

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2020-507  
**ADDRESS:** 722 S ST MARYS ST  
519 S PRESA ST  
732 S ST MARYS ST  
**LEGAL DESCRIPTION:** NCB 902 BLK LOT 24 AT 724 ST MARYS  
PIG LIQUORS 519 S PRESA ST 519 S PRESA ST INV FURN FIXT  
EQPT SUP LI  
NCB 902 BLK LOT 22  
**ZONING:** IDZ,H,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Andrew Douglas/Douglas Architects Inc.  
**OWNER:** Lisa Wong/WONG WAY LLC  
**TYPE OF WORK:** New construction of a 2-story commercial structure, relocation of a historic landmark, site modifications  
**APPLICATION RECEIVED:** February 04, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting final approval to:

1. Construct a new 2-story commercial structure. The an existing room of a circa 1860 caliche structure will be preserved in-situ and will become a publicly-accessible portion of the new structure. A remaining wall will be dismantled and its materials incorporated into an interior wall feature.
2. Relocate the F. L. Dixon House, located at 519 S Presa, to the southeast corner of the property.
3. Perform various site modifications, to include the creation of a new surface parking lot, right-of-way improvements, fencing, and landscaping.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established

pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar

collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 6. Non-Residential and Mixed Use Streetscapes

#### A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

#### B. STREET TREES

i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

#### C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

#### D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

### 7. Off-Street Parking

#### A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

### FINDINGS:

#### General findings:

- a. The applicant is requesting final approval to demolish the historic landmark structure located at 722 S St Marys and construct a new 2-story commercial structure. The scope of work also includes the relocation of the historic landmark structure at 519 S Presa to the adjacent lot, and perform site modifications.
- b. CONCEPTUAL APPROVAL – The proposal received conceptual approval from the Historic and Design Review Commission (HDRC) on December 2, 2020. The approval carried the following stipulations:
  - 1. That the applicant submits a landmark designation request for the interior of the caliche structure to ensure its preservation in perpetuity; this stipulation has been met.
  - 2. That the applicant submits a comprehensive contingency plan should any portion of the caliche structure be damaged or otherwise affected during stabilization and construction; **this stipulation has been met.**
  - 3. That the applicant explores ways to reduce the visual impact of the elevator tower; **this stipulation has been met.**
  - 4. That the applicant explores ways to incorporate fenestration on the S Presa façade or alternative façade treatments that break up the visual mass; **this stipulation has been met.**
  - 5. That the applicant modify the overall proposal to incorporate the wall of the caliche stone from the existing historic structure as a prominent visual façade element. The applicant must submit a comprehensive plan for dismantling, salvage, and reuse of the stone for final approval; **this stipulation has been met via the incorporation of the salvaged stone on an interior wall of the structure.**
- c. DESIGN REVIEW COMMITTEE – A site visit was conducted on September 9, 2020, with the Design Review Committee (DRC) and representatives from the Office of Historic Preservation. The site visit was followed by a virtual discussion. The DRC observed the expansion and modification of the structure at 722 S St Marys over time, including the front and side additions. The remaining walls of the caliche homestead appeared to be in good condition within the restaurant and the DRC strongly suggested exploring ways to incorporate this portion of the building into the new proposal. The DRC requested additional photographs capturing existing conditions. At that time, the applicant did not provide drawings for new construction beyond a site plan, preliminary floor plans, and precedent images. The applicant met virtually with the DRC a second time on October 28, 2020, to present updated conceptual drawings. The DRC again recommended that the applicant explore ways to incorporate the caliche structure into the proposed plans or clearly outline methods to salvage the material and reincorporate it into the new site proposal. The DRC also requested additional documentation from the applicant that showed the footprint of the caliche structure atop proposed plans to demonstrate potential programmatic conflicts. Independent of the demolition request, the DRC found the general approach to the overall site configuration favorable, and requested that final renderings include materiality to accurately convey the impact of the new construction along the St Marys and Presa streetscapes. The applicant met virtually with the DRC a third time, after the granting of conceptual approval, on February 23, 2021. The DRC found the preservation contingency plan sufficient and overall found the modifications to the proposed new building plan and site plan consistent. The DRC suggested pushing back the short fencing along the St Marys street frontage to accommodate additional landscaping.
- d. PARTIAL DEMOLITION – The existing structure located at 722 S St Marys is a 1-story commercial structure. The structure envelopes the remaining edifices of a circa 1860 caliche stone structure, the Jim Mitchell homestead, one of the oldest remaining structures of its kind in San Antonio, which is to be preserved in the new

proposed structure per the submitted plans. The structure has been expanded and added onto over the years, including in the 1940s, when a stucco façade and tower were added for Ward's New Confectionary and Drive Inn. At the time of renovation, the original interior of the adobe structure had been preserved. The building was further modified after the 1960s to include the front enclosed porch element and the removal of the 1940s tower element. The demolition of the structure, with the exception of the remaining 1860 caliche structure and wall, has been approved.

- e. **INTERIOR DESIGNATION** – The applicant has submitted a landmark application for the interior designation of the caliche structure to meet staff's stipulations from conceptual approval. The landmark application information for this property will be updated to include the interior designation in perpetuity, requiring that any future modifications to this portion of the interior of the structure be reviewed and approved by the Office of Historic Preservation and/or the Historic and Design Review Commission (HDRC).
- f. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the site or block. The applicant has proposed to construct a new 2-story restaurant, to be sited along S St Marys St. Based on the submitted site plans and renderings, the front setback will largely be on the zero lot line and will immediately engage with the sidewalk. The setbacks and orientation largely reflect the existing conditions on site, which are echoed by the existing storefront commercial blocks across the street and on several adjacent blocks. Staff generally finds the setbacks and orientation consistent with the Guidelines based on the information provided.
- g. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The primary front entrance to the building is located on S St Marys and is indicated visually by an inset entryway and canopy. Staff finds the proposal generally consistent.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The existing landmark structure is 1-story in height. Most historic structures in the immediate vicinity feature either one or one and a half stories of height, with newer structures reaching two stories near major intersections. The applicant has proposed a predominantly 1-story structure with a portion of the structure reaching 2-stories towards the southern edge of the lot. Staff generally finds the scale and massing to be appropriate.
- i. **FOOTPRINT** – According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Staff generally finds the proposed footprint to be consistent with existing precedents for commercial blocks in the vicinity.
- j. **ROOF FORM** – According to the Historic Design Guidelines, roof forms that are consistent with those predominantly found on the block should be incorporated in terms of pitch, overhangs, and orientation. The applicant has proposed a flat roof form. The first floor will feature a brick veneer façade with small parapet. The second floor roof is also proposed to be flat but constructed of a metal slatted structure, wood panels, glass, and fabric to create an open-air terrace. Staff generally finds the roof form to be consistent with the block.
- k. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a storefront fenestration system with trios of floor-to-ceiling glass windows and transoms separated by a modern interpretation of brick veneer pilasters. The northern edge of the front façade features a D'Hanis brick screen, and decorative metal screens are proposed along the storefront system near the center of the front façade. The storefront design wraps around to the interior courtyard facing the King William Garden House structure. The S Presa-facing elevation features jogs in the plane to visually articulate the mass, and will feature a large mural, to be finalized for approval at a later date. Staff finds the openings consistent.
- l. **LOT COVERAGE** – According to the Guidelines for New Construction, new buildings should be consistent with adjacent historic buildings in terms of the building to lot ratio. As noted in findings h, the footprint of the structure is generally consistent with the massing of the existing structure and historic commercial structures with similar lot configurations in the vicinity.
- m. **MATERIALS** – The applicant has proposed to incorporate an exterior material palette of brick veneer, metal panels, perforated metal fins, a metal green screen, and an art wall fronting S Presa. While staff generally finds the materials to be appropriate.
- n. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district or vicinity. Additionally, architectural details should be complementary in natural and should not detract from nearby historic structures. Overall, staff generally finds the proposal consistent.

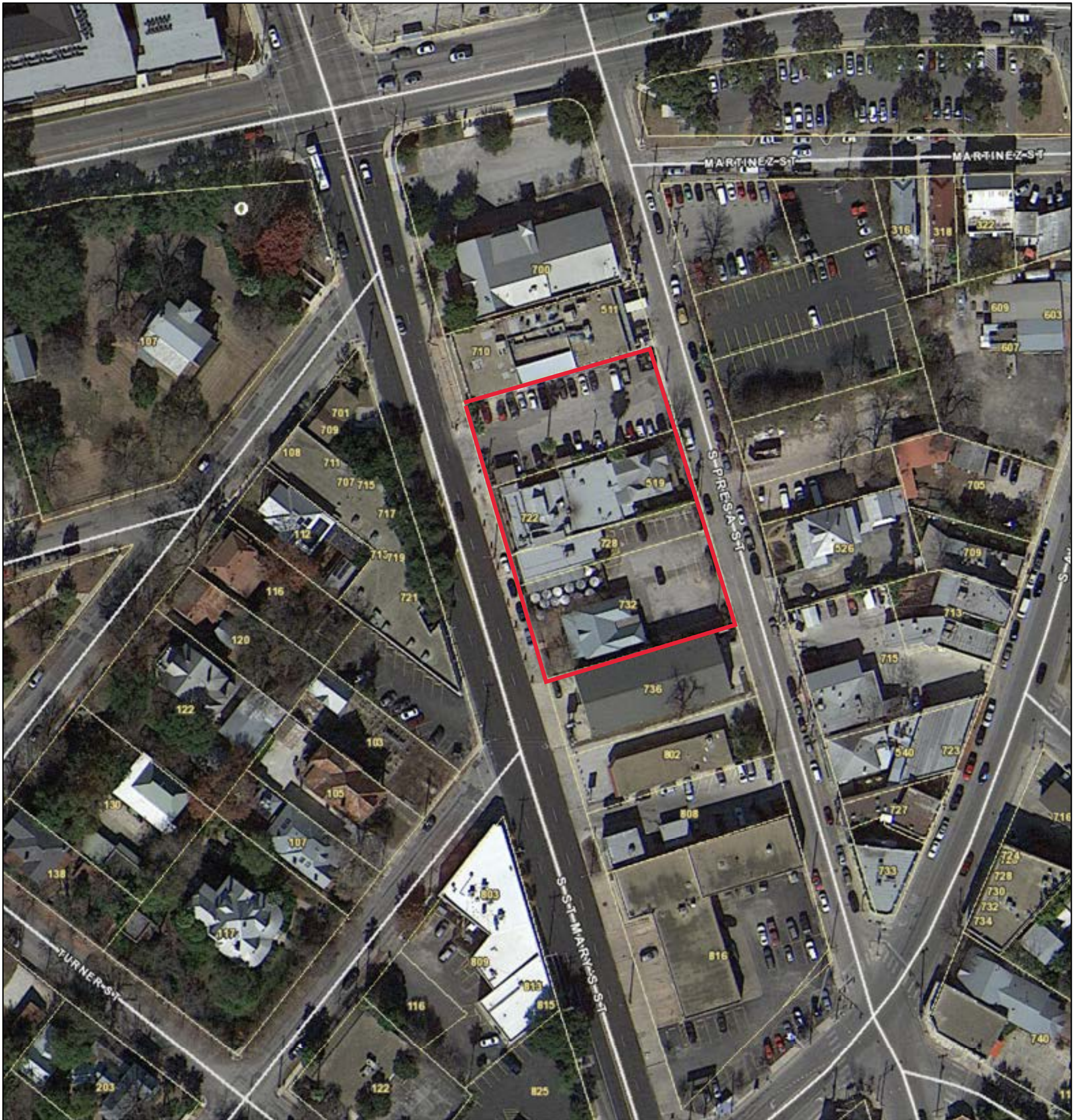
- o. **PRESERVATION OF CALICHE STRUCTURE AND REUSE OF HISTORIC WALL MATERIALS** – As noted in the request language and finding d, the applicant is proposing to preserve the caliche room in the new structure, to be used as the publicly-accessible “Kiva Room.” The remaining wall is to be dismantled and the caliche blocks installed as an interior wall feature at the northern portion of the structure. Staff generally finds this approach to be appropriate based on the substantial preservation and contingency plan provided in the application.
- p. **MURAL** – As noted in previous findings, the applicant has proposed a mural on the majority of the S Presa façade. Staff finds this to be appropriate but requires final information on the proposed design. The wall must be an art feature and not include any branding or signage to be eligible for administrative approval. If branding or painted signage is proposed, the mural will require review and approval from the Historic and Design Review Commission (HDRC).
- q. **RELOCATION OF A HISTORIC LANDMARK** – The applicant has proposed to relocate the existing structure at 519 S Presa, which is a 1-story residential form structure designated as a local historic landmark with the common name F.L. Dixon House, one lot over towards the south. The structure was designated as a local landmark in 1988. The building is designed in the Queen Anne style and features a woodlap façade, a primary hipped roof with two front-facing gables featuring scale siding, wood windows, an asphalt shingle roof, and an asymmetrical front porch and railing that was recently restored in 2019. The relocation is proposed to accommodate the overall site design, to include a new surface parking lot in its current location. Staff generally finds the relocation to be appropriate due to its retention on the block and finds that its historic context will not be negatively impacted by its relocation.
- r. **SITE MODIFICATIONS** – As part of the overall site reconfiguration, the applicant has proposed several site modifications, including pouring a new surface parking lot in the existing location of the F.L. Dixon House; new right-of-way improvements fronting S St Marys, including new hardscaping, outdoor dining space, and landscaping; the creation of an interior courtyard, including new hardscaping and landscaping; and two new concrete curb cuts fronting S Presa for access to the surface parking lot. Since receiving conceptual approval, the applicant has increased their landscape buffers on the S St Marys and S Presa facades. Staff generally finds the proposal consistent.
- s. **FENCING** – Based on the submitted documentation, the applicant is proposing a low metal cattle panel fence along the S St Marys frontage. Staff generally finds this appropriate with the stipulation that the fencing be pushed back from the sidewalk to accommodate landscaping.
- t. **SIGNAGE** – The submitted documents include conceptual locations and designs for signage. Signage is not included as part of this approval request and will require a subsequent application to the HDRC.
- u. **ARCHAEOLOGY** – The property is located within the Lavaca Local Historic District and is a designated Local Historic Landmark. A review of historic archival information identifies a building within the project area at least by 1868; however, the construction date may be earlier. In addition, the Concepcion or Pajalache Acequia, a previously recorded site and designated National Historic Civil Engineering Landmark, traverses the project area. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

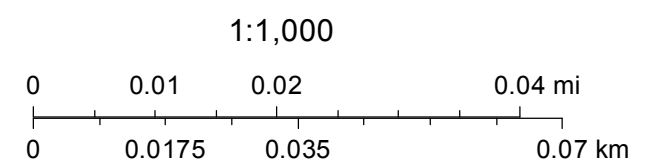
Staff recommends final approval of the request items based on findings a through u with the following stipulations:

- i. That the applicant increases the setback of the proposed fencing to accommodate more landscaping as noted in finding r. A final landscaping plan is required to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a final design for the proposed art mural to staff for review and approval prior to the issuance of a Certificate of Appropriateness as noted in finding o.
- iii. That the applicant submits a new application to the Historic and Design Review Commission (HDRC) for a comprehensive signage plan as noted in finding s.
- iv. That the applicant adhere to the proposed preservation and contingency plan, as well as the submitted reuse strategy for the caliche wall, and submit any updates to staff for review and approval prior to proceeding with modifications, if applicable.
- v. **ARCHAEOLOGY** – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



November 25, 2020





El Mirador  
COHINA MEX

ICK





LAZ Parking

S Presa St

S Presa St  
Maverick Texas Brasserie  
Takeout

S Presa St

Key Replacement  
San Antonio TX

P 720 S St Mary's  
St Parking

El Mirador  
Temporarily closed

S St Mary's St

511

515

512

517

712

714

720

728



Key Replacement  
San Antonio TX

Maverick Texas Brasserie  
Takeout

720 S St Mary's  
St Parking

Tesla Destination



## Certificate of Appropriateness Application – Final Approval

Address: 722 S. St. Mary's St., San Antonio, TX 78205  
Type of Work: Relocation of Historic Structure, Demolition, New Construction

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### DEMOLITION:

1. **Applicant Submits Landmark Designation Request** – Applicant is submitting this request w/ this application package. Post Oak Preservation Solutions.
2. **The caliche structure to be utilized as a publicly assessable space** – The space is programed to be used for small dining parties and a tasting room. Accessibility to the space is off the main dining room via a vestibule as indicated in the submitted plan documents.
3. **Comprehensive Contingency Plan** should damage occur during construction – Applicant is providing Preservation Plan recommendations including contingency plan dated February 11, 2021, Post Oak Preservation Solutions.

### BUILDING DESIGN:

1. **Reduce Visual impact of the elevator tower** - The elevator has been relocated from the south elevation facing the King William Garden house and court spaces, to the east elevation facing Presa Street, to better integrate with the building massing of the roof terrace.
2. **Incorporation of fenestration patterns on S. Presa or alternate façade treatment with breakups that reduce visual mass** – The east elevation facing Presa has been reworked to include a varied stepping of the façade (in and out) as well as varied parapet lines. The elevator tower relocated to this elevation is integrated with the second floor massing as well as the stair and green screen. The proposed mural portion of this wall is recessed backed and frames by protruding massing on each side.
3. **Roof Terrace Canopy** – The extension of the roof terrace canopy beyond the face of the building has been eliminated. The canopy now aligns with the face of building below.
4. **Repurposed Historic Stone Wall** – The material for this wall approved by HDRC to be repurpose is to be located as the backdrop wall for the restaurant at the north end of the Flex Dining Room 105.
5. **Use of the caliche structure to be utilized as a publicly assessable space** – The space is programed to be used for small dining parties and a tasting room. Accessibility to the space is off the main dining room via a vestibule as indicated in the submitted plan documents. The plan for dismantling and repurposing this material is outlines in the Preservation Plan provided.

### SITE DESIGN:

1. **Comprehensive Site Plan** – Applicant is submitting in the 80% construction documents an Architectural site plan that denotes proposed materials.
2. **Increased Landscaping and screening buffer along S. Presa St.** – Applicant is commented to provide appropriate landscaping and screen along S. Presa. Architecture site plan indicates continuous landscape beds along the property line. Applicate will submit landscape drawings that address this request for review and approval.

Sent: 11 February 2021

**TO:** Lisa Wong - WONG WAY LLC  
Andrew T. Douglas - DOUGLAS ARCHITECTS  
Shawn J. Franke - LUNDY & FRANKE ENGINEERING, INC  
**FROM:** Ann Benson McGlone and Izabella Nuckels - Post Oak Preservation Solutions  
**RE:** Preservation Plan Recommendations - 722 South St. Mary's Street

The following represents preservation planning recommendations for the stabilization of an existing circa 1860 caliche-block interior room, the dismantling and reuse of an existing circa 1860 caliche-block wall, and a contingency plan (per the San Antonio Office of Historic Preservation [OHP] staff recommendation) in the instance that any historic material is damaged while undertaking this work at 722 South (S) St Marys Street in San Antonio, Texas. These recommendations are based upon the existing condition of the building, archival research, and the [\*Secretary of the Interior's Standards for Rehabilitation\*](#).

## Summary

The existing building at 722 S St Marys is a one-story commercial building that envelopes two remnants of extant historic fabric from a circa 1860 caliche-block structure that resided on the historic Jim Mitchell homestead. Located within the Lavaca Historic District, City Council designated the structure as an individual local landmark in 1988. The homestead had been modified significantly over time and the existing commercial building at 722 S St Marys consists of a collection of structures constructed between the mid- to late-19th century and 1976.

The extant historic caliche-block building fabric includes: (1) a circa 1860s room with shed roof and kiva fireplace, and (2) a circa 1860s wall to the west. The circa 1860s room will be incorporated into the new space. This will include stabilizing the structure during demolition, installing and reinforcing an appropriate foundation, and restoring the caliche block and mortar, as needed. The circa 1860s wall will be dismantled and reused on the site.

## Historic Research

Sanborn maps indicate the presence of a stone (and later called adobe) house at this property on the 1896, 1904 and 1912 maps. Extant remnants of the circa 1860 caliche house fit within the footprint depicted on the map. The "stone/caliche structures" are noted as significant in a City of San Antonio Cultural Resource Inventory published in 1987.

## Existing Conditions & Materials

### Caliche-Block Room

The caliche-block room was part of the east side of the historic house. It consists of caliche block and lime mortar walls and a wood roof. There is a wood-framed doorway at the south west side and a wood-framed window opening centered on the west wall. On the interior, a kiva fireplace sits in the northwest corner and the floor is tiled in Saltillo tile. The caliche-block walls are in poor condition and are actively deteriorating.

### Caliche-Block Wall

The caliche-block wall is a remnant of the historic circa 1860 house and extends west from the northwest corner for the extant room. The exterior of the wall is coated in a white-painted, cementitious plaster. The plaster should be removed by hand before disassembling.

## Preservation Plan Recommendations

### Stabilization of the Historic Interior Caliche-Block Room

- The interior and exterior of the room should be documented and measured thoroughly (at all sides) prior to any work. These photographs should be clearly labeled and keyed to elevations. The documentation should be kept in an easily accessible location.
- The circa 1860s room should be fully braced and stabilized prior to any demolition work.
- The walls of the structure should be stabilized on all sides with  $\frac{3}{4}$ " plywood and all thread rods. Evenly spaced areas along the mortar joints should be selected and marked to install rods. All-thread rods should be installed **through mortar joints only** to brace and attach plywood on the exterior to plywood on the interior. Plywood should extend up to the wall and attach to the foundation. See engineer's drawings for material specifications. Encased walls should be angle-braced on both the interior and exterior with 2X4's (see structural drawings.)
- A vapor barrier should cover the top of the structure to prevent moisture intrusion.
- After the structure is stabilized, a visible construction fence should be installed around the perimeter.
- Any demolition or construction within 5 feet of the structure should be accomplished with hand tools only.
- Limit vibration in close proximity to the structure.

### Dismantling of Existing Caliche-Block Wall for Reuse

#### *Dismantling*

- Prior to deconstructing the wall and securely storing the pieces, any work or demolition activities within a 5 foot perimeter of the building must be accomplished with hand tools only.
- An on-site meeting should be scheduled between the contractor, architect, and any other necessary or appropriate parties prior to dismantling the caliche-block wall in order to review the preservation plan and process.
- Minimize vibration in this area as much as possible.
- The wall should be documented thoroughly (at all sides) prior to any work. These photographs should be clearly labeled and keyed to elevations of the wall. The documentation should be kept in an easily accessible location.
- The wall must be dismantled with hand tools only. No power tools (including drills or grinders) should be used within 5 feet of the structure.
- Dismantling by hand should occur at the mortar joints only. Take care to avoid damaging the caliche block. Ensure that the adjacent caliche-block room is not damaged during dismantling.
- The caliche blocks should be removed individually.
- Caliche blocks should be carefully stacked in a designated storage area (see next section).

#### *Storage*

- The caliche blocks should be stored elevated on a pallet or platform, ideally indoors, to avoid moisture intrusion. If indoor storage is not feasible, an appropriate vapor barrier should securely cover the top of the historic material.
- The historic material should be clearly labeled and visible construction fencing should be installed around the perimeter to prevent damage.
- No chemical cleaners or treatments should be used on the caliche while it is stored.

### Contingency Plan for Damage

Should any caliche block or walls be damaged during stabilization, dismantling, or adjacent construction work, it should be thoroughly documented and saved. Replacement material compatible in composition, texture, and color should be selected when restoration of the caliche-block room and/or reuse of the wall takes place. Ideally, salvaged caliche should be used.

### *Documentation*

- Photodocument any damage to historic material. Create a simple written record of conditions and key photos to plan or elevation maps.
- Use hand tools only to remove or dismantle any damaged materials.
- Any loose or damaged material should be labeled and keyed to a map. Carefully store the material in an elevated location, ideally indoors. If indoor storage is not feasible, an appropriate vapor barrier should securely cover the top of the historic material. Temporary fencing or barriers and clear signage should be placed around the historic material.

### *Stabilization and Restoration*

- Work closely with an engineer and experienced historic preservation specialist to restore the structure, adhering to the [Secretary of the Interior's Standards for the Restoration of Historic Buildings](#). Ensure that the foundation, roof, doors, and windows are fully stabilized during the restoration to preserve long-term integrity.
- Cleaning: Cleaning is discouraged unless necessary to halt active deterioration, and may lead to further deterioration of the caliche-block. Consult with an experienced materials conservator prior to undertaking cleaning. If it is necessary, it should be accomplished using the gentlest means possible to avoid the damaging historic material. First identify the type of material to be removed and select an appropriate treatment approach, starting with the gentlest method first. Proceed with a test patch in an inconspicuous area per the instructions in [National Park Service Brief 1](#). Cleaning must not damage, stain, or abrade the material. Avoid contact between any chemical cleaners and other building materials, such as metals or glass, as they can be damaged or stained.
- Mortar Repointing: Masonry rehabilitation should consist of spot repointing and repair/replacement of isolated deterioration. All work should conform to preservation standards outlined in the [National Park Service Preservation Briefs](#) 1, 2, and 6. Deteriorated mortar should be removed to sound mortar. Ideally, historic mortar should be analyzed and matched for composition and color. New mortar should match existing in color, texture, composition and joint profile.
- Mortar Composition: Mortars with a high concentration of Portland cement are typically too hard for caliche block and can cause deterioration as they inhibit movement caused by building settling, water, or expansion and contraction. A lime-based mortar should be used per guidance in [National Park Service Brief 2](#). To avoid damage during restoration, we recommend that mortar analysis be undertaken to determine the appropriate lime mortar for restoration
- If any wall sections must be rebuilt, the existing caliche block should be salvaged for reuse. If caliche block is damaged beyond repair, new block must match the historic/existing brick in size, color, and texture.
- Caliche block should not be painted or stuccoed.

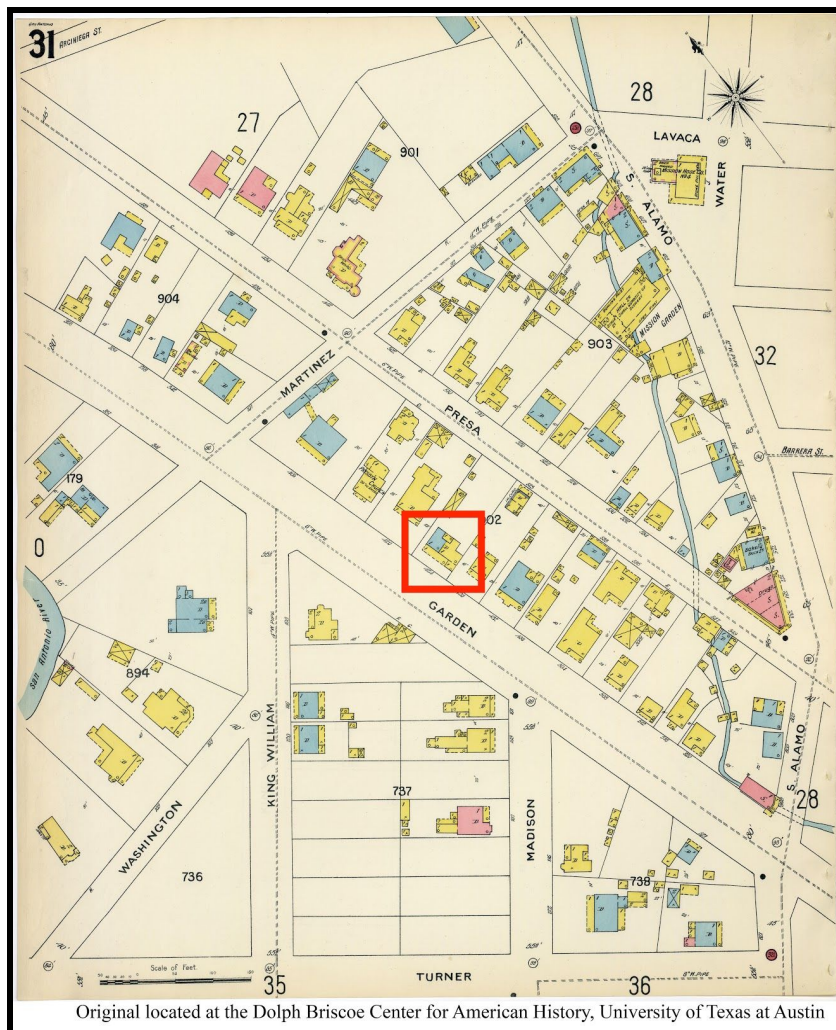
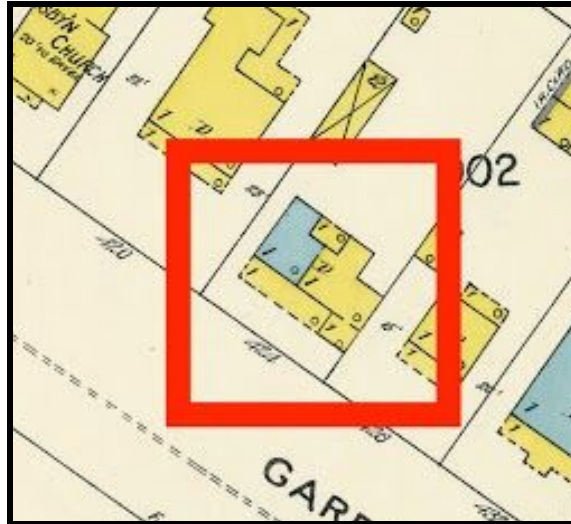
## **Next Steps**

Per San Antonio Office of Historic Preservation Staff recommendations, a landmark designation request will be prepared for the interior of the caliche-block room to ensure its long-term preservation. This will be submitted by February 12, 2021.

## Sanborn Maps

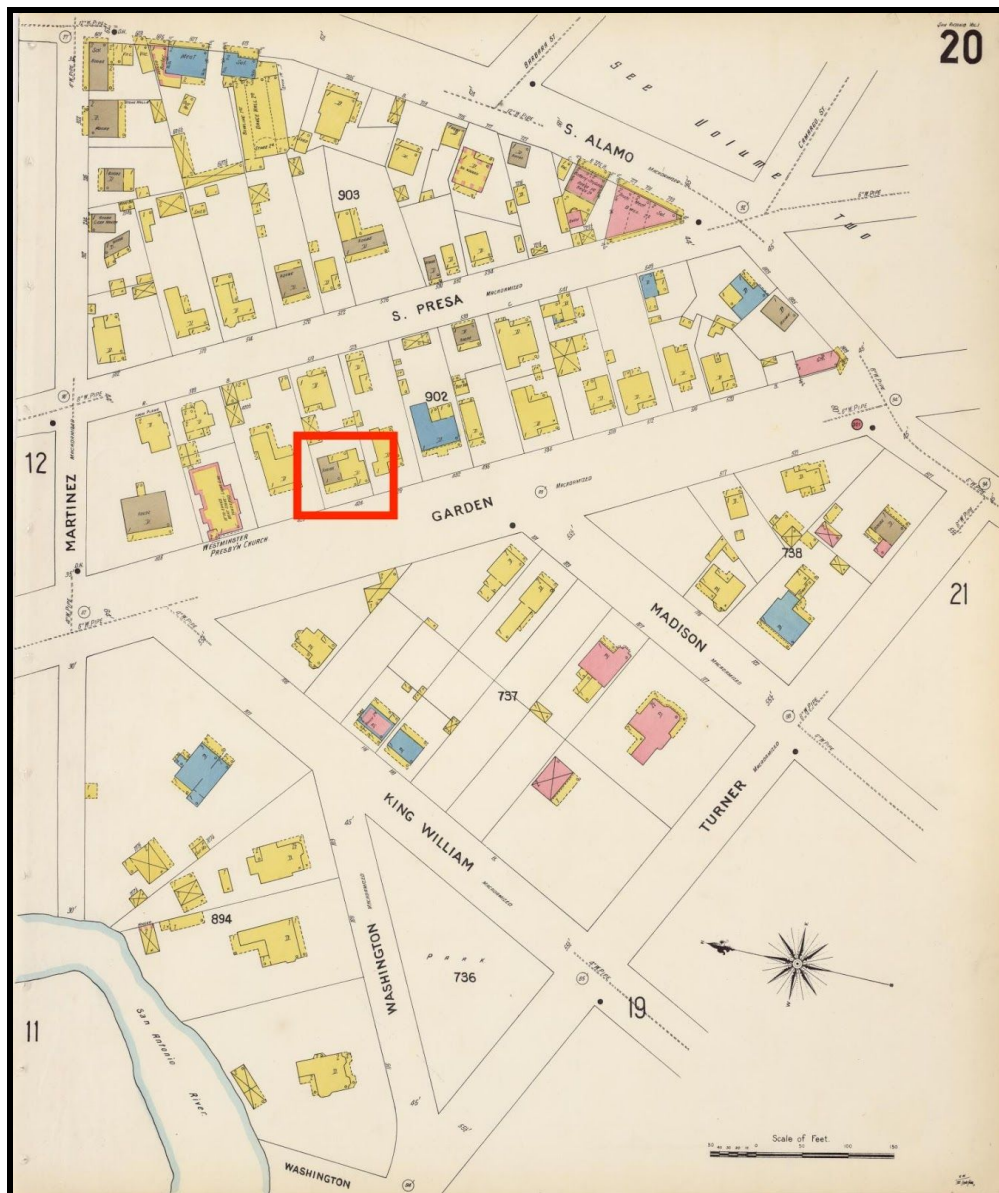
1896 Sanborn Map

*Building Shown as Domestic, Part Masonry*



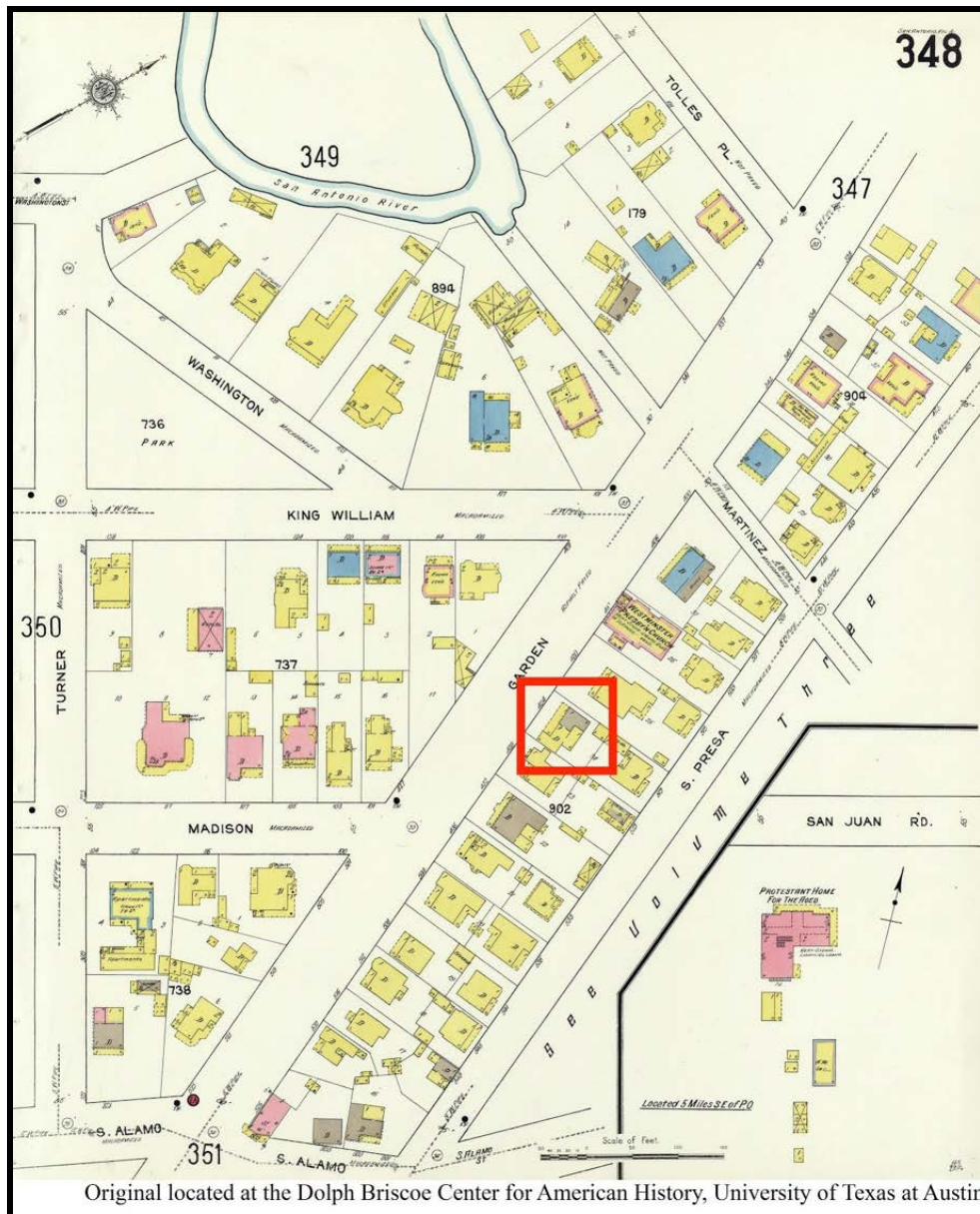
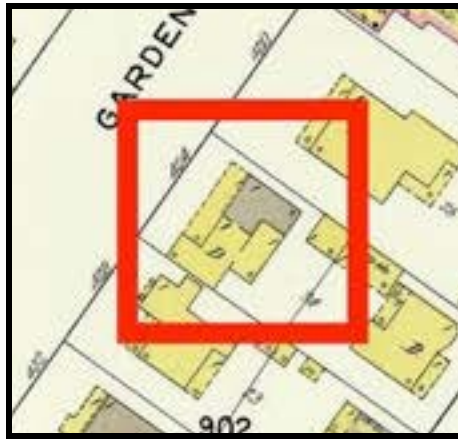
1904 Sanborn Map

*Building Shown as Domestic, Part Adobe*



1912 Sanborn Map

*Building Shown as Domestic, Part Adobe*



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1912 Sanborn Map (Updated 1951)  
*Building Shown as Restaurant*















JTHTOWN

St. Mary's Street  
ntonio, Texas 78205

80% Construction Documents Issuance  
February 12, 2021



UGLASARCHITECTS					
ECT TEAM		DRAWING INDEX			
<p>ER / DEVELOPER: <b>IG WAY, LLC</b> : Lisa Wong inalatina@aol.com</p> <p>IITECT OF RECORD: <b>glas Architects, Inc.</b> ast Houston St., Suite 102 tonio, TX 78205 : Andrew Douglas, AIA 226.5500 uglas@douglasarchitects.net uglasarchitects.net</p>	<p>HISTORIC: <b>Post Oak Preservation Solutions</b> San Antonio, TX 78205 Contact: Ann McGlone T: 832.919.6433</p> <p>CIVIL ENGINEER: <b>A-1 Engineering, LLC</b> 1006 Vance Jackson Rd, San Antonio, TX 78201 Contact: Joseph Tober T: 210.947.9021 E: joseph@a-1engineering.com</p> <p>STRUCTURAL ENGINEER: <b>Lundy &amp; Franke Engineering, Inc.</b> 549 Heimer Rd. San Antonio, TX 78232 Contact: Shawn J. Franke, PE T: 210.979.7900 E: franke@lundyfranke.com</p> <p>MECHANICAL / ELECTRICAL &amp; PLUMBING ENGINEER: <b>Alderson, Inc.</b> 7700 Torino, Suite 101 San Antonio, TX 78229 Contact: Dean Alderson, PE T: 210.614.1110 E: Dean@alderson-inc.com</p>	<p>Cover Sheet</p> <p>ARCHITECTURAL</p> <p>A001 Project Data/ General Notes/ Accessibility D101 Demolition Plan A100 Site Plan A101 First and Second Floor Plans A102 Roof Plans A103 First and Second Reflected Ceiling Plans A201 Exterior Elevations A301 Building Sections A401 Enlarged Bar Plans, Elevations and Details A403 Enlarged Stair Plans &amp; Elevations A410 Interior Elevations A501 Plan Details - Exterior A503 Sections Details A504 Roof Details A505 Millwork Details A506 Transition &amp; Tile System Details A507 Trash Dumpster Details A508 Air Barrier Details</p> <p>CIVIL</p> <p>C1.0 Demo Plan C2.0 Site Plan C3.0 Grading Plan C4.0 Utility Plan C5.0 Fire Protection Plan C6.0 Erosion Control Plan</p>	<p>STRUCTURAL</p> <p>S101 General Notes, Sections and Details S102 Special Inspections SD201 Demolition Plan S201 Foundation Plan S202 Second Floor Framing Plan S203 Roof Framing Plan S301 Sections &amp; Details S302 Sections &amp; Details S303 Sections &amp; Details S304 Sections &amp; Details S401 Composite Joist Notes and Schedule</p> <p>MECHANICAL</p> <p>M000 Mechanical Symbols &amp; Abbreviations M101 Overall Mechanical New Work Plan M102 Mechanical 2nd Floor and Roof New Work Plan M201 Mechanical Schedules M301 Mechanical Details M302 Mechanical Details</p> <p>ELECTRICAL</p> <p>E000 Electrical Symbols &amp; Abbreviations ESD101 Electrical Site Plan - Demolition ES101 Electrical Site Plan - New Work E101 Lighting Plan - Level 1 E102 Lighting Plan - Level 2 E201 Electrical Power Plan - Level 1 E202 Electrical Power Plan - Level 2 E203 Mechanical Power Plan - Level 1 E204 Mechanical Power Plan - Level 2 E301 Fire Alarm Plan - Level 1 E302 Fire Alarm Plan - Level 2 E401 Power Riser Diagram E501 Electrical Schedules E601 Electrical Details E602 Electrical Details</p> <p>PLUMBING</p> <p>P000 Plumbing Symbols &amp; Abbreviations P101 Plumbing Overall Plan - Lower Level P102 Plumbing Overall Plan - Level 2 P401 Plumbing Schedules P501 Plumbing Details P502 Plumbing Details E600 Fire Protection Plans</p>		

This set of CONSTRUCTION DOCUMENTS is presented in two parts - a set of technical SPECIFICATIONS and a set of DRAWINGS on 24" x 36" sheets.

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Specifications are organized according to the 16 Divisions of the UNIFORM CONSTRUCTION INDEX as follows:

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- ## 2. DRAWINGS
- DRAWINGS are organized according to disciplines, with each discipline describing a general aspect of the construction. Disciplines are arranged as follows:

**C - CIVIL:**  
Work related to site improvements & environmental concerns, including but not limited to: stormwater pollution prevention, erosion control, sidewalks & driveways, pavement design, connections to local utilities & right of way.

**A - ARCHITECTURAL:**  
Work required to produce site improvements and the basic building envelope and finishes, including site plan, floor plan(s), roof plan(s), exterior elevations, building sections, wall sections, stair detail, exterior enclosure details, interior floor plan(s), enlarged plans, interior elevations, interior section, interior details, cabinets, millwork, equipment details, ceiling and roof finishes.

**S - STRUCTURAL:**  
Work related to strength & stability of buildings & habitable site features, including but not limited to foundation design, wall structure & bracing, roof design & load calculations.

**M - MECHANICAL:**  
Work related to heating, ventilating, cooling and plumbing systems.

**E - ELECTRICAL:**  
Work related to the electrical systems.

**P - PLUMBING:**  
Work related to the plumbing systems.

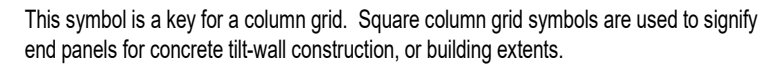
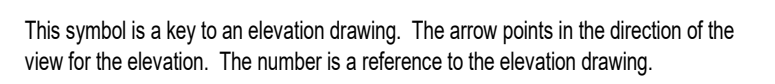
**A802**

Each sheet of drawings is numbered in the lower right hand corner. Sheets are numbered sequentially.

1 ELEVATION

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

## 5. SYMBOLS

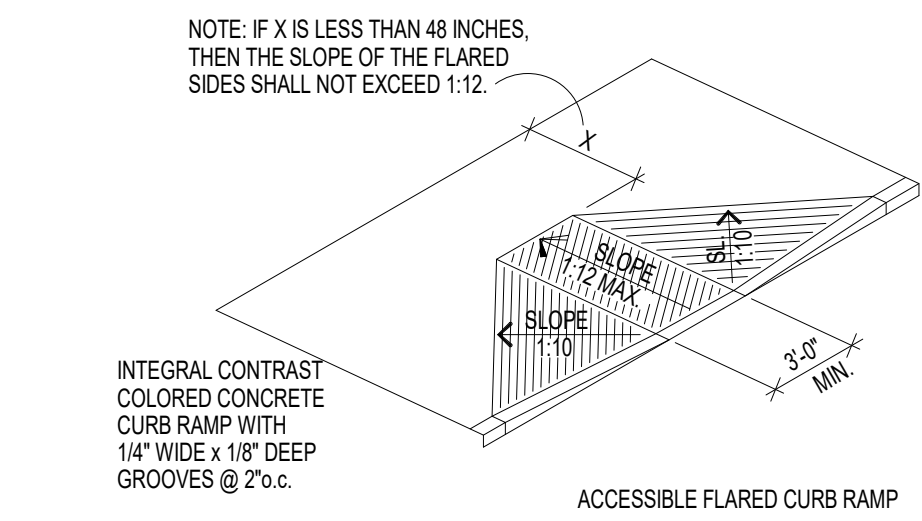


A system of KEY NOTES containing written description and notation is used for all architectural drawings. KEY NOTES are located in a column along the right side of each sheet. Each note is numbered and keyed to a corresponding number on the appropriate drawing.

A system of identifying different construction types of partitions. Symbol contains a number and letter which is indicated on floor plans and the corresponding partition type is described as section detail in the partition type sheet.

All plan dimensions are to the face of wall finish or face of masonry unless noted

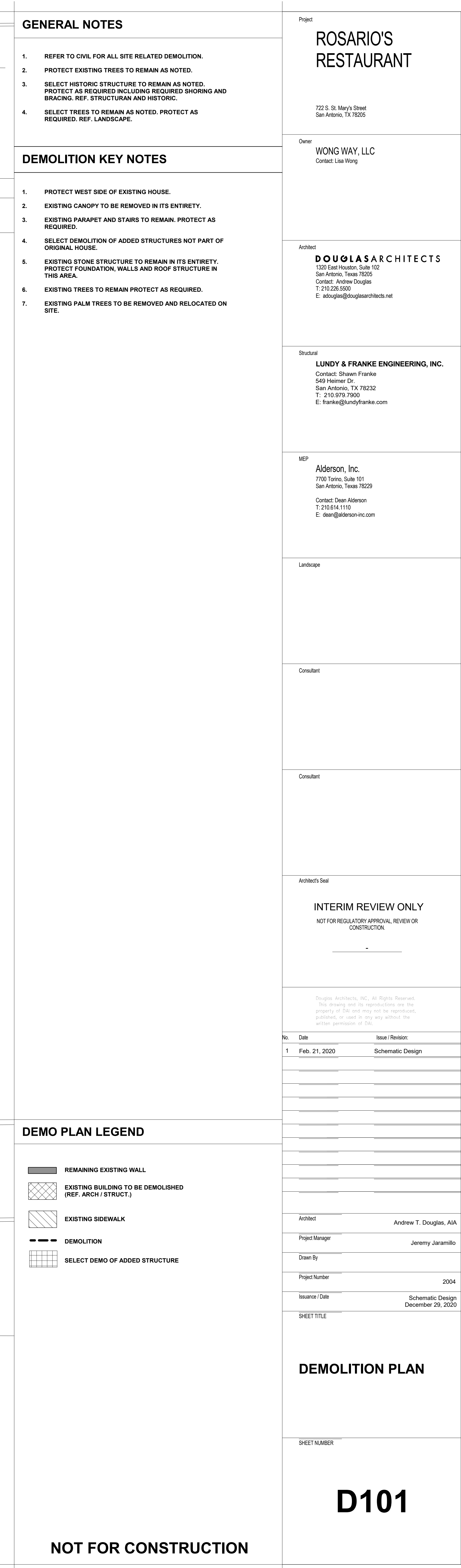
Run all horizontal reveals level. Field verify exact vertical dimension.

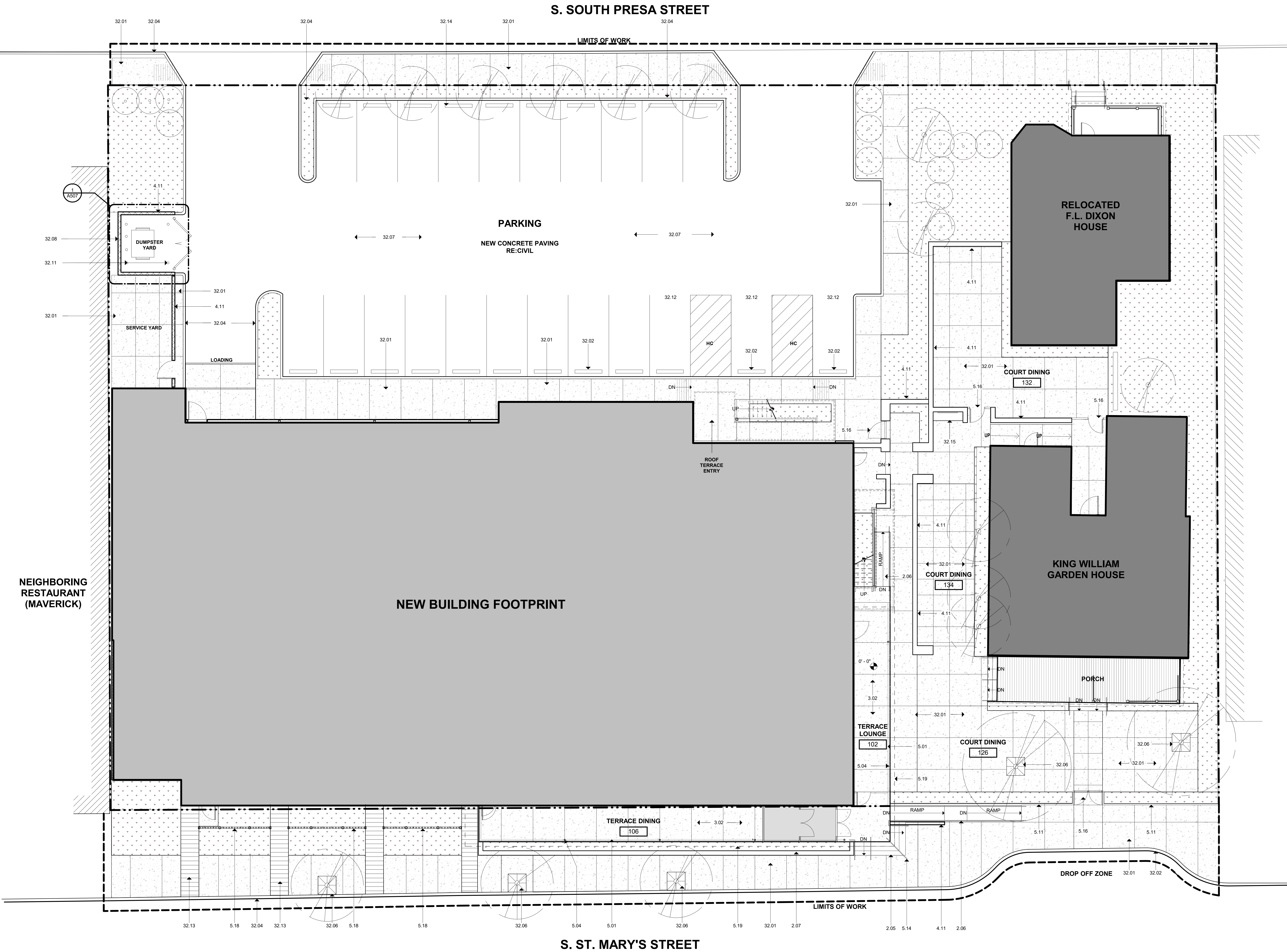


ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES EFFECTIVE MARCH 5, 2012, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

## GENERAL NOTES

1. ALL EXPOSED PIPES AND SURFACES MUST BE INSULATED
2. ALL DOOR HARDWARE AND LAVATORY FAUCETS MUST BE LEVERS / NO ROUND KNOBS
3. ALL HANDRAILS, GRAB BARS, AND TUB AND SHOWER SEATS MUST HOLD 250 LBS
4. ALL DOOR CLOSERS WILL BE ADJUSTED TO A MIN. OF 3 SECONDS
5. DOOR OPENING FORCE FOR INTERIOR DOORS WILL BE ADJUSTED TO 5 LBS MAX.
6. RESTROOM DOOR WIDTHS COMPLY WITH EXCEPTION 2 IN SECTION 903.2.3 OF THE 2012 TAS BY COMPLYING WITH THE NECESSARY CLEAR FLOOR SPACE PROVIDED IN SECTION 305.3.





KEYNOTES

DIVISION 1 - SITE CONSTRUCTION

2.06 CONCRETE STREPS

2.07 CONCRETE RAMP

2.07 PAVED CONCRETE INTERIOR

2.12 EXIST. GRASS TO BE REPAVED/REPAVED

DIVISION 2 - CONCRETE

2.01 CAST-IN-PLACE CONCRETE (REF. STRUCT.)

2.02 CONCRETE FLOOR FINISH

2.03 PRECAST CONCRETE STAIR TREADS/STAIRS

DIVISION 3 - MASONRY

4.01 MORTAR

4.02 MASONRY WALL TIES

4.03 WEED

4.04 CONTROL JOINT

4.06 MASONRY TIE

4.06 MORTAR NET

4.07 BRICK VENEER MASONRY - FIELD

4.08 BRICK VENEER MASONRY - ACCENT

4.09 GROUT

4.11 CMU BLOCK WALL W/ PTD CEMENT PLASTER (REF. STRUCT.)

4.12 PRECAST MASONRY CAP

4.13 8" CMU WALL (REF. STRUCT.)

DIVISION 4 - METALS

5.01 PAINTED STEEL RAILING (REF. STRUCTURAL)

5.02 PAINTED STEEL BEAM (REF. STRUCTURAL)

5.03 PAINTED STEEL TUBE (REF. STRUCTURAL)

5.04 PAINTED STEEL COLUMN (REF. STRUCTURAL)

5.05 STEEL PLATE GIRDER (REF. STRUCTURAL)

5.06 STEEL ANGLE (REF. STRUCTURAL)

5.07 STEEL ANGLE (REF. STRUCTURAL)

5.08 STEEL ANGLE (REF. STRUCTURAL)

5.09 STEEL ANGLE (REF. STRUCTURAL)

5.10 STEEL ANGLE (REF. STRUCTURAL)

5.11 STEEL ANGLE (REF. STRUCTURAL)

5.12 STEEL ANGLE (REF. STRUCTURAL)

5.13 STEEL ANGLE (REF. STRUCTURAL)

5.14 STEEL ANGLE (REF. STRUCTURAL)

5.15 STEEL ANGLE (REF. STRUCTURAL)

5.16 STEEL ANGLE (REF. STRUCTURAL)

5.17 STEEL ANGLE (REF. STRUCTURAL)

5.18 STEEL ANGLE (REF. STRUCTURAL)

5.19 STEEL ANGLE (REF. STRUCTURAL)

5.20 STEEL ANGLE (REF. STRUCTURAL)

DIVISION 5 - WOOD AND PLASTICS

6.01 WOOD SHIM

6.02 WOOD BLOCKING

6.03 CUSTOM CABINETS

6.04 WOOD TRIM

DIVISION 6 - THERMAL AND MOISTURE PROTECTION

7.01 HIGH TEMPERATURE ICE WATER SHIELD

7.02 RIGID INSULATION, MIN. 8" @ 9.5" INCH

7.03 EXTERIOR SHEATHING

7.04 SELF-ADHESIVE SHEET MEMBRANE AIR BARRIER

7.05 METAL WALL PANEL

7.06 ROOF DROVEIT

7.07 EXTERIOR STAIN METAL ROOF PANELS

7.08 METAL FLASHING

7.09 METAL COUNTER FLASHING

7.10 MEMBRANE ROOF SYSTEM FLASHING

7.11 METAL WALL PENETRATION FLASHING

7.12 FLOW THROUGH FLASHING

7.13 THROUGH-WALL METAL FLASHING

7.14 METAL FLASHING

7.15 SEALANT

7.16 METAL DWP

7.17 BATT INSULATION - MIN. R-21

7.18 METAL TRIM

7.19 PTD METAL CAP FLASHING

7.20 ACQUACUT BATT INSULATION

7.21 SEALANT WITH BACKER ROD

7.22 METAL BATT INSULATION

7.23 LIQUID APPLIED WATER PROOFING

7.24 CEMENT PLASTER

7.25 PAINTED FLASHING TO BE TAKEN UP WALL & OVER TOP AS INDICATED ON 04

7.26 DOWNPOUT

DIVISION 7 - DOORS & WINDOWS

8.01 EXHOLV METAL DOOR & FRAMES

8.02 SUBSILL

8.03 ALUMINUM STOREFRONT

8.04 SINGLE PANELED CLEAR GLAZING

8.05 SINGLE PANELED ONE-WAY MIRROR GLAZING

8.06 WINDOW

8.07 GATE WITH STEEL TUBE FRAME & PPPI PANEL WITH LOCK

8.08 GATE WITH STEEL CHANNEL FRAME & PPPI PANELS OR APPROVED EQUAL

DIVISION 8 - FINISHES

9.01 GYPSUM WALLBOARD

9.02 SUSPENDED GYPSUM BOARD CEILING

9.03 SUSPENDED ACoustical CEILING

9.04 PORCELAIN CERAMIC TILE

9.05 MOSAIC ACCENT TILE

9.06 PAINT

9.07 BASE AS SCHEDULED

9.08 VINYL COMING AS SCHEDULED

9.09 ACCEnt WALL PANEL

9.10 SUSPENDED ACoustical PANELS

9.11 SUSPENDED WOOD-GRILLE PANELS IN ACoustical TREATMENT

DIVISION 9 - SPECIALTIES

10.01 STAINLESS STEEL TOILET COMPARTMENTS

10.02 FIRE EXTINGUISHER CABINET

DIVISION 10 - EQUIPMENT

11.01 17" TELEVISION / DISPLAY MONITOR

DIVISION 11 - FURNISHINGS

12.01 ROLLER SHUTTER

12.02 SIGNAGE

12.03 ADDRESS SIGNAGE

12.04 PAVED SIGNAGE LETTER SIGNAGE

DIVISION 12 - SPECIAL CONSTRUCTION

13.01 ELEVATOR AS SPECIFIED

DIVISION 13 - CONCRETE EQUIPMENT

14.01 ELEVATOR AS SPECIFIED

DIVISION 14 - FIRE SUPPRESSION

21.01 FIRE DEPARTMENT CONNECTION (FDC)

DIVISION 15 - PLUMBING

22.01 GAVY CAP FOR VENT THRU ROOF

DIVISION 16 - HVAC

23.01 MECHANICAL EQUIPMENT (REF. MEY)

23.02 MECHANICAL DUCTWORK (REF. MEY)

DIVISION 17 - ELECTRICAL

24.01 LIGHTING (REF. MEY)

24.02 ELECTRICAL DISCONNECT (REF. MEY)

24.03 CONDUIT STUB UP FOR FUTURE E.V. CHARGING

24.04 ELECTRICAL DEVICE (REF. E3.0)

DIVISION 18 - COMMUNICATIONS

25.01 FIRE DEPARTMENT CONNECTION (FDC)

DIVISION 19 - EXTERIOR IMPROVEMENTS

32.01 CONCRETE PLATWORK - BROOM FINISH

32.02 CONCRETE PARKING STOP (REF. CIVIL)

32.03 ASPHALT PAVING (REF. CIVIL)

32.04 CONCRETE CURB (REF. CIVIL)

32.05 SALVAGED BRICK PLANTING BORDER (REF. LANDSCAPE)

32.06 TREE SPECIES (REF. LANDSCAPE)

32.07 CONCRETE PAVING (REF. CIVIL)

32.08 DUMPSTER ENCLOSURE WITH GATE (REF. STRUCTURAL)

32.09 BRICK BLOCK (REF. LANDSCAPE)

32.10 STONE SITE WALL (REF. LANDSCAPE)

32.11 STAMP CONCRETE BANDS (REF. ARCH. / CIVIL)

32.12 ACCESSIBLE PARKING AREA

32.13 FOUNTAIN

DIVISION 20 - UTILITIES

33.01 FIRE HYDRANT (REF. CIVIL)

DIVISION 21 - WATER AND WASTEWATER EQUIPMENT

34.01 WATER CATCHMENT CISTERN

LEGEND

HEAVY DUTY CONC. PAVING, REF. C2.0

SIDEWALK, REF. C2.0

CONCRETE FLATWORK, REF. L2.01

PLANTING AREAL, REF. L4.01

CONCRETE CURB, REF. C2.0

BRICK PLANTING BORDER, REF. L2.01

SIDEWALK RAMPS, REF. C2.0

NEW BUILDING FOOTPRINT

EXISTING BUILDING

1 SITE PLAN

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

1

Feb. 21, 2020

Schematic Design

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2004

Issuance / Date

Schematic Design  
December 29, 2020

SHEET TITLE

SITE PLAN

SHEET NUMBER

A100

Project

ROSARIO'S RESTAURANT

722 S. St. Mary's Street  
San Antonio, TX 78205

Owner

WONG WAY, LLC

Contact: Lisa Wong

Architect

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Landscape

Consultant

Consultant

Architect's Seal

INTERIM REVIEW ONLY

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Project Information

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No.

