HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO:	**2018-235**
ADDRESS:	203 W MULBERRY AVE
LEGAL DESCRIPTION:	NCB 3059 BLK 6 LOT 22 & E 16.67 FT OF 21
ZONING:	R-5 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Luis Carrillo
OWNER:	Duncan Ncada
TYPE OF WORK:	Construction of a second story addition on rear accessory structure, exterior modifications
APPLICATION RECEIVED:	May 11, 2018
60-DAY REVIEW:	July 10, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 1-story rear addition to the primary structure.
2. Construct a second story addition atop the existing rear accessory structure.

APPLICABLE CITATIONS:

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

a. The primary structure located at 203 W Mulberry is a 2-story single family structure constructed in 1925 in the Italian Renaissance style. The home features a stucco finish with quoins at each of the for primary façade corners, brick headers above the first story windows, and a standing seam metal roof. The structure is located at the intersection of W Mulberry and Howard St and is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure also constructed in 1925, which fronts Howard St. The structure features similar exterior materials to the primary structure, including a white stucco finish and wood windows. The roof is flat with barrel tiles on the parapet wall. A low wall with a white stucco finish extends from the southeast façade of the structure towards the south (front) of the lot. The structure is contributing to the Monte Vista Historic District. The applicant is requesting final approval to construct a 1-story rear addition on the primary structure and a second story addition atop the rear accessory structure.

<u>Findings for the primary structure, item #1:</u>

b. SETBACKS & FOOTPRINT – The historic primary structure is two stories in height. Presently, a non-contributing 1-story rear addition exists in the location of the proposed addition. Its removal is eligible for administrative approval. The proposed new addition will be flush with the existing walls of the primary

structure. According to the Guidelines for Additions, a historic setback pattern of similar structures along the block should be followed. While the proposed addition is flush with the historic structure, its height clearly delineates the structure as new. Staff finds its footprint acceptable.

c. SCALE AND MASS –According to the Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The addition adds approximately a fifth the amount of existing square footage. Staff finds the proposal consistent with the Guidelines.
d. ROOF – The existing roofline of the primary structure is hipped. The proposed addition features a flat roof with a parapet. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposal generally appropriate for the structure due its architectural style. The flat roof also does not affect the existing windows on the second story of the east façade.
e. TRANSITIONS AND MATERIALS – The proposed addition will utilize a white stucco finish to match existing. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. The guidelines also stipulate to use materials that are compatible with the existing structure. Staff finds the proposed stucco to be generally appropriate for the structure and finds that the 1-story height satisfies the transition requirement.
f. EXISTING WINDOWS – The applicant has not stated that existing assemblies will be modified. Staff finds that all existing windows should be retained and restored. The applicant is required to provide a comprehensive narrative for the treatment of these windows for final approval.
g. WINDOWS AND DOORS – The applicant has proposed several window and door openings on the structure. According to the Historic Design Guidelines and OHP Window Policy Document, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades and those existing on the structure. Staff finds the proposed doors and window openings to be generally appropriate with the stipulations listed in the recommendation.
h. ARCHITECTURAL DETAILS – According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure but an element reflective of its time. New details should be simple relative to the primary structure and should not impart a sense of false historicism. Staff finds that the quoin detailing added to the corners of the structure is appropriate given its location on the primary structure.

<u>Findings for the rear accessory structure, item #2:</u>

i. SETBACKS – The existing accessory is a one-story garage set behind the main residential house. The garage is accessible from the side street on Howard St. The existing garage has a rear and a side setback of approximately 0'. The proposed addition will be flush with the existing walls and has a rear setback of 0'. According to the Guidelines for New Construction 5.B.ii., historic setback pattern of similar structures along the block should be followed. In this instance, historic setbacks are not consistent with UDC requirements and a variance is required. Staff finds that the proposed setbacks are consistent with the historical development pattern along the block.
j. SCALE AND MASS – The existing garage structure is one-story and is approximately 680 square feet. The proposed addition creates a two-story structure and adds approximately 800 square feet. According to the Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure. Additionally, several historic 2-story accessory structures exist along Howard St, several located directly on the side lot line. Staff finds the proposal consistent with the Guidelines.
k. ROOF – The existing roofline of the one-story garage is flat with a raised parapet and barrel tile coping. The proposed 2nd story addition features a low sloped hipped roof, similar to the primary structure, with red shingles. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposal generally appropriate for the structure and its relationship to the primary structure.
l. TRANSITIONS AND MATERIALS – The proposed addition will utilize a white stucco finish to match existing. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. The

guidelines also stipulate to use materials that are compatible with the existing structure. Staff finds the proposed stucco to be generally appropriate for the structure.

m. EXISTING WINDOWS – The applicant has not stated that existing assemblies will be modified. Staff finds that all existing windows should be retained and restored. The applicant is required to provide a comprehensive narrative for the treatment of these windows for final approval.
n. WINDOWS AND DOORS – The applicant has proposed several window and door openings on the structure. According to the Historic Design Guidelines and OHP Window Policy Document, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades and those existing on the structure. Staff finds the proposed doors and window openings to be generally appropriate with the stipulations listed in the recommendation.
o. STAIRCASE – The applicant has proposed to install a staircase leading from the existing first story to the new second story. The staircase will be located on the side (south) façade and rear façade of the structure. The material has not been indicated at this time. Staff finds the proposed location of the staircase to be conceptually appropriate, but requires substantial detail for final approval, including materials and dimensions. Staff finds that the staircase and its elements, including railings and balusters, should be constructed of wood.
p. ARCHITECTURAL DETAILS – According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure but an element reflective of its time. New details should be simple relative to the primary structure and should not impart a sense of false historicism. Staff finds that the quoin detailing added to the corners of the structure is incongruent with the Guidelines. Staff finds that this detail should be eliminated.

RECOMMENDATION:

Staff does not have sufficient documentation to recommend final approval at this time. Item 1, Staff recommends conceptual approval of the rear addition based on findings a through g with the following stipulations:

