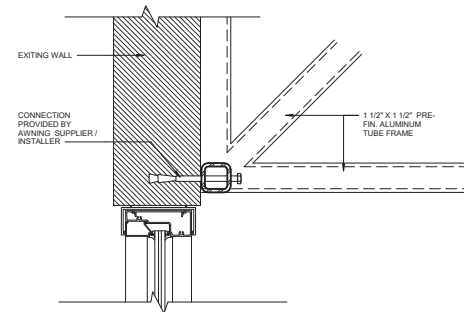
WALL SECTION NOTES

1. AT ALL REFERENCES TO ALUMINUM SUB-SILL, PROVIDE ALUMINUM SUB-SILL WITH END DAMS. TURN END DAMS UP A MINIMUM OF 6".
2. PROVIDE MASONRY WEEP HOLES AT 32" O.C. MAX.
3. AT PERIMETER JOINT BETWEEN ALUMINUM FRAMES AND DISSIMILAR MATERIALS, PROVIDE MINIMUM OF 3/8" JOINT WITH BACKER ROD AND SEALANT.
4. CONTRACTOR SHALL CROSS-REFERENCE STRUCTURAL COMPONENT DIMENSIONS WITH STRUCTURAL DRAWINGS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO INSTALLATION.
5. ALL EXPOSED METALS (INTERIOR AND EXTERIOR), EXCEPT GALVANIZED AND PRE-FINISHED ITEMS, SHALL BE FINISH PAINTED - COLOR SELECTED BY ARCHITECT.
6. EXPOSED CONCRETE WALLS, COLUMNS AND BEAMS TO HAVE "RUBBED OR THOROSEAL" FINISH - COLOR SELECTED BY ARCHITECT.
7. SEE INTERIOR ELEVATIONS FOR MATERIALS FINISH TRANSITION AT EACH ROOM.
8. REFER TO ROOF PLAN, ROOF DETAILS A150 FOR TYPICAL ROOF AND FLASHING DETAILS.
9. REFERENCE FINISH SCHEDULES FOR SPECIAL FINISHES AT DECORATIVE INTERIOR WALLS.
10. REFERENCE EXTERIOR ELEVATIONS FOR VENEER FINISH PATTERNS.



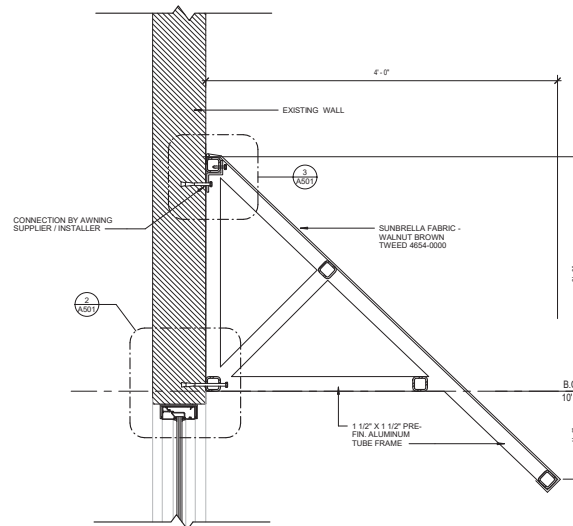
3 FABRIC AWNING

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



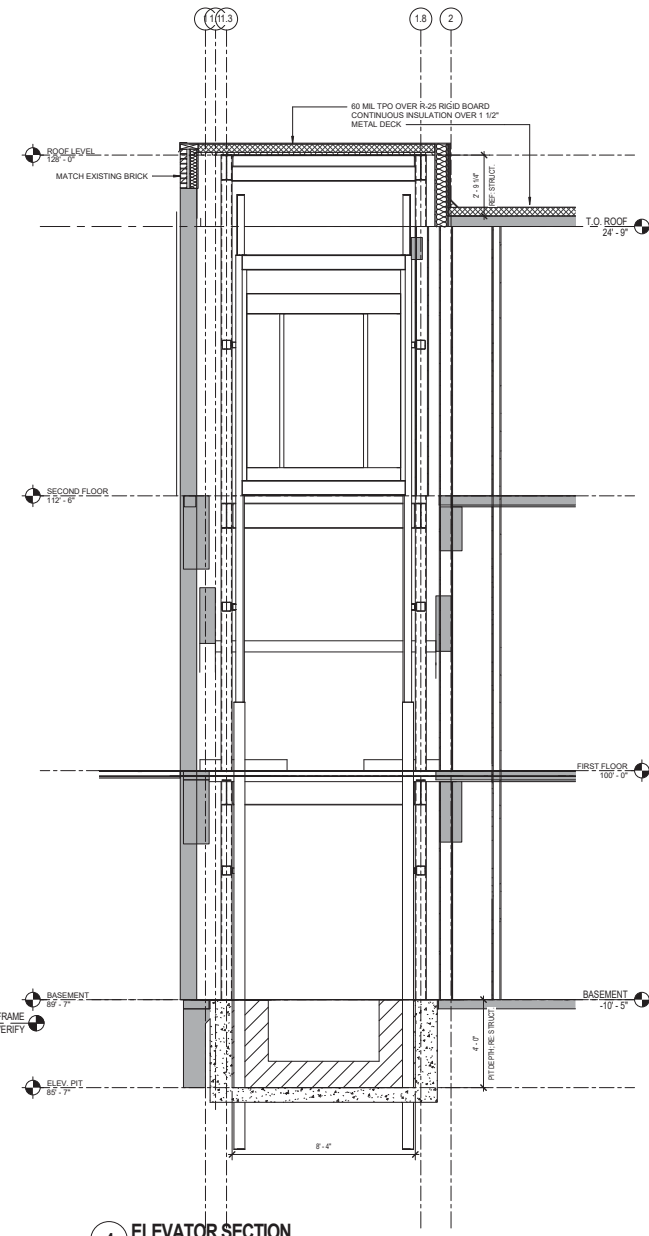
2 FABRIC AWNING

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



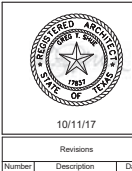
1 FABRIC AWNINGS

SCALE: 1/12" = 1'-0"



4 ELEVATOR SECTION

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



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project #: 16.269
date: 10/11/17
drawn by: MM
checked by: Checker
drawing title:

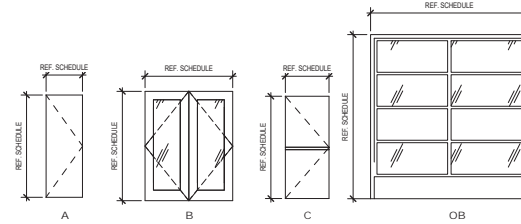
WALL SECTIONS

drawing number:

DOOR SCHEDULE									
DOOR NO.	DOOR				FRAME		COMMENTS		
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH			
002	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	PULL HANDLE / PANIC HARDWARE W/ CLOSER & KICKPLATE	H.M.	DARK BRONZE
004	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER LOCKSET, KICK PLATE	H.M.	DARK BRONZE
005	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER LOCKSET, KICK PLATE	H.M.	DARK BRONZE
007	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER LOCKSET, KICK PLATE	H.M.	DARK BRONZE
100	B	6'-0"	7'-0"	1 3/4"	Glass - Clear, Grey	DARK BRONZE	PULL HANDLES / PANIC HARDWARE W/ CLOSER	ALUM.	DARK BRONZE
101	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	PULL HANDLE / PANIC HARDWARE W/ CLOSER & KICKPLATE	H.M.	DARK BRONZE
103	B	6'-0"	7'-0"	1 3/4"	Glass - Clear, Grey	DARK BRONZE	PULL HANDLES / PANIC HARDWARE W/ CLOSER	ALUM.	DARK BRONZE
104	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER PASSAGE SET	H.M.	DARK BRONZE
105	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER PASSAGE SET	H.M.	DARK BRONZE
106A	C	3'-0"	7'-0"	1 3/4"	H.M.	DARK BRONZE	CRASH BAR W/ KICK PLATE & CLOSER	ALUM.	DARK BRONZE
106B	OB	FIELD VERIFY	PER. MANUF.	GLASS / STEEL	DARK BRONZE	NA	NO TRAVEL, FIXED IN PLACE	STEEL	DARK BRONZE
107	OB	FIELD VERIFY	PER. MANUF.	GLASS / STEEL	DARK BRONZE	NA	NO TRAVEL, FIXED IN PLACE	STEEL	DARK BRONZE
108	C	3'-0"	7'-0"	1 3/4"	H.M.	DARK BRONZE	CRASH BAR W/ KICK PLATE & CLOSER	ALUM.	DARK BRONZE
201	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	PULL HANDLE / PANIC HARDWARE W/ CLOSER	H.M.	DARK BRONZE
203	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	PULL HANDLE / PANIC HARDWARE W/ CLOSER	H.M.	DARK BRONZE
204	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER PASSAGE SET	H.M.	DARK BRONZE
205	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER PASSAGE SET	H.M.	DARK BRONZE
206	A	3'-0"	7'-0"	1 3/4"	SC.WD.	PL-2	LEVER LOCKSET	H.M.	DARK BRONZE

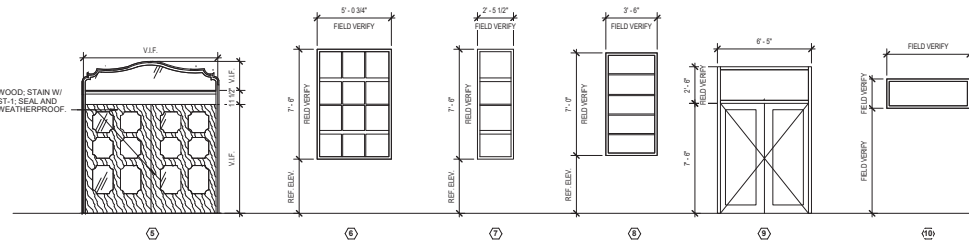
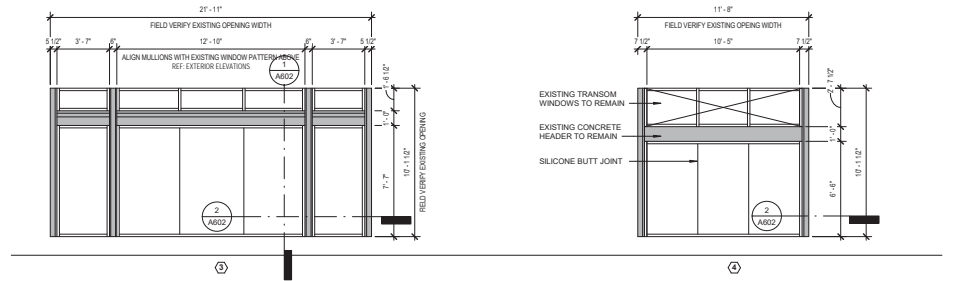
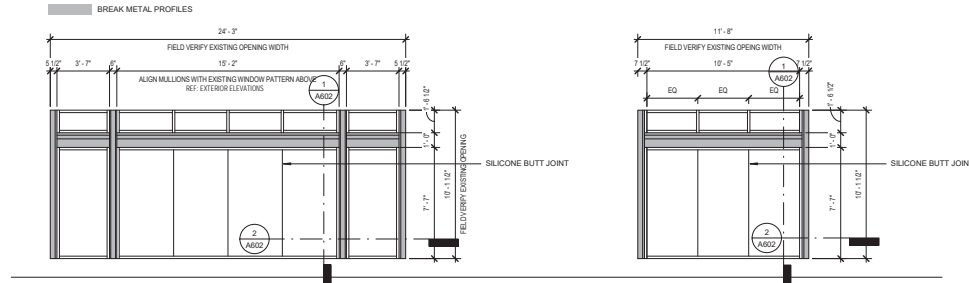
DOOR TYPES

SCALE 1/4" = 1'-0"



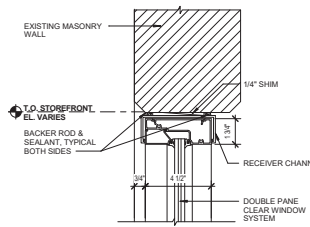
DOOR AND WINDOW GENERAL NOTES:

1. INSTALL TEMPERED OR SAFETY GLASS IN OPENINGS WHERE REQUIRED BY CODE.
2. SET WINDOW SUBSILLS IN CONTINUOUS BEAD OF SEALANT.
3. TURN SUBSILLS AND FLASHING MEMBRANE UP AT JAMBS (5" MINIMUM) TO FORM END DAMS.
4. SPACE ANCHORS OF DOOR AND WINDOW FRAMES NO MORE THAN 16" O.C.
5. INSTALL ONE WINDOW FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO PROCEEDING.
6. VERIFY HEAD HEIGHTS OF OPENINGS ON THE EXTERIOR AND INTERIOR ELEVATIONS. INFORM THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.



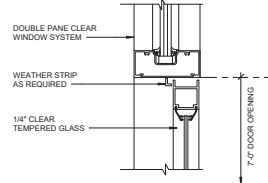
WINDOW TYPES

SCALE 1/4" = 1'-0"



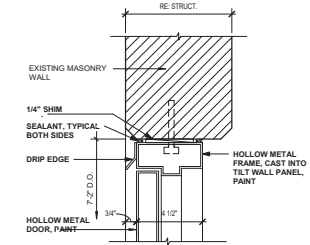
4 WINDOW HEAD/JAMB

SCALE 3/4" = 1'-0"



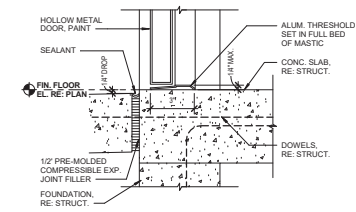
6 STOREFRONT HEAD / JAMB

SCALE 3/4" = 1'-0"



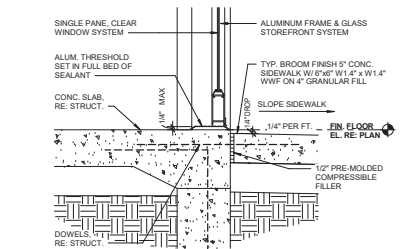
2 HOLLOW METAL DOOR HEAD/JAMB

SCALE 3/4" = 1'-0"



1 HOLLOW METAL DOOR SILL

SCALE 3/4" = 1'-0"



5 STOREFRONT THRESHOLD

SCALE 3/4" = 1'-0"



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San Antonio, Tx

DOOR AND WINDOW DETAILS

drawing number:

1 SECTION THROUGH NEW STOREFRONT
SCALE: 1/2" = 1'-0"



10/11/17

Revisions		
Number	Description	Date

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MURRAY MOTORS
900 Broadway
San Antonio, Tx

project #: 16.269
date: 10/11/17
drawn by: Author
checked by: Checker
drawing title:

ROOM FINISH SCHEDULES

drawing number:

A610

ROOM FINISH SCHEDULE										
RM. NO.	ROOM NAME	FLOORING		CEILING		WALLS			REMARKS	
		FINISH	BASE	FINISH	HEIGHT	PLAN NORTH	PLAN SOUTH	PLAN EAST		
001	BASEMENT	SC-1	NA	NA	OPEN					CLEAN WALLS, CEILINGS FLOOR, PROVIDE WB-1 AT ALL NEW WALLS
002	STAIR 1	SC-1	WB-1	P-1	NA	P-1	P-1	P-1		
003	BASEMENT ELEVATOR				PER. MANUF.					COORDINATE W/ INTERIOR DESIGNER
004	JAN.	SC-1	WB-1	P-1	OPEN	P-1	P-1	P-1	P-1	
005	ELEVATOR EQUIP. RM.	SC-1	WB-1	P-1	OPEN	P-1	P-1	P-1	P-1	
006	STAIR 2	WOOD	WB-1	P-1	OPEN	P-1	P-1	P-1	P-1	
007	MECHANICAL	SC-1	WB-1	P-1	OPEN	P-1	P-1	P-1	P-1	
100	LOBBY	SC-1	WB-1	P-1	10'-0"	REF. ELEV.	REF. ELEV.	REF. ELEV.	REF. ELEV.	
101	STAIR 1	SC-1	WB-1	P-1	NA	P-1	P-1	P-1	P-1	
102	ELEV.				PER. MANUF.					COORDINATE W/ INTERIOR DESIGNER
103	STAIR 3	SC-1	WB-1	P-1	NA					
104	MENS RR	SC-1	WT-1	P-1	10'-0"	WT-1 / P-1	P-1	WT-1 / P-1	WT-1	REF. ELEVATIONS FOR FINISH LOCATIONS
105	WOMENS RR	SC-1	WT-1	P-1	10'-0"	WT-1 / P-1	P-1	WT-1 / P-1	WT-1	REF. ELEVATIONS FOR FINISH LOCATIONS
106	TENANT	SC-1	NA	NA	OPEN					TAPE & FLOAT WALLS - FINISHES TO BE COORDINATED IN INTERIOR PACKAGE
107	CLOSET	SC-1	NA	NA	OPEN					TAPE & FLOAT WALLS - FINISHES TO BE COORDINATED IN INTERIOR PACKAGE
200	TENANT	SC-1	NA	NA	OPEN					TAPE & FLOAT WALLS - FINISHES TO BE COORDINATED IN INTERIOR PACKAGE
201	STAIR 1	SC-1	WB-1	P-1	NA					TAPE & FLOAT WALLS - FINISHES TO BE COORDINATED IN INTERIOR PACKAGE
202	ELEV.				PER. MANUF.					COORDINATE W/ INTERIOR DESIGNER
203	STAIR 3	SC-1	WB-1	P-1	NA					TAPE & FLOAT WALLS - FINISHES TO BE COORDINATED IN INTERIOR PACKAGE
204	MENS RR	SC-1	WT-1	P-1	10'-0"	WT-1 / P-1	P-1	WT-1 / P-1	P-1	REF. ELEVATIONS FOR FINISH LOCATIONS
205	WOMENS RR	SC-1	WT-1	P-1	10'-0"	WT-1 / P-1	P-1	WT-1 / P-1	P-1	REF. ELEVATIONS FOR FINISH LOCATIONS
206	ROOF HATCH	SC-1	WB-1	P-1	OPEN	P-1	P-1	P-1	P-1	

MATERIAL FINISH SCHEDULE						
NO.	MATERIAL	MANUFACTURER	DESCRIPTION	MODEL	COLOR	NOTES
01	FLOOR FINISH					
SC-1	SEALED CONCRETE					CLEAN AND POLISH EXISTING FLOOR
02	WALL BASE					
WB-1	RESILIENT WALL BASE	JOHNSONITE		6"	66 EITHER ORE	
03	WALL FINISH					
P-1	FIELD PAINT	PPG		PPG 1029-4	PHOTO GRAY	
P-2	ACCENT PAINT	PPG		PPG 1029-5	AUTUMN GRAY	
P-3	ACCENT PAINT	PPG		PPG 1027-6	CONSERVATION	
P-4	DOOR TRIM	PPG		PPG 1023-7	AFTERNOON TEA	
WCOV-1	WALLCOVERING	TRU-KES		ZVBN-06 BANKWIRE	FERRIC	CONTACT: FRIEDA LUJAN 210.849.4726
WT-1	WALL TILE	STONEPEAK CERAMICS	12X12; RESTROOM WALLS	US012120104	GREY ORNASTY	CONTACT: NANCY BECKER 210.341.4110; PROVIDE MATCHING WALL BASE & BULLNOSE
04	LAMINATES & SOLID SURFACES					
PL-1	PLASTIC LAMINATE	WILSONART		TRACELESS FINISH 15505-31	BLACK VELVET	
QS-1	QUARTZ SURFACE	CAMBRIA	RESTROOM COUNTER & BACKSPLASH	COASTAL COLLECTION	SEAGROVE	CONTACT: ALLISON WHITE 832.469.4788
05	EXTERIOR FINISHES					
AM-1	ALUMINUM STOREFRONT MULLIONS	TUBELITE OR EQUAL		CLASS 1 - AAMA 611	DB-DARK BRONZE ANODIZED	
AW-1	AWNING FABRIC	SUNBELLA		4618-0000	WALNUT BROWN TWEED	CONTACT: TODD TRAUBE 210.258.1099
ST-1	WOOD STAIN	SHERWIN WILLIAMS		SPICEWOOD	SW 3021	

*COORDINATE W/ INTERIOR DESIGNER ON RESTROOM PARTITION FINISHES

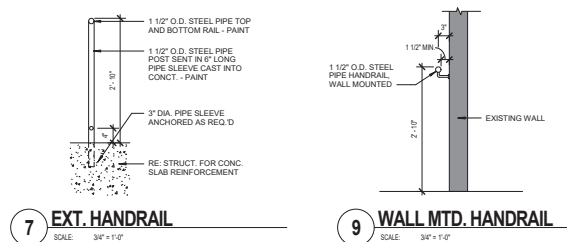


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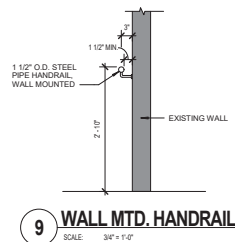
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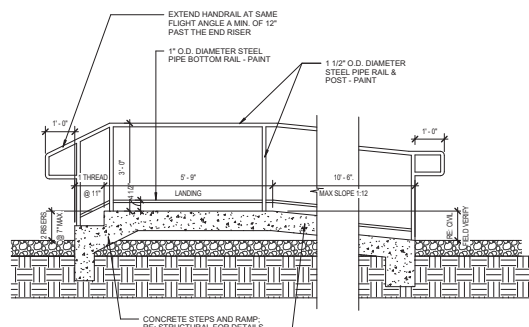
project #:	16.26
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drawn by:	Al
checked by:	Check
drawing title:	
STAIR DETAILS	
drawing number:	



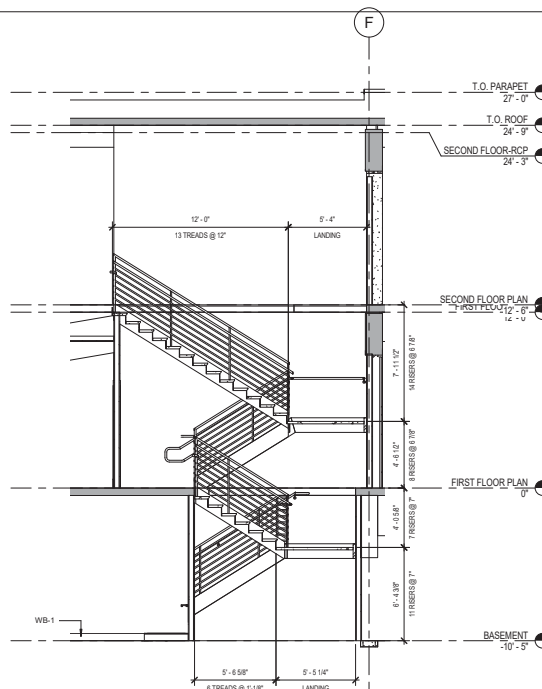
7 EXT. HANDRAIL
SCALE: 3/4" = 1'-0"



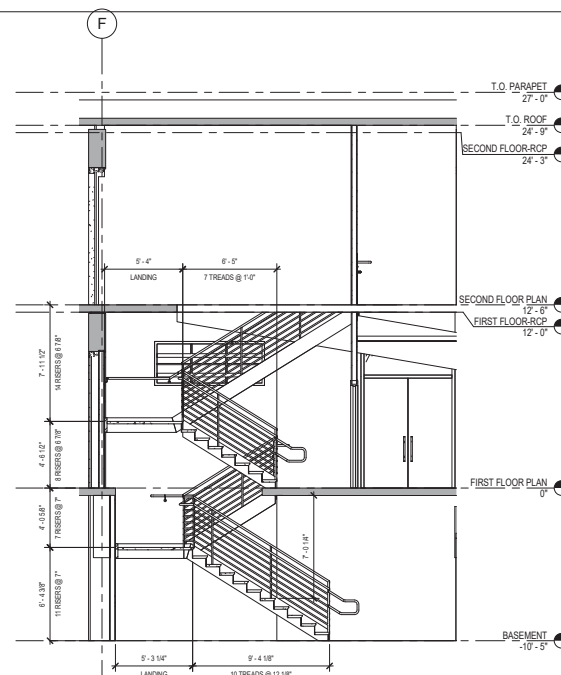
9 WALL MTD. HANDRAIL
SCALE: 3/4" = 1'-0"



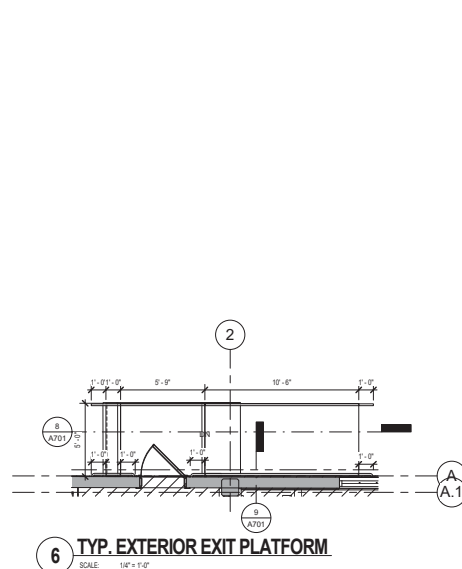
8 EXTERIOR RAMP AND STEPS



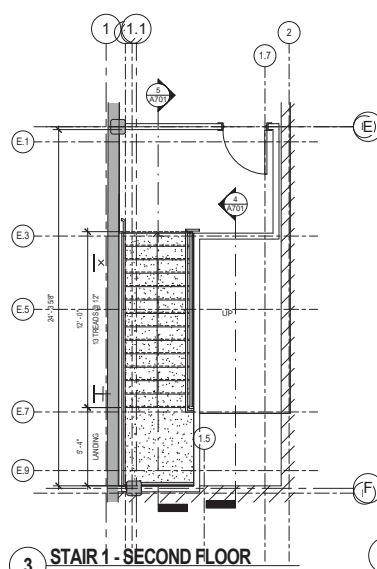
5 STAIR 1 SECTION B
SCALE: 1/4" = 1'-0"



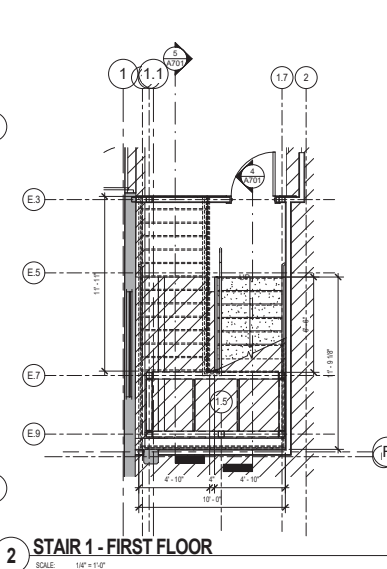
4 STAIR 1 SECTION A
SCALE: 1/4" = 1'-0"



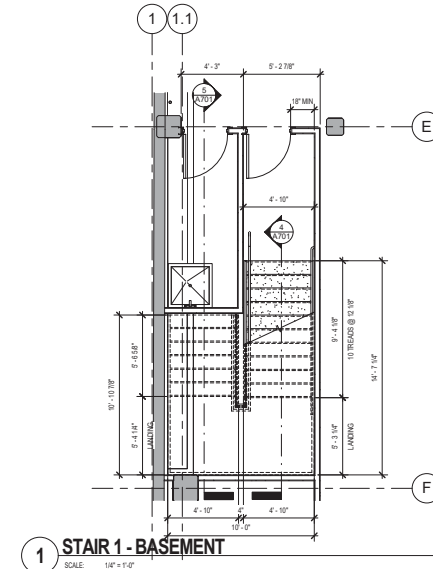
6 **TYP. EXTERIOR EXIT PLATFORM**
SCALE: 1/4" = 1'-0"