Date

Issue / Revision

1

Feb. 21, 2020

Schematic Design

Architect

Andrew T. Douglas, AIA

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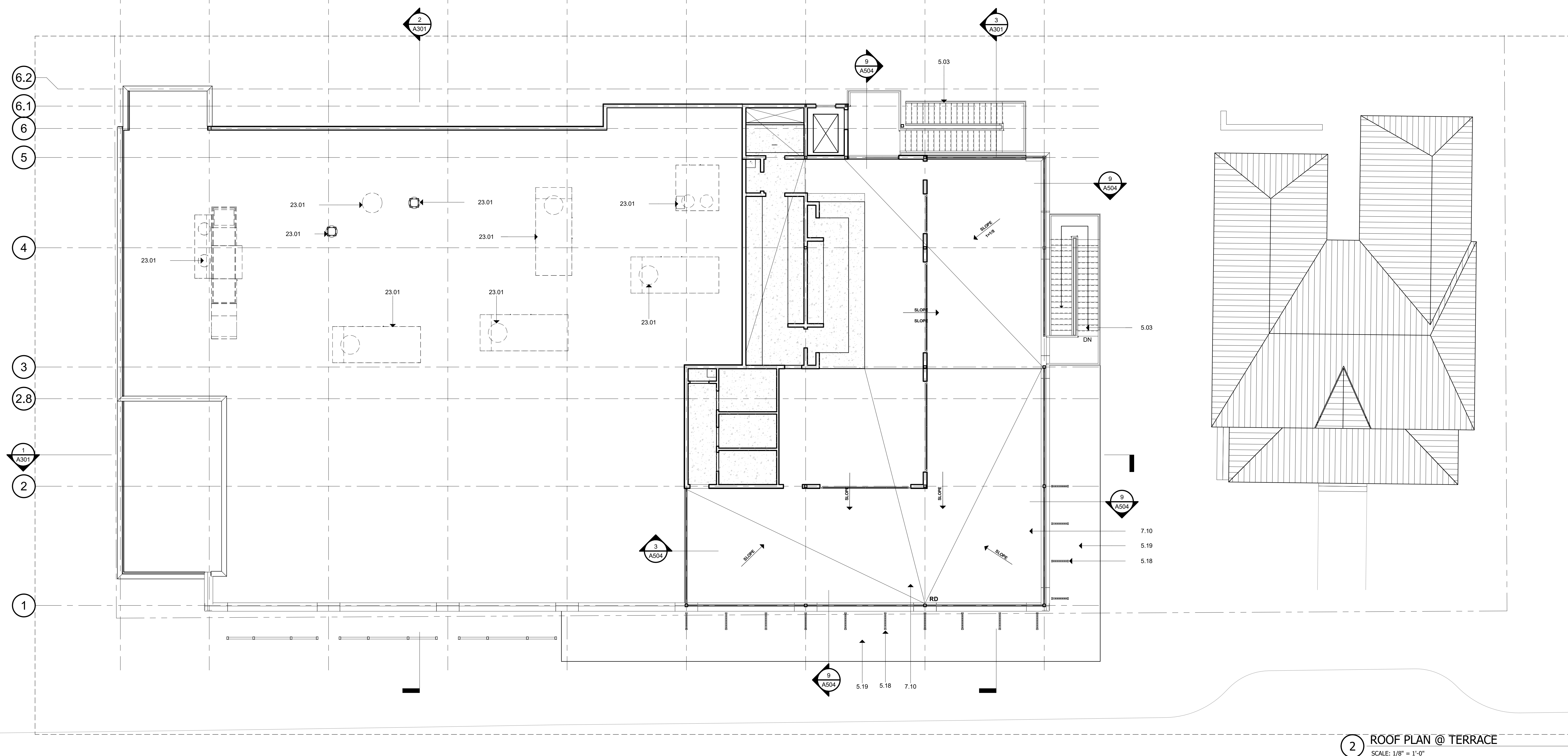
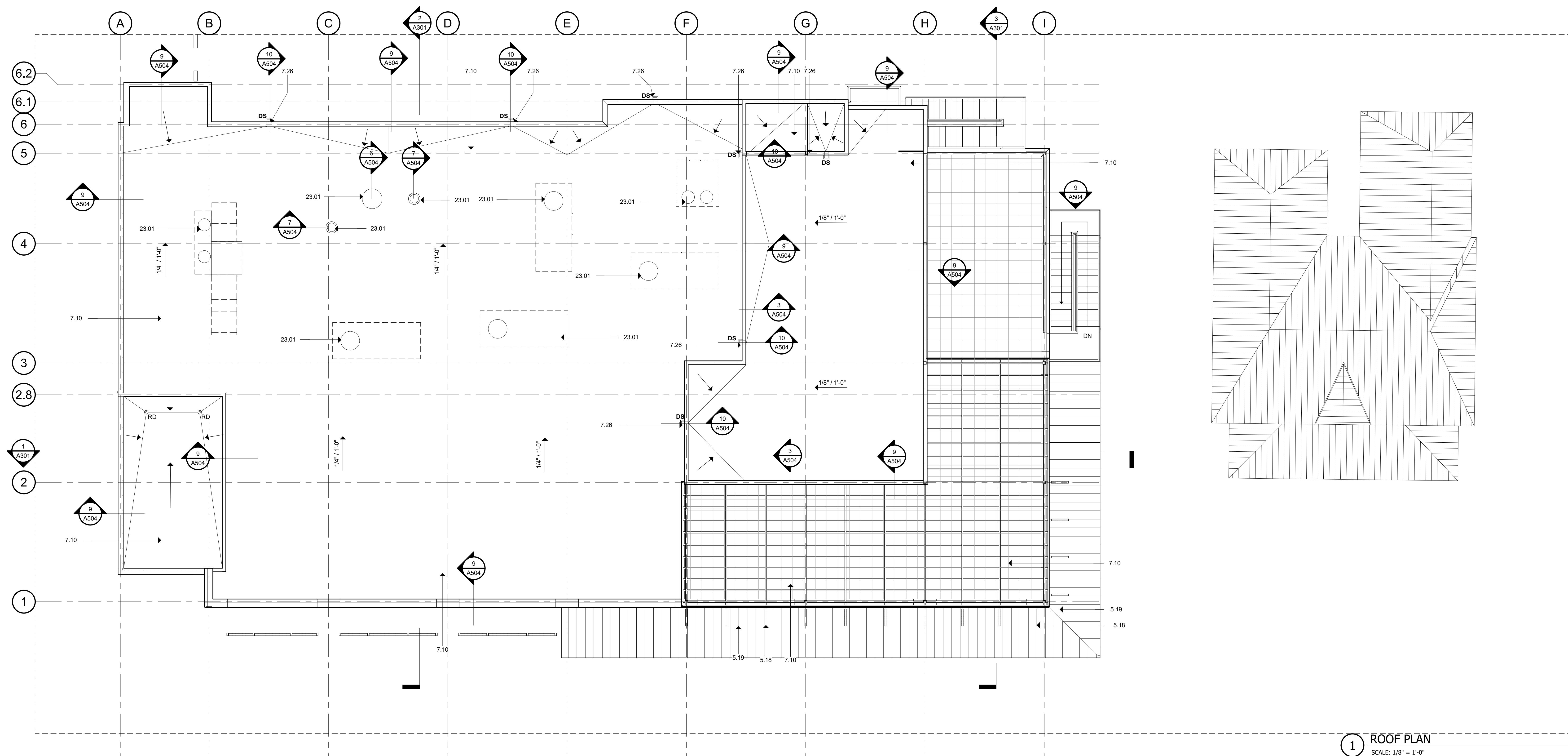
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SHEET NUMBER

A100

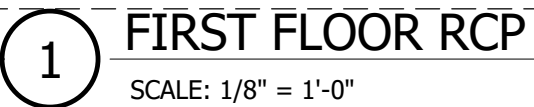
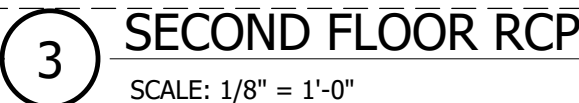
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
















KEYNOTES	
<p><b>DIVISION 5 - CONCRETE</b></p> <p>205 CONCRETE STEPS</p> <p>210 CONCRETE CURB OR PLANTER</p> <p>212 EXIST SIGN NOT TO BE REGRASPED, REPAIRED</p>	<p>810 SLIP FLARING</p> <p>811 MANUALLY OPER. BEARING GRADING DOOR</p> <p>814 FLOOR SLAB SILL DOOR WOODWORK</p> <p>815 MANUALLY LAID WOOD TRIM</p> <p>816 FLOOR SLAB VALUER</p> <p>817 SLIP GRASS/GRASS SYSTEM</p> <p>818 ALUMINUM LAD-BUT GLAZED INSULATION SYSTEM</p>
<p><b>DIVISION 6 - CONCRETE</b></p> <p>100 CONCRETE (REF. STRUCT.)</p> <p>120 CONCRETE FLOOR/SLAB</p> <p>130 PRECAST CONCRETE STARTS/STAIRWAYS</p>	<p><b>DIVISION 6 - FINISHES</b></p> <p>901 GYPHUM PLASTER</p> <p>902 GYPHUM PLASTER OVER BRICK/CEILING</p> <p>903 SUPERFINE ACACUSTICAL CEILING</p> <p>904 POLYURETHANE COAT. TILE</p> <p>905 MORGAN ACUST. TILE</p> <p>906 PAINT</p> <p>907 BASE AS SCHEDULED</p> <p>908 VINYL FLOORS AS SCHEDULED</p> <p>909 ACUST. WALL PANELS</p> <p>910 SUPERFINE ACACUSTICAL PLASTER</p> <p>911 SUPERFINE ACACUSTICAL PLASTER WITH GYPHUM FINISH</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 10 - SPECIATES</b></p> <p>901 STAINLESS STEEL TIE COMPONENTS</p> <p>902 PRE-CAST/GRABED CLINET</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 11 - EQUIPMENT</b></p> <p>110 TV TELEVISION DISPLAY MONITOR</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 12 - FURNISHINGS</b></p> <p>1202 ROLLER SKID</p> <p>123 STORAGE</p> <p>124 STORAGE</p> <p>124 F WASSAL ALUMINUM LETTER SIGNAGE</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 13 - SPECIALTY ALUMINUM</b></p> <p>1301 ALUMINUM COVERING EQUIPMENT</p> <p>1302 ALUMINUM COVERING EQUIPMENT</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 14 - FLOORING</b></p> <p>210 FLOORING (REF. STRUCT./FLOOR)</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 22 - PLUMBING</b></p> <p>2201 GAS CAP FOR VENT THRU ROOF</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 23 - HVAC</b></p> <p>2301 MECHANICAL EQUIPMENT (REF. MEQ)</p> <p>2302 MECHANICAL EQUIPMENT (REF. MEQ)</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 26 - ELECTRICAL</b></p> <p>2601 LIGHTING (REF. MEQ)</p> <p>2602 ELECTRICAL (REF. MEQ)</p> <p>2603 ELECTRICAL (REF. MEQ)</p> <p>2604 ELECTRICAL (REF. MEQ)</p>
<p><b>DIVISION 6 - MASONRY</b></p> <p>100 MASONRY WALLS</p> <p>105 MASONRY</p> <p>110 MASONRY</p> <p>120 BROKEN BRICK MASONRY - FIELD</p> <p>130 BROKEN BRICK MASONRY - ACCENT</p> <p>140 GROUT</p> <p>150 CHIMNEY FLANT</p> <p>160 BRICK LUDOCK WALL IN PT. CHIMNEY FLANT (REF. STRUCT.)</p> <p>170 C-P WALL IN LUDOCK CHIMNEY</p>	<p><b>DIVISION 27 - COMMUNICATIONS</b></p> <p>2701 COMMUNICATIONS (REF. MEQ)</p>
<p><b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b></p> <p>700 THERMAL AND MOISTURE PROTECTION</p> <p>701 INSULATION (TYP. 8" R-10) V-BOX</p> <p>710 EXTERIOR SCHEDULED</p> <p>720 EXTERIOR SCHEDULED</p> <p>730 EXTERIOR SCHEDULED</p>	<p><b>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</b></p> <p>2801 ELECTRONIC SAFETY AND SECURITY</p>
<p><b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b></p> <p>700 THERMAL AND MOISTURE PROTECTION</p> <p>701 INSULATION (TYP. 8" R-10) V-BOX</p> <p>710 EXTERIOR SCHEDULED</p> <p>720 EXTERIOR SCHEDULED</p> <p>730 EXTERIOR SCHEDULED</p>	<p><b>DIVISION 29 - BATHROOM</b></p>
<p><b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b></p> <p>700 THERMAL AND MOISTURE PROTECTION</p> <p>701 INSULATION (TYP. 8" R-10) V-BOX</p> <p>710 EXTERIOR SCHEDULED</p> <p>720 EXTERIOR SCHEDULED</p> <p>730 EXTERIOR SCHEDULED</p>	<p><b>DIVISION 32 - INTERIOR FINISHINGS</b></p> <p>3201 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3202 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3203 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3204 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3205 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3206 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3207 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3208 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3209 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3210 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3211 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3212 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3213 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3214 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3215 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3216 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3217 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3218 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3219 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p> <p>3220 INTERIOR FINISHINGS - BROOKLYN (REF. CIVL)</p>
<p><b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b></p> <p>700 THERMAL AND MOISTURE PROTECTION</p> <p>701 INSULATION (TYP. 8" R-10) V-BOX</p> <p>710 EXTERIOR SCHEDULED</p> <p>720 EXTERIOR SCHEDULED</p> <p>730 EXTERIOR SCHEDULED</p>	<p><b>DIVISION 33 - UTILITIES</b></p> <p>3301 UTILITIES (REF. CIVL)</p>
<p><b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b></p> <p>700 THERMAL AND MOISTURE PROTECTION</p> <p>701 INSULATION (TYP. 8" R-10) V-BOX</p> <p>710 EXTERIOR SCHEDULED</p> <p>720 EXTERIOR SCHEDULED</p> <p>730 EXTERIOR SCHEDULED</p>	<p><b>DIVISION 34 - THERMAL AND MOISTURE PROTECTION</b></p> <p>3401 THERMAL AND MOISTURE PROTECTION</p>

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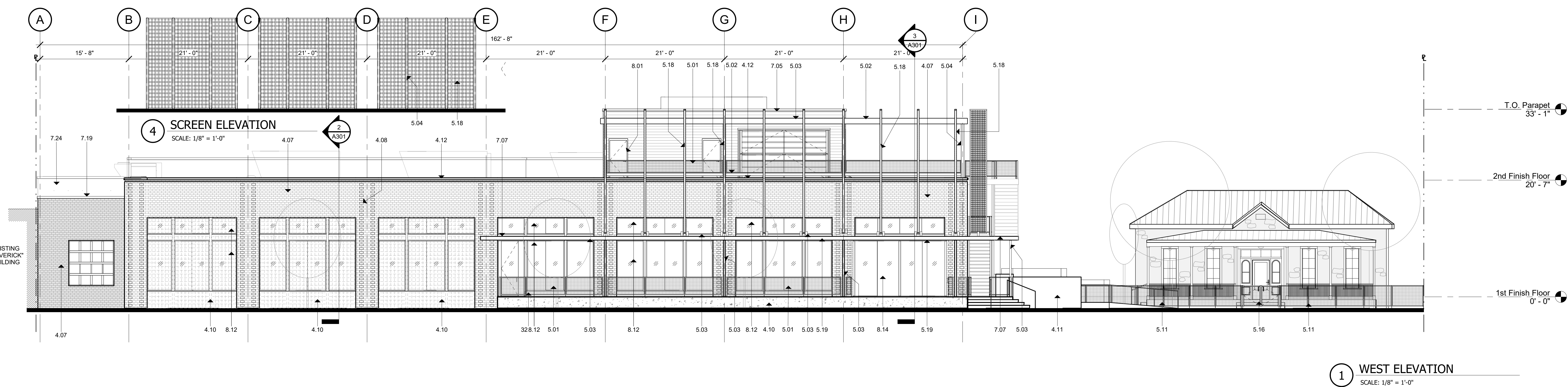
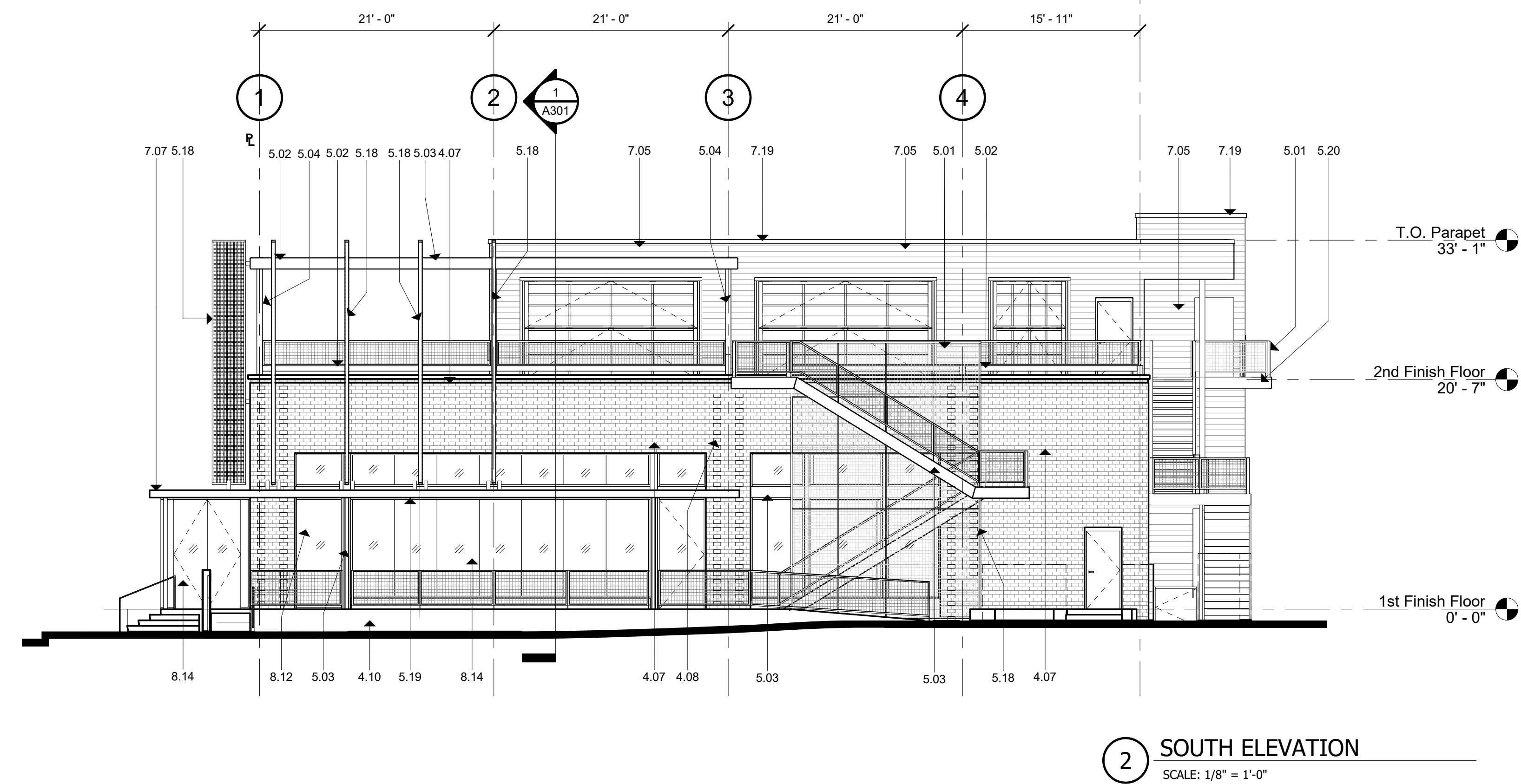


# LEGEND

	ACOUSTICAL CEILING TILE
	GYPSPUM BOARD
	AC92 FIBER / FOAM BASED ACOUSTICAL PANEL
	AC91 - LINEAR OPEN SUSPENDED WOOD CEILING SYSTEM, TYPICAL PANEL 2"x4"
	LED PENDANT CYLINDER DOWNLIGHTS
	INDUSTRIAL STRIP FIXTURE
	INDOOR TRACK LIGHTING
	2' X 2' LED LIGHTING FIXTURE
	2' X 4' LED LIGHTING FIXTURE
	SUPPLY AIR GRILLE
	RETURN AIR GRILLE
	SPRINKLER HEAD
	EXIT LIGHTS
	UNDER CABINET LIGHT
	STRIP LIGHTING

# A103

**NOT FOR CONSTRUCTION**



KEYNOTES	
<p><b>DIVISION 2 - SITE CONSTRUCTION</b></p> <p>201 CONCRETE STEPS</p> <p>202 CONCRETE CURB</p> <p>203 CONCRETE SIDEWALK/PLANTER</p> <p>210 EXIST. SOIL TO BE REPAVED/REPAVED</p>	<p>830 SLUILLING</p> <p>840 MANUALLY OPER. BOLLARD/GATE DOOR</p> <p>851 FILLER SLAB/OLD CURB W/INCH</p> <p>852 FILLER SLAB/OLD W/DOOR</p> <p>853 BUT-BLAD W/DOOR SYSTEM</p> <p>855 ALUMINUM SLAB/BUT-GUZZ W/INCH SYSTEM</p>
<p><b>DIVISION 3 - CONCRETE</b></p> <p>301 PRECAST CONCRETE REIN. STRUCT.</p> <p>302 CONCRETE FLOOR FISH</p> <p>310 PRECAST CONCRETE EXTER. READWAYS</p>	<p><b>DIVISION 4 - FINISHES</b></p> <p>401 SUPERFLOOR POLISH BOND/SEALING</p> <p>402 OUPPER ADJUSTABLE CEILING</p> <p>403 PORCELAIN CERAMIC TILE</p> <p>406 Mosaic ADJUSTED</p> <p>408 PANE</p> <p>409 FANS</p> <p>410 VINYL FLOORINGS AS SCHEDULED</p> <p>411 ACCTANT WALL PANELS</p> <p>412 SUPERFLOOR ADJUSTABLE PANELS</p> <p>511 1/2" ALUMINUM WOOD GRILL PANELS IN ACQUISITION</p>
<p><b>DIVISION 4 - MASONRY</b></p> <p>401 MASONRY WALLS</p> <p>402 MASONRY WALLS</p> <p>403 CONTROL JOINT</p> <p>404 MASONRY SILL</p> <p>405 MASONRY SILL</p> <p>406 BROCK/ENGINEER MASONRY - FIELD</p> <p>407 BROCK/ENGINEER MASONRY - ADJUSTED</p> <p>408 GROUT</p> <p>410 CHIMNEY PLASTER</p> <p>411 2" RIGID POLYMER W/PT CHIMNEY PLASTER</p> <p>412 CHIMNEY PLASTER</p> <p>413 6" POLY WALLS W/PT CHIMNEY PLASTER</p>	<p><b>DIVISION 5 - THERMAL</b></p> <p>501 STAINLESS STEEL TIGHT COMPARTMENTS</p> <p>502 FIRE-RESISTANT CURTAIN</p>
<p><b>DIVISION 5 - PAINTS</b></p> <p>501 PAINTED STEEL BULKING/REF. STRUCTURAL</p> <p>502 PAINTED STEEL BEAM/REF. STRUCTURAL</p> <p>503 PAINTED STEEL FLOOR REF. STRUCTURAL</p> <p>504 PAINTED STEEL COLUMN/REF. STRUCTURAL</p> <p>505 STEEL PERLIN/REF. STRUCTURAL</p> <p>506 9" COLORFORMED METAL FRAMING</p> <p>507 12" COLORFORMED METAL FRAMING</p> <p>508 6" COLORFORMED METAL FRAMING</p> <p>509 12" COLORFORMED METAL FRAMING</p> <p>510 SHEET PILING</p> <p>511 STEEL FRAMING</p> <p>512 METAL FRAMING (REF. STRUCT.)</p> <p>513 1/2" PLY. FIBER PANEL. ANEOTIC GROUT OR PROTECTIVE COAT</p> <p>514 1/2" DTD PAINT METAL FRAMING</p> <p>515 1/2" DTD PAINT METAL FRAMING</p> <p>516 1/2" STEEL GATE</p> <p>517 ANGLE PLATING</p> <p>518 1/2" ANGLE PLATING</p> <p>519 1/2" ANGLE PLATING</p> <p>520 METAL CROWN/REF. STRUCT.</p>	<p><b>DIVISION 5 - EQUIPMENT</b></p> <p>510 TELEPHONE/ALARM/STATION MONITOR</p>
<p><b>DIVISION 5 - METALS</b></p> <p>501 PAINTED STEEL BULKING/REF. STRUCTURAL</p> <p>502 PAINTED STEEL BEAM/REF. STRUCTURAL</p> <p>503 PAINTED STEEL FLOOR REF. STRUCTURAL</p> <p>504 PAINTED STEEL COLUMN/REF. STRUCTURAL</p> <p>505 STEEL PERLIN/REF. STRUCTURAL</p> <p>506 9" COLORFORMED METAL FRAMING</p> <p>507 12" COLORFORMED METAL FRAMING</p> <p>508 6" COLORFORMED METAL FRAMING</p> <p>509 12" COLORFORMED METAL FRAMING</p> <p>510 SHEET PILING</p> <p>511 STEEL FRAMING</p> <p>512 METAL FRAMING (REF. STRUCT.)</p> <p>513 1/2" PLY. FIBER PANEL. ANEOTIC GROUT OR PROTECTIVE COAT</p> <p>514 1/2" DTD PAINT METAL FRAMING</p> <p>515 1/2" DTD PAINT METAL FRAMING</p> <p>516 1/2" STEEL GATE</p> <p>517 ANGLE PLATING</p> <p>518 1/2" ANGLE PLATING</p> <p>519 1/2" ANGLE PLATING</p> <p>520 METAL CROWN/REF. STRUCT.</p>	<p><b>DIVISION 6 - FINISHES</b></p> <p>601 WOOD SKIN</p> <p>602 WOOD SKIN</p> <p>603 WOOD SKIN</p> <p>604 WOOD SKIN</p>
<p><b>DIVISION 6 - WOOD AND PLASTICS</b></p> <p>601 WOOD SKIN</p> <p>602 WOOD SKIN</p> <p>603 WOOD SKIN</p> <p>604 WOOD SKIN</p>	<p><b>DIVISION 6 - ELECTRICAL</b></p> <p>601 LIGHTING REF. MFP</p> <p>602 ELECTRICAL CONNECTIONS/REF. MFP</p> <p>603 CONDUIT/REF. MFP FOR FUTURE USE/CHASING</p> <p>604 ELECTRICAL DEVICE (REF. EX.30)</p>
<p><b>DIVISION 7 - METALS AND METAL PROTECTION</b></p> <p>701 METAL PLATING</p> <p>702 GALVANIZATION (ASTM B 689 / INCH)</p> <p>703 EXTERIOR GALVANIZATION</p> <p>704 GALVANIZED STEEL</p> <p>705 GALVANIZED STEEL</p> <p>706 GALVANIZED STEEL</p> <p>707 GALVANIZED STEEL</p> <p>708 GALVANIZED STEEL</p> <p>709 GALVANIZED STEEL</p> <p>710 GALVANIZED STEEL</p> <p>711 GALVANIZED STEEL</p> <p>712 GALVANIZED STEEL</p> <p>713 GALVANIZED STEEL</p> <p>714 GALVANIZED STEEL</p> <p>715 GALVANIZED STEEL</p> <p>716 GALVANIZED STEEL</p> <p>717 GALVANIZED STEEL</p> <p>718 GALVANIZED STEEL</p> <p>719 GALVANIZED STEEL</p> <p>720 GALVANIZED STEEL</p> <p>721 GALVANIZED STEEL</p> <p>722 GALVANIZED STEEL</p> <p>723 GALVANIZED STEEL</p> <p>724 GALVANIZED STEEL</p> <p>725 GALVANIZED STEEL</p> <p>726 GALVANIZED STEEL</p> <p>727 GALVANIZED STEEL</p> <p>728 GALVANIZED STEEL</p> <p>729 GALVANIZED STEEL</p> <p>730 GALVANIZED STEEL</p> <p>731 GALVANIZED STEEL</p> <p>732 GALVANIZED STEEL</p> <p>733 GALVANIZED STEEL</p> 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**DIVISION 8 - DOORS & WINDOWS**

- 8.01 HOLLOW METAL DOOR & FRAMES
- 8.02 SUBSILL
- 8.03 ALUMINUM STOREFRONT
- 8.04 SINGLE PANELED CLEAR GLAZING
- 8.05 SINGLE PANELED ONE-WAY MIRROR GLAZING
- 8.06 KNOX BOX
- 8.07 GATE WITH STEEL TUBE FRAME & FP01 PANEL WITH LOCK
- 8.08 GATE WITH STEEL CHANNEL FRAME & FP02 PANELS OR APPROVED EQUAL


**NOT FOR CONSTRUCTION**

[illegible]

KEYNOTES

- DIVISION 3 - SITE CONSTRUCTION

2.06 CONCRETE STEPS

2.08 CONCRETE RAMP

2.07 PAVES CONCRETE/ANTER

2.12 EXIST. GRASS TO BE RESURFACED/ REPAVEMENT
- DIVISION 3 - CONCRETE

3.01 CAST-IN-PLACE CONCRETE (REF. STRUCT.)

3.02 CONCRETE FLOOR FINISH

3.03 PRECAST CONCRETE SPAND RELS/TRANSPLANKS
- DIVISION 4 - MASONRY

4.01 MORTAR

4.02 MASONRY WALL TIES

4.03 REEF

4.04 CONTROL JOINT

4.06 MASONRY/IRL

4.08 MORTAR NET

4.07 BRICK VENEER MASONRY - FIELD

4.08 BRICK VENEER MASONRY - ACCENT

4.10 CEMENT PLASTER

4.11 CMU BLOCK WALL W/ PTD CEMENT PLASTER (REF. STRUCT.)

4.12 PRECAST MASONRY CAP

4.13 8" CMU WALL (REF. STRUCT.)
- DIVISION 5 - METALS

5.01 PAINTED STEEL BEAM (REF. STRUCTURAL)

5.02 PAINTED STEEL BEAM (REF. STRUCTURAL)

5.03 PAINTED STEEL TUBE (REF. STRUCTURAL)

5.04 PAINTED STEEL COLUMN (REF. STRUCTURAL)

5.06 STEEL PLATE (REF. STRUCTURAL)

5.07 STEEL ANGLE (REF. STRUCTURAL)

5.08 8" COLL. FORMED METAL FRAMING

5.09 STEEL ROOF (REF. STRUCT.)

5.10 SHIPS/ACCESS

5.11 PTD STEEL FRAMING

5.12 METAL FRAMING (REF. STRUCT.)

5.13 PTD FRAMING PANEL - METRO/GROTTO OR APPROVED EQUAL

5.14 1/2" DA PTD METAL HANDRAIL

5.15 STEEL CHANG (REF. STRUCTURAL)

5.16 PTD STEEL GATE

5.17 WELD SUPPORT CLIP

5.18 PTD FABRICATED METAL PANEL SCREEN

5.19 METAL CANOPY (REF. STRUCTURAL)

5.20 METAL STAIRS (REF. STRUCT.)
- DIVISION 6 - WOOD AND PLASTICS

6.01 WOOD SHIM

6.02 WOOD BLOCKING

6.03 CUSTOM CABINETS

6.04 WOOD TRIM
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.01 HIGH TEMPERATURE ICE WATER SHIELD

7.02 ROOF INSULATION, MIN. R-19 @ 9.5" INCH

7.03 EXTERIOR SHEATHING

7.04 SELF-ADHERED SHEET MEMBRANE AIR BARRIER

7.05 METAL WALL PANEL

7.06 ROOF DROVEIT

7.07 EXISTING SEAM METAL ROOF PANELS (REF. CIVIL)

7.08 METAL FLASHING

7.09 METAL COUNTERFLASHING

7.10 MEMBRANE ROOF SYSTEM (REF. CIVIL)

7.11 METAL WALL PENETRATION FLASHING

7.12 FLOW/CLASURE STRIP

7.13 THROUGH-WALL METAL FLASHING

7.14 METAL FASCIA

7.15 SEALANT

7.16 METAL DRIP

7.17 BATT INSULATION - MIN. R-21

7.18 METAL TRIM

7.19 PTD METAL CAP FLASHING

7.20 ACoustICAL BATT INSULATION

7.21 SEALANT WITH BACKER ROD

7.22 METAL BAY DIVIDER

7.23 LIQUID APPLIED WATER PROOFING

7.24 CEMENT PLASTER

7.25 PARAPET FLASHING TO BE TAKEN UP WALL & OVER TOP AS INDICATED ON 044

7.26 DOWNPOUT
- DIVISION 8 - DOORS & WINDOWS

8.01 HOLLOW METAL DOOR & FRAMES

8.02 SUBSILL

8.03 ALUMINUM STOREFRONT

8.04 SINGLE PANELED CLEAR GLAZING

8.05 SINGLE PANELED ONE-WAY MIRROR GLAZING

8.06 WINDOW BOX

8.07 GATE WITH STEEL TUBE FRAME & PPFI PANEL WITH LOCK

8.08 GATE WITH STEEL CHANNEL FRAME & PPFI PANELS OR APPROVED EQUAL
- DIVISION 9 - FINISHES

9.01 GYPSUM WALLBOARD

9.02 SUSPENDED GYPSUM BOARD CEILING

9.03 SUSPENDED ACoustICAL CEILING

9.04 PORCELAIN CERAMIC TILE

9.05 MOSAIC ACCENT TILE

9.06 PAINT

9.07 BASE AS SCHEDULED

9.08 VINYL FLOORING AS SCHEDULED

9.09 ACCENT WALL PANEL

9.10 SUSPENDED ACoustICAL PANELS

9.11 SUSPENDED WOOD-GRILLE PANELS W/ ACoustICAL TREATMENT
- DIVISION 10 - SPECIAL TIES

10.01 STAINLESS STEEL TOILET COMPARTMENTS

10.02 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT

11.01 TV TELEVISION (DISPLAY MONITOR)
- DIVISION 12 - FURNISHINGS

12.01 ROLLER SHUTTER

12.02 SPOONAGE

12.03 ADDRESS SIGNAGE

12.04 8" PANELED ALUMINUM LETTER SIGNAGE
- DIVISION 13 - SPECIAL CONSTRUCTION

13.01 ELECTRONIC EQUIPMENT

13.02 ELECTRONIC AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION

21.01 FIRE DEPARTMENT CONNECTION (FDC)
- DIVISION 22 - PLUMBING

22.01 GAVY CAP FOR VENT THRU ROOF
- DIVISION 23 - HVAC

23.01 MECHANICAL EQUIPMENT (REF. MECH)

23.02 MECHANICAL DUCTWORK (REF. MECH)
- DIVISION 24 - ELECTRICAL

24.01 LIGHTING (REF. MECH)

24.02 ELECTRICAL DISCONNECT (REF. MECH)

24.03 CONDUIT STUB UP FOR FUTURE E.V. CHARGING

24.04 ELECTRICAL DEVICE (REF. E330)
- DIVISION 27 - COMMUNICATIONS
- DIVISION 28 - ELECTRONIC SAFETY AND SECURITY
- DIVISION 31 - EARTHWORK
- DIVISION 32 - EXTERIOR IMPROVEMENTS

32.01 CONCRETE PAVEMENT - BROOM FINISH (REF. CIVIL)

32.02 CONCRETE PARKING STOP (REF. CIVIL)

32.03 ASPHALT PAVING (REF. CIVIL)

32.04 CONCRETE CURB (REF. CIVIL)

32.05 SALK/SED BRICK PLANTING BORDER (REF. LANDSCAPE)

32.06 TREE SPACES (REF. LANDSCAPE)

32.07 CONCRETE PAVING (REF. CIVIL)

32.08 DUMPTER ENCLOSURE WITH GATE (REF. STRUCTURAL)

32.09 BRICK PAVES (REF. LANDSCAPE)

32.10 STONE SITE WALL (REF. LANDSCAPE)

32.11 BOLLARDS (REF. LANDSCAPE)

32.12 ACCESSIBLE PARKING AREA

32.13 STAMP CONCRETE BANDS (REF. ARCH. / CIVIL)

32.14 CONCRETE WHEEL STOP

32.15 FOUNTAIN
- DIVISION 33 - UTILITIES

33.01 FIRE HYDRANT (REF. CIVIL)
- DIVISION 34 - WATER AND WASTEWATER EQUIPMENT

34.01 WATER CATCHMENT CISTERN

Project

ROSARIO'S RESTAURANT

722 S. St. Mary's Street  
San Antonio, TX 78205

Owner

WONG WAY, LLC  
Contact: Lisa Wong

Architect

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Landscape

Consultant

Consultant

Architect's Seal

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No.	Date	Issue / Revision
1	Feb. 21, 2020	Schematic Design

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2004

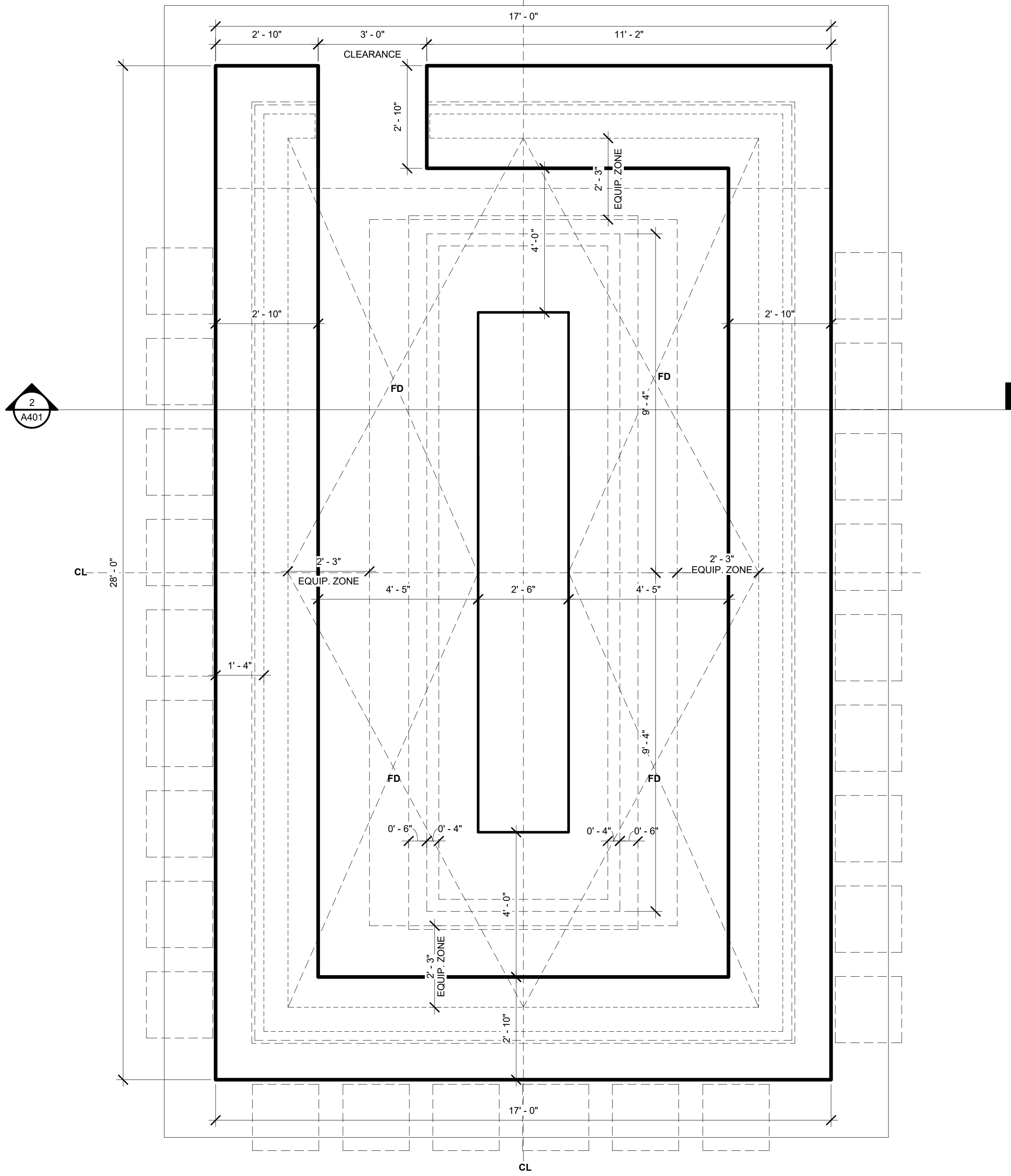
Issuance / Date Schematic Design  
December 29, 2020

SHEET TITLE

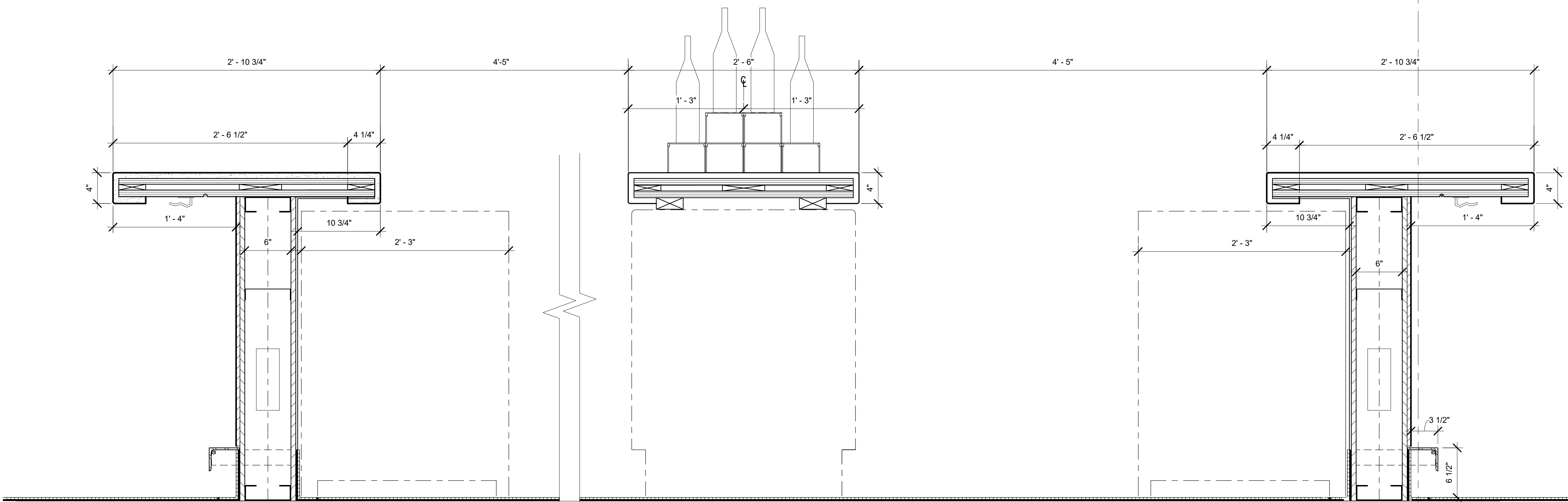
BUILDING SECTIONS

SHEET NUMBER

A301



1 ENLARGED BAR PLAN  
SCALE: 1/2" = 1'-0"



2 MILWORK SECTION - BAR ISLAND  
SCALE: 1 1/2" = 1'-0"

Project

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No.	Date	Issue / Revision
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Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2004

Issuance / Date

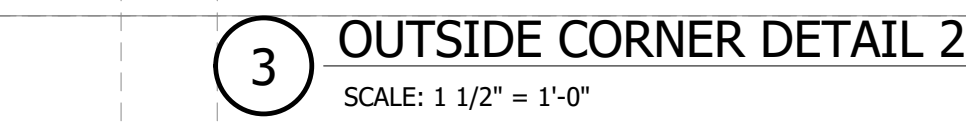
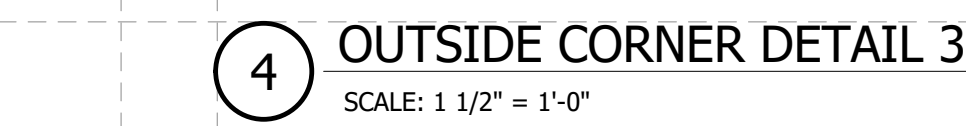
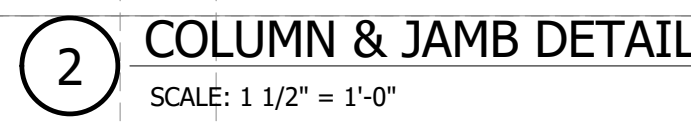
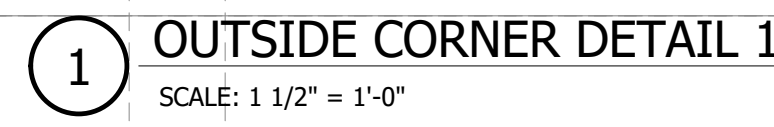
Schematic Design  
December 29, 2020

SHEET TITLE

## ENLARGED BAR PLANS, ELEVATIONS & DETAILS

SHEET NUMBER

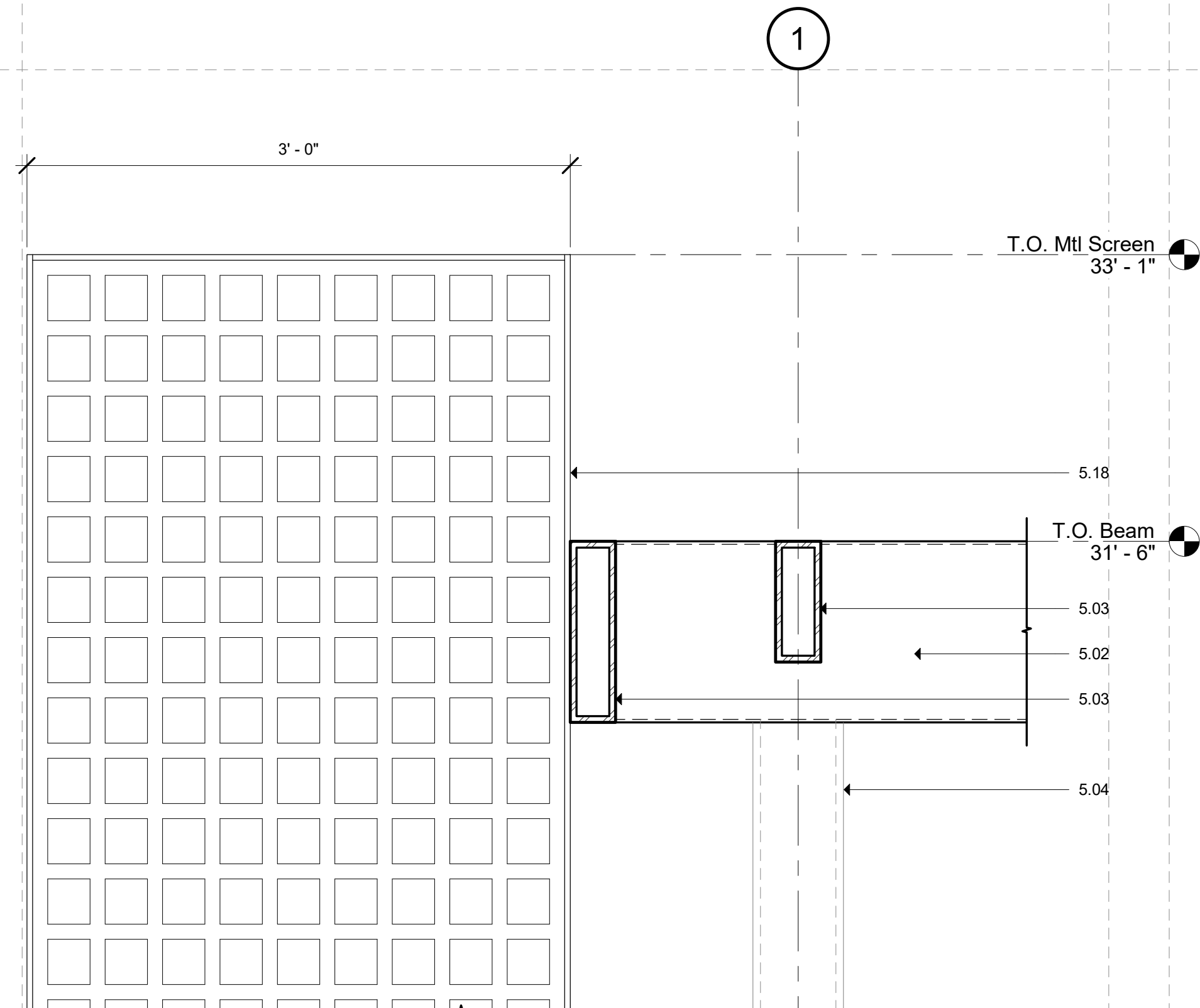
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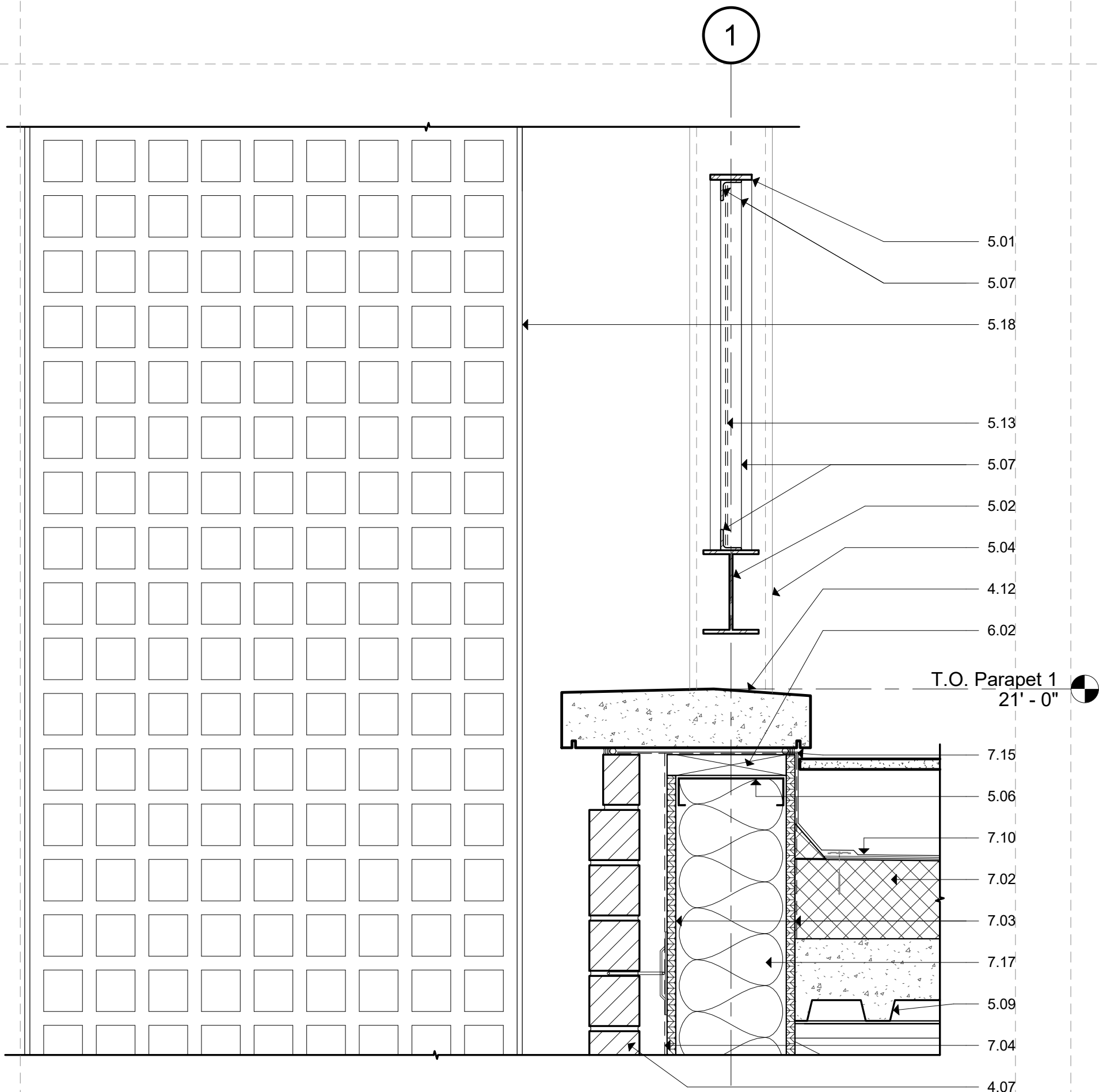
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- 8.04 SINGLE PANELED CLEAR GLAZING
- 8.05 SINGLE PANELED ONE-WAY MIRROR GLAZING
- 8.06 KNOX BOX
- 8.07 GATE WITH STEEL TUBE FRAME & FP01 PANEL WITH LOCK
- 8.08 GATE WITH STEEL CHANNEL FRAME & FP02 PANELS OR APPROVED EQUAL

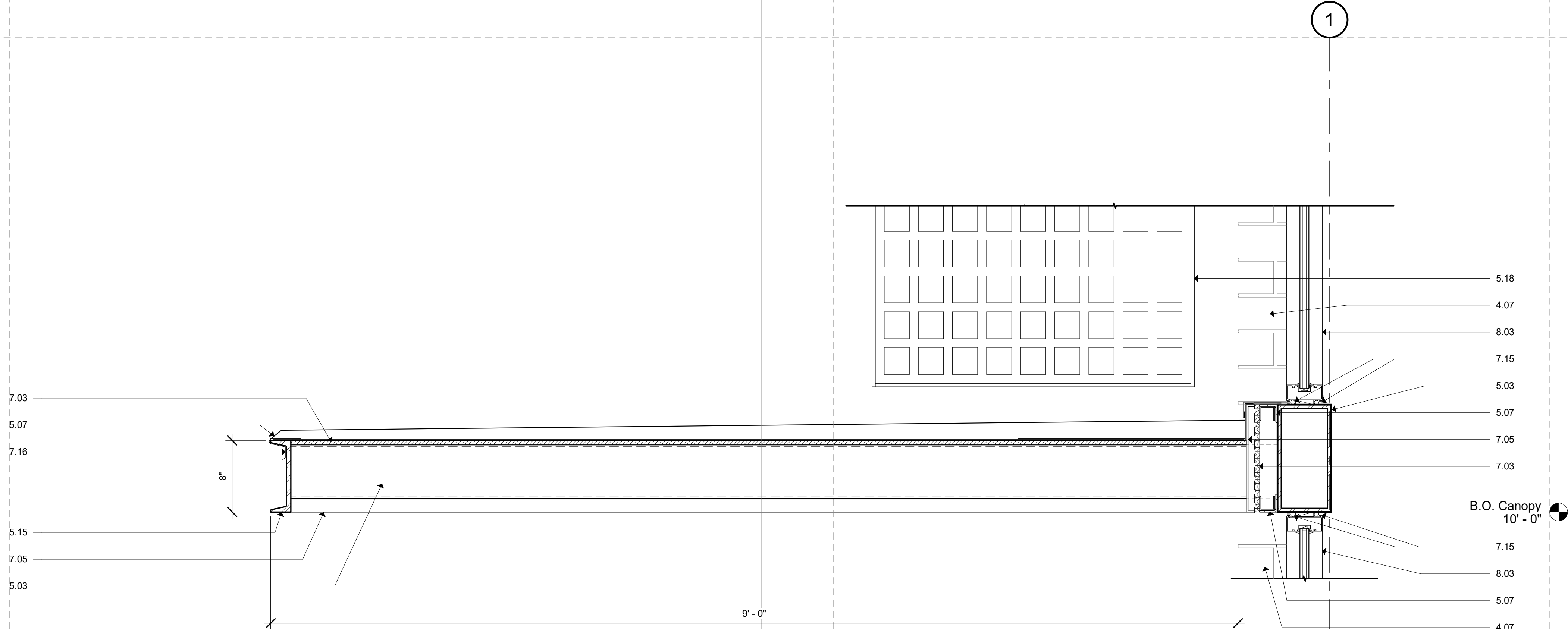
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3 Section 3 - Callout 4  
SCALE: 1 1/2" = 1'-0"



2 Section 3 - Callout 3  
SCALE: 1 1/2" = 1'-0"



1 Section 3 - Callout 2  
SCALE: 1 1/2" = 1'-0"

## KEYNOTES

<b>DIVISION 2 - SITE CONSTRUCTION</b> 2.06 CONCRETE PERI 2.06 CONCRETE RAMP 2.07 BASES CONCRETE/PLASTER 2.12 EXIST. SOA TO BE RE-PAVED/ REPAVED <b>DIVISION 3 - CONCRETE</b> 3.01 CAST-IN-PLACE CONCRETE (REF. STRUCT.) 3.02 CONCRETE FLOOR FINISH 3.03 PRECAST CONCRETE SLAB TRANSPIRANTS <b>DIVISION 4 - MASONRY</b> 4.01 MORTAR 4.02 MASONRY WALL TIES 4.03 MEEP 4.04 CONTROL JOINT 4.06 MASONRY VIB 4.06 MORTAR NET 4.07 BRICK VENEER MASONRY - FIELD 4.08 BRICK VENEER MASONRY - ACCENT 4.10 CEMENT PLASTER 4.11 CMU BLOCK WALL W/ PTD CEMENT PLASTER (REF. STRUCT.) 4.12 PRECAST MASONRY CAP 4.13 8" CMU WALL (REF. STRUCT.) <b>DIVISION 5 - METALS</b> 5.01 PAINTED STEEL RAILING (REF. STRUCTURAL) 5.02 PAINTED STEEL BEAM (REF. STRUCTURAL) 5.03 PAINTED STEEL TUBE (REF. STRUCTURAL) 5.04 PAINTED STEEL COLUMN (REF. STRUCTURAL) 5.06 STEEL PURLIN (REF. STRUCTURAL) 5.07 COLD-FORMED METAL FRAMING 5.07 STEEL ANGLE (REF. STRUCTURAL) 5.08 STEEL ROOF DECK (REF. STRUCT.) 5.10 SHAPES 5.11 PTD STEEL FRAMING 5.12 METAL FRAMING (REF. STRUCT.) 5.13 PTD FENCE PANEL - METRO GROTTO OR APPROVED EQUAL 5.14 1/2 DIA PTD METAL HANDRAIL 5.15 STEEL CHAINS (REF. STRUCTURAL) 5.16 PTD STEEL GATE 5.17 ANGLE SUPPORT CLIP 5.18 PTD FABRICATED METAL PANEL SCREEN 5.19 METAL CANOPY (REF. STRUCTURAL) 5.20 METAL STAIRS (REF. STRUCT.) <b>DIVISION 6 - WOOD AND PLASTICS</b> 6.01 WOOD SHIM 6.02 WOOD BLOCKING 6.03 CUSTOM CABINETS 6.04 WOOD TRIM <b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b> 7.01 HIGH TEMPERATURE ICE WATER SHIELD 7.02 RIGID INSULATION, MIN. 8" @ 9.5" INCH 7.03 EXTERIOR SHEATHING 7.04 SELF-ADHERED SHEET MEMBRANE AIR BARRIER 7.05 METAL WALL PANEL 7.06 ROOF DROVEIT 7.07 GROUNDING SLAM METAL ROOF PANELS 7.08 METAL FLASHING 7.09 METAL COUNTER FLASHING 7.10 MEMBRANE ROOF SYSTEM AS SPECIFIED 7.11 METAL WALL PENETRATION FLASHING 7.12 FLAME CLOSURE STOP 7.13 THROUGH-WALL METAL FLASHING 7.14 METAL FASCIA 7.15 SEALANT 7.16 METAL DRIP 7.17 BATT INSULATION - MIN. R-21 7.18 METAL TRIM 7.19 PTD METAL CAP & FLASHING 7.20 ACoustICAL BATT INSULATION 7.21 SEALANT WITH BACKER ROD 7.22 METAL SAW DOWEL 7.23 LIQUID APPLIED WATER PROOFING 7.24 CEMENT PLASTER 7.25 PARPET FLASHING TO BE TAKEN UP WALL & OVER TOP AS INDICATED ON 04 7.26 DOWNPOUT <b>DIVISION 8 - DOORS &amp; WINDOWS</b> 8.01 EXCLOW METAL DOOR & FRAMES 8.02 SUBSILL 8.03 ALUMINUM STOREFRONT 8.04 SINGLE PANELED CLEAR GLAZING 8.05 SINGLE PANELED ONE-WAY MIRROR GLAZING 8.06 WINDOW BOX 8.07 GATE WITH STEEL TUBE FRAME & PPFI PANEL WITH LOCK 8.08 GATE WITH STEEL CHANNEL FRAME & PPFI PANELS OR APPROVED EQUAL <b>DIVISION 9 - FINISHES</b> 9.01 GYPSUM WALLBOARD 9.02 SUSPENDED GYPSUM BOARD CEILING 9.03 SUSPENDED ACoustICAL CEILING 9.04 PORCELAIN CERAMIC TILE 9.05 MOSAIC ACCENT TILE 9.06 PAINT 9.07 BASE AS SCHEDULED 9.08 VINYL FLOORING AS SCHEDULED 9.09 ACCENT WALL PANEL 9.10 SUSPENDED ACoustICAL PANELS 9.11 SUSPENDED WOOD-GRILLE PANELS W/ ACoustICAL TREATMENT <b>DIVISION 10 - SPECIAL TREATMENT</b> 10.01 STAINLESS STEEL TOILET COMPARTMENTS 10.02 FIRE EXTINGUISHER CABINET <b>DIVISION 11 - EQUIPMENT</b> 11.01 17" TELEVISION / DISPLAY MONITOR <b>DIVISION 12 - FURNISHINGS</b> 12.01 ROLLER SHADE 12.02 SPOURAGE 12.03 ADDRESS SIGNAGE 12.04 4" PANELED ALUMINUM LETTER SIGNAGE <b>DIVISION 13 - SPECIAL CONSTRUCTION</b> <b>DIVISION 14 - CONVENING EQUIPMENT</b> 14.01 ELEVATOR AS SPECIFIED <b>DIVISION 21 - FIRE SUPPRESSION</b> 21.01 FIRE DEPARTMENT CONNECTION (FDC) <b>DIVISION 22 - PLUMBING</b> 22.01 GAVY CAP FOR VENT THRU ROOF <b>DIVISION 23 - HVAC</b> 23.01 MECHANICAL EQUIPMENT (REF. MEY) 23.02 MECHANICAL DUCTWORK (REF. MEY) <b>DIVISION 24 - ELECTRICAL</b> 24.01 LIGHTING (REF. MEY) 24.02 ELECTRICAL DISCONNECT (REF. MEY) 24.03 CONDUIT STUB UP FOR FUTURE E.V. CHARGING 24.04 ELECTRICAL DEVICE (REF. E330) <b>DIVISION 27 - COMMUNICATIONS</b> <b>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</b> <b>DIVISION 31 - EARTHWORK</b> <b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b> 32.01 CONCRETE PAVEMENT - BROOM FINISH (REF. CIVIL) 32.02 CONCRETE PARKING STOP (REF. CIVIL) 32.03 ASPHALT PAVING (REF. CIVIL) 32.04 CONCRETE CURB (REF. CIVIL) 32.05 SALVAGED BRICK PLANTING BORDER (REF. LANDSCAPE) 32.06 TREE SPECIES (REF. LANDSCAPE) 32.07 CONCRETE PAVING (REF. CIVIL) 32.08 DUMPSTER ENCLOSURE WITH GATE (REF. STRUCTURAL) 32.09 BIRD HOUSE (REF. LANDSCAPE) 32.10 STONE SITE WALL (REF. LANDSCAPE) 32.11 BOLLARDS (REF. LANDSCAPE) 32.12 ACCESSIBLE PARKING AREA 32.13 STAMP CONCRETE BANDS (REF. 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Project

## ROSARIO'S RESTAURANT

722 S. St. Mary's Street  
San Antonio, TX 78205

Owner

**WONG WAY, LLC**  
Contact: Lisa Wong

Architect

**DOUGLAS ARCHITECTS**  
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Landscape

Consultant

Consultant

Architect's Seal

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No.	Date	Issue / Revision
1	Feb. 21, 2020	Schematic Design

