

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-234
ADDRESS: 130 KING WILLIAM
LEGAL DESCRIPTION: NCB 737 BLK 2 LOT 7 & 8
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Scheer House
APPLICANT: Harry Jewett/Harry Jewett Associates
OWNER: San Antonio Art League & Museum
TYPE OF WORK: Rear carport modifications
APPLICATION RECEIVED: April 11, 2019
60-DAY REVIEW: June 10, 2019
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make exterior modifications to an accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should

match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The primary structure located at 130 King William is a 2.5-story residential structure constructed in approximately 1915 in the Neoclassical style. The property is contributing to the King William Historic District. The property also contains two contributing rear accessory structures.
- b. CARPORT MODIFICATONS – The applicant is requesting approval to modify one of the two existing rear accessory structures. The structure’s front elevation and two side elevations will be modified from an open air carport to an enclosed space. The structure will be used as conditioned storage for the Art League’s art collection. The applicant has proposed to utilize stucco siding and a carriage-style sliding garage door on the center axis of the front elevation. According to the Historic Design Guidelines, distinctive features of outbuildings should be preserved and new elements should be compatible with the style of the primary or surrounding structures and the district. The carport, which is not present on a 1911-1951 Sanborn Map, has been modified throughout the years and the proposed changes will not detract from its significance, scale, or compatibility with the district. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a though b.

City of San Antonio One Stop



April 24, 2019

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

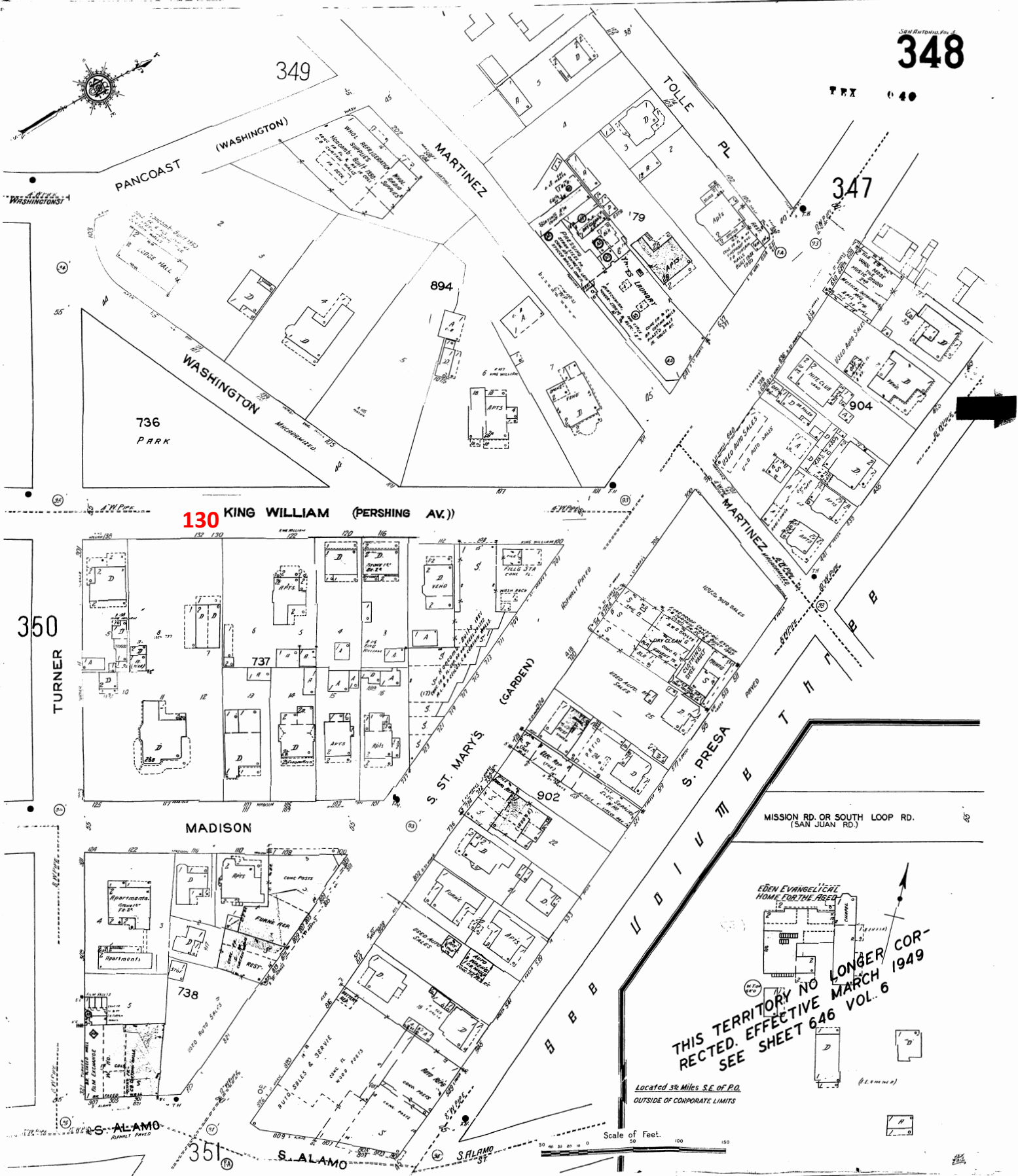




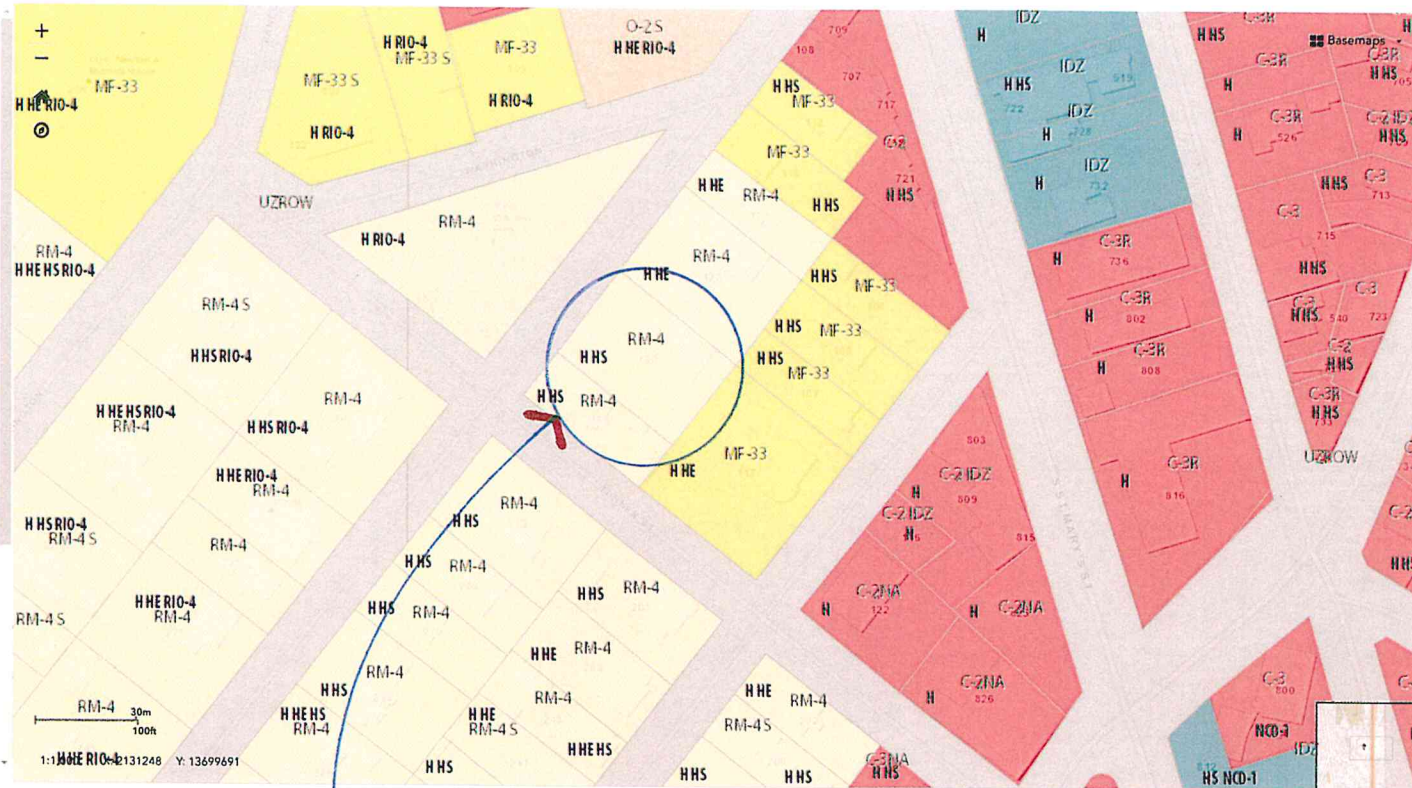




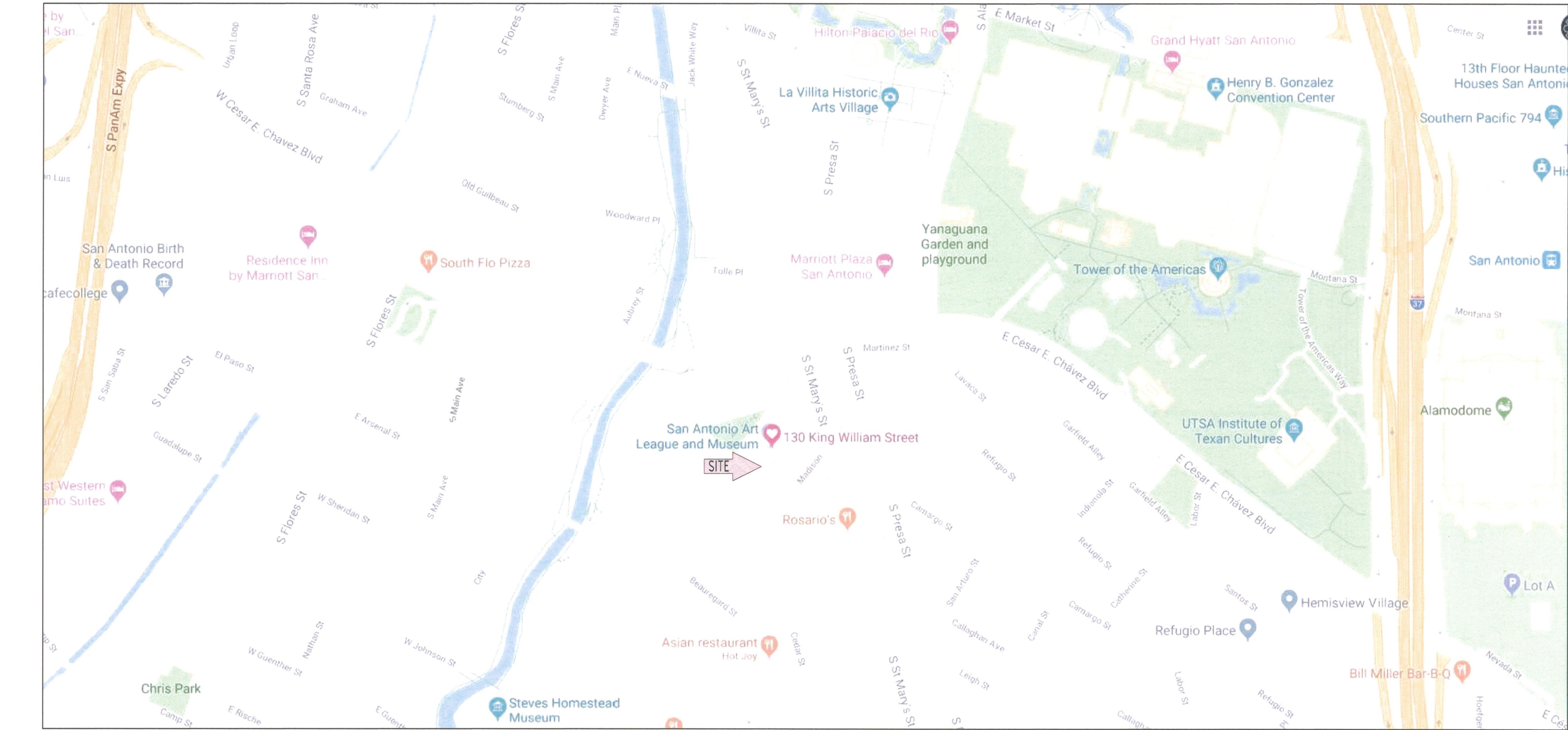
SANBORN MAP 1911 - 1951



- Quick Search
- Layers
- Legend
- One Stop
- Base Map Data
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- Development
- Recorded Plats
- Preliminary Plats
- Zoning Data
- Zoning
- Arts & Entertainment, Entertainment District
 - Neighborhood Preservation, Residential
 - Multi-Family
 - Commercial
 - Industrial, Quarry, Sand/Gravel
 - Business Park, Office
 - Downtown, Form Based Zoning
 - Farm/Ranch, Golf, Resource Preservation
 - Special Districts
 - Military
 - Outside City Limits
 - Un-Zoned



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1 LOCATION MAP
SCALE: N.T.S.



2 AERIAL MAP
SCALE: N.T.S.

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GENERAL
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ARCHITECTURAL
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A-2 - FOUNDATION PLAN
A-3 - PROPOSED PLAN & DETAILS
STRUCTURAL
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M.E.P.
M-1 - MECHANICAL PLAN
E-1 - ELECTRICAL PLAN
E-2 - ELECTRICAL PLAN
CODES
BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE

SAN ANTONIO ART LEAGUE

CARPENT ENCLOSURE
130 KING WILLIAM ST.
SAN ANTONIO TEXAS

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Engineers • Architects • Planners

