HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO:	**2023-363**
ADDRESS:	820 N ALAMO ST
LEGAL DESCRIPTION:	NCB 452 BLK 30 LOT 6
ZONING:	FBZ T4-2, HL
CITY COUNCIL DIST.:	1
APPLICANT:	Kent Brittain/Above Ground Design, PLLC
OWNER:	Nick Marquez/BAR HOUSE LLC
TYPE OF WORK:	Amendment to previously-approved design for rear addition
APPLICATION RECEIVED:	September 01, 2023
60-DAY REVIEW:	October 31, 2023
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant is requesting an amendment to a Certificate of Appropriateness to include removal of the rear, historic two-story mass with construction of the approved three-story addition. Retention of the two-story mass was previously consented to in error.

APPLICABLE CITATIONS:

Unified Development Code Chapter 35, Article VI, Section 35-608

(g) Subsequent Applications. In the case of disapproval of an application, a new application for the same work shall not be resubmitted for consideration until one (1) year has elapsed from the date of disapproval. The commission, by a majority of its membership. may waive the aforementioned time limitation if the application presents substantial new evidence that was not considered in the previous action, or incorporates changes based on the previous recommendations of the commission. Until such waiver is granted, a new application shall not be considered complete and is not subject to the review periods outlined in subsection f. If a motion to approve such a waiver fails to receive the requisite number of votes, the application shall be considered disapproved; a revised application maybe submitted in accordance with this section.

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be

subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style if the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

ii. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.

- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
    - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 820 N Alamo is a two-story Colonial Revival-style residence built in 1910 as La Casa Boarding House. The property first appears on Sanborn Fire Insurance maps in 1912 in the same footprint as it appears today. It faces northwest on a block bound to the northwest by N Alamo St, the southwest by 8th St, the southeast by Union St, and the northeast by 9th St. It has a two-story central porch supported by double-height columns and flanked by one-story covered porches with smaller columns with less ornate capitals. Prior to their removal, windows were one-over-one; the house is clad in wood waterfall siding. The flat roof has corniced eaves with dentils below the second-story form. The main entrance has double doors flanked by side lites and topped with a three-lite transom. The property is an individual landmark.
b. PREVIOUS APPROVAL: This request was approved on the consent agenda by the Historic and Design Review Commission on August 2, 2023. The recommendation stipulated at the rear two-story mass be retained and incorporated into the design for the rear addition. The applicant consented to the stipulation in error and now wishes to clarify their intent through this request.
c. DESIGN REVIEW COMMITTEE: On June 21, 2023, the Historic and Design Review Commission referred the request for a three-story addition to the Design Review Committee. On July 12, 2023, the applicant met with staff and members of the Design Review Committee. Notes are included in this case file. On August 30, 2023, the applicant met on site with staff and members of the Design Review Committee to see the context and condition of the rear two-story mass. Commissioners and the applicant discussed options for incorporating the rear two-story mass into the addition. Commissioners suggested the applicant provide a site plan showing the existing house with rear two-story mass superimposed on the proposed site plan for the addition to illustrate how retention would impact the project.
d. PARTIAL DEMOLITION: The applicant requests to demolish the rear, southeast two-story mass. The two-story mass appears on the 1912 Sanborn Fire Insurance map and appears to be original to the structure. The parapet wall extends along both sides of the house, extending back from the front cornice. Staff recommends retaining this two-story rear mass and incorporating it into the proposed addition.
e. REAR ADDITION: The applicant requests conceptual approval of an approximately 1,944-square-foot, three-story rear addition. Renderings show full-height columns clad in wood or Hardie siding extending from the ground to the roof deck, with the bulk of the footprint featuring open-air spaces enclosed on some elevations by wood or Hardie screens, metal wall panels, and wood or Hardie siding. Enclosed spaces are for service and storage use. While staff finds a rear addition generally appropriate, the footprint and massing exceed what conforms to guidelines, as outlined in the next findings.
f. FOOTPRINT: The applicant proposes an addition with a footprint of approximately 1,944 square feet. The existing house footprint is 1,649 square feet, plus a front porch that exceeds 200 square feet, and the proposed addition would bring total square footage to 3,793. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint. The proposed addition doubles the existing footprint. Though the addition doubles the size of the structure, staff finds that the additions is clearly distinguishable as an open air addition and generally conforms to the Guidelines.

g. MASSING: The applicant proposes a two-story addition with roof deck. Historic Design Guidelines for Additions 1.B.i says residential additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. The height of the proposed addition is subordinate to that of the existing house, but does not include setbacks where the addition meets the existing structure. There is, however, a material change between the existing house and the proposed addition. Staff finds the massing of the transition between the existing house and the proposed addition generally appropriate.
h. MATERIALS: The proposed addition includes full-height columns clad in wood or Hardie siding extending from the ground to the roof deck, with the bulk of the footprint featuring open-air spaces enclosed on some elevations by wood or Hardie screens, metal wall panels, or wood or Hardie siding. The proposed rear staircase is metal and concrete, and railings are metal. Historic Design Guidelines for Additions 3.A.i says to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the wood or Hardie cladding and metal railings generally appropriate, but that the applicant should explore cladding options other than the proposed metal siding.
i. FENCING: The applicant requests to construct a fence made of steel pipe posts and corrugated metal panels to enclose the rear yard. Per UDC Sec 35-514(a)(6), fences may not be constructed of sheet, roll, or corrugated metal. Staff finds the applicant must propose a fence that conforms to UDC standards.

RECOMMENDATION:

Staff does not recommend approval of the request to remove the rear two-story mass. Staff recommends that the rear two-story mass be retained per the previous HDRC approval.


- NOTICE -
AN APPLICATION TO SELL AND CONSUME ALCOHOLIC BEVERAGES IS PROPOSED FOR THIS LOCATION.
TYPE OF LICENSE/PERMIT:
NAME OF APPLICANT:
STRUCTURA


- NOTICE -
NCZ-1532


LOWE'S
12:23

BAR HOr SE, LLC

NEW BAR HOr SE

AUGUST 3, 2023

NEW BAR HOr SE

820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT

REGISTERED ARCHITECT
STATE OF TEXAS
MARCH 21, 2023

OWNER

BAR HOUSE, LLC
PO BOX 284
CIBOLO, TEXAS 78108
210-417-7217 P
NMARQUEZ55@GMAIL.COM

ARCHITECT

ABOVE GROUND DESIGN PLLC
200 GROOMS ROAD
CIBOLO, TEXAS 78108
210-379-6034 P

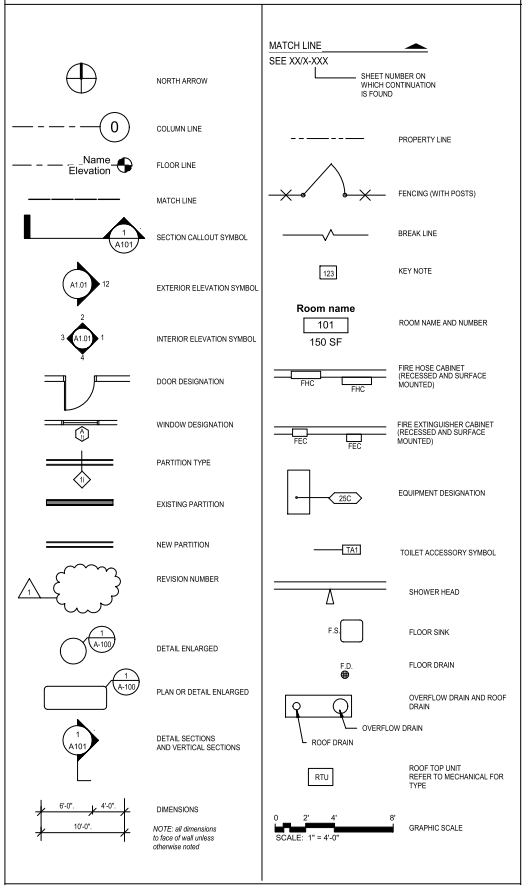
STRr CTr RAL

HOFFER STRUCTURAL SOLUTIONS
845 PROTON ROAD
SAN ANTONIO, TEXAS 78258
210-646-1665 P

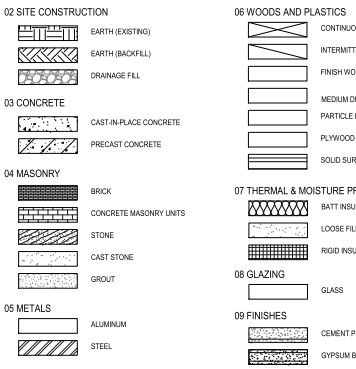
MEPT

HM3 ENGINEERING CONSULTANTS
2902 NORTH FLORES
SAN ANTONIO, TEXAS 78212
210-393-1840 P

DRAWING CONVENTIONS



MATERIALS CONVENTIONS



ABBREVIATIONS

A.D.	AREA DRAIN
A.D.A.	AMERICANS WITH DISABILITIES ACT
A.D.A.	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
A.D.A.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
A.H.J.	ATHORITY HAVING JURISDICTION
A/C	AIR CONDITIONING
ACP.	ACOUSTICAL PANEL
ACT.	ACOUSTICAL TILE
ADJ.	ABADJUSTABLE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ASPH.	ASPHALT
∠	ANGLE
B.O.D.	BOTTOM OF DECK
B.U.R.	BUILT-UP ROOF
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
C	CHANNEL
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
C.W.	COLD WATER
CAB, CABT	CABINET
CFMF.	COLD-FORMED METAL FRAMING
CFSF	COLD-FORMED STEEL FRAMING
CL	CENTERLINE
CLG.	CEILING
COL.	COLUMN
COMP.	COMPRESSIBLE
CONC.	CONCRETE
COND.	CONDITION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET (ED)
CT.	CERAMIC TILE
CTSK.	COUNTER SINK
D	DRYER
D.F.	DRINKING FOUNTAIN
D.P.	DAMPPROOFING
D.S.	DOWN SPOUT
DIA.	DIAMETER
DIM.	DIMENSION
DTL.	DETAIL
DWG.	DRAWING
E.J.	EXPANSION JOINT
E.Q.	EQUAL
EA.	EACH
EDF	ELECTRIC DRINKING FOUNTAIN
EL.	ELEVATION (HEIGHT)
ELEC.	ELECTRICAL
ELECT	ELECTRICAL
ELEV	ELEVATION (DRAWING)
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT	EXTERIOR
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FB.	FACE BRICK
FD.	FLOOR DRAIN
FIN.	FINISH (ED)
FIXT.	FIXTURE
FLR.	FLOOR (ING)
FLSHG.	FLASHING
FLUOR	FLUORESCENT
FRP	FIBER REINFORCED PLASTIC
G.B.	GRAB BAR
G.I.	GALVANIZED IRON
GA.	GAUGE
GALV.	GALVANIZED
GCMU	GLAZED CONCRETE MASONRY UNIT
GEN.	GENERAL
GEN.	GENERAL
GL.	GLASS / GLAZING
GL.	GLASS
GR.	GRADE
GTP.	GLAZED TILE PAVER
GYP.	GYPSUM DRYWALL
H.W.	HOT WATER
HC	HANDICAPPED ACCESSIBLE
HM	HOLLOW METAL FRAME
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.P.S.	IRON PIPE SIZE
INSUL	INSULATE (ED), (ION)
INT.	INTERIOR
JT.	JOINT
L.P.	LIGHT POLE
LAM.	LAMINATE (D)
LAV.	LAVATORY
LT.	LIGHT
LT. WT.	LIGHTWEIGHT
M.O.	MASONRY OPENING
MAS.	MASONRY
MATL.	MATERIAL (S)
MAX.	MAXIMUM
MB.	MARKER BOARD
MECH.	MECHANICAL
MEM	MEMBRANE
MEM. WP.	MEMBRANE WATERPROOFING
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEPT	MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY
MEZZ.	MEZZANINE
MFR. / MANUF.	MANUFACTURE (R)
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MOD	MODULAR
MTL	METAL
MTP.	METAL TOILET PARTITION
N.D.	NAPKIN DISPOSAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N.V.	NAPKIN VENDOR
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER (S)
O.C.E.W.	ON CENTER EACH WAY
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P. LAM. / PLAM	PLASTIC LAMINATE
P.C.	PRECAST
P.H.	PAPER HOLDER
P.L.	PROPERTY LINE
P.P.	POWER POLE
P.W.B.	PREFINISHED WALL BOARD
PL.	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PREFIN.	PRE-FINISHED
PT	PRESSURE-TREATED
PT.	POINT
PTD.	PAINTED
Q.T.	QUARRY TILE
R / RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE. / REF.	REFER TO / REFERENCE / SEE
RECP.	RECEPTACLE
REINF.	REINFORCE (D), (ING)
REQ'D.	REQUIRED
RES.	RESILIENT
REV.	REVISION (S), REVISED
RF	RECREATIONAL RESILIENT FLOORING
RPG.	RELOCATABLE PAINTED GYPSUM BOARD
RSS.	ROD STOCK AND SEALANT
S.C.	SEALED CONCRETE
S.D.	SOAP DISPENSER
S.N.D.	SANITARY NAPKIN DISPOSAL
SCHED	SCHEDULE
SCPL	SOLID CORE PLASTIC LAMINATE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPC	SPECIAL COATING SYSTEM
SPEC	SPECIFICATION (S)
SQ.	SQUARE
SS / SS. STL.	STAINLESS STEEL
STL	STEEL
STRUC / STRUCT	STRUCTURAL
SUSP	SUSPENDED
SVDF	SHEET VINYL DANCE FLOORING
SVF	SHEET VINYL FLOORING
T.A.S.	TEXAS ACCESSIBLITY STANDARDS (2012)
T.B.	TACK BOARD
T.D.R.	TOWEL DISPENSER AND RECEPTACL
T.O.	TOP OF
T.O.B.	TOP OF (WOOD) BLOCKING
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.T.D.	TOILET TISSUE DISPENSER
TEL.	TELEPHONE
TERR	TERRAZZO
THK	THICK (NESS)
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V	VENT
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
VENT.	VENTILATING, VENTILATED
VER.	VERIFY
VERT.	VERTICAL
VGB	(PREFINISHED) VINYL CLAD GYPSUM BOARD
VWC	VINYL WALL COVERING
W	WASHING MACHINE
W.P.	WATER PROOFING
W.S.	WEATHERSTRIP
W.W.	WATER WELL
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WOVEN WIRE MESH
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT

DRAWING INDEX

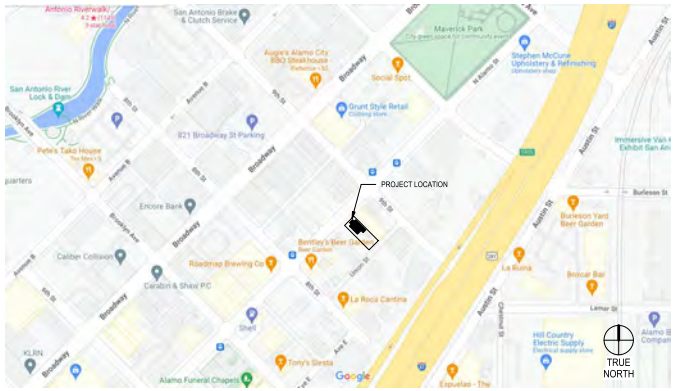
SHEET NUMBERING

SHEET NUMBER — A2.01A

- BUILDING AREA
- SEQUENCE (.01 - .99.....etc.)
- SHEET DISCIPLINE TYPE
- DISCIPLINE

G	GENERAL	0	GENERAL
C	CIVIL	1	SITE
L	LANDSCAPE	2	FLOOR PLANS (Note: Flip Sheets are Schedules)
CA	SPORTS	3	ROOF
S	STRUCTURAL	4	ENLARGED PLANS
D	DEMOLITION	5	PLAN DETAILS
A	ARCHITECTURAL	6	ELEVATIONS (Exterior and Interior)
M	MECHANICAL	7	PARTITION TYPES, WALL SECTIONS
E	ELECTRICAL	8	CASEWORK
P	PLUMBING	9	DOORS, WINDOWS, FRAMES
T	TECHNOLOGY	10	CEILINGS
FS	FOOD SERVICE		
AV	ACOUSTICAL		
TH	THEATRICAL		

SITE LOCATION MAP



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BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT — BRITTAIN — STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE
AUGUST 3, 2023
REVISIONS

