

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

**HDRC CASE NO:** 2017-639  
**ADDRESS:** 401 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 155 BLK 4 LOT S IRR 141.97 FT OF 6  
**ZONING:** D,HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:** Fairmount Hotel  
**APPLICANT:** Davis Sprinkle/Sprinkle & Company Architects  
**OWNER:** Elevated Entertainment LLC  
**TYPE OF WORK:** Construction of a rooftop bar  
**APPLICATION RECEIVED:** December 01, 2017  
**60-DAY REVIEW:** January 30, 2018

## REQUEST:

The applicant is requesting conceptual approval to construct a 1-story rooftop bar on the Fairmount Hotel. The scope of work will include an extension of the existing elevator up to the roof for access, construction of a shaded bar area with moveable seating, and construction of an enclosure for restrooms and storage. Permanent materials will include a steel shade structure, metal clad wall panels, and wood and concrete elevated pavers.

## APPLICABLE CITATIONS:

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

### 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.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

#### 4. Architectural Details

##### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### 5. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

##### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

#### 6. Designing for Energy Efficiency

##### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

##### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

##### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## FINDINGS:

- a. The structure at 401 S Alamo St, known as the Fairmount Hotel, is a designated landmark. The building, designed by prominent local architect Leo M. J. Diehlman, was constructed circa 1906 at the intersection of Bowie and Commerce and was relocated in 1985 to its present location on S Alamo. It is one of the few former small drummer hotels in San Antonio and features several elements of the Italianate commercial block style, including hood window moldings, header keystones, and a decorative brick cornice. An addition was constructed in 1986, and the building was designated on October 27, 1988 a part of a comprehensive ordinance that landmarked nearly 1,100 structures in San Antonio. The applicant is seeking conceptual approval of a 1-story rooftop addition to the 1986 portion of the complex with emergency egress modifications to the original historic structure.
- b. The applicant received conceptual approval from the HDRC on July 19, 2017. The approval carried one stipulation:
  - i. **That the applicant clearly defines the staircase and walkway condition on the historic landmark structure when developing plans for final approval;** the applicant has met this stipulation in this submission.
- c. **MASSING AND FOOTPRINT** – At the roof level, the applicant has proposed to construct a one story addition that is to feature materials consisting of glass curtain walls and steel. Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block and should be located to minimize visual impact from the public right of way. Staff finds that the proposed addition's location appropriate and consistent with the Guidelines.
- d. **HEIGHT** – The Guidelines for Additions 2.B.i. notes that the height of a rooftop addition should not be more than forty (40) percent of the original height of the structure. The applicant's proposed height is consistent with the Guidelines.
- e. **MATERIALITY** – The applicant has proposed materials to consist of a glass curtain wall system, steel and metal panels. The proposed materials are light in appearance in comparison to the existing structure's masonry walls and will present themselves as subordinate to the structure.
- f. **ARCHITECTURAL DETAILS** – The applicant's proposal incorporates clean, modern lines and profiles. According to the Historic Guidelines for Additions, architectural details should be simple in design and complement the character of historic or existing structures. Additionally, contemporary interpretations of design details should be pursued to convey that the addition is new. The applicant's design proposal reflects the contemporary nature of its installation without detracting from the design and significance of the existing addition or the neighboring historic structure. Staff finds the proposal consistent with the Guidelines.
- g. **STAIRCASE ON LANDMARK STRUCTURE** – The proposal includes a staircase from the rooftop bar proposal on the 1986 addition that leads down to the rooftop of the historic Fairmount Hotel landmark. The applicant has stated that this stairway and walkway will provide access to a new emergency exit as required by code. Staff finds that the proposed solution minimally impacts the historic structure and will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.

## RECOMMENDATION:

Staff recommends final approval as submitted based on findings a through g.

## CASE MANAGER:

Stephanie Phillips





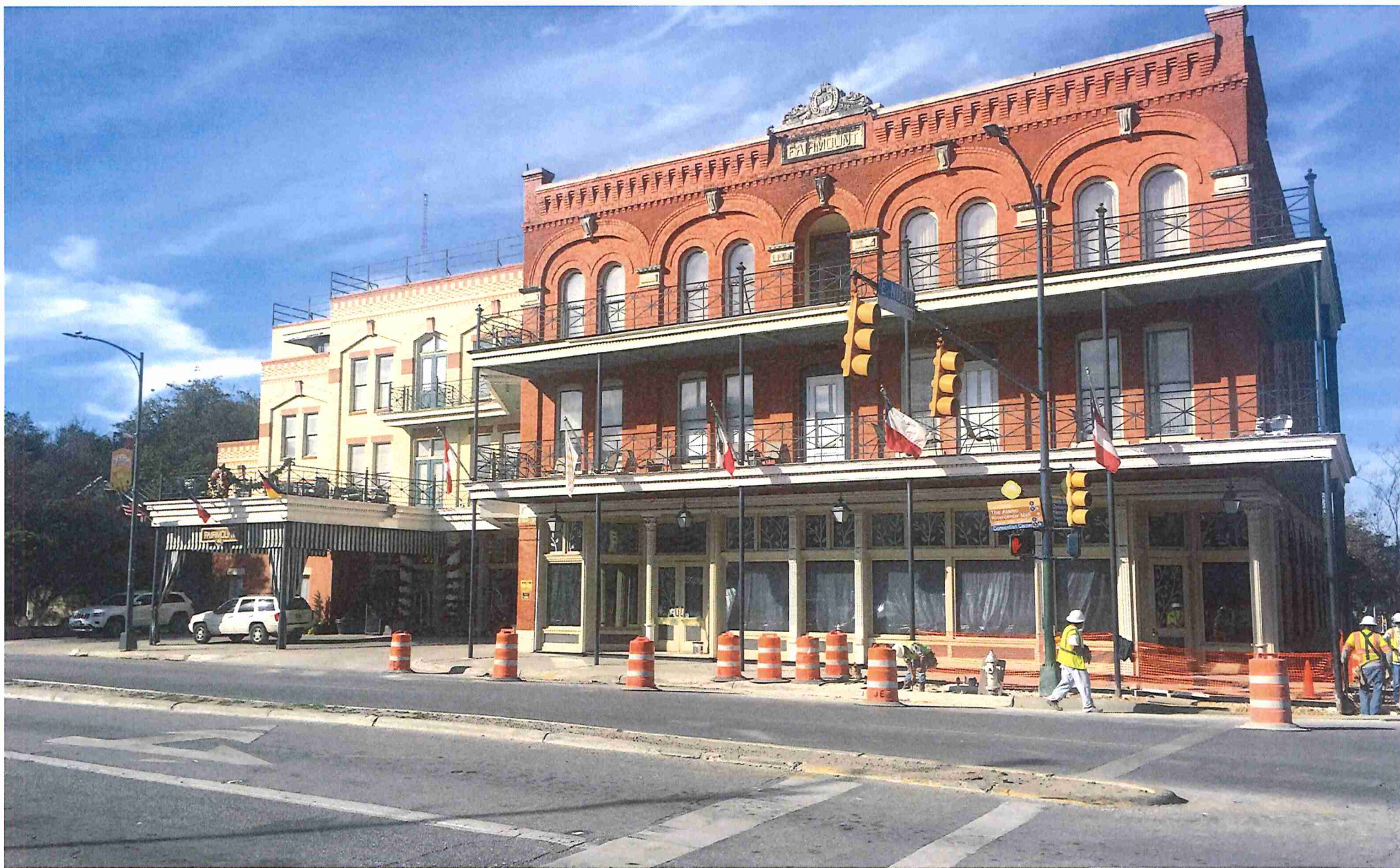
## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 07, 2017

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Existing view along South Alamo





Existing view along South Alamo





Existing rooftop looking south





Existing rooftop looking north





Existing rooftop looking east

SILO RESTAURANT – ROOF TOP BAR

OWNER  
Elevated Cuisine  
401 South Alamo  
San Antonio, TX 78205

ARCHITECT  
Davis Sprinkle  
Sprinkle & Co. Architects  
506 Brooklyn Ave.  
San Antonio, TX 78215  
210.227.7722

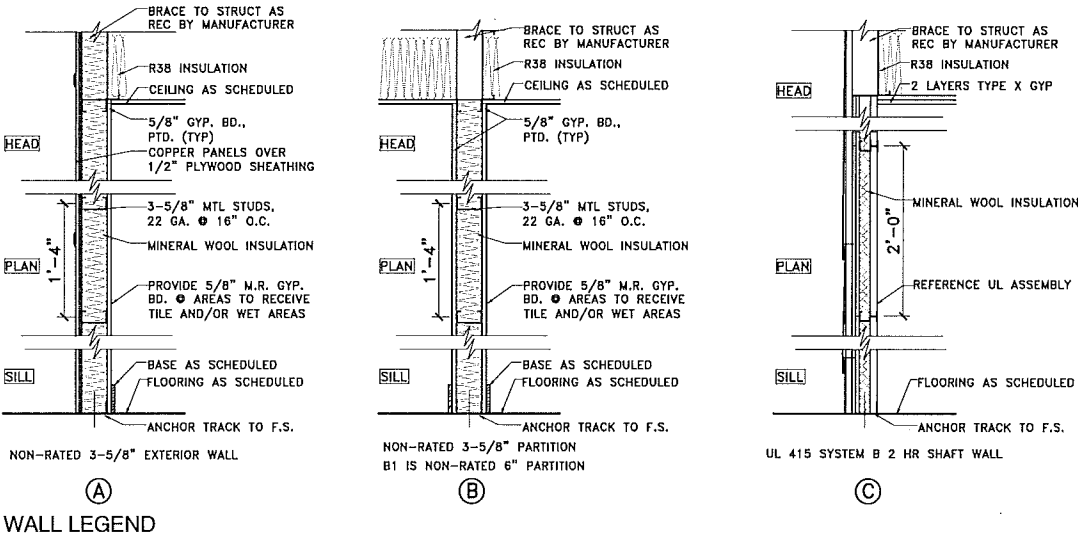
MEP  
Alfred Hernandez  
HM3 Engineering Consultants  
2902 North Flores  
San Antonio, TX 78209  
210-930-5355

STRUCTURAL  
Henry Martinez  
Accutech Consulting  
909 NE Interstate 410 Loop Suite 900  
San Antonio, TX 78209  
210-930-5355

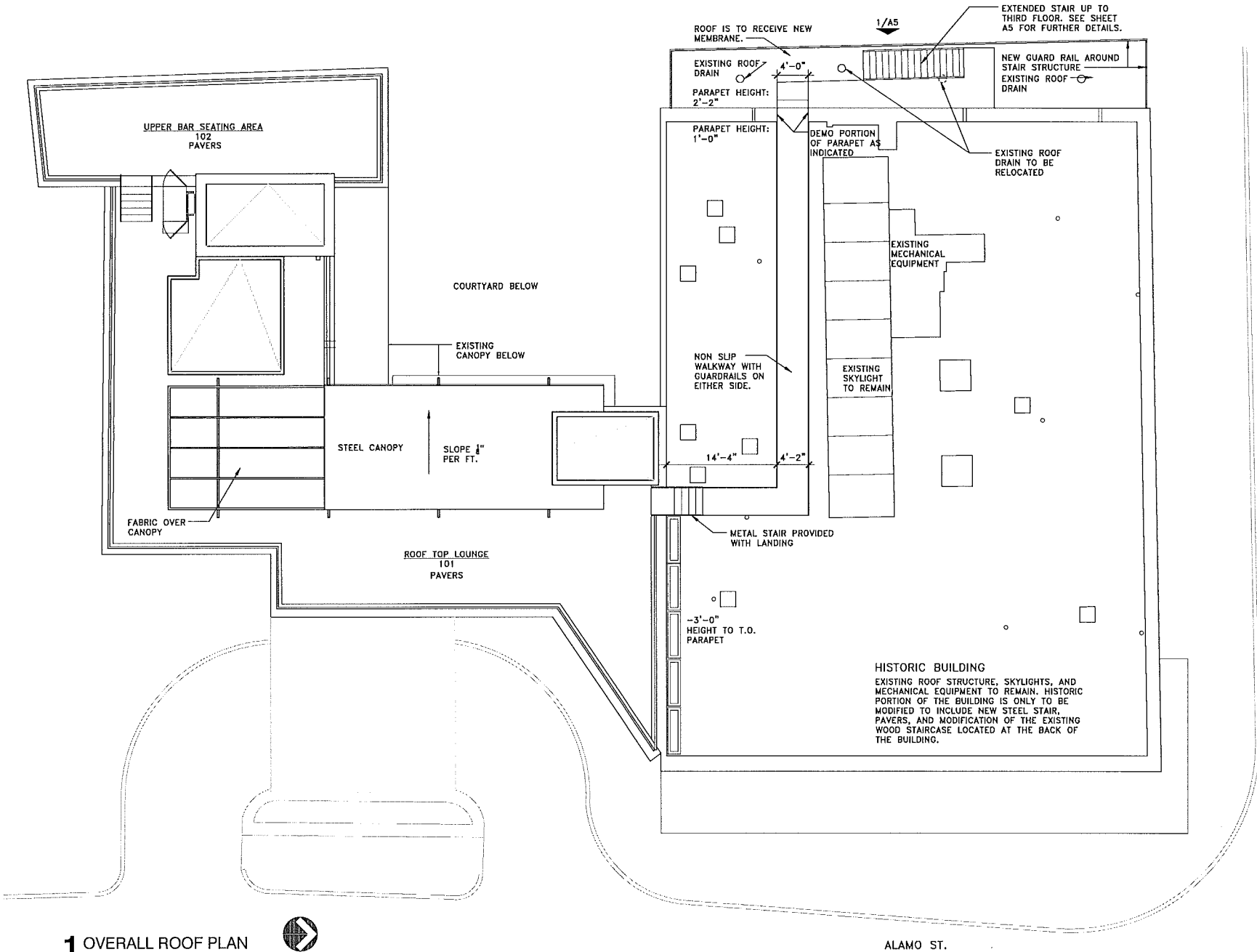
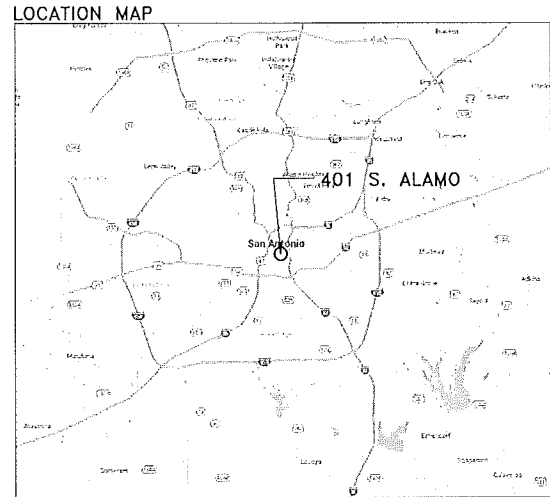
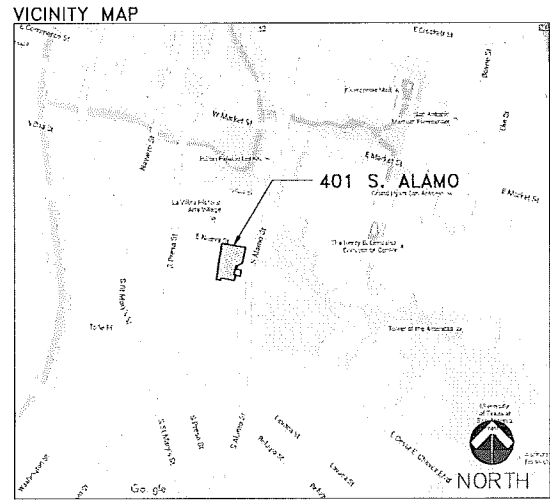
CODE ANALYST  
Temple Kennedy  
Fire Protection Consulting Group  
339 Sandalwood Lane  
San Antonio, TX 78212  
210-858-2389

GENERAL NOTES

- All work is to be done by the General Contractor, except as noted otherwise.
- The General Contractor shall execute all work, supply all materials, and equip. in accordance with local and national governing codes.
- The General Contractor shall check and field verify all dimensions and conditions, reporting any discrepancies, in writing, to the Architect before beginning any phase of construction. This is the same for lack of full knowledge of existing conditions under which the Contractor will be obligated to operate. Conditions shown on these documents are based on information supplied by the Owner.
- Dimensions are typically to face of metal stud or to an assembly, fixture, centerline, etc. Report all discrepancies in dimensions in writing to the Architect prior to beginning any phase of construction. Work shall be true and level as indicated. All work shall result in an orderly and workman-like appearance. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately request dimensions in writing from the Architect.
- The General Contractor is to provide temporary light, telephone, faxing, clean-up service and toilets. All temporary work is to be removed prior to completion.
- The General Contractor is responsible for having the sub-contractors coordinate their work with the other trades including work not in contract.
- The General Contractor is to file for and secure all approvals, permits, tests, inspections and certificates of compliance required.
- The General Contractor is to keep a full set of up-to-date construction documents including addenda, field sketches, clarifications and supplements available at the job site at all times.
- The General Contractor is responsible for initiating, maintaining and supervising all safety programs and precautions necessary for completion of work and for protection of workers, visitors and the public.
- The General Contractor is to provide adequate barricades as per local building codes and ordinances to insure the safety of persons and property on the site occupied by the Owner and in the adjacent public right of way.
- Carbon monoxide emissions are prohibited from all interior work. Should fume hazards occur, the General Contractor is responsible for the monitoring and testing of affected areas.
- The General Contractor is to repair, replace, patch and match any materials, areas or systems as required and called for to insure proper installation and neat appearance of the work.
- Specified items have been selected because they reflect the standards of quality desired, possess features required to preserve the Design Concept. The Architect, therefore, reserves the right to require the use of specified items. Any requests for substitutions for the specified items must be submitted to the Architect, in writing, along with a sample and proof of equality of such items. In all cases, the burden of proof of equality shall be with the bidder and the decision of the Architect shall be final.
- The Owner, Architect, or Engineer will not be responsible for any verbal instructions.
- All scrap materials are to be removed from the site on a daily basis. Trash shall not be allowed to accumulate.
- The General Contractor is to notify Owner's representative and Architect upon finding conditions not identified on drawings.
- The adjacent properties shall in no way be inconvenienced or disturbed by vehicles, debris, signs, odors, unsightly conditions, or non-construction noise. The General Contractor shall be responsible for the conduct of all persons on site at all times and for the behavior of individuals with respect to adjacent areas. The project site shall be drug and alcohol free.
- Refer to additional notes by MEP disciplines. Where various disciplines indicate work for differing disciplines (for example, mechanical work which would require structural modifications), the General Contractor is to notify the Architect prior to commencing the work.
- Every drawing detail and specification item is to be utilized in this project. If it is not clear where a specific detail is to be utilized, or a required quantity, it is the Contractor's responsibility to obtain a written clarification prior to bid award.



- COVER SHEET  
A1 SITE PLAN/CODE SUMMARY
- LIFE SAFETY  
LS1.0 ROOF TOP  
LS1.1 BASEMENT AND LEVEL 1  
LS1.2 2ND AND 3RD LEVELS
- ARCHITECTURAL  
A2 ENLARGED PLAN/DEMO/SCHEDULES  
A3 ELEVATIONS/SECTIONS  
A4 DETAILS  
A5 EXTERIOR STAIR DETAILS  
A6 CANOPY DETAILS/RCP  
A7 FIRE DOORS
- STRUCTURAL  
S1.1 EXISTING ROOF FRAMING PLAN  
S1.2 NEW ROOF FRAMING PLAN  
S2.1 DETAILS  
S3.1 GENERAL NOTES/SCHEDULES
- MEP  
MEP1.0 MEP DEMOLITION PLAN  
P0.0 PLUMBING SYMBOLS/ABBREVIATIONS  
WP1.0 PLUMBING PLAN  
E0.0 ELEC. SYMBOLS/ABBREVIATIONS  
E0.1 ELEC. GENERAL NOTES  
E1.0 LIGHTING PLAN  
E2.0 POWER PLAN



1 OVERALL ROOF PLAN  
1/8" = 1'-0"



SPRINKLE & CO.  
ARCHITECTS  
506 BROOKLYN SAN ANTONIO, TX 78215  
T: 210-227-7722 W: SprinkleCo.com

EXPIRATION: 10/31/18

3/29/2013  
DAVIS SPRINKLE, A.A.  
REGISTERED ARCHITECT  
STATE OF TEXAS #11142

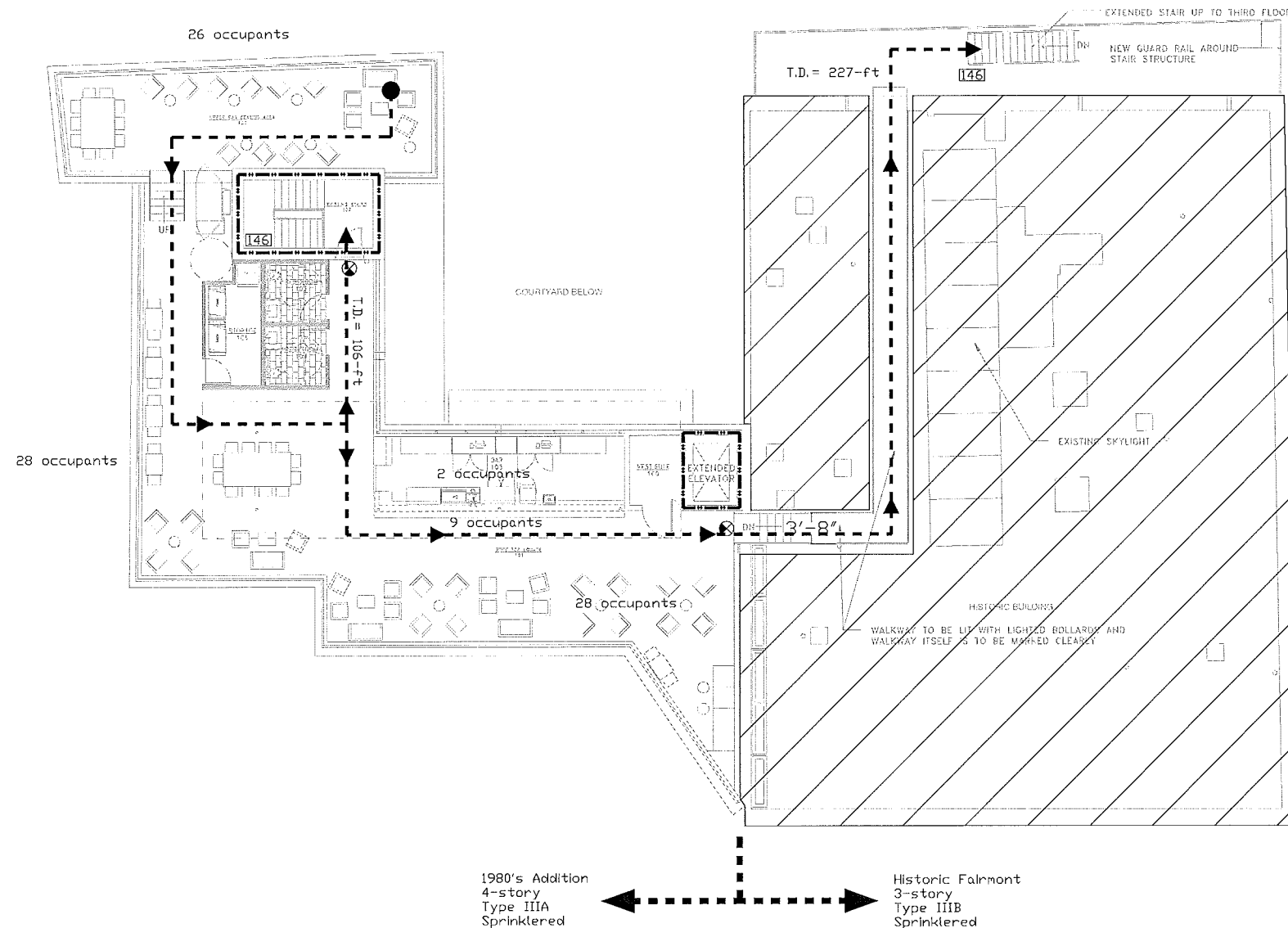
SILO RESTAURANT – ROOF TOP BAR  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

ISSUE DATE:

REVISED:

DATE:

A1



# 1 LIFE SAFETY PLAN - ROOFTOP BAR

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

## 1980's ADDITION BASIC BUILDING INFO

1. Construction: Type IIIA
2. Occupancy: Mixed - Group R-1 all floors; Group A-2 at new rooftop bar
3. Height: 4-stories
4. Building Area: 13,212 sqft

## HISTORIC FAIRMONT BASIC BUILDING INFO

1. Construction: Type IIIB
2. Occupancy: Mixed - Group B and A-2/A-3 at Basement & Street Levels; Group R-1 at upper floors.
3. Height: 3-stories
4. Building Area: 14,280 sqft

## APPLICABLE CODES

1. 2015 International Existing Building Code
2. 2015 International Building Code
3. 2015 International Fire Code
4. 2015 International Plumbing Code
5. 2015 International Mechanical Code
6. 2014 National Electric Code
7. 2015 International Energy Conservation Code
8. 2015 International Fuel Gas Code
9. COSA Amendments
10. 2013 NFPA 13
11. 2013 NFPA 72

## SYMBOLS & ABBREVIATIONS

- 160 EGRESS CAPACITY
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER
- 2-HOUR BARRIER
- 3-HOUR FIRE BARRIER
- EXIT SIGN (SEE ELECTRICAL)

## ROOFTOP EGRESS NOTES

1. Calculated Occupant Load: 93 occupants
2. Required/Provided Exits: 2
3. Exit Capacity: 292 occupants
4. Maximum Travel Distance: 250-ft
5. Maximum Common Path of Travel: 75-ft
6. Maximum Dead End: 20-ft
7. Remoteness of Exits: One-third diagonal dimension of space served
8. Minimum Stair Width: 44-inches
9. Minimum Door Width: 32-inches

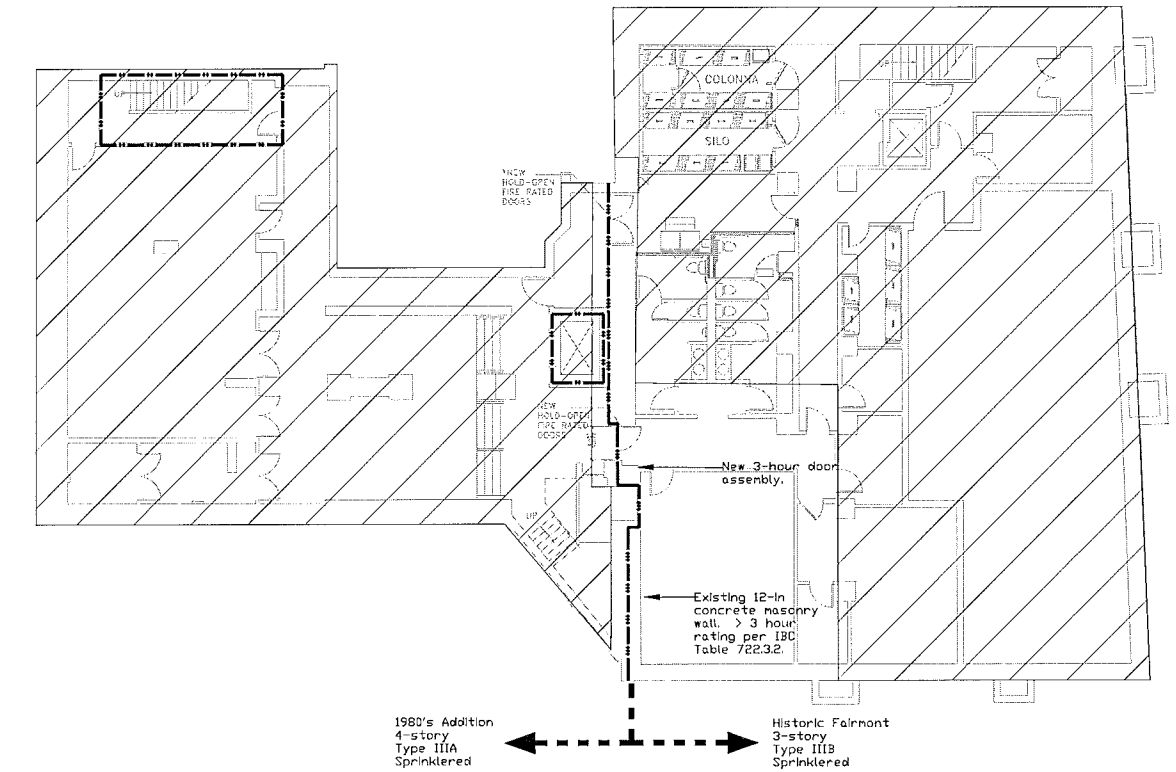
## GENERAL NOTES

1. Scope of work consists of introduction of outdoor rooftop bar and installation of 3-hour fire protection rated auto-closing door assemblies in existing 3-hour wall as noted.
2. Existing building is equipped with an automatic sprinkler system and manual fire alarm system.
3. Elevator to be extended to rooftop and hoistway to be 2-hour fire resistance rated.
4. Portable fire extinguishers to be provided at rooftop work area, be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
5. Exit signage to be provided in accordance with IBC 1013
6. Egress illumination to be provided in accordance with IBC 1008.
7. Guards to be provided in accordance with IBC 1015.
8. Panic hardware required on all doors/gates serving more than 49 occupants.