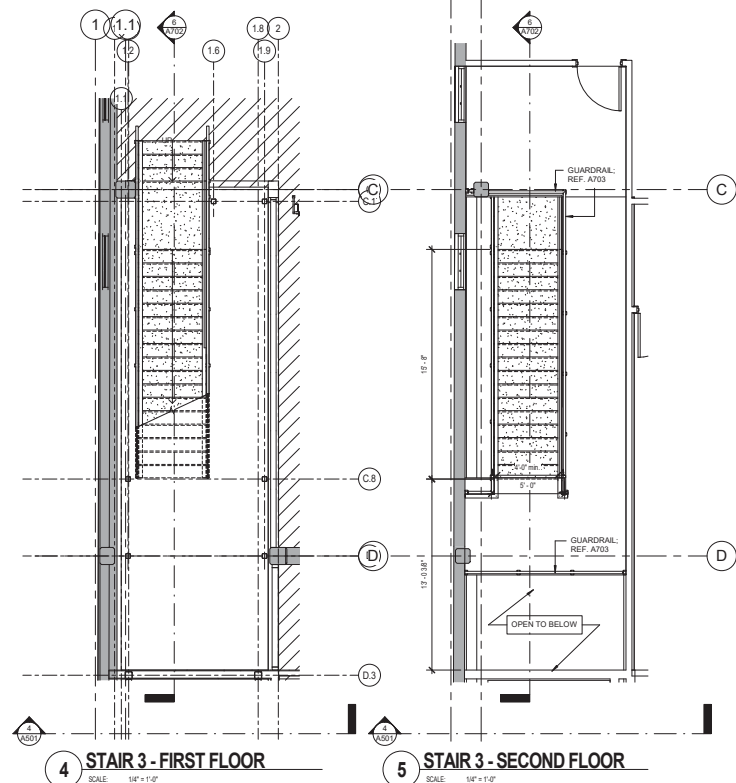
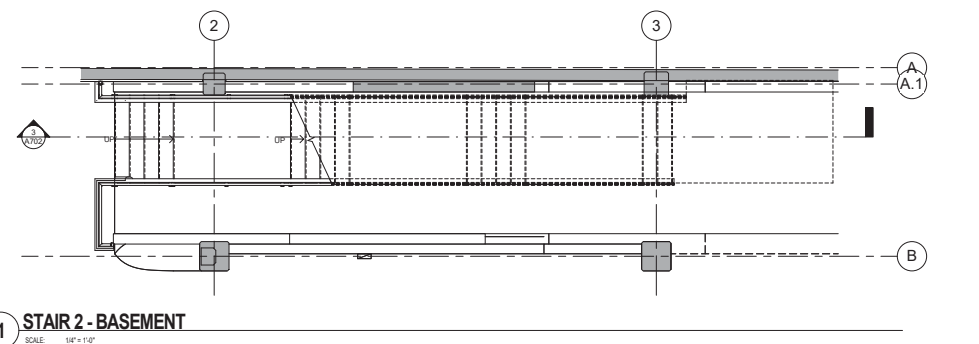
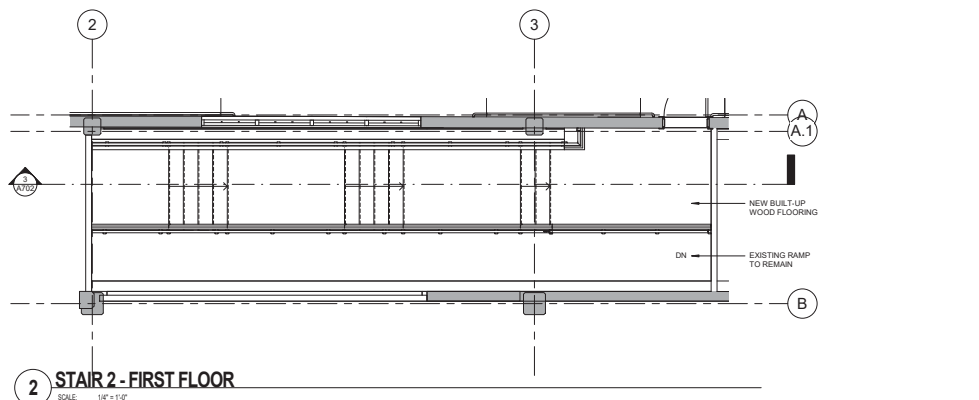
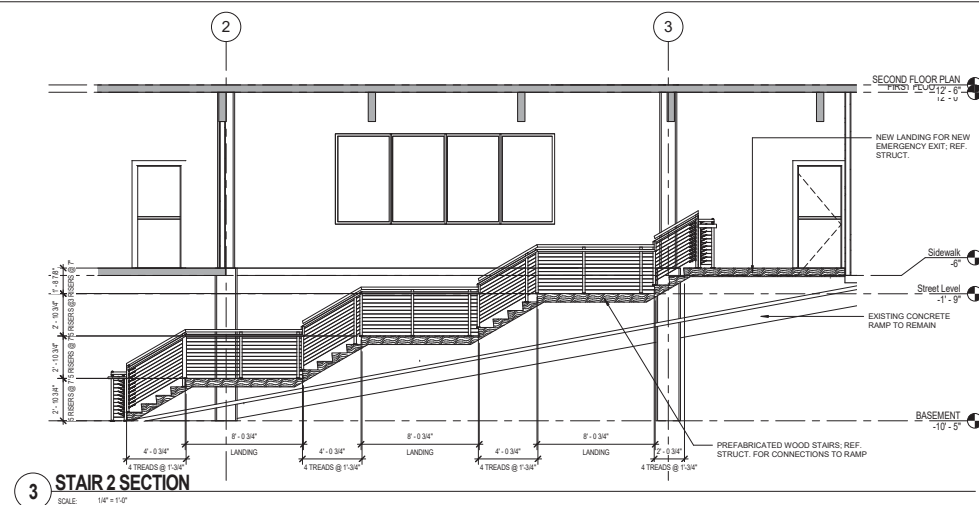
3 STAIR 1 - SECOND FLOOR

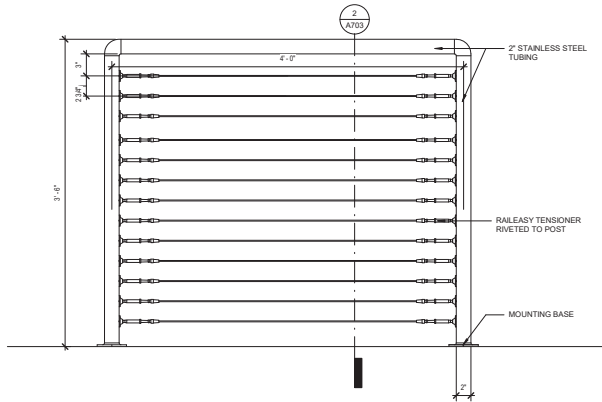


2 STAIR 1 - FIRST FLOOR
SCALE: 1/4" = 1'-0"

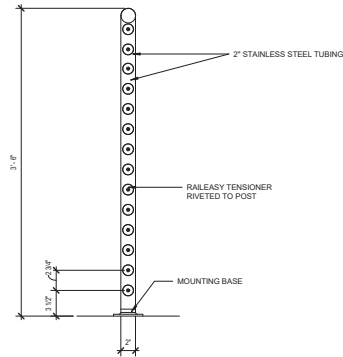


1 STAIR 1 - BASEMENT

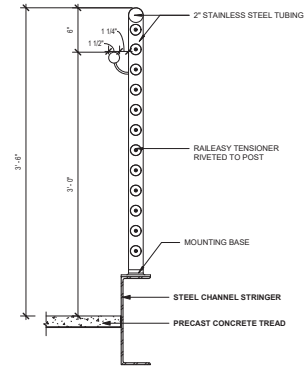




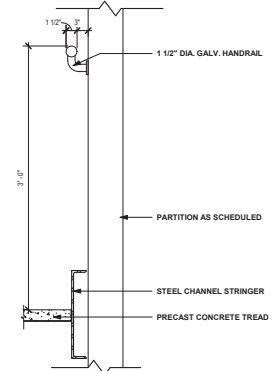
1 GUARDRAIL ELEVATION
SCALE: 1/12" = 1'-0"



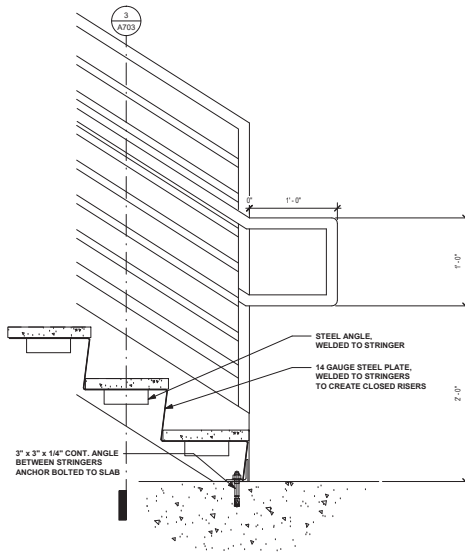
2 GUARDRAIL SECTION
SCALE: 1/12" = 1'-0"



3 STAIR RAILING SECTION
SCALE: 1/12" = 1'-0"



4 WALL MOUNTED RAILING
SCALE: 1/12" = 1'-0"



5 STAIR TREAD DETAIL
SCALE: 1/12" = 1'-0"

Revisions		
Number	Description	Date

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MURRAY MOTORS

900 Broadway
San Antonio, Tx

project #: 16.269
date: 10/11/17
drawn by: Author
checked by: Checker
drawing title:

STAIR DETAILS

drawing number:

A703

STRUCTURAL NOTES

GENERAL

- GN-1 BUILDING CODE: IRC 2015 EDITION WITH CITY OF SAN ANTONIO AMENDMENT.
- GN-2 THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.
- GN-3 THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE REQUIREMENTS OF OTHER TRADES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) WITH THE STRUCTURAL DOCUMENTS PRIOR TO FABRICATION OR INSTALLATION OF ANY STRUCTURAL MEMBERS.
- GN-4 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS THOROUGHLY WITH THE CONTRACT DOCUMENTS AND THEN NOTIFY THE ARCHITECT ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE SUBMITTING SHOP DRAWINGS AND PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- GN-5 COMPLETED SHOP DRAWINGS SHALL BE PROVIDED, AS SPECIFIED, FOR ALL FABRICATED ITEMS AND SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS. USE OF STRUCTURAL DRAWINGS WITHOUT PERMISSION IS GROUNDS FOR REJECTION OF SHOP DRAWINGS. THE STRUCTURAL ENGINEER WILL REVIEW SHOP DRAWINGS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. THEREFORE, ALL CLOUDED DIMENSIONS INDICATED ON ANY SHOP DRAWINGS THAT ARE RELATIVE TO EXISTING STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR AND FABRICATOR. AS A MINIMUM, THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED **AS WELL AS SHOP DRAWINGS LISTED IN THE DEFERRED SUBMITTAL SECTION OF THESE NOTES**
- A. CONCRETE MIX DESIGN FOR EACH TYPE OF CONCRETE TO BE USED.
- B. CONCRETE REINFORCING STEEL SHOP DRAWINGS INCLUDING PLACEMENT DRAWINGS AND CUT SHEETS
- C. STRUCTURAL STEEL SHOP DRAWINGS.
- D. METAL DECK DRAWINGS
- GN-6 SHOP DRAWINGS NOT PREVIOUSLY REVIEWED BY THE GENERAL CONTRACTOR SHALL BE RETURNED WITHOUT REVIEW BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER DOES NOT BEAR ANY RESPONSIBILITY TO THE STRUCTURAL MEMBERS BUILT WITHOUT APPROVED SHOP DRAWINGS.
- GN-7 GENERAL CONTRACTOR SHALL INSPECT JOB FOR COMPLETION BEFORE SCHEDULING ANY OBSERVATION BY THE ENGINEER.
- GN-8 SEE ARCH. AND MEP DRAWINGS FOR LOCATIONS AND SIZES OF SLAB OPENINGS, SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY VARIOUS TRADES.
- GN-9 ALL PLUMBING CONDUTS AT FOUNDATION SHOULD HAVE FLEXIBLE CONNECTIONS TO SUSTAIN A MAXIMUM DIFFERENTIAL MOVEMENT OF 1" INCH.
- GN-10 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE UNTIL ALL PERMANENT CONNECTIONS ARE MADE, AND ENCLOSED PERMANENTLY AS PER CONSTRUCTION DOCUMENTS. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION DOCUMENTS OR THE STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE CALCULATIONS SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF TEXAS WHICH VERIFY THE MEANS OF STRUCTURALLY MAINTAINING THE INTEGRITY OF THE COMPLETED PORTION OF THE STRUCTURE.
- GN-11 THE CONTRACTOR IS SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ALL CONSTRUCTION LOADS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR CONSTRUCTION ACTIVITIES.
- GN-12 ALL EXPOSED MISCELLANEOUS STEEL AND LINTEL ANGLES SHALL BE CLEANED AND GALVANIZED. APPLY ZINC COATING BY THE HOT DIP PROCESS AND ACCORDING TO A.S.T.M. A753. WHEN APPLICABLE FIELD WELDS, BOLTED CONNECTIONS AND ABRASION AREAS SHALL BE CLEANED AND TOUCHED UP WITH GALVANIZING REPAIR PAINT IN ACCORDANCE WITH A.S.T.M. A780. THE GALVANIZING REPAIR PAINT SHALL HAVE A HIGH ZINC DUST CONTENT WITH DRY FILM CONTAINING NO LESS THAN 80% ZINC DUST BY WEIGHT, AND COMPLYING WITH THE DOD-10558A OR EQUIVALENT.
- GN-13 CONTRACTOR TO INCLUDE 1,000 POUNDS OF MISC. STEEL (STRUCTURAL STEEL, REINFORCING STEEL, LIGHT GAGE STEEL, AND MISC. STEEL) IN HIS BID PRICE FOR INSTALLATION PER DESIGN TEAM MEMBERS. THIS ALLOWANCE SHOULD INCLUDE LABOR DURING ANYTIME OF CONSTRUCTION.
- GN-14 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- GN-15 PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF ALPHA CONSULTING ENGINEERS, INC. ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED SITE OBSERVATIONS ARE NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
- GN-16 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. FIELD VERIFICATION OF EXISTING CONDITIONS MAY BE REQUIRED TO PROVIDE ACCURATE SHOP DRAWINGS. THE CONTRACTOR IS TO COORDINATE EFFORTS AS REQUIRED AND IS TO REPORT ANY DISCREPANCIES REGARDING THE EXISTING CONDITIONS TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS.
- GN-17 PROTECT ALL REMAINING EXISTING STRUCTURES. ANY DAMAGE TO AN EXISTING STRUCTURE SHALL BE REPAIRED TO EQUIVALENT OR BETTER CONDITION.
- GN-18 PROVIDE CONTRACT JOINTS AT 16" ON CENTER MAXIMUM FOR ALL BRITTLE FINISHES, UNLESS NOTED OTHERWISE BY ARCHITECT.
- GN-19 IF CONFLICT EXISTS BETWEEN DRAWINGS, NOTES, AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS SHALL GOVERN.

SCHEDULE OF SITE OBSERVATIONS BY ENGINEER:

- SO-1 ALL STRUCTURAL ELEMENTS OF THE BUILDING SHALL BE OBSERVED BY THE STRUCTURAL ENGINEER'S REPRESENTATIVE DURING THE CONSTRUCTION PHASE, SO THAT A FINAL LETTER OF COMPLIANCE CAN BE PROVIDED TO THE OWNER AND/OR BUILDING AUTHORITY.
- SO-2 PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE STRUCTURAL ENGINEER TO SET UP A SCHEDULE FOR THE FOLLOWING OBSERVATIONS.
- A. CONCRETE: FOR EACH CONCRETE POUR UNLESS NOTED OTHERWISE BY THE ENGINEER. SEE NOTE 4 OF CONCRETE AND CONCRETE REINFORCEMENT.
- B. STRUCTURAL STEEL: BEFORE CONNECTIONS AND STRUCTURAL MEMBERS ARE HIDDEN BY INSTALLATION OF ARCHITECTURAL FINISHES.
- C. STRUCTURAL FLOOR/ROOF DECK: BEFORE WELDING AND/OR SCREWS ARE HIDDEN BY INSTALLATION OF FLOORING AND/OR ROOFING MATERIAL - COMBINED WITH ITEM "B".
- D. NOTIFY ARCHITECT AT LEAST 24 HOURS BEFORE EACH SITE OBSERVATION IS REQUIRED TO ALLOW TIME FOR ARRANGEMENTS TO BE MADE WITH ENGINEER FOR SITE OBSERVATION.
- NOTE: THESE STRUCTURAL OBSERVATIONS ARE THE REQUIREMENTS OF THE STRUCTURAL ENGINEER AND DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS REQUIRED BY CHAPTER 17 OF THE 2015 INTERNATIONAL BUILDING CODE. SPECIAL INSPECTION SHALL BE PERFORMED BY THE SPECIAL INSPECTOR WHO SHALL BE HIRED BY OWNER TO MEET CHAPTER 17 OF IRC 2015.

CONCRETE AND CONCRETE REINFORCEMENT:

- CN-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), THE AMERICAN CONCRETE INSTITUTE.
- CN-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A618, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A186, GRADE 70.
- CN-3 DETAIL REINFORCING BARS AND PROVIDE BAR SPACINGS AND SPACERS IN ACCORDANCE WITH ACI 315.
- CN-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO BEING PLACED IN CONCRETE.
- CN-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.
- CN-6 ALL CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE UNLESS NOTED OTHERWISE. AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS, AND SHALL BE 3/4" TO 1 1/2" NOMINAL AGGREGATE SIZE. CONCRETE ON METAL DECK IS TO UTILIZE 3/4" MAXIMUM AGGREGATE. PROVIDE ADMIXTURES AS REQUIRED TO IMPROVE WORKABILITY. THE GENERAL CONTRACTOR SHALL COORDINATE SLUMP REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES, OR CURING COMPOUNDS WHICH WILL NOT INTERFERE WITH THE BONDING OF FINISH FLEE FLOORS. NO FLY ASH SHALL BE USED AT ARCHITECTUALLY EXPOSED CONCRETE WITHOUT PRIOR APPROVAL FROM ARCHITECT. THE FLYASH CONTENT SHALL NOT EXCEED THE PERCENTAGE OF CEMENTITIOUS MATERIALS SHOWN BELOW. IN ADDITION TO ABOVE THE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS.
- | DESCRIPTION OF USE | f _c | MAX W/C | FLYASH CONTENT |
|------------------------|----------------|---------|----------------|
| SLAB-ON-GRADE | 4,000 PSI | 0.5 | 25% MAX |
| CONCRETE ON METAL DECK | 3,000 PSI | N/A | 25% MAX |
| FOOTINGS | 3,000 PSI | N/A | 25% MAX |
- CN-7 PROVIDE A SET OF CYLINDERS IN ACCORDANCE WITH ASTM C 31 TO BE TAKEN BY AN INDEPENDENT TESTING LAB AT THE FREQUENCY SPECIFIED IN ACI 318 AND THE GOVERNING BUILDING CODE WITH LOCAL AMENDMENTS. COMPRESSION TEST RESULTS SHALL BE REPORTED TO THE ENGINEER WITHIN 24 HOURS.
- CN-8 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.
- CN-9 PORTLAND CEMENT SHALL CONFORM TO ASTM - C150, TYPE III.
- CN-10 NO WELDING OR REINFORCING BARS OR TORSION TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.
- CN-11 CONCRETE COVER SHOULD BE AS FOLLOWS:
- A. FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 INCHES.
- B. WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO WEATHER OR EARTH:
- o BARS 3/4" AND LARGER IN DIAMETER..... 2 INCHES
 - o BARS SMALLER THAN 3/4" IN DIAMETER..... 1 1/2 INCHES
- C. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR EARTH:
- o SLAB ON GRADE (FROM TOP OF SLAB)..... 1 1/2 INCHES
 - o SLABS, WALLS, JOISTS..... 1 1/2 INCHES
 - o No. 14 AND No. 18 BARS..... 1 1/2 INCHES
 - o No. 11 BARS AND SMALLER..... 3/4 INCHES
 - o BEAMS, COLUMNS..... 1 1/2 INCHES
 - o PRIMARY REINF. TIES, STIRRUPS, SPIRALS..... 1 1/2 INCHES
- CN-12 MECHANICAL AND ELECTRICAL CONDUIT CAN NOT BE PLACED IN BEAMS PARALLEL TO BEAM CENTERLINE. PROVIDE A MINIMUM OF 1" CLEAR BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS. CONDUITS SHALL BE PLACED IN THE MIDDLE ONE THIRD OF THE SLAB THICKNESS OR BEAM DEPTH.
- CN-13 SET AND BUILD INTO FORM WORK ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. REBAR PROJECTING FROM CONCRETE SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.

DEFERRED DESIGN SUBMITTAL:

- DD-1 SUBMITTALS LISTED IN DD-2 ARE TO BE DESIGNED, DETAILED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. SEE PLANS AND SPECIFICATIONS FOR DESIGN REQUIREMENTS OF THESE ELEMENTS.
- | DD-2 | ITEM | RESPONSIBLE FOR SHOP DRAWING REVIEW | RESPONSIBLE FOR INSPECTION |
|------|---------------------------|---|----------------------------|
| | o LIGHT GAUGE METAL STUDS | STRUCTURAL ENGINEER AND BUILDING INSPECTOR (COSA) | BUILDING INSPECTOR (COSA) |

METAL DECK:

- MD-1 ALL GALVANIZED (G60 EXCEPT WHERE EXPOSED TO WEATHER, USE G90) METAL ROOF DECK SHALL BE FURNISHED WITH A MINIMUM TWO SPAN CONDITION, UNLESS NOTED OR DETAILED OTHERWISE. ROOF DECK SIZE IS NOTED ON THE PLANS AND SHALL CONFORM TO THE FOLLOWING MINIMUM SECTION PROPERTIES:
- A. ALL ROOF DECK EXCEPT AS NOTED (SUPPORTS SPACED NOT MORE THAN 6'-0" c/c)
- 1 1/2" TYPE "B", 22 GAUGE
- o I = 0.169 IN 4FT.
 - o S_x = 0.186 IN 3FT.
 - o S_y = 0.182 IN 3FT.
 - o F_y = 33,000 PSI
- B. WHERE NOTED AS 1" DEEP DECK (SUPPORT SPACED NOT MORE THAN 4'-0" c/c) 10", TYPE E, 26 GAUGE
- o I = 0.041 IN 4FT.
 - o S_x = 0.067 IN 3FT.
 - o S_y = 0.071 IN 3FT.
 - o F_y = 60,000 PSI
- MD-2 ROOF DECK COMPLYING WITH THE CODE APPLICABLE EDITION OF THE STEEL DECK INSTITUTE SHALL BE ATTACHED TO SUPPORTING MEMBERS TO RESIST A DIAPHRAGM SHEAR FORCE OF THE FOLLOWING:
- A. (TYP. ROOF DECK ATTACHMENT U.N.O.) 1" TYPE 158 DECK SHALL BE ATTACHED TO ALL SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS IN A 3/8" PATTERN. PROVIDE MINIMUM 4 x 410 TIE SCREW SIDE LAP FASTENERS PER SPAN.
- MD-3 ALL FIELD WELDING OF DECK SHALL BE IN STRICT ACCORDANCE WITH ANSII/AWS D1.3. STRUCTURAL WELDING CODE - SHEET STEEL. EACH WELDER MUST DEMONSTRATE AN ABILITY TO PRODUCE SATISFACTORY WELDS USING A PROCEDURE SUCH AS SHOWN IN THE STEEL DECK INSTITUTE MANUAL OF CONSTRUCTION WITH STEEL DECK OR AS DESCRIBED IN ANSII/AWS D1.3.
- MD-4 PAINTED STEEL FLOOR DECK SHALL CONFORM TO LATEST EDITION OF ASTM A653. STRUCTURAL QUALITY (F_y = 60KSI). OTHER PROPERTIES SHALL HAVE THE FOLLOWING MINIMUMS:
- FLOOR DECK:
- | DEPTH | GAGE |
|-------|------|
| 1" | 26 |
- 1" SECTION OF MOMENT OF INERTIA..... 0.040 IN. 4FT.
- S- SECTION MODULUS..... 0.07 IN. 3FT.
- A. DECKING SHALL BE CONTINUOUS OVER AT LEAST 3 SUPPORTS. EACH DECKING PANEL SHALL BE ATTACHED TO SUPPORTING WITH 5/8" DIA. ARC PUDDLE WELDS WITH THE WELDING WASHERS AND TO ADJACENT PANELS WITH 610 SELF-TAPPING SCREWS AT THE SPACING INDICATED BELOW:
- SPACING OF END AND SUPPORT WELDS..... 12" o.c.
- SPACING OF SIDELAPS AND EDGE ATTACHMENTS (SCREWS)..... 12" o.c.
- MD-5 WIRE MESH SHALL BE A LAPPED MINIMUM OF 8". MESH SHALL BE CHAIRED AS REQUIRED TO MAINTAIN A 1" CLEAR COVER FROM TOP OF SLAB.
- MD-6 DECK MANUFACTURER SHALL FURNISH SHEET METAL CLOSURES BETWEEN FLOOR UNITS AND BEAMS, GRAB BAR COLUMNS AS REQUIRED. THESE ACCESSORIES SHALL BE OF THE TYPE REQUIRED BY THE STEEL DECK INSTITUTE.
- MD-7 DECK MANUFACTURER SHALL FURNISH RIDGE, VALLEY PLATES, AND FLAT PLATES AT CHANGE OF DECK DIRECTION TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
- MD-8 PRIOR TO START OF FABRICATION, STEEL FABRICATOR SHALL PROVIDE COMPLETE ERECTION AND FABRICATION DRAWINGS SHOWING LAYOUT AND TYPES OF DECK PANELS, ANCHORAGE DETAILS, SUPPLEMENTARY FRAMING AND ALL ACCESSORIES.

DESIGN LOADS:

- DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCORPORATED INTO THE BUILDING AND SHALL NOT BE LIMITED TO WALLS, FLOORS, ROOFS, CEILING, STAIRWAYS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL AND STRUCTURAL ITEMS, AND FIXED SERVICE EQUIPMENT. ALL DEAD LOADS ARE CONSIDERED PERMANENT LOADS. MINIMUM ROOF DEAD LOAD IS 20 PSF OR ACTUAL LOAD WHICHEVER IS LARGER.
- DL-2 DEAD LOADS FOR MECHANICAL UNITS ARE BASED ON THE WEIGHTS OF EQUIPMENT, AS INDICATED ON THE STRUCTURAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE ENGINEER FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
- DL-3 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:
- o ROOF..... 20 PSF
 - o OFFICES + PARTITIONS..... 70 PSF
 - o LOBBIES + FIRST FLOOR CORRIDORS..... 100 PSF
- DL-4 ROOF LIVE LOADS MAY BE REDUCED.
- DL-5 SNOW LOAD:
- o GROUND SNOW LOAD, P_g..... 5 PSF
- DL-6 WIND LOADS:
- o RISK CATEGORY..... III
 - o ULTIMATE DESIGN WIND SPEED, V_{ult}..... 120 MPH
 - o ALLOWABLE DESIGN WIND SPEED, V_{ad}..... 72 MPH
 - o EXPOSURE CATEGORY..... "B"
 - o INTERNAL PRESSURE COEFFICIENT..... +/- 0.18
 - o FOR COMPONENTS AND CLADDING GROSS WIND PRESSURE, SEE DL-9.
- DL-7 EARTHQUAKE DESIGN DATA:
- o SEISMIC IMPORTANCE FACTOR I_s..... 1.0
 - o RISK CATEGORY..... III
 - o MAPPED SPECTRAL RESPONSE ACCELERATIONS:
- | S _s | S ₁ |
|----------------|----------------|
| 0.009 | 0.003 |
- o SITE CLASS "C"
- o SPECTRAL RESPONSE COEFFICIENTS
- | S _{ds} | S _{d1} |
|-----------------|-----------------|
| 0.087 | 0.049 |
- o SEISMIC DESIGN CATEGORY "A"
- o BASIC SEISMIC FORCE RESISTING SYSTEM - STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
 - o DESIGN BASE SHEAR, V = N/A
 - o SEISMIC RESPONSE COEFFICIENT, C_s = N/A
 - o RESPONSE MODIFICATION COEFFICIENT, R = N/A
 - o ANALYSIS PROCEDURE - N/A

- DL-8 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.

