

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-282
ADDRESS: 418 BROOKLYN AVE
LEGAL DESCRIPTION: NCB 447 BLK 2 LOT 13 (CAVENDER PH-1)
ZONING: FBZ T6-1, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: CBMB MAKE- READY LLC
OWNER: CBMB MAKE- READY LLC
TYPE OF WORK: Construction of a retail structure
APPLICATION RECEIVED: May 10, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a retail structure to feature a footprint of approximately 180 square feet. The proposed structure will feature a stucco façade, steel windows and a flat roof with a parapet wall.

APPLICABLE CITATIONS:

UDC Section 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the seven (7) river improvement overlay districts.

- (a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
 - (1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:
 - A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts
 - B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.
 - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.
 - D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.
 - (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards. (see Figure 672-1)
 - (3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.
 - A. Paving materials for pedestrian pathways shall be either:
 - i. Broom-finished, scored, sandblasted or dyed concrete;
 - ii. Rough or honed finished stone;

- iii. Brick or concrete pavers; or
 - iv. Other materials that meet the performance standards of the above materials.
 - B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.
- (4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.
- (5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.
 - A. Queuing is prohibited on the public pathway.
 - B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
 - C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
 - (1) Curb Cuts.
 - A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.
 - B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
 - C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.
 - D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.
 - i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.
 - a. New curb cuts are not allowed except:
 - I. Lots with no other access.
 - II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
 - ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.
 - a. New curb cuts are only allowed where:
 - I. Lots front on Houston, Commerce Street, or the north side of Nueva St.
 - II. Lots have no other access.
 - III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
 - iii. All other streets:
 - a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.
 - (2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.
 - A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
 - B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the

requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.

- C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.
- (3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:
 - A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or
 - B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or
 - C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.
- (4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1—6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.
A parking garage will be considered compatible if:
 - A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
 - B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.
- (5) In RIO-7, Parking Structures should be designed in conformance with the Downtown Design Guide.
 - A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.
 - B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.
 - C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.
 - D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.
- (6) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.
- (7) Parking lots, structures, and hardscape shall not drain directly into the river or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.
- (c) Views. The river or creek course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river, or where a street changes direction and a property appears to be a terminus at the end of a street.
 - (1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river or creek, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:
 - A. Additional height.
 - B. Creation of a tower.
 - C. Variation in roof shape.
 - D. Change of color or materials.
 - E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.

- ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.
- Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC Section 35-673. - Site Design Standards.

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

- (a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth. Properties in RIO-7 are exempt from Solar Access requirements.
 - (1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:
 - A. The area to be measured for solar access shall be a 30-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.
 - B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
 - C. The defined area shall receive a minimum of five and one-half (5.5) hours of direct sunlight, measured at the winter solstice, and seven and one-half (7.5) hours of direct sunlight, measured at the summer solstice.
 - D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
 - E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section with the exception of RIO-7. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a 30-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.
 - F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.
 - G. If there is a conflict with this section and another section of this chapter this section shall prevail.
 - (2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel. No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.
- (b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and river or creek side should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.
 - (1) Two (2) or More Buildings on a Site.

- A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.
- (2) Primary and Secondary Entrances (see Figure 673-1).
- A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.
 - B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
 - C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.
- (c) Topography and Drainage. The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.
- (1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.
 - (2) Minimize the Potential for Erosion at the Riverbank or Creekbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid. Use of terraced walls is permitted when there is a slope of more than four to one (4:1).
 - (3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates, and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plans of the river and creek, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO-7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls. (see Figure 673-2)
 - (4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.
 - (5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited (see Figure 673-3).
 - (6) Walls and Fences at Detention Areas.
 - A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.
 - B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.
 - (7) Roof Drainage into the River and Creek.

- A. All roof drainage and other run-off drainage shall conform to the Transportation and Capital Improvements department standards so that they drain into sewer and storm drains rather than by overland flow. Drainage of this type shall not be piped into the river or creek unless the outlet is below the normal waterline of the river at normal flow rates.
 - B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.
 - C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.
- (8) San Antonio River Authority Consultation. Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.
- A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:
 - i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;
 - ii. Removal of existing park trail hardscape shall require SARA approval;
 - iii. Development shall make it clear for users of the park to discern public access points from private access points;
 - iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;
 - v. Acceptance of park trail access point(s) shall be the responsibility of SARA.
 - B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.
 - C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:
 - i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;
 - ii. Open concrete chutes shall be prohibited;
 - iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.
- (d) Riverside and Creekside Setbacks. Riverside and creekside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river, creek, and the street. In the more urban areas, buildings should align closer to the river or creek edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1a and 673-1b.

* Along the creek, the setback will be measured from the San Pedro Creek Improvements Project (SPCIP) property line or easement.

** Along the creek, in instances where a High Bank Paseo is only located on one side of the creek right-of-way, the opposite side shall have a 15-foot setback to allow for a shared passageway. The historic preservation officer may

reduce the required setback for properties to no less than eight (8) feet for lots less than one hundred (100) feet in depth or on lots with a total area of less than five thousand (5,000) square feet.

- (2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.
- (e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.
 - (1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties (see Figure 673-4).
 - (2) Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.
 - A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.
 - B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.
- (f) Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
 - (1) Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.
 - (2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.
 - (3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.
- (g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.
 - (1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the River or Creekside of Properties Abutting the River or Creek. Pervious paving is encouraged where feasible and appropriate to the site.
 - A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.
 - B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.
 - C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

- D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.
- (h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.
 - (1) Use of Site Walls to Define Outdoor Spaces.
 - A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.
 - B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.
 - (2) Site Wall and Fence Materials.
 - A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.
 - B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.
- (i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.
 - (1) Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creek side of buildings directly adjacent to the publicly owned portion of the river or creek:
 - A. Vending machines.
 - B. Automatic teller machines.
 - C. Pay phones.
 - D. Photo booths.
 - E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
 - F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
 - G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
 - H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
 - (2) Street Furnishing Materials.
 - A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
 - B. Inexpensive plastic resin furnishings are prohibited.
 - (3) Advertising on Street Furnishings.
 - A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
 - B. Product or business advertising is prohibited on all street furnishings.
 - C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.
 - (4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river or creek pathway.

- (j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.
- (1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.
 - A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
 - B. Outdoor spaces adjoining and visible from the river or creek right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of one-half (0.5) foot-candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river or creek right-of-way on the river or creek level and ground floor level shall use light sources with no more than the equivalent lumens of a 100-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river or creek right-of-way shall use light sources with the equivalent lumens of a 60-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a 100-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of two and one-half (2.5). Recreational fields and activity areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.
 - C. Exterior light fixtures that use the equivalent of more than 100-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.
 - D. Lighting spillover to the publicly owned areas of the river or creek or across property lines shall not exceed one-half ($\frac{1}{2}$) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.
 - (2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.
 - (3) Light Temperature and Color.
 - A. Light temperature and color shall be between 2500°K and 3500°K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.
 - B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to not conflict with any other requirement in this section.
 - (4) Minimize the Visual Impacts of Exterior Building Lighting.
 - A. All security lighting shall be shielded so that the light sources are not visible from a public way.
 - B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
 - C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.
 - (5) Prohibited Lighting on the Riverside or Creekside of Properties Abutting the River or Creek.
 - A. Flashing lights.
 - B. Rotating lights.
 - C. Chaser lights.
 - D. Exposed neon.
 - E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
 - F. Flood lamps.
 - (6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.
- (k) Curbs and Gutters.
- (1) Construct Curb and Gutter Along the Street Edge of a Property.

- A. Install curbs and gutter along the street edge at the time of improving a parcel.
 - B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.
- (l) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.
- (1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.
 - (2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.
 - (3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width (see Figure 673-8).
 - (4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.
 - (5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.
- (m) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.
- (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river or creek.
 - A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.
 - B. Orient the door to a trash enclosure to face away from the street when feasible.
 - C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.
 - (2) Screening of service entrance shall be compatible with the buildings on the block face.
 - A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.
 - B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.
- (n) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.
- (o) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river in RIOs 1 through 6. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.
- (1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:
 - A. At all street and vehicular bridge crossings over the river.
 - B. Where publicly owned streets dead end into the river.
 - C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

- (2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:
 - A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
 - B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
 - C. Reciprocal access agreements between property owners are permitted.
- (3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek with distinctive architectural or landscape elements.
 - A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.
- (p) Access to the Public Pathway Along the Creek (RIO-7). These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the creek area.
 - (1) Connections from private property to the publically owned pathway must maintain the functionality of publically installed Low Impact Development features like bioswales.
 - (2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.
 - (3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.
 - (4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.
 - A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.
 - B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, stone, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.
 - C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.
 - D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.
- (q) On-site Open Space. San Pedro Creek offers a unique opportunity to create privately owned, publicly-accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.
 - A. Forecourt— An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least thirty (30) percent of the length of the building. Forecourts should be at least fifty (50) percent deep as their creek-side length.
 - B. Courtyard— An outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.
 - C. Mid-Block Paseos— See Downtown Design Guidelines, chapter 6, paragraph 2.
 - i. Connect from a public street to another public street, public alley or San Pedro Creek.
 - ii. Be at least fifteen (15) feet wide and should be located in the middle one-third ($\frac{1}{3}$) of a block.
 - iii. Be open to the public during normal business hours.
 - iv. Have a clear line of site from the street to the creek or other street.
 - v. Be at least fifty (50) percent open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation

- vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least twenty-five (25) percent of its frontage.
 - vii. Include at least one gathering place with a fountain or other focal element.
 - viii. Add effective lighting to enhance visibility and safety.
- D. Arcade— A covered pedestrian passage-way defined by a building wall on one-side and columns or arches on the remaining sides.
- E. Canopy— A covered pedestrian passage-way defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.
- F. Pedestrian Oriented Mid-Block Service Drives and Fire Lanes— Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:
- i. A pedestrian path with a clear walking path of six (6) feet is provided.
 - ii. The sidewalk connects the creek to a street or connects two (2) parallel streets.
 - iii. Both sides of the service drive are planted with street trees no more than forty-five feet (45'-0") on-center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.
 - iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.
 - v. The view from the sidewalk to dumpsters, service yards, and transformers, and other service and utility areas are screened with a six-foot (6'-0") high wall or landscape buffer.
 - vi. Parallel parking spaces may be provided along the service drive but are not required.
 - vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight-foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.
- G. Creek and Street Intersection. The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.
- i. Provide a publicly accessible open space of at least six hundred twenty-five (625) square feet at street-creek intersections.
 - ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.
 - iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek-street intersection.
- (r) RIO-7 Mid-Block Crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) [feet] long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.
- (1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.
 - (2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in subsection 35-670(b)(4)G, Design Objectives for RIO-7. Alternate path alignments may be allowed by the historic preservation officer if the alternate path meets the goals of subsection 35-670(b)(4)G, Design Objectives for RIO-7.
- (s) New Elevator and Building Access. In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

UDC Section 35-674.01. - Building Design Principles in RIOs 1 through 6.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments,

and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

- (a) **Architectural Character.** A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods. When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.
- (b) **Mass and Scale.** A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.
 - (1) Express facade components in ways that will help to establish building scale.
 - A. Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.
 - (2) Align horizontal building elements with others in the blockface to establish building scale.
 - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
 - (3) Express the distinction between upper and lower floors.
 - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.
 - (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
 - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.
 - B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
 - Change materials with each building module to reduce its perceived mass; or
 - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
 - Change the roof form of each building module to help express the different modules of the building mass; or
 - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
 - (5) Organize the Mass of a Building to Provide Solar Access to the River. (see Figure 674-1).
 - A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).
 - B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).
 - (6) Except in RIO-3, for properties greater than three (3) sides abutting the river, organize the mass of the building(s) to create a courtyard facing the river with one (1) open side to the river.
- (c) **Height.** Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition,

building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.
A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

(2) Organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a forty-five-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today,

even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

- (1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.
 - A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:
 - i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
 - ii. By stepping back the top twenty (20) percent of the building.
 - iii. Changing the material of the cap.
 - B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.
 - C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.
 - (2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.
 - A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).
 - B. Windows should relate in design and scale to the spaces behind them.
 - C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.
 - D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.
 - (3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.
 - A. Entrances shall be the most prominent on the street side and less prominent on the river side.
 - B. Entrances shall be placed so as to be highly visible.
 - C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
 - D. Entrances shall have a change in material and/or wall plane.
 - E. Entrances should not use excessive storefront systems.
 - (4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.
 - A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
 - B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.
 - C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.
- (f) Staircases.
- (1) Staircases to the River Level Shall be Uniquely Designed.
 - A. Stairs shall not replicate other stairs in a single project.
 - B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials.
 - C. Stairs shall not exceed ten (10) feet in width.
- (g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.
- (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
 - A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings.

However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

- B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
- C. They should match the shape of the opening.
- D. Simple shed shapes are appropriate for rectangular openings.

FINDINGS:

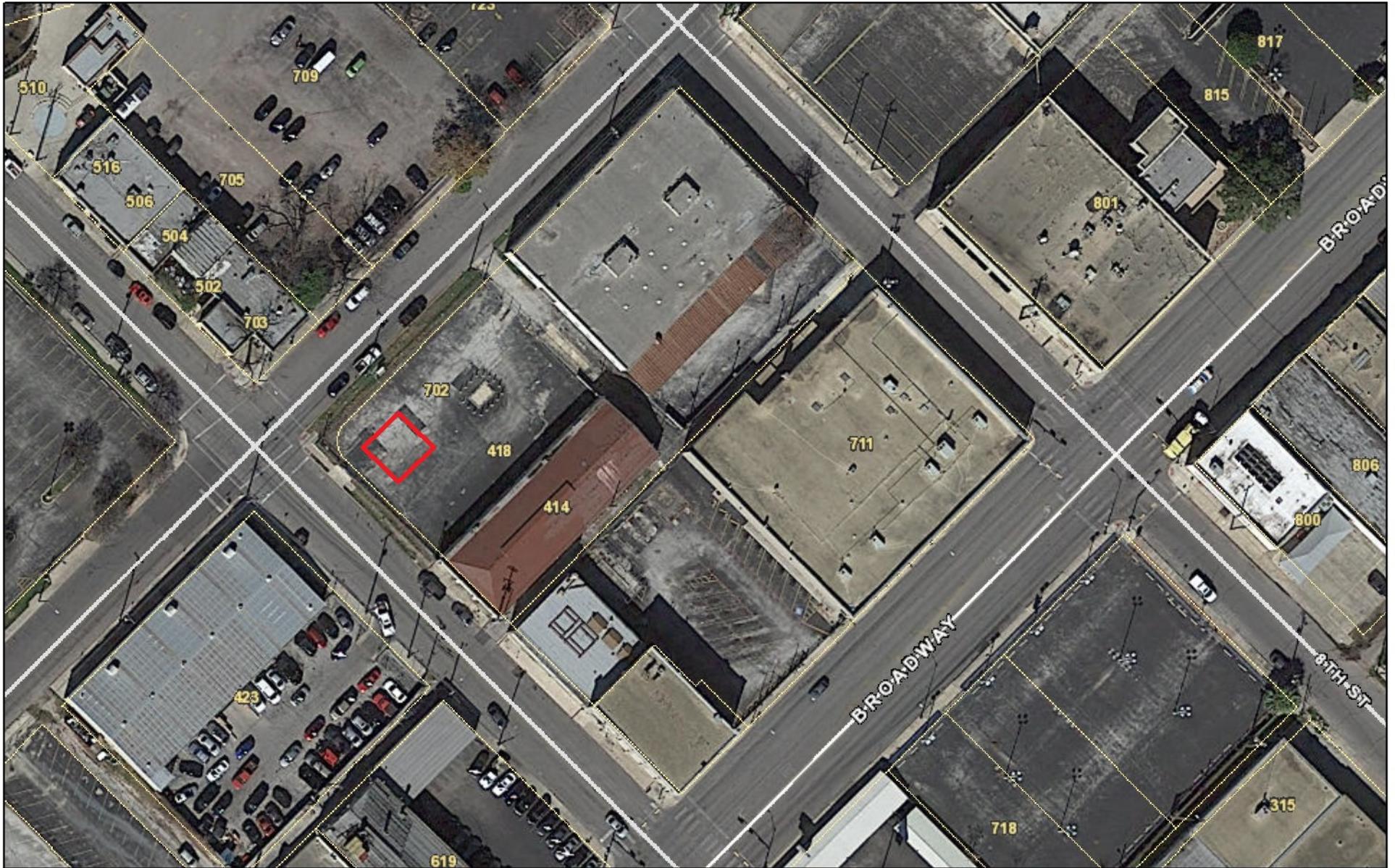
- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a retail structure to feature a footprint of approximately 180 square feet. The proposed structure will feature a stucco façade, steel windows and a flat roof with a parapet wall.
- b. EXISTING SITE – The location of the proposed retail structure is currently occupied by surface parking. Staff finds the construction of a structure at this location to be appropriate.
- c. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has sited the structure to be consistent with the UDC.
- d. SITE DESIGN – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed a site design that is consistent with the UDC.
- e. MECHANICAL & SERVICE EQUIPMENT – The applicant has proposed to locate mechanical equipment on the rooftop. The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- f. BUILDING DESIGN/MATERIALS – The applicant has proposed a 1-story structure that is to feature a stucco façade, steel windows, a flat roof with a parapet wall, and structural clay tile masonry. Staff finds the proposed design and materials to be appropriate and consistent with the UDC. The applicant has noted a recess of windows to be consistent with the UDC's recommended installation depth.
- g. SIGNAGE – The applicant has noted the installation of two signs; one on the west elevation and one on the north elevation. Generally, staff finds the proposed sizes and locations to be appropriate; however, staff finds that detailed signage plans should be submitted to OHP staff for review and approval. Signage should be consistent with the UDC Section 35-678 in regards to size, materials, and illumination.
- h. ARCHAEOLOGY – The project area is within a River Improvement Overlay District and is in close proximity to the historical alignment of the San Antonio River. In addition, a review of historical archival documents identifies a structure within the property as early as 1873. Furthermore, the project area is in close proximity to previously recorded archaeological site 41BX2169. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

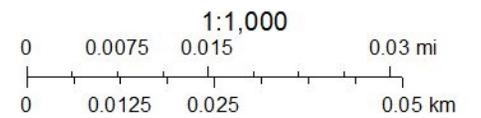
Staff recommends approval based on findings a through g with the following stipulations:

- i. That the applicant submit detailed signage documents to OHP staff for review and approval. All signage should be consistent with the UDC Section 35-678 in regards to size, materials, and illumination.
- ii. Archaeology – An archaeological investigation is required if excavations are necessary for the project. Please coordinate with the City Archaeologists. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



May 26, 2022



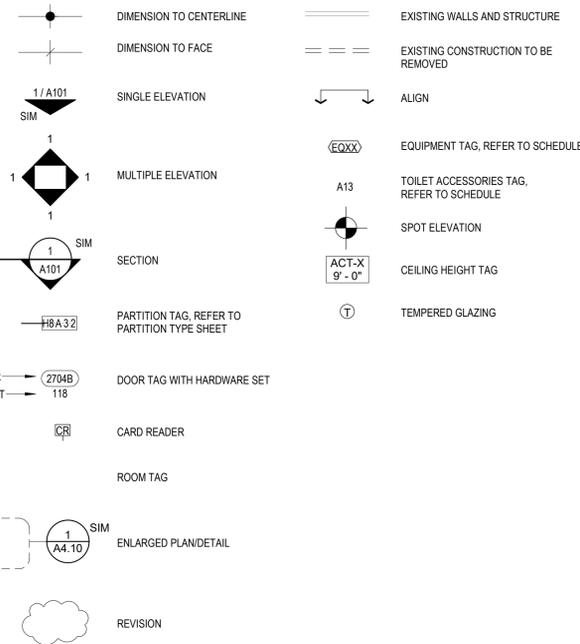
ABBREVIATIONS

A	ABV. ABOVE ACC. ACCESS ACCU. ACUSTICAL A.C.T. ACOUSTICAL CEILING TILE A.D. AREA DRAIN ADJ. ADJACENT/ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALUM. ALUMINUM ALLOW. ALLOWANCE ALT. ALTERNATE AND. ANODIZED APPROX. APPROXIMATE ARCH. ARCHITECT/ARCHITECTURAL AUTO. AUTOMATIC	B BD. BOARD BKSHLV. BOOK SHELVES B.L. BUILDING LINE BLDG. BUILDING BLCK. BLOCK BLKG. BLOCKING B.B. BULLETIN BOARD BEL. BELOW B.M. BENCH MARK B.O. BY OTHERS B.O.F. BOTTOM OF FIXTURE BRG. BEARING BSMT. BASEMENT BTM. BOTTOM BTW. BETWEEN B.U.R. BUILT UP ROOFING BVL. BEVEL B.W. BOTH WAYS	C C. TO C. CENTER TO CENTER CAB. CABINET CEM. CEMENT CER. CERAMIC C.F. CUBIC FOOT C.G. CORNER GUARD C.B. CHALKBOARD C.I. CAST IRON C.IN. CAST IN PLACE C.I.P. CAST IN PLACE CIRCUM. CIRCUMFERENCE C.J. CONTROL JOINT C.L. CENTERLINE CLO. CLOSET CLR. CLEAR/CLEARANCE C.M.U. CONCRETE MASONRY UNIT(S) COL. COLUMN COMB. COMBINATION COMP. "COMPRESS (ED), (ION), (IBLE)" COMPOSITION/COMPOSITE CONC. CONCRETE CONN. CONNECTION CONST. CONSTRUCTION CONT. CONTINUOUS/CONTINUE(D) CONTR. CONTRACT/CONTRACTOR CORR. CORRUGATED C.P. CENTER POINT CPT. CARPET C.T. CERAMIC TILE CTR. COUNTER C.Y. CUBIC YARD	D D. DRAIN DBL. DOUBLE DEMO. DEMOLITION D.F. DRINKING FOUNTAIN DIAM. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DISP. DISPENSER/ DISPOSER DIV. DIVIDER/ DIVISION D.L. DEAD LOAD DN. DOWN DR. DOOR D.S. DOWNSPOUT DTL. DETAIL DUPL. DUPLICATE DWG. DRAWING DWR. DRAWER E. EAST EA. EACH E.B. EXPANSION BOLT E.D.F. ELECTRIC DRINKING FOUNTAIN E.F. EACH FACE E.J. EXPANSION JOINT E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM EL. ELEVATION ELEC. ELECTRIC/ ELECTRICAL ELEV. ELEVATOR EMERG. EMERGENCY ENCL. ENCLOSE/ ENCLOSURE ENT. ENTRANCE E.P.S. EXPANDED POLYSTYRENE EQ. EQUAL EQUIP. EQUIPMENT ESC. ESCALATOR EST. ESTIMATE/ ESTIMATED E.W. EACH WAY E.W.C. ELECTRIC WATER COOLER E.W.H. ELECTRIC WATER HEATER EXC. EXCAVATE/ EXCAVATION E.F. EXHAUST FAN EXH. EXHAUST EXP. EXPANSION/ EXPANDED EXT. EXTERIOR EXTN. EXISTING EXTR. EXTRUDE (D)	F F.A. FIRE ALARM FAB. FABRICATED/ FABRICATION F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR F.F.E. FINISHED FLOOR ELEVATION FIN. FINISH FINISHED FIXT. FIXTURE F.C.O. FLOOR CLEANOUT FLR. FLOOR	FLUOR. FLUORESCENT FLEX. FLEXIBLE FDN. FOUNDATION F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUDS F.P. FIREPROOF/ FIREPROOFING FRM. FRAME F.R.T. FIRE RETARDANT TREATED FTG. FOOTING FUT. FUTURE F.W.P. FABRIC WRAPPED PANELS	G GA. GAUGE G.B. GRAB BAR G.C. GENERAL CONTRACTOR G.I. GALVANIZED IRON GALV. GALVANIZED GRT. GROUT GYP. GYPSUM GYP.BD. GYPSUM BOARD	H H.B. HOSE BIB HDBD. HARDBOARD HDWD. HARDWOOD H.C. HOLLOW CORE H.D. HEAVY DUTY HDR. HEADER HDW. HARDWARE H.M. HOLLOW METAL H.R. HAND RAIL HORIZ. HORIZONTAL HTG. HEATING HVAC. HEATING VENTILATION AIR CONDITIONING HOT WATER	I I.D. INSIDE DIAMETER INCL. INCLUDE (D), (ING) INSUL. INSULATE (D) INSULATION INTERIOR	J JST. JOIST JT. JOINT	K KIT. KITCHEN K.O. KNOCKOUT	L LAB. LABORATORY LDR. LADDER LAM. LAMINATE (D) LAV. LAVATORY LBL. LABEL L.H. LEFT HAND L.L. LIVE LOAD LT. LIGHT LNTL. LINTEL LOUV. LOUVER LWT. LIGHTWEIGHT MAN. MANUAL MAS. MASONRY MATL. MATERIAL (S) MAX. MAXIMUM M.B. MARKER BOARD MBR. MEMBER MECH. MECHANICAL MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURE (R)	M MAN. MANUAL MAS. MASONRY MATL. MATERIAL (S) MAX. MAXIMUM M.B. MARKER BOARD MBR. MEMBER MECH. MECHANICAL MED. MEDIUM MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURE (R)	N N. NORTH NAT. NATURAL N.I.C. NOT IN CONTRACT NM. NOMINAL N.R. NOISE REDUCTION COEFFICIENT N.T.S. NOT TO SCALE	O O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED O.F.O.I. OWNER FURNISHED CONTRACTOR INSTALLED OFC. OFFICE O.H. OVERHEAD/ OPPOSITE HAND OPG. OPENING OPP. OPPOSITE ORG. ORIGINAL O.S.B. ORIENTED STRAND BOARD	P P.B. PARTICLE BOARD PTN. PARTITION P.C. PRECAST P.C.F. POUNDS PER CUBIC FOOT P.C.PL. PORTLAND CEMENT PLASTER PED. PEDESTAL PERF. PERFORATE (D) PERIM. PERIMETER PERM. PERMANENT PERP. PERPENDICULAR P.L.F. POUNDS PER LINEAR FOOT PKG. PARKING PL. PLATE P.L. PROPERTY LINE PLAS. PLASTER P.LAM. PLASTIC LAMINATE PLBG. PLUMBING PLAST. PLASTIC PLYWD. PLYWOOD PNL. PANEL PNT. PAINT (ED) POS. POSITIVE	Q Q.T. QUARRY TILE	R R. RISER RAD. RADIUS R.A. RETURN AIR R.D. ROOF DRAIN R.F.D. REINFORCING BAR (S) REBAR. REBAR RECEP. RECEPTACLE REF. REFERENCE REFG. REFRIGERATOR REG. REGISTER REINF. REINFORCE (D) /REINFORCING REM. REMOVE REQ. REQUIRED RESIL. RESILIENT RET. RETURN RFNG. ROOFING REFL. REFLECTED R.H. RIGHT HAND RM. ROOM R.O. ROUGH OPENING R.O.W. RIGHT OF WAY REV. REVERSE (SIDE)/REVISE(D)	S S. SOUTH SAS. SURFACED FOUR SIDES S.A.F.B. SOUND ATTENUATING FIRE BLANKET S.C. SOLID CORE S.C. SCHED. SCHEDULED SCR. SCREEN SDG. SIDING SEC. SECTION S.S. SINK S.G.D. SLIDING GLASS DOOR SHT. SHEET SHTG. SHEATHING SIM. SIMILAR SKYL. SKYLIGHT SLV. SLEEVE SPEC. SPECIFICATION (S) SPKR. SPEAKER SPCL. SPECIAL SQ. SQUARE S.STL. STAINLESS STEEL S.S.M. SOLID SURFACE MATERIAL STA. STATION S.T.C. SOUND TRANSMISSION CLASS STD. STANDARD STG. STORAGE STL. STEEL STRUC. STRUCTURE/ STRUCTURAL SUBST. SUBSTITUTE SURF. SURFACE SUSP. SUSPENDED S.V. SHEET VINYL S.W.C. SPECIAL WALL COVERING SYM. SYMMETRICAL SYN. SYNTHETIC S.Y.P. SOUTHERN YELLOW PINE SYSTEM SYS. SYSTEM	T T. TREAD TAG. TONGUE AND GROOVE TAN. TANGENT TECH. TECHNICAL TEL. TELEPHONE THK. THICK (NESS) THRESH. THRESHOLD T.B. TACK BOARD TLT. TOILET T.O.C. TOP OF CURB TOL. TOLERANCE T.O.P. TOP OF PARAPET T.O.S.C. TOP OF STRUCTURAL CONCRETE T.O.S. TOP OF STEEL T.O.W. TOP OF WALL T.P.D. TOILET PAPER DISPENSER TRANS. TRANSPARENT TRTD. TREATED T.V. TELEVISION TYP. TYPICAL	U UNFIN. UNFINISHED UN.O. UNLESS NOTED OTHERWISE UR. URINAL	V VAR. VARIES V.C.T. VINYL COMPOSITION TILE VENE. VENEER VERT. VERTICAL VOL. VOLUME V.T. VINYL TILE VWC. VINYL WALL COVERING	W W. WEST W/ WITH W/O WITHOUT WB. WOOD BASE WC. WATER CLOSET WD. WOOD W.H. WALL HUNG W.I. WROUGHT IRON WIN. WINDOW WP. WATER PROOFING WR. WATER REPELLENT (RESISTANT) W.S. WATER STOP WNSCT. WAINSCOT W.T. WINDOW TREATMENT W.H. WATER HEATER W.T.W. WALL TO WALL W.V. WOOD VENEER W.W.F. WELDED WIRE FABRIC
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GENERAL NOTES

- DO NOT DISASSEMBLE THIS SET.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTION OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- ALL WORK RELATING TO THIS CONSTRUCTION SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL RELATED LOCAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
- ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.
- ALL EQUIPMENT AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS FOR SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
- THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
- LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS OF AS-BUILT CONDITIONS WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS, AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT AND OWNER, EITHER HARD-COPY OR DIGITALLY, WITHIN A REASONABLE AMOUNT OF TIME AFTER COMPLETION OF CONSTRUCTION.

GENERAL SYMBOLS



SHEET INDEX			
SHEET NO.	SHEET NAME	ISSUANCE	ISSUANCE DATE
1. ARCHITECTURAL			
A001	COVER SHEET	100% CDs	04.26.22
A002	ACCESSIBILITY GUIDELINES	100% CDs	04.26.22
A201	FLOOR PLAN, RCP, & ROOF PLAN	100% CDs	04.26.22
A301	EXTERIOR ELEVATIONS	100% CDs	04.26.22
A401	BUILDING SECTIONS & GLAZING SCHEDULE	100% CDs	04.26.22
A411	WALL SECTIONS	100% CDs	04.26.22
A412	WALL SECTIONS	100% CDs	04.26.22
A431	SECTION DETAILS	100% CDs	04.26.22
A601	INTERIOR ELEVATIONS & FINISH SCHEDULE	100% CDs	04.26.22
2. STRUCTURAL			
S101	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES	100% CDs	04.26.22
S102	GENERAL NOTES	100% CDs	04.26.22
S201	FRAMING PLANS	100% CDs	04.26.22
S300	TYPICAL DETAILS	100% CDs	04.26.22
S310	SECTIONS	100% CDs	04.26.22
S500	FRAMING ELEVATIONS	100% CDs	04.26.22
3. MECHANICAL			
M101	MECHANICAL PLAN	100% CDs	04.26.22
4. PLUMBING			
P00	PLUMBING NOTES, SYMBOLS, LEGENDS & SCHEDULES	100% CDs	04.26.22
P101	PLUMBING PLAN	100% CDs	04.26.22
P201	PLUMBING SCHEDULES & DETAILS	100% CDs	04.26.22
5. ELECTRICAL			
E000	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS	100% CDs	04.26.22
E001	LIGHTING CODE COMPLIANCE AND COMMISSIONING	100% CDs	04.26.22
E211	CEILING PLAN - LIGHTING	100% CDs	04.26.22
E311	FLOOR PLAN - POWER	100% CDs	04.26.22
E511	FLOOR AND ROOF PLAN - EQUIPMENT POWER	100% CDs	04.26.22
E601	ONE-LINE DIAGRAM	100% CDs	04.26.22
E701	ELECTRICAL PANEL SCHEDULES	100% CDs	04.26.22
E801	ELECTRICAL DETAILS	100% CDs	04.26.22



Make Ready Coffee

21-041b

Studio8
Architecture & Interiors

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Studio8 Architects, Inc. © Copyright 2018

Seal:



04.26.22
Milton Hime
TX STATE REG #1986

PROJECT TEAM

Architect:

Studio8 Architects
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San Antonio, TX 78212
Contact: Megan Moshier
Phone: 210.314.4904

Structural Engineer:

Datum Engineers
311 6th St
San Antonio, TX 78215
Contact: Tim Stocks
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MP Engineer:

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Phone: 930.865.5103

Electrical Engineer:

Big State Electric
8923 Aero St
San Antonio, TX 78217
Contact: Kevin Moses
Phone: 210.735.1051

Hixon Properties

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX

Issue

1 04.26.22 100% CDs

Project Number: 21-041b
Drawn By: FV
Checked By: MS

COVER SHEET

A001

BUILDING CODE INFORMATION

PROJECT INFORMATION	
PROJECT LOCATION	SAN ANTONIO, TX
ADDRESS	COSA ADDRESS DEPARMENT TO ASSIGN OFFICIAL ADDRESS
SCOPE OF WORK	180-SF 1-STORY BUILDING COFFEE SERVICE BAR

APPLICABLE CODES AND ORDINANCES	
LOCAL BUILDING CODE EDITION	2018 INTERNATIONAL BUILDING CODE WITH CITY OF SAN ANTONIO AMENDMENTS
ZONING ORDINANCES	CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
FIRE CODE	2018 INTERNATIONAL FIRE CODE WITH CITY OF SAN ANTONIO AMENDMENTS
ENERGY CODE	2018 IECC WITH CITY OF SAN ANTONIO AMENDMENTS
MECHANICAL CODE	2018 UNIFORM MECHANICAL CODE (UMC) WITH CITY OF SAN ANTONIO AMENDMENTS
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH CITY OF SAN ANTONIO AMENDMENTS
PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE WITH CITY OF SAN ANTONIO AMENDMENTS
ACCESSIBILITY CODE	TEXAS ACCESSIBILITY STANDARDS (TAS) 2012

BUILDING INFORMATION:	
OCCUPANCY GROUP(S)	B
TYPE OF CONSTRUCTION	V-B NON-SPRINKLERED
MIXED OCCUPANCY SEPARATION	NOT APPLICABLE
ALLOWABLE FLOOR AREAS	9,000 SF
ACTUAL FLOOR AREA / BLDG. AREA	180 GSF
MAX. HEIGHT IN FEET	40'
MAX. HEIGHT IN STORIES	2
ACTUAL HEIGHT (FEET / STORIES)	14'-6" / 1-STORY
FIRE RESISTIVE REQUIREMENTS TABLE 601	
EXTERIOR BEARING WALLS	0 HOUR
INTERIOR BEARING WALLS	0 HOUR
EXTERIOR NON-BEARING WALLS	0 HOUR
STRUCTURAL FRAME	0 HOUR
PERMANENT PARTITIONS	0 HOUR
SHAFT ENCLOSURES	1 HOUR FOR THREE OR FEWER STORIES
FLOORS	0 HOUR
ROOFS	0 HOUR
PARAPETS	REQUIRED: NO PROVIDED: YES
DRAFT STOPS	REQUIRED: NO PROVIDED: NO

EGRESS REQUIREMENTS	
FLOOR AREAS (GROSS)	180 TOTAL SF
LEVEL 1	180 SF
EXITS REQUIRED	
MIN. NUMBER OF EXITS	1 EXIT
EGRESS WIDTH CALCULATED	DOORS: 2 OCC. X 0.2 = 0.4 32" MIN - 36" PROVIDED
REQUIRED MINIMUM DISTANCE BETWEEN EXIT ACCESS DOORWAYS	PRIMARY EXIT ACCESS NOT LESS THAN 1/2 DIAGONAL DISTANCE - NOT APPLICABLE
ACTUAL DISTANCE	REFER TO LIFE SAFETY PLANS
COMMON PATH OF EGRESS TRAVEL	100' WITHOUT SPRINKLER SYSTEM
EXIT ACCESS TRAVEL DISTANCE (INCLUDES COMMON PATH OF EGRESS TRAVEL)	75' WITHOUT SPRINKLER SYSTEM FOR SINGLE EXIT

PARKING REQUIREMENTS	
SITE PERMIT NUMBER	-
SPACES REQUIRED	1 PER 300 SF = 1
SPACES PROVIDED	1 ON-STREET PER UDC 35-209-(e)(2)D.2

TDLR INFORMATION	
TDLR NUMBER	TABS2022017411

FIRE CONTROL SYSTEMS	
FIRE ALARM & DETECTION SYSTEMS	REQUIRED IN B OCCUPANCIES WITH 500 OR MORE OCCUPANTS - N/A
AUTOMATIC SPRINKLER SYSTEM	NON SPRINKLERED
STANDPIPES	NOT REQUIRED
FIRE EXTINGUISHER SIZE & TRAVEL DIST.	3,000 SF/UNIT OF A 75' MAX. TRAVEL DISTANCE TO AN EXTINGUISHER

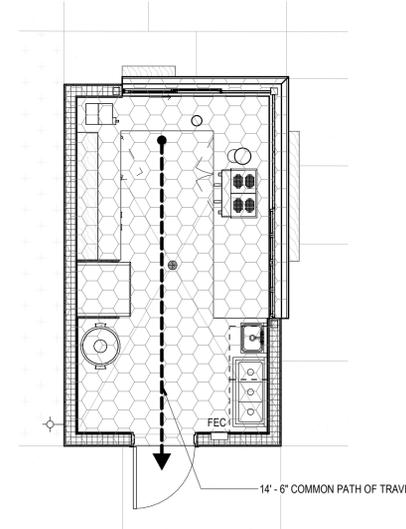
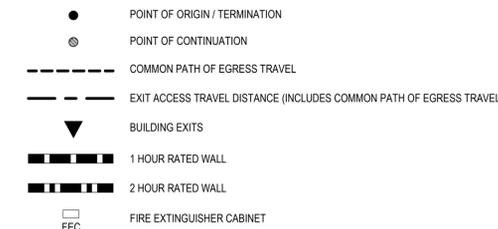
MINIMUM PLUMBING FACILITIES	
MEN - TOTAL COUNT	2 OCC/2 = 1
LAVATORIES	1 REQUIRED
WATER CLOSETS	1 REQUIRED
WOMEN - TOTAL COUNT	2 OCC/2 = 1
LAVATORIES	1 REQUIRED
WATER CLOSETS	1 REQUIRED
DRINKING FOUNTAINS	1 REQUIRED - SUBSTITUTION W/ WATER SERVICE
NOTE: RESTROOMS AND SERVICE SINK ACCESS PROVIDED IN ADJACENT MAKE READY BUILDING WITHIN 332'. SEE SITE PLAN FOR LOCATION	
SERVICE SINKS	NOT REQUIRED PER UDC 13-41

SIGNAGE	
PROVIDE BUILDING ADDRESS SIGNAGE AT LEAST 8" HIGH, VISIBLE FROM THE STREET THAT CONTRASTS WITH THE BACKGROUND OF THE BUILDING.	
- STAIRWAYS: PROVIDE STAIRWAY IDENTIFICATION LOCATED AT EACH FLOOR LEVEL SIZED PER IFC 1022.9.1.	
- ELEVATOR RECALL: SHALL BE PER IBC SECTION 3003.2, AND IFC 607.1	

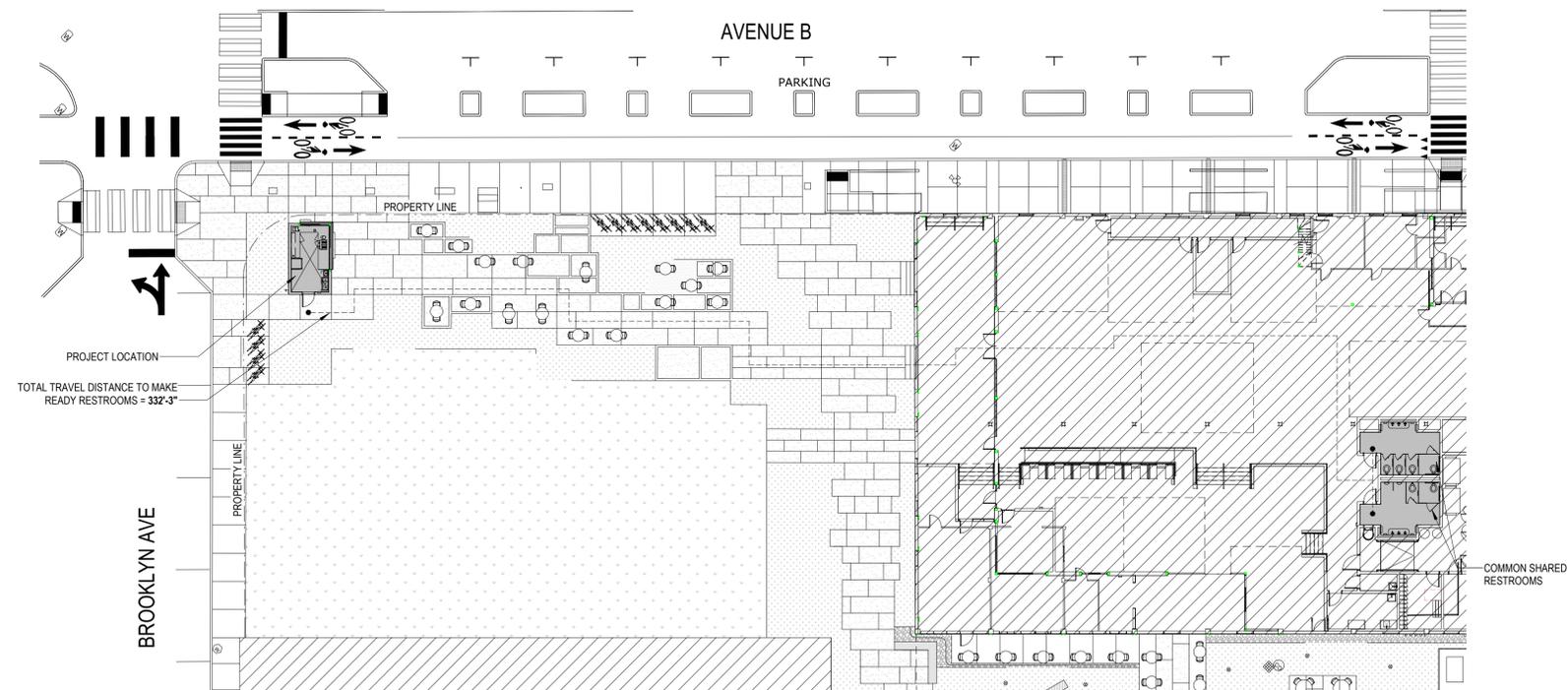
OCCUPANCY LEGEND

Information based on Table 1004.1.2, IBC 2021

PATTERN	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANCY
	KITCHEN	180 SF	200 gross	1
TOTAL OCCUPANTS				1



LIFE SAFETY PLAN 2
1/4" = 1'-0"



SITE PLAN 1
1" = 20'-0"

Seal:



04.26.22
Milton Hime
TX STATE REG #13986

Hixon Properties

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX

Issue
1 04.26.22 100% CDs

Project Number: 21-041b
Drawn By: FV
Checked By: MS

CODE INFORMATION

DIVISION 01 - GENERAL REQUIREMENTS

ALLOWANCES

- At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the work.
- Coordinate allowance items with other portions of the work.
- Allowance shall include the cost to Contractor of specific products and materials selected by Architect under allowance and shall include taxes, freight and delivery to Project Site.
- Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

SUBMITTAL PROCEDURES

- Submit data and shop drawings for all products shown and/or specified in Architectural, Structural and MEP drawings.
- Submit physical samples of all paints, countertops and other finishes. Paint samples shall be min 12x12
 - Prepare a physical mock up min 8' long x 4' high incorporating all exterior building materials including, CMU, stone, Pre-Cast Concrete, storefront, siding and trim. Mock up to be approved by owner before ordering materials. Notify Owner 2 weeks in advance of when mock up will be ready and allow 2 weeks for Owner review.
- Substitutions will be reviewed if submitted with Bid. Contractor shall provide all data necessary to illustrate that substitutions meet or exceed specified materials.
- Coordinate preparation and processing of submittals with performance of construction activities.
- Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- Allow 5 working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
- Highlight, encircle or otherwise specifically identify deviations from the Contract Documents on submittals.
 - Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents.
- Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.