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2004

Issuance / Date

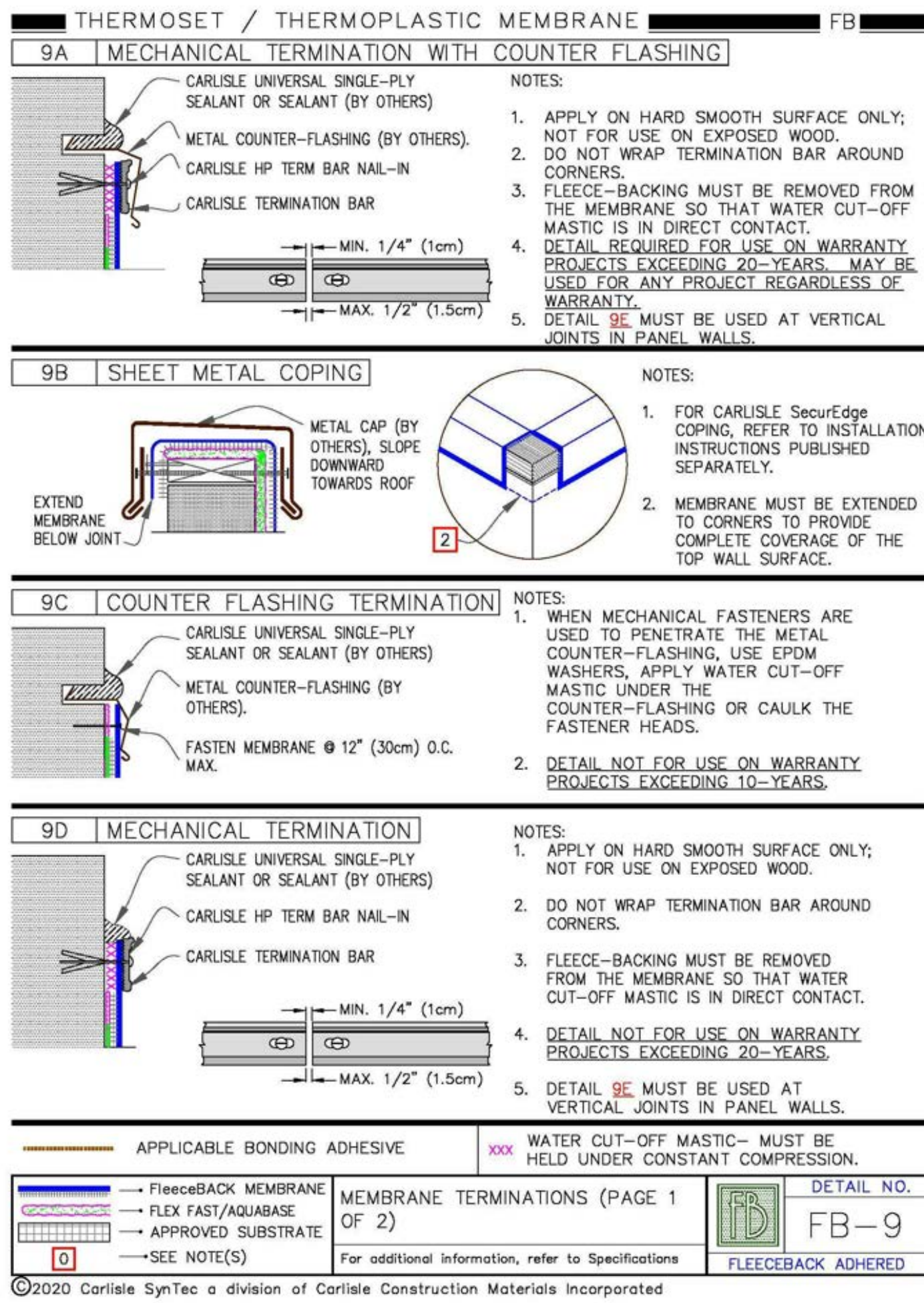
Schematic Design  
December 29, 2020

SHEET TITLE

## SECTION DETAILS

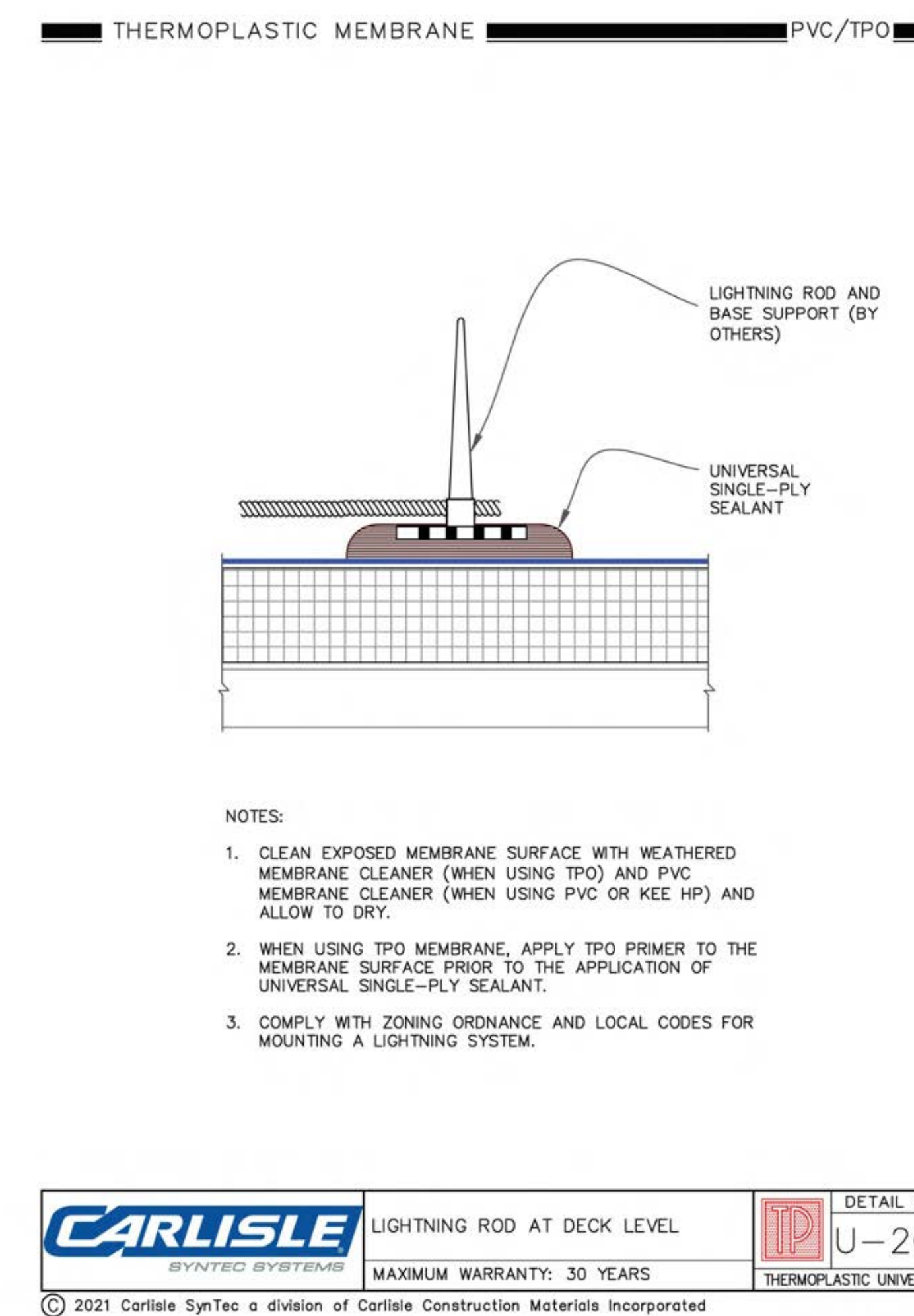
SHEET NUMBER

# A503



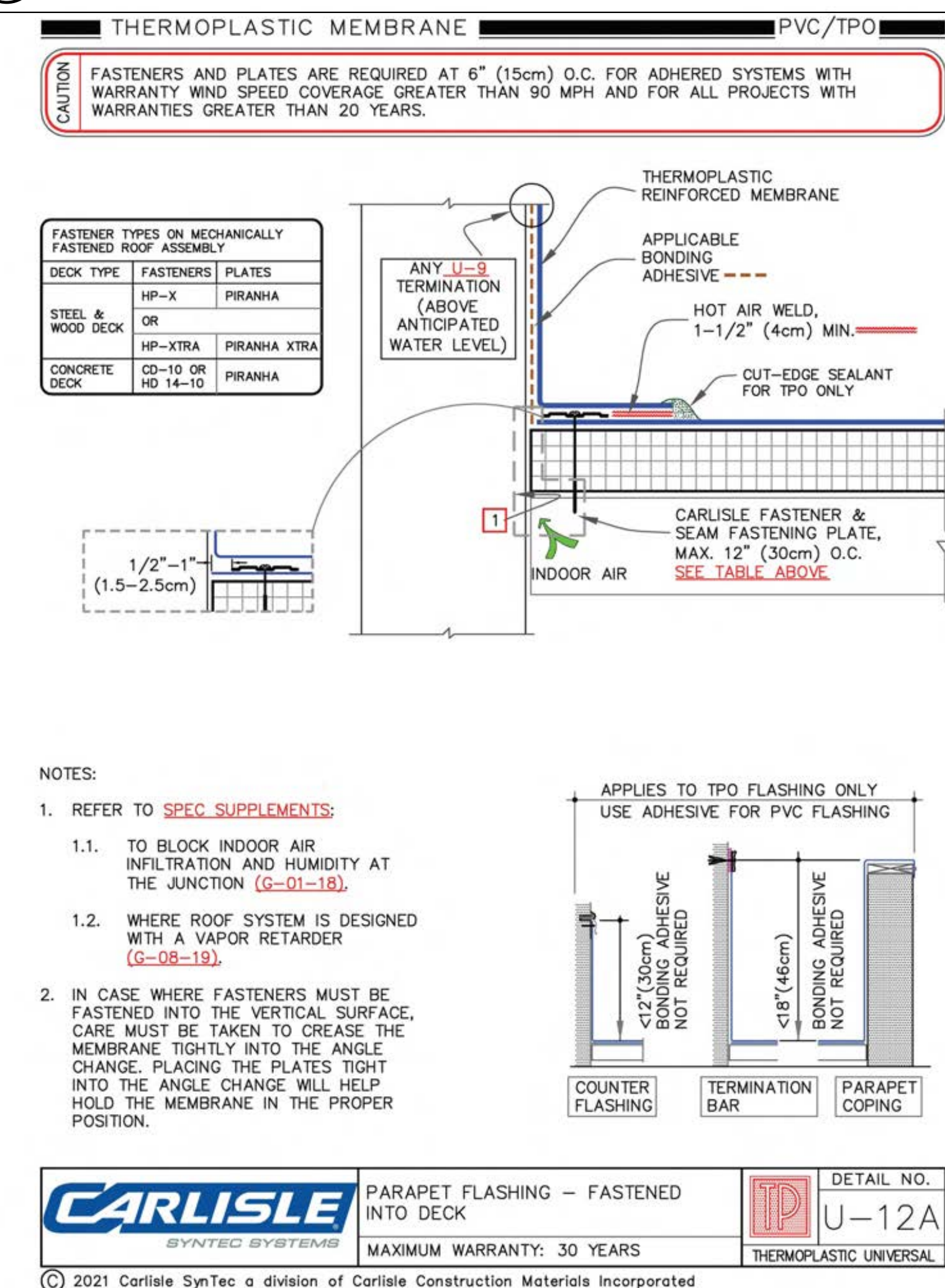
**1 MEMBRANE TERMINATIONS (1 OF 2)**

SCALE: 3/16" = 1'-0"



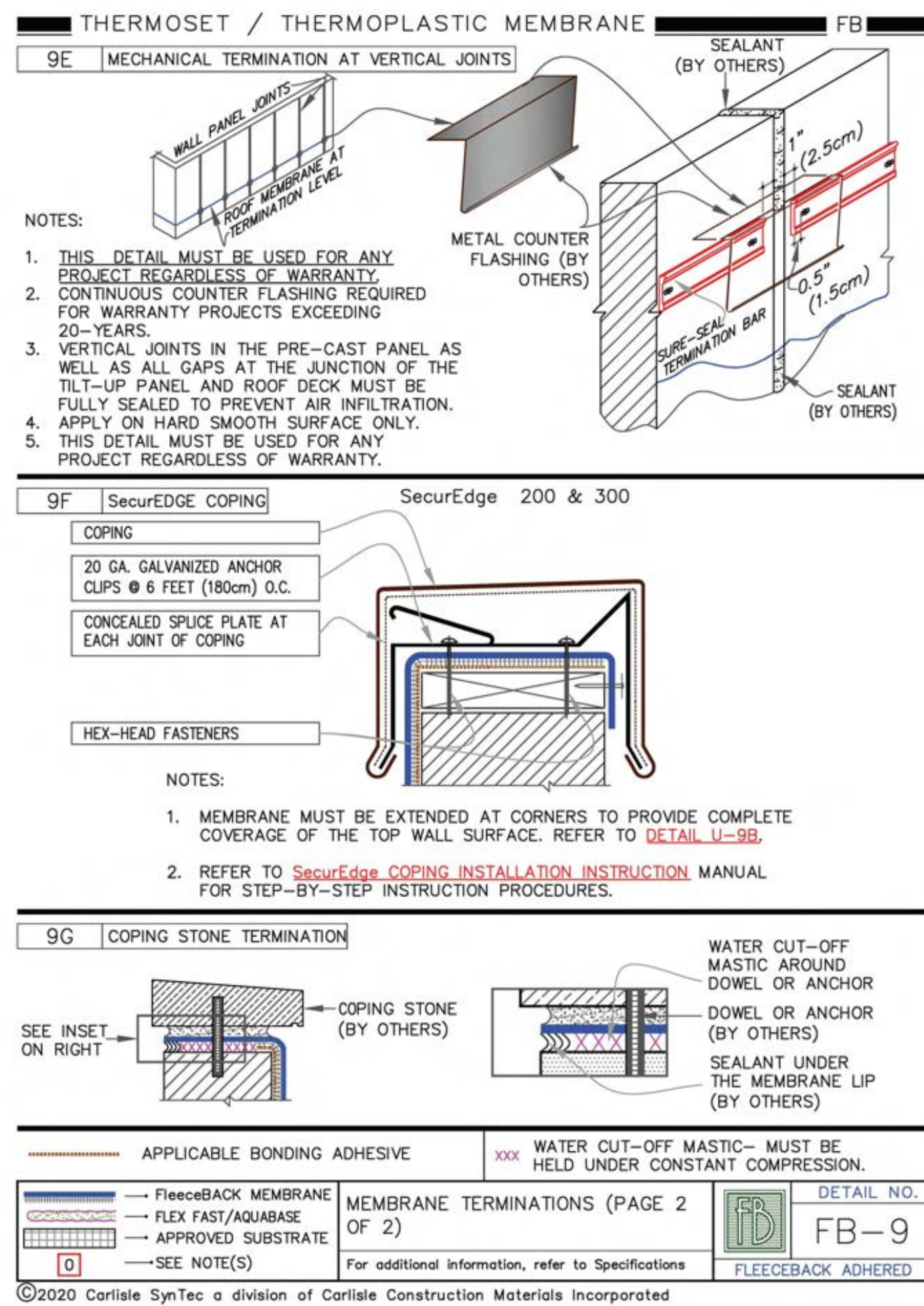
**5 LIGHTNING ROD AT DECK LEVEL**

SCALE: 3" = 1'-0"



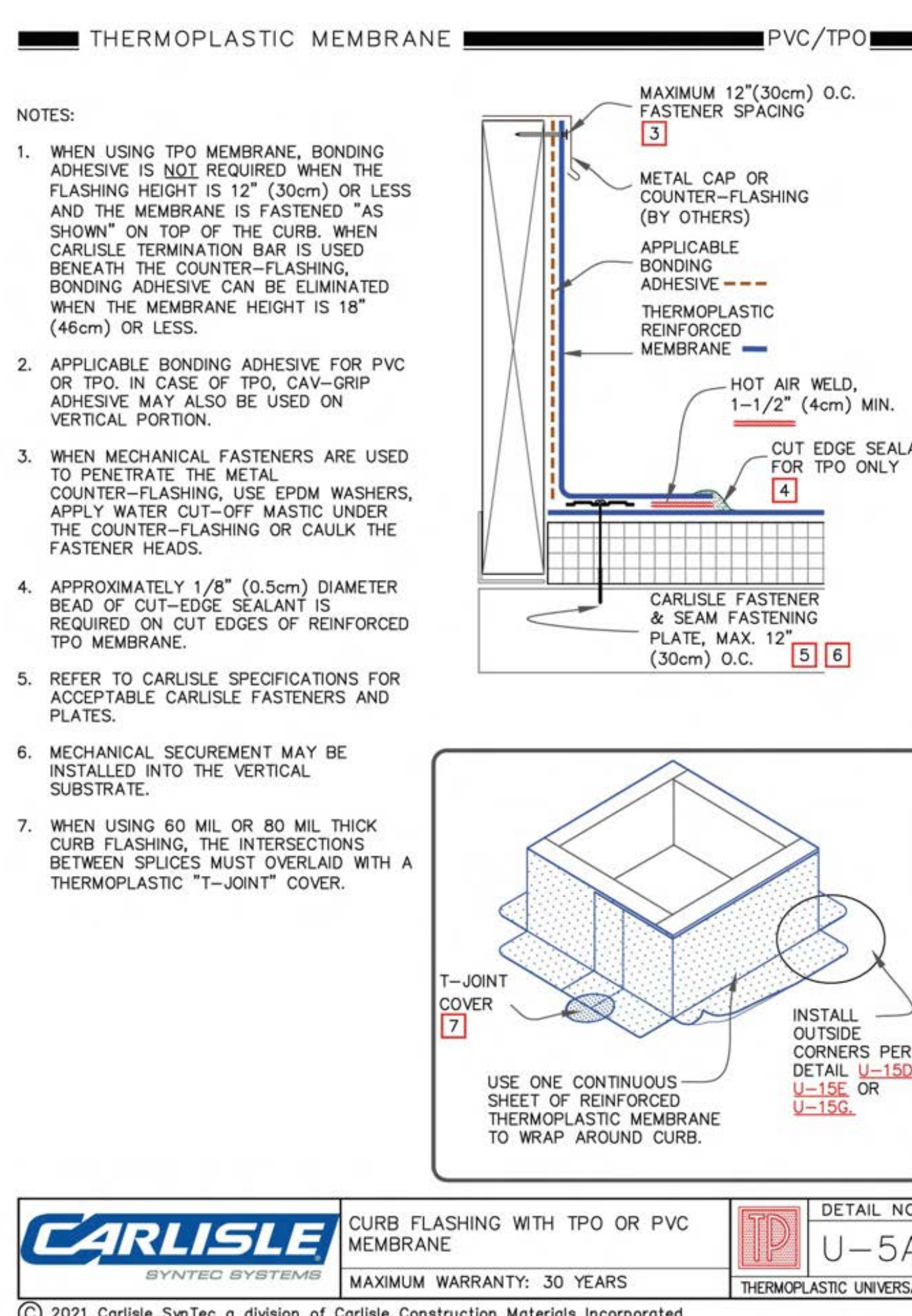
**9 PARAPET FLASHING - FASTENED INTO DECK**

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



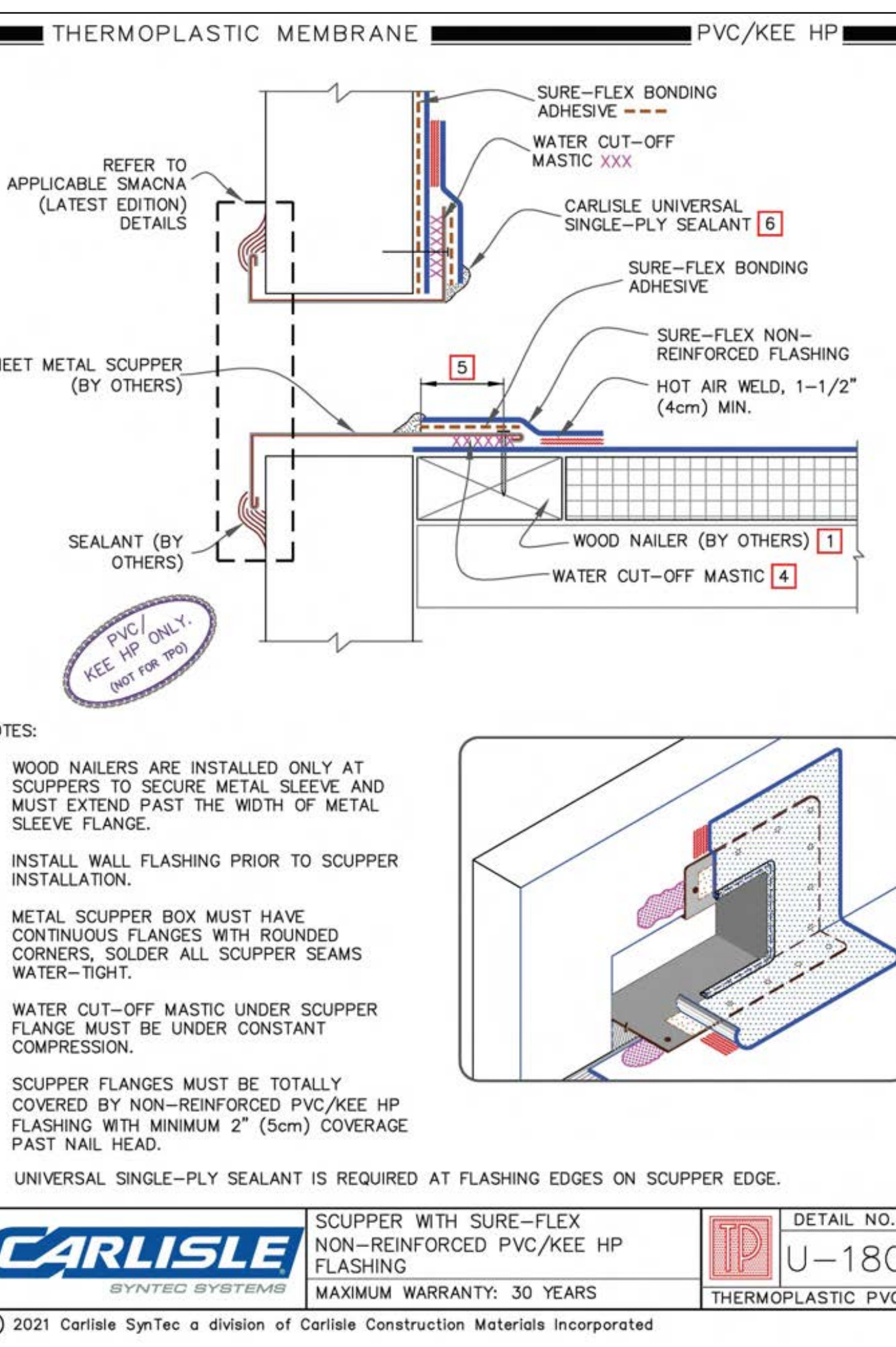
**2 MEMBRANE TERMINATIONS (2 OF 2)**

SCALE: 3/16" = 1'-0"



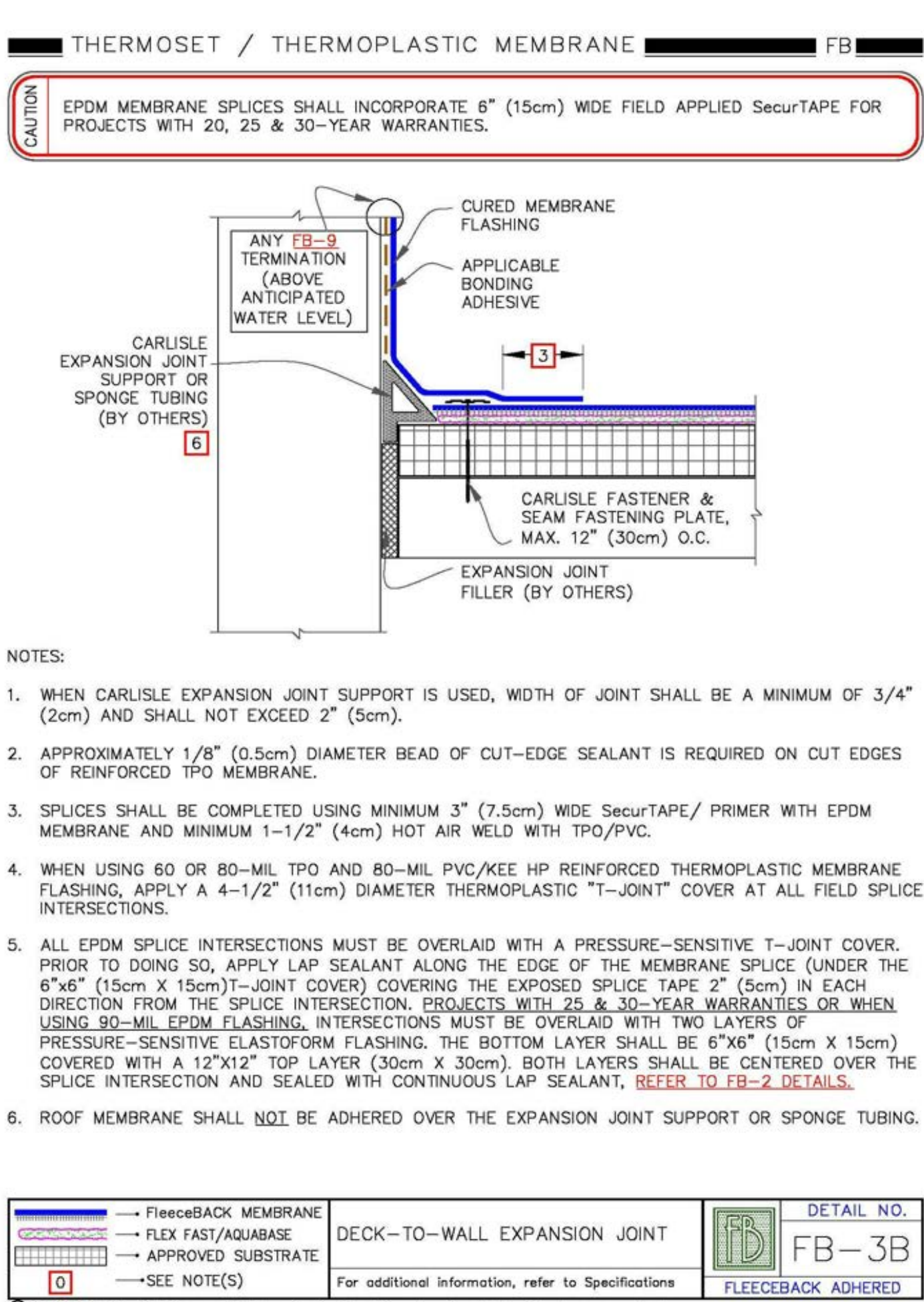
**6 CURB FLASHING WITH TPO OR PVC MEMBRANE**

SCALE: 3" = 1'-0"



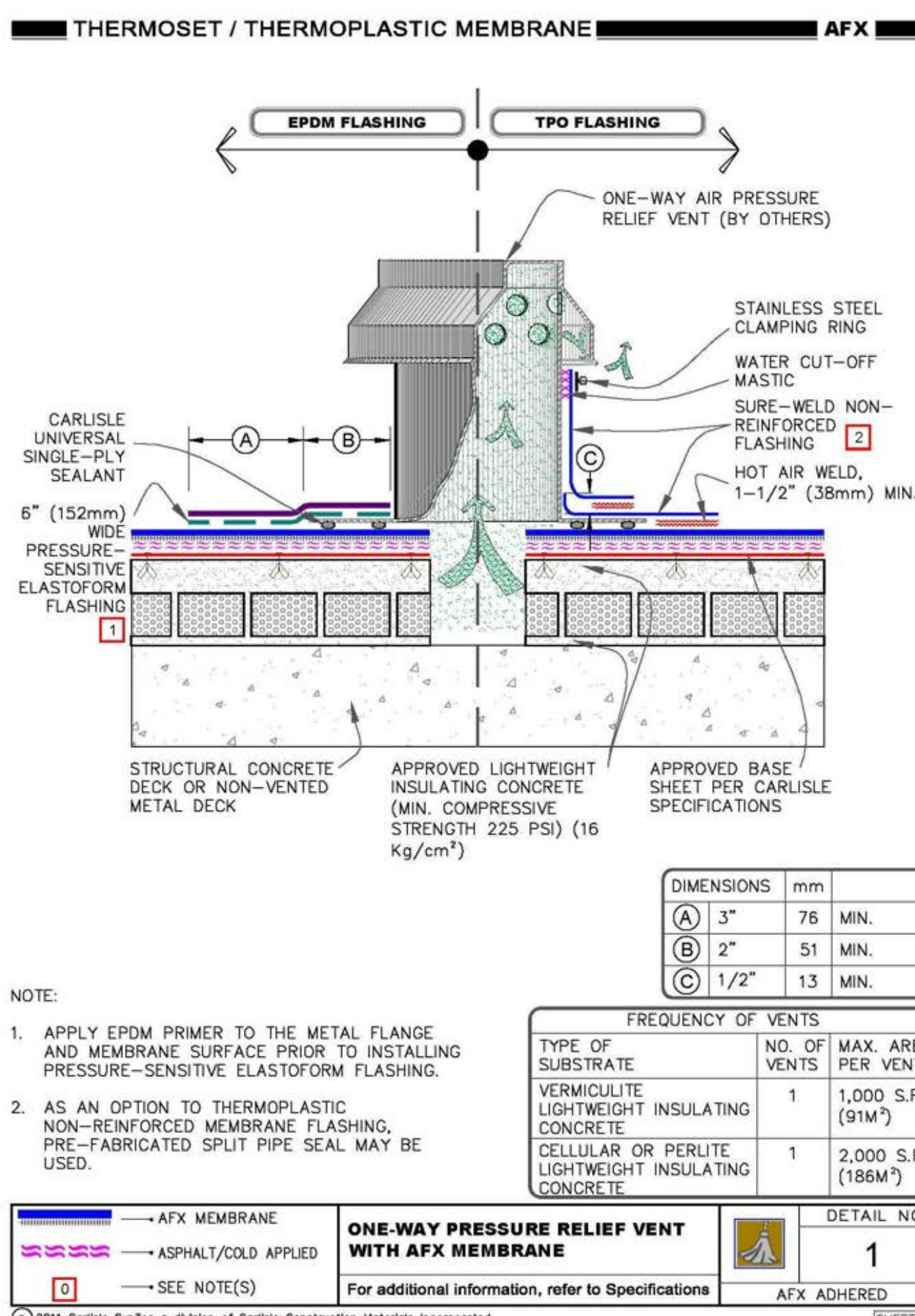
**10 SCUPPER DETAIL**

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



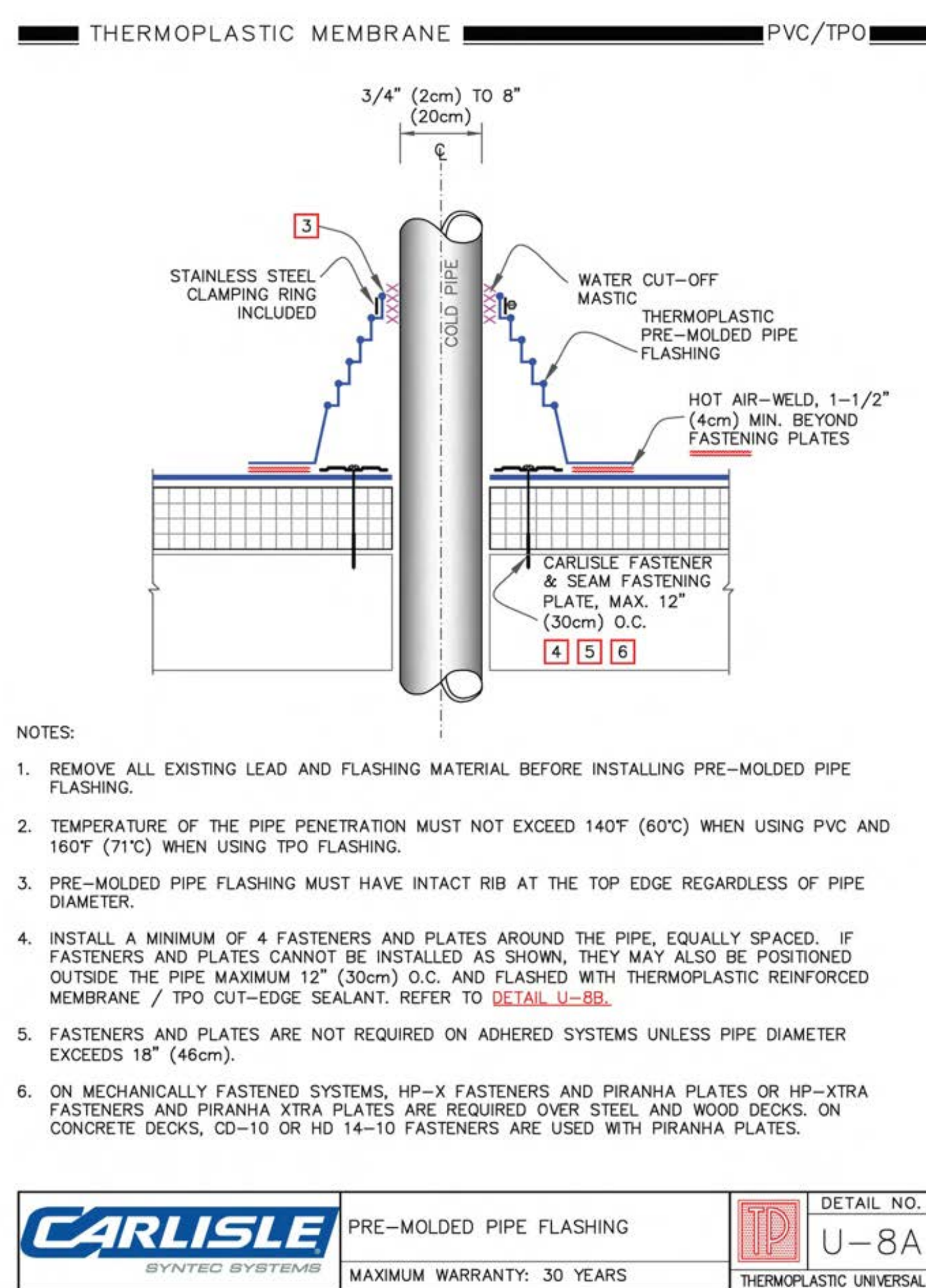
**3 DECK-TO-WALL EXPANSION JOINT**

SCALE: 3/16" = 1'-0"



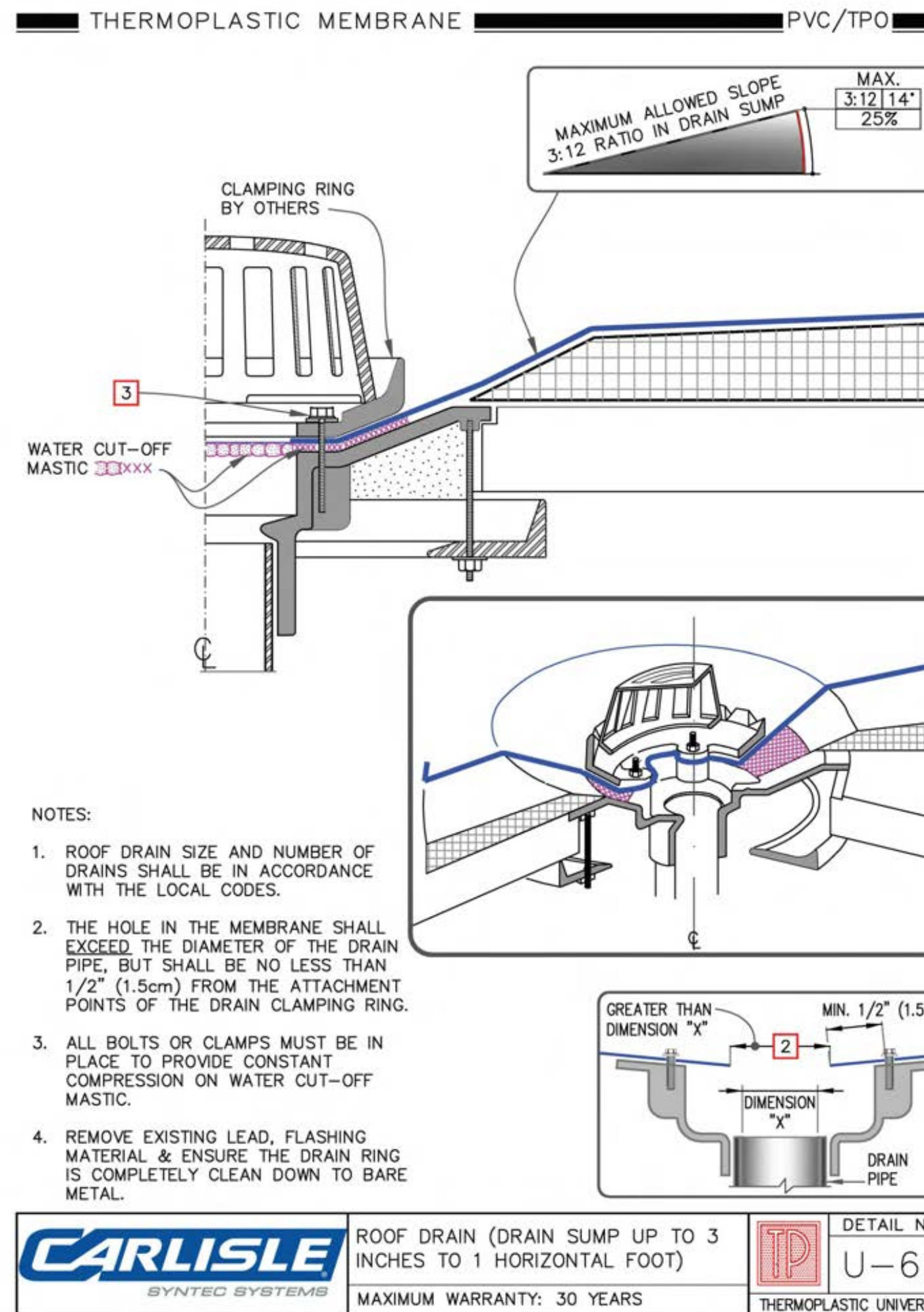
**7 VENT PENETRATION DETAIL**

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



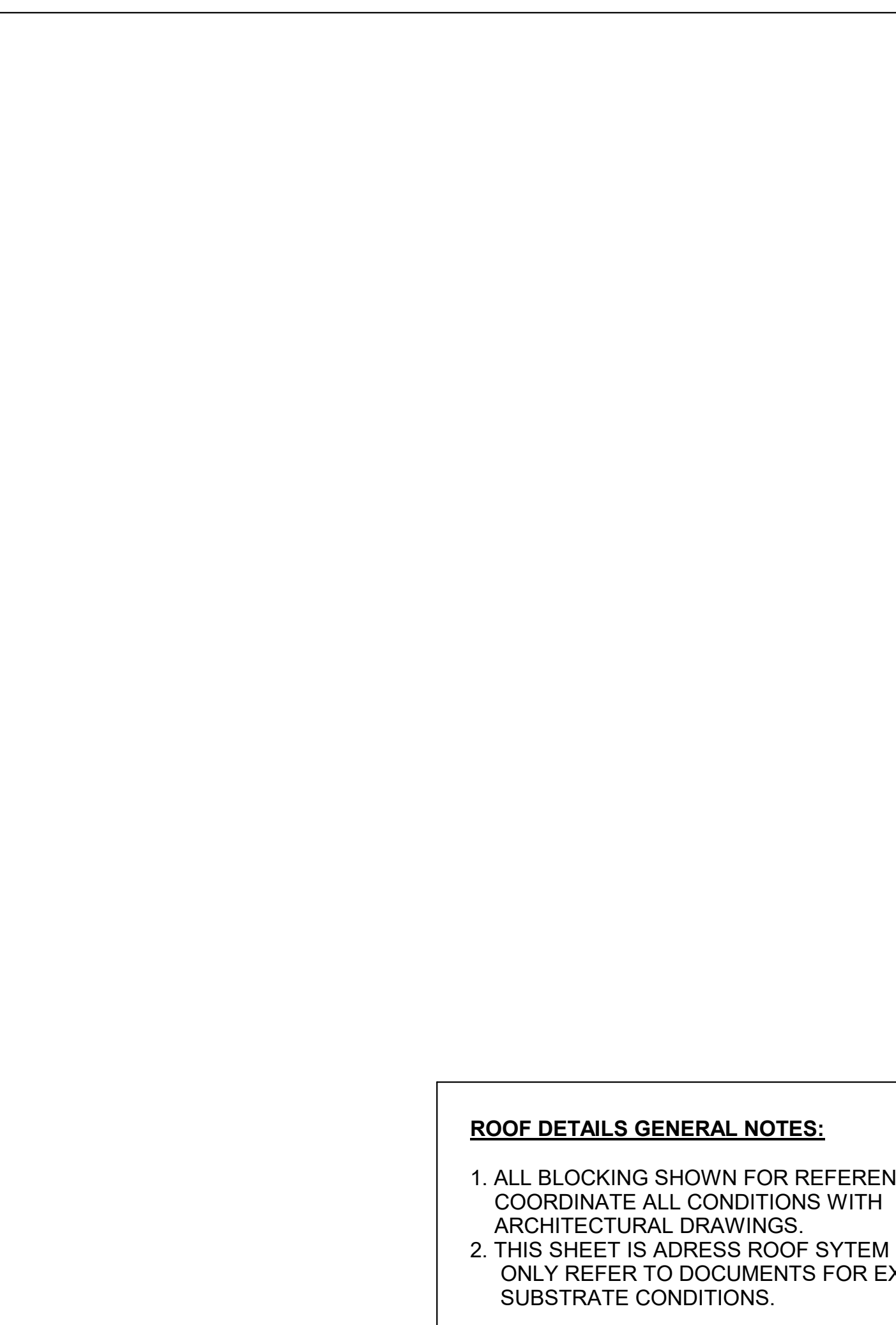
**4 PRE-MOLDED PIPE FLASHING 2**

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



**8 ROOF DRAIN**

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



**ROOF DETAILS GENERAL NOTES:**

1. ALL BLOCKING SHOWN FOR REFERENCE ONLY. COORDINATE ALL CONDITIONS WITH ARCHITECTURAL DRAWINGS.

2. THIS SHEET IS ADDRESS ROOF SYTEM DETAILS ONLY REFER TO DOCUMENTS FOR EXACT SUBSTRATE CONDITIONS.

Project

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No. Date Issue / Revision:

1 Feb. 21, 2020 Schematic Design

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Laramillo

Drawn By

Project Number 2004

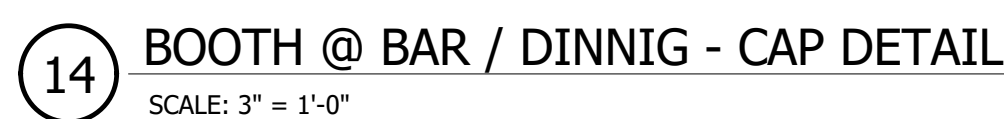
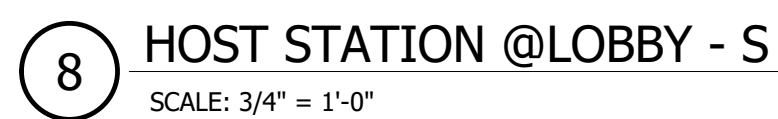
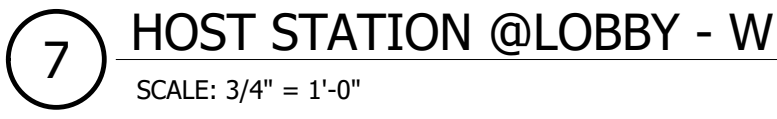
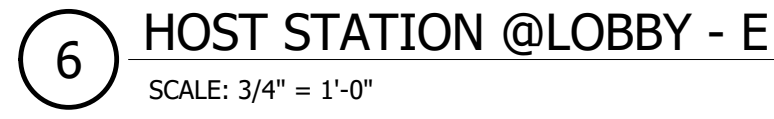
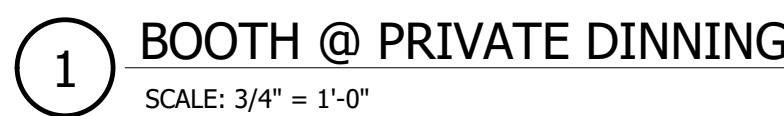
Issuance / Date Schematic Design December 29, 2020

SHEET TITLE

SHEET NUMBER

**ROOF DETAILS**

**A504**



Project

ROSARIO'S  
RESTAURANT

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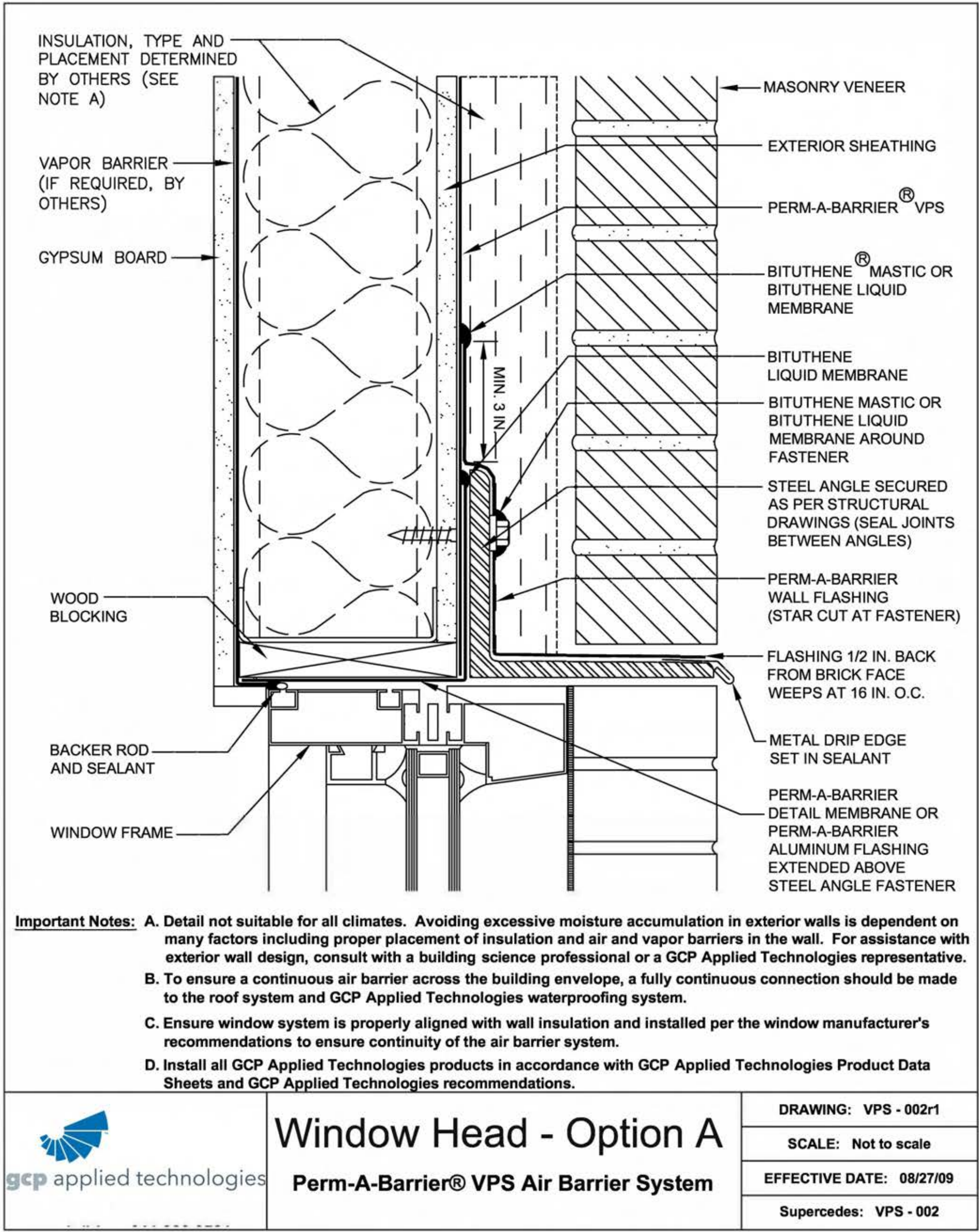
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## MILLWORK DETAILS

SHEET NUMBER

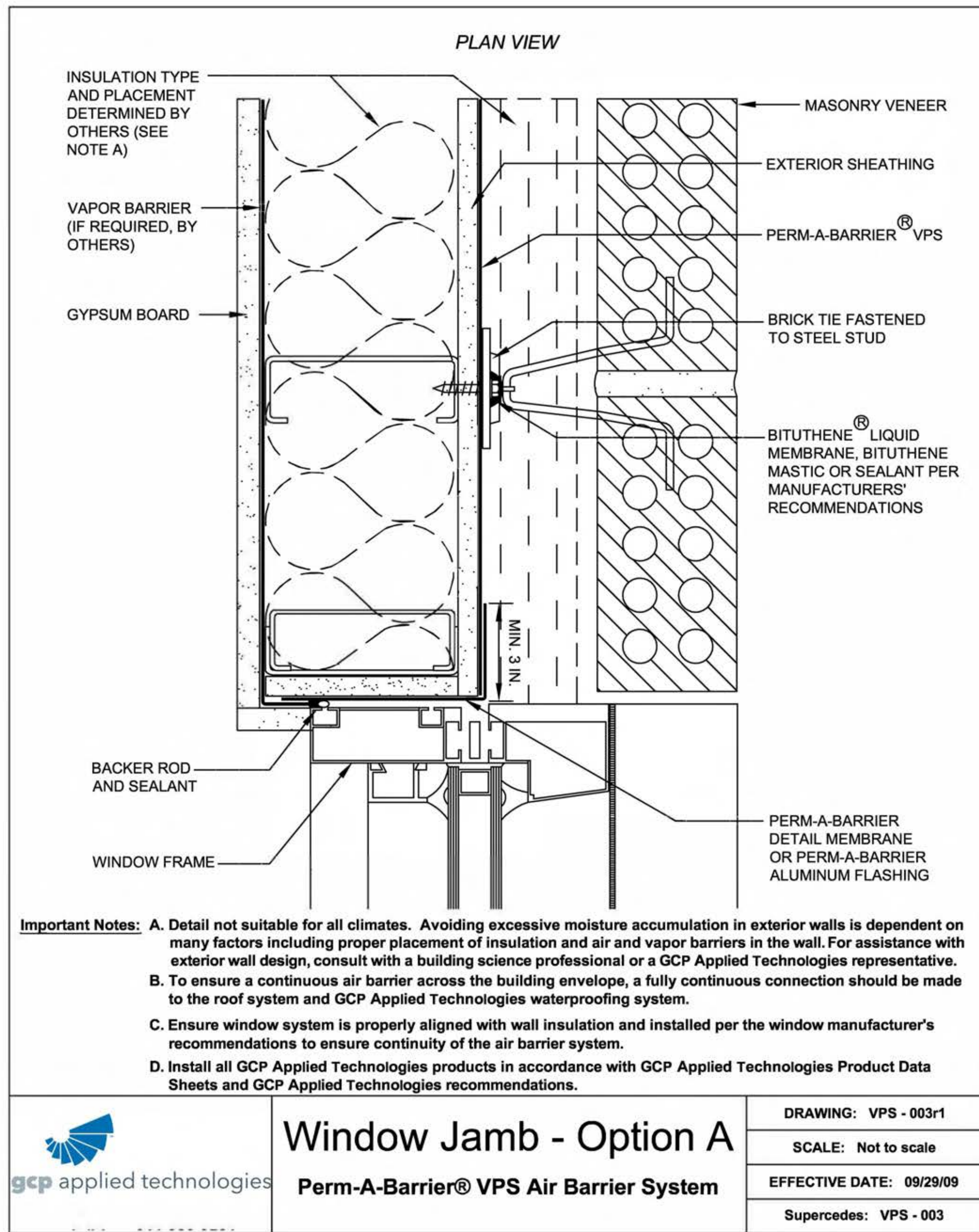
# A505





1 DOOR & WINDOW HEAD DETAIL

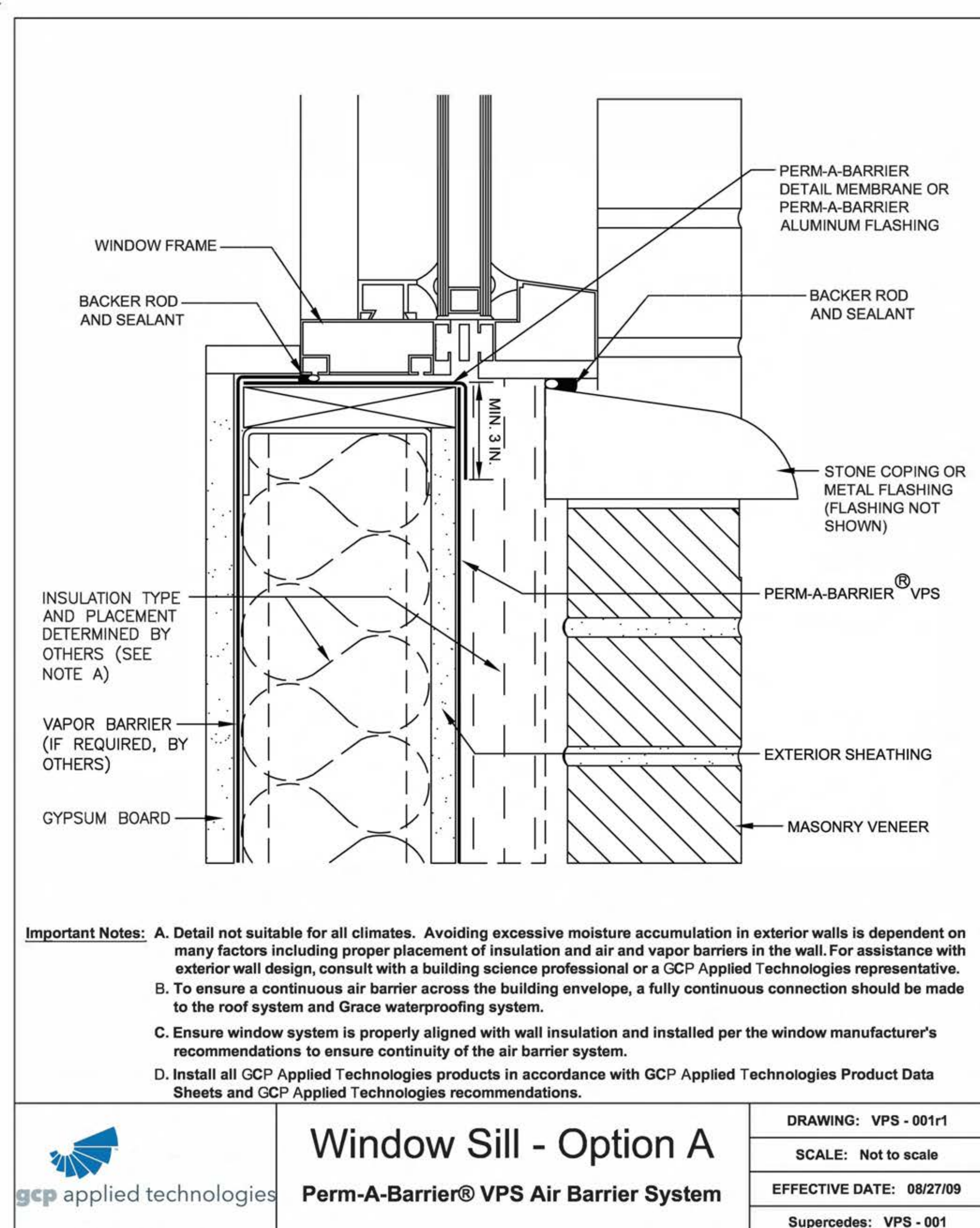
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2 DOOR & WINDOW JAMB DETAIL

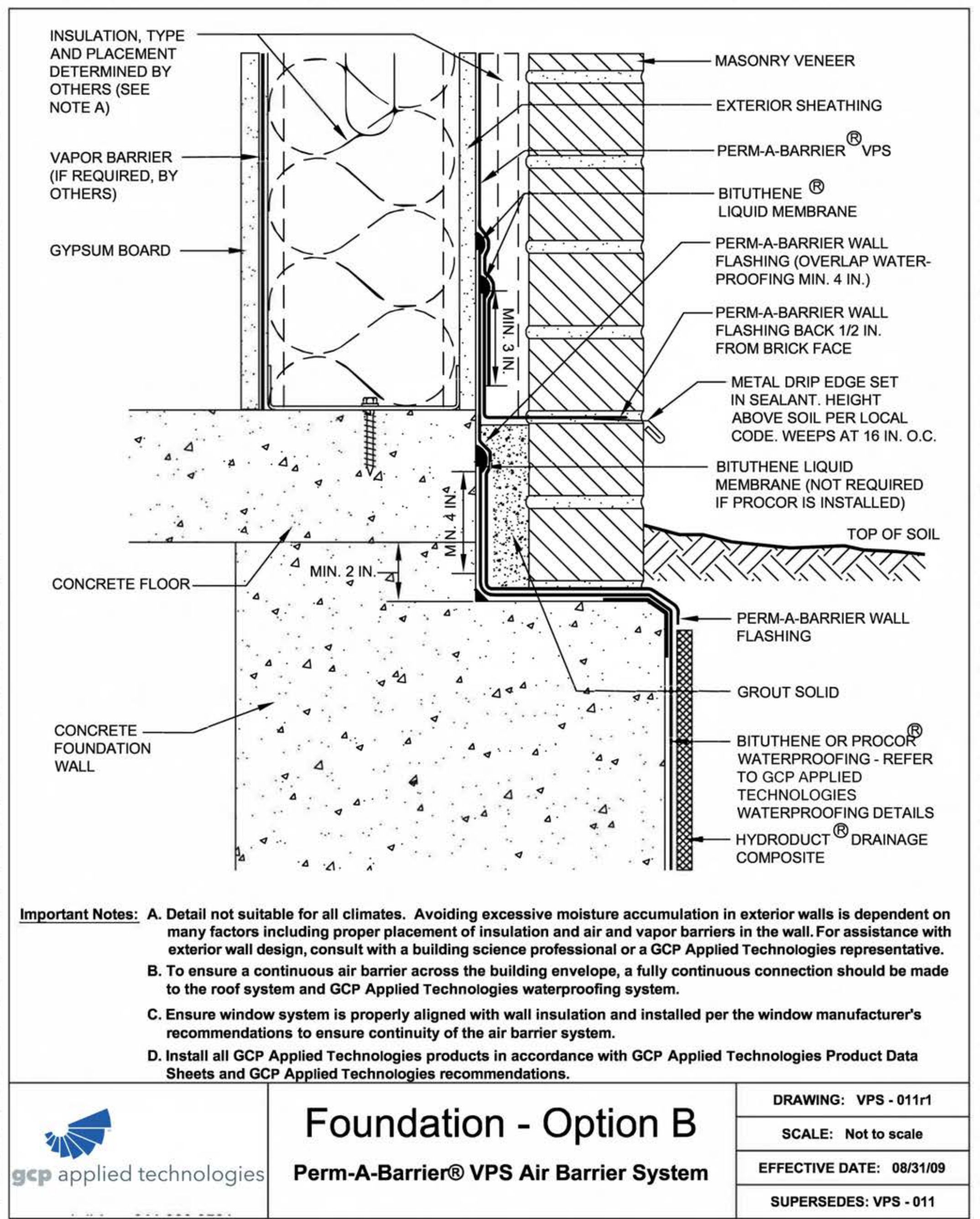
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NOTE: COORDINATE AIR BARRIER DETAILS WITH PROJECT SPECIFIC ARCHITECTURAL DETAILS.