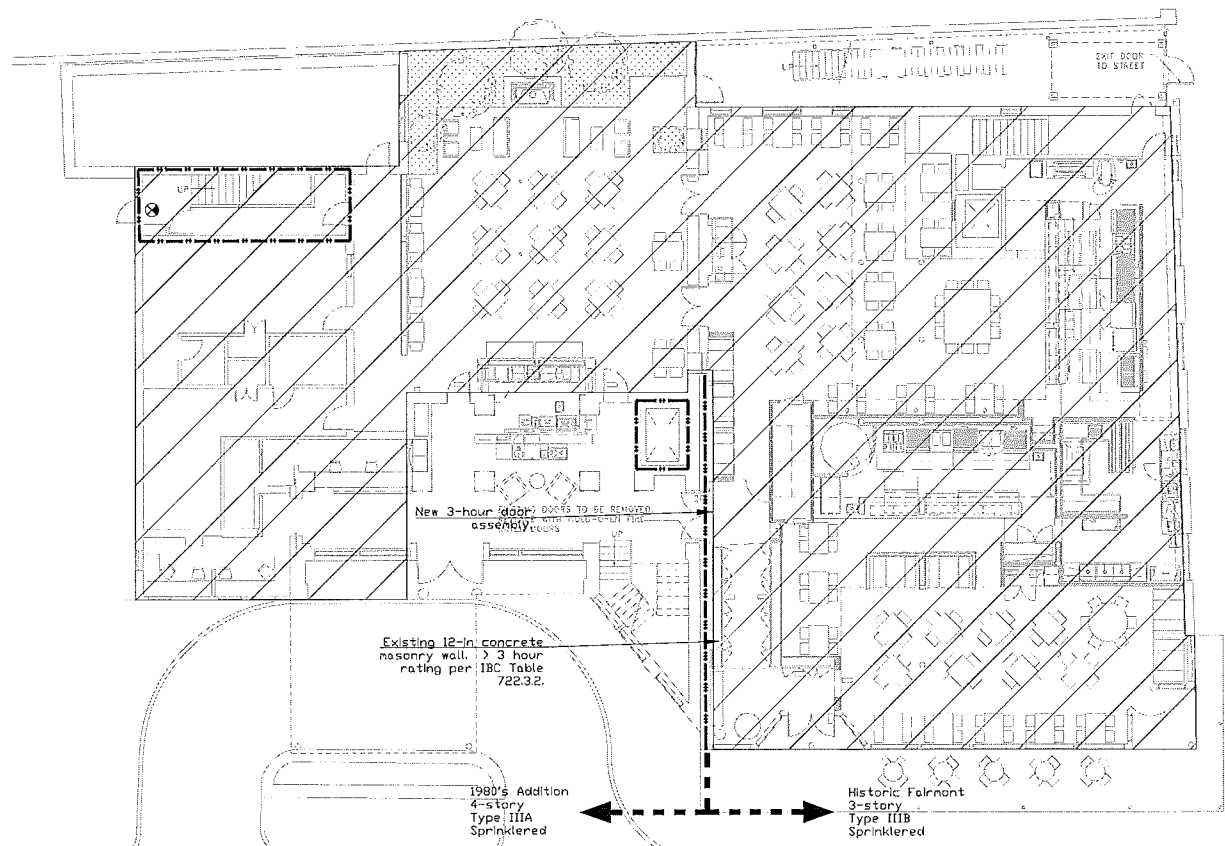
## BACKGROUND

- a. Location: 401 S Alamo
- b. There are two existing structures on the site that abut and openly communicate with one another. One is the original historic Fairmont Hotel and Restaurant. The second is a later hotel addition that was constructed in the 1980's.
- c. The existing historic Fairmont Hotel and Restaurant is three stories and of Type IIIB construction.
- d. The later addition functions as a hotel, is 4-stories and is primarily of minimum Type IIIA construction.
- e. Buildings are fully sprinklered.
- f. The owner proposes to construct an open air bar on the roof of the later 4-story addition and extend (vertically) the existing exterior stair on the west side of the existing Historic Fairmont Hotel to the roof, to serve as a second required exit for rooftop bar occupants.
- g. The two buildings are separated by existing minimum 12-inch thick concrete masonry walls. The owner proposes to add fire protection rated opening assemblies as noted, to complete the separation such that the two buildings are separated by a minimum 3-hour fire barrier.





1 LIFE SAFETY PLAN - BASEMENT LEVEL  
SCALE: 3/32" = 1'-0"



2 LIFE SAFETY PLAN - LEVEL 1  
SCALE: 3/32" = 1'-0"

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SYMBOLS & ABBREVIATIONS

160

EGRESS CAPACITY

● - - - - ->

TRAVEL DISTANCE (T.D.)

■ ■ ■ ■ ■

1-HOUR FIRE BARRIER

■ ■ ■ ■ ■

2-HOUR BARRIER

■ ■ ■ ■ ■

3-HOUR FIRE BARRIER

⊗

EXIT SIGN (SEE ELECTRICAL)

- GENERAL NOTES
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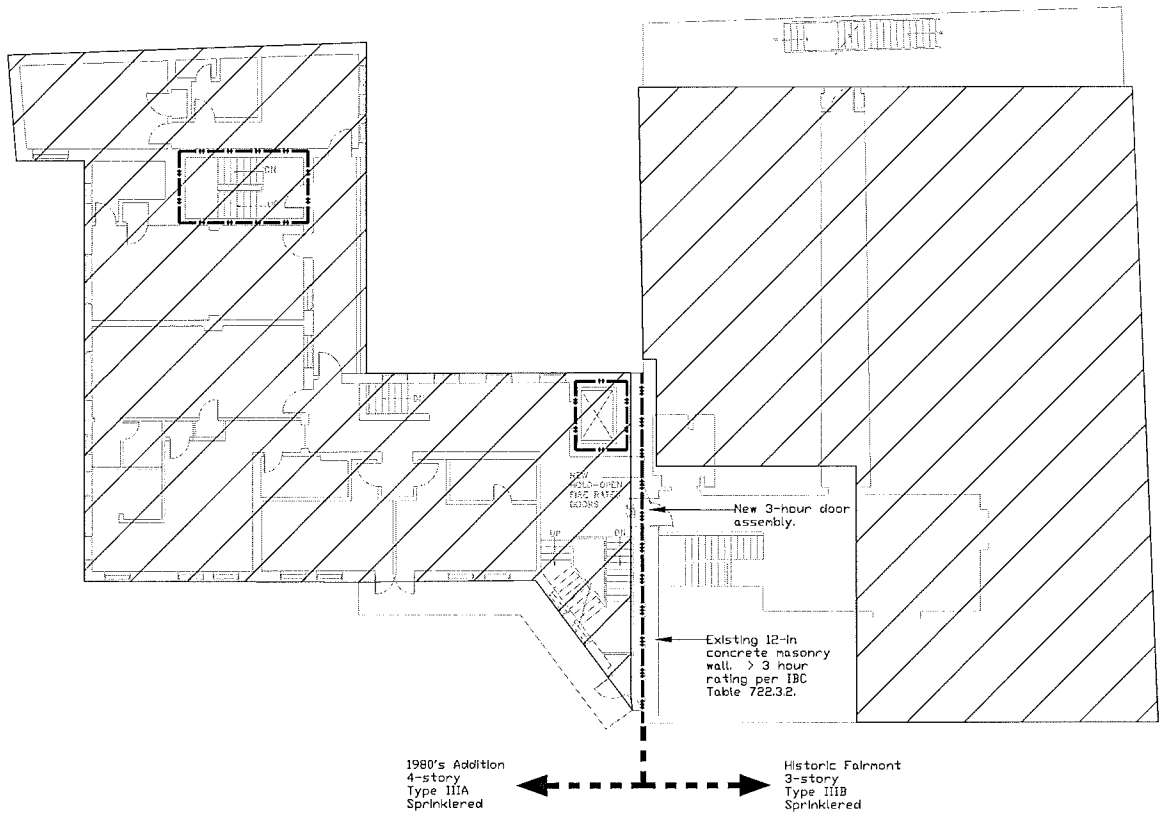
c. The existing historic Fairmont Hotel and Restaurant is three stories and of Type IIIB construction.

d. The later addition functions as a hotel, is 4-stories and is primarily of minimum Type IIIA construction.

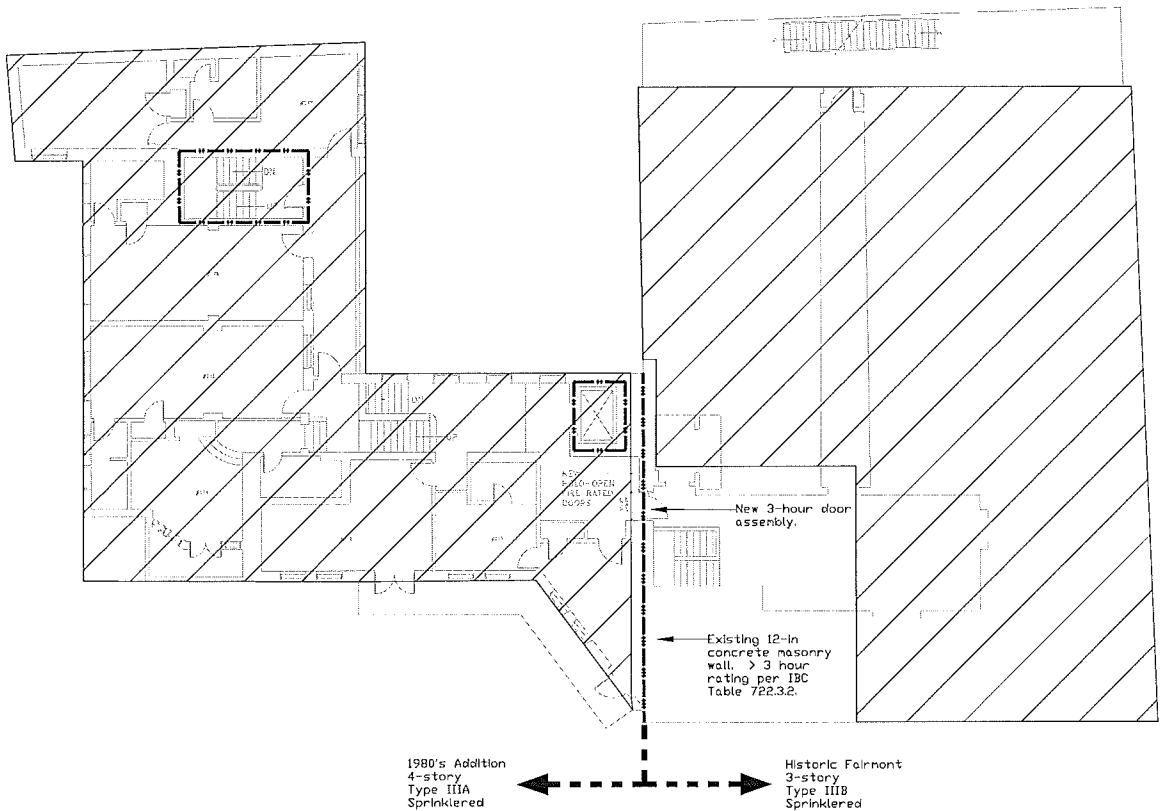
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f. The owner proposes to construct an open air bar on the roof of the later 4-story addition and extend (vertically) the existing exterior stair on the west side of the existing Historic Fairmont Hotel to the roof, to serve as a second required exit for rooftop bar occupants.

g. The two buildings are separated by existing minimum 12-inch thick concrete masonry walls. The owner proposes to add fire protection rated opening assemblies as noted, to complete the separation such that the two buildings are separated by a minimum 3-hour fire barrier.



**2 LIFE SAFETY PLAN - LEVEL 2**  
SCALE: 3/32" = 1'-0"



**1 LIFE SAFETY PLAN - LEVEL 3**  
SCALE: 3/32" = 1'-0"

#### APPLICABLE CODES

1. 2015 International Existing Building Code
2. 2015 International Building Code
3. 2015 International Fire Code
4. 2015 International Plumbing Code
5. 2015 International Mechanical Code
6. 2014 National Electric Code
7. 2015 International Energy Conservation Code
8. 2015 International Fuel Gas Code
9. COSA Amendments
10. 2013 NFPA 13
11. 2013 NFPA 72

#### SYMBOLS & ABBREVIATIONS

- 160 EGRESS CAPACITY
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER
- 2-HOUR BARRIER
- 3-HOUR FIRE BARRIER
- EXIT SIGN (SEE ELECTRICAL)

#### GENERAL NOTES

1. Scope of work consists of introduction of outdoor rooftop bar and installation of 3-hour fire protection rated auto-closing door assemblies in existing 3-hour wall as noted.
2. Existing building is equipped with an automatic sprinkler system and manual fire alarm system.
3. Elevator to be extended to rooftop and hoistway to be 2-hour fire resistance rated.
4. Portable fire extinguishers to be provided at rooftop work area, be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
5. Exit signage to be provided in accordance with IBC 1013
6. Egress illumination to be provided in accordance with IBC 1008.
7. Guards to be provided in accordance with IBC 1015.
8. Panic hardware required on all doors/gates serving more than 49 occupants.

#### BACKGROUND

- a. Location: 401 S Alamo
- b. There are two existing structures on the site that abut and openly communicate with one another. One is the original historic Fairmont Hotel and Restaurant. The second is a later hotel addition that was constructed in the 1980's.
- c. The existing historic Fairmont Hotel and Restaurant is three stories and of Type IIIB construction.
- d. The later addition functions as a hotel, is 4-stories and is primarily of minimum Type IIIA construction.
- e. Buildings are fully sprinklered.
- f. The owner proposes to construct an open air bar on the roof of the later 4-story addition and extend (vertically) the existing exterior stair on the west side of the existing Historic Fairmont Hotel to the roof, to serve as a second required exit for rooftop bar occupants.
- g. The two buildings are separated by existing minimum 12-inch thick concrete masonry walls. The owner proposes to add fire protection rated opening assemblies as noted, to complete the separation such that the two buildings are separated by a minimum 3-hour fire barrier.

#### ROOFTOP EGRESS NOTES

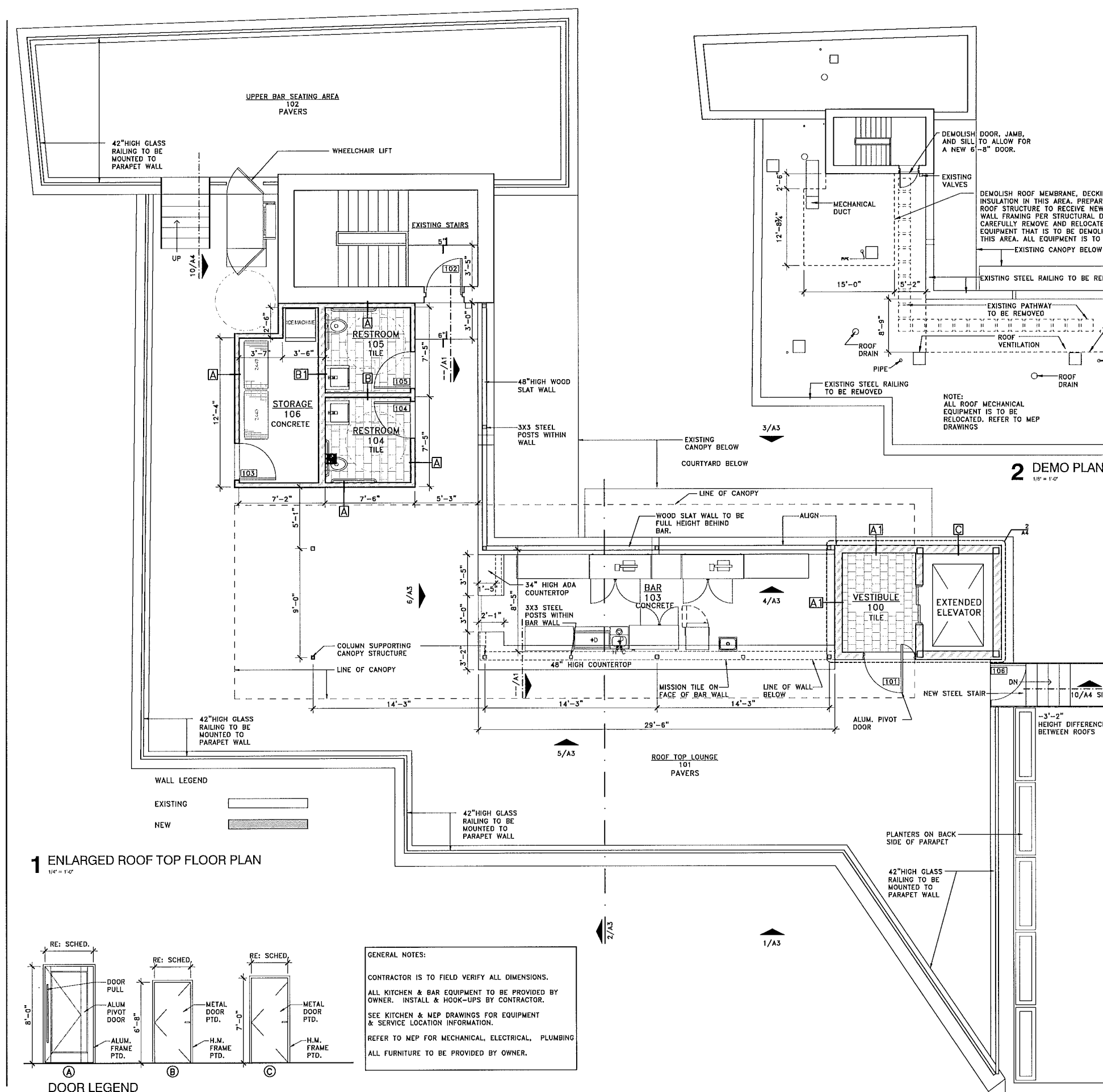
1. Calculated Occupant Load: 93 occupants
2. Required/Provided Exits: 2
3. Exit Capacity: 292 occupants
4. Maximum Travel Distance: 250-ft.
5. Maximum Common Path of Travel: 75-ft
6. Maximum Dead End: 20-ft
7. Remoteness of Exits: One-third diagonal dimension of space served
8. Minimum Stair Width: 44-inches
9. Minimum Door Width: 32-inches

#### HISTORIC FAIRMONT BASIC BUILDING INFO

1. Construction: Type IIIB
2. Occupancy: Mixed - Group B and A-2/A-3 at Basement & Street Levels; Group R-1 at upper floors.
3. Height: 3-stories
4. Building Area: 14,280 sqft

#### 1980's ADDITION BASIC BUILDING INFO

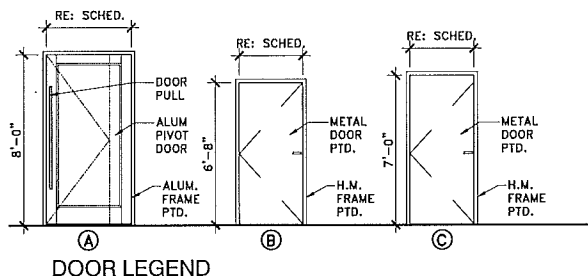
1. Construction: Type IIIA
2. Occupancy: Mixed - Group R-1 all floors; Group A-2 at new rooftop bar
3. Height: 4-stories
4. Building Area: 13,212 sqft



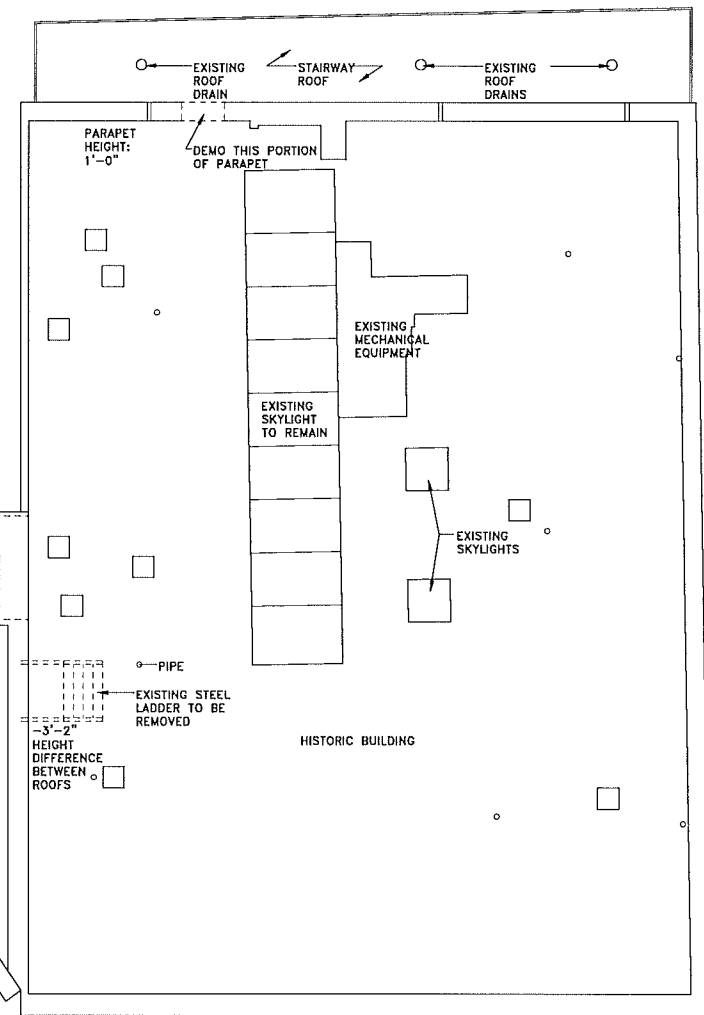
DOOR SCHEDULE							
DOOR NO.	TYPE	SIZE	DOOR MATERIAL	THICK-NESS	FRAME MAT.	NOTES	
101	A	4'-0" X 8'-0"	ALUM.	-	ALUM.	PIVOT DOOR, PROVIDE DEADBOLT	
102	B	3'-0" X 6'-8"	METAL	-	HM	PROVIDE PANIC HARDWARE	
103	C	3'-0" X 7'-0"	METAL	-	HM	STORAGE ROOM	
104	C	3'-0" X 7'-0"	METAL	-	HM	PRIVACY LOCK	
105	C	3'-0" X 7'-0"	METAL	-	HM	PRIVACY LOCK	
106	D	3'-0" X 3'-6"	METAL	-	METAL	PROVIDE PANIC HARDWARE	

ROOM FINISH SCHEDULE								
ROOM #	ROOM NAME	FLR.	BASE	WALLS				CLG.
100	VESTIBULE	F-3	B-1	NORTH	SOUTH	WEST	EAST	C-1
101	ROOFTOP LOUNGE	F-4		W-1	W-1		W-1	12'
102	UPPER BAR SEATING AREA	F-4						OUTSIDE
103	BAR	F-1						OUTSIDE
104	RESTROOM	F-2	B-1	W-2	W-1	W-1	W-1	C-1
105	RESTROOM	F-2	B-1	W-1	W-2	W-2	W-1	C-1
106	STORAGE	F-1	B-1	W-1	W-1	W-1	W-1	C-1

ROOM FINISH LEGEND		
FLOORING	WALLS-INTERIOR	CEILING FINISH
F-1 POLISHED CONCRETE RE: SPECS	W-1 PAINT	C-1 PAINT- SW7004 SNOWBOUND
F-2 INTERCERAMIC AMAZONIA TILE 6X48	W-2 INTERCERAMIC AMAZONIA TILE 6X48	
F-3 MISSION TILE		
F-4 PAVERS		
BASE		
B-1 1/2"x4" PAINT GRADE HARDWOOD		
ROOM FINISH NOTES		
1. ALL CABINET DOORS & DRAWER FRONTS ARE TO BE FLUSH OVERLAY & SHOULD USE HEAVY-DUTY CONCEALED EUROPEAN HINGES OR FULL-EXTENSION SIDE-MOUNTED DRAWER SLIDES.		
2. GWS SURFACES ARE TO BE FLOATED TO A SMOOTH SURFACE & PAINTED (LEVEL 4 FOR WALLS AND CEILINGS)		
3. CONTRACTOR IS TO PROVIDE SUBMITTALS AND 4"x4" SAMPLES FOR OWNER APPROVAL OF EACH WALL, CEILING & CABINET FINISH PRIOR TO PAINTING FOR OWNER'S APPROVAL.		
4. REFER TO FLOOR PLAN & INTERIOR ELEVATIONS FOR FURTHER INFORMATION ON FINISHES		
5. PROVIDE MOISTURE RESISTANT GYP BOARD IN ALL WET AREAS. (RESTROOM AND JANITOR ROOM)		
6. COORDINATE TRANSITIONS BETWEEN FLOOR FINISHES WITH ARCHITECT.		