QUALITY REQUIREMENTS

- All products installed in the project shall be new and free from defect at time of installation. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.

PHOTOGRAPHIC DOCUMENTATION

- Contractor shall record and maintain project photos for pre-construction conditions, all demolition activities, and periodic installation of each portion of work. Photographs should be taken daily during installation of new roofing. Provide copies of all photographs for Owner at the end of the job.

TESTING

- Contractor shall coordinate with Owner's testing agency. Construction testing includes but is not limited to; soils compaction tests for building pad; concrete testing; CMU grout testing; framing inspections, roof inspections and required City or third party inspections.

PROJECT SCHEDULE AND COORDINATION

- Contractor to submit project schedule identifying milestones and critical path construction operations for all Architectural work.
- Contractor to submit schedule of values organized in CSI format indicating line item amounts for all products specified.

SUSTAINABILITY GOALS

- The Owner does not have any specific requirements for sustainability, although these specifications include some measures such as FSC wood and construction waste management, etc. The only requirement to follow is the use of Low VOC paints. We would like to understand the cost of implementing the sustainability measures in these specs as noted in the alternates above

CLOSEOUT PROCEDURES

- Contractor shall maintain a set of construction documents on site throughout duration of work and shall keep set updated with latest corrections, revisions and changes.
- At end of project, Contractor shall prepare two complete sets of record documents for the Owner.
- Contractor shall provide a minimum of two copies of all operations and maintenance data, warranties and submittals for owner at completion of project.

CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

- Owner's goal is to salvage and recycle as much nonhazardous demolition and construction waste as possible.
- Submit 3 copies of the Waste Management Plan within 7 days of date established for the Notice to Proceed.
- Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts and invoices.
- Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts and invoices.
- LEED Submittal: If applicable, provide LEED letter template for Credit MR 2.1 and 2.2, signed by Contractor, tabulating total waste material, quantities diverted and means by which it is diverted, and statement that requirements for the credit have been met.
- List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery and handling and transportation procedures. For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the work.
- Implement waste management plan as approved by Owner. Provide handling, containers, storage, signage, transportation and other items as required to implement waste management plan during the entire duration of the Contract.
- Recycle paper and beverage containers used by on-site workers. Separate recyclable waste from other waste materials, trash and debris. Separate recyclable waste by type at Project site to the maximum extent practical.
- Except for items or materials to be salvaged, recycled or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

DIVISION 04 - MASONRY

- Masonry to be D'Hanis structural clay tile, owner provided contractor installed.
- Comply with cold weather construction requirements contained in ACI 530.1/ASCE 6/ TMS 602. Do not lay masonry when temperatures are below 40 degrees Fahrenheit.
- When temperatures exceed 90 degrees Fahrenheit, do not spread mortar beds more than 48" ahead of masonry and set units within 1 minute of laying mortar.
- Mortar and Grout Materials:
 - Portland Cement: ASTM C 150, Type I or II, except Type III may be used for cold-weather construction.
 - Hydrated Lime: ASTM C 207, Type S.
- Adjustable Masonry-Veneer Anchors: Provide 2-piece galvanized assemblies that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to wall, for attachment over sheathing to wood or metal studs, and that are capable of withstanding a 100-lbf load in both tension and compression without deforming or developing play in excess of 0.05 inch
- Rubberized-Asphalt Flashing: For Base Flashing use Manufacturer's standard composite flashing product consisting of a pliable and highly adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of 0.040 inch.
- Miscellaneous Masonry Accessories:
 - Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; formulated from neoprene.
 - Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall. Made from styrene-butadiene-rubber compound complying with ASTM D 2000, Designation M2AA-805
 - Bond-Breaker Strips: Asphalt-saturated, organic roofing felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
 - Wicking Material: Cotton or polyester rope, 1/4 to 3/8 inch in diameter, in length required to produce 2-inch exposure on exterior and 18 inches in cavity between wythes.
 - Cavity Drainage Material: 1-inch-thick, free-draining mesh; made from polyethylene strands.
- Lintels - Install loose lintels where indicated. Typical lintel for openings 7" wide or less to be 4X6X1/4 LLV galvanized steel angles. Lintels for wider openings to be sized by the Structural Engineer.

DIVISION 05 - METALS

METAL FABRICATIONS

- See drawings for details of all fabrications, unless noted otherwise.
- All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.
- All bolted connections shall be made using ASTM A325 bolts of the size noted or best suited for the intended purpose.
- All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.
- Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces
- Comply with NAAAM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Protect mechanical finishes by applying a strippable, temporary protective covering before shipping.
- Provide anchorage devices and fasteners where necessary for securing to in-place construction. Use concealed anchorages where possible.
- Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES

ROUGH CARPENTRY

- Provide preservative treatment by pressure process in accordance with AWPAC2 and AWPAC9 for rough carpentry at the following locations:
 - Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 - Wood floor plates that are installed over concrete slabs directly in contact with earth.
- Provide fire-retardant-treated materials that comply with performance requirements in AWPAC20 and AWPAC27 where indicated or required by local building codes.
- Telephone and electrical equipment backing panels shall be DCC PS 1, exposure 1, C-D plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4" thick.
- Provide fasteners of size and type appropriate for installation. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A.
- Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

INTERIOR ARCHITECTURAL WOODWORK

- Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.
- Wood cabinets for transparent finish:
 - Wood species, cut, and grain matching as indicated in the finish schedule
 - Shop Finished: AWI finish system
- Cabinets:
 - Faces/exposed surfaces to be solid homogeneous core with hard surface based on melamine resins.
 - All interior surfaces to be melamine. Reference drawings for color.
- Countertops shall be solid wood as indicated in finish schedule treated with marine varnish.
- Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.
- Install woodwork to comply with AWI section 1700 for the same grade specified.
- Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or doveled and glued.
- Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use face fastening, unless covered by trim
- Fabricate woodwork in accordance with AWI 400, custom grade, flush overlay construction unless noted otherwise.
- Fire-retardant-treated materials:
 - Lumber: Comply with performance requirements in AWPAC20, Interior Type A. Kin dry after treatment to a maximum of 19 percent.
 - Plywood: Comply with performance requirements in AWPAC27, Interior Type A. Kin dry after treatment to a maximum moisture content of 15 percent.
- Hardwood Veneer Plywood Paneling: Manufacturer's stock hardwood plywood panels complying with HPVA HP-1, made without urea-formaldehyde adhesive.
- Use wood glue that has a VOC content of 30 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- For paneling, use adhesive that has a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- Before installing interior finish carpentry/woodwork level, plumb, true and aligned with adjacent materials. Use concealed shims where necessary for alignment.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

ROOFING

- SBS Modified Bituminous Membrane Roofing: Subject to compliance with requirements, provide products by one of the following or approved equivalent:
 - Firestone Building Products.
 - GAF Materials Corporation.
 - Johns Manville.
 - U.S. Ply, Inc.
 - Siglist.
 - Garland.Install roofing membrane system according to roofing system manufacturer's written instructions and applicable recommendations in ARMA/NRCA's "Quality Control Guidelines for the Application of Polymer Modified Bitumen Roofing" and as follows:
 - Deck Type: N (invariably) metal decking.
 - Adhering Method: M (mopped).
 - Number of Glass-Fiber Base-Ply Sheets: Two.
 - Number of SBS-Modified Asphalt Sheets: One.
 - Surfacing Type: M (mineral-granule-surfaced cap sheet).Roofing Membrane Sheet: ASTM D 6164, 6163, or 6162, Grade S, Type I or II, SBS-modified asphalt sheet (reinforced with polyester fabric, glass fibers, or a combination thereof); smooth surfaced; suitable for application method specified.
Granule-Surface Roofing Membrane Cap Sheet: ASTM D 6164, 6163, or 6162, Grade G, Type I or II, SBS-modified asphalt sheet (reinforced with polyester fabric, glass fibers, or a combination thereof; granular surfaced; suitable for application method specified. Granule Color: GAF "Weatherwood" or approved equal.
Base-Ply Sheet Materials: Glass-Fiber Base-Ply Sheet: ASTM D 2178, Type IV, asphalt-impregnated, glass-fiber felt.
Base Flashing Sheet Materials:
 - Backer Sheet: ASTM D 4601, Type II, asphalt-impregnated and -coated, glass-fiber sheet, dusted with fine mineral surfacing on both sides.
 - Granule-Surfaced Flashing Sheet: ASTM D 6164, 6163, or 6162, Grade G, Type I or II, SBS-modified asphalt sheet (reinforced with polyester fabric, glass fibers, or a combination thereof; granular surfaced; suitable for application method specified. Granule Color: GAF "Weatherwood" or approved equal.

Provide auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing membrane. Provide Roofing manufacturer's standard 15 year warranty.

- Coverboard: ASTM C 1278/C 1278M, cellulosic-fiber-reinforced, water-resistant gypsum substrate, 1/2 inch thick. Subject to compliance with requirements, provide the following or similar product as recommended by the roof manufacturer for system indicated:
 - USG Corporation; Securock.
 - Georgia Pacific; DensDeck
 - Firestone; Isogard HD
- Roof Insulation: Preformed roof insulation boards manufactured or approved by roofing manufacturer, selected from manufacturer's standard sizes suitable for application, of thicknesses indicated and that produce FM Approvals-approved roof insulation.
 - Polysocyanurate Board Insulation: ASTM C 1289, Type II, Class 2, Grade 2, felt or glass-fiber mat face on both major surfaces. Board density of 2.0 pounds per cubic foot when measured in accordance with ASTM D1622. Compressive strength of 20 pounds per square inch per ASTM C209 or ASTM D1621.3. Isocyanurate insulation board stock larger than 4 feet by 4 feet and thicker than 2.5 inches is not acceptable.
 - Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches unless otherwise indicated.
- Collector Heads, Gutters and Downspouts - Min 24 Gauge Pre-finished metal Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 with Two-coat fluoropolymer. Color to be selected from manufacturers full range of colors. Components shall be installed to withstand the design conditions of the site. Refer to drawings for configurations. Installation shall comply with NRCA and SMCNA's "Architectural Sheet Metal Manual"
- Exposed metal flashings - metal drip edge sill flashings and other exposed flashing shall be Min 24 Gauge Pre-finished metal Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 with Two-coat fluoropolymer. Color to be selected from manufacturers full range of colors. For through roof vent penetrations use pre-formed flashings per manufacturer's recommendations.
- All building sealants to be 20 year silicone sealants. Color to be selected from manufacturers full range of colors.

WATERPROOFING

- Weather Barrier over exterior sheathing - 40 mil self adhering sheet. Carlisle CCW-705 HT or equal installed per manufacturers recommendations.
- All building sealants to be 20 year silicone sealants. Color to be selected from manufacturers full range of colors.

INSULATED METAL FRAMED WALL PANELS

- Structural Insulated Wall Panel Systems: Provide factory-formed and assembled, metal composite material wall panels fabricated from G60 galvanized steel sections bonded to a solid, extruded core consisting of high density expanded polystyrene (EPS) formed into profile for installation method indicated. Include attachment assemblies components and accessories required for weathertight system.
- Provide products by Novidesa - IKOS System 5 7/8" thickness.
- Submittals:
 - Code Compliance: Structural Engineer to comply with International Building Code (IBC).
 - Calculations: Submit structural calculations by a design professional registered in the state the project is being constructed in and qualified to perform the design work.
 - Shop Drawings: Submit shop drawings showing layout, elevations, product components and accessories.D. Quality Assurance Submittals - Submit the following:
 - Submit panel assemblyE. Fire Resistant Assemblies - Submit the following:
 - Submit Lab Test report / material report describing each fire-rated assembly.
 - Submit UL certificate showing flame spread and smoke developed information.F. Warranty: Submit manufacturer's standard warranty document.

DIVISION 08 - OPENINGS

HARDWARE

- Quality standard for hardware shall be BHMA Grade 1 for corridor doors and Grade 2 for all other doors.
- Hardware components are noted on the drawings.
- Key all locks to building grand master system. Provide construction cores during construction phase. General contractor is responsible for changing out construction cores prior to beneficial occupancy.
- Adjust door closures to comply with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.). Maximum door opening force for interior doors shall not exceed 5 lbs.

STEEL DOORS AND FRAMES

- Provide steel doors and frames where scheduled, complying with ANSI A250.8 and NFPA 80 for fire-rated assemblies.
- Exterior door construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless). Close top and bottom edges of doors flush with galvanized .053 inch thick steel channels, seal watertight.
- Interior door and frame construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless).
- Fabricate frames of .053 inch thick steel with mitered or coped and continuously welded corners. Knock-down frames are not acceptable.
- At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame assemblies of galvanized steel with a minimum R-value of 11.
- Where shown or scheduled, provide door and frame assemblies fabricated as sound-reducing type with STC sound rating of 33 or better.
- Supply doors and frames with manufacturer's standard, factory-applied coat of rust-inhibiting primer, ready for field painting.

COLD-ROLLED STEEL WINDOWS

- Cold-Rolled Steel Windows: Provide frame and sash members mechanically formed from metallic-coated, low-carbon, cold-rolled steel sheet complying with ASTM A653/A653M. Comply with SWI specifications for combined weight of frame and sash members and front-to-back depth of frame or sash members.
- Thermally Improved Design: Provide frame and sash members designed to isolate interior and exterior surfaces for improved thermal performance.
- Provide the following operating types in locations indicated on Drawings:
 - Bi-Fold; Outswing
 - Sliding
- Window Finish: Primed for field-painting. Color: As selected by Architect from manufacturer's full range.
- Mullions: Formed of cold-rolled steel matching window units; with anchors for support to structure and for installation of window units and having sufficient strength to withstand design pressure indicated. Provide mullions of profile indicated and with cover plates. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections.
- Sill Cap/Track: Designed to comply with performance requirements indicated and to drain to the exterior.
- Glazing Stops: Provide screw-applied glazing stops; coordinate with Glazing Section and with glazing system indicated. Provide glazing stops to match panel frames. Finish glazing stops to match window units if fabricated of steel.
- Weather Stripping: Manufacturer's standard compressible weather stripping, complying with AAMA 701/702, ASTM C509, or ASTM C864 and designed for permanently resilient sealing under compression and for complete concealment when sash is closed.
- Hardware: Provide manufacturer's standard nonremovable hardware, with operating components of stainless steel, carbon steel complying with AAMA 907, brass, bronze, or other corrosion-resistant material designed to smoothly operate, tightly close, and securely lock cold-rolled steel window sash; and sized to accommodate sash weight and dimensions.
 - Self-Closing Device for Fire-Rated Windows: Manufacturer's standard heat-activated self-closing device, complying with NFPA 80.
 - Projected Window Hardware: Provide Operating Device -- Gear-type rotary complying with AAMA 901 when tested according to ASTM E405, Method A, underscreen sash operator located at sill.
- Hinges: a. Concealed, four-bar friction hinges with adjustable slide shoes complying with AAMA 904; two per sash. Balance arms with adjustable, nonabrasive friction pivots; two per sash. Balance arms with adjustable, nonabrasive friction shoes; two per sash. Provide sash operation that permits cleaning of the outside glass face from the interior. Provide jamb-mounted, sliding, brass friction shoes with screw adjusters.
- Lock: Key-operated security lock and keeper.
- Pole Operators: Tubular-shaped, anodized aluminum; with rubber-capped lower end and standard push-pull hook at top to match hardware design; of sufficient length to operate window without reaching more than 60 inches (1500 mm) above floor; one pole operator and pole hanger per room that has operable windows more than 72 inches (1800 mm) above floor.
- Limit Device: Adjustable, concealed friction adjustor/stay-bar with release key or tool, limit devices designed to restrict sash opening.
- Fasteners: Provide fasteners of bronze, brass, stainless steel, or other metal that are warranted by manufacturer to be noncorrosive and compatible with trim, hardware, anchors, and other components of cold-rolled steel windows. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.
- Anchors, Clips, and Window Accessories: Provide units of stainless steel, hot-dip zinc-coated steel, bronze, brass, or iron complying with ASTM A123/A123M. Provide units with sufficient strength to withstand design pressure indicated. Windborne-Debris-Impact Resistance: Provide anchors and clips of same design used to pass windborne-debris-impact-resistance testing.
- Sealant: For sealants required within fabricated windows, provide manufacturer's standard, permanently elastic, nonshrinking, and nonmigrating type recommended by sealant manufacturer for joint size and movement.

GLAZING

- Glass thickness indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and in-service conditions. Provide glass lites for various size openings in nominal thickness indicated, but not less than thickness and in strengths (annealed or heat treated) required to meet or exceed ASTM E-1300.
- Comply with NFPA 80 for glazing in fire rated door and window assemblies.
- Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.
- Fully Tempered Float Glass: ASTM C1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality Q3.
- Insulating Glazing: Provide Vitro Solarban 70 Glass - (2) Solargray + Clear or approved equal.
 - Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:
 - U-Factors: Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F (W/sq. m x K).
 - Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
 - Visible Reflectance: Center-of-glazing values, according to NFRC 300.
- Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.
- Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C920, Type S, Grade NS, Class 100/50, Use NT. Provide glazing sealants that are compatible with one another and with other materials they will contact. Comply with sealant and manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.

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Seal:



04.26.22
Milton Hime
TX STATE REG #13986

Hixon Properties

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX

Issue

1 04.26.22 100% CDs

Project Number: 21-041b
Drawn By: FV
Checked By: MS

SPECIFICATIONS

A004

DIVISION 09 - FINISHES

GYPSUM BOARD ASSEMBLIES

1. Install metal studs, framing and gypsum board in accordance with ASTM C840, GA-201, GA-214, GA-216 and GA-600.
2. Contractor shall determine size and gauge of studs based on the stud manufacturer's limiting height tables for the application. Studs shall be installed in full lengths unless height exceeds manufacturer's maximum length in which case contractor shall submit stud splice details designed by stud manufacturer.
3. Penetrations in demising and sound insulated partitions above finished ceiling shall be effectively sealed to prevent sound leakage.
4. Screws or any other mechanical fasteners shall not attach partitions abutting window mullions. Provide soundproof closure strips at partition termination's at windows.
5. All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.
6. All gypsum board is to be 5/8" type X fire rated in rated partitions.
7. Install 5/8" cement board at all shower stalls and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.
8. Install control joints according to ASTM C840, GA-216 and in specific locations approved by Architect for visual effect.
9. All partitions identified as demising or sound insulated to be min. of 48 STC. No back-to-back wall boxes. Separate boxes a minimum 24".
10. Finish gypsum board in accordance with ASTM C840 to levels indicated below:
 - Level 1: Embed tape at joints in ceiling plenum areas, concealed areas, and where indicated, unless a higher level of finish is required for fire-resistance-rated assemblies and sound-rated assemblies.
 - Level 2: Embed tape and apply separate first coat of joining compound to tape, fasteners, and trim flanges where panels are substrate for tile and where indicated panels are substrate for acoustical tile.
 - Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated. This finish can be used in appearance areas which are to receive heavy or medium-texture finishes before final painting, or where heavy grade wallcoverings are to be applied as the final decoration.
 - Level 4: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges at all areas. This level should be used where flat paints, light textures or wallcoverings are to be applied. Embed tape in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. The surface shall be smooth and free of all tool marks and ridges. This level of finish shall be used where gloss, semi-gloss, enamel or non-textured flat paints are specified or where severe lighting conditions occur.
 - Level 5: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges at all areas. This level should be used where flat paints, light textures or wallcoverings are to be applied. Embed tape in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. The surface shall be smooth and free of all tool marks and ridges. This level of finish shall be used where gloss, semi-gloss, enamel or non-textured flat paints are specified or where severe lighting conditions occur.
11. Level 4 to be used at all visible locations unless otherwise noted.
12. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
13. Form control and expansion joints with space between edges for adjoining gypsum panels.
14. Install control joints at locations as indicated or at any conditions listed below according to ASTM C 840:
 - A. Where a wall or partition runs in an uninterrupted straight plane exceeding 30 ft. in length and total area between control joints does not exceed 900 sq. ft.
 - B. Interior ceilings with perimeter relief: Control joints shall be installed so that linear dimensions between control joints shall not exceed 50 ft. and total area between control joints does not exceed 2500 sq. ft.
 - C. Interior ceilings without perimeter relief: Control joints shall be installed so that linear dimensions between control joints shall not exceed 30 ft. and total area between control joints does not exceed 900 sq. ft.

NON-STRUCTURAL METAL FRAMING

1. Comply with ASTM C 754.
2. Suspension Systems:
 - A. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
 - B. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
 - C. Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.
3. Framed Assemblies:
 - A. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior walls.
 - B. Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section at head and secure to jamb studs.
 - C. Top track to match trim at all walls.

CERAMIC AND STONE TILE

1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.
2. Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of tile units to adjacent work.
3. For tile installed on walking surfaces, provide products with the following static coefficient of friction values as determined by testing identical products per ASTM C 1028:
 - A. Level surfaces: Minimum 0.6
 - B. Step treads: Minimum 0.6
 - C. Ramp surfaces: Minimum 0.8
4. Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone materials.
 - A. Water-Cleanable Epoxy Grout, ANSI A118.3; at all floor locations
 - B. Unsanded grout at all glass tile locations.
5. Seal stone and grout materials with colorless, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone tile. Use sealants that have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
6. Tile installation schedule according to Tile Council of America (TCA) systems:
 - A. Interior floor installation on concrete, thin-set mortar; TCA F113.
 - B. Interior wall installation over gypsum board on metal studs; organic adhesives: TCA W242.
 - C. Interior wall installation over water resistant gypsum bracker board; organic adhesive: TCA W242.
 - D. Interior wall shower-receptor installation; thin-set mortar over cement backer units; TCA B415 and TCA W244.
7. Where showers are indicated on the drawings, provide and install York Copper Fabric Shower Pans (5 oz.) unless noted otherwise. Pans to be factory fabricated to required size including minimum 6" upturn all around.
8. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering and identified with labels describing contents. Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.
9. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
 - A. Ceramic/Porcelain wall/floor tile: 1/16 inch

Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.

Install metal edge strips at locations indicated where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile.
11. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to product waterproof membrane of uniform thickness and bonded securely to substrate.
12. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness and bonded securely to substrate.

STAINING AND TRANSPARENT FINISHING

1. Comply with requirements in "MPI Architectural Painting Specification Manual" for products and finish systems indicated.
2. Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24); these requirements do not apply to primers, stains, and transparent finishes that are applied in a fabrication or finishing shop:
 - A. Flat Primers: VOC content of not more than 50 g/L.
 - B. Nonflat Primers: VOC content of not more than 150 g/L.
 - C. Primers, Sealers, and Undercoaters: VOC content of not more than 200 g/L.
 - D. Clear Wood Finishes, Varnishes: VOC content of not more than 350 g/L.
 - E. Clear Wood Finishes, Lacquers: VOC content of not more than 550 g/L.
 - F. Floor Coatings: VOC content of not more than 100 g/L.
 - G. Shellacs, Clear: VOC content of not more than 730 g/L.
 - H. Stains: VOC content of not more than 250 g/L.
3. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
4. Apply wood filler paste to open-grain woods, as defined in "MPI Architectural Painting Specification Manual," to produce smooth, glasslike finish.

PAINTING

1. Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish schedule.
2. Furnish Owner with 1 gallon of extra paint of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.
3. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
4. Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
5. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
6. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.
7. Paint surfaces of ducts with a flat, nonspecular black paint where visible through registers or grilles.
8. Paint schedule:
 - A. Concrete and Masonry
 - 1) Interior concrete and masonry primer
 - 2) 2 finish coats and interior semi-gloss acrylic enamel
 - B. Concrete Unit Masonry
 - 1) Concrete unit masonry block filler
 - 2) 2 finish coats interior semi-gloss acrylic enamel
 - C. Gypsum Board
 - 1) Interior gypsum board primer
 - 2) 2 finish coats interior low-luster (eggshell) acrylic enamel (flat for ceilings)
 - D. Ferrous Metal
 - 1) Interior ferrous-metal primer
 - 2) 2 finish coats interior semi-gloss acrylic enamel
 - E. Zinc-Coated Metal
 - 1) Interior zinc-coated metal primer
 - 2) 2 finish coats interior semi-gloss acrylic enamel

DIVISION 10 - SPECIALTIES

FIRE PROTECTION SPECIALTIES

1. Unless otherwise indicated, match building standard fire extinguisher cabinets at all locations.
2. Verify required quantities and locations of fire extinguishers and cabinets with local fire department officials prior to installation.
3. Coordinate sizes of cabinets with type and capacity of fire extinguishers required, or provided by Tenant/Owner.
4. At locations indicated "FEC", provide a cabinet and a fire extinguisher. At locations indicated "FE", provide a fire extinguisher mounted on a bracket.
5. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
6. Provide rated cabinets where cabinets are located in rated partitions. Rating shall match the rating of the partition in which the cabinet is installed.
7. Comply with manufacturer's written instructions for installing fire protection specialties
8. Provide audio visual strobes per local code - provide ceiling mounted white devices, unless noted otherwise. Provide submittals for architects review.

DIVISION 11 - EQUIPMENT

APPLIANCES

1. Appliances are scheduled on the Drawings. Appliances noted "N.I.C." are furnished and installed by others.
2. Examine rough-in for plumbing, mechanical, and electrical services, with Installer present, to verify actual locations of services before appliance installation.
3. Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
4. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
5. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

Studio8 Architecture & Interiors

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Seal:



04.26.22
Milton Hime
TX STATE REG #13986

Hixon Properties

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX

Issue

1 04.26.22 100% CDs

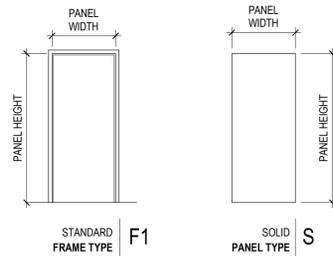
Project Number: 21-041b
Drawn By: FV
Checked By: MS

SPECIFICATIONS (CONT.)

A005

EQUIPMENT SCHEDULE									
MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	QUANTITY	PROVIDER	COMMENTS		
E1	ESPRESSO MACHINE	LA MARZOCCO	LINEA CLASSIC 2AV		1	OFCI			
E2	COFFEE GRINDER	MAHLKÖENING	E80 SUPREME		1	OFCI			
E3	COFFEE BREWER	FETCO	2141-XTS		1	OFCI			
E4	UNDERCOUNTER ICE MAKER	SUMMIT	BIM100ADA		1	OFCI			
E5	UNDERCOUNTER 2-DOOR REFRIGERATOR	TRUE	TUC-48-ADA-HC		1	OFCI			
E6	UNDERCOUNTER REFRIGERATOR	TRUE	TUC-27-ADA-HC		1	OFCI			
E7	VERTICAL AIR CURTAIN DISPLAY REFRIGERATOR	TRUE	TAC-14GS-LD		1	OFCI			

DOOR SCHEDULE													
NO.	PANELS				FRAMES			HARDWARE			CONSTRUCTION		
	PANEL TYPE	PANEL WIDTH	PANEL HEIGHT	PANEL MATERIAL	PANEL FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	PANIC	HARDWARE	SEAL	STOP	KICKPLATE
100	S	3'-0"	8'-10"	HM	PT1	F1	HM	PT1	YES	01	YES	YES	YES



- HARDWARE SET 01:
- 4 HINGES
 - 1 ENTRANCE LOCKSET
 - 1 EXIT DEVICE
 - 1 SURFACE CLOSER
 - 1 THRESHOLD
 - 1 DOOR BOTTOM
 - 1 WEATHERSTRIP
 - 1 FLOOR STOP
 - 1 KICK PLATE

GENERAL PLAN NOTES

- PROVIDE BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT AND HANDRAILS.
- CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL WALL AND SURFACE MOUNTED ITEMS, EQUIPMENT AND ACCESSORIES.

GENERAL DOOR, FRAME AND HARDWARE NOTES

- ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON ALL ACCESSIBLE DOORS SHALL BE LEVER STYLE, U.N.O. AND MOUNTED AT 36" A.F.F.
- ALL CLOSERS SHALL HAVE A SWEEP PERIOD ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVETO A POINT 3" FROM THE LATCH.
- ALL DOORS TO HAVE A MAXIMUM OF 5 LBS. OPENING FORCE.
- COORDINATE KEYING WITH BUILDING OWNER.
- ALL HOLLOW METAL AND RATED OPENINGS TO RECEIVE SEALS.
- ALL EXTERIOR DOORS TO RECEIVE NEOPRENE OR RUBBER BULB GASKETS, NOT BRUSH SEALS.
- ALL EXTERIOR DOORS TO RECEIVE ADA LATCHING PANIC EXIT SADDLES WITH RUBBER SEAL, NO SADDLE SILLS.

GENERAL REFLECTED CEILING PLAN NOTES

- PROVIDE NECESSARY EXIT LIGHTS.
- PROVIDE NECESSARY EMERGENCY LIGHTING WITH BATTERY PACKS. SWITCH EACH ROOM SEPARATELY U.N.O.
- LOCATE SWITCHES 8" FROM LATCH SIDE OF DOOR, MOUNT PER T.A.S.
- ALL FIRE ALARM DEVICES TO BE CEILING MOUNTED. SUBMIT SHOP DRAWINGS TO ENGINEER AND ARCHITECT FOR APPROVAL.

Seal:

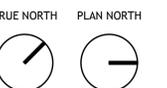


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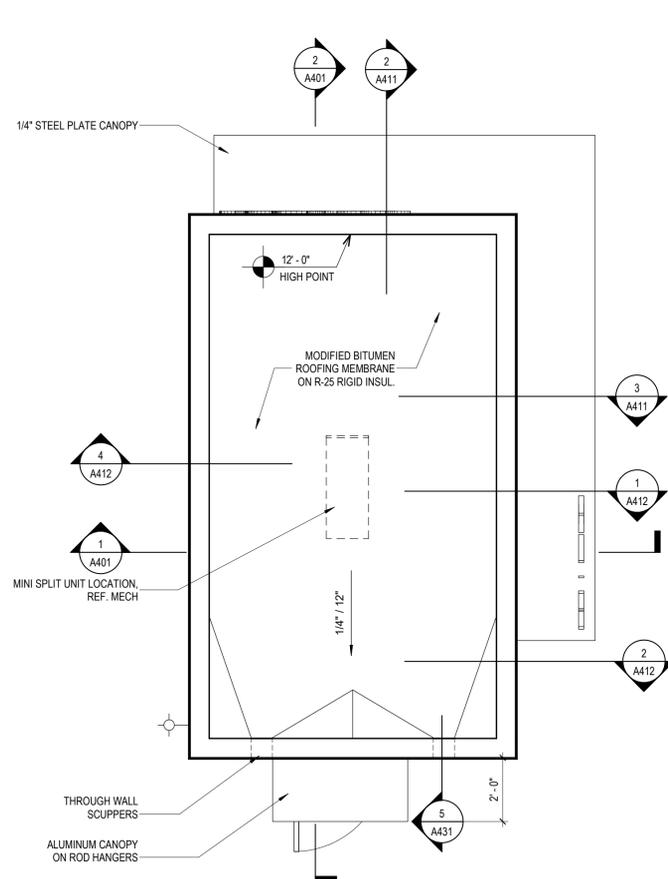


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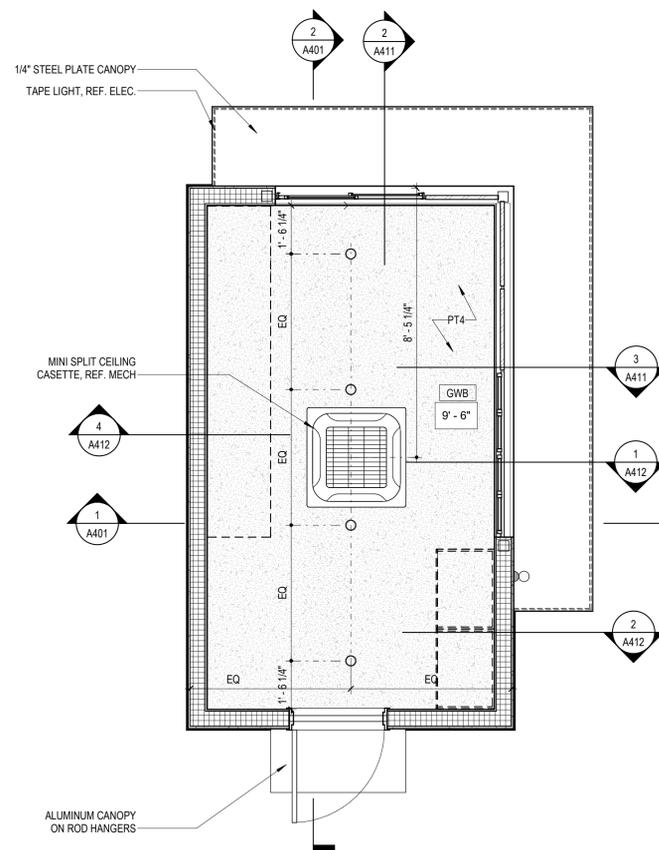
Project Number: 21-041b
Drawn By: FV
Checked By: MS

FLOOR PLAN, RCP, &
ROOF PLAN

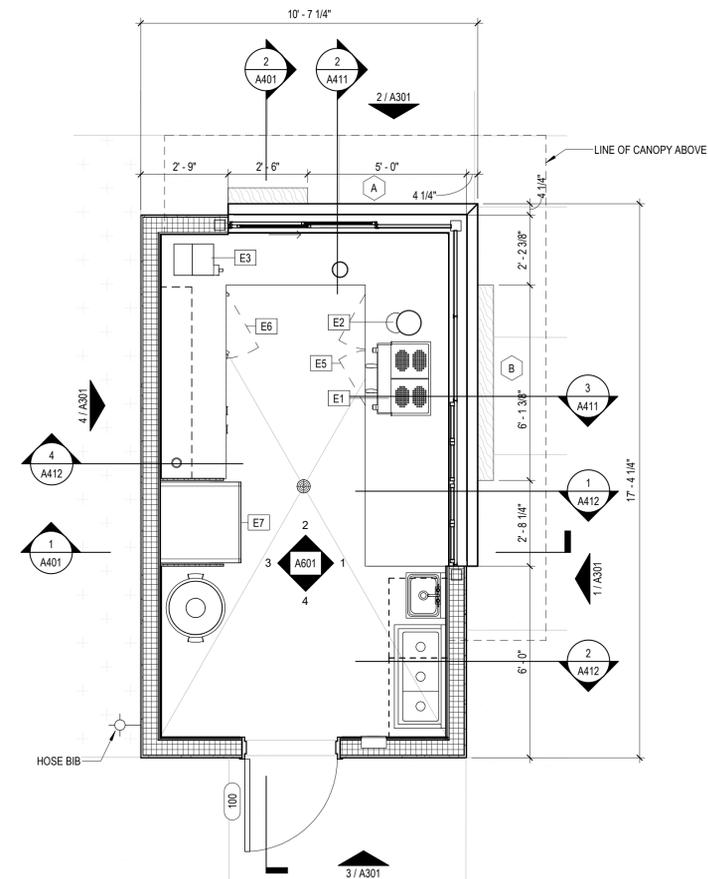
A201



ROOF PLAN 3
3/8" = 1'-0"



REFLECTED CEILING PLAN 2
3/8" = 1'-0"



FLOOR PLAN 1
3/8" = 1'-0"

GENERAL GLAZING NOTES

1. MAXIMUM GLASS WIDTH 4'-0" U.N.O. FOR GLASS THAT IS 3/8" THICK.
2. ANY VERTICAL GLAZING IN EXCESS OF 5'-0" IN HEIGHT AND NOT IN A CAPTURED FRAME SHALL BE 1/2" THICK AND TEMPERED.
3. ALL GLAZING SHALL BE TEMPERED.