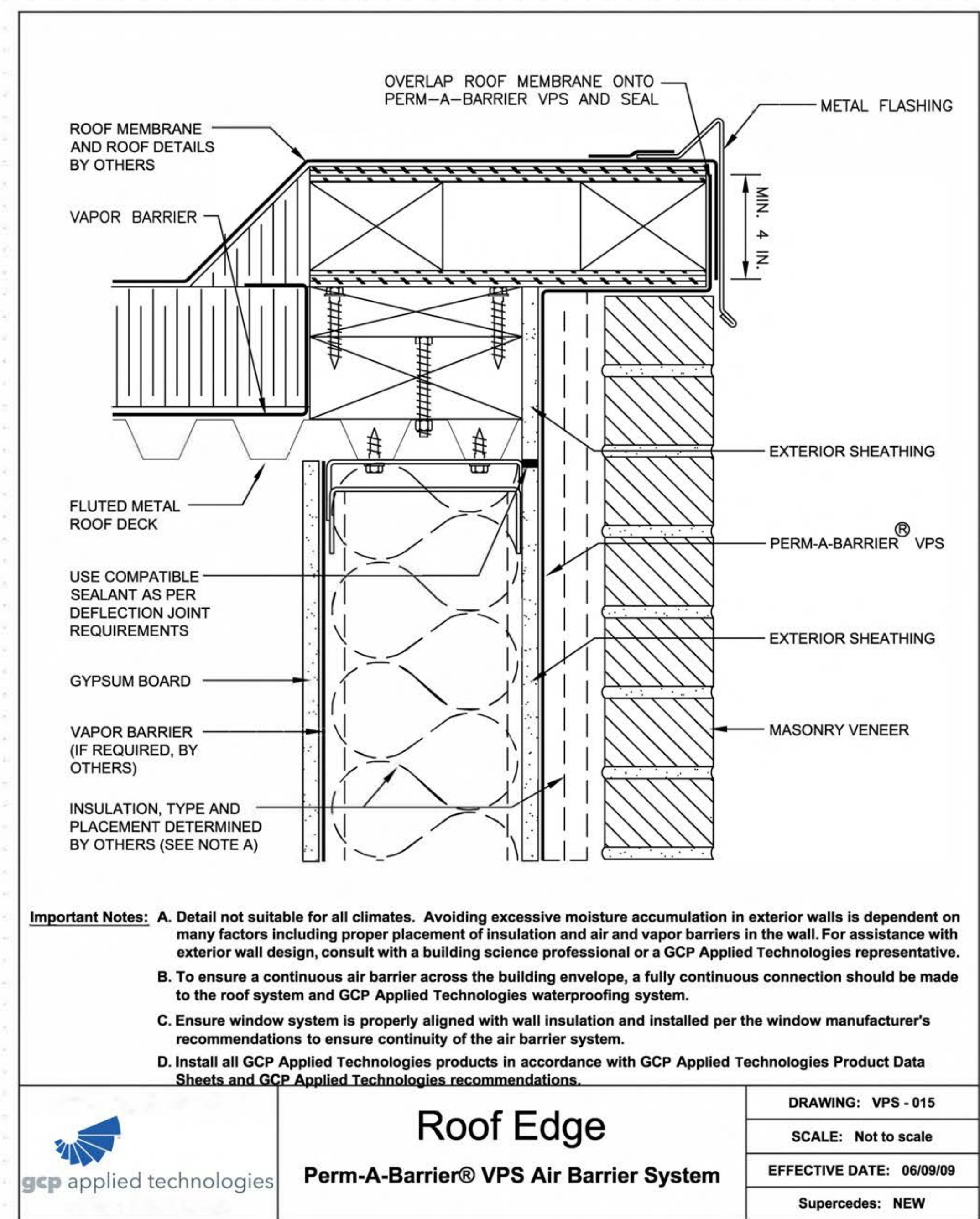
3 WINDOW SILL DETAIL

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



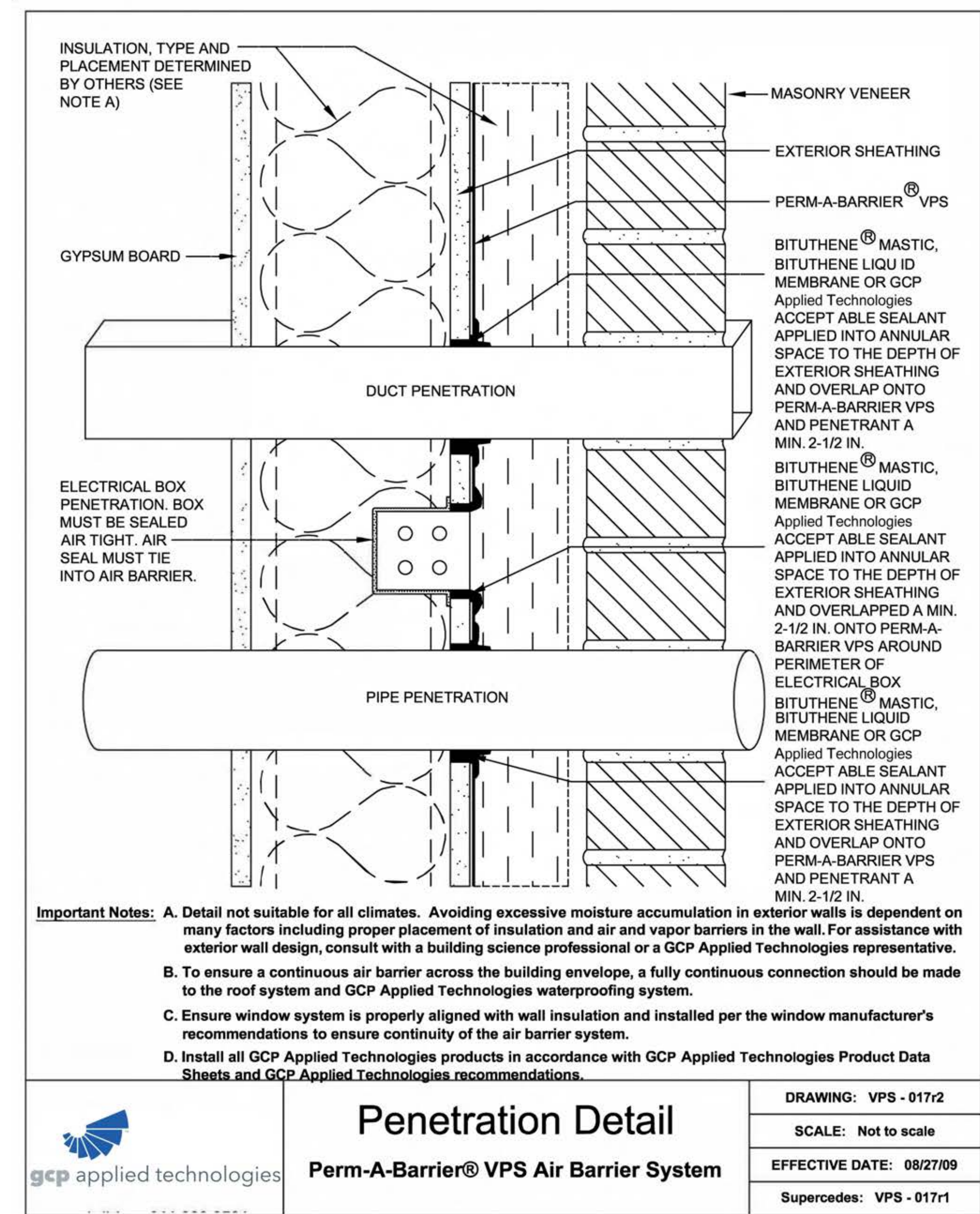
4 FOUNDATION DETAIL

SCALE: 3/16" = 1'-0"



5 ROOF EDGE DETAIL

SCALE: 3/16" = 1'-0"



6 WALL PENETRATION DETAIL

SCALE: 3/16" = 1'-0"

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Landscape

Consultant

Consultant

Architect's Seal

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No.	Date	Issue / Revision
1	Feb. 21, 2020	Schematic Design

Architect **Andrew T. Douglas, AIA**

Project Manager **Jeremy Jaramillo**

Drawn By

Project Number **2004**

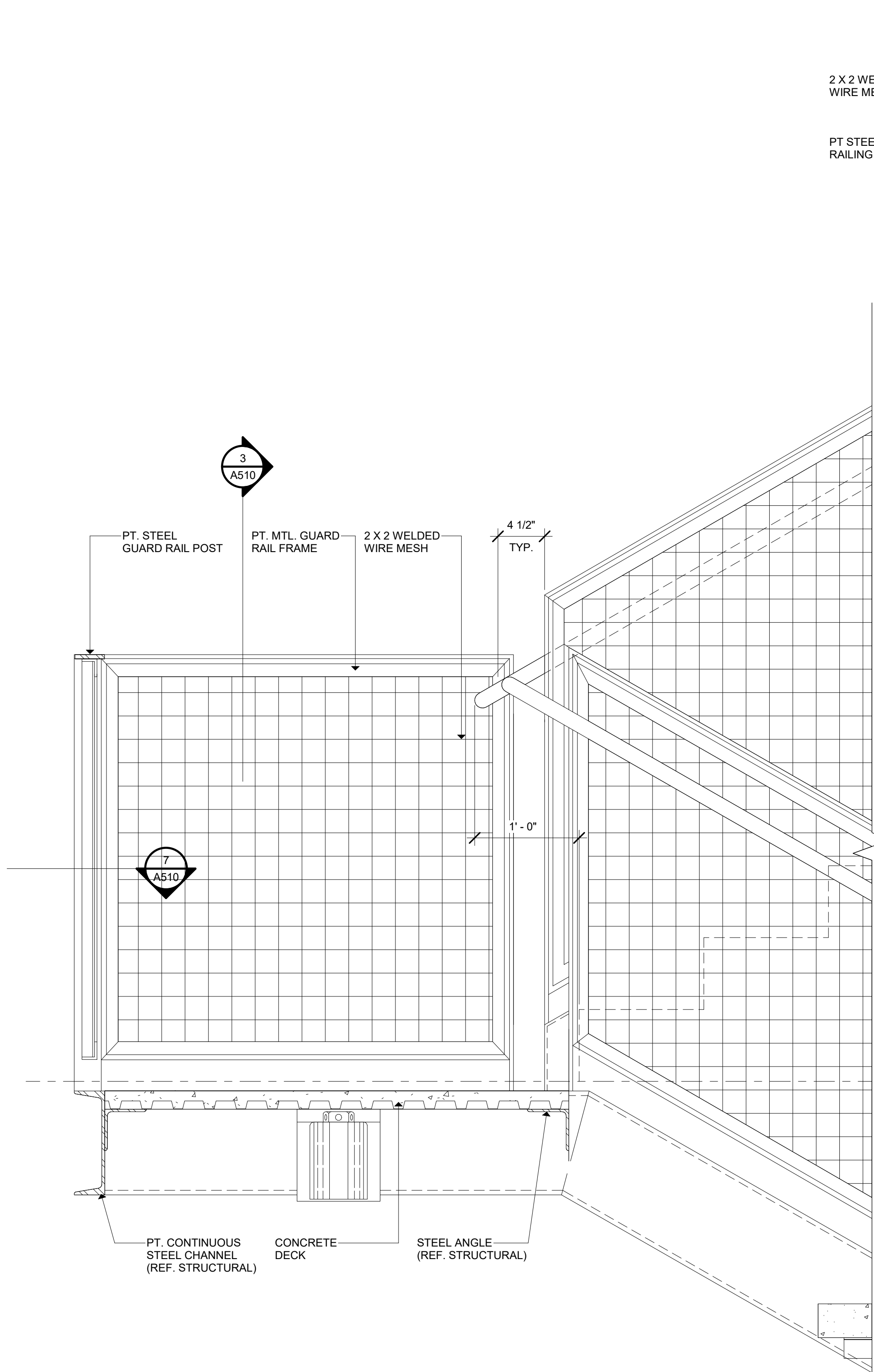
Issuance / Date **Schematic Design December 29, 2020**

SHEET TITLE

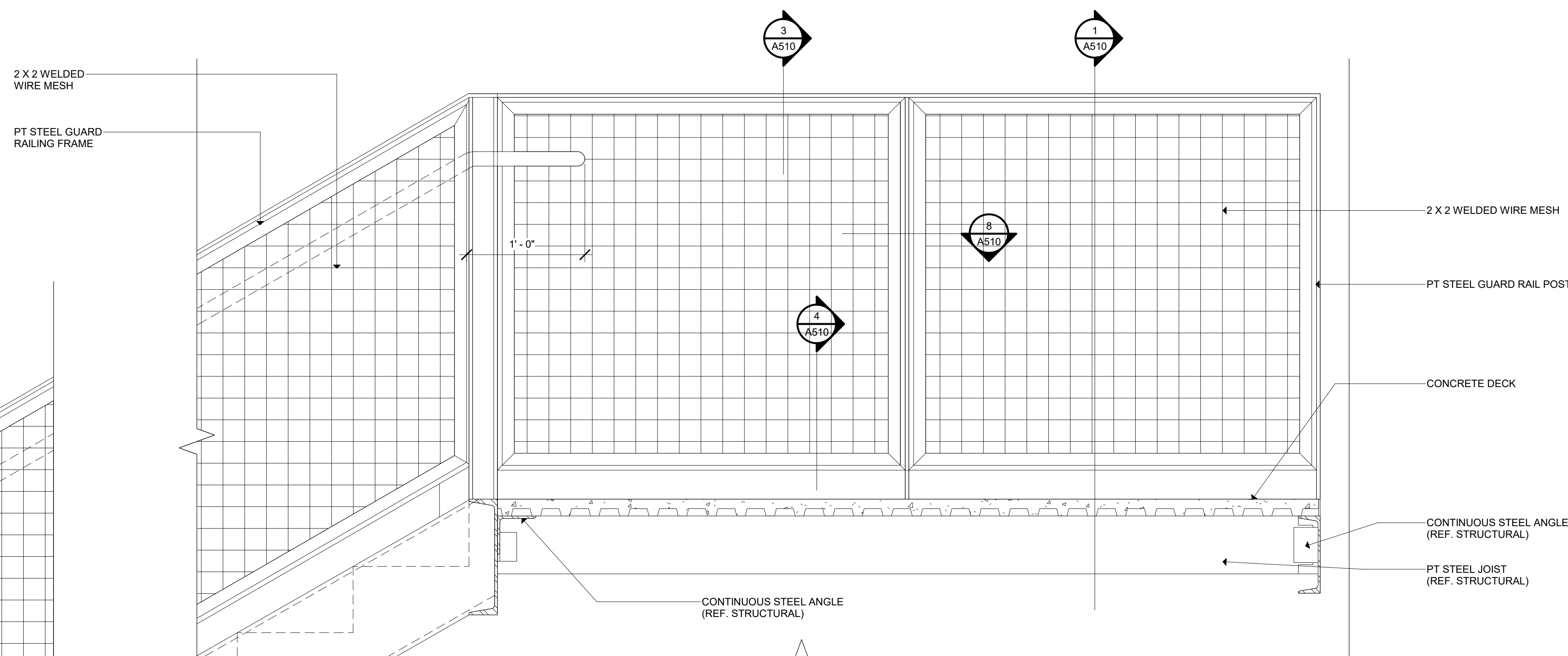
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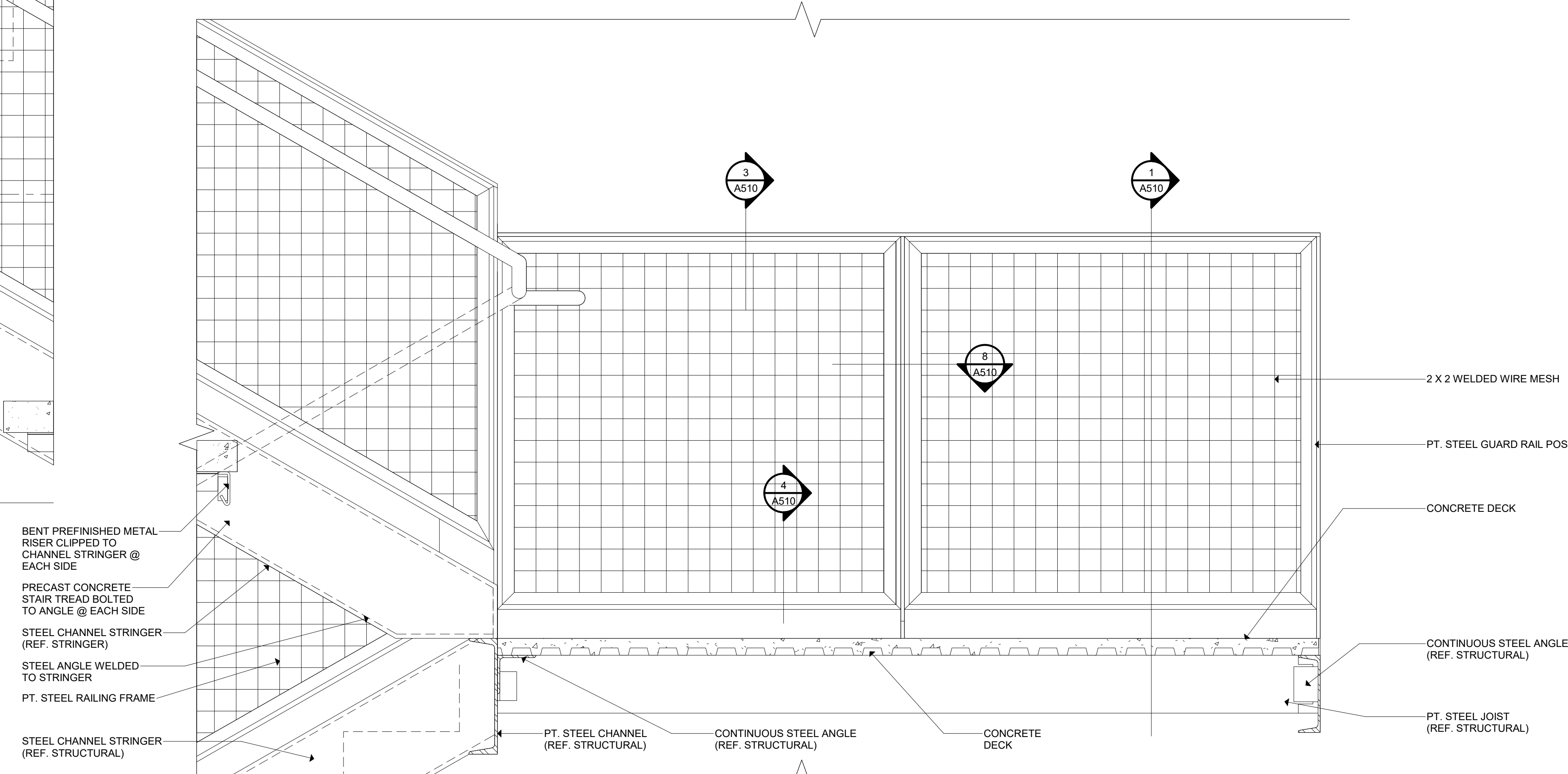
# A508



2 STAIR MID LANDING  
SCALE: 1 1/2" = 1'-0"



1 STAIR BALCONY LANDING  
SCALE: 1 1/2" = 1'-0"



3 STAIR STRINGER CONNECTION  
SCALE: 1 1/2" = 1'-0"

Project  
**ROSARIO'S RESTAURANT**

722 S. St. Mary's Street  
San Antonio, TX 78205

Owner  
**WONG WAY, LLC**  
Contact: Lisa Wong

Architect  
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Drawn By

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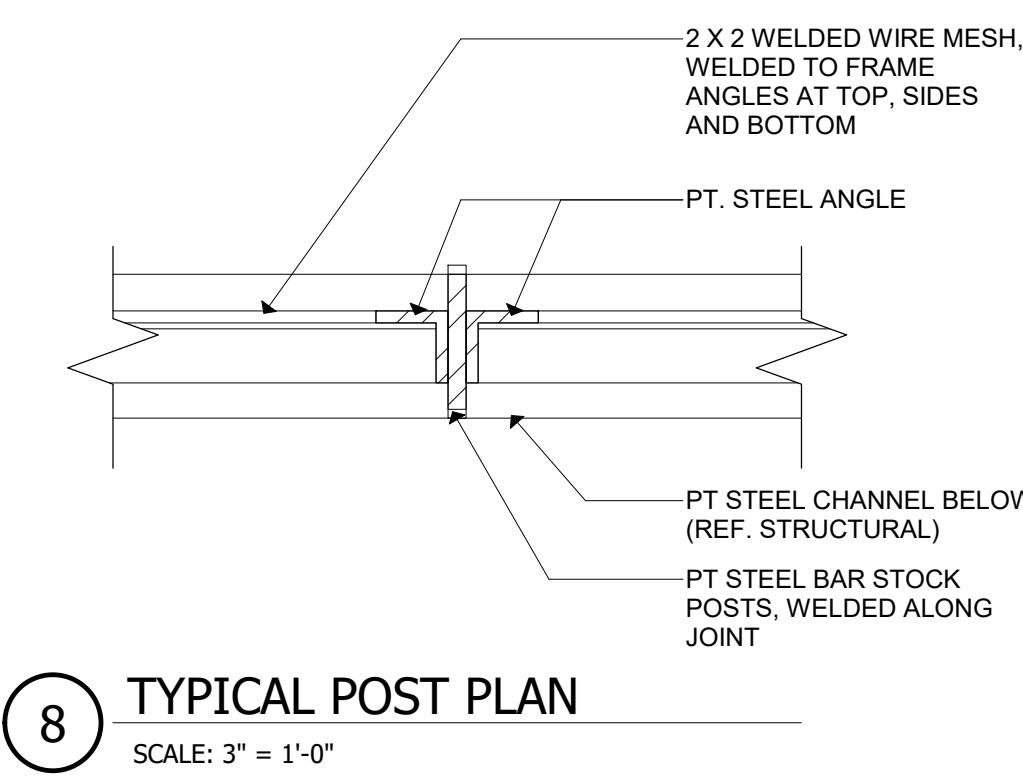
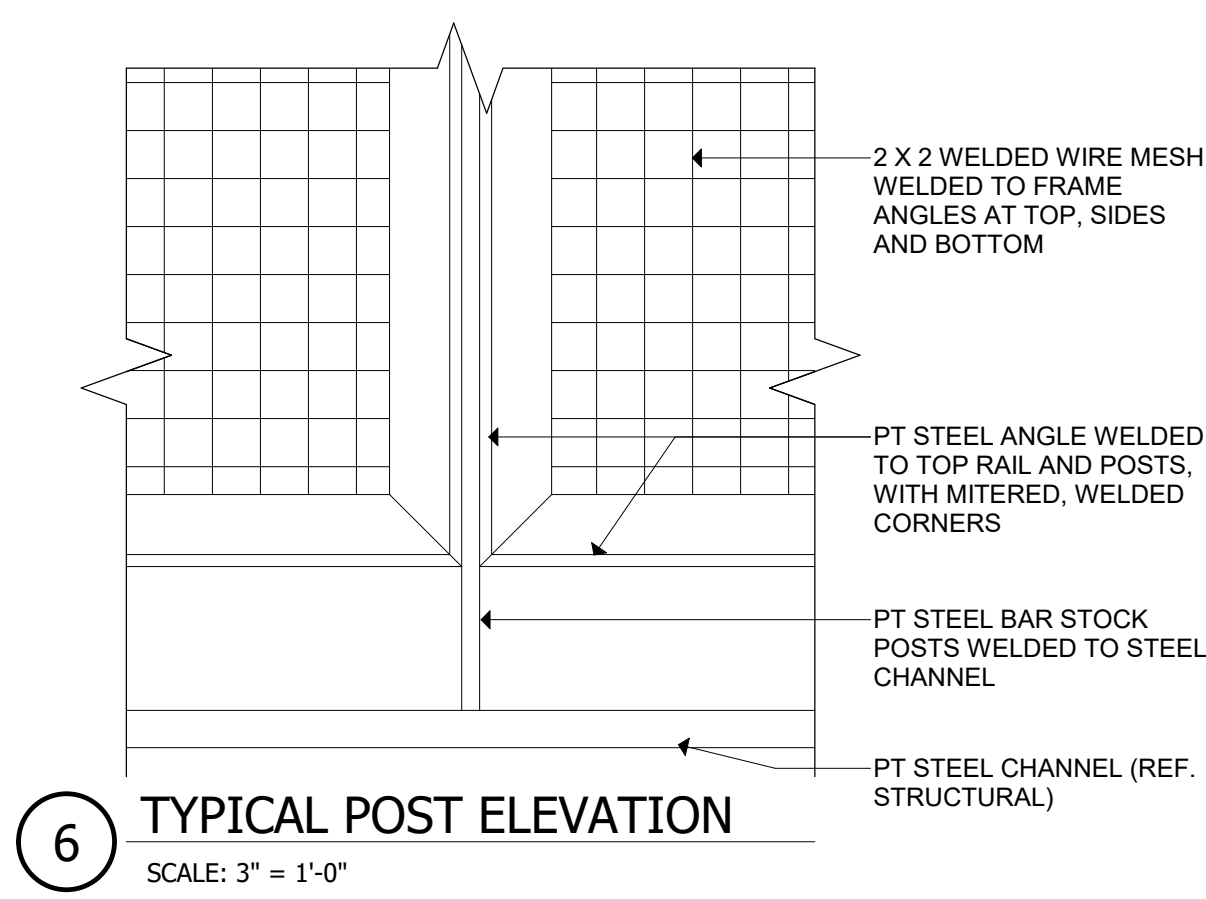
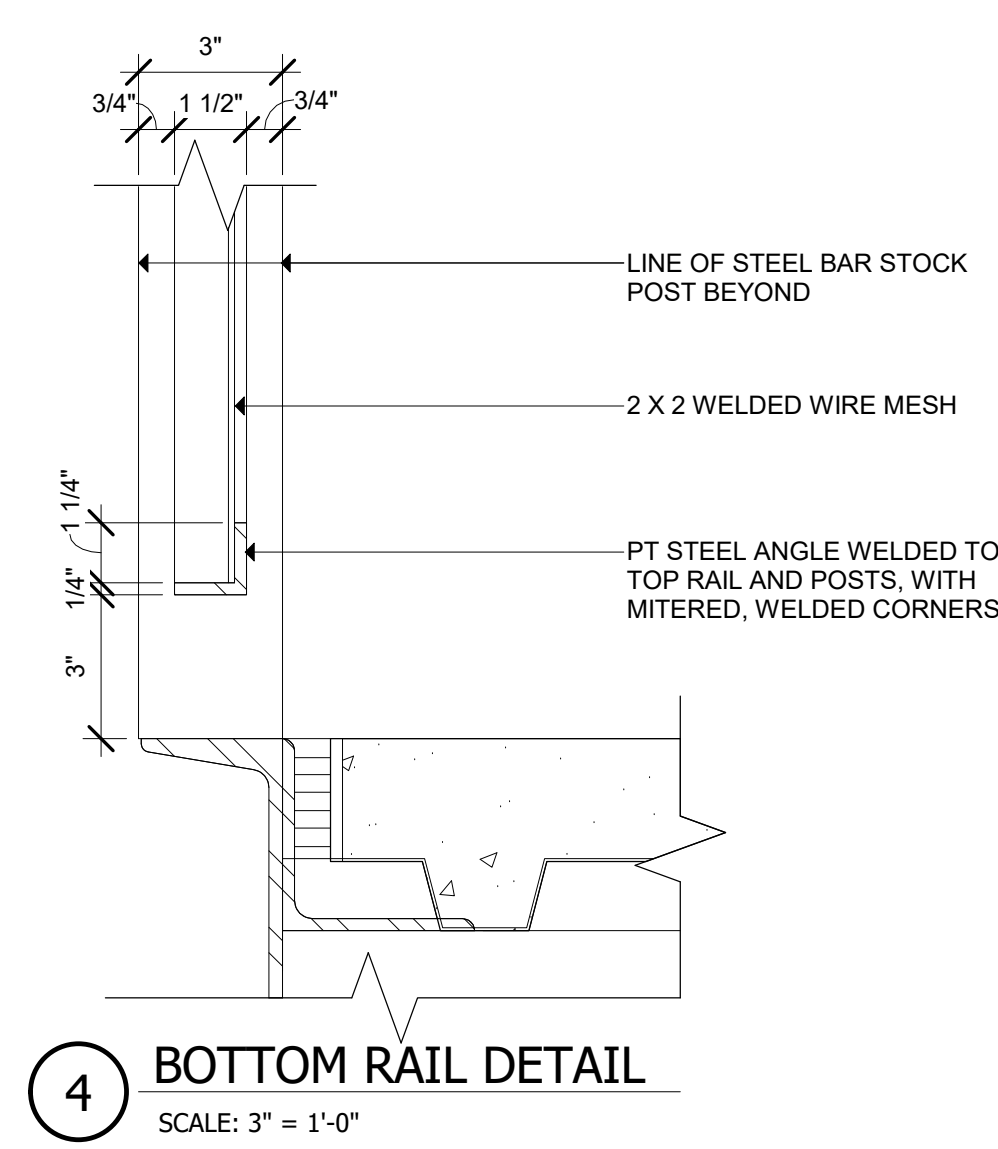
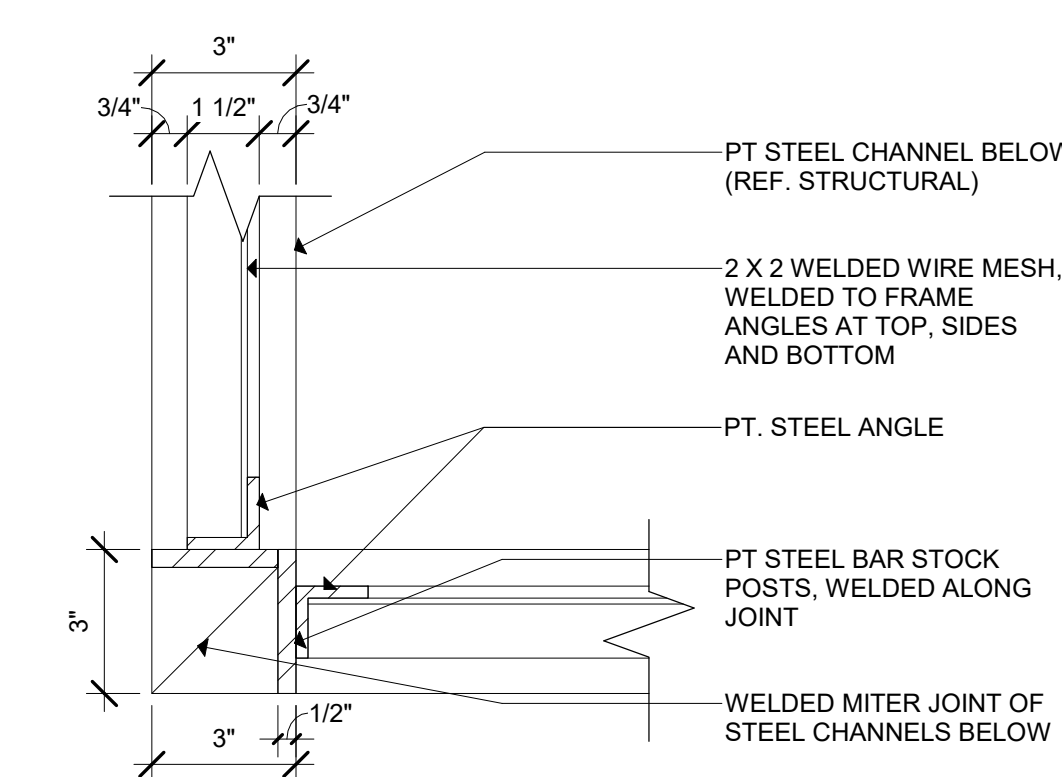
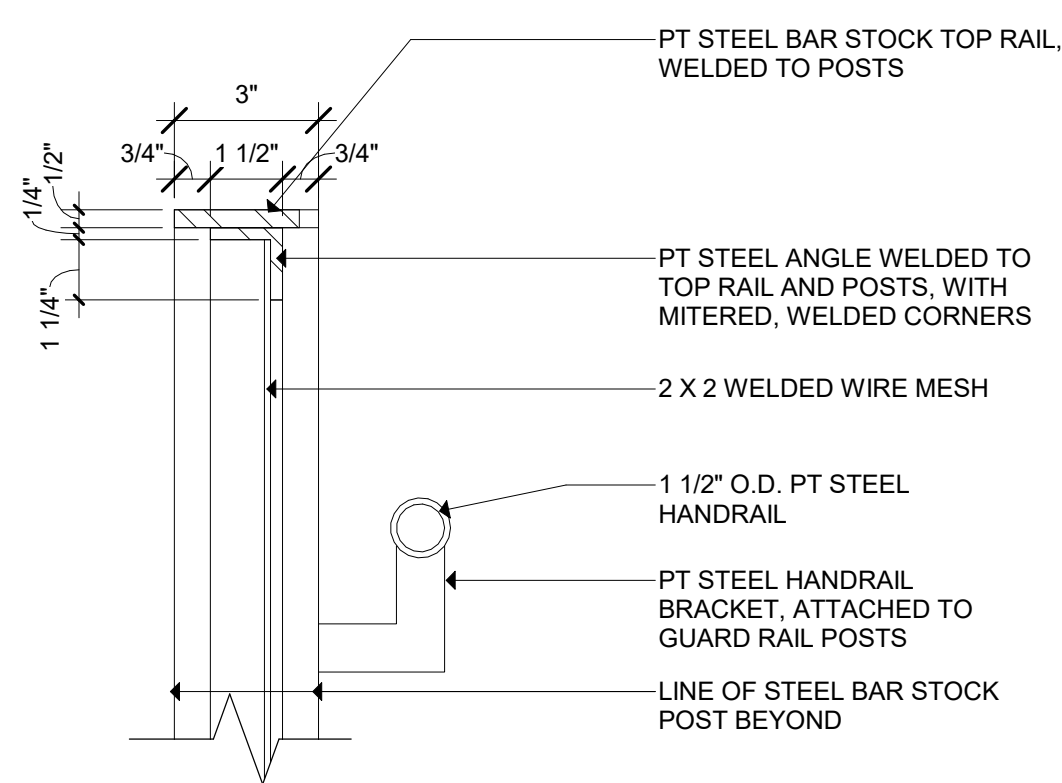
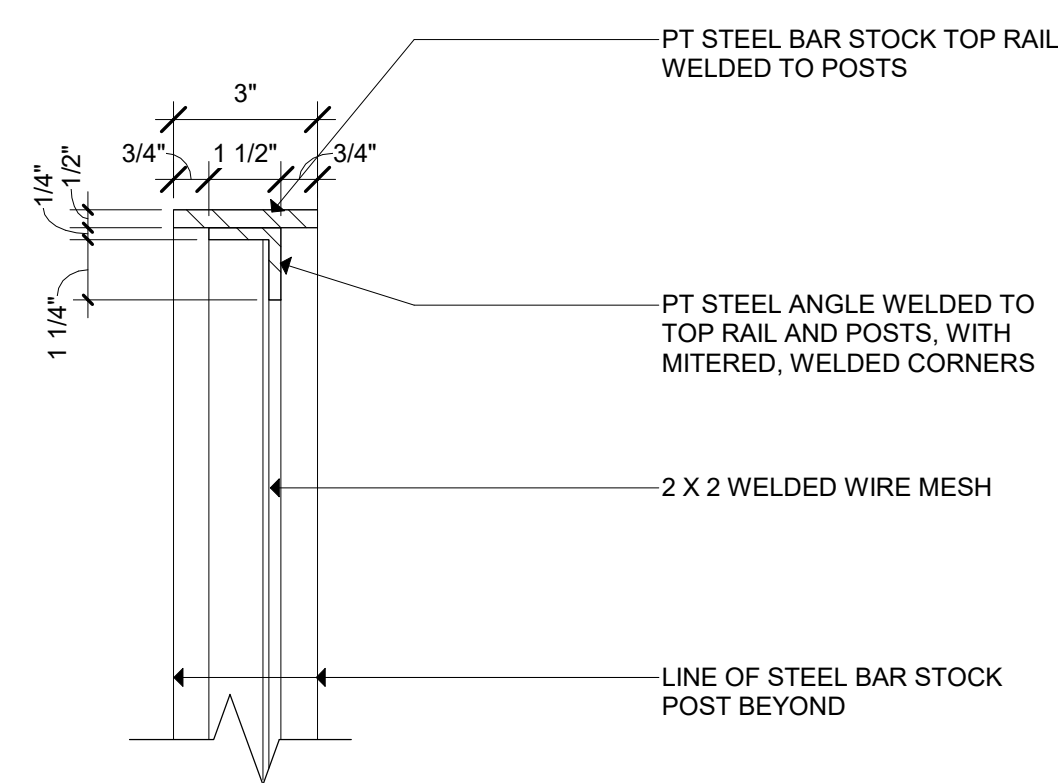
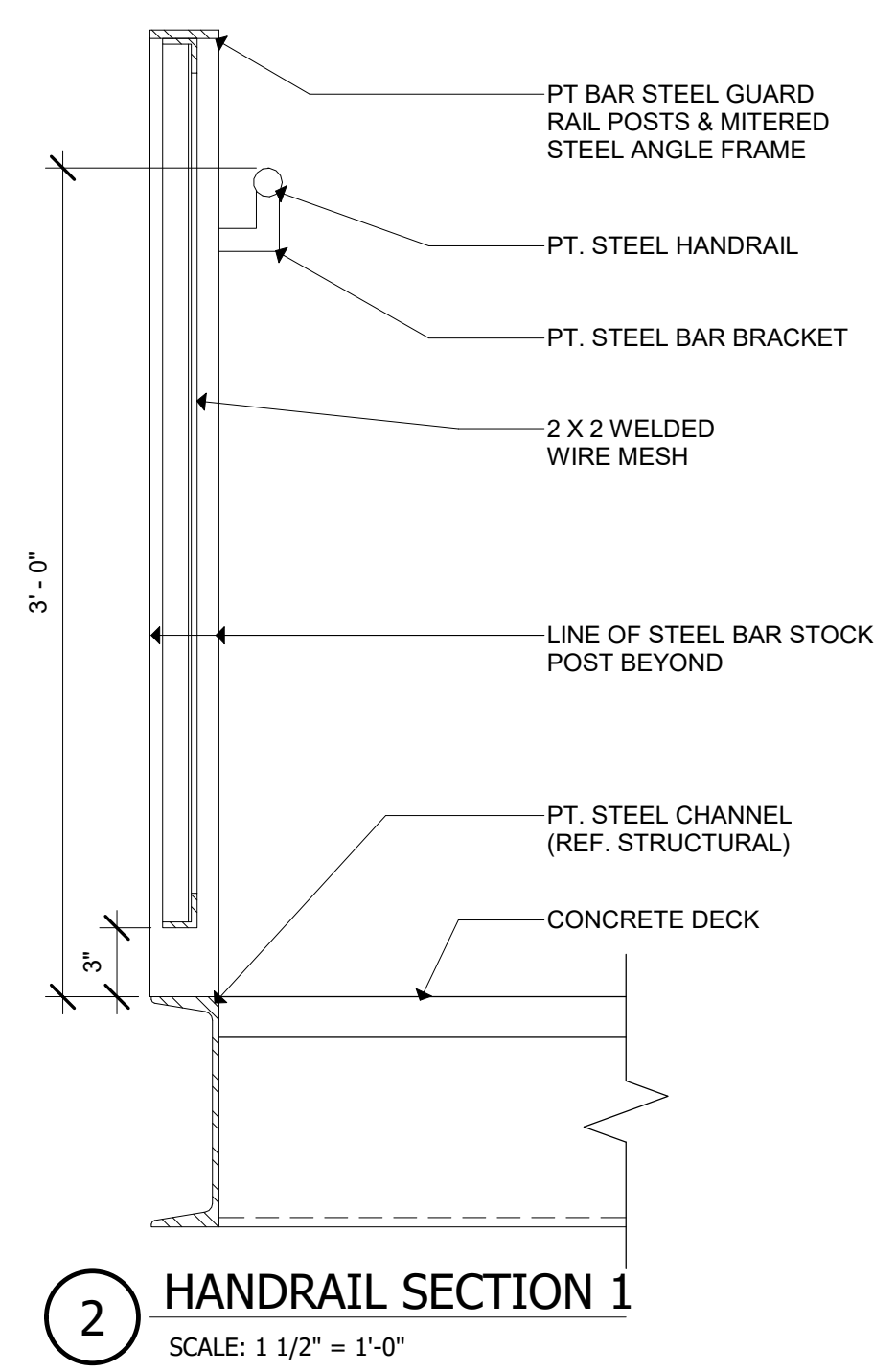
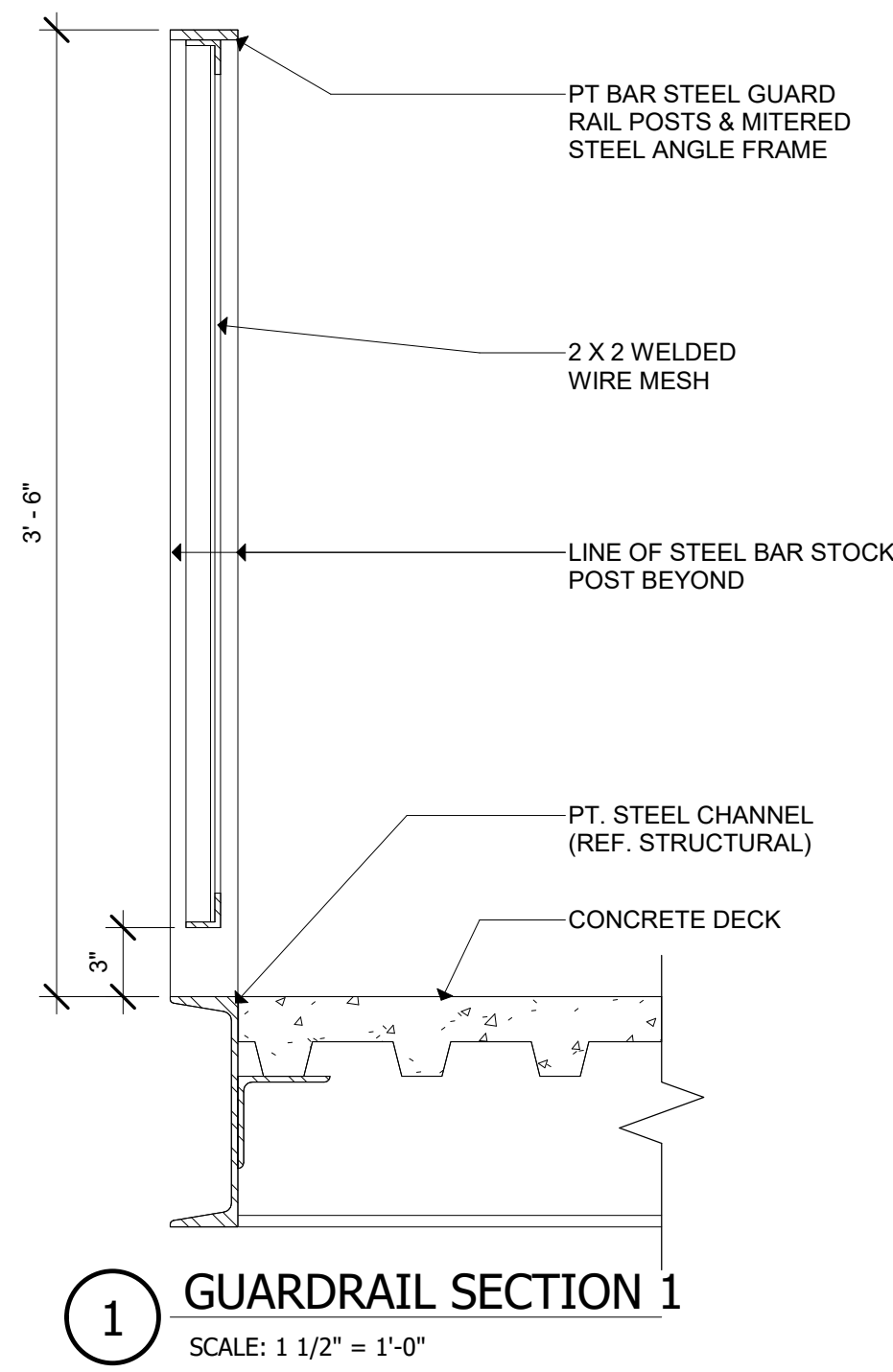
Issuance / Date  
Schematic Design  
December 29, 2020

SHEET TITLE

**EXTERIOR STAIR  
DETAILS**

SHEET NUMBER

**A509**



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No.	Date	Issue / Revision:
1	Feb. 21, 2020	Schematic Design

Architect:

Andrew T. Douglas, ALA

Project Manager

Jeremy Jaramillo

Dean B.

Project Number

2004

Issuance / Date

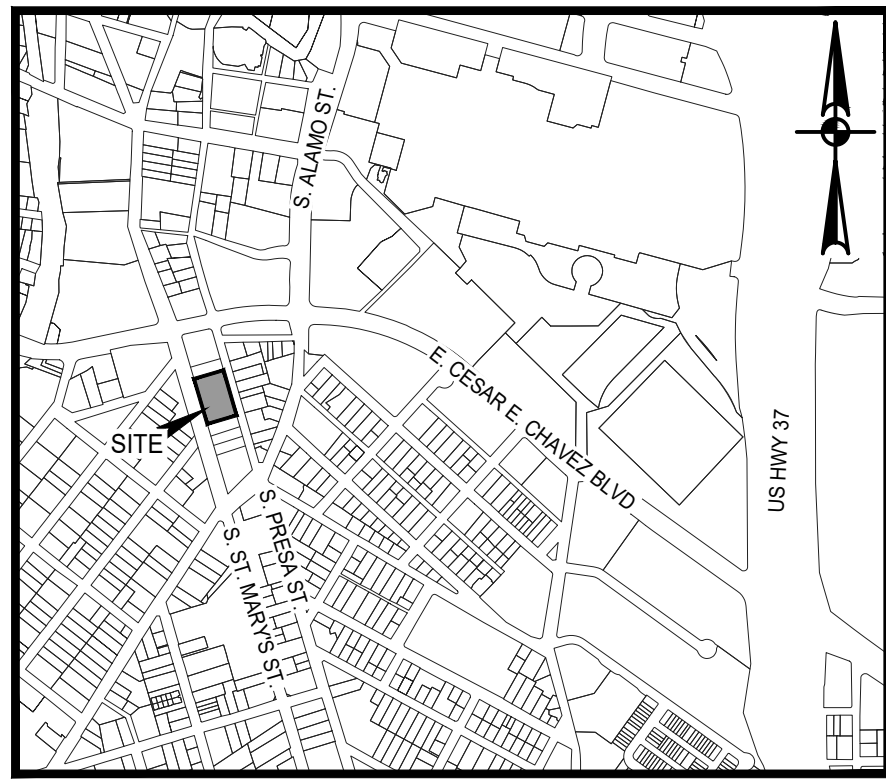
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December 29, 2020

SHEET TITLE

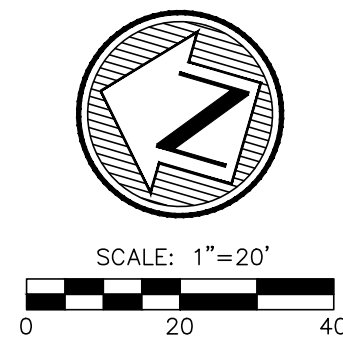
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SHEET NUMBER

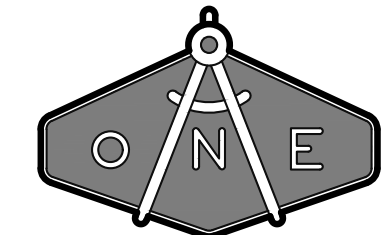
# A510



LOCATION MAP



SCALE: 1"=20'  
0 20 40



ONE ENGINEERING

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Project

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Architect

Project Manager

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Project Number

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SHEET TITLE

**DEMO PLAN**

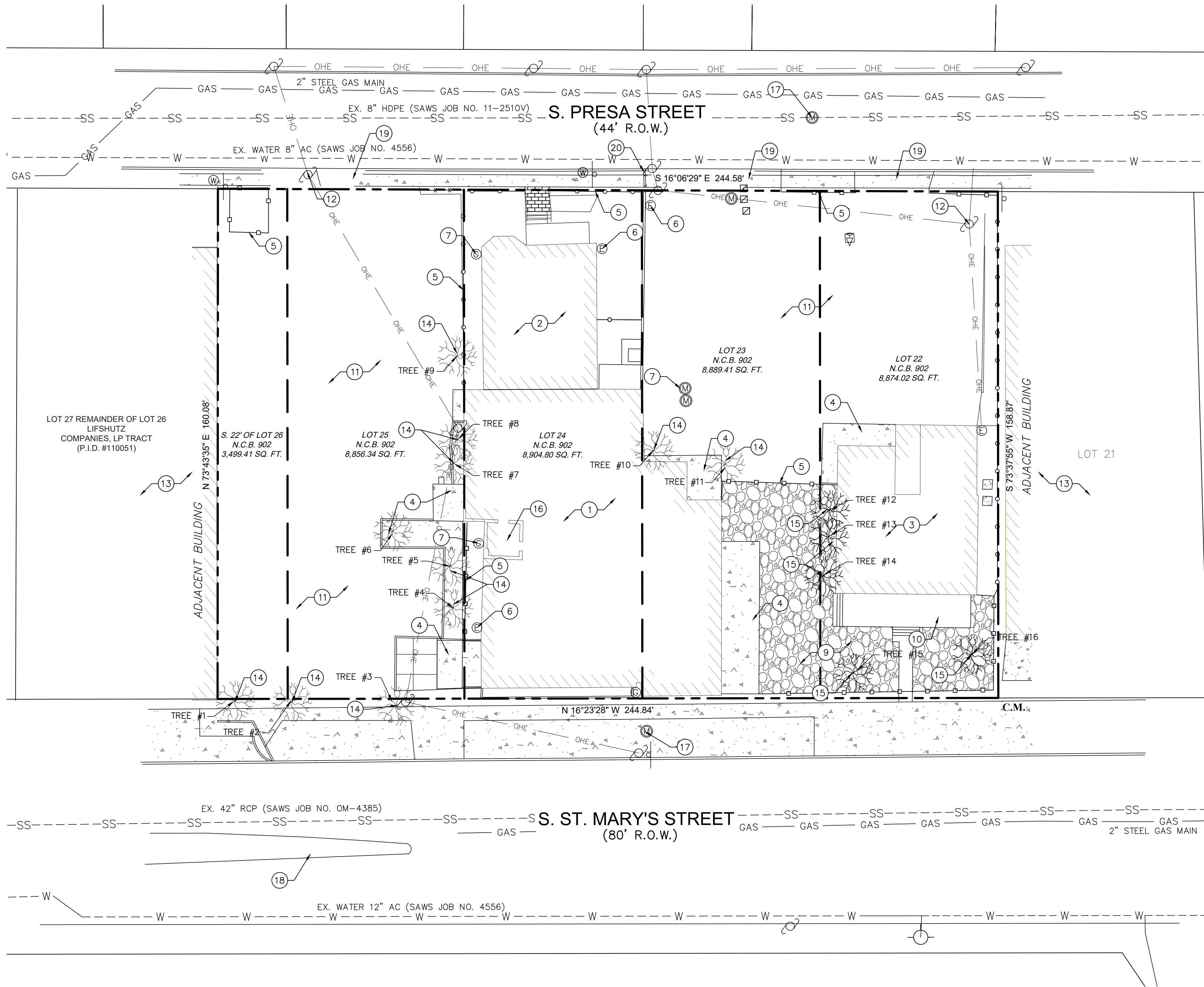
SHEET NUMBER

**C1.0**

**KEY NOTES**

1	EXISTING BUILDING TO BE REMOVED
2	EXISTING BUILDING TO BE RELOCATED
3	GARDEN HOUSE TO REMAIN UNDISTURBED
4	EXISTING CONCRETE TO BE REMOVED
5	EXISTING FENCE TO BE REMOVED
6	EXISTING ELECTRIC METER TO BE RELOCATED
7	EXISTING GREASE TRAP TO BE RELOCATED
8	EXISTING GAS METER TO BE RELOCATED
9	EXISTING GRAVEL TO BE REMOVED
10	WOOD PATIO TO REMAIN
11	ASPHALT PARKING TO BE REMOVED
12	EXISTING POWER POLE TO BE RELOCATED
13	EXISTING BUILDING TO REMAIN UNDISTURBED
14	EXISTING TREE TO BE REMOVED
15	EXISTING TREE TO REMAIN
16	PROTECTED HISTORIC ROOM TO REMAIN
17	EXISTING MANHOLE TO REMAIN
18	EXISTING MEDIAN TO REMAIN
19	EXISTING DRIVEWAY TO BE REMOVED
20	EXISTING SIDEWALK DRAIN TO REMAIN

TREE TABLE			
TREE NUMBER	SPECIES	SIZE	REMAIN/REMOVE
1	PALM	14"	REMOVE
2	PALM	14"	REMOVE
3	PALM	10"	REMOVE
4	PALM	14"	REMOVE
5	PALM	14"	REMOVE
6	PALM	13"	REMOVE
7	PALM	18"	REMOVE
8	PALM	18"	REMOVE
9	PALM	19"	REMOVE
10	PALM	12"	REMOVE
11	PALM	18"	REMOVE
12	MAGNOLIA	3" MULTI	REMAIN
13	MAGNOLIA	4" MULTI	REMAIN
14	MAGNOLIA	7" MULTI	REMAIN
15	ELM	13"	REMAIN
16	ELM	12"	REMAIN

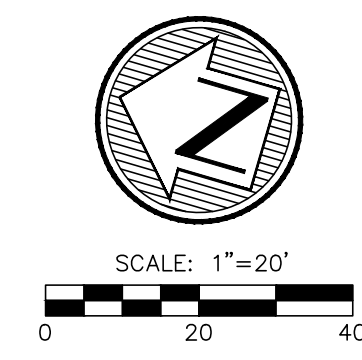
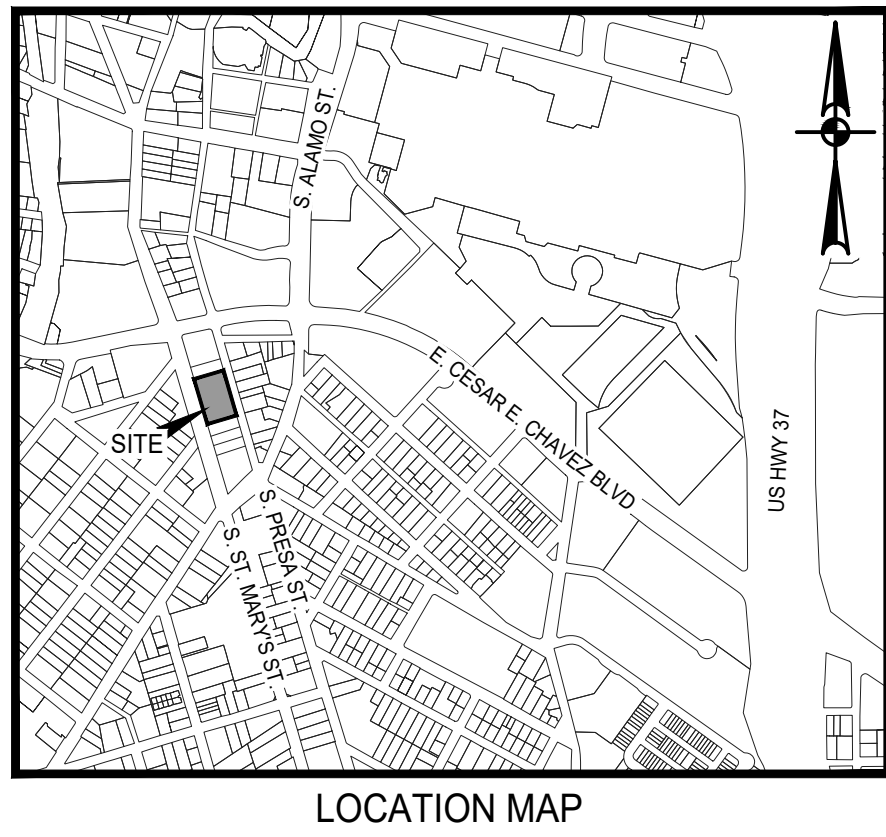


DATE: 2/12/2021  
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LICENSED ENGINEER  
TX. NO. 108918  
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No.	Date	Issue / Revision
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**Architect**

**Project Manager**

**Drawn By**

**Project Number**

**Issuance / Date**

**SHEET TITLE**

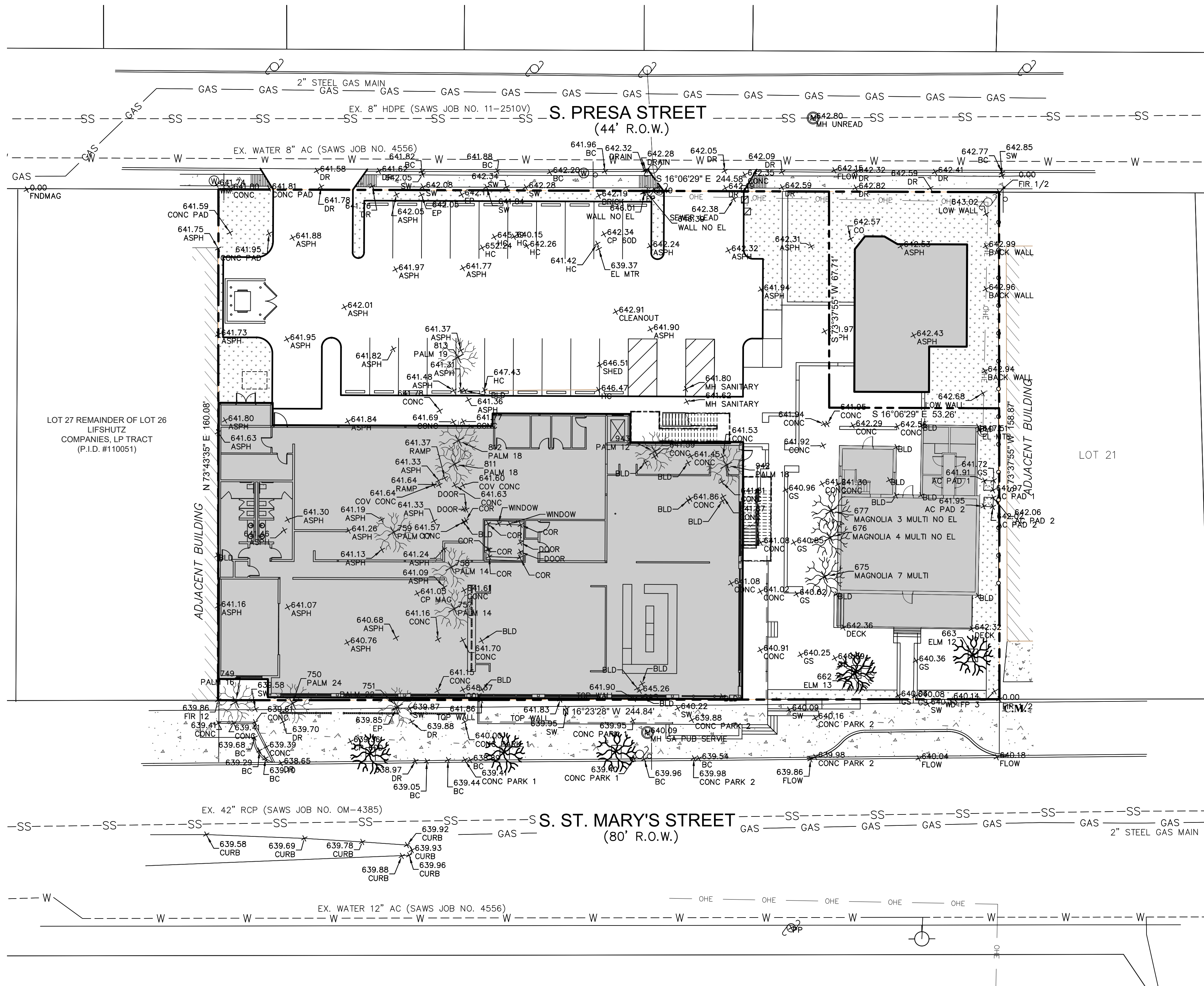
**GRADING PLAN**

**SHEET NUMBER**

**C3.0**

- NOTES:**
- REFERENCE LANDSCAPE PLANS FOR SOODING & SEEDING NOTES
  - ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
  - CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
  - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLANS.
  - ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

**CAUTION:**  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGITESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.



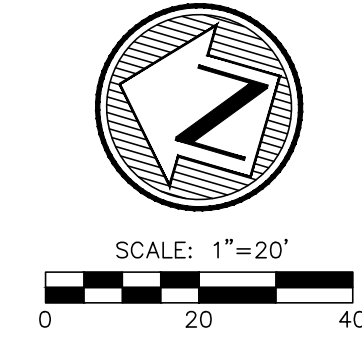
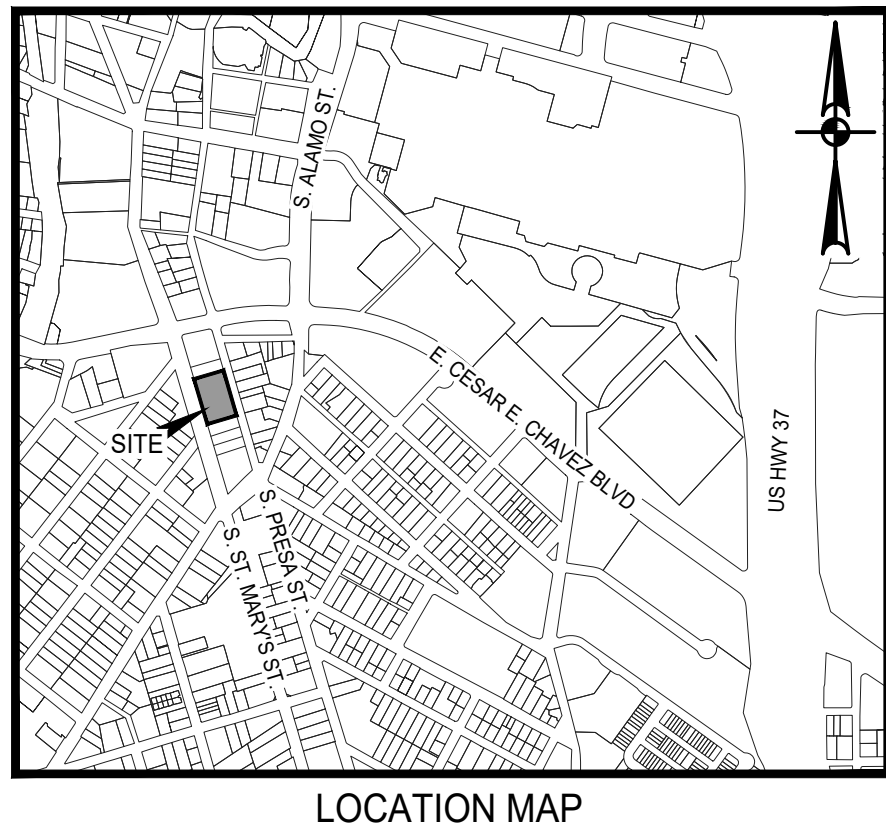
**LEGEND**

- GAS VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM WATER MANHOLE
- SIGN
- CONTROL POINT
- 1/2" IRON ROD FOUND
- BENCH MARK
- STORM GRATE
- PK FLAG OR PAINT STRIPE
- 1/2" IRON ROD W/CAP
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED NO CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING AREA
- EXISTING CONTOURS
- EXISTING SPOT GRADE
- PROPOSED CONTOURS
- 6" FIRE LINE
- WATER LINE
- SEWER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW TREE
- FLOW ARROWS
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- SILT FENCE
- FIRE LINE
- FIRE HAND PULL
- FIRE TRUCK PULL
- OVERHEAD ELECTRICAL
- BUILDING SETBACK
- 100 YEAR FLOODPLAIN

DATE: 2/12/2021  
JOSEPH E. TOBER, P.E.  
LICENSED ENGINEER  
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No. Date Issue / Revision

### Architect

### Project Manager

### Drawn By

### Project Number

### Issuance / Date

### SHEET TITLE

## UTILITY PLAN

### SHEET NUMBER

C4.0

### COMPACTION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT A LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR. PER EACH 15-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM, THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

### SAWS NOTE

- SAWS REQUIRES 50% AND COUNTER PERMITS TO USE LEAD FREE (40.25% LEAD) FIRE HYDRANTS.
- SAWS BENEATH TADOUT PAVEMENT MUST BE 9" BELOW TOP OF PAVEMENT.

### TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION STATUS WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLES WITH A MINIMUM 50% STANDARD FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

### CAUTION

CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1.800.368.4444 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTORS SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

### WATER AND WASTEWATER UTILITY NOTES:

- AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY CITY OF SAN ANTONIO FOR MAIN LINE CONSTRUCTION, OR WATER AND WASTEWATER UTILITY TAPS INSPECTION FOR TAP ONLY CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED OR SUBJECT TO DAMAGE/INTERFERENCE BY THE CONSTRUCTION OPERATIONS. CITY OF SAN ANTONIO MAINTENANCE RESPONSIBILITY ENDS AT R.O.W. EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- FOR PRESSURE TAPS, FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.
- IF APPLICABLE, THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH THESE PLANS.
- IF APPLICABLE, ALL FIRE LINE PIPE SHALL BE AWWA C200 PVC OR CLASS 95 D.I. PIPE. ALL DOMESTIC WATER PIPE SHALL BE AWWA C900 PVC.
- ALL WASTEWATER PIPE SHALL BE SDR 35 PVC, OR PRESSURE RATED PIPE WHERE REQUIRED.
- IF APPLICABLE, THE TOP OF PROPOSED MANHOLES SHALL MATCH THE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- SEE MECHANICAL PLANS FOR EXACT LOCATION OF WATER AND WASTEWATER CONNECTIONS TO BUILDINGS.
- CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 1.5 FEET OF WASTEWATER LINE.
- CITY OF SAN ANTONIO MAINTENANCE ENDS AT THE PROPERTY LINE.
- EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.

### SAWS WASTE WATER NOTES

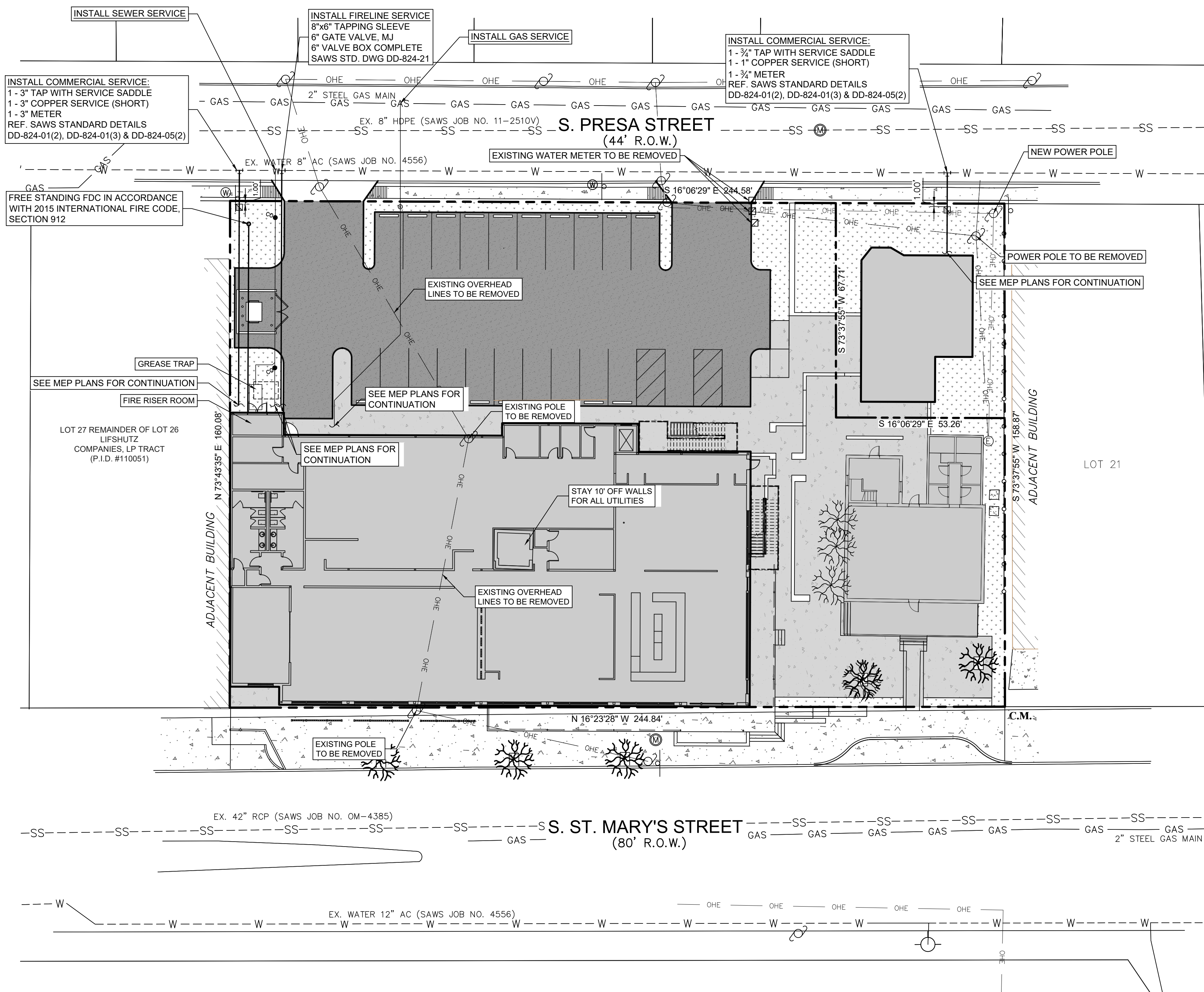
- ALL WASTEWATER PIPE TO BE PVC SDR 26.
- ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
- CONTRACTOR SHALL FURNISH & INSTALL ALL MATERIALS AND APPOINTMENTS AS CALLED OUT ON PLANS.
- REFERENCE GENERAL NOTES SHEETS FOR ADDITIONAL UTILITY NOTES.