No.	Description	Date
1	COSA REVISION	08.03.2023

ISSUE FOR PERMIT

INDEX, DRAWING CONVENTIONS, AND LOCATION MAP

G0.01

FUNCTION OF SPACE LEGEND - IBC 2021

FUNCTION OF SPACE:

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (300 GROSS)
- BUSINESS AREAS (150 GROSS)
- ASSEMBLY - UNCONCENTRATED (15 NET)

LIFE SAFETY SYMBOLS LEGEND

- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- F.E. FIRE EXTINGUISHER
- CP: 0" EA: 0" COMMON PATH OF TRAVEL/ EXIT ACCESS TRAVEL DISTANCE
- MEANS OF EGRESS - PATH OF TRAVEL
- MEANS OF EGRESS - COMMON PATH OF TRAVEL
- EXIT
- EXIT DISCHARGE
- EXIT LIGHT FIXTURE

_PROJECT GENERAL INFORMATION

NAME OF PROJECT	THE HIDDEN GROVE
BUILDING / FACILITY NAME	TAVERN
LOCATION (Address)	820 N ALAMO STREET, SAN ANTONIO
COUNTY, STATE	BEXAR TEXAS, 78215
DESCRIPTION OF PROJECT	NEW HARDIE-WRAPPED STEEL OPEN AIR FACILITY FOR TAVERN USE, RENOVATE EXISTING
APPLICABLE BUILDING CODE	2021 IBC & IEBC WITH LOCAL AMENDMENTS
APPLICABLE ENERGY CODE	2021 IECC WITH LOCAL AMENDMENTS
ACCESSIBILITY	2012 TEXAS ACCESSIBILITY STANDARDS
CONSTRUCTION TYPE	VB
CONSTRUCTION TYPE MIX	BUSINESS WITH A-2 LOUNGE
OCCUPANCY CLASSIFICATION(S)	ASSEMBLY TYPE 2 - TAVERN
OVERALL USE OF BUILDING	TAVERN
HIGH RISE BUILDING	N/A
AUTOMATIC FIRE SPRINKLER SYSTEM	YES
STANDPIPE SYSTEM	NO
MAXIMUM COMMON PATH (Without Sprinkler)	75 FEET (NS)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (Without Sprinkler)	200 FEET
CORRIDOR FIRE RESISTANCE RATING	0
MINIMUM CORRDIOR WIDTH	36"
# OF PARKING SPACES BY ZONING (Required / Provided)	ALL PARKING IS ON STREET AND PARKING LOT ACROSS STREET
# OF ACCESSIBLE SPACES REQUIRED	

_OCCUPANCY AND EGRESS

Query (Occupants)	Number of Occupants	Exits		Egress Door Width (in.)		Egress Stair Width (in.)	
		Required	Provided	Required	Provided	Required	Provided
First Floor							
ASSEMBLY (A-2)	275	2	3	36	104	3' - 6"	n/a

_PLUMBING FIXTURE COUNT - A-2 OCCUPANCY

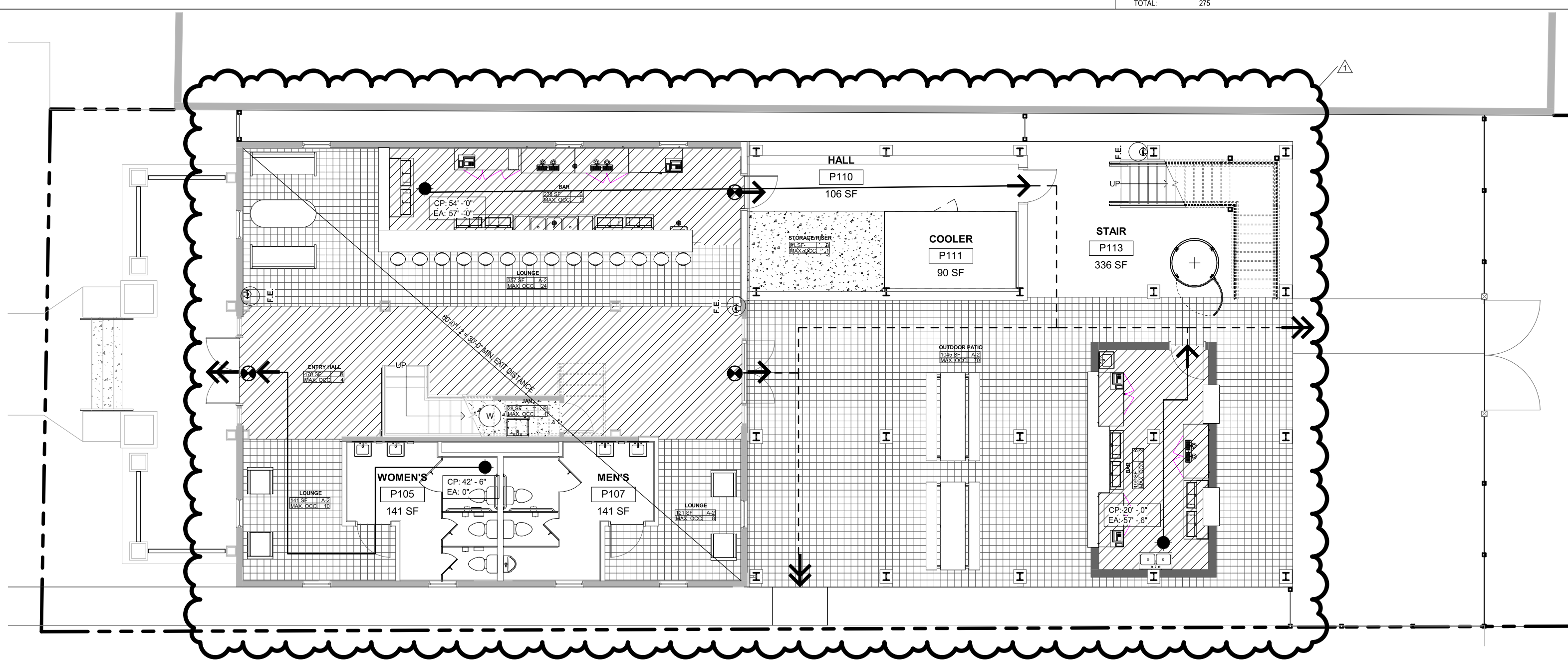
Query (Plumbing Fixture Counts)	Occupants	Water Closets + Urinals		Lavatories		Drinking Fountains		Service Sinks	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided
A-2 TAVERN ASSEMBLY		1:40		1:75		1:500		1	
Total Occupants	275	7	8	4	6	TAVERN	-	-	1
Total Female	138	-	3	-	2	-	-	-	-
Total Male	137	-	3	-	2	-	-	-	-
Unisex Assisted Use	-	-	2	-	2	-	-	-	-

LEGAL DESCRIPTION: PROPERTY ID: 104440 NCB: 452 BLK 30 LOT 6

SITE AREA: 0.334 NET ACRES
ZONING OF SITE: FBZ T4-2
PROPOSED USE: COMMERCIAL TAVERN

DEVELOPMENT IS SUBJECT TO THE FOLLOWING CODES:
2012 TEXAS ACCESSIBILITY STANDARDS
2015 UNIFIED DEVELOPMENT CODE WITH 2022 AMENDMENTS
2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2020 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

OCCUPANT COUNT:
FIRST FLOOR: 122
SECOND FLOOR: 153
TOTAL: 275



5 FIRST FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"

TRUE NORTH
NORTH

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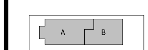

KEY PLAN
PLAN NORTH
TRUE NORTH

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023

REVISIONS

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1	COSA REVISION	08.03.2023

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FIRST FLOOR LIFE SAFETY PLAN

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FUNCTION OF SPACE LEGEND - IBC 2021

FUNCTION OF SPACE:

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (300 GROSS)
- BUSINESS AREAS (100 GROSS)
- ASSEMBLY - UNCONCENTRATED (15 NET)

LIFE SAFETY SYMBOLS LEGEND

- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- F.E. FIRE EXTINGUISHER
- CP: 0" EA: 0" COMMON PATH OF TRAVEL/ EXIT ACCESS TRAVEL DISTANCE
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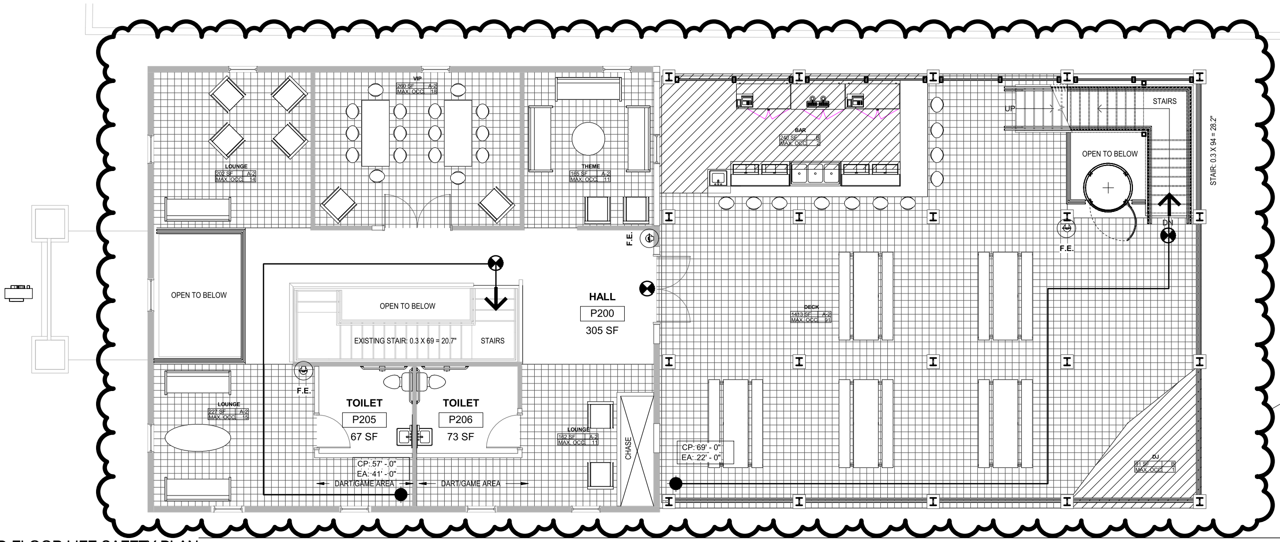
ACCESSIBILITY	2012 TEXAS ACCESSIBILITY STANDARDS
CONSTRUCTION TYPE	VB
CONSTRUCTION TYPE MIX	BUSINESS WITH A-2 LOUNGE
OCCUPANCY CLASSIFICATION(S)	ASSEMBLY TYPE 2 - TAVERN
OVERALL USE OF BUILDING	TAVERN
HIGH RISE BUILDING	N/A
AUTOMATIC FIRE SPRINKLER SYSTEM	YES
STANDPIPE SYSTEM	NO
MAXIMUM COMMON PATH (Without Sprinkler)	75 FEET (NS)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (Without Sprinkler)	200 FEET
CORRIDOR FIRE RESISTANCE RATING	0
MINIMUM CORRDIOR WIDTH	36"
# OF PARKING SPACES BY ZONING (Required / Provided)	ALL PARKING IS ON STREET AND PARKING LOT ACROSS STREET
# OF ACCESIBLE SPACES REQUIRED	1

1



TRUE NORTH
NORTH

5 SECOND FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"

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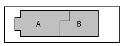

KEY PLAN

PLAN NORTH

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SECOND FLOOR LIFE SAFETY PLAN

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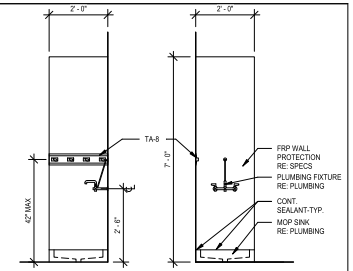


16 TYP CUSTODIAL CLOSET

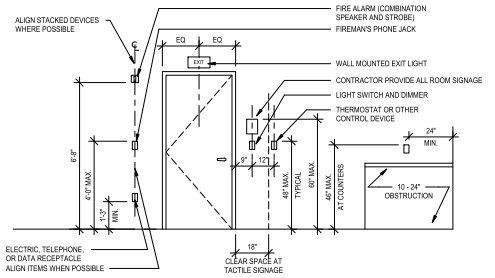
1/2" = 1'-0"

TOILET ACCESSORIES

LABEL	DESCRIPTION	REMARKS
TA-1W	SOAP DISPENSER (WALL MOUNTED)	
TA-2	MIRROR	
TA-3	TOILET PAPER DISPENSER	
TA-4	PAPER TOWEL DISPENSER	
TA-5	GRAB BARS (AT TYPICAL ACCESSIBLE TOILET STALL)	
TA-6	SANITARY NAPKIN DISPENSER	
TA-7	SANITARY NAPKIN DISPOSAL	
TA-8	MOP AND BROOM HOLDER	
TA-9	GRAB BARS (AT ACCESSIBLE SHOWER)	NOT USED
TA-10	FOLDING SHOWER BENCH	NOT USED
TA-11	CLOTHES HOOK	NOTE 5
TA-12	SHOWER CURTAIN, ROD AND HOOKS	NOT USED
TA-13	ELECTRIC HAND DRYER	NOT USED
TA-14	PAPER TOWEL DISPENSER AND TRASH RECEPTACLE	
TA-15	GRAB BARS (AT AMBULATORY ACCESSIBLE TOILET STALL)	NOT USED

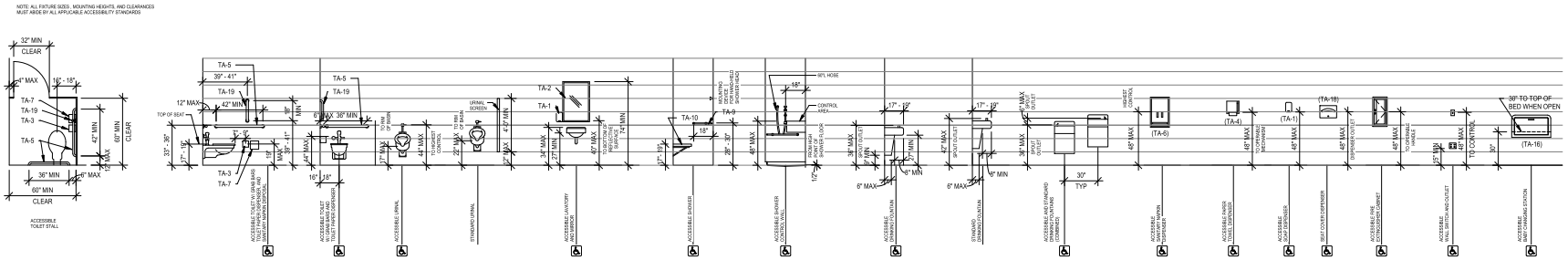
NOTE: ALL TOILET ACCESSORIES SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED UNLESS NOTED OTHERWISE

1. COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
2. CONTRACTOR IS TO VERIFY ALL HEIGHTS OF ACCESSORIES TO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS
3. REFER TO OWNER FOR ALL FINISHES
4. ALIGN MIRROR ON CENTER OF LAVATORY
5. ONE (1)HOOK INSIDE DOOR AT SINGLE TOILET ROOMS



8 MISC MOUNTING HEIGHTS

3/8" = 1'-0"



5 ACCESSIBILITY

1/4" = 1'-0"

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KEY PLAN
PLAN NORTH
TRUE NORTH

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ACCESSIBILITY GUIDELINES & FRAME DETAILS

