HISTORIC AND DESIGN REVIEW COMMISSION
September 19, 2018

HDRC CASE NO:	**2018-443**
ADDRESS:	108 N MEDINA
LEGAL DESCRIPTION:	NCB 264 BLK 76 N 69.05 FT OF S 133.45 FT OF 9 ARB A9
ZONING:	D, HE
CITY COUNCIL DIST.:	5
DISTRICT:	Cattleman Square Historic District
LANDMARK:	I&GN Depot Cluster
APPLICANT:	John Speegle/SKDA
OWNER:	North Medina LLC
TYPE OF WORK:	Construction of an elevator and stair tower, rehabilitation
APPLICATION RECEIVED:	August 31, 2018
60-DAY REVIEW:	October 20, 2018

REQUEST:

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

1. Perform rehabilitative scopes of work to the existing brick façade including re-pointing and the preservation of an existing, painted sign.
2. Construct an elevator and stair tower at the rear of the historic structure to also feature balconies.
3. Pave an existing, informal parking location with asphalt as well as create a new curb cut on N Medina.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary

structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

FINDINGS:

a. The historic structure located at 108 N Medina was constructed circa 1922 and is a contributing structure to the Cattleman Square Historic District. The structure features three stories in height, a brick façade and Chicago Style windows on the front façade. The structure is commonly known as the Santa Monica Hotel.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval of the proposed rehabilitation and construction of a rear elevator tower addition at the June 6, 2018, Historic and Design Review Commission hearing with the following stipulations:
    i. That the standing seam metal roofs feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
    ii. That when submitting for final approval the applicant submit details that include balcony details, egress door elevations, tempered glass handrail details and additional information regarding materials including a material sheet.
c. BRICK RESTORATION – The applicant has noted that re-pointing of the existing brick with a grout color to match that found historically on the structure will occur. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.ii.
d. ELEVATOR ADDITION – At the rear of the historic structure, the applicant has proposed to construct an elevator and stair tower addition. Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block, should be located at the side or rear of the historic structure, should feature a similar roof form, should be subordinate to the principal façade and should feature a transition between the old and new. The proposed addition is consistent with the Guidelines.
e. SCALE, MASSING & HEIGHT – The applicant has proposed an overall height, massing and footprint that are subordinate to that of the primary historic structure. This is consistent with the Guidelines.
f. ROOF FORM – The applicant has proposed for the tower addition to feature a hipped roof and a shed porch roof at the first floor. Both of these forms are found historically in the district.
g. BALCONIES – In addition to the proposed elevator and stair tower addition, the applicant has proposed to construct balconies at each level on the rear façade to feature tempered glass handrails. The balconies will provide a secondary means of egress. Generally, staff finds the proposed balconies to be appropriate. Historically, commercial brick structures such as this would have featured a rear balcony. The applicant has noted the installation of egress doors in existing, rear window openings. The existing openings are currently door opening and per the construction documents, the original opening size will be preserved.
h. MATERIALS – The applicant has proposed materials that include a steel structure, aluminum and glass storefront systems, a standing seam metal roof and steel Corten screening. The Guidelines note that materials that match in color, type and texture should be used. Generally, while not masonry, staff finds the proposed steel and aluminum materials to be consistent with those found in the immediate vicinity. The applicant has noted that the standing seam metal roof will feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
i. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate and consistent with the Guidelines.
j. PARKING LOT – The rear of the property currently features informal parking and gravel paving. The applicant has proposed to pave the existing, rear lot with asphalt and to create a curb cut on N Medina, as well as utilize an existing curb cut on W Commerce. The Guidelines for Site Elements 7.A.iii. notes that off street parking should be designed to be accessed from alleys or secondary streets rather than principal streets. While located on the primary street, staff finds the curb cut on Medina to be appropriate given its location adjacent to the access road and its location at the end of the block. Staff finds that the entrance should be screened with landscaping elements.

RECOMMENDATION:

1. Staff recommends approval of item #1, brick restoration, as submitted based on finding c.

2. Staff recommends approval of item #2, the construction of a rear addition, as submitted based on findings d through i.

3. Staff recommends approval of item #3, the paving of a real parking location, based on finding j with the following stipulation:
    i. That the proposed curb cut and driveway on N Medina be screened.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:May 29, 2018

Girls Inc. of San Antonio

123 N Medina St Parking

N Medina St

W Commerce St


123 N Medina St Parking
AVANCE, Inc
Girls Inc. of San Antonio
AVANCE

ANTA MONICA HOTEL

FOR LEASE
4000 SQ FT

JBGoodwin

Angel Guzman
818 284-3420

108


FOR LEASE
4000 SQ FT
OFFICE / RETAIL / RESTAURANT
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speegle & KIM-davis: Architecture

31 August 2018

Historic, Design & Review Commission
SKDA Project # 18005

Applicant's Project: Santa Monica Hotel Elevator & Stairs Addition
FINAL APPROVAL

Scope of Work
The property owner, Hoover Contracting Company, has contracted the firm of **speegle & KIM-davis Architecture** to provide architectural restoration services for the future construction of an elevator and stair tower for the San Monica Hotel. The owner is planning to occupy the third floor of the building for his construction company offices.

The current structure, built in 1922, is a three-story building located at the northeast corner at West Commerce and North Medina Streets. It has exterior masonry load-bearing walls with wood framing on the second and third floors, and the roof level.

The structure was damaged by fire and the rear wall of the structure had been re-constructed with matching bricks. The Centeno family, who were the owners of the building in the late 1990's, refurbished the windows with a vinyl-clad design. The first floor main storefront wall will be eventually renovated in the near future via another HDRC application.

The owner will be re-pointing the existing bricks with a matching grout color. Care will be given to maintain the faintly colored sign at the western end of the south elevation. A paint restoration company will be contracted to consult on how to restore the paint finish on the re-pointed grout joints.

The structure of the proposed design will consist of steel framing for the elevator and stair structures. The elevator will be enclosed with an aluminum clear-anodized storefront window system. The guardrails will be clear tempered glass with a stainless steel top trim. The entrance and porch area will have a "Galvalume" finish metal roof with "Corten" rust-finish on the steel-framed columns, beams, and the security grating.

The floors will consist of a sealed concrete topping over a perforated metal decking with some structural steel beams and joists. A single-ply roof will be installed at the top of the elevator tower. We are proposing an automatic fire sprinkler system throughout the entire existing and proposed project areas.

CHANGES TO THE DESIGN FROM INITIAL REVIEW

Metal Roofing: client agrees with staff findings and they have already proposed a standing seam metal roof. We propose a specification of metal panels of 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam, with a standard Galvalume finish.

Balcony Details: we have attached drawing sheet of the glass and metal handrails which illustrate a clear glass tempered guardrail panel, with a finished top elevation of 42" above the adjacent finish floor, as per building code. The balcony structure will be a raw steel finish to oxidize similar to the Corten (weathering steel) metal siding, installed below it.

Elevator enclosure: the client proposed a clear glass storefront system along with the clear glass elevator cab to allow for clear viewing of the parking area when using the elevator. This feature will enhance the security awareness of the users.

Egress Doors: the egress doors are existing and were installed years ago when the HDRC had approved the installation of the rear brick wall. The white trim color is existing and can be seen in the photograph section of this application.

Site Plan: we propose to install an asphalt parking lot with a concrete curb cut at Medina Street. We are proposing to reuse the existing curb cut on Commerce Street. The existing metal fence panels will be cut and have a proposed gate installed at both curb cuts for security reasons. Landscaping consisting of COSA approved trees and shrubs will be installed along with a water sprinkling system.

Prepared by,

John J. Speegle Architect-of-record, #7751 Texas

339 EAST HILDEBRAND AVENUE SAN ANTONIO, TEXAS 78212 210 228-9921

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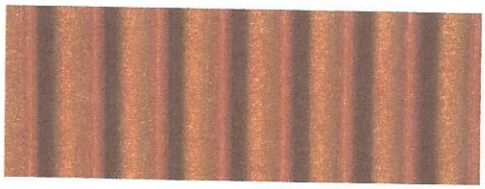
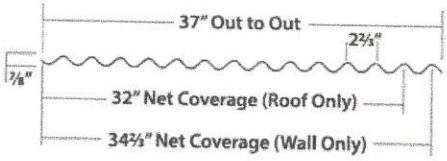
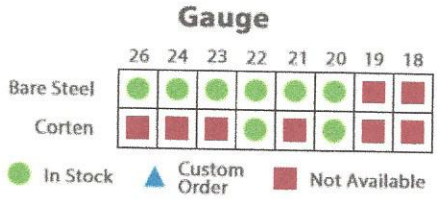
7/8" Corrugated

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather.







bare cold rolled steel.

- Matching trim and flat stock available for rusty metal roofing.
- Painted screws in a Koko Brown finish are available to match.
- Fiberglass skylight panels are available to match the profile of this corrugated panel.

Recommendations and Cautions

- A606-4 and Bare Steel performs best in environments with low humidity
- Minimum roof slope 3:12 recommended.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- **NO WARRANTIES FOR THESE PRODUCTS**

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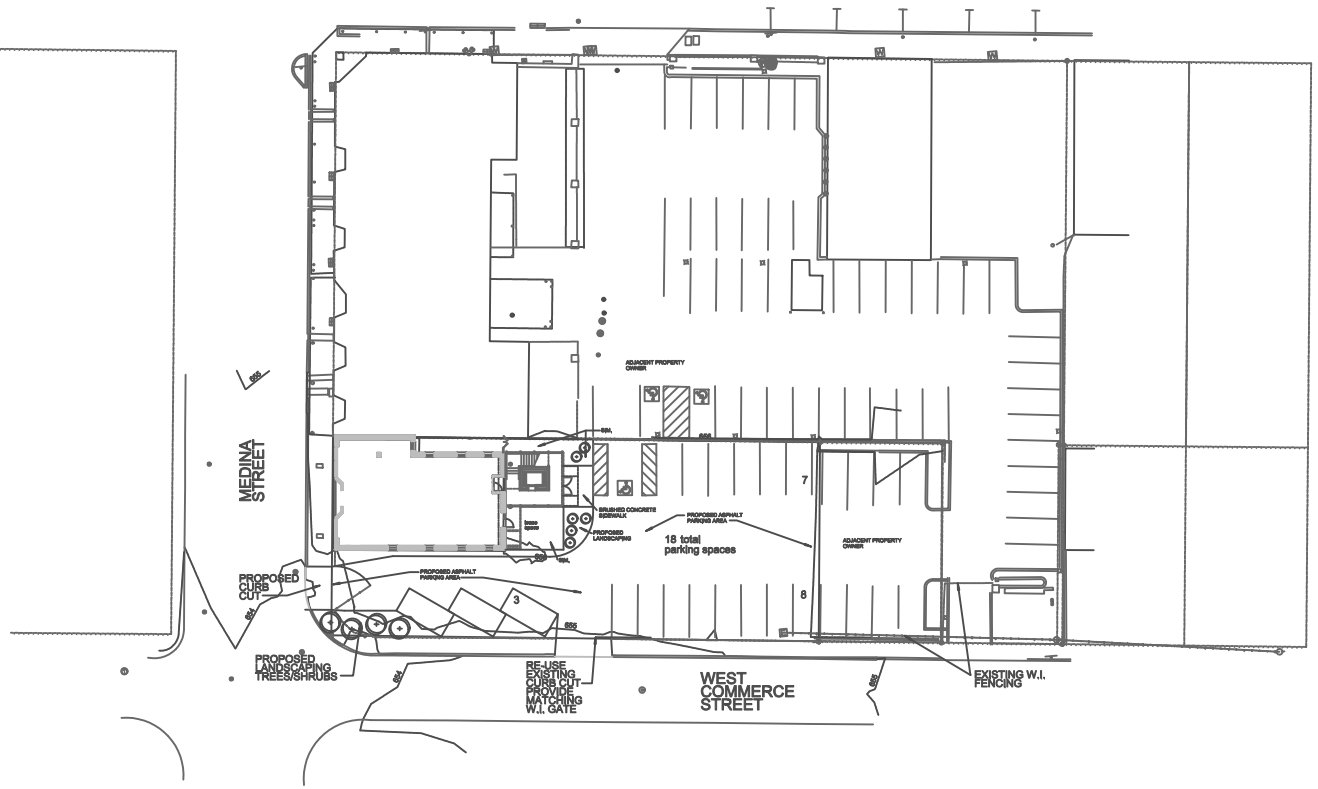
7/8" Corrugated A606-4 Finish



A-1.0.01 SITE PLAN
SCALE: 1" = 20'-0"

PLAN NORTH

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
105 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 78207-9

CATTLEMAN'S SQUARE HISTORIC DISTRICT

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San Antonio, Texas 78215-1814 jjsp@skdarchitecture.com