307 West Riverside Drive
San Antonio, Texas 78216
(210) 737-3417
(866) 737-3417

TEXAS REGISTERED
ENGINEERING FIRM: F-1225
TEXAS LICENSED
SURVEYING FIRM: 100010-00

Job No.:
19003

Date: 3/19/2019

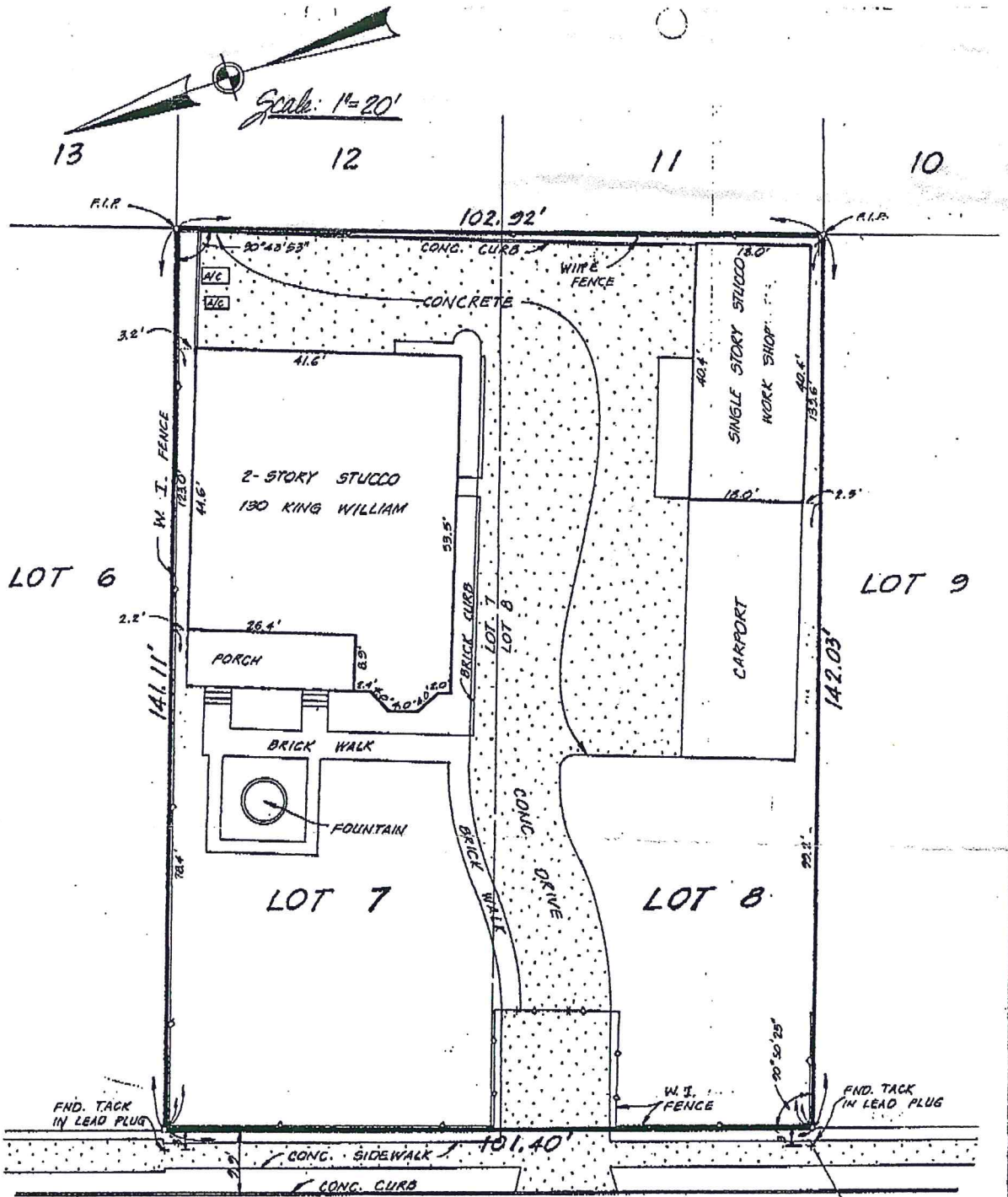
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Sheet:

T-1

Of 3





KING WILLIAM ST. (55.6' R.O.W.)

Robert H. Leininger
REVISED: SEPT. 1, 1987

PLAT SHOWING :

LOTS 7 AND 8, BLOCK 2, NEW CITY BLOCK 737,
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY,
TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME
642, PAGE 242, DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

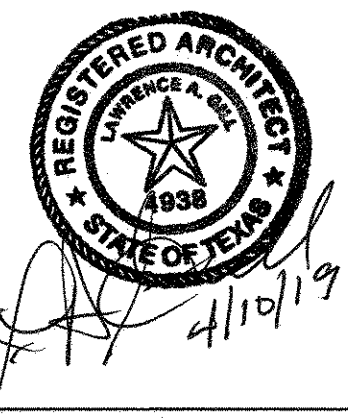
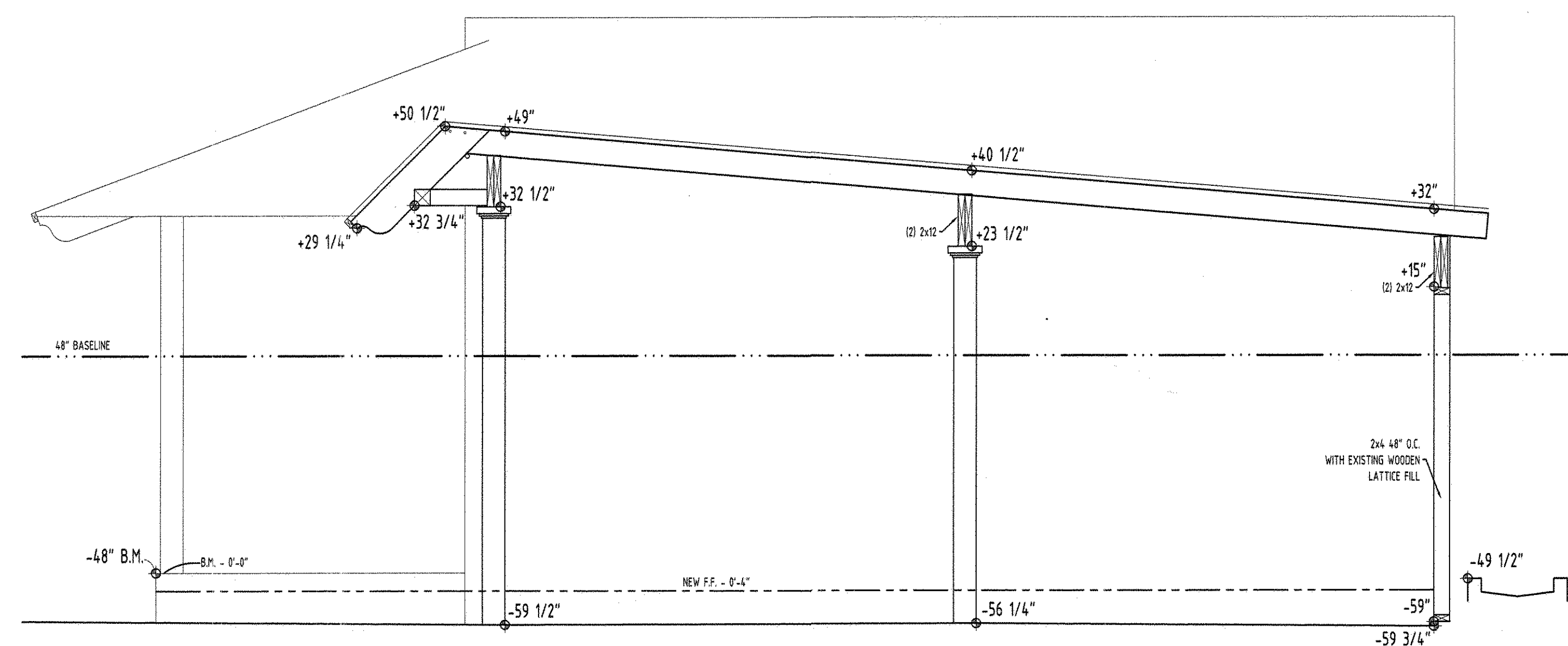
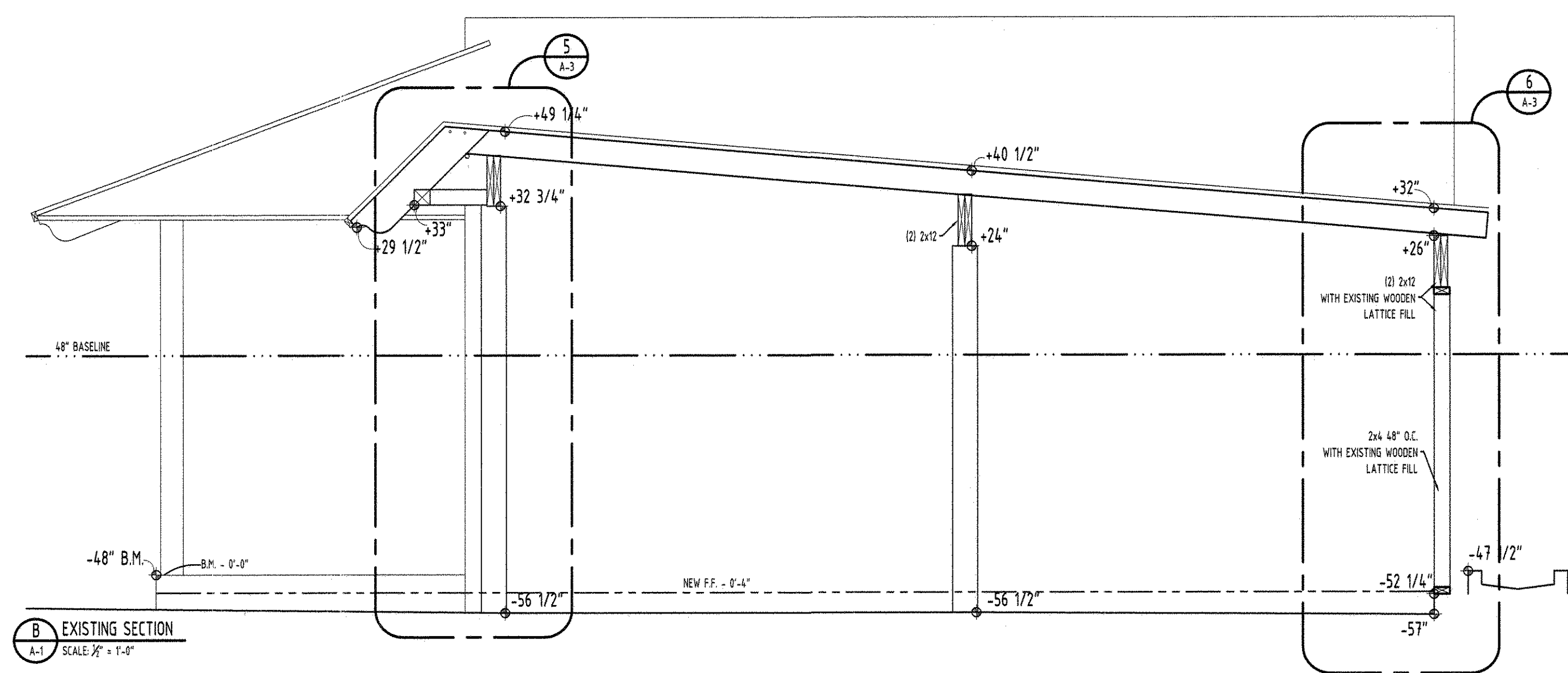
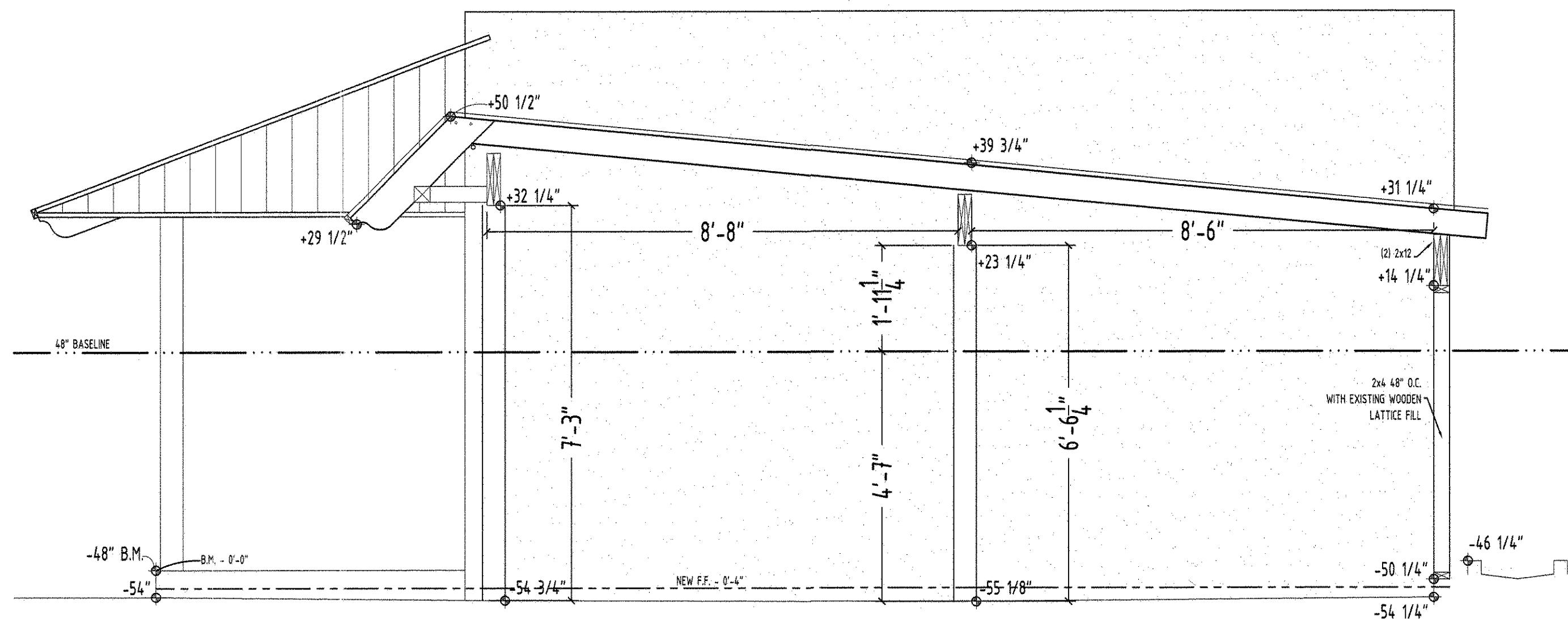
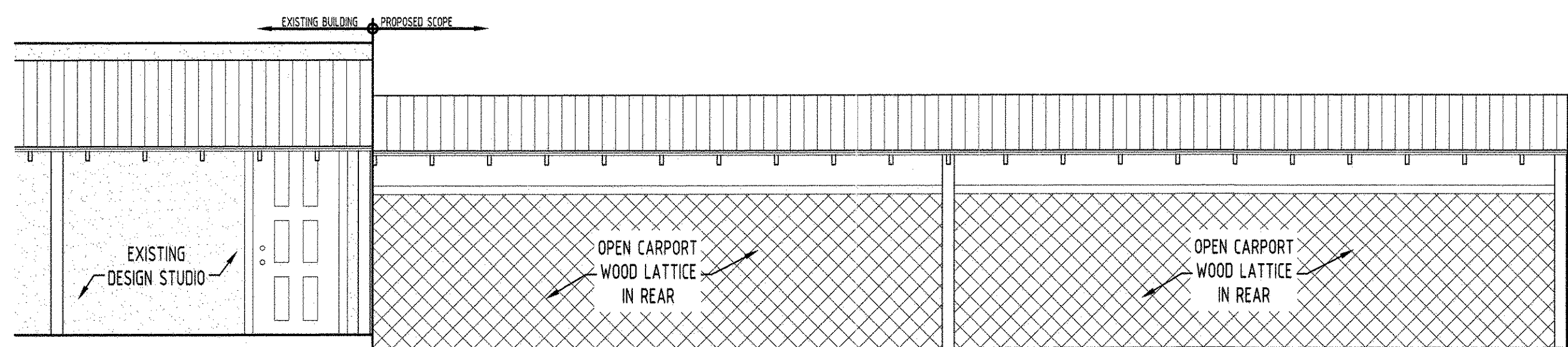
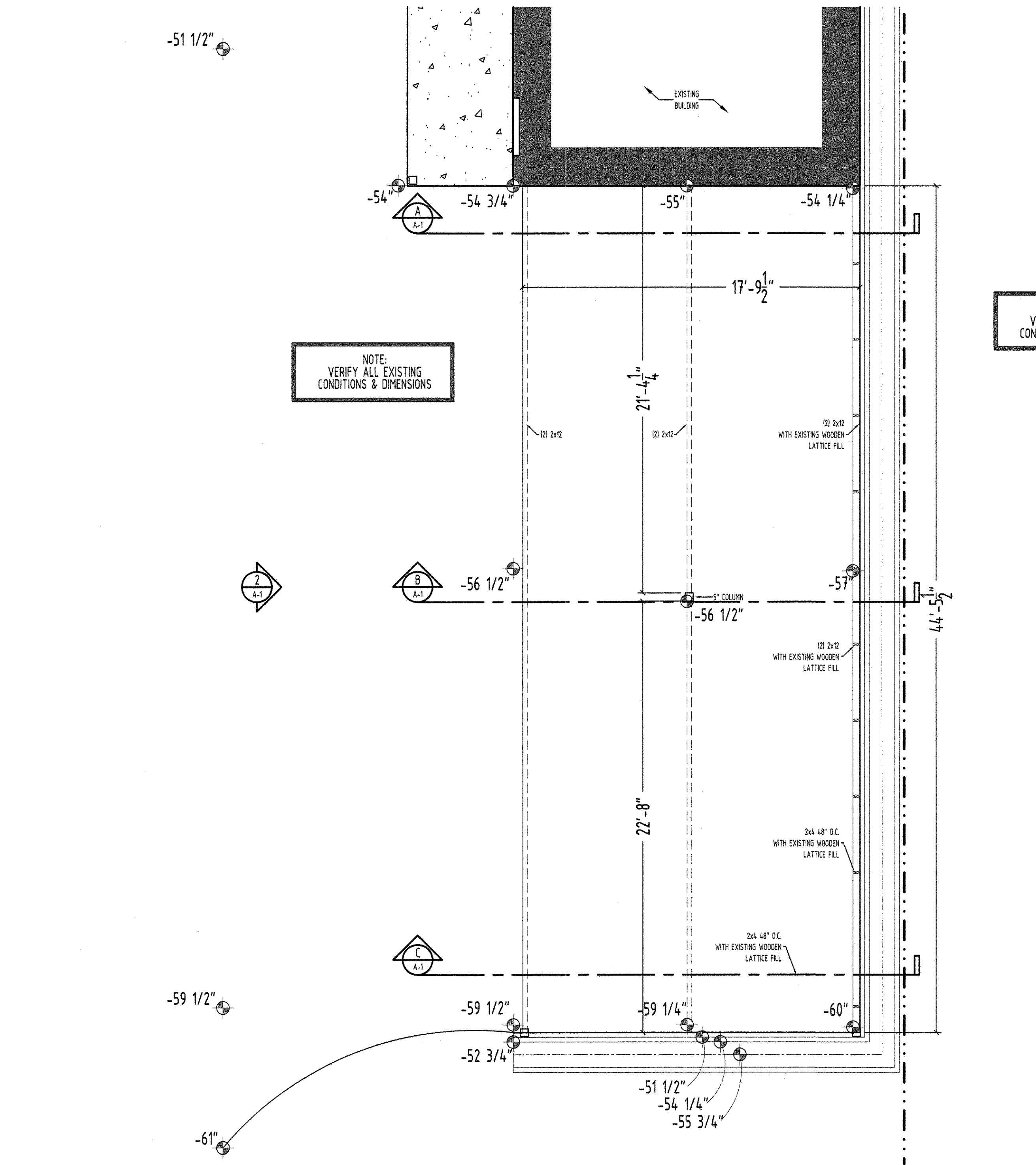
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR
ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT
ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS
SHOWN ABOVE.

