

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-087
ADDRESS: 1829 N NEW BRAUNFELS AVE
LEGAL DESCRIPTION: NCB: 1268 BLK: 4 LOT: 9 KITCHEN SUBDIVISION
ZONING: C-2 IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Brad Pfluger
OWNER: Government Hill Square Properties
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: February 19, 2019
60-DAY REVIEW: April 18, 2019
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1829 N New Braunfels.

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 1829 N New Braunfels. The structure is commonly known as the Emil Weilbacher Building was constructed in 1921 and is located at the corner of N New Braunfels and E Carson in the Government Hill Historic District.
- b. A number of rehabilitative scopes of work have been approved including: reroofing roofing flat roof with bitumen and standing seam in matching portions, remove non-historic rear addition and canopy, install new aluminum storefronts, repair and replace Fresnel panels, wood door replacement, wood and masonry repairs, install street canopy, and construct a new addition. 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 March 2017 and is planned to be completed by November 2019.
- 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:

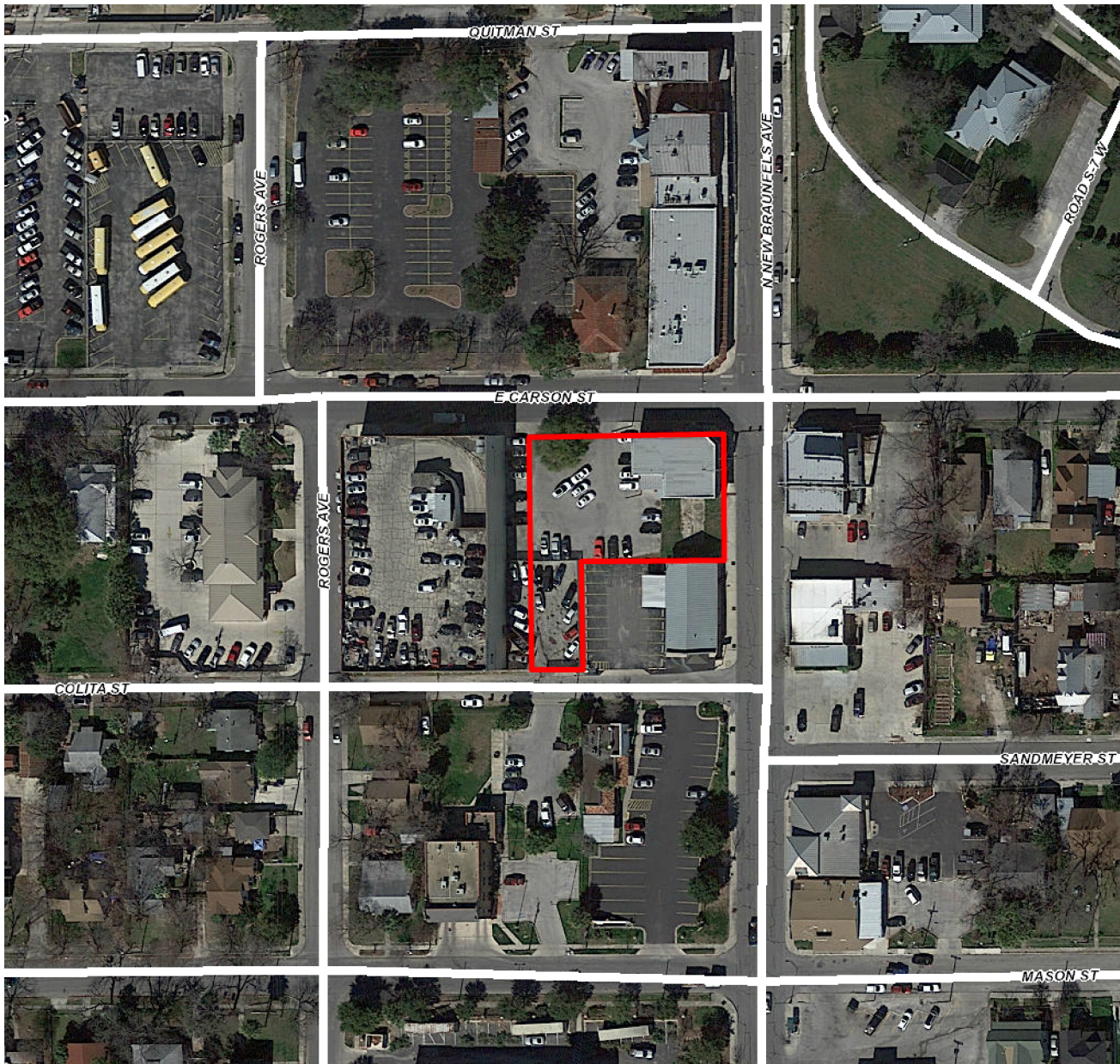
Staff recommends approval of Historic Tax Certification based on findings b through e with the stipulation that all work is approved prior to Verification.

CASE COMMENT:

With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

CASE MANAGER:

Huy Pham



1829 N New Braunfels

Powered by ArcGIS Server

Printed: Feb 26, 2019

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CNG Engineering, PLLC

Turning Headz
Barber Studio

1829 North New
Braunfels Avenue

Ft. Sam Houston
Church of Christ

1819 N New
Braunfels Ave Parking

Simple Chinese

Google

Ma Harper's
Creole Kitchen

Sandmeyer St

Sandmeyer St

Webster University
E Carson

E Carson

E Carson

E Carson

E Carson

Atlas Body Shop

Rogers Ave

Colita St

Colita St

Colita St

Colita St

Rogers Ave

N N

Rd S-7 S

Rd S-7 W

Rd S-7 S

Rd S-7 S

Infantry



Simple Chinese

Ft. Sam Houston
Church of Christ

1829 North New
Braunfels Avenue

Turning Headz
Barber Studio

Ma Harper's
Creole Kitchen

Snow White/TMC
Cleaners & Alterations

Webster University

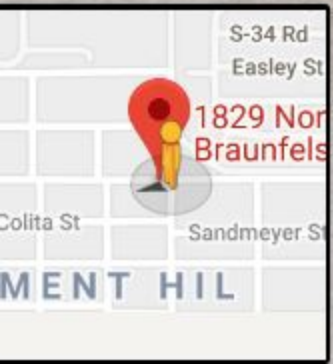
Pfluger Associates
Architects

CNG Engineering, PLLC

More

Map

Google



Government Hill Square Properties, LP

February 19, 2019

Mr. Edward Hall, Senior Historic Preservation Specialist
Office of Historic Preservation, City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

RE: Substantial Rehabilitation Tax Exemption for 1829 N New Braunfels Ave.

Submittal of Tax Certification Form:

Dear Mr. Hall,

Please find attached our Tax Certification Form for the restoration and rehabilitation of 1829 N. New Braunfels Ave. Also, included is a USB drive containing the contract documents for the project.

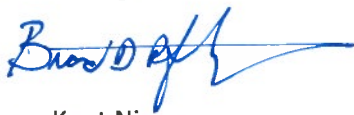
PROJECT BUDGET AND SCHEDULE: Regarding the project schedule and cost, we anticipate the construction cost to be \$428,000 and once construction begins, the project should be completed in six months or less.

At this time, by submitting our Tax Certification Information for approval, we hope to receive a Building Permit Fee Waiver prior to submitting it for a construction permit. Our project's fee waiver ID number is #2945. If all goes well, and the project is approved for everything within the next 30 days, the project will be submitted to the City of San Antonio for construction permitting which we're allowing 30 days to complete. The project will be bid during the permitting process and if all goes well, construction should begin around May 1st and be completed by November 1, 2019.

Please let us know if anyone has any questions or concerns regarding the information contained within this submission.

Thank you,

Brad Pfluger, AIA



cc. Kent Niemann

Joan Silva

Pam and Scott Carpenter – Seventh Generation Architects (Historic Project Architects)

EMIL WEILBACHER BUILDING REHABILITATION

Government Hill Square Properties, LP.

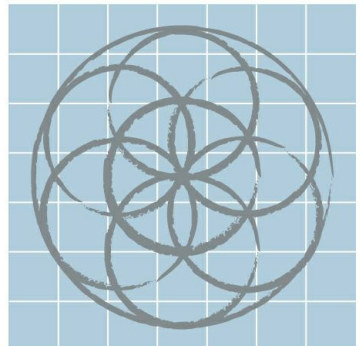
ISSUED FOR PERMIT SET

1829 N. NEW BRAUNFELS ST. SAN ANTONIO, TX 78208

11/13/2018



EXISTING BUILDING TO BE REHABILITATED



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

OWNER:

Government Hill Square Properties, LP.
209 East Riverside Drive
Austin, Texas 78704
TEL (210) 227-2724

CIVIL ENGINEER:

SA Engineering Co.
12703 Spectrum Drive, Suite 101
San Antonio, Texas 78249
TEL (210) 561-0808

STRUCTURAL ENGINEER:

Alpha Consulting Engineers
10609 W. Interstate Highway 10, Suite 203
San Antonio, Texas 78230
TEL (210) 227-3647

MEP ENGINEER:

CNG Engineering, PLLC
1917 N. New Braunfels Ave. Suite 201
San Antonio, Texas 78208
TEL (210) 224-8841

EMIL WEILBACHER BUILDING REHABILITATION

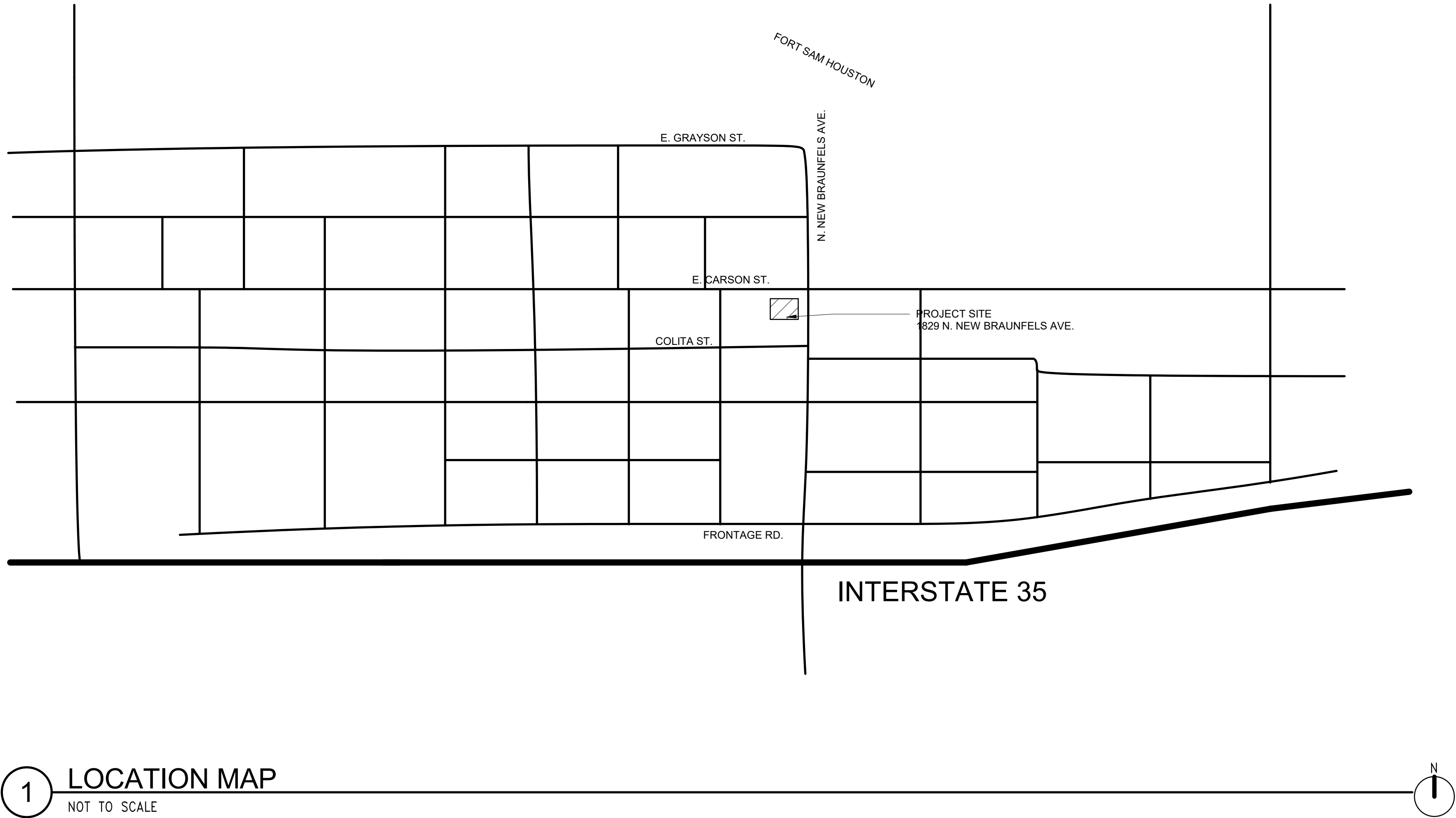
1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No.	Date	Description
1	08-22-2017	95% Construction Set
2	05-01-2018	Draft Permit Set
3	11-13-2018	Permit Set



Scott William Campbell

11/13/2018



1 LOCATION MAP
NOT TO SCALE

SHEET INDEX	
NUMBER	NAME
G0.00	COVER SHEET
G0.01	SHEET INDEX
G0.02	EXISTING CONDITIONS PHOTOS
C1.00	UTILITY LAYOUT
C1.01	DETAIL SHEET
S1.1	STRUCTURAL NOTES
S1.2	STRUCTURAL NOTES
S1.3	SPECIAL INSPECTIONS
S2.1	FOUNDATION AND ROOF FRAMING PLAN
S3.1	SECTIONS AND DETAILS
S4.1	SECTIONS AND DETAILS
D2.01	DEMOLITION PLAN-STOREFRONT WINDOW LEVEL
D2.02	DEMOLITION PLAN- TRANSOM WINDOW & CANOPY LEVEL
D3.01	DEMOLITION EXTERIOR ELEVATIONS
D3.02	DEMOLITION EXTERIOR ELEVATIONS
A1.00	ABBREVIATIONS, SYMBOLS & CODE
A1.01	DOOR & WINDOW SCHEDULE & DETAILS
A1.02	WALL TYPES
A2.00	SITE PLAN
A2.01	PROPOSED FLOOR PLAN
A2.02	PROPOSED TRANSOM WINDOW & CANOPY PLAN
A2.03	ENLARGED RESTROOM PLAN
A2.10	ROOF PLAN & DETAILS
A3.01	PROPOSED EXTERIOR ELEVATIONS
A3.02	PROPOSED EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	WALL SECTION & DETAILS
A4.03	WALL SECTIONS & DETAILS
A4.04	DETAILS
A4.05	DETAILS
A5.01	INTERIOR ELEVATIONS
A6.01	REFLECTED CEILING PLAN & DETAILS
M0.00	MECHANICAL SYMBOLS AND ABBREVIATIONS
M0.01	MECHANICAL SPECIFICATIONS
M0.02	MECHANICAL SPECIFICATIONS
M1.01	MECHANICAL FLOOR PLAN
M1.02	MECHANICAL ROOF PLAN
M2.01	MECHANICAL DETAILS
M3.01	MECHANICAL SCHEDULES
P0.00	PLUMBING SYMBOLS AND ABBREVIATIONS
PD1.01	PLUMBING DEMOLITION FLOOR PLAN
P0.01	PLUMBING SPECIFICATIONS
P1.01	PLUMBING FLOOR PLAN - NEW WORK
P3.01	PLUMBING RISER DIAGRAMS AND DETAILS
P4.01	PLUMBING SCHEDULES
E0.00	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E1.00	ELECTRICAL SITE PLAN
E1.01	ELECTRICAL DEMOLITION PLAN
E2.01	ELECTRICAL LIGHTING PLAN
E3.01	ELECTRICAL POWER PLAN
E3.02	ELECTRICAL ROOF PLAN POWER
E4.01	ELECTRICAL SCHEDULES AND ONE-LINE DIAGRAMS
E5.01	ELECTRICAL DETAILS
E6.01	ELECTRICAL SPECIFICATIONS
E6.02	ELECTRICAL SPECIFICATIONS



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EMIL WEILBACHER
BUILDING
REHABILITATION

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1	08-22-2017	95% Construction Set
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SHEET INDEX



11/13/2018

Project number 1622
Date 11/13/2018
Drawn by
Checked by

G0.01
Scale NOT TO SCALE



ENTRY ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING



EAST ELEVATION - EXISTING



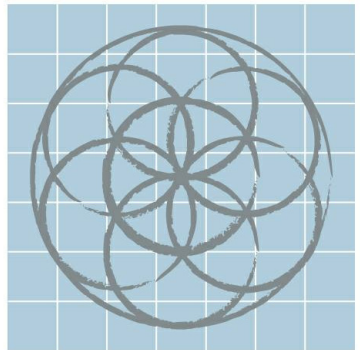
NORTH ELEVATION 1 - EXISTING



NORTH ELEVATION 2 - EXISTING



WEST ELEVATION - EXISTING



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EMIL WEILBACHER BUILDING REHABILITATION

1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No.	Date	Description
3	11-13-2018	Permit Set

EXISTING CONDITIONS PHOTOS

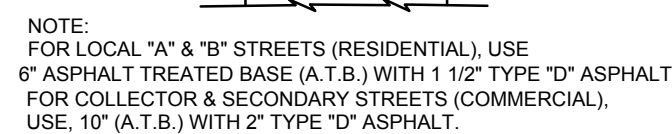


Scott William Carpenter
11/13/2018

Project number 1622
Date 11/13/2018
Drawn by Author
Checked by Checker

G0.02

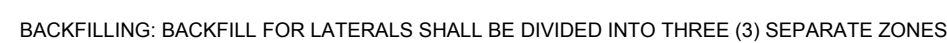
Scale



N.T.S



- TWO-WAY CLEANOUT DETAIL



- ## NOTES

- TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

STRUCTURAL NOTES (CONT.)

DESIGN LOADS:

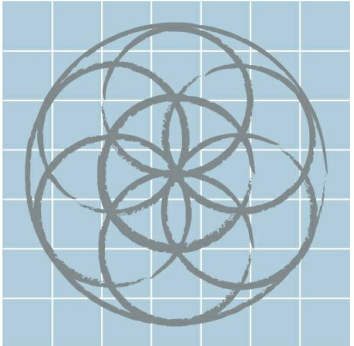
- DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFS, CEILINGS, STAIRWAYS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL AND STRUCTURAL ITEMS, AND FIXED SERVICE EQUIPMENT. ALL DEAD LOADS ARE CONSIDERED PERMANENT LOADS. MINIMUM ROOF DEAD LOAD IS 20 PSF OR ACTUAL LOAD WHICHEVER IS LARGER.
- DL-2 DEAD LOADS FOR MECHANICAL UNITS ARE BASED ON THE WEIGHTS OF EQUIPMENT, AS INDICATED ON THE STRUCTURAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
- DL-3 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:
- o ROOF.....20 PSF
 - o RESTROOMS.....60 PSF
 - o LOBBIES & FIRST FLOOR CORRIDORS.....100 PSF
- DL-4 ROOF LIVE LOADS MAY BE REDUCED.
- DL-5 SNOW LOAD:
- o GROUND SNOW LOAD, Pg.....5 PSF
- DL-6 WIND LOADS:
- o RISK CATEGORY.....II
 - o ULTIMATE DESIGN WIND SPEED, Vult.....115 MPH
 - o ALLOWABLE DESIGN WIND SPEED, Vasd.....89 MPH
 - o EXPOSURE CATEGORY....."B"
 - o INTERNAL PRESSURE COEFFICIENT..... +/- 0.18
 - o FOR COMPONENTS AND CLADDING GROSS WIND PRESSURE, SEE DL-9.
- DL-7 EARTHQUAKE DESIGN DATA:
- o SEISMIC IMPORTANCE FACTOR Ie.....1.0
 - o RISK CATEGORY.....II
 - o MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 - Ss.....0.072g
 - S1.....0.031g
 - o SITE CLASS "C"
 - o SPECTRAL RESPONSE COEFFICIENTS
 - Sds.....0.77g
 - Sd1.....0.05g
 - o SEISMIC DESIGN CATEGORY "A"
 - o BASIC SEISMIC FORCE RESISTING SYSTEM - STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
 - o DESIGN BASE SHEAR, V = N/A
 - o SEISMIC RESPONSE COEFFICIENT, Cs = N/A
 - o RESPONSE MODIFICATION COEFFICIENT, R = N/A
 - o ANALYSIS PROCEDURE - N/A
- DL-8 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.
- DL-9 COMPONENTS AND CLADDING PRESSURES:

ROOF PRESSURES		
TRIBUTARY AREA (PSF)		
ZONE	10 SQ. FT.	100 SQ. FT.
1	+16, -24	+16, -22
2	+16, -40	+16, -36
3	+16, -56	+16, -52

WALL PRESSURES		
TRIBUTARY AREA (PSF)		
ZONE	10 SQ. FT.	500 SQ. FT.
4	+14, -26	+13.4, -20
5	+14, -44	+13.4, -20

NOTE:
1. REFER TO ASCE 7-10 FOR DEFINITION OF "a" DIMENSION.

- ABBREVIATIONS
- | | | | |
|---------|---------------------------|---------|-----------------------------|
| & | - AND | I.D. | - INSIDE DIAMETER |
| @ | - AT | IN. | - INCH |
| C | - CENTERLINE | INV. | - INVERTED |
| X° | - DEGREE | INT. | - INTERIOR |
| Ø | - DIAMETER | JST. | - JOIST |
| # | - NUMBER/POUND | JT. | - JOINT |
| A.B. | - ANCHOR BOLT | K | - KIP (THOUSAND POUNDS) |
| APPROX. | - APPROXIMATE | L | - ANGLE |
| ARCH. | - ARCHITECT/ARCHITECTURAL | LBS. | - POUND |
| ADH. | - ADHESIVE | L.D.H. | - LONG DIMENSION HORIZONTAL |
| ALT. | - ALTERNATE | LF | - LINEAR FOOT |
| B.P. | - BASE PLATE | LLH | - LONG LEG HORIZONTAL |
| B.L. | - BUILDING LINE | LG. | - LONG |
| B.U.R. | - BUILT-UP ROOF | LLV | - LONG LEG VERTICAL |
| BM. | - BEAM | MAX. | - MAXIMUM |
| B.W. | - BOTH WAYS | MECH. | - MECHANICAL |
| BOT. | - BOTTOM | MEZZ. | - MEZZANINE |
| BLDG. | - BUILDING | MFR. | - MANUFACTURER |
| BSMT. | - BASEMENT | MID. | - MIDDLE |
| BRG. | - BEARING | MIN. | - MINIMUM |
| BTWN. | - BETWEEN | MISC. | - MISCELLANEOUS |
| CANT. | - CANTILEVER | MAS. | - MASONRY |
| C.I.P. | - CAST-IN-PLACE | NS | - NEAR SIDE |
| CLG. | - CEILING | NOM. | - NOMINAL |
| CLR. | - CLEAR | N.T.S. | - NOT TO SCALE |
| CMU | - CONCRETE MASONRY UNITS | O.C. | - ON CENTER |
| COL. | - COLUMN | O.D. | - OUTSIDE DIAMETER |
| CONC. | - CONCRETE | O.H. | - OPPOSITE HAND |
| CONTR. | - CONTRACTOR | OPNG. | - OPENING |
| C.P. | - CONSTRUCTION JOINT | OPP. | - OPPOSITE |
| CONN. | - CONNECTION | P/C | - PRECAST |
| CONST. | - CONSTRUCTION | PREFAB. | - PREFABRICATED |
| CONT. | - CONTINUOUS | PSF | - POUND PER SQUARE FOOT |
| D.E. | - DECK EDGE | PSI | - POUND PER SQUARE INCH |
| DEMO. | - DEMOLITION | PL. | - PLATE |
| DIA. | - DIAMETER | R | - RISER |
| DIA.G. | - DIAGONAL | RAD. | - RADIUS |
| DIM. | - DIMENSION | R.D. | - ROOF DRAIN |
| D.L. | - DEAD LOAD | REF. | - REFERENCE |
| DBL. | - DOUBLE | REINF. | - REINFORCING/REINFORCED |
| DN. | - DOWN | REQ'D | - REQUIRED |
| DWL. | - DOWEL | SPAC. | - SPACES/SPACING |
| DWG. | - DRAWING | SCHED. | - SCHEDULE |
| EA. | - EACH | SECT. | - SECTION |
| E.F. | - EACH FACE | SHT. | - SHEET/SHEATHING |
| E.J. | - EXPANSION JOINT | SIM. | - SIMILAR |
| ELEV. | - ELEVATION | SPEC. | - SPECIFICATION |
| EQ. | - EQUAL | SL. | - SLOPE |
| EQUIP. | - EQUIPMENT | STIFF. | - STIFFENERS |
| E.W. | - EACH WAY | STIR. | - STIRRUPS |
| EXIST. | - EXISTING | SQ. | - SQUARE |
| EXP. | - EXPANSION | STD. | - STANDARD |
| EXT. | - EXTERIOR | STL. | - STEEL |
| FDN. | - FOUNDATION | STR. | - STAIR |
| F.D. | - FLOOR DRAIN | STRUCT. | - STRUCTURE/STRUCTURAL |
| F.S. | - FAR SIDE | SYM. | - SYMMETRICAL |
| FIN. | - FINISH | T. | - TREAD |
| FLD. | - FIELD | T&B | - TOP AND BOTTOM |
| FLR. | - FLOOR | THK. | - THICK/THICKNESS |
| FT. | - FOOT OR FEET | T.O.C. | - TOP OF CONCRETE |
| FTG. | - FOOTING | T.O.J. | - TOP OF JOIST |
| GA. | - GAGE | T.O.S. | - TOP OF STEEL |
| GALV. | - GALVANIZED | T.O.W. | - TOP OF WALL |
| GR. | - GRADE | TYP. | - TYPICAL |
| HK. | - HOOK | U.N.O. | - UNLESS NOTED OTHERWISE |
| HORIZ. | - HORIZONTAL | VERT. | - VERTICAL |
| HCA | - HEADED CONCRETE ANCHOR | W/ | - WITH |
| H.S. | - HIGH STRENGTH | W.P. | - WORK POINT |
| | | W.W.F. | - WELDED WIRE FABRIC |



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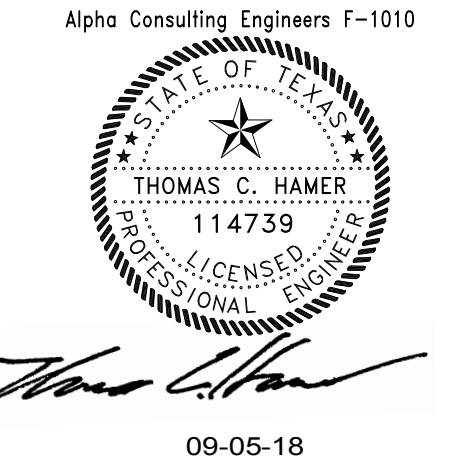
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SAN ANTONIO, TX 78208

No.	Date	Description
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STRUCTURAL
NOTES



Project number 172814
Date 08-31-2018
Drawn by MD / PD
Checked by TCH

Scale



S1.2

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS NOTES:

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

SPECIAL INSPECTION SHALL INCLUDE:

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

SP-2 INSPECTOR QUALIFICATIONS: QUALIFICATIONS LISTED IN THE TESTING & INSPECTION REQUIREMENTS TABLES ARE RECOMMENDATIONS OF THE LOCAL MEMBERS OF THE TEXAS COUNCIL OF ENGINEERING LABORATORIES. IT IS ALSO RECOMMENDED THAT THE SPECIAL INSPECTORS SHOULD BE EMPLOYED BY AN AGENCY ACCREDITED BY ANY NATIONALLY RECOGNIZED ACCREDITING BODY SUCH AS AASHTO, A2LA, NVLAP, ICC ETC.

SP-3 DEFINITIONS:
ACI - AMERICAN CONCRETE INSTITUTE
ADSC-IAFD - ADSC: THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING
AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
AWS - AMERICAN WELDING SOCIETY
CWI - CERTIFIED WELDING INSPECTOR
CRSI - CONCRETE REINFORCING STEEL INSTITUTE
IBC - INTERNATIONAL BUILDING CODE
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE
PTI - POST-TENSIONING INSTITUTE

SP-4 TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES WHERE NOTED ★ ON THE TESTING & INSPECTION REQUIREMENTS TABLES.

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

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

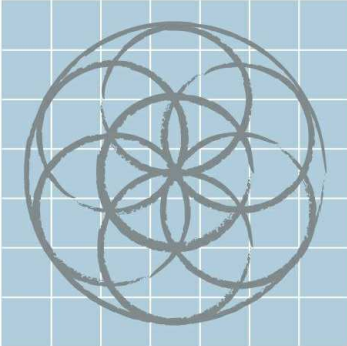
TESTING AND INSPECTION REQUIREMENTS FOR SITE PREPARATION FOR SOIL SUPPORTED FOUNDATIONS (INCLUDING SPECIAL INSPECTIONS)			
Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
SITE PREPARATION FOR SOIL SUPPORTED FOUNDATIONS		IBC 1705.6	
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Periodic	Geotechnical Report; Site Preparation for Soil Supported Foundation Notes on construction documents.	★ Qualifications based on ASTM D3740
2. Verify excavations are extended to proper depth and have reached proper material.	Periodic		
3. Perform classification and testing of compacted fill materials.	Periodic		
4. Verify use of proper materials, densities and lift thicknesses during placment and compaction of compacted fill.	Continuous		
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	Periodic		
6. Chemical Injection: Quality controlled testing and evaluation prior and subsequent to injection shall be performed by the Geotechnical Engineer to determine the effectiveness of the chemical injection process. The Geotechnical Engineer or his representative shall monitor the injection process to verify area coverage, injection depth and to review and monitor the swell test results.	N/A		

TESTING AND INSPECTION REQUIREMENTS FOR CONCRETE CONSTRUCTION (INCLUDING SPECIAL INSPECTIONS)			
Required Verification and Inspection CONCRETE CONSTRUCTION	Frequency of Verification and Inspection	IBC Section and Reference Standard IBC 1705.3	Inspector Qualifications
1. Inspection of reinforcing steel, including prestressing tendons and placement.	Periodic	IBC 1908.4; ACI 318: 20, 25.2, 25.3, 26.5.1-26.5.3; Concrete and Concrete Reinforcement Notes on construction documents	★Qualifications based on ASTM E329
2. Inspect anchors cast in concrete	Periodic	ACI 318: 17.8.2	Technician trained in field of work and has at least one year of experience
3. Inspection anchors installed in hardened concrete members.			
a. Adhesive anchors installed in horizontal position, upward inclined position, or as indicated on plans	Continuous	ACI 318: 17.8.2.4	Technician trained in field of work and ACI Adhesive Anchor Certified
b. Mechanical anchors and adhesives anchors not defiened in part 4a	Periodic	ACI 318: 17.8.2	
4. Verifying use of required design mix.	Periodic	IBC 1904.1, 1904.2, 1908.2, 1908.3; ACI 318: Ch. 19, 26.4.3, 26.4.4; Concrete and Concrete Reinforcement Notes on construction documents	★ Qualifications based on ASTM C1077
5. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete.	Continuous	IBC 1908.10; ASTM C 172, C31; ACI 318: 26.4.5, 26.12; Concrete and Concrete Reinforcement Notes on construction documents	Qualifications based on ASTM C1077
6. Inspection of concrete placement for proper application techniques.	Continuous	IBC 1908.6, 1908.7.7, 1908.8; ACI 318: 26.4.5	★ Qualifications based on ASTM C1077
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic	IBC 1908.9; ACI 318: 26.4.7-26.4.9; Concrete and Concrete Reinforcement Notes on construction documents	★ Qualifications based on ASTM C1077
8. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Periodic	ACI 318: 26.10.1(b); Details on construction documents	

VERIFICATION AND SPECIAL INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (IBC TABLE 1705.2.2)			
Required Verification and Inspection	Frequency of Verification and Inspection	IBC Section and Reference Standard	Inspector Qualifications
1. Material verification of cold-formed steel deck:			CWI/Associate/ Technical Graduate, AWS or CRSI
a. Identification markings to conform to ASTM standards specified in the approved construction documents	Periodic	IBC 1705.2.2: Applicable ASTM Materials Standards; Structural Steel Notes on construction documents and specifications	
b. Manufacturer's certified test reports	Periodic		
2. Inspection of welding other than structural steel:			CWI/Associate/ Technical Graduate, AWS or CRSI
a. Cold-formed steel deck:			
1) Floor and roof deck welds	Periodic	AWS D1.3	
b. Reinforcing steel:		IBC 1705.2.2; AWS D1.4; ACI 318: Section 3.5.2; concrete and concrete reinforcement notes on construction documents and specifications	
1) Verification of weldability of reinforcing steel other than ASTM A706	Periodic		
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement	Continuous		
3. Shear reinforcement	Continuous		
4. Other reinforcement steel	Periodic		

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

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



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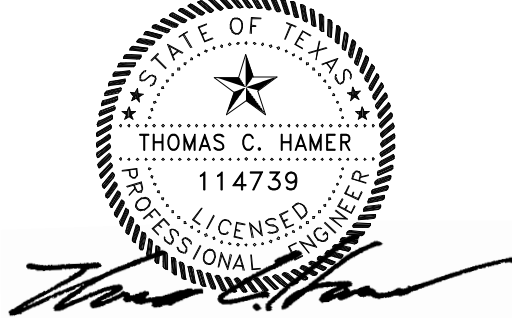
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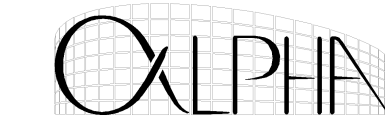
SPECIAL
INSPECTIONS

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09-05-18

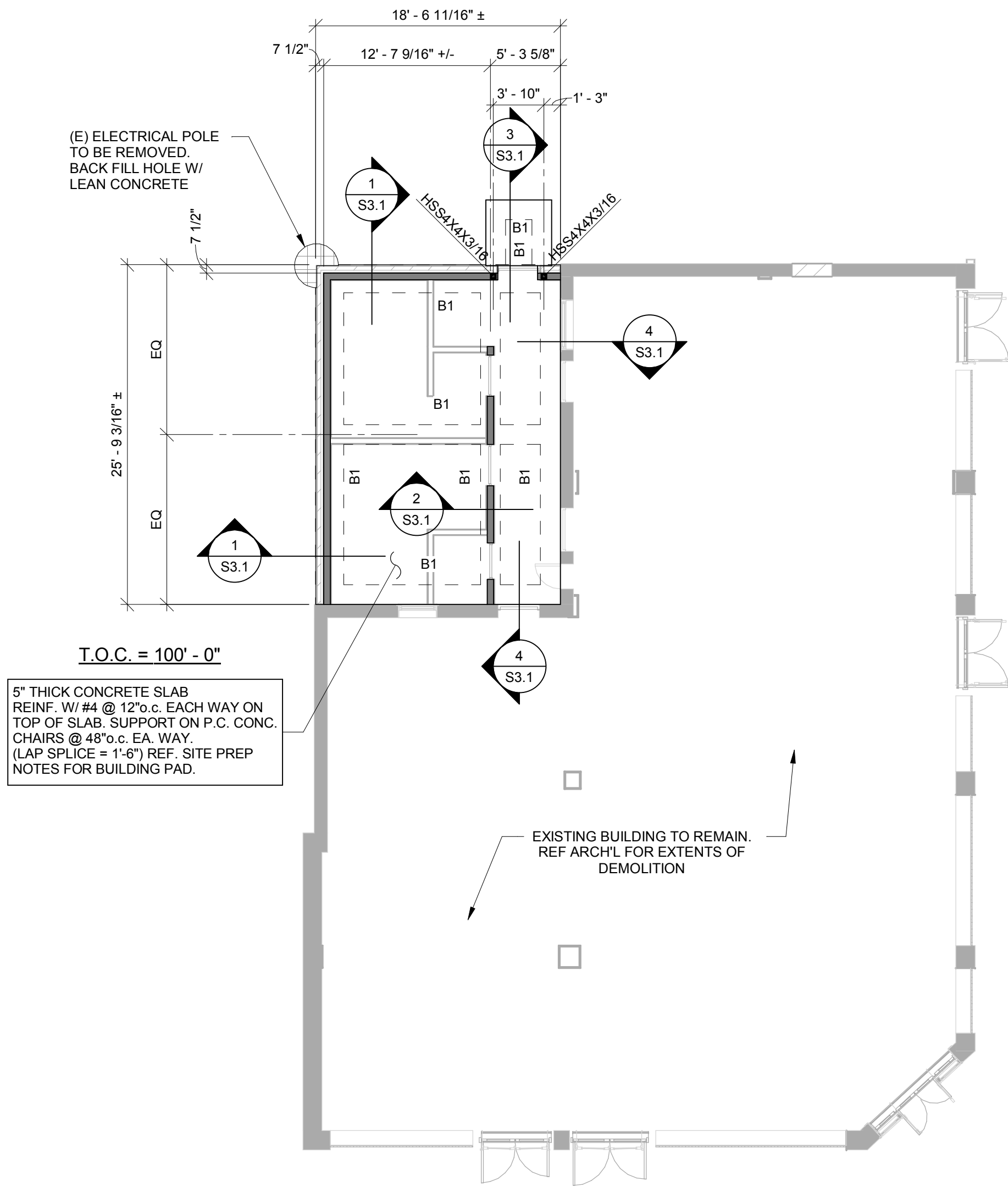
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S1.3

Scale



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

FOUNDATION PLAN NOTES:

1. REF. ARCH'L/MEP FOR FLOOR DRAINS AND SLAB SLOPES TO DRAINS.
2. REF. ARCH'L FOR TOOLED JOINTS AT ALL EXTERIOR SLABS.
3. SEE SHEET S2.1 FOR CONCRETE BEAM SCHEDULE.
4. SEE DETAIL 6/S3.1 FOR TYPICAL CORNER BARS.
5. SEE DETAIL 5/S3.1 FOR TYPICAL GRADE BEAM AND REINFORCING REQUIREMENTS AT PLUMBING PENETRATIONS THROUGH GRADE BEAMS.
6.  - DENOTES LOAD BEARING WALLS (600S250-43 @ 16"o.c., U.N.O.)
7. ASSUMPTIONS HAVE BEEN MADE OF THE EXISTING CONDITIONS. GC TO VERIFY AND INFORM DESIGN TEAM OF AN DISCREPANCIES NOTED BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS.

CONCRETE GRADE BEAM SCHEDULE

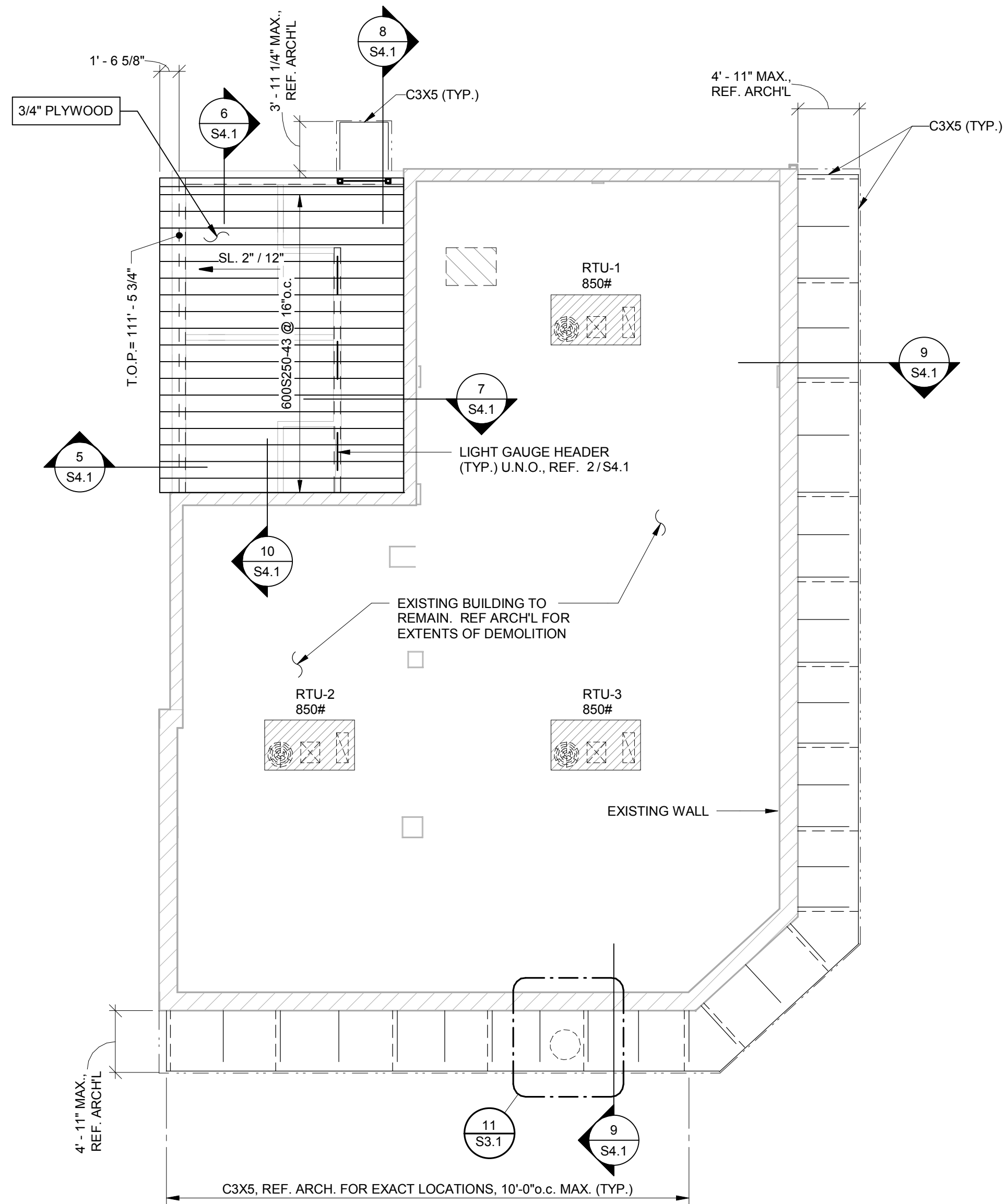
MK	"W" (MIN.)	"D" (MIN.)	REINFORCING	REMARKS
B1	18"	42"	2 - #7 TOP AND BOTTOM , #3 STIRRUPS @ 18"o.c.	TYP. BEAM, (U.N.O.)

NOTES:

EXTERIOR SCHEDULED CONCRETE BEAM DEPTHS ARE MINIMUM. INCREASE EXTERIOR DEPTH TO MAINTAIN A MINIMUM OF 24" BELOW FINAL EXTERIOR GRADE.

ADD CONTINUOUS #3@12"o.c. HORIZONTAL BARS AT EA. FACE AND #3 STIRRUPS @ 12"o.c. WHEN BEAM DEPTH BECOMES DEEPER THAN 36" DUE TO LOWER FINAL GRADE (TYPICAL).

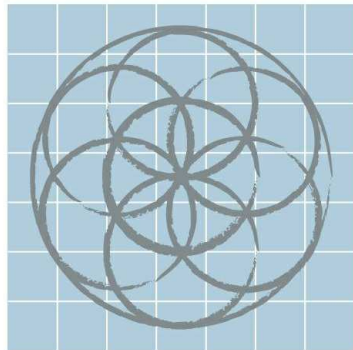
PROVIDE 40 BAR DIAMETER LAPS AT ALL SPLICES IN CONTINUOUS TOP AND BOTTOM BARS AT GRADE BEAMS.



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

ROOF PLAN NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE ELEVATIONS REQUIRED AT INTERMEDIATE LOCATIONS FROM THE NOTED T.O. PLATE. ELEVATIONS.
2. CONTRACTOR TO COORDINATE EXACT LOCATION OF UNITS WITH M.E.P. DWGS. TO ENSURE UNIT DUCT OPENINGS DO NOT INTERFERE WITH STRUCTURAL FRAMING.
3. T.O.P. - DENOTES TOP OF PLATE.



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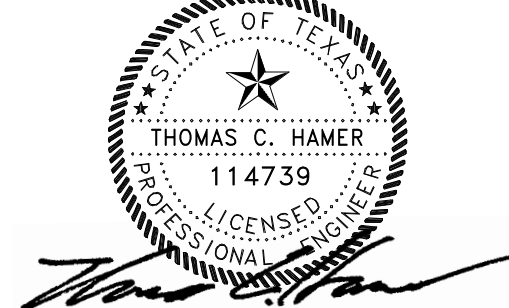
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FOUNDATION &
ROOF FRAMING
PLAN

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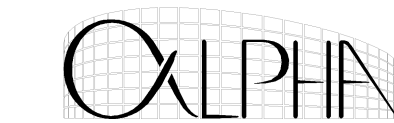


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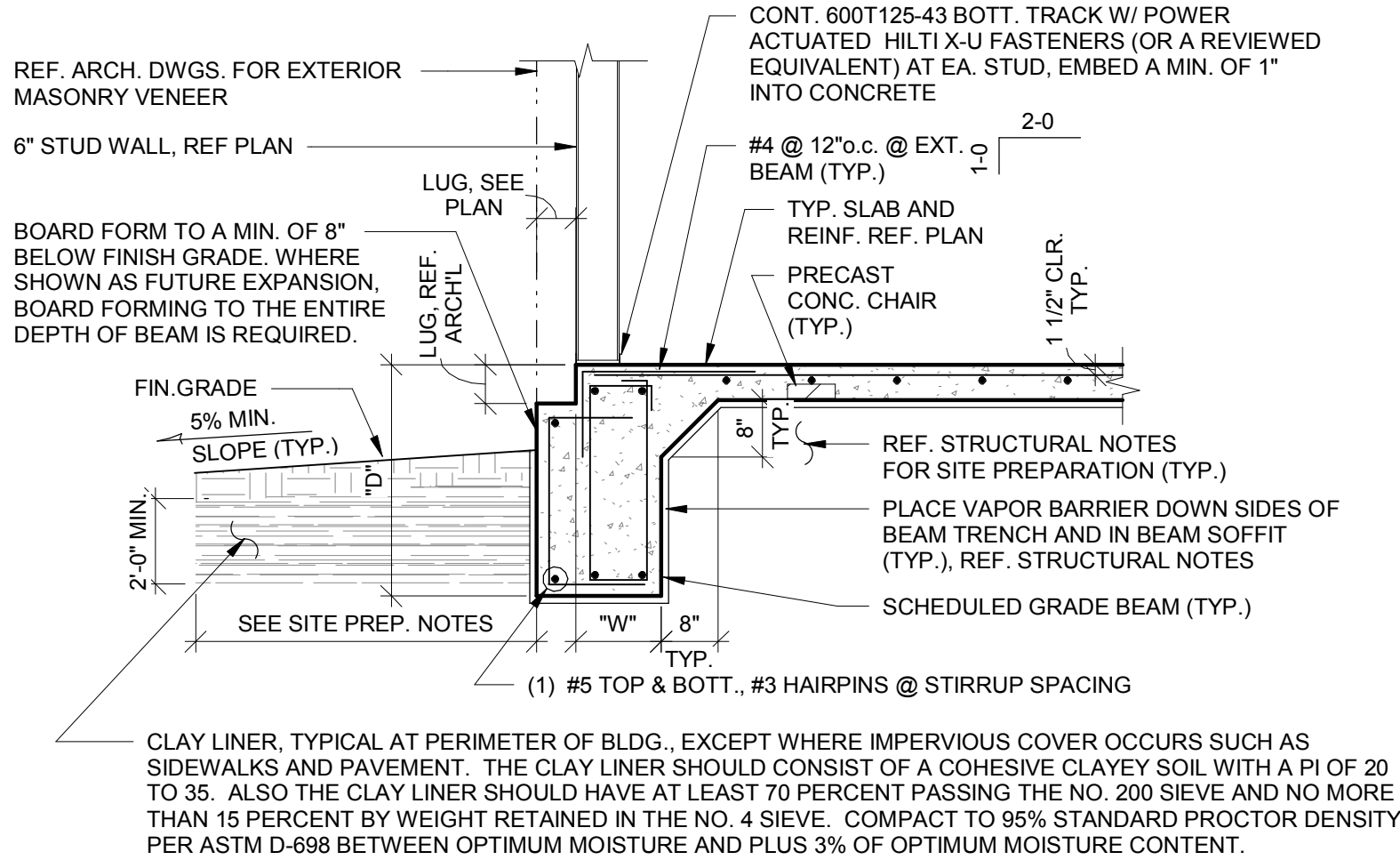
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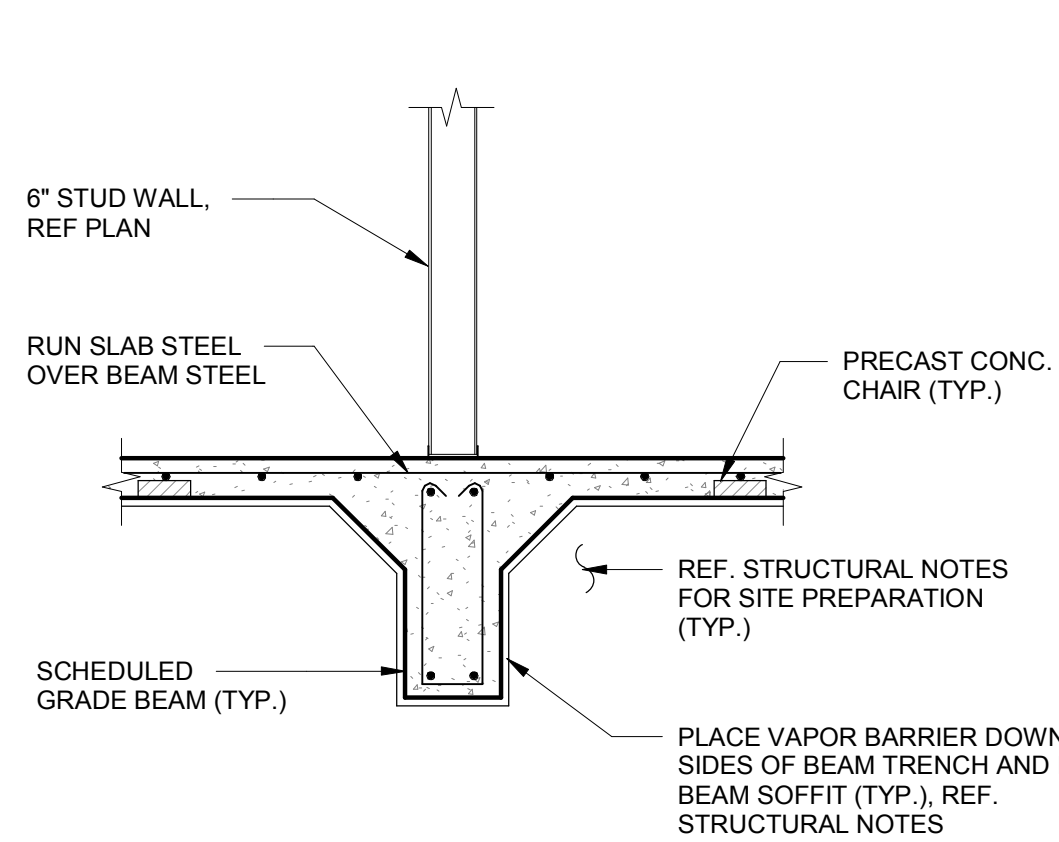
Scale 1/8" = 1'-0"



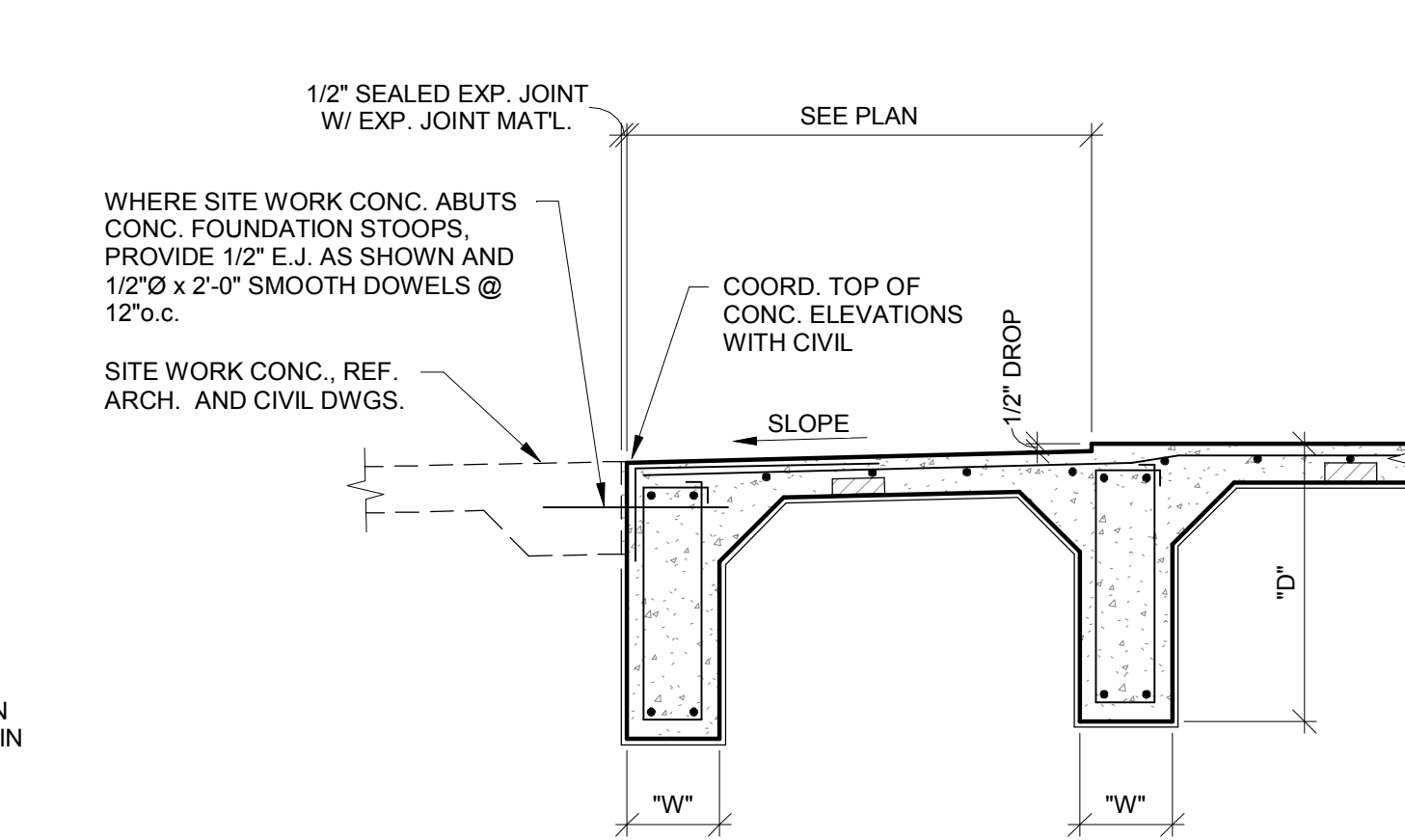
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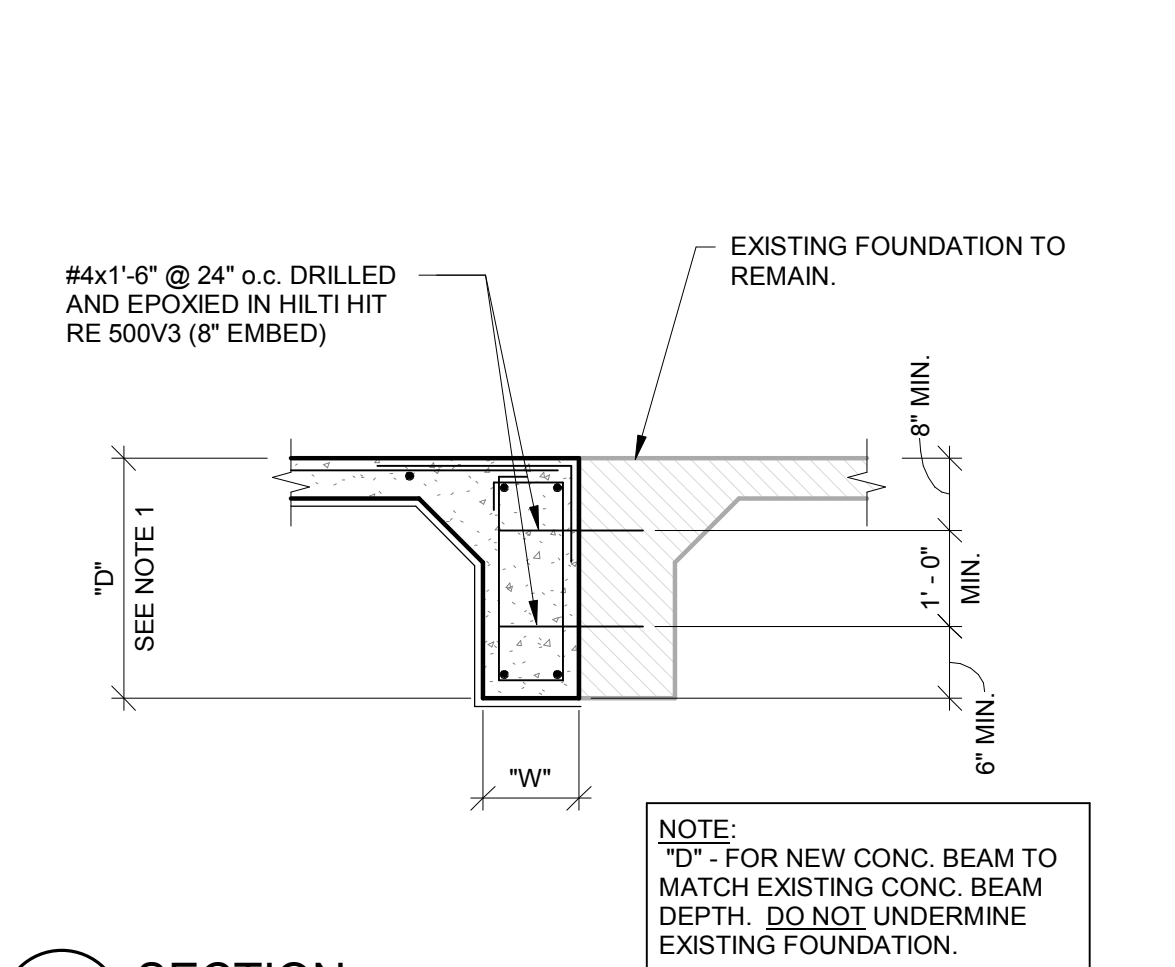
1 TYP. EXT. BEAM SECTION
SCALE : 1/2" = 1'-0"



