114 Main Plaza Renovation

San Antonio, TX 78205



CONSTRUCTION SET February 15, 2019

Owner

Lisa Wong 910 S. Alamo St San Antonio, TX 78205

Design Team Architect

Ford Powell & Carson 1138 E. Commerce St San Antonio, TX 78205

MEP

Cleary Zimmermann 1344 S. Flores, Suite101 San Antonio Texas 78204 Civil

Garza EMC, LLC 7708 Rialto Blvd. Suite 125 Austin, Texas 78735

Structural

Datum 5021 Broadway **Building Code**

FPCG 339 Sandlewood Lane San Antonio Texas 78209 San Antonio Texas 78216

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A000 COVER G101 INDEX OF DRAWINGS, REFERENCE SYMBOLS AND ABBREVIATIONS LS-1.0 BASEMENT & 1ST - LIFE SAFETY PLAN LS-1.1 2ND FLOOR & ROOF - LIFE SAFETY PLAN C001 NOTES AND DETAILS C002 **EXISTING CONDITIONS AND DEMOLITION** C003 EROSION CONTROL AND SEDIMENTATION CONTROL PLAN C004 SITE PLAN GRADING AND DRAINAGE C005 C006 UTILITY PLAN C007 SITE DETAILS D201 DEMOLITION PLANS BASEMENT AND FIRST FLOOR D202 DEMOLITION PLANS MEZZANINE AND SECOND FLOOR A101 BASEMENT AND FIRST FLOOR PLANS SECOND FLOOR PLANS A102 **ROOF PLANS** A103 A104 **ROOF DECK** A301 **ELEVATIONS** A302 **ELEVATIONS** A303 **BUILDING SECTIONS** A304 **BUILDING SECTIONS** A305 **BUILDING SECTIONS** A306 **BUILDING SECTIONS** A307 **BUILDING SECTIONS** A401 WALL TYPES A402 **ROOM & DOOR SCHEDULES** A403 **ENTRANCE DOOR DETAILS** A404 WINDOW SCHEDULE & DETAILS A405 DOOR & WINDOW DETAILS A501 REFLECTED CEILING PLAN A601 INTERIOR ELEVATIONS A701 SECTION DETAILS NORTH BUILDING MILLWORK DETAILS A901 A902 SOUTH BUILDING & ROOF MILLWORK DETAILS A903 ROOF HATCH DETAILS S100 TYPICAL ABBREVIATIONS, SYMBOLS, PLAN NOTES & GENERAL NOTES S101 GENERAL NOTES S102 **GENERAL NOTES** S110 **DEMO PLANS** S200 FOUNDATION & 1ST FLOOR FRAMING PLANS S201 2ND FLOOR FRAMING PLANS S202 **ROOF FRAMING PLAN** S203 HIGH ROOF FRAMING S300 CONCRETE TYPICALS S400 FRAMING TYPICALS S401 FRAMING TYPICALS S402 FRAMING TYPICALS S410 FRAMING SECTIONS S411 FRAMING SECITONS S412 FRAMING SECTIONS M000 MECHANICAL SYMBOLS & ABBREVIATIONS M101 MECHANICAL BASEMENT - NEW WORK M102 MECHANICAL FIRST FLOOR - NEW WORK M103 MECHANICAL SECOND FLOOR - NEW WORK M104 MECHANICAL ROOF - NEW WORK M301 MECHANICAL SCHEDULES MECHANICAL DETAILS M501 M502 MECHANICAL DETAILS E000 **ELECTRICAL SYMBOLS & ABBREVIATIONS** ED101 BASEMENT & 1st FLOOR PLAN DEMOLITION ED102 **ELECTRICAL ROOF PLAN - DEMOLITION** E001 ELECTRICAL SITE PLAN - NEW WORK E101 BASEMENT & 1st FLOOR LIGHTING PLAN - NEW WORK E102 SECOND FLOOR LIGHTING PLAN -NEW WORK E103 **ELECTRICAL ROOF LIGHTING PLAN** E201 BASEMENT & 1st FLOOR POWER PLAN - NEW WORK E202 SECOND FLOOR POWER PLAN - NEW WORK E203 **ELECTRICAL ROOF POWER PLAN - NEW WORK** E401 ELECTRICAL ONE-LINE DIAGRAM E501 PANEL SCHEDULES P000 PLUMBING SYMBOLS & ABBREVIATIONS P101 PLUMBING BASEMENT - NEW WORK P102 PLUMBING FIRST FLOOR - NEW WORK P103 PLUMBING SECOND FLOOR - NEW WORK P104 PLUMBING ROOF PLAN PLUMBING RISERS P301 P401 PLUMBING SCHEDULES P501 PLUMBING DETAILS P502 PLUMBING DETAILS



LOCATION MAP

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San Antonio, Texas 78205 210/226-1246



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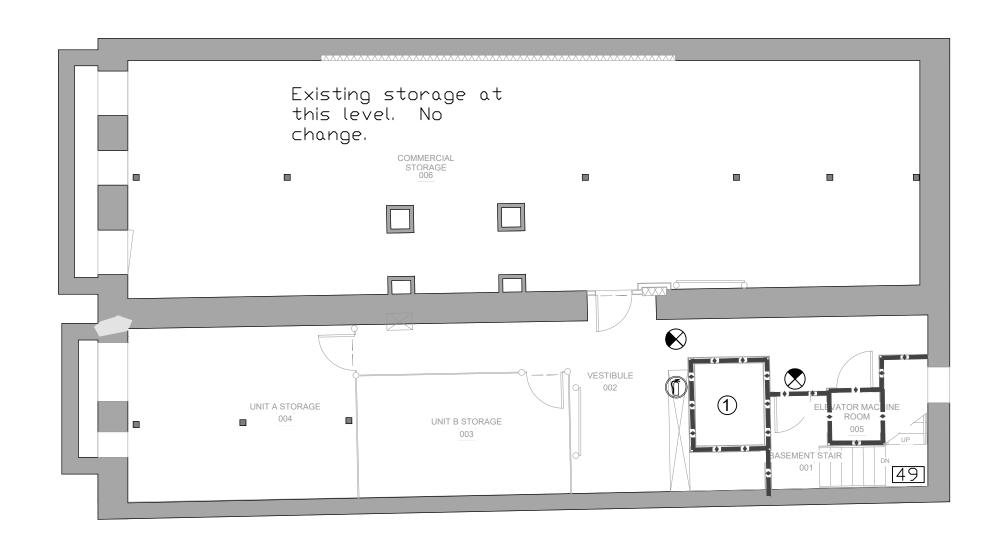
INDEX OF DRAWINGS, REFERENCE SYMBOLS AND **ABBREVIATIONS**

Sheet Number

G101

T.D. = 46-ft

2 LIFE SAFETY PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



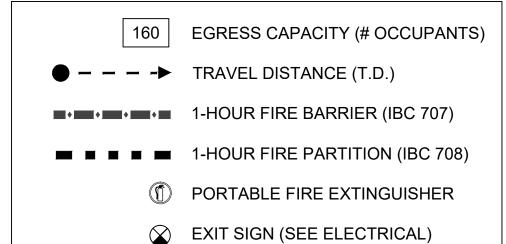
1 LIFE SAFETY PLAN - BASEMENT LEVEL

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

APPLICABLE CODES

- 1. 2018 International Existing Building Code
- 2. 2018 International Building Code
- 3. 2018 International Fire Code
- 4. 2018 International Plumbing Code
- 5. 2018 International Mechanical Code
- 6. 2017 National Electric Code
- 7. 2018 International Energy Conservation Code
- 8. 2018 International Fuel Gas Code

SYMBOLS & ABBREVIATIONS



KEY NOTES (#)

1. 1-hour elevator hoistway enclosure (IBC 3002).

GENERAL NOTES

- 1. Scope of work includes interior renovations at all floors. A change of use is proposed at the 1st floor only previously a bookstore, proposed to be a Starbucks.
- 2. Renovations to comply with Level 1, 2 and 3 alterations of the IEBC.
- 3. 1st floor to be separated from remainder of the building by 1-hour fire resistance rated horizontal assemblies. Supporting construction for horizontal assembly to be 1-hour fire resistance rated.
- 4. Occupiable areas, other than 2nd floor dwelling units, to be protected with automatic smoke detection system per IEBC 804.2.2, #2 Exception.
- 5. Stair to be 1-hour interior exit stair enclosure.
- 6. Existing Group R-3 permitted to be served by single stair per IBC 1006.3.2 #4.
- 7. Portable fire extinguishers to be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
- 8. Minimum of one Class K portable fire extinguisher to be provided within 30-ft of commercial kitchen equipment.

BUILDING NOTES

- Existing Type of Construction: VB
- 2. Height in Stories: Basement level + 2 above grade
- 3. Height in Feet: ~32-ft
- 4. Area:
 - a. Basement: 2,479 sqft
 - b. 1st: 2,479 sqft
 - c. 2nd: 2,479 sqft
- 5. Occupancy:
 - a. Basement: S-1 (Storage Existing)
 - b. 1st: Group B or A-2 (Anticipated Starbucks Future. Occupancy classification will depend on calculated occupant load)
 - c. 2nd: Group R-3 (2-dwelling units Existing)
- 6. Fire Protection: The building is not (and will not be) sprinklered
- Commercial kitchen Type I hoods (if proposed in future) to be protected with automatic fire extinguishing system
- 7. Automatic smoke detection system in occupiable areas (other than dwelling units) per IEBC 804.2.2 #2 Exception
 - d. Single/multi-station smoke alarms in Group R-3 dwelling units
- 8. Occupant Load:
 - a. Basement: 7 occupants
 - b. 1st: Shell
 - c. 2nd: 11 occupants
- d. Roof: 27 occupants

ALLOWABLE AREA

- 1. Occupancy: R-3
- Construction Type: VB
 Fire Protection: None
- 4. Base Allowable: 6,000 sqft
- 5. Frontage Increase: Not needed
- 6. Sprinkler Increase: 0%
- 7. Allowable Per Floor Area: 6,000 sqft
- 8. Total Building Allowable Area: 12,000 sqft

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CONSTRUCTION DOCUMENTS

Revisions

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Date

Description

Date Checked By
February 15, 2019 AC
Project Number Drawn By
96300 TK

Sheet Title

BASEMENT & 1ST LIFE SAFETY PLAN

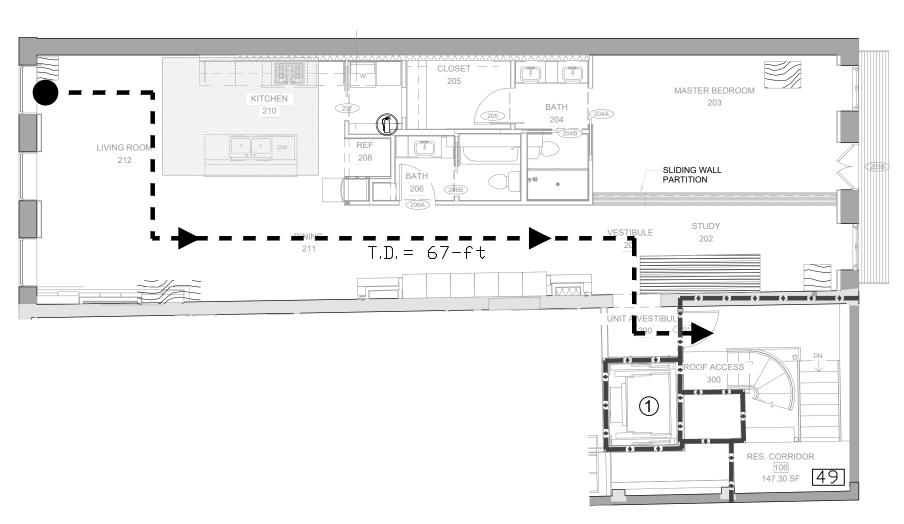
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LS-1.0

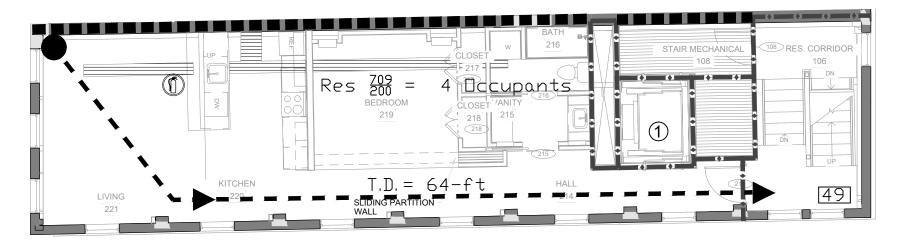
3 LIFE SAFETY PLAN - ROOF

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

METAL GUARDRAIL



2 LIFE SAFETY PLAN - LEVEL 2 NORTH SCALE: 1/8" = 1'-0"

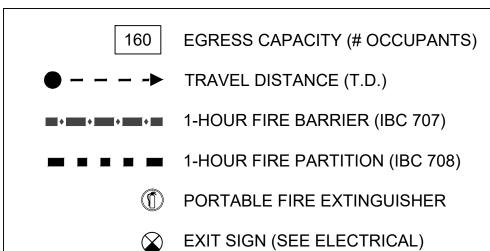


1 LIFE SAFETY PLAN - LEVEL 2 SOUTH SCALE: 1/8" = 1'-0"

APPLICABLE CODES

- 1. 2018 International Existing Building Code
- 2. 2018 International Building Code
- 3. 2018 International Fire Code
- 4. 2018 International Plumbing Code
- 2010 International Flumbing Code
- 5. 2018 International Mechanical Code
- 6. 2017 National Electric Code
- 7. 2018 International Energy Conservation Code8. 2018 International Fuel Gas Code

SYMBOLS & ABBREVIATIONS



KEY NOTES #

1. 1-hour elevator hoistway enclosure (IBC 3002).

GENERAL NOTES

- Scope of work includes interior renovations at all floors. A change of use is proposed at the 1st floor only - previously a bookstore, proposed to be a Starbucks.
- 2. Renovations to comply with Level 1, 2 and 3 alterations of the IEBC.
- 3. 1st floor to be separated from remainder of the building by 1-hour fire resistance rated horizontal assemblies. Supporting construction for horizontal assembly to be 1-hour fire resistance rated.
- Occupiable areas, other than 2nd floor dwelling units, to be protected with automatic smoke detection system per IEBC 804.2.2, #2 Exception.
- 5. Stair to be 1-hour interior exit stair enclosure.
- 6. Existing Group R-3 permitted to be served by single stair per IBC
- 7. Portable fire extinguishers to be minimum 2A:10BC and located such that the maximum travel distance to an extinguisher does not exceed 75-ft.
- 8. Minimum of one Class K portable fire extinguisher to be provided within 30-ft of commercial kitchen equipment.

BUILDING NOTES

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- 2. Height in Stories: Basement level + 2 above grade
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 Fire Protection: None
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- 7. Allowable Per Floor Area: 6,000 sqft
- 8. Total Building Allowable Area: 12,000 sqft

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1138 East Commerce Street San Antonio, Texas 78205 210/226—1246

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Project Number Drawn By
96300 TK

Sheet Title

2ND FLOOR & ROOF LIFE SAFETY PLAN

Sheet Number

LS-1.1

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM). 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON
- UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
- 6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE
- CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.

 CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE
- CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

 10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS) BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET) 354-6538/357-5741 COSA SIGNAL OPERATIONS TEXAS STATE WIDE ONE CALL LOCATOR - CITY PUBLIC SERVICE ENERGY - TIME WARNER

207-7720/207-7765 1-800-344-8377

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.

ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE REPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATE-RIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.

APPROVED FLOOD PLAIN DEVELOPMENT PERMIT 14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN

15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRS NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS

LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.

16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THI NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.

17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE

CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING WA FACILITIES IF ADJACENT TO WORK AREA.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

- 1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND
- TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED. 2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE
- ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM). 3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE
- CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE. 4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD
- CONSTRUCTION EQUIPMENT. 5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE
- EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS). 6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING
- WITH SOIL, MULCH, OR WET BURLAP. 7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
- 8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE
- TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR. 9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES. 10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE
- INSPECTOR. 11. NO EXCESSIVE TREE TRIMMIN.08G WILL BE PERMITTED. 12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL
- BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE 13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE
- 14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
- 15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION. 16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

- 1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
- 2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE
- 3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
- 4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

SAWS GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:

- A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE
- CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290. CURRENT TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE."
 CURRENT SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION." CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION."
- CURRENT CITY OF SAN ANTONIO 'UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
- 2. THE CONTRACTOR SHALL OBTAIN SAWS STANDARD DETAILS FROM SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN
- 3. THE CONTRACTOR IS TO NOTIFY AND MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT 233-3500, AND PROVIDE NOTIFICATION PROCEDURES THE CONTRACTOR WILL USE TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO EXCAVATION.
- 4. LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
- WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

SAN ANTONIO WATER SYSTEM: SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES

COSA DRAINAGE COSA TRAFFIC SIGNAL OPERATIONS TEXAS STATE WIDE ONE CALL LOCATOR

- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION AS A RESULT OF DAMAGES DONE BY THE PROJECT'S CONSTRUCTION.
 7. ALL WORK IN TEXAS HIGHWAY DEPARTMENT AND BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND
- THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.

 THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100—YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.

 ANY WORK COMPLETED WITHOUT PRIOR WRITTEN AUTHORIZATION WHICH IS NOT INCLUDED IN THESE PLANS AND SPECIFICATIONS WILL NOT BE COMPENSATED BY THE
- SAN ANTONIO WATER SYSTEM 11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO
- CONSTWORKEQ SAWS.ORG.

 CONSTWORKE CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION. 12. PRE CON SITE VIDEO: BEFORE THE START OF ANY CONSTRUCTION. THE SITE MUST BE VIDEO RECORDED BY THE CONTRACTOR WITH ONE COPY SUBMITTED TO SAWS
- INSPECTIONS. A PRE-SITE VIDEO WILL PROVIDE ACCURATE DOCUMENTATION OF THE EXISTING CONDITIONS. (NSPI)

 13. POWER POLE BRACING: CONTRACTORS SHOULD BE ADVISED THAT THERE ARE EXISTING OVERHEAD UTILITY POLES ALONG THE PROJECT CORRIDOR. CONTRACTORS SHOULD FURTHER BE ADVISED THAT IF THE DISTANCE FROM THE OUTSIDE FACE OF A UTILITY TRENCH TO THE FACE OF A UTILITY POLE IS LESS THAN 5 FEET, SAID UTILITY POLE IS SUBJECT TO BRACING, BASED ON A DETERMINATION MADE BY UTILITY POLE OWNER. COSTS INCURRED BY CONTRACTOR FOR BRACING OF THESE UTILITY POLES IS SUBSIDIARY TO THAT RESPECTIVE UTILITY COMPANYS WORK. IT IS ADVISABLE FOR THE CONTRACTOR TO REVIEW THE CONSTRUCTION DOCUMENTS, AND VISIT THE CONSTRUCTION SITE TO DETERMINE POTENTIAL IMPACTS.
- 14. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS INSPECTION AND/OR SAWS PRODUCTION GROUPS AT LEAST ONE WEEK OR MORE IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY. SAWS PRODUCTION CONTROL CENTER
- 15. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAYBE LOCATED WITHIN THE Project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of
- THIS PIPE OCCURS, PAYMENT FOR SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

 16. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
- 17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
- A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER IMMEDIATELY AT (210)233-2015. PROVIDE THE ADDRESS OF THE
- SPILL AND AN ESTIMATED VOLUME OR FLOW.
 ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
- CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
- CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS . MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.
- SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS. 18. THE CONTRACTOR SHALL PROVIDE BYPASS PUMPING OF SEWAGE AROUND EACH SEGMENT OF PIPE TO BE REPLACED, IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, BYPASS PUMPING. PAYMENT FOR SUCH WORK WILL BE MADE UNDER THE BID ITEM "SANITARY SEWER (BYPASS PUMPING)" (LUMP SUM) AS PER SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM
- 19. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT 233-3500 AND/OR SAWS PRODUCTION GROUPS AT LEAST ONE WEEK OR MORE IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
- 20. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECTS IMPROVEMENTS. (NSPI).
- 21. THE CONTRACTOR SHALL NOTIFY JUAN C. RAMIREZ AT (210) 233-3558 AND SAWS E.O.C. AT 233-2015 A MINIMUM OF 72 HOURS, NOT COUNTING WEEKENDS OR SAWS HOLIDAYS, BEFORE WORKING ON THE PIPE OR MANHOLE, IN ORDER TO HAVE SAWS REMOVE THE SMART COVER. ANY DAMAGE DONE TO THE SMART COVER WILL BE CHARGED TO THE CONTRACTOR THROUGH A CHANGE ORDER.



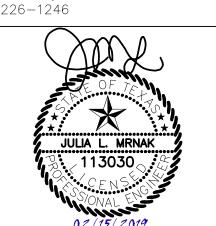
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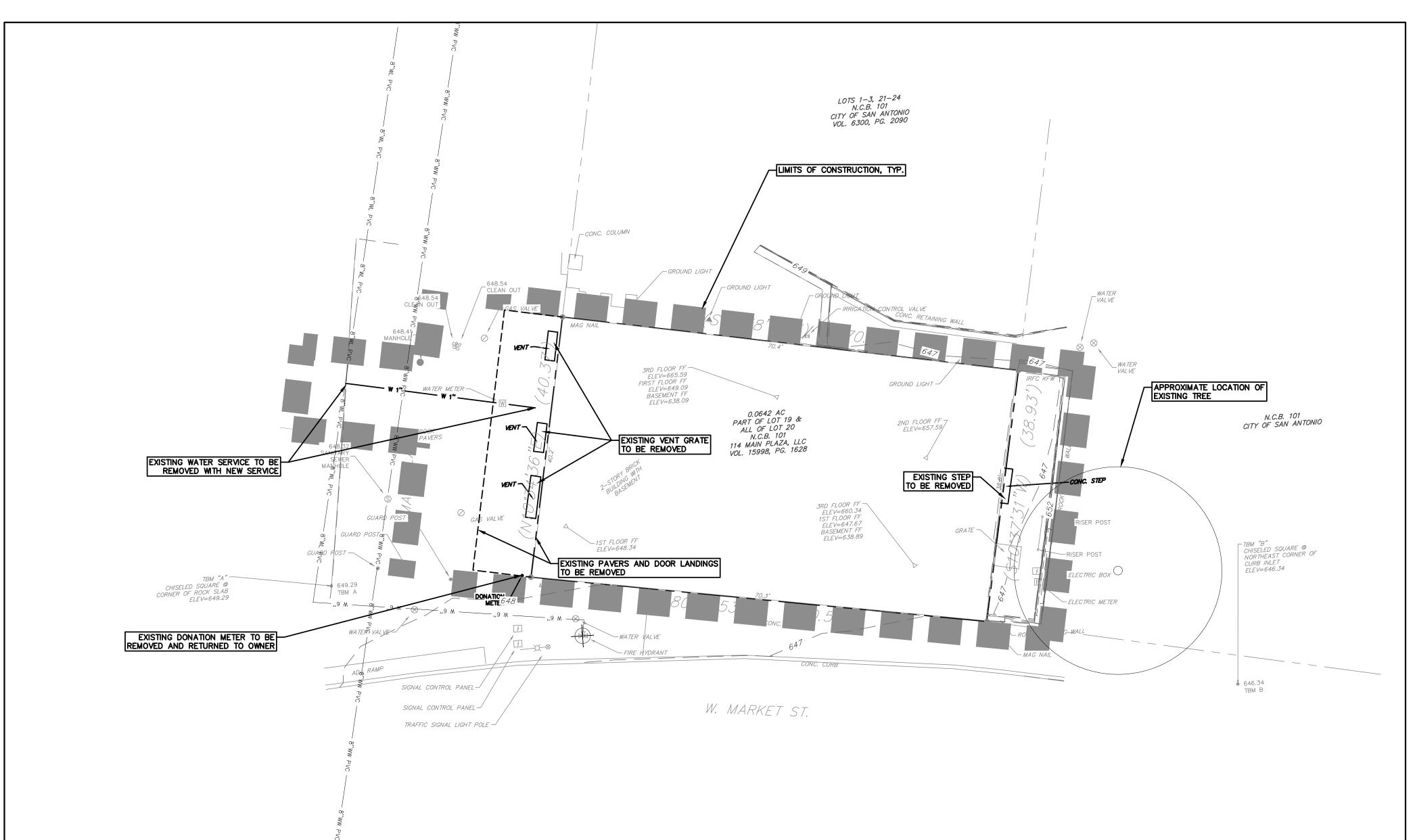


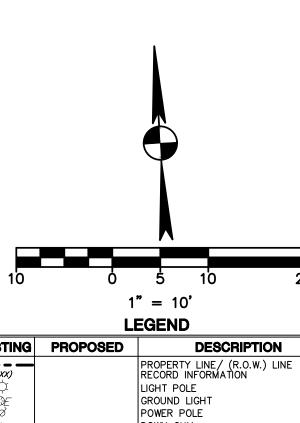
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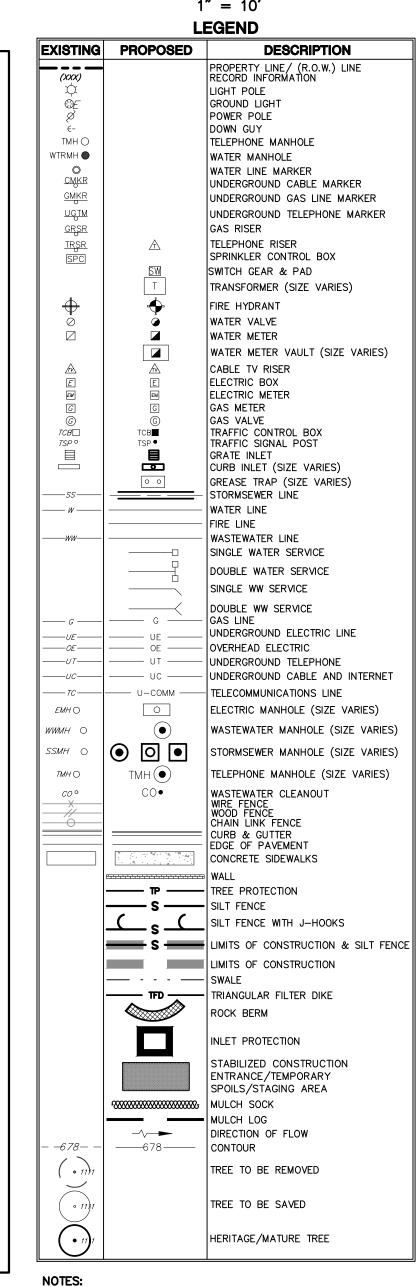
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Sheet Title			

NOTES AND DETAILS

Sheet Number







- NOTES:

 1. A PRECONSTRUCTION MEETING WITH THE CITY OF SAN ANTONIO ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

 2. PRIOR TO REMOVAL OF ANY EXISTING FACILITIES. CONTRACTOR SHALL HOLD A PRE—CONSTRUCTION MEETING WITH ADJACENT PROPERTY TO REVIEW PLANS AND CONSTRUCTION ACTIVITIES. COORDINATE WITH THE CITY OF SAN ANTONIO.

 3. ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.

 4. REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANFOUS OBJECTS AND FOR IMPROVEMENTS NOT
- MISCELLANEOUS OBJECTS AND/OR IMPROVEMENTS NOT SPECIFICALLY CALLED OUT IN THE PLANS.

 5. DO NOT REMOVE ANY UTILITIES OUTSIDE OF THE LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN
- SERVICE.

 6. EXISTING IMPROVEMENTS AND TOPOGRAPHIC INFORMATION SHOWN ARE FROM SURVEY PREPARED BY D.A. MAWYER, DATED DECEMBER 2017.

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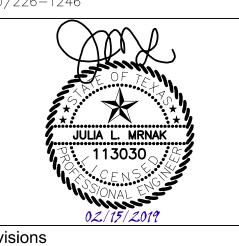
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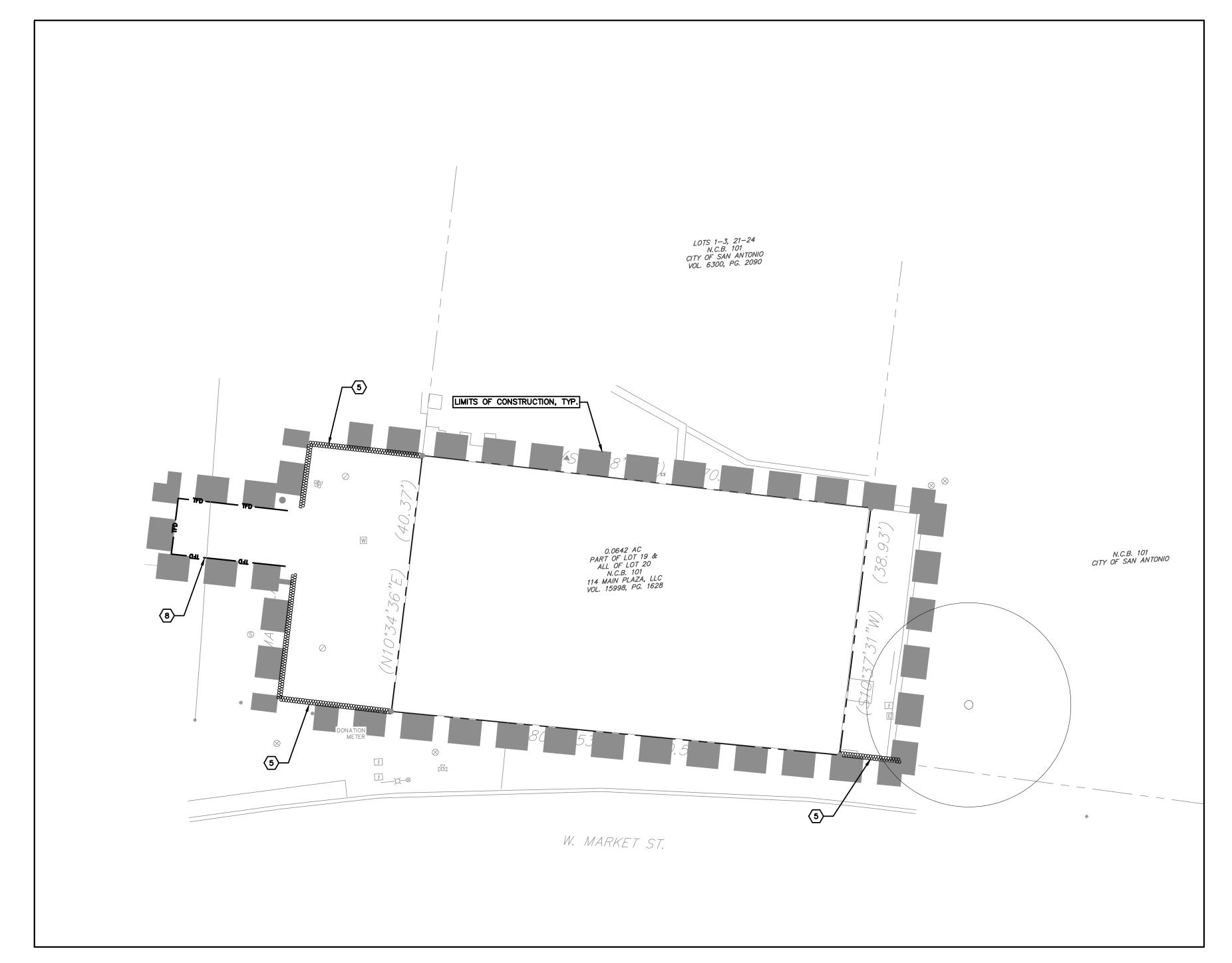
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EXISTING CONDITIONS AND DEMOLITION

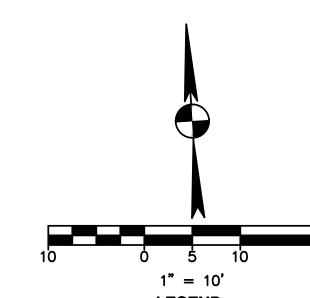
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C002



EROSION AND SEDIMENTATION CONTROL KEY NOTES

- 1 STABILIZED CONSTRUCTION ENTRANCE
- (2) CONCRETE WASHOUT
- 3 INLET PROTECTION
- 4 TREE PROTECTION
- (5) MULCH SOCK
- 6 SILT FENCE: J-HOOKS SPACED AT LEAST EVERY 100FT
- (7) CONSTRUCTION FENCE
- 8 TRIANGULAR FILTER DIKE



LEGEND

	PROPOSED	DESCRIPTION
(xxx)		PROPERTY LINE / (R.O.W.) LINE RECORD INFORMATION
\$		LIGHT POLE
€.		GROUND LIGHT
Ø €-		POWER POLE DOWN GUY
TMH ()		TELEPHONE MANHOLE
WTRMH ●		WATER MANHOLE WATER LINE MARKER
CMKR		UNDERGROUND CABLE MARKER
GMKR 0		UNDERGROUND GAS LINE MARKER
<u>UGTM</u>		UNDERGROUND TELEPHONE MARKER
<u>GRSR</u> <u>TRSR</u>	\wedge	GAS RISER TELEPHONE RISER
SPC	213	SPRINKLER CONTROL BOX
	<u>5W</u>	SWITCH GEAR & PAD
.	Ţ	TRANSFORMER (SIZE VARIES)
\bigcirc		FIRE HYDRANT WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
A	<u>A</u>	CABLE TV RISER
E EM	E em	ELECTRIC BOX ELECTRIC METER
G	G	GAS METER
© TCB□	© TCB ■	GAS VALVE TRAFFIC CONTROL BOX
TSP °	TSP •	TRAFFIC SIGNAL POST GRATE INLET
		CURB INLET (SIZE VARIES)
	0 0	GREASE TRAP (SIZE VARIES)
ss w		STORMSEWER LINE WATER LINE
		FIRE LINE
		WASTEWATER LINE
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE
		SINGLE WW SERVICE
G		DOUBLE WW SERVICE
UE	UE	UNDERGROUND ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC
UC	UC	UNDERGROUND TELEPHONE UNDERGROUND CABLE AND INTERNET
	U-COMM	TELECOMMUNICATIONS LINE
EMH ()	0	ELECTRIC MANHOLE (SIZE VARIES)
WWMH O	(•)	WASTEWATER MANHOLE (SIZE VARIES)
SSMH O		STORMSEWER MANHOLE (SIZE VARIES)
TMH ()	TMH(•)	TELEPHONE MANHOLE (SIZE VARIES)
co°	CO•	WASTEWATER CLEANOUT
	00-	WIRE FENCE
		CHAIN LINK FENCE
		CURB & GUTTER EDGE OF PAVEMENT
	44	CONCRETE SIDEWALKS
E		WALL
	— ₽ — — S —	TREE PROTECTION SILT FENCE
	(, (SILT FENCE WITH J-HOOKS
;	$\stackrel{>}{=} \stackrel{>}{=} \stackrel{>}{=}$	
	s	LIMITS OF CONSTRUCTION & SILT FENC
-		LIMITS OF CONSTRUCTION SWALE
	TFD	TRIANGULAR FILTER DIKE
		ROCK BERM
		NU ST DDOTSOTO:
		INLET PROTECTION
		STABILIZED CONSTRUCTION
		ENTRANCE/TEMPORARY SPOILS/STAGING AREA
	·	MULCH SOCK
ı		MULCH LOG
- <i>-678</i>	<i>-</i> √ - 678	DIRECTION OF FLOW
()	J, J	
(• 11)1		TREE TO BE REMOVED
		TREE TO BE SAVED
0 11)11		INCL TO DE SAVED
_		l
$\left(\begin{array}{c} \cdot \\ \cdot \end{array} \right)_{t}$		HERITAGE/MATURE TREE

1. AS CONSTRUCTION ACTIVITY AREA MOVES, CONTRACTOR SHALL INSTALL TRIANGULAR SEDIMENT FILTER DIKE ACROSS FULL WIDTH OF TRAFFIC CLOSURE AND DOWNSTREAM OF CONSTRUCTION AREA, PERPENDICULAR TO CURB AND PLACED TO EFFECTIVELY CATCH AND CONTAIN SEDIMENT—LADEN RUNOFF FROM THE EXCATED AREA, SEE DETAIL FOR "ADDITIONAL ESC FOR WORK IN PAVED AREAS,"

- DETAIL FOR "ADDITIONAL ESC FOR WORK IN PAVED AREAS,"
 DETAIL SHEET.

 2. OVERNIGHT SPOILS STORAGE IS NOT ALLOWED ON THE SITE.

 3. CONTRACTOR MAY TEMPORARILY STOCKPILE SPOILS ON
 CONCRETE ONLY DURING PERIODS OF TIME WHEN RAINFALL
 IS NOT FORECASTED WITHIN 24 HOURS. ENVIRONMENTAL
 INSPECTOR HAS AUTHORITY TO DIRECT REMOVAL OF SPOILS
 FROM THE SITE.

 4. AFTER SPOILS ARE REMOVED FROM THE SITE, ALL
 REMAINING DEBRIS SHALL BE SWEPT AND PICKED UP.

 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL
 APPROPRIATE EROSION AND SEDIMENTATION CONTROLS AT
 THE SITE.
- THE SITE.

 6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STAGING AREA AND CONCRETE WASHOUT, IF NECESSARY,
 OFF SITE. FUEL STORAGE IS NOT ALLOWED ON SITE.

 7. THE CITY OF SAN ANTONIO ENVIRONMENTAL INSPECTOR HAS
- THE AUTHORITY TO ADD AND/OR MODIFY EROSION AND SEDIMENTATION CONTROLS ONSITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF SAN ANTONIO RULES AND
- COMPLIANCE WITH THE CITY OF SAN ANTONIO RULES AND REGULATIONS.

 8. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE CITY OF SAN ANTONIO ENVIRONMENTAL INSPECTOR.

 9. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS AND SIDEWALKS MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.

 10. PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS.

 11. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.

- MATTING.

 12. NO MORE THAN 2000 FEET OF CONSTRUCTION ZONE SHALL
 BE OPEN AT ANY TIME WITH CLEAN UP AND RESTORATION
 WORK OCCURRING BEFORE PROCEEDING TO THE NEXT
 SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL
 DISTURBED AREAS AS THE WORK PROGRESSES.

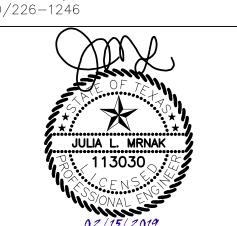
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> Renovation Texas Plaza Main 4 $\overline{}$



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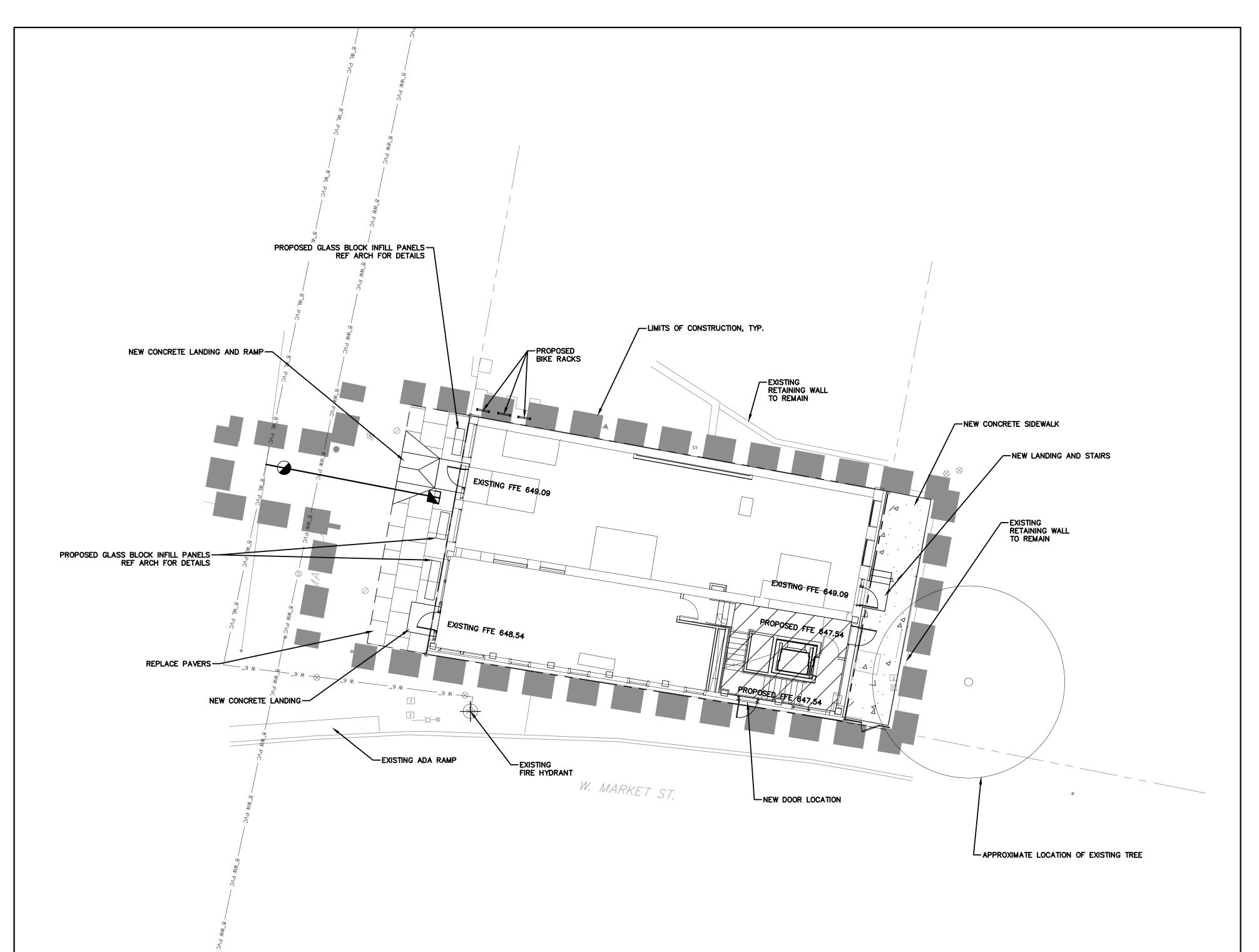
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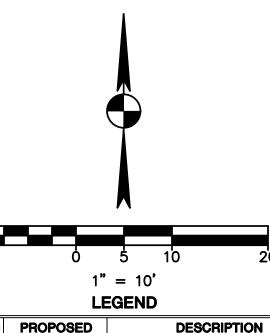
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Sheet Title

EROSION & SEDIMENTATION CONTROL PLAN

C003





LEGEND				
EXISTING	PROPOSED	DESCRIPTION		
(XXX) CHOOL COME TMH O WTRMH ● CMKR GMKR UGIM GRSR IRSR SPC	Æ <u>SW</u>	PROPERTY LINE / (R.O.W.) LINE RECORD INFORMATION LIGHT POLE GROUND LIGHT POWER POLE DOWN GUY TELEPHONE MANHOLE WATER MANHOLE WATER LINE MARKER UNDERGROUND CABLE MARKER UNDERGROUND GAS LINE MARKER UNDERGROUND TELEPHONE MARKER GAS RISER TELEPHONE RISER SPRINKLER CONTROL BOX SWITCH GEAR & PAD		
\bigoplus_{\emptyset}	Ţ →	TRANSFORMER (SIZE VARIES) FIRE HYDRANT WATER VALVE WATER METER		
	E E M G G TCP TSP •	WATER METER VAULT (SIZE VARIES) CABLE TV RISER ELECTRIC BOX ELECTRIC METER GAS METER GAS VALVE TRAFFIC CONTROL BOX TRAFFIC SIGNAL POST GRATE INLET CURB INLET (SIZE VARIES)		
	OE -	GREASE TRAP (SIZE VARIES) OVERHEAD ELECTRIC ELECTRIC MANHOLE (SIZE VARIES)		
WWMH O	•	WASTEWATER MANHOLE (SIZE VARIES)		
SSMH ()		STORMSEWER MANHOLE (SIZE VARIES)		
TMH ()	TMH(•)	TELEPHONE MANHOLE (SIZE VARIES)		
co°	CO•	WASTEWATER CLEANOUT WIRE FENCE WOOD FENCE CHAIN LINK FENCE		
		DUMPSTER CURB & GUTTER EDGE OF PAVEMENT FIRE LANE DESIGNATION		
	্	HANDICAP ACCESS ROUTE		
	[5, 18 s. s. 5, 18]	CONCRETE SIDEWALKS WALL		
	-	SIGN WHEELSTOP		
* (25)	• FFE _R • 9.0' _HC • 9.0' _P • 9.0'	BOLLARD FINISH FLOOR ELEVATION PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES) PARKING COUNT (PARALLEL SPACES)		
HC	\$	HANDICAP SPACE		
	<u>rair</u> juliu	BIKE PARKING BARRICADE		

SITE INFORMATION: Location: 114 E. Main Plaza

Legal Description: NCB 101 BLK LOT 20 & N IRR 17.36 FT of 19

Zoning: D (Downtown District)

Zoning Overlay: H HS RIO-3 Main/Military Plaza Historic Districts Historic Landmark Sites River District

Watershed: Upper San Antonio River

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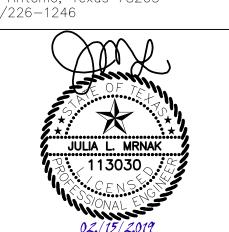
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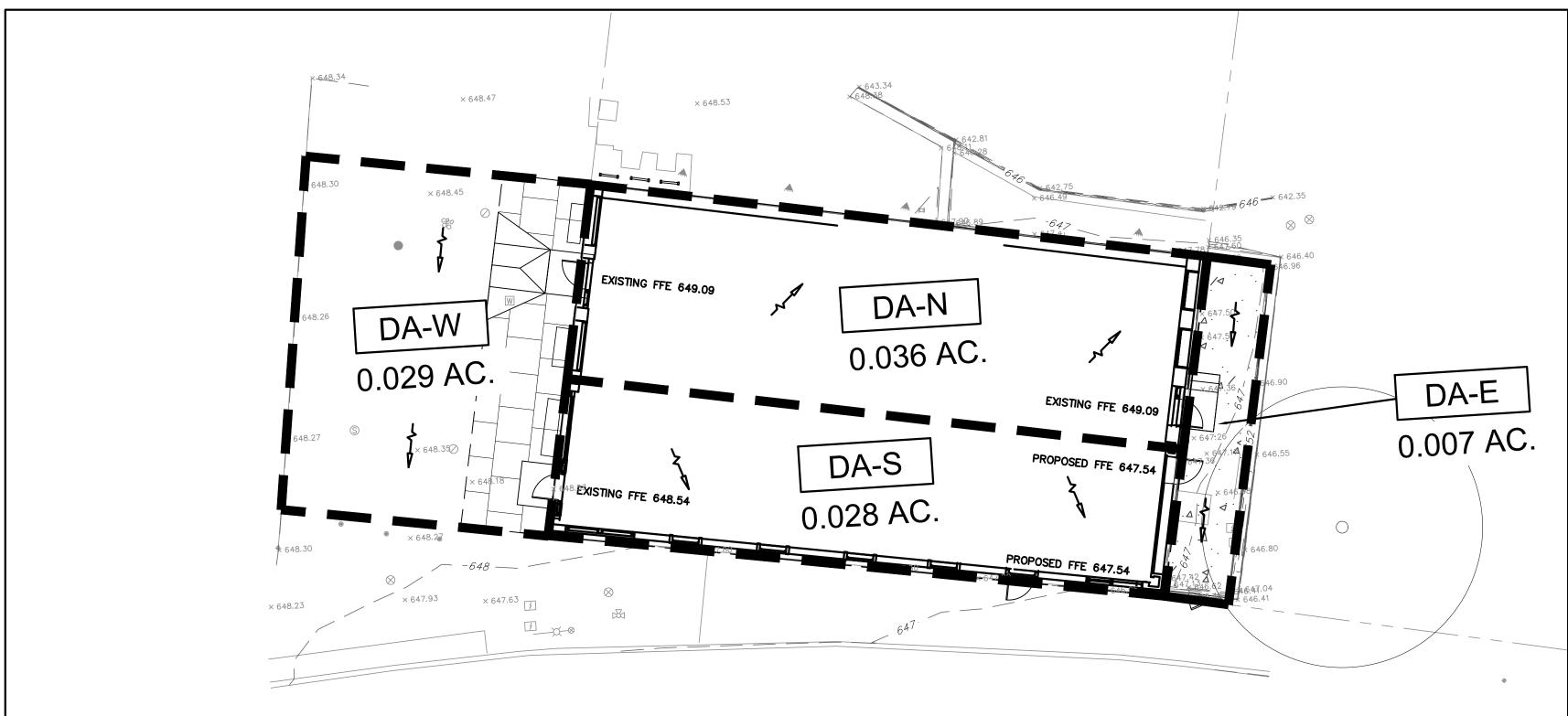


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SITE PLAN

Sheet Number



DRAINAGE AREA MAP

EXISTING & PROPOSED CONDITIONS ANALYSIS POINT Acres ANALYSIS POINT Tc ANALYSIS POINT ANALYSIS POINT

NOTES	S:
1. [DRAINAGE CALCULATIONS COMPLETED USING THE CITY OF
9	SAN ANTONIO STORM WATER DESIGN CRITERIA MANUAL
Г	DATED JANUARY 2016

0.97

5.00

7.20

0.97

5.00

7.20

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DA-E

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DA-W

500-yr

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5.00

18.20 IMP. CVR

18.20 IMP. CVR

18.20 IMP. CVR

0.7 TOTAL

0.5 TOTAL

0.7 TOTAL

Area

Pasture 2-7%

Area

Area

Area

0.03 Pasture 2-7%

18.20 IMP. CVR

0.5 TOTAL

Acres

0.00

0.04

Acres

0.00

0.00

0.03

0.03

0.04

0.00

0.00

0.03

0.03

Area (sf)

Area (sf)

1,229

1,229

Area (sf)

1,271

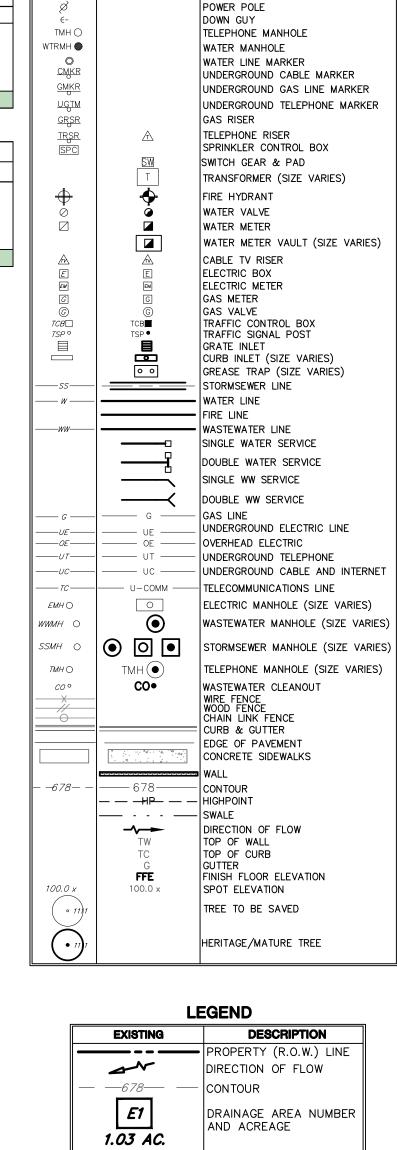
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100

DATED JANUARY 2016.

2. PROPOSED GRADING IMPROVEMENTS DO NOT CHANGE THE EXISTING DRAINAGE AREAS OR PATTERNS. PROPOSED DRAINAGE CONDITIONS AND FLOW WILL MATCH EXISTING CONDITIONS.