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Revision # 1 date: _____

John J. Speegle, Architect
R.A. Texas 47151

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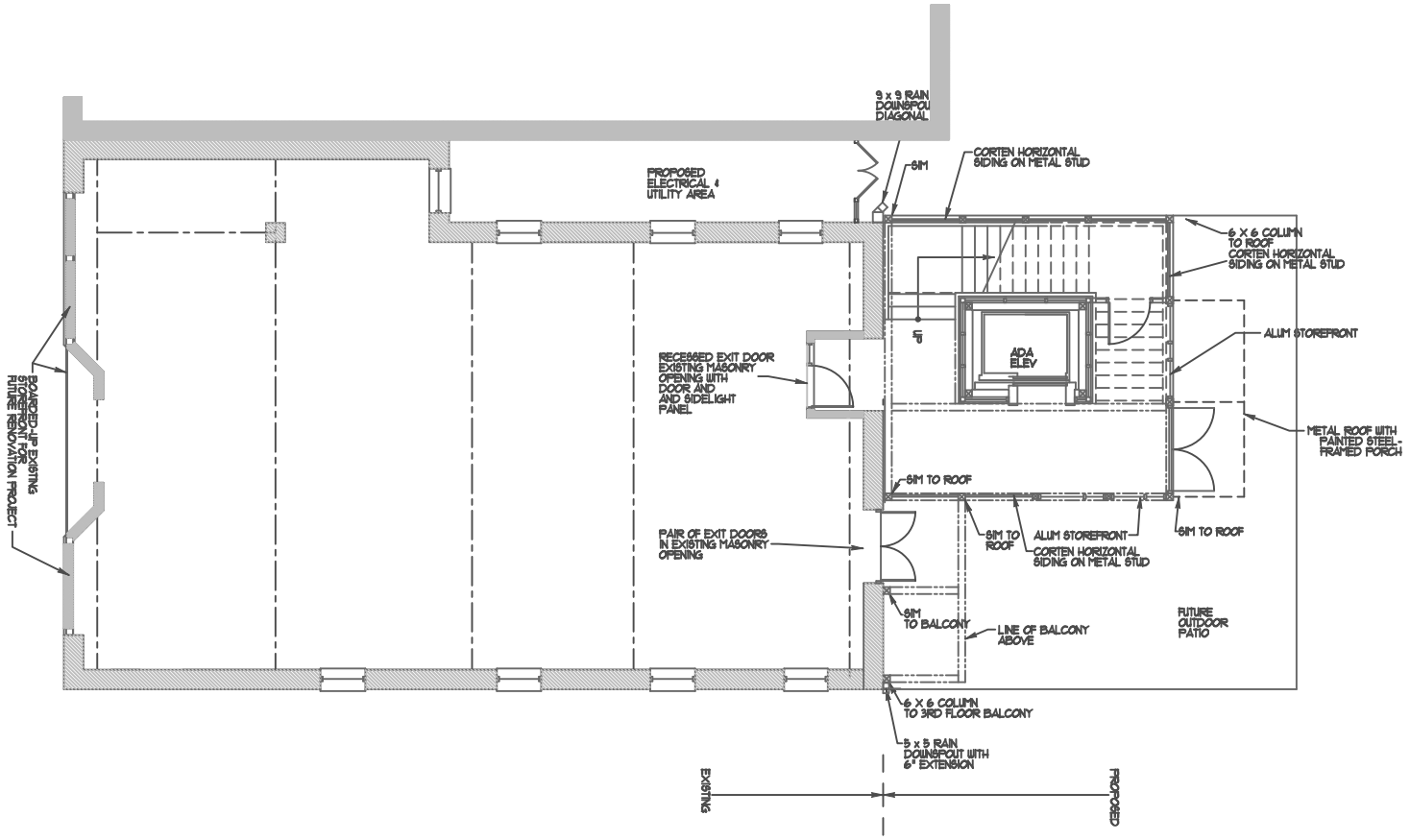
A-1.0



A-2.0.01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
105 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 78207-9

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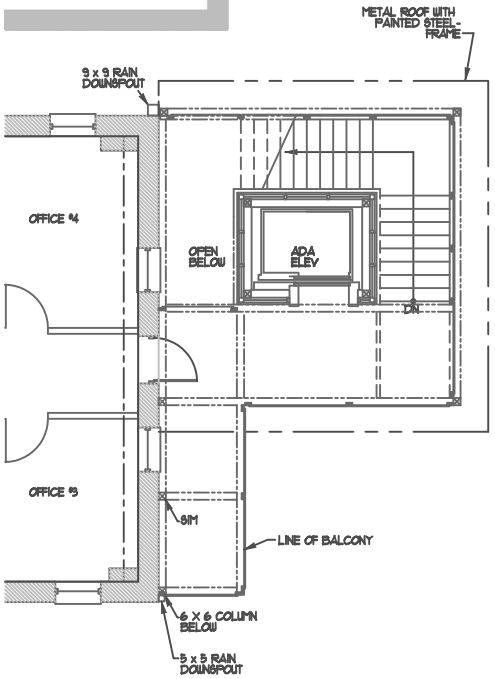
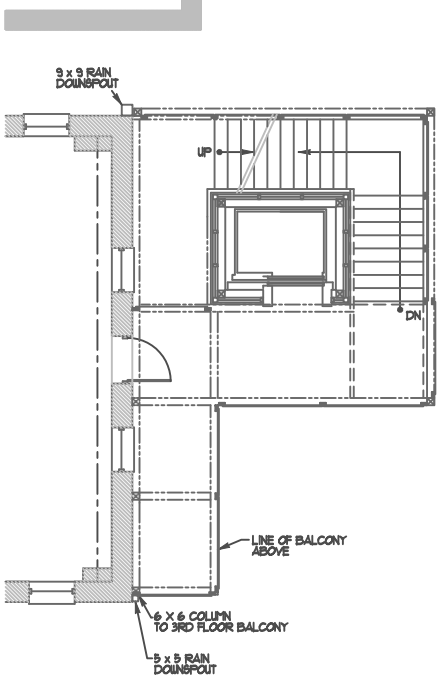


A-2.1.02 THIRD FLOOR PLAN

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

PLAN NORTH



A-2.0.01 SECOND FLOOR PLAN

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

PLAN NORTH

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
108 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 78210-19

CATTLEMAN'S SQUARE HISTORIC DISTRICT

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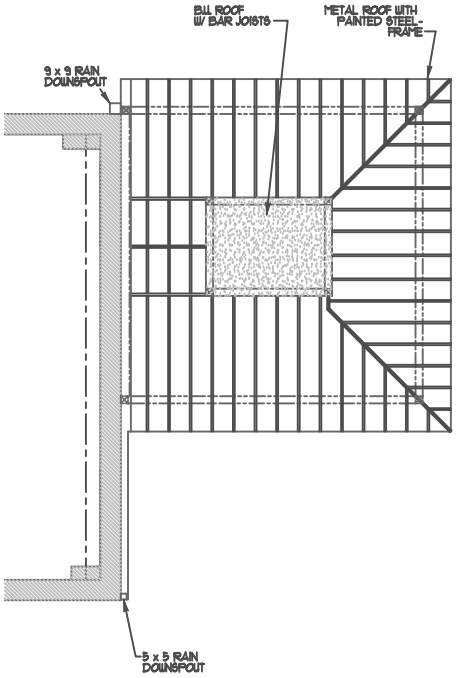

A-2.2.01 ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
103 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 78207-9

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A-2.2

A-3.0.01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
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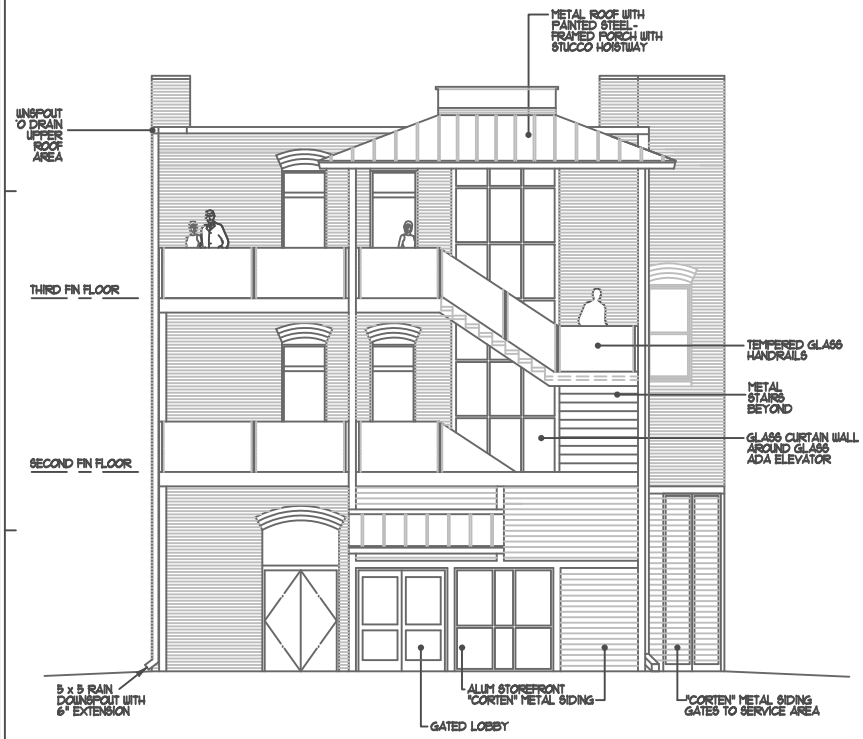
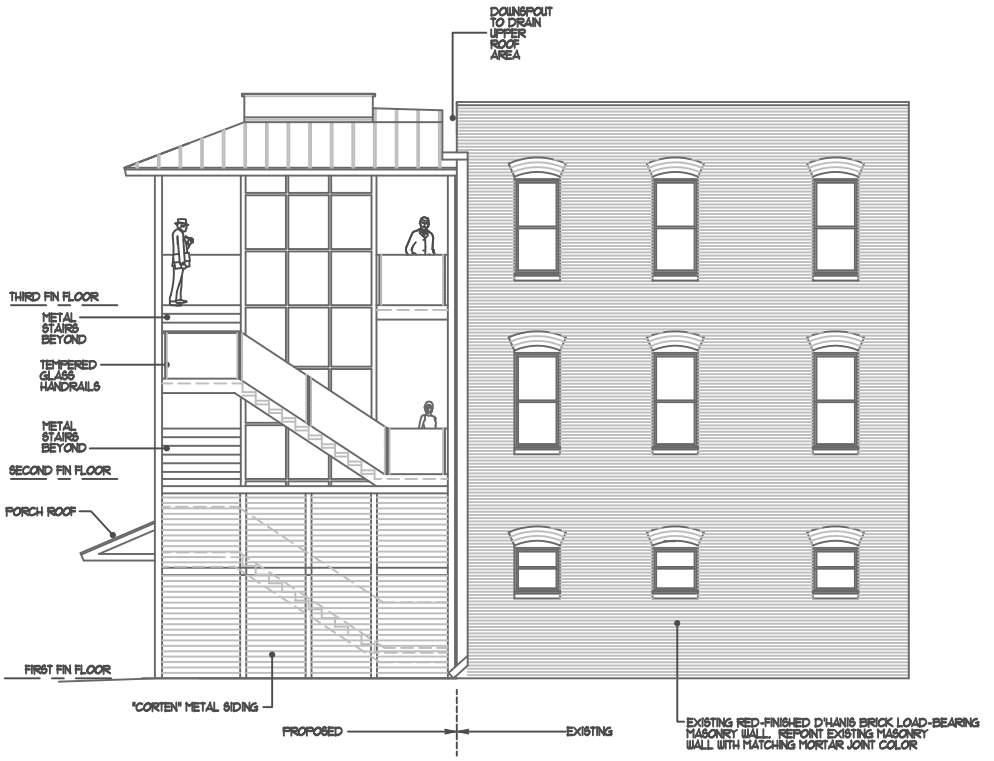


A-3.1.01 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A-3.1.02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
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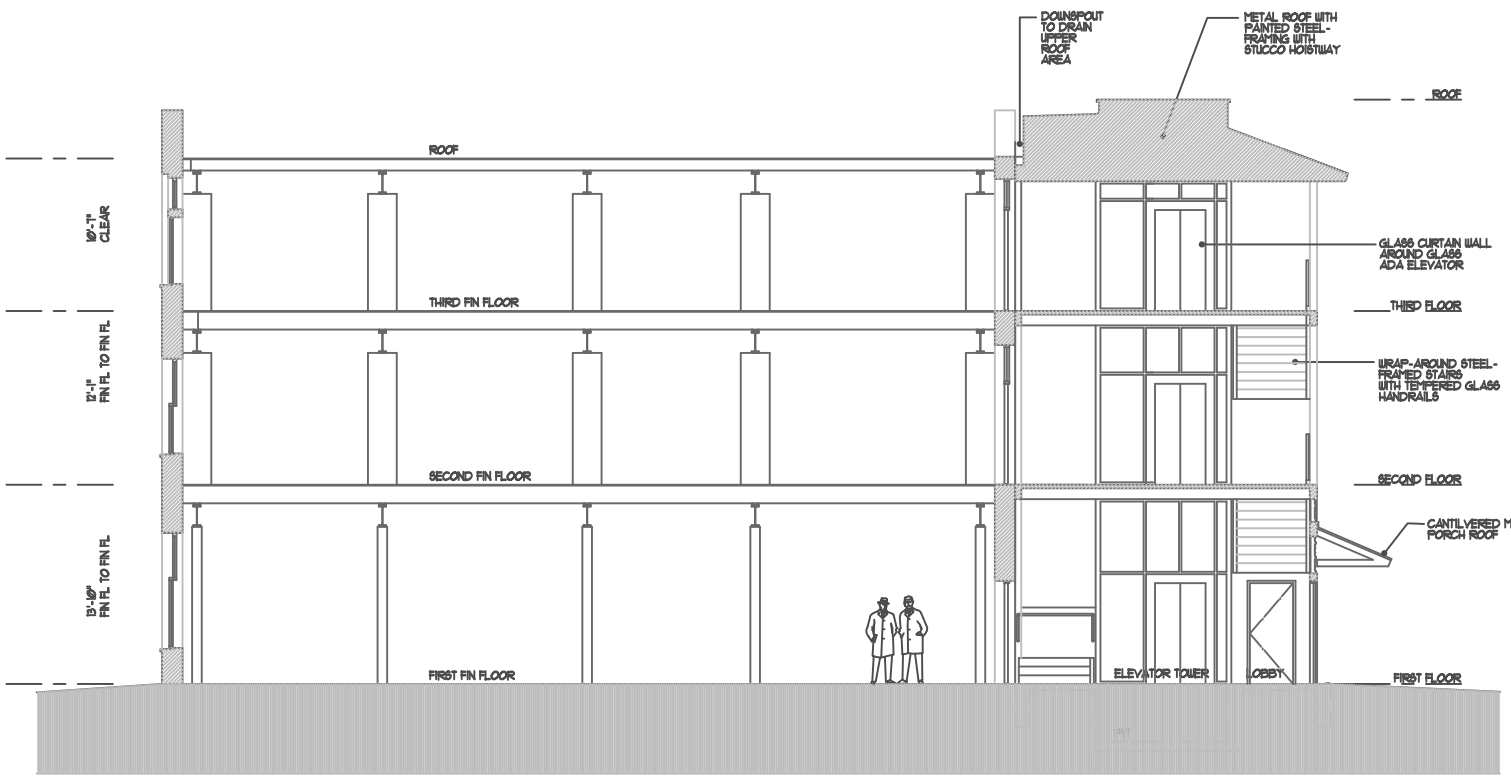