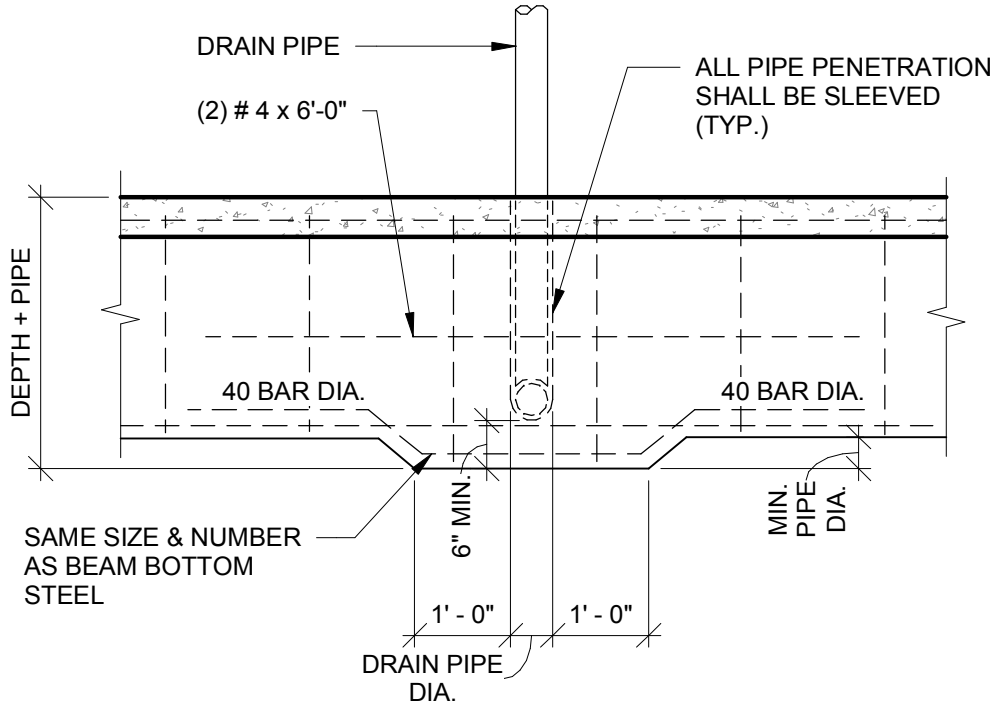
2 SECTION
SCALE : 1/2" = 1'-0"



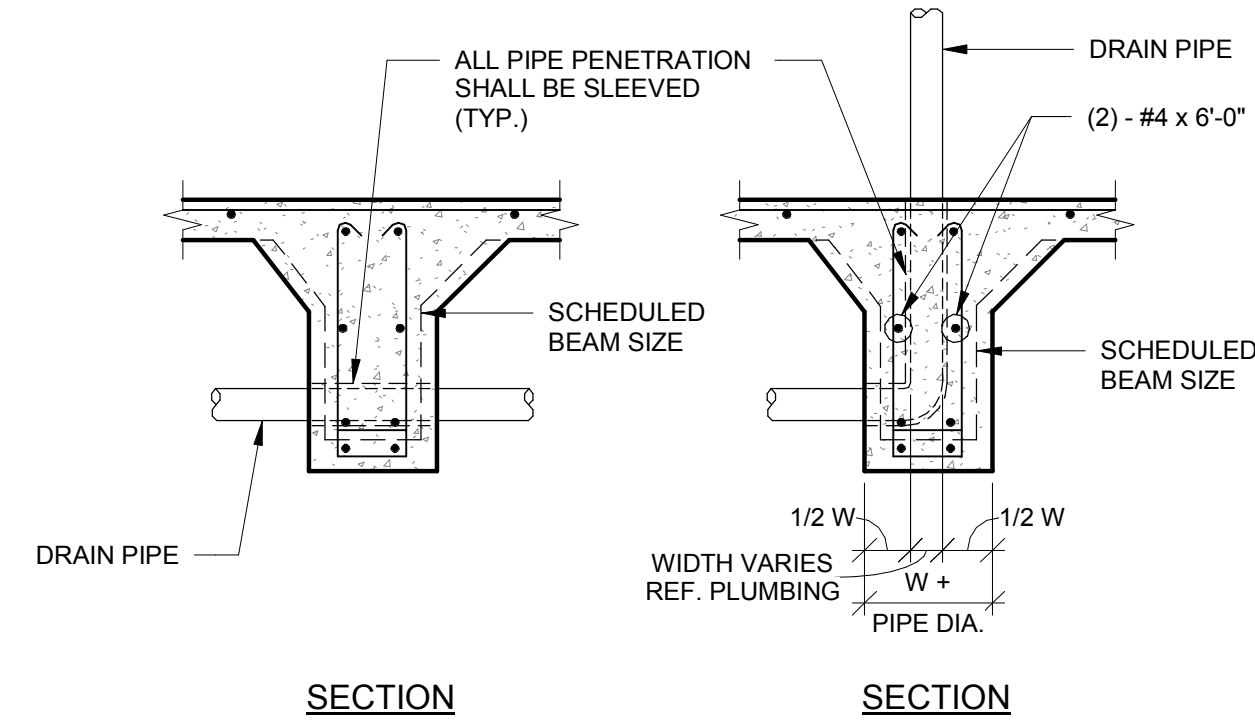
3 SECTION
SCALE : 1/2" = 1'-0"



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

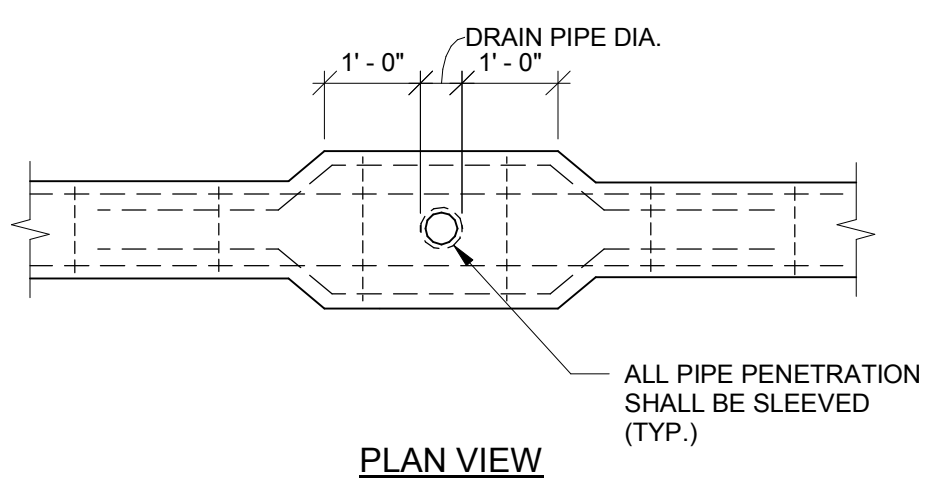


5 TYPICAL BEAM PENETRATION DETAIL
SCALE : 1/2" = 1'-0"



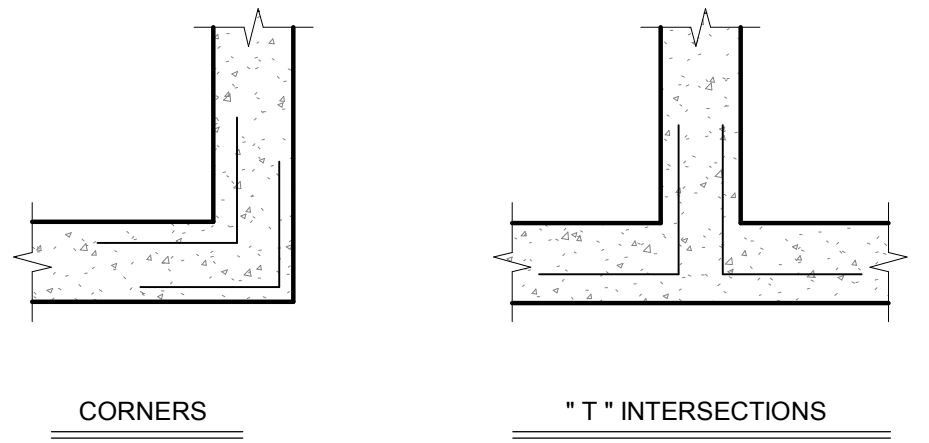
SECTION

SECTION



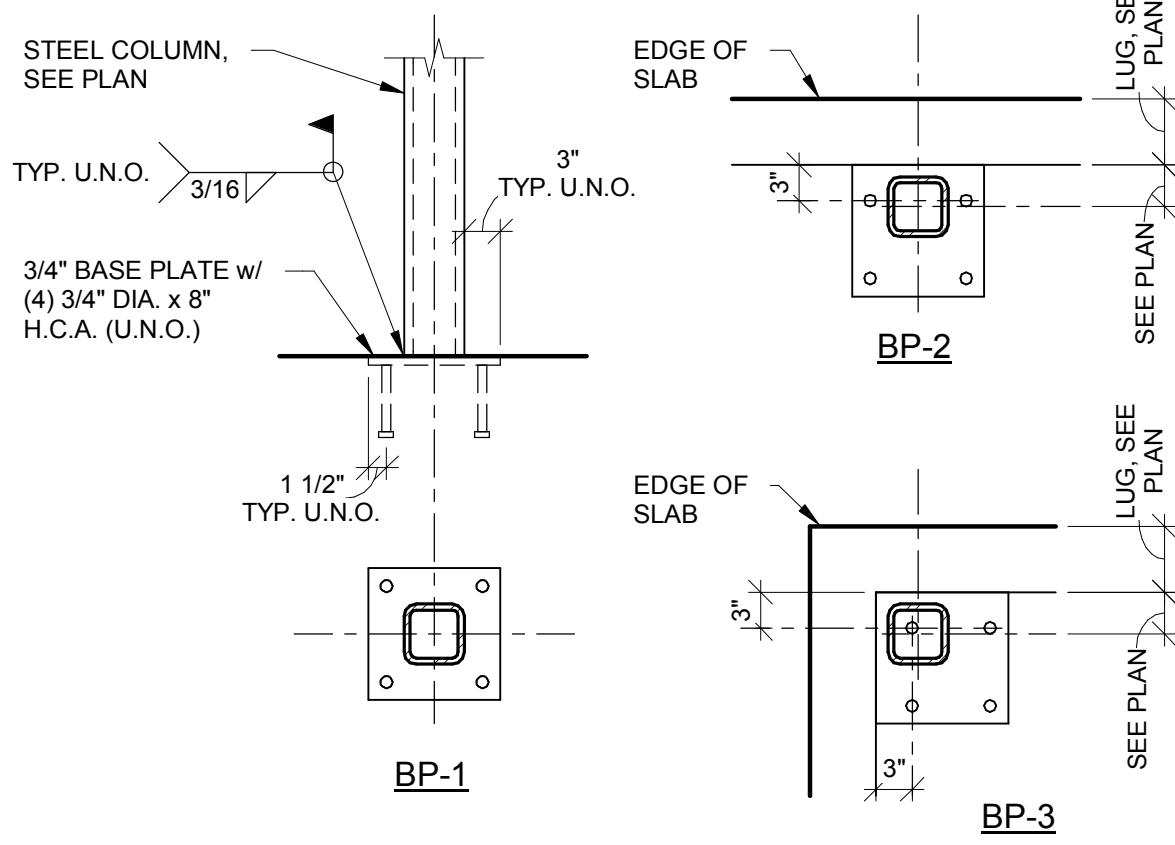
FOR PIPES SLEEVES LARGER THAN 4" O.D.

ADJACENT PIPE PENETRATIONS SHALL HAVE A MINIMUM CLEARANCE OF THE LARGER PIPE SLEEVE DIAMETER BETWEEN THEM.

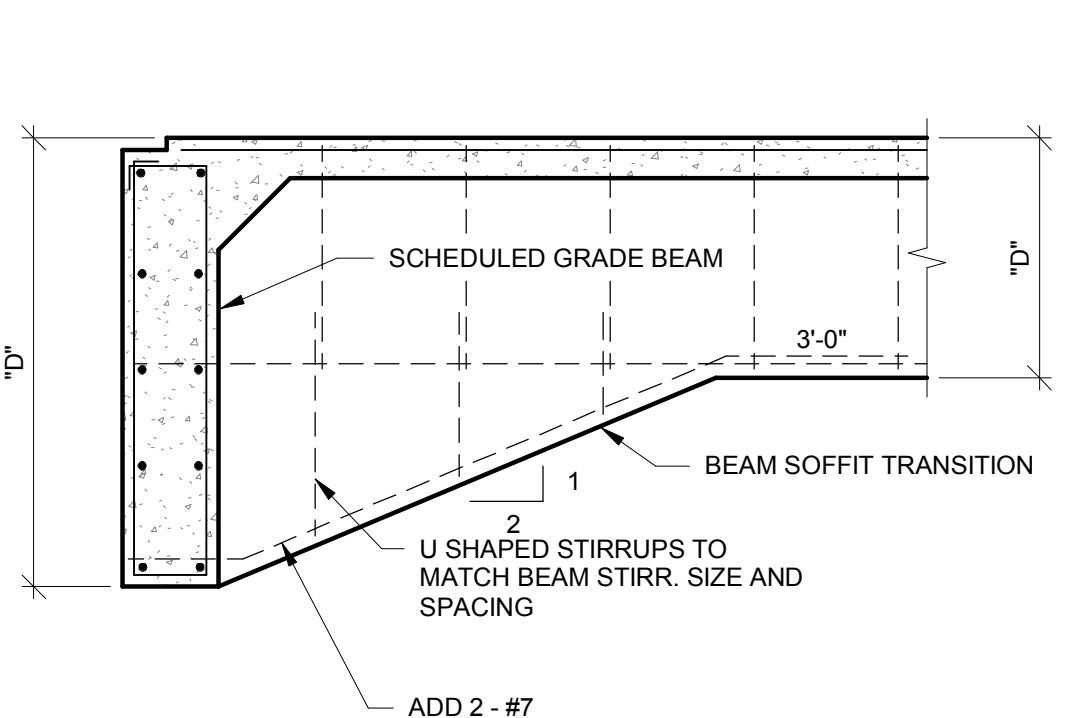


PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS OF GRADE SUPPORTED BEAMS AND AT ENDS OF ALL INTERIOR GRADE BEAMS. BARS SHALL BE SAME SIZE AS BEAM REINFORCING AND SHALL LAP 40 BAR DIAMETERS WITH BEAM REINFORCING. GRADE BEAM AND SLAB REINFORCEMENT SHALL BE CONTINUOUS WITH 40 BAR DIAMETER (NOT LESS THAN 18 INCHES) LAP AT ALL SPLICES.

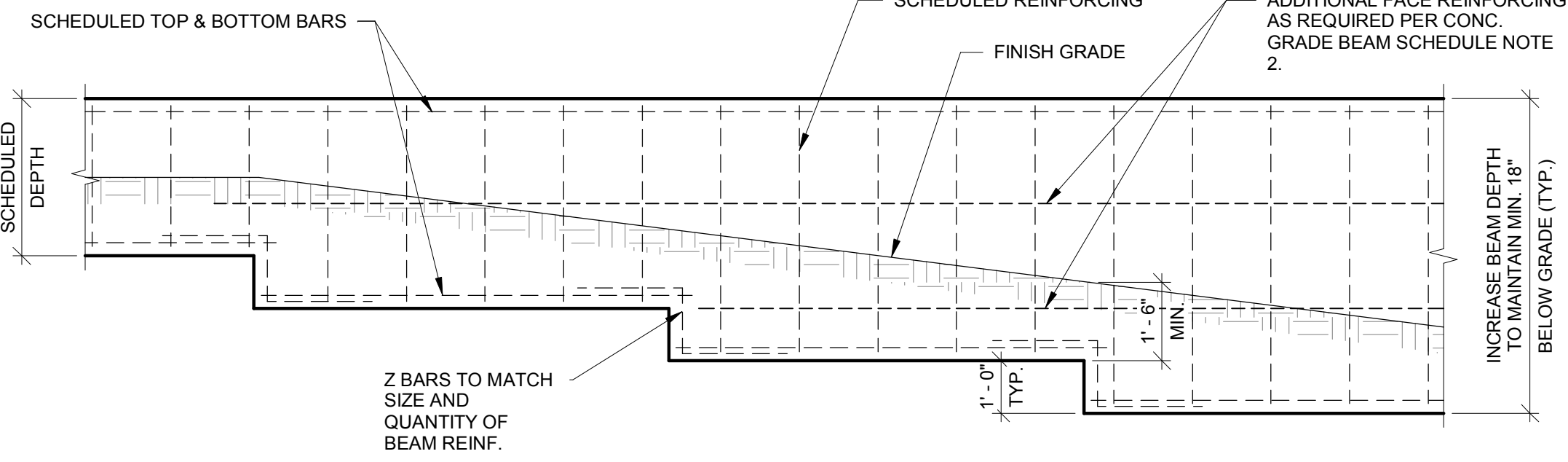
6 TYPICAL CORNER BAR DETAIL AT GRADE SUPPORTED FOUNDATION
SCALE : 1/2" = 1'-0"



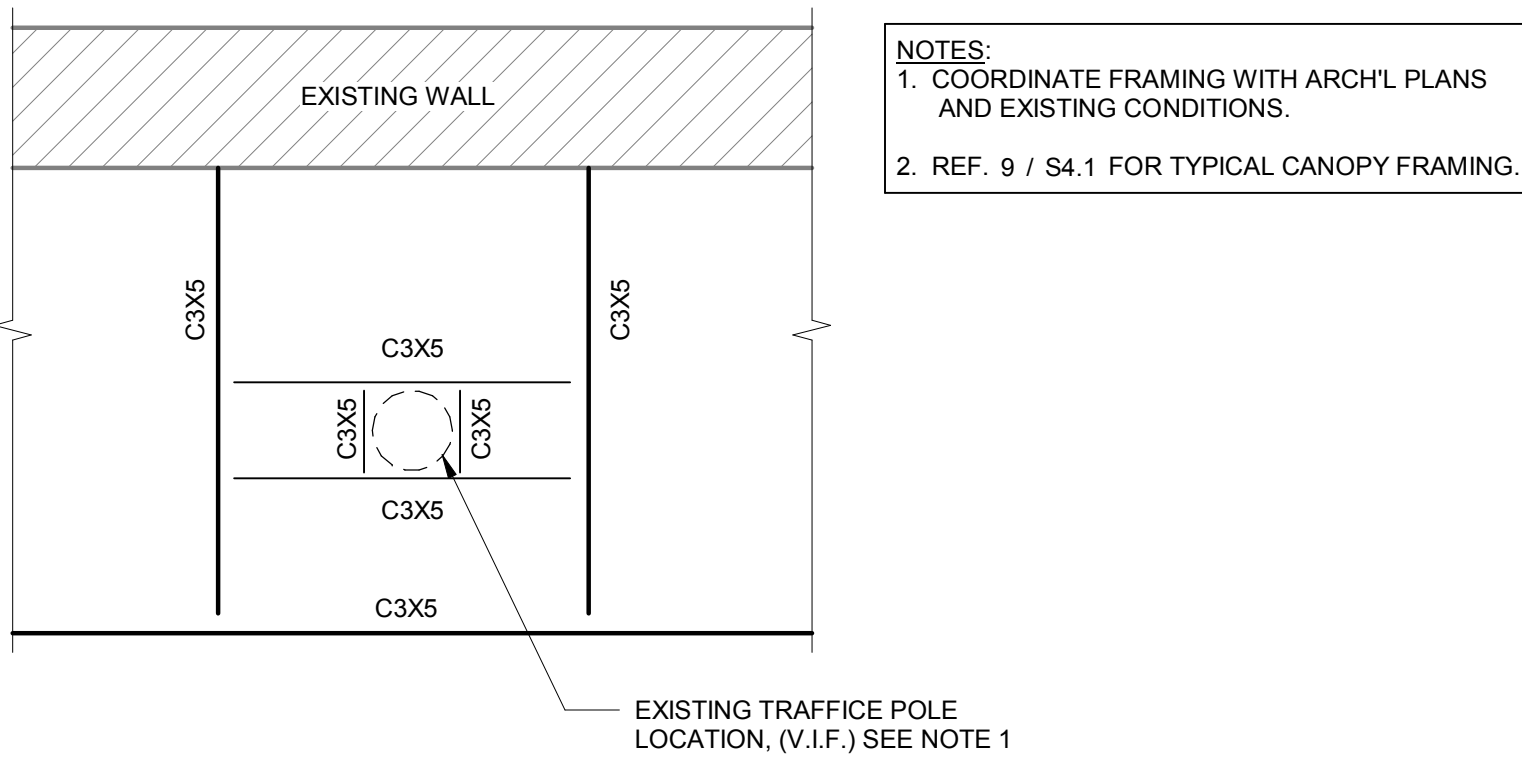
7 TYPICAL COLUMN BASE PLATE DETAIL
SCALE : 3/4" = 1'-0"



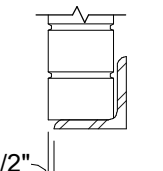
8 TYP. BEAM TRANSITION DETAIL
SCALE : 1/2" = 1'-0"



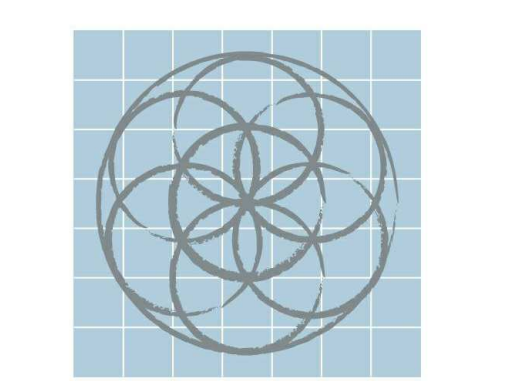
9 TYPICAL GRADE BEAM SOFFIT TRANSITION
SCALE : 3/8" = 1'-0"



11 PLAN DETAIL
SCALE : 1/2" = 1'-0"

LOOSE STEEL LINTEL SCHEDULE				
SIZE (L.L.V.)	TYPE	CLEAR OPENING		REMARKS
		GREATER THAN	UP TO	
L4 x 4 x 5/16	A	-	6'-0"	MIN. 8" BRG. EA. END
L6 x 4 x 5/16 (LLV)	A	6'-0"	10'-0"	MIN. 8" BRG. EA. END
L7 x 4 x 3/8 (LLV)	A	10'-0"	12'-0"	MIN. 12" BRG. EA. END
L8 x 6 x 1/2 (LLV)	A	12'-0"	14'-0"	MIN. 12" BRG. EA. END
BENT PLATE 9 x 5 x 3/8 (LLV)	A	12'-0"	16'-0"	MIN. 16" BRG. EA. END SEE NOTE 4
NOTES: 1. WHERE COLUMN OCCURS WITHIN 8" OF OPENING, FRAME LINTEL INTO COLUMN WITH CLIP ANGLES, WELD PLATES, ANCHOR BOLTS OR WELDED SHEAR PLATES. 2. SIZES NOTED ABOVE ARE REQUIRED MINIMUMS AND CAN BE INCREASED AS REQUIRED TO ACCOMMODATE ARCHITECTURAL DETAILS. 3. THIS LINTEL IS APPLICABLE FOR INTERIOR LINTEL SPANS GREATER THAN 12'-0" AND LESS THAN 16'-0".				
 TYPE A LINTEL AT BRICK				

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



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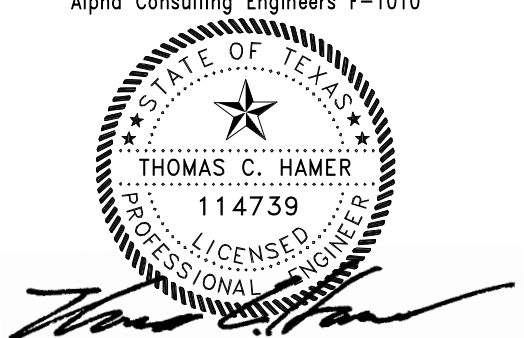
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BUILDING
REHABILITATION**

1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No. Date Description

**SECTIONS AND
DETAILS**

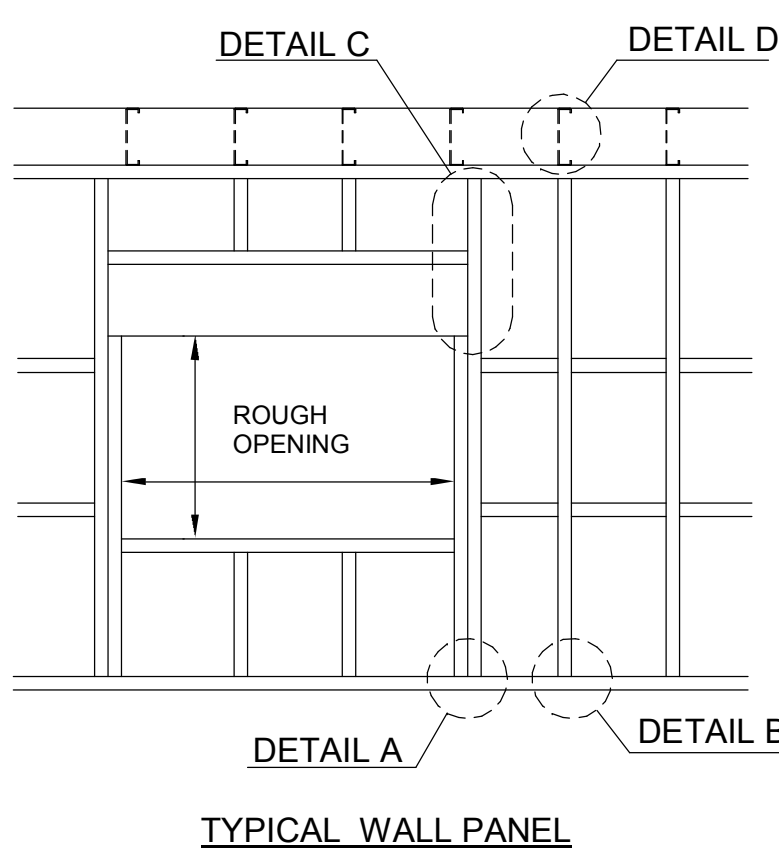


09-05-18

Project number 172814
Date 09-05-18
Drawn by MD / PD
Checked by TCH

Scale As indicated

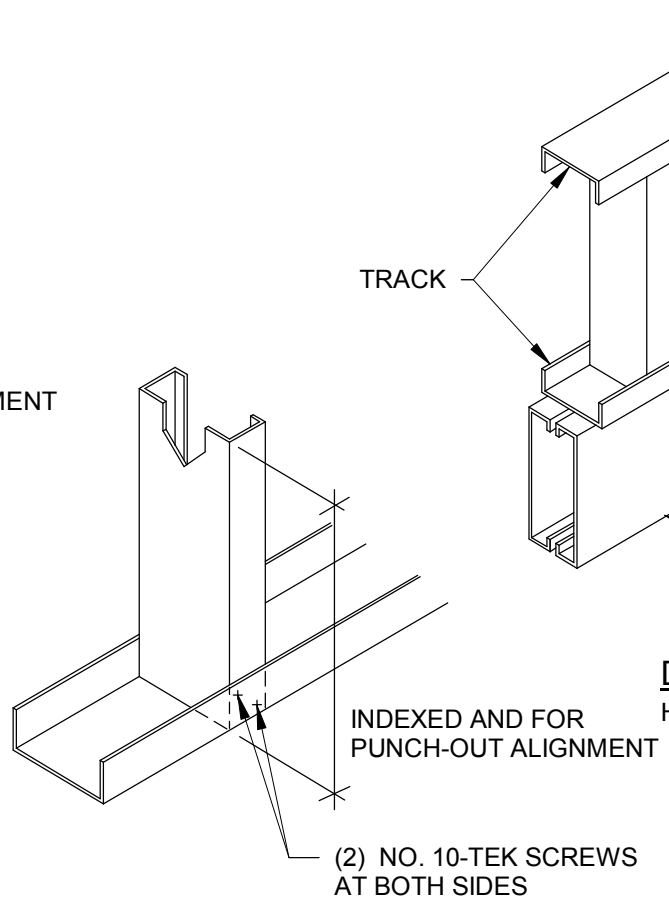
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Consulting Engineers, Inc.
STRUCTURAL ENGINEERS
10609 WEST IH10, SUITE 203
SAN ANTONIO, TEXAS 78230
TEL (210) 227-3647
www.alphaconsultingengineers.com



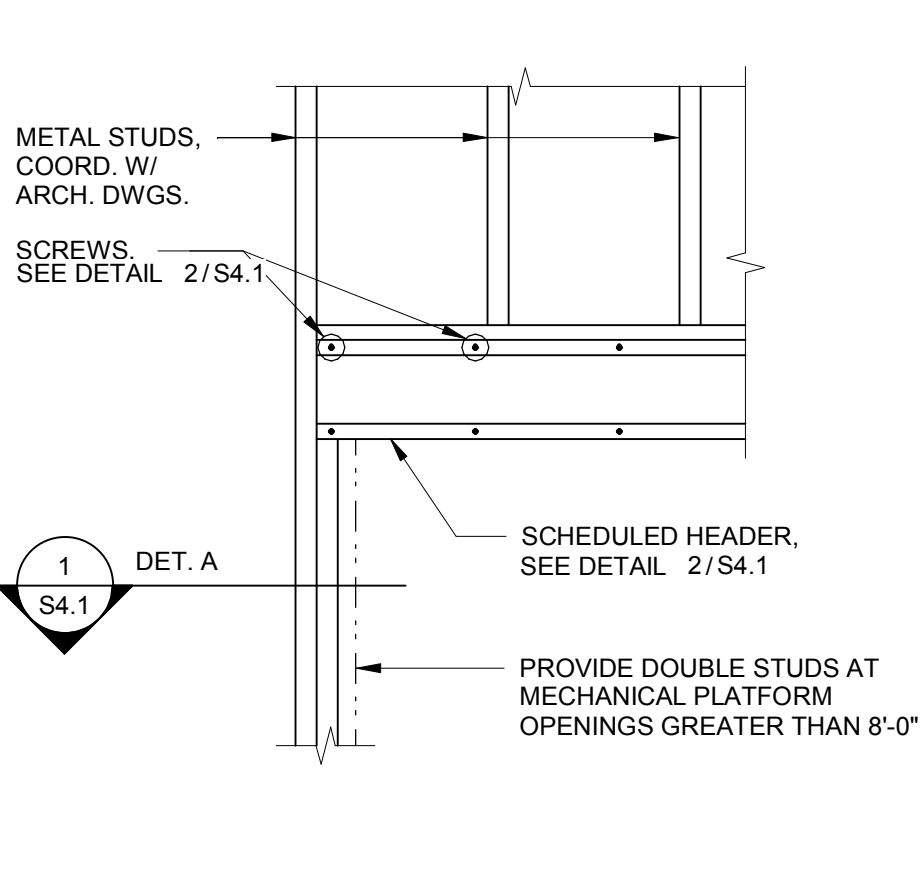
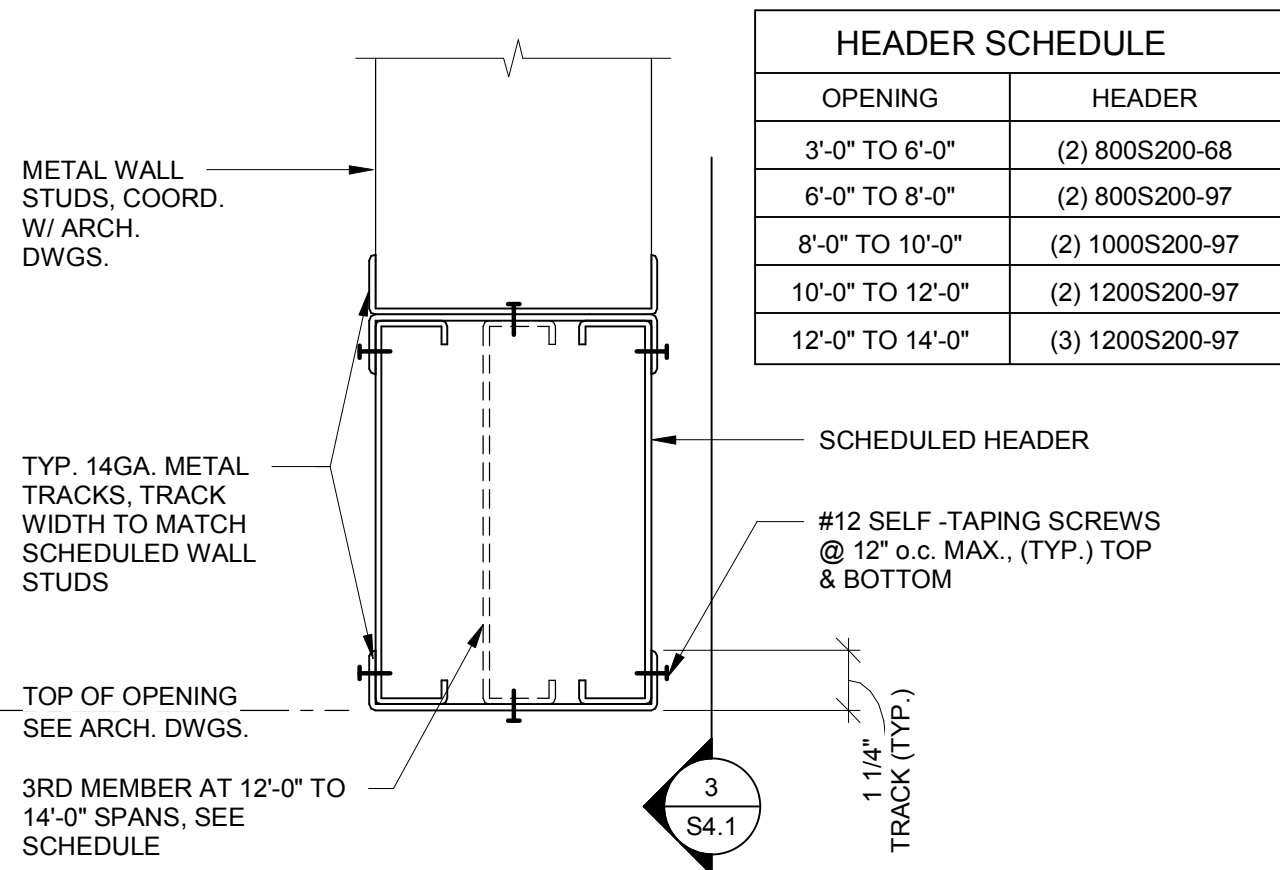
DETAIL A
MULTIPLE STUD AND STUD TO TRACK ATTACHMENT (SINGLE STUD TO TRACK IDENTICAL)

DETAIL B
STUD TO TRACK (ALTERNATE TO WELDING)

NOTE: IN CURTAIN WALL APPLICATION, ONLY (1) SCREW REQUIRED AT BOTH SIDES

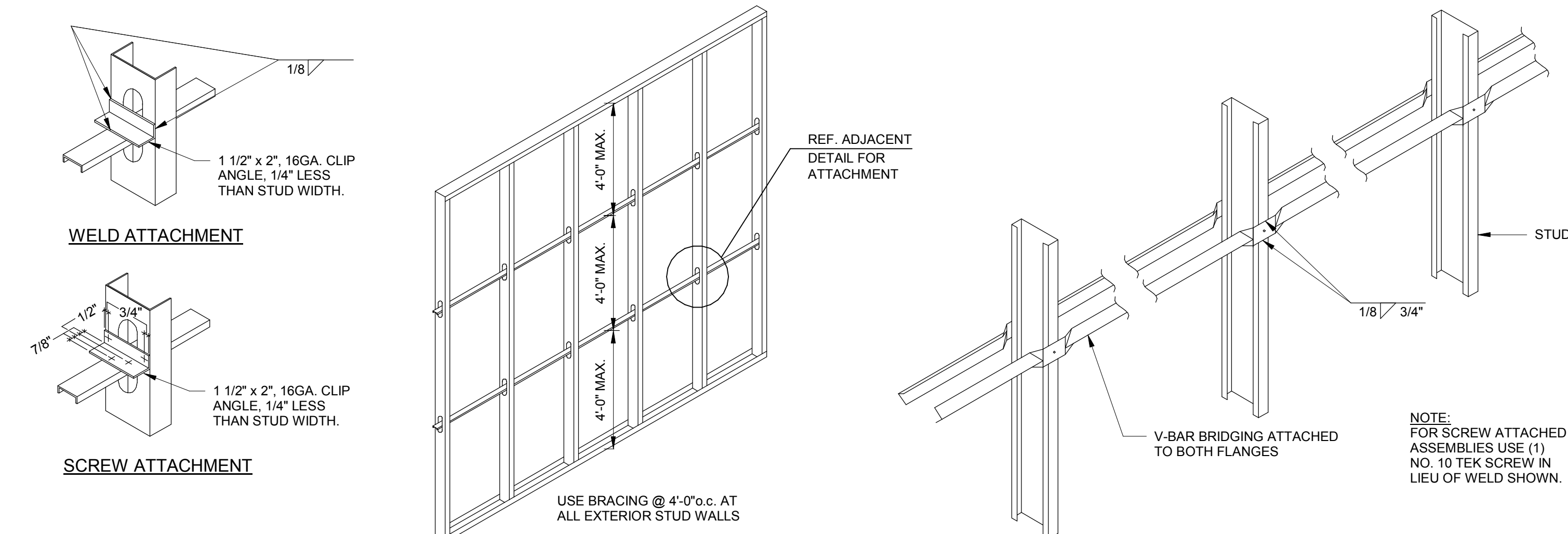


DETAIL D
JOIST TO TRACK ATTACHMENTS



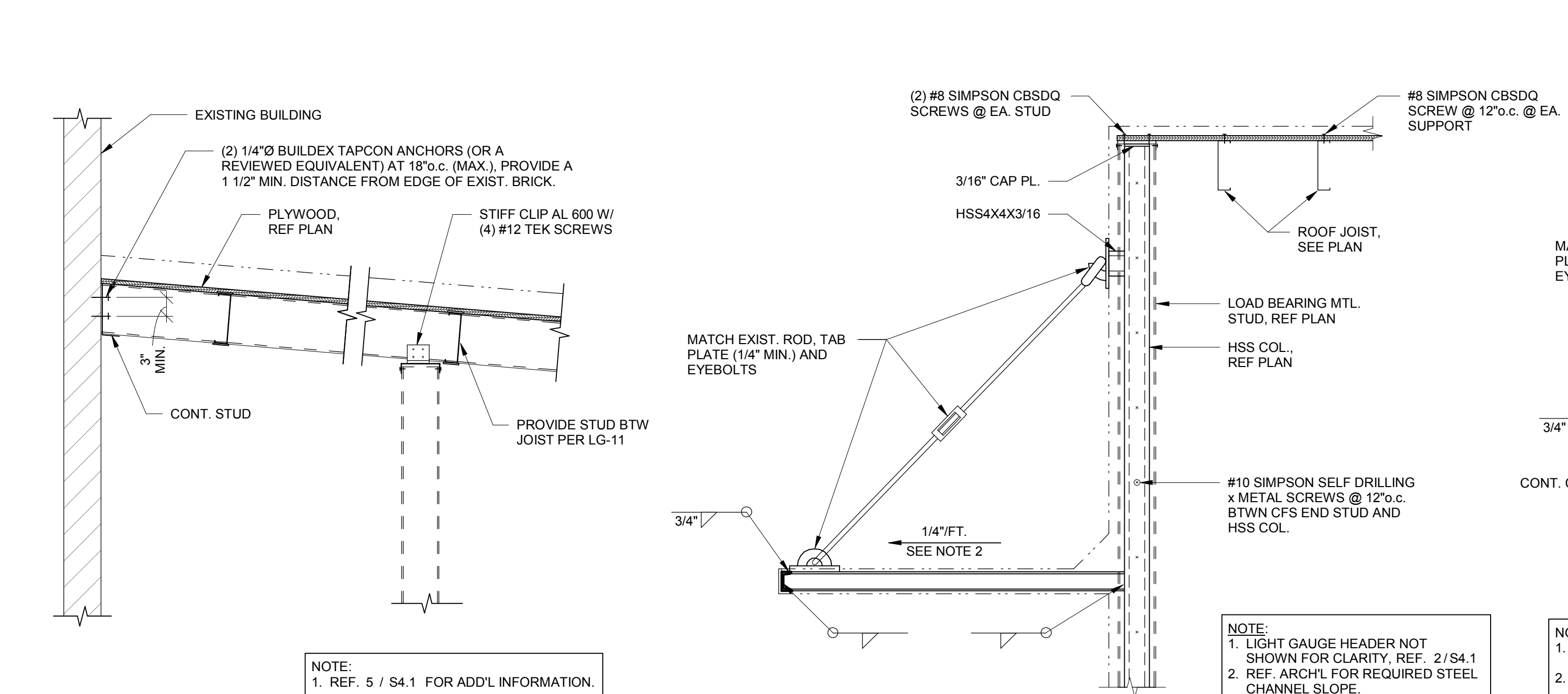
1 TYPICAL METAL STUD DETAILS

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



4 TYPICAL METAL STUD DETAILS

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



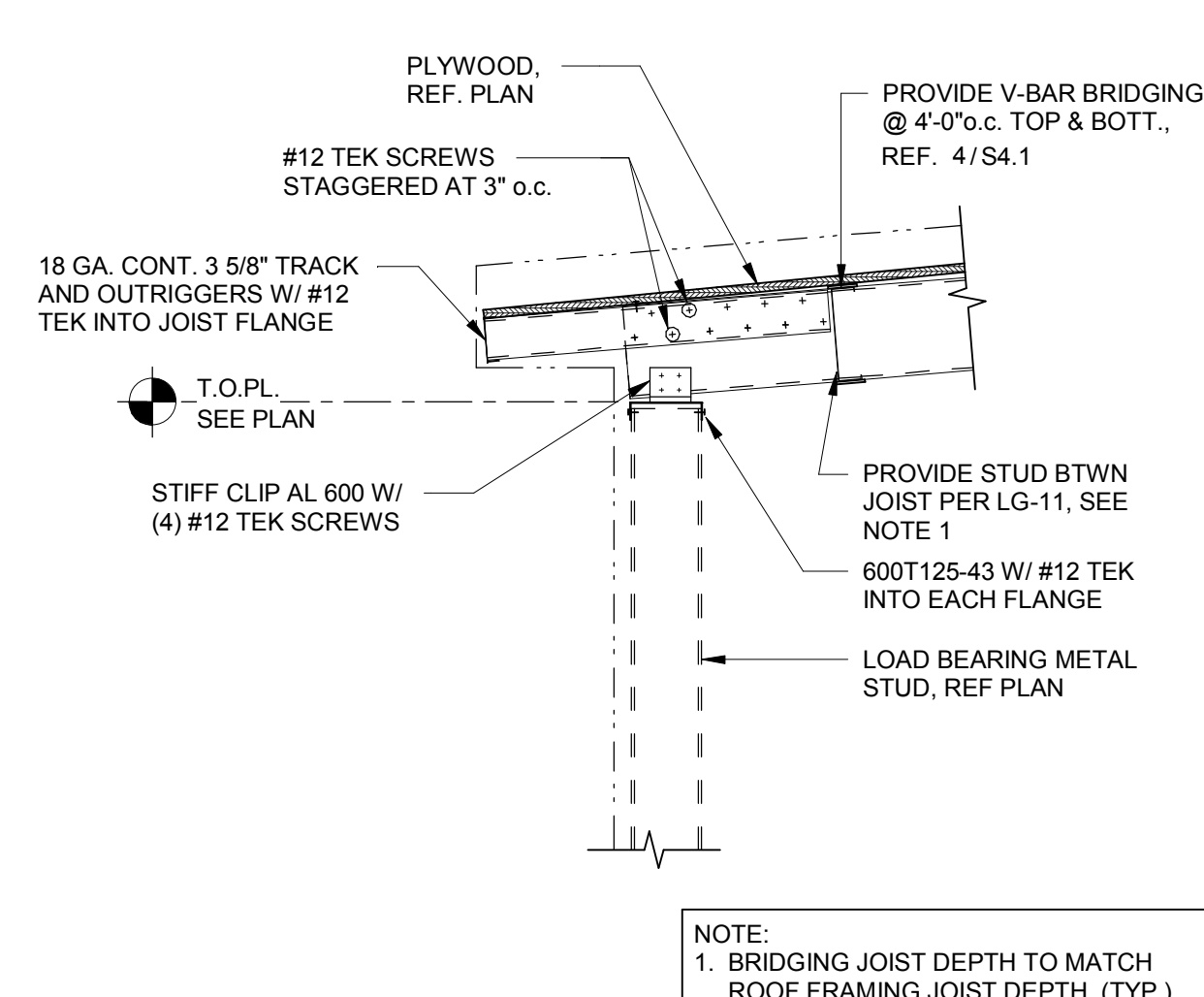
7 SECTION

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

9/7/2018 1:25:35 PM

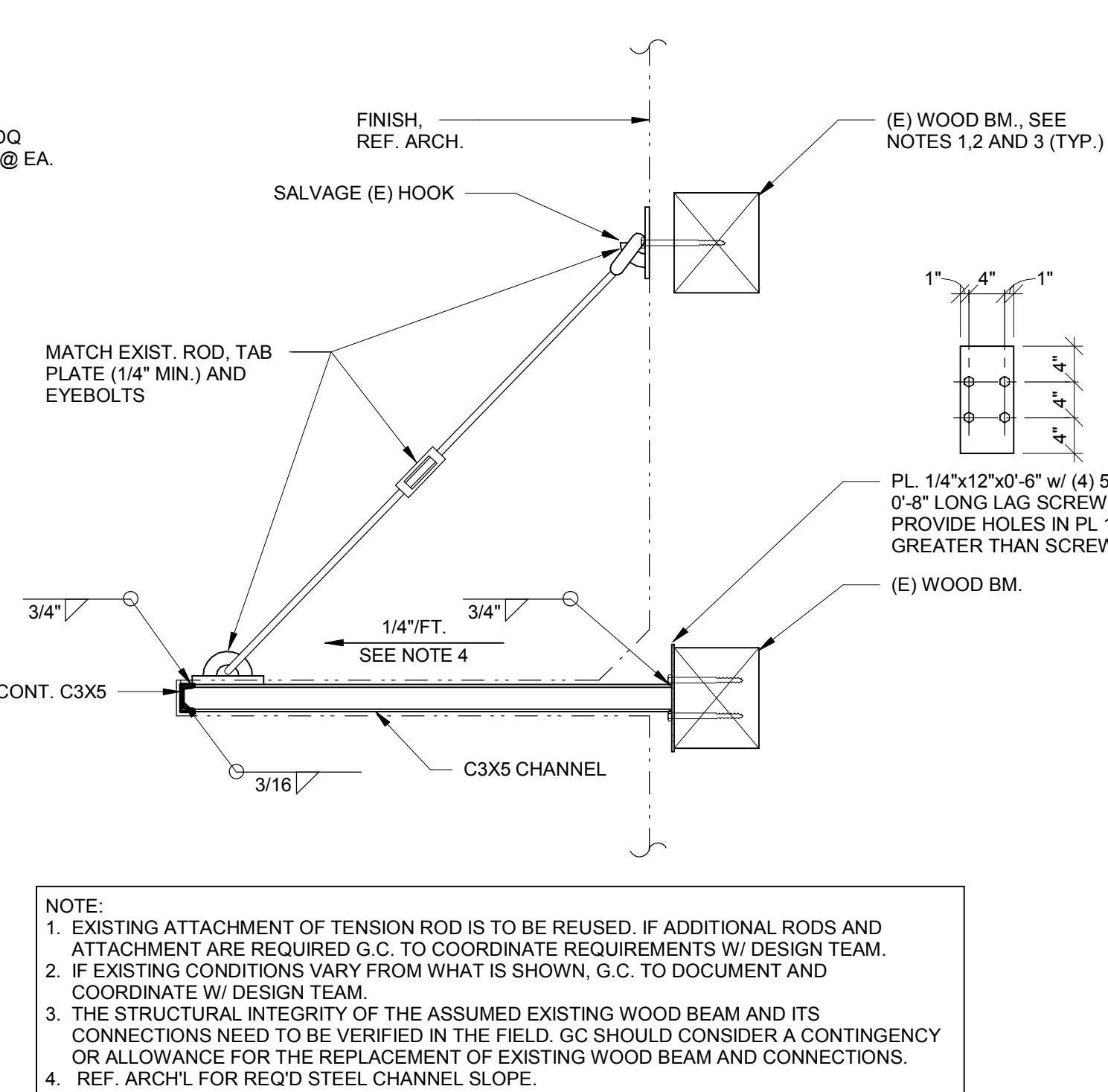
2 TYP. LIGHT GAUGE METAL HEADER DETAIL

SCALE : 3" = 1'-0"



5 SECTION

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

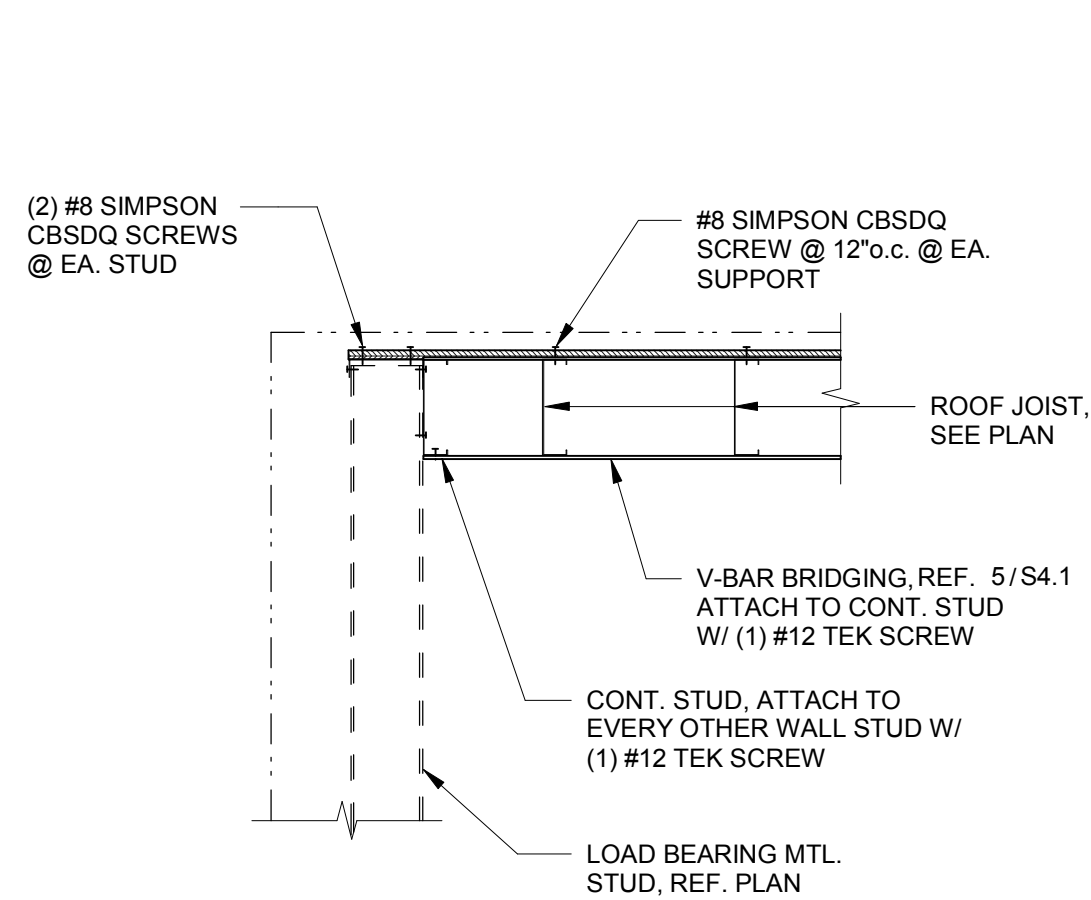


9 SECTION

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

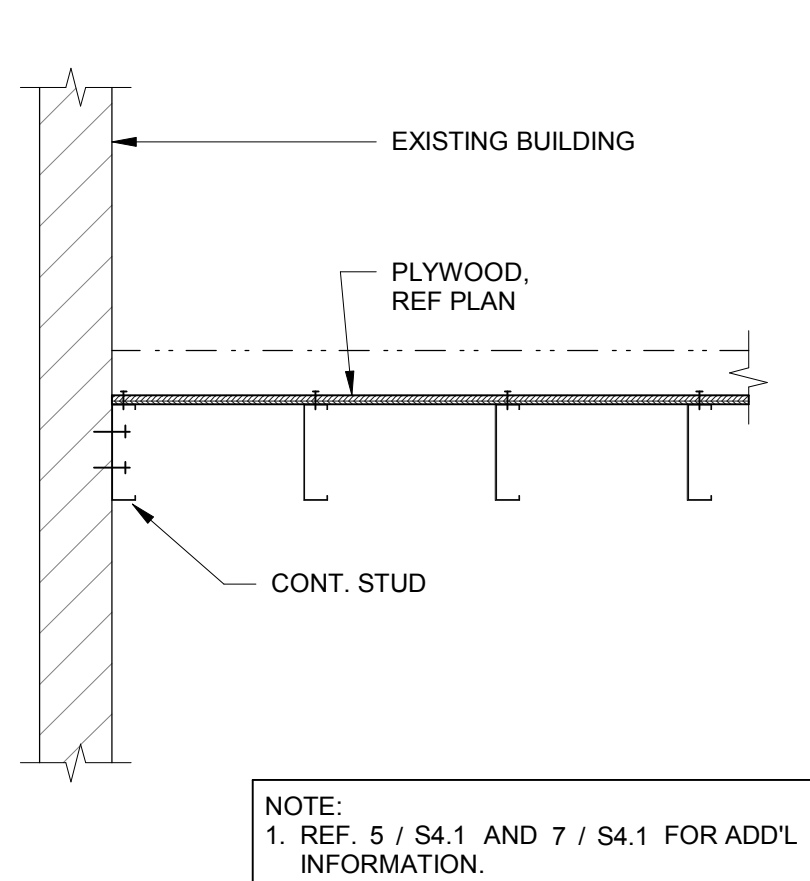
3 DETAIL

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



6 SECTION

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



10 SECTION

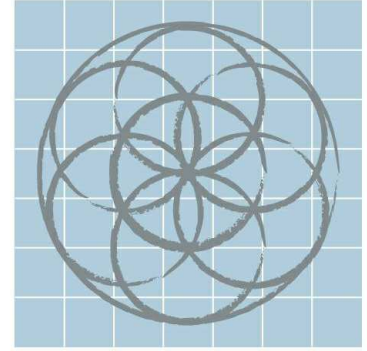
SCALE : 3/4" = 1'-0"



8 SECTION

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

9/7/2018 1:25:35 PM



SEVENTH
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DESIGN

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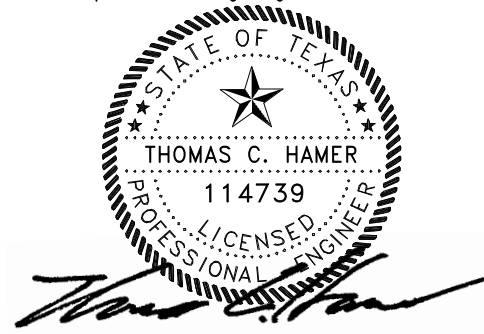
EMIL WEILBACHER BUILDING REHABILITATION