### CAUTION:

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### COMPACTION NOTE:

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### LEGEND

GAS VALVE	
FIRE HYDRANT	
LIGHT POLE	
POWER POLE	
WATER METER	
WATER VALVE	
WATER VALVE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM WATER MANHOLE	
SIGN	
CONTROL POINT	
1/2" IRON ROD FOUND	
BENCH MARK	
STORM GRATE	
PK FLAG OR PAINT STRIPE	
1/2" IRON ROD W/CAP	
EXISTING CURB	
PROPOSED CURB	
PROPOSED CONCRETE	
EXISTING CONCRETE	
PROPOSED HD CONCRETE	
EXISTING ASPHALT	
PROPOSED ASPHALT	
EXISTING GRAVEL	
PROPOSED GRAVEL	
EXISTING BUILDING	
PROPOSED BUILDING	
PROPOSED LANDSCAPING AREA	
EXISTING CONTOURS	
EXISTING SPOT GRADE	
PROPOSED CONTOURS	
6" FIRE LINE	
WATER LINE	
SEWER LINE	
WIRE FENCE	
CHAIN LINK FENCE	
WOOD FENCE	
EXISTING TREE TO BE REMOVED	
EXISTING TREE TO REMAIN	
NEW TREE	
FLOW ARROWS	
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
EXISTING SPOT GRADES	
PROPOSED SPOT GRADES	
SILT FENCE	
FIRE LINE	
FIRE HAND PULL	
FIRE TRUCK PULL	
OVERHEAD ELECTRICAL	
BUILDING SETBACK	
100 YEAR FLOODPLAIN	

DATE: 2/12/2021  
JOSEPH E. TOBER, P.E.  
LICENSED ENGINEER  
TX. NO. 108918  
NOTE: THESE DRAWINGS  
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SHAWN J. FRANK, P.E.  
TEXAS REG. NO. 82039  
DATE: FEB. 12, 2021

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Landscape

Consultant

Consultant

Architect's Seal

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No. Date Issue / Revision  
1 Feb. 21, 2020 80% Construction Documents

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2004

Issuance / Date Schematic Design December 29, 2020

SHEET TITLE

SPECIAL  
INSPECTIONS

SHEET NUMBER

7. WOOD CONSTRUCTION			
A. PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1704.6
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.5.1
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
8. LIGHT GAGE FRAME CONSTRUCTION			
A. PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1705.5.1
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3

NOTES:

1. THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY IBC 2018, SECTION 1709, AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT, (I.E. C141).

2. DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION 1702. ASSC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS AWS - AMERICAN WELDING SOCIETY CWI - CERTIFIED WELDING INSPECTOR CRSI - CONCRETE REINFORCING STEEL INSTITUTE PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE PTI - POST-TENSIONING INSTITUTE NA - NOT APPLICABLE

\*TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES.

DEFERRED SUBMITTALS			
BUILDING CONSTRUCTION	YES	NO	DESCRIPTION
STEEL	X	-	STEEL STAIRS
CONCRETE	X	-	-
WOOD	X	-	-

6. MASONRY CONSTRUCTION			
A. PRECAST/PRESTRESSED CONCRETE IN PLACE	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1705.5.1
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
7. CONCRETE CONSTRUCTION CONT.			
A. PRECAST/PRESTRESSED CONCRETE IN PLACE	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1705.5.1
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3

3. CONCRETE CONSTRUCTION CONT.			
A. PRECAST/PRESTRESSED CONCRETE IN PLACE	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1705.5.1
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
4. STEEL CONSTRUCTION CONT.			
A. PRECAST/PRESTRESSED CONCRETE IN PLACE	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE, EXCEPT SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	IBC 1705.5.1
B. SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1. HIGH-LOAD DAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND SHEATHING CHECKED FOR PROPER GRADE, THICKNESS, SIZE OF FRAMING MEMBERS AT JOINTING PANEL EDGES, NAIL/STAPLE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
C. DIAPHRAGMS	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3
D. TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERMANENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGN/SHOP DRAWINGS.	IBC 1705.10.3

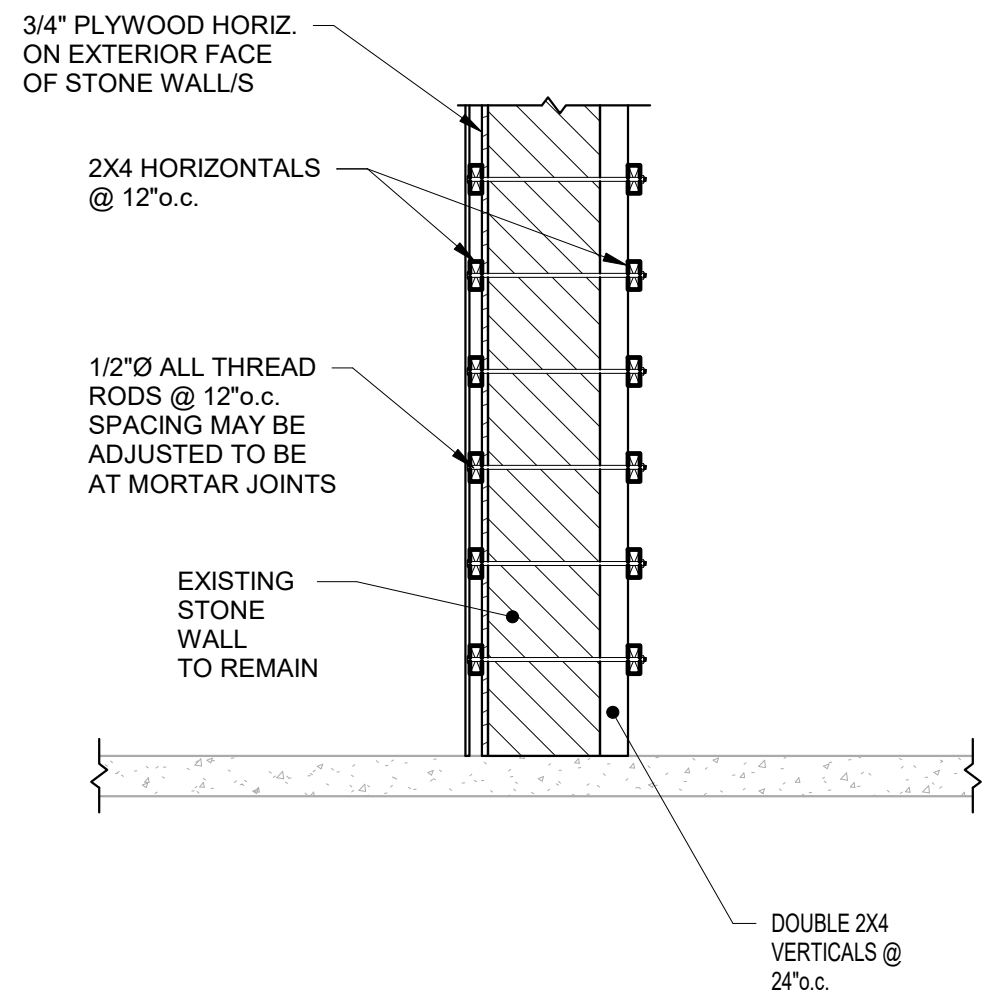
Pursuant to IBC Chapter 17 (1704.2.1) provide the following Special Inspector Qualifications to the RDP/IRC prior to start of inspections;

- Testing Laboratory Qualifications meeting ASTM0329 and accreditation by AASHTO and/or A2LA, and CCRL of the National Bureau of Standards.
- Special Inspector's name and proof of meeting the qualification requirements set forth in
  - ASTM C1077 for concrete,
  - ASTM D3740 for soils,
  - ASTM C1093 for masonry,
  - ASTM D-2922 and D-3017 for Density control of compaction

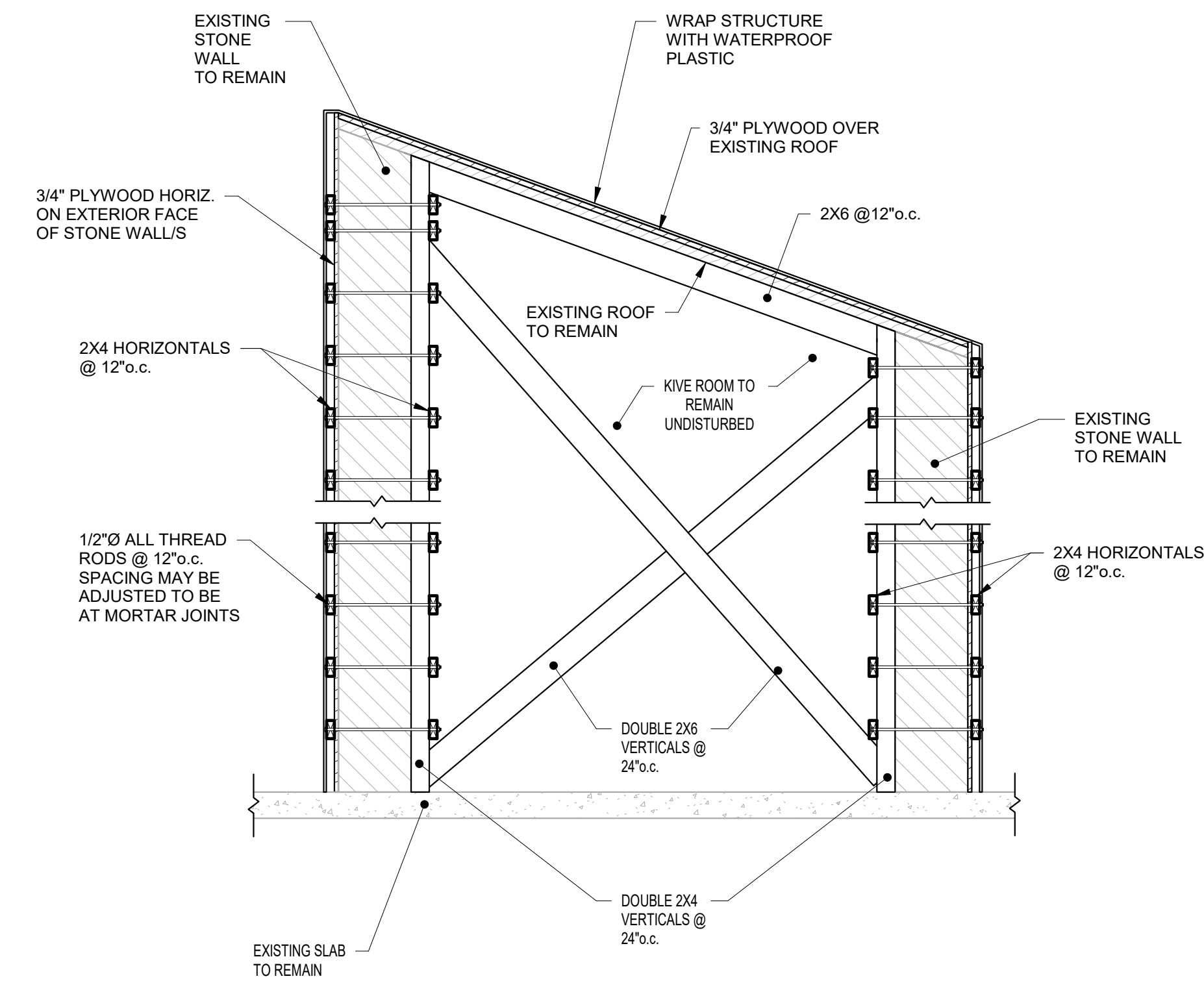
IBC 1704.2.1 "written documentation demonstrating the competence and relevant experience or training of special inspectors who will perform special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities." These qualifications are in addition to qualifications specified in other sections of the IBC.

TESTING & INSPECTION REQUIREMENTS  
(INCLUDING SPECIAL INSPECTIONS)

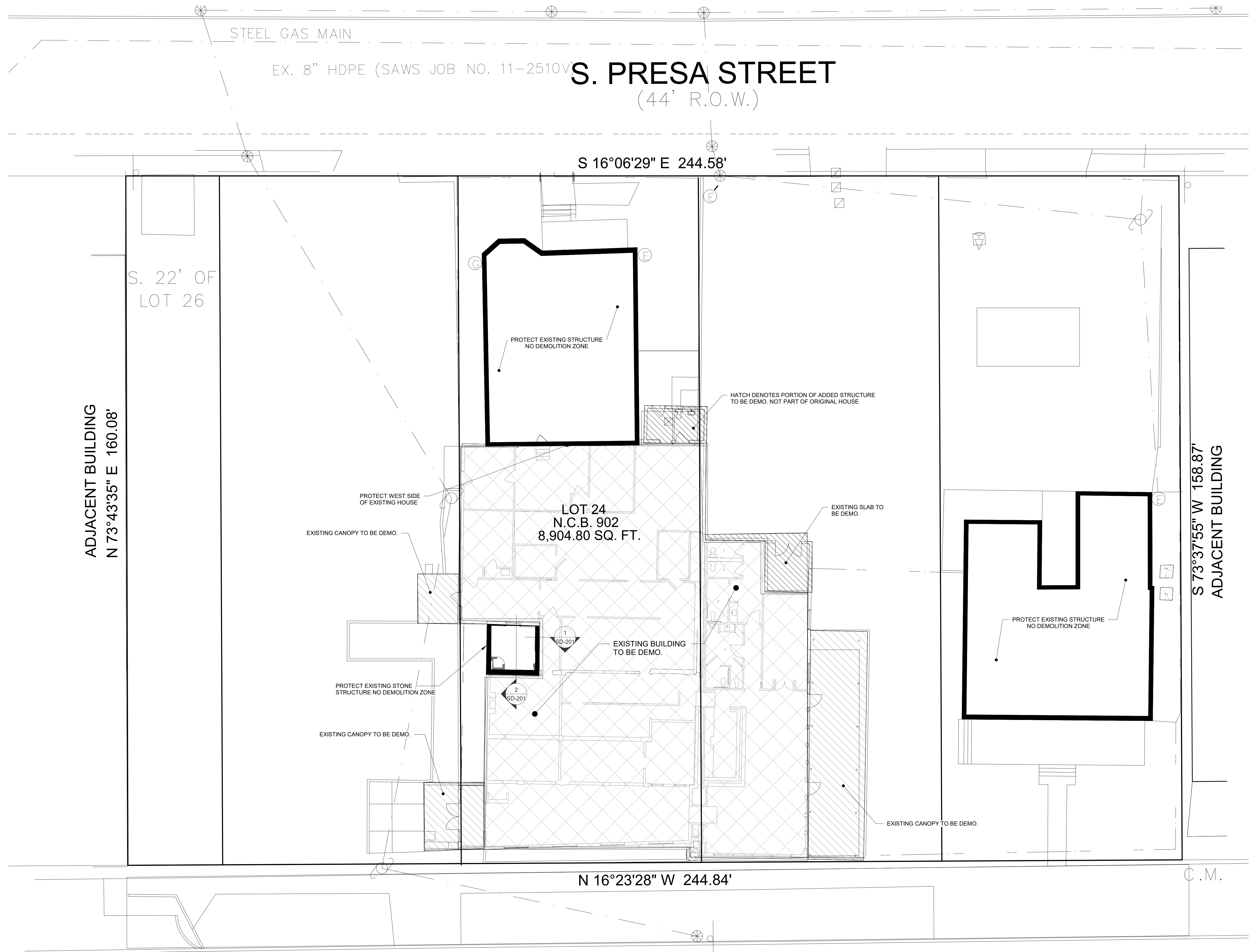
REQUIRED INSPECTION VERIFICATION OR TEST	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE	INSPECTOR QUALIFICATIONS
1. SOLS (SLAB ON GRADE)				
A. SUB-GRADE	PERIODIC	SITE PREPARATION AT THE CONTRACTORS EXPENSE. INSTRUMENT READINGS SHALL BE TAKEN BY A LICENSED SURVEYOR TO VERIFY FINAL SUBGRADE ELEVATIONS AND	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
B. PROPOULSION OBSERVATIONS	CONTINUOUS	PROPOULSION SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE APPROVE THE TYPE OF PROPOULSION AND THE FREQUENCY OF TESTING.	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
C. MOISTURE CONDITIONING & COMPACTION	CONTINUOUS	TESTING SHALL BE PERFORMED FOR EACH 3000 SQ. FT. OF SUBGRADE. FIELD NOTES FOR TESTING SHALL BE MAINTAINED.	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
D. CHEMICAL INJECTION	CONTINUOUS	QUALITY CONTROLLED TESTING AND EVALUATION PRIOR AND SUBSEQUENT TO INJECTION SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO DETERMINE THE EFFECTIVENESS OF THE CHEMICAL INJECTION. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHALL MONITOR THE INJECTION PROCESS AND THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE MATERIAL BEING USED AND THE MANUAL LIFT THICKNESS COMPY WITH SPECIFICATIONS.	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
E. TRENCH BACKFILLING	CONTINUOUS	TRENCH BACKFILLING - TRENCH BACKFILLING WITH CLAY CAP AND PLACING OF CLAY FILL SHALL BE MONITORED BY GEOTECHNICAL ENGINEER.	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
2A. PIER FOUNDATIONS				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I. SHALL BE INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PIER.	CONTINUOUS	1. VERIFY THE BEARING STRUTTING IS ENCOUNTERED AT THE ANTICIPATED DEPTH.	IBC 1705.7	"QUALIFICATIONS BASED ON ASTM E328 & ASTM C1077
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY.	IBC 1705.7	"QUALIFICATIONS BASED ON ASTM E328 & ASTM C1077
C. RECORD LOGS SHALL BE MAINTAINED.	CONTINUOUS	3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	IBC 1705.7	"QUALIFICATIONS BASED ON ASTM E328 & ASTM C1077
2B. PIER FOUNDATIONS				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I. SHALL BE INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PIER.	CONTINUOUS	1. PROVIDE RECORD OF EACH PIER INSTALLED.	IBC 1705.8	"QUALIFICATIONS BASED ON ASTM E328 & ASTM C1077
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	2. RECORD LOG TESTS, CUTOFF AND TIP OF EACH PIER.	IBC 1705.8	"QUALIFICATIONS BASED ON ASTM E328 & ASTM C1077
3. REINFORCING STEEL				
A. REINFORCING STEEL	PERIODIC	PROVIDE PERIODIC INSPECTION OF REINFORCING STEEL, SPACING, GRADE OF REBAR AND PLACEMENT AT THE FOLLOWING FREQUENCY:	IBC 1705.3	"QUALIFICATIONS BASED ON ASTM E329
B. REINFORCING STEEL WELDING	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	IBC 1705.3	"TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE
C. ANCHORS TO BE INSTALLED IN EXISTING CONCRETE	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	IBC 1705.3	"TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE
D. VERIFY USE OF CONCRETE MIX DESIGN	PERIODIC	EACH CONCRETE POUR.	IBC 1705.3	"QUALIFICATIONS BASED ON ASTM C1077
E. SAMPLING OF FRESH CONCRETE	CONTINUOUS	1. ALL CONCRETE TESTING IS TO BE MADE AFTER WATER, IF ANY, IS ADDED AT SITE.	IBC 1705.3	"QUALIFICATIONS BASED ON ASTM C1077
F. SAMPLING OF CURED CONCRETE	CONTINUOUS	2. TAKE SAMPLES & PERFORM SLUMP, AIR & COMPRESSION TESTS IN ACCORDANCE WITH ASTM C1064 ON CONCRETE PLACED EACH DAY AT THE RATE OF ONE SET OF FOUR CYLINDERS FOR EACH 100 cu. yds. OF PRODUCTION THEREOF. WHEN MORE THAN 80 cu. yds. IS BEING CONTINUOUSLY PLACED, THE INTERVAL BETWEEN TEST SAMPLES SHALL BE AT LEAST 15 cu. yds. SO AS TO BE REPRESENTATIVE OF THE 15 DAYS POUR. SAMPLES SHALL BE TAKEN AT THE POINT OF DEPOSIT IN THE FIELD & ALL CYLINDERS SHALL BE ACCURATELY MARKED & REFERENCED TO SHOW DATE, TIME & EXACT LOCATION IN THE STRUCTURE FROM WHICH THEY CAME. MAKE 7-DAY TEST ON TWO CYLINDERS & 28-DAY TEST ON TWO CYLINDERS. REPORT OF TESTS SHALL BE PROMPTLY SENT AS FOLLOWS: TWO TO THE PILING ARCHITECT, ONE TO THE ENGINEER AND ONE TO THE CONTRACTOR.	IBC 1705.3	"QUALIFICATIONS BASED ON ASTM C1077



1 SECTION  
N.T.S.



2 DETAIL  
N.T.S.



PLAN NOTE: NO VIBRATORY  
EQUIPMENT ALLOWED FOR  
FOUNDATION PREPARATION.

DEMOLITION PLAN  
SCALE: 1" = 10'-0"

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SHAWN J. FRANKE P.E.  
TEXAS REG. NO. 82639  
DATE: FEB. 12, 2021

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Architect's Seal

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No.	Date	Issue / Revision
1	Feb. 21, 2020	80% Construction Documents

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2004

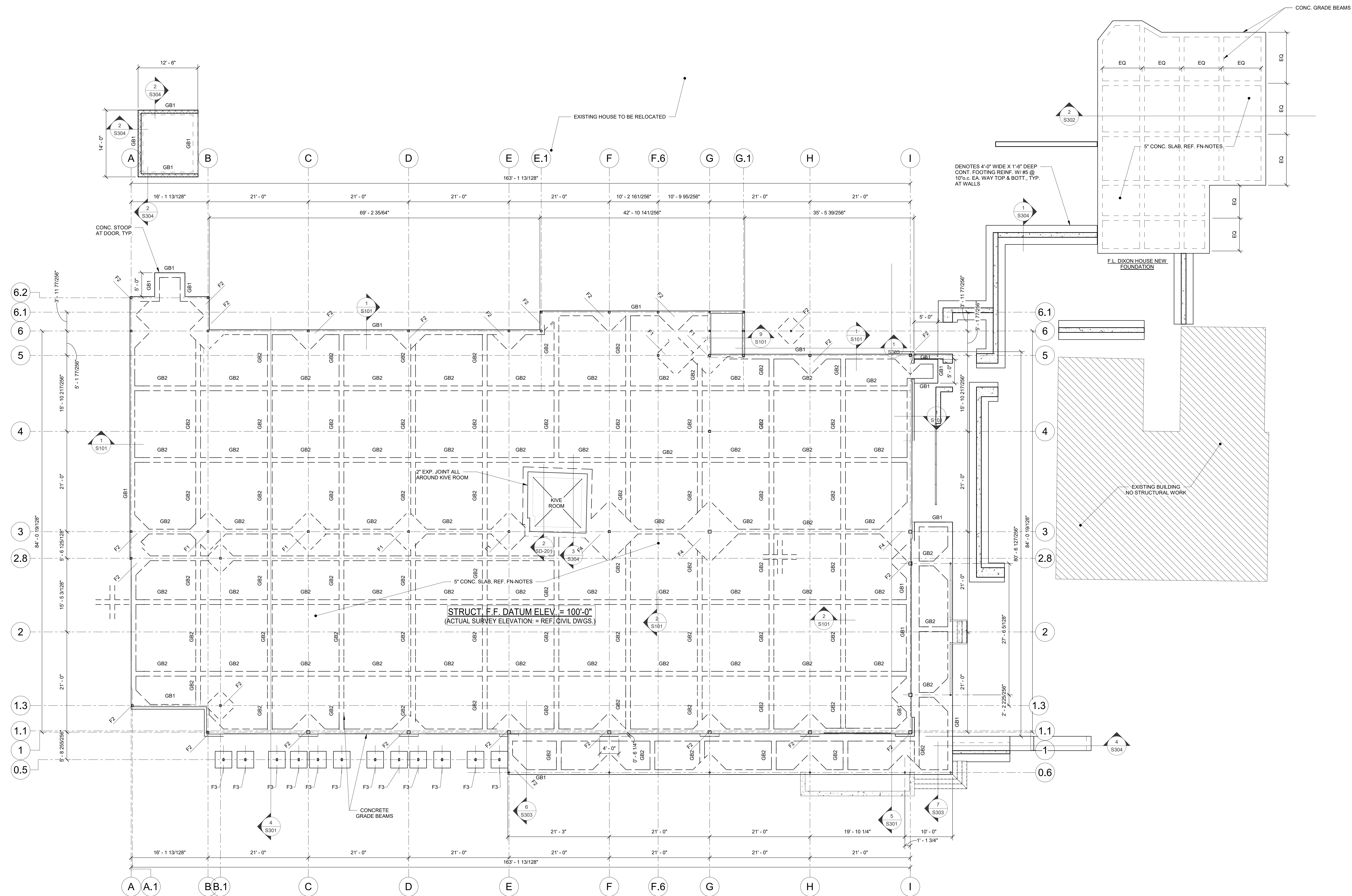
Issuance / Date Schematic Design  
December 29, 2020

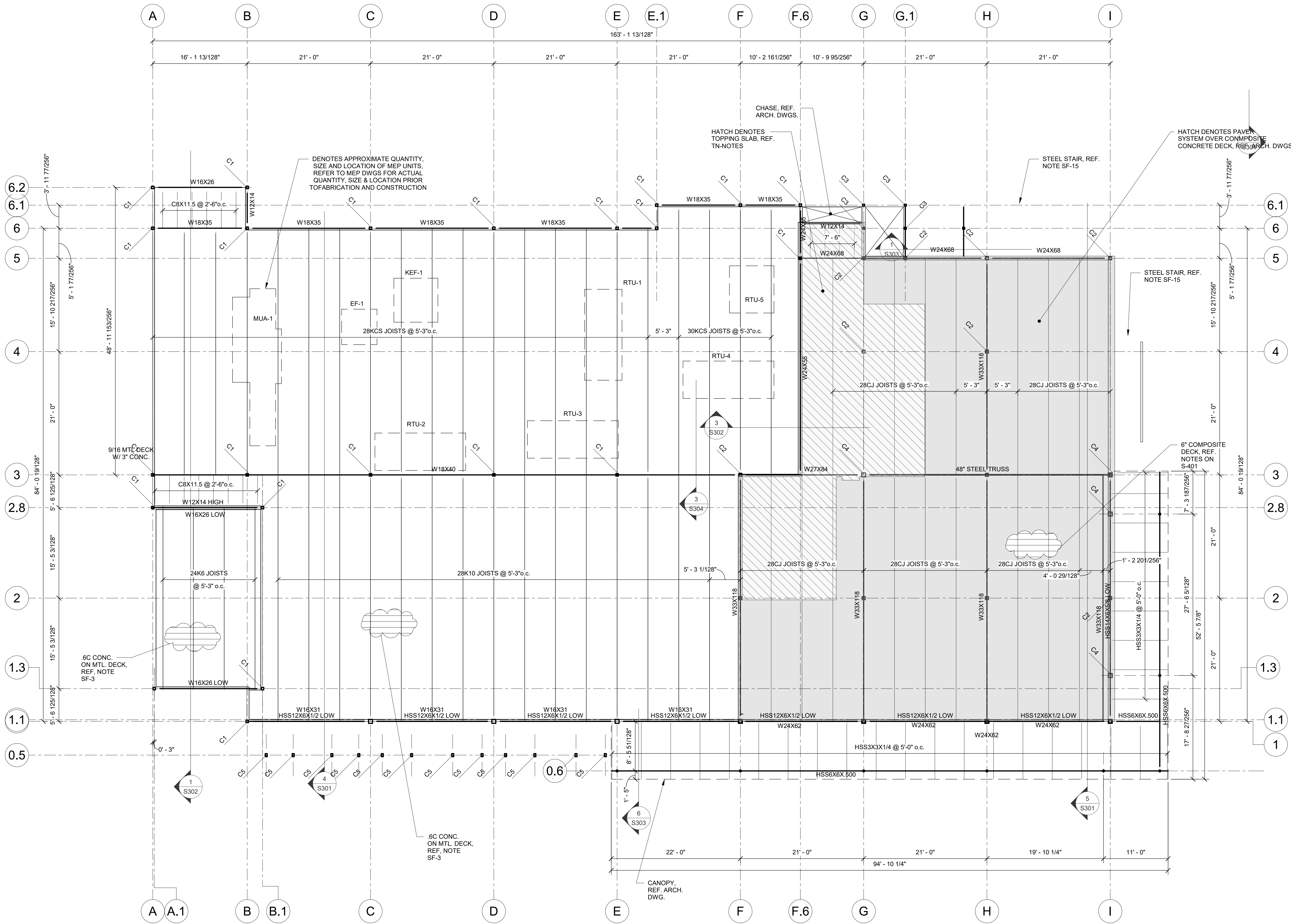
SHEET TITLE

DEMOLITION PLAN

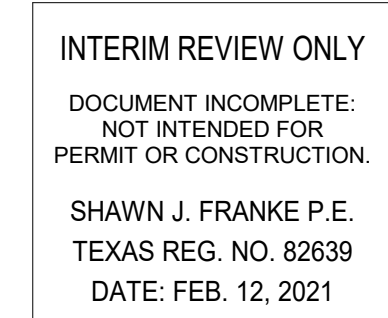
SHEET NUMBER

SD-201





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



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No.	Date	Issue / Revision
1	Feb. 21, 2020	80% Construction Documents
Architect	Andrew T. Douglas, AIA	
Project Manager	Jeremy Jaramillo	
Drawn By		
Project Number	2004	
Issuance / Date	Schematic Design December 22, 2020	
SHEET TITLE		

## ROOF FRAMING PLAN

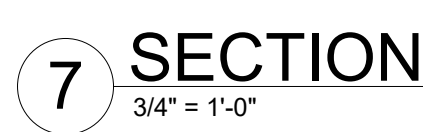
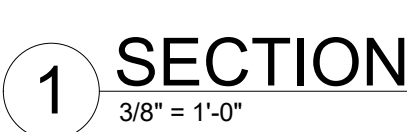
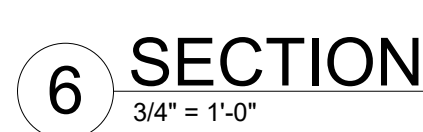
SHEET NUMBER

**S203**









**S303**



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SHAWN J. FRANKIE P.E.  
TEXAS REG. NO. 82639  
DATE: FEB. 12, 2021

Project  
**ROSARIO'S  
RESTAURANT**

722 S. St. Mary's  
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San Antonio, TX 78205

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Landscape

Consultant

Consultant

Architect's Seal

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2004

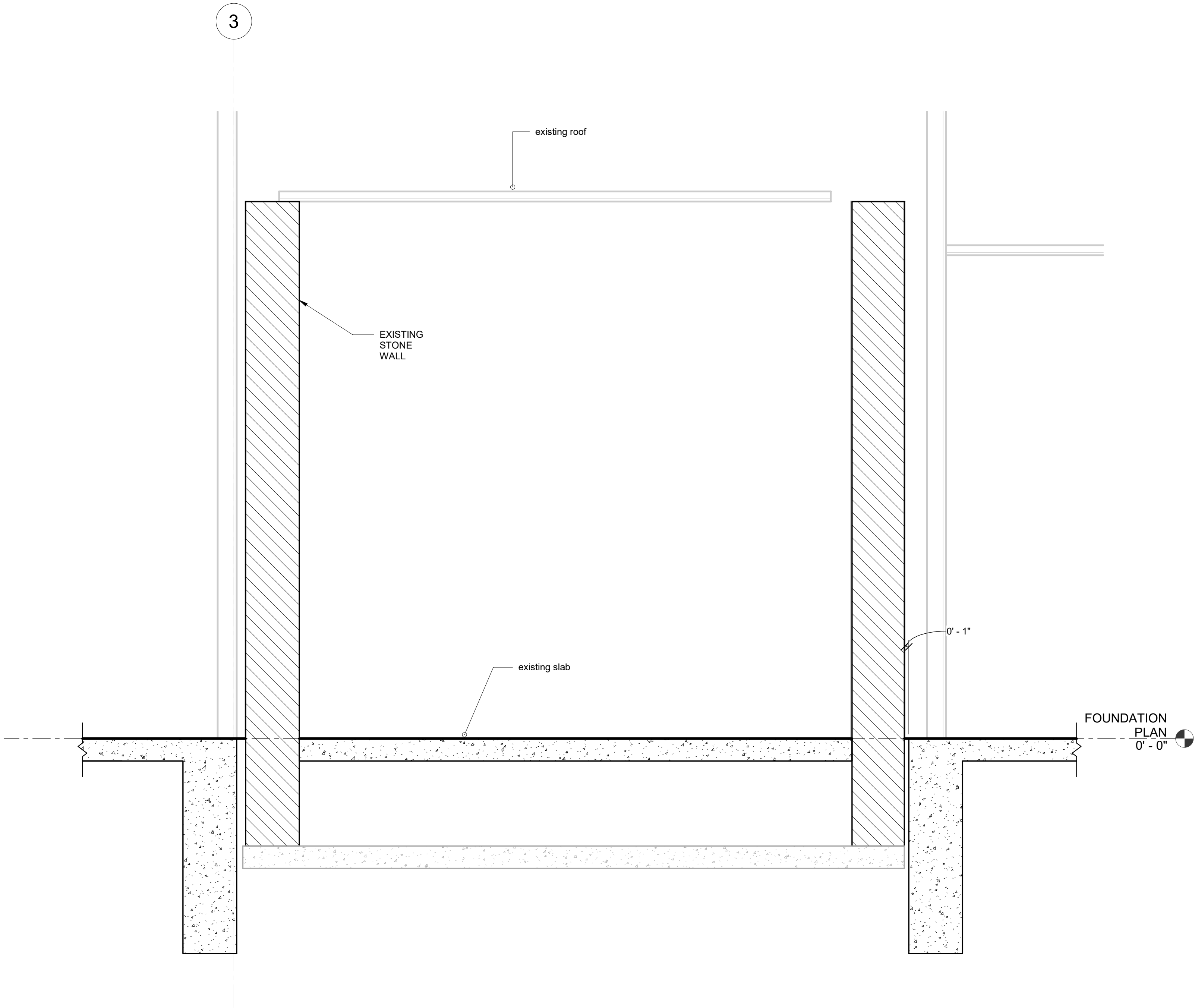
Issuance / Date  
Schematic Design  
December 29, 2020

SHEET TITLE

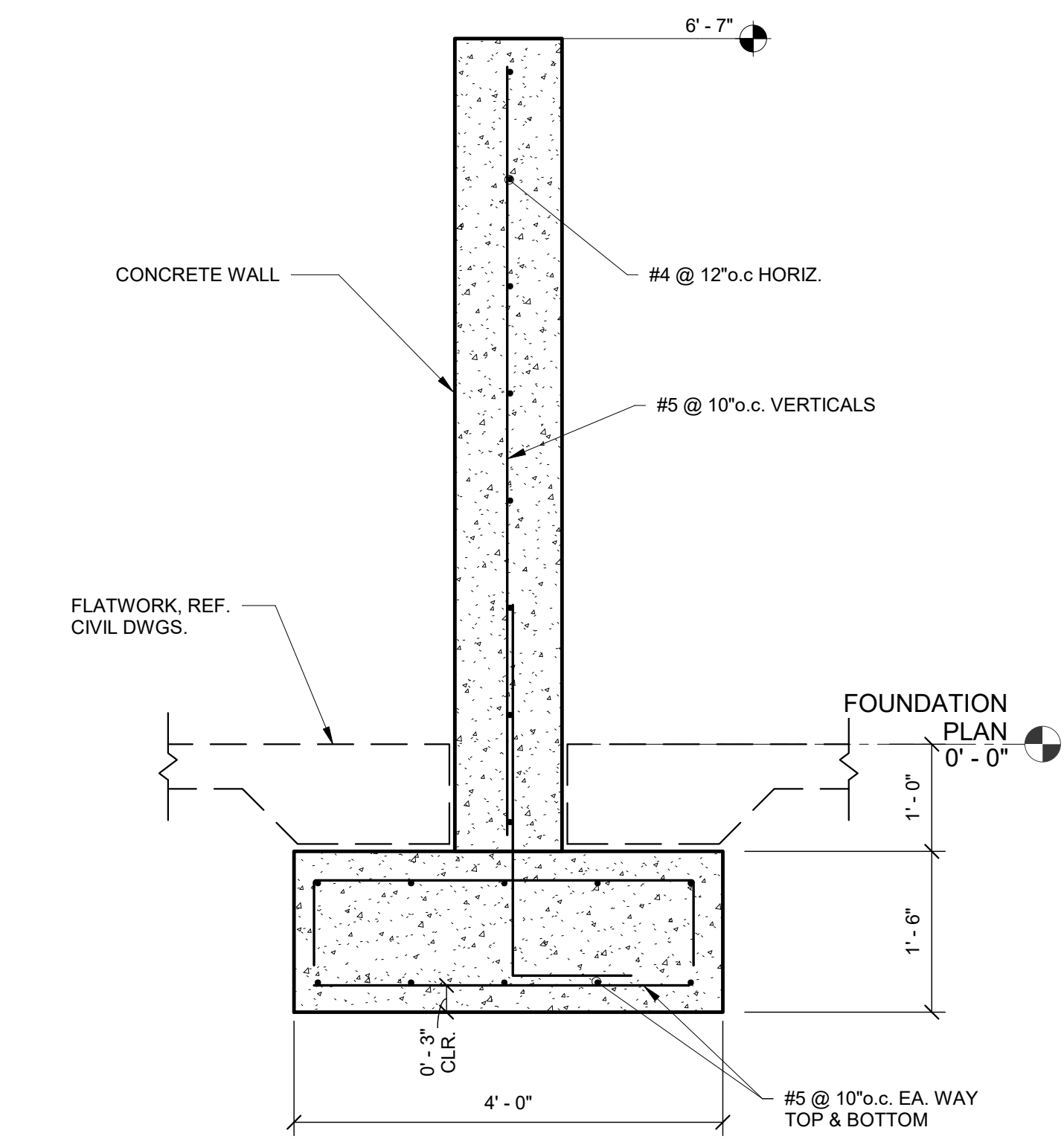
**SECTIONS & DETAILS**

SHEET NUMBER

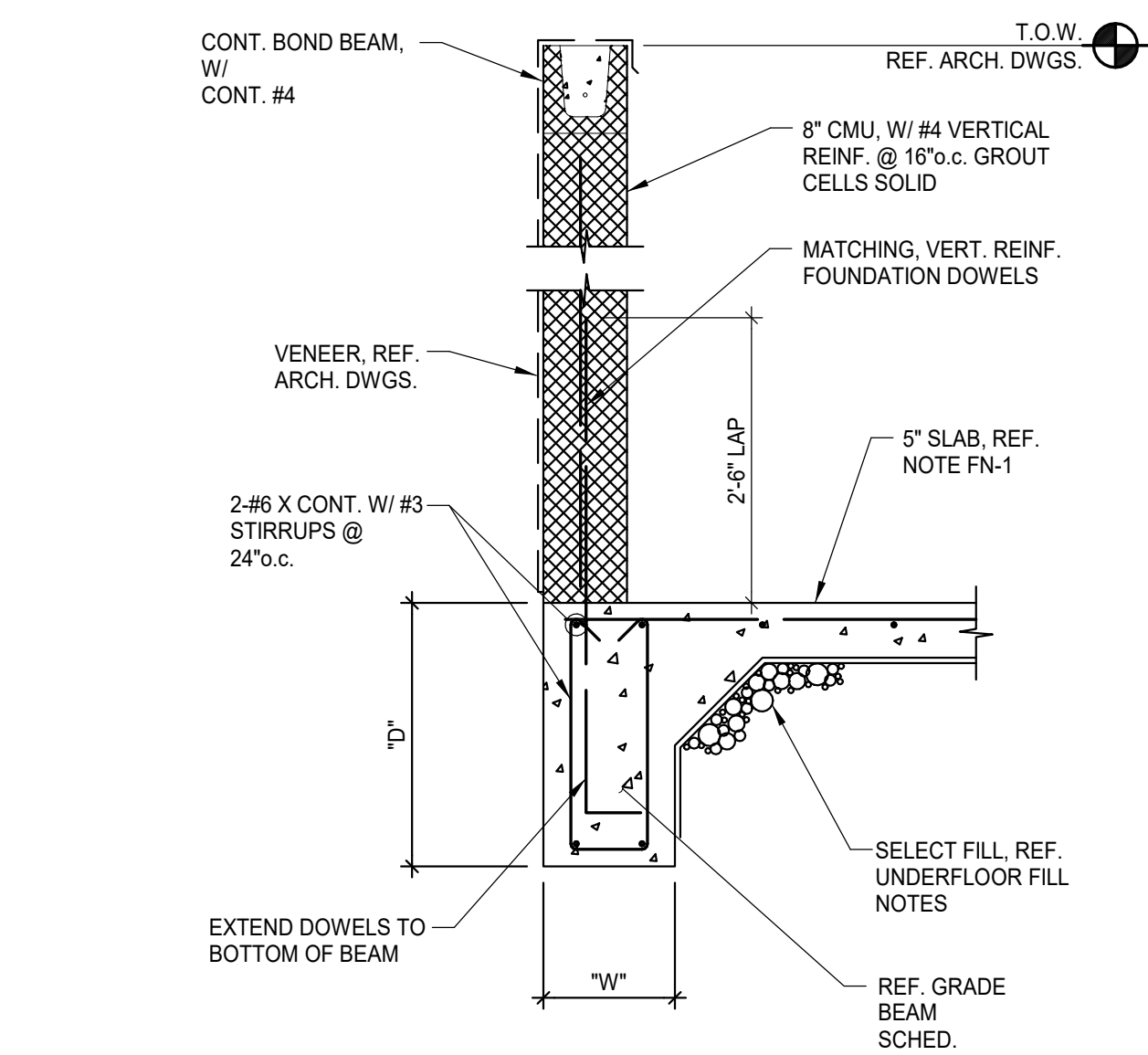
**S304**



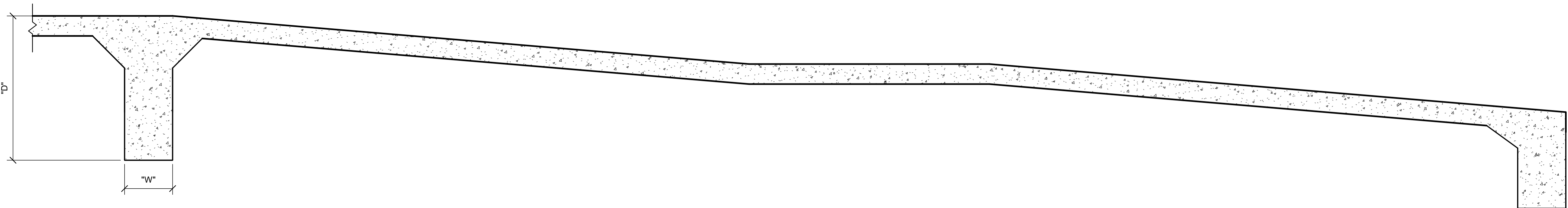
**3 SECTION**  
3/4" = 1'-0"



**1 SECTION**  
3/4" = 1'-0"

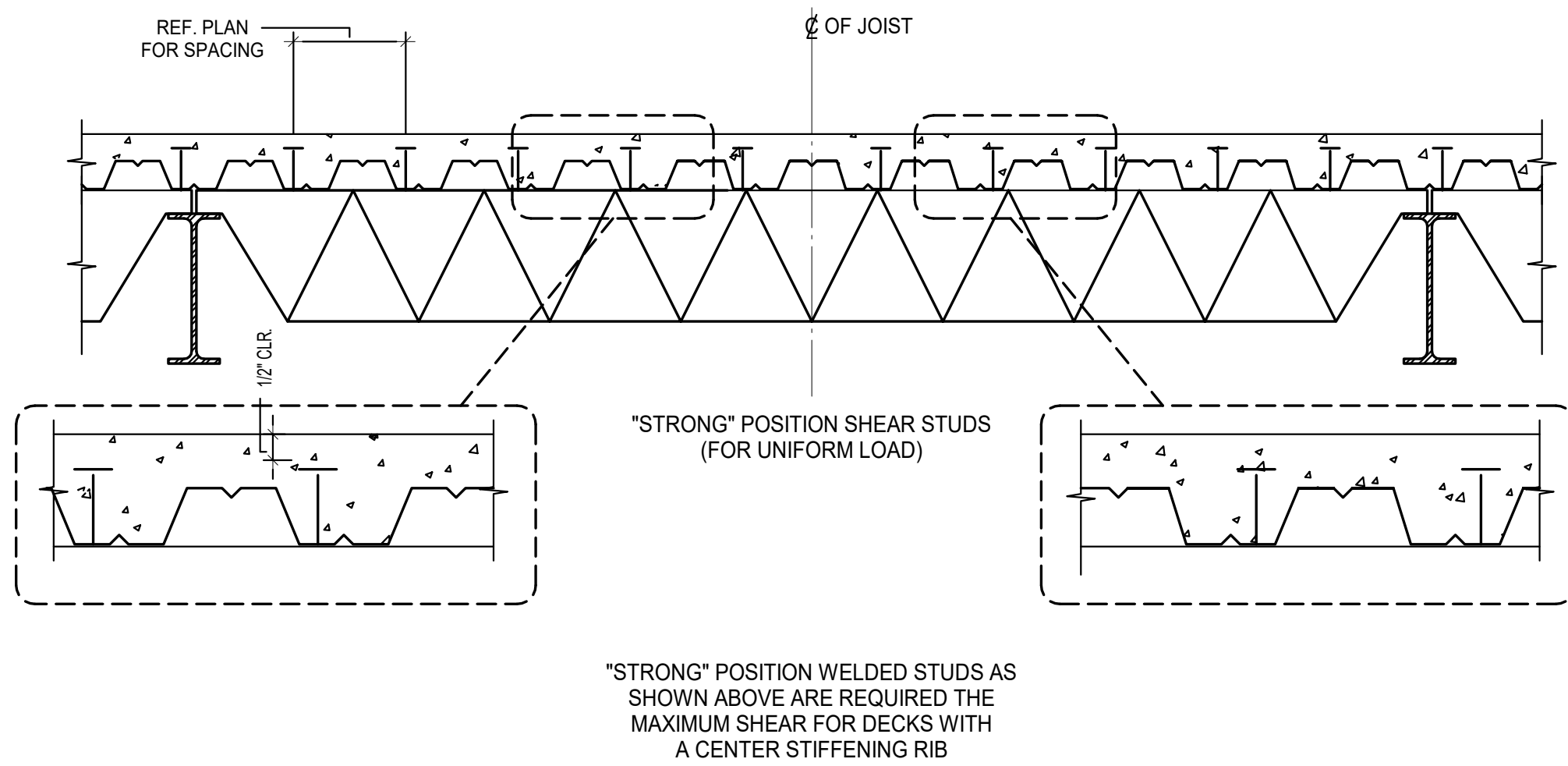


**2 DETAIL**  
N.T.S.



**4 SECTION**  
3/4" = 1'-0"

	COMPOSITE STEEL JOIST SCHEDULE (SERVICE LOADS)						
	MARK	UNITS	CJ1	CJ2	CJ3	CJ4	CJ5
JOIST GEOMETRY	JOIST DEPTH	INCHES	24				
	JOIST SEAT DEPTH	INCHES	5				
	JOIST SPAN	FEET	32				
	ADJACENT JOIST SPACING (LEFT)	FEET	6'-0"				
	ADJACENT JOIST SPACING (RIGHT)	FEET	6'-0"				
CONCRETE AND DECK	TYPE OF FLOOR DECK	----	2.OVL1				
	CONCRETE UNIT WEIGHT	pcf	150				
	CONCRETE COMPRESSIVE STRENGTH	ksi	4				
	SLAB THICKNESS ABOVE DECK	INCHES	3				
	SLAB THICKNESS ABOVE STUD	INCHES	3/4				
STUDS	QUANTITY/SPAN	EA	28				
	DIAMETER	INCHES	5/8				
	LENGTH AFTER WELDING	INCHES	4 1/8				
DESIGN LOADS	NON-COMPOSITE DL						
	CONCRETE/DECK	psf	50				
	JOIST/BRIDGING	psf	10				
	SERVICE TOTAL (FACTORED)	psf plf	60 360 (432)				
	CONSTRUCTION LL						
	DURING CONCRETE PLACEMENT	psf	50				
	COMPOSITE DL						
	FIXED PARTITIONS	psf	10				
	MECHANICAL	psf	15				
	ELECTRICAL	psf	5				
	FIREPROOFING	psf	1				
	FLOOR COVERING AND CEILING	psf	20				
	SERVICE TOTAL (FACTORED)	psf plf	51 306 (367)				
	COMPOSITE LL						
	DESIGN LL	psf	75				
	REDUCTION FACTOR	----	N/A				
	REDUCED DESIGN LL	psf	75				
	MOVABLE PARTITIONS	psf	20				
	SERVICE TOTAL (FACTORED)	psf plf	95 24				
	FACTORED TOTAL NON-COMPOSITE & COMPOSITE LOADS (1)+(3)+(4)	plf	570 (912)				
CAMBER AND DEFLECTION	SERVICE LOADS TO CAMBER FOR						
	100% OF NON-COMPOSITE DL	plf	360				
	50% OF COMPOSITE DL	plf	153				
	10% OF COMPOSITE LL	plf	57				
	MAXIMUM ALLOWABLE LIVE LOAD DEFLECTION	SPAN/---	360				



2 DETAIL  
N.T.S.



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No. Date Issue / Revision

1 Feb. 21, 2020 80% Construction Documents

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2004

Issuance / Date

Schematic Design  
December 29, 2020


SHEET TITLE

COMPOSITE JOIST  
NOTES & SCHEDULE

SHEET NUMBER

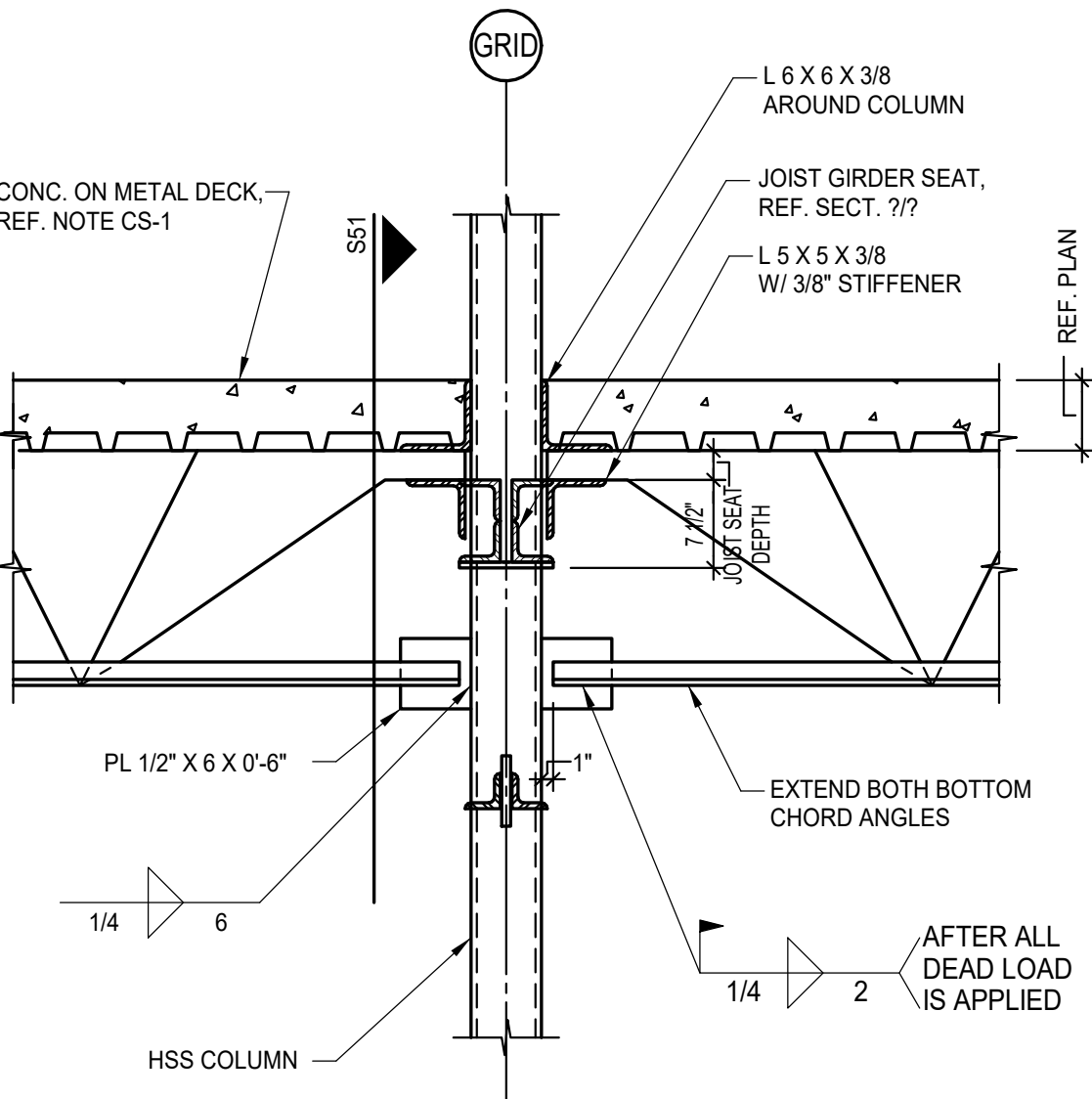
S401

CONCRETE JOIST NOTES:

- CJ-1** STEEL PAN-JOIST FORMS SHALL BE SPACED SO THAT JOISTS IN ADJACENT SPANS ARE IN EXACT ALIGNMENT UNLESS SHOWN OTHERWISE. NARROWER WIDTH FORMS SHALL BE COORDINATED WITH BASIC SPACING WHERE MAKE-UPS ARE REQUIRED.
- CJ-2** WHERE STIRRUPS ARE SCHEDULED, (1) 6-LEG LADDER STIRRUP ASSEMBLY WITH VERTICAL LEGS AT WITH SPACING AS SCHEDULED IS THE MINIMUM. IF SCHEDULE CALLS FOR MORE THAN 6 LEGS A COMBINATION OF LADDER STIRRUP ASSEMBLIES TO PROVIDE REQUIRED NUMBER OF LEGS AT SPACING SCHEDULED AT EACH END.
- CJ-3** JOIST TOP BARS SHALL BE SUPPORTED ON 1" DIA. X 1'-8" SUPPORT BARS PLACED ON 3/4" BAR CHAIRS ACROSS PAN FORMS AT 4'-0" o.c. TIED TO STIRRUPS BEGINNING AT FIRST LEG.
- CJ-4** BEAM STEEL SHALL HAVE CLEARANCE OF 1-1/2" TO STIRRUPS AT BOTTOM AND SIDES BUT 2-1/2" AT TOP. JOIST STEEL SHALL HAVE CLEARANCE OF 1-1/2". THEREFORE, REINFORCEMENT SHALL BE PLACED IN THE FOLLOWING SEQUENCE:  
1. PLACE ALL BEAM BARS.  
2. PLACE BOTTOM JOIST BARS.  
3. PLACE SUPPORT BARS (NOTE CJ-3).  
4. PLACE TOP JOIST BARS.  
5. PLACE EXTRA SLAB BARS (NOTE CJ-4).  
6. PLACE WELDED WIRE FABRIC.
- CJ-5** REINFORCE SLAB WITH 4x4-W3.5x3.5 WELDED WIRE FABRIC, LAPPED 1-1/2 MESHES AT SPLICES. DRAPE OVER TOP JOIST BARS AND TIE DOWN SECURELY IN BOTTOM OF SLAB MIDWAY BETWEEN JOISTS, 3/4" OFF BOTTOM WITH BAR CHAIRS AND TIED TO FROM AT 24" o.c. MESH SHALL EXTEND OVER THE ENTIRE WIDTH OF BEAMS.
- CJ-6** WHERE FLOOR DROPS (DEPRESSIONS) OCCUR, ADJUST PAN FORMS SO THAT SLAB THICKNESS IS MAINTAINED AS SHOWN IN DETAILS.
- CJ-7** WHERE JOIST RUN PARALLEL TO BEAMS OR WALLS, PROVIDE #3 DOWELS AT 2'-0" o.c. AT EDGE BEAMS ONLY (SEE DETAIL).
- CJ-8** UNLESS SPECIFICALLY SHOWN ON FRAMING PLANS, JOISTS SHALL NOT BE INTERRUPTED OR REDUCED IN CROSS SECTIONAL AREAS WITHOUT ENGINEER'S APPROVAL.
- CJ-9** IF VERTICAL MECHANICAL SLEEVE PROJECTS INTO A JOIST BY MORE THAN 1-1/2", WIDEN JOIST BY USING NEXT SMALLER PAN WIDTH FOR A DISTANCE OF 4'-0" BOTH SIDES OF SLEEVE AND FIELD DRAPE BARS AROUND SLEEVES (NO TORCHING).
- CJ-10** CONDUITS IN 4-1/2" SLABS SHALL NOT BE LARGER THAN 1" DIAMETER. WHERE CONDUIT IS PARALLEL (OR NEARLY PARALLEL) TO JOIST, DO NOT LOCATE IN CENTER THIRD OF SLAB SPAN.
- CJ-11** PROVIDE 6" WIDE BRIDGING JOIST WHERE INDICATED "BJ" ON PLAN. REINFORCE WITH 1-#6 CONTINUOUS TOP AND BOTTOM AND ANCHOR INTO TERMINAL BEAMS WITH 90 X 5-0" CORNER BAR TOP AND BOTTOM.
- CJ-12** WHERE PARTITIONS RUNNING PARALLEL TO JOISTS ARE DESIGNATED BY THE SYMBOL  ON THE FRAMING PLAN, OR NOTED ON ARCHITECTURAL DRAWINGS, ADD #4 X 8'-0" AT 9" o.c. FOR ENTIRE LENGTH OF JOIST SPAN, IN BOTTOM OF SLAB ON 3/4" BAR CHAIRS, RUNNING PERPENDICULAR TO JOISTS FROM JOIST CENTERLINE TO JOIST CENTERLINE.

COMPOSITE METAL DECK WITH CONCRETE SLAB FLOOR NOTES:

- CS-1** DESIGN OF COMPOSITE STEEL BEAMS AND DETAILS FOR CONSTRUCTION ARE BASED ON THE FOLLOWING DECK SYSTEM:  
COMPOSITE METAL DECK  
VULCRAFT 3VLL 20 GA. 3" DEEP  
NORMAL WEIGHT CONCRETE (4,000 PSI)  
3" THICK ABOVE DECK FLUTES ..... 145 PCF
- CS-2** DECK SHALL BE INSTALLED IN THREE SPAN LENGTHS AT ALL POSSIBLE LOCATIONS. TWO SPAN AND SINGLE SPAN LENGTHS OF DECK SHALL BE SHORED TO SUPPORT CONSTRUCTION LOADS AND THE WEIGHT OF WET CONCRETE. TWO SPAN UNSHORED DECK SHALL NOT BE USED. AT THE CONTRACTOR'S OPTION, PROPERLY SIZED, HEAVIER GAUGE DECK, INSTALLED IN SINGLE SPAN LENGTHS, MAY BE USED TO ELIMINATE THE NEED FOR SHORING.
- CS-3** INTERMEDIATE SHORING OF THREE SPAN LENGTHS OF DECK TO SUPPORT CONSTRUCTION LOADS AND WET CONCRETE IS NOT REQUIRED, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- CS-4** REINFORCE THE SLAB OVER THE METAL DECK WITH 6 X 6 - W2.1 X W2.1 WELDED WIRE MESH.
- CS-5** PLACE AN EXTRA LAYER OF WIRE MESH 6'-0" WIDE IN THE TOP OF THE SLAB ABOVE ALL INTERIOR BEAMS WHICH RUN PARALLEL TO THE DECK SPAN.
- CS-6** PLACE SUPPORT FOR WIRE MESH ON METAL DECK, SO THAT THE MESH IS MAINTAINED IN POSITION 3/4" BELOW THE TOP OF SLAB.
- CS-7** DECK SHALL RUN IN THE DIRECTIONS SHOWN ON THE DRAWINGS.
- CS-8** UNLESS OTHERWISE INDICATED ON THE DETAILS, METAL EDGE FORM SHALL BE 14 GAUGE COLD FORMED STEEL, WELDED AT SUPPORTING BEAM FLANGE AT 12" o.c.
- CS-9** COMPOSITE FLOOR SLABS SHALL BE PLACED AND FINISHED TO PROVIDE A FLOOR WITHIN SPECIFIED FINISHING TO FINISHES. THE SPECIFIED CONCRETE SLAB THICKNESS SHALL BE MAINTAINED AT COLUMN LOCATIONS. SLAB THICKNESS AWAY FROM COLUMNS WILL VARY DUE TO BEAM AND DECK DEFLECTIONS. CAMBERED BEAMS ARE DESIGNED TO DEFLECT TO A STRAIGHT LINE UNDER FULL WEIGHT OF CONCRETE SLAB. THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF THE PROJECT AND FURNISH THE MATERIALS REQUIRED TO CREATE THE SPECIFIED FLOOR ELEVATION.
- ANTICIPATED MEMBER DEFLECTION  
UNCAMBERED BEAMS ..... 5/8"  
METAL DECK ..... 1/4"



1 DETAIL  
N.T.S.

Project

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No.	Date	Issue / Revision
1	Dec. 29, 2020	100% Design Development
2	Jan. 27, 2021	25% Construction Documents
3	Feb. 12, 2021	80% Construction Documents

Architect	Andrew Douglas
Project Manager	Jeremy Jaramila
Drawn By	RMP
Project Number	2004
Issuance / Date	02/12/21
SHEET TITLE	

MECHANICAL SYMBOLS & ABBREVIATIONS

SHEET NUMBER

M0.00

MECHANICAL SYMBOLS AND ABBREVIATIONS

PIPING SYMBOLS

----	SOIL, WASTE OR SANITARY SEWER
----	VENT
----AW----	ACID WASTE
----AV----	ACID VENT
----D----	INDIRECT DRAIN
----	COLD WATER
----	HOT WATER
-----	HOT WATER RECIRCULATING
-----180	HOT WATER (TEMP. INDICATED)
-----SW	SOFT WATER
-----DI	DEIONIZED WATER
-----RO	REVERSE OSMOSIS
-----F	FIRE PROTECTION WATER SUPPLY
-----G	GAS - LOW PRESSURE
-----MG	GAS - MEDIUM PRESSURE
-----HG	GAS - HIGH PRESSURE
-----GV	GAS VENT
-----O	OXYGEN
-----LOX	LIQUID OXYGEN
-----A	COMPRESSED AIR
-----A30	COMPRESSED AIR (PRESSURE NOTED)
-----MA	MEDICAL COMPRESSED AIR
-----LA	LABORATORY COMPRESSED AIR
-----HWS	LOW TEMPERATURE HOT WATER SUPPLY
-----HWR	LOW TEMPERATURE HOT WATER RETURN
-----SP	AUTOMATIC SPRINKLER
-----	EXISTING PIPE
----- (NAME) -----	PIPE TO BE REMOVED
-----CHS	CHILLED WATER SUPPLY
-----CHR	CHILLED WATER RETURN

DUCTWORK SYMBOLS

12/20	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN
12/20	DUCT SECTION, SUPPLY AIR: UP, DOWN
12/20	DUCT SECTION, RETURN AIR OR EXHAUST: UP, DOWN
12/20	DUCT SECTION, OUTSIDE AIR: UP, DOWN
12/20	CHANGE OF ELEVATION, OFFSET, UP OR DOWN (DN)
AD	ACCESS DOORS, VERTICAL OR HORIZONTAL
AD	FLEXIBLE CONNECTION
AD	FLEXIBLE DUCT
AD	TRANSITION
AD	HIGH EFFICIENCY TAKE-OFF WITH DAMPER, WITHOUT DAMPER
AD	TURNING VANES
VD OBD OR	MANUAL VOLUME DAMPER (TYPE INDICATED)
IM	MOTORIZED DAMPER
BDD	BACK DRAFT DAMPER
FD	FIRE DAMPER, VERTICAL
FD	FIRE DAMPER, HORIZONTAL
FSD	FIRE SMOKE DAMPER, VERTICAL
FSD	FIRE SMOKE DAMPER, HORIZONTAL

DUCTWORK SYMBOLS (CONT.)