GENERAL NOTES:  
CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS.  
ALL KITCHEN & BAR EQUIPMENT TO BE PROVIDED BY OWNER. INSTALL & HOOK-UPS BY CONTRACTOR.  
SEE KITCHEN & MEP DRAWINGS FOR EQUIPMENT & SERVICE LOCATION INFORMATION.  
REFER TO MEP FOR MECHANICAL, ELECTRICAL, PLUMBING  
ALL FURNITURE TO BE PROVIDED BY OWNER.



SPRINKLE & CO.  
ARCHITECTS  
505 BROOKLYN, SAN ANTONIO, TX 78215  
T: 210-227-7722  
W: sprinklesco.com

EXPIRATION: 10/31/18

2/29/2015  
DAVIS SPRINKLE, A.A.  
REGISTERED ARCHITECT  
STATE OF TEXAS #11142

SILO RESTAURANT - ROOF TOP BAR

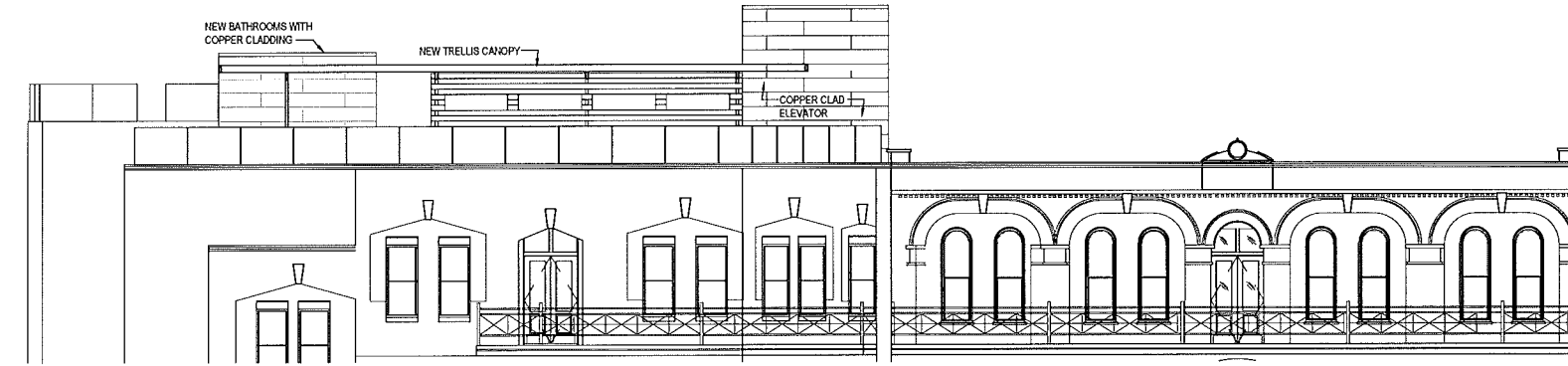
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

ISSUE DATE:

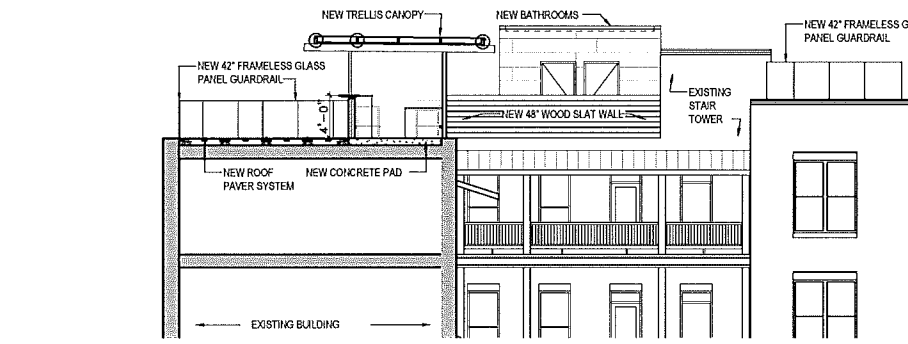
REVISED:

SHEET:

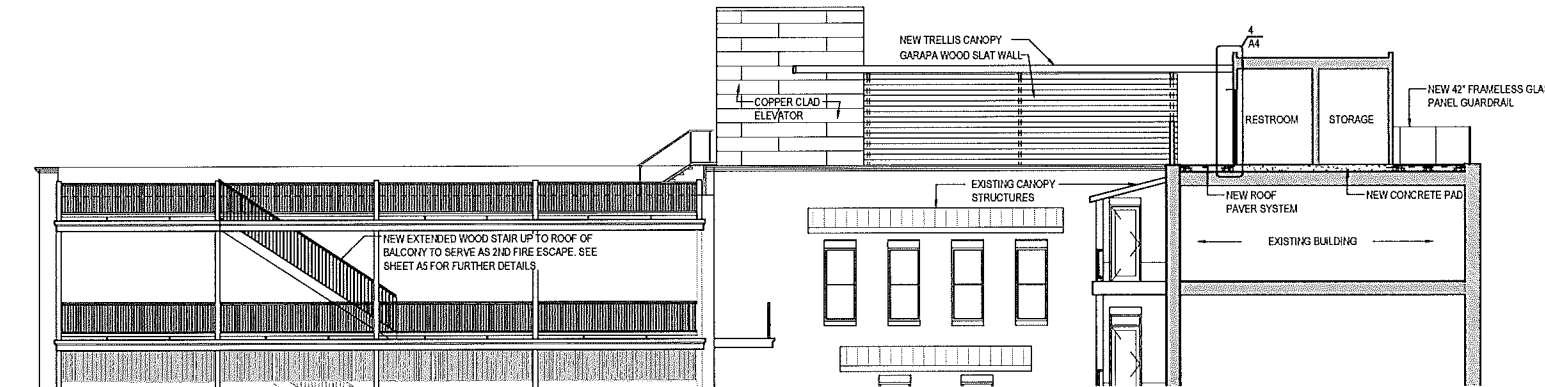
A2



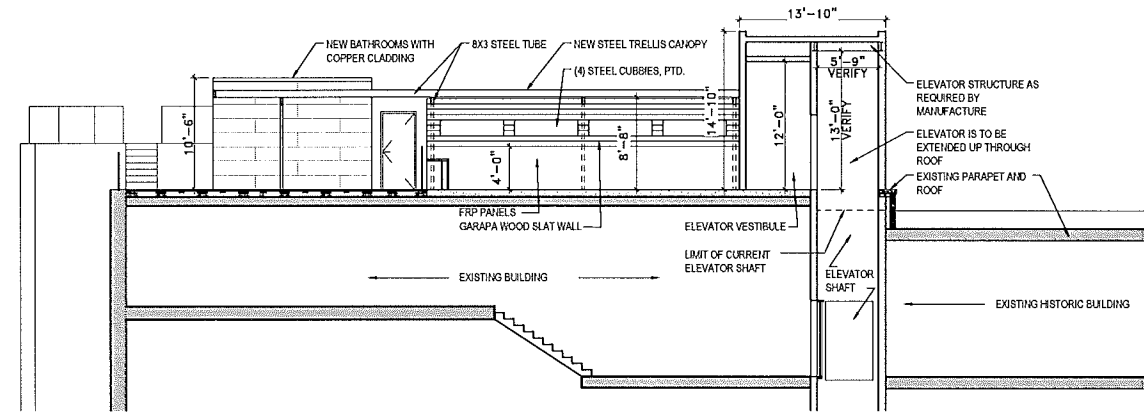
**1 SOUTH ALAMO ELEVATION**  
1/8" = 1'-0"



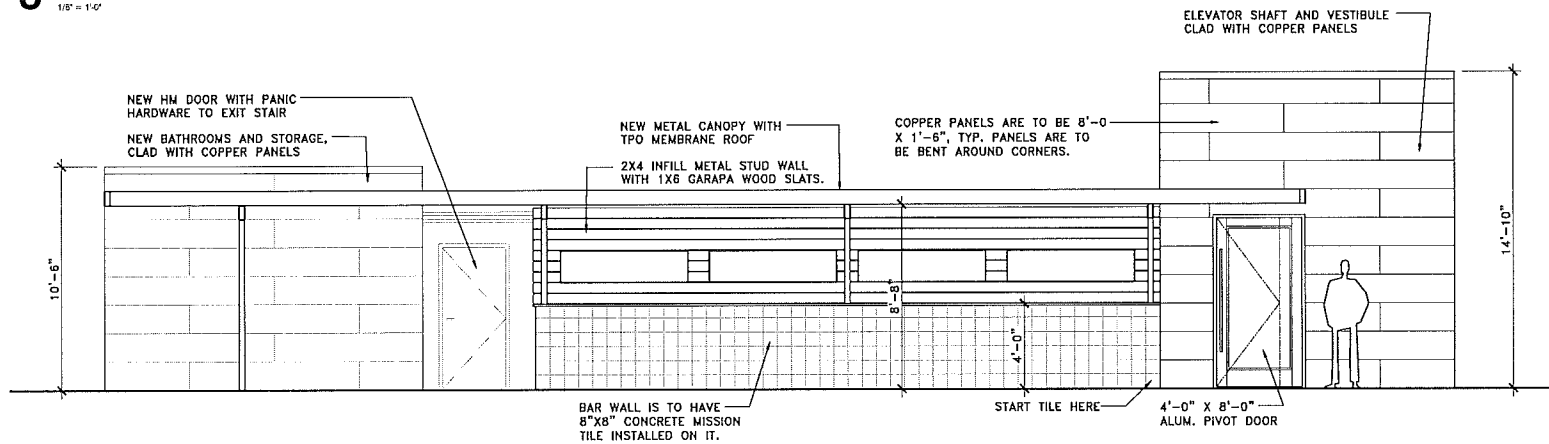
**2 BUILDING SECTION**  
1/8" = 1'-0"



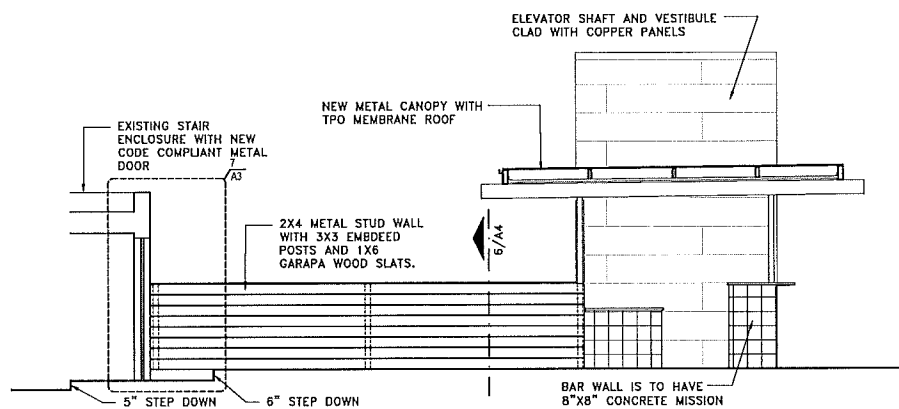
**3 COURTYARD ELEVATION**  
1/8" = 1'-0"



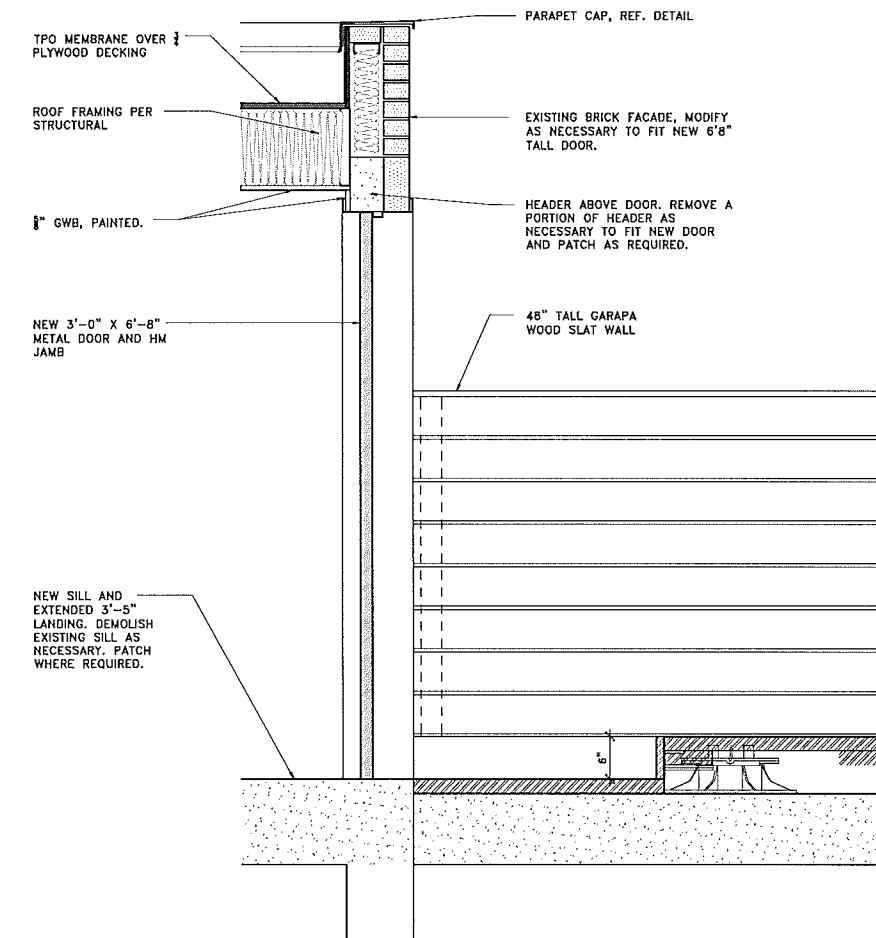
**4 BUILDING SECTION**  
1/8" = 1'-0"



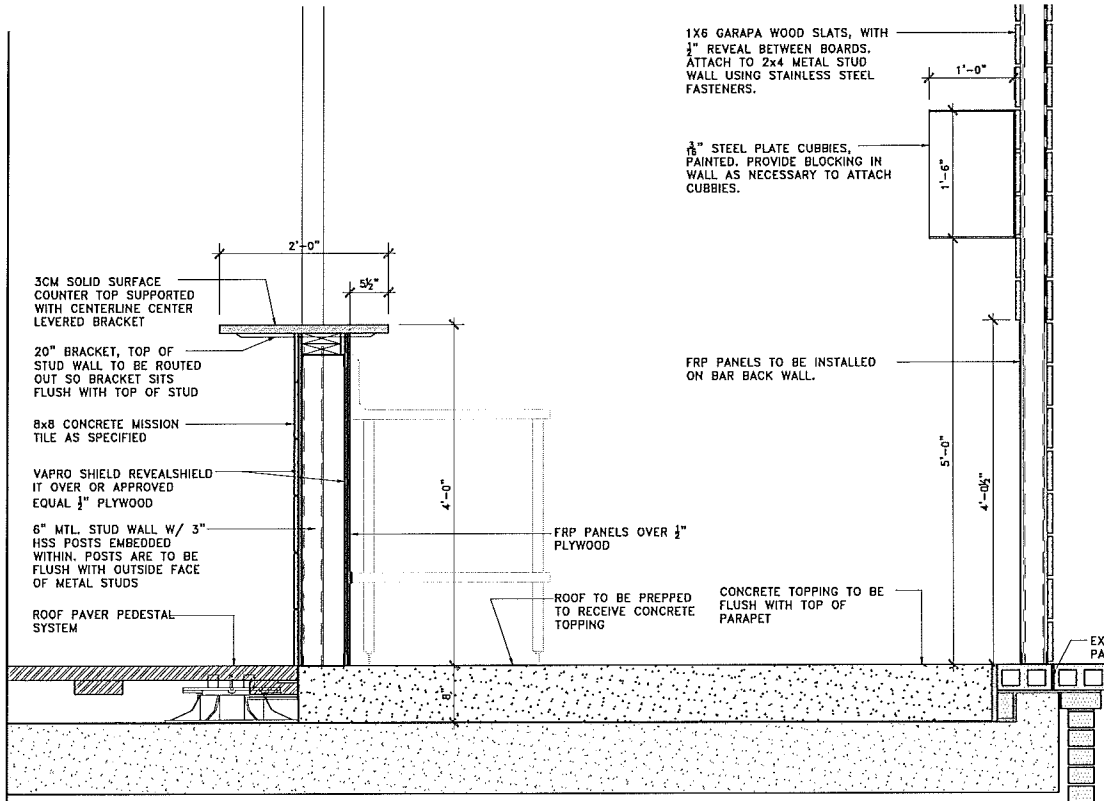
**5 BAR FRONT ELEVATION**  
1/4" = 1'-0"



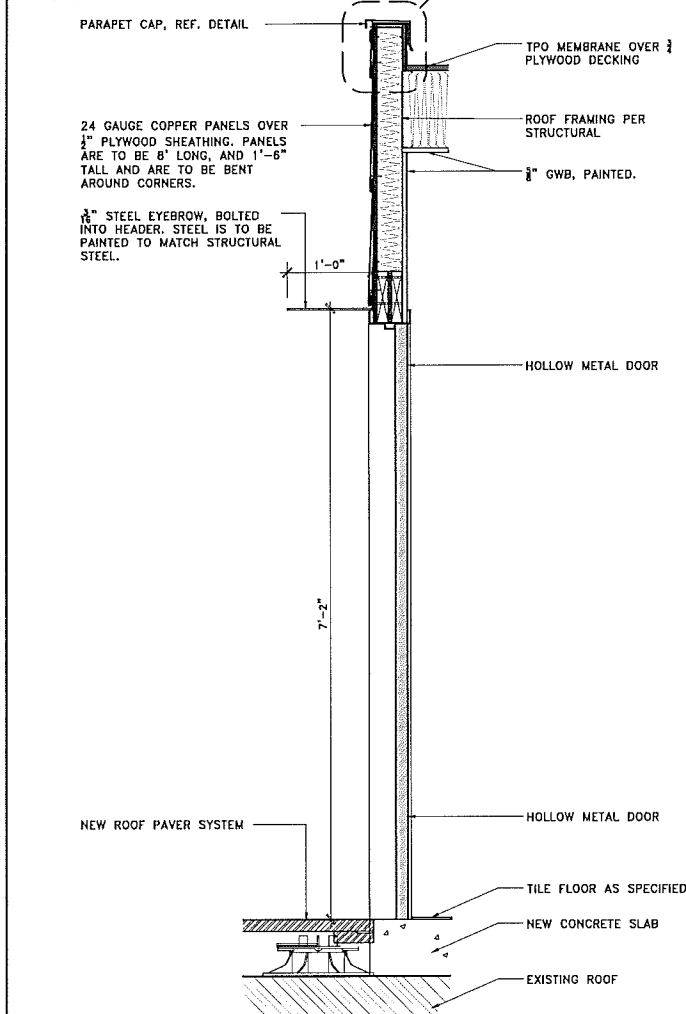
**6 BUILDING SECTION**  
1/8" = 1'-0"



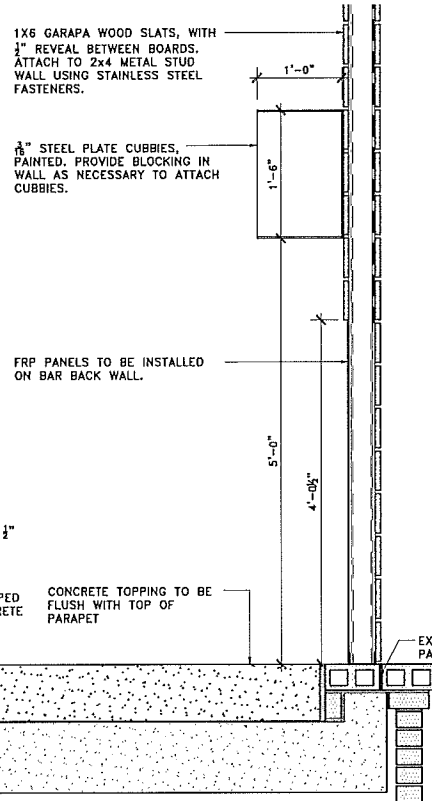
**7 NEW DOOR AT EXISTING STAIRWAY**  
1" = 1'-0"



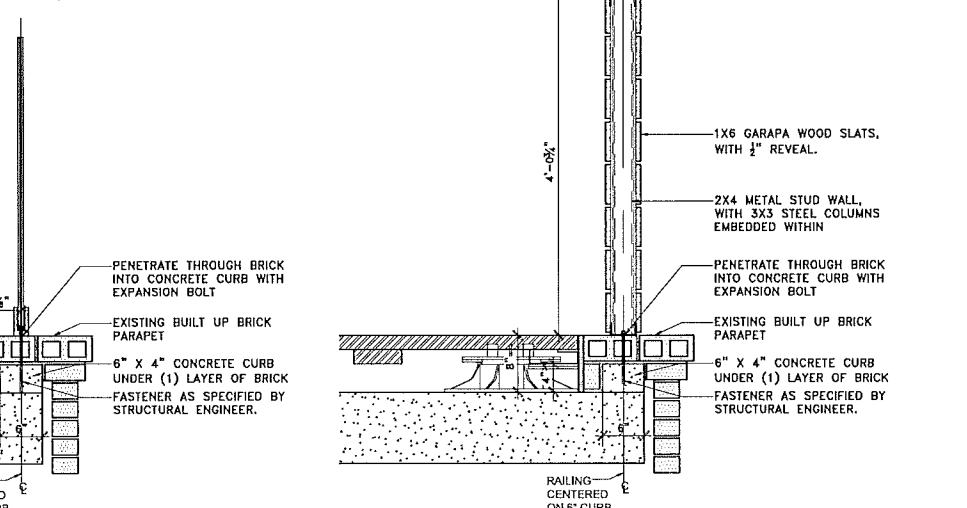
**1 BAR SECTION**  
1" = 1'-0"



**4 RESTROOM WALL SECTION**  
1" = 1'-0"

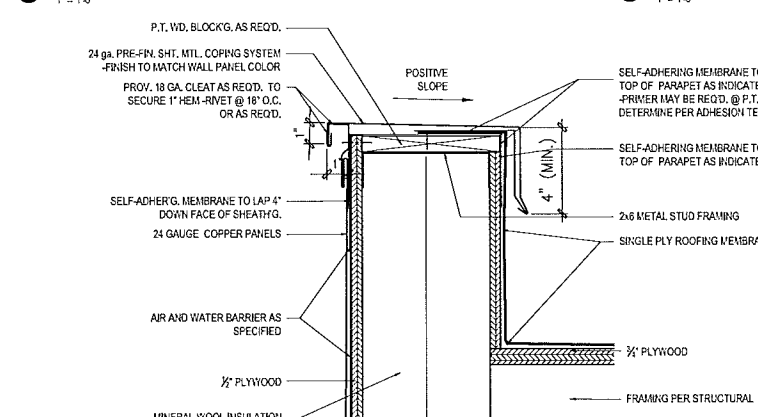


**2 ENLARGED ELEVATOR PLAN**  
3/4" = 1'-0"

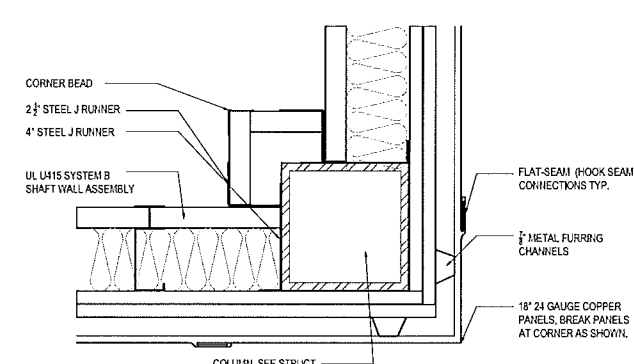
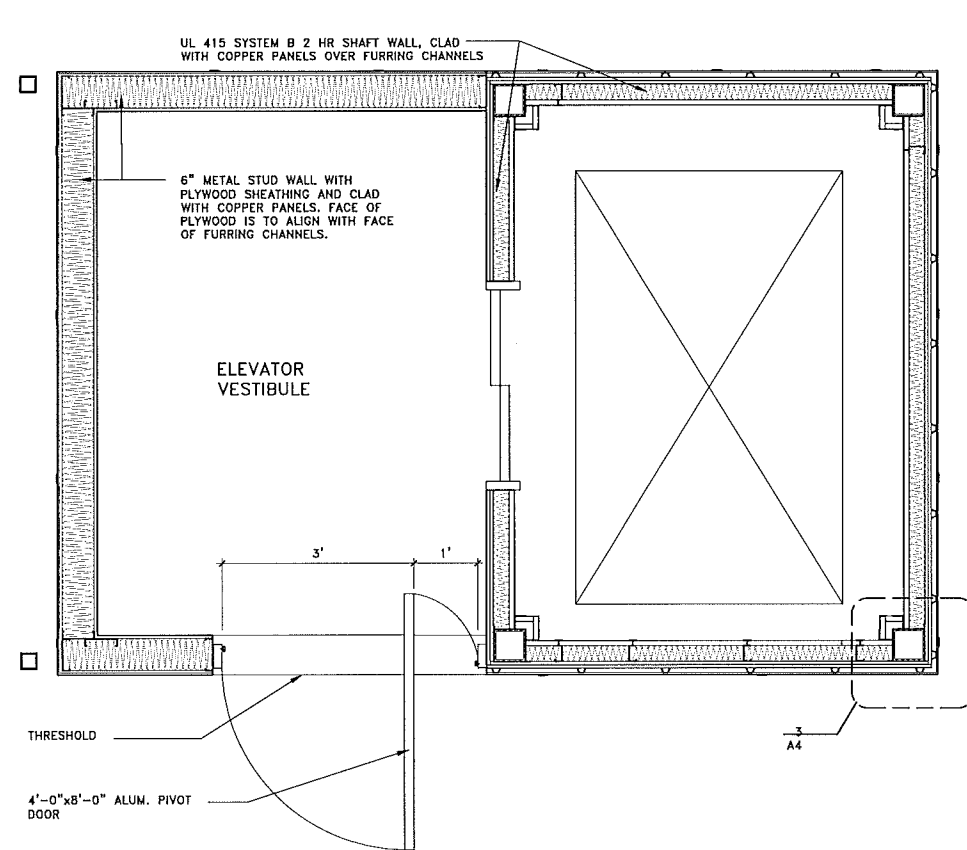