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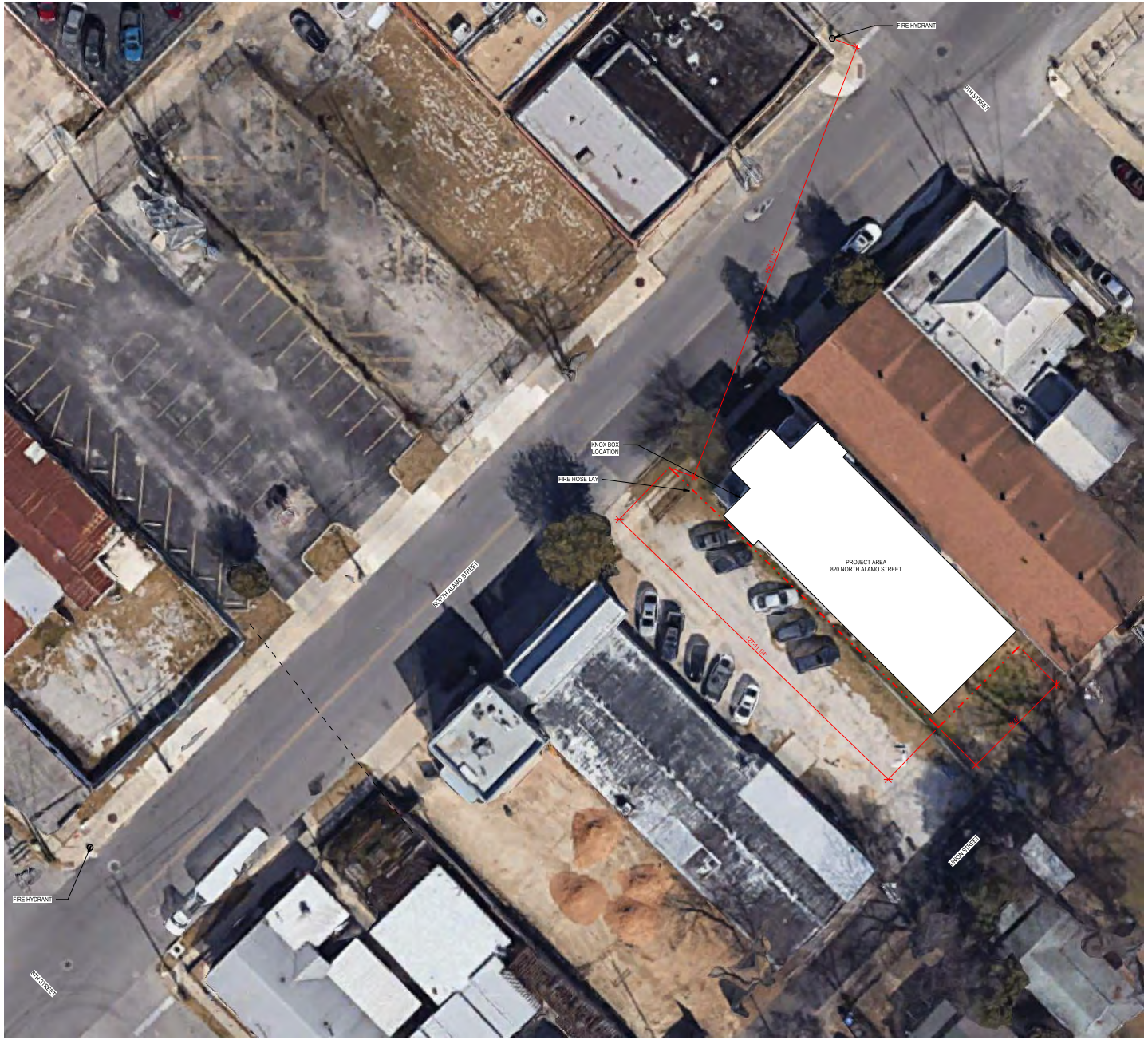

5 FIRE PROTECTION SITE PLAN
1/16" = 1'-0"

GENERAL FIRE PLAN NOTES

1. DURING CONSTRUCTION BUILDING ADDRESS SHALL BE POSTED. ADDRESS NUMERALS SHALL BE A COLOR CONTRASTING TO THE BACKGROUND. ADDRESS SHALL BE LOCATED SO THEY ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. ALL MANUAL AND ELECTRONIC GATES ON REQUIRED FIRE DEPARTMENT ACCESS ROADS OR GATES OBSTRUCTING FIRE DEPARTMENT BUILDING ACCESS SHALL BE PROVIDED WITH THE KNOX RAPID ENTRY SYSTEM FOR EMERGENCY ACCESS BY FIREFIGHTING PERSONNEL. BUILDING ACCESS AND/OR GATE ACCESS IS REQUIRED. PROVIDE DETAILS AND LOCATION OF ALL KNOX BOX(S) AND/OR KNOX PAD LOCK(S).
3. THE CONTRACTOR SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THE FIRE CODE AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THE FIRE CODE. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
4. DURING THE ENTIRE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING AND MAINTAINING UNOBSTRUCTED EMERGENCY VEHICLE ACCESS TO THE PROJECT SITE, BUILDINGS, AND BUILDINGS UNDER CONSTRUCTION 24 HOURS A DAY.
5. GRADE TRANSITIONS SHALL NOT EXCEED THE CITY OF SAN ANTONIO'S FIRE DEPARTMENT AND MUTUAL AID DEPARTMENTS APPARATUS MAXIMUM APPROACH AND DEPARTURE ANGLES MAXIMUM 8 PERCENT (FOR AERIAL APPARATUS 8 PERCENT) OR AS DETERMINED BY THE FIRE CHIEF.
6. ALL-WEATHER ACCESS ROADS AND HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL AND SHALL BE IN PLACE AND OPERATIONAL BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON SITE. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS AT ALL TIMES.
7. NO LANDSCAPING OR OTHER OBSTRUCTIONS ARE TO BE WITHIN A THREE FOOT RADIUS OF A HYDRANT OR FIRE DEPARTMENT CONNECTION.

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KEY PLAN
A B
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

CLIENT
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SITE FIRE PROTECTION PLAN

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IBC 1705.6 - SOILS		
EXCEPTIONS:		
1. WHERE IBC SECTION 1803 DOES NOT REQUIRE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D 1557.		
VERIFICATION THAT PROPER MATERIALS AND PROCEDURES ARE USED DURING FILL PLACEMENT IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	PERIODIC	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	PERIODIC	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	PERIODIC	
IBC 1705.8 - CAST-IN-PLACE DEEP FOUNDATIONS		
1. IN SPACE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	CONTINUOUS	
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO ROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS	
3. FOR CONCRETE ELEMENTS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.3		

REQUIRED STRUCTURAL SPECIAL INSPECTIONS		
SPECIAL INSPECTION	FREQUENCY	REFERENCE STANDARDS
IBC 1705.2 - STEEL CONSTRUCTION		
STRUCTURAL STEEL IN ACCORDANCE WITH QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360		AISC 360
IBC 1705.2.2 - STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL		
SPECIAL INSPECTIONS AND QUALIFICATION OF WELDING SPECIAL INSPECTORS FOR COLD-FORMED STEEL FLOOR AND ROOF DECK.		
1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK		
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	PERIODIC	APPLICABLE ASTM STD'S
b. MANUFACTURER'S CERTIFIED TEST REPORTS	PERIODIC	
2. INSPECTION OF WELDING		
a. COLD-FORMED STEEL DECK FLOOR AND ROOF DECK WELDS	PERIODIC	AWS D1.3S
b. REINFORCING STEEL	NOT PERMITTED	
IBC 1705.3 - CONCRETE CONSTRUCTION		
1. INSPECT REINFORCING STEEL, INCLUDING PRE STRESSING TENDONS, AND PLACEMENT.	PERIODIC	ACI 318: 3.5, 7.1-7.7 IBC 1910.4
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH ABOVE REQUIREMENTS SET FORTH IN IBC 1705.2.2 - STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL		AWS D1.4 ACI 318: 3.5.2
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED	PERIODIC	ACI 318: 8.1.3, 21.2.8 IBC 1908.5, 1909.1
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	PERIODIC	ACI: 318: 3.8.6, 8.1.3, 21.2.8 IBC 1909.1
5. VERIFYING USE OF REQUIRED DESIGN MIX	PERIODIC	ACI 318: Ch4,5.2-5.4 IBC 1904.2, 1910.2, 1910.3
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8 IBC 1910.10
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS	ACI 318: 5.9.5.10 IBC 1910.6, 1910.7, 1910.8
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUE	PERIODIC	ACI 318: 5.11-5.13 IBC 1910.9
9. VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	PERIODIC	ACI 318: 6.2
10. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	PERIODIC	ACI 318: 6.1.1
IBC 1705.4 - MASONRY CONSTRUCTION		TMS 402-11/ACI530-11/ASCE5-11 TMS602-11/ACI530.1-11/ASCE6-11
EXCEPTIONS:		
1. EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY, MASONRY VENEER DESIGNED BY IBC SECTION 2109, 2110 OR CHAPTER 14, RESPECTIVELY, WHERE THEY ARE PART OF STRUCTURES CLASSIFIED AS RISK CATEGORY I, II OR III.		
2. MASONRY FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE WITH IBC TABLE 1807.1.6.3(1), 1807.1.6.3(2), 1807.1.6.3(3) OR 1807.1.6.3(4)		
3. MASONRY FIREPLACES, MASONRY HEATERS OR MASONRY CHIMNEYS INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2111, 2112 OR 2113, RESPECTIVELY.		
LEVEL A QUALITY ASSURANCE (NONESSENTIAL FACILITIES WITH EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY, MASONRY VENEER)		
VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS	PERIODIC	
LEVEL B QUALITY ASSURANCE (ENGINEERED MASONRY IN NONESSENTIAL FACILITIES, ESSENTIAL FACILITIES WITH EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY, MASONRY VENEER)		
VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX AS DELIVERED TO PROJECT SITE	PERIODIC	ART. 1.5.B1.b.3
VERIFICATION OF f'm AND f'AAC PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXCEPTED	PERIODIC	ART. 1.4B
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS	PERIODIC	ART. 1.5
2. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		
a. PROPORTIONS OF SITE-PREPARED MORTAR	PERIODIC	ART. 2.1, 2.6 A
b. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3 B
c. LOCATION OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES	PERIODIC	ART. 3.4, 3.6 A
3. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE		
a. GROUT SPACE	PERIODIC	ART. 3.2 D, 3.2 F
b. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	PERIODIC	SEC. 1.16 ART. 2.4, 3.4
c. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES	PERIODIC	SEC. 1.15 ART. 3.2 E, 3.4, 3.6 A
d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	PERIODIC	ART. 2.6 B, 2.4 G.1.b
e. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3 B
4. VERIFY DURING CONSTRUCTION		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS	PERIODIC	ART. 3.3 F
b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	PERIODIC	SEC. 1.16.4.3, 1.17.1
c. WELDING OF REINFORCEMENT	CONTINUOUS	SEC. 2.1.8.7.2, 3.3.3.4 (c), 8.3.3.4(b)
d. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER, BELOW 40°f, OR HOT WEATHER, ABOVE 90°f.	PERIODIC	ART. 1.8 C, 1.8 D
5. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	PERIODIC	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4

STRUCTURAL SPECIAL INSPECTION NOTES:

SI-1 SPECIAL INSPECTIONS ARE NOT REQUIRED FOR CONSTRUCTION OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL.

SI-1 UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL, SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A RESIDENTIAL OCCUPANCY INCLUDING, BUT NOT LIMITED TO, THOSE LISTED IN IBC SECTION 312.1.

SI-1 SPECIAL INSPECTIONS ARE NOT REQUIRED FOR PORTIONS OF STRUCTURES DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION PROVISIONS OF IBC SECTION 2211.7 OR THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF IBC SECTION 2308.

SI-2 THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705 OF THE INTERNATIONAL BUILDING CODE (2018). THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS IDENTIFIED IN SECTION 110.

SI-3 DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

A. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON EMPLOYED OR RETAINED BY AN APPROVED AGENCY WHO SHALL PROVE TO THE SATISFACTION OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND THE BUILDING OFFICIAL THAT HE/SHE HAS THE COMPETENCE NECESSARY TO INSPECT A PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION.

B. THE SPECIAL INSPECTOR IS RESPONSIBLE TO REVIEW THE APPROVED CONSTRUCTION DOCUMENTS THOROUGHLY AND SUFFICIENTLY AHEAD OF CONSTRUCTION TO ESTABLISH THEIR ABILITY TO INSPECTION OF THOSE ITEMS ENTRUSTED TO THEM. ALL ERRORS AND/OR OMISSIONS IN THE APPROVED PLANS THAT CREATE ANY FORM OF AMBIGUITY OR DOUBT FOR THE SPECIAL INSPECTOR SHALL BE BROUGHT TO THE ATTENTION OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

C. THE SPECIAL INSPECTOR IS RESPONSIBLE FOR VERIFICATION OF ITEMS DETAILED IN THE DESIGN DRAWINGS AND SPECIFICATIONS BUILT INTO THE PROJECT.

D. THE SPECIAL INSPECTOR SHALL NOT SUGGEST, DIRECT, OR APPROVE DEVIATION FROM THE DESIGN DRAWINGS AND SPECIFICATIONS OR THE APPROVED SHOP AND ERECTION DRAWINGS, OR APPROVE SUCH DEVIATION, WITHOUT THE WRITTEN APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

E. THE SPECIAL INSPECTOR SHALL BRING NON-COMPLYING ITEMS TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. IF CORRECTING THE NON-COMPLYING ITEMS IS NOT IN A TIMELY MANNER OR IGNORED, THE SPECIAL INSPECTOR IS TO PREPARE, SIGN AND SUBMIT A NOTICE OF NON-COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, THE BUILDING OFFICIAL, THE CONTRACTOR AND THE OWNER.

F. THE SPECIAL INSPECTOR IS RESPONSIBLE TO KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL PREPARE, SIGN AND SUBMIT INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE REPORTS OF REQUIRED SPECIAL INSPECTIONS. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.

G. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTIONS WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE APPLICANT AND THE BUILDING OFFICIAL.

SI-4 WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE INSPECTIONS WILL NOT BE REQUIRED.

STRUCTURAL EARTHWORK FOR GRADE SUPPORTED FOUNDATIONS:

SE-1 THE CONCRETE FOUNDATION WAS DESIGNED FOR A BUILDING PAD WITH A MAXIMUM PVR OF 1". THE BUILDING PAD WAS DESIGNED AND RECOMMENDATIONS PREPARED BY ROCK ENGINEERING & TESTING LABORATORY, LLC OF SAN ANTONIO IN REPORT NO G223186. BUILDING PAD CUT AND FILL RECOMMENDATIONS FOR A 1" PVR HAVE BEEN REPRODUCED BELOW FOR CONVENIENCE. THE SOILS REPORT ALSO INCLUDES OTHER RECOMMENDATIONS THAT EFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION WHICH ARE BEYOND THE SCOPE OF HOFFER STRUCTURAL SOLUTION'S SERVICES. THE CONTRACTOR AND OWNER SHALL REVIEW THE SOILS REPORT AND IMPLEMENT RECOMMENDATIONS PROVIDED WITHIN (I.E. LANDSCAPING VEGETATION, ROOT BARRIERS, SITE DRAINAGE, BUILDING PAD DRAINAGE SYSTEMS, ROOF DRAINS, SOIL MOISTURE MAINTENANCE, ETC.)

SE-2 BEFORE ANY CONSTRUCTION IS BEGUN, PERFORM ROUGH GRADING AND CUT SWALES SO THAT GROUNDS WILL DRAIN AWAY FROM THE BUILDING. MAINTAIN DRAINAGE DURING ALL PHASES OF CONSTRUCTION SO THAT STORM WATER WILL BE CONDUCTED AWAY FROM THE BUILDING. KEEP EXCAVATIONS PUMPED FREE OF STORM WATER AT ALL TIMES.

SE-3 PRECAUTIONS SHALL BE TAKEN TO PROTECT OPEN EXCAVATIONS FROM EXCESSIVE LOSS OR GAIN IN NATURAL MOISTURE LEVEL PRIOR TO PLACEMENT OF BASE MATERIAL. KEEP MOIST DURING DRY WEATHER AND KEEP STORM WATER PUMPED OUT, INCLUDING NIGHTS AND WEEKENDS, DURING RAINS.

SE-4 IN THE AREA OCCUPIED BY THE FOUNDATION, PLUS 3'-0", REMOVE A MINIMUM OF 2'-0" EXPANSIVE SOIL INCLUDING ALL ORGANIC MATERIALS, ROOTS, ETC. FROM THE SITE. DO NOT USE FOR UNDER FLOOR FILL. REMOVE ADDITIONAL MATERIAL AS NECESSARY TO PROVIDE A MINIMUM OF 2'-0" OF SELECT FILL. DO NOT UNDERCUT EXISTING FOUNDATION ELEMENTS. EXCAVATE AT 45 DEGREES FROM BASE OF EXISTING FOUNDATION TO REQUIRED DEPTH. THE EXCAVATION SHALL BE BENCHED IN HORIZONTAL PLANES AS REQUIRED TO MEET MINIMUM CUT AND FILL REQUIREMENTS.