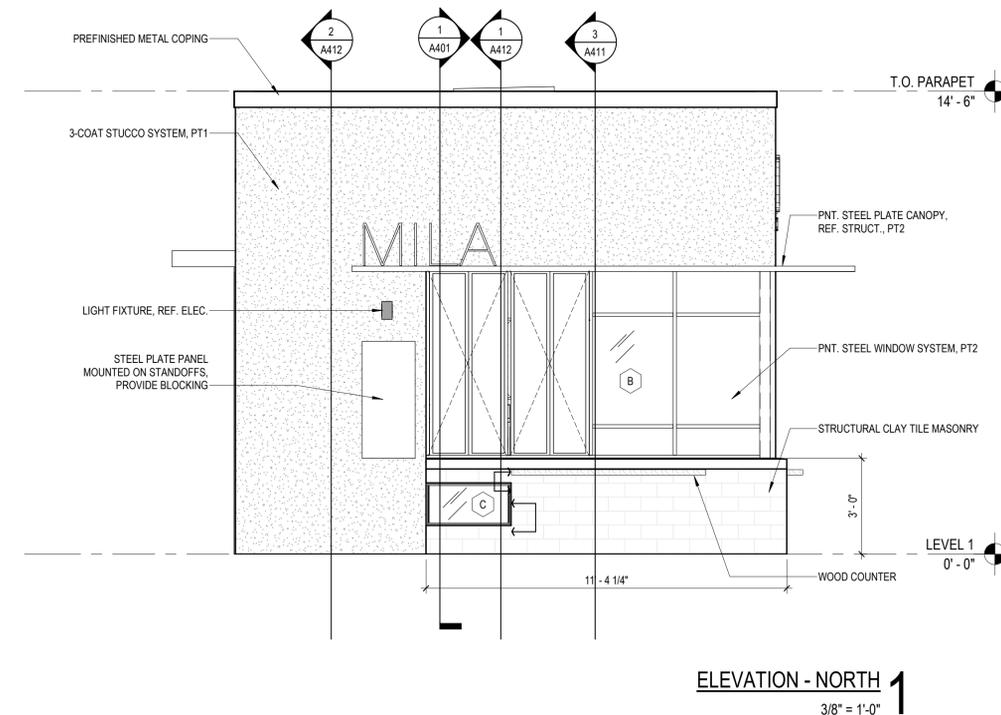
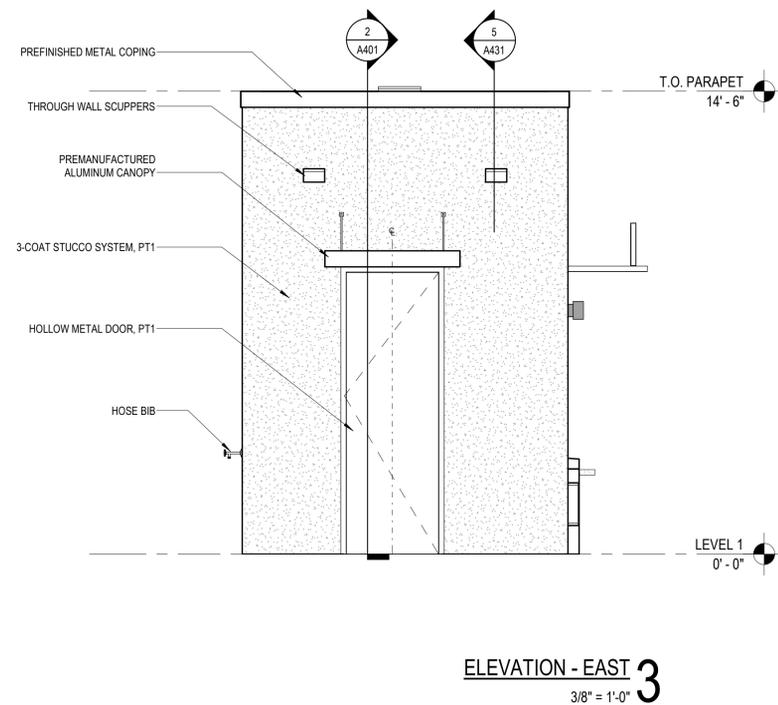
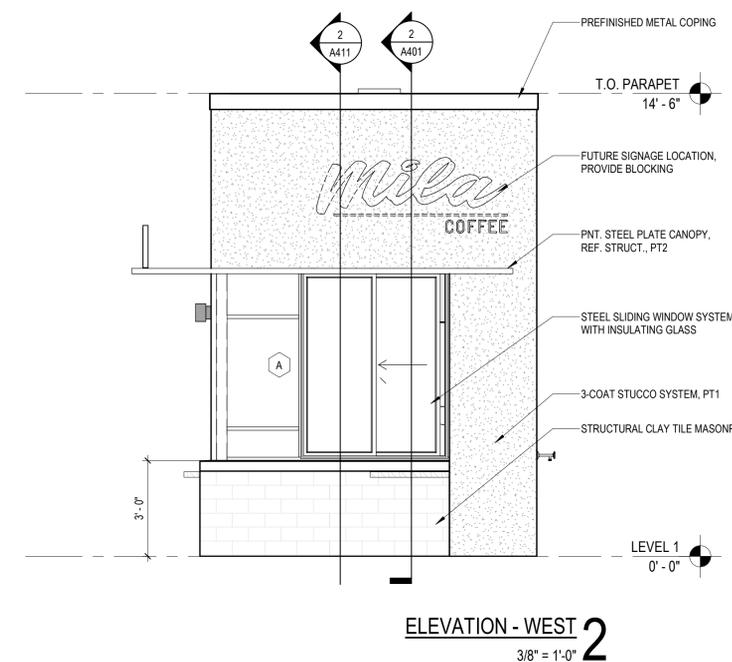
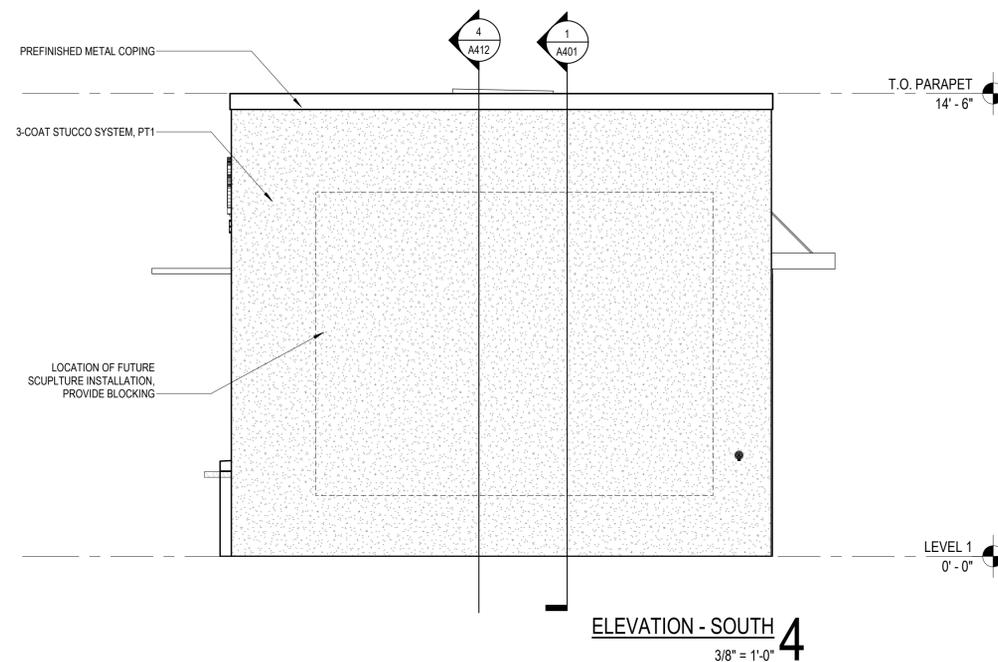
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EXTERIOR ELEVATIONS

A301

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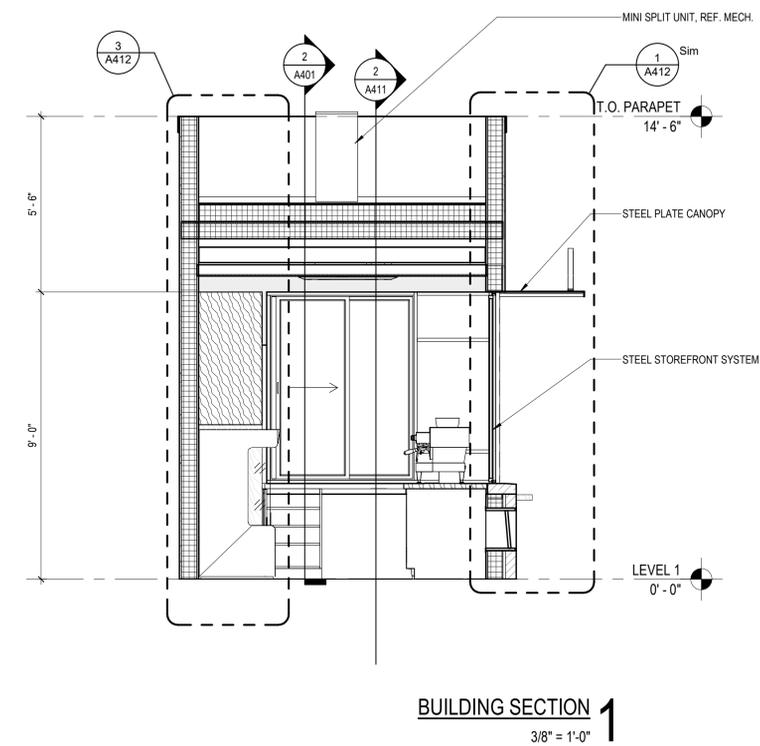
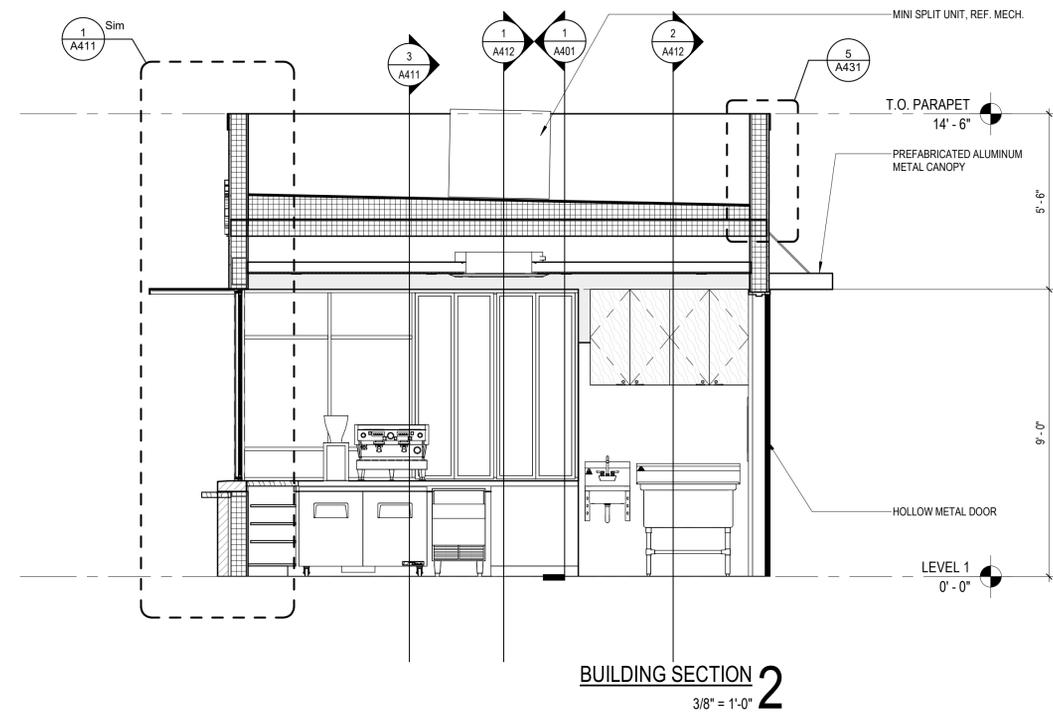
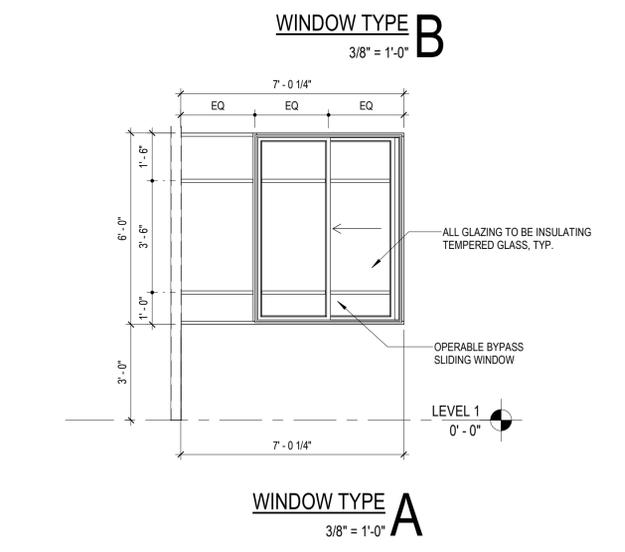
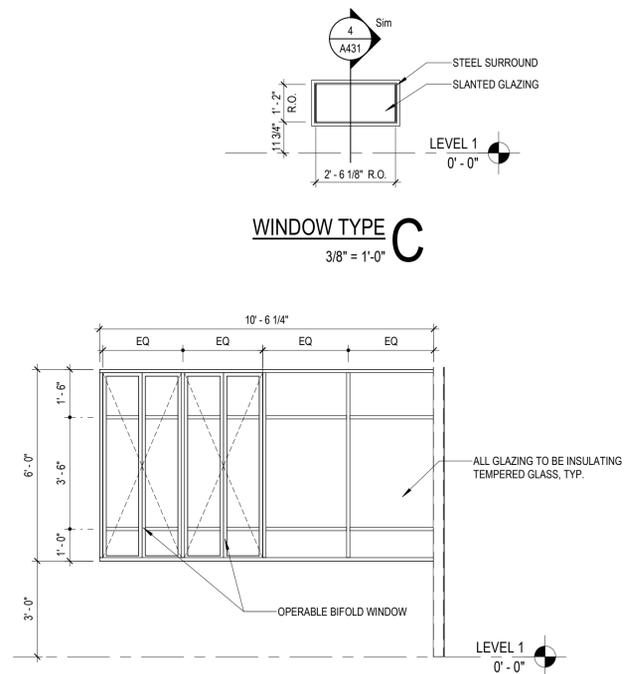
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Drawn By: FV
Checked By: MS

BUILDING SECTIONS &
GLAZING SCHEDULE

A401

GENERAL GLAZING NOTES

1. MAXIMUM GLASS WIDTH 4'-0" U.N.O. FOR GLASS THAT IS 3/8" THICK.
2. ANY VERTICAL GLAZING IN EXCESS OF 5'-0" IN HEIGHT AND NOT IN A CAPTURED FRAME SHALL BE 1/2" THICK AND TEMPERED.
3. ALL GLAZING SHALL BE TEMPERED.



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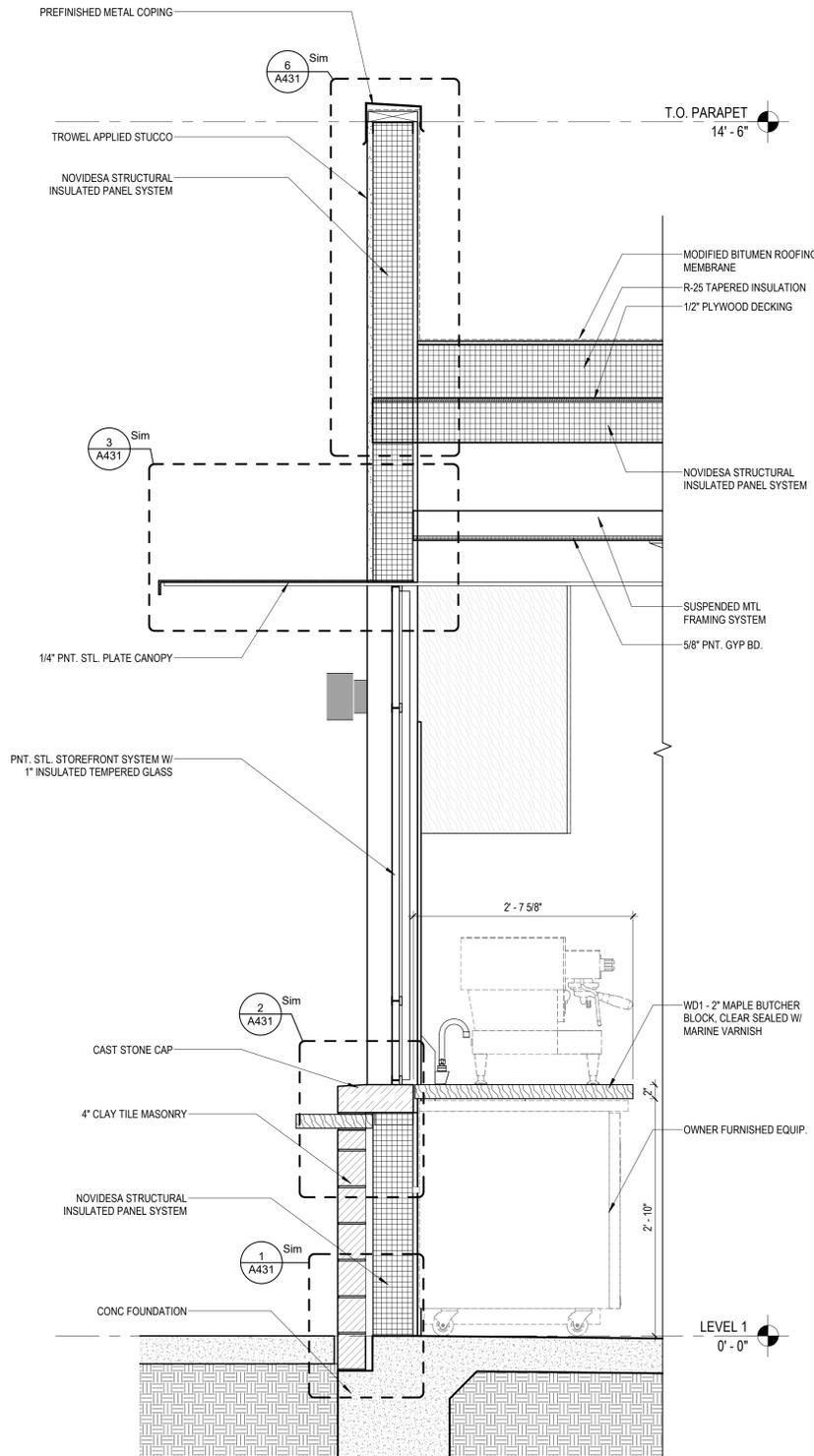
Project Number: 21-041b
Drawn By: FV
Checked By: MS

WALL SECTIONS

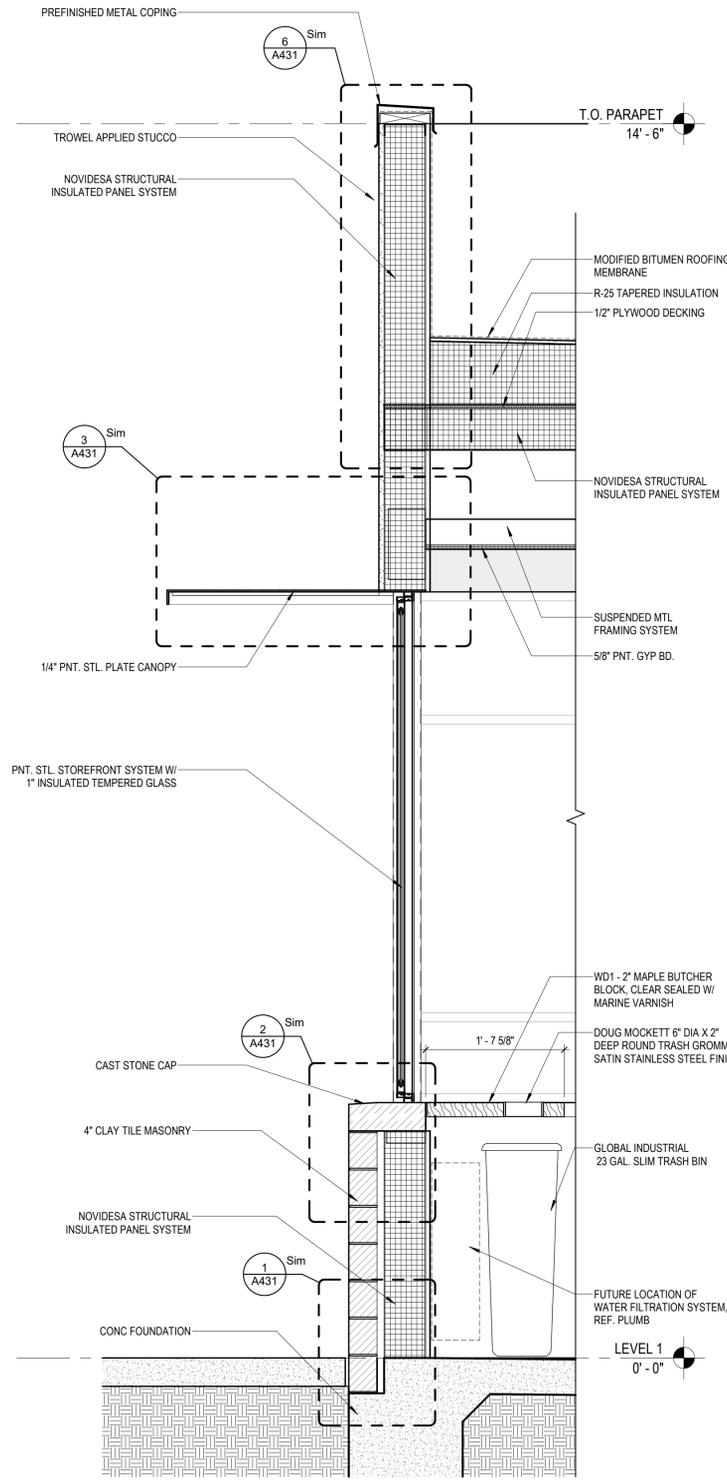
A411

GENERAL MILLWORK NOTES

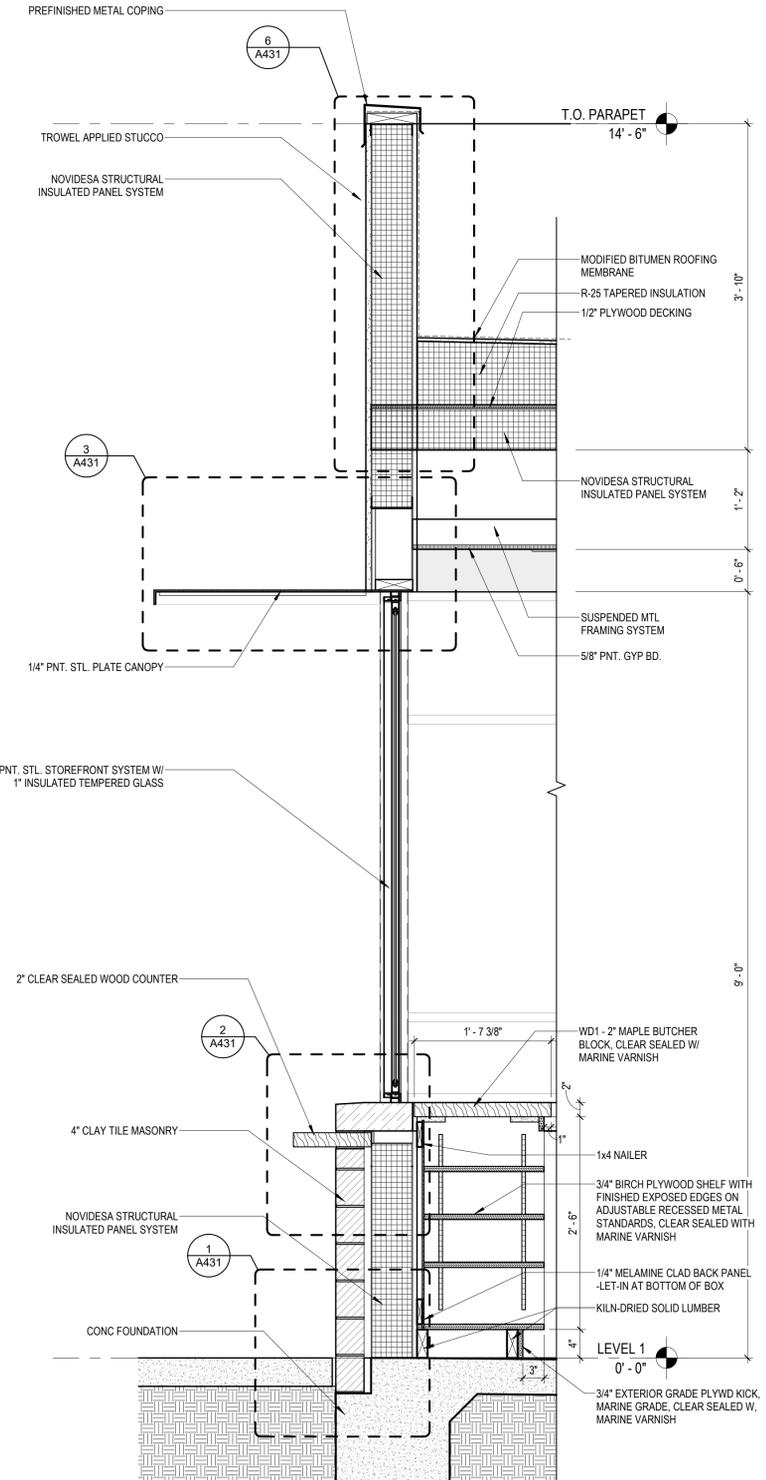
- UNLESS NOTED OTHERWISE, ALL CABINET CONSTRUCTION SHALL BE BIRCH PLYWOOD, AND SHALL MEET THE REQ. OF AWI SECTION 400 WITH EDGE DETAILS AS INDICATED ON THE DRAWINGS.
- ALL OPEN SHELVING SHALL CONFORM TO AWI SECTION 400B, CUSTOM GRADE, U.N.O. ALL SHELVING SHALL BE EQUAL TO KV NO. 82 & BRACKETS SHALL BE EQUAL TO KV NO. 182, UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED. PROVIDE PROPER FIR-RETARDANT BLOCKING WITHIN WALLS ON WHICH SHELVING IS INSTALLED.
- COMPOSITE WOOD & AGRIFIBER PRODUCTS, INCLUDING CORE MATERIALS, SHALL CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS.
- ALL OUTLET ABOVE MILLWORK COUNTERS ARE TO BE TURNED AT 90 DEGREE ANGLE AND BOTTOM TO BE FLUSH WITH THE BACKSPLASH SCHEDULED, TOPS TO ALL ALIGN, U.N.O.
- U.N.O., HARDWARE MINIMUM REQ. ARE AS FOLLOWS:
A. UPPER CABINET PULLS: VARIES, REF. DRAWINGS
B. LOWER CABINET & DRAWER PULLS: DOUG MOCKETT, DP3 DOOR PULL, MATTE BLACK FINISH (90)
C. HINGES: CONCEALED, SELF-CLOSING
D. STANDARDS & CLIPS (WHERE INDICATED): KV255, ZINC
E. SHELF PINS (WHERE INDICATED): HAFELE 282.04.71, NICKEL PLATED FINISH
F. BUMPER: PLUM #TP1900 CLEAR PLASTIC RESILIENT, PROVIDE AT ALL DOORS & DRAWERS
G. ELBOW CATCHES: IVES #IV2AM
- ALL SUBSTRATES IN CONTACT WITH FLOOR OR NEAR WET AREAS TO BE MARINE GRADE PLYWOOD.



WALL SECTION 3
1" = 1'-0"



WALL SECTION 2
1" = 1'-0"



WALL SECTION 1
1" = 1'-0"

GENERAL MILLWORK NOTES

- UNLESS NOTED OTHERWISE, ALL CABINET CONSTRUCTION SHALL BE BIRCH PLYWOOD, AND SHALL MEET THE REQ. OF AWI SECTION 400 WITH EDGE DETAILS AS INDICATED ON THE DRAWINGS.
- ALL OPEN SHELVING SHALL CONFORM TO AWI SECTION 400B, CUSTOM GRADE, U.N.O. ALL SHELVED SHALL BE EQUAL TO KV NO. 82 & BRACKETS SHALL BE EQUAL TO KV NO. 182, UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED. PROVIDE PROPER FIR-RETARDANT BLOCKING WITHIN WALLS ON WHICH SHELVING IS INSTALLED.
- COMPOSITE WOOD & AGRIFIBER PRODUCTS, INCLUDING CORE MATERIALS, SHALL CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS.
- ALL OUTLET ABOVE MILLWORK COUNTERTOPS ARE TO BE TURNED AT 90 DEGREE ANGLE AND BOTTOM TO BE FLUSH WITH THE BACKSPASH SCHEDULED, TOPS TO ALL ALIGN, U.N.O.
- U.N.O., HARDWARE MINIMUM REQ. ARE AS FOLLOWS:
 - UPPER CABINET PULLS: VARIES, REF. DRAWINGS
 - LOWER CABINET & DRAWER PULLS: DOUG MOCKET, DP3 DOOR PULL, MATTE BLACK FINISH (90)
 - HINGES: CONCEALED, SELF-CLOSING
 - STANDARDS & CLIPS (WHERE INDICATED): KV255, ZINC
 - SHELF PINS (WHERE INDICATED)* HAFELE 282.04.71, NICKEL PLATED FINISH
 - BUMPERS: PLUM #TP1950 CLEAR PLASTIC RESILIENT, PROVIDE AT ALL DOORS & DRAWERS
 - ELBOW CATCHES: IVES-#IV2AM
- ALL SUBSTRATES IN CONTACT WITH FLOOR OR NEAR WET AREAS TO BE MARINE GRADE PLYWOOD.

Seal:



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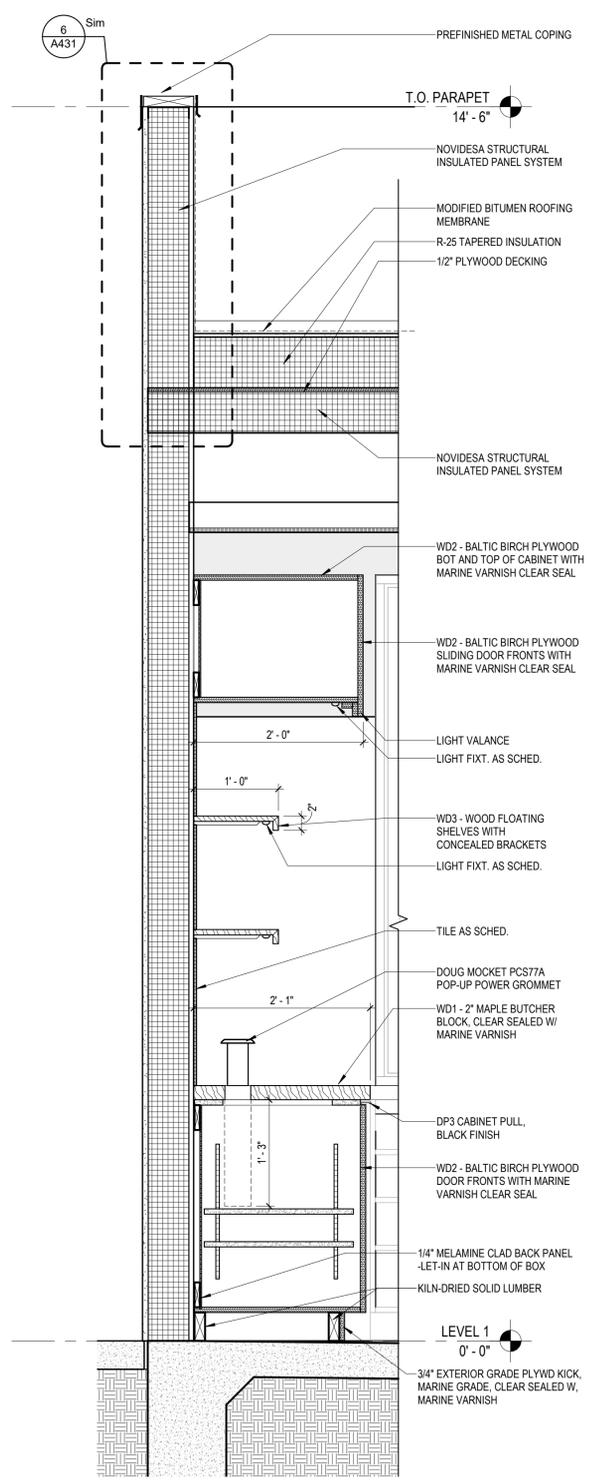
Hixon Properties

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San Antonio, TX

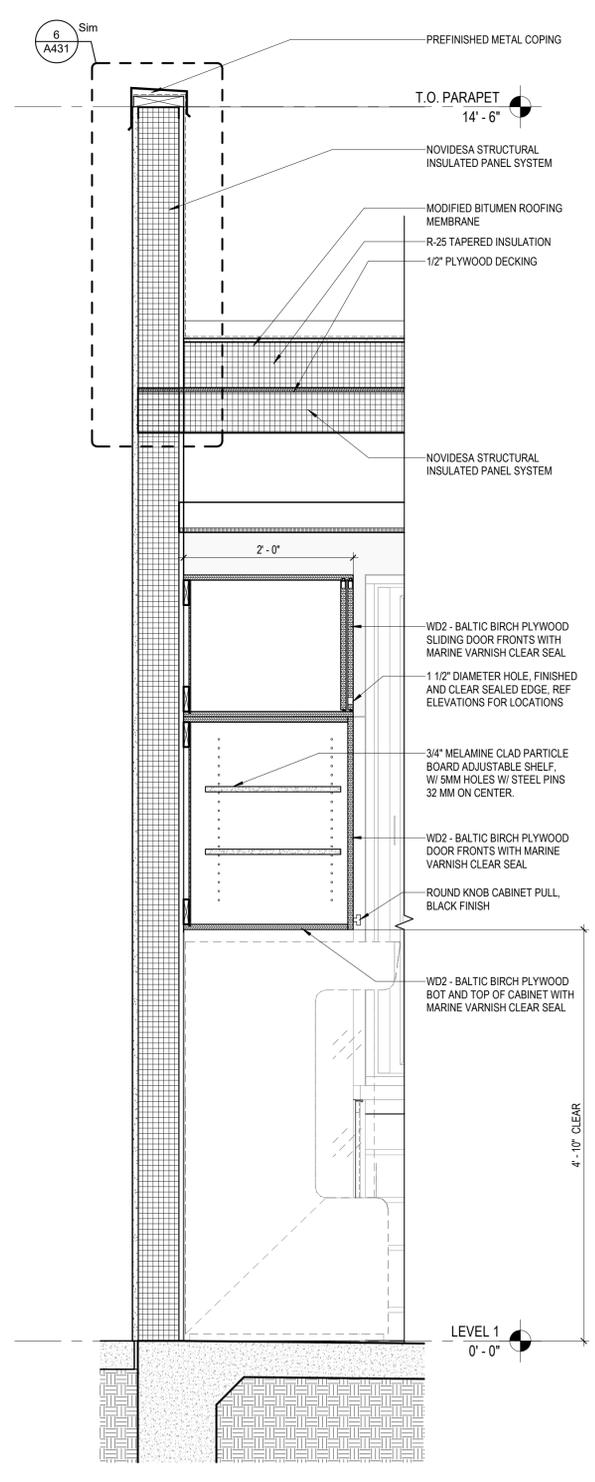
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Checked By: MS

