HISTORIC AND DESIGN REVIEW COMMISSION
December 05, 2018

HDRC CASE NO:	**2018-563**
ADDRESS:	401 E HOUSTON ST 106 JEFFERSON ST
LEGAL DESCRIPTION:	NCB 417 BLK 19 CIR 6 & W 1.1 FT OF 5 ARB A1
ZONING:	D,HS
CITY COUNCIL DIST.:	1
LANDMARK:	Burns Building, Washer Bros Building
APPLICANT:	Ashley Riley/AREA Real Estate
OWNER:	401 E Houston, LLC
TYPE OF WORK:	Historic Tax Certification
APPLICATION RECEIVED:	November 12, 2018
60-DAY REVIEW:	January 11, 2019

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 401 E Houston.

APPLICABLE CITATIONS:
Sec. 35-618. - Tax Exemption Qualifications.

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

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

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

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

(1) State the legal description of the property proposed for certification;
(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
(4) Include a statement of costs for the restoration or rehabilitation work;
(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
(7) Include a detailed statement of the proposed use for the property; and
(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

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

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to

the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

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

(f) Historic Preservation Tax Exemptions.

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

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

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

a. The applicant is requesting Historic Tax Certification for the property at 401 E Houston/106 Jefferson, individually designated as the Burnings Building and Washer Bros Building historic site. The applicant is simultaneously requesting Historic Tax Verification for the property at the December 19, 2018 HDRC hearing.

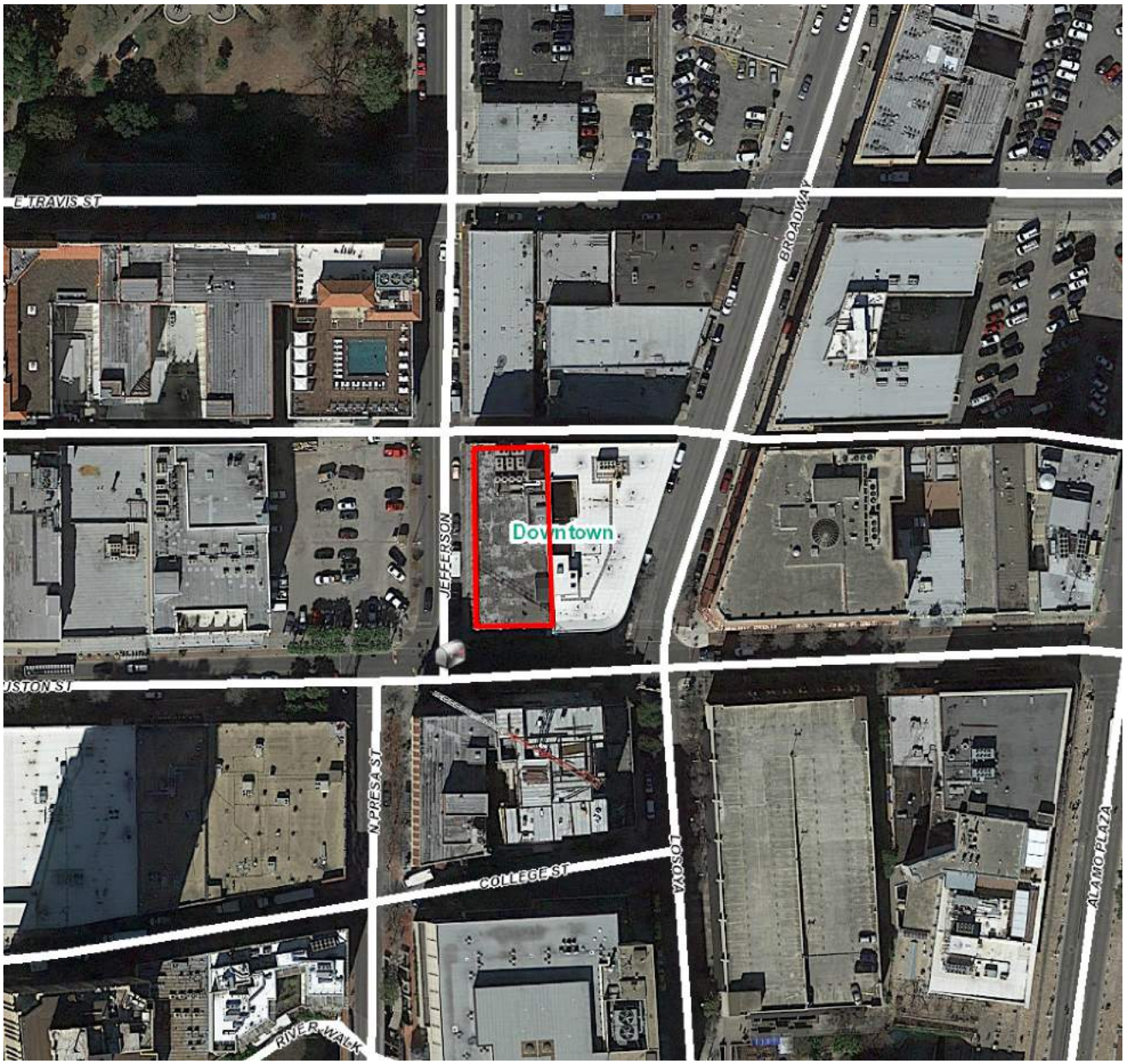
b. A number of rehabilitative scopes of work have been approved including: 1) clean masonry, repair, seal and paint windows, 2) repair canopy, paint fascia, paint soffit, 3) replace storefront display lighting and paint exterior millwork, 4) paint north façade facing Tobin Center 5) paint 5th floor masonry veneer, 6) repair first floor retail windows and copper glazing, 7) new entry door on Jefferson St, 8) repair and repaint main Houston street soffit, 9) repair sidewalk and main exterior foyer, 10) new exterior lighting on Houston St & Jefferson St. facades, 11) repair and replace non-original fifth floor windows, 12) add missing additional windows on non-original fifth floor, 13) painting exterior surfaces, 14) installation of conduit, and 15) the installation of modular parklet streetscape. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in June 2017 and was completed by November 2018.

c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.
e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:
Staff recommends approval of Historic Tax Certification based on findings b through d with the stipulation that all work is approved prior to Verification.

CASE MANAGER:

Huy Pham



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Printed:Sep 1 , 2018

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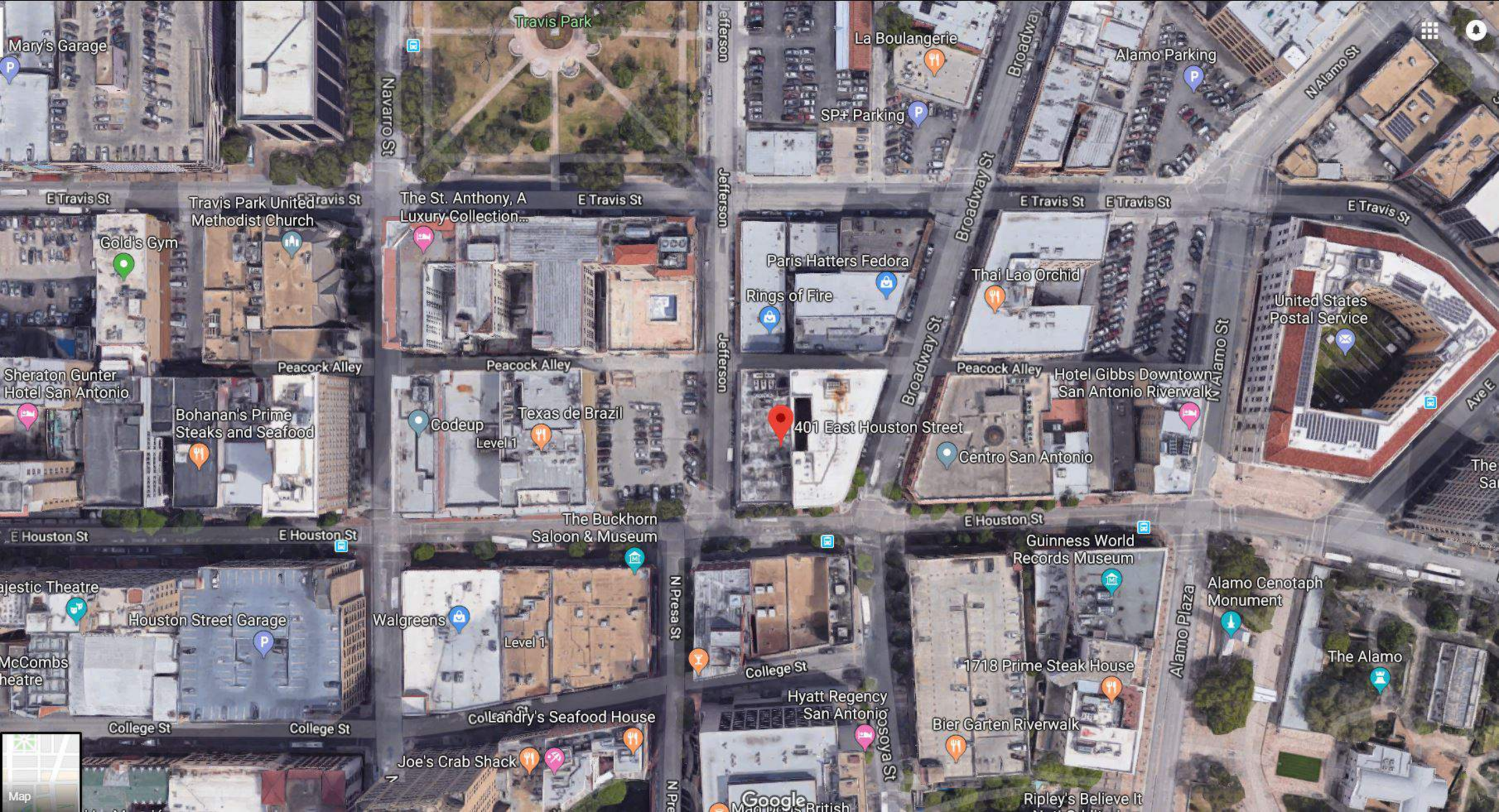

Travis Park
Mary's Garage
La Boulangerie
Alamo Parking
SP+ Parking
Navarro St
Jefferson
Broadway
N Alamo St
E Travis St
Travis Park United Methodist Church
The St. Anthony, A Luxury Collection...
Gold's Gym
Paris Hatters Fedora
Rings of Fire
Thai Lao Orchid
United States Postal Service
Sheraton Gunter Hotel San Antonio
Peacock Alley
Hotel Gibbs Downtown San Antonio Riverwalk
Bohanan's Prime Steaks and Seafood
Codeup
Level 1
Texas de Brazil
401 East Houston Street
Centro San Antonio
Ave E
E Houston St
The Buckhorn Saloon & Museum
Guinness World Records Museum
Alamo Cenotaph Monument
Alamo Plaza
Houston Street Garage
Walgreens
N Presa St
College St
1718 Prime Steak House
The Alamo
Hyatt Regency San Antonio
Bier Garten Riverwalk
Landry's Seafood House
Joe's Crab Shack
Ripley's Believe It
Map

ANTIQUE
SAMPLER
MALL
Peachtree Alley
Jefferson

Atlas Credit
Texan II
Rings of Fire
Peacock Alley
Jefferson
Jefferson
Jefferson
Jefferson
Jefferson
Broadway
Ticket Sports Pub
erson Parking
Map
Google

100 Jefferson
San Antonio, Texas
Google, Inc.
Street View - Apr 2011
E Pecan St
401 East
forest Cafe
San Antonio River Walk
Google

399 E Houston St
San Antonio, Texas
Google, Inc.
Street View - Jan 2017
Pecan St
401 East
San Antonio River Walk
SALE
Google

NO. IM2308514

DATE: 09/28/2018

CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 106 JEFFERSON ST

Lot: 6 **Block: 19** **NCB: 417**

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: B **Occupant Load: 295**

Occupant: BURNS BUILDING

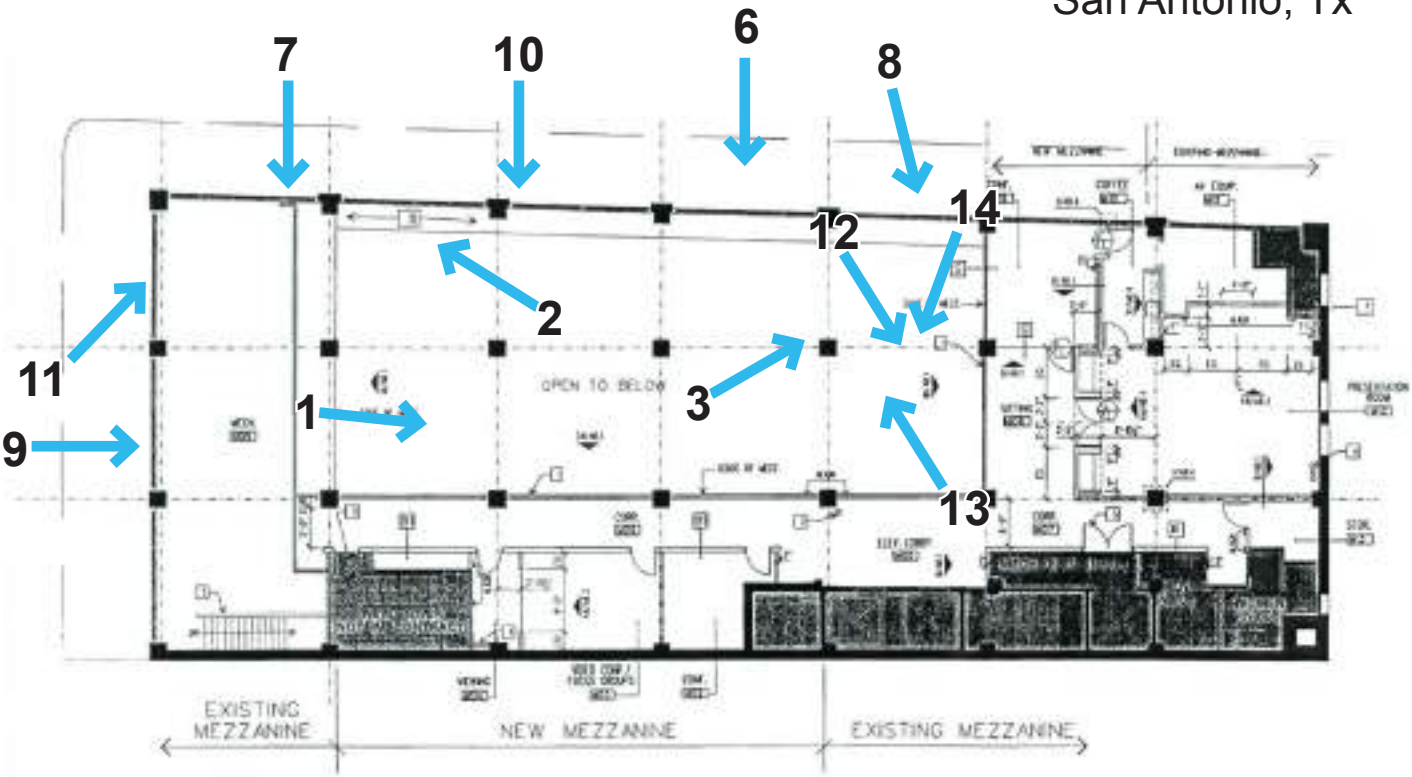
Description of Business: Office- To include all levels at 106 Jefferson & 401 E Houston along with shell spaces.

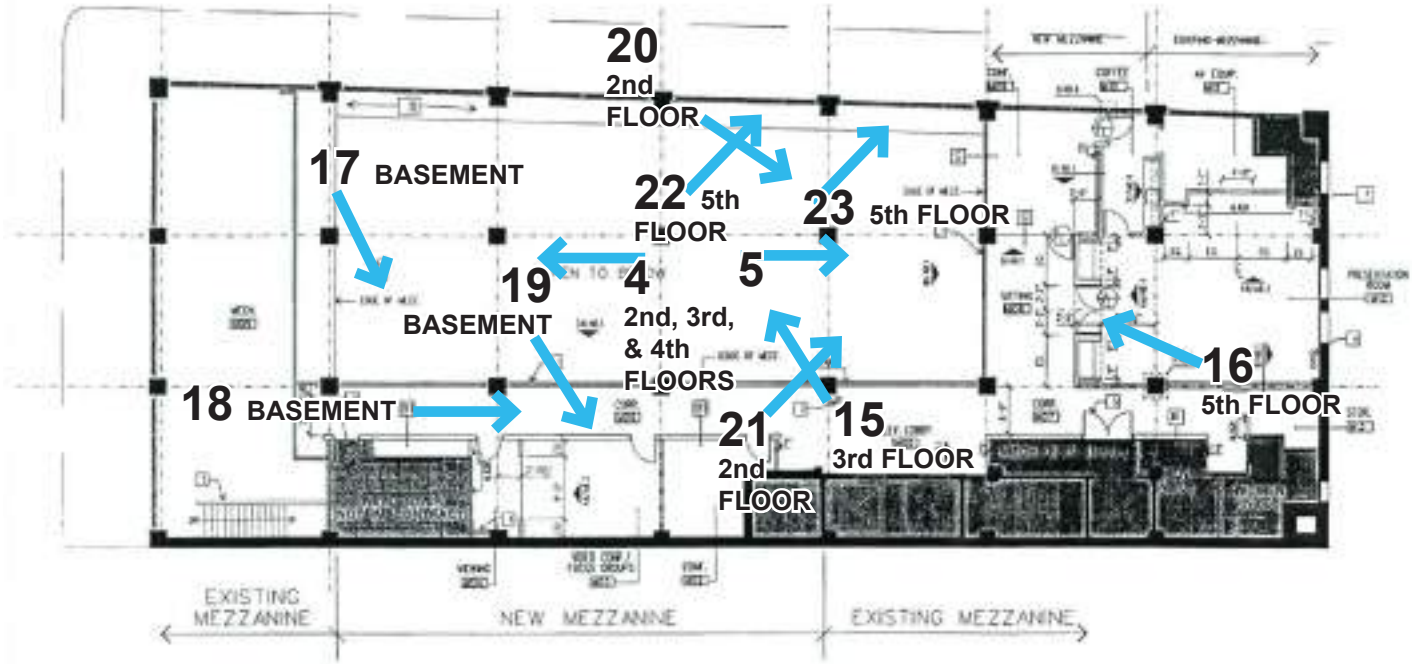
DBA Name: BURNS BUILDING

DIRECTOR OF DEVELOPMENT SERVICES

PHOTO KEY

Burns Building
San Antonio, Tx

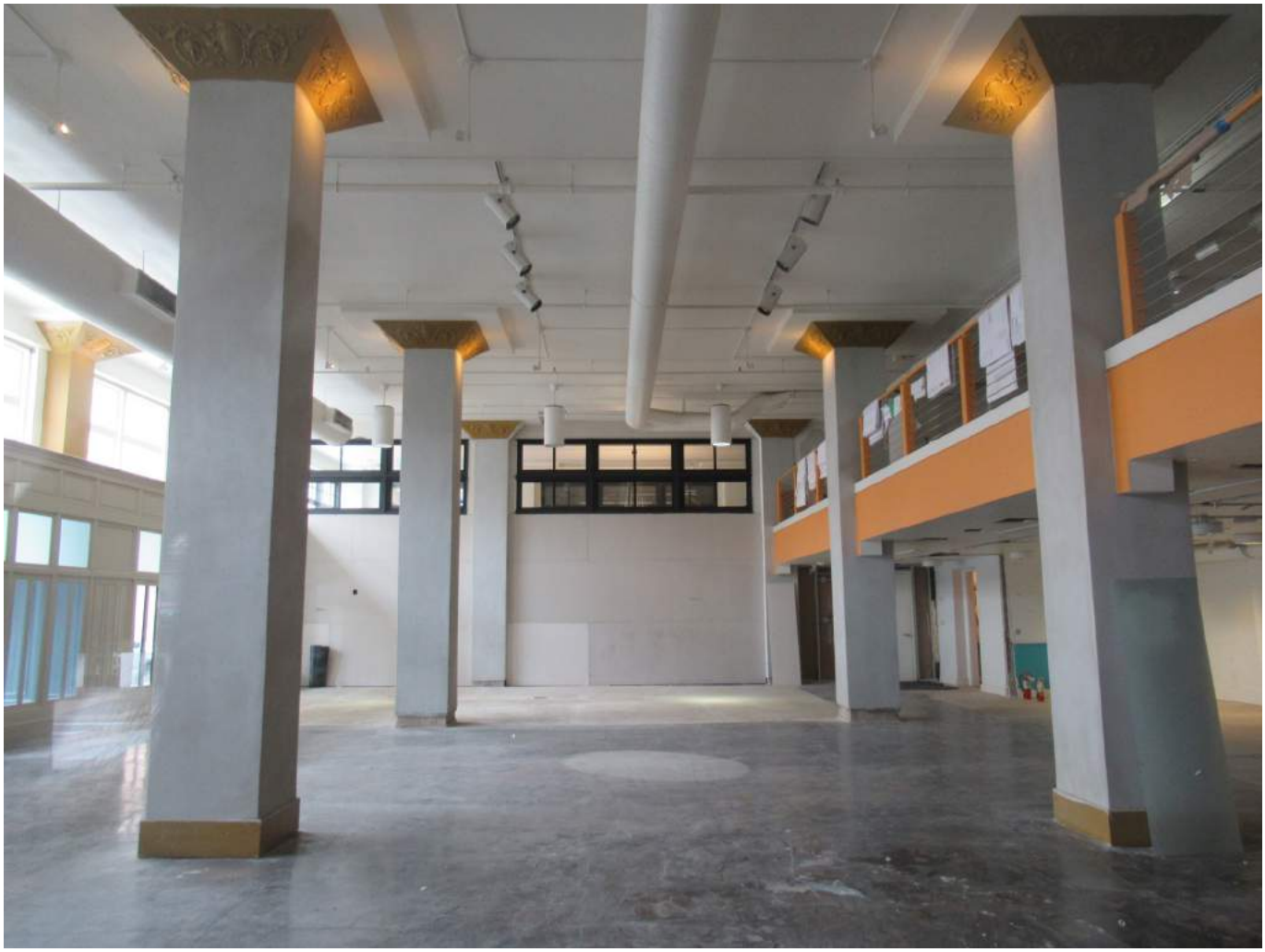




Burns Building
San Antonio, Tx

BEFORE
Photo #1: First floor looking North, 6/2017

Burns Building
San Antonio, Tx



AFTER
Photo #1: First floor looking North, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #2: First floor Southeast corner, 6/2017

Burns Building
San Antonio, Tx

AFTER
Photo #2: First floor Southeast corner, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #3: First floor column detail, 6/2017

Burns Building
San Antonio, Tx

AFTER
Photo #3: First floor column detail, 10/18

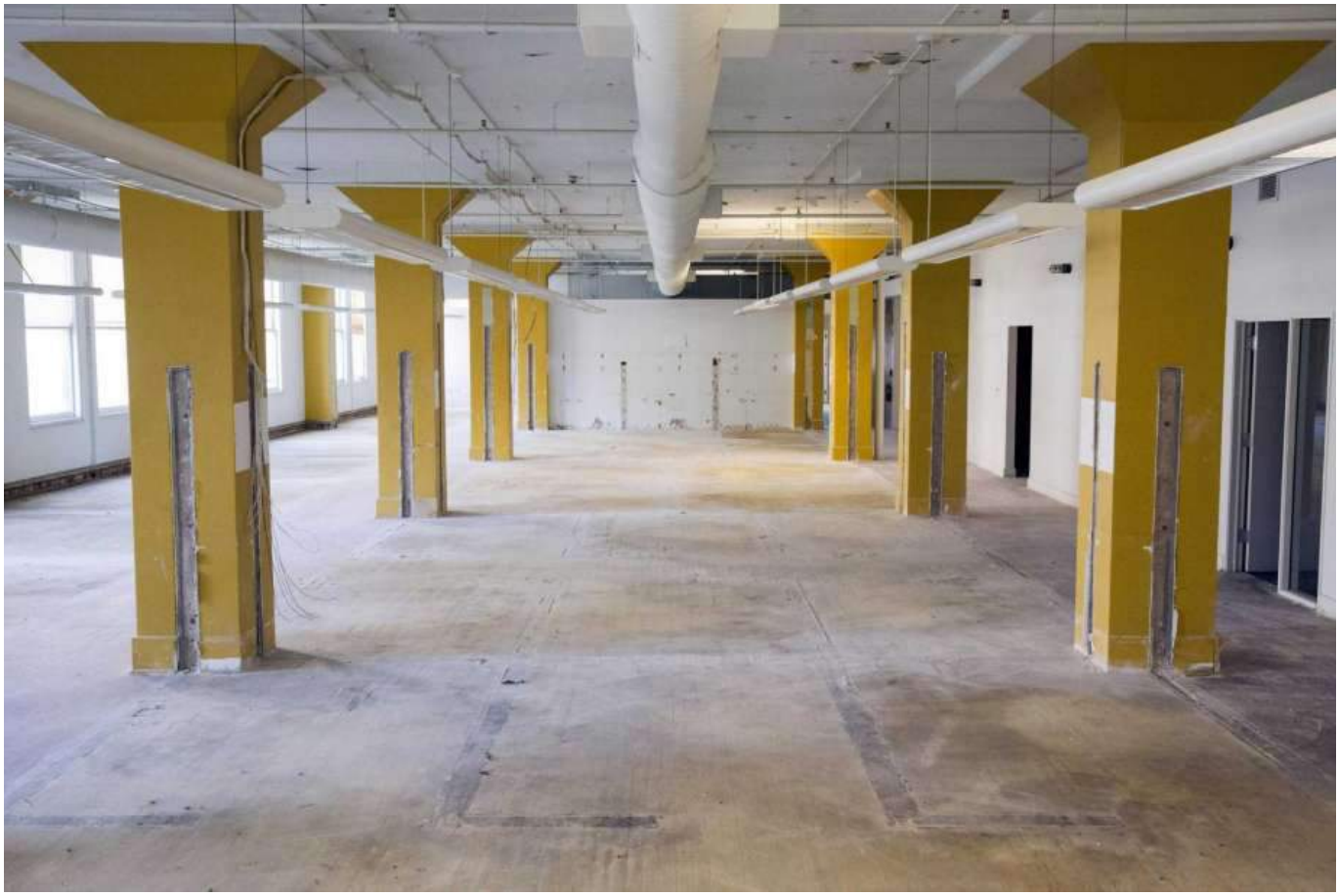
Burns Building
San Antonio, Tx

BEFORE
Photo #4: Second floor, typical looking South, 6/2017

Burns Building
San Antonio, Tx

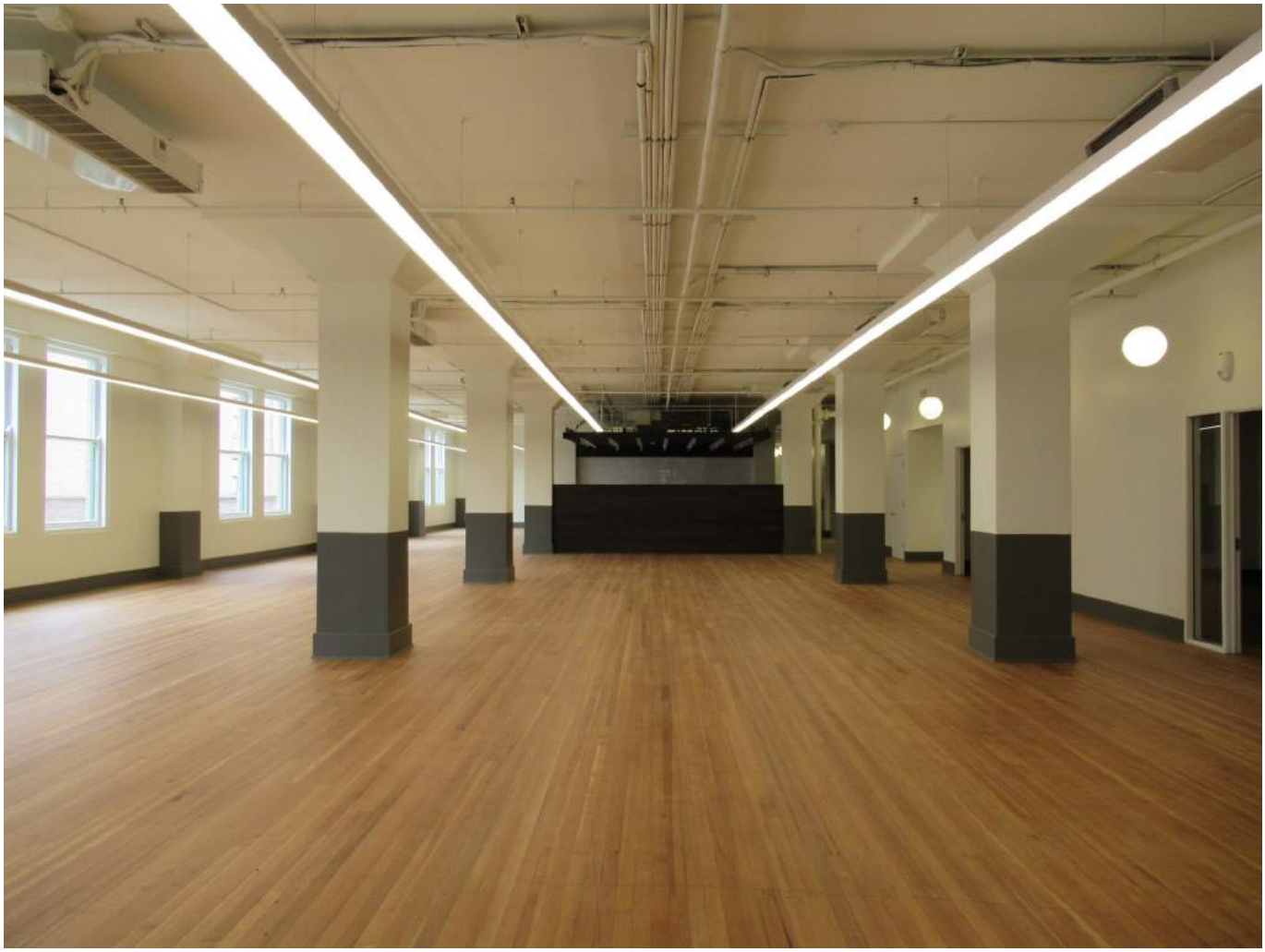
AFTER
Photo #4: Second floor, new typical looking South, 10/18

Burns Building
San Antonio, Tx



BEFORE
Photo #5: Typical interior floor looking North, 6/2017

Burns Building
San Antonio, Tx



AFTER
Photo #5: Second floor, new typical interior floor looking North, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #6: West elevation, 6/2017

Burns Building
San Antonio, Tx

AFTER
Photo #6: West elevation, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #7: Looking East, exterior elevation, 7/2017

Burns Building
San Antonio, Tx

AFTER
Photo #7: Looking East, exterior elevation, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #8: Jefferson Street elevation, existing door to be replaced, 7/2017

Burns Building
San Antonio, Tx

AFTER
Photo #8: Jefferson Street elevation, door replaced, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #9: 5th floor addition windows Houston Street side, 11/2017

Burns Building
San Antonio, Tx

AFTER
Photo #9: 5th floor addition windows Houston Street side, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #10: Wood windows typical, Jefferson Street facade, 11/2017

Burns Building
San Antonio, Tx

AFTER
Photo #10: Wood windows typical, Jefferson Street facade, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #11: Freestanding display window at Houston Street, looking Northwest, 11/2017

Burns Building
San Antonio, Tx

AFTER
Photo #11: Freestanding display window at Houston Street, looking Northwest, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #12: Lobby, looking Northeast, 11/2017

Burns Building
San Antonio, Tx

AFTER
Photo #12: New lobby, looking Northeast, 10/18

Burns Building
San Antonio, Tx

Photo #13: New lobby looking Southwest, 10/18

Burns Building
San Antonio, Tx

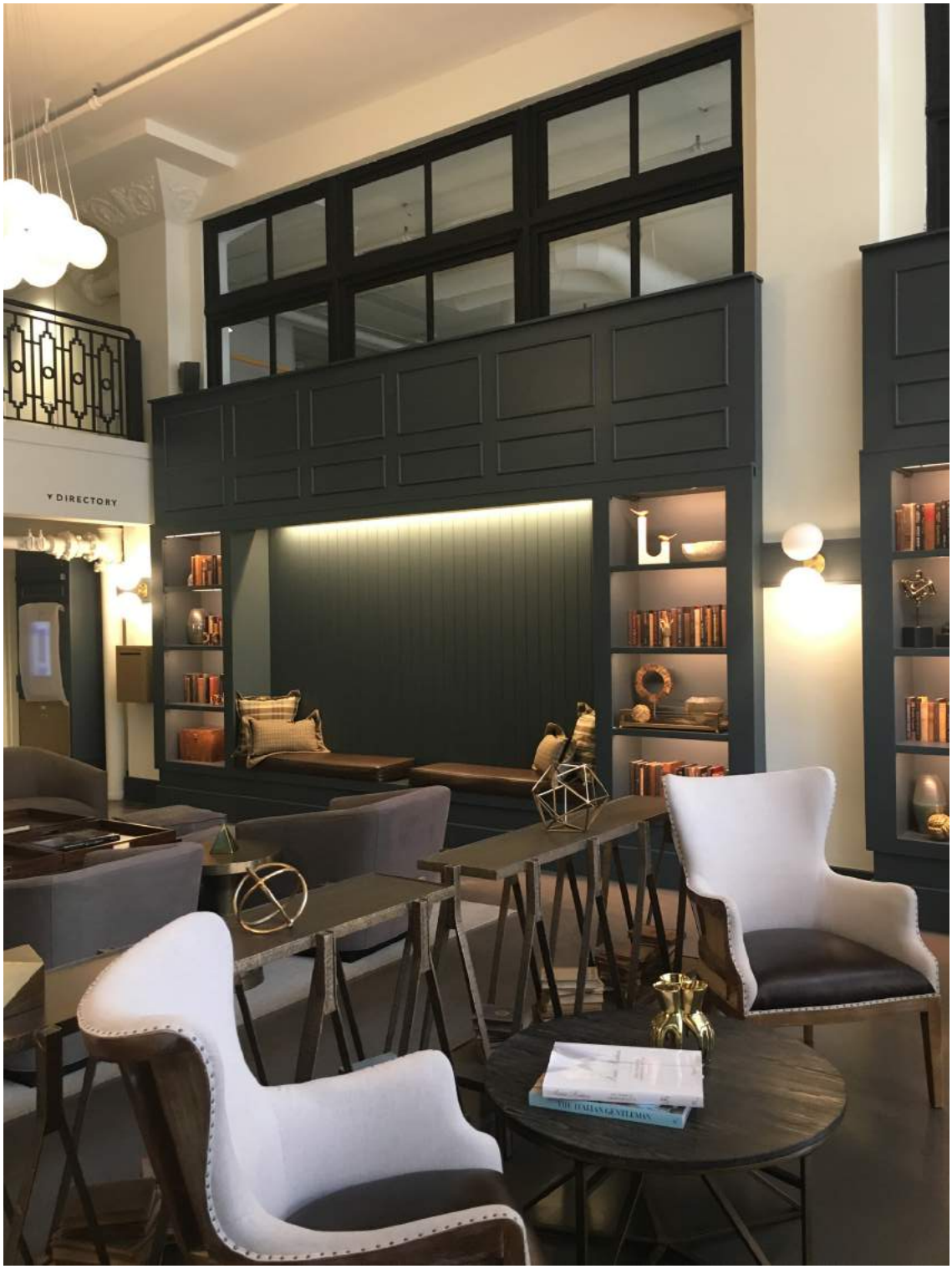
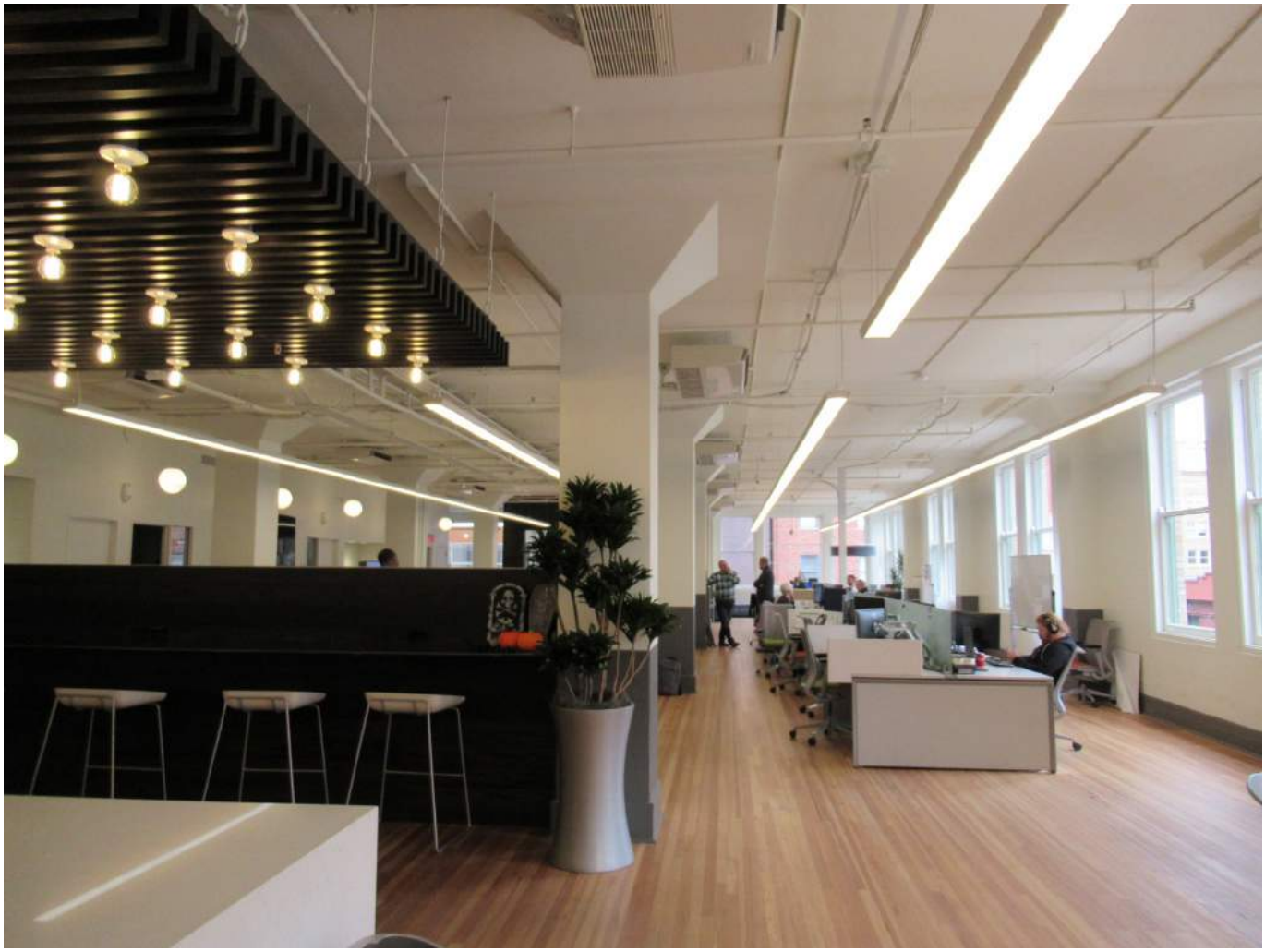


Photo #14: New lobby looking Southeast, 10/18

Burns Building
San Antonio, Tx

BEFORE
Photo #15: 3rd floor, looking South, 11/2017

Burns Building
San Antonio, Tx



AFTER
Photo #15: 3rd floor, looking South, 10/18

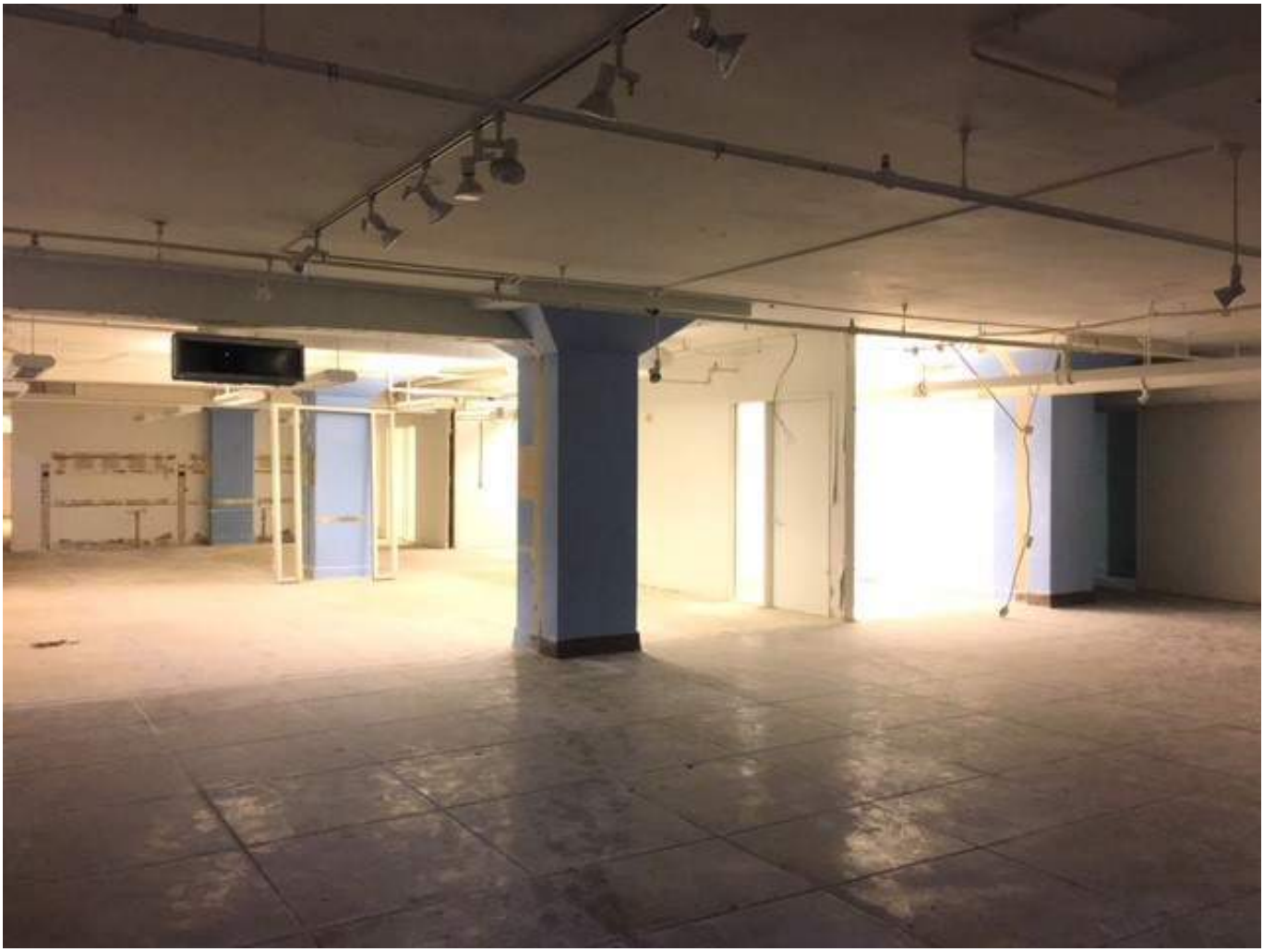
Burns Building
San Antonio, Tx

BEFORE
Photo #16: 5th floor, looking South, 11/2017

Burns Building
San Antonio, Tx

AFTER
Photo #16: 5th floor, looking South, 10/18

Burns Building
San Antonio, Tx



BEFORE
Photo #17: Basement, looking North, 11/2018

Burns Building
San Antonio, Tx

AFTER
Photo #17: Basement, looking North, 10/18

Burns Building
San Antonio, Tx

Photo #18: New exit corridor in the basement, 10/18

Burns Building
San Antonio, Tx

Photo #19: New bike rack room in the basement, 10/18

Burns Building
San Antonio, Tx

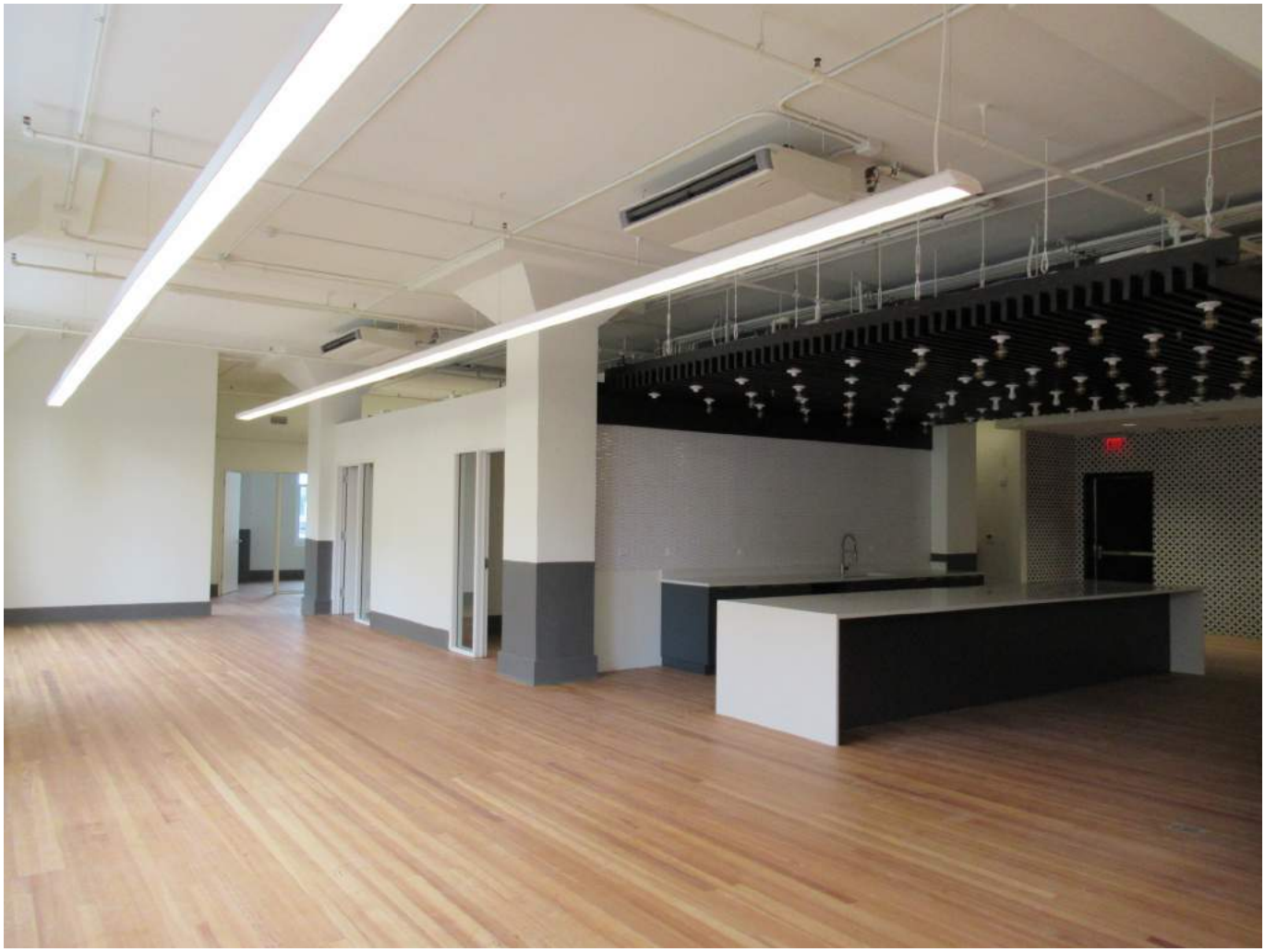


Photo #20: Second floor, new typical office space, 10/18

Burns Building
San Antonio, Tx

Photo #21: Second floor, new typical office space, 10/18

Burns Building
San Antonio, Tx

Photo #22: New windows on the 5th floor, 10/18

Burns Building
San Antonio, Tx

Photo #23: Existing 5th floor window, 10/18

BURNS BUILDING

N

ABBREVIATIONS

ABV.	ABOVE				
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR(ING)	PLAS.	PLASTER
ACOUS.	ACOUSTIC	FND.	FOUNDATION	PWD.	PLYWOOD
ADD.	ADDITION	FP.	FIRE/PROOF	PNT.	PAINT
ADH.	ADHESIVE	FR.	FRAME(D), (ING)	PR.	PAIR
ADJ.	ADJACENT			PT.	POINT
ADJT.	ADJUSTABLE	G.B.	GRAB BAR	PTN.	PARTITION
AGG.	AGGREGATE	G.C.	GENERAL CONTRACTOR	PV.	PAVE(ING)
AL.	ALTERNATE	G.I.	GALVANIZED IRON	PVC.	POLYVINYL CHLORIDE
ALUM.	ALUMINUM	GA.	GAUGE	PVMT.	PAVEMENT
APPD.	APPROVED	GALV.	GALVANIZED		
APPROX.	APPROXIMATE	GRD.	GRADE, GRADING	R.	RISER
ARCH.	ARCHITECT(URAL)	GL.	GLASS, GLAZING	R.A.	RETURN AIR
AVG.	AVERAGE	GWB.	GYPSUM WALLBOARD	R.D.	ROOF DRAIN
		GYP.	GYPSUM	R.H.	RIGHT HAND
B.S.	BOTH SIDES	GYP.D.W.	GYPSUM DRYWALL	R.O.	ROUGH OPENING
B.U.R.	BUILT-UP ROOF	GYP.BD.	GYPSUM BOARD	R.O.W.	RIGHT OF WAY
BD.	BOARD	GYP.PL.	GYPSUM PLASTER	RAD.	RADIUS
BEL.	BELOW			RFG.	ROOFING
BET.	BETWEEN	H.B.	HOSE B/B	RFL.	REFLECT(ED), (IVE), (OR)
BLKG.	BLOCKING	H.C.	HOLLOW CORE	REF.	REFERENCE
BM.	BEAM	H.M.	HOLLOW METAL	REFR.	REFRIGERATOR
BOT.	BOTTOM	H.V.A.C.	HEAT/VENT/AIR CONDITIONING	REM.	REMOVE
BRZ.	BRONZE	H.W.	HOT WATER	RES.	RESILIENT
BSMT.	BASEMENT	HDR.	HEADER	RET.	RETURN
		HDW.	HARDWARE	REV.	REVISION
C.I.P.C.	CAST-IN-PLACE CONCRETE	HK.	HOOK(S)	RM.	ROOM
C.M.U.	CONCRETE MASONRY UNIT	HORIZ.	HORIZONTAL	RVS.	REVERSE(SIDE)
C.O.	CLEAN OUT	HR.	HOUR		
C.T.	CERAMIC TILE	HT.	HEIGHT	S.C.W.	SOLID CORE WOOD
C.W.	COLD WATER	HTG.	HEATING	S.D.	STORM DRAIN
CTL.	JT. CONTROL JOINT	HWD.	HARDWOOD	SCHED.	SCHEDULE(D)
CAB.	CABINET	H.W.H.	HOT WATER HEATER	SEC.	SECTION
CEM.	CEMENT			SH.	SHELF(VES), (VING)
CER.	CERAMIC	I.D.	INSIDE DIAMETER	SHTH.	SHEATHING
CHAM.	CHAMFER	ILLUS.	ILLUSTRATE(ION)	SHT.	SHEET
CIR.	CIRCLE	IN.	INCH	SIM.	SIMILAR
CK.	CAULK(ING)	INCL.	INCLUDE(D), (ING)	SNT.	SEALANT
CLG.	CEILING	INS.	INSULATE(D), (ING)	SP.	SOUNDPROOF
CLO.	CLOSET	INT.	INTERIOR	SPK.	SPEAKER
CLR.	CLEAR(ANCE)			SPEC.	SPECIFICATION(S)
CNTR.	COUNTER	JAN.	JANITOR'S CLOSET	SQ.	SQUARE
COL.	COLUMN	JT.	JOINT	S.S.	STAINLESS STEEL
COMB.	COMBINATION	L.	LENGTH	ST.	STREET
COMP.	COMPRESSE(D), (ION), (IBLE)	L.H.	LEFT HAND	STL.	STEEL
COMPO.	COMPOSITION (COMPOSITE)	LAM.	LAMINATE	STR.	STRUCTURAL
CONC.	CONCRETE	LAV.	LAVATORY	STD.	STANDARD
CONN.	CONNECTION	LT.	LIGHT	STOR.	STORAGE
CONST.	CONSTRUCTION	LTL.	LINTEL	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LVR.	LOUVER	SYS.	SYSTEM
CORR.	CORRUGATED	LW.	LIGHTWEIGHT		
CPT.	CARPET (ED)	LW.C.	LIGHTWEIGHT CONCRETE	I.E.	THAT IS
CSMT.	CASEMENT				
CTR.	CENTER	M.C.	MINERAL CORE	T.	TREAD
		MAX.	MAXIMUM	T.O.C.	TOP OF CURB
D.	DRAIN	MBR.	MEMBER	T.O.S.	TOP OF STRUCTURE
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.P.D.	TOILET PAPER DISPENSER
D.H.	DOUBLE HUNG	MED.	MEDIUM	T.PTN.	TOILET PARTITION
DBL.	DOUBLE	MFR.	MANUFACTURER	T.O.STEL.	TOP OF STEEL
DEM.	DEMOLISH, DEMOLITION	MH.	MANHOLE	TEL.	TELEPHONE
DIAG.	DIAGONAL	MIN.	MINIMUM	TEMP.	TEMPERATURE
DIA.	DIAMETER	MIR.	MIRROR	THK.	THICK(NESS)
DIM.	DIMENSION	MISC.	MISCELLANEOUS	THR.	THRESHOLD
DISP.	DISPENSER	MLD.	MOLDING, MOULDING	TYP.	TYPICAL
DIV.	DIVISION	MO.	MONTH		
DN.	DOWN	MOV.	MOVABLE	UNF.	UNFINISHED
DR.	DOOR	MT.	MOUNT(ED), (ING)	UR.	URINAL
DS.	DOWNSPOUT	MTL.	METAL		
DTL.	DETAIL	MULL.	MULLION	V.B.	VAPOR BARRIER
DW.	DISHWASHER			V.C.B.	VINYL COVE BASE
DWG.	DRAWING	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
DWR.	DRAWER	N.R.	NOISE REDUCTION	VERT.	VERTICAL
		N.R.C.	NOISE REDUCTION COEFFICIENT	VEST.	VESTIBULE
E.D.F.	ELECTRIC DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE	VIN.	VINYL
E.P.	ELECTRICAL PANELBOARD	NO.	NUMBER	VNR.	VENEER
EA.	EACH ELEC. ELECTRIC(AL)	NOM.	NOMINAL	VOL.	VOLUME
ELEV.	ELEVATION			VWC.	VINYL WALL COVERING
EQ.	EQUIVALENT	O.C.	ON CENTER		
EQUIP.	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W.	WIDTH, WIDE
		OH.	OVERHEAD	W.C.	WATER CLOSET
F.A.	FIRE ALARM	OPNG.	OPENING	W.H.	WATER HEATER
F.B.O.	FURNISHED BY OTHERS	OPP.	OPPOSITE	W.I.	WROUGHT IRON
F.D.	FLOOR DRAIN	OPP.HD.	OPPOSITE HAND	W.M.	WIRE MESH
F.E.	FIRE EXTINGUISHER			W.S.	WEATHERSTRIPPING
F.F.E.	FINISH FLOOR ELEVATION	ORIG.	ORIGINAL	WD.	WOOD
F.O.F.	FACE OF FINISH			WDW.	WINDOW
F.O.S.	FACE OF STUD	P.L.	PROPERTY LINE	WP.	WATERPROOFING
F.R.	FIRE RATED	P.T.D.	PAPER TOWEL DISPENSER	WT.	WEIGHT
F.S.	FULL SIZE	P.T.R.	PAPER TOWEL RECEPTACLE		
FAS.	FASTENER)	P.BD.	PARTICLE BOARD		
FGL.	FIBERGLASS	P.LAM.	PLASTIC LAMINATE		
FIG.	FIGURE	PERF.	PERFORATE(D)		
FIN.	FINISH(ED)	PERI.	PERIMETER		
FIXT.	FIXTURE	PERP.	PERPENDICULAR		
FLG.	FLASHING	PK.	PARKING		
FLUOR.	FLUORESCENT	PL.	PLATE		

SYMBOLS

THE FOLLOWING DRAWINGS SYMBOLS INCLUDE, BUT ARE NOT LIMITED TO THOSE TYPICALLY FOUND IN A SET OF CONSTRCTION DOCUMENTS

FLOOR LEVEL LINE — Name Elevation

MATCHLINE (SHADED PORTION)

COLUMN GRIDS — 0

ROOM TAG — ROOM NAME 1011.A 150 SF Occupancy / Occupancy Load (P)

REVISION TAG — 1

NORTH ARROW

WINDOW TAG — 1t

DOOR TAG — C110A-2

BUILDING SECTION TAG — SIM A101 SIM A101

THE SECTION IS TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SECTION. THE NUMBER IS A REFERENCE TO THE SENCTION DRAWING. IN THIS EXAMPLE DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101.

WALL SECTION TAG — SIM 1 A101

SEE ABOVE FOR EXPLANATION

ELEVATION TAG — A300 2 EXTERIOR; A300 2 INTERIOR

THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION. THE NUMBER IS A REFERENCE TO THE ELEVATION DRAWING. IN THIS EXAMPLE, DRAWING 2 ON SHEET A300

DETAIL KEY — SIM 1 A101

THIS SYMBOL IS A KEY TO A DETAIL DRAWIN OF THE AREA WITHIN THE DASHED LINES. THE NUMBER IS A REFERENCE TO THE DETAIL DRAWING. FOR EXAMPLE, DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101

SHEET NUMBERING

A401

EACH SHEET OF DRAWINGS IS NUMBERED IN THE LOWER RIGHT HAND CORNER. SHEETS ARE NUMBERED FIRST BY SECTION LETTER THEN BY SHEET NUMBER WITHIN THE SECTION. FOR EXAMPLE, SHEET A401 REPRESENTS SHEET 401 WITHIN THE ARCHITECTURAL SECTION.

DRAWINGS

DRAWINGS ARE ORGANIZED ACCORDING TO A "SECTION FORMAT". WITH EACH SECTION DESCRIBING A GENERAL ASPECT OF THE CONSTRUCTION. THE FOLLOWING LISTING ILLUSTRATES A TYPICAL SEQUENCE OF DRAWINGS DEVELOPED FOR A LOGICAL SECTION OF WORK.

SECTION G	GENERAL PROJECT INFORMATION & DRAWINGS
SECTION C	CIVIL DRAWINGS
SECTION D	DEMOLITION DRAWINGS
SECTION A	ARCHITECTURAL DRAWINGS
SECTION S	STRUCTURAL DRAWINGS
SECTION M	MECHANICAL DRAWINGS
SECTION E	ELECTRICAL DRAWINGS
SECTION P	PLUMBING DRAWINGS
SECTION L	LANDSCAPE DRAWINGS

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision Date
G001	COVER SHEET	
G002	ACCESSIBILITY INFORMATION	
G003	ACCESSIBILITY INFORMATION	
LS-1.0	BASEMENT & STREET LIFE SAFETY PLAN	
LS-1.1	MEZZ & 2ND FLOOR LIFE SAFETY PLAN	
LS-1.2	5TH FLOOR LIFE SAFETY PLAN	
D101	DEMO PLAN BASEMENT	
D102	DEMO PLAN LEVEL 1	
D103	DEMO PLAN MEZZANINE	
D104	DEMO PLAN LEVEL 2	
D105	DEMO PLAN LEVEL 3	
D106	DEMO PLAN LEVEL 4	
D107	DEMO PLAN LEVEL 5	
A001	GENERAL NOTES	
A101	FINISH PLAN & RCP-BASEMENT	
A102	FINISH PLAN & RCP-LEVEL 1	
A103	FINISH PLAN & RCP-MEZZANINE	
A104	FINISH PLAN & RCP-LEVEL 2,3,4	
A107	FINISH PLAN & RCP-LEVEL 5	
A108	ROOF PLANS	
A200	BUILDING ELEVATIONS	
A300	BASEMENT ELEVATOR LOBBY	
A301	BIKE STORAGE & SHOWER	
A302	BATHROOM - BASEMENT	
A310	LOBBY - STREET LEVEL	
A311	LOBBY - ENTRY	
A312	SHELL SPACE - STREET LEVEL	
A313	SHELL SPACE - STREET LEVEL	
A314	BATHROOM - STREET LEVEL	
A315	LOBBY - MEZZANINE LEVEL	
A316	SHELL SPACE - MEZZANINE LEVEL	
A317	OFFICE SPACE - MEZZANINE LEVEL	
A318	BATHROOM - MEZZANINE LEVEL	
A321	ELEVATOR LOBBY & WITT BAR - LEVEL 2-4	
A322	QUAD-OFFICES - LEVEL 2-4	
A323	CORNER OFFICE - LEVEL 2-4	
A324	CONFERENCE ROOM - LEVEL 2-4	
A325	WORK RM, MEETING RM & PHONE BOOTH - LEVEL 2-4	
A326	BATHROOM - LEVEL 2-4	
A346	BATHROOM - LEVEL 4 & 5	
A361	NORTHERN STAIR	
A362	SOUTHERN STAIR	
A701	ROOM FINISH SCHEDULE PART 1	
A704	DOOR SCHEDULE PART 1	
A705	DOOR SCHEDULE PART 2	
A706	WINDOW SCHEDULE	
A800	LOBBY WINDOW DETAILS	
A801	LOBBY MILLWORK DETAILS	
M1	HVAC FLOOR PLAN	
M2	HVAC FLOOR PLAN	
M3	HVAC FLOOR PLAN	
M4	HVAC FLOOR PLAN	
M5	SCHEDULES	
MEP 101	HVAC FLOOR PLAN	
MEP 102	HVAC FLOOR PLAN	
MEP 103	HVAC FLOOR PLAN	
MEP 104	HVAC FLOOR PLAN	
E100	ELECTRICAL NOTES	
E200	BASEMENT FLOOR PLAN- ELECTRICAL	
E201	LEVEL 1 FLOOR PLAN ELECTRICAL	
E202	MEZZANINE FLOOR PLAN- ELECTRICAL	
E203	LEVEL 2 FLOOR PLAN- ELECTRICAL	
E204	LEVEL 3 FLOOR PLAN- ELECTRICAL	
E205	LEVEL 4 FLOOR PLAN- ELECTRICAL	
E206	LEVEL 5 FLOOR PLAN- ELECTRICAL	
E207	ROOF FLOOR PLAN- ELECTRICAL	
E300	BASEMENT PLAN- MECHANICAL POWER	
E301	LEVEL 1 FLOOR PLAN- MECHANICAL POWER	
E302	MEZZANINE FLOOR PLAN- MECHANICAL POWER	
E303	LEVEL 2 FLOOR PLAN- MECHANICAL POWER	
E304	LEVEL 3 FLOOR PLAN- MECHANICAL POWER	
E305	LEVEL 4 FLOOR PLAN- MECHANICAL POWER	
E306	LEVEL 5 FLOOR PLAN- ELECTRICAL	
E401	ELECTRICAL SCHEDULES	
E402	ELECTRICAL SCHEDULES	
E403	ELECTRICAL SCHEDULES	
E404	ELECTRICAL SCHEDULES	
E405	ELECTRICAL SCHEDULES	
P101	BASEMENT UNDER FLOOR PLAN- PLUMBING	
P201	BASEMENT FLOOR PLAN- PLUMBING	
P202	FLOOR PLAN LEVEL 1 - PLUMBING	
P203	FLOOR PLAN LEVEL 1.5- PLUMBING	
P204	FLOOR PLAN LEVEL 2- PLUMBING	

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision Date
P205	FLOOR PLAN LEVEL 3 - PLUMBING	
P206	FLOOR PLAN LEVEL 4- PLUMBING	
P207	FLOOR PLAN LEVEL 5- PLUMBING	
P301	PARTIAL FLOOR PLAN- PLUMBING	
P302	PARTIAL FLOOR PLAN- PLUMBING	
P401	PLUMBING SECTIONS	
P402	PLUMBING SECTIONS	
P501	PLUMBING SCHEDULES & DETAILS	
P601	PLUMBING RISER DIAGRAMS	
P602	PLUMBING RISER DIAGRAMS	

BUILDING CODE INFORMATION

BUILDING CODES:

2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Fire Code
2015 International Energy Conservation Code*
2014 National Electric Code

PROJECT SCOPE:
This is an existing building interior renovation project. Work includes: refinish and redivide existing space for future tenant space and office use. Basement as future office & tenant space; ground floor as new lobby, and future tenant space, mezzanine as future office & future tenant space, 2nd, 3rd and 4th level as future office space; and 5th floor as future tenant space.

COVERED BUILDING AREA:
Existing: 45,628 sf

CONSTRUCTION TYPE:
Type IIA (Section 602.5 and Table 601).
The building is equiped with automatic fire sprinkler system and manual fire alarm system w/ occupant notification.

OCCUPANCY TYPE:
Group B and Shell. Future Non-separated Group A-2 and B at Basement, Street and Mezzanine Levels separated from Group B at floors above (2nd-5th) by existing minimum 1- hour horizontal floor ceiling assembly.

AREA LIMITATION:
Building area is not going to increase. Changed occupancy type doesn't affect area limitation for each floor and combined.

HEIGHT LIMITATION:
Existing 5-Stories above grade. Existing height is not changing. Introduction of Group A-2 occupancy does not affect allowable height, because separated occupancies are proposed, and Group A-2 is limited to not higher than the 3rd floor above grade plane as allowed for Type IIA construction. (Table 503)

BUILDING OCCUPANT LOAD:
Total: 405. Basement: 43; Street Level: 15; Mezzanine Level: 43; 2nd-4th Floor: 102 occupants (each); 5th Floor: Shell. (Calculated from Table 1004.1.2)

PLUMBING FIXTURE COUNT:
Basement: 43 Business occupants, 4 fixtures and 2 lavatories needed. (existing: 4 fixtures and 2 lavatories)
Level 1: (existing: 4 fixtures and 2 lavatories)
Level Mezzanine: 41 Business occupants, 2 fixtures and 2 lavatories needed. (existing: 4 fixtures and 2 lavatories)
Level 2-4: 102 Business occupants per floor, 3 fixtures and 2 lavatories needed per floor. (existing: 4 fixture and 2 lavatories)

GENERAL REQUIREMENTS

1. Contractor shall visit the job site and become familiar with the entire project and all things pertaining to the execution and completion of the work.

2. Contractor shall verify all existing dimensions and conditions at the job site. Any discrepancies and/or inconsistencies shall be brought to the attention of the architect prior to execution of the work.

3. Contractor to be held responsible for any damage to the job site and/or improvements resulting from his/her operations. The contractor shall, at his/her own expense, make all necessary repairs to restore the job site to its original or like-new condition.

4. Any and all deviations and/or changes from the plans shall be approved by the architect prior to execution.

5. Contractor shall verify locations of, and protect all existing utilities during all operations.

6. Unless indicated otherwise, all debris shall become the property of the contractor and shall be removed from the job site on a weekly basis.

7. Contractor shall comply with all laws, codes, and ordinances applicable to this project. Contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. Contractor shall pay all taxes and fees required. Contractor is responsible and liable for securing any and all inspections required.

8. Provide any necessary preparation, blocking, substrates, etc. required to install and finish the work.

9. Contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. Coordinate extent and location of fencing with owner.

10. Contractor shall coordinate with the owner for access to the site, such access shall include a haul route for materials, parking areas, and entrance to the site for the contractor.

11. All work shall comply with all applicable local building codes and regulations.

12. Contractor shall submit shop drawings, product data, and samples to the architect for review prior to fabrication.

13. Do not scale drawings. All dimensions indicated shall govern any larger scale details of lesser scale drawings.

14. Contractor shall provide fire extinguishers and fire extinguisher cabinets where required by code. Location shall by approved by the architect prior to installation.

15. All work shall conform with the Americans with Disabilities Act and Texas Accessibility Standards.

16. Site access and hours/days of construction shall be coordinated with the owner.

17. Provide termite treatment at building slab area.

18. Construction staging area shall remain within the limits of construction fence. Location of the construction fence and construction field office shall be determined in pre construction conference.

19. Contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.

20. Contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.

21. Contractor will note the presence of underground utility lines adjacent to this project.

T A D A

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

MS2 Consulting Engineers
8200 IH-10 West, Suit 312
San Antonio,TX 78230
210-736-4265

HVAC

BEYER MECHANICAL
4719 Broom St
San Antonio, TX 78217
(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY;
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

REGISTERED ARCHITECT PATRICK TAYLOR WINN 4978 STATE OF TEXAS

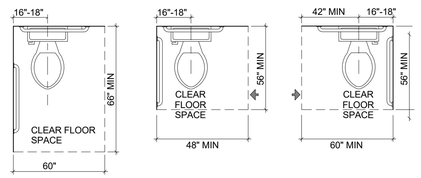
08/31/2017

COVER SHEET

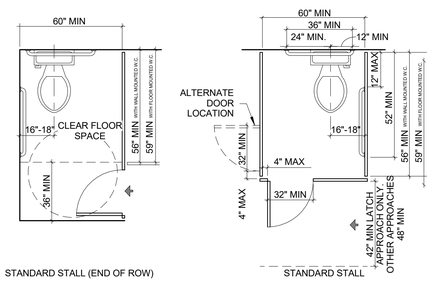
G001

Project Number: 1712
Date 08/31/2017

TOILET STALLS



CLEAR FLOOR SPACE AT WATER CLOSETS

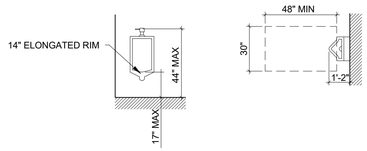


STANDARD STALL (END OF ROW) STANDARD STALL

CLEARANCES INDICATED ARE MINIMUM REQUIREMENTS FOR ACCESSIBILITY. REFER TO TOILET ROOMS AND LAVATORY DETAILS FOR MOUNTING HEIGHTS.

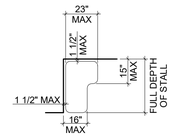
NOTE: FLOOR PLANS MAY BE FLIPPED AND ROTATED FOR SIMILAR CONDITIONS.

URINALS

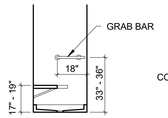


SHOWER STALLS

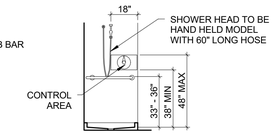
SHOWER STALL



SHOWER SEAT DETAIL

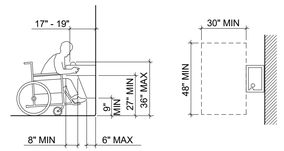


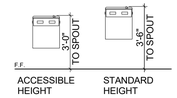
SHOWER SEAT



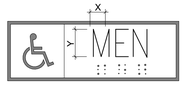
CONTROL WALL

DRINKING FOUNTAINS



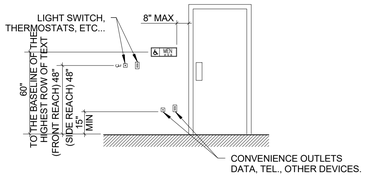


SIGNAGE

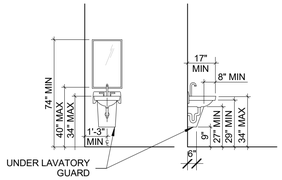


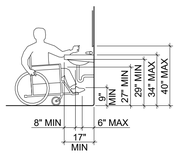
INTERNATIONAL SYMBOL OF ACCESSIBILITY

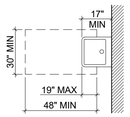
LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE - WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10. LETTERS AND NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".



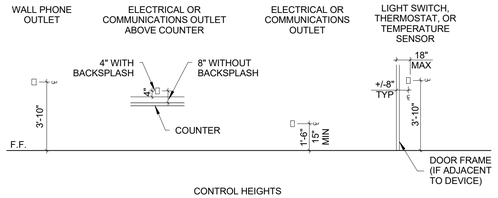
LAVATORIES & MIRRORS



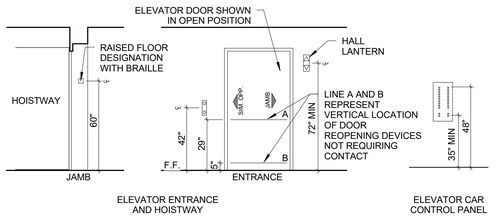




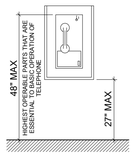
CONTROLS AND OPERATING MECHANISMS

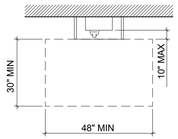


CONTROL HEIGHTS

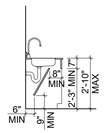


PUBLIC TELEPHONES

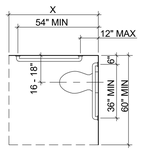




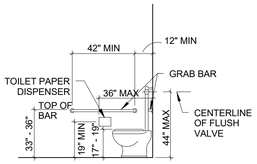
KITCHEN SINK



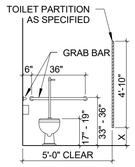
GRAB BARS



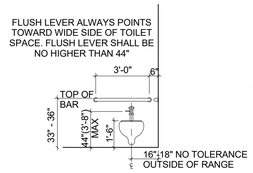
X= 56" MIN WITH WALL MOUNTED W.C.
59" MIN WITH FLOOR MOUNTED W.C.



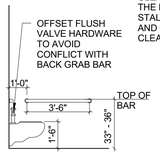
TOILET TISSUE DISPENSER TO BE WITHIN 12" OF THE FRONT EDGE OF THE WATER CLOSET



X = IN STANDARD STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 9" ABOVE THE FLOOR. IF THE DEPTH OF THE STALL IS GREATER THAT 62" DEEP AND 66" WIDE, THEN THE TOE CLEARANCE IS NOT REQUIRED.

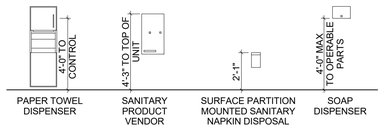


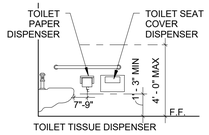
TOILET (ACCESSIBLE)



TOILET (ACCESSIBLE)

TOILET ACCESSORIES

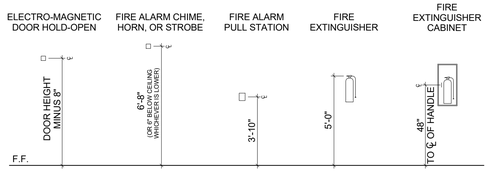




TOILET TISSUE DISPENSER

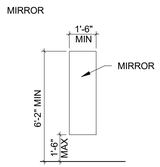
CENTERLINE OF THE TOILET TISSUE DISPENSER SHALL BE BETWEEN 7"-9" OF THE FRONT EDGE OF THE TOILET

SAFETY DEVICES



DRESSING AND FITTING ROOMS

BENCH
EVERY ACCESSIBLE DRESSING ROOM SHALL HAVE A 24"x48" BENCH FIXED TO THE WALL ALONG THE LARGER DIMENSION. THE BENCH SHALL BE MOUNTED 17" TO 19" ABOVE THE FINISH FLOOR.



GENERAL NOTES:
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n/a

BURNS BUILDING

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STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

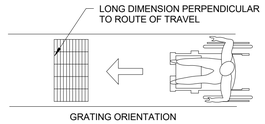
08/31/2017

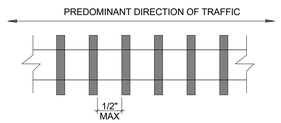
ACCESSIBILITY INFORMATION

G002

Project Number: 1712
Date 08/31/2017

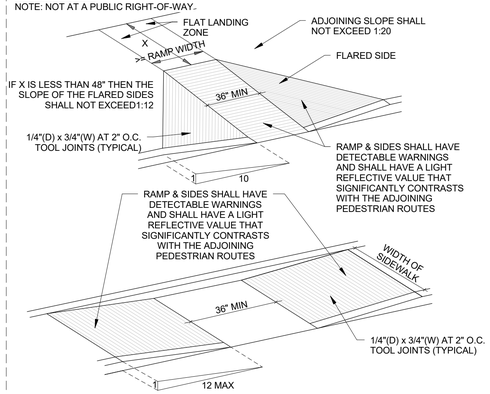
GRATING AT CURB RAMPS



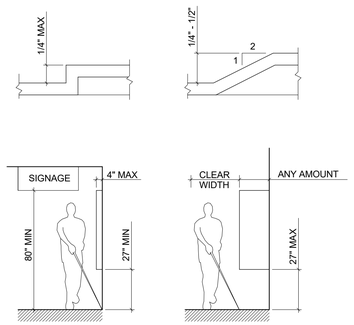


CURB RAMPS

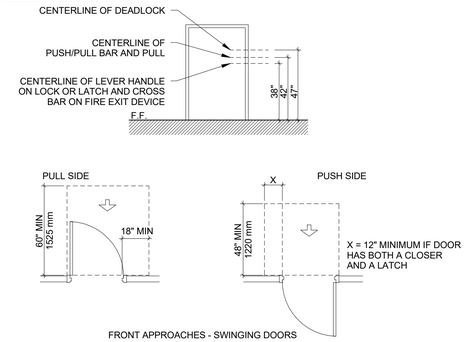
NOTE: NOT AT A PUBLIC RIGHT-OF-WAY.



WALL PROJECTIONS



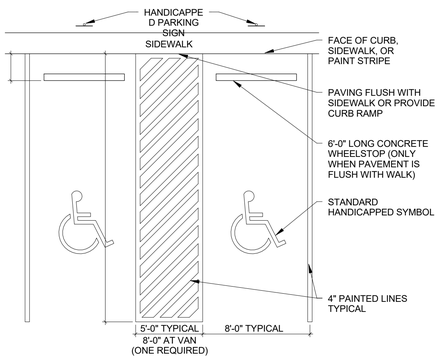
DOOR APPROACH - FRONT



NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES

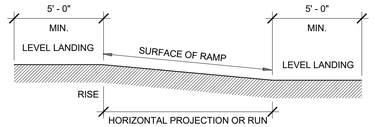
PARKING

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
76 TO 100	4	501 TO 1000	2 PERCENT OF TOTAL
101 TO 150	5	1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000
151 TO 200	6		



NOTE: SURFACE SLOPE SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS

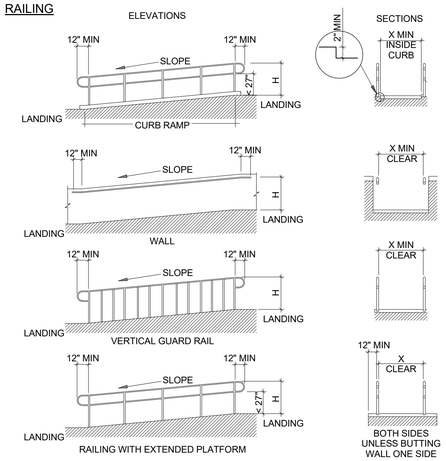
RAMP



SLOPE	MAXIMUM RISE	MAX HORIZONTAL PROJECTION
1:12 TO 1:16	30"	30'-0"
1:16 TO 1:20	30"	40'-0"
CROSS SLOPE SHALL NOT EXCEED 1:50		

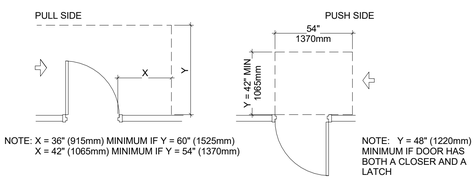
NOTE:
- THE LANDING SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP RUN LEADING TO IT.
- IF RAMP CHANGES DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60" x 60".

RAILING



NOTE RE: SECTIONS
X = 36" MIN IF RAMP IS LESS THAN 30' IN LENGTH
X = 44" MIN IF RAMP IS GREATER THAN 30' IN LENGTH
H = TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACES.

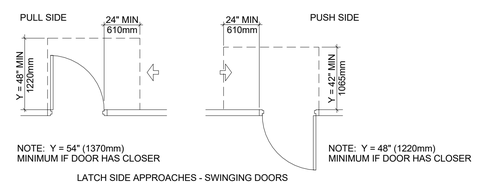
DOOR APPROACH - SIDE



NOTE: X = 36" (915mm) MINIMUM IF Y = 60" (1525mm)
X = 42" (1065mm) MINIMUM IF Y = 54" (1370mm)

NOTE: Y = 48" (1220mm) MINIMUM IF DOOR HAS BOTH A CLOSER AND A LATCH

HINGE SIDE APPROACHES - SWINGING DOORS

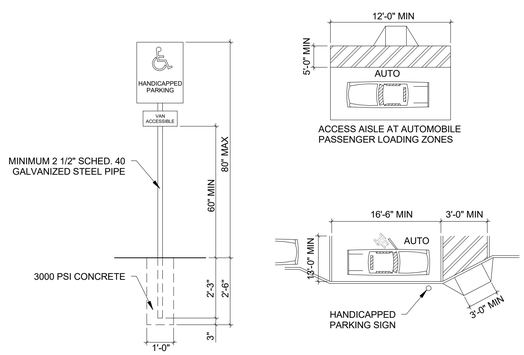


NOTE: Y = 54" (1370mm) MINIMUM IF DOOR HAS CLOSER

NOTE: Y = 48" (1220mm) MINIMUM IF DOOR HAS CLOSER

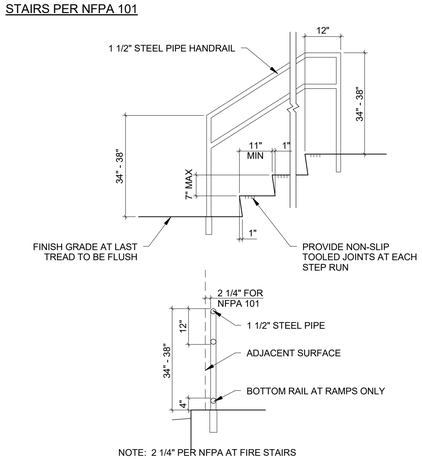
LATCH SIDE APPROACHES - SWINGING DOORS

PASSENGER LOADING ZONES



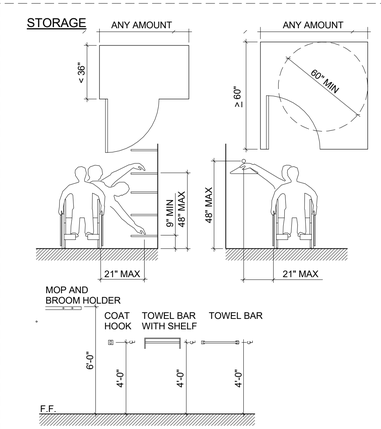
NOTE: PROVIDE ONE SIGN AT EACH HANDICAPPED (DESIGNATED) PARKING SPACE

STAIRS PER NFPA 101



NOTE: 2 1/4" PER NFPA AT FIRE STAIRS

STORAGE



GENERAL NOTES

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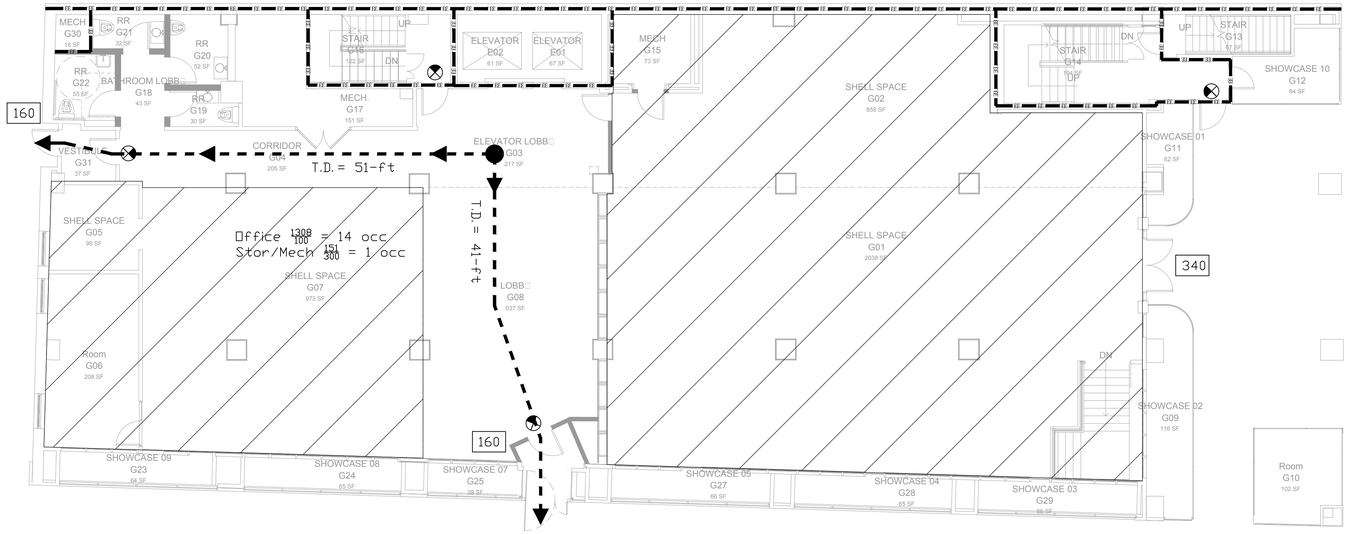
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

ACCESSIBILITY INFORMATION

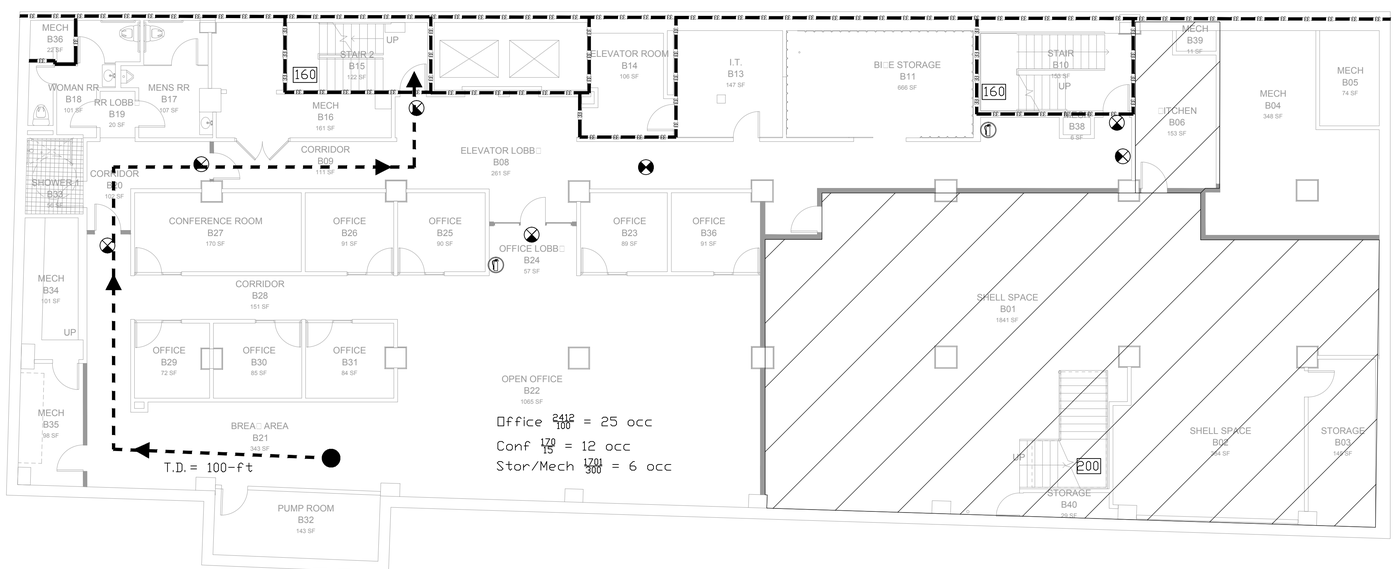
G003

Project Number: 1712
Date 08/31/2017



2 LIFE SAFETY PLAN - STREET LEVEL

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



1 LIFE SAFETY PLAN - BASEMENT LEVEL

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

APPLICABLE CODES

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

SYMBOLS & ABBREVIATIONS

- 160 — EGRESS CAPACITY
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER
- 2-HOUR BARRIER
- PORTABLE FIRE EXTINGUISHER
- EXIT SIGN (SEE ELECTRICAL)
- SHELL SPACE

GENERAL NOTES

1. Existing building was previously Group B occupancy. Scope of work includes interior remodel and conversion of some spaces to "Shell" space for future tenant finish out. Anticipated that partial change of occupancy from Group B to Group A-2 at Basement, Street and Mezzanine Levels will take place in future. The future Group A-2 occupancy at Basement, Street, and Mezzanine Levels is separated from the floors above by an existing 10-inch thick minimum 1-hour rated (IBC Table 721.1(3) 2-1.1) concrete floor system with minimum 1-hour rated supporting construction (Min. 10-in concrete columns IBC Table 722.2.4) as necessary to comply with separated occupancy provisions of IBC 508.
2. Levels 2 - 5 to continue to be Group B occupancy.
3. Building is equipped with an existing automatic sprinkler system. System to be extended/modified as necessary based on renovation to ensure that, upon completion of renovation, sprinkler system is in compliance with IBC 903 and NFPA 13.
4. Building is equipped with an existing manual fire alarm system and occupant notification. System to be extended/modified as necessary based on renovation to ensure that, upon completion of renovation, fire alarm system is in compliance with IBC 907 and NFPA 72.
5. Portable fire extinguishers to be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
6. Modifications to structural members to be as required for Type IIA construction IBC Chp 6.
7. Safeguards during construction to comply with IBC Chapter 33.
8. Penetrations of fire resistance rated wall or horizontal assemblies to be protected with either a shaft, damper, or through penetration fire stop as required for specific penetration in accordance with IBC Chapter 7.

BUILDING INFORMATION

1. Existing Height: 6-stories above grade/1story below
2. Existing Area: 45,628 sf
3. Existing Fire Protection : Automatic sprinkler system
4. Existing Fire Alarm: Manual fire alarm system w/ occupant notification
5. Type of Construction: IIA
6. Occupancy: Group B and Shell. Future Non-separated Group A-2 and B at Basement, Street and Mezzanine Levels separated from Group B at floors above (2nd - 5th) by existing minimum 1-hour horizontal floor ceiling assembly.
7. Occupant Load: 405 Occupants
   - 7.1. Basement: 43 occupants
   - 7.2. Street: 15 occupants
   - 7.3. Mezzanine: 41 occupants
   - 7.4. 2nd - 4th: 102 occupants (each)
   - 7.5. 5th: Shell

ALLOWABLE HEIGHT & AREA

1. Occupancy: B and Shell (Future - Separated Groups A-2 and B)
2. Construction Type: IIA
3. Fire Protection: Full sprinklered
4. Height: 6-stories above grade.
   a. Existing height is not changing. Introduction of Group A-2 occupancy does not affect allowable height, because separated occupancies are proposed, and Group A-2 is limited to not higher than the 3rd floor above grade plane.
5. Base Allowable:
   a. Group A-2: 15,500 sq ft (Future Basement, 1st and Mezzanine Levels)
   b. Group B: 37,500 sq ft
6. Frontage Increase: Not needed
7. Sprinkler Increase:
   a. Group A-2: 200 x 31,000 sq ft
   b. Group B: 200 x 75,000 sq ft
8. Allowable Per Floor Area: Group A-2: 46,500 sq ft x Group B: 112,500 sq ft
9. Total Building Allowable Area:
   a. Street Level A-2: 8,230 / 75,000 = 0.109
   b. Mezzanine Level A-2: 4,910 / 75,000 = 0.065
   c. 2nd Level B: 8,122 / 112,500 = 0.072
   d. 3rd Level B: 8,122 / 112,500 = 0.072
   e. 4th Level B: 8,122 / 112,500 = 0.072
   f. 5th Level B: 8,122 / 112,500 = 0.072
   i. Sum of Ratios all Floors: 0.462 < 3

TADA

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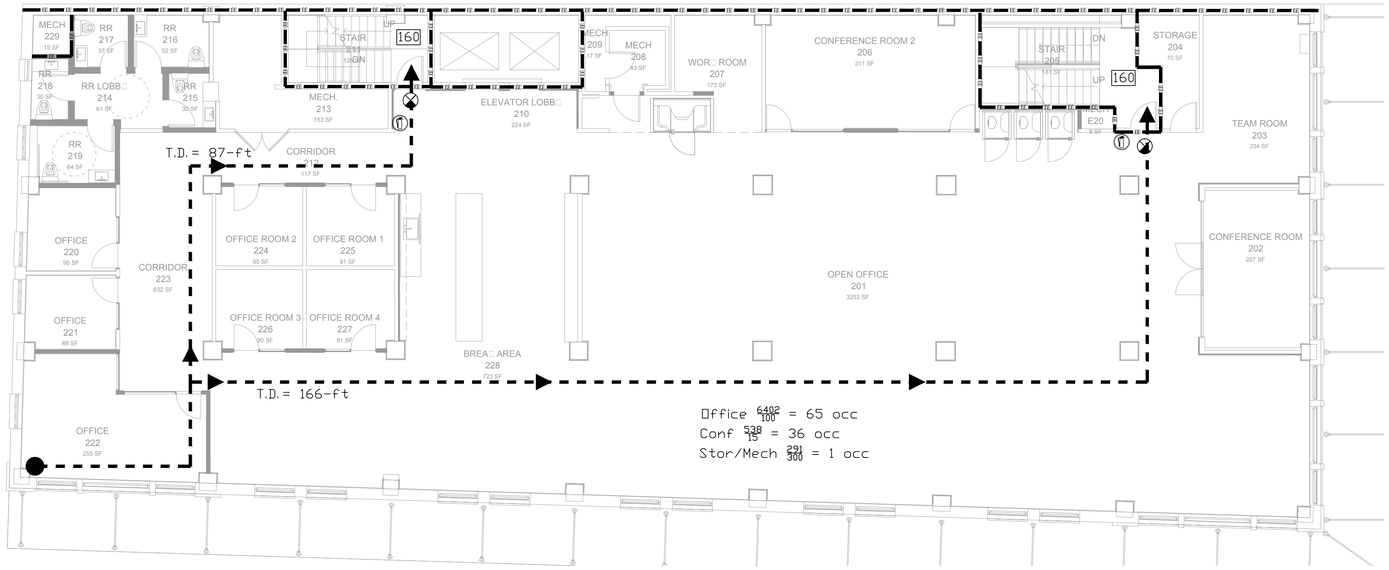
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/17/2017

BASEMENT & STREET LEVEL LIFE SAFETY PLAN

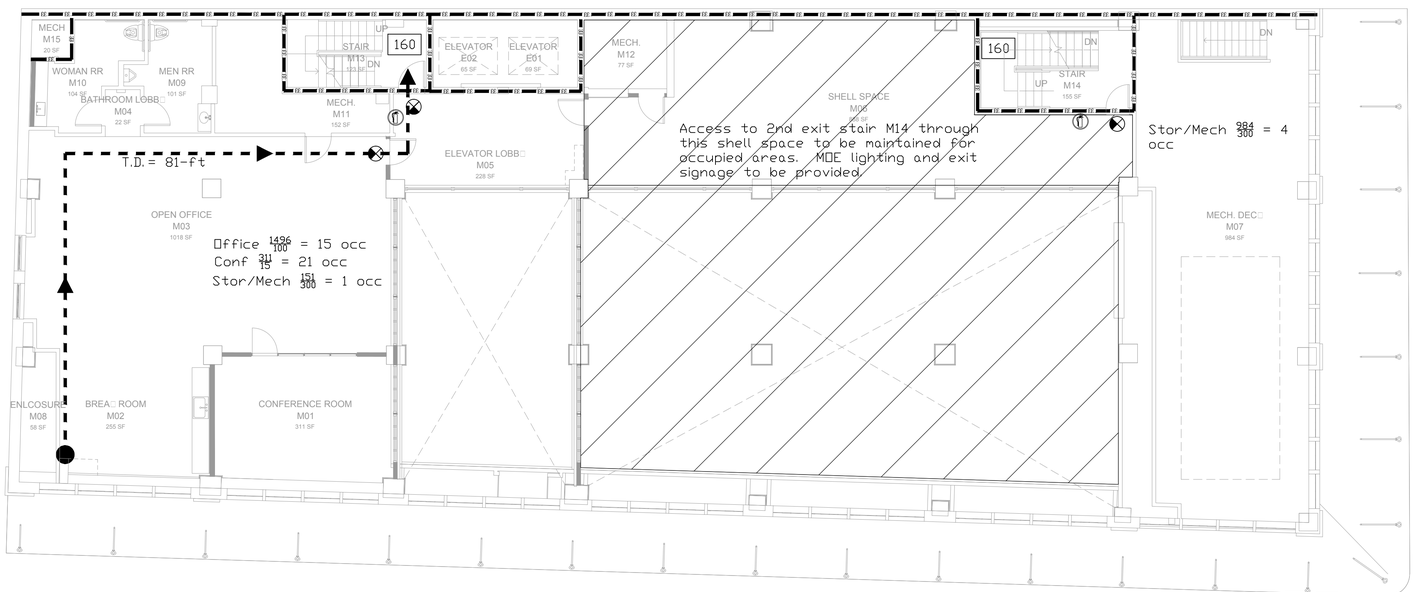
LS-1.0

Project Number: 1712
Date 08/30/2017



2 LIFE SAFET PLAN - 2ND - 4TH LEVEL (TPICAL)

SCALE: 1/8" 1'-0"



1 LIFE SAFET PLAN - ME ANINE LEVEL

SCALE: 1/8" 1'-0"

APPLICABLE CODES

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

SMBOLS & ABBREVIATIONS

- 160 — EGRESS CAPACIT
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER
- 2-HOUR BARRIER
- PORTABLE FIRE EXTINGUISHER
- EXIT SIGN (SEE ELECTRICAL)
- SHELL SPACE

GENERAL NOTES

1. Existing building was previousl Group B occupanc . Scope of work includes interior remodel and conversion of some spaces to "Shell" space for future tenant finish out. Anticipated that partial change of occupanc from Group B to Group A-2 at Basement, Street and Me anine Levels will take place in future. The future Group A-2 occupanc at Basement, Street, and Me anine Levels is separated from the floors above b an existing 10-inch thick minimum 1-hour rated (IBC Table 721.1(3) 2-1.1) concrete floor s stem with minimum 1-hour rated supporting construction (Min. 10-in concrete columns IBC Table 722.2.4) as necessar to compl with separated occupanc provisions of IBC 508.
2. Levels 2 - 5 to continue to be Group B occupanc .
3. Building is e uipped with an existing automatic sprinkler s stem. S stem to be extended/modified as necessar based on renovation to ensure that, upon completion of renovation, sprinkler s stem is in compliance with IBC 903 and NFPA 13.
4. Building is e uipped with an existing manual fire alarm s stem and occupant notification. S stem to be extended/modified as necessar based on renovation to ensure that, upon completion of renovation, fire alarm s stem is in compliance with IBC 907 and NFPA 72.
5. Portable fire extinguishers to be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
6. Modifications to structural members to be as re uired for T pe IIA construction IBC Chp 6.
7. Safeguards during construction to compl with IBC Chapter 33.
8. Penetrations of fire resistance rated wall or hori ontal assemblies to be protected with either a shaft, damper, or through penetration fire stop as re uired for specific penetration in accordance with IBC Chapter 7.