THIS THE 28TH DAY OF AUG, 1987 A.D.

Robert H. Leininger
ROBERT H. LEININGER R.P.S. 1986
Field Book Page Job No. 001

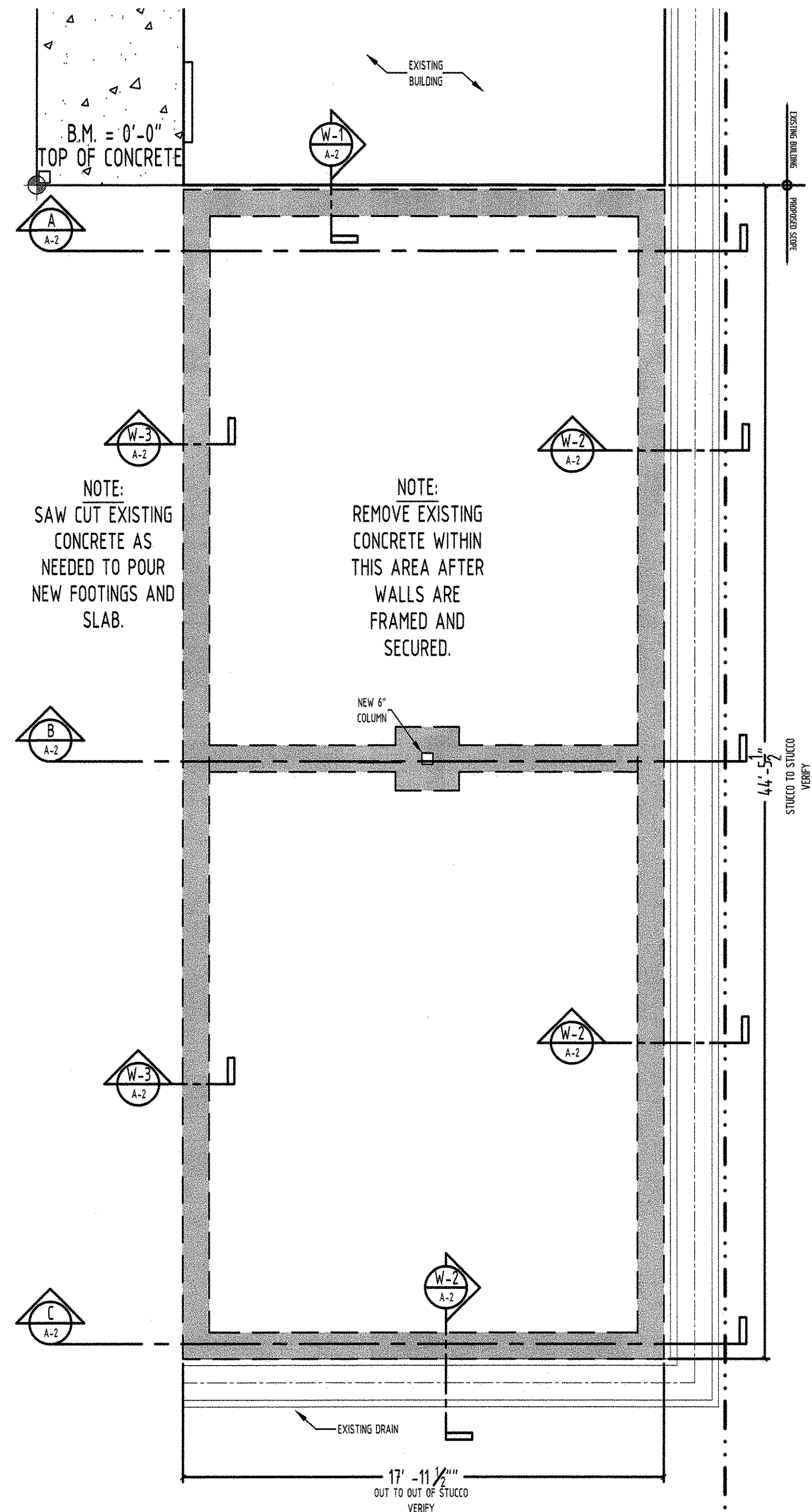
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ROHDE REALTY CORPORATION
7300 BLANCO RD. SUITE 508
SA TX. 78216-3123 369-1400