**6 LOW WALL DETAIL**  
1" = 1'-0"

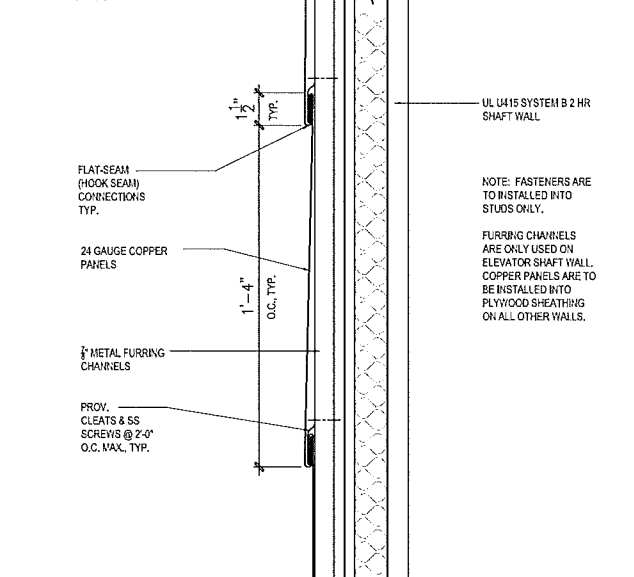
**5 GLASS RAILING DETAIL**  
1" = 1'-0"



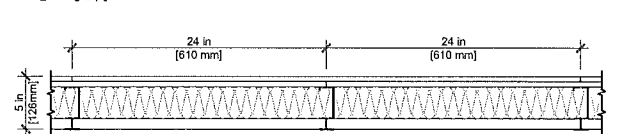
**9 PARAPET DETAIL**  
3/8" = 1'-0"



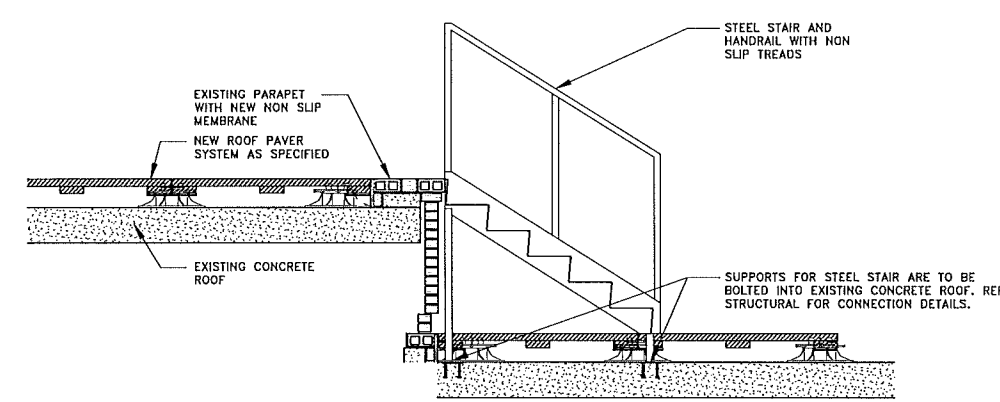
**3 ELEVATOR WALL DETAIL**  
3/8" = 1'-0"



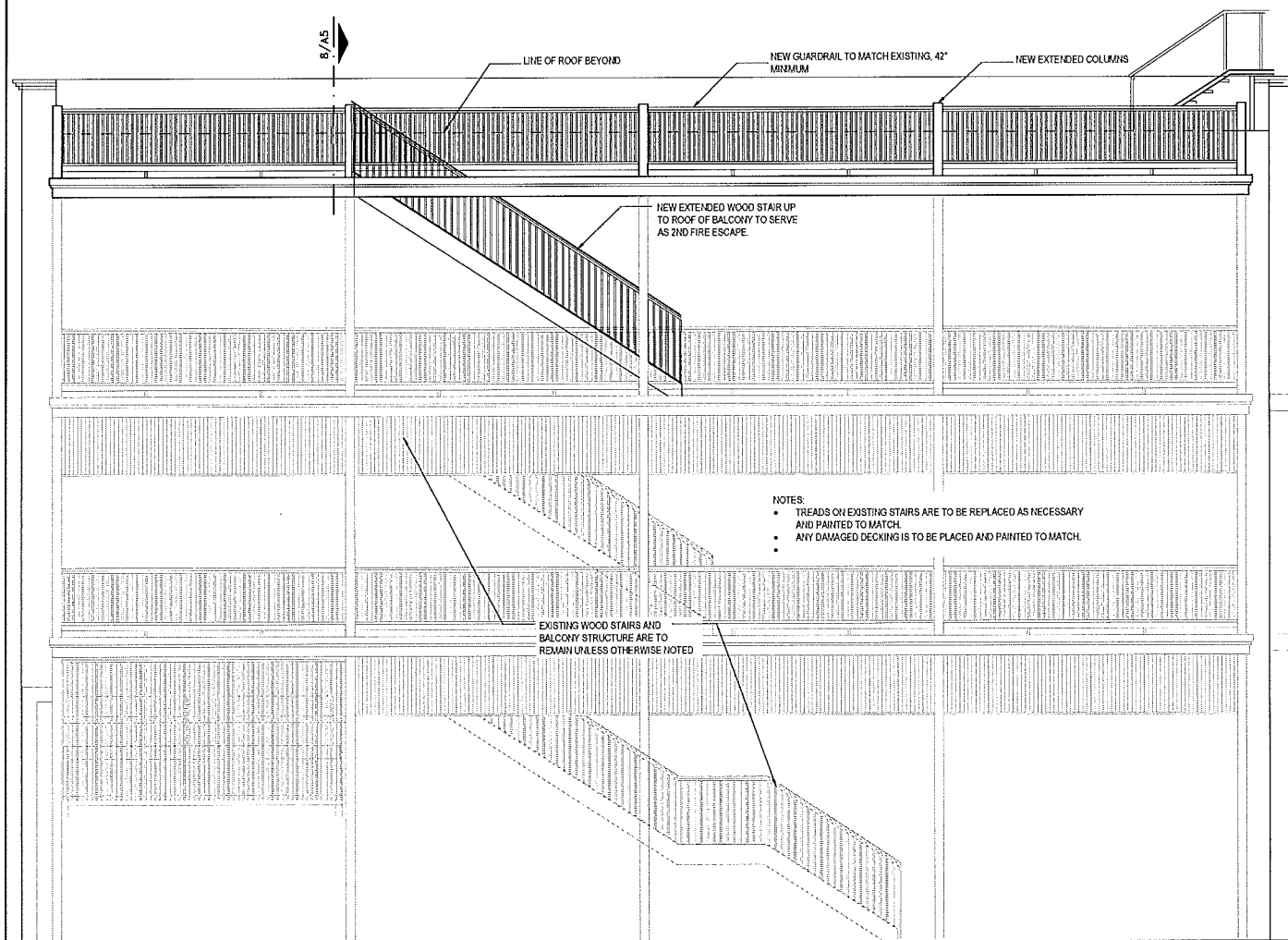
**7 ELEVATOR WALL DETAIL**  
3/8" = 1'-0"



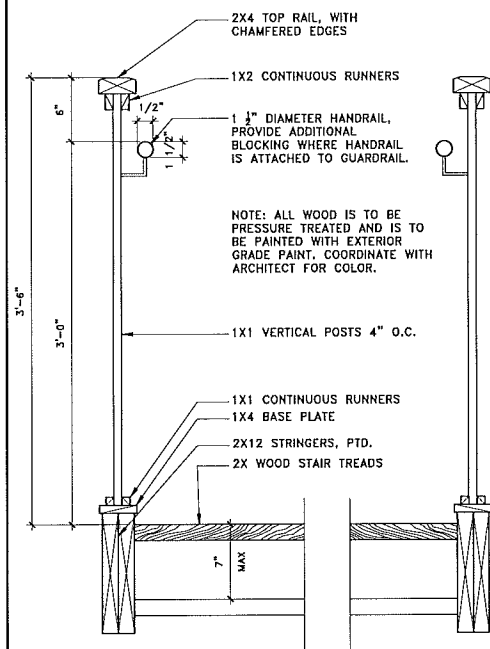
**8 ELEVATOR UL 415 SYSTEM B SHAFT WALL DETAIL**  
1 1/2" = 1'-0"



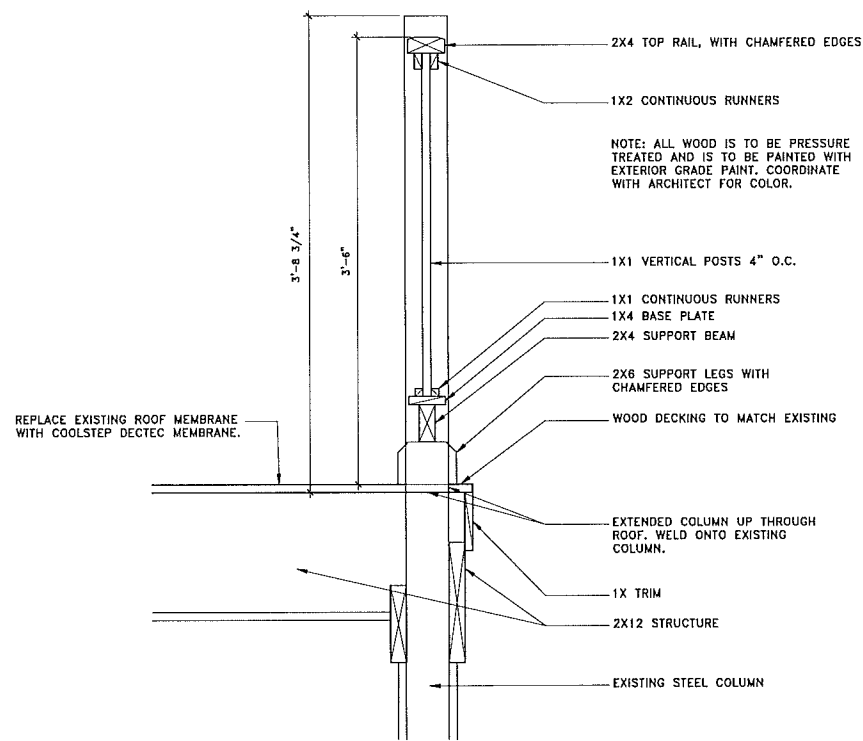
**10 STEEL STAIR DETAIL**  
1/2" = 1'-0"



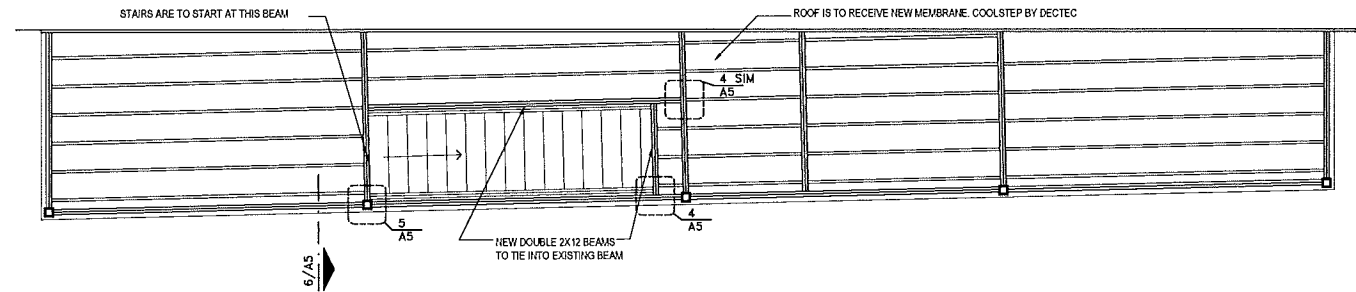
**1 2ND STAIR ELEVATION**  
1/4" = 1'-0"



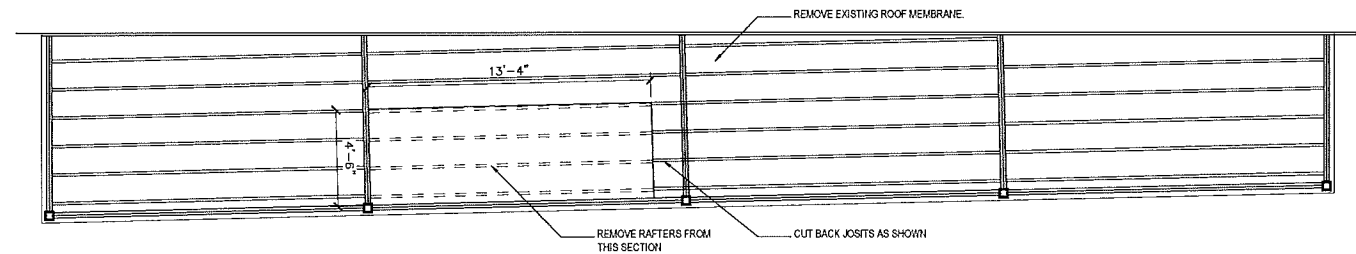
**7 STAIR DETAIL**  
1 1/2" = 1'-0"



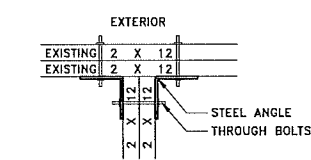
**8 ROOF BALCONY GUARD RAIL DETAIL**  
1 1/2" = 1'-0"



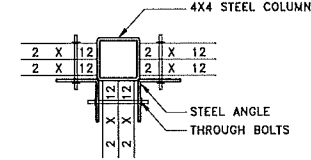
**2 2ND STAIR STRUCTURE PLAN**  
1/4" = 1'-0"



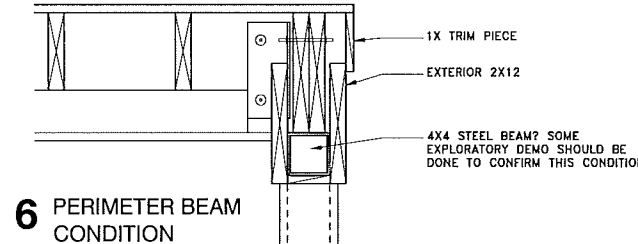
**3 2ND STAIR DEMO PLAN**  
1/4" = 1'-0"



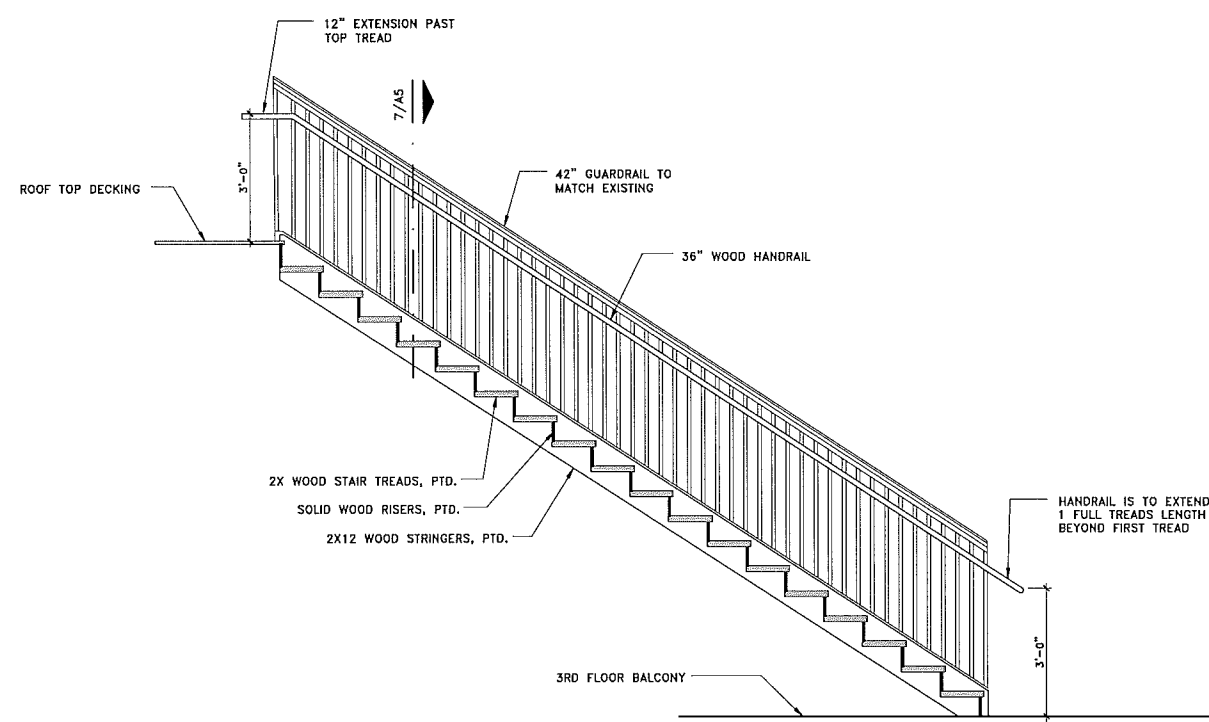
**4 BEAM CONNECTION DETAIL**  
1 1/2" = 1'-0"



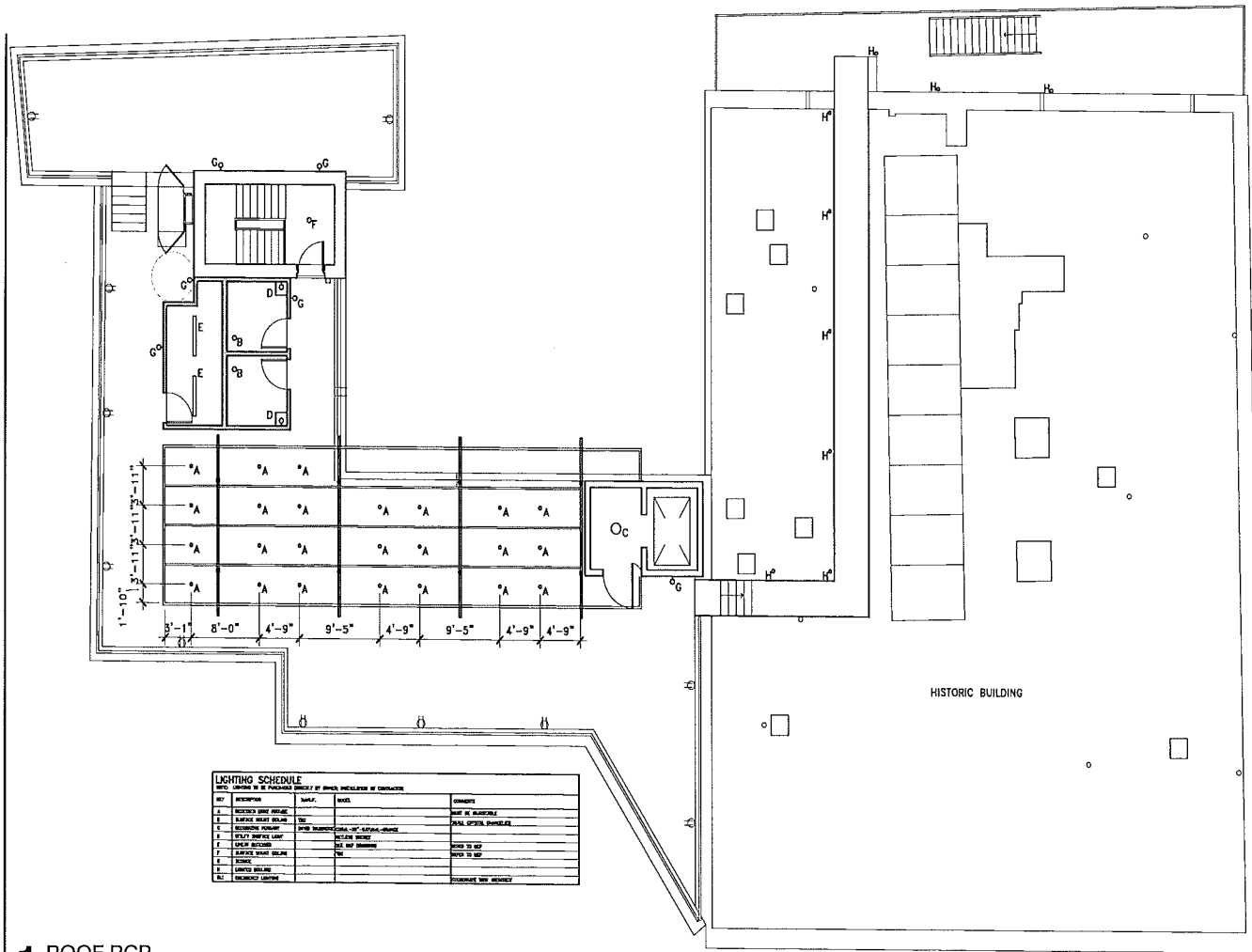
**5 BEAM CONNECTION DETAIL TO COLUMN**  
1 1/2" = 1'-0"



**6 PERIMETER BEAM CONDITION**  
1 1/2" = 1'-0"

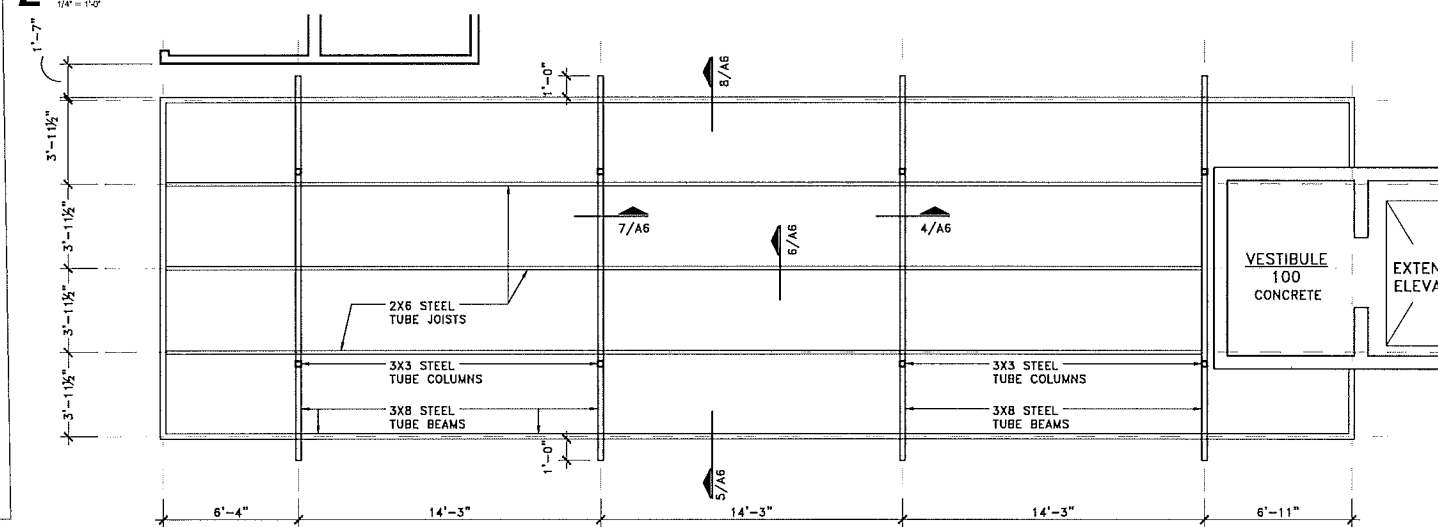


**9 NEW STAIR FROM 3RD FLOOR TO ROOF OF BALCONY**  
1 1/2" = 1'-0"

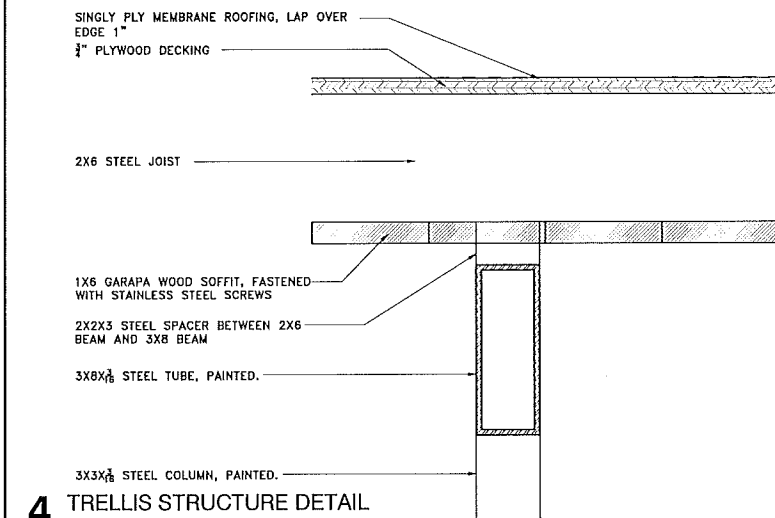


1 ROOF RCP  
1/8" = 1'-0"

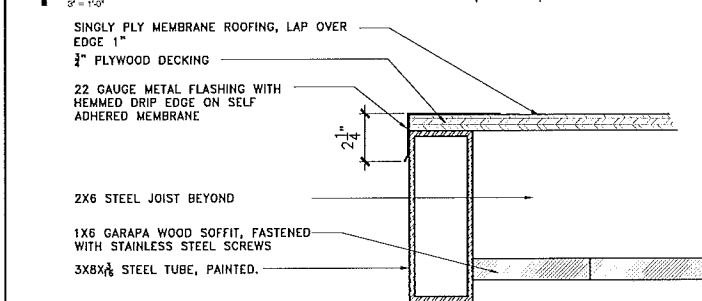
2 CANOPY PLAN  
1/4" = 1'-0"