DRAINAGE AREA NUMBER

AND ACREAGE

- - TIME OF CONCENTRATION DRAINAGE DIVIDE

1" = 10'

EXISTING PROPOSED

LEGEND

LIGHT POLE

GROUND LIGHT

DESCRIPTION

PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION

EXTENT OF REGRADING AND PAVER REPLACEMENT MATCH EXISTING 648.97 MATCH EXISTING 648.97 MATCH EXISTING 648.97 MATCH EXISTING 648.97 EXISTING FFE 648.57 EAS.71 EAS.71 EAS.72 EAS.73 EAS.73 EAS.73 EAS.73 EAS.75 EAS.75	649.09 EXISTING FFE 649.09 EXISTING FFE 647.54 PROPOSED FFE 647.54 PROPOSED FFE 647.54 EXISTING WALL EXISTING WALL EXISTING GATE EXISTING GATE EXISTING GATE
	EXISTING WALL EXISTING WALL EXISTING GATE WATCH EXISTING ±646.41

GRADING PLAN

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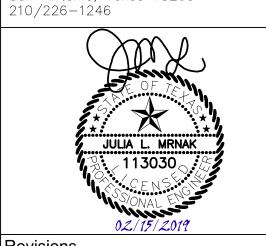
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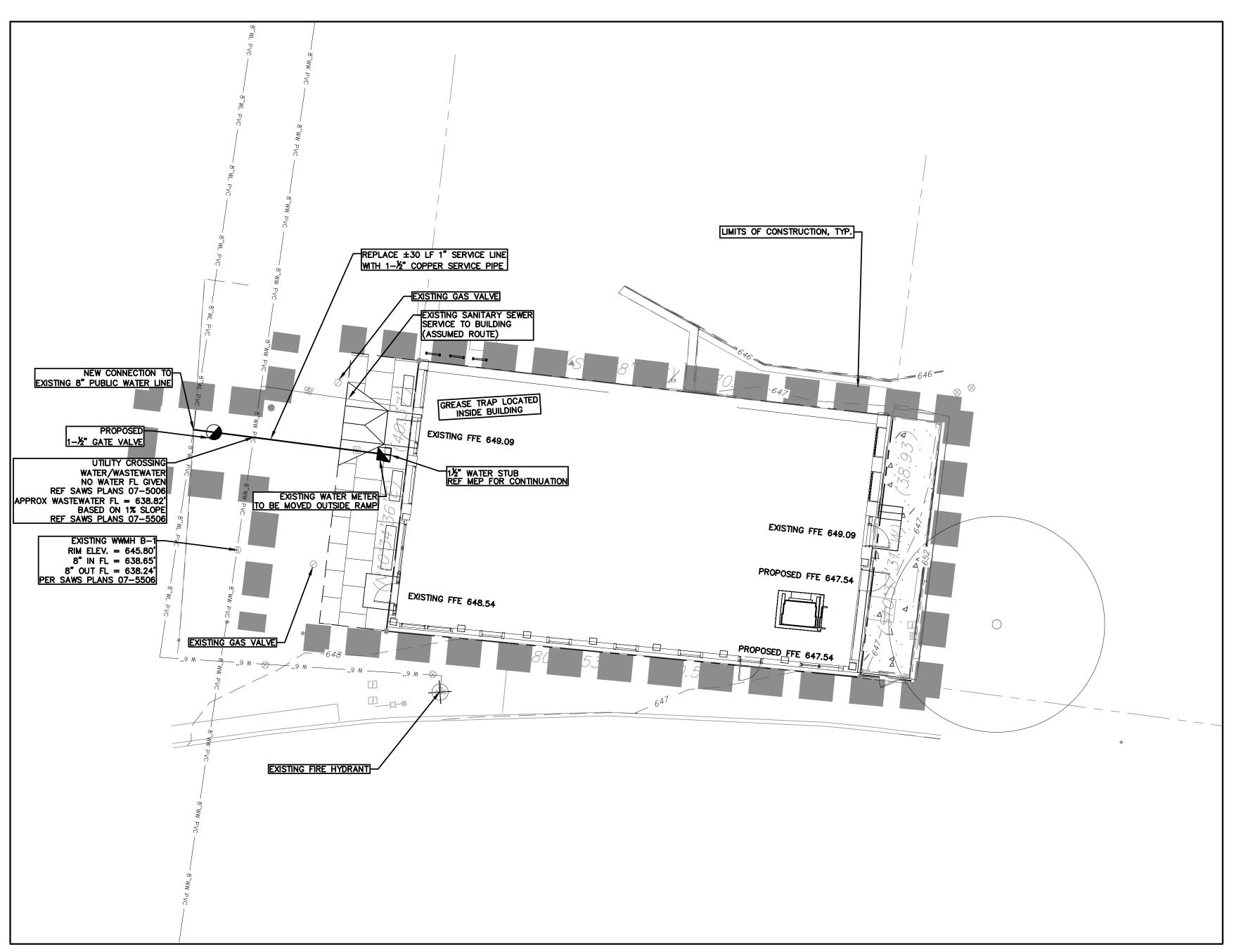
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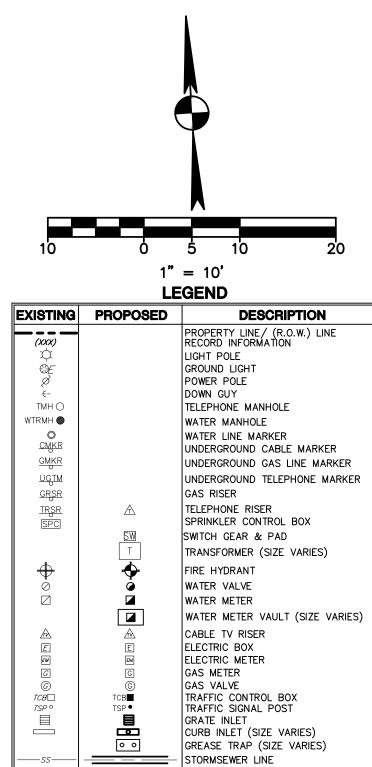
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GRADING AND DRAINAGE

Sheet Number

C005





— w — WATER LINE

••

TMH (●)

CO•

FFE

---- 678----- **CONTOUR** - — HP — HIGHPOINT — - - - — SWALE

EMH ()

TMH ()

FIRE LINE

SINGLE WATER SERVICE

GAS LINE

SSMH O STORMSEWER MANHOLE (SIZE VARIES)

DOUBLE WATER SERVICE

SINGLE WW SERVICE

DOUBLE WW SERVICE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC LINE

UNDERGROUND CABLE AND INTERNET

ELECTRIC MANHOLE (SIZE VARIES) WASTEWATER MANHOLE (SIZE VARIES)

TELEPHONE MANHOLE (SIZE VARIES)

UNDERGROUND TELEPHONE

TELECOMMUNICATIONS LINE

WASTEWATER CLEANOUT WIRE FENCE WOOD FENCE CHAIN LINK FENCE

CURB & GUTTER

DIRECTION OF FLOW TOP OF WALL

SPOT ELEVATION TREE TO BE SAVED

TOP OF CURB

GUTTER

LEGEND

PROPERTY (R.O.W.) LINE

EDGE OF PAVEMENT

CONCRETE SIDEWALKS

FINISH FLOOR ELEVATION

HERITAGE/MATURE TREE

DIRECTION OF FLOW

DESCRIPTION

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Sheet Title UTILITY PLAN

Sheet Number

C006

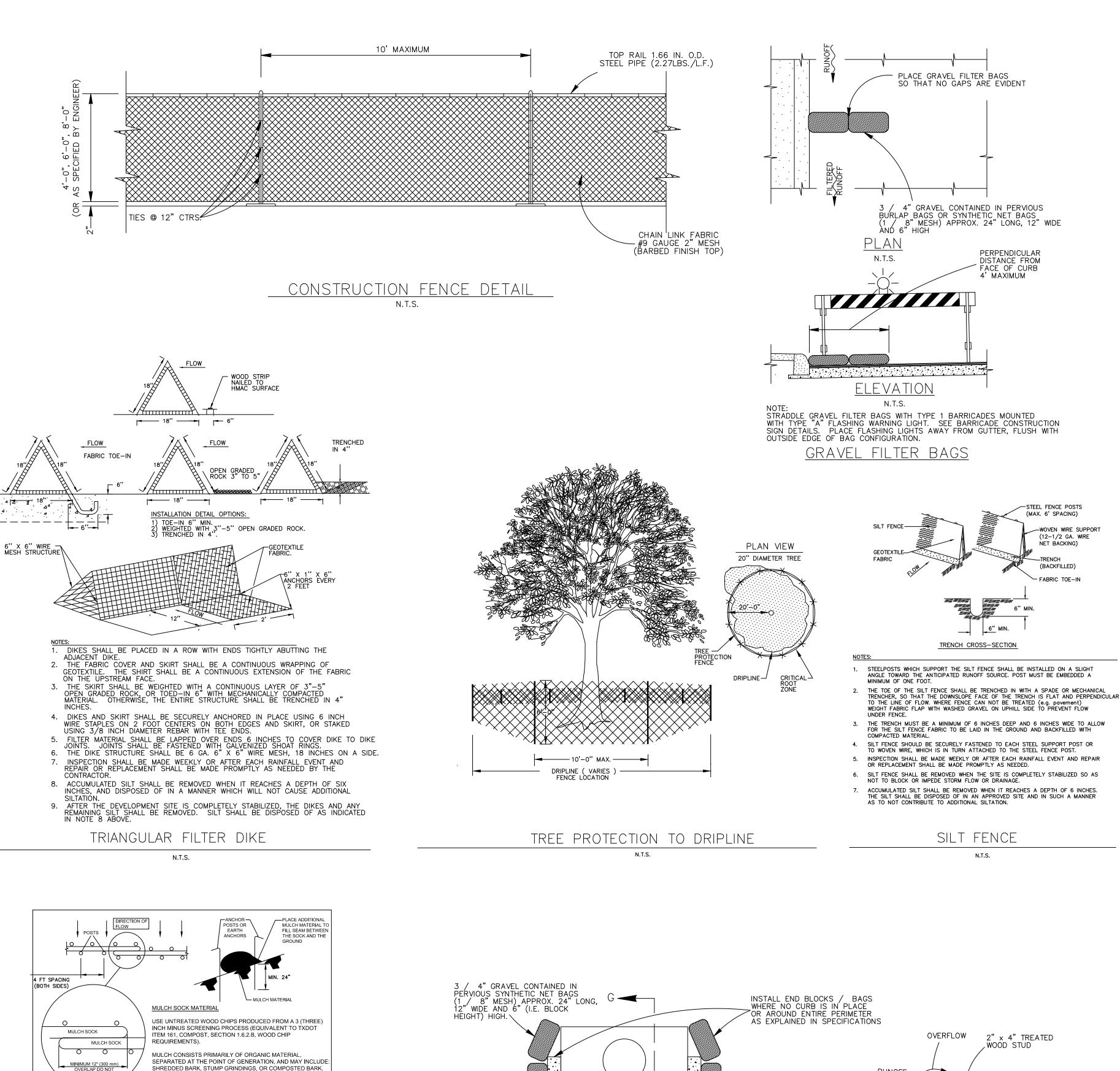
E1 1.03 AC. DRAINAGE AREA NUMBER AND ACREAGE DRAINAGE DIVIDE

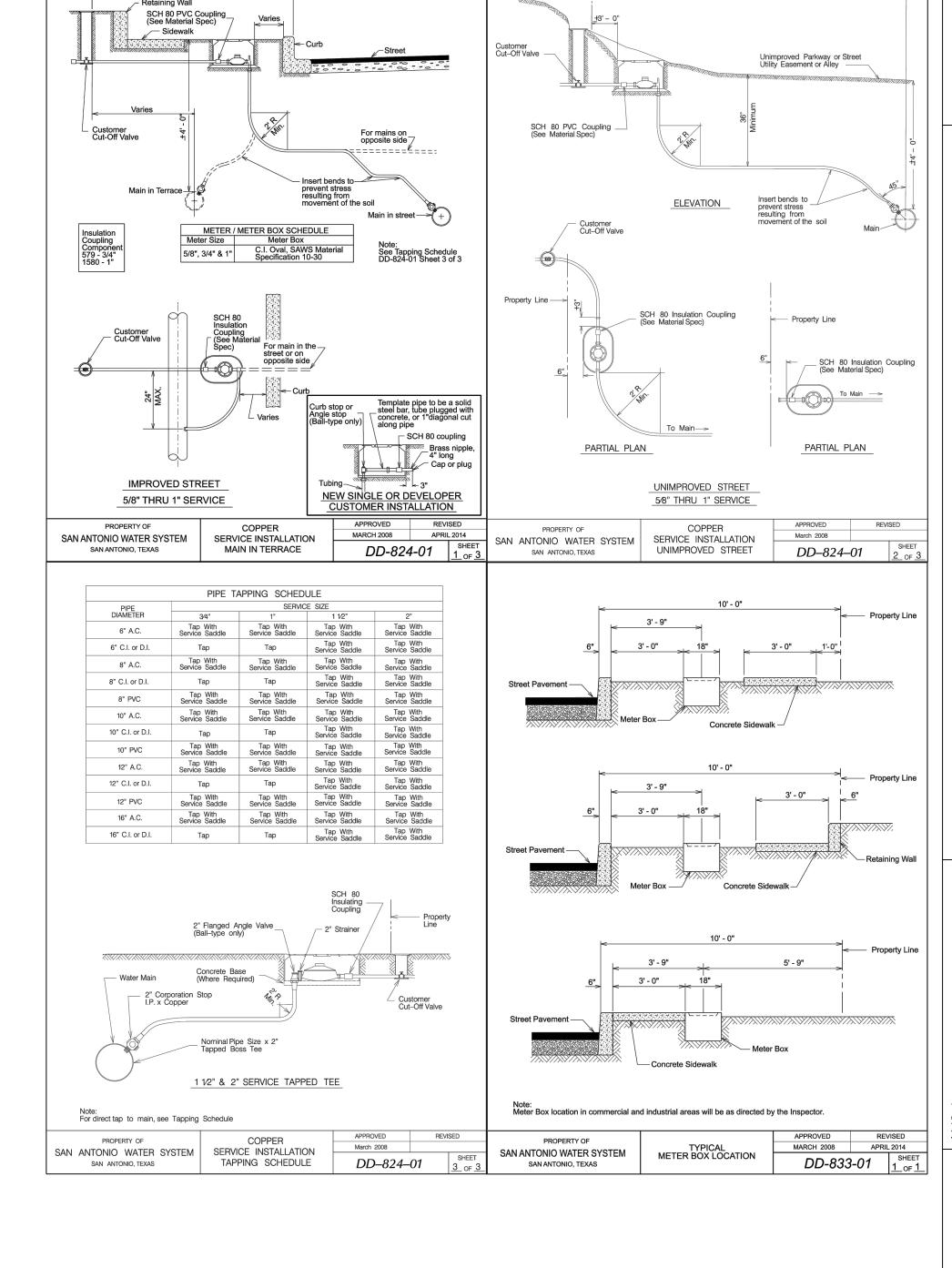
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NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.

2. CONTRACTOR WILL NOTIFY ENGINEER OF ANY CONFLICTING UTILITY CROSSING INFORMATION.





STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- 3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- 4. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
- (A) SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;

 (B) ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST;

 (C) WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MEMICAL EQUIPMENT;

 (D) OTHER ACTURIES DETRIMENTAL TO TREES SLICE AS CHEMICAL STORAGE.
- (D) OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES. 5. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED
- IN THE FOLLOWING CASES:
- (A) WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

 (B) WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT
- DAMAGE);
 (C) WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE

- ALLOW 6 TO TO THE SECOND BUILDING;

 BUILDING;

 (D) WHERE THERE ARE SEVERE SPACE CONSTRAINTS

 DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE

 CITY ARBORIST AT 499-6486 TO DISCUSS ALTERNATIVES. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

- 6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED—ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- 9. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- 11. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 12. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
- 13. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

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TBPE # F-14629

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210/226-1246 JULIA L. MRNAK

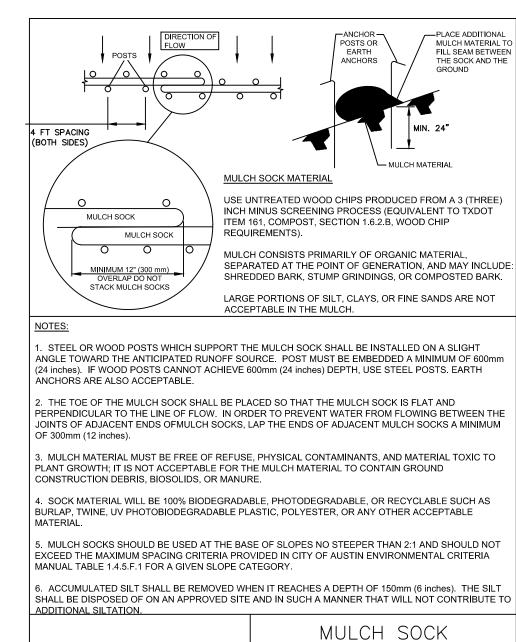
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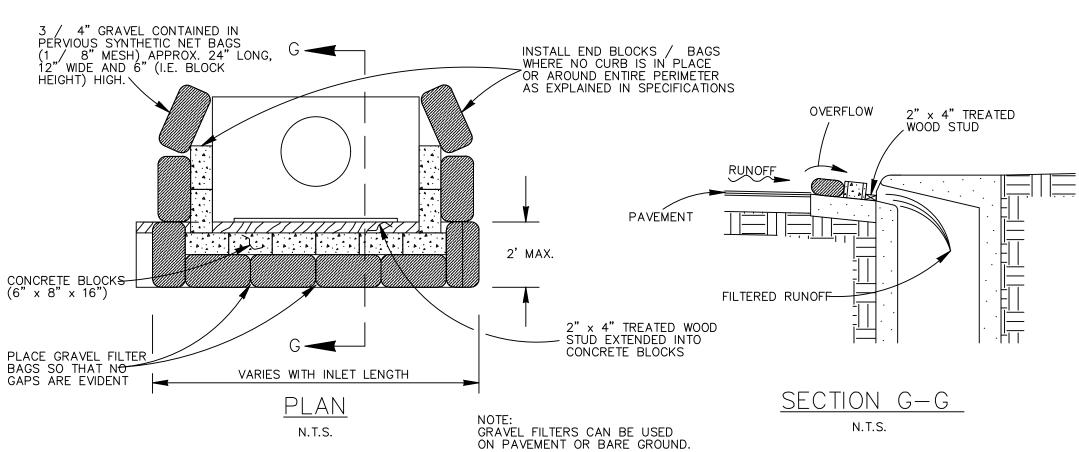
SITE DETAILS

Sheet Number

C007



THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



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DEMOLITION GENERAL NOTES

- A. REMOVE ALL WINDOWS AND STOREFRONTS, EXCEPT HISTORIC TRANSOM. SEE NOTE ON
- B. PROTECT HISTORIC ELEMENTS TO REMAIN, INCLUDING MASONRY WALLS, FLOORING, AND STRUCTURE.
- C. DEMOLISH MEZZANINE RECLAIM WOOD FLOORING & STRUCTURE FOR RE-USE.
- D. DEMOLISH NORTH & SOUTH BUILDING ROOFING MATERIAL. TRUSSES & DECKING TO REMAIN. E. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION OF STRUCTURAL ITEMS,
- BRACING REQUIREMENTS AND SEQUENCING.
- F. COORDINATE WITH MEP DRAWINGS FOR DEMOLITION OF ANY MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT.
- G. REMOVE ALL LOOSE PLASTER TO SOUND AND TIGHT.

DEMOLITION KEY NOTES

- D1. SALVAGE EXISTING T&G FLOORS.
- REMOVE PLYWOOD PATCH.
- REMOVE GARAGE DOOR.
- REMOVE AND SALVAGE TIN CEILING TILES.
- REMOVE LINOLEUM WALL COATING.
- REFER TO STRUCTURAL FOR COLUMNS TO BE REMOVED.
- REMOVE STAIRS.
- CUT OPENING IN MASONRY. REF STRUCTURAL.
- D9. REMOVE ALL SURFACE-MOUNTED WOOD FURR OUT AT MASONRY AND FURR OUTS AT AREAWAYS
- D10. REMOVE METAL CLADDING ON WINDOWS. PAINTED WOOD TRIM TO REMAIN. PROTECT UNTIL REPAIRED, PAINTED, AND REFINISHED.

DEMOLITION KEY

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN EXISTING DOOR TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

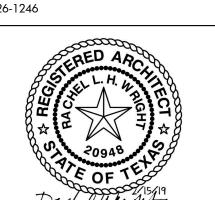
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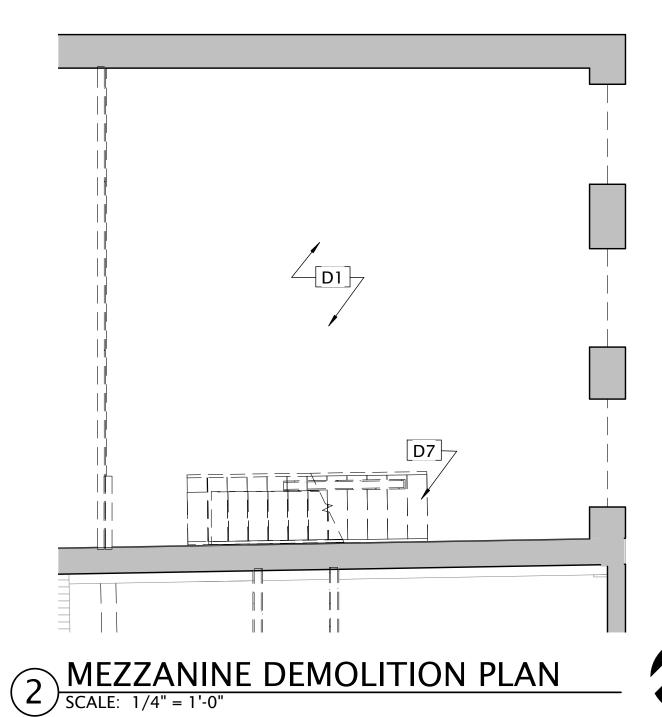
DEMOLITION PLANS BASEMENT AND FIRST FLOOR

Sheet Number

D201

2 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





DEMOLITION GENERAL NOTES

A. REMOVE ALL WINDOWS AND STOREFRONTS, EXCEPT HISTORIC TRANSOM. SEE NOTE ON

B. PROTECT HISTORIC ELEMENTS TO REMAIN, INCLUDING MASONRY WALLS, FLOORING, AND STRUCTURE.

C. DEMOLISH MEZZANINE RECLAIM WOOD FLOORING & STRUCTURE FOR RE-USE.

D. DEMOLISH NORTH & SOUTH BUILDING ROOFING MATERIAL. TRUSSES & DECKING TO REMAIN. E. COORDINATE WITH STRUCTURAL DRAWINGS FOR DEMOLITION OF STRUCTURAL ITEMS, BRACING REQUIREMENTS AND SEQUENCING.

F. COORDINATE WITH MEP DRAWINGS FOR DEMOLITION OF ANY MECHANICAL, ELECTRICAL, OR

PLUMBING EQUIPMENT. G. REMOVE ALL LOOSE PLASTER TO SOUND AND TIGHT.

DEMOLITION KEY NOTES

D1. SALVAGE EXISTING T&G FLOORS.

D2. REMOVE PLYWOOD PATCH.

D3. REMOVE GARAGE DOOR.

D4. REMOVE AND SALVAGE TIN CEILING TILES. D5. REMOVE LINOLEUM WALL COATING.

REFER TO STRUCTURAL FOR COLUMNS TO BE REMOVED.

D7. REMOVE STAIRS.

D8. CUT OPENING IN MASONRY. REF STRUCTURAL.

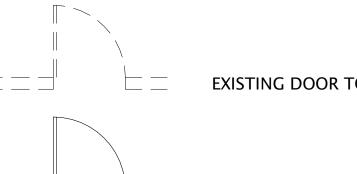
D9. REMOVE ALL SURFACE-MOUNTED WOOD FURR OUT AT MASONRY AND FURR OUTS AT AREAWAYS

D10. REMOVE METAL CLADDING ON WINDOWS. PAINTED WOOD TRIM TO REMAIN. PROTECT UNTIL REPAIRED, PAINTED, AND REFINISHED.

DEMOLITION KEY

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN



EXISTING DOOR TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

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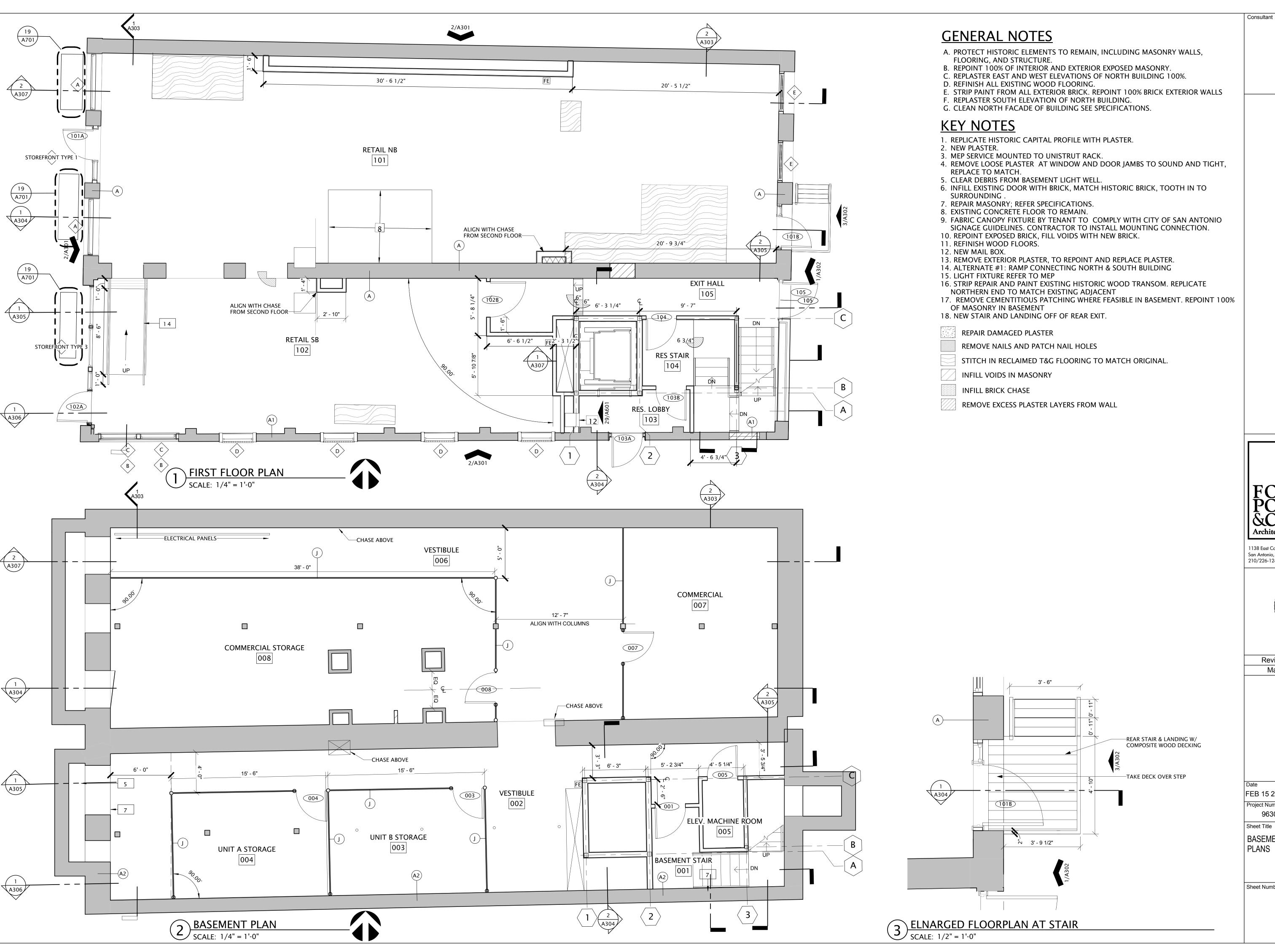
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DEMOLITION PLANS MEZZANINE AND SECOND FLOOR

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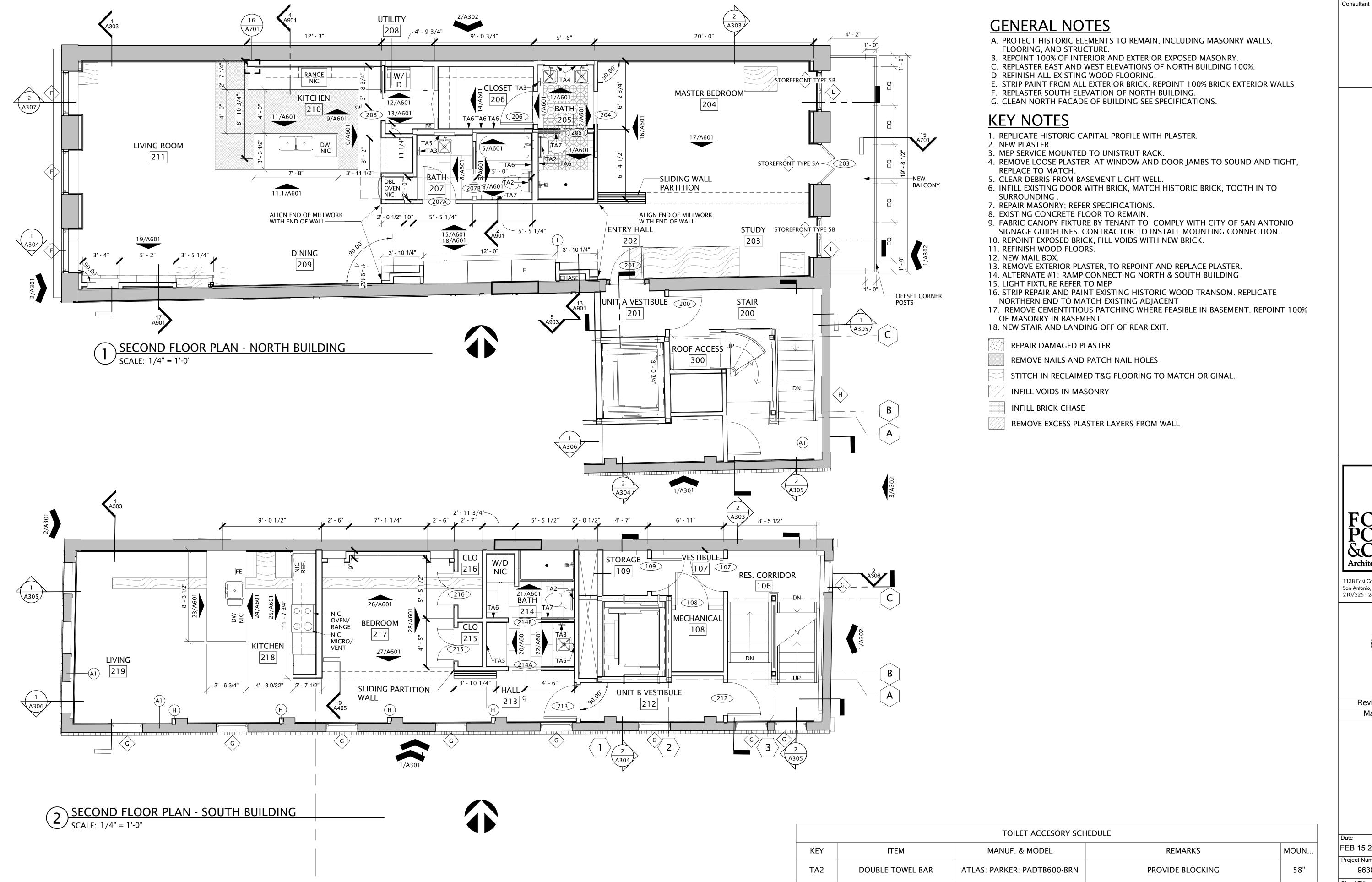
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BASEMENT & FIRST FLOOR PLANS

Sheet Number



TA3

TA4

TA5

TA6

TA7

TOWEL RING

MIRROR RECTANGLE

MIRROR OVAL

ROBE HOOK

TOILET PAPER HOLDER

ATLAS: PARKER: PATR-BRN

KETCHAM: MIRROR: 121-SM

ALNO: MC4910-W

ATLAS: PARKER: PASH-BRN

ATLAS: PARKER: PATP-BRN

Plaza Renovation

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Sheet Title

48"

72"

26"

PROVIDE BLOCKING

RECTANGULAR SINGLE DOOR RECESSED MEDICINE

CABINET

STANDARD OVAL 24" X 35-7/8" OVAL SINGLE DOOR

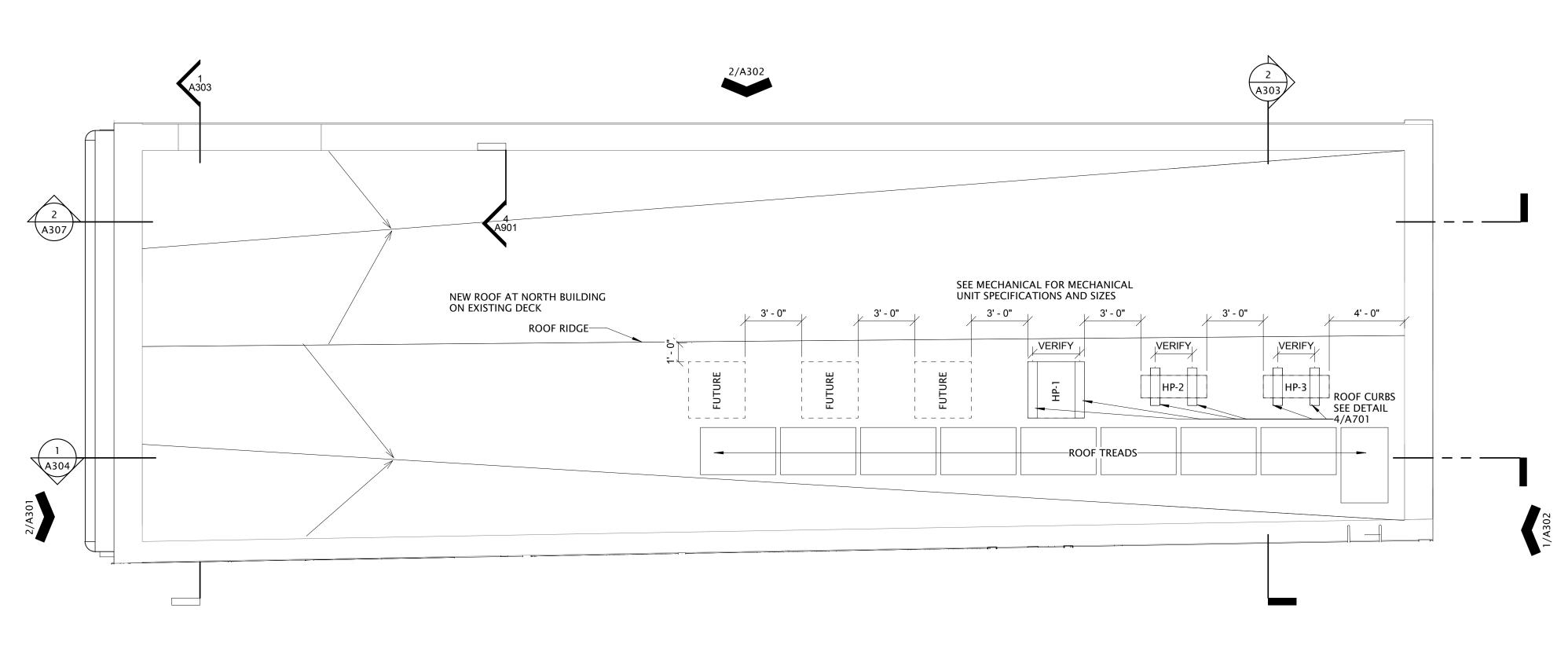
RECESSED MEDICINE CABINET WITH WHITE INTERIOR

PROVIDE BLOCKING

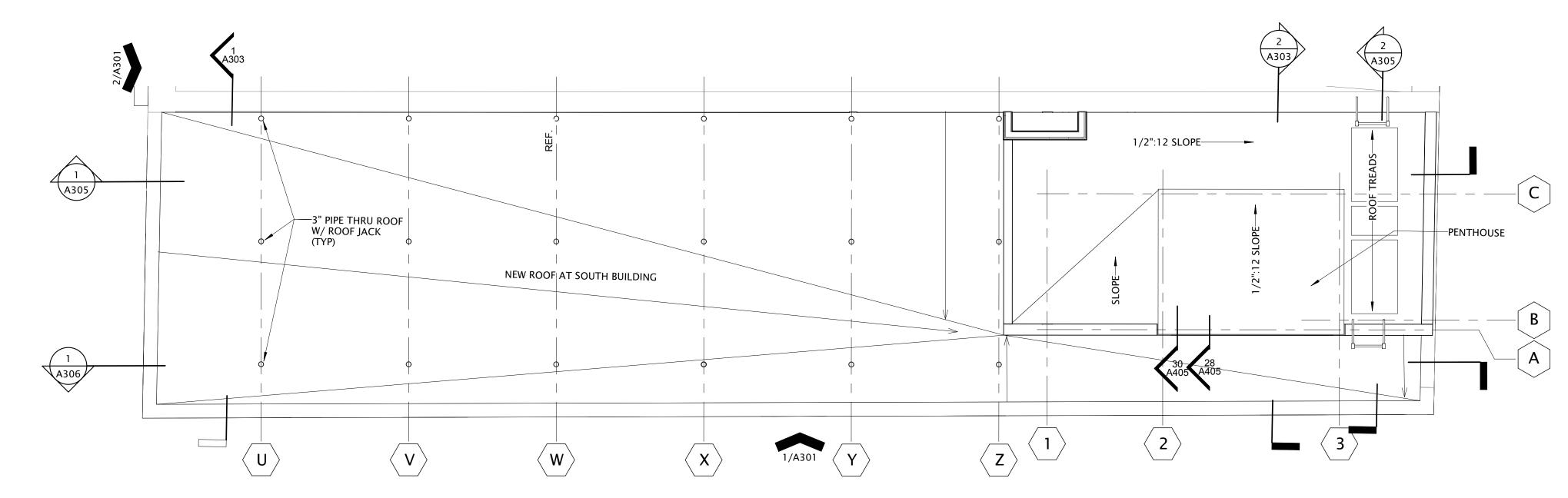
PROVIDE BLOCKING

SECOND FLOOR PLAN

Sheet Number







SOUTH ROOF DRAINAGE PLAN

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

GENERAL NOTES

A. PROTECT HISTORIC ELEMENTS TO REMAIN, INCLUDING MASONRY WALLS,

FLOORING, AND STRUCTURE.

B. REPOINT 100% OF INTERIOR AND EXTERIOR EXPOSED MASONRY. C. REPLASTER EAST AND WEST ELEVATIONS OF NORTH BUILDING 100%.

D. REFINISH ALL EXISTING WOOD FLOORING.

E. STRIP PAINT FROM ALL EXTERIOR BRICK. REPOINT 100% BRICK EXTERIOR WALLS

F. REPLASTER SOUTH ELEVATION OF NORTH BUILDING. G. CLEAN NORTH FACADE OF BUILDING SEE SPECIFICATIONS.

KEY NOTES

1. REPLICATE HISTORIC CAPITAL PROFILE WITH PLASTER.

2. NEW PLASTER.

3. MEP SERVICE MOUNTED TO UNISTRUT RACK.

4. REMOVE LOOSE PLASTER AT WINDOW AND DOOR JAMBS TO SOUND AND TIGHT, REPLACE TO MATCH.

5. CLEAR DEBRIS FROM BASEMENT LIGHT WELL.

6. INFILL EXISTING DOOR WITH BRICK, MATCH HISTORIC BRICK, TOOTH IN TO

SURROUNDING.

7. REPAIR MASONRY; REFER SPECIFICATIONS.

8. EXISTING CONCRETE FLOOR TO REMAIN.

9. FABRIC CANOPY FIXTURE BY TENANT TO COMPLY WITH CITY OF SAN ANTONIO SIGNAGE GUIDELINES. CONTRACTOR TO INSTALL MOUNTING CONNECTION.

10. REPOINT EXPOSED BRICK, FILL VOIDS WITH NEW BRICK.

11. REFINISH WOOD FLOORS.

12. NEW MAIL BOX.

13. REMOVE EXTERIOR PLASTER, TO REPOINT AND REPLACE PLASTER.

14. ALTERNATE #1: RAMP CONNECTING NORTH & SOUTH BUILDING 15. LIGHT FIXTURE REFER TO MEP

16. STRIP REPAIR AND PAINT EXISTING HISTORIC WOOD TRANSOM. REPLICATE

NORTHERN END TO MATCH EXISTING ADJACENT

17. REMOVE CEMENTITIOUS PATCHING WHERE FEASIBLE IN BASEMENT. REPOINT 100% OF MASONRY IN BASEMENT

18. NEW STAIR AND LANDING OFF OF REAR EXIT.

REPAIR DAMAGED PLASTER

REMOVE NAILS AND PATCH NAIL HOLES

STITCH IN RECLAIMED T&G FLOORING TO MATCH ORIGINAL.

INFILL VOIDS IN MASONRY

INFILL BRICK CHASE

REMOVE EXCESS PLASTER LAYERS FROM WALL

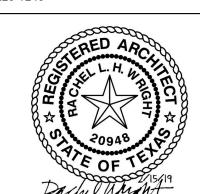
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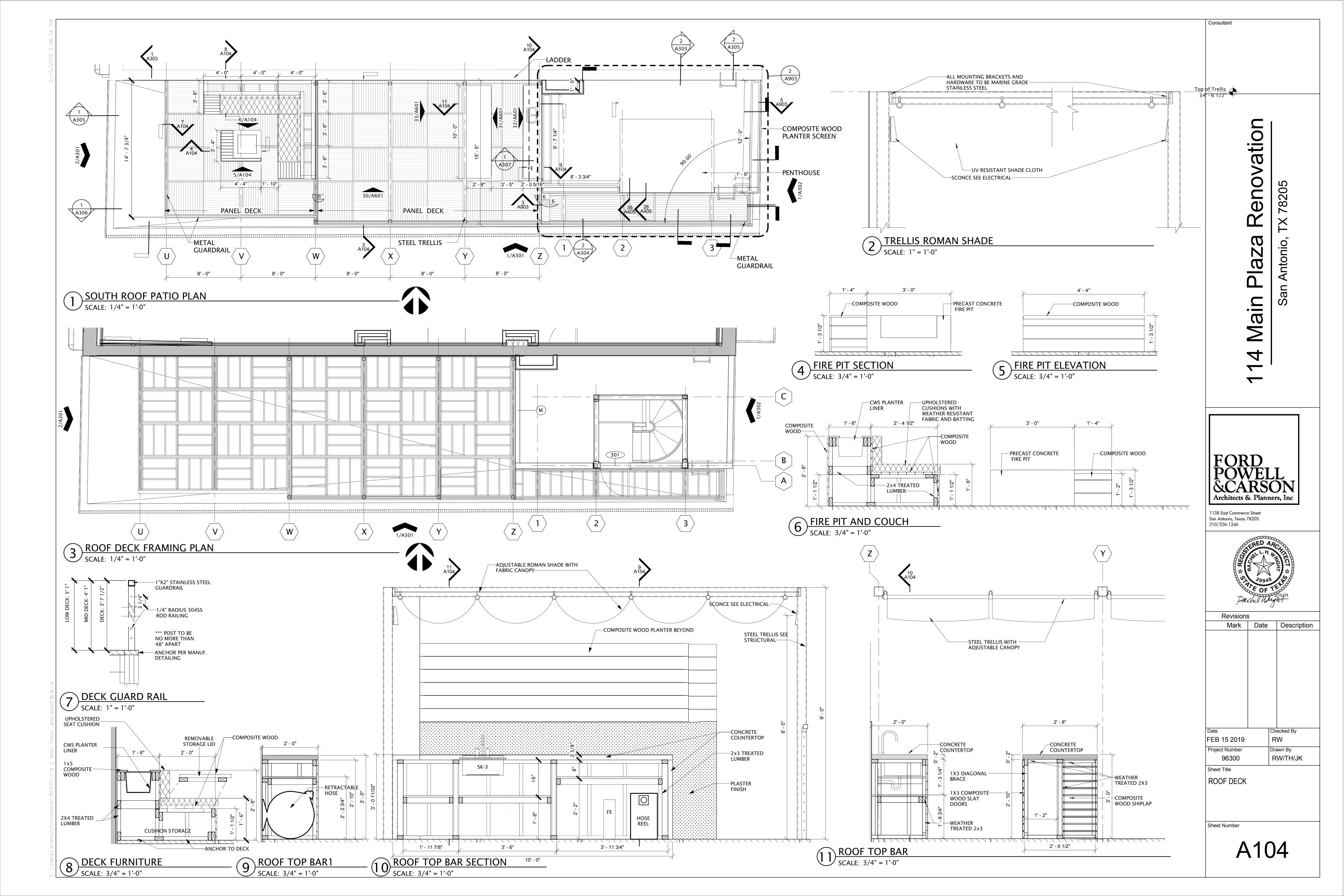
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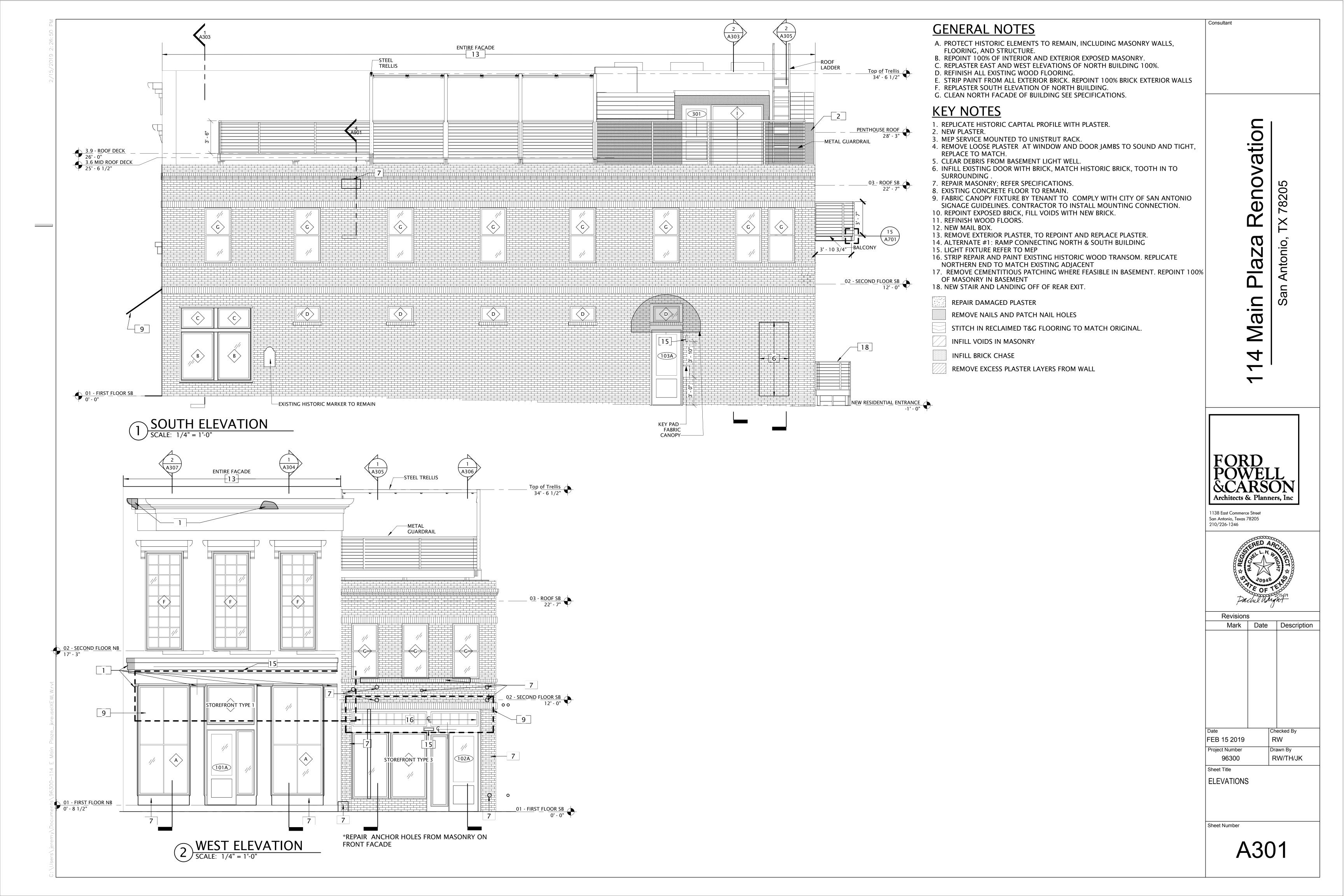
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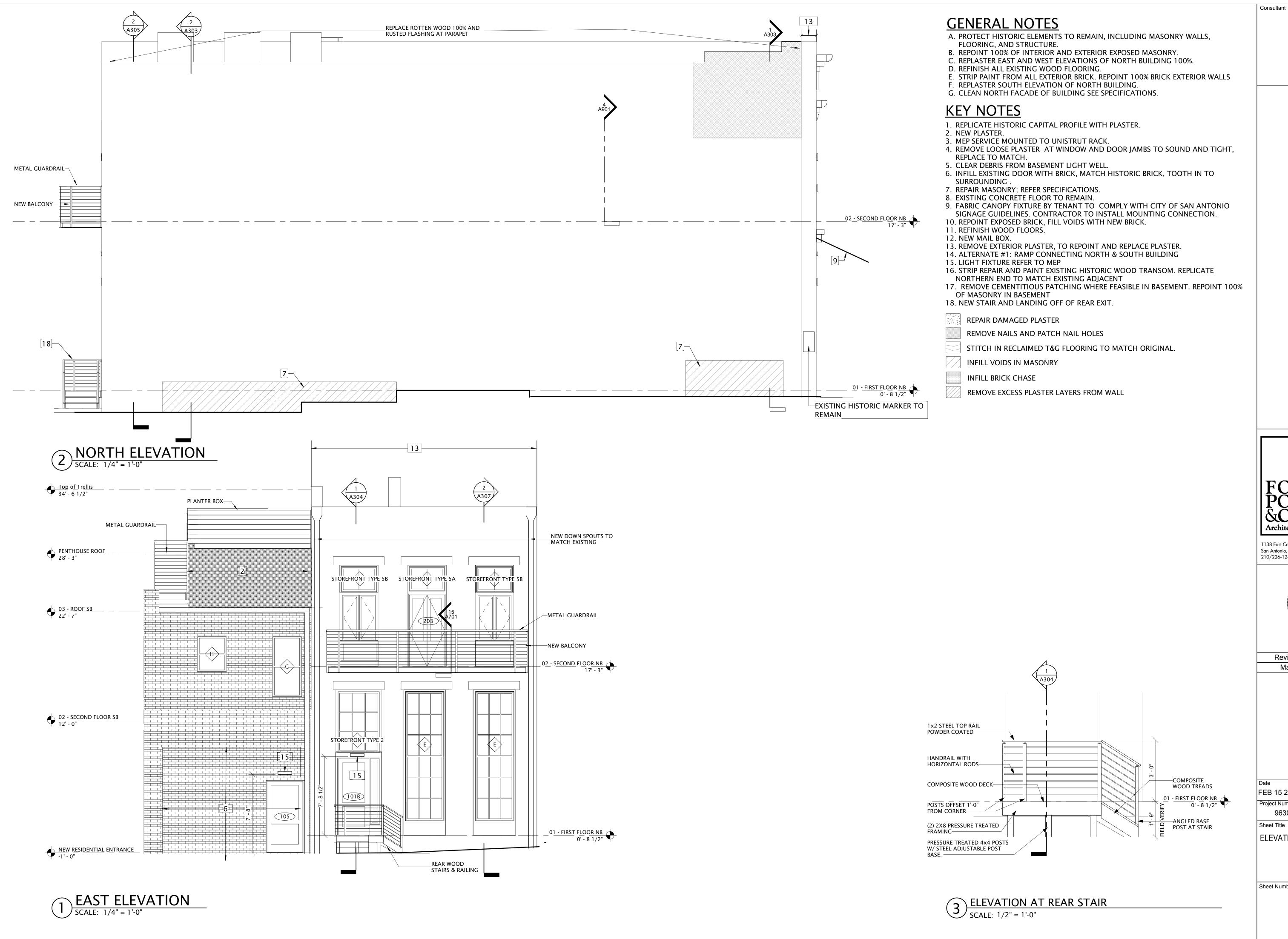
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ROOF PLAN

Sheet Number







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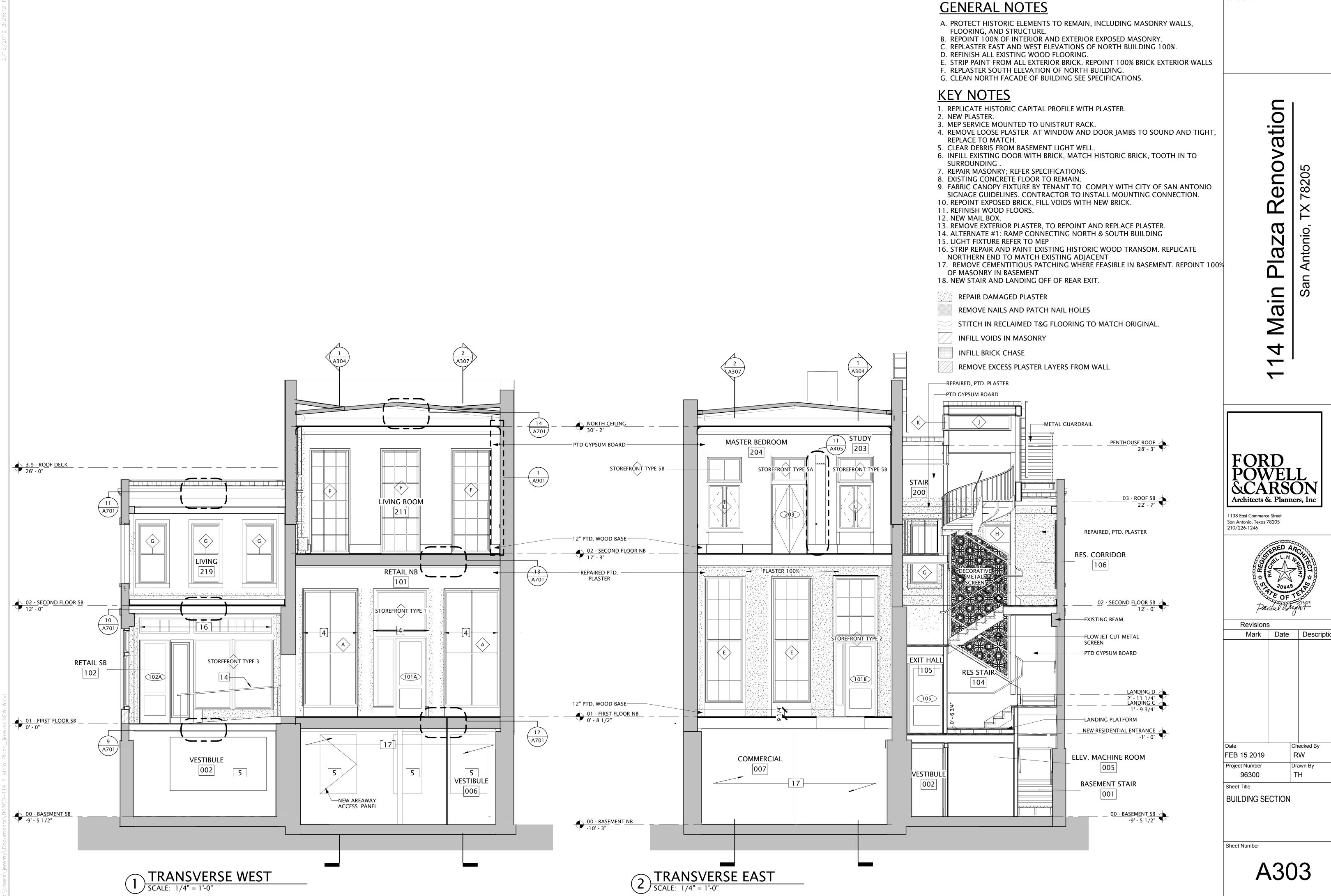
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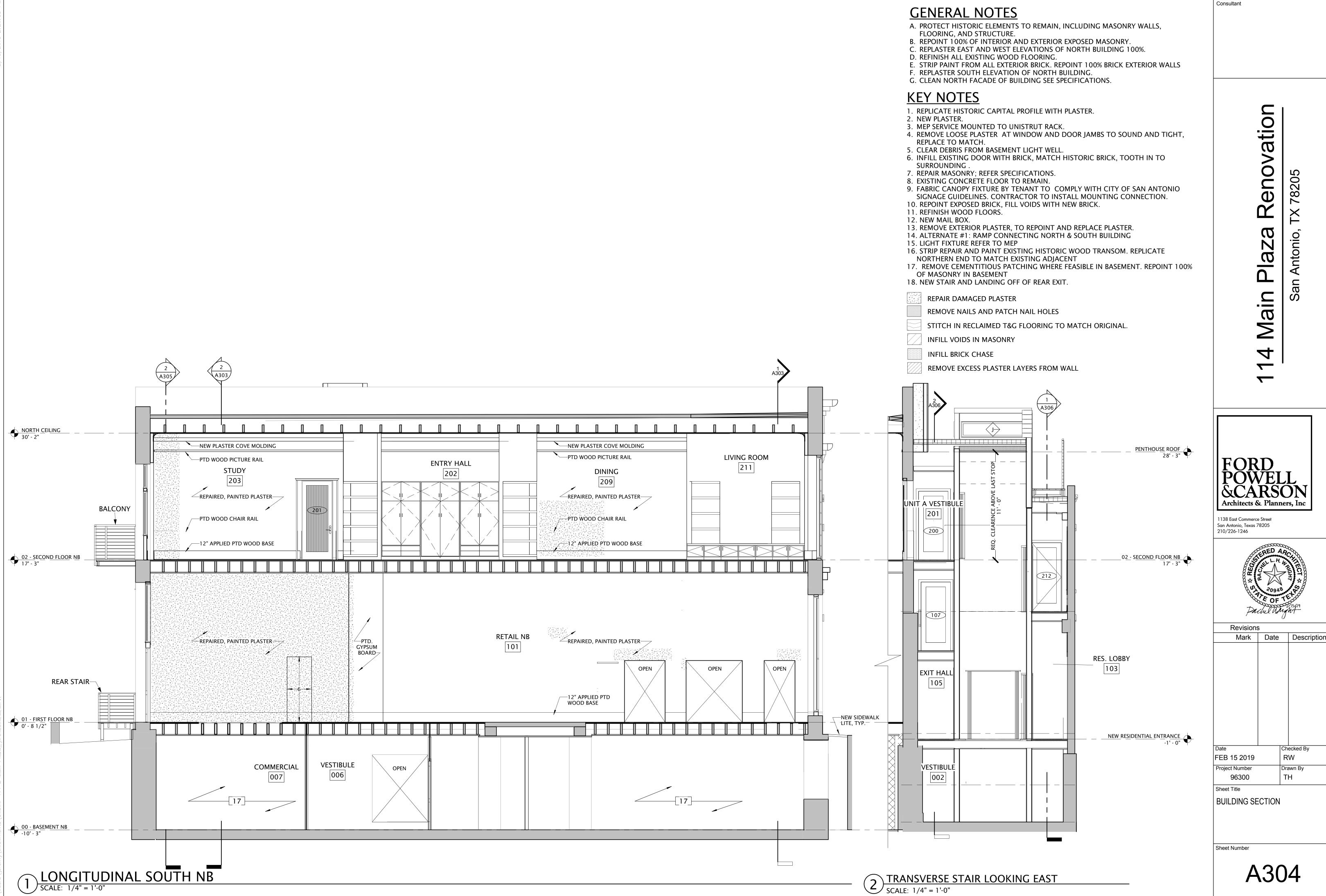
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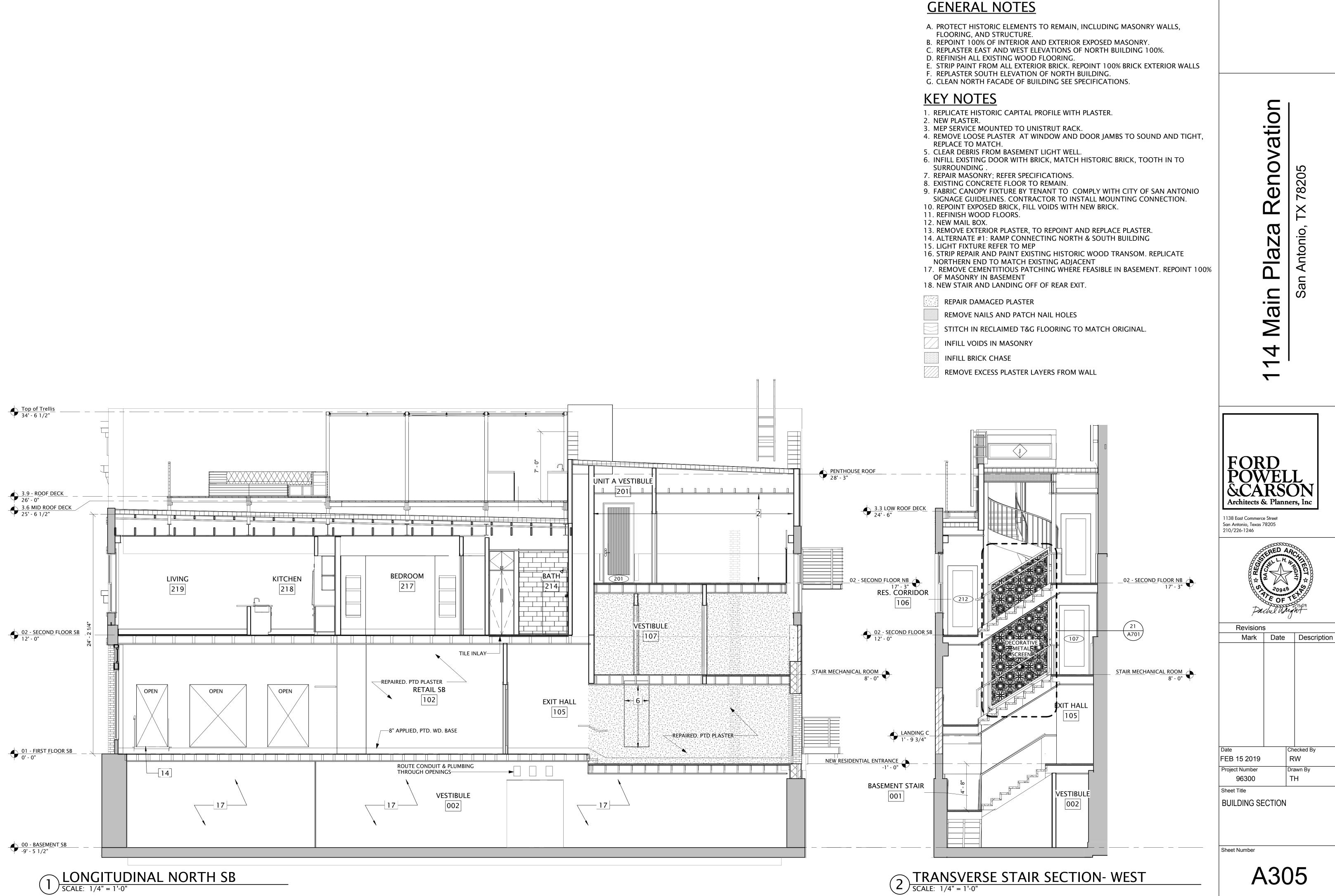