BUILDING INFORMATION

1. Existing Height: 6-stories above grade 1stor below
2. Existing Area: 45,628 sf
3. Existing Fire Protection : Automatic sprinkler s stem
4. Existing Fire Alarm: Manual fire alarm s stem w/ occupant notification
5. T pe of Construction: IIA
6. Occupanc Group B and Shell. Future Non-separated Group A-2 and B at Basement, Street and Me anine Levels separated from Group B at floors above (2nd - 5th) b existing minimum 1-hour hori ontal floor ceiling assembl .
7. Occupant Load: 405 Occupants
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   - 7.5. 5th: Shell

ALLOWABLE HEIGHT & AREA

1. Occupanc B and Shell (Future - Separated Groups A-2 and B)
2. Construction T pe: IIA
3. Fire Protection: Full sprinklered
4. Height: 6-stories above grade.
   a. Existing height is not changing. Introduction of Group A-2 occupanc does not affect allowable height, because separated occupancies are proposed, and Group A-2 is limited to not higher than the 3rd floor above grade plane.
5. Base Allowable:
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   b. Group B: 37,500 s ft
6. Frontage Increase: Not needed
7. Sprinkler Increase:
   a. Group A-2: 200 31,000 s ft
   b. Group B: 200 75,000 s ft
8. Allowable Per Floor Area: Group A-2: 46,500 s ft Group B: 112,500 s ft
9. Total Building Allowable Area:
   a. Street Level A-2: 8,230 / 75,000 0.109
   b. Me anine Level A-2: 4,910 / 75,000 0.065
   c. 2nd Level B: 8,122 / 112,500 0.072
   d. 3rd Level B: 8,122 / 112,500 0.072
   e. 4th Level B: 8,122 / 112,500 0.072
   f. 5th Level B: 8,122 / 112,500 0.072
   i. Sum of Ratios all Floors: 0.462 3

TADA

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ARCHITECTURAL PLAN ONL
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

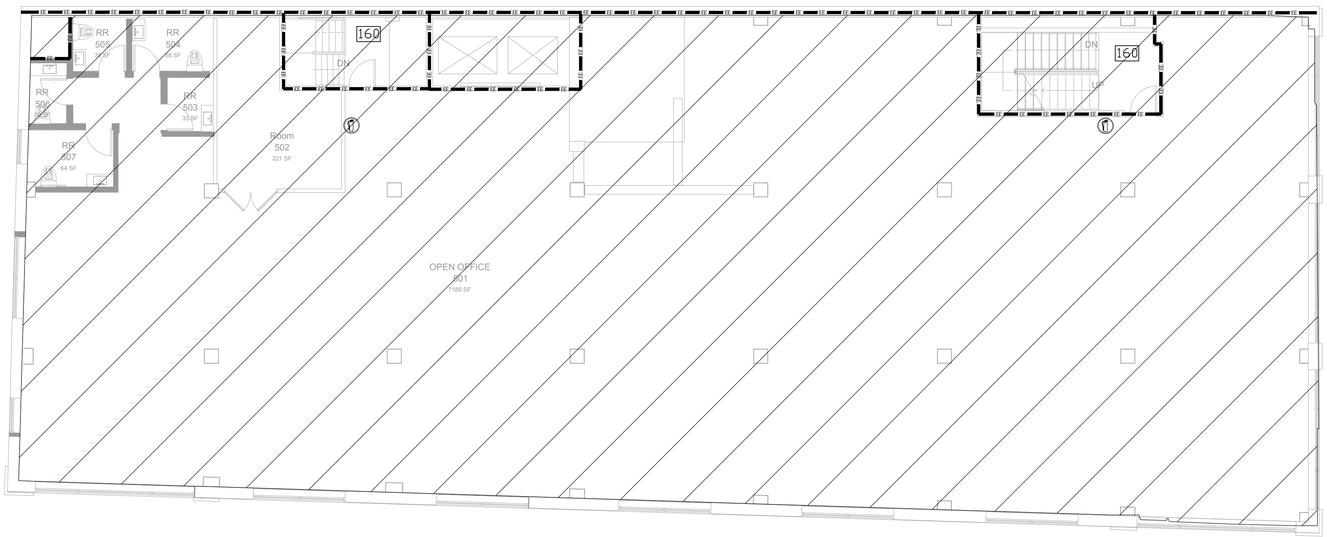
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/17/2017

MEZZANINE & 2ND LEVEL LIFE SAFETY PLAN

LS-1.1

Project Number: 1712
Date 08/30/2017



1 LIFE SAFET□ PLAN - 5TH LEVEL (SHELL)

SCALE: 1/8" □1□0"

APPLICABLE CODES

1. 2015 International Existing Building Code
2. 2015 International Building Code
3. 2015 International Fire Code
4. 2015 International Plumbing Code
5. 2015 International Mechanical Code
6. 2014 National Electric Code
7. 2015 International Energ□Conservation Code
8. 2015 International Fuel Gas Code
9. COSA Amendments
10. 2013 NFPA 13
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S□MBOLS & ABBREVIATIONS

- 160 — EGRESS CAPACIT□
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER
- 2-HOUR BARRIER
- PORTABLE FIRE EXTINGUISHER
- EXIT SIGN (SEE ELECTRICAL)
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GENERAL NOTES

1. Existing building was previousl□Group B occupanc□. Scope of work includes interior remodel and conversion of some spaces to "Shell" space for future tenant finish out. Anticipated that partial change of occupanc□from Group B to Group A-2 at Basement, Street and Me□□anine Levels will take place in future. The future Group A-2 occupanc□at Basement, Street, and Me□□anine Levels is separated from the floors above b□an existing 10-inch thick minimum 1-hour rated (IBC Table 721.1(3) 2-1.1) concrete floor s□stem with minimum 1-hour rated supporting construction (Min. 10-in concrete columns IBC Table 722.2.4) as necessar□to compl□with separated occupanc□provisions of IBC 508.
2. Levels 2 - 5 to continue to be Group B occupanc□.
3. Building is e□uipped with an existing automatic sprinkler s□stem. S□stem to be extended/modified as necessar□based on renovation to ensure that, upon completion of renovation, sprinkler s□stem is in compliance with IBC 903 and NFPA 13.
4. Building is e□uipped with an existing manual fire alarm s□stem and occupant notification. S□stem to be extended/modified as necessar□based on renovation to ensure that, upon completion of renovation, fire alarm s□stem is in compliance with IBC 907 and NFPA 72.
5. Portable fire extinguishers to be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
6. Modifications to structural members to be as re□uired for T□pe IIA construction IBC Chp 6.
7. Safeguards during construction to compl□with IBC Chapter 33.
8. Penetrations of fire resistance rated wall or hori□ontal assemblies to be protected with either a shaft, damper, or through penetration fire stop as re□uired for specific penetration in accordance with IBC Chapter 7.

BUILDING INFORMATION

1. Existing Height: 6-stories above grade□1stor□below
2. Existing Area: 45,628 sf
3. Existing Fire Protection : Automatic sprinkler s□stem
4. Existing Fire Alarm: Manual fire alarm s□stem w/ occupant notification
5. T□pe of Construction: IIA
6. Occupanc□ Group B and Shell. Future Non-separated Group A-2 and B at Basement, Street and Me□□anine Levels separated from Group B at floors above (2nd - 5th) b□ existing minimum 1-hour hori□ontal floor ceiling assembl□
7. Occupant Load: 405 Occupants
   - 7.1. Basement: 43 occupants
   - 7.2. Street: 15 occupants
   - 7.3. Me□anine: 41 occupants
   - 7.4. 2nd - 4th: 102 occupants (each)
   - 7.5. 5th: Shell

ALLOWABLE HEIGHT & AREA

1. Occupanc□: B and Shell (Future - Separated Groups A-2 and B)
2. Construction T□pe: IIA
3. Fire Protection: Full□sprinklered
4. Height: 6-stories above grade.
   a. Existing height is not changing. Introduction of Group A-2 occupanc□does not affect allowable height, because separated occupancies are proposed, and Group A-2 is limited to not higher than the 3rd floor above grade plane.
5. Base Allowable:
   a. Group A-2: 15,500 s□ft (Future Basement, 1st and Me□□anine Levels)
   b. Group B: 37,500 s□ft
6. Frontage Increase: Not needed
7. Sprinkler Increase:
   a. Group A-2: 200□ □31,000 s□ft
   b. Group B: 200□ □75,000 s□ft
8. Allowable Per Floor Area: Group A-2: 46,500 s□ft □Group B: 112,500 s□ft
9. Total Building Allowable Area:
   a. Street Level A-2: 8,230 / 75,000 □ 0.109
   b. Me□anine Level A-2: 4,910 / 75,000 □ 0.065
   c. 2nd Level B: 8,122 / 112,500 □ 0.072
   d. 3rd Level B: 8,122 / 112,500 □ 0.072
   e. 4th Level B: 8,122 / 112,500 □ 0.072
   f. 5th Level B: 8,122 / 112,500 □ 0.072
   i. Sum of Ratios all Floors: 0.462□3

T A D A

Total Art Design & Architecture

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(210) 885-7954

MEP:

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210-736-4265

HVAC

BE□ER MECHANICAL
4719 Broom St
San Antonio, TX 78217
(210) 656- 9027

LIFE SAFET□

FPCG-
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(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONL□□
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION

REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

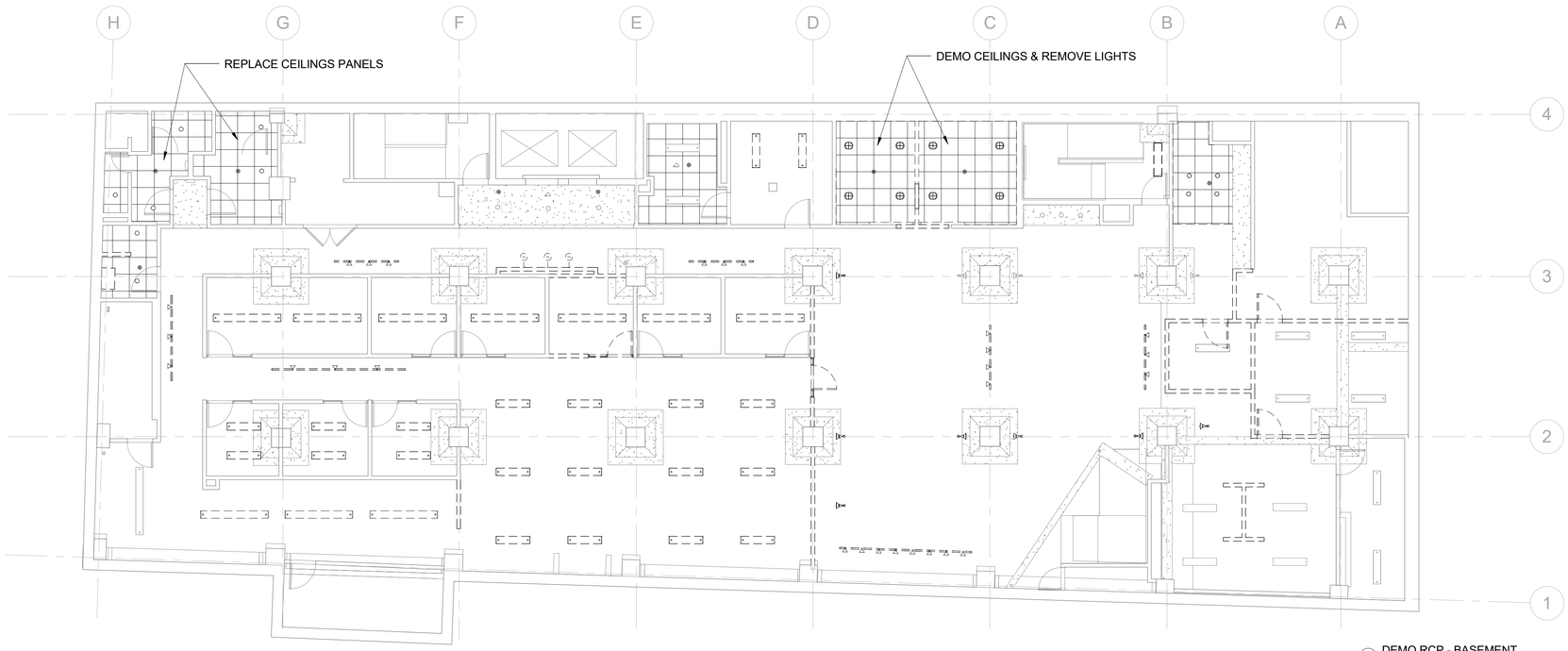
08/17/2017

5TH LEVEL LIFE SAFETY PLAN

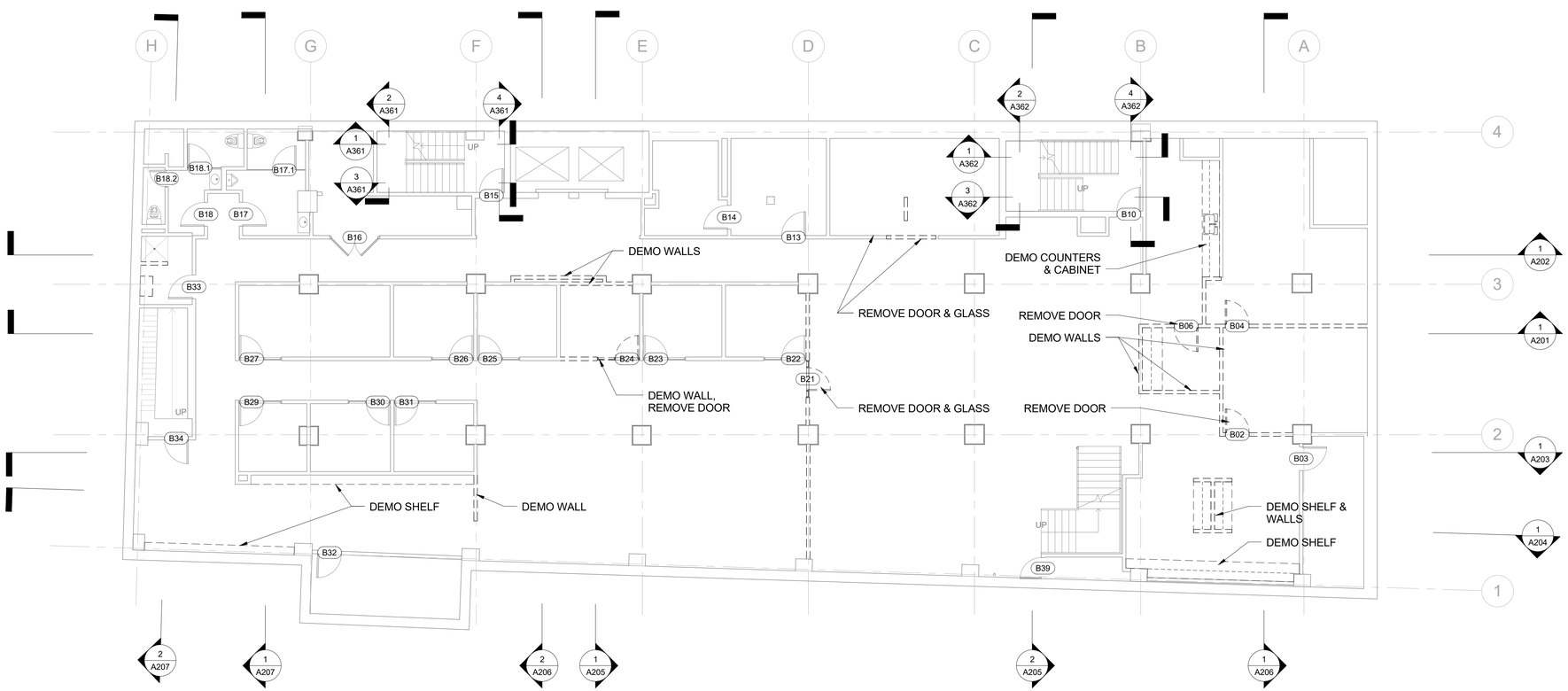
LS-1.2

Project Number: 1712
Date 08/30/2017

DEMOLITION GENERAL NOTE:
1. CONTRACTOR TO IDENTIFY HISTORICAL ELEMENTS WITH OWNER PRIOR TO DEMO WORK TO PREVENT DAMAGE TO THEM.
2. SAVE ALL THE DOORS & LIGHT FIXTURES THAT NOTED FOR DEMOLITION FOR FUTURE USE.
3. KEEP EXISTING LIGHT FIXTURES AND REPLACE LIGHT BULBS WITH LED, UNLESS OTHERWISE NOTED.



2 DEMO RCP - BASEMENT
1/8" = 1'-0"



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

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08/31/2017

DEMO PLAN
BASEMENT

101

Project Number: 1712
Date 08/31/2017

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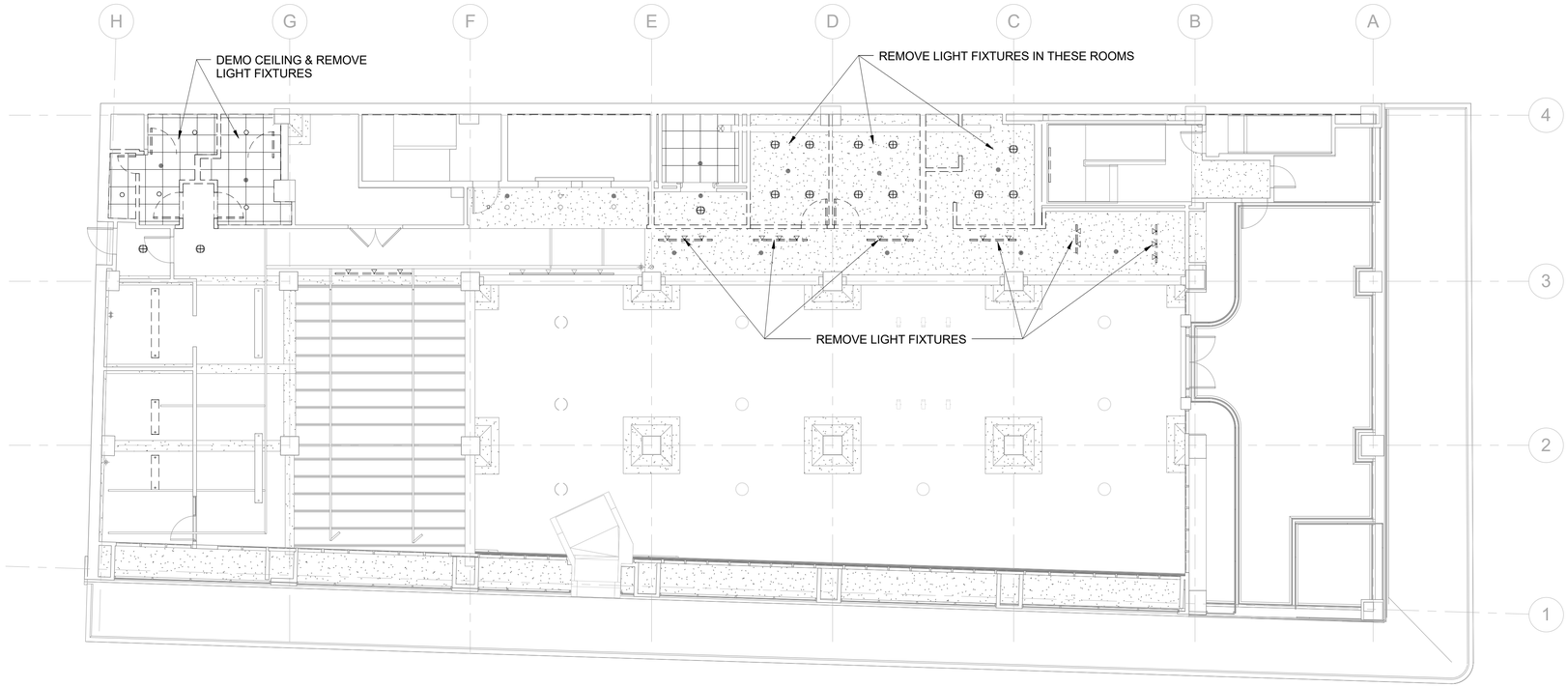
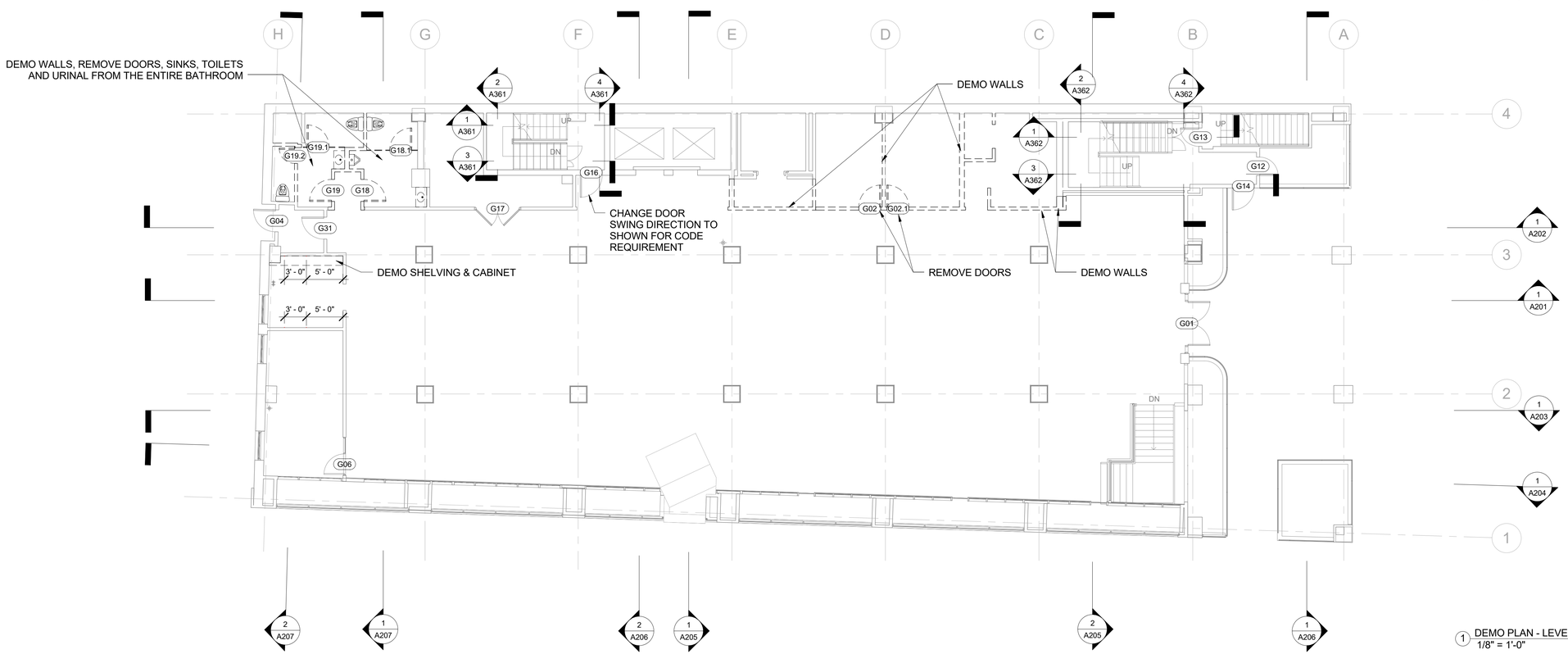


2 DEMO RCP - STREET LEVEL
1/8" = 1'-0"



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

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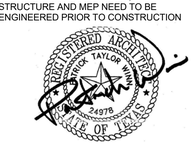
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION



08/31/2017

DEMO PLAN LEVEL 1

102

Project Number: 1712
Date 08/31/2017

DEMOLITION GENERAL NOTE:
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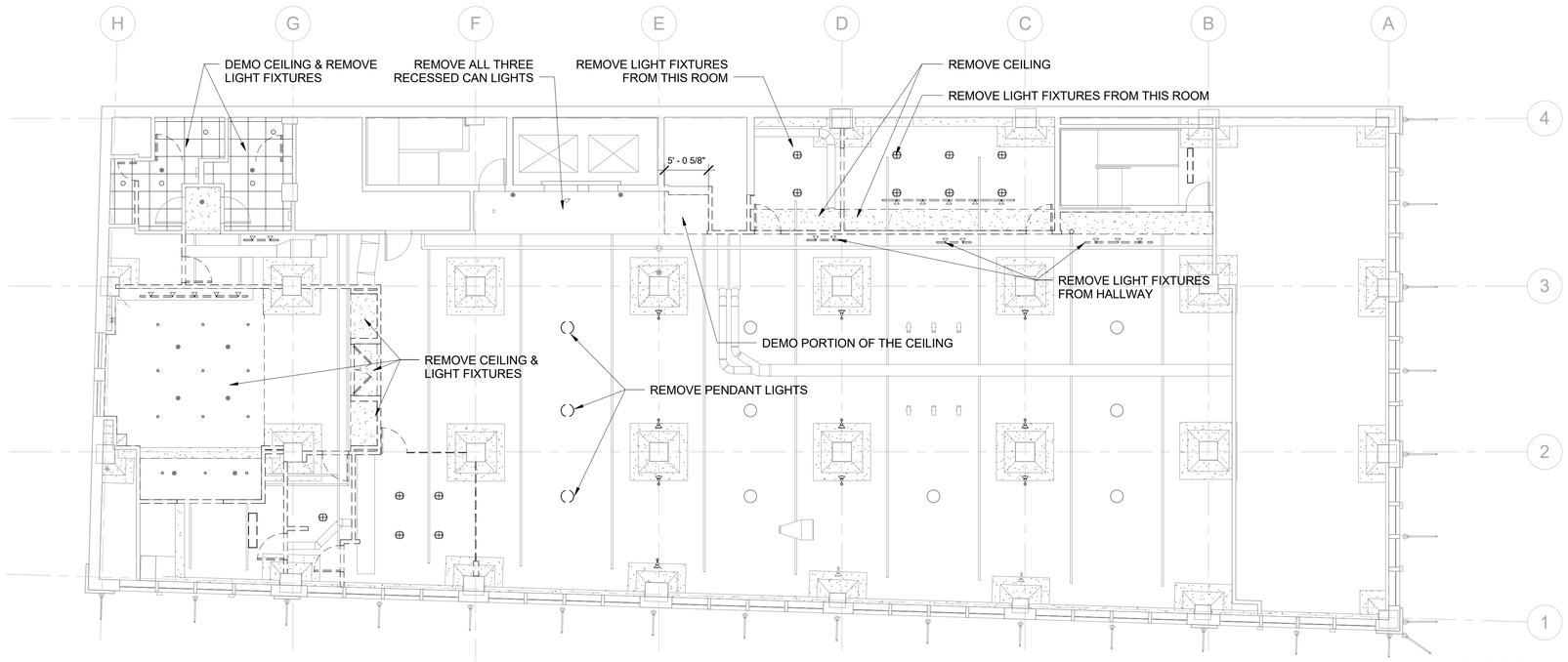
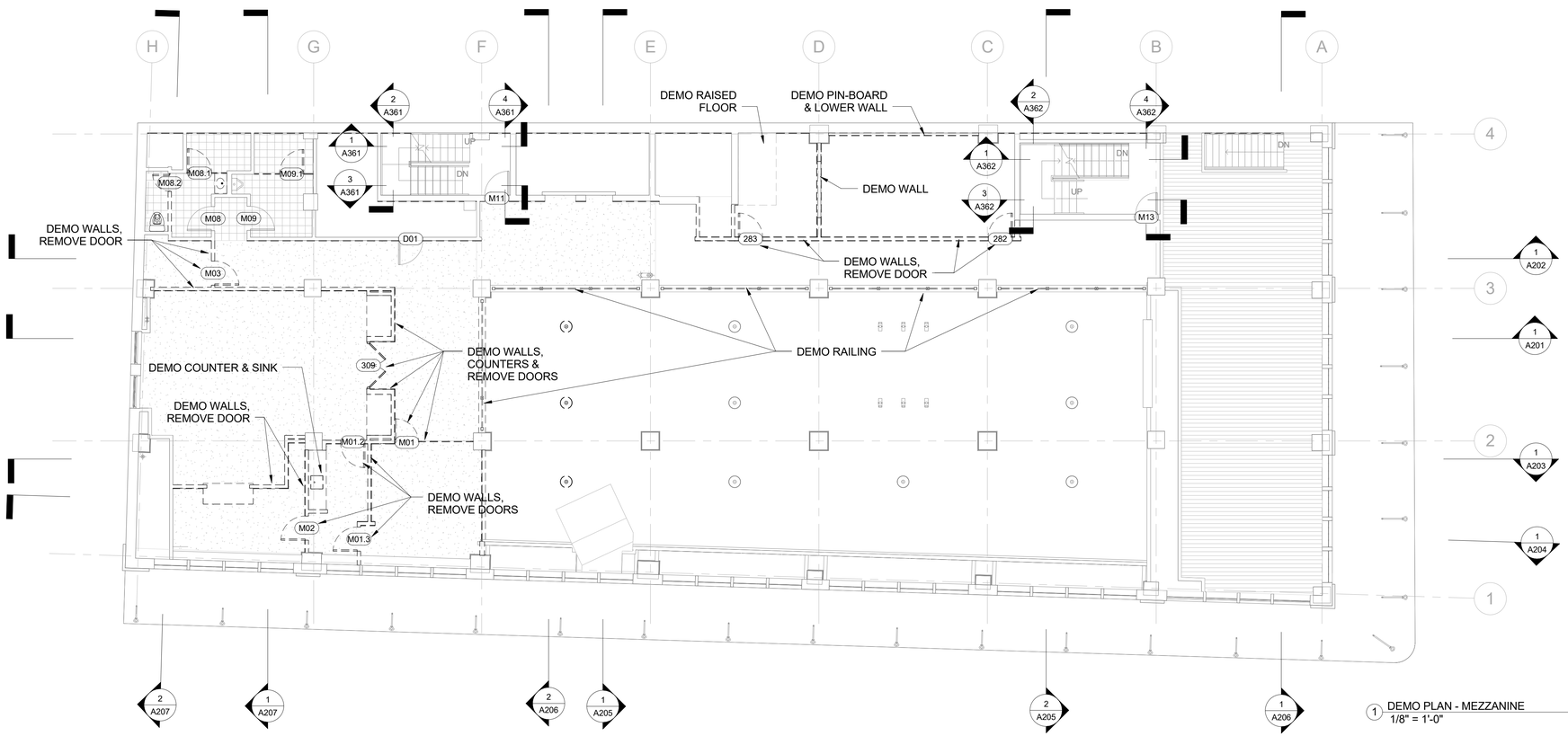


2 DEMO RCP - MEZZANINE
1/8" = 1'-0"



1 DEMO PLAN - MEZZANINE
1/8" = 1'-0"

Total Art Design & Architecture

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REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

DEMO PLAN MEZZANINE

103

Project Number: 1712
Date 08/31/2017

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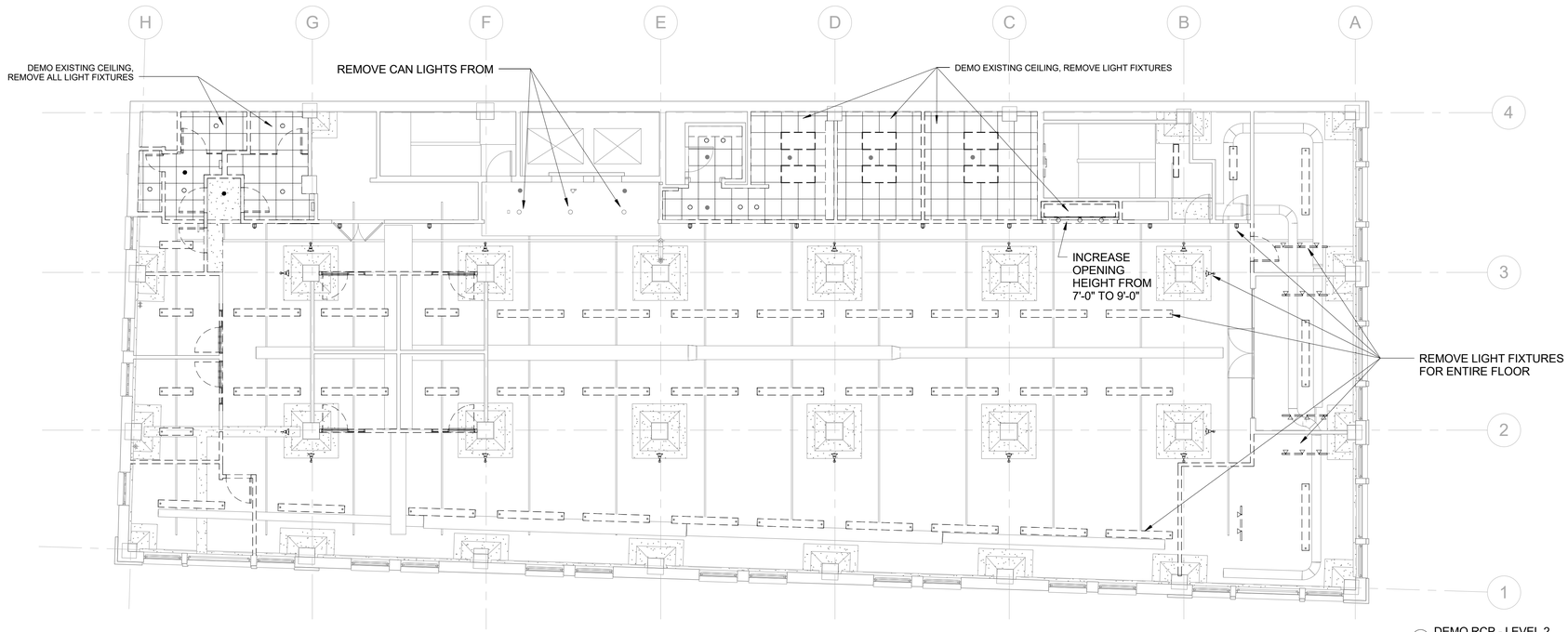
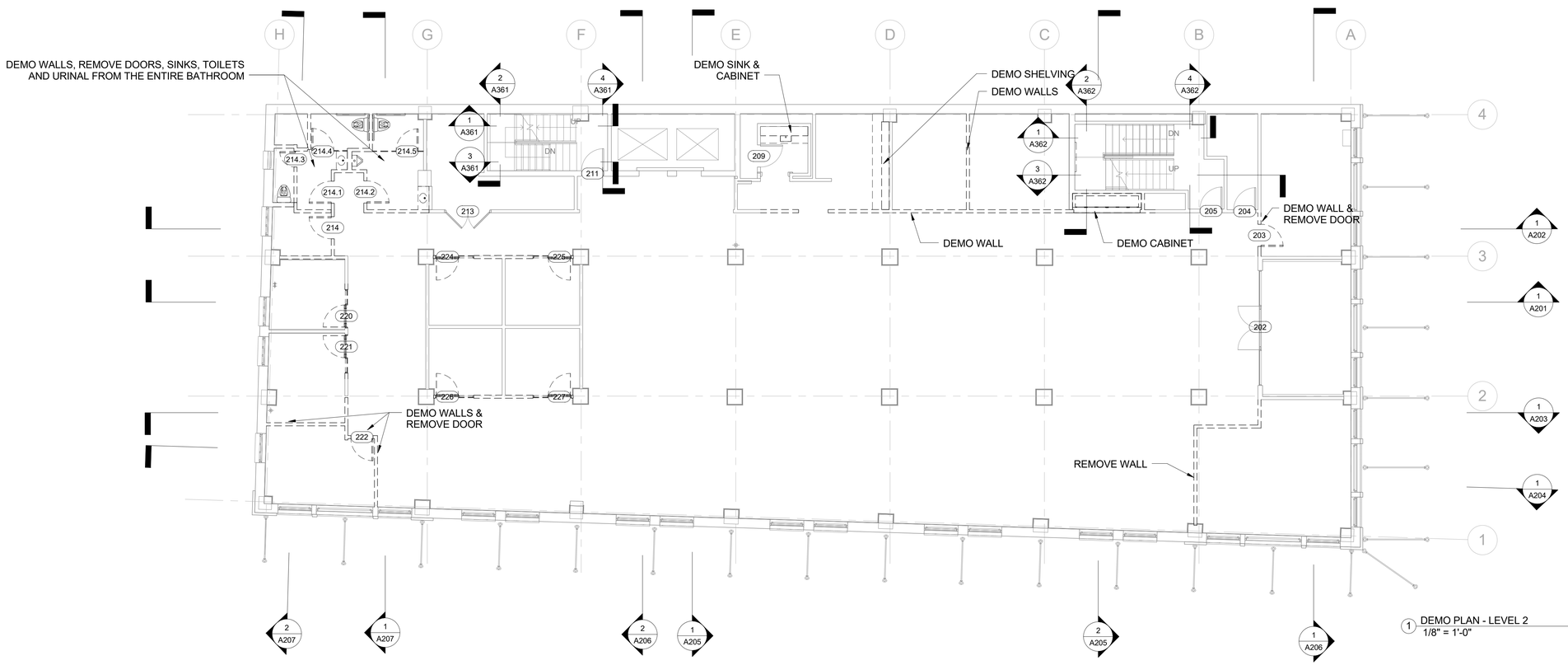


2 DEMO RCP - LEVEL 2
1/8" = 1'-0"



1 DEMO PLAN - LEVEL 2
1/8" = 1'-0"

TADA

Total Art Design & Architecture

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REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

DEMO PLAN LEVEL 2

104

Project Number: 1712
Date 08/31/2017

DEMOLITION GENERAL NOTE:
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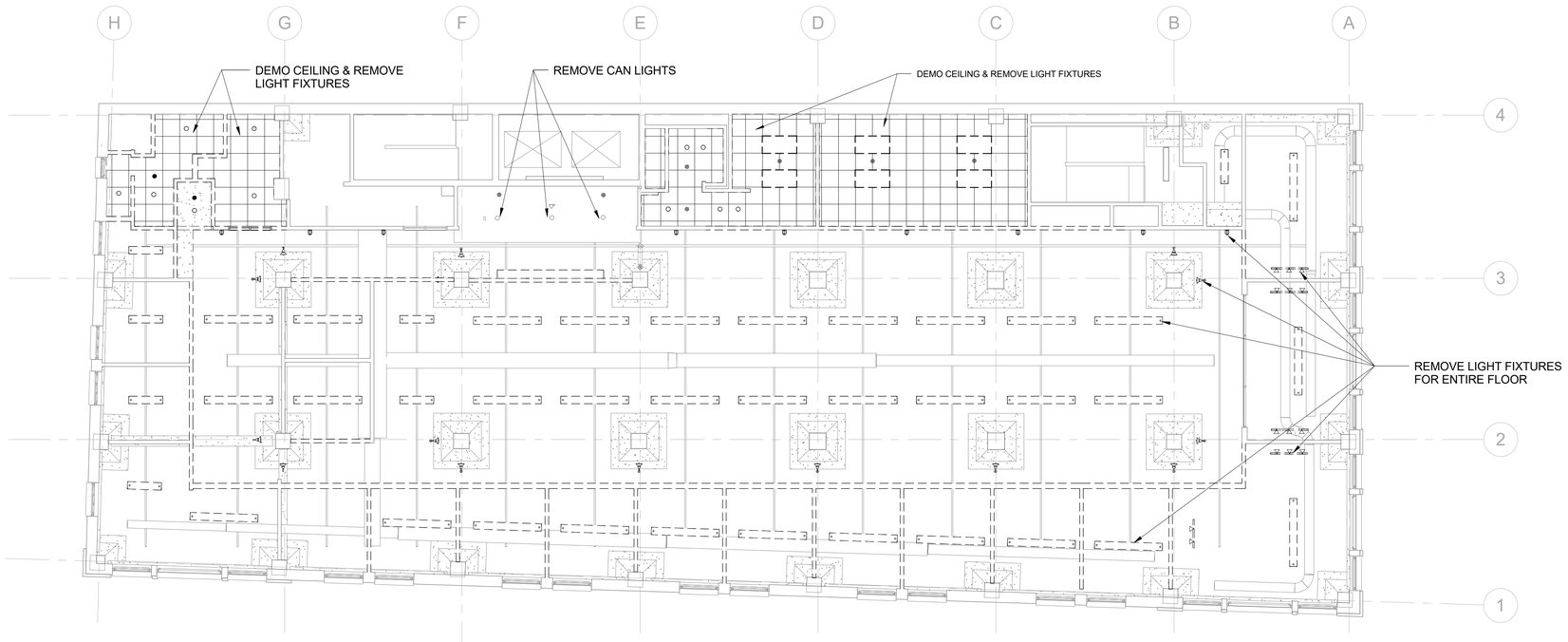
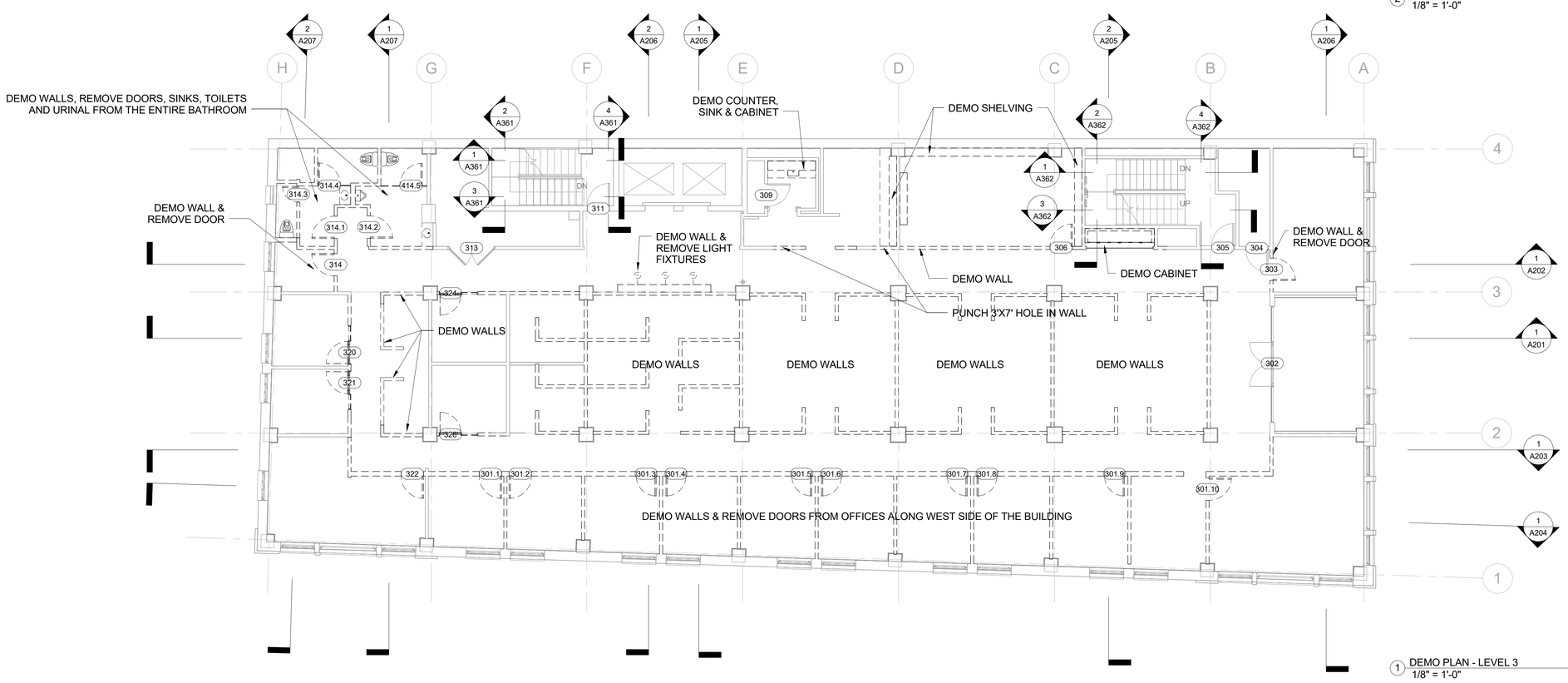


2 DEMO RCP LEVEL 3
1/8" = 1'-0"



1 DEMO PLAN - LEVEL 3
1/8" = 1'-0"

Total Art Design & Architecture

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REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

DEMO PLAN LEVEL 3

105

Project Number: 1712
Date 08/31/2017

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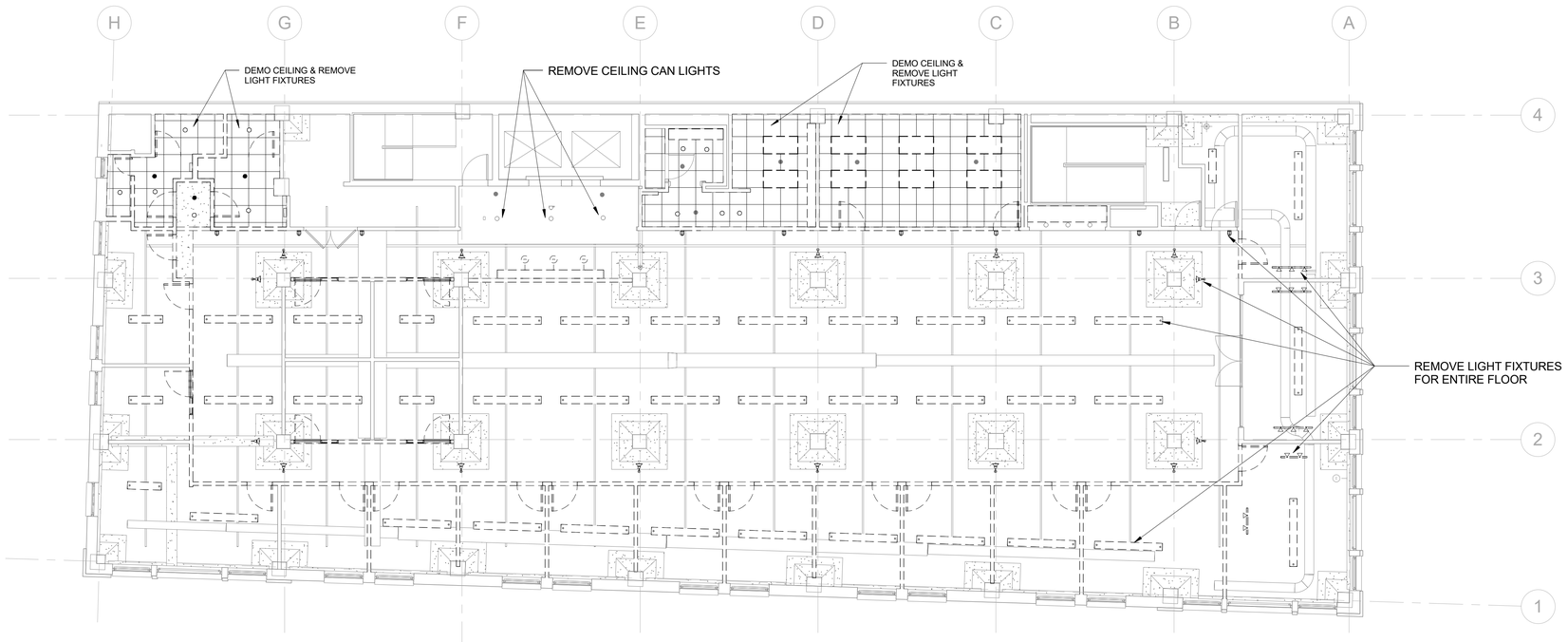
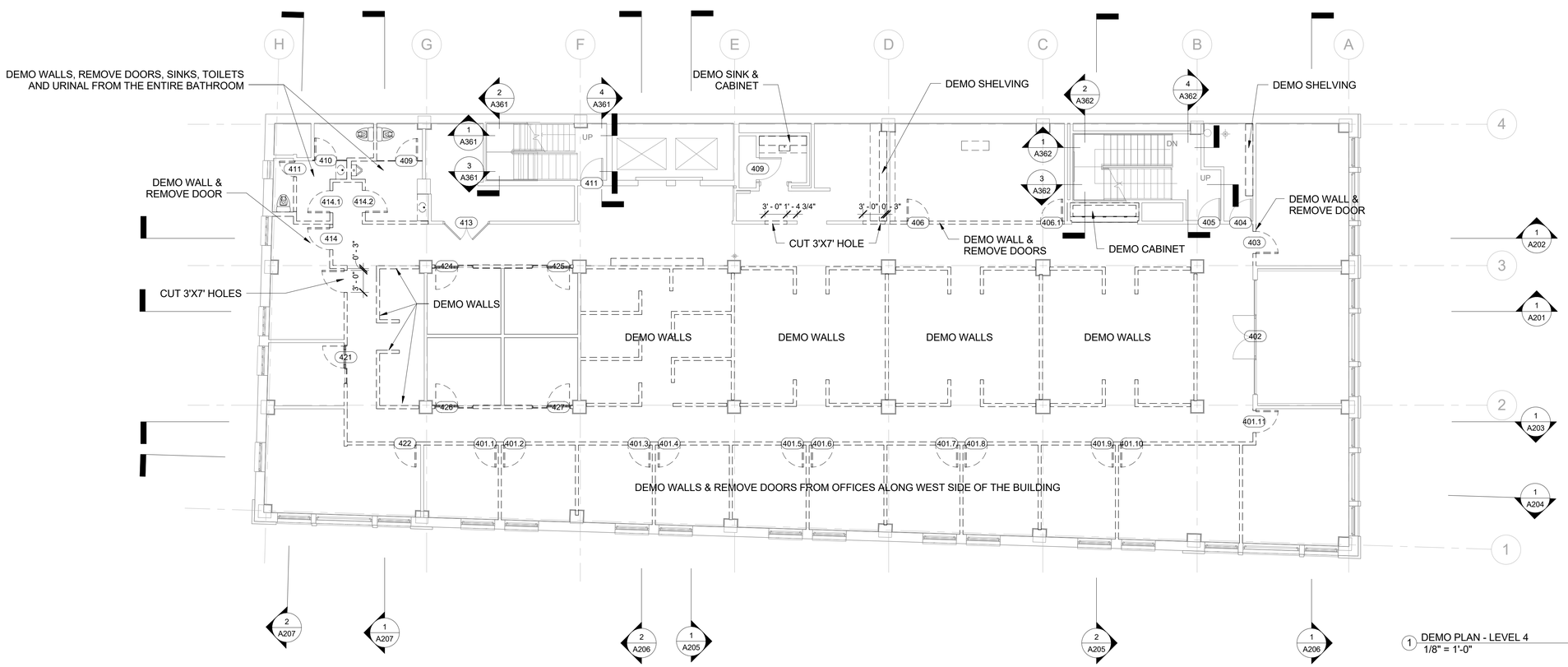


2 DEMO RCP - LEVEL 4
1/8" = 1'-0"



1 DEMO PLAN - LEVEL 4
1/8" = 1'-0"

Total Art Design & Architecture

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REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

DEMO PLAN LEVEL 4

106

Project Number: 1712
Date 08/31/2017

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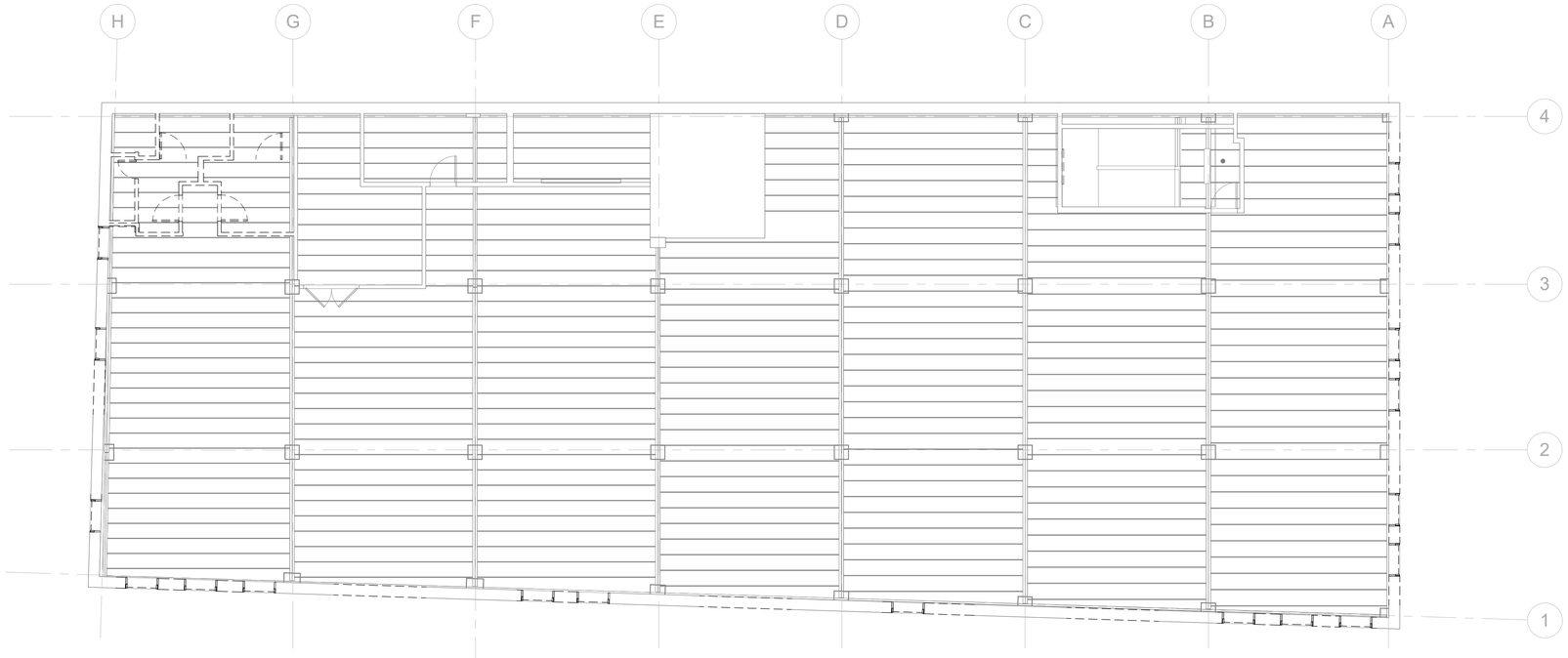
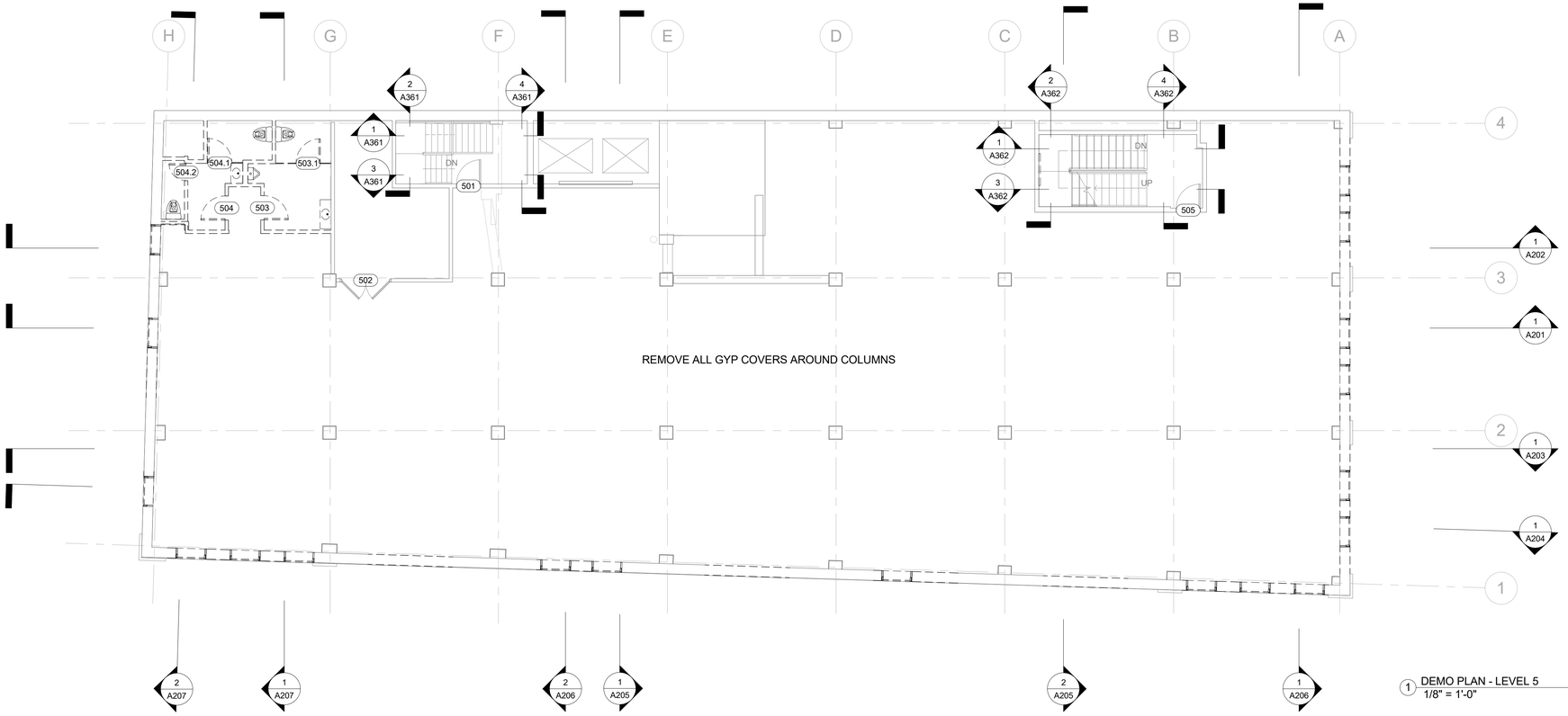


2 DEMO RCP - LEVEL 5
1/8" = 1'-0"



1 DEMO PLAN - LEVEL 5
1/8" = 1'-0"

Total Art Design & Architecture

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REGISTERED ARCHITECT
PATRICK TAYLOR WINN
24978
STATE OF TEXAS

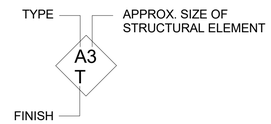
08/31/2017

DEMO PLAN LEVEL 5

107

Project Number: 1712
Date 08/31/2017

PARTITION TYPE TAG



A GLASS WALL SYSTEM	**A3** GLASS WALL SYSTEM PICKED BY OWNER AND ARCHITECT.
B STANDARD WALL	**B4** 5/8" GYP, 4" METAL STUD, 5/8" GYP. **B4 W** 3/4" WOOD, 5/8" GYP, 4" METAL STUD, 5/8" GYP. **B4 1HR** (1HOUR FIRE RATED) 5/8" GYP, 5/8" GYP, 4" METAL STUD, 5/8" GYP, 5/8" GYP.
C TILE WALL	**C4 T** 1/4" CERAMIC TILE, 1/2" MORTAR BED, 1/2" CEMENTITIOUS BACKER BOARD, 4" METAL STUD, 5/8" GYP. **C4 TT** 1/4" CERAMIC TILE, 1/2" MORTAR BED, 1/2" CEMENTITIOUS BACKER BOARD, 4" METAL STUD, 1/2" CEMENTITIOUS BACKER BOARD, 1/2" MORTAR BED, 1/4" CERAMIC TILE.

1 WALL TYPE
1/2" = 1'-0"

Total Art Design & Architecture

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08/31/2017

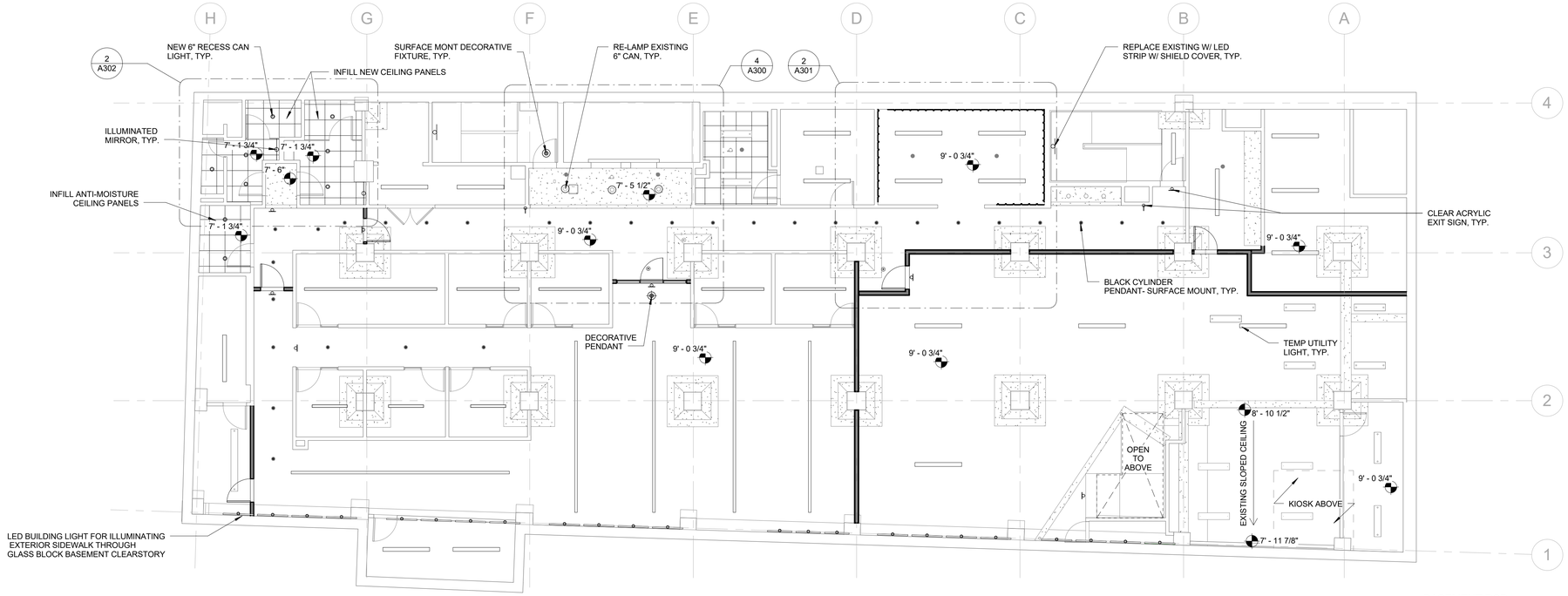
GENERAL NOTES

A001

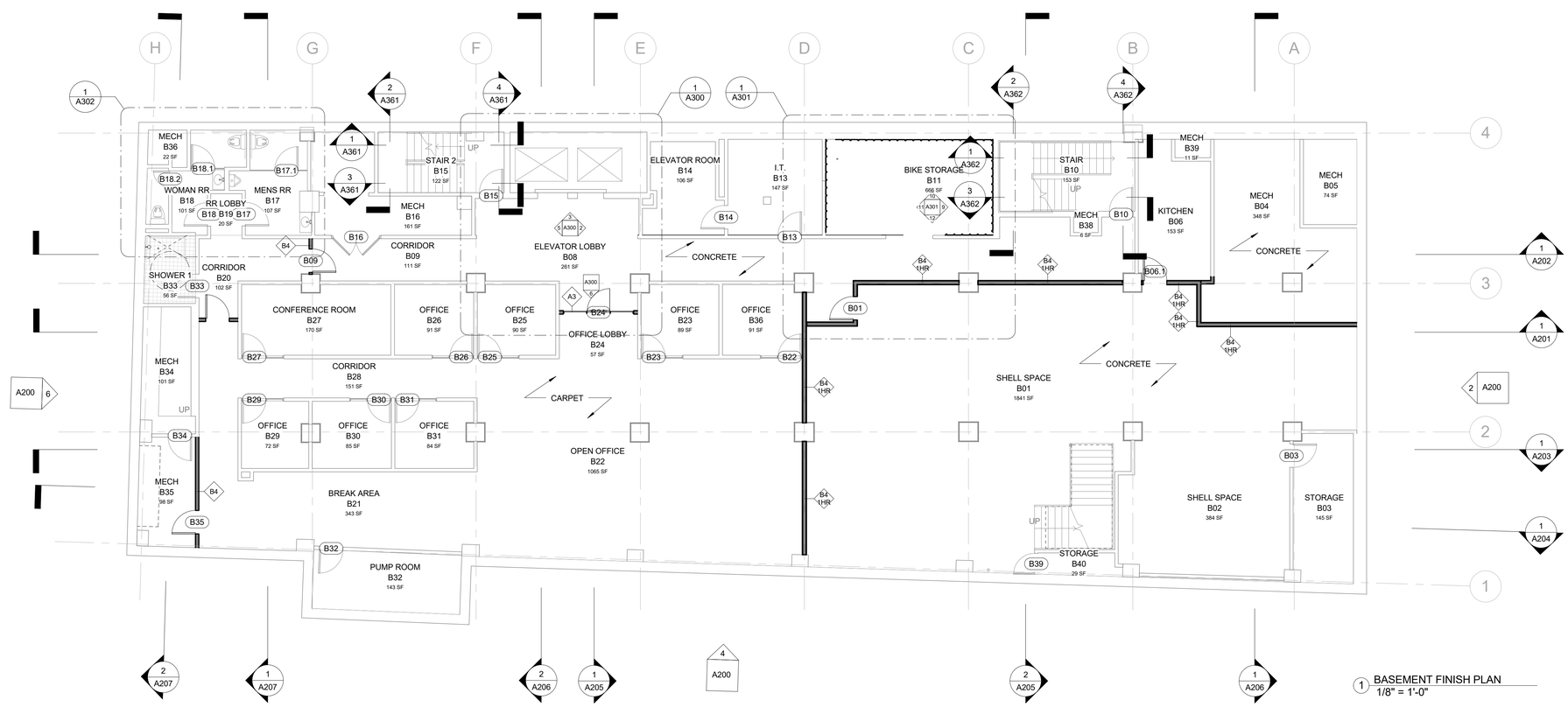
Project Number: 1712
Date 08/31/2017

GENERAL NOTES
1. ALL EXIT DOORS TO COMPLY WITH EGRESS CODE. ALL EXIT DOORS TO BE EQUIPPED WITH CODE COMPLIANT EMERGENCY EXIT PANIC HARDWARE.
2. ALL COLUMNS AND CAPITALS TO BE STRIPED, SMOOTHED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
3. ALL CEILING TO BE STRIPED, SMOOTH AND REPAINTED. SEE ARCHITECTURAL FOR COLOR.
4. ALL EXISTING BASEBOARDS TO BE STRIPED, SMOOTH, NAIL HOLES TO BE FILLED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
5. ALL SPRINKLERS TO REMAIN IN SPACE. TO BE PAINTED. SEE ARCHITECTURAL FOR COLOR.

NEW CONSTRUCTION GENERAL NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO WORK .
2. REF. MEP DRAWINGS FOR HVAC, ELECTRICAL AND PLUMBING DESIGN. DUCT WORK, PIPES AND SPRINKLER HEADS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR EXISTING CONDITIONAL REFERENCE ONLY.



2 BASEMENT RCP
1/8" = 1'-0"



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

Total Art Design & Architecture

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(210) 885-7954

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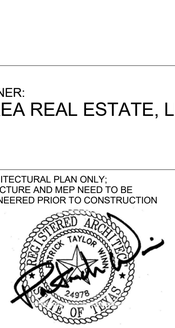


08/31/2017

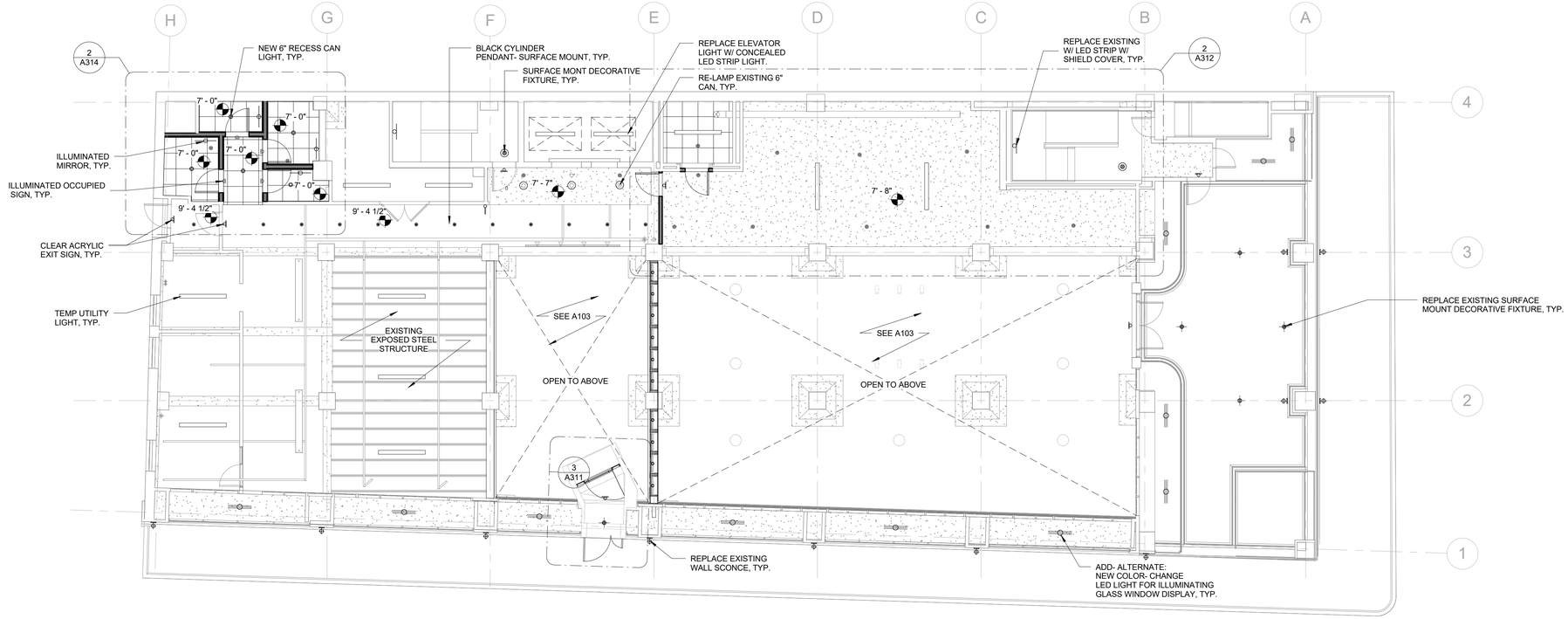
FINISH PLAN & RCP-BASEMENT

A101

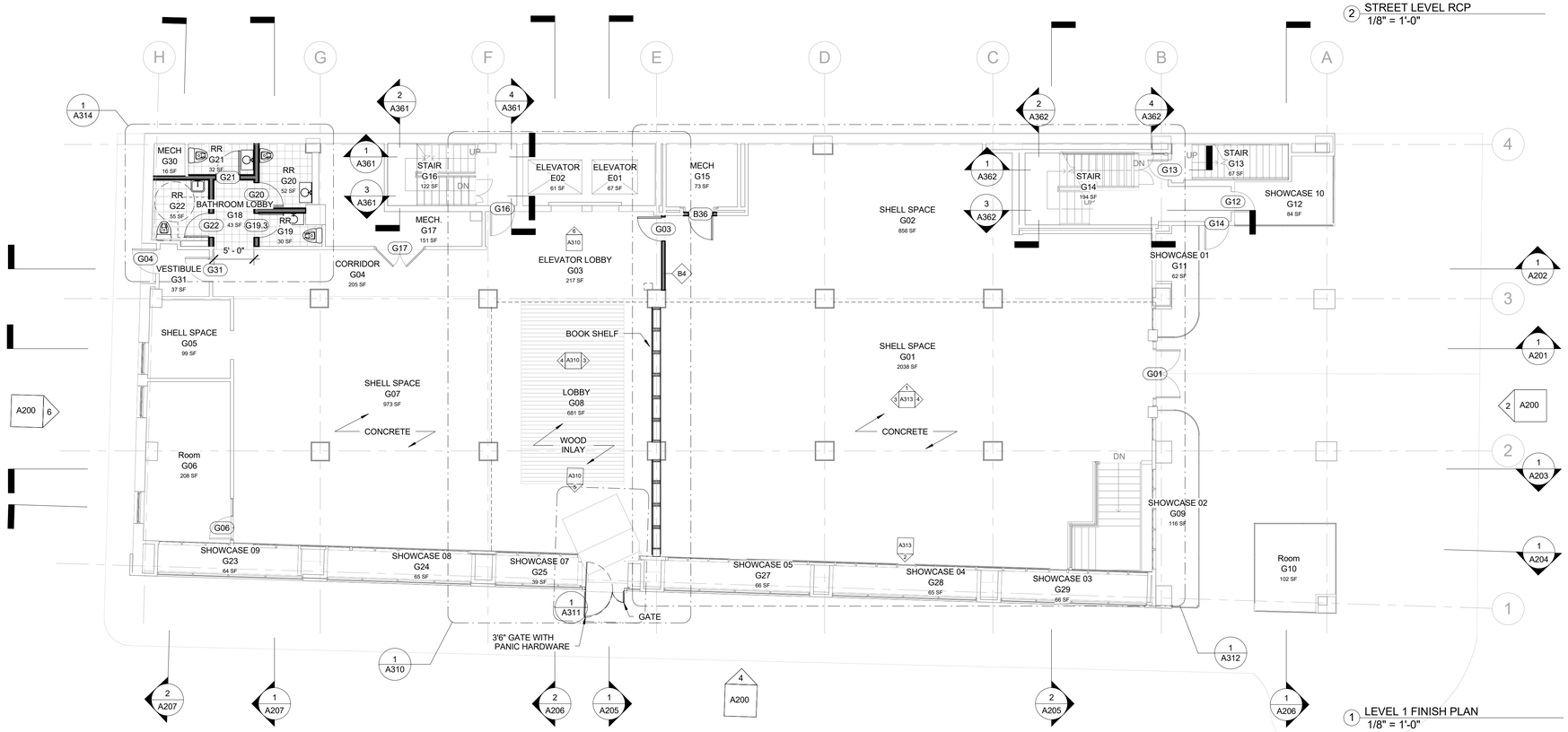
Project Number: 1712
Date 08/31/2017

GENERAL NOTES
1. ALL EXIT DOORS TO COMPLY WITH EGRESS CODE. ALL EXIT DOORS TO BE EQUIPPED WITH CODE COMPLIANT EMERGENCY EXIT PANIC HARDWARE.
2. ALL COLUMNS AND CAPITALS TO BE STRIPED, SMOOTHED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
3. ALL CEILING TO BE STRIPED, SMOOTH AND REPAINTED. SEE ARCHITECTURAL FOR COLOR.
4. ALL EXISTING BASEBOARDS TO BE STRIPED, SMOOTH, NAIL HOLES TO BE FILLED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
5. ALL SPRINKLERS TO REMAIN IN SPACE. TO BE PAINTED. SEE ARCHITECTURAL FOR COLOR.

NEW CONSTRUCTION GENERAL NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO WORK .
2. REF. MEP DRAWINGS FOR HVAC, ELECTRICAL AND PLUMBING DESIGN. DUCT WORK, PIPES AND SPRINKLER HEADS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR EXISTING CONDITIONAL REFERENCE ONLY.



2 STREET LEVEL RCP
1/8" = 1'-0"



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

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

MS2 Consulting Engineers
8200 IH-10 West, Suit 312
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210-736-4265

HVAC

BEYER MECHANICAL
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San Antonio, TX 78217
(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY;
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

FINISH PLAN & RCP-LEVEL 1

A102

Project Number: 1712
Date 08/31/2017

GENERAL NOTES
1. ALL EXIT DOORS TO COMPLY WITH EGRESS CODE. ALL EXIT DOORS TO BE EQUIPPED WITH CODE COMPLIANT EMERGENCY EXIT PANIC HARDWARE.
2. ALL COLUMNS AND CAPITALS TO BE STRIPED, SMOOTHED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
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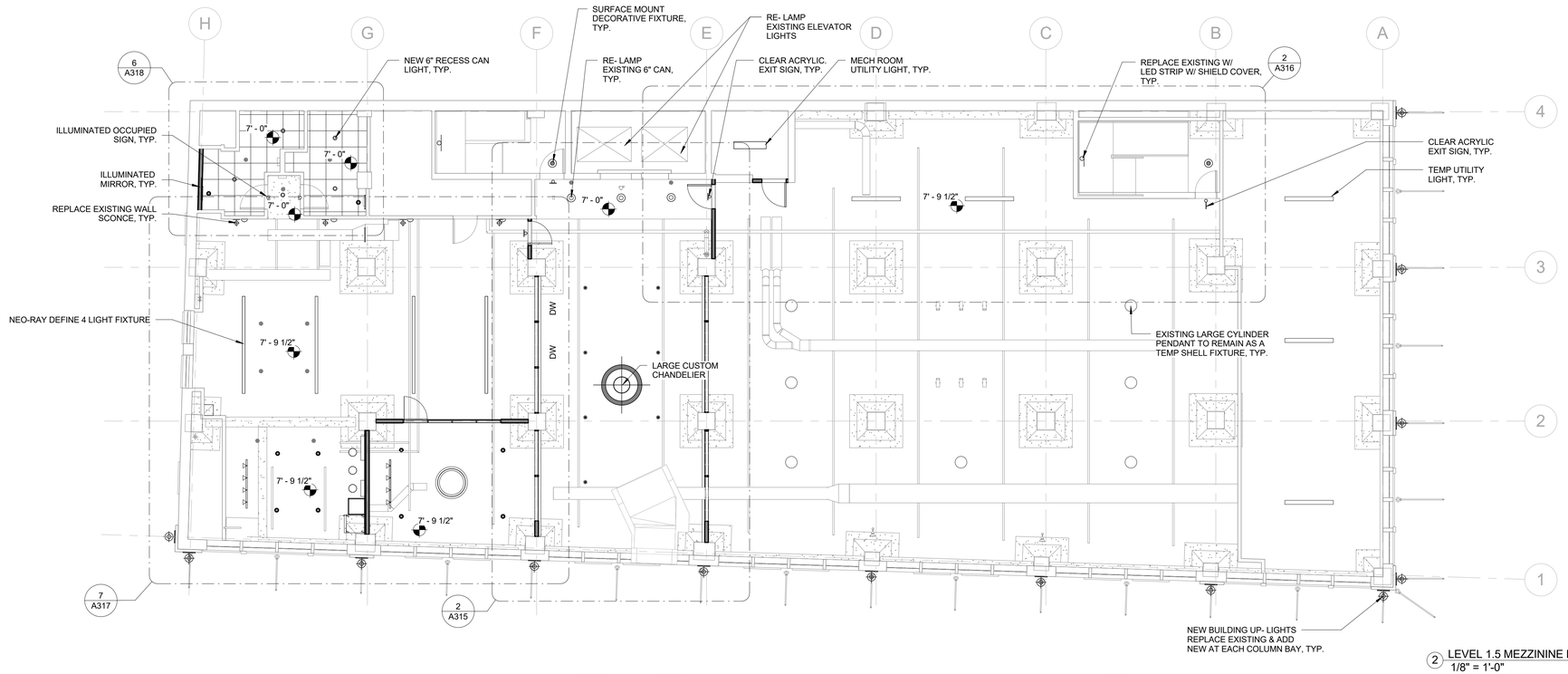
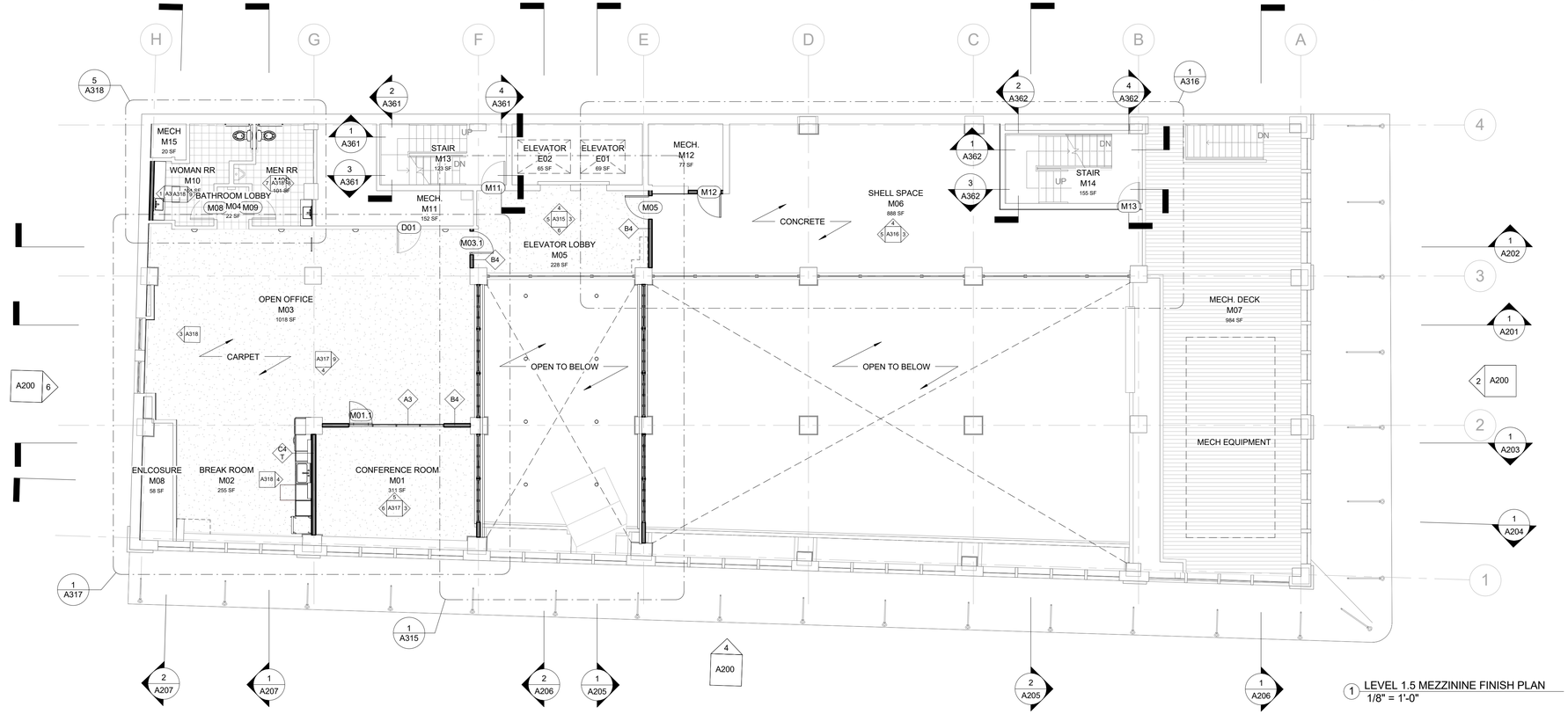


2 LEVEL 1.5 MEZZININE RCP
1/8" = 1'-0"



1 LEVEL 1.5 MEZZININE FINISH PLAN
1/8" = 1'-0"

Total Art Design & Architecture

Patrick Winn, AIA
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n/a

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San Antonio, TX 78205

OWNER:
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ARCHITECTURAL PLAN ONLY:
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08/31/2017

FINISH PLAN & RCP-MEZZANINE

A103

Project Number: 1712
Date 08/31/2017

GENERAL NOTES
1. ALL EXIT DOORS TO COMPLY WITH EGRESS CODE. ALL EXIT DOORS TO BE EQUIPPED WITH CODE COMPLIANT EMERGENCY EXIT PANIC HARDWARE.
2. ALL COLUMNS AND CAPITALS TO BE STRIPED, SMOOTHED AND PAINTED. SEE ARCHITECTURAL FOR COLOR
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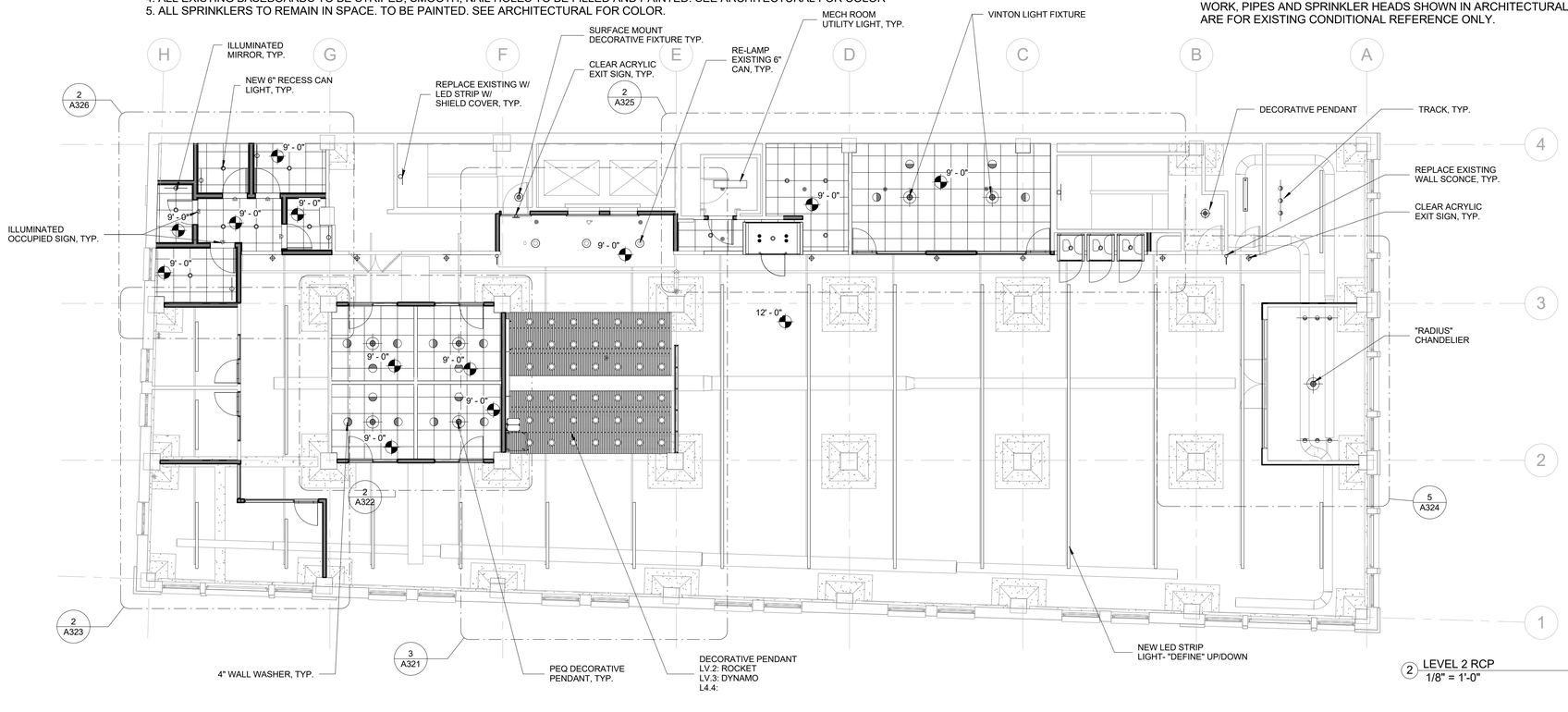
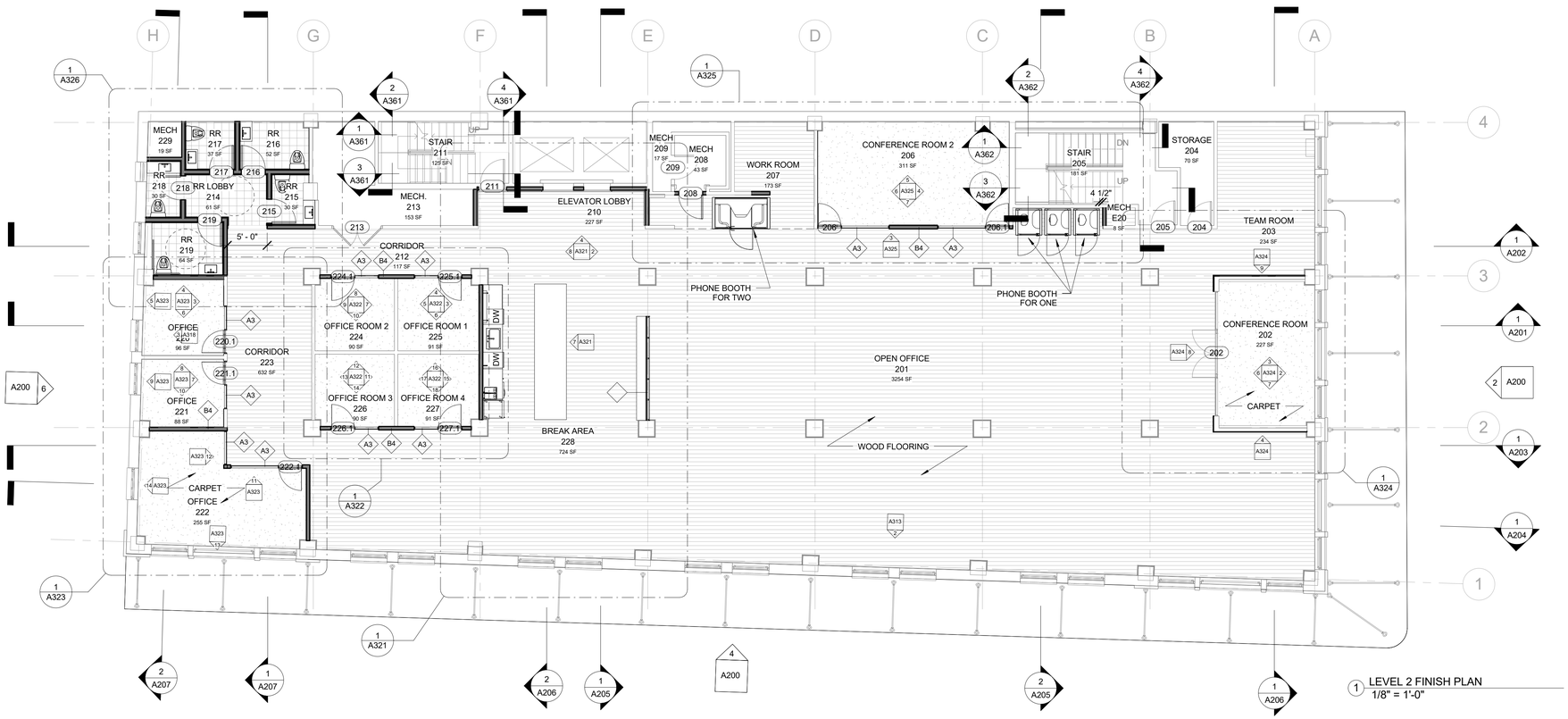


2 LEVEL 2 RCP
1/8" = 1'-0"



1 LEVEL 2 FINISH PLAN
1/8" = 1'-0"

Total Art Design & Architecture

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(210) 858-2389

n/a

BURNS BUILDING

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OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

FINISH PLAN & RCP-LEVEL 2,3,4

A104

Project Number: 1712
Date 08/31/2017

GENERAL NOTES
1. ALL EXIT DOORS TO COMPLY WITH EGRESS CODE. ALL EXIT DOORS TO BE EQUIPPED WITH CODE COMPLIANT EMERGENCY EXIT PANIC HARDWARE.
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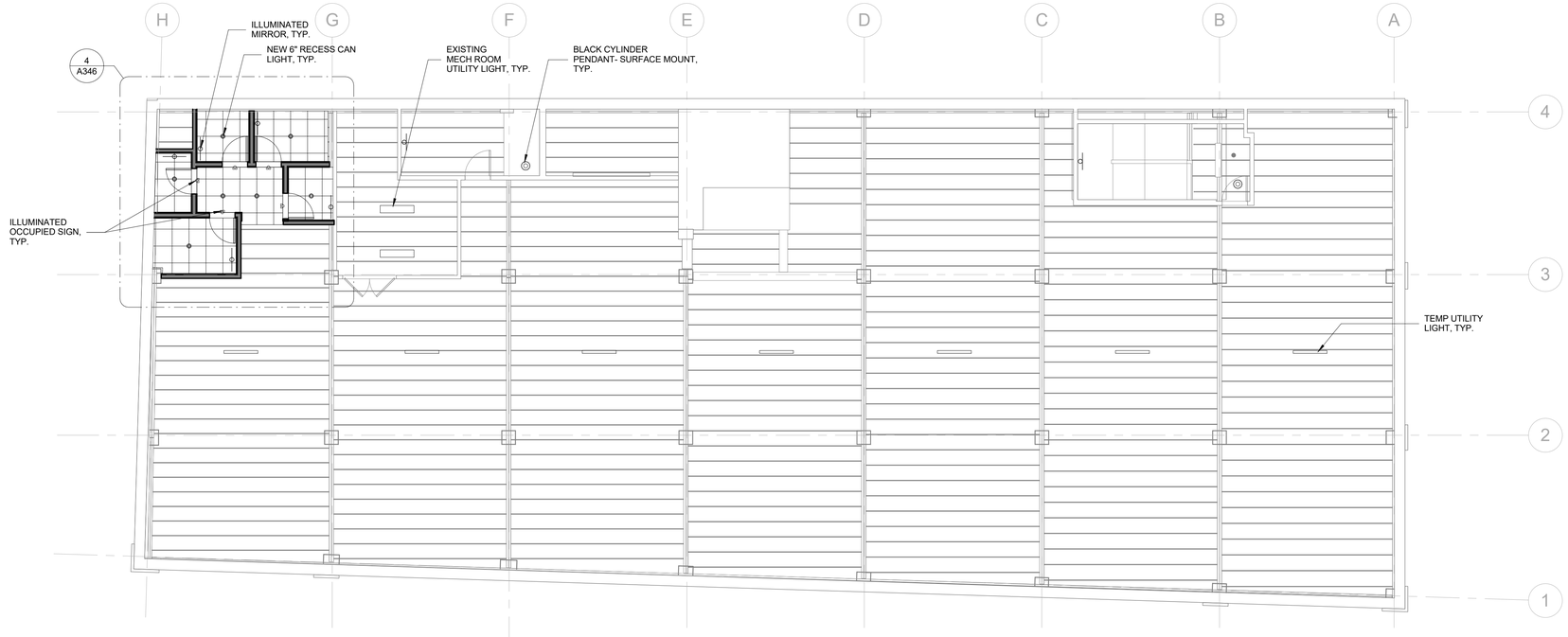
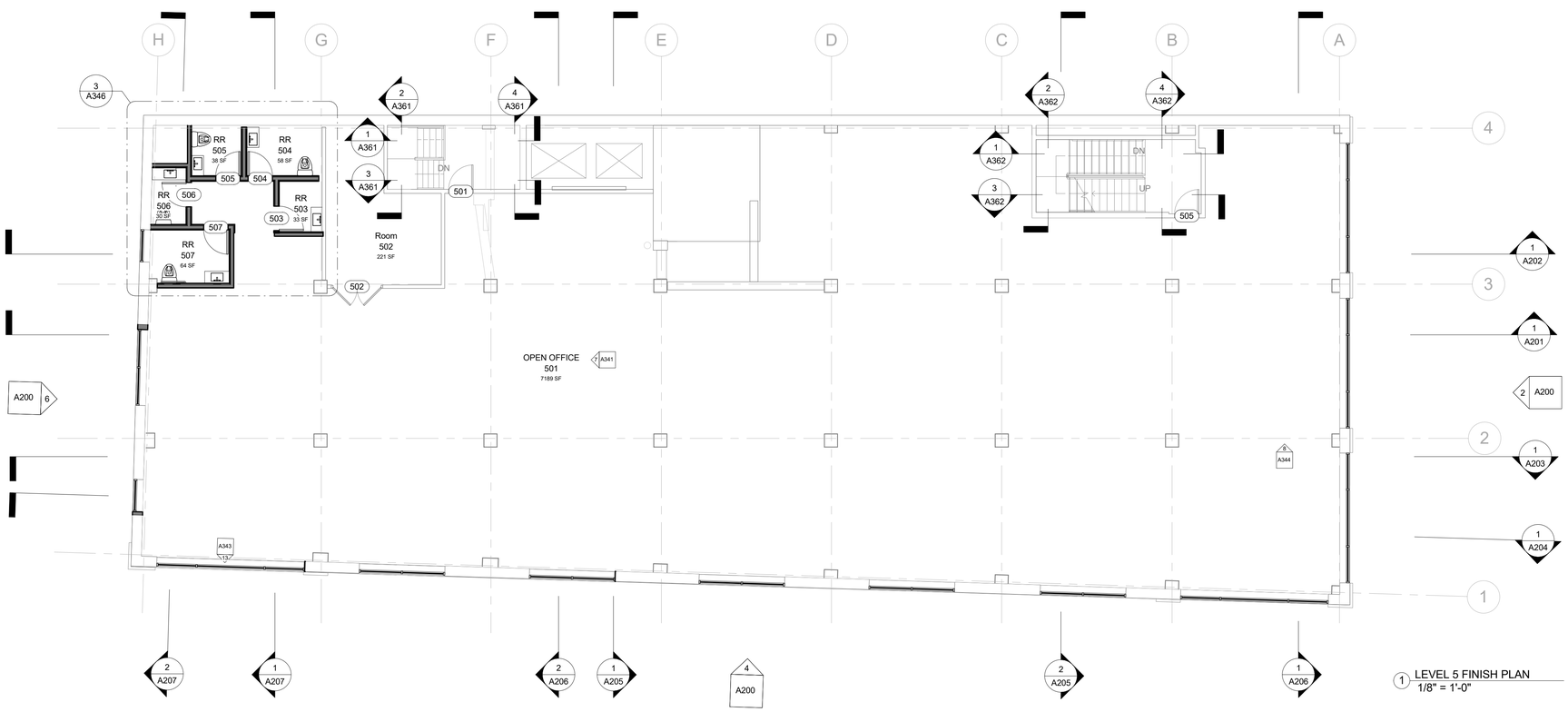


2 LEVEL 5 RCP
1/8" = 1'-0"



1 LEVEL 5 FINISH PLAN
1/8" = 1'-0"

TADA
Total Art Design & Architecture

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210-736-4265

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(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

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San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
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REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

FINISH PLAN & RCP-LEVEL 5

A107

Project Number: 1712
Date 08/31/2017

NEW CONSTRUCTION GENERAL NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO WORK .
2. REF. MEP DRAWINGS FOR HVAC, ELECTRICAL AND PLUMBING DESIGN. DUCT WORK, PIPES AND SPRINKLER HEADS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR EXISTING CONDITIONAL REFERENCE ONLY.