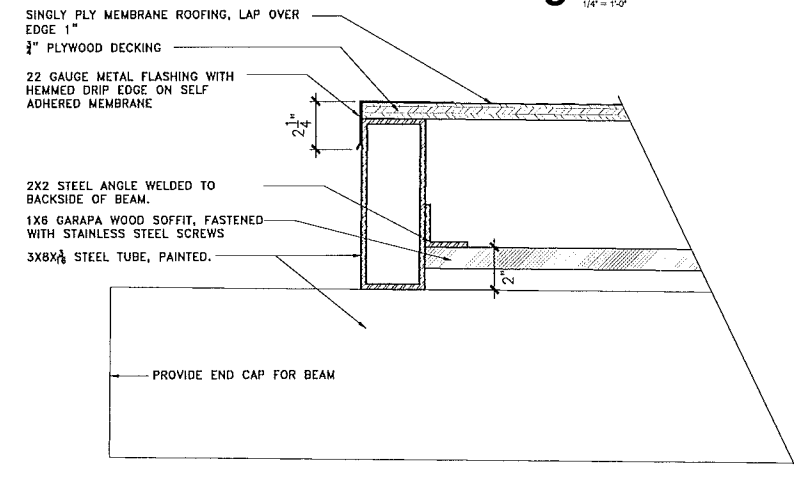
3 CANOPY STRUCTURE  
1/4" = 1'-0"



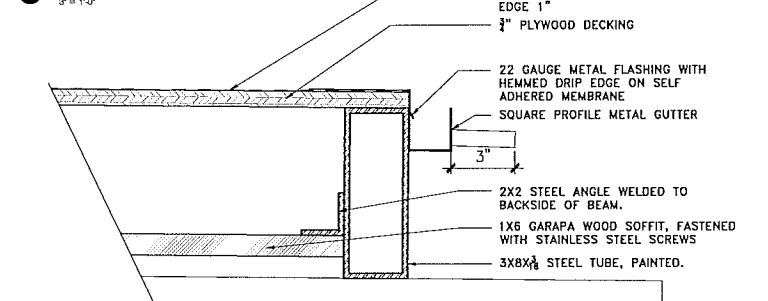
4 TRELLIS STRUCTURE DETAIL  
3/8" = 1'-0"



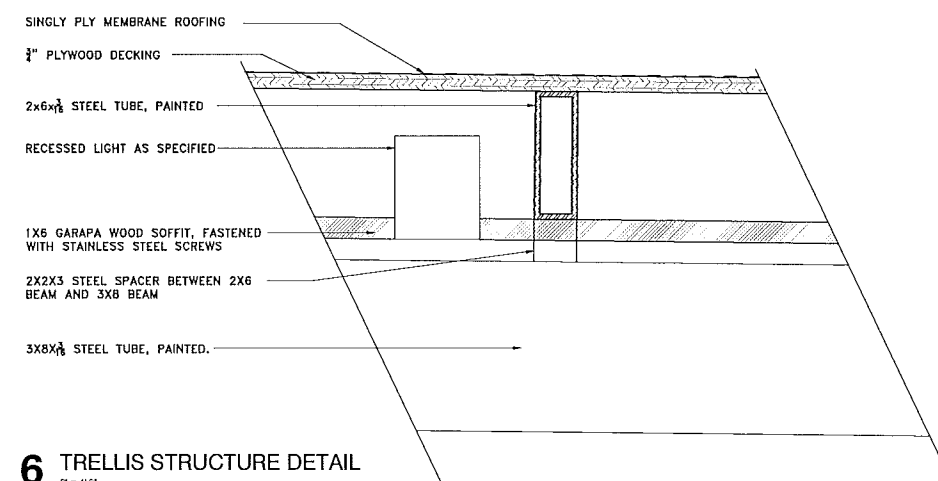
7 TRELLIS STRUCTURE DETAIL  
3/8" = 1'-0"



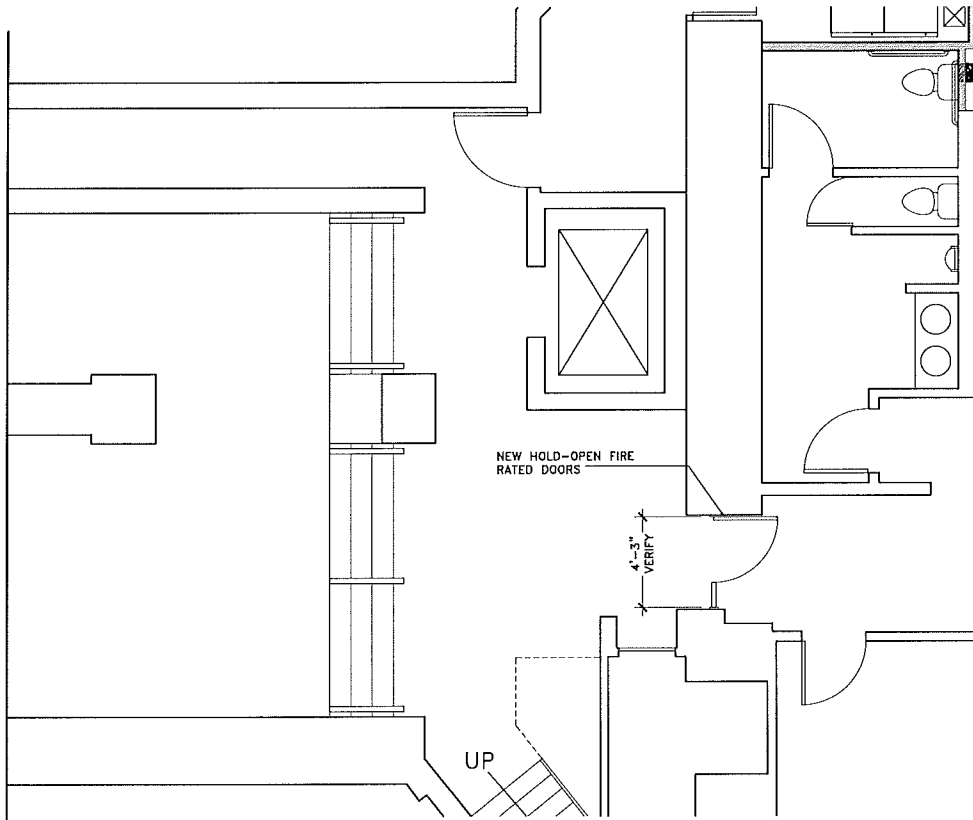
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3/8" = 1'-0"



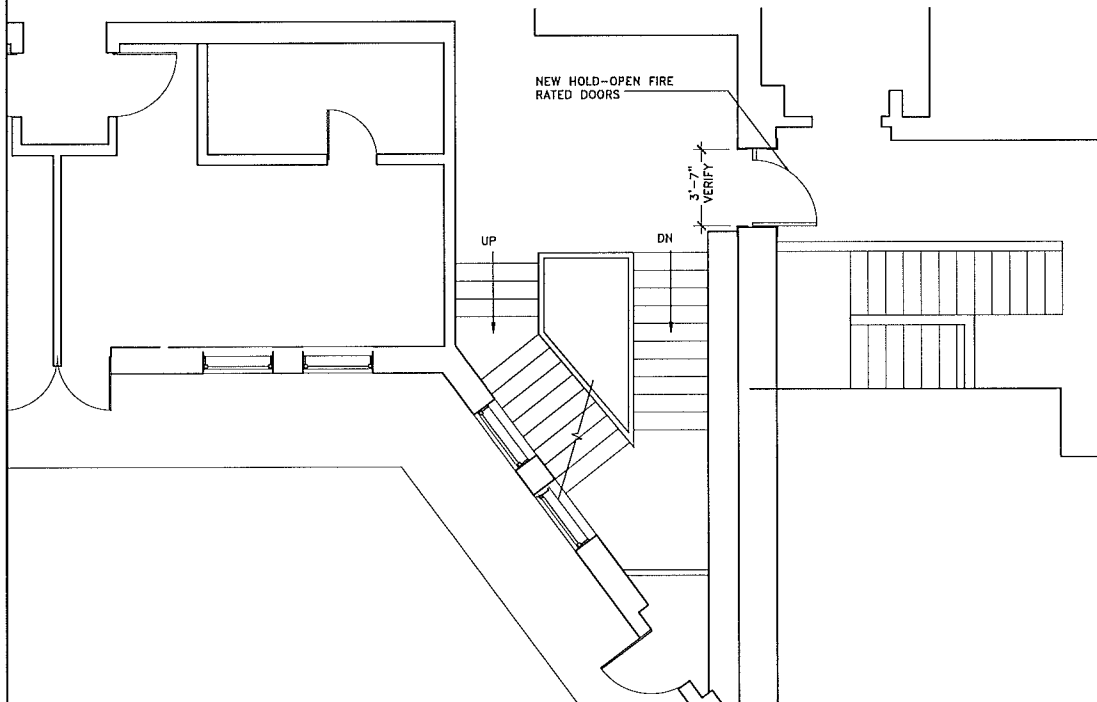
8 TRELLIS STRUCTURE DETAIL  
3/8" = 1'-0"



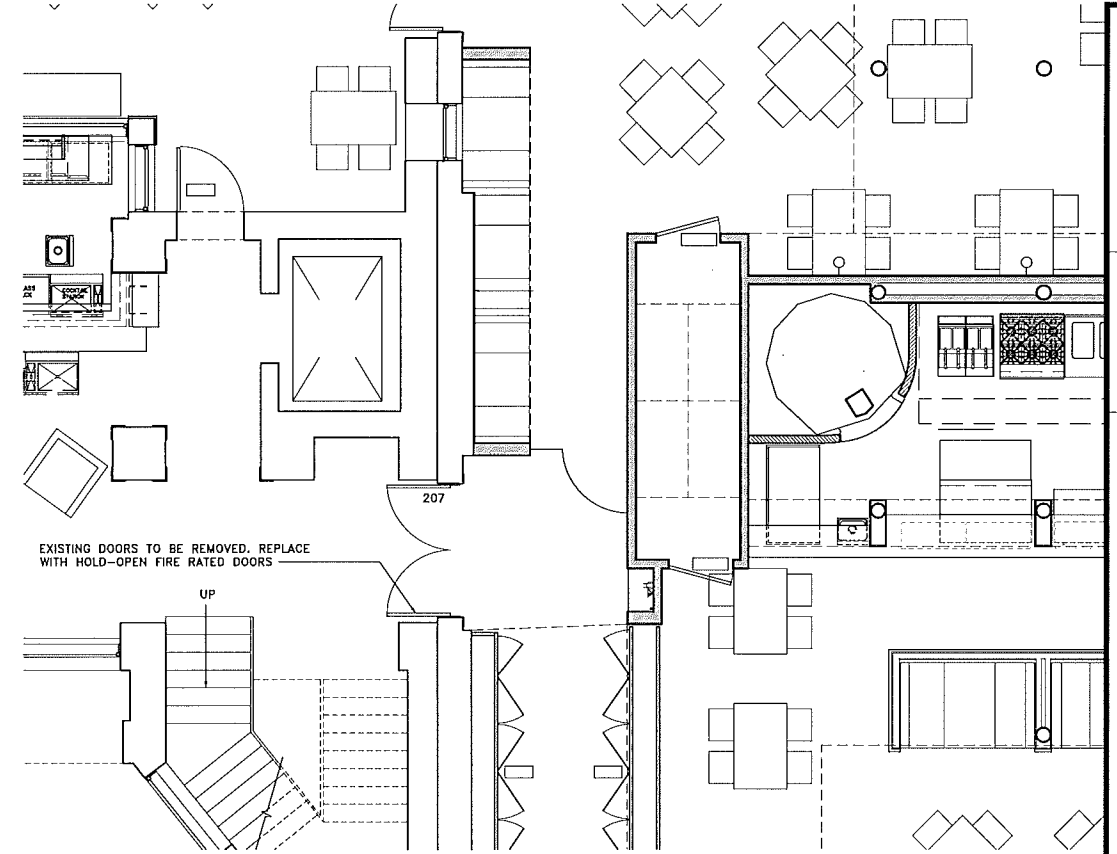
6 TRELLIS STRUCTURE DETAIL  
3/8" = 1'-0"



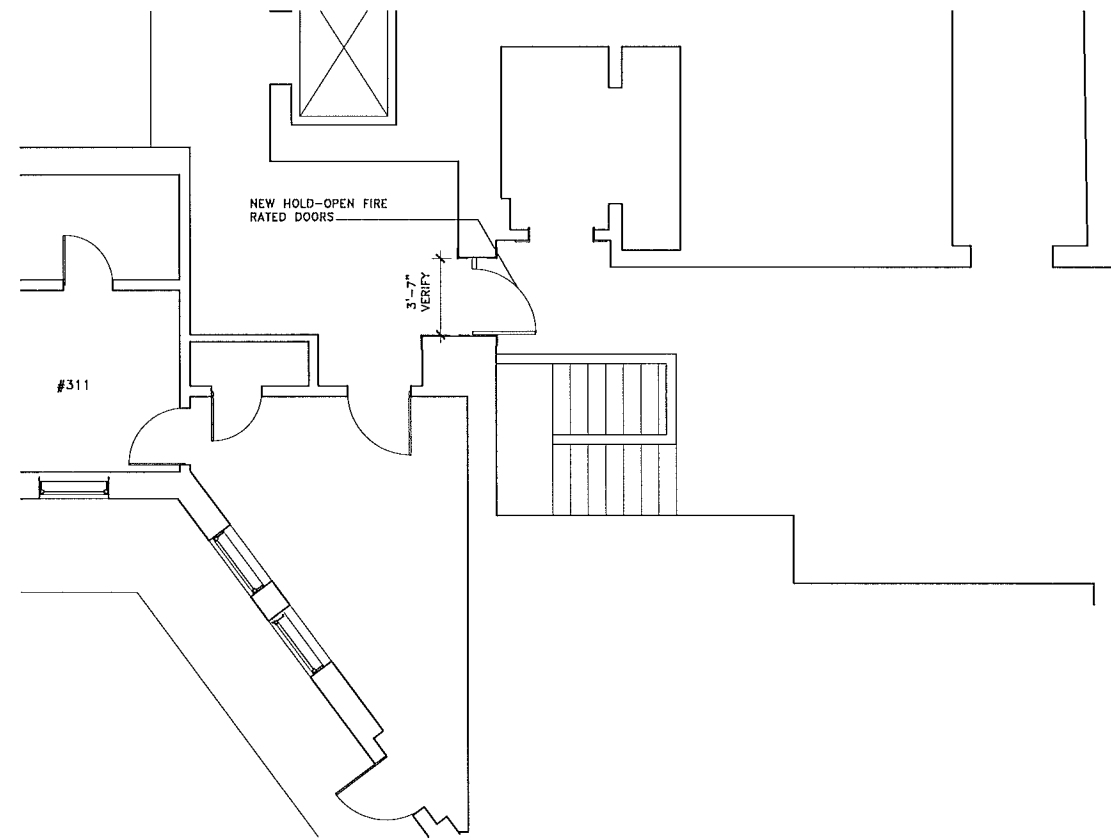
**1 BASEMENT LEVEL FIRE DOORS**  
1/4" = 1'-0"



**3 SECOND LEVEL FIRE DOORS**  
1/4" = 1'-0"



**2 FIRST LEVEL FIRE DOORS**  
1/4" = 1'-0"

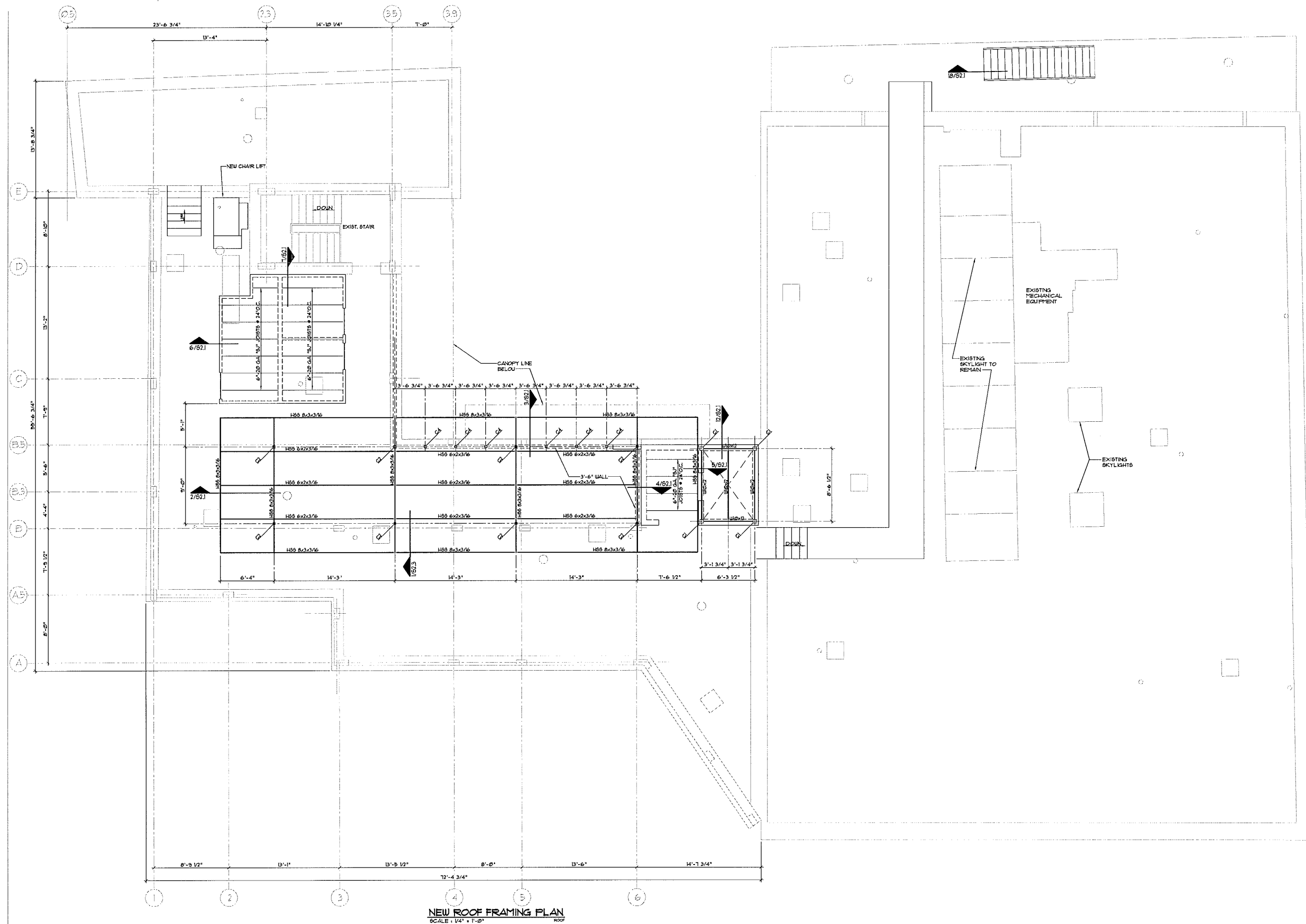


**4 THIRD LEVEL FIRE DOORS**  
1/4" = 1'-0"

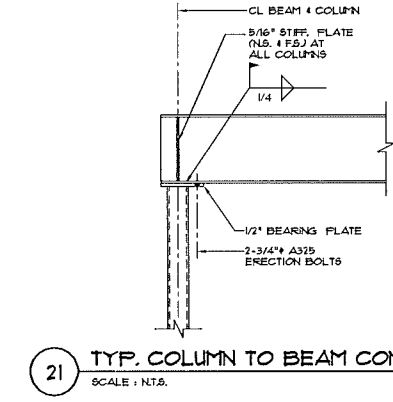
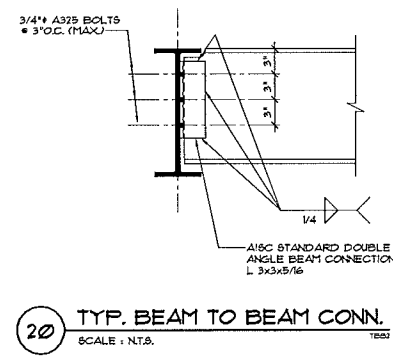
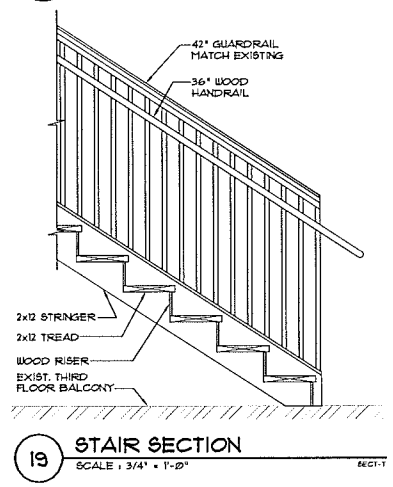
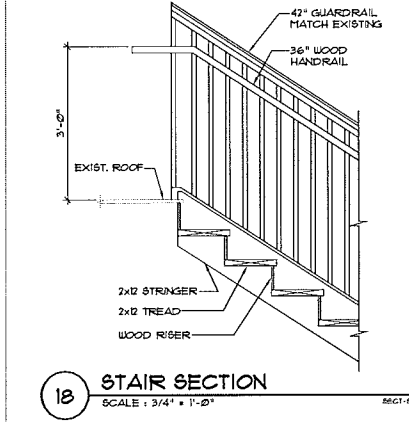
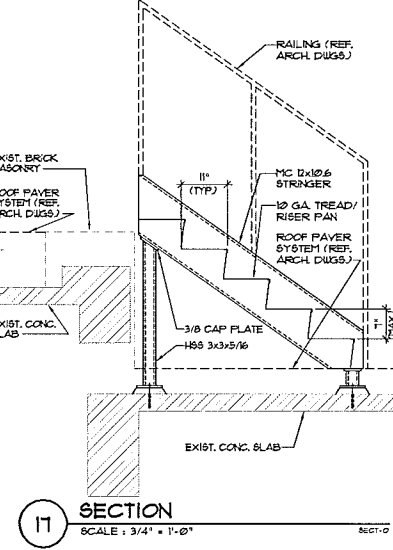
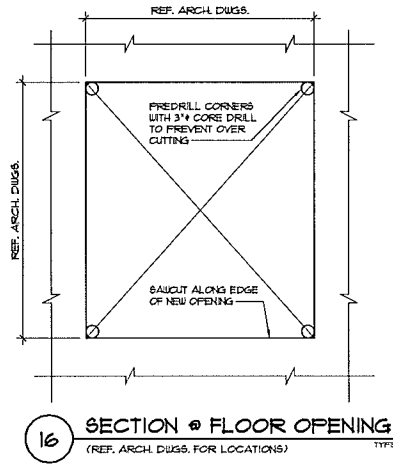
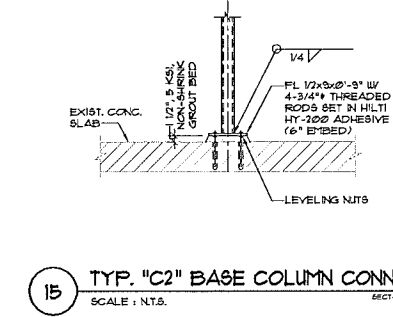
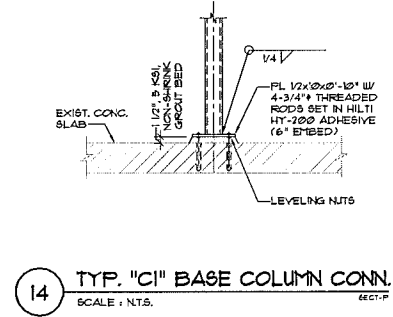
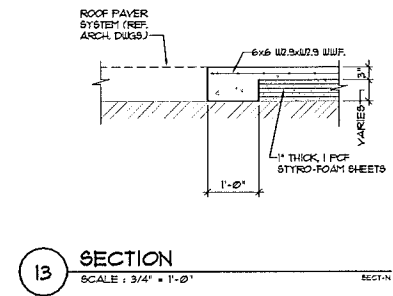
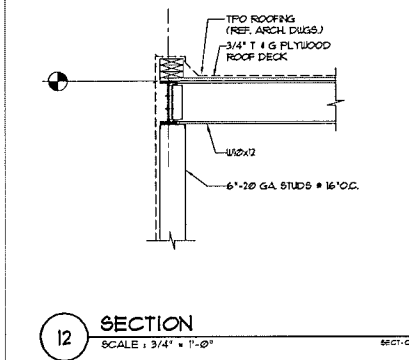
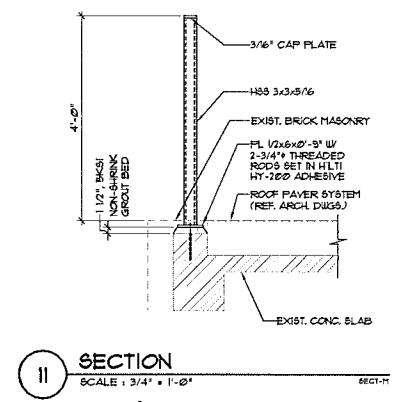
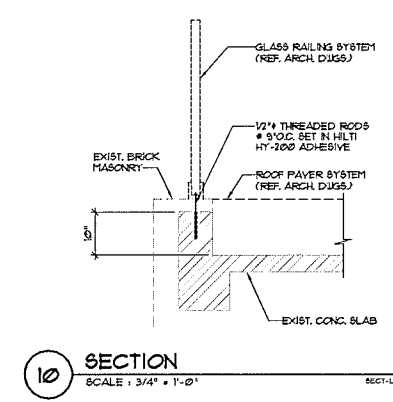
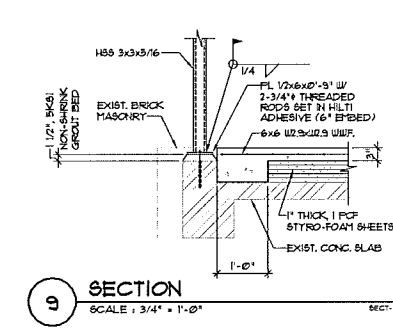
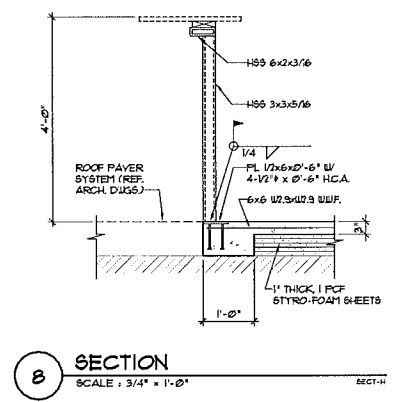
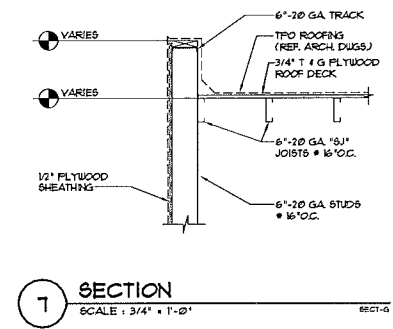
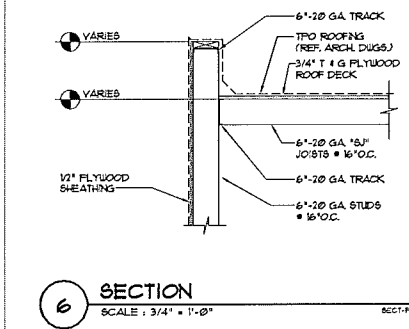
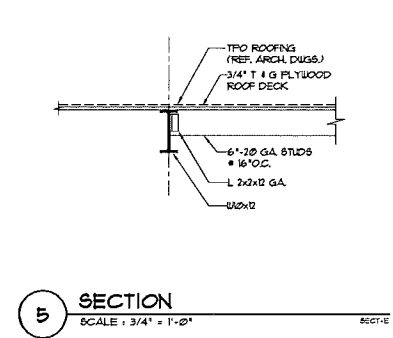
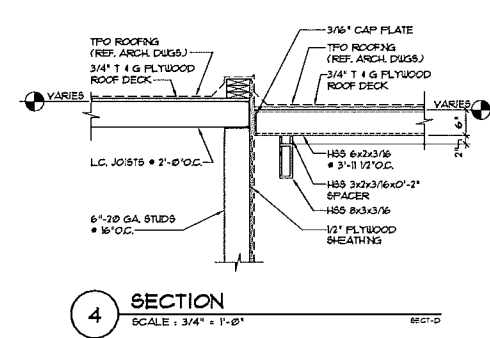
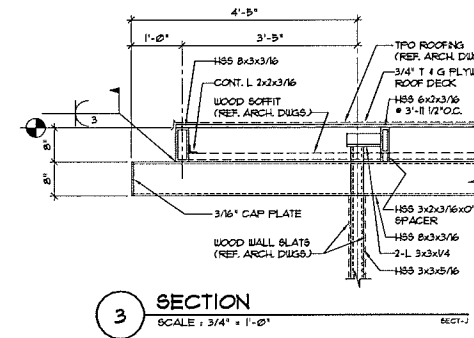
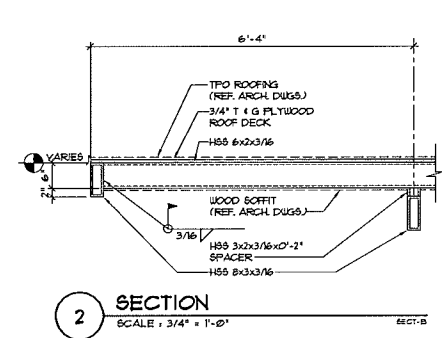
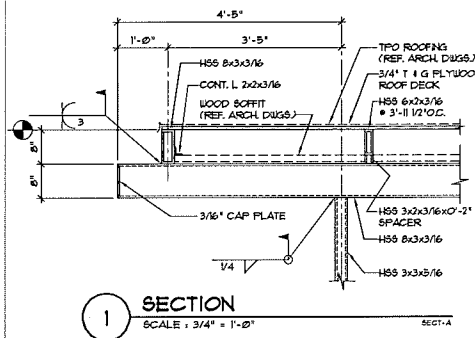
<b>SPRINKLE &amp; CO.</b> <b>ARCHITECTS</b> 506 BROOKLYN SAN ANTONIO, TX 78215 T: 210-227-7722 W: sprinklesco.com	
EXPIRATION: 12/31/18	
2/06/2015 DAVID SPENCER, AIA REGISTERED ARCHITECT STATE OF TEXAS #111142	
<b>SILO RESTAURANT - ROOF TOP BAR</b> FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205	
ISSUE DATE:	REVISED:
SHEET:	
<b>A7</b>	