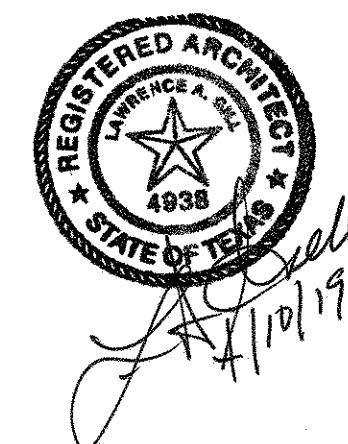
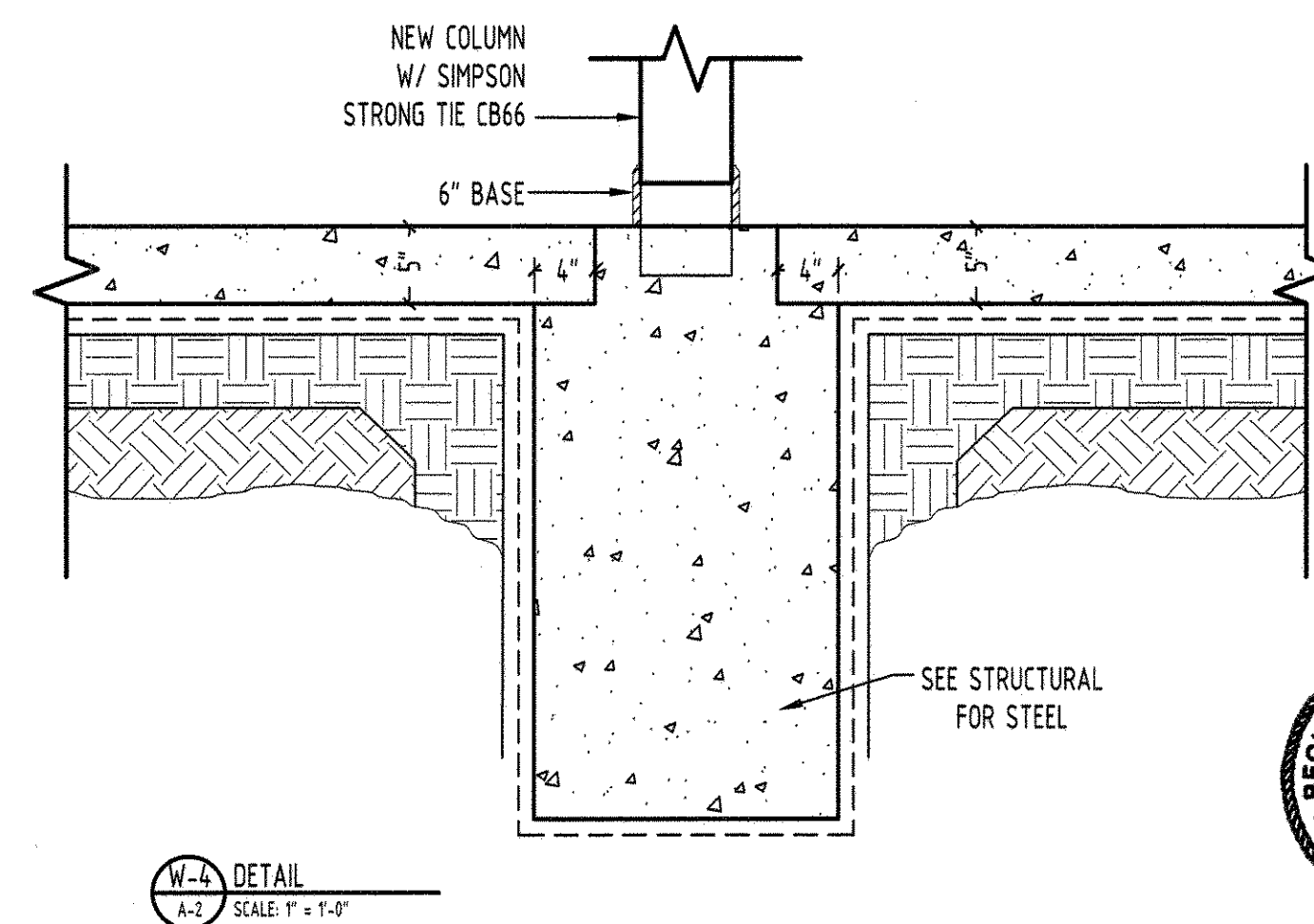
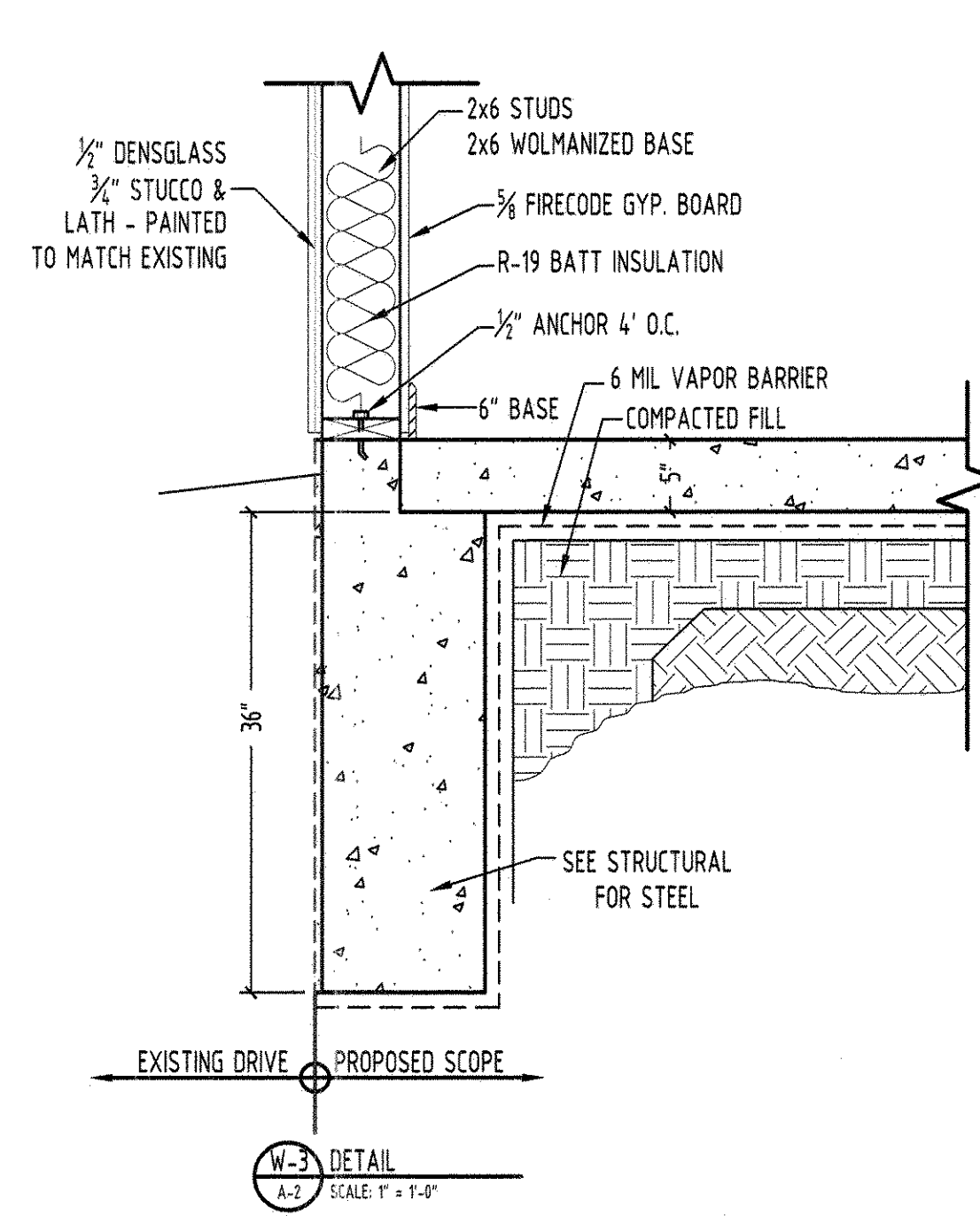
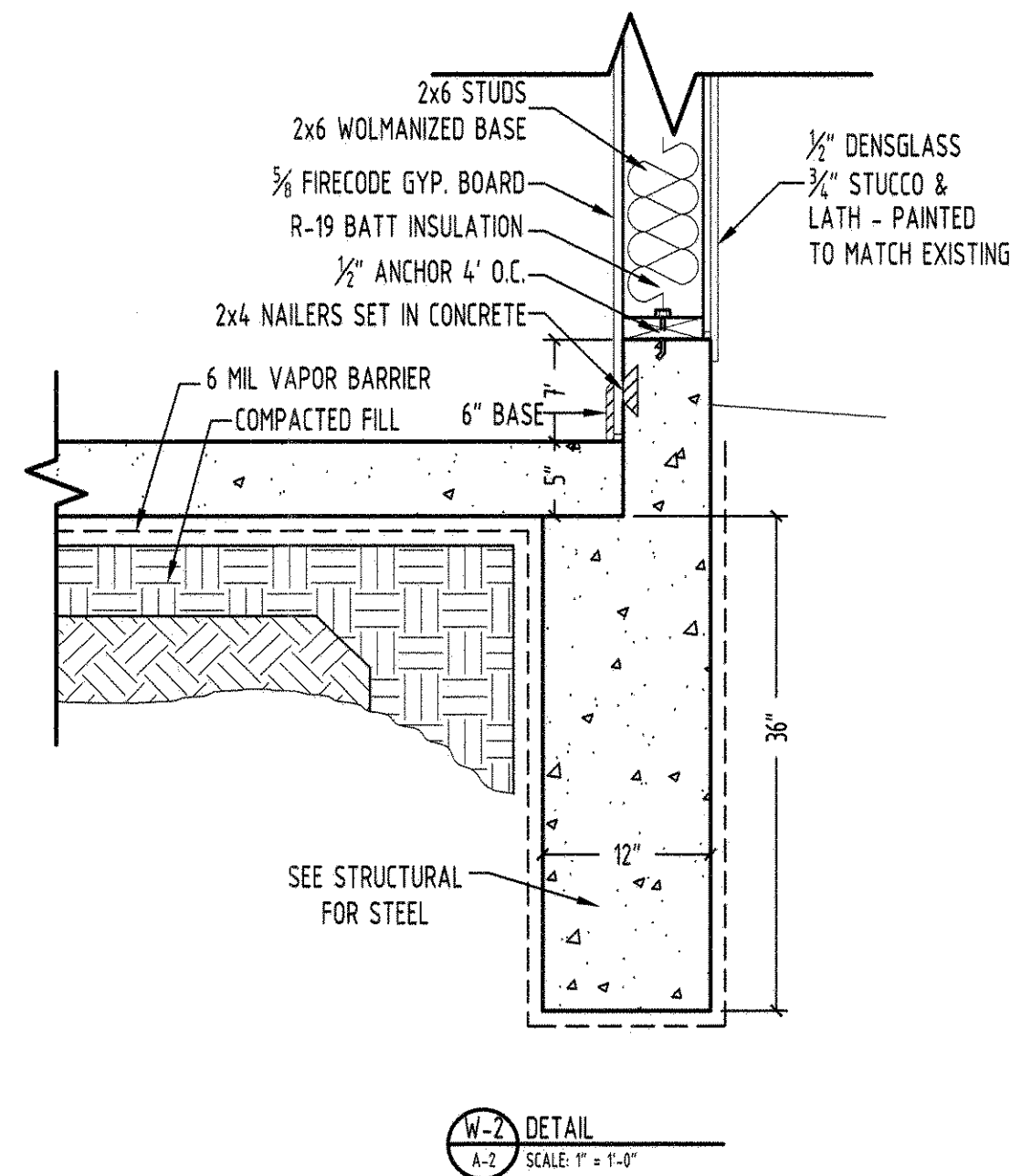
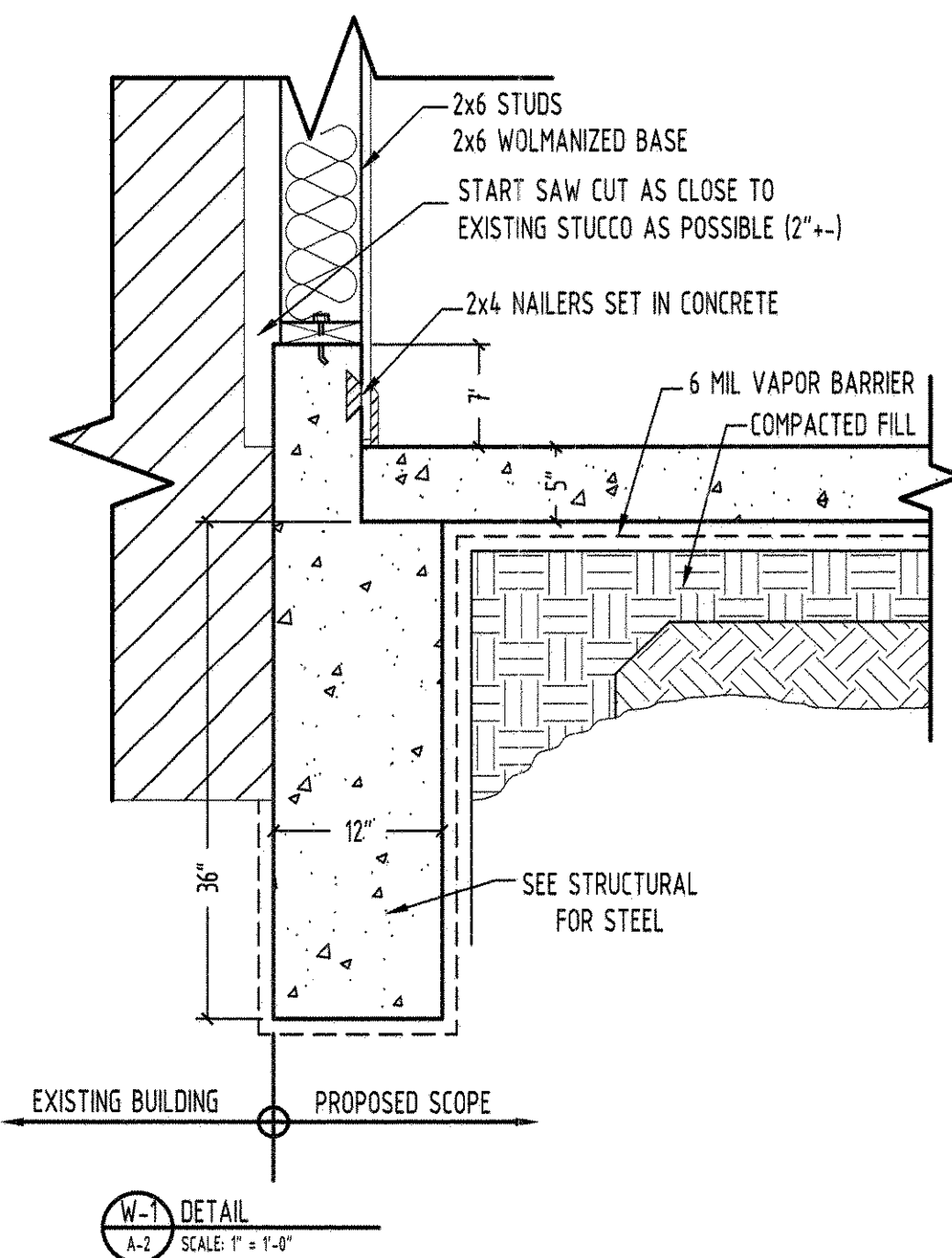
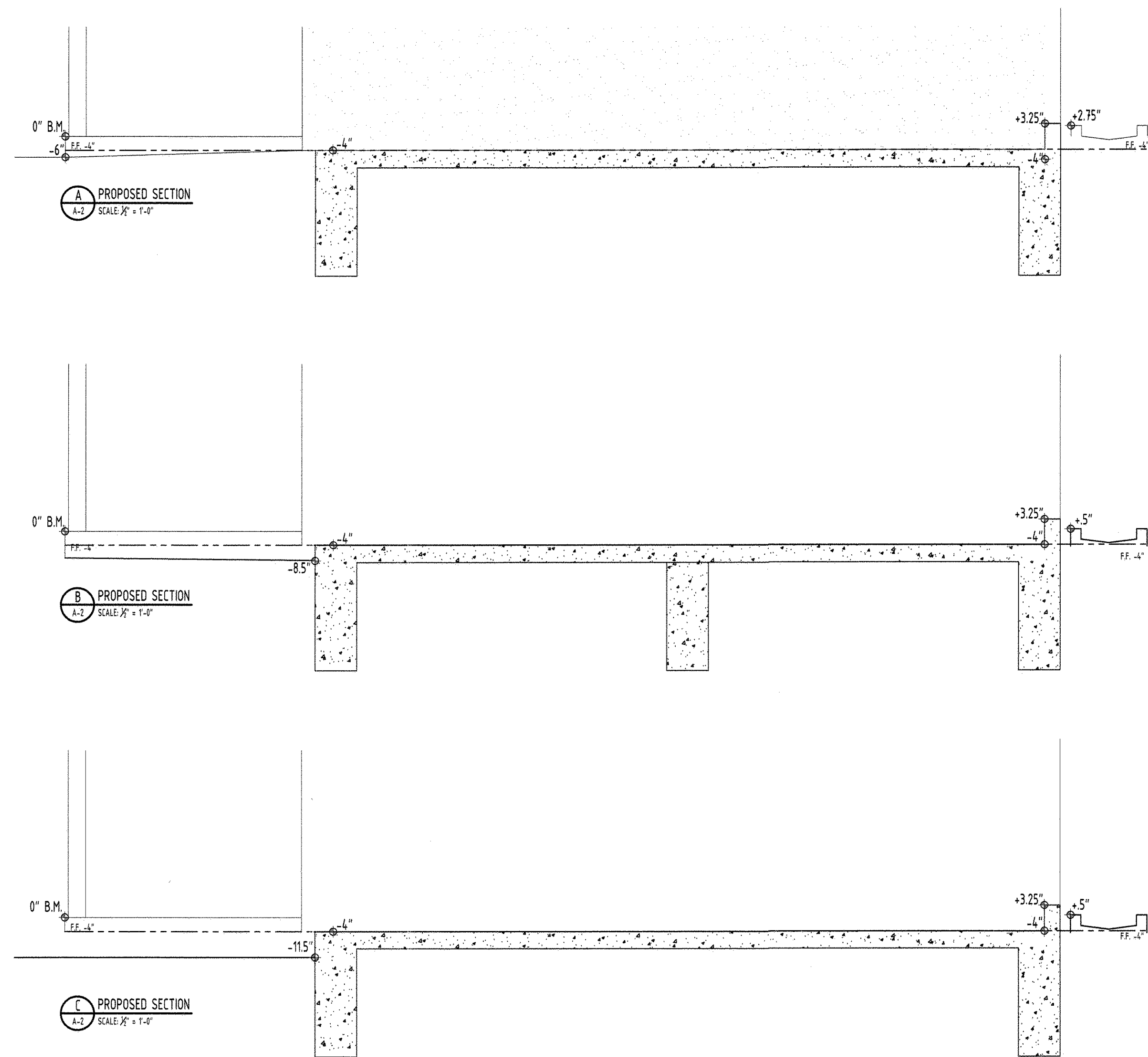
Revisions:	BEXAR
SAN ANTONIO ART LEAGUE CARPORT ENCLOSURE 130 KING WILLIAM ST. SAN ANTONIO TEXAS © HARRY JEWETT ASSOCIATES 2015	
HARRY JEWETT ASSOCIATES Engineers • Architects • Planners	307 West Rhapsody Drive San Antonio, Texas 78216 (214) 777-3417 (214) 777-3417
TEXAS REGISTERED ENGINEERING FIRM F-1225 TEXAS LICENSED SURVEYING FIRM 100010-00	
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1 PROPOSED FOUNDATION PLAN
A-2 SCALE: 1/8" = 1'-0"

NOTE:
VERIFY ALL EXISTING CONDITIONS
REFER TO SA ENGINEERING CO.
FOR FOUNDATION, STEEL &
SLAB SPECIFIC DETAILS &
DIMENSIONS. SHEET S-1