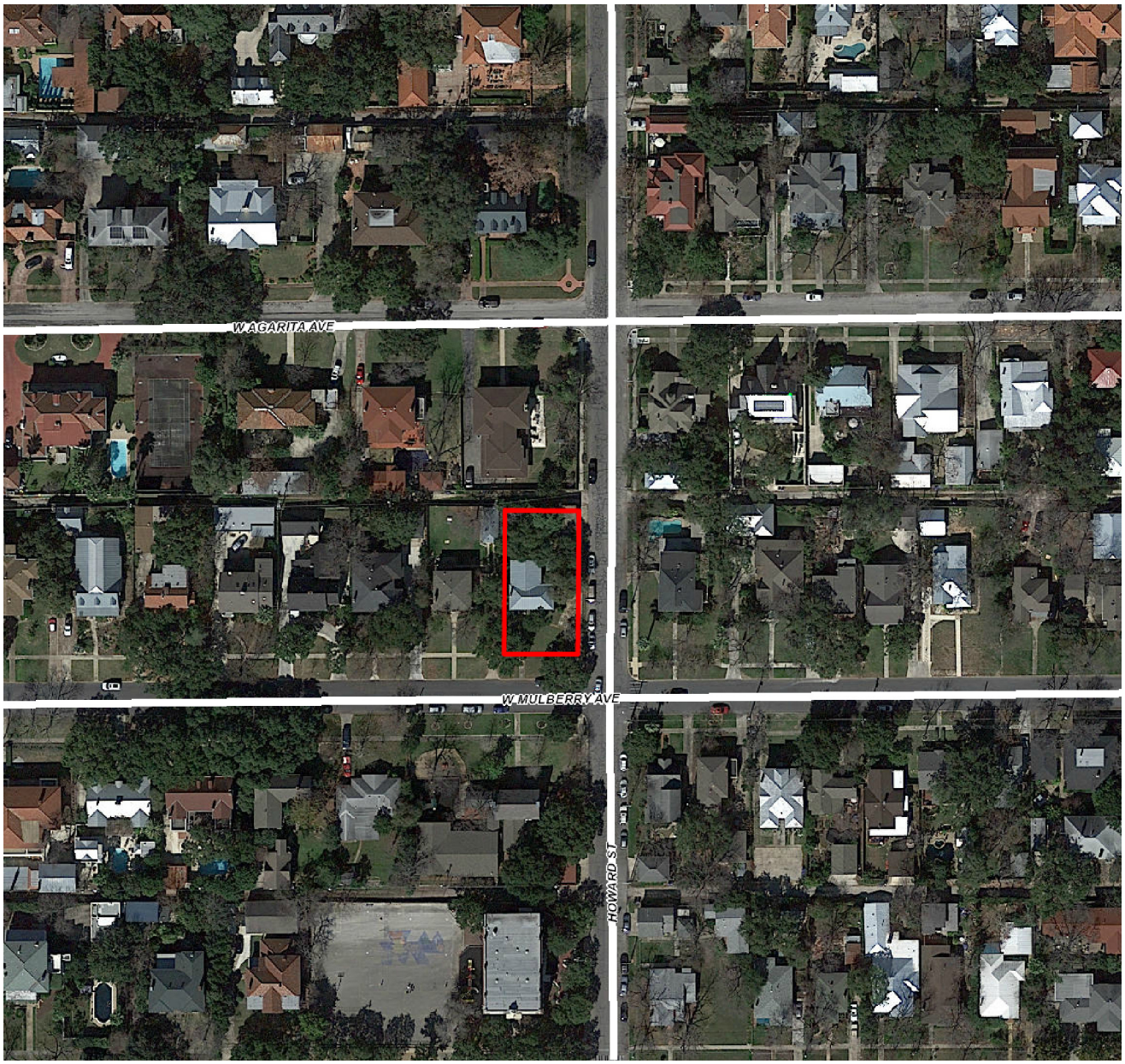
i. That the applicant submits complete elevation drawings for final approval.
ii. That the applicant submits a comprehensive list of materials for final approval, including the proposed stucco finish on the addition.
iii. That new windows be one over one configuration and be made out of wood and meet the following specifications: there should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit a specification for final approval.

Item 2, Staff recommends conceptual approval of the second story rear accessory structure addition based on findings i through p with the following stipulations:

i. That existing windows be retained and restored in place and that a narrative describing all work to be done to existing materials be submitted for final approval as noted in finding f.
ii. That the applicant submits complete elevation drawings for final approval.
iii. That new windows be one over one configuration and be made out of wood and meet the following specifications: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit a specification for final approval.
iv. That all details for the proposed staircase, including materials and dimensions, be submitted for final approval as noted in finding h.
v. That the quoin detailing be eliminated as noted in finding i.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

Powered by ArcGIS Server

Printed:May 22, 2018


2150 Howard St
San Antonio, Texas
Google, Inc.
Street View - Nov 2017
Google


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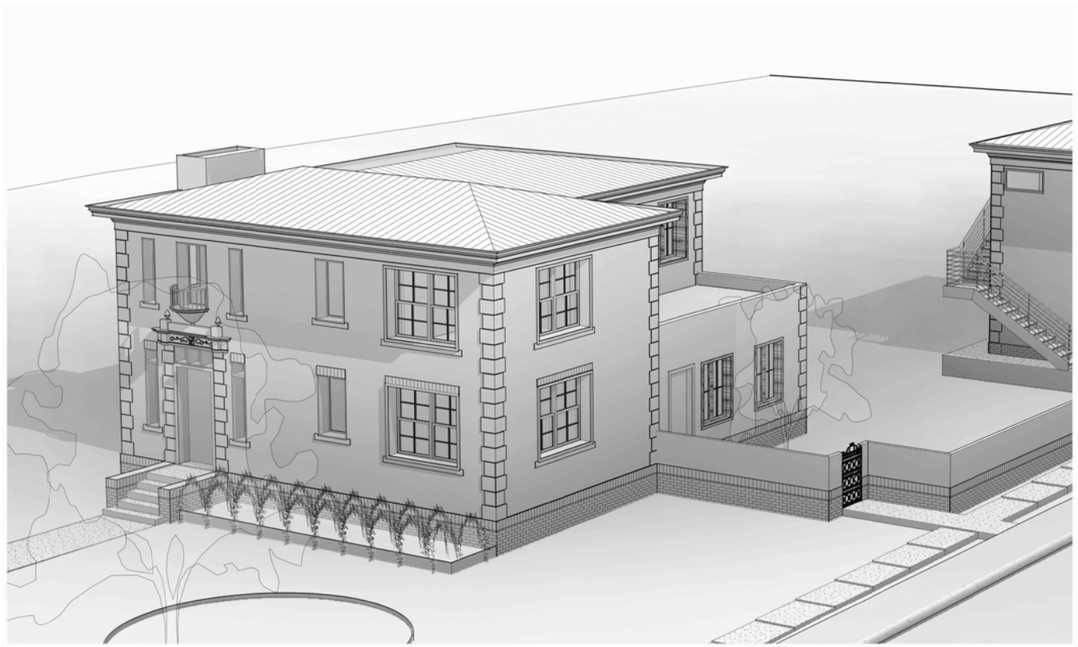
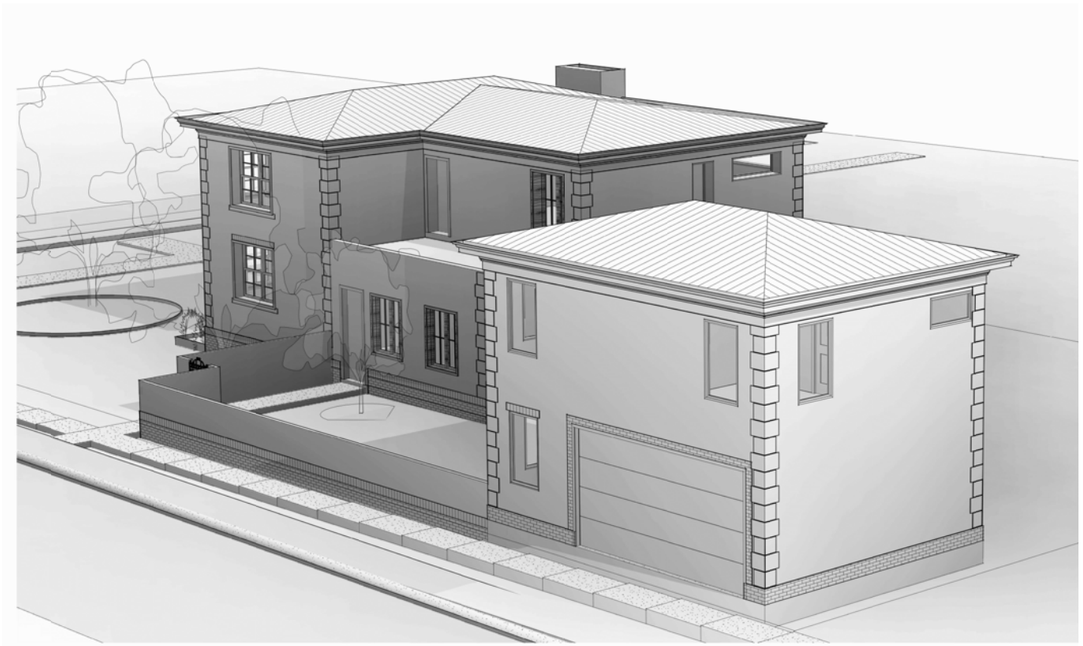




Mulberry Historic Restoration & Apart/Studio

203 West Mulberry Street. San Antonio. Texas (Lot 22 and East 16.67 Feet of Lot 21, Block 6

SATPI 1, LLC.