NEW ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. THESE STRUCTURAL MODIFICATIONS WERE DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF SAN ANTONIO.
2. GRAVITY DESIGN LIVE LOADS USED ARE AS FOLLOWS:
- |                           |   |
|---------------------------|---|
| A. FLOORS:                | 100 PSF   |
| B. ROOFS:                 | 20 PSF  |
| C. GROUND SNOW LOAD:      | 5 PSF   |
| D. WIND LOAD CRITERIA:    | ULTIMATE WIND SPEED (3-SECOND GUST) 15 MPH<br>RISK CATEGORY II  |
| E. SEISMIC LOAD CRITERIA: | EXPLOSION<br>MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION: 0.15g |
| F. SITE CLASS:            | D   |
3. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS CONVIIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY AND ALL EXPENSES, REAL OR IMPLIED ARISING FROM SUCH ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN THESE DRAWINGS AT A CURRENT STATUS, INCLUDING ALL ADDENDA AND REVISIONS.

DEMOLITION NOTES:

1. THE CONTRACTOR MUST REVIEW ALL WORK TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.
4. CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER.

CONCRETE/REINFORCING NOTES:

1. CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. USE OF FLY ASH WILL BE PERMITTED UP TO 20% CEMENT REPLACEMENT BY WEIGHT.
2. CONCRETE MIX DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS:
- |                |                                   |
|----------------|-----------------------------------|
| -CEMENT TYPE:  | ASTM C150, TYPE I (5 BAGS MIN)    |
| -FLY ASH:      | ASTM C618, TYPE C OR F            |
| -AGGREGATES:   | ASTM C33                          |
| -SLUMP LIMITS: | NO LESS THAN 3", NOT MORE THAN 5" |
- GENERAL CONTRACTOR SHALL SUBMIT WRITTEN REPORT FOR THE PROPOSED MIX DESIGN AT LEAST 7 DAYS PRIOR TO START OF CONCRETE WORK.
3. GENERAL CONTRACTOR IS TO EMPLOY A TESTING LABORATORY TO PERFORM SAMPLING TESTING DURING CONCRETE PLACEMENT AS FOLLOWS:
- |                        |   |
|------------------------|---|
| -AGGREGATES:           | ASTM C33, ONE TEST THE FIRST DAY  |
| -COMPRESSIVE STRENGTH: | ASTM C39, ONE SET OF 3 CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE. TWO CYLINDERS TESTED AT 1 DAYS, TWO TESTS AT 28 DAYS, REMAINING ONE TO BE TESTED AT 56 DAYS IF NECESSARY. |
| -SLUMP:                | ASTM C49, AT LEAST TWO TEST SHALL BE MADE RANDOMLY DURING EACH DAY OF PLACEMENT.  |
4. REINFORCING STEEL SHALL BE NEW BILLET AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. ALL REINFORCING STEEL SHALL BE GRADE 60, EXCEPT BEAM STIRRUPS MAY BE GRADE 40.
5. ALL ITEMS EMBEDDED IN CONCRETE MUST BE TIED AND SECURED PRIOR TO PLACEMENT OF CONCRETE.
6. MECHANICAL VIBRATOR, HAND RODDING AND TAMPING MUST BE USED TO CONSOLIDATE CONCRETE AND TO INSURE THAT CONCRETE IS WORKED AROUND REINFORCEMENT, OTHER EMBEDDED ITEMS AND INTO CORNERS.
7. ABSOLUTELY NO WELDING OF REINFORCEMENT BARS OR TORCHING TO BEND REINFORCEMENT BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.
8. WHERE SHOWN ON DETAIL, H.C.A. STANDS FOR HEADED CONCRETE ANCHORS. ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A108, GRADES 1010, 1015, 1017, OR 1020. STUDS SHALL BE AUTOMATICALLY ENDED WELDED IN THE SHOP OR FIELD WELD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. DETAILING OF REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318). BAR SPLICES SHALL BE A LENGTH EQUAL TO A MINIMUM OF 35 BAR DIAMETERS.

STEEL FRAMING NOTES:

1. STRUCTURAL STEEL FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS:
- |                              |                      |
|------------------------------|----------------------|
| A. WIDE FLANGES:             | ASTM A572 (GRADE 50) |
| B. CHANNELS, PLATES, ANGLES: | ASTM A36             |
| C. STRUCTURAL TUBES:         | ASTM A500, GRADE B   |
2. ANGLES, FASCIA ANGLES, HANGERS, CLIPS AND OTHER STRUCTURAL AND MISCELLANEOUS MEMBERS SHALL BE CONNECTED OR JOINED USING 3/16" OR LARGER FILLET OR GROOVE WELDS AS REQUIRED FOR ADEQUATE CONNECTION.
3. ALL WELDING SHALL BE CONDUCTED USING E70XX ELECTRODES AND FOLLOWING AWS STANDARDS.
4. PROPRIETARY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

COLD FORMED METAL FRAMING

1. LIGHTGAGE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH AISI, 'SPECIFICATIONS FOR THE DESIGN OF LIGHT GAGE COLD-FORMED STEEL STRUCTURAL MEMBERS'.
2. LIGHTGAGE STUDS SHALL BE FORMED FROM CORROSION RESISTANT STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-446, WITH A MINIMUM YIELD STRENGTH OF 33 KSI. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING THE REQUIREMENTS OF ASTM A-515, G60 OR EQUIVALENT.
3. INSPECTION AND QUALITY CONTROL.
- A. CONTRACTOR SHALL PROVIDE EFFECTIVE FULL TIME QUALITY CONTROL OVER ALL FABRICATION AND ERECTION ACTIVITIES.
- B. OWNER'S TESTING AGENCY MAY INSPECT THE MAINTENANCE OF QUALITY CONTROL PROGRAM INCLUDING SPOT CHECKING WELDS AND WELDING PROCEDURES IN ACCORDANCE WITH AWS STANDARDS.
- C. INSPECTION BY OWNER'S TESTING AGENCY IS NOT INTENDED TO BE COMPREHENSIVE OR COMPLETE.
- D. FULL RESPONSIBILITY FOR QUALITY CONTROL SHALL REMAIN WITH CONTRACTOR.
4. STANDARDS
- A. WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS.
- 1) AMERICAN IRON AND STEEL INSTITUTE (AISI) 'DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS,' 1986 WITH 1998 AMENDMENTS.
  - 2) AMERICAN WELDING SOCIETY (AWS) D13, 1981 'STRUCTURAL WELDING CODE - SHEET STEEL.'
  - 3) AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
  - 4) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 'MANUAL OF STEEL CONSTRUCTION,' 9TH EDITION.
  - 5) ALL PERTINENT FEDERAL, STATE AND LOCAL CODES.
- B. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN IN CONFLICTS BETWEEN SPECIFIED CODES AND STANDARDS.
5. DRAWINGS
- A. SUBMIT DRAWINGS PREPARED BY THE SUBCONTRACTOR FOR APPROVAL BY THE PROJECT ARCHITECT AND ENGINEER. THESE DRAWINGS SHOULD INCLUDE:
- 1) CROSS-SECTIONS, PLANS AND/OR ELEVATIONS DEPICTING COMPONENT LOCATIONS.
  - 2) CONNECTION DETAILS SHOWING SCREW TYPES AND LOCATIONS, WELD LENGTHS AND LOCATIONS OR OTHER RELATED FASTENER REQUIREMENTS.
  - 3) WHERE THE CONTRACTOR INTENDS ON ERECTING PREFABRICATED/ PRE-FINISHED PANELS, DRAWINGS DEPICTING PANEL CONFIGURATIONS, DIMENSIONS AND LOCATIONS WOULD BE DEVELOPED BY THE CONTRACTOR.
6. PROTECTION
- A. UPON DELIVERY, MATERIAL SHALL BE PROTECTED FROM RAIN AND SNOW BY IMPERVIOUS COVERING OR SHELTER.
7. MATERIALS
- A. GALVANIZED MATERIALS:
- 1) ALL GALVANIZED STUDS AND JOISTS SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF 1986 AISI, STANDARDS WITH 1988 AMENDMENTS.
  - 2) ALL GALVANIZED STUDS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653.
8. FABRICATION
- A. FRAMING COMPONENTS MAY BE PREASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
- B. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.
- C. PROVIDE INSULATION EQUAL TO THAT SPECIFIED ELSEWHERE IN ALL DOUBLE JAMB STUDS AND DOUBLE HEADER MEMBERS WHICH WILL NOT BE ACCESSIBLE TO THE INSULATION CONTRACTOR.
- D. AUXILIARY LOADED STUDS:
- 1) STUDS SHALL HAVE FULL BEARING AGAINST INSIDE TRACK WEB (1/16" MAX. GAP), PRIOR TO STUD AND TRACK ATTACHMENT.
  - 2) SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
9. FASTENERS
- A. FASTENING OF COMPONENTS SHALL BE WITH SELF TAPPING SCREWS OR WELDING OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION.
- B. WELDS SHALL BE PERFORMED BY OPERATORS QUALIFIED IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S 'STRUCTURAL WELDING CODE - SHEET METAL' (AWS D13-B). WHERE FIELD WELDS ARE ANTICIPATED, WE SUGGEST THAT COMPONENTS OF 20 GAGE THICKNESS ARE NOT SPECIFIED. ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.
10. ERECTION
- A. WALLS:
- 1) ERECT FRAMING PLUMB, LEVEL AND SQUARE IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.
  - 2) TRACK SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE ERECTION DRAWINGS. CONCRETE ANCHORS SHALL BE INSTALLED AFTER FULL COMPRESSIVE STRENGTH HAS BEEN ACHIEVED.
  - 3) ALL TRACK BUTT JOINTS, ABUTTING PIECES OF TRACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, OR THEY SHALL BE BUTT-WELDED OR SPLICED TOGETHER.
  - 4) STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGE OR WEBS OF BOTH UPPER AND LOWER TRACKS.
  - 5) JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW DOOR HEADS, AND ELSEWHERE TO FURNISH SUPPORT AND SHALL BE SECURELY ATTACHED TO SUPPORTING MEMBERS.
  - 6) WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION BRIDGING ROUS SHALL BE ACCORDING TO INDUSTRIES RECOMMENDATIONS.
  - 7) FRAMED WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON THE PLANS.
  - 8) TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE.

COLUMN SCHEDULE

MK	SECTION	TOP CONN.	BASE PLATE			REMARKS
			W x D x L	ANCHORS	SECT.	
C1	HSS 4x4x1/4	21/821	10x10x1/2	4-3/4" DIA RODS	14/821	
C2	HSS 3x3x5/16	1/821	8x8x1/2	4-3/4" DIA RODS	15/821	
C3	HSS 3x3x5/16	8/821	8x8x1/2	4-1/2" DIA K 8"-8" HCA	8/821	
C4	HSS 3x3x5/16	3/821	8x8x1/2	2-3/4" DIA RODS	1	

SPRINKLE CO.  
ARCHITECTS  
10000 DALLAS HWY  
SUITE 1000  
DALLAS, TEXAS 75243

DATE PREPARED:  
REVISION NUMBER:  
DESIGNER'S TITLE:

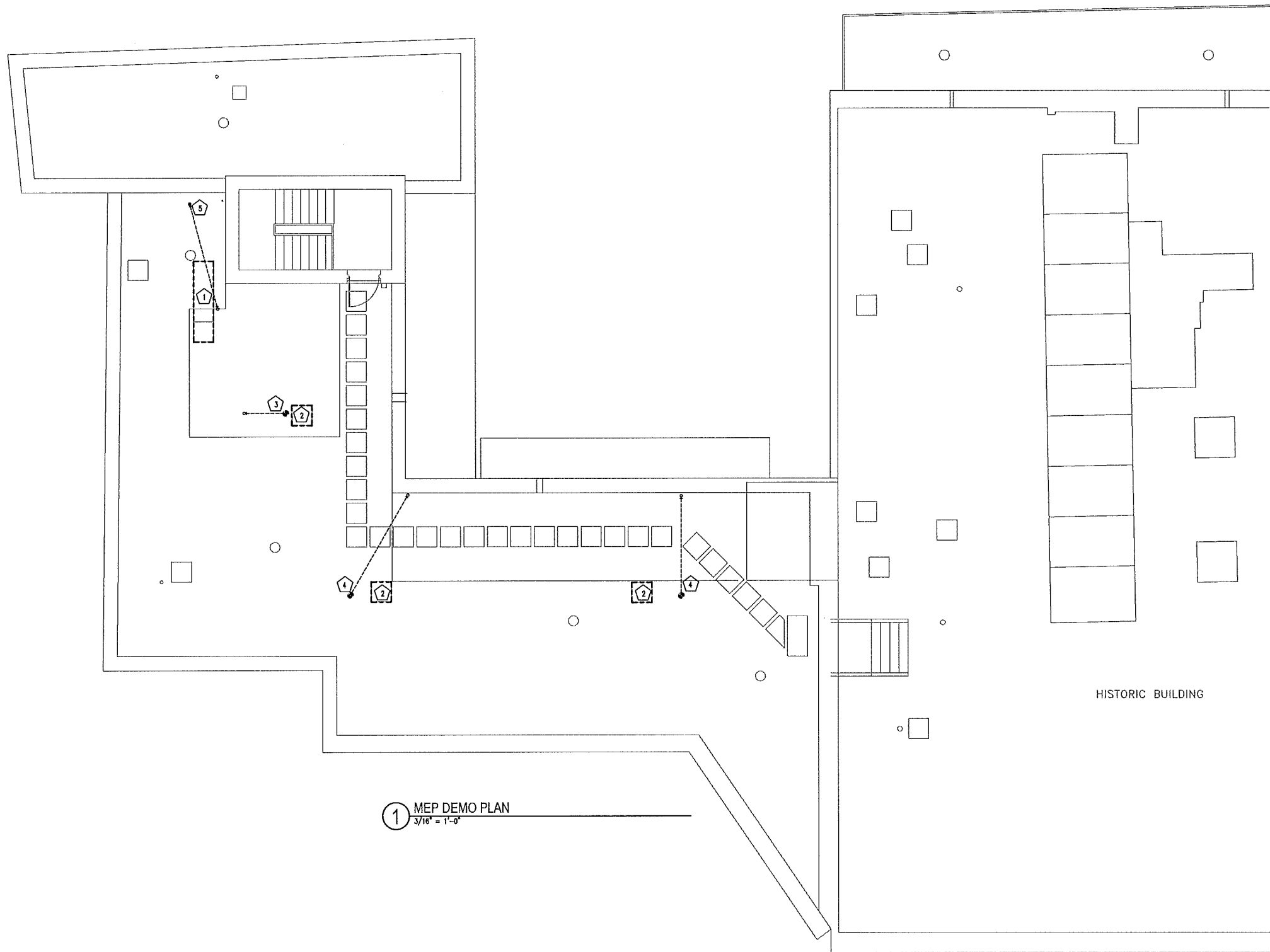
SILO RESTAURANT - ROOF TOP BAR  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

DATE:  
REVISED BY:

REVISION:

DATE:

S3.1



**MEP DEMO KEYED NOTES:**

- 1 CONTRACTOR SHALL EXTEND EXISTING DUCTWORK TO ABOVE CEILING OF NEW STORAGE. COORDINATE CHASE WITH ARCHITECT DRAWINGS. EXISTING HOOD TO BE MOUNTED ABOVE NEW ROOF.
- 2 CONTRACTOR SHALL ROUTE EXISTING EXHAUST FAN DUCT WORK TO EXISTING EXTERIOR WALL. PROVIDE WALL CAP.
- 3 ROUTE EXISTING VENT TO NEW RESTROOM WALL.
- 4 ROUTE EXISTING VENT TO NEW LOCATION AS SHOWN. FIELD COORDINATE ROUTING AND INSTALLATION.
- 5 ROUTE EXISTING VENT THRU NEW STORAGE WALL.

**HMB**  
**ENGINEERING**  
CONSULTANTS

2002 NORTH FLORES  
SAN ANTONIO, TEXAS 78212  
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SAN ANTONIO, TEXAS  
TELEPHONE REGISTRATION NO. 13361

**SPRINKLE & CO.**  
**ARCHITECTS**  
508 BROOKLYN SAN ANTONIO, TX 78215  
T: 210-227-7722 W: sprinklesco.com

EXPIRATION: 12/31/18

**NOT FOR CONSTRUCTION**  
**FOR REVIEW ONLY**  
**DO NOT INTEND FOR PERMITTING, BIDDING, OR CONSTRUCTION**  
**ALFREDO HERNANDEZ**  
**TEXAS REG. NO. 101106**  
**11-30-17**

**SILO RESTAURANT - ROOF TOP BAR**  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

WORK DATE:

REVISION:

MEP DEMO PLAN

SHEET:

**MEPD1.0**

PLUMBING SYMBOLS AND ABBREVIATIONS									
(NOT ALL OF THE SYMBOLS SHOWN MAY BE USED ON THE PROJECT.)									
SYMBOL	DESCRIPTION	ABBREVIATION	SYMBOL	DESCRIPTION	ABBREVIATION	SYMBOL	DESCRIPTION	ABBREVIATION	ABBREVIATIONS
	STORM DRAIN, RAINWATER DRAIN	SD, RT		OUTSIDE YOLK & STEM GATE VALVE	OSY		UPRIGHT FIRE SPRINKLER HEAD	-	A AFF ABOVE FINISHED FLOOR
	SUBSOIL DRAIN, FOOTING DRAIN	SSD		GATE VALVE	GV		FIRE HOSE RACK	FHR	ACU ABOVE CEILING
	GREASE WASTE	GREASE WASTE		GLOBE VALVE	GLV		AUTOMATIC SPRINKLER PIPE	-	AHU AIR-CONDITIONING UNIT(S)
	ABOVE GRADE SOIL, WASTE, OR SANITARY SEWER	S, W, SAN, SS		ANGLE VALVE	AV		DRY PIPE SPRINKLER	-	AHP AIR HORSEPOWER
	BELOW GRADE SOIL, WASTE, OR SANITARY SEWER	S, W, SAN, SS		BALL VALVE	BV		PREACTION SPRINKLER PIPE	-	AC ALTERNATING CURRENT
	VENT	V		BUTTERFLY VALVE	BFV		FIRE HOSE VALVE	FHV	ALT ALTITUDE
	ACID WASTE	AW		GAS COCK, GAS STOP	-		FIRE HOSE CABINET (SURFACE-MOUNTED)	FHC	AMB AMBIENT
	ACID VENT	AV		BALANCING VALVE (SPECIFY TYPE)	BLV		FIRE HOSE CABINET (RECESSED)	FHC	ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
	INDIRECT DRAIN	D		CHECK VALVE	CV		CLEANOUT PLUG	CO	AWG AMERICAN WIRE GAUGE
	PUMP DISCHARGE LINE	PD		PLUG VALVE	PV		FLOOR CLEANOUT	FCO	AMP AMPERE (AMP, AMPS)
	COLD WATER	CW		ACCESS PANEL LOCATION	AP		WALL CLEANOUT	WCO	ANG ANGLE
	HOT WATER SUPPLY (120°)	HW		PLUMBING FIXTURE DESIGNATION	-		YARD CLEANOUT OR CLEANOUT TO GRADE	CO	ANGI ANGLE OF INCIDENCE
	HOT WATER SUPPLY (140°)	140°		SOLENOID VALVE	-		FLOOR DRAIN WITH P-TRAP	FD	ADP APPARATUS DEW POINT
	HOT WATER RETURN (120°)	HWR		MOTOR-OPERATED VALVE (SPECIFY TYPE)	-		PITCH DOWN OR UP-IN DIRECTION OF ARROW	-	A APPROX APPROXIMATE
	HOT WATER RETURN (140°)	140°R		PRESSURE-REDUCING VALVE	PRV		FLOW-IN DIRECTION OF ARROW	-	A AREA AREA
	TEMPERED HOT WATER (TEMP.F)	TEMP, HW, TW		PRESSURE-RELIEF VALVE	RV		POINT OF CONNECTION	POC	ATM ATMOSPHERE
	TEMPERED HOT WATER RECIRCULATING (TEMP.F)	TEMP, HWR, TWR		TEMPERATURE-PRESSURE-RELIEF VALVE	TPV		STEAM TRAP (ALL TYPES)	-	AVG AVERAGE
	(CHILLED) DRINKING WATER SUPPLY	DWS		REDUCED ZONE BACKFLOW PREVENTER	RZBP		FUNNEL FLOOR DRAIN	FDD	B BFF BELOW FINISH FLOOR
	(CHILLED) DRINKING WATER RECIRCULATING	DWR		DOUBLE-CHECK BACKFLOW PREVENTER	DCBP		FLOOR SINK (3/4 GRATE)	FS	BG BELOW GRADE
	SOFT WATER	SW		HOSE BIBB	HB		FLOOR SINK (1/2 GRATE)	FS	BHP BRAKE HORSEPOWER
	CONDENSATE DRAIN	CD		RECESSED-BOX HOSE BIBB OR WALL HYDRANT	WH		SOIL/VENT STACK DESIGNATION	-	BTU BRITISH THERMAL UNIT
	DISTILLED WATER	DI		VALVE IN YARD BOX (VALVE TYPE SYMBOL AS REQUIRED FOR VALVE USE)	YB		UPRIGHT SPRINKLER	-	C °C CELSIUS
	DEIONIZED WATER	DE		UNION (SCREW)	-		PENDANT SPRINKLER	-	C C TO C CENTER TO CENTER
	PIPING TO BE HEAT TRACED	-		UNION (FLANGED)	-		PENDANT SPRINKLER, ON DROP NIPPLE	-	CKT CIRCUIT
	LAWN SPRINKLER SUPPLY	LS		STRAINER (SPECIFY TYPE)	-		SIDE WALL SPRINKLER	-	CCW COUNTERCLOCKWISE
	FIRE PROTECTION WATER SUPPLY	F		PIPE ANCHOR	PA		PIPE HANGER	-	FT³ CUBIC FEET
	GAS-LOW-PRESSURE	G		PIPE GUIDE	-		ALARM CHECK VALVE ASSEMBLY	-	IN³ CUBIC INCH
	GAS-MEDIUM-PRESSURE	MG		EXPANSION JOINT	EJ		DRY PIPE VALVE ASSEMBLY	-	CFM CUBIC FEET PER MINUTE
	GAS-HIGH-PRESSURE	HG		FLEXIBLE CONNECTOR	FC		DELUGE VALVE ASSEMBLY	-	SCFM STANDARD CONDITIONS
	GAS VENT	GV		TEE	-		PREACTION VALVE ASSEMBLY	-	SCFS CUBIC FT PER SEC, STANDARD
	CONCENTRIC REDUCER	-		SIAMESE FIRE DEPARTMENT CONNECTION	-		EXISTING FIRE HYDRANT	-	D DIA DIAMETER
	ECCENTRIC REDUCER	-		FREESTANDING SIAMESE FIRE DEPARTMENT CONNECTION	-		NEW FIRE HYDRANT	-	D ID DIAMETER, INSIDE
	EQUIPMENT DESIGNATION (GAS WATER HEATER #1)	-		WALL (SPECIFY NUMBERS AND SIZE OF OUTLETS)	-		WALL HYDRANT, TWO HOSE OUTLETS	-	DO DIFF OR DELTA
	NEW PLUMBING FIXTURE DESIGNATION	-		FIRE PUMP / JOCKEY PUMP	-				DC DIRECT CURRENT
	EXISTING PLUMBING FIXTURE TO BE REMOVED	-		TRAP PRIMER	TP				DYCO DOUBLE YARD CLEANOUT
	PLUMBING KEYED NOTE	-		PROPANE GAS	PG				E EFF EFFICIENCY
	AQUASTAT	-							ELEV ELEVATION
	TAMPER SWITCH	TS							EVAP EVAPORATE (-E, -ING, -ED, -OR)
	FLOW SWITCH	FS							EXP EXPANSION
	PRESSURE SWITCH	PS							F FAHRENHEIT
	WATER HAMMER ARRESTER (PN DESIGNATION "A")	WHA							F FPM FEET PER MINUTE
	PRESSURE GAUGE WITH GAUGE COCK	PG							FPS FEET PER SECOND
	THERMOMETER (SPECIFY TYPE)	-							FT FOOT OR FEET
	AUTOMATIC AIR VENT	AAV							FTLB FOOT-POUND
	CIRCUIT SETTER	CS							FCO FLOOR CLEANOUT
	VALVE IN RISER (TYPE AS SPECIFIED OR NOTED)	-							G GAGE OR GAUGE
	RISER DOWN (ELBOW)	-							GA GAL GALLONS
	RISER (ELBOW) AIR CHAMBER	-							GPH GALLONS PER HOUR
	RISE OR DROP	-							STD GPH GPH, STANDARD
	BRANCH-BOTTOM CONNECTION	-							GPO GALLONS PER DAY
	BRANCH-SIDE CONNECTION	-							GR GRAINS
	CAP ON END PIPE	-							H HD HEAD
	FLOW INDICATOR FOR STATIONARY METER (ORIFICE)	-							HT HEAT
	FLOW INDICATOR FOR PORTABLE METER (SPECIFY FLOW RATE)	-							HTR HEATER