- DL-9 COMPONENTS AND CLADDING PRESSURES:

ROOF PRESSURES			WALL PRESSURES		
ZONE	10 SQ. FT.	100 SQ. FT.	ZONE	10 SQ. FT.	500 SQ. FT.
1	35.2/-38.5	32.0/-32.0	4	38.5/-41.7	28.7/-32.0
2	35.2/-45.0	32.0/-38.5	5	38.5/-51.5	28.7/-32.0
3	35.2/-45.0	32.0/-38.5			

NOTE

1. REFER TO ASCE 7-10 FOR DEFINITION OF "d" DIMENSION

STRUCTURAL STEEL:

- SS-1 STRUCTURAL STEEL SHALL CONFORM TO THE 2010 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISI 360-10.
- SS-2 WELDING: CODE APPLICABLE EDITION OF THE STRUCTURAL WELDING CODE - STEEL, AMERICAN WELDING SOCIETY (AWS D1.1 AND AWS D1.3).
- SS-3 VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS FOR MECHANICAL AND ELECTRICAL REQUIREMENTS AND COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.
- SS-4 STEEL SHALL BE MEET THE FOLLOWING REQUIREMENTS:
- WIDE FLANGES.....ASTM A992 GR. 50
- OTHER ROLLED SHAPES, PLATES, BARS.....ASTM A36
- PIPE (Fy 58ksi).....ASTM A53 GR. B
- TUBE (Fy 48ksi).....ASTM A500 GR. B
- SS-5 STEEL SHALL BE CLEANED PER SSPC-SP2. STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED OXIDE PRIMER, MINIMUM OF 1.5 MILS (DRY FILM THICKNESS). DO NOT PAINT STRUCTURAL STEEL AND ANCHOR RODS THAT ARE TO BE EMBEDDED IN CONCRETE OR TO RECEIVE REINFORCING.
- SS-6 WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES, IN ACCORDANCE WITH SECTION 4 OF THE AWS D1.1 STRUCTURAL WELDING CODE, AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDS AS SHOWN ON THE DRAWINGS. ALL WELDS SHALL BE PERFORMED USING AN ISO 1991 SERIES LOW HYDROGEN RODS. ALL WELD SHALL BE VISUALLY INSPECTED IN ACCORDANCE WITH SECTIONS 6.5 AND 6.9 OF THE AWS D1.1 "STRUCTURAL WELDING CODE". VISUAL INSPECTIONS OF WELDS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNLESS NOTED OTHERWISE ON THE PLANS. ALL SHOP FABRICATED OR FIELD ASSEMBLED ADJOINING STEEL MEMBERS SHALL BE CONNECTED USING CONTINUOUS, ALL AROUND NORTH SIDES OF MEMBER FILET WELDS IN ACCORDANCE WITH THE MINIMUM SIZE FILET WELD SHOWN ON THE TABLE BELOW. UNLESS NOTED OTHERWISE IN THE PLANS, THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION.

MINIMUM SIZE OF FILET WELDS

MINIMUM THICKNESS OF THINNER PART JOINED, IN.	MINIMUM SIZE OF FILET WELD, IN.
TO 1/4 INCLUSIVE	3/16
OVER 1/4 TO 1/2	1/4
OVER 1/2 TO 3/4	5/16
OVER 3/4	3/8
LEG DIMENSION OF FILET WELDS. SINGLE PASS WELDS MUST BE USED.	

- SS-7 BOLTED BEAM CONNECTIONS SHALL BE SIMPLE FRAMED SHEAR CONNECTIONS USING A.S.T.M. A309B BOLTS AND SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS". JOINT TYPES FOR SIMPLE FRAMED SHEAR CONNECTIONS SHALL BE "SNAG-TIGHTENED JOINTS" AND SHALL BE INSTALLED AND VISUALLY INSPECTED PER SECTIONS B.1 AND B.1.1 RESPECTIVELY OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS". VISUAL INSPECTION OF BOLTED CONNECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS. THE CONNECTIONS MUST BE DESIGNED TO SUPPORT ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE MAXIMUM UNIFORM LOADS (U.N.L.) OF PART 2 OF THE AISC MANUAL OF STEEL CONSTRUCTION, DIRECT TENSION INDICATOR (DTI) BOLTS SHALL BE PERMITTED. THE STEEL FABRICATOR SHALL PROVIDE CONNECTION DESIGN CALCULATIONS SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF TEXAS FOR ALL CONNECTIONS NOT SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.
- SS-8 IN FRAMED BEAM CONNECTIONS, WELDS MAY BE SUBSTITUTED FOR BOLTED CONNECTIONS IN ACCORDANCE WITH TABLE 10.2 OF THE AISC MANUAL OF STEEL CONSTRUCTION. TO OBTAIN AN ALL WELDED CONNECTION IT IS RECOMMENDED SUCH CONNECTIONS BE CHOSEN FROM TABLE 10.2 OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- SS-9 THE CONTRACTOR SHALL REVIEW SHOP AND FIELD WELD REQUIREMENTS FOR COMPATIBILITY WITH THE CONSTRUCTION SEQUENCE. PROPOSED REVISIONS FROM SHOP TO FIELD WELDS OR FROM FIELD TO SHOP WELDS SHALL BE IDENTIFIED BY THE CONTRACTOR ON THE SHOP DRAWINGS.
- SS-10 DRY PACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRY PACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRY PACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.
- SS-11 NO MECHANICAL UNITS (SUCH AS A/C UNITS, HEATER UNITS, ETC.) ARE TO BE HUNG FROM STRUCTURE, UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- SS-12 CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING CONSTRUCTION DURING ALL FIELD WELDING OPERATIONS. A FIRE EXTINGUISHER SHALL BE ON THE JOB SITE AND IN THE IMMEDIATE WORKING AREA OF ALL FIELD WELDING.
- SS-13 CONTRACTOR SHALL PROVIDE STRUCTURAL STEEL AND MISCELLANEOUS STEEL REQUIRED BY THE ELEVATOR MANUFACTURER FOR A COMPLETE INSTALLATION OF ELEVATOR AND DUMPMATERIAL.
- SS-14 ROLLED MEMBER SIZES / THICKNESSES INDICATED ON THE STRUCTURAL DRAWINGS ARE REQUIRED MINIMUMS TO MEET STRENGTH AND DEFLECTION REQUIREMENTS. MEMBER THICKNESSES CAN BE INCREASED AS REQUIRED TO ACCOMMODATE ROLLING FABRICATION REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER OR DESIGN TEAM MEMBERS.
- SS-15 COORDINATE ALL EXPOSED BOLTED AND WELDED CONNECTIONS WITH ARCHITECTURAL DETAILS. ALL WELDS EXPOSED TO VIEW SHALL BE CLEANED AND GROUND SMOOTH.



Revisions		
Number	Description	Date

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STRUCTURAL NOTES

drawing number:

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS NOTES:

SP-1 SPECIAL INSPECTION WORK IS NOT INCLUDED IN THE STRUCTURAL ENGINEER'S SCOPE OF SERVICES. THE OWNER WILL ENGAGE A TESTING AGENCY TO CONDUCT SPECIAL TESTS AND INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION AS THE OWNER. ALL INSPECTION REPORTS SHALL BE COPIED TO THE STRUCTURAL ENGINEER, AND A FINAL LETTER OF COMPLIANCE SHALL BE PROVIDED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (TYPICALLY ARCHITECT) TO THE OWNER OR BUILDING AUTHORITY.

SPECIAL INSPECTION SHALL INCLUDE:

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

SP-2 INSPECTOR QUALIFICATIONS: QUALIFICATIONS LISTED IN THE TESTING & INSPECTION REQUIREMENTS TABLES ARE 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 ASHTO, AZLA, NVLAP, ICC ETC.

SP-3 DEFINITIONS:

ACI - AMERICAN CONCRETE INSTITUTE
ASCE-IFD - ASSC. THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING
ASCE - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING
ASTM - AMERICAN SOCIETY FOR 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-4 TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES WHERE NOTED * ON THE TESTING & INSPECTION REQUIREMENTS TABLES.

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

SP-6 WHERE STRUCTURAL MEMBERS AND ASSEMBLIES ARE SHOP FABRICATED, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO THE CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE WORK IS PERFORMED BY 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 OFFICIAL UPON REQUEST AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

VERIFICATION AND SPECIAL INSPECTION TASKS FOR BOLTING STRUCTURAL STEEL (AISC 360-10 TABLES C-N5.6-1, C-N5.6-2, C-N5.6-3)

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
BOLTING STRUCTURAL STEEL		IBC 1705.2	
1. Inspection tasks prior to bolting:			
a. Manufacturer's certifications available for fastener materials	Periodic	IBC 1705.2.1; AISC 360-10 C-N5.6-1	CWI/Associate/ Technical Graduate, AWS or CRSI
b. Fasteners marked in accordance with ASTM requirements	Periodic	Structural Steel Notes on construction documents and specification section 05120	
c. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from their plane)	Periodic		
d. Proper bolting procedure selected for joint detail	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		
2. Inspection tasks during bolting:			
a. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	Periodic	IBC 1705.2.1; AISC 360-10 C-N5.6-2	CWI/Associate/ Technical Graduate, AWS or CRSI
b. Joints brought to the snug-tight condition prior to the pretensioning operation	Periodic	Structural Steel Notes on construction documents and specification section 05120	
c. Fastener component not turned by the wrench prevented from rotating	Periodic		
d. Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	Periodic		
3. Inspection tasks after bolting:			
a. Document acceptance or rejection of bolted connections	Continuous	ASCE 360-10 C-N5.6-3	CWI/Associate/ Technical Graduate, AWS or CRSI

1. Inspection tasks noted in this table are the responsibility of the Special Inspector or Quality Assurance Inspector (QAI). The fabricator and erector are responsible for all inspection tasks indicated in AISC 360-10 Section N5 and assigned to the Quality Control Inspector (QCI).
2. Inspection tasks may be coordinated with the fabricator or erector's Quality Control Inspector (QCI) where indicated with this footnote. All other tasks shall be performed by the Special Inspector.

TESTING AND INSPECTION REQUIREMENTS FOR CONCRETE CONSTRUCTION (INCLUDING SPECIAL INSPECTIONS)			
Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
CONCRETE CONSTRUCTION		IBC 1705.3	
1. Inspection of reinforcing steel, including prestressing tendons and placement.	Periodic	IBC 1908.4; ACI 318: 20, 25.2, 25.3, 26.5.1-26.5.3; Concrete and Concrete Reinforcement Notes on construction documents and Specifications	*Qualifications based on ASTM E329
2. Reinforcing bar welding			
a. Verify weldability of reinforcing bars other than ASTM A 706	Periodic	AWS D1.4; ACI 318: 26.5.4; Concrete and Concrete Reinforcement Notes on construction documents and Specifications	CWI or Associate CWI
b. Inspect single-pass welds, maximum 5/16"	Periodic		
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. Inspection anchors installed in hardened concrete members.			
a. Adhesive anchors installed in horizontal position, upward inclined position, or as indicated on plans	Continuous	ACI 318: 17.8.2.4; Specifications	Technician trained in field of work and ACI Adhesive Anchor Certified
b. Mechanical anchors and adhesives anchors	Periodic	ACI 318: 17.8.2; Specifications	
not defined in part 4a			
5. Verifying use of required design mix.	Periodic	IBC 1904.1, 1904.2, 1908.2, 1908.3; ACI 318: Ch. 19, 26.4.3, 26.4.4; Concrete and Concrete Reinforcement Notes on construction documents and Specifications	*Qualifications based on ASTM C1017
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete.	Continuous	IBC 1908.10; ASTM C 172, C31; ACI 318: 26.4.5, 26.12; Concrete and Concrete Reinforcement Notes on construction documents and Project Specifications	Qualifications based on ASTM C1017
7. Inspection of concrete and shotcrete placement for proper application techniques.	N/A	IBC 1908.6, 1908.7.7, 1908.8; ACI 318: 26.4.5; Project specifications	*Qualifications based on ASTM C1017
8. Inspection for maintenance of specified curing temperature and techniques.	Periodic	IBC 1908.10; ACI 318: 26.4.7-26.4.9; Concrete and Concrete Reinforcement Notes on construction documents and Project Specifications	*Qualifications based on ASTM C1017
9. Inspection of prestressed concrete:			
a. Application of prestressing forces.	N/A	ACI 318: 26.902.1, 26.9.2.3; Post-Tensioned Notes on construction documents and project specifications	*Qualifications based on ASTM C1017
b. Grouting of bonded prestressing tendons	N/A		
10. Erection of precast concrete members.	N/A	ACI 318: 26.8; Structural Notes on construction documents and Project Specifications	
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	N/A	ACI 318: 26.10.2; Post-Tensioned Notes on construction documents and project specifications	*Qualifications based on ASTM C1017
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Periodic	ACI 318: 26.10.1(b); Details on construction documents and Project Specifications	

VERIFICATION AND SPECIAL INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (IBC TABLE 1705.2.2)

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL		IBC 1705.2	
1. Material verification of cold-formed steel deck:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents	Periodic	IBC 1705.2.2; Applicable ASTM Materials Standards; Structural Steel Notes on construction documents and specifications	CWI/Associate/ Technical Graduate, AWS or CRSI
b. Manufacturer's certified test reports	Periodic		
2. Inspection of welding other than structural steel:			
a. Cold-formed steel deck:			CWI/Associate/ Technical Graduate, AWS or CRSI
1) Floor and roof deck welds	Periodic	AWS D1.3	
b. Reinforcing steel:			
1) Verification of weldability of reinforcing steel other than ASTM A706	Periodic	IBC 1705.2.2; AWS D1.4; ACI 318: Section 3.5.2; concrete and concrete reinforcement 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 reinforcement steel	Periodic		

VERIFICATION AND SPECIAL INSPECTION TASKS FOR WELDING OF STRUCTURAL STEEL (AISC 360-10 TABLES C-N5.4-1, C-N5.4-2, C-N5.4-3)

Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
WELDING OF STRUCTURAL STEEL		IBC 1705.2	
1. Inspection tasks prior to welding:			
a. Welding procedure specifications (WPSs) available	Continuous	IBC 1705.2.1; AISC 360-10 C-N5.4-1	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 05120	
c. Material identification (type/grade)	Periodic		
d. Welder identification system	Periodic		
e. Fit-up of groove weld (including joint geometry)			
1) Joint preparation.			
2) Dimensions (alignment, root opening, root face, bevel)			
3) Cleanliness (condition of steel surfaces)	Periodic		
4) Tacking (back weld quality and location)			
5) Backing type and fit (if applicable)			
f. Configuration and finish of access holes	Periodic		
g. Fit-up of fillet welds			
1) Dimensions (alignment, gaps at root)	Periodic		
2) Cleanliness (condition of steel surfaces)			
3) Tacking (back weld quality and location)			
4) Exposure control			
2. Inspection tasks during welding:			
a. Use of qualified welders	Periodic	IBC 1705.2.1; AISC 360-10 C-N5.4-2; AWS D1.1; Structural Steel Notes on construction documents and specification section 05120	CWI and ASNT or Licensed Engineer
b. Control and handling of welding consumables	Periodic		
1) Packaging			
2) Exposure control			
c. No welding over cracked tack welds	Periodic		
d. Environmental conditions			
1) Wind speed within limits	Periodic		
2) Precipitation and temperature			
e. WPS followed			
1) Settings on weld equipment	Periodic		
2) Travel speed			
3) Selected welding materials			
4) Shielding gas type/flow rate			
5) Preheat applied			
6) Interpass temperature maintained (min./max.)			
7) Proper position (F, V, H, OH)			
f. Welding Techniques			
1) Interpass and final cleaning	Periodic		
2) Each pass within profile limitations			
3) Each pass meets quality requirements.			
3. Inspection tasks after welding:			
a. Welds cleaned	Periodic	IBC 1705.2.1; AISC 360-10 C-N5.4-2; AWS D1.1; Structural Steel Notes on construction documents and specification section 05120	CWI and ASNT or Licensed Engineer
b. Size, length and location of welds	Continuous		
c. Welds meet visual acceptance criteria			
1) Crack Prohibition	Continuous		
2) Weld-base-metal fusion			
3) Crater cross section			
4) Weld profiles			
5) Weld size			
6) Undercut			
7) Porosity			
d. Arc strikes	Continuous		
e. k-area ³	Continuous		
f. Backing removed and weld tabs removed (if required)	Continuous		
g. Repair activities	Continuous		
h. Document acceptance or rejection of welded joint or member	Continuous		

1. Inspection tasks noted in this table are the responsibility of the Special Inspector or Quality Assurance Inspector (QAI). The fabricator and erector are responsible for all inspection tasks indicated in AISC 360-10 Section N5 and assigned to the Quality Control Inspector (QCI).
2. Inspection tasks may be coordinated with the fabricator or erector's Quality Control Inspector (QCI) where indicated with this footnote. All other tasks shall be performed by the Special Inspector.
3. When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.

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drawn by: T.M.
checked by: J.Z./S.S.T.
drawing title:

SPECIAL INSPECTIONS

drawing number:

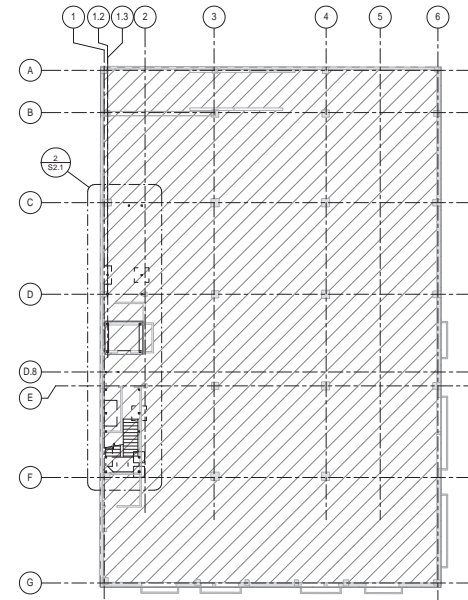
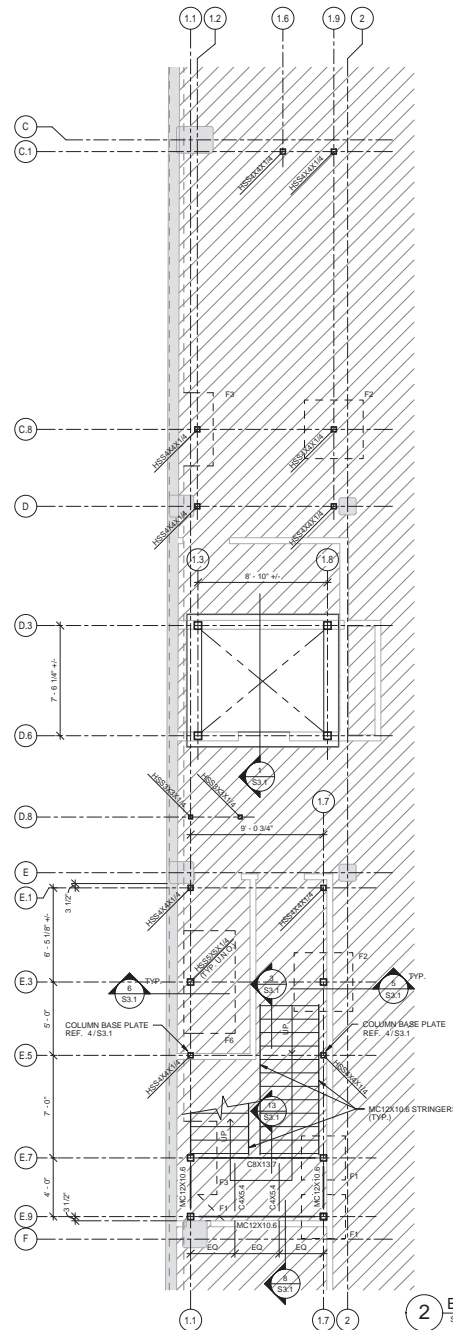
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S1.2

FOOTING SCHEDULE		
TYPE	"a" x "b"	REINFORCING
F1	3'-0"	4 - #5 E.W.
F2	4'-0"	4 - #5 E.W.
F3	5'-0"	5 - #5 E.W.
F4	6'-0"	5 - #5 E.W.
F5	6'-6"	6 - #5 E.W.
F6	7'-0"	6 - #5 E.W.
F7	7'-6"	7 - #5 E.W.
F8	8'-0"	7 - #5 E.W.
F9	8'-6"	7 - #5 E.W.
F10	9'-0"	7 - #5 E.W.

LEGEND		

NOTES:
1. FOOTING DEPTH SHALL BE SAME DEPTH AS DEEPEST INTERSECTING BEAM.



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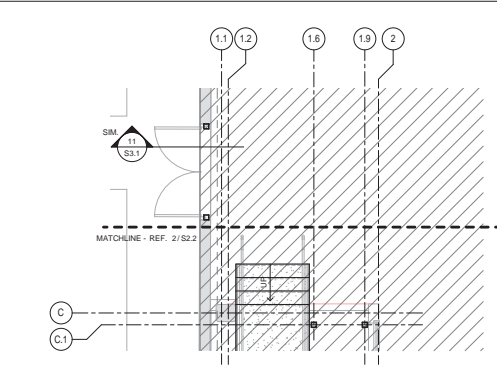


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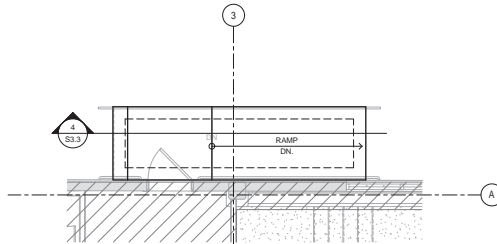
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900 Broadway
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project #: 16.269
date: 10-11-2017
drawn by: T.M.
checked by: J.Z. / S.S.T.
drawing title:
EXISTING BASEMENT LEVEL MODIFICATION PLAN
drawing number:

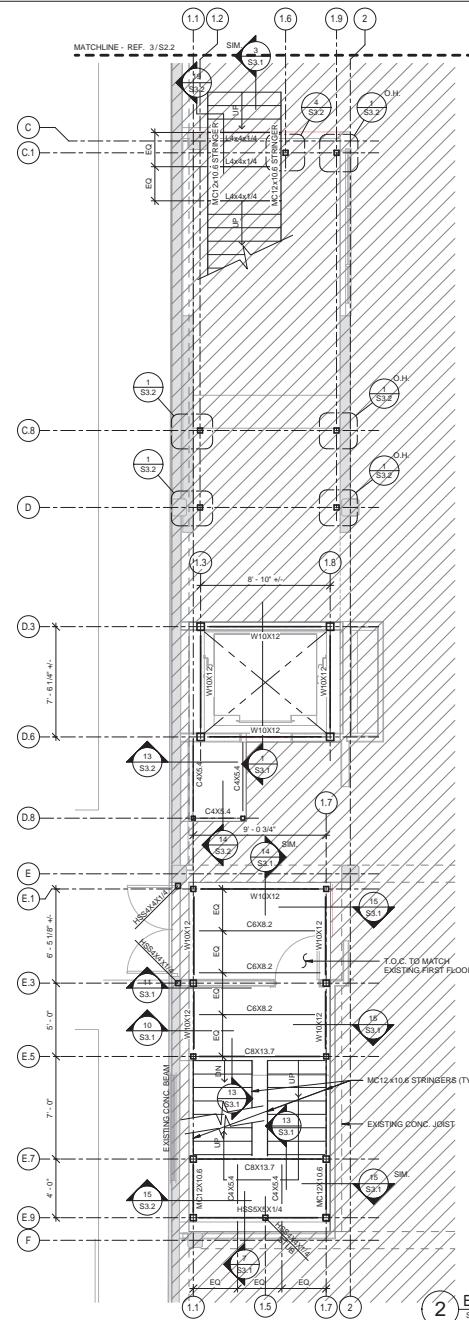
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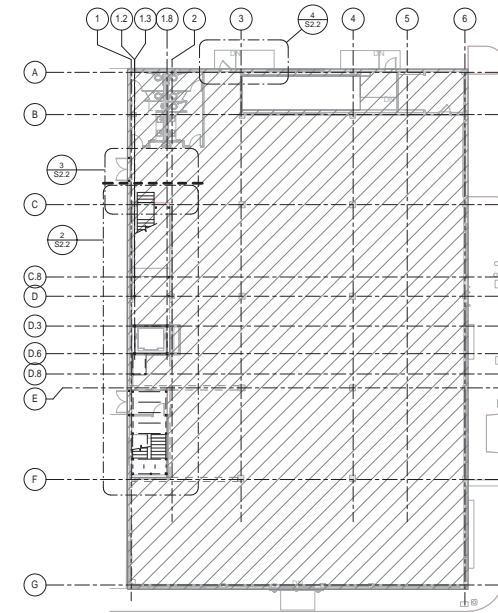
3 ENLARGED PLAN - FIRST FLOOR
SCALE : 1/4" = 1'-0"



4 ENLARGED PLAN - RAMP
SCALE : 1/4" = 1'-0"



2 ENLARGED PLAN - FIRST FLOOR
SCALE : 1/4" = 1'-0"



1 EXISTING FIRST FLOOR MODIFICATION PLAN
SCALE : 1/16" = 1'-0"

PLAN NOTES:
1. SEE DETAIL 2/S2.3 FOR TYPICAL BEAM TO COLUMN CONNECTION.

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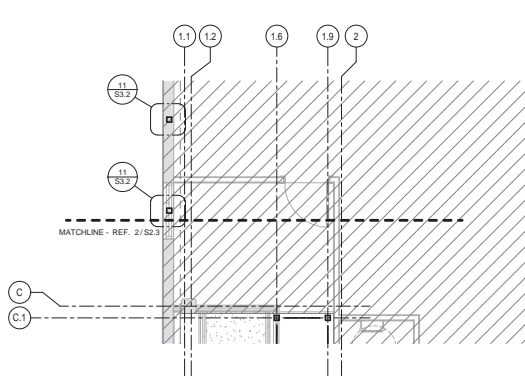
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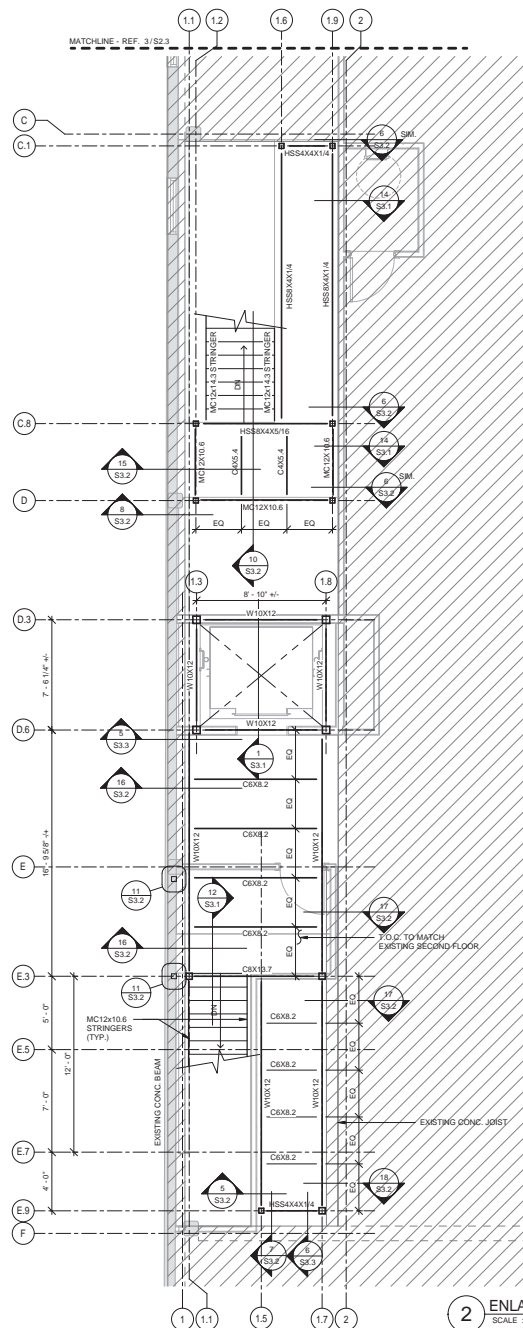
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date: 10-11-2017
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checked by: J.Z. / S.S.T.
drawing title: EXISTING FIRST FLOOR MODIFICATION PLAN
drawing number:

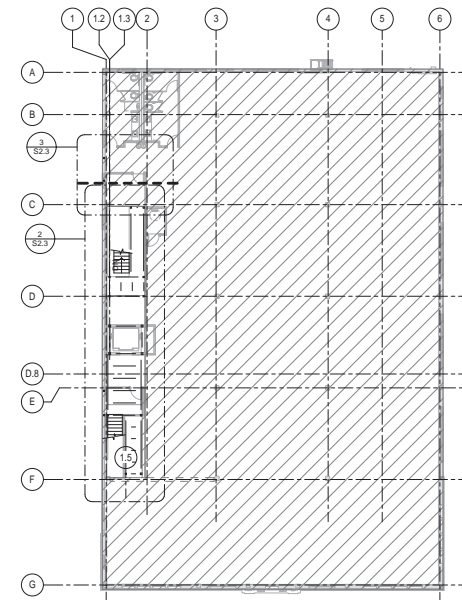
S2.2



3 ENLARGED PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 EXISTING SECOND FLOOR MODIFICATION PLAN
SCALE: 1/16" = 1'-0"

PLAN NOTES:
1. SEE DETAIL 2/S2.3 FOR TYPICAL BEAM TO COLUMN CONNECTION.