A-4.0.01 BUILDING SECTION (West-to-East looking North)
SCALE: 1/4" = 1'-0"

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
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SAN ANTONIO, TEXAS 78207-9

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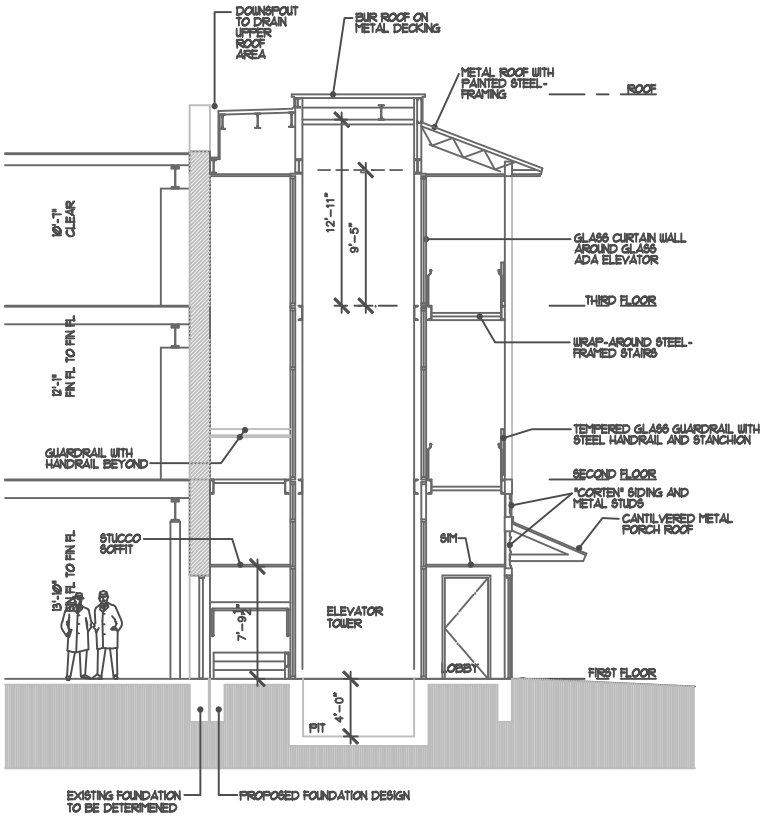

A-4.1.01 BUILDING SECTION THRU ELEVATOR

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

KEY NOTES

GENERAL NOTES

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
105 NORTH MEDINA STREET
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Revision # 4 date:

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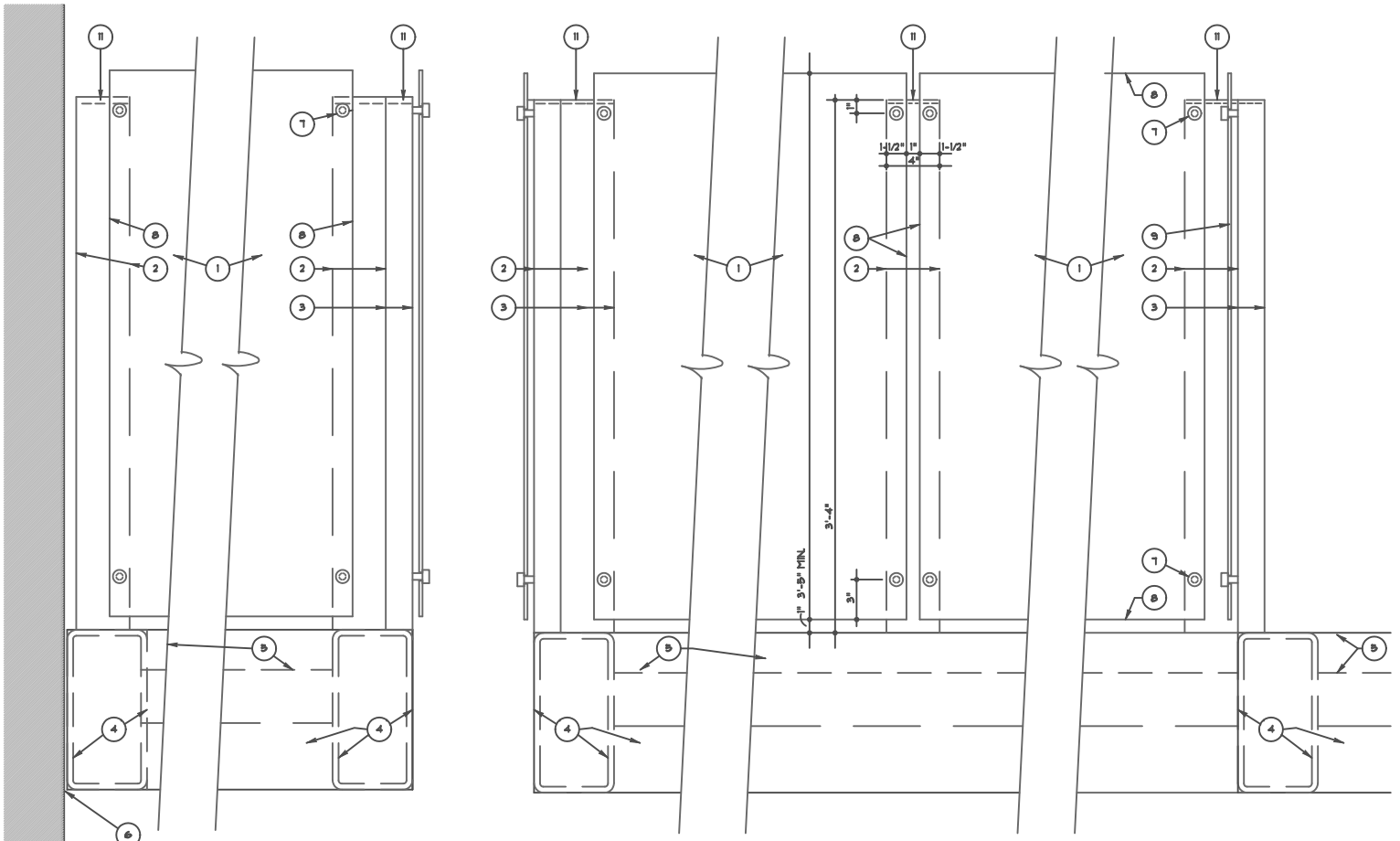
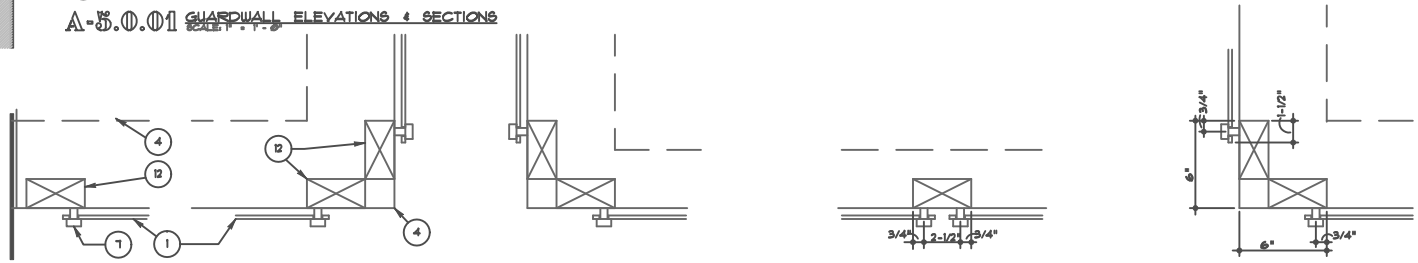


A-5.0.01 GUARDWALL ELEVATIONS & SECTIONS
SCALE: 1" = 1'-0"



A-5.0.02 GUARDWALL PLAN DETAILS
SCALE: 1" = 1'-0"

KEY NOTES

1. CLEAR TEMPERED GLASS GUARDRAIL PANELS.
2. 4" WIDE SHOWN OF 2" X 4" STEEL TUBE WELDED TO BEAM BELOW.
3. 2" WIDE SHOWN OF 2" X 4" STEEL TUBE WELDED TO BEAM BELOW.
4. STEEL BEAM BELOW. SEE STRUCTURAL DRAWINGS.
5. 3" CONCRETE DECKING AND STEEL DECK BEYOND. SEE STRUCTURAL DRAWINGS.
6. INSTALL STEEL BEAM, BEYOND, AGAINST EXISTING EXTERIOR BRICK.
7. TYPICAL "STAND OFF" ANCHOR DEVICE. SUBCONTRACTOR SHALL DETAIL VIA SHOP DRAWINGS.
8. EDGE OF GLASS PANEL.
9. THICKNESS OF GLASS PANEL.
10. PREFAB STEEL PANELS. SEE STRUCTURAL DRAWINGS.
11. STEEL CAP OF 2 X 4 VERTICAL TUBE.
12. 2 X 4 STEEL POST WITH CAP.

GENERAL NOTES

GN A CONTRACTOR SHALL PROVIDE STEEL FRAMING SHOP DRAWINGS FOR REVIEW BY STRUCTURAL ENGINEER AND ARCHITECT.

GN B CONTRACTOR SHALL PROVIDE "TEMPERED GLASS" SHOP DRAWINGS FOR REVIEW BY ARCHITECT.

CONSTRUCTION DOCUMENTS
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
108 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 78207-9

CATTLEMAN'S SQUARE HISTORIC DISTRICT

speegle & KIM-davis: Architecture
626 Avenue E 210 228-9921
San Antonio, Texas 78215-1814

Printed: 8/27/2018 8/31/18 -

Revision # 1 date: 8/31/18

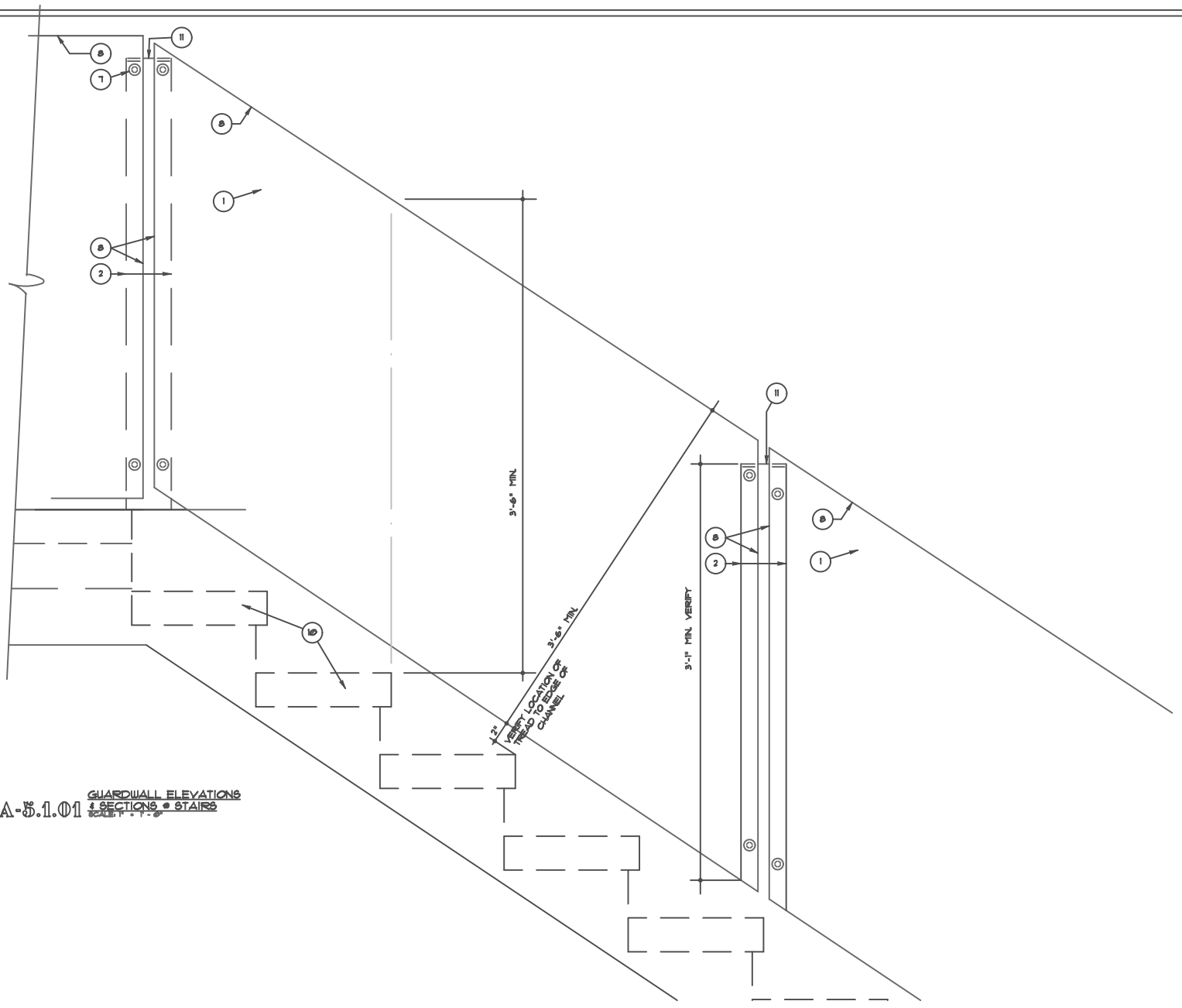
John J. Speegle, Architect
R.A. Texas #7161

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Date signed:

SKDA: 18028

A-5.0



A-5.1.01 GUARDWALL ELEVATIONS & SECTIONS @ STAIRS
SCALE: 1" = 1'-0"

KEY NOTES

1. CLEAR TEMPERED GLASS GUARDRAIL PANELS.
2. 4" WIDE SHOWN OF 2" X 4" STEEL TUBE WELDED TO BEAM BELOW.
3. 2" WIDE SHOWN OF 2" X 4" STEEL TUBE WELDED TO BEAM BELOW.
4. STEEL BEAM BELOW. SEE STRUCTURAL DRAWINGS.
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GENERAL NOTES

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John J. Speegle, Architect
R.A. Texas 17761

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STRUCTURAL DESIGN CRITERIA

1) THE STRUCTURAL ENGINEER-OF-RECORD USED THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS THE BASIC CODE DOCUMENT TO PREPARE THESE STRUCTURAL CONSTRUCTION DOCUMENTS ALONG WITH ADDITIONAL CODES AND REFERENCES NOTED IN THESE DOCUMENTS. CONSTRUCT THIS PROJECT ACCORDING TO THIS BASIC CODE DOCUMENT ALONG WITH ALL LOCAL APPPLICABLE CODES.