SE-5 THE RESULTING SURFACE SHALL BE PROOF ROLLED WITH A SUFFICIENTLY HEAVY PIECE OF EQUIPMENT (20 TONS) TO LOCATE AND DENSIFY WEAK AND COMPRESSIBLE ZONES. A MINIMUM OF 6 PASSES OF THE EQUIPMENT IS RECOMMENDED. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.

SE-6 SUB GRADE SHALL BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 COMPACTION TEST, MAINTAINING MOISTURE CONTENT BETWEEN -1 AND +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT UNTIL COVERED.

SE-7 SELECT FILL SHALL CONFORM TO TxDOT SPECIFICATIONS, ITEM 247, TYPE "A" GRADE 2, OR AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO DIRT FILL SHALL BE USED UNDER THE BUILDING FOUNDATION. SUBMIT WRITTEN CERTIFICATION OF COMPLIANCE WITH TxDOT, ITEM 247 SPECIFICATIONS BY TEST PERFORMED ON FIELD EXAMPLES.

SE-8 FOR A DISTANCE OF 2'-0" OUTSIDE OF THE BUILDING LINE, AND BEGINNING AT THE LOW END, BUILD UP TO THE ELEVATION OF THE BOTTOM OF THE SLAB WITH SELECT FILL, REFERENCE SE-4 FOR MINIMUM FILL THICKNESS REQUIREMENTS. ALL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 MAINTAINING MOISTURE CONTENT WITHIN 2 PERCENTAGE POINT OF OPTIMUM.

SE-9 PERFORM ALL EARTHWORK DESCRIBED ABOVE BEFORE TRENCHING FOR GRADE BEAMS OR MECHANICAL LINES.

SE-10 EXCESS FILL AT BUILDING PERIMETER SHALL BE CUT AND GRADED TO COMPLY WITH FINISHED GRADE REQUIREMENTS INCLUDING PLANTING SOIL OVER A 1'-0" THICK IMPERVIOUS CLAY LINER (CLEAN CLAY WITH P.I.>35) FOR A DISTANCE OF 5'-0" FROM BUILDING LINE, INCREASE AS REQUIRED TO COMPLETELY CAP SELECT FILL. FINISH GRADE SHALL PROVIDE PERMANENT DRAINAGE AWAY FROM BUILDING. PLACE IN 8" THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY PER ASTM D698.

SE-11 OWNER SHALL EMPLOY GEOTECHNICAL ENGINEER TO VERIFY EXCAVATION DEPTH AND TAKE DENSITY TESTS OF RECOMPACTED SCARIFIED MATERIAL AND DENSITY TESTS OF EACH LIFT OF SELECT FILL, AT THE RATE OF ONE TEST PER EACH 3,000 SQ. FT. WITH A MINIMUM OF THREE (3) TESTS PER LIFT.

DEFERRED SUBMITTAL SCHEDULE

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS PER SECTION 107 OF THE IBC. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER, ARCHITECT AND BUILDING OFFICIAL FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

BUILDING COMPONENT	SUBMITTAL REQUIREMENT
LIGHT GAUGE METAL STUDS	DESIGNED, SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS

SITE OBSERVATIONS BY STRUCTURAL ENGINEER

SITE OBSERVATIONS WILL BE CONDUCTED IN ACCORDANCE WITH IBC SECTION 110 BY THE ENGINEER OF RECORD OR APPROVED AGENT AT THE STAGES OF CONSTRUCTION LISTED BELOW. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION HAS REACHED THE STAGE LISTED BELOW AND THE WORK SHALL REMAIN VISIBLE AND ABLE TO BE ACCESSED FOR OBSERVATION. APPROVAL AS A RESULT OF THE OBSERVATION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OR DISCREPANCY WITH THE DESIGN DOCUMENTS. OAT THE CONCLUSION OF THE PROJECT, THE ENGINEER OF RECORD WILL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT IN ACCORDANCE WITH IBC SECTION 111.2 IF ALL VIOLATIONS HAVE BEEN REMEDIED THAT THE PORTION (S) OF THE STRUCTURE OBSERVED ARE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE STRUCTURAL PLANS AND SPECIFICATIONS. THESE OBSERVATIONS DO NOT CONSTITUTE THE SPECIAL INSPECTION REQUIREMENTS OF IBC SECTION 1704.

OBSERVATION	STAGE OF CONSTRUCTION
FOUNDATION/FOOTING	AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE. MATERIALS FOR THE FOUNDATION SHALL BE ONSITE EXCEPT WHERE CONCRETE IS READY MIXED. DEEP FOUNDED FOOTINGS (PIERS) SHOULD HAVE THE FIRST HOLE COMPLETE AND TESTING LAB OR GEOTECHNICAL REPRESENTATIVE ONSITE.
WOOD FRAME	ALL WOOD FRAMING IN PLACE, WALL, ROOF AND FLOOR SHEATHING IN PLACE. HOLDDOWNS, CLIPS AND HANGERS INSTALLED. PRIOR TO ROOFING, HOUSEWRAP AND INSULATION INSTALLATION.
STEEL FRAME	ALL STEEL FRAMING ERECTED & DECK INSTALLED, PRIOR TO CONCRETE POUR, ROOFING INSTALLATION, OR METAL STUD INSTALLATION

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GENERAL NOTES:

GN-1 THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2021) AS AMENDED AND ADOPTED BY THE CITY OF SAN ANTONIO, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).

GN-2 DESIGN CRITERIA:

DEAD LOADS - THE WEIGHT OF THE MATERIALS FORMING THE PERMANENT PART OF THE BUILDING. A SUPERIMPOSED DEAD LOAD OF 5 PSF HAS BEEN APPLIED FOR MECHANICAL DUCTS, CONDUITS, CEILING, ETC.

LIVE LOADS - IN ACCORDANCE WITH IBC SECTION 1607
FLOORS
DINING ROOMS AND RESTAURANTS ..... 100 PSF
STAIRS AND EXITS (UNLESS NOTED OTHERWISE) ..... 100 PSF OR 300 LBS.
ROOFS:
ROOF ..... 20 PSF
MECHANICAL EQUIPMENT ..... AS INDICATED ON PLANS
LIVE LOADS REDUCTIONS - NOT REDUCED

WIND LOADS - PER IBC SECTION 1609
BASIC DESIGN WIND SPEED, V ..... 110 MPH
ALLOWABLE STRESS DESIGN WIND SPEED, V-ASD ..... 85 MPH
EXPOSURE CATEGORY ..... B
RISK CATEGORY II

SNOW LOADS - PER IBC SECTION 1608 ..... 5 PSF

EARTHQUAKE LOADS - PER IBC SECTIONS 1613
IMPORTANCE FACTOR 1
OCCUPANCY CATEGORY 11
0.2 SEC SPECTRAL RESPONSE ACCELERATION (Ss) 0.051
1 SEC SPECTRAL RESPONSE ACCELERATION (S1) 0.023
SITE CLASS ..... D
0.2 SEC SPECTRAL RESPONSE COEFFICIENT (SDs) 0.054
1 SEC SPECTRAL RESPONSE COEFFICIENT (SD1) 0.036
SEISMIC DESIGN CATEGORY ..... A
RESISTING SYSTEM ..... WOOD BRACE WALLS & ORDINARY MOMENT FRAMES
ANALYSIS PROCEDURE ..... ASCE 7-11.7
RESPONSE COEFFICIENT ..... N/A
MODIFICATION FACTOR ..... N/A
BASE SHEAR ..... N/A

GEOTECHNICAL CRITERIA - REF. GEOTECHNICAL (REPORT)
SOIL BEARING CAPACITY ..... 3000 PSF

GN-3 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE AND PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS ARE MADE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

GN-4 THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY ROCK ENGINEERING & TESTING LABORATORY, LLC (PROJECT NO. G223186, DATED MARCH 27, 2023). THE GEOTECHNICAL ENGINEERING STUDY REPORT INCLUDES OTHER RECOMMENDATIONS THAT EFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION WHICH ARE BEYOND THE SCOPE OF HOFFER STRUCTURAL SOLUTIONS SERVICES. THE CONTRACTOR AND OWNER SHALL REVIEW THE SOILS REPORT AND IMPLEMENT RECOMMENDATIONS PROVIDED WITH (I.E. LANDSCAPING VEGETATION, ROOT BARRIERS, SITE DRAINAGE, ROOF DRAINS, SOIL MOISTURE MAINTENANCE, ETC.)

GN-5 PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GN-6 VERIFY REQUIREMENTS OF OTHER TRADES (MECHANICAL, ELECTRICAL, ETC.) PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.

GN-7 UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.

GN-8 THE DETAILS DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.

GN-9 COMPLETED SHOP DRAWINGS SHALL BE PROVIDED FOR FABRICATED ITEMS. REFERENCE INDIVIDUAL SECTIONS FOR SPECIFIC REQUIREMENTS. SUBMIT AN ELECTRONIC COPY IN PDF FORMAT OR A MINIMUM OF FOUR PRINTED COPIES OF EACH SUBMITTAL WITH ADDITIONAL COPIES AS DIRECTED BY THE ARCHITECT. SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR AND SUBMITTED THROUGH THE ARCHITECT/ENGINEER PRIOR TO FABRICATION. THE STRUCTURAL DRAWINGS ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.

GN-10 CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER AT LEAST 24 HOURS IN ADVANCE OF ANY CONCRETE POUR OR OTHER ACTION THAT WILL COVER UP STRUCTURAL ELEMENTS SO THE ENGINEER CAN CONDUCT PERIODIC SITE OBSERVATIONS AS REQUIRED TO PROVIDE A FINAL LETTER OF GENERAL COMPLIANCE TO THE OWNER AND/OR BUILDING AUTHORITY. PERIODIC SITE OBSERVATIONS ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED TO BE A COMPREHENSIVE OR EXHAUSTIVE CHECK OF THE QUALITY AND/OR QUANTITY OF THE WORK. THESE OBSERVATIONS DO NOT CONSTITUTE THE SPECIAL INSPECTION REQUIREMENTS OF THE IBC SECTION 1704.

GN-11 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

GN-12 THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION MATERIALS TESTING FOR THE PROJECT. REFERENCE SPECIFIC SECTIONS FOR TESTING REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF THIS REQUIREMENT AND COORDINATE THESE SERVICES AS NECESSARY THROUGHOUT THE PROCESS OF CONSTRUCTION.

GN-13 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. THE CONTRACTOR IS TO REPORT ANY SUCH DISCREPANCIES TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS BEFORE PROCEEDING WITH FURTHER WORK.

ARCHITECT — Above Ground Design, PLLC
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MEPT — HM3 Engineering
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STRUCTURAL — Hoffer Structural Solutions
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San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215

ISSUE FOR PERMIT

A

KEY PLAN

PLAN NORTH

TRUE NORTH

MATTHEW J. HOFFER
127512
LICENSED
PROFESSIONAL ENGINEER
4/20/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE
ABRIL 20, 2023
REVISIONS

No.	Description	Date

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GENERAL NOTES

S1.00

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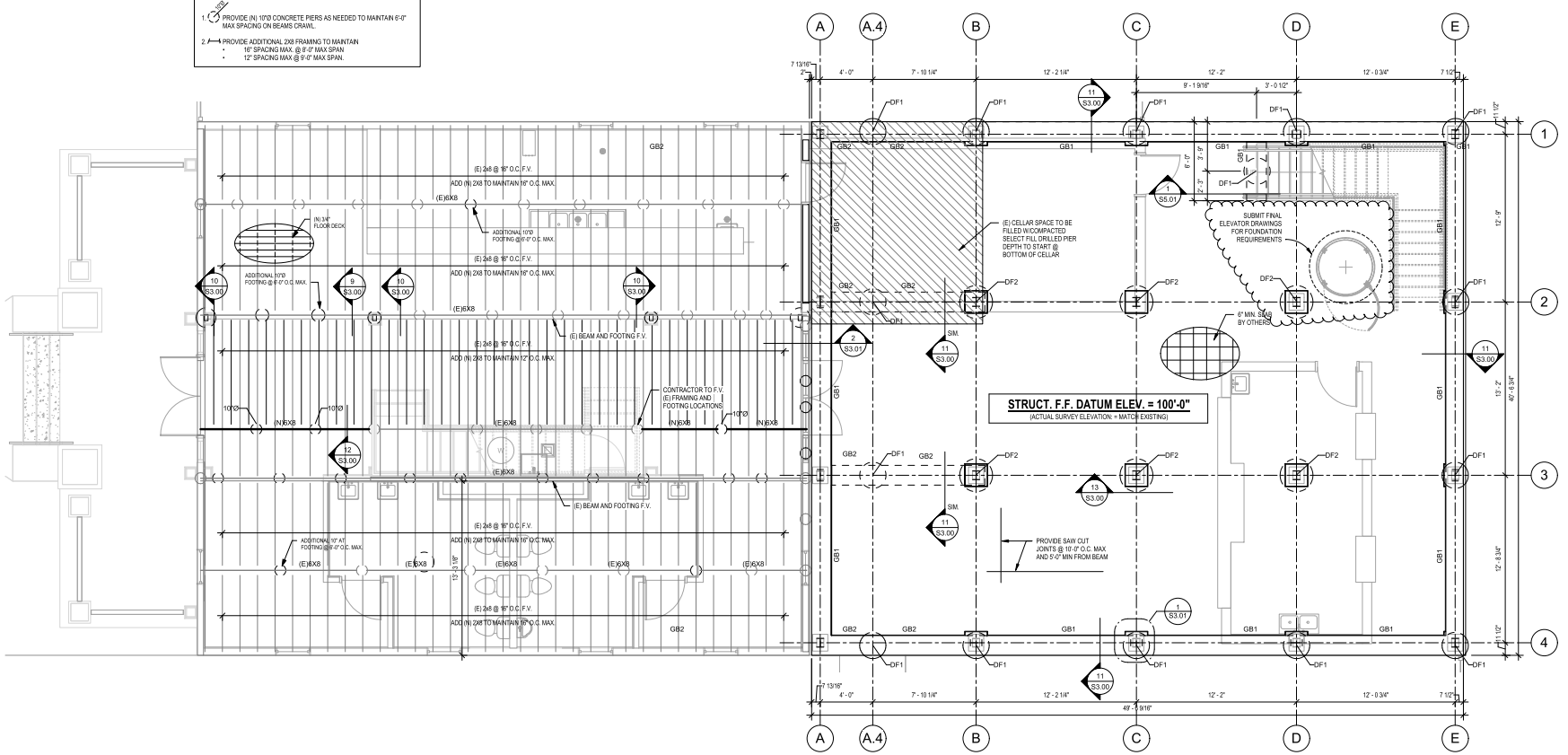

2 OVERALL FOUNDATION PLAN
1/4" = 1'-0"

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CLIENT
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PROJECT NUMBER
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No.	Description	Date
1	COSA ADD 1	8-3-23

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FOUNDATION PLAN

S2.00

PLAN NOTES :

1. SC1 - REF. STEEL COLUMN SCHEDULE ON SHEET S5.00
2. T.O.S. - DENOTES TOP OF STEEL ELEVATION RELATIVE TO STRUCTURAL DATUM
3. T.O.PARAPET - DENOTES TOP OF PARAPET RELATIVE TO STRUCTURAL DATUM
4. T.O.J. - DENOTES TOP OF STEEL JOIST RELATIVE TO STRUCTURAL DATUM
5. T.O.C. - DENOTES TOP OF CONCRETE ELEVATION RELATIVE TO STRUCTURAL DATUM
6. ▶ DENOTES MOMENT CONNECTION REF. S5S.00