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

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

T A D A
Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

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210-736-4265

HVAC

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San Antonio, TX 78217
(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

ROOF PLANS

A108

Project Number: 1712
Date 08/31/2017

6 NORTH ELEVATION - COMPLETED
3/32" = 1'-0"

4 WEST ELEVATION - COMPLETED
3/32" = 1'-0"

2 SOUTH ELEVATION - COMPLETED
3/32" = 1'-0"

5 EXISTING NORTH ELEVATION
3/32" = 1'-0"

3 EXISTING WEST ELEVATION
3/32" = 1'-0"

1 EXISTING SOUTH ELEVATION
3/32" = 1'-0"

TADA

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

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San Antonio,TX 78230
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(210) 858-2389

n/a

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San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

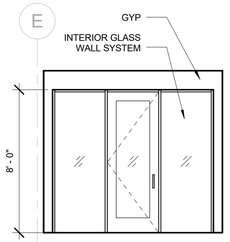
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

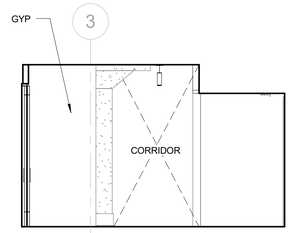
BUILDING ELEVATIONS

A200

Project Number: 1712
Date 08/31/2017

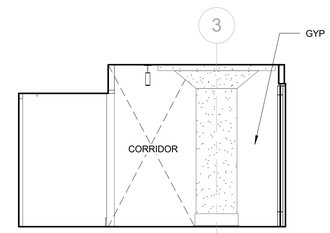


6 OFFICE ENTRY - BASEMENT
1/4" = 1'-0"

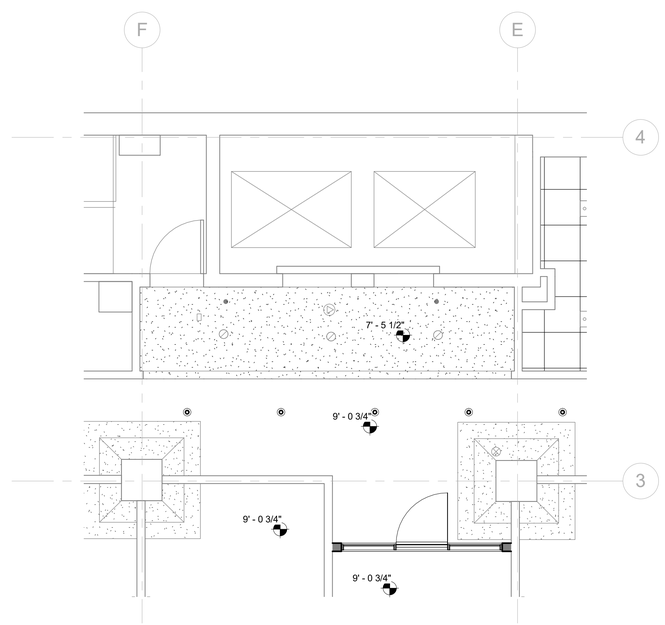


5 ELEVATOR LOBBY NORTH - BASEMENT
1/4" = 1'-0"

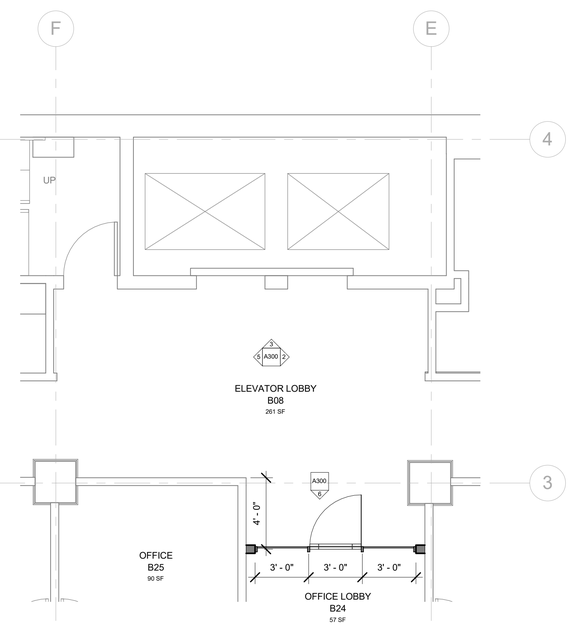
3 ELEVATOR LOBBY EAST - BASEMENT
1/4" = 1'-0"



2 ELEVATOR LOBBY SOUTH - BASEMENT
1/4" = 1'-0"



4 BASEMENT RCP - Callout 1
1/4" = 1'-0"



1 ENLARGED PLAN - BASEMENT ELEVATOR LOBBY
1/4" = 1'-0"

Total Art Design & Architecture

Patrick Winn, AIA
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New Braunfels, TX 78130
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n/a

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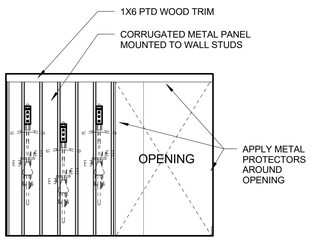
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

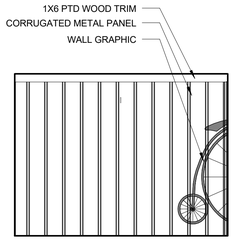
BASEMENT ELEVATOR LOBBY

A300

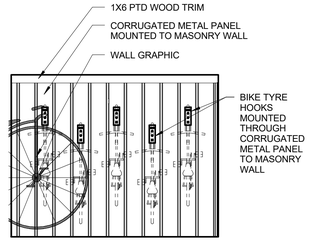
Project Number: 1712
Date 08/31/2017



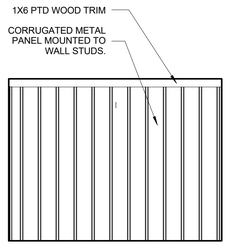
12 BIKE STORAGE WEST
1/4" = 1'-0"



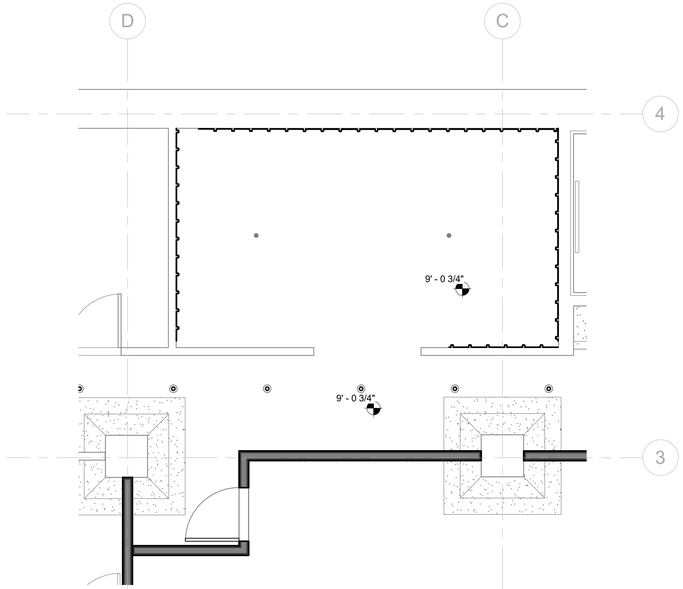
11 BIKE STORAGE NORTH
1/4" = 1'-0"



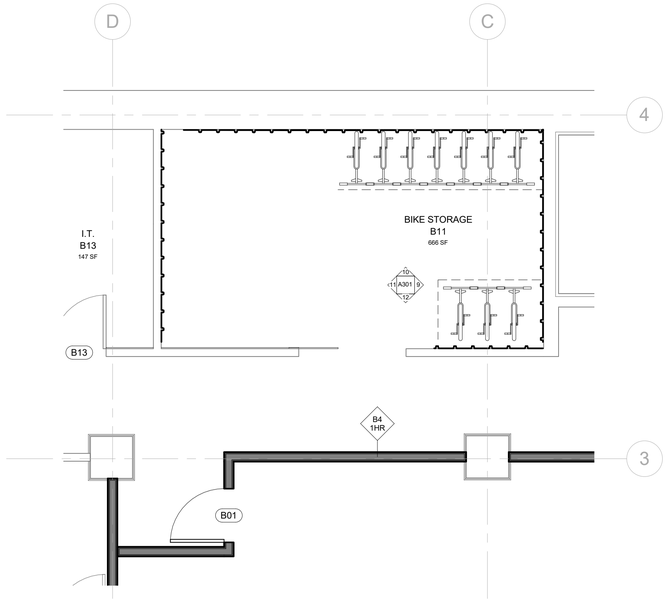
10 BIKE STORAGE EAST
1/4" = 1'-0"



9 BIKE STORAGE SOUTH
1/4" = 1'-0"



2 BIKE STORAGE & SHOWER RCP - BASEMENT
1/4" = 1'-0"



1 BIKE STORAGE & SHOWER PLAN - BASEMENT
1/4" = 1'-0"

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

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LIFE SAFETY

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n/a

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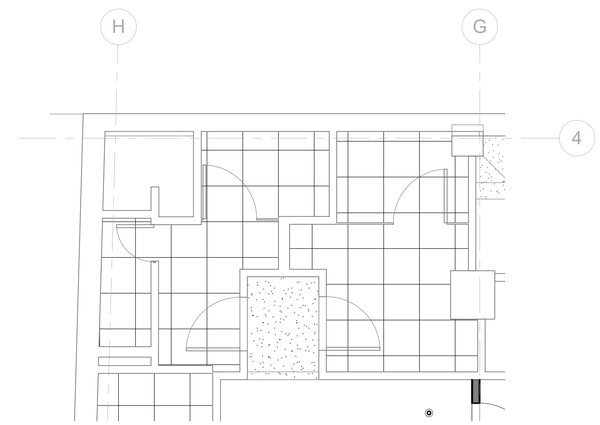
08/31/2017

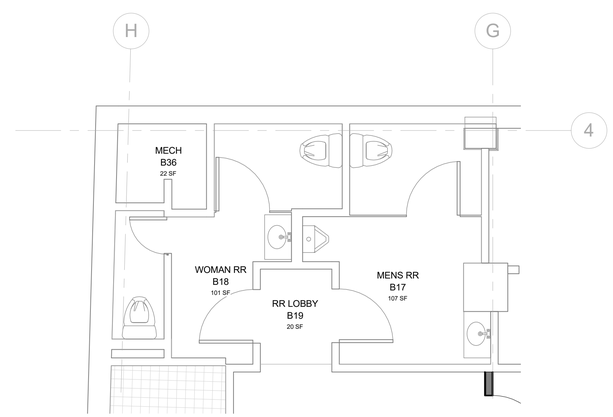
BIKE STORAGE & SHOWER

A301

Project Number: 1712
Date 08/31/2017



2 ENLARGED BATHROOM RCP - BASEMENT
1/4" = 1'-0"



1 ENLARGED BATHROOM FLOOR PLAN - BASEMENT
1/4" = 1'-0"

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
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210-736-4265

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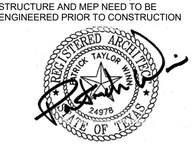


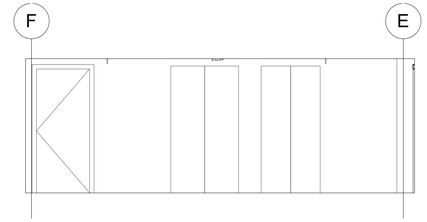
08/31/2017

BATHROOM - BASEMENT

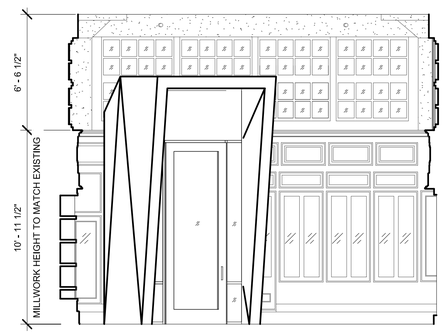
A302

Project Number: 1712
Date 08/31/2017

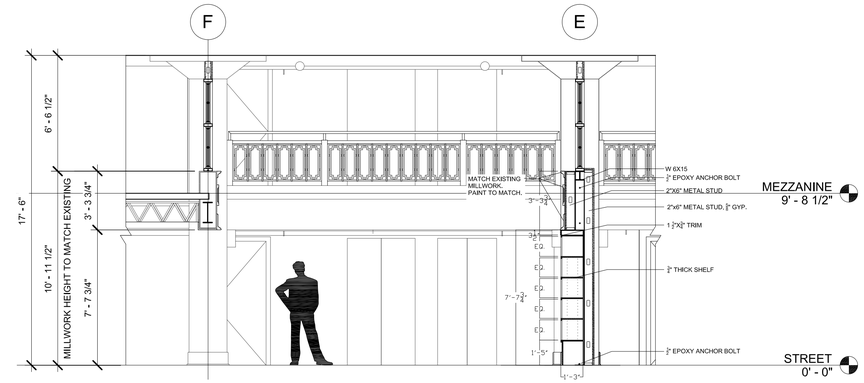
NOTE: REFER TO SHEETS A800 AND A801 FOR STEEL WINDOW AND MILLWORK DETAILS



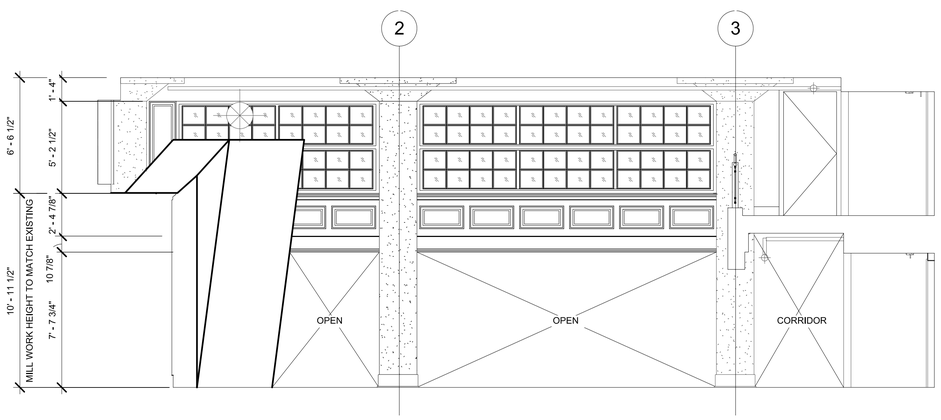
6 LOBBY EAST ELEVATION
1/4" = 1'-0"



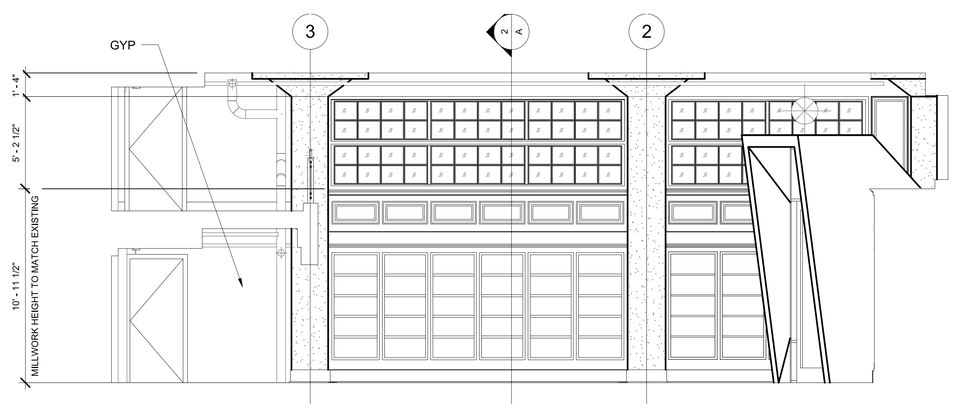
5 LOBBY WEST ELEVATION
1/4" = 1'-0"



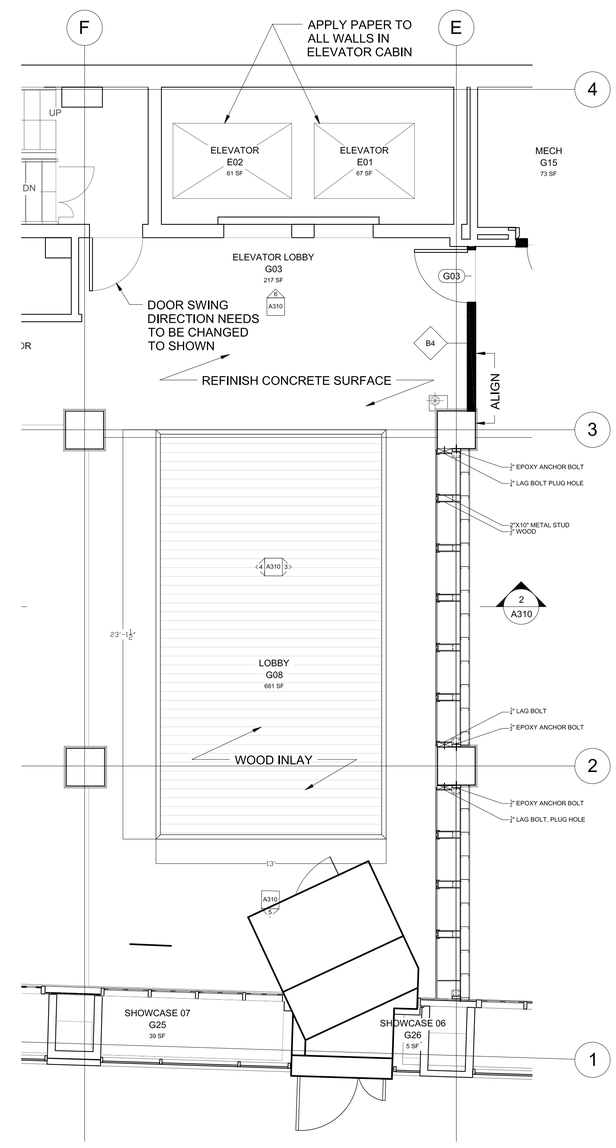
2 SECTION THROUGH LOBBY - LOOKING EAST
1/4" = 1'-0"



4 LOBBY NORTH ELEVATION
1/4" = 1'-0"



3 LOBBY SOUTH ELEVATION
1/4" = 1'-0"



1 LOBBY ENLARGED PLAN
1/4" = 1'-0"

TADA

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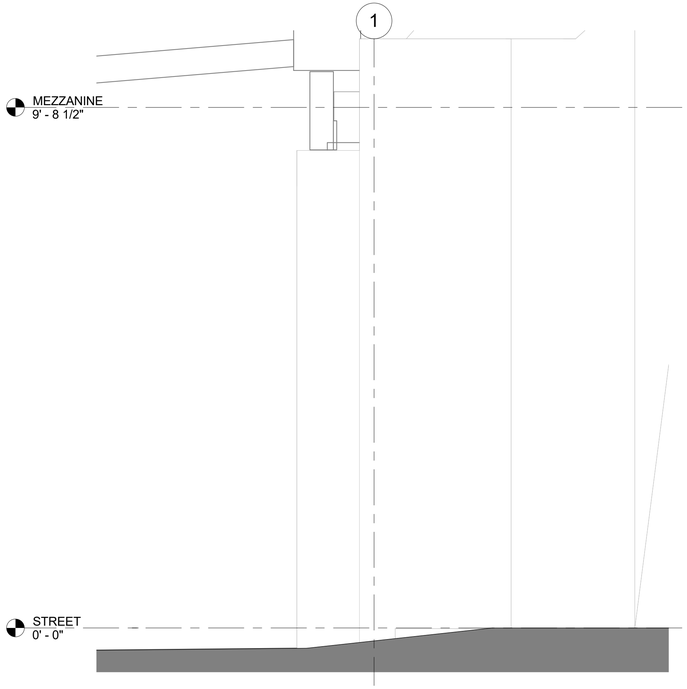
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

07/11/2017

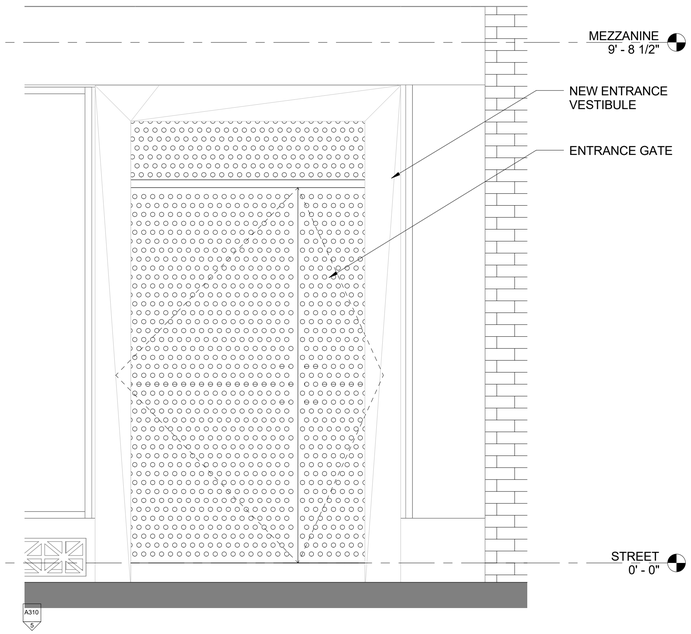
LOBBY - STREET LEVEL

A310

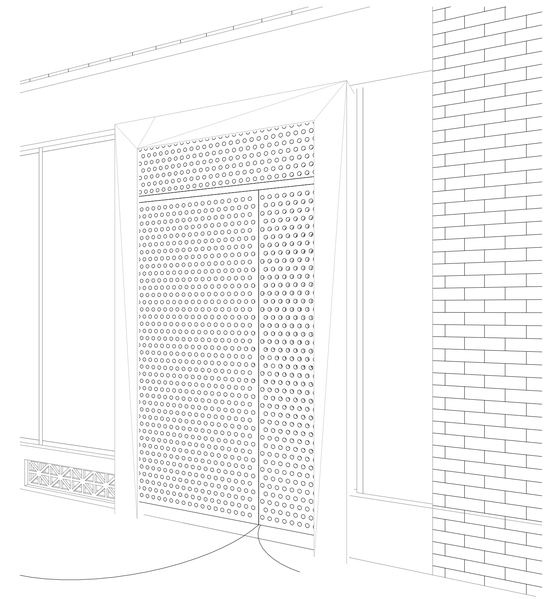
Project Number: 1712
Date 8/31/2017



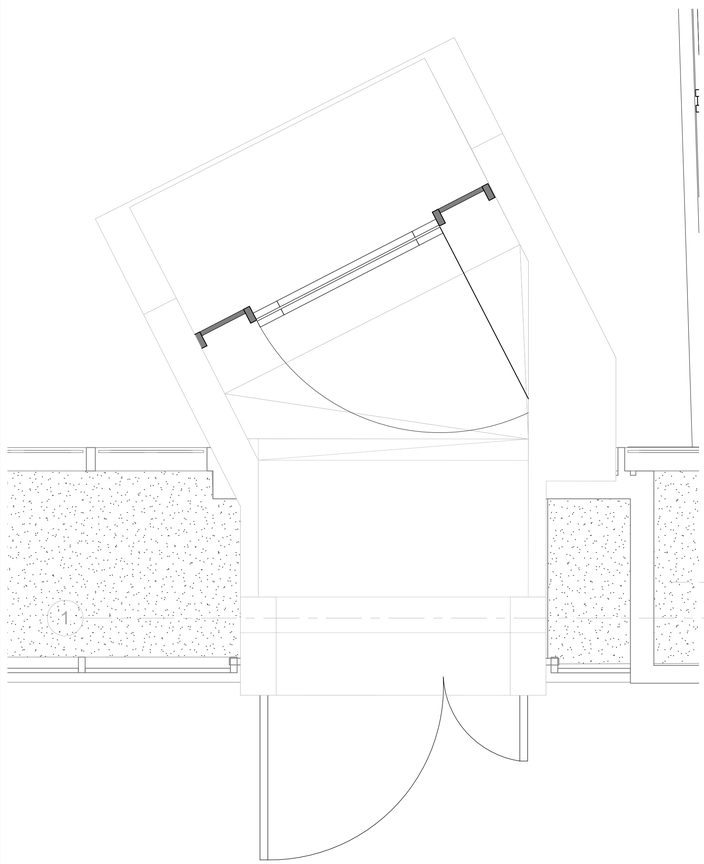
6 SECTION THROUGH ENTRANCE
3/4" = 1'-0"



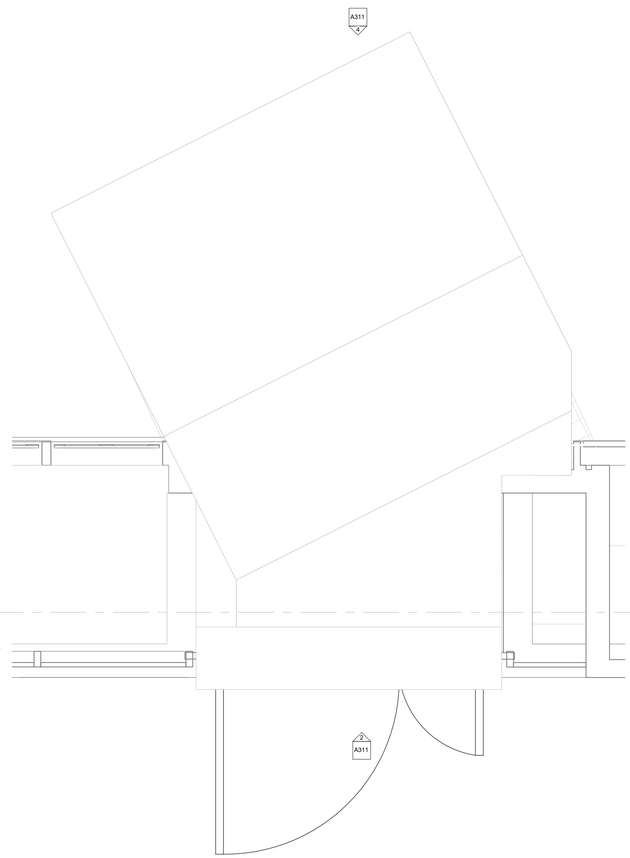
2 EXTERIOR ENTRANCE ELEVATION
3/4" = 1'-0"



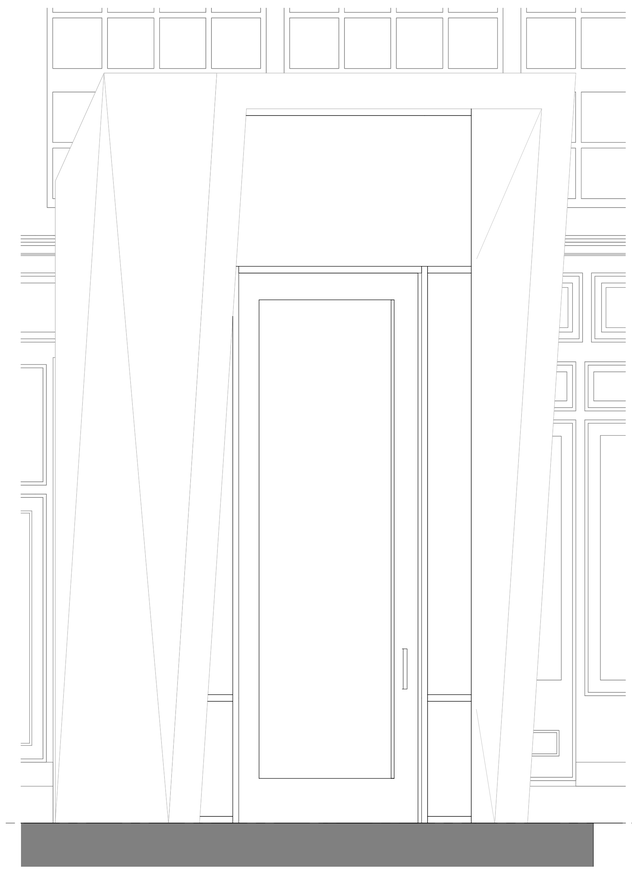
5 ENTRANCE PERSPECTIVE- EXTERIOR



3 ENTRANCE VESTIBULE RCP
3/4" = 1'-0"



1 ENTRANCE VESTIBULE PLAN
3/4" = 1'-0"



4 ENTRANCE VESTIBULE INTERIOR ELEVATION
3/4" = 1'-0"

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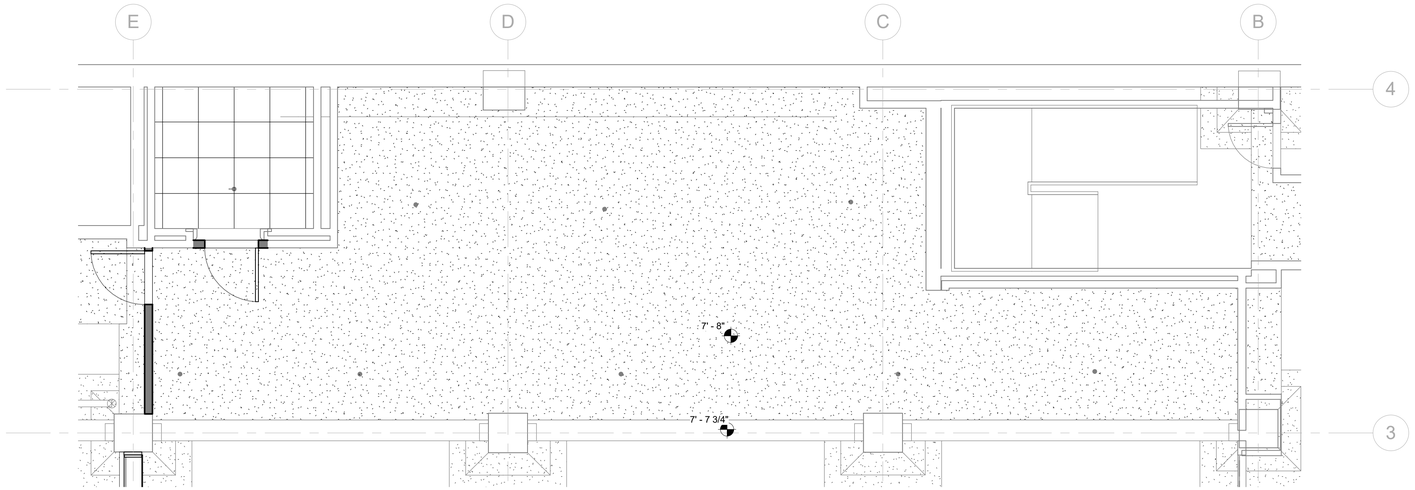
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

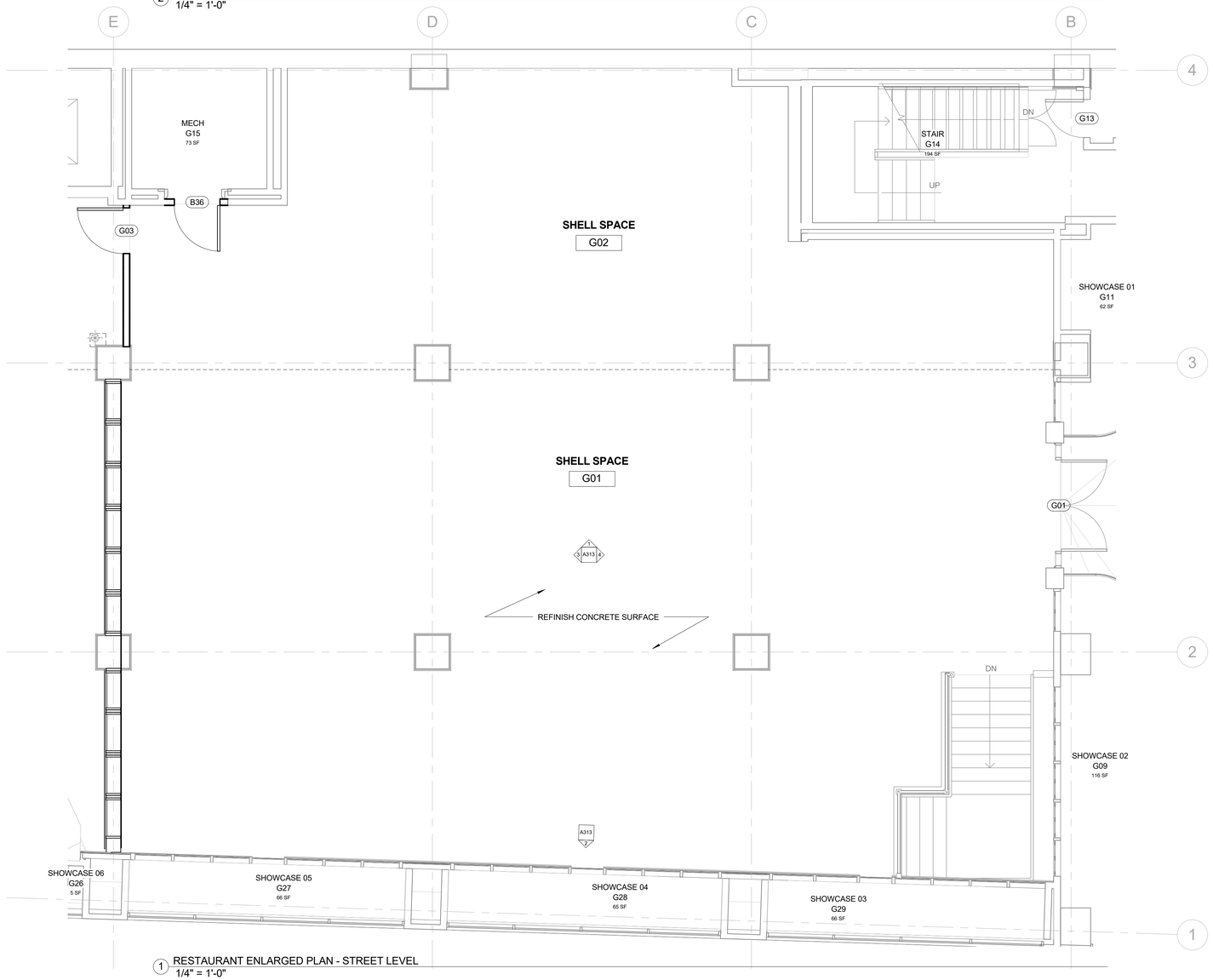
LOBBY - ENTRY

A311

Project Number: 1712
Date 08/31/2017



2 RESTAURANT ENLARGED RCP - STREET LEVEL
1/4" = 1'-0"



1 RESTAURANT ENLARGED PLAN - STREET LEVEL
1/4" = 1'-0"

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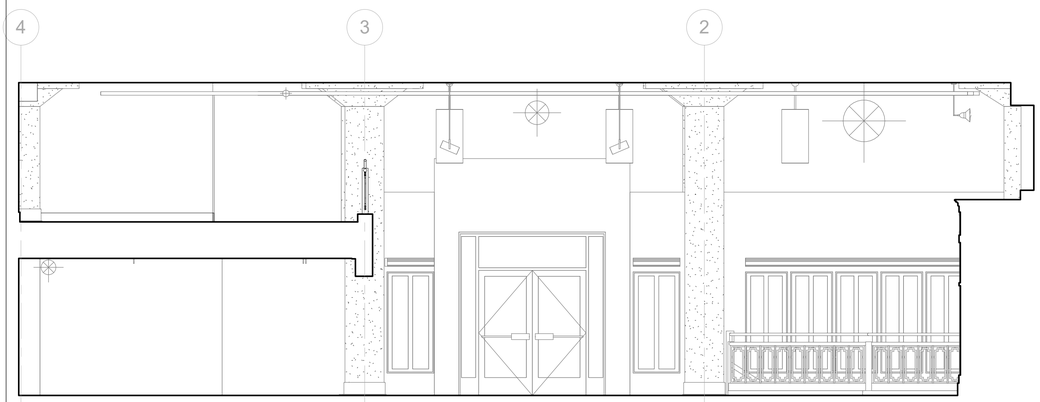
08/31/2017

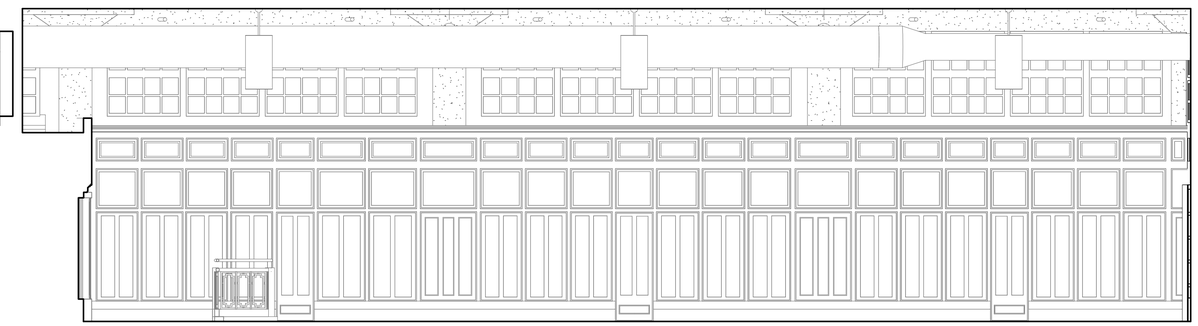
SHELL SPACE - STREET LEVEL

A312

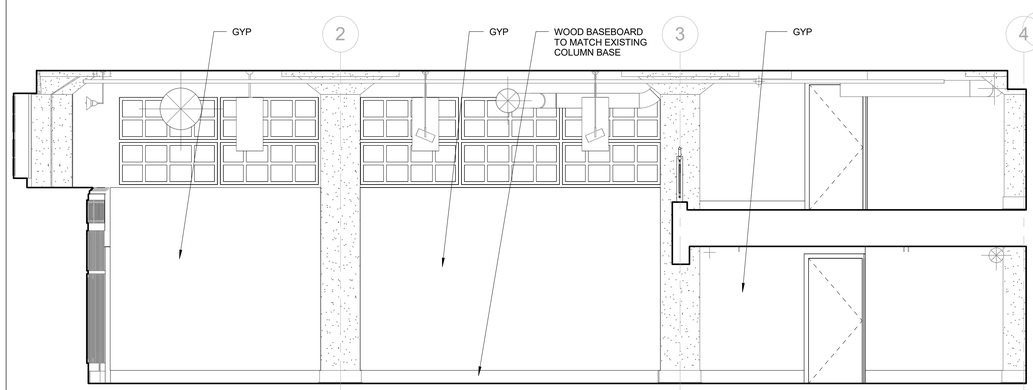
Project Number: 1712
Date 08/31/2017



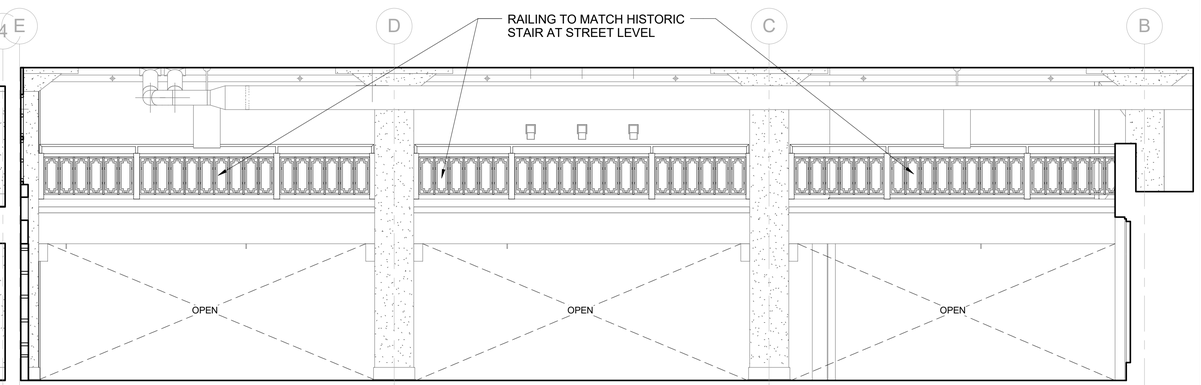
4 SHELL SPACE SOUTH
1/4" = 1'-0"



2 SHELL SPACE WEST
1/4" = 1'-0"



3 SHELL SPACE NORTH
1/4" = 1'-0"



1 SHELL SPACE EAST
1/4" = 1'-0"

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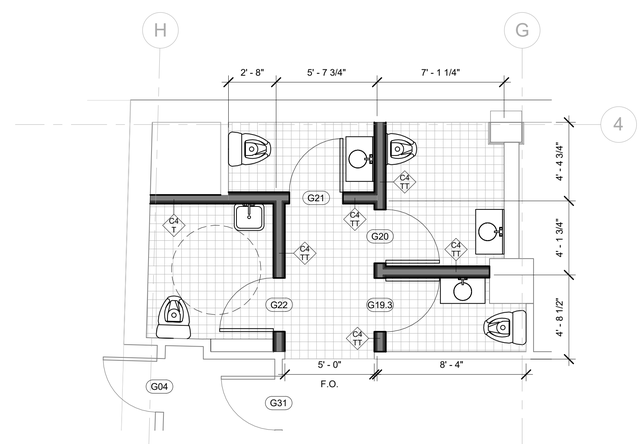
08/31/2017

**SHELL SPACE -
STREET LEVEL**

A313

Project Number: 1712
Date 08/31/2017

2 ENLARGED BATHROOM RCP - STREET LEVEL
1/4" = 1'-0"



1 ENLARGED BATHROOM PLAN - STREET LEVEL
1/4" = 1'-0"

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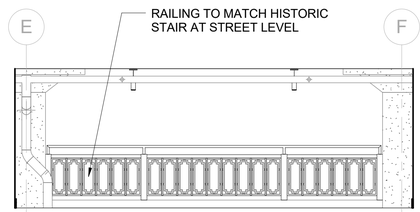
08/31/2017

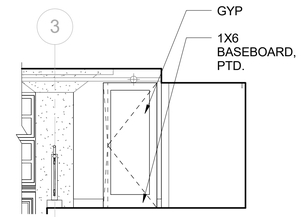
BATHROOM - STREET LEVEL

A314

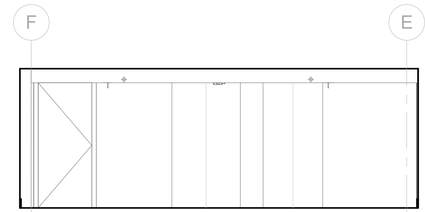
Project Number: 1712
Date 08/31/2017



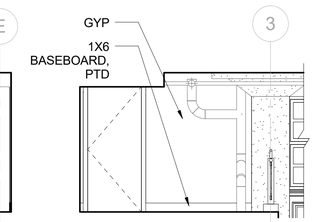
6 MEZZANINE ELEVATION
1/4" = 1'-0"



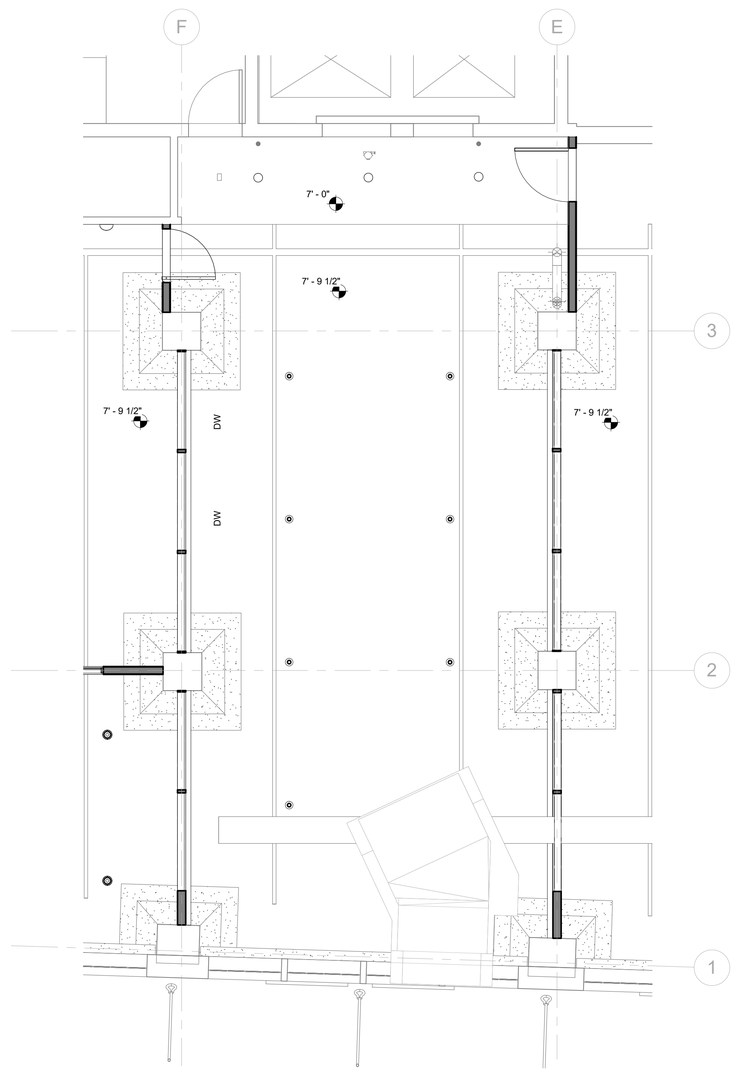
5 MEZZANINE ELEVATION OFFICE DOOR
1/4" = 1'-0"



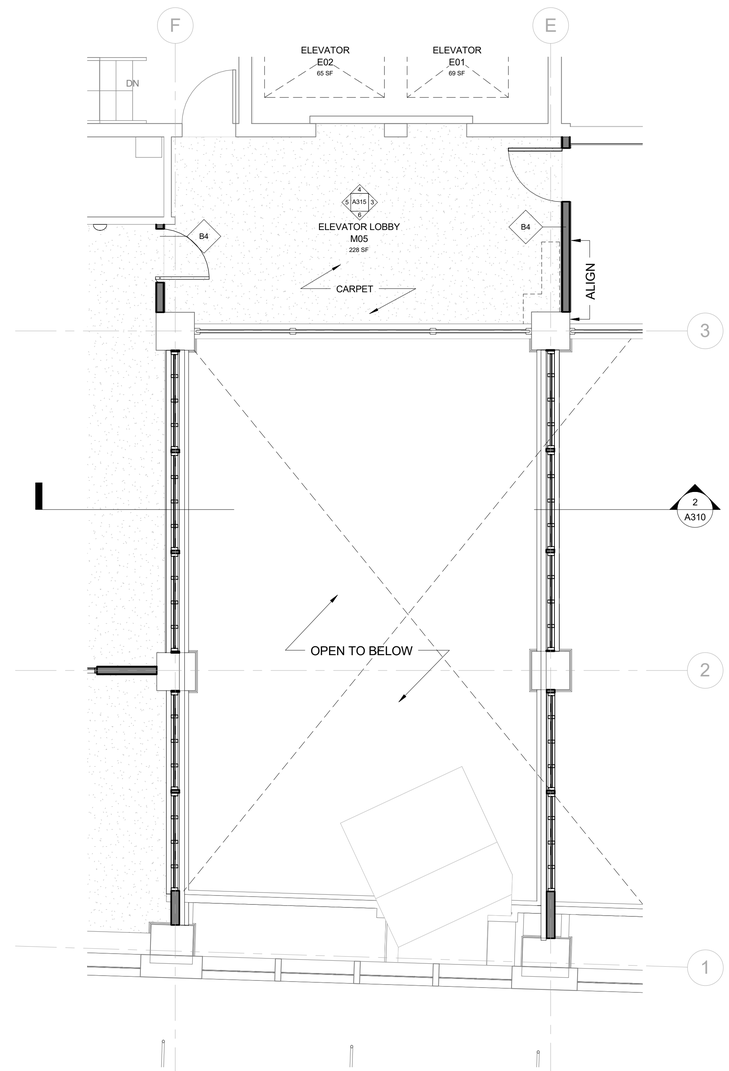
4 MEZZANINE ELEVATION ELEVATOR LOBBY
1/4" = 1'-0"



3 MEZZANINE ELEVATION SOUTH
1/4" = 1'-0"



2 ENLARGED LOBBY RCP - MEZZANINE LEVEL
1/4" = 1'-0"



1 ENLARGED LOBBY PLAN - MEZZANINE LEVEL
1/4" = 1'-0"

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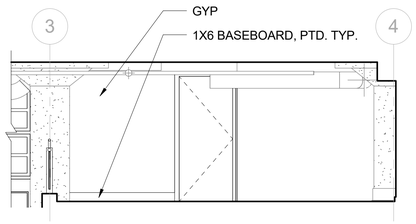
08/31/2017

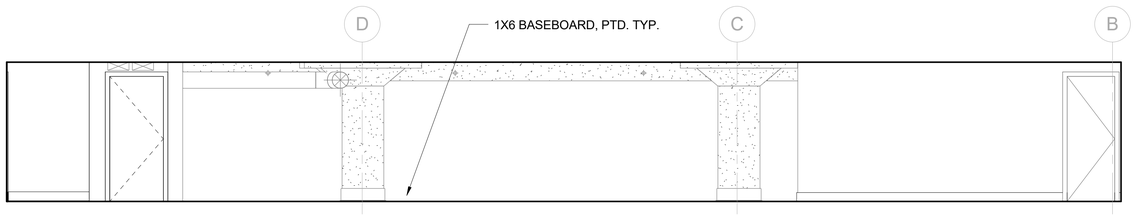
LOBBY - MEZZANINE LEVEL

A315

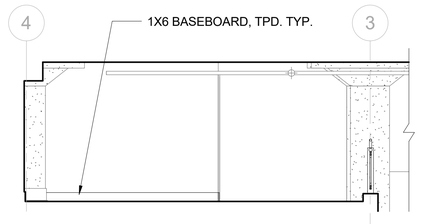
Project Number: 1712
Date 08/31/2017



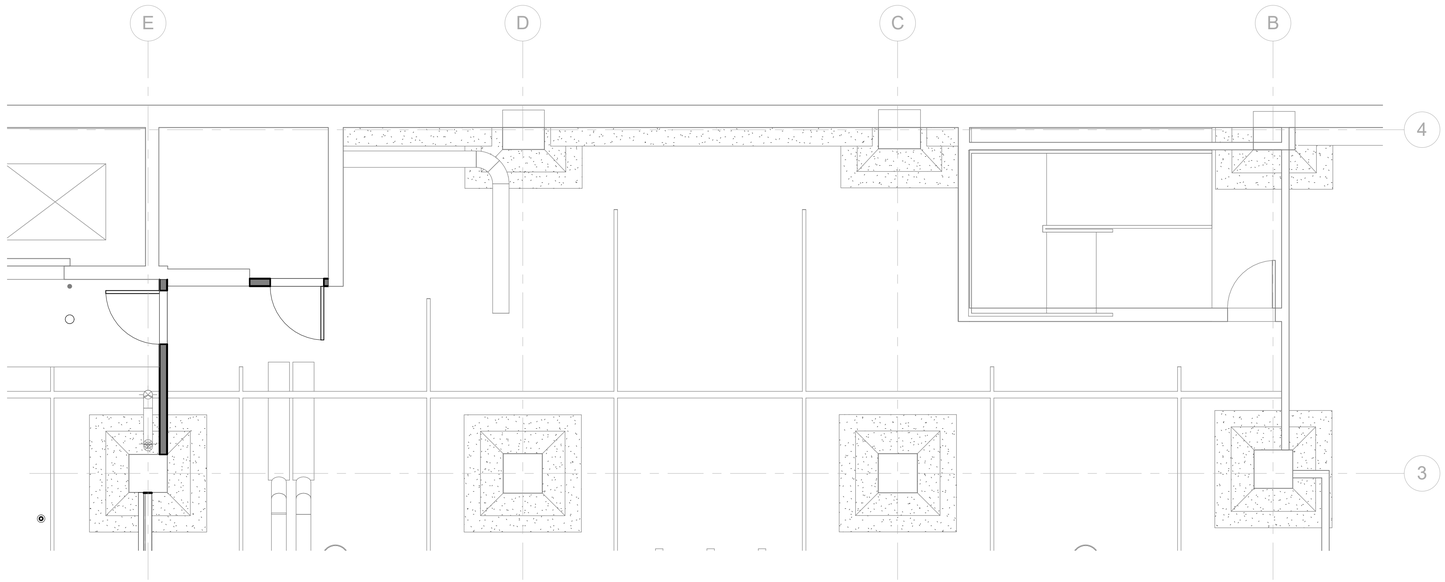
5 SHELL SPACE MEZZANINE LEVEL - NORTH WALL
1/4" = 1'-0"



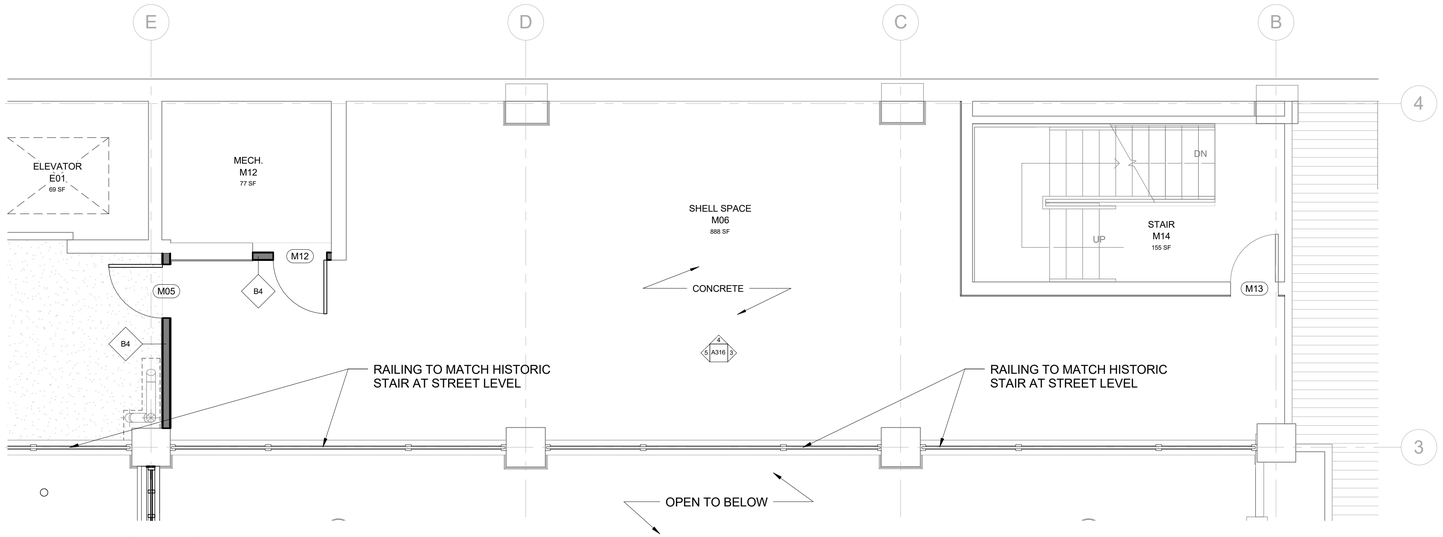
4 SHELL SPACE MEZZANINE LEVEL - EAST WALL
1/4" = 1'-0"



3 SHELL SPACE MEZZANINE LEVEL - SOUTH WALL
1/4" = 1'-0"



2 LEVEL 1.5 MEZZININE RCP - Callout 1
1/4" = 1'-0"



1 LEVEL 1.5 MEZZININE FINISH PLAN - Callout 1
1/4" = 1'-0"

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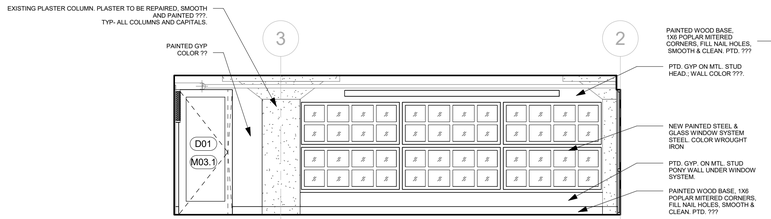
REGISTERED ARCHITECT
PATRICK TAYLOR WINN
24978
STATE OF TEXAS

08/31/2017

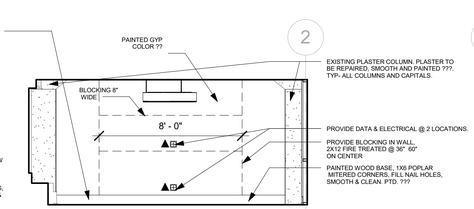
SHELL SPACE - MEZZANINE LEVEL

A316

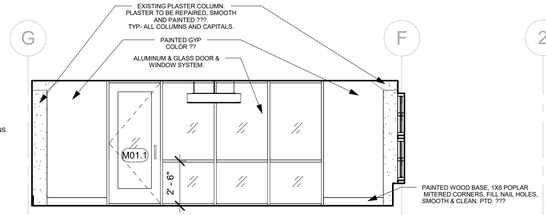
Project Number: 1712
Date 08/31/2017



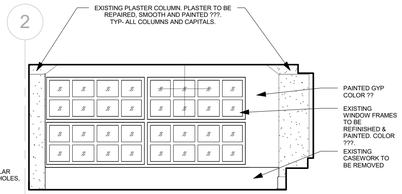
9 OPEN OFFICE SOUTH
1/4" = 1'-0"



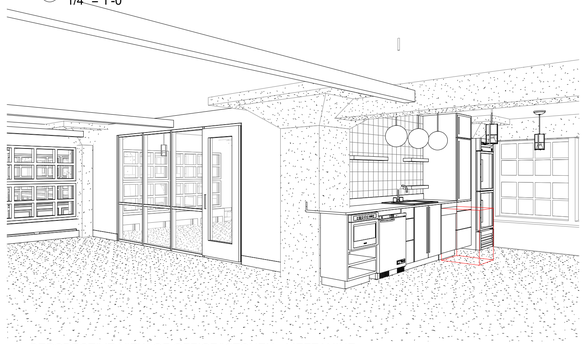
6 CONFERENCE ROOM NORTH
1/4" = 1'-0"



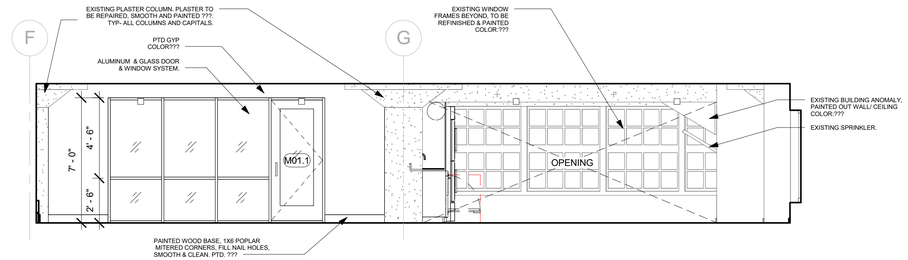
5 CONFERENCE ROOM EAST
1/4" = 1'-0"



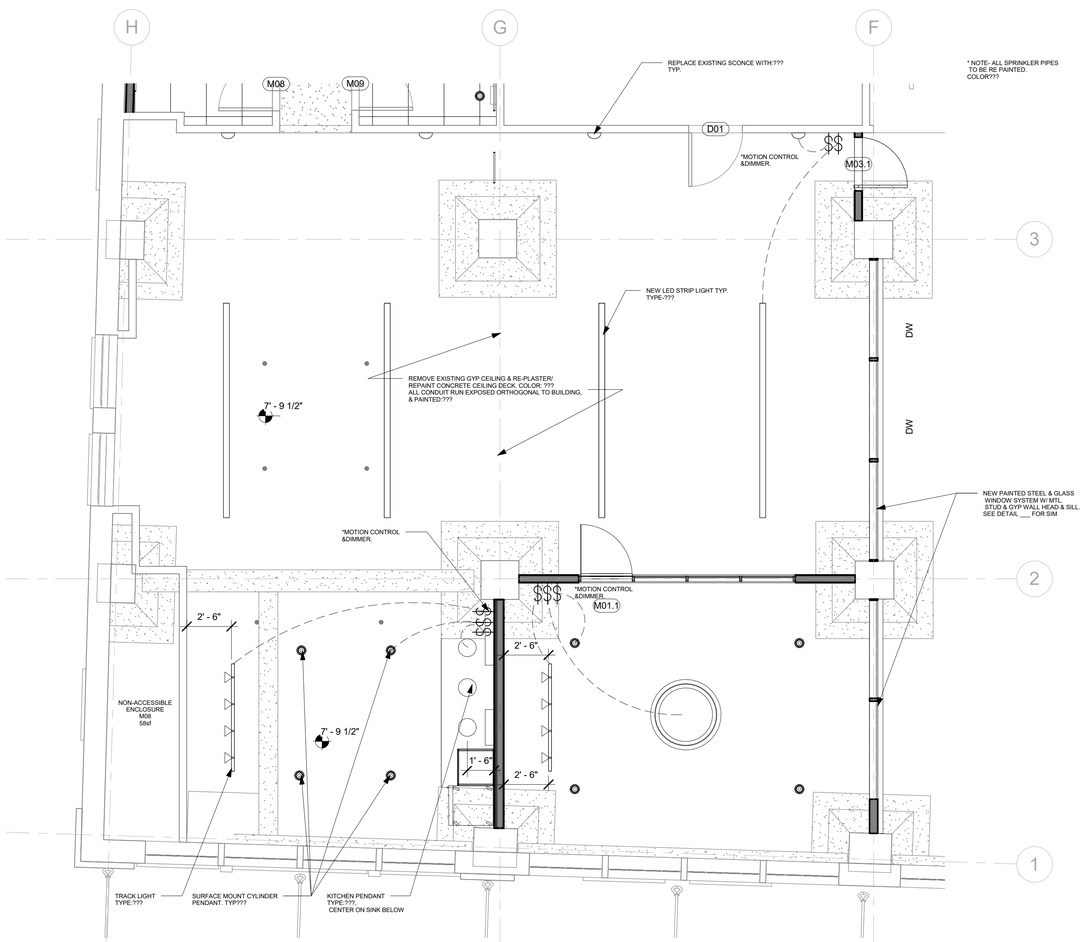
3 CONFERENCE ROOM SOUTH
1/4" = 1'-0"



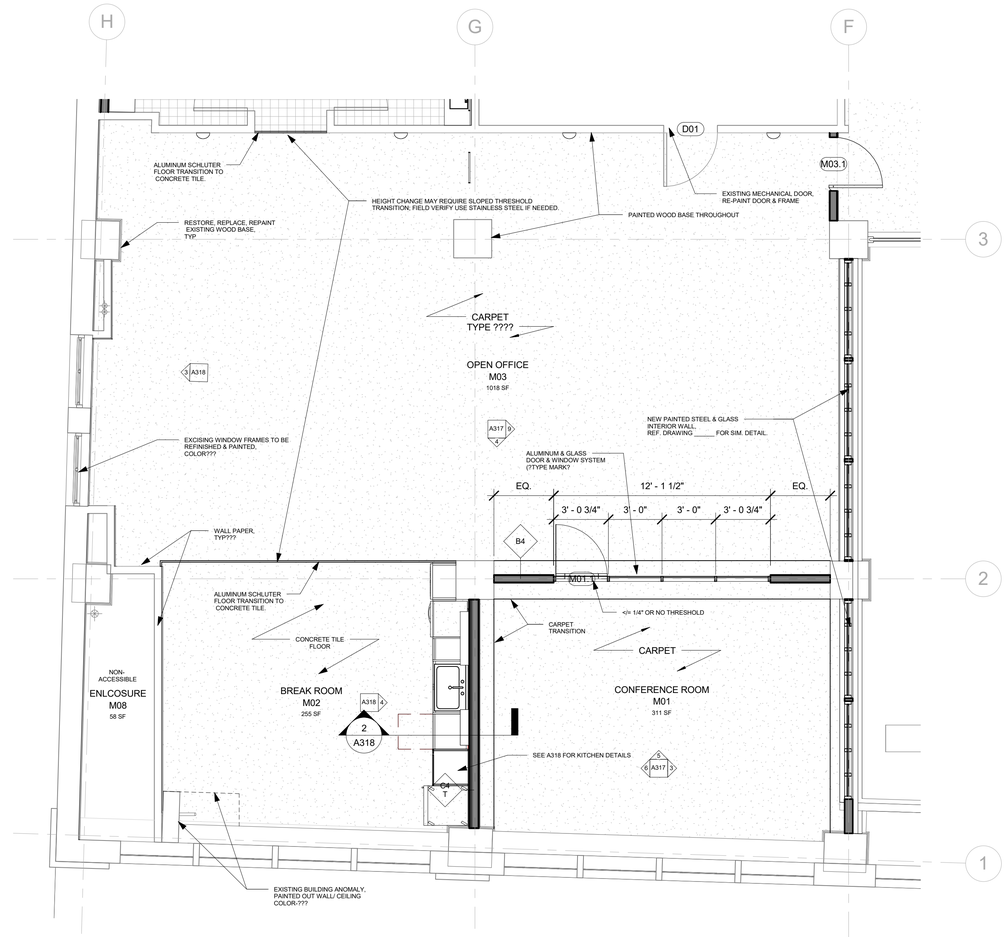
8 PERSPECTIVE VIEW OF OFFICE/KITCHEN - MEZZANINE
NOTE" REF. PLANS & ELEVATIONS FOR DETAILS



4 CONFERENCE ROOM EXTERIOR ELEVATION
1/4" = 1'-0"



7 OFFICE RCP - MEZZANINE
1/4" = 1'-0"



1 OFFICE SPACE FLOOR PLAN - MEZZANINE
1/4" = 1'-0"

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210-736-4265

HVAC

BEYER MECHANICAL
4719 Broom St
San Antonio, TX 78217
(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

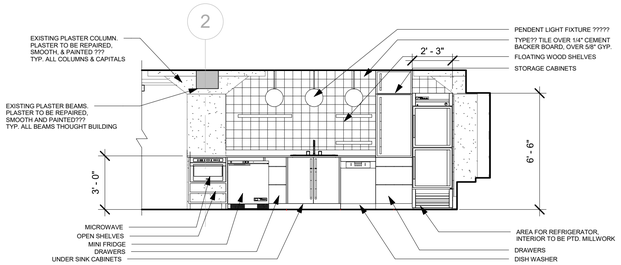
ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

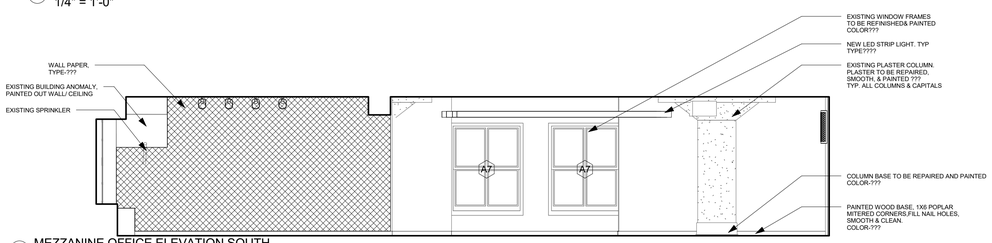
OFFICE SPACE - MEZZANINE LEVEL

A317

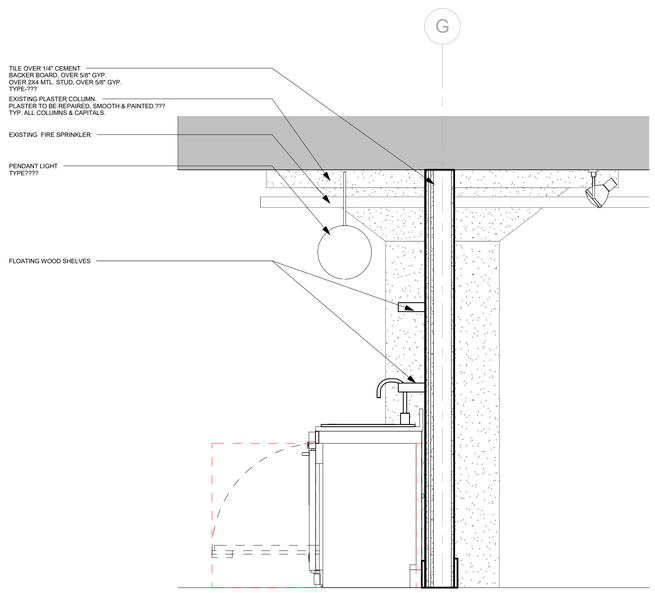
Project Number: 1712
Date 08/31/2017



4 BREAK ROOM SOUTH WALL - MEZZANINE
1/4" = 1'-0"

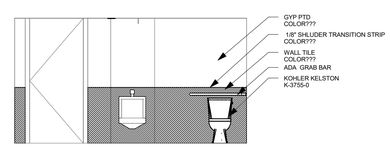


3 MEZZANINE OFFICE ELEVATION SOUTH
1/4" = 1'-0"

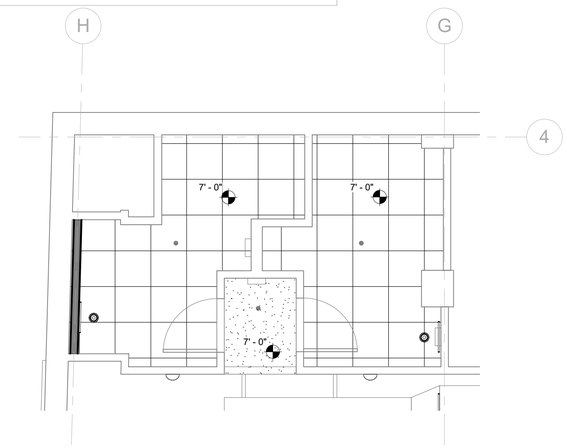


2 SECTION THROUGH KITCHEN
3/4" = 1'-0"

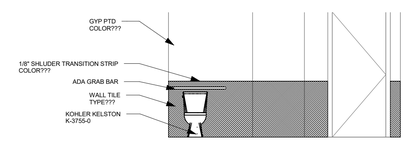
1 RR M10 NORTH WALL
3/4" = 1'-0"



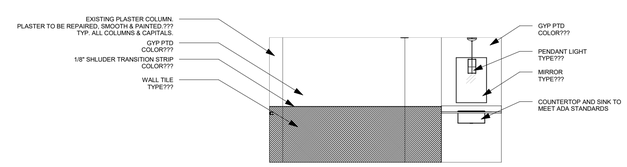
7 RR M09 NORTH WALL
1/4" = 1'-0"



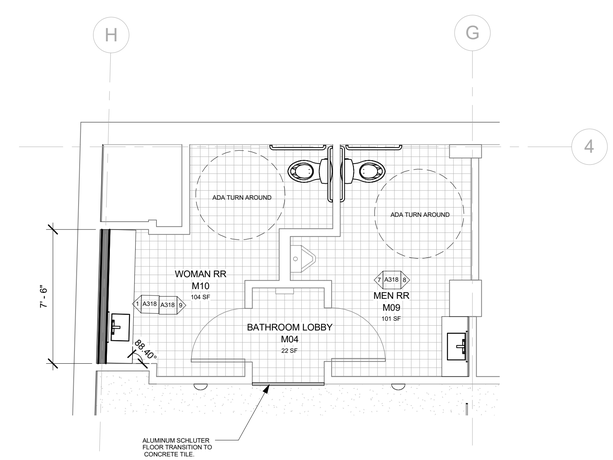
6 ENLARGED BATHROOM RCP - MEZZANINE
1/4" = 1'-0"



9 RR M10 SOUTH WALL
1/4" = 1'-0"



8 RR M09 SOUTH WALL
1/4" = 1'-0"



5 ENLARGED BATHROOM FLOOR PLAN - MEZZANINE
1/4" = 1'-0"

TADA

Total Art Design & Architecture

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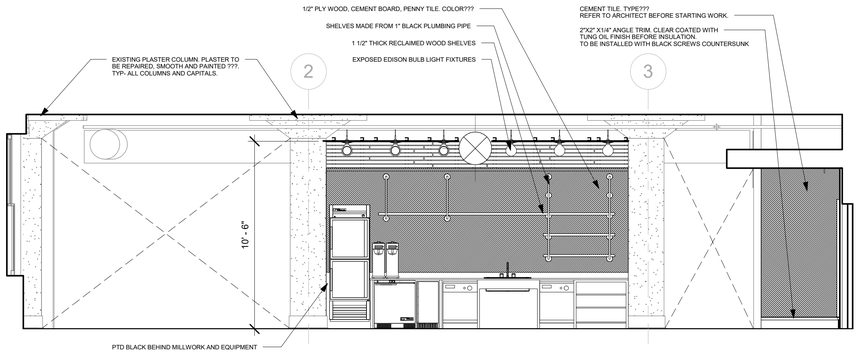
08/31/2017

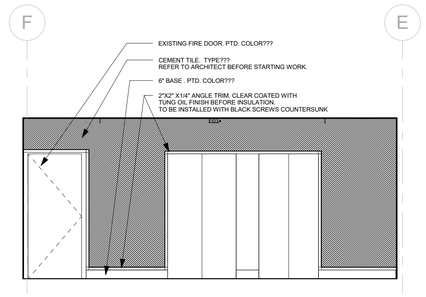
BATHROOM - MEZZANINE LEVEL

A318

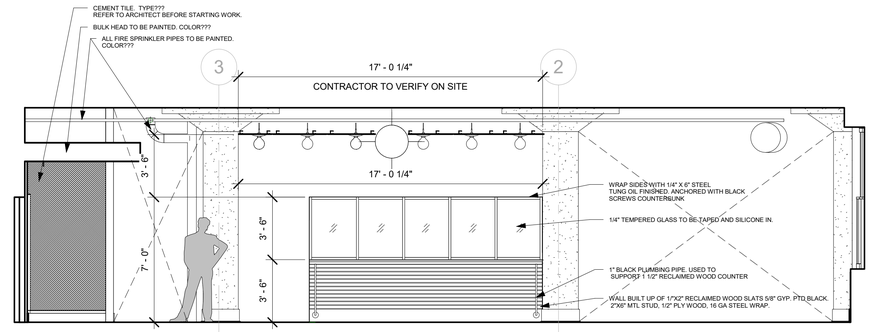
Project Number: 1712
Date 08/31/2017



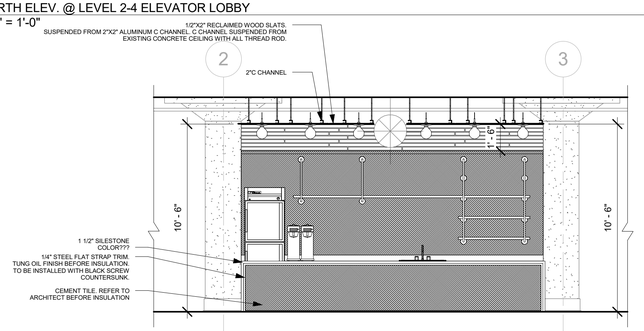
8 NORTH ELEV. @ LEVEL 2-4 ELEVATOR LOBBY
1/4" = 1'-0"



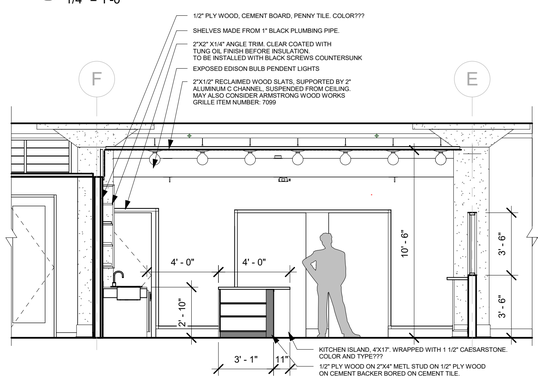
4 EAST ELEV. @ LEVEL 2-4 ELEVATOR LOBBY
1/4" = 1'-0"



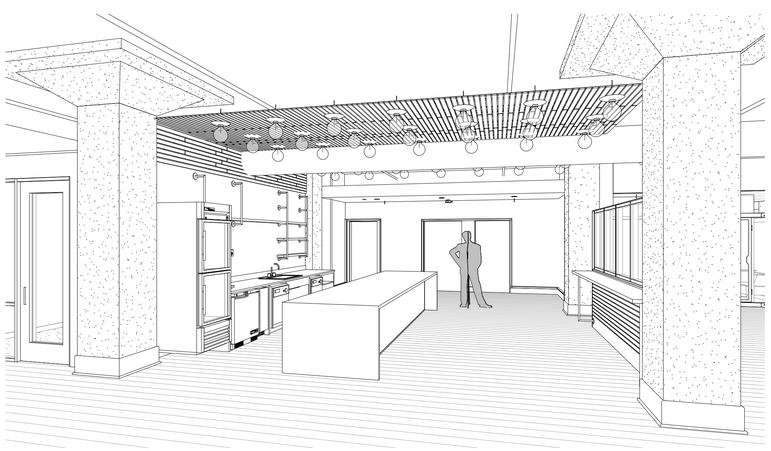
2 SOUTH ELEV. @ LEVEL 2-4 ELEVATOR LOBBY
1/4" = 1'-0"



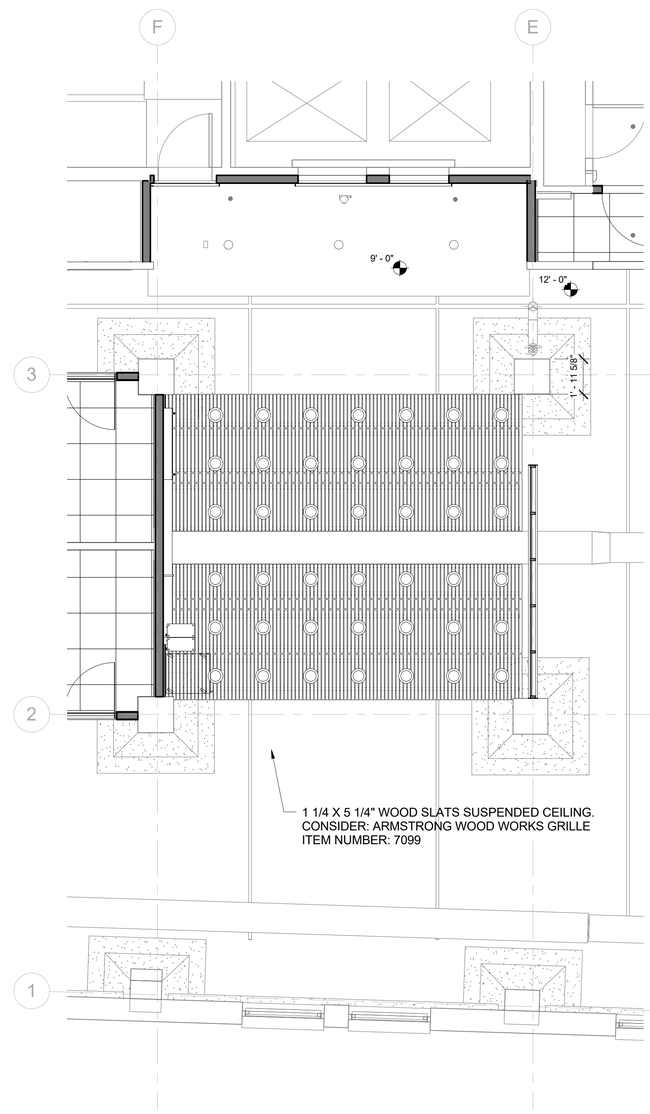
7 ELEVATION WET BAR ISLAND
1/4" = 1'-0"



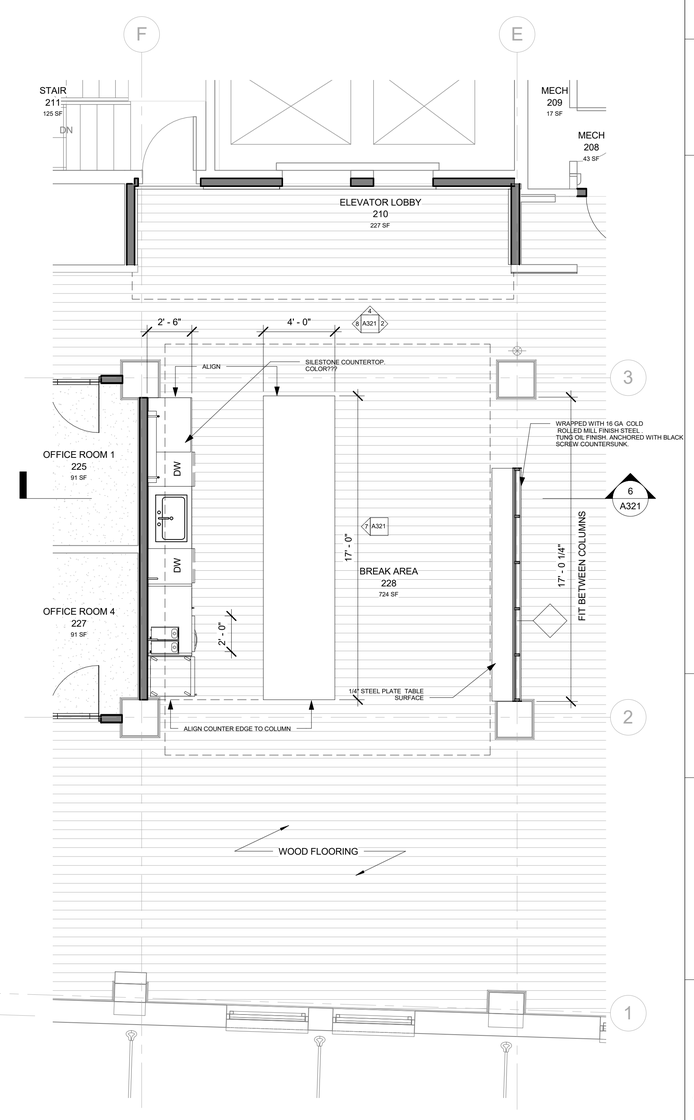
6 SECTION THROUGH WET BAR - LEVEL 2-4
1/4" = 1'-0"



5 WET BAR PERSPECTIVE VIEW



3 ENLARGED RCP @ WET BAR - LEVEL 2-4
1/4" = 1'-0"



1 ENLARGED RCP @ WET BAR - LEVEL 2-4
1/4" = 1'-0"

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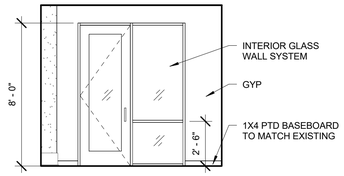
08/31/2017

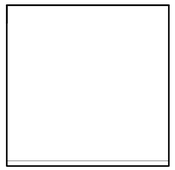
ELEVATOR LOBBY & WET BAR - LEVEL 2-4

A321

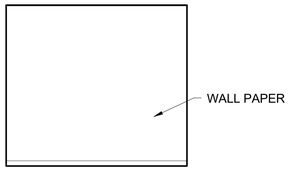
Project Number: 1712
Date 08/31/2017



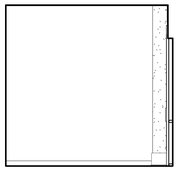
18 OFFICE 4 WEST INTERIOR - LEVEL 2
1/4" = 1'-0"



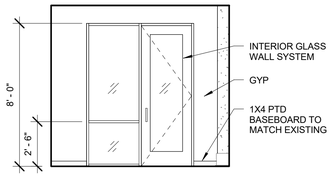
17 OFFICE 4 NORTH INTERIOR - LEVEL 2
1/4" = 1'-0"



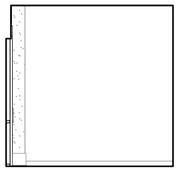
16 OFFICE 4 EAST INTERIOR - LEVEL 2
1/4" = 1'-0"



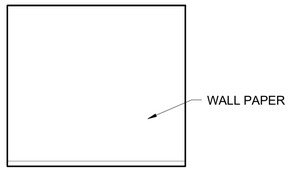
15 OFFICE 4 SOUTH INTERIOR - LEVEL 2
1/4" = 1'-0"



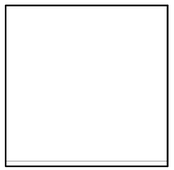
14 OFFICE 3 WEST INTERIOR - LEVEL 2
1/4" = 1'-0"



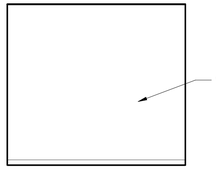
13 OFFICE 3 NORTH INTERIOR - LEVEL 2
1/4" = 1'-0"



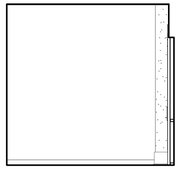
12 OFFICE 3 EAST INTERIOR - LEVEL 2
1/4" = 1'-0"



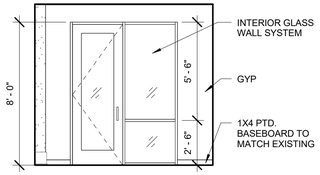
11 OFFICE 3 SOUTH INTERIOR - LEVEL 2
1/4" = 1'-0"



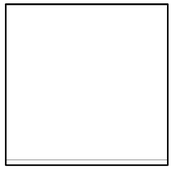
10 OFFICE 2 WEST INTERIOR - LEVEL 2
1/4" = 1'-0"



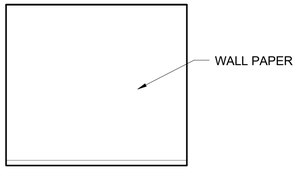
9 OFFICE 2 NORTH INTERIOR - LEVEL 2
1/4" = 1'-0"



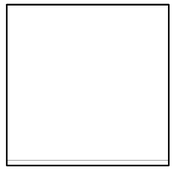
8 OFFICE 2 EAST INTERIOR - LEVEL 2
1/4" = 1'-0"



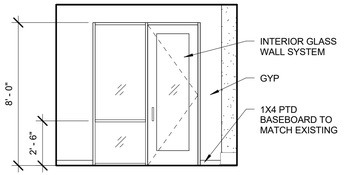
7 OFFICE 2 SOUTH INTERIOR - LEVEL 2
1/4" = 1'-0"



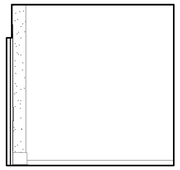
6 OFFICE 1 WEST INTERIOR - LEVEL 2
1/4" = 1'-0"



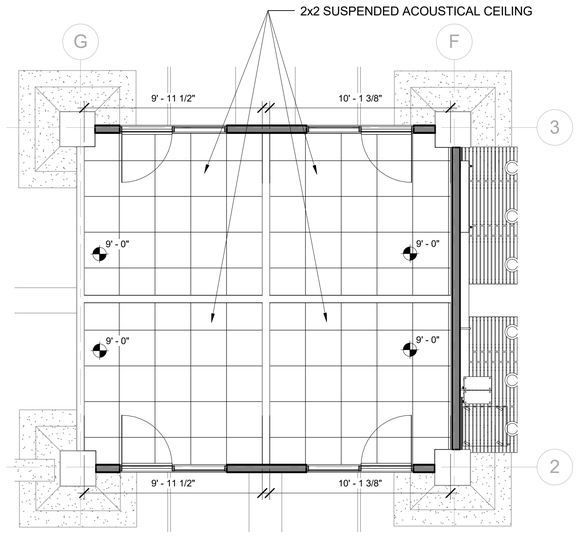
5 OFFICE 1 NORTH INTERIOR - LEVEL 2
1/4" = 1'-0"



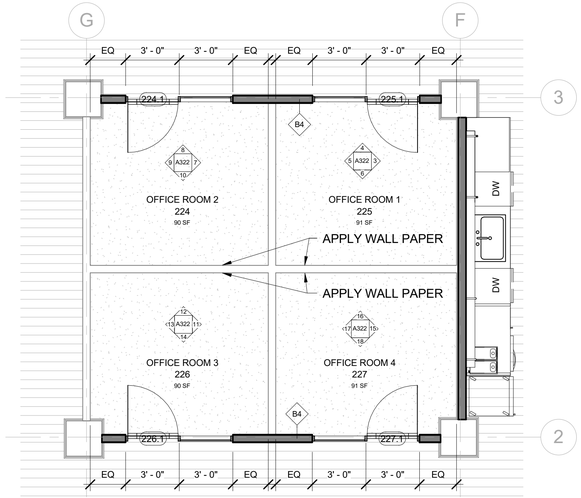
4 OFFICE 1 EAST INTERIOR - LEVEL 2
1/4" = 1'-0"



3 OFFICE 1 SOUTH INTERIOR - LEVEL 2
1/4" = 1'-0"



2 LEVEL 2 RCP - Callout 1
1/4" = 1'-0"



1 LEVEL 2 FINISH PLAN - Callout 1
1/4" = 1'-0"

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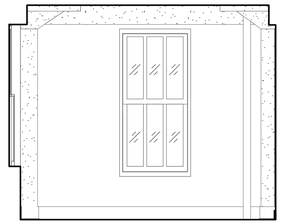
08/31/2017

QUAD-OFFICES - LEVEL 2-4

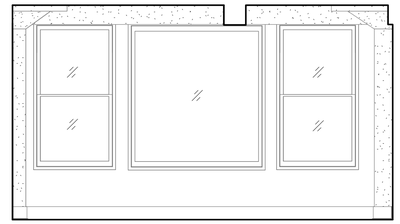
A322

Project Number: 1712
Date 08/31/2017

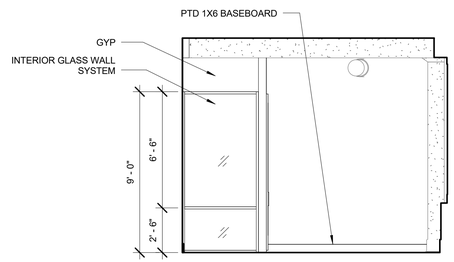
15 PERSPECTIVE VIEW - LOOKING WEST AT CORNER OFFICE - LEVEL 2-4



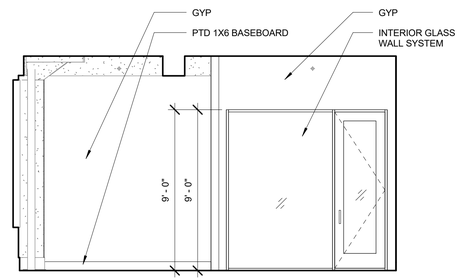
14 OFFICE 222 NORTH ELEVATION
1/4" = 1'-0"



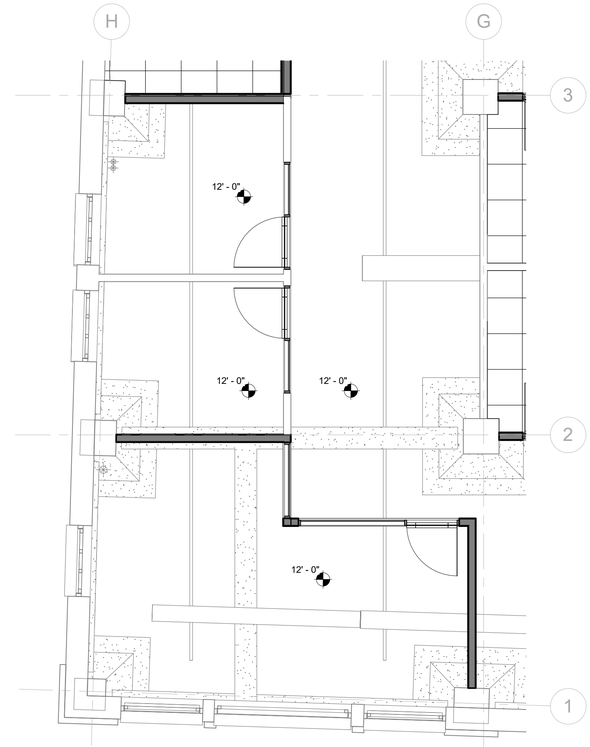
13 OFFICE 222 ELEVATION WEST
1/4" = 1'-0"



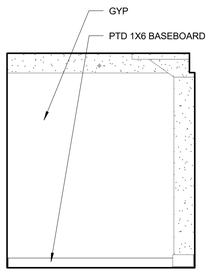
12 OFFICE 222 SOUTH ELEVATION
1/4" = 1'-0"



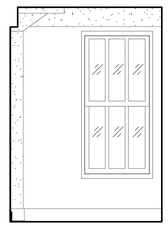
11 OFFICE 222 EAST ELEVATION
1/4" = 1'-0"



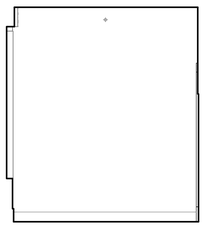
2 CORNER OFFICES ENLARGED RCP - LEVEL 2
1/4" = 1'-0"



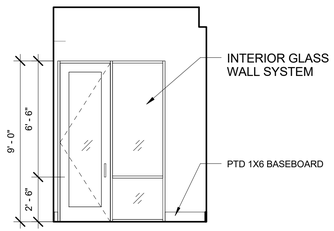
10 OFFICE 221 WEST ELEVATION
1/4" = 1'-0"



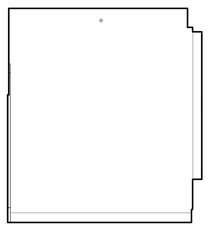
9 OFFIVCE 221 NORTH ELEVATION
1/4" = 1'-0"



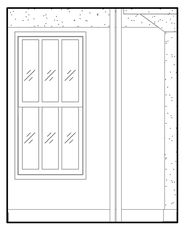
8 OFFICE 221 EAST ELEVATION
1/4" = 1'-0"