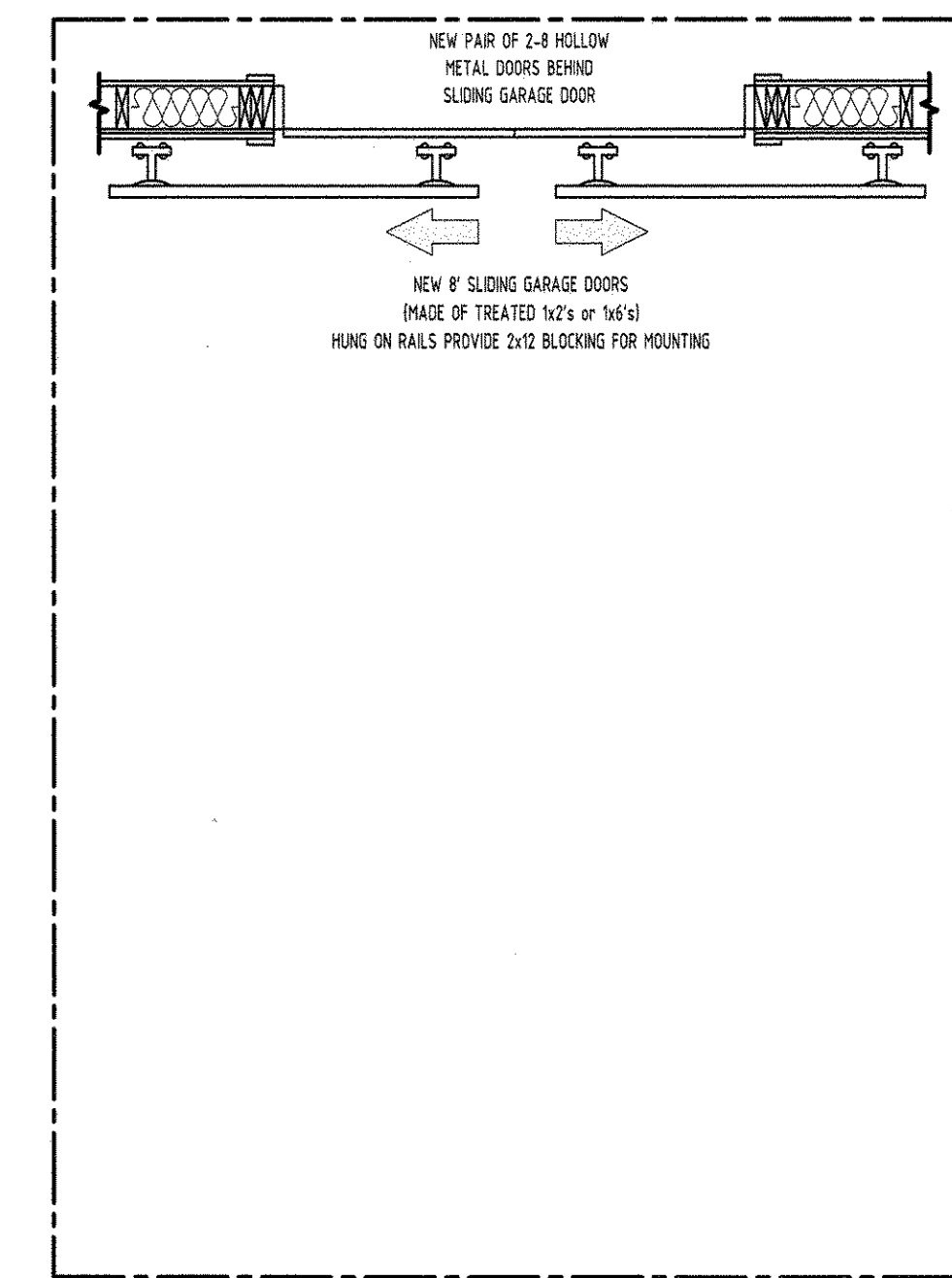
SAN ANTONIO ART LEAGUE
CARPORT ENCLOSURE
130 KING WILLIAM ST.
SAN ANTONIO TEXAS
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TEXAS LICENSED
SURVEYING FIRM: 100010-00
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Date: 3/19/2019
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A-2
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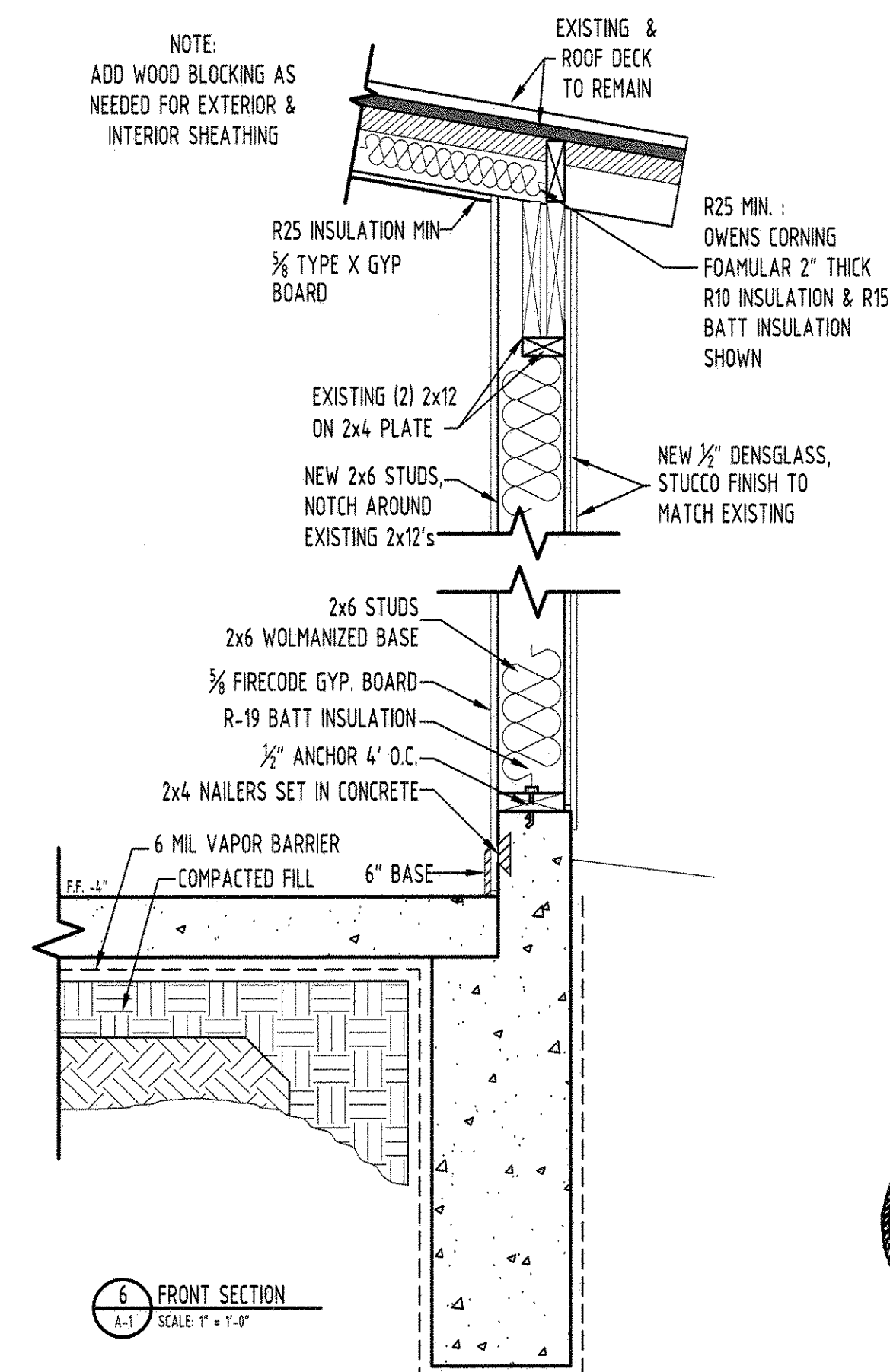
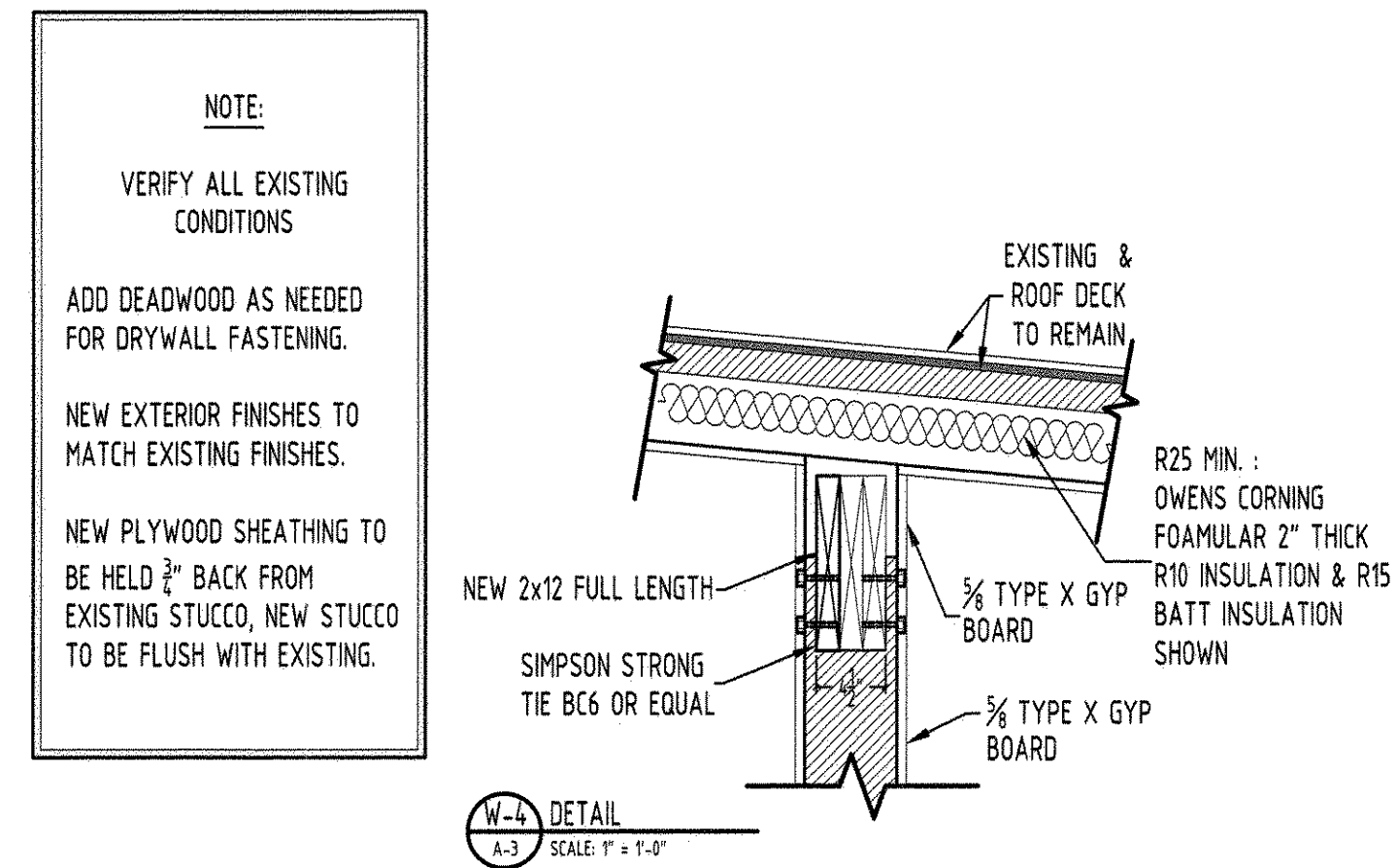
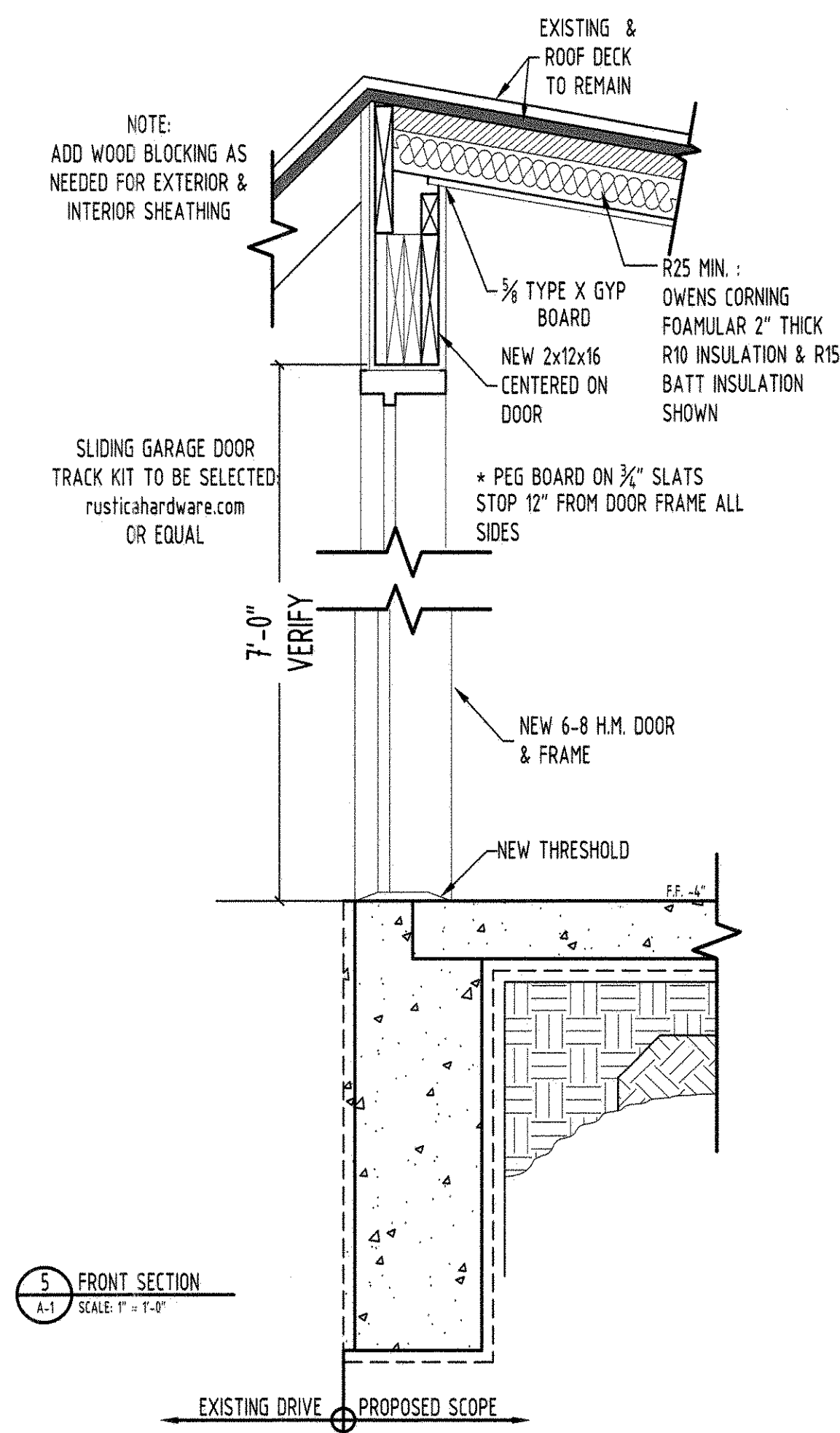
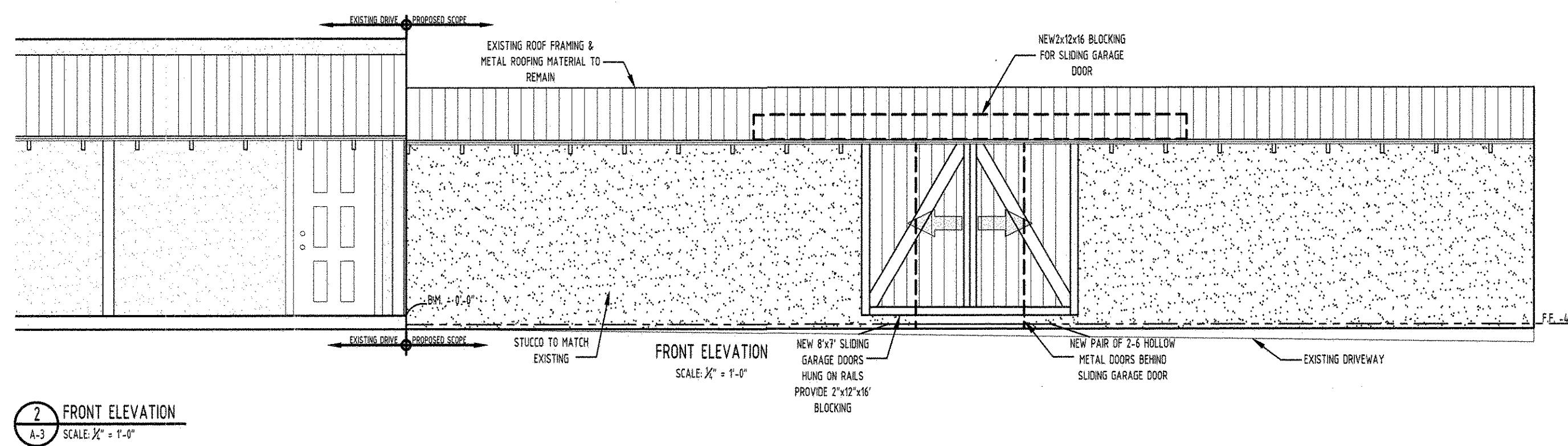
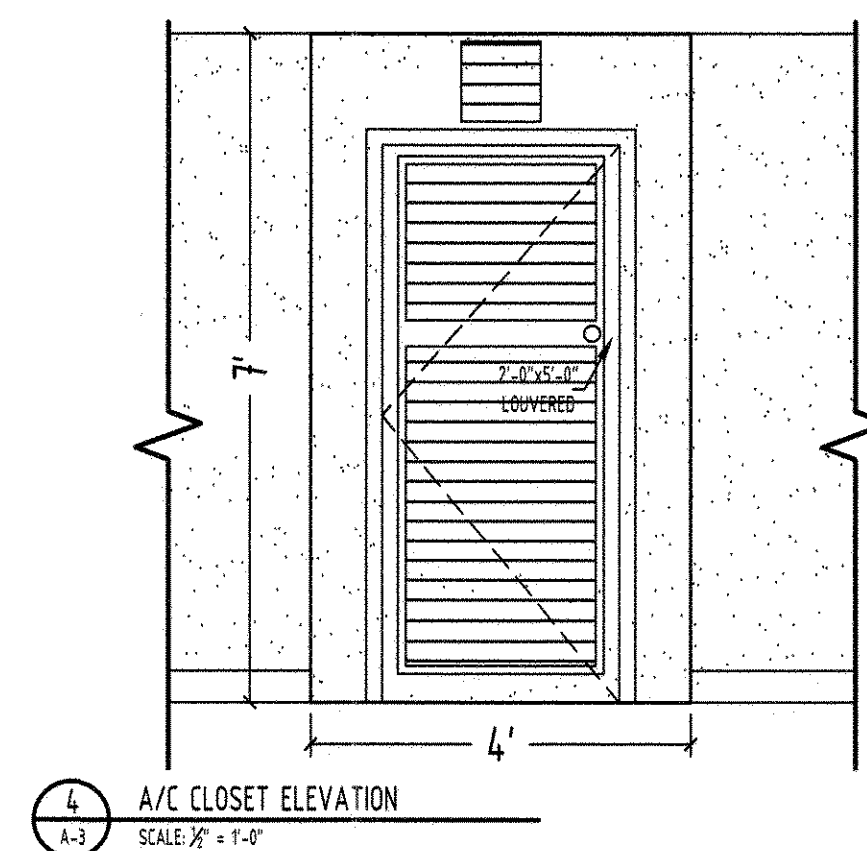
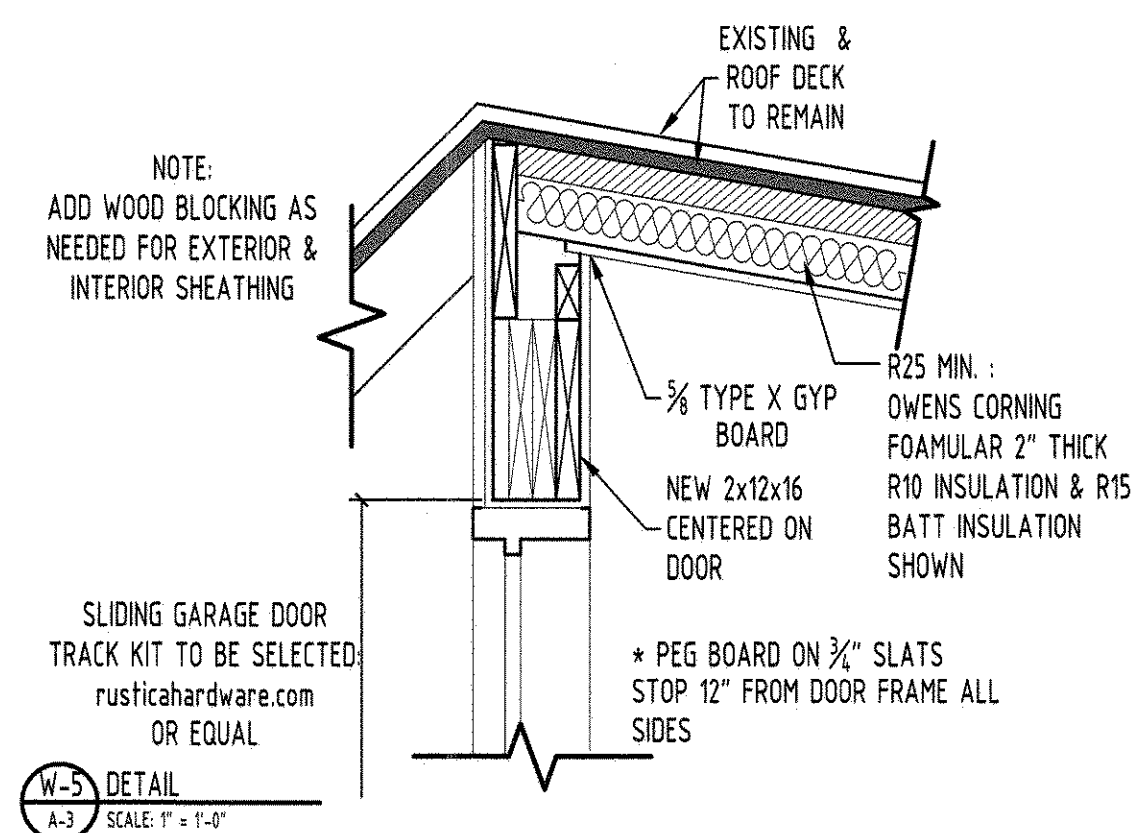
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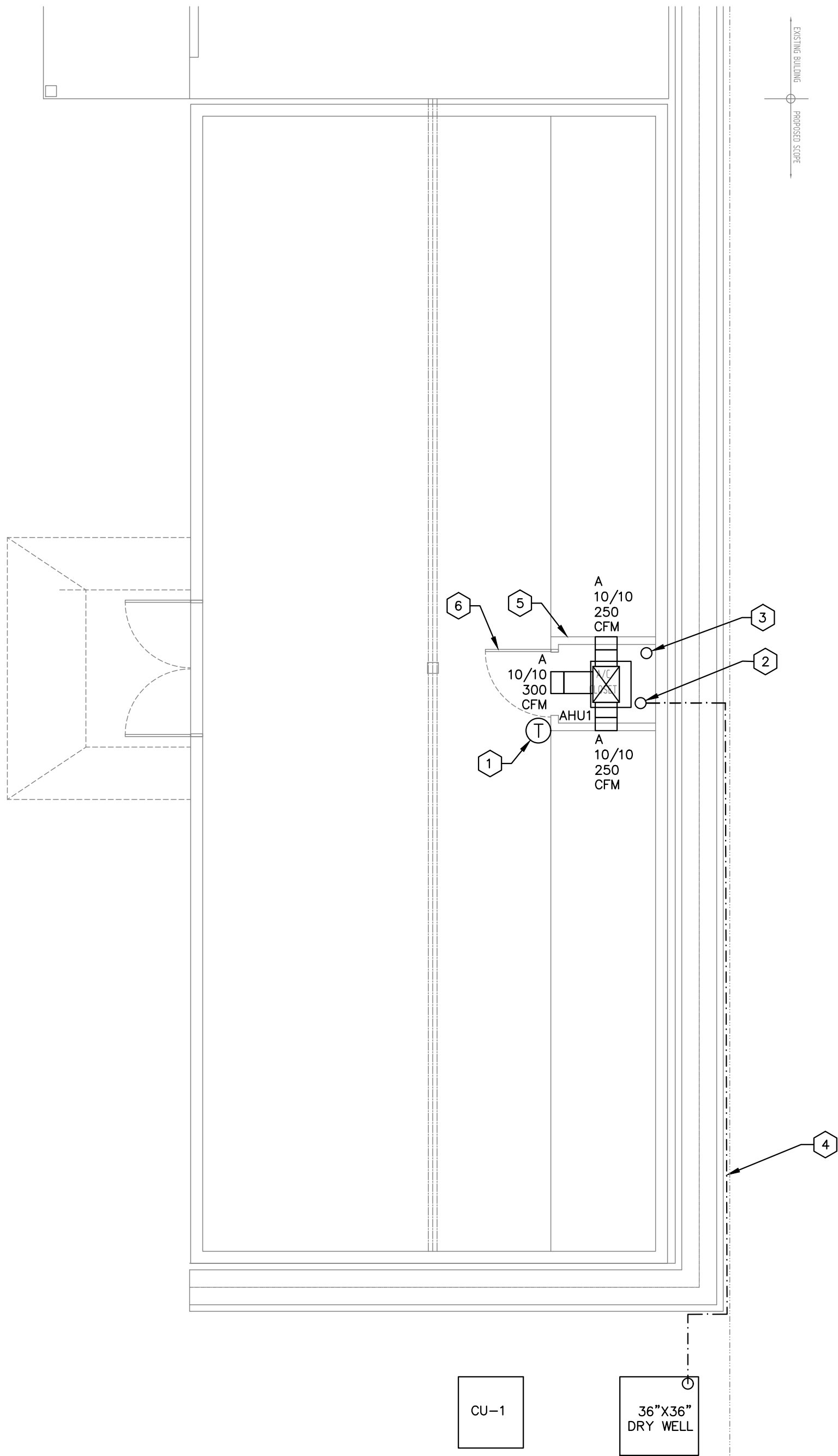