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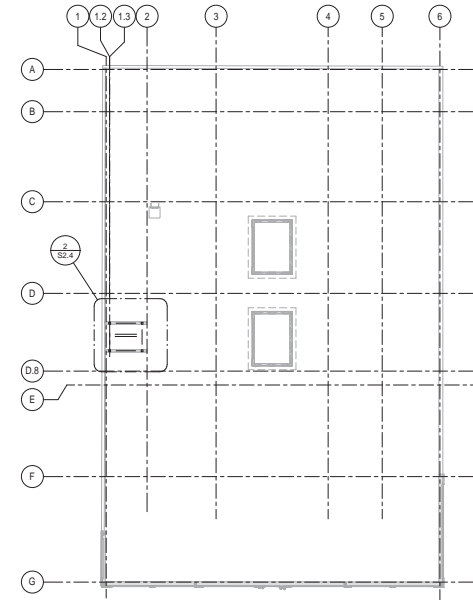
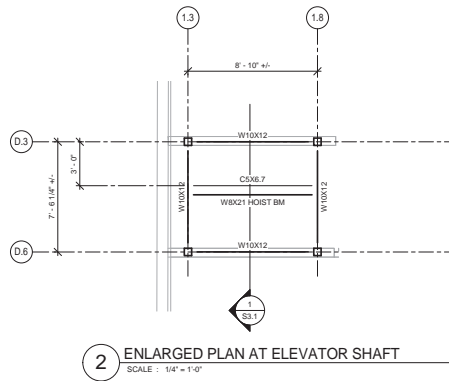
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drawing title:
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drawing number:

S2.3



PLAN NOTES:
1. SEE DETAIL. 2/S3.3 FOR TYPICAL BEAM TO COLUMN CONNECTION.

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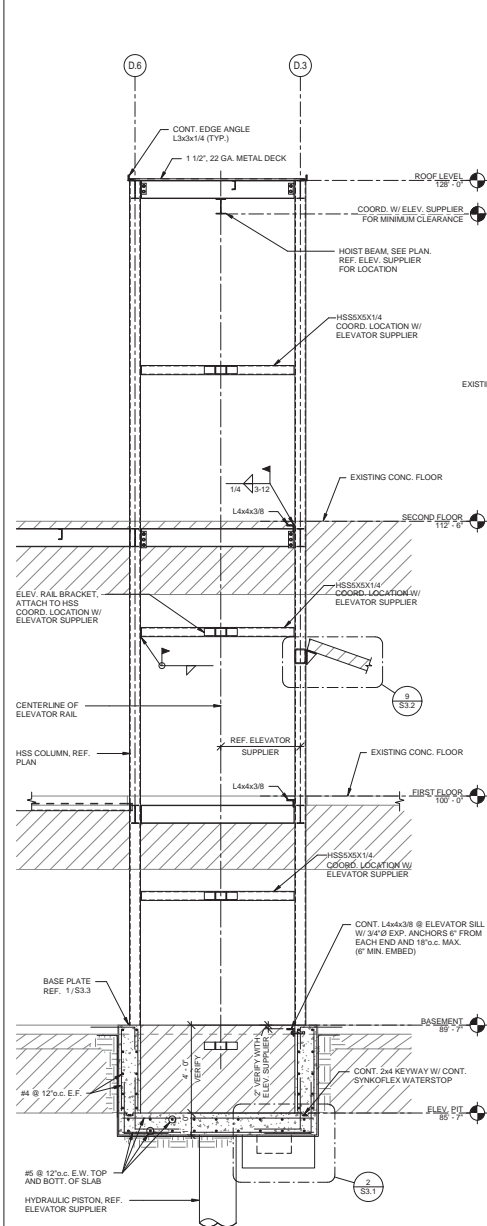
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drawing title:

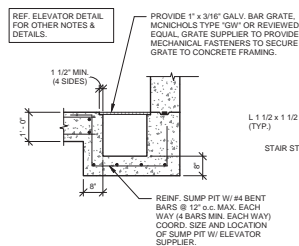
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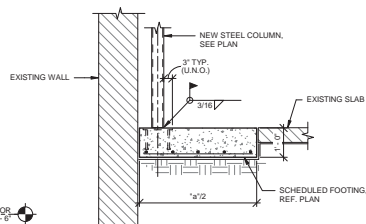
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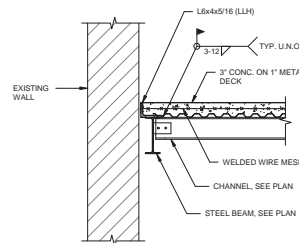
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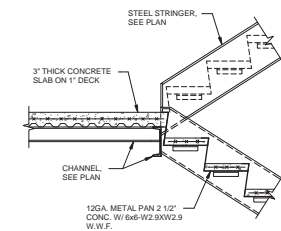
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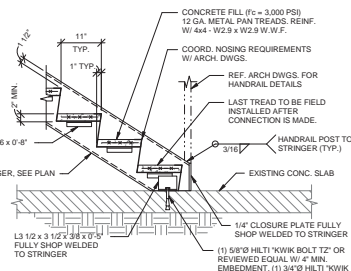
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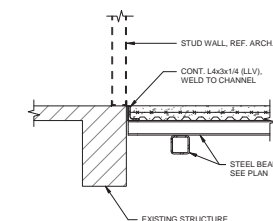
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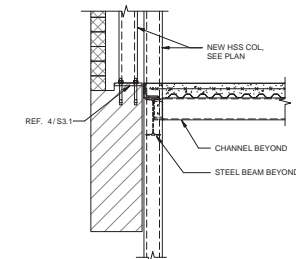
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SCALE : 3/4" = 1'-0"



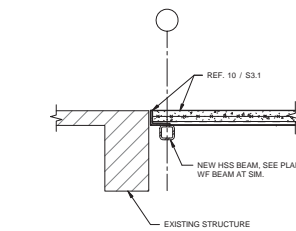
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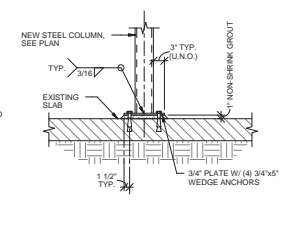
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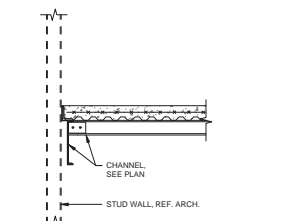
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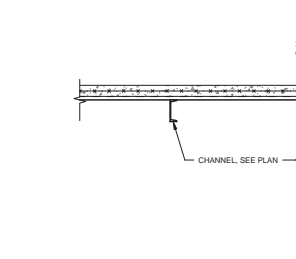
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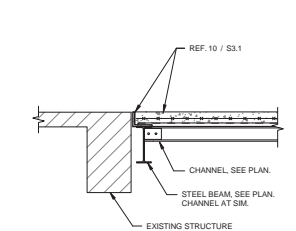
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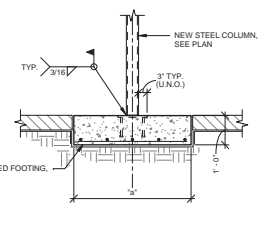
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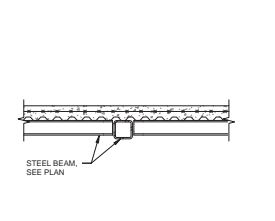
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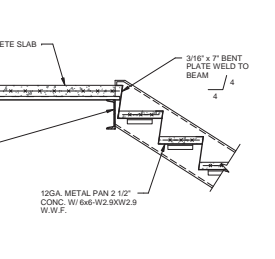
15 SECTION
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5 TYP. SECTION AT NEW FOOTING
SCALE : 1/2" = 1'-0"



9 SECTION
SCALE : 3/4" = 1'-0"



12 SECTION
SCALE : 3/4" = 1'-0"



15 SECTION
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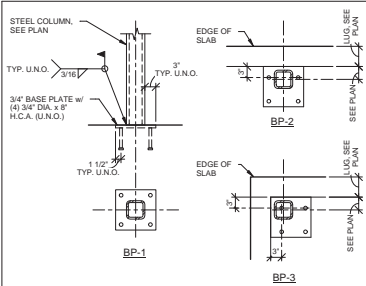


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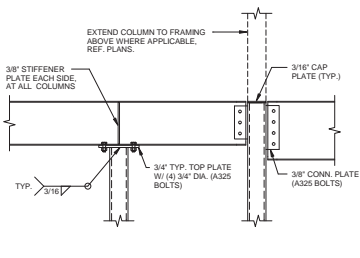
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drawn by:	T.M.
checked by:	J.Z. / S.S.T.
drawing title:	SECTIONS AND DETAILS

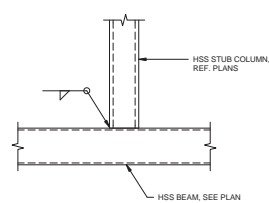
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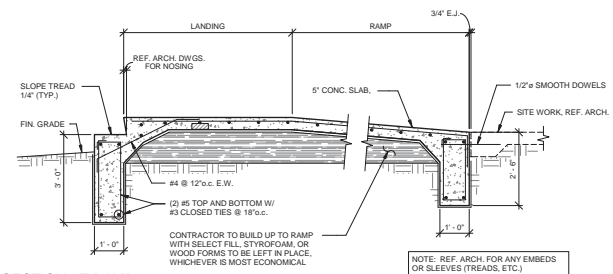
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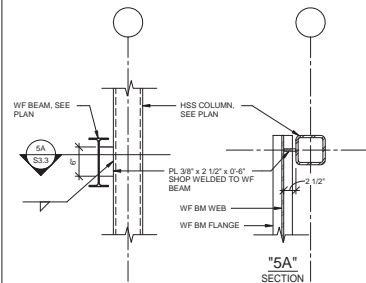
2 TYP. BEAM TO COLUMN CONNECTION
SCALE : 3/4" = 1'-0"



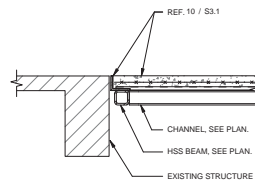
3 TYPICAL STUB COLUMN DETAIL
SCALE : 1 1/2" = 1'-0"



4 SECTION AT RAMP
SCALE : 1/2" = 1'-0"



5 5A SECTION
SCALE : 1" = 1'-0"



6 SECTION
SCALE : 3/4" = 1'-0"



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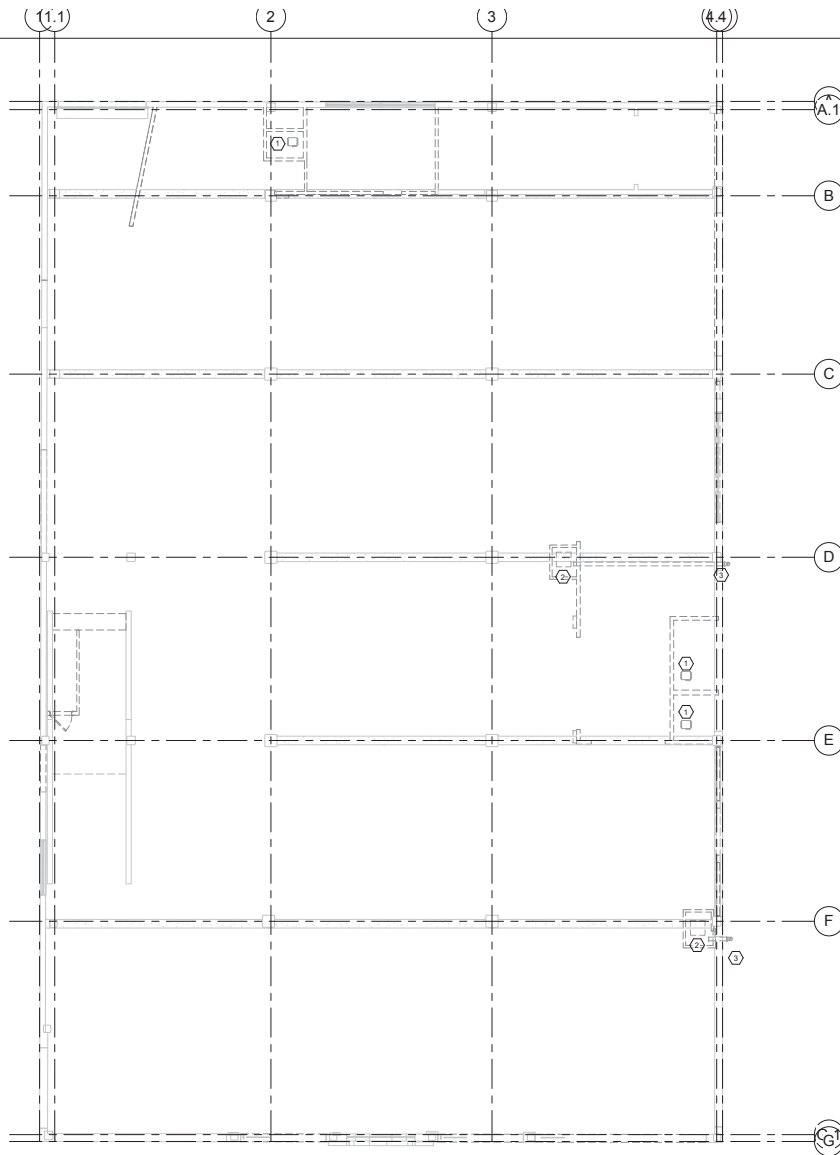
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checked by: Checker
drawing title:

SECTIONS AND DETAILS

drawing number:

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1 MECHANICAL DEMOLITION PLAN - 1ST FLOOR
1/8" = 1'-0"



MECHANICAL GENERAL NOTES

- REMOVE ALL UNUSED EXISTING DUCTWORK. CAP EXISTING TAPS OF DUCT MAINS WITH SHEET METAL CAPS AND SEAL AIRTIGHT.
- REMOVE ALL EXISTING DEVICES AND EQUIPMENT THAT ARE NOT TO BE REUSED.
- CONTRACTOR SHALL PROPERLY SEAL AND CAP ALL UNUSED DUCT TAPS AND NEW DUCTWORK. CONTRACTOR SHALL REPLACE ALL DAMAGED EXISTING FLEX DUCT AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECT.
- ALL OTHER AREAS OF THE FLOOR NOT WITHIN THE SCOPE OF WORK SHALL REMAIN UNCHANGED.
- REPAIR ALL EXISTING DUCTWORK LEAKS AND DAMAGED INSULATION AS REQUIRED.
- EXISTING DUCTWORK WAS TAKEN FROM AS-BUILT DRAWINGS AND FIELD INVESTIGATION. CONTRACTOR SHALL FIELD VERIFY EXACT DUCTWORK CONDITIONS.
- BUILDING IS A CONCRETE STRUCTURE WITH THE 2-HOUR RATING AT THE CONCRETE SLAB. CEILING IS NOT PART OF THE RATED ASSEMBLY. CEILING RADIATION FIRE DAMPERS ARE NOT REQUIRED.
- AIR IS RETURNED TO THE CEILING PLENUM AND THEN TO THE AHU THROUGH RETURN AIR OPENINGS. CONTRACTOR SHALL VERIFY THAT SUFFICIENT RETURN AIR OPENINGS ARE PROVIDED IN ALL WALLS ABOVE CEILING. ARCHITECTURAL OPENINGS NOT USED FOR AIR SUPPLY SHALL BE USED FOR RETURN AIR.
- COORDINATE FINAL LOCATIONS OF THERMOSTATS WITH ARCHITECT.
- LOCATE VOLUME DAMPERS ABOVE ACCESSIBLE CEILING. EVEN IN AREAS OF ACCESSIBLE CEILINGS, POSITION DAMPER HANDLE/OPERATOR ON BOTTOM SIDE OF DUCT OR ON CLEAR SIDE OF DUCT FOR EASE OF ADJUSTMENT.
- CONTRACTOR SHALL MAINTAIN MANUFACTURER CLEARANCES FOR ALL MECHANICAL EQUIPMENT AND ENSURE ALL SERVICABLE COMPONENTS ARE READILY ACCESSIBLE, EVEN IN LAY-IN CEILING AREAS.

NOTE TO PLAN CHECKER: BUILDING IS EXISTING AND RENOVATED SPACE IS CONDITIONED. BUILDING ENVELOPE CALCULATIONS ARE NOT REQUIRED.

KEYED NOTES

- EXISTING EXHAUST FAN SHALL BE REMOVED. REMOVE ASSOCIATED DUCTWORK.
- EXISTING DX GAS HEAT HVAC UNIT TO BE REMOVED. REMOVE ALL ASSOCIATED PIPING, DUCTWORK AND CONTROLS.
- EXISTING GAS FLUE ON EXTERIOR OF BUILDING TO BE REMOVED. PATCH WALL OPENING.

MECHANICAL LEGEND

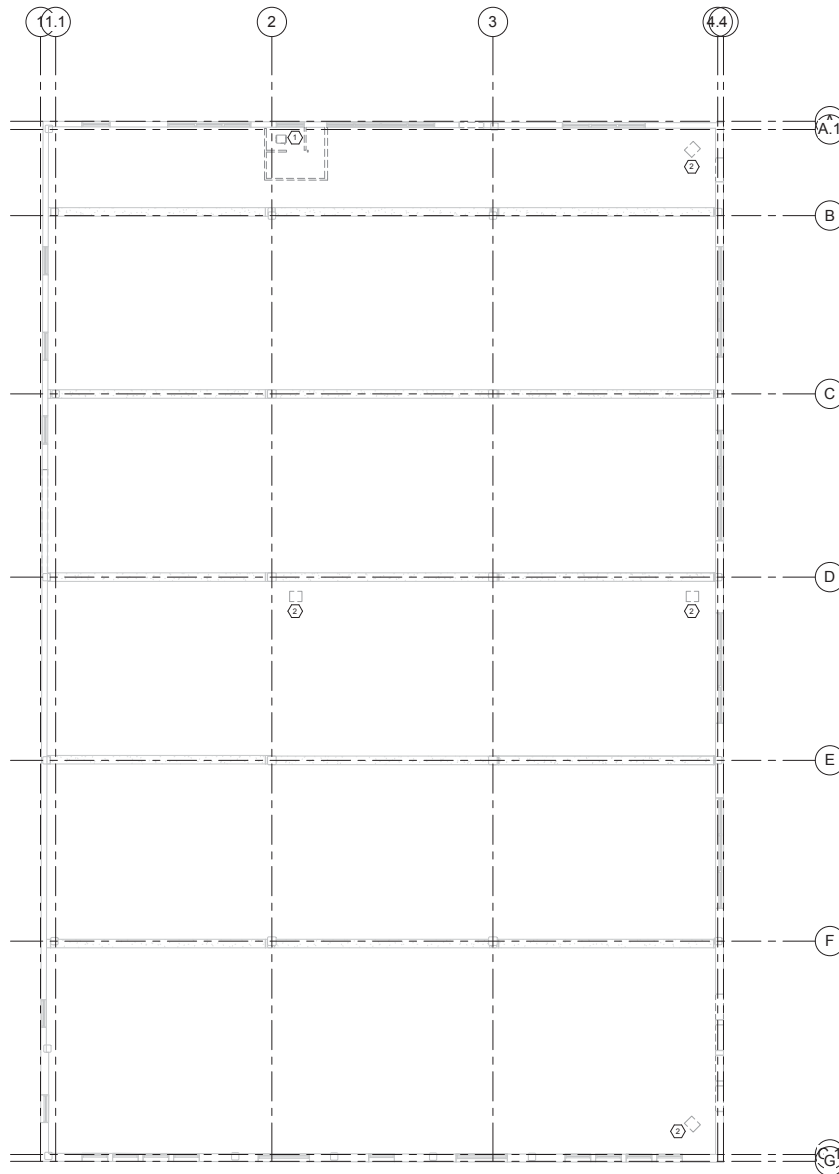
- NEW PLENUM SLOT DIFFUSER
- NEW RETURN AIR DIFFUSER
- RETURN AIR DIFFUSER TO BE DEMOLISHED
- NEW SUPPLY AIR DIFFUSER
- SUPPLY AIR DIFFUSER TO BE DEMOLISHED
- NEW OR RELOCATED ZONE THERMOSTAT AT 48" A.F.F.
- AIR DEVICE / CFM
- EXISTING RIGID DUCTWORK
- NEW RIGID DUCTWORK
- DUCT TO BE DEMOLISHED
- EXISTING FLEX DUCT
- NEW FLEX DUCT
- SPIN-IN VOLUME DAMPER
- KEYNOTE
- NOT IN CONTRACT
- POINT OF DISCONNECTION
- POINT OF CONNECTION

Revisions		
Number	Description	Date

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1 MECHANICAL DEMOLITION PLAN - 2ND FLOOR
1/8" = 1'-0"

MECHANICAL GENERAL NOTES

- REMOVE ALL UNUSED EXISTING DUCTWORK. CAP EXISTING TAPS OF DUCT MAINS WITH SHEET METAL CAPS AND SEAL AIRTIGHT.
- REMOVE ALL EXISTING DEVICES AND EQUIPMENT THAT ARE NOT TO BE REUSED.
- CONTRACTOR SHALL PROPERLY SEAL AND CAP ALL UNUSED DUCT TAPS AND NEW DUCTWORK. CONTRACTOR SHALL REPLACE ALL DAMAGED EXISTING FLEX DUCT AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECT.
- ALL OTHER AREAS OF THE FLOOR NOT WITHIN THE SCOPE OF WORK SHALL REMAIN UNCHANGED.
- REPAIR ALL EXISTING DUCTWORK LEAKS AND DAMAGED INSULATION AS REQUIRED.
- EXISTING DUCTWORK WAS TAKEN FROM AS-BUILT DRAWINGS AND FIELD INVESTIGATION. CONTRACTOR SHALL FIELD VERIFY EXACT DUCTWORK CONDITIONS.
- BUILDING IS A CONCRETE STRUCTURE WITH THE 2-HOUR RATING AT THE CONCRETE SLAB. CEILING IS NOT PART OF THE RATED ASSEMBLY. CEILING RADIATION FIRE DAMPERS ARE NOT REQUIRED.
- AIR IS RETURNED TO THE CEILING PLENUM AND THEN TO THE AHU THROUGH RETURN AIR OPENINGS. CONTRACTOR SHALL VERIFY THAT SUFFICIENT RETURN AIR OPENINGS ARE PROVIDED IN ALL WALLS ABOVE CEILING ARCHITECTURAL OPENINGS NOT USED FOR AIR SUPPLY SHALL BE USED FOR RETURN AIR.
- COORDINATE FINAL LOCATIONS OF THERMOSTATS WITH ARCHITECT.
- LOCATE VOLUME DAMPERS ABOVE ACCESSIBLE CEILING, EVEN IN AREAS OF ACCESSIBLE CEILINGS, POSITION DAMPER HANDLE/OPERATOR ON BOTTOM SIDE OF DUCT OR ON CLEAR SIDE OF DUCT FOR EASE OF ADJUSTMENT.
- CONTRACTOR SHALL MAINTAIN MANUFACTURER CLEARANCES FOR ALL MECHANICAL EQUIPMENT AND ENSURE ALL SERVICABLE COMPONENTS ARE READILY ACCESSIBLE, EVEN IN LAY-IN CEILING AREAS.

NOTE TO PLAN CHECKER: BUILDING IS EXISTING AND RENOVATED SPACE IS CONDITIONED. BUILDING ENVELOPE CALCULATIONS ARE NOT REQUIRED.

KEYED NOTES

- EXISTING EXHAUST FAN SHALL BE REMOVED. REMOVE ASSOCIATED DUCTWORK.
- EXISTING GAS UNIT HEATER AND ASSOCIATED FLUE AND CONTROLS SHALL BE REMOVED. PATCH ROOF OPENING WATER TIGHT.

MECHANICAL LEGEND

- NEW PLENUM SLOT DIFFUSER
- NEW RETURN AIR DIFFUSER
- RETURN AIR DIFFUSER TO BE DEMOLISHED
- NEW SUPPLY AIR DIFFUSER
- SUPPLY AIR DIFFUSER TO BE DEMOLISHED
- NEW OR RELOCATED ZONE THERMOSTAT AT 48" A.F.F.
- AIR DEVICE / CFM
- EXISTING RIGID DUCTWORK
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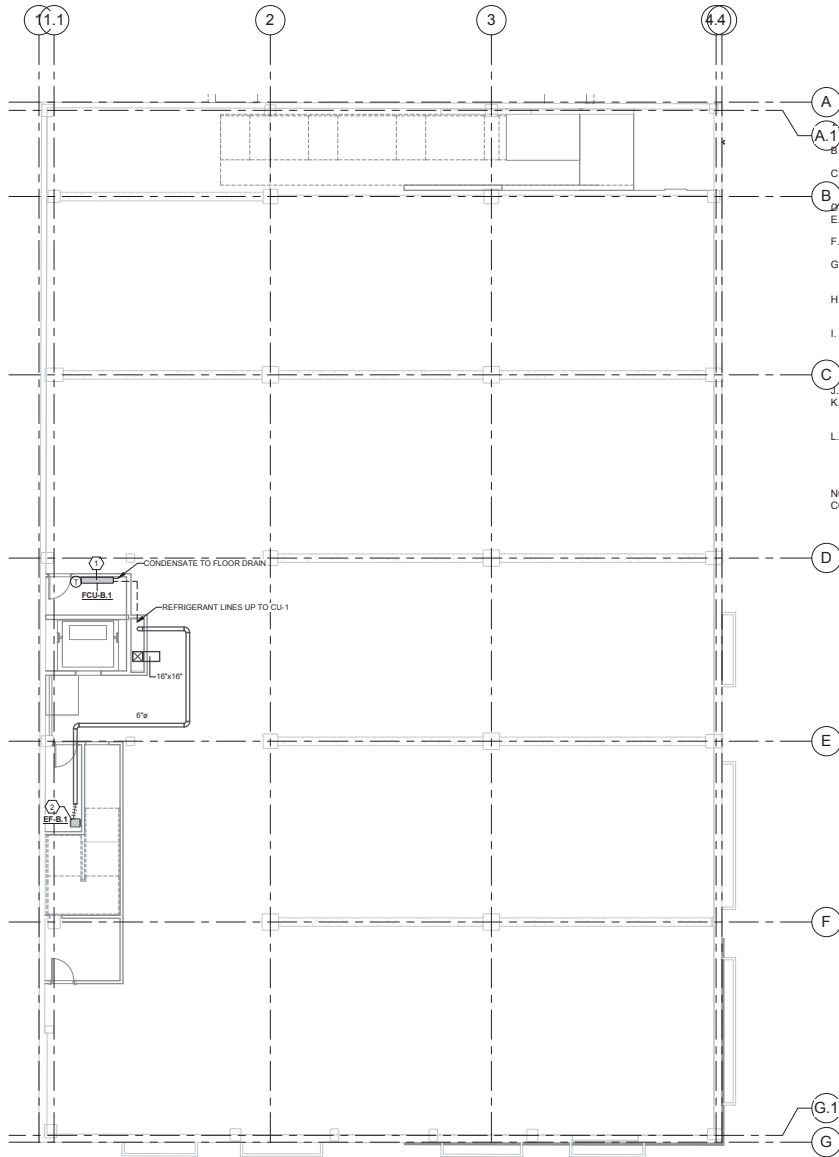
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MURRAY MOTORS

900 Broadway
San Antonio, Tx

project #:	18.289
date:	6.30.17
drawn by:	SMATHAI
checked by:	CF CLEMENTS
drawing title:	MECHANICAL DEMOLITION PLAN - 2ND FLOOR
drawing number:	

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1 MECHANICAL RENOVATION PLAN - BASEMENT

1/8" = 1'-0"



MECHANICAL GENERAL NOTES

- REMOVE ALL UNUSED EXISTING DUCTWORK. CAP EXISTING TAPS OF DUCT MAINS WITH SHEET METAL CAPS AND SEAL AIRTIGHT.
- REMOVE ALL EXISTING DEVICES AND EQUIPMENT THAT ARE NOT TO BE REUSED.
- CONTRACTOR SHALL PROPERLY SEAL AND CAP ALL UNUSED DUCT TAPS AND NEW DUCTWORK. CONTRACTOR SHALL REPLACE ALL DAMAGED EXISTING FLEX DUCT AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECT.
- ALL OTHER AREAS OF THE FLOOR NOT WITHIN THE SCOPE OF WORK SHALL REMAIN UNCHANGED.
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NOTE TO PLAN CHECKER: BUILDING IS EXISTING AND RENOVATED SPACE IS CONDITIONED. BUILDING ENVELOPE CALCULATIONS ARE NOT REQUIRED.