1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No. Date Description

SECTIONS AND DETAILS

Alpha Consulting Engineers F-1010



09-05-18

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S4.1

Scale As indicated

DEMOLITION AND SALVAGE NOTES:

- 1

REMOVE DETERIORATED WOOD DOORS AND FRAMES. RETAIN WOOD TRIM FOR REHABILITATION.
- 2

REMOVE NON-HISTORIC PLYWOOD PANELS AND DETERIORATED FRAGMENTS OF ORIGINAL STOREFRONT WINDOW SYSTEM. RETAIN TILE BULKHEAD BELOW AND ALL EXISTING ORIGINAL INTERIOR AND EXTERIOR WOOD TRIM AND WOOD FRAMES FOR REHABILITATION.
- 3

REMOVE BURGLAR BARS, NON-HISTORIC STOREFRONT WINDOW SYSTEM AND DETERIORATED FRAGMENTS OF ORIGINAL STOREFRONT WINDOW SYSTEM. RETAIN TILE BULKHEAD BELOW AND ALL EXISTING ORIGINAL INTERIOR AND EXTERIOR WOOD TRIM AND WOOD FRAMES FOR REHABILITATION.
- 4

REMOVE FOLDING WOOD DOORS AND HARDWARE. RETAIN ALL EXISTING ORIGINAL INTERIOR AND EXTERIOR WOOD TRIM FOR REHABILITATION.
- 5

REMOVE UTILITY CONNECTIONS AT GROUND. REFER TO MEP DRAWINGS.
- 6

DEMOLISH COMPLETELY DETERIORATED NON-HISTORIC ADDITION (SHOWN DASHED) OF WOOD FRAMED WALLS WITH STUCCO FINISH, AND CORRUGATED METAL ROOFING (SHOWN AS DASHED LINES). RETAIN ALL HISTORIC FEATURES EXPOSED BY DEMOLITION FOR REHABILITATION. PROTECT EXISTING ABUTTING MASONRY WALLS TO REMAIN.
- 7

DEMOLISH NON-HISTORIC PLYWOOD PANEL AND RETAIN STRUCTURAL CLAY TILE OPENING FOR REHABILITATION.
- 8

SALVAGE INTERIOR PARTITIONS AND DOORS TO BE DELIVERED TO OWNER
- 9

DEMOLISH PORTION OF MASONRY WALL FOR NEW DOOR OPENING
- 10

REMOVE LOOSE AND DETERIORATED PAINT FROM ALL INTERIOR PLASTER WALLS
- 11

REMOVE ALL THE SURFACE MOUNTED ABANDONED ELECTRICAL CONDUITS, SWITCHES, AND OUTLETS
- 12

DEMOLISH BRICK MASONRY CHIMNEY
- 13

REMOVE WOOD PANELING AND SUPPORT FRAMING
- 14

REMOVE IN ITS ENTIRETY THE RESTORATION PARTITIONS, RAISED FLOORS, PLUMBING FIXTURES, CAP PLUMBING DRAINLINES, AND DOORS TO BE DELIVERED TO OWNER
- 15

DEMOLISH PLASTER PARTITION AND PLUMBING, PIPING, AND CUT PVC PIPING FLUSH TO THE FLOOR
- 16

REMOVE PLYWOOD PANEL, REHABILITATE EXISTING WINDOW. REMOVE BURGLAR BARS AT WINDOW 32.
- 17

REMOVE METAL PIPING. REFER TO MEP.
- 18

REMOVE WATER PIPING, REF. MEP.
- 19

REMOVE DETERIORATED WOOD JAMB TRIM AT EXISTING STOREFRONT SYSTEM
- 20

REMOVE DETERIORATED WOOD SILL TRIM AT EXISTING STOREFRONT SYSTEM
- 21

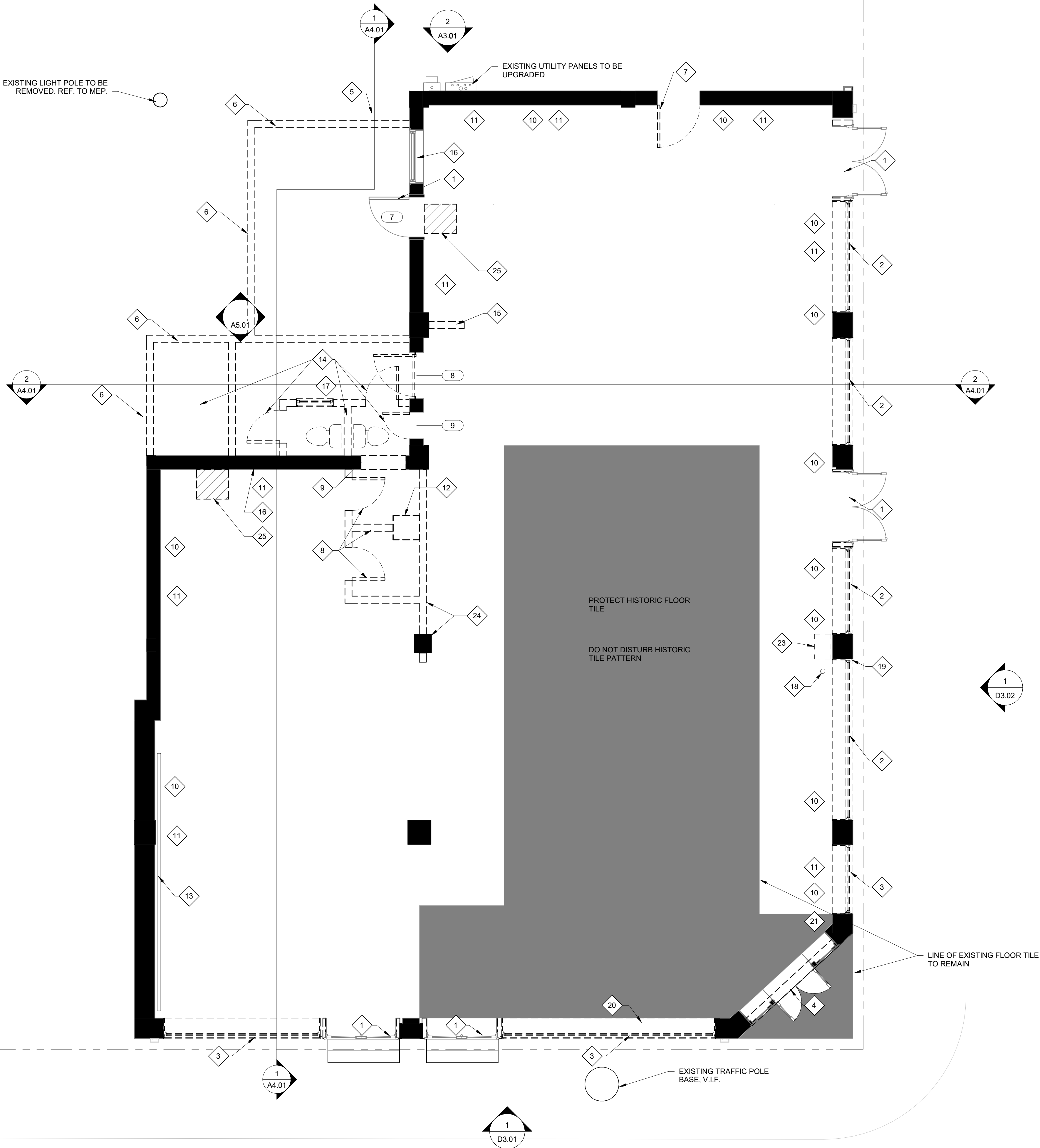
REMOVE DETERIORATED WOOD JAMB TRIM AT EXISTING DOOR
- 22

REFER TO CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR DEMOLITION WORK.
- 23

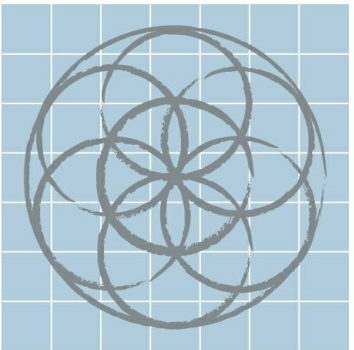
DEMOLISH PORTION OF EXISTING CONCRETE FLOOR AS REQUIRED TO ACCOMMODATE NEW WATER SERVICE LINE. REF. TO MEP.
- 24

DEMOLISH MASONRY AND PLASTER PARTITION COMPLETE. RETAIN STRUCTURAL COLUMN.
- 25

DEMOLISH PORTION OF EXISTING CONCRETE FLOOR AS REQUIRED TO ACCOMMODATE NEW SANITARY SEWER LINE. REF. TO MEP.



1 DEMOLITION PLAN-STOREFRONT WINDOW LEVEL
1/4" = 1'-0"



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EMIL WEILBACHER
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SAN ANTONIO, TX 78208

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1	08-22-2017	95% Construction Set
2	05-01-2018	Draft Permit Set
3	11-13-2018	Permit Set

DEMOLITION
PLAN-STOREFRONT
WINDOW LEVEL



11/13/2018

Project number 1622
Date 11/13/2018
Drawn by
Checked by

D2.01

Scale 1/4" = 1'-0"

DEMOLITION AND SALVAGE NOTES:

- 1

REMOVE NON HISTORIC LOUVERS AND SALVAGE FRESNEL GLASS UNITS
- 2

SALVAGE STEEL FRAMED TRANSOM PANELS WITH FRESNEL GLASS AS A COMPLETE UNIT SAFELY STORE WITHIN THE BUILDING WHERE DESIGNATED BY OWNER FOR FUTURE REUSE. LOOSE FRESNEL GLASS TILES SHALL BE CAREFULLY AND STORED.
- 3

DEMOLISH NON-HISTORIC CANOPY BELOW. RETAIN FOR REHABILITATION ALL SUPPORT RODS, ANCHORS, HOOKS, AND OTHER COMPONENTS OF THE ORIGINAL CANOPY FOR REUSE.
- 4

DEMOLISH COMPLETELY DETERIORATED NON-HISTORIC ADDITION OF WOOD FRAMED WALLS WITH STUCCO FINISH, AND CORRUGATED METAL ROOFING INCLUDING ALL FOUNDATION & UNDERGROUND UTILITIES. RETAIN ALL HISTORIC FEATURES EXPOSED BY DEMOLITION FOR REHABILITATION.
- 5

RETAIN EXISTING NEON BLADE SIGN AND STRUCTURE FOR FUTURE REHABILITATION BY OTHERS.
- 6

DEMOLISH NON-HISTORIC PLYWOOD PANEL AND RETAIN STRUCTURAL CLAY TILE OPENING FOR REHABILITATION. REBUILD HISTORIC TRIM.
- 7

REMOVE WINDOW SASH, FAN, WOOD BLOCKING, AND WOOD MULL TRIM
- 8

REMOVE METAL TRIM FROM PLASTER WALL AND WOOD FURRING STRIP
- 9

REMOVE DETERIORATED WOOD JAMB TRIM AT EXISTING TRANSOM OPENING
- 10

REMOVE LOOSE AND DETERIORATED PAINT AS WELL AS ALL PANELING, BLOCKING AND OTHER MISC. DELETERIOUS MATERIALS. TYPICAL ON ALL INTERIOR AND EXTERIOR SURFACES FROM ALL INTERIOR PLASTER WALLS AND
- 11

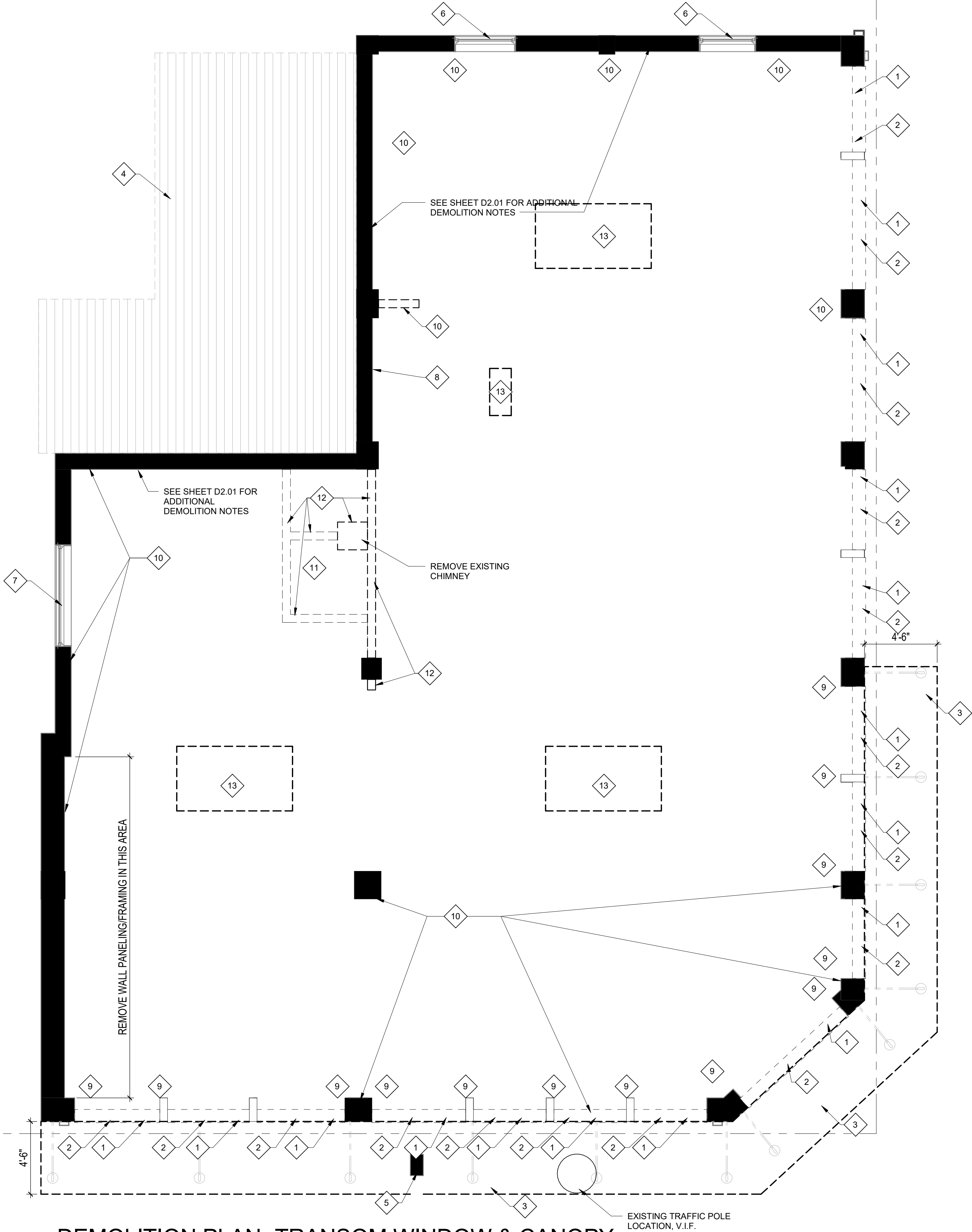
REMOVE METAL PIPE
- 12

REMOVE WALLS FROM FLOOR TO CEILING ABOVE
- 13

NOTE FOR ROOF NOTE ABOVE: THE GENERAL CONTRACTOR IS TO REMOVE THE EXISTING MATERIALS, ROOF DECK AND MODIFY ROOF FRAMING AND SUPPORTS AS NEEDED TO INSTALL NEW MECHANICAL ROOFTOP EQUIPMENT AND CURBS PROVIDED BY MECHANICAL CONTRACTOR AS WELL AS ASSOCIATED ELECTRICAL SUPPLY AND CONTROL DEVICES. COORDINATE ROOFING DEMOLITION AND RECONSTRUCTION CRITERIA WITH THE ORIGINAL ROOFING INSTALLER (BELDON ROOFING) TO ENSURE THE EXISTING ROOF WARRANTY IS NOT AFFECTED BY THE CONSTRUCTION PROCEDURES AND PROCESSES USED TO INSTALL THE NEW HVAC AND ELECTRICAL EQUIPMENT. ALSO COORDINATE THE EXACT LOCATIONS, SIZES AND CONFIGURATION REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK. ALL WORK IS INCLUDED IN THE GENERAL CONTRACTOR'S CONTRACT OTHER THAN THE FLASHING, AND ROOF REPAIRS NEEDED TO INSTALL THE NEW MECHANICAL EQUIPMENT AND ASSOCIATED ELECTRICAL ITEMS

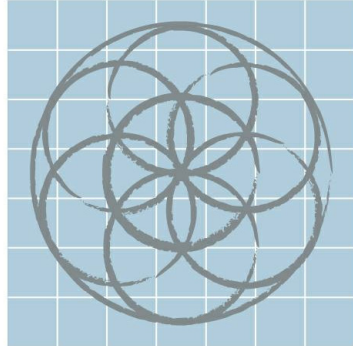
DEMOLITION AND SALVAGE GENERAL NOTES:

1. ALL MATERIALS REMOVED TO BE DISPOSED OF OFFSITE



DEMOLITION PLAN- TRANSOM WINDOW & CANOPY LEVEL

1/4" = 1'-0"



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DEMOLITION PLAN-
TRANSOM WINDOW
& CANOPY LEVEL



11/13/2018

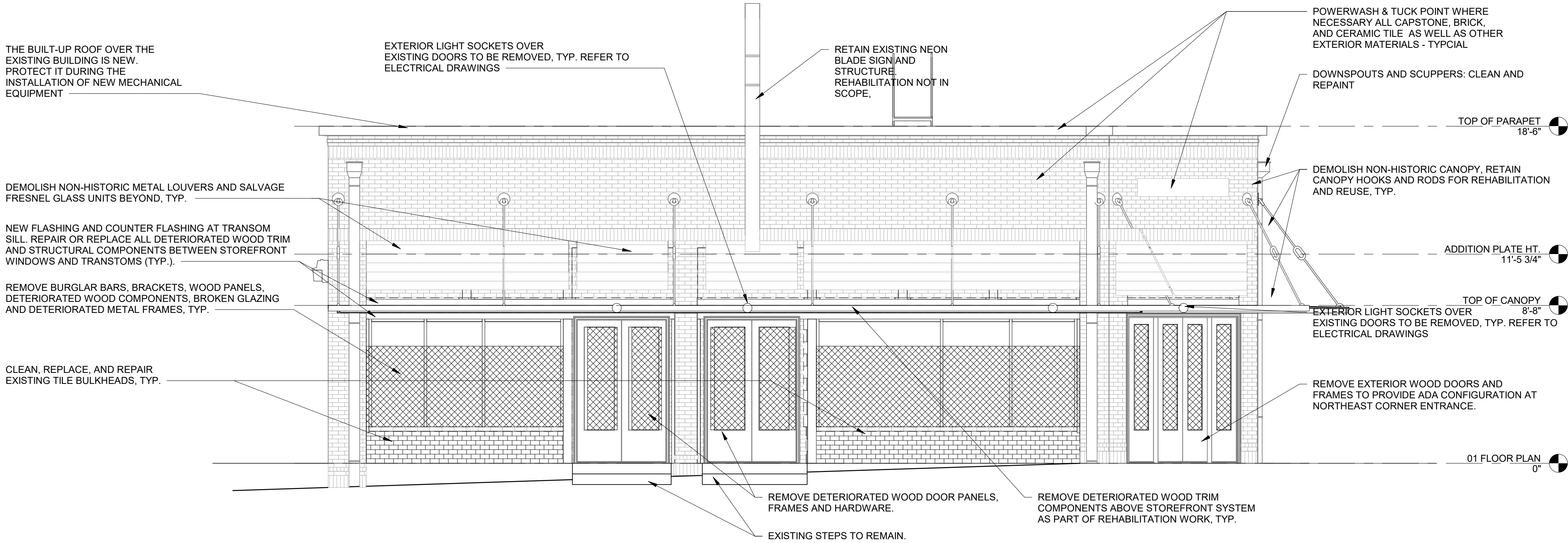
Project number 1622
Date 11/13/2018
Drawn by
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D2.02

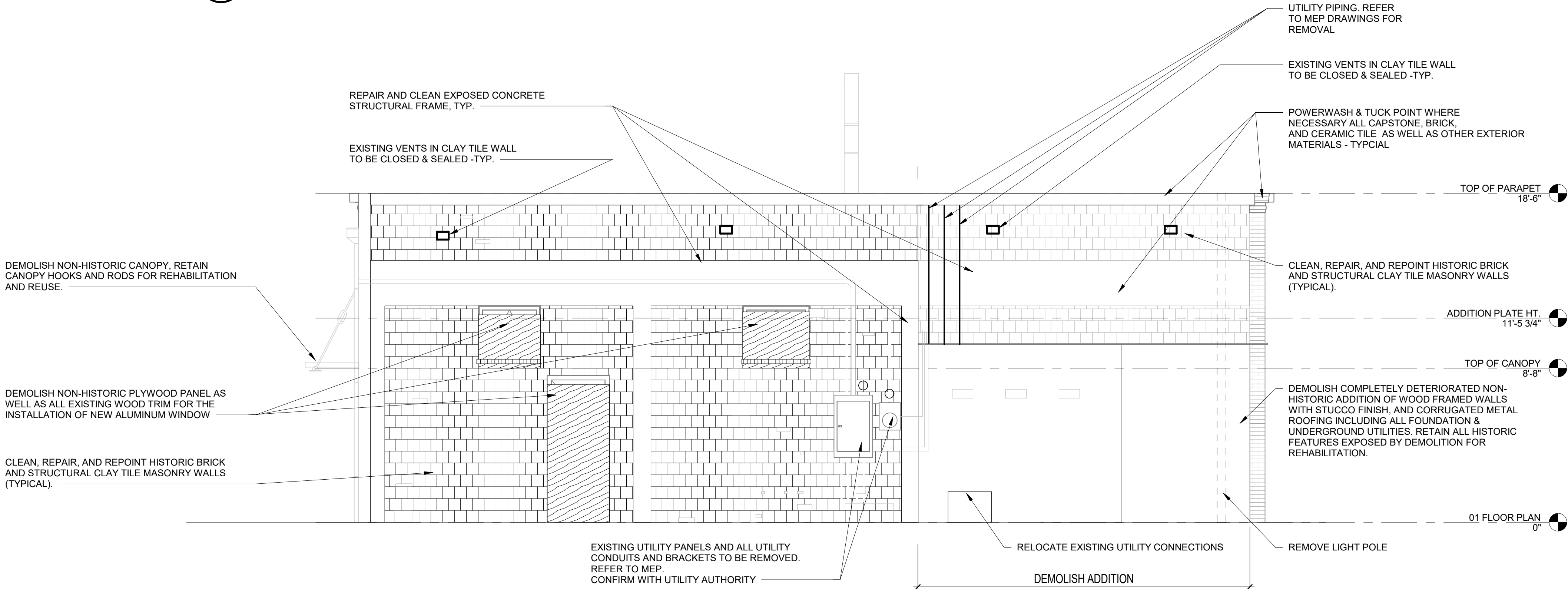
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ELEVATION GENERAL NOTES:

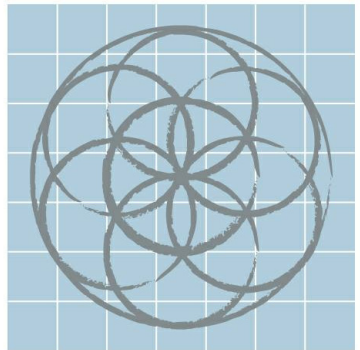
1. SCRAPE, SAND AND REMOVE RUST, DIRT AND PAINT BUILD UP FROM ALL EXISTING SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL FASTENERS AND STRUCTURAL SUPPORTS SCHEDULED FOR REUSE. TYPICAL - ALL LOCATIONS AND MATERIALS



1 EAST ELEVATION (DEMOLITION)
1/4" = 1'-0"



2 WEST ELEVATION (DEMOLITION)
1/4" = 1'-0"



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DEMOLITION
EXTERIOR
ELEVATIONS



11/13/2018

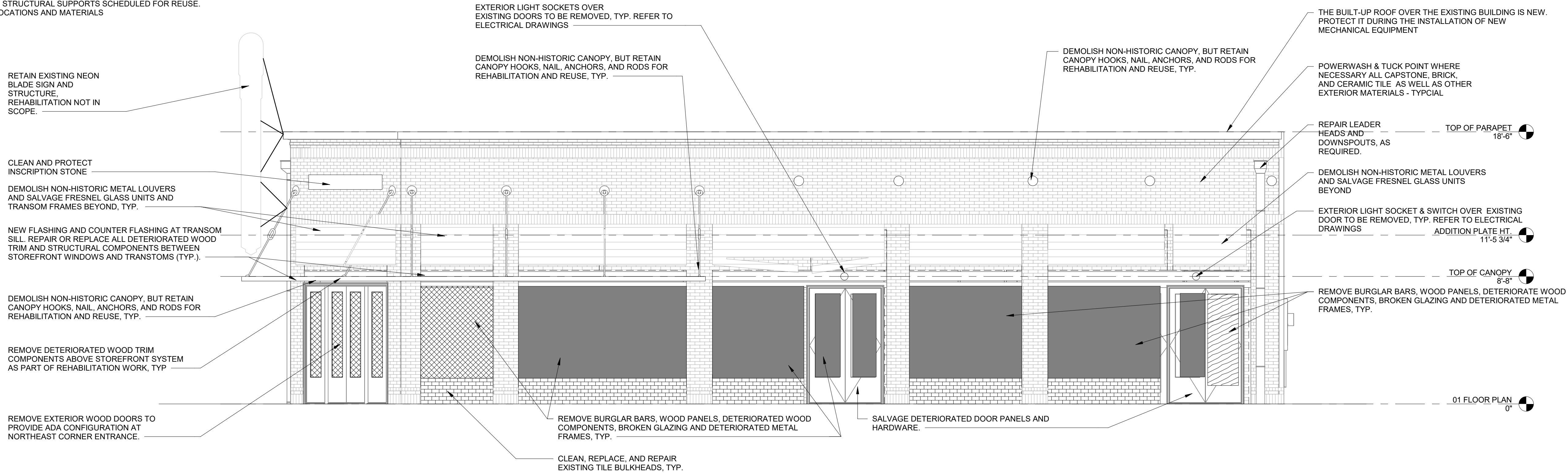
Project number 1622
Date 11/13/2018
Drawn by
Checked by

D3.01

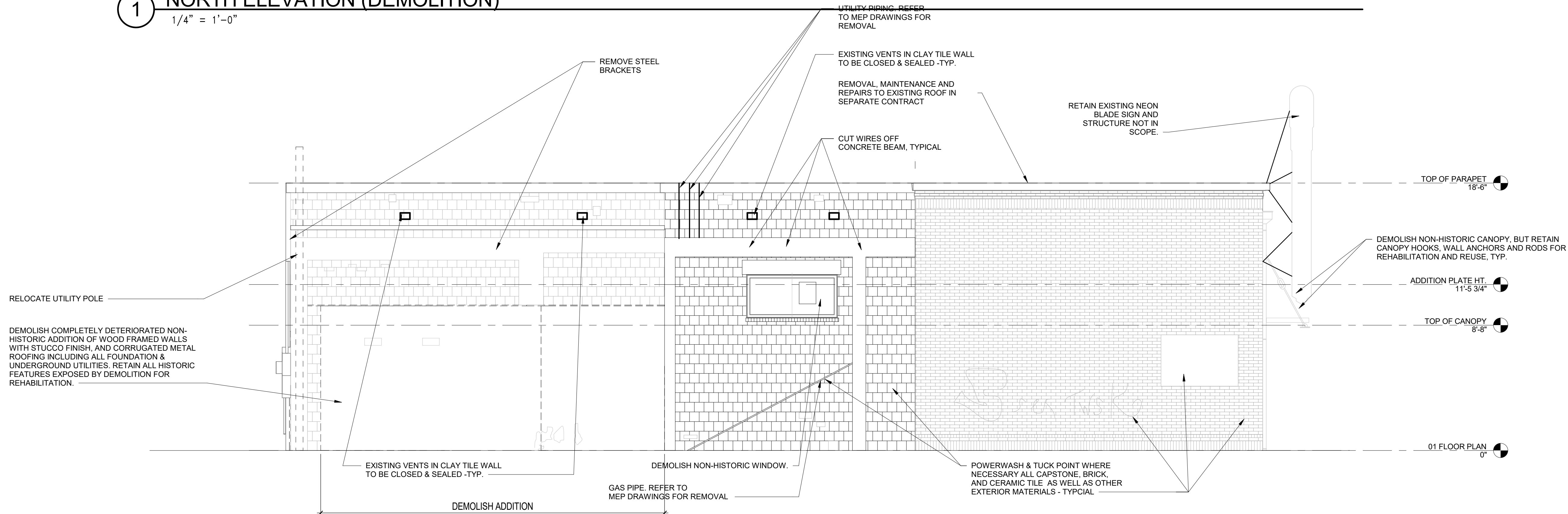
Scale 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

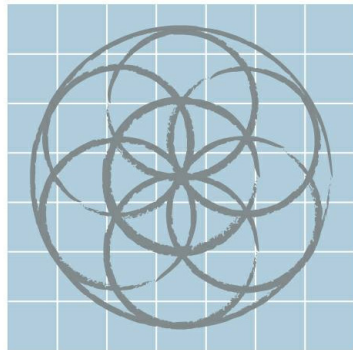
1. SCRAPE, SAND AND REMOVE RUST, DIRT AND PAINT BUILD UP FROM ALL EXISTING SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL FASTENERS AND STRUCTURAL SUPPORTS SCHEDULED FOR REUSE. TYPICAL - ALL LOCATIONS AND MATERIALS



1 NORTH ELEVATION (DEMOLITION)
1/4" = 1'-0"



2 SOUTH ELEVATION (DEMOLITION)
1/4" = 1'-0"



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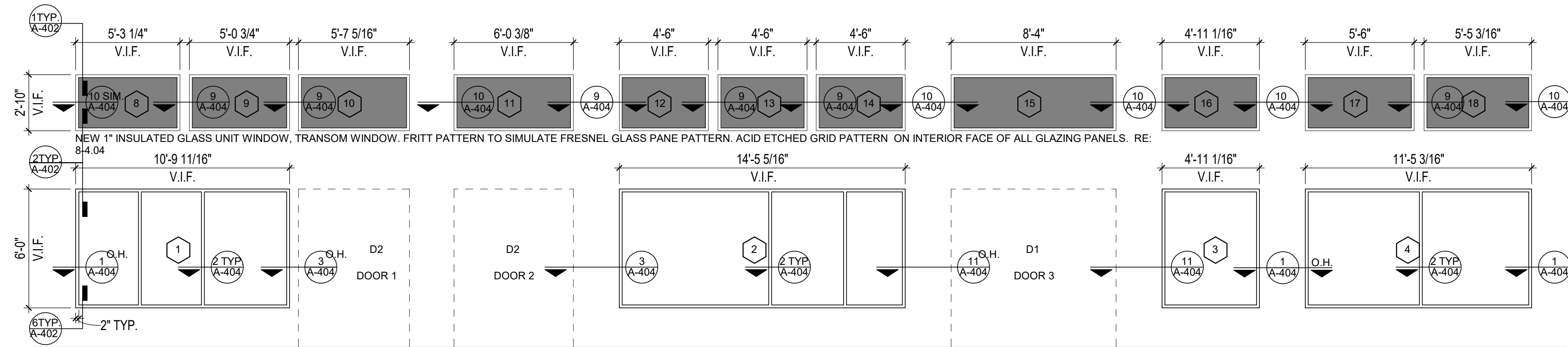
D3.02

Scale 1/4" = 1'-0"

WINDOW						
NUMBER	TYPE	WIDT	HEIGH	HEAD	SILL HEIGHT	COMMENT
1	STOREFRONT	10'-9 11/16"	6'-0"	7'-11"	1'-9"	1, 2
2	STOREFRONT	14'-5 5/16"	6'-0"	7'-11"	1'-9"	1, 2
3	STOREFRONT	4'-11 1/16"	6'-0"	7'-11"	1'-9"	1, 2
4	STOREFRONT	11'-5 3/16"	6'-0"	7'-11"	1'-9"	1, 2
5	STOREFRONT	5'-9 1/2"	6'-0"	7'-11"	1'-9"	1, 2
6	STOREFRONT	7'-7 13/16"	6'-0"	7'-11"	1'-9"	1, 2
7	STOREFRONT	8'-1 1/2"	6'-0"	7'-11"	1'-9"	1, 2
8	STOREFRONT, TRANSOM	5'-3 1/4"	2'-10"	11'-10"	9'-0"	1, 2, 5
9	STOREFRONT, TRANSOM	5'-0 3/4"	2'-10"	11'-10"	9'-0"	1, 2, 5
10	STOREFRONT, TRANSOM	5'-7 5/16"	2'-10"	11'-10"	9'-0"	1, 2, 5
11	STOREFRONT, TRANSOM	6'-0 3/8"	2'-10"	11'-10"	9'-0"	1, 2, 5
12	STOREFRONT, TRANSOM	4'-6"	2'-10"	11'-10"	9'-0"	1, 2, 5
13	STOREFRONT, TRANSOM	4'-6"	2'-10"	11'-10"	9'-0"	1, 2, 5
14	STOREFRONT, TRANSOM	4'-6"	2'-10"	11'-10"	9'-0"	1, 2, 5
15	STOREFRONT, TRANSOM	8'-4"	2'-10"	11'-10"	9'-0"	1, 2, 5
16	STOREFRONT, TRANSOM	4'-11 1/16"	2'-10"	11'-10"	9'-0"	1, 2, 5
17	STOREFRONT, TRANSOM	5'-6"	2'-10"	11'-10"	9'-0"	1, 2, 5
18	STOREFRONT, TRANSOM	5'-5 3/16"	2'-10"	11'-10"	9'-0"	1, 2, 5
19	STOREFRONT, TRANSOM	5'-1 7/8"	2'-10"	11'-10"	9'-0"	1, 2, 5
20	STOREFRONT, TRANSOM	5'-9 1/2"	2'-10"	11'-10"	9'-0"	1, 2, 5
21	STOREFRONT, TRANSOM	7'-7 13/16"	2'-10"	11'-10"	9'-0"	1, 2, 5
22	STOREFRONT, TRANSOM	8'-1 1/2"	2'-10"	11'-10"	9'-0"	1, 2, 5
23	STOREFRONT, TRANSOM	5'-3 5/8"	2'-10"	11'-10"	9'-0"	1, 2, 5
24	STOREFRONT	3' 5 7/8"	3'-0"	12'-2"	9'-2"	1, 2
25	STOREFRONT	3' 9 1/4"	3'-0"	12'-2"	9'-2"	1, 2
26	STOREFRONT	6' 3 1/2"	3'-0"	12'-2"	9'-2"	1, 2
27	STOREFRONT	3'-0"	2'-0"	8'-0"	6'-8"	1, 2, 3, 6
28	STOREFRONT	3'-0"	2'-0"	8'-0"	6'-8"	1, 2, 3, 6
29	STOREFRONT	3'-0"	2'-0"	8'-0"	6'-8"	1, 2, 3, 6
30	STOREFRONT	3'-0"	2'-0"	8'-0"	6'-8"	1, 2, 3, 6
31	DOUBLE HUNG	3'-0"	6'-9"	8'-9"	2'-0"	4

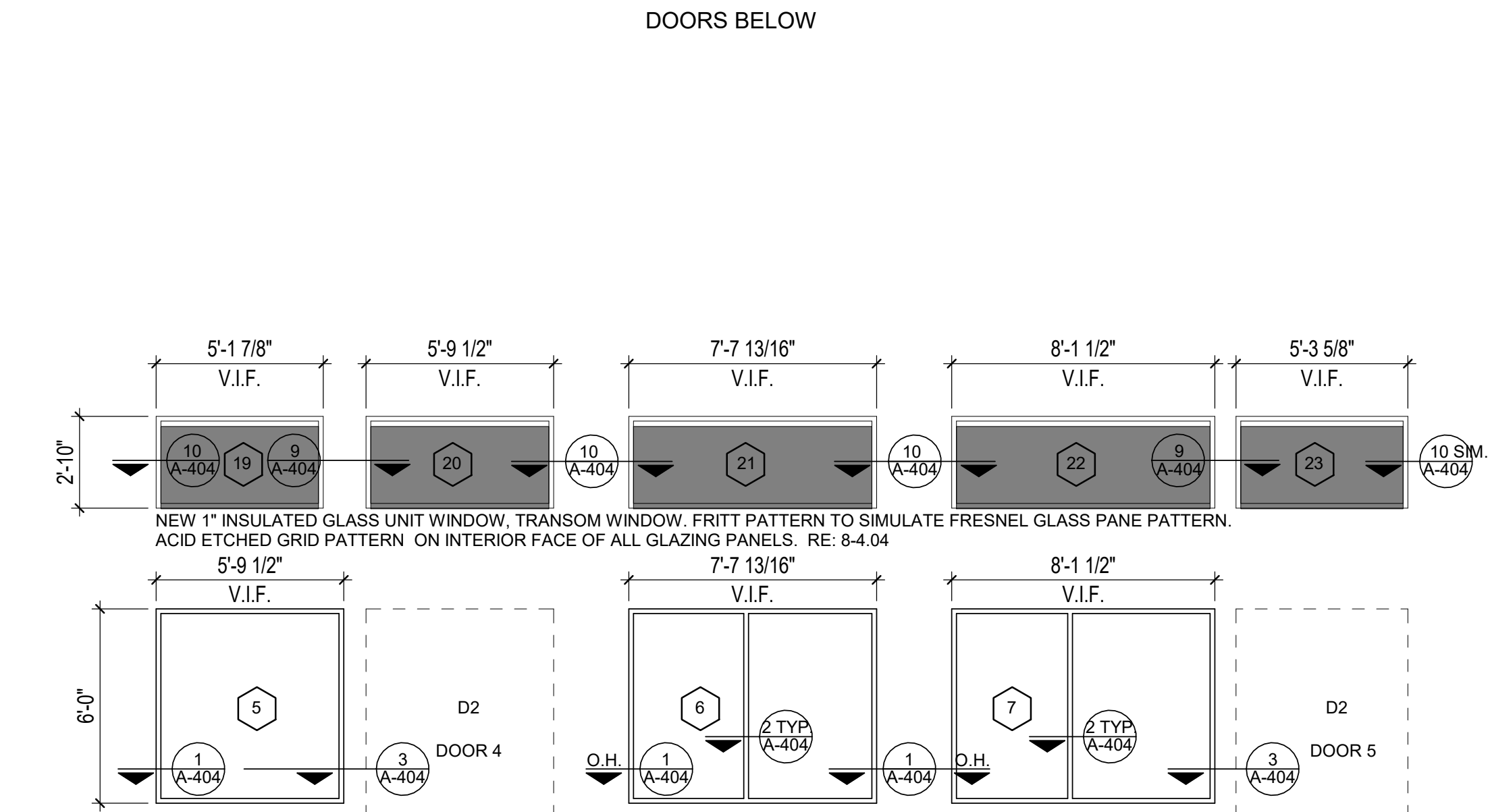
WINDOW SCHEDULE COMMENTS:

1. VERIFY DIMENSIONS IN THE FIELD.
2. NEW 1" INSULATED GLASS UNIT WINDOW
3. TRANSLUCENT GLAZING
4. EXISTING WINDOW
5. TRANSOM WINDOW. FRITT PATTERN TO SIMULATE FRESNEL GLASS PANE PATTERN. ACID ETCHED GRID PATTERN ON INTERIOR FACE OF ALL GLAZING PANELS. RE: 8-4.04
6. COORDINATE WITH NEW STRUCTURAL CLAY TILE COURSING FOR FINAL WINDOW SIZES



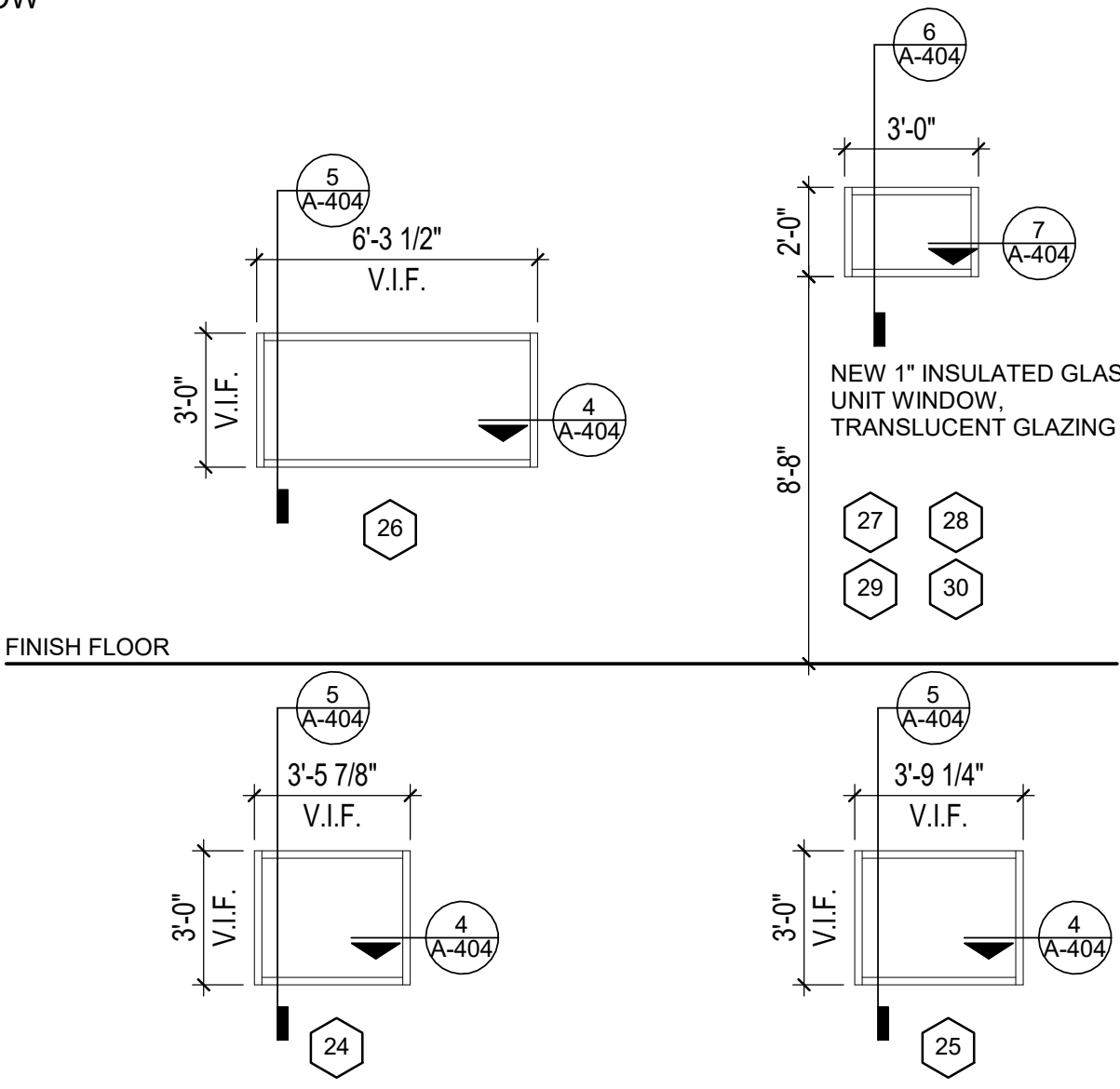
DOORS BELOW

DOOR BELOW



DOOR BELOW

DOOR BELOW



FINISH FLOOR

TRANSOM + STOREFRONT WINDOWS

VERIFY ALL DIMENSIONS IN FIELD (V.I.F.)

MATERIAL: ALUMINUM
FINISH: DARK BRONZE ANODIZED
MANUFACTURER: KAWNEER
SERIES: TRIFAB VERSAGLAZE 451T FRONT GLAZED (INSULATED GLAZING AS REQUIRED TO COMPLY WITH ENERGY CODE) SCREW SPLINE OR STICK FABRICATION.
FRAME SIZE: 2" X 4 1/2" (ACCOMMODATES 1" INSULATED GLAZING).
GLAZING TYPE: FRONT GLAZED WITH VITRO ARCHITECTURAL GLASS (FORMERLY PPG) SOLARBAN 60 SOLAR CONTROL LOW-E GLASS WITH A SOLARBAN 60 (2) CLEAR + CLEAR INSULATED CONFIGURATION. TEMPERED WHERE IN PROXIMITY TO DOORS AND REQUIRED BY CODE.
PROVIDE SILL PAN TO MATCH WINDOW - TYPICAL.

DOOR SCHEDULE					
NUMBER	TYPE	PANELWIDTH	HEIGHT	HARDWARE SET	COMMENTS
1	D2	5'-1 9/16"	7'-11"	3	1, 2, 6
2	D2	5'-6 5/8"	7'-11"	3	1, 2, 6
3	D1	8'-3 1/2"	7'-11"	4	1, 2, 6
4	D2	5'-1 13/16"	7'-11"	3	1, 2, 6
5	D2	5'-2 1/2"	7'-11"	3	1, 2, 6
6	D3	3'-0"	8'-0"	5	1, 5
7	D5	2'-10"	8'-0"	6	1, 2
8	-	3'-0"	7'-0"	-	4
9	-	1'-10"	5'-10"	-	4
10	D5	2'-10"	8'-0"	6	5
11	D4	2'-10"	8'-0"	2	5
12	D4	2'-10"	7'-0"	1	5
13	D4	2'-10"	7'-0"	1	5

DOOR SCHEDULE COMMENTS:

1. VERIFY DIMENSIONS IN THE FIELD.
2. NEW DOOR IN EXISTING OPENING.
3. EXISTING DOOR.
4. REMOVE EXISTING DOOR AND INFILL WALL
5. NEW DOOR
6. PAIR DOORS

DOOR TYPES

FRAME MATERIAL:
FRAME FINISH:
PANEL MATERIAL:
PANEL FINISH:
MANUFACTURER:
GLAZING:
SERIES:

500 ENTRANCE AND ENTRANCE-TYPE SIDELIGHTS SYSTEM SEMI CUSTOMIZED TO STACK TWO 10" BOTTOM RAILS WITH 5" STILES AND 5" UPPER RAILS TO REPLICATE APPEARANCE OF ORIGINAL WOOD DOORS

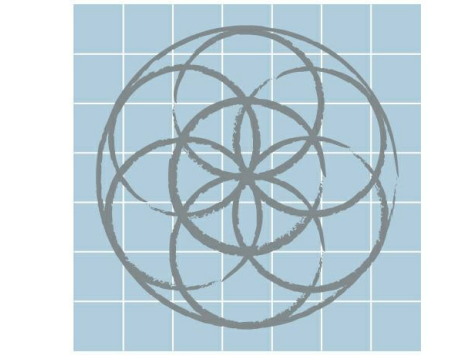
SEMI CUSTOMIZED TO STACK TWO 10" BOTTOM RAILS WITH 5" STILES AND 5" UPPER RAILS TO REPLICATE APPEARANCE OF ORIGINAL WOOD DOORS

NONE
FLUSH PANEL

NONE
FLUSH PANEL

TEMPERED GLASS

WINDOWS



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

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STRUCTURAL ENGINEER:
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MEP ENGINEER:
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EMIL WEILBACHER BUILDING REHABILITATION

1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No.	Date	Description
1	08-22-2017	95% Construction Set
2	05-01-2018	Draft Permit Set
3	11-13-2018	Permit Set

DOOR & WINDOW SCHEDULE & DETAILS



11/13/2018

Project number 1622
Date 11/13/2018
Drawn by
Checked by

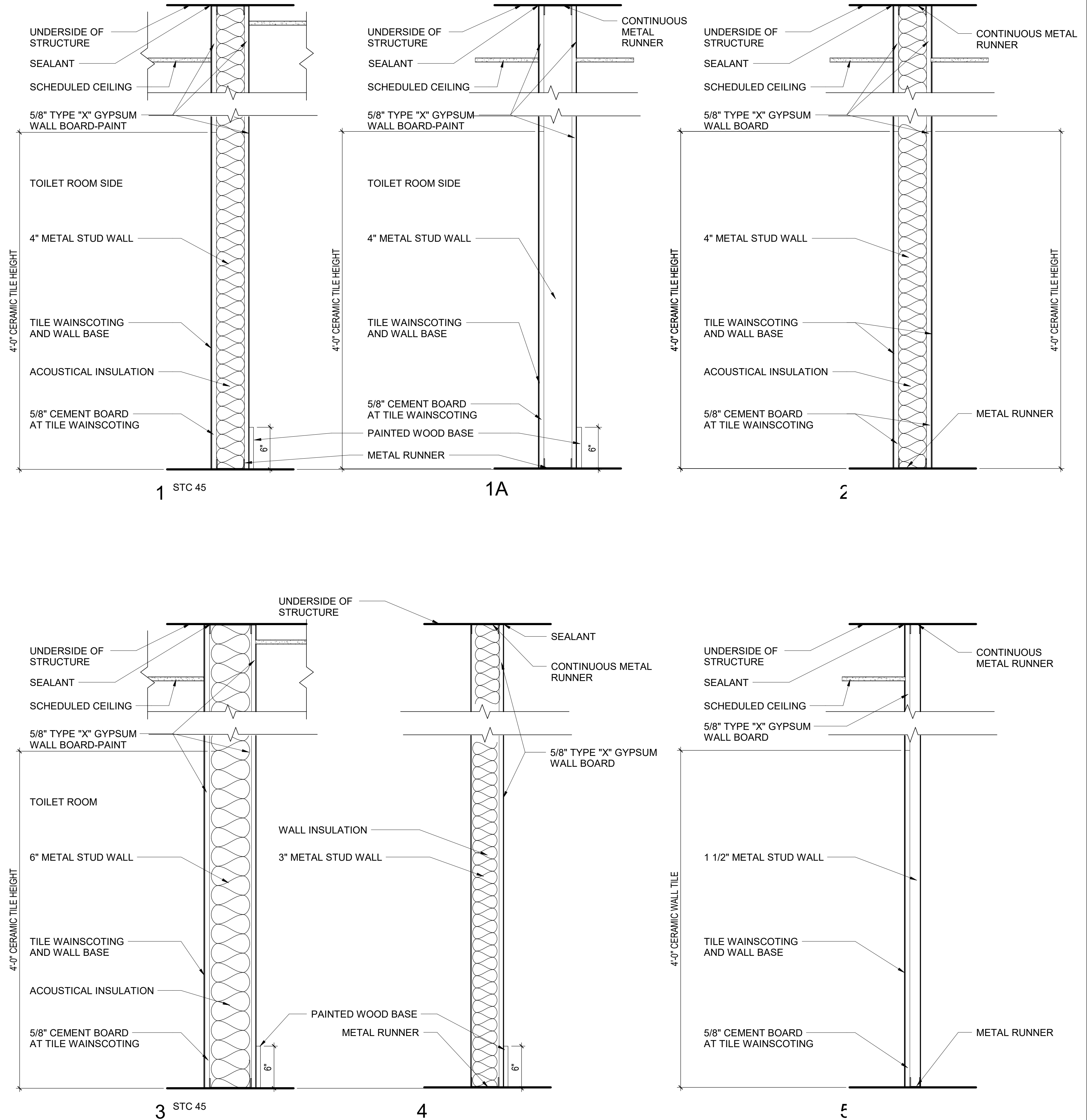
A1.01
Scale 1/4" = 1'-0"

PARTITION KEYS ON FLOOR
PLANS USE THE FOLLOWING
REFERENCE

- FIRST DIGIT: PARTITION TYPE - REF DIAGRAMS
- THIRD DIGIT: ACCOUSTIC BATTS 80%
WIDTH OF CAVITY
- SECOND DIGIT: PARTITION THICKNESS AS FOLLOWS
0. 7/8" METAL FURRING CHANNEL
 1. 1-5/8" METAL STUD
 2. 2-1/2" METAL STUD
 3. 3-5/8" METAL STUD
 4. 4" METAL STUD
 5. 6" METAL STUD
 6. 6" NOMINAL CMU
 7. 2-1/2" METAL C-H STUD
 8. 4" METAL C-H STUD
 9. 6" METAL C-T STUD
 10. 3-1/2" METAL STUD
 11. 8" NOMINAL CMU
 12. 10" NOMINAL CMU

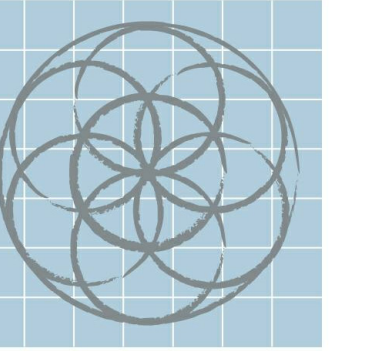
NOTES

1. INSTALL FIRE STOP SEALANT AT TOP OF ALL PARTITIONS.
2. INSTALL 5/8" CEMENT BOARD IN LOCATIONS WITH CERAMIC TILE FINISH.
3. INSTALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS



1 PARTITION DETAILS

1" = 1'-0"



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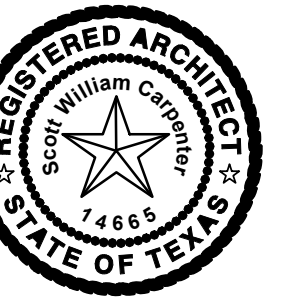
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EMIL WEILBACHER
BUILDING
REHABILITATION

1829 N. NEW BRAUNFELS ST.
SAN ANTONIO, TX 78208

No.	Date	Description
3	11-13-2018	Permit Set

WALL TYPES



11/13/2018

Project number 1622
Date 11/13/2018
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Scale As indicated



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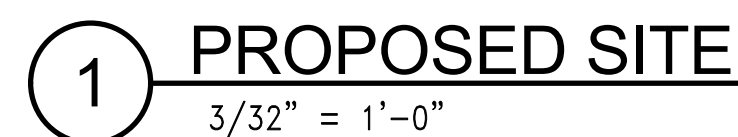
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11/13/2018

Project number	1622
Date	11/13/2018
Drawn by	
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A2.00

Scale $3/32" = 1'-0"$



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REHABILITATION NOTES:

- 1

NEW SEMI CUSTOM ALUMINUM STOREFRONT DOOR SYSTEM TO REPLICATE APPEARANCE OF ORIGINAL WOOD DOORS AS CLOSELY AS POSSIBLE.
- 2

NEW NARROW PROFILE (2" X 4 1/2" FRAME) EXTRUDED ALUMINUM STOREFRONT WINDOWS WITH DARK BRONZE ANODIZED FINISH AND 1" INSULATED GLASS. ADDITIVE EXTRUDED ALUMINUM PROFILE ON EXTERIOR FACE OF FRAME DARK BRONZE FINISH TO MATCH.
- 3

NEW NARROW PROFILE (2" X 4 1/2" FRAME) EXTRUDED ALUMINUM STOREFRONT DOORS WITH DARK BRONZE ANODIZED FINISH AND 1" INSULATED GLASS. ADDITIVE EXTRUDED ALUMINUM PROFILE ON EXTERIOR FACE OF FRAME DARK BRONZE FINISH TO MATCH.
- 4

NEW STRUCTURAL CLAY TILE WALL ADDITION WITH STANDING SEAM METAL ROOF ABOVE. COLOR TO MATCH EXISTING TO REMAIN CLAY TILE.
- 5

NEW HOLLOW METAL STEEL DOOR, 24 GAUGE, INSULATED, AND PAINTED
- 6

LINE OF NEW CANOPY ABOVE.
- 7

INFILL EXISTING OPENING IN STRUCTURAL CLAY TILE WALL WITH STRUCTURAL CLAY TILE OF SIMILAR COLOR AND SIZE.
- 8

REPAIR, REPOINT AND CLEAN ALL HISTORIC MASONRY MATERIALS (TYPICAL).
- 9

REPAIR AND CLEAN ALL HISTORIC TILE BULKHEADS BELOW STOREFRONT WINDOW. PREPARE SURFACES FOR TILE REPAIR WORK.
- 10

REPAIR AND CLEAN EXISTING DECORATIVE TILE WORK IN SIDEWALK.
- 11

RELOCATE EXISTING WATER PIPING ADJACENT TO EXTERIOR WALL. PROVIDE METAL STUD AND PLASTER FURR-OUT, TEXTURED AND PAINTED TO MATCH ADJACENT WALL SURFACES, OF MINIMUM DEPTH TO ACCOMMODATE PIPING. REF. MEP AND CIVIL DRAWINGS.
- 12

REPLACE DETERIORATED WOOD JAMB TRIM AT EXISTING STOREFRONT SYSTEM REF. DETAIL #3 AND #5 SHEET A4.03
- 13

REPLACE DETERIORATED WOOD SILL TRIM AT EXISTING STOREFRONT SYSTEM REF. DETAIL #2 SHEET A4.03
- 14

REPLACE DETERIORATED WOOD JAMB TRIM AT EXISTING DOOR
- 15

MISSING SILL TILE TO BE REPLACED WITH SALVAGED HISTORIC TILE
- 16

REPLACE MISSING PLASTER ON EXPOSED BRICK CORE WALL OR COLUMN
- 17

PATCH/REPAIR CONC. FLOORING AT LOCATION OF REMOVED WATER SUPPLY PIPING TO MATCH ADJACENT FLOOR SURFACES.
- 18

PATCH/REPAIR CONC. FLOORING AND WALL AT LOCATION OF DEMOLISHED FEATURES TO MATCH ADJACENT FLOOR AND WALL SURFACES.
- 19

REUSE SALVAGED HISTORIC BRICK AT AREA OF DEMOLITION TO CREATE DOOR OPENING, TOOTHING IN BRICK ADJOINING NEW DOOR JAMBES TO MATCH ADJACENT MASONRY WALLS. PROVIDE STEEL LINTEL AT DOOR HEAD, REF. STRUCT.
- 20

POLISHED AND SEALED CONCRETE FLOOR IN COMMON HALLWAY WITH 6" WOOD BASE TRIM.
- 21

1" CERAMIC HEX TILE FLOORING IN RESTROOMS WITH CERAMIC TILE WAINSCOT WITH COVE TILE BASE.
- 22

SINGLE PIECE MARBLE TRESHOLD AT RESTROOM DOORS.
- 23

NEW FIXED PAINTED STEEL ROOF ACCESS LADDER WITH HANDRAIL EXTENSIONS. VERIFY LOCATION WITH EQUIPMENT THIS WALL.
- 23

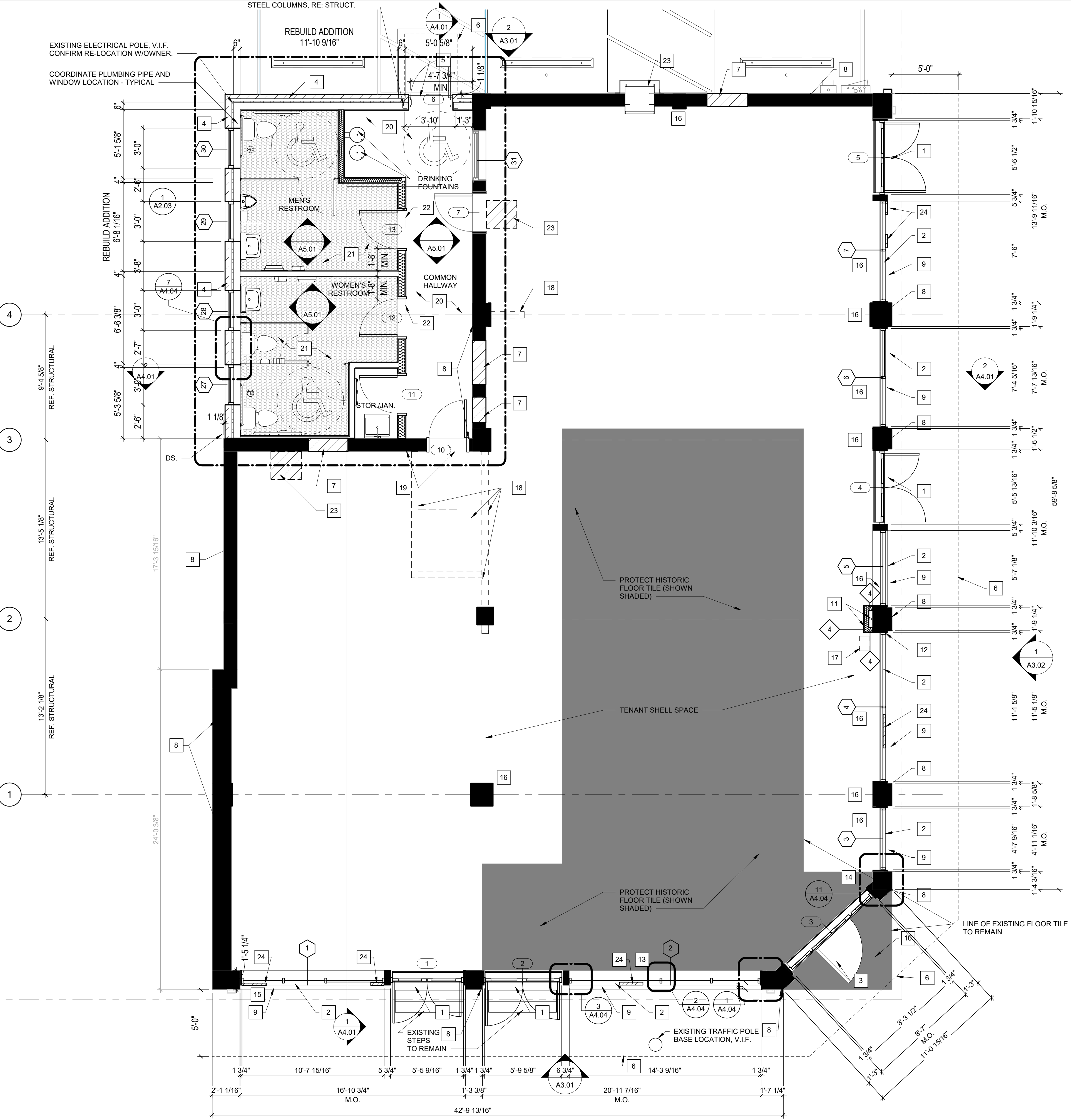
PATCH CONCRETE FLOOR TO MATCH ADJACENT FLOORING FINISH.