Duncan McAda Cell: (830) 570-7065

Modern
Design Studio

Design Intern:
Luis Carrillo
luiscadarch@yahoo.com

7[] Modern Design Studio

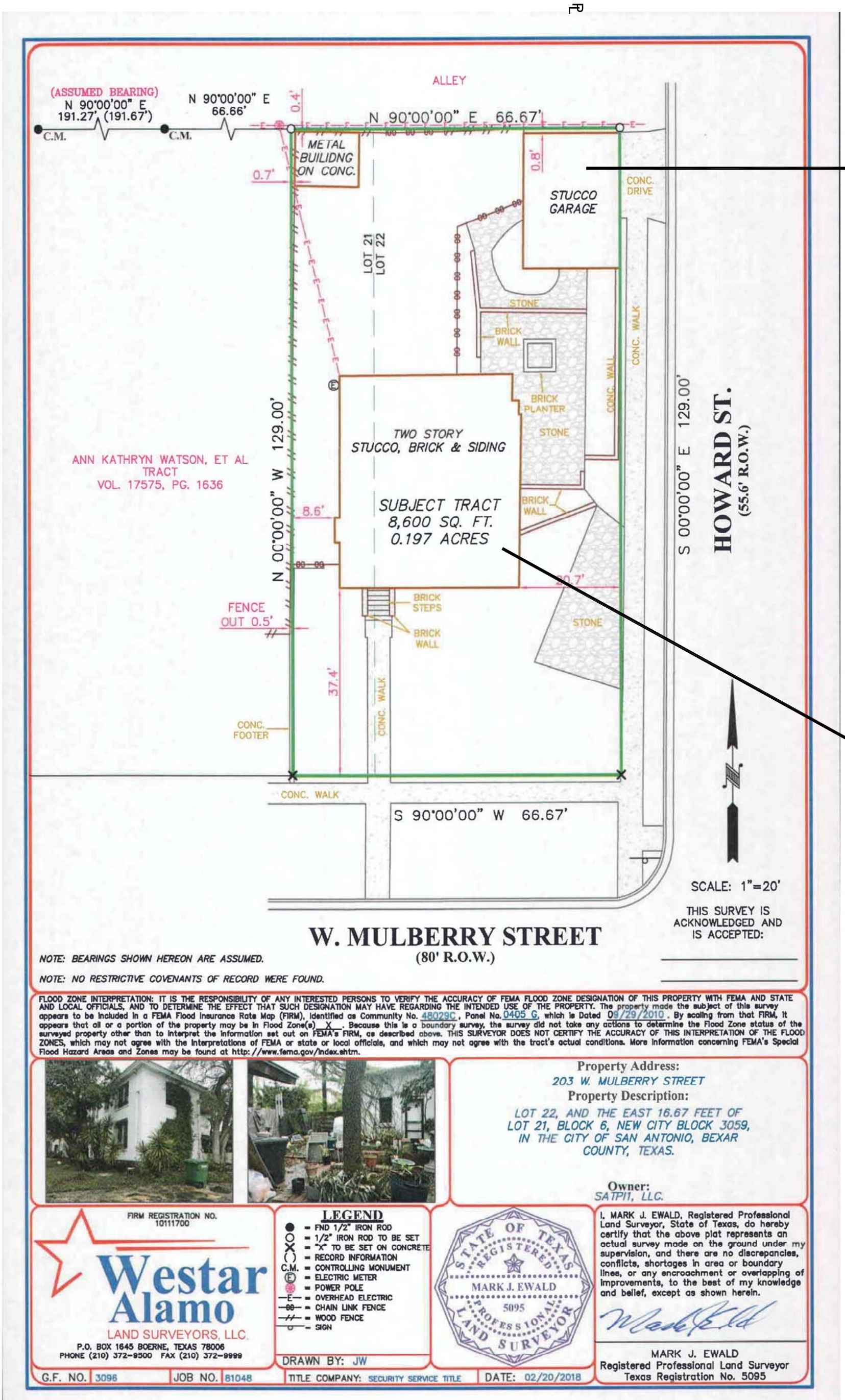
Address:
2705 Crusader Bend
Cibolo, Texas, 78108

Cell phone:
(830) 743-8487

Neighborhood Historic Review

Monte Vista

Phone: (210) 737-8212



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480259C, Panel No. 0405 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.

Property Address:
203 W. MULBERRY STREET

Property Description:
LOT 22, AND THE EAST 16.67 FEET OF
LOT 21, BLOCK 6, NEW CITY BLOCK 3059,
IN THE CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS.

Owner:
SATPI1, LLC.

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- ● = FND 1/2" IRON ROD
- ○ = 1/2" IRON ROD TO BE SET
- X = "X" TO BE SET ON CONCRETE
- ( ) = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- (E) = ELECTRIC METER
- = POWER POLE
- —E— = OVERHEAD ELECTRIC
- —66— = CHAIN LINK FENCE
- —//— = WOOD FENCE
- —o— = SIGN

DRAWN BY: JW

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 3096 | JOB NO. 81048 | TITLE COMPANY: SECURITY SERVICE TITLE | DATE: 02/20/2018

Scope of Work
New Apartment Studio above existing garage

Scope of Work
Remodel the interior and fix the exterior to match to the Historical restoration

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

Mulberry Historic Restoration & Apart/Studio

203 West Mulberry Street. San Antonio. Texas (Lot 22 and East 16.67 Feet of Lot 21, Block 6

SATPI 1, LLC.

Duncan McAda Cell: (830) 570-7065

7[] Modern Design Studio
Address: 2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone: (830) 743-8487