OFFSET	OFFSET
MANUAL SPLITTER	MANUAL SPLITTER
STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER	STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
TEE WITH SPLITTER DAMPER & PULL ROD	TEE WITH SPLITTER DAMPER & PULL ROD
SIDEWALL GRILL OR REGISTER (TYPE INDICATED)	SIDEWALL GRILL OR REGISTER (TYPE INDICATED)
CEILING GRILL OR REGISTER (TYPE INDICATED)	CEILING GRILL OR REGISTER (TYPE INDICATED)
LOUVER (TYPE INDICATED)	LOUVER (TYPE INDICATED)
MARK	MARK
AIR QUANTITY (CFM)	AIR QUANTITY (CFM)
GRILLE IDENTIFICATION	GRILLE IDENTIFICATION

MECHANICAL SYMBOLS

ANGLE VALVE	ANGLE VALVE
BALL VALVE	BALL VALVE
BALANCING VALVE (AS SPECIFIED)	BALANCING VALVE (AS SPECIFIED)
BUTTERFLY VALVE	BUTTERFLY VALVE
CHECK VALVE (AS SPECIFIED)	CHECK VALVE (AS SPECIFIED)
GATE VALVE	GATE VALVE
OSBY VALVE WITH TAMPER SWITCH	OSBY VALVE WITH TAMPER SWITCH
GLOBE VALVE	GLOBE VALVE
PRESSURE REDUCING VALVE	PRESSURE REDUCING VALVE
PRESSURE RELIEF VALVE	PRESSURE RELIEF VALVE
SHUT OFF VALVE (AS SPECIFIED)	SHUT OFF VALVE (AS SPECIFIED)
THREE WAY VALVE	THREE WAY VALVE
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
DOUBLE CHECK BACKFLOW PREVENTER	DOUBLE CHECK BACKFLOW PREVENTER
GEAR (MANUAL)	GEAR (MANUAL)
LEVER (MANUAL)	LEVER (MANUAL)
STEM (MANUAL)	STEM (MANUAL)
SOLENOID (ELECTRIC ACTUATOR)	SOLENOID (ELECTRIC ACTUATOR)
MOTOR (ELECTRIC ACTUATOR)	MOTOR (ELECTRIC ACTUATOR)
MOTOR (PNEUMATIC ACTUATOR)	MOTOR (PNEUMATIC ACTUATOR)
DIAPHRAGM (PNEUMATIC ACTUATOR)	DIAPHRAGM (PNEUMATIC ACTUATOR)
FLANGED FITTING	FLANGED FITTING
SCREWED FITTING	SCREWED FITTING
WELDED FITTING	WELDED FITTING
CAP	CAP

MECHANICAL SYMBOLS (CONT.)

PITCH OF PIPE, RISE (R) DROP (D)	PITCH OF PIPE, RISE (R) DROP (D)
TURNED UP ELBOW	TURNED UP ELBOW
TURNED DOWN ELBOW	TURNED DOWN ELBOW
CONCENTRIC REDUCER	CONCENTRIC REDUCER
ECCENTRIC STRAIGHT CROWN REDUCER	ECCENTRIC STRAIGHT CROWN REDUCER
ECCENTRIC STRAIGHT INVERT REDUCER	ECCENTRIC STRAIGHT INVERT REDUCER
CROSS	CROSS
TEE	TEE
OUTLET DOWN TEE	OUTLET DOWN TEE
OUTLET UP TEE	OUTLET UP TEE
SCREWED UNION	SCREWED UNION
FLANGED UNION	FLANGED UNION
STRAINER W/ BLOW OFF	STRAINER W/ BLOW OFF
AUTOMATIC AIR VENT	AUTOMATIC AIR VENT
MANUAL AIR VENT	MANUAL AIR VENT
PUMP (INDICATE USE)	PUMP (INDICATE USE)
ALIGNMENT GUIDE	ALIGNMENT GUIDE
ANCHOR	ANCHOR
BALL JOINT	BALL JOINT
EXPANSION JOINT	EXPANSION JOINT
EXPANSION LOOP	EXPANSION LOOP
FLEXIBLE CONNECTOR	FLEXIBLE CONNECTOR
ORIFICE PLATE	ORIFICE PLATE
VENTURI FLOWMETER	VENTURI FLOWMETER
STEAM TRAPS (INDICATE TYPE)	STEAM TRAPS (INDICATE TYPE)
PRESSURE GAUGE AND COCK	PRESSURE GAUGE AND COCK
THERMOMETER	THERMOMETER
THERMOMETER WELL, ONLY	THERMOMETER WELL, ONLY
OUTLET, TYPE INDICATED	OUTLET, TYPE INDICATED
WALL HYDRANT OR RECESSED BOX HOSE BIBB	WALL HYDRANT OR RECESSED BOX HOSE BIBB
CLEANOUT PLUG	CLEANOUT PLUG
FLOOR CLEANOUT	FLOOR CLEANOUT
WALL CLEANOUT	WALL CLEANOUT
YARD CLEANOUT OR CLEANOUT TO GRADE	YARD CLEANOUT OR CLEANOUT TO GRADE
DOUBLE YARD CLEANOUT OR CLEANOUT TO GRADE	DOUBLE YARD CLEANOUT OR CLEANOUT TO GRADE

MECHANICAL SYMBOLS (CONT.)

FD	DRAIN (TYPE NOTED)
HD	HEAT DETECTOR
SD	SMOKE DETECTOR
UPRIGHT FIRE SPRINKLER HEAD	UPRIGHT FIRE SPRINKLER HEAD
PENDANT FIRE SPRINKLER HEAD	PENDANT FIRE SPRINKLER HEAD
SIDEWALL FIRE SPRINKLER HEAD	SIDEWALL FIRE SPRINKLER HEAD
ROOM THERMOSTAT: TEMPERATURE, HUMIDITY	ROOM THERMOSTAT: TEMPERATURE, HUMIDITY
ROOM SENSOR: TEMPERATURE, HUMIDITY	ROOM SENSOR: TEMPERATURE, HUMIDITY
REMOTE BULB THERMOSTAT	REMOTE BULB THERMOSTAT
DUCT OR PIPE THERMOSTAT ( PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)	DUCT OR PIPE THERMOSTAT ( PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
DUCT THERMOSTAT WITH AVERAGING ELEMENT	DUCT THERMOSTAT WITH AVERAGING ELEMENT
DUCT OR PIPE TEMP. SENSOR (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)	DUCT OR PIPE TEMP. SENSOR (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
DUCT HUMIDITY SENSOR	DUCT HUMIDITY SENSOR
DUCT DEWPOINT SENSOR	DUCT DEWPOINT SENSOR
DUCT STATIC PRESSURE SENSOR	DUCT STATIC PRESSURE SENSOR
DUCT TEMP. SENSOR WITH AVERAGING ELEMENT	DUCT TEMP. SENSOR WITH AVERAGING ELEMENT
REFRIGERANT SENSOR	REFRIGERANT SENSOR
FLOW SWITCH	FLOW SWITCH
PRESSURE SWITCH	PRESSURE SWITCH
VARIABLE SPEED MOTOR CONTROLLER	VARIABLE SPEED MOTOR CONTROLLER

DRAWING SYMBOLS

RE: 2M1	REFER TO DETAIL 2, SHT. M-1
RE: 1WS	SECTION REFERENCE
AHU-12	EQUIPMENT MARK

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS MAY BE USED.

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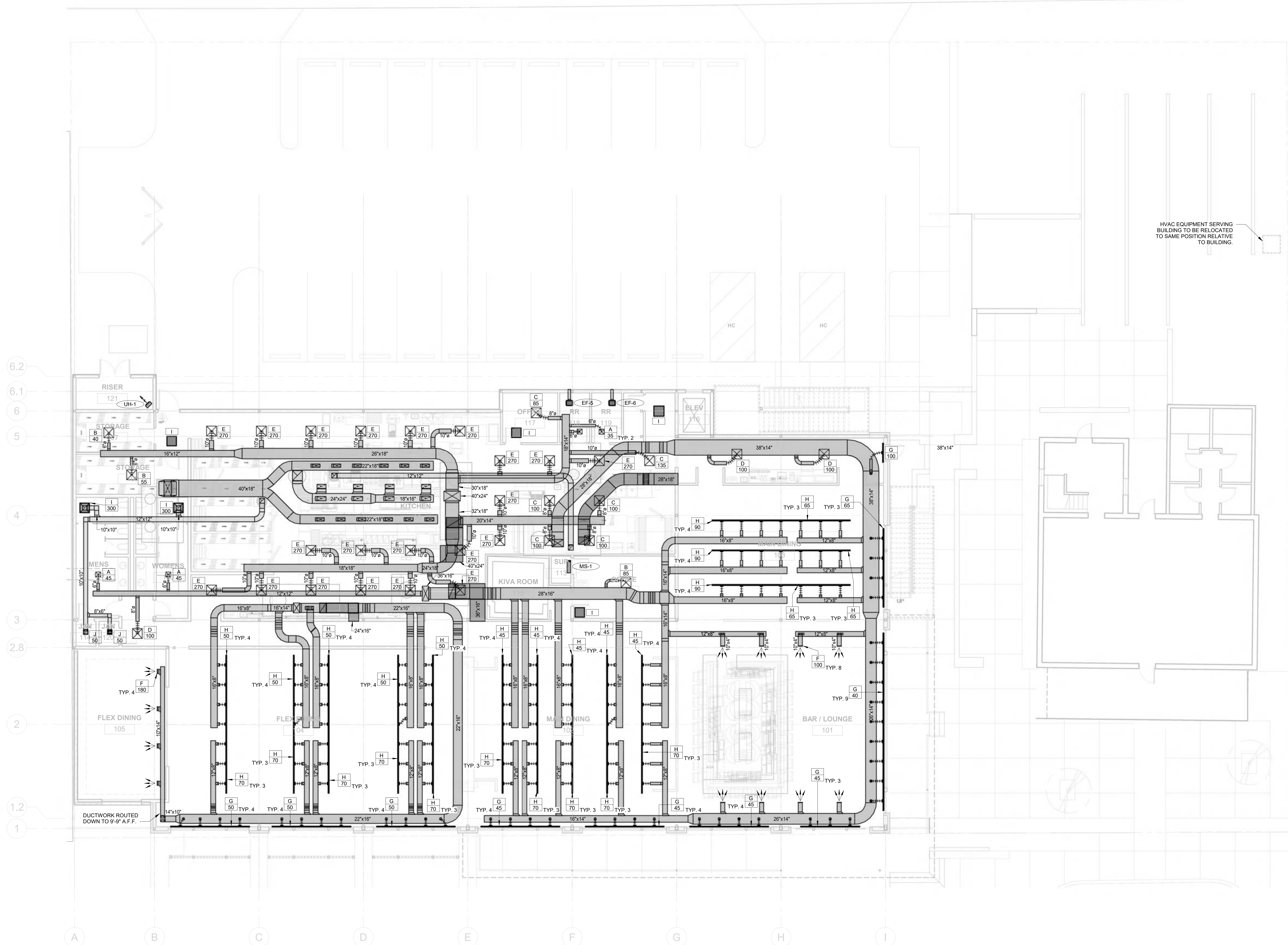
Architect	Andrew Douglas
Project Manager	Jeremy Jaramila
Drawn By	Author
Project Number	2004
Issuance / Date	02/12/21
SHEET TITLE	

OVERALL MECHANICAL  
NEW WORK PLAN

SHEET NUMBER

M1.01

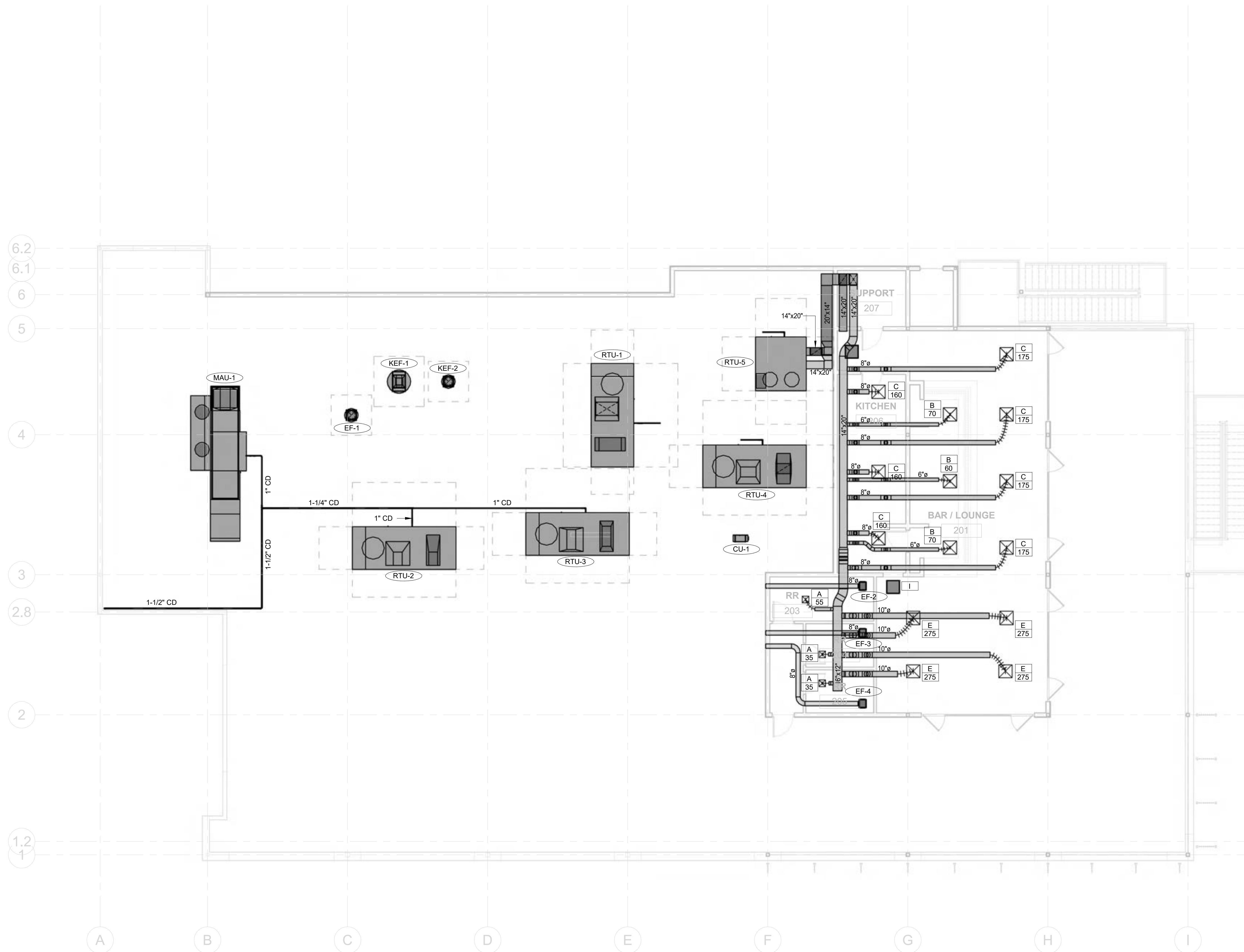
KEYED NOTES (THIS SHEET ONLY)



1 MECHANICAL OVERALL NEW WORK PLAN  
SCALE: 1/8" = 1'-0"

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3	Feb. 12, 2021	80% Construction Documents

## MECHANICAL 2ND FLOOR AND ROOF NEW WORK PLAN



1 MECHANICAL 2ND FLOOR AND ROOF NEW WORK PLAN  
SCALE: 1/8" = 1'-0"

## KEYED NOTES

(THIS SHEET ONLY) ☐

Project

ROSARIO'S RESTAURANT

722 S. St. Mary's Street  
San Antonio, TX 78205

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Landscape

Consultant

Architect's Seal

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No.	Date	Issue / Revision
1	Dec. 29, 2020	100% Design Development
2	Jan. 27, 2021	25% Construction Documents
3	Feb. 12, 2021	80% Construction Documents

Architect	Andrew Douglas
Project Manager	Jeremy Jaramila
Drawn By	Author
Project Number	2004
Issued on / Date	02/12/21
SHEET TITLE	

MECHANICAL SCHEDULES

SHEET NUMBER

M2.01

ROOFTOP UNIT SCHEDULE					
MARK	RTU-1	RTU-2	RTU-3	RTU-4	RTU-5
SERVICES	KITCHEN	FLEX DINING	INTERIOR DINING	EXTERIOR DINING	TERRACE
MANUFACTURER	DAIKIN	DAIKIN	DAIKIN	DAIKIN	DAIKIN
SYSTEM TYPE	SINGLE ZONE VAV	SINGLE ZONE VAV	SINGLE ZONE VAV	SINGLE ZONE VAV	SINGLE ZONE VAV
MODEL NO.	DP900A	DP900A	DP900A	DP900A	DP900A
DISCHARGE DIRECTION	BOTTOM	BOTTOM	BOTTOM	BOTTOM	HORIZONTAL
MIN. LEAK RATE (BTU/H)	9.8/11.4	10.8/12.2	10.8/12.2	10.8/12.2	10.8/12.2
APPROX. OPERATING WEIGHT (LB)	360	370	370	370	220
FAN SECTION					
AIR FLOW (MAX / MIN CFM)	8475 / 3390	2690 / 1090	3100 / 1320	3720 / 1490	1645 / 660
E.S.P. (IN. WG.)	1.5	1.5	1.5	1.5	1.5
OUTSIDE AIR (CFM)	600	1090	1320	1385	620
DRIVE TYPE	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
BRAKE HORSEPOWER (HP)	8.09	1.44	1.72	2.10	0.71
FAN MOTOR (HP)	10.6	3.0	3.0	3.0	2.3
RPM	2507	1313	1400	1514	1521
DX COIL					
AIR FLOW (CFM)	8475	2690	3100	3720	1645
MIN. ROWS	4	4	4	4	3
MIN. FINS PER INCH	15	15	15	15	15
MAX. AIR F.D. (IN. WG.)	0.45	0.11	0.14	0.15	0.07
MIN. TOTAL CAPACITY (MBH)	261.3	170.6	201.2	222	68.2
MIN. SENSIBLE CAPACITY (MBH)	180	171	94.2	101.7	44.1
EAT (DB / MB) (DEG. F)	74.7/69.9	82.9/72.1	83.6/71.7	81.7/71.2	78.8/68.2
MAXIMUM LAT (DB / MB) (DEG. F)	53.8/49.6	53.8/50.1	55/50.9	53.8/50.3	54.0/52.4
HOT GAS REHEAT					
COIL CONTROL	ON/OFF	ON/OFF	ON/OFF	ON/OFF	ON/OFF
TOTAL CAPACITY	137.3	42.1	50.2	66.2	35.5
EAT (DB / DE) (DEG. F)	55/50	55/50	55/50	55/50	55/50
GAS HEATER					
AIR FLOW (CFM)	3390	1090	1320	1490	660
MIN. GAS HEATER OUTPUT (MBH)	116.8	75.3	91.2	98.5	43.9
EAT (DB) (DEG. F)	58.1	26.0	26.0	28.8	28.4
GAS HEATER INPUT (MBH)	300.0	300.0	300.0	300.0	200.0
MINIMUM LEAVING AIR TEMPERATURE (DEG. F)	90.0	90.0	90.0	90.0	90.0
CONDENSER SECTION					
AMBIENT TEMPERATURE (B COND) (DEG. F)	105	105	105	105	105
REFRIGERANT	R-410A	R-410A	R-410A	R-410A	R-410A
ELECTRICAL					
VOLTS / PH / HZ	208 / 3 / 60	208 / 3 / 60	208 / 3 / 60	208 / 3 / 60	208 / 3 / 60
MCA	137.8	80.2	78.6	96.9	33.9
MCCP	175	125	125	150	45
NOTES	1-15	1-15	1-15	1-15	1-15

- NOTES:
1. PROVIDE R410A REFRIGERANT UNIT.
  2. PROVIDE CONDENSER COIL HAIL GUARDS.
  3. PROVIDE 2" PLATED, 30% ASHRAE EFFICIENT (MERV 11) FILTERS. REPLACE AT END OF CONSTRUCTION.
  4. PROVIDE UNIT-MOUNTED DISCONNECT SWITCH.
  5. PROVIDE WITH INTEGRAL PHASE FAILURE PROTECTION.
  6. UNIT SHALL COME PREWIRED, WITH SINGLE POINT POWER CONNECTION FOR RTU AND GFCI CONVENIENCE OUTLET WITH SEPARATE POWER CONNECTION.
  7. PROVIDE UNIT WITH DOUBLE WALL CONSTRUCTION.
  8. PROVIDE WITH VFD OR EC MOTORS FOR CONDENSER FANS CONTROLLED VIA HEAD PRESSURE.
  9. PROVIDE WITH VARIABLE CAPACITY COMPRESSOR.
  10. PROVIDE WITH DUCT MOUNTED SMOKE DETECTOR IN RETURN DUCT PER SPECIFICATIONS. INTERLOCK WITH UNIT. UPON DETECTION OF SMOKE, UNIT SHALL SHUT DOWN.
  11. PROVIDE MANUFACTURERS 1" INSULATED LEAK CURB.
  12. PROVIDE VARIABLE SPEED SUPPLY FAN.
  13. PROVIDE WITH WIRED 7-DAY PROGRAMMABLE WALL-MOUNTED CONTROLLER WITH AUTO CHANGE OVER, OPTIMAL START, HUMIDITY SENSOR, 0-100% ENTHALPY ECONOMIZER, AND 2-HOUR OVERRIDE CAPABILITIES.
  14. PROVIDE WITH STAGED HOT GAS REHEAT.
  15. PROVIDE WITH HOODED ECONOMIZER SECTION AND BAROMETRIC RELIEF.

UNIT HEATER SCHEDULE	
MARK	UH-1
SERVICE	RISER ROOM
TYPE	ELECTRIC
MINIMUM TOTAL CAPACITY (MBH)	11.2
ELECTRIC HEAT INPUT (KW)	3.3
MINIMUM TEMPERATURE RISE (DEG. F)	26
FAN AIR FLOW (CFM)	400
VOLTS / PHASE	208 / 1
NUMBER OF STAGES	1
WEIGHT (LBS)	25
MANUFACTURER	REDD-1
MODEL	GT05103N
NOTES	1, 2, 3, 4

- NOTES:
1. SUSPEND UNIT FROM STRUCTURE WITH 1/2" MINIMUM GALVANIZED ALL-THREAD.
  2. MOUNT UNIT IN VERTICAL CONFIGURATION PER MANUFACTURERS RECOMMENDATIONS. LOCATE BOTTOM OF UNIT AT 9'-0" AFF.
  3. UNIT TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT MOUNTED TO UNIT. SET TO 50 DEG. F (ADJ.).
  4. PROVIDE WITH FACTORY WALL CEILING MOUNTING BRACKET.

MAKEUP AIR UNIT SCHEDULE	
UNIT DATA	
MARK	MAU-1
SERVICE	KITCHEN HOODS
MANUFACTURER	GREENHECK
MODEL	GDG-P120-H32-MF-16
SUPPLY FAN	
TYPE	BIDOWN DISCHARGE
SUPPLY AIR FLOW (CFM)	5,000
EXT. STATIC PRESSURE (IN. W.G.)	1.50
DRIVE TYPE	DIRECT
FAN SPEED (RPM)	1,580
MAX FAN BHP (HP)	4.05
MOTOR SIZE (HP) / QUANTITY	5/1
MOTOR SPEED (RPM)	1,725
COOLING COIL	
TYPE	DX
TOTAL CAP. (MBH) (MIN/MAX)	169.1
SENS CAP. (MBH) (MIN/MAX)	138.6
EAT F. (DB/WS)	100/78F
LATT. (DB)	77.5
ROWS/FINS PER INCH	2/10
NATURAL GAS HEATING COIL	
TYPE	NATURAL GAS - INDIRECT FIRED
POSITION	RE-HEAT
AIR FLOW (CFM)	5,000
INPUT (MBH)	263.0
MIN. TOTAL CAPACITY (MBH)	241.9
MIN. LEAK RATE (MBH)	20.0
MODULATION CONTROL	1-21
ENTERING AIR TEMPERATURE (F)	20.0
MIN. LEAVING AIR TEMPERATURE (F)	60.0
ELECTRICAL	
VOLTS/PHASE	208/3
MCA/MCCP	86.8/110
ACCESSORIES	
SECTIONS:	HOOD INTAKE
	FILTER
	COOLING COIL
	SUPPLY FAN
	NAT. GAS HEATER
	DOWN DISCHARGE PLENUM
FILTER TYPE	MERV 8
DUCT SMOKE DETECTOR (SA)	YES
DUCT SMOKE DETECTOR (RA)	N/A
APPROX. OPERATING WEIGHT (LB)	3,400
NOTES	1-9

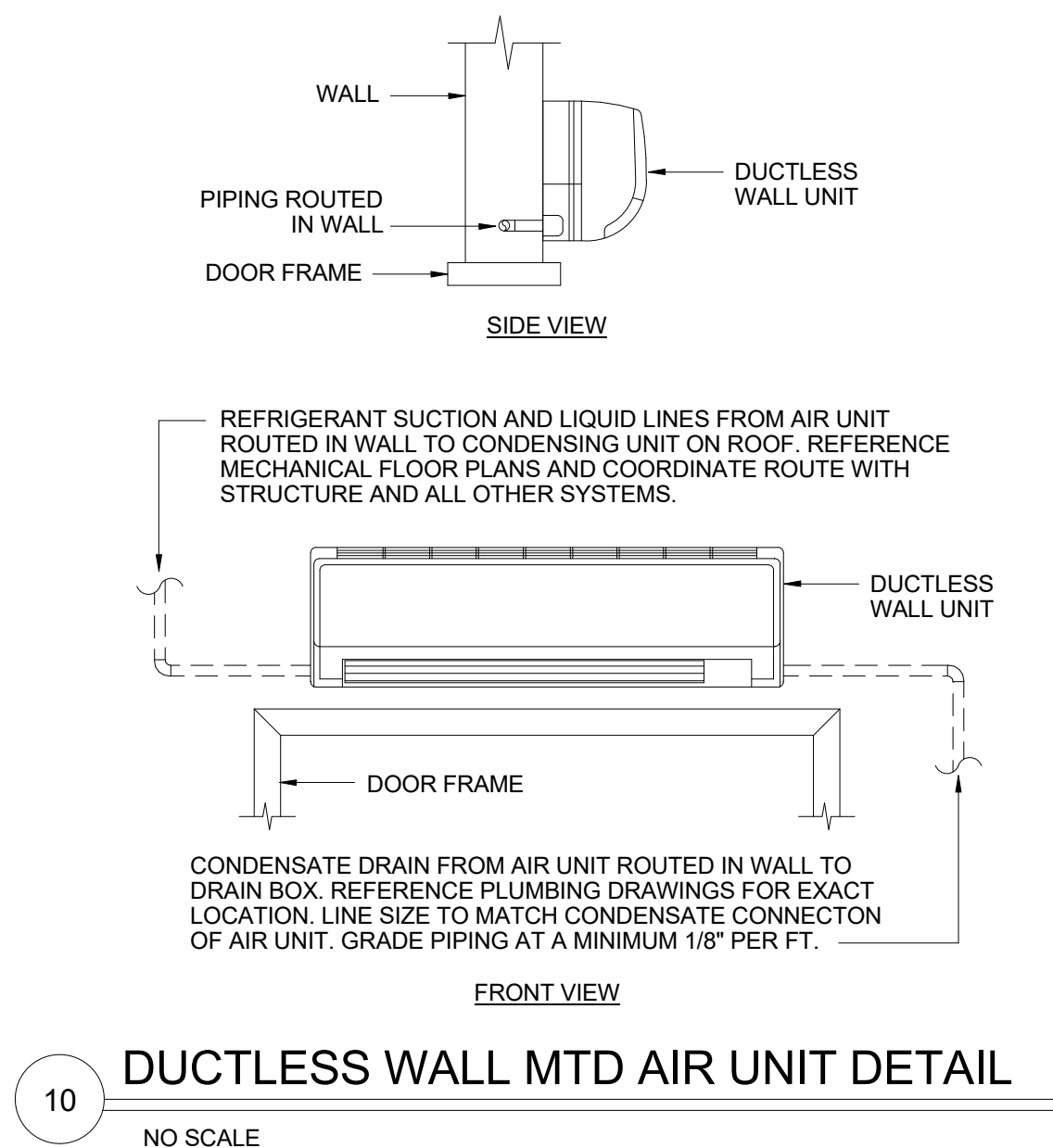
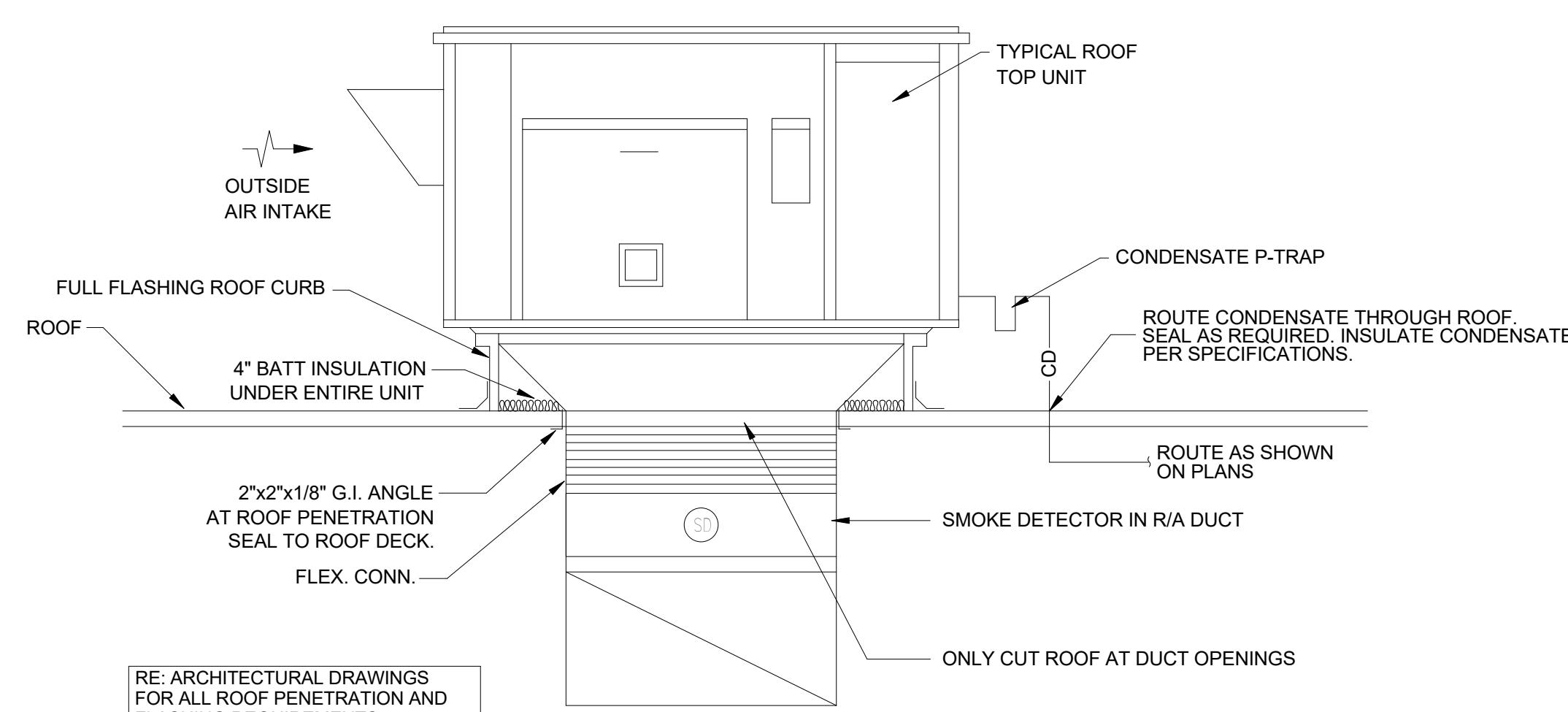
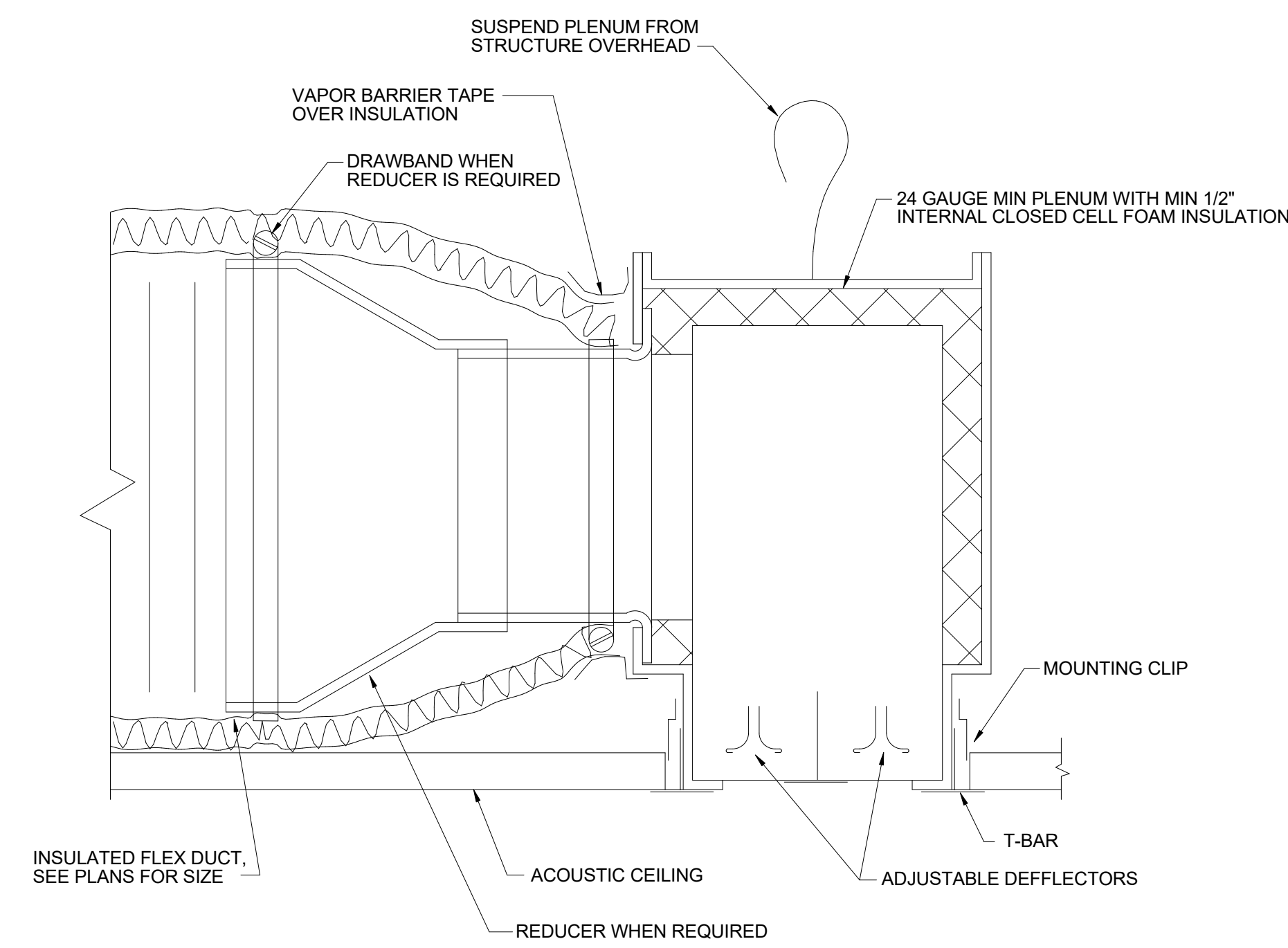
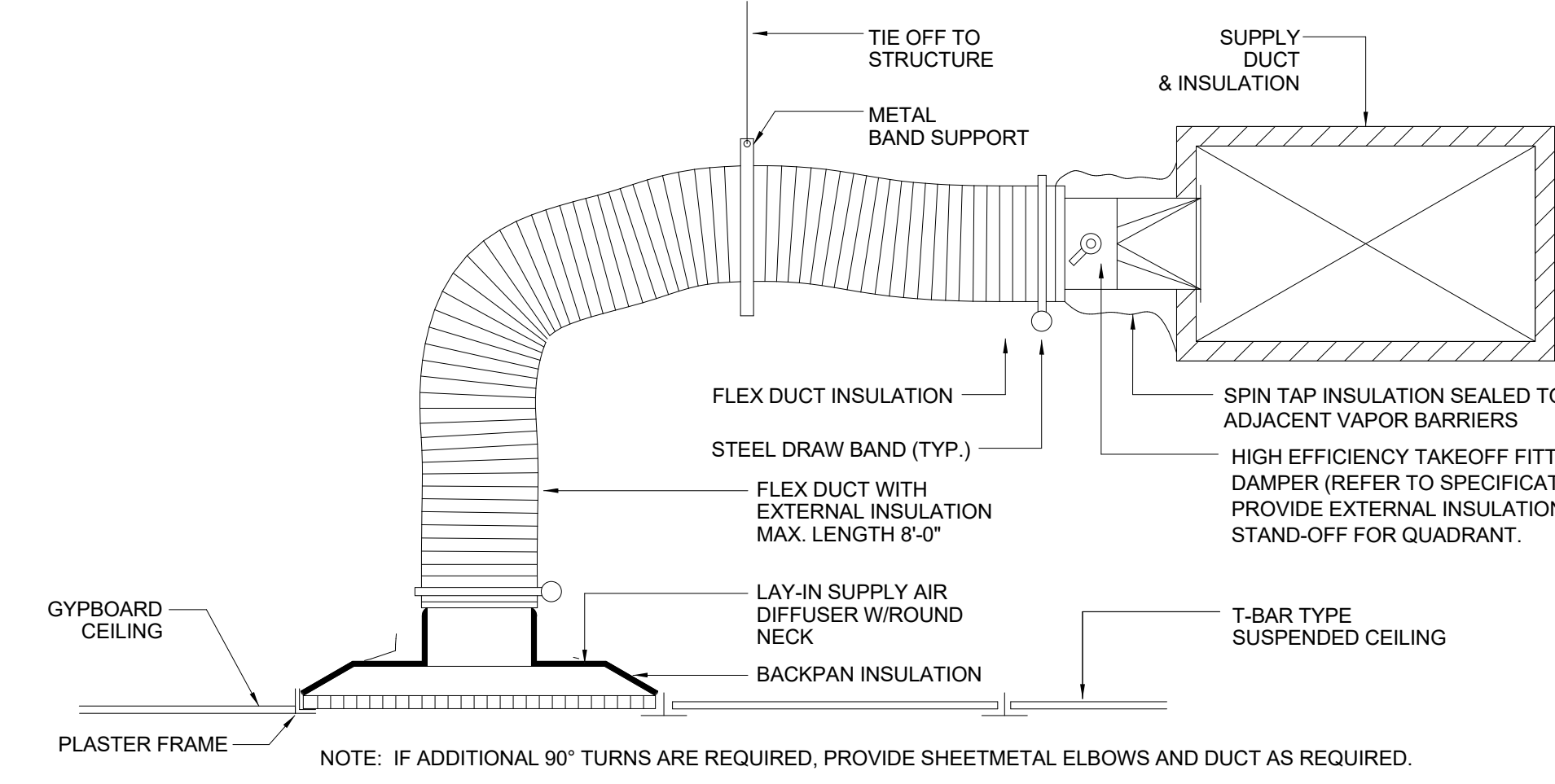
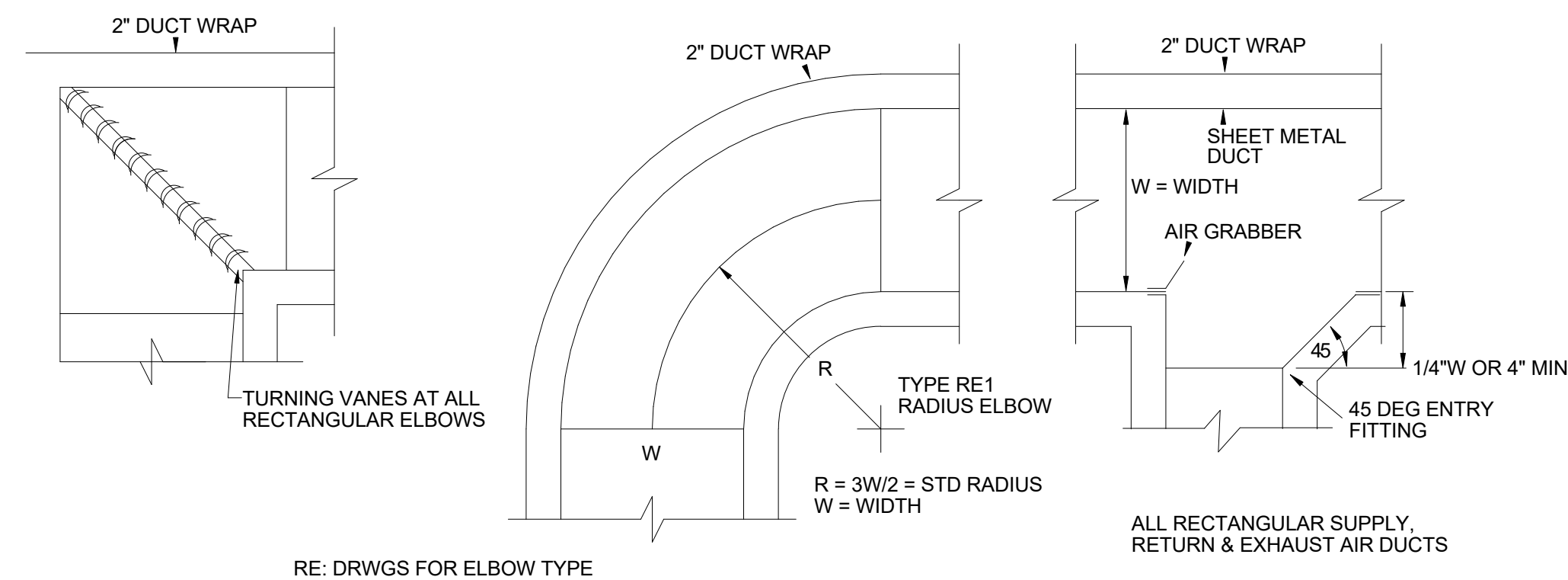
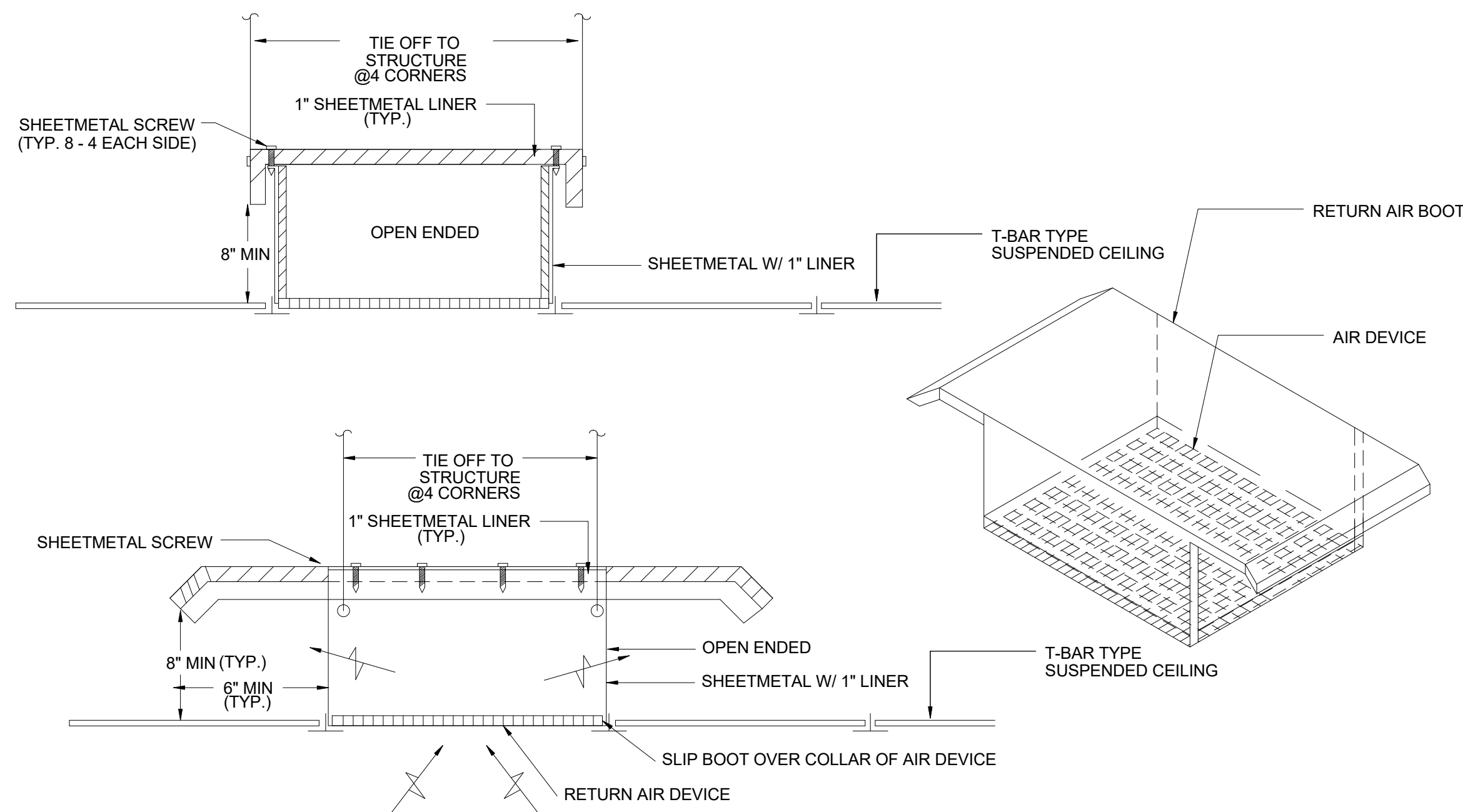
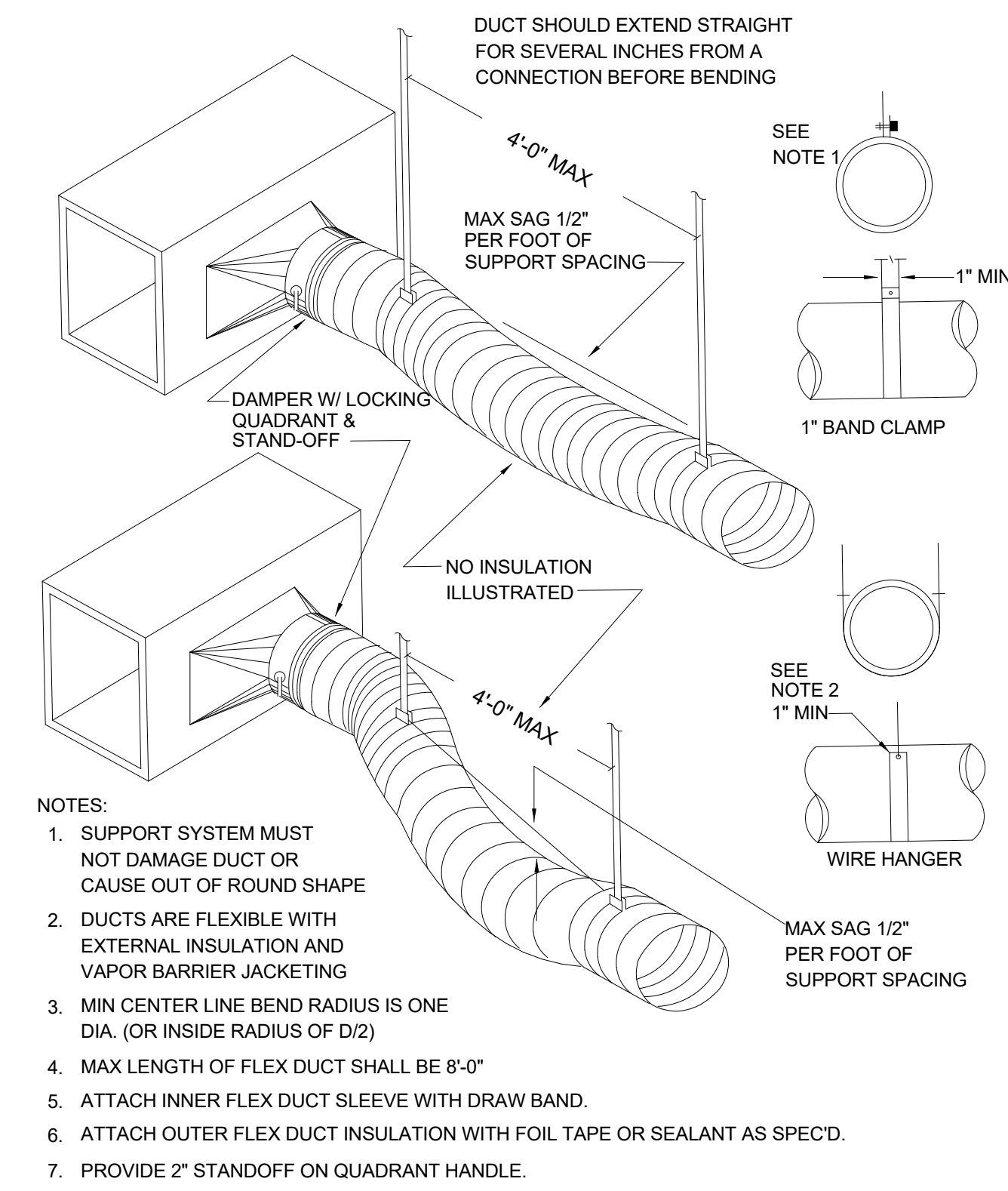
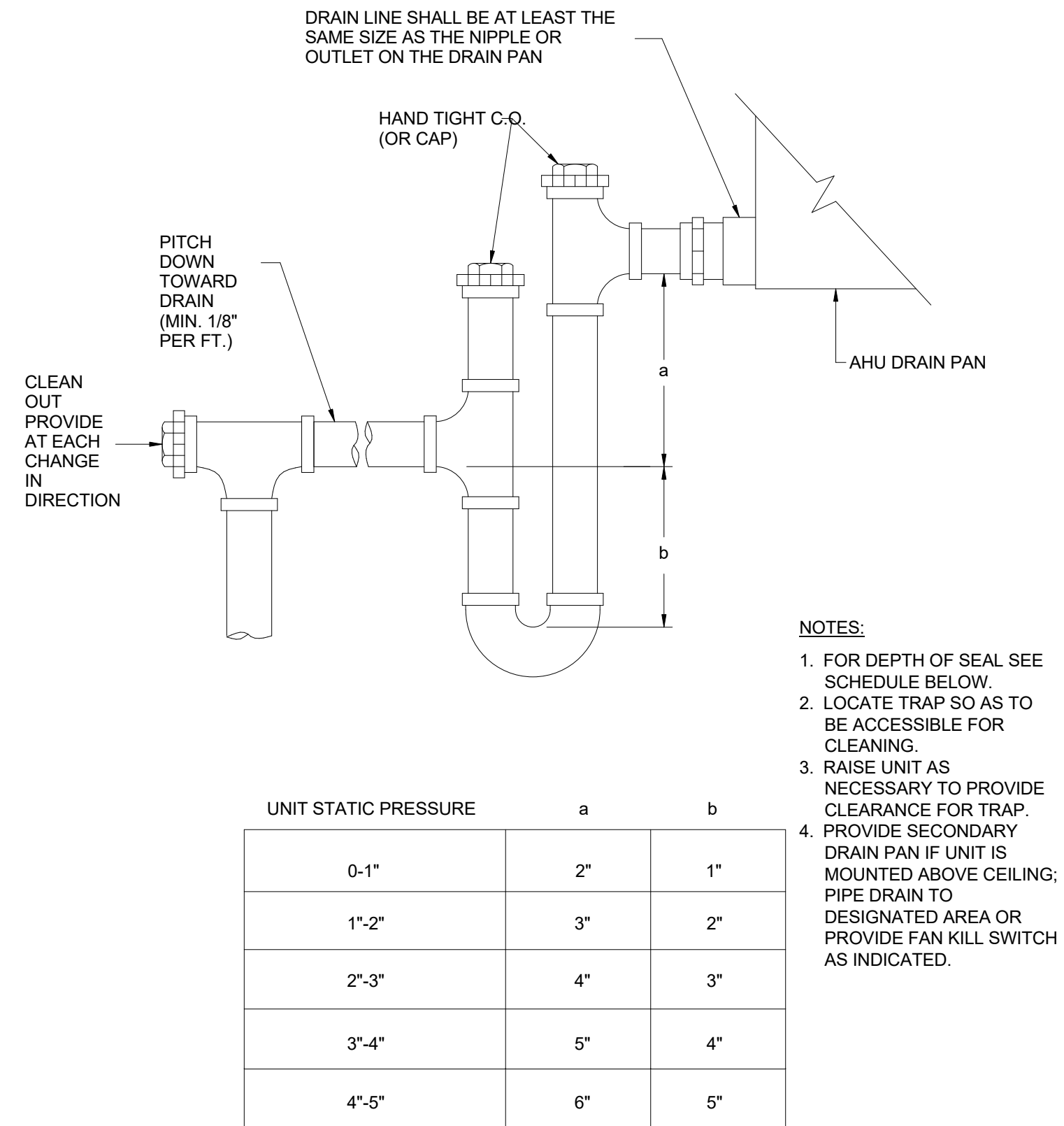
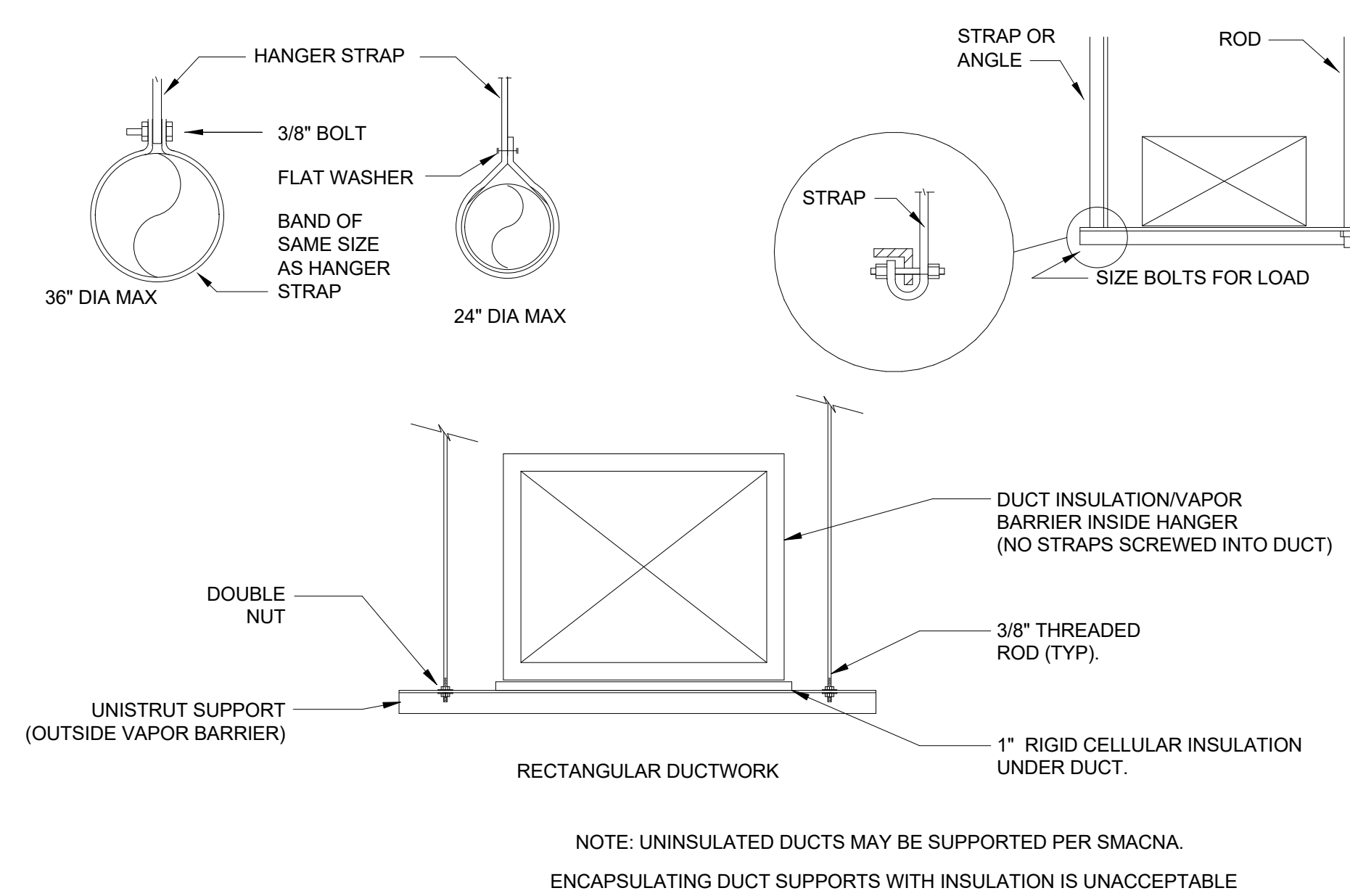
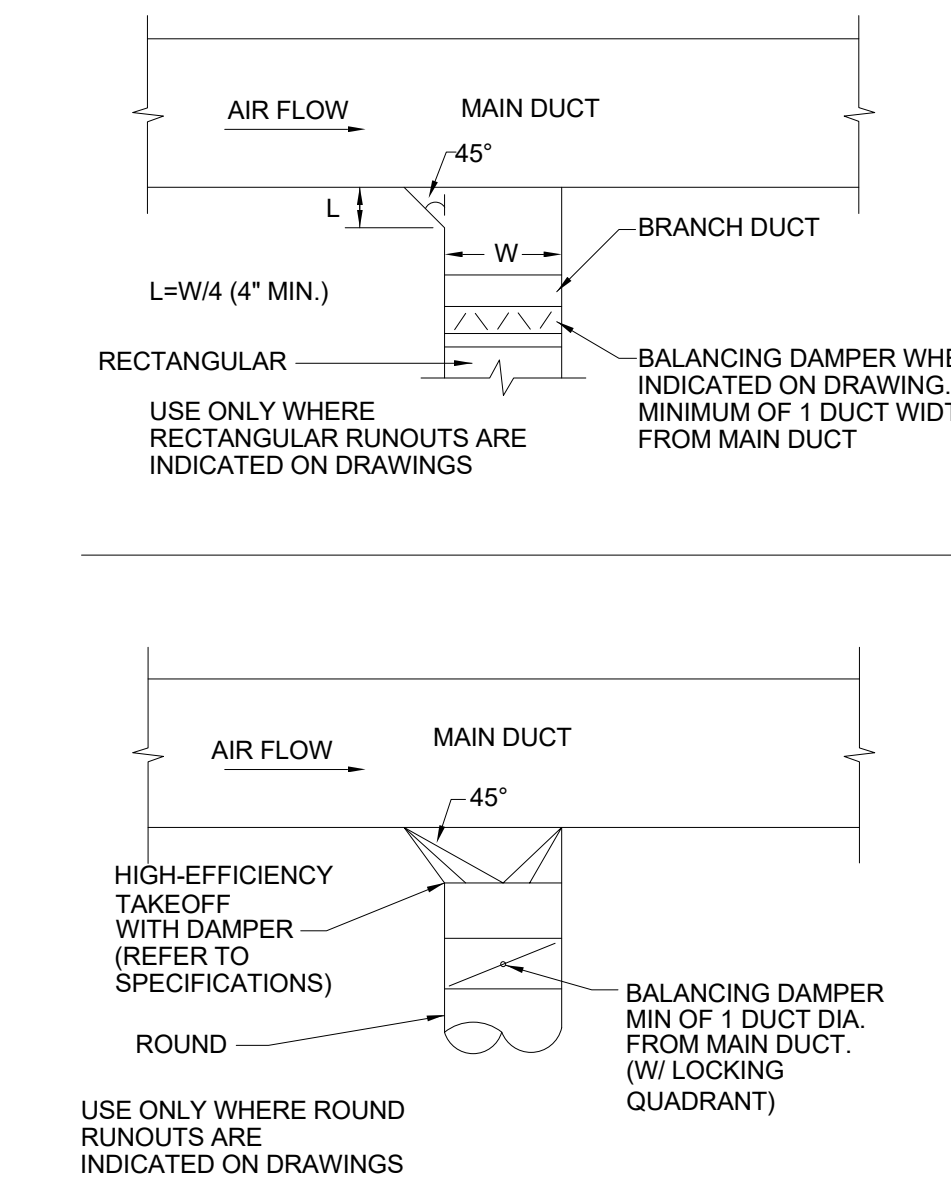
- NOTES:
1. PROVIDE INTAKE HOOD WITH MOISTURE ELIMINATORS.
  2. PROVIDE KITCHEN HOOD FAN CONTROLLER EQUAL TO CERUS M® KHC FOR CONTROL OF GREASE EXHAUST FAN AND MAKE COORDINATE INTERLOCK WITH KITCHEN HOOD FAN CONTROL SYSTEM.
  3. PROVIDE WITH DOWNTURN PLENUM AND 18" HIGH MFGS ROOF CURB.
  4. PROVIDE W/FACTORY DISCHARGE TEMPERATURE CONTROL.
  5. PROVIDE WITH VARIABLE FREQUENCY DRIVE EQUAL TO YASKAWA V1000.
  6. PROVIDE WITH INTEGRAL DISCONNECT AND FACTORY MOUNTED AND WIRED MAINTENANCE RECEPTACLE.
  7. PROVIDE FACTORY CONTROLS TO STAGE COMPRESSORS AND HEATER.
  8. PROVIDE 2" THICK FORM PANEL CONSTRUCTION WALLS, ROOF, AND BASE.
  9. PROVIDE DIGITAL SCROLL COMPRESSOR ON LEAD COMPRESSOR.