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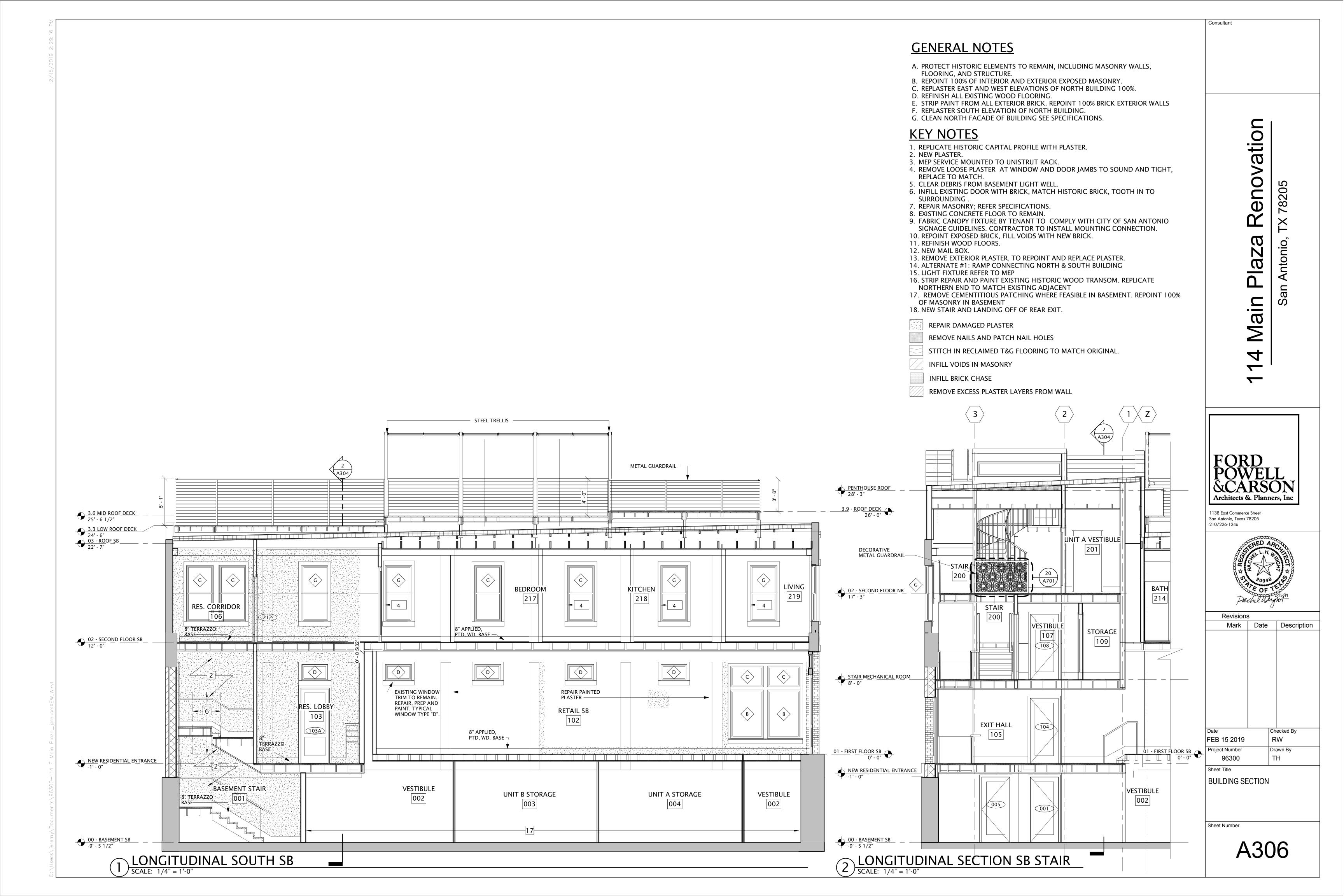
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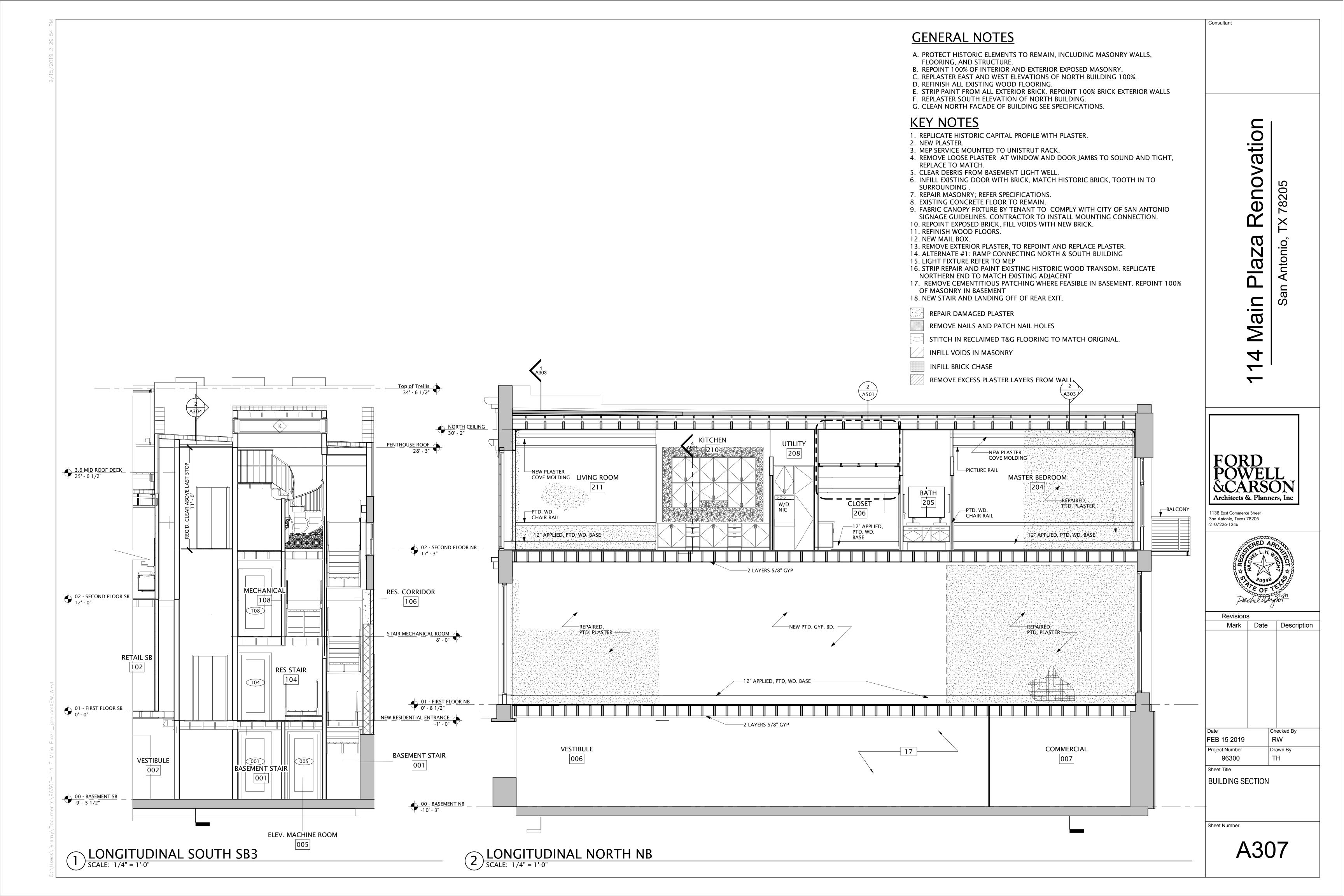


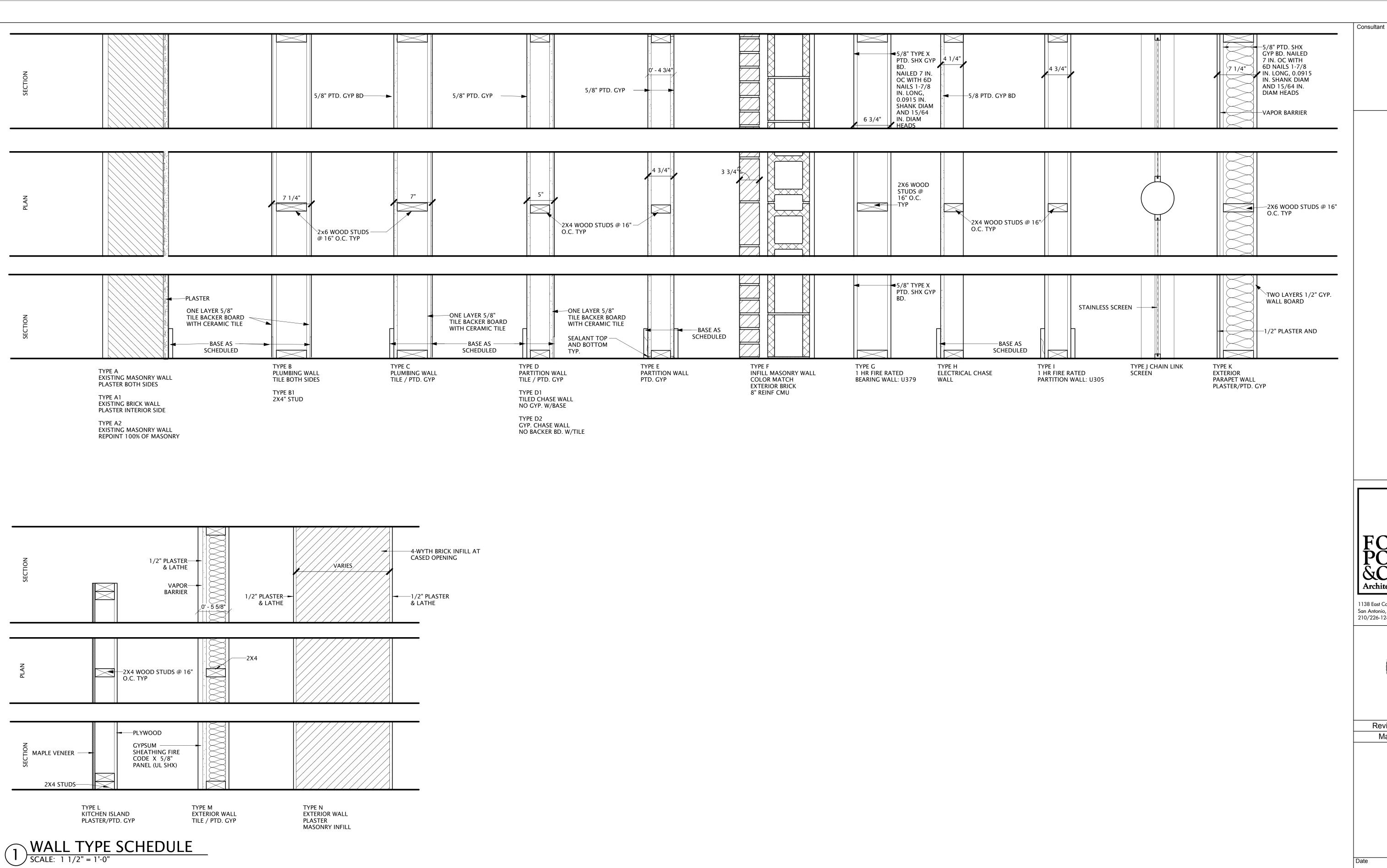
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114 Main Plaza Renovation

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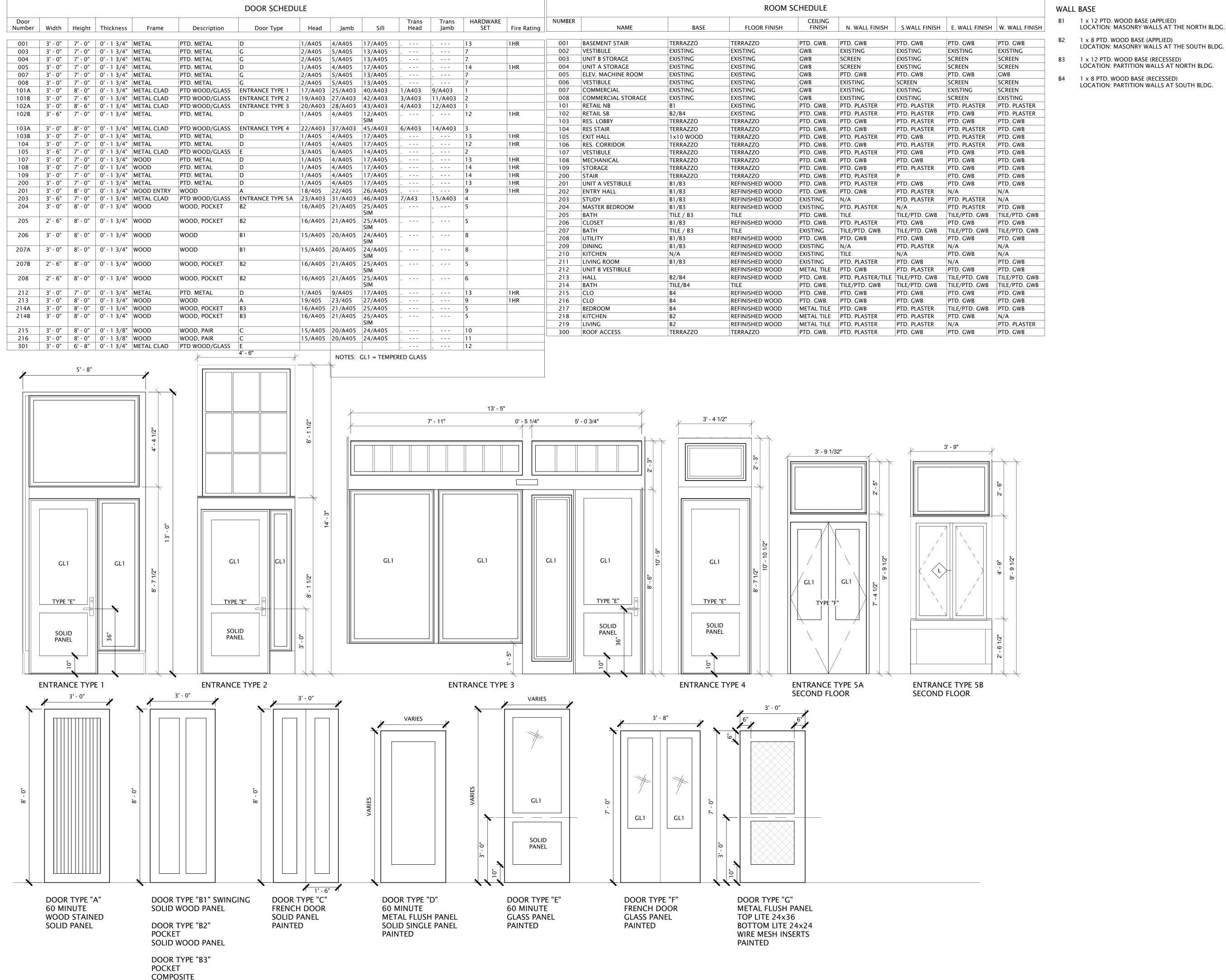
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Sheet Title

WALL TYPES

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PAINTED/TRANSLUCENT PANEL

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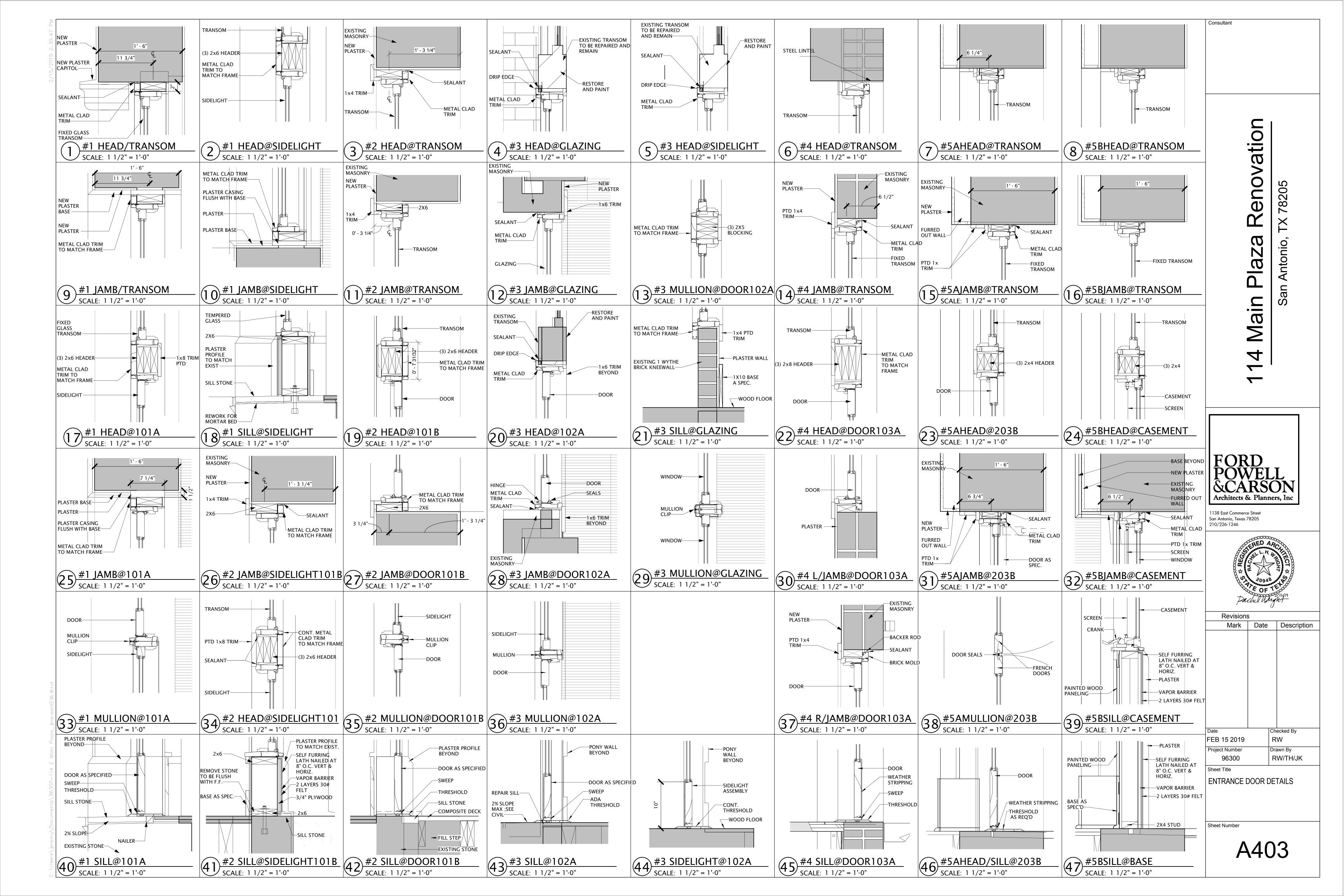


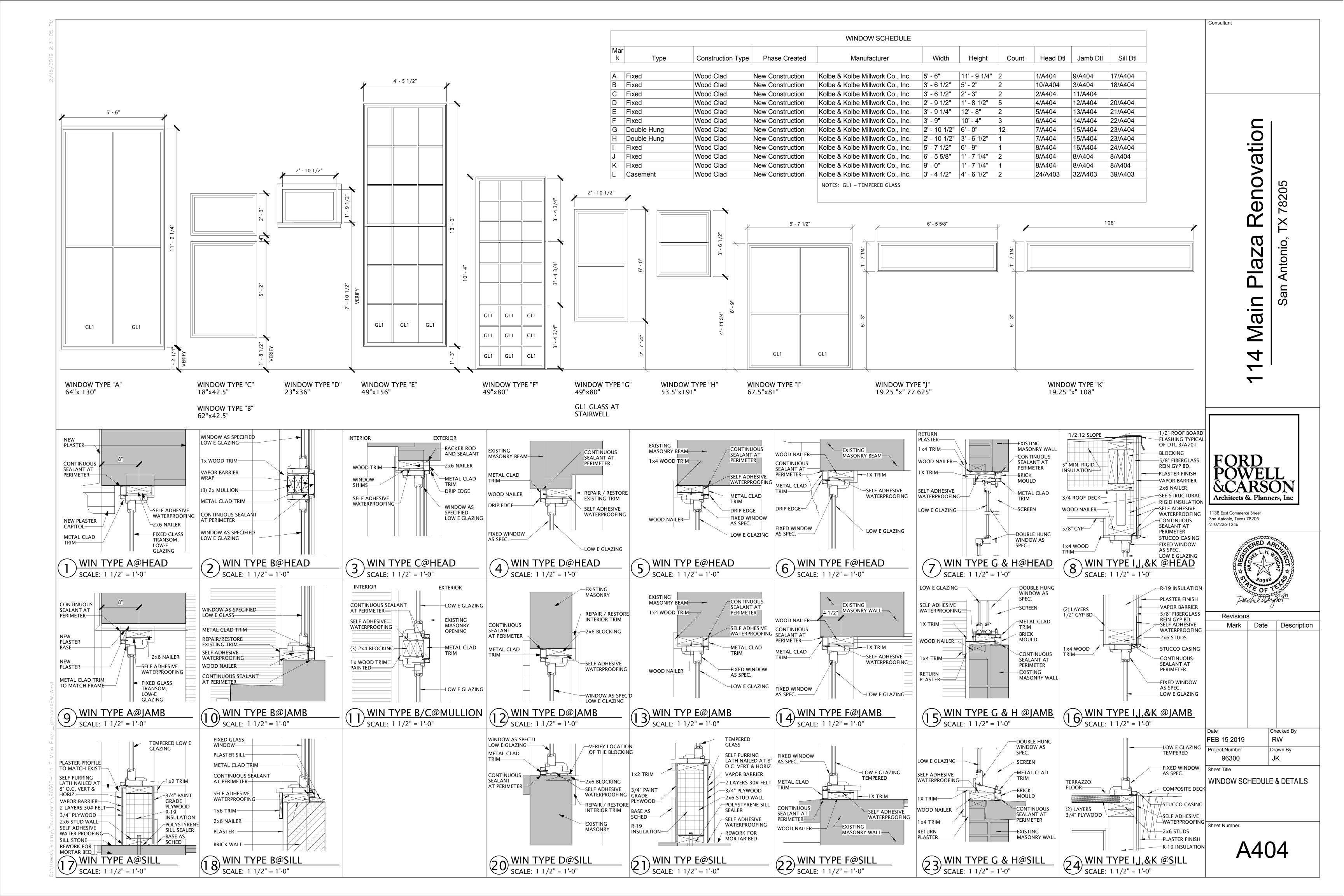
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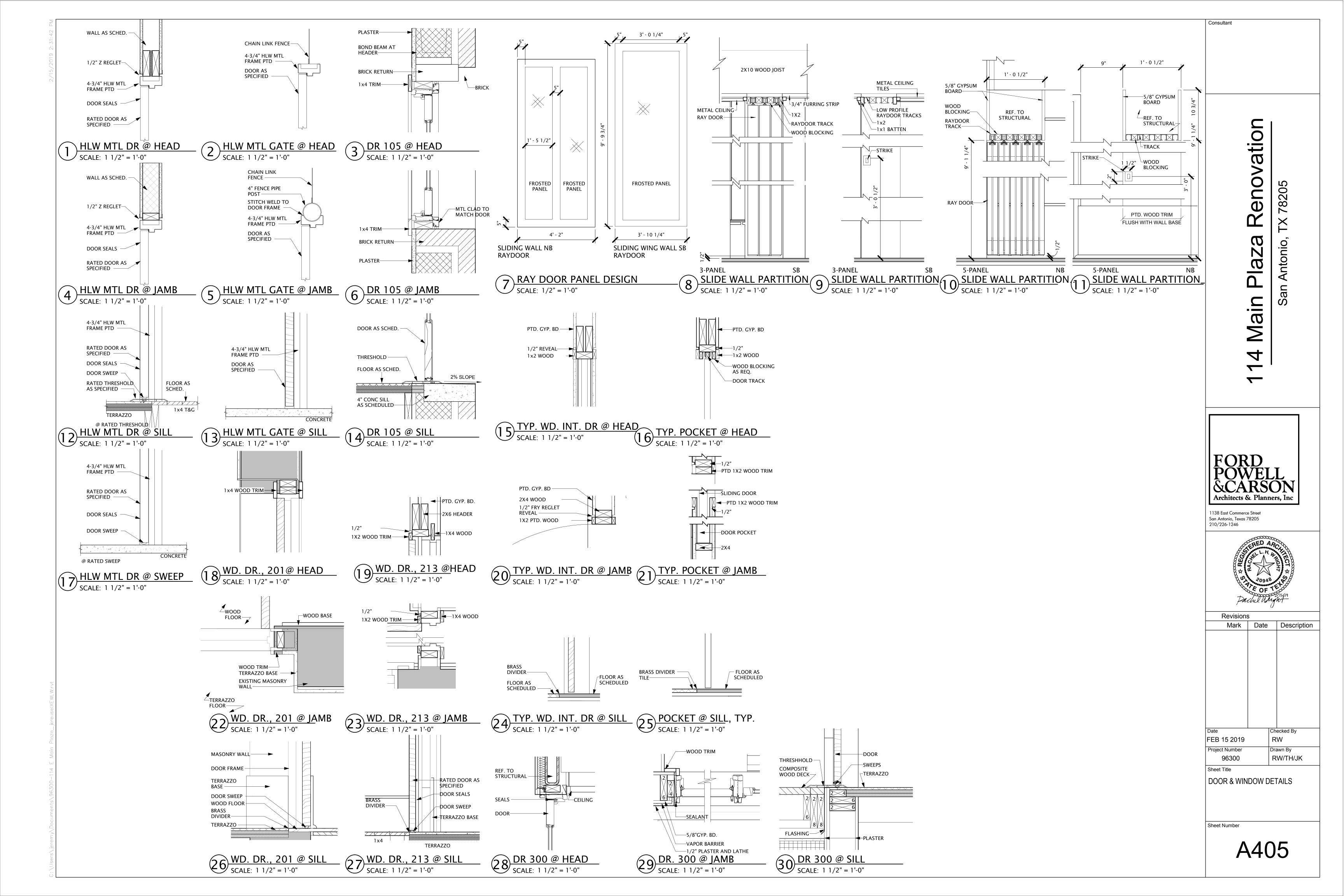
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ROOM & DOOR SCHEDULE

Sheet Number









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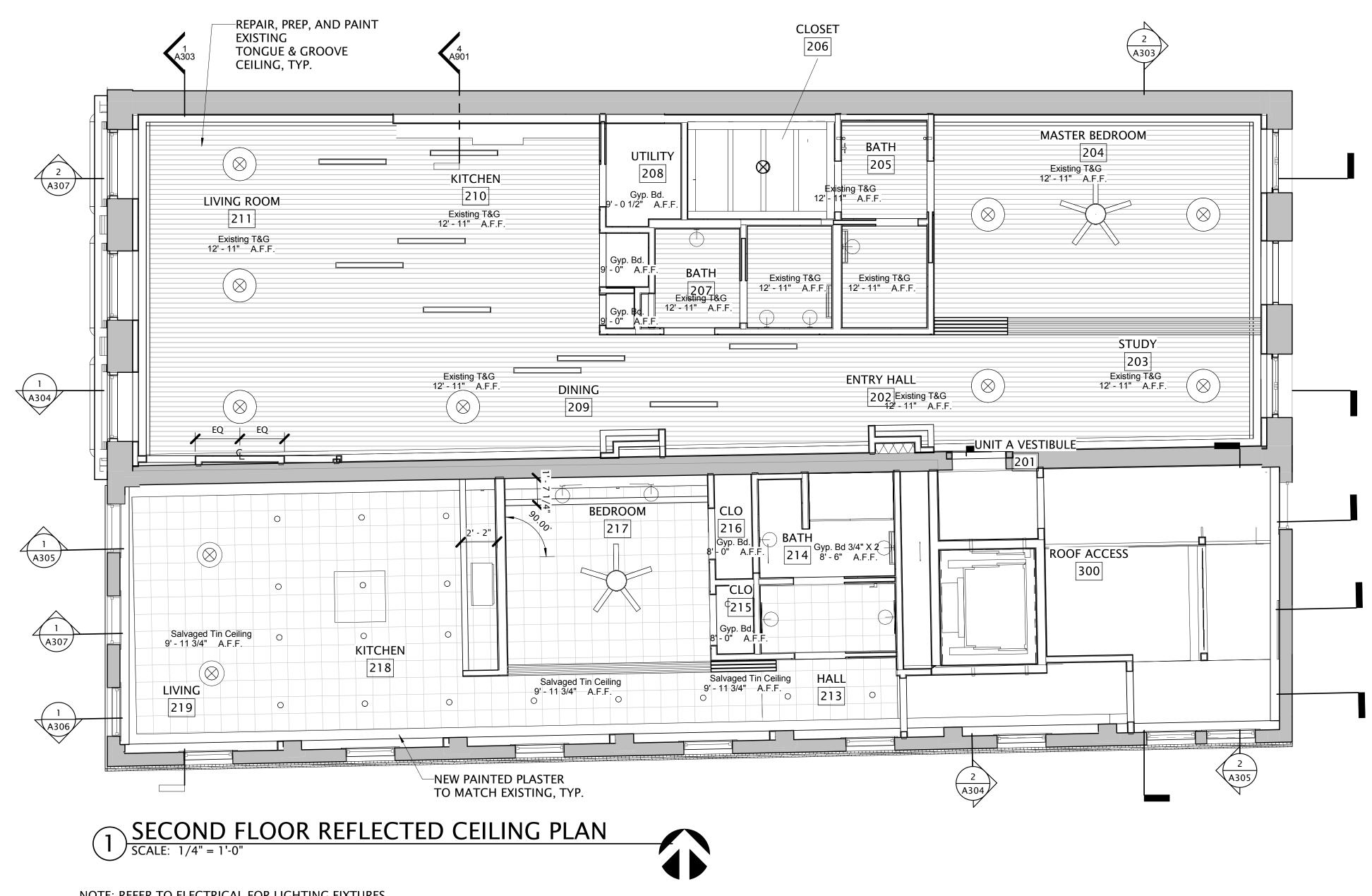
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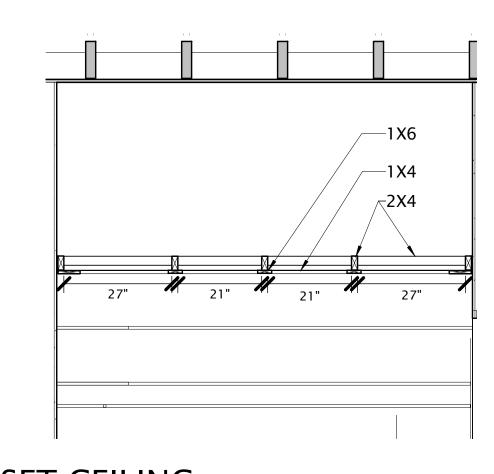
REFLECTED CEILING PLAN

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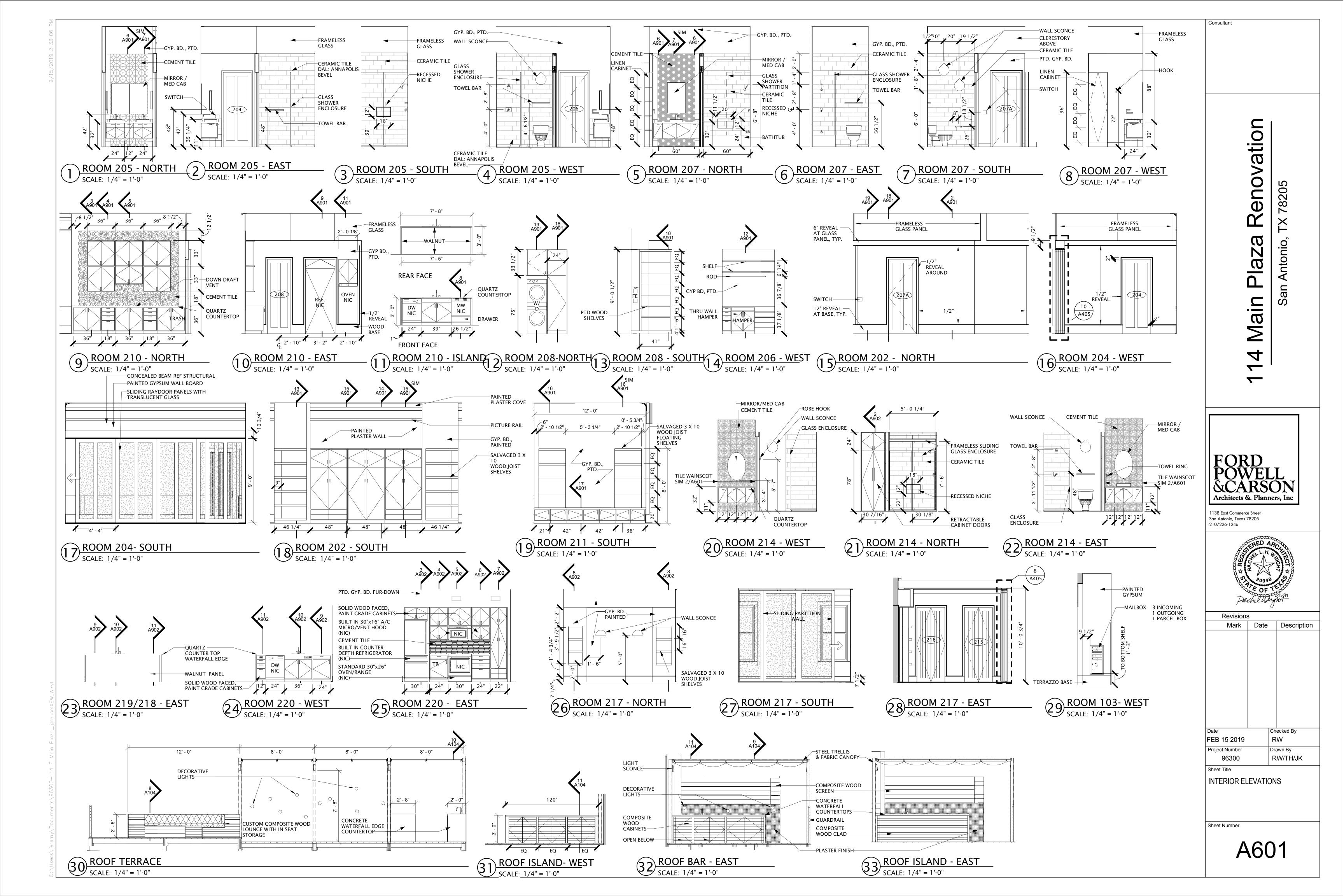
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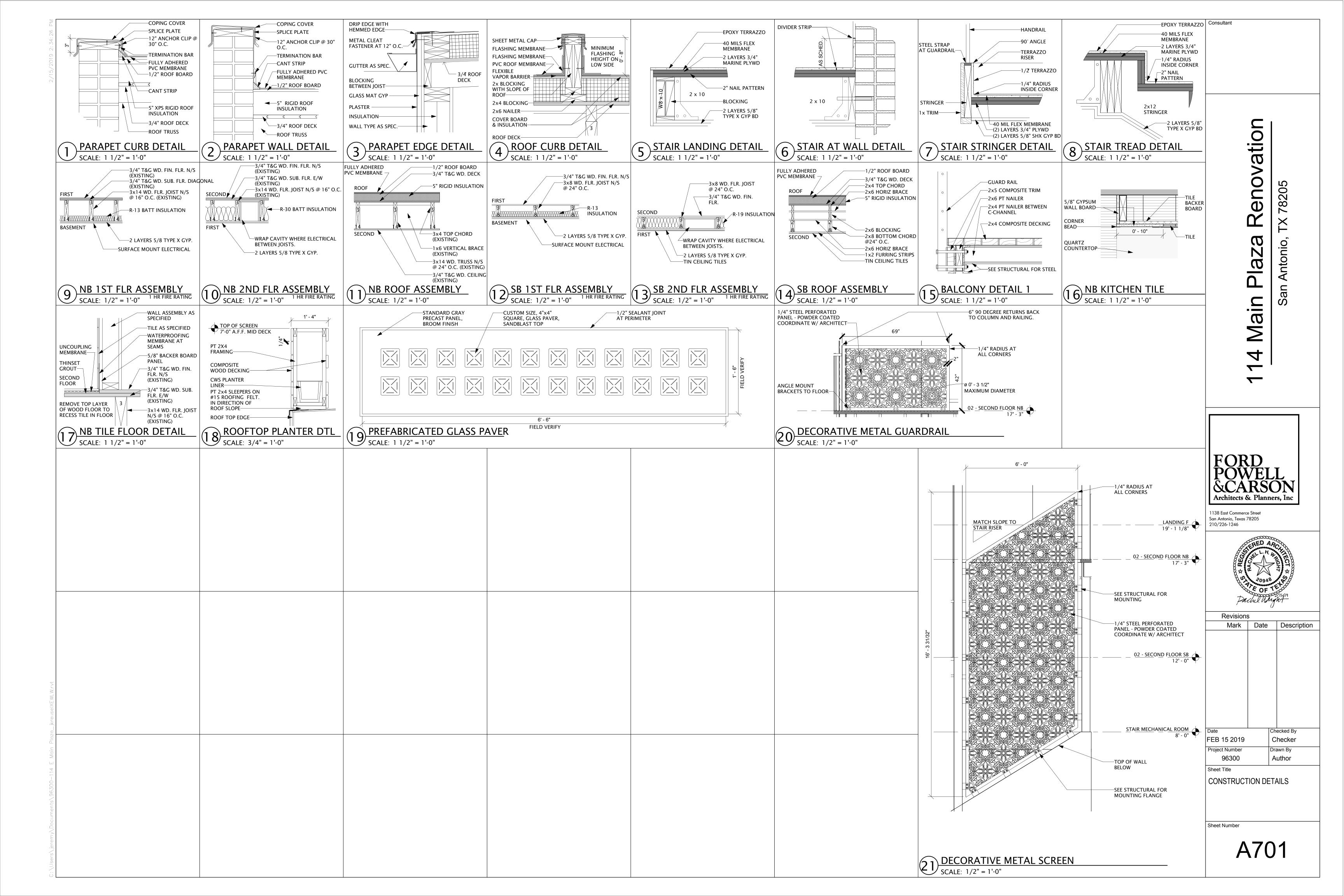


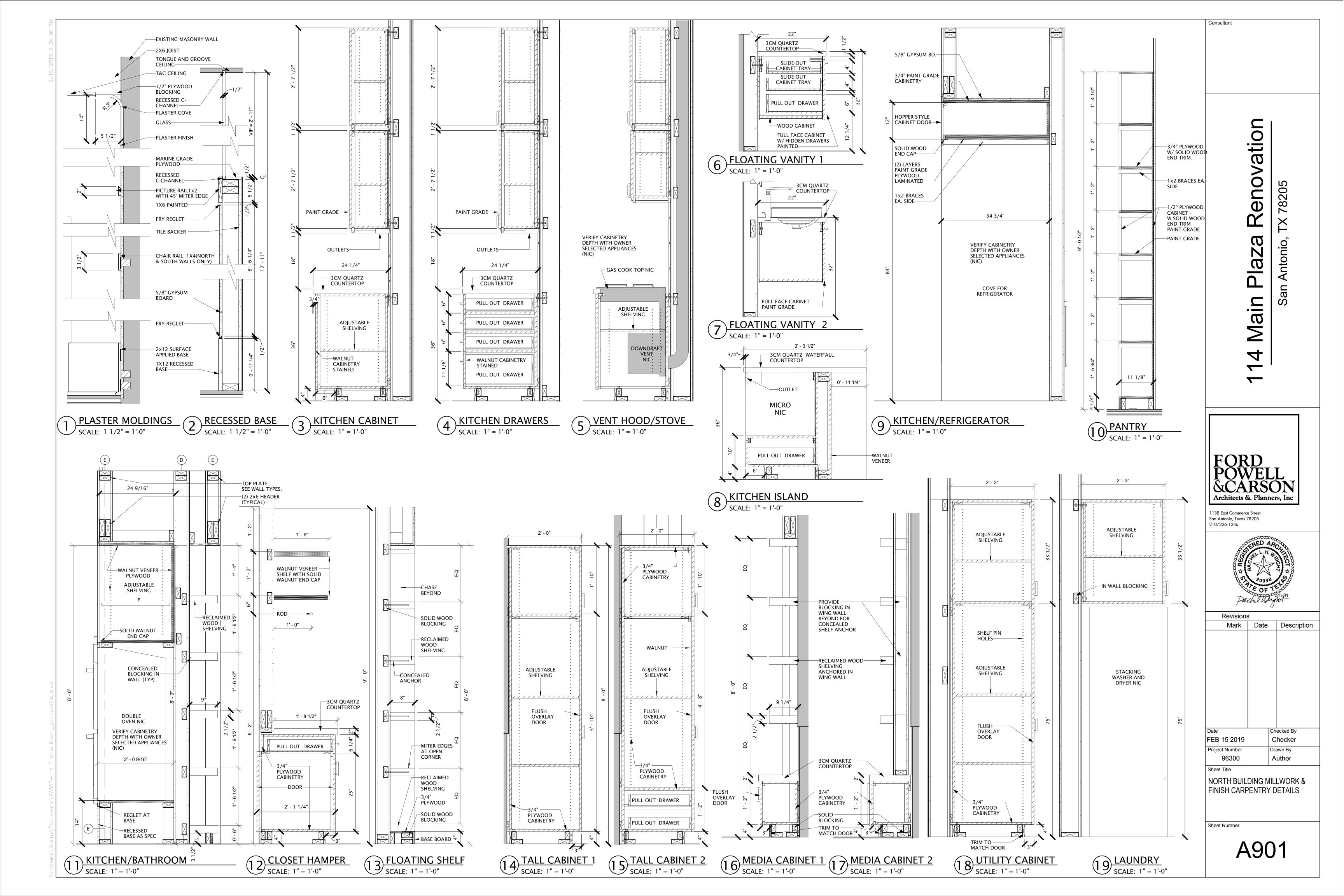


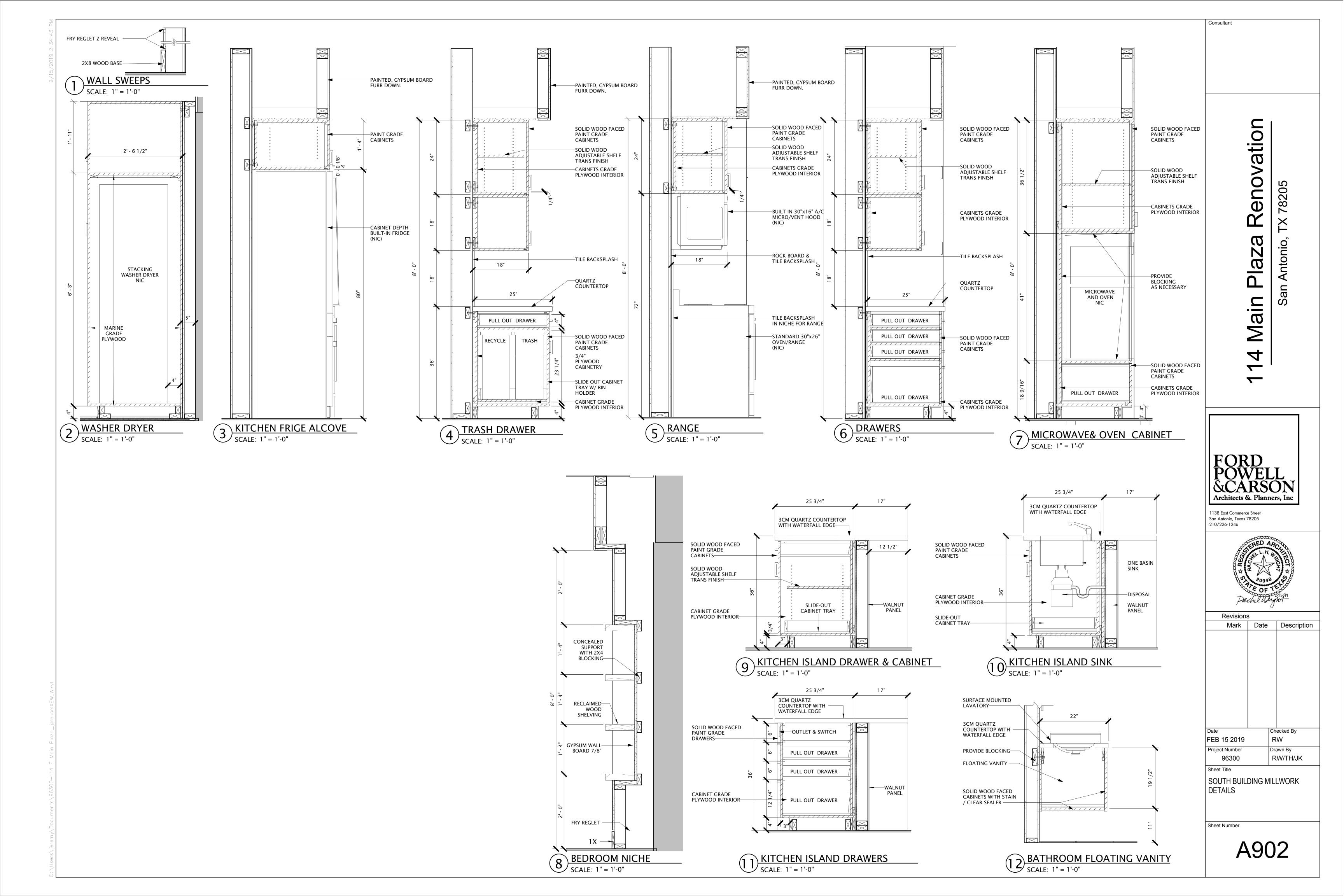


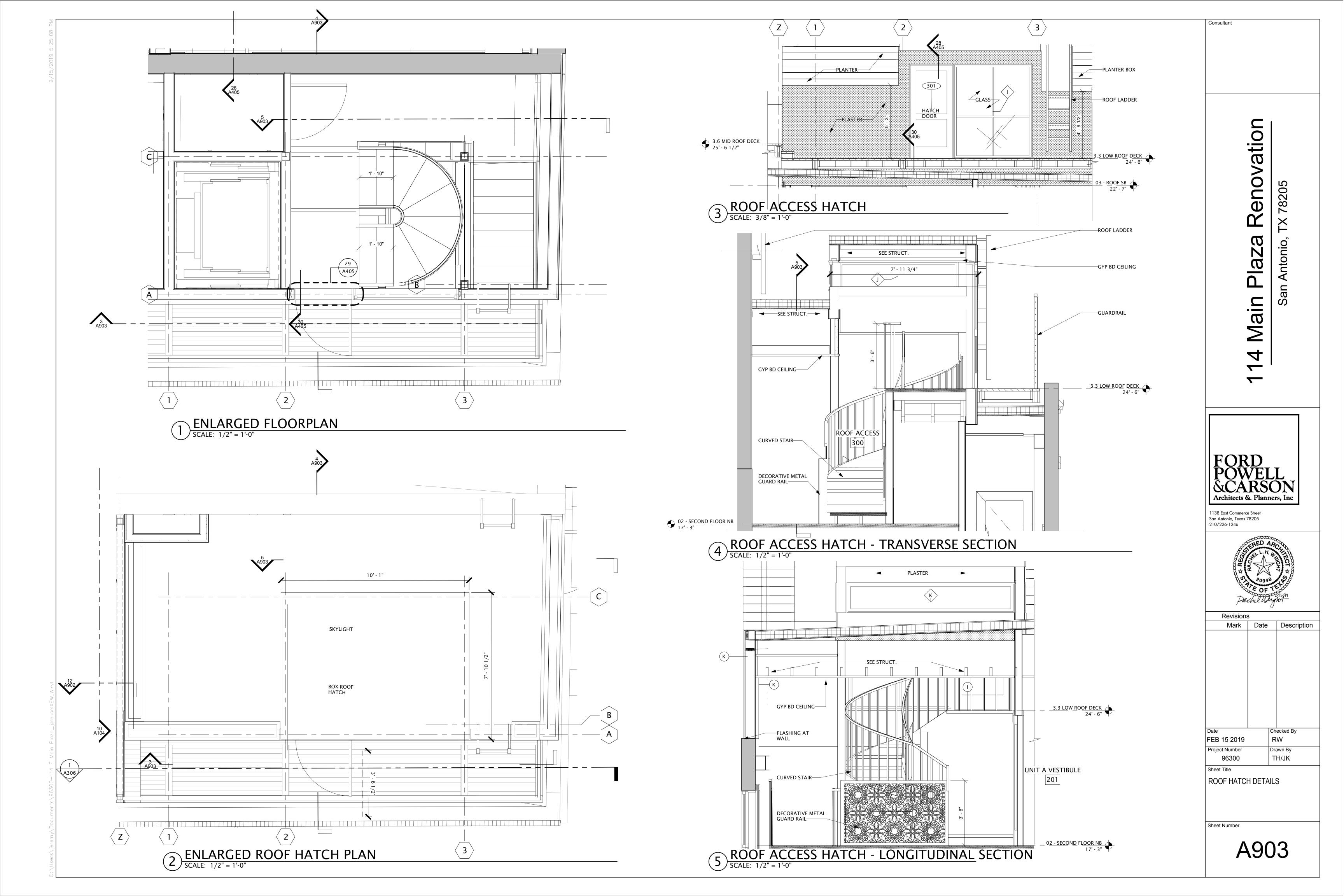
2 CLOSET CEILING
SCALE: 1/2" = 1'-0"











TYPICAL PLAN NOTES:

- 1. SEE ARCHITECTURAL DRAWINGS FOR ACTUAL SEA LEVEL ELEVATION RELATED TO DATUM ELEVATION = 100'-0" SHOWN ON DRAWINGS.
- SEE PLAN FOR TOP OF STRUCTURAL CONCRETE (T.O.S.C.) ELEVATION.
- T.O.S. EL. = BOTTOM OF METAL DECK ELEVATION SEE PLAN FOR TOP OF STEEL (T.O.S.) ELEVATION.
- T.O. WOOD EL. = TOP OF PLYWOOD DECK / TONGUE & GROOVE DECK ELEVATION. SEE PLAN FOR TOP OF WOOD ELEVATION.
- 2. SHEET INDEX:

THE DETAILS IN THE DRAWINGS, INCLUDING THOSE DRAWINGS REFERENCED BY THIS INDEX, WHICH ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS

SHEET LIST				
SHT. NO.	SHEET NAME			
S100	TYPICAL ABBREVIATIONS, SYMBOLS, PLAN NOTES & GENERAL NOTES			
S101	GENERAL NOTES			
S102	GENERAL NOTES			
S110	DEMO PLANS			
S200	FOUNDATION & 1ST FLOOR FRAMING PLANS			
S201	2ND FLOOR FRAMING PLANS			
S202	ROOF FRAMING PLAN			
S203	HIGHROOF FRAMING			
S300	CONCRETE TYPICALS			
S400	FRAMING TYPICALS			
S401	FRAMING TYPICALS			
S410	FRAMING SECTIONS			
S411	FRAMING SECTIONS			
S412	FRAMING SECTIONS			
S413	FRAMING SECTIONS			
S414	FRAMING SECTIONS			

SHEET LIST

GENERAL NOTES

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING.