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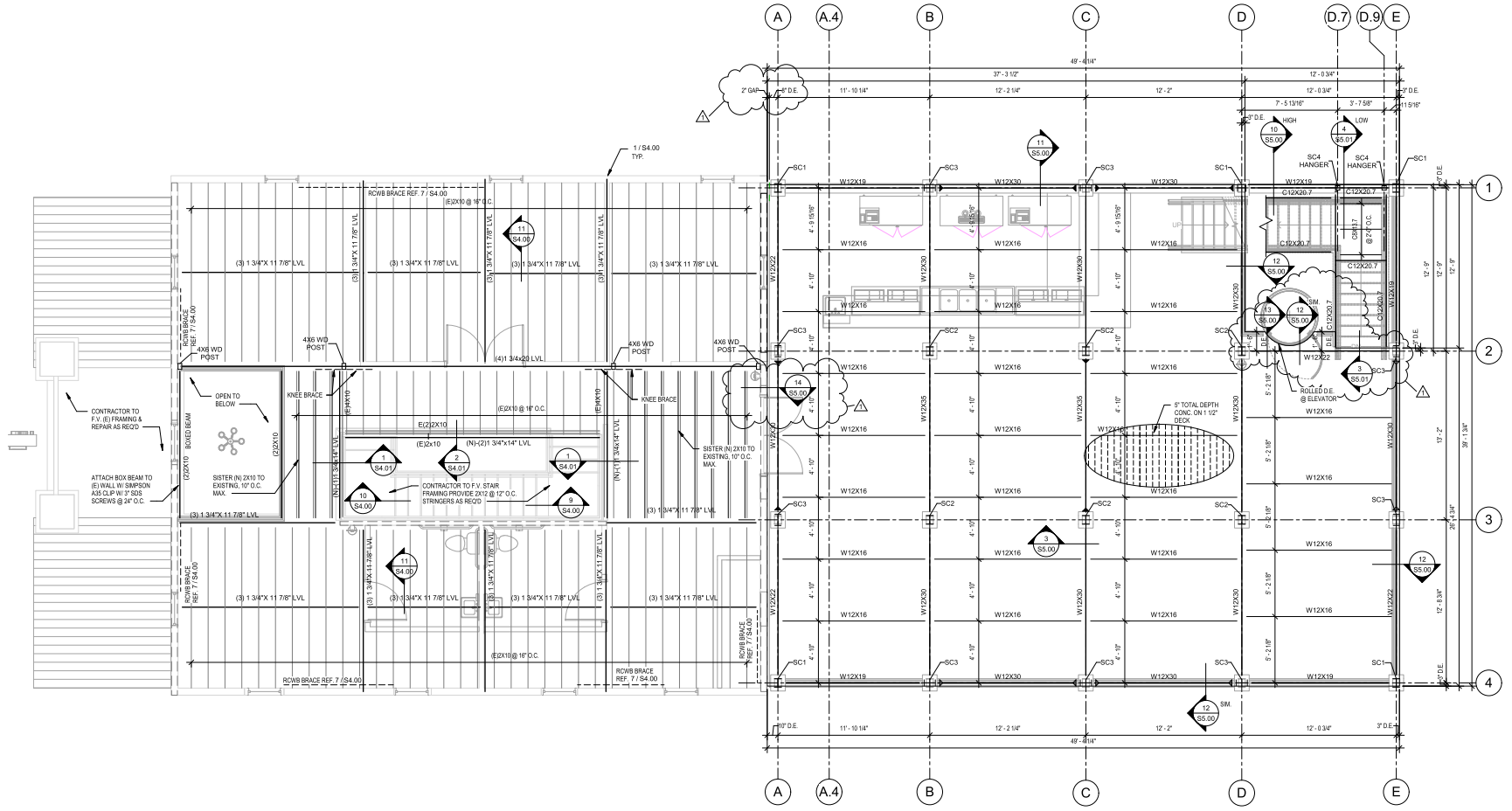

1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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KEY PLAN
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8-3-23

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1	COSA ADD 1	8-3-23

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SECOND FLOOR FRAMING PLAN

S2.01

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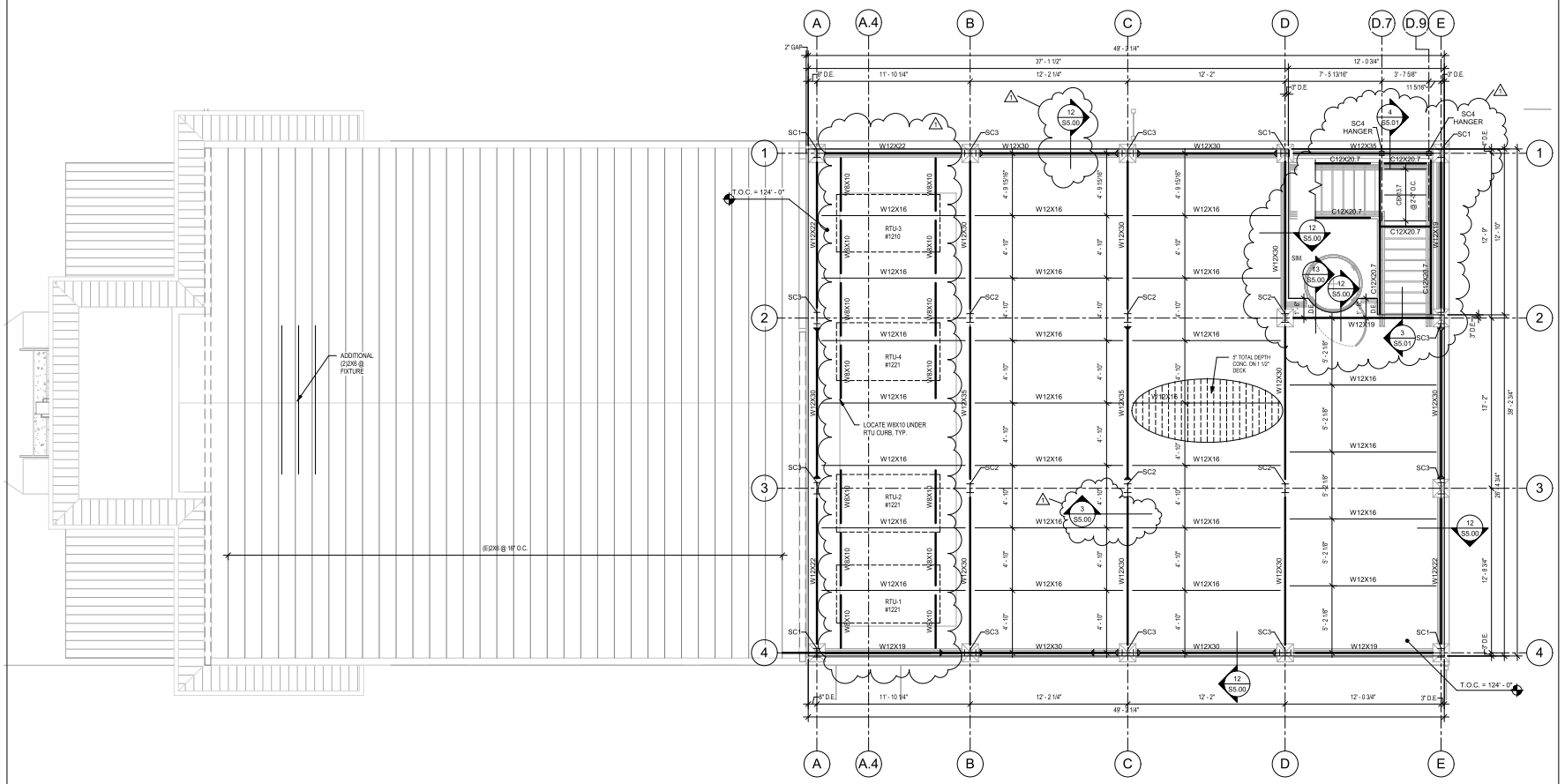

1 THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES :

1. SC1 - REF. STEEL COLUMN SCHEDULE ON SHEET S5.00
2. T.O.S. - DENOTES TOP OF STEEL ELEVATION RELATIVE TO STRUCTURAL DATUM
3. T.O.PARAPET - DENOTES TOP OF PARAPET RELATIVE TO STRUCTURAL DATUM
4. T.O.J. - DENOTES TOP OF STEEL JOIST RELATIVE TO STRUCTURAL DATUM
5. T.O.C. - DENOTES TOP OF CONCRETE ELEVATION RELATIVE TO STRUCTURAL DATUM
6. ▶ DENOTES MOMENT CONNECTION REF. 5/S5.00

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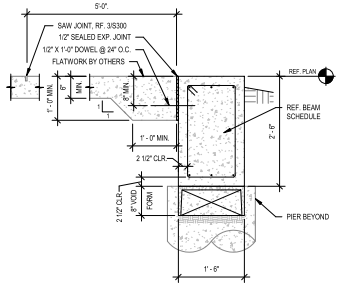
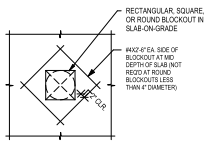
THIRD FLOOR FRAMING PLAN

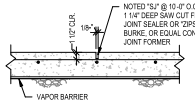
S2.02



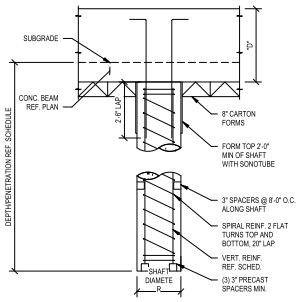
11 SECTION
3/4" = 1'-0"



7 C-SG-39
1/2" = 1'-0"



3 Typical Control Joint
1" = 1'-0"



DRILLED FOOTING SCHEDULE					
MARK	SHAFT			DEPTH/ PENETRATION	REMARKS
	DIAMETER	VERTICAL BARS	SPIRAL/TIES		
DF1	24	8-#7	#3 @ 6" PITCH	25'-0"	
DF2	30	8-#9	#3 @ 6" PITCH	25'-0"	

DRILLED FOOTING NOTES:

DF-1 FOOTING SHALL BE LOCATED ON CENTERLINES OF COLUMN ABOVE, UNLESS NOTED OTHERWISE. WHERE NO COLUMN OCCURS, LOCATE ON CENTERLINE OF BEAM OR PLASTER UNLESS NOTED OTHERWISE.

DF-2 PROVIDE DOWELS FROM FOOTING INTO CONCRETE ABOVE USING SAME BAR SIZE AND PATTERN AS FOR SCHEDULED COLUMN ABOVE. WHERE NO COLUMN OCCURS, USE (4) #7 DOWELS.

DF-3 SHAFT CUT-OFF ELEVATION SHALL BE AT SOFFIT OF BEAM, WALL OR PIER CAP. FORM TOP OF SHAFT WITH FIBERFORM AT LEAST 2'-0" BELOW GRADE, OR DEEPER IF IMPROPERLY DRILLED OVERSIZE OR OUT OF ROUND.

DF-4 ALL FOOTING EXCAVATIONS SHALL BE FREE OF WATER PRIOR TO PLACING CONCRETE.

DF-5 PROVIDE STEEL CASING AS REQUIRED TO PREVENT EXCAVATION SLUMPING AND/OR WATER SEEPAGE. STEEL CASING SHALL BE REMOVED DURING CONCRETE PLACEMENT SEQUENCE, MAINTAINING ENOUGH CONCRETE HEAD TO PREVENT SOIL FROM SLOUGHING INTO SHAFT.

DF-6 PIER SHAFT SHALL BE DRILLED PLUMB ALONG ITS TOTAL LENGTH WITHIN 1/2" PER 10'-0" OF DEPTH.

DF-7 BOTTOM OF FOOTING SHALL BE CLEAN AND FREE OF ALL LOOSE MATERIALS AND RECOMPACTED CUTTING PRIOR TO PLACING CONCRETE.

DF-8 PLACEMENT OF CONCRETE AND REINFORCING IN SHAFT SHALL BE THE SAME DAY OF DRILLING. CONCRETE SHALL BE PLACED WITH A TREMIE AT LEAST 6'-0" LONG.

DF-9 DEPTH OF FOOTING SHOWN IS FOR BIDDING PURPOSES ONLY AND MAY VARY ACCORDING TO ACTUAL FIELD CONDITIONS.

DF-10 CONTRACTOR SHALL VERIFY DEPTHS OF FOOTINGS PRIOR TO CUTTING VERTICAL REINFORCING STEEL, WHICH SHALL BE DELIVERED TO THE SITE IN STANDARD 40'-0" LENGTHS AND CUT AS REQUIRED.

DF-11 REINFORCING CAGE SHALL BE HELD SECURELY AWAY FROM EARTH AT SIDES & BOTTOM BY SETS OF 3 PRECAST CONCRETE SPACER BLOCKS EVERY 8'-0" ALONG CAGE AND AT BOTTOM. DO NOT RAISE CAGE OFF OF BOTTOM.

DF-12 EACH FOOTING SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. CONTRACTOR SHALL PROVIDE AN ELECTRIC DROP LIGHT AND A PLUMB BOB FOR OBSERVATIONS.

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CONCRETE NOTES:

CN-1 ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."

CN-2 CONSTRUCTION TOLERANCES SHALL CONFORM TO ACI 117 "STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

CN-3 CONTRACTOR SHALL SUBMIT THE FOLLOWING SHOP DRAWINGS:

REINFORCING STEEL - DETAILING FABRICATION AND ERECTION OF ALL REINFORCING BARS INCLUDING ACCESSORIES IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE."

CONCRETE MIX DESIGN - FOR EACH TYPE OF CONCRETE TO BE USED BASED ON AGGREGATE SIZE AND CEMENT PROPORTION. MIX DESIGN SHALL INCLUDE CERTIFICATION OF COMPLIANCE WITH SPECIFIED MATERIALS BASED ON FIELD SAMPLES AND COMPRESSION TEST DATA FOR LABORATORY PREPARED TRIAL MIX OR FIELD TEST DATA FOR SPECIFIED MIX. FIELD TEST DATA SHALL BE FROM AN IDENTICAL MIX DESIGN SUPPLIED FROM PROPOSED BATCH PLANT AND SHALL HAVE BEEN PREPARED WITHIN THE PRECEDING SIX MONTHS.

CN-4 CONTRACTOR SHALL DESIGN, CONSTRUCT, ERECT, SHORE, BRACE AND MAINTAIN FORM WORK ACCORDING TO ACI 301. WOOD FORM WORK SHALL BE #2 COMMON OR BETTER PLYWOOD, EXPOSED SURFACES SHALL BE NEW OR LIKE NEW MOISTURE RESISTANT FIR FORM PLYWOOD. LIGHTLY COAT FORMS WITH NON- STAINING FORM OIL. REMOVE SURPLUS OIL.

CN-5 REINFORCING STEEL SHALL BE DOMESTIC NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60, EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. BARS DESIGNATED AS CONTINUOUS SHALL BE LAPPED 48 BAR DIAMETERS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE LAPPED 8" MINIMUM AT SPLICE POINTS OR 1 1/2 MESHES, WHICHEVER IS GREATER.

CN-6 PORTLAND CEMENT SHALL COMPLY WITH ASTM C-150, TYPE 1. FLY ASH SHALL CONFORM TO ASTM C-618. NORMAL WEIGHT AGGREGATE SHALL COMPLY WITH ASTM C33. WATER SHALL BE POTABLE AND COMPLY WITH ASTM C1602. ADMIXTURES SHALL COMPLY WITH THE FOLLOWING PROVISIONS; WATER REDUCTION AND SETTING TIME MODIFICATION: ASTM C494, PRODUCING FLOWING CONCRETE: ASTM C1017, AIR ENTRAINMENT: ASTM C260, INHIBITING CHLORIDE-INDUCED CORROSION: ASTM C1582.

CN-7 CONCRETE SHALL BE NORMAL WEIGHT, LABORATORY DESIGNED TO DEVELOP MINIMUM SPECIFIED 28 DAY COMPRESSIVE STRENGTH AND PROPORTIONED AS FOLLOWS:

CONCRETE MIXTURE REQUIREMENTS				
APPLICATION	DESIGN STRENGTH f'c	MAX w/cm RATIO	MAX AGGR. SIZE	EXPOSURE CLASS
FOOTINGS & BEAMS	3000	0.55	1 1/2	F1-WC-S0-C0
ELEVATED SLAB	4000	N/A	3/4	F1-WC-S0-C0
DRILLED FOOTING	3000	N/A	1 1/2	F0-WC-S0-C0

w/cm RATIOS NOT SPECIFIED SHALL BE AS REQUIRED TO ACHIEVE DESIGN STRENGTH IF AN EXPOSURE CLASS IS SPECIFIED, PROVIDE MIX DESIGNS PER ACI 301

CN-8 ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE, AND DRIED CONCRETE, AND SHALL BE ACCURATELY BENT AND SECURELY TIED INTO POSITION TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. RAISING REINFORCEMENT DURING POUR WILL NOT BE PERMITTED.