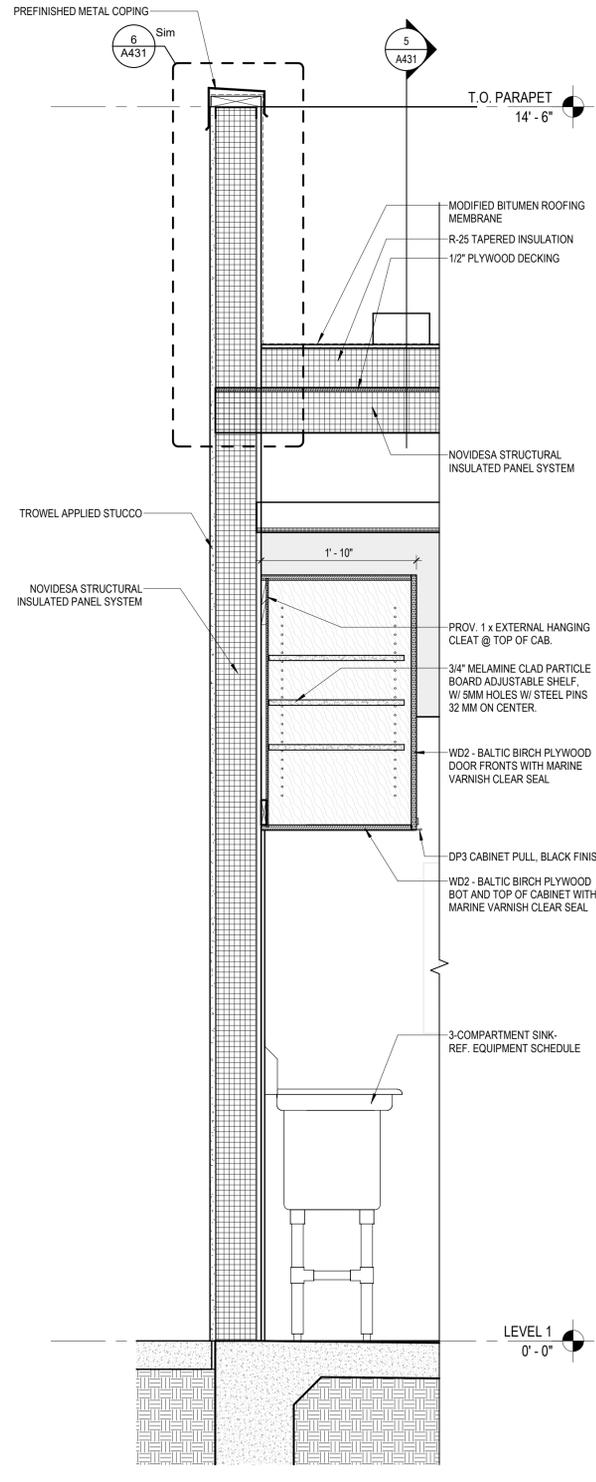
WALL SECTIONS



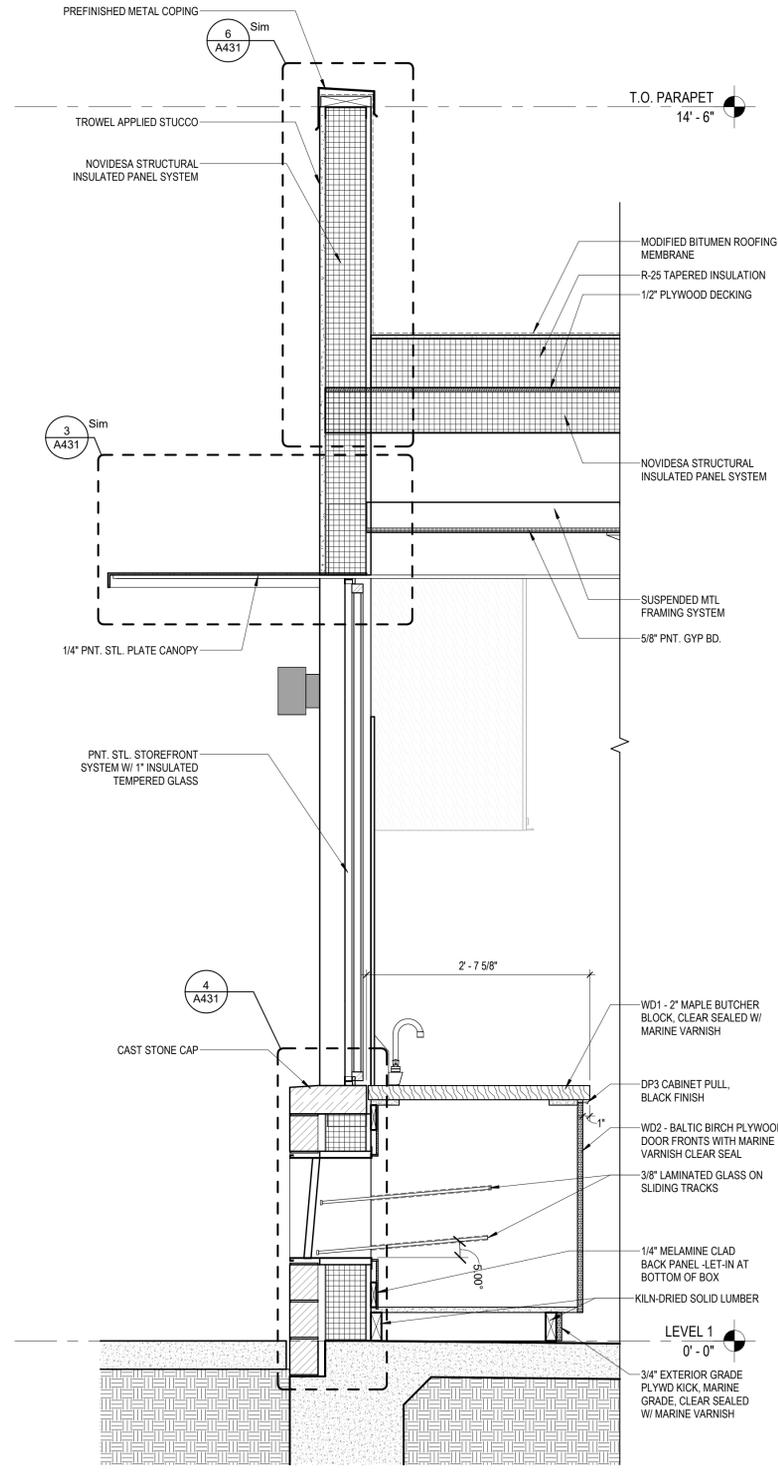
WALL SECTION 4
1" = 1'-0"



WALL SECTION 3
1" = 1'-0"



WALL SECTION 2
1" = 1'-0"



WALL SECTION 1
1" = 1'-0"

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TX STATE REG #13986

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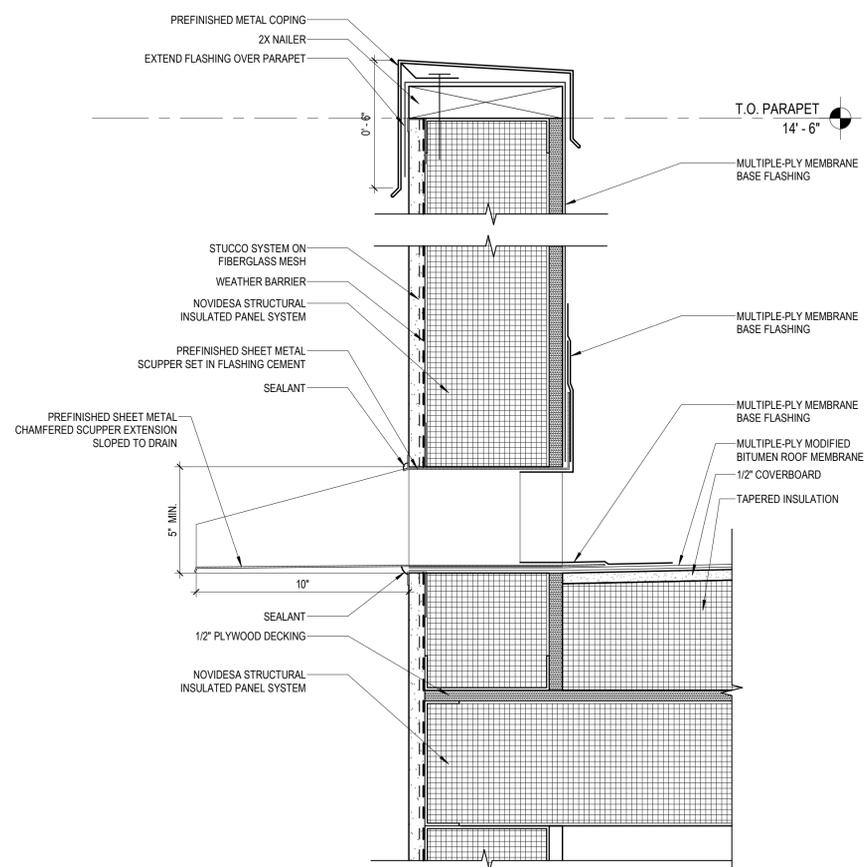
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San Antonio, TX

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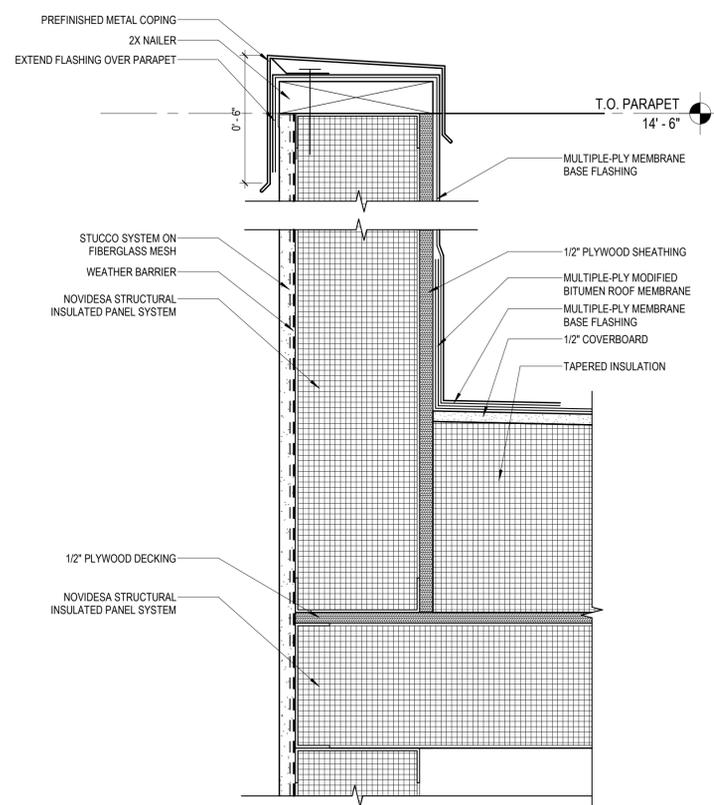
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Checked By: MS

SECTION DETAILS

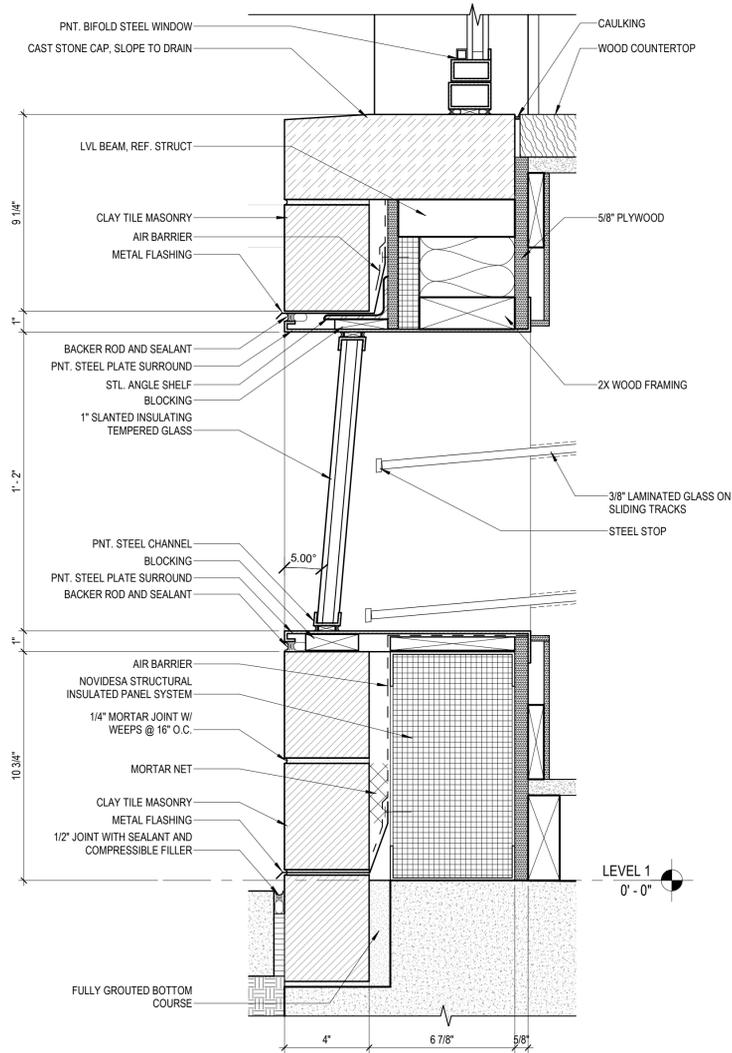
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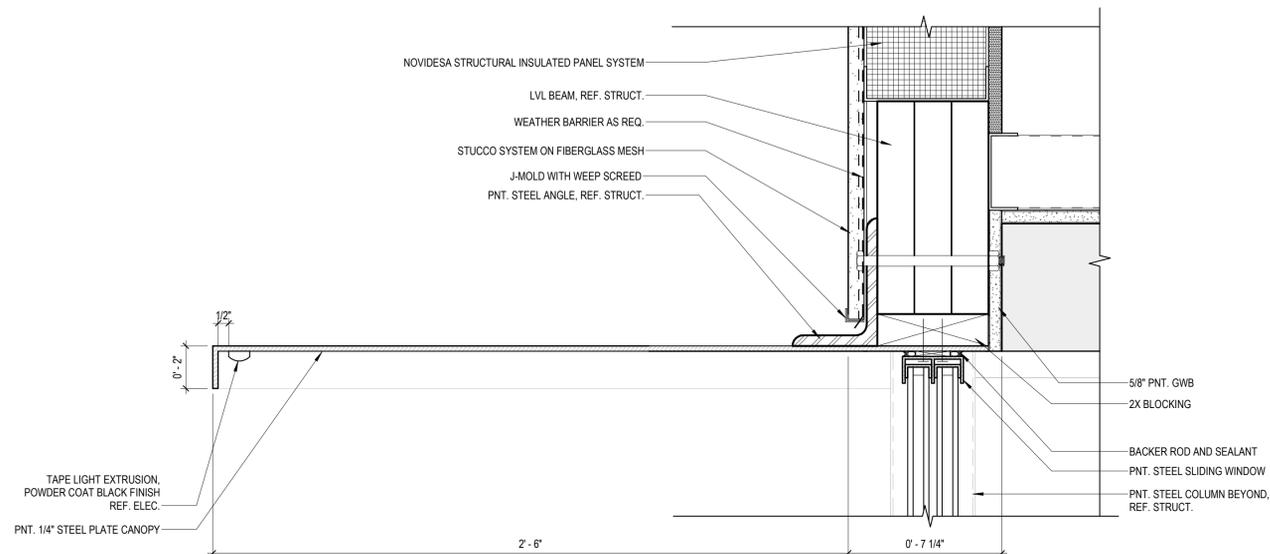
THROUGH WALL SCUPPER DETAIL 5
3" = 1'-0"



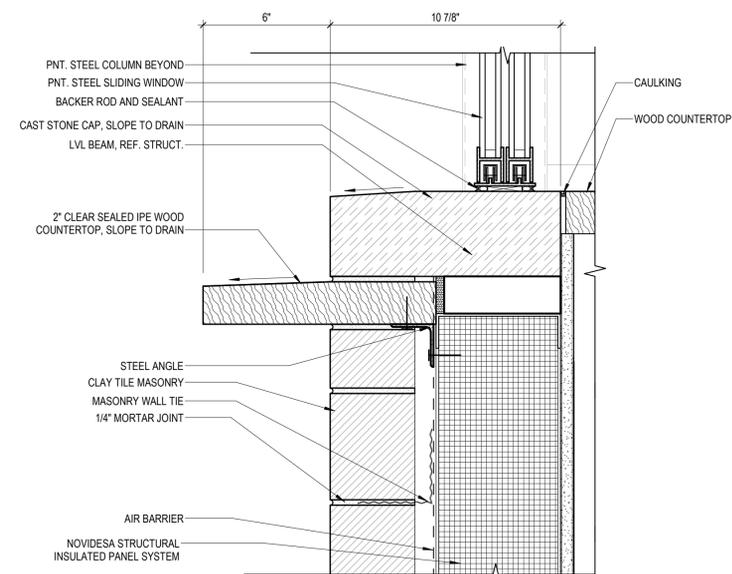
PARAPET DETAIL 6
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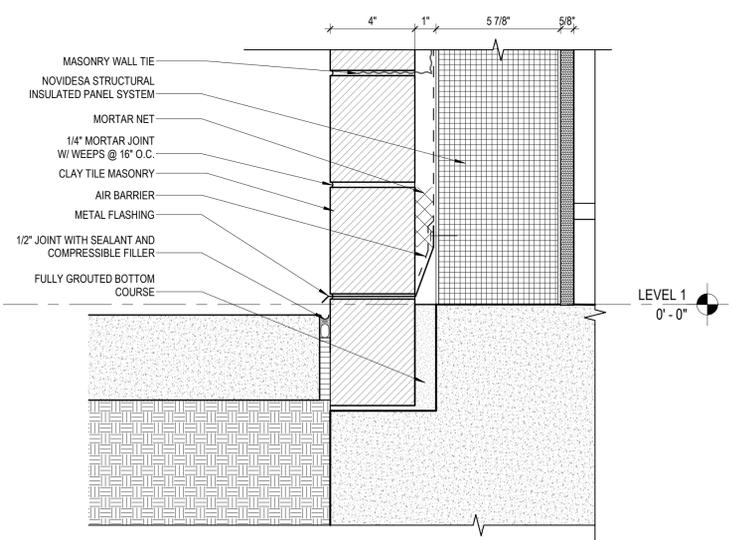
PASTRY DISPLAY DETAIL 4
3" = 1'-0"



CANOPY @ STOREFRONT DETAIL 3
3" = 1'-0"



WINDOW SILL DETAIL 2
3" = 1'-0"



MASONRY BASE DETAIL 1
3" = 1'-0"

Seal:



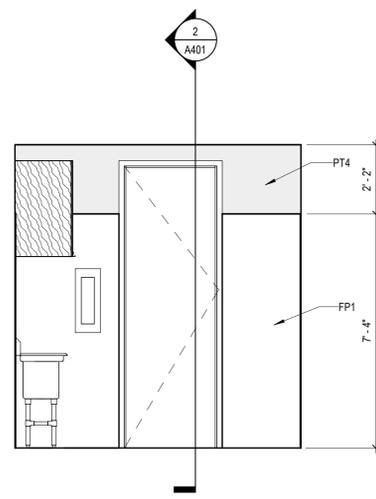
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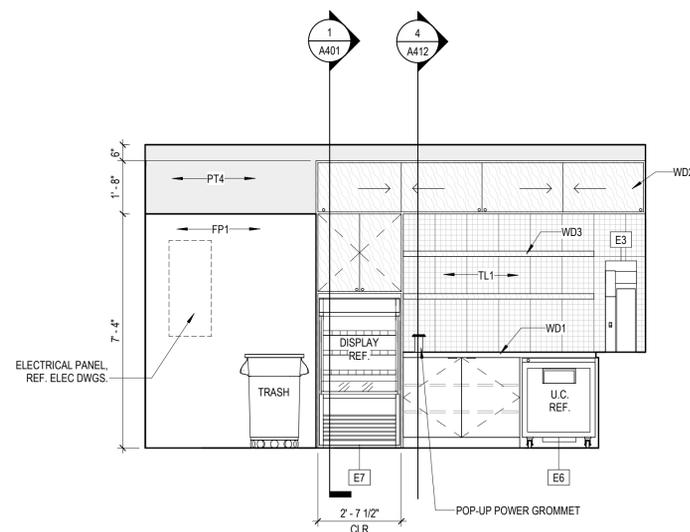
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Coffee**

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San Antonio, TX

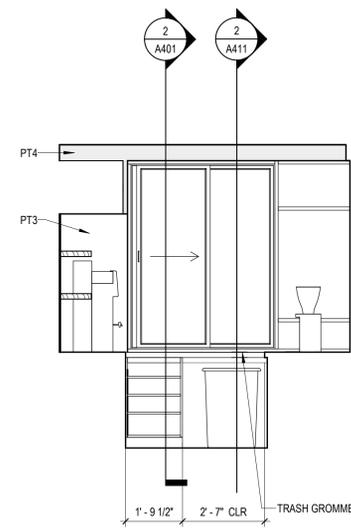
FINISH SCHEDULE							
MARK	DESCRIPTION	MFG	MODEL	SIZE	COLOR	COMMENTS	CONTACT
CO1	POLISHED CONCRETE	OPEN				*	
FP1	FIBRE REINFORCED PLASTIC	OPEN			WHITE	*	
PT1	PAINT	SHERWIN WILLIAMS	SW 7637		OYSTER WHITE	* EXTERIOR	
PT2	PAINT	SHERWIN WILLIAMS	SW 6990		CAVIAR	* STEEL PAINT	
PT3	PAINT	SHERWIN WILLIAMS	SW 7637		OYSTER WHITE	* FIELD PAINT	
PT4	PAINT	SHERWIN WILLIAMS	SW 6902		DECISIVE YELLOW	* CEILING ACCENT	
TL1	WALL TILE	TRINITY TILE	ARID	12"x36"	WHITE ORDOS	* BACKSPLASH	KATHRYN MONCIBAIZ 770.480.8137
WD1	MAPLE BUTCHER BLOCK	OPEN		2" THICKNESS	CLEAR SEAL	* COUNTERTOPS	
WD2	BALTIC BIRCH PLYWOOD	OPEN	B/BB GRADE	3/4" THICKNESS	CLEAR SEAL	* CABINETS	
WD3	SOLID MAPLE WOOD	OPEN		2" THICKNESS	CLEAR SEAL	* FLOATING SHELVES	



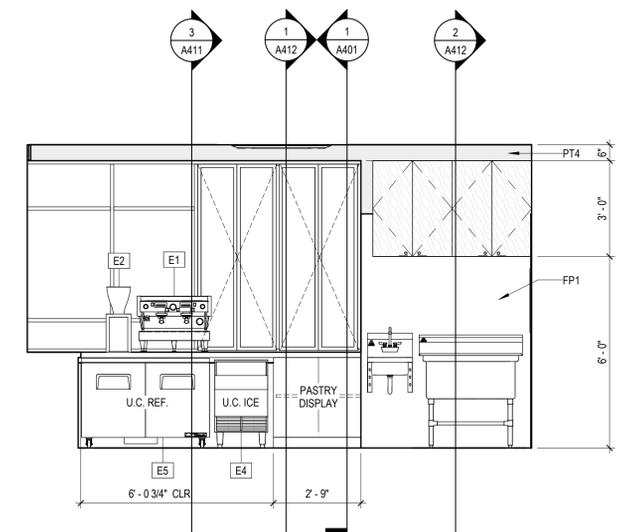
INTERIOR ELEVATION - E 4
3/8" = 1'-0"



INTERIOR ELEVATION - S 3
3/8" = 1'-0"



INTERIOR ELEVATION - W 2
3/8" = 1'-0"



INTERIOR ELEVATION - N 1
3/8" = 1'-0"

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Drawn By: FV
Checked By: MS

INTERIOR ELEVATIONS &
FINISH SCHEDULE

A601

TYPICAL STRUCTURAL ABBREVIATIONS

ALL ABBREVIATIONS SHOWN ARE NOT NECESSARILY USED

A	ABOVE FINISH FLOOR ADDITIONAL ADJACENT AGGREGATE ALTERNATE ANCHOR BOLT AND ANGLE APPROVED APPROXIMATE ARCHITECT ARCHITECTURAL ARCH'L. FINISH SURFACE AT AIR CONDITIONER AIR HANDLING UNIT	— AFF — ADDNL — ADJ. — AGGR. — ALT. — A.B. — & — L — APPD. — APPROX. — ARCH. — ARCH'L. — A.F.S. — @ — A/C — AHU
B	BACK FACE BACK TO BACK BASEMENT BEAM BEARING BELOW FINISH FLOOR BETWEEN BEVEL (ED) BLOCK BLOCKING BLOCK-OUT BOTTOM BRACKET BRICK LEDGE ELEVATION BRIDGING BUILDING BUILDING LINE	— B.F. — B. TO B. — BSMT. — BM. — BRG. — BFF — BTWN. — BEV (D) — BLK. — BLKG. — B.O. — BOT. — BRKT. — B.L.E. — BRDG. — BLDG. — B.L.
C	CANTILEVER CAST IRON CAST-IN-PLACE CELLING CENTER LINE CENTER OF GRAVITY CENTER TO CENTER CHANNEL CLEAR OR CLEARANCE COLUMN COMPRESSION CONCRETE CONCRETE MASONRY UNIT CONNECTION (S) CONTINUOUS CONTRACTOR CONTROL JOINT CONSTRUCTION JOINT CORNER COVER PLATE	— CANT. — C.I. — C.I.P. — CLG. — C.L. — C.G. — C. TO C. — C — CLR. — COL. — C. OR COMP. — CONC. — CMU — CONN(S). — CONT. — CONTR. — CT.J. — CONST. — C.J. — COR. — COV. PL.
D	DETAIL DEAD LOAD DEFORMED BAR ANCHOR DIAGONAL DIAMETER DIMENSION(S) DOVETAIL DOWNSPOUT DRAWING(S) DOUBLE DOWEL(S)	— DET. — DL — D.B.A. — DIAG. — DIA. — DIM(S). — DVTL. — DS. — DWG(S). — DBL. — DWL(S).
E	EACH EACH FACE EACH WAY EDGE ANGLE OFFSET ELECTRICAL ELEVATION ELEVATOR ENGINEER ENTRANCE EQUAL EQUIPMENT EXPANSION EXPANSION JOINT EXISTING EXTERIOR EXTRA STRONG	— EA. — E.F. — E.W. — E.A.O. — ELEC. — EL. — ELEV. — ENGR. — ENT. — EQ. — EQUIP. — EXP. — E.J. — EXIST. — EXT. — X-STR.
F	FACE TO FACE FABRICATOR FAR SIDE FIELD VERIFY FINISHED) FINISHED FLOOR FIREPROOF(ING) FLANGE FLOOR FLOOR DRAIN FOUNDATION	— F. TO F. — FABR. — F.S. — (F.V.) — FIN. — FIN. FL. — FP. — FLG. — FL. — F.D. — FDN.
G	GAGE OR GAUGE GALVANIZED GALVANIZED IRON GALVANIZED STEEL GENERAL CONTRACTOR GOVERNMENT GRADE GRADE BEAM	— GA. — GALV. — G.I. — G.S. — G.C. — GOV'T. — GR. — GR. BM. — GEN. CONTR.

H	HEADED STUDS HEIGHT HIGH POINT HOLLOW STRUCTURAL SHAPE HORIZONTAL HOOK	— H.S. — HT. — H.P. — HSS — HORIZ. — HK.
I	INFORMATION INSIDE DIAMETER INSIDE FACE INTERIOR INTERMEDIATE	— INFO. — I.D. — I.F. — INT. — INTERM.
J	JOINT(S) JOIST(S)	— JT(S). — JST(S).
K	KIPS (1000 LBS) KIP PER LINEAR FOOT KIP PER SQUARE FOOT	— k — KLF — KSF
L	LIGHTWEIGHT CONCRETE LIVE LOAD LONGITUDINAL LONG LEG HORIZONTAL LONG LEG VERTICAL LOW POINT	— LWT. CONC. — LL — LONG. — LLH — LLV — LP.
M	MANUFACTURE(R) MASONRY OPENING MATERIAL MAXIMUM MECHANICAL MEZZANINE MIDDLE MINIMUM MISCELLANEOUS MOMENT MOMENT CONNECTION(S)	— MFR. — M.O. — MAT. — MAX. — MECH. — MEZZ. — MID. — MIN. — MISC. — M — M.C. OR
N	NEAR FACE NOMINAL NON-SHRINK NOT IN CONTRACT NOT TO SCALE NUMBER	— N.F. — NOM. — N.S. — N.I.C. — N.T.S. — NO. OR #
O	ON CENTER OPENING(S) OPPOSITE OPPOSITE HAND OUTSIDE FACE OUTSIDE DIAMETER OUTSTANDING	— O.C. — OPNG(S). — OPP. — O.H. — O.F. — O.D. — OSTG.
P	PAN PARALLEL PARTITION PENETRATION PERPENDICULAR PIECE PLATE POINT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRECAST CONCRETE PRE-ENGINEERED BUILDING MANUFACTURER PRE-ENGINEERED METAL BUILDING PREFABRICATED PRELIMINARY PROJECTION	— P — PAR. — PARTN. — PEN. — PERP. — PC. — PL. — PT. — P.S.F. — P.S.I. — P/C — PEBM — PEMB — PREFAB. — PRELIM. — PROJ.
R	RADIUS REINFORCED CONCRETE PIPE REINFORCE(ING) (ED) (MENT) REMAINDER REQUIRE RETENTION SYSTEM REQUIRED RISER ROOF ROOF DRAIN ROOF OPENING ROOM ROUND	— R — RCP — REINF. — REM. OR R — REQ. — RET. SYS. — REQD. — RIS. — RF. — R.D. — RF. OPNG. — RM. — RND.

S	SCHEDULE(D) SECTION SHEAR SHEET SIDEWALK SMILAR SPACE SPECIFICATION(S) SPECIFIED SQUARE FOOT (FEET) STANDARD STEEL STIFFENER STRAIGHT STIRRUPS STRUCTURE STRUCTURAL SYMMETRICAL SUBCONTRACTOR SUPPORT(S)	— SCHED. — SECT. — V — SHT. — SW. — SM. — SPA — SPEC(S) — SPEC'D. — S.F. — STD. — STL. — STIFF. — STR. — STIR. — STRUCT. — STRUCTL. — SYM. — SUBCONTR. — SUPT(S).
T	TAPERED BEAM TEMPERATURE TENSION TERRAZZO THICK TONGUE & GROOVE TOP AND BOTTOM TOP OF TOP OF BEAM TOP OF FOOTING TOP OF PIER TOP OF PIER CAP TOP OF RETAINING WALL TOP OF STEEL TOP OF STRUCTURAL CONCRETE TOP OF WALL TREAD TUBE STEEL TYPICAL	— T.B. — TEMP. — T — TERR. — THK. — T & G — T & B — T.O. — T.O.B. — T.O.F. — T.O.P. — T.O.P.C. — T.R.W. — T.O.S. — T.O.S.C. — T.O.W. — TR. — TS — TYP.
U	UNLESS NOTED OTHERWISE	— U.N.O.
V	VERTICAL	— VERT.
W	WATERSTOP WATERPROOFING WELDED WIRE MESH WIND BRACE WIND LOAD WINDOW WITH WORK POINT WOOD WROUGHT IRON	— WS. — WPFG. — W.W.M. — WB — W.L. — WDW. — W/ — W.P. — WD. — W.I.

TYPICAL SYMBOLS LEGEND

WB-1	INDICATES WIND BRACE - SEE WIND BRACE ELEVATIONS.
TRUSS	INDICATES TRUSS - SEE TRUSS ELEVATIONS.
	INDICATES MOMENT CONNECTION - SEE MOMENT CONNECTION DETAILS.
	INDICATES STEEL BEAM SPLICE - SEE STRUCTURAL STEEL SIMPLE BEAM CONNECTION DETAILS SBX-1.
	INDICATES STRUCTURE OVER VOID - SEE EXPANSIVE CLAY SOIL DETAILS CES-1.
	INDICATES THAT COLUMN STARTS UPWARD FROM THIS LEVEL.
	INDICATES THAT COLUMN STOPS AT THIS LEVEL.

STRUCTURAL SYMBOLS

THE FOLLOWING SYMBOLS ARE USED TO REPRESENT THE MATERIALS SHOWN ON THE STRUCTURAL DRAWINGS. SEE SPECIFICATIONS AND GENERAL NOTES FOR MATERIAL QUALITIES REQUIRED.

	CAST-IN-PLACE CONCRETE
	STRUCTURAL PRECAST CONCRETE
	SAND GRAVEL, OR LOW P.I. FILL
	EARTH
	ROCK
	ARCHITECTURAL PRECAST CONCRETE
	NON-SHRINK GROUT
	SAND CEMENT GROUT
	STYROFOAM
	EXISTING
	C.M.U.
	BRICK
	STRUCTURAL STEEL
	WOOD (CONTINUOUS)
	WOOD (NON-CONTINUOUS)
	PLYWOOD
	GLUE LAMINATED LUMBER (GLU-LAM)
	MICRO LAMINATED LUMBER (MICRO-LAM)
	ROOF TOP MECHANICAL UNIT ON PLAN
	BEAM BOTTOM CHORD BRACING ON PLAN

TYPICAL PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ACTUAL SEA LEVEL ELEVATION RELATED TO DATUM ELEVATION = 100'-0" SHOWN ON DRAWINGS.
 - SEE PLAN FOR TOP OF STRUCTURAL CONCRETE (T.O.S.C.) ELEVATION.
 - T.O.S. EL. = BOTTOM OF METAL DECK ELEVATION SEE PLAN FOR TOP OF STEEL (T.O.S.) ELEVATION.
 - T.O. WOOD EL. = TOP OF PLYWOOD DECK / TONGUE & GROOVE DECK ELEVATION. SEE PLAN FOR TOP OF WOOD ELEVATION.
- SHEET INDEX:
THE DETAILS IN THE DRAWINGS, INCLUDING THOSE DRAWINGS REFERENCED BY THIS INDEX, WHICH ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS.

SHEET LIST

SHT. NO.	SHEET NAME	ISSUE DATE	Current Revision Date	Current Revision Description
S101	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES	04/26/22		
S102	GENERAL NOTES	04/26/22		
S201	FRAMING PLANS	04/26/22		
S300	TYPICAL DETAILS	04/26/22		
S310	SECTIONS	04/26/22		
S500	FRAMING ELEVATIONS	04/26/22		

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Seal:

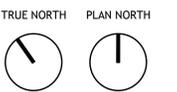


DATE: APRIL 26, 2022

Hixon

Make Ready
Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX



100% CD

Project Number: 21-041b
Drawn By: DG
Checked By: TS

TYPICAL ABBREVIATIONS,
SYMBOLS AND PLAN NOTES

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S101

GENERAL

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

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

SUBSTITUTIONS

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

DESIGN LOADS

- DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS AND ALLOWANCES FOR PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.
- LOADINGS FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
- DESIGN LIVE LOADING IS AS FOLLOWS:

ROOF	20 PSF
SIDEWALKS	250 PSF
ALL SLABS-ON-GRADE	100 PSF
- LIVE LOAD REDUCTIONS, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.
- DESIGN WIND LOADING IS AS FOLLOWS (NOTE: PER ASCE 7-16, WIND LOADS ARE ULTIMATE. SERVICE LOADS MAY BE OBTAINED BY DIVIDING THE STATED LOADS BY 1.6.):

WIND DESIGN OPTION	ENVELOPE PROCEDURE
BASIC WIND SPEED (3-SECOND GUST)	115 MPH
RISK CATEGORY	I
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18
RELIABLE ROOF DEAD LOAD TO RESIST UPLIFT (SERVICE)	5 PSF

ROOF PRESSURE(+) SUCTION(-) LOADS (NET = INCLUDING INTERNAL PRESSURE) - LOADS MAY BE LINEARLY INTERPOLATED BETWEEN VALUES FOR THE GIVEN TRIBUTARY AREAS, HOWEVER; UTILIZED VALUES MAY NOT BE LESS THAN 16 PSF, ULTIMATE, IN EITHER DIRECTION, NORMAL TO THE COMPONENT SURFACE:

INTERIOR ZONES - MORE THAN 6 FT FROM EDGE, HIP, OR RIDGE (ZONE 1)	
10 SQ. FT.	+16 / -32 PSF
100 SQ. FT.	+16 / -26 PSF
END ZONES - WITHIN 6 FT OF EDGE, HIP, OR RIDGE (ZONE 2)	
10 SQ. FT.	+16 / -42 PSF
100 SQ. FT.	+16 / -33 PSF
CORNER ZONES - 6 FT FROM CORNER OF EDGE, HIP OR RIDGE AT OVERLAPPING EDGES (ZONE 3)	
10 SQ. FT. OF TRIBUTARY AREA	+16 / -56 PSF
100 SQ. FT. OF TRIBUTARY AREA	+16 / -39 PSF
OVERHANGS AT END ZONES - WITHIN 6 FT OF EDGE, HIP OR RIDGE (ZONE 2)	
10 SQ. FT.	+16/-42 PSF
100 SQ. FT.	+16/-30 PSF
OVERHANGS AT CORNERS - 6 FT FROM CORNER OF EDGE, HIP OR RIDGE AT OVERLAPPING EDGES (ZONE 3)	
10 SQ. FT.	+16/-56 PSF
100 SQ. FT.	+16/-37 PSF
WALL PRESSURE/SUCTION	
INTERIOR ZONES - MORE THAN 3 FT FROM EDGE (ZONE 4)	
10 SQ. FT.	+18/-20 PSF
100 SQ. FT.	+16/-18 PSF
END ZONES - WITHIN 3 FT OF EDGE (ZONE 5)	
10 SQ. FT.	+18/-24 PSF
100 SQ. FT.	+16/-19 PSF

WALL PARAPETS:

INTERIOR ZONES - MORE THAN 3 FT FROM EDGE (ZONE 4)	
10 SQ. FT.	+53 PSF
100 SQ. FT.	+42 PSF
END ZONES - WITHIN 3 FT OF EDGE (ZONE 5)	
10 SQ. FT.	+68 PSF
100 SQ. FT.	+48 PSF

*LOAD IS LESS THAN MINIMUM 16PSF, ULTIMATE - USE FOR INTERPOLATION ONLY

INTERIOR PRESSURE ON STRUCTUAL ELEMENTS (SERVICE)..... 5 PSF

- SEISMIC DESIGN DATA (IBC):

RISK CATEGORY	III
MAPPED SPECTRAL RESPONSE ACCELERATIONS, SS & S1	0.081/0.030
SITE CLASS	C
SPECTRAL RESPONSE COEFFICIENTS SDS /SD1	0.065/0.034
SEISMIC DESIGN CATEGORY	A
BASIC SEISMIC-FORCE-RESISTING SYSTEM	LIGHT-FRAME WALLS
DESIGN BASE SHEAR	10K
SEISMIC RESPONSE COEFFICIENT, CS	0.010
RESPONSE MODIFICATION FACTOR, R	1.5
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
DEFLECTION AMPLIFICATION FACTOR	3
- SNOW LOADING (ASCE 7, SECTION 7):

GROUND SNOW LOAD	5 PSF
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CODES & DESIGN SPECIFICATIONS

- BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) WITH AMMENDMENTS ADOPTED BY THE CITY OF SAN ANTONIO.
- STRUCTURAL STEEL: AISC 360-16 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-16 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
- STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)," THE AMERICAN CONCRETE INSTITUTE.
- STRUCTURAL WOOD: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) WITH 2018 SUPPLEMENT", THE AMERICAN FOREST AND PAPER ASSOCIATION.