DOOR SCHEDULE

DOOR No 100

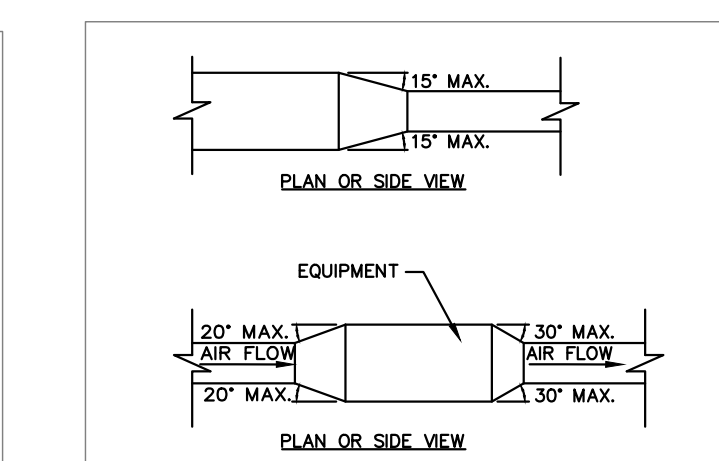
PAIR OF 2-8x6-8 H.M. W/ INSULATION
FLUSH BOLTS
THRESHOLD
DBL CYLINDER DEAD BOLT
ENTRY LOCK
CLOSER
T-ASTRICAL
T-ASTRICAL 4 1/2" PAIR 4" HANGERS
PANIC BAR



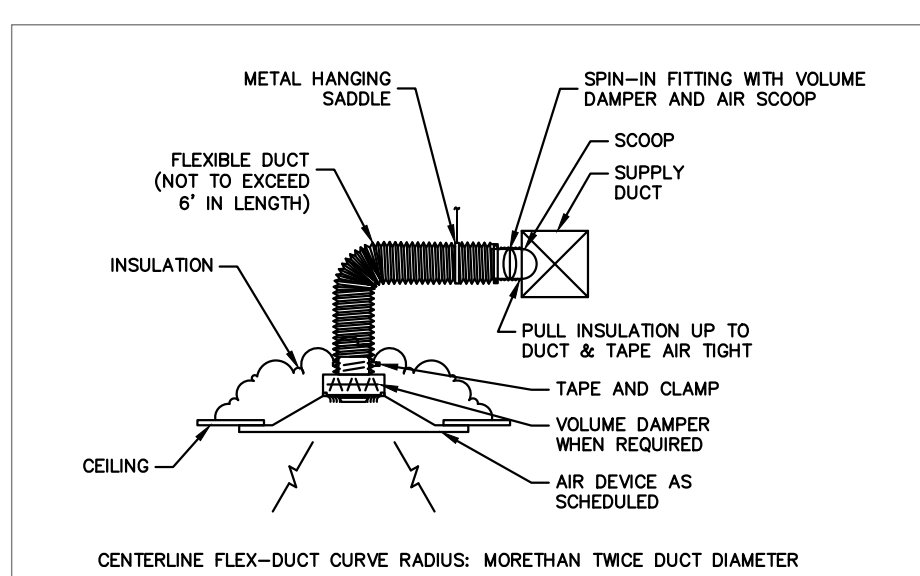


1 MECHANICAL H.V.A.C. FLOOR PLAN
SCALE: 1/4"=1'-0"

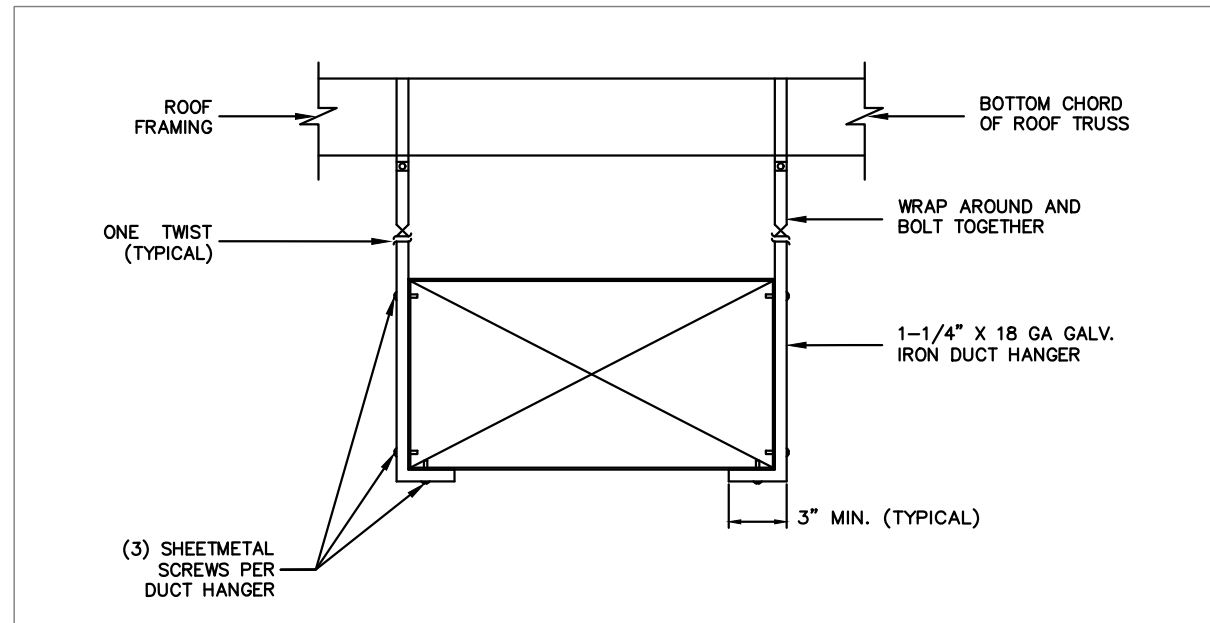
- KEY NOTE: ○
1. MOUNT THERMOSTAT AT 48" A.F.F. COORDINATE WITH ARCHITECT AND ELECTRICAL CONTRACTOR. PROVIDE PROTECTIVE COVERING OVER THE THERMOSTAT.
 2. ALLOW FOR A CONDENSATE PUMP TO PUMP CONDENSATE FROM THE AHU TO THE PROPOSED DRY-WELL, IF CONTRACTOR IS UNABLE TO INSTALL DRAIN LINES IN A MANNER THAT WILL ALLOW FOR GRAVITY FLOW TO THE DRY WELL.
 3. PROVIDE A 5"Ø O.A. INTAKE THRU THE ROOF WITH ROOF CAP AND BIRD SCREEN PER CODE.
 4. DRAIN 3/4"CONDENSATE LINE TO DRY WELL PER CODE.
 5. 24/24 R.A. OPENING IN THE RETURN AIR PLATFORM BELOW VERTICAL AHU, ALLOWING RETURN AIR TO AHU.
 6. AC DOOR REFER TO ARCHITECTS DOOR SCHEDULE FOR MORE INFORMATION.