- REFER TO THE PLAN NOTES, LOCATED IN THESE GENERAL NOTES, FOR APPLICATION OF DETAILS WHICH ARE DESIGNATED AS "TYPICAL DETAILS" IN THIS SET OF DRAWINGS.
- 2. SLEEVES AND BLOCKOUTS REQUIRED FOR PASSAGE OF DUCTWORK, PIPING, DRAINS, CONDUIT, ETC., AND ANCHORS REQUIRED FOR ANCHORING EQUIPMENT AND PIPING ARE NOT GENERALLY INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL DETERMINE SUCH REQUIREMENTS FROM OTHER SERIES DRAWINGS, SUBCONTRACTORS, AND SUPPLIERS AND SHALL COORDINATE THE LOCATIONS AND DETAILS FOR THESE ITEMS PRIOR TO FABRICATION OR CONSTRUCTION OF THE STRUCTURE. ANY CONFLICTS BETWEEN THESE ITEMS AND THE BUILDING STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- 3. VERIFY, OR ESTABLISH, LOCATIONS AND DIMENSIONS OF ALL FRAMED OPENINGS RELATED TO EQUIPMENT OR DUCTWORK, INCLUDING INSULATION, IF ANY. WHERE SUBSTANTIAL RELOCATION OR RECONFIGURATION IS REQUIRED, SUBMIT A DRAWING TO THE ARCHITECT FOR REVIEW.
- 4. LOCATE EXISTING REINFORCEMENT, USING APPROPRIATE IMAGING EQUIPMENT, PRIOR TO CUTTING OR DRILLING INTO EXISTING CONCRETE. DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT. IF THE REQUIRED OPERATIONS MAKE DAMAGING EXISTING REINFORCING UNAVOIDABLE, INFORM ARCHITECT SO THAT THE CONDITION MAY BE EVALUATED AND ALTERNATIVE DIRECTIONS GIVEN.
- 5. MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL WHICH ARE NOT AS SPECIFIED IN THE DOCUMENTS SHALL BE ACCOMPANIED BY A CURRENT ES REPORT (BY ICC EVALUATION SERVICE, INC.) OR ICBO REPORT (BY INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS). MATERIALS OR PRODUCTS THAT DO NOT HAVE AN ES OR ICBO REPORT INDICATING THE SUBSTITUTED MATERIAL OR PRODUCT TO BE EQUAL TO THAT SPECIFIED, WILL NOT BE CONSIDERED

EXISTING CONDITIONS

- 1. FIELD VERIFY ALL RELEVANT DIMENSIONS AND CONDITIONS AT EXISTING STRUCTURES PRIOR TO STARTING SHOP DRAWINGS AND THE CONSTRUCTION PROCESS IN THOSE AREAS. SUBMIT APPROPRIATE PLANS AND DETAILS REFLECTING THE FIELD VERIFIED EXISTING CONDITIONS FOR THE ARCHITECT'S USE.
- 2. EXISTING CONDITIONS WHICH REQUIRE MODIFICATIONS TO THE DESIGN OF THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT

SUBSTITUTIONS

1. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT

CODES & DESIGNS SPECIFICATIONS

- 1. BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (2015 IBC)
- 2. STRUCTURAL STEEL: AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-10 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
- 3. STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)," THE AMERICAN CONCRETE INSTITUTE.
- 4. STRUCTURAL WOOD: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) WITH 2015 SUPPLEMENT", THE AMERICAN FOREST AND PAPER ASSOCIATION.

SPECIAL INSPECTION REQUIREMENTS

- PERIODIC SITE OBSERVATIONS BY THE ENGINEER OF RECORD ARE SOLELY FOR THE PURPOSE OF DETERMINING GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THOSE LIMITED OBSERVATIONS ARE NOT A SUBSTITUTE FOR INSPECTIONS AND TESTING PERFORMED BY THE OWNER'S QUALIFIED, INDEPENDENT TESTING LABORATORY, NOR ARE THEY INTENDED TO IDENTIFY ALL DEFECTS AND DEFICIENCIES IN THE WORK BY THE CONTRACTOR. THOSE OBSERVATIONS DO NOT FULFILL ANY PART OF THE SPECIAL INSPECTIONS REQUIREMENTS GIVEN IN THE SPECIFICATIONS. THE DESIGNATED SPECIAL INSPECTOR IS SOLELY RESPONSIBLE FOR FULFILLING THE SPECIAL INSPECTION REQUIREMENTS AS OUTLINED HERE AND DEFINED IN THE SPECIFICATIONS.
- 2. REFER TO THE SPECIFICATIONS FOR CODE MANDATED MATERIALS TESTING AND INSPECTION REQUIREMENTS FOR STRUCTURAL
- 3. ITEMS OF STRUCTURAL CONSTRUCTION WHICH REQUIRE SPECIAL INSPECTION INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

INSTALLATION OF CONCRETE FOOTINGS PLACEMENT OF STRUCTURAL CONCRETE PLACEMENT OF CONCRETE REINFORCING PLACEMENT OF ANCHOR BOLTS PLACED IN CONCRETE INSTALLATION OF DRILLED-IN CONCRETE OR MASONRY ANCHORS (EXPANSION, FRICTION, CEMENTED, OR GROUTED ANCHORS) CONSTRUCTION OF REINFORCED MASONRY

FABRICATION AND ERECTION OF STRUCTURAL STEEL WELDING AND BOLTING OF STEEL CONNECTIONS

4. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS REQUIRING SPECIAL INSPECTIONS PER SECTION 1705 OF THE IBC HAVE NOT BEEN LISTED HERE. REFER TO ARCH/MEP FOR SPECIAL INSPECTION REQUIREMENTS FOR THESE COMPONENTS.

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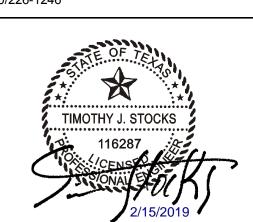
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TYPICAL ABBREVIATIONS, SYMBOLS, PLAN NOTES & **GENERAL NOTES**

Sheet Number

Sheet Title

S100

2. LOADINGS FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL 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

DECICN LIVE LOADING IS AS FOLLOWS.	
DESIGN LIVE LOADING IS AS FOLLOWS:	22 525
ROOF	
RESIDENTIAL	40 PSF
ROOFTOP DECK (RESIDENTIAL)	60 PSF
EXTERIOR BALCONIES (RESIDENTIAL)	
STAIRWAYS, FIRST FLOOR AND BELOW	100 PSF
STAIRWAYS, ABOVE FIRST FLOOR	40 PSF
PUBLIC CORRIDORS	100 PSF
ALL SLABS-ON-GRADE	100 PSF
RETAIL STORES, FIRST FLOOR	
STORAGE (LIGHT)	125 PSF
ELEVATOR MACHINE ROOM	
HANDRAIL IMPACT LOAD	50 PLF

4. LIVE LOAD REDUCTIONS, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.

5.	DESIGN WIND LOADING IS AS FOLLOWS (NOTE: PER ASCE 7-10, WIND LOADS A WIND DESIGN OPTIONANA		=
	BASIC WIND SPEED (3-SECOND GUST)		-
	RISK CATEGORY		
	EXPOSURE CATEGORY	B	
	INTERNAL PRESSURE COEFFICIENT	0.18	
	ROOF PRESSURE(+)/ SUCTION(-) LOADS (NET – INCLUDING INTERNAL PRESSUI		
	LINEARLY INTERPOLATED BETWEEN VALUES FOR THE GIVEN TRIBUTA	(RY AREAS)	
	INTERIOR ZONES – MORE THAN 4' FROM EDGE, HIP, OR RIDGE (ZONE 1)		
	(10 SQ.FT. OF TRIBUTARY AREA)		
	(100 SQ.FT. OF TRIBUTARY AREA)	+16 / -27 PSF	

INTERIOR ZONES - WORE THAN 4 F	ROM EDGE, RIP, OR RIDGE (ZONE 1)	
(10 SQ.FT. OF ⁻	TRIBUTARY AREA)	+16 / -33 PSF
	TRIBUTARY AREÁ)	+16 / -27 PSF
END ZONES - WITHIN 4' OF EDGE, H	IP, OR RIDGE (ZONE 2)	
	TRÍBUTARY AREA)	+16 / -52 PSF
(100 SQ.FT. OF	TRIBUTARY AREÁ)	+16 / -43 PSF
CORNER ZONES - WHERE ZONE 2 A		
	TRIBUTARY AREA)	+16 / -70 PSF
	TRIBUTARY AREÁ)	+16 / -60 PSF
ON CANOPIES AND OVERHANGS	,	
ENDS (ZONE 2) (10 SQ.FT.	OF TRIBUTARY AREA)	+16 / -39 PSF
	OF TRIBUTARY AREA)	+16 / -37 PSF
	OF TRIBUTARY AREA)	+16 / -62 PSF
	OF TRIBUTARY AREA)	+16 / -21 PSF
CURTAINWALL DESIGN PRESSURE/SUC		
INTERIOR ZONE (ZONE 4) (10 SQ	(.FT. OF TRIBUTARY AREA)	+23 / -23 PSF
(100 S	Q.FT. OF TRIBUTARY AREA)	+20 / -21 PSF
EXTERIOR ZONE (ZONE 5) (10 SQ	(.FT. OF TRIBUTARY AREA)	+23 / -41 PSF
(100 S	Q.FT. OF TRIBUTARY AREA)	+20 / -33 PSF
	WIND UPLIFT	5 PSF
INTERIOR PRESSURE ON STRUCTURAL	ELEMENTS	5 PSF

6. SEISMIC DESIGN DATA (IBC):

GROUND SNOW LOAD..

٥.		
	RISK CATEGORY	
	MAPPED SPECTRAL RESPONSE ACCELERATIONS, SS & S1	0.081/0.03
	SITE CLASS	
	SPECTRAL RESPONSE COEFFICIENTS SDS /SD1	0.086/0.048
	SEISMIC DESIGN CATEGORY	A
	BASIC SEISMIC-FORCE-RESISTING SYSTEMORDINARY PLAIN MAS	ONRY SHEAR WALLS
	DESIGN BASE SHEAR	36K
	SEISMIC RESPONSE COEFFICIENT, CS	0.057
	RESPONSE MODIFICATION FACTOR, R	1.5
	ANALYSIS PROCEDURE USED	
	DEFLECTION AMPLIFICATION FACTOR, CD	
7.	SNOW LOADING (ASCE 7, SECTION 7):	

8. ELEVATORS: SUPPORTING ELEMENTS FOR ELEVATORS ARE BASED ON PUBLISHED DATA FOR THE **FOLLOWING ELEVATOR TYPES:**

SUBMIT FINAL LOAD DATA FROM MANUFACTURER SUPPLYING ELEVATORS, PRIOR TO FABRICATION OF SUPPORTING MATERIALS.

9. STACKS OF MATERIALS OR OTHER CONSTRUCTION LOADS PLACED ON THE STRUCTURE SHALL NOT EXCEED THE STATED DESIGN LIVE LOAD FOR THE AREA AFFECTED UNLESS ADEQUATELY SHORED.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14).

2. CONSTRUCTION JOINTS IN BEAMS, SLABS AND WALLS SHALL ONLY OCCUR WITHIN 2'-0" OF MIDSPAN BETWEEN SUPPORTS. CONSTRUCTION JOINTS IN SOIL SUPPORTED SLABS-ON-GRADE SHALL BE WHERE SHOWN ON PLAN. SEE NOTES ON TYPICAL SLAB-ON-GRADE DETAIL FOR LOCATING SLAB JOINTS. COLUMN PILASTERS ON THE SIDES OF GRADE BEAMS AND WALLS SHALL BE CAST MONOLITHICALLY WITH THE GRADE BEAM OR WALL UNLESS SHOWN OTHERWISE. SUBMIT A DIAGRAM OF ALL PROPOSED CONSTRUCTION JOINTS WHICH ARE NOT SPECIFICALLY SHOWN ON THESE DRAWINGS (REFER TO SPECIFICATIONS).

3. SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, CURBS AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND AS REQUIRED BY EQUIPMENT MANUFACTURERS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6". INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.

4. SET FORMS TO FOLLOW SLOPES AND GRADES DEFINED ON PLAN, KEEPING MEMBER DEPTHS CONSTANT AT DEPTHS DETAILED OR SCHEDULED, UNLESS NOTED OTHERWISE. SLOPE UNIFORMLY BETWEEN ELEVATIONS GIVEN. BUILD IN CAMBER WHERE SPECIFIED.

DUE TO THE THIN CONCRETE SLABS ON THIS PROJECT. NO CONDUIT OR PIPE IS PERMITTED TO BE CAST IN THE SLAB. MINOR CONDUIT MAY BE INSTALLED IN THE SLAB IF SUBMITTED IN ADVANCE TO THE ARCHITECT FOR APPROVAL

6. SLEEVES OR PIPES PASSING HORIZONTALLY THROUGH BEAMS OR JOISTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE SPAN AND WITHIN THE MIDDLE THIRD OF THE BEAM DEPTH. MAXIMUM DIAMETER SHALL BE ONE THIRD OF THE MEMBER DEPTH. SPACE AT LEAST 3 DIAMETERS CLEAR APART AND ADD ONE STIRRUP EACH SIDE OF EACH SLEEVE.

7. BACKFILL AGAINST BASEMENT WALLS SHALL NOT BE STARTED UNTIL THE FLOORS AT THE BASE AND THE TOP OF THE WALL HAVE BEEN COMPLETED, TO BRACE THE WALL.

8. PROVIDE SHEAR KEYS IN ALL CONSTRUCTION JOINTS IN BEAMS AND WALLS, IN ACCORDANCE WITH THE TYPICAL CONCRETE DETAILS.

THE HOUSEKEEPING PADS UNDER MECHANICAL EQUIPMENT ARE SHOWN AND SPECIFIED ON THE MECHANICAL DRAWINGS. REINFORCE HOUSEKEEPING PAD WITH #3@8" ON CENTER EACH WAY. UNLESS SHOWN OTHERWISE ON MECHANICAL DRAWINGS.

STRUCTURAL STEEL

1. COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.

TOLERANCE REQUIREMENTS - STRUCTURAL DRAWINGS INDICATE MISCELLANEOUS STEEL ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORT MEMBERS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES FOR OPENINGS AND PERIMETER CONDITIONS WHICH ARE INTENDED TO SUPPORT OR BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. IT IS THE INTENT OF THESE DRAWINGS THAT THESE ELEMENTS BE FIELD ATTACHED BY FIELD WELDING OR BOLTING TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN A.I.S.C. TOLERANCES FOR STRUCTURAL STEEL. CONTRACTOR SHALL COORDINATE TRADES AND FIELD INSTALL MISCELLANEOUS STEEL ELEMENTS AND THE STRUCTURAL STEEL FRAME TO COMPLY WITH THE TOLERANCE CRITERIA FOR PROPER INSTALLATION OF MATERIALS BY OTHER TRADES.

3. STRUCTURAL STEEL MATERIAL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

WIDE FLANGE (W) SHAPES AND TEES A 992 (50 KSI YIELD) A 36 (36 KSI YIELD) OTHER ROLLED SHAPES, PLATES AND RODS A 500, GRADE B HOLLOW STRUCTURAL SHAPES (HSS OR TS) (42 KSI YIELD ROUND/46 KSI YIELD SQUARE) PIPE A 53. GRADE B (35 KSI YIELD) **BOLTS FOR CONNECTIONS** A 325N ANCHOR BOLTS (ANCHOR RODS) F 1554 (36 KSI YIELD)

4. PREDESIGNED BEAM CONNECTION DETAILS ARE SHOWN ON SHEET S401. OTHER TYPICAL CONNECTIONS ARE SHOWN IN TYPICAL DETAILS. CONNECTIONS WHICH ARE NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE FABRICATOR IN ACCORDANCE WITH THE CONNECTION NOTES AND SPECIFICATIONS.

5. CANTILEVER BEAMS MOMENT CONNECTED TO THE FRAME SHALL BE THE SAME SIZE AS THE BACK-UP SPAN IF NO SIZE IS GIVEN.

6. ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION.

ALL BOLTS IN BEAM, GIRDER, COLUMN AND BRACE CONNECTIONS SHALL BE FULLY TENSIONED. ALL OTHER BOLTS MAY BE TIGHTENED TO ONLY A "SNUG TIGHT" CONDITION.

7. TEMPORARY CONSTRUCTION BRACING OF STRUCTURAL STEEL FRAME SHALL REMAIN IN PLACE UNTIL AFTER ALL PERMANENT BRACING COMPONENTS HAVE BEEN COMPLETED. THE LATERAL-LOAD-RESISTING SYSTEM OF THE BUILDING INCLUDES MOMENT-CONNECTED RIGID FRAMES, DESIGNATED WIND BRACES, CONCRETE SHEAR WALLS, REINFORCED MASONRY SHEAR WALLS, AND CONNECTING DIAPHRAGM ELEMENTS. THE METAL ROOF DECK AND COMPLETED CONCRETE FILL ON METAL FLOOR DECK ARE ESSENTIAL DIAPHRAGM COMPONENTS OF THE PERMANENT BRACING SYSTEM.

8. WIND BRACES IN THE VERTICAL PLANE ARE DENOTED BY "WB" ON THE PLAN. SEE WIND BRACE DETAILS FOR

9. CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.

10. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT OF RUST INHIBITIVE PRIMER.

11. WHERE ANGLES ARE NOTED TO BE CONTINUOUS, PROVIDE FULL BUTT WELD AT SPLICES.

METAL FORM DECK

 FLOOR DECK SHALL BE 22 GAUGE 1" DEEP (1.0C), GALVANIZED, NON-VENTED, NON-COMPOSITE STEEL FORM DECK MEETING THE REQUIREMENTS OF THE STEEL DECK INSTITUTE. REINFORCE INSULATING CONCRETE WITH SPECIFIED WIRE MESH.

2. SIDE LAP SCREWS SHALL BE "TEKS" #12-14X3/4" HWH #2.

3. ATTACH DECK TO FRAMING WITH PUDDLE WELDS. PUDDLE WELDS SHALL BE FULL-FUSION, 5/8" DIAMETER (MINIMUM) WELDS. METAL AROUND WELDS SHALL BE COMPLETELY INTACT AFTER WELDING.

CONCRETE MIX

PROVIDE CONCRETE HAVING THE FOLLOWING GENERAL CHARACTERISTICS:

28-DAY STRENGTH SLUMP AGG. SIZE **TYPE** <u>(IN.)</u> 3-5 HDRK GRADE BEAMS, SLABS-ON-GRADE, FOOTINGS 3000 HDRK 3/4 CONC. ON METAL DECK 3-5

2. WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED IN THE MANNER DESCRIBED IN THE SPECIFICATIONS.

3. FLY ASH WILL NOT BE PERMITTED IN ARCHITECTURALLY EXPOSED CONCRETE. FLY ASH MAY BE USED ELSEWHERE, WITHIN THE SPECIFIED PROPORTION LIMITS, BUT THE CONTRACTOR SHALL FIRST VERIFY COMPATIBILITY WITH CURING COMPOUNDS, SEALERS, BOND BREAKER, FLOORING ADHESIVES AND OTHER MATERIALS PROPOSED TO BE IN CONTACT WITH THE CONCRETE.

4. PROVIDE FIVE PERCENT (PLUS OR MINUS 1 1/2 PERCENT) AIR ENTRAINMENT IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER AND IN ALL LIGHTWEIGHT CONCRETE. USE OF AIR ENTRAINMENT, AND CORRESPONDING REDUCTION OF THE WATER/CEMENT RATIO, MUST BE NOTED ON THE MIX DESIGNS. DO NOT USE AIR IN SLABS WHICH HAVE A TROWEL FINISH.

5. USE OF ACCELERATING OR SET-RETARDING ADMIXTURES REQUIRES PRIOR APPROVAL OF THE ARCHITECT. IN GENERAL, USE OF CALCIUM CHLORIDE WILL NOT BE PERMITTED.

6. CEMENT SHALL BE TYPE I OR TYPE III (ASTM C 150), EXCEPT AS FOLLOWS:

CLASS OF CEMENT <u>CONCRETE</u> <u>TYPE</u>

MAXIMUM WATER-CEMENT RATIO FOR CONCRETE SLABS-ON-GRADE SHALL BE 0.50. CONTRACTOR SHALL USE LOWER WATER-CEMENT RATIO IF IT IS DETERMINED THAT THIS IS NEEDED TO PLACE FLOORING AS SCHEDULED.

8. SLUMP LIMITS APPLY AT THE TRUCK AT THE TIME OF DISCHARGE EXCEPT THAT PUMPED CONCRETE SHALL BE SAMPLED AT THE DISCHARGE END OF THE HOSE. WHEN A SUPERPLASTICIZER IS USED, THE SLUMP SHALL BE MEASURED AT THE TRUCK BEFORE INTRODUCING THE SUPERPLASTICIZER. STRENGTH TESTS SHALL BE MADE ON CONCRETE AS PLACED WITH ALL ADDITIVES.

CONCRETE REINFORCING

1. REINFORCING STEEL SHALL BE NEW OR RECYCLED DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60.

REINFORCING STEEL SHOWN IN SECTIONS OF BEAMS, WALLS AND COLUMNS IS SCHEMATIC INDICATION THAT REINFORCING EXISTS. SEE SCHEDULES, SECTION NOTES, AND GENERAL NOTES FOR ACTUAL REINFORCING REQUIRED.

3. DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL

4. WHERE BAR TYPES FROM THE BAR BENDING DIAGRAM ARE SPECIFIED, PROVIDE BARS ACCORDINGLY. OTHERWISE, DETAIL BARS IN BEAMS, COLUMNS, SLABS, AND WALLS AS FOLLOWS:

A. ALL BAR SPLICES IN BEAMS. SLABS, AND WALLS SHALL BE 30 BAR DIAMETERS, EXCEPT THAT SPLICES IN HORIZONTAL WALL BARS AND INTERMEDIATE BEAM BARS SHALL BE 66 BAR DIAMETERS.

5. TOPPING SLABS PLACED OVER CAST-IN-PLACE CONCRETE SHALL BE REINFORCED IN ACCORDANCE WITH THE "TOPPING SLAB REINFORCING SCHEDULE," SHEET 5/S300.

6. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, MEASURED TO NEAREST BAR. STIRRUP OR TIE:

A. AT SLABS-ON-GRADE, BEAM AND WALL SURFACES DEPOSITED AGAINST THE GROUND (WITH OR WITHOUT VAPOR RETARDER): 3

B. AT FORMED FACES OF BEAMS, COLUMNS AND WALLS EXPOSED TO RAIN OR IN CONTACT WITH THE GROUND: 2".

C. AT FORMED FACES OF BEAMS NOT EXPOSED TO RAIN OR SOIL: 1 1/2". #5 BAR AND SMALLER. EXPOSED TO WEATHER: 1 1/2" #6 BAR AND LARGER, EXPOSED TO WEATHER: 2"

D. TOP STEEL IN BEAMS: INTERIOR EXPOSURE: 1 1/2" EXPOSED TO WEATHER: 2"

MAINTAIN THE SPECIFIED COVER DIMENSION WITHIN A TOLERANCE OF PLUS OR MINUS 3/8" EXCEPT FOR SLABS-ON-GRADE AND SOIL-FORMED MEMBERS, WHERE 5/8" TOLERANCE IS PERMITTED. EXTRA COVER WEAKENS THE MEMBER AND REDUCED COVER LEADS TO CORROSION.

STRUCTURAL MASONRY

MASONRY DESIGN IS BASED ON A MASONRY PRISM STRENGTH OF F'M = 1500PSI.

HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C 90. LIGHTWEIGHT, GRADE N. WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA OF THE BLOCK. MORTAR SHALL CONFORM TO ASTM C 270, TYPE S, CONSISTING OF 1 PART PORTLAND CEMENT, 1/2 PART HYDRATED LIME AND 3 1/2 TO 4 1/2 PARTS MASON'S SAND. DO NOT USE AIR ENTRAINING LIME, MASONRY CEMENT OR ADMIXTURES.

COARSE GROUT SHALL CONFORM TO ASTM C 476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8". PROPORTIONS BY VOLUME SHALL BE 1 PART PORTLAND CEMENT, 2 1/4 TO 3 PARTS MASON'S SAND AND 1 TO 2 PARTS PEA GRAVEL. SLUMP SHALL BE 10" TO 11".

VERTICAL REINFORCING SHALL BE NO. 4 BARS AT A MAXIMUM SPACING OF 4'-0" ON CENTER, UNLESS OTHERWISE NOTED ON DRAWINGS. THE FIRST CELL AT CORNERS AND ENDS OF WALLS SHALL BE REINFORCED WITH 1#5 AND GROUTED FULL. 1#4 (EXTENDING 2'-0" BEYOND CORNERS) SHALL BE PLACED EACH SIDE OF WALL OPENINGS.

PROVIDE FOUNDATION DOWELS TO MATCH MASONRY WALL REINFORCEMENT. DOWELS SHALL EXTEND A MINIMUM OF 60 BAR DIAMETERS ABOVE AND 30 BAR DIAMETERS BELOW TOP OF

FOUNDATION. VERTICAL BARS SHALL BE HELD IN POSITION IN THE CENTER OF THE CELL OR GROUT SPACE DURING PLACEMENT OF EACH LIFT OF GROUT UNLESS ANOTHER POSITION IS DETAILED.

PROVIDE WEEP HOLES AT 2'-8" ON CENTER IN VERTICAL JOINTS OF EXTERIOR WYTHE OVER ALL GROUTED BOND BEAMS, DOOR HEADERS, OR OTHER CONTINUOUS OBSTRUCTIONS WITHIN THE CAVITY AND ALONG FOUNDATION BEAMS. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL BE SLOPED NOT

MORE THAN ONE HORIZONTAL TO SIX VERTICAL. THE DOWEL SHALL BE GROUTED INTO A CELL IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL

REINFORCING. HORIZONTAL REINFORCING BARS SHALL BE PLACED IN CONTINUOUS MASONRY COURSES, CONSISTING OF BOND BEAM OR TROUGH BLOCK UNITS, AND SHALL BE SOLIDLY GROUTED IN PLACE.

HORIZONTAL REINFORCING STEEL SHALL BE LAPPED WHERE SPLICED AND SHALL BE WIRED TOGETHER. BEND BARS AT CORNERS AND TEE INTERSECTIONS, PROVIDING STANDARD LAP SPLICES WITH INTERSECTING BARS.

STANDARD LAP SPLICE LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:

40 BAR DIAMETERS FOR #5 BARS AND SMALLER HORIZONTAL WALL JOINT REINFORCING SHALL BE STANDARD TRUSS TYPE AS MANUFACTURED BY HOHMANN & BARNARD OR WIRE-BOND AT 16" ON CENTER, VERTICALLY, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE THREE WIRE TRUSS TYPE AS MANUFACTURED BY HOHMAN & BARNARD OR

WIRE-BOND WHERE BRICK IS BACKED UP BY 6" OR 8", CONCRETE MASONRY UNITS. STANDARD WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 11" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE. EXTRA HEAVY DUTY WIRE REINFORCEMENT SHALL BE LAPPED 14" AT SPLICES AND CROSSWIRES WITHIN THE SPLICE SHALL BE CUT WHERE NECESSARY TO ALLOW SIDE RODS TO LAP SIDE BY SIDE IN THE MORTAR JOINT.

Z-TIES SHALL BE MANUFACTURED FROM 3/16" DIAMETER COLD DRAWN WIRE, CONFORMING TO ASTM A 82 OR APPROVED EQUAL. TIES SHALL HAVE A 2" PERPENDICULAR LEG AT EACH END. TIES SHALL BE GALVANIZED

ADJUSTABLE JOINT REINFORCING SHALL NOT BE USED IN CAVITY WALLS

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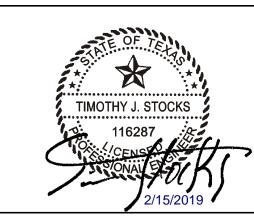
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Sheet Title GENERAL NOTES

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DRILLED EXPANSION BOLTS AND ADHESIVE ANCHORS IN MASONRY

- 1. WHERE DRILLED EXPANSION BOLTS OR ADHESIVE ANCHORS ARE PROPOSED FOR AN APPLICATION OR LOCATION NOT SHOWN ON THESE DRAWINGS, THE PRODUCT AND ITS INTENDED APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- 2. EXPANSION BOLTS SHALL BE ONE OF THE FOLLOWING (NO SUBSTITUTIONS): STRONG-BOLT 2, SIMPSON STRONG-TIE CO., PLEASANTON, CA KWIK BOLT TZ, HILTI FASTENING SYSTEMS, TULSA, OK
- 3. ONLY ONE LENGTH OF BOLT SHALL BE PRESENT ON THE JOBSITE FOR EACH BOLT DIAMETER, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- 4. ADHESIVE ANCHORS SHALL BE ONE OF THE FOLLOWING (NO SUBSTITUTIONS):
 SET EPOXY TIE, SIMPSON STRONG-TIE CO., PLEASANTON, CA
 POWERS STANDARD SET POWER-FAST+, POWERS FASTENERS, BREWSTER, NY
 HIT-HY 70 FOR MASONRY ANCHORING SYSTEM, HILTI FASTENING SYSTEMS, TULSA OK
- 5. EXPANSION BOLTS AND ADHESIVE ANCHORS, OF THE DIAMETER AND EMBEDMENT SHOWN ON THE DRAWINGS, SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CURRENT ICC-ES REPORT FOR THE BOLT OR ANCHOR, AND THE RECOMMENDATIONS OF THE MANUFACTURER. WHERE PROVISIONS OF THE ABOVE REFERENCED DOCUMENTS ARE IN CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
- 6. BOLTS AND ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE FACE OF THE CONCRETE. THE MAXIMUM DEVIATION FROM PERPENDICULAR SHALL BE 10 DEGREES. ALL BOLTS INSTALLED OUTSIDE OF THE SPECIFIED TOLERANCE SHALL BE CONSIDERED UNACCEPTABLE.
- 7. THE CONTRACTOR SHALL CREATE A TEMPLATE FOR EACH BOLT GROUP PRIOR TO FABRICATING HOLES IN CONNECTION PLATES. TEMPLATES SHALL BE MADE AFTER LOCATING EXISTING REINFORCING STEEL WITH A PACHOMETER. POSITION BOLT HOLES SO AS NOT TO CONFLICT WITH THE EXISTING REINFORCING. BOLT POSITIONS MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF 1 1/2" FROM THE DIMENSIONS SHOWN ON THE DETAILS, TO AVOID CONFLICTS WITH THE EXISTING REINFORCING STEEL AND COORDINATE WITH MASONRY CELLS, JOINTS, AND BULKHEADS.
- 8. SUBMIT DRAWINGS OF TEMPLATES SHOWING HOLE LOCATIONS PRIOR TO FABRICATION OF CONNECTION PLATES.
- HOLES SHALL BE DRILLED IN A CONTINUOUS OPERATION, AVOIDING FREQUENT REMOVAL OF THE DRILL FROM THE HOLE. AFTER DRILLING, ALL DUST AND OTHER FOREIGN MATTER SHALL BE BLOWN OUT OF THE HOLE WITH COMPRESSED AIR.
- 10. HOLES DRILLED IN THE MASONRY SHALL BE AS SPECIFIED BY THE BOLT MANUFACTURER FOR THE PROPOSED PRODUCT. USE THE BIT TYPE AND SIZE RECOMMENDED BY THE BOLT MANUFACTURER. HOLES SHALL NOT BE ENLARGED OR REDIRECTED ANYWHERE ALONG THEIR LENGTH.
- 11. ALL ABANDONED HOLES DRILLED IN THE MASONRY SHALL BE COMPLETELY FILLED WITH EPOXY GROUT
- 12. INSTALLATION OF EXPANSION BOLTS AND ADHESIVE ANCHORS SHALL BE CONTINUOUSLY INSPECTED BY THE TESTING LABORATORY, TO ENSURE THAT HOLES ARE OF PROPER DIAMETER AND LENGTH, THAT BOLTS AND ANCHORS ARE INSTALLED CORRECTLY, AND THAT MINIMUM INSTALLATION TORQUES ARE
- 13. TIGHTEN EXPANSION BOLT NUTS AGAINST SMOOTH WASHERS TO THE MINIMUM TORQUE RECOMMENDED BY THE MANUFACTURER.
- 14. HOLES IN CONNECTION PLATES SHALL BE NO MORE THAN 1/16" LARGER THAN THE BOLT OR ANCHOR DIAMETER. IF LARGER DIAMETER HOLES ARE NECESSARY FOR ERECTION PURPOSES THE CONTRACTOR SHALL PROVIDE PLATE WASHERS SUFFICIENTLY WELDED TO THE CONNECTION PLATE TO TRANSFER THE SPECIFIED LOAD.

WOOD FRAMING

- UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.
- 2. JOISTS, RAFTERS AND BEARING WALLS SHALL BE NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR. UNLESS NOTED OTHERWISE, SEE PLANS AND DETAILS NON-BEARING WALL FRAMING MAY BE CONSTRUCTION GRADE SPRUCE-PINE-FIR (SPF).
- 3. PROVIDE SOLID BLOCKING OR A BAND BOARD AT ALL FLOOR JOIST BEARING LOCATIONS OVER WALLS, BEAMS, STRINGERS OR HEADERS. BLOCKING SHALL BE SAME DEPTH AS JOIST. LAP OPPOSING JOISTS 3" MINIMUM OVER SUPPORTS.
- 4. TIE OPPOSING RAFTERS TOGETHER AT 4'-0" ON CENTER BY NAILING TO ADJACENT CEILING JOISTS OR BY INSTALLING 1X4 (MINIMUM) CROSS TIES AT LEAST 3'-0" BELOW RIDGE ELEVATION.
- 5. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. OFFSET SPLICES 4'-0" IN TOP PLATE AND OVERLAP AT CORNERS. EXTERIOR SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED 7", AT A MAXIMUM OF 4'-0" ON CENTER. INTERIOR SILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION AT 4'-0" ON CENTER. THERE SHALL BE ONE ANCHOR WITHIN 12" OF EACH END OF EACH PIECE.
- 6. SILL PLATES RESTING ON FOUNDATION OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
- 7. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
- 8. ALL OUTSIDE CORNERS SHALL BE BRACED WITH TWO-4X8 SHEETS OF 1/2" APA RATED SHEATHING, WITH AN EXPOSURE 1 RATING. INSTALL VERTICALLY ON THE EXTERIOR FACE, WITH ONE SHEET EACH SIDE OF THE CORNER.
- 9. UNLESS OTHERWISE SHOWN ON PLANS, WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2X6 HEADERS FOR SPANS UNDER 4'-0". FOR SPANS FROM 4'-0" TO 7'-0", WOOD LINTELS SHALL BE DOUBLE 2X8 HEADERS. FOR SPANS FROM 7'-0" TO 10'-0" WOOD LINTELS SHALL BE DOUBLE 2X12 HEADERS.
- 10. UNLESS OTHERWISE DETAILED, FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS), USE TYPE "LU" JOIST HANGERS, AS MANUFACTURED BY THE SIMPSON COMPANY OR "TECO-U-GRIP" JOIST HANGERS, AS MANUFACTURED BY THE TIMBER ENGINEERING COMPANY. SLOPING ROOF JOISTS HANGERS SHALL BE TYPE "LSU," AS MANUFACTURED BY THE SIMPSON COMPANY, OR EQUAL. THE TYPE OF HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST SUPPORTED.
- 11. FLITCH BEAMS SHALL BE BOLTED TOGETHER WITH 3/4" DIAMETER BOLTS (TOP AND BOTTOM) OVER SUPPORT OR AT ENDS OF BEAM; THEN 1/2" DIAMETER BOLTS AT 2'-0" ON CENTER, STAGGERED FULL LENGTH OF BEAM. STEEL PLATES FOR FLITCH BEAMS SHALL CONFORM TO THE LATEST AISC SPECIFICATION, AND MATERIALS SHALL CONFORM TO ASTM A 36.
- 12. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CANTILEVER JOISTS SHALL EXTEND INTO THE BUILDING A DISTANCE EQUAL TO THE CANTILEVER LENGTH. CANTILEVER JOISTS RUNNING PERPENDICULAR TO FRAMING INSIDE THE BUILDING SHALL BE CONNECTED TO DOUBLED INSIDE MEMBERS WITH STANDARD JOIST HANGERS. JOISTS RUNNING PARALLEL TO FRAMING INSIDE THE BUILDING SHALL BE CONTINUOUS EXTENSIONS OF INSIDE MEMBERS OR LAPPED 4'-0" AND NAILED TO THE SIDE OF INSIDE MEMBERS WITH 16D NAILS AT 1'-0" ON CENTER, TOP AND BOTTOM.
- 13. THE FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO THE WOOD FRAMING MEMBERS. THE ADHESIVESHALL BE A WET-USE ADHESIVE, CONFORMING TO THE REQUIREMENTS OF ASTM D 2559. THE ADHESIVESHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS ON ALL CONTACT SURFACES BETWEEN THE WOOD FRAMING AND SHEATHING. PROVIDE 2X4 BLOCKING TO SUPPORT EDGES. SPACE SCREWS AT 6 INCHES ALONG THE EDGES OF EACH SHEET AND 12 INCHES ON INTERMEDIATE SUPPORTS.
- 14. PROVIDE DOUBLE JOISTS UNDER ALL INTERIOR PARTITION WALLS WHICH RUN PARALLEL TO JOISTS
- 15. THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING JOISTS, OR FLOOR), UNLESS DETAILED OTHERWISE. DO NOT INTERRUPT STUD FRAMING WITH AN INTERMEDIATE HEAD PLATE IN TALL WALLS. USE FULL HEIGHT STUDS.
- 16. ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS. ALL ANCHOR AND EXPANSION BOLTS USED FOR WOOD TO CONCRETE CONNECTIONS IN THE CRAWL SPACE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- 17. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 18. DO NOT BEAR JOISTS OR BEAMS DIRECTLY ON CONCRETE OR MASONRY. SET JOISTS AND BEAMS ON 2X SILL PLATES, PRESSURE TREATED WITH PRESERVATIVE.
- 19. ROOF SHEATHING: SHALL BE 1/2" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES. EXTEND SHEATHING ON THROUGH BENEATH OVERBUILT AREAS TO COMPLETE THE DIAPHRAGM.
- 20. FLOOR SHEATHING: SHALL BE 3/4" THICK C-C EXTERIOR PLUGGED UNDERLAYMENT PLYWOOD, RATED 48/24. BLOCK UNDER ALL EDGES OR PROVIDE TONGUE AND GROOVE EDGES.
- 21. CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. FASTENERS USED IN EXTERIOR AND CRAWLSPACE LOCATIONS SHALL BE GALVANIZED.

ENGINEERED WOOD MEMBERS (OPTION TO SOLID SAWN JOISTS SHOWN)

- WHERE NOTED ON THE DRAWINGS, JOISTS SHALL BE TJI "SP" SERIES ENGINEERED WOOD JOIST AND WOOD BEAMS SHALL BE "MICRO-LAM" BEAMS, AS MANUFACTURED BY THE WEYERHAEUSER COMPANY OR EQUAL.
- 2. DO NOT NOTCH JOISTS OR BEAMS, DRILL HOLES THROUGH THE WEBS OF ENGINEERED WOOD MEMBERS FOR MECHANICAL, ELECTRICAL, OR PLUMBING SERVICES, IN ACCORDANCE WITH LIMITATIONS OF THE ENGINEERED WOOD PRODUCT MANUFACTURER.
- 3. NOTCHES AND HOLES IN BEAMS AND JOISTS SHALL BE ALLOWED ONLY IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. NOTCHES AND HOLES SHALL BE SHOWN ON THE FABRICATION DRAWINGS.
- 4. MULTIPLE WOOD BEAMS, UP TO THREE BEAMS THICK, SHALL BE NAILED TOGETHER WITH THREE ROWS OF 16D NAILS AT 12" ON CENTER. FOUR OR MORE MULTIPLE WOOD BEAMS AND ANY MULTIPLE WOOD BEAMS UTILIZING BEAMS THICKER THAN 1 3/4" MUST BE BOLTED TOGETHER WITH 1/2" BOLTS 2'-0" ON CENTER TOP AND BOTTOM.
- 5. PROVIDE TEMPORARY BRACING OF ENGINEERED WOOD MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS UNTIL FLOOR SHEATHING HAS BEEN INSTALLED.
- 6. ALL METAL CONNECTORS SHALL BE GALVANIZED. FASTENERS USED IN EXPOSED EXTERIOR AND CRAWLSPACE LOCATIONS SHALL BE GALVANIZED OR EPOXY COATED.

WOOD FRAMING REPAIR

- 1. SPECIFIC LOCATION, E.G. ROOF DECKING WITH ANY ROT SHALL BE REMOVED AND REPLACED WITH BOARDS TO MATCH EXISTING.
- 2. ROOF RAFTERS WITH ANY ROT AT THE SUPPORT OR ROT INVADING MORE THAN 1/2" INTO THE RAFTER AWAY FROM THE SUPPORTS SHALL BE REPLACED.
- 3. REMOVE AND REPLACE ALL DAMAGED SILL PLATES, BLOCKING, BRIDGING, ETC.
- 4. SEE ARCHITECTURAL PLAN NOTES FOR BID QUANTITIES.

Consultant

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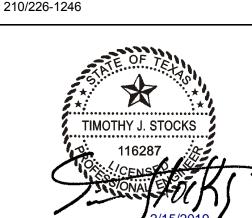
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 Checked By

 02/15/2019
 TS

 Project Number
 Drawn By

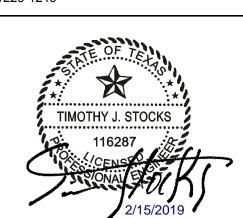
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 BGV, YC, TS

Sheet Title

GENERAL NOTES

Sheet Number

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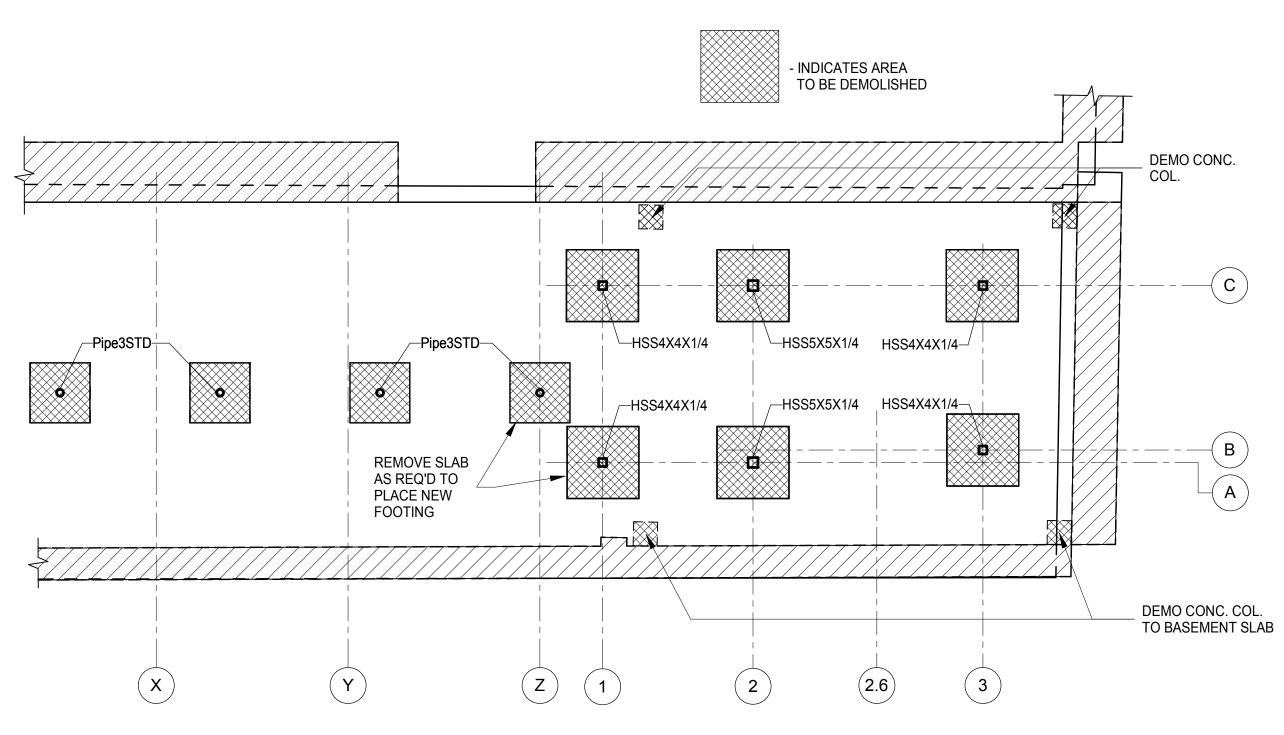
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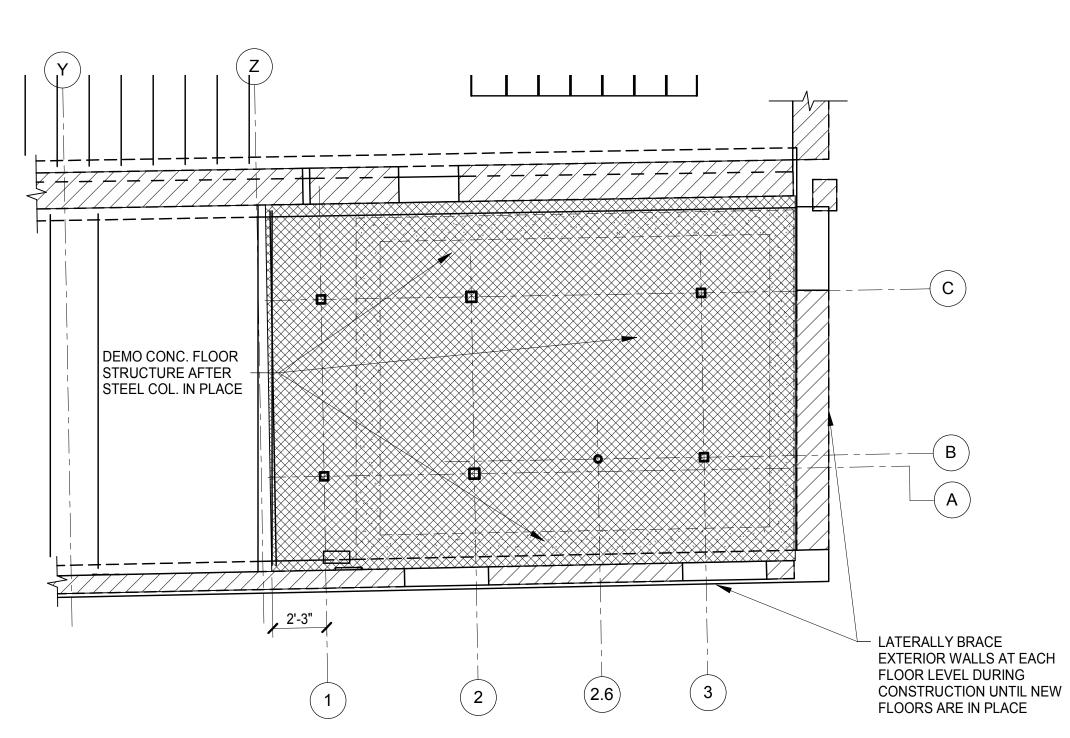
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Sheet Number

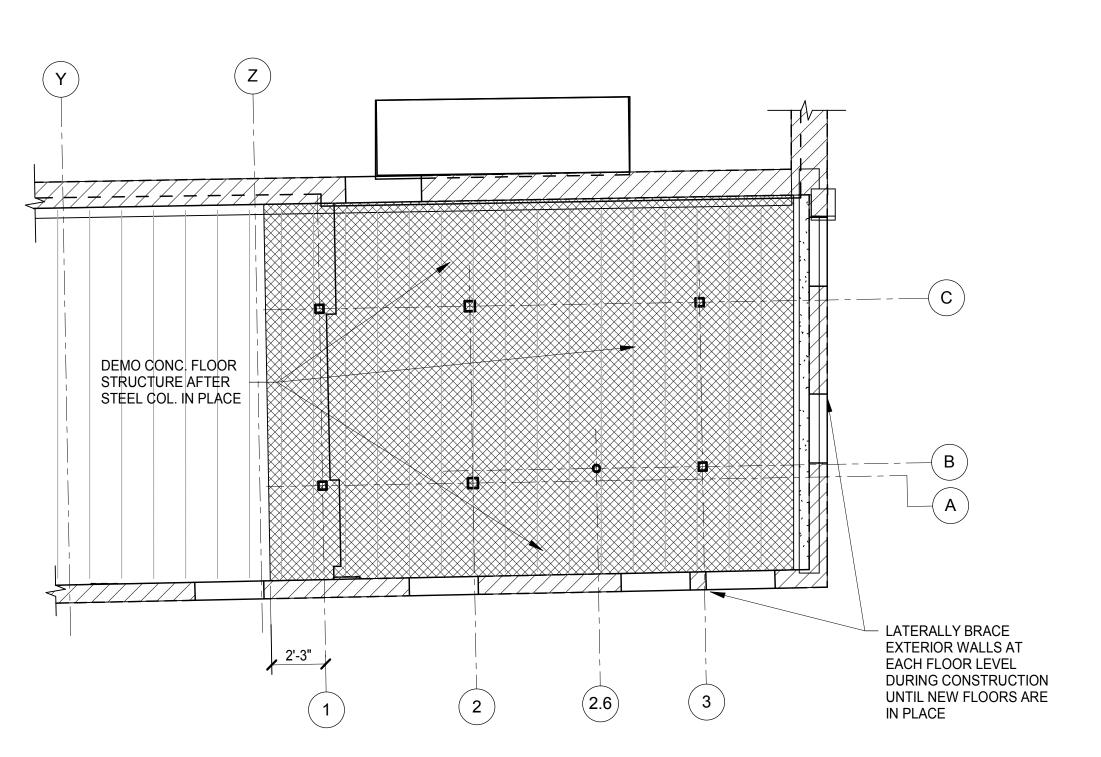
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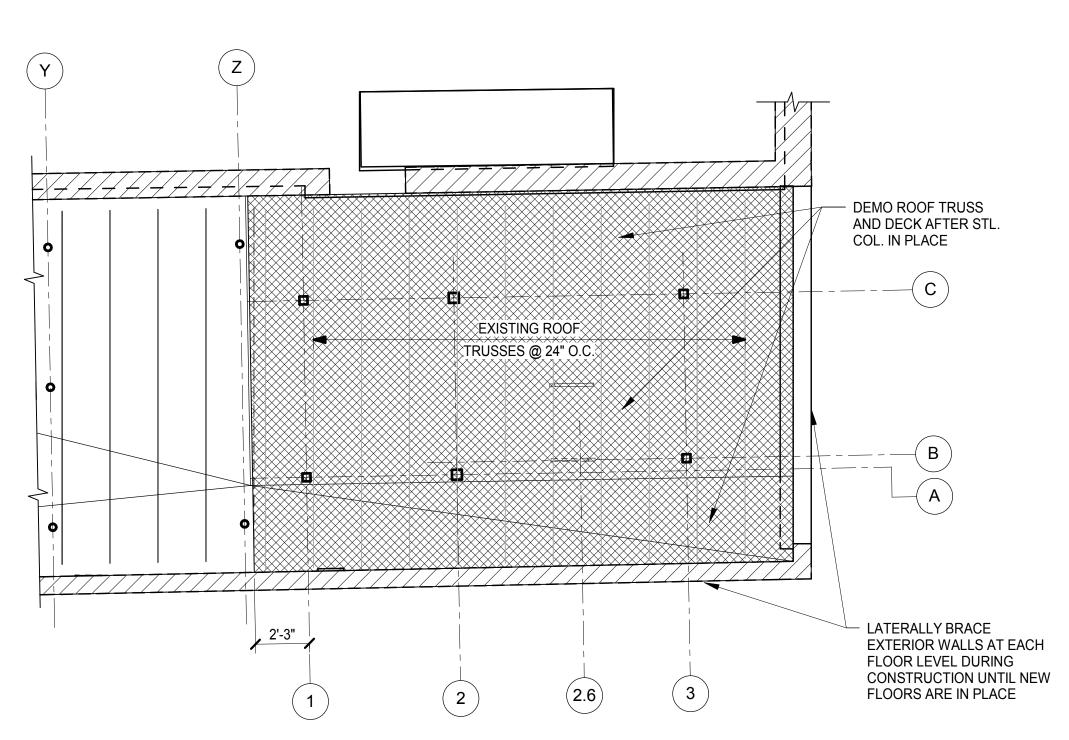
1 Level 0 - DEMO @ Basement



2 <u>Level 1 - DEMO @ 1st Floor</u>

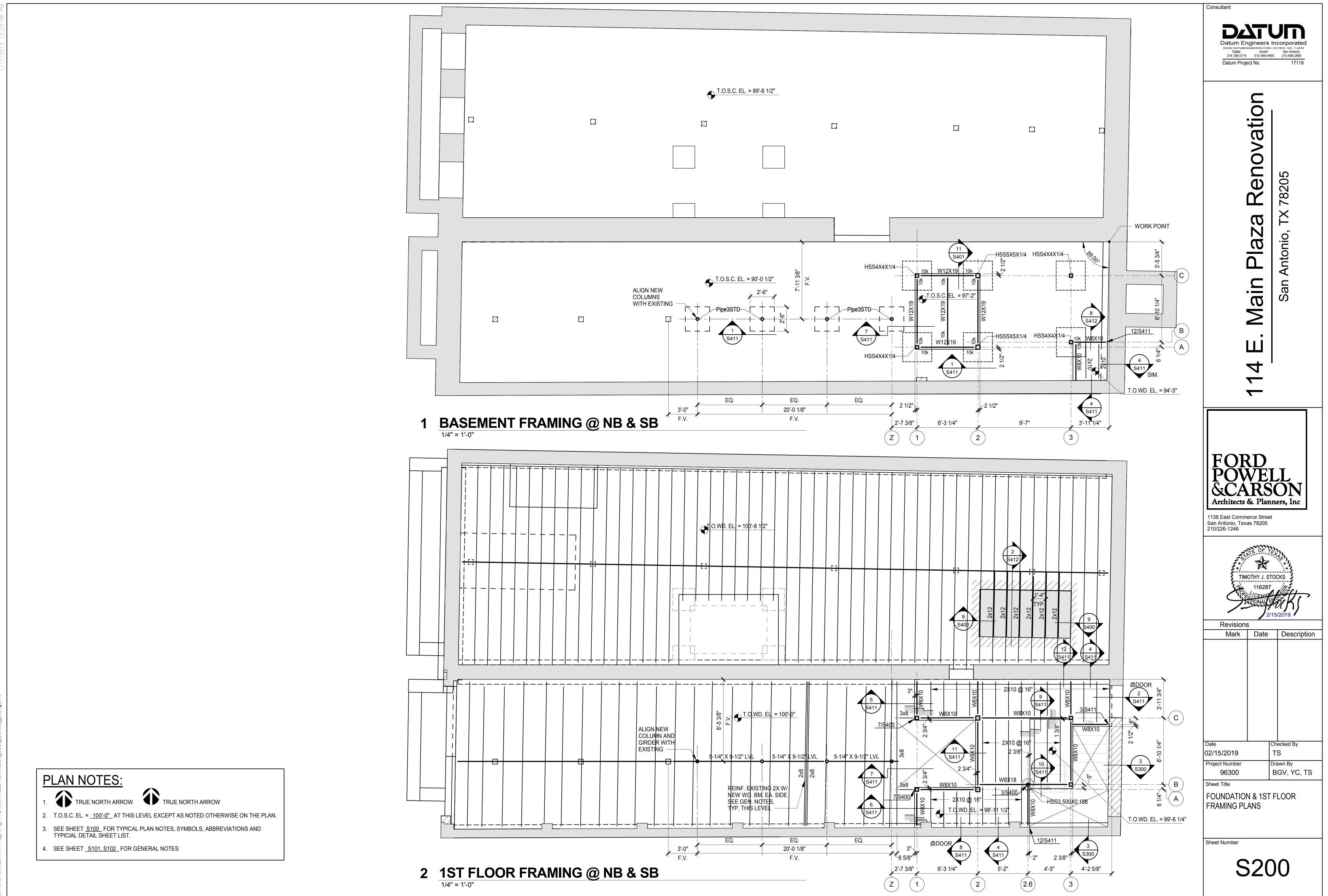


3 <u>Level 2 - DEMO @ 2nd Floor</u>



4 <u>LEVEL 3 - DEMO @ Roof</u>

1/4" = 1'-0"



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Renovation

Plaza

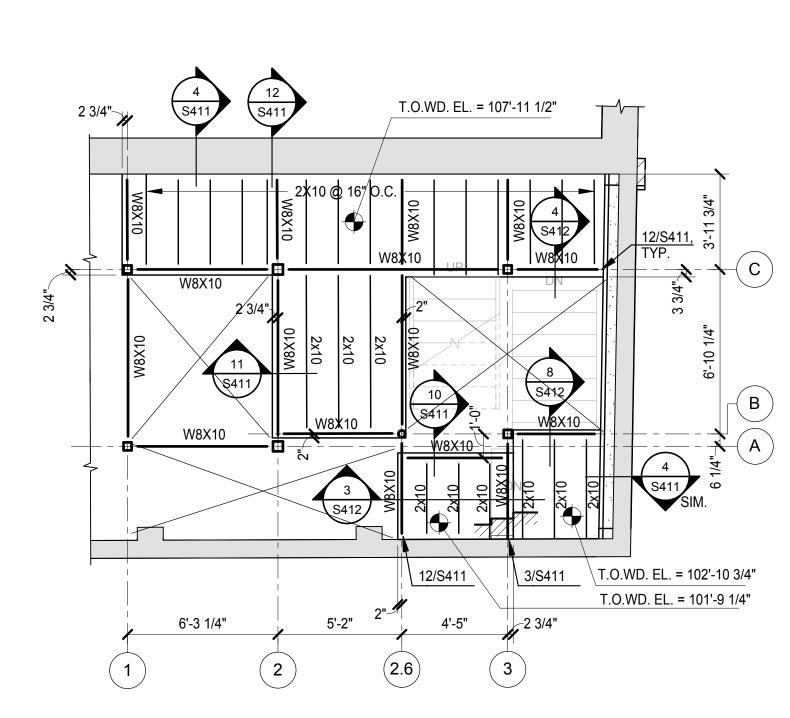
Main

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Checked By

S201

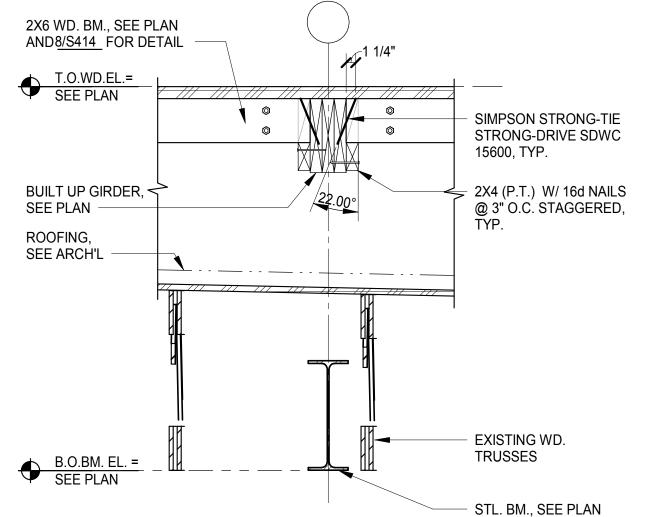
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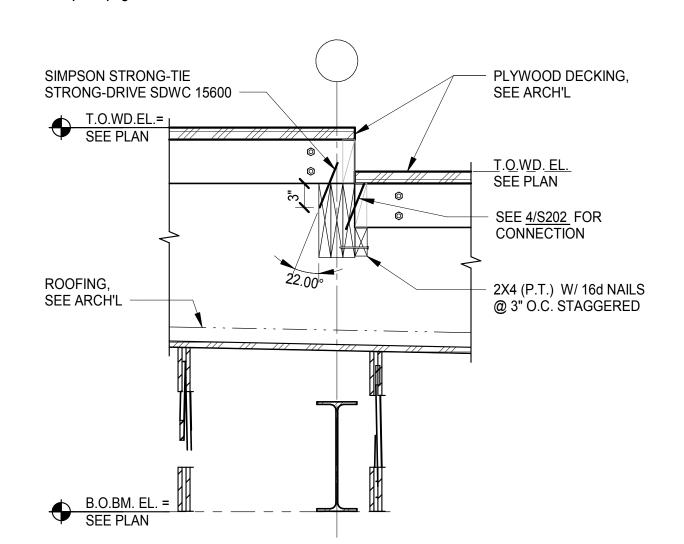
3 MECHANICAL ROOM @ SB

PLAN NOTES: 2. T.O.S.C. EL. = 100'-0" AT THIS LEVEL EXCEPT AS NOTED OTHERWISE ON THE PLAN. SEE SHEET <u>\$100</u> FOR TYPICAL PLAN NOTES, SYMBOLS, ABBREVIATIONS AND TYPICIAL DETAIL SHEET LIST.