CONCRETE MIX

- PROVIDE CONCRETE HAVING THE FOLLOWING GENERAL CHARACTERISTICS:

CLASS	28-DAY STRENGTH (PSI)	SLUMP (IN)	AGG. TYPE	MAX. SIZE (IN.)	USAGE
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A	3000	3-5	HDRK	1	GRADE BEAMS, SLABS-ON-GRADE, FOOTINGS
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- WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED IN THE MANNER DESCRIBED IN THE SPECIFICATIONS.
- FLY ASH WILL NOT BE PERMITTED IN ARCHITECTURALLY EXPOSED CONCRETE. FLY ASH MAY BE USED ELSEWHERE, WITHIN THE SPECIFIED PROPORTION LIMITS, BUT THE CONTRACTOR SHALL FIRST VERIFY COMPATIBILITY WITH CURING COMPOUNDS, SEALERS, BOND BREAKER, FLOORING ADHESIVES AND OTHER MATERIALS PROPOSED TO BE IN CONTACT WITH THE CONCRETE.
- PROVIDE FIVE PERCENT (PLUS OR MINUS 1 1/2 PERCENT) AIR ENTRAINMENT IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER AND IN ALL LIGHTWEIGHT CONCRETE. USE OF AIR ENTRAINMENT, AND CORRESPONDING REDUCTION OF THE WATER/CEMENT RATIO, MUST BE NOTED ON THE MIX DESIGNS. DO NOT USE AIR IN SLABS WHICH HAVE A TROWEL FINISH.
- USE OF ACCELERATING OR SET-RETARDING ADMIXTURES REQUIRES PRIOR APPROVAL OF THE ARCHITECT. IN GENERAL, USE OF CALCIUM CHLORIDE WILL NOT BE PERMITTED.
- CEMENT SHALL BE TYPE I OR TYPE III (ASTM C 150), EXCEPT AS FOLLOWS:

CLASS OF CONCRETE	CEMENT TYPE
A	III
- MAXIMUM WATER-CEMENT RATIO FOR CONCRETE SLABS-ON-GRADE AND SLABS-ON-VOID BOXES SHALL BE 0.50. CONTRACTOR SHALL USE LOWER WATER-CEMENT RATIO IF IT IS DETERMINED THAT THIS IS NEEDED TO PLACE FLOORING AS SCHEDULED.
- SLUMP LIMITS APPLY AT THE TRUCK AT THE TIME OF DISCHARGE EXCEPT THAT PUMPED CONCRETE SHALL BE SAMPLED AT THE DISCHARGE END OF THE HOSE. WHEN A SUPERPLASTICIZER IS USED, THE SLUMP SHALL BE MEASURED AT THE TRUCK BEFORE INTRODUCING THE SUPERPLASTICIZER. STRENGTH TESTS SHALL BE MADE ON CONCRETE AS PLACED WITH ALL ADDITIVES.

CONCRETE REINFORCING

- REINFORCING STEEL SHALL BE NEW OR RECYCLED DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADES AS FOLLOWS:

#3 THROUGH #18 GRADE 60
- REINFORCING STEEL SHOWN IN SECTIONS OF BEAMS, WALLS AND COLUMNS IS SCHEMATIC INDICATION THAT REINFORCING EXISTS. SEE SCHEDULES, SECTION NOTES, AND GENERAL NOTES FOR ACTUAL REINFORCING REQUIRED.
- DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.
- WHERE BAR TYPES FROM A BAR BENDING DIAGRAM ARE SPECIFIED, PROVIDE BARS ACCORDINGLY. OTHERWISE, DETAIL BARS IN BEAMS, COLUMNS, SLABS, AND WALLS AS FOLLOWS:
 - RUN TOP AND BOTTOM BARS CONTINUOUS, WITH SPLICES AND HOOKS AS DESCRIBED BELOW.
 - ALL BAR SPLICES IN BEAMS, SLABS, AND WALLS SHALL BE 30 BAR DIAMETERS, EXCEPT THAT SPLICES IN HORIZONTAL WALL BARS AND INTERMEDIATE BEAM BARS SHALL BE 66 BAR DIAMETERS.
 - PROVIDE CORNER BARS FOR EACH HORIZONTAL BAR AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. REFER TO CORNER BAR DETAIL 2IS3.00.
- PROVIDE NO. 3 DOWELS X 2'-0" AT 1'-6" ON CENTER, WITH A 90 DEGREE HOOK AT ALL EDGES OF CONCRETE SLABS, UNLESS DETAILED OTHERWISE.
- CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, MEASURED TO NEAREST BAR, STIRRUP OR TIE:
 - AT SLABS-ON-GRADE, BEAM AND WALL SURFACES DEPOSITED AGAINST THE GROUND (WITH OR WITHOUT VAPOR RETARDER): 3".
- MAINTAIN THE SPECIFIED COVER DIMENSION WITHIN A TOLERANCE OF PLUS OR MINUS 3/8" EXCEPT FOR SLABS-ON-GRADE AND SOIL-FORMED MEMBERS, WHERE 3/8" TOLERANCE IS PERMITTED. EXTRA COVER WEAKENS THE MEMBER AND REDUCED COVER LEADS TO CORROSION.

CAST-IN-PLACE CONCRETE

- SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, CURBS AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND AS REQUIRED BY EQUIPMENT MANUFACTURERS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6". INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.
- SET FORMS TO FOLLOW SLOPES AND GRADES DEFINED ON PLAN, KEEPING MEMBER DEPTHS CONSTANT AT DEPTHS DETAILED OR SCHEDULED, UNLESS NOTED OTHERWISE. SLOPE UNIFORMLY BETWEEN ELEVATIONS GIVEN. BUILD IN CAMBER WHERE SPECIFIED.
- DUE TO THE THIN CONCRETE SLABS ON THIS PROJECT, NO CONDUIT OR PIPE IS PERMITTED TO BE CAST IN THE SLAB. MINOR CONDUIT MAY BE INSTALLED IN THE SLAB IF SUBMITTED IN ADVANCE TO THE ARCHITECT FOR APPROVAL.
- SLEEVES OR PIPES PASSING HORIZONTALLY THROUGH BEAMS OR JOISTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE SPAN AND WITHIN THE MIDDLE THIRD OF THE BEAM DEPTH. MAXIMUM DIAMETER SHALL BE ONE THIRD OF THE MEMBER DEPTH. SPACE AT LEAST 3 DIAMETERS CLEAR APART AND ADD ONE STIRRUP EACH SIDE OF EACH SLEEVE.

STRUCTURAL STEEL

- COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.
- TOLERANCE REQUIREMENTS** - STRUCTURAL DRAWINGS INDICATE MISCELLANEOUS STEEL ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORT MEMBERS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES FOR OPENINGS AND PERIMETER CONDITIONS WHICH ARE INTENDED TO SUPPORT OR BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. IT IS THE INTENT OF THESE DRAWINGS THAT THESE ELEMENTS BE FIELD ATTACHED BY FIELD WELDING OR BOLTING TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN A.I.S.C. TOLERANCES FOR STRUCTURAL STEEL. CONTRACTOR SHALL COORDINATE TRADES AND FIELD INSTALL MISCELLANEOUS STEEL ELEMENTS AND THE STRUCTURAL STEEL FRAME TO COMPLY WITH THE TOLERANCE CRITERIA FOR PROPER INSTALLATION OF MATERIALS BY OTHER TRADES.
- STRUCTURAL STEEL MATERIAL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

WIDE FLANGE (W) SHAPES AND TEES	A 992 (50 KSI YIELD)
OTHER ROLLED SHAPES, PLATES AND RODS	A 36 (36 KSI YIELD)
HOLLOW STRUCTURAL SHAPES (HSS OR TS)	A 500, GRADE B
	(42 KSI YIELD ROUND/46 KSI YIELD SQUARE)
PIPE A 53, GRADE	B (35 KSI YIELD)
BOLTS FOR CONNECTIONS	A 325N
ANCHOR BOLTS (ANCHOR RODS)	F 1554 (36 KSI YIELD)
- ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION.
- CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.
- ALL STEEL SHALL BE FURNISHED WITH SHOP COAT OF RUST INHIBITIVE PRIMER.

FOUNDATION PROTECTION IN EXPANSIVE CLAY

DUE TO THE EXPANSIVE CLAY SOILS THAT EXIST ON THIS SITE, CERTAIN CONSTRUCTION PRACTICES MUST BE FOLLOWED TO PREVENT DAMAGE TO THE FOUNDATIONS. THESE PROCEDURES ARE AS FOLLOWS:

- THE BUILDING SITE MUST BE GRADED AWAY FROM THE BUILDING FOUNDATIONS IN THE INITIAL STAGE OF CONSTRUCTION. THE BUILDING PAD MUST BE MAINTAINED AT THE SPECIFIED MOISTURE CONTENT DURING CONSTRUCTION. STANDING PONDS OF WATER IN THE BUILDING FOUNDATION AREA WILL NOT BE ACCEPTABLE.
- IT IS ESSENTIAL THAT BACKFILL AROUND ALL GRADE BEAMS BE PLACED IMMEDIATELY AFTER THE GRADE BEAMS ARE CAST. IF RAIN OCCURS BEFORE THE BACKFILL IS PLACED, ALL OPEN EXCAVATIONS AROUND GRADE BEAMS MUST BE PUMPED DRY IMMEDIATELY AND KEPT DRY AT ALL TIMES. USE SPECIFIED BACKFILL MATERIAL AGAINST ALL GRADE BEAMS. BACKFILL AGAINST OUTSIDE FACE OF PERIMETER GRADE BEAMS WITH ON-SITE CLAY MATERIALS, HAND-TAMPED IN 8" LIFTS TO 85 PERCENT OF MAXIMUM DENSITY AT A MINIMUM OF 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D698.
- ALL GRADE BEAMS AND OTHER ELEMENTS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AND GRADES DETAILED BY A CAREFULLY SHAPED TRENCH. USE A SMOOTH-MOUTH BUCKET. WOOD FORM EXTERIOR FACES OF GRADE BEAMS. BACKFILL AS REQUIRED.

ENGINEERED WOOD MEMBERS

- WHERE NOTED ON THE DRAWINGS, WOOD BEAMS SHALL BE GLULAM AND "MICRO-LAM" BEAMS, AS MANUFACTURED BY THE TRUSS JOIST MACMILLAN CORPORATION OR EQUAL.
- NOTCHES AND HOLES IN BEAMS AND JOISTS SHALL BE ALLOWED ONLY IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. NOTCHES AND HOLES SHALL BE SHOWN ON THE FABRICATION DRAWINGS.
- MULTIPLE WOOD BEAMS, UP TO THREE BEAMS THICK, SHALL BE NAILED TOGETHER WITH THREE ROWS OF 16D NAILS AT 12" ON CENTER. FOUR OR MORE MULTIPLE WOOD BEAMS AND ANY MULTIPLE WOOD BEAMS UTILIZNG BEAMS THICKER THAN 1 3/4" MUST BE BOLTED TOGETHER WITH 1/2" BOLTS 2'-0" ON CENTER TOP AND BOTTOM.
- WHERE MULTIPLES OF TWO 1 3/4" MICRO-LAM BEAMS ARE NOTED ON THE DRAWINGS, CONTRACTOR MAY PROVIDE SINGLE 3 1/2" BEAMS IN LIEU OF DOUBLE 1 3/4" BEAMS.
- PROVIDE TEMPORARY BRACING OF ENGINEERED WOOD MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS UNTIL FLOOR SHEATHING HAS BEEN INSTALLED.
- ALL METAL CONNECTORS SHALL BE GALVANIZED. FASTENERS USED IN EXPOSED EXTERIOR AND CRAWLSPACE LOCATIONS SHALL BE GALVANIZED OR EPOXY COATED.

WOOD FRAMING

- UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.
- JOISTS, RAFTERS AND BEARING WALLS SHALL BE NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR. NON-BEARING WALL FRAMING MAY BE CONSTRUCTION GRADE SPRUCE-PINE-FIR (SPF).
- ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS. ALL ANCHOR AND EXPANSION BOLTS USED FOR WOOD TO CONCRETE CONNECTIONS IN THE CRAWL SPACE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- DO NOT BEAR JOISTS OR BEAMS DIRECTLY ON CONCRETE OR MASONRY. SET JOISTS AND BEAMS ON 2X SILL PLATES, PRESSURE TREATED WITH PRESERVATIVE.
- ROOF SHEATHING: SHALL BE 1/2" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES. EXTEND SHEATHING ON THROUGH BENEATH OVERBUILT AREAS TO COMPLETE THE DIAPHRAGM.
- CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION

BUILDING PAD PREPARATION

- THE BUILDING PAD PREPARATION REQUIREMENTS ARE BASED ON THE GEOTECHNICAL REPORT PREPARED BY RABA KISTNER, DATED MARCH 26, 2018 AND SUPPLEMENTAL REPORT DATED MARCH 17, 2022.
- STRIP ALL VEGETATION, ORGANIC TOP SOIL AND CLAY WITHIN THE BUILDING LINES TO A DEPTH REQUIRED TO ACCOMMODATE THE SELECT FILL BUILDING PAD.
- JUST PRIOR TO FILL PLACEMENT, SCARIFY EXPOSED SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. COMPACT TO 95 PERCENT OF THE MAXIMUM DENSITY (ASTM D698) AT A MOISTURE CONTENT OF 3 PERCENT ABOVE OPTIMUM. EXPOSED SUBGRADES SHOULD BE THOROUGHLY PROOFROLLED IN ORDER TO LOCATE WEAK/COMPRESSIBLE ZONES.
- MATERIALS USED AS SELECT FILL FOR FINAL SITE GRADING PREFERABLY SHOULD BE CRUSHED STONE OR GRAVEL AGGREGATE. IMPORTED CRUSHED LIMESTONE BASE MATERIALS SHOULD BE CRUSHED STONE OR GRAVEL AGGREGATE.
- PLACE AND COMPACT SELECT FILL TO THE REQUIRED ELEVATION. SELECT FILL SHALL HAVE A PLASTICITY INDEX OF 20, WITH A SOIL SUPPORT INDEX OF 0.94. PLACE FILL IN LIFTS NOT TO EXCEED 8" (LOOSE MEASURE), COMPACTING EACH LIFT TO 95 PERCENT OF MAXIMUM DENSITY AT A MOISTURE CONTENT OF 2 PERCENT BELOW TO 2 PERCENT ABOVE OPTIMUM (ASTM D698).
- CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER AT LEAST 7 DAYS BEFORE THE START OF FILLING OPERATIONS FOR THE BUILDING PAD. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF FILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER (OR HIS DESIGNATED REPRESENTATIVE) AND APPROVED BEFORE PLACING NEXT LIFT. ADJUST MOISTURE CONTENT AND RECOMPACT WHERE REQUIRED.
- SELECT FILL PLACED OUTSIDE THE GRADE BEAM LINES SHALL BE REMOVED AND REPLACED WITH ON-SITE CLAY BACKFILL.
- SELECT FILL MATERIAL WHICH IS NOT PURCHASED FROM AN APPROVED PLANT, SUCH AS ON-SITE OR PRIVATELY OWNED PIT MATERIAL, MUST BE CONTINUOUSLY MONITORED BY AN APPROVED TESTING LABORATORY HIRED AND PAID BY CONTRACTOR.
- SELECT FILL MATERIAL MUST PROVIDE A SOLID WORKING PAD FOR OTHER TRADES DURING WET WEATHER. ALL SOFT SPOTS MUST BE RECOMPACTED PRIOR TO CONCRETE PLACEMENT. IF ON-SITE OR PRIVATE PIT MATERIAL IS USED, PLANT MATERIAL CONFORMING TO TxDOT TYPE A, GRADE 1-2, OR 3 IS REQUIRED FOR THE TOP LIFT.
- ANY TRENCHES OR OTHER DISTURBANCES TO THE BUILDING PAD PREPARATION BY OTHER TRADES SHALL BE REPAIRED IN ACCORDANCE WITH DETAIL.

SLAB-ON-GRADE

- FLOOR SLAB SHALL BE 5-INCH THICK CONCRETE SLAB-ON-GRADE OVER SPECIFIED VAPOR BARRIER OVER PREPARED FILL PER BUILDING PAD PREPARATION NOTES.
- REINFORCE SLAB WITH #3@12" O.C., E.W., PLACED 1 1/4" CLEAR FROM TOP OF SLAB.

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Seal:

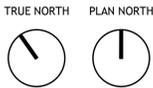


DATE: APRIL 26, 2022

Hixon

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX



100% CD

Project Number: 21-041b
Drawn By: DG
Checked By: TS

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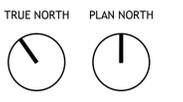
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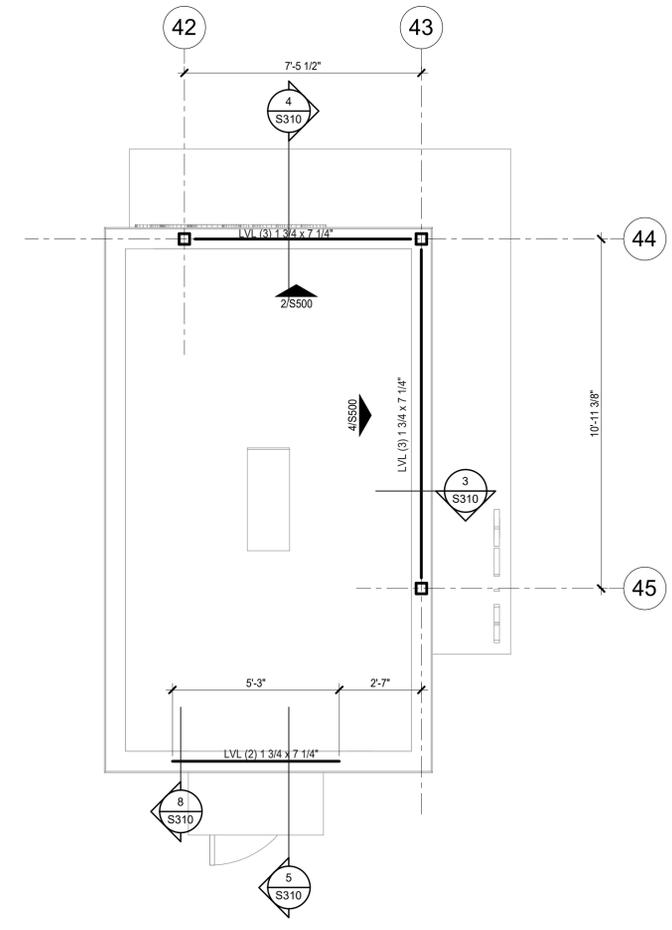
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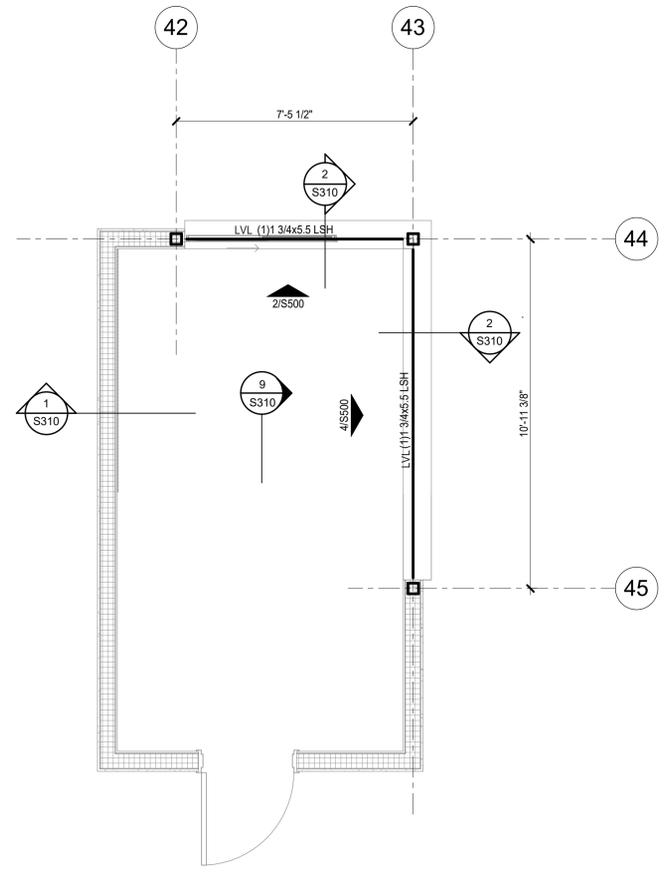
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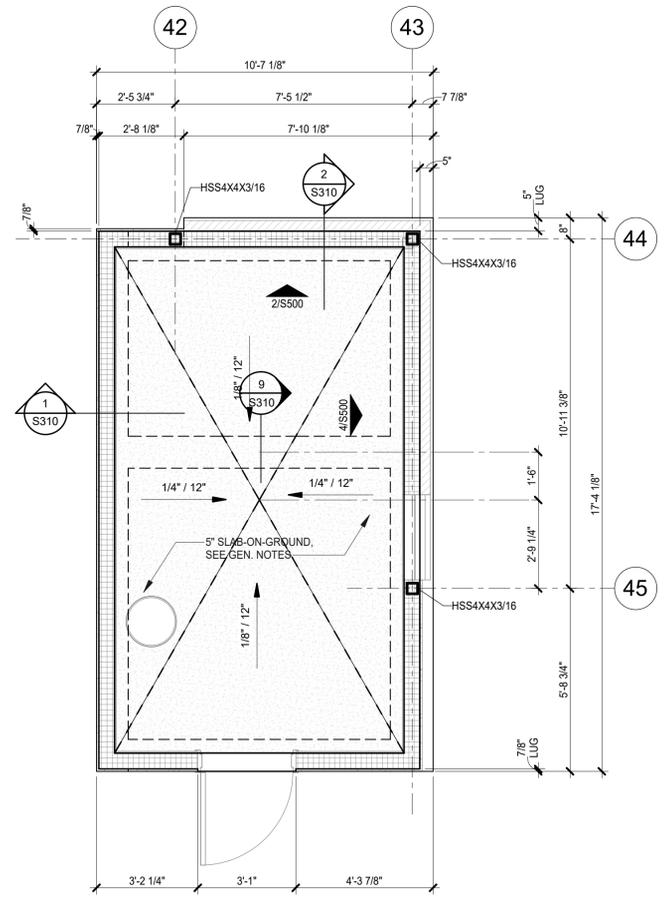
FRAMING PLANS



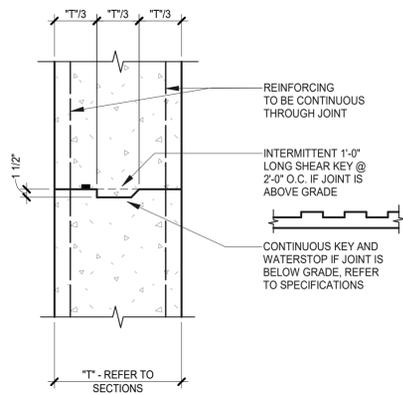
3 ROOF FRAMING PLAN
 3/8" = 1'-0"



2 FRAMING PLAN @ ELEV 3'-0"
 3/8" = 1'-0"



1 FOUNDATION PLAN
 3/8" = 1'-0"

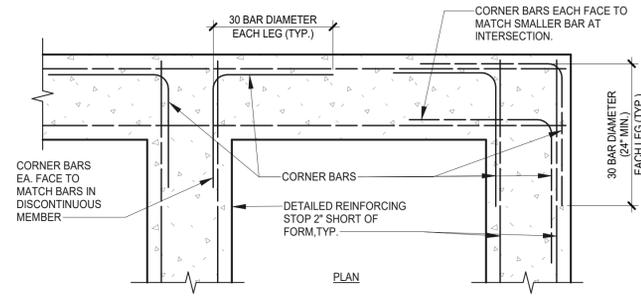


HORIZONTAL CONSTRUCTION JOINT IN BEAMS AND WALLS OR VERTICAL CONSTRUCTION JOINT IN WALLS

TYPICAL DETAIL

NO SCALE 1

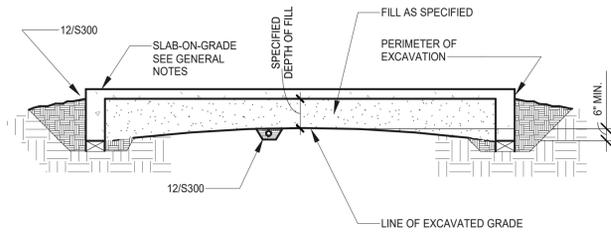
- NOTES:
 1. PROVIDE CORNER BARS TO MATCH SIZE AND LOCATION OF ALL HORIZONTAL GRADE BEAM AND WALL BARS EXCEPT HOOKED TOP AND BOTTOM BARS. CORNER BARS ARE NOT REQUIRED WHEN BEAM OR WALL BARS HAVE HOOKED ENDS. TURN HOOKS SIDWAYS.
 2. CORNER BARS EACH FACE TO MATCH SMALLER BAR AT INTERSECTION.



CORNER BARS AT WALL OR GRADE BEAM INTERSECTION

TYPICAL DETAIL

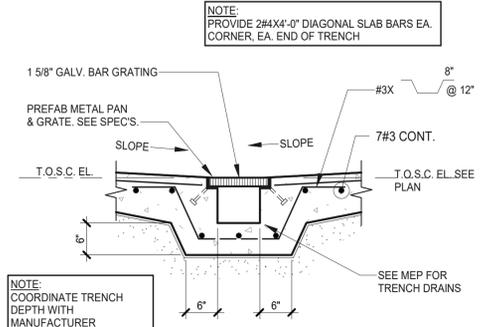
NO SCALE 2



SUBGRADE PROFILE BELOW SLAB-ON-GRADE

TYPICAL DETAIL

NO SCALE 3



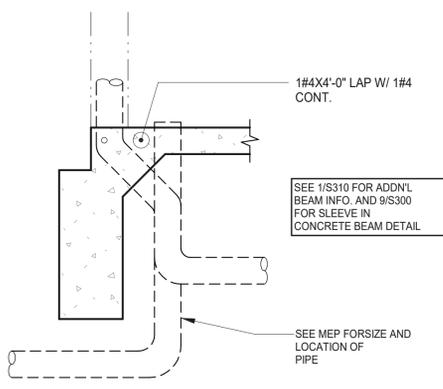
TRENCH DRAIN

TYPICAL DETAIL

NO SCALE 4

DOWEL SCHEDULE				
MARK	SIZE	A	B	C
DWL A	#4	8"	3'-0"	---
DWL B	#4	2'-0"	3'-0"	---
DWL C	#4	---	4'-0"	---
DWL D	#6 THD.	---	4'-0"	---
DWL E	#4 THD.	---	3'-0"	---
DWL F	#4 THD.	---	6'-0"	---

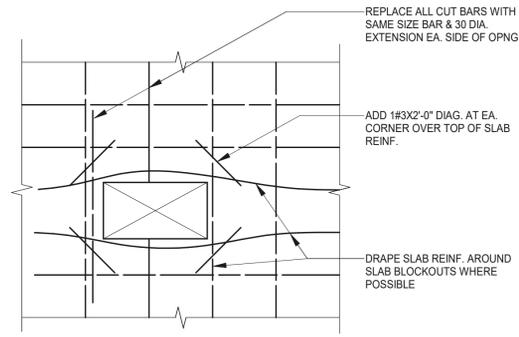
- NOTES:
 1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
 2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT UNLESS OTHERWISE NOTED ON DETAILS.
 3. DOWELS WITH "THD" IN "SIZE" COLUMN SHALL BE THREADED DOWELS WITH APPROVED DOWEL BAR ANCHORS PER SPECIFICATIONS
 4. FOR TILT WALL PANELS USE 4" LTL2.



PIPE PENETRATION THROUGH SLAB

TYPICAL DETAIL

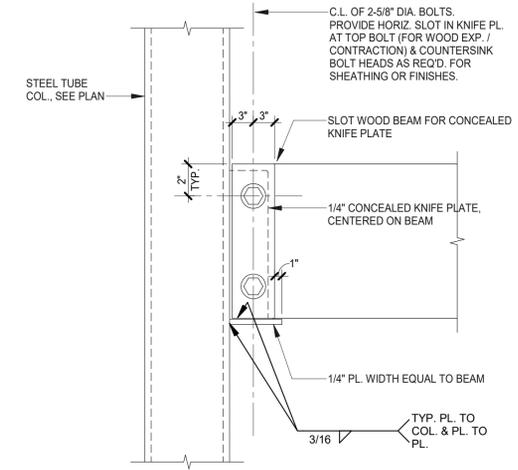
NO SCALE 5



SMALL SLAB-ON-GRADE BLOCKOUT

TYPICAL DETAIL

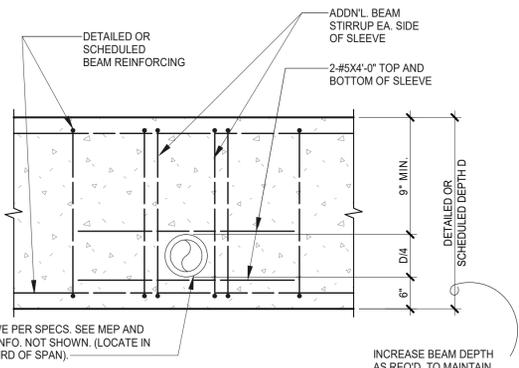
NO SCALE 6



CONCEALED WOOD BEAM TO STEEL COLUMN CONNECTION

TYPICAL DETAIL

NO SCALE 7

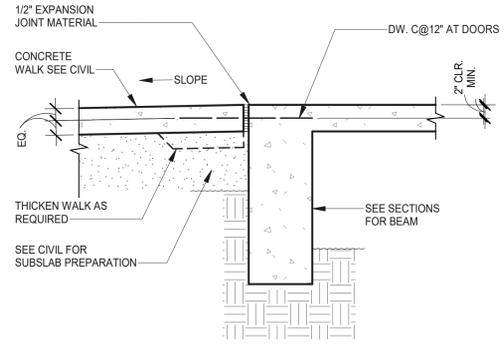


- NOTES:
 1. CONDUIT AND PIPING MAY NOT BE PLACED PARALLEL TO AND INSIDE OF BEAM FORMS OR TRENCHES.
 2. IF PIPE IS BEING CAST INTO A GRADE BEAM, SLEEVE MAY BE OMITTED IF PIPE IS WRAPPED WITH 1/2" THICK COMPRESSIBLE MATERIAL.
 3. NOTIFY ENGINEER IF DIMENSIONED CONDITIONS CANNOT BE MET.

SLEEVE THROUGH GRADE BEAM

TYPICAL DETAIL

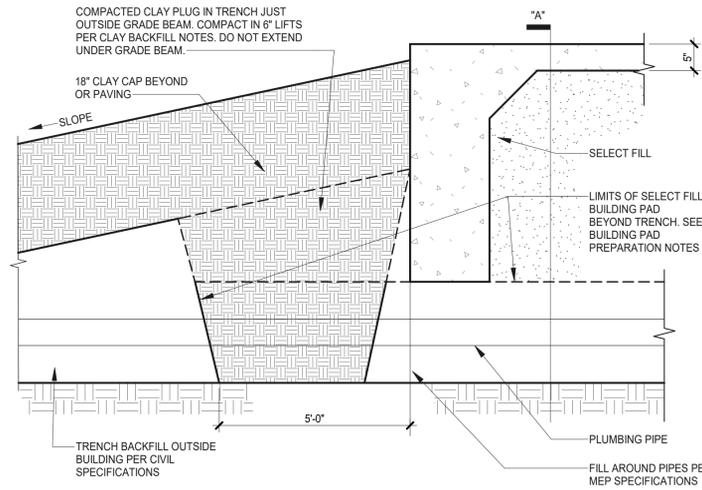
NO SCALE 8



EXTERIOR WALK TO GRADE BEAM

TYPICAL DETAIL

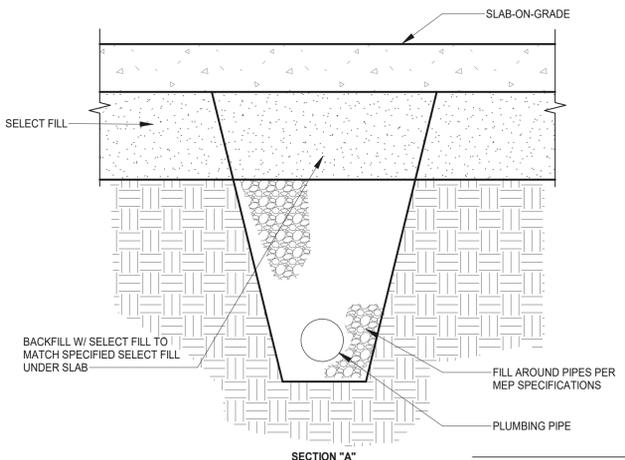
NO SCALE 9



TRENCH BACKFILL SECTION @ EDGE OF BUILDING PAD

TYPICAL DETAIL

NO SCALE 10



SOIL PREPARATION FOR TRENCHES UNDER SLAB-ON-GRADE

TYPICAL DETAIL

NO SCALE 11

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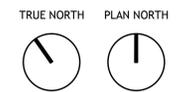
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TYPICAL DETAILS



S300

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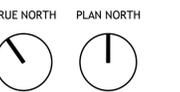


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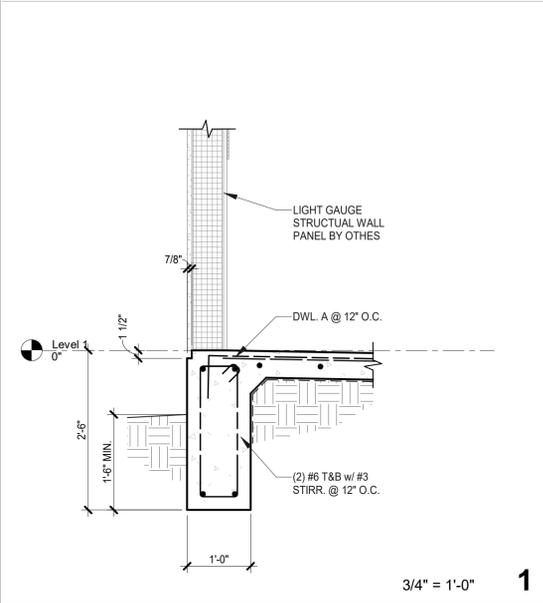
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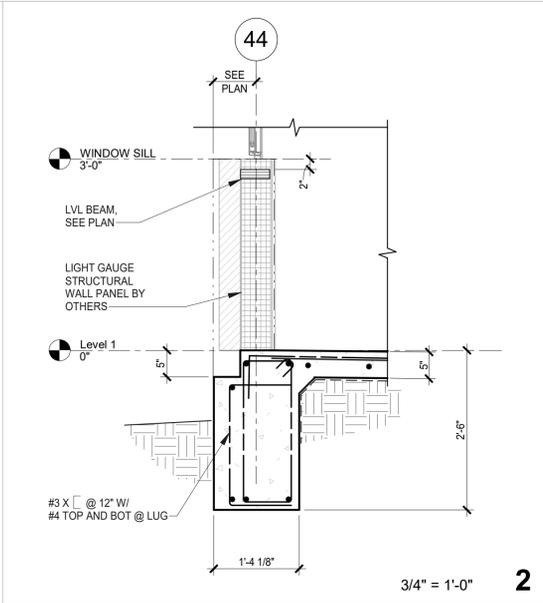
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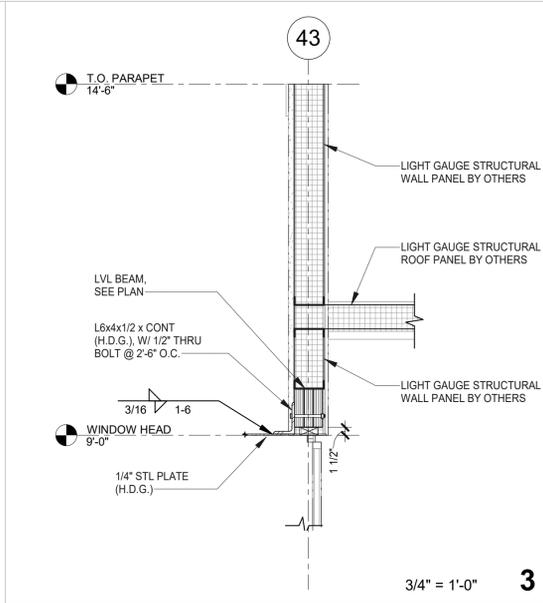
S310