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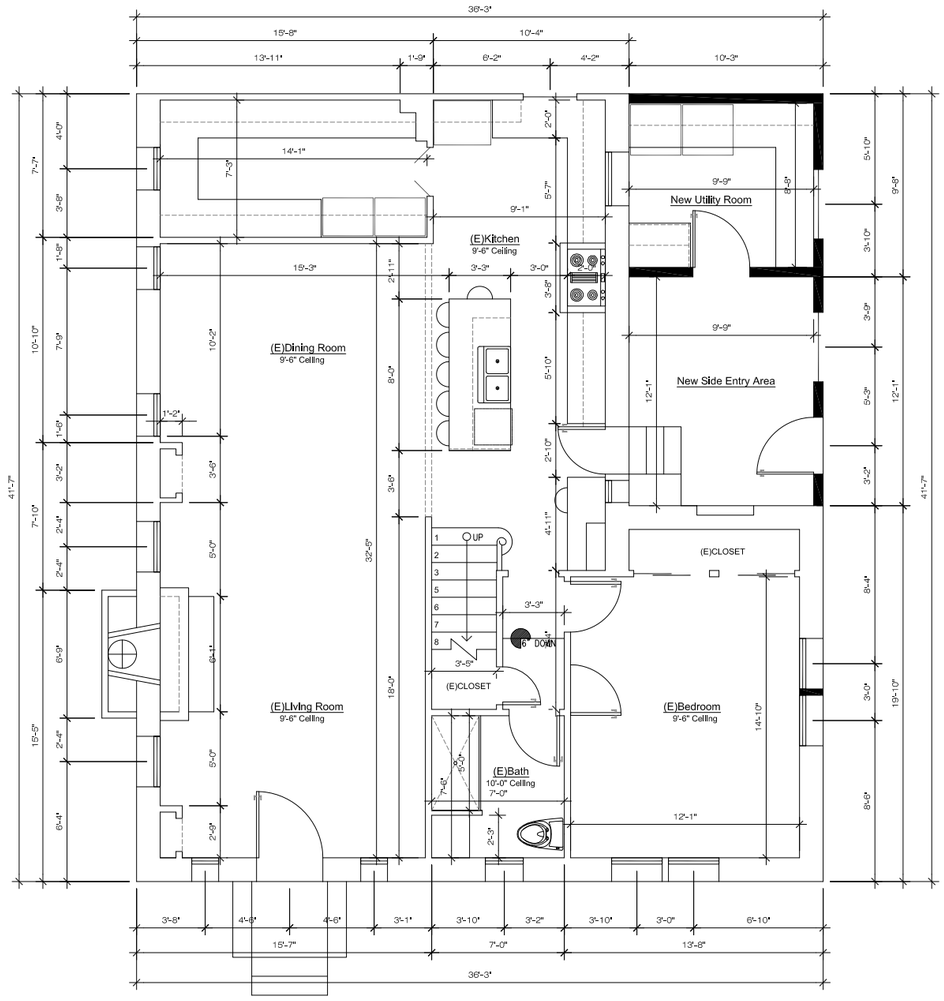
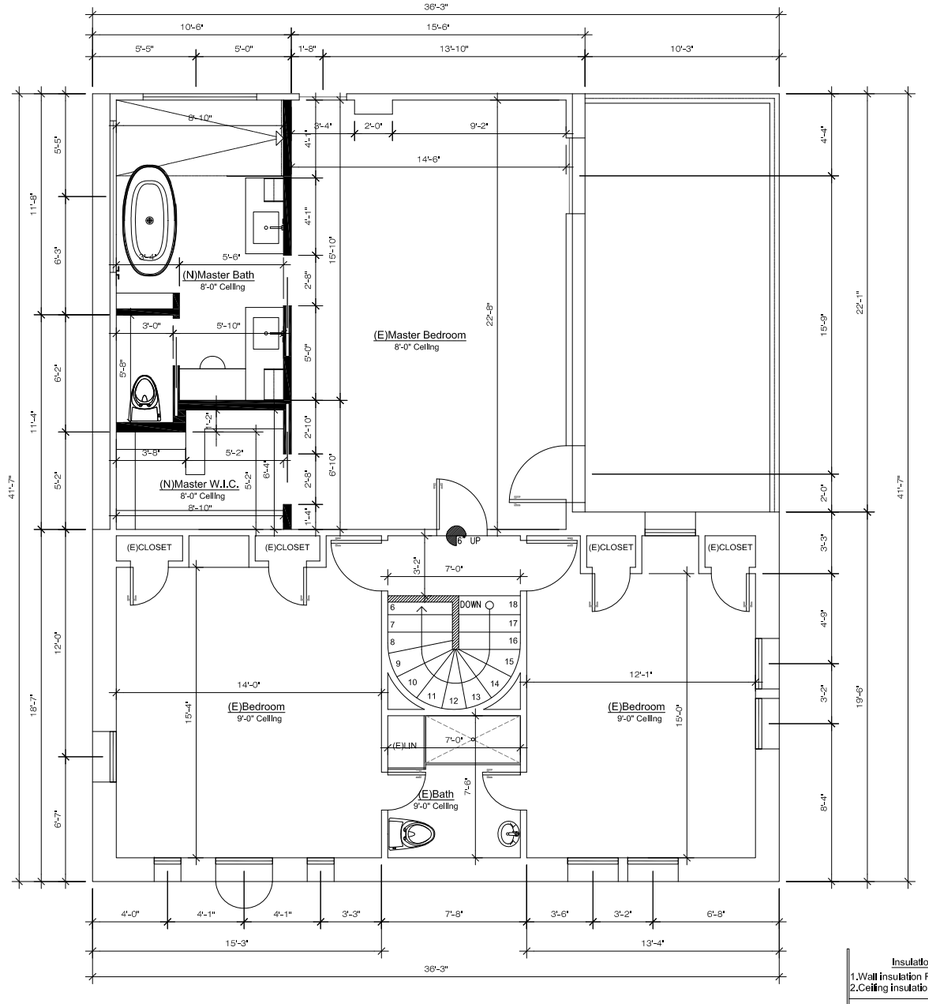
sheet: A-2a





Insulation Notes:
1.Wall insulation R-13 Batt Insulation.
2.Ceiling insulation R-30 Batt Insulation Fiber Glass Insulation.

NOTES :
- INSTALL SMOKE DETECTORS TO CODE
- ALL WET AREA RECEPS. ON GFCI.
- CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
- ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY and ARE TO BE REVIEWED and INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES

Proposed Floor Plans (Main Residence)

scale: 1/8"= 1'-0" (11x17 Sheet)
scale: 1/4"= 1'-0" (24x36 Sheet)

FLOOR PLAN NOTES

1.CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

9. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

10. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

12. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.

13. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND SIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC.; UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

11. USE 2"X4" FRAMING FOR ALL SOFFITS.

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS,OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES , THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.

3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK--LESS WATER HEATER, OUTDOOR INSTALLATION, VENT--LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: " AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL # RRSE (2532W).

5. WATER SYSTEM PIPING: PEX, CROSS--LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING -- NOT SHOWN IN THIS PLAN.

6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI--POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.

2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI--RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR). WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R--8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R--8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 -- 1" THICK RUBBER ISOLATION PADS.

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

Mulberry Historic Restoration & Apart/Studio

203 West Mulberry Street. San Antonio. Texas (Lot 22 and East 16.67 Feet of Lot 21, Block 6

SATPI 1, LLC.

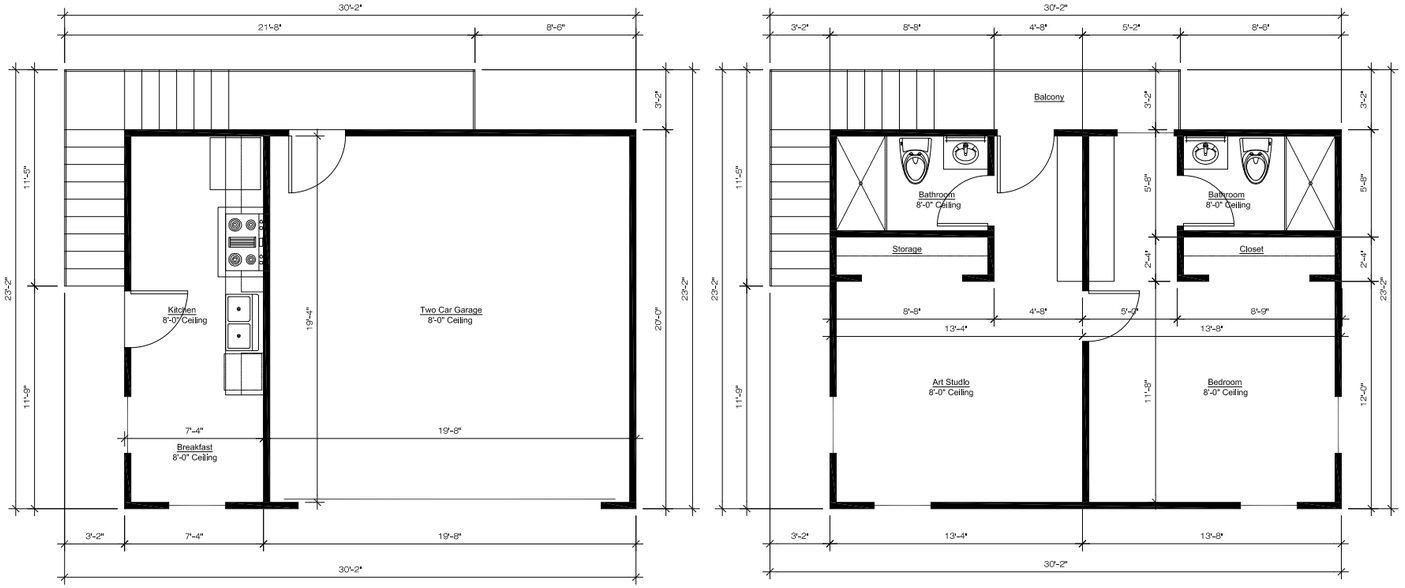
Duncan McAda Cell: (830) 570-7065

7[] Modern Design Studio
Address:
2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone:
(830) 743-8487

no.

sheet title: Floor Plans

sheet A-3



Proposed Floor Plans (Apartment Studio)

scale: 1/8"= 1'-0" (11x17 Sheet)

scale: 1/4"= 1'-0" (24x36 Sheet)

FLOOR PLAN NOTES

1.CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM, STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

9. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

10. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

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ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND SIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

11. USE 2"X4" FRAMING FOR ALL FURR DOWNS.

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS,OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

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3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: " AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).