GENERAL REHABILITATION NOTES:

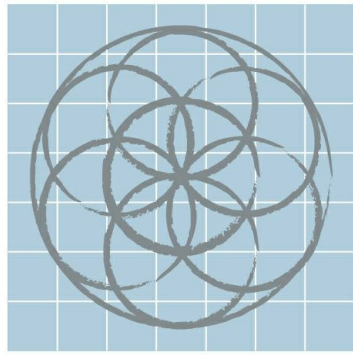
1. ALL PATCH AND REPAIR WORK TO MATCH ADJACENT SURFACES AND MATERIALS.
2. PATCH AND REPAIR ALL HOLES OR DAMAGED SURFACES CAUSED BY REMOVED ELECTRICAL CONDUITS, PIPING, EQUIPMENT OR OTHER DEMOLISHED ELEMENTS.
3. BRUSH CLEAN ALL INTERIOR FINISHED SURFACES OF LOOSE OR DETERIORATED PAINT FINISHES TO STABILIZE BUT RETAIN HISTORIC CHARACTER. PREPARE MOCKUP OF SURFACE TREATMENT FOR REVIEW AND APPROVAL BY ARCHITECT.
4. FOLLOW CITY OF SAN ANTONIO PROCEDURES REGARDING LEAD BASED PAINT REMOVAL

- 23

REPLACE MISSING SILL TILE WITH SIMILAR TILE PROFILE



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



SEVENTH
GENERATION
DESIGN

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PROPOSED FLOOR
PLAN



11/13/2018

Project number 1622
Date 11/13/2018
Drawn by
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A2.01

Scale 1/4" = 1'-0"

REHABILITATION NOTES:

- 1

NEW NARROW PROFILE (1 3/4" x 4") EXTRUDED ALUMINUM STOREFRONT GLAZING SYSTEM AT TRANSOMS WITH DARK BRONZE FINISH. ADDITIVE EXTRUDED ALUMINUM PROFILE ON EXTERIOR FACE OF FRAME, DARK BRONZE FINISH TO MATCH STOREFRONT WINDOWS BELOW.
- 2

CUSTOM ETCHED GLAZING TO BE INCLUDED IN THE NEW TRANSOM ALUMINUM WINDOWS
- 3

PROPOSED EXTERIOR CANOPY COMPOSED OF C-CHANNEL STEEL STRUCTURAL MEMBERS. REUSED SALVAGED ORIGINAL CANOPY COMPONENTS AND A CORRUGATED METAL ROOF TO BE SIMILAR TO CANOPY AT 1901 N. NEW BRAUNFELS AVE.
- 4

RETAIN EXISTING NEON BLADE SIGN AND STRUCTURE
- 5

NEW PUNCHED OPENING ALUMINUM WINDOW. REPLACE DETERIORATED WOOD JAMB, HEAD, AND SILL DETAILS, REF. DETAIL #7 SHEET A4.03
- 6

REPLACE DETERIORATED WOOD SILL TRIM AT EXISTING TRANSOM OPENING
REF. DETAIL #1 SHEET A4.03
- 7

REPLACE DETERIORATED WOOD JAMB TRIM AT EXISTING TRANSOM OPENING
REF. DETAIL #10 AND #11 SHEET A4.03
- 8

REPLACE DETERIORATED WOOD HEAD TRIM AT EXISTING TRANSOM OPENING.
REF DETAIL #1 SHEET A4.03
- 9

REPLACE DETERIORATED WOOD SILL TRIM AND APRON AT EXISTING PUNCHED OPENING
REF. DETAIL #7 SHEET A4.03
- 10

REPLACE DETERIORATED WOOD JAMB TRIM AT EXISTING PUNCHED OPENING
REF. DETAIL #6 SHEET A4.03
- 11

REPLACE MISSING PLASTER ON EXPOSED BRICK CORE WALL

GENERAL REHABILITATION NOTES:

1.

ALL PATCH AND REPAIR WORK TO MATCH ADJACENT SURFACES AND MATERIALS.
2.

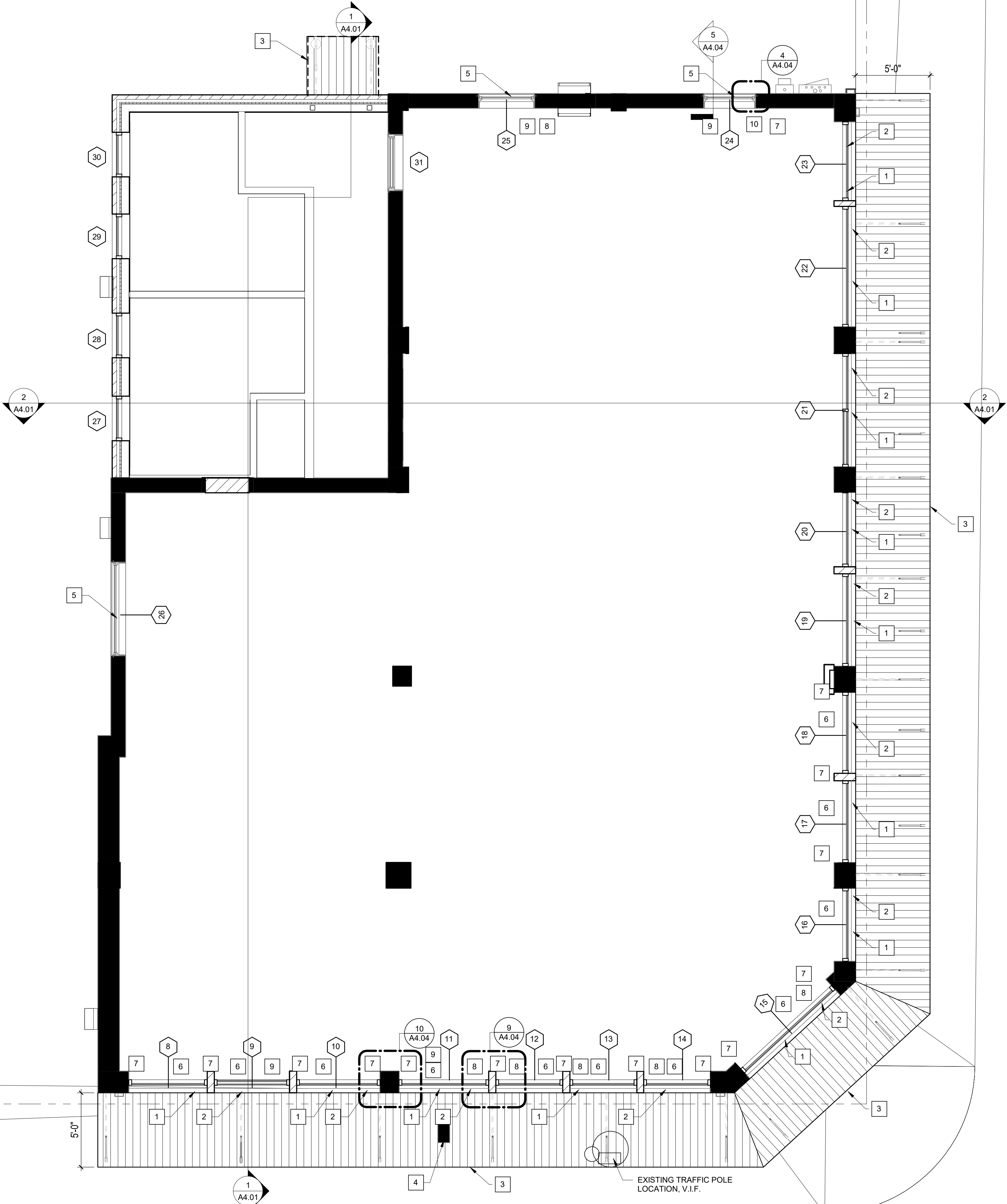
PATCH AND REPAIR ALL HOLES OR DAMAGED SURFACES CAUSED BY REMOVED ELECTRICAL CONDUITS, PIPING, EQUIPMENT OR OTHER DEMOLISHED ELEMENTS.
3.

BRUSH CLEAN ALL INTERIOR FINISHED SURFACES OF LOOSE OR DETERIORATED PAINT FINISHES TO STABILIZE BUT RETAIN HISTORIC CHARACTER. PREPARE MOCKUP OF SURFACE TREATMENT FOR REVIEW AND APPROVAL BY ARCHITECT.
4.

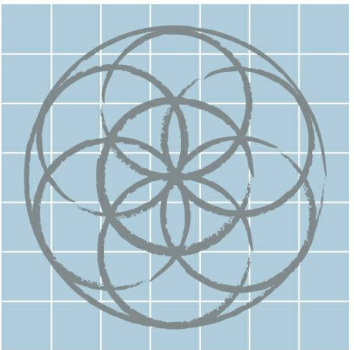
FOLLOW CITY OF SAN ANTONIO PROCEDURES REGARDING LEAD BASED PAINT REMOVAL
5.

SEE SHEET A2.01 FOR ADDITIONAL NOTES
6.

EXISTING NAILER BLOCKS IN HISTORIC MASONRY ARE TO REMAIN.



1 TRANSOM WINDOW & CANOPY PLAN
1/4" = 1'-0"



SEVENTH
GENERATION
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EMIL WEILBACHER
BUILDING
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PROPOSED
TRANSOM WINDOW
& CANOPY PLAN



11/13/2018

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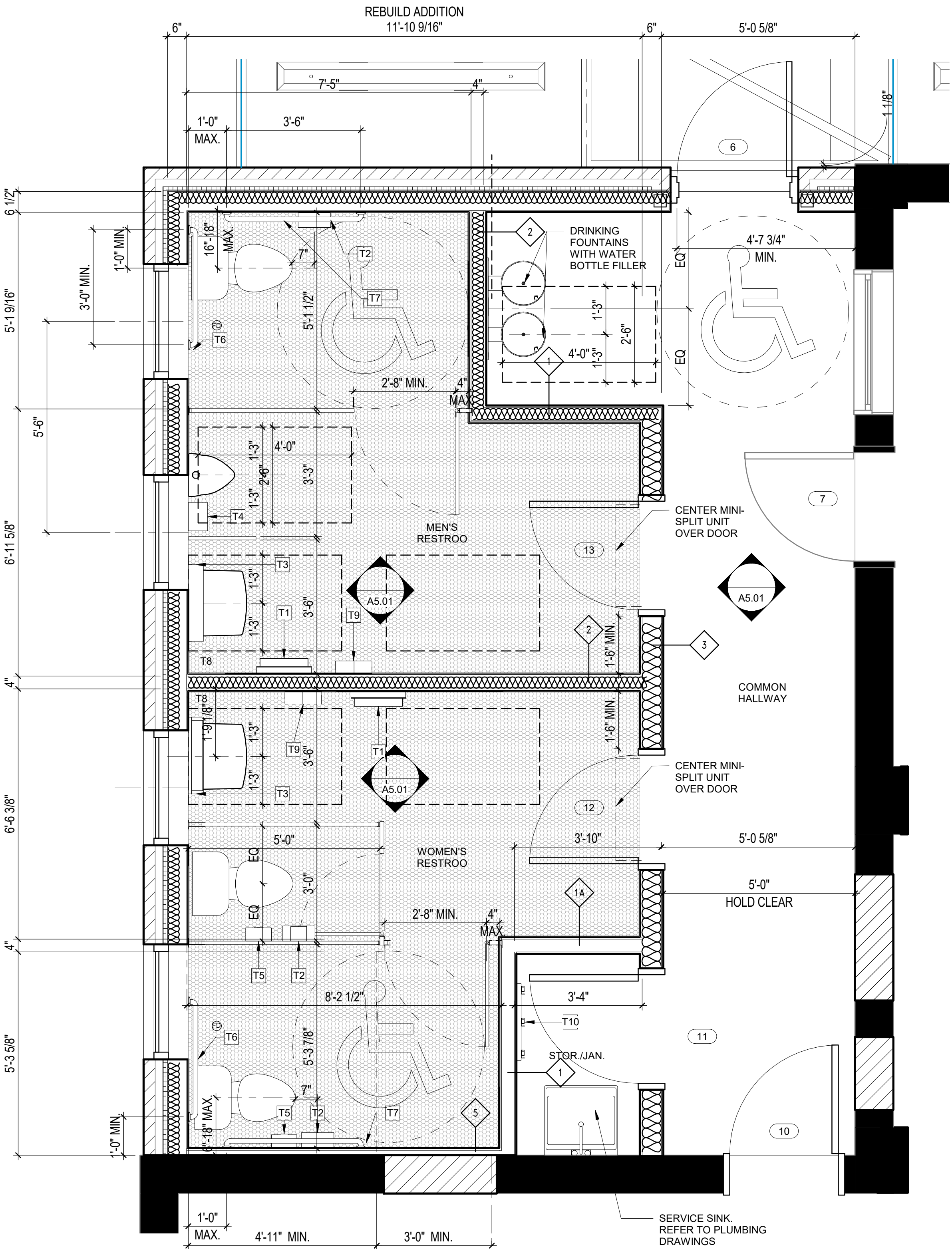
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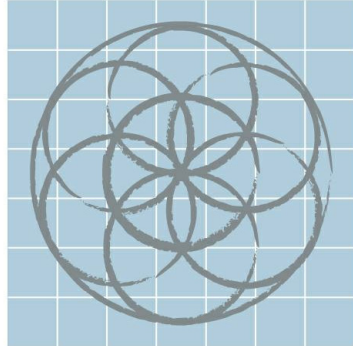
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TOILET ROOM NOTES:
1. TOILET ACCESSORIES & FIXTURES (T#) WILL BE FURNISHED BY OWNER AND INSTALLED BY THE GENERAL CONTRACTOR

- T1 TOWEL WASTE RECEPTACLE SEMI-RECESSED WITH VINYL LINER OPTION
- T2 TOILET TISSUE DISPENSER SURFACE MOUNTED
- T3 MIRROR 24"X36" ANGLED FRAME WITH TEMPERED GLASS
- T4 SHELF SURFACE MOUNTED
- T5 FEMININE NAPKIN DISPOSAL SURFACE MOUNTED
- T6 GRAB BAR - 36" SAFETY GRIP
- T7 GRAB BAR - 42" SAFETY GRIP
- T8 SOAP DISPENSER
- T9 SENSOR OPERATED WARM AIR HAND DRYER
- T10 MOP RACK



1 TOILET ROOMS PARTIAL PLAN ENLARGMENT
1/2" = 1'-0"



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ENLARGED
RESTROOM PLAN



Scott William Carpenter
11/13/2018

Project number 1622
Date 11/13/2018
Drawn by
Checked by

A2.03

Scale 1/2" = 1'-0"



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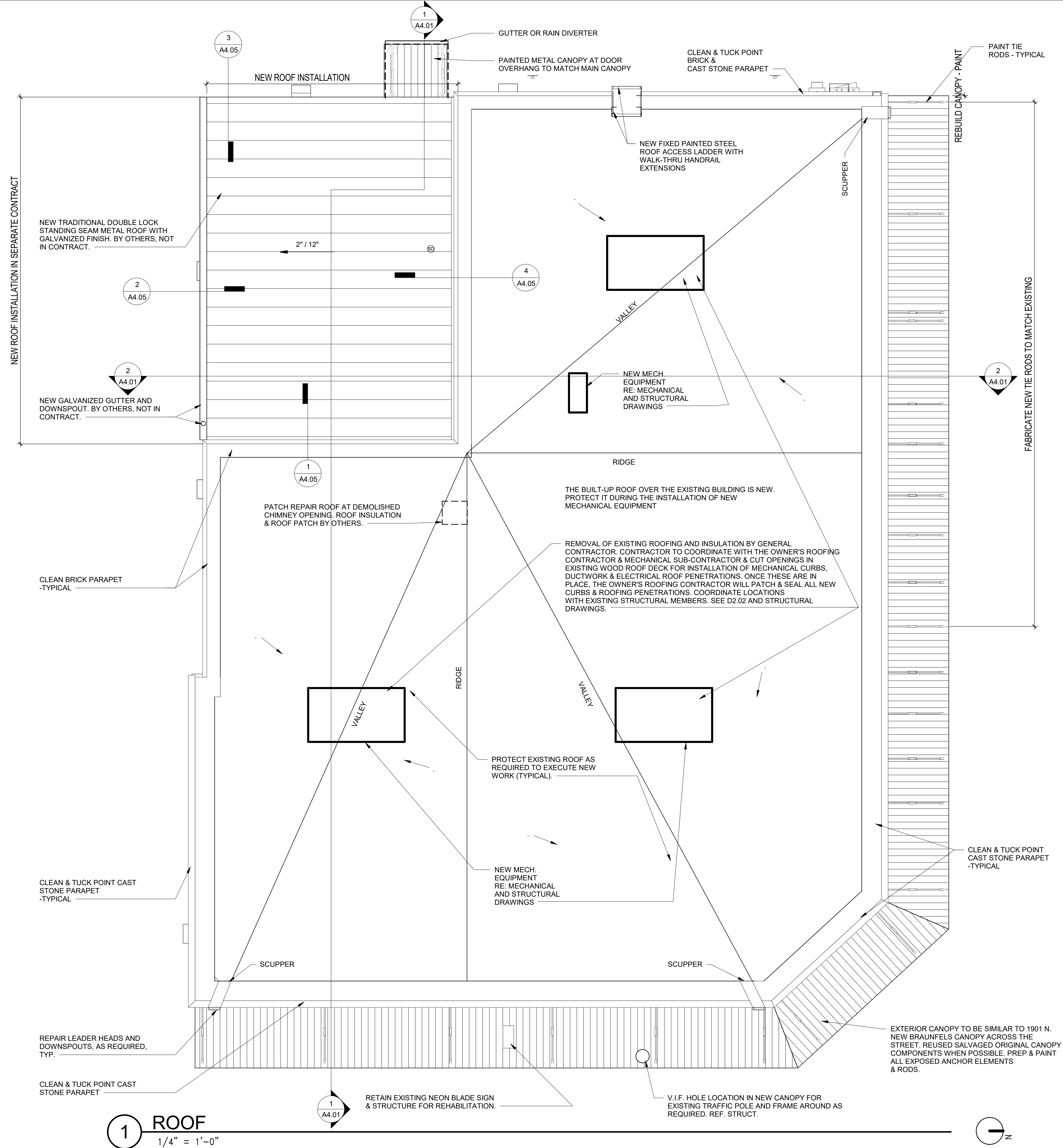
ROOF PLAN & DETAILS



Project number 1622
Date 11/13/2018
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Checked by

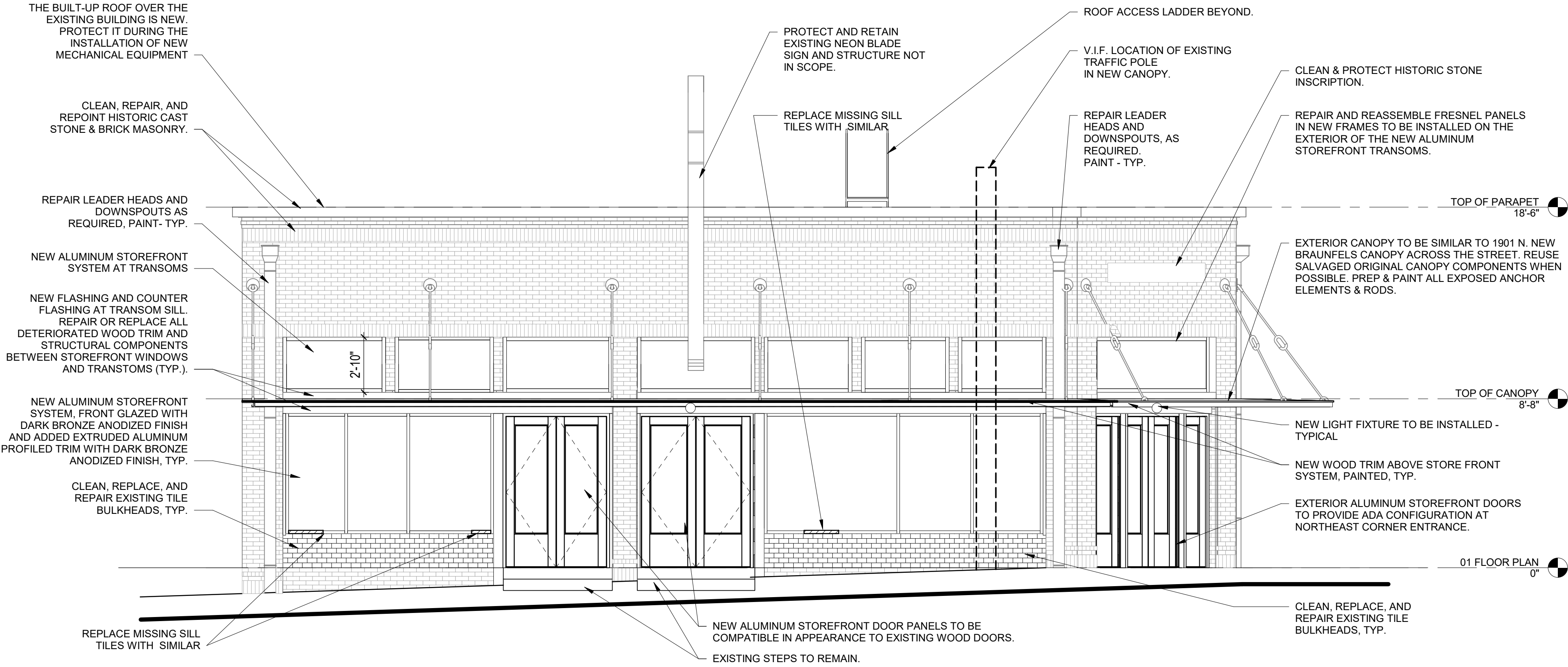
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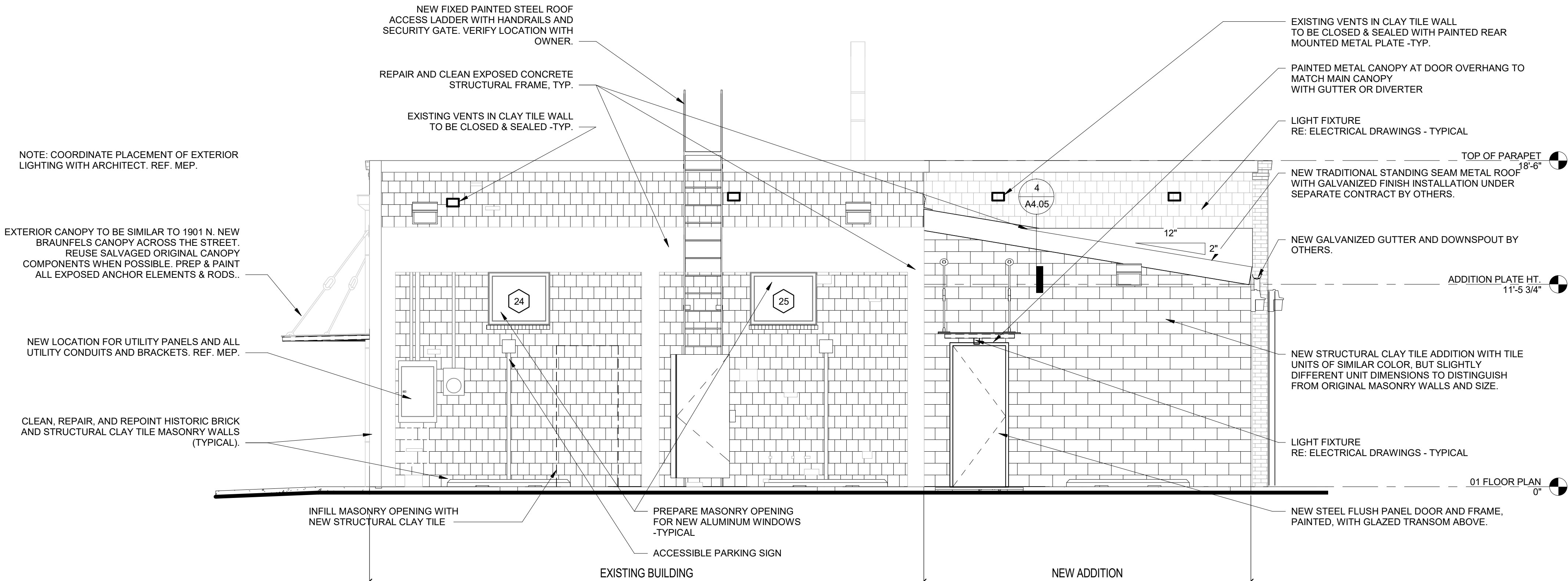


ELEVATION GENERAL NOTES:

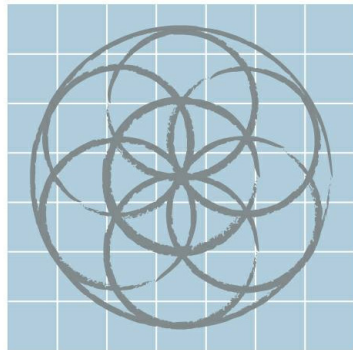
1. SCRAPE, SAND AND REMOVE RUST, DIRT AND PAINT BUILD UP FROM ALL EXISTING SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL FASTENERS AND STRUCTURAL SUPPORTS SCHEDULED FOR REUSE. TYPICAL - ALL LOCATIONS AND MATERIALS
2. PRIME ALL SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL COMPONENTS WITH RUST INHIBITING PRIMER, PREP AND PRIME FOR PAINTING AS RECOMMENDED BY PAINT MANUFACTURER.



1 EAST ELEVATION (PROPOSED)
1/4" = 1'-0"



2 WEST ELEVATION (PROPOSED)
1/4" = 1'-0"



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PROPOSED
EXTERIOR
ELEVATIONS



11/13/2018

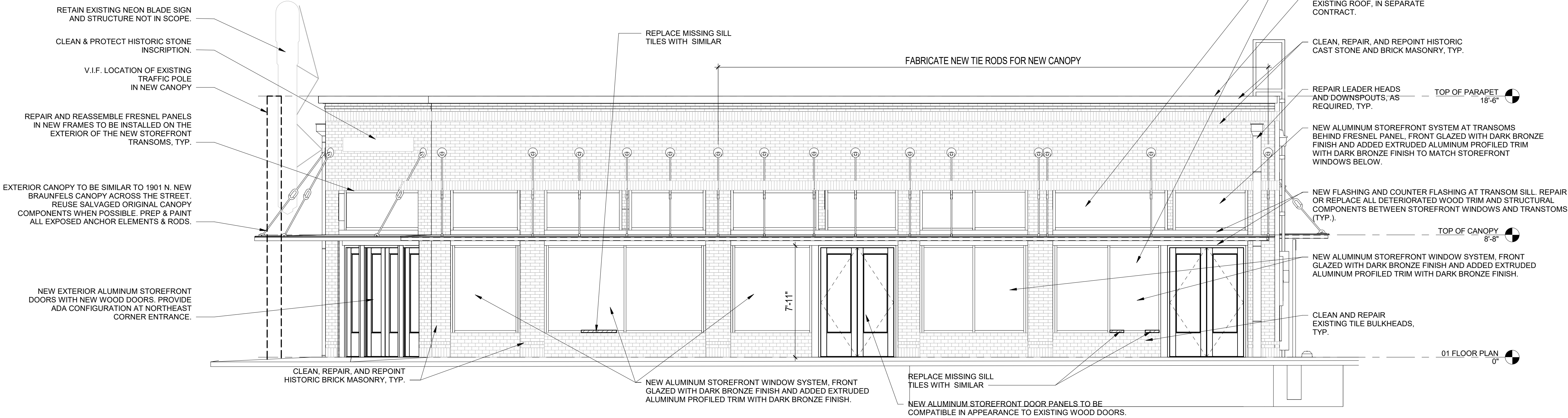
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Checked by

A3.01

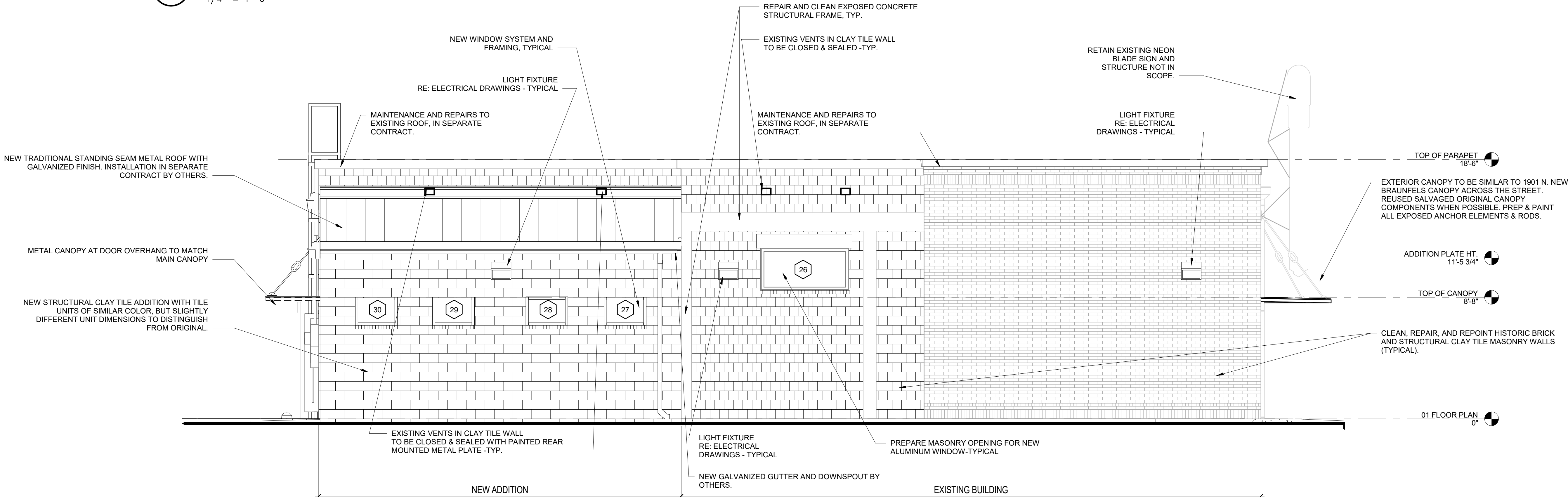
Scale 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

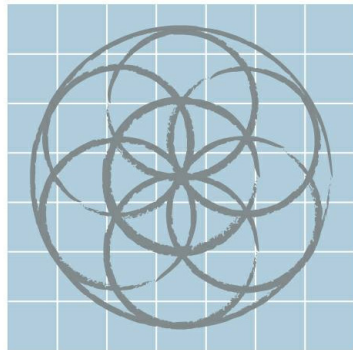
1. SCRAPE, SAND AND REMOVE RUST, DIRT AND PAINT BUILD UP FROM ALL EXISTING SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL FASTENERS AND STRUCTURAL SUPPORTS SCHEDULED FOR REUSE. TYPICAL - ALL LOCATIONS AND MATERIALS
2. PRIME ALL SCUPPERS, DOWNSPOUTS AND MISCELLANEOUS METAL COMPONENTS WITH RUST INHIBITING PRIMER, PREP AND PRIME FOR PAINTING AS RECOMMENDED BY PAINT MANUFACTURER.



1 NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"



2 SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



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EMIL WEILBACHER
BUILDING
REHABILITATION

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PROPOSED
EXTERIOR
ELEVATIONS



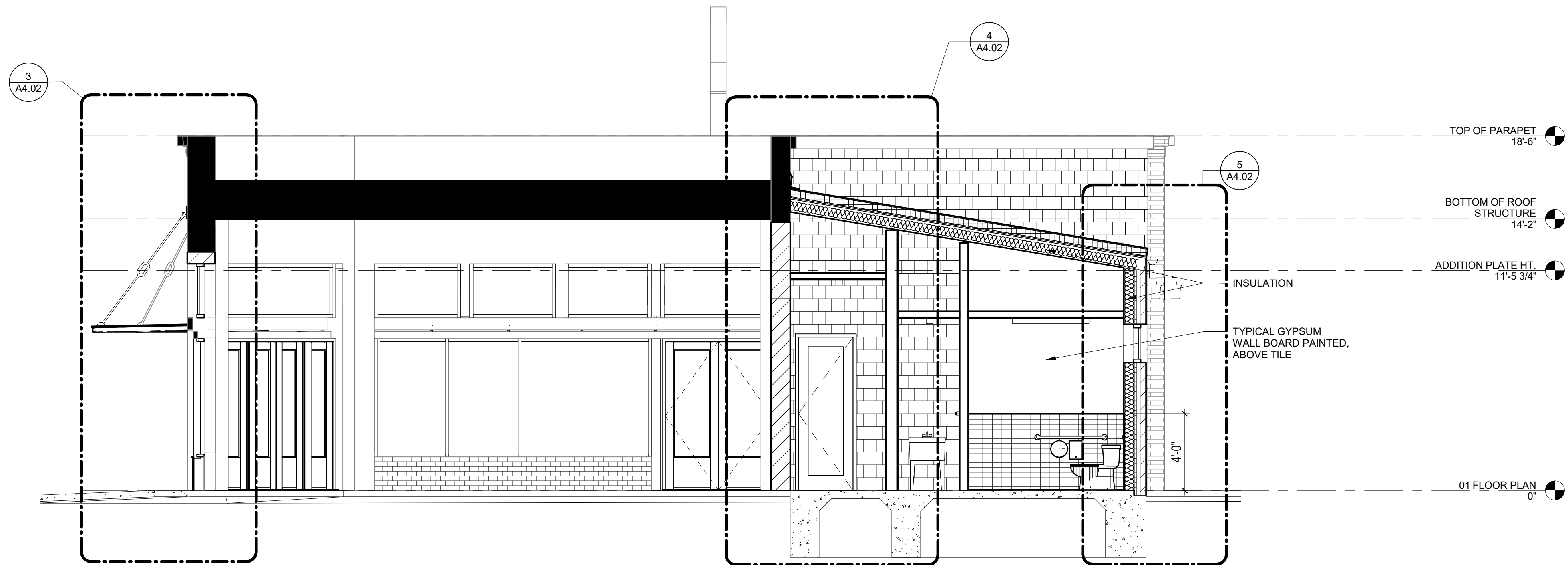
11/13/2018

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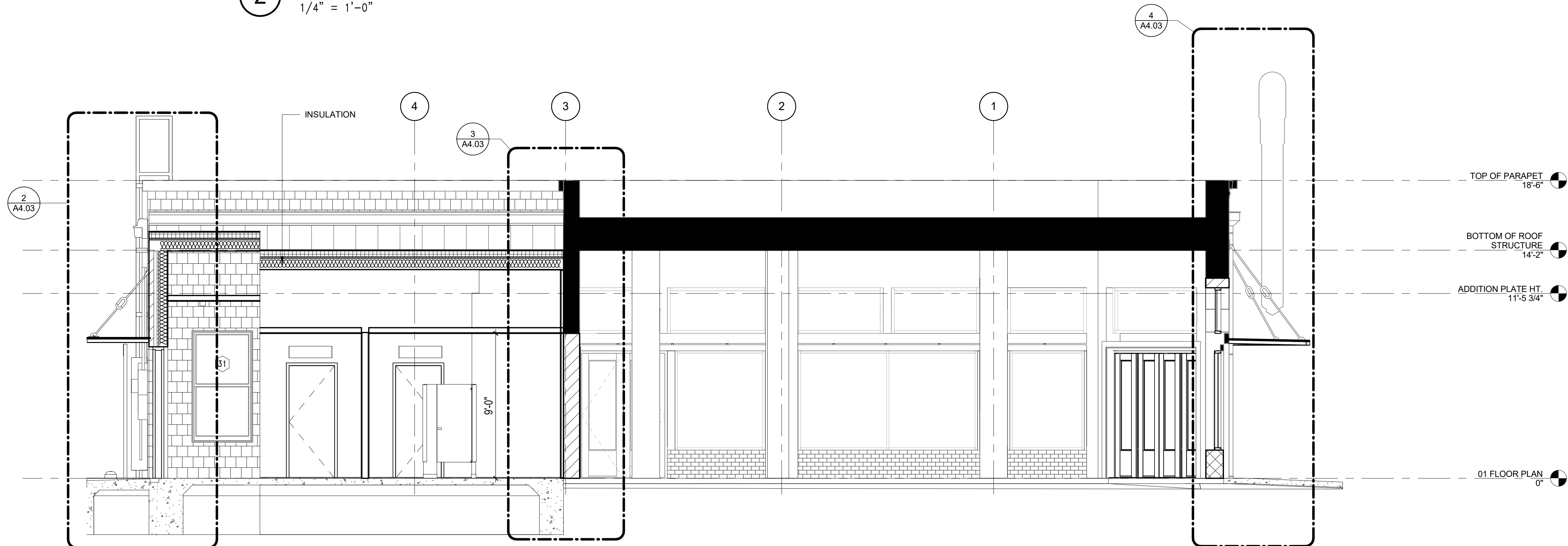
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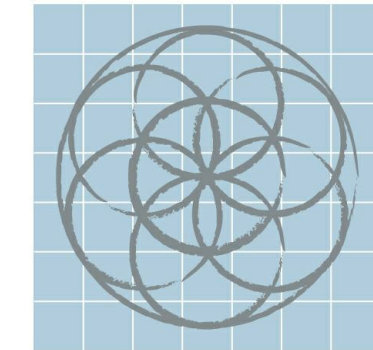
11/13/2018 10:08:48 AM



2 TRANSVERSE SECTION 1
1/4" = 1'-0"



1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



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BUILDING SECTIONS



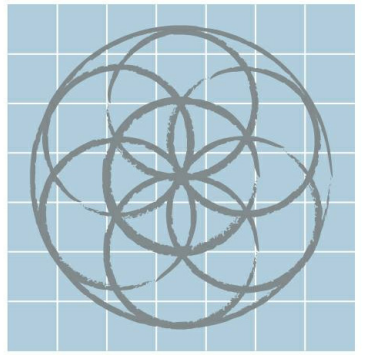
Scott William Carpenter

11/13/2018

Project number 1622
Date 11/13/2018
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A4.01

Scale 1/4" = 1'-0"



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WALL SECTION & DETAILS

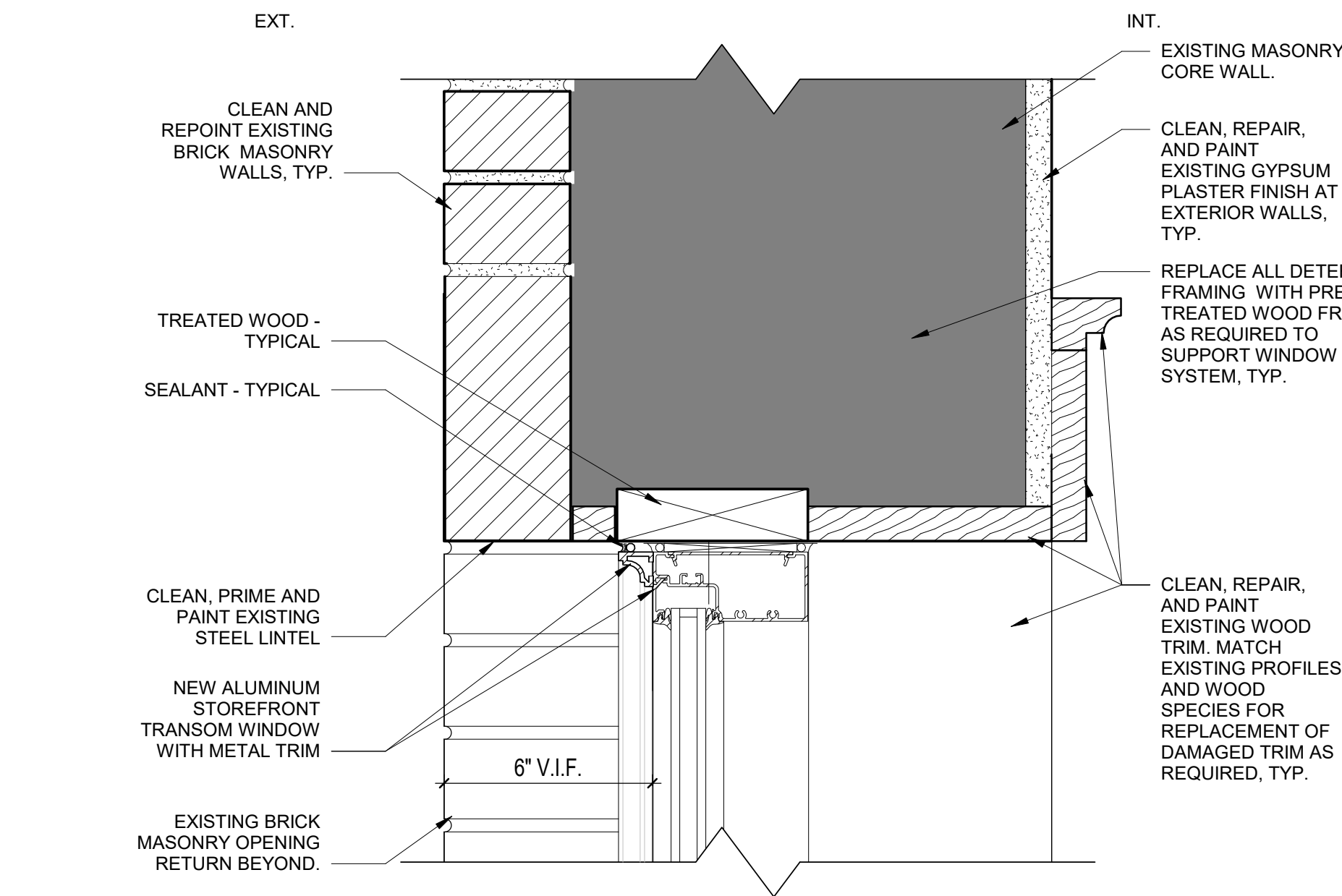


11/13/2018

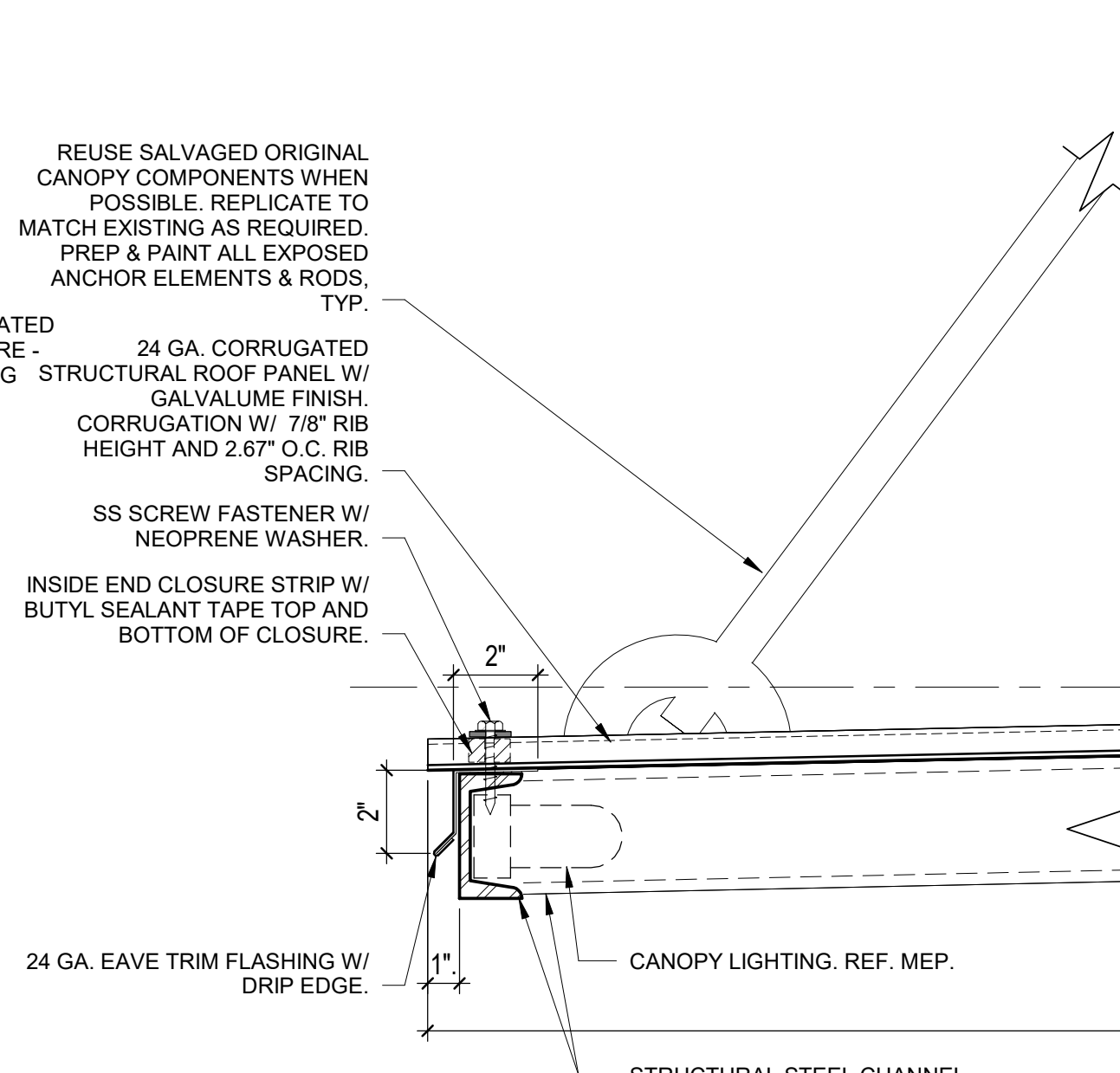
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Date 11/13/2018
Drawn by
Checked by

A4.02

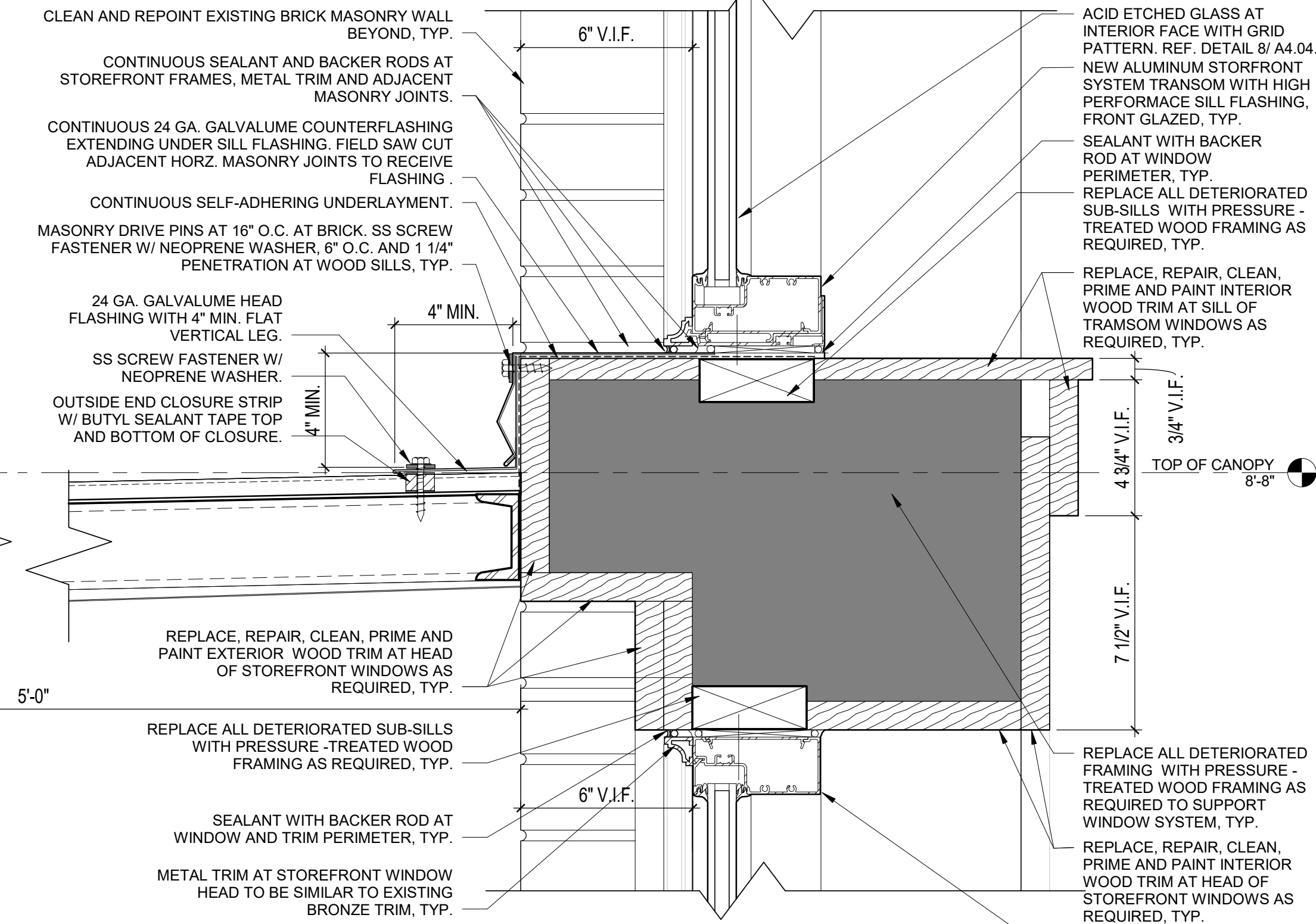
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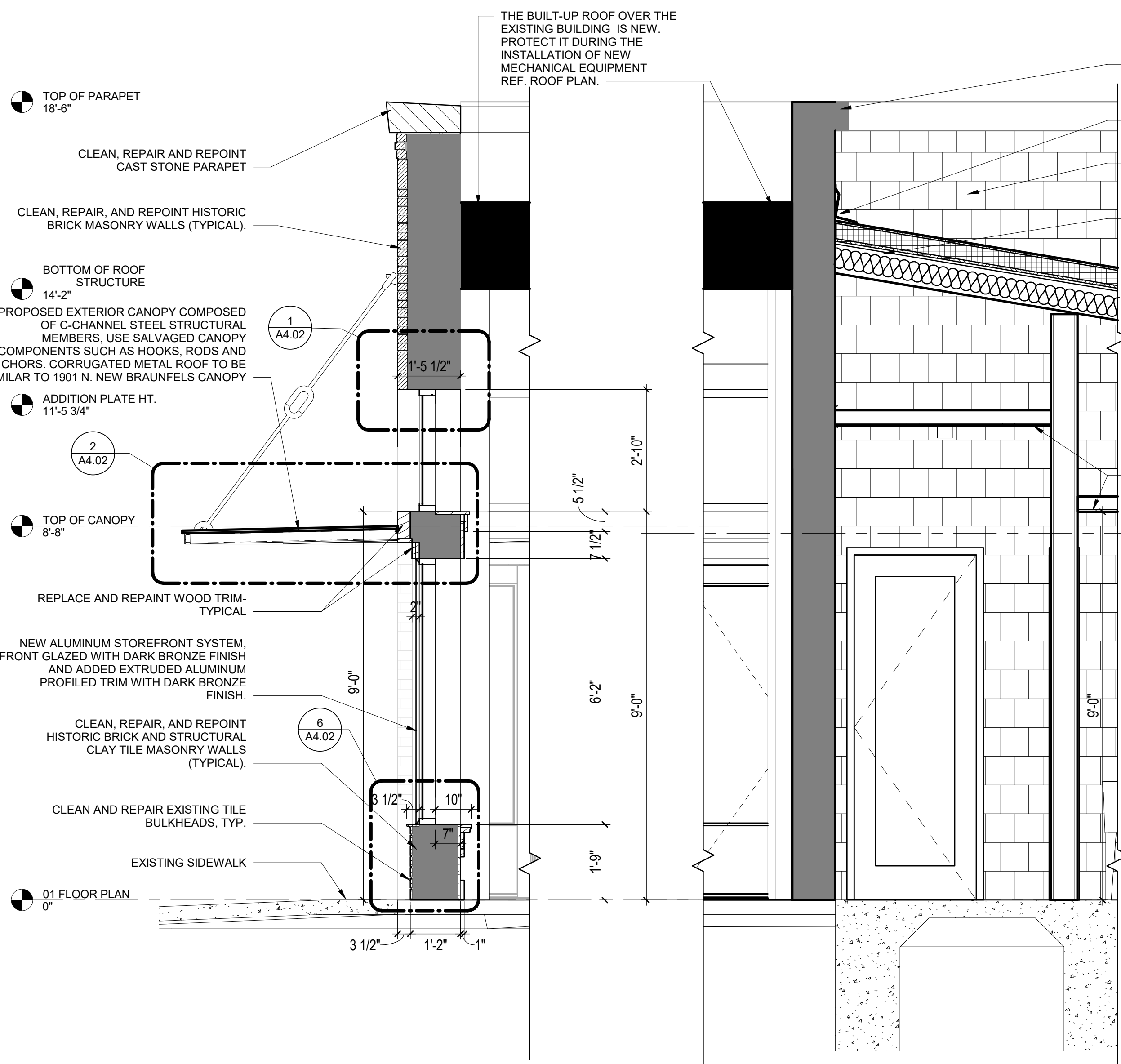
1 TRANSOM HEAD DETAIL
3" = 1'-0"



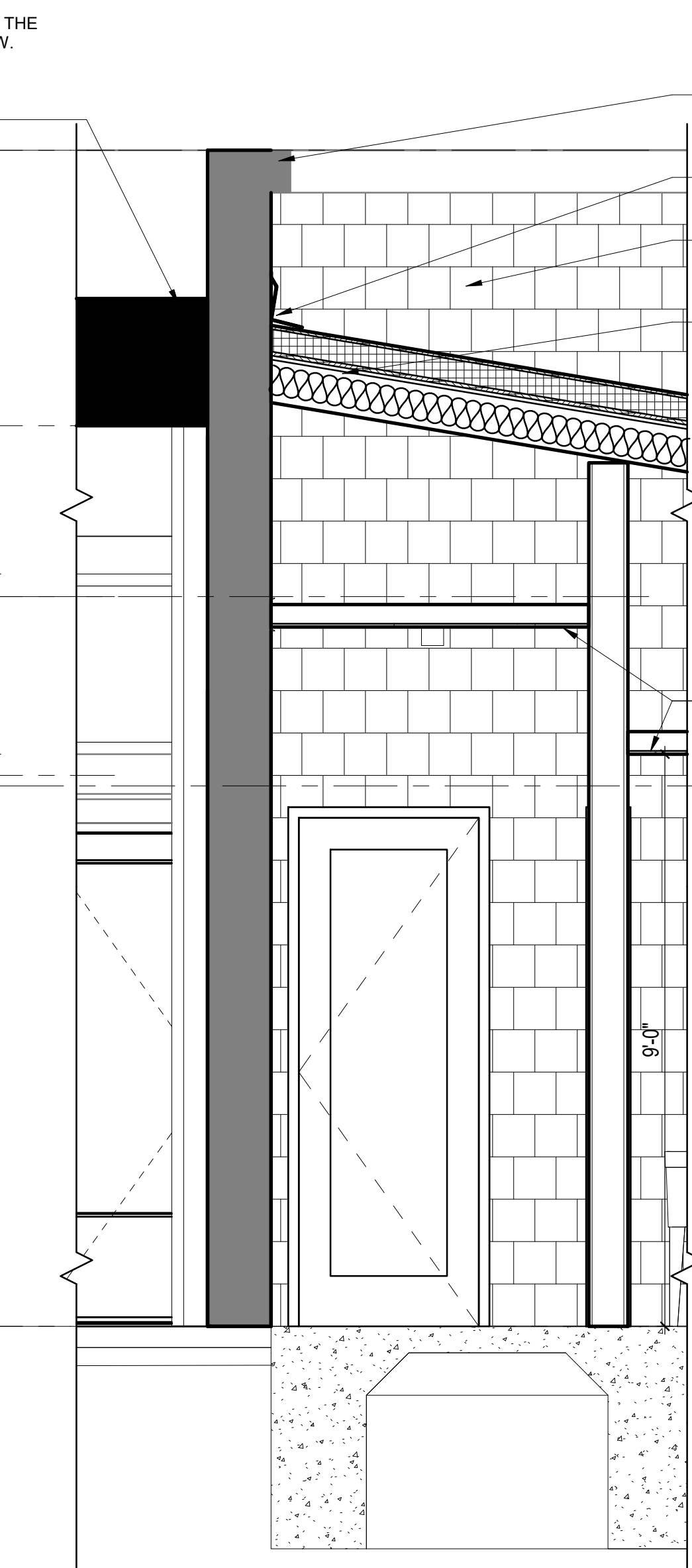
NOTE: COMPLY WITH STRUCTURAL ROOF
PANEL MANUFACTURER'S RECOMMENDED
FASTENER TYPES, SPACING, AND PANEL
LAPPING REQUIREMENTS.