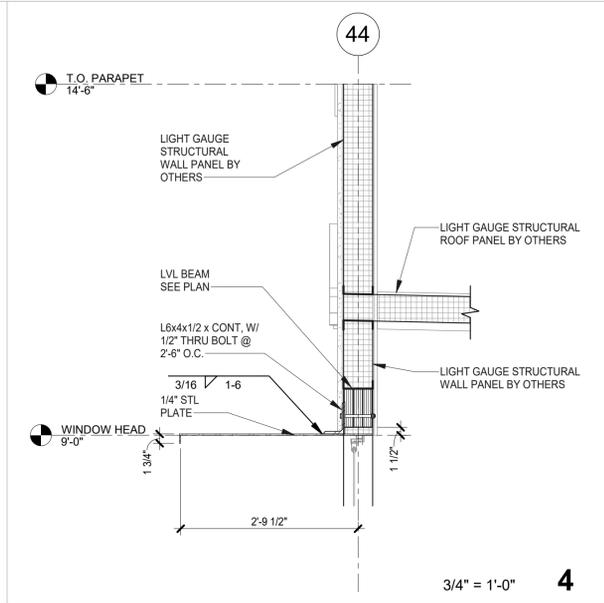
3/4" = 1'-0" **1**



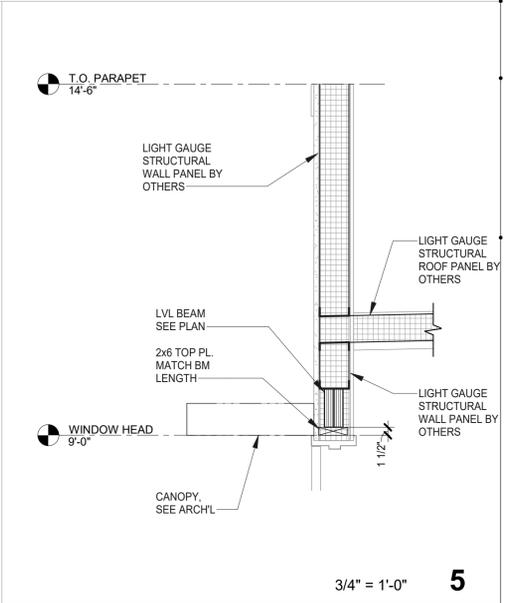
3/4" = 1'-0" **2**



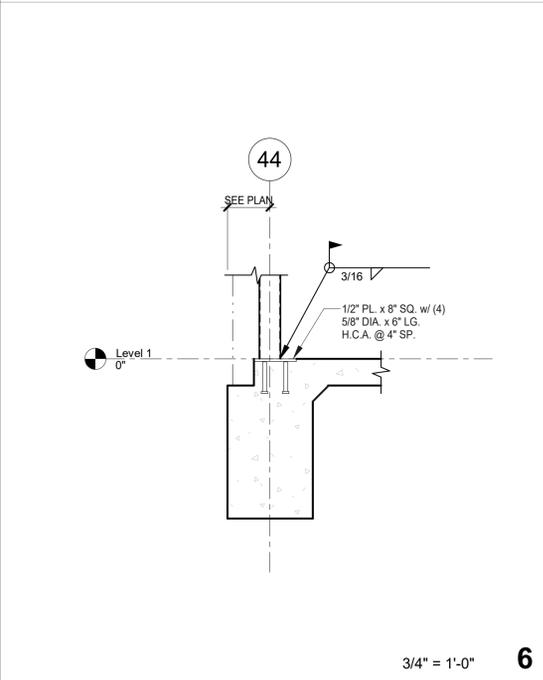
3/4" = 1'-0" **3**



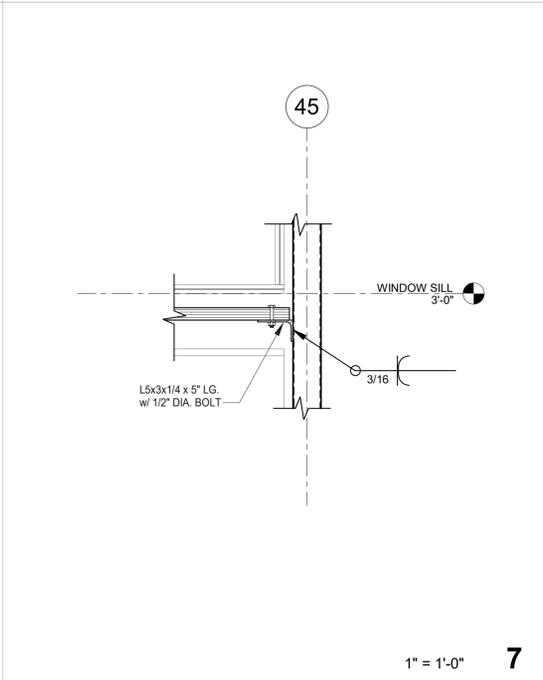
3/4" = 1'-0" **4**



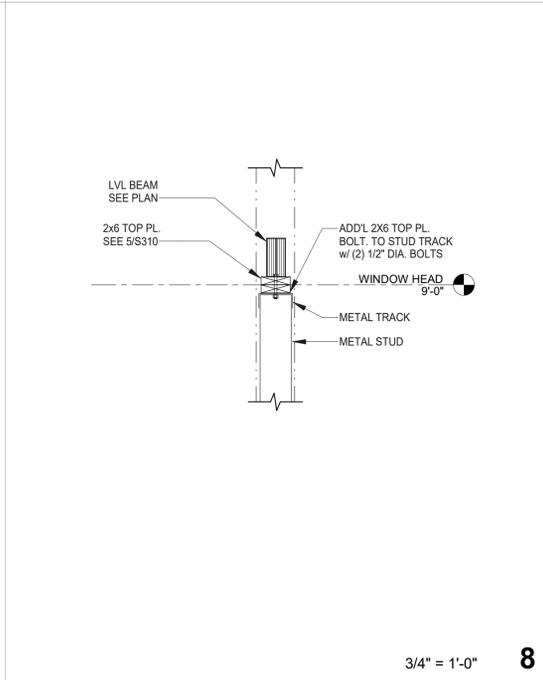
3/4" = 1'-0" **5**



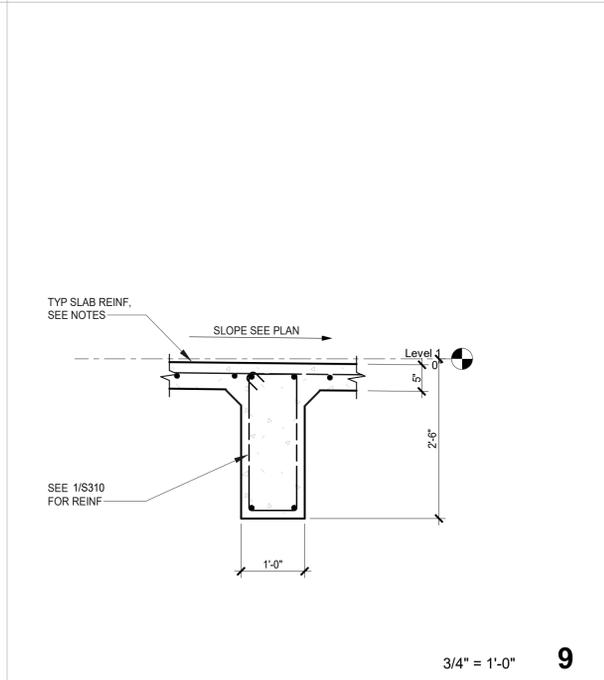
3/4" = 1'-0" **6**



1" = 1'-0" **7**



3/4" = 1'-0" **8**



3/4" = 1'-0" **9**

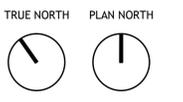
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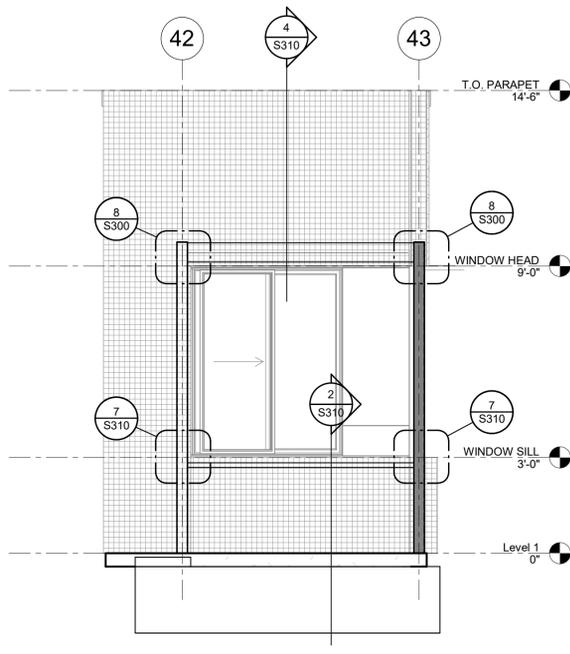


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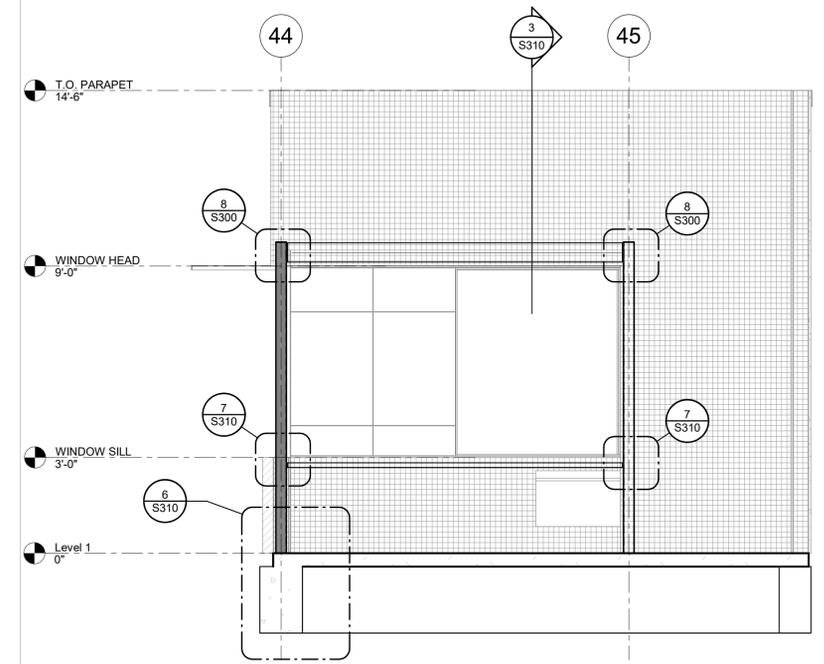
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FRAMING ELEVATIONS

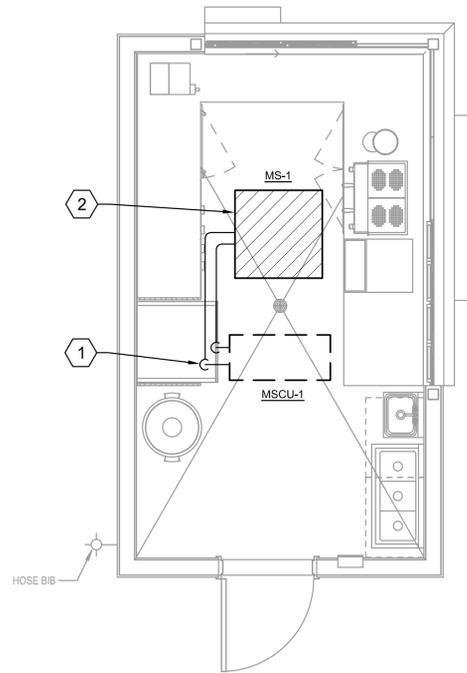
S500



3/8" = 1'-0" **2**



3/8" = 1'-0" **4**



1 MECHANICAL PLAN
SCALE: 3/8" = 1'-0"

DX SPLIT SYSTEM SCHEDULE					
INDOOR UNIT	TAG	MS-1	GENERAL		
			MANUFACTURER	MITSUBISHI	
			MODEL	PLA232AE7	
			TYPE	DUCTLESS SPLIT SYSTEM HEAT PUMP	
			SERVICE	COFFEE SHOP	
			ORIENTATION	CEILING MOUNTED	
			TOTAL AIRFLOW (CFM)	800	
			OUTSIDE AIRFLOW (CFM)	3	
			UNIT WEIGHT (LBS)	48	
			FILTER	TYPE	PLEATED
			MEDIA	2" MERV 8	
			FINAL PRESSURE DROP (IN. W.G.)	0.5	
			COOLING CASE 1	ENTERING AIR (DB)	80.0
ENTERING AIR (WB)	67.0				
LEAVING AIR (DB)	55.0				
LEAVING AIR (WB)	54.0				
TOTAL CAPACITY (MBH)	24.0				
SENSIBLE CAPACITY (MBH)	23.0				
HEAT PUMP	HTG CAPACITY AT 47 DEG (MBH)	29.0			
	ENTERING AIR (DB)	70.0			
	NO. OF STAGES	1.0			
SUPPLY FAN	TYPE	CENTRIFUGAL			
	DRIVE	DIRECT			
ELECTRICAL DATA	MOTOR HP (W)	120 WATTS			
	VOLTS / PHASE	208-1			
	MIN. CIRCUIT AMPS	1			
OUTDOOR UNIT	TAG	MSCU-1	GENERAL		
			MANUFACTURER	MITSUBISHI	
			MODEL	PLZ232AH7	
SERVICE	MS-1				
TYPE	HEAT PUMP				
NOMINAL TONS (ARI STD. COND.)	2.5				
MIN. # OF COMPRESSOR STAGES	VARIABLE				
MIN. EFFICIENCY RATING (SEER)	24.2				
AMBIENT TEMPERATURE (DB)	100.0				
HEATING MODE COND. ENTERING AIR (DB)	17.0				
UNIT WEIGHT (LBS)	153				
ELECTRICAL DATA	VOLTS / PHASE	208-1			
	MIN. CIRCUIT AMPS	19.0			
	MAX. OVERCURRENT PROTECTION	25			
NOTES:					
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.					
2. THE TOTAL AND SENSIBLE COOLING CAPACITIES ARE TO BE BASED UPON THE SCHEDULED EVAPORATOR ENTERING AND LEAVING AIR CONDITIONS AND CONDENSER ENTERING AIR CONDITION.					
3. PROVIDE DX SPLIT SYSTEMS WITH CONTROLS INCLUDING WALL MOUNTED ELECTRONIC, 7-DAY PROGRAMMABLE THERMOSTATS WITH AUTOMATIC HEAT/COOL SWITCH-OVER CAPABILITY.					
4. COOLING COIL DRAIN PANS SHALL BE SLOPED FOR COMPLETE DRAINAGE WITH NO STANDING WATER (NO PANS).					
5. PROVIDE ALL INDOOR AND OUTDOOR UNITS WITH SINGLE POINT ELECTRICAL CONNECTION.					
6. PROVIDE ALL UNITS WITH STANDARD SIZE (LOCALLY STOCKED) PLEATED FILTERS. FILTERS WITH CUSTOM DIMENSIONS ARE NOT ACCEPTABLE.					
7. PROVIDE OUTDOOR CONDENSING UNITS WITH LOW AMBIENT CONTROLS TO ALLOW COOLING OPERATION AT 0 DEG. F AND WITH HAIL GUARDS.					
8. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL REFRIGERATION PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS, INCLUDING DISTANCE AND ELEVATION LIMITS. 1" CLOSED-CELL FOAM INSULATION FOR SUCTION LINE (BOTH LINES FOR HEAT PUMP SYSTEMS), 1/2" FOR HOT GAS HEAT RECOVERY. ARMACELL APPLICABLE OR EQUAL.					
9. INSTALL WOOD UNITS WITH VIBRATION ISOLATION IN ACCORDANCE WITH THE VIBRATION ISOLATION SCHEDULE.					
10. WHEN CONDENSING UNITS ARE INSTALLED ON THE ROOF, PROVIDE ROOFTOP UNITS WITH INSULATED, FACTORY MANUFACTURED FULLY WELDED GALVANIZED STEEL ROOF CURB. CONTRACTOR'S STRUCTURAL ENGINEER SHALL DESIGN THE CURB ATTACHMENT TO ROOF. COORDINATE ROOF CURB INSTALLATION WITH ROOFING CONTRACTOR.					
A. CURB MUST EXTEND 14" ABOVE THE FINISHED SURFACE OF THE ROOF. CONTRACTOR TO COORDINATE THE ROOF SLOPE AND ADDITIONAL CURB HEIGHT TO ACCOMMODATE THE ROOFING INSULATION THICKNESS.					
B. ROOFTOP EQUIPMENT BASE RAIL SHALL REST ON CURB SUCH THAT THE BASE OVERHANGS THE CURB. THE OVERHANG IS TO ENHANCE THE WATER PROTECTION AT THE CURB. OTHER METHODS MUST RECEIVE PRIOR APPROVAL.					
D. CONDENSING UNIT MANUFACTURER AND CURB MANUFACTURER TO COORDINATE AND SUBMIT COMPLIANCE WITH THE ABOVE REQUIREMENTS. CONTRACTOR SHALL STATE ON THE ROOF CURB SUBMITTAL THE SLOPE AND TOTAL ROOF INSULATION THICKNESS AT THE LOCATION OF THE CURB.					
11. ALL MOTORS SHALL BE PREMIUM HIGH EFFICIENCY RATING.					
12. MOTORS 1HP AND LESS SHALL BE ECM. ALL MOTORS SHALL HAVE THE MEANS TO ADJUST FAN SPEED FOR BALANCING OR REMOTE CONTROL.					
13. CONTROL PANEL SHORT CIRCUIT CAPACITY SHALL MATCH FEEDER KVA OR PROVIDE WIRING FOR SEPARATE 120V FEED.					

GENERAL NOTES:

- ALL NEW OPENINGS THROUGH FLOORS, ROOF, STRUCTURAL WALLS, AND STRUCTURAL MEMBERS (WHERE APPROVED BY THE OWNER) AND INSTALLATION OF ROOF-MOUNTED EQUIPMENT SHALL BE COORDINATED WITH THE ARCHITECT AND DESIGNED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH SHEAR WALLS ARE PROHIBITED.
- DUCT, PIPE AND CONDUIT ROOF PENETRATIONS:
 - ALL DUCT, PIPE, AND CONDUIT ROOF PENETRATIONS SHALL BE THROUGH AN INSULATED, FACTORY-MANUFACTURED FULLY-WELDED GALVANIZED STEEL ROOF CURBS. CURBS MUST EXTEND 14" ABOVE THE FINISHED SURFACE OF THE ROOF AND SHALL BE SLOPED TO MATCH ROOF. SHALL MATCH ROOF MANUFACTURER'S REQUIREMENTS, AND SHALL BE INSTALLED TO MAINTAIN ROOF WARRANTY. ATTACH CURB TO ROOF PER STRUCTURAL ENGINEER'S DESIGN. IF DESIGN IS NOT INCLUDED IN PROJECT STRUCTURAL ENGINEER'S SCOPE, THE DESIGN SHALL BE PERFORMED BY THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.
 - THE WEIGHT OF ALL DUCTS PENETRATING THE ROOF SHALL BE SUPPORTED FROM BELOW-ROOF STRUCTURE, NOT AT THE ROOF CURB.
 - COORDINATE LOCATIONS OF NEW ROOF PENETRATIONS TO MINIMIZE NUMBER OF OPENINGS. ELECTRICAL AND REFRIGERANT LINES ARE TO USE THE SAME PENETRATIONS WHERE POSSIBLE.
 - COORDINATE ALL ROOF WORK WITH OWNERS ROOFING CONTRACTOR TO MAINTAIN THE WARRANTY.
- PIPE AND CONDUITS PENETRATING NON-FIRE RATED FLOORS AND WALLS INCLUDING SLAB ON GRADE:
 - WEIGHT SHALL BE SUPPORTED AT THE FLOOR OR FROM HANGERS ABOVE OR BELOW THE FLOOR. PIPE WEIGHT SHALL NOT BE SUPPORTED BY THE WALL.
 - INSULATION AND VAPOR BARRIER SHALL BE CONTINUOUS THROUGH THE FLOOR.
 - FLOOR PENETRATION SHALL BE SLEEVED WITH MINIMUM 16 GA. GALVANIZED STEEL EXTENDING 2" ABOVE THE SLAB AND SEALED WATER TIGHT.
 - WHERE FLOOR OR WALL PENETRATIONS ARE EXPOSED IN OCCUPIED SPACES, ESCUTCHEON PLATES SHALL BE INSTALLED TO COVER THE OPENINGS.
 - PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED WATERTIGHT.
- NO ASBESTOS CONTAINING MATERIALS SHALL BE USED IN ANY OF THE NEW CONSTRUCTION.
- ALL INSULATING MATERIALS AND ALL MATERIALS USED IN PLENUMS SHALL BE PLENUM RATED AND SHALL CONFORM TO ASTM E 84, HAVING A MAXIMUM FLAME SPREAD OF <25 AND A MAXIMUM SMOKE DEVELOPED RATING OF <50.
- EQUIPMENT SCHEDULED ON THE DRAWINGS IS BASED UPON EQUIPMENT OF MANUFACTURER NOTED. EQUIPMENT FROM ANOTHER MANUFACTURER MAY BE USED PROVIDED THAT THE CONTRACTOR SUBMIT PROOF THAT THE EQUIPMENT TO BE USED IS EQUAL TO OR BETTER THAN THAT SCHEDULED ON THE DRAWINGS AND IS APPROVED BY THE OWNER AND ENGINEER. PRICE SPECIFIED ITEM AS WELL AS PROPOSED SUBSTITUTION.
- INVERTER READY MOTORS SHALL BE PROVIDED WITH AEGIS SHAFT GROUNDING RING, COOLBLUE INDUCTIVE ABSORBERS, OR CERAMIC BEARINGS AND CLASS F 105° C RISE INSULATION. REFERENCE NEMA MG1 PART 31.
- PROVIDE TEFC MOTORS FOR ALL WET LOCATIONS AND ALL OUTDOOR LOCATIONS.
- LOCATION OF NEW EQUIPMENT IS APPROXIMATE WHERE SHOWN. IF THERE IS A CONFLICT WITH AN EQUIPMENT LOCATION SHOWN ON THE PLANS, DO NOT PROCEED UNTIL THE ENGINEER APPROVES A NEW LOCATION.
- INSTALL ALL NEW EQUIPMENT WITH MANUFACTURER-RECOMMENDED CLEARANCES ON ALL SIDES FOR SERVICE AND MAINTENANCE AS WELL AS REMOVAL OF INDIVIDUAL COMPONENTS WITHOUT REMOVING THE ENTIRE UNIT. PROVIDE NEC-REQUIRED CLEARANCE IN FRONT OF LINE VOLTAGE CONTROL PANELS; MINIMUM 3'.
- DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.
- DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE.
- COORDINATION OF ALL TRADES IN CEILING SPACES TO ALLOW AN 8-INCH CLEAR PLANE FOR LOCATION OF LIGHTS IS OF UTMOST IMPORTANCE TO MAXIMIZE FUTURE FLEXIBILITY, REALIZING THAT THIS IS NOT POSSIBLE IN ALL CASES, DUE TO CEILING ELEVATION AND STRUCTURAL LIMITATIONS, MAXIMUM EFFORT SHALL BE GIVEN TO MAINTAINING THE 8-INCH LIGHTING PLANE UNLESS NOTED OTHERWISE.
- POWDER ACTUATED FASTENERS ARE NOT ALLOWED.
- PROVIDE AND INSTALL MINIMUM 2 1/2" LONG X 3/8" WIDE ENGRAVED PHENOLIC PLASTIC EQUIPMENT TAGS, BLACK LETTERS ON WHITE BACKGROUND, FOR ALL EQUIPMENT TO MATCH TAGS INDICATED ON PLANS. IF EXISTING TAGS ARE PRESENT EITHER FROM THE MANUFACTURER OR EXISTING CONDITIONS, COVER OR PAINT OVER THE OLD TAG AS REQUIRED TO ELIMINATE CONFLICTING TAG NAMES. LABEL THERMOSTATS TO MATCH UNIT DESIGNATION. INDICATE ELECTRICAL PANEL AND CIRCUIT BREAKER NUMBER IDENTIFICATION ON NAMEPLATE IN SMALLER LETTERS IN PARENTHESES.
- THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.

KEYED NOTES:

- REFRIGERANT PIPING DOWN THROUGH ROOF, FLASH PENETRATION WATERTIGHT.
- COORDINATE EXACT LOCATION OF UNIT WITH STRUCTURE AND LIGHTING.

REVISIONS		
NO	DATE	DESCRIPTION

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TITLE:
MECHANICAL PLAN

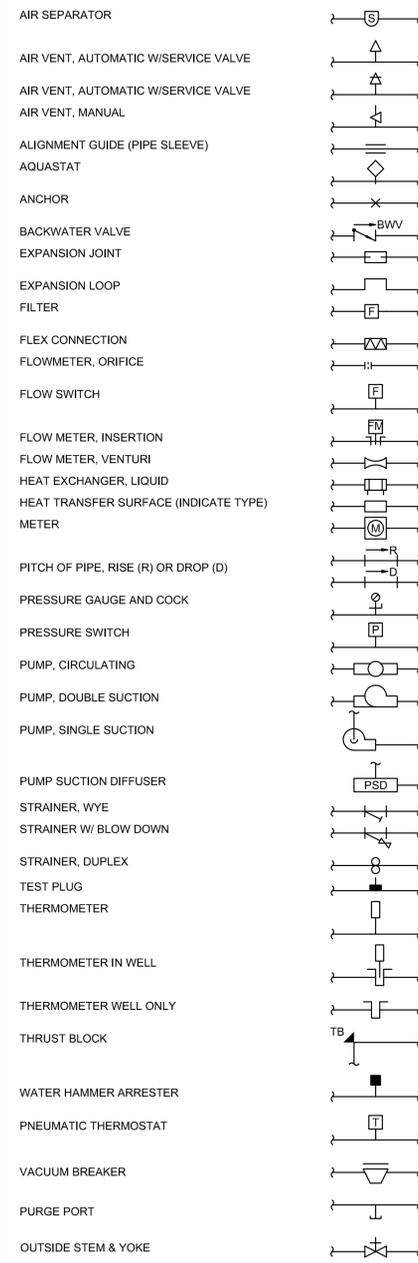
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 DATE: 04/28/2022

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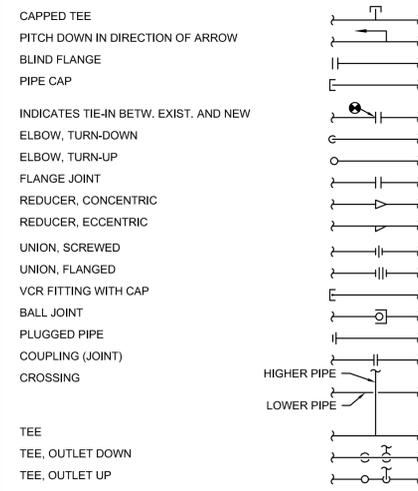
GENERAL PLUMBING NOTES

- PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, AND CAPACITIES AS INDICATED. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE SIZES, AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN SOIL, AND VENT PIPING SYSTEMS.
- NOT ALL PIPE SIZES ARE SHOWN ON PLANS FOR CLARITY. REFER TO RISER DIAGRAMS FOR PIPING SIZES.
- COORDINATE FIRE ALARM CONNECTIONS TO FIRE PROTECTION SYSTEM WITH FIRE PROTECTION CONTRACTOR.
- INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- UPON COMPLETION OF A SECTION OR OF THE ENTIRE WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE OF 125 PSIG FOR 2 HRS. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY.
- SLEEVE FOUNDATION BEAM PENETRATIONS WITH SCH. 40 STEEL PIPE SLEEVE OF 2" LARGER DIAMETER.
- DOMESTIC WATER SYSTEMS:
 - STOP VALVES SHALL BE BRONZE BALL VALVES WITH STAINLESS STEEL BALLS AND TEFLON PACKING AND GASKETS.
 - HANGERS SHALL BE B-LINE MODEL B3104 FOR STEEL PIPE OR B-LINE MODEL B3104CT FOR COPPER TUBE.
 - ALL PLUMBING EQUIPMENT CONNECTIONS SHALL BE MADE WITH UNIONS AND VALVES SO THAT THE CONNECTED EQUIPMENT CAN BE REMOVED WITHOUT OBSTRUCTION.
 - INSTALL SHUT-OFF VALVES AT EACH BRANCH SERVING A RESTROOM OR FIXTURE GROUPING. INSTALL HOT AND COLD WATER SHUT-OFF VALVES AND SHOCK ARRESTORS ACCESSIBLY AT EACH FIXTURE BATTERY. COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECT.
 - POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER CODE.
 - UPON COMPLETION OF A SECTION OR OF THE ENTIRE WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE OF 125 PSIG FOR 2 HOURS. THE WATER USED FOR THE TEST SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY.
- SANITARY WASTE AND VENT SYSTEMS:
 - HANGERS FOR HORIZONTAL SANITARY PIPING SHALL BE EXPANSION RING OR CLEVIS TYPE SPACED NO MORE THAN 5 FEET APART. VERTICAL PIPE PASSING THROUGH SLABS SHALL BE SUPPORTED WITH B-LINE MODEL B3373 FOR STEEL PIPE OR B-LINE MODEL B3373CT FOR COPPER TUBE. EACH HORIZONTAL JOINT IS ADEQUATELY SUPPORTED ON ONE SIDE OF THE JOINT WITHIN 12" OF THE JOINT. HANGERS ARE INSTALLED ON BOTH SIDES OF EACH NO HUB JOINT WITHIN 12" OF THE JOINTS AND OFFSETS ARE RESTRAINED IN AN APPROVED MANNER. (ABOVE SLAB ONLY)
 - INTERNATIONAL PLUMBING CODE: BUILDING DRAIN PIPING 2" DIAMETER AND LARGER SHALL BE RUN AT A MINIMUM SLOPE OF 1/16" PER LINEAR FOOT. BUILDING DRAIN PIPING 3" THROUGH 6" DIAMETER SHALL BE RUN AT A MINIMUM SLOPE OF 1/8" PER FOOT. BUILDING DRAIN PIPING 2-1/2" DIAMETER AND LESS SHALL BE RUN AT A MINIMUM SLOPE OF 1/4" PER LINEAR FOOT.
 - PROVIDE TRAP PRIMER ON ALL FLOOR DRAINS. LOCATE TRAP PRIMERS EXPOSED IN MECHANICAL ROOMS, OR IN WET WALL OF RESTROOMS. PROVIDE TRAP PRIMER ACCESS PANEL IN WALL OF A COLOR TO MATCH WALL. COORDINATE LOCATION WITH PLUMBING FIXTURES AND TILE PATTERNS.
 - INSULATE EXPOSED LAVATORY P-TRAPS TO MEET ADA REQUIREMENTS.
 - PLUMBING CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR ON FLOOR CONSTRUCTION FOR RECEIVING DRAINS TO REQUIRED INVERT ELEVATIONS AND PROPER FLOOR SLOPE TO DRAIN LOCATIONS.

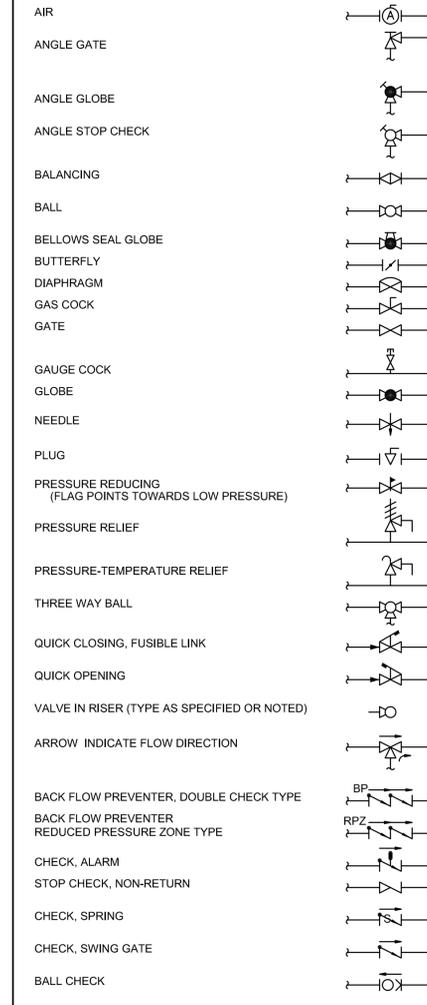
PIPING SPECIALITIES



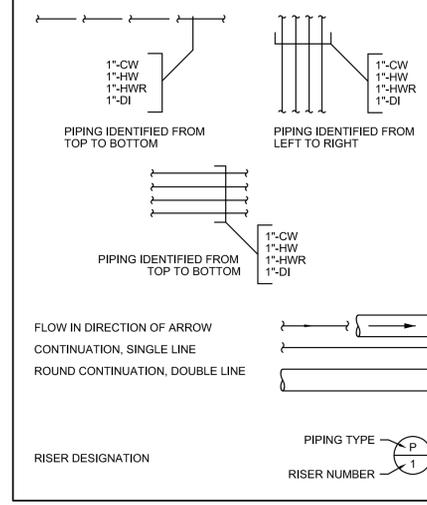
PIPE FITTINGS



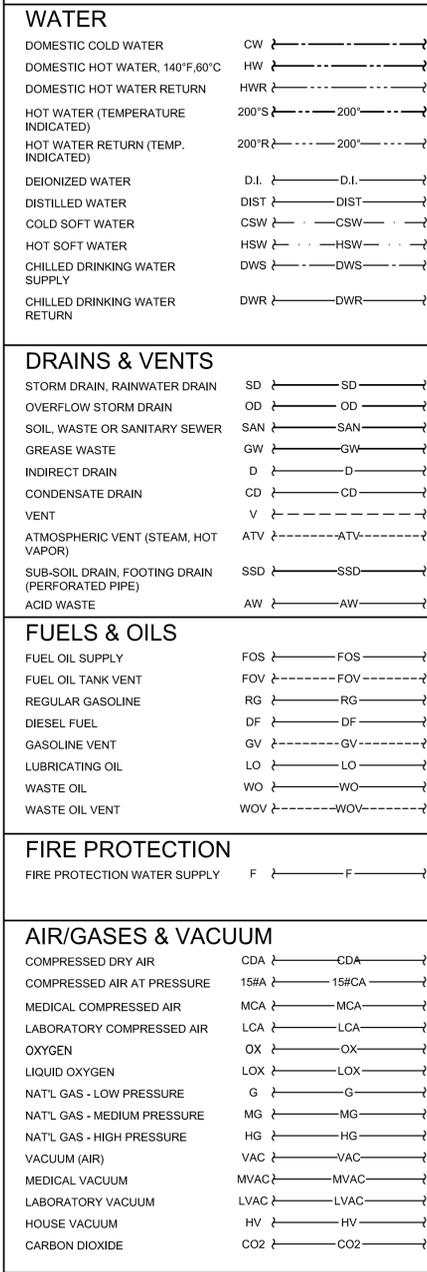
VALVES



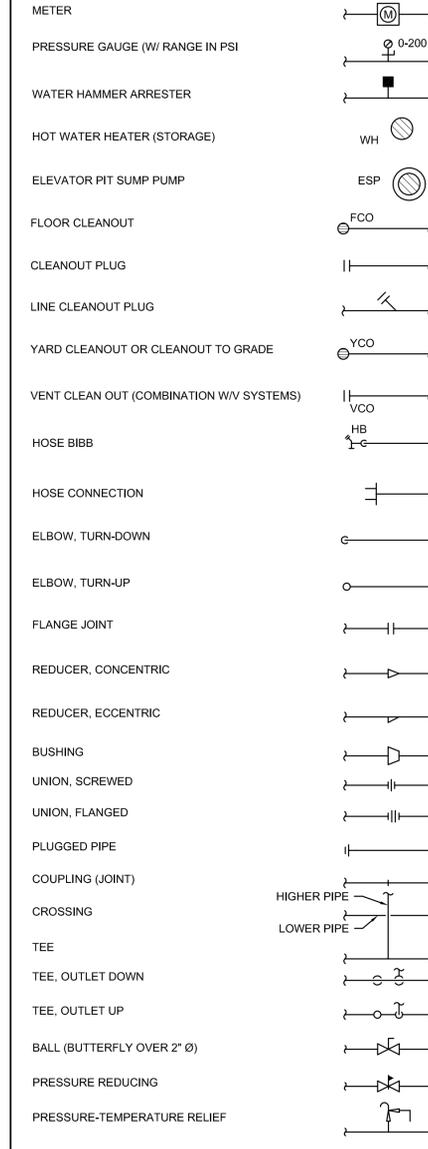
PIPING LABELING



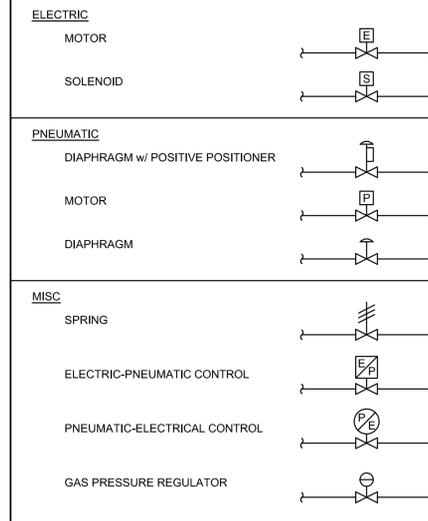
PIPING TYPE



PLUMBING SYMBOLS



ACTUATORS



REVISIONS		
NO	DATE	DESCRIPTION

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TITLE:
PLUMBING NOTES, SYMBOLS, LEGENDS & SCHEDULES

EEA PROJ: 20220092
 DRAWN BY: EC
 CHECKED BY: RWM
 DATE: 04/26/2022

SHEET:
P000

REVISIONS

NO	DATE	DESCRIPTION

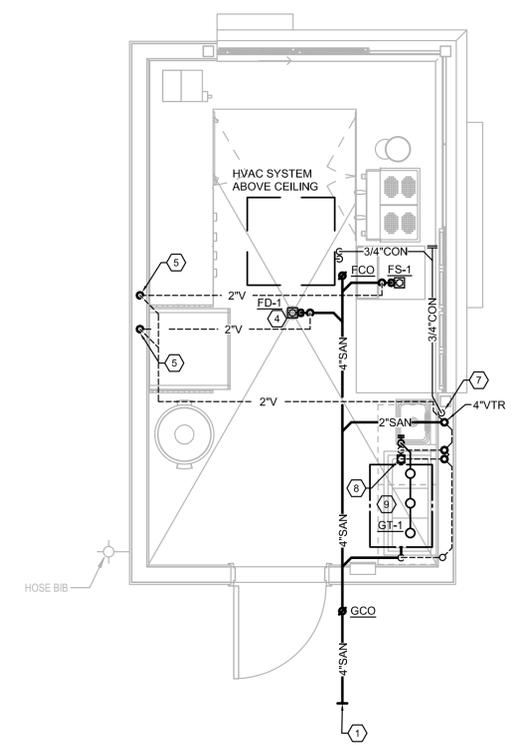
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PLUMBING KEYED NOTES: (X)

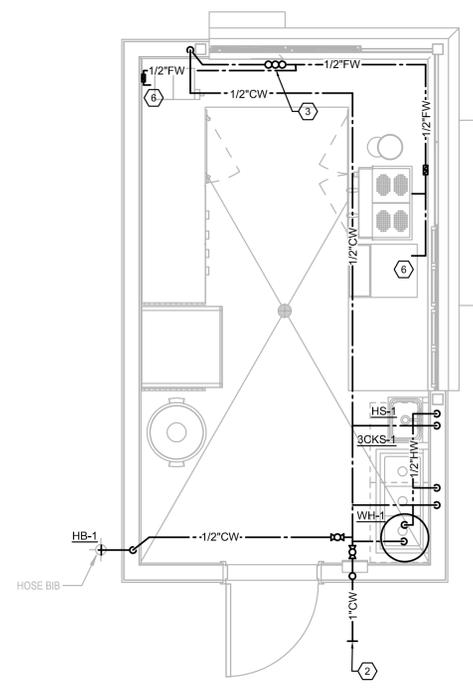
- 4" SANITARY STUB-OUT. REFER TO CIVIL FOR CONTINUATION
- 1" COLD WATER STUB-OUT. REFER TO CIVIL FOR CONTINUATION
- WATER FILTRATION SYSTEM TO BE PROVIDED BY OWNER AND INSTALL BY PLUMBING CONTRACTOR. ROUTE FILTER WATER FOR THE COFFEE MACHINES, AND ICE MAKER.
- PROVIDE JOSAM TSI SERIES TRAP GUARDS FOR FLOOR DRAIN.
- PROVIDE WALL CLEANOUT FOR THE 2" FLAT VENT PIPING FROM BELOW FLOOR.
- PROVIDE RPZA FOR ICE MACHINES, AND DCVA FOR COFFEE MACHINES.
- 3/4" CONDENSATE DRAIN DOWN IN WALL TO HAND SINK TAILPIECE.
- PROVIDE MANUFACTURER'S FLOW CONTROL VALVE PER MANUFACTURER'S REQUIREMENTS.
- PROVIDE ABOVE GROUND GREASE TRAP BELOW THE 3-COMPARTMENT SINK. COORDINATE DRAIN FITTINGS AND CLEARANCES FOR GREASE TRAP.