KEYED NOTES

- NEW WALL MTD. MINI SPLIT FAN COIL UNIT SHALL BE LOCATED IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. ROUTE CONDENSATE TO NEAREST CODE APPROVED OUTLET. SEE SCHEDULE.
- NEW CABINET EXHAUST FAN SHALL BE LOCATED IN APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. SEE SCHEDULE.

MECHANICAL LEGEND

- NEW PLENUM SLOT DIFFUSER
- NEW RETURN AIR DIFFUSER
- RETURN AIR DIFFUSER TO BE DEMOLISHED
- NEW SUPPLY AIR DIFFUSER
- SUPPLY AIR DIFFUSER TO BE DEMOLISHED
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- KEYNOTE
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- POINT OF CONNECTION

Open studio architecture

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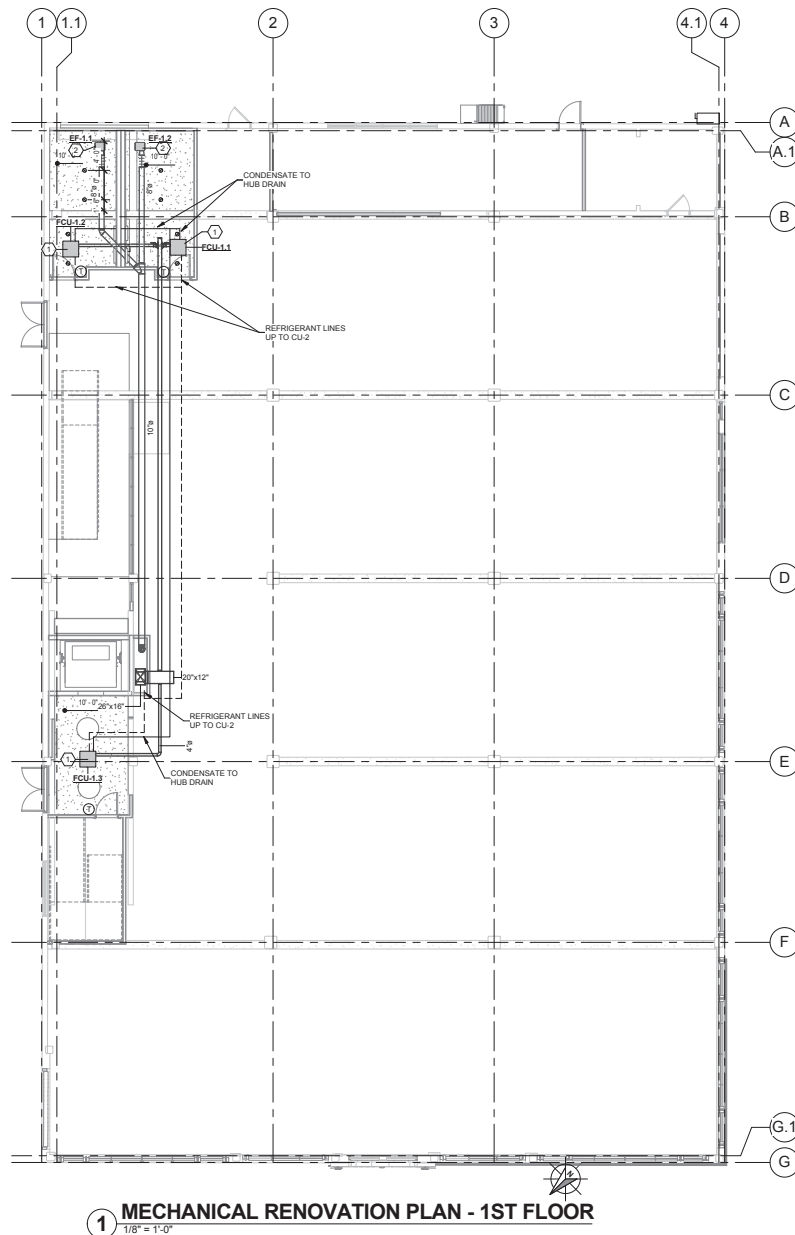
900 Broadway
San Antonio, Tx

project #:	16.269
date:	6.30.17
drawn by:	SMATHAI
checked by:	CFLEMENTS
drawing title:	MECHANICAL RENOVATION PLAN - BASEMENT
drawing number:	

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M200

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MECHANICAL GENERAL NOTES

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KEYED NOTES

- NEW HEAT PUMP CASSETTE FAN COIL UNIT SHALL BE LOCATED IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. ROUTE 4" OA FROM KNOCKOUT AS SHOWN. ROUTE CONDENSATE TO NEAREST CODE APPROVED OUTLET. SEE SCHEDULE.
- NEW CABINET EXHAUST FAN SHALL BE LOCATED IN APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. SEE SCHEDULE.

MECHANICAL LEGEND

- NEW PLENUM SLOT DIFFUSER
- NEW RETURN AIR DIFFUSER
- RETURN AIR DIFFUSER TO BE DEMOLISHED
- NEW SUPPLY AIR DIFFUSER
- SUPPLY AIR DIFFUSER TO BE DEMOLISHED
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- AIR DEVICE / CFM
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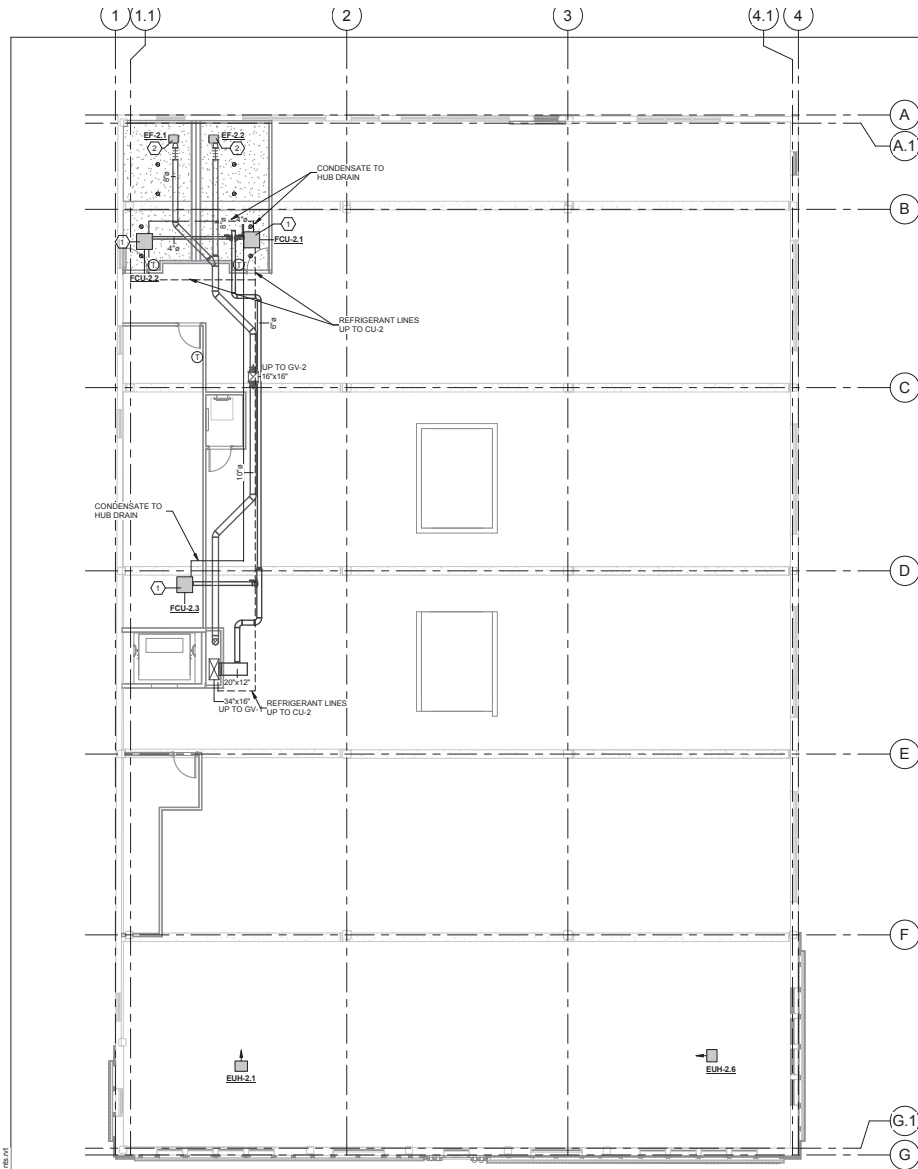
900 Broadway
San Antonio, TX

project #:	10.289
date:	6.30.17
drawn by:	SMATHAI
checked by:	CF CLEMENTS
drawing title:	MECHANICAL RENOVATION PLAN - 1ST FLOOR
drawing number:	

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M201

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1 MECHANICAL RENOVATION PLAN - 2ND FLOOR
1/8" = 1'-0"



MECHANICAL GENERAL NOTES

- REMOVE ALL UNUSED EXISTING DUCTWORK. CAP EXISTING TAPS OF DUCT MAINS WITH SHEET METAL CAPS AND SEAL AIRTIGHT.
- REMOVE ALL EXISTING DEVICES AND EQUIPMENT THAT ARE NOT TO BE REUSED.
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- LOCATE VOLUME DAMPERS ABOVE ACCESSIBLE CEILING, EVEN IN AREAS OF ACCESSIBLE CEILINGS. POSITION DAMPER HANDLE/OPERATOR ON BOTTOM SIDE OF DUCT OR ON CLEAR SIDE OF DUCT FOR EASE OF ADJUSTMENT.
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NOTE TO PLAN CHECKER: BUILDING IS EXISTING AND RENOVATED SPACE IS CONDITIONED. BUILDING ENVELOPE CALCULATIONS ARE NOT REQUIRED.

KEYED NOTES

- NEW HEAT PUMP CASSETTE FAN COIL UNIT SHALL BE LOCATED IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. ROUTE 4" OA FROM KNOCKOUT AS SHOWN. ROUTE CONDENSATE TO NEAREST CODE APPROVED OUTLET. SEE SCHEDULE.
- NEW CABINET EXHAUST FAN SHALL BE LOCATED IN APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. SEE SCHEDULE.

MECHANICAL LEGEND

	NEW PLENUM SLOT DIFFUSER
	NEW RETURN AIR DIFFUSER
	RETURN AIR DIFFUSER TO BE DEMOLISHED
	NEW SUPPLY AIR DIFFUSER
	SUPPLY AIR DIFFUSER TO BE DEMOLISHED
	NEW OR RELOCATED ZONE THERMOSTAT AT 48" A.F.F.
	AIR DEVICE / CFM
	EXISTING RIGID DUCTWORK
	NEW RIGID DUCTWORK
	DUCT TO BE DEMOLISHED
	EXISTING FLEX DUCT
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	SPIN-IN VOLUME DAMPER
	KEYNOTE
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	POINT OF DISCONNECTION
	POINT OF CONNECTION

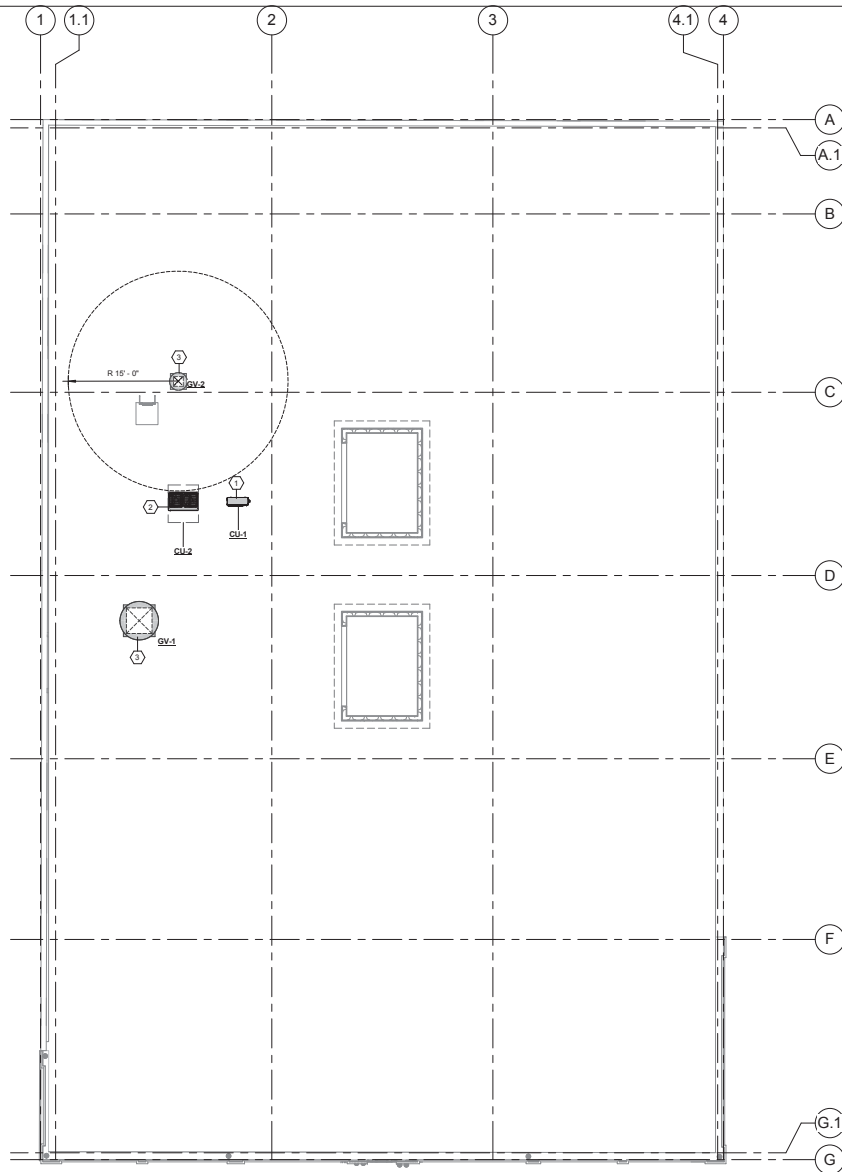
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project #:	16.269
date:	6.30.17
drawn by:	SMATHAI
checked by:	CFLEMENTS
drawing title:	MECHANICAL RENOVATION PLAN - 2ND FLOOR
drawing number:	

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1 MECHANICAL RENOVATION PLAN - ROOF
1/8" = 1'-0"

MECHANICAL GENERAL NOTES

- REMOVE ALL UNUSED EXISTING DUCTWORK. CAP EXISTING TAPS OF DUCT MAINS WITH SHEET METAL CAPS AND SEAL AIRTIGHT.
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NOTE TO PLAN CHECKER: BUILDING IS EXISTING AND RENOVATED SPACE IS CONDITIONED. BUILDING ENVELOPE CALCULATIONS ARE NOT REQUIRED.

KEYED NOTES

- NEW MINI SPLIT CONDENSING UNIT SHALL BE LOCATED ON ROOF IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. PROVIDE CODE APPROVED ANCHORING TO BUILDING STRUCTURE. SEE SCHEDULE.
- NEW HEAT PUMP VRF CONDENSING UNIT SHALL BE LOCATED ON ROOF IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. PROVIDE CODE APPROVED ANCHORING TO BUILDING STRUCTURE. SEE SCHEDULE.
- NEW GRAVITY VENTILATOR SHALL BE LOCATED ON ROOF IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION WITH FIELD CONDITIONS PRIOR TO INSTALL. PROVIDE CODE APPROVED ANCHORING TO BUILDING STRUCTURE. SEE SCHEDULE.

MECHANICAL LEGEND

	NEW PLENUM SLOT DIFFUSER
	NEW RETURN AIR DIFFUSER
	RETURN AIR DIFFUSER TO BE DEMOLISHED
	NEW SUPPLY AIR DIFFUSER
	SUPPLY AIR DIFFUSER TO BE DEMOLISHED
	NEW OR RELOCATED ZONE THERMOSTAT AT 48" A.F.F.
	AIR DEVICE / CFM
	EXISTING RIGID DUCTWORK
	NEW RIGID DUCTWORK
	DUCT TO BE DEMOLISHED
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project #:	16.269
date:	6.30.17
drawn by:	SMATHAI
checked by:	CF CLEMENTS
drawing title:	MECHANICAL RENOVATION PLAN - ROOF
drawing number:	

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AIR DEVICE SCHEDULE								
TAG	SERVICE	MANUFACTURER AND MODEL	FACE SIZE	NECK SIZE	CFM	FINISH	MATERIAL	NOTES
A	SUPPLY	TITUS OMNI LAY-IN	24"x24"	6"ø	0-180	WHITE	STEEL	1,2
				8"ø	181-235			
				10"ø	236-405			
B	RETURN	TITUS 45F LAY-IN	24"x24"	--	--	WHITE	STEEL	
NOTES: 1. 4-WAY UNLESS SHOWN DIFFERENT 2. PROVIDE OPP BLADE DAMPER AT EACH SUPPLY OR EXH UNLESS BALANCING DAMPER IS PROVIDED AT RUNOUT TAKEOFF 3. INSULATE SLOT DIFFUSER PLENUMS								

GRAVITY VENTILATOR SCHEDULE		
PROJECT: MURRAY MOTORS		
TAG	GV-1	GV-2
SERVICE	O.A. INTAKE	EXHAUST
AREA SERVED	ALL FLOORS	1ST & 2ND RR's
AIR FLOW, CFM	3,900	375
MAX. STATIC PRES., IN. W.C.	0.05	0.01
ACCESSORIES		
INSECT SCREEN	YES	YES
DAMPER	NO	NO
ROOF CURB	YES	YES
NOTES	1,2,3	1,2
GREENHECK MODEL OR EQ.	GRSI 42	GRSR 16
NOTES: 1. COORDINATE FINISH WITH ARCHITECT AND BUILDING ENGINEER. 2. PROVIDE ALL REQUIRED ACCESSORIES FOR FULL OPERATION. 3. EACH FLOOR IS DESIGNED TO RECEIVE 1,300 CFM OF OUTSIDE AIR.		

FAN SCHEDULE		
PROJECT: MURRAY MOTORS		
TAG	EF-B.1	EF-1,1,2; EF-2,1,2
SERVICE	EXHAUST	EXHAUST
AREA SERVED	JANITORS	1ST & 2ND RR's
FAN TYPE	CABINET FAN	CABINET FAN
AIR FLOW CFM	75	150
EXT. STATIC PRES	0.5" WG	0.5" WG
DRIVE	DIRECT	DIRECT
MOTOR DATA	80 W	128 W
VOLTS/PH/CYCLES	115/1/60	115/1/60
ACCESSORIES		
FACTORY DISCONNECT	NO	NO
BACKDRAFT DAMPER	YES	YES
FAN SPEED CONTROLLER	YES	YES
NOTES	1	1
GREENHECK MODEL OR EQ.	SP-B110	SP-B150
NOTES: 1. FAN SHALL BE CONTROLLED BY TIME CLOCK. SET TIME CLOCK TO OCCUPIED HOURS WHICH COULD DIFFER FROM BUSINESS HOURS.		



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Revisions		
Number	Description	Date

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MURRAY MOTORS

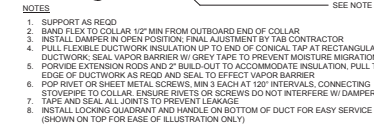
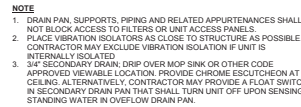
900 Broadway
San Antonio, Tx

project #:	16.269
date:	6.30.17
drawn by:	SMATHAI
checked by:	CF CLEMENTS
drawing title:	MECHANICAL SCHEDULES
drawing number:	

M300

DX SPLIT SYSTEM SCHEDULE	
PROJECT: MURRAY MOTORS	
SYSTEM NUMBER	1
SERVICES	EQUIP. ROOM
FAN COIL	
TAG	FCU-1
CONFIGURATION	WALL MOUNTED
SUPPLY CFM	745
FAN FLA	0.76
VOLTS/PH/CYCLES	208/1/60
BTUH SENS	12,300
BTUH MAX	16,000
ENT DB/WB, °F	75/63
LVG DB/WB, °F	55/54
FILTER TYPE	WASHABLE
FACTORY DISCONNECT	YES
SINGLE POINT WIRING	YES
CONCEALED CONDENSATE PUMP	YES
REFRIGERANT	R-410A
DAIKIN MODEL OR EQUAL	FTK18MNJU
CONDENSING UNIT	
TAG	CU-1
AMBIENT TEMP, °F	105
MINIMUM SYSTEM ARI SEER	14.5
SPEED	SINGLE
OPERATES DOWN TO, °F	14
VOLTS/PH/CYCLES	208/1/60
MCA/MOP	18.3/20
DAIKIN MODEL OR EQUAL	RK18MNJU
NOTES	
• REQUIRED BTUHS ARE NET; FAN HEAT HAS BEEN SUBTRACTED	
• SINGLE POINT ELEC CONNECTION INCLUDES INTERNAL FUSING AND CONTACTORS FOR STARTERS FOR MOTORS	

VARIABLE REFRIGERANT HEAT PUMP SPLIT SYSTEM SCHEDULE						
PROJECT: MURRAY MOTORS						
SYSTEM NUMBER	1.01	1.02	1.03	2.01	2.02	2.03
SERVICES	1ST FLOOR LOBBY	1ST FLOOR MENS RR	1ST FLOOR WOMENS RR	2ND FLOOR LOBBY	2ND FLOOR MENS RR	1ST FLOOR WOMENS RR
FAN COIL						
TAG	FCU-1.01	FCU-1.02	FCU-1.03	FCU-2.01	FCU-2.02	FCU-2.03
CONFIGURATION	CLG CASSETTE	CLG CASSETTE	CLG CASSETTE	CLG CASSETTE	CLG CASSETTE	CLG CASSETTE
SUPPLY CFM	540	525	245	640	930	610
OUTSIDE AIR CFM	15	15	15	15	15	15
EXTERNAL STATIC, "WC	--	--	--	--	--	--
SENSIBLE COOLING, BTUH	10,700	10,400	5,200	13,400	19,300	12,400
TOTAL COOLING, BTUH	14,200	12,800	7,600	14,400	20,800	14,400
ENT DB/WB, °F	75.9 / 61.5	75.7 / 60.6	76.4 / 62.8	75.4 / 60.2	75.4 / 60.2	75.6 / 60.5
LVG DB/WB, °F	55.0 / 52.2	55.0 / 51.9	55.0 / 52.1	55.0 / 52.1	55.0 / 52.1	55.0 / 52.1
TOTAL HEATING, BTUH	9,500	9,100	4,600	11,000	15,600	10,500
FILTER TYPE / MERV	WASHABLE / --	WASHABLE / --	WASHABLE / --	WASHABLE / --	WASHABLE / --	WASHABLE / --
VOLTS/PH/CYCLES	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60
MCA/MOP	0.9/15	0.9/15	0.8/15	0.7/15	1.3/15	0.9/15
FACTORY DISCONNECT	YES	YES	YES	YES	YES	YES
CONCEALED CONDENSATE PUMP	YES	YES	YES	YES	YES	YES
REFRIGERANT	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
DAIKIN MODEL OR EQUAL	FXZQ18MNJU9	FXZQ18MNJU9	FXZQ09MNJU9	FXFQ24TVJU	FXFQ30TVJU	FXZQ18MNJU9
DAIKIN CONTROLS	BRC1E73	BRC1E73	BRC1E73	BRC1E73	BRC1E73	BRC1E73
CONDENSING UNIT						
TAG	CU-2					
MIN BTUH, COOLING (AT 98°F)	88,300					
MIN BTUH, HEATING (AT 30°F)	90,823					
AMBIENT TEMP, °F	108					
MINIMUM SYSTEM EER	9.4					
SPEED	VARIABLE					
OPERATES DOWN TO, °F	30					
VOLTS/PH/CYCLES	460/3/60					
MCA/MOP	36.3/45					
REFRIGERANT TYPE	R-410A					
DAIKIN MODEL OR EQUAL	RXYQ06TATJU					
NOTES						
• REQUIRED BTUHS ARE NET; FAN HEAT HAS NOT BEEN ACCOUNT.						
• OUTSIDE AIR IS UNCONDITIONED AND DELIVERED DIRECTLY TO UNIT. PROVIDE KNOCKOUT AND APPLICABLE ACCESSORIES FOR FULL OPERATION.						
• PROVIDE FIELD INSTALLED COIL AND HAIL GAIRD.						
• PROVIDE FACTORY MTD. CONDENSATE PUMPS ON ALL FCUs.						
• PROVIDE BRC1E73 NAVIGATION STAT WITH AUTO CHANGE OVER AND DUAL HEAT AND COOL SETPOINTS FOR EACH FCU.						