3) BEICKER ENGINEERING, LLC DESIGNED THE FOUNDATION FOR THIS PROJECT BASED UPON HIS PERSONAL KNOWLEDGE OF SOIL CONDITIONS IN THE VICINITY AND WITH MINIMUM SOIL PROPERTIES ALLOWED IN THE BUILDING CODE.

4) THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS. LAYOUT THE BUILDING BY A LICENSED SURVEYOR.

6) CONSIDER TYPICAL CONDITIONS NOT NECESSARILY NOTED AS TYPICAL FOR OTHER CONDITIONS. SPECIFIC DETAILS ON THE DRAWINGS INDICATE THE INTENT OF THE STRUCTURAL DESIGN AND, IN MOST CASES, ARE TYPICAL CONDITIONS OR VERY SIMILAR TO OTHER DETAILS.

7) UNDERSTANDING THE STRUCTURAL REQUIREMENTS SHOWN ON THE STRUCTURAL DOCUMENTS REQUIRES COOPERATION AMONG ALL PARTIES. DESIGN AND CONSTRUCTION ARE COMPLEX. DUE CARE AND DILIGENCE IN DESIGN DOES NOT GUARANTEE PERFECTION. COMMUNICATION IS NECESSARY. IMMEDIATELY REPORT PLAN DISCREPANCIES FOR OUR INTERPRETATION. CONSIDER UNRESOLVED DISCREPANCIES AS THE MORE COSTLY INTERPRETATION OF THE DISCREPANCY.

9) STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:
FLOOR LIVE LOADS = 105 PSF
ROOF LIVE LOAD = (L'R=L0 PSF, PONDING NOT CONSIDERED
ROOF DEAD LOAD = 20 PSF

GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (I) = 1.0

DESIGN LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)
D
D + L
D + LR
D + .75(L) + .75(LR OR S OR R)
D + (.6W OR 0.7E)
D + .75(.6W)+ .75 L + .75(LR OR S OR R)
D + .75 (.7E) + .75 L + .75 S
.6D + .6W
0.6D + 0.7E

WIND LOADS
ASCE 7-10 CHAPTER 27 PART 1 - ENCLOSED, PARTIALLY ENCLOSED, & OPEN BUILDING OF ALL HEIGHTS CHAPTER 27 PART 2- ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH H'<160'
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST) = 115 MPH
DESIGN WIND PRESS.= 20 PSF.
NOMINAL DESIGN WIND SPEED (3 SEC. GUST) = 90 MPH.
STRUCTURE TYPE = BUILDING
STRUCTURE CLASSIFICATION CATEGORY II, EXPOSURE CATEGORY C
TOPOGRAPHIC EFFECTS (KZT) = 1.0
GUST EFFECT FACTOR (G) = 0.85
RIGID STRUCTURE
ENCLOSURE CLASSIFICATION: OPEN
IMPORTANCE FACTOR: I

SEISMIC
SEISMIC USE GROUP II
SEISMIC IMPORTANCE FACTOR I
SPECTRAL RESPONSE COEFFICIENT(CS)=
SHORT DURATION SDS = 0.175
ONE SECOND DURATION SD1 = 0.139
SITE CLASS = D
SEISMIC DESIGN CATEGORY = A
BASIC SEISMIC-FORCE-RESISTING SYSTEM = BRACED TO EXISTING
ANALYSIS PROCEDURE = SIMPLIFIED

SOIL DESIGN PARAMETERS:
FROST DEPTH BELOW FINAL GRADE IS NOT APPLICABLE
MIN EXT BEAM DEPTH BELOW FINAL GRADE = 12"
ALLOWABLE SOIL BEARING CAPACITY (FP) = 2,000 PSF TOTAL LOAD

STRUCTURAL SUBMITTALS

SUBMIT TO THE STRUCTURAL ENGINEER FOR REVIEW APPROPRIATE SCHEDULES, SHOP DRAWINGS, SAMPLES, TEST REPORTS, AND PRODUCT DATA THAT IS RELATED TO THE STRUCTURAL PORTION OF THE WORK ACCORDING TO A/A DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. NO WORK SHALL BE FABRICATED UNTIL STRUCTURAL ENGINEER'S REVIEW HAS BEEN OBTAINED. A LIST OF STRUCTURAL SUBMITTALS REQUIRED FOR THIS PROJECT IS:

FABRICATION / ERECTION DRAWINGS:
STRUCTURAL STEEL
METAL FLOOR DECK FABRICATION
METAL ROOF DECK

REPORTS:
CONCRETE MIX DESIGN:
CONCRETE TEST RESULTS:
CONCRETE MONITORING DURING CONCRETE PLACEMENT REPORTS:
WELDER QUALIFICATIONS:
BOLT TIGHTENING TEST RESULTS:

STRUCTURAL SPECIAL INSPECTIONS AND TESTING

1) THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPIRC) FOR THIS PROJECT IS THE ARCHITECT. SUBMIT ALL SPECIAL INSPECTION REPORTS DIRECTLY TO THE RDPIRC FOR REVIEW. ALSO, SUBMIT THE STRUCTURALLY RELATED SPECIAL INSPECTION REPORTS TO THE STRUCTURAL ENGINEER FOR HIS REVIEW.

3) A QUALIFIED INDEPENDENT TESTING LABORATORY SHALL PERFORM THE INSPECTION AND TESTING SERVICES AS THE SPECIAL INSPECTOR(S) AS REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, ORDERS OR APPROVALS OF PUBLIC AUTHORITIES, AND ALSO ADDITIONAL INSPECTIONS, SAMPLING AND TESTING REQUIRED FOR HIS OWN CONVENIENCE AND FOR RETESTING WHEN WORK DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

EARTHWORK BELOW BUILDING

2) EXCAVATE TO THE ELEVATION REQUIRED. BACKFILL OVEREXCAVATED AREAS WITH COMPACTED SELECT FILL.

5) COMPACT THE EXPOSED SUBGRADE TO A MINIMUM DEPTH OF 8" TO DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 STANDARD PROCTOR TEST PROCEDURE AT OPTIMUM MOISTURE CONTENT. (0 TO +3%)

6) SELECT FILL BELOW THE SLAB SHALL BE CRUSHED LIMESTONE MEETING THE REQUIREMENTS OF TEXAS STATE DEPARTMENT OF TRANSPORTATION MB STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES ITEM 247, TYPE A, GRADE 2 OR TYPE B, GRADE 2.

8) SELECT FILL SHALL BE 6 INCHES MINIMUM THICKNESS COMPACTED IN THE FIELD NOT TO EXCEED 8" LIFTS LOOSE MEASURE TO A DRY DENSITY OF AT LEAST 95 PERCENT AS DETERMINED BY ASTM D-698 STANDARD PROCTOR TEST PROCEDURE AT OPTIMUM MOISTURE CONTENT. (-1% TO +3%)

12) THE FINISH SURFACE GRADING AROUND THE BUILDING SHOULD BE GRADED TO INSURE ADEQUATE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING.

CONCRETE

1) CONSTRUCT FORMWORK TO MAINTAIN TOLERANCES AS OUTLINED IN ACI 347. REUSE FORMWORK ACCORDING TO ACI 347. EXTEND FORMWORK AT LEAST SIX (6) INCHES BELOW THE FINISH GRADE ELEVATION ON PERIMETER BEAMS. CUT TEMPORARY PORT OPENINGS IN ORDER TO DRAIN EXPOSED TRENCHES DURING CONSTRUCTION IN CASE OF INCLEMENT WEATHER.

2) PROVIDE SYIKO-FLEX PREFORMED PLASTIC WATERSTOPS IN CONCRETE CONSTRUCTION JOINTS BELOW GRADE PER MANUFACTURER'S RECOMMENDATIONS.

3) REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A- 185, FLAT SHEETS ONLY. REINFORCING STEEL SHALL BE CONTINUOUS WITH SPLICES LAPPED AT LEAST 40 DIAMETERS.

4) FABRICATE BENT BARS ACCORDING TO ACI 315. INSTALL REINFORCING WITH CLEARANCE FOR CONCRETE COVERAGE AROUND REINFORCING STEEL ACCORDING TO ACI 318. SUBMIT FOR REVIEW FABRICATION AND PLACEMENT SHOP DRAWINGS INDICATING BAR SIZES, SPACINGS, LENGTHS, LAPS, LOCATIONS, AND QUANTITIES OF REINFORCING STEEL, BENDING AND CUTTING SCHEDULES, AND SUPPORTING AND SPACING DEVICES.

5) CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRESS (F'C) OF AT LEAST 4,000 PSI. DESIGN CONCRETE MIX(ES) ACCORDING TO ACI 301 REQUIREMENTS.

6) THE PROPORTIONS OF MATERIALS AND USE OF ADMIXTURES INFLUENCE THE CONCRETE STRENGTH ALONG WITH THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THAT THE CONCRETE IS SUITABLE FOR ITS INTENDED PURPOSE. THE ENGINEER RECOMMENDS THE CONTRACTOR CONSIDER THE FOLLOWING IN DETERMINING THE CONCRETE FOR THIS PROJECT: CEMENT SHALL BE TYPE I (GRAY). FLY ASH SHALL BE BORAL MATERIALS, CLASS C. IF FLY ASH IS USED, DO NOT EXCEED 20% OF THE TOTAL FLY ASH AND CEMENT USED BY WEIGHT. INCLUDE A POLYMERIC COMPOUND WATER-REDUCING ADMIXTURE THAT COMPLIES WITH ASTM C494. DO NOT ADD AN AIR ENTRAINMENT ADDITIVE.

7) BEFORE PLACEMENT OF ANY CONCRETE, SUBMIT CONCRETE MIX DESIGN(S) TO BE USED ON THE PROJECT. CONCRETE SHALL BE IN STRICT ACCORDANCE WITH YOUR MIX DESIGN.

8) PLACE AND CURE CONCRETE ACCORDING TO ACI 302. IR. FINISH ACCORDING TO ACI 117 TOLERANCES.

9) COORDINATE STRUCTURAL ENGINEER'S REVIEW, THE BUILDING OFFICIAL INSPECTION AND THE SPECIAL INSPECTOR INSPECTION AND TESTING SERVICES BEFORE EACH CONCRETE PLACEMENT.
THE BUILDING OFFICIAL SHALL INSPECT FOOTINGS AND FOUNDATIONS (IBC SECTION 110.3.1). THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY THE STRUCTURAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING THE REVIEW.

STRUCTURAL STEEL

1) ROLLED STEEL ANGLES, PLATES, AND BARS SHALL BE STRUCTURAL QUALITY COMPLYING WITH ASTM A-36 (FY=36 KSI). ROLLED STEEL SHAPES SHALL BE STRUCTURAL QUALITY CARBON STEEL COMPLYING WITH ASTM A-36/A50 DUAL GRADE COMPLYING WITH ASTM A992 GRADE 50.

2) STRUCTURAL STEEL TUBULAR PRODUCTS SHALL BE COLD FORMED STRUCTURAL QUALITY CARBON STEEL, WELDED OR SEAMLESS, COMPLYING WITH ASTM A1085.

3) SUBMIT FOR REVIEW FABRICATION AND ERECTION SHOP DRAWINGS INDICATING PROFILES, SIZES, SPLICE LOCATIONS, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTIONS, ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE OF FASTENERS AND LOADS.

4) INSPECTION OF FABRICATORS (IBC CHAPTER 1704.2) IBC 2009 (IBC CHAPTER 1704.2.5) IBC 2012 2015. THE FABRICATOR SHALL SUBMIT TO THE RDPIRC A COPY TO THE OWNER AND THE GENERAL CONTRACTOR A CERTIFICATE OF COMPLIANCE STATING THAT HE FABRICATED HIS WORK EITHER UNDER THE INSPECTION SERVICES OF A SPECIAL INSPECTOR OR UNDER THE INSPECTION SERVICES OF HIS NATIONALLY RECOGNIZED TRADE ORGANIZATION THAT REQUIRES QUALITY CONTROL INSPECTIONS.

5) FABRICATE AND ERECT ALL STRUCTURAL STEEL ACCORDING TO THE DRAWINGS AND AS AISC MANUAL OF STEEL CONSTRUCTION RECOMMENDS.

6) PRIME PAINT ALL STRUCTURAL STEEL WITH 1.0 TO 1.5 MIL DRY FILM THICKNESS ALKYD PRIMER OR EQUAL, EXCEPT FOR PLATES EMBEDDED IN CONCRETE.