5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING – NOT SHOWN IN THIS PLAN.

6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.

2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR). WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 – 1" THICK RUBBER ISOLATION PADS.

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

Mulberry Historic Restoration & Apart/Studio

203 West Mulberry Street. San Antonio. Texas (Lot 22 and East 16.67 Feet of Lot 21, Block 6

SATPI 1, LLC.

Duncan McAda Cell: (830) 570-7065

7[] Modern Design Studio

Address:
2705 Crusader Bend
Cibolo, Texas. 78108

Cell phone:
(830) 743-8487

no.

Floor Plans

sheet title

sheet A-4

Insulation Notes:

1.Wall Insulation R-13 Batt Insulation.
2.Ceiling Insulation R-30 Batt Insulation Fiber Glass Insulation.

NOTES :

- INSTALL SMOKE DETECTORS TO CODE
- ALL WET AREA RECEPS. ON GFCI.
- CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
- ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY and ARE TO BE REVIEWED and INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES

SCM

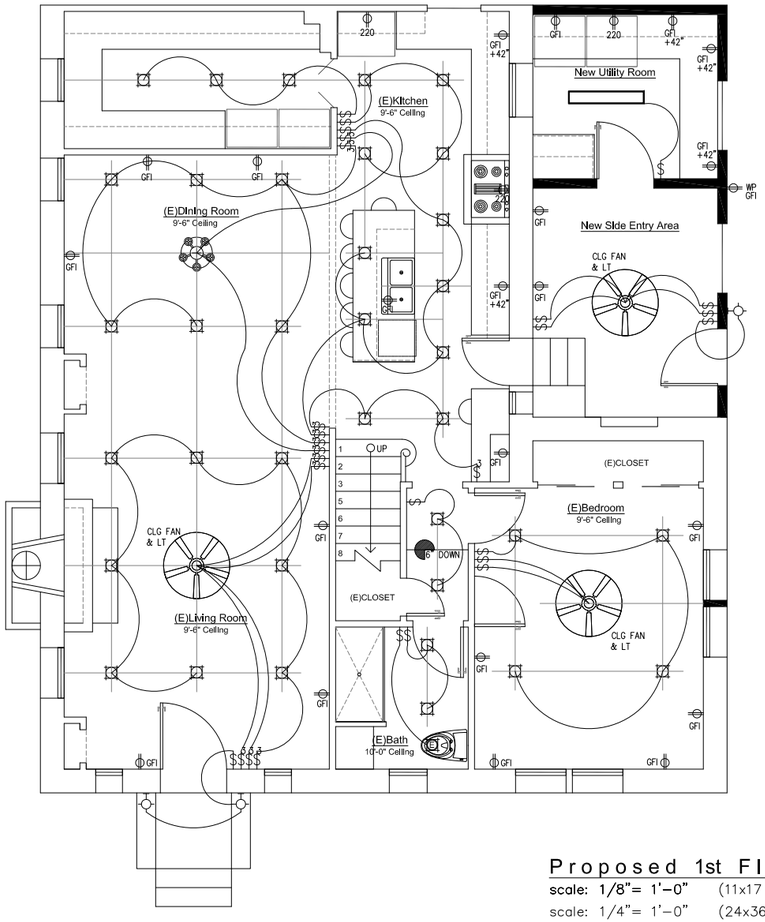
1) "Approved CARBON MONOXIDE ALARM shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms In dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. In accordance with 2015 IRC sec R315."

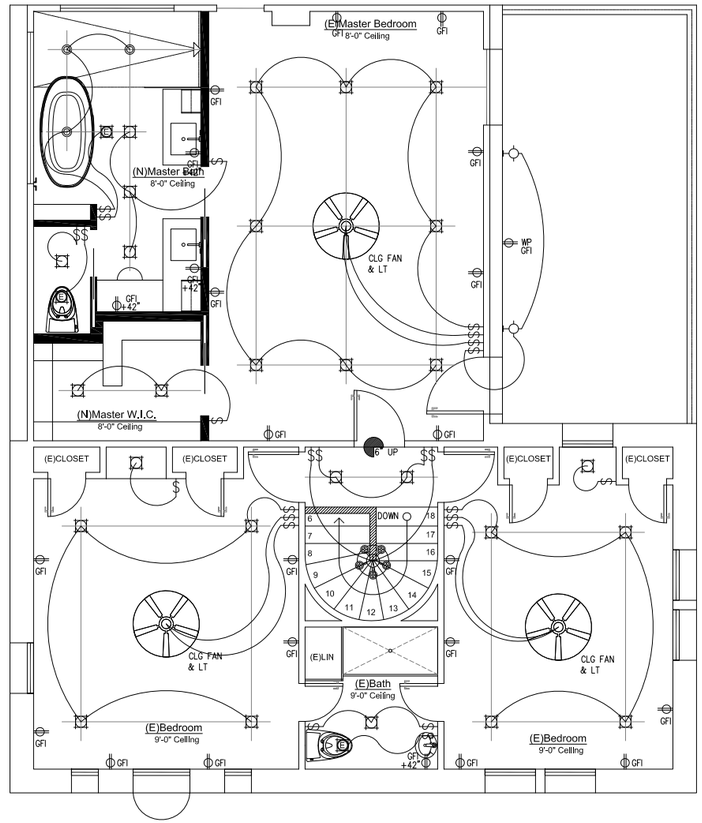
SD

2) "General Contractor shall verify for SMOKE DETECTORS to be located at least 36" away from horizontal path of mechanical air flow. Per 2007 NFPA 72 Chapter 11."

SD

3) "Provide Smoke Detector system - hard wired, interconnected, battery backup, at each sleeping room and vicinity, if applicable as well on each additional story within the dwelling unit including In basements. In accordance with 2015 IRC Sec R314".





Proposed 1st Floor Electrical Plan

scale: 1/8"= 1'-0" (11x17 Sheet)
scale: 1/4"= 1'-0" (24x36 Sheet)

ELECTRICAL PLAN NOTES

1. ALL ELECTRIC SERVICES IN NEW CONSTRUCTION MUST HAVE PROVISIONS FOR FUTURE UNDERGROUNDING
2. GROUND FAULT PROTECTION REQUIRED FOR ALL EXTERIOR OUTLETS, BATHROOM PLUGS, KITCHEN PLUGS, BASEMENT, CRAWL SPACE, GARAGE AND PLUGS WITHIN 6'-0" OF WET BAR (N.E.C. 210-8) EXCEPTIONS)
3. NO ELECTRICAL PANELS ALLOWED IN GARAGE FIRE WALL, BATHROOMS OR CLOTHES CLOSETS (U.B.C. SECTION 709.7 AND N.E.C. ARTICLE 240.24)