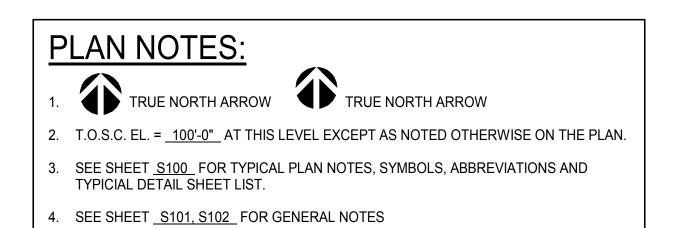
3 SECTION @ NEW ROOF SUPPORT

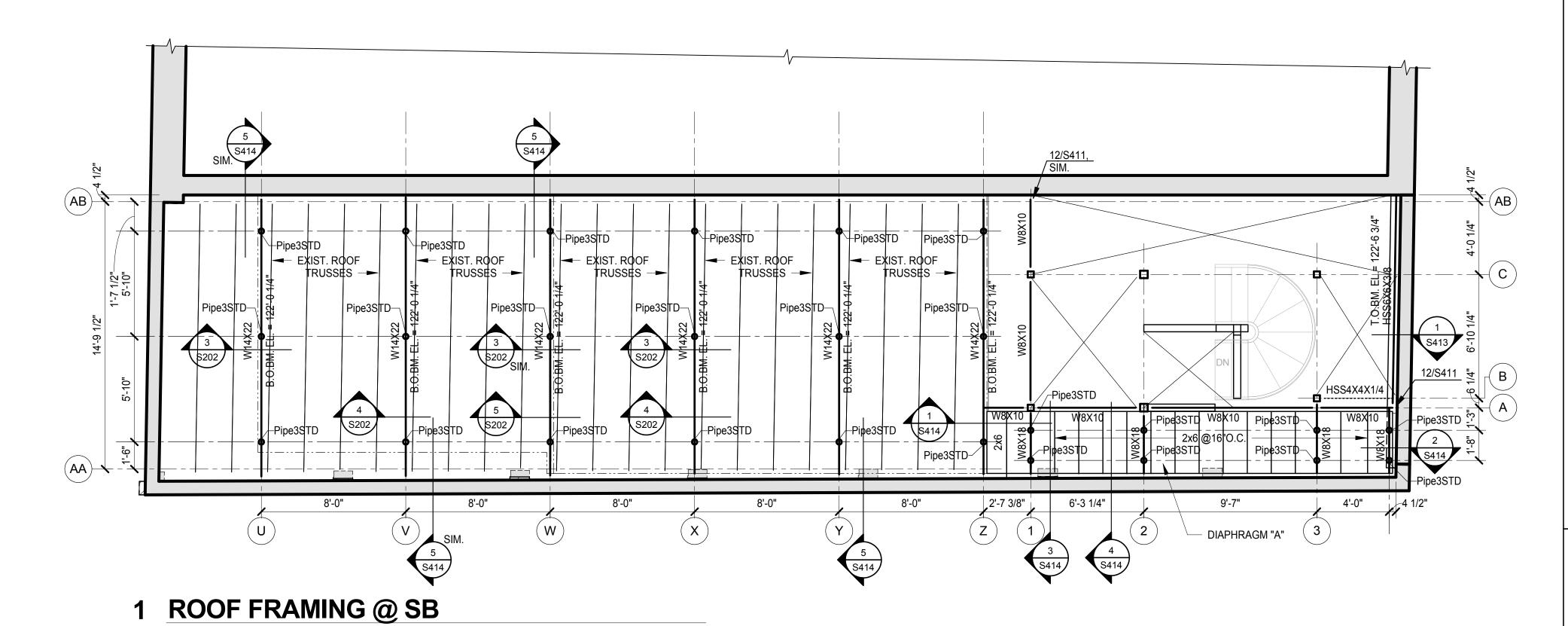


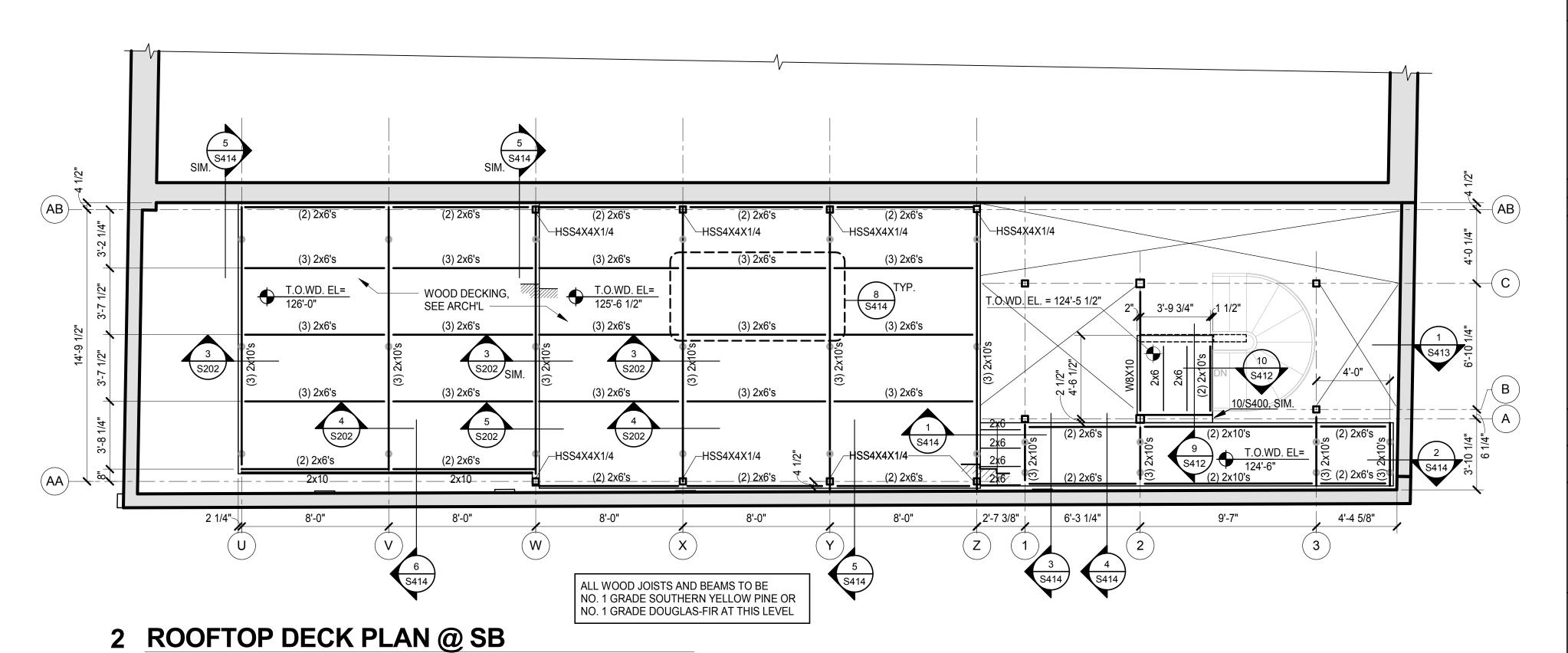
4 SECTION @ NEW ROOF



5 SECTION @ NEW ROOF DROP





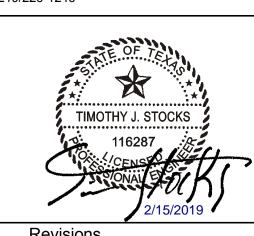


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Revisions

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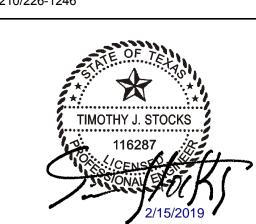
ROOF FRAMING PLAN

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S202

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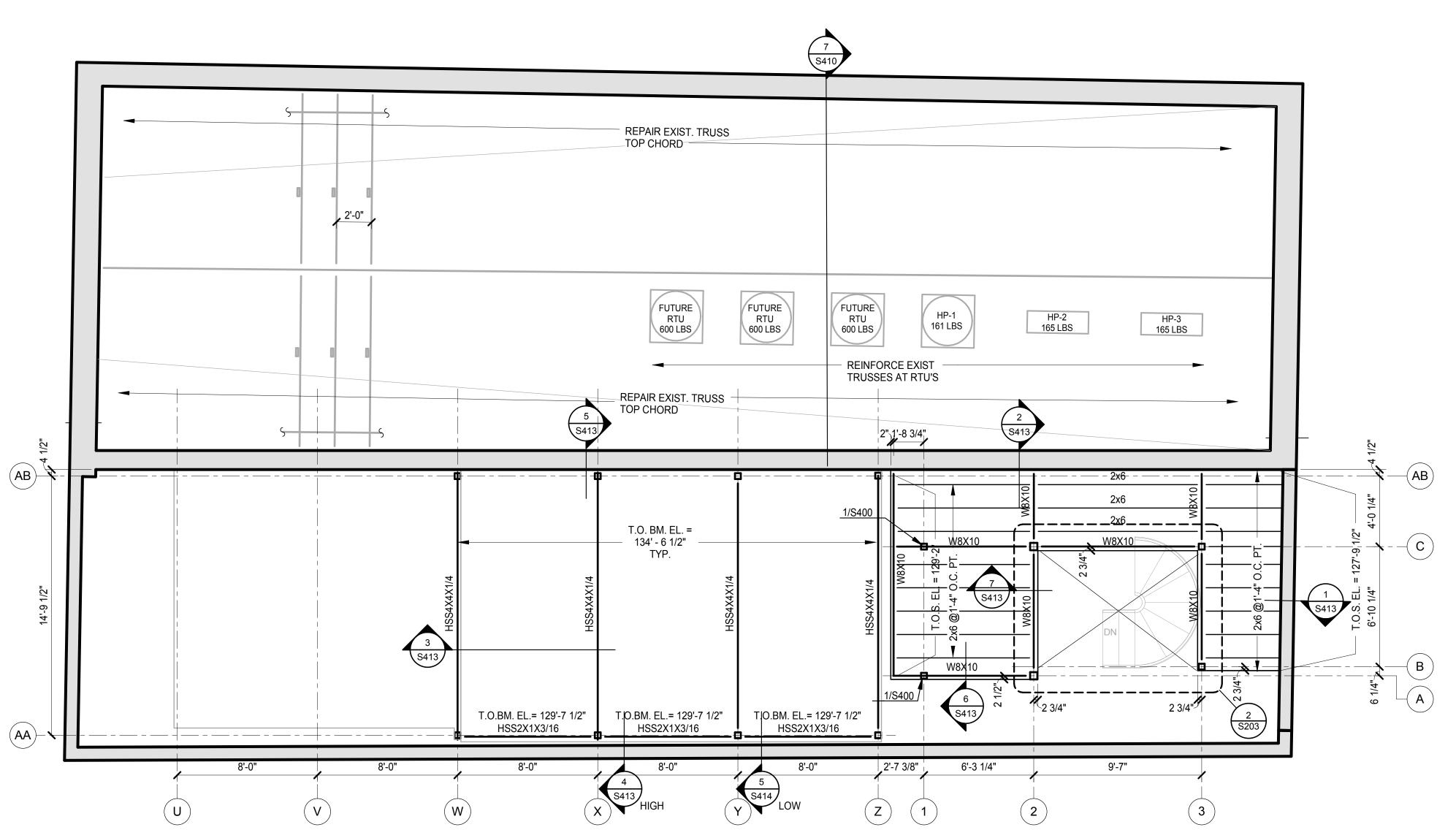
BGV, YC, TS

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HIGHROOF FRAMING

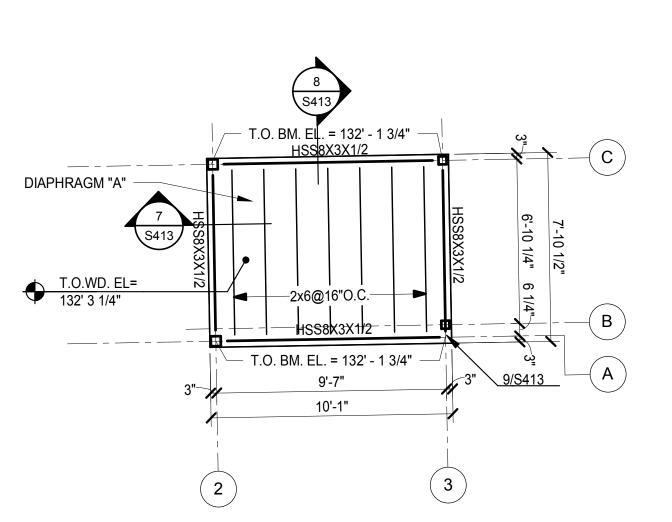
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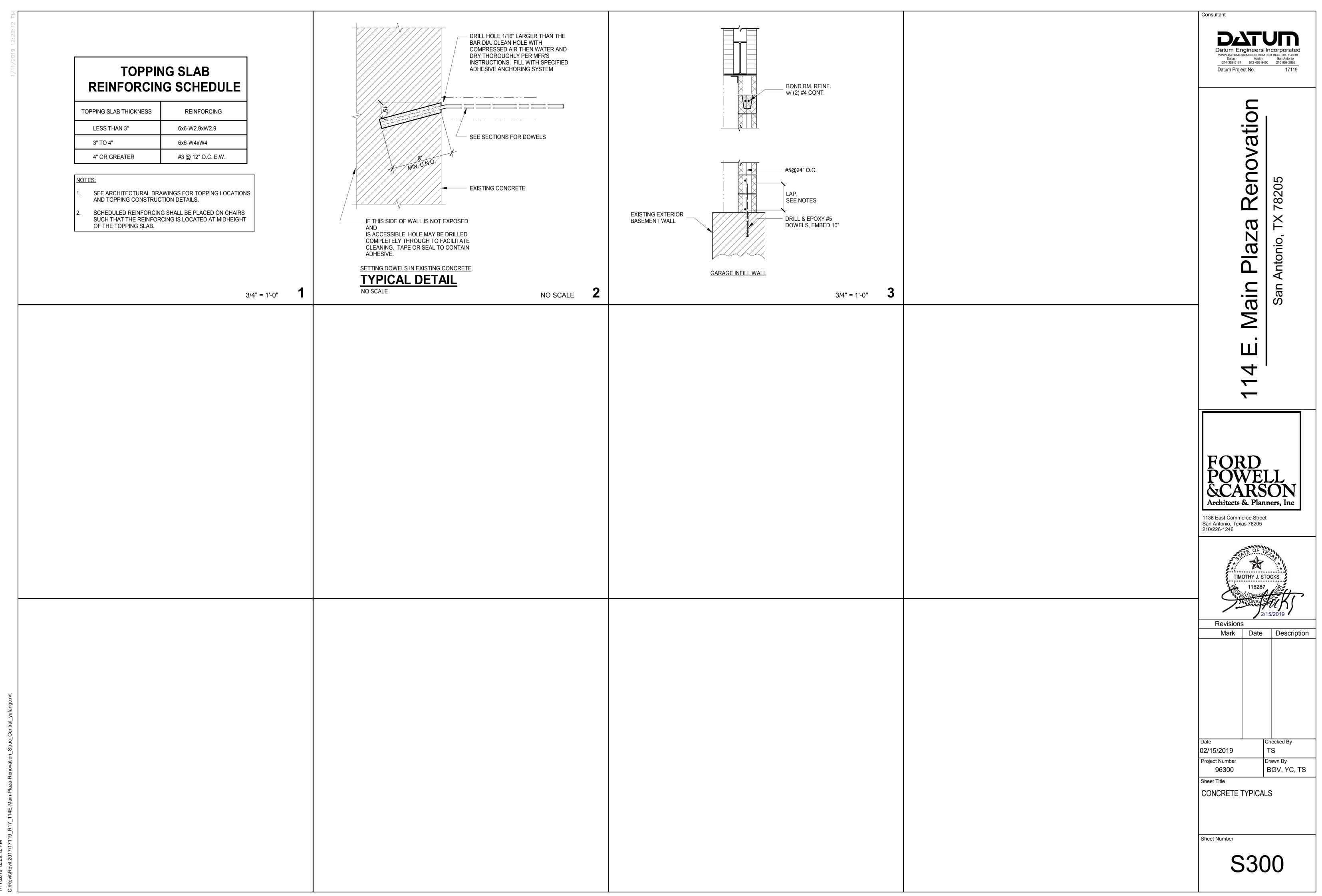
FRAMING @ HIGH ROOF / TRELLIS

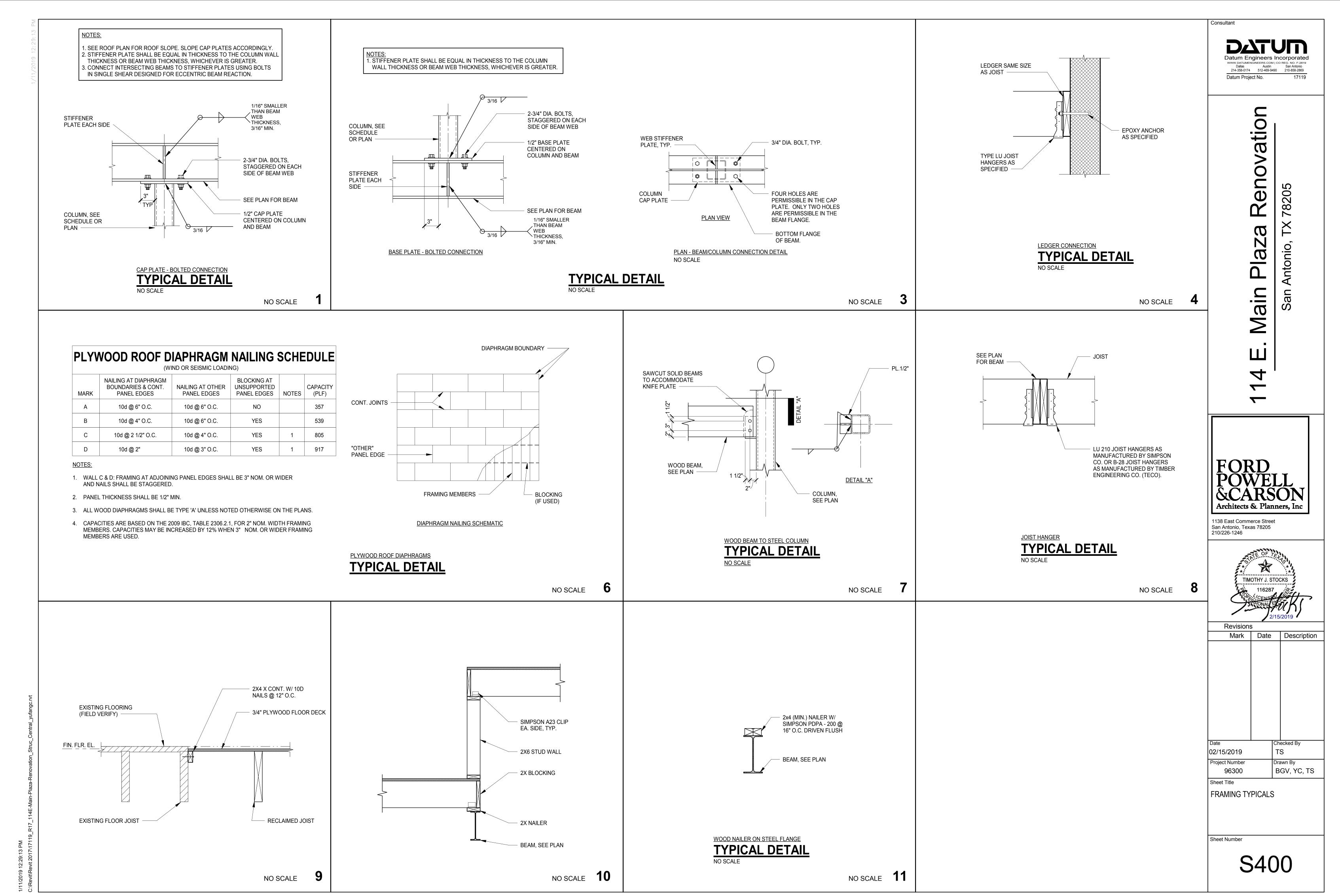
1/4" = 1'-0"



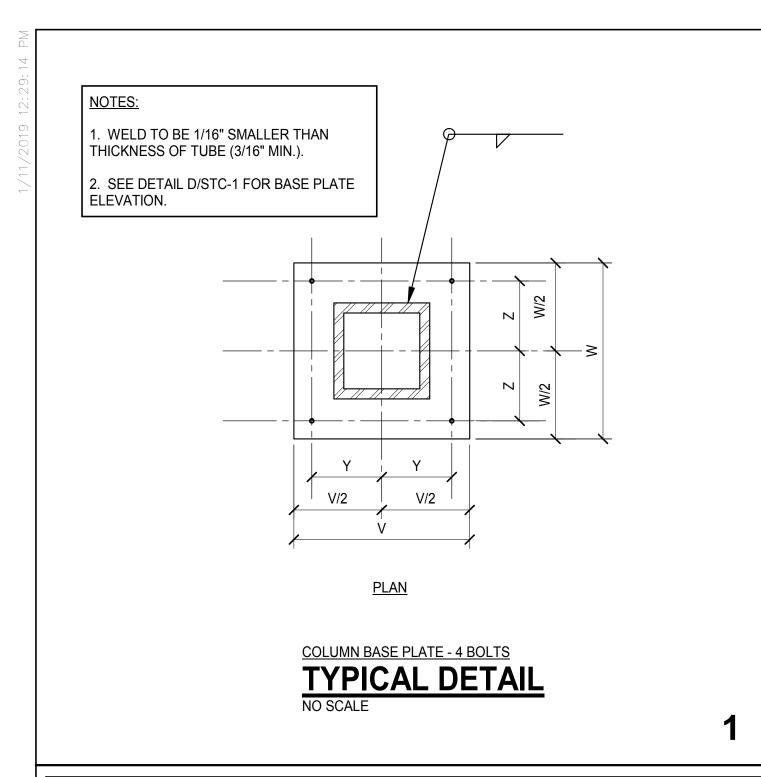
2 Roof Framing @ Penthouse Stairs

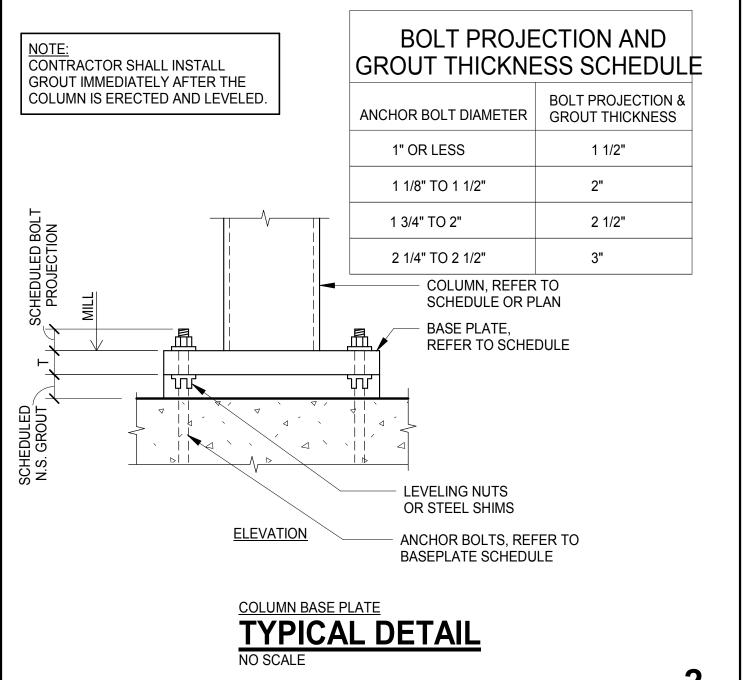
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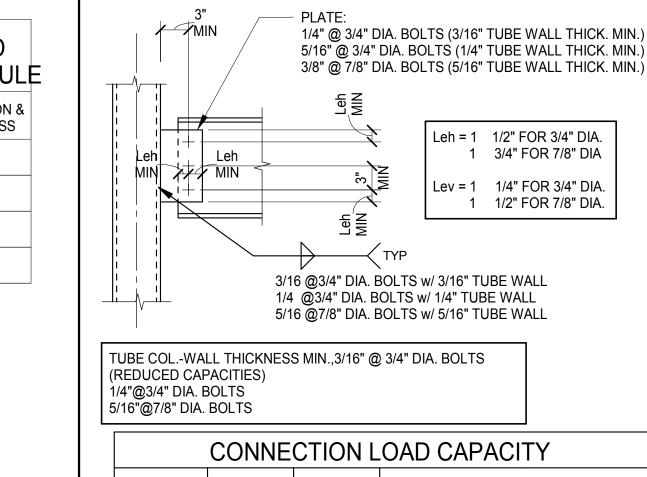




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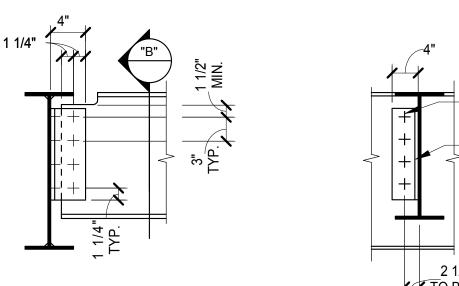




16"@7/8" DIA. 16"@7/8" DIA.							
	CONNECTION LOAD CAPACITY						
WIDE FLANGE	# BOLTS PER	MINIMUM BEAM	MAX REACTION (KIPS)				
BEAM SIZE	VERT. ROW	WEB THICKNESS (IN.)	3/4" DIA. BOLTS (3/16" WALL THK)	3/4" DIA. BOLTS (1/4" WALL THK)	7/8" DIA. BOLTS (5/16" WALL THK)		
W8x10	2	.170	16	19	19		
W10x12	2	.190	16	20	25		
W12x14	3	.200	25	31	35		
W12x16	3	.220	25	31	38		
W8 TO W12	2	.230	16	20	26		
W12 TO W18	3	.235	25	31	39		
W16 TO W24	4	.250	34	42	52		

1 3/4" FOR 7/8" DIA

1 1/2" FOR 7/8" DIA.



BOLTED TO GIRDER

21

42

BOLTS

PER

VERT.

ROW

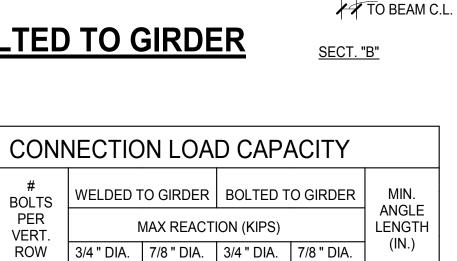
FLANGE

SIZE

W8 TO W12

W12 TO W18

W16 TO W24



10 | 14

5 1/2

BOLTS BOLTS BOLTS

21

32

BOLTS

SINGLE

ANGLE:

L4x4x3/8

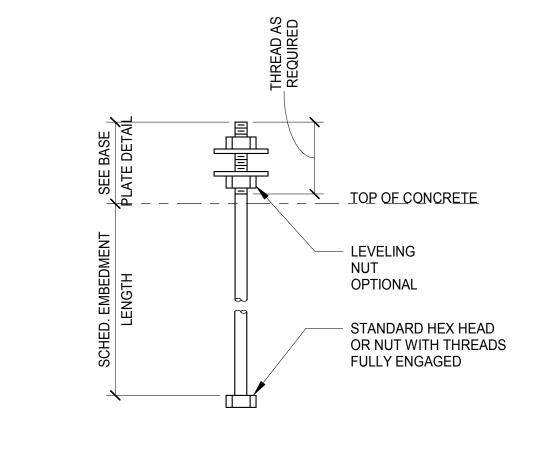
TYPICAL SINGLE ANGLE CONNECTION

22

35

BASE PLATE SCHEDULE

		DIN	MENSI	ONS		NUMBER, SIZE & SCHEDULED	
MARK	V W Y Z T				Т	EMBEDMENT LENGTH OF A. B.	DETAIL NUMBER
BP-1	12"	12"	4"	4"	3/4"	(4) 3/4" DIA. x 0'-8"	1/S401
BP-2							



ANCHOR BOLTS **TYPICAL DETAIL**

SINGLE PLATE CONNECTION AT COLUMN

PRE-ENGINEERED CONNECTION DETAILS ARE PROVIDED TO ASSIST THE DETAILER AND FABRICATOR. WHERE THESE PRE-ENGINEERED DETAILS ARE USED THEN NO DESIGN WORK IS REQUIRED BY THE FABRICATOR AND NO CALCULATIONS ARE REQUIRED TO BE SUBMITTED. WHERE THESE PRE-ENGINEERED DETAILS ARE USED, ALL ASPECTS OF THE CONNECTIONS MUST CONFORM TO THE PRE-ENGINEERED DETAILS.

THE FABRICATOR MAY, AT HIS OPTION, SUBMIT ALTERNATE CONNECTION DETAILS FOR USE ON THE PROJECT. ALTERNATE CONNECTION DETAILS MUST CONFORM TO THE CONCEPTS SHOWN IN THE PRE-ENGINEERED CONNECTION DETAILS. SUBMITTALS CONTAINING ALTERNATE CONNECTION DETAILS MUST INCLUDE DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER PER THE SPECIFICATIONS.

SHOWN IN THE DRAWINGS WHICH ARE NOT COVERED BY THE PRE-ENGINEERED DETAILS SUCH AS TRUSS CONNECTIONS, WIND BRACE CONNECTIONS OR OTHER NON TYPICAL CONNECTIONS MUST BE DESIGNED BY THE FABRICATOR AND SUBMITTED WITH DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER PER THE SPECIFICATIONS. NUMBER OF ROWS OF BOLTS IN SIMPLE BEAM CONNECTIONS SHALL NOT BE LESS THAN THE NUMBER FOUND BY DIVIDING THE SMALLER BEAM DEPTH (IN INCHES) BY SIX, AND ROUNDING UP ANY

1. FABRICATOR SHALL SELECT TYPICAL BEAM CONNECTIONS FROM THESE DETAILS USING LOAD REACTIONS GIVEN ON THE PLAN (AS _K) OR SCHEDULE. WHERE REACTIONS ARE NOT PROVIDED FOR COMPOSITE BEAMS, DESIGN CONNECTIONS TO DEVELOP THE FULL CAPACITY OF THE BEAM WEB IN SHEAR. WHERE REACTIONS ARE NOT PROVIDED FOR NON-COMPOSITE BEAMS, DESIGN CONNECTIONS FOR 60 PERCENT OF THE MAXIMUM TOTAL ALLOWABLE (ASD) UNIFORM LOAD FOR THE BEAM SIZE AND SPAN GIVEN IN THE 50 KSI TABLES IN PART 3 OF THE AISC STEEL CONSTRUCTION MANUAL.

- 2. ALL BEAM REACTIONS ARE IN KIPS, AT SERVICE LOADS (UNFACTORED).
- 3. TABULATED CONNECTION CAPACITIES ARE UNFACTORED AND ARE BASED ON GRADE 50 BEAMS, A36 PLATES AND ANGLES, A325N BOLTS (BEARING TYPE) AND E70XX ELECTRODES.
- 4. SLOTTED HOLES ARE NOT PERMISSIBLE EXCEPT WHERE SHOWN.
- 5. WHERE HORIZONTAL FORCES ARE SHOWN ON THE PLAN (AS H=_K), THE FABRICATOR SHALL SIZE THE CONNECTION TO TRANSFER THE HORIZONTAL FORCE IN ADDITION TO THE REQUIRED VERTICAL REACTION (CONNECTION CAPACITY=V+H). SLOTTED HOLES ARE NOT PERMITTED.
- 6. COMPLY WITH AISC MIN. EDGE DISTANCES.

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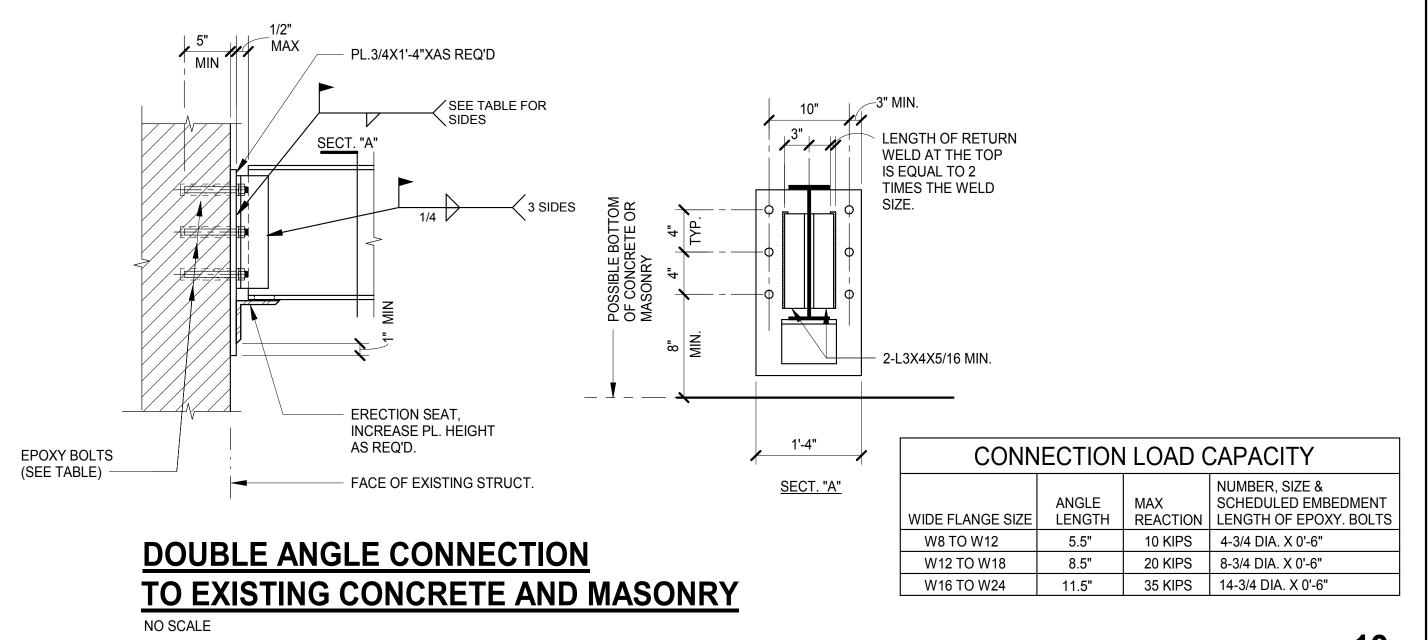
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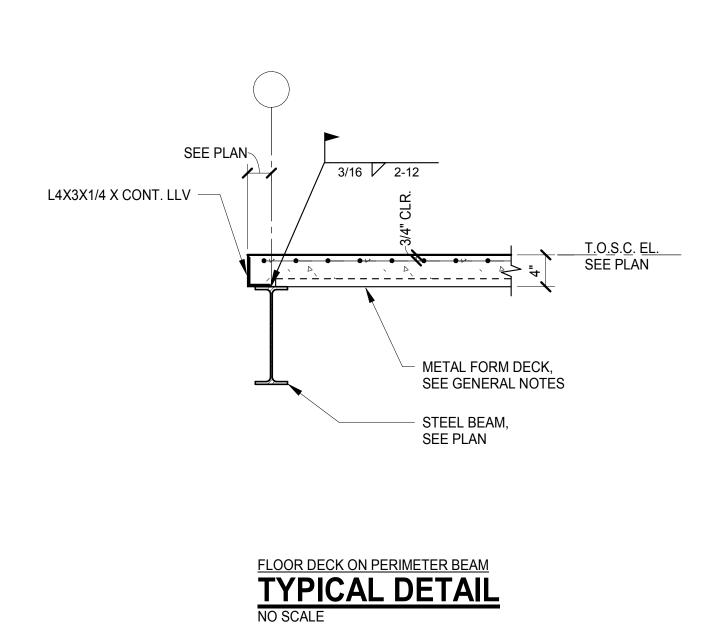
FRAMING TYPICALS

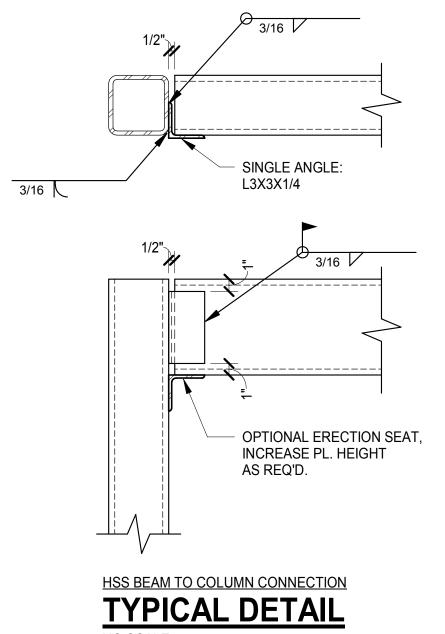
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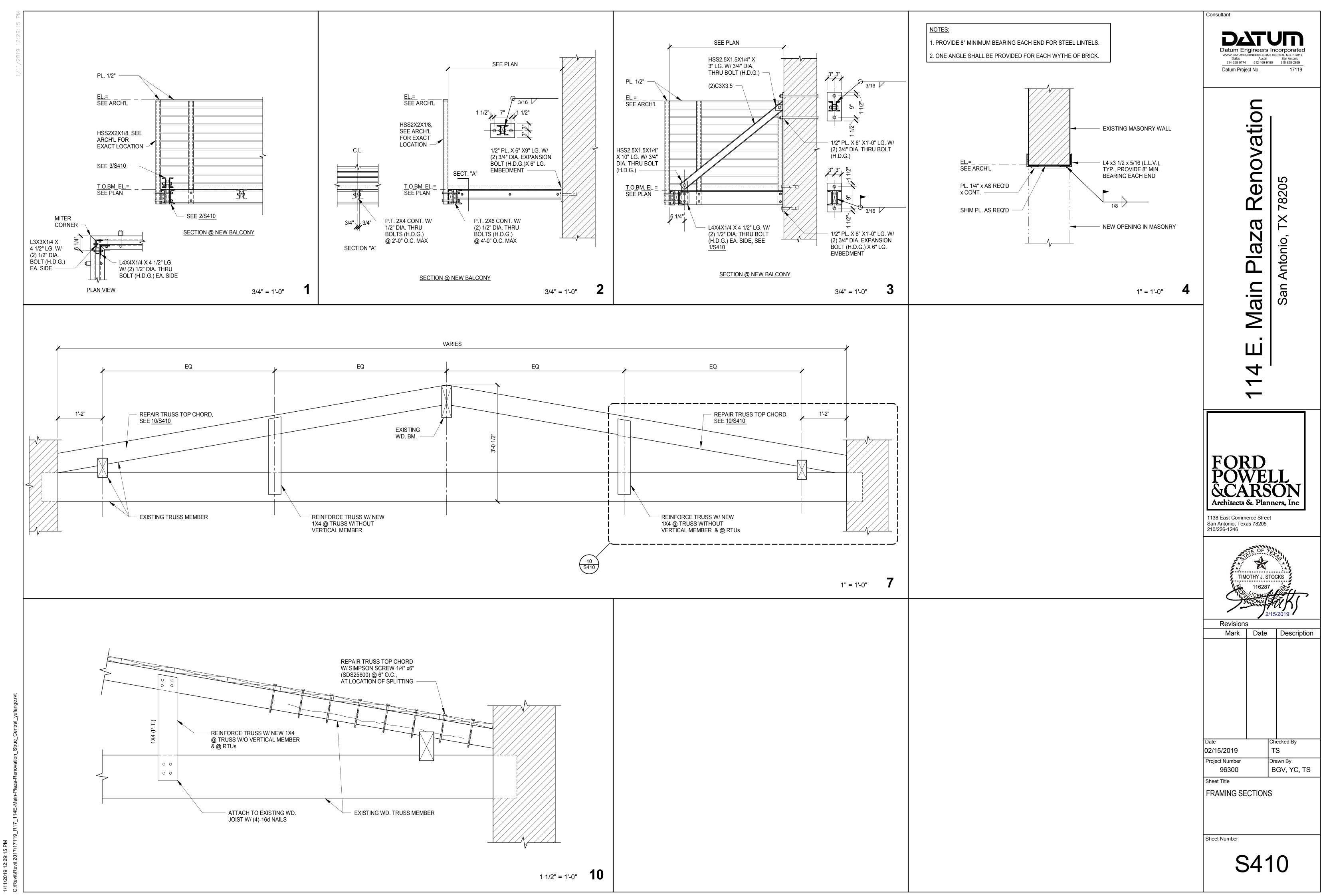
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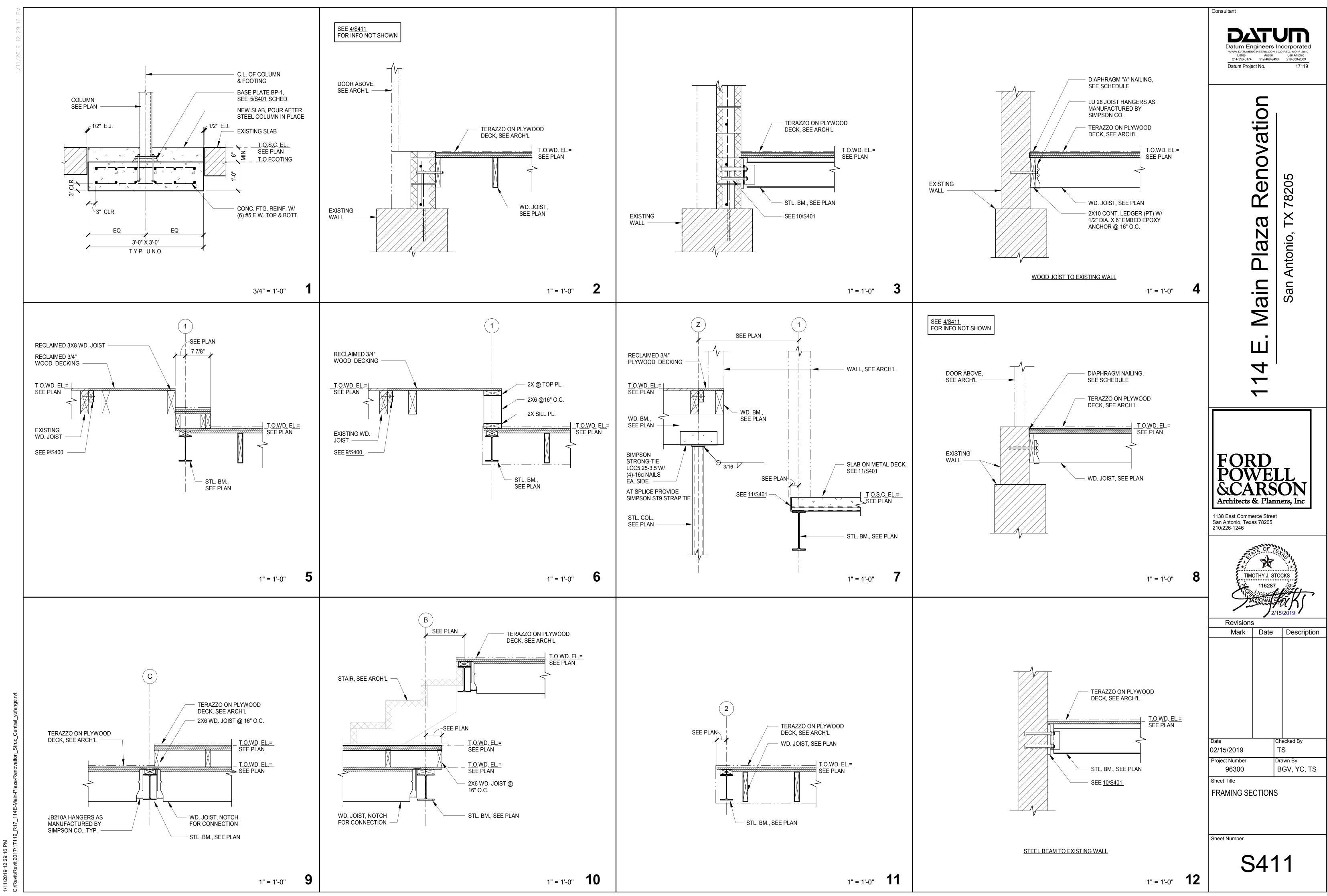
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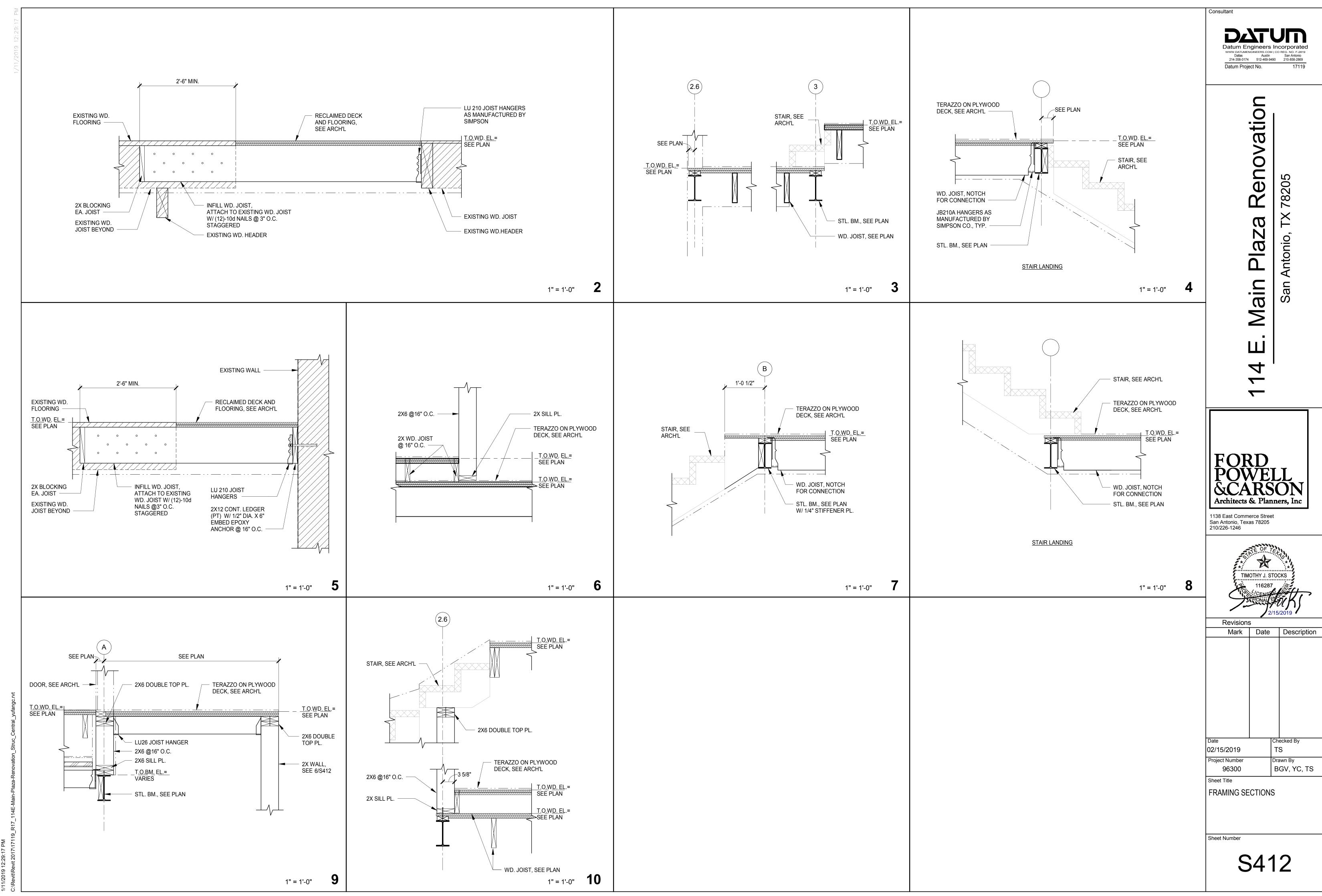