PLUMBING GENERAL NOTES:

- ROUTE VENT PIPING WITH CODE COMPLIANT SLOPE RISING UP. PIPES TO RISE UP TO NEW 4" VENT THROUGH ROOF.
- EACH EQUIPMENT DRAIN OUTLET SHALL BE PROVIDED WITH COPPER INDIRECT WASTE PIPE ROUTED TO INDIRECT WASTE RECEPTOR (FS) PROVIDED WITH CODE COMPLIANT AIR GAP.
- PROVIDE SAMPLE WELL AT POSITION SHOWN COMPLIABLE WITH ALL CITY CODES AND AMENDMENTS. PROVIDE WITH TRAFFIC RATED COVER INSTALLED FLUSH WITH GRADE.
- USE HUBLESS CAST-IRON SOIL PIPE MEETING CISPI 301 THE FIRST 15 FEET OF PIPE AND THE TRANSITION TO PVC.
- (2) 3" VENT PIPING FROM BELOW FLOOR GREASE TRAP VENT. ROUTE PIPING SYSTEM UP TO ABOVE CEILING AND ROUTE IT TO NEW 4"VTR.
- WALL HYDRANTS (HOSE BIBBS) SHALL BE ASSE 1019 LISTED AS APPROVED.
- ALL VALVES LOCATED ABOVE GYPSUM BOARD CEILING SHALL BE PROVIDED WITH ACCESS PANELS LOCATED NEAR VALVE. MOUNT VALVE IN HORIZONTAL POSITION.
- DIELECTRIC INSULATOR REQUIREMENTS - AN APPROVED DIELECTRIC INSULATOR IS REQUIRED ON THE WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED HEATING EQUIPMENT.
- WATER HAMMER ARRESTOR REQUIREMENTS - PRECISION PLUMBING PRODUCTS, INC. WATER HAMMER ARRESTORS SHALL BE PROVIDED AT EACH END OF CONNECTION OR WATER BRANCH SERVICE POSITION IN A CODE COMPLIANT MANNER AS RECOMMENDED BY THE MANUFACTURER AND IN ACCORDANCE WITH PDI TABLES.
- PROVIDE PIPING INSULATION SYSTEMS ON ALL PIPING WHERE SPECIFIED, ALL PIPE LABELING SHALL BE IN COMPLIANCE WITH ANSI STANDARDS.
- WATER PIPING ROUTED HIGH AND DROP IN CHASE OR WALL CAVITY FOR DISTRIBUTION TO STOP VALVE OR ISOLATION VALVE. PROVIDE WALL ESCUTCHEONS.
- PROVIDE AND INSTALL NEW TEMPERING VALVE AND INSULATION SYSTEM, MAXIMUM LEAVING TEMPERATURE SHALL NOT EXCEED 110° F., LEONARD 170-LF AT ALL LAVATORIES AND SINKS LOCATIONS AS SHOWN.
- PROVIDE CROSS CONNECTION PROTECTION CONTROL AND BACK-FLOW PREVENTION FOR ALL FAUCETS AND HOSE BIBBS WITH THREADED HOSE CONNECTIONS. REFER TO BACKFLOW PREVENTION REQUIREMENTS SCHEDULE.
- COORDINATE ALL PIPING CONNECTION REQUIREMENTS WITH OWNER FURNISHED EQUIPMENT. REFER TO ALL PLANS, PROVIDING ALL PIPING AND DEVICES TO FACILITATE A COMPLETE AND OPERATIONAL CODE COMPLIANT SYSTEM, TYPICAL.
- ALL REDUCED PRESSURE ZONE ASSEMBLIES (RPZA) SHALL BE PROVIDED WITH FACTORY FUNNEL DRAIN ASSEMBLY WITH COPPER DRAIN PIPING ROUTED TO AN APPROVED INDIRECT WASTE RECEPTOR TERMINATED WITH A CODE COMPLIANT AIR GAP.
- ALL COMMERCIAL GRADE ICEMAKER DRAIN SHALL BE ROUTED TO AN APPROVED INDIRECT WASTE RECEPTOR TERMINATED WITH A CODE COMPLIANT AIR GAP.
- ALL CONDENSATE DRAINS SHALL BE ROUTED TO AN INDIRECT WASTE RECEPTOR WITH A CODE COMPLIANT AIR GAP.
- ALL DRINK DISPENSERS, COFFEE MAKERS, TEA MAKERS AND SIMILAR EQUIPMENT WITH A FACTORY DRAIN CONNECTION SHALL BE PROVIDED WITH A GRAVITY DRAIN LINE ROUTED TO AN APPROVED INDIRECT WASTE RECEPTOR WITH A CODE COMPLIANT AIR GAP.
- PIPING INSULATION SYSTEMS ON ALL PIPING WHERE SPECIFIED, ALL PIPE LABELING SHALL BE IN COMPLIANCE WITH ANSI STANDARDS.
- AT ALL DRAIN RECEPTORS OR INDIRECT WASTE DRAIN RECEPTORS EXPOSED TO TEMPERATURES 140°F., PROVIDE AND INSTALL LEAD FREE DCVA AND 3/4" DRAIN TEMPERING VALVE, THERMOMEGATECH 3/4" DTV WITH WATER HAMMER ARRESTOR TO LIMIT DRAIN TEMP. TO 130° F. IN ACCORDANCE WITH FACTORY INSTRUCTIONS.
- COORDINATE ALL PIPING CONNECTION REQUIREMENTS WITH KITCHEN EQUIPMENT. REFER TO ALL PLANS, PROVIDING ALL PIPING AND DEVICES TO FACILITATE A COMPLETE AND OPERATIONAL CODE COMPLIANT SYSTEM, TYPICAL.



1 PLUMBING PLAN - SANITARY WASTE & VENT
SCALE: 3/8" = 1'-0"



2 PLUMBING PLAN - DOMESTIC WATER
SCALE: 3/8" = 1'-0"

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TITLE:
PLUMBING PLAN

EEA PROJ: 20220092
 DRAWN BY: EC
 CHECKED BY: RWM
 DATE: 04/26/2022

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P101

WATER HEATER SCHEDULE							
MARK	RECOVERY (GPH)	TEMPERATURE RISE (°F)	INPUT (KW)	ELECTRICAL VOLTAGE PHASE	MANUFACTURER	MODEL	NOTES
EWH-1	21.00	60°F	3.0	208 1	AO SMITH	DEL-10	FACTORY TEMP LIMIT @ 110°F W/ 3/4" CONN.

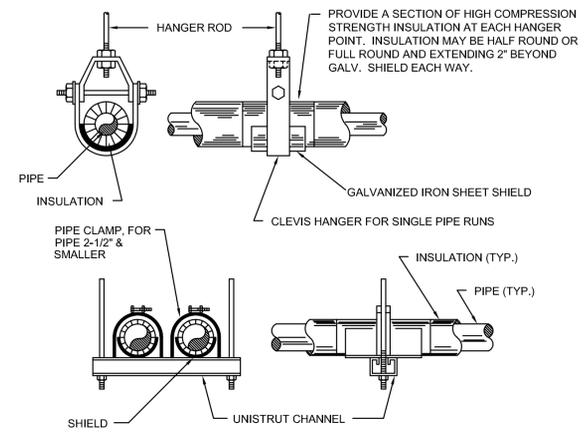
NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE AND INSTALL WITH TOP PLUMBING CONNECTIONS.
3. PROVIDE AND INSTALL HEAT TRACE ON HW SUPPLY ONLY AS REQUIRED BY LOCAL CODE.

PLUMBING PIPE SCHEDULE								
PIPING ID	SERVICE	SIZE	MATERIAL TYPE	FITTING TYPE	JOINT TYPE	INSULATION TYPE	VALVES	REMARKS
DCW	DOMESTIC COLD WATER (ABOVE GRADE)	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	1/2" CF TO PREVENT CONDENSATION		LEAD-FREE VIEGA PROGRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS
	DOMESTIC COLD WATER (BELOW GRADE WITHIN 5' OF BUILDING)	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	N/A	2" AND BELOW: BA-1 2-1/2" AND LARGER: BF-1	WRAP WITH 2" 20 MILL VINYL TAPE, WITH 50% OVERLAP; NO INSULATION REQUIRED.
DHW	DOMESTIC HOT WATER UP TO 140F	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	1.5" GF < 1-1/2" PIPE 2.0" GF 1-1/2" PIPE & LARGER		LEAD-FREE VIEGA PROGRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS
COND	CONDENSATE (HVAC)	ALL	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32 OR VIEGA PROGRESS	1/2" CF TO PREVENT CONDENSATION		VIEGA PROGRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS CONDENSATE PIPING TO BE SLOPED 1/8" PER FOOT TOWARDS DRAIN.
SAN	SANITARY WASTE & VENT (ABOVE GRADE)	8" AND UNDER	HUBLESS CAST-IRON SOIL PIPE MEETING CISPI 301 AND ASTM A 74 SERVICE CLASS	HUBLESS, CAST-IRON SOIL PIPE FITTINGS CISPI 301	HEAVY DUTY, FM APPROVED TYPE 304 STAINLESS STEEL ASTM C 1277 W/ ASTM C564 RUBBER GASKET AND STOP	N/A		ALL AIR HANDLER MECHANICAL ROOM FLOOR DRAIN PIPING TO BE INSULATED TO NEAREST VERTICAL MAIN TO PREVENT CONDENSATION 1" GF-ASJ CONCEALED 1"GF-PVC EXPOSED

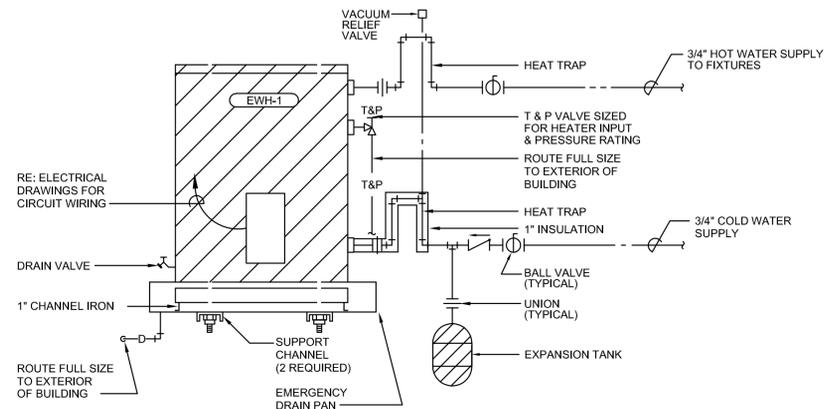
- NOTES:
1. INSULATION TYPE: GF - GLASS FIBER, CG - CELLULAR GLASS, CF - FLEXIBLE ELASTOMERIC CELLULAR FOAM
2. INSULATION JACKET TYPE
A. INTERIOR CONCEALED LOCATIONS: ALL SERVICE JACKET. (ASJ)
B. INTERIOR EXPOSED LOCATIONS: PVC ABOVE 8' AFF, ALUMINUM (ALJ) BELOW 8' AFF
C. EXTERIOR LOCATIONS: ALUMINUM (ALJ)
3. ALL PLUMBING MATERIALS TO MEET PLUMBING CODE REQUIREMENTS. ALL DOMESTIC WATER SUPPLY PIPING, FITTINGS AND COMPONENTS TO MEET NSF 14 REQUIREMENTS.
4. PROVIDE PRODUCT LISTED OR ENGINEER PRE-APPROVED EQUAL, APPLIES TO ALL PRODUCTS LISTED IN SCHEDULE.
5. ALL MATERIALS USED IN POTABLE WATER SYSTEMS SHALL MEET THE REQUIREMENTS OF NSF/ANSI 14 AND NSF/ANSI 61 AS APPLICABLE.
6. INSTALL ALL PRODUCTS PER THE MANUFACTURERS RECOMMENDATIONS.
7. ALL PIPING IS TO BE SUPPORTED PER ANSI B31.9, ASME B31.1, MSS SP-58 AND MSS SP-69 AND MANUFACTURERS INSTRUCTIONS.
8. CLEAN AND FLUSH ALL NEWLY INSTALLED PIPING AND STRAINER / FILTERS WITH SYSTEM APPROPRIATE MATERIAL PRIOR TO PUTTING SYSTEM INTO OPERATION. DISINFECT POTABLE WATER SYSTEMS PER CODE.
9. PIPING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL AHJ.
10. WHEN JOINING DISIMILAR METALS USE DIELECTRIC NIPPLES OR COUPLINGS, OR DIELECTRIC FLANGE KITS ON LARGER PIPING. DIELECTRIC UNIONS ARE NOT ALLOWED.

PLUMBING FIXTURE SCHEDULE										
MARK	DESCRIPTION	FIXTURE		VALVE/FAUCET		CONNECTIONS			REMARKS	
		MFR	MODEL	MFR	MODEL	WASTE	VENT	CW		HW
COMMERCIAL KITCHEN SINKS / HAND SINKS										
HS-1	HAND SINK	ADVANCE TABCO	7-PS-76	-	-	1-1/2"	-	1/2"	1/2"	HAND SINK, ADA COMPLIANT INSTALLATION. PROVIDE WITH DRAIN 17 GA. P-TRAP AND KOHLER K7605-P-CP SUPPLY STOP VALVES, WITH 0.5 GPM AERATOR. 12" HT. SPLASH SHIELDS
3CSK-1	3 COMPARTMENT SINK	UNIVERSAL	LJ1216	FISHER	64793-1.15GPM	(3)1-1/2"	-	1/2"	1/2"	THREE COMPARTMENT STAINLESS STEEL STAND ALONE 3 COMPARTMENT SINK. PROVIDE WITH K7605-P-CP SUPPLY STOP VALVES. PROVIDE WITH LEVER OPERATED DRAINS & INDIRECT WASTE TO FLOOR SINK WITH CODE COMPLIANT AIR GAP.
DRAINS										
FD-1	FLOOR DRAIN (LIGHT DUTY)	ZURN	Z415B	-	-	2"	1-1/2"	-	-	CAST IRON FLOOR DRAIN WITH ADJUSTABLE NICKLE BRONZE STRAINER; FURNISH WITH 1/2" TRAP PRIMER CONNECTION
FS-1	FLOOR SINK	ZURN	Z1901	-	-	3"	2"	-	-	12" x 12" x 8" D. CAST IRON BODY HEAVY DUTY SQUARE SLOTTED GRATE AND INTERIOR BOTTOM DOME STRAINER; FURNISH WITH 1/2" TRAP PRIMER CONNECTION
HOSE BIBBS / HYDRANTS										
HB-1	WALL HOSE BIBB	WOODFORD	MODEL 67(CH)	-	-	-	-	3/4"	-	SURFACE PLAQUE, NON-FREEZE WALL HYDRANT WITH INTEGRAL SELF-DRAINING SIPHON BREAKER. COORDINATE EXACT INSTALLATION DISTANCE REQUIREMENTS FROM WALL SURFACE. CHROME FINSH. PROVIDE WITH 3 SPARE TEE KEYS. STANDARD MOUNTING HT. 24" A.F.F. - LOW LEAD COMPLIANCE REQUIRED.
TRAP PRIMERS / BACKFLOW PREVENTION/ ACCESSORIES										
FCO	FLOOR CLEANOUT	ZURN	Z1400	-	-	-	-	-	-	ADJUSTABLE FLOOR CLEANOUT WITH ANCHOR FLANGE AND HEAVY DUTY CAST IRON SECURED TOP. SIZE PER PLAN.
WCO	WALL CLEANOUT	ZURN	Z1441	-	-	-	-	-	-	WALL CLEANOUT WITH ROUND STAINLESS STEEL ACCESS COVER. WASTE LINE SIZED AS INDICATED ON PLANS
IMB	ICE MAKER OUTLET BOX	QATEY	39140	-	-	-	-	1/4"	-	ICE MAKER OUTLET BOX. 6"W x 6"H x 3-3/8"D, 1/4 TURN LOW LEAD VALVE, WITH WATER HAMMER ARRESTER
RPZA	REDUCED PRESSURE ZONE ASSEMBLY	WATTS	LF009-QT	-	-	-	-	VARIABLES	-	SIZE AS NOTED IN PLANS, CROSS CONNECTION PROTECTION. PROVIDE WITH FACTORY AIR GAP & FUNNEL ACCESSORY FITTINGS. PROVIDE FULL SIZE COPPER DRAIN LINE TO INDIRECT WASTE RECEPTOR WITH 2X DIA. AIR GAP.
DCVA	DOUBLE CHECK VALVE ASSEMBLY	WATTS	LF-007 QT - 1/2"	-	-	-	-	1/2"	-	TYPICALLY INSTALLED AT KITCHEN EQUIPMENT WATER SUPPLIES WITH CROSS CONNECTION PROTECTION.
BV	BALANCING VALVE	WATTS	LFCSM-61-S	-	-	-	-	-	-	LEAD FREE BLANCING VALVE.
TMV	THERMOSTATIC MIXING VALVE	WATTS	LFN170-M3 CSUT	-	-	-	-	1-1/4"	1-1/4"	LEAD FREE ASSE 1017 MASTER MIXING VALVE WITH CHECKSTOPS. VANDAL RESISTANT. SET TO 125 DEG F.

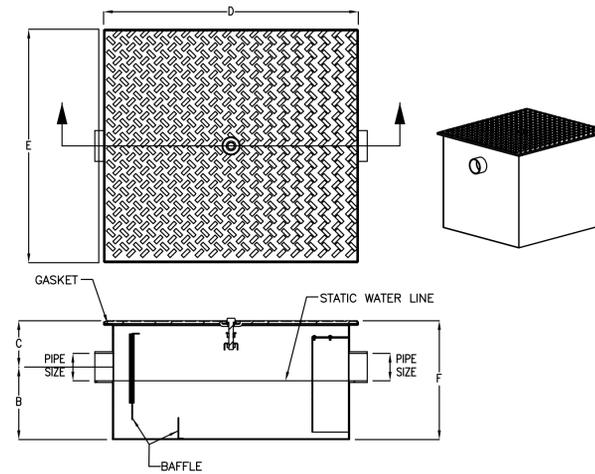
- NOTES:
1. PROVIDE MANUFACTURER AND MODEL LISTED OR ENGINEER APPROVED EQUAL.
2. PROVIDE ALL FIXTURES WITH ALL APPROPRIATE ACCESSORIES TO COMPLETE INSTALLATION.
3. COORDINATE FIXTURE COLORS WITH ARCHITECT.
4. COORDINATE TRIP LEVER LOCATION WITH OPEN SIDE, ON ADA COMPLIANT WATER CLOSETS.
5. INSULATE ALL EXPOSED DRAIN AND WATER PIPING UNDER LAVATORYS AND SINKS PER ADA REQUIREMENTS.
6. INSTALL MV MIXING VALVE BELOW EACH HAND SINK OR LAVATORY WITH MAXIMUM DELIVERY TEMPERATURE SET TO 110 DEGREES FARENHEIGHT.
7. INSTALL WATER FILTER WF-1 DOWNSTREAM OF RPZA WITH FACTORY DECK MOUNTED FAUCET PER FACTORY INSTRUCTIONS.



1 PIPING HANGERS AND SUPPORT
NONE



2 ELECTRIC WATER HEATER
NONE



3 GREASE TRAP DETAIL
NONE

GREASE TRAP SCHEDULE								
TAG	MFR	MODEL	SIZE	MAX GREASE CAPACITY	LENGTH	WIDTH	HEIGHT	INLET CONNECTION
GT-1	ENDURA	LO-PRO	25 GPM	50	31	23.5	11"	2"

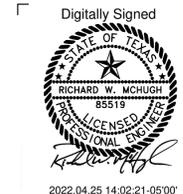
NOTES:
1. REFER TO DETAILS AND PLANS FOR LOCATION AND INSTALLATION REQUIREMENTS.
2. PROVIDE WITH FLOW CONTROL AND VENT PIPES.

REVISIONS		
NO	DATE	DESCRIPTION

MAKE READY COFFEE
LOT 13, BLOCK 2, NCB 447
SAN ANTONIO, TX
6615 VAUGHT RANCH RD. AUSTIN, TX 78730



EEA CONSULTING ENGINEERS
6615 VAUGHT RANCH ROAD, SUITE 100
AUSTIN, TEXAS 78730-2314 USA
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FIRM REGISTRATION # F-2497
WWW.EEACOM.COM • EEA PROJECT # YYYY###



TITLE:
PLUMBING - SCHEDULES & DETAILS

EEA PROJ: 20220092
DRAWN BY: EC
CHECKED BY: RWM
DATE: 04/26/2022

SHEET:
P201

LEGEND

(NOTE: ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON DRAWINGS)

LIGHTING
(NOTE: REFER TO 1/E801 FOR WIRING DEVICE HEIGHTS, UON.)

FA LED LUMINAIRE, TOP RIGHT (UPPERCASE) LETTER(S) DENOTES TYPE, LOWER LEFT (LOWERCASE) LETTERS DENOTE SWITCH POLE.

B LED LUMINAIRE, LETTER(S) DENOTES TYPE, BRACKETS * * WHEN USED INDICATES WALL MOUNTED

X1 EXIT LUMINAIRE, LETTER(S) DENOTES TYPE, ARROW(S) WHEN USED, INDICATE DIRECTION OF CHEVRONS, SHADED AREAS INDICATE FACE(S), AND BRACKET * * WHEN USED INDICATES WALL MOUNTED.

XB SOLID DIAGONAL HATCH INDICATES EMERGENCY LUMINAIRE CIRCUITED TO LIGHTING INVERTER

XB EMERGENCY LUMINAIRE EQUIPPED WITH A BATTERY BACK, WIHEADS AS INDICATED

S SINGLE POLE SWITCH

SK KEYED SINGLE POLE SWITCH

(THREE-WAY) 3 D (DIMMING) (IF OF POLES) 2VS (SENSORS) LOW VOLTAGE SWITCH, CONTROLS AS INDICATED BY SYMBOL

STCO LOW VOLTAGE TIME CLOCK OVERRIDE TO LIGHTING CONTROL PANEL, FUNCTION PER PROGRAMMING.

SE ELECTRICALLY HELD SINGLE POLE SWITCH.

SWP SWITCH WITH WEATHER PROOF COVER

924 UL 924 SWITCHING DEVICE

PP POWER PACK

LCP LIGHTING CONTROL PANEL

CEILING MOUNTED OCCUPANCY SENSOR SWITCH

CEILING MOUNTED VACANCY SENSOR SWITCH

CEILING MOUNTED DAYLIGHT SENSOR SWITCH

TIMECLOCK

PC PHOTO-ELECTRIC SWITCH, INSTALL WITH SENSOR ELEMENT FACING NORTH, FLUSH MOUNTED WHERE POSSIBLE, UON

WIRING DEVICES
(NOTE: REFER TO 1/E801 FOR WIRING DEVICE HEIGHTS, UON.)

QUAD DUPLEX STANDARD RECEPTACLE, NEMA 5-20R, UON

STANDARD RECEPTACLE HORIZONTALLY MOUNTED ABOVE COUNTER TOP, UON

STANDARD RECEPTACLE WITH INTERNAL GROUND FAULT PROTECTION (GFI)

GFI AND ABOVE COUNTER RECEPTACLE AS DESCRIBED ABOVE

SWITCH CONTROLLED - STANDARD RECEPTACLE

TAMPER RESISTANT - STANDARD RECEPTACLE

STANDARD RECEPTACLE SERVED BY AN EMERGENCY BACKUP GENERATOR, COLOR RED FACEPLATE AND LABELED (PNL - CKT#)

WEATHER PROOF WHILE-IN-USE AND GFI STANDARD RECEPTACLE

EXISTING RECEPTACLE

IG ISOLATED GROUND RECEPTACLE

CEILING MOUNTED RECEPTACLE, NEMA 5-20R, UON

SPECIAL PURPOSE RECEPTACLE, SIZE AND NEMA CONFIGURATION AS INDICATED

DUPLEX RECEPTACLE WITH INTEGRATED USB PORTS.

SIMPLEX RECEPTACLE

COMBINATION RECEPTACLE AND TELE/DATA OUTLET INSTALLED IN FLUSH FLOOR BOX

SINGLE CHANNEL POWER/DATA POLE

DUAL CHANNEL POWER/DATA POLE

CONDUIT AND WIRE

CONDUIT RUN CONCEALED IN CEILING, WALL, FLOOR, OR ABOVE SUSPENDED CEILING

CONDUIT RUN IN OR BELOW SLAB OR GROUND

LA-1 HOMERUN TAG TO PANEL AND CIRCUIT DESIGNATION, SINGLE BRANCH CIRCUITS SHALL BE MINIMUM #8 TO AWG AND #12 AWG GROUND, 3/4" UON ON DRAWINGS OR SPECIFICATIONS.

CAPPED CONDUIT

CONDUIT STUB UP

CONDUIT TURNED DOWN

SURFACE MOUNTED MULTI-OUTLET ASSEMBLY, 6" ABOVE COUNTER TOP, UON

CABLE TRAY

GROUNDING

GROUND CONNECTION

GROUND BUS AS NOTED ON DRAWINGS AND SPECIFICATIONS

ABBREVIATIONS

A	A	AMPERE	M	MCC	MOTOR CONTROL CENTER
AF	AMP FRAME/AMP FUSE		MCCB	MOLDED CASE CIRCUIT BREAKER	
AFF	ABOVE FINISHED FLOOR		MFR	MANUFACTURER	
AFG	ABOVE FINISHED GRADE		MH	METAL HALIDE	
AHU	AIR HANDLING UNIT		MLO	MAIN LUGS ONLY	
AIC	AMPERE INTERRUPTING CAPACITY		MOCF	MAXIMUM OVERCURRENT PROTECTION	
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		MTD	MOUNTED	
AWG	AMERICAN WIRE GAUGE		MTG HT	MOUNTING HEIGHT	
			MV	MERCURY VAPOR	
B	BFG	BELOW FINISHED GRADE	N	NC	NORMALLY CLOSED
			NEC	NATIONAL ELECTRICAL CODE	
C	C	CONDUIT	NECA	NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION	
CB	CIRCUIT BREAKER		NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	
CCTV	CLOSED CIRCUIT TELEVISION		NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	
CF	COMPACT FLUORESCENT		NIC	NOT IN CONTRACT	
CKT	CIRCUIT		NL	NIGHT LIGHT	
CLG	CEILING		NO	NUMBER OR NORMALLY OPEN	
CLK	CLOCK		NTS	NOT TO SCALE	
CPS	CITY PUBLIC SERVICE (SA PROJECTS)				
CTS	CURRENT TRANSFORMERS		O	OCPO	OVER CURRENT PROTECTIVE DEVICE
CU	CONDENSING UNIT OR COPPER		OFOI	OWNER FURNISHED, OWNER INSTALLED	
DISC SW	DISCONNECT SWITCH		OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	
			OHE	OVERHEAD ELECTRICAL	
E	EA	EACH	OEP	OVERHEAD ELECTRICAL PRIMARY	
	EC	EMPTY CONDUIT	OES	OVERHEAD ELECTRICAL SECONDARY	
EDF	ELECTRIC DRINKING FOUNTAIN		OS	OCCUPANCY SENSOR	
EF	EXHAUST FAN				
EGC	EQUIPMENT GROUNDING CONDUCTOR		P	PH	PHASE
ELEC	ELECTRICAL		PNL	PANELBOARD	
EMT	ELECTRICAL METALLIC TUBING				
EQUIP	EQUIPMENT		R	RCPT	RECEPTACLE
EXT	EXISTING		RE	REFER TO/REFERENCE	
EWC	ELECTRIC WATER COOLER		REP	REPRESENTATIVE	
EWH	ELECTRIC WATER HEATER		REQD	REQUIRED	
			RLA	RUNNING LOAD AMPERES	
F	FACP	FIRE ALARM CONTROL PANEL	RTU	ROOF TOP UNIT	
FCU	FAN COIL UNIT		S	SC	SPLIT BRANCH CIRCUIT INDICATES REFERENCED BRANCH CIRCUIT HAS MORE
FLA	FULL LOAD AMPS		SB	SYSTEM BONDING JUMPER	
FA	FIRE ALARM DEVICE		T	TBO	LOW VOLTAGE TIME CLOCK OVERRIDE
			TEL	TELEPHONE	
G	GEC	GROUNDING ELECTRODE CONDUCTOR	TV	TELEVISION	
	GEN	GENERATOR OR GENERAL	TYP	TYPICAL	
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER				
GND	GROUND				
			U	UGE	UNDERGROUND ELECTRICAL
H	HID	HIGH INTENSITY DISCHARGE	UES	UNDERGROUND ELECTRICAL SECONDARY	
HPS	HIGH PRESSURE SODIUM		UEP	UNDERGROUND ELECTRICAL PRIMARY	
			UH	UNIT HEATER	
I	IDS	INTRUSION DETECTION SYSTEM	UON	UNLESS OTHERWISE NOTED	
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS		UPS	UNINTERRUPTIBLE POWER SUPPLY	
	IMC	INTERMEDIATE METAL CONDUIT	V	V	VOLT
	INC	INCANDESCENT	VA	VOLT AMPERE	
	IPS	INTERRUPTIBLE POWER SUPPLY	VS	VACANCY SENSOR	
			VFD/VSD	VARIABLE FREQUENCY/SPEED DRIVE	
K	KAIC	THOUSAND AMP INTERRUPTING CAPACITY RMS SYMMETRICAL	W	W	WIRE
	KCMIL/MCM	THOUSAND CIRCULAR MILS	WI	WITH	
KVA	KILOVOLT AMPERE		WO	WITHOUT	
KW	KILOWATT		WP	WEATHERPROOF	
L	LRA	LOCKED ROTOR AMPS	X	XFMR	TRANSFORMER
LSI	LONG TIME/SHORT TIME / INSTANTANEOUS TRIP SETTINGS INCLUDED WITH CIRCUIT BREAKER		XMTX	TRANSMITTER	
LSIG	LONG TIME/SHORT TIME / INSTANTANEOUS TRIP SETTINGS INCLUDED WITH CIRCUIT BREAKER		XFER SW	TRANSFER SWITCH	
			Z	%Z	PERCENT IMPEDANCE Z
M	MBJ	MAIN BONDING JUMPER			
MCA	MINIMUM CIRCUIT AMPERES				
MCB	MAIN CIRCUIT BREAKER				

GENERAL ELECTRICAL NOTES

- CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL AHJ ADOPTED CODES AND STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.
- THE EXISTENCE AND LOCATION OF UTILITIES, MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK.
- DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM 72 HOUR NOTIFICATION, UON
- THE DRAWINGS ARE DIAGRAMMATIC ONLY. NOT ALL NEC REQUIRED ITEMS SUCH AS RACEWAYS, CONDUCTORS, GROUNDING SYSTEMS, ETC. CAN BE SHOWN. FURNISH AND INSTALL RACEWAYS, CONDUCTORS, ETC. AS REQUIRED FOR A COMPLETE AND FUNCTIONAL, NEC COMPLIANT SYSTEM.
- THE INSTALLER IS RESPONSIBLE FOR COORDINATING WITH OTHER TRADES. THE INSTALLER SHALL NOT INSTALL OR FABRICATE ANY WORK SHOWN UNTIL ALL SUCH WORK IS FULLY COORDINATED. FURNISH AND INSTALL ADDITIONAL RACEWAYS, CONDUCTORS, ETC. AS REQUIRED TO COORDINATE THE INSTALLATION WITH OTHER TRADES AS PART OF THE WORK.
- ACCESS PANELS ARE REQUIRED IN GYP BOARD CEILINGS FOR ALL J-BOXES, PULL BOXES, ETC. ACCESS PANELS SHALL BE 16 GAGE PAINTABLE STEEL CONSTRUCTION WITH A PIANO HINGED DOOR, FLANGE FRAME, WALL SLEEVE AND KEY LOCK. PANELS IN EXPOSED, FINISHED TILED AREAS SHALL HAVE THE SAME CONFIGURATION BUT BE CONSTRUCTED FROM STAINLESS STEEL. ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE THE SAME RATING AS THE ASSEMBLY.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF LIGHTING FIXTURES.
- ELECTRICAL FEEDS TO MECHANICAL EQUIPMENT HAVE BEEN DESIGNED ACCORDING TO SUBMITTALS AT THE TIME OF RELEASE. THE GENERAL FOREMAN SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IDENTIFIED IN THE FIELD.
- REMOTE MOUNTED MOTORS SHALL BE PROVIDED WITH RECEPTACLES AND PLUGS OR DISCONNECT SWITCHES TO BE COMPATIBLE WITH THE CONSTRUCTION TYPE AND THE NEC.
- EACH MOTOR BEING INSTALLED ON THIS CONTRACT SHALL BE PROVIDED WITH THERMAL PROTECTION VIA MANUFACTURER, MANUAL OR MAGNETIC STARTER. THERMAL ELEMENTS SHALL BE SIZED AND INSTALLED ACCORDING TO THE NAMEPLATE FULL LOAD AMP RATING OF THE MOTOR. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE NOTED.
- THE GENERAL ELECTRICAL FOREMAN SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ELECTRICAL AND MECHANICAL TRADES TO PROVIDE CLEARANCE ABOVE CEILING BETWEEN RECESSED LIGHTING FIXTURES AND THERMAL INSULATION OR DUCTWORK IN ACCORDANCE WITH THE NEC, PARAGRAPH 410-66.
- MULTIWIRE BRANCH CIRCUITS AS DEFINED BY THE NATIONAL ELECTRICAL CODE SHALL NOT BE USED. A DEDICATED NEUTRAL CONDUCTOR SHALL BE RUN FOR EACH BRANCH CIRCUIT, UON.
- THE GENERAL FOREMAN SHALL PERMANENTLY LABEL EACH JUNCTION/PULL BOX COVER PLATE WITH THE CIRCUIT NUMBER OF THE CIRCUITS IT CONTAINS. LABEL EACH EXITING CONDUIT AT THE POINT WHERE IT EXITS THE JUNCTION BOX WITH THE CIRCUIT NUMBER IT CONTAINS. IF THE RACEWAY SYSTEM IS IN AN EXPOSED AREA LABELS SHALL BE MADE BY BRADY LABEL MAKER OR EQUIVALENT.
- 120V BRANCH CIRCUITS EXTENDING BEYOND 100FT FROM THE CIRCUIT BREAKER TO THE FINAL OUTLET SHALL UTILIZE A #8AWG, HOME RUN AT A MINIMUM.
- ALL WALL PENETRATIONS SHALL HAVE A MINIMUM 1" OF STRAIGHT RACEWAY ON BOTH SIDES OF WALL BEFORE THE CLOSET BEND.
- FIREWALL PENETRATIONS SHALL BE CAULKED USING AN APPROVED FIRE PROOFING MATERIALS.
- ROUTING OF RACEWAY SHALL BE KEPT TO A MINIMUM.
- PLASTER RING USED IN FIRE RATED AND COMBUSTIBLE MATERIAL WALLS SHALL BE INSTALLED FLUSH WITH FINISHED WALL EXTERIOR.
- TRANSFORMER SHALL BE GROUNDED IAW TRANSFORMER GROUNDING DETAIL FOR BOTH PRIMARY AND SECONDARY GROUNDED CONDUCTORS. SEE GROUNDING DETAILS FOR FURTHER INFORMATION.
- ALL CIRCUITS BELOW 100 AMPS SHALL BE FITTED WITH A MINIMUM OF 75 DEGREE TERMINATIONS, IN ADDITION TO CIRCUITS EXCEEDING 100A.
- ELECTRICAL GENERAL FOREMAN IS RESPONSIBLE FOR ENSURING PROPER CRIMPERS USED FOR THE STYLE LUG INSTALLED.

DISTRIBUTION & CONTROLS

SURFACE MOUNTED ELECTRICAL PANELBOARD PER ONE-LINE

RECESSED ELECTRICAL PANELBOARD PER ONE-LINE

HIGH VOLTAGE PANEL 277/480V

LOW VOLTAGE PANEL 120/208V

EMERGENCY TYPE EQUIPMENT / PANEL

MISCELLANEOUS TYPE OF EQUIPMENT / PANEL

DISCONNECT SWITCH, RATING, FUSING AND ENCLOSURE TYPE AS NOTED, MOUNTED 60" AFF UON

COMBINATION DISCONNECT AND MOTOR STARTER, RATING, FUSING AND ENCLOSURE TYPE AS NOTED, MOUNTED 60" AFF UON.

MOTOR RATED SWITCH, SIZED PER NAMEPLATE RATING

CONTROLLER PROVIDED WITH EQUIPMENT (HVAC, ELEVATOR, ETC.) INSTALLED BY OTHERS

MOTOR, NUMBER IN CENTER DENOTES HP

JUNCTION BOX

FIRE SMOKE DAMPER

TRANSFORMER ONE LINE SYMBOL, (LEFT) AND FLOOR PLAN SYMBOL (RIGHT), RATING AS INDICATED

EQUIPMENT CONNECTION, COORDINATE WITH MANUFACTURER'S REPRESENTATIVE

CURRENT TRANSFORMER, RATING AND AS INDICATED

DRAW-OUT POWER CIRCUIT BREAKER, RATING AND NO. OF POLES, AS INDICATED

THERMAL AND/OR MAGNETIC MOLDED CASE CIRCUIT BREAKER, RATING AND NO OF POLES AS INDICATED

FUSE, RATING AS INDICATED

UTILITY COMPANY REVENUE METER UON

EMERGENCY POWER OFF, TYPE AS SPECIFIED ON DRAWING

SURGE PROTECTION DEVICE

QUAZITE BOX

COMMUNICATIONS AND DATA
(NOTE: REFER TO 1/E801 FOR WIRING DEVICE HEIGHTS, UON.)

TELEPHONE TERMINAL BOARD, 4" X 8" X 3/4" THICK, UON

COMBINATION TELEPHONE AND DATA OUTLETS, 4" SQUARE BOX WITH A SINGLE DEVICE PLASTER RING AND 1" CONDUIT WITH PULLING LINE STUBBED OUT TO ABOVE NEAREST ACCESSIBLE CEILING. NUMBER DENOTES QUANTITY OF DATA DROPS.

OUTLET AS DESCRIBED ABOVE, INSTALLED IN A FLUSH FLOOR BOX.

OUTLET BOX WITH 1" CONDUIT WITH PULLING LINE STUBBED OUT TO ABOVE ACCESSIBLE CEILING FOR CARD READER/ACCESS CONTROLS.

ROOM WIZARD ROUGH-IN, 4" SQUARE BOX WITH A SINGLE DEVICE PLASTER RING AND 1" CONDUIT WITH PULLING LINE STUBBED OUT TO ABOVE NEAREST ACCESSIBLE CEILING.

WIRELESS ACCESS POINT

COMBINATION DATA/COAX OUTLETS FOR TELEVISION, INSTALLATION HEIGHT AS NOTED ON DRAWING. 4" SQUARE BOX WITH A SINGLE DEVICE PLASTER RING AND 1" CONDUIT WITH PULLING LINE STUBBED OUT TO ABOVE NEAREST ACCESSIBLE CEILING.

EQUIPMENT IDENTIFICATION SCHEDULE

THE FOLLOWING LABELS SHALL BE INSTALLED ON NEW ELECTRICAL EQUIPMENT AND EXISTING EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION. IDENTIFICATION LABELS SHALL BE LAMINATED BLACK PHENOLIC RESIN WITH A WHITE CORE AND ENGRAVED LETTERING, A MINIMUM OF 1/4" HIGH.

PANELBOARDS / ENCLOSED CIRCUIT BREAKERS:

PNL - PANEL NAME AMPS / Ø TO N VOLTAGE / Ø TO Ø VOLTAGE / NO. OF Ø / NO. OF WIRES FED FROM DEVICE NAME

EXAMPLE:

PNL - L2K
225A/277/480V/3Ø/4W FED
FROM: PNL - LDF-2

TRANSFORMERS:

TRANSFORMER NAME
TRANSFORMER SIZE (KVA)
PRIMARY: VOLTAGE/Ø/NO. OF WIRES
SECONDARY: VOLTAGE/Ø/NO. OF WIRES
FED FROM: DEVICE NAME

EXAMPLE:

TR- L2XA
75 KVA
PRIMARY: 480A/3Ø/3W
SECONDARY: 120/208V/3Ø/4W
FED FROM: PNL - L2K

SAFETY SWITCH / MOTOR STARTERS / VSD:

DEVICE SERVED: DEVICE NAME
AMPS/VOLTAGE/Ø/NO. OF WIRES/AF OR NF
FED FROM: DEVICE NAME

EXAMPLE:

DEVICE SERVED: AHU-1
30A/600V/3Ø/3W/25AF
FED FROM: MCC-B1

PANELBOARD NOTATION

XX-#

PANELBOARD CIRCUIT BREAKER LOCATION(S)

PANELBOARD NAME

WIRE COLORS

VOLTAGE	120/208VAC				277/480VAC			
	A	B	C	N	A	B	C	N
PHASE	BLACK	RED	BLUE	WHITE	PURPLE	BROWN	YELLOW	GREY
VOLTAGE	120/240VAC							
	A	B	C	N	A	B	C	N
PHASE	BLACK	ORANGE	BLUE	WHITE	BLACK	RED	WHITE	
COLOR	BLACK	ORANGE	BLUE	WHITE	BLACK	RED	WHITE	

FEEDER NOTATION

C30YG

GROUND

WYE/Delta ①

FEEDER AMPACITY ②③

CONDUCTOR MATERIAL

① WYE FEEDERS IMPLY EXISTENCE OF NEUTRAL CONDUCTOR PER FEEDER SCHEDULE

② FEEDER SCHEDULE AMPACITIES REPRESENT THOSE VALID FOR USE WITH 75 DEGREE C. TERMINALS AS SPECIFIED HEREIN. THE USE OF 60 DEGREE TERMINALS INVALIDATES THE ENTIRETY OF THE FEEDER SCHEDULE.