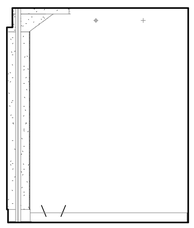
7 OFFICE 221 NORTH ELEVATION
1/4" = 1'-0"



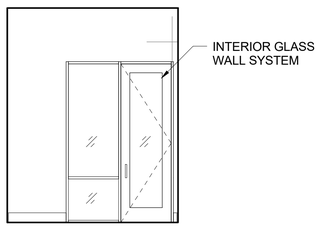
6 OFFICE 220 WEST ELEVATION
1/4" = 1'-0"



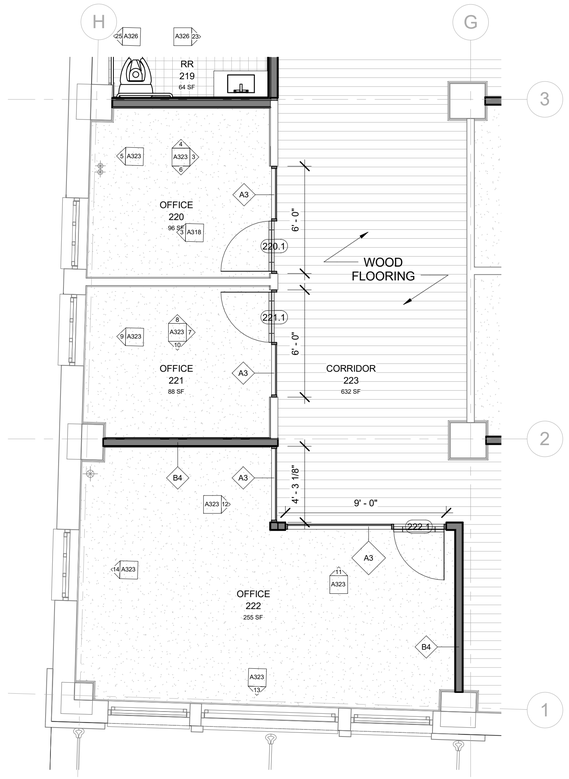
5 OFFICE 220 NORTH ELEVATION
1/4" = 1'-0"



4 OFFICE 220 EAST ELEVATION
1/4" = 1'-0"



3 OFFICE 220 SOUTH ELEVATION
1/4" = 1'-0"



1 CORNER OFFICES ENLARGED FLOOR PLAN - LEVEL 2-4
1/4" = 1'-0"

TADA

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BURNS BUILDING

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OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
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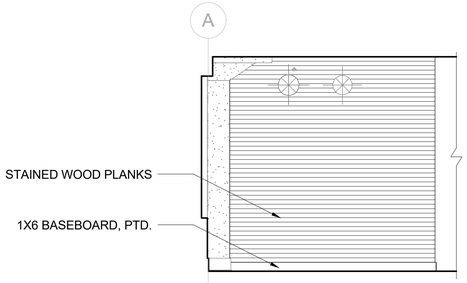
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

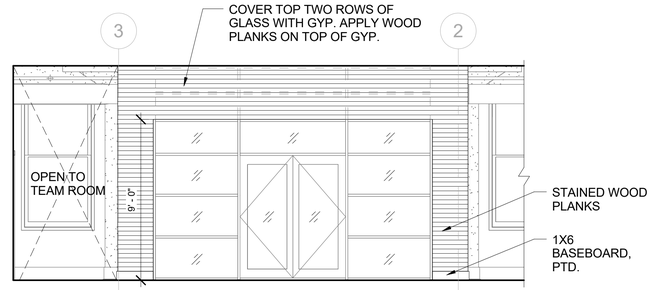
CORNER OFFICE - LEVEL 2-4

A323

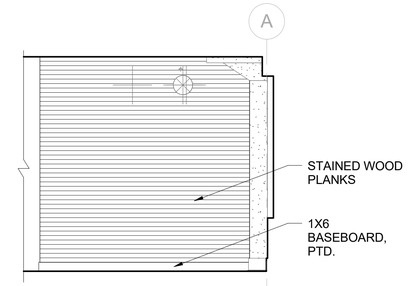
Project Number: 1712
Date 08/31/2017



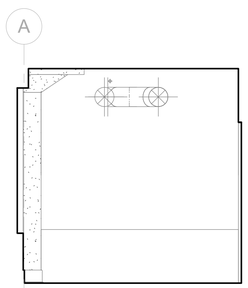
9 CONFERENCE ROOM EXTERIOR EAST WALL - LEVEL 2-4
1/4" = 1'-0"



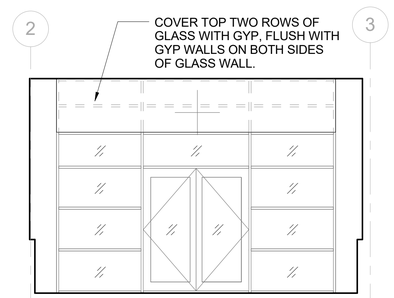
8 CONFERENCE ROOM EXTERIOR NORTH WALL - LEVEL 2-4
1/4" = 1'-0"



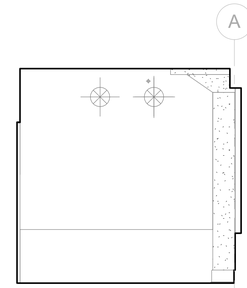
4 CONFERENCE ROOM EXTERIOR WEST WALL - LEVEL 2-4
1/4" = 1'-0"



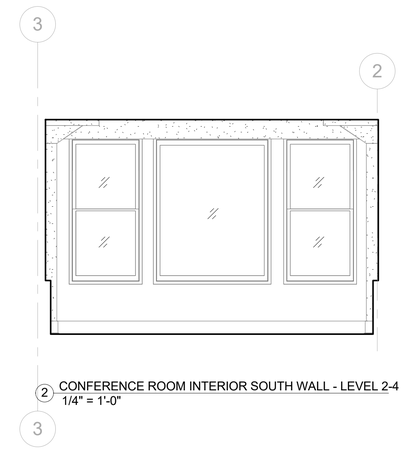
7 CONFERENCE ROOM INTERIOR WEST WALL - LEVEL 2-4
1/4" = 1'-0"



6 CONFERENCE ROOM INTERIOR NORTH WALL - LEVEL 2-4
1/4" = 1'-0"

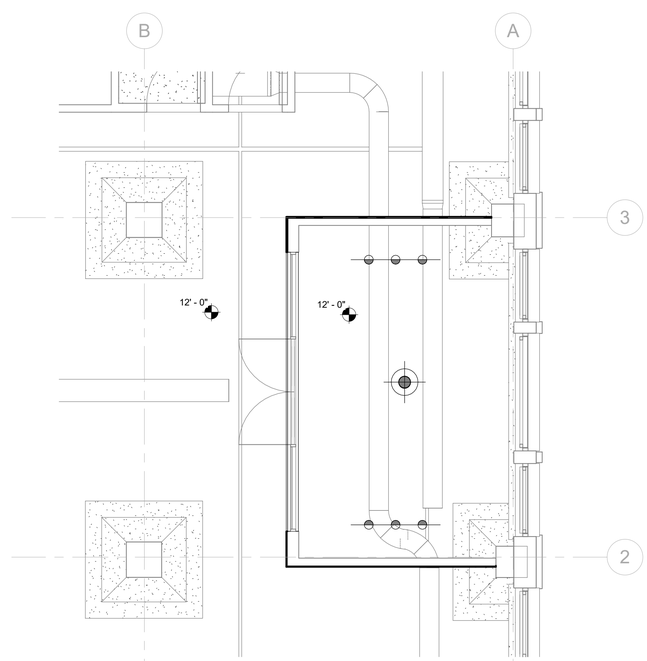


3 CONFERENCE ROOM INTERIOR EAST WALL - LEVEL 2-4
1/4" = 1'-0"

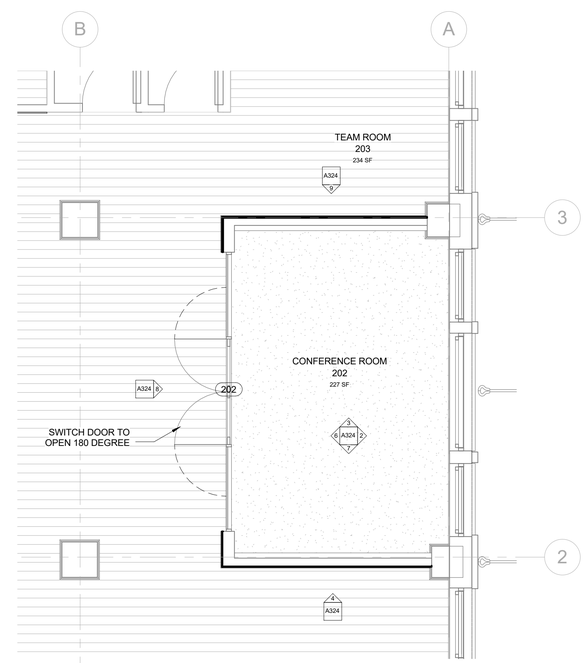


2 CONFERENCE ROOM INTERIOR SOUTH WALL - LEVEL 2-4
1/4" = 1'-0"

10 PERSPECTIVE VIEW OF CONFERENCE ROOM - LEVEL 2-4



5 CONFERENCE ROOM RCP - LEVEL 2-4
1/4" = 1'-0"



1 CONFERENCE ROOM PLAN - LEVEL 2-4
1/4" = 1'-0"

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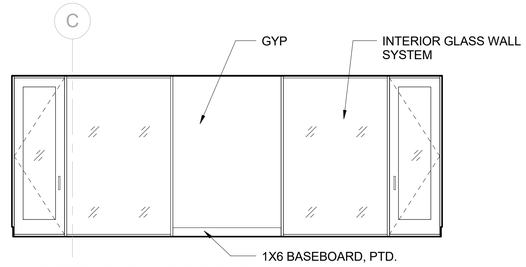
REGISTERED ARCHITECT PATRICK TAYLOR WINN 24976 STATE OF TEXAS

08/31/2017

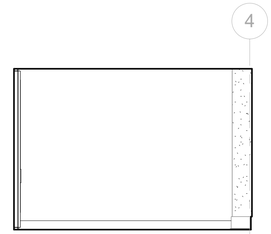
CONFERENCE ROOM - LEVEL 2-4

A324

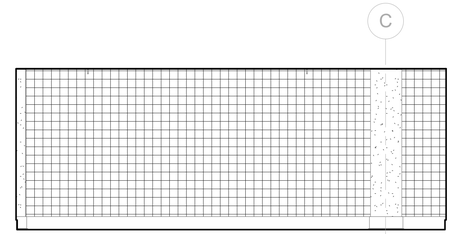
Project Number: 1712
Date 08/31/2017



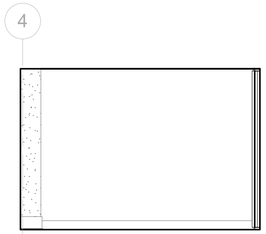
7 CONFERENCE ROOM WEST ELEVATION
1/4" = 1'-0"



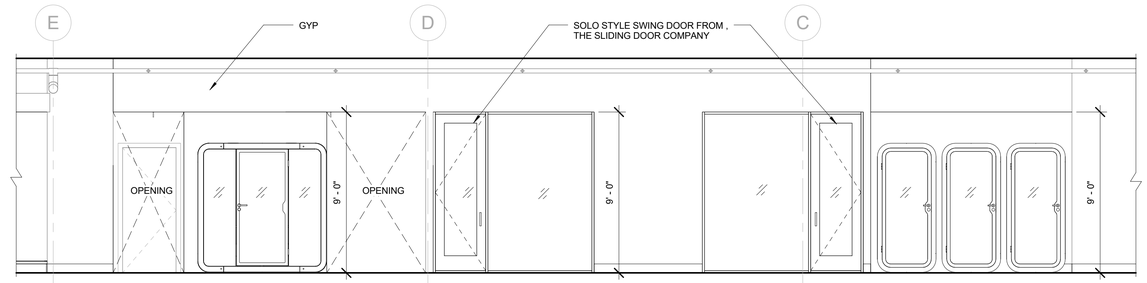
6 CONFERENCE ROOM NORTH ELEVATION
1/4" = 1'-0"



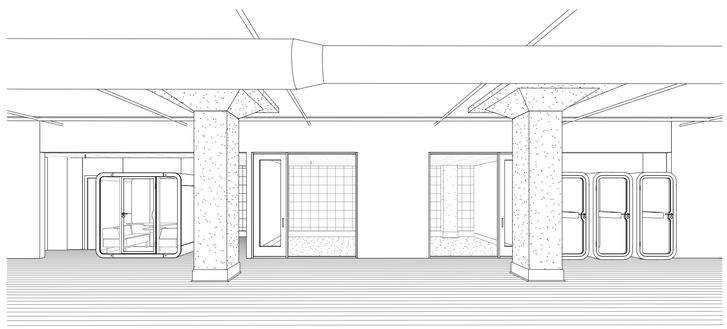
5 CONFERENCE ROOM EAST ELEVATION
1/4" = 1'-0"



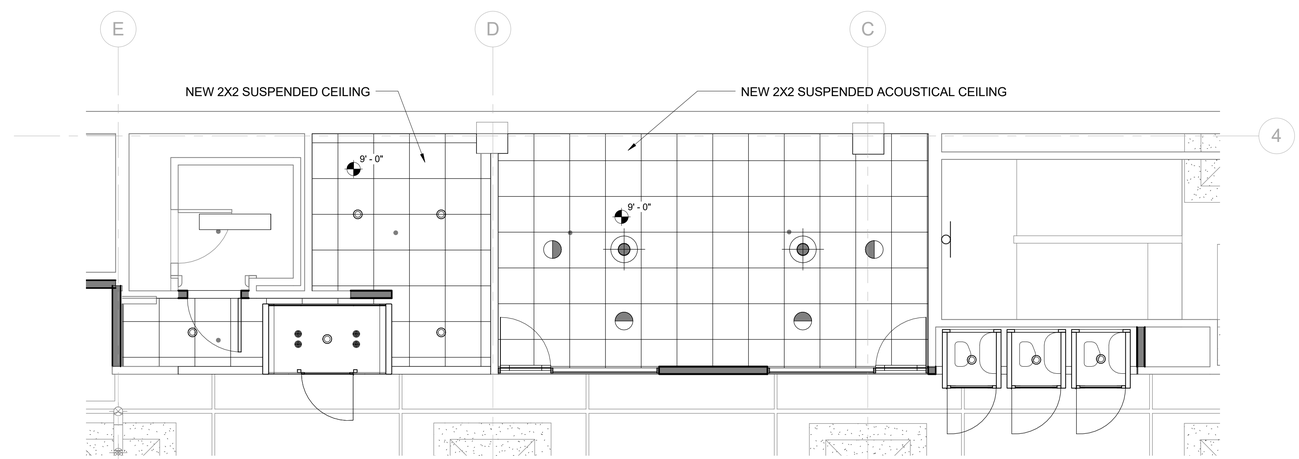
4 CONFERENCE ROOM SOUTH ELEVATION
1/4" = 1'-0"



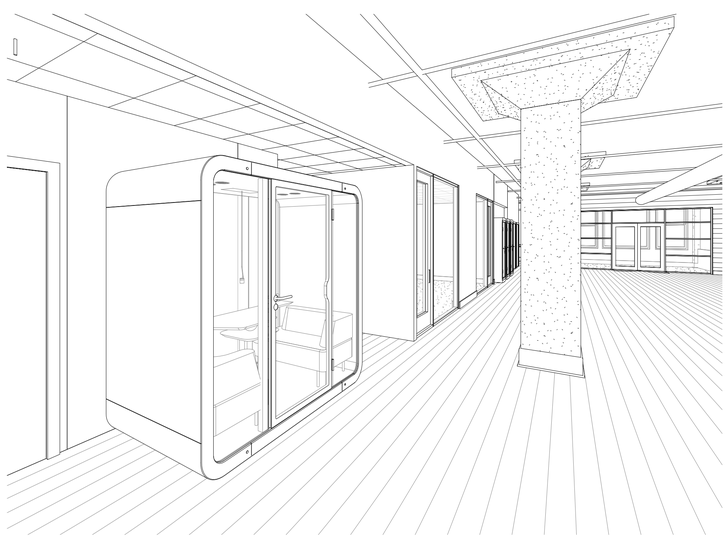
3 OFFICE ELEVATION EAST
1/4" = 1'-0"



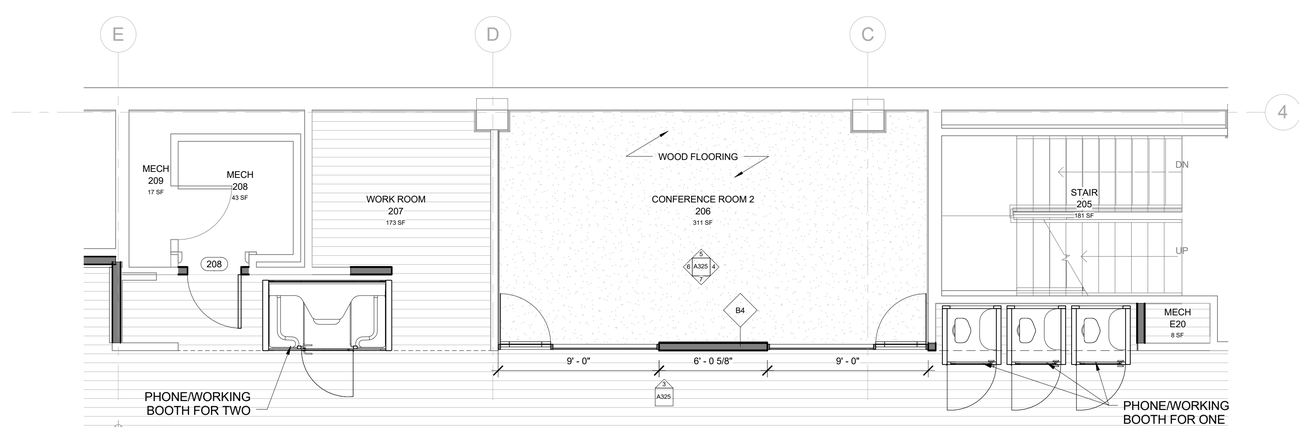
9 OPEN OFFICE PERSPECTIVE 2



2 WORK RM, MEETING RM, PHONE BOOTH - LEVEL 2-4 RCP
1/4" = 1'-0"



8 OPEN OFFICE PERSPECTIVE 1



1 WORK RM, MEETING RM, PHONE BOOTH - LEVEL 2-4 PLAN
1/4" = 1'-0"

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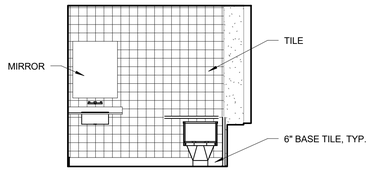
08/31/2017

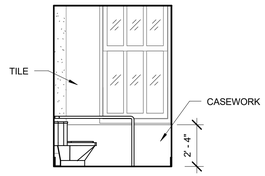
WORK RM, MEETING RM & PHONE BOOTH - LEVEL 2-4

A325

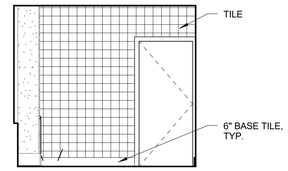
Project Number: 1712
Date 08/31/2017



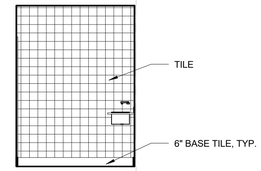
26 BATHROOM 219 WEST
1/4" = 1'-0"



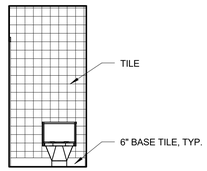
25 BATHROOM 219 NORTH
1/4" = 1'-0"



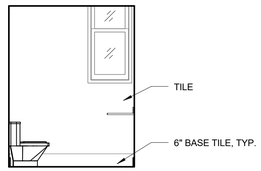
24 BATHROOM 219 EAST
1/4" = 1'-0"



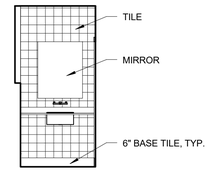
23 BATHROOM 219 SOUTH
1/4" = 1'-0"



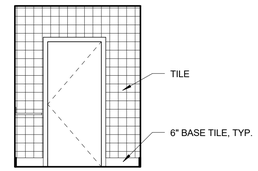
22 BATHROOM 218 WEST
1/4" = 1'-0"



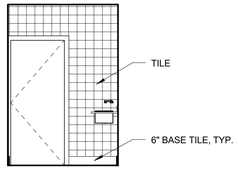
21 BATHROOM 218 NORTH
1/4" = 1'-0"



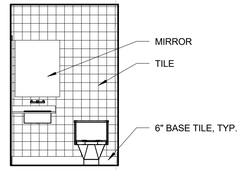
20 BATHROOM 218 EAST
1/4" = 1'-0"



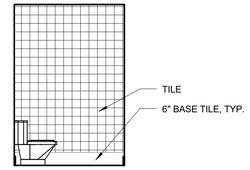
19 BATHROOM 218 SOUTH
1/4" = 1'-0"



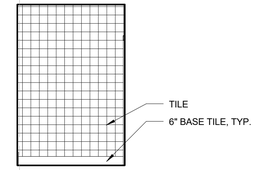
18 BATHROOM 217 WEST
1/4" = 1'-0"



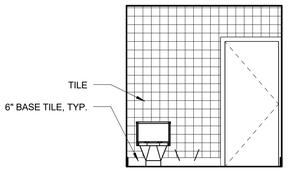
17 BATHROOM 217 NORTH
1/4" = 1'-0"



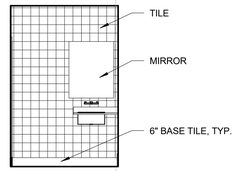
16 BATHROOM 217 EAST
1/4" = 1'-0"



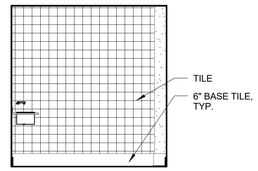
15 BATHROOM 217 SOUTH
1/4" = 1'-0"



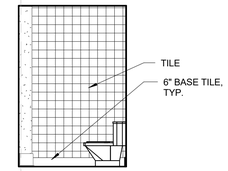
14 BATHROOM 216 WEST
1/4" = 1'-0"



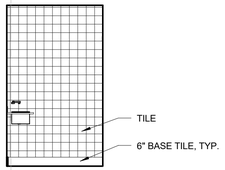
13 BATHROOM 216 NORTH
1/4" = 1'-0"



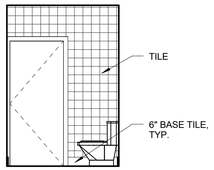
12 BATHROOM 216 EAST
1/4" = 1'-0"



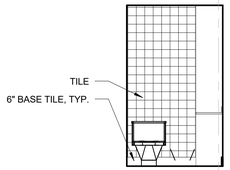
11 BATHROOM 216 SOUTH
1/4" = 1'-0"



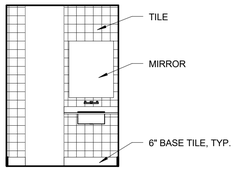
10 BATHROOM 215 WEST
1/4" = 1'-0"



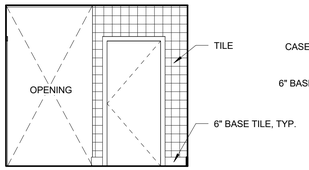
9 BATHROOM 215 NORTH
1/4" = 1'-0"



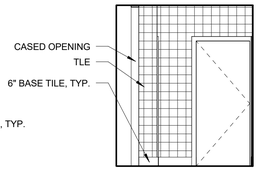
8 BATHROOM 215 EAST
1/4" = 1'-0"



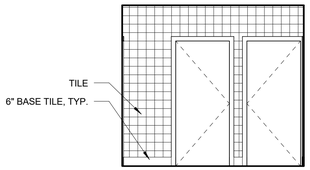
7 BATHROOM 215 SOUTH
1/4" = 1'-0"



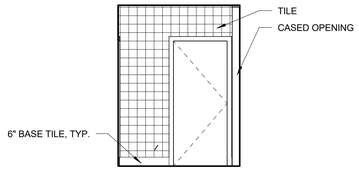
6 BATHROOM LOBBY WEST - LEVEL 2-4
1/4" = 1'-0"



5 BATHROOM LOBBY NORTH - LEVEL 2-4
1/4" = 1'-0"

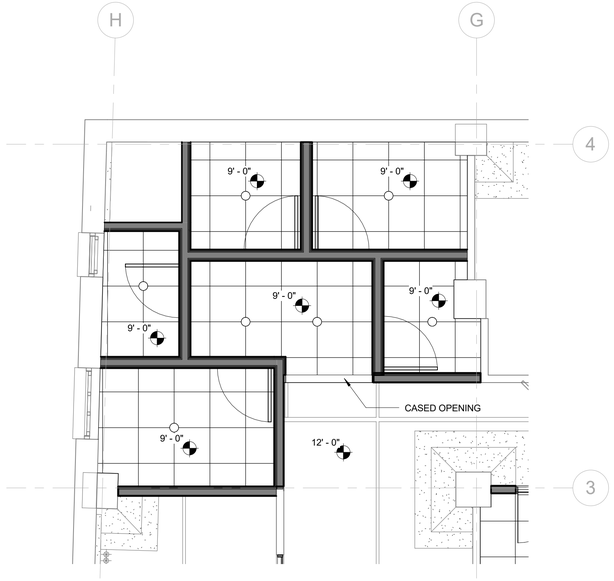


4 BATHROOM LOBBY EAST - LEVEL 2-4
1/4" = 1'-0"

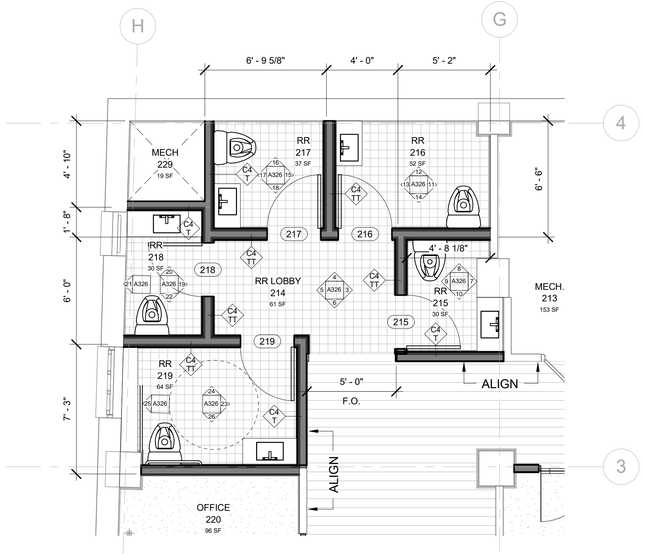


3 BATHROOM LOBBY SOUTH - LEVEL 2-4
1/4" = 1'-0"

NEW CONSTRUCTION GENERAL NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO WORK .
2. REF. MEP DRAWINGS FOR HVAC, ELECTRICAL AND PLUMBING DESIGN. DUCT WORK, PIPES AND SPRINKLER HEADS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR EXISTING CONDITIONAL REFERENCE ONLY.



2 ENLARGED BATHROOM RCP - LEVEL 2-4
1/4" = 1'-0"



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

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n/a

BURNS BUILDING

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OWNER:
AREA REAL ESTATE, LLC

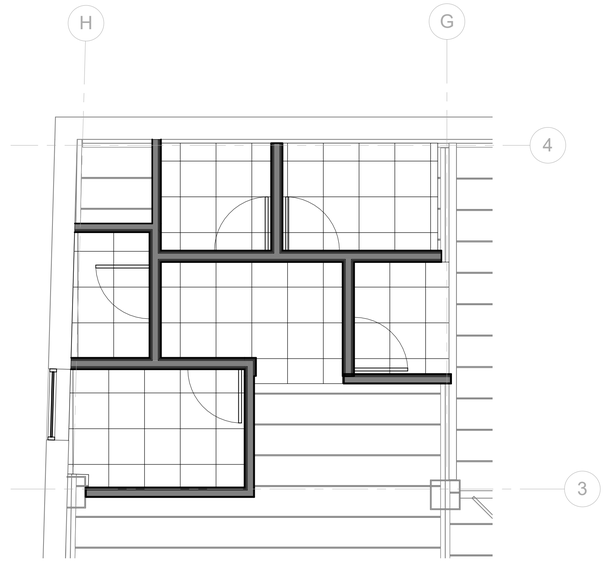
ARCHITECTURAL PLAN ONLY;
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

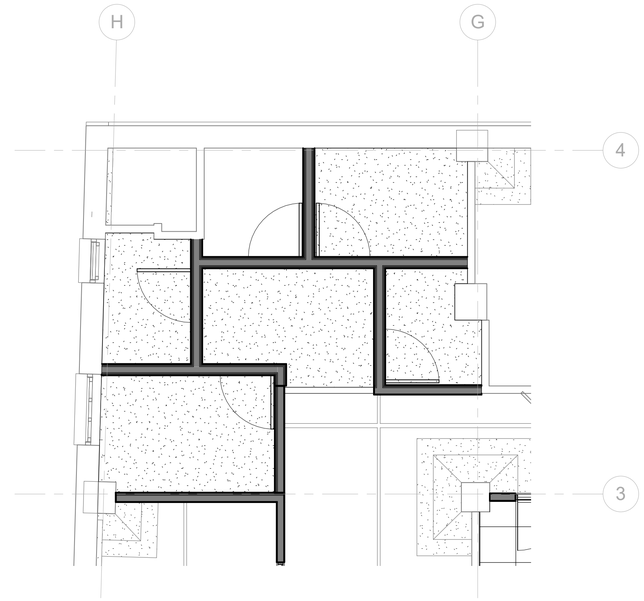
BATHROOM - LEVEL 2-4

A326

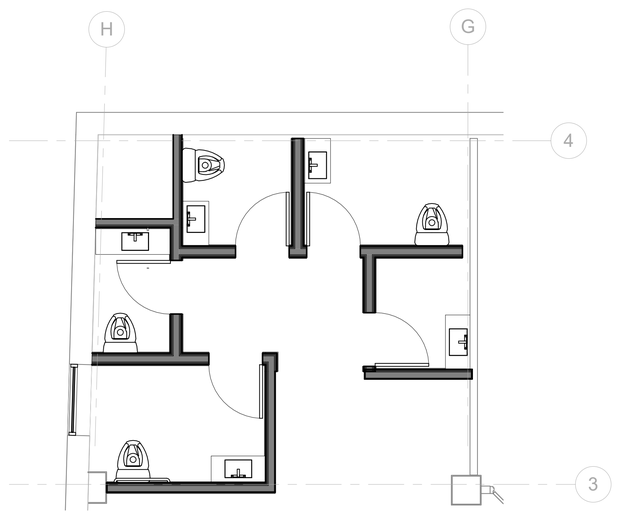
Project Number: 1712
Date 08/31/2017



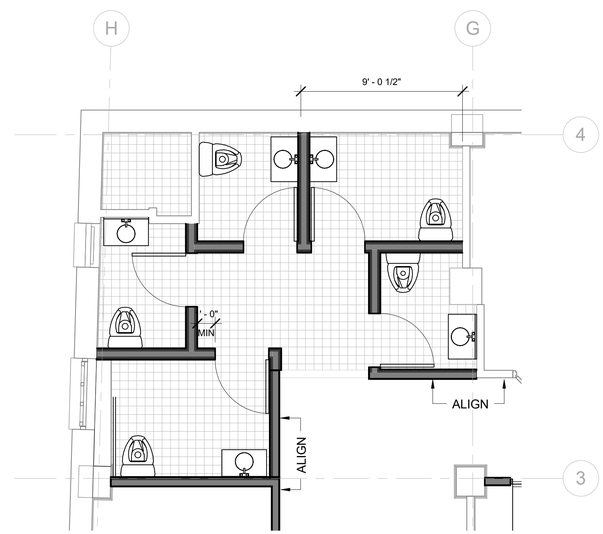
4 ENLARGED BATHROOM RCP - LEVEL 5
1/4" = 1'-0"



2 ENLARGED BATHROOM RCP - LEVEL 4
1/4" = 1'-0"



3 ENLARGED BATHROOM PLAN - LEVEL 5
1/4" = 1'-0"



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

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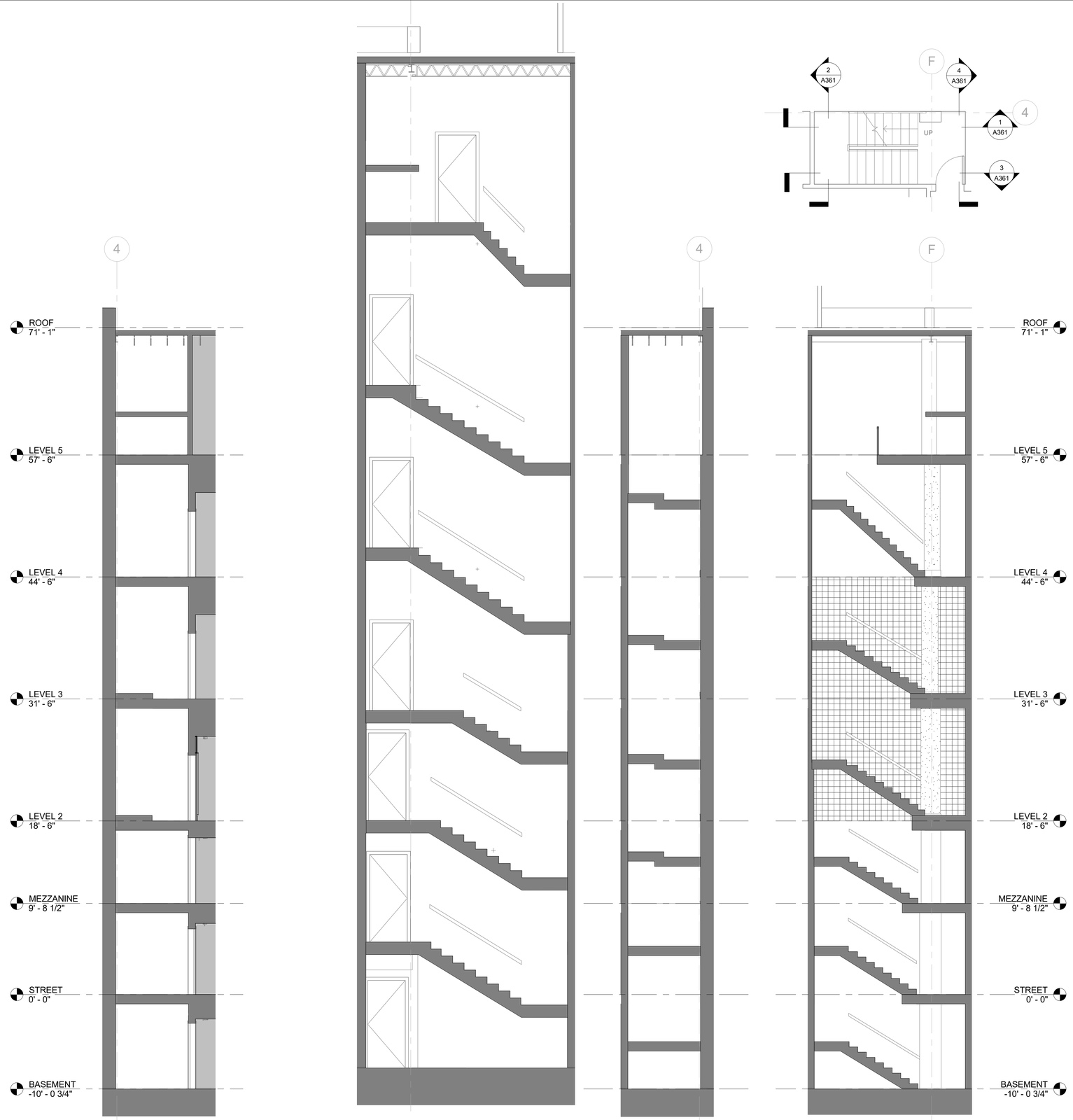
REGISTERED ARCHITECT
PATRICK TAYLOR WINN
24978
STATE OF TEXAS

08/31/2017

BATHROOM - LEVEL 4 & 5

A346

Project Number: 1712
Date 08/31/2017



4 SECTION THROUGH NORTHERN STAIR - LOOKING SOUTH
3/16" = 1'-0"

3 SECTION THROUGH NORTHERN STAIR - LOOKING WEST
1/4" = 1'-0"

2 SECTION THROUGH NORTHERN STAIR - LOOKING NORTH
3/16" = 1'-0"

1 SECTION THROUGH NORTHERN STAIR - LOOKING EAST
3/16" = 1'-0"

Total Art Design & Architecture

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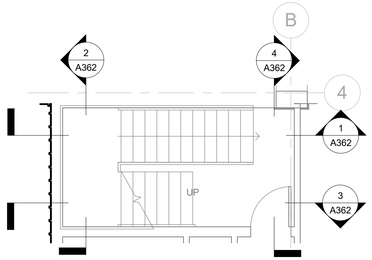
PATRICK TAYLOR WINN
24978
STATE OF TEXAS

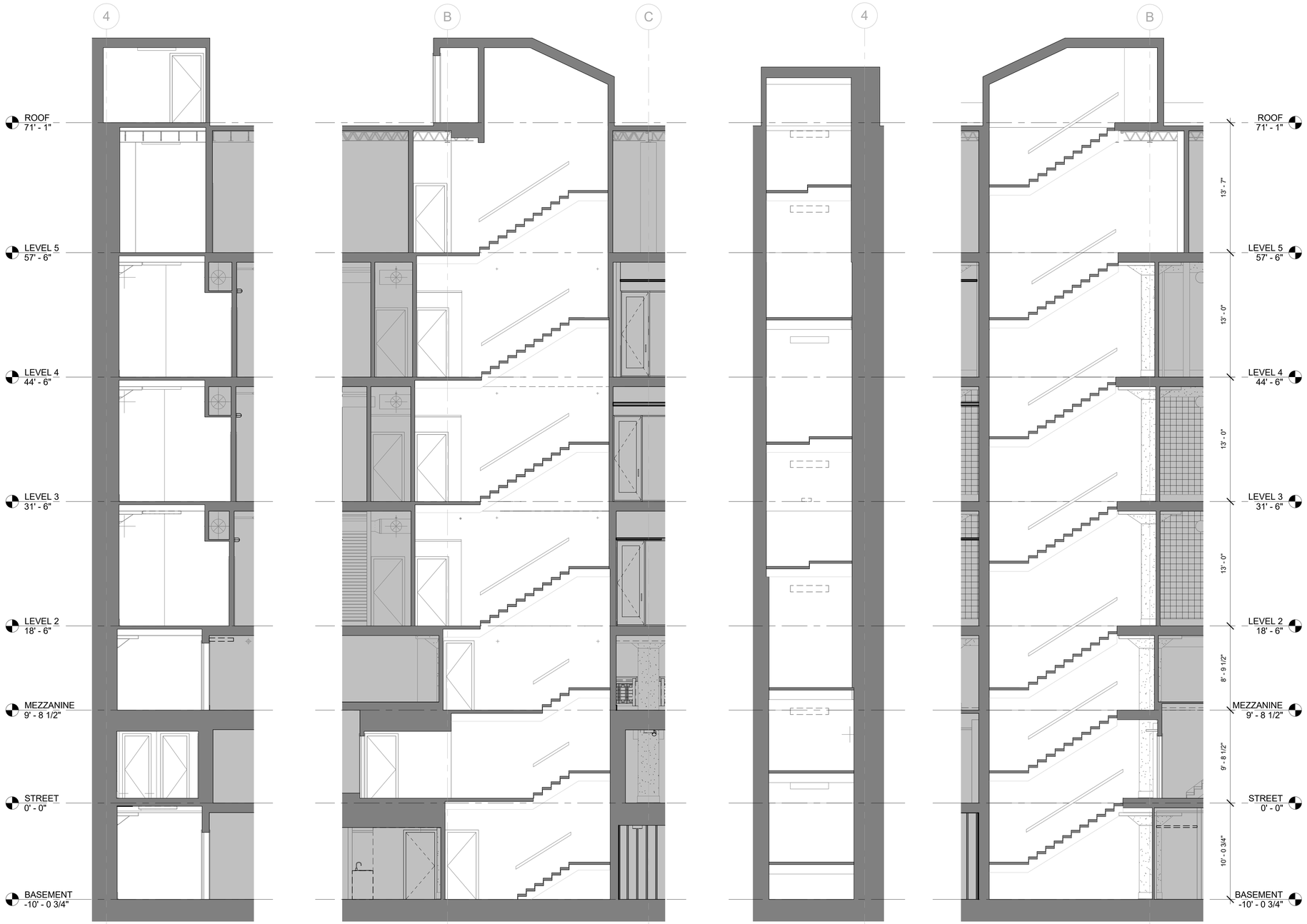
08/31/2017

NORTHERN STAIR

A361

Project Number: 1712
Date 08/31/2017





4 SECTION THROUGH SOUTHERN STAIR - LOOKING SOUTH
3/16" = 1'-0"

3 SECTION THROUGH SOUTHERN STAIR - LOOKING WEST
3/16" = 1'-0"

2 SECTION THROUGH SOUTHERN STAIR - LOOKING NORTH
3/16" = 1'-0"

1 SECTION THROUGH SOUTHERN STAIR - LOOKING EAST
3/16" = 1'-0"

Total Art Design & Architecture

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n/a

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401 E Houston St,
San Antonio, TX 78205

OWNER:
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ARCHITECTURAL PLAN ONLY;
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ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

SOUTHERN STAIR

A362

Project Number: 1712
Date 08/31/2017

FINISH SPECIFICATIONS: BURNS BUILDING

BASE

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	B1	CFCI	WOOD BASE												
	B2	CFCI	RUBBER BASE												
	B3	CFCI	STEEL BASE												

CEILING FINISHES

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	PERF MTL	CFCI	PERFORATED ALUMINUM PANEL												
	EXP	CFCI	EXPOSED CEILING												
	AC1	CFCI	ACOUSTICAL CEILING TILE												
	GYP1	CFCI	GYPSUM BOARD CEILING												
	WD5	CFCI	WOOD SLAT CEILING	LEVEL 2- BREAK AREA 228						TBD	HARDWOOD MAPLE	2" X 4"	CLEAR	N/A	

FLOORCOVERING-CONCRETE (NOT USED)

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	SC1	CFCI	SEALED CONCRETE- DIAMOND POLISHED												

FLOORCOVERING- TILE

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	T1	CFCI	FLOOR TILE	ALL RESTROOMS UNLESS NOTED OTHERWISE						HOME DEPOT- MARAZZI	STUDIO LIFE	12" X 24" X 10MM THICK	MANHATTAN	3/16" GROUT THICKNESS	$3.88 EA
	T2	CFCI	FLOOR TILE												
	T3	CFCI	FLOOR TILE												

FLOORCOVERING- WOOD

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	WD4	CFCI	ENGINEERED WOOD FLOORS												

GLASS - SPECIALTY

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	GL1	CFCI													
	GL2	CFCI													
	GL3	CFCI													

PAINT-WALLS AND CEILINGS

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	PT1	CFCI	PAINT	TYPICAL UNLESS NOTED OTHERWISE						BENJAMIN MOORE			OC-17 WHITE DOVE	N/A	FINISH: EGGSHELL
	PT2	CFCI	PAINT	ELEVATOR DOORS, ELEVATOR VESTIBULE BULKHEAD CEILING, COLUMNS, COLUMN BASES, COLUMN CAPITALS, WALL BASEBOARDS, STEEL TRIM AT ELEVATOR						BENJAMIN MOORE			2134-30 IRON MOUNTAIN	N/A	FINISH: EGGSHELL
	PT3	CFCI	PAINT-ACCENT	LEVEL 2- CONFERENCE ROOM 2 (206)						SHERWIN WILLIAMS			SW7674 PEPPERCORN	N/A	FINISH: EGGSHELL
	PT4	CFCI	PAINT-ACCENT	LEVEL 2- OFFICE ROOM 1 (225)						SHERWIN WILLIAMS			SW6566 FRAMBOISE	N/A	FINISH: EGGSHELL
	PT5	CFCI	PAINT-ACCENT	LEVEL 2- OFFICE ROOM 2 (224)						SHERWIN WILLIAMS			SW6229 TEMPE STAR	N/A	FINISH: EGGSHELL
	PT6	CFCI	PAINT-ACCENT	LEVEL 2- OFFICE ROOM 3 (226)						SHERWIN WILLIAMS			SW0064 BLUE PEACOCK	N/A	FINISH: EGGSHELL
	PT7	CFCI	PAINT-ACCENT	LEVEL 2- OFFICE ROOM 4 (227)						SHERWIN WILLIAMS			SW6396 DIFFERENT GOLD	N/A	FINISH: EGGSHELL
	PT8	CFCI	PAINT-ACCENT	LEVEL 3- CONFERENCE ROOM 2 (306)						SHERWIN WILLIAMS			SW6272 PLUM BROWN	N/A	FINISH: EGGSHELL
	PT9	CFCI	PAINT-ACCENT	LEVEL 3- OFFICE ROOM 1 (325)						BENJAMIN MOORE			OC-17 WHITE DOVE	N/A	FINISH: EGGSHELL
	PT10	CFCI	PAINT-ACCENT	LEVEL 3- OFFICE ROOM 2 (324)						BENJAMIN MOORE			2134-30 IRON MOUNTAIN	N/A	FINISH: EGGSHELL
	PT1	CFCI	PAINT-ACCENT	LEVEL 3- OFFICE ROOM 3 (326)						SHERWIN WILLIAMS			SW6272 PLUM BROWN	N/A	FINISH: EGGSHELL
	PT12	CFCI	PAINT-ACCENT	LEVEL 3- OFFICE ROOM 4 (327)						SHERWIN WILLIAMS			SW6229 TEMPE STAR	N/A	FINISH: EGGSHELL
	PT13	CFCI	PAINT-ACCENT	LEVEL 4- CONFERENCE ROOM 2 (406)						SHERWIN WILLIAMS			SE6222 RIVERWAY	N/A	FINISH: EGGSHELL
	PT14	CFCI	PAINT-ACCENT	LEVEL 4- OFFICE ROOM 1 (425)						SHERWIN WILLIAMS			SW6222 RIVERWAY	N/A	FINISH: EGGSHELL
	PT15	CFCI	PAINT-ACCENT	LEVEL 4- OFFICE ROOM 2 (424)						SHERWIN WILLIAMS			SW6132 RELIC BRONZE	N/A	FINISH: EGGSHELL
	PT16	CFCI	PAINT-ACCENT	LEVEL 4- OFFICE ROOM 3 (426)						SHERWIN WILLIAMS			SW6464 ALOE	N/A	FINISH: EGGSHELL
	PT17	CFCI	PAINT-ACCENT	LEVEL 4- OFFICE ROOM 4 (427)						SHERWIN WILLIAMS			SW6286 MATURE GRAPE	N/A	FINISH: EGGSHELL
	PT18	CFCI	PAINT	EXTERIOR WINDOW TRIM						SHERWIN WILLIAMS	HISTORIC		SW0017 CALICO OR SW6222 RIVERWAY	N/A	FINISH: OIL BASE SEMI GLOSS

TRANSITIONS

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	SCHLUTER	CFCI	FLOOR TRANSITION STRIP							SCHLUTER SYSTEMS	SCHIENE	1/8"	SOLID BRASS		

SOLID SURFACE COUNTERTOPS

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	SS1	CFCI	QUARTZ COUNTERTOPS	LEVEL 2- BREAK AREA 228 (BACK BAR)						SILESTONE	BLANCO MAPLE	3CM	BLANCO MAPLE	N/A	
	SS2	CFCI	QUARTZ COUNTERTOPS	LEVEL 3- BREAK AREA 328 (ISLAND AND BACK BAR)						SILESTONE	GREY EXPO	3CM	GREY EXPO	N/A	
	SS3	CFCI													

STEEL

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	ST1	CFCI	STEEL DOOR SURROUND												
	ST2	CFCI	STEEL COUNTERTOPS	LEVEL 4- BREAK ROOM 428 (BACK BAR)											
	ST3	CFCI	STEEL CEILING	LEVEL 4- BREAK ROOM 428											
	ST4	CFCI	STEEL WRAP PANELS	LEVEL 4- CONFERENCE ROOM 402											

WALLCOVERING

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	WC1	CFCI	VINYL WALLCOVERING	LEVEL 2- CONFERENCE ROOM 2 (206)						MDC WALLCOVERING	RESTORATION ELEMENTS- STEAM TRUNK	54"W	MRE1192 CHALKBOARD	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE/STRAIGHT MATCH; REPEAT 2.8125"; FIRE RATED: CLASS A
	WC2	CFCI	VINYL WALLCOVERING	LEVEL 2- OFFICE ROOM 1 (225)						MDC WALLCOVERING	TRAPEZE	52/54" W	MDD3186/4154 TIGHT ROPE	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE/STRAIGHT ACROSS MATCH; REPEAT: 4.25" VERTICAL; FIRE RATED: CLASS A
	WC3	CFCI	VINYL WALLCOVERING	LEVEL 2- OFFICE ROOM 2 (224)						MDC WALLCOVERING	GENON MOLTEN	54"W	CHARRED W2-MT-07	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: OSNABURG; INSTALLATION: REVERSE/RANDOM; REPEAT: 24" H X 54"W VERTICAL; FIRE RATED: CLASS A
	WC4	CFCI	VINYL WALLCOVERING	LEVEL 2- OFFICE ROOM 3 (226)						MDC WALLCOVERING	ENCORE 2- ROXY	52/54" W	ERX9010 PEARL	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 35 OZ. TYPE II; BACKING: OSNABURG; INSTALLATION: REVERSIBLE HANG/RANDOM MATCH; REPEAT: NONE; FIRE RATED: CLASS A
	WC5	CFCI	VINYL WALLCOVERING	LEVEL 2- OFFICE ROOM 4 (227)						MDC WALLCOVERING	RESTORATION ELEMENTS- STEAM TRUNK	54"W	MRE1192 CHALKBOARD	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE/STRAIGHT MATCH; REPEAT 2.8125"; FIRE RATED: CLASS A
	WC6	CFCI	VINYL WALLCOVERING	LEVEL 3- CONFERENCE ROOM 2 (306)						MDC WALLCOVERING	THOM FILICIA CONTRACT- TOGGLE	54"W	TFC1228 CROW	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: NON-REVERSIBLE/STRAIGHT ACROSS MATCH; REPEAT: 12.625" VERTICAL, 9" HORIZONTAL; FIRE RATED: CLASS A
	WC7	CFCI	VINYL WALLCOVERING	LEVEL 3- OFFICE ROOM 1 (325)						MDC WALLCOVERING	ENCORE 2- ROXY	52/54" W	ERX9005 IMPERIAL	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 35 OZ. TYPE II; BACKING: OSNABURG; INSTALLATION: REVERSIBLE HANG/RANDOM MATCH; REPEAT: NONE; FIRE RATED: CLASS A
	WC8	CFCI	VINYL WALLCOVERING	LEVEL 3- OFFICE ROOM 2 (324)						MDC WALLCOVERING	RESTORATION ELEMENTS- STEAM TRUNK	54"W	MRE1186/4154 PEARL TRAX	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE/STRAIGHT MATCH; REPEAT 2.8125"; FIRE RATED: CLASS A
	WC9	CFCI	VINYL WALLCOVERING	LEVEL 3- OFFICE ROOM 3 (326)						MDC WALLCOVERING	THOM FILICIA CONTRACT- TOGGLE	54"W	TFC1228 CROW	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: NON-REVERSIBLE/STRAIGHT ACROSS MATCH; REPEAT: 12.625" VERTICAL, 9" HORIZONTAL; FIRE RATED: CLASS A
	WC10	CFCI	VINYL WALLCOVERING	LEVEL 3- OFFICE ROOM 4 (327)						MDC WALLCOVERING	GLAM SLAM	52/54" W	MDD3053/4154 CITY GEM	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE HANG/STRAIGHT ACROSS MATCH; REPEAT: 1" VERTICAL; FIRE RATED: CLASS A
	WC11	CFCI	VINYL WALLCOVERING	LEVEL 4- CONFERENCE ROOM 2 (406)						ARTE	NOCTIS- LYRA	35.43"W	#38053	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; BACKING: NON- WOVEN; INSTALLATION: STRAIGHT MATCH; REPEAT: 12.6" VERTICAL; FIRE RATED: CLASS A
	WC12	CFCI	VINYL WALLCOVERING	LEVEL 4- OFFICE ROOM 1 (425)						MDC WALLCOVERING	THOM FILICIA CONTRACT- TOGGLE	54"W	TFC1224 HADLEY	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: NON-REVERSIBLE/STRAIGHT ACROSS MATCH; REPEAT: 12.625" VERTICAL, 9" HORIZONTAL; FIRE RATED: CLASS A
	WC13	CFCI	VINYL WALLCOVERING	LEVEL 4- OFFICE ROOM 2 (424)						MDC WALLCOVERING	GENON LIAISON	52"W	VIOLET W2-L1-04	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: 50% POST CONSUMER RECYCLED, NON WOVEN POLYESTER; INSTALLATION: STRAIGHT, MATCH; REPEAT: 3.6" VERTICAL, 13" HORIZONTAL; FIRE RATED: CLASS A
	WC14	CFCI	VINYL WALLCOVERING	LEVEL 4- OFFICE ROOM 3 (426)						MDC WALLCOVERING	TRAPEZE	52/54" W	MDD3178 HAUTE HEIGHTS	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 20 OZ. TYPE II; BACKING: NON-WOVEN; INSTALLATION: REVERSIBLE/STRAIGHT ACROSS MATCH; REPEAT: 4.25" VERTICAL; FIRE RATED: CLASS A
	WC15	CFCI	VINYL WALLCOVERING	LEVEL 4- OFFICE ROOM 4 (427)						MDC WALLCOVERING	ENCORE 2- ROXY	52/54" W	ERX9001 INDUSTRY	N/A	CONTACT: KBK TO THE TRADE 210-490-8383; $; WEIGHT: 35 OZ. TYPE II; BACKING: OSNABURG; INSTALLATION: REVERSIBLE HANG/RANDOM MATCH; REPEAT: NONE; FIRE RATED: CLASS A

WALL TILE

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	WT1	CFCI	CEMENT WALL TILE	LEVEL 1- ELEVATOR LOBBY (G03) & MEZZANINE- ELEVATOR LOBBY (M05)						CEMENT TILE SHOP	MEXICAN SHAPES COLLECTION- STARBUST HEX	8" L X 9" W X 5/8" THICK	NAVY		$7.40 PER PIECE; SOLD IN BOXES OF 12 (4.44 SF); (SPECIFY HOW TO INSTALL)
	WT2	CFCI	CEMENT WALL TILE	LEVEL 2- ELEVATOR LOBBY (210)						CEMENT TILE SHOP	CIRCULOS 12" X 12"	12" X 12" X 1" THICK	BLACK		$18.00 PER PIECE
	WT3	CFCI	MOSAIC WALL TILE	LEVEL 2- BREAK AREA (228) BACKSPLASH						DALTILE	RETRO ROUNDS	1" X 1" ON A 12" X 12" SHEET; 3/16" THICK	BOLD WHITE MATTE RR02		CONTACT: NIKKI GUERRA 210-490-1502; $10.61 SF
	WT4	CFCI	CEMENT WALL TILE	LEVEL 3- ELEVATOR LOBBY (310)						CEMENT TILE SHOP	PACIFIC SHAPES COLLECTION	8" L X 9" W X 5/8" THICK	STRATA IV		$7.50 PER PIECE; SOLD IN BOXES OF 12 (4.44 SF)
	WT5	CFCI	WALL TILE	LEVEL 3- BREAK AREA (328)						THORNTREE SLATE- HOUSTON	DURASTONE LONG HEX B	6" X 24"	SUPER WHITE MATTE	LATICRETE WITH SPECTRALOCK, COLOR 44 BRIGHT WHITE	CONTACT: ROBERT OTTMAN 281-799-8307; $10.00 SF; 12 WEEK LEAD TIME
	WT6	CFCI	CEMENT WALL TILE	LEVEL 4- ELEVATOR LOBBY (410)						DESIGN MATERIALS- LILI TILES	RETE 3H	8" X 8" X 5/8" THICK	2603-1 (COLORS 1000 & 4012)		CONTACT: MAGGIE DOYLE 718-809-1732; $12.90; SOLD IN BOXES OF 12 (4.44 SF); EACH TILE WEIGHS APPROXIMATELY 2.5LBS;
	WT7	CFCI	CERAMIN WALL TILE	LEVEL 4- BREAK AREA (428)						THORNTREE SLATE- HOUSTON	ARCTIC	4" X 16"	ARCTIC WHITE-GLOSSY	LATICRETE WITH SPECTRALOCK, COLOR 44 BRIGHT WHITE	$3.50/SF (SALES REP: ROBERT OTTMAN 281-799-8307); INSTALLATION: HORIZONTAL RUNNING BOND
	WT8	CFCI	CEMENT WALL TILE	LEVEL 2- BREAK AREA (228) ISLAND FRONT						CLE TILE	ZENITH (STOCK)	8" X 8" X 5/8" THICK	ZENITH (STOCK) WHITE		$6.25 EA OR $14.50 SF; SOLD IN BOXES OF 12 (2.32 TILES PER SF)
	WT9	CFCI	CEMENT WALL TILE	LEVEL 3- BREAK AREA (328) ISLAND FRONT						DESIGN MATERIALS- LILI TILES	DEMI 4	11 3/4" X 7 7/8" X 5/8" THICK	DEMI 4 (COLORS: 1000 & 4021)		CONTACT: MAGGIE DOYLE 718-809-1732; $12.75 SF; SOLD IN BOXES OF 10 (5.33 SF)
	WT10	CFCI	WALL TILE	LEVEL 4- BREAK AREA (428) ISLAND FRONT						THORNTREE SLATE- HOUSTON	DURASTONE DIAMOND	6" X 10"	SUPER WHITE MATTE & GLOSS??		CONTACT: ROBERT OTTMAN 281-799-8307; $9.25 SF; 12 WEEK LEAD TIME
	WT11	CFCI	WALL TILE	MEZZANINE MEN RR M09 & WOMAN RR M10						INTERCERAMIC	UP & DOWN	3" X 6"	WHITE	LATICRETE WITH SPECTRALOCK, COLOR 44 BRIGHT WHITE	CONTACT: SHELLY SHEA 210-324-9327; $3.34 SF; INSTALL TO 39" A.F.F.
	WT12	CFCI	WALL TILE	LEVEL 1- RESTROOM G22						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	WHITE- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT13	CFCI	WALL TILE	LEVEL 1- RESTROOM G21						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	GREY- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT14	CFCI	WALL TILE	LEVEL 1- RESTROOM G20						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	BLUE- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT15	CFCI	WALL TILE	LEVEL 1- RESTROOM G19						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	BLACK- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT16	CFCI	WALL TILE	LEVEL 2- RESTROOM 215, 216, 217, 218, 219						INTERCERAMIC	UP & DOWN	3" X 6"	WHITE	LATICRETE WITH SPECTRALOCK, COLOR 44 BRIGHT WHITE	CONTACT: SHELLY SHEA 210-324-9327; $3.34 SF; INSTALL TO 39" A.F.F.
	WT17	CFCI	WALL TILE	LEVEL 3- RESTROOM 315, 317, 319						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	WHITE- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT18	CFCI	WALL TILE	LEVEL 3- RESTROOM 316, 318						DESIGN & DIRECT SOURCE	BALANZA- HARBOR	13" X 26"	BLUE- GLOSSY		CONTACT: MARIAN PETEROS 503-525-0600 X 102; STARTING AT $2.75 SF; INSTALL TO 39" A.F.F.
	WT19	CFCI	WALL TILE	LEVEL 4- RESTROOM 415						INTERCERAMIC	DOTS	8" X 8" X	LILA- GLOSSY		CONTACT: SHELLY SHEA 210-324-9327; $2.28 SF; INSTALL TO 40" A.F.F.
	WT20	CFCI	WALL TILE	LEVEL 4- RESTROOM 416						INTERCERAMIC	DOTS		AQUA- GLOSSY		CONTACT: SHELLY SHEA 210-324-9327; $2.28 SF; INSTALL TO 40" A.F.F.
	WT21	CFCI	WALL TILE	LEVEL 4- RESTROOM 417						INTERCERAMIC	DOTS		CORALLO- GLOSSY		CONTACT: SHELLY SHEA 210-324-9327; $2.28 SF; INSTALL TO 40" A.F.F.
	WT22	CFCI	WALL TILE	LEVEL 4- RESTROOM 418						INTERCERAMIC	DOTS		LIMONE- GLOSSY		CONTACT: SHELLY SHEA 210-324-9327; $2.28 SF; INSTALL TO 40" A.F.F.
	WT23	CFCI	WALL TILE	LEVEL 4- RESTROOM 419						INTERCERAMIC	DOTS		CIELO- GLOSSY		CONTACT: SHELLY SHEA 210-324-9327; $2.28 SF; INSTALL TO 40" A.F.F.
	WT24														

WOOD- MILLWORK

ITEM	FINISH CODE	SUPPLIER / INSTALLER	DESCRIPTION	LOCATION	NORTH	EAST	SOUTH	WEST	FLOOR	MANUFACTURER	PATTERN LINE	SIZE	COLOR	GROUT	NOTES
	WD1	CFCI	DECORATIVE WOOD SHELVES												
	WD2	CFCI	MILLWORK- CABINETRY												
	WD3	CFCI	WOOD COUNTERTOPS	LEVEL 2- BREAK AREA 228 (ISLAND) & LEVEL 4- BREAK AREA 428 (ISLAND)						TBD	HARDWOOD MAPLE	2" THICK	CLEAR	N/A	WATERFALL EDGE BOTH SIDES OF ISLAND

T A D A

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OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY;
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION

REGISTERED ARCHITECT
PATRICK TAYLOR WINN
24978
STATE OF TEXAS

08/31/2017

ROOM FINISH SCHEDULE PART 1

A701

Project Number: 1712
Date 08/31/2017

Door Schedule

Mark	TYPE MARK	Level	Phase Demolished	Phase Created	Finish	Frame Material	Door Height	Door Width	Thickness	Door Fire Rating	Comments
508		BASEMENT	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
B01		BASEMENT	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
B02		BASEMENT	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
B03		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B04		BASEMENT	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
B06		BASEMENT	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
B06.1		BASEMENT	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
B09		BASEMENT	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
B10		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B13		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B14		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B15		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B16		BASEMENT	None	Existing							
B17		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B17.1		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B18		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B18.1		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B18.2		BASEMENT	None	Existing			7' - 0"	2' - 1"	0' - 2"		
B21		BASEMENT	New Construction	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B22		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B23		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B24		BASEMENT	New Construction	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B24		BASEMENT	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
B25		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B26		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B27		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B29		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B30		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B31		BASEMENT	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
B32		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B33		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B34		BASEMENT	None	Existing			7' - 0"	3' - 0"	0' - 2"		
B35		BASEMENT	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
B39		BASEMENT	None	Existing			6' - 10 1/4"	2' - 8"	0' - 2"		
		STREET	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
B36		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
D02		STREET	None	New Construction					0' - 1 3/4"		
G01		STREET	None	Existing					0' - 1 3/4"		
G02		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G02.1		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G03		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
G04		STREET	None	Existing			7' - 0"	3' - 0"	0' - 2"		
G06		STREET	None	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
G12		STREET	None	Existing			7' - 0"	2' - 6"	0' - 2"		
G13		STREET	None	Existing			7' - 0"	2' - 6"	0' - 2"		
G14		STREET	None	Existing			7' - 0"	3' - 0"	0' - 2"		
G16		STREET	None	Existing			7' - 0"	3' - 0"	0' - 2"		SWITCH DOOR SWING DIRECTION TO MEET CODE
G17		STREET	None	Existing							
G18		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G18.1		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G19		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G19.1		STREET	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
G19.2		STREET	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
G19.3		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
G20		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
G21		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
G22		STREET	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
G31		STREET	None	Existing			7' - 0"	3' - 0"	0' - 2"		
282		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
283		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
309		MEZZANINE	New Construction	Existing							
D01		MEZZANINE	None	Existing			7' - 0"	3' - 0"	0' - 2"		
M01		MEZZANINE	New Construction	Existing			9' - 0"	3' - 0"	0' - 1 3/4"		
M01.1		MEZZANINE	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
M01.2		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		

Door Schedule

Mark	TYPE MARK	Level	Phase Demolished	Phase Created	Finish	Frame Material	Door Height	Door Width	Thickness	Door Fire Rating	Comments
M01.3		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
M02		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
M03		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
M03.1		MEZZANINE	None	New Construction							
M05		MEZZANINE	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
M08		MEZZANINE	None	Existing			7' - 0"	3' - 0"	0' - 2"		
M08.1		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
M08.2		MEZZANINE	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
M09		MEZZANINE	None	Existing			7' - 0"	3' - 0"	0' - 2"		
M09.1		MEZZANINE	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
M11		MEZZANINE	None	Existing			7' - 0"	3' - 0"	0' - 2"		
M12		MEZZANINE	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
M13		MEZZANINE	None	Existing			7' - 0"	2' - 8"	0' - 2"		
202		LEVEL 2	None	Existing							SWITCH DOOR TO OPEN 180 DEGREE
203		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
204		LEVEL 2	None	Existing			7' - 0"	3' - 0"	0' - 2"		
205		LEVEL 2	None	Existing			7' - 0"	3' - 0"	0' - 2"		
206		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
206.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
208		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
209		LEVEL 2	None	Existing			7' - 0"	3' - 0"	0' - 2"		
211		LEVEL 2	None	Existing			7' - 0"	3' - 0"	0' - 2"		
213		LEVEL 2	None	Existing							
214		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
214.1		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
214.2		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
214.3		LEVEL 2	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
214.4		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
214.5		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
215		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
216		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
217		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
218		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
219		LEVEL 2	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
220		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
220.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
221		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
221.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
222		LEVEL 2	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
222.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
224		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
224.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
225		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
225.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
226		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
226.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
227		LEVEL 2	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
227.1		LEVEL 2	None	New Construction			8' - 0"	3' - 0"	0' - 2"		

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n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE ENGINEERED PRIOR TO CONSTRUCTION

REGISTERED ARCHITECT PATRICK TAYLOR WINN 24978 STATE OF TEXAS

08/31/2017

DOOR SCHEDULE PART 1

A704

Project Number: 1712
Date 08/31/2017

Door Schedule Copy 1

Mark	TYPE MARK	Level	Phase Demolished	Phase Created	Finish	Frame Material	Door Height	Door Width	Thickness	Door Fire Rating	Comments
301.1		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
301.2		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
301.3		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.4		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.5		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.6		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.7		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.8		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.9		LEVEL 3	New Construction	Existing			7' - 0"	2' - 8"	0' - 2"		
301.10		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
302		LEVEL 3	None	Existing							
303		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
304		LEVEL 3	None	Existing			7' - 0"	3' - 0"	0' - 2"		
305		LEVEL 3	None	Existing			7' - 0"	3' - 0"	0' - 2"		
306		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
306.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
306.2		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
307		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
308		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
309		LEVEL 3	None	Existing			7' - 0"	3' - 0"	0' - 2"		
311		LEVEL 3	None	Existing			7' - 0"	3' - 0"	0' - 2"		
313		LEVEL 3	None	Existing							
314		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
314.1		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
314.2		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
314.3		LEVEL 3	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
314.4		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
315		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
316		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
317		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
318		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
319		LEVEL 3	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
320		LEVEL 3	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
320.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
321		LEVEL 3	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
321.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
322		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
322.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
324		LEVEL 3	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
324.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
325		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
326		LEVEL 3	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
326.1		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
327		LEVEL 3	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
414.5		LEVEL 3	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.1		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.2		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.3		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.4		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.5		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.6		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.7		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.8		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.9		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
401.10		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		

Door Schedule Copy 1

Mark	TYPE MARK	Level	Phase Demolished	Phase Created	Finish	Frame Material	Door Height	Door Width	Thickness	Door Fire Rating	Comments
401.11		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
402		LEVEL 4	None	Existing							
403		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
404		LEVEL 4	None	Existing			7' - 0"	3' - 0"	0' - 2"		
405		LEVEL 4	None	Existing			7' - 0"	3' - 0"	0' - 2"		
406		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
406.1		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
406.2		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
406.3		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
407		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
408		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
409		LEVEL 4	None	Existing			7' - 0"	3' - 0"	0' - 2"		
409		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
410		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
411		LEVEL 4	None	Existing			7' - 0"	3' - 0"	0' - 2"		
411		LEVEL 4	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
413		LEVEL 4	None	Existing							
414		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
414.1		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
414.2		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
415		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
416		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
417		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
418		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
419		LEVEL 4	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
420		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
420.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
421		LEVEL 4	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
421.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
422		LEVEL 4	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
422.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
424		LEVEL 4	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
424.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
425		LEVEL 4	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
425.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
426		LEVEL 4	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
426.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
427		LEVEL 4	New Construction	Existing			8' - 0"	3' - 0"	0' - 2"		
427.1		LEVEL 4	None	New Construction			8' - 0"	3' - 0"	0' - 2"		
501		LEVEL 5	None	Existing			7' - 0"	3' - 0"	0' - 2"		
502		LEVEL 5	None	Existing							
503		LEVEL 5	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
503		LEVEL 5	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
503.1		LEVEL 5	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
504		LEVEL 5	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
504		LEVEL 5	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
504.1		LEVEL 5	New Construction	Existing			7' - 0"	3' - 0"	0' - 2"		
504.2		LEVEL 5	New Construction	Existing			7' - 0"	2' - 1"	0' - 2"		
505		LEVEL 5	None	Existing			7' - 0"	3' - 0"	0' - 2"		
505		LEVEL 5	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
506		LEVEL 5	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
507		LEVEL 5	None	New Construction			7' - 0"	3' - 0"	0' - 2"		
601		ROOF	None	Existing			7' - 0"	3' - 0"	0' - 2"		
602		ROOF	None	Existing			7' - 0"	3' - 0"	0' - 2"		

Total Art Design & Architecture

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San Antonio,TX 78230
210-736-4265

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BEYER MECHANICAL
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LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY;
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

DOOR SCHEDULE PART 2

A705

Project Number: 1712
Date 08/31/2017

Window Schedule

wtwtwt wtwt	Type Mark	Level	Phase Created	Phase Demolished	Width	Height	Comments
101	A0	STREET	Existing	None	2' - 8 3/8"	5' - 0"	
102	A0	STREET	Existing	None	2' - 8 3/8"	5' - 0"	
103	A0	STREET	Existing	None	2' - 8 3/8"	5' - 0"	
114	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
115	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
116	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
117	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
118	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
121	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
122	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
124	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
135	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
136	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
164	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
166	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
167	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
168	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
169	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
170	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
173	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
174	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
175	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
176	A26	MEZZANINE	New Construction	None	5' - 5 3/4"	5' - 6"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M1	A2	MEZZANINE	Existing	None	3' - 11 1/2"	4' - 9"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M2	A1	MEZZANINE	Existing	None	4' - 9"	3' - 3 1/2"	
M3	A5	MEZZANINE	Existing	None	4' - 6 1/4"	4' - 9"	
M3	A5	MEZZANINE	Existing	None	4' - 6 1/4"	4' - 9"	
M4	A4	MEZZANINE	Existing	None	3' - 10 1/2"	4' - 9"	
M4	A4	MEZZANINE	Existing	None	3' - 10 1/2"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M5	A4	MEZZANINE	Existing	None	4' - 1"	4' - 9"	
M6	A7	MEZZANINE	Existing	None	4' - 0 1/2"	5' - 2"	
M6	A7	MEZZANINE	Existing	None	4' - 0 1/2"	5' - 2"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-01	A10	LEVEL 2	Existing	None	4' - 1"	8' - 3"	
02-02	A12	LEVEL 2	Existing	None	6' - 7"	8' - 3"	
02-02	A12	LEVEL 2	Existing	None	6' - 7"	8' - 3"	
02-02	A12	LEVEL 2	Existing	None	6' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	

Window Schedule

wtwtwt wtwt	Type Mark	Level	Phase Created	Phase Demolished	Width	Height	Comments
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-03	A11	LEVEL 2	Existing	None	4' - 7"	8' - 3"	
02-04	A8	LEVEL 2	Existing	None	2' - 5 1/2"	5' - 8 3/4"	
02-05	A9	LEVEL 2	Existing	None	3' - 11 3/4"	8' - 3"	
02-05	A9	LEVEL 2	Existing	None	3' - 11 3/4"	8' - 3"	
02-05	A9	LEVEL 2	Existing	None	3' - 11 3/4"	8' - 3"	
02-05	A9	LEVEL 2	Existing	None	3' - 11 3/4"	8' - 3"	
02-06	A13	LEVEL 2	Existing	None	7' - 8"	8' - 3"	
02-06	A13	LEVEL 2	Existing	None	7' - 8"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-01	A10	LEVEL 3	Existing	None	4' - 1"	8' - 3"	
03-02	A12	LEVEL 3	Existing	None	6' - 7"	8' - 3"	
03-02	A12	LEVEL 3	Existing	None	6' - 7"	8' - 3"	
03-02	A12	LEVEL 3	Existing	None	6' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
03-04	A8	LEVEL 3	Existing	None	2' - 5 1/2"	5' - 8 3/4"	
03-05	A9	LEVEL 3	Existing	None	3' - 11 3/4"	8' - 3"	
03-05	A9	LEVEL 3	Existing	None	3' - 11 3/4"	8' - 3"	
03-05	A9	LEVEL 3	Existing	None	3' - 11 3/4"	8' - 3"	
03-05	A9	LEVEL 3	Existing	None	3' - 11 3/4"	8' - 3"	
03-06	A13	LEVEL 3	Existing	None	7' - 8"	8' - 3"	
03-06	A13	LEVEL 3	Existing	None	7' - 8"	8' - 3"	
03--03	A11	LEVEL 3	Existing	None	4' - 7"	8' - 3"	
02-04	A8	LEVEL 4	Existing	None	2' - 5 1/2"	5' - 8 3/4"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-01	A10	LEVEL 4	Existing	None	4' - 1"	8' - 3"	
04-02	A12	LEVEL 4	Existing	None	6' - 7"	8' - 3"	
04-02	A12	LEVEL 4	Existing	None	6' - 7"	8' - 3"	
04-02	A12	LEVEL 4	Existing	None	6' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-03	A11	LEVEL 4	Existing	None	4' - 7"	8' - 3"	
04-05	A9	LEVEL 4	Existing	None	3' - 11 3/4"	8' - 3"	
04-05	A9	LEVEL 4	Existing	None	3' - 11 3/4"	8' - 3"	
04-05	A9	LEVEL 4	Existing	None	3' - 11 3/4"	8' - 3"	
04-05	A9	LEVEL 4	Existing	None	3' - 11 3/4"	8' - 3"	
04-06	A13	LEVEL 4	Existing	None	7' - 8"	8' - 3"	
04-06	A13	LEVEL 4	Existing	None	7' - 8"	8' - 3"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	

Window Schedule

wtwtwt wtwt	Type Mark	Level	Phase Created	Phase Demolished	Width	Height	Comments
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
05-01	A6	LEVEL 5	Existing	New Construction	3' - 9"	5' - 5"	
104	A17	LEVEL 5	New Construction	None	18' - 2 1/2"	5' - 8"	
105	A17	LEVEL 5	New Construction	None	18' - 2 1/2"	5' - 8"	
106	A20	LEVEL 5	New Construction	None	10' - 6 5/8"	5' - 8"	
107	A20	LEVEL 5	New Construction	None	10' - 6 5/8"	5' - 8"	
108	A20	LEVEL 5	New Construction	None	10' - 6 5/8"	5' - 8"	
109	A20	LEVEL 5	New Construction	None	10' - 6 5/8"	5' - 8"	
110	A20	LEVEL 5	New Construction	None	10' - 6 5/8"	5' - 8"	
111	A24	LEVEL 5	New Construction	None	3' - 11 3/4"	5' - 8"	
112	A24	LEVEL 5	New Construction	None	3' - 11 3/4"	5' - 8"	
113	A25	LEVEL 5	New Construction	None	9' - 4 1/4"	5' - 8"	
299	A16	LEVEL 5	New Construction	None	16' - 0"	5' - 8"	
300	A16	LEVEL 5	New Construction	None	16' - 0"	5' - 8"	
301	A16	LEVEL 5	New Construction	None	16' - 0"	5' - 8"	

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

MS2 Consulting Engineers
8200 IH-10 West, Suit 312
San Antonio,TX 78230
210-736-4265

HVAC

BEYER MECHANICAL
4719 Broom St
San Antonio, TX 78217
(210) 656- 9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

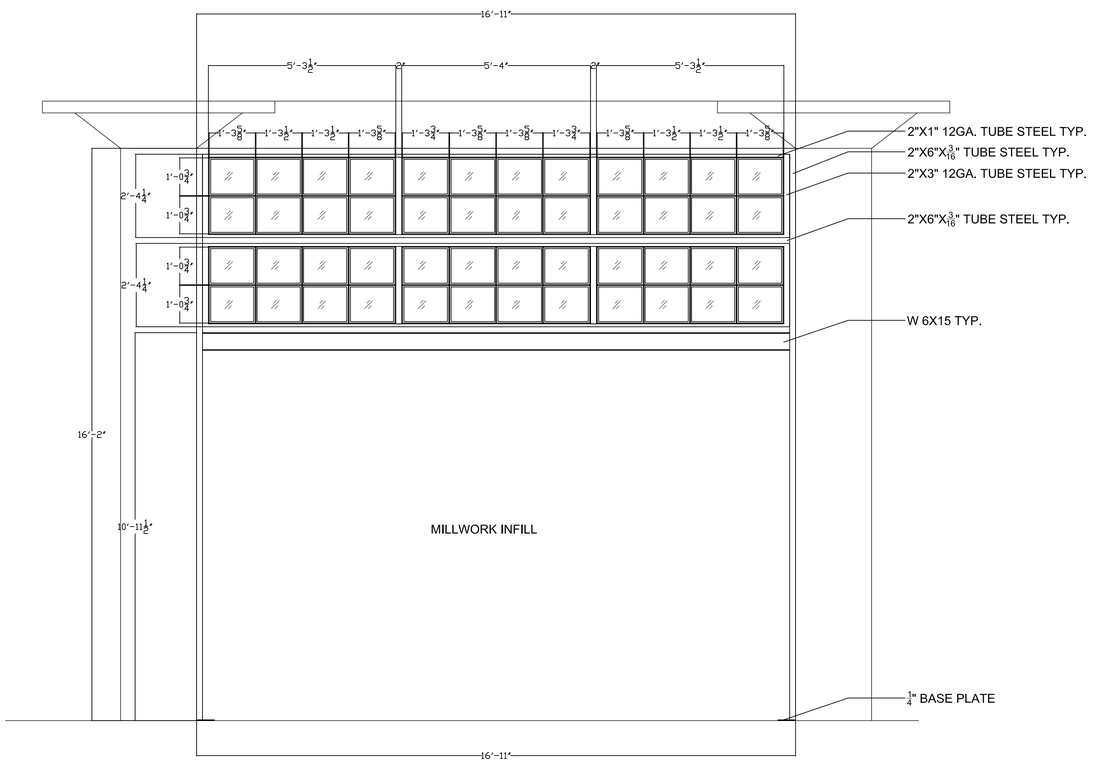
ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION

08/31/2017

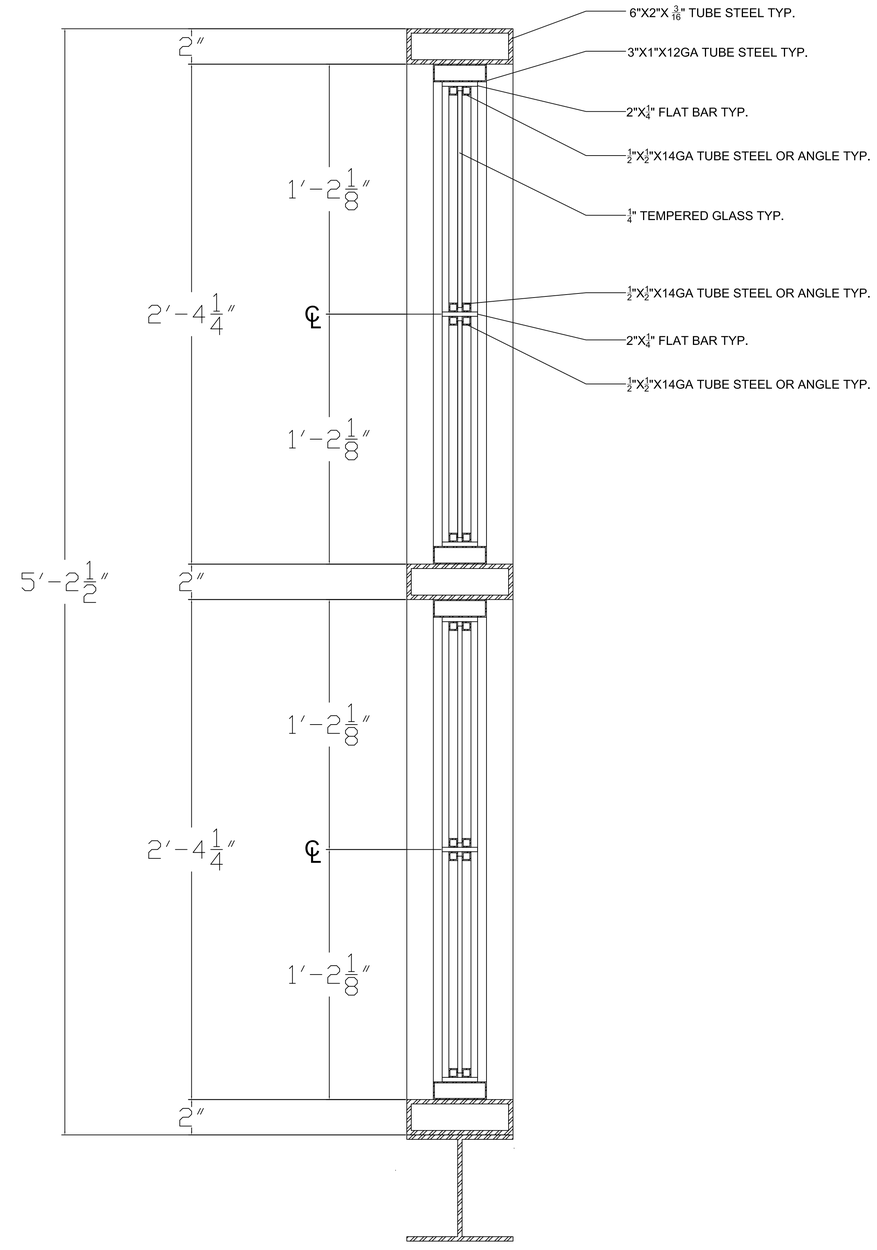
WINDOW SCHEDULE

A706

Project Number: 1712
Date 08/31/2017



1 STEEL SUPPORTS AND WINDOWS
1/4" = 1'-0"



2 SECTION THROUGH STEEL WINDOW
1/4" = 1'-0"

TADA

Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

Structural:

n/a

MEP:

n/a

Landscape Architect:

n/a

Civil:

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

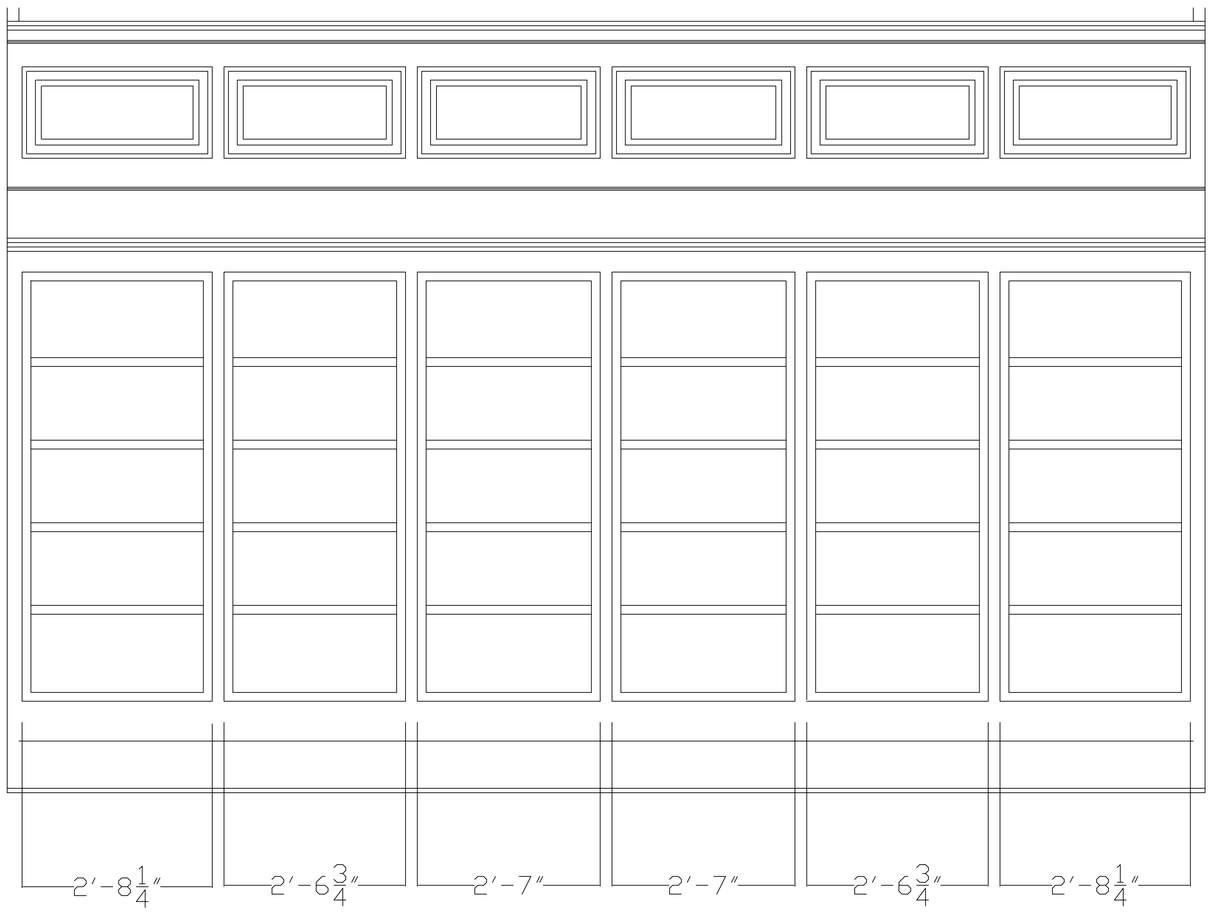
ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION

07/11/2017

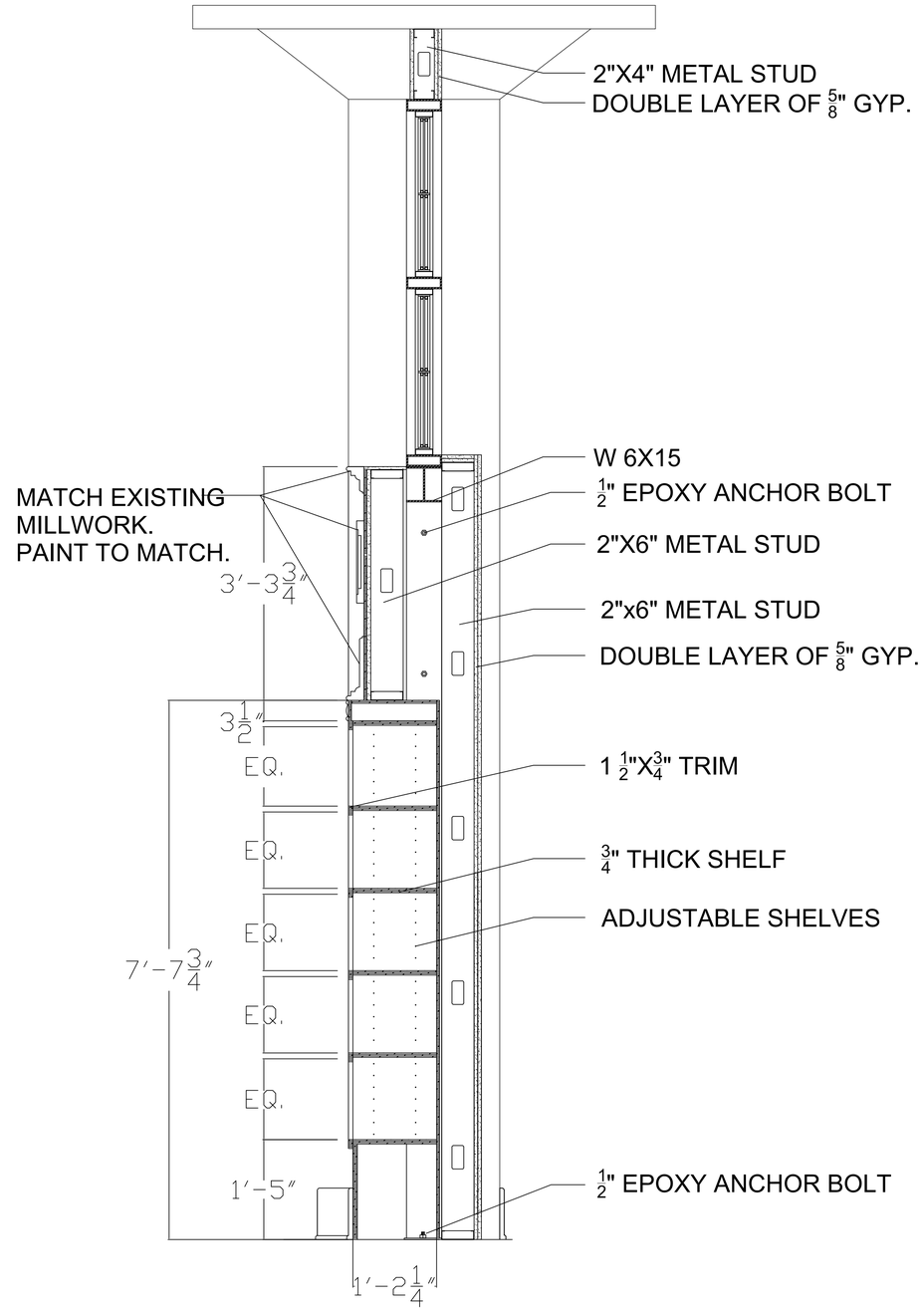
LOBBY STEEL WINDOW DETAILS

A800

Project Number: 1712
Date 08/31/2017



1 STEEL SUPPORTS AND WINDOWS
1/4" = 1'-0"



2 SECTION THROUGH STEEL WINDOW
1/4" = 1'-0"

TADA
Total Art Design & Architecture
Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

Structural:
n/a

MEP:
n/a

Landscape Architect:
n/a

Civil:
n/a

BURNS BUILDING
401 E Houston St,
San Antonio, TX 78205

OWNER:
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STRUCTURE AND MEP NEED TO BE
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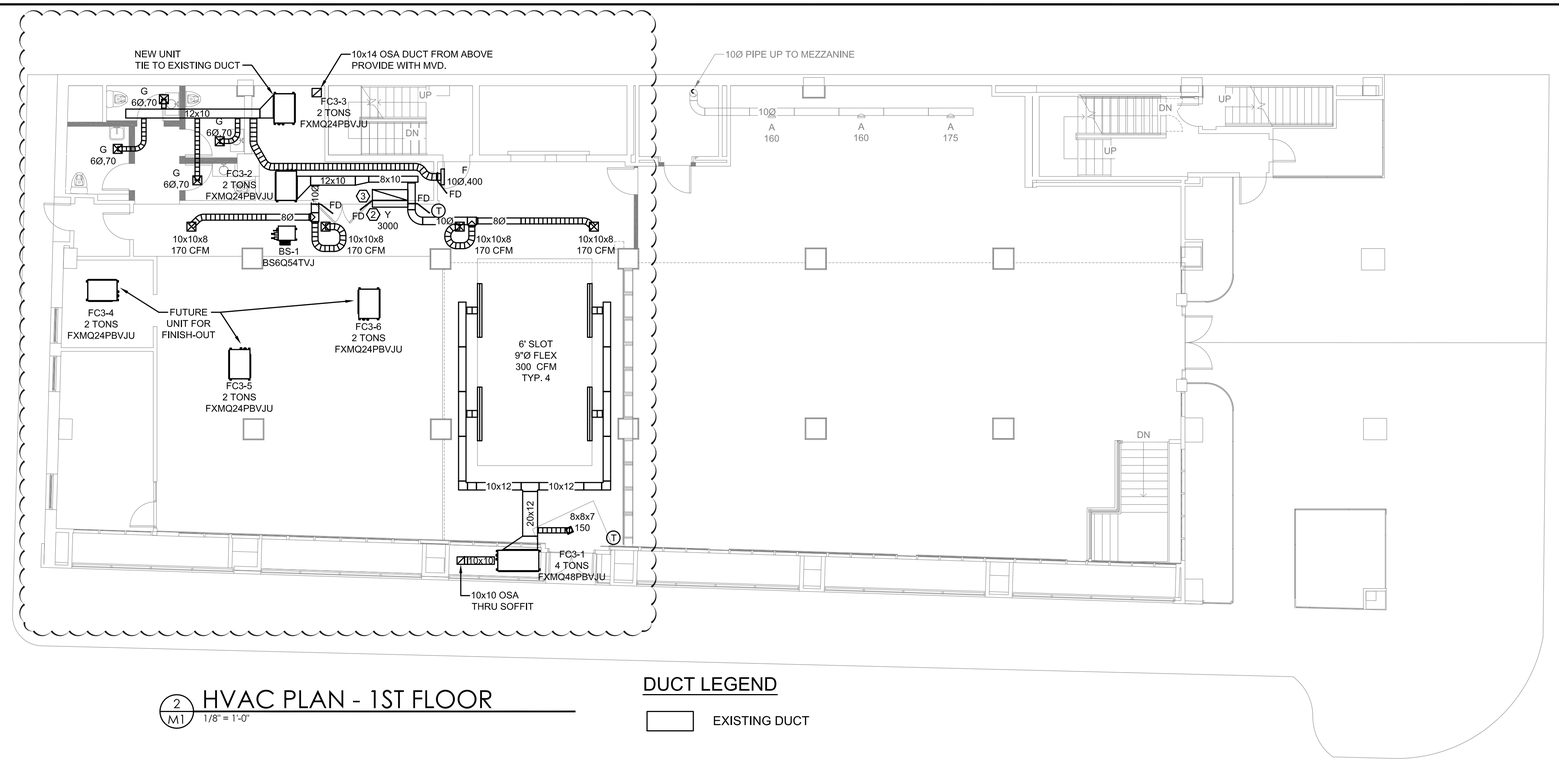
07/11/2017

LOBBY MILLWORK DETAILS

A801

Project Number: 1712
Date 08/31/2017



2 M1 HVAC PLAN - 1ST FLOOR

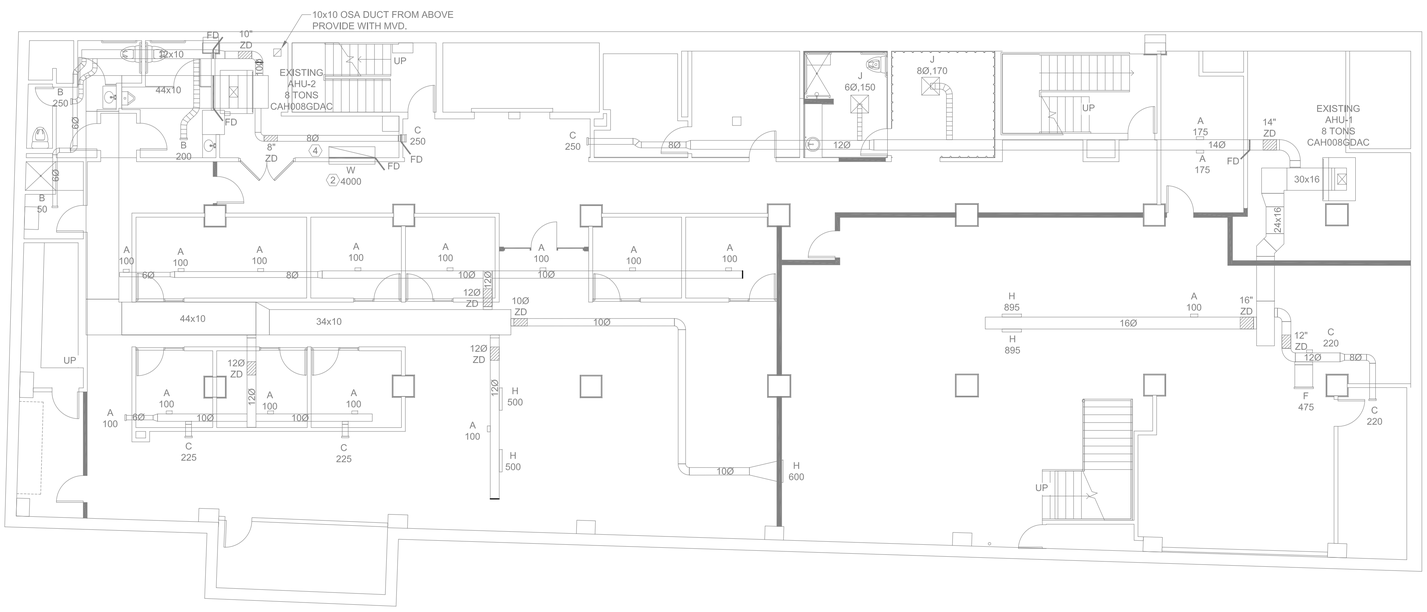
1/8" = 1'-0"

DUCT LEGEND

EXISTING DUCT

EXISTING KEYED NOTES

1. OFFSET DUCT UNDER AND UP AROUND BEAMS
2. MOUNT RETURN AIR GRILLE 8" A.F.F.
3. TURN 48x12 LINED DUCT UP FOR SOUND ATTENUATION



1 M1 HVAC PLAN - BASEMENT

1/8" = 1'-0"

DUCT LEGEND

EXISTING DUCT

EXISTING KEYED NOTES

1. OFFSET DUCT UNDER AND UP AROUND BEAMS
2. MOUNT RETURN AIR GRILLE AS HIGH AS POSSIBLE
3. TURN 36x16 LINED DUCT DOWN FOR SOUND ATTENUATION
4. TURN 60x12 LINED DUCT DOWN FOR SOUND ATTENUATION

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STATE OF TEXAS
R. E. HANNASCH
81479
REGISTERED
PROFESSIONAL ENGINEER

FIRM REGISTRATION # F-003100
APPROVED ON: 08/03/2017
EXPIRES 6/18

REVISIONS:

No	DATE

BURNS BUILDING
401 E. HOUSTON STREET
SAN ANTONIO, TEXAS 78205

DATE: 08-03-2017	SCALE: 1/8" = 1'-0"
DRAWN BY: G.S.	CHECKED BY: T.M.