CN-9 CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

A. CONCRETE CAST AGAINST EARTH - 3"

B. CONCRETE EXPOSED TO EARTH OR WEATHER:
BARS 3/4" AND LARGER IN DIAMETER - 2 INCHES
BARS SMALLER THAN 3/4" DIAMETER - 1 1/2"

C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
SLAB ON GRADE - 1 1/2" FROM TOP OF SLAB
JOISTS, BEAMS AND COLUMNS - 1 1/2"

CN-10 SET AND BUILD ANCHORAGE AND OTHER EMBEDDED ITEMS INTO FORM WORK AS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CONCRETE. COORDINATE WITH OTHER DISCIPLINES.

CN-11 CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94 "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE."

CN-12 CONCRETE WHEN DEPOSITED SHALL HAVE A TEMPERATURE NOT BELOW 50°F OR ABOVE 90°F. APPROPRIATE MEASURES SHALL BE TAKEN TO MAINTAIN TEMPERATURE RANGE AND PREVENT WATER EVAPORATION FOR 5 DAYS AFTER PLACEMENT. SALT OR OTHER CHEMICALS SHALL NOT BE ADDED TO PREVENT FREEZING.

CN-13 CONCRETE SHALL BE CONVEYED TO AND DEPOSITED IN FORM WORK NEAR ITS FINAL POSITION, WITH A FREE VERTICAL DROP NOT EXCEEDING 3 FEET. PLACE CONCRETE IN 12 INCH MAXIMUM LAYERS AND COMPACT EACH LAYER BY MECHANICAL VIBRATING.

CN-14 CONSTRUCTION JOINTS IN MONOLITHIC FRAMING SHALL HAVE PRIOR APPROVAL OF THE ARCHITECT/ENGINEER, U.N.O.

CN-15 SCREEDING, RE-STRAIGHTENING, AND FINISHING OPERATIONS SHALL COMPLY WITH ACI 302.1R. COORDINATE ALL FINISHES WITH ARCHITECTURAL DRAWINGS AND FLOOR FINISH REQUIREMENTS. CAREFULLY TOOL ALL EXPOSED EDGES.

CN-16 CURE CONCRETE FOR AT LEAST SEVEN DAYS BY MOISTURE CURING, SEALED MOISTURE RETAINING COVER CURING, OR A CLEAR WATERBORNE CURING COMPOUND CONFORMING TO ASTM C309.

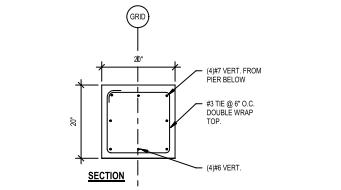
CN-17 SIDE FORMS MAY BE REMOVED AFTER CUMULATIVE CURING AT NOT LESS THAN 50°F FOR 24 HOURS AFTER PLACING CONCRETE. SOFFITS OF SUSPENDED CONCRETE MAY BE REMOVED AFTER CURING FOR AT LEAST SEVEN DAYS AND COMPRESSIVE TEST RESULTS INDICATE AT LEAST 75% OF SPECIFIED DESIGN STRENGTH. RESHORE AS REQUIRED FOR CONSTRUCTION LOADS.

CN-18 PATCH HONEYCOMB, TIE HOLES, AND MINOR DEFECTS WITH ONE PART CEMENT AND TWO PARTS SAND IMMEDIATELY AFTER REMOVING FORMS.

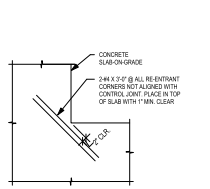
CN-19 EXPOSED CONCRETE SHALL BE RUBBED WITH CARBORUNDUM BRICKS AND WATER AFTER 48 HOURS BUT BEFORE ONE WEEK. PLASTERING SURFACES WILL NOT BE PERMITTED.

CN-20 NOTIFY ENGINEER WHEN FORM WORK AND REINFORCING IS IN PLACE SO ENGINEER CAN OBSERVE REINFORCING STEEL PRIOR TO ALL CONCRETE POURS.

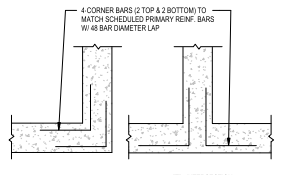
CN-21 INDEPENDENT TESTING LABORATORY SHALL TAKE SAMPLES AND PERFORM SLUMP AND COMPRESSION TESTS PER ASTM C-39 ON CONCRETE PLACED EACH DAY AT THE RATE OF ONE SET OF FOUR CYLINDERS FOR EACH 80 CU. YDS. OR FRACTION THEREOF WITH A MINIMUM INTERVAL OF 50 CU. YDS. BETWEEN SAMPLES.



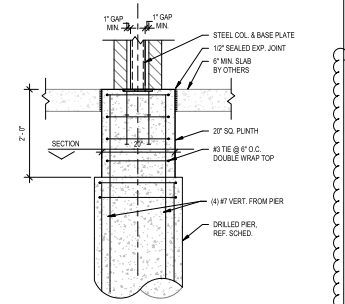
12 ALT. CONCRETE PLINTH
3/4" = 1'-0"



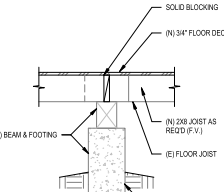
8 C-SG-38
1/2" = 1'-0"



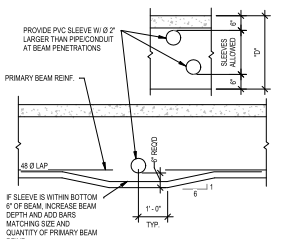
4 SECTION
1/2" = 1'-0"



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



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



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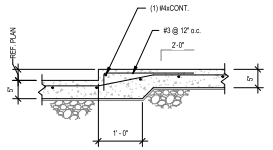
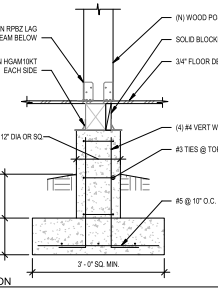
1/2" = 1'-0"



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



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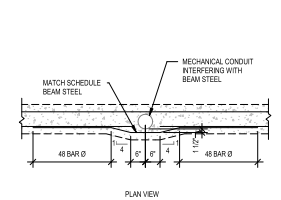
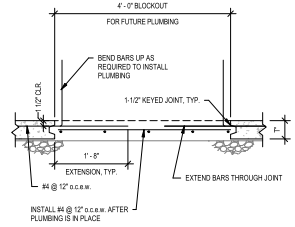


6 SECTION
1/2" = 1'-0"



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

ARCHITECT Above Ground Design, PLLC
200 Grooms Road
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MEPT HM3 Engineering
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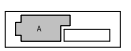
San Antonio, Texas 78212
STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



KEY PLAN
PLAN NORTH
TRUE NORTH

MATTHEW J. HOFFER
127513
LICENSED
PROFESSIONAL
ENGINEER
8-3-23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE ABRIL 20, 2023
REVISIONS

No.	Description	Date
1	COSA ADD 1	8-3-23

ISSUE FOR PERMIT

SLAB ON GRADE NOTES AND DETAILS

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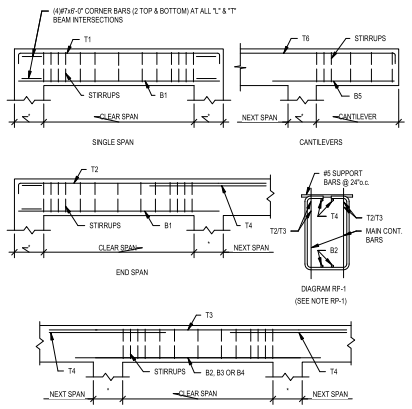
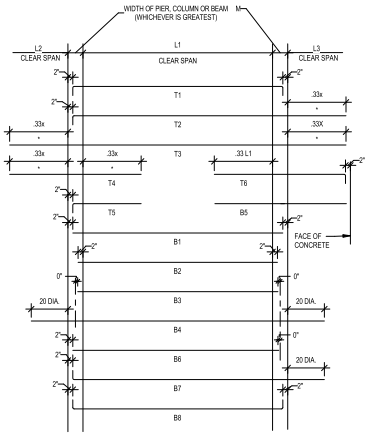


REINFORCING BAR PLACEMENT

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



REINFORCING BAR TYPES

STIRRUP TYPES

3 DETAIL
1/2" = 1'-0"

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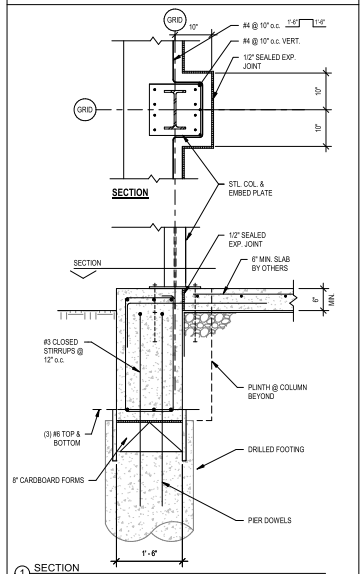
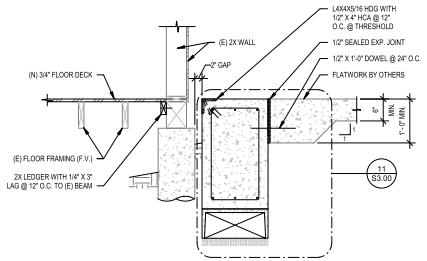


1 SECTION
3/4" = 1'-0"

CONCRETE BEAM SCHEDULE

MARK	SIZE			MAIN REINFORCING							STIRRUPS			REMARKS
	W	D	SECT.	TOP BARS		BOTTOM BARS		TOP BARS AT SUPPORT			SIZE	TYPE	SPACING AT EACH END OF BEAM	
				REINF	TYPE	REINF.	TYPE	REINF.	TYPE	SUPP.				
GB1	18"	30"	☐	(3)#6	T3	(3)#6	B4	-	-	-	#3	2	1@2, 4@6 BAL@10	PROVIDE T2 & B7 BARS @ END SPANS
GB2	18"	30"	☐	(4)#6	T3	(3)#6	B4	-	-	-	#3	2	1@2, 6@6 BAL@10	



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

REINFORCING PLACEMENT NOTES:

RP-1 WHERE BAR TYPES T2 AND T3 LAP OVER SUPPORTS, BUNDLE VERTICALLY TO PREVENT CONGESTION. IF BAR TYPE T4 ARE ALSO SCHEDULED, USE #5 SUPPORT BARS TO HOLD THEM NEAR MIDDLE OF STIRRUP WIDTH AS SHOWN IN DIAGRAM RP-1.

RP-2 FABRICATE OFFSET BENDS IN MAIN REINFORCING BARS FOR FLOOR DROPS, OFFSET BEAM FACES, BRICK LUG VARIATIONS, ETC. SHOP BEND BARS ON A 1:6 SLOPE AND MODIFY STIRRUP SHAPE ACCORDINGLY.

RP-3 UNLESS NOTED OTHERWISE, REBARS SHALL HAVE CONCRETE COVER AS FOLLOWS: STIRRUPS AND TIES = 1-1/2" AND SLABS = 3/4".

RP-4 WHERE BEAM DEPTHS EXCEED 36", PROVIDE ADDITIONAL CONTINUOUS #4 HORIZONTAL BARS IN EACH FACE SPACED NOT MORE THAN 16"o.c.

RP-5 BARS NOTED IN SCHEDULE AS "CONT." SHALL BE FULLY CONTINUOUS USING STOCK LENGTH STEEL AND RANDOM SPLICES OF 40 BAR DIAMETERS.

RP-6 DISTANCE "X" SHALL BE THE LARGEST DISTANCE BETWEEN SUPPORTS OF THE SPANS L1, L2 OR L3 AND SHALL BE MADE THE SAME AMOUNT AT THE LEFT AND RIGHT ENDS SO THAT BARS ARE PLACED SYMMETRICALLY IN THE SPAN.

RP-7 SLEEVES THROUGH BEAMS SHALL HAVE INDIVIDUAL APPROVAL OF THE ENGINEER AND MAY REQUIRE AN INCREASE IN BEAM SIZE.

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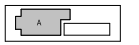

KEY PLAN
PLAN NORTH
TRUE NORTH

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE ABRIL 20, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

SLAB ON GRADE DETAILS

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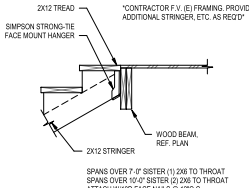
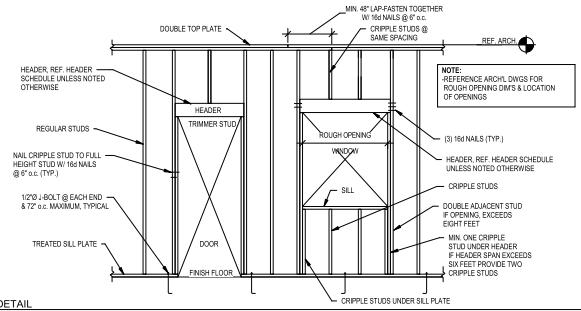


9 SECTION
3/4" = 1'-0"

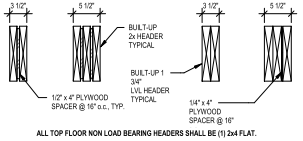


3 DETAIL
3/8" = 1'-0"

WOOD HEADER SCHEDULE

MAX. HEADER SPAN	MAX. SPAN OF SUPPORTED STRUCTURE (ROOF ONLY)					
	16'-0"	20'-0"	24'-0"	28'-0"	32'-0"	36'-0"
4'-0"	(2) 2x4	(2) 2x4	(2) 2x6	(2) 2x6	(2) 2x6	(2) 2x6
	(3) 2x4	(3) 2x4	(3) 2x4	(3) 2x4	(3) 2x4	(3) 2x6
6'-0"	(2) 2x6	(2) 2x6	(2) 2x8	(2) 2x8	(2) 2x8	(2) 2x10
	(3) 2x6	(3) 2x6	(3) 2x6	(3) 2x6	(3) 2x8	(3) 2x8
8'-0"	(2) 2x8	(2) 2x10	(2) 2x10	(2) 2x12	(2) 2x12	(2) 2x12
	(3) 2x8	(3) 2x8	(3) 2x8	(3) 2x8	(3) 2x10	(3) 2x10
10'-0"	(2) 2x10	(2) 2x12	(2) 2x12	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL
	(3) 2x8	(3) 2x10	(3) 2x10	(3) 2x12	(3) 2x12	(3) 11 7/8" LVL
12'-0"	(2) 2x12	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL
	(3) 2x10	(3) 2x12	(3) 2x12	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL

MAX. HEADER SPAN	MAX. SPAN OF SUPPORTED STRUCTURE (ONE FLOOR + ROOF)					
	16'-0"	20'-0"	24'-0"	28'-0"	32'-0"	36'-0"
4'-0"	(2) 2x6	(2) 2x8	(2) 2x8	(2) 2x8	(2) 2x10	(2) 2x10
	(3) 2x6	(3) 2x6	(3) 2x6	(3) 2x8	(3) 2x8	(3) 2x8
6'-0"	(2) 2x10	(2) 2x12	(2) 2x12	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL
	(3) 2x8	(3) 2x8	(3) 2x10	(3) 2x10	(3) 2x12	(3) 2x12
8'-0"	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL
	(3) 2x10	(3) 2x12	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL
10'-0"	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL
	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL
12'-0"	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 11 7/8" LVL	(2) 14" LVL	(2) 14" LVL	(2) 16" LVL
	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL	(3) 11 7/8" LVL



ALL TOP FLOOR NON LOAD BEARING HEADERS SHALL BE (1) 2x4 FLAT.

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WOOD FRAMING NOTES:

WF-1 VISUALLY GRADED LUMBER SHALL CONSIST OF SOUTHERN YELLOW PINE (SYP) AND/OR DOUGLAS FIR LARCH (DFL), KILN DRIED WITH A MOISTURE CONTENT OF 19% MAXIMUM AT THE TIME OF INSTALLATION, UNLESS NOTED OTHERWISE.