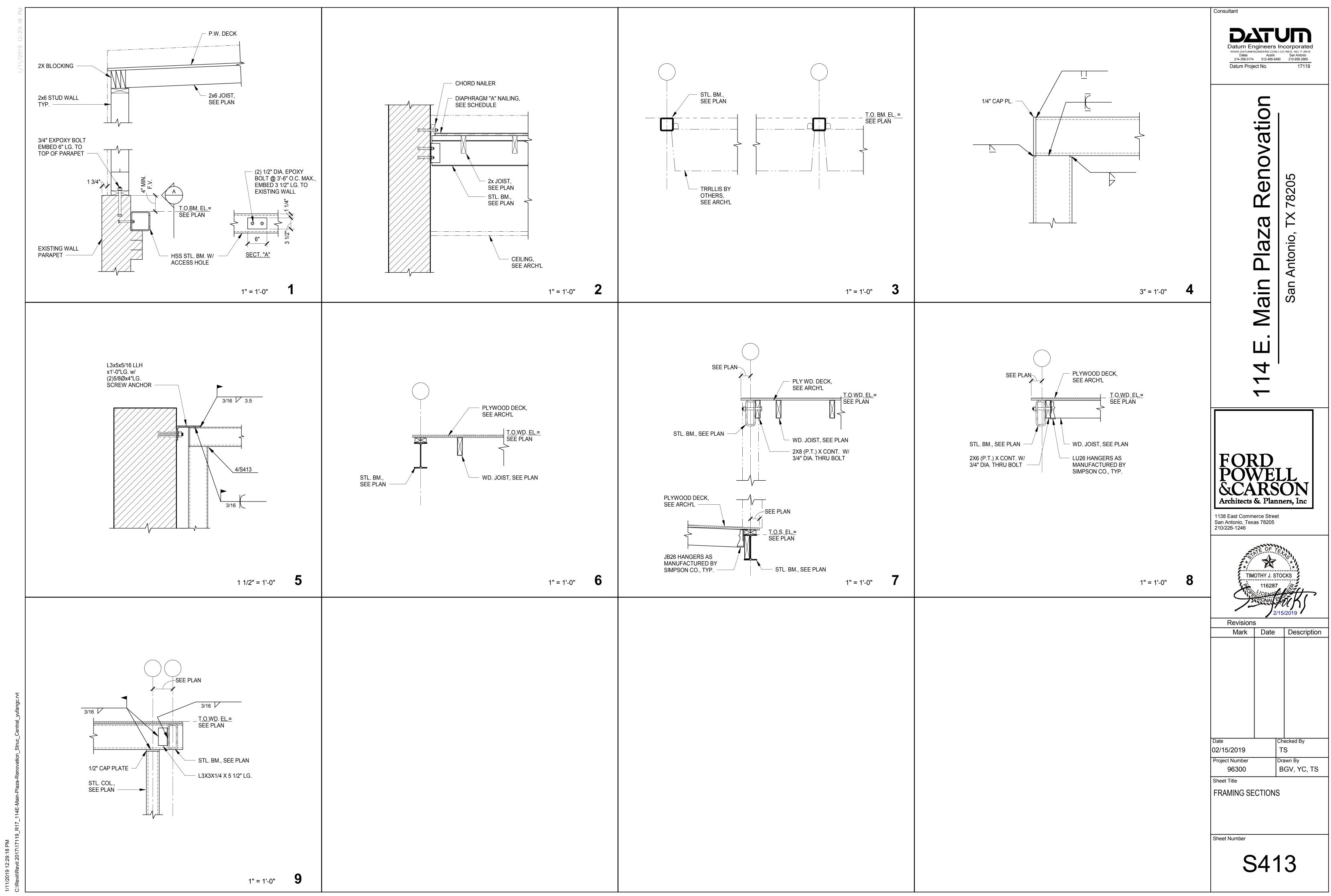


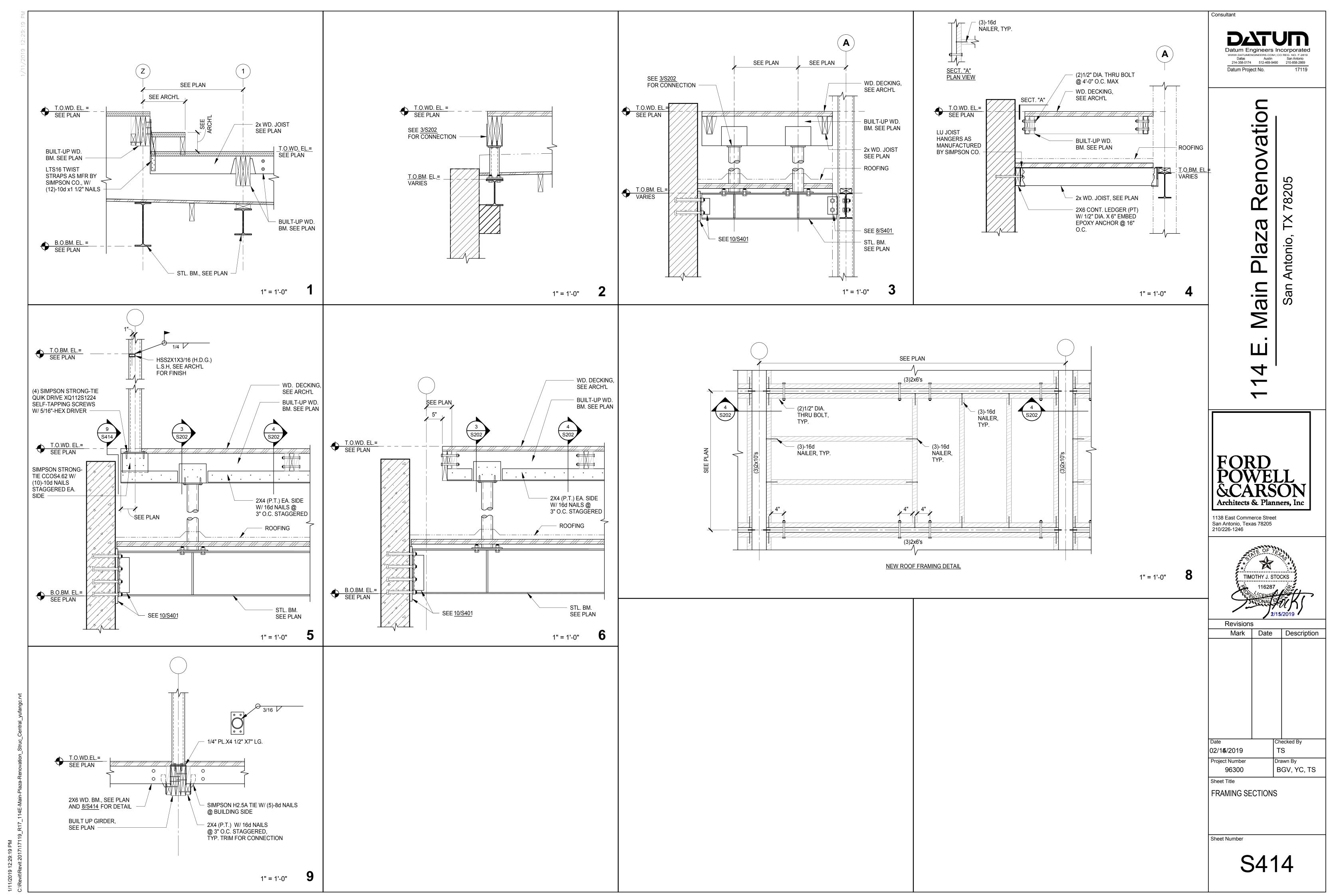












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MECHANICAL/REFRIGERATION SYMBOLS AND ABBREVIATIONS

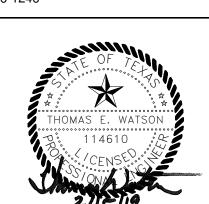
NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	ABBREVIATION	DESCRIPTION
30x24 >	DUCT SIZE FIRST FIGURE IS SIDE SHOWN		CALIBRATED BALANCING VALVE	ABV	ABOVE
				AFF	ABOVE FINISHED FLOOR
	DUCT SECTION, POSITIVE PRESSURE,	-	PRESSURE REDUCING VALVE	AV	AIR VENT
30x24	FIRST FIGURE IS TOP			BF BHP	BELOW FLOOR BRAKE HORSEPOWER
		—	PRESSURE RELIEF VALVE	BTU	BRITISH THERMAL UNIT
30x24	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP	ı		CFM	CUBIC FEET PER MINUTE
	THIST HASTIL IS TO	T&P ₹¬	TEMPERATURE AND PRESSURE	CLG	CEILING
LID		13.	RELIEF VALVE	CONNX/CONX.	CONNECTION
→ UP →	CHANGE OF ELEVATION - UP OR DOWN	M		CONT G	CONTINUATION CENTERLINE
		<u>M</u>	THREE WAY VALVE (AUTOMATIC)	CW	CHILLED WATER
<u> </u>	DEMOLITION DUCTWORK	IVAI		DB	DRYBULB
$\left[\right]$	DEMOLITION DOCT WORK	<u>M</u>	TWO WAY VALVE (AUTOMATIC)	DN	DOWN
<u> </u>		y		DWG EAT	DRAWING ENTERING AIR TEMPERATURE
\$	EXISTING DUCT TO REMAIN	F.s.	FLOW SWITCH	ELECT	ELECTRICAL
I				ELEV	ELEVATION
	FLEXIBLE DUCT	K. T.	STRAINER, WYE WITH DRAIN VALVE	ENT	ENTERING
		<i>∀11,</i>	DITAIN VALVE	EXIST F	EXISTING FAHRENHEIT
				FD	FLOOR DRAIN OR FIRE DAMPER
	MANUAL VOLUME DAMPER		GLOBE VALVE	FT	FEET
				GAL	GALLON(S)
FD	FIRE DAMPER (W/ ACCESS DOOR)	\bowtie	BUTTERFLY VALVE	GALV GPM	GALVANIZED GALLONS PER MINUTE
	SD=SMOKE DAMPER; SFD=SMOKE/FIRE DAMPER			НВ	HOSE BIBB
		 	HOSE VALVE (UTILITY PURPOSES)	HP	HORSEPOWER
}	SPLITTER DAMPER (WITH DIMENSION AS NEEDED)			HTR	HEATER
12"				H2O	WATER
1		+\-\	SWING CHECK VALVE	HW HZ	HOT WATER HERTZ
> (FD)SD >	DETECTORS, FIRE AND/OR SMOKE			INV	INVERT
			NEW TO EXISTING CONNECTION	IN	INCHES
				LAT	LEAVING AIR TEMPERATURE
24x8 12x8	DUCT TRANSITION	CWS	CHILLED WATER SUPPLY	MAX MECH	MAXIMUM MECHANICAL
		CW3	CHILLED WATER SUPPLY	MIN	MINIMUM
		011/2	a	MOBD	MOTORIZED OPPOSED BLADE DAMPER
	ELBOWS WITH TURNING VANES	CWR	CHILLED WATER RETURN	NC	NORMALLY CLOSED
			REFRIGERANT LIQUID LINE	NIC	NOT IN CONTRACT NORMALLY OPEN
		112	NEFRIGERAINT LIQUID LINE	NO NTS	NOT TO SCALE
*	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)	RS	REFRIGERANT SUCTION LINE	OA	OUTSIDE AIR
VD VD		110	HEI HIGENANT SOCHON LINE	OH	OVERHEAD
L			NON CLAM CHECK VALVE	PD PLBG	PRESSURE DROP PLUMBING
A	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.		NON-SLAM CHECK VALVE	PRESS	PRESSURE
200		5	BALL VALVE	PSI	POUNDS PER SQUARE INCH, GAUGE
<u> </u>		→ 🖔 ⊢	BALL VALVE	PVC RA	POLYVINYL CHLORIDE RETURN AIR
	AIR DEVICE TYPE "A", 300 CFM			REFRIG.	REFRIGERATION
√ A 300			FLOW - IN DIRECTION OF ARROW	RPM	REVOLUTIONS PER MINUTE
A 300				SA SHT	SUPPLY AIR SHEET
	AIR DEVICE TYPE "A", 300 CFM		RISER DOWN (ELBOW)	SP	STATIC PRESSURE
<u> </u>			oc., bown (cebow)	SPEC	SPECIFICATION
$\frac{A}{200}$	_ _ -			T/A	THROW AWAY (FILTERS)
□[[[][[][[][[][[][[][[][[][[][[][[][[][[LINEAR SLOT DEVICE TYPE "A", 200 CFM		RISER UP (ELBOW)	TEMP	TEMPERATURE TOTAL SENSIBLE HEAT
				TSH TYP	TYPICAL
	RETURN/EXHAUST DEVICE TYPE "A"	—— ——	RISE OR DROP	UG	UNDERGROUND
A	TIETOTIN/EATIAGGT DEVICE TIFE A			UL V	UNDERWRITER'S LABORATORIES
			BRANCH CONNECTION OUT OF TOP	V VTR	VENT VENT THRU ROOF
A	RETURN/EXHAUST GRILLE OR REGISTER, SIDEWALL, DEVICE TYPE "A"		OUT OF TOP	WB	WET BULB
ı ⊔ 		I		W/	WITH
			BRANCH CONNECTION OUT OF BOTTOM	W/O	WITHOUT
3	KEY NOTES				
			BRANCH CONNECTION OUT OF SIDE		
AHU-1	EQUIPMENT MARK				
			CAP ON END OF PIPE		
T	THERMOSTAT/TEMPERATURE SENSOR				

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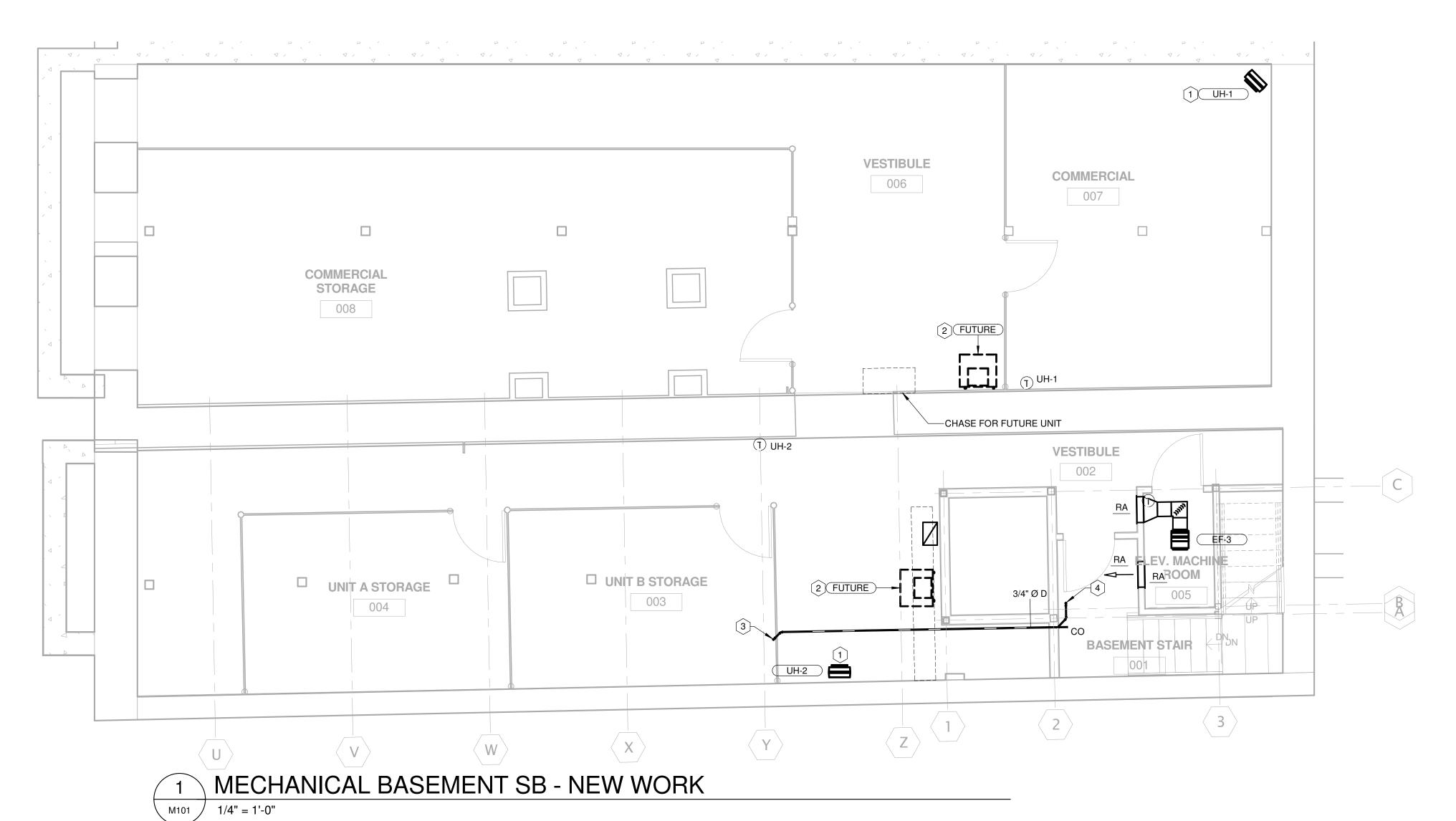
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Sheet Title

MECHANICAL SYMBOLS &

Sheet Number



MECHANICAL KEYED NOTES:

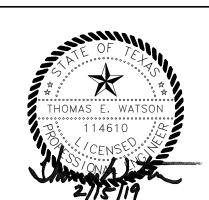
- SUSPEND UNIT FROM STRUCTURE WITH ALL-THREAD SUPPORTS. TEMPERATURE TO BE SET FOR 50°F.
- 2 LOCATION OF FUTURE 1ST FLOOR TENANT INDOOR FCU.
- (3) ROUTE CONDENSATE DOWN TO SUMP PUMP AND DISCHARGE WITH AIR GAP.
- 4 3/4" INSULATED COPPER DRAIN LINE UP IN WALL TO MECHANICAL ROOM ABOVE.

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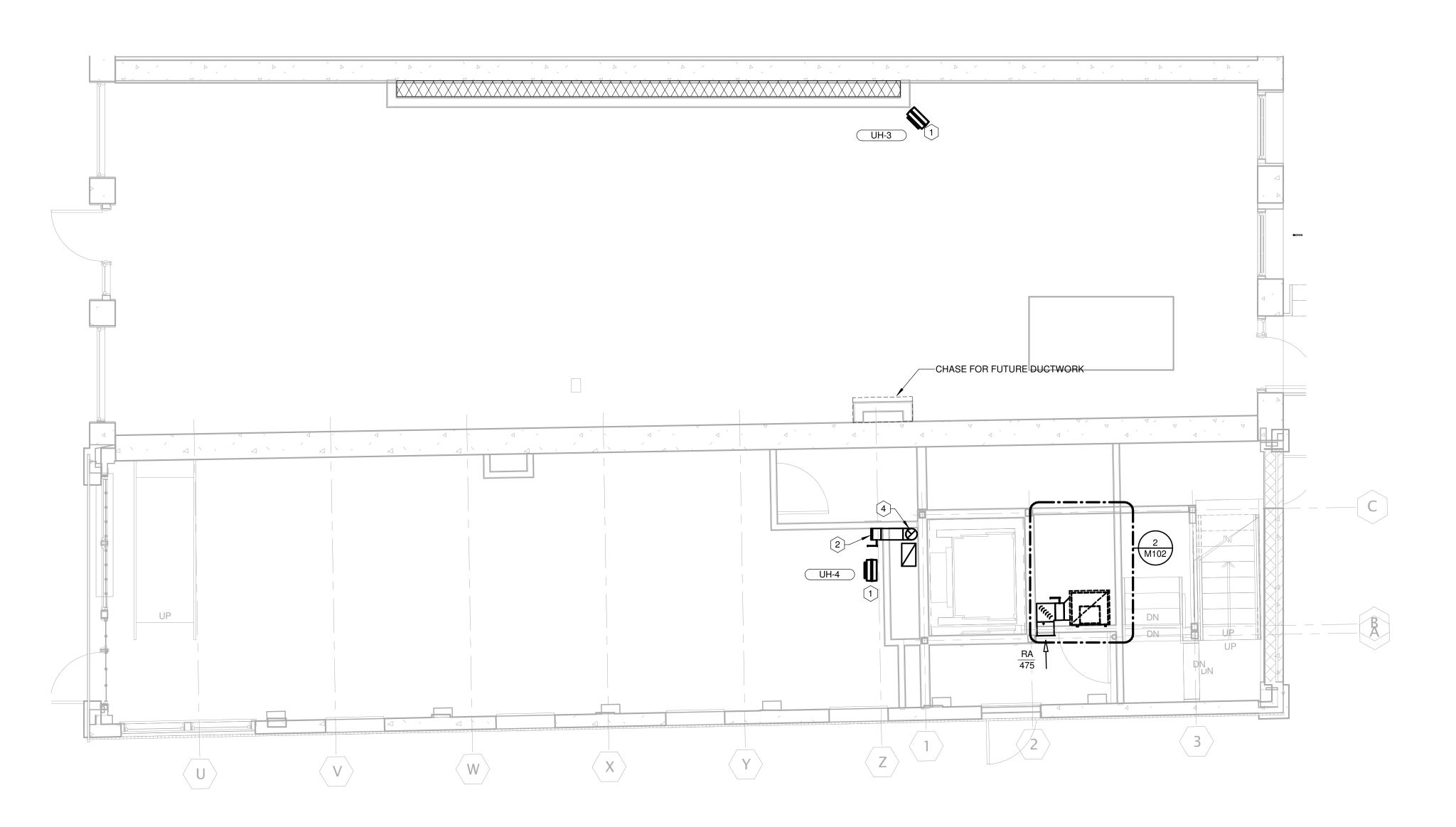


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MECHANICAL BASEMENT - NEW

Sheet Number



MECHANICAL FIRST FLOOR NB - NEW WORK

1/4" = 1'-0"

M102

MECHANICAL KEYED NOTES:

- PROVIDE WALL BRACKET FOR MOUNTING TO NEW CHASE WALL. TEMPERATURE TO BE SET FOR 50°F.
- 8" DIA. EXHAUST DUCT. FUTURE TENANT FAN TO BE INSTALLED WITHIN SPACE. MAXIMUM FUTURE EXHAUST AIRFLOW TO BE 450CFM
- 3 INSTALL UNIT ON 24" TALL STEEL FRAME WITH INSULATED SHEET METAL ENCLOSURE WITH RETURN AIR DUCT CONNECTION. ROUTE INSULATED COPPER CONDENSATE DOWN THROUGH FLOOR TO DISCHARGE AT SUMP PUMP IN BASEMENT. PROVIDE GALVANIZED DRAIN PAN IN BOTTOM OF PLENUM, FULL SIZE X 2" DEEP.
- 8" DIA EXHAUST AIR DUCT UP IN CHASE. EXTEND DUCT INTO SPACE WITH CLOSED DAMPER.

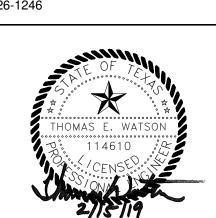
2 MECHANICAL MEZZANINE M102 / 1/4" = 1'-0"

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MECHANICAL FIRST FLOOR - NEW

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MECHANICAL KEYED NOTES:

- FAN COIL UNIT SUSPENDED FROM STRUCTURE WITH SPRING ISOLATORS. PROVIDE INSULATED SHEET METAL PLENUM ON BACK SIDE OF UNIT. FULL SIZE OF OPENING BY 16" DEEP. TRAP CONDENSATE PER DETAIL AND ROUTE INSULATED COPPER CONDENSATE TO TAILPIECE OF LAVATORY. PROVIDE ACCESS PANEL IN CEILING FOR FULL ACCESS TO UNIT, TO INCLUDE FILTER REPLACEMENT.
- 2 ROUTE 4" SHEETMETAL DRYER DUCT DOWN IN WALL TO DRYER CONNECTION. NO SHEETMETAL SCREWS IN AIRSTREAM.
- 8" DIA EXHAUST DUCT UP FROM BELOW IN CHASE. OFFSET IN CHASE AND ROUTE UP TO ROOF TERMINATION.
- (4) ROUTE 4" EXHAUST DUCT UP TO ROOF TERMINATION.
- (5) ROUTE 8" EXHAUST DUCT UP TO ROOF TERMINATION.
- 6 4" HOOD EXHAUST UP TO ROOF.



M103 $\int 1/4'' = 1'-0''$

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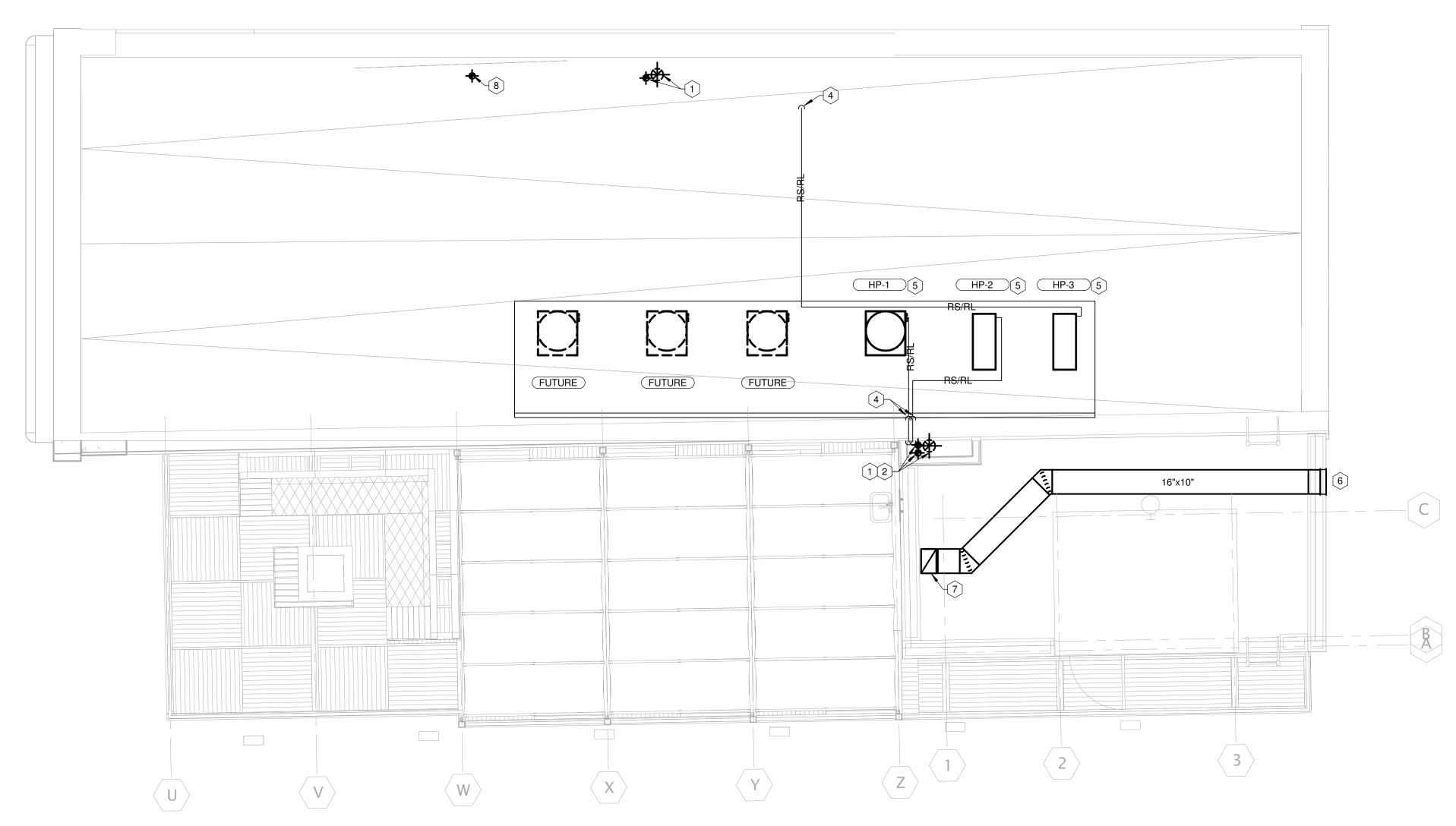
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MECHANICAL MEZZANINE - NEW

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MECHANICAL KEYED NOTES

- (1) EXHAUST DUCT UP FROM BELOW. TERMINATE WITH GOOSENECK WITH INSECT SCREEN.
- 2 TERMINATE EXHAUST MINIMUM 7'-0" ABOVE WALKING SURFACE OF ROOF DECK.
- 3 ROUTE INSULATED REFRIGERANT PIPING ALONG PLATFORM AND OVER PARAPET WALL. EXTEND DOWN IN CHASE TO UNITS BELOW. SEAL AND FLASH PENETRATIONS INTO CHASE.
- ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF. PROVIDE SEALED WEATHER ENCLOSURE FOR PIPING THROUGH ROOF. REFER TO DETAILS.
- 5 HEAT PUMP UNIT MOUNTED ON STRUCTURAL PLATFORM. BOLT UNIT TO PLATFORM.
- 6 OUTSIDE AIR DUCT TO EXTERIOR LOUVER (BY ARCH. 16/16). PROVIDE SHEET METAL PLENUM ON BACK SIDE OF LOUVER AND SLOPE TO EXTERIOR. INSULATE DUCTWORK AND PLENUM AND PROVIDE WITH STUCCO EMBOSSED ALUMINUM JACKET.
- 7 ROUTE OUTSIDE AIR DUCT DOWN IN CHASE TO BASEMENT.
- 8 4" HOOD EXHAUST UP FROM BELOW. TERMINATE WITH GOOSENECK.



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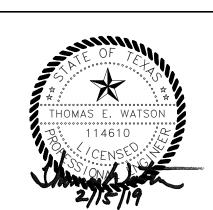
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MECHANICAL ROOF - NEW WORK

Sheet Number

M104

MECHANICAL ROOF - NEW WORK

 $M104 \int 1/4" = 1'-0"$

FLEX DUCT SCHEDULE						
CFM RANGE	SIZE (DIAMETER) *					
< 50	5					
51 - 100	6					
101 - 250	8					
251 - 400	10					
401 - 650	12					
651 - 900	14					
901 - 1300	16					
1301 - 1800	18					
1801 - 2300	20					

* ALL FLEX DUCT SHALL BE SIZED IN ACCORDANCE W/ FLEX DUCT SCHEDULE. PROVIDE RIGID REDUCER AT NECK OF AIR DEVICE, VAV INLET DUCT, ETC. TO TRANSITION FROM FLEX DUCT SIZE TO DIFFUSER INLET AND/OR EQUIPMENT CONNECTION SIZE. FLEX DUCT NOT TO EXCEED 6ft.

MARK	FC-1 / HP-1	FC-2 / HP-2	FC-3 / HP-3
TOTAL CAPACITY (MBH)	15.4	24.4	39.9
ARRANGEMENT	VDT	HDT	HDT
SEER (AT ARI)	14.5	16.0	15.0
OUTSIDE AIR (MIN.)	0	0	0
FAN/COIL UNIT			
ENT. AIR (DB/WB)	80/67	80/67	80/67
LEAVING AIR TEMP (DB/WB)	55.73/55.73	57.4/57.4	57.8/57.8
E.S.P. (" W.C.)	0.25	0.3	0.3
CFM	475	735	1,200
FAN (NO./HP)	1 / 1/4	2 / 1/6	2 / 1/6
ELECTRICAL SERVICE (V/PH/MCA/MOCP)	208 / 1 / 2 / 15	208 / 1 / 2.6 / NOTE 6	208 / 1 / 3.3 / NOTE 6
HEAT PUMP UNIT			
ENT. AIR (DB)	105	105	105
CONDENSER FAN MOTOR (NO./HP)	1 / 1/12	1/ -	1/-
GROSS HEATING CAPACITY (MBH)	17.4	26	37
ELECTRICAL SERVICE (V/PH/MCA/MOCP)	208 / 1 / 12 / 20	208 / 1 / 18 / 30	208 / 1 / 25 / 40
REFERENCE			
MANUFACTURER INDOOR/OUTDOOR SECTION	TRANE	MITSUBISHI	MITSUBISHI
FAN/COIL UNIT MODEL	TEM4	PEAD	PEAD
HEAT PUMP MODEL	4TWR5	PUZ	PUZ
NOTES	1,2,3,4,5	1,2,3,4,5,6,7,8,9	1,2,3,4,5,6,7,8,9

1. PROVIDE STARTERS AS REQUIRED.

2. MANUFACTURER TO SIZE REFRIGERANT LINES.

3. PROVIDE MANUFACTURER'S STD. MOUNTING HARDWARE.4. PROVIDE HEAT PUMP UNIT WITH METAL CONDENSER COIL HAIL GUARDS.

5. PROVIDE HEAT PUMP UNIT WITH LOW AMBIENT HEAD PRESSURE CONTROL TO 0°F.

6. INDOOR UNIT POWERED FROM OUTDOOR UNIT. PROVIDE PATH FOR POWER AND CONTROLS FROM OUTDOOR UNIT TO INDOOR UNIT.

7. PROVIDE UNIT WITH 18"X18" ACCESS PANEL ADJACENT TO UNIT PER MFG. REQUIREMENTS. MAINTAIN 20" BETWEEN CEILING AND BOTTOM OF UNT.

8. PROVIDE WITH HARD WIRED WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT.

9. PROVIDE WITH FILTER BOX WITH MERV 13 FILTERS.

FAN SCHEDULE												
MARK	TYPE	MANUFACTURER & MODEL	SERVICE	CFM	S.P. ("WG)	ВНР	HP	V/PH	MAX. SONES	DRIVE	CONTROL	NOTES
EF-1	IN-LINE	COOK 60 SQN-B	NORTH APT.	70	0.25	.03	-	120/1	3.9	BELT	NOTE #2	1,2,3,5
EF-2	CEILING-MNT	COOK GC-122	SOUTH APT.	55	0.30	47 W	-	120/1	1.6	DIRECT	NOTE #2	1,2,3,4
EF-3	IN-LINE	COOK 60 SQN-B	ELEVATOR MACHINE RM.	70	0.25	.03	-	120/1	3.9	BELT	NOTE #2	1,3,5

NOTES (FAN SCHEDULE):

PROVIDE MANUFACTURER'S STANDARD MOTOR-RATED SWITCH.
 EXHAUST FAN TO BE INTERLOCKED WITH LIGHT SWITCH.

3. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER.

4. PROVIDE WITH MANUFACTURER'S STANDARD WHITE GRILLE.

5. SUSPEND FROM STRUCTURE WITH ALL-THREAD AND SPRING ISOLATORS

	AIR DEVICE SCHEDULE										
MARK	MODEL	SIZE	THROW (@ 100 FPM)) CFM RANGE	INLET	# SLOTS	O.B.D. REQ'D. ?	P.D. ("WG) *	MAX. NC	REFERENCE	NOTES
А	300FS	12"x6"	16-FT	0-245	12"x6"	N/A	NO	0.05	20	TITUS	3
В	TBD-10	4' LONG	16-FT	0-230	8"	2 SLOTS - 1" WIDTH	NO	0.09	18	TITUS	1,4
С	300FS	18"x10"	23-FT	0-555	18"x10"	N/A	NO	0.05	20	TITUS	3
RA	350FL	18"x14"	-	0-795	18"x14"	N/A	NO	0.01	15	TITUS	
RB	TBR-30	4' LONG	-	0-560	6""x48"	2 SLOTS - 1" WIDTH	NO	0.09	20	TITUS	1,4

* AT MAX. CFM

KEYED NOTES (AIR DEVICE SCHEDULE):

1. FIELD INSULATE PLENUM BOX OR BACKSIDE OF DIFFUSER.

4. PROVIDE MOUNTING HARDWARE FOR WOOD CEILING INSTALLATION

2. 45 DEGREE DEFLECTION, 3/4" BLADE SPACING.3. 22.5 DEGREE DEFLECTION, 3/4" BLADE SPACING.

GENERAL NOTES (AIR DEVICE SCHEDULE):

ALL AIR DEVICES TO BE ALUMINUM, COLOR COORDINATED WITH ARCHITECT PRIOR TO ORDERING..
 REFER TO REFLECTED CEILING PLANS FOR CEILING TYPES. ALL AIR DEVICES MOUNTED IN A

DRYWALL CEILING SHALL HAVE A MOUNTING FRAME.

ELECTRIC UNIT HEATER SCHEDULE								
MARK	CFM	ELECT. (V/PH)	FAN HP	OUTPUT (BTU)	ELEMENTS (NO.)	TEMP. RISE	REFERENCE	NOTES
UH-1 - 4	350	208 / 1	1/100	10,200	1 @ 3 KW	27 DEG	QMARK MUH03-81	1,2

NOTES (ELECTRIC UNIT HEATER SCHEDULE):

1. PROVIDE MANUFACTURER'S STD. WALL MOUNTED THERMOSTAT; SET AT 50 DEGREES.

2. PROVIDE MANUFACTURER'S STD. MOTOR STARTER.

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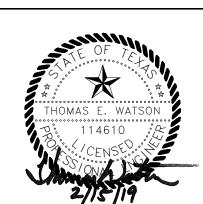
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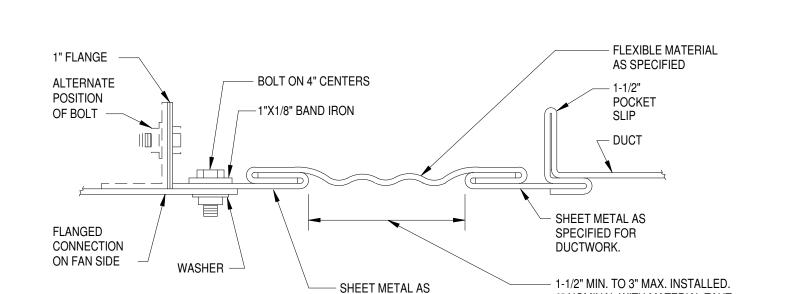
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MECHANICAL SCHEDULES

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TYPICAL HANGER DETAIL FOR MULTIPLE INSULATED REFRIGERATION LINES NOT TO SCALE

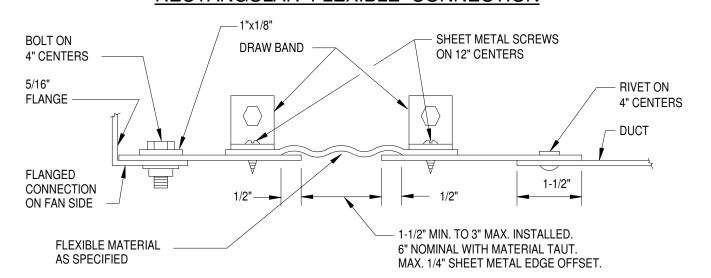


6" NOMINAL WITH MATERIAL TAUT.

MAX. 1/4" SHEET METAL EDGE OFFSET.

DUCTWORK. RECTANGULAR FLEXIBLE CONNECTION

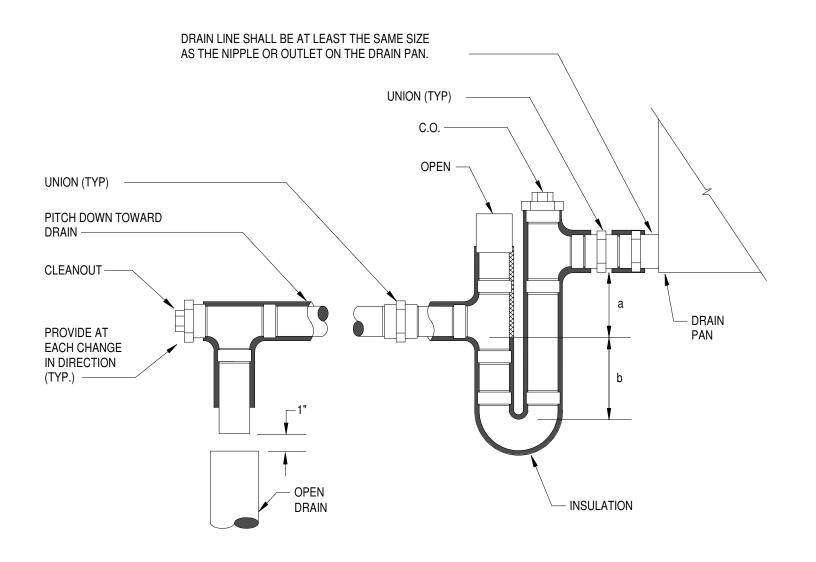
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ROUND FLEXIBLE CONNECTION

TO BE INSTALLED AT ALL BUILDING EXPANSION JOINTS AND ALL HVAC UNIT CONNECTIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND QUANTITY.



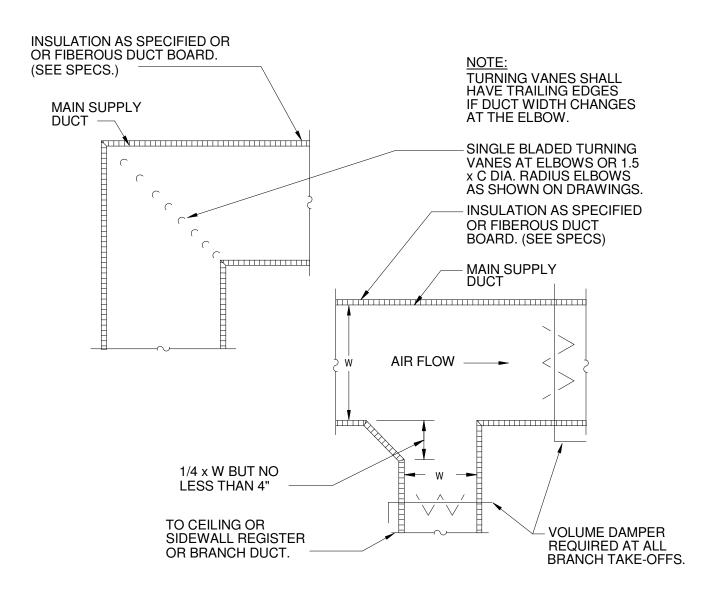


UNIT STATIC PRESS.	а	b
0"-1"	1"	2"
1"-2"	2"	3"
2"-3"	3"	4"

NOTES: 1. FOR DEPTH OF SEAL, SEE SCHEDULE BELOW. 2. LOCATE TRAP SO AS TO BE ACCESSIBLE FOR CLEANING.

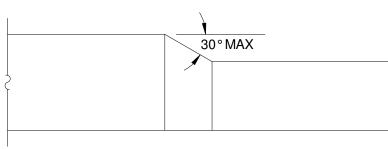


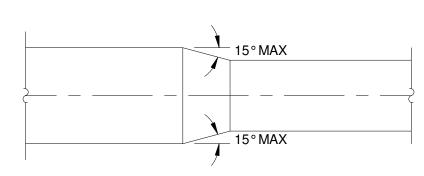






ELBOW AND DUCT TAKE-OFF NOT TO SCALE





UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN ABOVE SHALL APPLY.



MECHANICAL GENERAL NOTES: (APPLICIBLE FOR ALL SHEETS)

1. 12x12 CEILING MOUNTED ACCESS DOORS SHALL BE PROVIDED AND INSTALLED IN CEILINGS FOR ACCESS TO ALL DAMPERS (FSD, FD, BD) INSTALLED ABOVE SHEETROCK (OR INACCESSIBLE CEILINGS.

2. ALL SIDE TAKE OFF FITTINGS SHALL BE BOOT TYPE (EQUAL TO FLEXMASTER STOD). 26 GAUGE, G-90 GALVANIZED STEEL, 1 "WIDE MOUNTING FLANGE, 2" INSULATION BUILDOUT, 3/8" SQUARE SHAFT, U. BOLT, NYLON BUSHINGS AND LOCKING QUADRANT.

3. INSULATE BACKPANEL OF ALL AIR DEVICES AND PLENUM BOXES WITH BLANKET TYPE INSULATION. (1.5 "THICK, 0.75 LB/SQFT DENSITY. INSTALLED R VALUE OF SIX (6))

4. ALL FLEXIBLE DUCTWORK SHALL BE SUPPORTED OFF OF CEILING.

5. ALL DUCTWORK SHALL BE EXTERNALLY WRAPPED WITH 1.5 " THICK INSULATION (DUCT WRAP), 0.75 LB/SQFT DENSITY, INSTALLED R VALUE OF SIX (6). ALL DUCT WRAP TO BE SEALED WITH TAPE

6. FIRE CAULK AND SEAL ALL PENETRATIONS IN FIRE RATED WALLS (DUCT, PIPING, CONDUIT, ETC). REFERENCE ARCHITECTURAL FOR WALL RATINGS.

AND SEALANT. (UNLESS NOTED OR SPECIFIED OTHERWISE)

7. SLEEVE AND SEAL ALL WALL AND FLOOR PENETRATIONS FOR PIPING. ALL RISERS THROUGH FLOOR SHALL BE INSTALLED WITH RISER CLAMPS. SEAL ALL FLOOR PENETRATIONS.

8. ALL DUCTWORK PENETRATIONS THROUGH SHEETROCK WALLS SHALL BE SUPPORTED / FRAMED IN WITH SUPPORT ANGLE.

9. ALL SUPPLY AIR FOR DUCTWORK SERVING VAV SYSTEMS SHALL HAVE A MINIMAL STATIC PRESSURE CLASS OF 3 ". DUCTWORK SHALL BE CONSTRUCTED AND SEALED TO 3 " PRESSURE UP TO THE VAV FROM THE AIR HANDLER. DUCTWORK DOWNSTREAM OF VAV SHALL BE CONSTRUCTED AND SEALED TO 1" PRESSURE CLASS. ALL PRESSURE CLASSES ARE

10. COORDINATE INSTALLATION OF EQUIPMENT, DUCTWORK AND PIPING SYSTEMS WITH ALL OTHER TRADES.

11. USE ONLY DWV FITTINGS ON HVAC CONDENSATE DRAIN PIPING. TRAP PER MECHANICAL DETAILS.

SMACNA RATINGS.

12. DIELECTRIC UNIONS SHALL BE USED AT ALL DISSIMILAR METAL PIPING CONNECTIONS. VALVES CAN NOT BE USED IN LIEU OF A DIELECTRIC UNION.

13. FLEXIBLE DUCT CONNECTIONS SHALL BE INSTALLED AT ALL AIR HANDLER / FAN COIL - DUCT CONNECTIONS.

14. INSULATED PIPING ON HANGERS SHALL SIT ON PIPE SADDLES. HIGH DENSITY (7.5 LB/CU FT) INSERTS AT SADDLES ARE REQUIRED (WOOD BLOCKS ARE NOT ACCEPTABLE).

15. PRIOR TO INITIAL START-UP OF THE BUILDING AC SYSTEM, THE CONTRACTOR MUST HAVE INSTALLED, ON TOP OF EACH EXHAUST AND RETURN AIR GRILLE, A POLYESTER OR FIBERGLASS CONSTRUCTION FILTER TO PROTECT DUCTWORK AND SYSTEMS DURING CONSTRUCTION. THESE CONSTRUCTION FILTERS SHALL BE REPLACED EVERY TWO WEEKS DURING THE DURATION OF THE CONSTRUCTION. IF THE DUCTWORK IS LEFT UNPROTECTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE OWNER FOR THE EXPENSE OF RECONDITIONING THE DUCTWORK AND HVAC UNITS.

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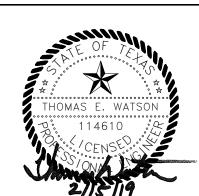
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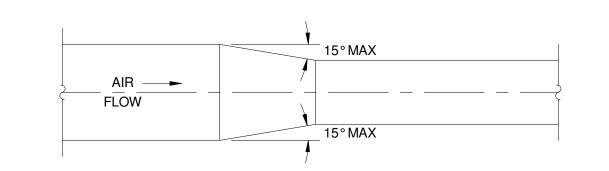
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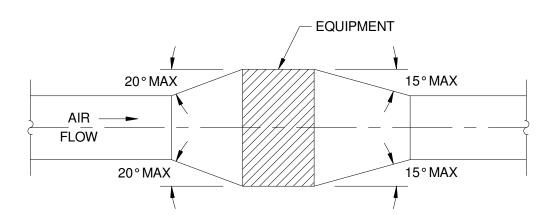
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MECHANICAL DETAILS

Sheet Number



PLAN OR ELEVATION



PLAN OR ELEVATION

UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN ABOVE SHALL



DUCT MOUNTED EQUIPMENT NOT TO SCALE

SPLITTER DAMPER DETAIL NOT TO SCALE

DOUBLE THICKNESS

DAMPER BLADES W/

TOP AND BOTTOM

FELT EDGES —

ROUND SPLITTER ROD ——

DUCT FLANGES W/ SET SCREWS

PIVOT ROD W/ TOP

- DISTANCE AS CALLED

DUCT INSULATION

DOUBLE-BLADED TURNING

TYPICAL AT ALL ELBOWS

VANE OR 1.5 X CENTERLINE DIA ELBOW AS SHOWN ON PLANS.

(SUPPLY AND RETURN DUCTS).

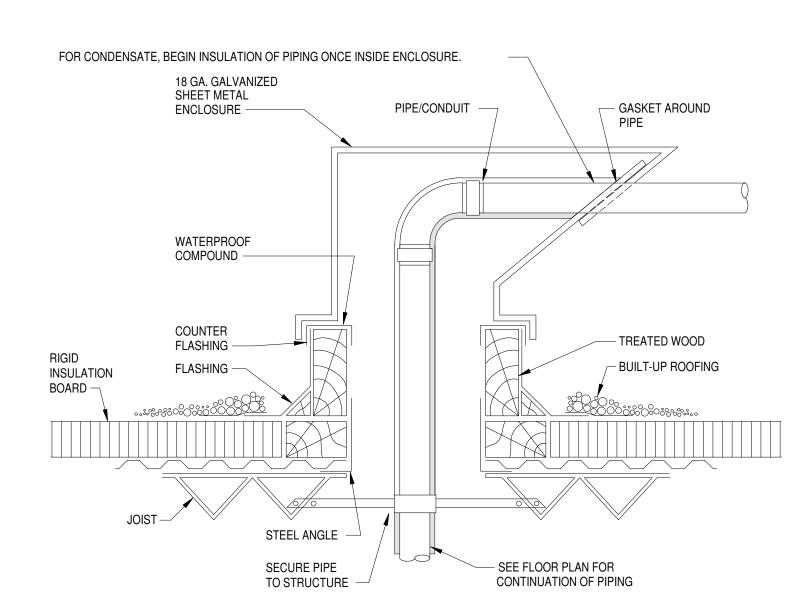
OR BOARD

OUT ON PLANS

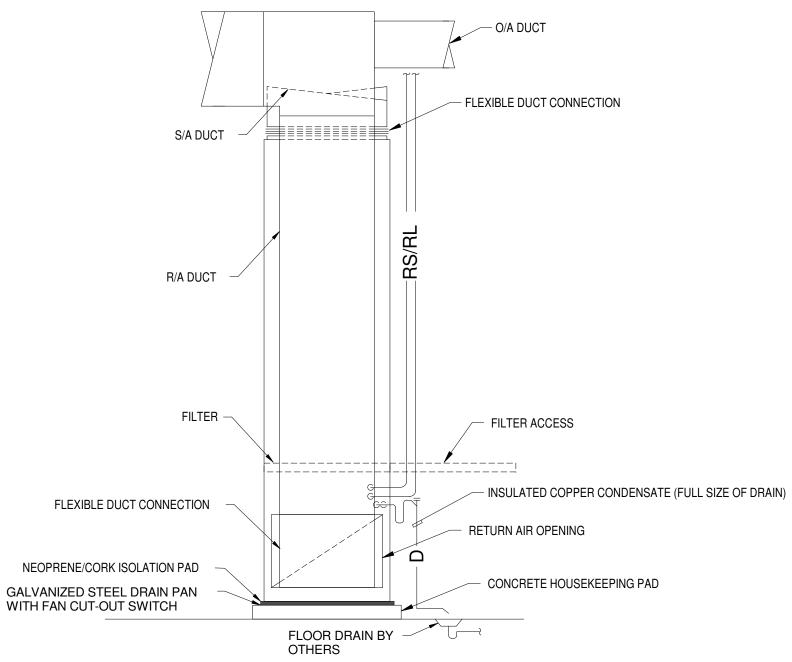
UNITS

AND BOTTOM BEARING

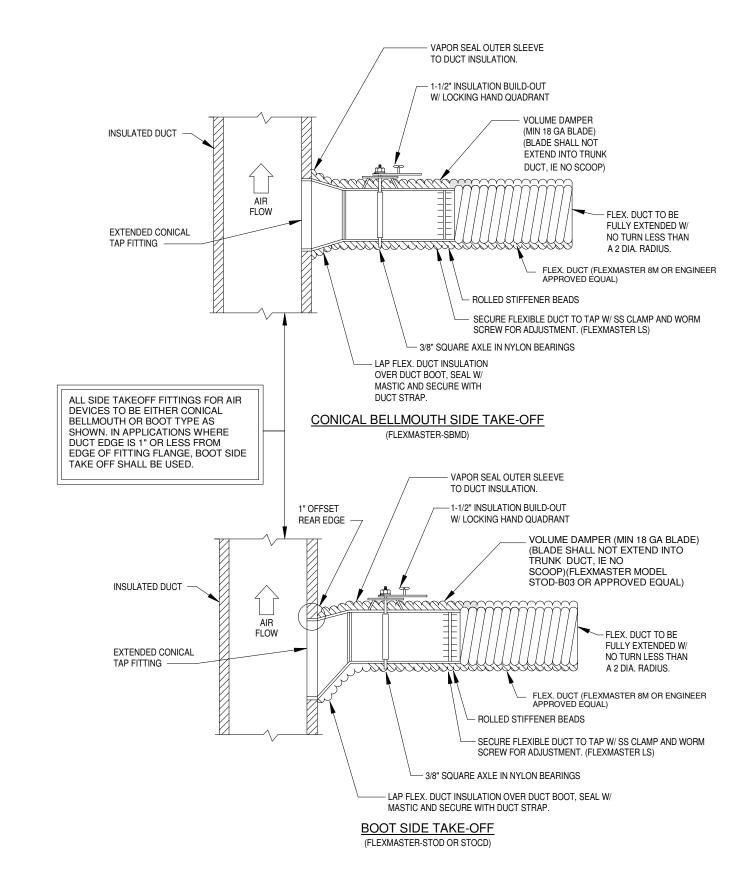
– VOLUME DAMPER (TYP.)