HVAC FLOOR PLAN

M1

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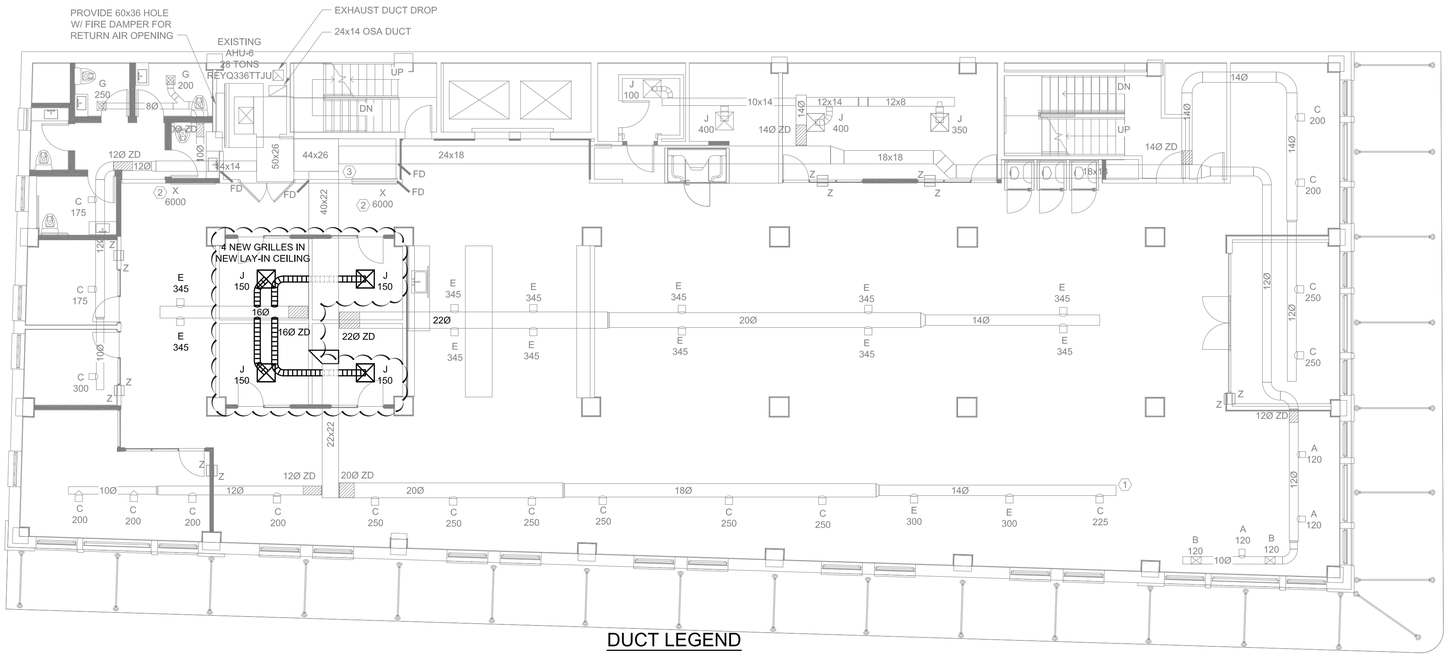


DUCT LEGEND

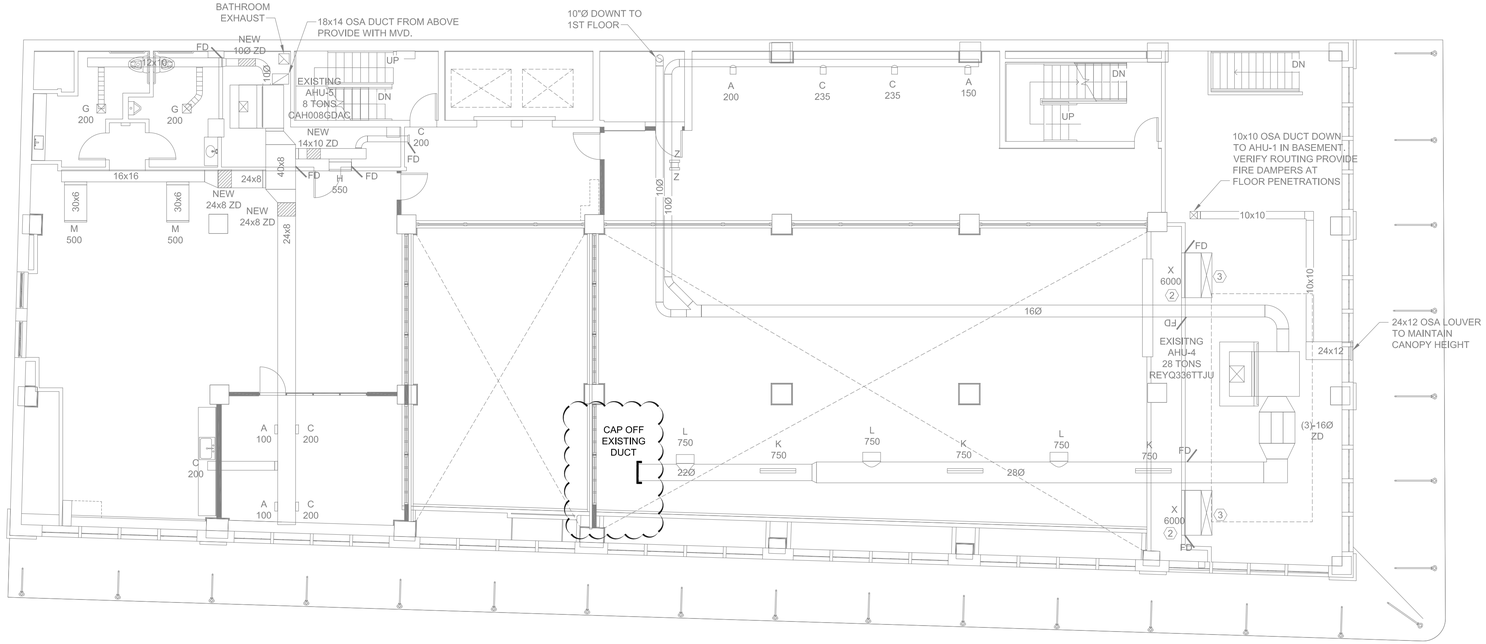
EXISTING DUCT

2 M2 HVAC PLAN - 2ND FLOOR

1/8" = 1'-0"

EXISTING KEYED NOTES

1. MOUNT TRANSFER GRILLE IN SAME STUD SPACE WITH ONE GRILLED HIGH AND ONE LOW TYPICA
2. MOUNT RETURN AIR GRILLES AS HIGH AS POSSIBLE
3. TURN 60x14 LINED DUCT UP FOR SOUND ATTENUATION



DUCT LEGEND

EXISTING DUCT

1 M2 HVAC PLAN - MEZZANINE

1/8" = 1'-0"

EXISTING KEYED NOTES

1. RUN DUCT AT ANGLE OF EXTERIOR WALL
2. MOUNT RETURN AIR GRILLE AS HIGH AS POSSIBLE
3. TURN 60x14 LINED DUCT DOWN FOR SOUND ATTENUATION
4. TYPICAL 12x12 RA TYPE TRANSFER GRILLE MOUNT GRILLES CENTERED ABOVE DOORS
5. MOUNT GRILLED 8" A.F.F.
6. TURN 48x10 LINED DUCT UP FOR SOUND ATTENUATION

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81479
REGISTERED PROFESSIONAL ENGINEER

FIRM REGISTRATION # F-003100
APPROVED ON: 08/03/2017
EXPIRES 6/18

REVISIONS:

No	DATE

BURNS BUILDING
401 E. HOUSTON STREET
SAN ANTONIO, TEXAS 78205

DATE: 08-03-2017	SCALE: 1/8" = 1'-0"
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HVAC FLOOR PLAN

M2

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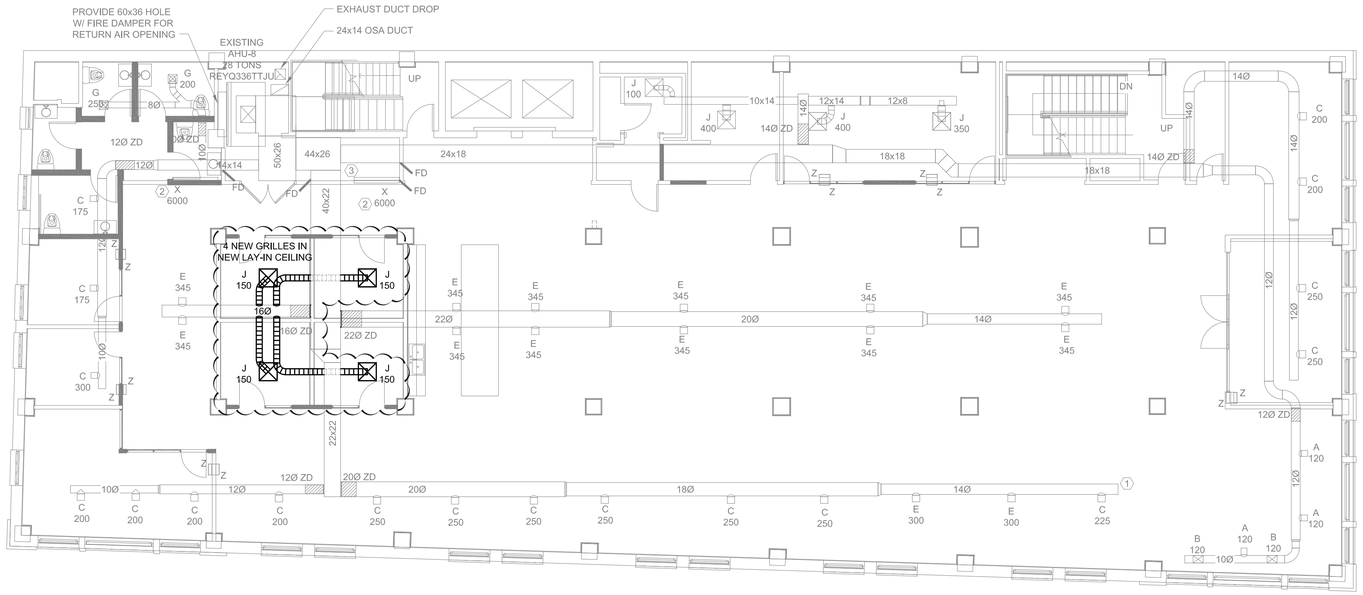


2 / M3 HVAC PLAN - FOURTH FLOOR

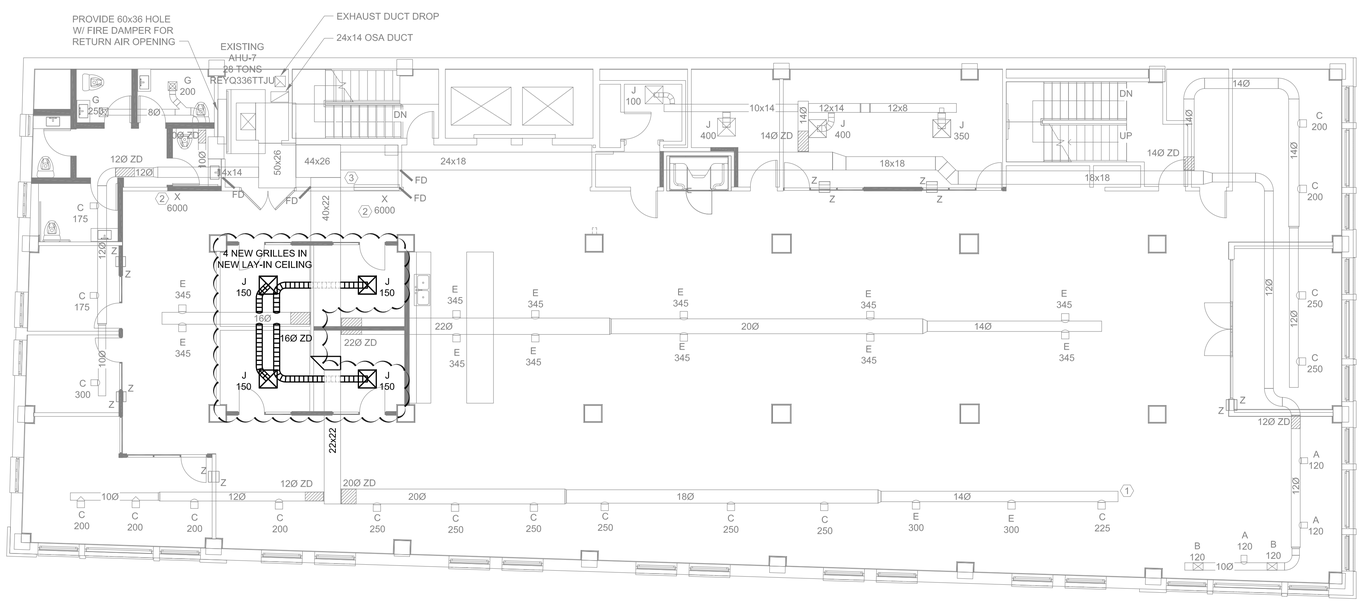
1/8" = 1'-0"

DUCT LEGEND

EXISTING DUCT

EXISTING KEYED NOTES

1. MOUNT TRANSFER GRILLE IN SAME STUD SPACE WITH ONE GRILLED HIGH AND ONE LOW TYPICA
2. MOUNT RETURN AIR GRILLES AS HIGH AS POSSIBLE
3. TURN 60x14 LINED DUCT UP FOR SOUND ATTENUATION



1 / M3 HVAC PLAN - THIRD FLOOR

1/8" = 1'-0"

DUCT LEGEND

EXISTING DUCT

EXISTING KEYED NOTES

1. MOUNT TRANSFER GRILLE IN SAME STUD SPACE WITH ONE GRILLED HIGH AND ONE LOW TYPICA
2. MOUNT RETURN AIR GRILLES AS HIGH AS POSSIBLE
3. TURN 60x14 LINED DUCT UP FOR SOUND ATTENUATION

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EXPIRES 6/18

REVISIONS:

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SAN ANTONIO, TEXAS 78205

DATE: 08-03-2017	SCALE: 1/8" = 1'-0"
DRAWN BY: G.S.	CHECKED BY: T.M.

HVAC FLOOR PLAN

M3

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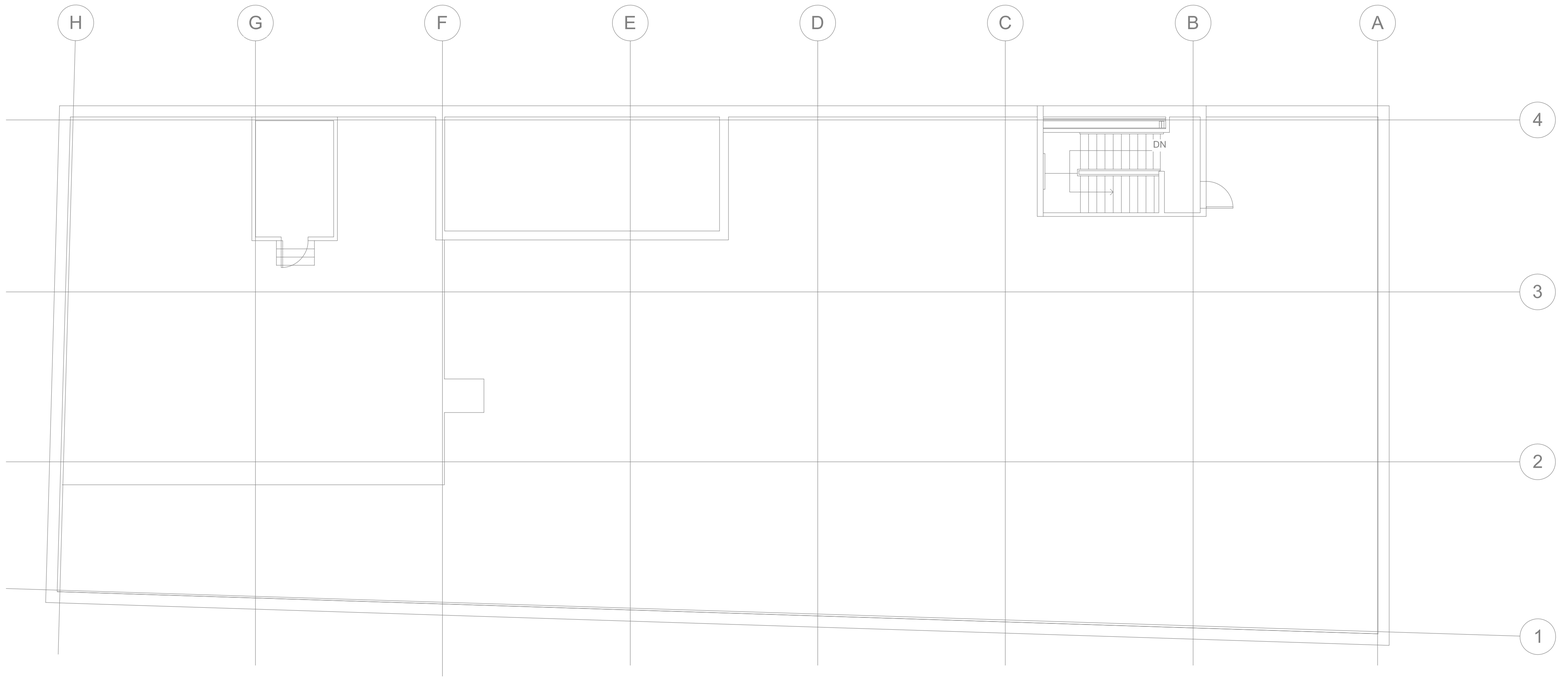
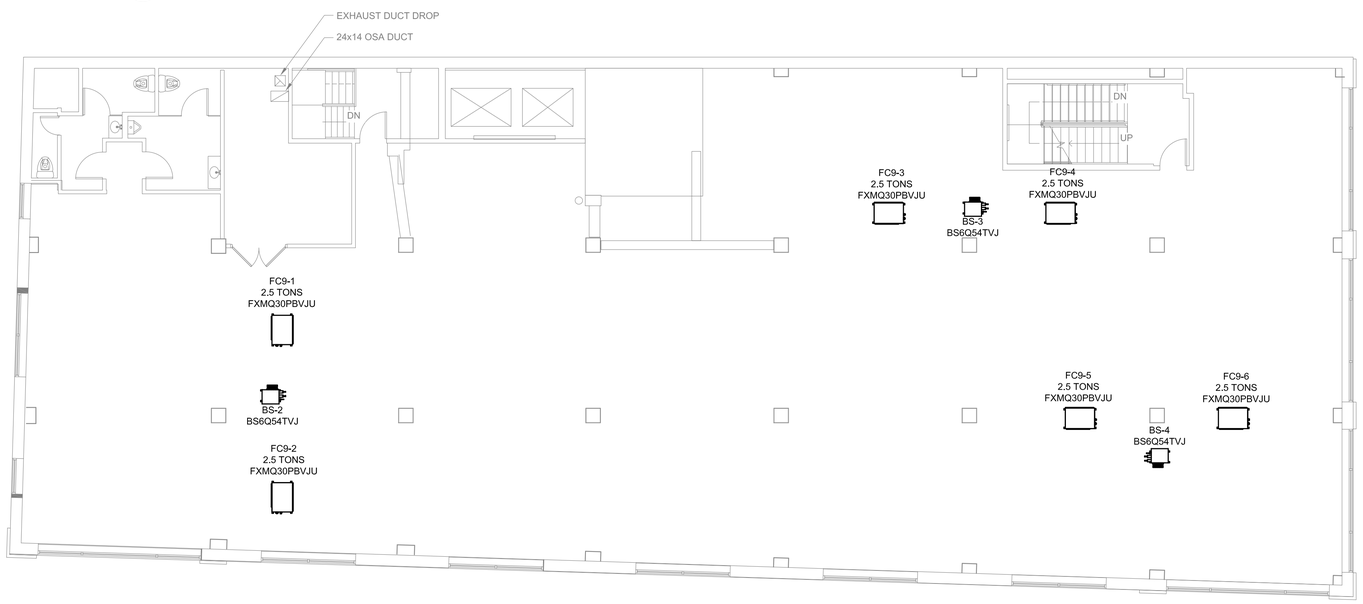


1/2 HVAC PLAN - ROOF
1/8" = 1'-0"



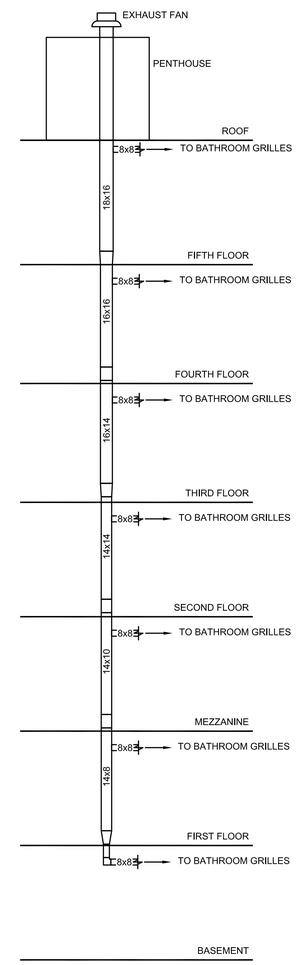
1/M4 HVAC PLAN - FIFTH FLOOR
1/8" = 1'-0"

DUCT LEGEND

EXISTING DUCT

EXISTING KEYED NOTES

1. MOUNT TRANSFER GRILLE IN SAME STUD SPACE WITH ONE GRILLED HIGH AND ONE LOW TYPICA
2. MOUNT RETURN AIR GRILLES AS HIGH AS POSSIBLE
3. TURN 60x14 LINED DUCT UP FOR SOUND ATTENUATION



3/M4 EXHAUST SYSTEM RISER
NO SCALE

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FIRM REGISTRATION # F-003100
APPROVED ON: 08/03/2017
EXPIRES 6/18

REVISIONS:

No	DATE

BURNS BUILDING
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SAN ANTONIO, TEXAS 78205

DATE: 08-03-2017	SCALE: AS NOTED
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HVAC FLOOR PLAN
M4
4 OF 5

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DAIKIN HEAT RECOVERY EQUIPMENT SCHEDULE

SYSTEM NO.			INDOOR AND OUTDOOR UNIT INFORMATION													BRANCH SELECTOR INFORMATION						
		AREA SERVED	MARK NO.	TYPE OF UNIT	COOL ENT. COND	TOTAL CAP	SENS CAP	HEAT ENT COND	HEAT CAP	CFM	DUCTED EER	DUCTED IEER	POWER	MCA	MOCP	WEIGHT LBS	MARK NO.	MODEL NUMBER	POWER	MCA	MOCP	WEIGHT	NOTES
HR-03	OUTDOOR UNITS		HR-03	REYQ144TTJU	102.9	120082	-	28.0 / 23.6	125504		11.9	20.7	480 / 3PH	55	70A	780							
	INDOOR UNITS		FC3-01	FXMQ48PBVJU	75.0 / 63.0	41284	30457	70	53978	1377			230 / 1PH	3.4	15A	101	BS-1	BS6Q54TVJ	230 / 1PH	0.6	-	68	
			FC3-02	FXMQ24PBVJU	75.0 / 63.0	20642	10666	70	26989	688			230 / 1PH	1.8	15A	79							
			FC3-03	FXMQ24PBVJU	75.0 / 63.0	20642	16000	70	26989	688			230 / 1PH	1.8	15A	79							
			FC3-04	FXMQ24PBVJU	75.0 / 63.0	20642	16000	70	26989	688			230 / 1PH	1.8	15A	79							
			FC3-05	FXMQ24PBVJU	75.0 / 63.0	20642	16000	70	26989	688			230 / 1PH	1.8	15A	79							
			FC3-06	FXMQ24PBVJU	75.0 / 63.0	20642	16000	70	26989	688			230 / 1PH	1.8	15A	79							
HR-09	OUTDOOR UNITS		HR-09	REYQ336TTJU	102.9	280184	-	28.0 / 23.6	268420		10	17	480 / 3PH										
				*REYQ168TTJU										61.9	70A	780							
				*REYQ168TTJU										61.9	70A	780							
	INDOOR UNITS		FC9-01	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101	BS-2	BS6Q54TVJ	230 / 1PH	0.6	-	68	
			FC9-02	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101							
			FC9-03	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101	BS-3	BS6Q54TVJ	230 / 1PH	0.6	-	68	
			FC9-04	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101							
			FC9-05	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101	BS-4	BS6Q54TVJ	230 / 1PH	0.6	-	68	
			FC9-06	FXMQ30PBVJU	75.0 / 63.0	25794	20121	70	33984	1130			230 / 1PH	2.8	15A	101							

Outdoor Unit Notes:
1. Provide Field Installed Hail Guard Accessory
2. Units shall meet or exceed Min Scheduled IEER Values per AHRI 1230
3. Unit Shall provide continous heating through the Defrost cycle

Indoor Fan Coil Notes:
1. Provide Factory or Field mounted Condensate Pump on all Indoor units
2. Provide Field mounted 2" Filter Rack on all ducted fan coils
3. Provide BRC1E72 Navigation Stat for all FCU with Auto Change over and Dual Heat and Cool Setpoints
4. OSA Fan Coil to maintain 55 degree discharge in cooling and 80 degree discharge in heating

EXISITNG AIR HANDLER UNIT SCHEDULE

TAG	CFM	O/A	TOT CAP	SENS CAP	H/P	RPM	HEAT CAP	GPM	TYPE HEAT	EAT WAT	LVG WAT	MCA	MOCP	NOTES
AHU-4,6,7,8	12,000	1,200	341,250	277,100	10.0	1,009	705,500	70.6	HOT WATER	180	160	23.0 / 31.3	50.0	1, 2, 3
AHU-5	3,000	300	90,480	69,600	2.4	823	170,980	17.1	HOT WATER	180	160	13.8	20.0	1, 2, 3
AHU-1,2	4,000	400	112,760	90,100	2.4	934	288,250	22.8	HOT WATER	180	160	7.3	15.0	1, 2, 3

1. PROVIDE WITH VIBRATION ISOLATORS
2. FIELD INSTALL HOT WATER COILS
3. SUPPLY STARTERS WITH 24 VOLTS

EXISTING CONDENSING UNIT SCHEDULE

TAG	MODEL	EER	COOLING CAPACITY	SENSIBLE CAPACITY	EAT	VOLTAGE	MCA	MOCP	NOTES
CU-4,6,7,8	36AKS034-6	8.5	341250.0	277100.0	100	480 / 3PH	145.5	250.0	1, 2, 3
CU-5	38AKS008-6	9.9	90480.0	69600.0	100	480 / 3PH	42.5	50.0	1, 2, 3
CU-1,2	38AKS012-6	9.0	112760.0	90100.0	100	480 / 3PH	52.7	70.0	1, 2, 3

1. ALL PIPING TO BE SIZED AS ER MANUFACTURERS SPECIFICATIONS
2. PROVIDE WITH SIGHT GLASSES AND FILTER DRYERS
3. MOUNT UNITS ON EXISTING STEEL STRUCTURE ON ROOF

REPLASE EXISTING EXHAUST FANS

TAG	VOLTS	HP	EXT S.P.	CFM	NOTES
EF-1	208 / 3PH	1/4	0.5	2800	1,2,3
EF-2	115 / 1PH	1/10	0.25	300	1,2,3,5
EF-3	115 / 1PH	-	0.25	150	1,3,4

NOTES:
1. ROOF MOUNTED FAN
2. PROVIDE WITH FACTORY CURB AND CONNECT WITH LIGHTS
3. ELECTRICAL CONTRACTOR TO CONNECT WITH LIGHTS OR PROVIDE SWITCH
4. 1.3 AMPS - EQUAL TO BROAN MODEL 362
5. MOUNT ON ROOF ABOVE ELEVATOR SHAFT

DIFFUSER SCHEDULE

TAG	CFM	TYPE	SIZE	NOTES
A	120-200	SUPPLY	10x6	1,2,3,4
B	120-200	SUPPLY	10x6	2,3,4,6
C	200-250	SUPPLY	12x6	1,2,3,4
E	254-400	SUPPLY	16x6	1,2,3,4
F	400	SUPPLY	20x8	1,2,3,4
G	200-250	SUPPLY	12x12	2,3,4,6
H	900	SUPPLY	30x8	1,2,3,4
J	-	LAY-IN	24x24	3,4,5,7
K	750	SUPPLY	48x4	1,2,3,4
L	750	SUPPLY	36x8	1,2,3,4
M	550	SUPPLY	30x6	1,2,3,4
N	200	EXHAUST	10x10	2,3,4,6,8
V	4000	RETURN	36x36	1,3,4
W	4000	RETURN	60x24	1,3,4
X	6000	RETURN	60x36	1,3,4
Y	3000	RETURN	48x20	1,3,4
Z	-	TRANSFER	12x12	1,3,4

NOTES:
1 WALL MOUNT
2 PROVIDE WITH O.B.D.
3 STEEL CONSTRUCTION
4 PAINT BY OTHERS
5 LAY-IN, NECK SIZE TO MATCH DUCT SIZE
6 CEILING MOUNT
7 CFM AS SHWON
8 1/2 x 1/2 EGG CRATE

EXISTING HVAC SPECIFICATIONS

1 ALL WORK DONE UNDER THIS CONTACT SHALL COMPLY WITH ALL LOCAL AND STATE RULES, CODES AND REGULATIONS HAVING JURISDICTION.

2 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED BY AUTHORITIES.

3 MECHANICAL CONTRACTOR SHALL SUBMIT 4 COPIES OF DESCRIPTIVE CATALOGS ON FURNISHED EQUIPMENT, FANS, GRILLES AND REGISTERS BEING INSTALLED.

4 UPON COMPLETION OF INSTALLATION AND START UP, MECHANICAL CONTRACTOR SHALL PERFORM AN AIR BALANCE OF THE SYSTEM AND SUBMIT TO THE GENERAL CONTRACTOR 2 COPIES.

5 THE MECHANICAL CONTRACTOR SHALL WARRANT FOR A PERIOD OF 1 YEAR THE COMPLETED WORK AND FOLLOW MANUFACTURERS WARRANTY CLAUSES.

6 FURNISH AND INSTALL ALL NECESSARY REFRIGERANT AND HOT WATER PIPING AS REQUIRED TO PROVIDE A COMPLETE WORKING SYSTEM.

7 ALL PIPING SHALL BE INSTALLED IN THE MOST DIRECT AND NEATEST MANNER AS POSSIBLE.

8 CONDENSATE DRAINS ARE TO BE OF INSULATED COPPER PIPE AS SIZED BY MANUFACTURERS SPECIFICATIONS AND RAN TO THE NEAREST APPROVED SITE.

9 ALL DIFFUSERS, GRILLES AND AIR DEVICES ARE TO BE PROVIDED AS SCHEDULES AND ARE TO BE OF ALUMINUM CONSTRUCTION. PAINTING IS BY OTHERS.

10 ALL DUCTS SHALL BE ERECTED IN THE GENERAL LOCATIONS SHOWN ON THE DRAWINGS AND SHALL CONFORM TO STRUCTURAL OBSTRUCTIONS AS BEST AS POSSIBLE.

11 ALL DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEETS OF METAL AND BE IN ACCORDANCE OF WITH THE LATEST EDITION OF SMACNA STANDARDS.

12 DUCTS IN EXPOSED AREAS MAY BE OF SPIRAL TYPE PIPE WITH AIR DEVICES ATTACHED TO WALLS OSA DUCT.

13 ALL DUCTS SHALL BE SUSPENDED WITH A MINIMUM OF 1" WIDE BANDS OF GALVANIZED STEEL.

14 PROVIDE WITH DUCT TAKE-OFFS AND/OR AIR DEVICES A MECHANICAL MEANS OF BALANCING SUCH AS LOCKING BUTTERFLY QUADRANTS OR OPPOSED BLADE DAMPERS.

15 IF USED, PROVIDE ROUND FLEXIBLE DUCTS WITH A UL. CLASS I RATING. LENGTHS NOT TO EXCEED 10' UNLESS EXTENDED WITH INSULATED SHEETMETAL ROUND PIPE.

16 ALL DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.

17 PROVIDE TURNING VANES, DAMPERS, EXTRACTORS AND OTHER APPERTANANCES AS REQUIRED TO ENSURE A FULLY OPERATIONAL SYSTEM.

18 THE LOCATIONS OF ALL CONTRL DEVICES ARE TO BE FIELD VERIFIED BY THE MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.

19 MECHANICAL CONTRACTOR TO PROVIDE TO OTHERS FOR INSTALLATION, SMOKE DETECTORS FOR UNITS PRODUCING MORE THAN 2000 CFM OF AIR.

20 GENERAL CONTRACTOR TO PROVIDE NECESSARY FLOORING, STRUCTURAL SUPPORT AND STEEL FOR MECHANICAL EQUIPMENT PROVIDE UNDER THIS DEVISION OF WORK.

BEYER BOYS

AIR CONDITIONING
HEATING - PLUMBING
SHEETMETAL - SALES
SERVICE - MAINTENANCE CONTRACTS
4719 BROOKLYN AVE. SAN ANTONIO, TEXAS 78217
(210) 656-9027 - FAX (210) 656-9399

BOB BOYS Mechanical
"We'll hand over backwards for you"

STATE OF TEXAS
R. E. HANNASCH
81479
REGISTERED
PROFESSIONAL ENGINEER

FIRM REGISTRATION # F-003100
APPROVED ON: 08/03/2017
EXPIRES 6/18

REVISIONS:

No	DATE

BURNS BUILDING
401 E. HOUSTON STREET
SAN ANTONIO, TEXAS 78205

DATE: 08-03-2017	SCALE: NO SCALE
DRAWN BY: G.S.	CHECKED BY: T.M.

SCHEDULES

M5

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MECHANICAL SYMBOLS & ABBREVIATIONS

(SOME SYMBOLS MAY NOT BE USED ON THIS PROJECT)

SYMBOL DESCRIPTION

PIPING SYMBOLS

- VENTURI
- AUTOMATIC AIR VENT
- BACK FLOW PREVENTER
- BALL JOINT
- BASKET STRAINER ASSEMBLY
- STEAM TRAP B=INVERTED BUCKET FT=FLOAT & THERMOSTATIC
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- EXPANSION JOINT
- FLEXIBLE CONNECTION (PIPE)
- FLOW DIRECTION
- PS PRESSURE SWITCH
- GAUGE COCK CONNECTION
- GAUGE COCK & PRESSURE GAUGE
- PIPE ANCHOR
- REFRIGERANT SITE GLASS
- STRAINER (Y TYPE) W/ BLOWDOWN & CAP
- THERMOMETER
- DIAL THERMOMETER
- TEST WELL
- VIBRATION ISOLATOR
- EXISTING EQUIPMENT
- ORIFICE ASSEMBLY
- NEW PIPING
- EXISTING PIPING
- PIPING TO BE REMOVED
- 90 DEGREE ELBOW
- UNION
- BLIND FLANGE
- CAP
- PIPE DROP
- PIPE RISER
- TEE FITTING - SIDE BRANCH CONNECTION
- TEE FITTING - BOTTOM BRANCH CONNECTION
- TEE FITTING - TOP BRANCH CONNECTION
- OUTSIDE SCREW & YOKE GATE VALVE (OS & Y)
- CHECK VALVE
- GATE VALVE
- BALL VALVE
- CHS CHILLED WATER SUPPLY
- CHR CHILLED WATER RETURN
- CWS CONDENSER WATER SUPPLY
- CWR CONDENSER WATER RETURN
- S STEAM SUPPLY
- SR PUMPED CONDENSATE RETURN
- HWR HOT WATER RETURN
- HWS HOT WATER SUPPLY
- CD CONDENSATE DRAIN
- D DRAIN LINE
- THERMOSTATIC TRAP
- FLOAT & THERMOSTATIC TRAP
- EXPANSION VALVE
- FLOAT VALVE
- GLOBE VALVE
- LIQUID SOLENOID VALVE
- MANUAL 3-WAY CONTROL VALVE
- MOTOR OPERATED, STRAIGHT THRU VALVE
- MOTOR OPERATED, 3-WAY CONTROL VALVE
- THERMOSTATIC EXPANSION VALVE
- VALVE W/ HOSE THREAD
- BUTTERFLY VALVE
- MANUAL CIRCUIT SETTER

SYMBOL DESCRIPTION

GENERAL

- TEMPERATURE SENSOR
- THERMOSTAT SERVING ZONE 3
- HUMIDISTAT SERVING ZONE 3
- KEYED NOTE 2
- SECTION ARROW - SECTION 1, SHEET M02
- POINT OF CONNECTION

SYMBOL DESCRIPTION

PLUMBING SYMBOLS

- CO CLEANOUT
- FCO FLOOR CLEANOUT
- YCO YARD CLEANOUT
- FD FLOOR DRAIN (SIZE & TYPE NOTED IN SPECIFICATION)
- HD HUB DRAIN
- SANITARY COMBINATION FITTING
- VENT PIPE (PLUMBING)

SYMBOL DESCRIPTION

PLUMBING SYMBOLS

- EXISTING SANITARY SEWER
- NEW SOIL, WASTE PIPE OR SANITARY SEWER
- EXISTING COLD WATER PIPE
- EXISTING HOT WATER PIPE
- LS EXISTING LAWN SPRINKLER PIPE
- NEW COLD WATER PIPE
- NEW HOT WATER (120°)
- NEW HOT WATER RECIRCULATING
- 140° NEW HOT WATER (140°)
- TW NEW TEMPERED WATER
- F FIRE LINE
- FS AUTOMATIC FIRE SPRINKLER PIPING
- FIRE DEPARTMENT CONNECTION (SIAMESE)
- FIRE SPRINKLER RISER - WET SYSTEM
- FIRE SPRINKLER RISER - DRY SYSTEM
- FIRE SPRINKLER RISER - PREACTION
- DOWNSPOUT NOZZLE
- G GAS
- AW ACID WASTE
- AV ACID VENT
- GW GREASE WASTE
- RD ROOF DRAIN PIPE
- ORD OVERFLOW ROOF DRAIN PIPE
- TS TAMPER SWITCH
- FS FLOW SWITCH
- PS PRESSURE SWITCH
- LPG LIQUID PETROLEUM GAS - PROPANE
- A SHOCK ARRESTER WITH PDI SIZE
- DI DIONIZED WATER
- TWR TEMPERED WATER RETURN
- CC CONDSATE COLLECTION SYSTEM
- SP FIRE STANDPIPE PIPING
- PD PUMPED DISCHARGED

DUCTWORK SYMBOLS

- 8x8 SUPPLY AIR DEVICE - RIGID CONNECTION
- 8"ø SUPPLY AIR DEVICE - FLEX CONNECTION
- RETURN AIR DEVICE - RIGID CONNECTION
- EXHAUST AIR DEVICE - RIGID CONNECTION
- TRANSFER DUCT (ROOM TO ROOM) - RIGID CONNECTION
- TRANSFER DUCT (ROOM TO CEILING SPACE) - RIGID CONNECTION
- SUPPLY ELBOW TURNING UP - RECTANGULAR OR SQUARE
- SUPPLY ELBOW TURNING DOWN - RECTANGULAR OR SQUARE
- RETURN OR EXHAUST ELBOW TURNING UP
- RETURN OR EXHAUST ELBOW TURNING DOWN
- SUPPLY ELBOW TURNING UP - ROUND
- SUPPLY ELBOW TURNING DOWN - ROUND
- ELBOW - RECTANGULAR OR SQUARE
- ELBOW - ROUND OR RADIUS RECTANGULAR
- ROUND DUCT BROKEN FOR CONTINUATION.
- 45 DEG ELBOW - ROUND AND RECTANGULAR
- CONCENTRIC TRANSITION - ROUND AND RECTANGULAR
- 8x8 8ø RECTANGULAR / SQUARE TO ROUND TRANSITION
- 8ø 8x8 RECTANGULAR MAIN AND ROUND TAP (WITH TRANSITION)
- 8x8 RECTANGULAR MAIN AND RECTANGULAR TAP (WITH TRANSITION)
- FSD or SD or FD FIRE/SMOKE - SMOKE - FIRE DAMPERS WITH ACCESS DOOR
- 24x24 8ø TAKE OFF TO FPB
- 8ø ROUND MAIN AND ROUND TAP (WITH TRANSITION)
- 8x8 TEE - RECTANGULAR MAIN AND BRANCHES
- 12" 24" PROPORTIONAL SPLIT - RECTANGULAR
- DROP RECTANGULAR DUCT OFFSETTING DOWN 45 DEG.
- RISE RECTANGULAR DUCT OFFSETTING UP 45 DEG.
- 8x8 8ø 8ø TEE - RECTANGULAR MAIN WITH ROUND BRANCHES

ABBREV. DESCRIPTION

ABBREV.	DESCRIPTION
ABV	ABOVE
AC	ABOVE CEILING
A/C	AIR CONDITIONED
AD	ACCESS DOOR
AMCA	AIR MOVING AND CONDITIONING ASSOCIATION, INC.
&	AND
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
@	AT
AAV	AUTOMATIC AIR VENT ASSEMBLY
AUX	AUXILIARY
BF	BELOW FLOOR
BLDG	BUILDING
CA	COMPRESSED AIR
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CU	CONDENSING UNIT
CU	COPPER
℄	CENTER LINE
D	DRAIN
DB	DRY BULB
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ELEC	ELECTRICAL
ELEV	ELEVATION
EG	EXHAUST GRILLE
ENT	ENTERING
EQUIP	EQUIPMENT
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
F	DEGREES FAHRENHEIT
FD	FIRE DAMPER
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FPM	FEET PER MINUTE
FT	FEET, FOOT
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
IE	INVERT ELEVATION
IN	INCHES
INSUL	INSULATION
IN WG	INCHES OF WATER
LAT	LEAVING AIR TEMPERATURE
LB	POUND
LPA	LINE PRESSURE ALARM
LVR	LOUVER
MA	MEDICAL AIR
MAX	MAXIMUM
MD	MANUAL DAMPER
MECH	MECHANICAL
MIN	MINIMUM
MV	MEDICAL VACUUM
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
N_2	NITROGEN
N_2O	NITROUS OXIDE
O_2	OXYGEN
OA	OUTSIDE AIR
OAH	OUTSIDE AIR INTAKE HOOD
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OH	OVERHEAD
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
P	PUMP
P-2	PLUMBING FIXTURE DESIGNATION
PCT	PERCENT (%)
PLBG	PLUMBING
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH (GAUGE)
RA	RETURN AIR
RE: 4/P6	REFER TO DETAIL 4 DRAWING P-6
REQ'D	REQUIRED
RET	RETURN
RF	RELIEF FAN
RAG	RETURN AIR GRILLE
RH	RELATIVE HUMIDITY
RHD	RELIEF HOOD
RPM	REVOLUTIONS PER MINUTE
RRV	REFRIGERANT RELIEF VENT

ABBREV. DESCRIPTION

ABBREV.	DESCRIPTION
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEC	SECOND
SF	SUPPLY FAN
SMACNA	SHEET METAL AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SP	STATIC PRESSURE
SPEC	SPECIFICATION
STD	STANDARD
STL	STEEL
SW	SWITCH
TEMP	TEMPERATURE
TXV	THERMOSTATIC EXPANSION VALVE
TYP	TYPICAL
UF	UNDERFLOOR
UL	UNDERWRITERS LABORATORIES
V	VACUUM
VB	VALVE BREAKER
VEL	VELOCITY
VENT	VENTILATE
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THRU ROOF
W/	WITH
W/O	WITHOUT
WB	WET BULB
YCO.	YARD CLEANOUT
ZVB	ZONE VALVE BOX

ELECTRICAL SYMBOLS & ABBREVIATIONS

(SOME SYMBOLS MAY NOT BE USED ON THIS PROJECT)

SYMBOL DESCRIPTION

GENERAL

- MOTOR
- VFD CONTROLLER TO BE FURNISHED UNDER DIVISION 25 INSTALLED UNDER DIVISION 26
- MOTOR STARTER, FURNISHED UNDER DIVISION 25, INSTALLED UNDER DIVISION 26
- COMBINATION MOTOR STARTER, FURNISHED UNDER DIVISION 25, INSTALLED UNDER DIVISION 26
- J JUNCTION BOX (CEILING)
- J JUNCTION BOX (WALL MOUNTED)
- PC PHOTOCELL
- C CONTACTOR
- TRANSFORMER AS INDICATED
- EQUIPMENT CONNECTION
- PB PUSHBUTTON
- $M MOTOR RATED SWITCH (T=THERMAL OVERLOAD SIZED FOR MOTOR)
- DISCONNECT SWITCH

LUMINAIRES

GENERAL NOTE: UPPER CASE SUBSCRIPTS INDICATES FIXTURE TYPE LOWER CASE SUBSCRIPT INDICATES SWITCH LEG CONFIGURATION.

- A CEILING MOUNTED FIXTURE.
- A CEILING MOUNTED FIXTURE WITH INTEGRAL EMERGENCY BATTERY BACK UP.
- A WALL MOUNTED FIXTURE.
- A WALL MOUNTED FIXTURE WITH INTEGRAL EMERGENCY BATTERY BACK UP.
- A a LINEAR FIXTURE - STRIP.
- A a 1'x4' LINEAR FIXTURE, SURFACE OR RECESSED.
- A a 1'x4' LINEAR FIXTURE, SURFACE OR RECESSED, WITH INTEGRAL EMERGENCY BATTERY BACK UP.
- A a 2'x4' LINEAR FIXTURE, SURFACE OR RECESSED.
- A a 2'x4' LINEAR FIXTURE, SURFACE OR RECESSED, WITH INTEGRAL EMERGENCY BATTERY BACK UP.
- A a 2'x2' LINEAR FIXTURE, SURFACE OR RECESSED.
- A a 2'x2' LINEAR FIXTURE, SURFACE OR RECESSED, WITH INTEGRAL EMERGENCY BATTERY BACK UP.
- A a WALL BRACKET LINEAR FIXTURE.
- A a WALL BRACKET LINEAR FIXTURE WITH INTEGRAL EMERGENCY BATTERY BACK.
- EXIT LIGHT, CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON DRAWINGS SINGLE OR DOUBLE FACE AS SCHEDULED
- EXIT LIGHT, WALL MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON DRAWINGS. SINGLE OR DOUBLE FACE AS SCHEDULED
- A POLE MOUNTED LUMINAIRES - QUANTITY OF FIXTURES AS INDICATED

PANELS AND RELATED ITEMS

- LIA PANELBOARD (SEE SCHEDULE)
- SWBD SWITCHBOARD OR DISTRIBUTION BOARD
- MCC MOTOR CONTROL CENTER
- LCP LIGHTING CONTROL PANEL
- PLYWOOD TELEPHONE BACKBOARD
- GROUNDING ELECTRODE

RACEWAYS

- CONDUIT (WALL OR CEILING) WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED
- CONDUIT UNDER FLOOR/GRADE OR CAST IN STRUCTURE WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED
- SWITCH LEG WITH NEUTRAL AND GROUND
- P1A-2,4,6 BRANCH CIRCUIT HOMERUN SUBSCRIPT 'P1A' INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION. SEE SCHEDULE.
- T TELEPHONE
- F-XX FEEDER. REFER TO FEEDER SCHEDULE.

SYMBOL DESCRIPTION

SWITCHES

- $a SINGLE POLE SWITCH, SUBSCRIPT INDICATES SWITCH LEG CONFIGURATION
- $K KEY OPERATED SWITCH.
- $D DIMMER SWITCH - RATED FOR LOAD
- $OS MOTION (OCCUPANCY) SENSOR/ SWITCH COMBINATION WALL MOUNT
- $P PILOT LIGHTED SWITCH
- M MOTION (OCCUPANCY) SENSOR - CEILING MOUNT
- M MOTION (OCCUPANCY) SENSOR - WALL MOUNT
- PC PHOTOCELL FLUSH CEILING MOUNTED.

FIRE ALARM

- FACP FIRE ALARM CONTROL PANEL
- ANN REMOTE FIRE ALARM ANNUNCIATOR PANEL, FLUSH MOUNT.
- VEP FIRE ALARM VOICE EVACUATION PANEL
- BT BEAM DETECTOR TRANSMITTER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
- BR BEAM DETECTOR RECEIVER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
- MANUAL PULL STATION 42" AFF
- SMOKE DETECTOR
- D SMOKE DETECTOR, DUCT MOUNTED
- FSD FIRE SMOKE DAMPER
- HEAT DETECTOR
- FIRE ALARM AUDIO-VISUAL APPLIANCE
- FIRE ALARM VISUAL APPLIANCE
- WP FIRE ALARM HORN AUDIBLE APPLIANCE WP = WEATHERPROOF.
- M MINI AUDIO FIRE ALARM APPLIANCE
- M MINI AUDIO/VISUAL FIRE ALARM APPLIANCE
- S FIRE ALARM SPEAKER
- S FIRE ALARM SPEAKER/VISUAL
- R AUXILIARY CONTROL RELAY
- D MAGNETIC DOOR HOLDER
- SV SUPERVISORY SWITCH
- W WATER FLOW SWITCH

OUTLETS

- 18" AC DUPLEX RECEPTACLE - SUBCRIPTS INDICATE MOUNTING HEIGHT AND AC = ABOVE COUNTER TOP.
- 18" AC DUPLEX RECEPTACLE, ORANGE DEVICE, ISOLATED GROUND. SUBSCRIPT INDICATES MOUNTING HEIGHT AND AC=ABOVE COUNTER TOP.
- GFI WP DUPLEX RECEPTACLE GFI=GROUND FAULT CURRENT INTERRUPTING WP=WEATHERPROOF IG=ISOLATED GROUND
- 18" AC DOUBLE DUPLEX (QUADRAPLEX) RECEPTACLE - SUBSCRIPTS INDICATE MOUNTING HEIGHT AND AC = ABOVE COUNTER TOP.
- 18" SPECIAL PURPOSE OUTLET. SUBSCRIPTS INDICATE TYPE AND MOUNTING HEIGHT. REF: DIVISION 26 OR SCHEDULES.
- FLOOR OUTLET - SINGLE SERVICE - SUBSCRIPT INDICATES TYPE. REF: DIVISION 26 OR SCHEDULES
- FLOOR OUTLET - MULTIPLE SERVICE - SUBSCRIPT INDICATES TYPE. REF: DIVISION 26 OR SCHEDULES
- 18" OUTLET BOX FOR DATA OUTLET IN WALL SUBSCRIPT INDICATES MOUNTING HEIGHT
- 84" 2-GANG OUTLET BOX FOR TV OUTLET. SUBSCRIPT INDICATES MOUNTING HEIGHT
- 18" AC SIMPLEX RECEPTACLE - SUBCRIPTS INDICATE MOUNTING HEIGHT AND AC = ABOVE COUNTER TOP.

SPECIAL SYSTEMS

- IC INTERCOM CALL BUTTON
- VC VOLUME CONTROL
- ICM INTERCOM MASTER.
- M MICROPHONE JACK
- S SPEAKER, CEILING MOUNTED
- 96" S WP SPEAKER, WALL MOUNTED, WP = WEATHERPROOF AND MOUNTING HEIGHT
- 96" WP HORN. WP = WEATHER PROOF. SUBSRIPT INDICATES MOUNTING HEIGHT
- TC TIME CLOCK
- CEILING MOUNTED CLOCK
- CEILING MOUNTED CLOCK - DOUBLE FACE
- WALL MOUNTED CLOCK - SINGLE FACE
- WALL MOUNTED CLOCK - DOUBLE FACE

ABBREVIATION DESCRIPTION

ABBREVIATION	DESCRIPTION
A	AMPERE(S)
ABV	ABOVE
AC	ABOVE COUNTER
A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
DIA	DIAMETER
DIST	DISTRIBUTION
DN	DOWN
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
F/A	FIRE ALARM
FC	FOOTCANDLES
FLUOR	FLUORESCENT
FN	FULL NEUTRAL
FT	FEET, FOOT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HOA	HAND OFF AUTOMATIC
HPS	HIGH PRESSURE SODIUM
HZ	HERTZ
IC	INTERCOM
ID	INSIDE DIAMETER
IMC	INTERMEDIATE STEEL CONDUIT
IN	INCHES
INC	INCANDESCENT
IG	ISOLATED GROUND
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERE

ABBREVIATION DESCRIPTION

ABBREVIATION	DESCRIPTION
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
MH	MANHOLE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTG	MOUNTING
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NF	NON FUSED
NO	NORMALLY OPEN
OH	OVERHEAD
P	POLE
PA	PUBLIC ADDRESS
PDP	POWER DISTRIBUTION PANEL
PNL	PANELBOARD
PWR	POWER
S	SECURITY
SN	SOLID NEUTRAL
SQFT, ▯	SQUARE FOOT
SW	SWITCH
SWBD	SWITCHBOARD
TC	TIME CLOCK
TELE	TELEPHONE
TSTAT	THERMOSTAT
TV	TELEVISION
V	VOLT(S)
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XPD	TRANSPONDER
1P	ONE POLE
2P	TWO POLE
3P	THREE POLE
ø	PHASE

8/7/2017

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19918
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8/7/2017

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TADA

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MEP:

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Firm Reg. No. F-465

Landscape Architect:

n/a

Civil:

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

SYMBOLS AND ABBREVIATIONS

MEP101

Project Number: 1712
Date 8/7/2017

DIVISION 21 – FIRE SUPPRESSION

SECTION 21 13 00 – SPRINKLER SYSTEMS

1. Section Includes:
   a. Wet-pipe sprinkler system.
   b. System design, installation, and certification.
   c. Fire department connections.
   d. Pipe, fittings, valves, and connections for sprinkler.

2. System Description:
   a. Modify system coverage for remodeled areas shown on the drawings.
   b. Provide system to NFPA 13 occupancy requirements.
   c. Provide dry pipe systems for areas subject to freezing conditions.
   d. Determine volume and pressure of incoming water supply from water flow test data.
   e. Interface system with building fire detection and alarm system.

3. Submittals:
   a. Submit under provisions of Section 22 05 00.
   b. Shop Drawings: Indicate hydraulic calculations, sprinkler head locations detailed pipe layout, hangers and supports, components and accessories. Indicate system controls.
   c. Product Data: Provide data on sprinkler heads, valves, and specialties, including manufacturers catalog information. Submit performance ratings rough-in details, weights, support requirements, and piping connections, elevations, anchors and thrust blocks.
   d. Submit shop drawings product data and hydraulic calculations to Fire Marshal for approval prior to submission to the Architect/Engineer. Submit proof of approval to Architect/Engineer.
   e. Manufacturer's Certificate: Certify that system has been tested and meets or exceeds specified requirements and code requirements.

4. Project Record Documents:
   a. Submit under provisions of Section 22 05 00.
   b. Record actual locations of sprinkler heads and deviations of piping from Drawings. Indicate drain and test locations.

5. Operation and Maintenance Data:
   a. Submit under provisions of Section 22 05 00.
   b. Maintenance Data: Include components of system, servicing requirements, Record Drawings, inspection data, replacement part numbers and availability, and location and numbers of service agency.

6. Quality Assurance:
   a. Perform Work in accordance with NFPA 13 and the requirements of the local authority having jurisdiction. In cases where the Specifications are more stringent than NFPA 13, comply with the Specifications.
   b. Equipment and Components: Bear UL and FM label or marking.
   c. All electrical work shall comply with Division 26.
   d. Welding Materials and procedures: perform to AWS Standards.
   e. All pipe and fittings shall be manufactured in the United States.

7. Qualifications:
   a. Installer: Company specializing in performing work of this Section with minimum three years experience.
   b. Design sprinkler system under direct supervision of a Professional Engineer or Responsible Managing Employee (RME) experienced in design of this work and licensed in the State of Texas.

8. Regulatory Requirements: Hydraulic Calculations, Product Data, Shop Drawings shall Bear stamp of approval of Fire Marshal.

9. Delivery, Storage, and Handling:
   a. Store products in shipping containers and maintain in place until installation.

10. Extra Materials:
    a. Provide extra sprinkler heads under provisions of NFPA 13.
    b. Provide suitable wrenches for each head type.
    c. Provide metal storage cabinet in location designated.

11. Above Ground Piping:
    a. Steel Pipe 1-1/2-inches and Smaller: ANSI/ASTM A53, standard weight black, Schedule 40.
    b. Steel Pipe 2-inches and Larger: Light weight, Schedule 10.
    c. Fittings:
       (1) Welding Fittings: ANSI/ASTM A234 Seamless Black Steel; standard weight.
       (2) Threaded Fittings: ANSI/ASTM B16.3, black.
       (3) Flanges: ANSI B16.5, class 150 steel with 1/16-inch raised face.
       (4) Companion Flanges: ANSI B16.1, class 150 black cast iron, flat faced, threaded.
       (5) Grooved Fittings: ASTM A47 malleable iron, black, enamel coated.
       (6) Grooved Couplings: ASTM A47 malleable iron black, enamel coated split coupling with EPDM gasket.
    d. Support in accordance with NFPA 13.
       (1) Provide electrogalvanized hanger rods with cadmium plated nuts and washers.

12. Sprinkler Heads:
    a. Manufacturers:
       (1) Grinnell.
       (2) Reliable.
       (3) Tyco
       (4) Viking.
    b. Suspended Ceiling:
       (1) Type: Recessed pendant type with matching push on escutcheon plate.
       (2) Head Finish: Chrome.
       (3) Escutcheon Plate Finish: As selected by Architect.
       (4) Fusible Link: Glass bulb type temperature rated for specific area hazard.
    c. Exposed Area Type:
       (1) Type: Standard upright type.
       (2) Head Finish: Brass.
       (3) Fusible Link: Glass bulb link type temperature rated for specific area hazard.
    d. Sidewall Type:
       (1) Type: Recessed horizontal sidewall type with matching push on escutcheon plate.
       (2) Head Finish: Chrome plated.
       (3) Escutcheon Plate Finish: Chrome plated.
       (4) Fusible Link: Fusible solder link type temperature rated for specific area hazard.
    e. Guards: Finish to match sprinkler head.

13. Piping Specialties:
    a. Flexible Stainless Steel Sprinkler Drops: Flexible stainless steel hose with ceiling bracket, UL and FM approved. Flexhead Industries or VicFlex.

14. Preparation:
    a. Coordinate work of this Section with other affected work
    b. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe before welding.
    c. Remove scale and foreign material, from inside and outside, before assembly.
    d. Prepare piping connections to equipment with flanges or unions.

15. Installation:
    a. Install equipment in accordance with manufacturers instructions.
    b. Provide valve supervisory switches at all valves.
    c. Place pipe runs to minimize obstruction to other work.
    d. Place piping in concealed spaces above finished ceilings.
    e. Center heads in ceiling tile.
    f. Apply masking tape or paper cover to ensure concealed sprinkler head cover plate do not receive field paint finish.
    g. Provide guards in exposed areas where heads are subject to damage.
    h. Flush entire piping system of foreign matter.
    i. Hydrostatically test entire system.

16. Tests: Upon completion and prior to acceptance of the installation, the Contractor shall subject the system to the tests required by NFPA 13 and the requirements of the local authority having jurisdiction.

DIVISION 22 – PLUMBING

SECTION 22 05 00 – GENERAL PLUMBING PROVISIONS

1. Give all requisite notices, file plans if required, obtain and pay for all permits and pay all deposits and fees necessary for the installation of the mechanical work. Obtain and pay for all inspections required by all laws, ordinances, rules, regulations or public authority having jurisdiction. Obtain and pay for certificates of such inspections, and file such certificates with Owner.

2. Bidders shall examine all Drawings and Specification. Bidders must be familiar with the codes, rules, regulations (and the local interpretations) in effect at the site of the work.

3. The plumbing plans are intended to be diagrammatic and are based on one manufacturer's equipment. They are not intended to show every item in its exact location, the exact dimensions, or all the details of the equipment. The Contractor shall verify the actual dimensions of the equipment proposed to ensure that the equipment will fit in the available space.

4. Installation shall be within the limitations imposed by the architectural, structural, electrical, and mechanical requirements, with adequate space for maintenance.

5. All equipment, materials, and workmanship shall be guaranteed for a period of one year, beginning with the date of acceptance of the project in writing. Special warranties will be called for under some sections of equipment. This warranty shall be in writing and shall include written copies of factory warranties with expiration dates on items of equipment where the warranty date might differ from the acceptance date, such as five-year warrant of sealed refrigerant systems. No warranty shall start before the acceptance date.

6. REQUIRED SUBMITTALS:
   a. Submittals shall be clearly marked to show the intended item, with identification as to unit number or other marking to show location, service, and function. Submittals not marked to identify the equipment and application will be rejected.
   b. The supplier, by submitting, certifies that the materials or equipment proposed is satisfactory for the application intended, including adverse conditions that may prevail at the job site, and that materials and equipment are in current production with no known plans to cease production.
   c. Contractor agrees that submittals processed by the Engineer are not change orders; that the purpose of submittals by the Contractor is to demonstrate to the Engineer that the Contractor understands the design concept; and that this understanding is demonstrated by indicating which equipment and materials he or she intends to furnish and install and the fabrication and installation methods he or she intends to use.
   d. Contractor further agrees that if deviations, discrepancies, or conflicts between submittals and Contract documents are discovered either prior to or after submittals are processed by the Engineer, the Contract Documents shall control and shall be followed.
   e. Submittals shall include:
      (1) Pipe, valves, insulation, etc.
      (2) Plumbing fixtures.

7. At the close of the job, prior to final review, five bound copies of the following maintenance and operations manuals on all equipment shall be submitted by transmittal to the Architect or Engineer for review and acceptance.
   a. Equipment warranties.
   b. Contractor's warranty.
   c. Parts list and manuals for all equipment.
   d. Operating Instruction (in writing).
   e. Written instructions on maintenance and care of the system.

8. Material and equipment shall be the standard catalog products of manufacturers regularly engaged in the manufacturer of products conforming to the Specification.

9. When any material or equipment is identified on the plans or in the Specifications by reference to one manufacturer's name or model number, it is intended to establish a required standard of design and quality, and it is not intended to limit competition. It is understood that the phrase "or accepted equivalent" is hereby inserted following the one manufacturer's name, whether such phrase occurs or not.

10. Where three names are given for any equipment, the Contractor shall furnish one of named manufacturers.

11. All work shall be concealed in walls, chases or above ceilings, unless specifically shown to be exposed.

12. All equipment shall be installed in accordance with manufacturer's recommendations and in such a way that all components requiring access are so located and installed that they may be serviced, replaced, etc., by service people with normal service tools and equipment. If any equipment or components are shown in such a position that this Contractor cannot comply with the above, the Contractor shall notify the General Contractor and attempt to resolve the problem of access. If this consultation is not successful, the Architect and Engineer shall be notified in writing and a decision requested.

13. Install unions or flanges at all piping connections to equipment.

14. Cutting, patching, furring, painting, electrical, mechanical, etc., shall be done by the affected trade at this Contractor's expense for changes required in work already installed or work required by other trades for changes made by this Contractor in type or size of equipment purchased.

15. Openings in floors, walls, and roof shall be furnished by the General Contractor. This Contractor shall inform the General contractor of the location and size required. This contractor shall furnish all sleeves, frames, including framing between joist unless shown on the Architectural or Structural Drawings, access doors, prefabricated curbs, and other accessories necessary for a complete installation. Only those items specifically shown and/or specified in other Sections are excluded.

16. Flashing of roof for curbs, pipes, stands, etc., shall be by the General Contractor (roofer). Curbs and counter flashing shall be by this Contractor.

17. Power wiring, including final connections, is by the Electrical Contractor. (This Contractor shall install all motors and furnish the starting equipment to the Electrical Contractor for installation. Control wiring, including 115 volt from power source, conduit, switches, thermostats, interlock, etc., shall be furnished by this Contractor unless specifically shown on the Electrical Drawings. This Contractor shall see that the electrical equipment does not block access to service areas of equipment, i.e., disconnect switches mounted on the compressor or control access doors of equipment.).

18. Furnish and install all special foundations and supports required for equipment installed under this Section, unless they are a part of the building structure and are shown in other Sections.

19. All work shall be in accordance with the following rules and regulations and any applicable laws.

    International Plumbing Code (IPC).
    Occupational Safety and Health Administration (OSHA).
    International Energy Conservation Code (IECC).

20. Where any of the above are at variance with the Drawings and Specification, the code requirements shall take precedence and any cost necessary to meet these shall be included in the Contract.

21. All metal items inside the building subject to rusting, and all ferrous metal exposed to weather, shall be given one coat of rust preventive primer as soon as installed. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates shall comply with VOC requirements of Green Seal Standard GC-03. Maximum 250 g/L VOC content.

22. In addition to the warranty of the GENERAL CONDITIONS, Contractor shall and hereby does warrant all materials, workmanship and equipment furnished and installed by him to be free from defects for a period of one year after date of final completion of Contract, or from full occupancy of the building by the Owner (whichever is earlier). Should any defects in material, workmanship, or equipment be made known to Contractor within one year warranty period, Contractor shall replace such materials, workmanship, or equipment without charge.

SECTION 22 05 23 – VALVES

1. Provide valves of the same manufacturer throughout where possible.

2. All valves shall be manufactured in the United States.

3. Provide threaded valves for pipe sizes 2-inches and smaller.

4. Provide flanged or grooved end butterfly valves for pipe sizes 2-1/2-inches and larger.

5. Install valves for shutoff and isolating service.

6. Use Class 150 bronze body ball and check valves for water services 2-inches and under. Use Class 150 iron butterfly and check valves on sizes 2-1/2-inches and larger.

7. Use cast iron body plug valves for gas service.

8. Provide shutoff valves and check valves on discharge of pumps.

9. Where valves are installed concealed in pipe chases or above inaccessible ceilings, provide access door with concealed hinge and key operated locks.

10. Lead-free valves shall comply with NSF/ANSI 61, Annex F and NSF/ANSI 372. Lead-free valves shall be installed in systems that deliver water for human consumption.

SECTION 22 05 29 – SUPPORTS AND ANCHORS

1. Use inserts for suspending hangers from reinforced concrete slabs.

2. Provide electro-galvanized steel hanger rods.

3. Group pipe where possible on trapeze hangers.

4. Provide two layers of PVC tape if ferrous hangers are used.

5. Provide sleeves at all wall and floor penetrations.

6. Pipe hangers on insulated lines shall be sized to fit the outside of the insulation. Provide galvanized sheet metal saddles at hanger locations.

7. Support vertical piping with riser clamps.

8. Provide concrete housekeeping pads at all equipment.

9. Support piping with all thread rod and clevis hangers. Group pipe where possible on trapeze hangers constructed of angle iron or unistrut. Attach piping to support the U-bolts or suitable pipe clamps.

10. Prime coat non-galvanized or non-plated steel hangers, reinforcements and supports. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates shall comply with VOC requirements of Green Seal Standard GC-03. Maximum 250 g/L VOC content.

11. Flash and counterflash where plumbing piping passes through weather or waterproof walls, floors and roofs.

12. Provide lead flashing at all vent pipe penetrations of the roof.

13. Provide curbs for all roof mounted equipment.

14. Seal all pipes passing through walls and floors with fire rated silicone foam fire-stop sealant.

15. Provide anchors properly sized to withstand the forces of expansion and contraction.

SECTION 22 05 53 – PLUMBING IDENTIFICATION

1. Provide pipe labeling identifying all piping systems.

2. Provide aluminum name plates for each piece of equipment.

3. Provide brass valve tags on all valves.

SECTION 22 07 00 – PLUMBING INSULATION

1. Provide thermal insulation on domestic cold and hot water and hot water return piping.

2. Provide thermal insulation on all condensate piping.

3. Provide insulation where required to prevent freezing or condensation.

4. All insulation products shall comply with ASTM E-84 smoke developed rating of 50, fuel contributed rating of 50 and flame spread rating of 25.

5. Insulation shall be continuous through wall and ceiling openings and sleeves.

6. Provide thermal insulation on piping excluding valves, strainers, and unions. Insulation shall be heavy-duty pre-molded glass fiber insulation with all service jacket and self-sealing lap. Mitre insulation at valves and fittings or wrap with glass fiber blanket and finish with glass fabric and mastic. For exterior insulated piping provide aluminum jacket with bands on 12-inch centers. Insulation system shall be weatherproof.

   INSULATION THICKNESS SCHEDULE

Cold Water	Hot Water/Return
1/2"	1" Thick – 1" Pipe and Smaller
	1-1/2" Thick – 1-1/4" Pipe and Larger

7. Install insulation in accordance with manufacturer's printed installation instructions.

8. Insulated piping exposed outdoors and up to 7'-0" above floor in mechanical rooms shall be covered with 0.016-inch thick corrugated aluminum jacketing secured with aluminum bands. Provide pre-molded aluminum fitting covers from fitting, valves, etc. Seal all joints with silicone sealant.

SECTION 22 20 00 – PLUMBING PIPING AND SPECIALTIES

1. Sanitary waste and vent piping aboveground shall be hubless cast iron with neoprene gasketed connections.

2. Domestic water piping above grade shall Be Type L hard temper copper pipe with wrought copper fittings and silver soldered connections or press-fit type fittings.

3. Roof drainage piping shall be the same as for sanitary waste.

4. Lead-free components shall comply with NSF/ANSI 61, Annex F and NSF/ANSI 372. Lead-free components shall be installed in systems that deliver water for human consumption.

SECTION 22 34 00 – STORAGE WATER HEATERS

1. Water heaters shall be stamped for 150 PSI working pressure.

2. Provide a minimum three year warranty on water heaters.

3. Water heater shall have a glass lined tank.

4. Thermostatic control and safety shut off shall be product of the same manufacturer installed on the water heater.

5. Provide anode rod.

6. Finish to be factory baked enamel outer casing.

7. Heater shall have factory 3/4-inch NPT for mounting of anode rod and safety relief valve independent of water inlet and outlet.

8. Provide safety relief valves suitable for application and capacity according to local codes and national standards.

9. Install in strict accordance with manufacturer's instructions.

10. Pipe relief valve to suitable drain using pipe the same size as the relief valve opening.

11. Allow water heater to obtain operating temperature and cycle off. Run water from faucet unit the heater cycles on to assure proper operation.

12. Operate heater for a minimum of 5 days and verify all connections are leak free.

SECTION 22 40 00 – PLUMBING FIXTURES

1. Water closets shall be 1.28 GPF. Urinals shall be 0.5 GPF.

2. Lavatories shall be counter mounted or wall hung, with 0.5 GPM faucets.

3. Service sinks shall be floor mounted.

4. Electric water coolers on each floor shall be wall hung and suitable for handicapped use.

8/31/2017

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n/a

Civil:

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

SPECIFICATIONS

MEP102

Project Number: 1712
Date 8/7/2017

5. Provide carriers for all wall mounted fixtures.

6. All plumbing fixtures shall be manufactured in the United States.

7. Refer to Plumbing Fixture Schedule on the drawings.

8. Lead-free components shall comply with NSF/ANSI 61, Annex F and NSF/ANSI 372. Lead-free components shall be installed in systems that deliver water for human consumption.

DIVISION 26 – ELECTRICAL

SECTION 26 05 00 – GENERAL REQUIREMENTS FOR ELECTRICAL WORK

1. The separation of Division 26 into sections is for convenience only and is not intended to establish limits of work.

2. Codes, Permits and Inspections: Comply with applicable laws of the Government, State, and community having jurisdiction. Obtain and pay for permits required.

3. Electrical work, material, and installation shall conform to the latest accepted editions of the following codes, regulations, and associations:

   American National Standards Institute (ANSI)
   American Society for Testing and Materials (ASTM)
   American Standards Association (ASA)
   International Building Code (IBC)
   National Electrical Code (NEC)
   National Electrical Manufacturer's Association (NEMA)
   The Institute of Electrical and Electronic Engineers (IEEE)
   The Occupational Safety and Health Act (OSHA)
   Underwriter's Laboratory, Inc. (UL)
   International Energy Conservation Code (IECC)

4. Material and Workmanship: Materials shall be new, UL approved where a standard has been established. Where no UL standard has been established, obtain written approval from the Engineer prior to placing order.

5. Whenever the words "or equal", "equivalent", "acceptable", or other words with similar intent are used implying judgment to be exercised, the judgment of the Engineer is that which is referenced.

6. Drawings and Specifications: Consider as complementary each to the other. What is called for by one shall be as binding as if called for by both.

7. Coordination: Coordinate work so as to conform to the progress of the work of the other trades.

8. Testing: Electrical systems shall be fully tested by the Contractor including, but not limited to, the following:
   a. Available voltage and ampere load readings on feeders, transformers, and major branch circuits with systems operating at maximum load shall be recorded.
   b. Test receptacle for circuit continuity and grounding with a Daniel Woodhead or equal status tester.
   c. Test results shall be recorded and submitted to the Engineer on one set of Contract Drawings.

9. Patch and repair existing surfaces, required to be maintained, that are damaged by the Contractor in performing the work.

10. Record Documents for the Owner: Keep at the site one set of plans for the express purpose of daily correcting in red or yellow pencil every change at the time it is made. Prints shall detail actual field dimensions of conduit stub-outs, conduit runs, equipment installation, and conduit routing concealed within slabs or below grade. Mark-up prints shall be turned over to the Owner.

11. Submittals: Provide three (3) sets of proposed manufacturer's literature and dimensioned shop drawings to the Engineer for review. Submittals shall include the following sections of work.
    a. Section 26 24 16– Branch Circuit Panelboards
    b. Section 26 27 26 – Wiring Devices
    c. Section 26 28 00 – Overcurrent Protective Devices
    d. Section 26 51 00 – Lighting
    e. Section 28 31 01 – Fire Detection and Alarm – Modifications
    f. Unsubmitted sections shall be installed as specified.

12. Protection of Materials: Equipment and materials shall be protected against damage from water, dirt, chemical, or mechanical injury. After fixtures have been installed, they shall be completely protected against breakage or the depositing of waste or material therein until the system is accepted.

13. The Contractor shall be responsible for work, existing or new, damaged, by him or his sub-contractor in the executing work.

14. Provide line voltage power connections to Division 22 and Division 23 power supplies, actuators, dampers and control panels. Coordinate with Division 22 and Division 23 for quantities and locations of such connections.

15. Provide one year guarantee on all parts and labor.

SECTION 26 05 19 – WIRE AND CABLE

1. Description of Work: Wire and cable for lighting, power, control, and special systems rated 600 volts or less shall be furnished and installed as a part of this Section.

2. Acceptable Manufacturers:
   a. American Insulated Wire Corp.
   b. Essex International, Inc.
   c. Rome Cable.

3. Copper conductor for wire and cable shall be 98% conductivity annealed copper per ASTM B3 and shall be tinned or untinned in accordance with established standards for the type of insulation applied over the conductors. #10 AWG and smaller shall be solid and #8 AWG and larger shall be stranded. Unless indicated or specified otherwise, conductor sizes are based on copper. Conductors shall be copper.

4. Wire and Cable Wire:
   a. Rated 600 volt A.C.
   b. Installed in approved raceways or conduit.
   c. Not less than #12 AWG, except that #14 AWG may be used for control and low voltage wiring.
   d. Insulation type: THW or THHN-THWN.
   e. Permanently marked at 24-inch intervals with size, voltage, and temperature ratings.

5. Control/Communications (Low Voltage) Type Wires and Cables: Size, type, and materials, as called for under the specific system and as required by the system equipment manufacturer.

6. Feeder and branch circuit wiring shall be installed using color coded conductors. For conductors #6 and smaller, color coding shall be by factory applied color-impregnated insulation. For conductors #4 and larger, color coding shall be by plastic coated self-sticking markers, colored nylon cable ties, or heat shrink type sleeves.

7. Conductor Identification: Provide identification for feeder conductors within each enclosure where a tap, splice, or termination is made. Identification shall be by means of nylon marker ties, Type "PLM" as manufactured by Panduit Corporation or as approved.

8. Conductor Installation:
   a. Conductors shall be carefully handled and installed to ensure that maximum tensile and compressive strengths of conductor and insulation are not exceeded and that the conductors are not "kinked" or the insulation damaged.
   b. Wire pulling compound, when used, shall be UL listed, Ideal "Yellow 77", Holub "Hi Green", or approved equal. The use of soap flakes, liquid detergents, or vegetable oils is unacceptable.

SECTION 26 05 20 – WIRE CONNECTIONS AND SPLICES

1. Description of Work: This Section includes work required to provide connectors and splices for wire and cable rated 600 volt and less.

2. Splices and Connectors (UL 486A, 486B, and 486C):
   a. Connectors for wires #10 AWG and smaller: Insulated pressure type in accordance with UL 486A or 486C (twist-on splicing connector).

3. Terminations (UL 468A and 468B):
   a. Terminating kits designed for the conductor and application.

4. Connectors shall be of material compatible with the materials of the conductors to prevent corroding, differences in coefficients of expansion, and electrolysis.

5. Splices and Terminations: Splices in conductors shall be as few as possible. Where joints are necessary, they shall be mechanically strong and well made so that the electrical resistance of a joint shall not exceed that of 2 feet of the conductor. Splices and terminations shall be made only in junction or pull boxes and never in conduit elbows or similar fittings. Splices will not be allowed in panels.

SECTION 26 05 26 – GROUNDING

1. Description of Work: Electrical systems and equipment shall be grounded as required by NEC Article 200 and Article 250, as specified herein, and as shown on the Drawings. Nothing in this Specification or on the Drawings shall be construed as exempting the installation from compliance with applicable codes.

2. Materials:
   a. Connectors shall be industry standard, hot dip galvanized malleable iron or cast bronze or copper alloy nonferrous material which will not cause galvanic action between contact surfaces.
   b. Clamps, connectors, mechanical lugs, or wire terminals shall be used to bond ground wires together or to junction and panel boxes.
   c. Ground conductors shall be copper.
   d. Equipment grounding conductors shall have a green jacket.
   e. Ground electrode conductors and bonding jumpers shall be bare copper.
   f. Materials shall be UL listed.

3. Items to be Grounded: The noncurrent carrying metallic parts, components, and materials of the electrical distribution system and utilization equipment connected thereto shall be grounded by means of direct connection to the grounding conductor and the system grounding electrodes.

4. Supplemental Grounding:
   a. The noncurrent carrying metallic parts of the electrical distribution system shall be grounded by the metal raceway and by a supplemental equipment grounding conductor.
   b. The equipment grounding conductor shall be insulated with a green cover.
   c. Equipment grounding conductors shall be provided in the same conduit with the circuit conductors.
   d. Receptacles must be connected by means of a jumper to the box. This connection shall not be made directly to the ground wires. Ground wires entering a box must be solidly connected together and bonded to the box or enclosure.

5. Raceway and Enclosure Bonding:
   a. Bonding jumpers shall be provided around remaining concentric or eccentric knock-outs that are punched or otherwise formed in the enclosures and boxes.
   b. Metal raceways, equipment, frames, enclosure, and other metal noncurrent carrying parts must be bonded together in accordance with NEC 250.96.

6. General:
   a. Contact surfaces shall be thoroughly cleaned before connections are made to insure good metal-to-metal contact.
   b. Splices shall not be permitted in ground conductors except in boxes and enclosures where permitted by the NEC.
   c. Conductors and connections must be protected from physical damage.

SECTION 26 05 33– RACEWAYS – INTERIOR

1. Description of Work: Unless otherwise specifically noted, electrical systems wiring specified herein or shown on the Drawings shall be installed in one of the raceway or conduit systems specified in this Section. A raceway is defined as any channel for holding wire, cable, or buss bars that is designed expressly for, and used solely for, this purpose.

2. The raceways to be covered under this Section:
   a. IMC: Threaded, intermediate metal conduit.
   b. EMT: Electrical metal tubing.
   c. FMC: Flexible metal conduit.
   d. LFMC: Liquidtight flexible metal conduit.

3. Flexible nonmetallic conduit systems will not be allowed on this project.

4. Acceptable Manufacturers:
   a. Conduit – IMC and EMT:
      (1) Allied Tube and Conduit Corp.
      (2) LTV/Republic Steel Corp.
      (3) Triangle PWC Inc.
   b. Conduit – FMC and LFMC:
      (1) American Flexible Conduit Company.
      (2) Anamet, Inc.
      (3) Electri-flex Company.
      (4) International Metal Hose.

5. IMC: Comply with NEC Article 342, UL 1242 and Fed. Spec. WW-C581. Fittings: Threaded type, cadmium or zinc coated, in accordance with UL 514B.

6. EMT: Comply with NEC Article 358, Fed. Spec. WW-C563, UL 797, and ANSI C80.3. Fittings: watertight compression type.

7. FMC and LFMC: Comply with NEC Article 348 or Article 350, and UL 1. Fittings: Cadmium or zinc coated, in accordance with UL 514. Screw-in type fittings are not acceptable.

8. Fire stops shall be O-Z "Fire Seal" type or equal.

9. Wiring Methods: Electrical installations shall consist of insulated conductors installed in conduit, except where specifically indicated, specified otherwise, or required by NEC to be installed otherwise.

10. IMC:
    a. Shall be installed:
       (1) For elbow transitions from underground to above grade or slab.
       (2) Where passing below grade beams, at 12 inches minimum below and to a distance of 5 feet either side thereof.
       (3) Where passing through footings to a distance of 5 feet either side thereof.
    b. May be installed:
       (1) Exposed in unfinished areas to a height of 60 inches above finished floor.
       (2) Underground, when protected by factory-applied plastic resin epoxy coating.

11. EMT:
    a. May be installed:
       (1) Where concealed within the building.
       (2) Exposed in unfinished areas at least 60 inches above finished floor.
    b. Shall not be installed:
       (1) For feeder conduits.
       (2) In wet/damp locations.
       (3) Outdoors.

12. FMC and LFMC:
    a. Shall be installed from the point of connection to vibration producing equipment and machines such as transformers, rotating and reciprocating equipment, to the point of connection with the rigidly supported branch circuit conduit wiring system. Minimum length shall be 24 inches or 12 inches per 1 inch of conduit diameter, whichever is greater.

13. Conduit Installation:
    a. Install parallel with or at right angles to building lines, structural members, ceiling members, and walls.
    b. Install pull boxes to limit the number of equivalent 90 degree bends in any conduit run to three to prevent exceeding the maximum pulling tension and side wall pressure of installed wire and cable.
    c. Install conduits passing through fire rated partitions, walls, and floors in a manner so as to maintain the specified and required fire rating.
    d. Fasten conduits to sheet metal boxes and cabinets using two locknuts where nonmetallic insulating bushings are used and elsewhere with at least one locknut and one metal bushing.
    e. Provide insulated bushings for conduits 1 inch and larger terminating in unthreaded openings of metal and nonmetallic boxes, cabinets, or enclosure. Bushings for service entrance conduits shall be insulated metal grounding bushings.
    f. Provide pull wire in empty conduit systems.
    g. Field cutting and threading: Cut conduit ends square; thread using proper hand or power machines; ream and leave cut ends free of burrs and jagged edges. Threads shall be painted with Thomas and Betts "KOPR-SHIELD" compound. Exposed threads shall be painted with a cold galvanized compound.
    h. Conduit systems shall be complete and electrically continuous before conductors are installed.
    i. Provide insulated bushings for conduits terminations and stub-outs in spaces such as plenums, chases, raised floors, and communications equipment rooms where wiring method changes to open wiring. When the conduit end is not threaded, the bushing shall be installed in combination with a threadless connector.

14. Conduit Support:
    a. Provide support at a maximum of 8 feet on center; at not more than 3 feet from outlet boxes, junction boxes, pull boxes, cabinets, and fittings; and at each elbow. Support conduit by means of pipe straps, wall brackets, hangers, and trapeze assembles. The load applied to fasteners and supports shall not exceed one-fourth of the proof test load. Perforated strap iron is unacceptable.
    b. Fasten to wood surfaces using wood screws; to hollow masonry units using toggle bolts; to concrete and brick surfaces using inserts or expansion bolts; to metal, lumber, and steel work using machine screws or spring tension clamps. Use insert anchors in poured-in-place concrete construction. Threaded C-clamps may be used only on rigid conduit. Do not weld pipe straps or conduits to steel structures.
    c. Branch circuit conduit systems shall not be supported by suspended ceiling supporting systems.
    d. Support FMC and LFMC at intervals not exceeding 54 inches on center and within 12 inches of each termination in a junction, pull box, conduit fitting, or cabinet.
    e. Coordination: Prior to rough-in, coordinate the work of this Section with that of other sections to avoid conflicts of space utilization.

15. The minimum bend radius for underground service entrance and feeder conduit – 36 inches except at vertical risers to equipment.

SECTION 26 05 34 – BOXES

1. Description of Work: This Section includes work required to provide boxes, including outlet, floor, pull, junction, and cable tap boxes and supports associated therewith.

2. Outlet Boxes and Covers:
   a. Concealed and exposed dry locations except where prohibited herein: One piece die formed 14 gauge zinc galvanized steel, in accordance with UL 514.

3. Junction and Pull Boxes: UL 514

4. Wireways: UL 870.

5. Provide boxes in the raceway system wherever required for pulling conductors, making connections, and mounting devices and fixtures.

6. Boxes:
   a. Minimum volume required by NEC for the number and size of conductors installed.
   b. Not less that 1-1/2 inches deep.
   c. Not less than 4-inches square, except that 4"x2" boxes may be used when only one raceway enters the box.
   d. 4 inches square for two devices and solid ganged boxes for more than two devices.

7. Supports:
   a. Supports boxes and pendants for surface mounted fixtures on suspended ceilings independent of ceiling supports or make adequate provisions for distributing the load over the ceiling supporting members, using approved bar hangers or 1-1/2 inch lathers channel.
   b. Receptacle outlets shall be installed in light weight stud construction using bar hangers and box clips, Caddy Fasteners No. BHA/BHC or as approved.
   c. Boxes for switches shall be supported using sheet metal screws, Caddy Fasteners Series "MF" Clips, or approved equal.
   d. Fixtures, loads of 50 lbs. or more, and for ceiling fans shall be supported from the building structure, independent of box, raceway or suspended ceiling supports.

8. Mounting Heights: Unless otherwise noted, mounting heights for outlets shall be as listed below. Dimensions are from finished floor or work surface to centerline of outlet.

Wall Switches	46 inches
*Receptacles	18 inches
Toggle Switches	46 inches
*Desk Telephone Outlets	18 inches

   * A.C. – Above counter tops (6 inches normally). The exact mounting heights required for these devices shall be coordinated with the Architect.

9. Install boxes so that device covers are plumb and tight against the wall finish.

SECTION 26 05 35 – COMMUNICATIONS SYSTEMS

1. Description of Work: This Section includes work required to provide a system of raceways, outlet boxes with covers, terminal boards, and grounding to accommodate the installation of communications systems cabling and equipment.

2. Materials:
   a. Raceways: In accordance with the requirements of Section 26 05 33, "Raceways".
   b. Boxes: In accordance with the requirements of Section 26 05 34, "Boxes".
   c. Outlet Coverplates: In accordance with the requirements of Section 26 27 26, "Wiring Devices".
   d. Terminal Boards: 3/4" Type AB plywood having two coats if insulating varnish or insulating oil base exterior enamel paint applied before installation on both sides and all edges.

3. Installation:
   a. Install materials required by the work of this Section in accordance with other Division 26 Specifications pertaining to the material.
   b. Install terminal boards straight and level at locations indicated on the Drawings. Attach to masonry walls using expansion anchors, to CMU walls using toggle bolts, and to sheetrock and plaster walls using wood or sheet metal lag bolts fastened into the wall supporting structure. The use of toggle bolts in sheetrock and plaster walls is not acceptable. Install anchors at a maximum of 24 inches on center at the perimeter of each board.
   c. Raceways: EMT with insulating bushings at ends.
   d. The conduit size for each communication outlet shall be 3/4" minimum. Conduits shall not be grouped for multiple outlets.
   e. Boxes shall be steel having minimum dimensions of 4" x 4" x 2-1/8".
   f. Provide conduit from each outlet location to an accessible location above a lay-in type ceiling.
   g. Provide 3/4" conduit with #6 AWG bare copper ground wire from main terminal location to and bond to the premises grounding electrode.
   h. Provide pull wire or mylar cord in empty conduits.

SECTION 26 24 14 - DISTRIBUTION PANELBOARDS

1. This Section includes the work required to provide Distribution Panelboards.

2. References
   a. NEMA AB 1 – Molded Case Circuit Breakers
   b. NEMA KS 1 – Enclosed Switches.
   c. NEMA PB 1 – Panelboards.
   d. NEMA PB 1.1 – Instructions for Safe Installation, Operation and Maintenance of Panelboards Rated 600 Volts or Less.
   e. NEMA PB 1.2 – Application Guide for Ground-Fault Protective Devices for Equipment.
   f. UL 489 – Molded Case Circuit Breakers.

3. Submittals
   a. Submit manufacturer's product data sufficient to demonstrate compliance with the specified and referenced standards of construction and performance.
   b. Submit Drawings indicating dimensions, circuit breaker and fusible switch arrangement and ratings, voltage, main, neutral and equipment ground bus ampacity, integrated short circuit ampere rating and enclosure type.

8/31/2017

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BURNS BUILDING

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OWNER:
AREA REAL ESTATE, LLC

SPECIFICATIONS

MEP103

Project Number: 1712
Date 8/7/2017

4. Product Delivery, Storage and Handling
   a. Deliver distribution panelboards in factory-fabricated water-resistant wrapping.
   b. Handle panelboards carefully to avoid damage to material component, enclosure and finish.
   c. Store in a clean, dry space and protect from the weather.

5. Acceptable Manufacturers
   a. Eaton.
   b. General Electric Company.
   c. Siemens.
   d. Square D Company.

6. Panelboard Construction
   a. Molded case circuit breaker or enclosed fusible switch type panelboards as scheduled.
   b. Enclosure: NEMA Type 1 unless otherwise indicated in the Drawings.
   c. Box and Cover: Dead front in accordance with NEMA PB-1. Box of code gauge hot dipped galvanized steel. Trim cover of code gauge cold rolled steel. Dead front cover to conceal overcurrent devices and line and load terminations.
   d. Interior Assembly: Unit construction with busses factory assembled and secured to and insulated from a steel chassis; chassis to incorporate neutral and ground busses and device mounting and support components. Buss and chassis shall be adequate for direct mounting of the largest scheduled frame size or fuse size of overcurrent device. Sub-feed devices are not acceptable unless specifically indicated in the schedules.
   e. Bus: Aluminum, 750 amperes/square inch density.
   f. Bus Configuration: Sequence bussed, entire length of panel.
   g. Equipment Ground Bus: Copper.
   h. Neutral Bus: Full capacity.
   i. Finish: Exterior and interior steel surfaces cleaned and finished with gray enamel over a rust inhibiting phosphatized coating. Color – ANSI 61 gray.
   j. Integrated Equipment Rating: As scheduled in the Drawings, minimum 10,000 amps symmetrical at 208V and minimum 14,000 amps symmetrical at 480V.
   k. Spare Capacity: Provide each panelboard with fully bussed space as indicated in the Drawings, complete with mounting hardware required for the indicated frame sizes.
   l. Circuit Directory: Type written and secured to the inside of the trim door with formed bezel and covered with clear plastic protector.

7. Switching and Overcurrent Protective Devices
   a. Fusible Switches: Quick-make, quick-break, Type HD conforming to NEMA KS-1, with externally operable handle and equipped with fuse holders to accommodate Class RK1 fuses.
   b. Molded Case Circuit Breakers – UL Listed Conforming to NEMA AB-1
      (1) Breakers 400 Ampere Frame and Less: UL listed molded case construction, bolt-on type, integral inverse time delay thermal and instantaneous magnetic trip. Breakers 225 ampere through 400 ampere, provide continuously adjustable magnetic pick-ups of approximately five to ten times trip rating.
      (2) Breakers 600 Ampere Frame and Above: Provide with micro-processor based RMS current sensing trip, consisting of current sensors, trip unit and flux transfer shunt trip.
      (3) Interrupting Capacity: Equal to or in excess of available short circuit current indicated for panelboard, as scheduled in the Drawings and as specified in paragraph 2.2 J.
      (4) Standard of Construction and Performance: Equal to Eaton Series C molded case circuit breakers and Digitrip 310 True RMS micro-processor trip unit.
      (5) Where indicated, circuit breakers shall be UL listed for series application.

8. Installation
   a. Install distribution panelboards in accordance with manufacturer's written instructions and the NEC, and NEMA PB 1.1.
   b. Anchor firmly to walls and structural surfaces using mechanical fasteners as specified for conduits in Section 16110, "Raceway Systems".
   c. Provide engraved name plates at each panelboard as specified in Section 16010, "General Requirements for Electrical Work".

SECTION 26 24 16 - BRANCH CIRCUIT PANELBOARDS

1. Description of Work: This Section includes the work required to provide Lighting and Appliance Branch Circuit Panelboards.

2. Acceptable Manufacturers:
   a. Eaton.
   b. General Electric Company.
   c. Siemens.
   d. Square D Company.

3. Panelboard Construction:
   a. Molded case circuit breaker type panelboards as scheduled.
   b. Enclosure: NEMA Type 1 unless otherwise indicated in the Drawings.
   c. Box and Cover: Box, dead front cover and trim cover in accordance with NEMA PB-1. Box: Code gauge hot dipped galvanized steel. Dead front cover and trim cover: Code gauge cold rolled steel. Dead front cover to conceal overcurrent devices and line and load terminations.
   d. Finish: Exterior and interior steel surfaces cleaned and finished with gray enamel over a rust inhibiting phosphatized coating.
   e. Integrated Equipment Rating: As scheduled in the Drawings, minimum 10,000 amps symmetrical at 208V and minimum 14,000 amps symmetrical at 480V.

4. Bussing:
   a. Phase Busses: Aluminum, sequenced entire length of panel.
   b. Neutral Buss: Full-capacity, Aluminum.
   c. Equipment Ground Buss: Copper.

5. Overcurrent Protective Devices:
   a. Satisfy requirements of Specification Section 26 28 00.
   b. Interrupting Capacity: Equal to or in excess of available short circuit current indicated for panelboard, as scheduled in the Drawings and as specified.

6. Installation:
   a. Provide type written directory, secured to the inside of the panel trim door.
   b. Install panelboards in accordance with manufacturer's written instructions, requirements of the NEC, and NEMA PB 1.1.
   c. Anchor firmly to walls and structural surfaces, ensuring that they are permanently and mechanically secured.
   d. Test each phase under load to verify phase current balance. Configure loads to provide phase current imbalance not to exceed 20 percent of the total connected load.
   e. Flush Mounted Panelboards: Provide (3) 3/4-inch conduits with pull wire from each panelboard to an accessible location above ceiling.

SECTION 26 27 26 – WIRING DEVICES

1. Description of Work: This Section includes work required to provide wiring devices such as receptacles, switches, and coverplates.

2. Acceptable Manufacturers:
   a. Arrow Hart
   b. Hubbell
   c. Leviton

3. Wiring Devices: Wiring devices shall be installed complete in accordance with these Specifications, single or ganged as required, generally flush mounted.