#### GENERAL PLUMBING NOTES:

- ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS, AND ORDINANCES.
- PLUMBING PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT. WHERE NOT SPECIFICALLY SHOWN ON PLANS, CONTRACTOR SHALL APPLY PROFESSIONAL STANDARDS SUCH AS THAT OF THE AMERICAN SOCIETY OF PLUMBING ENGINEERS.
- WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS ARE NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING AND SANITARY SYSTEM. EQUIPMENT SHALL BE INSTALLED IN SUCH A MANNER AS TO MAINTAIN ITS LISTING AND THE MANUFACTURER'S GUARANTEES AND WARRANTIES.
- THIS CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL, ETC.), ALONG WITH THE PLUMBING WORK.
- WHERE THE TERM "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL". THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL THE OTHER TRADES PRIOR TO THE FABRICATION, PURCHASE AND/OR INSTALLATION OF THE WORK.
- UNLESS NOTED, ALL MATERIALS SHALL BE NEW, COMPLETE, INCLUDE MANUFACTURER'S WARRANTY, AND BE U.L. APPROVED IF APPLICABLE. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
- FIELD VERIFY ALL DIMENSIONS. CONTRACTOR SHALL VERIFY ELEVATION OF UTILITY CONNECTIONS ON SITE PRIOR TO COMMENCING WORK. FINAL CONNECTION TO SITE UTILITIES SHALL BE BY THE PLUMBING CONTRACTOR.
- PIPING ROUTED THROUGH FOUNDATIONS SHALL BE SLEEVED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF PLUMBING ENGINEERS STANDARDS.
- PLUMBING SYSTEM INSTALLER SHALL PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC., REQUIRED TO INSTALL A COMPLETE SYSTEM.
- DRAIN WASTE AND VENT PIPING SHALL BE PVC SCH. 40 WHEN INSTALLED BELOW GRADE OR UNDER CONCRETE SLABS. DRAIN WASTE AND VENT PIPING INSTALLED ABOVE GRADE SHALL BE PVC SCH. 40.
- DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER.
- PLUMBING CONTRACTOR SHALL CERTIFY ALL WATER PIPING AND SPECIALTIES FREE FROM MICROBIAL CONTAMINATION BY SANITIZING THE PLUMBING SYSTEM BEFORE OCCUPATION OF BUILDING.
- EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED BRASS. PROVIDE INDIVIDUAL STOPS FOR EACH HOT AND COLD WATER CONNECTION TO FIXTURES.
- ALL SANITARY PIPING CHANGES OF DIRECTION 45 DEGREES OR MORE SHALL BE ACCOMPLISHED BY USING 45 DEGREE 1/8 BEND ELBOWS UNLESS OTHERWISE NOTED.
- ALL SANITARY PIPING UNDER SLAB SHALL BE 2" OR LARGER.
- INSTALL HEAT TRAPS ON ALL WATER HEATERS, WHERE THE SYSTEM IS NOT RECIRCULATED.
- PROVIDE MAINTENANCE AND/OR OTHER CLEARANCES AT EACH PIECE OF EQUIPMENT AS REQUIRED OR RECOMMENDED BY THE EQUIPMENT MANUFACTURER. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE ANY ADDITIONAL SPACE REQUIRED FOR SUBMITTED EQUIPMENT.
- PROVIDE ACCESS DOORS IN INACCESSIBLE FINISHES FOR ALL VALVES TRAP PRIMER, ETC., THAT REQUIRES PERIODIC ADJUSTMENTS OR MAINTENANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTY AGAINST FIRE THEFT OR ENVIRONMENTAL CONDITIONS.
- ALL MODEL NUMBERS INDICATED ARE PROVIDED TO ESTABLISH THE QUALITY LEVEL AND FEATURES REQUIRED. LISTED MANUFACTURERS AND OTHER PRIOR APPROVED EQUALS MAY BE SUBSTITUTED WHEN PROVIDED WITH EQUAL FEATURES, EITHER STANDARD OR AS ACCESSORIES. SUBSTITUTED AIR DEVICES AND PLUMBING FIXTURES MUST BE SIMILAR IN APPEARANCE TO THE ITEMS SPECIFICALLY INDICATED.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. CLEAN THE SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE WORK INCLUDED IN THIS CONTRACT.
- PROVIDE 1" ARMAFLEX INSULATION ON ALL HOT AND CIRCULATING WATER PIPING.

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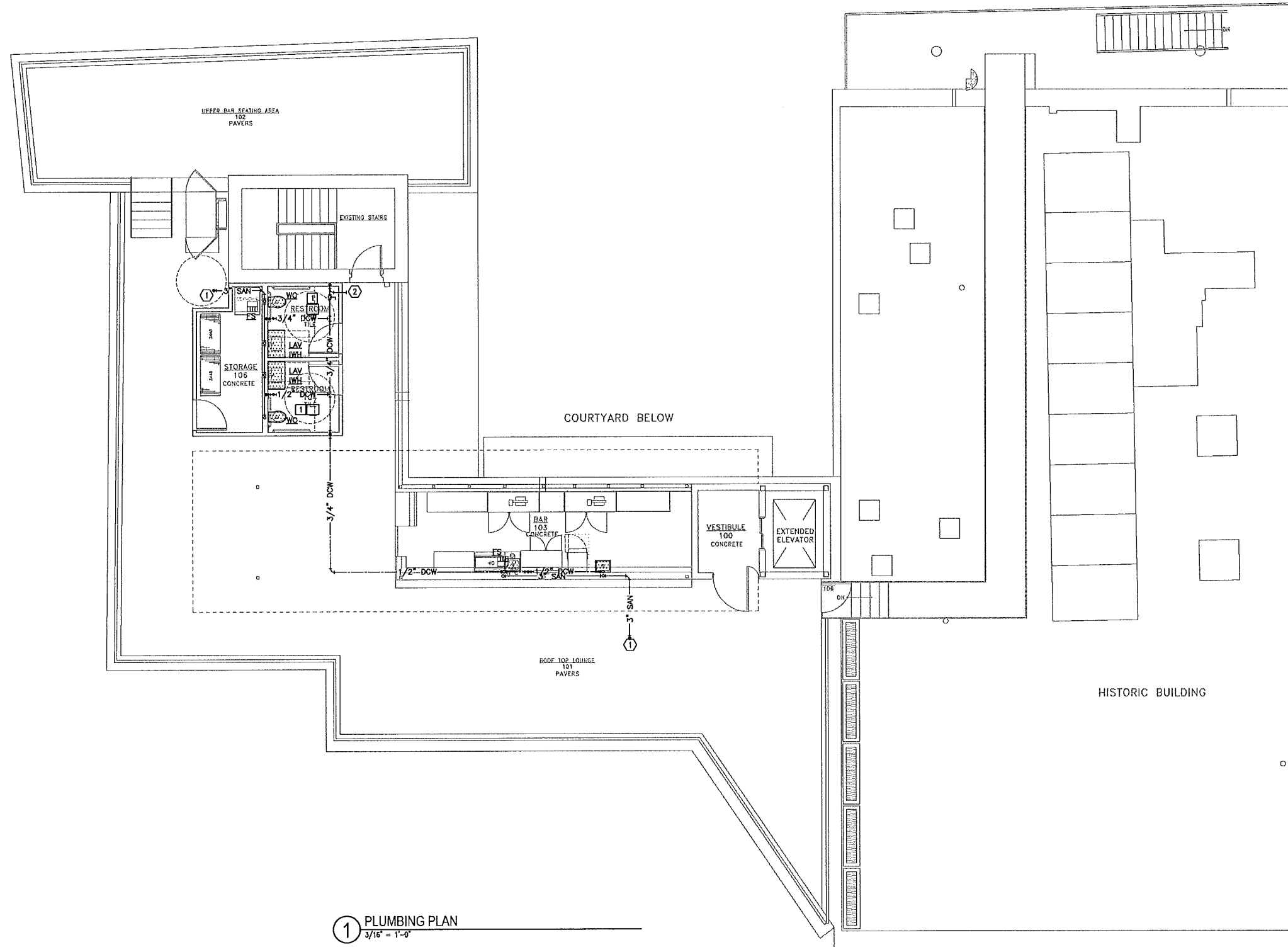
2002 NORTH FLORES  
SAN ANTONIO TEXAS 78212  
210-393-1830 - PHONE  
SAN ANTONIO - TEXAS  
1822 PLUM REGISTRATION NO. 13361

**SPRINKLE & CO.**  
ARCHITECTS  
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1-210-227-7722  
W. SprinkleCo.com

DATE: 10/31/18  
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ALFREDO HERNANDEZ  
TEXAS REG. NO. 101106  
11-30-17

**SILO RESTAURANT - ROOF TOP BAR**  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
PLUMBING SYMBOLS & ABBREVIATIONS  
SHEET: **P0.0**



1 PLUMBING PLAN  
3/16" = 1'-0"

PLUMBING GENERAL NOTE:

- DRAWING IS DIAGNAMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- CONTRACTOR TO RELOCATE ALL VTR AT A MINIMUM OF 15' AWAY FROM ANY EXISTING AIR INTAKE AND 20' AWAY FROM SITTING AREA. FIELD VERIFY EXISTING ROOF EQUIPMENT PRIOR TO PENETRATING THE ROOF. SANITARY SHOWN SHALL BE RUN BELOW ROOF.
- DOMESTIC WATER CAN BE RUN BETWEEN ROOF TOP LOUNGE FLOOR AND EXISTING ROOF.

PLUMBING KEYED NOTES:

- CONTRACTOR SHALL CONNECT TO EXISTING SANITARY BELOW. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR ROUTING INTO THE BUILDING.
- CONTRACTOR SHALL CONNECT TO EXISTING DOMESTIC WATER BELOW. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR ROUTING INTO THE BUILDING.

MECHANICAL KEYED NOTES:

- PROVIDE EXHAUST FAN EQUAL TO LOREN COOK MODEL GC-128 AND ROOF CAP EQUAL TO L. COOK MODEL PRBF

**HM3**  
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**SILo RESTAURANT - ROOF TOP BAR**  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

DATE:

REVISION:

MECHANICAL  
PLUMBING  
PLAN

SHEET:

MP1.0

# ABBREVIATIONS

A		G		P	
AMP	AMPERES	GA	GAUGE	P	POLE, PUMP
ABV	AIR CONDITIONING	GAL	GALLON	PH	PHASE
A/C	AIR COOLED CHILLER	GALV	GALVANIZED	PML	PANEL
ACC	AIR COOLED CONDENSING UNIT	OC	OVERCURRENT	POS	POINT OF SALE
ACCU	ACCESS DOOR	GEN	GENERATOR	PP	POWER POLE
AD	AMERICANS WITH DISABILITIES ACT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PR	PAIR
ADA	AMPERE FUSE, AMPERE FRAME	GND	GROUND	PWR	POWER
AF	ABOVE FINISHED CEILING	GUH	GAS UNIT HEATER	Q	
AFC	ABOVE FINISHED FLOOR	H		Q	
AFT	ABOVE FINISHED GRADE	H		Q	
AHU	AIR HANDLING UNIT	H		Q	
AC	AMPERE INTERRUPT CAPACITY	H		Q	
AL	ALUMINUM	H		Q	
AM	AMMETER	H		Q	
AMP	AMPLIFIER	H		Q	
ANM	ANNUNCIATOR	H		Q	
AP	ACCESS PANEL, ALARM PANEL	H		Q	
ARCH	ARCHITECT, ARCHITECTURAL	H		Q	
ASC	AMPERES SHORT CIRCUIT	H		Q	
AT	AMPERE TRIP RATING	H		Q	
ATS	AUTOMATIC TRANSFER SWITCH	H		Q	
AVG	AVERAGE	H		Q	
AUX	AUXILIARY	H		Q	
AWG	AMERICAN WIRE GAUGE	H		Q	
B		I		S	
BC	BELOW COUNTER	ID	INSIDE DIAMETER	SCHED	SCHEDULE
BKR	BREAKER	IG	ISOLATED GROUND	SEC	SECONDARY
BLDG.	BUILDING	INCH	INCH	SECT	SECTION
C		INCD	INCANDESCENT	SECT	SECTION
C	CONDUIT, CABLE	INT	INTERNAL, INTERIOR	SECT	SECTION
CATV	CABLE TELEVISION SYSTEM	J		SECT	SECTION
CCTV	CLOSED CIRCUIT TELEVISION	J		SECT	SECTION
CMF	CONDENSER WATER PUMP	J		SECT	SECTION
CH	CHILLER	J		SECT	SECTION
CHP	CHILLED WATER PUMP	J		SECT	SECTION
CRC	CIRCULATING	J		SECT	SECTION
CKT	CIRCUIT	J		SECT	SECTION
CL	CENTERLINE	J		SECT	SECTION
CLG	CEILING	J		SECT	SECTION
CMU	CONCRETE MASONRY UNIT	J		SECT	SECTION
COL	COLUMN	J		SECT	SECTION
CONC	CONCRETE	J		SECT	SECTION
CONTR.	CONTROLLER, CONTRACTOR	J		SECT	SECTION
CP	CIRCUIT PUMP	J		SECT	SECTION
CPUC	CPU CHILLER	J		SECT	SECTION
CRT	CATHODE RAY TUBE	J		SECT	SECTION
CRU	CONDENSATE RETURN UNIT	J		SECT	SECTION
CT	CURRENT TRANSFORMER, COOLING TOWER	J		SECT	SECTION
CTR	CENTER	J		SECT	SECTION
CU	COPPER	J		SECT	SECTION
D		K		T	
DB	DECIBEL	KEC	KITCHEN EQUIPMENT CONTRACTOR	TO	TEMPERATURE CONTROL
DC	DIRECT CURRENT	KO	KNOCKOUT	TEL	TELEPHONE
DDC	DIRECT DIGITAL CONTROL	KVA	KILOVOLT-AMPS	TF	TRANSFER FAN
DDL	DIMMER	KW	KILOWATT	TL	TRIM-LOOK
DIA	DIAMETER	KWH	KILOWATT-HOUR	TOC	TOP OF CURB
DM	DISCONNECT	L		TOS	TOP OF STEEL
DSC	DISTRIBUTION	L		TP	TRIP
DN	DOWN	L		TT	TELEPHONE TERMINAL BOARD
DP	DROPPED RECEPTACLE	L		TTIC	TELEPHONE TERMINAL CABINET
DPST	DOUBLE-POLE, DOUBLE-THROW	L		TU	TELEVISION
DR	DROPPED RECEPTACLE	L		TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
DW	DISHWASHER	L		TYP	TYPICAL
DWG	DRAWING	L		U	
DWH	DOMESTIC WATER HEATER	L		UG	UNDERGROUND
DWP	DOMESTIC WATER PUMP	L		UH	UNIT HEATER
DXFC	DX FAN COIL UNIT	L		UL	UNDERWRITERS LABORATORIES, INC.
E		M		UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	M		UPS	UNINTERRUPTIBLE POWER SYSTEM
EA	EACH	M		V	
EC	ELECTRICAL CONTRACTOR	M		VA	VOLT-AMPERE
E.C.	EMPTY CONDUIT	M		VAV	VARIABLE AIR VOLUME
EDF	ELECTRIC DRINKING FOUNTAIN	M		VC	VOLUME CONTROL
EF	EXHAUST FAN	M		VERT	VERTICAL
EFF	EFFICIENCY	M		VFD	VARIABLE FREQUENCY DRIVE
EHC	ELECTRIC HEATING COIL	M		VPM	VACUUM PUMP
EJ	EXPANSION JOINT	M		VM	VOLT METER
EL	ELEVATION	M		W	
ELEV.	ELEVATOR	M		WG	W/REGRAD
EMERG	EMERGENCY	M		W/O	WITHOUT
EMS	ENERGY MANAGEMENT SYSTEM	M		WP	WEATHERPROOF
ENCL.	ENCLOSURE	M		WS	WATER SOFTENER
ENGR.	ENGINEER	M		WT	WATER TIGHT, WEIGHT
EPO	EMERGENCY POWER OFF	M		WVF	WELDED WIRE FABRIC
EQUIP	EQUIPMENT	M		X	
(ER)	EXISTING TO REMAIN	M		XTMR	TRANSFORMER
EUN	ELECTRIC UNIT HEATER	M		Z	
EW	ELECTRIC WATER HEATER	M		Z	
EXH	EXHAUST	M		Z	
F		N		Z	
FA	FIRE ALARM	N		Z	
FACP	FIRE ALARM CONTROL PANEL	N		Z	
FCU	FAN COIL UNIT	N		Z	
FLA	FULL LOAD AMPS	N		Z	
FLUOR	FLUORESCENT	N		Z	
FS	FUSED SWITCH, FLOW SWITCH	N		Z	
FSD	MOTORIZED FIRE SMOKE DAMPER	N		Z	
FT	FOOT, FEET	N		Z	
FTL	FEED-THRU LUGS	N		Z	
FUT	FUTURE	N		Z	

# ELECTRICAL SYMBOLS

MOTORS AND CONTROLS	
	SINGLE OR THREE PHASE MOTOR NUMBER INDICATES HORSE POWER
	ELECTRIC DUCT HEATER
	DISCONNECT (SAFETY) SWITCH "200/3/150" DENOTES AMPERES/POLE/FUSE, "NF" DENOTES NON-FUSED "N3R" DENOTES NEMA 3R
	ENCLOSED CIRCUIT BREAKER- "200/3/150" DENOTES AMPERES/POLE/TRIP.
	MOTOR STARTER FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
	COMBINATION DISCONNECT (SAFETY) SWITCH AND MOTOR STARTER, "30/3/15/80" DENOTES AMPERES/POLES/FUSE/STARTER SIZE, "NF" DENOTES NON-FUSED, FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
	VARIABLE FREQUENCY DRIVE PROVIDED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
	EMERGENCY POWER OFF BUTTON.
RECEPTACLES AND OUTLETS	
	SIMPLEX WALL RECEPTACLE, NEMA 5-20R, 20A, 125V.
	DUPLEX WALL RECEPTACLE, NEMA 5-20R, 20A, 125V.
	DUPLEX WALL RECEPTACLE ON EMERGENCY CIRCUIT, RED COLOR.
	DUPLEX WALL RECEPTACLE ON A CIRCUIT DEDICATED TO DATA PROCESSING, GRAY COLOR. PROVIDE ISOLATED GROUND TYPE RECEPTACLES WHERE NOTED.
	SPLIT WIRE RECEPTACLE, TOP RECEPTACLE SHALL BE SWITCHED ACCORDING TO PLANS, AND BOTTOM SHALL REMAIN UNSWITCHED.
	FOURPLEX (DOUBLE DUPLEX) WALL RECEPTACLE, NEMA 5-20R, 20A, 125V.
	FOURPLEX WALL RECEPTACLE ON EMERGENCY CIRCUIT, RED COLOR.
	SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED.
	FLUSH ELECTRICAL FLOOR OUTLET, "P" DENOTES POKE-THRU. "D" INDICATES DUPLEX RECEPTACLE, "R" INDICATES RED RECEPTACLE ON EMERGENCY POWER
	MULTI-OUTLET SURFACE RACEWAY. SEE ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS.
	JUNCTION BOX (SQUARE)
	JUNCTION BOX
	DUPLEX RECEPTACLE WITH HOMERUN
	DUPLEX RECEPTACLE (PEDESTAL SYMBOL)
	TWO-GANG FLOOR OUTLET
	THREE-GANG FLOOR OUTLET
	POWER POLE
	DIRECT CONNECTION TO EQUIPMENT
	PULL BOX (OVER 4" SQUARE)
	TENANT LIGHTING JUNCTION BOX
	TENANT POWER JUNCTION BOX
	CLOCK RECEPTACLE TO BE MOUNTED 12" BELOW FINISHED CEILING. (2) DENOTES DOUBLE SIDED CLOCK, (1) SINGLE SIDED. NO NUMBER MEANS CLOCK TO MOUNTED WITH BACK SURFACE MOUNTED ON WALL
LIGHTING	
	LETTER(S) DENOTE TYPE- SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
	2' X 4' FLUORESCENT LIGHTING FIXTURE.
	2' X 2' FLUORESCENT LIGHTING FIXTURE.
	1' X 4' FLUORESCENT LIGHTING FIXTURE.
	1' X 2' FLUORESCENT LIGHTING FIXTURE.
	1' X 1' FLUORESCENT LIGHTING FIXTURE.
	FLUORESCENT STRIP LIGHTING FIXTURES.
	STAGGERED STRIP LIGHTING FIXTURE.
	INCANDESCENT, FLUORESCENT OR HID DOWNLIGHT FIXTURE.
	WALL MOUNTED INCANDESCENT, FLUORESCENT OR HID FIXTURE.
	TRACK LIGHTING FIXTURE, MOUNTED AS SHOWN ON LIGHTING FIXTURE SCHEDULE.
	CEILING MOUNTED EXIT SIGN; ARROWS AS INDICATED. SHADED AREA DENOTES FACE.
	WALL MOUNTED EXIT SIGN; ARROWS AS INDICATED. SHADED AREA DENOTES FACE.
	EMERGENCY WALL MOUNTED LIGHTING FIXTURE. BATTERY OPERATED UNLESS NOTED OTHERWISE.
	HID SECURITY WALL PACK

# RACEWAYS AND WIRING

	CAP AND STAKE
	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT UNDER SLAB OR UNDERGROUND
	EMERGENCY CONDUIT
	EXPOSED CONDUIT
	UNDERGROUND CONDUIT, "DB" DENOTES DUCTBANK ENCASED IN CONCRETE
	OVERHEAD ELECTRIC PRIMARY UTILITY POWER LINE
	CONDUIT TURNED DOWN
	CONDUIT TURNED DOWN
	HASH MARKS INDICATE NUMBER OF CONDUCTORS. LEFT TO RIGHT: PHASE/NEUTRAL/SWITCH LEG/GROUND/ISOLATED GROUND. NO HASH MARKS INDICATES 2/ 12, PLUS GROUND, UNLESS NOTED OTHERWISE.
	HOMERUN TO PANEL WITH CIRCUIT NUMBER(S) AS INDICATED.
	PARTIAL CIRCUIT HOMERUN TO PANEL.
	COMMUNICATIONS CONDUIT OR CABLE: "C" DENOTES MASTER CLOCK. "CA" DENOTES MASTER CLOCK. "CR" DENOTES CASH REGISTER. "D" DENOTES DATA. "FA" DENOTES FIRE ALARM. "I" DENOTES INTERCOM. "ONE" DENOTES OVERHEAD ELECTRICAL LINE. "PA" DENOTES PAGING. "S" DENOTES SECURITY. "TELE" DENOTES TELEPHONE. "V" DENOTES VIDEO.
	TELECOMMUNICATIONS CABLE TRAY TO BE CONCEALED ABOVE ACCESSIBLE CEILING.