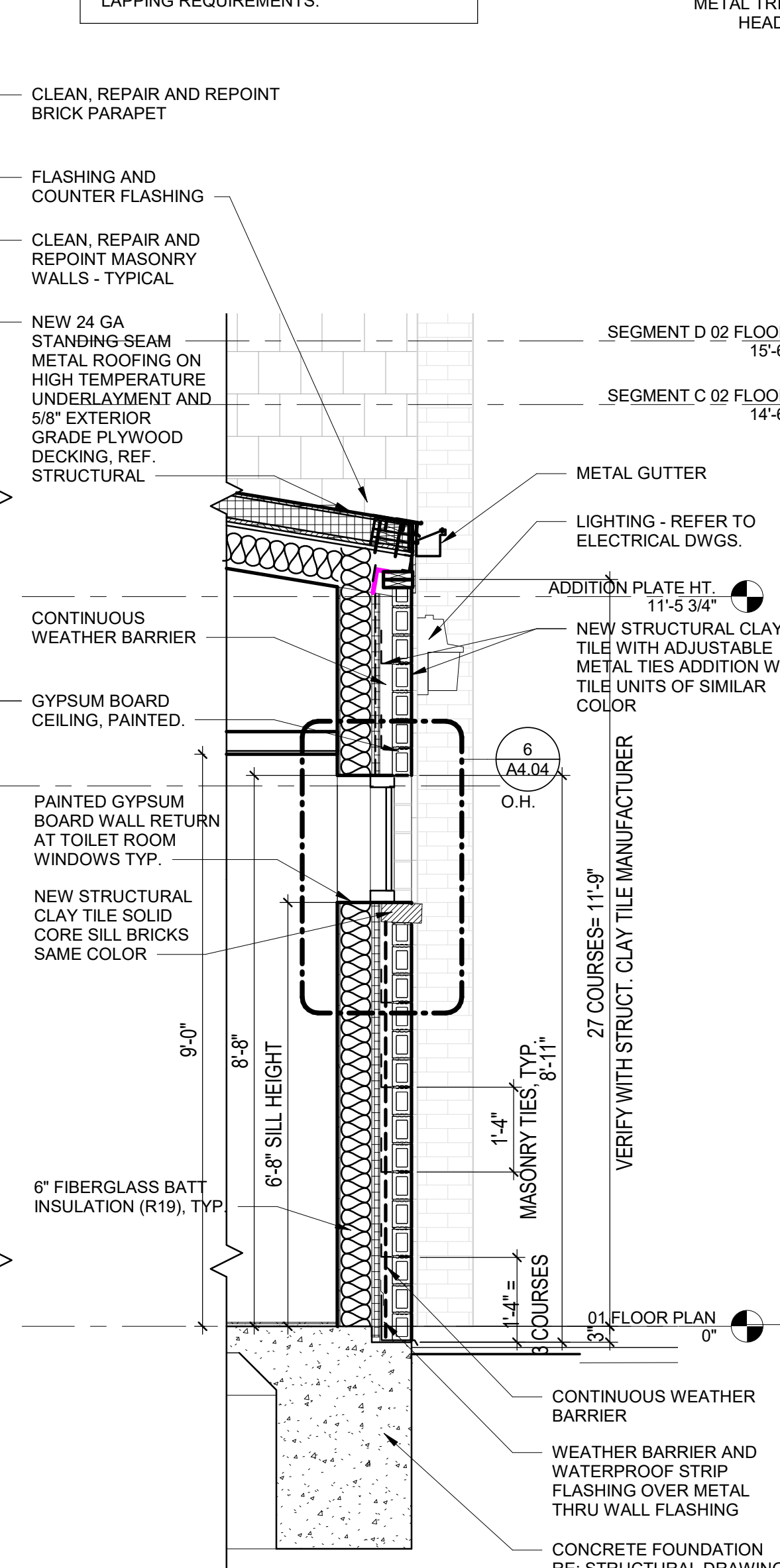
2 MAIN CANOPY SECTION DETAIL
3" = 1'-0"



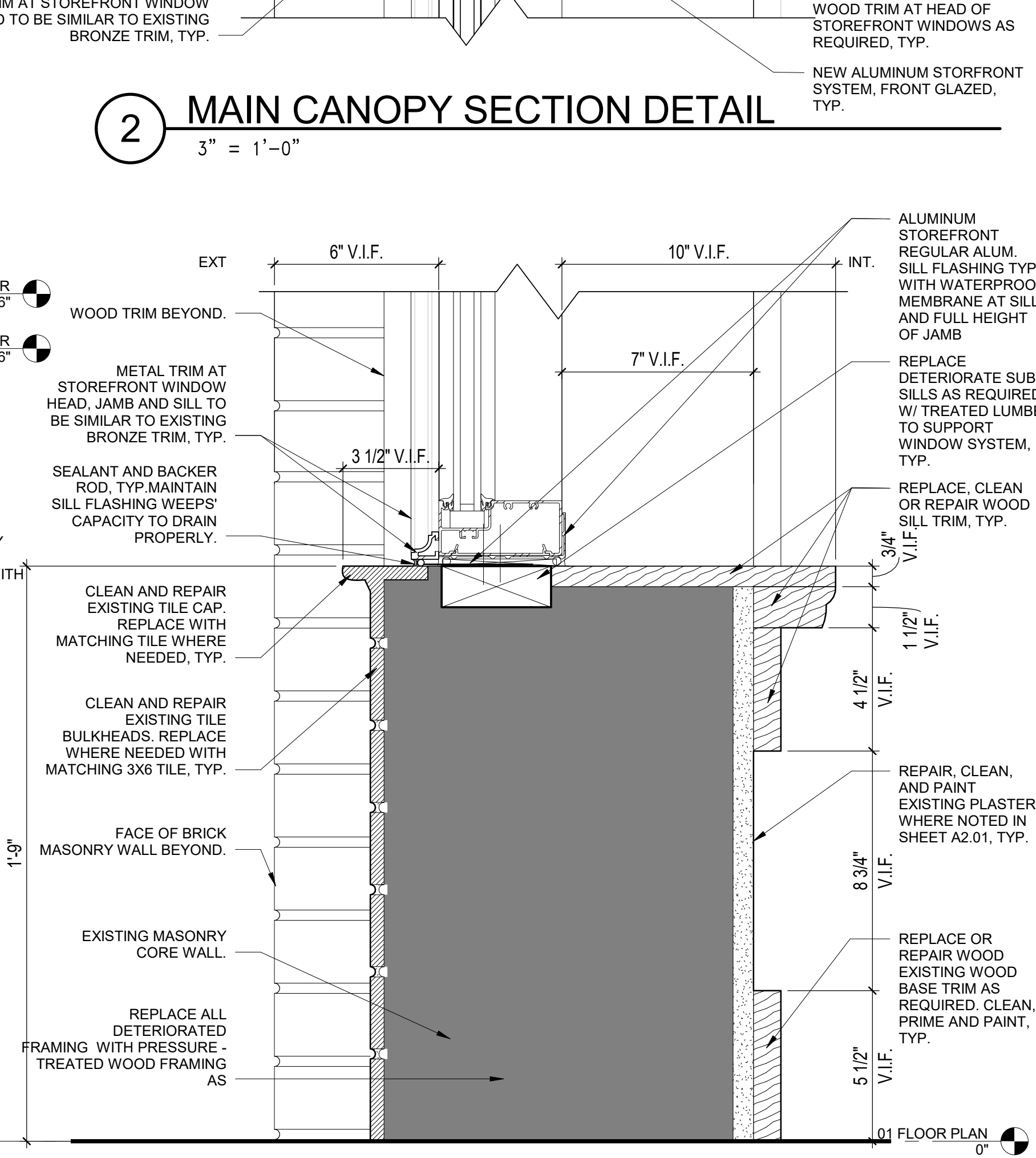
3 WALL SECTION 3
1/2" = 1'-0"



4 WALL SECTION 2
1/2" = 1'-0"



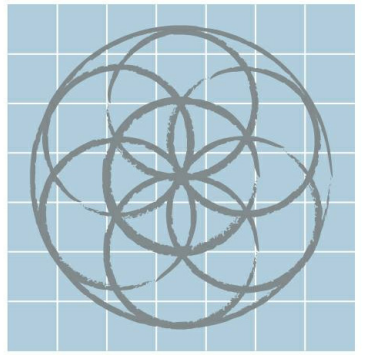
5 WALL SECTION 1
1/2" = 1'-0"



6 STOREFRONT SILL SECTION DETAIL
3" = 1'-0"

ELEVATION GENERAL NOTES:

1. ALL EXTERIOR WALL REPLACEMENT FRAMING AND FINISH WOOD (BOTH EXTERIOR AND INTERIOR) IS TO
BE



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EMIL WEILBACHER BUILDING REHABILITATION

1829 N. NEW BRAUNFELS ST.
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No.	Date	Description
3	11-13-2018	Permit Set

WALL SECTIONS & DETAILS

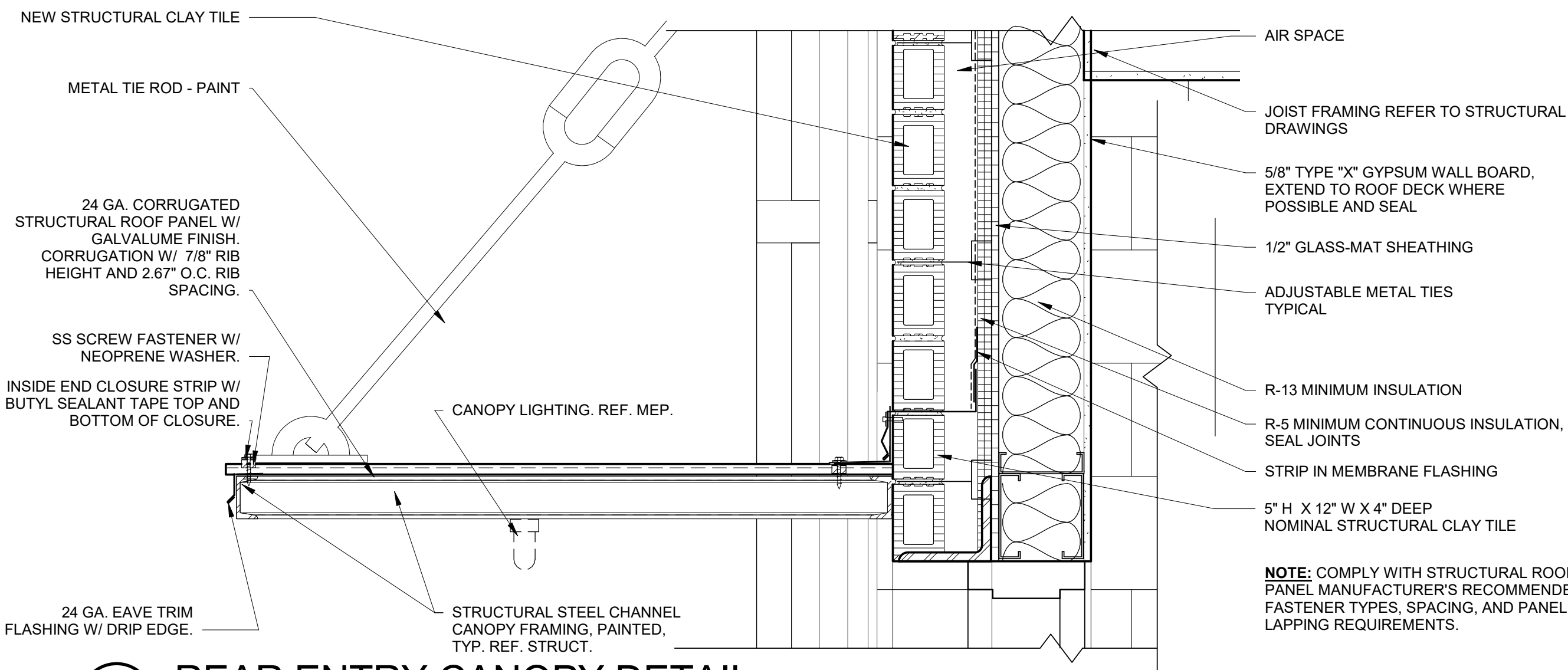


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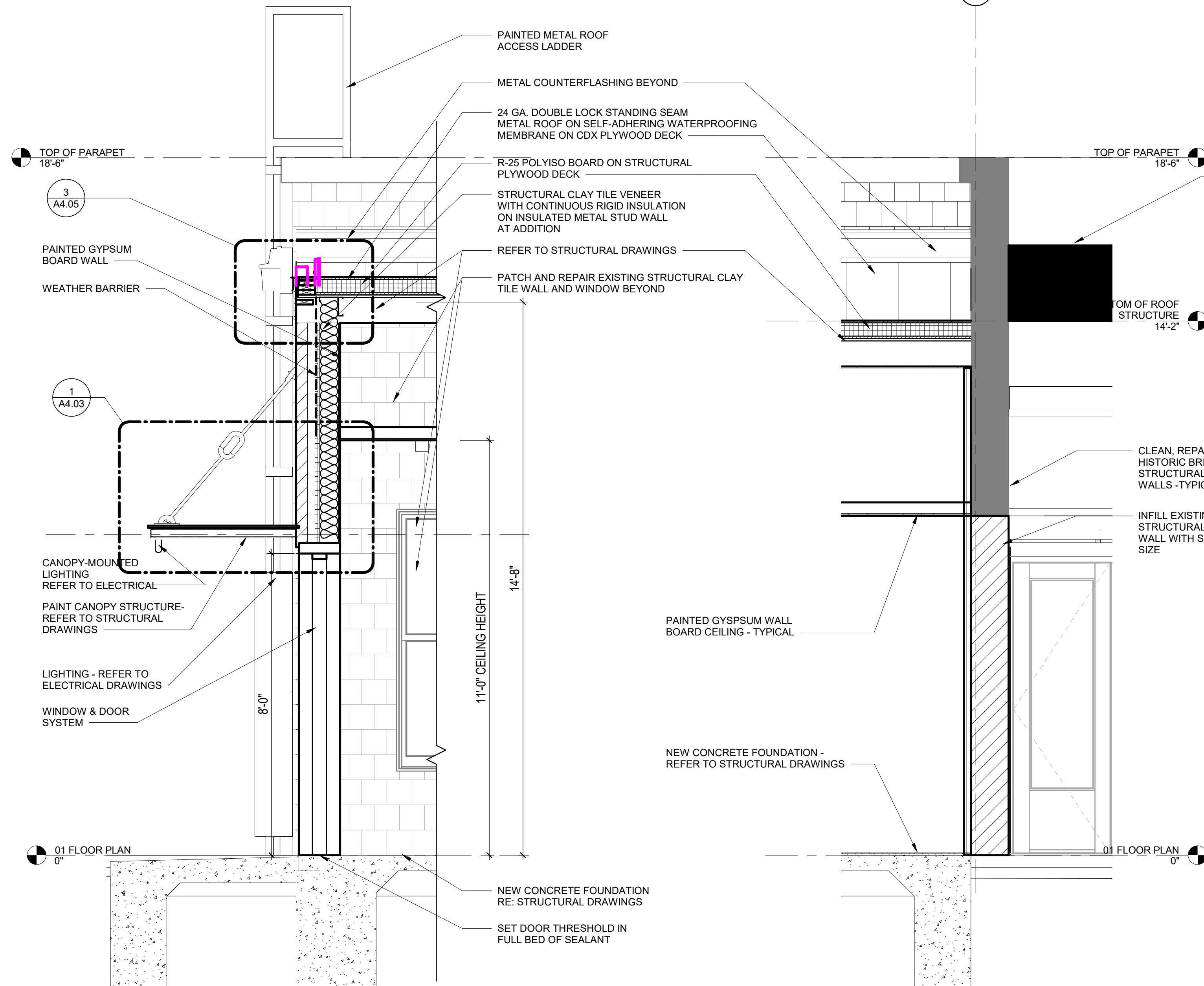
Project number 1622
Date 11/13/2018
Drawn by Author
Checked by Checker

A4.03

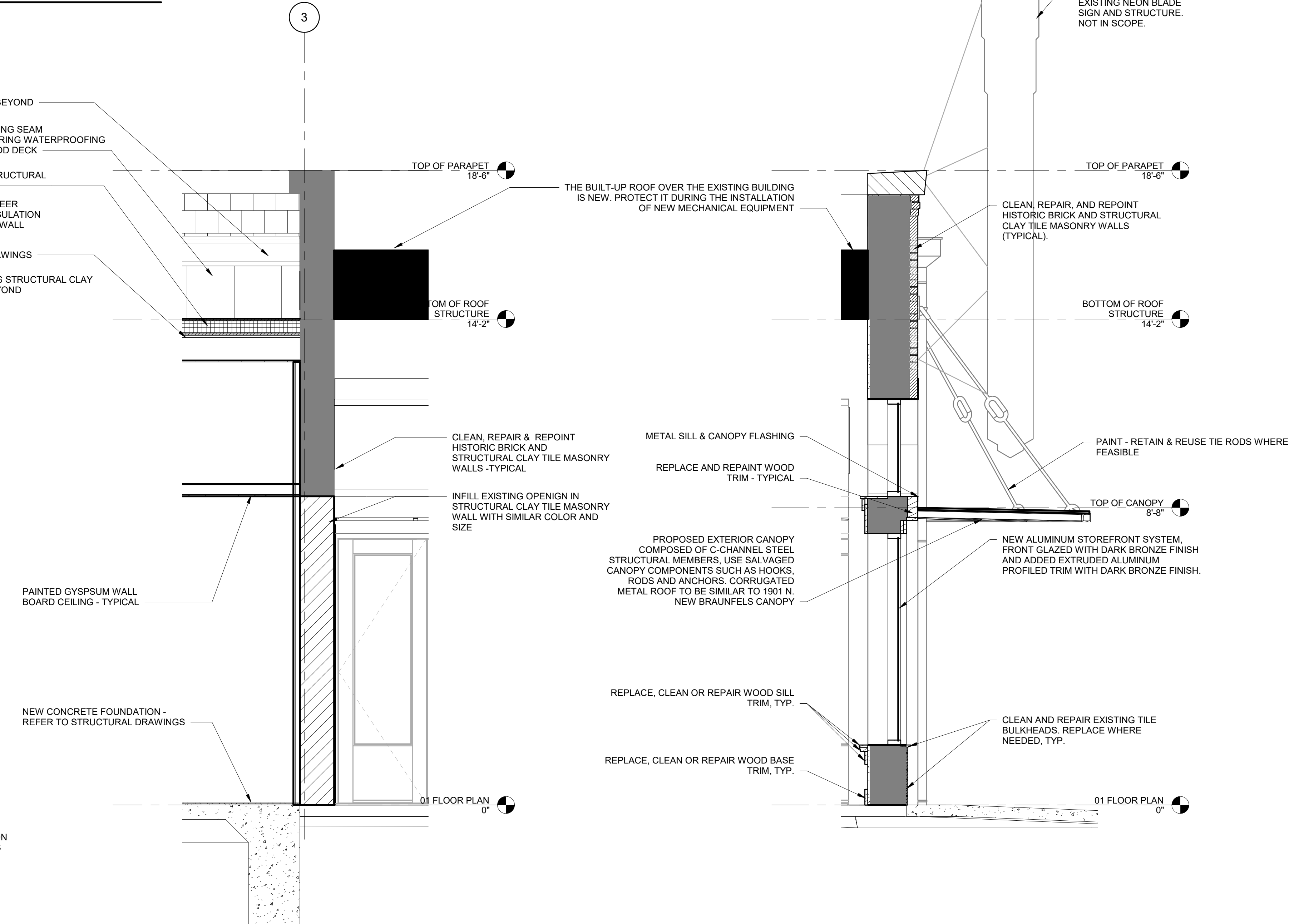
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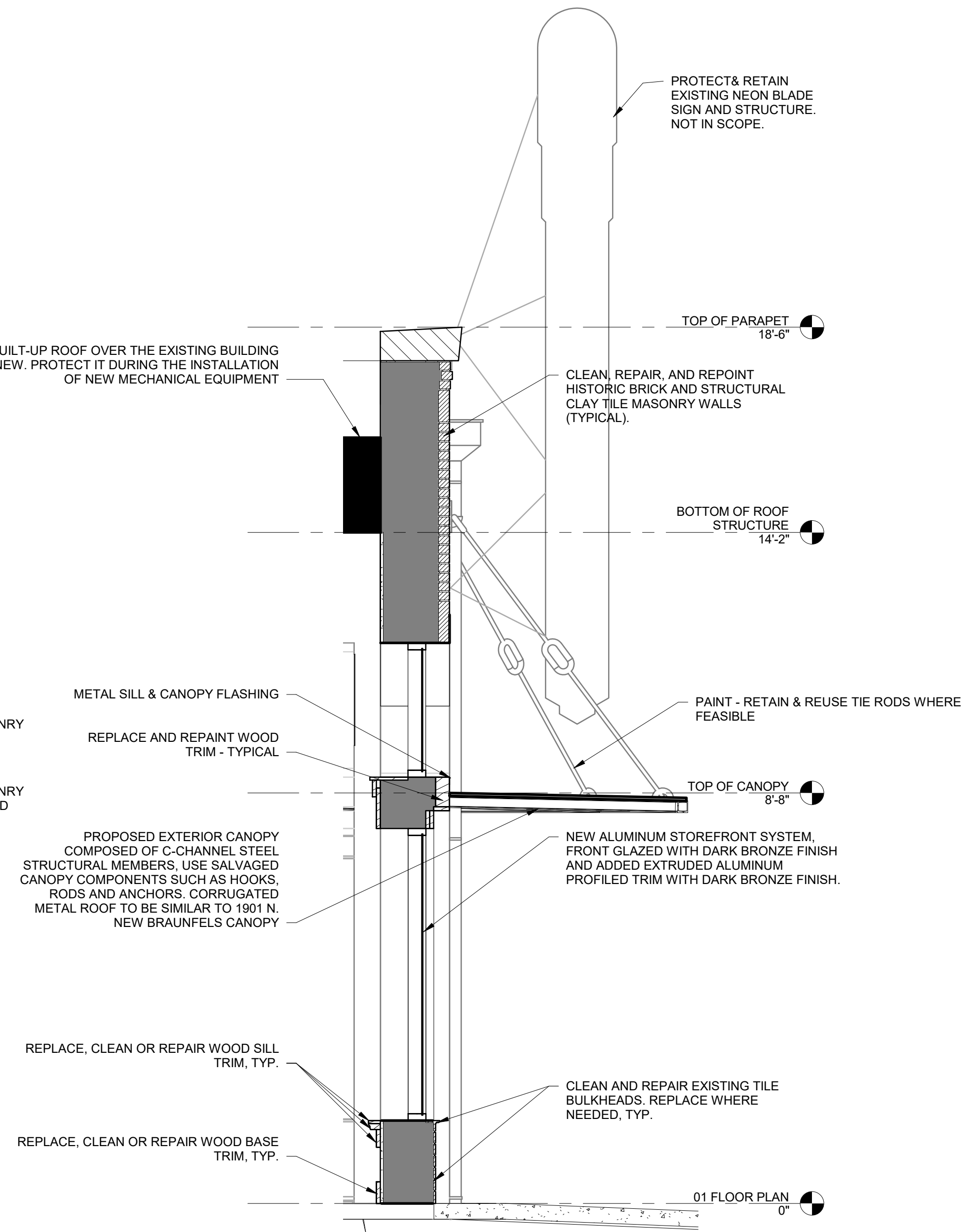
1 REAR ENTRY CANOPY DETAIL
1 1/2" = 1'-0"



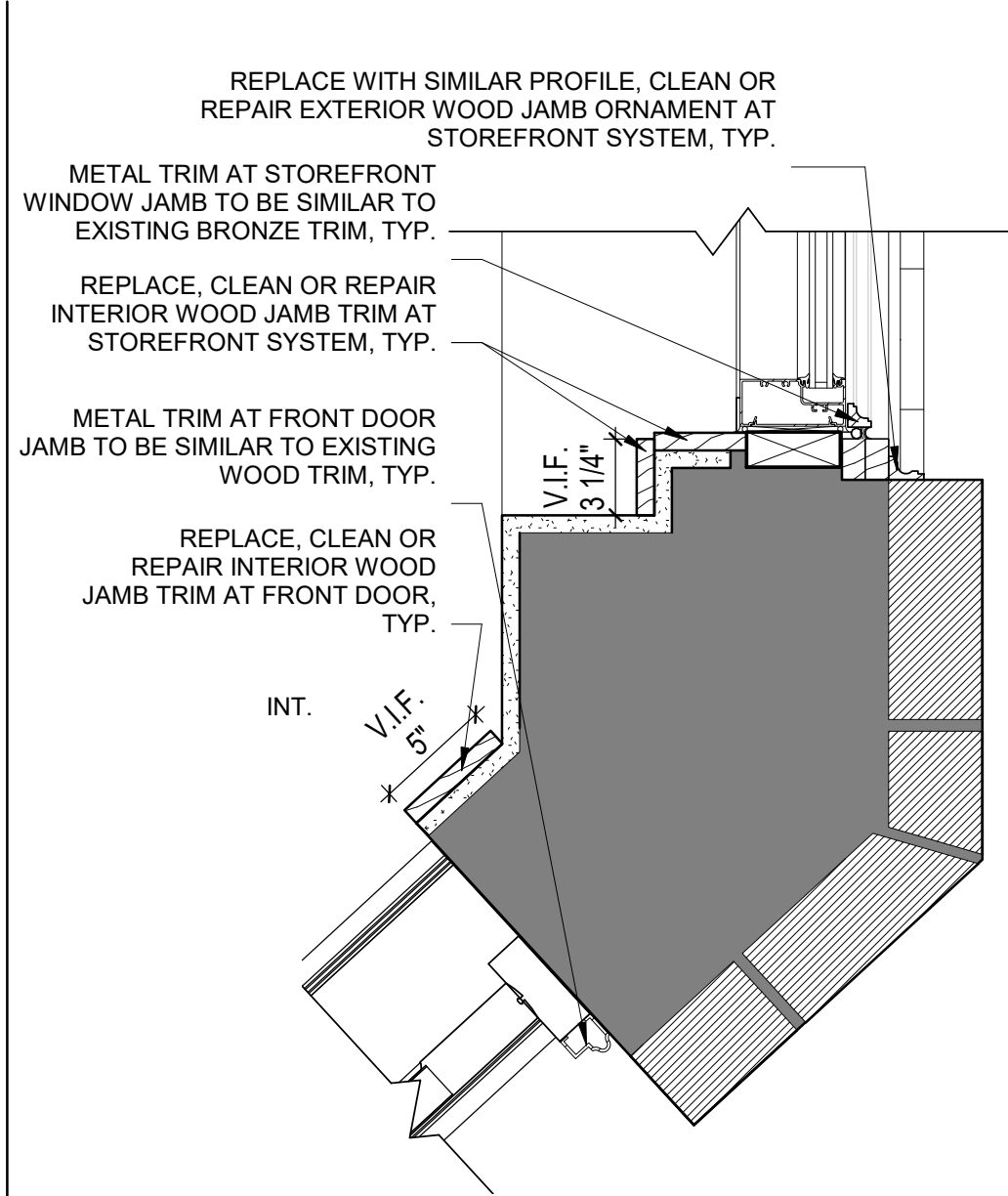
2 WALL SECTION 6
1/2" = 1'-0"



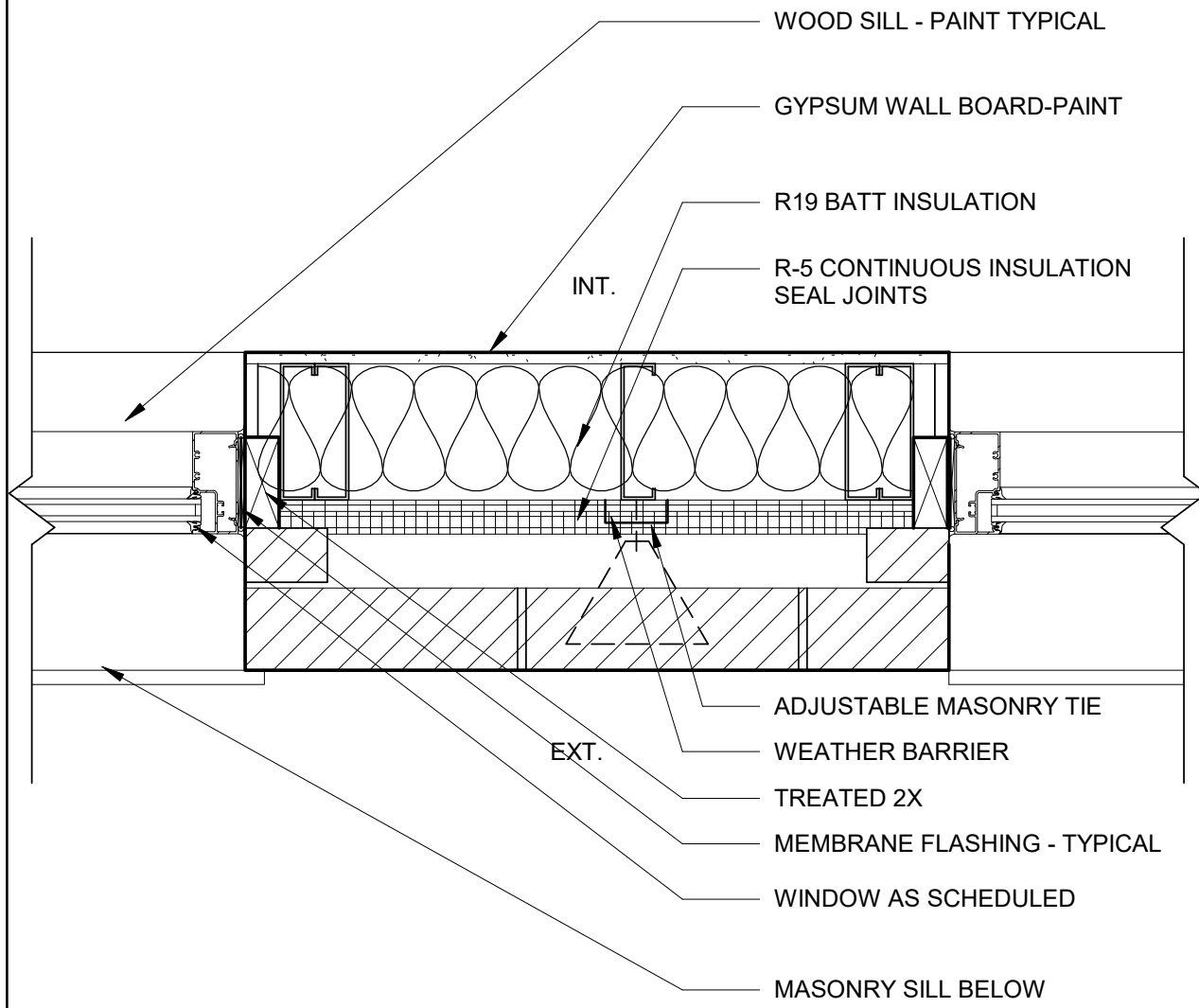
3 WALL SECTION 5
1/2" = 1'-0"



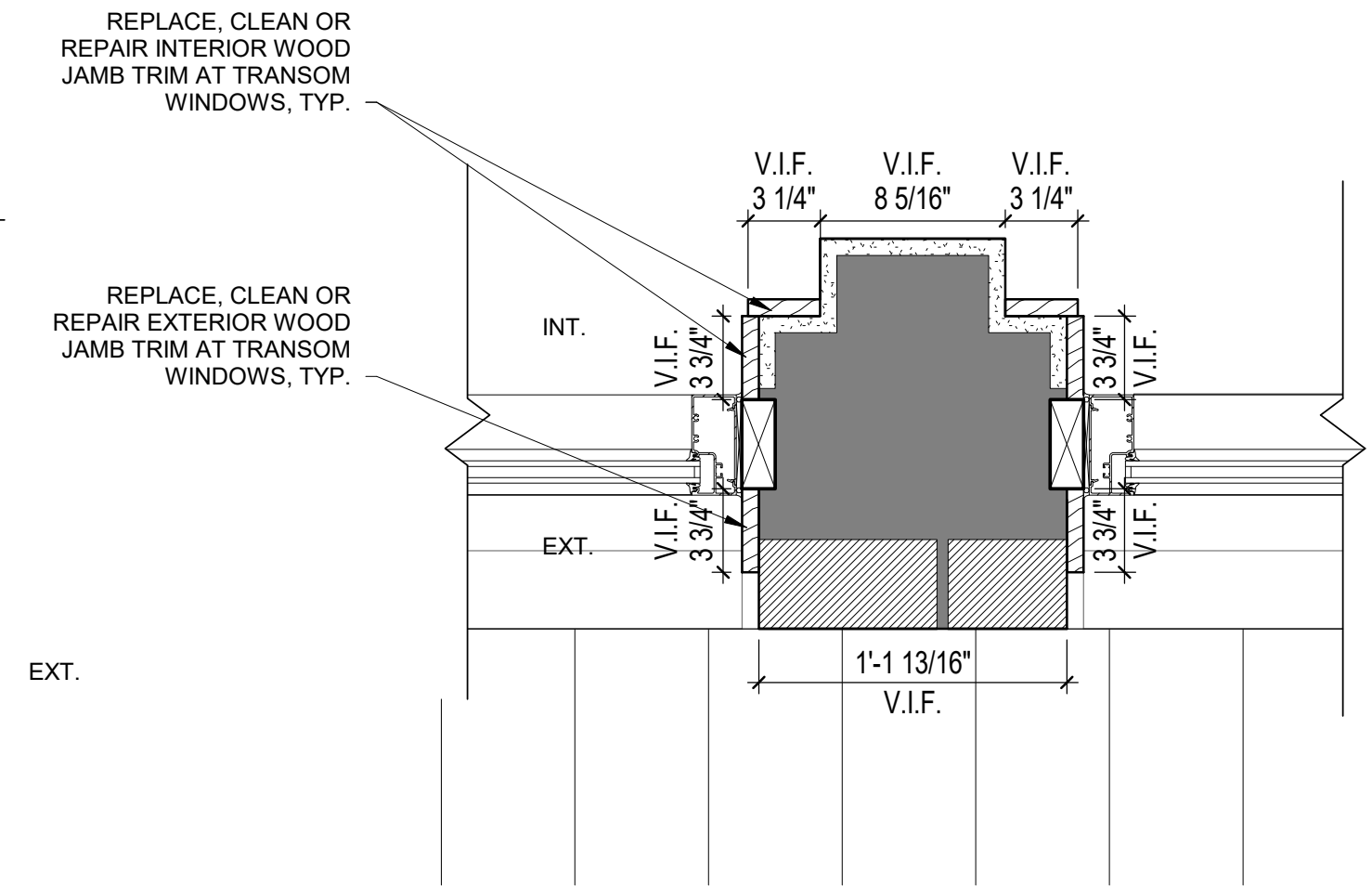
4 WALL SECTION 4
1/2" = 1'-0"



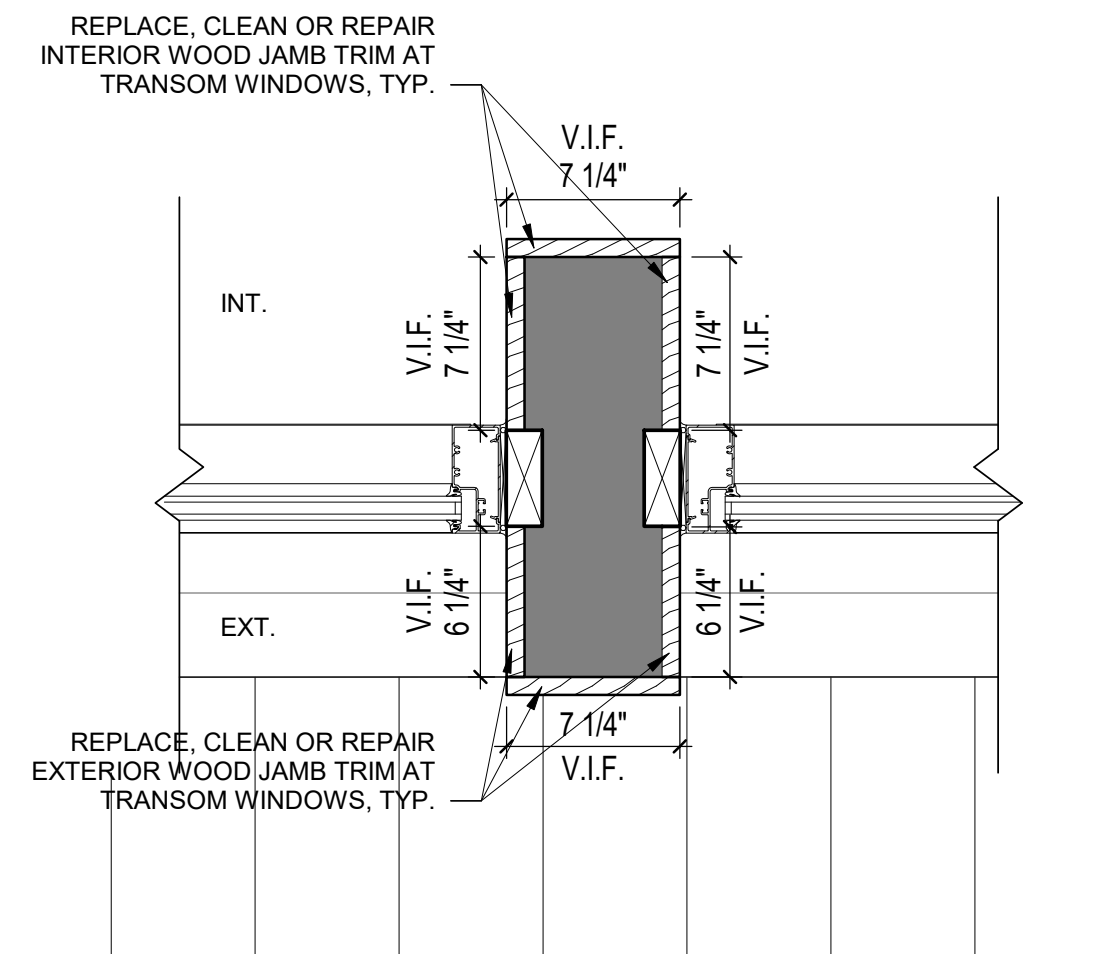
11 MAIN DOOR JAMB DETAIL
1 1/2" = 1'-0"



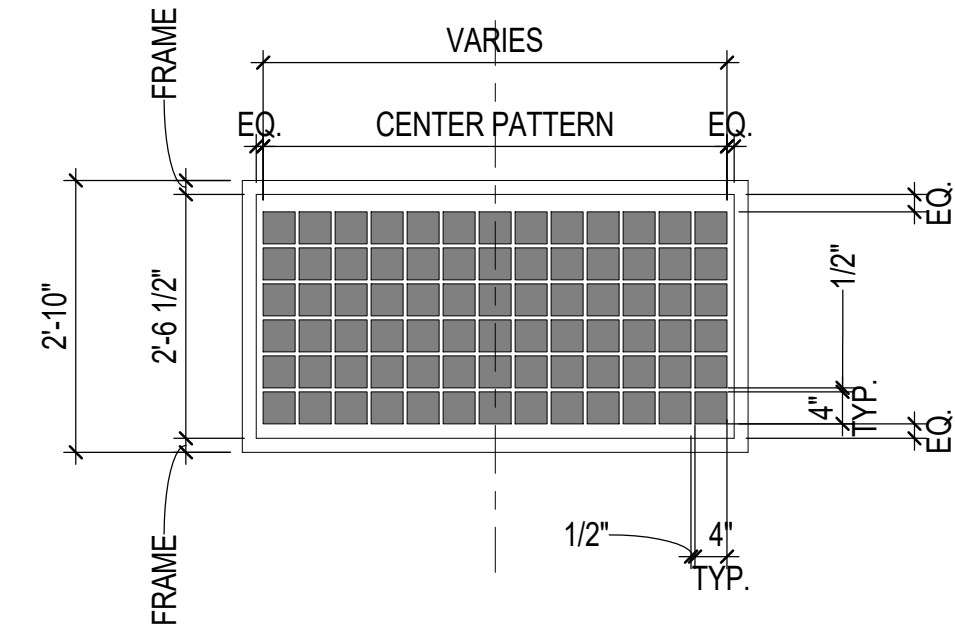
7 WINDOW JAMB AT REAR ADDITION
1 1/2" = 1'-0"



10 TRANSOM JAMB DETAIL 1
1 1/2" = 1'-0"

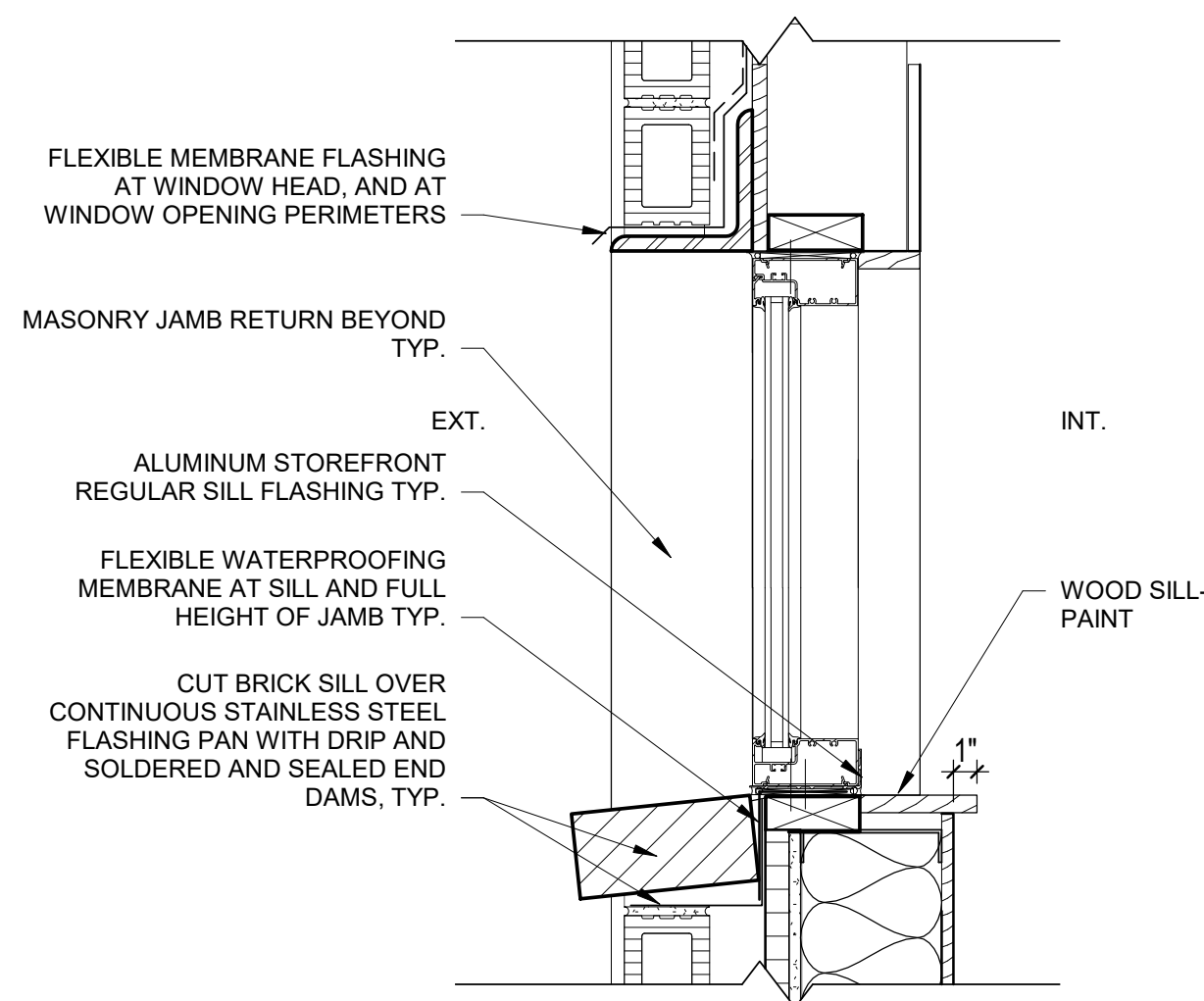


9 TRANSOM JAMB DETAIL 2
1 1/2" = 1'-0"

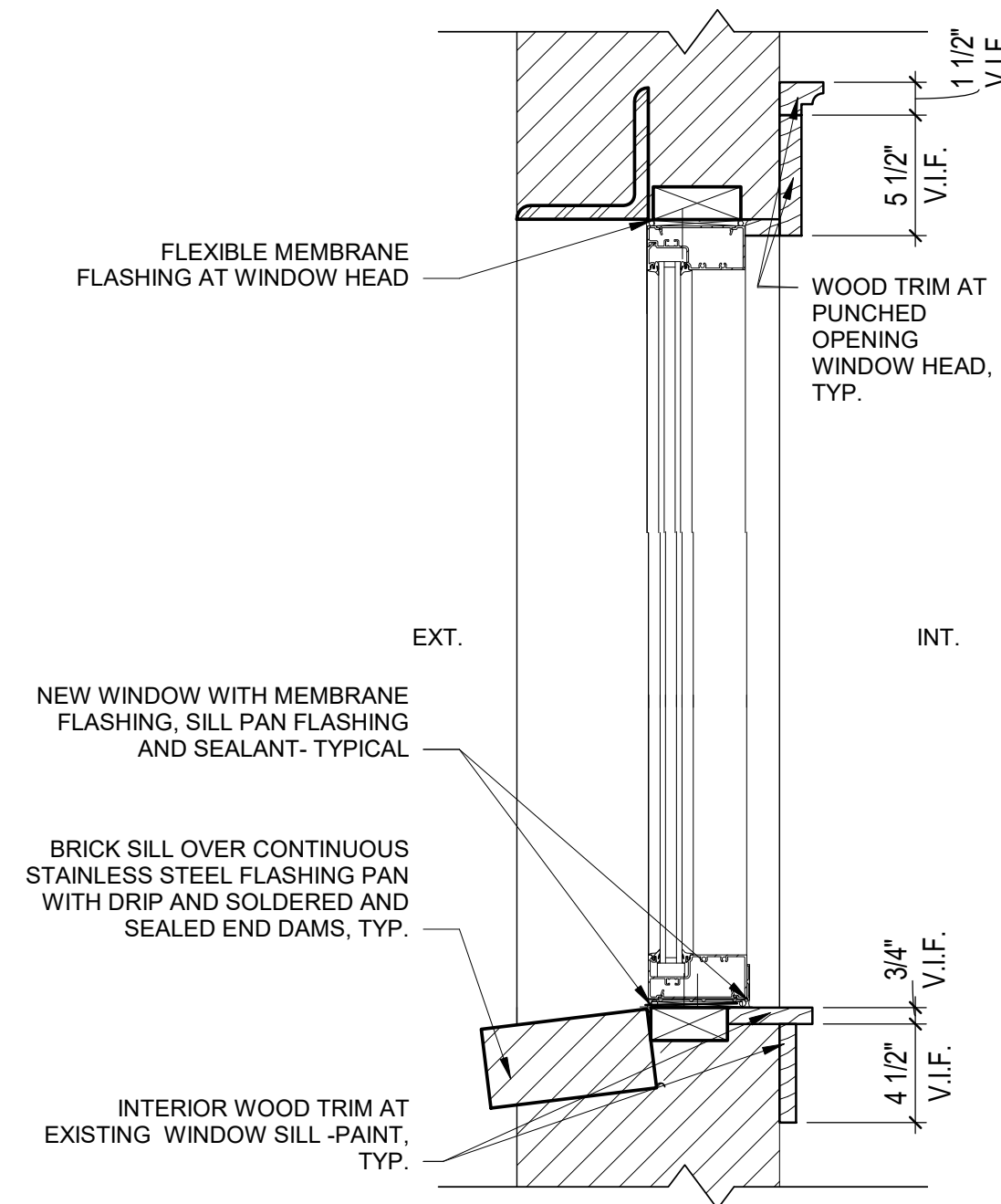


8 TYPICAL ETCHED GLASS GRID PATTERN
1/2" = 1'-0"

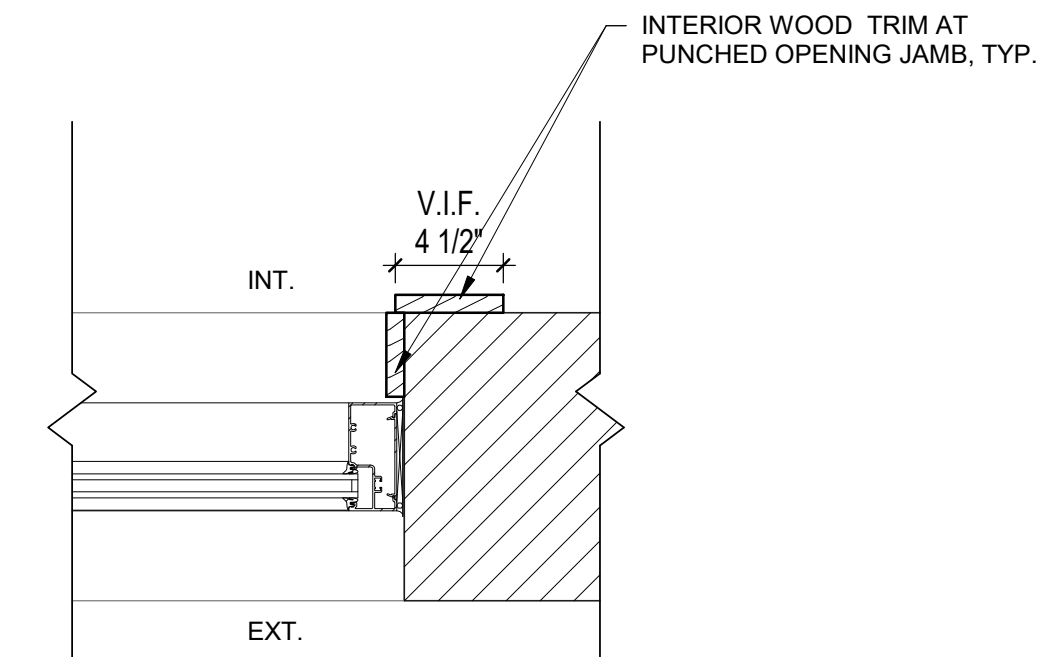
NOTE: SHADED AREA REPRESENTS THE ACID-ETCHED AREA OF THE GLASS TO SIMULATE EXISTING FRESNEL GLASS PATTERN