7) HEADED STUD TYPE CONCRETE ANCHORS (HCA) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 108-58T LOW CARBON STEEL AND SHALL BE FASTENED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FOR BEAMS SUPPORTING COMPOSITE DECKS, SHEAR STUDS SHALL BE SPACED AT 20" MAXIMUM UNLESS NOTED OTHERWISE.

8) WELD ACCORDING TO THE DRAWINGS REQUIREMENTS AND AS RECOMMENDED BY APPLICABLE AWS SPECIFICATIONS. ALL WELDS ARE 1/4" SINGLE PASS FILLET WELDS UNLESS NOTED OTHERWISE.

9) TIGHTEN BOLTED CONNECTIONS ACCORDING TO THE SNUG-TIGHT METHOD.

10A) COORDINATE STRUCTURAL ENGINEER'S REVIEW, THE BUILDING OFFICIAL INSPECTION AND THE SPECIAL INSPECTOR INSPECTION AND TESTING SERVICES.

10B) THE BUILDING OFFICIAL SHALL INSPECT THE PRIMARY STRUCTURAL FRAMING. THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY A LICENSED PROFESSIONAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING HIS INSPECTION. (IBC CHAPTER 110.3.4)

10C) THE SPECIAL INSPECTOR (SI) SHALL INSPECT ALL WELDS EXCEPT FOR 3/8 INCH OR SMALLER FILLET WELDS AS RECOMMENDED BY APPLICABLE AWS SPECIFICATIONS. SPECIAL INSPECTOR SHALL REVIEW THE WELDERS' CERTIFICATION QUALIFICATIONS BEFORE CONSTRUCTION. BASIS FOR THE WELDING SPECIAL INSPECTOR QUALIFICATIONS SHALL BE AWS D1.1. (IBC CHAPTER 1705.2.1)

10D) THE SPECIAL INSPECTOR (SI) SHALL INSPECT BOLTED CONNECTIONS ACCORDING TO AISC SPECIFICATIONS FOR THE TURN-OF-THE-NUT SNUG-TIGHT METHOD. (IBC CHAPTER 1705.2)

10E) THE SPECIAL INSPECTOR (SI) SHALL INSPECT THE STEEL FRAME TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS, SUCH AS BRACING, STIFFENING, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION. (IBC CHAPTER 1705.2)

METAL ROOF DECK

1) METAL ROOF DECK SHALL BE 22 GAGE TYPE B GALVANIZED CORRUGATED METAL DECK. FABRICATE DECK FROM SHEET STEEL CONFORMING TO A611, SECTION A3, MINIMUM YIELD STRESS OF 80 KSI. CONSTRUCT ACCORDING TO SDI.

2) SUBMIT FOR REVIEW SHOP DRAWINGS INDICATING DECKING PLAN, DECK PROFILE DIMENSIONS, WELD PATTERN, ANCHORAGE, SUPPORTS, PROJECTIONS, OPENINGS AND REINFORCEMENT, FINISHED, APPLICABLE DETAILS AND ACCESSORIES.

3) SCREW DECK TO SUPPORTS. INTERMEDIATE SUPPORTS AND TO PERIMETER ANGLE WITH NO. 12 BY 3/4" LONG SELF DRILLING, SELF TAPPING TEKS 1 SCREWS. TOUCH UP ALL CUT EDGES WITH GALVANIZED PAINT ACCORDING TO AISC RECOMMENDATIONS.

4) END LAPS SHALL BE A MINIMUM OF 2" AND SHALL ALWAYS OCCUR OVER SUPPORTS. SIDE LAPS SHALL REQUIRE A MINIMUM OF ONE-HALF FLUTE. ATTACH SPLIT PANELS REQUIRED TO FINISH CUT THE DECK IN EVERY VALLEY AT ALL SUPPORTS. DOUBLE THE SIDELAP FASTENERS TO ADJACENT SPLIT PANELS.

5) ATTACH ROOF DECK END LAPS AT 6" ON CENTER ACROSS THE WIDTH. ATTACH ROOF DECK TO INTERMEDIATE SUPPORTS AT 12" ON CENTER ACROSS THE WIDTH.

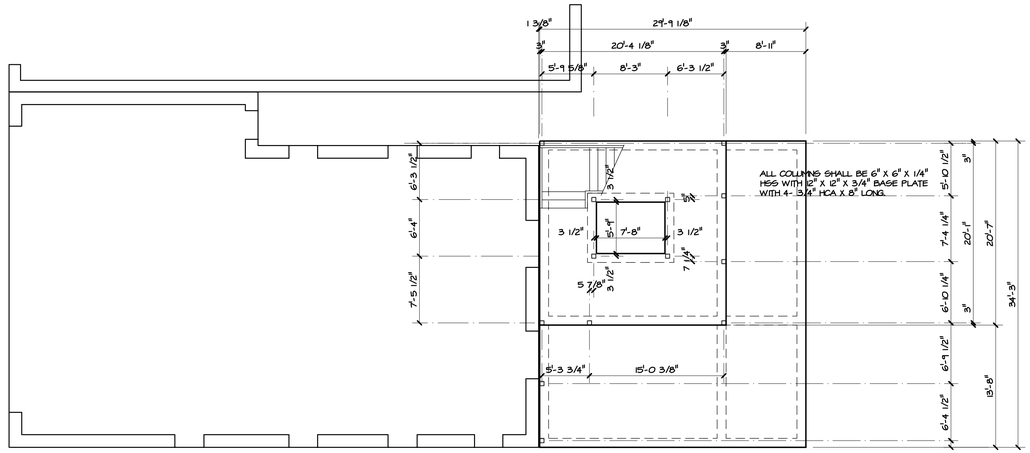
6) SIDELAPS OF ADJACENT ROOF DECK UNITS SHALL BE FASTENED BY NO. 10-16 BY 3/4" LONG, SELF DRILLING, TEKS 1 SCREWS SPACED AT NOT MORE THAN 24" ON CENTER. LOCATE SIDE LAP FASTENERS AT STRUCTURAL SUPPORTS AND AT APPROPRIATE INTERVALS BETWEEN.

7) ATTACH THE ROOF DECK UNITS TO THE PERIMETER ANGLE PARALLEL TO THE DECK DIRECTION AT 12" ON CENTER.

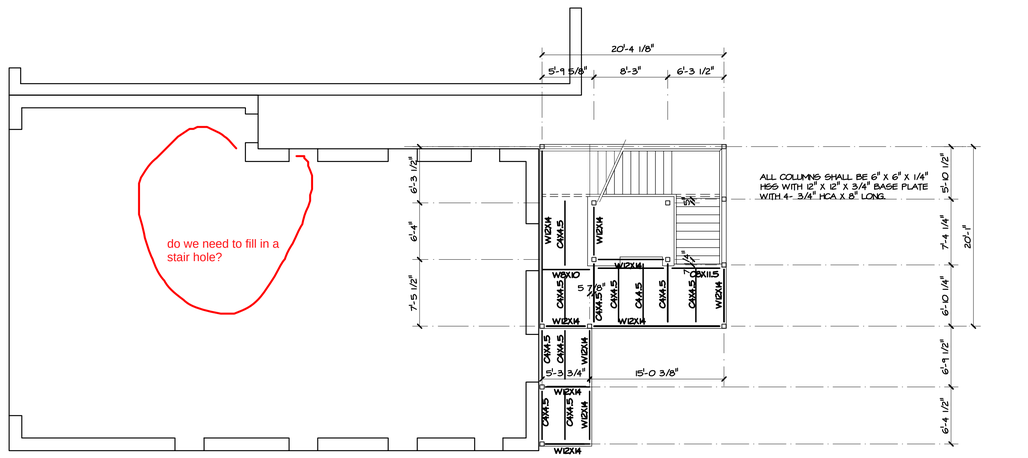
8) COORDINATE STRUCTURAL ENGINEER'S REVIEW, THE BUILDING OFFICIAL INSPECTION AND THE SPECIAL INSPECTOR INSPECTION AND TESTING SERVICES.

THE BUILDING OFFICIAL SHALL INSPECT THE PRIMARY STRUCTURAL FRAMING. THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY A LICENSED PROFESSIONAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING HIS INSPECTION. (IBC CHAPTER 110.3.4)

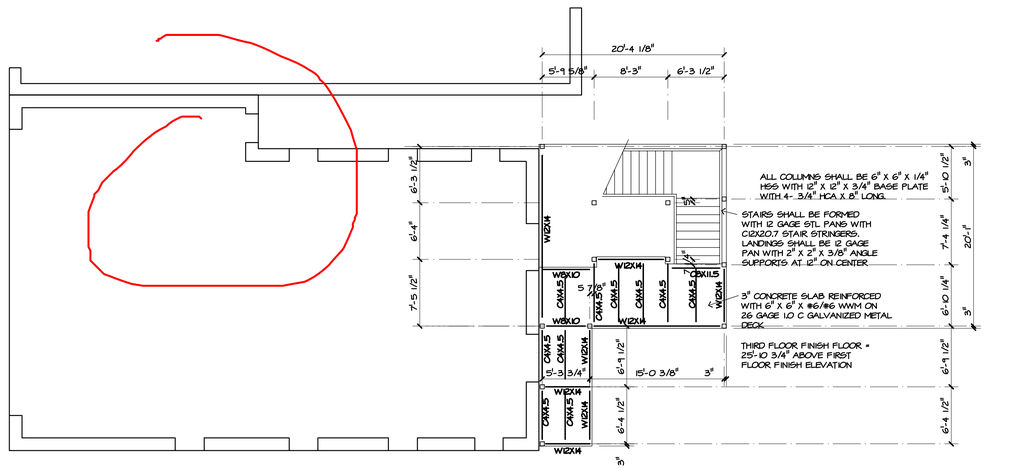
THE SPECIAL INSPECTOR (SI) SHALL INSPECT ALL WELDS AS RECOMMENDED BY APPLICABLE AWS SPECIFICATIONS. SPECIAL INSPECTOR SHALL REVIEW THE WELDERS' CERTIFICATION QUALIFICATIONS BEFORE CONSTRUCTION. BASIS FOR THE WELDING SPECIAL INSPECTOR QUALIFICATIONS SHALL BE AWS D1.3. (IBC CHAPTER 1705.2.1)



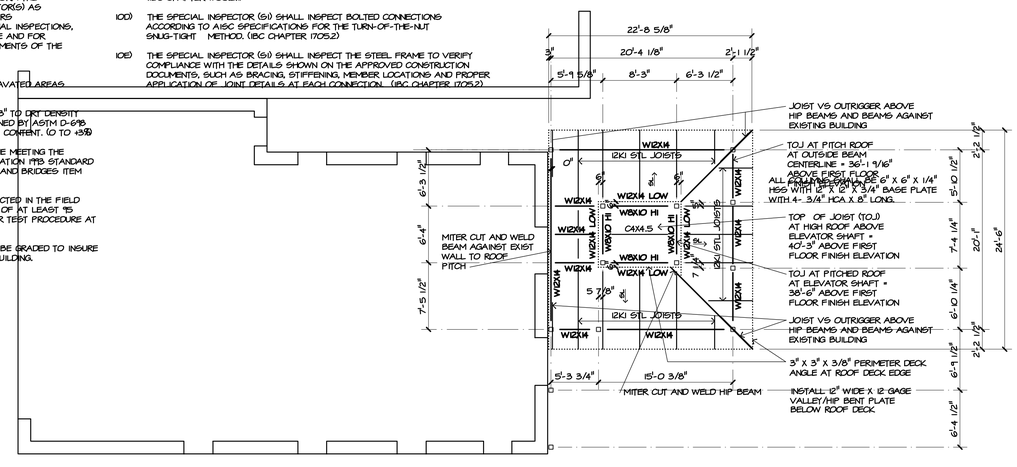
FOUNDATION PLAN SCALE: 1/8"=1'-0"



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



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



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

BEICKER ENGINEERING, INC. TBPE BEI 17605 TEXAS - 50565 DL BEICKER, PE NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES INTERIM REVIEW DOCUMENT

BEICKER ENGINEERING, llc STRUCTURAL / CONSTRUCTION ENGINEER

PROJECT	
SANTA MONICA HOTEL 108 N Medina Street San Antonio, Texas	XXX. XX, 2015 **SHEET S**

BEICKER ENGINEERING, llc Structural / Construction Engineers ● 16403 Turkey Point ● San Antonio, Texas, 78232 ● Phone (210) 394-7700 ● F-17605