ELECTRICAL DEMO NOTES

- A. PLANS DO NOT ATTEMPT TO SHOW ALL DEMOLITION ITEMS. SOME LIGHT FIXTURES, SWITCHES/SOMMERS, EXIT LIGHTS, RECEPTACLES, TELEPHONE, DATA, MISC. OUTLETS ARE SHOWN FOR INFORMATION PURPOSE. HOWEVER, THE ITEMS SHOWN ARE NOT NECESSARILY COMPLETE ELECTRICAL DEMO ITEMS. THE CONTRACTOR SHALL REMOVE ALL DEMOLITION ITEMS AND PROVIDE REMOVAL OF ALL DEVICES ACCORDINGLY. SEE RELATED NOTES ON MARKING DEMOLITION ITEMS. THE CONTRACTOR SHALL REMOVE ALL EXISTING LIGHTING FIXTURES, ASSOCIATED SWITCHES/SOMMERS, EXIT LIGHTS, RECEPTACLES, TELEPHONE, DATA, MISC. OUTLETS WHERE SHOWN IN DEMOLITION AREAS. REMOVE CONDUIT/WIRE BACK TO PANEL(S) UNLESS RE-USED FOR NEW AND/OR RELOCATED WORKS. EXISTING CONDUIT/WIRE WITH ADEQUATE CAPACITY FOR NEW AND/OR EXISTING LOADS MAY BE RE-USED. SIMILARLY FOR COMMUNICATION SYSTEM CONDUIT/WIRE (REMOVE BACK TO CONTROL PANELS) IF NOT RE-USED. LIGHT FIXTURES IN GOOD CONDITION MAY BE RE-USED IF SO INDICATED ON DRAWINGS. LIGHT FIXTURES TO BE RE-USED SHALL BE RE-LAMPED AND CLEANED. REPLACE BALLASTS IF NOISY OR NON-OPERATIVE. E.G. TO EXAMINE CONDITION OF ALL EXISTING BALLASTS, IF ANY BALLASTS ARE SUSPECTED TO CONTAIN PCBs, DO NOT DISPOSE OF; SET ASIDE AND NOTIFY OWNER FOR AUTHORIZED REMOVAL. REMOVE SUCH BALLASTS IN STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. BALLASTS DATED PRIOR TO 1979 OR NOT SPECIFICALLY MARKED "NO PCBs" SHALL BE CONSIDERED TO CONTAIN PCBs. FIXTURES NOT INDICATED FOR RE-USE SHALL BE DELIVERED TO A LOCATION TO BE SPECIFIED BY OWNER. ALL FIXTURES UPSTREAM OR DOWNSTREAM OF DEMO'D FIXTURES AND ON THE SAME CKTS SHALL BE RECONNECTED TO MAINTAIN SERVICE. PROVIDE NEW CONDUIT/WIRE AS REQ'D.
- B. DAMAGE TO EXISTING MATERIALS/EQUIPMENT WILL BE REPAIRED AT NO ADDITIONAL COST TO OWNER. RE-SUPPORT ANY REMAINING CONDUIT OR DEVICE THAT WERE SUPPORTED BY WALLS/MILLWORK BEING REMOVED.
- C. NON-DEMOLITION AREAS: DEMOLITION WORKS SHALL NOT AFFECT AREAS NOT INCLUDED IN DEMOLITION. E.G. SHALL BE RESPONSIBLE FOR THE CONTINUITY OF ALL SERVICES (POWER, TELEPHONE, FIRE ALARM, DATA) IN NON-DEMOLITION AREAS. ALL SERVICES SHALL BE MAINTAINED AT ALL TIMES. ELECTRICAL CONTRACTOR (E.C.) SHALL MAINTAIN SERVICE BY EXTENDING, RE-ROUTING AND/OR RE-CONNECTING ANY CIRCUITS AFFECTED BY DEMOLITION. PROVIDE ADDITIONAL CONDUIT/WIRE AS REQUIRED TO MAINTAIN SERVICE. CIRCUITS IN NON-DEMOLITION AREAS THAT ARE CONNECTED TO DEMO'D PANELS AND/OR CIRCUITS SHALL BE RE-CIRCUITED TO A NEW SUB-PANEL, IF UNFINISHED AND INSTALLED BY E.C. (SEE AS REQUIRED) IF SPACES/PARTS ARE NOT AVAILABLE IN ANY NEW PANELS IN RENOVATION AREAS. PROVIDE TEMPORARY POWER AS REQUIRED DURING CHANGE-OVER TO MAINTAIN CONTINUOUS SERVICE. PROVIDE TEMPORARY POWER FOR ALL RELOCATED CIRCUITS AS REQUIRED TO MAINTAIN CONTINUOUS SERVICE. SIMILARLY FOR FIRE ALARM, SECURITY, DATA SYSTEM.
- D. E.C. SHALL FIELD INVESTIGATE EXISTING ELECTRICAL INSTALLATION, ALL EXISTING INSTALLED IN THE RENOVATION AREAS THAT ARE TO REMAIN BUT ARE NOT CURRENTLY IN COMPLIANCE WITH CURRENT CODES SHALL BE CORRECTED BY E.C., INCLUDING BUT NOT LIMITED TO THE FOLLOWINGS:
- UNSUPPORTED CONDUIT AND JUNCTION BOXES LAYING ON TOP OF CEILING TILES, CONDUIT AND/OR JUNCTION BOXES SUPPORTED ONLY BY TIE WIRE, RAISE AND SUPPORT CONDUIT WITH STRAP PER SPECS. PROVIDE NEW CONDUIT/WIRE AS REQUIRED.
 - CIRCUITS WITHOUT A SEPARATE GREEN GROUNDING WIRE - INSTALL A GREEN GROUNDING WIRE FOR EVERY RECEPTACLE OUTLET AND DEVICES. INSTALLATION OF THE GREEN GROUNDING WIRE MAY REQUIRE THE REMOVAL OF EXIST'N RES. PROVIDE NEW WIRE AS REQUIRED.
 - FIXTURES IMPROPERLY SUPPORTED OR INADEQUATELY SUPPORTED BY DEVICE BOXES
 - PROVIDE PROPER SUPPORT PER N.E.C.
 - SEAL ALL PENETRATIONS THROUGH RATED FLOORS/WALLS/CEILINGS/PARTITIONS WITH UL LISTED FIRESTOPPING MATERIAL.
- E. ALL EXISTING ABANDONED AND/OR UN-USED CONDUIT/WIRE, SWITCHES/STARTERS, J-BOXES, COMMUNICATION SYSTEM AND DEVICES IN PROJECT AREAS SHALL BE REMOVED BACK TO PANELS AND/OR CONTROL PANELS. ALL ITEMS DEMO'D BY E.C. SHALL BE REMOVED BACK TO PANELS AND/OR CONTROL PANELS.
- EMERGENCY AND NORMAL POWER CIRCUITS IN THE SAME CONDUIT - PROVIDE SEPARATION OF EMERGENCY AND NORMAL CIRCUITS AND INSTALL IN SEPARATE CONDUIT.

POWER GENERAL NOTES

- A. REMOVE ALL UNUSED CABLEING, WIRE AND CONDUIT IN THIS SPACE. TERMINATE CONDUITS OUTSIDE ELECTRICAL ROOM WITH A JUNCTION BOX. TURN BREAKER OFF AND UPDATE PANEL DIRECTORY TO INDICATE SPARE BREAKER AND DATE OF CHANGE.
- B. COORDINATE LOCATIONS OF ALL DEVICES AND JUNCTION BOXES WITH THE EQUIPMENT INSTALLER.
- C. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE CIRCUITS (3 PHASE WIRES, 1 NEUTRAL + 1 GROUND) IN A COMMON CONDUIT, EXCEPT WHERE SPECIFICALLY NOTED AND ALLOWED. WHERE MORE THAN THREE CURRENT CARRYING CONDUCTORS (EXAMPLES: 3 PHASE WIRES + 1 CURRENT CARRYING NEUTRAL CONDUCTOR) ARE INSTALLED IN A COMMON CONDUIT, THE AMPLACITY OF ALL CURRENT-CARRYING CONDUCTORS SHALL BE DERATED PER 2014 NEC ARTICLE 310.15 (B)(3)(A). EXAMPLE: (6)-20AMP CKTS WITH 8 CURRENT CARRYING WIRES IN A COMMON CONDUIT MUST USE MINIMUM #10 WIRE 70% X 35A = 24.5 AMPS. PROVIDE COMMON TRIP BREAKERS FOR MULTIWIRE CIRCUITS PER 2014 NEC ARTICLE 210.4 (B).

LIGHTING GENERAL NOTES

- A. CONNECT ALL EXIT LIGHTS TO UN-SWITCHED POWER AHEAD OF ALL LIGHT SWITCHES. EXIT LIGHTS ARE SWITCHED AT PANEL ONLY.
- B. LIGHTS ARE CONTROLLED BY LIGHTING CONTROL SYSTEM AND/OR ENERGY MANAGEMENT SYSTEM (EMS). HOMERUN LIGHTING CIRCUIT TO PANEL VIA RELAY PANEL (OR CONTACTOR PANEL). FIELD VERIFY EXACT LOCATION WITH BUILDING ENGINEER.
- C. ALL 2'X4' LIGHT FIXTURES ARE TYPE "FA" UNLESS OTHERWISE SPECIFIED.
- D. LIGHT SWITCHES TO BE GANGED TOGETHER WHERE POSSIBLE.
- E. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE CIRCUITS (3 PHASE WIRES, 1 NEUTRAL + 1 GROUND) IN A COMMON CONDUIT, EXCEPT WHERE SPECIFICALLY NOTED AND ALLOWED. WHERE MORE THAN THREE CURRENT CARRYING CONDUCTORS (EXAMPLES: 3 PHASE WIRES + 1 CURRENT CARRYING NEUTRAL CONDUCTOR) ARE INSTALLED IN A COMMON CONDUIT, THE AMPLACITY OF ALL CURRENT-CARRYING CONDUCTORS SHALL BE DERATED PER 2014 NEC ARTICLE 310.15 (B)(3)(A). EXAMPLE: (6)-20AMP CKTS WITH 8 CURRENT CARRYING WIRES IN A COMMON CONDUIT MUST USE MINIMUM #10 WIRE 70% X 35A = 24.5 AMPS. PROVIDE COMMON TRIP BREAKERS FOR MULTIWIRE CIRCUITS PER 2014 NEC ARTICLE 210.4 (B).
- F. ALL FLOURESCENT FIXTURES W/ DOUBLE-ENDED LAMPS: PROVIDE A DISCONNECTING MEANS PER 2014 NEC ART 410.130(G)

2015 IECC

- A COMMISSIONING PLAN MUST BE DEVELOPED BY A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY. THE PLAN SHALL INCLUDE THE FOLLOWING ITEMS:
- A NARRATIVE DESCRIPTION OF THE ACTIVITIES THAT WILL BE ACCOMPLISHED DURING EACH PHASE OF COMMISSIONING.
 - A LISTING OF THE SPECIFIC EQUIPMENT, APPLIANCES OR SYSTEMS TO BE TESTED AND A DESCRIPTION OF THE TESTS TO BE PERFORMED.
 - FUNCTIONS TO BE TESTED.
 - CONDITIONS UNDER WHICH THE TEST WILL BE PERFORMED.
 - MEASURABLE CRITERIA FOR PERFORMANCE.

LIGHTING COMMISSIONING NOTES

- LIGHTING SYSTEM COMMISSIONING ACTIVITIES INCLUDE BUT SHALL NOT BE LIMITED TO:
 - SUBMITTAL REVIEWS
 - FIELD OBSERVATION
 - ENSURE ALL FIXTURES HAVE LAMPS AND ARE OPERATIONAL
 - TEST EMERGENCY LIGHTING (INCLUDING EXIT SIGNS)
 - ENSURE ALL OCCUPANCY & DAYLIGHT SENSORS HAVE BEEN INSTALLED PER THE MANUFACTURERS INSTRUCTIONS AND ARE OPERATING AS INTENDED.
 - VERIFY STATUS INDICATORS ON DEVICES ARE CORRECT.
 - CONFIRM SWITCHES AND DEVICES CONTROL LIGHT FIXTURES AS INDICATED ON THE DRAWINGS.
- THE LIST OF COMMISSIONED SYSTEMS INCLUDES, BUT SHALL NOT BE LIMITED TO:
 - LIGHT FIXTURES
 - EXIT SIGNS
 - EMERGENCY EGRESS LIGHTING
 - OCCUPANCY SENSORS
 - DAYLIGHT SENSORS
 - TIME-CLOCK & TIME-SWITCH CONTROLS
 - DIMMER SYSTEMS
 - BAS INTERFACE
- DOCUMENTATION CERTIFYING THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 OF THE 2015 IECC ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS OF THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

ELECTRICAL LEGEND

All Symbols Shown Are Not Necessarily Used In This Project

	New 2' X 4' Light Fixture. Letter Indicates Type.
	New 2' X 2' Light Fixture. Letter Indicates Type.
	2' X 4' Light Fixture with Lamp(s) Connected to Emergency Battery Ballast. Connect to Un-Switched Power Leads. Provide Bodine #950 (1100 Lumens) Unless Noted Otherwise Elsewhere. (Note: Similar for all emergency Light Fixtures)
	Exit Light. Provide Directional Chevron(s) Arrow(s) as Indicated on Plans. Connect Integral Battery Pack to un-switch power leads.
	Single Pole Switch
	Three(3) Way Switch
	Four(4) Way Switch
	Manual Motor Starter With Proper Thermal Element Installed.
	Switch, Three-Way Momentary Contact Toggle Type With Center Neutral Position. Similar To ASCO # 173A2.
	Duplex Receptacle, 20Amp, 125Volt, 2Pole, 3Wire, Grounding Type, NEMA 5-20R
	Ground Fault Interrupter (GFI) Duplex Receptacle. Similar To Duplex Receptacle Above.
	Weatherproof (WP) Duplex Receptacle. Similar to Duplex Receptacle Above.
	Ground Fault Interrupter (GFI) & Weatherproof (WP) Duplex Receptacle. Similar to Duplex Receptacle Above.
	Double (QUAD) Duplex Receptacle with Common Cover Plate. Similar to Duplex Receptacle.
	Ground Fault Interrupter (GFI) Double (QUAD) Duplex Receptacle with Common Cover Plate. Similar to Ground Fault Interrupter Duplex Receptacle.
	220V Receptacle. Type as Indicated on Plans.
	Dedicated Duplex Receptacle, Provide Gray Color (Confirm w/Architect) Receptacle and Cover Plate, with Intended Usages of Receptacles Engraved on Coverplate (E.G. "Copier").
	Dedicated Quad. Receptacle, Provide Gray Color (Confirm w/Architect) Receptacle and Cover Plate, with Intended Usages of Receptacles Engraved on Coverplate (E.G. "Copier").
	Existing Double (QUAD) Duplex Receptacle.
	Existing Duplex Receptacle.
	Remote Ground Fault Interrupter (GFI) Reset Device. Leviton # X7590-2 or similar.
	Telephone Outlet. Provide Back Box/Cover Plate. Install 3/4". with Bushing and Pull String. Stubbed to Accessible Ceiling.
	Data Outlet. Provide Back Box/Cover Plate. Install 3/4". with Bushing and Pull String. Stubbed to Accessible Ceiling.
	Combination Telephone/Data Outlet. Provide Back Box/Cover Plate. Install 3/4". with Bushing and Pull String. Stubbed to Above Accessible Ceiling.
	Existing Phone Outlet.
	Existing Data Outlet.
	Existing Phone/Data Combo Outlet.
	Poke-Thru or Recessed Floor Box for Power and Data. Type Specified on Plans.
	Junction Box.
	Electrical Panel Boards.
	Disconnect Switch. All Switches Shall Be Heavy Duty Type (E.G. 30A/3P/600NF/NEMA 1)
	Fused Disconnect Switch. Similar to Above.
	Combination Disconnect Switch and Magnetic Motor Starter. 30Amp Size 1 Minimum Typical Unless Noted Otherwise. Provide Control Power Transformer. 2 N.O. and 2 N.C. Contacts, Hand-Off-Automatic Switch, Red Pilot Lights ("Run" Light). Provide Overload Relays Matching FLA of Equipment.
	Conduit Run Concealed in Wall or Ceiling
	Conduit Run Concealed in Floor
	Homerun to Electrical Panelboards

Legend Notes:

1. The word "provide" as used in these drawings shall mean "materials and labor furnished and installed by Electrical Contractor".
 2. Mounting height of all light switches, dimmers, receptacles, telephone, data and signal outlets shall be in accordance with the "American with Disabilities Act", Light Switches, Dimmers, etc. ("42") Receptacles, Telephone, Data, etc. ("42")
- All mounting heights are measured from finished floor to center of device. Mounting heights shown on the architect drawings and specifications take precedence. Verify exact mounting height required with architect and install accordingly.

ELECTRICAL ABBREVIATIONS

(D)	Demo
(E)	Existing
(N)	New
(R)	Relocate
(RM)	Remove Existing Equipment
(RD)	Relocated Equipment
AC	Alternating Current
AF	Ampere Fuse
AFB	Above Finished Floor
AHJ	Authority Having Jurisdiction
AMP	Ampere Interrupting Capacity
AMP	Ampere
AT	Ampere Trip
ATS	Automatic Transfer Switch
AWG	American Wire Gauge
C	Conduit
CB	Circuit Breaker
CCFI	Contractor Furnished Contractor Installed
CKT	Circuit
CLG	Ceiling
CT	Current Transformer
Copper	Copper
DISC.	Disconnect
DIST.	Distribution
EA	Each
E.C.	Electrical Contractor
FA	Fire Alarm
FAAP	Fire Alarm Annunciation Panel
FACP	Fire Alarm Control Panel
FLA	Full Load Amps
G.C.	General Contractor
GFI	Ground Fault Interrupter
GRD	Ground
GRS	Galvanized Rigid Steel
HP	Horsepower
IDF	Intermediate Distribution Frame
I.P.S.	Inverter Power System
JB	Junction Box
KVA	Kilo-Volt-Ampere
Kilowatt	Kilowatt
LAN	Local Area Network
LTS	Lights
LTO	Lighting
MCB	Main Circuit Breaker
MDF	Main Distribution Frame
MLO	Main Lugs Only
MTD	Mounted
MTG	Mounting
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
NF	Non-Fused
NMS	Not to Scale
OFCI	Owner Furnished Contractor Installed
OFCI	Owner Furnished Owner Installed
OC	Overcurrent
OCF	Overcurrent Protection
PA	Pole
PA	Public Address
PB	Push Button
PH	Phase
PNL	Panel
RCPT	Receptacle
REC	Receptacle
REC'D	Required
SN	Solid Neutral
SPECS	Specifications
SPKR	Speaker
SWBD	Switchboard
SWGR	Switchgear
TEL	Telephone
TIB	Telephone Terminal Board
TVSS	Transient Voltage Surge Suppressor
TYP	Typical
UC, U/C	Under Counter
N.O.	Unless Noted Otherwise
V	Volt
V/A	Volt-Ampere
VSD	Variable Speed Drive
W	Watt or Wire
W/	With
W/O	Without
WP	Weatherproof
XFMR	Transformer
XFR	Transfer



Number	Description	Date
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date:	6.30.17
drawn by:	Author
checked by:	Checker
drawing title:	ELECTRICAL COVERSHEET
drawing number:	



Revisions		
Number	Description	Date

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MURRAY MOTORS

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San Antonio, Tx

project #: 16.269
date: 6.30.17
drawn by: DHL
checked by: CLC
drawing title:

ELECTRICAL SITE PLAN

drawing number:

E001

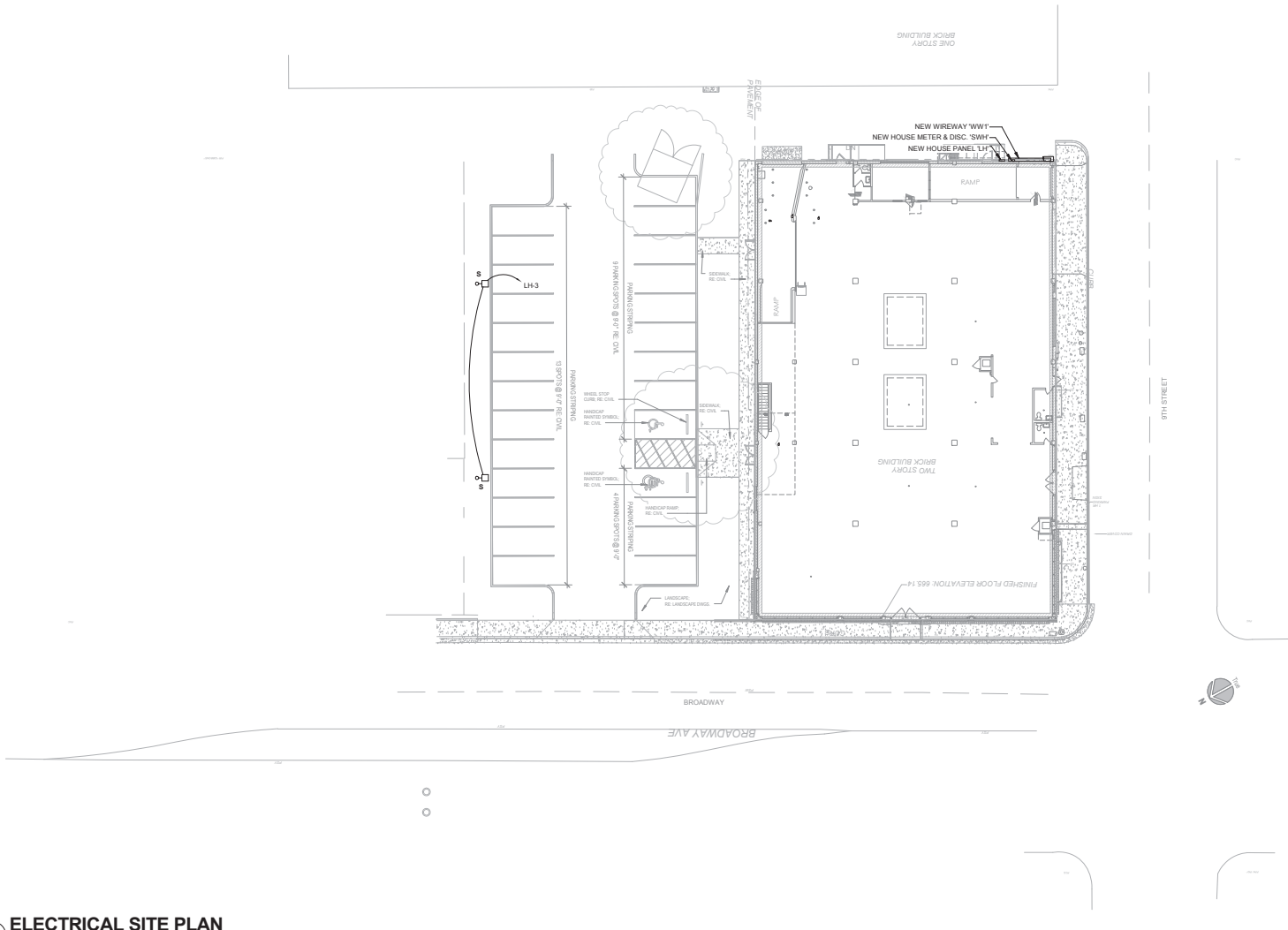
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

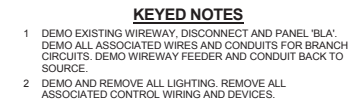
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SAN ANTONIO, TX 78252
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Texas Registered Engineering Firm F-10573

1 ELECTRICAL SITE PLAN

1/16" = 1'-0"





KCI
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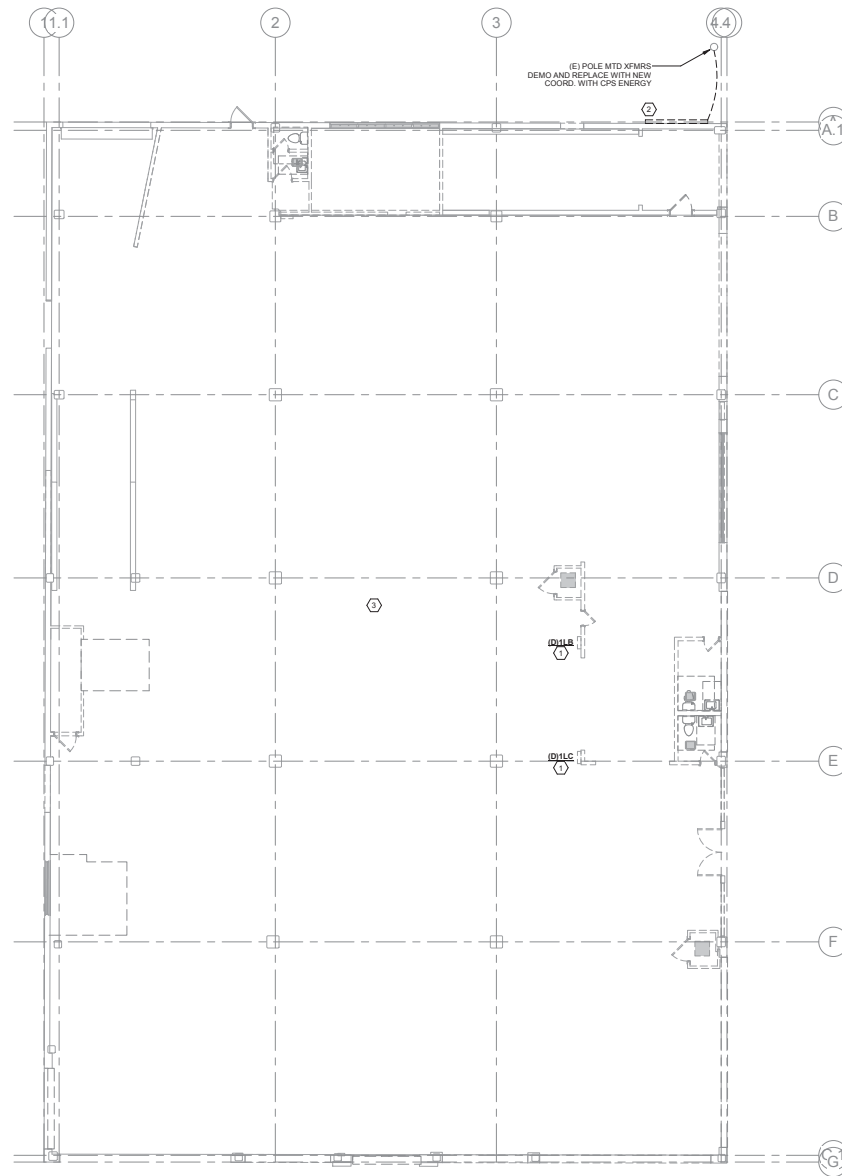
900 Broadway
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project #:	16.269
date:	6.30.17
drawn by:	Author
checked by:	Checker
drawing title:	

ELECTRICAL DEMO
PLAN - BASEMENT

drawing number:

E100



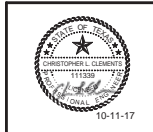
1 ELECTRICAL DEMO PLAN - LEVEL 1
1/8" = 1'-0"

KEYED NOTES

- 1 DEMO EXISTING PANELBOARD. DEMO ALL ASSOCIATED WIRES AND CONDUITS FOR BRANCH CIRCUITS. DEMO PANEL FEEDER AND CONDUIT BACK TO SOURCE.
- 2 EXISTING ELECTRICAL SERVICE ENTRANCE EQUIPMENT. DEMO ALL EXISTING ELECTRICAL EQUIPMENT. DEMO WIRES AND CONDUITS BACK TO UTILITY TRANSFORMERS. REFER TO RISER DIAGRAM FOR MORE INFO. COORDINATE WITH CPS ON REMOVAL OF EXISTING POLE MOUNTED TRANSFORMERS.
- 3 DEMO AND REMOVE ALL LIGHTING. REMOVE ALL ASSOCIATED CONTROL WIRING AND DEVICES.