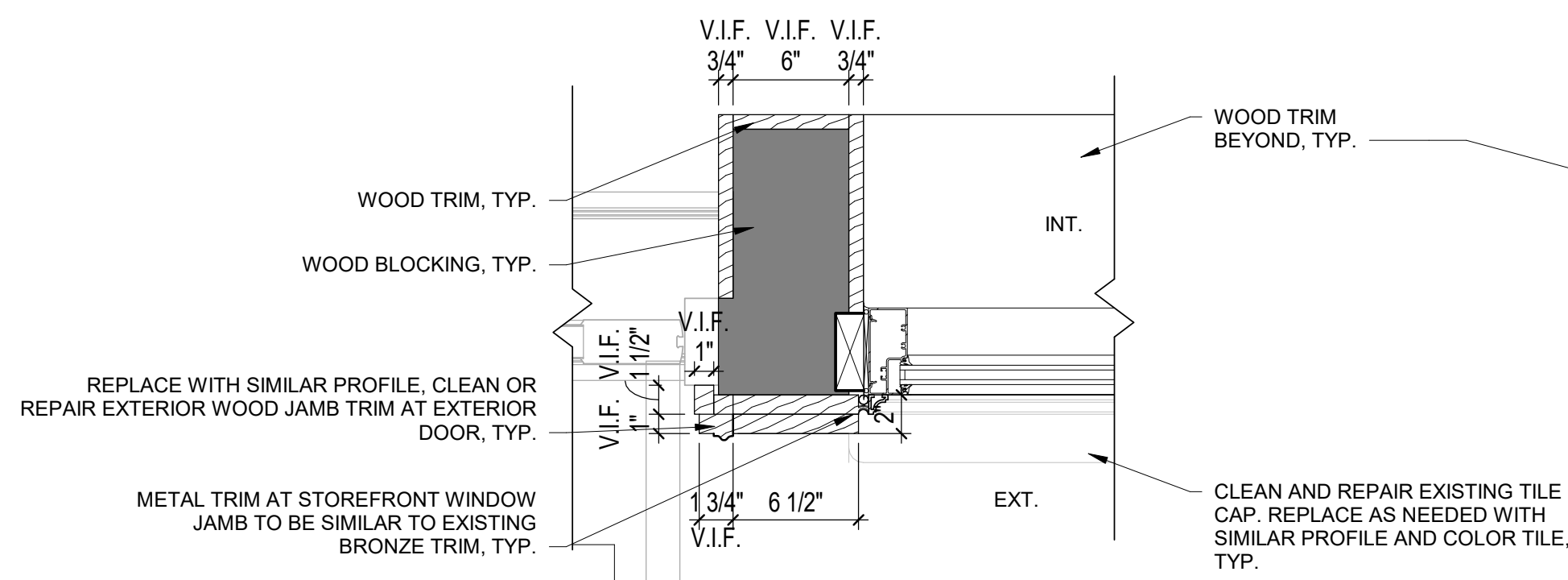
6 WINDOW HEAD AND SILL DETAIL (O.H.)
1 1/2" = 1'-0"



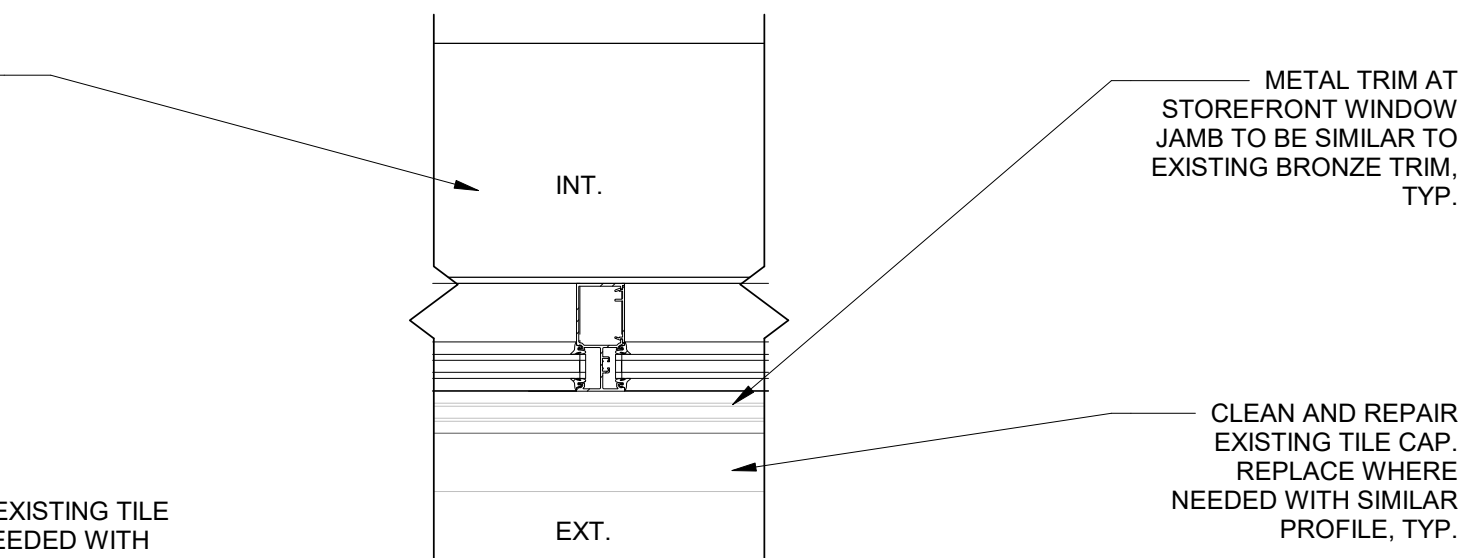
5 WINDOW SECT. DTL. AT EXISTING WALL
1 1/2" = 1'-0"



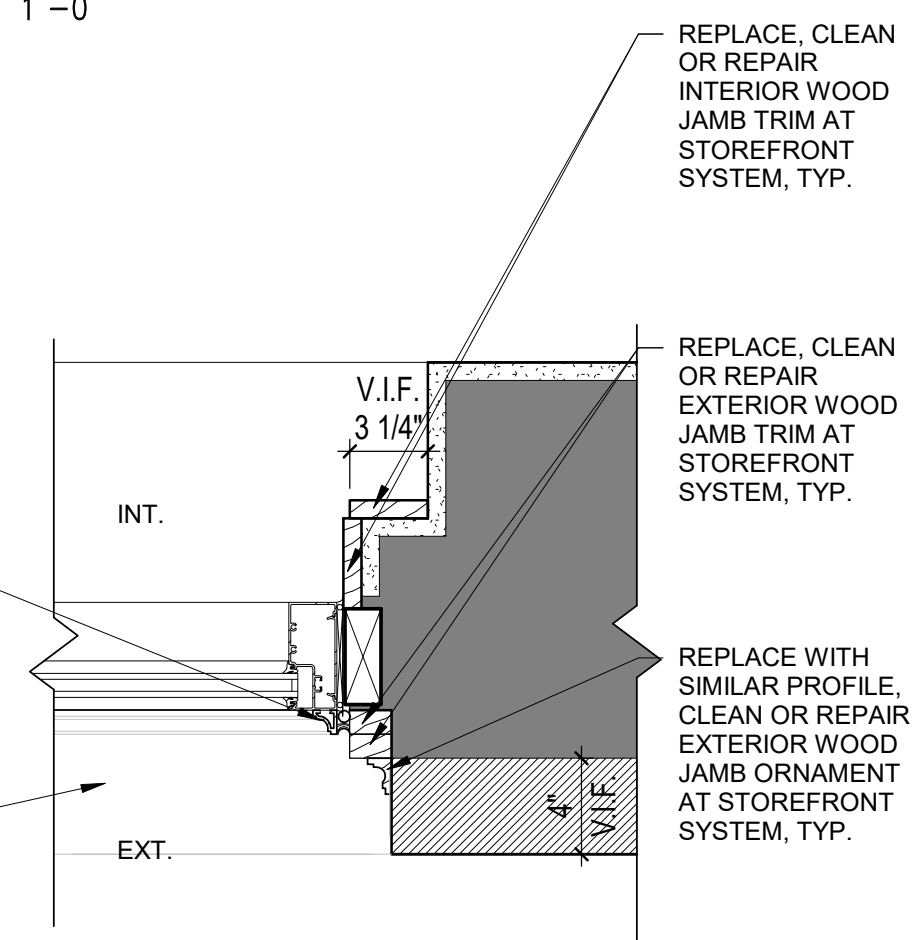
4 WINDOW JAMB AT EXISTING WALL
1 1/2" = 1'-0"



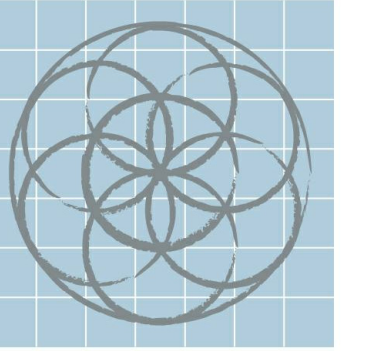
3 DOOR AND STRFRNT. JAMB DETAIL 2
1 1/2" = 1'-0"



2 STRFRNT. VERTICAL MULLION DETAIL
1 1/2" = 1'-0"



1 STRFRNT. JAMB DETAIL 1
1 1/2" = 1'-0"



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DETAILS



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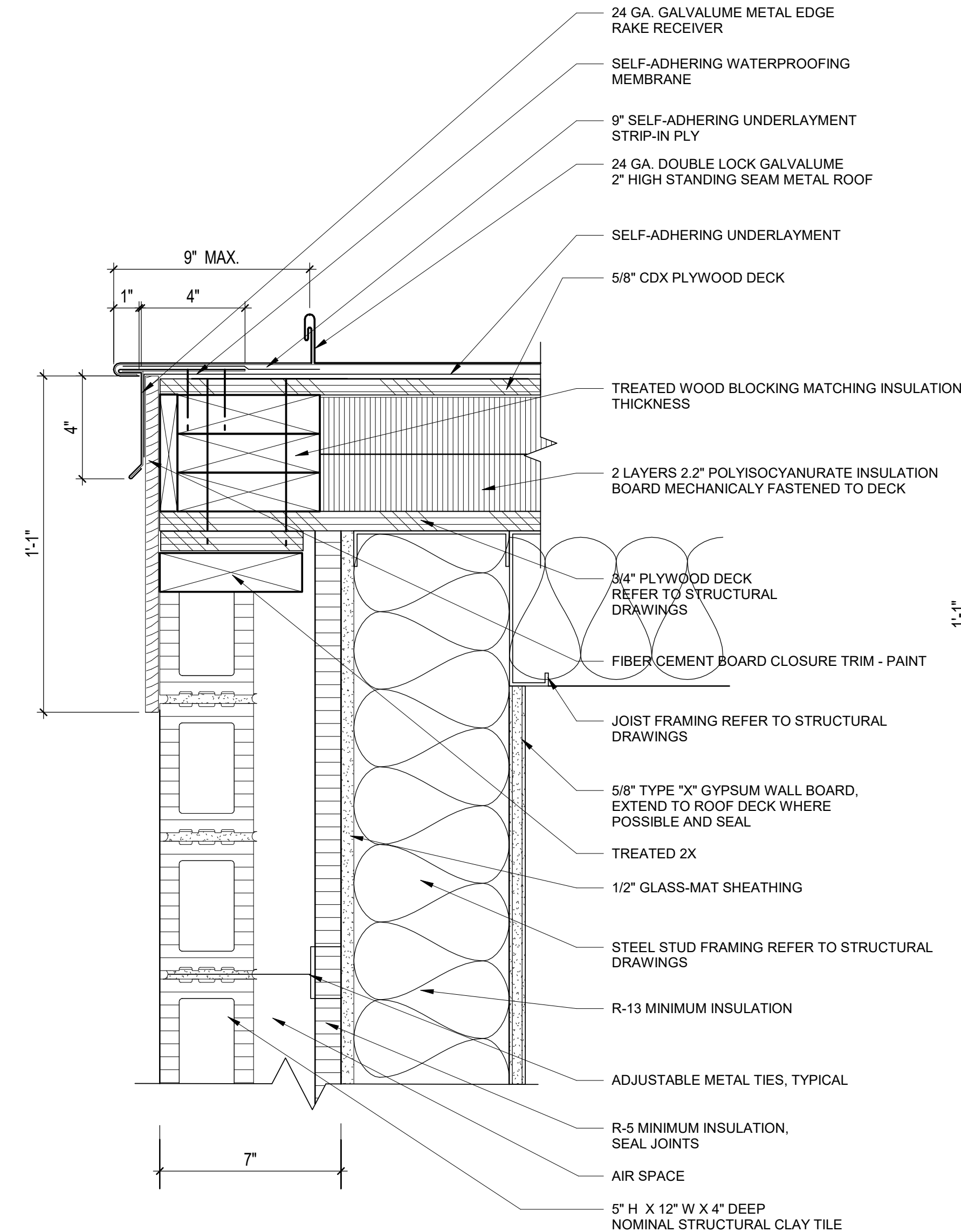
11/13/2018

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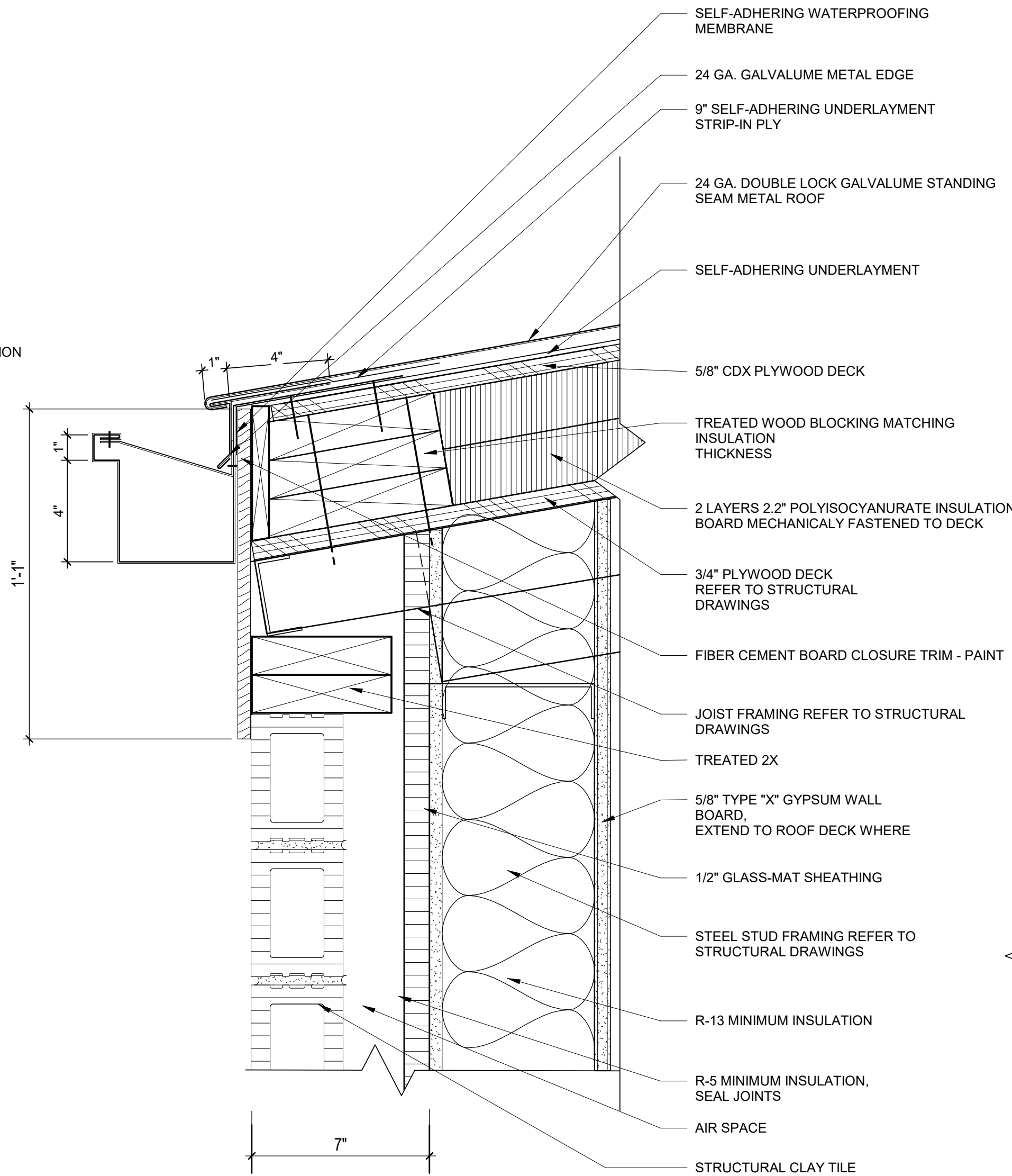
A4.04

Scale As indicated

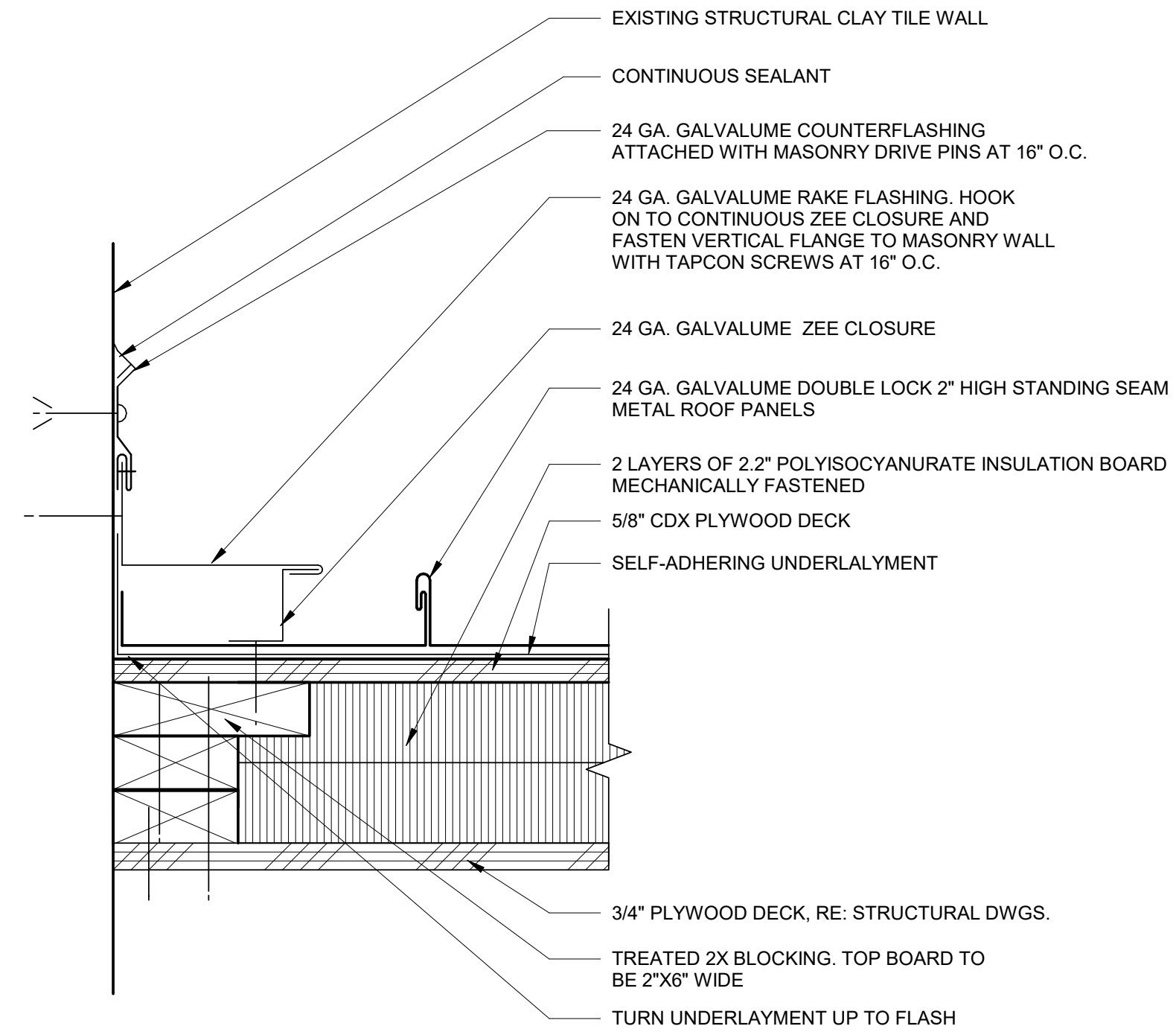
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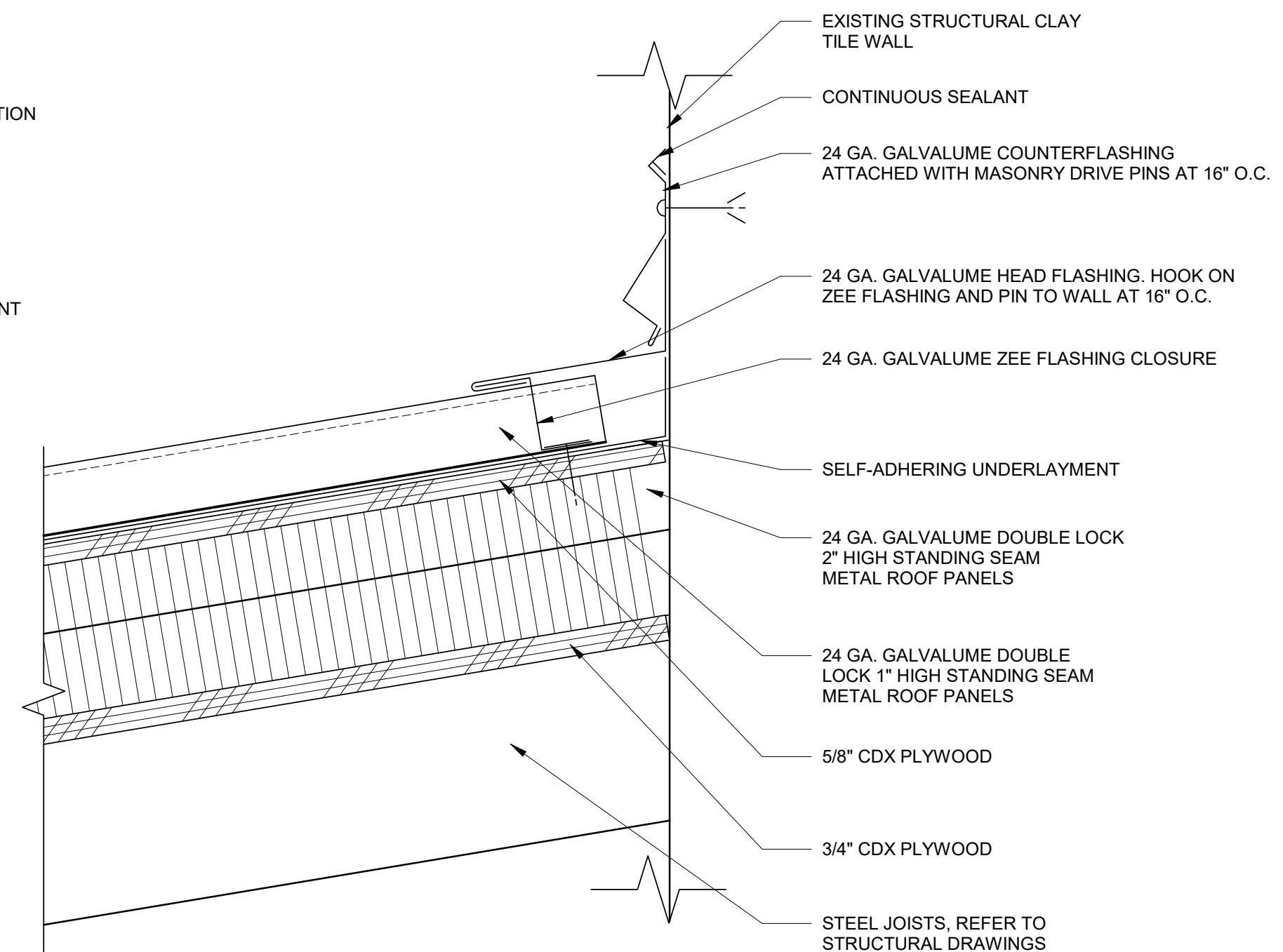
3 RAKE DETAIL
3" = 1'-0"



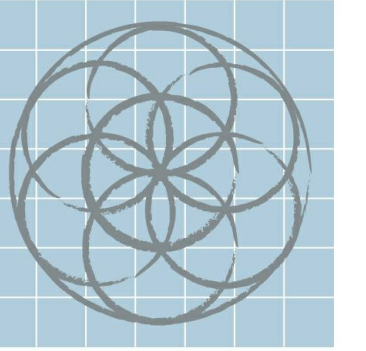
2 GUTTER DETAIL
3" = 1'-0"



4 SIDEWALL DETAIL AT RISEWALL
3" = 1'-0"



1 HEAD WALL FLASHING DETAIL
3" = 1'-0"



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DETAILS



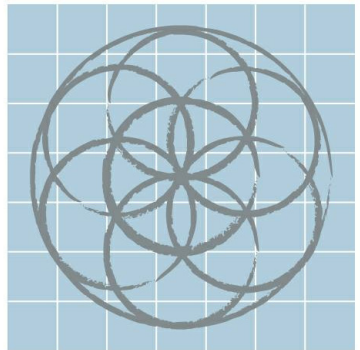
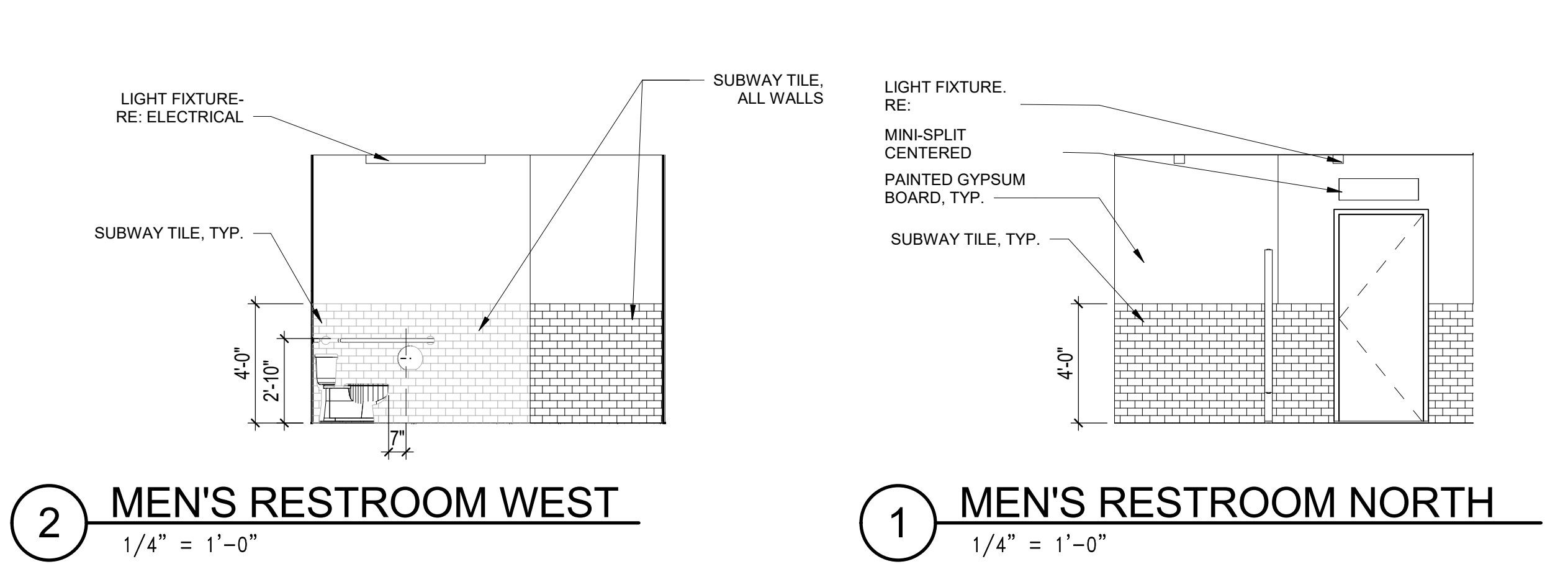
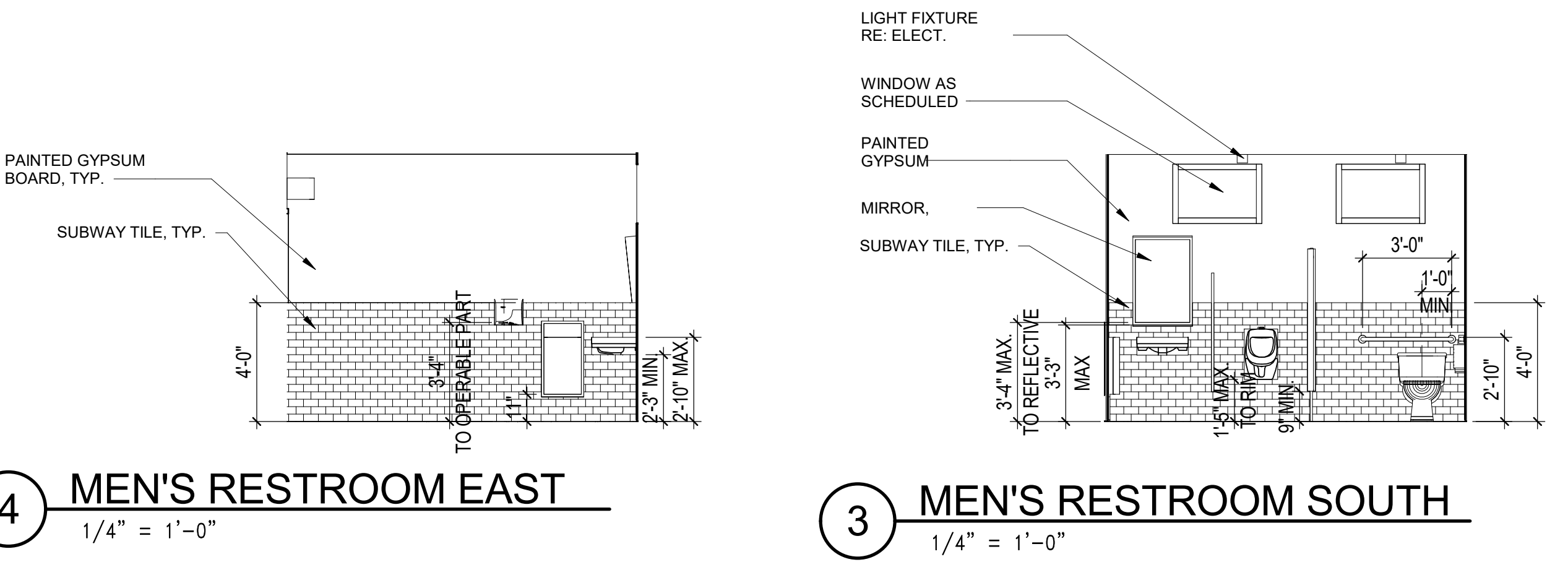
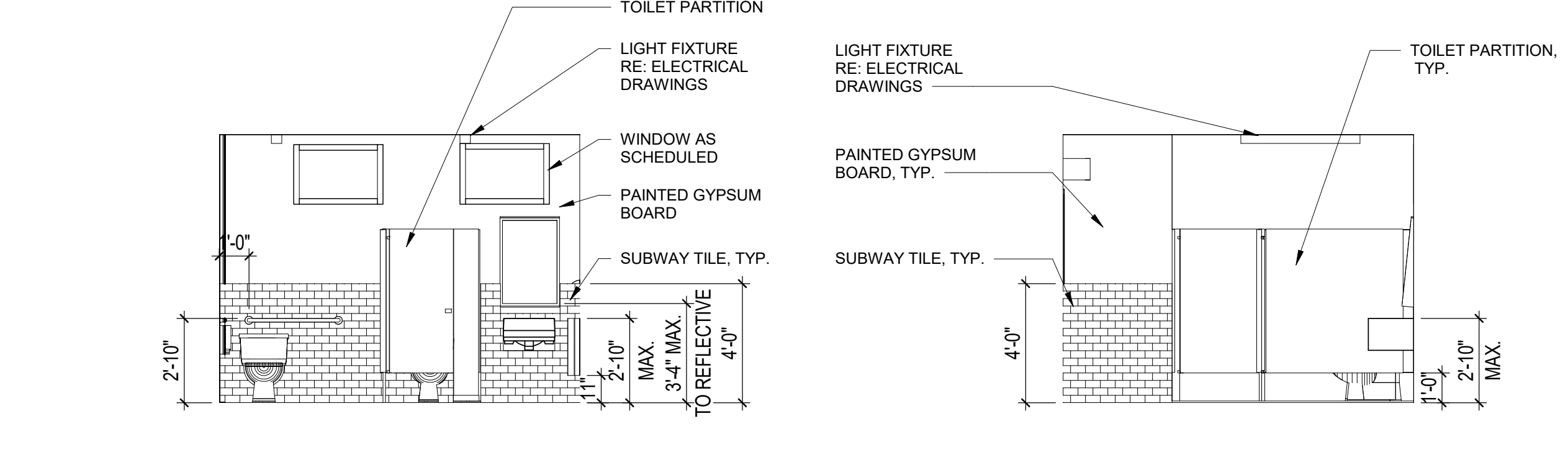
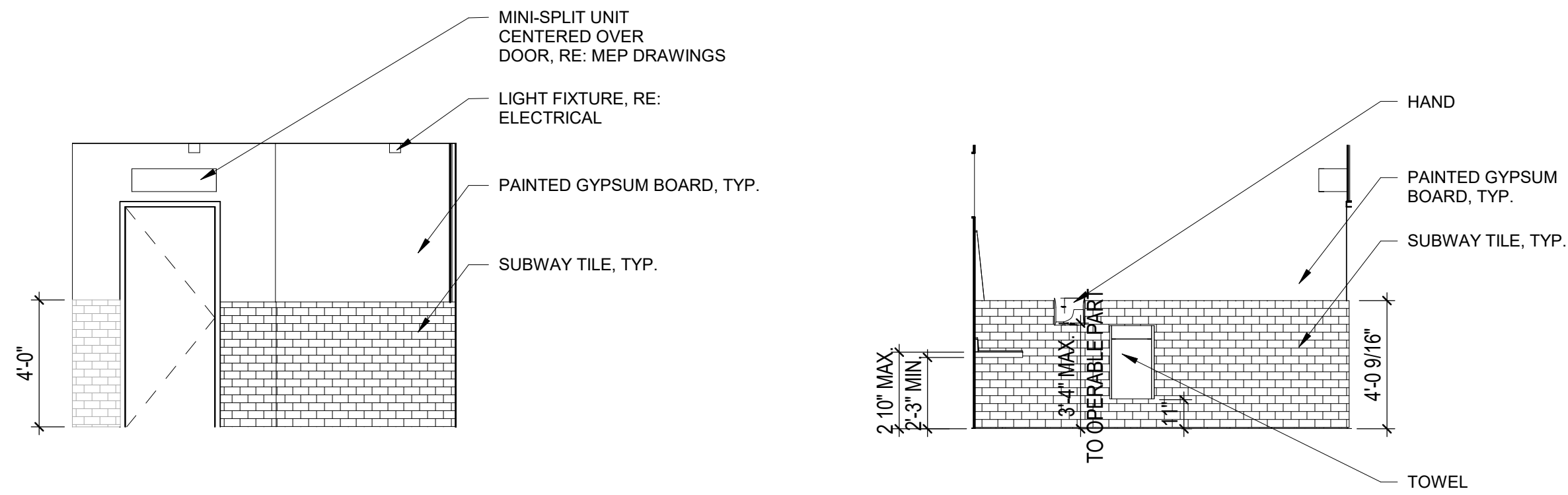
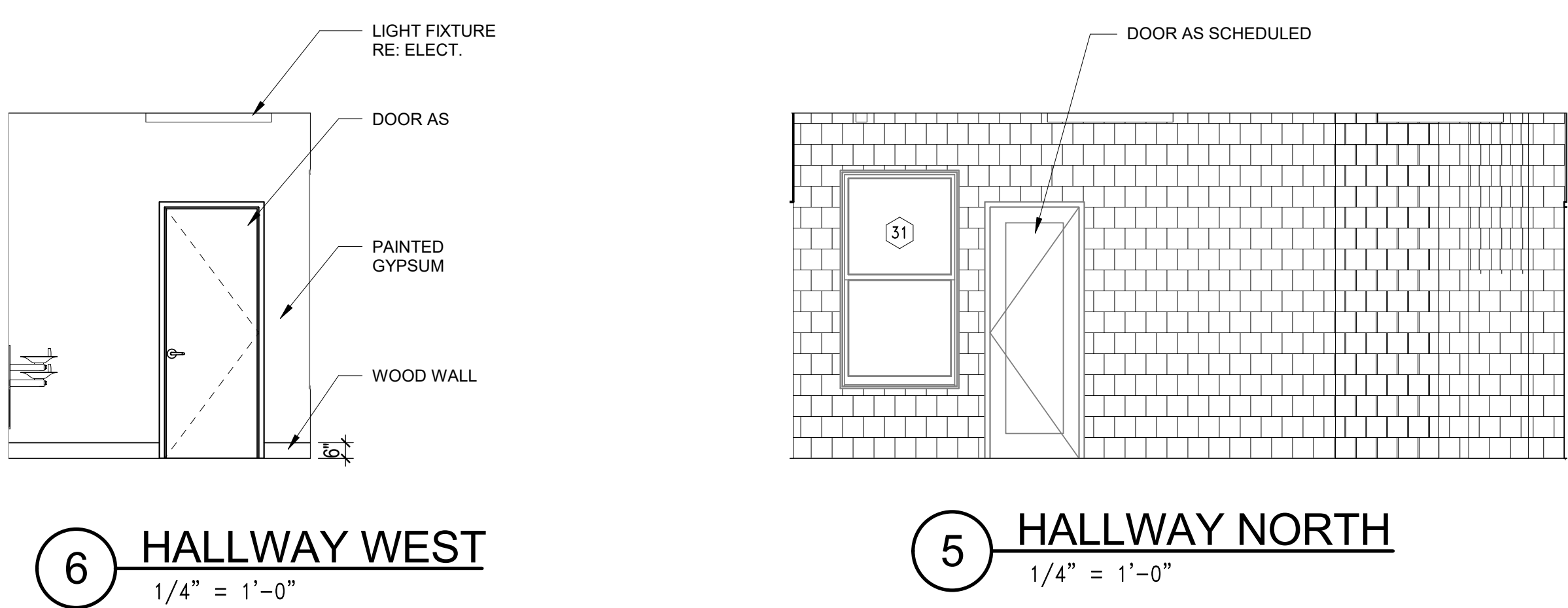
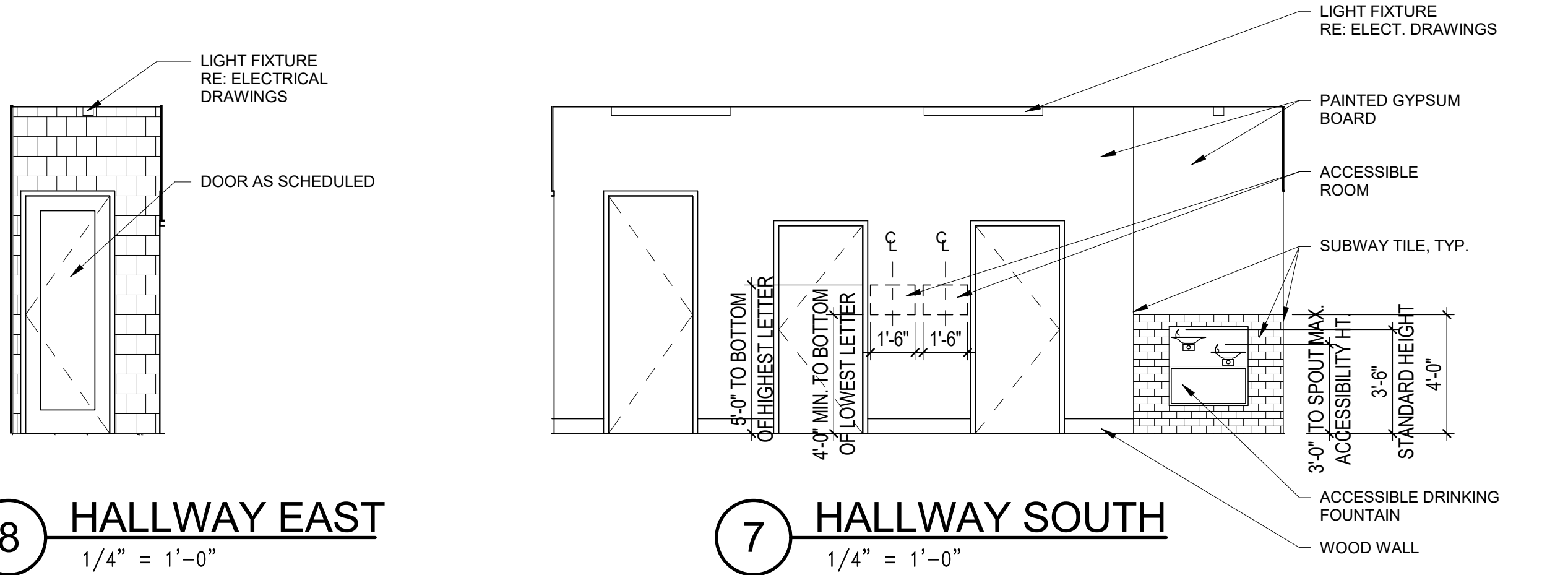
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Scale 3" = 1'-0"

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INTERIOR ELEVATIONS



11/13/2018

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A5.01

Scale 1/4" = 1'-0"

- A SURFACE MOUNTED LIGHT
- AE SURFACE MOUNTED LIGHT
- BE SUSPENDED MOUNTED LIGHT
- X1

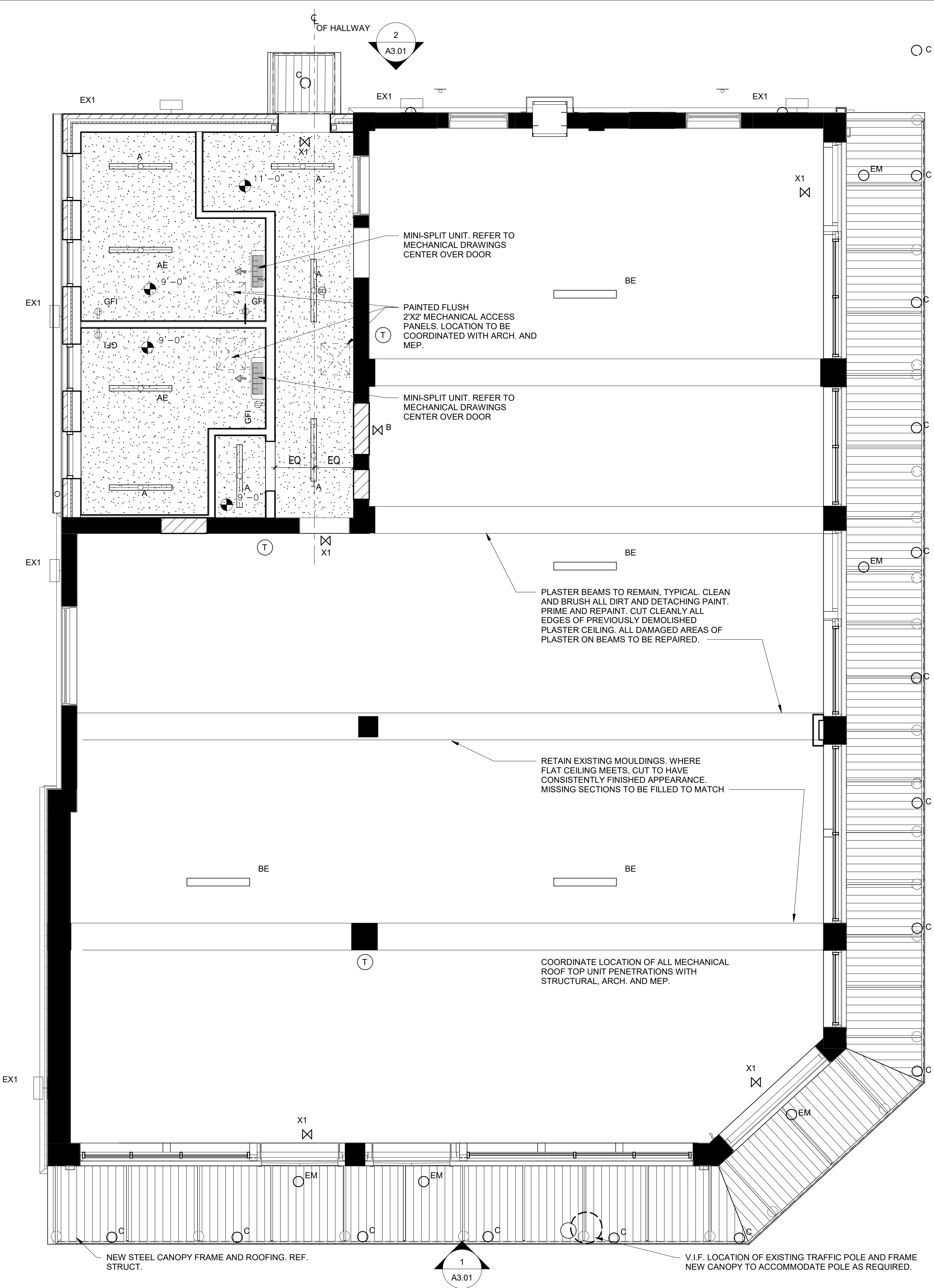
X1 EXIT LIGHT
- O

C SURFACE MOUNTED CAGE CANOPY FIXTURE
- O

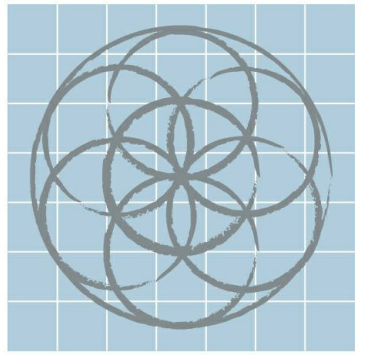
C1 WALL MOUNTED CAGE FIXTURE
- O

EM WALL CANOPY MOUNTED CAGE FIXTURE
- PROGRAMMABLE THERMOSTAT
CONFIRM LOCATIONS WITH OWNER
- ATTIC ACCESS SCUTTLE
- SMOKE DETECTOR & STROBE
- O.S.

OCCUPANCY SENSOR
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS



1 REFLECTED CEILING PLAN
1/4" = 1'-0"



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REFLECTED CEILING PLAN & DETAILS



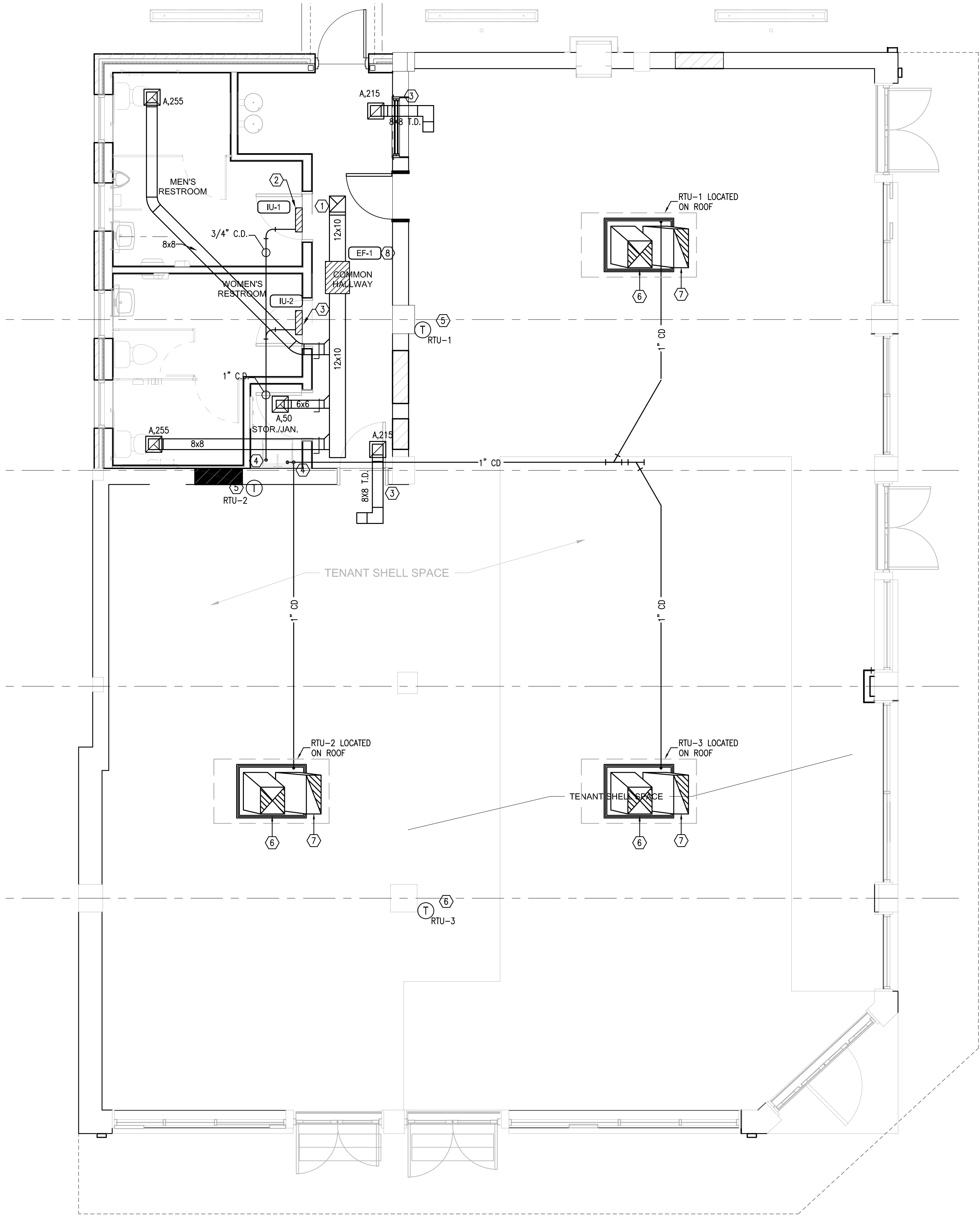
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A6.01

Scale 1/4" = 1'-0"

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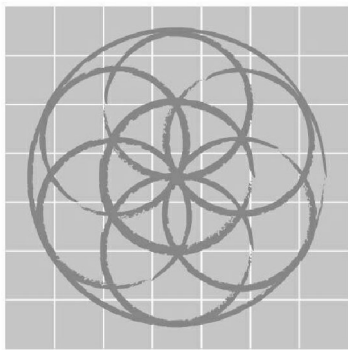
1 MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EQUIPMENT SHALL BE INSTALLED PER THE STATE CODE AND THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MORE STRICT REQUIREMENT SHALL APPLY.
- HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENT OF THE PIPING. HANGERS AND STRAPPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION.
- MECHANICAL VENTILATION WILL BE PROVIDED AS INDICATED ON THE VENTILATION SCHEDULE.
- THE MECHANICAL VENTILATION SHALL OCCUR DURING OCCUPIED TIMES AND WILL BE BALANCED BY A NABB OR TABB CERTIFIED AIR BALANCING COMPANY TO ENSURE AIRFLOW RATES DESIGNED.
- SUPPLY AIR DUCTWORK SHALL BE CLASSIFIED FOR 2" WC.
- FLEXIBLE AIR DUCT SHALL BE TESTED IN ACCORDANCE WITH UL 181. FLEXIBLE DUCT SHALL NOT EXCEED 5 FEET IN LENGTH.
- ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
- DUCTWORK SHALL BE SUPPORTED AT MAXIMUM 8 FEET ON CENTERS. FLEXIBLE DUCTS SHALL BE SUPPORTED PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION REQUIREMENTS. MECHANICAL CONTRACTOR TO FURNISH AND INSTALL BALANCING DAMPERS AT BOTH THE DIFFUSER AND AT THE BRANCH DUCT.
- DUCT INSULATION SHALL HAVE FLAME INDEX OF 25 OR LESS AND SMOKE INDEX OF 50 OR LESS. EXTERNAL DUCT INSULATION AND FACTORY INSULATED FLEXIBLE DUCT SHALL HAVE IDENTIFIED THE MANUFACTURER, R-VALUE, FLAME AND SMOKE INDEX.
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- THE MECHANICAL CONTRACTOR SHALL ACCURATELY COORDINATE THE SIZES AND LOCATION OF ALL DUCTWORK, PIPING, AND EQUIPMENT WITH THE LOCATION OF LIGHTING FIXTURES, STRUCTURAL MEMBERS, AND THE WORK OF ALL OTHERS TRADES TO PREVENT CONFLICT. DUCTWORK CONFLICTING WITH LIGHTING FIXTURE LOCATIONS SHALL BE MOVED AT THIS CONTRACTOR'S EXPENSE.
- ALL DUCTWORK DIMENSIONS NOTED ON PLANS REFER TO THE CLEAR INSIDE OPENING REQUIRED.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR AND B.A.S. CONTRACTOR FOR FINAL EQUIPMENT BALANCING AND TESTING OF CONTROLS.
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.
- IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING PLAN SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.

MECHANICAL KEYED NOTES:

- 12"x12" EXHAUST AIR DUCT UP TO ROOF. TERMINATE WITH ROOF HOOD. TRANSITION DUCT AS REQUIRED.
- WALL-MOUNTED DX MINI-SPLIT INDOOR UNIT AS SCHEDULED. INSTALL PER MANUFACTURER REQUIREMENTS. REFER TO DETAIL 4/M2.01.
- TRANSFER AIR DUCT 11'-0" AFF BOTTOM OF DUCT. COORDINATE FINAL LOCATION WITH TENANT FINISH OUT AND OTHER TRADES.
- 1" INSULATED COPPER PIPE CONDENSATE DRAIN W/ P-TRAP ROUTED FROM MECHANICAL HVAC UNITS TO MOP SINK LOCATED IN JANITOR CLOSET ELBOW DOWN AND TERMINATE 1" BELOW RIM OF SINK. SEE PLUMBING FOR CONTINUATION.
- 7-DAY PROGRAMMABLE THERMOSTAT LOCATED ON ON COLUMN OR INTERIOR WALL 5'-0" A.F.F. CONTRACTOR SHALL PROVIDE LABEL ON SENSOR W/ RTU #.
- 20"x18" S/A DUCT ROUTED DOWN FROM DX PACKAGED ROOFTOP UNIT DOWN BELOW ROOF DECK AND TRANSITION TO FACTORY PLENUM SIMILAR TO MODEL 01-510-22 W/CONCENTRIC SUPPLY DIFFUSER SIMILAR TO RUSKIN MODEL 01-530-18 AND BALANCE AIRFLOW TO 1000 CFM. REFER TO DETAIL 5/M2.01.
- 29"x11" R/A DUCT ROUTED DOWN FROM DX PACKAGED ROOFTOP UNIT DOWN BELOW ROOF DECK AND TRANSITION TO RETURN AIR PLENUM. REFER TO DETAIL 5/M2.01.
- INLINE EXHAUST FAN AS SCHEDULED SUSPENDED FROM STRUCTURE. PROVIDE WITH 24"x24" ACCESS PANEL FOR SERVICE IF LOCATED ABOVE INACCESSIBLE GYP CEILING. INSTALL PER MANUFACTURER'S REQUIREMENTS.



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MECHANICAL
FLOOR PLAN

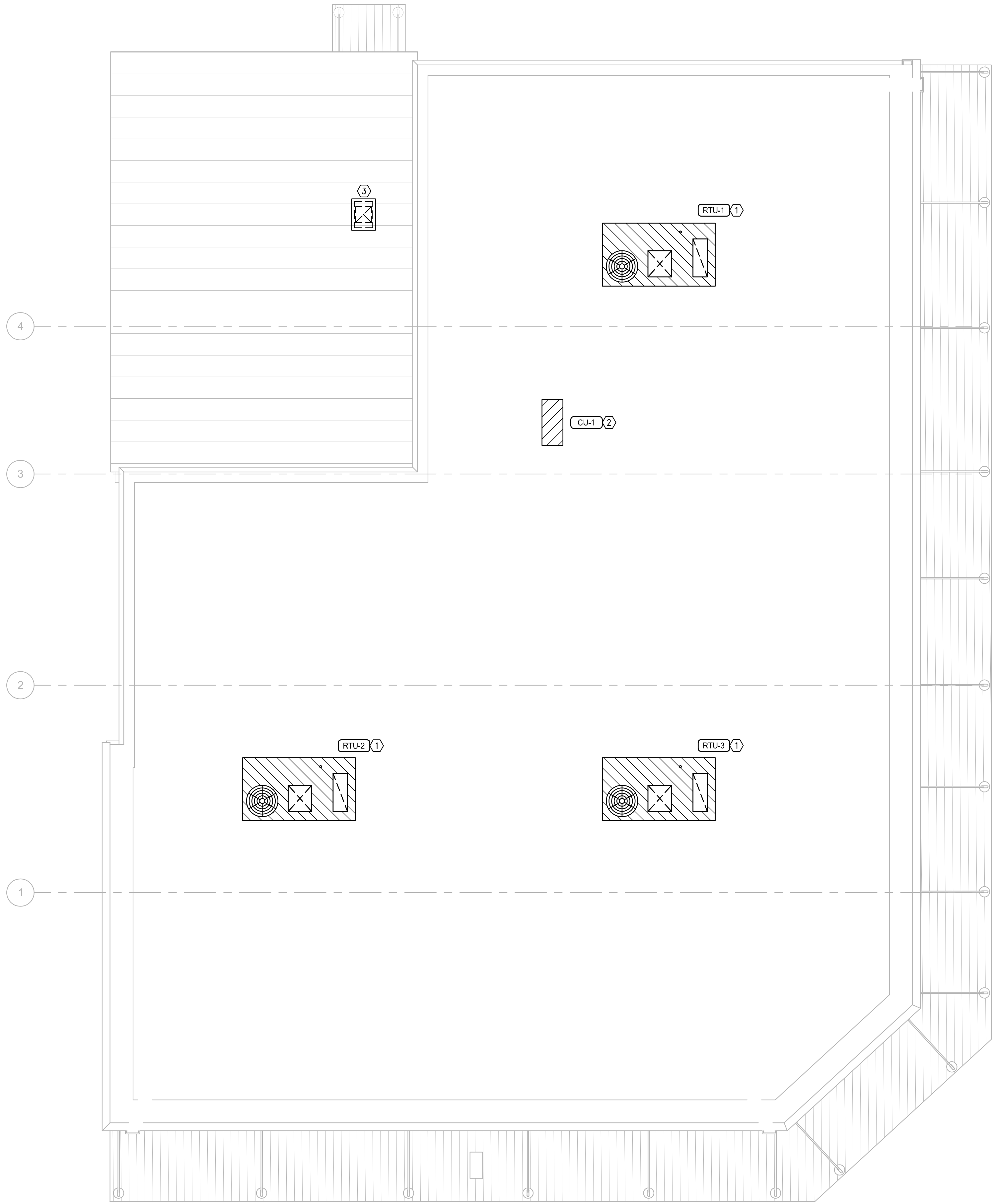


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Date	11/05/2018
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Scale	1/4" = 1'-0"
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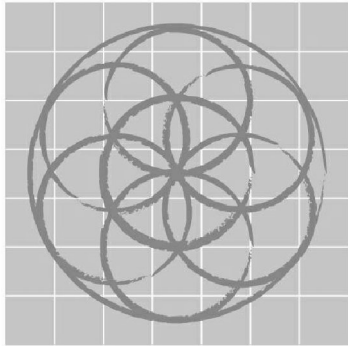
1 MECHANICAL ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- EQUIPMENT SHALL BE INSTALLED PER THE STATE CODE AND THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MORE STRICT REQUIREMENT SHALL APPLY.
- HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENT OF THE PIPING. HANGERS AND STRAPPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION.
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- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
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- IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING PLAN SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.