WF-2 ENGINEER LUMBER INCLUDING GLULAMS, LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:

DESIGN PROPERTY	GLULAM	LVL	PSL
A. MODULUS OF ELASTICITY, E (ksi):	1,900	2,000	2,000
B. FLEXURAL STRESS, Fb (psi):	2,400	2,600	2,900
C. COMPRESSION, Fc-PERP. (psi):	650	750	625
D. COMPRESSION, Fc-PARALLEL (psi):		1,850	2,510	2,900
E. TENSION PARALLEL TO GRAIN, Ft (psi):		1,100	1,895	2,300
F. HORIZONTAL SHEAR, Fv (psi):	265	285	290	

WF-3 ALL LUMBER SHALL BE STAMPED WITH GRADE, SPECIES, AND GRADING AGENCY FOR EACH APPLICATION AS FOLLOWS:

APPLICATION	GRADE AND SPECIES
STUDS AND COLUMNS:	STUD - DFL
TOP AND BOTTOM PLATES:	CONSTRUCTION - DFL
HEADERS:	#2 DFL OR LVL
BEAMS AND JOISTS:	#2 SYP
NON-STRUCTURAL:	UTILITY - DFL

WF-4 WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION (AWPA) STANDARD U1.

WF-5 PLYWOOD FLOOR OR OSB SHEATHING SHALL BE 3/4" TONGUE AND GROOVE STRUCTURAL GRADE 1 CD (48/24).

WF-6 PLACE PLYWOOD PANELS WITH LONG DIMENSION RUNNING PERPENDICULAR TO JOISTS WITH END JOINTS STAGGERED 1/2 PANEL. USE 10d NAILS SPACED AT 6"o.c. AT END JOINTS OF PANELS AND AT WALL CONNECTIONS. FIELD NAILING OF INTERMEDIATE SUPPORTS SHALL BE AT 10"o.c. FOR FLOOR AND AT 12"o.c. FOR ROOF.

WF-7 PROVIDE A SINGLE PLATE (PRESSURE TREATED) AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. SILL PLATES SHALL BE CONNECTED WITH GALVANIZED ANCHOR BOLTS (1/2" DIA. MINIMUM, EMBEDDED 7" MINIMUM INTO FOUNDATION AND SPACED 6'-0"o.c. MAXIMUM WITH A MINIMUM OF 2 BOLTS PER PIECE OF PLATE AND ONE BOLT LOCATED WITHIN 4" TO 12" FROM EACH END).

WF-8 STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, BEAM SUPPORTS, AND AROUND ALL OPENINGS.

WF-9 PROVIDE SOLID BLOCKING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BLOCKING AND BEARING SHALL BE 8'-0". PROVIDE SOLID BLOCKING AT ALL SUPPORTS.

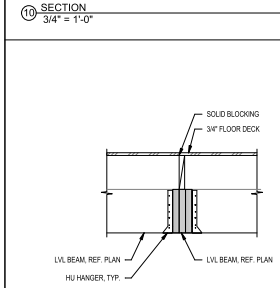
WF-10 UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL CANTILEVERED JOISTS SHALL EXTEND INTO THE BUILDING A DISTANCE EQUAL TO THE CANTILEVER. CANTILEVERED JOISTS RUNNING PERPENDICULAR TO FRAMING INSIDE THE BUILDING SHALL BE CONNECTED TO INSIDE MEMBER WITH STANDARD JOIST HANGERS. CANTILEVERED JOISTS RUNNING PARALLEL TO FRAMING INSIDE THE BUILDING SHALL BE NAILED TO THE SIDE OF THE INSIDE MEMBERS WITH 10d NAILS AT 12"o.c. TOP AND BOTTOM.

WF-11 UNLESS OTHERWISE INDICATED, USE WOOD CONNECTORS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUIVALENT. CONNECTOR TYPE SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR APPLICATION AND INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS TO DEVELOP THE FULL CAPACITY OF THE CONNECTOR. CONNECTORS EXPOSED TO MOISTURE AND OTHER CORROSIVE ELEMENTS SHALL BE HOT DIPPED GALVANIZED OR Z-MAX WITH HOT DIPPED GALVANIZED FASTENERS.

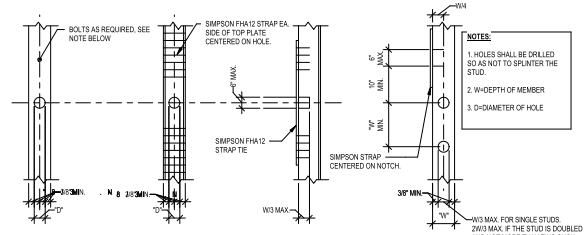
WF-12 CONVENTIONAL FRAMING FOR ROOF ELEMENTS BUILT ABOVE ROOF TRUSSES AND EXISTING ROOF SHALL BE CONSTRUCTED ON ACCORDANCE WITH THE FOLLOWING TABLE.

NOMINAL SIZE LUMBER	SPACING	MAXIMUM SPAN
2x6	24"o.c.	10'
2x6	16"o.c.	12'
2x8	24"o.c.	16'

WF-13 PROVIDE PONY WALL CONSTRUCTION AT WALL BETWEEN TRUSS FRAMING AT WALLS WHERE ROOF LOAD IS BEARING ON WALLS ABOVE.

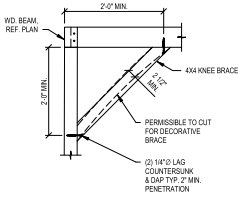


10 SECTION
3/4" = 1'-0"

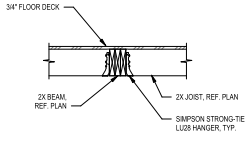


4 TYPICAL
3/4" = 1'-0"

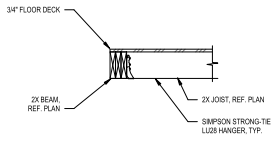
11 SECTION
3/4" = 1'-0"



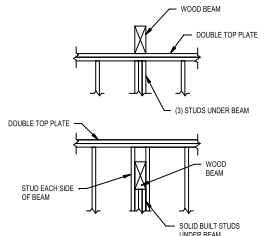
8 KNEE BRACE
3/4" = 1'-0"



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



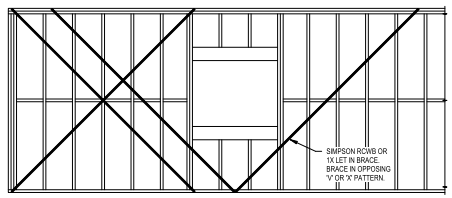
5 SECTION
3/4" = 1'-0"



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

NAILING SCHEDULE

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON	TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON	TOENAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16"o.c.	TOENAIL EACH END
4. TOP PLAT TO STUD	(2) 16d COMMON	END NAIL
5. STUD TO SOLE PLATE	(4) 8d COMMON (2) 16d COMMON	TOENAIL END NAIL
6. DOUBLE STUD	16d @ 24"o.c.	FACE NAIL
7. DOUBLE TOP PLATE	16d @ 16"o.c.	TYPICAL FACE NAIL
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON	TOENAIL
9. RIM JOIST TO TOP PLATE	8d@6"o.c.	TOENAIL
10. TOP PLATE LAPS AND INTERSECTIONS	(2) 16d COMMON	FACE NAIL
11. CONTINUOUS HEADER, TWO PIECES	(1) 16d COMMON	16"o.c. ALONG EDGE
12. CEILING JOISTS TO PLATE	(3) 8d COMMON	TOENAIL
13. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
14. CEILING JOIST, LAPS OVER PARTITIONS	(3) 16d COMMON	FACE NAIL
15. CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d COMMON	FACE NAIL
16. RAFTER TO PLATE	(3) 8d COMMON	TOENAIL
17. BUILT-UP CORNER STUDS	(1) 16d COMMON	24"o.c.
18. BUILT-UP GIRDER AND BEAMS	20d COMMON @ 32"o.c. (2) 20d COMMON	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL @ EACH END & @ SPLICE
19. COLLAR TIE TO RAFTER	(3) 10d COMMON	FACE NAIL
20. JACK RAFTER TO HIP	(3) 10d COMMON	TOENAIL
	(2) 16d COMMON	FACE NAIL
21. ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d COMMON (2) 16d COMMON	TOENAIL FACE NAIL



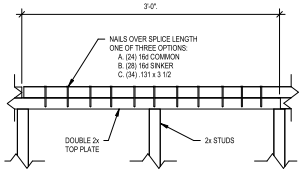
BRACED WALL NOTES:

BW1 WALL BRACES TO BE INSTALLED IN EVERY EXTERIOR WALL AT 25FT SPACING MAXIMUM AND AT INTERIOR WALLS WITH LENGTH EXCEEDING 20FT.

BW2 INSTALL BRACING USING BRACE AS A STRAIGHT EDGE AND SINGLE CUT KERF. FULLY NAIL PER MANUFACTURER RECOMMENDATIONS

BW3 BRACES AT EXTERIOR WALLS FOR MULTIFLOOR TO BE ALIGNED ON UPPER AND LOWER FLOORS WHERE POSSIBLE.

7 SHEAR WALL DETAIL
3/8" = 1'-0"



NOTE:
1. SPLICE REQUIRED OVERALL SHEAR WALLS, EXTERIOR WALLS, BEARING WALLS, AND WHERE SPECIFICALLY NOTED ON PLANS.

2. SPECIFIC SPLICE REQUIREMENTS DO NOT APPLY TO INTERIOR NON-SHEAR OR NON-BEARING WALLS OR TOP OF PARAPET WALLS.

2 TYP. TOP PLATE SPLICE
1 1/2" = 1'-0"

ARCHITECT Above Ground Design, PLLC
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MEPT HM3 Engineering
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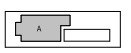
San Antonio, Texas 78212

STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215

ISSUE FOR PERMIT



KEY PLAN
PLAN NORTH
TRUE NORTH

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE
ABRIL 20, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

WOOD FRAMING NOTES & SECTIONS

S4.00

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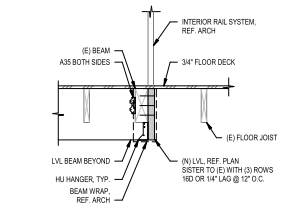
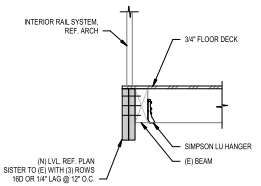


1 SECTION
3/4" = 1'-0"



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

ARCHITECT Above Ground Design, PLLC
200 Grooms Road
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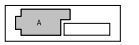
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



KEY PLAN
PLAN NORTH
TRUE NORTH

4/20/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE ABRIL 20, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

WOOD FRAMING DETAILS

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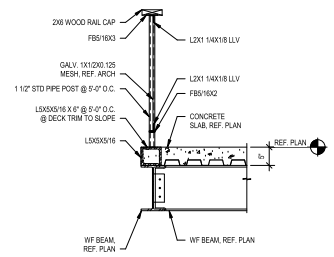
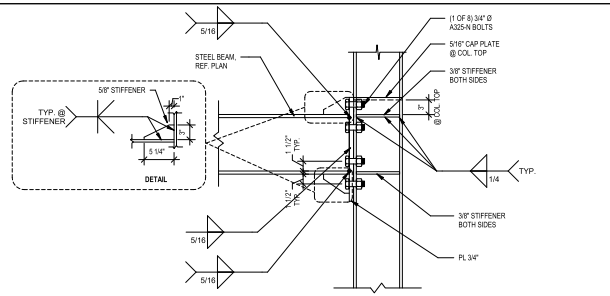
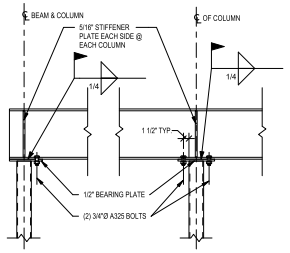


12 SECTION
3/4" = 1'-0"



5 SECTION
1" = 1'-0"



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

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STEEL FRAMING NOTES:

SF-1 STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

WIDE FLANGE (W) AND TEES (WT) ASTM 992, Fy=50 KSI
STEEL PLATES, BARS, AND OTHER SHAPES ASTM A36, Fy=36 KSI
HOLLOW STRUCTURAL SHAPES (HSS, TS) ASTM A500, GRADE B, Fy=46 KSI
PIPES ASTM A53, GRADE B, Fy=35 KSI
BOLTS FOR STEEL TO STEEL CONNECTIONS A325N
ANCHOR BOLTS/RODS F1554, Fy=36 KSI
CONNECTIONS SHALL CONFORM TO REQUIREMENTS OF AISC.

SF-2 WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS ALL WELDING DONE BY E70XX SERIES LOW HYDROGEN RODS. FOR ASTM A615 GRADE 60 REINFORCING BARS, USE 706 SERIES. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS, UNLESS NOTED OTHERWISE.

SF-3 STEEL SHALL BE CLEANED AND PAINTED WITH ONE COAT OF OXIDE PRIMER U.N.O. DO NOT PAINT MEMBERS TO BE EMBEDDED IN CONCRETE OR RECEIVE FIREPROOFING.

SF-4 STRUCTURAL FRAMING CONNECTIONS SHALL BE SEATED COLUMN CAPS, CLIP ANGLES OR WEB PLATES AS INDICATED ON DETAILS. USE A325 HIGH STRENGTH BOLTS OR WELDS SUFFICIENT TO DEVELOP REACTION CAPACITY ALLOWABLE UNIFORM LOAD/SPAN DIVIDED BY TWO AS SHOWN IN AISC MANUAL SECTION 3.

SF-5 DECK STOP ANGLES, FASCIA ANGLES, HANGERS, CLIPS AND OTHER STRUCTURAL AND MISCELLANEOUS MEMBERS SHALL BE CONNECTED OR JOINED USING 3/16" OR LARGER FILLET OR GROOVE WELDS AS REQUIRED FOR ADEQUATE CONNECTION.

SF-6 ALL EXPOSED STRUCTURAL STEEL AND LINTEL ANGLES SHALL BE CLEANED AND GALVANIZED OR PAINTED PER ARCH. APPLY ZINC COATING BY THE HOT-DIP PROCESS AND ACCORDING TO A.S.T.M. A123. FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS SHALL BE CLEANED AND "TOUCHED UP" WITH GALVANIZING REPAIR PAINT IN ACCORDANCE WITH A.S.T.M. A780. THE GALVANIZING REPAIR PAINT SHALL HAVE A HIGH ZINC-DUST CONTENT WITH DRY FILM CONTAINING NO LESS THAN 95% ZINC-DUST BY WEIGHT, AND COMPLYING WITH THE DOD-F-21035A OR SSPC-PAINT 20.

SF-7 CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING CONSTRUCTION DURING ALL FIELD WELDING OPERATIONS. A FIRE EXTINGUISHER SHALL BE ON THE JOB SITE AND IN THE IMMEDIATE WORKING AREA OF ALL FIELD WELDING.

SF-8 CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS SHOWING ANCHORAGE PLACING PLANS, ERECTION PLANS, AND DETAIL DRAWINGS FOR ALL STEEL FRAMING MEMBERS INCLUDING BRIDGING, BRACING, CONNECTIONS, METHODS OR ASSEMBLY, ETC.

SF-9 STEEL STAIRS, HANDRAILS AND GUARDRAILS SHALL BE SUBMITTED FOR FINAL LAYOUT & DESIGN APPROVAL.

STEEL DECKING NOTES:

SD-1 ROOF AND FLOOR DECK SHALL BE FURNISHED TO MAINTAIN A MINIMUM TWO SPAN CONDITION. DECK IN A SINGLE SPAN CONDITION MAY REQUIRE CONTRACTOR TO PROVIDE ADDITIONAL SHORING ACCORDING WITH DECK MANUFACTURERS RECOMMENDATIONS.

SD-2 STEEL FOR DECKING SHALL HAVE A MINIMUM G60 COATING; EXPOSED DECKING SHALL HAVE G90 COATING.

SD-3 PUDDLE WELDS SHALL BE 5/8" DIAMETER. WELD WASHERS SHALL BE USED FOR DECKS LIGHTER THAN 22 GAUGE.

SD-4 DECK SHALL BE PLACED WITH END LAPS OF 2IN MINIMUM OVER STRUCTURAL SUPPORTS

SD-5 WHERE DECK CHANGES DIRECTIONS, PROVIDE DECK SUPPORT L3x2-1/2x3/16 (L.L.H.) ACROSS ENDS OF SEATED JOISTS OR AS DETAILED.

SD-6 WHERE OPENINGS THROUGH DECK ARE REQUIRED, FRAME AS DETAILED.