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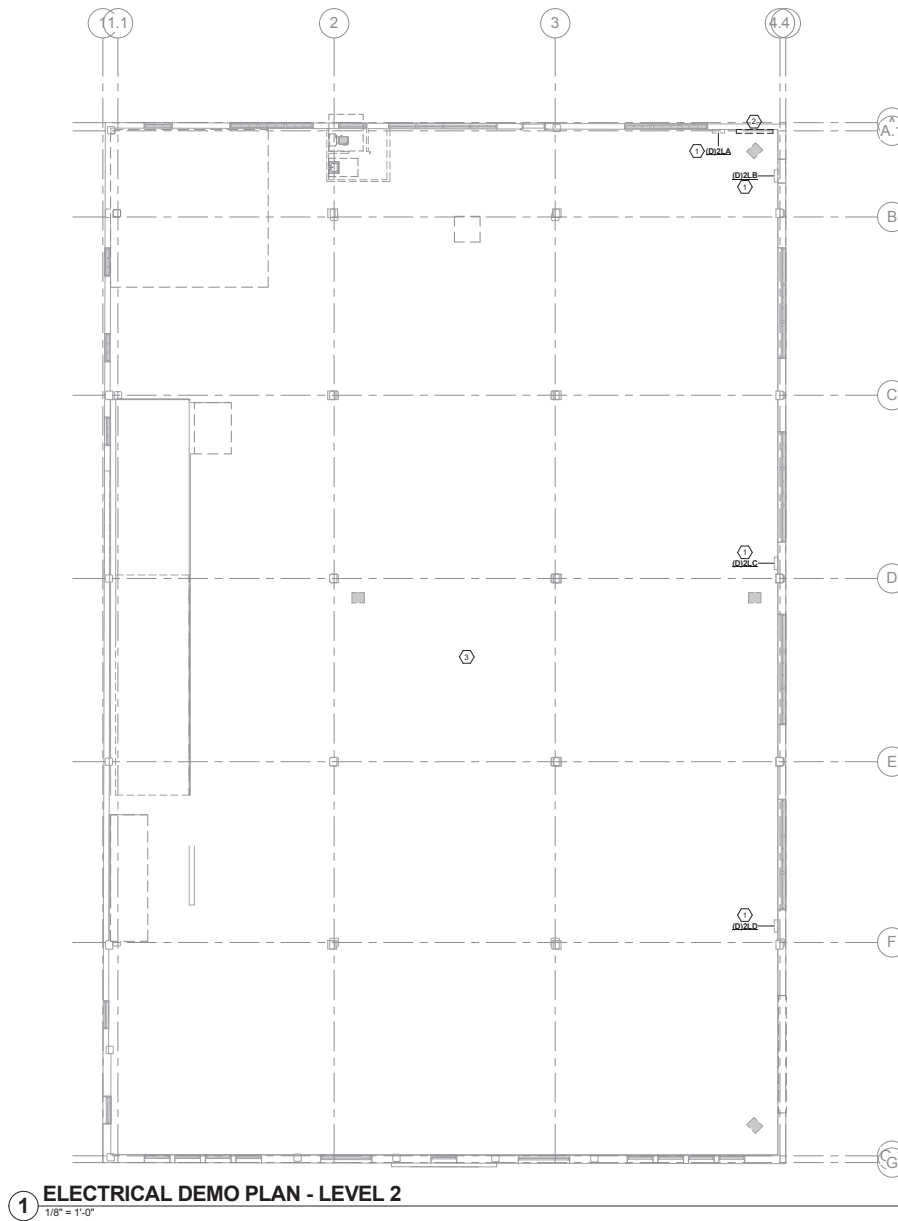
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drawing title:	ELECTRICAL DEMO PLAN - LEVEL 1
drawing number:	

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E101

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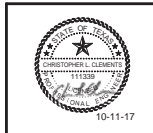


KEYED NOTES

- 1 DEMO EXISTING PANELBOARD. DEMO ALL ASSOCIATED WIRES AND CONDUITS FOR BRANCH CIRCUITS. DEMO PANEL FEEDER AND CONDUIT BACK TO SOURCE.
- 2 DEMO EXISTING WIREWAY AND DISCONNECTS. DEMO WIREWAY FEEDER AND CONDUIT BACK TO SOURCE.
- 3 DEMO AND REMOVE ALL LIGHTING. REMOVE ALL ASSOCIATED CONTROL WIRING AND DEVICES.

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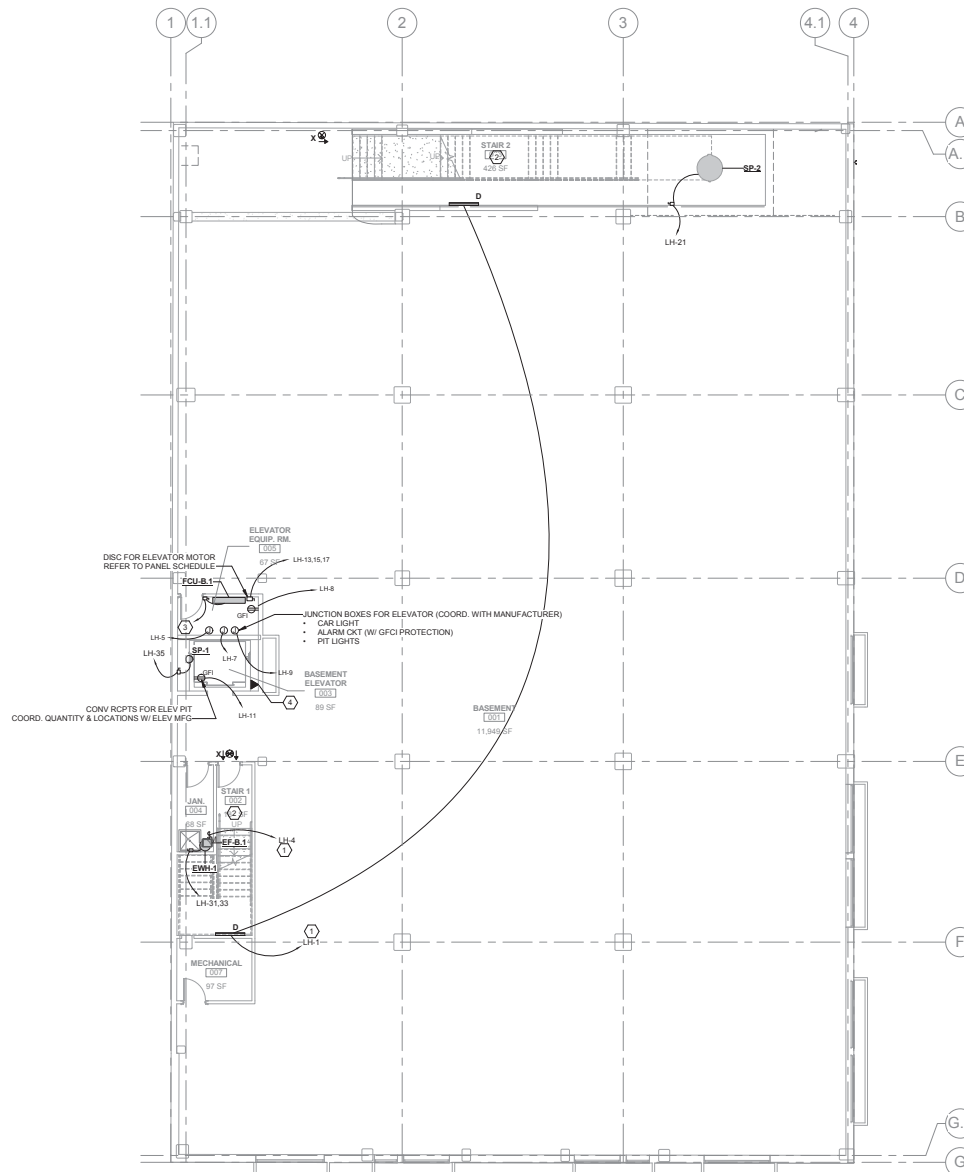
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drawing number:	

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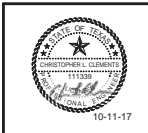
1 ELECTRICAL PLAN - BASEMENT
1/8" = 1'-0"

KEYED NOTES

- HOMERUN THROUGH TIMELOCK TS1.
- PROVIDE MANUAL OVERRIDE SWITCH AT EACH STAIRWELL ENTRANCE (2-HOUR MAXIMUM PER IECC).
- FCU POWER IS FED FROM ASSOCIATED CONDENSING UNIT ON ROOF. PROVIDE (2#12, 1#12G, 3/4"TC. PROVIDE CONTROL WIRING AS REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR.
- J-BOX FOR TELEPHONE IN ELEVATOR CAB. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT SUPPLIER. PROVIDE 3/4" CONDUIT WITH PULL STRING ROUTED TO MAIN TELEPHONE BOARD. PROVIDE ACCESSIBLE PULL BOX(ES) AS REQ'D. (ONE PULL BOX REQ'D FOR EVERY (3) EQUIVALENT 90 DEGREE TURNS).



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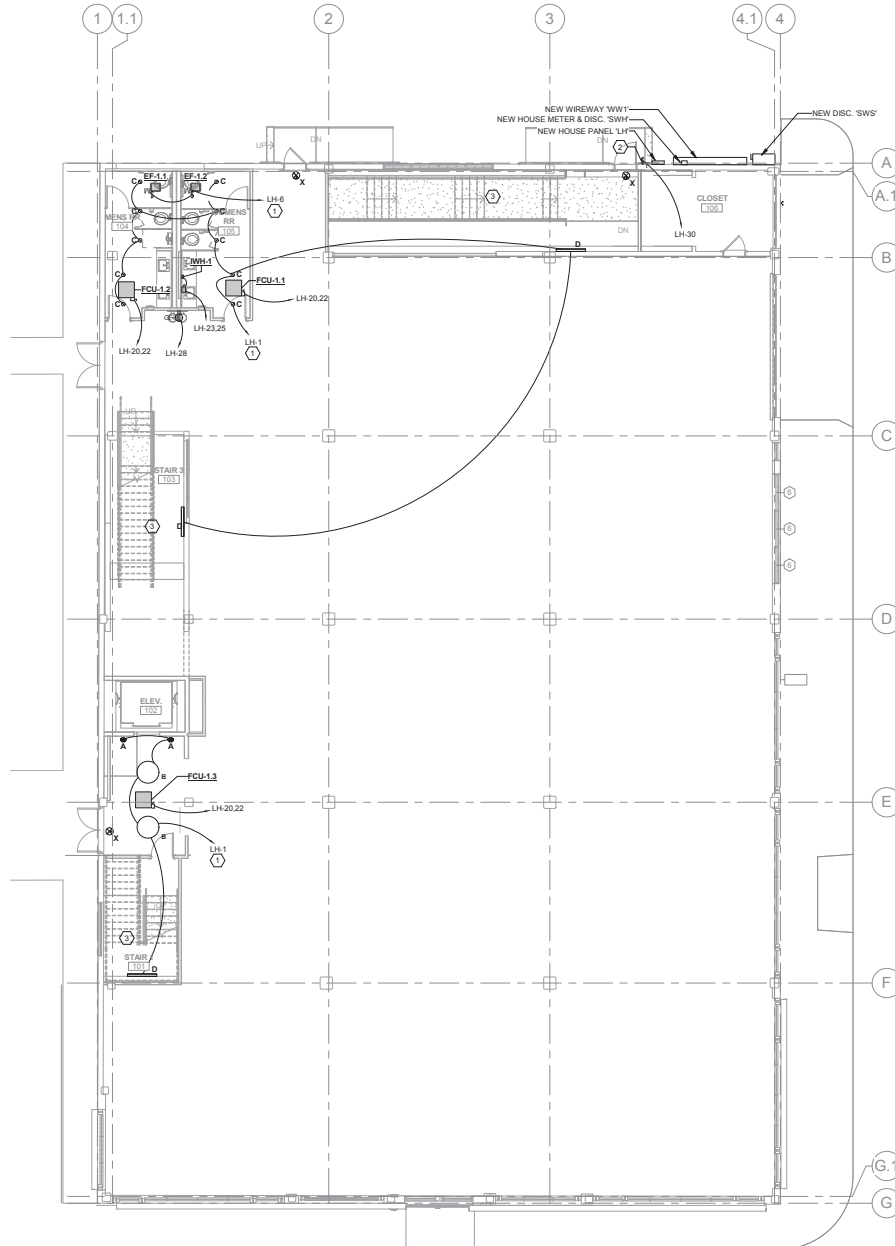
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E200

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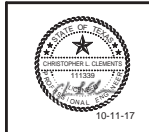
1 ELECTRICAL PLAN - LEVEL 1
1/8" = 1'-0"

KEYED NOTES

- 1 HOMERUN THROUGH TIMECLOCK TS1.
- 2 TIMECLOCK TS1: ASTRONOMIC 7-DAY TIMESWITCH WITH 16-HR SPRING WOUND RESERVE POWER AND DAY-OMITTING FEATURE. PROVIDE NEMA 3R BOX AND SPECIFICATION FOR UP TO 4 CIRCUITS.
- 3 PROVIDE MANUAL OVERRIDE SWITCH AT EACH STAIRWELL ENTRANCE (2-HOUR MAXIMUM PER IECC).

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drawing number:	

E201

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- 1 HOMERUN THROUGH TIMECLOCK 'TS1'.
- 2 PROVIDE MANUAL OVERRIDE SWITCH AT EACH STAIRWELL ENTRANCE (2-HOUR MAXIMUM PER IECC.).
- 3 VERIFY LOCATION IN FIELD FOR NEW UNISTRUT RACK ON ROOF. PROVIDE DISCONNECTS AND CONVENIENCE RECEPTACLE AS INDICATED.



ELEC
1/8" = 1'-0"

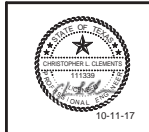
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ELECTRICAL PLAN - LEVEL 2	
drawing number:	

E202


$$1/8'' = 1'-0''$$

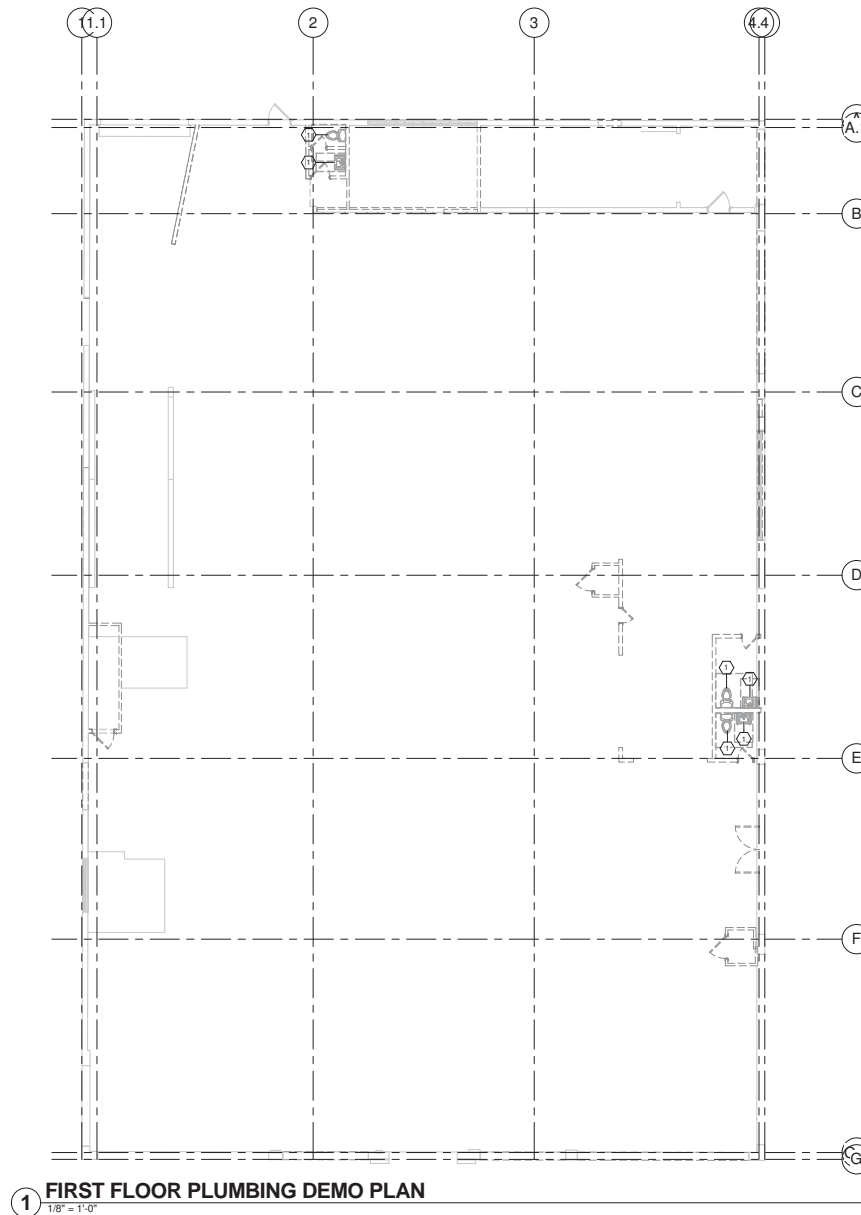
- FILL TRENCH AS NECESSARY AND REPAIR
SLAB TO MATCH EXISTING.

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1 FIRST FLOOR PLUMBING DEMO PLAN
1/8" = 1'-0"

KEYED NOTES

- 1 REMOVE EXISTING PLUMBING FIXTURES AND CAP PIPING AS CLOSE TO SOURCE AS POSSIBLE

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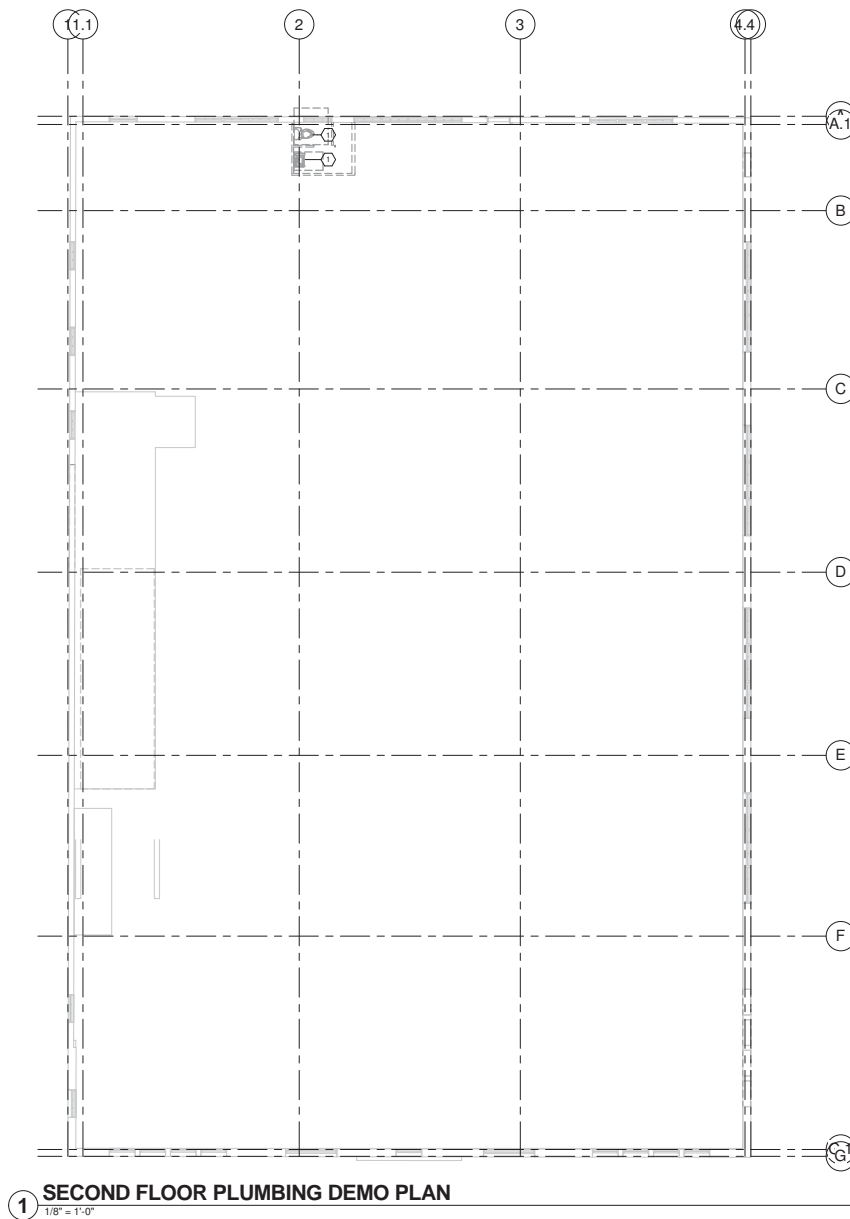
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P101

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KEYED NOTES
1 REMOVE EXISTING PLUMBING FIXTURES
AND CAP PIPING AS CLOSE TO SOURCE
AS POSSIBLE

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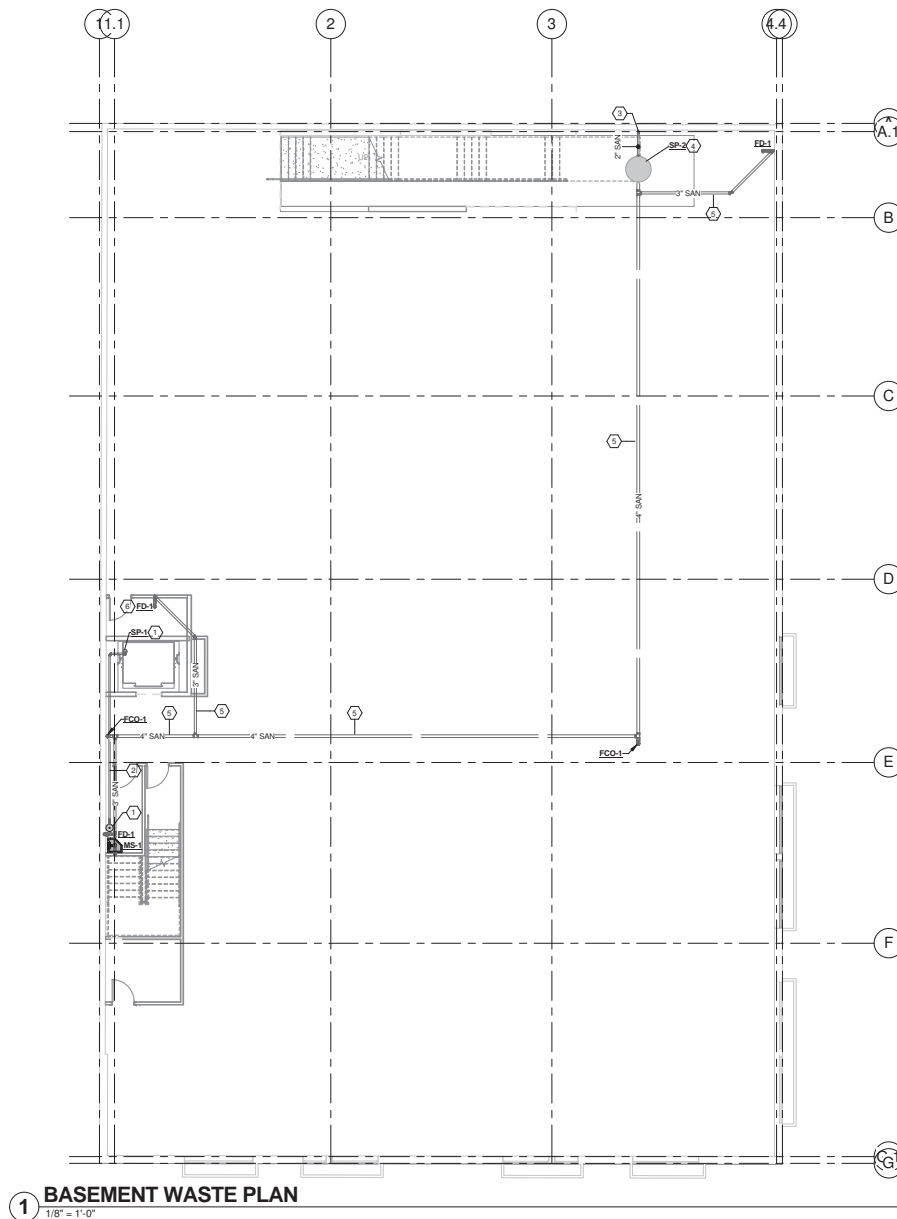
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**PLUMBING DEMO PLAN
- LEVEL 2**
drawing number:

P102



- KEYED NOTES**
- 1 ELEVATOR SUMP PUMP SYSTEM. SEE SHEET P207
 - 2 2" PUMPED SAN ABOVE FLOOR FROM ELEVATOR SUMP PIT
 - 3 2" PUMPED SAN UP
 - 4 EXISTING SUMP PUMP TO BE REMOVED. EXISTING PIT TO BE REUSED FOR NEW SP-2. MINIMUM PIT DIAMETER OF 30" AND DEPTH OF 72" REQUIRED. FIELD VERIFY EXISTING PIT SIZE AND MODIFY AS REQUIRED. VERIFY EXISTING PIT IS PROPERLY VENTED; IF NOT PROVIDE NEW 2" VENT AND CONNECT TO NEW VENT IN THE AREA
 - 5 SAWCUT SLAB FOR INSTALLATION OF NEW SAN PIPING AND REPAIR TO MATCH EXISTING
 - 6 COORDINATE FINAL FLOOR DRAIN LOCATION WITH EQUIPMENT

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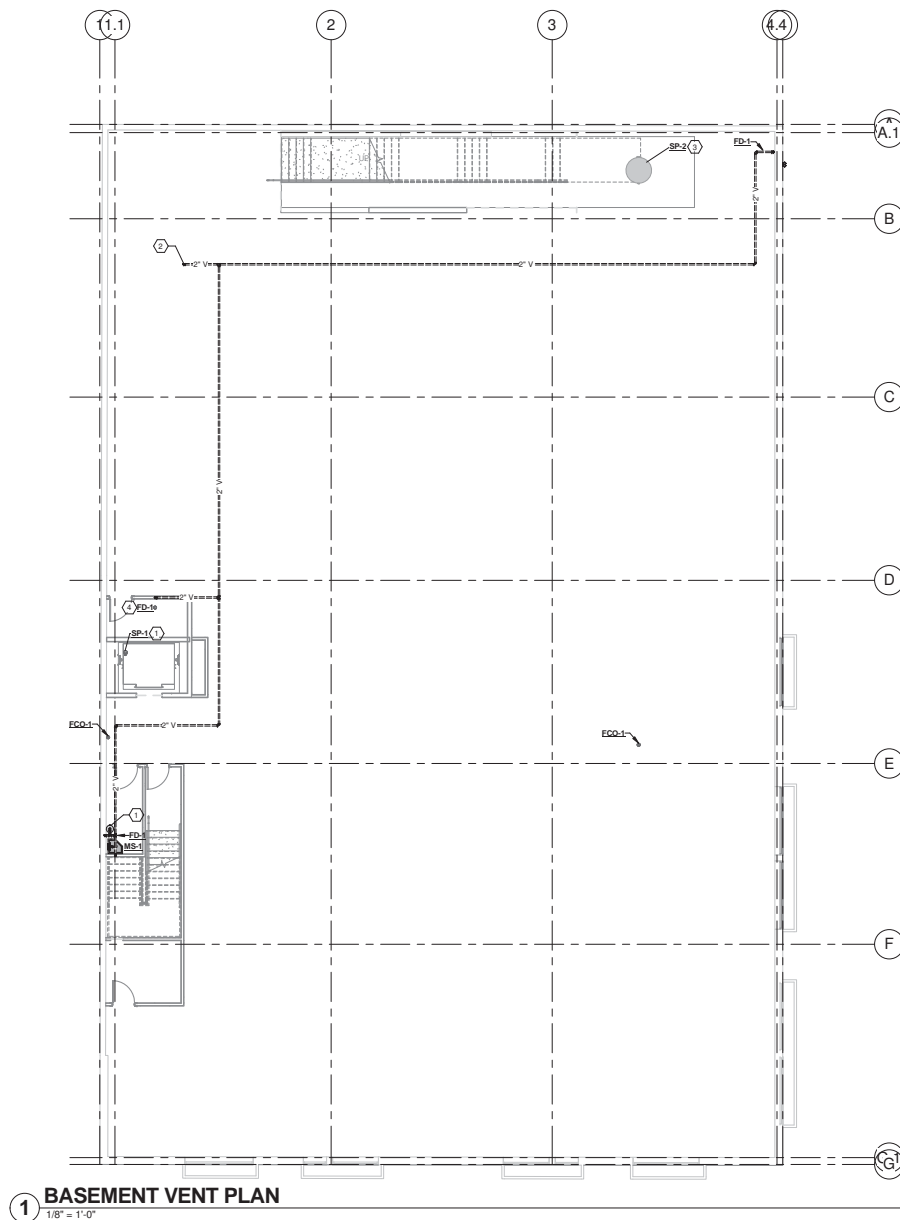
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- KEYED NOTES**
- 1 ELEVATOR SUMP PUMP SYSTEM. SEE SHEET P207
 - 2 2" V UP
 - 3 EXISTING SUMP PUMP TO BE REMOVED. EXISTING PIT TO BE REUSED FOR NEW SP-2. MINIMUM PIT DIAMETER OF 30" AND DEPTH OF 72" REQUIRED. FIELD VERIFY EXISTING PIT SIZE AND MODIFY AS REQUIRED. VERIFY EXISTING PIT IS PROPERLY VENTED. IF NOT PROVIDE NEW 2" VENT AND CONNECT TO NEW VENT IN THE AREA.
 - 4 COORDINATE FINAL FLOOR DRAIN LOCATION WITH EQUIPMENT