③ AMPACITY SHOWN ON FEEDER NOTATION CONSIDERS OCPD LIMITATIONS PER 240.4(D)

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Seal:



04/26/2022



BIG STATE ELECTRIC
8923 Aero Street,
San Antonio, Texas 78217
210-735-1051
bigstateelectric.com
TBPE Firm Reg. F#16549

Make Ready Coffee

Lot 13, Block 2, NCB 447
San Antonio, TX

Issue

Project Number: PROJECT #
Drawn By: C.S.
Checked By: S.D.C.

ELECTRICAL GENERAL
NOTES AND
ABBREVIATIONS

E000

COMcheck Software Version 4.1.5.3
Interior Lighting Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: MILA COFFEE
 Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:
 BIG STATE ELECTRIC
 210-735-1051

Additional Efficiency Package(s)
 Credits: 1.0 Required 1.0 Proposed
 Reduced Lighting Power: 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Common Space Types:Food Preparation	160	0.95	152
Total Allowed Watts =			152

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Common Space Types:Food Preparation LED 1: D1: RECESSED CAN. Other:	1	4	15	60
Total Proposed Watts =				60

Interior Lighting PASSES: Design 61% better than code

Interior Lighting Compliance Statement
 Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.
 Christopher Segura
 Name - Title Signature Date 04/25/2022

Project Title: MILA COFFEE Report date: 04/25/22
 Data filename: Untitled.cck Page 1 of 6

LIGHTING COMMISSIONING NOTES

CERTIFICATION OF LIGHTING INSTALLATION COMPLIANCE TO THESE PLANS SHALL BE PROVIDED TO THE OWNER WITHING 90 DAYS OF CERTIFICATION OF OCCUPANCY.

OCCUPANCY SENSOR CONTROLS

1. INSTALLER SHALL CERTIFY OCCUPANCY SENSORS FUNCTION AS FOLLOWS:
 - a. THE OCCUPANCY SENSOR HAS BEEN LOCATED AND AIMED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
 - b. EACH SENSOR HAS BEEN TESTED INDIVIDUALLY
 - c. IF STATUS INDICATORS ARE PRESENT, CERTIFY THAT THEY ARE IN PROPER WORKING CONDITION
 - d. OCCUPANCY SENSORS TURN OFF ALL LIGHTING WITHIN THE ASSOCIATED SPACE AT OR BEFORE 30 MINS.
 - e. OCCUPANCY SENSORS TURN ON ALL LIGHTING WITHIN ASSOCIATED SPACE AS A RESULT OF MANUAL OPERATION ONLY, NO AUTOMATIC ENERGIZING OF LIGHTING UPON ENTERING THE SPACE SHALL BE PERMITTED.

TIME SWITCHED CONTROLS

1. INSTALLER SHALL CERTIFY THAT THE EXTERIOR TIME/PHOTOCELL CONTROLLED LIGHTS OPERATE AS FOLLOWS:
 - a. CONFIRM THAT THE TIME SWITCH IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND AND HOLIDAY SCHEDULES.
 - b. VERIFY CORRECT TIME AND DATE ARE PROGRAMMED INTO THE TIME CLOCK.
 - c. VERIFY TIME CLOCK IS EQUIPPED WITH BATTERY BACKUP, CAPABLE OF RETAINING SETTINGS FOR A MINIMUM OF 10 HOURS.
 - d. VERIFY ANY OVERRIDE TIME LIMIT IS SET TO NO MORE THAN 2 HOURS.
 - e. VERIFY LIGHTS ARE ENERGIZED, AND DE-ENERGIZED BY THE ABSENCE OR PRESENCE OF LIGHT (RESPECTIVELY)

LIGHTING CONTROLS NARRATIVE

OCCUPANCY SENSOR CONTROLS
 FROST BANK OCCUPANCY SENSORS SHALL BE MANUAL ON, AUTO-OFF AFTER 30 MINS, EXCEPT AS SPECIFIED ON THE FACE OF DRAWINGS IN CORRIDORS, BATHROOMS, AND AREAS OF SAFETY CONCERN. OCCUPANCY SENSORS WILL BE CONNECTED TO A SWITCHING MODULE VIA LOW VOLTAGE CABLING.

TIME SWITCHED/DAYLIGHT RESPONSIVE CONTROLS
 TIME SWITCHED CONTROLS SHALL BE USED FOR BUILDING LIGHTING. BUILDING LIGHTING SHALL BE ASTRONOMICAL CLOCK OPERATED AND WILL NOT DEACTIVATE LIGHTING FROM MIDNIGHT TO 6AM ACCORDING TO STATE REQUIRED MINIMUM LIGHTING, AND PEDESTRIAN SAFETY. LIGHTING CONTROL TIMECLOCK FUNCTION SHALL CONTROL LIGHTING IN ALL OTHER REGARDS

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Lot 13, Block 2, NCB 447
 San Antonio, TX

Issue

Project Number: PROJECT

 Drawn By: C.S.
 Checked By: S.D.C.

LIGHTING CODE
 COMPLIANCE AND
 COMMISSIONING
E001

LIGHT FIXTURE SCHEDULE						
FIXTURE TAG	MANUFACTURER	MODEL	LAMP	VOLTAGE	INPUT WATTS	DESCRIPTION
D1	TECH LIGHTING	REC4R/REC4	LED	120	15	RECESSED DOWNLIGHT
EM	EXIT LIGHT CO	EL-2	LED	120	7.5	EMERGENCY LIGHTING WALLPACK
M1	RAYON	ALLEGHENY INDOOR/OUTDOOR SCOSCE/118075	LED	120	24	DECORATIVE MENU LIGHT - MTD 7'-6" AFF
TE	AMERICAN LIGHTING	STL65-WW-STD GRD TRULUX	LED	120	5	PROVIDE ALT PRICING FOR OUTDOOR RATED TAPE LIGHT IN EE1-AAFR-1M. ECONOMY EXTRUSION / PROVIDE END CAPS AND CLIPS AS REQ/ APPROX 40'
TI	AMERICAN LIGHTING	STL65-WW-STD GRD TRULUX	LED	120	5	PROVIDE ALT PRICING FOR TAPE LIGHT MOUNTED TO UNDERSIDE OF MILLWORK. REF ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS.

GENERAL NOTES

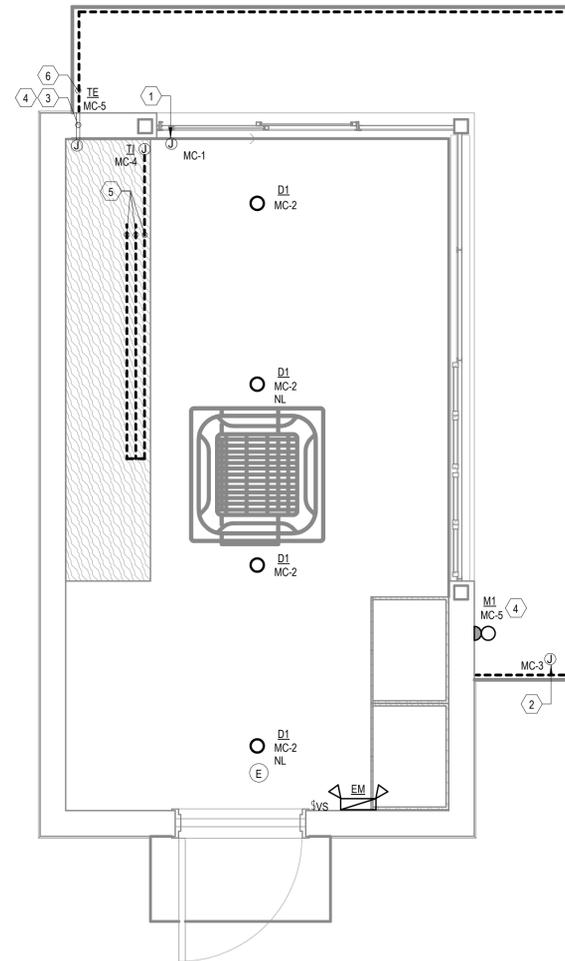
- 1 REFERENCE SHEET E000 FOR LEGEND, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- 2 ALL WORK REPRESENTED ON THESE DOCUMENTS ARE FOR THE SOLE PURPOSE OF CONSTRUCTION BY BIG STATE ELECTRIC UNLESS EXPLICITLY ALLOWED BY A BSE COMPANY AGENT. ANY WORK PERFORMED BY ANOTHER ELECTRICAL CONTRACTOR IS DEEMED INVALID AND NOT INCLUDED UNDER APPROVED PLAN REVIEW, AND/OR PERMIT ASSOCIATED WITH THESE SPECIFICATIONS.
- 3 GENERAL FOREMAN SHALL VERIFY DEVICE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH IN. REFER TO ARCHITECTURAL CASEWORK AND MILLWORK ELEVATIONS.
- 4 ALL "EIXEM" EMERGENCY FIXTURES AND EXIT SIGNS SHALL BE PERMANENTLY CONNECTED TO CONSTANT UNSWITCHED POWER.

LIGHTING CONTROLS KEYED NOTES

- A MANUAL ON/OFF WALL SWITCH.
- B MANUAL ON/OFF WALL SWITCH WITH INTEGRAL VACANCY SWITCH.
- C MANUAL ON/OFF WALL SWITCH(ES) WITH CEILING VACANCY SENSOR(S). LIGHTS SHALL REMAIN ON NO LONGER THAN 30 MINUTES AFTER LAST SENSED OCCUPANCY.
- D DIMMING ON/OFF WALL SWITCH(ES) WITH CEILING VACANCY SENSOR(S). LIGHTS SHALL REMAIN ON NO LONGER THAN 30 MINUTES AFTER LAST SENSED OCCUPANCY.
- E DIMMING ON/OFF WALL SWITCH(ES) WITH CEILING VACANCY SENSOR(S) AND QUANTITY OF SEPARATELY CONTROLLED ZONES AS SHOWN. LIGHTS SHALL REMAIN ON NO LONGER THAN 30 MINUTES AFTER LAST SENSED OCCUPANCY.
- F FULLY AUTOMATED ON/OFF CEILING OCCUPANCY SENSOR. LIGHTS SHALL REMAIN ON NO LONGER THAN 30 MINUTES AFTER LAST SENSED OCCUPANCY.
- G OPEN AREA SHALL BE CONTROLLED BY OCCUPANCY IN ZONES NO GREATER THAN 600 SQFT. LIGHTS SHALL REMAIN ON NO LONGER THAN 30 MINUTES AFTER LAST SENSED OCCUPANCY.
- H FIXTURES TO BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR FOR AUTO ON/OFF OPERATION (BY INDIVIDUAL FIXTURE) WITHIN SPACE.
- I AREA SHALL BE TIME CLOCK CONTROLLED TO BE ENERGIZED NO LONGER THAN 30 MINUTES BEFORE TO 90 MINUTES AFTER NORMAL OPERATING HOURS.
- J AREA SHALL BE TIME CLOCK CONTROLLED TO BE ENERGIZED NO LONGER THAN 30 MINUTES BEFORE TO 90 MINUTES AFTER NORMAL OPERATING HOURS. PROVIDE QUANTITY OF SEPARATELY CONTROLLED ZONES AS SHOWN.
- K AREA SHALL BE TIME CLOCK CONTROLLED TO BE ENERGIZED NO LONGER THAN 30 MINUTES BEFORE TO 90 MINUTES AFTER NORMAL OPERATING HOURS. PROVIDE QUANTITY OF SEPARATELY CONTROLLED DIMMING ZONES AS SHOWN.
- L DAYLIGHT SENSOR(S) REQUIRED IN DAYLIGHT ZONES AS SHOWN.
- M EMERGENCY FIXTURES WITHIN SPACE SHALL DIM WITH NON-EMERGENCY ACCORDING TO ZONE AS SHOWN. PROVIDE UL-924 CERTIFIED DIMMING DEVICE.

KEYED NOTES

- 1 PROVIDE WP JUNCTION BOX ON INSIDE OF PARAPET FOR BUILDING MOUNTED SIGNAGE. ROUTE CIRCUIT THRU TIMECLOCK. COORDINATE TIME OF DAY SCHEDULE PRIOR TO INSTALL.
- 2 PROVIDE WP JUNCTION BOX ON TOP OF CANOPY. JUNCTION BOX SHALL BE MOUNTED IN SUCH A MANNER THAN IT IS NOT VISIBLE FROM THE CUSTOMERS POINT OF VIEW. PROVIDE WP JUNCTION BOX ON INSIDE OF PARAPET FOR BUILDING MOUNTED SIGNAGE. ROUTE CIRCUIT THRU TIMECLOCK. COORDINATE TIME OF DAY SCHEDULE PRIOR TO INSTALL.
- 3 PROVIDE 3/4" SLEEVE IN WALL FOR ROUTING OF POWER TO TAPE LIGHT AT UNDERSIDE OF CANOPY.
- 4 ROUTE CIRCUIT THRU RELAY PANEL. COORDINATE TIME OF DAY SCHEDULING WITH OWNER & HIXON PROPERTIES REP.
- 5 PROVIDE ALT PRICING FOR TAPE LIGHTING MOUNTED TO UNDERSIDE OF MILLWORK. COORDINATE FINAL LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
- 6 PROVIDE ALT PRICING FOR POWER TO OUTDOOR RATED TAPE LIGHT AT UNDERSIDE OF CANOPY. PROVIDE END CAPS & MOUNTING CLIPS AS REQUIRED.



1 REFLECTED CEILING PLAN - LIGHTING
E211 1/2" = 1'-0"

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Checked By: S.D.C.

CEILING PLAN - LIGHTING

E211

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FLOOR PLAN - POWER

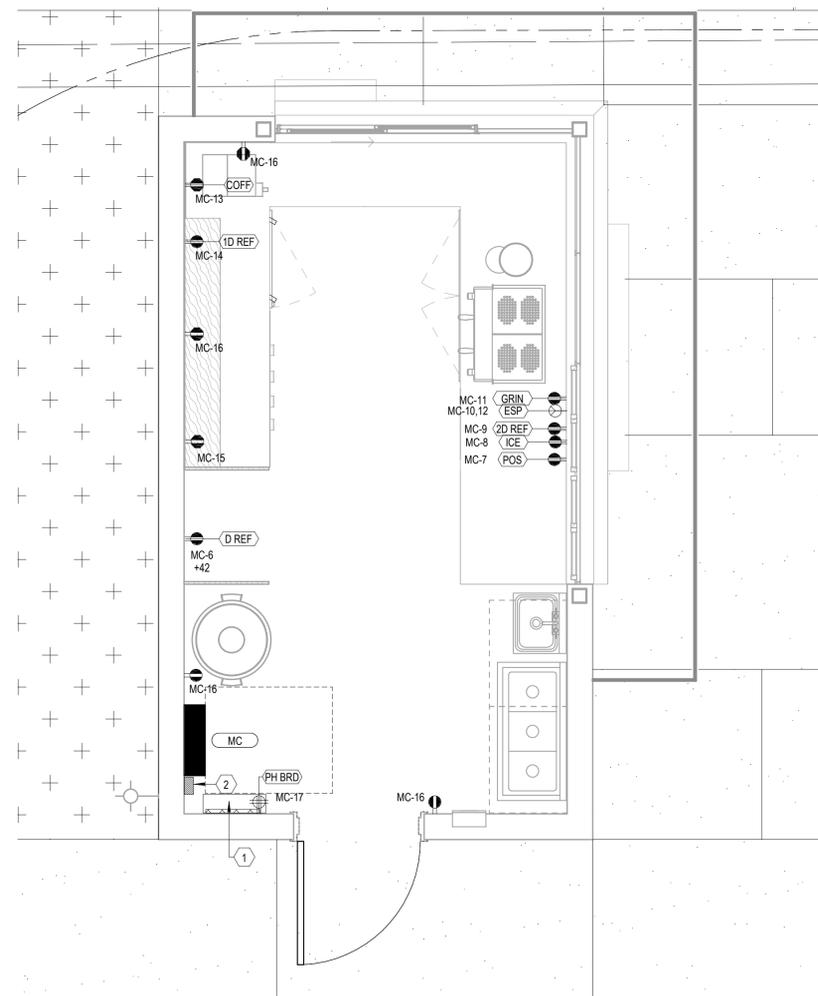
E311

GENERAL NOTES

- 1 REFERENCE SHEET E000 FOR LEGEND, ABBREVIATIONS AND FURTHER GENERAL NOTES.
- 2 ALL WORK REPRESENTED ON THESE DOCUMENTS ARE FOR THE SOLE PURPOSE OF CONSTRUCTION BY BIG STATE ELECTRIC UNLESS EXPLICITLY ALLOWED BY A BSE COMPANY AGENT. ANY WORK PERFORMED BY ANOTHER ELECTRICAL CONTRACTOR IS DEEMED INVALID AND NOT INCLUDED UNDER APPROVED PLAN REVIEW, AND/OR PERMIT ASSOCIATED WITH THESE SPECIFICATIONS.
- 3 GENERAL FOREMAN SHALL VERIFY DEVICE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH IN. REFER TO ARCHITECTURAL CASEWORK AND MILLWORK ELEVATIONS.
- 4 GENERAL FOREMAN SHALL INDICATE CIRCUIT SERVING EACH RECEPTACLE BY PROVIDING TYPE WRITTEN LABELLING LOCATED ON INSIDE FACE OF EACH RECEPTACLE COVER PLATE. (EXEMPTION ON OUTSIDE IF DONE TO MATCH DIRT RECEPTACLES.)
- 5 ALL RECEPTACLES LOCATED IN RESTROOMS, JANITOR CLOSETS, MECHANICAL ROOMS, SERVING VENDING MACHINES, LOCATED WITHIN 6 FEET OF A SINK, LOCATED ABOVE A WET COUNTERTOP, IN A KITCHEN OR COFFEE BAR SHALL BE GFCI. EACH GFCI PROTECTED RECEPTACLE SHARING THE SAME CIRCUIT SHALL HAVE IT'S OWN RESET AND TEST BUTTON.

KEYED NOTES

- 1 PROVIDE ENCLOSURE WITH 1'-6" x 1'-6" x 3/4" THICK PLYWOOD BOARD IN METAL ENCLOSURE FOR TELECOM AND CABLE TERMINATIONS.
- 2 PROVIDE (4) CIRCUIT RELAY PANEL WITH 7 DAY DIGITAL PROGRAMMABLE TIMECLOCK CONTROLS.



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Checked By: S.D.C.

FLOOR & ROOF PLAN -
EQUIPMENT POWER

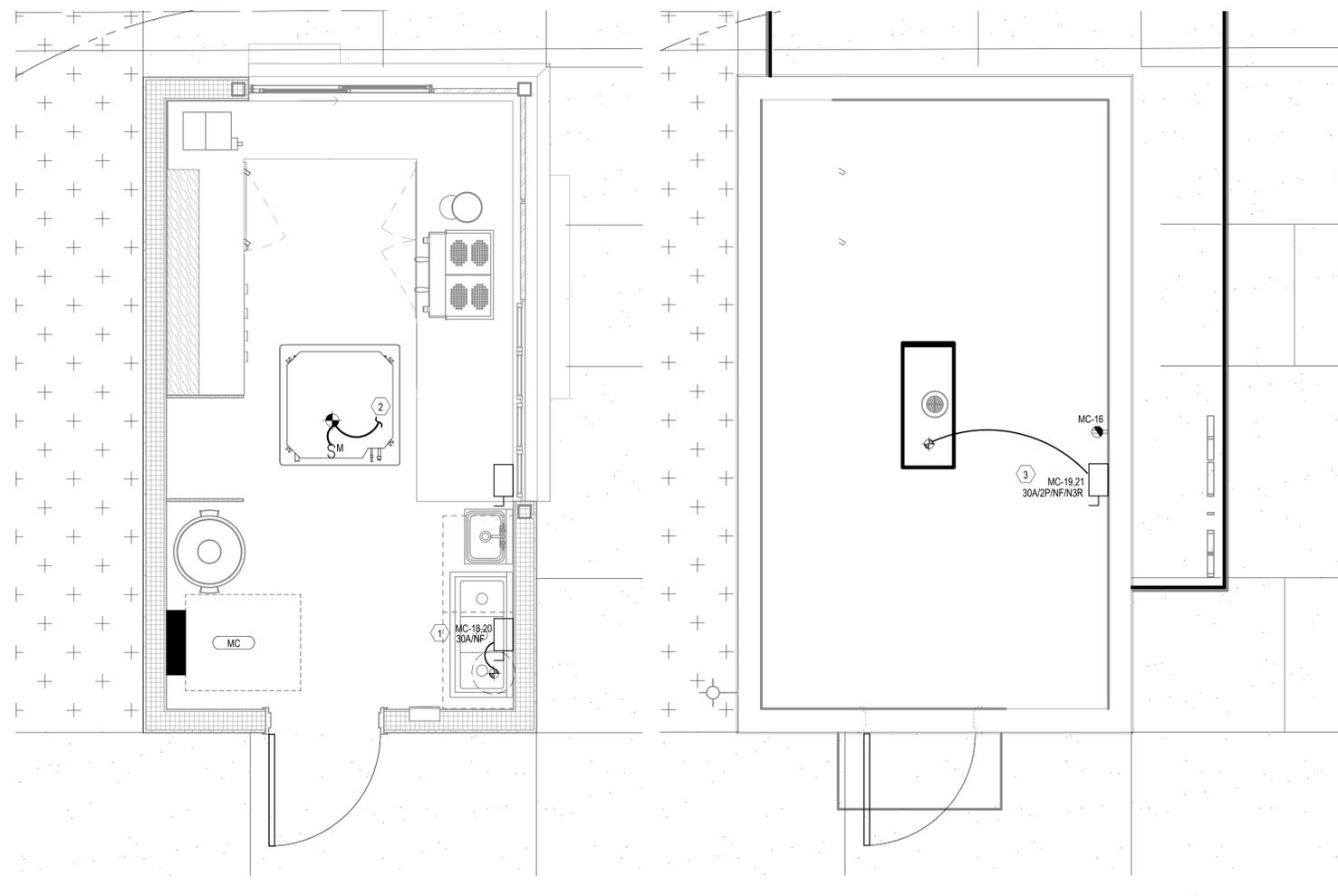
E511

GENERAL NOTES

- 1 REFERENCE SHEET E000 FOR LEGEND, ABBREVIATIONS AND FURTHER GENERAL NOTES.
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- 3 FOREMAN TO REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT AND DEVICES INCLUDING INTERLOCK AND OTHER SPECIFIC REQUIREMENTS.

KEYED NOTES

- 1 PROVIDE FINAL CONNECTION TO ELECTRIC WATER HEATER. COORDINATE WITH DIV 22 INSTALLER.
- 2 PROVIDE CONDUIT BETWEEN ROOFTOP UNIT & INTERIOR UNIT FOR POWER & CONTROLS. INTERIOR UNIT SHALL BE CONTROLLED BY EXTERIOR UNIT.
- 3 PROVIDE FINAL CONNECTION TO MINI SPLIT. COORDINATE WITH DIV 23 INSTALLER.

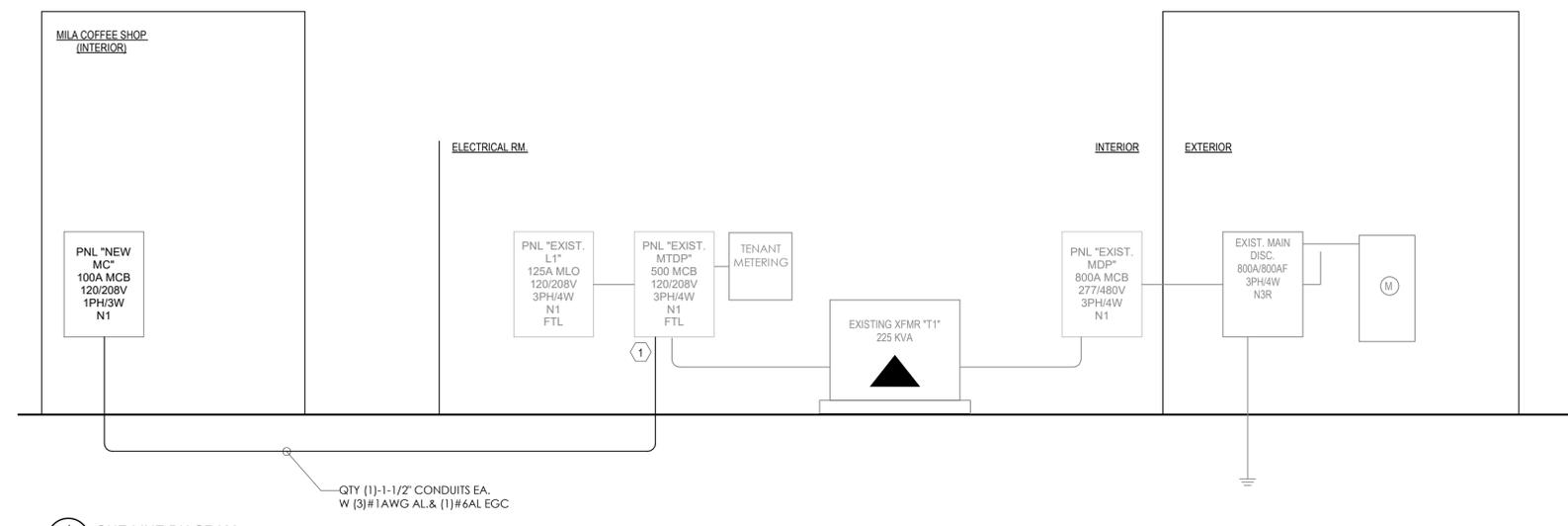


1 FLOOR PLAN - EQPT POWER
E511 1/2" = 1'-0"

2 FLOOR PLAN - ROOF EQPT POWER
E511 1/2" = 1'-0"

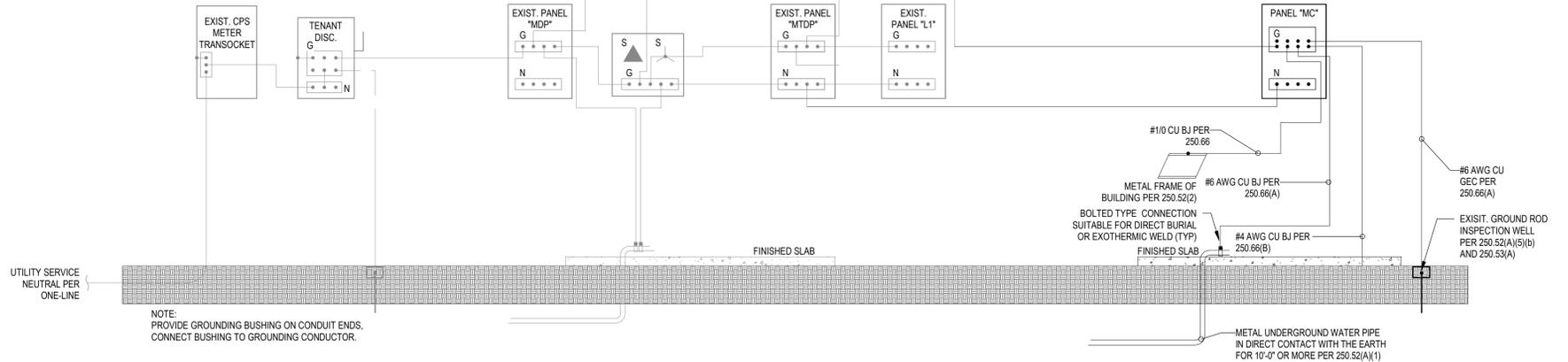
FEEDER SCHEDULE						
ID	CONDUCTORS PER PHASE	CONDUIT	PHASE CONDUCTORS PER COND.	INSULATION	NEUTRAL PER COND.	GROUND (1) PER COND.
C20LLG	1	3/4"	QTY (2) - 12	THHN	N/A	10
C30LLG	1	3/4"	QTY (2) - 10	THHN	N/A	10
C50LLG	1	1"	QTY (2) - 8	THHN	N/A	10
C65LLG	1	1"	QTY (2) - 6	THHN	N/A	8
C85LLG	1	1"	QTY (2) - 4	THHN	N/A	8
C20D	1	3/4"	QTY (3) - 12	THHN	N/A	12
C30D	1	3/4"	QTY (3) - 10	THHN	N/A	10
C50D	1	1"	QTY (3) - 8	THHN	N/A	10
C65D	1	1"	QTY (3) - 6	THHN	N/A	8
C85D	1	1 1/2"	QTY (3) - 4	THHN	N/A	8
AL100D	1	1 1/2"	QTY (3) - 1	THHN	N/A	6
AL120D	1	1 1/2"	QTY (3) - 10	THHN	N/A	4
AL135D	1	1 1/2"	QTY (3) - 20	THHN	N/A	4
AL155D	1	1 1/2"	QTY (3) - 30	THHN	N/A	4
AL180D	1	2"	QTY (3) - 40	THHN	N/A	4
AL205D	1	2"	QTY (3) - 250	THHN	N/A	2
AL230D	1	2 1/2"	QTY (3) - 300	THHN	N/A	2
AL250D	1	2 1/2"	QTY (3) - 350	THHN	N/A	2
AL270D	1	2 1/2"	QTY (3) - 400	THHN	N/A	2
AL310D	1	3"	QTY (3) - 500	THHN	N/A	1
AL340D	1	3"	QTY (3) - 600	THHN	N/A	1
AL360D	2	2"	QTY (3) - 40	THHN	N/A	1
AL410D	2	2"	QTY (3) - 250	THHN	N/A	10
AL460D	2	2 1/2"	QTY (3) - 300	THHN	N/A	10
AL500D	2	2 1/2"	QTY (3) - 350	THHN	N/A	20
AL540D	2	2 1/2"	QTY (3) - 400	THHN	N/A	20
AL620D	2	3"	QTY (3) - 500	THHN	N/A	30
AL610D	3	2 1/2"	QTY (3) - 400	THHN	N/A	30
C20YG	1	3/4"	QTY (3) - 12	THHN	QTY (1) - 12	12
C30YG	1	3/4"	QTY (3) - 10	THHN	QTY (1) - 10	10
C50YG	1	1"	QTY (3) - 8	THHN	QTY (1) - 8	10
C65YG	1	1"	QTY (3) - 6	THHN	QTY (1) - 6	8
C85YG	1	1 1/2"	QTY (3) - 4	THHN	QTY (1) - 4	8
AL100YG	1	1 1/2"	QTY (3) - 1	THHN	QTY (1) - 1	6
AL120YG	1	1 1/2"	QTY (3) - 10	THHN	QTY (1) - 10	4
AL135YG	1	2"	QTY (3) - 20	THHN	QTY (1) - 20	4
AL155YG	1	2"	QTY (3) - 30	THHN	QTY (1) - 30	4
AL180YG	1	2"	QTY (3) - 40	THHN	QTY (1) - 40	4
AL205YG	1	2 1/2"	QTY (3) - 250	THHN	QTY (1) - 250	2
AL230YG	1	2 1/2"	QTY (3) - 300	THHN	QTY (1) - 300	2
AL250YG	1	3"	QTY (3) - 350	THHN	QTY (1) - 350	2
AL270YG	1	3"	QTY (3) - 400	THHN	QTY (1) - 400	2
AL310YG	1	3"	QTY (3) - 500	THHN	QTY (1) - 500	1
AL340YG	1	4"	QTY (3) - 600	THHN	QTY (1) - 600	1
AL360YG	2	2 1/2"	QTY (3) - 40	THHN	QTY (1) - 40	1
AL410YG	2	2 1/2"	QTY (3) - 250	THHN	QTY (1) - 250	10
AL460YG	2	3"	QTY (3) - 300	THHN	QTY (1) - 300	10
AL500YG	2	3"	QTY (3) - 350	THHN	QTY (1) - 350	20
AL540YG	2	3"	QTY (3) - 400	THHN	QTY (1) - 400	20
AL620YG	2	3"	QTY (3) - 500	THHN	QTY (1) - 500	30
AL610YG	3	3"	QTY (3) - 400	THHN	QTY (1) - 400	30

Notes:
1. Conductors 14-AWG shall be installed with a minimum of 75 degree rated terminals OR sized IAW the 60 degree C column per 110.14(C)(1)(a)
2. 10AWG Conductors shall not be connected to OCPD greater than 30A



1 E601 ONE-LINE DIAGRAM 12" = 1'-0"

ELECTRICAL LOAD ANALYSIS												
LOAD CLASSIFICATION LEGEND:												
M	- MISCELLANEOUS	220.14(a)	K	- KITCHEN	220.56							
L	- LIGHTING	220.42 & 230.42(a)(1)	WH	- WATER HEATER	220.14(a)							
R	- RECEPTACLE	220.44	C	- COOLING	220.60							
E	- ELEVATOR	320.14	H	- HEATING	220.60							
MT	- MOTOR	220.18(a) & 430.24										
VOLTAGE	PANEL NAME	DEMAND LOAD (KVA)								TOTAL LOAD		
		M	L	R	E	MT	K	WH	C	H	KVA	AMP
240	MC		2.2	2.6				4.9	3	3.7	16.4	78.8



2 E601 Mila Coffee Shop 12" = 1'-0"

GENERAL NOTES

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KEYED NOTES

- PROVIDE 100A/2P BREAKER IN EXISTING PANEL L1

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Issue

Project Number: PROJECT #

Drawn By: C.S.
Checked By: S.D.C.

ONE-LINE DIAGRAM

E601

MC												
LOCATION: MILA COFFEE SHOP				VOLTS: 120/208 1PH				A.I.C.: 10,000				
SUPPLY FROM: MAKE READY				PHASES: 1				MAINS TYPE: MCB				
MOUNTING SURFACE				WIRES 3				MAINS RATING: 100 A				
ENCLOSURE N1				FEED THRU: NO				MCB RATING: 100 A				
SECTIONS: SINGLE SECTION												
LOAD CLASS	Circuit Description	Rating	CKT	A		B		CKT	Rating	Circuit Description	LOAD CLASS	
L	SIGNAGE	20 A	1	750	156			2	20 A	INTERIOR LIGHTING	L	
L	SIGNAGE	20 A	3			750	39	4	20 A	TAPE LIGHTING AT MILLWORK	L	
L	EXTERIOR TAPE/MENU LIGHT	20 A	5	78	750			6	20 A	R	R	
R	POS	20 A	7			180	450	8	20 A	ICE MAKER	K	
K	2 DOOR REF	20 A	9	450	2300			10				
K	GRINDER	20 A	11			900	2300	12	20 A	ESPRESSO MACHINE	K	
K	COFFEE MAKER	20 A	13	850	300			14	20 A	1 DOOR REF	K	
R	WAFFLE MKR	20 A	15			600	900	16	20 A	GENERAL RECEPPTS	R	
R	PHONE BOARD	20 A	17	360	1500			18	20 A			
C	MINI SPLIT	30 A	19			1830	1500	20	20 A	3KW EWH	WH	
--	SPARE	20 A	21	1830	0			22	20 A	SPARE	--	
--	SPARE	20 A	23			0	0	24	20 A	SPARE	--	
Total Load:				9324.4 VA		9449.4 VA						
LOAD SUMMARY												
N.E.C.	LOAD CLASS	CONNECTED LOAD	DEMAND FACTOR	DEMAND LOAD	Panel Totals							
220.14(a)	M - MISCELLANEOUS											
220.42 & 230.42(a)(1)	L - LIGHTING	1773 VA	125.00%	2216.3 VA	TOTAL CONNECTED LOAD:	18773.8 VA						
220.44	R - RECEPTACLE	2790 VA	100.00%	2790 VA	TOTAL DEMAND:	16574.6 VA						
620.14	E - ELEVATOR				TOTAL CONNECTED CURRENT:	90.3 A						
220.18(a) & 430.24	MT - MOTOR				TOTAL DEMAND CURRENT:	79.7 A						
220.56	K - KITCHEN	7550 VA	65.00%	4907.5 VA	TOTAL DEMAND + 10% SPARE CAPACITY:	87.7						
220.14(a)	WH - WATER...	3000 VA	100.00%	3000 VA								
220.60	C - COOLING	3660.8 VA	100.00%	3660.8 VA								
220.60	H - HEATING											
Notes:												

ELECTRICAL CONNECTION SCHEDULE				
Equipment ID	ELECTRICAL INFORMATION			Equipment Notes
	sched volt	sched load	PHASE	
1D REF	120	300	1	
2D REF	120	450	1	
COFF	120	850	1	
D REF	120	750	1	
ESP	208	4600	1	
GRIN	120	900	1	
ICE	120	450	1	
PH BRD	120	360	1	
POS	120	180	1	

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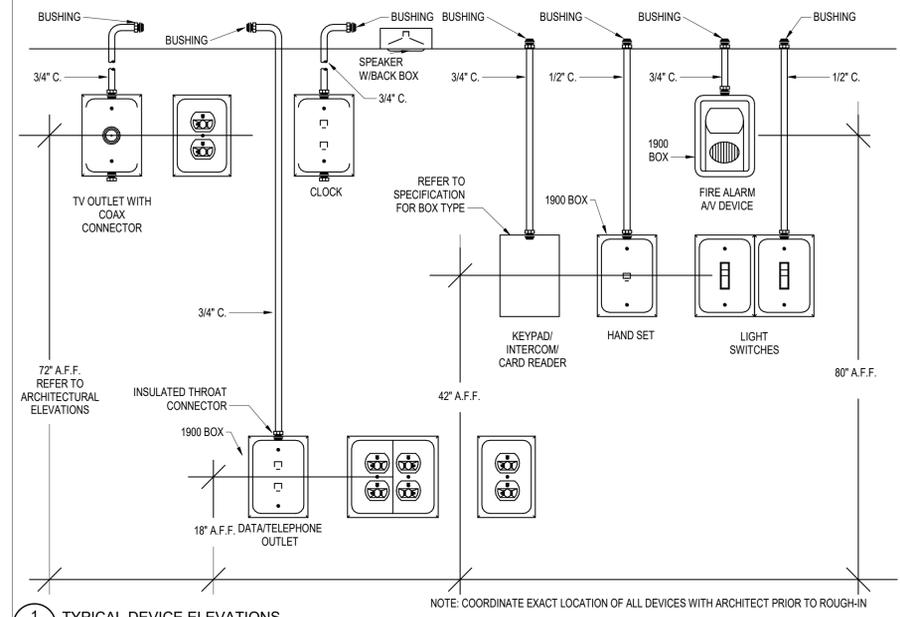
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Issue

Project Number: PROJECT #
Drawn By: C.S.
Checked By: S.D.C.

ELECTRICAL PANEL SCHEDULES

E701



1
E801
TYPICAL DEVICE ELEVATIONS
12" = 1'-0"

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ELECTRICAL DETAILS

E801