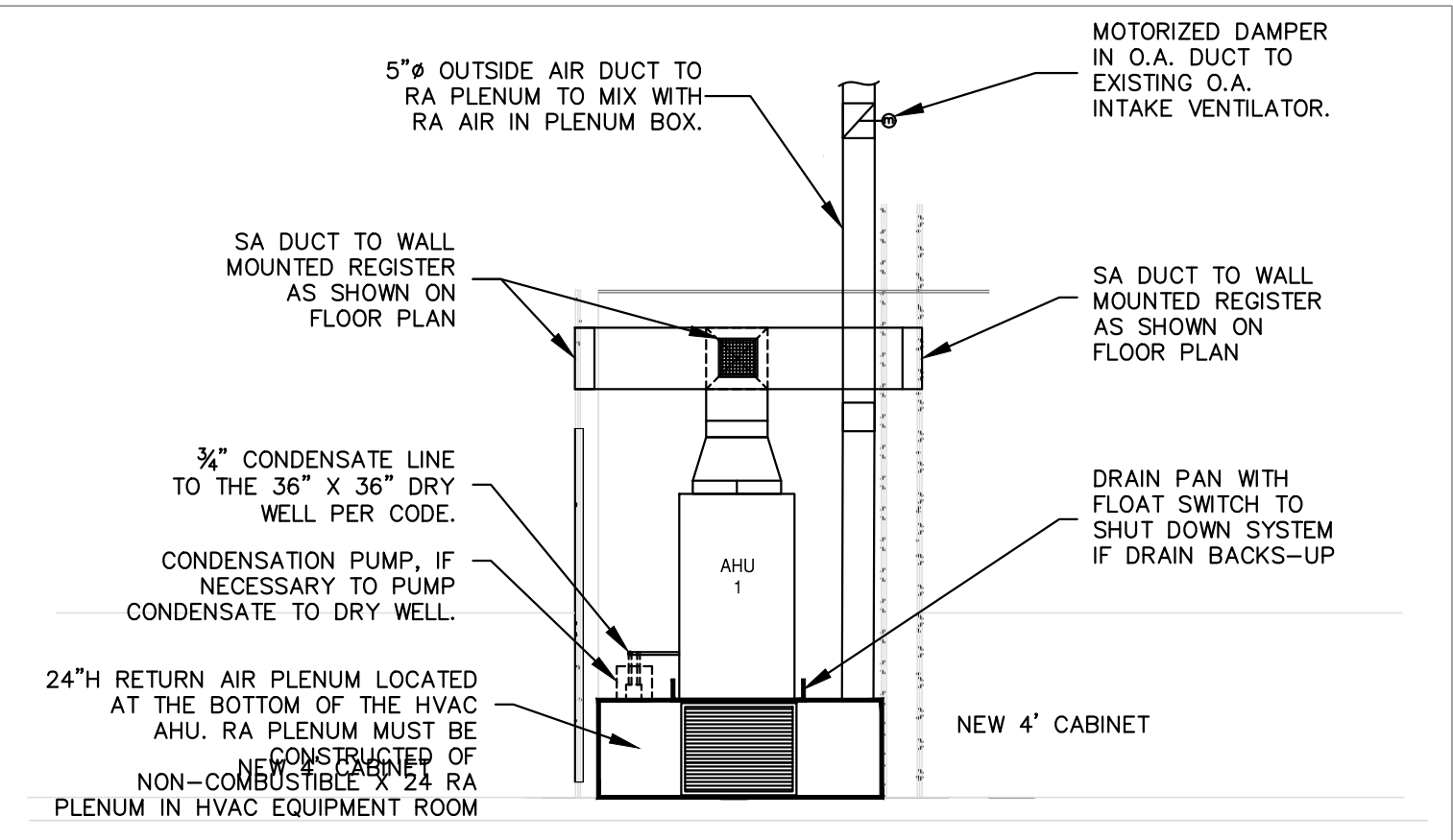
2 DUCT TRANSITION DETAIL
SCALE: NOT TO SCALE



3 FLEXIBLE DUCT DETAIL
SCALE: NOT TO SCALE



4 DUCT HANGER DETAIL
SCALE: NOT TO SCALE

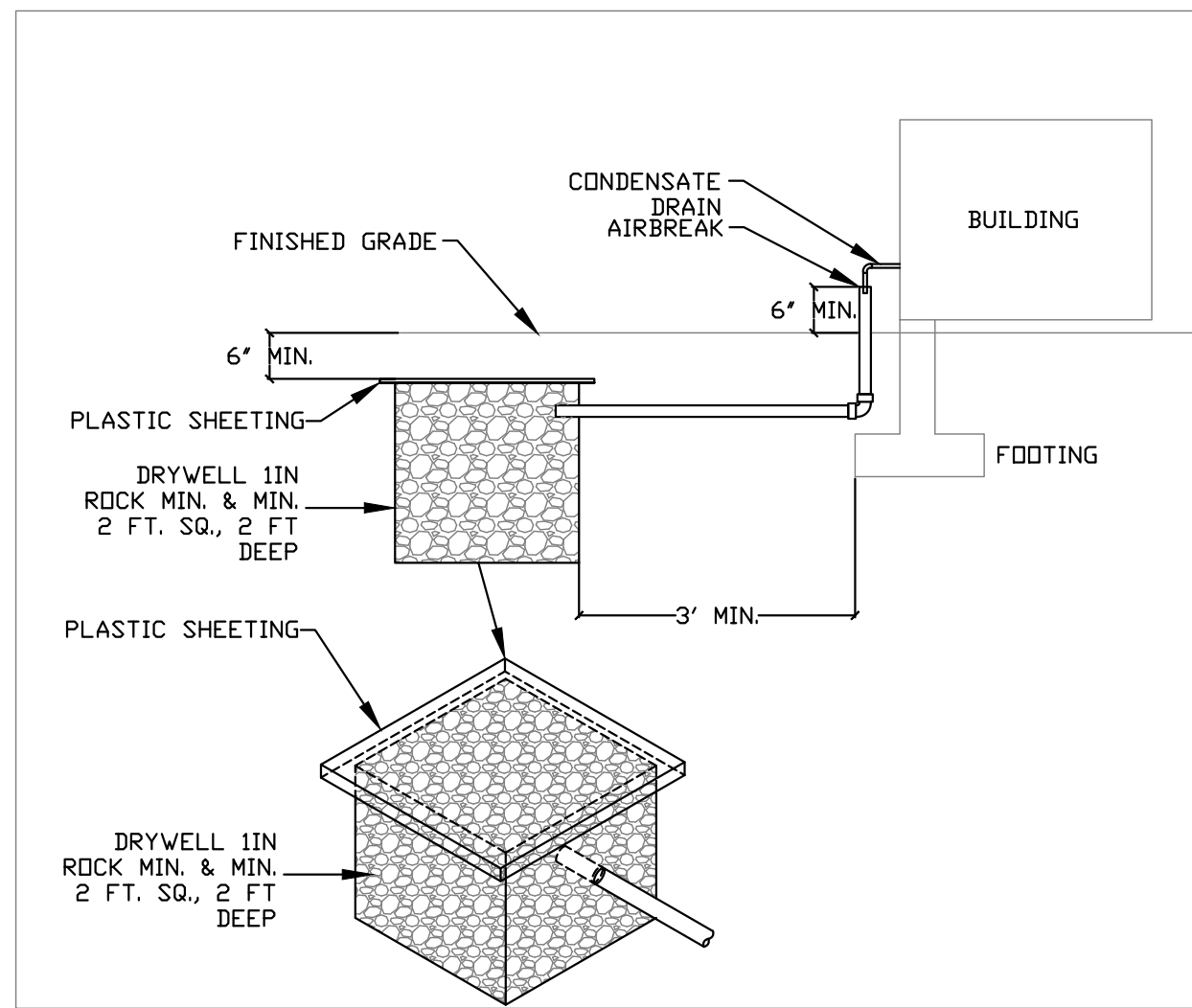


5 AIR HANDLER UNIT DETAIL
SCALE: NOT TO SCALE

PROPOSED CONDENSATE DISCHARGE OF DUCTLESS AHU'S

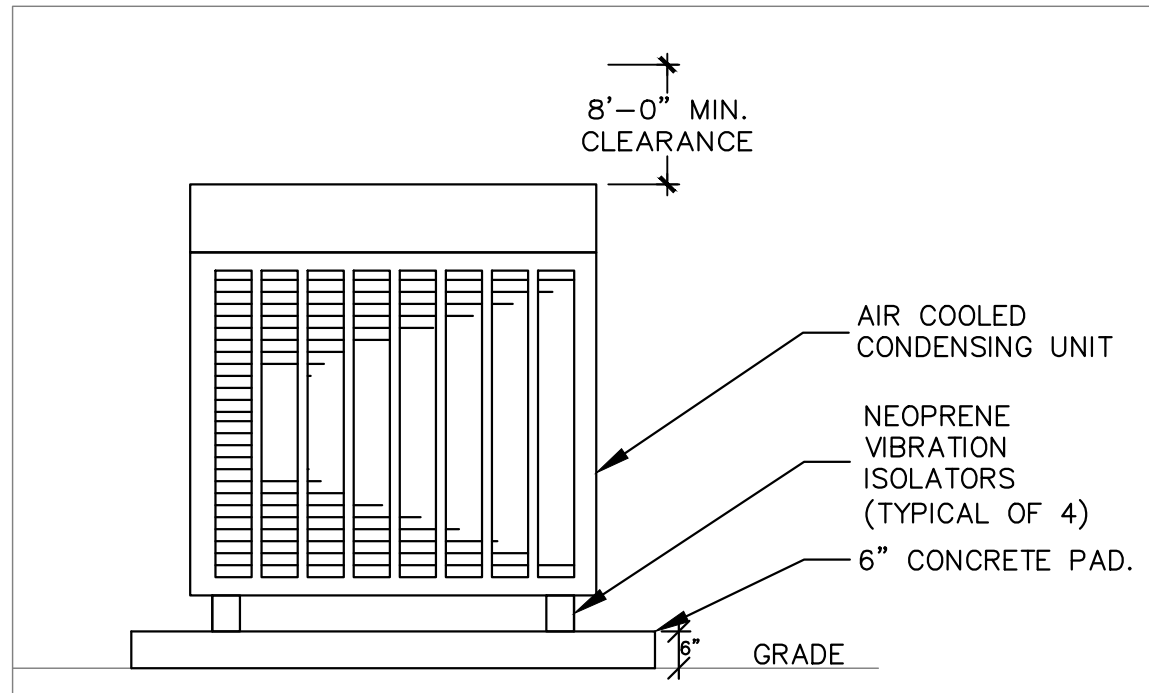
CONDENSATE DISPOSAL REQUIREMENTS:

1. CONDENSATE DISCHARGE FOR THE SUBJECT DUCTLESS HVAC UNITS IS TYPICALLY TERMINATED IN RECEPTORS THAT ARE PART OF THE SANITARY SEWER SYSTEM.
2. HOWEVER, DUE TO THE REMOTE LOCATIONS OF THE SUBJECT DUCTLESS AHU'S, A DRYWELL IS RECOMMENDED AS THE POINT OF DISPOSAL.
3. THE PROPOSED DRYWELL IS DETAILED AND SPECIFIED HEREIN. THE SPECIFICATIONS ARE AS FOLLOWS:
 - 3.1. THE MINIMUM SIZE OF THE PROPOSED DRYWELL IS 2 FEET x 2 FEET SQUARE AND 2 FEET DEEP.
 - 3.2. THE NEAREST EDGE OF THE DRYWELL SHALL BE AT LEAST 3 FEET FROM ANY STRUCTURE OR BUILDING FOUNDATION.
 - 3.3. THE DRYWELL SHALL BE FILLED WITH "RIVER-ROCK". THE ROCK SHALL BE A MINIMUM OF 1" IN DIAMETER.
 - 3.4. THE TOP OF THE WELL SHALL BE COVERED WITH A 1/2" PLASTIC SHEETING WITH 6" OF EARTH OR CONCRETE ABOVE THE TOP OF THE WELL.
 - 3.5. THE CONDENSATE PIPE FROM EACH COOLING COIL SHALL BE 3/4" AND BE CONNECTED TO THE MAIN CONDENSATE LINE, WHICH IS MINIMUM PIPE SIZE OF 1 1/2".
 - 3.6. THE INDIRECT CONNECTION SHALL BE MADE BY AN AIR BREAK AT THE EDGE OF THE FOUNDATION
 - 3.7. THE PIPE MATERIAL SHALL BE PVC SCHEDULE 40.



7 DRYWELL DETAIL
SCALE: NOT TO SCALE

AIR DEVICE SCHEDULE	
MARK	A
SERVICE	SUPPLY
TYPE	CEILING
MANUFACTURER REF.	METALAIRE
MODEL NO.	SERIES 4000
KEYNOTES	1,2,3,4
KEY NOTE DESCRIPTION	
1. VOLUME DAMPER WITH ROUND NECK, SIZE AS INDICATED ON DRAWING	
2. 10" X 10" OVERALL PANEL SIZE	
3. DOUBLE DEFLECTION	
4. PROVIDE INCREASERS OR REDUCERS AS REQUIRED.	



6 CONDENSING UNIT DETAIL
SCALE: NOT TO SCALE

H.V.A.C. GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST SMACNA, LOCAL CODES, APPLICABLE I.E.C.C. ENERGY CONSERVATION CODES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY LOCAL ADMISTRATIVE AUTHORITY.
3. DUCTWORK SHALL BE:
 - 3.1. WHERE EXPOSED, DOUBLE WALL, INSULATED, SPIRAL SHEETMETAL.
 - 3.2. WHERE CONCEALED, PROVIDE EITHER DOUBLE WALL, INSULATED SPIRAL SHEETMETAL, EXTERNALLY WRAPPED RECTANGULAR SHEETMETAL, OR FIBERBOARD DUCT.
 - 3.3. ALL INSTALLATIONS SHALL COMPLY WITH UL STANDARDS. INSULATE PER IECC REQUIREMENTS.
4. PROVIDE SEVEN-DAY PROGRAMMABLE, SOLID STATE THERMOSTAT FOR EACH SYSTEM, EQUAL TO HONEYWELL 8000 VISION PRO.
5. PROVIDE ROOF CURBS, IF APPLICABLE.
6. PROVIDE AIR BALANCE TEST.
7. PROVIDE MANUAL DAMPER AT EACH BRANCH TAKE-OFF & AIR DEVICE
8. COORDINATE EXACT LOCATION OF EACH AIR DEVICE WITH ARCHITECT.
9. THERMOSTATS AND CONTROLS TO BE AT +48" ABOVE FINISHED FLOOR, COMPLY WITH ADA/TAS REQUIREMENTS.
10. CONTRACTOR TO EXTEND COPPER DRAINS TO NEAREST APPROVED RECEPTOR AND TERMINATE AS PER CODE.
11. CONTRACTOR SHALL PROVIDE COMPLETE AND FUNCTIONAL SYSTEMS, REGARDLESS IF ALL DETAILS ARE ILLUSTRATED FOR ALL SYSTEMS. IF CONTRACTOR IDENTIFIES ANY DISCREPANCIES OR DEFICIENCIES WHILE PRICING THE PROJECT, CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER AND RESOLVE ISSUE(S) PRIOR TO SUBMITTING THE FINAL PRICE.
12. THE ROOF STRUCTURE WAS DESIGNED TO INCLUDE TWO EQUIPMENT SUPPORT STRUCTURES TO SUPPORT THE CONDENSING UNITS FOR THE SPLIT DX SYSTEMS SPECIFIED HEREIN. THESE TWO METAL STRUCTURES ARE ON THE ROOF AND MUST BE USED TO SUPPORT THE CU'S ON THE ROOF. CONTRACTOR SHALL USE THE EXISTING RACEWAY SLEEVES INSTALLED UNDER THE SHELL PERMIT FOR ALL REFRIGERANT LINES.
13. H.V.A.C. DRAIN LINE SHALL BE INTERNAL AND CONNECTED TO THE EXISTING SANITARY SEWER IN THE LEASED SPACE.
14. ALL BRANCH DUCTS TO AIR DEVICES SHALL BE INSULATED METAL FLEX DUCT. THERMAFLEX INSULATED FLEX DUCT IS ALLOWED FOR LENGTHS LESS THAN 6'-0" IN LENGTH.
15. REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH 1" AF/ARMAFLEX INSULATION.
16. TURNING VANES, DAMPERS, EXTRACTORS, AND OTHER APPURTENANCES NOT INDICATED ON DRAWINGS ARE REQUIRED TO PROVIDE FULLY OPERATIONAL SYSTEM AS INTENDED BY DRAWINGS AND SPECIFICATIONS.
17. DUCT DIMENSIONS INDICATED ARE INSIDE DIMENSIONS CLEAR.