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION. OBTAIN PERMITS AND PAY ALL FEES. PERFORM MODIFICATION TO MEET CODE AND ORDINANCE REQUIREMENTS AT NO ADDITIONAL COST TO OWNER, ARCHITECT, OR ENGINEER.
2. VERIFY AT JOB SITE THE EXACT LOCATION OF STRUCTURAL MEMBERS SUCH AS BEAMS, COLUMNS ETC. TO LOCATE EQUIPMENT CONDUIT, PANELS, AND DEVICES. IF DEVIATIONS FROM THE DRAWINGS ARE NECESSARY TO MEET STRUCTURAL CONDITIONS, NOTIFY A/E TEAM, MAKE DEVIATIONS WITHOUT ADDITIONAL COST TO OWNER, ARCHITECT, OR ENGINEER.
3. SUBMIT COMPLETE DESCRIPTIVE DATA TO OWNERS REPRESENTATIVE FOR APPROVAL BEFORE ORDERING EQUIPMENT.
4. ALL ITEMS OF MATERIAL AND EQUIPMENT FOR WHICH STANDARDS HAVE BEEN ESTABLISHED BY UNDERWRITERS LABORATORIES, ELECTRICAL TESTING LABORATORIES OF NATIONAL ELECTRICAL MFG. ASSOCIATION, SHALL BE APPROVED OR LISTED AND SHALL BEAR SUCH LABELS. ALL MATERIALS SHALL BE NEW.
5. TEST ALL EQUIPMENT INCLUDED IN THIS CONTRACT FOR PROPER OPERATION.
6. THE OWNER SHALL BE GUARANTEED BY THE ELECTRICAL CONTRACTOR THAT ANY DEFECTS ARISING IN THE WORK WITHIN ONE YEAR OF THE DATE OF ACCEPTANCE SHALL BE CORRECTED FREE OF CHARGE.
7. ALL SLEEVES, PENETRATIONS, ETC. SHALL BE SEALED SOLID NON-SHRINKING MATERIAL IMMEDIATELY UPON FILLING THE OPENING WITH PIPE OR CONDUIT.
8. GROUND ENTIRE ELECTRICAL SYSTEM IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. SPECIFY PANEL BOARDS WITH BOLT-ON CIRCUIT BREAKERS. PANEL BOARDS WITH COPPER BUSSING ONLY.
9. CONDUIT OUTDOORS OR WHERE EXPOSED TO WET OR DAMP CONDITIONS SHALL BE RIGID, GALVANIZED WITH THREADED FITTING. CONDUIT INDOORS SHALL BE E.M.T. WITH THREADED FITTING. SCHEDULE 40 PVC CONDUIT MAY BE USED UNDERGROUND ONLY.
10. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER WIRE. NUMBER 8 AND LARGER SHALL BE STRANDED AND HAVE MINIMUM TYPE 'THHN.' INSTALLATION OR EQUAL. ALL WIRING SHALL BE INSTALLED IN EMT CONDUIT RACEWAY.
11. COORDINATE ALL WORK AND ELECTRICAL EQUIPMENT LOCATIONS WITH CIVIL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL TRADES.
12. WALL RECEPTACLES SHALL BE DUPLEX CONVENIENCE OUTLETS 20 AMPERES, 120VOLTS.
13. WALL SWITCHES SHALL BE HUBBELL 20AMP 120/277VOLT.
14. VERIFY AT JOB SITE GENERAL WORK TO BE DONE AS SPECIFIED, AS NOTED, OR AS REQUIRED FOR INSTALLATION OF ELECTRICAL OR ELECTRICAL SYSTEMS PRIOR TO SUBMISSION OF BIDS.
15. THE ELECTRICAL CONTRACTOR AND HIS EMPLOYEES SHALL PERFORM THEIR WORK IN A SAFE MANNER TO MAINTAIN ADEQUATE PROTECTION OF THEIR WORK, THE OWNERS PROPERTY, AND ALL PERSONS ON THE SITE FROM INJURY, DAMAGE OR LOSS.
16. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY PROBLEM ARISING FROM INTERPRETATION ON THESE DOCUMENTS IMMEDIATELY AS IT IS DISCOVERED.
17. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EQUIPMENT TO BE REMOVED AND REPLACED BEFORE SUBMITTING HIS BID.
18. CONTRACTOR SHALL COORDINATE ALL LIGHT FIXTURES TYPES AND LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PROJECT.
19. CONTRACTOR SHALL PAY FOR ALL PUBLIC UTILITY SYSTEM CHECKS, AS NEED BE REQUIRED FOR THE PROJECT.
20. WALL RECEPTACLES, SWITCHES AND TELEPHONE PLATES SHALL BE COLOR AS REQUIRED BY OWNER SPECIFICATIONS.
21. INSTALLATION SHALL BE IN ACCORDANCE WITH NEC 2014 AND IECC 2015 WITH CITY AMENDMENTS AND THE STATE OF TEXAS AUTHORITY HAVING JURISDICTION.
22. ALL MATERIALS ABOVE CEILING IN PLENUM SPACE SHALL HAVE A MINIMUM 1.0 HOUR FIRE RATING WHEN REQUIRED BY CODE AND LOCAL AHJ.
23. FIRE ALARM SYSTEM TO BE PROVIDED BY CONTRACTOR WHERE REQUIRED BY TENANT SPACE.

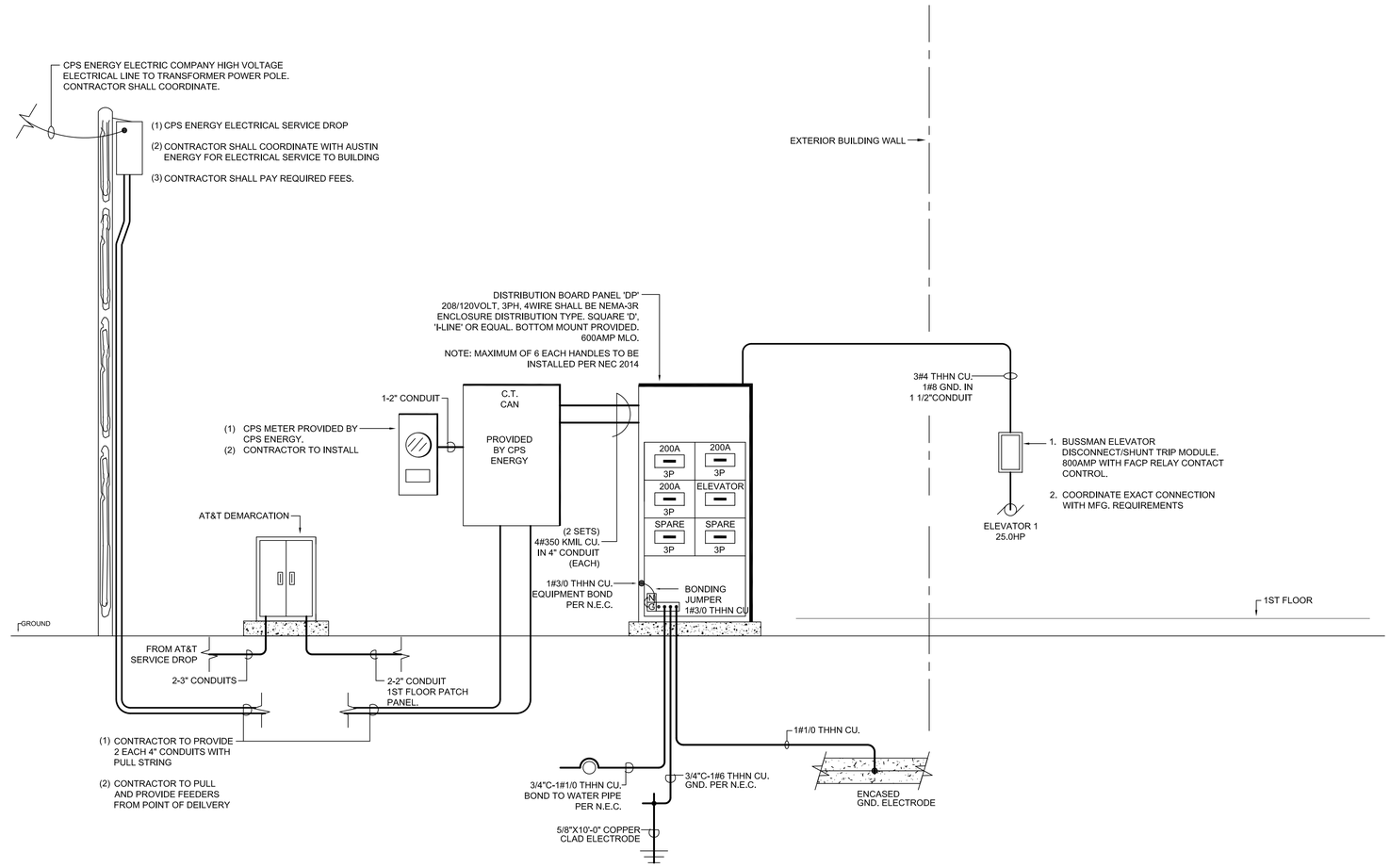
ELECTRICAL SYMBOLS

SYMBOLS	DESCRIPTION
A	FLUORESCENT FIXTURE CEILING MOUNTED LETTER INDICATES TYPE
X	EXIT LIGHT - CEILING MOUNTED WITH ARROWS AS INDICATED
	2 x 2 CEILING MOUNTED LIGHT FLUORESCENT
X1	EMERGENCY LIGHT UNIT WITH BATTERY PACK AS INDICATED
D	DIMMER SWITCH
	SINGLE POLE SWITCH
"DP" OR "MDP"	DISTRIBUTION PANEL BOARD; SEE SCH.
"PNL"	PANEL BOARD; SEE SCH.
	DUPLEX RECEPTACLE, 20A, 120V 3 WIRE GROUNDING TYPE
WP/GFI	DUPLEX RECEPTACLE GFI GROUND FAULT CIRCUIT INTERRUPTING WP= WEATHER PROOF
	CONCEALED CONDUIT WITH ONE PHASE NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED
	TELEPHONE OUTLET IN FLOOR
	QUADPLEX OUTLET
	DATA CABLE FOR IN HOUSE COMMUNICATION
— P —	UNDER FLOOR CONDUIT AS SPECIFIED FOR ELECTRICAL.
— D —	UNDER FLOOR CONDUIT AS SPECIFIED FOR DATA.
$	LIGHT SWITCH - SINGLE POLE
$K	LIGHT SWITCH - KEYED
$3	LIGHT SWITCH - THREE WAY
$I $O	INBOARD / OUTBOARD SWITCHES
$P	LIGHT SWITCH - WITH PILOT LIGHT

ELECTRICAL SYMBOLS

SYMBOLS	DESCRIPTION
	SWITCH LEG USED TO INDICATE SWITCH SCHEME
	BRANCH CIRCUIT HOME RUN; SUBSCRIPT INDICATES PANEL & #'S INDICATE BREAKER POSITION
J	SAFETY SWITCH, NON-FUSED OR FUSED, SIZE AS INDICATED
SD	CEILING MOUNTED SMOKE DETECTOR
SD D	DUCT MOUNTED SMOKE DETECTOR
AC	ABOVE COUNTER (OUTLET)
	LIGHT WALL MOUNT
	LIGHT SURFACE MOUNT
J	JUNCTION BOX
	FLOOR OUTLET 3WIRE WITH GROUNDING
	CEILING OUTLET 3WIRE WITH GROUNDING
T	TELEPHONE 18" A.F.F. CONDUIT 3/4", 1'-0" ABV. WALL FOR GENERAL CONDITIONS
D	DATA 18" A.F.F. CONDUIT 3/4" ABV. WALL FOR GENERAL CONDITIONS
T/D	TELEPHONE/DATA COMBINATION 18" A.F.F. 3/4" CONDUIT EACH ABV. WALL.

NOTE: ALL NOTES AND SYMBOLS MAY NOT BE APPLICABLE TO THIS PROJECT.



1 **ELECTRICAL RISER DIAGRAM AT SERVICE ENTRY TO BUILDING**
SCALE: NOT TO SCALE

DESIGN DEVELOPMENT DOCUMENTS FOR
ELEVATOR & EXIT STAIR ADDITION
SANTA MONICA HOTEL
108 NORTH MEDINA STREET
SAN ANTONIO, TEXAS 782079
CATTLEMAN'S SQUARE HISTORIC DISTRICT

speegle & KIM–davis: Architecture
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Engineer of Record
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FOR REVIEW

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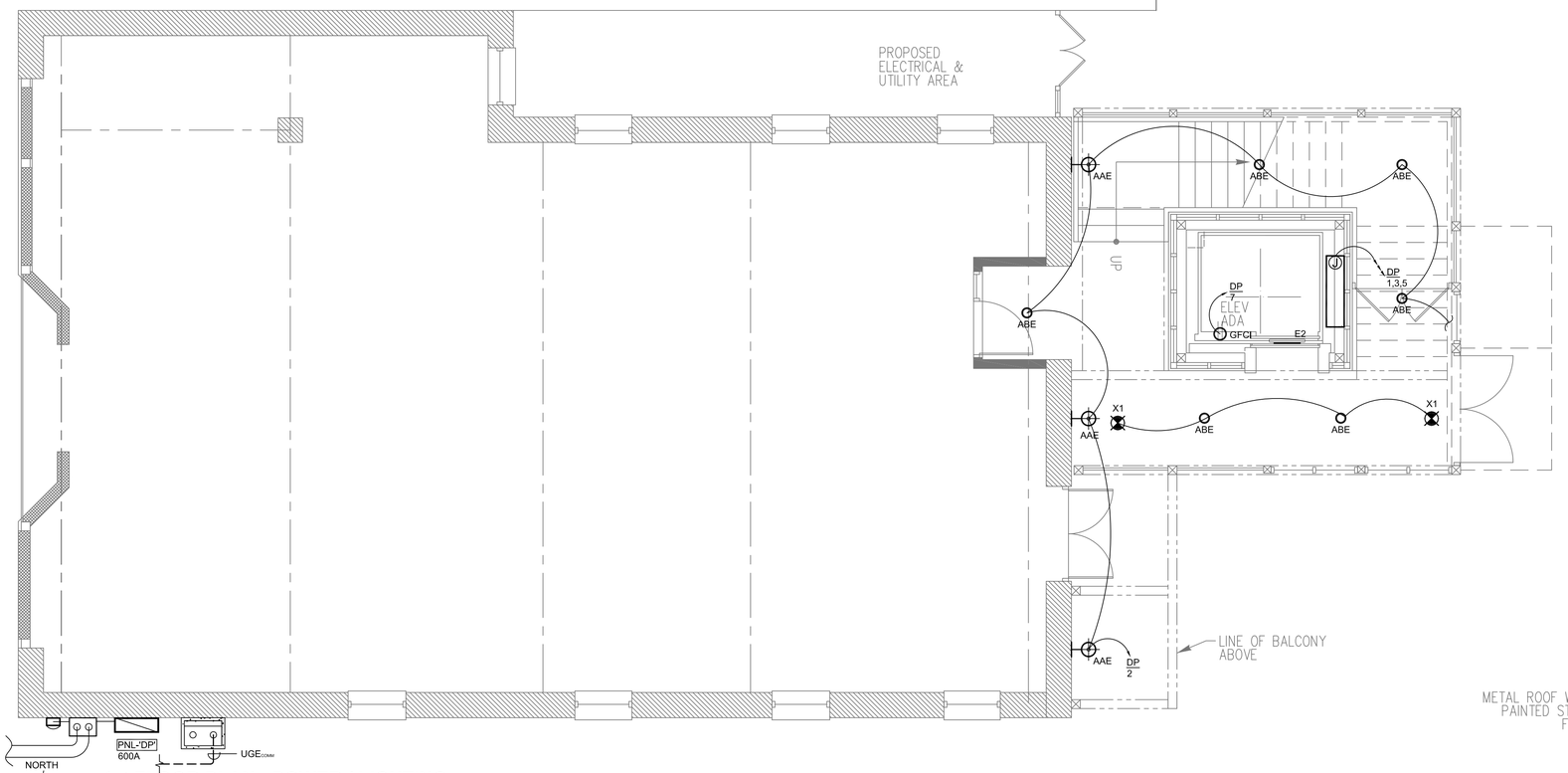
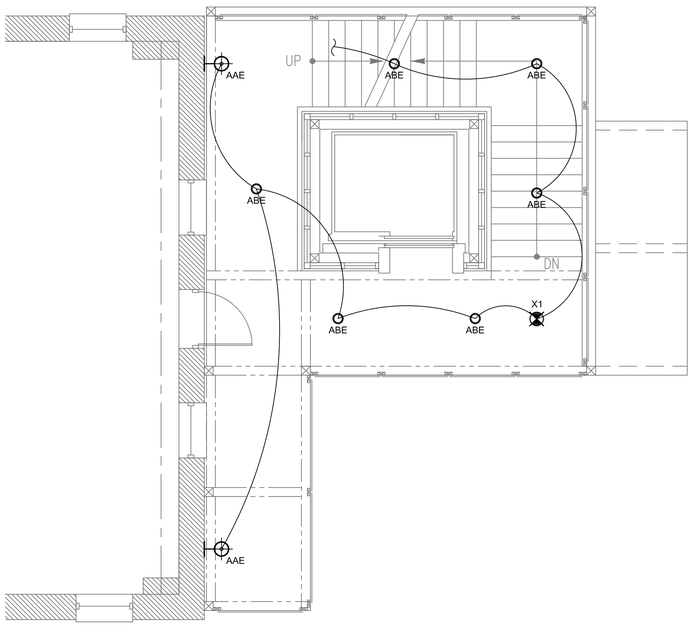
P.E. SPECIFICATIONS