EXHAUST FAN SCHEDULE					
MARK	EF-1	EF-2, 3, 4, 5, 6	KEF-1	KEF-2	
SERVICE	MEN'S & WOMEN'S RESTROOMS	KITCHEN HOODS	KITCHEN HOODS	DISHWASHER	
USE	EXHAUST	EXHAUST	EXHAUST	EXHAUST	
TYPE	DOWNBLAST	CEILING	UPBLAST	UPBLAST	
WHEEL TYPE	BI	FC	BI	FC	
AIR FLOW (CFM)	1,000	100	7,000	1,725	
TOTAL STATIC PRESSURE (IN. W.G.)	0.75	0.15	1.5	0.72	
MAX SOUND LEVEL (SONES)	10	0.3	25	11	
DRIVE TYPE	DIRECT	DIRECT	DIRECT	DIRECT	
FAN SPEED (RPM)	1,200	960	1,063	1,270	
FAN POWER (BHP)	0.2	0.01	3.35	0.23	
MOTOR SIZE (HP)	1/2	FRACTIONAL	5	1/2	
MOTOR SPEED (RPM)	-	-	1,140	1,450	
VOLTS / PHASE	208/1	115/1	208/3	115/1	
MOTOR FLA	3.5	0.18	16.7	9.8	
FAN CONTROL	DDC	DDC	HOOD CONTROLS	HOOD CONTROLS	
OPERATING WEIGHT (LBS)	50	285	100		
MEQR	GREENHECK	GREENHECK	GREENHECK	GREENHECK	
MODEL	G-123-VG	SP-A110	CUE-240-B-VGD	CUE-731-VG	
NOTES/ACCESSORIES:	1-5	1-3, 4, 5	1-1, 3	1-3, 5	

- NOTES:
1. PROVIDE INSULATED GALVANIZED STEEL ROOF CURB (18") W/ DAMPER TRAY.
  2. PROVIDE MOTORIZED BACKDRAFT DAMPER SAME VOLTAGE AS FAN. COORD W/ ELECTRICAL CONTRACTOR FOR INSTALLATION.
  3. PROVIDE INTERNALLY PROTECTED MOTOR WITH FACTORY PRE-WIRED NEC DISCONNECT.
  4. PROVIDE FAN MOUNTED SPEED CONTROL FOR FAN BALANCING.
  5. PROVIDE ALUMINUM DISCREET.
  6. PROVIDE HIGH EFFICIENCY EC MOTOR ON ALL 120V/1PH MOTORS 3/4 HP AND LESS.
  7. PROVIDE MANUFACTURERS WHITE SURFACE MOUNT PLASTIC EXHAUST GRILLE.
  8. PROVIDE MANUFACTURERS HOODED WALL EXHAUST CAP.
  9. PROVIDE VENTED CURB EXTENSION, HINGED BASE KIT, DRAIN CONNECTION, REDDIE COLLECTOR, AND INSULATING HEAT Baffle. FAN TO BE UL LISTED 762 FOR GREASE ADEN VAPORS.
  10. PROVIDE VFD EQUAL TO YASKAWA V1000 WITH INTEGRAL BYPASS. COORDINATE ELECTRICAL REQUIREMENTS WITH OM 26 CONTRACTOR.
  11. FAN SHALL BE UL762 LISTED.
  12. FAN AND INTERNAL PARTS SHALL BE COATED WITH HIPRO POLY COATING.
  13. PROVIDE INTERNALLY PROTECTED MOTOR WITH FACTORY NEMA 3R NEC DISCONNECT WITH AUXILIARY SWITCH SWITCH TO TO VFD.
  14. PROVIDE GRAVITY BACKDRAFT DAMPER.

AIR DEVICE SCHEDULE													
MARK	SA	RA	EXH	FACE SIZE	TAP/DUCT CONN SIZE	CFM RANGE	THROW PATTERN	MAXIMUM NC RATING	THROW DIST. (FT) @ 50FFPM	Price(1) MODEL#	DAMPER	FINISH	REMARKS
A	+			12x12	6" RD	0-95	4-WAY	25	7	SCD	NO	WHITE	ROUND INLET STEEL WHITE, SURFACE MOUNTED, W/ THERMAL BACKPAN BLANKET, 4 CONE
B	+			24x24	6" RD	0-100	4-WAY	25	4	SCD	NO	WHITE	ROUND INLET STEEL WHITE, LAY IN T-BAR FRAME, W/ THERMAL BACKPAN BLANKET, 4 CONE
C	+			24x24	8" RD	100-195	4-WAY	25	6	SCD	NO	WHITE	ROUND INLET STEEL WHITE, LAY IN T-BAR FRAME, W/ THERMAL BACKPAN BLANKET, 4 CONE
D	+			24x24	8" RD	0-190	4-WAY	25	9	SCD	NO	WHITE	ROUND INLET STEEL WHITE, SURFACE MOUNTED, W/ THERMAL BACKPAN BLANKET, 4 CONE
E	+			24x24	10" RD	185-335	4-WAY	25	10	SCD	NO	WHITE	ROUND INLET STEEL WHITE, LAY IN T-BAR FRAME, W/ THERMAL BACKPAN BLANKET, 4 CONE
F	+			12x6	10x4	0-100	4-WAY	25	19	510	YES	WHITE	STEEL 1/4" BLADE SPACING, LOUVERED FACE, OPPOSED BLADE DAMPER
G	+			48x3	6" RD	0-100	1-WAY	25	9	TBDB100	NO	WHITE	STEEL 1/4" SLOT, 1" SLOT SPACING, VERTICAL
H	+			48x4	6" RD	0-100	2-WAY	25	15	TBDB100	NO	WHITE	THROW INSULATED PLENUM
I	+	+		24x24	22x22	0-4000	N/A	25	N/A	80	NO	WHITE	STEEL 2 SLOT, 1" SLOT SPACING, HORIZONTAL
J	+			12x12	10x10	0-300	N/A	25	N/A	80	NO	WHITE	THROW INSULATED PLENUM
													1/2"x12"x1"EGGRATE CORE, LAY IN T-BAR FRAME ALUMINUM
													1/2"x12"x1"EGGRATE CORE, SURFACE MOUNTED ALUMINUM

- \* PRICE IS BASIS OF DESIGN.
- GENERAL NOTES:
1. FRAMES SHALL BE SUITABLE FOR CEILING OR FINISH TYPE. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN DOCUMENTS.
  2. PROVIDE SQUARE TO ROUND ADAPTERS WHERE REQUIRED.
  3. SEE PLANS FOR ADDITIONAL NOTES ON SPECIFIC ACCESSORIES OR INSTALLATION REQUIREMENTS.



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**MECHANICAL DETAILS**

SHEET NUMBER

M3.01

ROSARIO'S  
RESTAURANT

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San Antonio, TX 78205

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Architect

Project Manager

Drawn By RMP

Project Number 2004

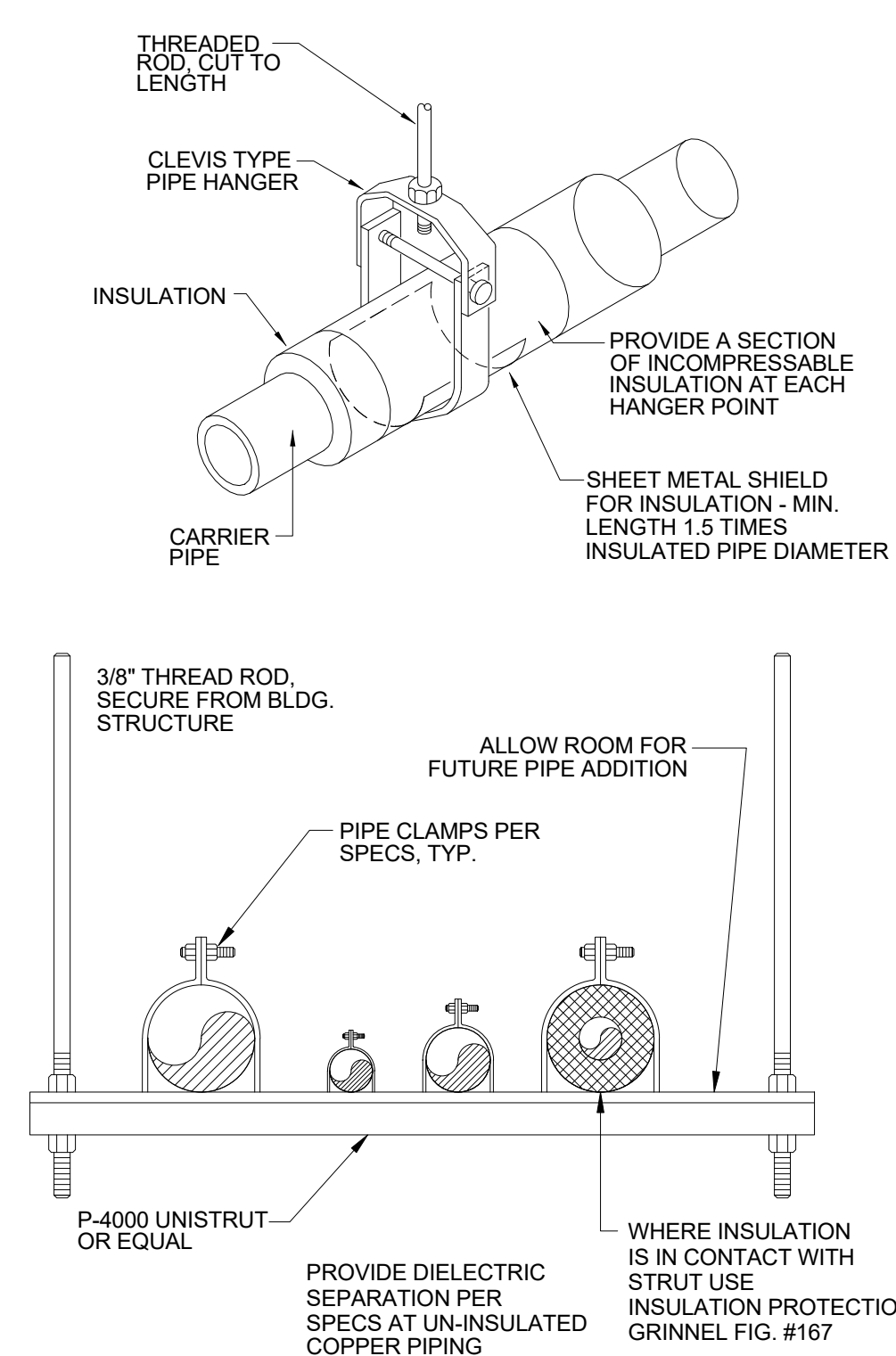
Issuance / Date 02/19/2014

SHEET TITLE

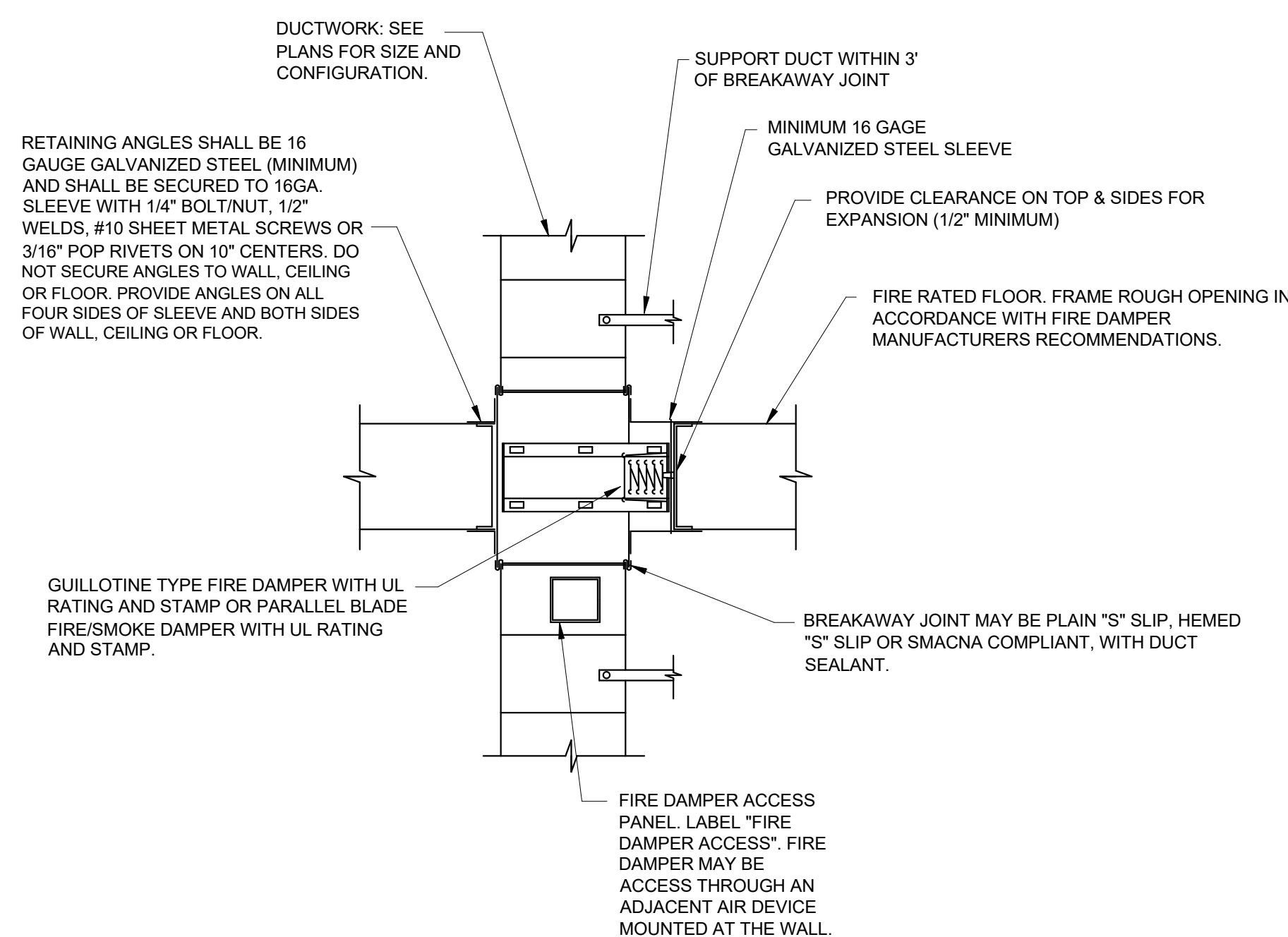
## MECHANICAL DETAILS

SHEET NUMBER

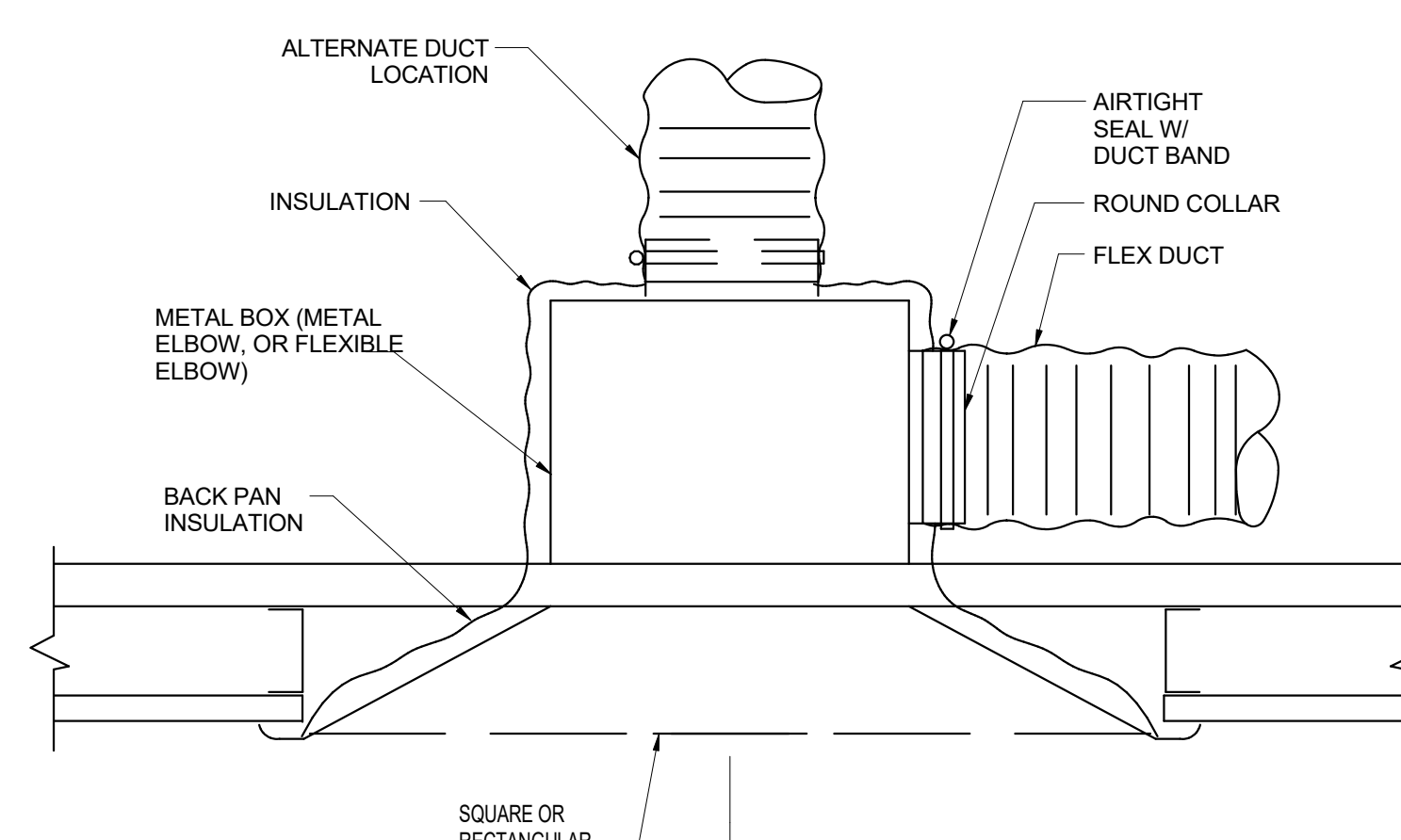
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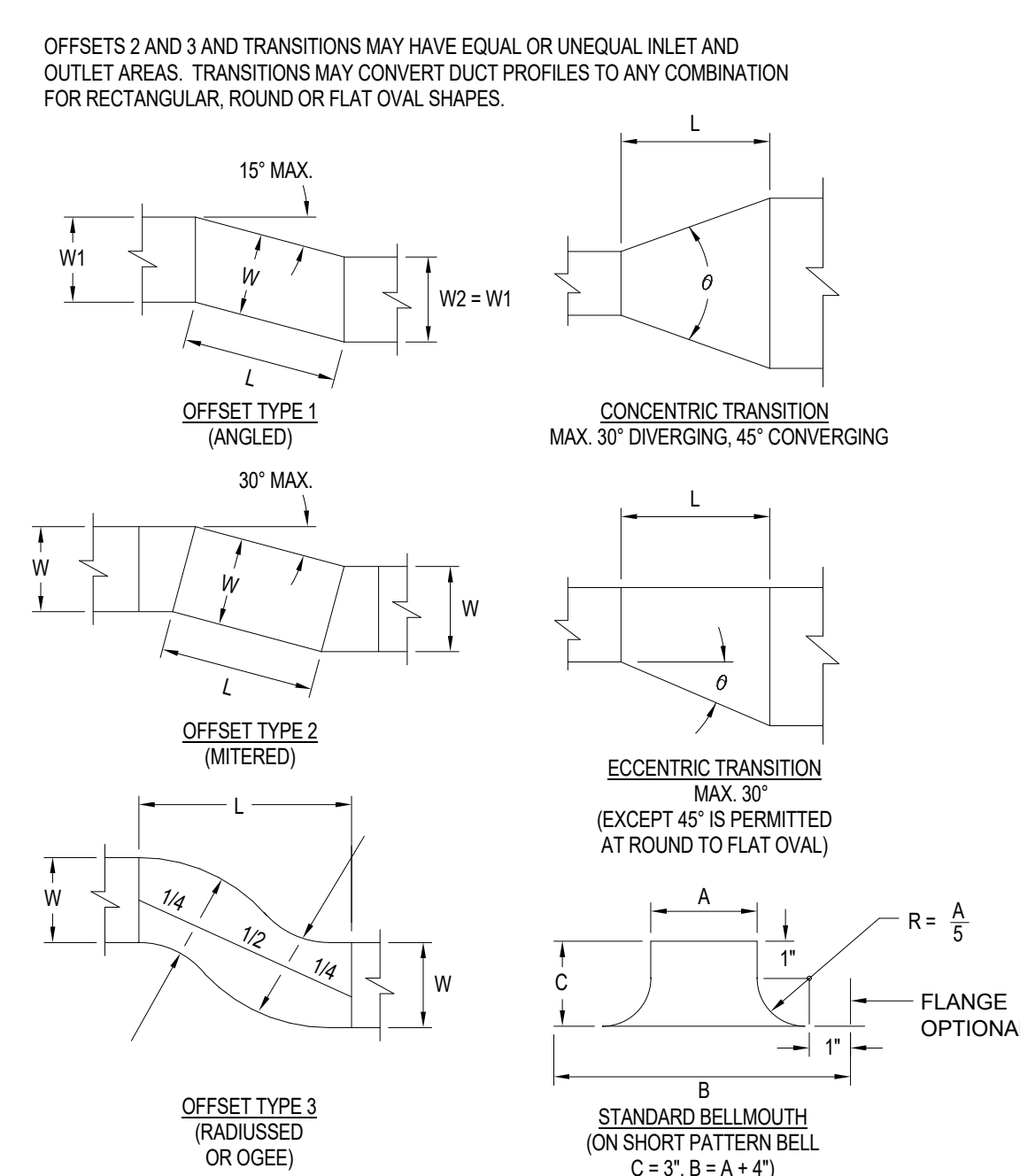
1 PIPE HANGER DETAIL  
NO SCALE



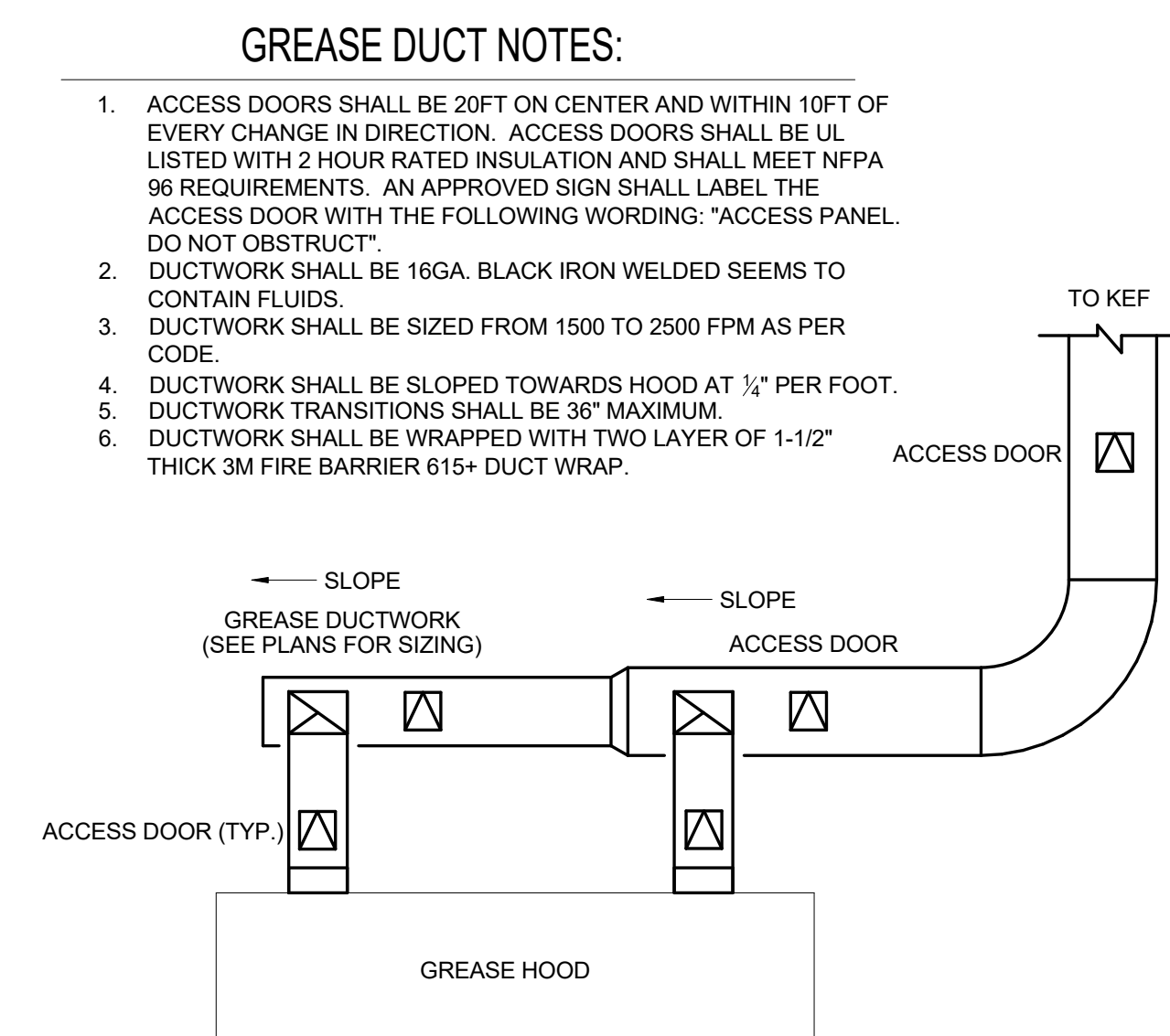
2 FIRE DAMPER DETAIL  
NO SCALE



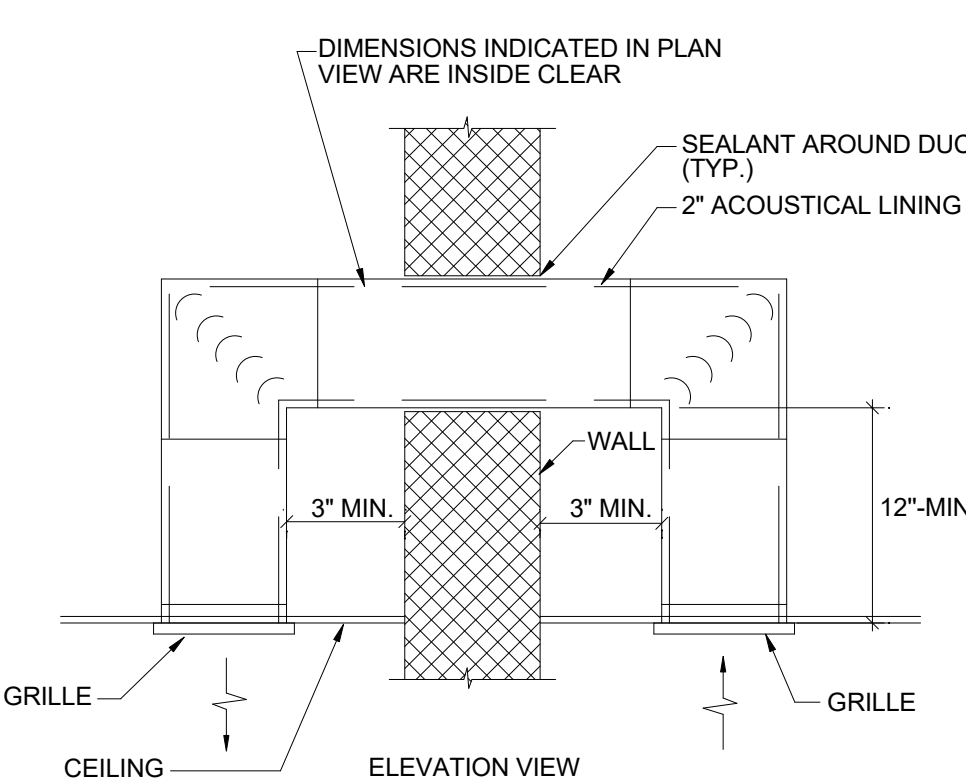
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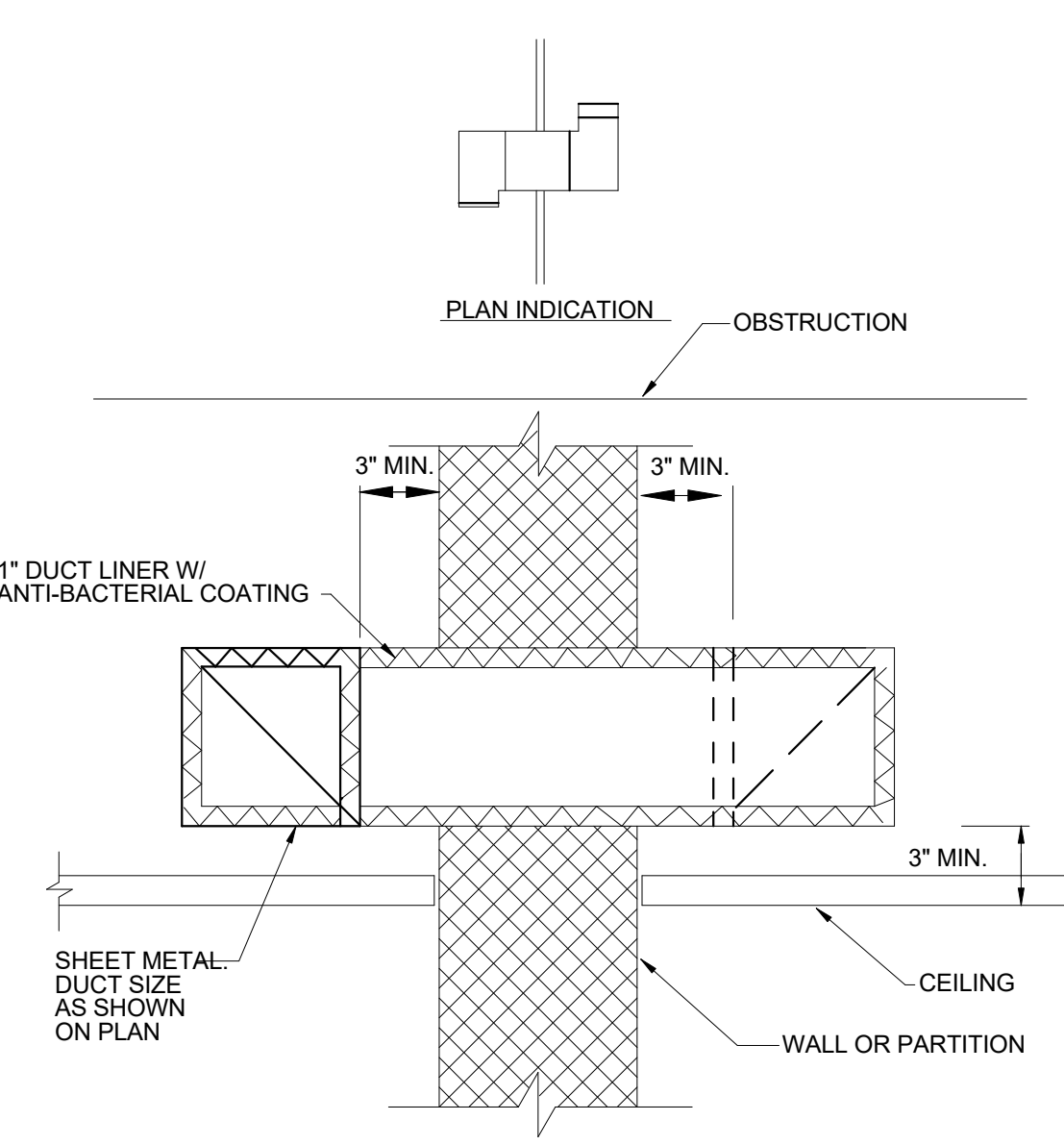
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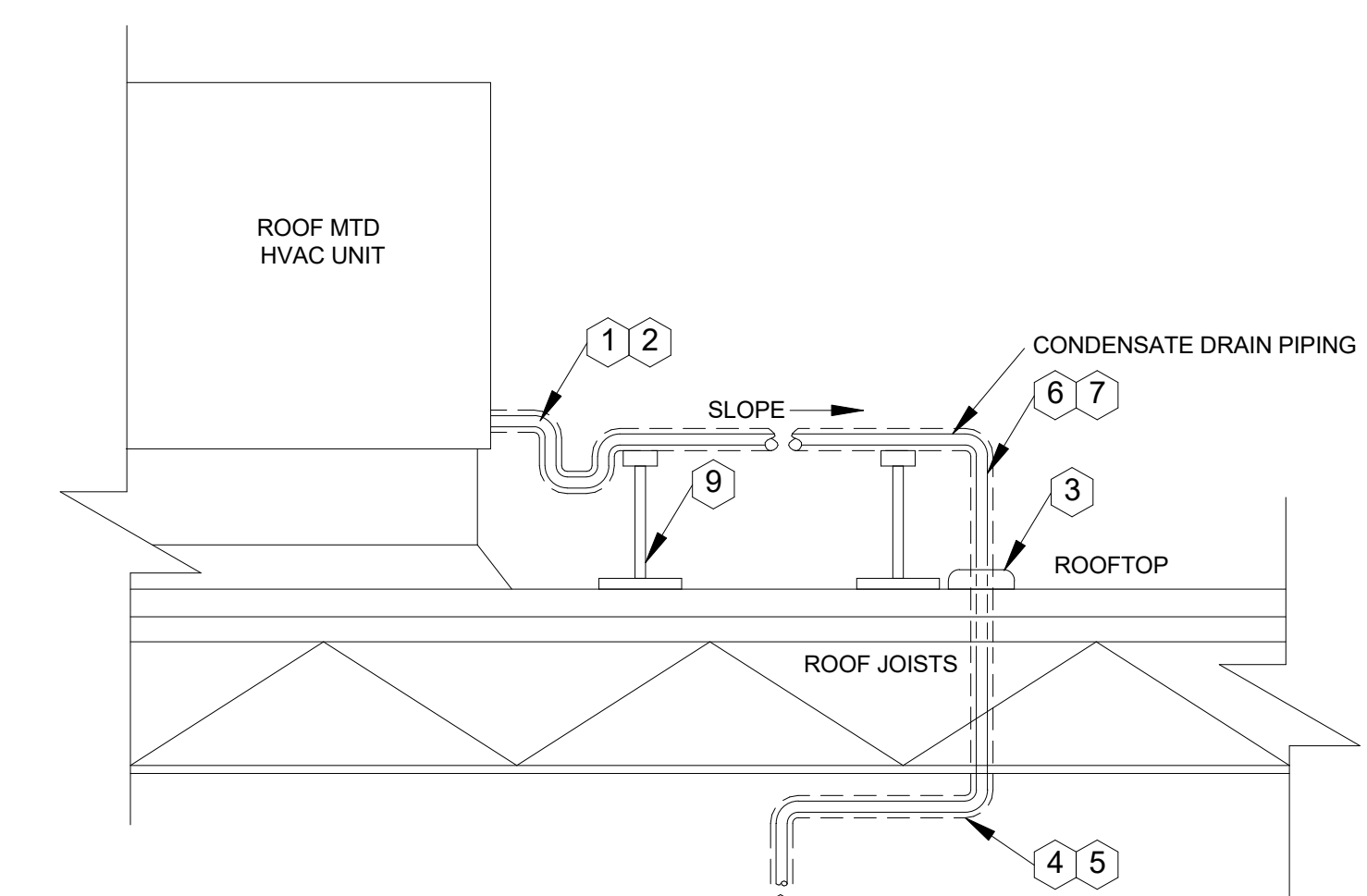
5 KEF GREASE DUCT DETAIL  
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6 MAKEUP AIR TRANSFER-GRILLES  
NO SCALE



7 RETURN AIR TRANSFER DETAIL  
NO SCALE



NOTES: 

1. REFER TO CONDENSATE DRAIN DETAIL FOR P-TAP-IZING.
2. FULL SIZE TYPE L COPPER CONDENSATE DRAIN PIPING, 1" MINIMUM.
3. REFER TO ARCHITECTURAL ROOFING DRAWINGS FOR ROOFING PENETRATION DETAIL.
4. CONDENSATE PIPING BELOW ROOF SHALL BE ROUTED ABOVE CEILING AND SHALL BE INSULATED AS PER SPECIFICATIONS.
5. PIPING SHALL BE ROUTED ABOVE CEILING. PROVIDE ESCUTCHION PLATE AT EXPOSED CEILING AND WALL PENETRATIONS.
6. COMBINE CONDENSATE DRAINS ON ROOFING AS SHOWN ON THE DRAWINGS. PROVIDE CLEANOUTS AT ALL CHANGES OF DIRECTION.
7. SUPPORT ALL CONDENSATE PIPING AT 10' PER FOOT.
8. REFER TO FLOOR PLANS FOR DISCHARGE LOCATION.
9. ROOF SUPPORT EQUAL TO PPD SSS-8. PROVIDE SUPPORTS IN ACCORDANCE WITH MSS SP-89 SPACING REQUIREMENTS FOR COPPER PIPING.

8 ROOF CONDENSATE DRAIN PIPING DETAIL  
NO SCALE





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[illegible]

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Project Manager	Jeremy Jaramillo
Drawn By	KK
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**LIGHTING PLAN - LEVEL**  
**1**

SHEET NUMBER

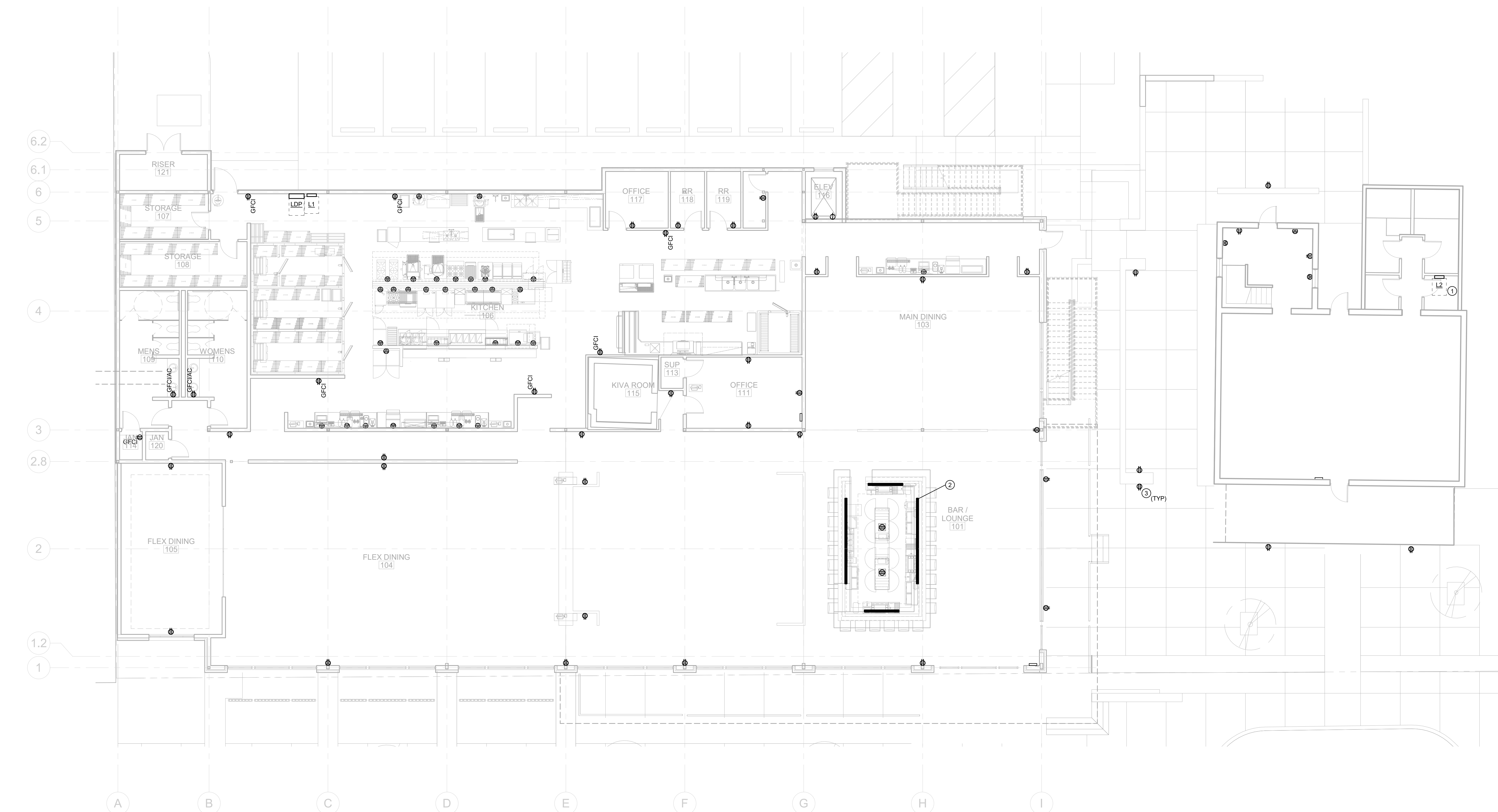
# E1.01



Architect	Andrew Douglas
Project Manager	Jeremy Jaramillo
Drawn By	WM
Project Number	2004
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## ELECTRICAL POWER PLAN - LEVEL 1

## E2.01



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

(THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE ORDINANCES, AND INTERPRETATIONS OF A.H.J.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS FOR THE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTABLES AND DATA OUTLETS AT 18" AFF. AS MEASURED FROM THE CONDUIT BOX. CONDUIT SHALL BE 1/2" RIGID PVC CONDUIT AS INDICATED.
4. MOUNT RECEPTABLES AND DATA OUTLETS DESIGNATED "AK" ABOVE CONDUIT BOX ABOVE BACKBOX AS MEASURED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO AVOID INTERFERENCE WITH MECHANICAL SYSTEMS, DUCTWORK, PIPING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL MEMBERS.
6. PROVIDE POWER POLES FOR THE FOLLOWING:
  - 6.1 COORDINATE LOCATIONS OF SWITCHES, RECEPTABLES AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING WORK.
  - 6.2 PROVIDE 1/2" MINIMUM CLEARANCE FROM WALLS.
  - 6.3 COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL WORKING NORMAL CLEARANCES ARE MAINTAINED.
7. SINGLE HOMERUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER HOMERUN. UNLESS NOTED OTHERWISE.
8. MULTIVIEW (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDED NEUTRAL CONDUCTOR FOR ALL LINE TO NEUTRAL BRANCH CIRCUITS.
9. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE 3/4" (MINIMUM) CONDUCTORS AND 3/4" (MINIMUM) MINIMUM CLEARANCE FROM WALLS.
10. ALL JUNCTION BOXES SHALL BE 1/2" MINIMUM CONDUIT FROM OCPD TO JUNCTION BOX IN THE AREA OF THE RECEPTABLES OR EQUIPMENT. ALL EQUIPMENT SHALL BE 1/2" MINIMUM CONDUIT. 2-20M VDV DEVICES SHALL INCLUDE 3/4" (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUP RECEPTABLES SHALL INCLUDE 3/4" (MINIMUM) ISOLATED GROUP CONDUCTORS. IN ADDITION, ALL ISOLATED GROUPING CONDUCTOR.
12. VOLTAGE TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 150V. ALL ISOLATED GROUP CONDUCTORS SHALL EXCEED 150V AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. ALL WIRING SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, AND SHALL BE 10 FEET LONG.
14. RMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION SENSITIVE EQUIPMENT. RMC SHALL BE USED FOR CONNECTIONS TO HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CONDUITS, SLEEVES AND STUBS SHALL BE TERMINATED WITH PLUGS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. WIRING SHALL BE IDENTIFIED BY (SYSTEMS-GRAD) DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. PROVIDE IDENTIFICATION FOR ALL WIRING INCLUDING LABELS IDENTIFYING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTABLE COVERPLATES USING APPROVED LABEL MARKING IDENTIFYING THE PANEL, CIRCUIT NUMBERS SERVING THE DEVICES (S).
21. PROVIDE CALLING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE

(APPLIES TO THIS SHEET ONLY) ☐

- 1 PROVIDE NEW PANEL. RECONNECT EXISTING BRANCH CIRCUITS. REFER TO ONE-LINE DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
- 2 PROVIDE POWERSTRIP BELOW BAR. COORDINATE WITH ARCHITECT AND OWNER'S REPRESENTATIVE FOR MOUNTING LOCATIONS AND POWER REQUIREMENTS.
- 3 PROVIDE WP/IFC/CEI RECEPTACLES FOR COURTYARD RECEPTACLES. COORDINATE INSTALLATION WITH ARCHITECT FOR LOCATIONS BEFORE INSTALLATION.

[illegible]

Andrew Douglas

Jeremy Jaramillo

WM

2004

02/12/2021

## ELECTRICAL POWER PLAN - LEVEL 2

## E2.02

1 POWER FLOOR PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

**GENERAL POWER NOTES** (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH AVAILABLE CODES, ORDINANCES, AND INTERPRETATIONS OF APLI.
2. COORDINATE WORK WITH ALL OTHERS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTABLES AND DATA OUTLETS AT 18" AFF. AS MEASURED FROM TOP OF BOX OR CUPBOARD. IF THE REQUIRED HEIGHT IS INDICATED.
4. MOUNT RECEPTABLES AND DATA OUTLETS OUTSIDE DESIGNATED "AC" JASIVE (ALUMINUM) BOX OR CUPBOARD, AS ALTERED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE GELING TO THE GELING OF GREAT GELING. COORDINATE WITH ALL OTHERS FOR MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL MEMBERS TO THE GELING.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTABLES, AND DATA OUTLETS WITH FURNITURE, CASEWORK PRIOR TO COMMENCING WORK. RETURN TO THE GELING TO THE GELING.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEARBY WORKING CLEARANCES ARE MAINTAINED.
8. IF THE HURMERS ARE GROUPED FOR THREE (3) PHASE PRODUCERS PER BRANCH, LESS THAN FOUR (4) PHASE PRODUCERS PER BRANCH, MULTIWIRE (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL PHASE BRANCHES.
9. HURMERS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE 10 (MINIMUM) CONDUCTORS AND 10 (MINIMUM) WORKING CLEARANCES ARE MAINTAINED. FROM OCPD TO JUNCTION BOX IN THE AREA OF THE RECEPTABLES OR DATA OUTLETS, THE EQUIPMENT SHALL BE 1/2" (MINIMUM) WORKING DEVICES SHALL INCLUDE 12 (MINIMUM) CONDUCTORS.
10. HURMERS TO ISOLATED GROUND RECEPTABLES SHALL INCLUDE 1/2" (MINIMUM) CONDUIT AND SHALL INCLUDE 10 (MINIMUM) CONDUCTORS TO THE INSULATED GROUNDING CONDUCTOR.
11. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3% FROM THE PANEL OR JUNCTION BOX. PROVIDE CONDUCTORS AS REQUIRED TO AVOID FOR CIRCUIT LENGTH.
12. PINS ARE TO BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, R/C OR 1/2" FEET LONG.
13. RMC OR LPMC SHALL BE USED FOR CONNECTIONS TO VIBRATION ISOLATING EQUIPMENT. PROVIDE 1/2" (MINIMUM) WORKING CLEARANCE. PROVIDE 1/2" (MINIMUM) WORKING CLEARANCE. PROVIDE 1/2" (MINIMUM) WORKING CLEARANCE. PROVIDE 1/2" (MINIMUM) WORKING CLEARANCE.
14. ALL DATA CONDUITS, SLEEVES AND STUDS SHALL BE TERMINATED WITH PLUGS OR CAPS.
15. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. PROVIDE BRANCH BOX COVER WITH PERMANENT MARKER IDENTIFYING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MARKING INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICES.
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE CEILING.

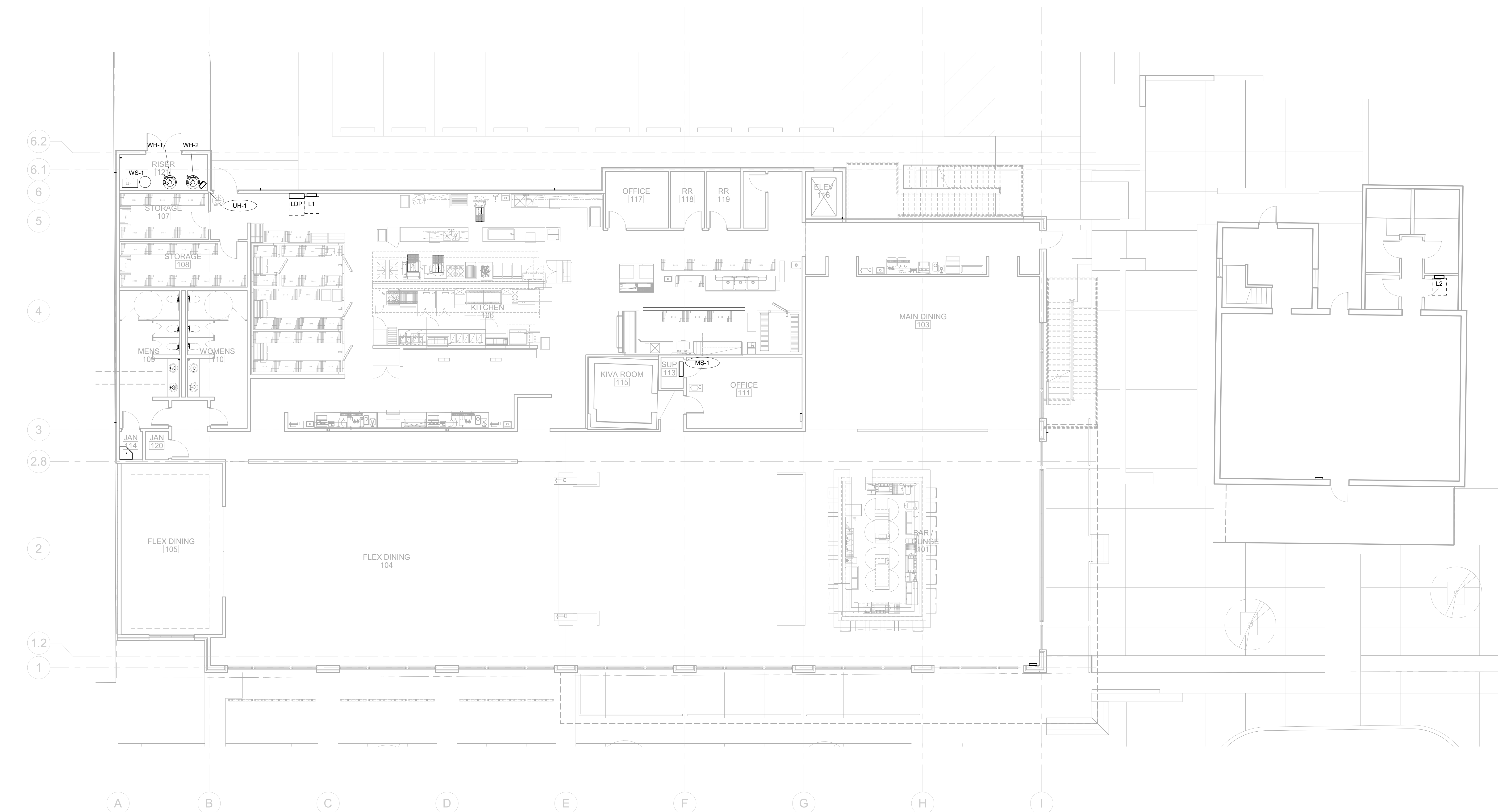
**KEYED NOTES** (APPLIES TO THIS SHEET ONLY) 

- 1 PROVIDE POWERSTRIP BELOW BAR. COORDINATE WITH ARCHITECT AND OWNER'S REPRESENTATIVE FOR MOUNTING LOCATIONS AND POWER REQUIREMENTS.

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Project Manager	Jeremy Jaramillo
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## E2.03



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

(THIS SHEET ONLY)

- 1 COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES,  
ORDINANCES, AND INTERPRETATIONS OF AHJ.
- 2 COORDINATE WORK WITH ALL OTHERS REQUIRED TO PROVIDE  
3 COMPLETE SYSTEMS AND AVOID CONFLICTS.
- 4 MOUNT RECEPTABLES AND DATA OUTLETS AT 18" AFF. AS MEASURED  
5 FROM THE TOP OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS  
6 INDICATED.
- 7 MOUNT RECEPTABLES AND DATA OUTLETS DESIGNATED "AC" ABOVE  
8 THE 120V/208V ABOVE BAY AREA.
- 9 COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO  
10 PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND  
11 EQUIPMENT. ALL ELECTRICAL WORK SHALL BE INSTALLED SUCH THAT  
12 BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL  
13 MEMBERS TO AVOID PENETRATIONS THROUGH STRUCTURAL  
14 MEMBERS.
- 15 COORDINATE LOCATIONS OF SWITCHES, RECEPTABLES, AND DATA  
16 OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING  
17 CONSTRUCTION TO AVOID CONFLICTS.
- 18 COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT  
19 ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
- 20 DISCONNECTS ARE REQUIRED TO BE INSTALLED IN THE FOLLOWING ONLY:  
21 CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE PROTECTORS.  
22 1. LESS THAN 100 AMP, 240V, 3-PHASE, 3-WIRE, 3-POLE ONLY.
- 23 MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE  
24 INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL  
25 3-PHASE BRANCH CIRCUITS.
- 26 HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF  
27 3/4" CONDUIT AND SHALL INCLUDE 90° MINIMUM CONDUCTORS AND  
28 90° BENDING. CONDUIT INCLUDING JUNCTION BOXES SHALL BE RUN  
29 FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTABLES OR  
30 EQUIPMENT. EQUIPMENT SHALL BE INSTALLED TO 20-AMP WIRING DEVICES  
31 SHALL INCLUDE 1/2" (MINIMUM) CONDUCTORS.
- 32 HOMERUNS TO ISOLATED GROUND RECEPTABLES SHALL INCLUDE  
33 1/2" ISOLATED GROUND CONDUCTORS. IN ADDITION TO THE  
34 INSULATED GROUNDING CONDUCTOR.
- 35 VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED  
36 3% FROM THE OCPD TO THE LAST DEVICE. CONDUCTOR SIZES  
37 AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
- 38 FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN  
39 1/2" CONDUIT TO THE FEET LOCK.
- 40 FMC OR LPMC SHALL BE USED FOR CONNECTIONS TO VIBRATION  
41 ISOLATING EQUIPMENT. EQUIPMENT SHALL BE INSTALLED TO 20-AMP WIRING DEVICES  
42 EQUIPMENT, LPMC SHALL BE USED IN DAMP AND WET LOCATIONS.
- 43 ALL DATA CONDUITS, SLEEVES AND STUDS SHALL BE TERMINATED WITH  
44 PLUGS.
- 45 PROVIDE UL LISTED FIRE STOP STUDS AT ALL PENETRATIONS THROUGH  
46 RATED PARTITIONS.
- 47 PROVIDE STUDS SHALL BE (SPECIFICATION-GRADE) DEVICES, LISTED AND  
48 LABELED BY A NRTL.
- 49 ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
- 50 PROVIDE ALL JUNCTION BOX COVERING USING PERMANENT LABELING INDICATING  
51 THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
- 52 MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL  
53 MARKING INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING  
54 THE DEVICES.
- 55 PROVIDE CEEING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE  
56 CEILING.

(APPLIES TO THIS SHEET ONLY) ☐

Architect	Andrew Douglas
Project Manager	Jeremy Jaramillo
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## E2.04



1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH ALL OTHERS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTACLES AND DATA OUTLETS AT 18" AFF. AS MEASURED FROM TOP OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS INDICATED.
4. MOUNT RECEPTACLES AND DATA OUTLETS DESIGNATED "AC" ABOVE 18" AFF. AND ABOVE 48" AFF. FOR "DC" OUTLETS.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND EQUIPMENT. PROVIDE 18" MINIMUM CLEARANCE FOR ALL "AC" OUTLETS. KEEP TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL MEMBERS TO PROVIDE 18" MINIMUM CLEARANCE.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTACLES, AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING WORK WITHIN TO AREA.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
8. PROVIDE 18" MINIMUM CLEARANCE FOR ALL "AC" OUTLETS. ONLY CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER CIRCUIT. LESS THAN THREE (3) PHASE CONDUCTORS PER CIRCUIT.
9. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL PHASE BRANCHES.
10. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE (1) MINIMUM CONDUCTORS AND MINIMUM OF TWO (2) GROUNDING CONDUCTORS. CONDUIT SHALL BE RUN FROM OCPD TO JUNCTION BOX IN THE AREA OF THE RECEPTABLES OR EQUIPMENT. EQUIPMENT SHALL BE SERVED BY 20-AMP WIRING DEVICES SHALL INCLUDE (2) (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUND RECEPTABLES SHALL INCLUDE (2) ISOLATED NEUTRAL CONDUCTORS. IN ADDITION TO THE INSULATED GROUNDING CONDUCTOR.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3% FOR 120V AND 2% FOR 208V. BRANCH CIRCUIT CONDUCTORS AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. PFC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES IN ALL 120V FEED LINES.
14. PFC OR LPMC SHALL BE USED FOR CONNECTIONS TO VIBRATION ISOLATED EQUIPMENT. LPMC SHALL BE USED FOR CONNECTIONS TO HVAC EQUIPMENT. LPMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CABLES, BUSHES AND STUBS SHALL BE TERMINATED WITH PROPER END CAPPING.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. PROVIDE BUSHES AND BUSHES BE (SPECIFICATION-GRADE) DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. ALL JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MARKING INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICES.
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE CEILING.

(APPLIES TO THIS SHEET ONLY) 

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OR  
CONSTRUCTION.

[illegible]

## FIRE ALARM PLAN - LEVEL 1

# E3.01

FIRE ALARM LAYOUT:  
DRAWINGS PROVIDED FOR  
EQUIPMENT COORDINATION  
PURPOSES. REFER TO  
SPECIFICATIONS FOR MORE  
INFORMATION.

## **GENERAL FIRE**

**(THIS SHEET ONLY)**

- 1 FIRE ALARM DRAWINGS ARE BASED OF DESIGN DOCUMENTS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN FOR A FIRE OPERATIONAL, AND CODE COMPLIANT, SYSTEM INCLUDING, BUT NOT LIMITED TO, FIRE ALARM DEVICES, LABOR, AND EQUIPMENT FOR THE INSTALLATION.
- 2 CONTRACTOR SHALL SUBMIT DETAILED FIRE ALARM DOCUMENTS TO AIAU FOR REVIEW AND APPROVAL.
- 3 PREPARE A FRAMED LAYOUT OF THE FIRE ALARM SYSTEM ON THE PROJECT WORK PLAN. PLAN SHALL SHOW THE LOCATION OF THE DEVICES AND IDENTIFICATION OF DETECTION DEVICES. LOCATE AT FACP AND AT THE ROOM NEAR FIRE DETECTION DEVICES.
- 4 COORDINATE INSTALLATION AND CERTIFICATION OF NEW FIRE ALARM SYSTEM DEVICES WITH AN AUTHORIZED REPRESENTATIVE.
- 5 FIRST YEAR PROTECTIVE COILING SHALL BE PROVIDED FOR ALL DETECTION DEVICES. 1.5 FURNISH FIRE ALARM SYSTEM SEMI-ANNUAL TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE, MAINTAIN, AND REMOVE STATION MONITORING FEES OF FIRE ALARM SYSTEM.
- 6 FIRE ALARM SYSTEM FULLY ADDRESSABLE TYPE SYSTEM.
- 7 PROVIDE CONTROL PANEL WITH ADDRESSABLE DETECTION DEVICES WITH DIGITAL ALARM COMMUNICATOR TRANSMITTER (DACT). PROVIDE TWO WIRELESS LINES TO EACH DETECTION DEVICES. PROVIDE TWO WIRELESS LINES DEDICATED SOLELY TO FIRE ALARM SYSTEM.
- 8 ANNUNCIATION DEVICES: CEILING-MOUNTED TYPE WHERE POSSIBLE. PROVIDE TWO WIRELESS LINES TO EACH DETECTION DEVICES. DETECTION DEVICES ARE VISIBLE, FLAME SELECTABLE INTENSITY, IN HIGH BAY AREAS, 15-CANDELA.
- 9 SMOKE AND HEAT DETECTORS: FIRE ALARM SYSTEM DEVICES, POWERED BY BATTERY BACKUP SYSTEM.
- 10 DUCT-MOUNTED SMOKE DETECTORS: FURNISHED WITH ISOLATED CABLES TO THE PROGRAMMABLE LOGIC CONTROLLER (PLC) AND FIRE EQUIPMENT UNDER DETECTION OF SMOKE. INCLUDED WITH REMOTE LED INDICATOR ON DETECTION OF SMOKE.
- 11 PROVIDE PROTECTIVE COILING CEILING EQUIPMENT.
- 12 PROVIDE PROTECTIVE COILING EQUIPMENT MANUAL PULL STATIONS EQUIVALENT TO 811 STOPPER #8TH-1330.
- 13 PROVIDE CEILING MOUNTED FIRE ALARM DEVICE LOCATIONS FOR ALL DETECTION NOTICES, RETURN, DUCTWORK, AND OTHER VISIBLE OBSTRUCTIONS.
- 14 COORDINATE MOUNTING OF ANNUNCIATION DEVICES TO BE VISIBLE TO ALL DETECTION NOTICES, RETURN, DUCTWORK, AND OTHER VISIBLE OBSTRUCTIONS.
- 15 PROVIDE SUPPLY AND RETURN DUCT MOUNTED SMOKE DETECTORS FOR HVAC SYSTEM.
- 16 PROVIDE RETURN DUCT MOUNTED SMOKE DETECTORS FOR HVAC SYSTEM.
- 17 COORDINATE INSTALLATION AND WIRING OF DUCT MOUNTED SMOKE DETECTORS WITH DIVISION 21 INSTALLER.
- 18 COORDINATE LOCATION OF FIRE ALARM DEVICES FOR SPRINKLER RISER WITH DIVISION 21 INSTALLER AND DEVICES SUPPLIED.
- 19 COORDINATE LOCATION, QUANTITY, AND TYPE FIRE ALARM DEVICES FOR SPRINKLER RISER WITH DIVISION 21 INSTALLER AND DEVICES SUPPLIED.
- 20 COORDINATE FACP INSTALLATION IN SPRINKLER RISER ROOM WITH SPRINKLER INSTALLER TO ENSURE REQUIRED WORKING CLEARANCE ARE MAINTAINED.
- 21 DIVISION 23 INSTALLER SHALL BE RESPONSIBLE FOR WIRING BETWEEN THE

## KEYED NOTES

(APPLIES TO THIS SHEET ONLY) ☐

1 FIRE ALARM FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

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

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OR  
CONSTRUCTION.

Date	Issue / Revision
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Architect

Project Manager

Drawn By \_\_\_\_\_

Project Number

Issuance / Date

SHEET TITLE

## FIRE ALARM PLAN LEVEL 2

SHEET NUMBER

## E3.02

## GENERAL FIRE ALARM NOTES

**(THIS SHEET ONLY)**

- 3 FIRE ALARM DRAWINGS ARE BASED ON DESIGN DOCUMENTS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN FOR A FULLY OPERATIONAL AND CODE COMPLIANT FIRE ALARM SYSTEM. CONTRACTOR TO PROVIDE DETECTION DEVICES, LABOR, AND EQUIPMENT FOR THE INSTALLATION.
- 4 CONTRACTOR TO SUBMIT DETAILED FIRE ALARM DOCUMENTS TO AIAH FOR REVIEW AND APPROVAL.
- 5 PREPARE A IDENTIFIED LAYOUT OF THE FIRE ALARM SYSTEM ON THE EXISTING FLOOR PLAN. SHOW THE LOCATION OF DETECTION DEVICES AND IDENTIFICATION OF DETECTION DEVICES. LOCATE AT FACP AND AT EXISTING EXISTING NEAR FIRE EXITS.
- 6 COORDINATE INSTALLATION AND CERTIFICATION ON NEW FIRE ALARM SYSTEM DEVICES WITH AN AUTHORIZED REPRESENTATIVE.
- 7 PROVIDE 180 DAY WARRANTY ON ALL FIRE ALARM DEVICES AND SUPPLIES. 5.1 FURNISH FIRE ALARM SYSTEM SEMI-ANNUAL TESTS AND INSPECTIONS. PROVIDE SERVICE, MAINTENANCE, AND REMOTE STATION MONITORING FEES FOR FIRE ALARM SYSTEM.
- 8 FIRE ALARM SYSTEM FULLY ADDRESSABLE TYPE SYSTEM.
- 9 PROVIDE 100' CONTROL PANEL WITH 100' CABLE TO DETECTION DEVICES WITH DIGITAL ALARM COMMUNICATOR TRANSMITTER (DACT). PROVIDE TWO (2) 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 10 ANNUNCIATION DEVICES: CEILING MOUNTED TYPE WHERE POSSIBLE. PROVIDE 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 11 VISIBLE: FIELD SELECTABLE INTENSITY, IN HIGH BAY AREAS, 15-20CANAL. PROVIDE HIGH AND MEDIUM DETECTORS: FIRE ALARM SYSTEM DEVICES, POWERED BY 12VDC SYSTEM.
- 12 DUCT MOUNTED SMOKE DETECTORS: FURNISHED WITH ISOLATED CABLES AND WIRING. PROVIDE 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 13 EQUIPMENT TO DETECTION OF SMOKE: INCLUDED WITH REMOTE LED INDICATOR ON CEILING. PROVIDE 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 14 EQUIPMENT TO DETECTION OF SMOKE: INCLUDED WITH REMOTE LED INDICATOR ON CEILING. PROVIDE 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 15 COORDINATE INSTALLATION AND WIRING OF DUCT MOUNTED SMOKE DETECTORS WITH DIVISION 23 INSTALLER.
- 16 COORDINATE INSTALLATION AND WIRING OF DUCT MOUNTED SMOKE DETECTORS WITH DIVISION 23 INSTALLER AND FIRE ALARM DEVICES FOR SPRINKLER RISER WITH DIVISION 21 INSTALLER AND DEVICES SUPPLIED.
- 17 COORDINATE LOCATION, QUANTITY, AND TYPE FIRE ALARM DEVICES FOR EACH DETECTION DEVICES. PROVIDE 100' DACT TO EACH DETECTION DEVICES. PROVIDE TWO (2) OF THESE LINES DEDICATED SOLVED TO A FIRE ALARM SYSTEM.
- 18 COORDINATE FACTORY INSTALLATION IN SPRINKLER RISER ROOM WITH DIVISION 23 INSTALLER TO ENSURE REQUIRED WORKING CLEARANCE ARE MAINTAINED.
- 19 DIVISION 23 INSTALLER SHALL BE RESPONSIBLE FOR WIRING BETWEEN THE DIVISION 23 INSTALLER TO THE LOW VOLTAGE CONTROL PANEL.