IECC COMPLIANCE: MECHANICAL SECTION

HVAC EQUIPMENT ENERGY EFFICIENCY RATINGS MUST COMPLY WITH THE IECC; REFER TO HVAC EQUIPMENT SCHEDULE FOR EER RATINGS.

HVAC DUCT INSULATION MUST COMPLY WITH THE IECC;

ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACE MUST BE PROVIDED WITH A MINIMUM OF R-6 INSULATION.

ALL SUPPLY AND RETURN DUCTS LOCATED OUTDOORS MUST BE PROVIDED WITH A MINIMUM OF R-8 INSULATION.

REFER TO SPECIFICATIONS FOR THE OTHER REQUIREMENTS.

NOTES

1. ALL CU UNITS SHALL HAVE A "SEER" RATING AS SCHEDULED HEREIN.
2. APPROVED MANUFACTURERS: YORK OR TRANE, LENNOX, OR CARRIER. UNITS SHALL BE EQUAL TO TRANE 4TWV 18 SEER HEAT PUMP AND TAM9 VARIABLE SPEED AHU.
3. PROVIDE CU'S W/ HAIL GUARDS, AND FILTERS.
4. PROVIDE CLEARANCE AROUND UNITS PER MANUFACTURERS SPECIFICATIONS.
5. PROVIDE MOTORIZED OUTSIDE AIR DAMPER WITH OPERATING RANGE FOR TOTAL OUTSIDE AIR SCHEDULED HEREIN. DAMPER TO OPEN WHEN COMPRESSOR CYCLES "ON" AND CLOSE WHEN COMPRESSOR CYCLES "OFF".
6. PROVIDE PLEATED FILTER AT RETURN AIR PLENUM IN UNIT.
7. PROVIDE MCA AND M.O.C.P. VALUES TO ELECTRICAL CONTRACTOR FOR VERIFICATION OF BREAKER SIZES FOR PANEL BOARDS.
8. SYSTEM SHALL BE PROVIDED WITH SEVEN DAY PROGRAMMABLE ELECTRONIC SOLID STATE THERMOSTATS WITH BATTERY BACK-UP. THERMOSTAT SHALL INCLUDE DRY-BULB SENSORS AND HUMIDITY SENSORS PROVIDING RELATIVE HUMIDITY OF 50% FOR MORE PRECISE COMFORT CONTROL.
9. CONDENSER TO BE EQUIPPED WITH VARIABLE SPEED COMPRESSOR FOR VARIABLE SPEED COOLING.
10. PROVIDE DUCT SMOKE DETECTOR AND CONTROLS FOR EACH SYSTEM OR SYSTEMS SERVING A COMMON AREA AT 2,000 C.F.M. OR GREATER. PROVIDE REMOTE RESET WITH SYSTEM LABEL FOR OPERATOR.
11. PROVIDE ELECTRIC HEATER AS SCHEDULED HEREIN.
12. CONNECT CONDENSATE LINE TO DRY WELL AS DETAILED HEREIN. ALLOW FOR CONDENSATE PUMP IN THE EVENT NATURAL "FALL" DOES NOT ALLOW FOR CONDENSATE DISPOSAL.

Contractor or Installer must provide a letter certifying that the following;

1. All Mechanical Systems, including ducts and plenum insulation with specified R-Values have been installed as specified. Systems installed also meet the Mechanical Equipment Efficiencies Ratings as specified.

SAN ANTONIO ART LEAGUE

CARPOT ENCLOSURE
130 KING WILLIAM ST.
SAN ANTONIO TEXAS

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners

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San Antonio, Texas 78216
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TEXAS REGISTERED
ENGINEERING FIRM: F-1225

TEXAS LICENSED
SURVEYING FIRM: 100010-00

Job No.:
19003

Date: 3/28/2019

Drawn by:ECM/VAA

Sheet:
MECHANICAL
H.V.A.C. FLOOR PLAN

M-1

Revisions:

BEXAR

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ALL FIXTURE COLORS TO BE SELECTED/CONFIRMED BY OWNER/TENANT PRIOR TO ORDERING LIGHT FIXTURES.

- KEY NOTE:

ELECTRICAL POWER LEGEND

1. PROVIDE WALL VACANCY SENSOR WITH 0-10V DIMMING, BY SENSOR SWITCH, EQUAL TO MODEL WSX-PDT-EZ-D-IV SENSOR. REFER TO DETAILS HEREIN.

- 1.1. REFER TO DETAILS ON THIS SHEET.

THE SUBJECT PROJECT HAS BEEN DESIGNED UNDER THE COMMERCIAL PROVISIONS OF THE 2015 IECC. IN ACCORDANCE TO INFORMATION PROVIDED IN COSA IB221. THE CONTRACTOR MUST HIRE A 3RD PARTY COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW, DOCUMENTING EACH TASK, THE PERSON COMPLETING THE TASK, THE INITIAL SETTINGS, ACTIONS PERFORMED AND FINAL SETTINGS.

1. THE TESTING AGENT WILL TEST THE VACANCY SENSORS TO ASSURE COMPLIANCE WITH IECC C405.2.1.1
2. THE AGENT WILL INCLUDE THE MAKE AND MODEL OF THE SENSORS TESTED.
3. SENSORS WILL BE TESTED TO DETERMINE MINIMUM SET POINTS AND SENSING FUNCTIONS REQUIRED BY C405.2.1.1

5. FUNCTIONAL TESTING SHALL BE IN ACCORDANCE WITH SECTIONS C408.3.1.1. OCCUPANT SENSOR CONTROLS WILL BE TESTED AND AGENT WILL CERTIFY THAT THE OCCUPANT SENSORS HAVE BEEN LOCATED AND AIMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. EACH SENSOR SHALL BE TESTED

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SAN ANTONIO ART LEAGUE

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TEXAS LICENSED
SURVEYING FIRM: 100010-00

19003

Drawn by: ECM/VAA

E-1



Load Analysis: 120/240V 1Ph 3W							
EXISTING STORAGE	800	S.F.					
NEW STORAGE	800	S.F.					
TOTAL NEW AND EXISTING	1,600	S.F.					
	Qty	VA/SF or VA/Unit	Total VA	NEC Demand	Total NEC VA	Amperes/Phase A	B
EXISTING DEMAND:	1	2,450	2,450	100%	2,450	10.21	10.21
NEW LOAD:							
LIGHTS	1	1.00	800	125%	1,000	4.17	4.17
RECEPTACLES	9	180	1,600	100%	1,600	6.67	6.67
NEW HVAC	1	3,840	3,840	125%	4,800	20.00	20.00
TOTAL NEW LOAD			6,240		7,400	30.83	30.83
TOTAL NEW AND EXISTING LOADS			8,690		9,850	41.04	41.04

Panel: Voltage:	"B" (EXISTING) 120/240V 1Ph 3W	100A	MLO	EQUIPMENT GROUND 10KAIC					FLUSH NEMA 1
		Bkr/P	VA		VA				
Ckt #	Description		A		B		Bkr/P	Description	Ckt #
1	EXISTING	20/1	-	-			20/1	EXISTING	2
3	EXISTING	20/1			-	-	20/1	EXISTING	4
5	EXISTING	20/1	-	-			20/1	EXISTING	6
7	EXISTING	20/1			-	-	20/1	EXISTING	8
9	EXISTING	20/1	-	-			20/1	SPACE	10
11	EXISTING	30/2			-	-	20/1	SPACE	12
13	"	"	-	3,184			50/2	NEW PANEL "C"	14
15	EXISTING	20/1			-	2,640	"	"	16
	Total Volt-Amps		-	3,184	-	2,640			
	Total Volt-Amps Per Phase			3,184		2,640			
	EXISTING DEMAND			1,225		1,225			
	Total Per Phase			4,409		3,865			
	Plus 25% Per NEC			1,102		966			
	Total VA Capacity			5,511		4,831			
	Total Ampacity			45.93		40.26			

Panel: Voltage:	"C" 120/240V 1Ph 3W	"C" 100A	MLO	EQUIPMENT GROUND 10KAIC				FLUSH NEMA 1	
Ckt #	Description	Bktr/P	VA		VA		Bktr/P	Description	Ckt #
1	AHU-1	25/2	1,920	-			20/2	CU-1	2
3	"	"			1,920	-	"	"	4
5	RECEPTACLES	20/1	540	544			20/1	LIGHTS	6
7	RECEPTACLES	20/1			540	-	20/1	SPARE	8
9	RECEPTACLES	20/1	180	-			20/1	SPARE	10
11	RECEPTACLES	20/1			180	-	20/1	SPARE	12
13	SPARE	20/1	-	-			20/1	SPARE	14
15	SPARE	20/1			-	-	20/1	SPARE	16
Total Volt-Amps			2,640	544	2,640	-			
Total Volt-Amps Per Phase			3,184		2,640				
Total Per Phase			3,184		2,640				
Plus 25% Per NEC			796		660				
Total VA Capacity			3,980		3,300				
Total Ampacity			33.17		27.50				

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONFIRM LOCATIONS WITH OWNER'S REPRESENTATIVE.
2. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLIMATE AREAS.
3. DISCONNECT SWITCHES SHALL BE HP RATED, GENERAL DUTY, QUICK-MADE, QUICK BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
4. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
5. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS LABELS WHERE APPLICABLE
6. USE PVC, EMT, IMC, RGS OR MC CABLE IN COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND CONSISTENT WITH THE U.L. LISTING AND CODE APPLICATION.
7. USE COPPER THHN/THWN BUILDING WIRE FOR ALL INSTALLATIONS.
8. BREAKER PANELS MUST BE PLUG-IN TYPE, IN NEMA RATED ENCLOSURES LISTED FOR SAID APPLICATION.
9. PROVIDE DISCONNECTING MEANS FOR ALL EQUIPMENT AS REQUIRED BY THE NEC.
10. ALL CIRCUITS SHOWN ARE 20A/1P, 3-#12(1G) IN 1/2" CONDUIT, UNLESS OTHERWISE STATED. USE SEPARATE NEUTRALS FOR ALL MULTI-WIRE BRANCH CIRCUITS CONSISTENT WITH ARTICLE 210 OF THE NATIONAL ELECTRICAL CODE. ALL CIRCUITS LONGER THAN 100 FEET SHALL INCLUDE #10 CU CONDUCTORS AND ALL CIRCUITS LONGER THAN 200 FEET SHALL INCLUDE #8 CU CONDUCTORS TO COMPENSATE FOR VOLTAGE DROP CONDITIONS.
11. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF ALL EQUIPMENT AND CONNECTIONS WITH OWNER WHEN EQUIPMENT IS DELIVERED TO SITE.
12. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY CO.
13. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE IECC ENERGY CODE.
14. IF APPLICABLE, ALL DUPLEX RECEPTACLES LOCATED IN THE CLASSROOM AREAS, THE CORRIDOR AND THE COMMON RECEPTION AREAS MUST BE TAMPER-PROOF.
15. CONTRACTOR MUST REVIEW AND STUDY ARCHITECTURAL & ENGINEERING DRAWINGS DURING THE BIDDING PROCESS TO BECOME COMPLETELY FAMILIAR WITH THE SCOPE OF WORK PROPOSED FOR THIS SUBJECT SPACE.
16. CONTRACTOR TO VERIFY EXACT BREAKER RATING (AMPS & POLES) FOR EACH

17. CONTRACTOR SHALL PROVIDE COMPLETE AND FUNCTIONAL SYSTEMS, PURSUANT TO CODE, REGARDLESS IF ALL DETAILS ARE SHOWN HEREIN. THEREFORE, CONTRACTOR MUST SHOW ALL DETAILS IN DETAIL AND VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS; IF APPLICABLE, BEFORE SUBMITTING A FINAL PRICE. ALSO, ANY DISCREPANCIES IN WORK OUTLINED HEREIN MUST BE ADDRESSED AND CORRECTED BEFORE FINAL PRICES ARE SUBMITTED.
18. CONCEAL ALL CONDUIT RUNS IN WALLS AND PANELS FOR ALL J-BOXES & PULL BOXES, ETC. PER CODE.
19. ALL NEW COVER PLATES SHALL BE APPROVED BY TENANT FOR COLOR AND STYLE.
20. CONTRACTORS SHALL COORDINATE CLEARANCES AND LOCATIONS WITH MILLWORK SUBCONTRACTOR FOR ALL POWER AND DATA OUTLETS.
21. EQUIPMENT AND APPLUANCE OUTLET MOUNTING HEIGHTS SHALL BE COORDINATED WITH THE DESIGNATED FUNCTION AND LOCATION REQUIRED. REFER TO ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS AND ELEVATION DETAILS.
22. PRIOR TO DRILLING THE SLAB FOR FLOOR OUTLETS, THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGER AND STRUCTURAL ENGINEER. CONTRACTOR SHALL USE PILOT HOLES PRIOR TO ALL DRILLING. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS.
23. ARCHITECTURAL DOCUMENTS SHALL DICTATE THE LOCATION OF ALL TELEPHONE AND ELECTRICAL OUTLETS. ENGINEER'S PLANS ARE FOR DESIGNATED POWER AND CIRCUITRY ONLY. ANY DISCREPANCY SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
24. WHERE TELEPHONE AND ELECTRICAL OUTLETS APPEAR TO BE BACK TO BACK, THE BOXES ARE TO BE STAGGERED TO REDUCE NOISE TRANSMISSION THROUGH PARTITION.
25. ALL DESIGNATED OUTLETS SHALL BE CLEARLY DESIGNATED.
26. ALL WIRING WITHIN RETURN AIR PLENUM SHALL BE TEFLOM COATED OR CONTAINED WITHIN CONDUIT IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS
27. CONTRACTOR TO PROVIDE JUNCTION BOX AND PULL STRING FOR ALL TELEPHONE AND DATA OUTLETS TO ASSIST TENANT'S CABLE VENDOR.
28. IF APPLICABLE, PATCH, REPAIR OR RE-HANG EXISTING CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.
29. WHERE APPLICABLE, REPLACE ALL DAMAGED OR STAINED CEILING TILE THROUGHOUT LEASE AREA, IF AN EXACT MATCH BETWEEN NEW AND EXISTING TILE IS NOT POSSIBLE, PULL ALL TILES FROM ONE ROOM TO USE AS REPLACEMENTS IN OTHER AREAS AND RE-TILE ROOM WITH NEW TILES.



BEXAR

CARPORT ENCLOSURE
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Sheet:
ELECTRICAL RISER
DIAGRAM AND
SCHEDULES AND SPECS

E-2