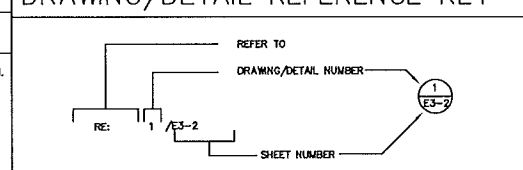
# ELECTRICAL EQUIPMENT

	DISTRIBUTION PANEL
	SWITCHBOARD, MAIN DISTRIBUTION PANEL OR MOTOR CONTROL CENTER
	PANELBOARD (FLUSH/SURFACE MOUNT)
	FLOOR MOUNTED DRY-TYPE TRANSFORMER

# COMMUNICATIONS

	TELEPHONE WALL OUTLET.
	DATA WALL OUTLET.
	VOICE/DATA OUTLET
	FLUSH TELEPHONE FLOOR OUTLET, "P" DENOTES POKE-THRU
	FLUSH DATA FLOOR OUTLET, "P" DENOTES POKE-THRU
	FLUSH VOICE/DATA FLOOR OUTLET, "P" DENOTES POKE-THRU
	SCHOOL INTERCOMMUNICATION SYSTEM DESKSET.
	SCHOOL INTERCOMMUNICATION SYSTEM HANDSET.
	TELEVISION OUTLET 1 GANG JUNCTION BOX WITH ONE FEMALE COAX BARREL CONNECTOR MOUNTED IN SINGLE GANG S.S. COVER PLATE.
	MICROPHONE FLOOR OUTLET, "W" INDICATES WALL MOUNTED
	CEILING MOUNTED SPEAKER. "VC" INDICATES VOLUME CONTROL ON SPEAKER.
	WALL MOUNTED SPEAKER.

# DRAWING/DETAIL REFERENCE KEY



# GENERAL NOTES

A. NOT ALL SYMBOLS SHOWN ON THIS SYMBOL LIST ARE USED IN THE CONTRACT DOCUMENTS.

# MISCELLANEOUS

	SHADED SYMBOLS INDICATE EXISTING DEVICES TO REMAIN, UNLESS OTHERWISE NOTED.
	INDICATES WALL-MOUNTED WHEN ATTACHED TO ANY SYMBOL.
	DRAWING NOTE REFERENCE
	STARTER/DISCONNECT SCHEDULE REFERENCE
	FEEDER SCHEDULE REFERENCE
	LIGHTING CONTACTOR
	TIME SWITCH
	PHOTOCELL
	PUSH BUTTON
	TIMECLOCK
	RELAY

# FIRE ALARM

	WATER FLOW SWITCH
	SUPERVISORY SWITCH
	SMOKE DETECTOR - "D" INDICATES DUCT TYPE
	HEAT DETECTOR
	BEAM DETECTOR TRANSMITTER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
	BEAM DETECTOR RECEIVER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
	SPEAKER/VISUAL +80" A.F.F. - 15/75db UNLESS NOTED OTHERWISE.
	MAGNETIC DOOR HOLDER
	AUXILIARY CONTROL RELAY
	FIRE ALARM PULL STATION +42" AFF
	FIREMAN'S TELEPHONE JACK +42" AFF
	AUDIO VISUAL FIRE ALARM HORN +80" AFF
	AUDIO FIRE ALARM HORN +80" AFF
	VISUAL FIRE ALARM (STROBE) +80" AFF
	FIRE ALARM CONTROL PANEL
	REMOTE FIRE ALARM ANNUNCIATOR PANEL
	FIRE ALARM VOICE EVACUATION PANEL
	FIRE ALARM SPEAKER / WALL MOUNTED
	MINI AUDIO FIRE ALARM HORN +80" AFF
	MINI AUDIO/VISUAL FIRE ALARM HORN +80" AFF
	FIRE FIGHTER HANDSET
	REMOTE POWER SUPPLY FOR AUDIO/VISUAL FIRE ALARM DEVICES.
	FIRE SMOKE DAMPER
	VISUAL FIRE ALARM STROBE, CEILING MOUNTED
	AUDIO VISUAL FIRE ALARM HORN-CEILING MOUNTED
	FIRE ALARM SPEAKER / VISUAL - CEILING MOUNTED

# SWITCHES

	ALL SWITCHES SHALL BE MOUNTED AT 42" ABOVE FINISHED FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
	SWITCH, SPST, 20A, 120/277V.
	SWITCH, 20A, 120/277V: "2" DENOTES DPST. "3" DENOTES THREE-WAY. "4" DENOTES FOUR-WAY. "X" DENOTES KEY SWITCH. "P" DENOTES PILOT LIGHT. "ST" DENOTES SPRING WOUND TIMER. "R" DENOTES RED. "FAN" DENOTES FAN SPEED CONTROLLER. "OC" DENOTES OCCUPANCY SENSOR. "L" DENOTES LOCKING SWITCH.
	SWITCH, SPDT, CENTER OFF, MOMENTARY CONTACT.
	DIMMER CONTROL SWITCH, 600 WATT UNLESS OTHERWISE NOTED.
	THREE-WAY KEY SWITCH, 20A, 120/277V.
	WALL MOUNTED SWITCH TO CONTROL MOTORIZED PROJECTION SCREENS.
	MOTOR RATED SWITCH WITH THERMAL OVERLOADS
	MOTOR RATED TOGGLE SWITCH
	CEILING MOUNTED OCCUPANCY SENSOR

**HMB**  
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GENERAL NOTES POWER SHEETS:  
(APPLIES TO ALL POWER SHEETS)

- A. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO EACH OTHER.
- B. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
- C. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FOR INDIVIDUAL CIRCUITS. 3/4" CONDUIT FOR MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER TERN, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SHEPT WINGS.
- D. PROVIDE #10 AWG MIN NEUTRAL FOR ALL MULTIWIRE BRANCH CIRCUITS AND PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS AS REQUIRED BY NEC 210.4
- E. CONDUCTOR SIZES INDICATED ASSUME NO MORE THAN (3) SINGLE POLE BRANCH CIRCUITS IN EACH CONDUIT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DE-RATE CONDUCTORS PER NEC TABLE 310.15(B)(2)(a) FOR CONDUITS WITH MORE THAN (3) CURRENT "CARRYING CONDUCTORS". THE NEUTRAL CONDUCTOR SHALL BE CONSIDERED "CURRENT CARRYING" FOR ALL BRANCH CIRCUITS SERVING MORE THAN (4) COMPUTERS.
- F. REFER TO VOLTAGE DROP FEEDER SCHEDULE FOR BRANCH CIRCUITS EXCEEDING 100' IN LENGTH.
- G. COORDINATE RECEPTACLE LOCATIONS WITH MILLWORK AND COUNTERS. DO NOT LOCATE RECEPTACLES BEHIND DRAWERS OR HIDDEN IN MILLWORK UNLESS SPECIFICALLY DIRECTED BY OWNER/ARCHITECT. REVIEW ARCHITECTURAL ELEVATIONS PRIOR TO RECEPTACLE ROUGH-INS. SEE ARCH. ELEVATIONS IN BREAKROOMS FOR APPLIANCES AND RECEPTACLE MOUNTING LOCATIONS.
- H. MOUNT RECEPTACLES 18" AFF, 6" ABOVE BACKSPLASH AT COUNTERS, 48" IN TOILET ROOMS, AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND 96" FOR TV'S. PROVIDE GFI RECEPTACLES AT/LOCATED ALL SINKS, ROOFTOP RECEPTACLES, KITCHEN RECEPTACLES, BATHROOM/TOILET ROOMS, EXTERIOR RECEPTACLES, AND UNDERCOUNTER EQUIPMENT. ALSO, ALL RECEPTACLES SERVING DRINKING FOUNTAINS SHALL HAVE GFI.
- M. ALL RECEPTACLES NOT DEDICATED TO EQUIPMENT WITHIN 6' OF SINK, MOP SINK, DRINKING FOUNTAIN OR OTHER USER WATER SOURCE SHALL BE GFI PROTECTED.
- N. ALL RECEPTACLES IN KITCHENS SHALL BE GFI PROTECTED.
- O. ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.
- P. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
- Q. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.
- R. PROVIDE A DUCT-MOUNTED SMOKE DETECTOR ON THE RETURN SIDE OF ALL RTU'S, AHU'S, AND FCU'S RATED AT 2000 CFM SUPPLY AND OVER. PROVIDE A DUCT-MOUNTED SMOKE DETECTOR ON THE RETURN AND SUPPLY SIDE OF ALL MECHANICAL EQUIPMENT RATED AT 10,000 CFM AND OVER. CONNECT FOR AUTOMATIC SHUTDOWN OF UNIT AND ALARM TO FACP (WHERE APPLICABLE). REFER TO MECHANICAL EQUIPMENT SCHEDULES FOR CFM RATINGS.
- S. PROVIDE A MINIMUM OF (10) SPARE 20A/1P BREAKERS AND (3) 20A/1P SPACES IN EACH PANEL WHETHER SHOWN ON SCHEDULE OR NOT.

GENERAL NOTES LIGHTING SHEETS:  
(APPLIES TO ALL LIGHTING SHEETS)

- A. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS).
- B. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES. FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.
- C. COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.
- D. PROVIDE SECONDARY SUPPORT WIRES FROM ALL FOUR (4) CORNERS OF THE LAY-IN FIXTURES TO THE STRUCTURE ABOVE. DO NOT SUPPORT FIXTURES FROM CEILING GRID WIRE SUPPORTS, PIPING, CONDUIT, SIDE WALLS, OR MECHANICAL EQUIPMENT. CEILING SPECIFICATIONS DO NOT SUPERCEDE THIS REQUIREMENT.
- E. PROVIDE INTEGRAL BATTERY BACK-UP W/INTEGRAL BATTERY BACK-UP & TEST SWITCH FOR ALL FIXTURES WITH AN "e" SUFFIX.
- F. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.
- G. CONTRACTOR TO VERIFY FIXTURE VOLTAGE PRIOR TO INSTALLING ANY RELOCATED FIXTURE. COORDINATE WITH RCP FOR FIXTURE LOCATIONS.
- H. ALL ROOMS AND HALLWAYS SHALL HAVE SWITCHES WHETHER SHOWN ON PLAN OR NOT. ALL SPACES WITH MORE THAN ONE FIXTURE SHALL HAVE DUAL SWITCHING UNLESS OTHERWISE NOTED. ALL HALLWAYS SHALL HAVE AT LEAST (2) 3-WAY SWITCHES.
- I. PROVIDE AN EXTRA UNSWITCHED HOT LEG FOR EXITS LIGHTS, NIGHTLIGHTS AND EMERGENCY LIGHTS. PROVIDE THE EXTRA UNSWITCHED HOT LEG FROM THE LINE SIDE OF THE CONTACTOR TO EACH EXIT AND EMERGENCY LIGHT AS INDICATED ON DRAWINGS. DO NOT ROUTE A SWITCHED (EITHER BY SWITCH OR CONTACTOR) HOT LEG TO EMERGENCY LIGHTS AND BALLASTS AS THIS WILL NOT ALLOW FOR PROPER OPERATION OF THE EMERGENCY/EXIT FIXTURE.
- J. PROVIDE (2) CONTACTORS ADJACENT TO NEW TENANT PANEL. (1) 8 POLE CONTACTOR SHALL BE PROVIDED WITH PROGRAMMABLE ASTRONOMICAL TIME CLOCK WITH HOLIDAY SCHEDULE FOR "ON/OFF" CONTROL OF ALL INTERIOR LIGHTS COMPLETE WITH (3) 20 MINUTE MANUAL OVERRIDE SWITCHES. COORDINATE OVERRIDE SWITCH LOCATIONS WITH OWNER PRIOR TO INSTALLATION. THE SECOND CONTACTOR SHALL ALSO BE MOUNTED ADJACENT TO THE TENANT PANEL AND SHALL BE 4 POLE FOR CONTROL OF EXTERIOR LIGHTING AS NOTED. PROVIDE 120V FROM TENANT PANEL SPARE 20A/1P C.B.

GENERAL DEMOLITION NOTES:  
(APPLIES TO ALL DEMOLITION SHEETS)

- A. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE REMOVE FROM OWNER OCCUPIED AREAS DAILY. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- B. TRACE CIRCUITS FEEDING EXISTING TO-REMAIN PORTIONS OF THE BUILDING. DO NOT DEMOLISH CIRCUITS IN THESE AREAS. IF CIRCUITS ARE IN BOTH "TO REMAIN" AND "TO BE REMOVED" AREAS, DEMOLISH BACK TO NEAREST TO-REMAIN J-BOX.
- C. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
- D. REMOVED AND SALVAGED ITEMS: CLEAN SALVAGED ITEMS, PACK OR CRATE ITEMS AFTER CLEANING. IDENTIFY CONTENTS OF CONTAINERS. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO OWNER. TRANSPORT ITEMS TO OWNER'S STORAGE AREA DESIGNATED BY OWNER. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
- E. REMOVED AND REINSTALLED ITEMS: CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE. PAINT EQUIPMENT TO MATCH NEW EQUIPMENT. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING. IDENTIFY CONTENTS OF CONTAINERS. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.
- F. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
- G. COORDINATE ALL DEMO ACTIVITIES WITH OWNER AND ARCHITECT AND PROVIDE 10 DAYS NOTICE FOR ANY POWER OUTAGES.
- H. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE VERIFIED EXISTING JOB-SITE CONDITIONS DURING THE BIDDING PERIOD TO OBTAIN THE SCOPE OF ELECTRICAL WORK INVOLVED AS A RESULT OF ARCHITECTURAL MODIFICATIONS TO THE EXISTING STRUCTURE. THE SCOPE OF THE WORK SHALL INCLUDE MATERIALS AND OUTLETS, CONSISTING OF FIXTURES, DEVICES, EQUIPMENT OR APPARATUS, WHICH MUST BE REROUTED, RELOCATED OR REMOVED EITHER TEMPORARILY OR PERMANENTLY, OR WHICH MUST BE PROVIDED, SO THAT THE INDICATED REMODELING MAY BE ACCOMPLISHED. NOT ALL EXISTING OUTLETS ARE NECESSARILY INDICATED ON THE DRAWINGS.
- I. WHEN OUTLETS ARE ABANDONED, WIRE MUST BE PULLED OUT OF CONDUIT BACK TO THE NEAREST REMAINING BOX OR CABINET AND EXPOSED CONDUIT THAT HAS BEEN ABANDONED MUST BE REMOVED.
- J. PROVIDE ALL APPURTENANCES REQUIRED TO REROUTE, RELOCATED, REMOVE OR REINSTALL ALL ITEMS DESCRIBED IN THESE NOTES.
- K. REMOVE ALL OUTLETS AND WIRING ASSOCIATED WITH ALL EQUIPMENT BEING REMOVED, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT.
- L. AT THE COMPLETION OF THE PROJECT, THERE SHALL BE NO ABANDONED LIGHTING FIXTURES, CONTROLS, WIRING CONDUIT, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, INTERCOM/PA DEVICES, OR CONTRACTOR SHALL REMOVE ABANDONED MATERIALS DESCRIBED HEREINABOVE. PROVIDE BLANK STAINLESS STEEL COVER PLATES FOR ABANDONED DEVICES IN WALLS SCHEDULED TO REMAIN.
- M. CONTRACTOR SHALL MAKE SAFE ALL AREAS OF THE EXISTING STRUCTURE WHICH ARE TO BE DEMOLISHED BY DISCONNECTING FEEDERS AND SERVICES TO DEMO'D AREAS.



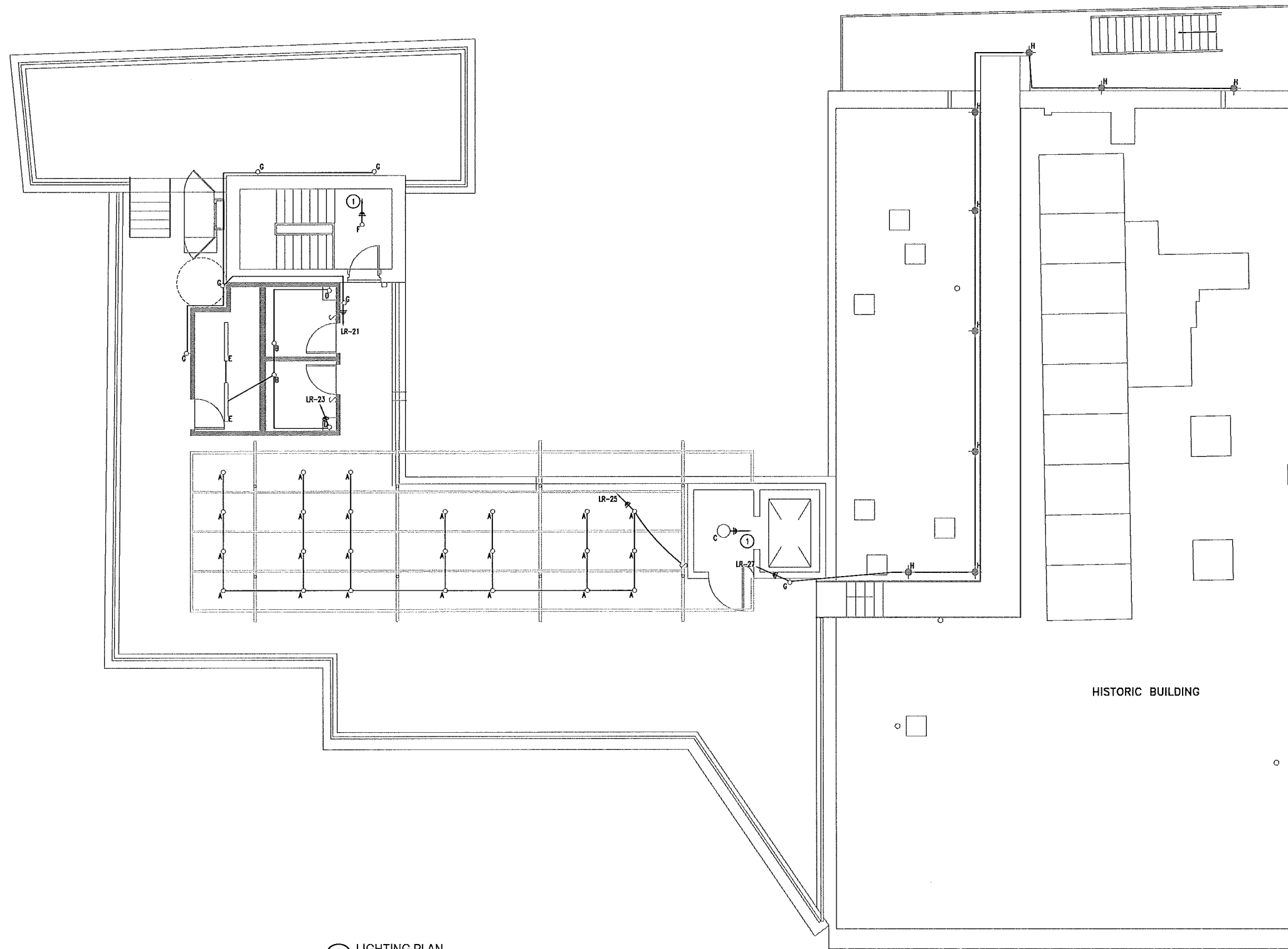
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SILO RESTAURANT - ROOF TOP BAR  
FAIRMOUNT HOTEL 401 S ALAMO ST. SAN ANTONIO, TX 78205

ISSUE DATE:  
REVISION:  
ELECTRICAL  
GENERAL NOTES  
SHEET:  
E0.1



1 LIGHTING PLAN  
1/8" = 1'-0"

General Notes Lighting Sheets:

- MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES. FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.
- COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.
- PROVIDE INTEGRAL BATTERY BACK-UP W/INTEGRAL BATTERY BACK-UP & TEST SWITCH FOR ALL FIXTURES WITH AN "E" SUFFIX.
- PRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.
- CONTRACTOR TO VERIFY FIXTURE VOLTAGE PRIOR TO INSTALLING ANY RELOCATED FIXTURE. COORDINATE WITH RCP FOR FIXTURE LOCATIONS.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL FIXTURES WITH ARCHITECT DRAWINGS PRIOR TO ROUGH-IN.
- RUN ALL LIGHTING THRU TIMER. COORDINATE SCHEDULE WITH OWNER.

1 ELECTRICAL KEYED NOTES:

- CONTRACTOR TO EXTEND CIRCUIT TO EXISTING CIRCUITS AND CONTROLS.

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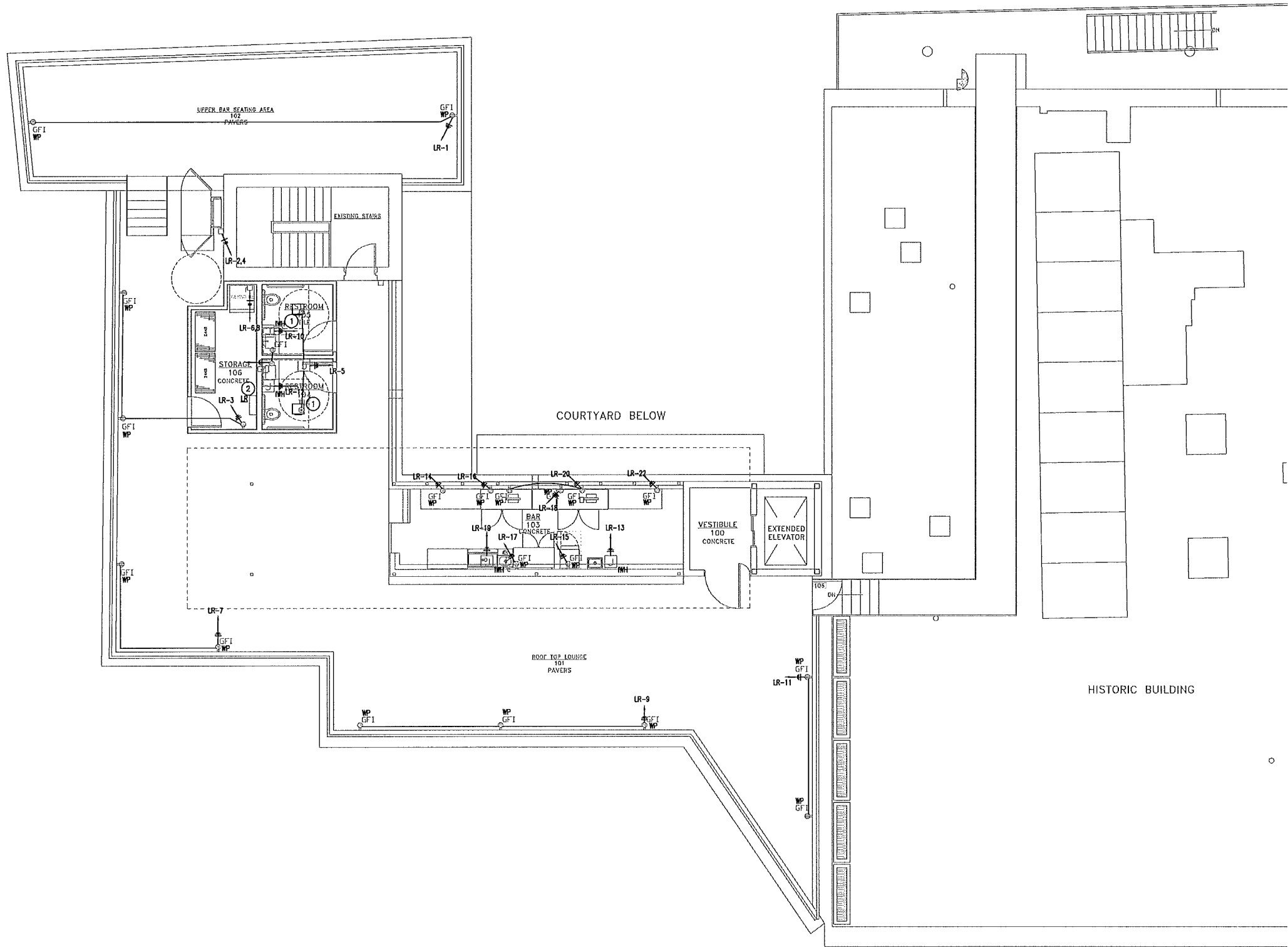
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LIGHTING PLAN

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1 POWER PLAN  
3/16" = 1'-0"

General Notes Power Sheets:  
(Applies to all Power Sheets)

- A. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
- B. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FOR INDIVIDUAL CIRCUITS, 3/4" CONDUIT FOR MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER THHN, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.
- C. PROVIDE #10 AWG MIN NEUTRAL FOR ALL MULTIWIRE BRANCH CIRCUITS AND PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS AS REQUIRED BY NEC 210.4.
- D. CONDUCTOR SIZES INDICATED ASSUME NO MORE THAN (3) SINGLE POLE BRANCH CIRCUITS IN EACH CONDUIT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DE-RATE CONDUCTORS PER NEC TABLE 310.15(B)(2)(a) FOR CONDUITS WITH MORE THAN (3) CURRENT "CARRYING CONDUCTORS".
- E. COORDINATE RECEPTACLE LOCATIONS WITH MILLWORK AND COUNTERS. DO NOT LOCATE RECEPTACLES BEHIND DRAWERS OR HIDDEN IN MILLWORK UNLESS SPECIFICALLY DIRECTED BY OWNER/ARCHITECT. REVIEW ARCHITECTURAL ELEVATIONS PRIOR TO RECEPTACLE ROUGH-INS. SEE ARCH. ELEVATIONS IN BREAKROOMS FOR APPLIANCES AND RECEPTACLE MOUNTING LOCATIONS.
- F. MOUNT RECEPTACLES 18" AFF, 6" ABOVE BACKSPASH AT COUNTERS, 48" IN TOILET ROOMS, AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND 96" FOR TVs. PROVIDE GFI RECEPTACLES AT/LOCATED ALL SINKS, ROOFTOP RECEPTACLES, KITCHEN RECEPTACLES, BATHROOM/TOILET ROOMS, EXTERIOR RECEPTACLES, AND UNDERCOUNTER EQUIPMENT. ALSO, ALL RECEPTACLES SERVING DRINKING FOUNTAINS SHALL HAVE GFI.
- M. ALL RECEPTACLES NOT DEDICATED TO EQUIPMENT WITHIN 6' OF SINK, MOP SINK, DRINKING FOUNTAIN OR OTHER USER WATER SOURCE SHALL BE GFI PROTECTED.
- N. ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.
- O. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
- P. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.
- Q. PROVIDE A MINIMUM OF (10) SPARE 20A/1P BREAKERS AND (3) 20A/1P SPACES IN EACH PANEL WHETHER SHOWN ON SCHEDULE OR NOT.
- R. ALL EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED AND WP IN USE COVER.

① ELECTRICAL KEYED NOTES:

- ① CONTRACTOR SHALL INTERCONNECT LIGHTS AND FAN.
- ② CONTRACTOR SHALL FURNISH AND INSTALL A 100A PANEL 42 SPACE FED FROM BASEMENT. COORDINATE ROUTING WITH ARCHITECT.

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