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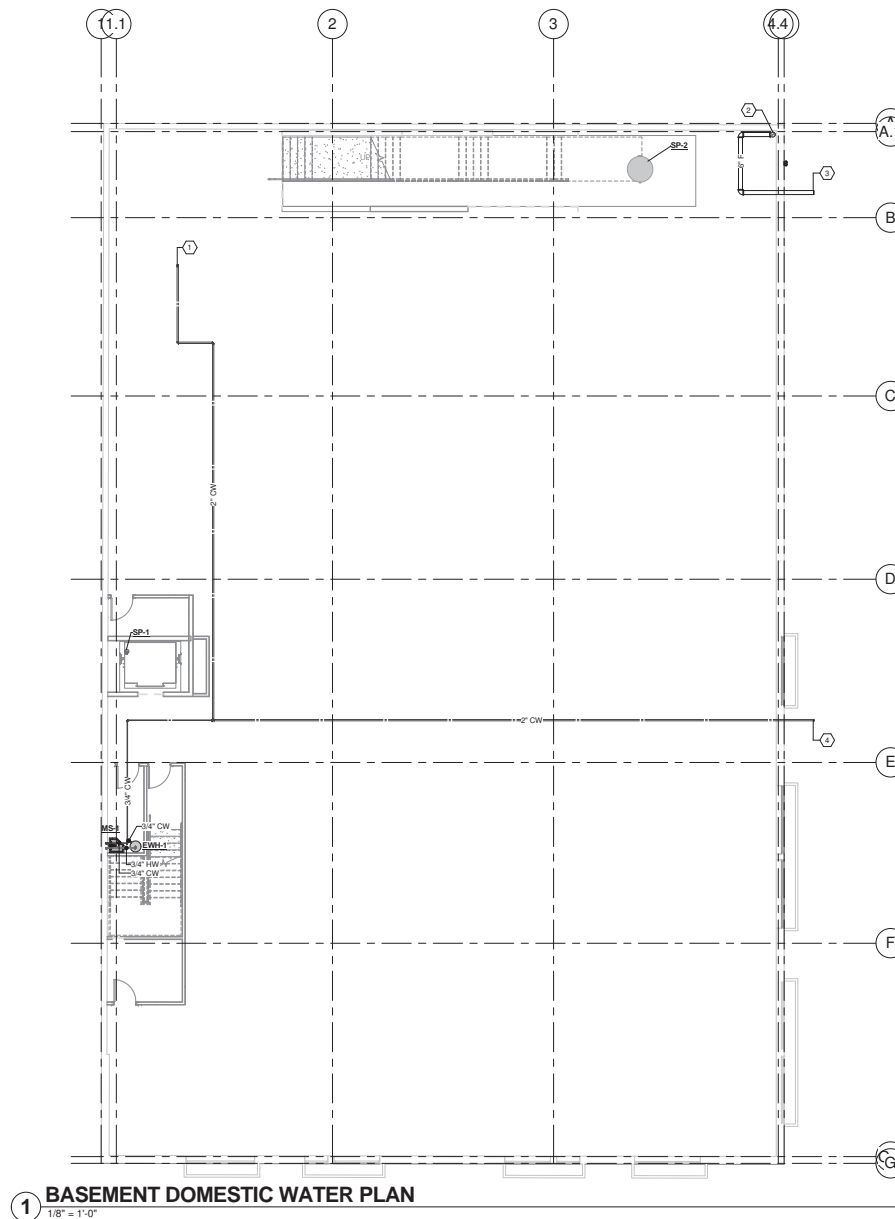
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P201

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KEYED NOTES

- 2"CW UP
- 6" FIRE RISER. SEE DETAIL ON SHEET P208
- 4" FIRE SEE CIVIL DRAWINGS FOR CONTINUATION
- 2"CW SEE CIVIL DRAWINGS FOR CONTINUATION



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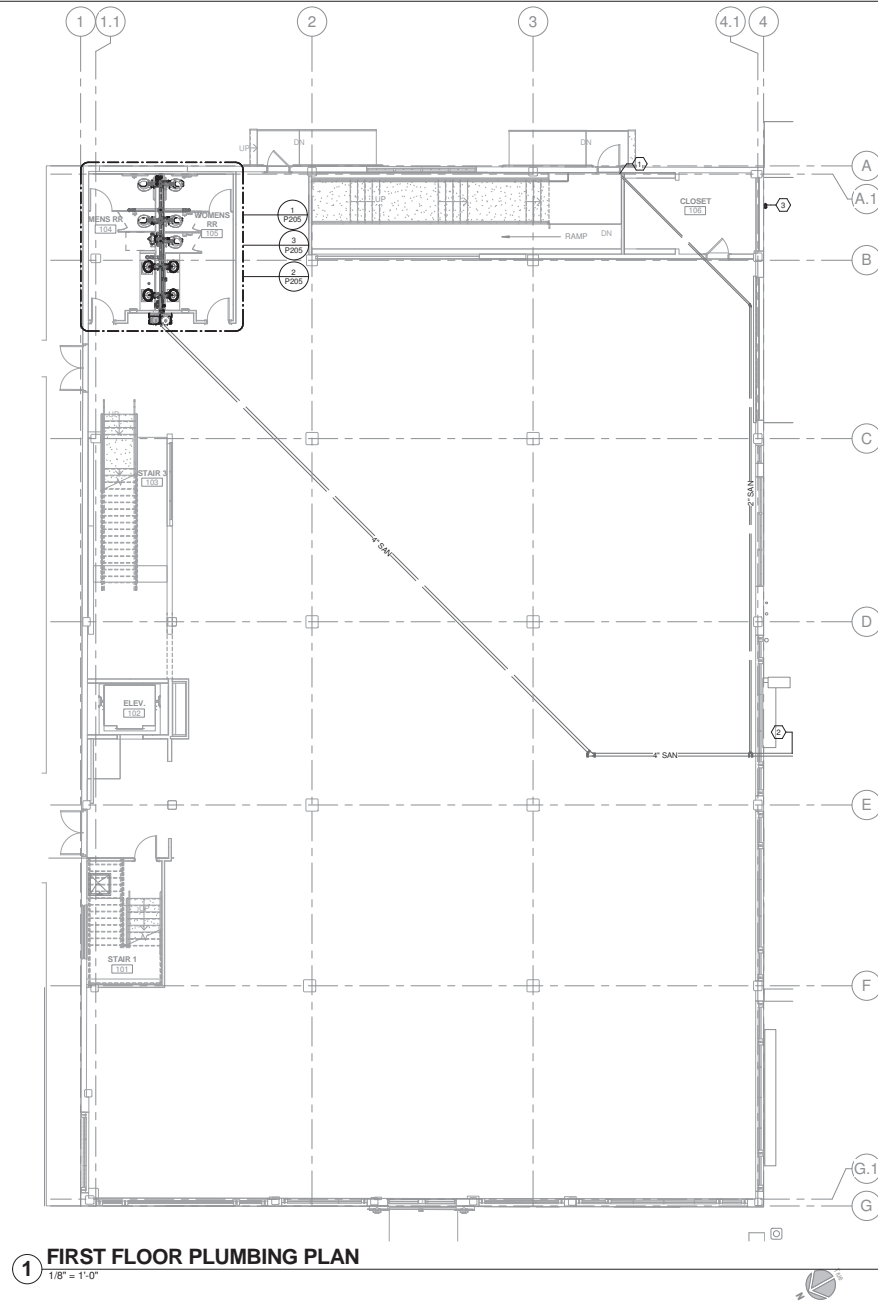
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P202

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1 FIRST FLOOR PLUMBING PLAN
1/8" = 1'-0"

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**PLUMBING PLAN -
LEVEL 1**

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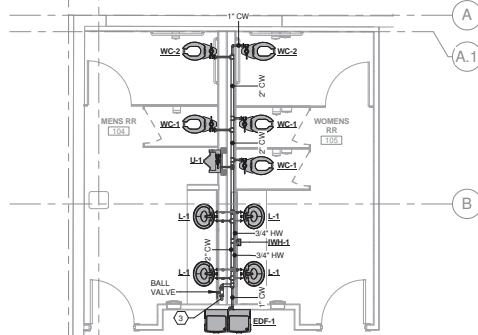
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MURRAY MOTORS

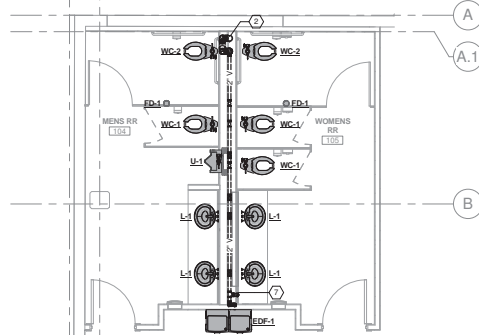
900 Broadway
San Antonio, Tx

project #:	16.269
date:	6.30.17
drawn by:	Author
checked by:	Checker
drawing title:	ENLARGED PLUMBING PLANS
drawing number:	P205

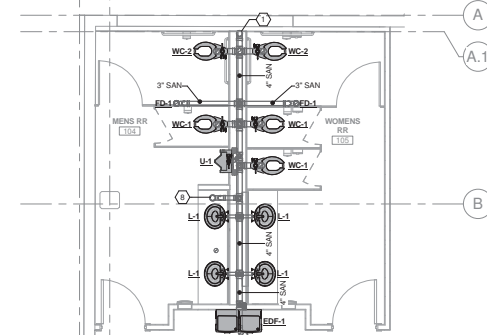
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13750 SAN PEDRO, SUITE 640
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PHONE: 210.544.5255
Texas Registered Engineering Firm F-10573



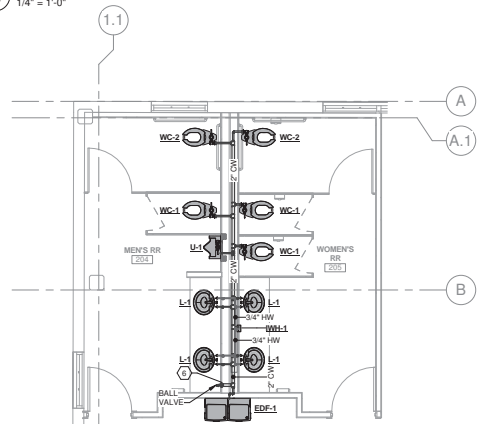
3 ENLARGED DOMESTIC WATER PLAN - LEVEL 1
1/4" = 1'-0"



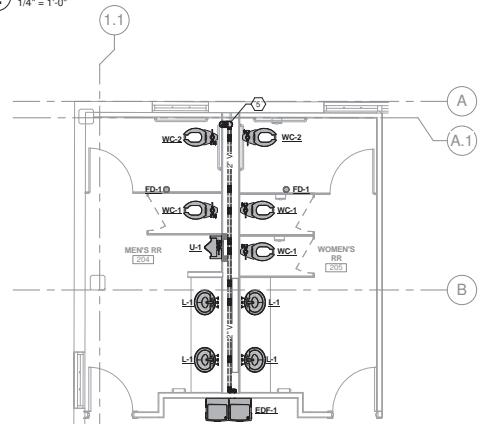
2 ENLARGED VENT PLAN - LEVEL 1
1/4" = 1'-0"



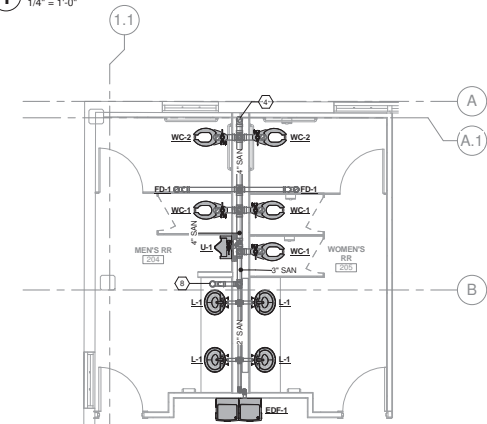
1 ENLARGED WASTE PLAN - LEVEL 1
1/4" = 1'-0"



6 ENLARGED DOMESTIC WATER PLAN - LEVEL 2
1/4" = 1'-0"



5 ENLARGED VENT PLAN - LEVEL 2
1/4" = 1'-0"



4 ENLARGED WASTE PLAN - LEVEL 2
1/4" = 1'-0"

KEYED NOTES

- 4" SAN FROM ABOVE AND DOWN
- 4" V UP
- 2" CW FROM BELOW AND UP
- 4" SAN DOWN
- 4" V FROM BELOW AND UP THRU ROOF
- 2" CW FROM BELOW
- 2" V FROM BELOW
- 3" FUNNEL DRAIN INSTALLED ABOVE SLAB CONCEALED BELOW COUNTER

ELEVATOR SUMP PUMP SYSTEM

General

The contractor shall furnish and install a ParkUSA Elevator Model ELV-XX complete pump, separator, and control and alarm system as shown on the drawings. Pump(s) shall be provided for each elevator hoistway.

The system shall be capable of pumping all water & fluids automatically from the elevator pit as required by ASME A17.1/CSA B44 Safety Code for Elevators and Escalators, 2007, Section 2.2.2.5. The system shall function automatically to remove water and fluids from the pit automatically without any human intervention. Systems that do not remove all the fluid including oil are not compliant and will not be accepted.

An oil-water separator or equivalent protection shall be used to treat city wastewater automatically from the elevator pit prior to discharge into the public sanitary sewer as required. Pumping into the storm sewer is not permitted. Systems that do not remove the oil will not be accepted.

Sump Pump

A submersible sump pump is located in the sump area of the elevator (refer to plan drawings). The sump pump shall be as specified on the schedule, heavy duty submersible type, capable of pumping water, wastewater and oil at a minimum capacity of 50 GPM @ 20' TDH, (2000 GPH as per ASME A17.1 Section 2.2.2.5 (2007) and 100 GPM @ 20' TDH. The pump shall be constructed and tested to meet UL 778 standards and shall include thermal overload protection. Refer to the schedule for capacity and electrical requirements. The pump shall be capable of operating with the water level covering only 50% of the motor casing and shall operate automatically either continuously or intermittently as required by the on-off float switch control. The pump shall have a size 1-1/4" minimum discharge connection. The motor housing and fastening bolts shall be constructed of 304 Stainless Steel and have carbon ceramic seals. The pump shall have a semi-open, non-clogging Vortex Impeller and shall be designed for floor mounting complete with support legs. A stainless chain shall be provided for easy maintenance.

Oil/Water Separator

The separator is located either freestanding, or recessed on floor near the shaft, or located outdoors buried below grade. Refer to the schedule for capacity and size requirements. The separator unit is rated from 50 to 200 GPM depending on the quantity of elevator shafts to be served, 50 GPM or 3000 GPH as per ASME A17.1 Section 2.2.2.5 (2007). The oil/water separator shall be a pre-engineered enhanced gravity separator capable of treating wastewater discharge free of petroleum hydrocarbons, concentration of less than 100 parts per million. Operating range of the influent is 40°F to 180°F and ambient air temperature from 0°F to 140°F. The specific gravity of the oils at these operating temperatures is .70 to .95. The separator shall be designed to withstand static and dynamic hydraulic loadings while empty and during operation. The tank shall be constructed of 4500 psi precast concrete conforming to ASTM C-913 for tanks, weirs, flow distributors, and energy dissipater devices. All internal components shall consist of corrosion resistant materials or be epoxy coated. All welding shall be accordance with AWS A1.1 to provide watertight vessel that will not warp or deform excessively under load. Manway access cover shall be H-20 traffic duty, bolted and gasketed. The separator shall utilize coalescing media fabricated of calcium carbonate-filled oleophobic polypropylene plastic material and assembled into modules with 304 stainless steel materials. Media assembly shall be self-cleaning and removable.

Control System

The control system shall consist of float sensors and a single control panel (NEMA 4X weatherproof) that is wall mounted near the elevator shaft. The control panel shall be constructed and tested to meet UL508 standards and shall be housed in a weatherproof NEMA 4X electrical enclosure with a wiring terminal strip for field wiring to the J-Box in the hoistway.

The control panel shall have the following functions:

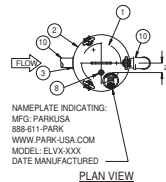
- Operates the sump pump, "On/Off" depending on shaft water levels. The panel shall have a "Hand-Off-Auto" switch, a "Pump Run" light, and auxiliary contacts for a BAS system.
- Indicates "Sump High Level" of the elevator shaft. In the event of pump malfunction, the panel shall have a "Sump High Level" illuminated red light and high decibel warning horn, a "Silence" switch and auxiliary dry contacts for BAS system.
- Indicates "High Oil Levels" of the separator. In the event of a high accumulation of oil in the separator, the panel shall have a "Separator High Level" illuminated red light & high decibel warning horn, a "Silence" switch, and auxiliary dry contacts for BAS system. NOTE: The presence of oil DOES NOT prevent the pump from operating.

The panel also includes a separate over-current relay and field adjustable motor overload having a range of 5 to 15 amps, factory set at 8 amps for this pump application. The control panel shall have a combination manual "Reset/Run" to test switch for motor overload with both automatic, manual reset and control diagnostics. The control system must be factory set for automatic overload restart.

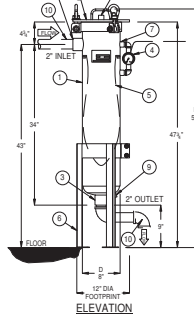
The control system shall include three field adjustable float switches located in the sump: Pump Off, Pump On, and High Level. Provide a factory prewired NEMA 6P water tight junction box with a din rail mounted wiring terminal strip. Provide factory installed wiring of pump and floats into a NEMA 6P junction box. All cables between the pump and junction box shall be a maximum of 6' long per NEC 300.8. The cable shall be heavy gauge, water tight and oil resistant. The floats and oil sensing probe shall be factory mounted on the pump housing. All cable entries into the J-Box from the pump pit shall have NEMA 6P water tight cord grips. The oil sensing probe is to be factory mounted and positioned within the separator and factory tested as a complete system.

Acceptable Manufacturers:

ParkUSA Elevator System, 888-611-PARK, www.Park-USA.com, or Engineered pre-approved equal, provided all of the specifications are met.



NAMEPLATE INDICATING:
MFG: PARKUSA
888-611-PARK
WWW.PARK-USA.COM
MODEL: ELVX-XXX
DATE MANUFACTURED

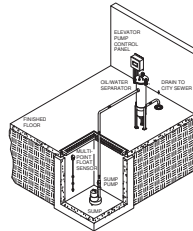


ELEVATION

NOTES

- SEPARATOR BASIN WITH INTERIOR/EXTERIOR EPOXY FINISH
- GASTITE REMOVABLE STEEL ACCESS COVER w/ NEOPRENE GASKET, SECURED w/ SS BOLTS AND QUICKEY HANDLE
- 2" 3009N NPT STEEL FULL CPLG
- DIFFERENTIAL PRESSURE GAUGE AND SENSOR TO SEPARATE OIL & SOLIDS
- ADJUSTABLE STEEL STAND
- GAUGE - 1/2" 3009N NPT STEEL HALF CPLG
- VENT - 1/2" 3009N NPT STEEL HALF CPLG
- DRAIN - 2" 3009N NPT STEEL HALF CPLG
- PPHKG BY OTHERS

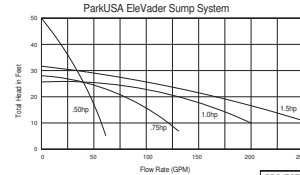
2 ELEVATOR SEPARATOR DETAIL
NOT TO SCALE



ELEVATOR SUMP SYSTEM SCHEDULE

SYSTEM MODEL		SEPARATOR DATA		SUBMERSIBLE PUMP DATA	
SYSTEM SIZE	ELEVATOR SHAFTS	SEPARATOR MODEL	PUMP CAP GPM	TOTAL CAPACITY 30 SEPT CAPACITY	30 SEPT CAP GPM
ELVX-650	1	EK-650	50	60 GAL X GAL	50

3 ELEVATOR SUMP SYSTEM SCHEDULE NOT TO SCALE



4 PUMP CURVE NOT TO SCALE



PROJECT:			
CUSTOMER:			
ENGINEER:			
ORDER #:			
DATE:			
888-611-PARK WWW.PARK-USA.COM			
DESIGN FOR WATER			
ElevVader			
Elevator Sump System			
Elevator Sump System- One (1) Hoistway			
Model ELVX			
PM	DRN	CHK	DWG. NO.
DATE	4-10-16		ELVX-1H-DD
			REV
			A



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www.openstudio-usa.com

Revisions		
Number	Description	Date

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MURRAY MOTORS

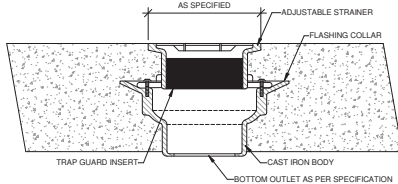
900 Broadway
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project #:
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drawn by:
Author
checked by:
Checker
drawing title:

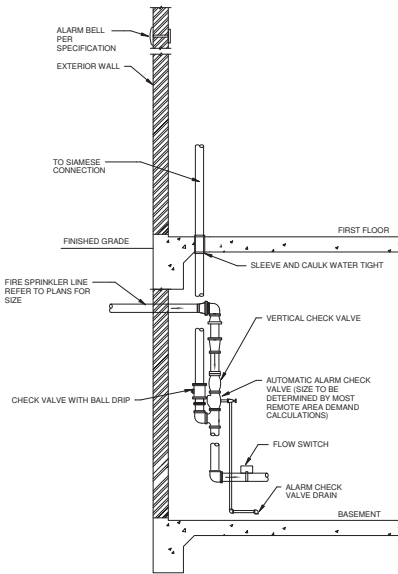
PLUMBING DETAILS
drawing number:

P207

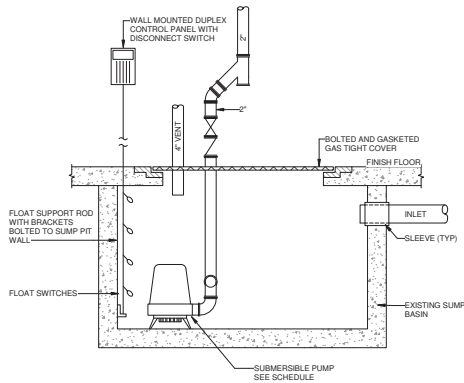
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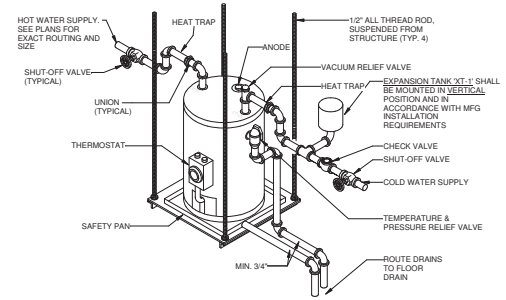
4 FLOOR DRAIN WITH TRAP GUARD
NOT TO SCALE



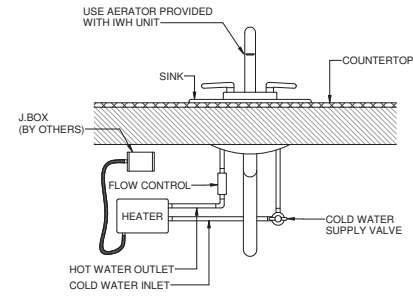
5 FIRE ENTRY PIPE DETAIL
NOT TO SCALE



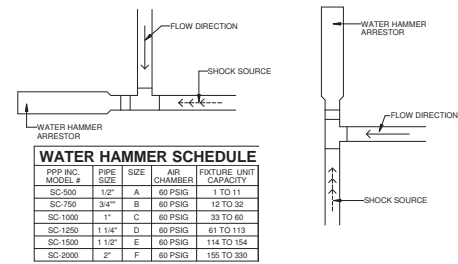
6 SEWAGE EJECTOR
NOT TO SCALE



1 ELECTRIC WATER HEATER (ABV. CLG.)
NOT TO SCALE



2 INSTA-HOT WATER HEATER DETAIL
NOT TO SCALE



3 WATER HAMMER ARRESTOR
NOT TO SCALE

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Estimating Worksheet

Project Name 900 Broadway

Job #

Project Information

Address 900 Broadway

Client Ridgemont Properties

City & State SA TX

Date 9/11/2017

Spec No.	Description	Units	Price	Total
02400	Demolition and Make Safe (removed roof demo)	1	\$ 71,360.00	\$ 71,360.00
02500	Parking lot pave and restripe (Allowance)	1	\$ 34,000.00	\$ 34,000.00
03300	Concrete pan infill in stairs	1	\$ 9,600.00	\$ 9,600.00
04200	Masonry (Allowance for patching brick outside when we demo ramps) and point-up mortar on south and west sides of building -Redo entry masonry	1	\$ 75,000.00	\$ 75,000.00
05500	Structural Steel and Misc. Steel Fabrication (4) sets of interior stairs	1	\$ 197,645.00	\$ 197,645.00
06100	Rough Carpentry and Wood Blocking	1	\$ 2,500.00	\$ 2,500.00
06400	Millwork	1		\$ -
07100	Waterproofing	1	\$ 70,000.00	\$ 70,000.00
07400	Roofing: New built- up roof. (Patchwork for new vents and RTU curbs and flashing). Includes a roof hatch for roof access.	1	\$ 84,000.00	\$ 84,000.00
08100	Doors, Frames, and Hardware	11	\$ 1,100.00	\$ 12,100.00
08400	Glass and Glazing Systems	1	\$ 115,274.00	\$ 115,274.00
09200	Metal & Wood Stud Framing, Insulation and Drywall	1	\$ 51,360.00	\$ 51,360.00
09300	Wall and Floor Tile (Bathroom floors and wet walls)	1	\$ 26,485.00	\$ 26,485.00
09600	Polished Concrete and Wall Base at Common areas only	1	\$ 6,125.00	\$ 6,125.00
09500	Ceiling Systems	1	\$ -	\$ -
09720	Wallcoverings	1	\$ -	\$ -
09800	Solid Surface Countertops (4) RR tops	1	\$ 3,725.00	\$ 3,725.00
09900	Tape, Float and Paint (Just the common areas)	1	\$ 28,235.00	\$ 28,235.00
10280	Bathroom Accessories and Toilet Partitions	1	\$ 5,994.00	\$ 5,994.00
10440	Fire Extinguishers	4	\$ 225.00	\$ 900.00
11400	Elevator and shaft	1	\$ 84,250.00	\$ 84,250.00
11550	Adjustable platform for roof terrace (60'X20' or 1200SF)		\$ 97,605.00	\$ -
11770	Glass panel system with aluminum rails (180 LF of rails)		\$ 47,340.00	\$ -
12200	Window Treatments	1	\$ -	\$ -
21130	Fire Sprinkler Systems (includes basement)	1	\$ 77,200.00	\$ 77,200.00
28050	Fire Alarm Systems	1	\$ 17,698.00	\$ 17,698.00
22100	Plumbing	1	\$ 67,299.00	\$ 67,299.00
23000	HVAC: Heating, Ventilation and Air Conditioning (the entire building excluding basement)	1	\$ 239,710.00	\$ 239,710.00
26000	Electrical Power and Lighting Systems (no lighting in open area)	1	\$ 86,120.00	\$ 86,120.00
09010	Final Cleaning	1	\$ 2,500.00	\$ 2,500.00
01100	Dumpsters	1	\$ 6,000.00	\$ 6,000.00
01200	Port-a-lets	1	\$ 1,500.00	\$ 1,500.00
01300	Permits (By Owner)	1	\$ -	\$ -
	General Conditions	1	\$ 73,925.00	\$ 73,925.00
	Contractor's Fee	1	\$ 76,912.00	\$ 76,912.00
	Clarifications: Excludes work in the basement and conference rooms on the 2nd floor. Price includes normal working hours but excludes audio and visual systems, IT systems, kitchen equipment and appliances			\$ -
Sub Total				\$ 1,527,417.00
Taxes (8.25%)				\$ 126,011.90
Total w/out Alternates				\$ 1,653,428.90

Alternates include taxes, general conditions and profit

Alternate #1	Sub-divide (5) lease spaces, metal studs, insulation and drywall only	\$ 36,725.00
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