MECHANICAL KEYED NOTES:

- NEW DX PACKAGED ROOFTOP UNIT AS SCHEDULED. PROVIDE WITH MANUFACTURER PROVIDED 14" ROOF CURB. INSTALL PER MANUFACTURER'S REQUIREMENTS. ROUTE CD FULL-SIZE OF DRAIN OUTLET DOWN TO THRU ROOF TO MOP SINK LOCATED IN JANITOR CLOSET. TERMINATE WITH 1" AIR GAP. REFER TO DETAILS 2/2.02 & 4/M2.02.
- NEW ROOF-MOUNTED MINI-SPLIT OUTDOOR CONDENSING UNIT AS SCHEDULED. INSTALL PER MANUFACTURER'S REQUIREMENTS. REFER TO DETAIL 1/M2.02.
- 12"x12" EXHAUST AIR DUCT UP TO ROOF HOOD. INSTALL PER MANUFACTURER'S REQUIREMENTS. TRANSITION DUCT AS REQUIRED.



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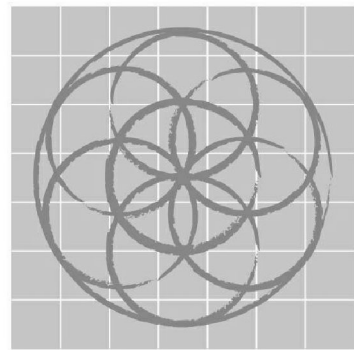
MECHANICAL
ROOF PLAN



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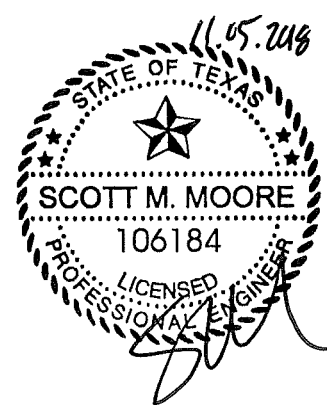


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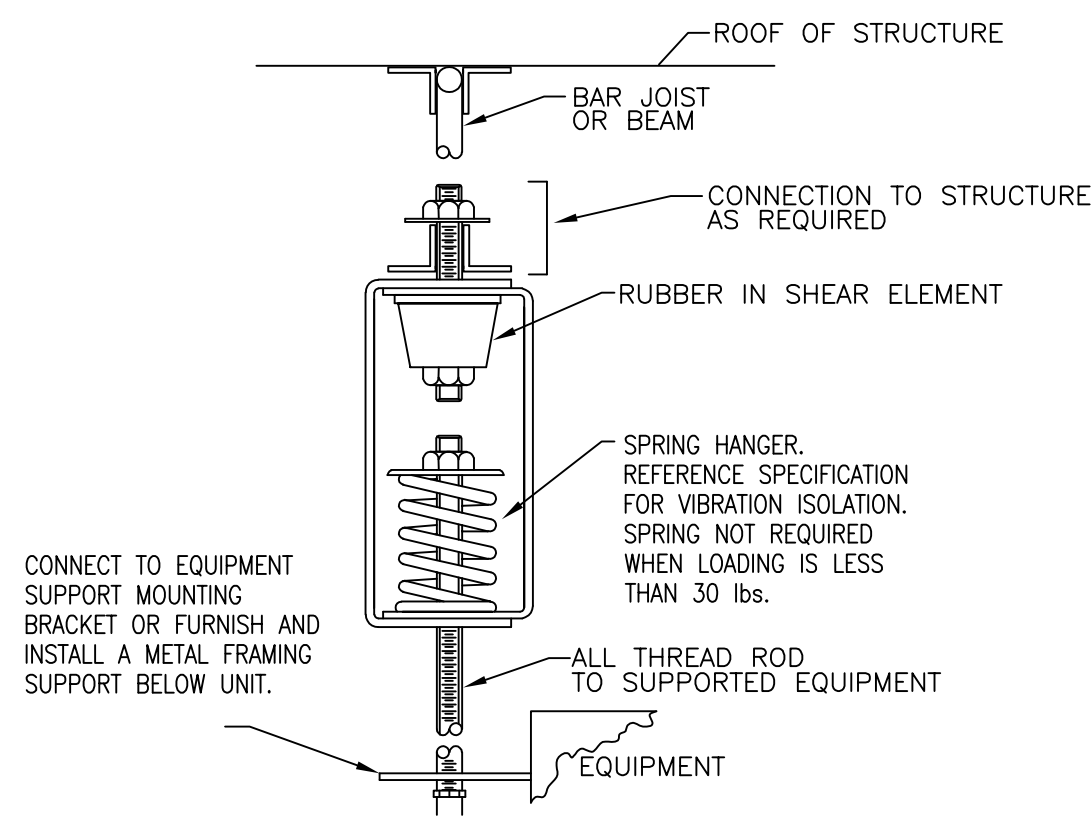
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DETAILS



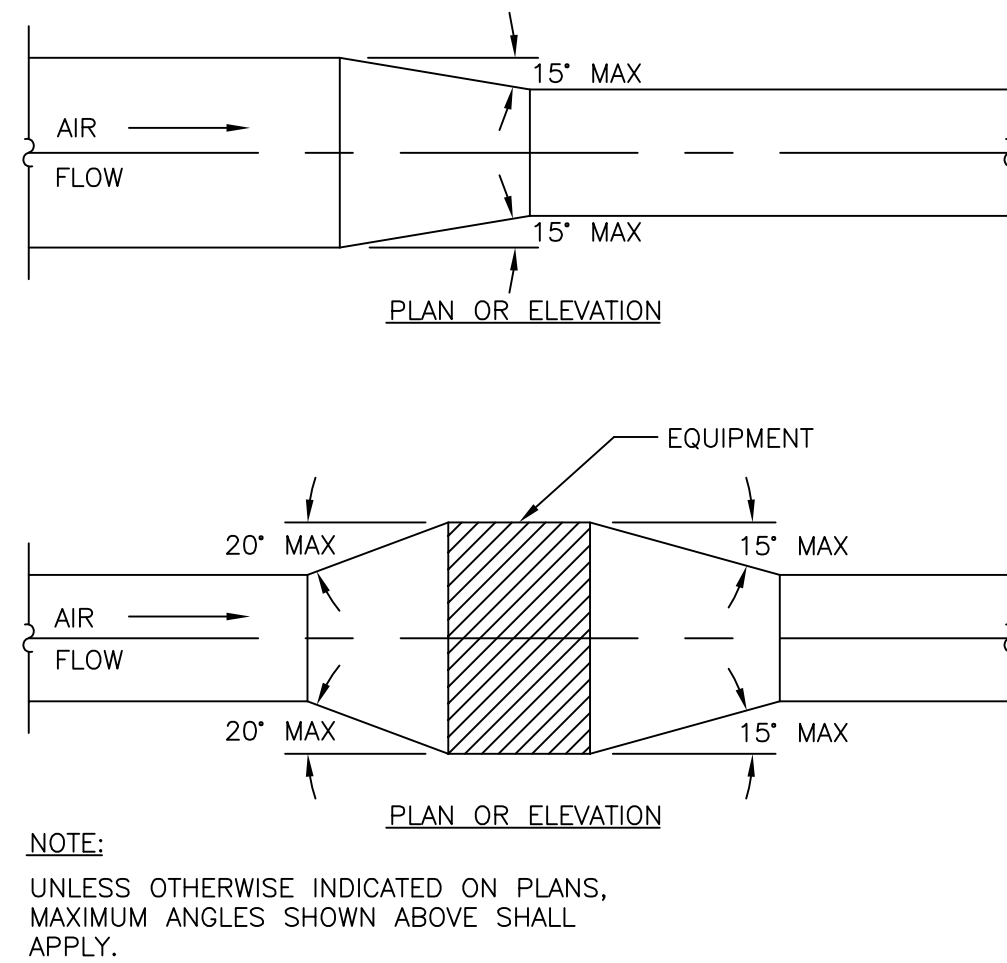
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Date	11/05/2018
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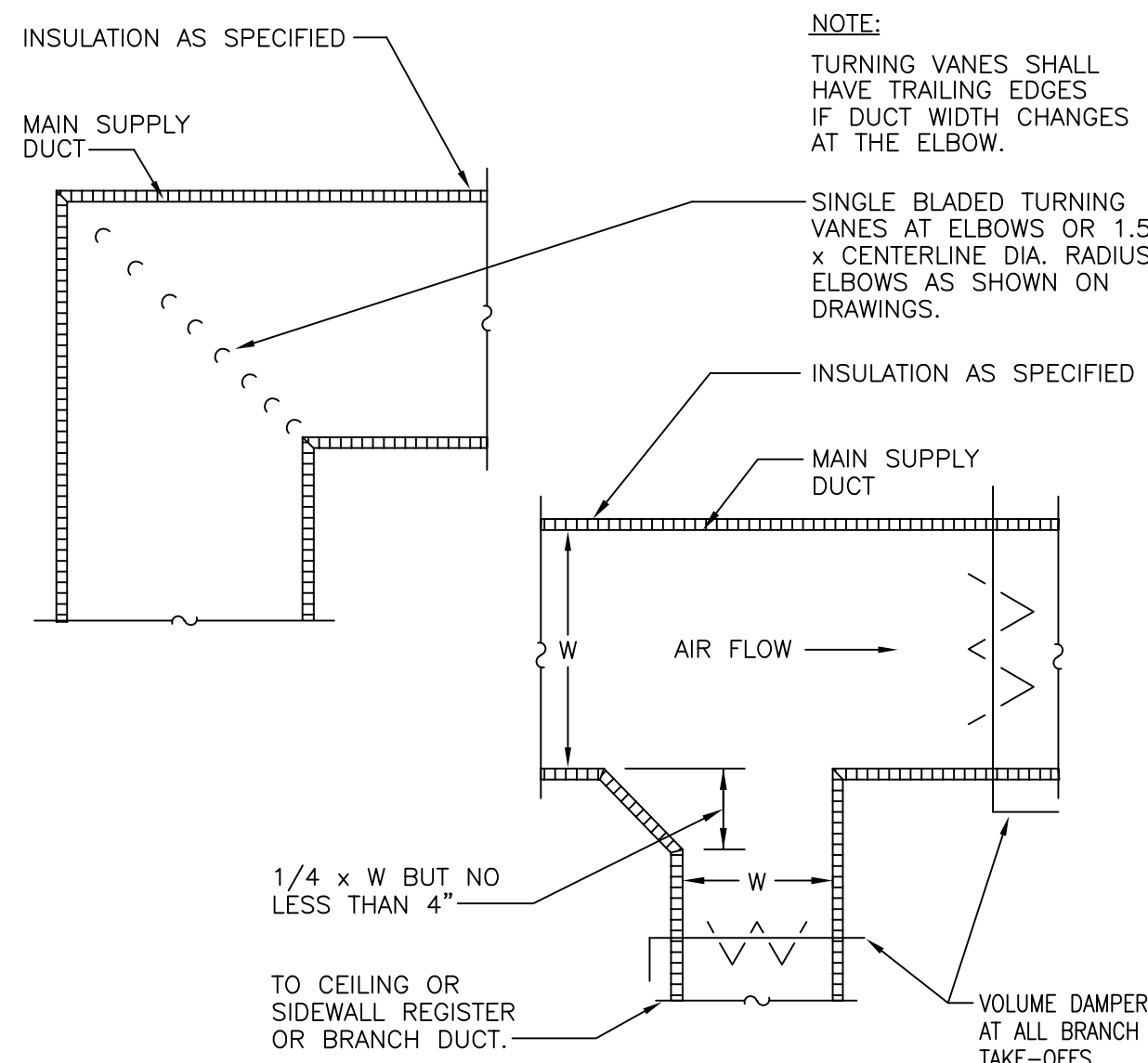
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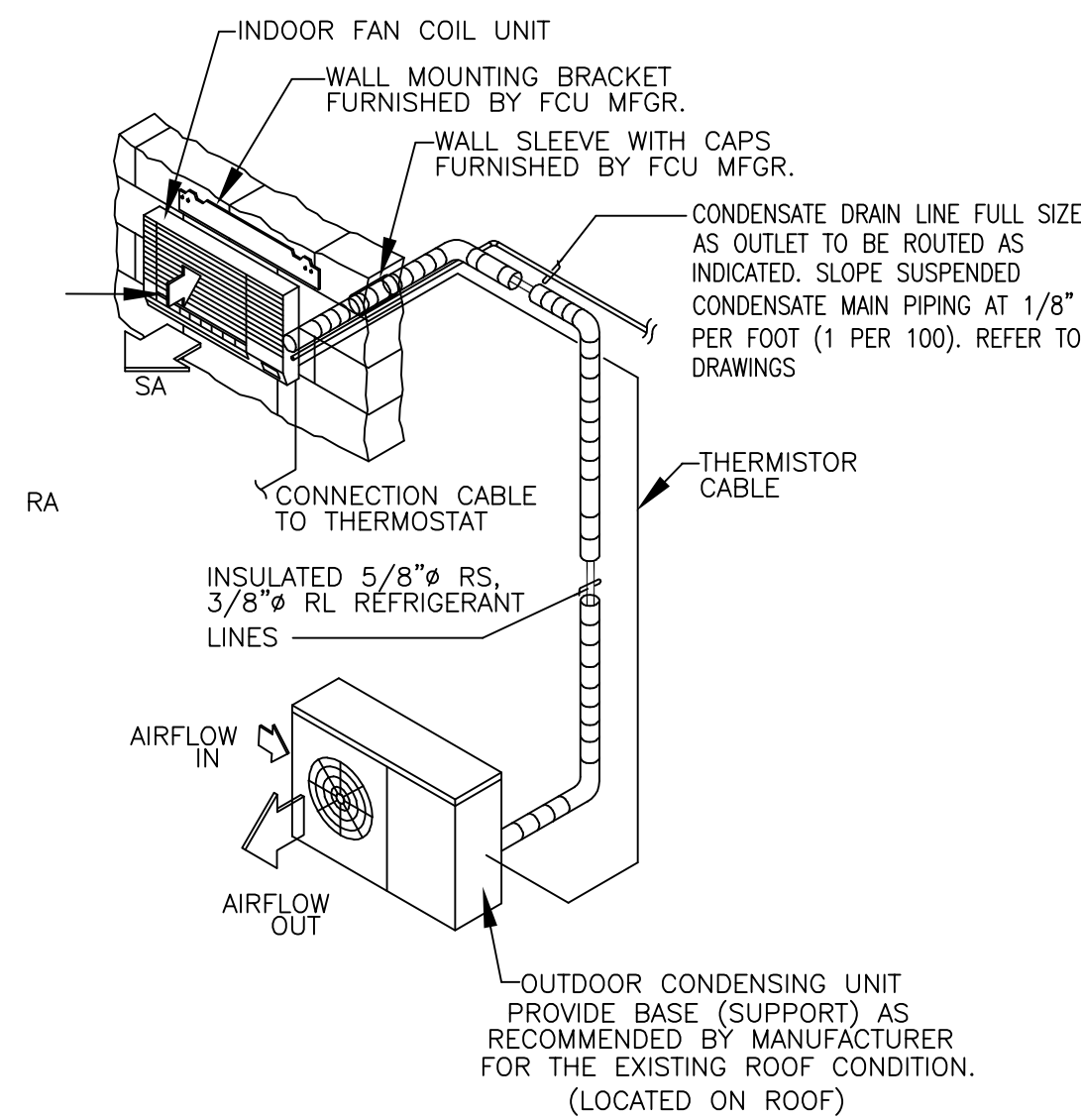
1 VIBRATION ISOLATION SUSPENDED EQUIPMENT
NOT TO SCALE



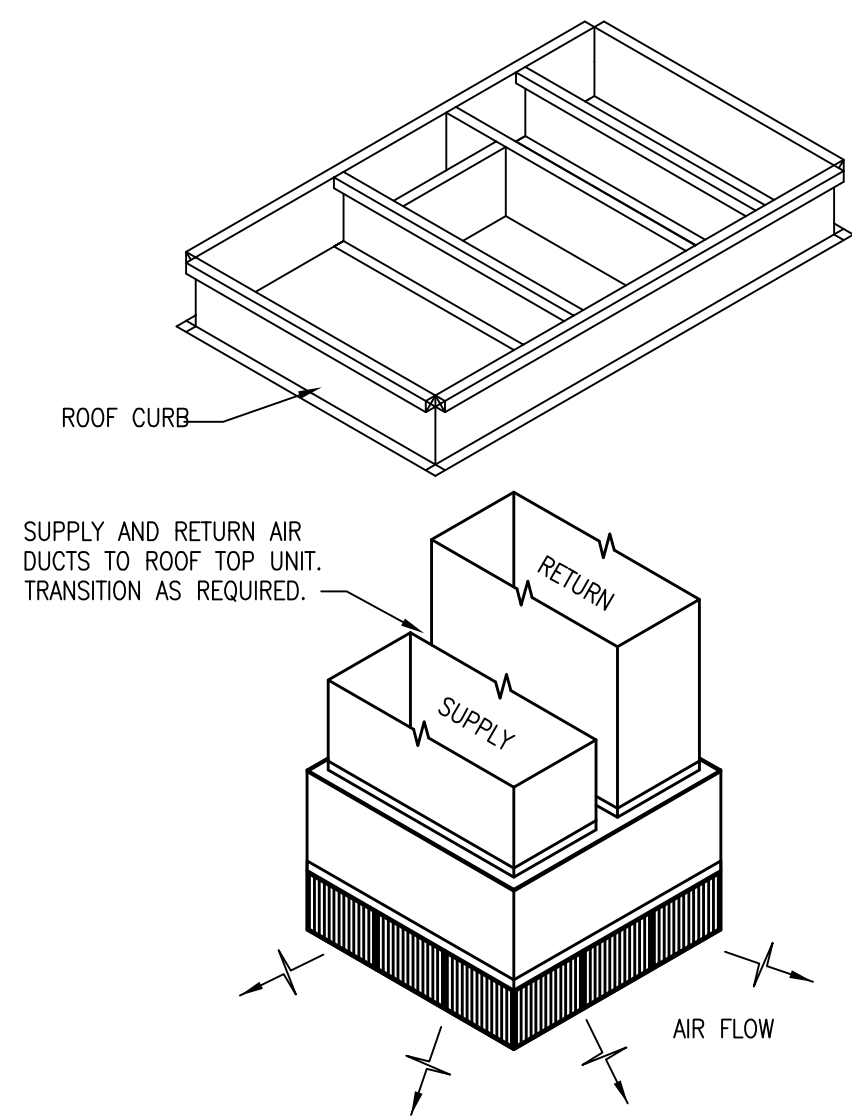
2 DUCT TRANSITION DETAIL
NOT TO SCALE



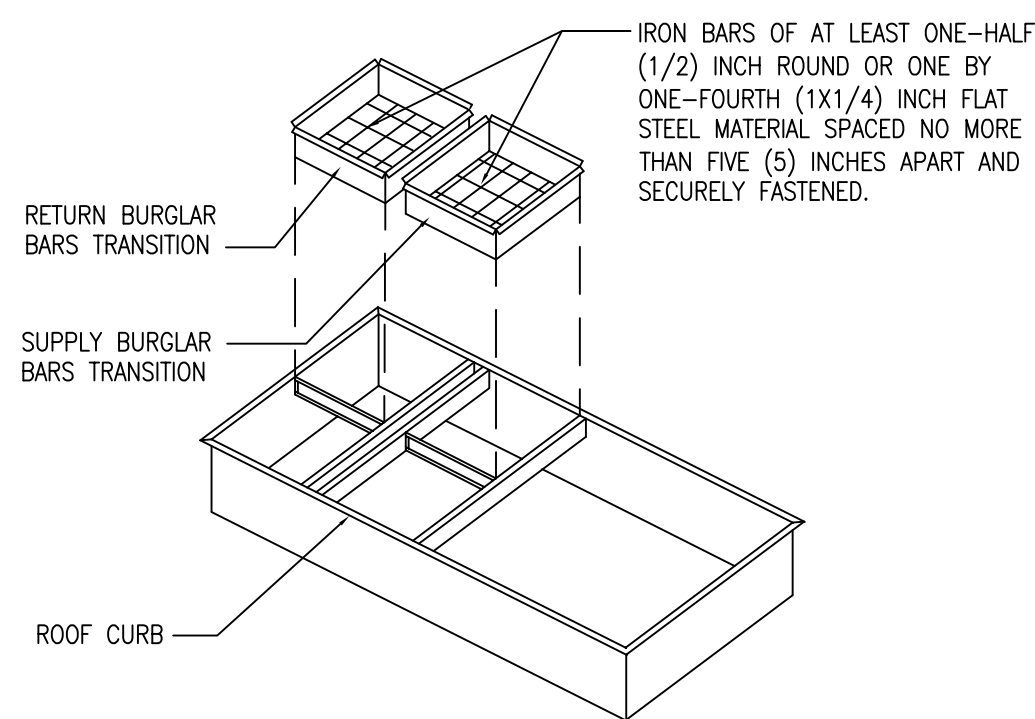
3 ELBOW AND DUCT TAKE-OFF
NOT TO SCALE



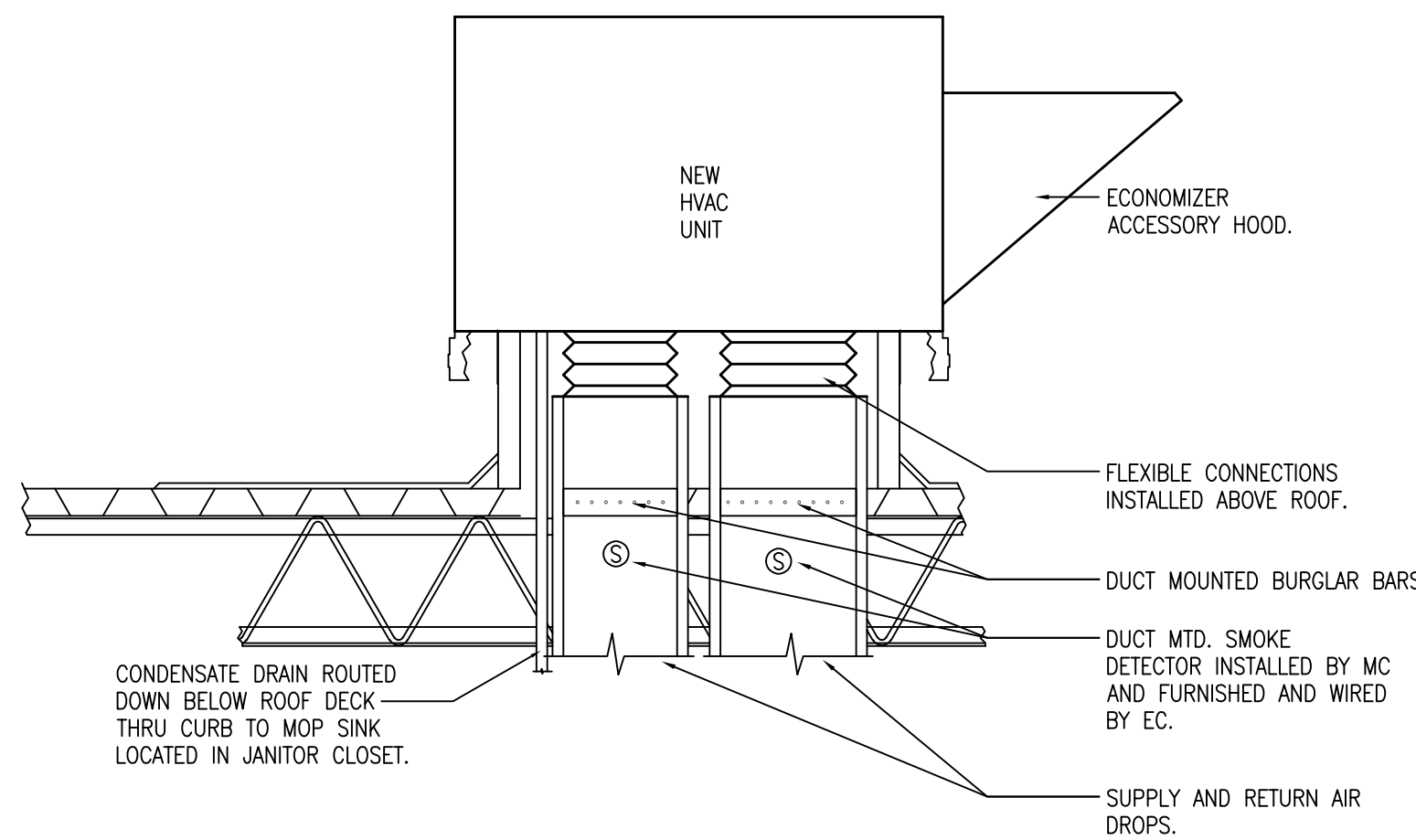
4 DUCTLESS MINI-SPLIT DETAIL
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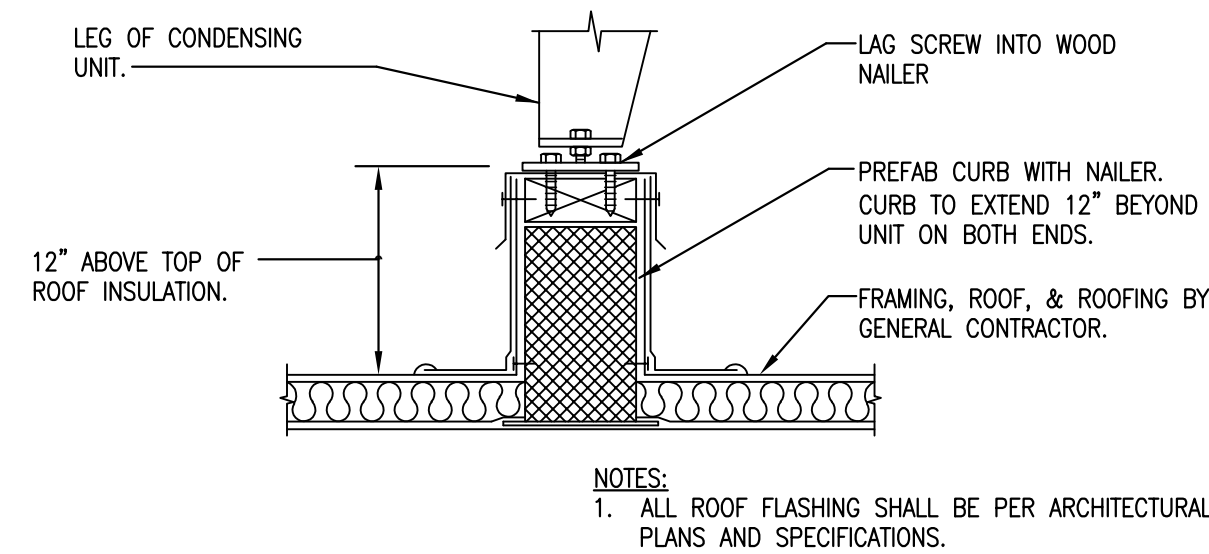
5 RTU W/4-WAY SUPPLY DETAIL
NOT TO SCALE



6 PACKAGED ROOFTOP UNIT BURGULAR BAR DETAIL
NOT TO SCALE



7 PACKAGED ROOFTOP UNIT DETAIL
NOT TO SCALE



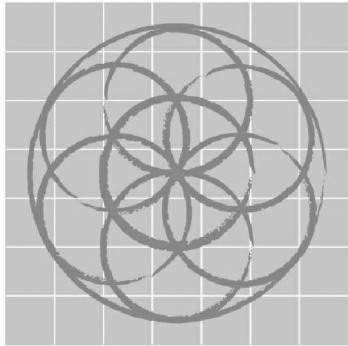
8 VRF CONDENSING UNIT SUPPORT DETAIL
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DUCTLESS MINI-SPLIT HEAT PUMP SCHEDULE																						
OUTDOOR UNIT (COOLING ONLY)														INDOOR FAN COIL								
TAG	SERVICE	MOUNTING	EQUIPMENT CONFIGURATION				ELECTRICAL REQUIREMENTS			ENERGY EFFICIENCY RATING	MANUFACTURER	MODEL NUMBER	WEIGHT (LBS)	TAG	LOCATION	TYPE	RATED CAPACITY (MBH)	CFM	MANUFACTURER	MODEL NUMBER	WEIGHT (LBS)	NOTES
			DX TYPE	RATED CAPACITY (MBH)	REFRIGERANT TYPE	AMBIENT TEMP. (DEG F BD)	MCA (AMPS)	MOCP (AMPS)	VOLT / PH													
CJ - 2HG	M/F RESTROOMS	OUTDOOR	HEAT PUMP	18000	R-410A	105	14	20	240 / 1	18 SEER	DAIKIN	2MXS18NMVJU	123	IU - 1	RR (M)	WALL MOUNTED	7000.0	145-332	DAIKIN	CTXS07LVJU	20	1,2,3,4,5,6,7,8
GENERAL:																						
CONTRACTOR TO INSTALL EQUIPMENT TO MAINTAIN MANUFACTURER REQUIRED CLEARANCES.																						
NOTES:																						
1. PROVIDE LOW AMBENT OPERATION CONTROL DOWN TO 0 DEG F.																						
2. PROVIDE FACTORY INSTALLED CONTROLS, TO INTERFACE WITH BUILDING DDC BACK NET SYSTEM.																						
3. SIZE REFRIGERANT PIPING AS PER MANUFACTURER'S RECOMMENDATIONS.																						
4. PROVIDED MANUFACTURERS RECOMMENDED CONDENSATE PUMP FOR INDOOR UNIT.																						
5. PROVIDE A WIRED REMOTE THERMOSTAT CONTROLLER FOR INDOOR UNITS, MOUNT THERMOSTAT NEXT TO LIGHT SWITCH.																						
6. PROVIDE LONG LINE LENGTH UPGRADE KIT FOR EACH UNIT WHERE REQUIRED.																						
7. CONTRACTOR TO COORDINATE ANY REQUIRED OIL TRAPS ON REFRIGERANT PIPING SYSTEMS WITH MANUFACTURER.																						
8. INDOOR FAN COIL LAT DB/WB : 55/54.5 (F)																						

AIR DEVICE SCHEDULE													
MARK	SELECTION REFERENCE IS TITUS MODEL (U.N.O.)	SUPPLY	RETURN	EXHAUST	MODULE SIZE (IN.)	THROW FT @ 100 FPM	CFM RANGE	INLET SIZE (IN)	O.B.D. REQ'D. (Y/N)	P.D. (" WG)	MAX N.C.	MATERIAL	NOTES
A	50F		X	X	12"X12"	-	10-500	10"X10"	REFER TO DRAWINGS	-	30	ALUMINUM	2,3,4
NOTES: 1. P.D. (" WG) IS AT MAX CFM. 2. FURNISH AND INSTALL AIR DEVICE WITH LAY-IN BORDER FRAME FOR LAY IN CEILINGS OR SURFACE MOUNTING FRAME FOR MOUNTING IN GYP. BOARD CEILING, WALL OR ON DUCT. REFER TO ARCHITECTURAL FOR FINAL FINISH. 3. PROVIDE WITH ADJUSTABLE VOLUME DAMPER AS SHOWN ON PLANS. 4. FURNISH CABLE OPERATED VOLUME DAMPER FOR NON ACCESSIBLE GYP. BOARD CEILING OR WALL INSTALLATIONS. VOLUME DAMPERS SHALL BE ADJUSTABLE													

EXHAUST FAN SCHEDULE												
MARK	LOCATION	TYPE	MANUFACTURER AND MODEL	CFM	S.P. (" WG)	RPM	HP	V/PH	MAX SONES	DRIVE	WEIGHT LBS	NOTES
EF-1	MENS & WOMEN'S RESTROOMS	INLINE	COOK / 80SQN-B	560	0.50	1926	0.25	115/1	9.8	BELT	35	1,2,3,4,5
NOTES: 1. PROVIDE WITH BAROMETRIC BACKDRAFT DAMPER. 2. PROVIDE WITH PRE-WIRED DISCONNECT. 3. PROVIDE EXHAUST FANS WITH EC MOTOR AND MOTOR MOUNTED SPEED CONTROLLER. 4. EXTERNAL STATIC DOES NOT INCLUDE PRESSURE DROP DUE TO BACKDRAFT DAMPER. 5. PROVIDE WITH MANUFACTURER 12"X12"" ROOF EXHAUST HOOD.												

ROOF TOP UNIT SCHEDULE				
MARK		RTU-1	RTU-2	RTU-3
DESCRIPTION		SINGLE ZONE CV	SINGLE ZONE CV	SINGLE ZONE CV
TOTAL AIR (CFM)		1000	1000	1000
OUTSIDE AIR (CFM)		200	200	200
APPROX. EXTERNAL S.P. (" WG)		0.50	0.50	0.50
AMBIENT TEMP. (°F)		105	105	105
AREA SERVED		RTU-1 LEASE SPACE	RTU-2 LEASE SPACE	RTU-3 LEASE SPACE
COOLING	TYPE	DX	DX	DX
	AIR TO COIL (CFM)	1000	1000	1000
	MAX FACE VEL. (FPM)	500	500	500
	ENT. AIR (DB / WB) °F	78.8 / 63.7	78.8 / 63.7	78.8 / 63.7
	LVG. AIR (DB / WB) °F	53.5 / 52.1	53.5 / 52.1	53.5 / 52.1
	TOTAL OUTPUT (MIN. MBH)	37.3	37.3	37.3
	SENSIBLE OUTPUT (MIN. MBH)	33.3	33.3	33.3
	LATENT OUTPUT (MIN. MBH)	4.0	4.0	4.0
HEATING	COILTYPE	ELEC. HEAT	ELEC. HEAT	ELEC. HEAT
	CFM	1000	1000	1000
	LVG. AIR (DB) °F	95.0	95.0	95.0
	OUTPUT (MIN. KW)	15.0	15.0	15.0
ELECTRICAL	UNIT MCA / MOCP	83 / 90	83 / 90	83 / 90
	V / PH / HZ	240/1/60	240/1/60	240/1/60
	FAN MOTOR (MIN. BHP)	0.5	0.5	0.5
EFFICIENCY - SEER		14	14	14
MANUFACTURER		LENNOX	LENNOX	LENNOX
MODEL		KCB036S4D	KCB036S4D	KCB036S4D
WEIGHT (LBS)		759	759	759
1. EXTERNAL STATIC PRESSURE INCLUDES SYSTEM LOSSES, EXCLUDING ITEMS IN AHU ITSELF (COILS, CASING, DAMPERS, CLEAN FILTERS, ETC.) 2. PROVIDE 2-POSITION HOT GAS RE-HEAT FOR HUMIDITY CONTROL. 3. PROVIDE SINGLE POINT OF POWER CONNECTION FOR ALL ROOF TOP UNITS. 4. PROVIDE UNIT WITH 14 INCH HIGH ROOF CURB. 5. PROVIDE UNITS W/ HAIL GUARD. 6. PROVIDE UNIT WITH 2 INCH MERV 4 FILTERS. 7. PROVIDE UNIT WITH 7-DAY PROGRAMMABLE THERMOSTAT. 8. PROVIDE UNIT WITH INSULATED PLENUM SIMILAR TO RUSKIN MODEL 01-510-22 AND CONCENTRIC DIFFUSER SIMILAR TO RUSKIN MODEL 01-530-18.				



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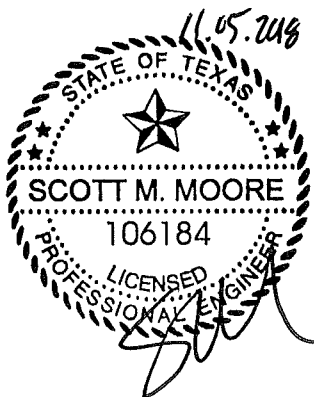


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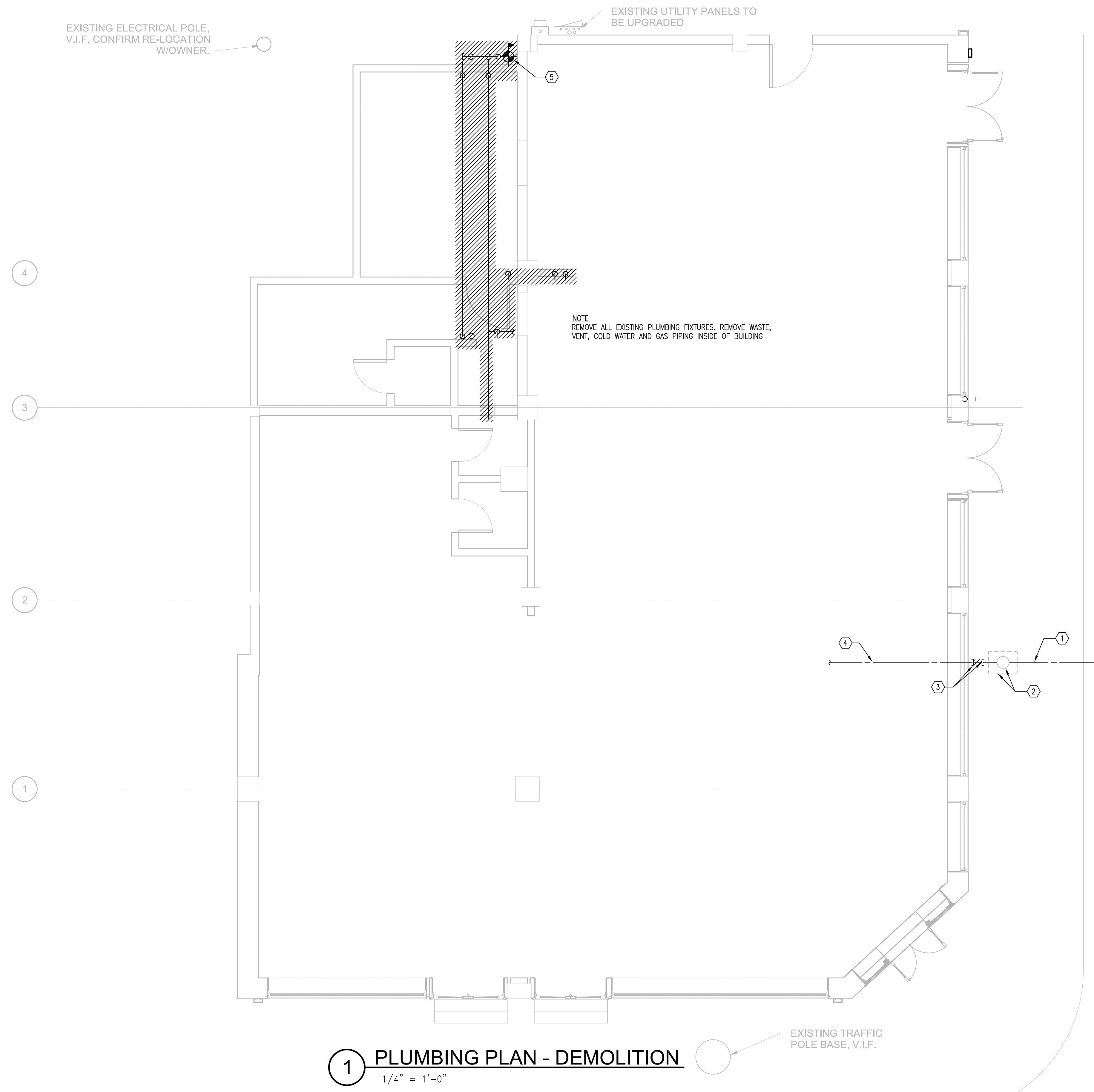
MECHANICAL
SCHEDULES



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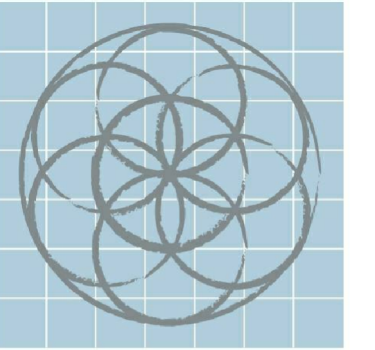


PLUMBING DEMOLITION NOTES

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THIS DRAWING IS FOR GENERAL GUIDANCE ONLY. SOME ITEMS SHOWN MAY ALREADY BE REMOVED. SOME MATERIALS AND EQUIPMENT NOT SHOWN MAY BE WITHIN THE SCOPE OF WORK TO BE REMOVED. SOME ITEMS TO BE REMOVED MAY BE IDENTIFIED WITH LABELS OR KEYED NOTES. ITEMS THAT ARE NOT IDENTIFIED WITH LABELS OR KEYED NOTES MAY ALSO BE WITHIN THE SCOPE OF WORK TO BE REMOVED.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, PRIOR TO STARTING DEMOLITION.
3. REMOVE ALL ITEMS THAT ARE SHOWN AS HATCHED. PLUMBING PIPES, VALVES, AND ASSOCIATED ACCESSORIES SHALL BE REMOVED BACK TO MAIN PIPE AND CAPPED WITHIN THE SCOPE OF WORK.
4. MATERIALS AND EQUIPMENT REMOVED AND/OR DEMOLISHED SHALL BE REMOVED BY THE CONTRACTOR FROM THE BUILDING AND REMOVED FROM OWNER'S PROPERTY. DEMOLISHED MATERIALS AND EQUIPMENT BECOME PROPERTY OF THE CONTRACTOR UPON LEAVING OWNER'S PROPERTY. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT IN FULL COMPLIANCE WITH ALL LAWS AND REGULATIONS.
5. REMOVE AND GIVE TO OWNER, AT A LOCATION ON OWNER'S JOB SITE, ANY MATERIALS OR EQUIPMENT SPECIFICALLY REQUESTED BY OWNER FOR SALVAGE AND POSSIBLE RE-USE. HOLES, OPENINGS, AND DAMAGE CREATED OR REMAINING DUE TO DEMOLITION WORK MAY OR MAY NOT REQUIRE REPAIR DEPENDING ON NEW WORK AT THE LOCATION. COORDINATE WITH NEW WORK.
6. HOLES, OPENINGS, AND DAMAGE NOT REPAIRED WITHIN SCOPE OF NEW WORK SHALL BE REPAIRED TO HAVE STRUCTURAL STRENGTH APPROPRIATE TO ITS FUNCTION; BE INSULATED, WEATHERTIGHT AND/OR FLASHED IF PART OF BUILDING ENVELOPE, AND BE FINISHED TO MATCH ADJACENT MATERIALS IF EXPOSED TO VIEW.
7. EXISTING PLUMBING PIPING, FIXTURES, AND EQUIPMENT SHOWN IS BASED ON AS-BUILT DRAWINGS AND FIELD OBSERVATION. DURING DEMOLITION, ANY CLARIFICATION REQUIRED TO DETERMINE SCOPE OF WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

PLUMBING KEYED NOTES

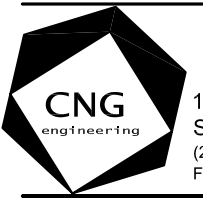
1. EXISTING COLD WATER SERVICE.
2. EXISTING COLD WATER PIPING AND METER IN VALVE BOX. CONTRACTOR SHALL FIELD VERIFY FOR EXACT SIZE AND LOCATION PRIOR TO START OF CONSTRUCTION.
3. CUT AND REMOVE PORTION OF EXISTING COLD WATER PIPE BELOW FLOOR AS SHOWN. CAP ABANDON END OF PIPE BELOW FLOOR.
4. ABANDON COLD WATER PIPE BELOW FLOOR.
5. REMOVE ALL EXISTING GAS PIPING AND REGULATOR INSIDE OF BUILDING AND OUTSIDE FOOTPRINT OF NEW BUILDING EXTENSION. REFER TO CIVIL DRAWINGS FOR NEW CAPPED GAS PIPE LOCATION FOR FUTURE TENNANT USE.



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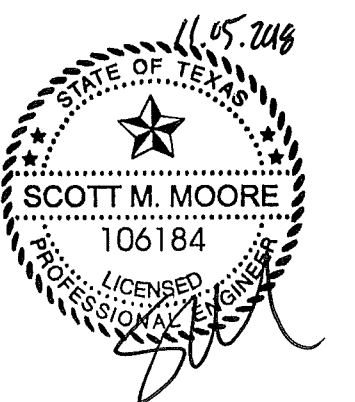


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**PLUMBING
DEMOLITION
PLAN**

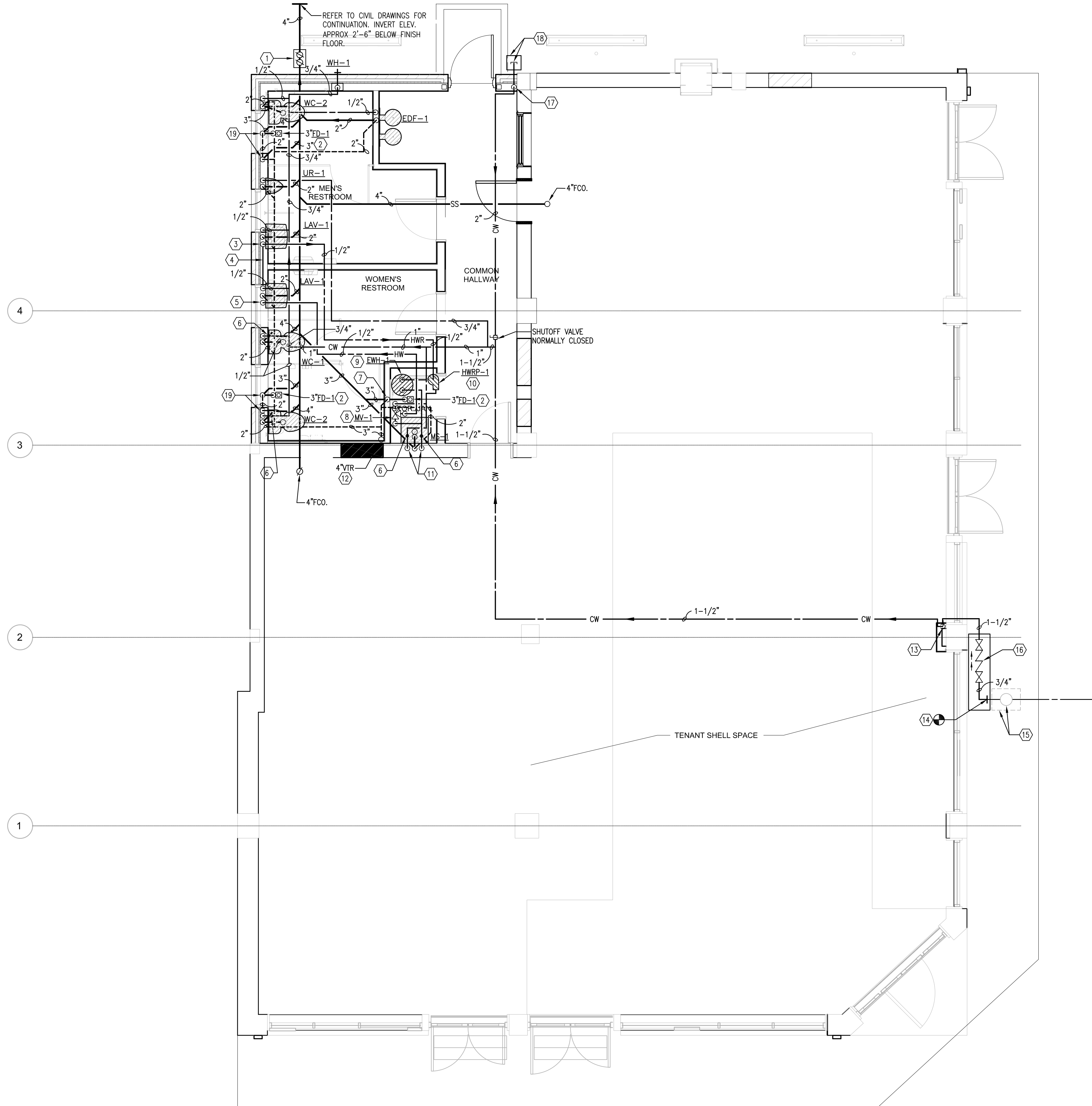


Project number	1622
Date	11/05/2018
Drawn by	
Checked by	

PD1.01

Scale	1/4" = 1'-0"
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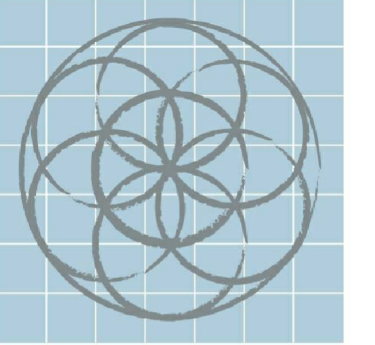
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1 ENLARGED PLUMBING PLAN - NEW WORK
1/4" = 1'-0"

PLUMBING KEYED NOTES:

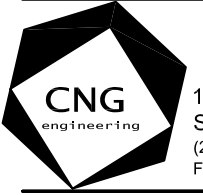
- 2-WAY CLEANOUTS IN CONCRETE PAD. CLEANOUTS AND COVER TO BE FLUSH WITH FINISH GRADE. REFER TO DWG. 5/P3.01
- FURNISH AND INSTALL FLOOR DRAIN WITH DEEP SEAL TRAP GUARD.
- 1/2"HWR PIPE RISE TO ABOVE CEILING.
- RUN 1/2"HWR PIPE HORIZONTAL IN WALL TO LAVATORY MAXIMUM 18" AWAY FROM FAUCET.
- 1/2"HWR DROP IN WALL AND OFFSET TO LAVATORY FAUCET.
- SHOCK ARRESTOR. REFER TO SCHEDULE ON DWG. P4.01
- 2" VENT PIPE RISE TO ABOVE CEILING.
- MIXING VALVE. REFER TO SCHEDULE ON DWG. P4.01
- ELECTRIC WATER HEATER. REFER TO DWG. 6/P3.01
- HOT WATER RETURN PUMP. REFER TO DWG. 6/P3.01
- 3/4"CW AND 3/4"HWR DROP IN WALL AND OFFSET TO MOP SINK FAUCET
- 3" VENT PIPE RISE UP TO 4"VTR.
- 1-1/2"CW RISE TO ABOVE CEILING AS HIGH AS POSSIBLE AND ROUTE TO NEW FIXTURES.
- CONNECT NEW 3/4"CW TO EXISTING COLD WATER PIPE BELOW SIDEWALK. CONTRACTOR SHALL FIELD VERIFY FOR EXISTING SIZE AND LOCATION.
- EXISTING COLD WATER PIPING AND METER IN VALVE BOX. CONTRACTOR SHALL FIELD VERIFY FOR EXACT SIZE AND LOCATION PRIOR TO START OF CONSTRUCTION.
- NEW BACKFLOW PREVENTER IN NEW PIT. REFER TO CIVIL DRAWINGS FOR DETAIL.
- 2"CW RISE IN WALL TO ABOVE CEILING.
- 2"CW CAP IN FLUSH ACCESS BOX FOR FUTURE CONNECTION.
- 2" VENT PIPE OFFSET BELOW WINDOW SILL AND RISE UP IN WALL TO ABOVE CEILING AS SHOWN.