E1

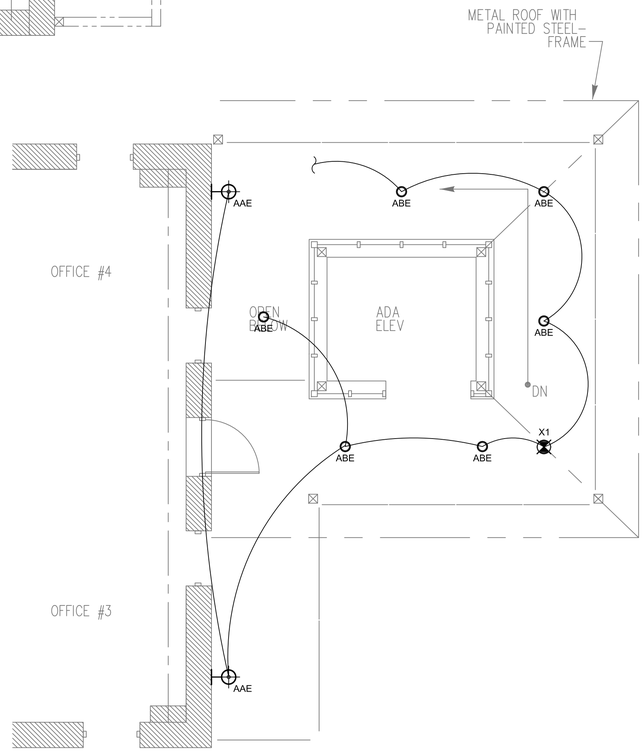
NOTE: DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.



1 1st FLOOR PLAN - POWER / LIGHTING
SCALE: 1/4" = 1' - 0"



2 2nd FLOOR PLAN - POWER / LIGHTING
SCALE: 1/4" = 1' - 0"



3 3rd FLOOR PLAN - POWER / LIGHTING
SCALE: 1/4" = 1' - 0"

◇ POWER KEYED NOTES

1. LOCATION OF BUILDING ELECTRICAL SERVICE ENTRY. SEE ELECTRICAL RISER DIAGRAM. SEE SITE PLAN E01.01.
2. AT&T TELEPHONE CABINET. CONTRACTOR SHALL PROVIDE 1-2" CONDUIT TO EACH FLOOR SPACE.
3. 2-3" CONDUITS FROM AT&T SERVICE POLE TO BUILDING DEMARCATION. SEE SITE PLAN E01.01.

POWER GENERAL NOTES

1. PANEL BOARDS WITH BOLT-ON CIRCUIT BREAKERS.
2. PANEL BOARDS WITH SWITCHING DUTY (SWD) CIRCUIT BREAKERS FOR LIGHTING CIRCUITS.
3. PANEL BOARDS WITH COPPER BUSSING ONLY.
4. ALL WIRING TO BE INSTALLED IN CONDUIT RACEWAY.
5. IG= ISOLATED GROUND
6. ALL WIRE SHALL BE COPPER.
7. GROUND SEPARATELY DERIVED SERVICE. INCLUDE BUILDING STEEL IN GROUND IF POSSIBLE.
8. ALL ILLUMINATED SIGNS MUST BE CONTROLLED BY A 7-DAY TIME CLOCK.
9. ALL LIGHT FIXTURES, WIRING METHODS, ETC. WITHIN A PLENUM CEILING MUST BE 'PLENUM APPROVED' AS PER LOCAL ORDINANCES.

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Revision # & date:

POWER FLOOR PLANS

E2

PANEL: 'DP' VOLTS: 208/120 KAIC: 600 MLO
LOCATION: PHASE: 3 NEMA: 1
EXTERIOR WIRE: 4 MTG: 600 AMP

ckt. no.	CIRCUIT USE	BKR SIZE	va load/phase A	B	C	BKR SIZE	CIRCUIT USE	ckt. no.
1	ELEVATOR	100/3				20/1	EMERGENCY LIGHTS	2
3	" "	-						4
5	" "	-						6
7	REC-1 PIT	20/1						8
9								10
11								12
13								14
15								16
17								18

TOTALS IN VA

LOAD	CONN. VA		DEMAND	DESIGN VA
LIGHTING (L)		X	125%	
AIR COND (AC)		X	100%	
HEATING (HVAC)		X	100%	
RECEPTACLES (R)		X	100%	
CONTINUOUS LOAD		X	125%	
EQUIPMENT		X	100%	
* MOTOR LOAD		X	25%	
PANEL-'X'		X		
SUB-TOTAL				
RESERVE CAPACITY(10%)				-
TOTAL				

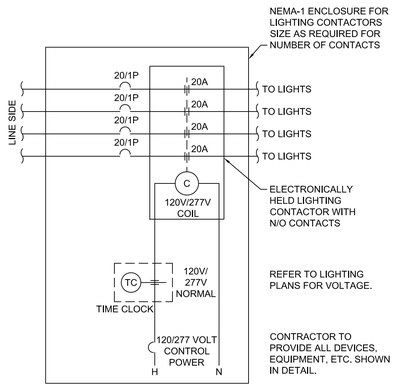
NOTES:

VA
208 VOLTAGE
1.73 PHASE
AMPS

LIGHTING CONTACTOR SCHEDULE

CONTACTOR NUMBER	AMP RATING	NO. POLES	SERVICES	PANEL BOARD & CIRCUIT NUMBER DESIGNATION	SPARE POLES	OPERATING HOURS	CONTROL CIRCUIT
C1	20	6	DOWN-LIGHTS	PANEL 'A1' = '4'	3	(1)(2)	(1)(4)

NOTE:
(1) TENANT TO DESIGNATE OPERATING HOURS.
(2) LOCATION OF LIGHTING CONTACTORS ARE SHOWN ON SHEETS E1.01 AND E2.01.
(3) MASTER WALL SWITCH.
(4) TIME CLOCK.

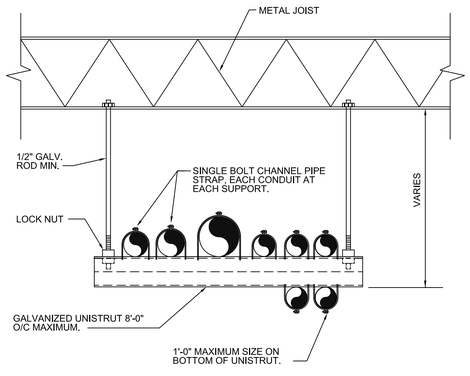


1 LIGHTING CONTACTOR (C1) CONTROL ELEVATOR LIGHTING
SCALE: NOT TO SCALE

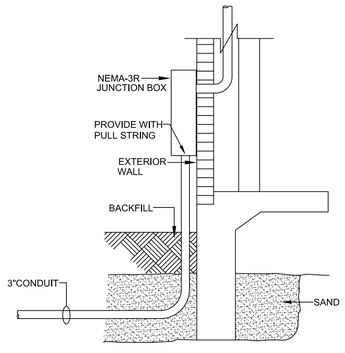
LIGHTING SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMPS	FIXTURE WATT	VOLTAGE	MANUFACTURER	CATALOG NO.	NOTES
A1	4'-0" CONTEMPORARY WRAP AROUND	HUNG	LED/35K	30.6	UNIVERSAL 120-277	METALUX	4WSL-LD2-35-SPS-UNV-L835-CD1	
A1E	SAME AS 'A1' EXCEPT WITH BATTERY BACK-UP	HUNG	LED/35K	30.6	UNIVERSAL 120-277	METALUX	4WSL-LD2-35-SPS-UNV-EU-UNV-L835-CD1	
A2	2'-0" WRAP AROUND	WALL MOUNTED	LED	20.1	UNIVERSAL 120-277	METALUX	SNLED-LD5-28SL-UNV-L835	
B1	4" LED DOWN LIGHT SPECULAR ALZAK WITH WHITE RING	RECESSED	LED/30K	14	UNIVERSAL 120-277	HALO	H457ICAT1E-ELG406-30-SN	
B1E	SAME AS 'B1' EXCEPT WITH BATTERY BACK-UP	RECESSED	LED/30K	14	UNIVERSAL 120-277	HALO	H457ICAT1E-ELG406-30-SN WITH EMERGENCY BATTARY	
B2	6" LED SURFACE	SURFACE	LED		UNIVERSAL 120-277	PROGRESS	P8022-28-30K9-AC1-L10	
C1	2'-0" DIRECT / INDIRECT WALL LAVATORY LIGHT	WALL	LED		UNIVERSAL 120-277			
C2	CONTRACTOR SHALL ALLOW $200.00 PER FIXTURE	STAIRWELL STEP	LED	7	UNIVERSAL 120-277	TO BE SELECTED	CONTRACTOR TO PROVIDE COMPLETE INSTALLATION	
X1.1	EXIT LIGHT UNIT W/LED/BATTERY BACKUP CLEAR RED	WALL	LED	4.6	UNIVERSAL 120-277	METALUX	SBMA16RCSA	
X1.2	EXIT LIGHT UNIT W/LED/BATTERY BACKUP CLEAR RED	PENDANT	LED	4.6	UNIVERSAL 120-277	METALUX	SPMA16RCSA	
X2	EMERGENCY LIGHT	CEILING WALL	LED	5	UNIVERSAL 120-277	SURE-LITES	CU2-LED	
X3	EXTERIOR EMERGENCY LIGHT	SURFACE	LED	5.2	UNIVERSAL 120-277	SURE-LITES	AEL2-31-BZ-SD	
AA	4" LED DOWN LIGHT SPECULAR ALZAK WITH WHITE RING	RECESSED	LED/30K	14	UNIVERSAL 120-277	HALO	H457ICAT1E-ELG406-30-SN	
AB	AREA PARKING LOT LIGHT W/ 20'-0" SQ. STEEL POLE.	AREA LIGHT W/ 20' POLIE	LED	78	UNIVERSAL 120-277	MCGRAW-EDISON	TLM-F03-LED-E1-T3-BZ	
AC	YOKE MOUNTED FLOODLIGHT. BRONZE	CANOPY MOUNT	LED	26	UNIVERSAL 120-277	LUMARK	XTOR3B14	

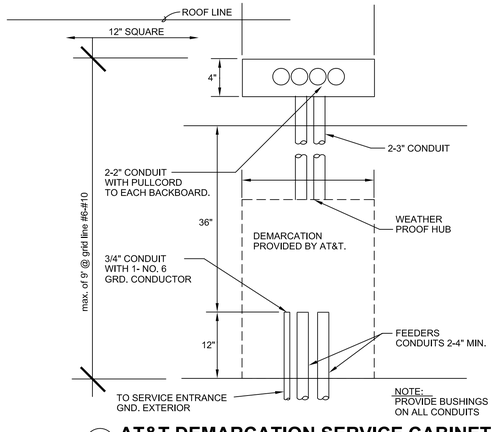
NOTES:
(1) ALL EXIT SIGNS TO HAVE RED LETTERS WITH 6"X3/4" LETTERS AND 90 MINUTES OF BATTERY BACK-UP.
(2) ALL RECESSED DOWN LIGHTS ARE TO HAVE INTEGRAL THERMAL PROTECTION.
(3) CONFIRM ALL FIXTURE VOLTAGES WITH CIRCUITING ON PLAN.
(4) MANUFACTURER TO VERIFY FIXTURE CATALOG NUMBERS WITH THE DESCRIPTION OF THE FIXTURE AND CIRCUITING ON THE PLANS.
(5) ALL BATTERY BACK-UP FLUORESCENT FIXTURES SHALL HAVE BODINE (1350 LUMEN OUTPUT).
(8) WALL SWITCH AND SENSOR 'WS' AS REQUIRED PER IECC 2015 CHAPTER 5.