4. Generally wall switches shall be specification-grade, toggle type, back and side wired, 120/277 volt.

5. Generally receptacle devices shall be specification-grade, grounding type, back and side wired, 125-volt, NEMA 5-20R, unless other NEMA configuration is indicated in the Drawings.

6. The Drawings and Specifications indicate typical configuration requirements and it is the responsibility of the Contractor to furnish the proper NEMA configuration for equipment or appliances as required by the equipment furnished. Prior to purchase of any devices coordinate with equipment shop drawings and supplier, and furnish proper protection, connections, and voltage as required by equipment characteristics and as specified.

7. Device plates: One-piece, ganged, specification-grade, high-impact nylon.

8. Receptacle and device plate color: Coordinate with the Architect.

SECTION 26 28 00 – OVERCURRENT PROTECTIVE DEVICES

1. Description of Work: This Section covers molded case circuit breakers rated 600 volts or less in panelboards.

2. Acceptable Manufacturers:
   a. Eaton.
   b. General Electric Company.
   c. Square D Company.
   d. Siemens.

3. Circuit Breakers:
   a. Inverse time tripping characteristics with fixed thermal trip action.
   b. Permanent trip unit containing individual thermal and magnetic trip elements in each pole.
   c. Calibrated for operation in a minimum ambient temperature of 40 degrees C.
   d. Labeled to indicate their current and voltage rating.
   e. Interrupting capacity compatible with the panelboard integrated equipment rating.
   f. Minimum AIC of 10,000A on 208/120V systems and 14,000A on 480/277 volt systems.
   g. One, two or three pole molded case circuit breakers as specified on the Drawings.
   h. Common trip type.

4. Provide overcurrent protection for wiring and equipment in accordance with the NEC.

SECTION 26 28 16 - DISCONNECT SWITCHES

1. Description of Work: This Section includes work required to provide disconnecting means for service entrance, branch and feeder circuits.

2. Acceptable Manufacturers
   a. Eaton.
   b. General Electric Company.
   c. Siemens.
   d. Square D Company.

3. Safety Switches:
   a. NEMA Type HD: Heavy Duty, conforming to NEMA KS-1 and UL 98, quick-make and quick-break type having overcenter toggle action to preclude contact teasing.
   b. Horsepower rated.
   c. Equipped with Class R fuseholders and fuses where indicated to be fusible type.
   d. Dead front construction with removable arc suppressor.
   e. Front removable 60 degrees C./75 degrees C. UL listed copper/aluminum terminals.
   f. Current-carrying parts plated by an electrolytic process.
   g. NEMA enclosure based on ANSI/NEMA 250-1979, suitable for the installed location.
   h. Enclosures: NEMA 1 unless noted otherwise.

4. Toggle Switch Disconnects: Horsepower rated for motor disconnecting means.

5. Receptacles: Horsepower rated for motor circuits.

6. Service Entrance Disconnects: UL listed as "Suitable for Service Equipment" and provided with neutral and equipment ground buses.

7. Installations
   a. Provide phenolic label on disconnect switch identifying load served.
   b. Provide insulated solid neutral terminal unless otherwise indicated.
   c. Install to provide minimum front clear working space as required by NEC Article 110.
   d. Install fusible switches at no more than 6'-6" above finished floor to the operating handle in its highest position.
   e. Mount in the vertical position with ON position being the up position.
   f. In wet locations and outdoors install with a minimum of 1/4-inch clearance between the enclosure and the mounting surface.
   g. Provide a label inside of each fused switch indicating the fuse type, ampere rating, and interrupting rating originally specified.
   h. Motor and Control Circuit Disconnects: Disconnect device shall disconnect simultaneously the control circuits and the power circuits (Reference NEC 430.74).

SECTION 26 43 13 – SURGE PROTECTION DEVICES – STANDARD INTERRUPTING

1. Surge protection devices are specified by type and manufacturer on the drawings.

2. Furnish and install surge protection devices with protection modes L, G, N.

3. The maximum UL 1449 listed surge ratings for each and/or all of the specified protection modes shall not exceed 1000V in any mode of protection.

4. The SPD System shall be duty life cycle tested to survive 3,000 20KV, 10KA surges, per IEEE C62.41 Category C3 surge current with less than 5% degradation of clamping voltage.

SECTION 26 51 00 - LIGHTING

1. Description of Work: This Section covers lighting fixtures, ballasts, and lamps.

2. Fixtures shall be as specified and scheduled on the Drawings.

3. Drivers:
   a. Operate as a parallel circuit allowing continued operation if one or more lamps fail.
   b. Sustain voltage variation of 10% (voltage and frequency) from normal without damage.
   c. Tolerate ambient temperatures up to 105 degrees F without damage.
   d. Meet ANSI C62.41-1991 (transient immunity) and ANSI C82.11-1993 (instant starting sequence and driver factor).
   e. Have 10% or less total harmonic distortion.

4. Lamps: Color temperature as specified in the Light Fixture Schedule.

5. Luminaires:
   a. Provide products that comply with requirements of NFPA 70.
   b. Provide products that are listed and labeled as complying with UL 1598, where applicable.
   c. Provide products listed, classified, and labeled as suitable for the purpose intended.
   d. Unless otherwise indicated, provide complete luminaires including lamp(s) and all sockets, ballasts, reflectors, lenses, housings and other components required to position, energize and protect the lamp and distribute the light.
   e. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, supports, trims, accessories, etc. as necessary for a complete operating system.
   f. Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.
   g. Recessed Luminaires: Ceiling Compatibility – Comply with NEMA LE 4.
   h. LED Luminaires:
      (1) Components: UL 8750 recognized or listed as applicable.
      (2) Tested in accordance with IES LM-70 and IES LM-80.
      (3) LED Estimated Useful Life: Minimum of 50,000 hours at 70 percent lumen maintenance, calculated based on IES LM-80 test data.

6. Set fixtures plumb, square, and level with ceilings and walls, in alignment with adjacent lighting fixtures and secure in accordance with manufacturer's directions and approved shop drawings. The installation shall meet the requirements of NEC.

7. Fixtures shall be clean and free of dirt, dust, grease, finger prints, etc., at the completion of the job.

8. Lighting Functional Testing/Commissioning Plan: The Contractor shall complete the tasks below to commission the lighting control system and submit written documentation detailing the tasks below. For each task, list the date performed, person completing the task, the initial setting/condition, actions performed, and final setting conditon. Submit documentation at or before substantial completion to facilitate obtaining the Certificate of Occupancy.
   a. Ensure all lighting fixtures have lamps installed and are functional.
   b. Test all exit signs, emergency lighting fixtures, and emergency ballasts furnished integral to fixtures.
   c. Ensure all occupancy sensors have been installed and are operational.
   d. Ensure all wallbox and scene controllers are installed and operational.
   e. Test each individual device for occupancy sensor types: OS1, OS2, OS3, and OS4.
   f. Test 10% of devices for occupancy sensor types: Wallbox type WSD-PDT.
   g. Verify the following:
      (1) Sensors have been located and aimed per the manufacturer's recommendations.
      (2) Status indicators on devices are operational and correct.
      (3) Devices control lighting fixtures as indicated on drawings.
      (4) Time delays have been set as indicated on the drawings.
      (5) Movement in adjacent areas and/or cycling of HVAC systems does not false trigger sensors.

DIVISION 28 – FIRE PROTECTION

SECTION 28 31 01 – FIRE DETECTION AND ALARM - MODIFICATIONS

1. Description of Work: Provide fire alarm appliances to expand existing system within areas of renovation.

2. Acceptable Manufacturers: Existing system manufacturer.

3. Materials:
   a. Pull stations, audio-visual devices, duct-mounted, smoke detectors, and relays.
   b. Central station, remote annunciators, tamper and flow switches, and other.

4. Execution:
   a. Provide labor and materials required for expanding the existing system in accordance with state and local code authorities.
   b. Provide shop drawings, programming, and calculation, submitted to and approved by applicable authorities.

5. Testing and System Certification:
   a. The system shall be tested for proper operation.
   b. Following system testing, the factory authorized representative shall provide an affidavit certifying that:
      (1) The system has been inspected and tested and the installation complies with state and local codes for this installation.

END OF SECTION

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BURNS BUILDING

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OWNER:
AREA REAL ESTATE, LLC

SPECIFICATIONS

MEP104

Project Number: 1712
Date 8/7/2017

GENERAL LIGHTING NOTES (APPLIES TO ENTIRE PROJECT):

A. ALL LIGHT FIXTURES SHALL BE TYPE 'A' UNLESS NOTED OTHERWISE.

B. ALL CEILING MOUNTED DEVICES LOCATED IN LAY-IN CEILINGS SHALL BE CENTERED IN THE CEILING TILE.

C. MULTIPLE SWITCHES SHOWN TOGETHER SHALL BE GANGED TOGETHER UNDER A COMMON COVER PLATE.

D. PROVIDE UNSWITCHED CIRCUIT TO ALL EXIT SIGNS ORIGINATING FROM CIRCUIT NEAREST EMERGENCY CIRCUIT.

E. CONTRACTOR SHALL INDICATE LIGHTING CIRCUIT CONTROLLED BY EACH SWITCH BY PROVIDING TYPE WRITTEN LABELING LOCATED ON INSIDE FACE OF EACH SWITCH COVER PLATE.

F. SPRINKLER CONTRACTOR SHALL COORDINATE SPRINKLER HEAD LOCATIONS WITH CEILING MOUNTED LIGHTING FIXTURES.

G. PROVIDE ALL EMERGENCY LIGHT FIXTURES WITH UNSWITCHED HOT LEG AS DEFINED IN NEC 700.12

H. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS).

I. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES. FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.

J. COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.

K. PROVIDE SECONDARY SUPPORT WIRES FROM ALL FOUR (4) CORNERS OF THE LAY-IN FIXTURES TO THE STRUCTURE ABOVE. DO NOT SUPPORT FIXTURES FROM CEILING GRID WIRE SUPPORTS, PIPING, CONDUIT, SIDE WALLS, OR MECHANICAL EQUIPMENT. CEILING SPECIFICATIONS DO NOT SUPERCEDE THIS REQUIREMENT.

L. HATCHED FIXTURES ARE UNSWITCHED UNLESS OTHERWISE NOTED OR INDICATED ON PLAN.

M. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

N. ALL EXISTING FIXTURES SHALL BE CLEANED AND RELAMPED.

O. ALL SPACES WITH MORE THAN ONE FIXTURE SHALL HAVE DUAL SWITCHING UNLESS OTHERWISE NOTED.

P. ALL LIGHTING CIRCUITS NOT CONTROLLED BY OCCUPANCY SENSORS SHALL BE CIRCUITED THROUGH THE LIGHTING CONTACTOR PANEL AND SHALL BE TURNED OFF BASED ON A TIME OF DAY SCHEDULE THROUGH THE TIME SWITCH.

LIGHTING CONTROL LEGEND:

^{OC} EATON #OSW-P-010-X

^{OB} EATON #ONW-D-1001-MV-X

EATON #OAC-DT-2000-R

EATON #RC3-X-X

^{W} EATON ROOM CONTROLLER WALL STATION – COORDINATE METHOD OF SHWITCH LAYOUT WITH OWNER PRIOR TO ORDERING.

LIGHTING FUNCTIONAL TESTING/COMMISSIONING PLAN:

A. CONTRACTOR SHALL COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.

A.A. ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
A.B. PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
A.C. ENSURE WALLBOX OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL.
A.D. ENSURE WALLBOX TIMER SWITCHES ARE INSTALLED AND OPERATIONAL.
A.E. TEST ALL OCCUPANCY SENSOR DEVICES TO ENSURE THAT THEY HAVE BEEN LOCATED AND AIMED PER MANUFACTURER'S INSTRUCTIONS, THAT STATUS INDICATORS ARE FUNCTIONING, THAT THEY OPERATE THE FIXTURES AS INDICATED IN THE DRAWINGS, THAT TIME DELAYS ARE SET APPROPRIATELY, AND THAT MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
A.F. OBSERVE OPERATION ON EXTERIOR LIGHTING ON PHOTOCELL TO ENSURE LIGHTS TURN ON AT DUSK AND ARE OFF DURING DAYLIGHT HOURS, AND TO ENSURE FEEDBACK FROM LIGHTS DOES NOT CAUSE UNNECESSARY CYCLING.

B. CONTRACTOR SHALL ENSURE THE STEPS ABOVE ARE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION TO AVOID POTENTIAL DELAYS IN OBTAINING CERTIFICATE OF OCCUPANCY.

GENERAL POWER NOTES: (APPLIES TO ENTIRE PROJECT):

A. CONTRACTOR SHALL VERIFY DEVICE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL CASEWORK AND MILLWORK ELEVATIONS.

B. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, OUTLET BOXES, JUNCTION BOXES FOR ALL TELEPHONE, DATA, CATV, SECURITY, AND CAMERA OUTLETS. REFER TO DIVISION 26 SPECIFICATIONS FOR ALL WORK REQUIRED.

C. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL EXHAUST FAN CONTROLS. PROVIDE A FAN SWITCH IF INDICATED BY MECHANICAL. ALL EXHAUST FANS SHALL BE PROVIDED WITH BUILT-IN DISCONNECT SWITCH.

D. HVAC AND PLUMBING EQUIPMENT MAY DIFFER FROM LOCATIONS AS SHOWN ON ELECTRICAL DRAWINGS. COORDINATE EXACT LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTOR.

E. ALL RECEPTACLES MOUNTED ABOVE COUNTERS AND WITHIN 6 FEET OF SINKS OR LAVATORIES SHALL BE GFCI TYPE.

F. CONTRACTOR SHALL INDICATE CIRCUIT SERVING EACH RECEPTACLE BY PROVIDING TYPE WRITTEN LABELING LOCATED ON INSIDE FACE OF EACH RECEPTACLE COVER PLATE.

G. ELECTRICAL CONTRACTOR SHALL ROUTE ELECTRICAL CONDUIT AND WIRING TO ALL ROOF HVAC EQUIPMENT THROUGH ROOF CURBS. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

H. ALL RECEPTACLES LOCATED IN RESTROOMS, JANITOR CLOSETS, MECHANICAL ROOMS, ELEVATOR PITS OR SHAFTS, ELEVATOR EQUIPMENT ROOMS, SERVING ELECTRIC DRINKING FOUNTAINS OR VENDING MACHINES, LOCATED WITHIN 6' OF A SINK, LOCATED ABOVE A WET COUNTERTOP OR IN A KITCHEN OR COFFEE BAR SHALL BE GFCI. EACH GFCI PROTECTED RECEPTACLE SHARING THE SAME CIRCUIT SHALL HAVE ITS OWN RE-SET AND TEST BUTTON.

GENERAL MECHANICAL NOTES:

1. VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH BEYER MECHANICAL. (TYPICAL FOR ALL MECHANICAL EQUIPMENT)

GENERAL FIRE ALARM NOTES:

A. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS TO REQUIRE THAT THE EXISTING FIRE DETECTION AND ALARM SYSTEM BE MODIFIED TO AFFECT COMPLIANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS. IN ACCORDANCE WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS, POLICY ADVISORY APPROVED APRIL 22, 2004: "PLANNING OF FIRE ALARM SYSTEMS". THE SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE PRESCRIPTIVE CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT.

B. THE SYSTEM PROVIDER (CONTRACTOR/INSTALLER):

B.A. MUST BE LICENSED BY THE STATE OF TEXAS AS "FIRE ALARM PLANNING SUPERINTENDENT" AND A CERTIFIED NICET LEVEL III (MINIMUM) TECHNICIAN;
B.B. IS RESPONSIBLE FOR THE PLANNING, DESIGN, INSTALLATION, TESTING AND CERTIFICATION OF THE SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS;
B.C. IS RESPONSIBLE FOR COORDINATING THE DESIGN, PLANNING AND INSTALLATION OF THE SYSTEM WITH THE WORK OF THE CONTRACT AND FOR PROVIDING THE LABOR, EQUIPMENT, MATERIALS, HARDWARE AND SOFTWARE REQUIRED TO COMPLY WITH AND PERFORM THE FUNCTIONS REQUIRED BY THE APPLICABLE CODES, ORDINANCES AND REGULATIONS AND THE SPECIFICATIONS; AND
B.D. IS RESPONSIBLE FOR EXAMINING THE CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DRAWINGS TO DETERMINE THE CHARACTERISTICS, QUANTITY AND LOCATION OF THE EQUIPMENT, SYSTEMS, DEVICES AND APPLIANCES REQUIRED TO BE SUPERVISED, MONITORED AND CONTROLLED BY THE FIRE ALARM SYSTEM

C. PROVIDED PRODUCTS SHALL BE SIMILAR TO AND OF THE SAME MANUFACTURER AS THE EXISTING SYSTEM
D. MAKE SUBMISSION OF INSTALLATION DRAWINGS AND OBTAIN PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

GENERAL DEMOLITION NOTES:

1. DRAWINGS DO NOT REFLECT EXACT LOCATION AND QUANTITY OF ELECTRICAL DEVICES i.e. LIGHT FIXTURES, SPEAKERS, FIRE ALARM DEVICES, MISCELLANEOUS ABANDONED WIRING AND CABLES, ABANDONED CONDUIT AND J-BOXES, SECURITY DEVICES, DATA OUTLETS, AND ELECTRICAL CONNECTIONS TO MECHANICAL EQUIPMENT SCHEDULED FOR REMOVAL. FIELD VERIFY LOCATION AND QUANTITY OF ITEMS TO BE REMOVED, COORDINATE DEMOLITION WITH OWNERS REPRESENTATIVE AS NO ALLOWANCE WILL BE MADE BECAUSE OF UNFAMILIARITY WITH THESE DETAILS.

2. ALL FLUORESCENT 2X4 LIGHT FIXTURES SHALL BE REMOVED AND REPLACED WITH NEW 2X4 LED LIGHT FIXTURES. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT SCOPE OF DEMOLITION.

3. EXISTING DOWN LIGHTS THAT ARE TO REMAIN ARE TO BE RE-LAMPED WITH LED REPLACEMENT LAMPS WITH COLOR TO MATCH NEW FIXTURES.

4. REMOVE TELEPHONE AND DATA CABLES ABANDONED OR NOT ASSOCIATED COMPLETELY, AS REQUIRED BY 2014 NEC 800.154(A) FOR OPEN WIRING SYSTEMS IN SPACES USED FOR ENVIRONMENTAL AIR.

5. SALVAGED ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO SUCH DESTINATION AS DIRECTED BY THE OWNER.

6. REMOVE BRANCH CIRCUITS SERVING EQUIPMENT, RECEPTACLES, AND LIGHT FIXTURES SCHEDULED FOR DEMOLITION, BACK TO THE PROTECTIVE DEVICE IN A PANELBOARD. THE PROTECTIVE DEVICE SHALL REMAIN FOR REUSE. UPDATE PANEL INDEXES WITH NEW TYPED INDEXES REFLECTING MODIFICATIONS.

7. COORDINATE AND REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT SCOPE OF THE DEMOLITION WORK TO BE PREFORMED UNDER THIS CONTRACT.

8. REFER TO ARCHITECTURAL DRAWINGS FOR PHASING.

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Civil:
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OWNER:
AREA REAL ESTATE, LLC

REVISIONS:

8/31/2017
STATE OF TEXAS
DAVID O. BRANTLEY
109116
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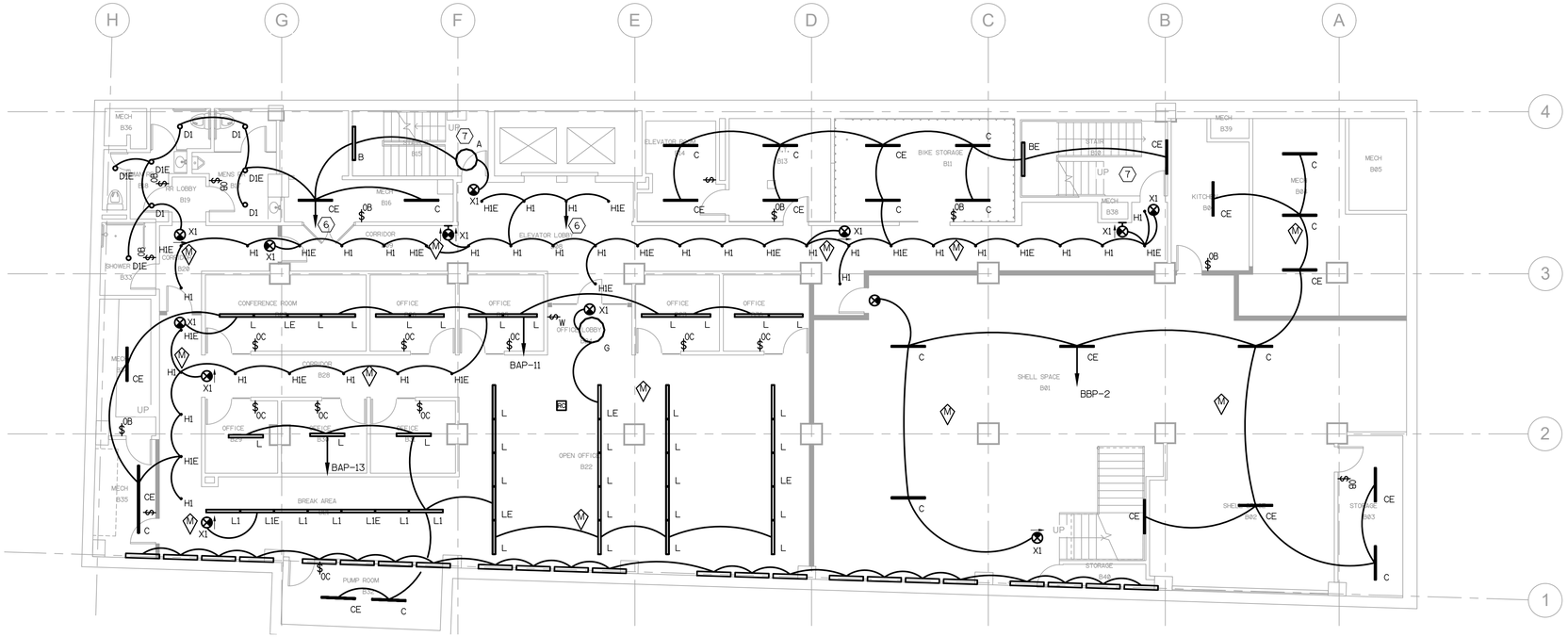
PROFESSIONAL ENGINEER

ELECTRICAL NOTES

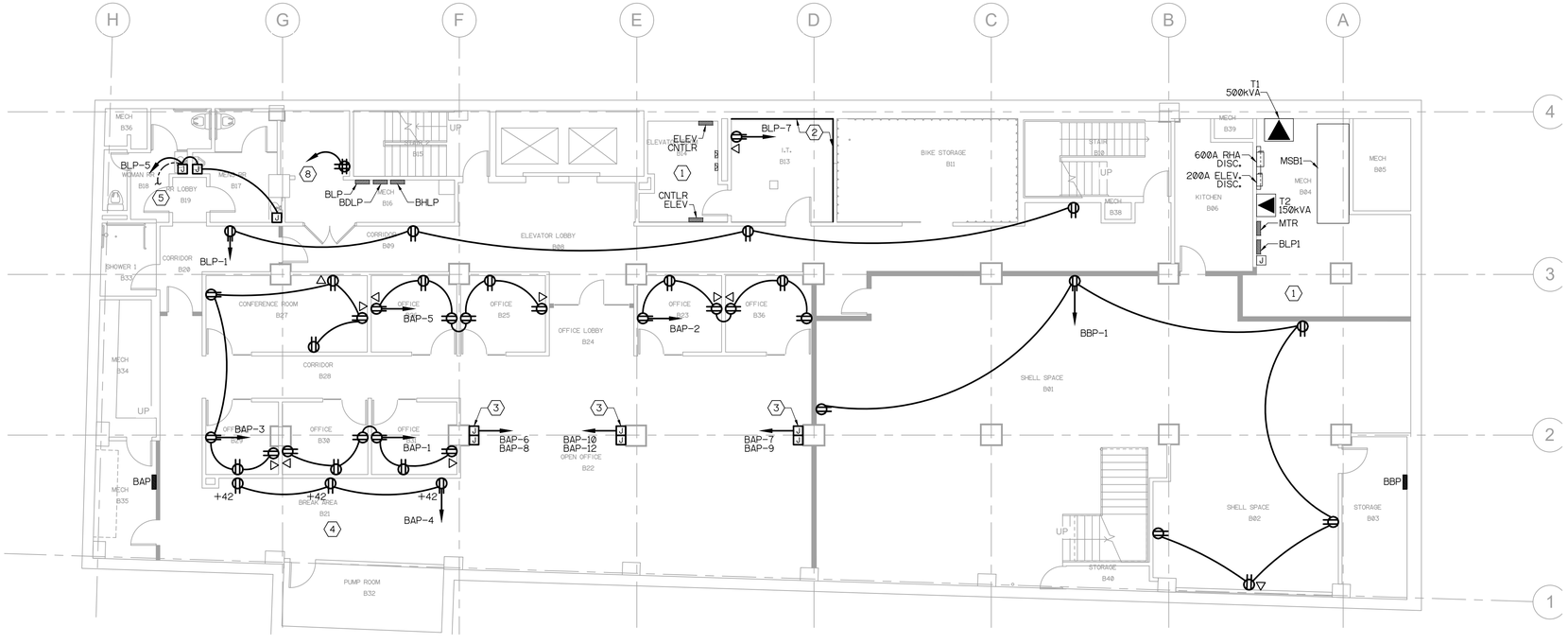
E100

Project Number: 1712
Date 8/7/2017



1 BASEMENT FLOOR PLAN - LIGHTING

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



2 BASEMENT FLOOR PLAN - POWER

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

FILENAME: 88603EF0 LTSCALE: 96 PLOT TIME: 8/31/2017 4:28 PM BY: Kortney

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. PROVIDE TWO (2) JUNCTION BOXES AT BASE OF WALL, ONE (1) FOR POWER AND ONE (1) FOR DATA CONNECTION TO TENANT FURNITURE SYSTEM. COORDINATE EXACT LOCATION WITH TENANT/ARCHITECT. ELECTRICAL CONTRACTOR SHALL CONNECT WHIP TO JUNCTION BOX.
4. ALL DUPLEX RECEPTACLES IN BREAK ROOM WITH-IN 6' OF SINK SHALL BE GFCI.
5. EXTEND SWITCHLEG TO LOCAL CONTROL.
6. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN 120V PANEL.
7. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.
8. ROUTE CIRCUIT TO AVAILABLE SPARE IN 120V PANEL. RECEPTACLE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

NOTE:
ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

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Landscape Architect:
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Civil:
n/a

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8/31/2017
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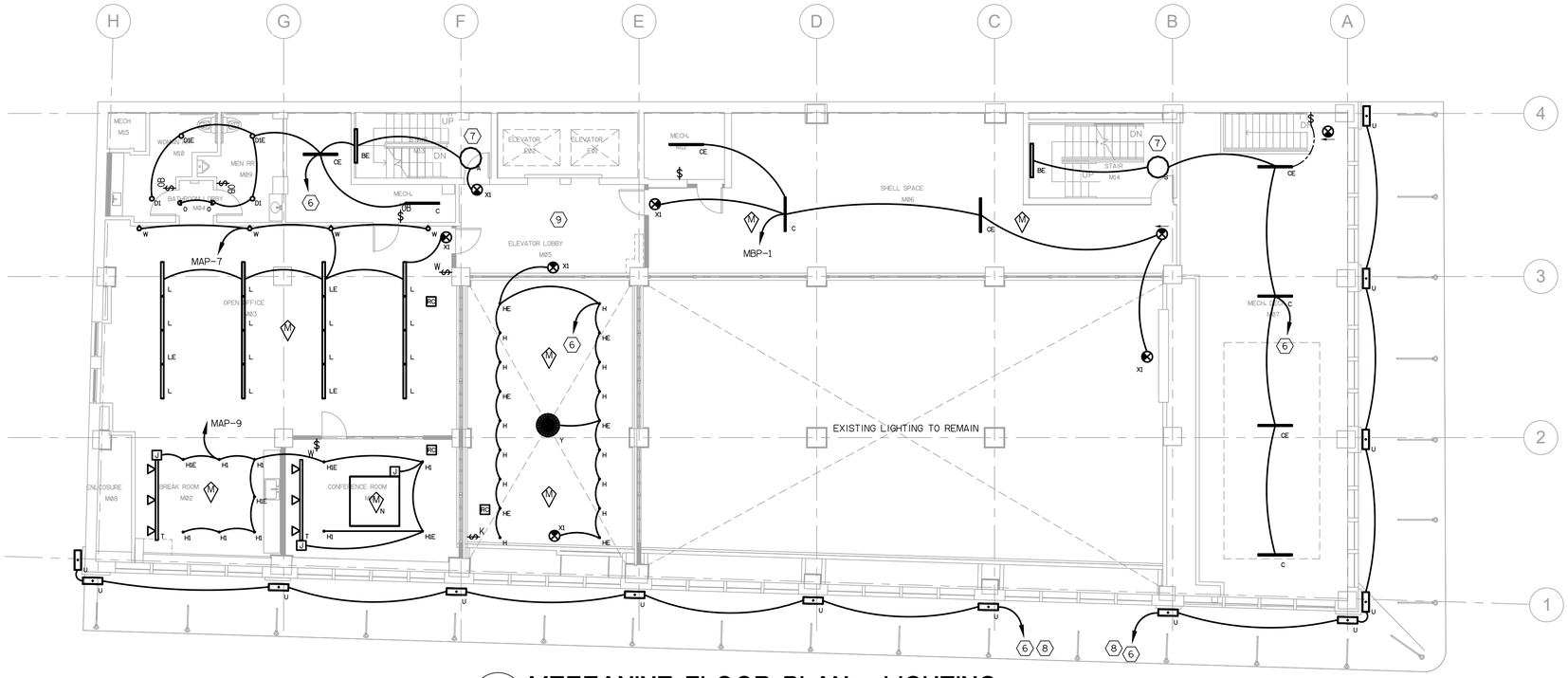
BASEMENT FLOOR PLAN - ELECTRICAL

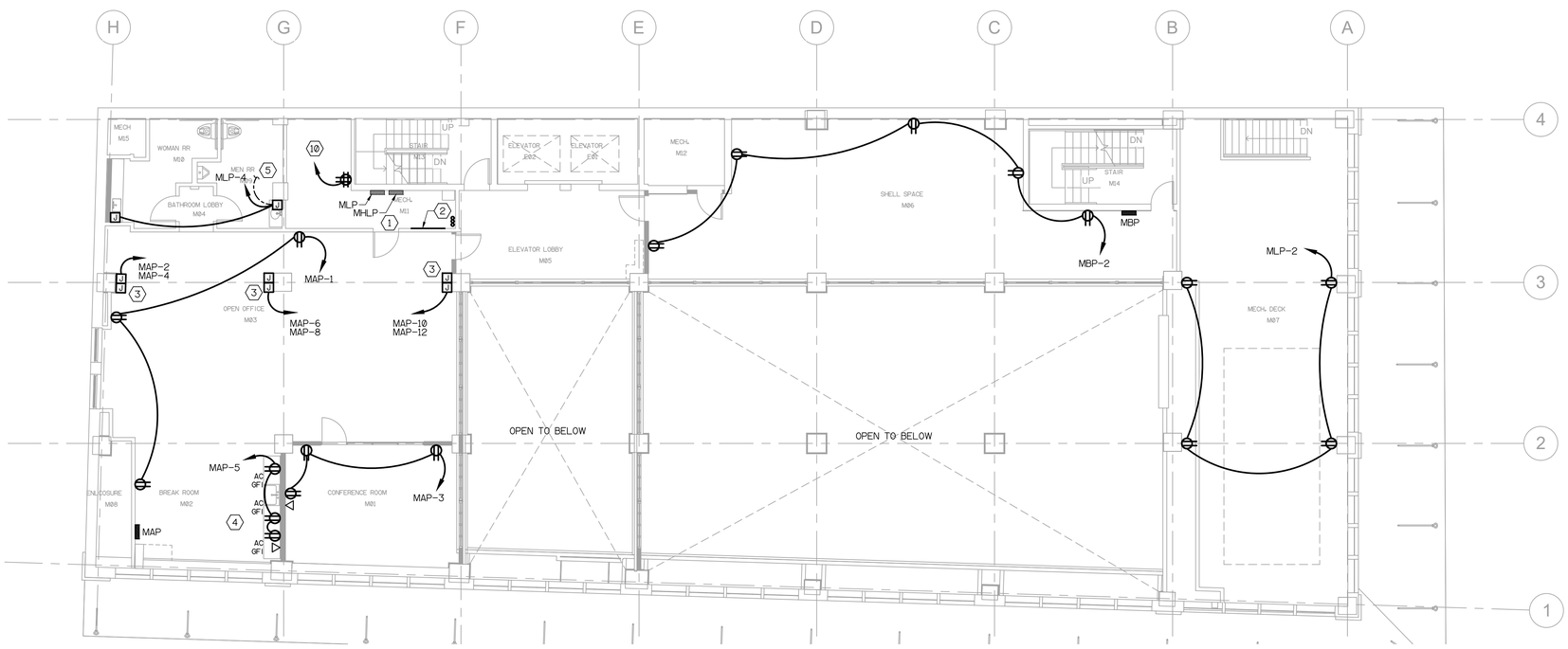
E200

Project Number: 1712
Date 8/7/2017



1 MEZZANINE FLOOR PLAN - LIGHTING

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



2 MEZZANINE FLOOR PLAN - POWER

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

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. PROVIDE TWO (2) JUNCTION BOXES AT BASE OF WALL, ONE (1) FOR POWER AND ONE (1) FOR DATA CONNECTION TO TENANT FURNITURE SYSTEM. COORDINATE EXACT LOCATION WITH TENANT/ARCHITECT. ELECTRICAL CONTRACTOR SHALL CONNECT WHIP TO JUNCTION BOX.
4. ALL DUPLEX RECEPTACLES IN BREAK ROOM SHALL BE GFCI.
5. EXTEND SWITCHLEG TO LOCAL CONTROL.
6. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN PANEL MLP.
7. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.
8. ROUTE CIRCUIT THRU TIMECLOCK. COORDINATE TIME OF DAY SCHEDULE WITH OWNER.
9. EXISTING RECESSED CANS TO BE RELAMPED WITH LED SCREW TYPE BULBS FIELD VERIFY QUANITY. LIGHTING AND CONTROLS TO REMAIN AS IS. FIELD VERIFY SWITCHING AND PROVIDE MODIFICATION AS REQUIRED.
10. ROUTE CIRCUIT TO AVAILABLE SPARE IN 120V PANEL. RECEPTACLE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

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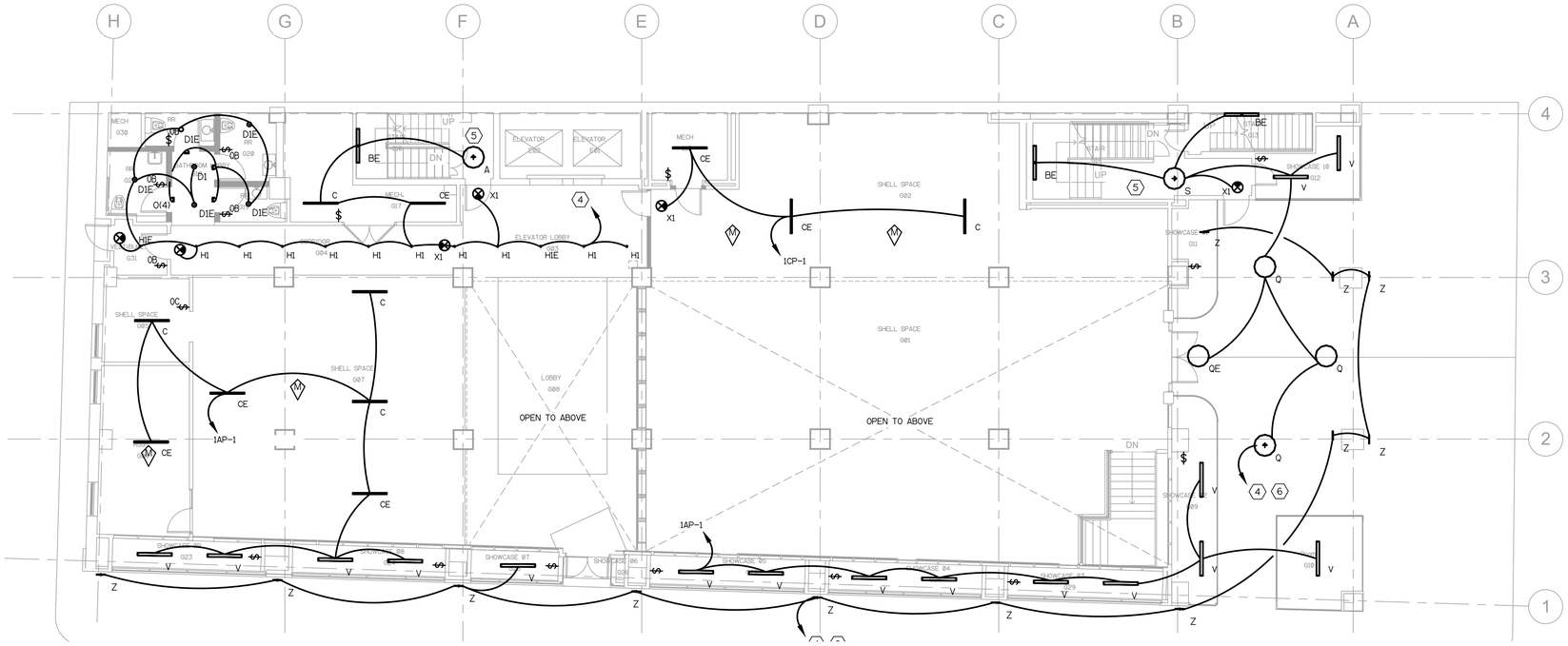
MEZZANINE FLOOR PLAN - ELECTRICAL

E202

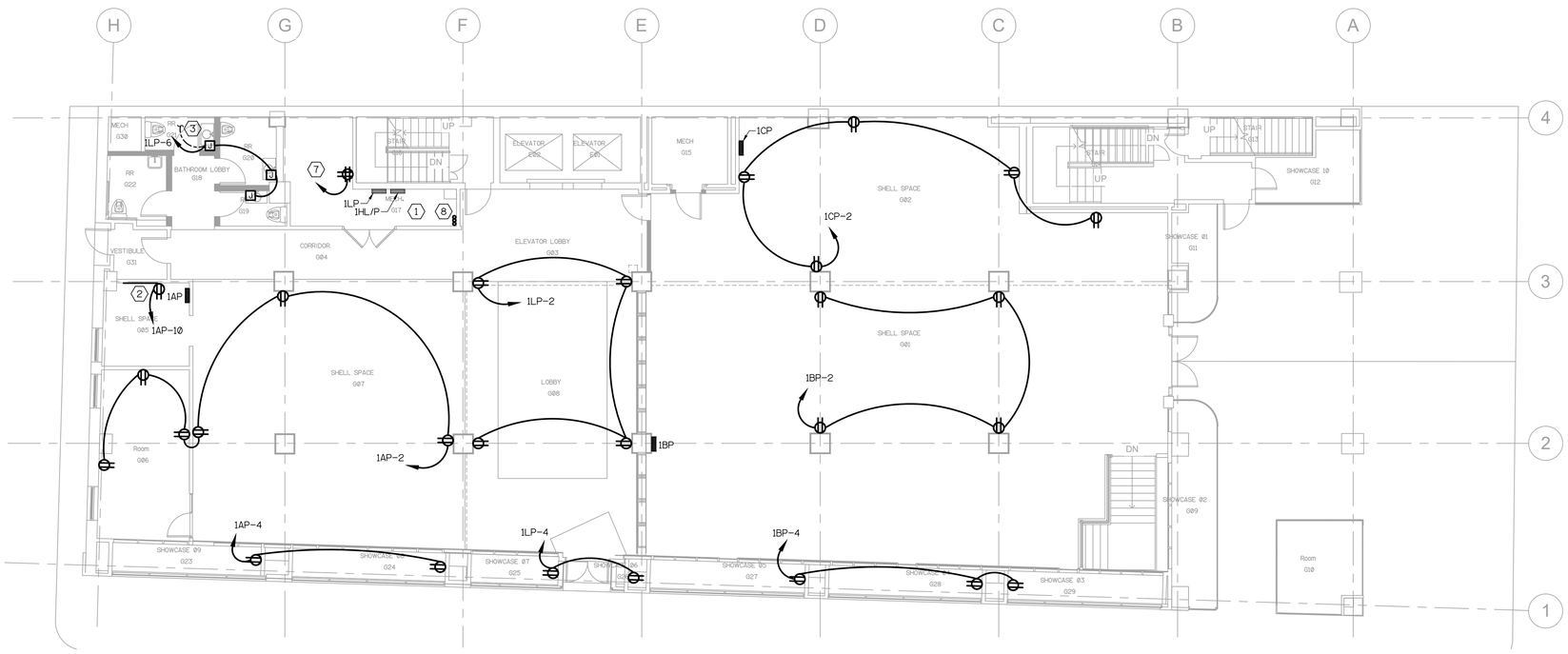
Project Number: 1712
Date 8/7/2017

FILENAME: 88603EF1.5LTSCALE: 96 PLOT TIME: 8/31/2017 4:58 PM BY: Kortney



1 LEVEL 1 FLOOR PLAN - LIGHTING

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



2 LEVEL 1 FLOOR PLAN - POWER

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

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. EXTEND SWITCHLEG TO LOCAL CONTROL.
4. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN PANEL 1LP.
5. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.
6. ROUTE CIRCUIT THRU TIMECLOCK. COORDINATE TIME OF DAY SCHEDULE WITH OWNER.
7. ROUTE CIRCUIT TO AVAILABLE SPARE IN 120V PANEL. RECEPTACLE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
8. ROUTE (3) 4" CONDUIT SLEEVES THRU EACH FLOOR FOR VERTICAL TELECOM WIRING. TYP FOR EVERY FLOOR.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

TADA

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8/31/2017

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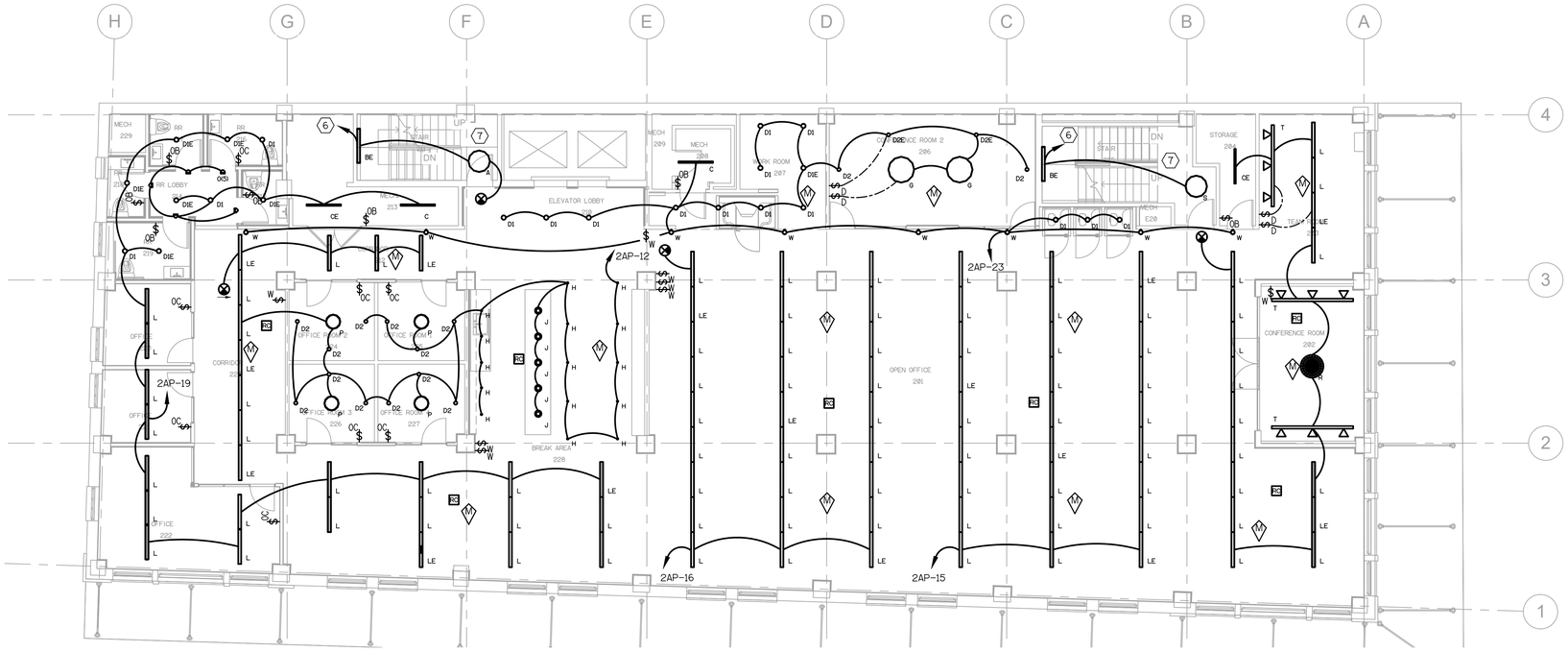
LEVEL 1 FLOOR PLAN ELECTRICAL

E201

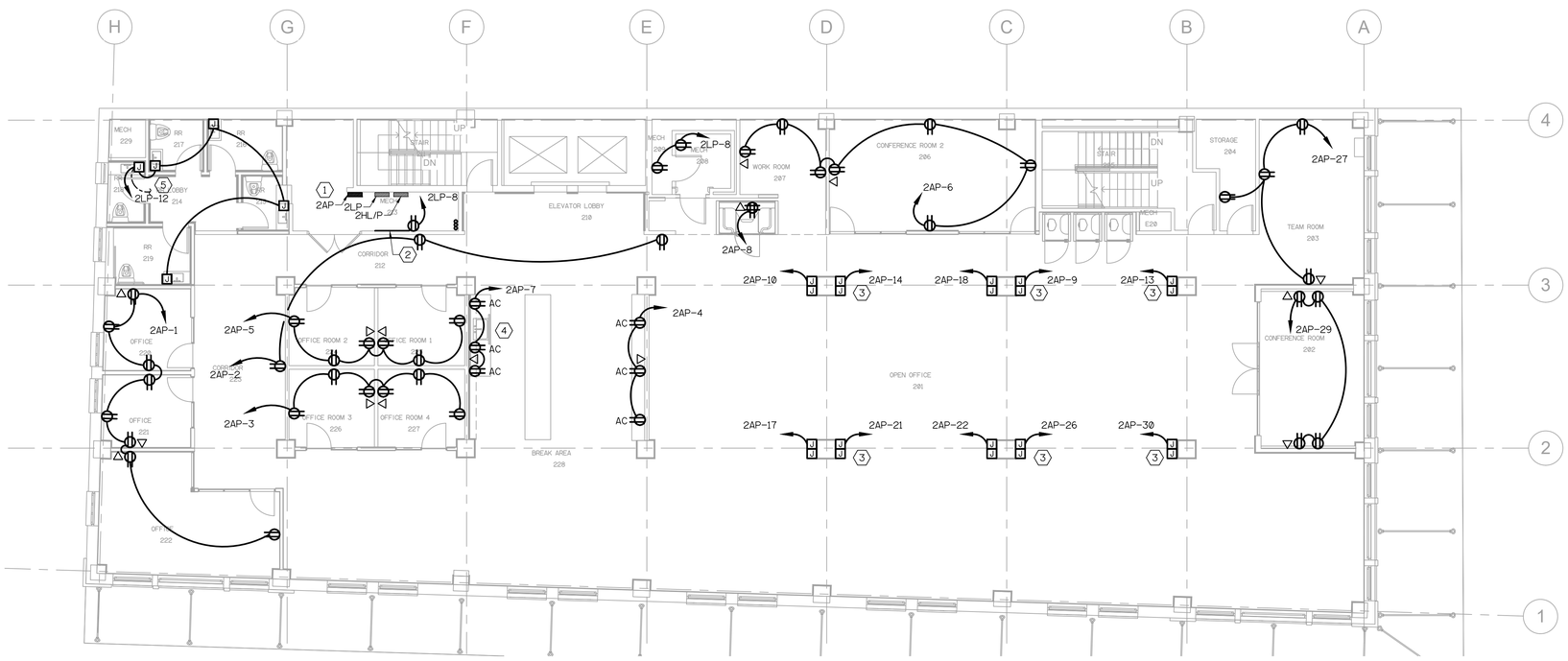
Project Number: 1712
Date 8/7/2017

FILENAME: 88603EF1 LTSCALE: 96 PLOT TIME: 8/31/2017 4:58 PM BY: Kortney



1 LEVEL 2 FLOOR PLAN - LIGHTING

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



2 LEVEL 2 FLOOR PLAN - POWER

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

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. PROVIDE TWO (2) JUNCTION BOXES AT BASE OF WALL, ONE (1) FOR POWER AND ONE (1) FOR DATA CONNECTION TO TENANT FURNITURE SYSTEM. COORDINATE EXACT LOCATION WITH TENANT/ARCHITECT. ELECTRICAL CONTRACTOR SHALL CONNECT WHIP TO JUNCTION BOX.
4. ALL DUPLEX RECEPTACLES IN BREAK ROOM SHALL BE GFCI.
5. EXTEND SWITCHLEG TO LOCAL CONTROL.
6. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN PANEL 2LP.
7. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

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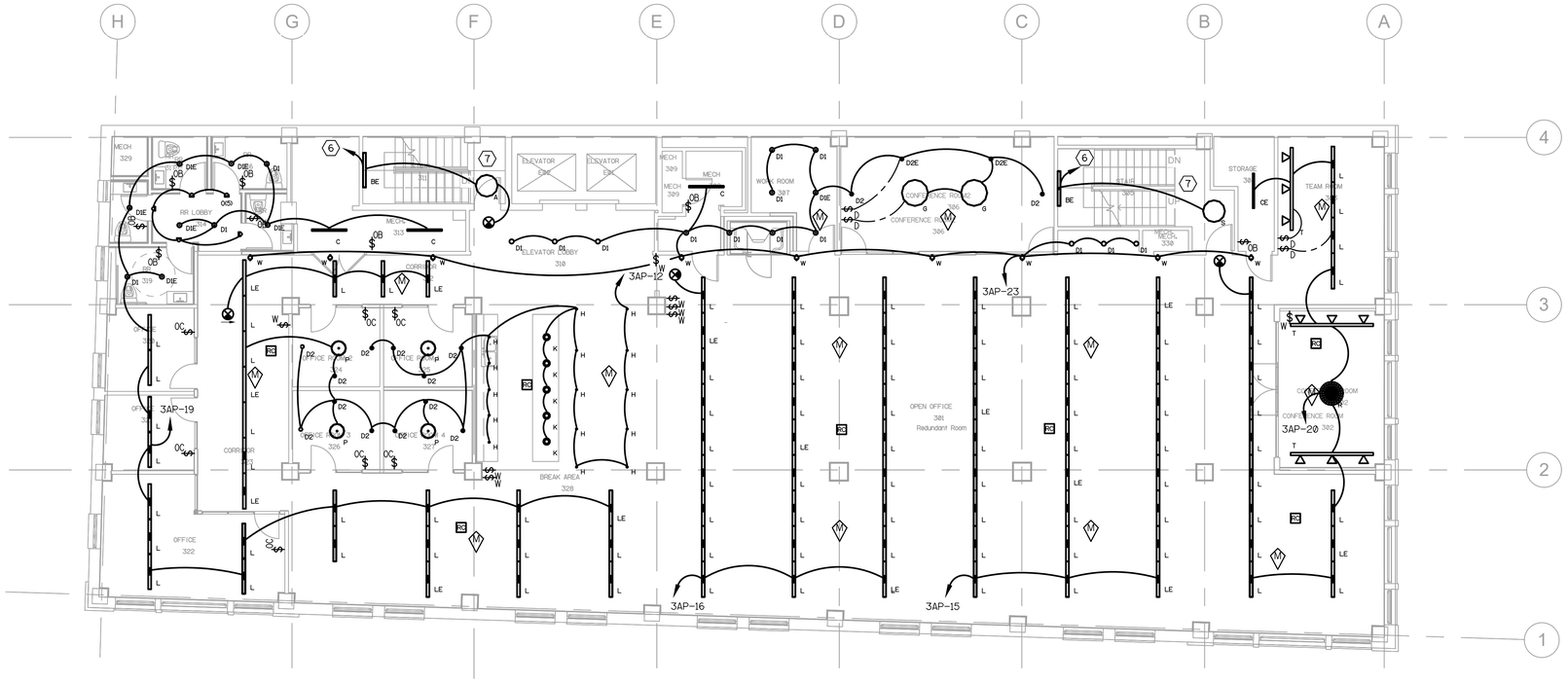
LEVEL 2 FLOOR PLAN
ELECTRICAL

E203

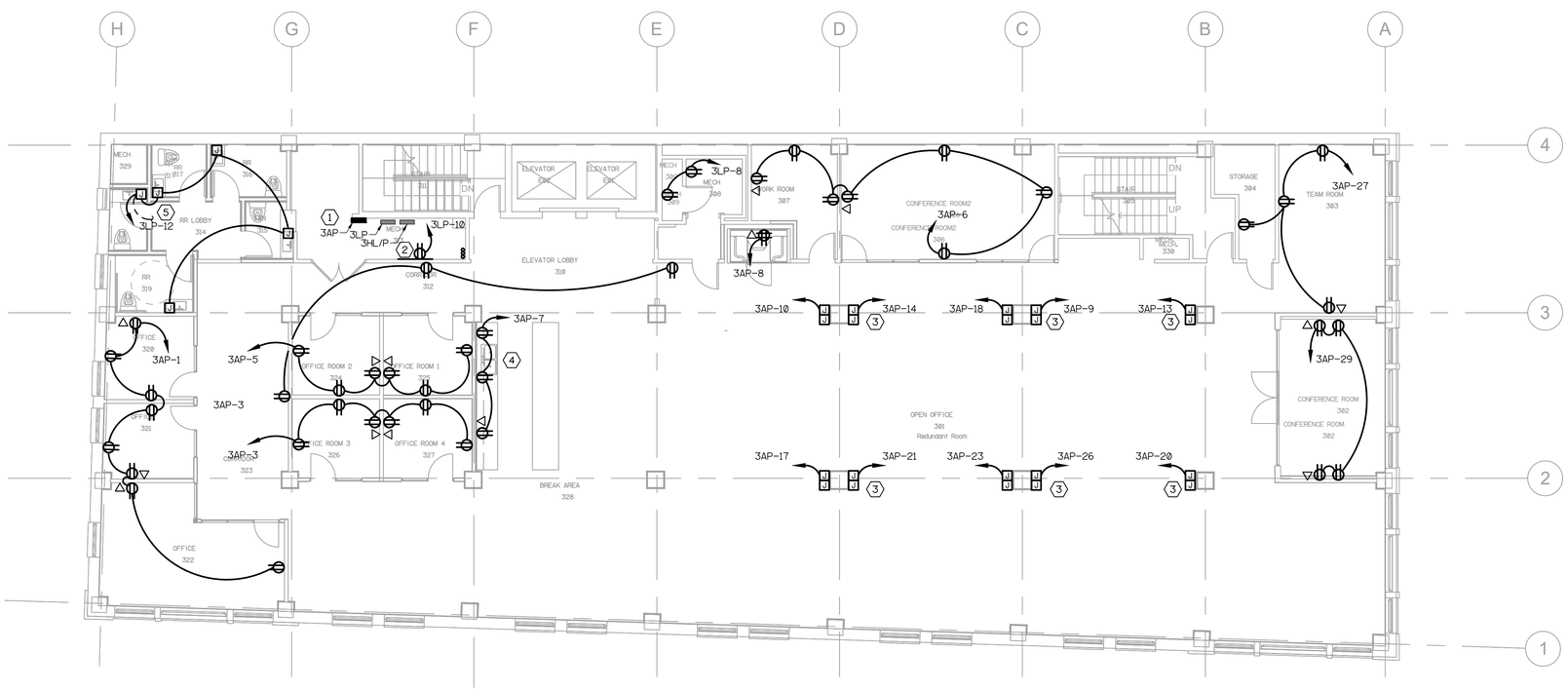
Project Number: 1712
Date 8/7/2017

FILENAME: 88603EF2 LTSCALE: 96 PLOT TIME: 8/31/2017 4:58 PM BY: Kortney



1 LEVEL 3 FLOOR PLAN - LIGHTING

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



2 LEVEL 3 FLOOR PLAN - POWER

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

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. PROVIDE TWO (2) JUNCTION BOXES AT BASE OF WALL, ONE (1) FOR POWER AND ONE (1) FOR DATA CONNECTION TO TENANT FURNITURE SYSTEM. COORDINATE EXACT LOCATION WITH TENANT/ARCHITECT. ELECTRICAL CONTRACTOR SHALL CONNECT WHIP TO JUNCTION BOX.
4. ALL DUPLEX RECEPTACLES IN BREAK ROOM SHALL BE GFCI.
5. EXTEND SWITCHLEG TO LOCAL CONTROL.
6. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN PANEL 2LP.
7. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

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Civil:

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8/31/2017

STATE OF TEXAS
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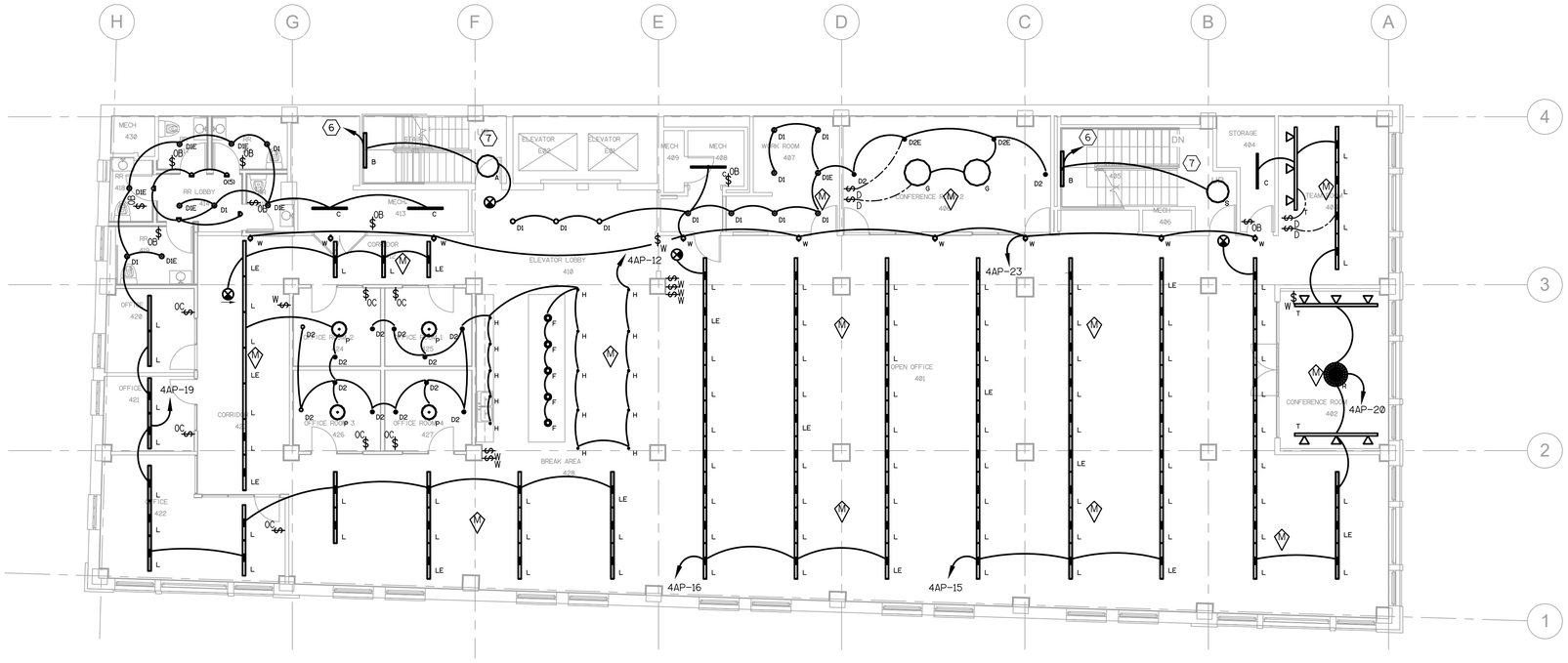
LEVEL 3 FLOOR PLAN ELECTRICAL

E204

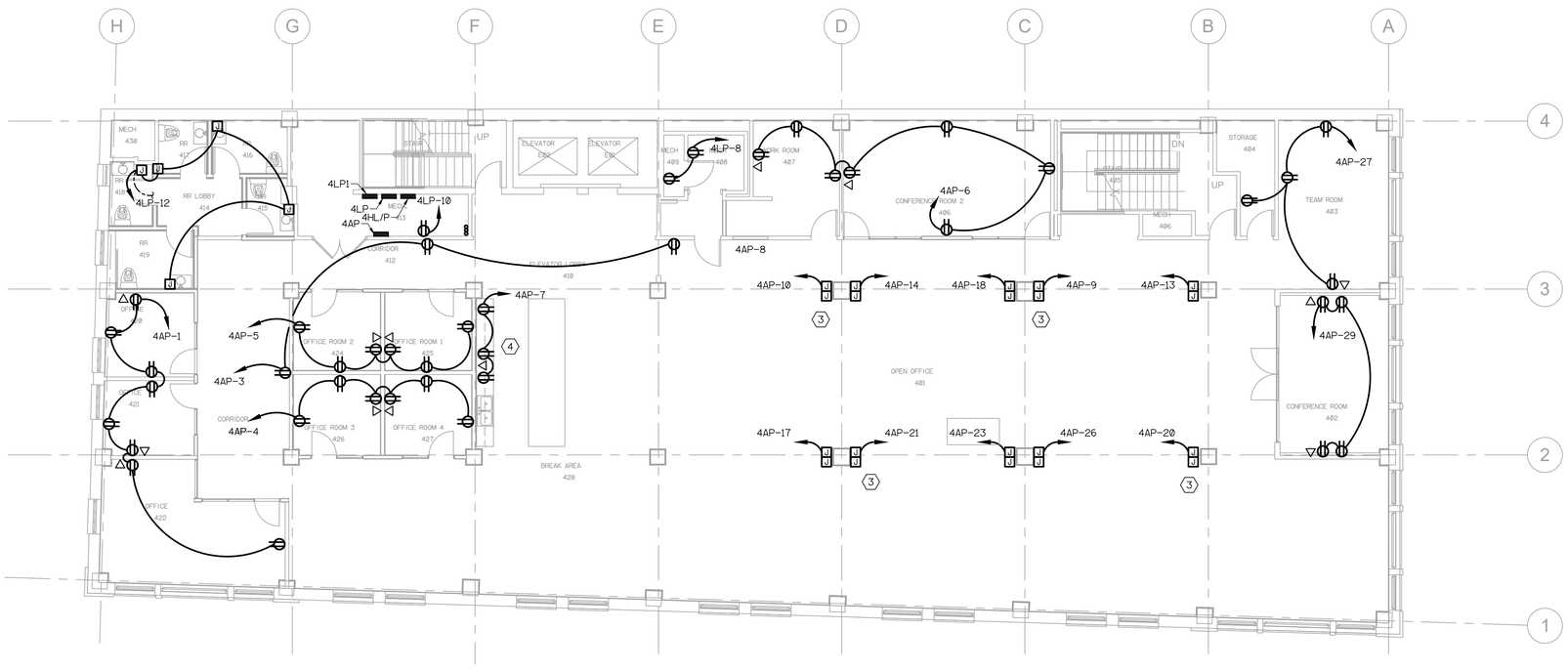
Project Number: 1712
Date 8/7/2017

FILENAME: 88603EF3 LTSCALE: 192 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney



1 LEVEL 4 FLOOR PLAN - LIGHTING

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



2 LEVEL 4 FLOOR PLAN - POWER

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

FILENAME: 88603EF4 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney

KEYED NOTES:

1. ALL EQUIPMENT IN THIS ROOM IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. PROVIDE 8' X 3/4" FIRE RETARDANT PLYWOOD BACKBOARD ALONG WALL FOR TELEPHONE/DATA TERMINATIONS
3. PROVIDE TWO (2) JUNCTION BOXES AT BASE OF WALL, ONE (1) FOR POWER AND ONE (1) FOR DATA CONNECTION TO TENANT FURNITURE SYSTEM. COORDINATE EXACT LOCATION WITH TENANT/ARCHITECT. ELECTRICAL CONTRACTOR SHALL CONNECT WHIP TO JUNCTION BOX.
4. ALL DUPLEX RECEPTACLES IN BREAK ROOM SHALL BE GFCI.
5. EXTEND SWITCHLEG TO LOCAL CONTROL.
6. ROUTE CIRCUIT TO NEAREST AVAILABLE 20A SPARE IN PANEL 2LP.
7. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.

TADA

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Landscape Architect:

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Civil:

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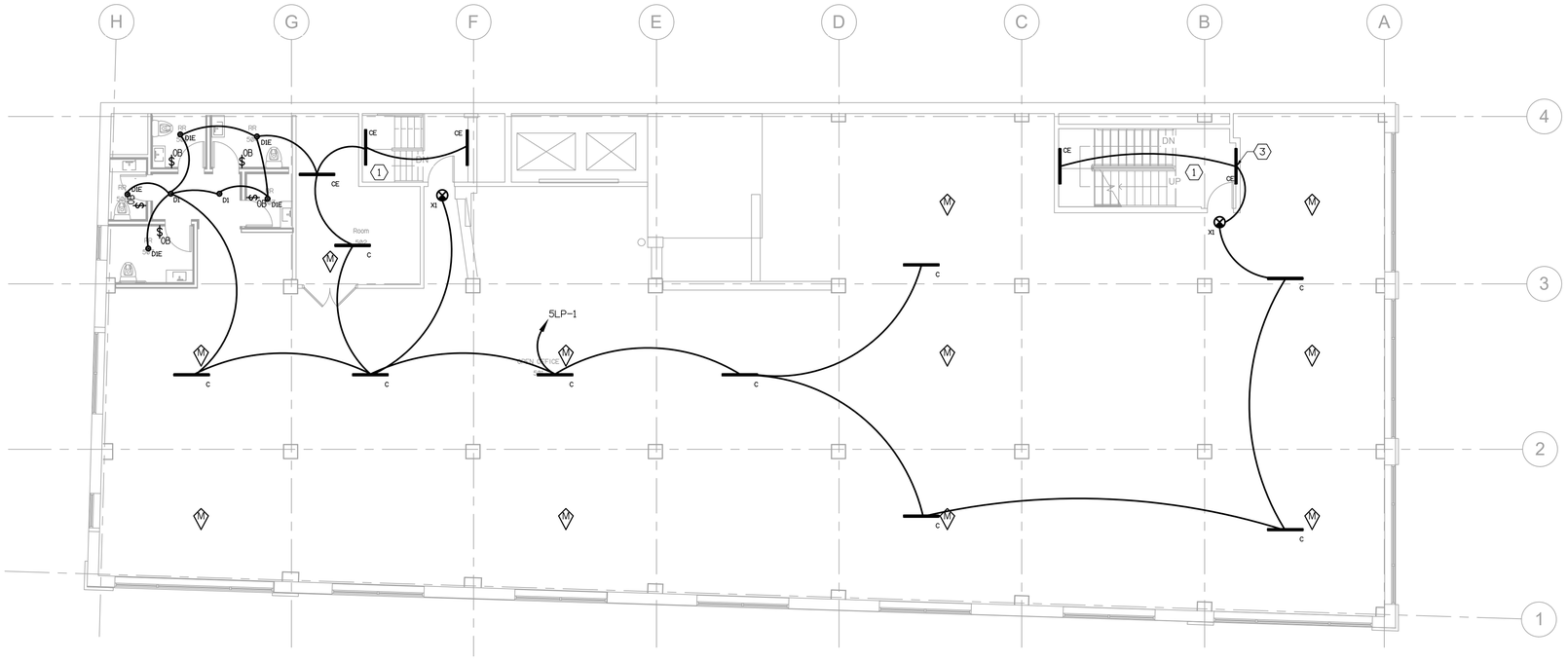
LEVEL 4 FLOOR PLAN ELECTRICAL

E205

Project Number: 1712
Date 8/7/2017



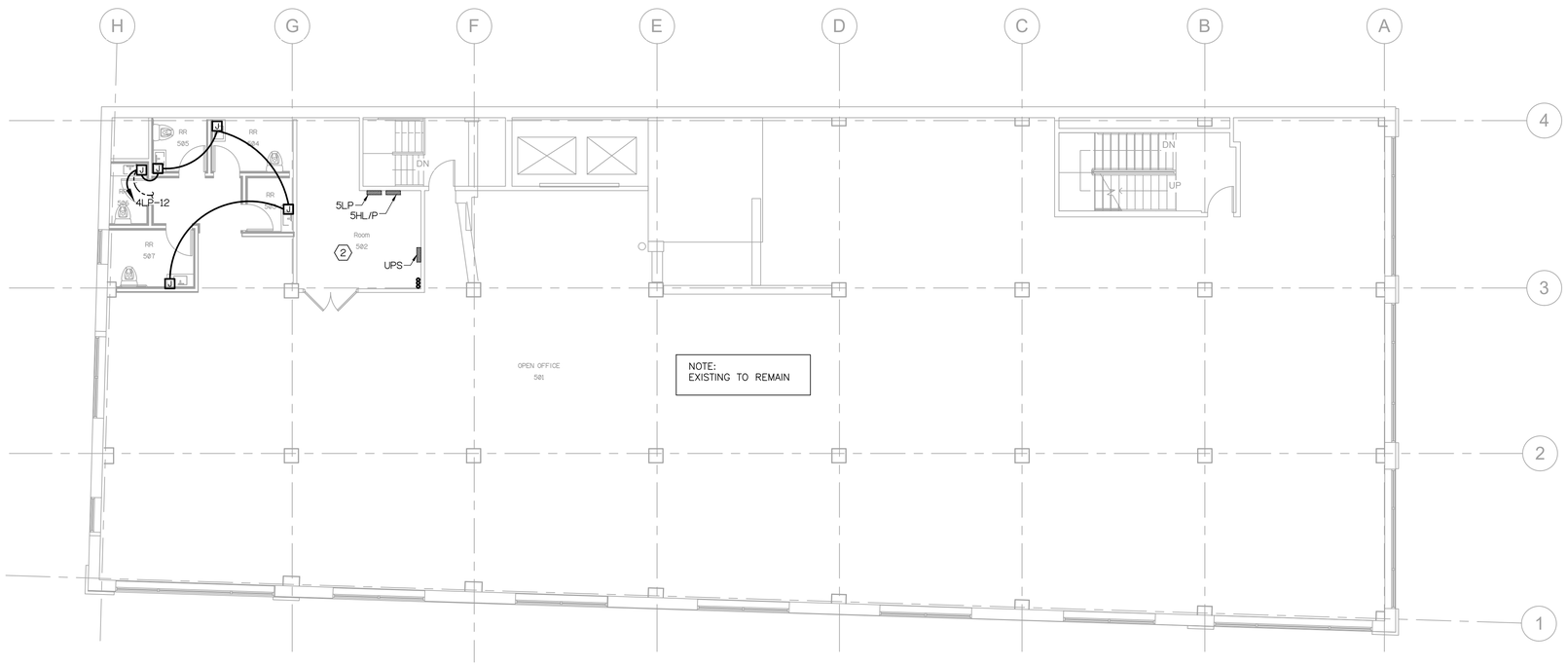
1 LEVEL 5 FLOOR PLAN - LIGHTING

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

KEYED NOTES:

1. PROVIDE FIXTURES WITH FACTORY MOUNTED OCCUPANCY SENSORS.
2. EXISTING UPS AND MINI SPLIT TO REMAIN.
3. FIXTURE LOCATED AT LANDING ABOVE.

NOTE:
EXISTING ELEVATOR AND EQUIPMENT EXISTING TO REMAIN.



NOTE:
EXISTING TO REMAIN

2 LEVEL 5 FLOOR PLAN - POWER

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

FILENAME: 88603EF5 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney

TADA

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Landscape Architect:

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Civil:

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STATE OF TEXAS
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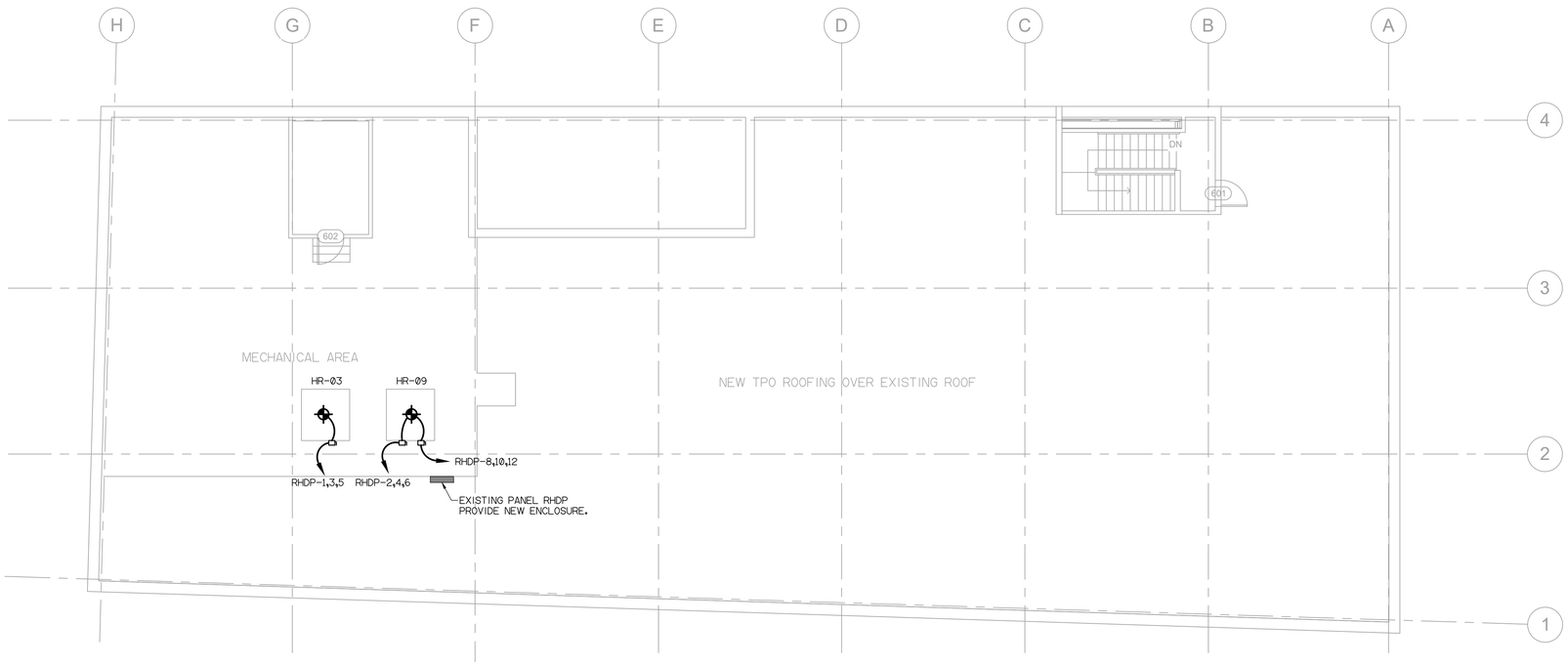
LEVEL 5 FLOOR PLAN ELECTRICAL

E206

Project Number: 1712
Date 8/7/2017



1 ROOF FLOOR PLAN - ELECTRICAL

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

FILENAME: 88603EF6 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney

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Civil:

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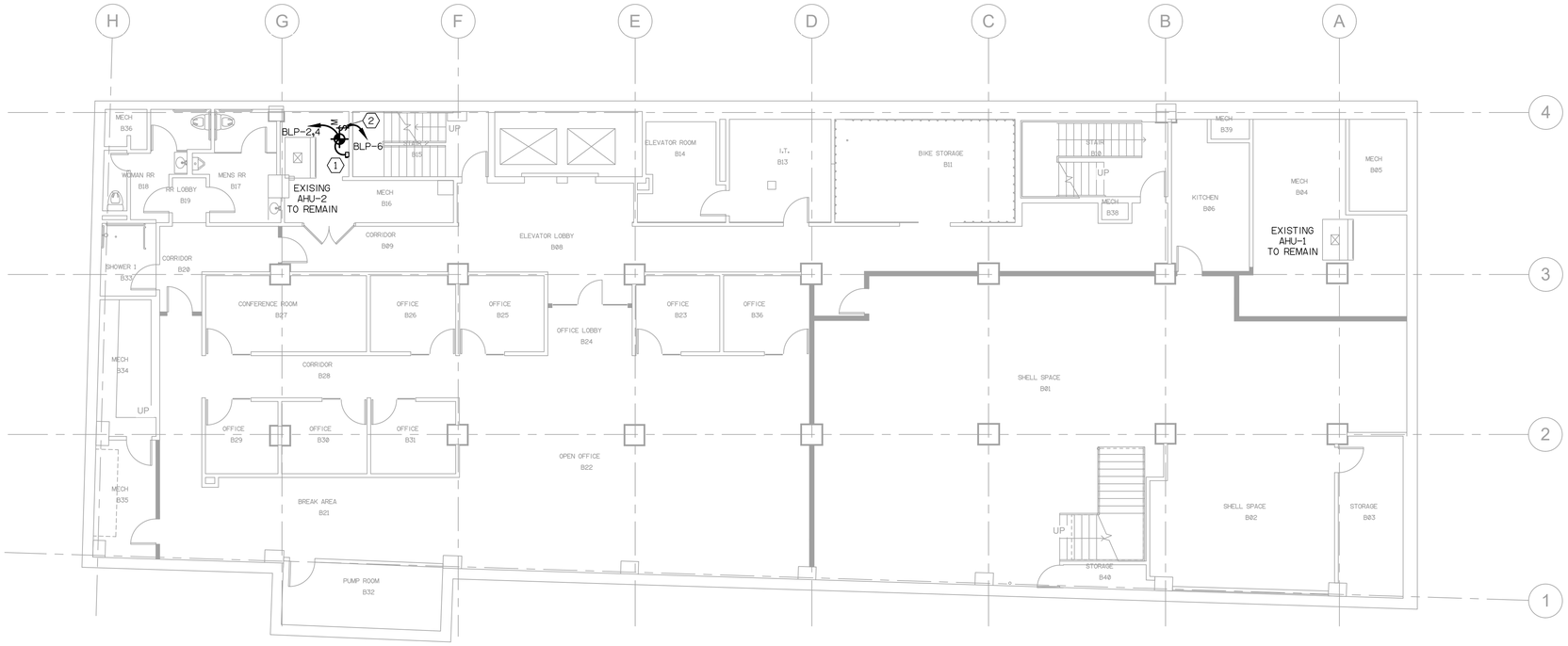
ROOF FLOOR PLAN ELECTRICAL

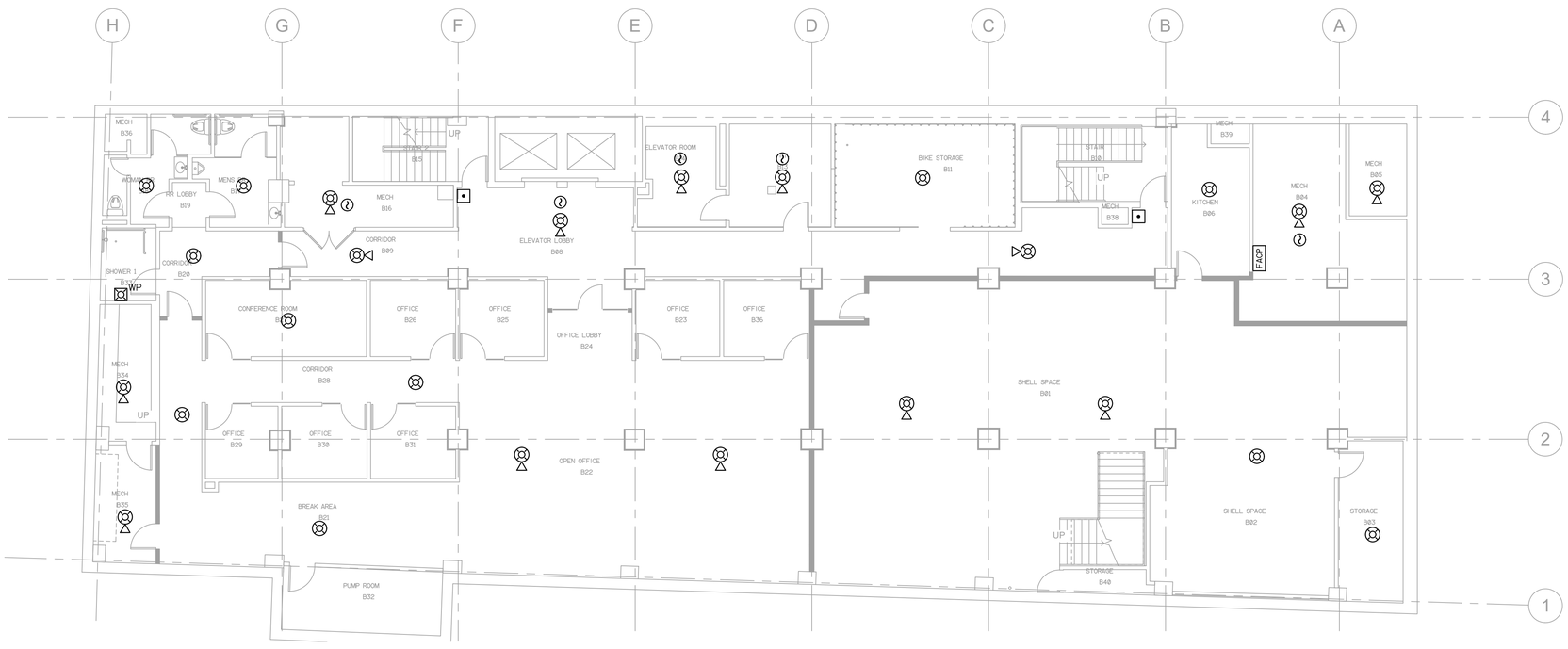
E207

Project Number: 1712
Date 8/7/2017



1 BASEMENT FLOOR PLAN - MECHANICAL POWER

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



2 BASEMENT FLOOR PLAN - SPECIAL SYSTEMS

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

GENERAL FIRE ALARM NOTES (APPLIES TO ENTIRE PROJECT):

A. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS TO REQUIRE A FIRE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS. IN ACCORDANCE WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS, POLICY ADVISORY APPROVED APRIL 22, 2004: "PLANNING OF FIRE ALARM SYSTEMS". THE SYSTEM IS SPECIFIED IN WRITING BY PERFORMANCE SPECIFICATION. THE PRESCRIPTIVE CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT ARE CONTAINED IN THE CONSTRUCTION SPECIFICATIONS.

B. THE SYSTEM PROVIDER(CONTRACTOR/INSTALLER):

B.A. MUST BE LICENSED BY THE STATE OF TEXAS AS "FIRE ALARM PLANNING SUPERINTENDENT" AND A CERTIFIED NICET LEVEL III (MINIMUM). TECHNICIAN;

B.B. IS RESPONSIBLE FOR THE PLANNING, DESIGN, INSTALLATION, TESTING AND CERTIFICATION OF THE SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS;

B.C. IS RESPONSIBLE FOR COORDINATING THE DESIGN, PLANNING AND INSTALLATION OF THE SYSTEM WITH THE WORK OF THE CONTRACT AND FOR PROVIDING THE LABOR, EQUIPMENT, MATERIALS, HARDWARE AND SOFTWARE REQUIRED TO COMPLY WITH AND PERFORM THE FUNCTIONS REQUIRED BY THE APPLICABLE CODES, ORDINANCES AND REGULATIONS AND THE SPECIFICATIONS; AND

B.D. IS RESPONSIBLE FOR EXAMINING THE CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DRAWINGS TO DETERMINE THE CHARACTERISTICS, QUANTITY AND LOCATION OF THE EQUIPMENT, SYSTEMS, DEVICES AND APPLIANCES REQUIRED TO BE SUPERVISED, MONITORED AND CONTROLLED BY THE FIRE ALARM SYSTEM.

C. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR IDENTIFICATION AND DESCRIPTION OF SYSTEM EQUIPMENT, COMPONENTS, MATERIALS, DEVICES , APPLIANCES AND FUNCTIONS REQUIRED BY THESE DOCUMENTS AND NOT REQUIRED BY APPLICABLE CODES. INCLUDE IN THE DESIGN, PLANNING, INSTALLATION, TESTING AND CERTIFICATION OF THE SYSTEM AS IF SO REQUIRED.

D. MAKE SUBMISSION OF INSTALLATION DRAWINGS AND OBTAIN PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

E. CONTRACTOR TO PROVIDE POWER PACKS AS REQUIRED.

F. PROVIDE SMOKE DETECTORS AS REQUIRED IN AREAS WITH NEW FCU. COORDINATE WITH MECHANICAL INSTALLER.

GENERAL MECHANICAL POWER NOTES:

A. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL EXISTING ZONE DAMPERS NOT SCHEDULED FOR DEMOLITION REMAIN ACTIVE AND CONNECTED TO EXISTING BRANCH CIRCUITS. COORDINATE WITH DIV. 26.

(#) KEYED NOTES:

1. PROVIDE NEW 30A/2P/3W/NON-FUSED SWITCH FOR EWH. COORDINATE CONNECTION AND LOCATION WITH DVI 23 INSTALLER.
2. PROVIDE MOTOR RATED SWITCH FOR FRACTIONAL HP MOTOR. COORDINATE FINAL CONNECTION WITH DIV 23 INSTALLER.