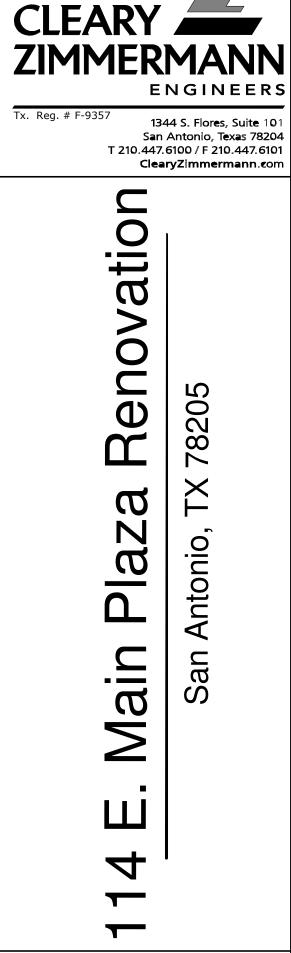
PIPE OR CONDUIT DUCT THRU ROOF NOT TO SCALE



FAN COIL ELEVATION



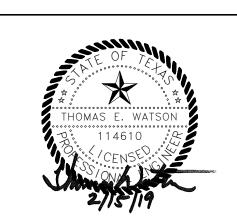




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MECHANICAL DETAILS

Sheet Number

ELECTRICAL SYMBOLS AND ABBREVIATIONS

FACP

FAEX

ANN

TS

AV

V

РВ

—— AP ——

____ AS ____

——US ——

—— UT ——

SEC

DC

CAMERA <

CAMERA PTZ

CR

D

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ST

SHUNT TRIP

CT AND METER

VOLTMETER SELECTOR SWITCH

AMMETER SELECTOR SWITCH

SYMBOLS **GENERAL** PANEL AND RELATED ITEMS

PANELBOARD (SEE SCHEDULE), SURFACE MOUNTED.

PANELBOARD (SEE SCHEDULE), FLUSH MOUNTED.

SWITCHBOARD OR DISTRIBUTION BOARD

TRANSIENT VOLTAGE SURGE SUPPRESSOR

PLYWOOD TELEPHONE BACKBOARD: PROVIDE WALL MOUNTED WHITE PAINTED 4x8' PLYWOOD BACKBOARD, SURGE PROTECTION, SECONDARY

DUPLEX RECEPTACLE, 20A, 1P, IVORY WITH COVER PLATE

GROUND, AND TWO QUAD RECEPTACLES AT THE BASE OF THE BACKBOARD.

DUPLEX RECEPTACLE; GFI=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF,

DOUBLE DUPLEX (QUADRUPLEX) RECEPTACLE, IVORY, WITH COVER PLATE

UNIVERSAL SERIAL BUS (USB) PORT, 20A, 1P, IVORY WITH COVER PLATE

T=TAMPER RESISTANT, IG=ORANGE ISOLATED GROUND, C=CLOCK OUTLET MOUNTED 18"

BELOW CEILING, TV=TV RECEPTACLE WITH COMBINATION DUPLEX/COAX PLATE MOUNTED

RED DUPLEX RECEPTACLE WITH IVORY COVERPLATE CONNECTED TO EMERGENCY POWER

RED QUAD RECEPTACLE WITH IVORY COVERPLATE, CONNECTED TO EMERGENCY POWER

SPECIAL PURPOSE RECEPTACLE. SEE PANEL SCHEDULES AND FLOOR PLAN NOTES FOR

TYPE. RECEPTACLE SHALL BE FLUSH MOUNT. PROVIDE TWO GANG BACKBOX, PLASTER

ROUND FLUSH FLOOR BOX WITH DUPLEX POWER, AND BRASS COVER PLATE. HUBBELL

FLOOR BOX HUBBELL LCFBSS (OR EQUIV.). PROVIDE 3/4" CONDUIT FOR POWER AND 1-1"

PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING

DATA OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING. PROVIDE EXTRA 10'

DATA OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING. PROVIDE EXTRA 10'

COMBINATION DATA/POWER 2 GANG SPLIT BOX MOUNTED IN CEILING. PROVIDE 1" CONDUIT

CONDUIT FOR DATA/IT EQUIPMENT. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR

TELEVISION OUTLET: FEMALE COAX JACK, WALL PLATE, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING, PLENUM RATED RG-59U BACK TO LOCAL (WITHIN 50 FEET) SPLITTER/TAP/CATV ENTRANCE OR PLENUM RATED RG-11U TO SPLITTER/TAP/CATV

, CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD. PROVIDE FLOOR INSERT.

MOTOR CONTROL CENTER

OUTLETS

7'6" AFF

IVORY SIMPLEX RECEPTACLE

RING, AND STAINLESS STEEL PLATE.

CABLE FOR TERMINATION IN ROOM.

CABLE FOR TERMINATION IN ROOM.

ASSOCIATED CIRCUITRY

DOUBLE POLE SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

KEY OPERATED SWITCH

UNLESS OTHERWISE NOTED)

WEATHERPROOF SWITCH

EXPLOSION PROOF SWITCH

MULTIPLE SWITCHES, GANGED.

P.A./INTERCOM

REMOTE INTERCOM STATION

INTERCOM MASTER STATION

SPEAKER, WALL MOUNTED.

REFER TO DETAILS AND SPECIFICATIONS.

SPECIFICATIONS.

MICROPHONE JACK

INTERCOM CALL BOX

TIMER SWITCH

EQUAL)

PUSHBUTTON

•

IC

ICM

H(S)

AMP

M

СВ

ENTRANCE IF RUN IS LONGER THAN 50 FEET.

FROM BOX TO CABLE TRAY. PROVIDE 3/4" CONDUIT TO DUPLEX.

SINGLE POLE SWITCH, LOWERCASE SUBSCRIPT INDICATES

SWITCH WITH PILOT LIGHT IN HANDLE (ON LIGHTED

MOTOR RATED TOGGLE DISCONNECT STARTER SWITCH

FLUORESCENT DIMMER SWITCH, NUMBER OF LAMPS AS

WALL SWITCH INFRARED (WATT STOPPER #WS277 OR

BUTTON OVERRIDE AND ADJUSTABLE FIELD OF VIEW.

CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR.

WALL SWITCH DUAL TECHNOLOGY VACANCY SENSOR WITH

MANUAL PUSH BUTTON OVERRIDE AND ADJUSTABLE FIELD OF

VIEW EQUAL TO LEVITON #OSSMT-MAx (COLOR BY ARCHITECT).

SPEAKER, CEILING MOUNTED WITH BACKBOX AND GRILLE. SEE

AMPLIFIER AND ASSOCIATED TUNERS, MIXERS, ETC., AS REQUIRED.

WALL SWITCH DUAL TECHNOLOGY OCCUPANCY SENSOR WITH MANUAL PUSH

DIMMER SWITCH WATTAGE RATING AS NOTED.

B2529 WITH SF3925 COVER.

V////

SWBD

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P1A-2,4,6

—___T___

MOTOR, HP AS INDICATED

MAGNETIC MOTOR STARTER

GROUNDING REFERENCE POINT.

JUNCTION BOX, WALL MOUNTED

JUNCTION BOX, CEILING MOUNTED

DISCONNECT SWITCH

PHOTO CELL

TIME CLOCK

CONTACTOR

CEILING MOUNTED CLOCK

DESIGNATED BY ARCHITECT

TRANSFORMER AS INDICATED

AUTOMATIC TRANSFER SWITCH

EQUIPMENT CONNECTION

LUMINAIRES

KEYED NOTE NO. 2

WALL MOUNTED DOUBLE FACE CLOCK-HEIGHT AS

MECHANICAL EQUIPMENT DESIGNATION. REFER TO

FIXTURE CEILING MOUNTED (SEE FIXTURE SCHEDULE)

FIXTURE WALL MOUNTED (SEE FIXTURE SCHEDULE)

CONNECT TO EMERGENCY SYSTEM (IF AVAILABLE).

CONNECTED TO EMERGENCY BACK-UP SYSTEM.

FIXTURE WITH ONE BALLAST CONNECTED TO BATTERY BACK UP.

FLOOD LIGHT. ARROW INDICATES AIMING DIRECTION.

AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED

TO EMERGENCY SYSTEM (IF AVAILABLE).

PROVIDE POLE BASE GROUND ROD.

TRACK LIGHT WITH HEADS AS INDICATED

RACEWAYS

SWITCH LEG

TELEPHONE

BUS DUCT WITH TAKE OFF DEVICE

FIXTURE IS SWITCHED.

WITH CHARGER.

LUMINAIRE, CEILING OR WALL MOUNTED (SEE FIXTURE SCHEDULE).

SUBSCRIPT INDICATES ASSOCIATED SWITCHING, CAPITAL LETTER

INDICATES FIXTURE TYPE. "E" SUFFIX INDICATES BATTERY BACK-UP.

WALLWASH FIXTURE CEILING MOUNTED. ARROW INDICATES DIRECTION

EXIT LIGHT, UNSWITCHED, BATTERY BACK-UP, SELF DIAGNOSTICS,

EXIT LIGHT, UNSWITCHED, WALL MOUNTED, BATTERY BACK-UP, SELF

DIAGNOSTICS, WITH ARROWS AS INDICATED ON DRAWINGS. CONNECT

FIXTURE IS UNSWITCHED. "E" SUFFIX INDICATES BATTERY BACKUP WITH

ONE BALLAST CONNECTED TO BATTERY BACK UP. FIXTURE MAY BE

EMERGENCY LIGHT, WALL MOUNTED, UNSWITCHED. BATTERY TYPE

POLE MOUNTED LUMINAIRE. SEE SCHEDULE OR NOTES FOR TYPE. ORIENT FIXTURE FOR CUT-OFF TOWARDS AREA TO BE LIT. ORIENT

HOUSE SHIELD TOWARDS BUILDING. SEE DETAILS FOR POLE BASE.

CONDUIT CONCEALED IN WALL OR CEILING WITH ONE PHASE, NEUTRAL

CONDUIT UNDER FLOOR OR CAST IN STRUCTURE WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED.

BRANCH CIRCUIT HOMERUN SUBSCRIPT "P1A" INDICATES PANEL AND

2,4,6 INDICATES BREAKER POSITION. 3/4"C, 2#12 AND 1#12 GND. MIN.

SURFACE RACEWAY (PANDUIT TWIN 70 OR WIREMOLD EQUIV)

CEILING MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS.

MECHANICAL EQUIPMENT SCHEDULES.

WALL MOUNTED CLOCK

RELAY

BELL

BUZZER

HORN

AND INSTALLED UNDER DIVISION 16

CONTROLLER TO BE FURNISHED UNDER DIVISION 15

COMBINATION MOTOR STARTER/DISCONNECT SWITCH

BOLS MAY NOT BE APPLICABLE TO THIS PROJECT)		AB	BREVIATIO	NS
FIRE ALARM				
FIRE ALARM CONTROL PANEL	А	AMPERE(S)	MDP	MAIN DISTRIBUTION PANEL
FIRE ALARM EXPANSION PANEL	AC	ABOVE COUNTER	MECH	MECHANICAL
REMOTE FIRE ALARM ANNUNCIATOR	A/C	AIR CONDITIONING	МН	METAL HALIDE
MANUAL PULL STATION 48" AFF	AIC	AMPERE INTERRUPTING CAPACITY	MIN	MINIMUM
SMOKE DETECTOR; DASHED INDICATES	AFF	ABOVE FINISHED FLOOR	MLO	MAIN LUGS ONLY
BELOW RAISED FLOOR	AFG	ABOVE FINISHED GRADE	MTD	MOUNTED
SMOKE DETECTOR, DUCT MOUNTED	AHU	AIR HANDLING UNIT	MTG	MOUNTING
TEST SWITCH	AL , ALUM ATS	ALUMINUM AUTOMATIC TRANSFER SWITCH	MV MW	MERCURY VAPOR
HEAT DETECTOR	AWG	AMERICAN WIRE GAUGE	NA	MICROWAVE NOT APPLICABLE
FLOW SWITCH	BLDG	BUILDING	NC NC	NORMALLY CLOSED
	С	CONDUIT	NF	NONFUSIBLE
TAMPER SWITCH	СВ	CIRCUIT BREAKER	NL	NIGHT LIGHT
PRESSURE SWITCH	CCTV	CLOSED CIRCUIT TELEVISION	NO	NORMALLY OPEN
FIRE ALARM AUDIO-VISUAL ANNUNCIATOR	CFCI	CONTRACTOR FURNISHED,	NTS	NOT TO SCALE
VISUAL ANNUNCIATOR		CONTRACTOR INSTALLED	OC	ON CENTER
MAGNETIC DOOR HOLDER	CKT	CIRCUIT		
IRE FIGHTERS PHONE JACK	COND	CONDUCTOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	CPU	CENTRAL PROCESSING UNIT	ОН	OVERHEAD
SITE UTILITY	СТ	CURRENT TRANSFORMER	Р	POLE
MANHOLE NUMBER 1; CMH-INDICATES	DCP	DATA COLLECTION PANEL	PA	PUBLIC ADDRESS
COMMUNICATIONS MANHOLE.	DIA	DIAMETER	РВ	PUSHBUTTON
PULLBOX OR HANDHOLE AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS.	DC	DISCONNECT	PBX	PRIVATE BUILDING EXCHANGE
DRAWINGS AND SPECIFICATIONS.	DIST	DISTRIBUTION	PC	PULL CHAIN
OWER POLE	DN	DOWN	P/C	PHOTO CELL
POLE MOUNTED TRANSFORMERS	DWGS	DRAWINGS	PDP	POWER DISTRIBUTION PANEL
TELEPHONE TERMINAL BOX	EC	EMPTY CONDUIT	PH,Ø	PHASE
EDIAL DDIMADY	EF	EXHAUST FAN	PNL	PANELBOARD
ERIAL PRIMARY	EQMT	EQUIPMENT	PR	PAIR
ERIAL SECONDARY	EWC	ELECTRIC WATER COOLER	PSI	POUNDS PER SQUARE INCH
ERIAL TELEPHONE; CATV = CABLE ELEVISION.	EXH	EXHAUST	PWR	POWER
JNDERGROUND PRIMARY	EXP	EXPLOSION PROOF	QUAD	QUAD RECEPTACLE
INDERGROUND SECONDARY	EXTG	EXISTING	REFR	REFRIGERATOR
	F/A , F.A.	FIRE ALARM	S	SECURITY
JNDERGROUND ELEPHONE/COMMUNICATIONS	FLUOR	FLUORESCENT	S.C.	SPLIT CIRCUIT
SECURITY	FN	FULL NEUTRAL	SCC	STATUS COMMAND CENTER
<u>SECURITI</u>	FT	FEET, FOOT	SN	SOLID NEUTRAL
SECURITY PANEL	GALV	GALVANIZED	SPD	SURGE PROTECTION DEVICE
DOOR CONTACT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	sqft. ф	SQUARE FOOT
OCON GONTACT	GFI	GROUND FAULT INTERRUPTER	SW	SWITCH
CCTV CAMERA WITH FIXED WIDE ANGLE LENS WALL MOUNTED TO SET CAMERA 6"	GND	GROUND	SWBD	SWITCHBOARD
BELOW CEILING. CCTV CAMERA; PT=PAN AND TILT; Z=ZOOM	GRD	GALVANIZED RIGID STEEL	TC	TIME CLOCK
ENS	HID	HIGH INTENSITY DISCHARGE	TELE	TELEPHONE
EXTERIOR CAMERA IN WEATHERPROOF ENCLOSURE WITH ANTI-FOG HEATERS.	HP	HORSEPOWER	TSTAT	THERMOSTAT
DOOR LOCK	HOA	HAND OFF AUTOMATIC	TV	TELEVISION
CARD READER ACCESS	HPS	HIGH PRESSURE SODIUM	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
DURESS PUSHBUTTON	HVAC	HEATING/VENTILATING/AIR CONDITIONING	UON	UNLESS OTHERWISE NOTED
KEYPAD	HZ ID	HERTZ INSIDE DIAMETER	UPS V	UNINTERRUPTABLE POWER SUPPLY VOLT(S)
DISTRIBUTION	IG	INSIDE DIAMETER ISOLATED GROUND		` '
			VEND	VENDING
MOLDED CASE CIRCUIT BREAKER	IMC	INTERMEDIATE STEEL CONDUIT	VP	VAPOR PROOF
DRAWOUT POWER CIRCUIT BREAKER AIR, /ACUUM OR SF AS SPECIFIED.	IN	INCHES	W	WIRE , WATT(S)
DISCONNECT SWITCH	INCD	INCANDESCENT	WP	WEATHERPROOF
	JB	JUNCTION BOX	XFMR	TRANSFORMER
FUSIBLE DISCONNECT SWITCH	KV	KILOVOLT	XPD	TRANSPONDER
TRANSFORMER	KVA	KILOVOLT AMPERE	Y	WYE
	KVAC	KILOVOLT AMPERE CAPACTIVE	Z	IMPEDANCE
SHEILDED ISOLATION TRANSFORMER	KVAR	KILOVOLT AMPERE REACTIVE	Δ	DELTA
VOLTMETER	KW	KILOWATT	1P	ONE POLE
AMMETER				

KILOWATT HOUR

MAXIMUM

LOW PRESSURE SODIUM

MAIN CIRCUIT BREAKER

MOTOR CONTROL CENTER

KWH

LPS

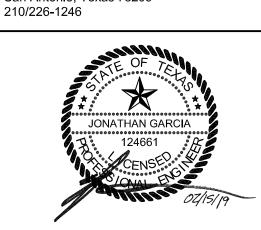
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7111cz		J.V.						

ELECTRICAL SYMBOLS & **ABBREVIATIONS**

Sheet Number

TWO POLE

THREE POLE



Renovation Plaza Main

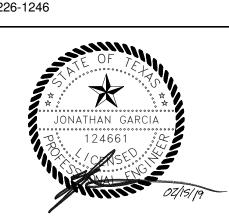
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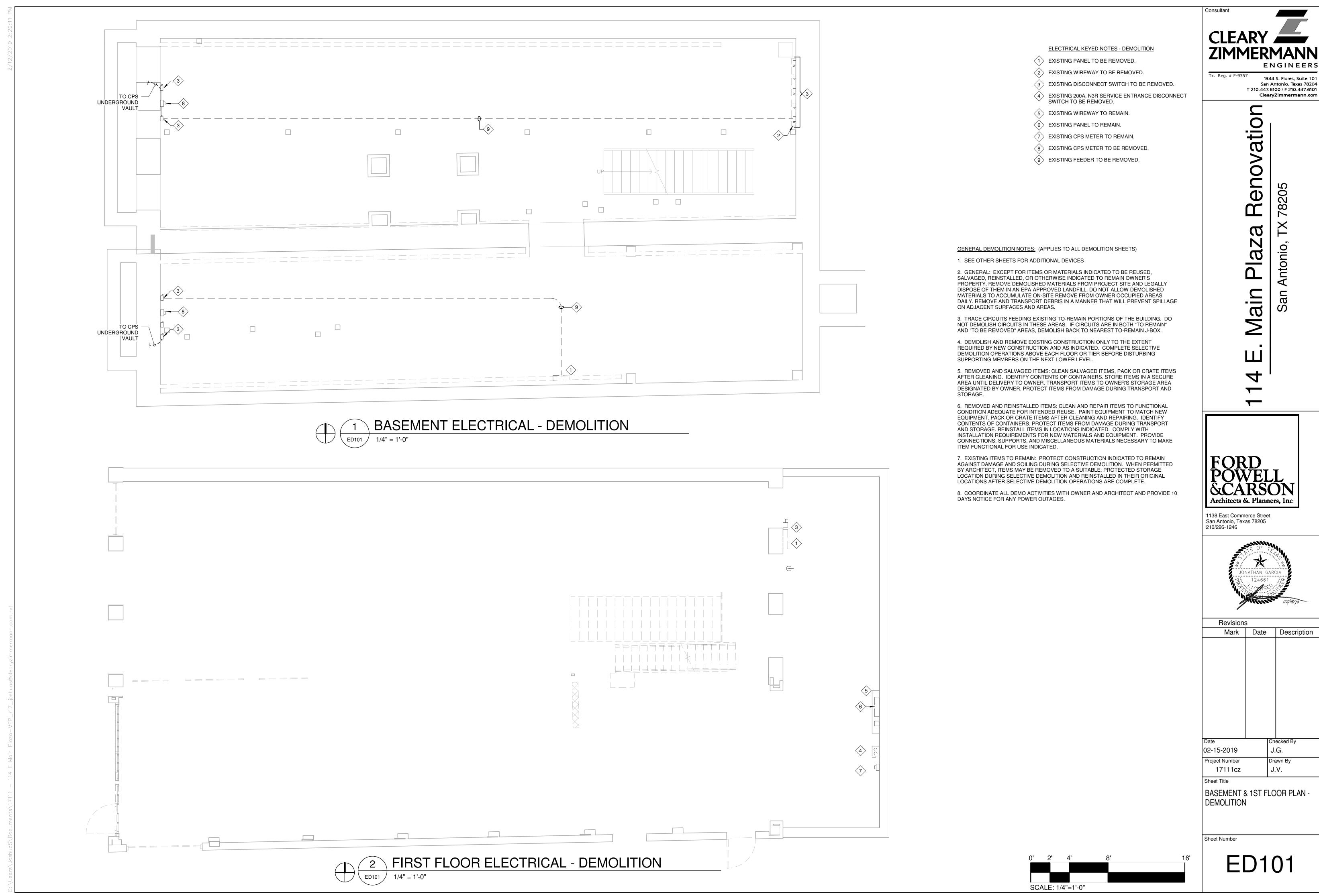


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Project Number 17111cz J.V.

ELECTRICAL SITE PLAN - NEW

Sheet Number



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TO EXTERIOR PANELBOARD ON FIRST FLOOR.

ELECTRICAL ROOF PLAN - DEMOLITION ED102 1/4" = 1'-0"

KEYED NOTES: 1 EXISTING PANEL AND FEEDER TO BE REMOVED. 2 EXISTING CONDENSING UNIT TO BE REMOVED. 3 EXISTING DISCONNECT SWITCH TO BE REMOVED. CLEARY ZIMMERMANN ENGINEERS

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Plaza Main

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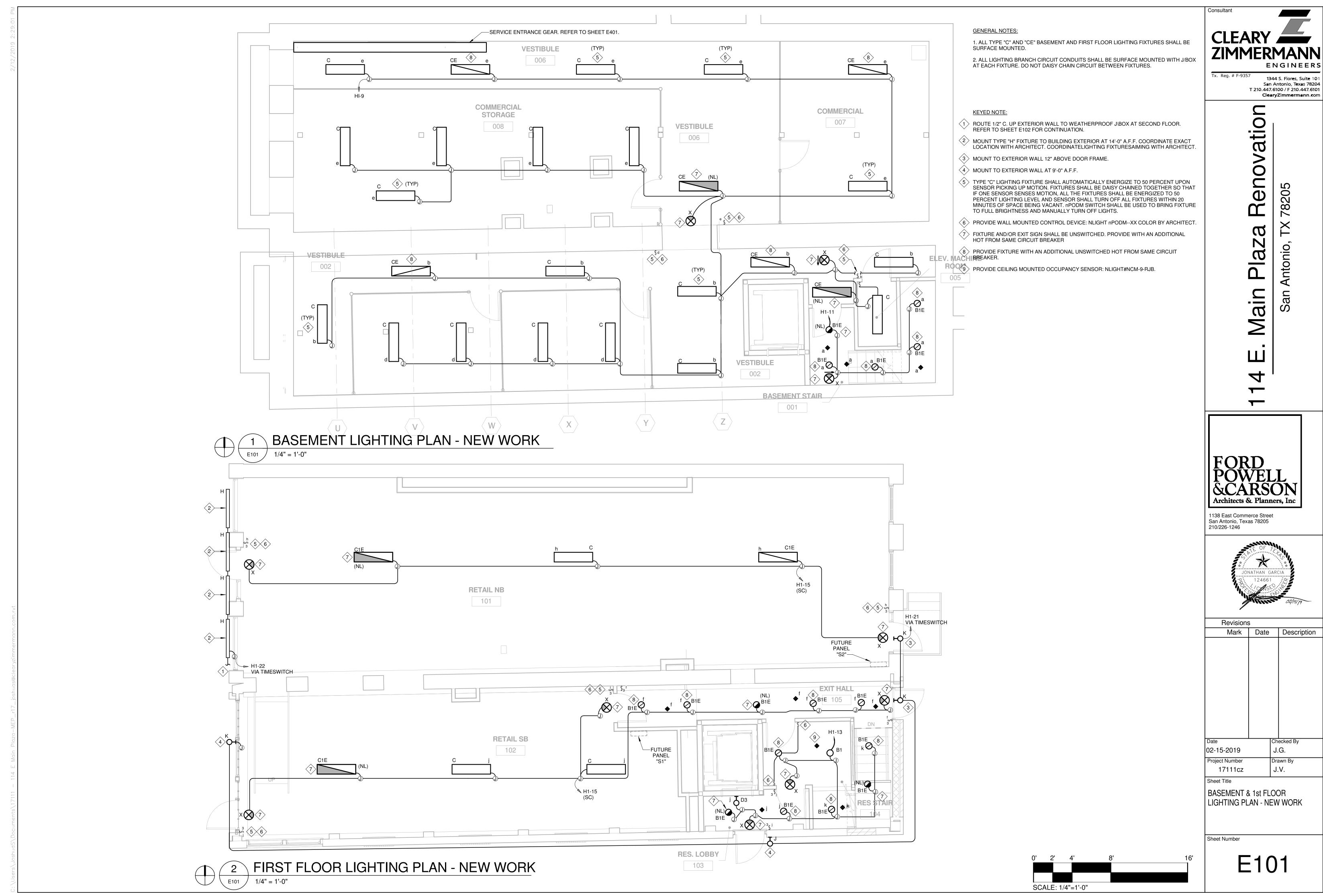
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ELECTRICAL ROOF PLAN -DEMOLITION

Sheet Number

ED102



Mark Date Description

02 - SECOND FLOOR NEW LIGHTING PLAN

			LIGHTING FIXT	TURE SCHEDL	JLE			
MARK	MANUFACTURER/MODEL	DIMENSION	MOUNTING	FIXTURE VA	VOLTAGE	LAMP	DESCRIPTION	NOTES
A	LOUIS POULSEN #PATE P-65W LED-WHT-DIM 0-10V-5741915433	23.6"	PENDANT	65	120	LED	PENDANT LED BOTTOM OF FIXTURE AT 9'-0" AFF	NOTE 13
A1	LOUIS POULSEN #PATE P-44W LED-2700K-DIM 0-10V-5741916607	17.7"	PENDANT	44	120	LED	PENDANT LED BOTTOM OF FIXTURE AT 8'-0" AFF	NOTE 13
B1	LITHONIA #LDN4-27-20-LO4-AR-LD-120-GZ10-SF	12"x10"x5 1/2"	RECESSED	23	120	LED	4" OPEN DOWNLIGHT	
B1E	LITHONIA #LDN4-27-20-LO4-AR-LD-120-GZ10-SF-ELSD	12"x10"x5 1/2"	RECESSED	23	120	LED	4" OPEN DOWNLIGHT W/ BATTERY PACK	
B1B	LITHONIA #LDN4-27-10-LO4-AR-LD-120-GZ10-SF	12"x10"x5 1/2"	RECESSED	13	120	LED	4" OPEN DOWNLIGHT	
B1C	LITHONIA #LDN4-27-05-LO4-AR-LD-120-GZ10-SF	12"x10"x5 1/2"	RECESSED	9	120	LED	4" OPEN DOWNLIGHT W/ BATTERY PACK	
С	LITHONIA #WL4-40L-EZ1-LP840-NESPDT7-SC	48" x 5"	SURFACE	40	MVOLT	LED	SURFACE LED	
CE	LITHONIA #WL4-40L-EZ1-LP840-NESPDT7-EL14L-SC	48" x 5"	SURFACE	40	MVOLT	LED	SURFACE LED W/ BATTERY PACK	
D1	ROLL AND HILL #AQUAFRESH	20"X7"X4"	SURFACE	18	120	LED	SURFACE LED WALL SCONCE	NOTE 10
D2	ROLL AND HILL #TEARDROP	16"X14"X4"	SURFACE	18	120	LED	SURFACE LED WALL SCONCE	NOTE 10
D3	ROLL AND HILL #RAINBOW	7"X14"X4"	SURFACE	15	120	LED	SURFACE LED WALL SCONCE	NOTE 10
E	ROLL AND HILL #COUNTERWEIGHT	18"X5"X4"	SURFACE	15	120	LED	SURFACE LED WALL SCONCE	NOTE 10
F	MINKA CEILING FAN - ARTEMIS #F803L-DK		PENDANT	122	120		CEILING FAN WITH LIGHT KIT	NOTE 7
G	PURE LIGHTING # TRULINE - TL1.6-10WDC-4-27K-WH	48"X2"X3"	RECESSED	40	120	LED	RECESSED LINEAR LED	NOTE 8
G2	PURE LIGHTING # TRULINE - TL1.6-10WDC-2-27K-WH	24"X2"X3"	RECESSED	20	120	LED	RECESSED LINEAR LED	NOTE 8, 11
Н	LUMENPULSE #LOG RO-120-48-30K-60X60-WAM6-BK-DIM-ETE	48"X4"X2"	SURFACE	8.5 W/FT	120	LED	SURFACE LINEAR LED	NOTE 9
J	BEGA #33514-19545	3"X8"X3"	SURFACE	3	120	LED	EXTERIOR LED WALL SCONCE	
K	BEGA #33326	12"X3"X6"	SURFACE	8	120	LED	EXTERIOR LED WALL SCONCE	
M	BOCI 14 (TRANSFORMER B-L24U-12V)		SURFACE	1.5	12V	LED	EXTERIOR LED WALL ELEMENT	NOTE 12
X	LITHONIA #LQM-S-W-3-G-120/277-EL N-SD	12" x 8"	SURFACE	5	120/277	LED	EMERGENCY EXIT LIGHT W/ GREEN LETTERING	

NOTES: 1. ALL FIXTURES SHALL BE SPEC GRADE UNLESS OTHERWISE NOTED.

- 2. ALL TOGGLE SWITCHES TO BE MOUNTED AT HEIGHTS TO COMPLY WITH ADA GUIDELINES UNLESS OTHERWISE NOTED.
- 3. LIGHTING FIXTURES SHALL BE COORDINATED WITH THE CEILING TYPE PRIOR TO ORDERING. ALL FIXTURES SHALL BE SUPPLIED WITH APPROVED MOUNTING DEVICES, HANGERS, MOUNTING FRAMES,
- AND TRIM FOR PROPER INSTALLATION IN THE CEILING OR SOFFIT SYSTEM BEING PROVIDED ON THIS PROJECT REGARDLESS OF THE CATALOG NUMBER. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLAN/ELEVATIONS FOR ADDITIONAL MOUNTING INFORMATION.
- 4. ALL FIXTURES THAT HAVE A "E" SUFFIX ARE BATTERY BACK-UP. (EXAMPLE 'C1E'). ALL EMERGENCY BATTERY PACKS TO BE 1400 LUMEN FULL OUTPUT.
- 5. PROVIDE REMOTE BATTERY PACKS FOR FIXTURES IN HARD OR NON-ACCESSIBLE CEILINGS. MOUNT PACKS OVER ACCESSIBLE SPACES. REMOTE MOUNT BALLASTS/BATTERY PACKS ABOVE ACCESSIBLE CEILINGS FOR FIXTURES IN THE TOP OF STAIRWELLS.
- 6. ALL REMOTE BATTERY PACKS AND BALLASTS TO BE MOUNTED ON PLYWOOD BACKBOARD SECURED TO METAL WALL CHANNEL RACK. DO NOT MOUNT DIRECTLY TO WALL. GROUP TOGETHER. 7. PROVIDE WITH WALL CONTROL #WCS212 AND REMOTE CONTROL #RCS212.
- 8. PROVIDE WITH LEVITON WALL BOX 0-10V DIMMER CONTROL IP710-DL. 9. PROVIDE WITH PART #LDB-LUMENTALK DATA BRIDGE 0-10V AND COMPATIBLE 0-10V CONTROLLER. COORDINATE CONTROLLER LOCATION WITH ARCHITECT.
- 10. COORDINATE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN. 11. LOCATE LOW VOLTAGE TRANSFORMER ABOVE ACCESSIBLE CEILING.
- 12. LOCATE LOW VOLTAGE TRANSFORMER IN NEMA 3R ENCLOSURE. COORDINATE LOCATION WITH ARCHITECT. COORDINATE WALL BOX DIMMER WITH MANUFACTURER.
- 13. PROVIDE WITH SENSOR SWITCH SPOD-MRD 0-10V WALL BOX DIMMER COLOR BY ARCHITECT. PROVIDE FIXTURE WITH CLASS 2, 0-10V DIMMING WIRE.

1 SYNERGY WALL BOX SLIDE DIMMER : ISD BC

- $raket{2}$ COORDINATE LOCATION OF LOW VOLTAGE TRANSFORMERS FOR TYPE "G" LIGHTING
- FIXTURE AND/OR EXIT SIGN SHALL BE UNSWITCHED. PROVIDE WITH AN ADDITIONAL HOT FROM SAME CIRCUIT BREAKER
- PROVIDE FIXTURE WITH AN ADDITIONAL UNSWITCHED HOT FROM SAME CIRCUIT BREAKER.

KEYED NOTE:

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Plaz Main



1138 East Commerce Street San Antonio, Texas 78205 210/226-1246



Revisions	3	
Mark	Date	Description
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Date		Ch	ecked By	
02-15-2019	J.G.			
Project Number		Dra	wn By	
17111cz		J.	V.	

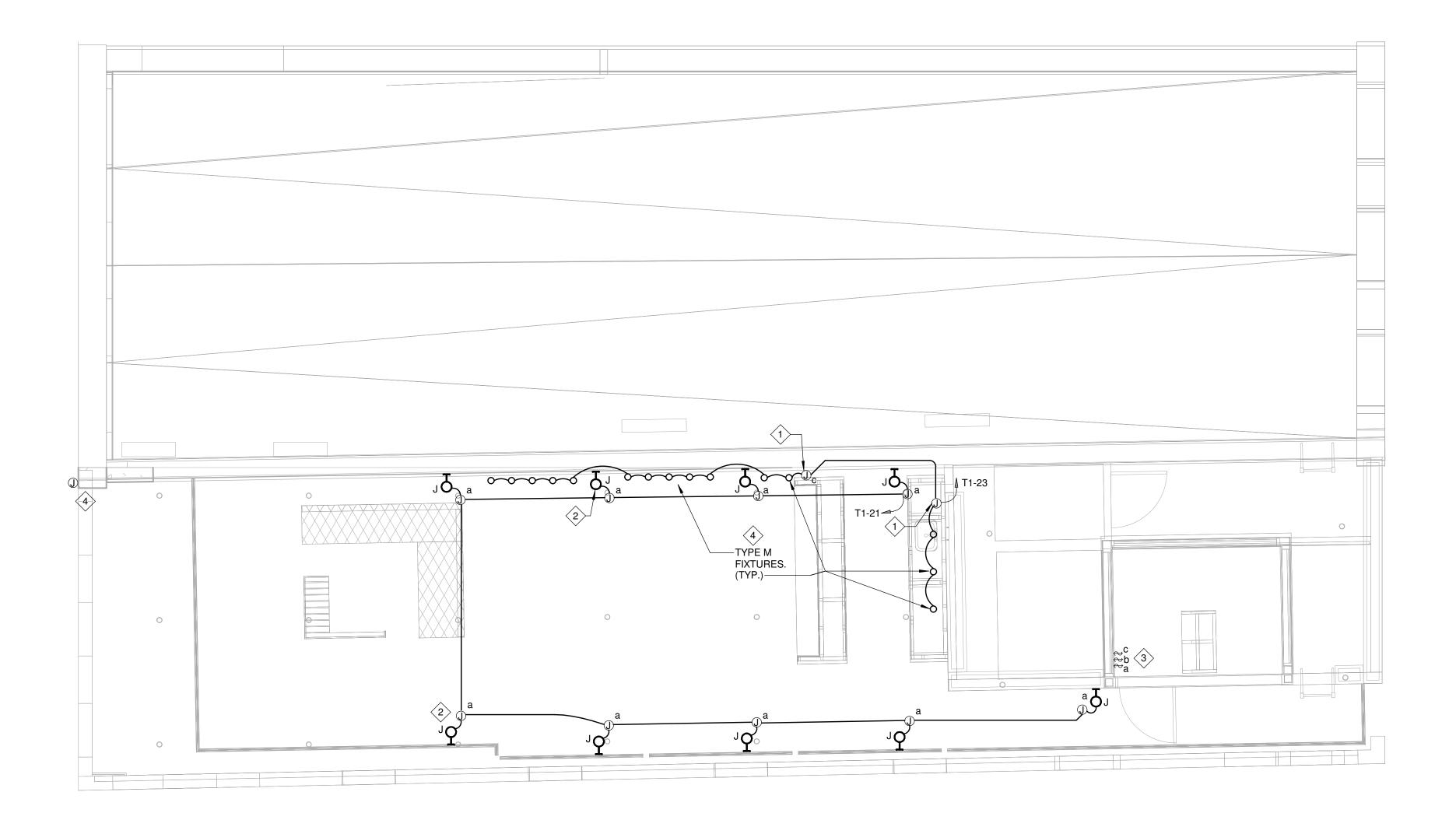
SECOND FLOOR LIGHTING PLAN -NEW WORK

Sheet Number

E102

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

- COORDINATE WP J-BOX LOCATION FOR TYPE "M" LIGHTING FIXTURE POWER/CONTROL WITH ARCHITECT PRIOR TO ROUGH-IN.
- 3 COORDINATE SWITCH MOUNTING LOCATION WITH ARCHITECT.
- 4 POWER AND CONTROL WEATHERPROOF J/BOX FOR TYPE "H" LIGHTING FIXTURES AT 1ST FLOOR. COORDINATE WITH ARCHITECT FOR EXACT LOCATION PRIOR TO ROUGH-IN. COORDINATE LOCATION AND ACTUAL QUANTITY OF TYPE "M" LIGHTING FIXTURES WITH ARCHITECT.



ELECTRICAL ROOF PLAN - LIGHTING

E103 1/4" = 1'-0"

KEYED NOTES:

- COORDINATE WALL SCONCE LIGHTING FIXTURE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN (TYP. OF 9)

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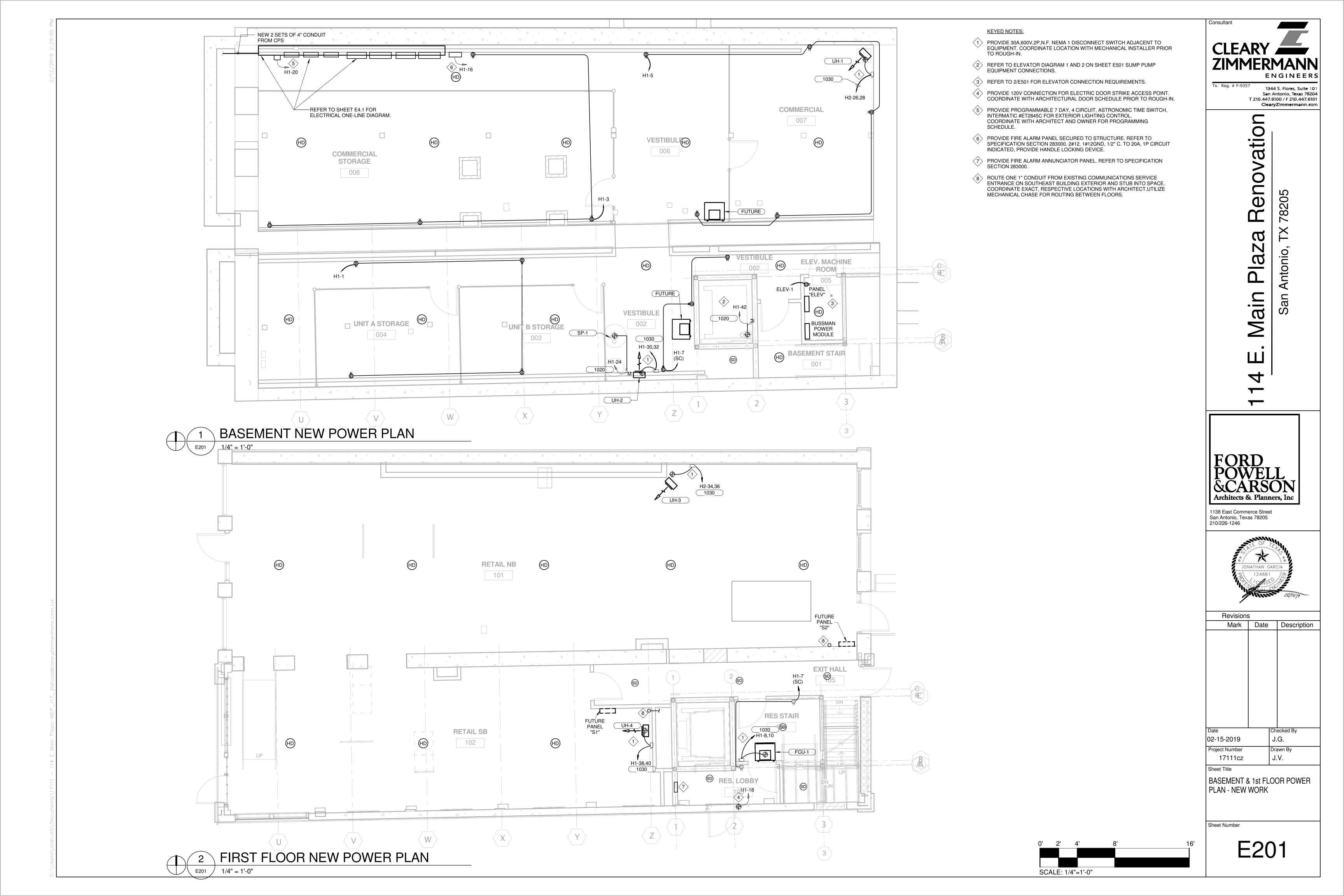


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ELECTRICAL ROOF LIGHTING

Sheet Number





KEYED NOTES:

- PROVIDE FIRE-RATED POKE-THRU DEVICE FOR POWER. HUBBELL #S1R4PTFIT AND J-BOX S1PPT4X4ALJ JUNCTION BOX. COORDINATE EXACT LOCATION INFIELD WITH ARCHITECT AND EXISTING STRUCTURE PRIOR TO ROUGH-IN. COORDINATE FLOOR FLANGE TYPE WITH FLOOR TYPE. PROVIDE #AFRTR20 DUPLEX RECEPTACLE OUTLET.
- 3 PROVIDE 30A,2P,N.F.,N1 DISCONNECT SWITCH FOR POWER AND CONTROL CIRCUIT FROM HP-3 ON ROOF. COORDINATE WITH MECHANICAL INSTALLER FOR LOCATION PRIOR TO ROUGH-IN UTILIZE REFRIGERANT PATH FOR ELECTRICAL ROUTING.
- (5) COORDINATE NEMA CONFIGURATION WITH EQUIPMENT IN FIELD.
- 6 ROUTE ONE 1" CONDUIT FROM EXISTING COMMUNICATIONS SERVICE ENTRANCE ON SOUTHEAST BUILDING EXTERIOR AND WITH ARCHITECT.UTILIZE MECHANICAL CHASE FOR ROUTING BETWEEN FLOORS.

2 PROVIDE 30A,2P,N.F.,N1 DISCONNECT SWITCH FOR POWER AND CONTROL CIRCUIT FROM HP-2 ON ROOF. COORDINATE WITH MECHANICAL INSTALLER FOR LOCATION PRIOR TO ROUGH-IN UTILIZE REFRIGERANT PATH FOR ELECTRICAL ROUTING.

4 DISCONNECT SWITCH 30A,600V,2P, NEMA 1,N.F..

STUB INTO SPACE. COORDINATE EXACT, RESPECTIVE LOCATIONS

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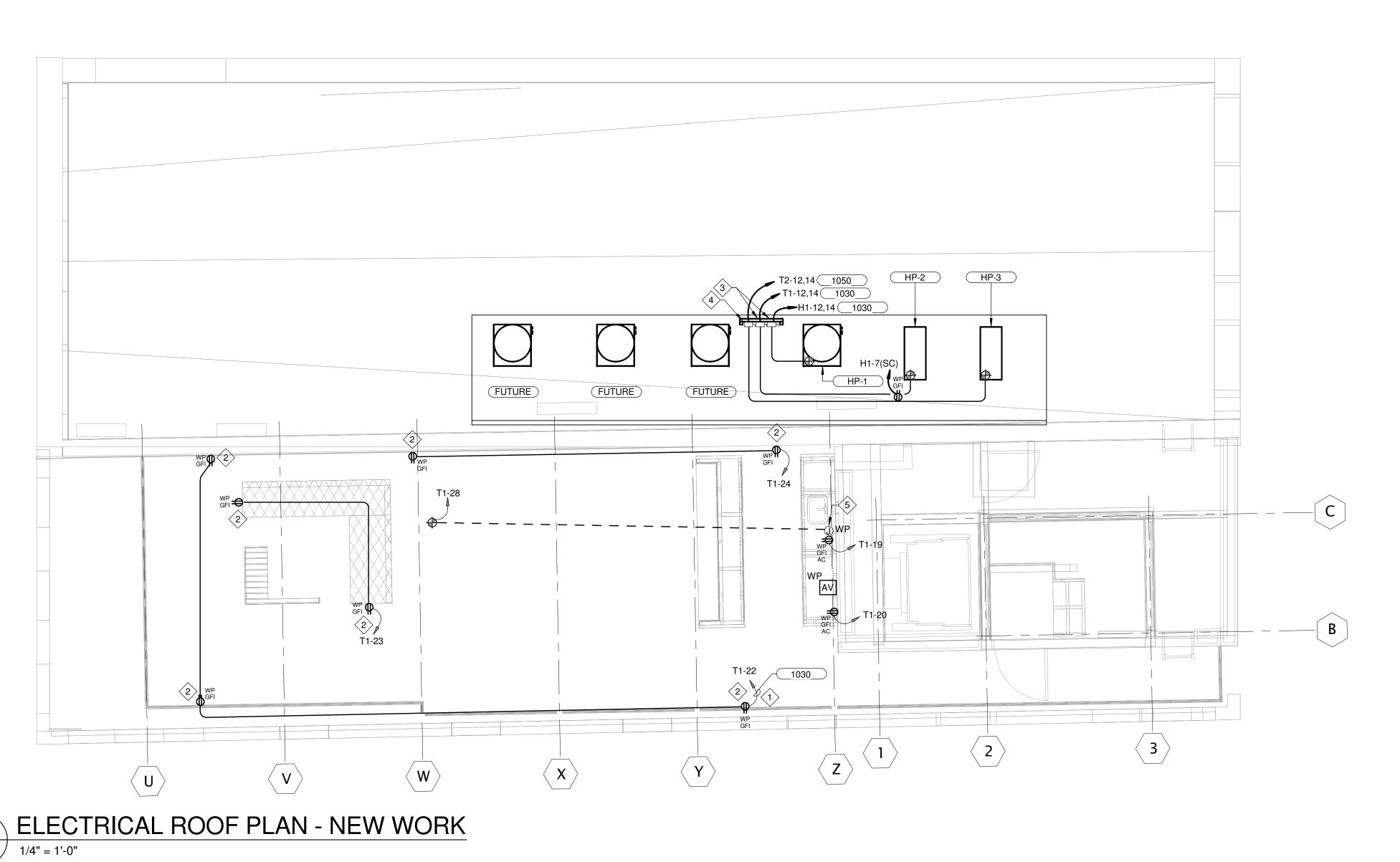
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Project Number		Dra	awn By
17111cz		J.	V.

SECOND FLOOR POWER PLAN -NEW WORK

Sheet Number

E202

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



KEYED NOTES:

- PROVIDE 30A,3P,N.F., NEMA 3R DISCONNECT SWITCH SECURED TO FREESTANDING GALVANIZED STEEL UNISTRUT RACK.
- PROVIDE 60A,3P,N.F., NEMA 3R DISCONNECT SWITCH SECURED TO FREESTANDING GALVANIZED STEEL UNISTRUT RACK.



COORDINATE MOUNTING HEIGHT AND LOCATION OF RECEPTACLE WITH ARCHITECT PRIOR TO ROUGH-IN.

5 STUBUP 1/2" CONDUIT FROM PANEL "T1" FOR GAS SOLENOID FLOORING TO SOLENOID VALVE. COORDINATE LOCATION WITH MACHANICAL INSTALLER PRIOR TO ROUGH-IN. UTILIZE WP FITINGS.

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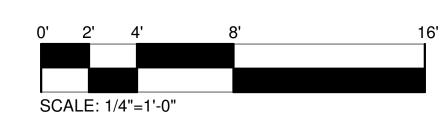


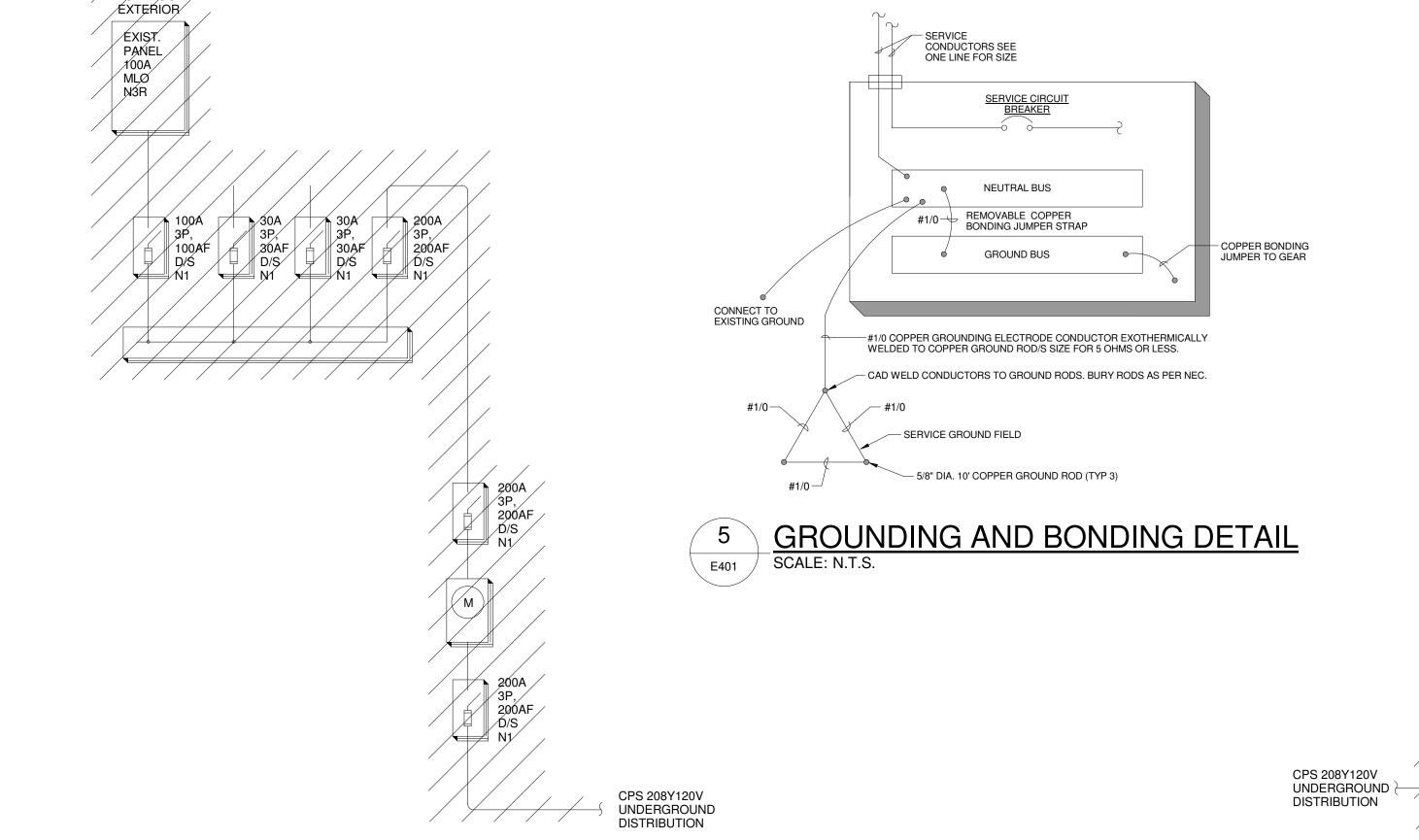
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ELECTRICAL ROOF POWER PLAN
- NEW WORK

Sheet Number







SECOND FLOOR

18T FLØOR

INSTALLED BY OWNER.

SOUTH SERVICE ONE LINE DIAGRAM-DEMOLITION SCALE: NOT TO SCALE

TØ 3RD FLOØR

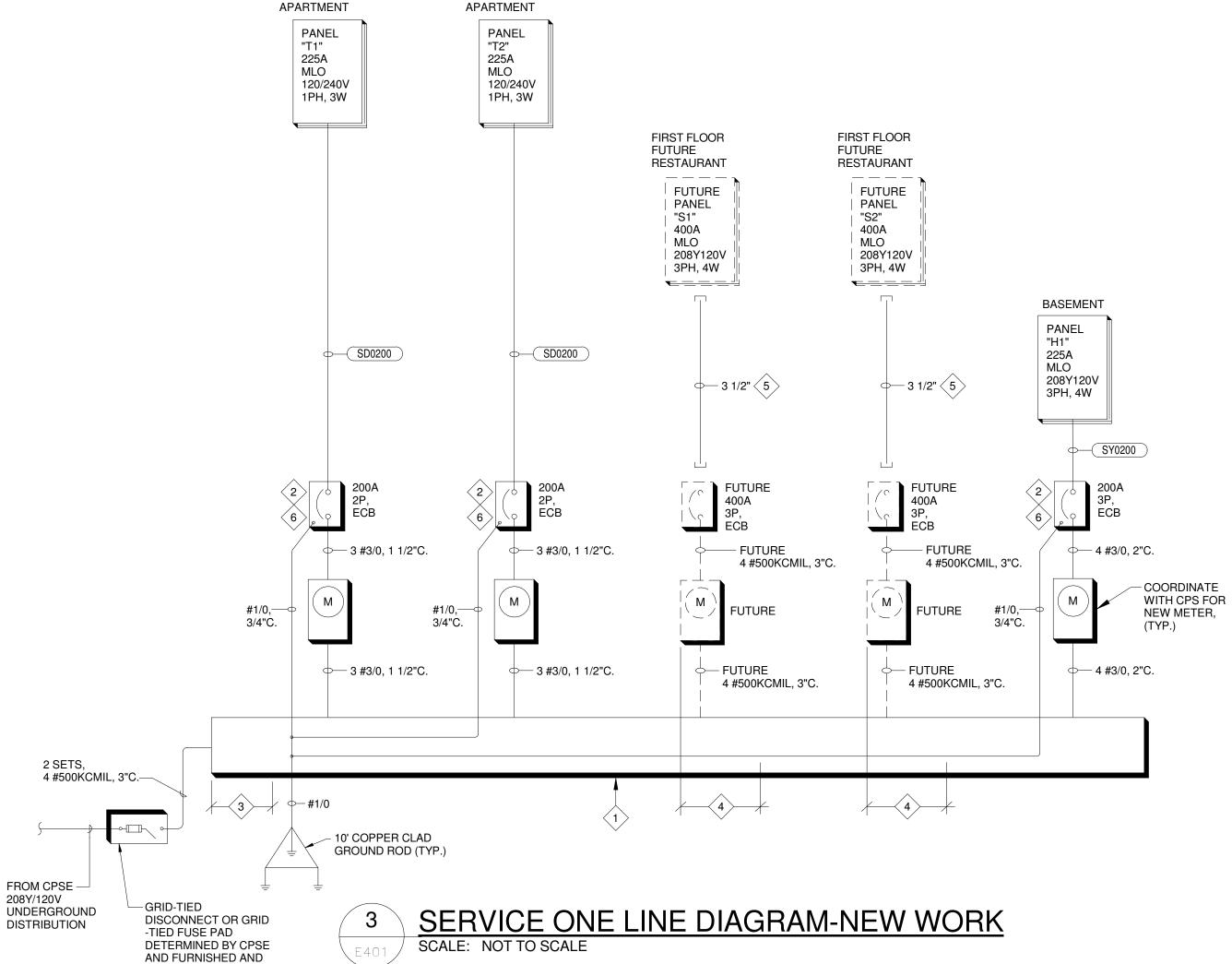


Notes:

1. Wet location (underground or outdoors) use THWN. Otherwise THHN.

- 2. Conduit Types; underground schedule 40 PVC; indoors EMT; outdoor exposed IMC. Utility riser poles (follow Utility guidelines or minimum schedule 80).
- 3. Provide transitions to conduit changes prior to different environment (ex. Transition from
- EMT to IMC prior to penetrating walls to the exterior).