2 MULTIPLE ELECTRICAL CONDUIT MOUNTING
SCALE: NOT TO SCALE



3 TELEPHONE / COMMUNICATION SERVICE ENTRANCE CONDUIT WITH J-BOX
SCALE: NOT TO SCALE



4 AT&T DEMARCATION SERVICE CABINET
SCALE: NOT TO SCALE

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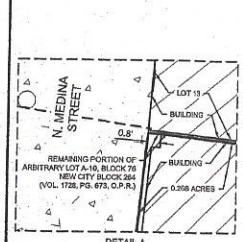
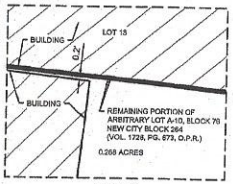
ELECTRICAL DETAILS

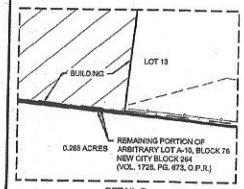
E3



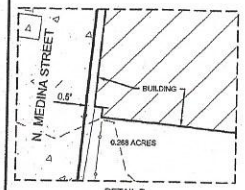
DETAIL A



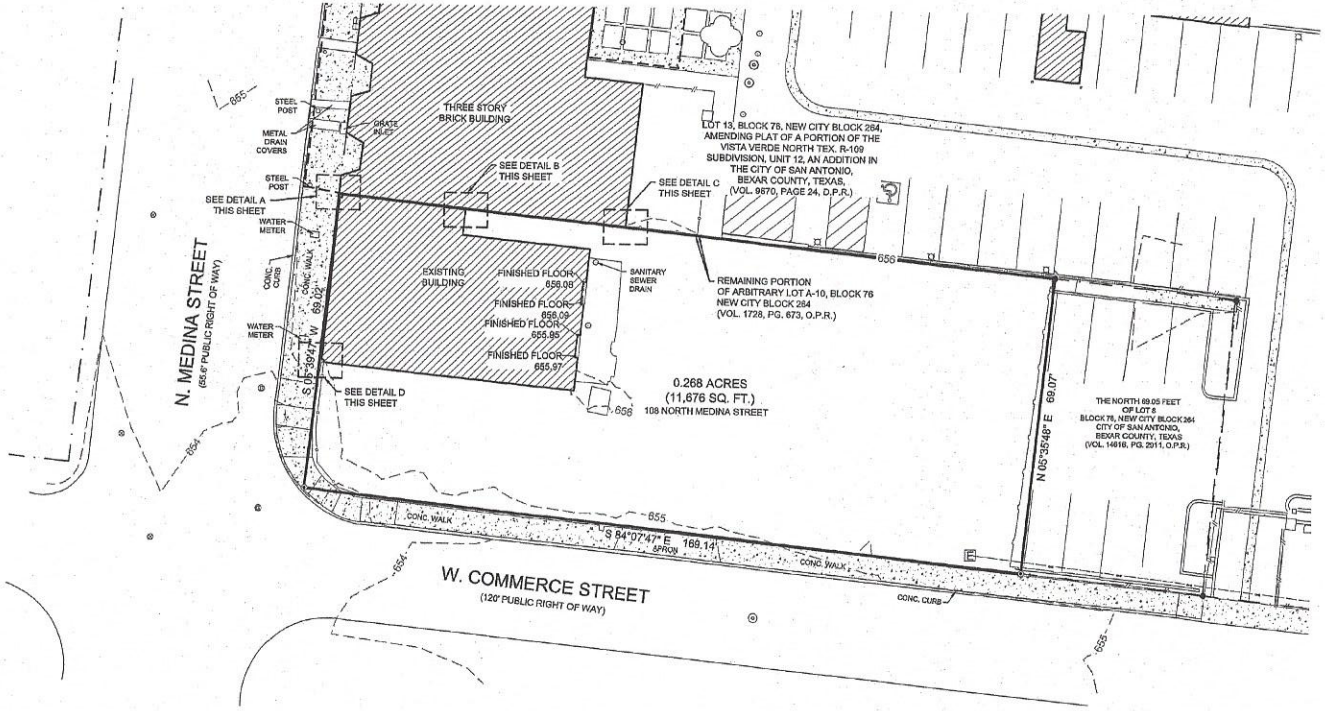
DETAIL B



DETAIL C



DETAIL D



NORTH

SCALE: 1" = 20'

20 0 10 20 40

LEGEND

- CONCRETE CURB
- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- GAS VALVE
- GAS METER
- OVERHEAD UTILITY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0395 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DEFINITION:
ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

4) ELEVATIONS REFERENCED TO NAVD 88 DATUM AS ESTABLISHED BY LEICA SMARTNET GPS NETWORK.

5) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

I HEREBY STATE THAT THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THAT PROPERTY AND THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 6578

REVISIONS:

DATE	No.	DESCRIPTION	BY

BOUNDARY AND IMPROVEMENT SURVEY OF

A 0.269 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE NORTH 89.05 FEET OF SOUTH 133.45 FEET OF 9 ARB, LOT A-9, BLOCK 76, NEW CITY BLOCK 264 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME VOLUME 10223 PAGE 163 OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

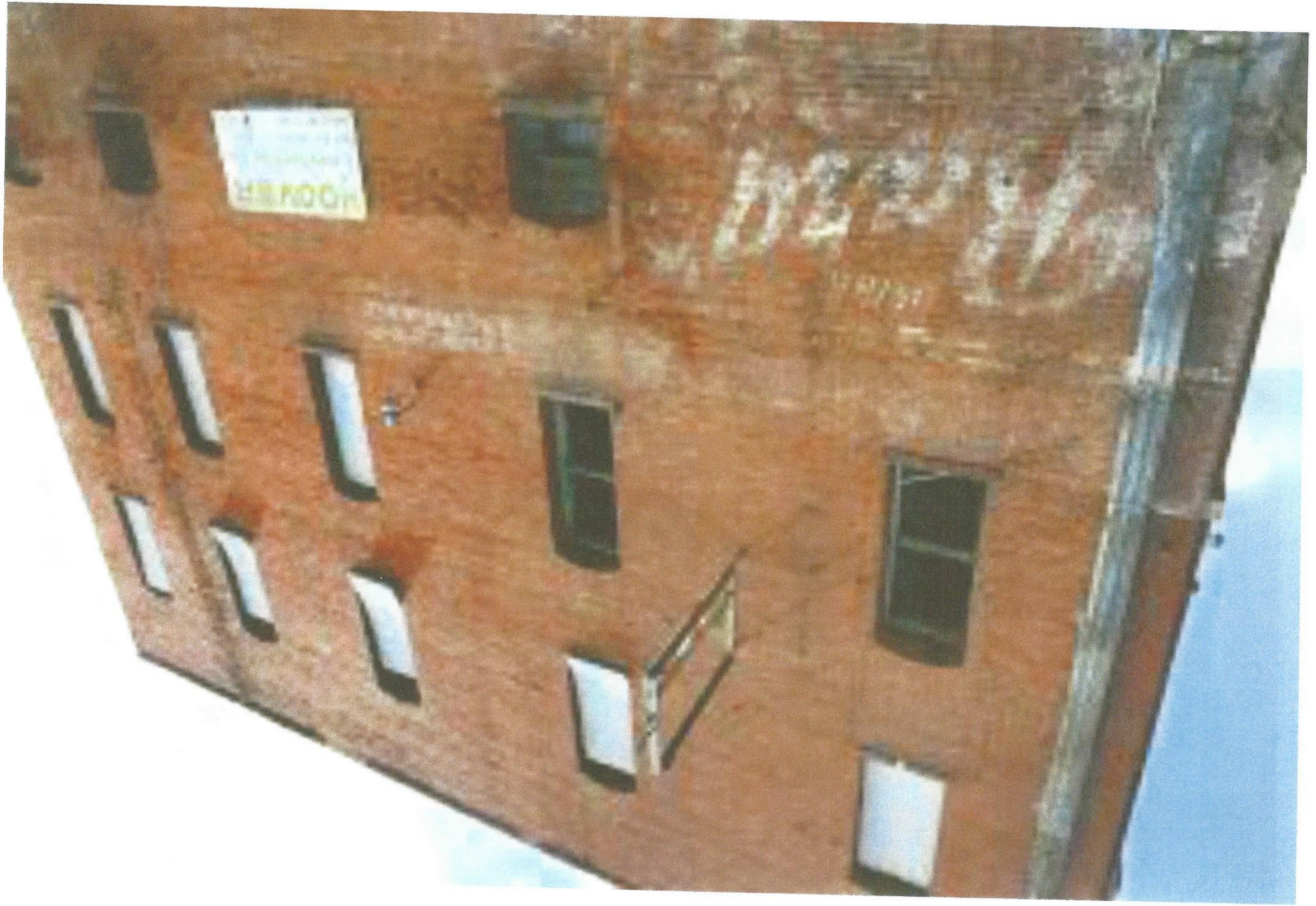
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	
DRAWN	JC
CHECKED	JCJ
DATE	09-16-2018
JOB NO.	32109-1270
SHT.	1 OF 1

Date: Aug 16, 2018, 11:33am User ID: jdavers Layout: Layout1
File: P:\2018\09\32109-Santa Monica Hotel-108 North Medina\Survey\Topo Survey-32109.dwg Layout name: Layout1


ANTA MONICA HOTEL
FOR LEASE
4000 SQ FT
JBGoodwin
284-3420


FOR LEASE
4000 SQ FT
JBGoodwin
284-3420



Google Maps San Antonio, Texas

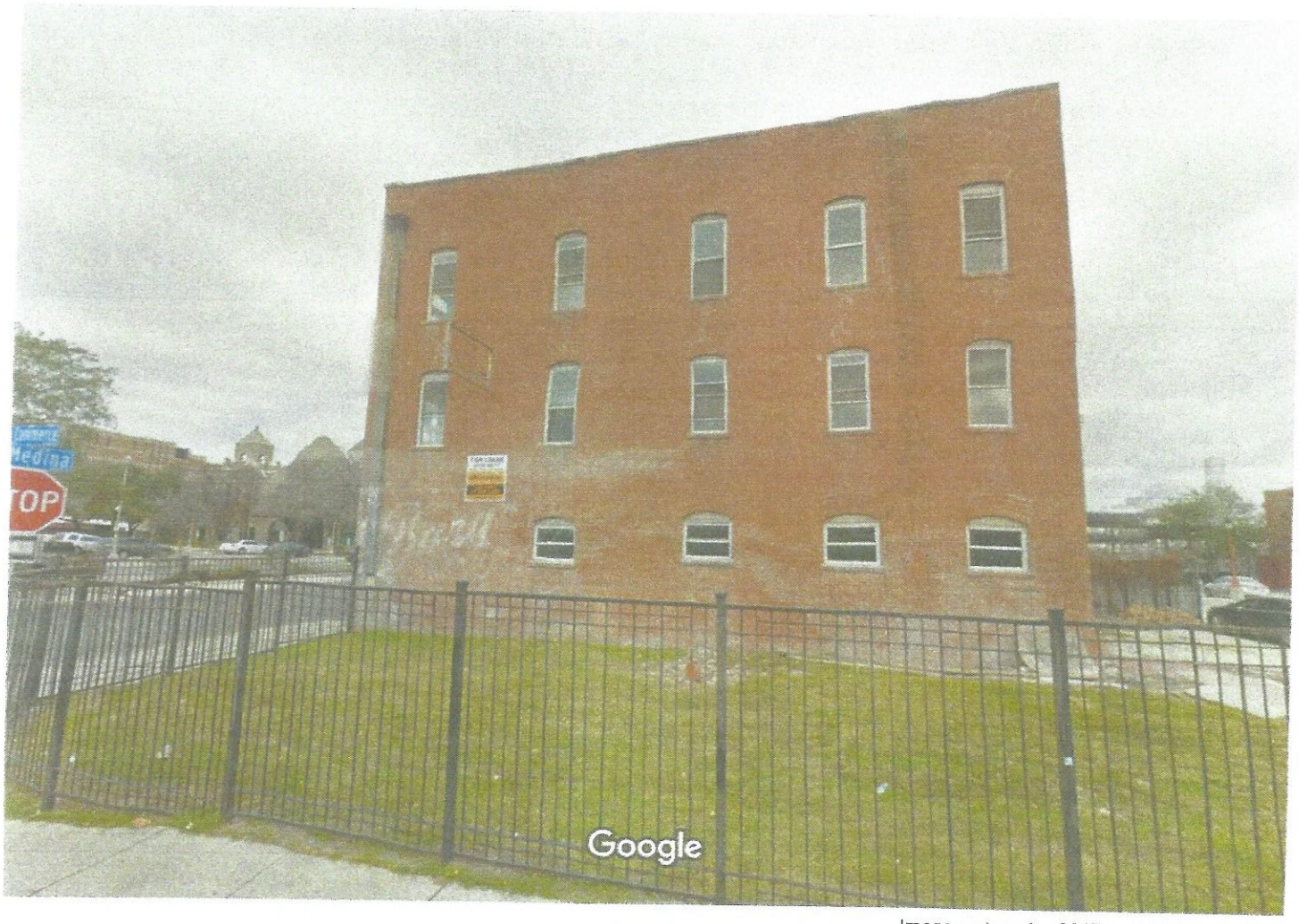


Image capture: Jan 2017 © 2018 Google

Google, Inc.

Street View - Jan 2017


Angel Guzman
(210) 284-3420
JBGOODWIN.COM