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Structural:
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Texas Registration No. F-465

Landscape Architect:
n/a

Civil:
n/a

BURNS BUILDING
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San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

REVISIONS:

8/31/2017
STATE OF TEXAS
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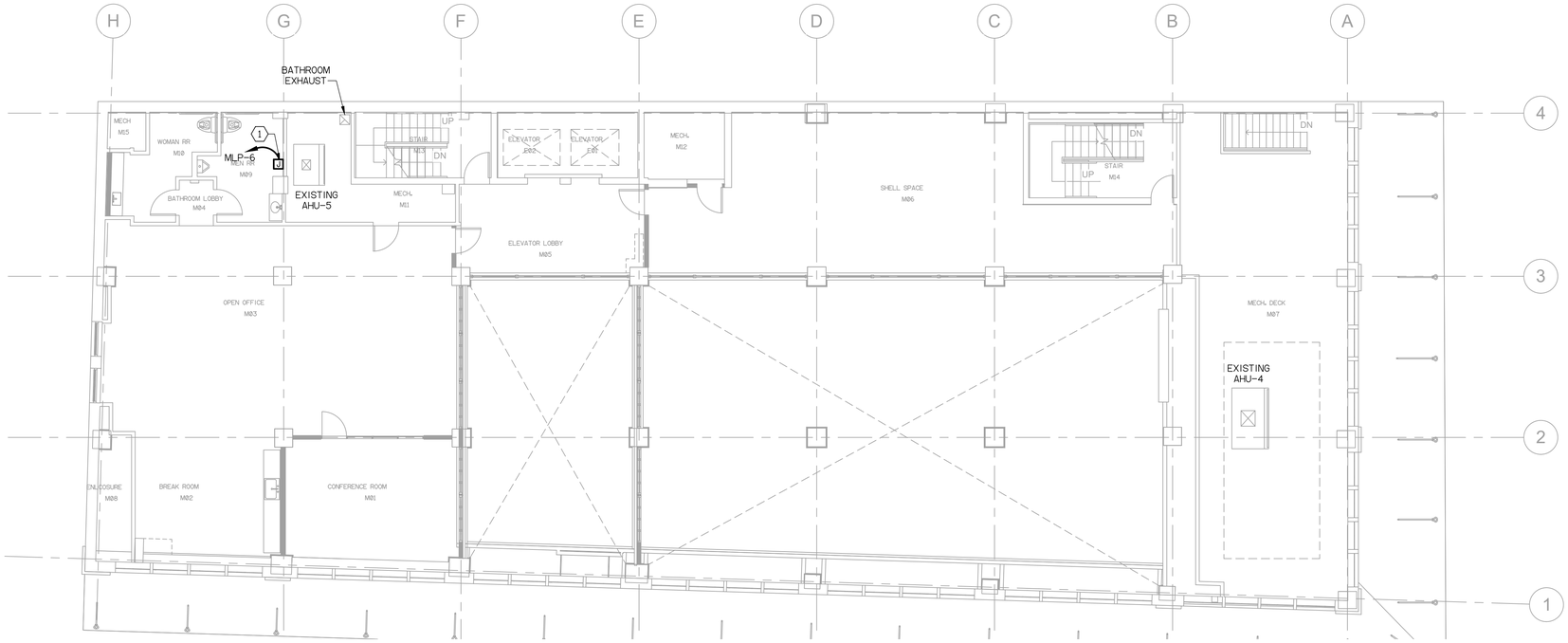
BASEMENT PLAN
MECHANICAL POWER

E300

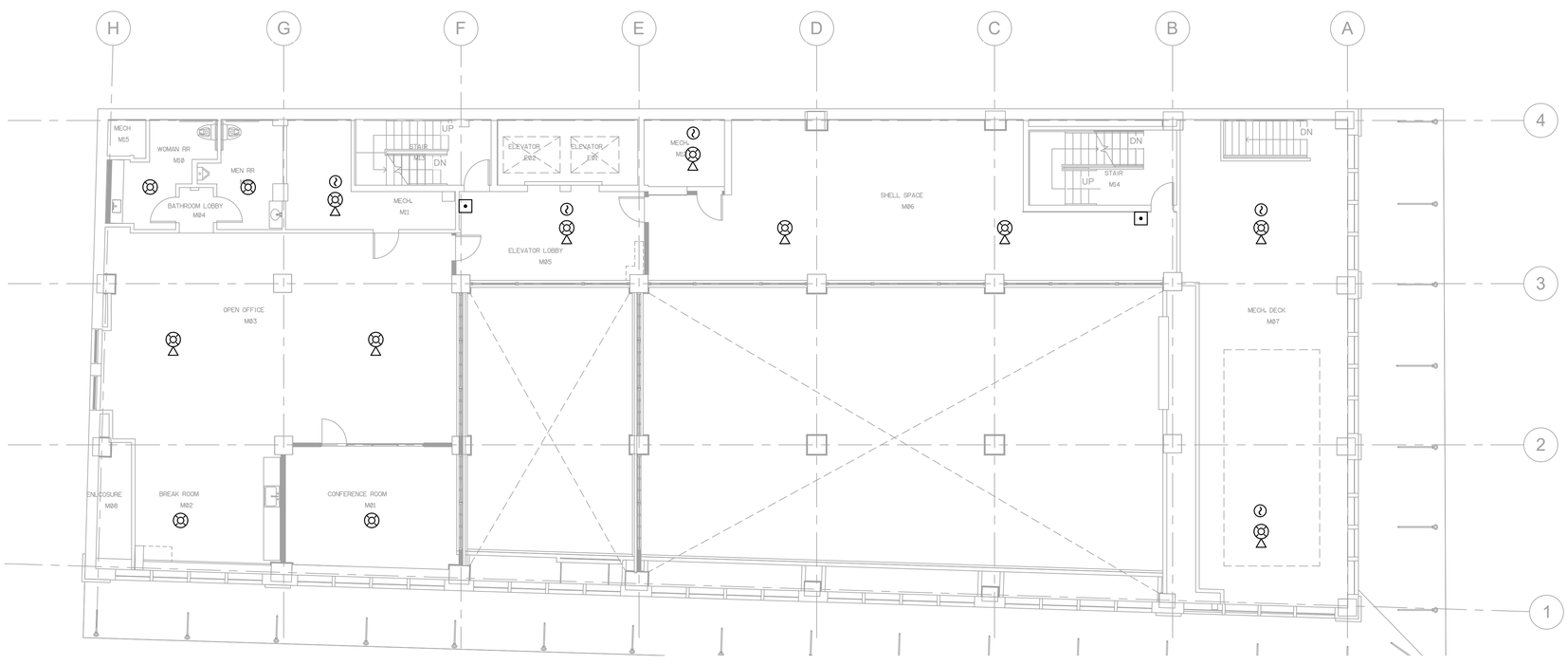
Project Number: 1712
Date 8/7/2017

FILENAME: 88603EQ0 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney



1 MEZZANINE FLOOR PLAN - MECHANICAL POWER

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



2 MEZZANINE FLOOR PLAN - SPECIAL SYSTEMS

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

KEYED NOTES:

1. PROVIDE FINAL CONNECTION TO ELECTRONIC TRAP PRIMER. COORDINATE FINIAL REQUIREMENTS WITH DIV 23 INSTALLER.

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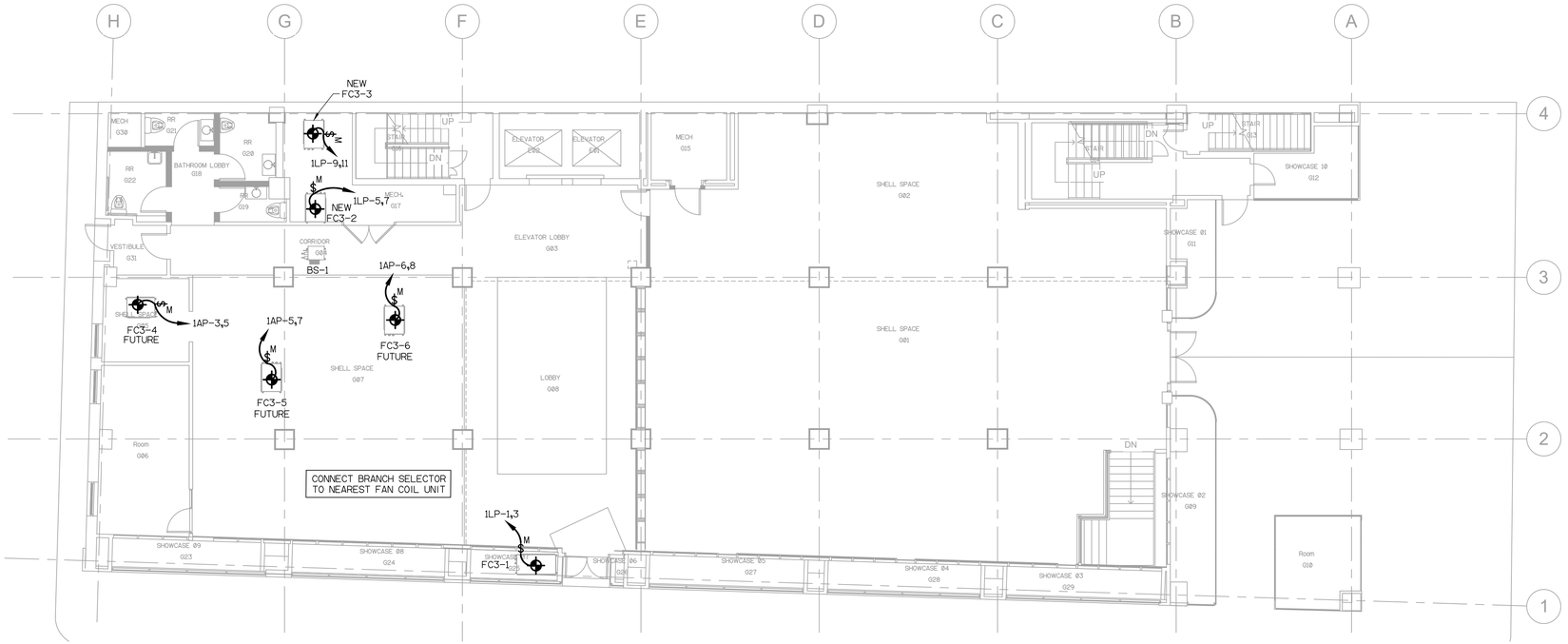
MEZZANINE FLOOR PLAN - MECHANICAL POWER

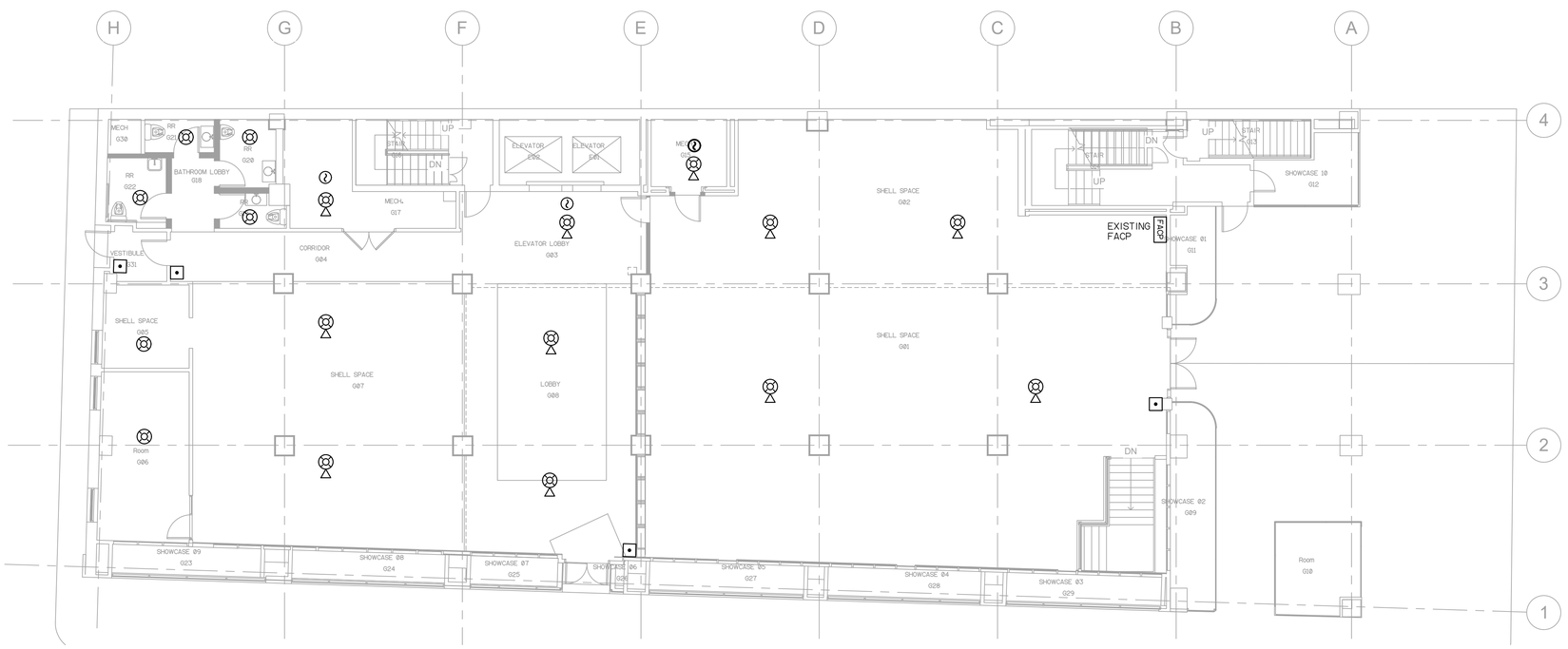
E302

Project Number: 1712
Date 8/7/2017

FILENAME: 88603EQ1.5LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney



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



2 **LEVEL 1 FLOOR PLAN - SPECIAL SYSTEMS**
SCALE: 1/8"=1'-0"

FILENAME: 88603EQ1 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney

TADA

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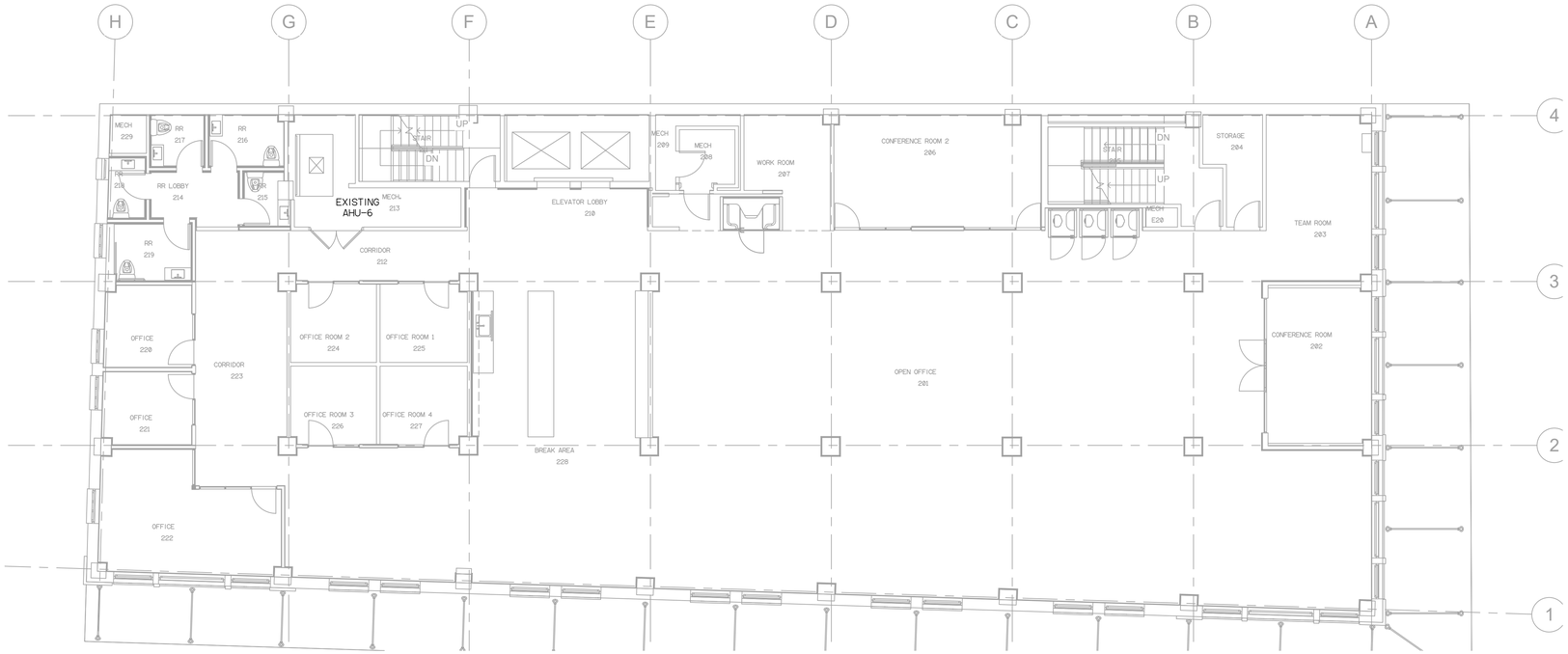
LEVEL 1 FLOOR PLAN MECHANICAL POWER

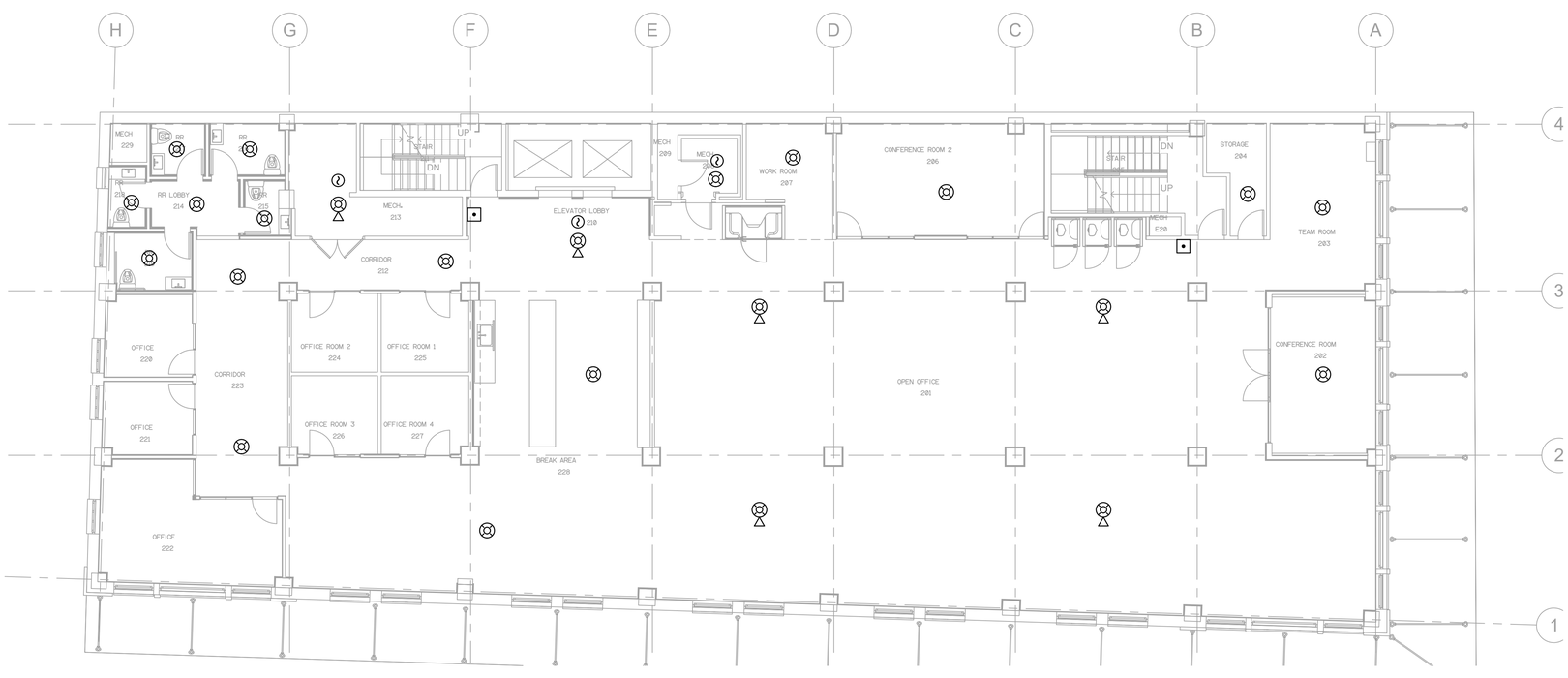
E301

Project Number: 1712
Date 8/7/2017



1 LEVEL 2 FLOOR PLAN - MECHANICAL POWER

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



2 LEVEL 2 FLOOR PLAN - SPECIAL SYSTEMS

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

FILENAME: 88603EQ2 LTSCALE: 96 PLOT TIME: 8/31/2017 4:59 PM BY: Kortney

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Civil:

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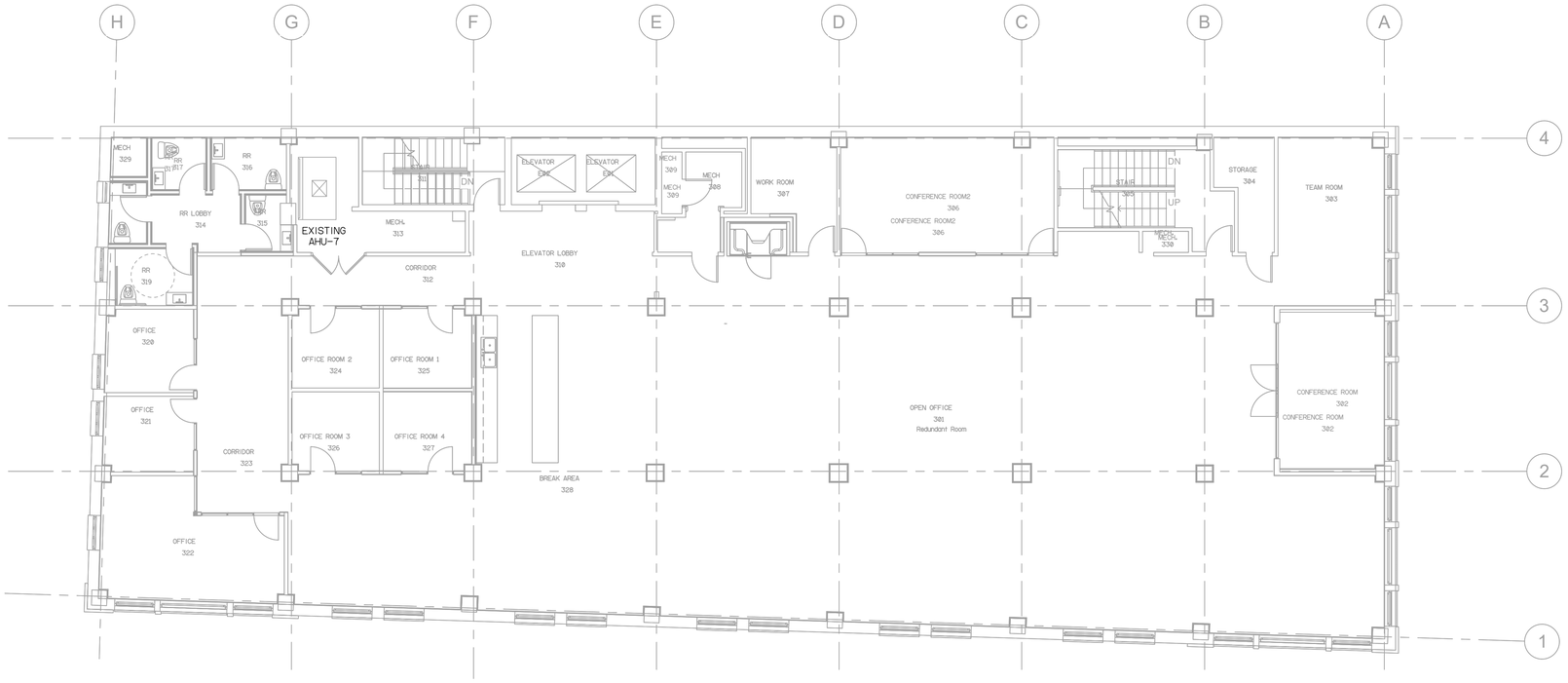
LEVEL 2 FLOOR PLAN MECHANICAL POWER

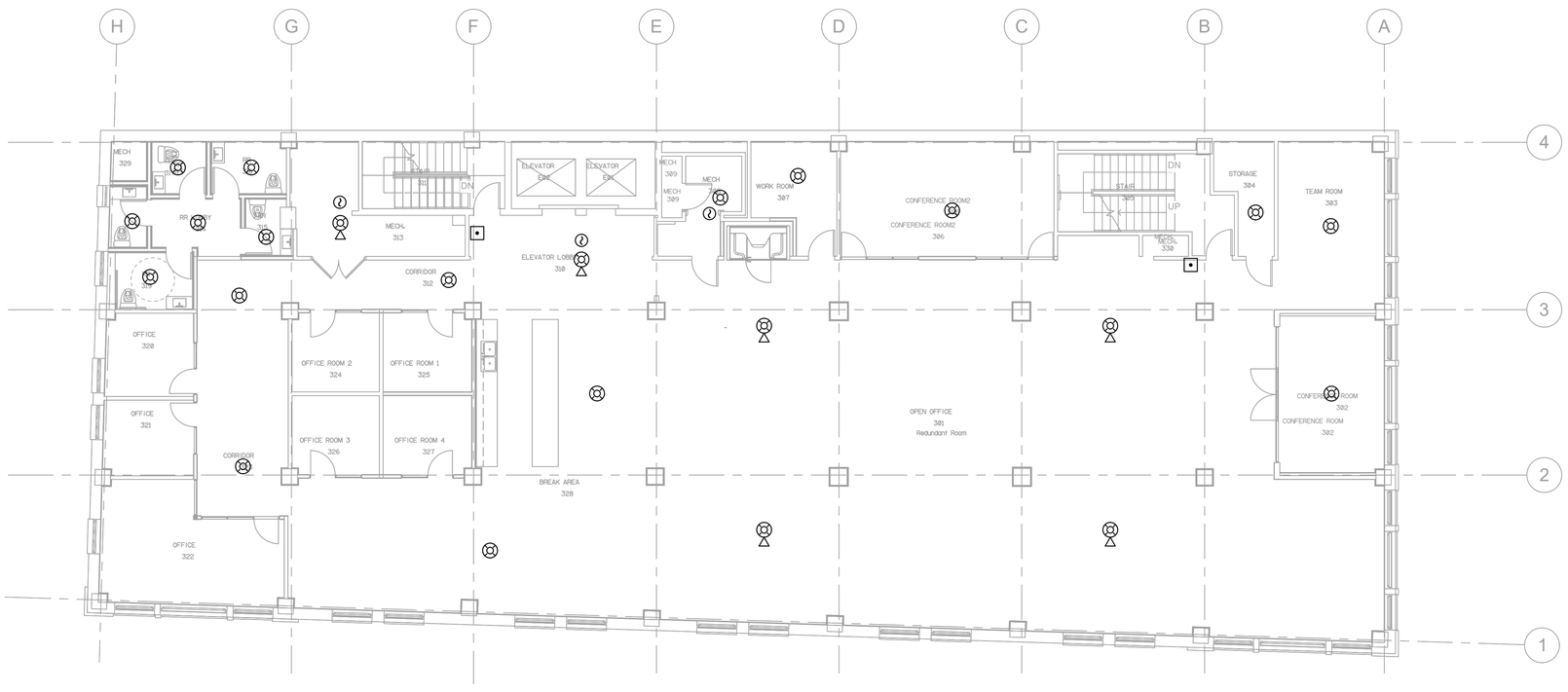
E303

Project Number: 1712
Date 8/7/2017



1 LEVEL 3 FLOOR PLAN - MECHANICAL POWER

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



2 LEVEL 3 FLOOR PLAN - SPECIAL SYSTEMS

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

FILENAME: 88603EQ3 LTSCALE: 96 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

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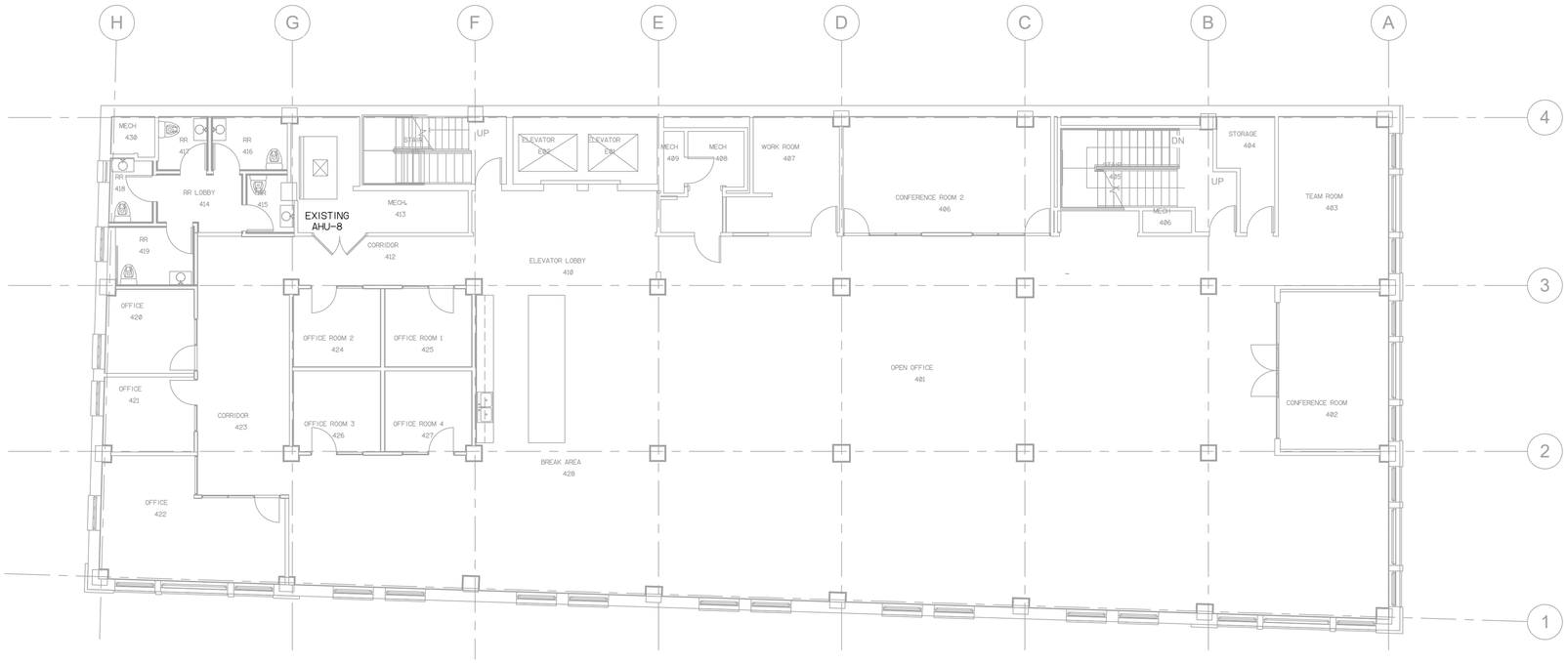
LEVEL 3 FLOOR PLAN MECHANICAL POWER

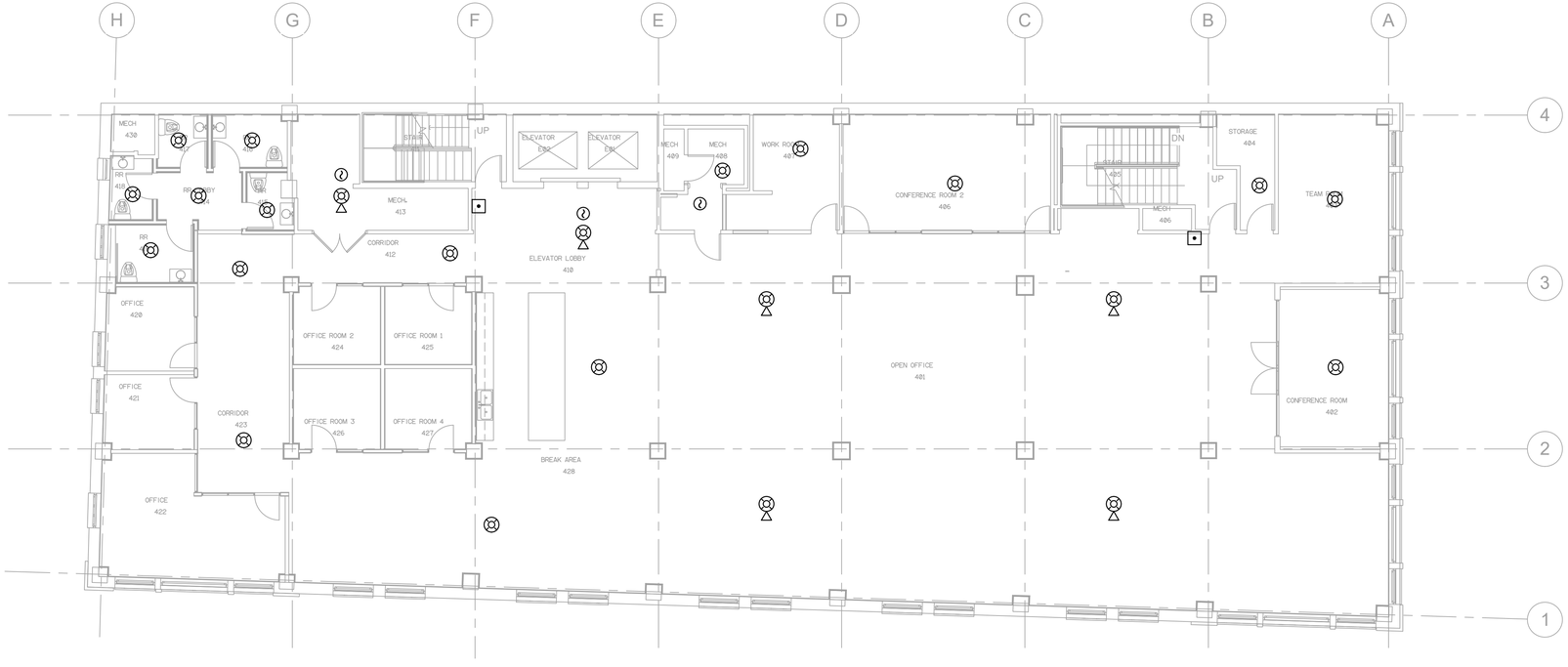
E304

Project Number: 1712
Date 8/7/2017



1 LEVEL 4 FLOOR PLAN - MECHANICAL POWER

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



2 LEVEL 4 FLOOR PLAN - SPECIAL SYSTEMS

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

FILENAME: 88603EQ4 LTSCALE: 96 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

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Civil:

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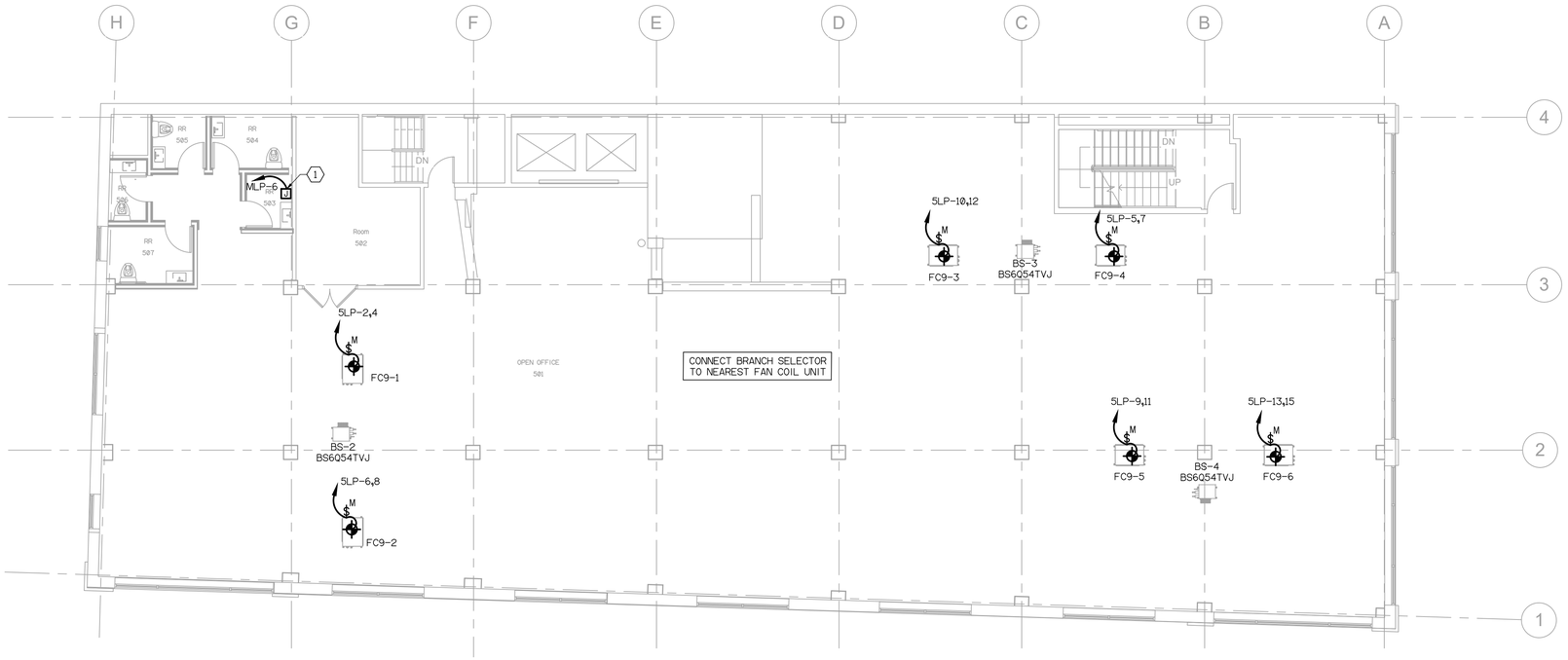
LEVEL 4 FLOOR PLAN MECHANICAL POWER

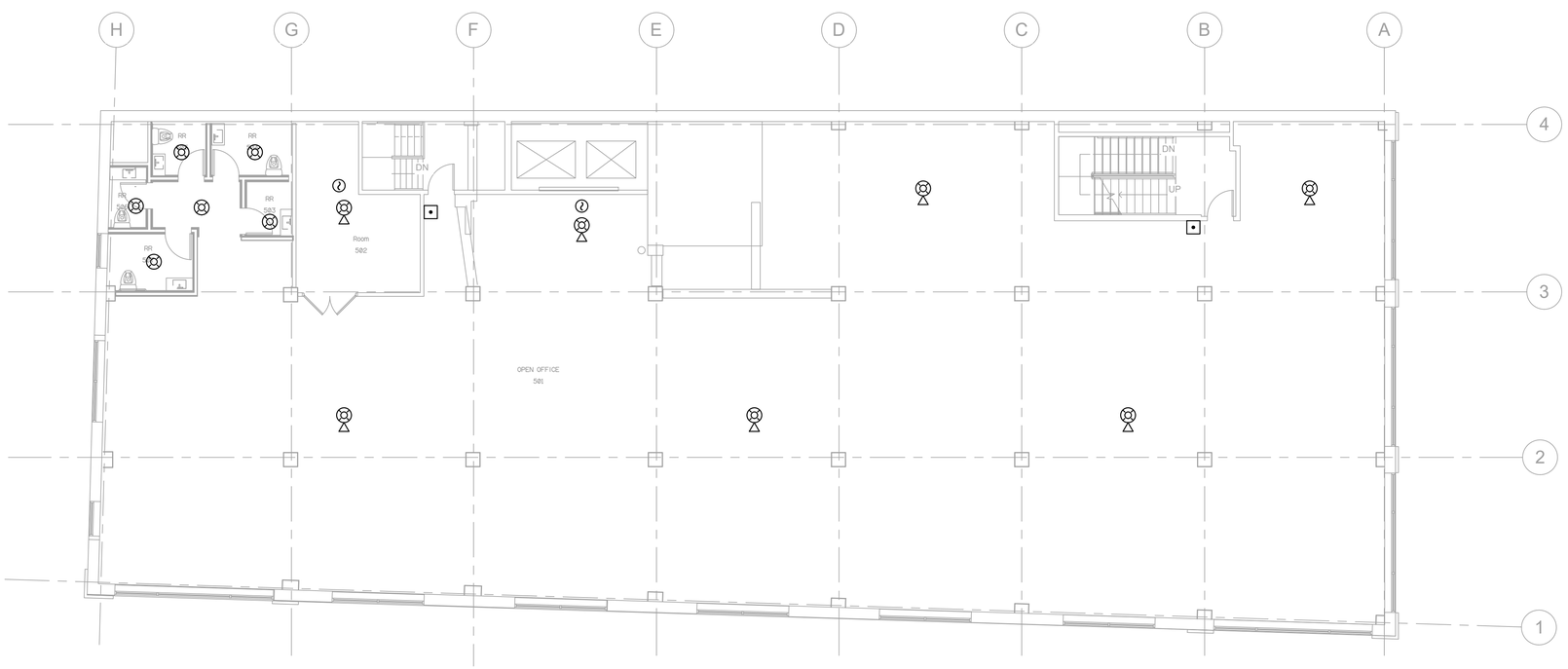
E305

Project Number: 1712
Date 8/7/2017



1 LEVEL 5 FLOOR PLAN - MECHANICAL POWER

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



2 LEVEL 5 FLOOR PLAN - SPECIAL SYSTEMS

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

KEYED NOTES:

1. PROVIDE FINAL CONNECTION TO ELECTRONIC TRAP PRIMER. COORDINATE FINIAL REQUIREMENTS WITH DIV 23 INSTALLER.

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Civil:

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8/31/2017

STATE OF TEXAS
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LEVEL 5 FLOOR PLAN MECHANICAL POWER

E306

Project Number: 1712
Date 8/7/2017

FILENAME: 88603EQ5 LTSCALE: 96 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

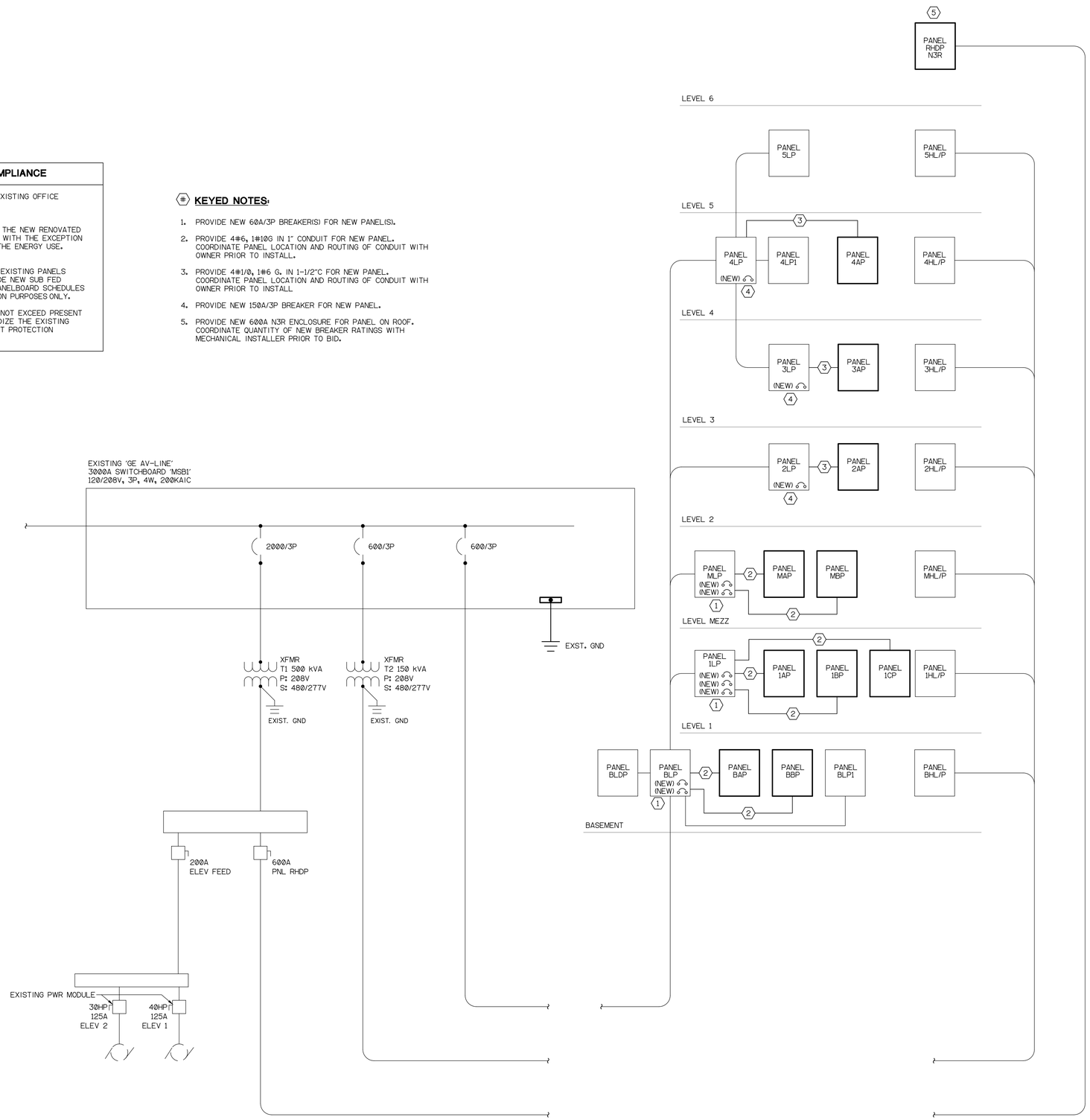
LOAD SUMMARY AND LIGHTING COMPLIANCE

SCOPE OF WORK CONSISTS OF RENOVATION OF A EXISTING OFFICE BUILDING AND AFFECT THE FOLLOWING SYSTEMS:

1. LIGHTING SYSTEM ALTERATIONS:
   INCLUDE INSTALLING NEW LED FIXTURES INTO THE NEW RENOVATED SPACES. LIGHTING IN THESES SPACES COMPLY WITH THE EXCEPTION OF THE ENERGY CODE AND DO NOT INCREASE THE ENERGY USE.
2. ELECTRICAL DISTRIBUTION SYSTEM:
   EXISTING BREAKERS AND BRANCH CIRCUITS IN EXISTING PANELS SHALL BE REUSED. CONTRACTOR SHALL PROVIDE NEW SUB FED ELECTRICAL PANELS FOR FUTURE TENANTS. PANELBOARD SCHEDULES ARE SHOWN FOR REFERENCE AND CLARIFICATION PURPOSES ONLY.
3. THE TOTAL NEW LOAD OF THE PROJECT DOES NOT EXCEED PRESENT LOAD OF THE SPACE, THUS DOES NOT JEOPARDIZE THE EXISTING DISTRIBUTION EQUIPMENT OR THE OVERCURRENT PROTECTION DEVICES.

(#) KEYED NOTES:

1. PROVIDE NEW 60A/3P BREAKER(S) FOR NEW PANEL(S).
2. PROVIDE 4#6, 1#10G IN 1" CONDUIT FOR NEW PANEL. COORDINATE PANEL LOCATION AND ROUTING OF CONDUIT WITH OWNER PRIOR TO INSTALL.
3. PROVIDE 4#1/0, 1#6 G. IN 1-1/2"C FOR NEW PANEL. COORDINATE PANEL LOCATION AND ROUTING OF CONDUIT WITH OWNER PRIOR TO INSTALL
4. PROVIDE NEW 150A/3P BREAKER FOR NEW PANEL.
5. PROVIDE NEW 600A N3R ENCLOSURE FOR PANEL ON ROOF. COORDINATE QUANTITY OF NEW BREAKER RATINGS WITH MECHANICAL INSTALLER PRIOR TO BID.



FILENAME: 88603EX1 LTSCALE: 1 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

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ELECTRICAL SCHEDULES

E401

Project Number: 1712
Date 8/7/2017

EXISTING PANEL 'BLDP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 600 A., 10 KAIC
MAINS: 600 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
1	SP	100/3		1	0	A	45828	2		400/3	SP	1
1	SP	-	BLP1	3	0	B	41628	4	4LP	-	SP	1
1	SP	-		5	0	C	42696	6		-	SP	1
1	SP	150/3		7	11489	A	24220	8		150/3	SP	1
1	SP	-	1LP	9	3643	B	9461	10	BLP	-	SP	1
1	SP	-		11	1623	C	8464	12		-	SP	1
1	SP	150/3		13	17343	A	9482	14		100/3	SP	1
1	SP	-	2LP	15	14633	B	8580	16	MLP	-	SP	1
1	SP	-		17	13748	C	5580	18		-	SP	1

Ltg	4020	Wtr Htr	4500	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	20/63	Kitchen	0			259,061	2,159			259,774	2,165
Elev	0	Fans/Misc	2000	Panels	462823	156,279	1,302			154,605	1,288
Cooling	5941.2	Welders	0	Panels (div)	0	144,392	1,203			143,514	1,196
Heating	5941.2	Lgst Motor	0	Uncategor.	59684	559,731	N/A			555,355	N/A

NOTES:
1. EXISTING BREAKER

EXISTING PANEL 'BLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 100 A., 10 KAIC
MAINS: 100 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	R	20/1	GENERAL RECEPTS	1	720	A	2250	2	EWH	30/2	WH	
	R	20/1	GENERAL RECEPTS	3	180	B	2250	4	-	-	WH	
	R	20/1	MIRROR BACKLIGHT	5	500	C	500	6	RCP-1	20/1	M	
	R	20/1	RECEPTS	7	0	A	9205	8	PANEL BAP	60/3	SP	
			EXISTING	9		B	3621	10	-	-	SP	
			EXISTING	11		C	3835	12	-	-	SP	
			EXISTING	13		A	1600	14	PANEL BAB	60/3	SP	
			EXISTING	15		B	0	16	-	-	SP	
			EXISTING	17		C	0	18	-	-	SP	
			EXISTING	19		A		20	EXISTING			
			EXISTING	21		B		22	EXISTING			
				23		C		24	EXISTING			

Ltg	2420	Wtr Htr	4500	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	12440	Kitchen	0			21,235	177			24,220	202
Elev	0	Fans/Misc	500	Panels	18261	9,851	82			9,451	79
Cooling	0	Welders	0	Panels (div)	0	8,635	72			8,464	71
Heating	0	Lgst Motor	0	Uncategor.	1600	39,721	N/A			39,106	N/A

EXISTING PANEL 'BLP1'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A		2				
		20/1		3		B		4				
		20/1		5		C		6				
		20/1		7		A		8				
		20/1		9		B		10				
		20/1		11		C		12				
		20/1		13		A		14				
		20/1		15		B		16				
		20/1		17		C		18				
		20/1		19		A		20				
		20/1		21		B		22				
		20/1		23		C		24				

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	0	Kitchen	0			-	-			-	-
Elev	0	Fans/Misc	0	Panels	0	-	-			-	-
Cooling	0	Welders	0	Panels (div)	0	-	-			-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-	N/A			-	N/A

EXISTING PANEL '1LP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 10 KAIC
MAINS: 225 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	CH	15/2	FC3-1	1	187	A	720	2	GENERAL RECEPTS	20/1	R	
	CH	-	-	3	187	B	360	4	GENERAL RECEPTS	20/1	R	
	CH	15/2	FC3-2	5	187	C	500	6	MIRRORS	20/1	M	
	CH	-	-	7	187	A	2704	8	1AP	60/3	SP	
	CH	15/2	FC3-3	9	187	B	914	10	-	-	SP	
	CH	-	-	11	187	C	374	12	-	-	SP	
	SP	60/3	1CP	13	1023	A	1470	14	1BP	60/3	SP	
	SP	-	-	15	0	B	540	16	-	-	SP	
	SP	-	-	17	0	C	0	18	-	-	SP	
		20/1		19		A		20				
		20/1		21		B		22				
		20/1		23		C		24				

Ltg	1600	Wtr Htr	0	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	4983	Kitchen	0			11,089	92			11,489	96
Elev	0	Fans/Misc	500	Panels	7026	3,643	30			3,643	30
Cooling	2245.2	Welders	0	Panels (div)	0	1,623	14			1,623	14
Heating	2245.2	Lgst Motor	0	Uncategor.	0	16,354	N/A			16,754	N/A

EXISTING PANEL 'MLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 100 A., 10 KAIC
MAINS: 100 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	EXISTING	1		A	720	2	GENERAL RECEPTS	20/1	R	
		20/1	EXISTING	3		B	500	4	GENERAL RECEPTS	20/1	R	
		20/1	EXISTING	5		C	500	6	ETP	20/1	M	
		20/1	EXISTING	7		A	3340	8	MAP	60/3	SP	
		20/1	EXISTING	9		B	4040	10	-	-	SP	
		20/1	EXISTING	11		C	2540	12	-	-	SP	
		20/1	EXISTING	13		A	1041	14	MBP	60/3	SP	
		20/1	EXISTING	15		B	0	16	-	-	SP	
		20/1	EXISTING	17		C	0	18	-	-	SP	
		20/1	EXISTING	19		A		20	EXISTING			
		20/1	EXISTING	21		B		22	EXISTING			
		20/1	EXISTING	23		C		24	EXISTING			

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	1220	Kitchen	0			9,482	79			9,482	79
Elev	0	Fans/Misc	500	Panels	10961	8,580	72			8,580	72
Cooling	0	Welders	0	Panels (div)	0	5,580	47			5,580	47
Heating	0	Lgst Motor	0	Uncategor.	10961	23,642	N/A			23,642	N/A

EXISTING PANEL '2LP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 10 KAIC
MAINS: 150 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	EXISTING	1		A	16983	2	2AP	150/3	SP	
		20/1	EXISTING	3		B	14453	4	-	-	SP	
		20/1	EXISTING	5		C	13248	6		-	SP	
		20/1	EXISTING	7		A	360	8	RECEPTS	20/1	R	
		20/1	EXISTING	9		B	180	10	RECEPTS	20/1	R	
		20/1	EXISTING	11		C	500	12	RECEPTS		R	
		20/1	EXISTING	13		A		14				
		20/1	EXISTING	15		B		16				
		20/1	EXISTING	17		C		18				
		20/1	EXISTING	19		A		20				
		20/1	EXISTING	21		B		22				
		20/1	EXISTING	23		C		24				

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	1040	Kitchen	0			17,343	145			17,343	145
Elev	0	Fans/Misc	0	Panels	44683	14,633	122			14,633	122
Cooling	0	Welders	0	Panels (div)	0	13,748	115			13,748	115
Heating	0	Lgst Motor	0	Uncategor.	0	45,723	N/A			45,723	N/A

EXISTING PANEL '3LP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A	13420	2	3AP	150/3	SP	
		20/1		3		B	12800	4	-	-	SP	
		20/1		5		C	13050	6	-	-	SP	
		20/1		7		A	360	8	RECEPTS	20/1	R	
		20/1		9		B	180	10	RECEPTS	20/1	R	
		20/1		11		C	500	12	ELECTRICAL CONNECTIONS	20/1	M	
		20/1		13		A		14		20/1		
		20/1		15		B		16		20/1		
		20/1		17		C		18		20/1		
		20/1		19		A		20		20/1		
		20/1		21		B		22		20/1		
		20/1		23		C		24		20/1		
		20/1		25		A		26		20/1		
		20/1		27		B		28		20/1		
		20/1		29		C		30		20/1		
		20/1		31		A		32		20/1		
		20/1		33		B		34		20/1		
		20/1		35		C		36		20/1		
		20/1		37		A		38		20/1		
		20/1		39		B		40		20/1		
		20/1		41		C		42		20/1		

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA	CONN A	DIVERSIFIED:		PNL VA	PNL A
Recept	540	Kitchen	0			13,780	115			13,780	115
Elev	0	Fans/Misc	0	Panels	39280	12,980	108			12,980	108
Cooling	0	Welders	0	Panels (div)	0	13,560	113			13,560	113
Heating	0	Lgst Motor	0	Uncategor.	500	40,320	N/A			40,320	N/A

FILENAME: 88603EX1 LTSCALE: 1 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

TADA
Total Art Design & Architecture
Patrick Winn, AIA
193-1/2 West San Antonio St.
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Structural:
n/a

MEP:

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Texas Registration No. F-465

Landscape Architect:
n/a

Civil:
n/a

BURNS BUILDING

401 E Houston St,
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OWNER:
AREA REAL ESTATE, LLC

REVISIONS:

8/31/2017
STATE OF TEXAS
DAVID O. BRANTLEY
109118
LICENSED
PROFESSIONAL ENGINEER

ELECTRICAL SCHEDULES

E402

Project Number: 1712
Date 8/7/2017

EXISTING PANEL '4LP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A	13420	2	4AP	150/3	SP	
		20/1		3		B	12600	4	-	-	SP	
		20/1		5		C	13060	6	-	-	SP	
		20/1		7		A	360	8	RECEPTACLES	20/1	R	
		20/1		9		B	180	10	RECEPTACLES	20/1	R	
		20/1		11		C	500	12	ELEC CONNECTION	20/1	M	
		20/1		13		A		14		20/1		
		20/1		15		B		16		20/1		
		20/1		17		C		18		20/1		
		20/1		19		A		20		20/1		
		20/1		21		B		22		20/1		
		20/1		23		C		24		20/1		
		20/1		25		A		26		20/1		
		20/1		27		B		28		20/1		
		20/1		29		C		30		20/1		
	SP	100/3		31	0	A		32		20/1		
	SP	-	4LP1	33	0	B		34		20/1		
	SP	-		35	0	C		36		20/1		
	SP	200/3		37	13780	A	2244	38		200/3	SP	
	SP	-	3LP	39	12980	B	1344	40	5LP	-	SP	
	SP	-		41	13560	C	1008	42		-	SP	

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	1080	Kitchen	0			45,828		382		45,828	382
Elev	0	Fans/Misc	500	Panels	123476	41,628		347		41,628	347
Cooling	3696	Welders	0	Panels (div)	0	42,696		356		42,696	356
Heating	3696	Lgst Motor	0	Uncategor.	1400	130,152		N/A		130,152	N/A

EXISTING PANEL '4LP1'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A		2		20/1		
		20/1		3		B		4		20/1		
		20/1		5		C		6		20/1		
		20/1		7		A		8		20/1		
		20/1		9		B		10		20/1		
		20/1		11		C		12		20/1		
		20/1		13		A		14		20/1		
		20/1		15		B		16		20/1		
		40/3		17		C		18		30/2		
		-	EXISTING	19		A		20		-		
		-		21		B		22		20/1		
		20/1		23		C		24		20/1		

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

EXISTING PANEL '5LP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	LIGHTING	1	900	A	336	2	FC9-1	15/2	CH	
		20/1		3		B	336	4	-	-	CH	
	CH	15/2	FC9-4	5	336	C	336	6	FC9-2	15/2	CH	
	CH	-	-	7	336	A	336	8	-	-	CH	
	CH	15/2	FC9-5	9	336	B	336	10	FC9-3	15/2	CH	
	CH	-	-	11	336	C		12	-	-	CH	
	CH	15/2	FC9-6	13	336	A		14				
	CH	-	-	15	336	B		16				
		20/1		17		C		18				
		20/1		19		A		20				
		20/1		21		B		22				
		20/1		23		C		24				

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			2,244		19		2,244	19
Elev	0	Fans/Misc	0	Panels	0	1,344		11		1,344	11
Cooling	3696	Welders	0	Panels (div)	0	1,008		8		1,008	8
Heating	3696	Lgst Motor	0	Uncategor.	900	4,596		N/A		4,596	N/A

EXISTING PANEL 'BHLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 277/480V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		175/3		1	0	A		2				
		-	1HLP,2HLP,3HLP,4HLP,5HLP	3	0	B		4				
		-		5	0	C		6				
				7		A		8				
				9		B		10				
				11		C		12				
				13		A	0	14				
				15		B	0	16				
				17		C	0	18				

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

EXISTING PANEL '1HLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 277/480V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A		2		30/3		
		20/1		3		B		4		----		
		20/1		5		C		6		----		
		20/1		7		A		8		15/3		
		20/1		9		B		10		----		
		20/1		11		C		12		----		
		20/1		13		A		14		20/3		
		20/1		15		B		16		—		
		20/1		17		C		18		—		
		20/1		19		A		20		50/3		
		20/1		21		B		22		----		
		20/1		23		C		24		----		
		20/1		25		A		26		60/3		
		20/1		27		B		28		----		
		20/1		29		C		30		----		
		20/1		31		A		32		70/3		
		20/1		33		B		34		—		
		20/1		35		C		36		----		
		/1	PREPARED SPACE	37		A		38	PREPARED SPACE	/1		
		/1	PREPARED SPACE	39		B		40	PREPARED SPACE	/1		
		/1	PREPARED SPACE	41		C		42	PREPARED SPACE	/1		

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

EXISTING PANEL '2HLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 277/480V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/3		1		A		2		20/1		
		-	AHU 6	3		B		4		20/1		
		-		5		C		6		20/1		
		20/1		7		A		8		20/1		
		20/1		9		B		10		20/1		
		20/1		11		C		12		20/1		
		60/3		13		A						
		-	MCB	15		B						
		-		17		C						

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

EXISITNG PANEL '3HLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 277/480V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A		2				
		20/1	AHU #7	3		B		4				
		20/1		5		C		6				
		20/1		7		A		8				
		20/1		9		B		10				
		20/1		11		C		12				
		60/3		13		A						
		-	MCB	15		B						
		-		17		C						

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

EXISTING PANEL '4HLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 60 A. (MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/3		1		A		2		20/1		
		-	AHU #8	3		B		4		20/1		
		-		5		C		6		20/1		
		20/1		7		A		8		20/1		
		20/1		9		B		10		20/1		
		20/1		11		C		12		20/1		
		60/3		13		A						
		-	MCB	15		B						
		-		17		C						

Ltg	0	Wtr Htr	0	CONNECTED:		CONN VA		CONN A	DIVERSIFIED:	PNL VA	PNL A
Recept	0	Kitchen	0			-		-		-	-
Elev	0	Fans/Misc	0	Panels	0	-		-		-	-
Cooling	0	Welders	0	Panels (div)	0	-		-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0	-		N/A		-	N/A

FILENAME: 88603EX1 LTSCALE: 1 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

TADA
Total Art Design & Architecture
Patrick Winn, AIA
193-1/2 West San Antonio St.
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Structural:
n/a

MEP:
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Texas Registration No. F-465

Landscape Architect:
n/a

Civil:
n/a

BURNS BUILDING
401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

REVISIONS:

8/31/2017
STATE OF TEXAS
DAVID O. BRANTLEY
109118
LICENSED
PROFESSIONAL ENGINEER

ELECTRICAL SCHEDULES

E403

Project Number: 1712
Date 8/7/2017

EXISTING PANEL '5HLP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 14 KAIC
MAINS: 225 A. (MLO)(MCB)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1		1		A		2		30/3		
		20/1		3		B		4		----		
		20/1		5		C		6		----		
		20/1		7		A		8		15/3		
		20/1		9		B		10		----		
		20/1		11		C		12		----		
		20/1		13		A		14		20/3		
		20/1		15		B		16		----		
		20/1		17		C		18		----		
		20/1		19		A		20		50/3		
		20/1		21		B		22		----		
		20/1		23		C		24		----		
		20/1		25		A		26		60/3		
		20/1		27		B		28		----		
		20/1		29		C		30		----		
		20/1		31		A		32		70/3		
		20/1		33		B		34		----		
		20/1		35		C		36		----		
		/1	PREPARED SPACE	37		A		38	PREPARED SPACE	/1		
		/1	PREPARED SPACE	39		B		40	PREPARED SPACE	/1		
		/1	PREPARED SPACE	41		C		42	PREPARED SPACE	/1		

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0				-	-		-	-
Recept	0	Kitchen	0				-	-		-	-
Elev	0	Fans/Misc	0	Panels	0		-	-		-	-
Cooling	0	Welders	0	Panels (div)	0		-	-		-	-
Heating	0	Lgst Motor	0	Uncategor.	0		-	N/A		-	N/A

NEW PANEL 'BAP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 125 A., 10 KAIC
MAINS: 125 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	R	20/1	RECEPTS	1	1080	A	1080	2	RECEPTS	20/1	R	
	R	20/1	RECEPTS	3	1260	B	540	4	RECEPTS	20/1	R	
	R	20/1	RECEPTS	5	1080	C	1000	6	WORK STATION	20/1	R	
	R	20/1	RECEPTS	7	1000	A	1000	8	WORK STATION	20/1	R	
	R	20/1	RECEPTS	9	1000	B	1000	10	WORK STATION	20/1	R	
	L	20/1	LIGHTING	11	720	C	1000	12	WORK STATION	20/1	R	
	L	20/1	LIGHTING	13	1700	A		14	SPARE	20/1		
		20/1	SPARE	15		B		16	SPARE	20/1		
		20/1	SPARE	17		C		18	SPARE	20/1		
		20/1	SPARE	19		A		20	SPARE	20/1		
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	2420	Wtr Htr	0				5,860	49		9,205	77
Recept	11040	Kitchen	0				3,800	32		3,621	30
Elev	0	Fans/Misc	0	Panels	0		3,800	32		3,835	32
Cooling	0	Welders	0	Panels (div)	0		3,800	32		3,545	30
Heating	0	Lgst Motor	0	Uncategor.	0		13,460	N/A		13,545	N/A

NEW PANEL 'BBP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 125 A., 10 KAIC
MAINS: 125 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	GENERAL RECEPTS	1	1080	A	520	2	LIGHTING	20/1		
		20/1		3		B		4		20/1		
		20/1		5		C		6		20/1		
		20/1		7		A		8		20/1		
		20/1		9		B		10		20/1		
			PREPARED SPACE	11		C		12	PREPARED SPACE			
			PREPARED SPACE	13		A		14	PREPARED SPACE			
			PREPARED SPACE	15		B		16	PREPARED SPACE			
			PREPARED SPACE	17		C		18	PREPARED SPACE			
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0				1,600	13		1,600	13
Recept	0	Kitchen	0				-	-		-	-
Elev	0	Fans/Misc	0	Panels	0		-	-		-	-
Cooling	0	Welders	0	Panels (div)	0		-	-		-	-
Heating	0	Lgst Motor	0	Uncategor.	1600		1,600	N/A		1,600	N/A

NEW PANEL 'MAP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 60 A., 10 KAIC
MAINS: 60 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	GENERAL RECEPTS	1	540	A	1000	2	WORK STATION	20/1		
		20/1	GENERAL RECEPTS	3	540	B	1000	4	WORK STATION	20/1		
		20/1	GENERAL RECEPTS	5	540	C	1000	6	WORK STATION	20/1		
		20/1	LIGHTING	7	800	A	1000	8	WORK STATION	20/1		
		20/1	LIGHTING	9	1500	B	1000	10	WORK STATION	20/1		
		20/1	SPARE	11		C	1000	12	WORK STATION	20/1		
		20/1	SPARE	13		A		14	SPARE	20/1		
		20/1	SPARE	15		B		16	SPARE	20/1		
		20/1	SPARE	17		C		18	SPARE	20/1		
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0				3,340	28		3,340	28
Recept	0	Kitchen	0				4,040	34		4,040	34
Elev	0	Fans/Misc	0	Panels	0		2,540	21		2,540	21
Cooling	0	Welders	0	Panels (div)	0		9,920	N/A		9,920	N/A
Heating	0	Lgst Motor	0	Uncategor.	9920						

NEW PANEL 'MBP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 60 A., 10 KAIC
MAINS: 60 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	LIGHTING	1	141	A	900	2	GENERAL RECEPTS	20/1		
		20/1	SPARE	3		B		4	SPARE	20/1		
		20/1	SPARE	5		C		6	SPARE	20/1		
		20/1	SPARE	7		A		8	SPARE	20/1		
		20/1	SPARE	9		B		10	SPARE	20/1		
		20/1	SPARE	11		C		12	SPARE	20/1		
		20/1	SPARE	13		A		14	SPARE	20/1		
			PREPARED SPACE	15		B		16	PREPARED SPACE			
			PREPARED SPACE	17		C		18	PREPARED SPACE			
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0				1,041	9		1,041	9
Recept	0	Kitchen	0				-	-		-	-
Elev	0	Fans/Misc	0	Panels	0		-	-		-	-
Cooling	0	Welders	0	Panels (div)	0		-	-		-	-
Heating	0	Lgst Motor	0	Uncategor.	1041		1,041	N/A		1,041	N/A

NEW PANEL '1AP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 60 A., 10 KAIC
MAINS: 60 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	L	20/1	LIGHTING	1	1000	A	1080	2	GENERAL RECEPTS	20/1	R	
	CH	15/2	FC3-4	3	187	B	360	4	GENERAL RECEPTS	20/1	R	
	CH	-	-	5	187	C	187	6	FC3-6	15/2	CH	
	CH	15/2	FC3-5	7	187	A	187	8	-	-	CH	
	CH	-	-	9	187	B	180	10	GENERAL RECEPTS	20/1	R	
		20/1	SPARE	11		C		12	SPARE	20/1		
		20/1	SPARE	13		A		14	SPARE	20/1		
		20/1	SPARE	15		B		16	SPARE	20/1		
		20/1	SPARE	17		C		18	SPARE	20/1		
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	1000	Wtr Htr	0				2,454	20		2,704	23
Recept	1620	Kitchen	0				914	8		914	8
Elev	0	Fans/Misc	0	Panels	0		374	3		374	3
Cooling	1123.2	Welders	0	Panels (div)	0		3,743	N/A		3,993	N/A
Heating	1123.2	Lgst Motor	0	Uncategor.	0						

NEW PANEL '1BP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 60 A., 10 KAIC
MAINS: 60 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	L	20/1	LIGHTING	1	600	A	720	2	GENERAL RECEPTS	20/1	R	
		20/1	SPARE	3		B	540	4	GENERAL RECEPTS	20/1	R	
		20/1	SPARE	5		C		6	SPARE	20/1		
		20/1	SPARE	7		A		8	SPARE	20/1		
		20/1	SPARE	9		B		10	SPARE	20/1		
		20/1	SPARE	11		C		12	SPARE	20/1		
			PREPARED SPACE	13		A		14	PREPARED SPACE			
			PREPARED SPACE	15		B		16	PREPARED SPACE			
			PREPARED SPACE	17		C		18	PREPARED SPACE			
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	600	Wtr Htr	0				1,320	11		1,470	12
Recept	1260	Kitchen	0				540	5		540	5
Elev	0	Fans/Misc	0	Panels	0		-	-		-	-
Cooling	0	Welders	0	Panels (div)	0		1,860	N/A		2,010	N/A
Heating	0	Lgst Motor	0	Uncategor.	0						

NEW PANEL '1CP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:
ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 60 A., 10 KAIC
MAINS: 60 A. (MLO)
ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH.	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	R	20/1	GENERAL RECEPTS	1	123	A	900	2	GENERAL RECEPTS	20/1	R	
		20/1		3		B		4		20/1		
		20/1		5		C		6		20/1		
		20/1		7		A		8		20/1		
		20/1		9		B		10		20/1		
		20/1		11		C		12		20/1		
			PREPARED SPACE	13		A		14	PREPARED SPACE			
			PREPARED SPACE	15		B		16	PREPARED SPACE			
			PREPARED SPACE	17		C		18	PREPARED SPACE			
			PREPARED SPACE	19		A		20	PREPARED SPACE			
			PREPARED SPACE	21		B		22	PREPARED SPACE			
			PREPARED SPACE	23		C		24	PREPARED SPACE			

						CONNECTED:	CONN VA	CONN A	DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0				1,023	9		1,023	9
Recept	1023	Kitchen	0				-	-		-	-
Elev	0	Fans/Misc	0	Panels	0		-	-		-	-
Cooling	0	Welders	0	Panels (div)	0		1,023	N/A		1,023	N/A
Heating	0	Lgst Motor	0	Uncategor.	0						

FILENAME: 88603EX1 LTSCALE: 1 PLOT TIME: 8/31/2017 5:00 PM BY: Kortney

TADA
Total Art Design & Architecture
Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

Structural:

n/a

MEP:

MS2 CONSULTING ENGINEERS
8200 IH-10 West, Suite 312
San Antonio, Texas 78230
Ph: 210 736-4265 Fx: 210 462-4907
Texas Registration No. F-465

Landscape Architect:

n/a

Civil:

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

REVISIONS:

8/31/2017
STATE OF TEXAS
DAVID G. BRANTLEY
109118
LICENSED
PROFESSIONAL ENGINEER

ELECTRICAL SCHEDULES

E404

Project Number: 1712
Date 8/7/2017

NEW PANEL '2AP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:

ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 150 A., 10 KAIC
MAINS: 150 A. (MLO)

ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
	R	20/1	RECEPTS	1	1200	A	540	2	RECEPTS	20/1	R	
	R	20/1	RECEPTS	3	1080	B	540	4	RECEPTS	20/1	R	
	R	20/1	RECEPTS	5	1080	C	1260	6	RECEPTS	20/1	R	
	R	20/1	RECEPTS	7	1000	A	360	8	RECEPTS	20/1	R	
	R	20/1	WORKSTATIONS	9	900	B	900	10	WORKSTATIONS	20/1	R	
		20/1	SPARE	11		C	1200	12	LIGHTING	20/1	L	
	R	20/1	WORKSTATIONS	13	900	A	900	14	WORKSTATIONS	20/1	R	
	L	20/1	LIGHTING	15	1200	B	1000	16	LIGHTING	20/1	L	
	R	20/1	WORKSTATIONS	17	900	C	900	18	WORKSTATIONS	20/1	T	
	L	20/1	LIGHTING	19	650	A	800	20	LIGHTING	20/1	L	
	R	20/1	WORKSTATIONS	21	900	B	900	22	WORKSTATIONS	20/1	R	
		20/1	SPARE	23		C		24	SPARE	20/1		
	R	20/1	RECEPTS	25	540	A	900	26	WORKSTATIONS	20/1	R	
	R	20/1	RECEPTS	27	720	B		28	SPARE	20/1		
	R	20/1	RECEPTS	29	720	C	900	30	WORKSTATIONS	20/1	R	
		20/1	SPARE	31		A		32	SPARE	20/1		
		20/1	SPARE	33		B		34	SPARE	20/1		
		20/1	SPARE	35		C		36	SPARE	20/1		
		/1	PREPARED SPACE	37		A		38	PREPARED SPACE	/1		
		/1	PREPARED SPACE	39		B		40	PREPARED SPACE	/1		
		/1	PREPARED SPACE	41		C		42	PREPARED SPACE	/1		

						CONNECTED:		CONN VA		CONN A		DIVERSIFIED:	PNL VA	PNL A
Ltg	4850	Wtr Htr	0											
Recept	17140	Kitchen	0					14,790		123			16,983	142
Elev	0	Fans/Misc	0	Panels	0			15,140		126			14,453	120
Cooling	0	Welders	0	Panels (div)	0			13,960		116			13,248	110
Heating	0	Lgst Motor	0	Uncategor.	21900			43,890		N/A			41,533	N/A

NOTES:
1. TYPICAL FOR PANEL 2AP, 3AP & 4AP

NEW PANEL '3AP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:

ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 10 KAIC
MAINS: 150 A. (MLO)

ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	RECEPTS	1	1440	A	540	2	RECEPTS	20/1		
		20/1	RECEPTS	3	1080	B		4	SPARE	20/1		
		20/1	RECEPTS	5	1080	C	1260	6	RECEPTS	20/1		
		20/1	RECEPTS	7	1080	A	360	8	RECEPTS	20/1		
		20/1	WORKSTATIONS	9	1000	B	1000	10	WORKSTATIONS	20/1		
		20/1	SPARE	11		C		12	SPARE	20/1		
		20/1	WORKSTATIONS	13	1000	A	1000	14	WORKSTATIONS	20/1		
		20/1	SPARE	15		B		16	SPARE	20/1		
		20/1	WORKSTATIONS	17	1000	C	1000	18	WORKSTATIONS	20/1		
		20/1	SPARE	19		A		20	SPARE	20/1		
		20/1	WORKSTATIONS	21	1000	B	1000	22	WORKSTATIONS	20/1		
		20/1	SPARE	23		C		24	SPARE	20/1		
		20/1	SPARE	25		A	1000	26	WORKSTATIONS	20/1		
		20/1	RECEPTS	27	720	B		28	SPARE	20/1		
		20/1	RECEPTS	29	720	C	1000	30	WORKSTATIONS	20/1		
		20/1	SPARE	31		A		32	SPARE	20/1		
		20/1	SPARE	33		B		34	SPARE	20/1		
		20/1	SPARE	35		C		36	SPARE	20/1		
		/1	PREPARED SPACE	37		A		38	PREPARED SPACE	/1		
		/1	PREPARED SPACE	39		B		40	PREPARED SPACE	/1		
		/1	PREPARED SPACE	41		C		42	PREPARED SPACE	/1		

						CONNECTED:		CONN VA		CONN A		DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0											
Recept	0	Kitchen	0					13,420		112			13,420	112
Elev	0	Fans/Misc	0	Panels	0			12,800		107			12,800	107
Cooling	0	Welders	0	Panels (div)	0			13,060		109			13,060	109
Heating	0	Lgst Motor	0	Uncategor.	39280			39,280		N/A			39,280	N/A

NEW PANEL '4AP'

PROJECT: BURNS BLDG
PROJECT #: NUMBER
LOCATION:
MOUNTING:

ENCLOSURE: NEMA 1
VOLTAGE: 120/208V., 3Ph., 4W
BUSSING: 225 A., 10 KAIC
MAINS: 150 A. (MLO)

ACCESSORIES: GROUND BUSS
100% NEUTRAL BUSS
BREAKER MTG.: BOLT-ON
DATE: 8/31/2017

NOTES	CODE	BRKR	DESCRIPTION	CKT	LOAD	PH	LOAD	CKT	DESCRIPTION	BRKR	CODE	NOTES
		20/1	RECEPTS	1	1440	A	540	2	RECEPTS	20/1		
		20/1	RECEPTS	3	1080	B		4	SPARE	20/1		
		20/1	RECEPTS	5	1080	C	1260	6	RECEPTS	20/1		
		20/1	RECEPTS	7	1080	A	360	8	RECEPTS	20/1		
		20/1	WORKSTATIONS	9	1000	B	1000	10	WORKSTATIONS	20/1		
		20/1	SPARE	11		C		12	SPARE	20/1		
		20/1	WORKSTATIONS	13	1000	A	1000	14	WORKSTATIONS	20/1		
		20/1	SPARE	15		B		16	SPARE	20/1		
		20/1	WORKSTATIONS	17	1000	C	1000	18	WORKSTATIONS	20/1		
		20/1	SPARE	19		A		20	SPARE	20/1		
		20/1	WORKSTATIONS	21	1000	B	1000	22	WORKSTATIONS	20/1		
		20/1	SPARE	23		C		24	SPARE	20/1		
		20/1	SPARE	25		A	1000	26	WORKSTATIONS	20/1		
		20/1	RECEPTS	27	720	B		28	SPARE	20/1		
		20/1	RECEPTS	29	720	C	1000	30	WORKSTATIONS	20/1		
		20/1	SPARE	31		A		32	SPARE	20/1		
		20/1	SPARE	33		B		34	SPARE	20/1		
		20/1	SPARE	35		C		36	SPARE	20/1		
		/1	PREPARED SPACE	37		A		38	PREPARED SPACE	/1		
		/1	PREPARED SPACE	39		B		40	PREPARED SPACE	/1		
		/1	PREPARED SPACE	41		C		42	PREPARED SPACE	/1		

						CONNECTED:		CONN VA		CONN A		DIVERSIFIED:	PNL VA	PNL A
Ltg	0	Wtr Htr	0											
Recept	0	Kitchen	0					13,420		112			13,420	112
Elev	0	Fans/Misc	0	Panels	0			12,800		107			12,800	107
Cooling	0	Welders	0	Panels (div)	0			13,060		109			13,060	109
Heating	0	Lgst Motor	0	Uncategor.	39280			39,280		N/A			39,280	N/A

LIGHT FIXTURE SCHEDULE

Type	Description	Lamp Qty / Type / Color	Total Fixture Lumen	Ballast / Driver	Volts	Input Watts	Mounting	Manufacturer / Catalog No.	Notes
A	STAIRWELL SURFACE MOUNT ROUND DRUM 30" IN DIAMETER	LED / 3500K	8000	LED 0-10V DIMMABLE DRIVER	UNV	105	SURFACE CEILING	CAMMAN #C1003-30-LN-35K-CLV-MV-WA-XX(FINISH)	1
B	STAIRWELL LINEAR WALL MOUNT FIXTURE TO BE LOCATED AT MID LANDING OF STAIR. SEE PLANS FOR LOCATION AND MOUTNING HEIGHT	LED / 3500K	604 /FT	LED 0-10V DIMMABLE DRIVER	UNV	7 /FT	SURFACE WALL	NEO-RAY #S124-DW-1-35-0048-1-D-U-DD-1-XX(FINISH)	1
C	SNLED SERIES STRIP LIGHT WITH CURVED FROSTED LENS AND WIDE DISTRIBUTION	LED / 3500K	5314	LED 0-10V DIMMABLE DRIVER	UNV	47.1	SURFACE	METALUX #4SNLED-LD5-50SL-LW-UNV-L835-CD1-U	1
D1	6" LD6B DOWNLIGHT SERIES WITH WIDE DISTRIBUTION AND SEMI-SPECULAR CLEAR FINISH	LED / 3500K	2000	LED 0-10V DIMMABLE DRIVER	UNV	21.2	RECESSED CEILING	PORTFOLIO #LD6B20D010 EU6B10208035 6LBW2H	1
D2	4" LD4B WALLWASH SERIES WITH WIDE DISTRIBUTION AND SEMI-SPECULAR CLEAR FINISH	LED / 3500K	2000	LED 0-10V DIMMABLE DRIVER	UNV	21.2	RECESSED CEILING	PORTFOLIO #LD4B20D010 EU4B10208035 4LBSW2H	1
E	36" DRUM STYLE VINTON SERIES PENDANT WITH GLOSS WHITE ACRYLIC DIFFUSER MIXED WITH FABRIC	LED / 3500K	7250	LED 0-10V DIMMABLE DRIVER	UNV	75	PENDANT CEILING	CAMMAN #P8400-36-LN-35K-CLV-MV-WA-XX(FABRIC)-XX(FINISH)-ST-DC	1
F	LEVEL 4 BREAK ROOM PENDANT	LED / 3500K	1903	LED 0-10V DIMMABLE DRIVER	UNV	25	PENDANT CEILING	BASELITE #AT18-XX(FINISH)-21W-CORD	
G	36" DRUM STYLE VINTON SERIES PENDANT WITH GLOSS WHITE ACRYLIC DIFFUSER MIXED WITH FABRIC LOCATED IN CONFERENCE ROOM	LED / 3500K	7250	LED 0-10V DIMMABLE DRIVER	UNV	75	PENDANT CEILING	CAMMAN #P8400-36-LN-CLV-MV-WA-XX(FABRIC)-XX(FINISH)	1
H	3" WIDE SYRIOS SERIES CYLINDER PENDANT	LED / 3500K	1078	LED 0-10V DIMMABLE DRIVER	120 OR 277	12	PENDANT CEILING	LUMINIS #SY305-L1W11R0-XX(VOLTAGE)-BKT-K35	
H1	3" WIDE SYRIOS SERIES CYLINDER SURFACE MOUNT	LED / 3500K	1078	LED 0-10V DIMMABLE DRIVER	120 OR 277	12	PENDANT CEILING	LUMINIS #SY310-L1W11R0-XX(VOLTAGE)-BKT-K35	
J	LEVEL 2 BREAK ROOM PENDNAT	LED / 2700K	420	LED ELV DIMMABLE DRIVER	120 OR 277	12	PENDANT CEILING	WAC LIGHTING #PD-51712-BN	
K	LEVEL 3 BREAK ROOM PENDANT	LED / 3000K	810	LED ELV DIMMABLE DRIVER	UNV	15.5	PENDANT CEILING	WAC LIGHTING #PD-64713-BN/OP	
L	4" WIDE LINEAR DEFINE SERIES PENDANT WITH DIRECT AND INDIRECT LIGHT OUTPUT. CONTRACTOR TO PROVIDE RUN LENGTHS PER ARCHITECTURAL PLANS	LED / 3500K	1280 /FT	LED 0-10V DIMMABLE DRIVER	UNV	10 /FT	LINEAR PENDANT CEILING	NEO-RAY #S124-DIP-U1-LO-35-SC48-XX(CEILING)-0048-1-D-U-DD-1-NA-XX(FINISH)	1
L1	4" WIDE LINEAR DEFINE SERIES PENDANT WITH DIRECT AND INDIRECT LIGHT OUTPUT. CONTRACTOR TO PROVIDE RUN LENGTHS PER ARCHITECTURAL PLANS	LED / 3500K	819 /FT	LED 0-10V DIMMABLE DRIVER	UNV	7 /FT	LINEAR PENDANT CEILING	NEO-RAY #S124-DIP-ULO-LO-35-SC48-XX(CEILING)-0048-1-D-U-DD-1-NA-XX(FINISH)	1
M	ADA LED BACK LIT MIRROR WITH ETL LISTING	LED / 2600K-2800K	1320	LED DRIVER NON-DIMMING	120 ONLY	21	SURFACE WALL	AAMSCO MIRRORS #PERFECT-6080	
N	MEZZANINE CONFERENCE ROOM CHANDELIER	LED / 3500K	6750	LED 0-10V DIMMABLE DRIVER	UNV	160	PENDANT CEILING	CAMMAN #P2432-70-LN-35K-CLV-MV-WA-XX(FINISH)-AC	
O	DECORATIVE OCCUPANT SCONCE ABOVE BATHROOM DOOR TO BE SELECTED. ALLOWANCE ALLOWED	LED / 3000K	-	LED	LV	-	SURFACE WALL	SENSITILE #LF-FIN-4"X6"-WV-BACK-3000K-ST-DW	
P	BASELITE PEQ SERIES DECORATIVE PENDANT WITH HEAVY GAUGE 1100-0 ALUMINUM	LED / 3500K	954	LED	UNV	25	PENDANT CEILING	BASELITE #PEQ-XX(FINISH)-25W-35K-CORD	
Q	LEVEL 1 EXTERIOR SURFACE MOUNT	LED / 3500K	2450	LED 0-10V DIMMABLE DRIVER	UNV	21	SURFACE CEILING	LIGHTWAY #RERC-18-LED-U-21W-3-XX(FINISH)-WSA-DIM	1
Q1	BUILDING ILLUMINATION THROUGH GLASS BLOCK LOCATED AT BASEMENT CLEARSTORY - CONTRACTOR TO PROVIDE ALL COMPONENTS AND REFER TO PLANS FOR RUN LENGTHS	LED / 3000K	273 /FT	LED 0-10V DIMMABLE DRIVER	UNV	3 /FT	SURFACE	LEDI #CH-A-1005-XX(LENGTH)-30-010V	
R	DECORATIVE PENDANT FOR LEVEL 2-4 CONFERENCE ROOM - RADUIS SERIES PENDANT BY ESKO	LED / 3500K	11550	LED TRIAC BUILT IN DIMMER	120 OR 277	160	PENDANT CEILING	ESKO DESIGN #RCPF-0-W-GL-WC-3500K-XX(VOLTAGE)-0-10V-1	
S	STAILWELL PENDANT MOUNT 30" IN DIAMETER	LED / 3500K	8800	LED 0-10V DIMMABLE DRIVER	UNV	115	PENDANT CEILING	CAMMAN #P1003-30-LN-35K-CLV-MV-WA-XX(FINISH)-AC	1
T	PALOMA SERIES W TRACK - CONTRACTOR TO VERIFY RUN LENGTHS, MOUNTIGN HEIGHT, AND NUMBER OF HEADS - SUPPLY WITH ALL COMPONENTS	LED / 3500K	735	LED ELV DIMMABLE DRIVER (120v ONLY)	120 OR 277	11.5	SURFACE CEILING	WAC LIGHTING #W-LED512-N-35-XX(FINISH)	
U	EXTERIOR BUILDING UPLIGHT	LED / 5600	61700	LED 0-10V DIMMABLE DRIVER	UNV	600	BUILDING MOUNT	METALUX #VI-M-256-750-5EW-VL-56-N06-N-G	
V	RGB WINDOW DISPLAY	LED / RGB	-	LED AURA RGB DIMMABLE DRIVER	UNV	-	RECESSED CEILING	PMC LIGHTING #ES44-LED-D-FL-AURA-LCT-WOA-WHT-UNV	
W	INTEROR WALL SCONCE	LED / 3000K	624	LED ELV DIMMABLE DRIVER	120 OR 277	10	SURFACE WALL	WAC LIGHTING #WS-W24509-BZ	
Y	CUSTOM PENDANT IN MEZZANINE LOBBY	LED	-	LED	-	-	PENDANT CEILING	CAMMAN CUSTOM PENDANT - TO BE DETERMINED	
Z	EXTERIOR BUILDING SCONCE	LED / 3500K	880	LED 0-10V DIMMABLE DRIVER	120 OR 277	18	SURFACE WALL	LUMINIS #NT802-L1W18-XX(VOLTAGE)-XX(FINISH)-K35	
X	EUX SERIES EDGE LIT LED EXIT SIGN WITH UNIVERAL MOUNTING, CHEVRONS, AND NUMBER OF SIDES	LED	-	LED	UNV	-	SURFACE	SURE-LITES #EUX7R	

NOTES: 1. EMERGENCY BATTERY PACK OPTION OFFERED BY MANUFACTURER

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Texas Registration No. F-465

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Civil:
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REVISIONS:

8/31/2017
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DAVID C. BRANTLEY
109112
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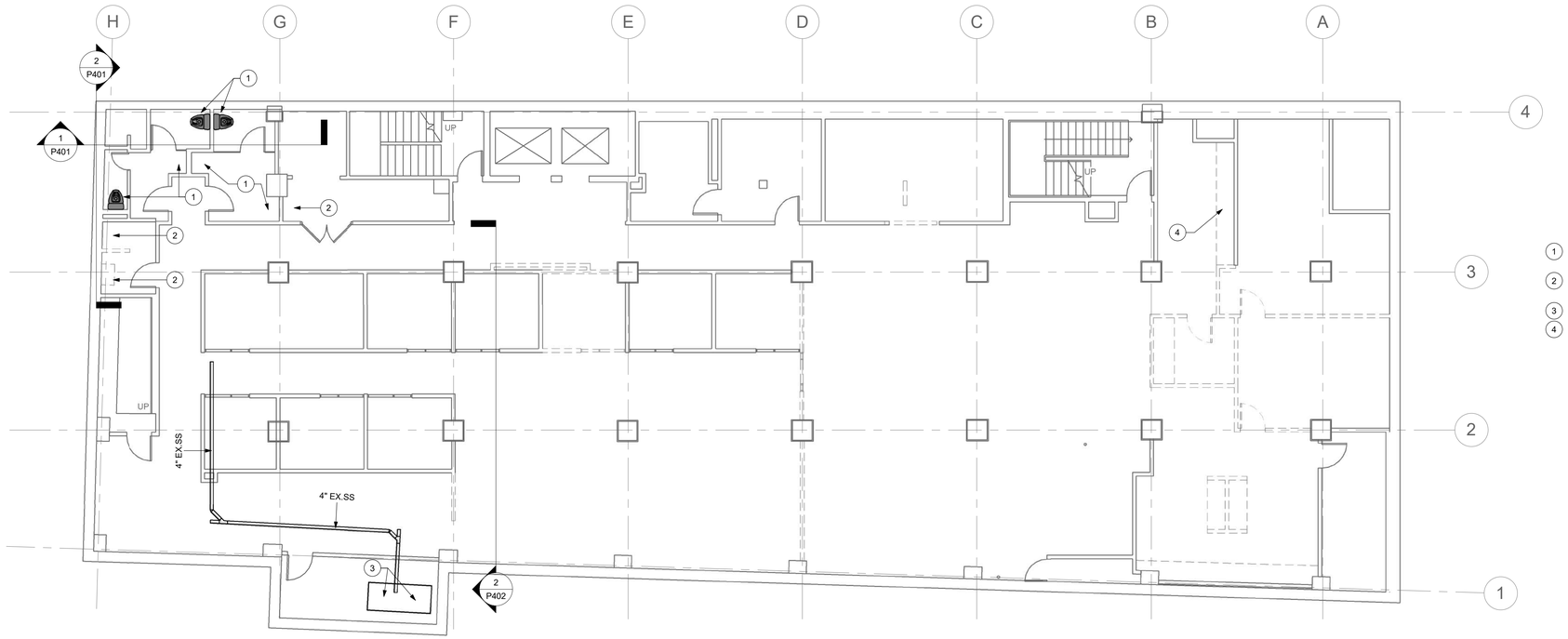
ELECTRICAL SCHEDULES

E405

Project Number: 1712
Date 8/7/2017

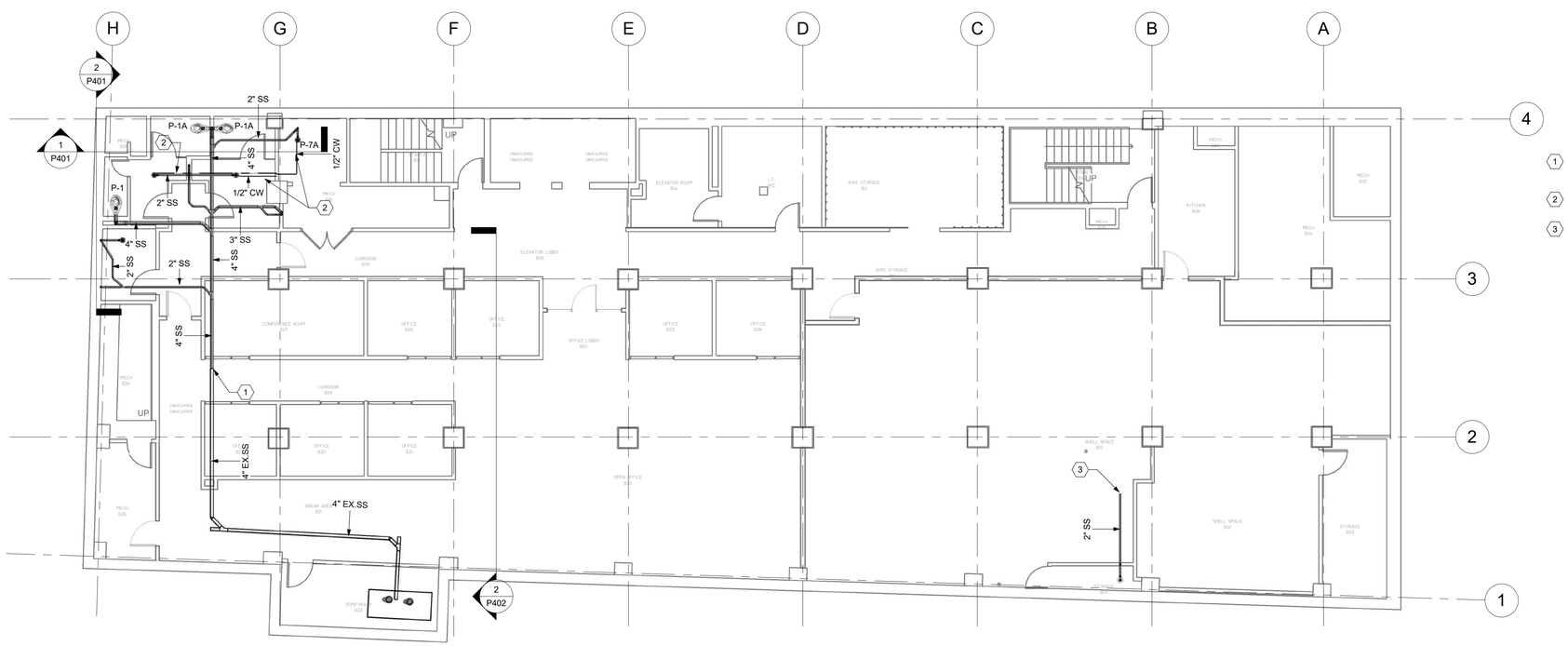


1 DEMO PLAN UNDER FLOOR BASEMENT - PLUMBING

1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. EXISTING PLUMBING FIXTURE TO BE REPLACED WITH NEW.
3. EXISTING SEWAGE EJECTOR PUMPS TO REMAIN.
4. EXISTING HAND SINK, ROUGH-INS, AND PIPING TO REMAIN.



2 UNDER FLOOR PLAN BASEMENT - PLUMBING

1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. ROUTE AND CONNECT NEW 4" SANITARY SEWER TO EXISTING SANITARY MAIN. FIELD VEIRFY EXACT LOCATION.
2. 1/2" TRAP PRIMER TUBING FROM ELECTRONIC TRAP PRIMER.
3. CONNECT NEW 2" SANITARY SEWER TO EXISTING SANITARY MAIN. FIELD VEIRFY EXACT LOCATION.

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8/31/2017

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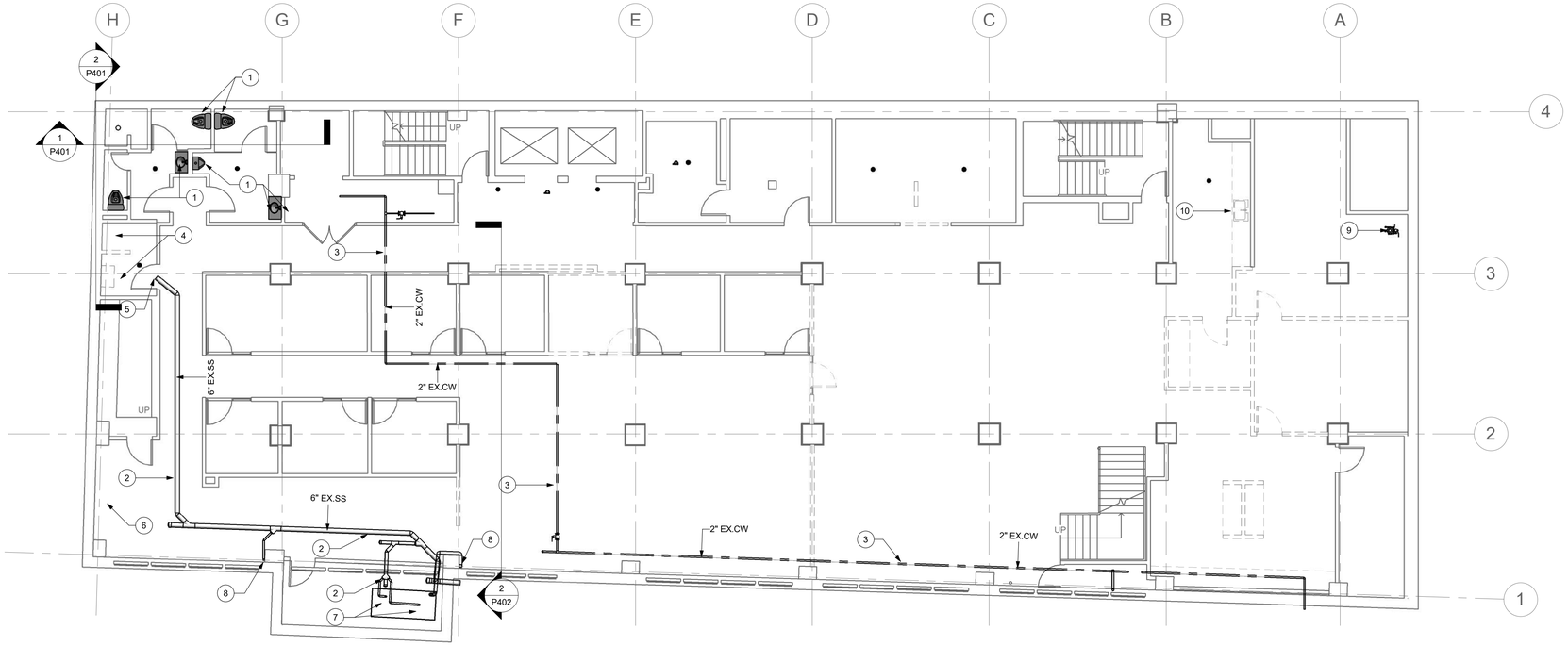
BASEMENT UNDER FLOOR PLAN - PLUMBING

P101

Project Number: 1712
Date 8/7/2017

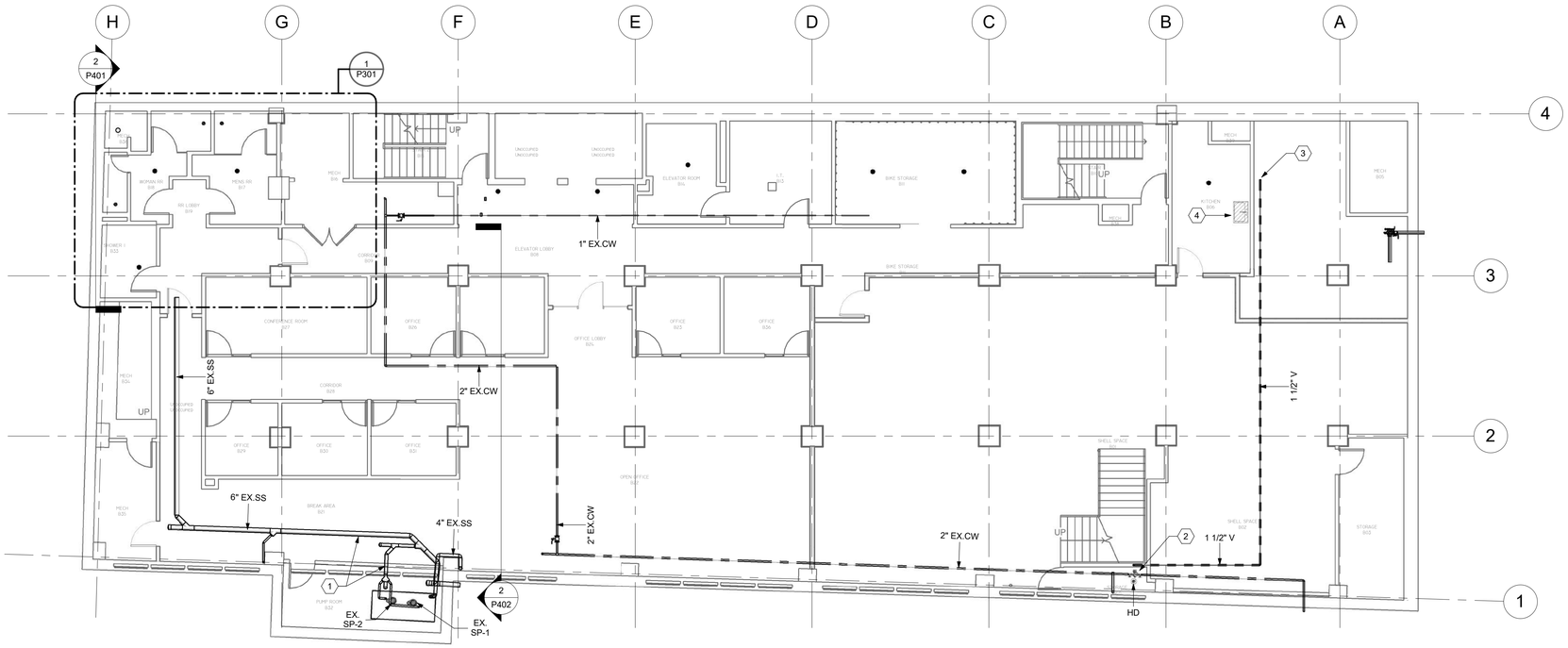


1 DEMO PLAN BASEMENT - PLUMBING

1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. EXISTING 6" SANITARY PIPING TO REMAIN.
3. EXISTING 2" DOMESTIC WATER TO REMAIN.
4. EXISTING PLUMBING FIXTURE TO BE REPLACED WITH NEW.
5. DEMO EXISTING SANITARY PIPING UP TO THIS POINT.
6. EXISTING GAS METER, REGULATOR, AND PIPING ARE EXISTING TO REMAIN.
7. EXISTING SUMP PUMPS ARE EXISTING TO REMAIN.
8. EXISTING SANITARY RISER TO REMAIN.
9. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN.
10. EXISTING HAND SINK, ROUGH-INS, AND PIPING TO REMAIN.



2 FLOOR PLAN BASEMENT - PLUMBING

1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. EXISTING SANITARY PIPING AND SUMP PUMPS ARE EXISTING TO REMAIN.
2. PROVIDE 2" BACKFLOW PREVENTER HUB DRAIN.
3. ROUTE AND CONNECT NEW 1-1/2" VENT TO EXISTING VENT PIPING. FIELD VERIFY EXACT LOCATION.
4. EXISTING HAND SINK, ROUGH-INS, AND PIPING TO REMAIN.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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8/31/2017

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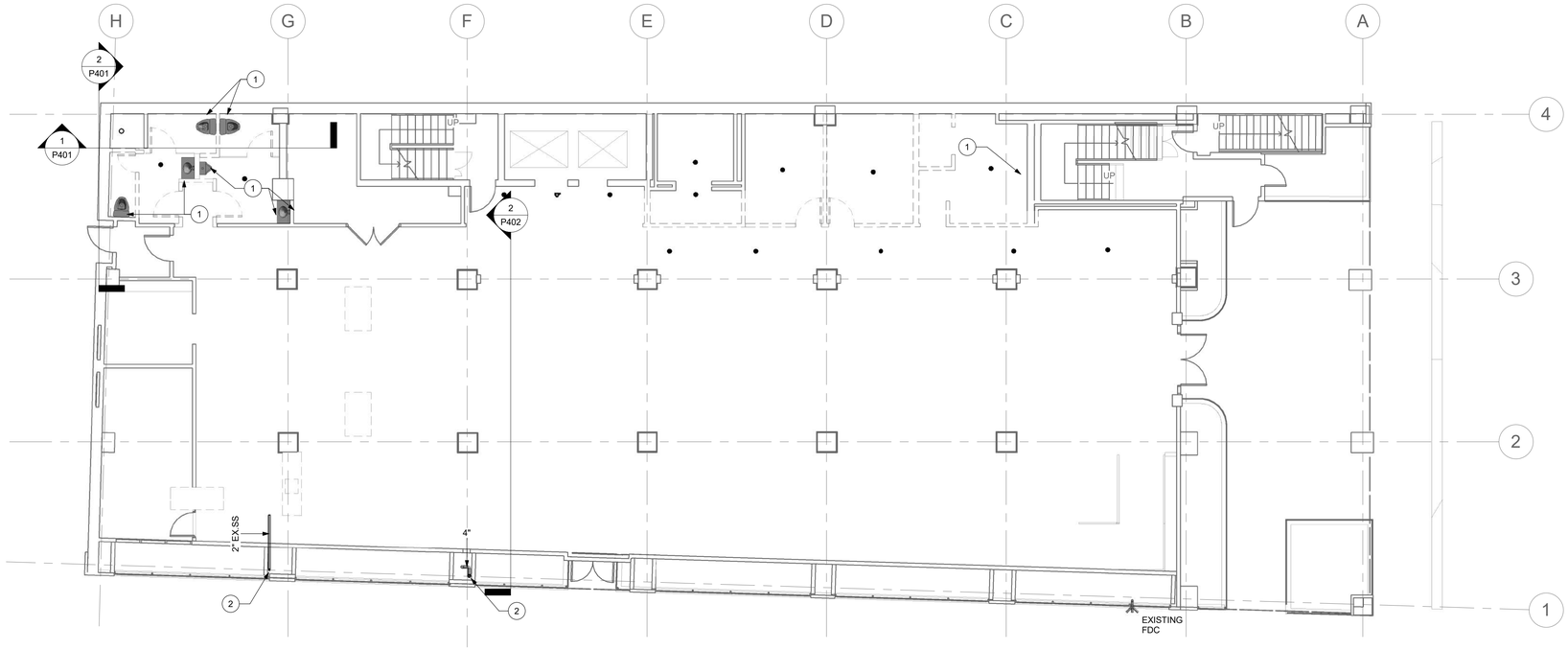
BASEMENT FLOOR PLAN - PLUMBING

P201

Project Number: 1712
Date 8/7/2017

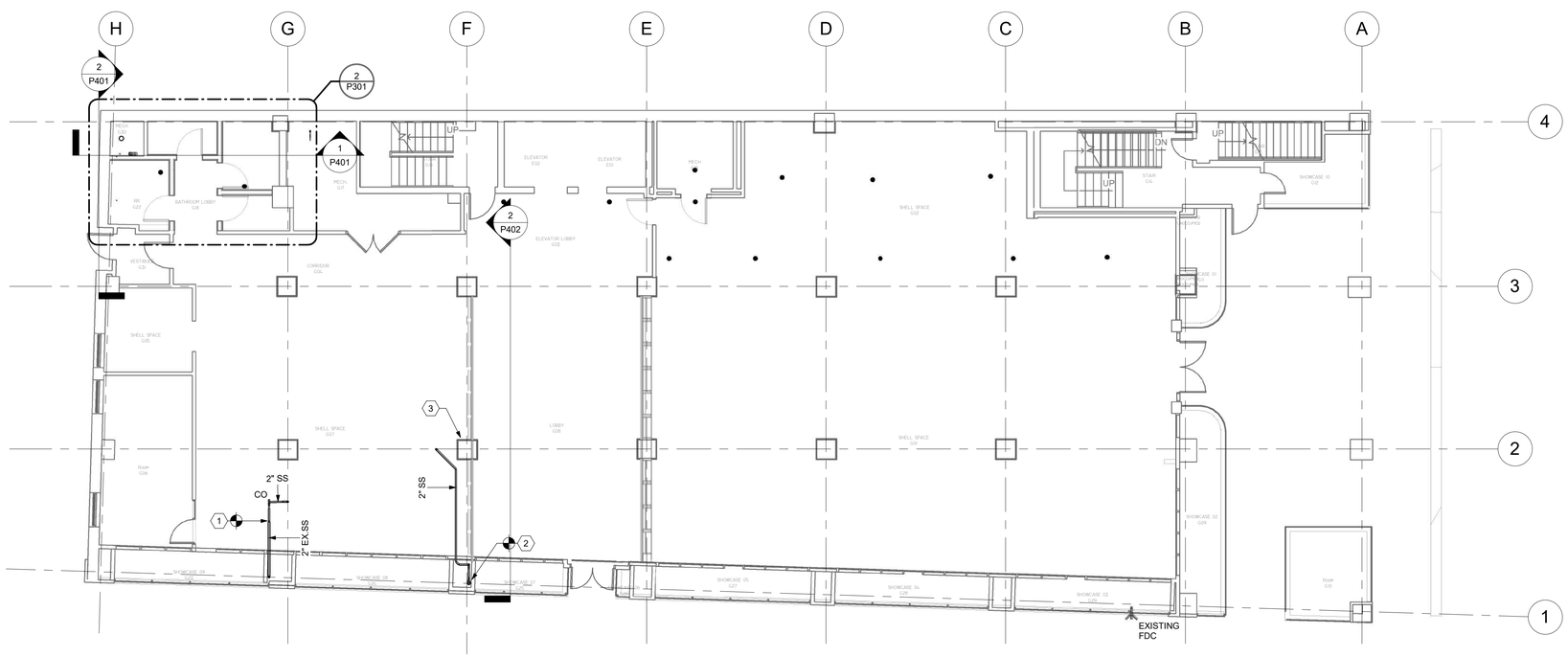


1 DEMO PLAN LEVEL 1 - PLUMBING

1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. EXISTING SANITARY RISER TO REMAIN.
3. EXISTING FDC TO REMAIN.