## KEYED NOTES

(APPLIES TO THIS SHEET ONLY) ☐

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H

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1 FIRE ALARM FLOOR PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

Preliminary Load Analysis							
Values are calculated by multiplying the square footage with the following values:							
Lighting: 3.5							
Receptacles: 1							
Heating/AC: 6.5							
Equipment/Misc: 3							
Kitchen Equipment: 20							
Total SF	Lighting Estimate	Receptacle Estimate	Heating/AC Estimate	Equipment Estimate	Kitchen Equip Estimate	Total New Load	
8000 SF	28000 VA	8000 VA	28000 VA	28000 VA	160000 W	252000 VA	

Project

# ROSARIO'S RESTAURANT

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## Life Seal

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Project 1

Jeremy Jaramillo

Drawn B

YM

ISSUANCE

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SHEET 1

## POWER RISER DIAGRAM

SHEET 1

## E4.01

Lighting Fixture Schedule												
Type	Manufacturer	Catalog Number	Description	Lumens	Lamp Type	GCf	Driver Type	Mounting	Voltage	Wattage	Location	Notes

Branch Panel: L1

Location: KITCHEN 106

Supply From:

Mounting: SURFACE

Enclosure: NEMA 1

Volt: 120/208 Vye

Phases: 3

Wires: 4

A/C Rating: 7500

Main Type: M-D

Main Rating: 225 A

CKT	Circuit Description	Type	Trip	Poles	A	B	C	Poles	Trip	Type	Circuit Description	CKT
1												2
3												4
5												6
7												8
9												10
11												12
13												14
15												16
17												18
19												20
21												22
23												24
25												26
27												28
29												30
31												32
33												34
35												36
37												38
39												40
41												42
Total Load:					0 V/A	0 V/A	0 V/A					
Total Amps:					0 A	0 A	0 A					
Connected Load					Demand Factor			Estimated Demand			Panel Totals	
Load Classification											Total Conn. Load(KVA): 0 V/A	
											Total Demand(KVA): 0 V/A	
											Total Demand/Amps: 0 A	

[illegible]





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## ELECTRICAL DETAILS

SHEET NUMBER

## E6.02

# PLUMBING SYMBOLS AND ABBREVIATIONS

(NOT ALL ITEMS INDICATED APPLY TO THIS PROJECT)

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASME	AMERICAN SOCIETY OF ENGINEERS
ASSE	AMERICAN SOCIETY OF SANITARY ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS
BTU	BRITISH THERMAL UNIT
BWV	BACK WATER VALVE
CFM	CUBIC FEET PER MINUTE
CPVC	CHLORINATED POLYVINYL CHLORIDE
CW	COLD WATER
ETR	EXISTING TO REMAIN
FBO	FURNISHED BY OTHERS
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HW	HOT WATER
HWR	HOT WATER RETURN
KEC	KITCHEN EQUIPMENT CONTRACTOR
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NSF	NATIONAL SANITATION FOUNDATION
NTS	NOT TO SCALE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
SPEC	SPECIFICATION
TWCO	TWO WAY CLEANOUT
TP	TRAP PRIMER
TYP	TYPICAL
VTR	VENT THROUGH ROOF

PLUMBING SYSTEM SYMBOLS	
---	(GW) GREASE WASTE
- - - - -	(V) VENT PIPING
=====	(HW) DOMESTIC HOT WATER
=====	(HWR) DOMESTIC HOT WATER RETURN
-----	(SW) SOFT WATER
=====	(G) GAS - NATURAL
- - - - -	(FP) FIRE PROTECTION LINE, WET
=====	(CW) DOMESTIC COLD WATER
-----	(CA) COMPRESSED AIR

PLUMBING FIXTURE SYMBOLS	
	FLOOR DRAIN
	FLOOR SINK
	FLOOR CLEANOUT
	YARD CLEANOUT
	LINE CLEANOUT/ WALL CLEANOUT
	WALL MOUNTED WATERCLOSET
	WALL MOUNTED LAVATORY
	COUNTER MOUNTED LAVATORY
	COUNTER MOUNTED KITCHEN SINK
	COUNTER MOUNTED HAND SINK
	WALL MOUNTED HAND SINK
	FLOOR MOUNTED MOP SINK
	EMERGENCY SHOWER AND EYEWASH
	EMERGENCY SHOWER
	EMERGENCY EYEWASH
	WATER HEATER
	RECIRCULATING PUMP
	WASHING MACHINE SUPPLY BOX
	ICE MAKER SUPPLY BOX
	HOSE BIBB
	HOSE BIBB (RECESSED BOX)
NOTES: 1. NOT ALL FIXTURES WILL BE SERVED BY COLD AND HOT WATER 2. ADA FIXTURES WILL BE NOTED AS SUCH ON FIXTURE SCHEDULE	

PLUMBING FITTING SYMBOLS	
	CAP ON END OF PIPE
	ELBOW UP
	ELBOW DOWN
	VALVE IN DROP
	VALVE IN RISE
	DIRECTION OF FLOW
	DIRECTION OF SLOPE DOWN
	CONCENTRIC REDUCER
	TEE OUTLET UP
	TEE OUTLET DOWN
	UNION
	FLANGE
	PIPE ANCHOR / SUPPORT
	EXPANSION JOINT
	STRAINER WITH BLOW-DOWN VALVE
	GATE VALVE OR BALANCING/STOP VALVE
	GLOBE VALVE
	BALL VALVE
	BALANCING VALVE WITH DIFFERENTIAL PRESSURE TAPS
	OS&Y VALVE
	CHECK VALVE
	BUTTERFLY VALVE
	TWO-WAY MODULATING CONTROL VALVE
	THREE-WAY MODULATING CONTROL VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	T&P RELIEF VALVE
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	PRESSURE GAUGE
	THERMOMETER
	WATER METER
	FLEXIBLE CONNECTION
	PRESSURE AND TEMPERATURE TAP
	FLOW VENTURI
	VACUUM BREAKER
	VACUUM RELIEF VALVE
	BACKFLOW PREVENTOR
	GAS REGULATOR
	GAS COCK

MISCELLANEOUS SYMBOLS	
	POINT OF NEW CONNECTION TO EXISTING PIPE
	PLUMBING KEYED NOTE TAG
	DEMO FIRE PROTECTION KEYED NOTE TAG
	FIRE PROTECTION KEYED NOTE TAG
	REVISION TAG
	FIXTURE TAG
WG-1	PIPE SIZE AND TYPE
3" CW	
	DETAIL NUMBER AND SHEET NUMBER WHERE DETAIL OR ENLARGEMENT IS SHOWN
2	
P&1	

## GENERAL PLUMBING NOTES - APPLIES TO ALL SHEETS

- THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT OF THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THE WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEMS FOR THE PROJECT AREAS.
- SANITARY SEWER PIPING 2" AND SMALLER TO BE INSTALLED AT A 2% SLOPE AND SANITARY SEWER PIPING 4" AND LARGER TO BE INSTALLED AT A 1% SLOPE.
- CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH SUPPLIER AND INSTALLATION DRAWINGS. MAKE FINAL CONNECTIONS TO EQUIPMENT AND OUTLETS, FURNISHING CUTOFF VALVES, P-TRAPS, PRVS AND PIPING AS REQUIRED.
- COORDINATE WATER, WASTE, VENT AND OTHER PIPING WITH ALL OTHER TRADES TO AVOID SPACING AND ROUTING PROBLEMS.
- FIXTURES, EQUIPMENT, CONNECTIONS AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED FEDERAL AND LOCAL CODES AND REQUIREMENTS.
- FURNISH AND INSTALL SHOCK ARRESTORS IN WATER LINES AT EACH HOT AND COLD WATER CONNECTION TO FIXTURES.
- PENETRATIONS THROUGH WALLS SHALL BE SLEEVED, SEALED AND FIRESAFED TO MAINTAIN THE INTEGRITY OF THE WALL UL FIRE RESISTANCE RATING.
- EXPOSED PIPING IN THE KITCHEN SHALL BE CHROME PLATED.
- EXPOSED INSULATED PIPING IN THE KITCHEN SHALL HAVE A STAINLESS STEEL JACKET.
- GAS PIPING IN THE KITCHEN SHALL BE PAINTED.
- DRAWINGS ARE SCHEMATIC IN NATURE. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH BUILDING CONDITIONS AND OTHER TRADES.
- SUPPORTS, ANCHORS, BOLTS, AND HANGERS FOR ALL EQUIPMENT SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING AND REINFORCEMENT STEEL NEEDED TO SUPPORT EQUIPMENT AND PIPING SHALL BE FURNISHED AND INSTALLED AS PART OF THIS WORK.
- MAINTAIN ACCESSIBILITY TO ALL VALVES AND PIPING SPECIALTIES WHICH REQUIRE MAINTENANCE. WHERE REQUIRED, PROVIDE ACCESS PANELS COORDINATED WITH THE ARCHITECT TO SERVICE VALVES AND SPECIALTIES.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO CUTTING ANY OPENINGS IN THE STRUCTURE. THE SLEEVEING OF BEAMS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEERS DRAWINGS AND DETAILS PRIOR TO ROUGH IN.
- PROVIDE ISOLATION VALVES AT ALL HOT WATER, COLD WATER, SOFT WATER, AND HOT WATER RETURN BRANCHES. VALVES TO BE IN AN ACCESSIBLE LOCATION.
- PROVIDE SHOCK ARRESTORS PROPERLY SIZED ABOVE CEILING IN AN ACCESSIBLE LOCATION PRIOR TO DROPPING IN WALL TO SERVE SAID FIXTURE.
- SHOCK ARRESTORS AND ISOLATION VALVES SHALL BE PROVIDED WITH A LOCKING ACCESS PANEL WHEN VALVES ARE LOCATED IN WALL. PROVIDE UNOBSTRUCTED ACCESS TO SAID VALVES AND ARRESTORS IN THE CEILING BY ACCESS PANEL OR LABELED LAY-IN CEILING TILE.
- SPACE ABOVE CEILING IS LIMITED. COORDINATION OF ALL OVERHEAD UTILITIES WILL BE REQUIRED BY THE CONTRACTOR TO ACCOMMODATE THE INSTALLATION OF NEW SYSTEMS.
- ALL WORK IS TO BE COORDINATED WITH THE CONSTRUCTION SCHEDULE FOR THE PROJECT.
- THE DRAWINGS DO NOT INDICATE ALL WORK REQUIRED IN EVERY DETAIL. THE CONTRACTOR SHALL COMPLETE THE WORK IN ALL RESPECTS WHETHER DETAILED IN THESE DRAWINGS OR NOT.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SLEEVED AND FILLED WITH FIRE STOPPING COMPOUND. MAINTAIN WAL RATING WHEN PENETRATED.
- ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED IN ACCORD WITH LOCAL CODES, AND TO MINIMIZE AND PREVENT EXCESSIVE MOVEMENT.
- ALL NEW WORK SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- EQUIPMENT INSTALLATIONS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS OF UTILITIES. VARIATIONS SHALL BE ACCOUNTED FOR IN THIS CONTRACT.
- THE DRAWINGS ARE SCHEMATIC IN NATURE. VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS TO ACCOMMODATE THE ACTUAL LOCATIONS OF UTILITIES. COORDINATE THE INSTALLATION OF ALL EQUIPMENT AND UTILITIES WITH ACTUAL CONDITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
- INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL BE IN ACCORDANCE WITH ARCHITECTURAL DETAILS AND SPECIFICATIONS. ROOF PENETRATIONS, SUPPORTS, CURBS, RACKS, ETC. SHALL BE IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS.
- FLAME SPREAD RATING AND SMOKE DEVELOPED RATING OF ALL MATERIALS IN THE RETURN AIR PLENUM SHALL NOT EXCEED 25/50.
- PROVIDE WATER HAMMER ARRESTORS AT EVERY FIXTURE OR AT EVERY BANK OF FIXTURES.
- PROVIDE SHUTOFF OR ISOLATION VALVES AT EVERY PIPING BRANCH.

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No.	Date	Issue / Revision
1	Dec. 29, 2020	100% Design Development
2	Jan. 27, 2021	25% Construction Documents
3	Feb. 12, 2021	80% Construction Documents

Architect

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Project Manager

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Drawn By

AAI

Project Number

2004

Issuance / Date

01/27/2021

SHEET TITLE

## PLUMBING SYMBOLS & ABBREVIATIONS

SHEET NUMBER

P0.00

KEYED NOTES

(THIS SHEET ONLY)

- SANITARY SEWER TIE IN TO CIVIL UTILITY. APPROX. INVERT 742.2.
- DOMESTIC COLD WATER ENTRANCE TO TIE INTO CIVIL UTILITY WITHIN 5'-0" OF BUILDING. COORDINATE WITH SITE UTILITY CONTRACTOR.
- GREASE WASTE PIPING INVERT AT THIS LOCATION: APPROX. 743.28.
- TOP OF GREASE INTERCEPTOR INVERT: APPROX. 744.45
- FIRE LINE TO SERVICE BUILDING TO TIE INTO CIVIL UTILITY WITHIN 5'-0" OF BUILDING.
- GAS ENTRANCE TO BUILDING. COORDINATE INSTALLATION WITH CPS ENERGY AND CIVIL ENGINEER DRAWINGS. PROVIDE GAS METER AND REGULATOR ASSEMBLY AS PER DETAILS. FIELD COORDINATE LOCATION WITH CPS, ARCHITECTURAL FEATURES, AND OTHER UTILITIES IN THE AREA.
- PROVIDE UNDERGROUND PVC DOMESTIC WATER PIPING BURIED A MINIMUM OF 18" BELOW GRADE OUT TO DUMPSTER. INSTALL RECESSED HOSE BIB HH-1 IN EXTERIOR OF DUMPSTER WALL. FIELD COORDINATE ROUTING WITH UTILITY CONTRACTOR.
- PROVIDE 6" PRE-CAST SAMPLE WELL DOWN STREAM OF GREASE INTERCEPTOR.

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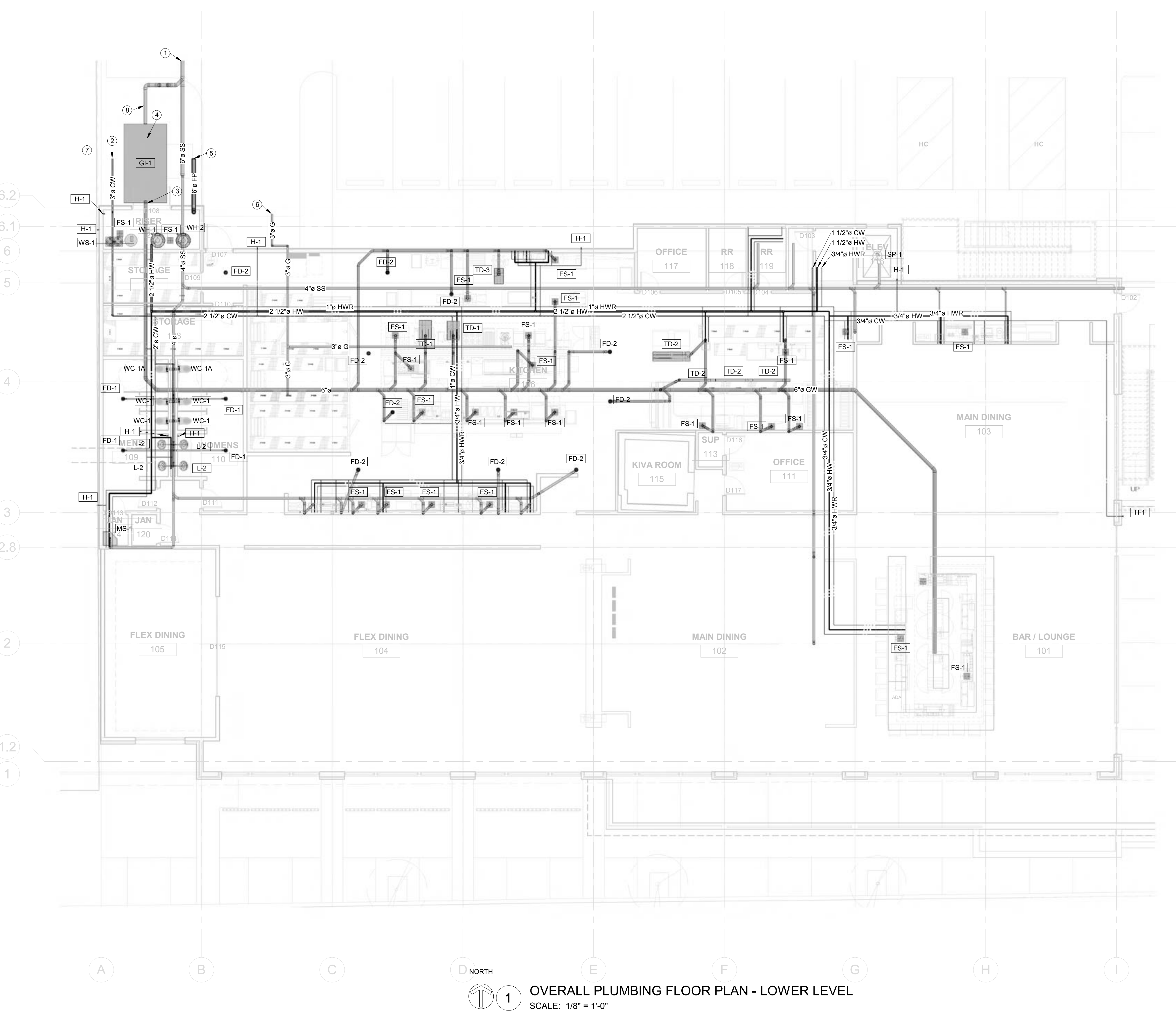
01/27/2021

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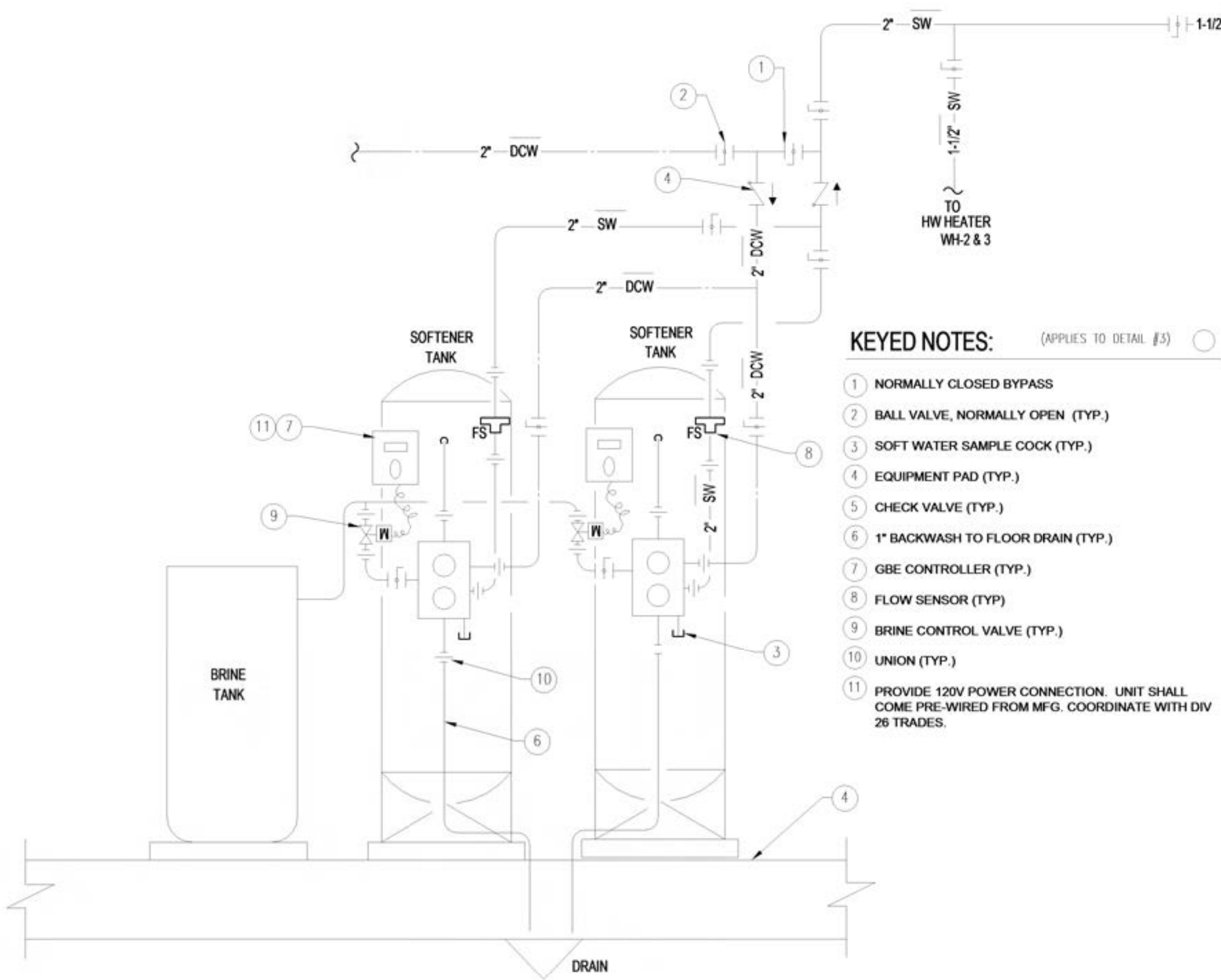
PLUMBING OVERALL  
PLAN - LOWER LEVEL

SHEET NUMBER

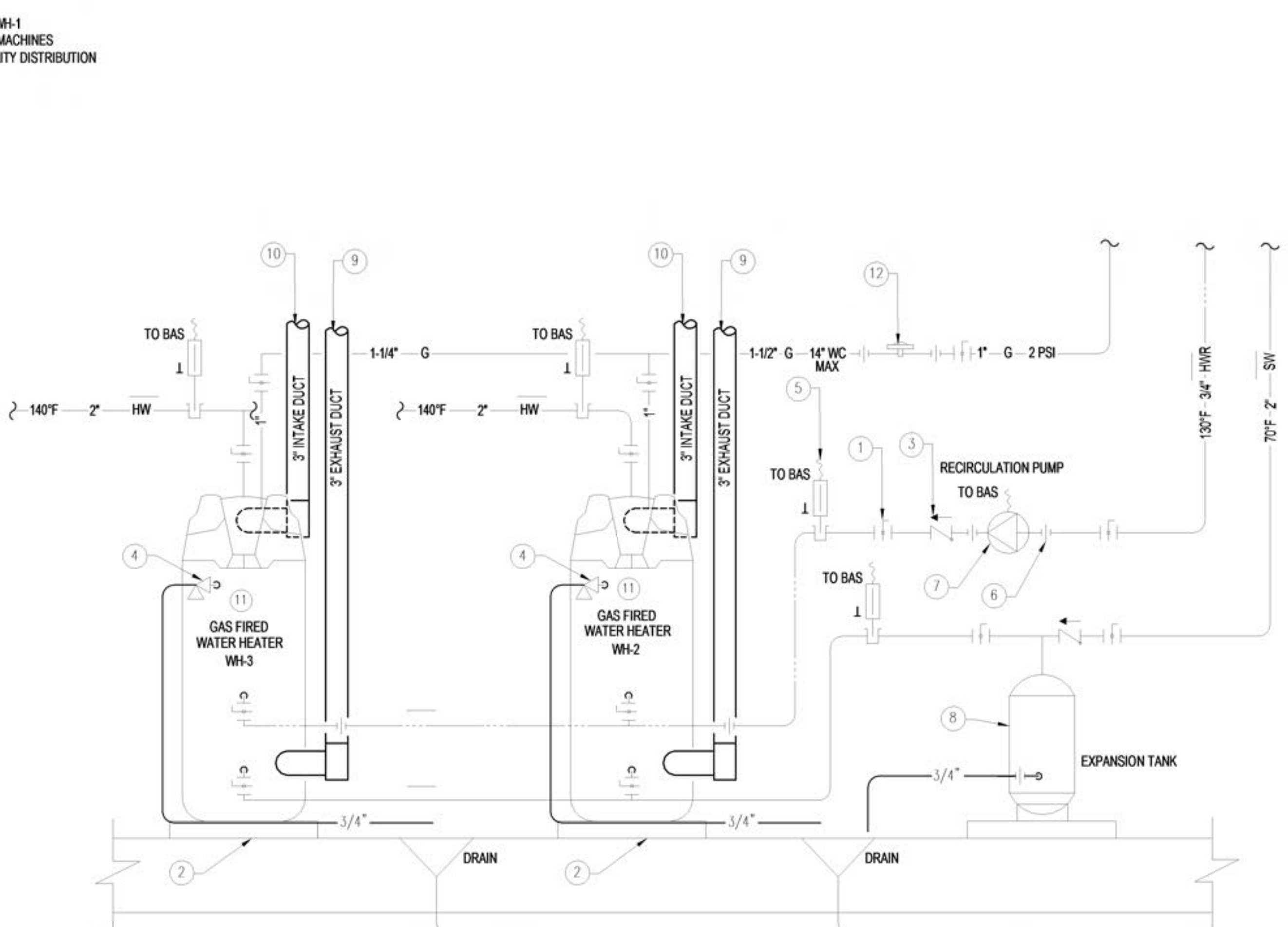
P1.01



1 OVERALL PLUMBING FLOOR PLAN - LOWER LEVEL  
SCALE: 1/8" = 1'-0"



2 WATER SOFTENER DETAIL  
NOT TO SCALE

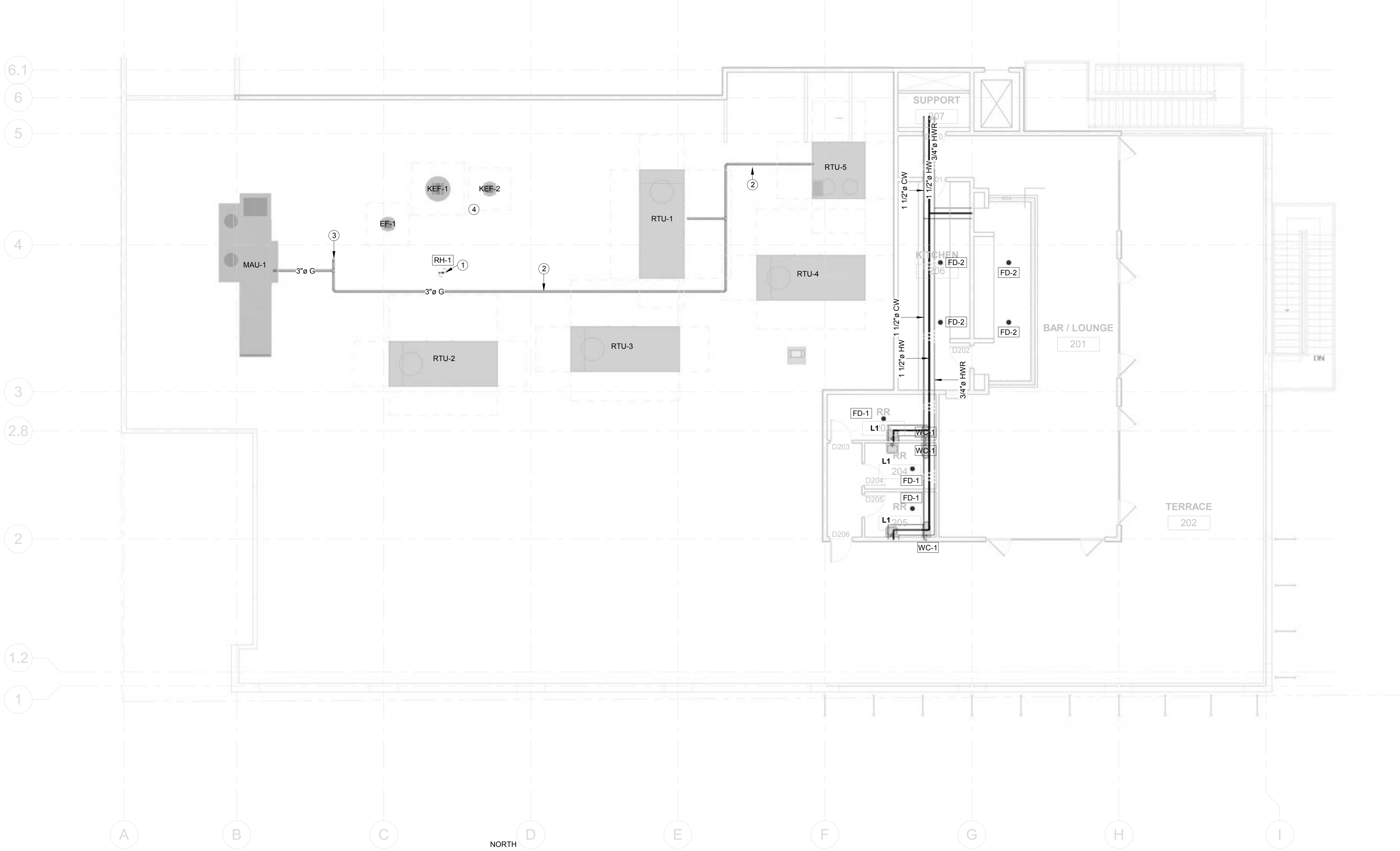


3 WATER HEATER DETAIL - WH-1,2  
NOT TO SCALE

KEYED NOTES:

(APPLIES TO DETAIL #2)

- BALL VALVE, NORMALLY OPEN (TYP.)
- EQUIPMENT PAD (TYP.)
- CHECK VALVE (TYP.)
- TEMP VALVE, PIPED FLOOR DRAIN (TYP.)
- TEMPERATURE SENSOR, TO BAS (TYP.)
- UNION (TYP.)
- RECIRCULATION PUMP
- EXPANSION TANK, PIPE DRAIN TO FLOOR DRAIN
- 3" PVC EXHAUST THRU ROOF. FACTORY KIT INSTALLED BY DIV 22 CONTRACTOR.
- 3" PVC INTAKE THRU ROOF. FACTORY KIT INSTALLED BY DIV 22 CONTRACTOR.
- PROVIDE 120V POWER CONNECTION. UNIT SHALL COME PRE-WIRED FROM MFG. COORDINATE WITH DIV 26 TRADES.
- GAS REGULATOR AS PER MANUFACTURER'S RECOMMENDATIONS. VENT TO OUTDOORS.
- WH-1 TO BE EXCLUDED FROM BASE BID. WATER HEATER IS SHOWN FOR REFERENCE. PLUMBING CONTRACTOR SHALL MAKE PROVISIONS AS SHOWN FOR QUICK INSTALLATION IN THE FUTURE. PROVIDE ISOLATION VALVES WITH BLIND FLANGE ON GAS, HOT WATER, HOT WATER RETURN, AND SOFT WATER PIPING FOR FUTURE INSTALLATION.



**1** OVERALL PLUMBING FLOOR PLAN - LVL 2  
SCALE: 1/8" = 1'-0"

KEYED NOTES

(THIS SHEET ONLY)

1. FREEZE PROOF ROOF HYDRANT TO BE MOUNTED AT THIS LOCATION. PROVIDE 3/4" WATER CONNECTION AND 1/2" DRAIN CONNECTION. PIPE DRAIN TO NEAREST INDIRECT DRAIN. FIELD VERIFY. (TYP.)
2. GAS PIPING ROUTED ON ROOF. PROVIDE SUPPORTS AS PER MSS-SP-88 REQUIREMENTS. PIPING SHALL BE PAINTED "NATURAL GAS YELLOW" AS PER ANSI PIPE COLOR STANDARDS. PIPING SHALL BE SCH. 40 BLACK STEEL WITH WELDED OR THREADED FITTINGS. PROVIDE REQUIRED PRESSURE REGULATOR AT CONNECTION TO EACH PIECE OF EQUIPMENT. PROVIDE ADJUSTABLE ROOF SUPPORTS AS PER DETAILS. INSTALL BALL VALVES UPSTREAM OF REGULATOR (TYP.)
3. GAS PIPE UP FROM METER / REGULATOR ASSEMBLY BELOW. PROVIDE WALL AND ROOF SUPPORTS AS PER DETAILS. PAINT AS INDICATED IN NOTE #2 THIS SHEET.
4. VENT THRU ROOF AT THIS LOCATION. FIELD VERIFY FINAL LOCATION WITH OTHER TRADES AND FINAL EQUIPMENT LOCATIONS. VENT SHALL BE 20' FROM ANY INTAKE OPENING. (TYP.)
5. WATER HEATER CONCENTRIC KIT UP THRU ROOF AT THIS LOCATION. SIZE AND ROUTE AS PER MANUFACTURER'S RECOMMENDATIONS. DO NOT LOCATE CONCENTRIC KIT WITHIN 10'-0" OF MECHANICAL EQUIPMENT INTAKE.

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SHEET TITLE

PLUMBING FLOOR PLAN  
LVL 2

SHEET NUMBER

P1.02

KITCHEN EQUIPMENT CONNECTION SCHEDULE											
MARK	DESCRIPTION	QUANTITY	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	GAS (CFH)	FLOOR SINK	ROUGH IN HEIGHT	NOTES
K-1	HAND SINK	12	2"	1-1/2"	2"	1/2"	1/2"	--	--	12" WATER	1, 4, 6
K-4	ICE MACHINE	2	1"	--	--	1/2" (SOFT WATER)	--	--	12"	60" WATER	2, 4, 5, 6
K-6 & 9, 12, 13, 14, 15, 16, 17, 18	FREEZERS & COOLERS	9	1"	--	--	--	--	--	8"	--	2
K-25	TRAY PKG MACHINE	1	--	--	--	--	--	1/2" COMP. AIR @ 60PSI	--	CLG	17
K-28	COLD FOOD COUNTER	1	2"	--	--	--	--	--	12"	--	2
K-29	HOT FOOD COUNTER	1	2"	--	--	--	1/2"	--	12"	8" WATER	2, 4
K-35	RACK COMBI OVENS	2	2	--	--	(2) 3/4"	--	1 @ 212 CFH 14" W.C.	--	BTC	4, 6, 8, 9, 16
K-38	UC PRE RINSE	1	1"	--	--	1/2"	1/2"	--	12"	24" WATER	4
K-39	CONVEYOR DISH MACHINE	1	2"	--	--	--	1/2"	--	12"	12" WATER	3, 4, 5, 10, 15
K-40	60 GAL. STEAM KETTLE	1	1"	--	--	1/2"	--	1 @ 120 CFH 14" W.C.	--	--	4, 6, 7
K-41	SOILED DISHTABLE	1	2"	--	--	1/2"	1/2"	--	12"	12"	2, 10
K-42	POT WASH SINK	1	2"	--	--	(2) 3/4" (1) 1/2"	(2) 3/4" (1) 1/2"	--	12"	12" WATER 10" WASTE	2, 4, 10
K-46	100 GAL. STEAM KETTLE	1	4"	--	--	1/2"	--	1 @ 360 CFH 14" W.C.	--	--	4, 6, 7
K-47 (TD-2)	TRENCH DRAIN	2	4"	--	--	--	--	--	--	--	12
K-50	UTILITY DISTRIBUTION	1	--	--	--	1"	3/4"	2 @ 60 CFH 2" LOOP 14" W.C.	--	--	5, 6, 8, 9, 10, 14, 16
K-51	COMBI OVENS	3	2	--	--	(2) 3/4"	--	2 @ 360 CFH 14" W.C.	--	BTC	8, 9, 16
K-53	UTILITY DISTRIBUTION	1	--	--	--	1"	3/4"	XXX CFH 2" LOOP 14" W.C.	--	--	5, 6, 8, 9, 10, 14, 16
K-54	40 GAL. BRAISING PAN	2	--	--	--	--	--	3/4" 14" W.C.	--	18" WATER	8, 9, 16
K-55	TRENCH DRAIN	4	4"	--	--	--	--	--	--	--	12
K-58	SERVICE FAUCET	1	2"	--	--	1/2"	1/2"	--	--	30" WATER	4
K-59	TRENCH DRAIN MOP SINK	1	4"	--	--	--	--	--	--	--	12
K-66	BAKERS TBL W/ SINK	1	2"	--	--	1/2"	1/2"	--	12"	12" WATER	2, 4, 10
K-68	VEG. PREP SINK	1	2"	--	--	1/2"	1/2"	--	12"	12" WATER	2, 4, 10
K-73	POT / KETTLE FILLER	1	2"	--	--	1/2"	1/2"	--	--	--	4, 6, 7
K-76	CONDENSATE HOOD	1	1/2"	--	--	--	--	--	--	--	2
K-79	TRENCH DRAIN	1	4"	--	--	--	--	--	--	--	12
NOTES											
1. LOCAL MIXING VALVE BELOW HAND SINK TO TEMPER HOT WATER TO 110F BY PLUMBING CONTRACTOR, ASSE 1070 COMPLIANT.											
2. INDIRECT DRAIN TO BE ROUTED TO NEAREST FLOOR SINK. PROVIDE COMMON DWN HEADER AS REQUIRED FOR MULTIPLE DRAIN LOCATION. INDIRECT PIPING TO BE TYPE L COPPER.											
3. PROVIDE FINAL CONNECTIONS / DRAIN LINES AS RECOMMENDED BY MANUFACTURER. PROVIDE HAMMER ARRESTERS, PRV AND SERVICE VALVES ON ALL WATER LINES.											
4. PROVIDE ANGLE STOPS AND SERVICE VALVES AS PART OF ROUGH INS.											
5. PROVIDE FILTER BYPASS, CUTOFF VALVES, FITTINGS, DEVICES, BACKFLOW PREVENTER, AND PRESSURE REGULATOR AS PER MFG INSTRUCTIONS.											
6. PROVIDE DOMESTIC SOFT WATER CONNECTION.											
7. PROVIDE VACUUM BREAKER AT HOSE CONNECTION.											
8. PROVIDE GAS CONNECTION FROM MAIN DISTRIBUTION HEADER, FOR EACH PIECE OF EQUIPMENT.											
9. INSTALL PRESSURE REGULATOR AS FURNISHED WITH EQUIPMENT.											
10. DRAIN FAUCETS, AND ACCESSORIES FURNISHED BY KITCHEN SUPPLIER. INSTALLATION BY DIV 22. PROVIDE REQUIRED FINAL CONNECTIONS AND DRAIN PIPING AS REQUIRED.											
11. ROUTE CONDENSATE DRAIN LINE FROM UNIT TO NEAREST FLOOR SINK. PIPING SHALL BE INSULATED COPPER.											
12. PROVIDE TRENCH DRAIN AS PER PLUMBING SPECIFICATIONS AND PLANS.											
13. PROVIDE DRYER VENT ASSEMBLY AS SPECIFIED. PROVIDE FINAL CONNECTION TO UNIT OUTLET. COORDINATE WITH DUCTWORK DRAWINGS.											
14. PROVIDE BACKFLOW PREVENTER AT ALL WASH CONNECTIONS TO APPLIANCES.											
15. PROVIDE PIPING CONNECTIONS BETWEEN BOOSTER HEATER AND DISH MACHINE.											
16. PROVIDE FLEX TUBING AND FINAL CONNECTION TO EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS.											
17. PROVIDE CONNECTION TO COMPRESSED AIR SYSTEM. PROVIDE CEILING MTD CHORD REEL, FILTER DRYER / REGULATOR AS REQD. COORD. WITH FOOD SERVICE VENDOR. PROVIDE ISOLATION UPSTREAM OF CHORD REEL.											

PLUMBING FIXTURE ROUGH IN SCHEDULE										
MARK	DESCRIPTION	FLOW RATE	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	NOTES		
WC-1	WATER CLOSET ADULT (WALL MOUNT)	1.28 GPF	4"	2"	INTEGRAL	1"	N/A	RE SPECIFICATIONS		
WC-2	WATER CLOSET ADULT ADA (WALL MOUNT)	1.28 GPF	4"	2"	INTEGRAL	1"	N/A	RE SPECIFICATIONS		
L-1	LAVATORY ADULT ADA (WALL MOUNT)	0.5 GPM	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	RE SPECIFICATIONS		
EW-1	ELECTRIC WATER COOLER W/ BOTTLE FILLER ADA (B-LEVEL)	0.25 GPM	1-1/2"	1-1/2"	INTEGRAL	3/4"	N/A	RE SPECIFICATIONS		
SK-1	DOUBLE COMP. SINK UNDERMOUNT (ADA)	1.5 GPM	2"	1-1/2"	1-1/2"	3/4"	3/4"	RE SPECIFICATIONS		
SK-2	SINGLE COMP. SINK UNDERMOUNT (ADA)	1.5 GPM	2"	1-1/2"	1-1/2"	3/4"	3/4"	RE SPECIFICATIONS		
SK-3	SINGLE COMP. SINK FREESTANDING	1.5 GPM	2"	1-1/2"	1-1/2"	3/4"	3/4"	RE SPECIFICATIONS		
SK-4	SINGLE COMP. SINK UNDERMOUNT (ADA)	1.5 GPM	2"	1-1/2"	1-1/2"	3/4"	3/4"	RE SPECIFICATIONS		
DB-1	DRAIN BOX (WALL MOUNT)	0.25 GPM	2"	1-1/2"	2"	--	--	RE SPECIFICATIONS		
MS-1	MOP SINK (CORNER UNIT)	1.0 GPM	3"	2"	3"	3/4"	3/4"	RE SPECIFICATIONS		
W-1 RH-1	WALL HYDRANT & ROOF HYDRANT EXTERIOR	N/A	N/A	N/A	N/A	3/4"	N/A	RE SPECIFICATIONS		
FD-1	FLOOR DRAIN 1 - 3"	N/A	3"	1-1/2"	3"	N/A	N/A	RE SPECIFICATIONS		
FD-2	FLOOR DRAIN 2 - 4"	N/A	4"	2"	4"	N/A	N/A	RE SPECIFICATIONS		
FS-1	FLOOR SINK	N/A	4"	2"	4"	N/A	N/A	RE SPECIFICATIONS		
FS-2	FLOOR SINK	N/A	4"	2"	4"	N/A	N/A	RE SPECIFICATIONS		
FS-3	FLOOR SINK	N/A	4"	2"	4"	N/A	N/A	RE SPECIFICATIONS		
TD-1 through 3	TRENCH DRAIN (4")	N/A	4"	2"	4"	N/A	N/A	RE SPECIFICATIONS		
ETP-1	ELECTRONIC TRAP PRIMER	N/A	N/A	N/A	N/A	3/4"	N/A	COORDINATE WITH DIV 26 FOR POWER CONNECTION.		
GI-1	GREASE INTERCEPTOR	N/A	4"	4" (2)	N/A	N/A	N/A	SEE PLUMBING SPECIFICATIONS FOR PLUMBING FIXTURE MODEL NUMBERS AND REQUIREMENTS.		
WSB-1	WATER SUPPLY BOX	0.25 GPM	---	---	---	3/4"	N/A	RE SPECIFICATIONS		
HB-1	INTERIOR HOSE BIB	0.25 GPM	---	---	---	3/4"	N/A	RE SPECIFICATIONS		

GAS WATER HEATER SCHEDULE										
MARK	STORAGE GALLONS	SERVICE	RECOVERY GALLONS PER HOUR	TEMP. RISE	ELECTRICAL	GAS SERVICE			REMARKS	
						PRESS	INPUT	OUTPUT	MM BPI	
WH-1	100	BLDG NORTH	223	80	120V/1PH	1/4"	190CFH	147MBH	98%	A.O SMITH 8TH-150 FACTORY CONCENTRIC FLUE KIT.
WH-2	100	KITCHEN / BLDG SOUTH	223	80	120V/1PH	1/4"	190CFH	147MBH	98%	A.O SMITH 8TH-150 FACTORY CONCENTRIC FLUE KIT.

FURNISH WITH THE FOLLOWING OPTIONS AND/OR ACCESSORIES:  
1. LEAD FREE BRASS CONSTRUCTION  
2. RECIRCULATION PUMP WITH AUTOMATIC TIMER AND AQUASTAT  
3. 3-YEAR WARRANTY  
4. FACTORY CONCENTRIC FLUE KIT.

RECIRCULATING PUMP SCHEDULE										
MARK	SERVICE	GPM	TOTAL HEAD FT	MOTOR HP	VOLTS	PHASE	HERTZ	REMARKS		
RP-1	HOT WATER RECIRCULATION PUMP	3.0	20.0	1/40	115	1	60	TACO SMARTPLUS 500-42BC4		

FURNISH WITH THE FOLLOWING OPTIONS AND/OR ACCESSORIES:  
1. LEAD FREE BRASS CONSTRUCTION  
2. AUTOMATIC TIMER AND AQUASTAT  
3. 3-YEAR WARRANTY  
4. NYLON IMPELLER  
5. CERAMIC CARBON BEARINGS

WATER HAMMER ARRESTOR SCHEDULE				
MARK	SOLDED	F.U. RATING	P.D.I. CROSS REFERENCE	MANUFACTURER
WHA	1/2"	1-11	A	WATTS LF19MS-A
WHA	3/4"	12-32	B	WATTS LF19MS-B
WHA	1"	33-60	C	WATTS LF19MS-C
WHA	1"	61-113	D	WATTS LF19MS-D
NOTES: 1. SOLDER CONNECTION				

HW MIXING VALVE SCHEDULE		
MARK	SERVICE	T/M-1
	VALVE OPERATION	HOT WATER FIXTURES
	INLET / OUTLET TEMPERATURE	THERMOSTATIC 140F / 105F (ADJUSTABLE)
	MIN. GPM	0.25
	MAX. GPM	12.0
	GPM @ 10 PSI PRESSURE DROP	5.5
	GPM @ 20 PSI PRESSURE DROP	7.5
	INLET SIZES	1/2"
	OUTLET SIZE	1/2"
	RE-CIRCULATION SIZE	---
REFERENCE		
MANUFACTURER		RE: SPECS
MODEL NO.		RE: SPECS
NOTES		
NOTES: 1. COMPLY WITH ASSE 1070. 2. LEAD FREE		

GREASE INTERCEPTOR SCHEDULE					
MARK	DESCRIPTION	GPM	WET VOLUME	MAX GREASE CAPACITY	MAX SOLIDS CAPACITY
GI-1	BURIED GREASE INTERCEPTOR WITH ACCESS AND SAMPLE WELL PORTS. TRAFFIC RATED	---	2,000 GAL	4,600 LBS	2,000GAL
					COMAL CONCRETE PRODUCTS, INC. 2,000 GAL INTERCEPTOR WITH 8" INLET AND OUTLET 24" ACCESS WAY, SAMPLE WELL PORTS, AND 30 YEAR WARRANTY. TRAFFIC RATED.

PIPE MATERIAL BY SYSTEM		
PIPING SYSTEM (TAG)	MATERIAL / FITTINGS	NOTES
DOM COLD WATER (CW)	TYPE K OR L HARD COPPER WITH SOLDERED FITTINGS	RE: DIVISION 22 SPECIFICATIONS FOR MORE INFORMATION
DOM SOFT COLD WATER (SW)	TYPE K OR L HARD COPPER WITH SOLDERED FITTINGS	
HOT WATER SR (HW / HWIR)	TYPE K OR L HARD COPPER WITH SOLDERED FITTINGS	
NATURAL GAS (G)	SCH. 40 PVC WITH DOW SOLVENT WELD FITTINGS -& OR- CAST IRON WITH CSPI 301 FITTINGS	
SANITARY SEWER (SS)	SCH. 40 PVC WITH DOW SOLVENT WELD FITTINGS -& OR- CAST IRON WITH CSPI 301 FITTINGS	
VENT PIPING (V)	SCH. 40 PVC WITH DOW SOLVENT WELD FITTINGS	
INDIRECT WASTE	TYPE K OR L HARD COPPER WITH WDW SOLDERED FITTINGS	
GREASE WASTE (GW)	CAST IRON WITH CSPI 301 FITTINGS	
COMPRESSED AIR	SCH. 40 BLACK STEEL WITH THREADED OR WELDED FITTINGS -& OR- TYPE L HARD COPPER WITH BRAZED FITTINGS	

Project

ROSARIO'S RESTAURANT

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Consultant

Architect's Seal

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Drawn By

AAI

Project Number

2004

Issuance / Date

01/27/2021

SHEET TITLE

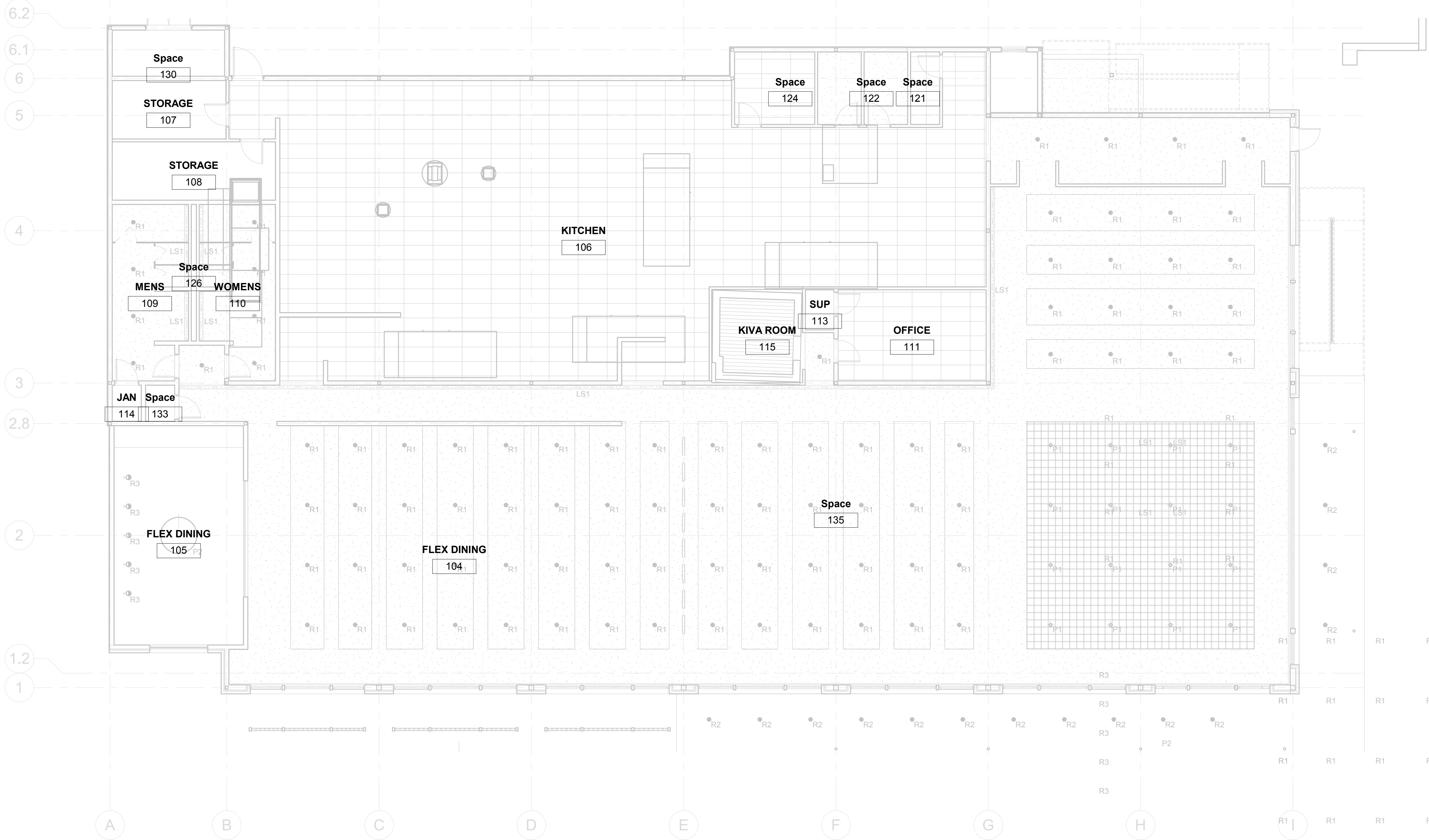
PLUMBING SCHEDULES

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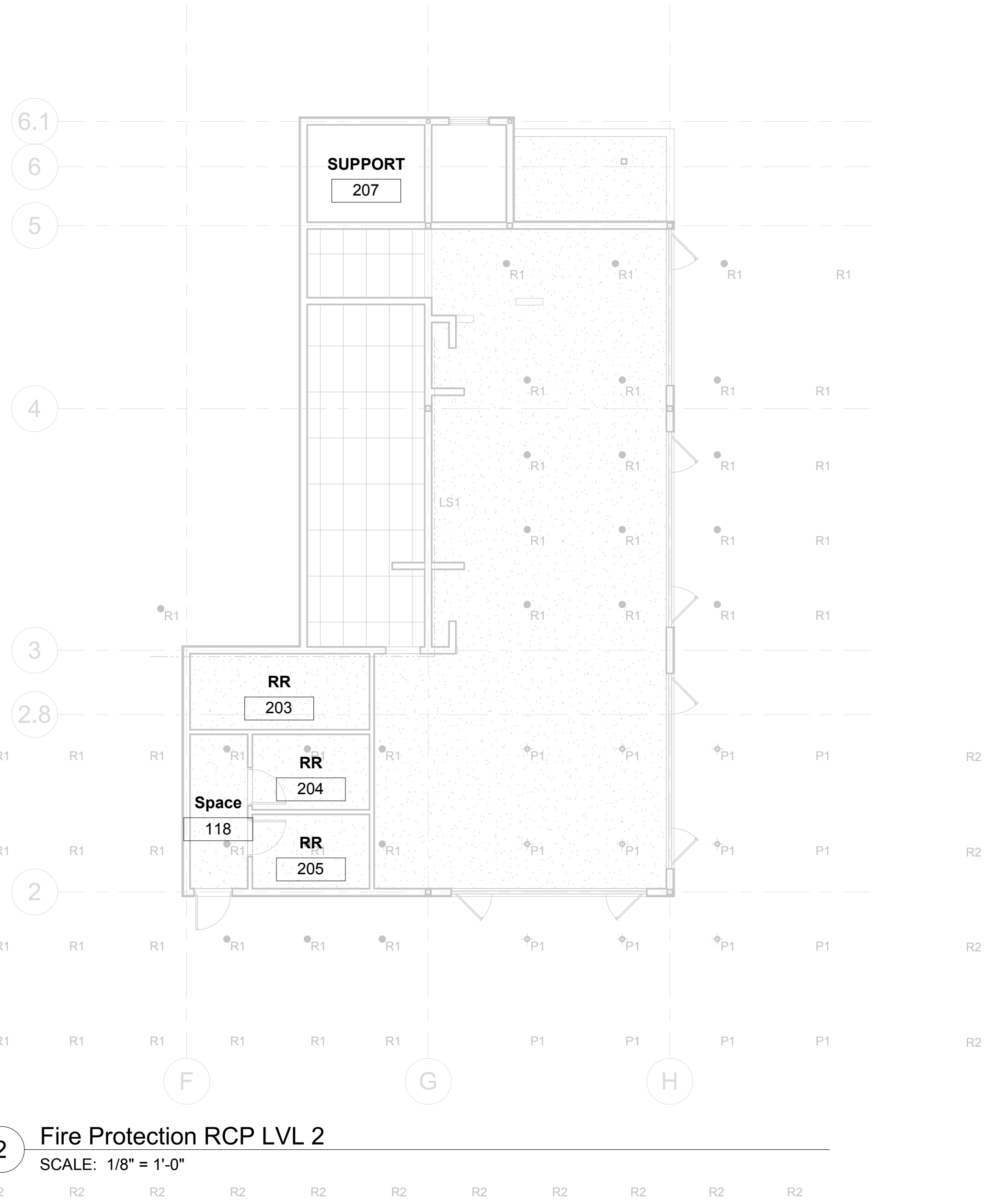
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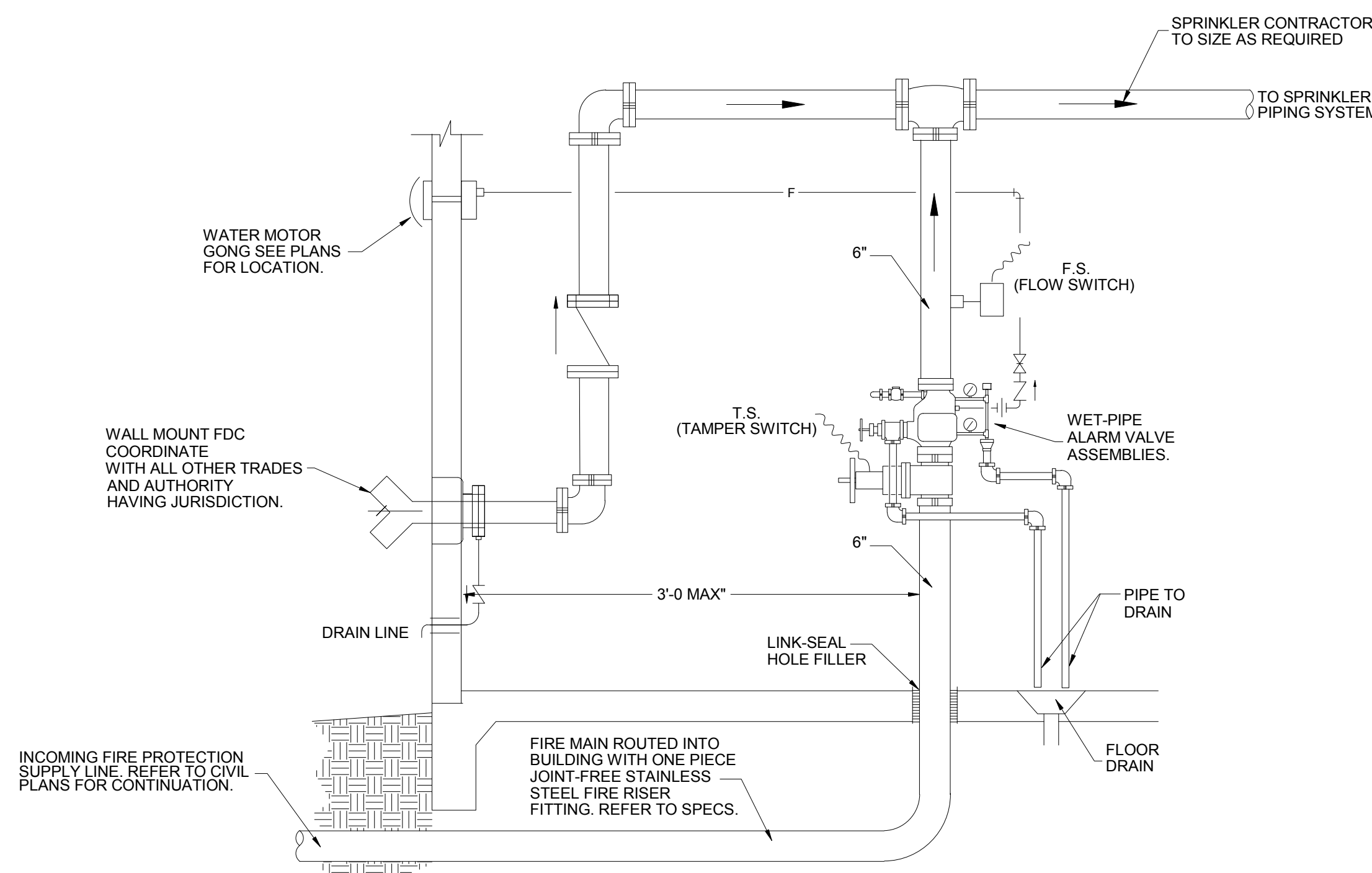




1 Fire Protection RCP LVL 1  
SCALE: 1/8" = 1'-0"



2 Fire Protection RCP LVL 2  
SCALE: 1/8" = 1'-0"



1 FIRE ENTRY DETAIL  
NOT TO SCALE

### FIRE PROTECTION SYMBOLS

- FLOW SWITCH
- TAMPER SWITCH
- FIRE HOSE CABINET
- SPRINKLER FLOOR CONTROL STATION
- FIRE DEPARTMENT SIAMESE CONNECTION (WALL MOUNTED)
- FIRE DEPARTMENT SIAMESE CONNECTION (FREE STANDING)
- WATER GONG (SEE DETAILS FOR TYPE)

### GENERAL FIRE PROTECTION NOTES

- FINAL PIPE ROUTING SHALL BE COORDINATED WITH STRUCTURAL ARCHITECTURAL, CEILING GRID, DUCTWORK, PIPING, CONDUIT AND LIGHTING FIXTURES.
- SPRINKLER HEAD LAYOUT AND PIPING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA-13 (THE LATEST EDITION OF) AND WITH GOVERNING REGULATIONS/CODES. APPLICABLE CODES ALSO INCLUDE THE LATEST EDITION OF NFPA 101 AND IBC. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL INDICATING HEAD LOCATIONS ON A REFLECTED CEILING PLAN.
- WITHIN LAY IN CEILINGS, SPRINKLER HEADS SHALL BE CENTERED IN THE CEILING TILE. IN A SYMMETRICAL PATTERN. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT FULL SPRINKLER PROTECTION IS PROVIDED THROUGHOUT ALL PROJECT AREAS IN ACCORDANCE WITH NFPA-13.
- CODES MAY REQUIRE A FIRE WATCH DURING SYSTEM INSTALLATION. WRITTEN PROOF THAT A RESPONSIBLE AND EXPERIENCED FIRE WATCHMAN WAS ON SITE SHALL BE GIVEN TO THE OWNER DAILY WITH COMMENTS.
- THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT OF THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THE WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL FIRE PROTECTION SYSTEM FOR THE PROJECT AREAS.
- PIPING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES AND/OR ASSEMBLIES, FIRE STOP LABELS ARE TO BE AFFIXED TO WALL ADJACENT TO PENETRATION. INDICATING LABELS ARE TO BE AFFIXED TO WALL ADJACENT TO PENETRATION INDICATING BRAND/TYPE OF MATERIAL USED AND DATE OF INSTALLATION.
- INSTALL AND SUPPORT PIPING IN ACCORDANCE WITH NFPA 13.
- ROUTE PIPING PLUMB AND PARALLEL TO BUILDING STRUCTURE.
- SLOPE PIPING AND ARRANGE PIPING TO DRAIN TO LOW POINTS.
- CONTRACTOR SHALL PERFORM HYDROSTATIC TESTS OF THE ENTIRE PROJECT PIPING SYSTEM UPON COMPLETION OF WORK AS REQUIRED BY NFPA 13.
- CONTRACTOR SHALL PROTECT ALL OPEN ENDS OF THE FIRE SPRINKLER PIPING FROM FOREIGN CONTAMINANTS DURING CONSTRUCTION.

Project

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No.	Date	Issue / Revision
1	Dec. 29, 2020	100% Design Development
2	Jan. 27, 2021	25% Construction Documents
3	Feb. 12, 2021	80% Construction Documents

Architect

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## FIRE PROTECTION PLANS

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