SYMBOLS

symbol	description
CH	DOOR CHIME
TV	CABLE TV OUTLET
	COMBINATION EXHAUST FAN & FLUORESCENT LIGHT
	EXHAUST FAN
	4'-0" LONG FLUORESCENT LIGHT
	WALL-MOUNTED STRIP LIGHT
UC	UNDER -CABINET MOUNTED LIGHT
	WALL-MOUNTED SCONCE LIGHT
	EXTERIOR WALL-MOUNTED LIGHT FIXTURE
	WALL-MOUNTED MOTION DETECTOR LIGHT
	CEILING-MOUNTED RECESSED LIGHT
	CEILING-MOUNTED RECESSED 'EYEBALL' LIGHT
WTP	CEILING-MOUNTED RECESSED WATERPROOF LIGHT
WP	CEILING-MOUNTED RECESSED WEATHERPROOF LIGHT
	CEILING-MOUNTED RECESSED 'MINI' LIGHT
	CEILING-MOUNTED RECESSED 'MINI EYEBALL' LIGHT
	110v DUPLEX OUTLET (15" A.F.F., U.N.O.)
1/2	110v 1/2-HOT DUPLEX OUTLET (15" A.F.F., U.N.O.)
220v	220v OUTLET (15" A.F.F., U.N.O.)
GFI +42"	110v GROUND FAULT INTERRUPT DUPLEX OUTLET WITH HEIGHT INDICATION ABOVE FINISHED FLOOR
CLG	CEILING-MOUNTED 110v DUPLEX OUTLET FOR GARAGE DOOR OPENER
WP GFI	WEATHERPROOF EXTERIOR 110v GROUND FAULT INTERRUPT DUPLEX OUTLET (15" A.F.F., U.N.O.)
LS GFI	110v GROUND FAULT INTERRUPT DUPLEX OUTLET ON ON DEDICATED CIRCUIT FOR LANDSCAPE LIGHTING CONTROL BOX (15" A.F.F., U.N.O.)
	110v QUADPLEX OUTLET (15" A.F.F., U.N.O.)
	FLOOR-MOUNTED 110v DUPLEX OUTLET
J	JUNCTION BOX
SP	SECURITY PANEL
	TELEPHONE JACK
$	WALL-MOUNTED LIGHT SWITCH
$3	WALL-MOUNTED THREE-WAY LIGHT SWITCH
	GAS STUB-OUT
	WATER STUB-OUT FOR ICE MAKER
	COMBO LIGHT WITH FAN

FLOOR PLAN NOTES

1.CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

9. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

10. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

12. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.

13. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND SIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

11. USE 2"X4" FRAMING FOR ALL FURR DOWNS.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS,OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES , THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.

3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: " AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL # RB5E (2532W).

5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB, COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.

6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.

2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR). WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

Mulberry Historic Restoration & Apart/Studio

203 West Mulberry Street. San Antonio. Texas (Lot 22 and East 16.67 Feet of Lot 21, Block 6

SATPI 1, LLC.

Duncan McAda Cell: (830) 570-7065

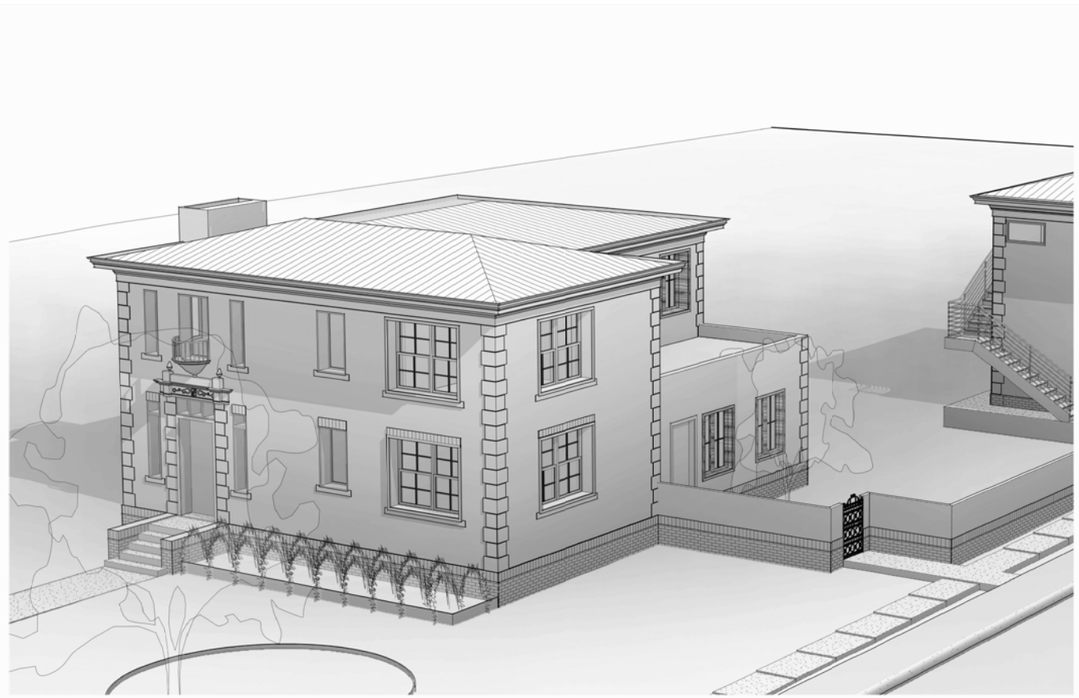
7[] Modern Design Studio
Address:
2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone:
(830) 743-8487

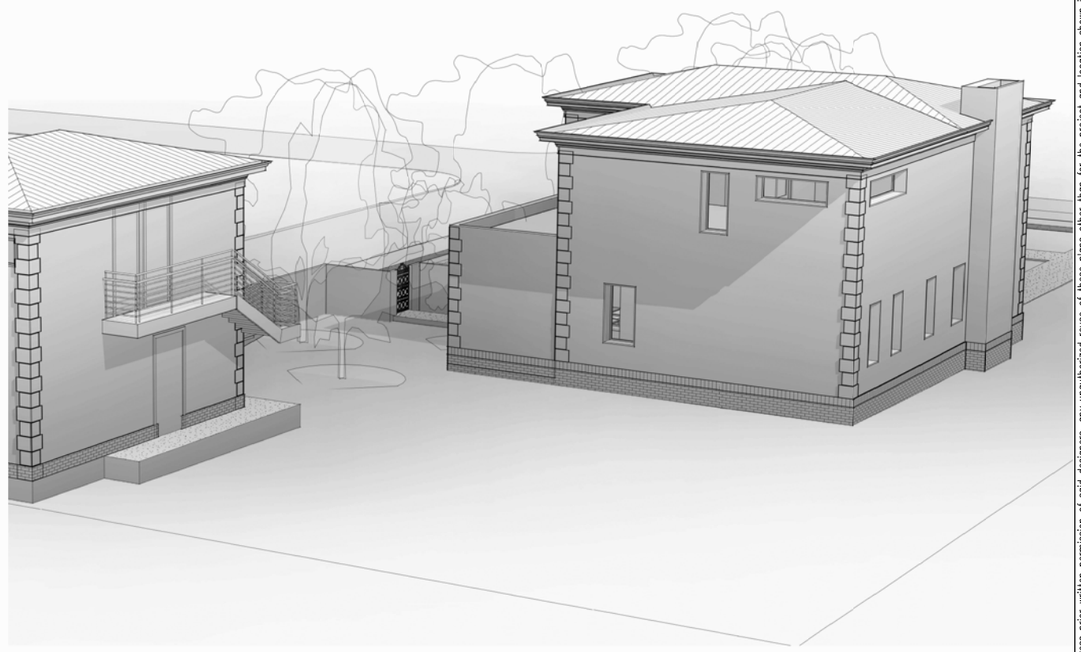
no.