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

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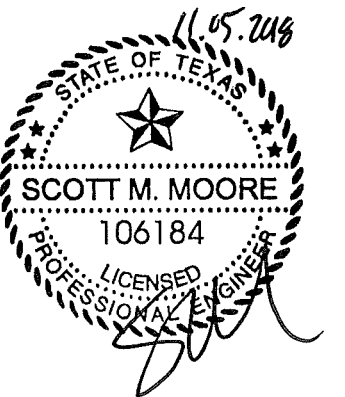


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Firm #: F-7964

EMIL WEILBACHER
BUILDING
1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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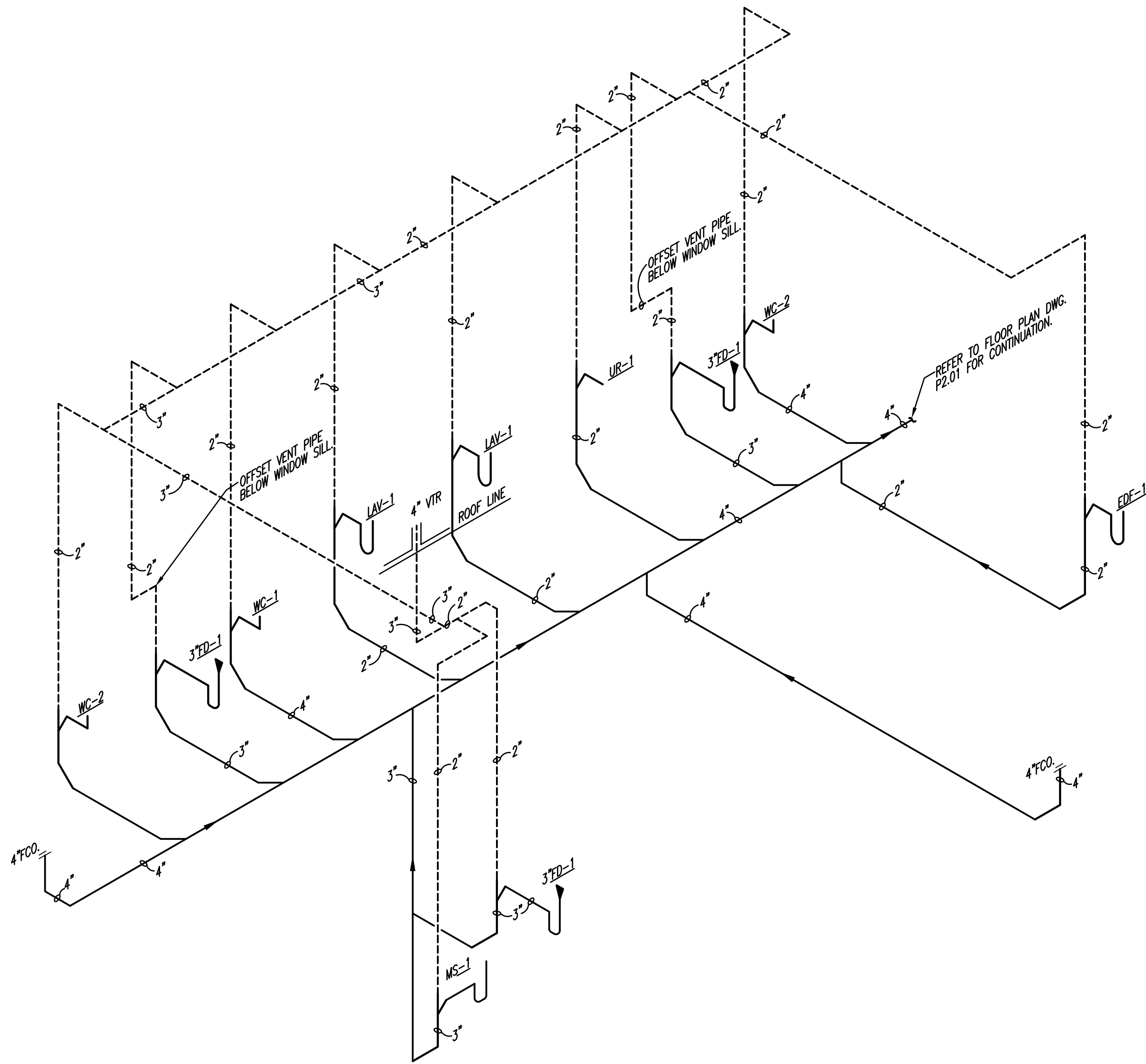
PLUMBING FLOOR
PLAN



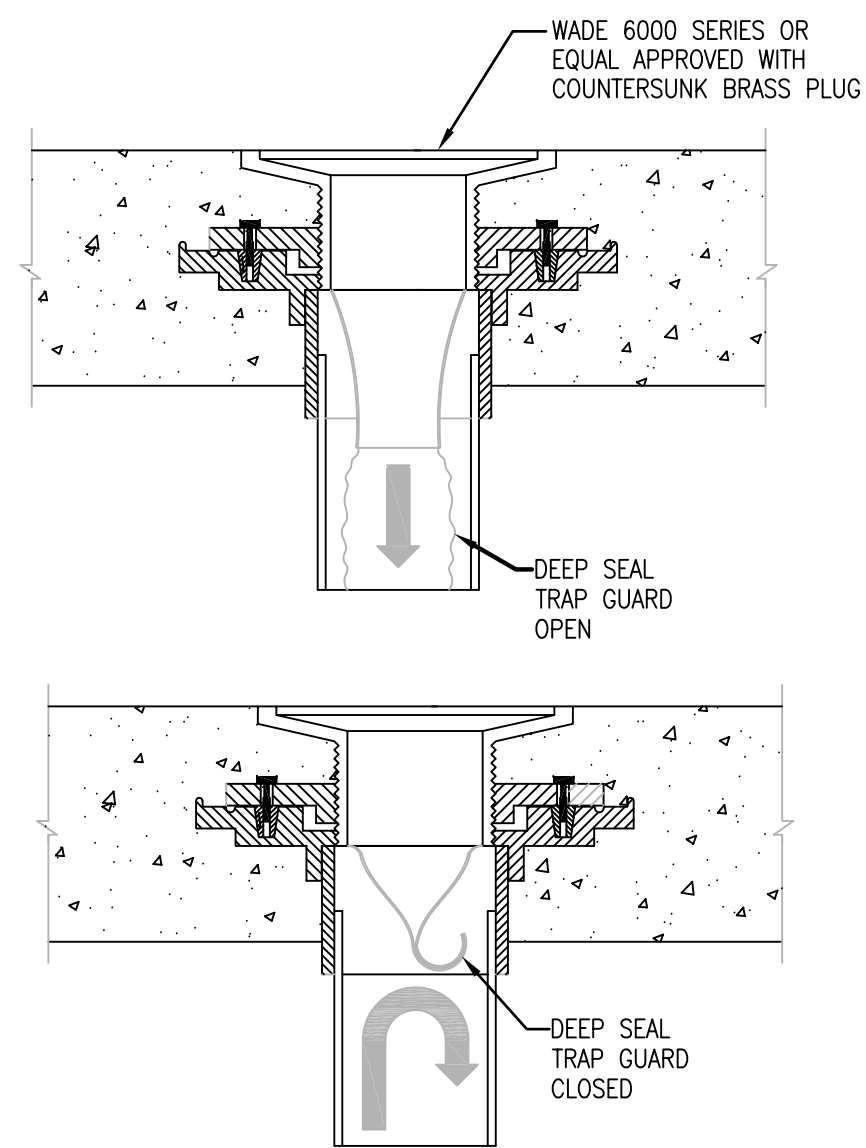
Project number	1622
Date	11/05/2018
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Checked by	

P1.01

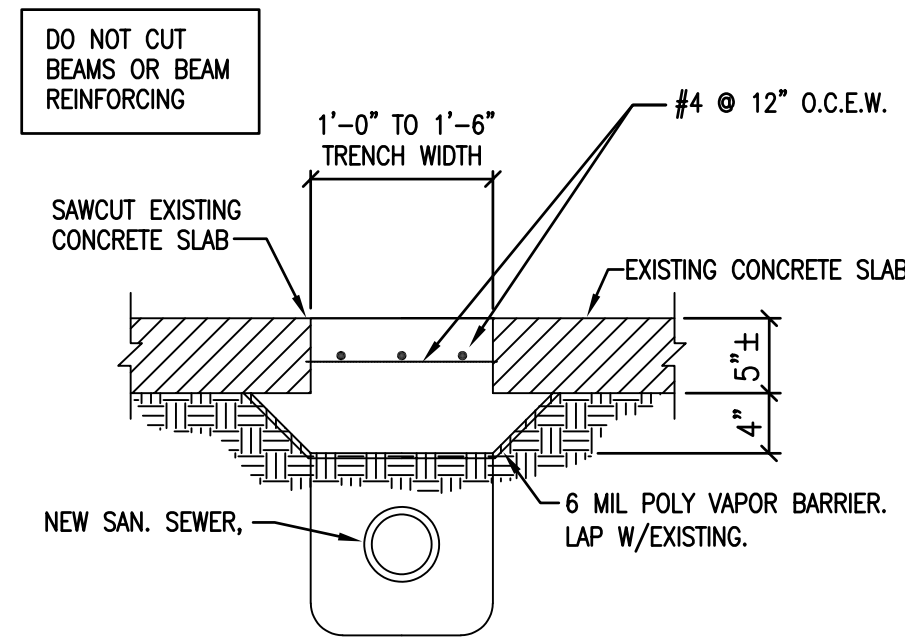
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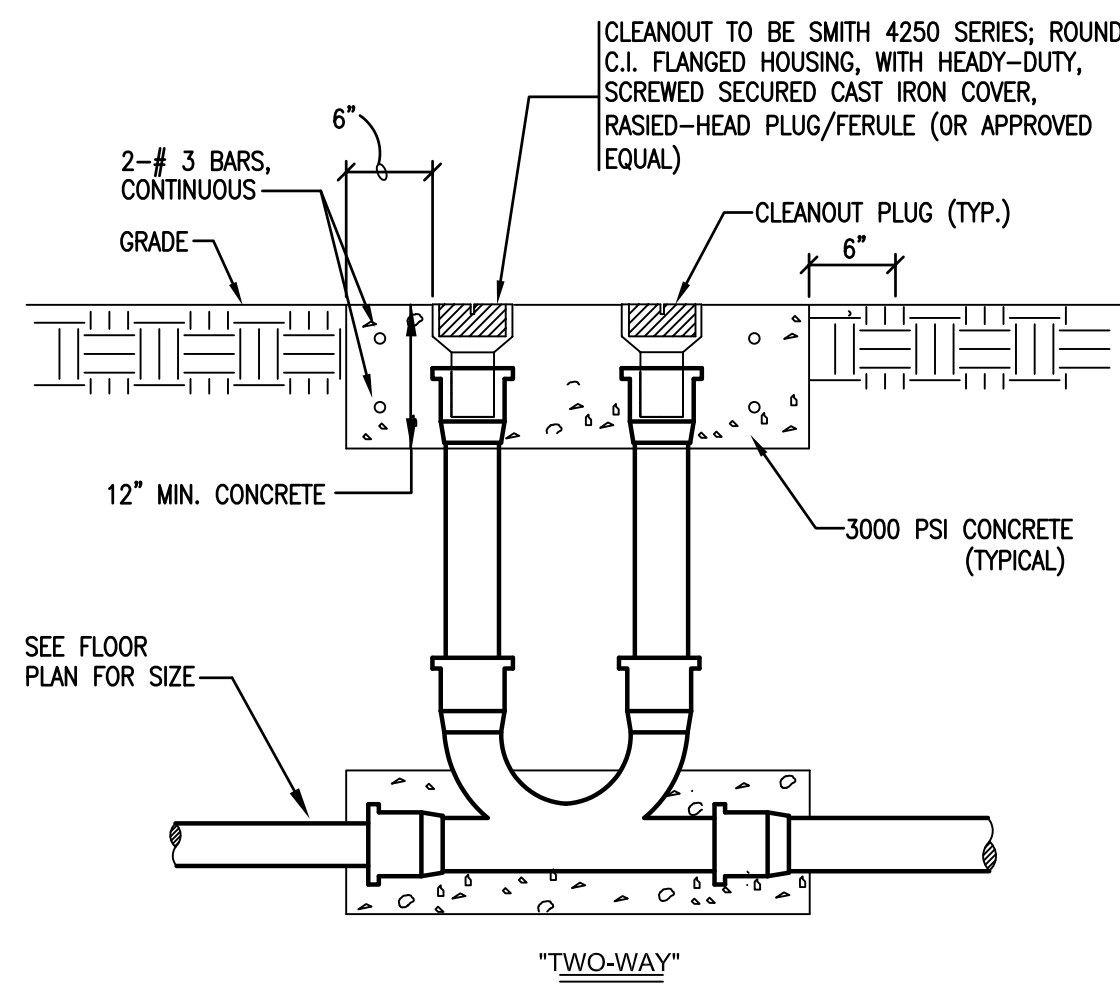
1 SANITARY RISER DIAGRAM
NOT TO SCALE



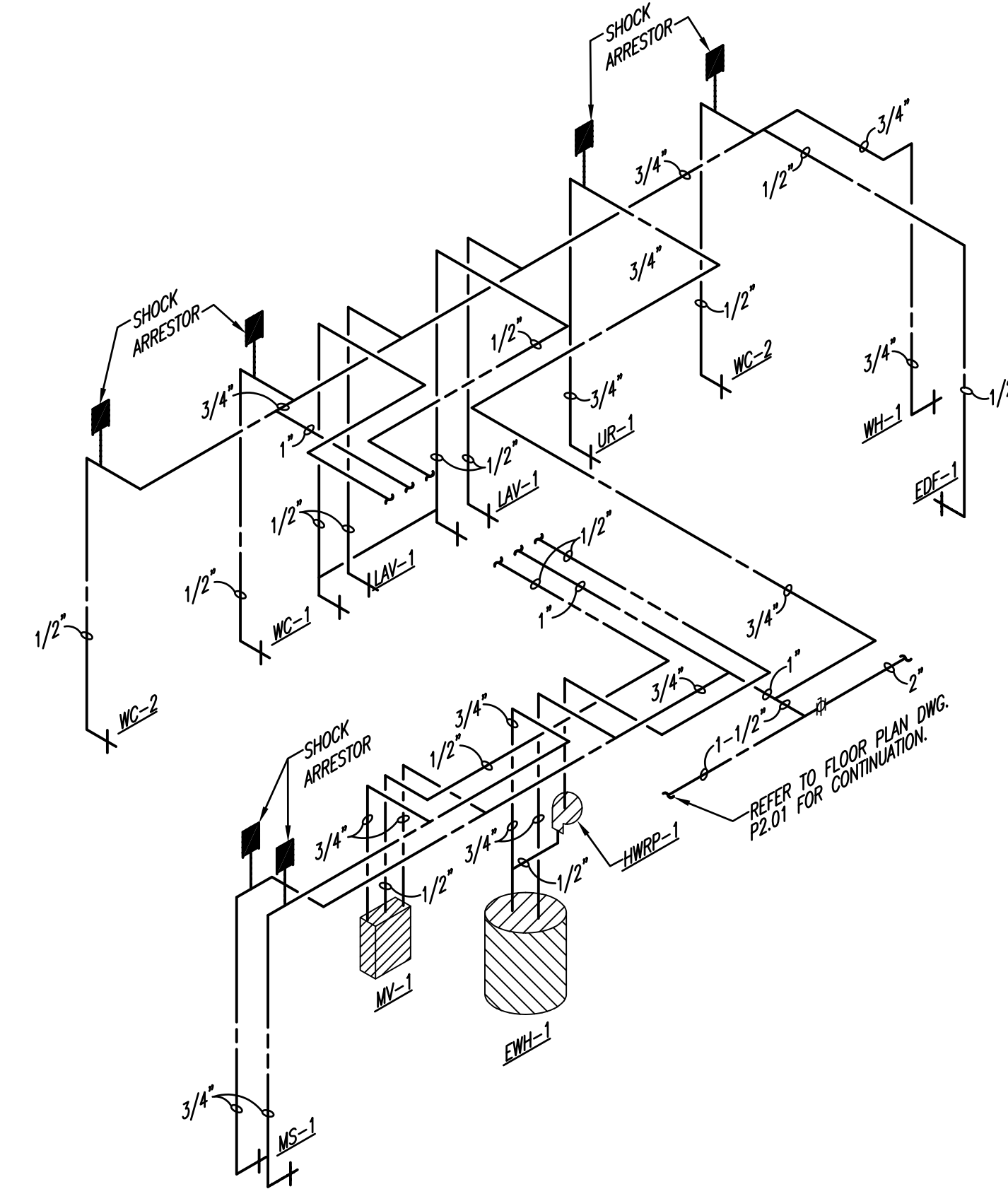
4 TRAP GUARD DETAIL
NOT TO SCALE



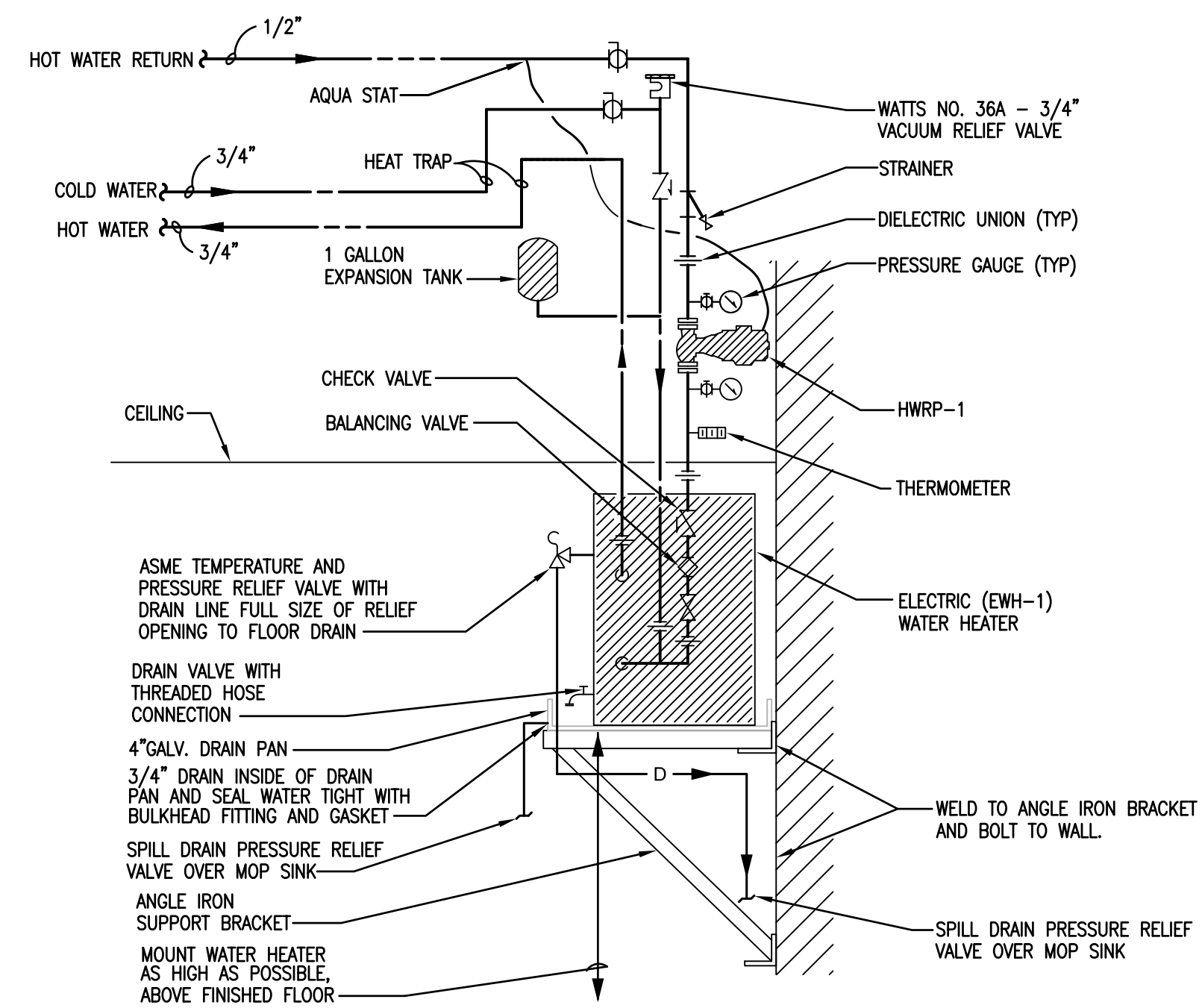
3 SAWCUTTING DETAIL
NOT TO SCALE



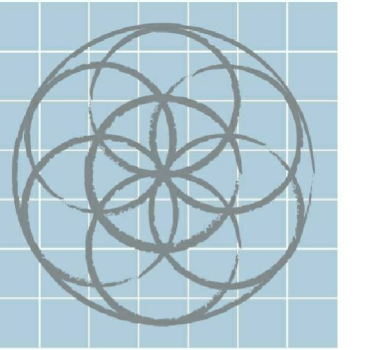
5 YARD CLEANOUT DETAIL
NOT TO SCALE



2 DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



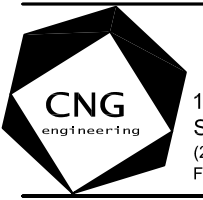
6 DOMESTIC WATER HEATER DETAIL (ELECTRIC)
NOT TO SCALE



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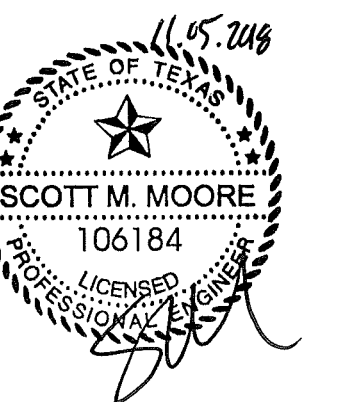


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EMIL WEILBACHER
BUILDING
1829 N. NEW BRAUNFELS ST.

No.	Date	Description

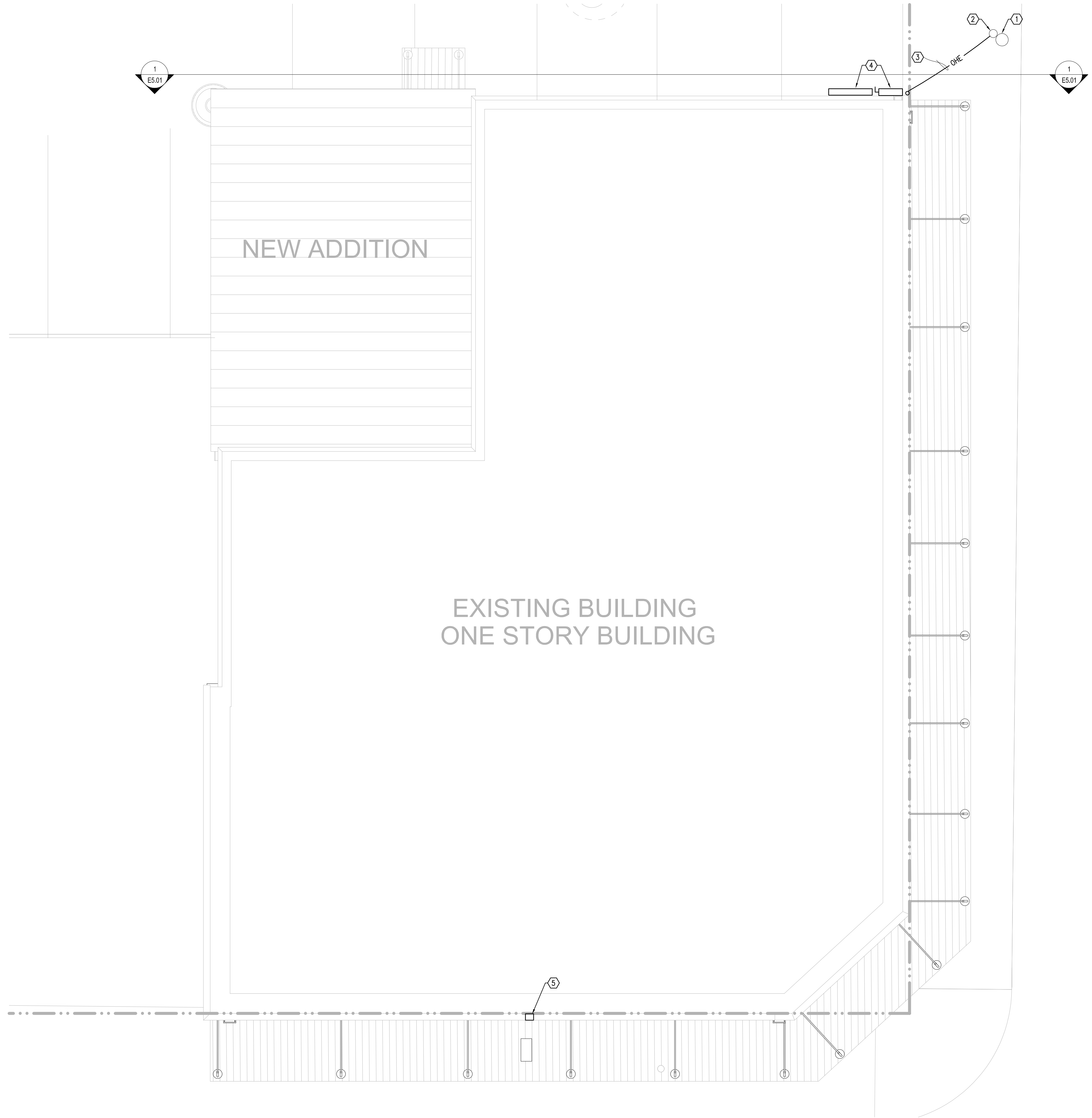
PLUMBING
RISER DIAGRAMS
AND DETAILS



Project number 1622
Date 11/05/2018
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Checked by

P3.01

Scale 1/8" = 1'-0"

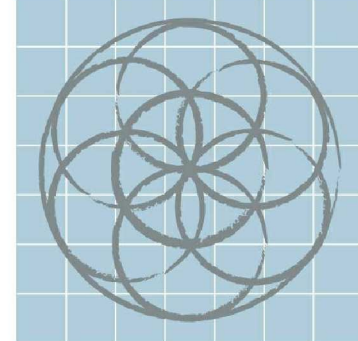


GENERAL NOTES: (THIS SHEET ONLY)

A. REFER TO SHEET E0.00 FOR GENERAL NOTES.

KEYED NOTES: (THIS SHEET ONLY)

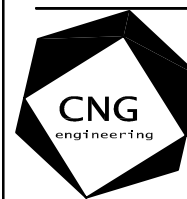
- 1 EXISTING CPSE UTILITY POLE.
- 2 EXISTING CPSE OVERHEAD TRANSFORMER.
- 3 NEW OVERHEAD SECONDARY ELECTRIC LINE.
- 4 ELECTRICAL SERVICE ENTRANCE EQUIPMENT. REFERENCE BUILDING SERVICE ENTRANCE DIAGRAM, SHEET E501, FOR ADDITIONAL INFORMATION AND EQUIPMENT SIZES.
- 5 DISCONNECT POWER CONNECTION TO EXISTING BUILDING SIGN.



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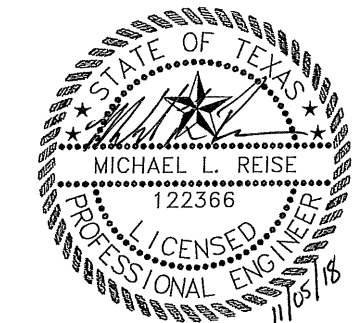


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EMIL WEILBACHER
BUILDING
1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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ELECTRICAL
SITE PLAN

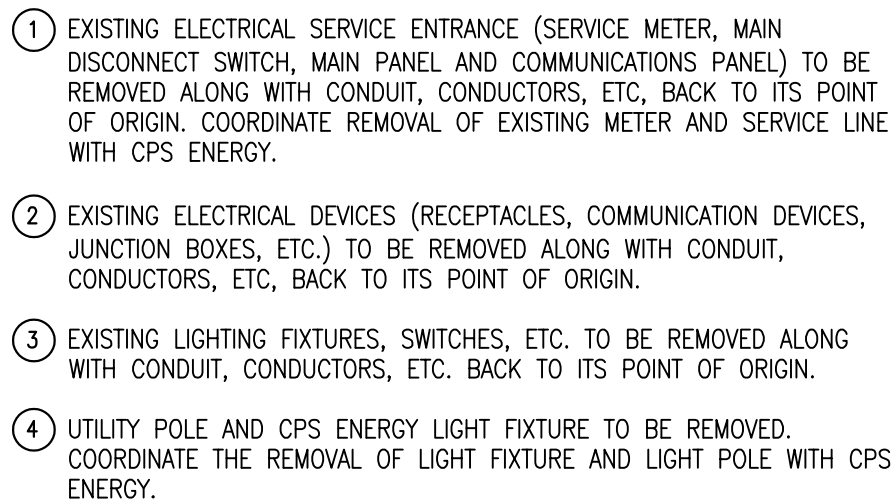


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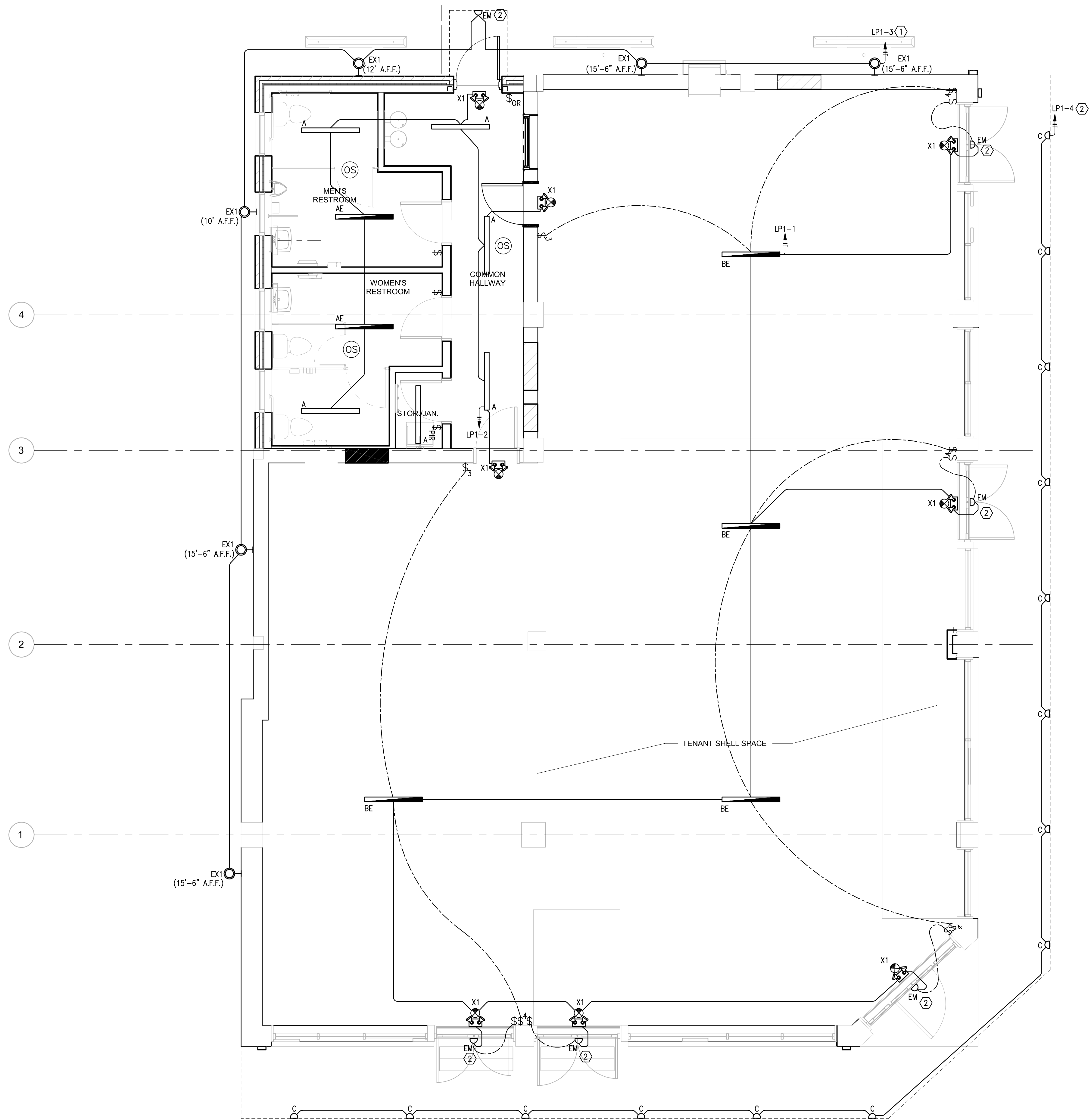
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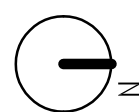


Scale $1/4" = 1'-0"$

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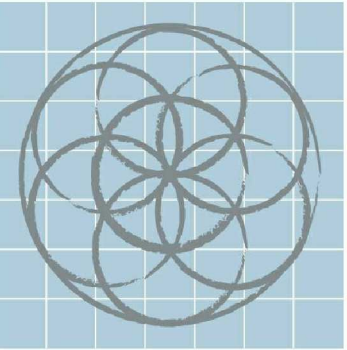
1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"



GENERAL NOTES:
1. REFER TO SHEET E0.00 FOR GENERAL NOTES.

KEYED NOTES:

- ① IN ACCORDANCE WITH 2015 IECC C405.2.5, THE EXTERIOR LIGHTING SHALL HAVE PHOTOCELL OFF FUNCTIONALITY, AND DIMMING BY 50-PERCENT VIA TIMECLOCK BETWEEN MIDNIGHT AND 6:00AM AND VIA OCCUPANCY SENSOR WHEN ACTIVITY HAS NOT BEEN DETECTED FOR MORE THAN 15 MINUTES.
- ② PROVIDE EXTERIOR LIGHTING FIXTURES TYPE 'C' AND TYPE 'EM' WITH PHOTOCELL OFF AND TIME CLOCK CONTROL FUNCTIONALITY.



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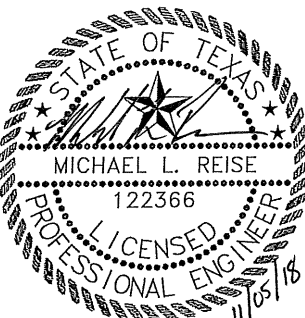


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**EMIL WEILBACHER
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1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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**ELECTRICAL
LIGHTING
PLAN**



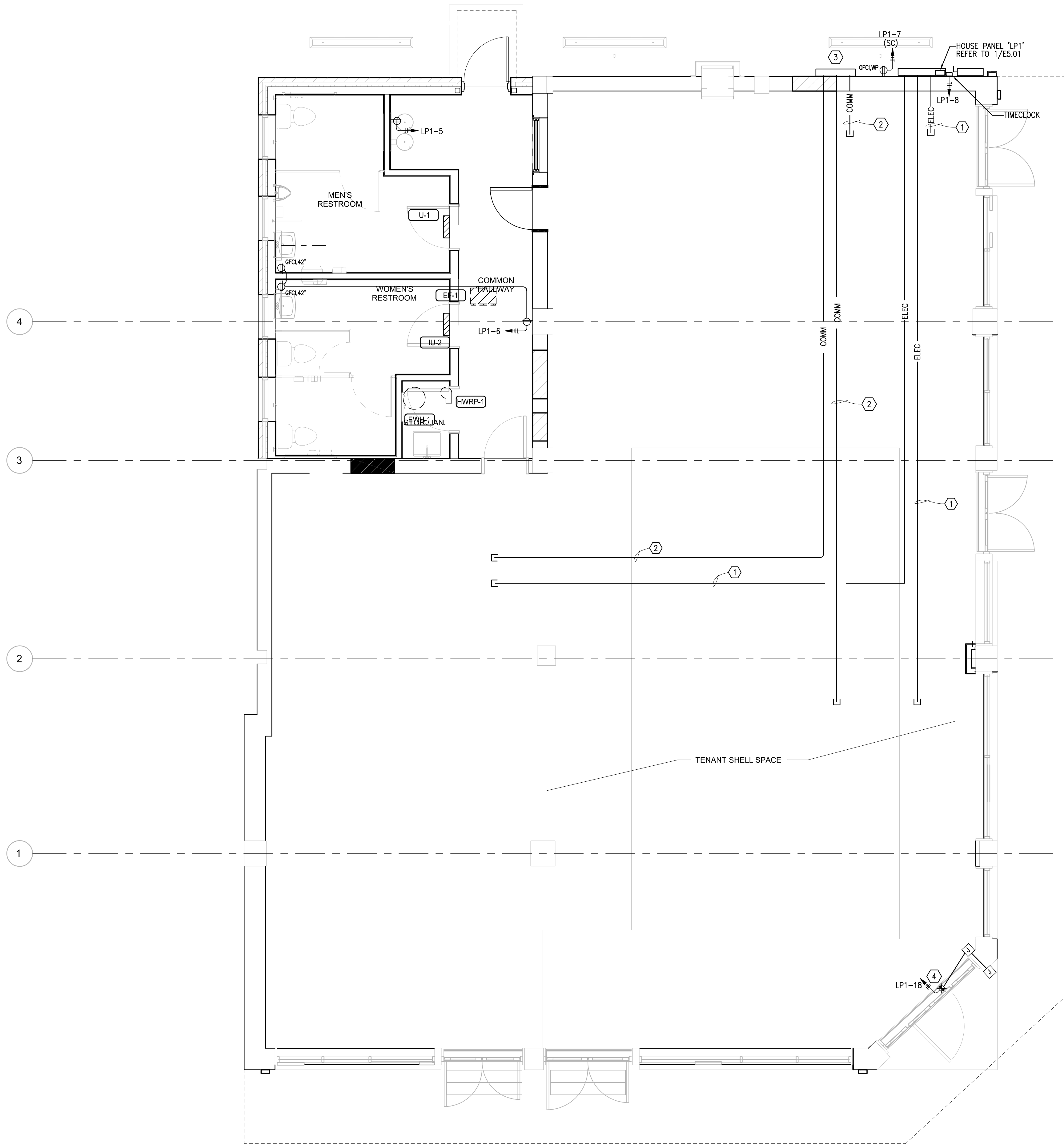
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REG. NO. F-7964

Project number	1622
Date	11/05/2018
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Checked by	MLR

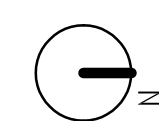
E2.01

Scale	1/4" = 1'-0"
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1 ELECTRICAL POWER PLAN
1/4" = 1'-0"

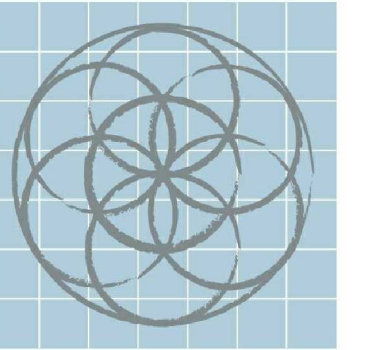


GENERAL NOTES:

1, REFER TO SHEET E0.00 FOR GENERAL NOTES.

KEYED NOTES:

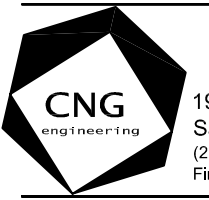
- 1 PROVIDE A 2" EMPTY CONDUIT OVERHEAD ABOVE CEILING, THROUGH STRUCTURE, AS CLOSE AS POSSIBLE TO TOP OF ROOF TRUSSES WITH PULL CORD AND CAP AT END FOR FUTURE TENANT SPACE POWER.
- 2 PROVIDE A 2" EMPTY CONDUIT OVERHEAD ABOVE CEILING, THROUGH STRUCTURE, AS CLOSE AS POSSIBLE TO TOP OF ROOF TRUSSES WITH PULL CORD AND CAP AT END FOR FUTURE TENANT SPACE COMMUNICATIONS.
- 3 EXTEND COMMUNICATION EMPTY CONDUIT TO J-BOX AND VERIFY TV AND PHONE DEMARCATION ON JOB SITE.
- 4 PROVIDE POWER CONNECTION TO AUTOMATIC DOOR POWER ACTUATOR. COORDINATE POWER AND CONTROL REQUIREMENTS WITH EQUIPMENT MANUFACTURER. PROVIDE DOOR CONTROL RACEWAYS WIRING AND DEVICES AS REQUIRED FOR A COMPLETE INSTALLATION.



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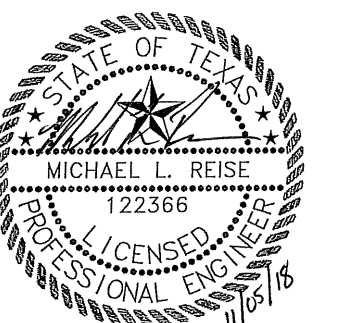


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1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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**ELECTRICAL
POWER
PLAN**



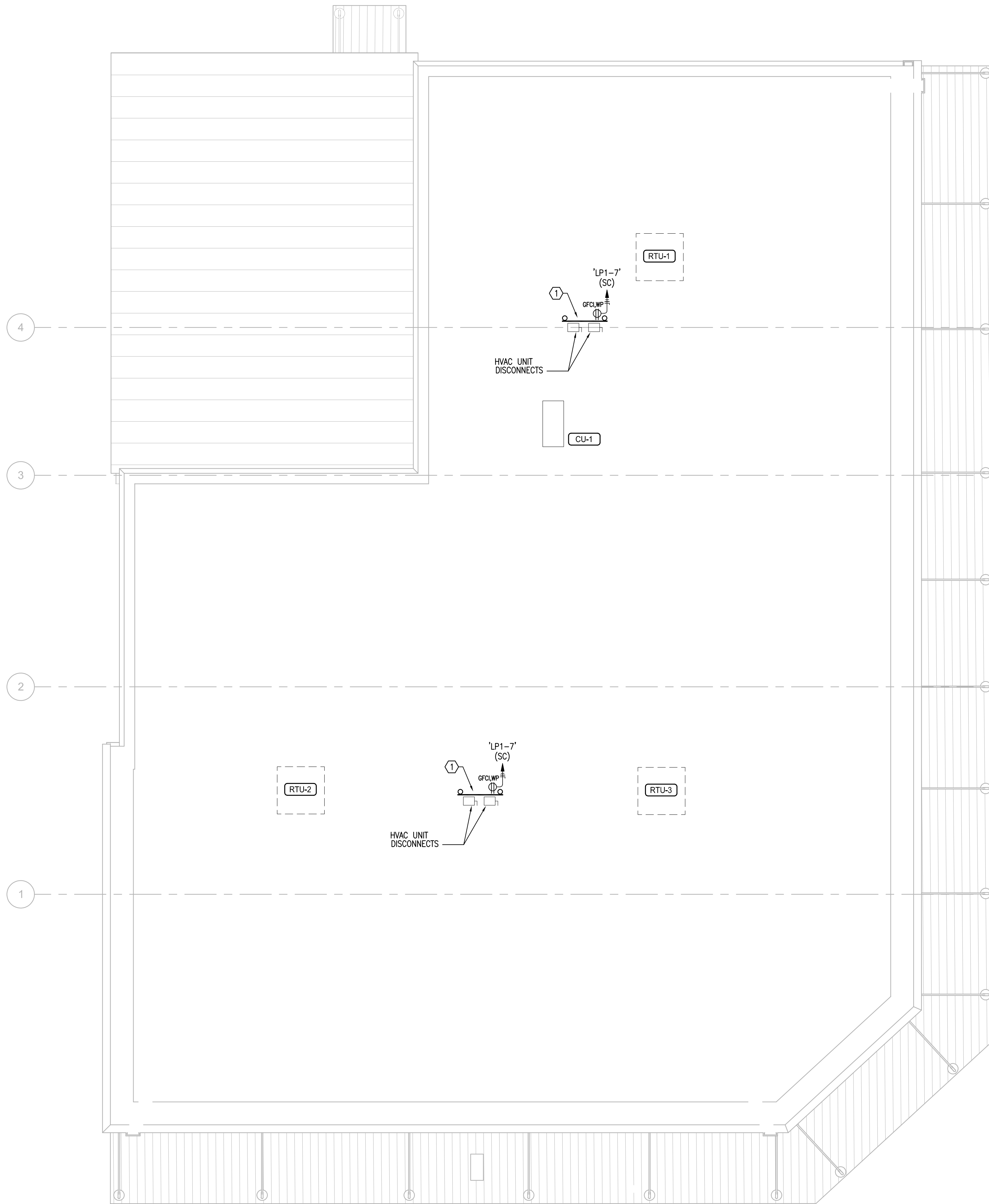
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REG. NO. F-7964

Project number	1622
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Checked by	MLR

E3.01

Scale	1/4" = 1'-0"
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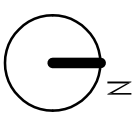
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1

ELECTRICAL POWER PLAN

1/4" = 1'-0"

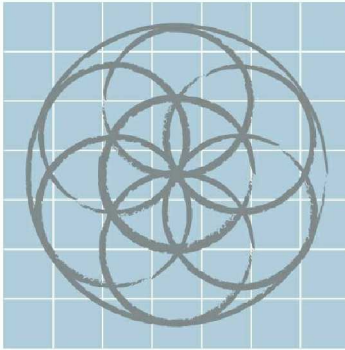


GENERAL NOTES:

REFER TO SHEET E0.00 FOR GENERAL NOTES.

KEYED NOTES: (THIS SHEET ONLY)

- ① PROVIDE GALVANIZED UNISTRUT SUPPORTS AT ROOF NEAR LOCATION OF FUTURE HVAC UNITS FOR SAFETY SWITCHES AND CONVENIENCE RECEPTACLE, CONFIRM LOCATION WITH ARCHITECT.



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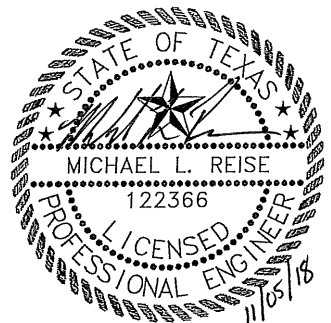


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BUILDING
1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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ELECTRICAL ROOF PLAN



CNG ENGINEERING, PLLC.
REG. NO. F-7964

Project number	1622
Date	11/05/2018
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Checked by	MLR

E3.02

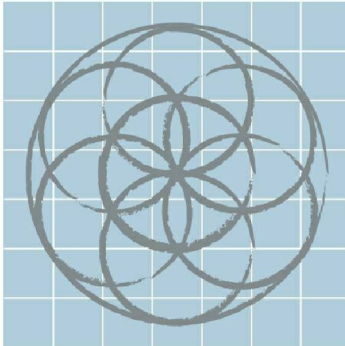
Scale	1/4" = 1'-0"
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NEW PANELBOARD 'LP1'																			
PROJECT :		Emil Weilbacher Bldg.			MAIN CIRCUIT BREAKER : -			ENCLOSURE : NEMA 3R			0	RCPT	5	HEAT					
PROJECT # :		0014-17			MAIN LUGS ONLY : 400A			MOUNTING : SURFACE			1	INT LTG	6	AC					
LOCATION :		Exterior Wall			BUSSING : 400A			OCP TYPES : BOLT-ON			2	EXT LTG	7	KITCH					
NOTES :					VOLTAGE : 120/240V, 1-PH, 3-W			PROVIDE : NEUTRAL BUS			3	EQPT	8	ELEV					
					INTERRUPTING : 10 kAIC RMS SYM			GROUND BUS			4	FANS	9	EWH					
CKT	AMPS	POLE	CIRCUIT DESCRIPTION			LOAD	TYPE	PH	TYPE	LOAD	CIRCUIT DESCRIPTION			AMPS	POLE	CKT			
1	20	1	SHELL SPACE LIGHTING			475	1	A	1	476	TOILET ROOM/CORRIDOR LIGHTING			20	1	2			
3	20	1	EXTERIOR WALL PACKS			477	1	B	1	210	CANOPY LIGHTING			20	1	4			
5	20	1	[1]ELECTRIC DRINKING FOUNTAIN			600	0	A	0	540	TOILET ROOM RECEPTACLES			20	1	6			
7	20	1	EXTERIOR RECEPTACLES			360	0	B	1	308	RISER ROOM - LTG & RCPT			20	1	8			
9	15	1	EF-1			660	3	A	0	500	TIME CLOCK - COIL CIRCUIT			20	1	10			
11	30	1	EWH-1			3,000	3	B	3	660	HWRP-1			15	1	12			
13	90	2	RTU-1			9,960	6	A	6	1,456	CU-1			20	2	14			
15						9,960	6	B	6	1,456				16					
17	90	2	RTU-2			9,960	6	A	3	1,000	AUTOMATIC DOOR OPERATOR			20	1	18			
19						9,960	6	B			SPARE CIRCUIT BREAKER			20	1	20			
21	90	2	RTU-3			9,960	6	A			SPARE CIRCUIT BREAKER			-	-	22			
23						9,960	6	B			BUSSED SPACE			-	-	24			
25	-	-	BUSSED SPACE					A			BUSSED SPACE			-	-	26			
27	-	-	BUSSED SPACE					B			BUSSED SPACE			-	-	28			
29	-	-	BUSSED SPACE					A			BUSSED SPACE			-	-	30			
		PANEL VA		SUB FEED	FEED THRU	TOTAL CONN	TOTAL DEMAND VA		AMPS		NOTES :								
PHASE A		35,587		0	0	35,587	35,828		299		1. PROVIDE GFCI CIRCUIT BREAKER.								
PHASE B		36,351		0	0	36,351	36,597		305		2. PROVIDE PANEL WITH SURGE PROTECTION DEVICE								
TOTAL		71,938		0	0	71,938	72,425		302		REVISIONS:								
															CNG ENGINEERING, PLLC. R3.1 - Nov. 4				

EMIL WEILBACHER BUILDING						
ESTIMATED ELECTRICAL LOAD ANALYSIS						
Proposed Tenant	Square Feet	Nominal Watts Per Square Foot	KVA	AMPS (120/240V)	Disconnect Switch	Service Size
Lease Space	740	25.0	18.50	77.08	100A	100A, 120/240V, 1P, 4W
Lease Space	1140	25.0	28.50	118.75	200A	200A, 120/240V, 1P, 4W
Lease Space	730	25.0	18.25	76.04	100A	100A, 120/240V, 1P, 4W
House Panel Loads (LP1)			72.43	*	301.77	400A, 400A, 120/240V, 1P, 4W
* Number includes house panel lighting.						
Total =	2,610.00	25.00	137.68	573.65	600A	600A, 120/240V, 1P, 4W

LIGHTING FIXTURE SCHEDULE										
TYPE	MANUF.	CATALOG No.	MOUNTING	LAMPS			VOLTAGE	INPUT W	REMARKS	NOTES
				#	TYPE	COLOR				
A	LITHONIA	CLX L48 8000LM SEF FDL MVOLT GZ10 40K 80CRI WH	SURFACE	1	LED	4000K	120V	68.2W	48" LINEAR, SINGLE ROW, NARROW CHANNEL LED STRIP FIXTURE, SURFACE MOUNTED	
AE	LITHONIA	CLX L48 8000LM SEF FDL MVOLT GZ10 40K 80CRI E7W WH	SURFACE	1	LED	4000k	120V	68.2W	48" LINEAR, SINGLE ROW, NARROW CHANNEL LED STRIP FIXTURE, SURFACE MOUNTED AND WITH EMERGENCY BATTERY PACK	
BE	LITHONIA	CLX L48 4000LM SEF FDL MVOLT GZ10 40K 80CRI E7W WH ZACVH	SUSPENDED	1	LED	4000K	120V	68.2W	48" LINEAR, SINGLE ROW, NARROW CHANNEL LED STRIP FIXTURE WITH 42"CHAINS/VHOOK FOR INSTALLATION	
C	LITHONIA	OLVTWM	SURFACE	1	LED	4000K	120V	15	CAST ALUMINUM WALL MOUNTED FIXTURE. PROVIDE A SHIELD WITH GREY.	
X1	COOPER	LPX7DH	SURFACE	2	LED	-	120V	7.9W	SINGLE FACE ONLY EMERGENCY EXT EDGE LIT SIGN WITH DUAL INCANDESCENT WEDGE BASE LAMPS. UL924 LISTED.	
EM	LITHONIA	OLVTWM	SURFACE	1	LED	4000K	120V	15	CAST ALUMINUM WALL MOUNTED FIXTURE. PROVIDE A SHIELD WITH GREY. PROVIDE WITH A LISTED 90 MINUTE REMOTE LED EMERGENCY BATTERY PACK.	
EX1	LITHONIA	TWP LED 40k T3M MVOLT WG DBLBXD	SURFACE (REF. TO FLOOR PLAN FOR HEIGHT)	1	LED	4000k	120V	77W	WALL MOUNTED EXTERIOR LED TYPE WALL PACK. UL 924 LISTED. PROVIDE WITH A BLACK COLOR TEXTURE.	

EQUIPMENT CONNECTION SCHEDULE											
EQUIPMENT TAG	VOLTAGE / PHASE	KW HEAT	MOTOR (HP)	EQUIPMENT (FLA)	EQUIPMENT (MCA)	OCP	DISCONNECTING MEANS	ENCLOSURE NEMA RATING	WIRE & CONDUIT	CIRCUIT NUMBER	NOTES
ELECTRIC WATER HEATER											
EWH-1	120/1	3.0		20.0	25.0	30	600V, 30A, NF, HD	N1	2#10, 1#10GND, IN 3/4"C.	'LP1-7'	3
EXHAUST FAN											
EF-1	120/1	-	(1)@1/6	4.4	5.5	15	20A MOTOR RATED SWITCH	N1	2#10, 1#10GND, IN 3/4"C.	'LP1-9'	3
RECIRCULATING PUMP											
HWRP-1	120/1	-	(1)@1/6	4.4	5.5	15	20A MOTOR RATED SWITCH	N1	2#10, 1#10GND, IN 3/4"C.	'LP1-12'	3
CONDENSING UNIT											
CU-1/U-1,U-2	240/1	-	-	11.2	14.0	20	600V, 30A, NF, HD	N3R	2#10, 1#10GND, IN 3/4"C.	'LP1-14,16'	3
ROOF TOP UNIT											
RTU-1	240/1	15.0		83.0	83.0	90	600V, 90A, NF, HD	N3R	2#3, #8GND, IN 1-1/4"C.	'LP1-13,15'	3,7
RTU-2	240/1	15.0		83.0	83.0	90	600V, 90A, NF, HD	N3R	2#3, #8GND, IN 1-1/4"C.	'LP1-17,19'	3,7
RTU-3	240/1	15.0		83.0	83.0	90	600V, 90A, NF, HD	N3R	2#3, #8GND, IN 1-1/4"C.	'LP1-21,23'	3,7
NOTES:											
1. STARTER PROVIDED BY DIVISION 23. INSTALL AND WIRE THROUGH DIVISION 26.											
2. VFD PROVIDED BY DIVISION 23. INSTALL AND WIRE THROUGH DIVISION 26.											
3. DISCONNECT SWITCH PROVIDED , INSTALLED, AND WIRED THROUGH DIVISION 26.											
4. DUAL PUMP CONTROLLER PROVIDED BY DIVISION 23. INSTALL AND WIRE THROUGH DIVISION 26.											
5. CONTROL PANEL PROVIDED BY DIVISION 23. INSTALL AND WIRE THROUGH DIVISION 26											
6. POWER CONNECTION BETWEEN INDOOR AND OUTDOOR UNITS BY DIVISION 23											
7. CONTROLS PROVIDED BY DIVISION 23. INSTALL AND WIRE THROUGH DIVISION 26.											
8. PROVIDE POWER CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT PER MECHANICAL DRAWINGS/EQUIPMENT CONNECTION SCHEDULE											
9. INSTALL SMOKE DETECTORS AS REQUIRED BY MECHANICAL. COORDINATE CONTROLS WITH FIRE ALARM FOR FUNCTIONALITY.											
10. REFERENCE DETAIL 5/P3.01 FOR POWER REQUIREMENTS TO THE STANCOR CONTROL PANEL PROVIDED BY DIVISION 22 AND ALL ELECTRICAL REQUIREMENTS. PANEL LOCATION SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR. PROVIDE A 3/4" EMPTY CONDUIT FROM THE CONTROL PANEL TO THE JUNCTION BOX PROVIDED WITH THE CONTROL PANEL FOR THE FLEXIBLE POWER CABLE.											
GENERAL NOTES:											
1. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL / PLUMBING EQUIPMENT SUBMITTALS PRIOR TO ELECTRICAL ROUGH-IN.											

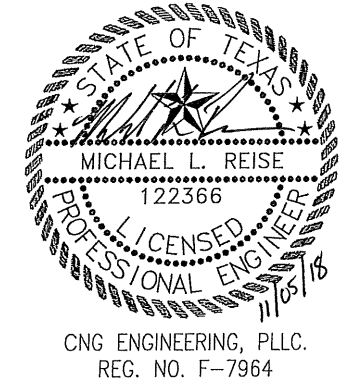


SEVENTH
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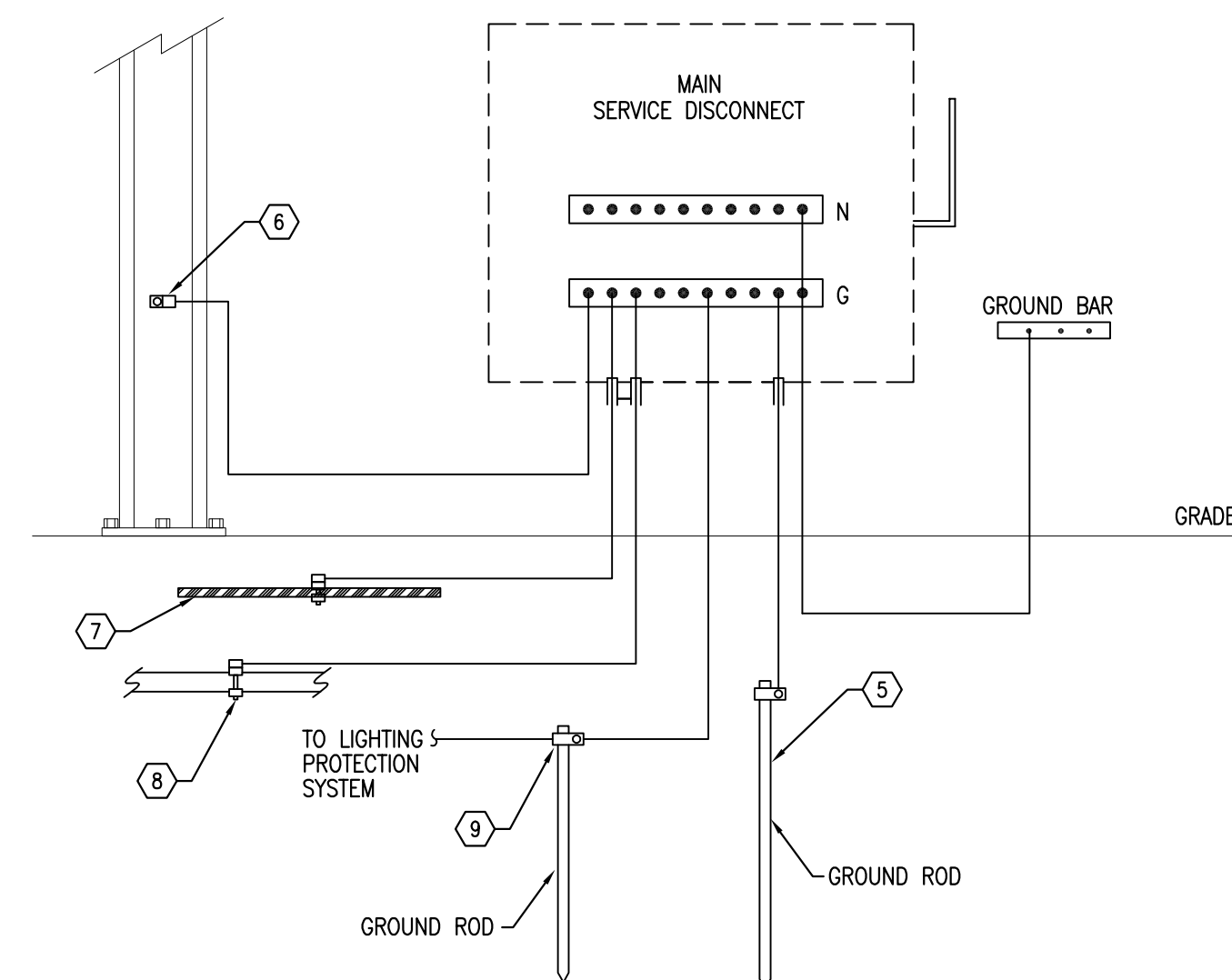
EMIL WEILBACHER
BUILDING
1829 N. NEW BRAUNFELS ST.

No.	Date	Description
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ELECTRICAL
SCHEDULES AND
ONE-LINE DIAGRAMS



Project number 1622
Date 11/05/2018
Drawn by DRG
Checked by MLR
Scale NONE
E4.01


$$1/2'' = 1'-0''$$