2 FLOOR PLAN LEVEL 1 - PLUMBING

1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. CONNECT NEW 2" SANITARY SEWER TO EXISTING 2" SANITARY. FIELD VEIRFY EXACT LOCATION.
2. CONNECT NEW 2" SANITARY SEWER TO EXISTING 4" SANITARY STACK. FIELD VEIRFY EXACT LOCATION.
3. 2" SANITARY FROM ABOVE.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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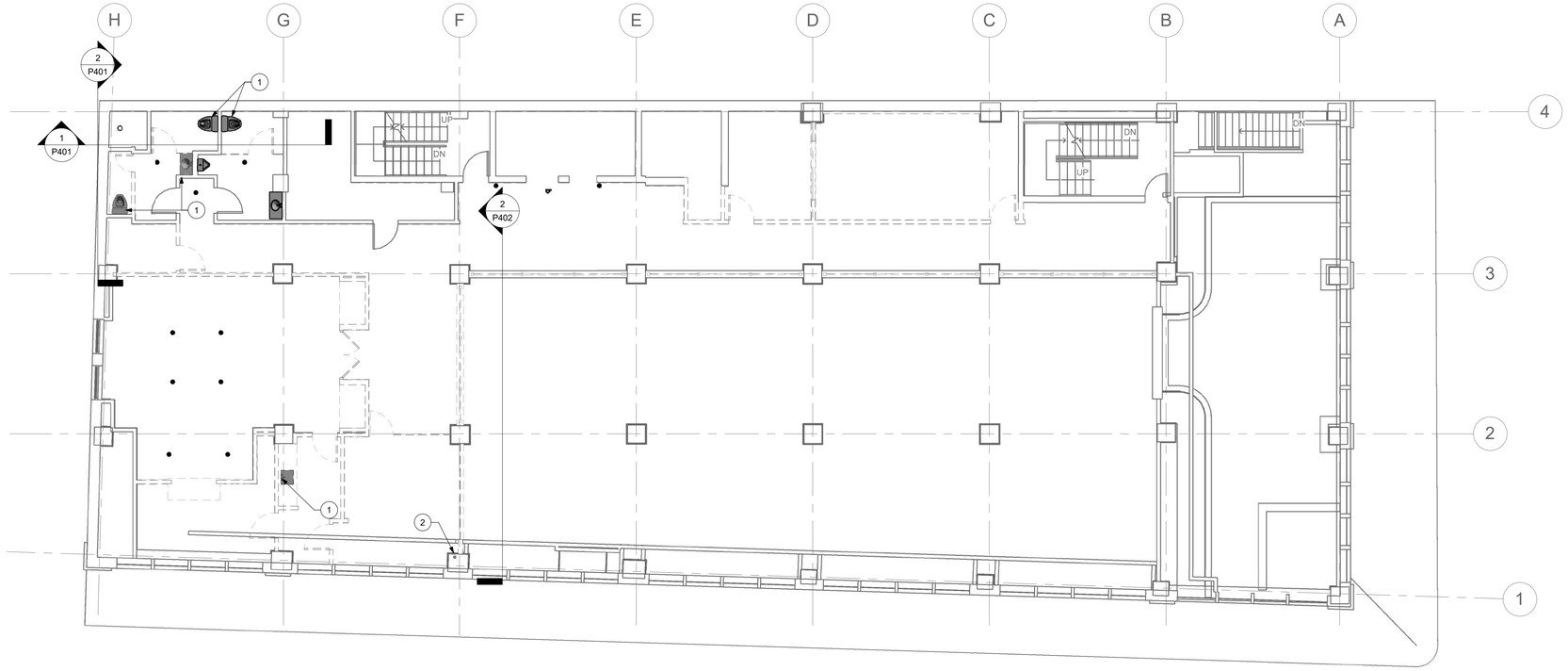
FLOOR PLAN LEVEL 1 - PLUMBING

P202

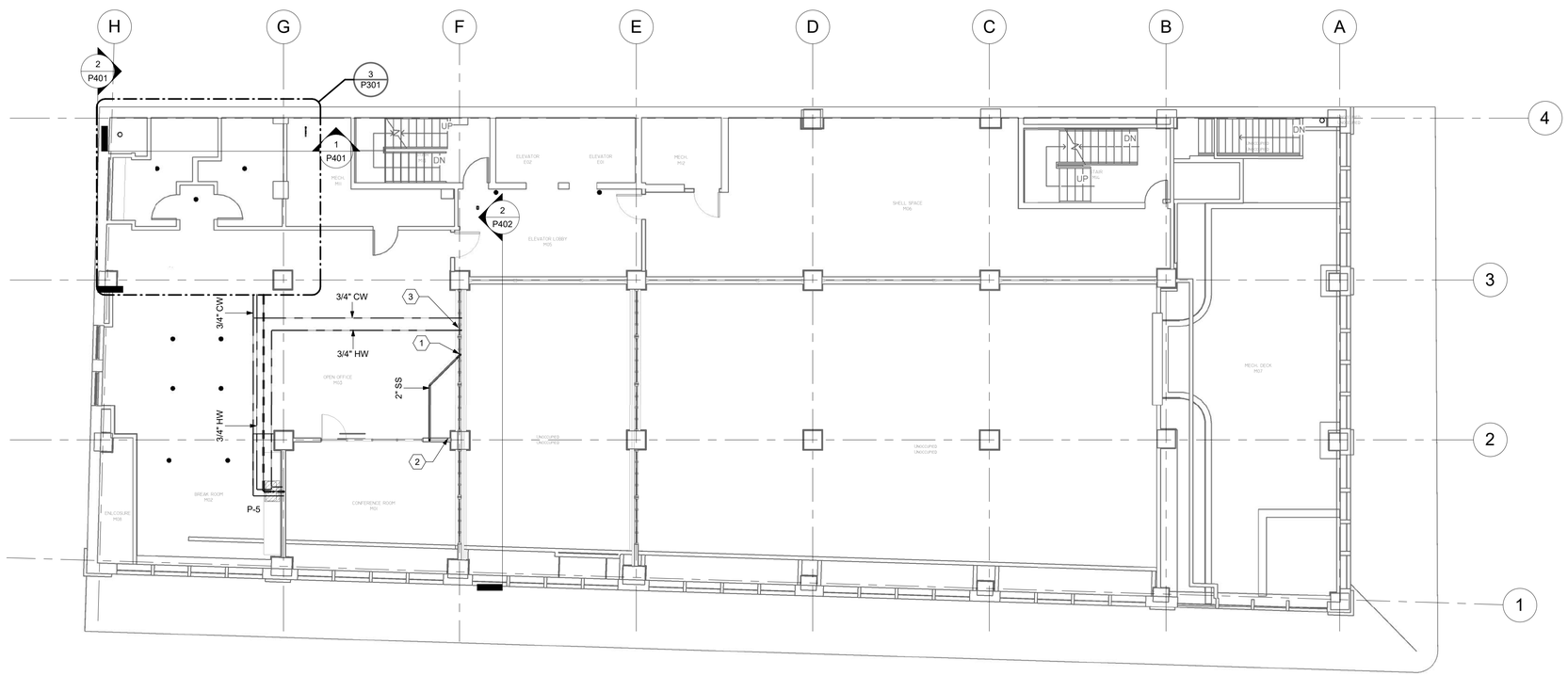
Project Number: 1712
Date 8/7/2017



1 DEMO PLAN LEVEL 1.5 - PLUMBING
1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. REMOVE EXISTING 4" SANITARY STACK FROM MEZZANINE LEVEL TO ROOF LEVEL. EXISTING 4" SANITARY STACK FROM BASEMENT LEVEL TO MEZZANINE LEVEL TO REMAIN.



2 FLOOR PLAN LEVEL 1.5 - PLUMBING
1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. 2" SANITARY SEWER FROM ABOVE.
2. 2" SANITARY SEWER DOWN TO LEVEL BELOW.
3. 3/4" HOT WATER AND 3/4" COLD WATER UP TO LEVEL ABOVE.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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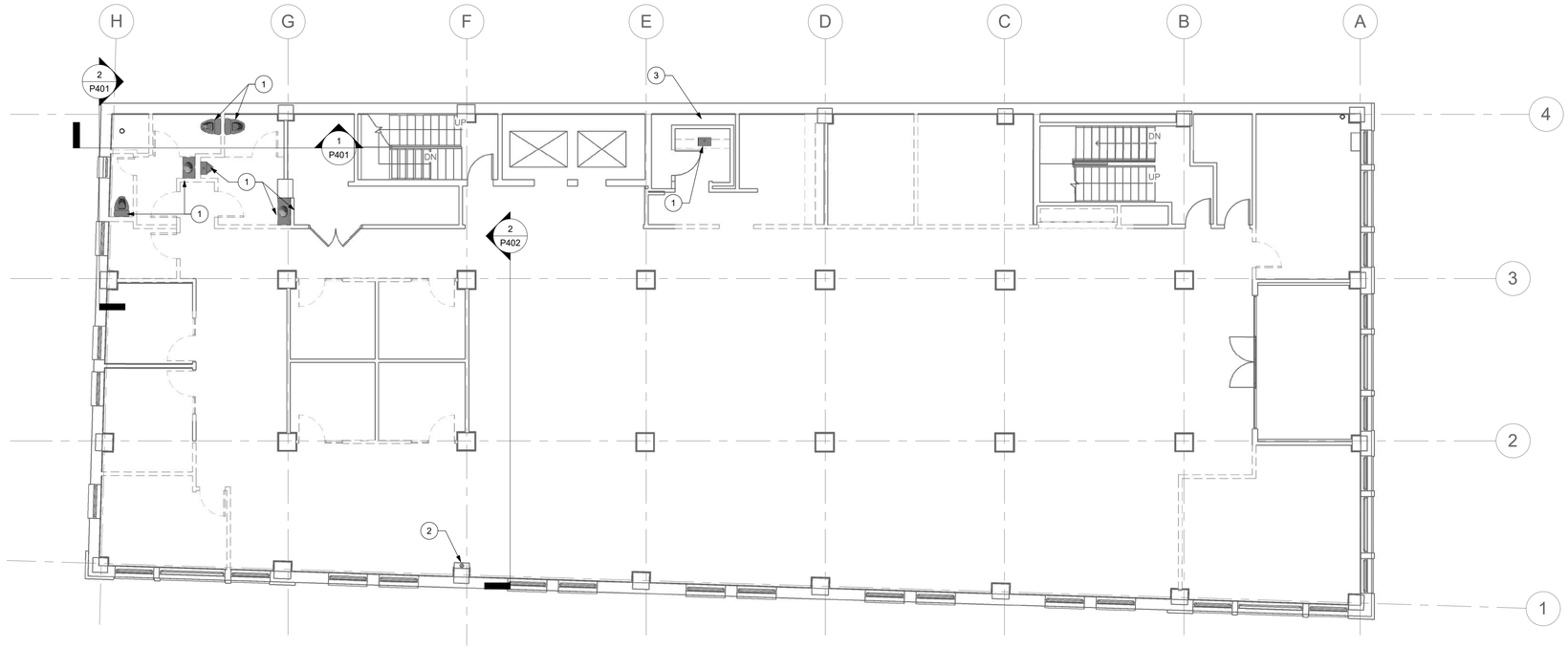
FLOOR PLAN LEVEL 1.5 - PLUMBING

P203

Project Number: 1712
Date 8/7/2017

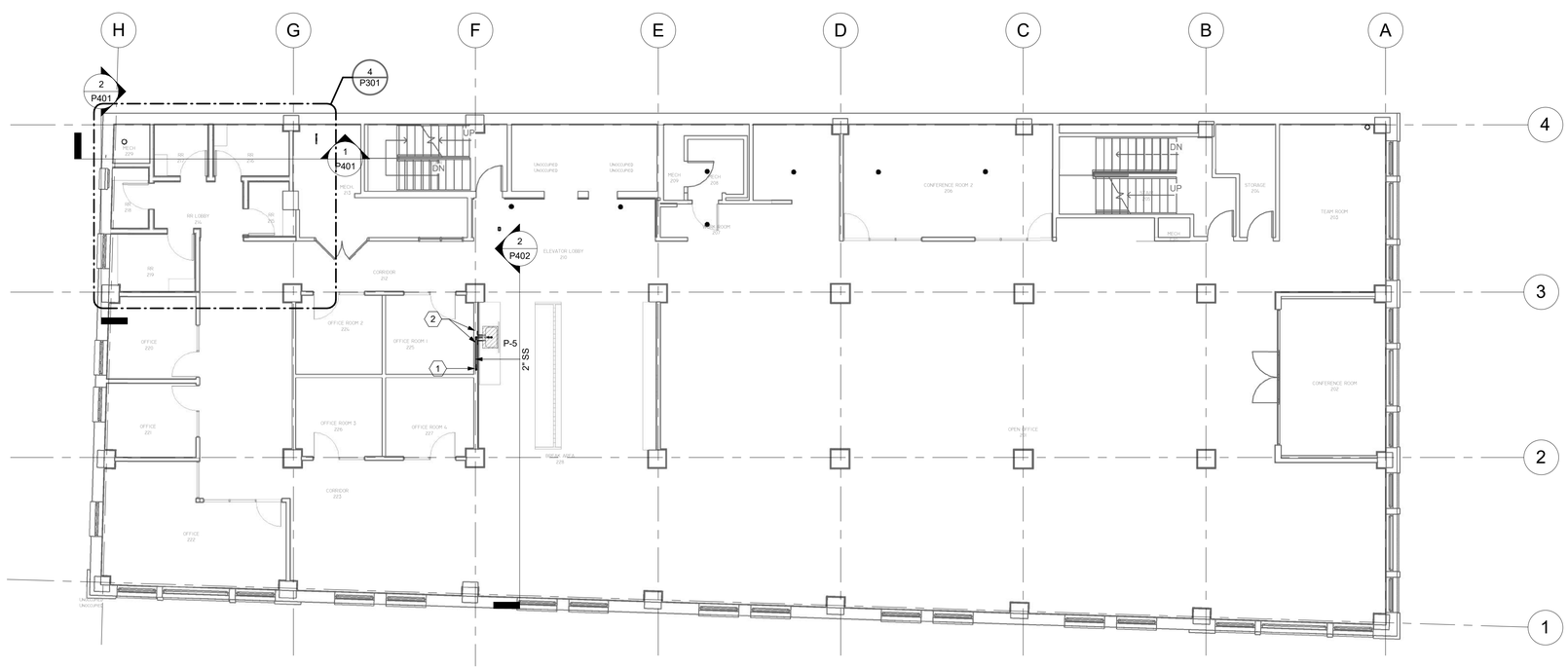


PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. REMOVE EXISTING 4" SANITARY STACK FROM MEZZANINE LEVEL TO ROOF LEVEL. EXISTING 4" SANITARY STACK FROM BASEMENT LEVEL TO MEZZANINE LEVEL TO REMAIN.
3. REMOVE EXISTING SANITARY STACK AND VENT STACK TO EXISTING MAINS.

1 DEMO PLAN LEVEL 2 - PLUMBING

1/8" = 1'-0"



PLUMBING NEW KEYED NOTES:

1. 2" SANITARY STACK AND 2" VENT STACK.
2. 3/4" HOT WATER AND 3/4" COLD WATER FROM BELOW.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

2 FLOOR PLAN LEVEL 2 - PLUMBING

1/8" = 1'-0"

Total Art Design & Architecture

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193-1/2 West San Antonio St.
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Firm Reg. No. F-465

Landscape Architect:

n/a

Civil:

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BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

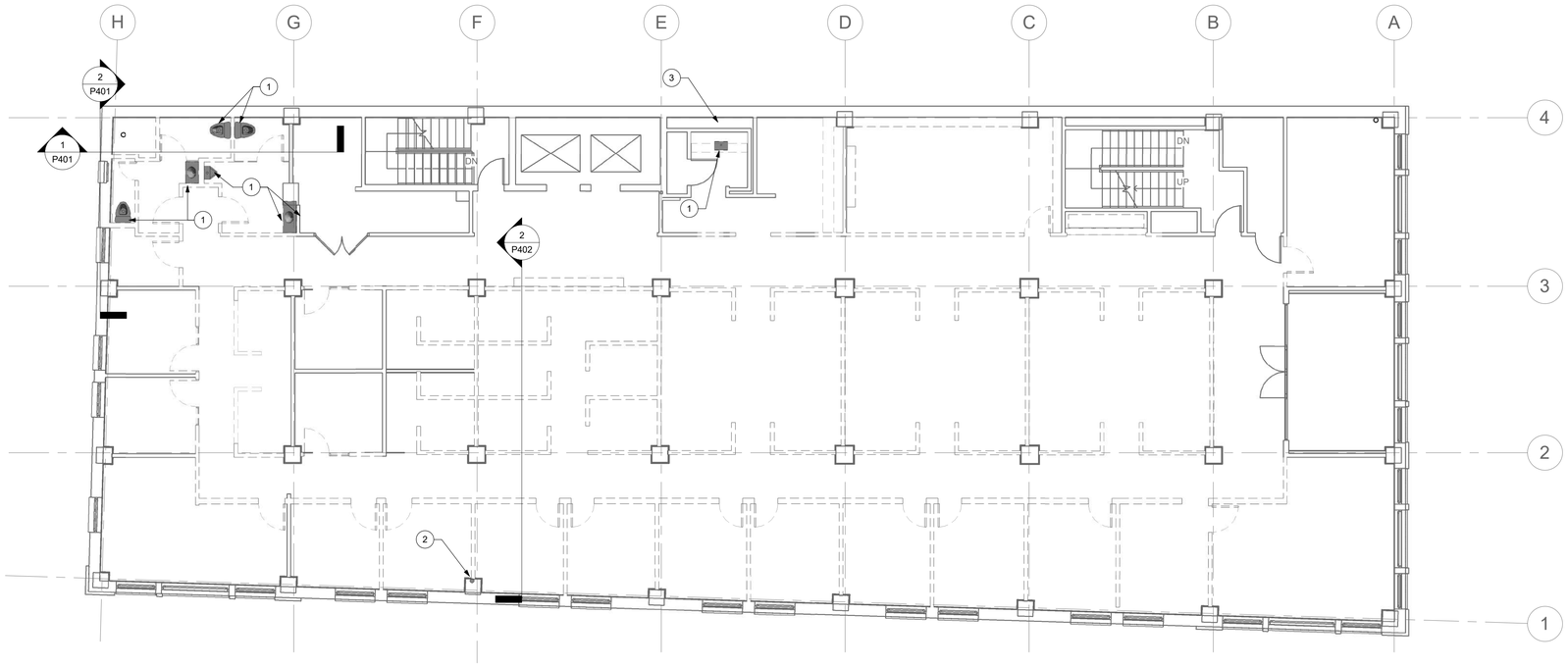
8/31/2017

STATE OF TEXAS
IAN C. VOHWINKLE
103809
LICENSED
PROFESSIONAL ENGINEER

FLOOR PLAN LEVEL 2 - PLUMBING

P204

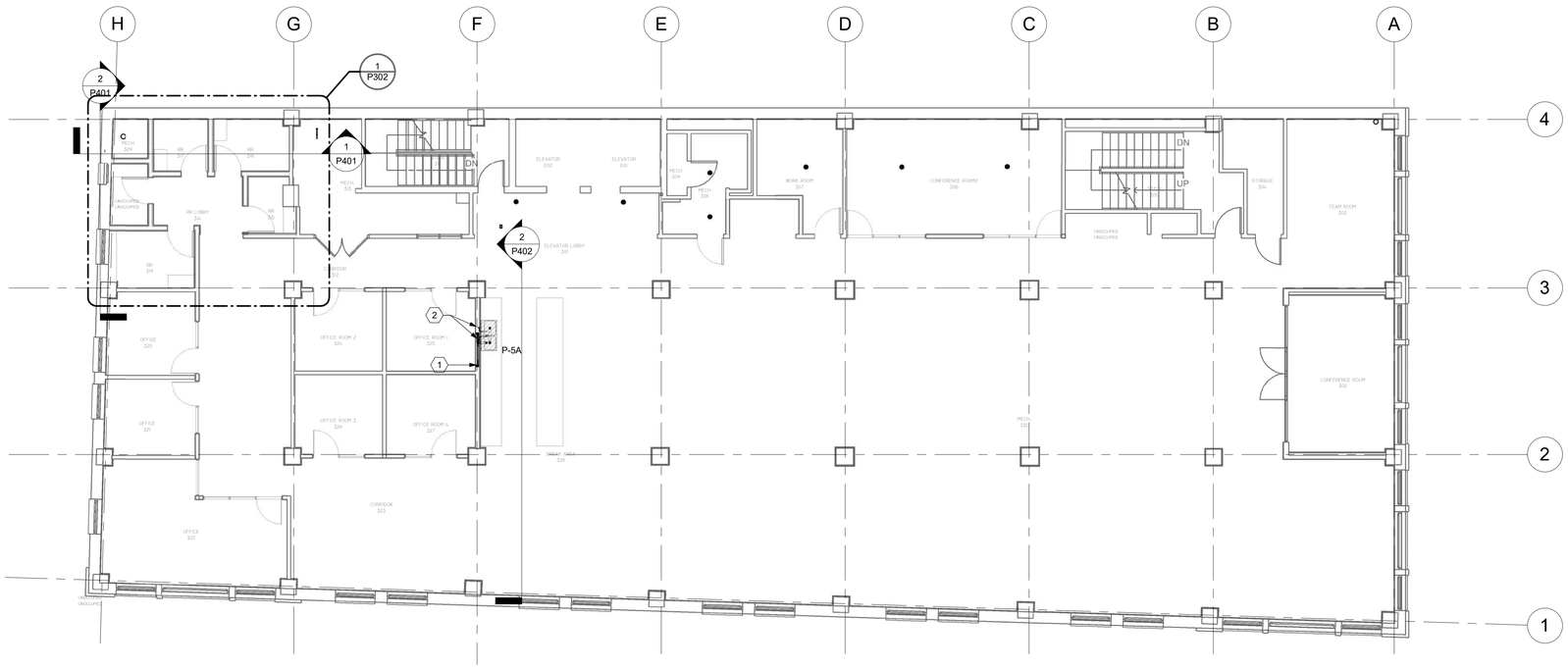
Project Number: 1712
Date 8/7/2017



1 DEMO PLAN LEVEL 3 - PLUMBING
1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. REMOVE EXISTING 4" SANITARY STACK FROM MEZZANINE LEVEL TO ROOF LEVEL. EXISTING 4" SANITARY STACK FROM BASEMENT LEVEL TO MEZZANINE LEVEL TO REMAIN.
3. REMOVE EXISTING SANITARY STACK AND VENT STACK TO EXISTING MAINS.



2 FLOOR PLAN LEVEL 3 - PLUMBING
1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. 2" SANITARY STACK AND 2" VENT STACK.
2. 3/4" HOT WATER AND 3/4" COLD WATER FROM BELOW.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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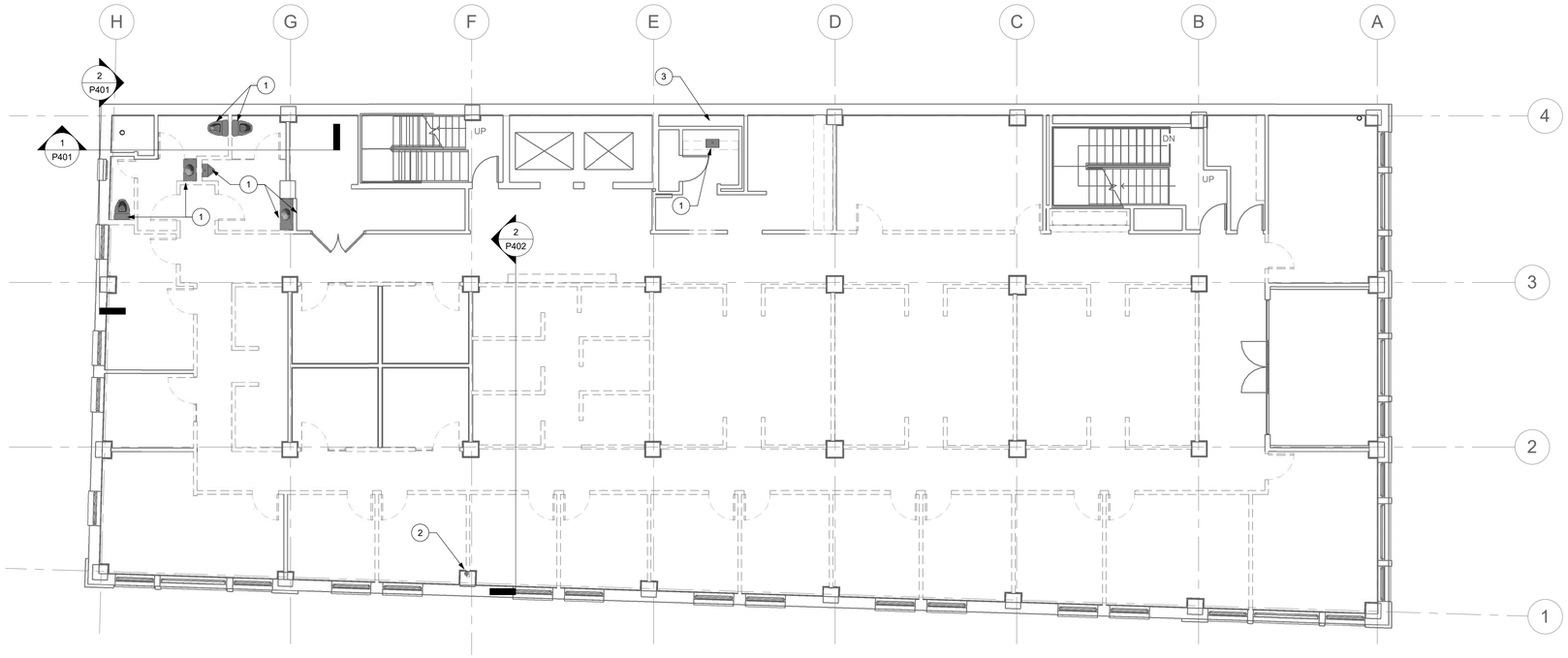
FLOOR PLAN LEVEL 3 - PLUMBING

P205

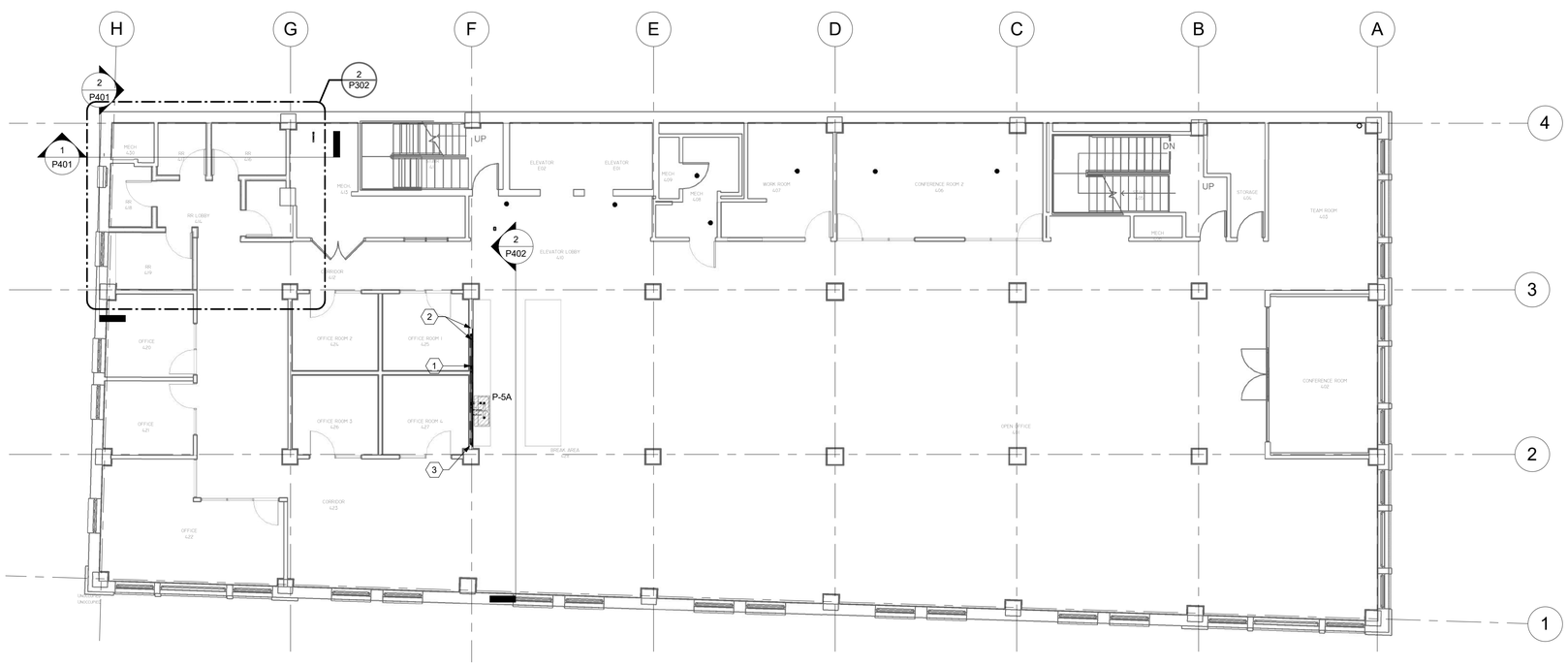
Project Number: 1712
Date 8/7/2017



1 DEMO PLAN LEVEL 4 - PLUMBING
1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. REMOVE EXISTING 4" SANITARY STACK FROM MEZZANINE LEVEL TO ROOF LEVEL. EXISTING 4" SANITARY STACK FROM BASEMENT LEVEL TO MEZZANINE LEVEL TO REMAIN.
3. REMOVE EXISTING SANITARY STACK AND VENT STACK TO EXISTING MAINS.



2 FLOOR PLAN LEVEL 4 - PLUMBING
1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. 2" SANITARY STACK AND 2" VENT STACK.
2. 3/4" HOT WATER AND 3/4" COLD WATER FROM BELOW.
3. 2" VENT AND 3/4" HOT WATER UP TO LEVEL ABOVE.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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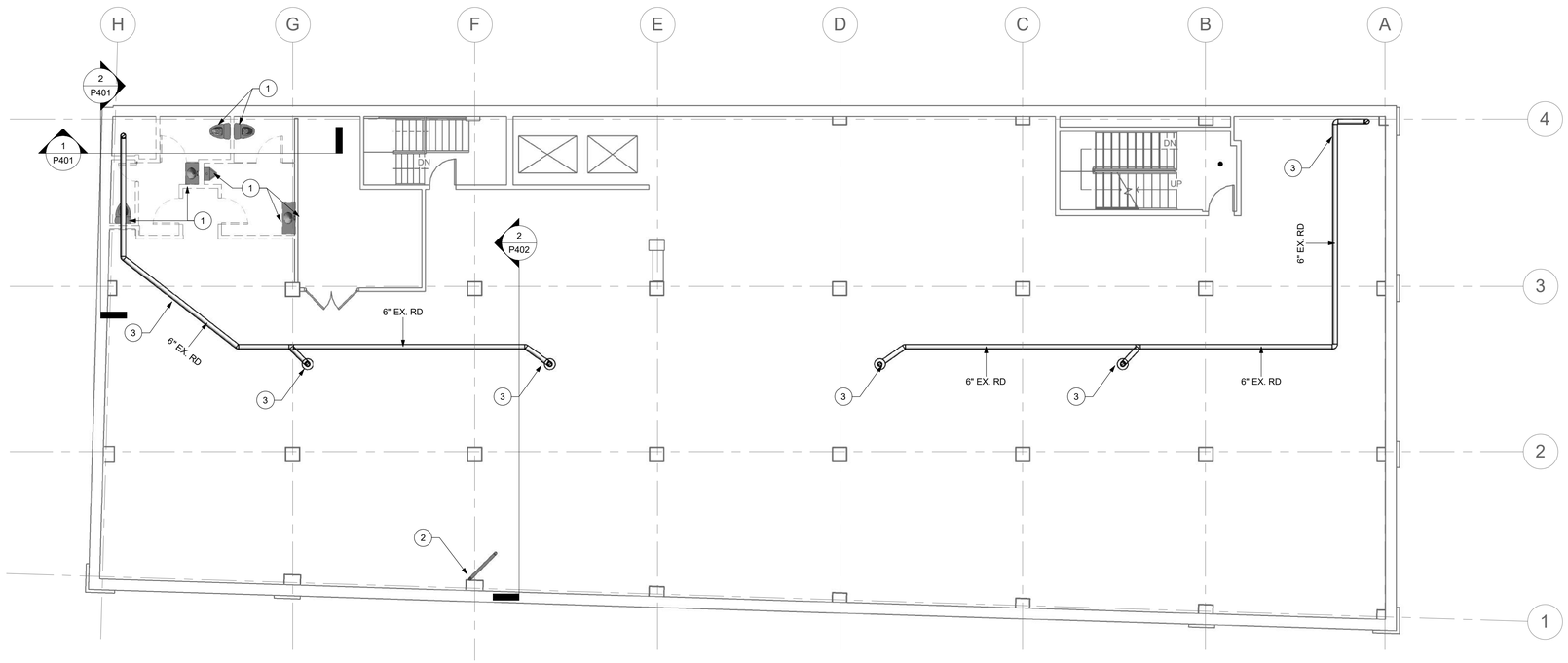
FLOOR PLAN LEVEL 4 - PLUMBING

P206

Project Number: 1712
Date 8/7/2017

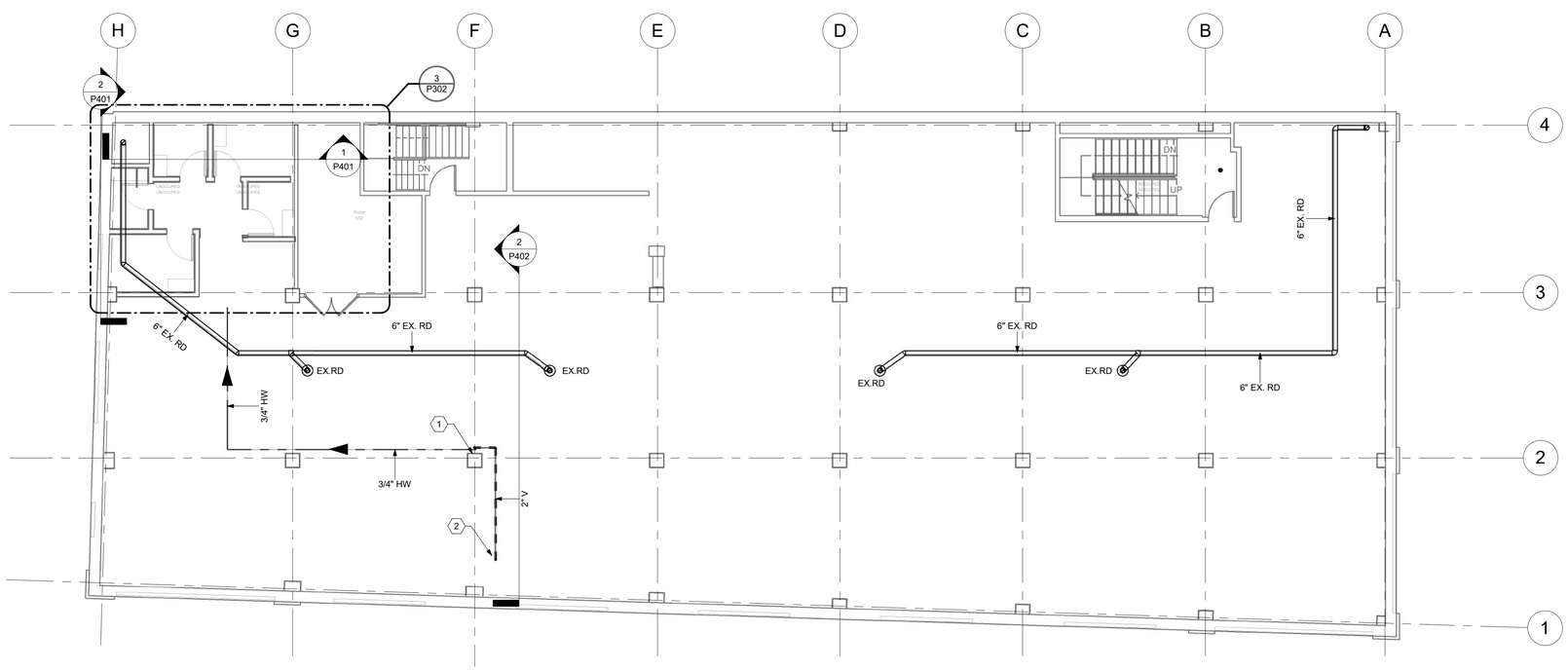


1 DEMO PLAN LEVEL 5 - PLUMBING

1/8" = 1'-0"

PLUMBING DEMOLITION KEYED NOTES:

1. EXISTING PLUMBING FIXTURES TO BE DEMOLISHED. CAP AND CONCEAL EXISTING PLUMBING ROUGH-INS.
2. REMOVE EXISTING 4" SANITARY STACK FROM MEZZANINE LEVEL TO ROOF LEVEL. EXISTING 4" SANITARY STACK FROM BASEMENT LEVEL TO MEZZANINE LEVEL TO REMAIN.
3. EXISTING ROOF DRAINS AND ROOF DRAIN PIPING IS EXISTING TO REMAIN.



2 FLOOR PLAN LEVEL 5 - PLUMBING

1/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. 2" VENT AND 3/4" HOT WATER FROM BELOW.
2. 2" VENT UP THRU EXISTING VTR.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING IS PROTECTED WITH A HYDRAULICALLY DESIGN, SIZED, INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. DRAWINGS INDICATE THE FIRE SPRINKLER SERVICE TO THE BUILDING PROVIDE ALL VALVES, DEVICES, FITTINGS, APPURTENANCES, ETC., REQUIRED FOR A COMPLETE SYSTEM. ALL SPRINKLER HEADS SHALL BE INDICATED ON APPROVED SHOP DRAWINGS.
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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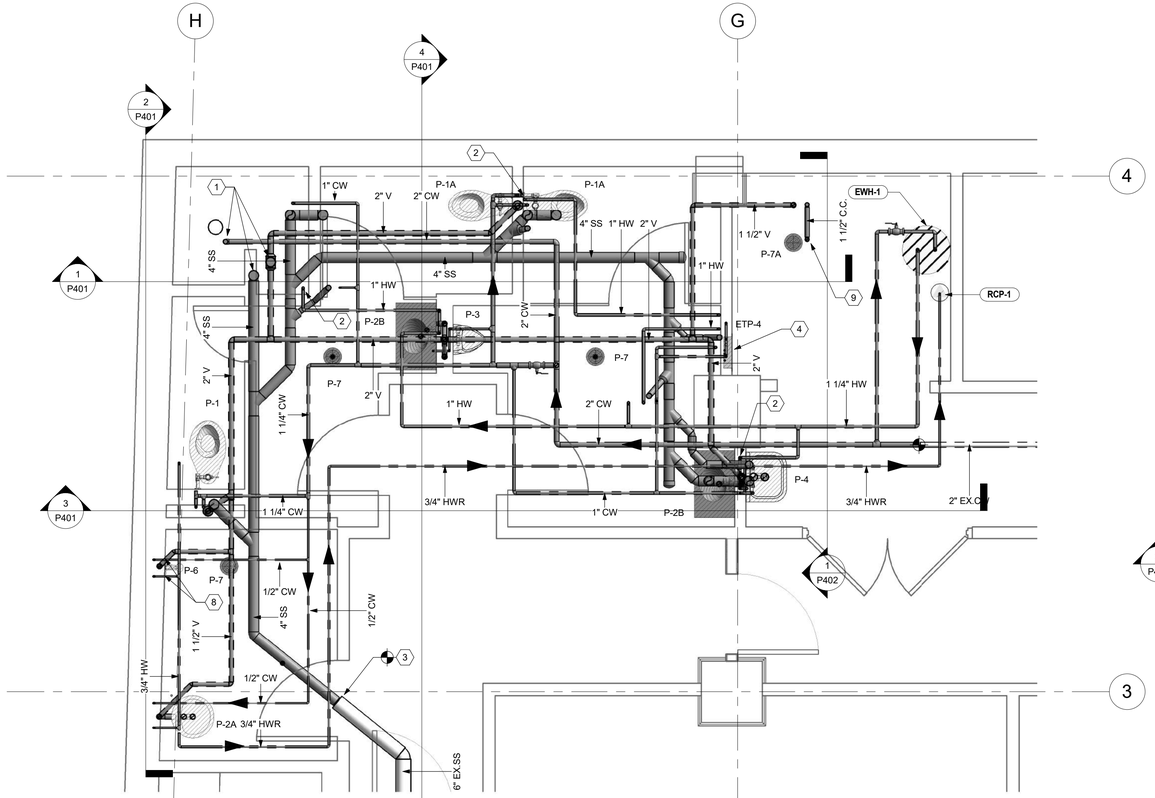
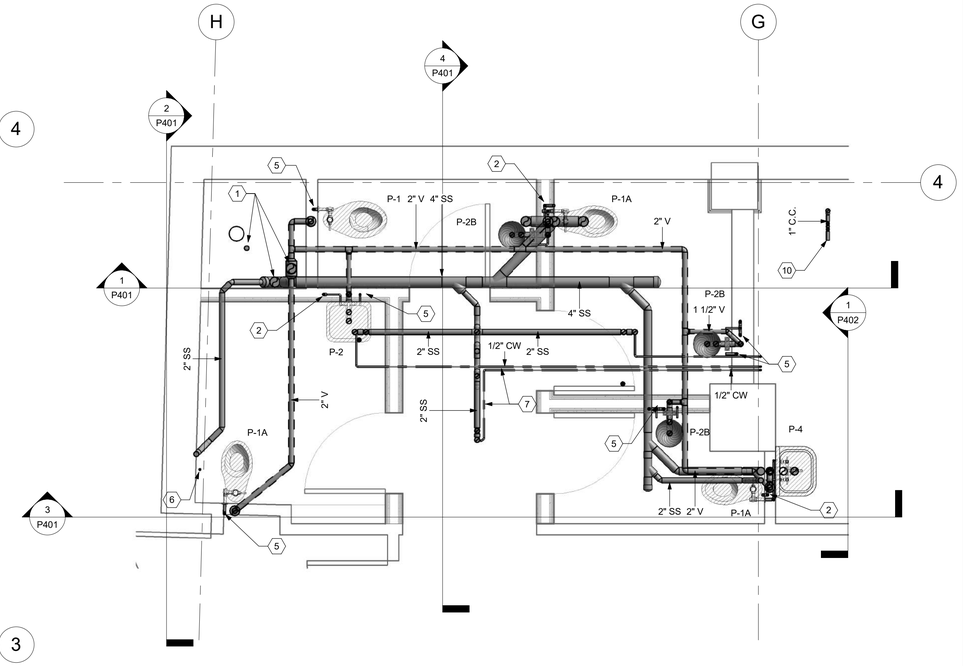
FLOOR PLAN LEVEL 5 - PLUMBING

P207

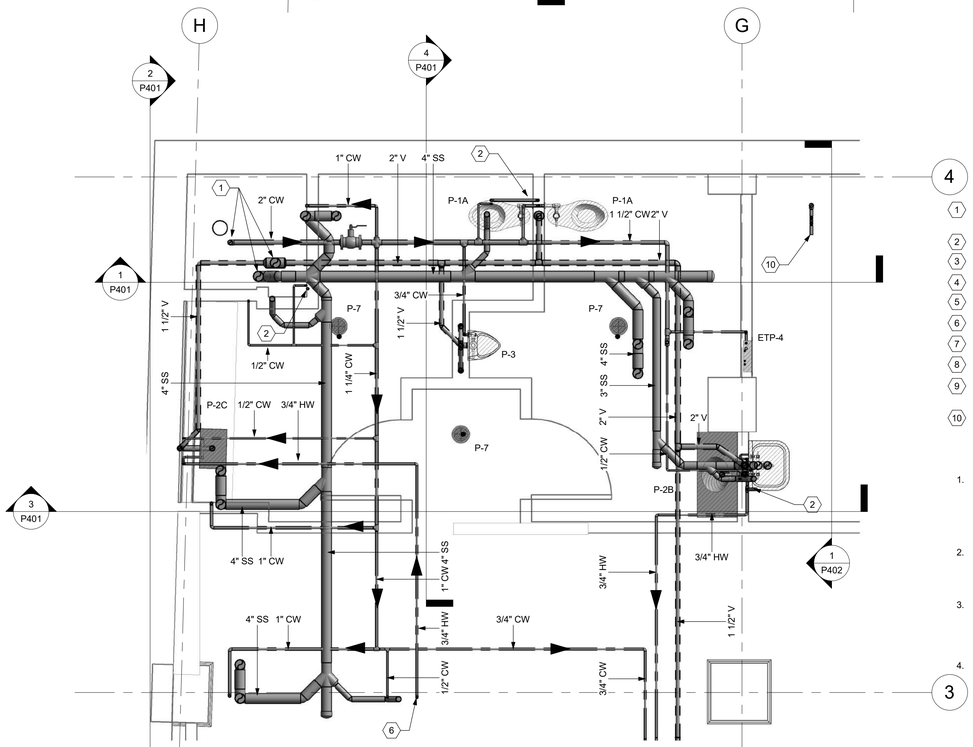
Project Number: 1712
Date 8/7/2017



1 PARTIAL FLOOR PLAN BASEMENT - PLUMBING
3/8" = 1'-0"



2 PARTIAL FLOOR PLAN LEVEL 1 - PLUMBING
3/8" = 1'-0"



3 PARTIAL FLOOR PLAN LEVEL 1.5 - PLUMBING
3/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. NEW 4" SANITARY STACK, 4" VENT STACK, AND 2" DOMESTIC COLD WATER STACK.
2. 1" HOT WATER RISER.
3. CONNECT NEW 4" SANITARY SEWER TO EXISTING.
4. ROUTE 1/2" TRAP PRIMER TO FLOOR DRAINS.
5. DOMESTIC WATER FROM BELOW.
6. 3/4" HOT WATER FROM ABOVE.
7. 1/2" TRAP PRIMER TUBING.
8. PROVIDE TYPE "A" SHOCK ARRESTORS.
9. 1-1/2" CONDENSATE COLLECTION FROM MECHANICAL UNITS DOWN TO FLOOR DRAIN.
10. 3/4" CONDENSATE COLLECTION STUB-OUT FOR MECHANICAL EQUIPMENT.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
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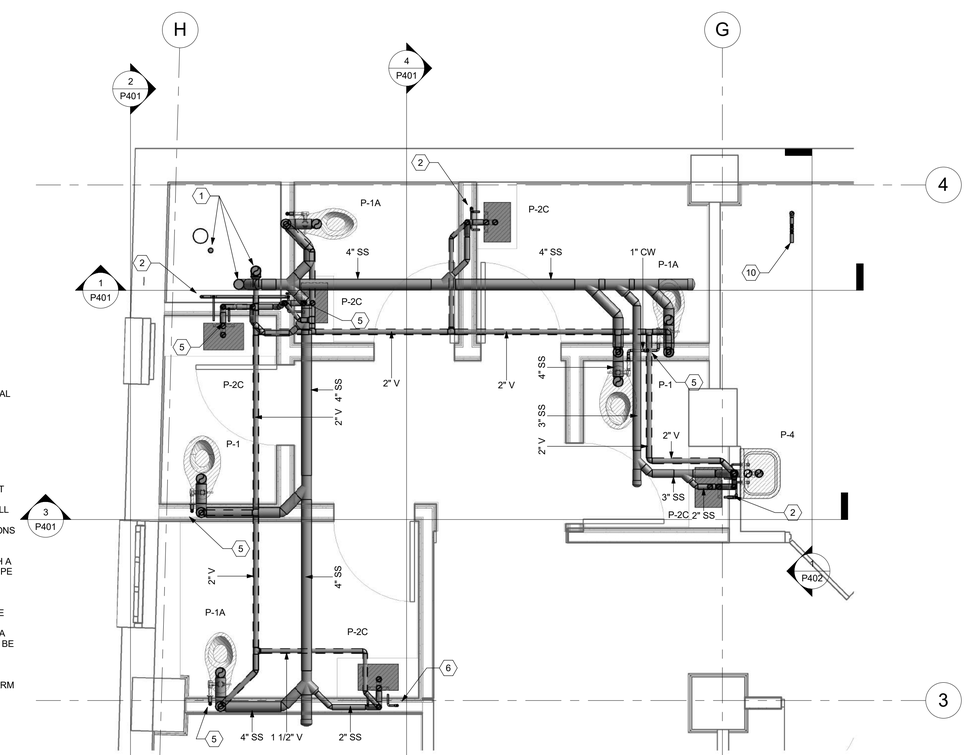
4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.



4 PARTIAL FLOOR PLAN LEVEL 2 - PLUMBING
3/8" = 1'-0"

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Landscape Architect:
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Civil:
n/a

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OWNER:
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8/31/2017
STATE OF TEXAS
IAN C. VOHWINKLE
103809
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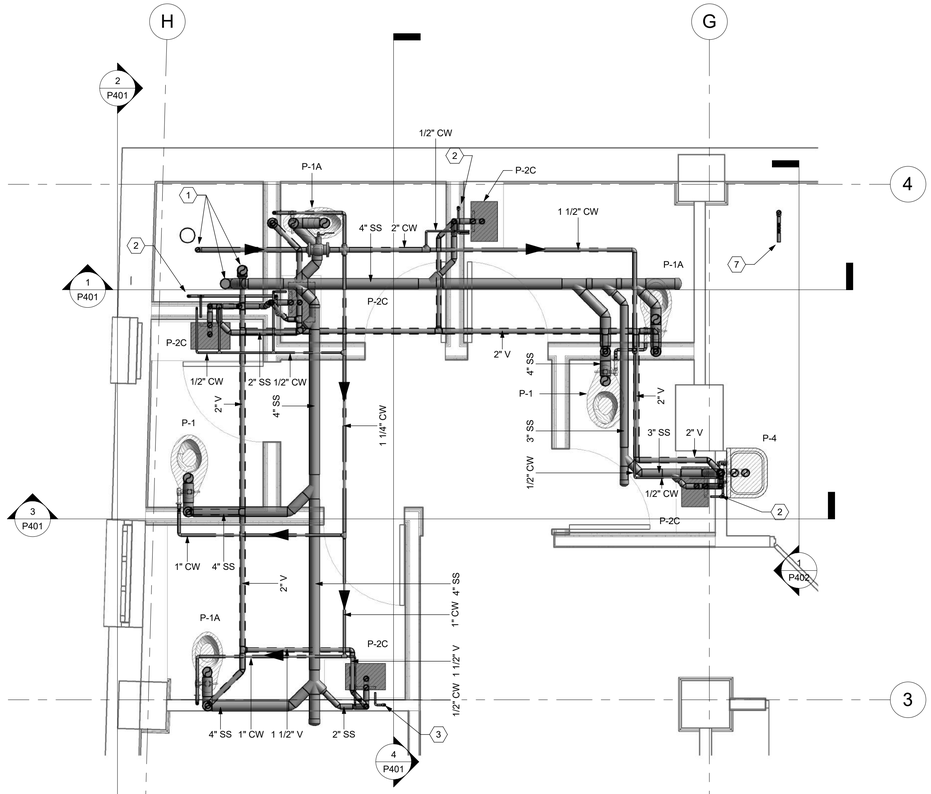
PROFESSIONAL ENGINEER

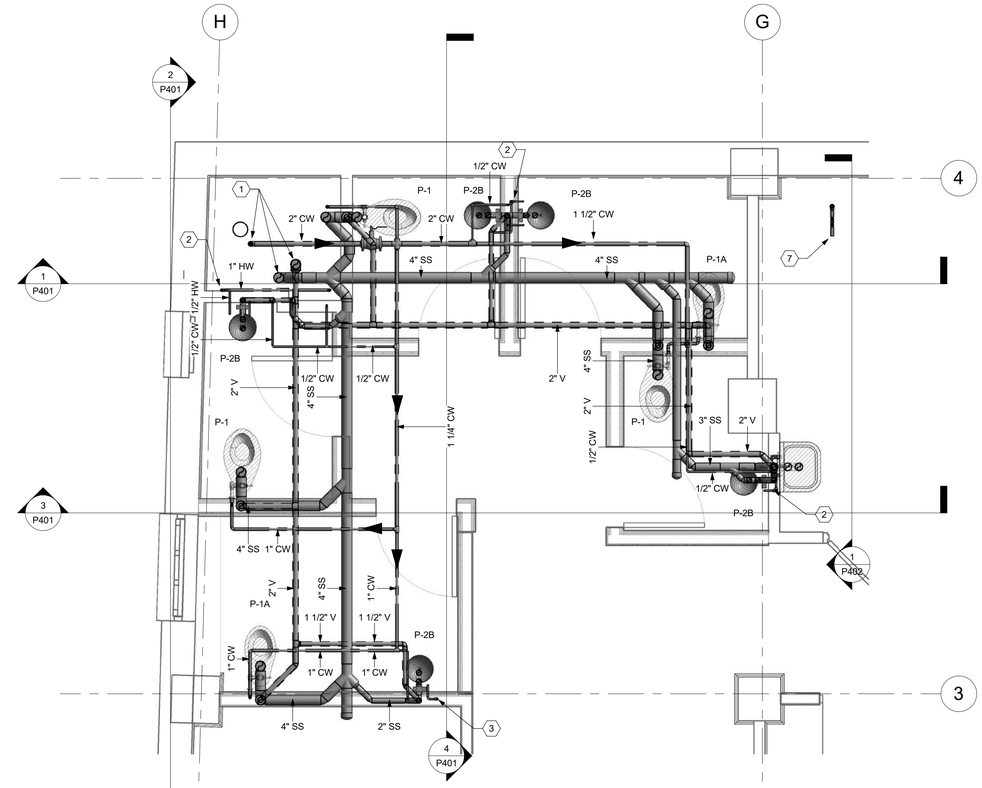
PARTIAL FLOOR PLAN - PLUMBING

P301

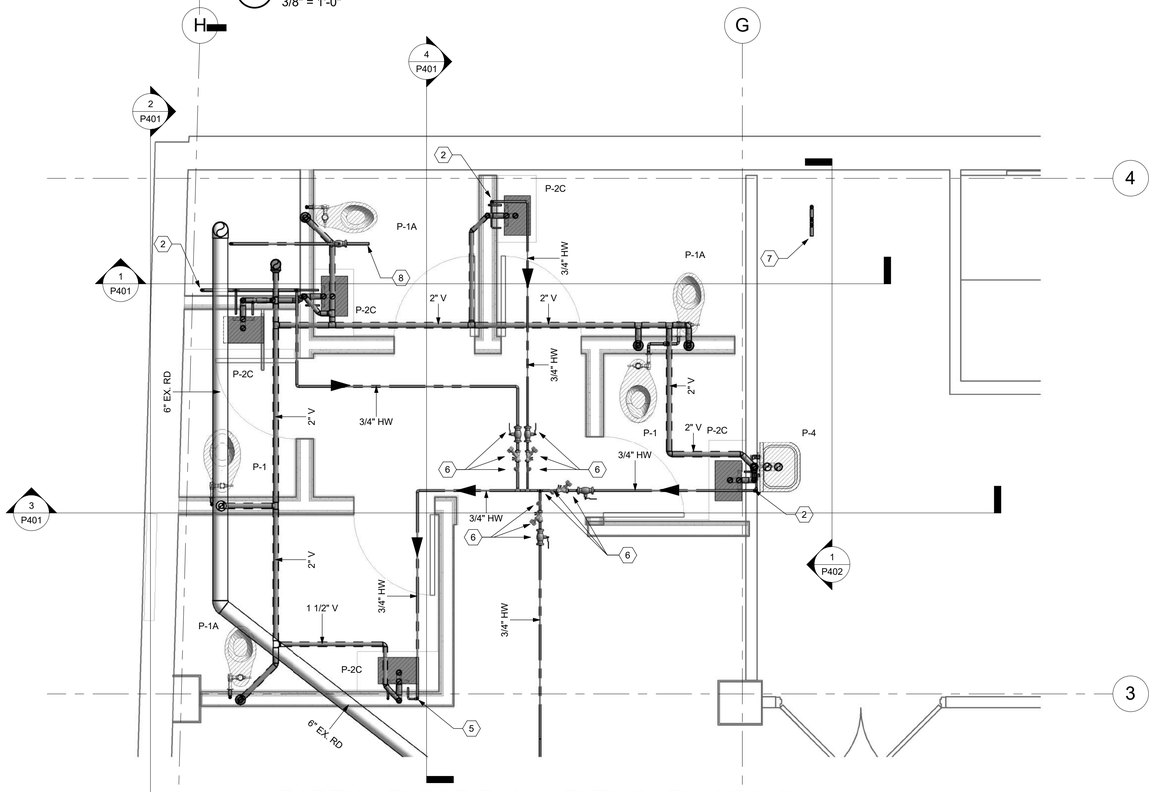
Project Number: 1712
Date 8/7/2017



1 PARTIAL FLOOR PLAN LEVEL 3 - PLUMBING
3/8" = 1'-0"



2 PARTIAL FLOOR PLAN LEVEL 4 - PLUMBING
3/8" = 1'-0"



3 PARTIAL FLOOR PLAN LEVEL 5 - PLUMBING
3/8" = 1'-0"

PLUMBING NEW KEYED NOTES:

1. NEW 4" SANITARY STACK, 4" VENT STACK, AND 2" DOMESTIC COLD WATER STACK.
2. 1" HOT WATER RISER.
3. 3/4" HOT WATER FROM ABOVE.
4. 1/2" TRAP PRIMER TUBING.
5. 3/4" HOT WATER DOWN.
6. PROVE ACCESS DOOR PANEL FOR 3/4" BALL VALVE, 3/4" CIRCUIT SETTER, AND 3/4" CHECK VALVE.
7. 3/4" CONDENSATE COLLECTION STUB-OUT FOR MECHANICAL EQUIPMENT.
8. 1" MAKE-UP WATER TO MECHANICAL EQUIPMENT.

FIRE PROTECTION NOTES:

1. THE EXISTING BUILDING IS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION OF SPRINKLER MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
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4. COORDINATE LOCATION OF SPRINKLER FLOW PRESSURE AND TAMPER SWITCHES WITH FIRE ALARM TRADES.

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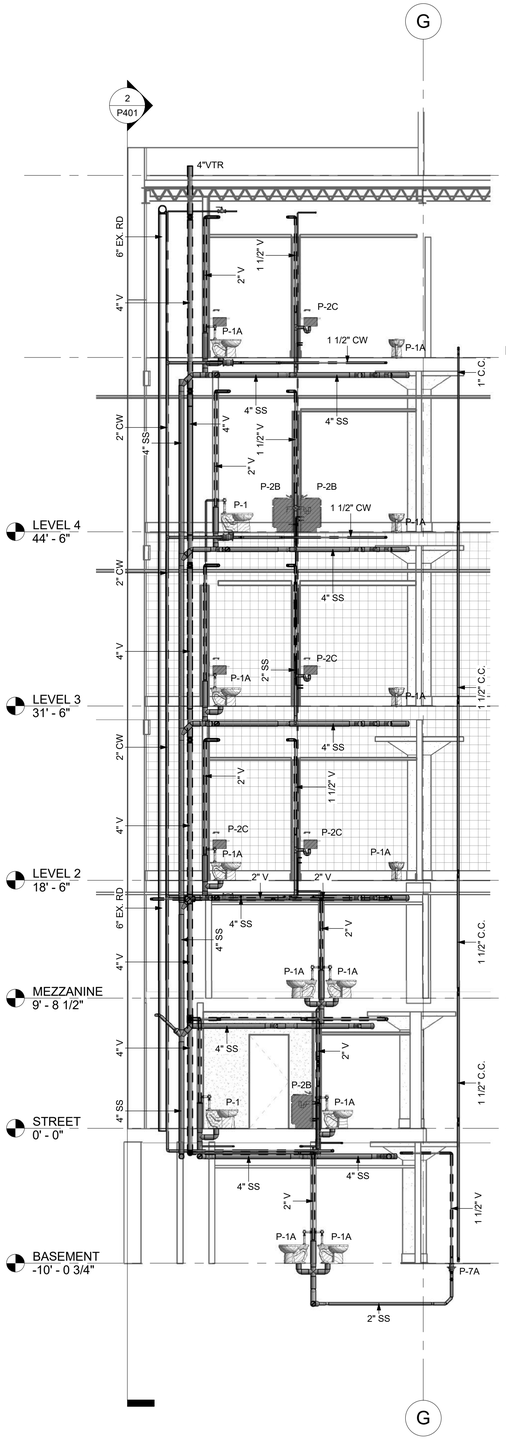
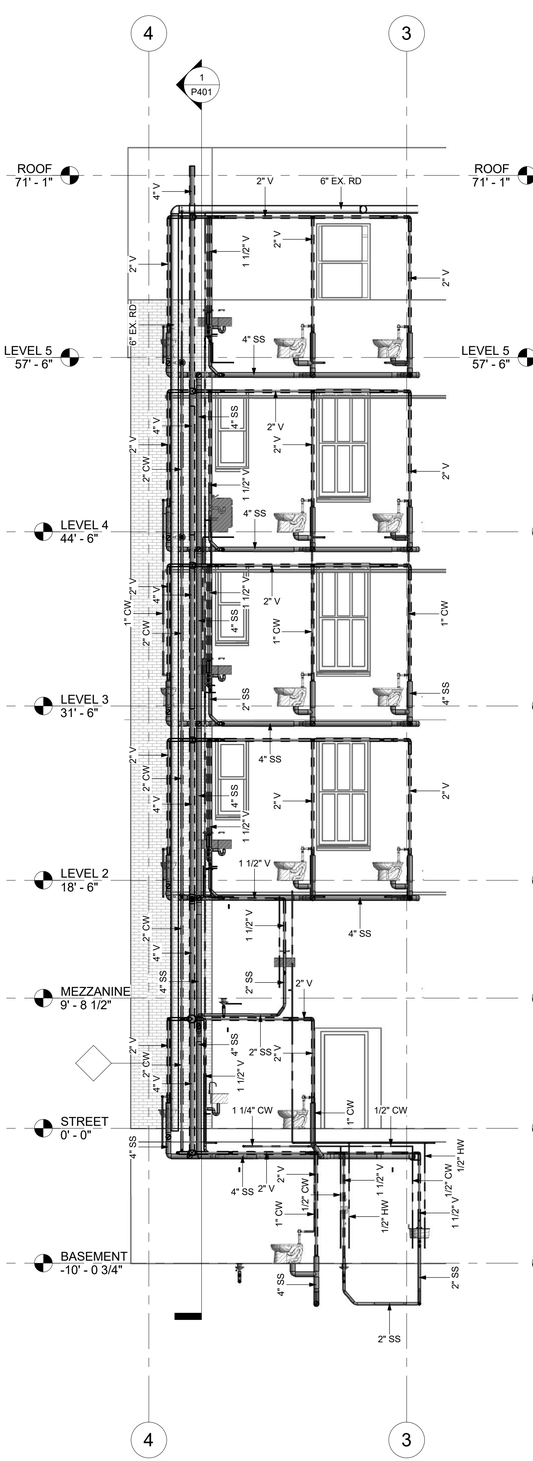
PARTIAL FLOOR PLAN - PLUMBING

P302

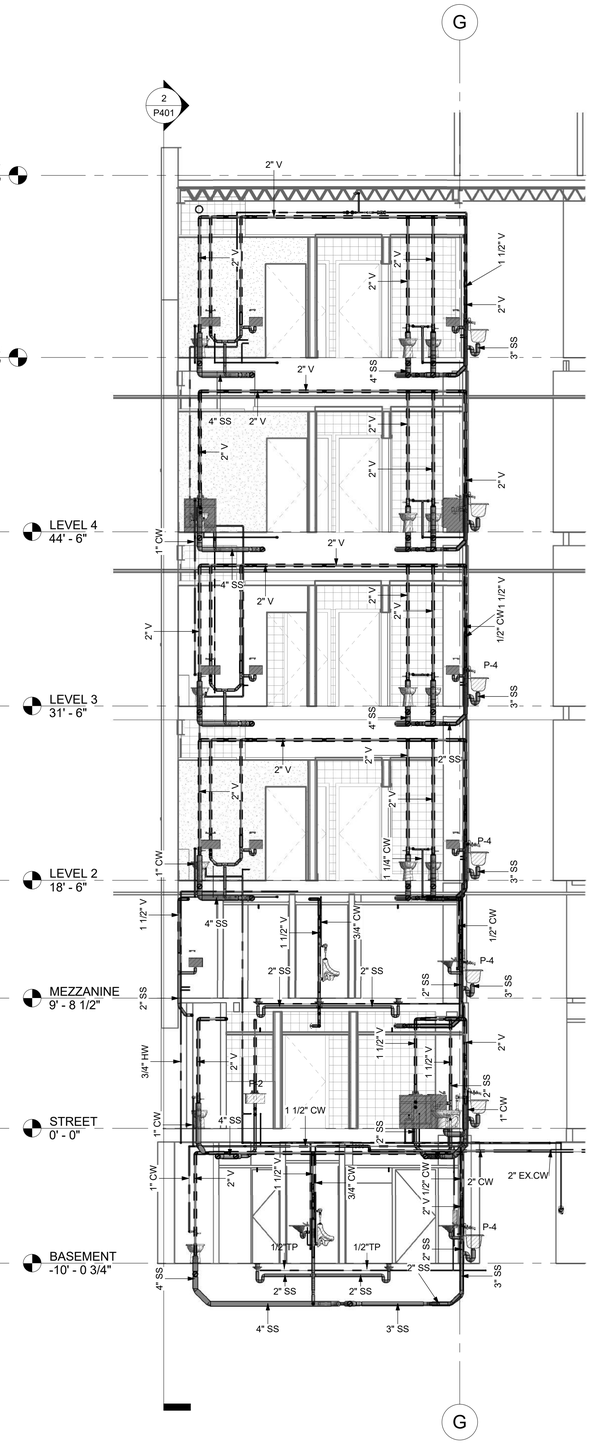
Project Number: 1712
Date 8/7/2017



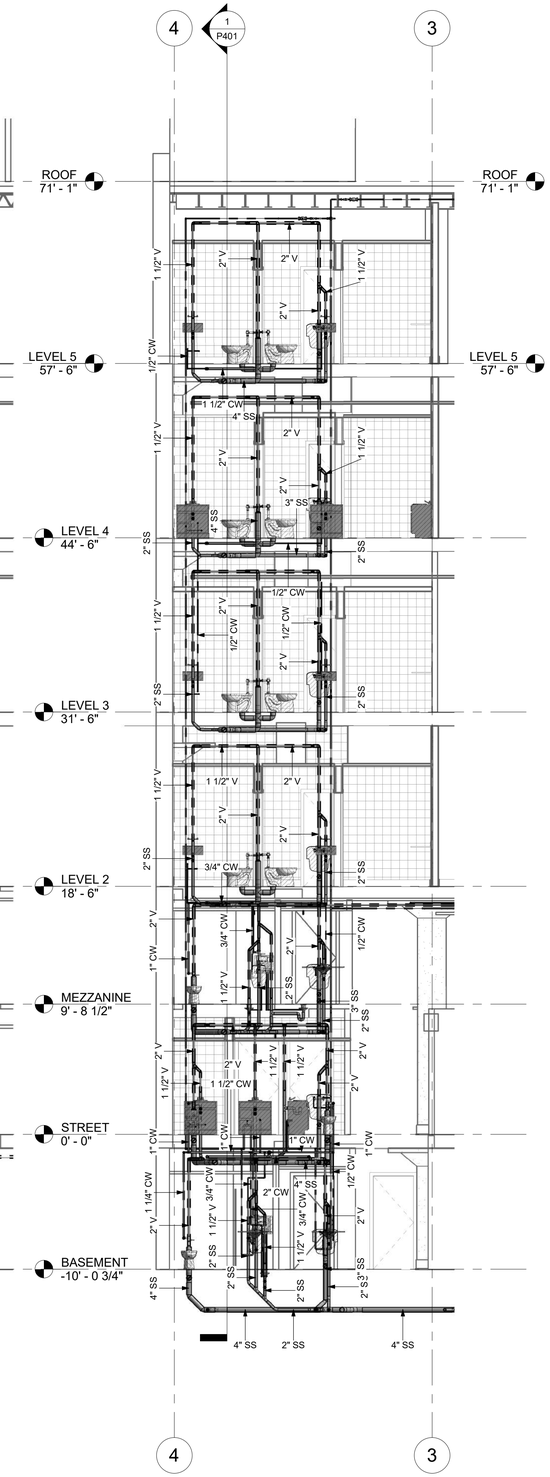
1 PLUMBING SECTION 1
3/16" = 1'-0"



2 PLUMBING SECTION 2
3/16" = 1'-0"



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



4 PLUMBING SECTION 4
3/16" = 1'-0"

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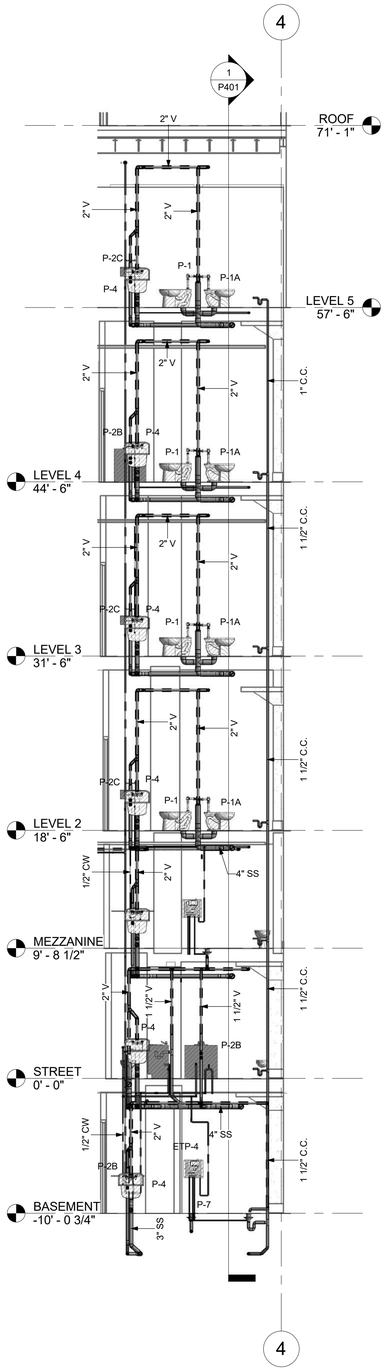
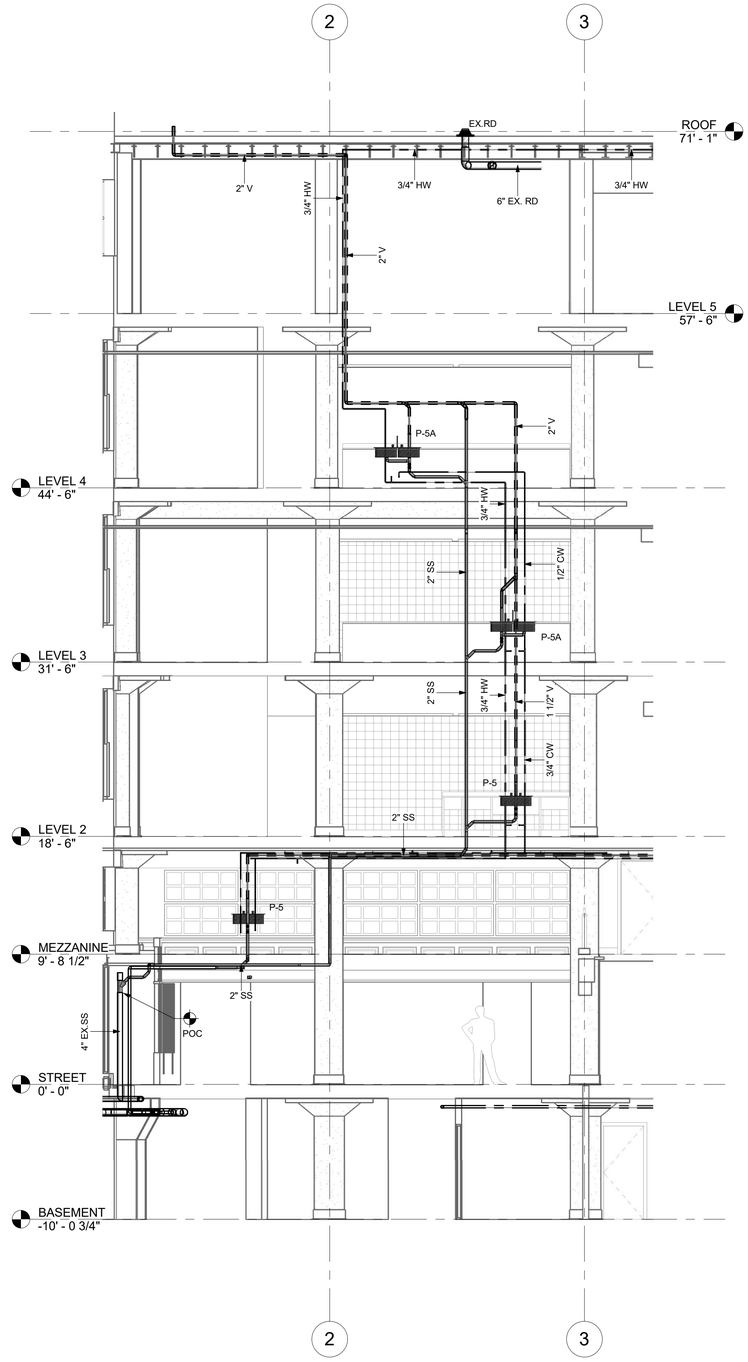
PLUMBING SECTIONS

P401

Project Number: 1712
Date 8/7/2017



1 PLUMBING SECTION 5
3/16" = 1'-0"



2 PLUMBING SECTION 6
3/16" = 1'-0"

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PLUMBING SECTIONS

P402

Project Number: 1712
Date 8/7/2017

THERMOSTATIC MIXING VALVE SCHEDULE

MARK	SERVICE	INLET SIZE		OUTLET	MIN. FLOW	REMARKS
		CW	HW	SIZE	RATE	
MV-1	120° DOMESTIC HOT WATER	3/4"	3/4"	3/4"	0.5	POWERS #431-A-F-M-S-4; THERMOSTATIC MIXING VALVE, ROUGH BRONZE FINISH

NOTES:

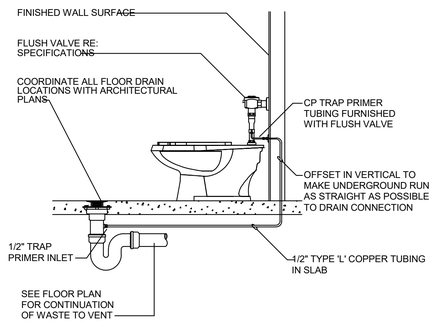
1.) APPROVED MANUFACTURERS: POWERS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PIPING DIAGRAM TO ENSURE PROPER INSTALLATION AND OPERATION.

WATER HEATER SCHEDULE

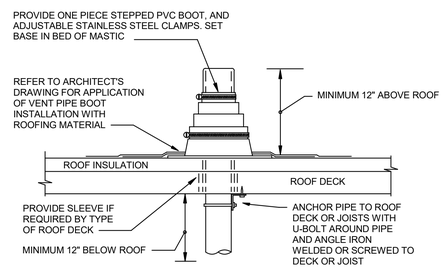
MARK	RECOVERY		STORAGE	LINING	MAXIMUM INPUT					REMARKS
	GPH	(F) RISE	GALLONS		FUEL	CFH	HP	VOLTS/ PH	KW	
EWH-1	27	60	20	GLASS	ELECTRIC	---	---	208/1	4.5	A.O. SMITH #DEL-20

RECIRCULATING PUMP SCHEDULE

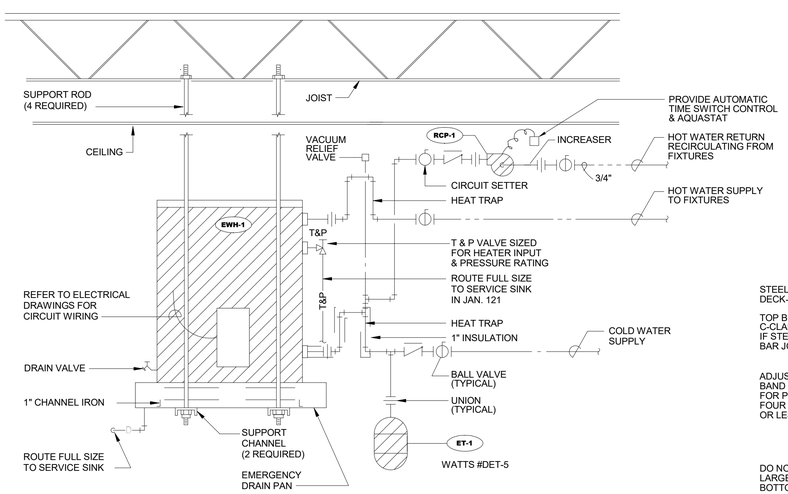
MARK	SERVICE	GPM	TOTAL HEAD FT	MOTOR HP	ELECTRICAL			REMARKS
					VOLTS	PHASE	HERTZ	
RCP-1	110° HOT WATER	5	5	1/6	115	1	60	BELL & GOSSET SERIES PR



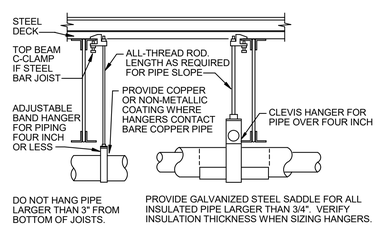
1 TRAP PRIMER DETAIL
NOT TO SCALE



2 VENT THRU ROOF DETAIL
NOT TO SCALE



3 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



4 PIPE HANGER DETAIL
NOT TO SCALE

ELECTRONIC TRAP PRIMER MANIFOLD

MARK	COLD WATER		SIZE OF CABINET	ELECTRIC	MANIFOLD OPENINGS	REMARKS
	INLET	OUTLET		V/Ph		
ETP-12	3/4	1/2	12"x12"x4"	120/1	12	PRECISION PLUMBING PRODUCTS MODEL #PT-12

NOTES:

1.) APPROVED MANUFACTURERS: PRECISION PLUMBING PRODUCTS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PIPING DIAGRAM TO ENSURE PROPER INSTALLATION AND OPERATION.

SHOCK ARRESTER SCHEDULE

PDI UNIT TYPES	"A"	"B"	"C"	"D"	"E"	"F"	REMARKS
RANGE OF FIXTURE UNITS SERVED	1-11	12-32	33-60	61-113	115-154	155-330	PROVIDE ACCESS DOORS IN WALL AS SPECIFIED. REFER TO 15405

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	CW	HW	W	V	ADA	DESCRIPTION
P-1	WATER CLOSET	1"	---	4"	2"	NO	FIXTURE: AMERICAN STANDARD "MADERA" #2234.128, FLOOR MOUNTED 1.28 GPF ELONGATED BOWL FLUSH VALVE: SLOAN ROYAL #115-1.28 FLUSH VALVE, 1.28 GPF. COLOR: WHITE VITREOUS CHINA. SEAT: CHURCH #9500SSCT, ELONGATED SOLID PLASTIC, OPEN FRONT, LESS COVER.
P-1	WATER CLOSET	1"	---	4"	2"	YES	FIXTURE: AMERICAN STANDARD "MADERA" #2857.128, FLOOR MOUNTED 1.28 GPF ELONGATED BOWL FLUSH VALVE: SLOAN ROYAL #111-1.28 FLUSH VALVE, 1.28 GPF. COLOR: WHITE VITREOUS CHINA. SEAT: CHURCH #9500SSCT, ELONGATED SOLID PLASTIC, OPEN FRONT, LESS COVER.
P-2	LAVATORY	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: VANITY SINK, SQUARE, SPECIFIED BY ARCHITECT AND INSTALL BY G.C. 4" CENTER HOLES, FRONT OVERFLOW COLOR: WHITE FAUCET: DELTA "LAHARA" #25938LF, 0.5 GPM MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-2A	LAVATORY	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: VANITY SINK, ROUND, SPECIFIED BY ARCHITECT AND INSTALL BY G.C. 4" CENTER HOLES, FRONT OVERFLOW COLOR: WHITE FAUCET: DELTA "LAHARA" #25938LF, 0.5 GPM MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-2B	LAVATORY	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: VANITY SINK, OVAL, SPECIFIED BY ARCHITECT AND INSTALL BY G.C. 4" CENTER HOLES, FRONT OVERFLOW COLOR: WHITE FAUCET: DELTA "LAHARA" #25938LF, 0.5 GPM MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-2C	LAVATORY	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: UNDERMOUNT SINK, SQUARE, SPECIFIED BY ARCHITECT AND INSTALL BY G.C. 4" CENTER HOLES, FRONT OVERFLOW COLOR: WHITE FIXTURE: DELTA "LAHARA" #25938LF, 0.5 GPM MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-3	URINAL	3/4"	--	2"	1 1/2"	YES	FIXTURE: AMERICAN STANDARD "ALLBROOK FLOW WISE" #6550.505, 0.5 GPF FLUSH VALVE: SLOAN #186-0.5XL, FLUSH VALVE, 0.5 GPF, POLISHED CHROME CARRIER: WADE #W-400 SERIES, UNIVERSAL HANGER PLATE
P-4	SERVICE SINK	1/2"	1/2"	3"	2"	NO	FIXTURE: AMERICAN STANDARD "LAKEWELL", SERVICE SINK, FAUCET:AMERICAN STANDARD#7798.030, CAST IRON 'P" TRAP STANDARD TO WALL
P-5	HAND SINK SINGLE	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: ELKAY "CELEBRITY" #CR3122, TOP MOUNT, 304 STAINLESS STEEL, 20 GA. FAUCET: ELKAY #LK406GN08T4 LONG GOOSENECK, 0.5GPM, 4" WRIST BLADES MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-5A	HAND SINK DOUBLE	1/2"	1/2"	2"	1 1/2"	YES	FIXTURE: ELKAY "LUSTERTONE" #LRAD331955, TOP MOUNT, 304 STAINLESS STEEL, 20 GA. FAUCET: ELKAY #LK406GN08T4 LONG GOOSENECK, 0.5GPM, 4" WRIST BLADES MIXING VALVE: POWERS MODEL #LM495-1; ASSE 1070 STRAINER: McGUIRE #155WC GRID STRAINER P-TRAP: McGUIRE #8902 SUPPLIES: McGUIRE #2165CC INSULATION KIT: TRUEBRO INC. "LAVGUARD 2" MODEL #103 E-Z
P-6	FLOOR DRAIN	--	--	2"	1 1/2"	--	FIXTURE: WADE #W-1100-STD, CAST IRON DRAIN WITH FLANGE
P-6A	FLOOR SINK	--	--	2"	1 1/2"	--	FIXTURE: WADE #W-9110-27-15, CAST IRON SQUARE FLOOR SINK, 8"x8"x6" DEEP.
P-7	ICE MAKER BOX	1/2"	---	---	---	---	FIXTURE: OATEY #38681 OR EQUAL

APPROVED MANUFACTURERS:

1. FIXTURES: AMERICAN STANDARD, KOHLER, ELKAY
2. STOPS AND SUPPLIES: McGUIRE , SPECIFIED TRIM, ZURN
3. VALVES: SLOAN
4. FAUCETS: ELKAY
5. CARRIERS: WADE, ZURN, SMITH, JOSAM, MIFAB
6. DRAINS: WADE, ZURN, SMITH, JOSAM, MIFAB

TADA
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Ph: 210 736-4265 Fx: 210 462-4907
Firm Reg. No. F-465

Landscape Architect:
n/a

Civil:
n/a

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San Antonio, TX 78205

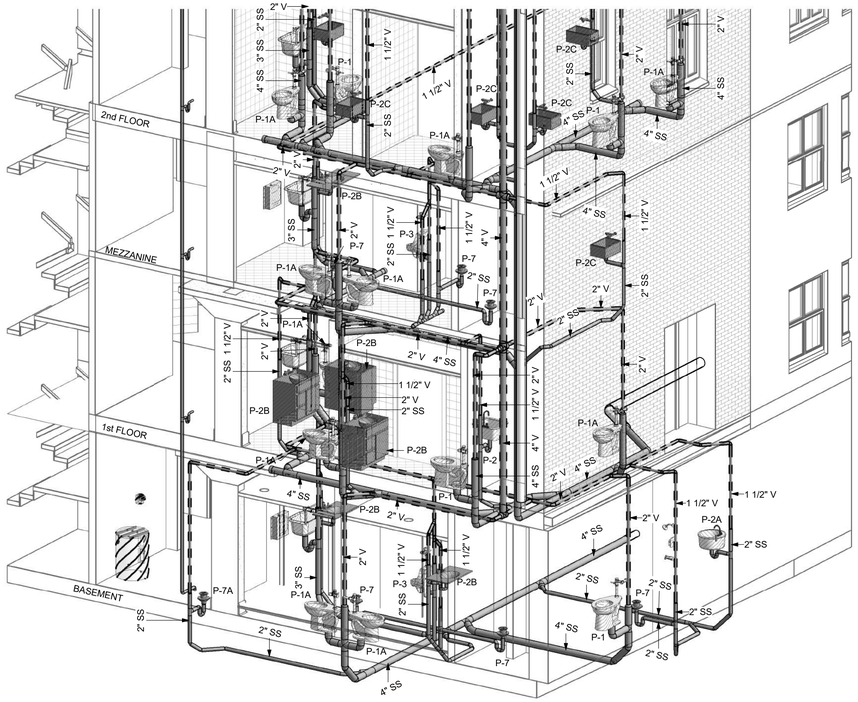
OWNER:
AREA REAL ESTATE, LLC

8/31/2017
STATE OF TEXAS
JAN C. VOHWINKLE
103809
LICENSED
PROFESSIONAL ENGINEER

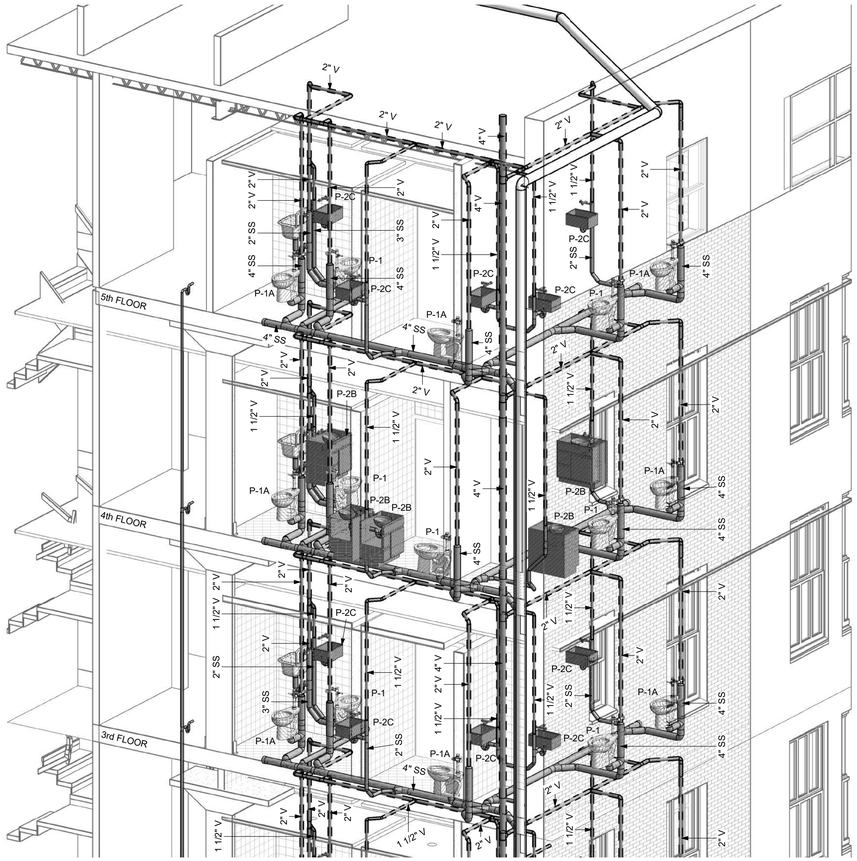
PLUMBING SCHEDULES & DETAILS

P501

Project Number: 1712
Date 8/7/2017



1 WASTE & VENT RISER DIAGRAM



2 WASTE & VENT RISER DIAGRAM.

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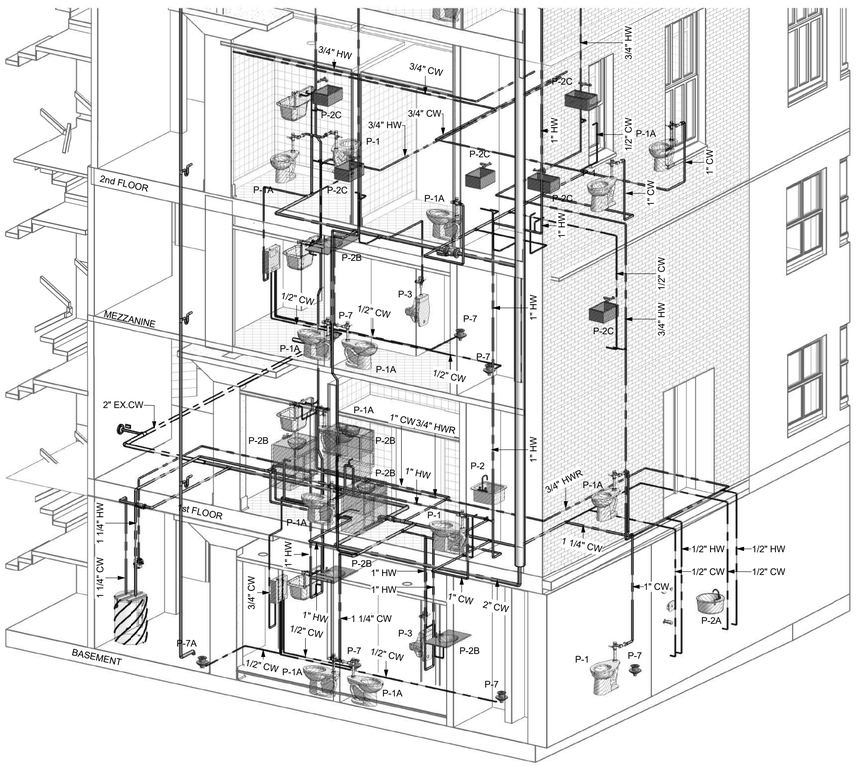
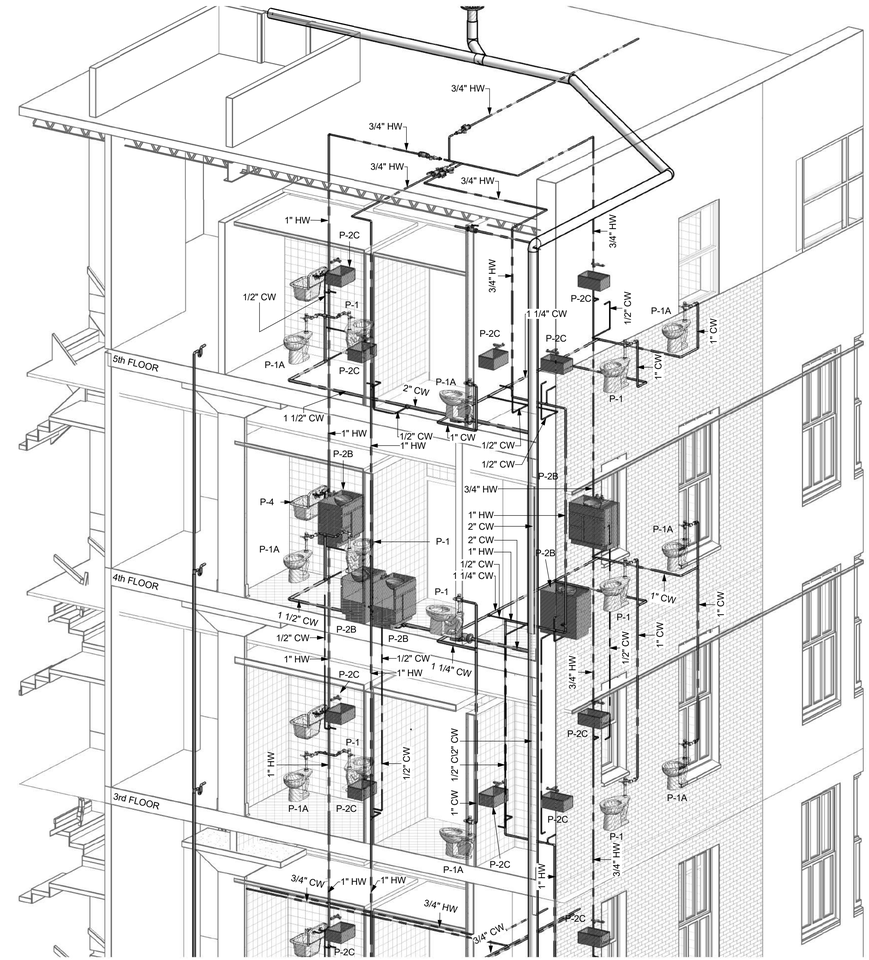
PLUMBING RISER DIAGRAMS

P601

Project Number: 1712
Date 8/7/2017



1 DOMESTIC WATER RISER DIAGRAM



2 DOMESTIC WATER RISER DIAGRAM.

TADA

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P602

Project Number: 1712
Date 8/7/2017