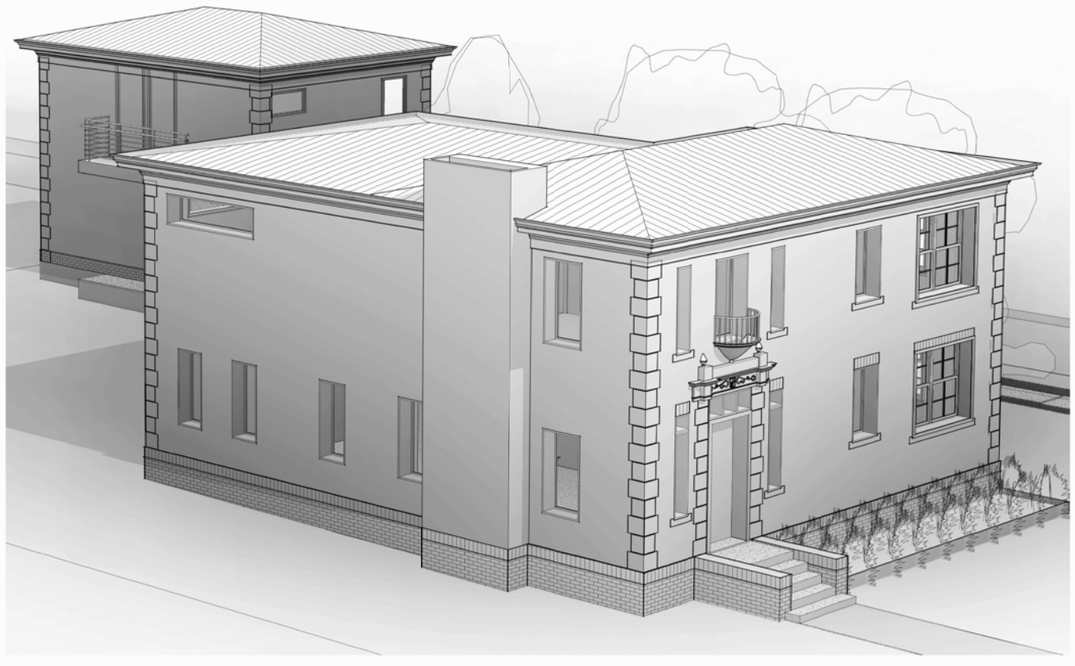
Electrical Plans

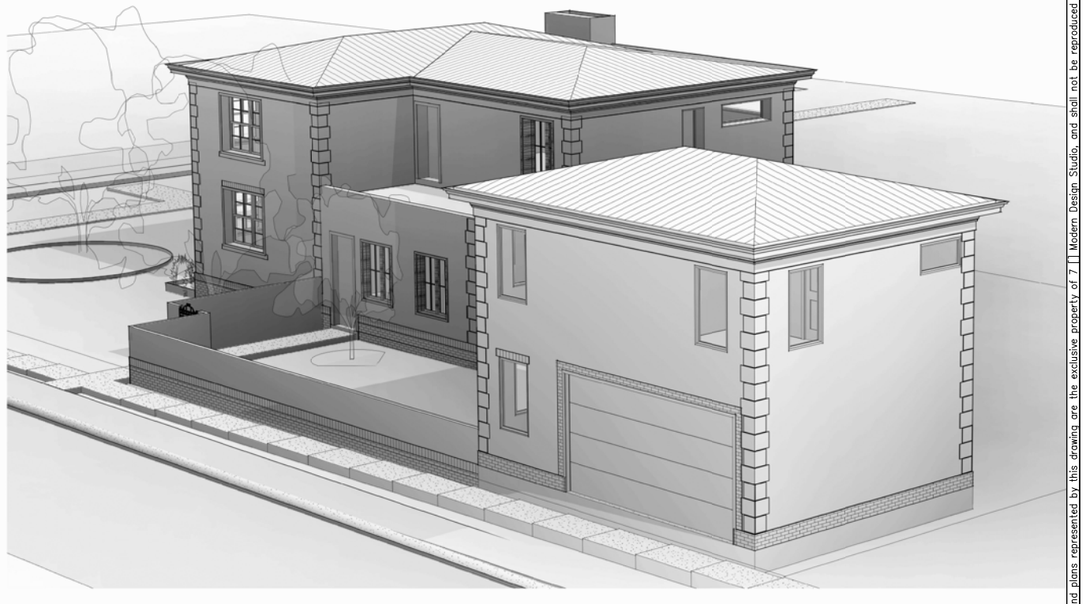
sheet title

sheet A-5









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Elevations

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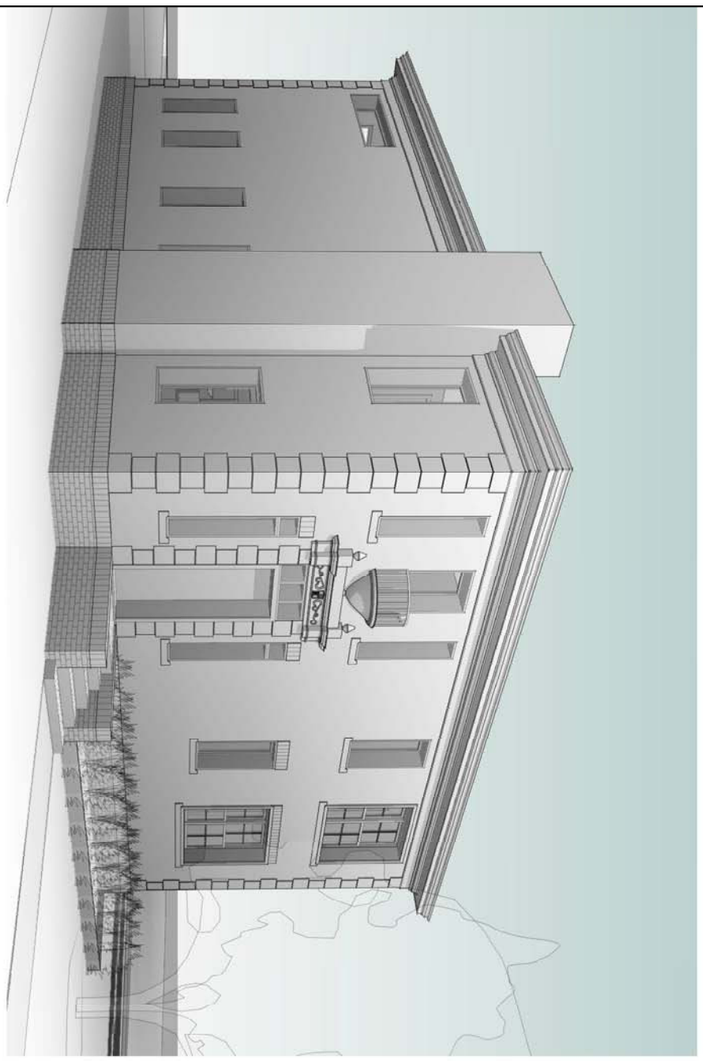