 4. Motor Connections shall be flexible non-metallic conduit for water equipment
- 5. All conduit penetrations in rated walls shall be firestopped.6. See drawings for any special requirements.



KEYED NOTES: (DETAIL 3 ONLY):

DISCONNECT SWITCH.

BUSSED GUTTER SHALL (A) HAVE A 12 GAUGE PAINTED STEEL NEMA 3R ENCLOSURE, (B) HAVE 600V INSULATION STANDOFFS, (C) THREE PHASE AND ONE NEUTRAL CD-102 FULL-LENGTH COPPER BUS BARS PROVIDED WITH 9/16-INCH HOLES AT 1-3/4-INCH EACH WAY TO ACCOMMODATE LUGS, (D) ONE GROUND BUS AS REQUIRED, (E) PHASE AND NEUTRAL BUSSES SHALL BE RATED 800 AMPS PER CROSS-SECTIONAL SQUARE INCH, (F) BUS SHALL BE STAIR-STEPPED AND SUITABLE FOR TOP AND BOTTOM ENTRY, (G) HAVE HANDLES SUITABLE FOR LIFTING AND PADLOCKING, AND (H) COMPLY WITH POWER COMPANY REQUIREMENTS.

BASEMENT/

100AF D/8 N1

EXIST.
PANEL
100A
MLØ

- 2 PROVIDE SERVICE ENTRANCE RATED ENCLOSED CIRCUIT BREAKER.
- FIRST 24" OF SERVICE ENTRANCE BUSSED GUTTER SHALL BE RESERVED FOR SERVICE TERMINATIONS
- 61" RESERVED FOR FUTURE CPSE METER AND 400A ENCLOSED CIRCUIT BREAKER.
- PROVIDE INDICATED CONDUIT FROM A CONVENIENT LOCATION DIRECTLY ABOVE SERVICE ENTRANCE BUSSED GUTTER TO A POINT 12" AFF INSIDE FUTURE TENANT LEASE SPACE.
- REFER TO DETAIL 5, THIS SHEET, FOR GROUNDING AND BONDING REQUIREMENTS IN SERVICE

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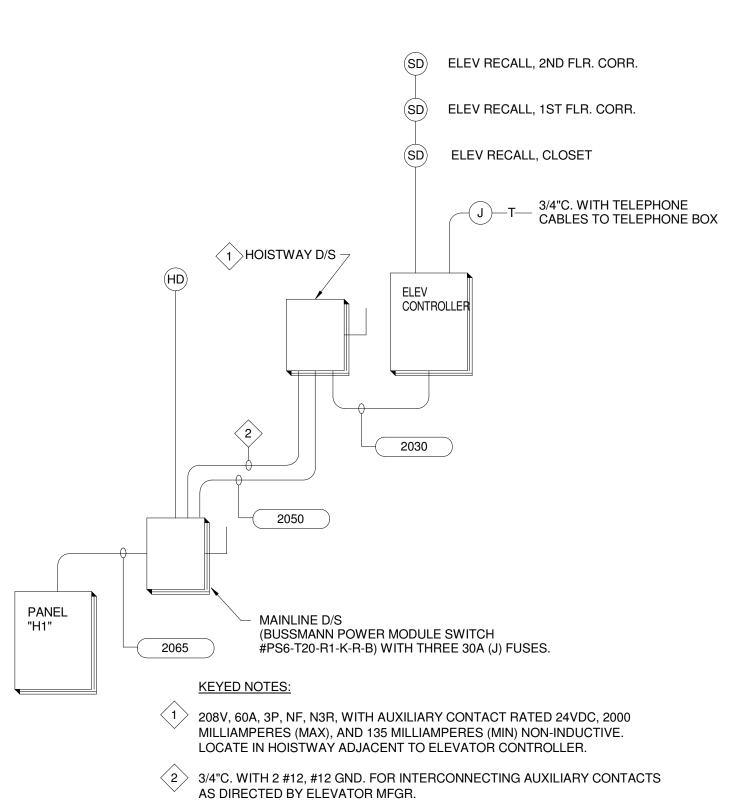
Sheet Title

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ELECTRICAL ONE-LINE DIAGRAM

JMV

Sheet Number



208V CONNECTION TO ELEVATOR
NOT TO SCALE

							PANE	ELŀ	1 1					
_OCATION:	:	BASEMENT			VOL ⁻	AGE:	120/208	V		ŀ	KAIC:	42 BUSSING SHALL BE FULLY RATED		
MOUNTING	à:	SURFACE			Pl	HASE:	3	P /	4W	, co	DES:	0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT		
ENCLOSUF	RE:	NEMA 1	STYLE:	NQOD	BUS	SING:	225	Α				5=CONTINUOUS MOTORS, 6=LRGST MOTOR		
BRKR MTG	ì:	BOLT-ON		(REF: SQUAR	∃ D)	MCB:		Α		ACCESSOF	RIES:	GROUND BUS, 42 SPACE		
BREAKERS	S:	SERIES RATED	D. 75 DEGREE	TERMINALS	,	MLO:	225	Α						
CODE BI	BRKR		CIRCUIT USE			СКТ	LOAD	АВ	С	LOAD	СКТ	CIRCUIT USE	BRKR	CODE
1 2	20/1	RECEPTACLES	S - BASEMENT			1	900	X		1,933	2			0
1 2	20/1	RECEPTACLES	S - BASEMENT			3	720	X		1,933	4	ELEVATOR	35/3	0
1 2	20/1	RECEPTACLES	S - BASEMENT			5	900		X	1,933	6			0
1 2	20/1	RECEPTACLES	S - BASEMENT			7	720	X		220	8	FCU-1	15/2	3
2 2	20/1	LIGHTING - BA	SEMENT			9	900	X		220	10			3
2 2	20/1	LIGHTING - ST	AIR			11	400		Х	1,250	12	HP-1	20/2	3
2 2	20/1	LIGHTING - ST	AIR			13	400	X		1,250	14			3
2 2	20/1	LIGHTING - FIF	RST FLOOR			15	550	X		400	16	FIRE ALARM PANEL	20/1	0
2 2	20/1	LIGHTING - SE	COND FLOOR			17	600		Х	100	18	ELECTRIC DOOR STRIKE	20/1	0
2 2	20/1	LIGHTING - RO	OF			19	800	X		100	20	TIMESWITCH - BASEMENT	20/1	0
2 2	20/1	LIGHTING - BU	ILDING			21	400	X		320	22	EXTERIOR LIGHTING - BUILDING	20/1	0
0 6	60/2	PANEL ELEV				23	1,200		Х	400	24	SUMP PUMP - SP-1	20/1	0
0						25	1,200	X		1,500	26	UH-1	30/2	0
		FUTURE FC-2				27		X		1,500	28			0
						29			Х	1,500	30	UH-2	30/2	0
		FUTURE HP-2				31		X		1,500	32			0
						33		X		1,500	34	UH-3	30/2	0
		FUTURE FC-3				35			X	1,500	36			0
						37		X		1,500	38	UH-4	30/2	0
		FUTURE HP-3				39		X		1,500	40			0
						41			X	400	42	SUMP PUMP ESP-1	20/1	0
		EQPT VA	RCPT VA	LTG VA	AC/HEAT VA		MOTORS			CONN VA		FTL VA PANEL VA PHASE AMP		
PHASE A		7733	1620	1200	1470		0			12023		12323 103		
PHASE B		7153	720	1850	220		0			9943		10406 87		
PHASE C		7033	900	1000	1250		0			10183		10433 87		
TOTAL		21919	3240	4050	2940		0			32149		33162		
		L DESIGN KVA:	33.16									NEL SUBTOTAL: 92 AMPS		
RESEF	RVE C	CAPACITY KVA:	6.63								RESE	ERVE CAPACITY: 14 AMPS		
		TOTAL KVA:	39.79							PANE	L DE	SIGN CURRENT: 106 AMPS		

							PANE	EL T	⁻ 1						
LOCATION	ON:	BATH 214			VOL	ΓAGE:	120/240	V	ŀ	KAIC:	42	BUSSING SHAL	⊥ L BE FULLY RATEI)	
MOUNT	ING:	RECESSED			Pl	HASE:	1	P /	3W CO	DES:	0=EQPT, 1=RCP	PT, 2=LTG, 3=A/C	, 4=HEAT		
ENCLOS	SURE:	NEMA 1	STYLE:	NQOD	BUS	SING:	225	Α			5=CONTINUOUS	S MOTORS, 6=LF	RGST MOTOR		
BRKR M	TG:	BOLT-ON		(REF: SQUAR	ED)	MCB:		Α	ACCESSOR	RIES:	GROUND BUS, 4	40 SPACE			
BREAKE	ERS:	SERIES RATE	D. 60/75 DEGRE	E TERMINALS	3	MLO:	225	Α			AF = ARC FAUL	T CIRCUIT BREA	KER		
											GFI = GROUND	FAULT CIRCUIT	BREAKER		
CODE	BRKR		CIRCUIT USE			CKT	LOAD	АВ	LOAD	СКТ		CIRCUIT USE		BRKR	COD
1	20/1	RECEPT KIT	CHEN 218 - AF			1	1,080	X	1,000	2	REFRIGERATOR	R - KITCHEN 218	- AF	20/1	0
1	20/1	MICROWAVE -	KITCHEN 218 -	AF		3	1,000	X	2,500	4	RANGE - KITCH	EN 218 - AF		50/2	7
0	20/1	WASHER - BA	TH 216 - AF			5	1,000	X	2,500	6					7
1	20/1	RECEPT KIT	CHEN 218 - AF			7	1,200	X	180	8	RECEPT VANI	ITY 215 - AF		20/1	1
1	20/1	RECEPT BEI	DROOM 217 - AF	=		9	1,080	X	180	10	RECEPT VANI	ITY 215 - AF		20/1	1
0	30/2	DRYER - BATH	ł 216 - AF			11	2,400	X	2,150		HP-2/FCU-2			30/2	3
0						13	2,400	X	2,150	14					3
	20/1	SPARE				15		X	1,500		EWH-1			30/2	0
1	20/1		- LIVING ROOM	I - 219 - AF		17	900	X	1,500	18					0
1	20/1	RECEPTACLE				19	180	X	180		RECEPTACLE -			20/1	1
2	20/1	LIGHTING - RC				21	260	X	540		RECEPTACLE -		ELL)	20/1	1
2	20/1		OOF DECORATIVE	VE WALL		23	200	X	360		RECEPTACLE -			20/1	1
2	20/1	LIGHTING				25	790	X	540		RECEPTACLE -			20/1	1
	20/1	SPARE				27		X	50		GAS SOLENOID			20/1	1
2	20/1		& EXHAUST FA	N		29	400	X	720		RECEPTACLE -			20/1	1
	20/1	SPARE				31		X	600		VENT HOOD - 2			20/1	0
1	20/1	DISPOSAL - KI	TCHEN 218 - GF	FI/AF		33	1,000	X	300		RANGE - KITCH	EN 218 - AF		20/1	0
						35		X			SPARE			20/1	
0	20/1	DISHWASHER	- KITCHEN 218	- GFI/AF		37	1,000	X			SPACE				
						39		X		40	SPACE				
DI I A C =	• •	EQPT VA	RCPT VA	LTG VA	AC/HEAT VA		MOTORS		CONN VA		FTL VA	PANEL VA	PHASE AMP		
PHASE		7200	6040	1450	2150		0		16840			17203	143		
PHASE		4500	3150	200	2150		0		10000			10050	84		
TOTAL		11700	9190	1650	4300		0		26840		NEL CUIDTOTA!	27253	ANADO		
55		L DESIGN KVA:	27.25								NEL SUBTOTAL:		AMPS		
KE:	SERVE (CAPACITY KVA:	5.45								ERVE CAPACITY:		AMPS		
		TOTAL KVA:	32.70						PANE	L DE	SIGN CURRENT:	136	AMPS		

							PANE	EL 7	2						
LOCATI	ON:	CLOSET 206			VOLT	AGE:	120/240	V		KAIC:	42	BUSSING SHAL	L BE FULLY RATE	D	
MOUNT	ING:	RECESSED			PH	HASE:	1	P /	3W CC	DES:	0=EQPT, 1=RCF	PT, 2=LTG, 3=A/C	C, 4=HEAT		
ENCLOS	SURE:	NEMA 1	STYLE:	NQOD	BUS	SING:	225	Α			5=CONTINUOUS				
BRKR M	ITG:	BOLT-ON		(REF: SQUAF	RE D)	MCB:		Α	ACCESSO	RIES:	GROUND BUS,	40 SPACE			
BREAKE	ERS:	SERIES RATE	D. 60/75 DEGR	EE TERMINALS	S	MLO:	225	Α			AF = ARC FAUL	T CIRCUIT BREA	KER		
											GFI = GROUND	FAULT CIRCUIT	BREAKER		
CODE	BRKR		CIRCUIT USE			СКТ	LOAD	АВ	LOAD	СКТ		CIRCUIT USE		BRKR	CODI
1	20/1	RECEPTACLE	- LIVING ROOM	M 211 - AF		1	1,080	X	1,000	2	REFRIGERATOR	R - KITCHEN 210) - AF	20/1	0
1	20/1	MICROWAVE -	- KITCHEN 210	- AF		3	1,000	X	2,500	4	WALL OVEN - K	ITCHEN - 210 - A	\F	50/2	7
0	20/1	WASHER - BA	TH 208 - AF			5	1,000	X	2,500	6	1				7
1	20/1	RECEPT KIT	CHEN - 210 - A	\F		7	1,200	X	180	8	RECEPT VANI	TY - 207 - AF		20/1	1
1	20/1	RECEPT BEI	DROOM 204 - A	\F		9	1,080	Х	300	10	RANGE COOKT	OP 210 - AF		20/1	1
0	30/2	DRYER - BATH	1 208 - AF			11	2,400	X	2,945	12	HP-3/FCU-3			40/2	3
0						13	2,400	X	2,945	14					3
	20/1	SPARE				15		X	1,500	16	EWH-2			30/2	0
1	20/1	RECEPTACLE	- LIVING ROOM	M 211 - AF		17	900	Х	1,500	18					0
2	20/1	LIGHTING				19	700	X		20	SPARE			20/1	
2	20/1	LIGHTING & EX	XHAUST FAN -	207		21	400	Х	600	22	VENT HOOD - 2	10		20/1	0
1	20/1	RECEPTACLE	- 210 - AF			23	800	Х	800	24	RECEPTACLE 2	05 - AF		20/1	1
1	20/1	RECEPTACLE	- 210 - AF			25	800	Х	800	26	RECEPTACLE 2	05 - AF		20/1	1
1	20/1	RECEPTACLE	- 210, 202 - AF			27	360	Х	2,500	28	RANGE COOKT	OP 210 - AF		50/2	7
1	20/1	RECEPTACLE	- 202, 204 - AF	,		29	720	Х	2,500	30					7
	20/1	SPARE				31		X		32	SPARE			20/1	
1	20/1	DISPOSAL - KI	ITCHEN - 210 -	GFI/AF		33	1,000	Х		34	SPARE			20/1	
						35		X		36	SPACE				
1	20/1	DISHWASHER	- KITCHEN 210	0 - GFI/AF		37	1,000	X		38	SPACE				
						39		Х		40	SPACE				
		EQPT VA	RCPT VA	LTG VA	AC/HEAT VA		MOTORS		CONN VA		FTL VA	PANEL VA	PHASE AMP		
PHASE		6500	7680	400	2945		0		17525			16980	141		
PHASE	В	3900	4340	700	2945		0		11885			11695	97		
TOTAL		10400	12020	1100	5890		0		29410			28675			
		L DESIGN KVA:	28.68								NEL SUBTOTAL:		AMPS		
RE	SERVE (CAPACITY KVA:	5.74							_	ERVE CAPACITY:	24	AMPS		
		TOTAL KVA:	34.41						PANE	EL DE	SIGN CURRENT:	143	AMPS		

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Revisions

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Sheet Title PANEL SCHEDULES

Sheet Number

02-15-2019

Project Number

17111cz

PLUMBING SYMBOLS AND ABBREVIATIONS

NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—— ▽ ——	GAS COCK OR PLUG VALVE	YCO Ø	VADD OLEANOUT OD OLEANOUT TO OBABE		COLD WATER PIPING	<u></u>	WASTE PIPING (ACID RESISTANT)	ABV	ABOVE
		<i>\(\nu\)</i>	YARD CLEANOUT OR CLEANOUT TO GRADE	└ x" cw		L X" AW	"CHEMICAL- WASTE PIPING"	AC	ABOVE CEILING
<u></u>	PRESSURE RELIEF VALVE	$\overline{\Diamond}$, $\overline{\Box}$	VALVE IN RISER (TYPE AS SPEC'D OR NOTED)	==	HOT WATER PIPING	•	VENT PIPING (ACID RESISTANT)	AD	ACCESS DOOR
T				└ x" HW		- ^ Av	FIRE PROTECTION PIPING	ADA	AMERICANS WITH DISABILITIES ACT
T&P	TEMPERATURE AND PRESSURE RELIEF VALVE		DULINDING FINTURES	=======================================	HOT WATER RETURN PIPING	L X" F		ADJUST	ADJUSTABLE
T			PLUMBING FIXTURES	└ X" HWR 	VENT PIPING	VII A C	AUTOMATIC SPRINKLER	AFF	ABOVE FINISHED FLOOR
, F.S.	FLOW SWITCH			- X" V		└ X" AS	SOFT WATER PIPING	AFG	ABOVE FINISHED GRADE
—T—		3	NOTES (NEW CONSTRUCTION)		120° HOT WATER PIPING	X" SW		AP	ACCESS PANEL
O FD-#	FLOOR DRAIN, (TYPE)	<u> </u>		X" 120 HW	TEO TIOT WATERT II II II		DEIONIZED WATER PIPING	ASSY	ASSEMBLY
FS-#	FLOOR SINK, (TYPE)	#	DEMOLITION NOTES		140°HOT WATER PIPING		GREASE WASTE PIPING	AV	AIR VENT
<u>13-#</u>	TEOOR SINK, (TTTE)			L X" 140 HW		L x" GW		AVTR	ACID VENT THRU ROOF
P.S.	PRESSURE SWITCH	(HW-#	EQUIPMENT IDENTIFICATION		160° HOT WATER PIPING		GREASE VENT PIPING	BF	BELOW FLOOR
_				└ X" 160 HW			HEAT TRACED (115°F) HOT WATER PIPING	BV	BALL VALVE
	GATE VALVE	<u>P-4A</u>	PLUMBING FIXTURE AND EQUIPMENT MARK	=======================================	190° HOT WATER PIPING	L X" HT	·	CI	CAST IRON
	TAMPER SWITCH	CW RD		└ X" 190 HW		<u> </u>	TRAP-PRIMER PIPING (1/2" COPPER)	CLG	CEILING
r.s. 🗗		1 2	PLUMBING RISER	X" 120 HWR	120° HOT WATER RETURN PIPING	<u> </u>	PUMPED DRAIN PIPING	СО	CLEANOUT
——————————————————————————————————————	O.S.&Y VALVE		CASMETER		140° HOT WATER RETURN PIPING	L X" PD		CONG	CONCRETE
+		G	GAS METER	——————————————————————————————————————	140 HOT WATER RETURN PIPING		TEMPERED WATER PIPING	COND	CONDENSATE
—X——	BUTTERFLY VALVE		UNION (FLANGED)	======================================	160° HOT WATER RETURN PIPING	L X" TW		CONNX	CONNECTION
수			UNION (FLANGED)	X" 160 HWR	.55 HOT WATERTIEFORINT IF ING	0	SANITARY SEWER PIPING (WASTE)	CONT	CONTINUATION
	SOLENOID VALVE	co	CLEANOUT	 == 	190° HOT WATER RETURN PIPING	L X" S	DDAIN DIDING	C.W.B.F.	COLD WATER PIPING BELOW FLOOR
PIV		FCO	PLUG	L X" 190 HWR			DRAIN PIPING	C.W.O.H.	COLD WATER PIPING OVERHEAD
	POST INDICATOR VALVE	<u> </u>	FLOOR CLEANOUT	<u> </u>	COMPRESSED AIR PIPING	=======	DRAIN VENT PIPING	DEMO	DEMOLISH
→	OMINO OFFOR MALVE		CONNECT TO	└ X" CA		L X" DV		DIAG	DIAGRAM
	SWING CHECK VALVE	_	EXISTING (PROVIDE AND INSTALL ALL	X" MA	MEDICAL AIR PIPING		NATURAL GAS PIPING	D	DRAIN
→ ->	NON-SLAM CHECK VALVE		NECESSARY TRANSITION FITTINGS)	- X IVIA	MEDICAL VACUUM PIPING	L X" G		D.I.	DUCTILE IRON
			,	X" MV	MEDIOAL VACCOM I II INC	<u> </u>	NATURAL GAS PIPING (MED PRESS)	DN	DOWN
	BALL VALVE		— DETAIL REFERENCE NUMBER ON SHEET	•	MEDICAL OXYGEN PIPING	∟ X" G MР —————	ROOF DRAIN PIPING (PRIMARY SYSTEM)	DV	DRAIN VENT
				L X" O2		X" RD	TIOOT BIVILLY II IIVO (I TIIWVII TI OTOTEW)	DWG, DRWG	DRAWING
	PIPE RISE (R) OR DROP (D)		— SHEET NUMBER	<u> </u>	MED NITROUS OXIDE PIPING	VIIEOD	ROOF DRAIN PIPING (SECONDARY "EMERGENCY OVERFLOW DRAIN" SYSTEM)	EWH	ELECTRIC WATER HEATER
	FLOW - IN DIRECTION OF ARROW			L X" NO		L X"EOD	SITE STORM DRAIN PIPING	ELECT	ELECTRICAL
	FLOW - IN DINECTION OF ANNOW	<u>4" RD-1</u>	PRIMARY ROOF DRAIN		MED NITROGEN PIPING		SITE STORM DRAIN PIPING	ELEV	ELEVATION
	CAP ON END OF PIPE	0	(OUTLET SIZE)	<u> </u>	WASTE ANESTHETIC GAS DISPOSAL	PIPING NOTE: EXISTING PIPING, FI	TTINGS AND EQUIPMENT WILL BE	EOD	EMERGENCY OVERFLOW DRAIN
	CONCENTRIC REDUCER	(Ô)	SECONDARY (EMERGENCY OVERFLOW DRAIN) ROOF	L X" WAGD	Who is hive the industrial days and blot done	INDICATED WITH A LIGHTE	R LINE WEIGHT THAN NEW WORK.	EXIST	EXISTING
	OONOLIVIIIO NEDOCEN	<u>6" EOD-1</u>	DRAIN (OUTLET SIZE)	-	COMBUSTION AIR EXHAUST			EXT	EXTENTION
				└ X" A-EX				FCO	FLOOR CLEANOUT
				•	COMBUSTION AIR INTAKE			FD	FLOOR DRAIN
				└ X" A-IN				F.F.	FINISHED FLOOR
								FIN	FINISHED
								FLR	FLOOR
								FS	FLOOR SINK
								FT	FEET
								GAL(S)	GALLON(S)
								GAL(S)	GALVANIZED
								GALV	GALLONS PER MINUTE
								GPM GTRV	GREASE VENT THRU ROOF
								GWH	GAS WATER HEATER
								GV	GREASE VENT
								PLUMBING GENERAL N	NOTES (APPLY TO ALL SHEETS):
								WORK DESCRIBED IN	CONSTRUCTION PROCEDURES PERTAINING TO THESE DRAWINGS SHALL CONFORM TO THE LAUTHORITIES HAVING JURISDICTION.
									ALL OBTAIN AND MAKE PROVISION FOR ALL PERMI STS REQUIRED BY AUTHORITIES HAVING JURISDI
								CONDITIONS AT THE S PRIOR TO WORK COM	ALL BE SOLELY RESPONSIBLE FOR VERIFYING ACT SITE AND NOTING ALL DISCREPANCIES TO THE OW MENCEMENT; THEREAFTER, THE CONTRACTOR A
								RESPONSIBLE FOR MA ACCOMMODATE NEW	FOR ALL EXISTING CONDITIONS AND SHALL BE SAKING ALL SUITABLE ADJUSTMENTS NECESSARY WORK AT NO ADDITIONAL COST TO THE OWNER, SHALL BE COORDINATED WITH THE OWNER AND

RMITS, SDICTION.

ACTUAL OWNER R ACCEPTS SOLELY ACCOMMODATE NEW WORK AT NO ADDITIONAL COST TO THE OWNER; ANY SUCH ADJUSTMENTS SHALL BE COORDINATED WITH THE OWNER AND ARCHITECT.

4. CONTRACTORS SHALL INCORPORATE ALL DISCREPANCIES AND ADJUSTMENTS INTO THE CONSTRUCTION DOCUMENTS.

5. CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND INCLUDE ALL NECESSARY MODIFICATIONS TO ACCOMMODATE THEIR WORK.

6. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE OWNER.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF INSTALLATION.

8. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AND SUBCONTRACTORS AND ALL OTHER PERSONS IN THE AREAS OF CONSTRUCTION. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR THE SAFETY OF ALL PROPERTY BEING ERECTED.

9. PLUMBING SERVICES THAT INTERFERE WITH ANY NEW ARCHITECTURAL WORK SHALL BE RELOCATED AS NECESSARY.

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DESCRIPTION

HANDICAPPED

NOT WATER PIPING BELOW FLOOR

HOT WATER PIPING OVERHEAD

HOSE BIBB

HUB DRAIN

HEATER

INVERT

INCHES

MAXIMUM

MINIMUM

MOUNTED

NORMALLY CLOSED

NOT IN CONTRACT

NORMALLY OPEN

OVERFLOW ROOF DRAIN

POUNDS PER SQUARE INCH, GAUGE

REDUCED PRESSURE BACKFLOW PREVENTER

NOT TO SCALE

OVERHEAD

PLUMBING

PRESSURE

RECEIVED

REQUIRED

ROOF DRAIN

SHEET

STATIC

TYPICAL

VENT

WITH

WITHOUT

SHOCK ARRESTER

SPECIFICATION(S)

SANITARY WASTE

SANITARY SEWER

TEMPERATURE

UNDERGROUND

VALVE IN RISER

WALL HYDRANT

WALL CLEANOUT

YARD CLEANOUT

VITRIFIED CLAY PIPE

VENT THROUGH ROOF

WATER HAMMER ARRESTER

THERMOSTATIC MIXING VALVE

TRAP PRIMER OR T.P. SUPPLY

PIPE ANCHOR

PRESSURE DROP

POLYVINYL CHLORIDE

MECHANICAL

SYMBOL

H.W.B.F.

H.W.O.H.

MAX

OFD

OH

PLBG

PRESS

PSI

PVC

REQ

RD

TYP

UG

YCO

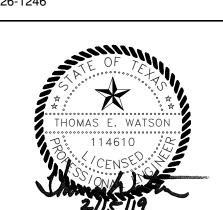
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Sheet Title

PLUMBING SYMBOLS & ABBREVIATIONS

Sheet Number

PLUMBING FLOOR PLAN - BASEMENT

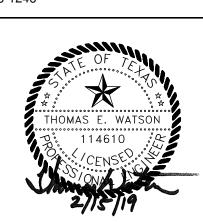
PLUMBING KEYED NOTES:

- 1 COORDINATE WITH CPSE TO PERMANANTLY DISCONNECT GAS SERVICE.
- 2 FOUR METER GAS MANIFOLD (2 FUTURE) REFER TO DETAIL.
- 3 4" WASTE UP IN CHASE TO FIXTURES.
- 4 1" GAS UP TO SECOND FLOOR.
- 5 1 1/2" COLD WATER UP ON CHASE TO FIXTURES.
- 6 CAP 3/4" COLD WATER FOR FUTURE.
- 7 PROVIDE 4" CONCRETE HOUSEKEEPING PAD FOR OIL SEPARATOR. REFER TO DETAILS.
- 8 RECESSED SUMP PUMP. REFER TO DETAILS.

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PLUMBING BASEMENT PLAN -NEW WORK

Sheet Number

PLUMBING FLOOR PLAN - FIRST FLOOR

PLUMBING KEYED NOTES:

- 1 1" WATER UP TO ABOVE. 1 1/2" WATER UP FROM BELOW.
- 2 1 1/4" COLD WATER VALVED AND CAP FOR FUTURE. PROVIDE WATER METER WITH DIGITAL OUTPUT FOR FUTURE.
- 3 ROUTE 2" WASTE UP TO FIXTURE ABOVE.
- (4) 2" WASTE DOWN IN CHASE TO BASEMENT.
- (6) ISLAND VENT AND CW/HW UP TO FIXTURE ABOVE.

5 1" GAS UP AND DOWN IN CHASE.

- 7 HW/CW/VENT UP TO FLOOR ABOVE.
- (8) 4" WASTE UP TO WATER COLSET.
- 9 1 1/2" COLD WATER VALVED AND CAP FOR FUTURE. PROVIDE WATER METER WITH DIGITAL OUTPUT FOR FUTURE.
- 10 2" VENT UP TO ABOVE.
- (11) 4" WASTE DOWN TO BASEMENT.
- (12) CAP 4" VENT IN SPACE AND ROUTE UP TO FLOOR ABOVE.

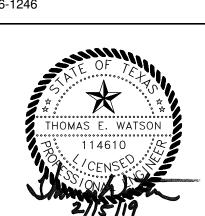
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PLUMBING FIRST FLOOR - NEW

Sheet Number

1 PLUMBING FLOOR PLAN - SECOND FLOOR

PLUMBING KEYED NOTES:

- 1 PROVIDE 24" X 48" ACCESS PANEL FOR ACCESS TO WATER HEATER.
- 2 1/2" HOT AND COLD WATER AND 2" VENT UP FROM BELOW FLOOR.
- 3 PROVIDE ISLAND VENT WITH PIPING UP FROM BELOW FLOOR.
- 4 ROUTE 3/4" HOT AND COLD WATER AND 2" VENT DOWN IN WALL. EXTEND 1/2" HOT AND COLD WATER AND 1 1/2" VENT TO LAVATORY AND CONTINUE 3/4" HOT AND COLD AND 2" VENT HORIZONTALY IN WALL TO WATER CLOSET AND SHOWERS.
- (5) KEEP ALL PIPING CONCEALED IN WALL TO FIXTURES. PROVIDE NAIL GUARDS IN FRONT OF PIPING.
- 6 1/2" HW, 1/2" CW, 1 1/2" V CONNECTION TO FIXTURE.
- 7 1/2" CW, 4" WASTE, AND 2" V CONNECTION TO FIXTURE.
- 8 LOCATE ALL PIPING WITHIN FUR DOWN. COORDINATE ROUTING WITH MECHANICAL DUCT.
- 9 3/4" HOT AND COLD WATER, 2" WASTE AND 1 1/2" VENT TO WASHING MACHINE BOX.
- (10) ROUTE GAS LINE DOWN TO TERMINATION FOR GAS RANGE.
- (11) 4" VENT UP TO VTR.

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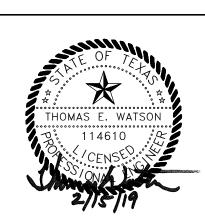
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PLUMBING SECOND FLOOR - NEW WORK

Sheet Number

PLUMBING ROOF PLAN - NEW WORK

P104 / 1/4" = 1'-0"

PLUMBING KEYED NOTES:

- 1 PROVIDE 2 HR TWIST-TIMER SWITCH ON WALL ABOVE COUNTER WITHIN A WEATHER PROOF RECEPTACLE COVER. SWITCH TO BE EQUAL TO INTERMATIC FF 2H. INTERLOCK TIMER WITH GAS SOLENOID VALVE.
- PROVIDE 1/2" NORMALLY CLOSED, EXTERIOR RATED, 120V GAS SOLENOID VALVE BELOW DECK. VALVE TO BE EQUAL TO ASCO EF821DG007. EXTEND POWER TO TWIST-TIMER ON WALL.
- 3 1/2" HOT AND 3/4" COLD WATER AND 2" WASTE UP FROM BELOW FLOOR. EXTEND 1 1/2" VENT IN WALL TO CHASE. ALL PIPING (WATER AND WASTE ABOVE ROOF TO BE INSULATED WITH 2" INSULATION.
- (4) EXTEND VENT UP TO ABOVE HIGH ROOF AND TERMINATE.
- 5 ROUTE PIPING BELOW RAISED DECK. SECURE TO RAISED DECK SUPPORTS.
- 6 1/2" GAS PIPING UP TO FIRE PIT. COORDINATE FINAL CONNECTION REQUIREMENTS WITH FIRE PIT MANUFACTURER.
- 7 PROVIDE HOSE BIBB BELOW COUNTER. PROVIDE WITH ACCESSIBLE ISOLATION VALVE.

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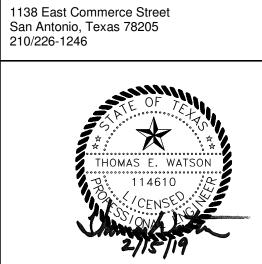
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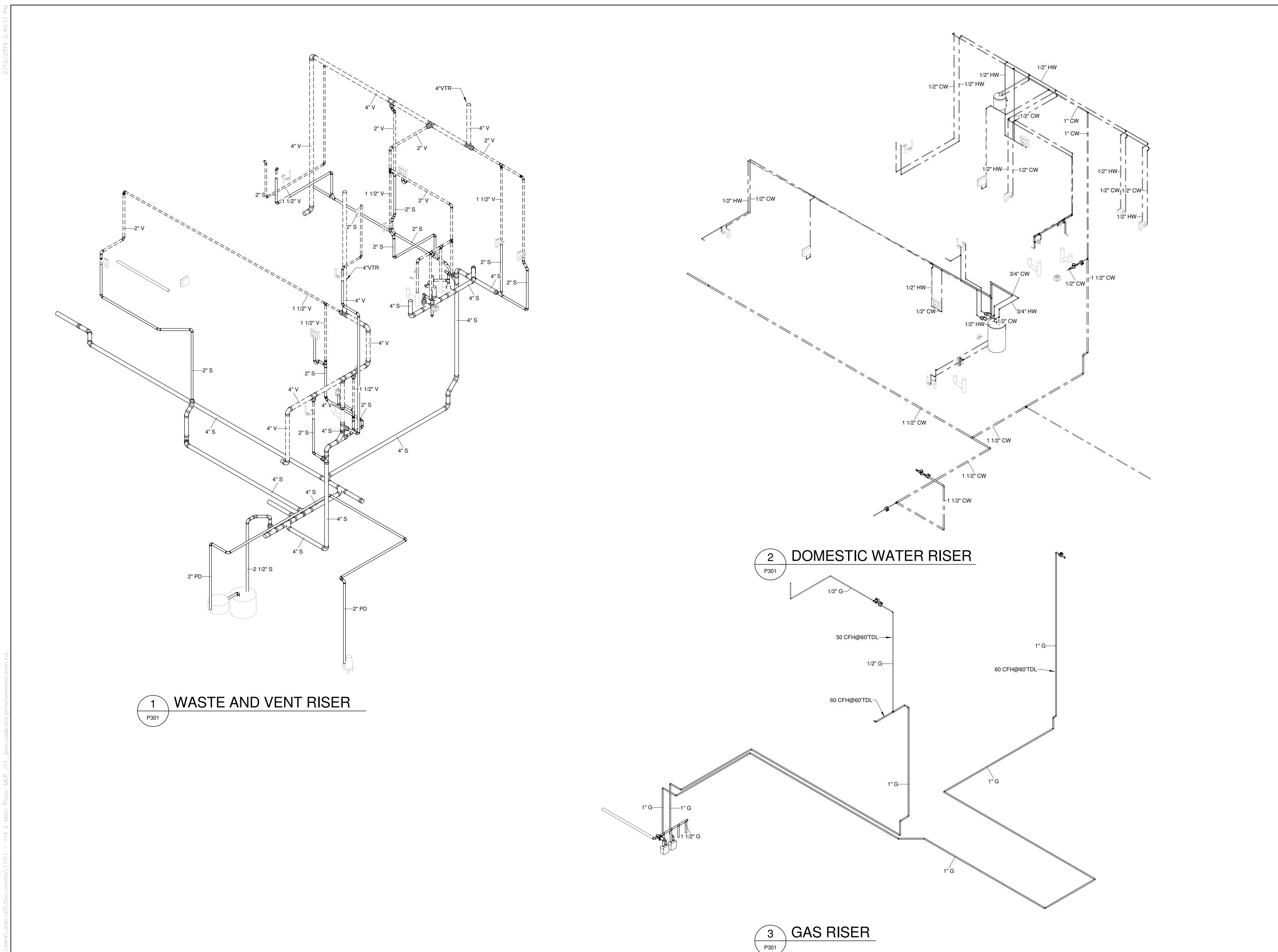
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PLUMBING ROOF PLAN

Sheet Number



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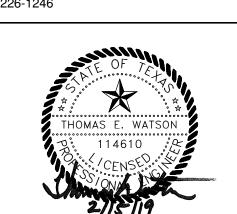
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PLUMBING RISERS

Sheet Number

GAS LOAD SUMMARY			
TENANT 1	QTY	LOAD (BTU)	TOTAL LOAD (BTU)
Range/Oven	1	60,000	60,000
TOTAL			60,000
TENANT 2			
Range/Oven	1	60,000	60,000
Fire Pit	1	50,000	50,000
TOTAL			110,000
FUTURE			
FUTURE GAS LOAD	1	600,000	600,000
TOTAL			600,000
TOTAL NET GAS LOAD			770,000

REQUESTED FROM UTILITY: 770 CFH @ 7-14" WC

MARK	DESCRIPTION	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	NOTES
WC-1	WATER CLOSET (FLOOR MOUNTED)	4"	2"	INTEGRAL	1/2"	NONE	KOHLER K-3837, WHITE VITREOUS CHINA, COMFORT HEIGHT
		(C.I.)	(C.I.)	(N/A)	("L" COPPER)		1.28-GPF, TANK TYPE TOILET, OPEN-FRONT SEAT.
L-1	LAVATORY (COUNTERTOP)	2"	1-1/2"	1-1/4"	1/2"	1/2"	KOHLER CAXTON K-20000 UNDERMOUNT LAVATORY WITH
							WIDESPREAD FACUET KOHLER MODEL No. K-394
		(C.I.)	(C.I.)	(BRASS)	("L" COPPER)	("L" COPPER)	WITH LEVER HANDELS, 1.5 GPM
SK-1	SINK - 1 COMP	2"	1-1/2"	1-1/4"	1/2"	1/2"	ELKAY MODEL No. ECTSR25229TBG-1 STAINLESS STEEL,
					("L" COPPER)	("L" COPPER)	1-COMPARTMENT SINK , 1 HOLE PUNCHED FOR KOHLER FAUCET
							MODEL No. K-22033-CP SWING SPOUT AND
							1.5 GPM AERATOR, PROVIDE WITH INSINKERATOR BADGER 5 DISPOSAL
SK-2	SINK - 2 COMP	2"	1-1/2"	1-1/4"	1/2"	1/2"	ELKAY MODEL No. ECTSRO33229BG STAINLESS STEEL - 60/40 SPLIT,
					("L" COPPER)	("L" COPPER)	2-COMPARTMENT SINK , 1 HOLE PUNCHED FOR KOHLER FAUCET
							MODEL No. K-22033-CP SWING SPOUT AND
							1.5 GPM AERATOR, PROVIDE WITH INSINKERATOR BADGER 5 DISPOSAL
SK-3	SINK - 1 COMP	2"	1-1/2"	1-1/4"	1/2"	1/2"	ELKAY MODEL No. LRAD221965 STAINLESS STEEL,
					("L" COPPER)	("L" COPPER)	1-COMPARTMENT SINK , 1 HOLE PUNCHED FOR ELKAY FAUCET
							MODEL No. LKGT2041 AND
							1.75 GPM AERATOR
TB-1	SHOWER / TUB	2"	1-1/2"	2"	3/4"	3/4"	KOHLER No. TUB K-1357-VBLA, KOHLER SHOWER HEAD K-13692 ANGLE
					("L" COPPER)	("L" COPPER)	SHOWER ARM AND FLANGE K-10124, DIVERTING VALVE, THERMOSTATIC
							VALVE K-2975-KS WITH TRIM K-T10357
WMB-1	CLOTHES WASH MACHINE UTILITY BOX	2"	1-1/2"	1-1/2"	3/4"	3/4"	16-GA STEEL BOX, 10-3/4 x 9 x 3-5/8", WELDED, WATERTIGHT, EPOXY
		(C.I.)	(C.I.)	(C.I.)	("L" COPPER)	("L" COPPER)	FINISH, WITH BRONZE HW/CW GATE VALVES.
IMB-1	ICE MACHINE SUPPLY BOX	NONE	NONE	NONE	1/2"	NONE	16-GA STEEL BOX, 10-3/4 x 9 x 3-5/8", WELDED, WATERTIGHT, EPOXY
					("L" COPPER)		FINISH, WITH BRASS ANGLE STOP.

NOTES (PLUMBING FIXTURE SCHEDULE):

1. COORDINATE COLOR OPTIONS OF FIXTURE AND TRIM WITH ARCHITECT.

MARK	SP-1a - SP-1b	ESP-1
SERVICE	U.F. SUMP	ELEV SUMP
DESCRIPTION	SUBMERSIBLE	SUBMERSIBLE
G.P.M.	18	50
HEAD (FT.)	20	20
EFFICIENCY (MIN.)	N/A	N/A
SHUT OFF HEAD (FT. W.)	25	30.8
MAX. STABLE DELIVERY	48	N/A
INLET/OUTLET SIZE (IN)	1-1/2"	1-1/2"
MOTOR		
W or HP / V / ø	.33 / 115 / 1	0.5 / 115 / 1
R.P.M.	1750	3600
REFERENCE		
MANUFACTURER	HYDROMATIC	STANCOR
MODEL NO.	D-A1	SE50
NOTES	1,2,3	3,4

4. PROVIDE WITH TWO TETHERED MERCURY FLOAT SWITCHES: PUMP ON/OFF AND HIGH-WATER ALARM; AND SIMPLEX CONTROL PANEL (SJE-RHOMBUS MODEL 115) WITH 83-DECIBEL ALARM HORN AND

2. PROVIDE EACH PAIR OF PUMPS (1/2) WITH THREE (3) TETHERED MERCURY FLOAT SWITCHES: SERIES ON/OFF WITH HOLDING RELAY

HIGH-WATER ALARM DRY CONTACTS FOR BLDG ENERGY MANAGEMENT/CONTROL SYSTEM INTERFACE.

HIGH-WATER ALARM DRY CONTACTS FOR BLDG ENERGY MANAGEMENT/CONTROL SYSTEM INTERFACE.

RED ALARM STROBE (HIGH-WATER); ALARM TEST AND SILENCE; HAND/OFF/AUTO CONTROL; RUN INDICATION; NEMA 4X ENCLOSURE; AND

RED ALARM STROBE (HIGH-WATER); ALARM TEST AND SILENCE; HAND/OFF/AUTO CONTROL; RUN INDICATION; NEMA 4X ENCLOSURE; AND

3. PROVIDE EACH PAIR OF PUMPS (1&2) WITH A DUPLEX ALTERNATING CONTROL PANEL (SJE-RHOMBUS MODEL IFS) WITH 83-DECIBEL ALARM HORN AND

AND HIGH-WATER ALARM / LAG ON (N/O).

MARK	EHW-1	EHW-2
SERVICE	DOMESTIC HOT WATER	DOMESTIC HOT WATER
TYPE	TANK	TANK
SIZE	40	40
RECOVERY (AT 80° RISE)	15	15
C.W. INLET DIAMETER	3/4"	3/4"
H.W. OUTLET DIAMETER	3/4"	3/4"
INPUT RATING (Btuh/kW)	зкw	зкw
ELEC. SERVICE (V / PH / A)	240V/1PH	240V/1PH
INTERIOR FINISH	GLASS	GLASS
MODEL NO.	DEL-40	DEL-40
REFERENCED MANUFACTURER	AO SMITH	AO SMITH
NOTES NOTES:	1,2	1,2

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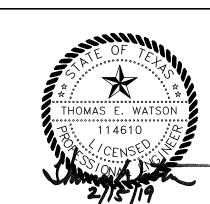
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PLUMBING SCHEDULES

Sheet Number

→ WALL

MIN. 6" ABOVE FLOOD RIM OF

FIXTURE OR AS

CLEANOUT TEE-

PIPE SAME

SEWER MAIN

SIZE AS

NOTED ON

DRAWINGS

∕-3₄" FLANGE

2" FRAME

DEPTH

- ACCESS DOOR:

REFERENCE

SPECIFICATION FOR STYLE

COUNTERSUNK BRASS PLUG

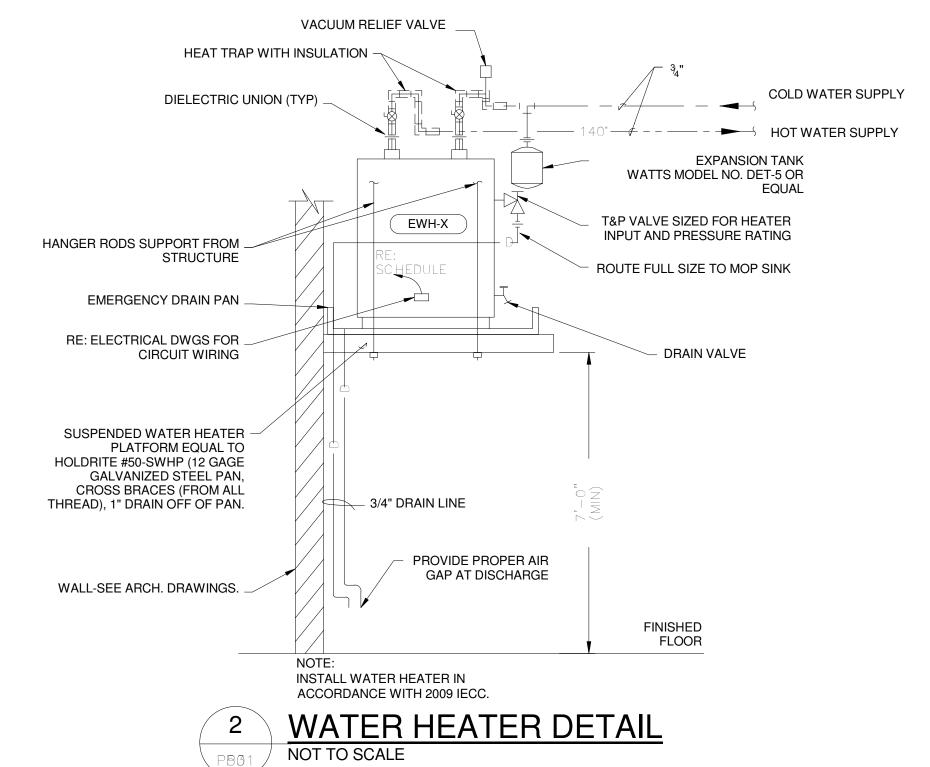
REINFORCEMENT OR WALL STUD

PROVIDE THREADED

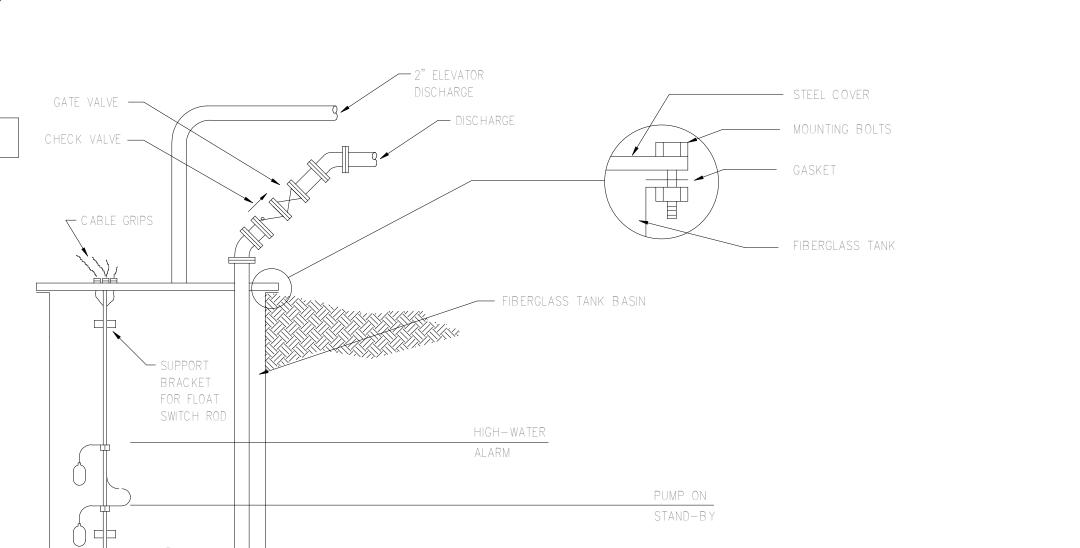
-ANCHOR FRAME TO







BASEMENT



PUMP ON

PUMP OFF

- QUICK REMOVAL

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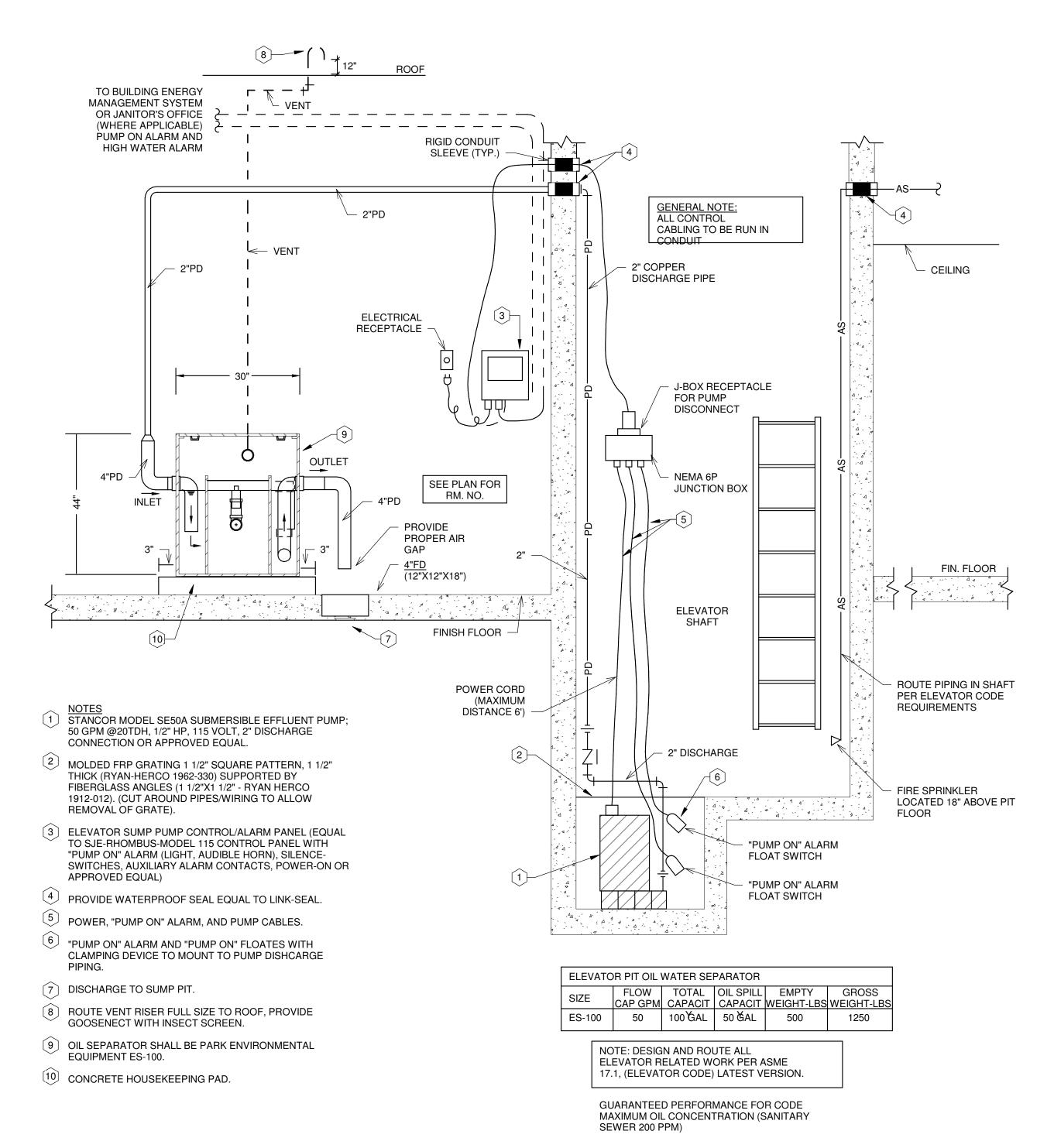
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PLUMBING DETAILS

Sheet Number



1 ELEVATOR SUMP PIT SCHEMATIC W/OIL INTERCEPTOR
P502 NTS

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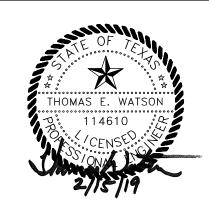
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PLUMBING DETAILS

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