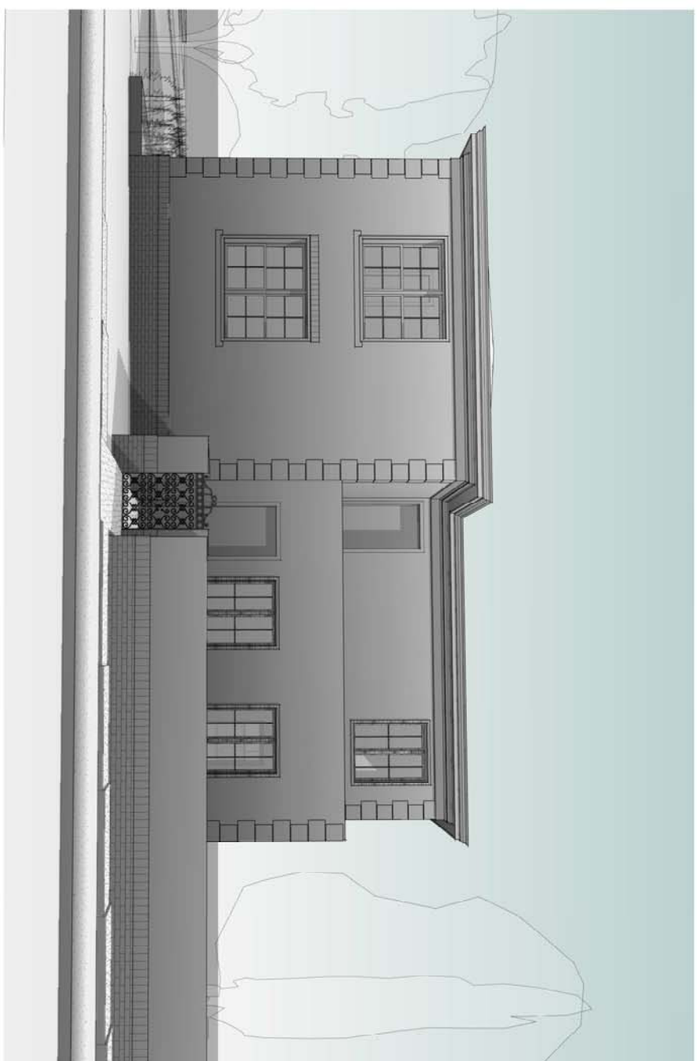

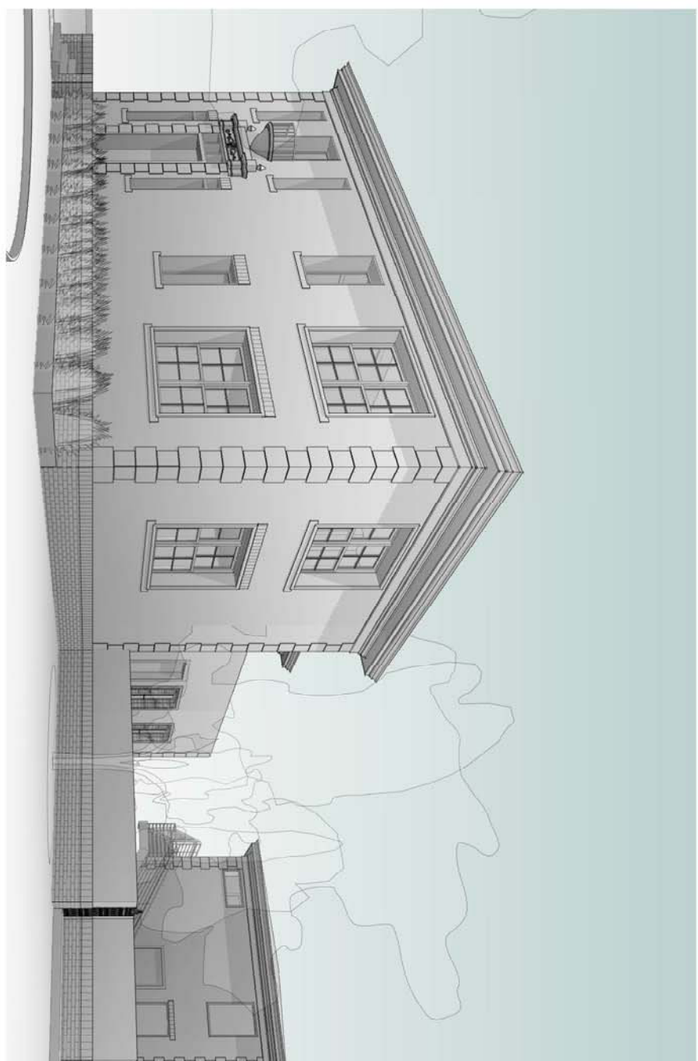

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7[] Modern Design Studio
Architect
2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone
(830) 743-8487

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sheet title
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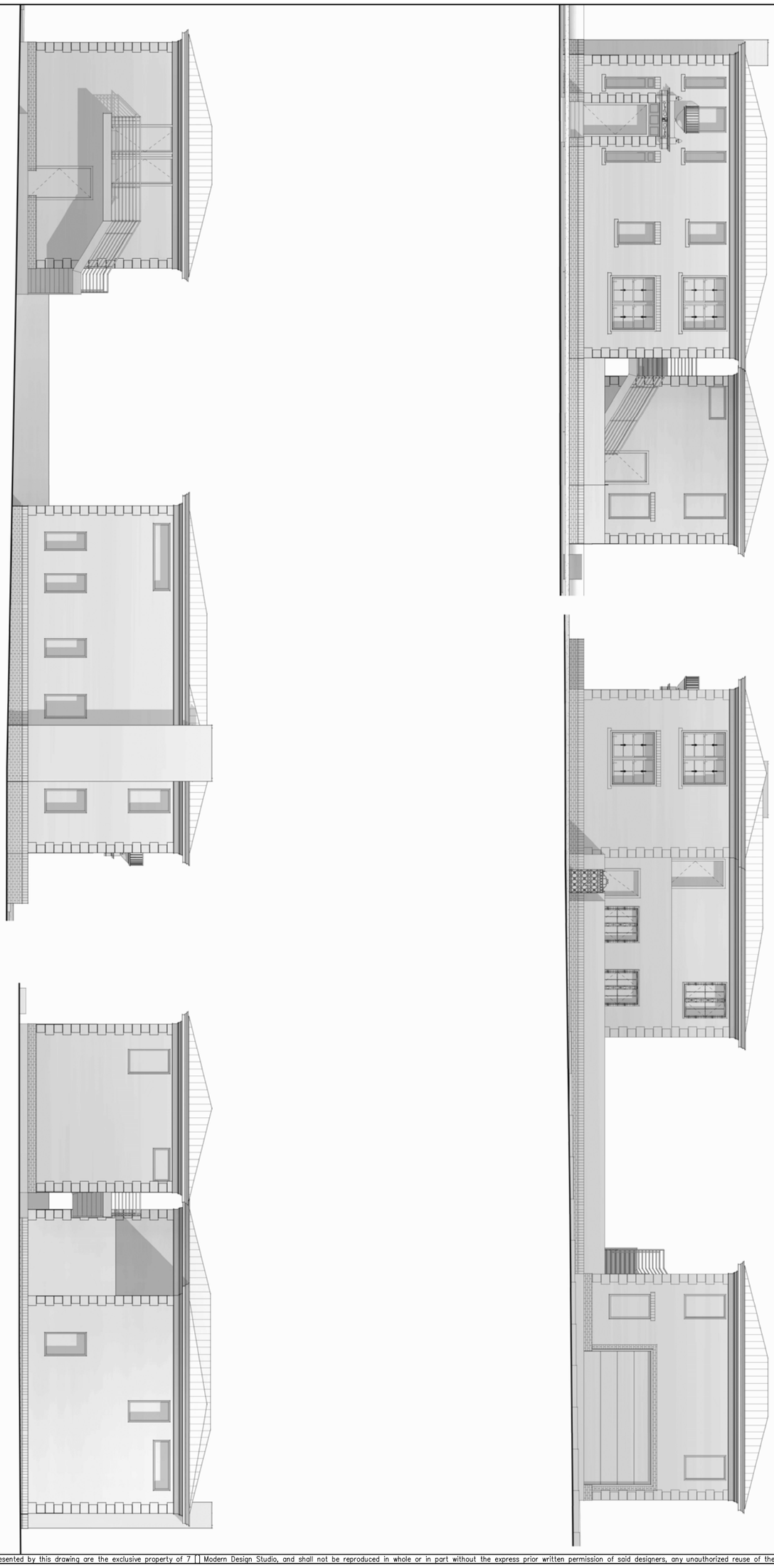
no

sheet A-8



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sheet title: Elevations

sheet no: A-8