SD-7 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING ANCHORAGE PLACING PLANS, ERECTION PLANS, AND DETAIL DRAWINGS FOR ALL DECKING MEMBERS INCLUDING CONNECTIONS, METHODS OR ASSEMBLY, ETC.

STEEL DECKING TYPES

DECK	MIN I (IN^4)	MIN S (IN^3)	MIN YIELD (KSI)	SUPPORT CONN.	EDGE CONN.	SIDELAP CONN.	CONCRETE AND REINF.
ROOF 1.5B22	+0.155/-0.178	+0.169/-0.179	50	5/8" PW @ 36/4	5/8" PW @ 12" O.C.	2-#10 TEK PER SPAN/36/4	N/A
FLOOR 1.5C24	+0.136/-0.108	+0.132/-0.120	80	5/8" PW@ 33/4	5/8" PW @ 12" O.C.	N/A	NWC 4X4-W2.9XW2.9

STEEL COLUMN SCHEDULE

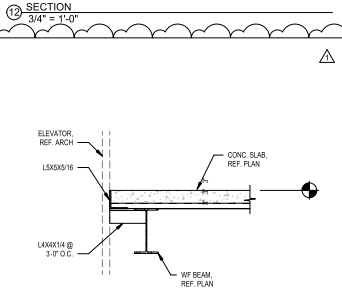
MK	SECTION	WxDxT	ANCHORS	DET.	TOP CONN.	REMARKS
SC1	W8X24	12X12X3/4	(6)3/4"X1'-4" HCA	2/S5.00	1/S5.00	
SC2	W8X28	12X12X3/4	(6)3/4"X1'-4" HCA	2/S5.00	1/S5.00	
SC3	W10X30	14X14X3/4	(9)3/4"X1'-4" HCA	2/S5.00	1/S5.00	
SC4 HANGER	HSS4X4X1/4			4/S5.01	1/S5.00	

NOTES:

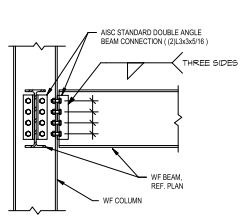
SC-1 HEADED CONCRETE ANCHORS (HCA) SHALL BE AWS D1.1 TYPE B STUDS.

SC-2 STUDS MAY BE WELDED PER AWS D1.1 SECTION 7 USING EITHER AN STUD WELDING GUN OR FILLET WELD WITH MINIMUM AS FOLLOWS:
1/4" FILLET FOR 1/2"Ø STUD
5/16" FILLET FOR 5/8"Ø TO 7/8"Ø STUD
3/8" FILLET FOR 1"Ø STUD

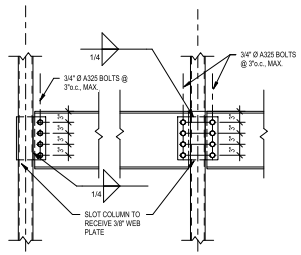
SC-3 ALL STUDS SHALL BE VISUALLY INSPECTED AND A MINIMUM OF 10% OF STUDS SHALL BE BEND/TORQUE TESTED PER AWS D1.1 SECTION 7.8.



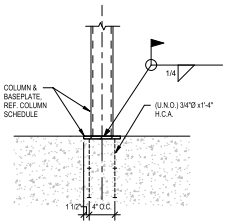
13 SECTION
3/4" = 1'-0"



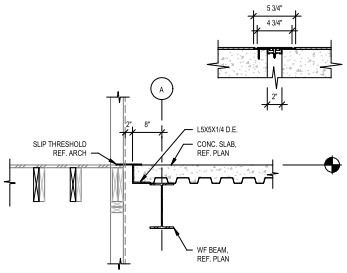
9 Typ. Steel Beam to Column Conn.
3/4" = 1'-0"



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



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



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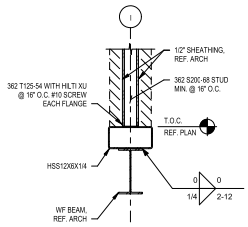

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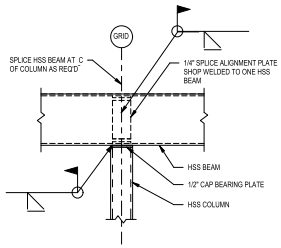
3/4" = 1'-0"



7 SECTION
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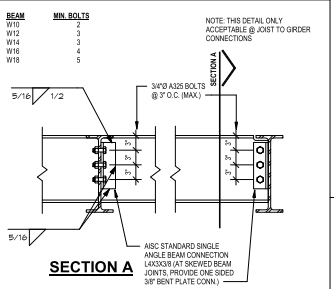
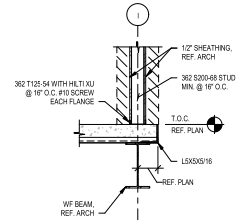


3 SECTION
1" = 1'-0"
ALT. WF JOIST TO WF GIRDER CONNECTION



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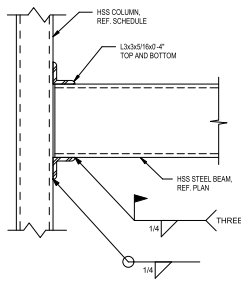
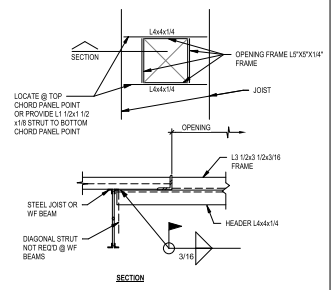


8 SECTION
1 1/2" = 1'-0"



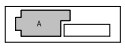
4 SECTION
3/4" = 1'-0"
TYPICAL OPENING IN SLAB

ARCHITECT Above Ground Design, PLLC
200 Grooms Road
Cibolo, Texas 78108

MEPT HM3 Engineering
2902 N Flores Street
San Antonio, Texas 78212

STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



KEY PLAN
PLAN NORTH
TRUE NORTH

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE
ABRIL 20, 2023
REVISIONS

No.	Description	Date
1	COSA ADD 1	8-3-23

ISSUE FOR PERMIT

STEEL NOTES AND DETAILS

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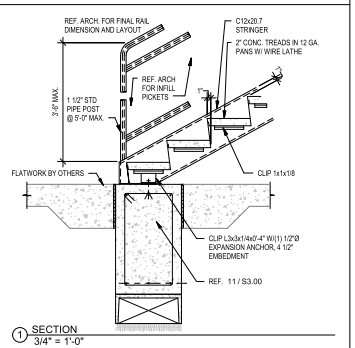
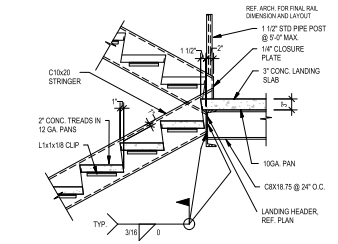
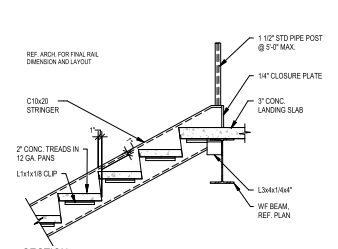
HOFFER STRUCTURAL SOLUTIONS
TX FIRM REG NO. F21759
(210)646-1665
WWW.HOFFERSS.COM



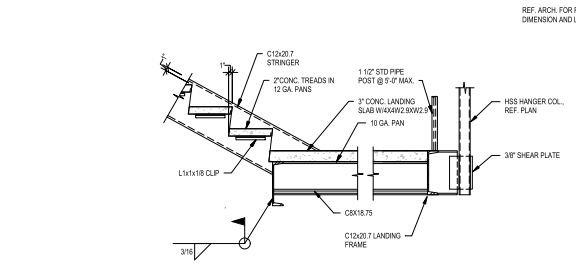
1 SECTION
3/4" = 1'-0"



2 SECTION @ STAIR LANDING
3/4" = 1'-0"



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



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

SECTION @ STAIR LANDING

ARCHITECT Above Ground Design, PLLC
200 Grooms Road
Cibolo, Texas 78108
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STRUCTURAL Hoffer Structural Solutions
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San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

MATTHEW J. HOFFER
127512
LICENSED
4/20/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE ABRIL 20, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

STEEL NOTES AND DETAILS

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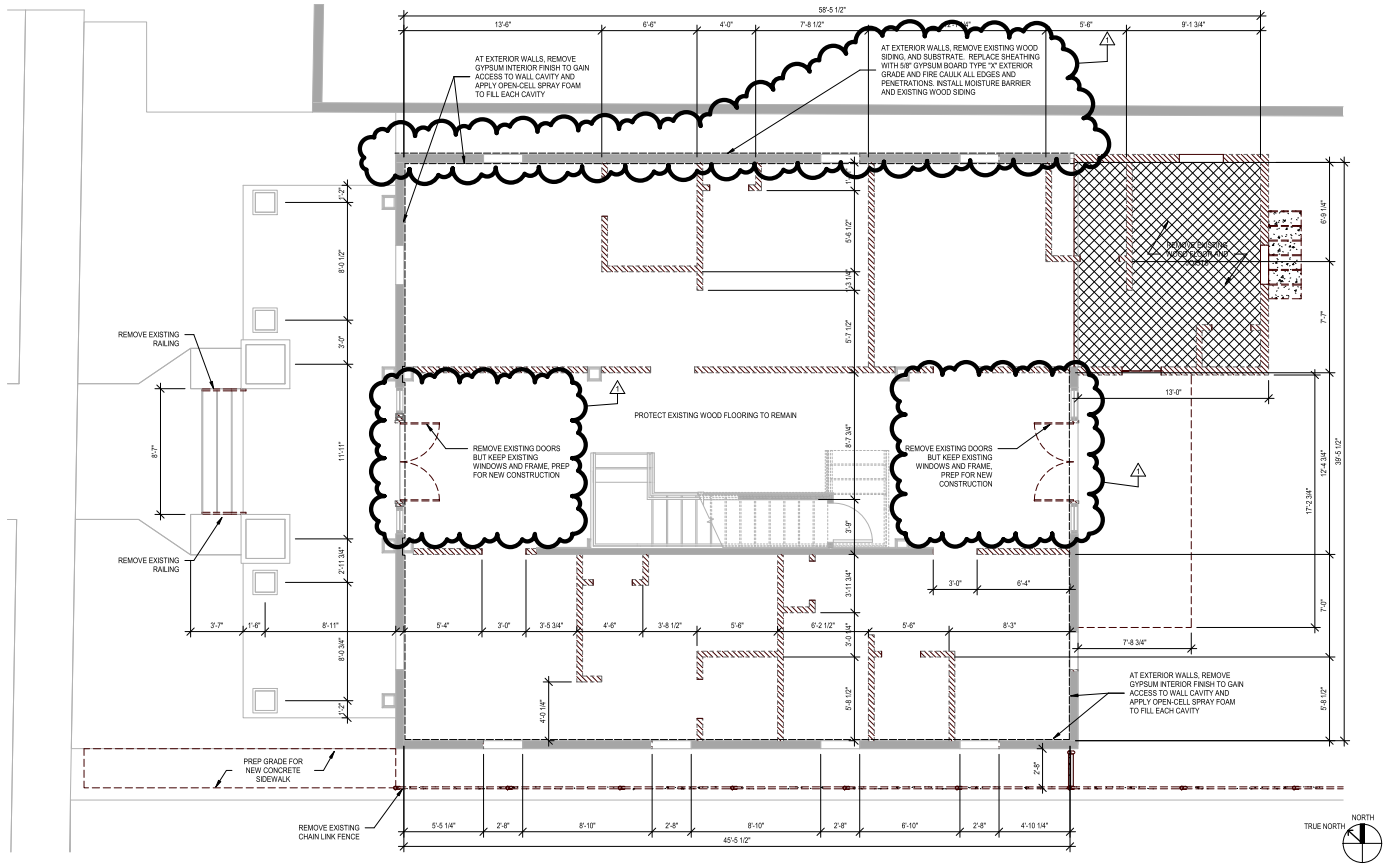

5 DEMOLITION AREA A FIRST FLOOR PLAN

1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. DEMOLITION PLANS INDICATE SOME OF THE SCOPE-OF-WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMOLITION SCOPE.
2. CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE ASBESTOS OR LEAD CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK, PROTECT INTERIOR CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
6. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING, TEMPORARY BRACING, AND OR TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE TO REMAIN AND OR EXISTING BUILDING ELEMENTS TO REMAIN.
9. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
10. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATED INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
11. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
12. CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
13. ALL EXISTING EQUIPMENT THAT REMAINS SHALL BE PROTECTED DURING DEMOLITION AND OR CONSTRUCITON TO PREVENT DAMAGE. ANY DAMAGE TO REMAINING EXISTING EQUIPMENT SUSTAINED DURING DEMOLITION AND OR CONSTRUCITON SHALL BE EQUIVALENTLY REPLACED OR EQUIVALENTLY REPAIRED AT NO COST TO THE OWNER.
14. CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AS NECESSARY AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
15. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
16. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
17. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS, WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES. PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK, CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVICING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
18. CONTRACTOR SHALL RELOCATE UTILITIES AND EQUIPMENT AS REQUIRED TO ACCOMMODATE NEW HVAC, ELECTRICAL, PLUMBING, AND TECHNOLOGY REQUIREMENTS FOR NEW WORK.
19. PROTECT EXISTING SITE ELEMENTS AND EXISTING LANDSCAPING TO REMAIN. PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING TREES AND OTHER EXISTING VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL WITHIN DRIP LINES.
20. CONTRACTOR SHALL REGRADE AND HYDROMULCH AREAS AFFECTED BY DEMOLITION.
21. OWNER HAS RIGHT OF FIRST REFUSAL OF ALL ITEMS REMOVED AS PART OF THE SCOPE OF WORK, WHETHER IDENTIFIED AS SALVAGE OR NOT.
22. NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE. TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD CONDITION.
23. REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO MATCH EXISTING AND OR ADJACENT CONSTRUCTION AT NO COST TO THE OWNER.
24. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
25. REMOVE, PATCH, AND REPAIR ALL ABANDONED ROOF PENETRATIONS RESULTING FROM WORK.
26. EXISTING WALLS (OR PORTIONS OF WALLS) TO BE REMOVED SHALL BE CUT FLUSH WHERE INTERSECTING WITH WALLS TO REMAIN. REMAINING WALLS TO BE PATCHED AND FINISHED SMOOTH.
27. NEW OPENING TO BE CUT IN EXISTING WALLS SHALL BE SAW-CUT AT LOCATIONS INDICATED TO THE HEIGHT AND WIDTH INDICATED. NEW WOOD BEAMS SHALL BE INSTALLED TO SUPPORT EXISTING WALL CONSTRUCTION ABOVE AS INDICATED ON THE DRAWINGS, OR IF NOT INDICATED, AS REQUIRED FOR NEW WALL CONSTRUCTION PER STRUCTURAL DRAWINGS. COORDINATE LOCATIONS OF ALL NEW OPENINGS IN EXISTING WALLS AND PARTITIONS WITH ARCHITECTURAL PLANS.
28. WHERE EXISTING WALL OPENINGS ARE TO BE NEWLY CLOSED-OFF, REMOVE ANY EXISTING OPENING FRAME AND PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT MATERIALS AND FINISHES, U.N.O
29. WHERE EXISTING INTERIOR WALLS ARE REPLACED OR REMOVED, REMOVE MEPT SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM, OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION. REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEPT DRAWINGS
30. PATCH FLOORS, WALLS CEILINGS WHICH REMAIN AT LOCATIONS WHERE PIPES, CONDUITS, ETC. ARE REMOVED AS REQUIRED TO MATCH EXISTING CONDITIONS OR TO RECEIVE NEW FINISHES.
31. WHERE EXISTING FINISH FLOOR IS REMOVED, PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING.
32. ALL DASHED LINES ARE DEMOLITION LINES UNLESS NOTED OTHERWISE.
33. REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE.
34. EXISTING WALL OPENINGS ARE EXISTING TO THE PROPERTY. ALL WINDOWS MISSING FROM VACANT BUILDING.

ARCHITECT Above Ground Design, PLLC
200 Grooms Road
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STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date
1	COSA REVISION	08.03.2023

ISSUE FOR PERMIT

DEMOLITION - FIRST FLOOR PLAN AREA A

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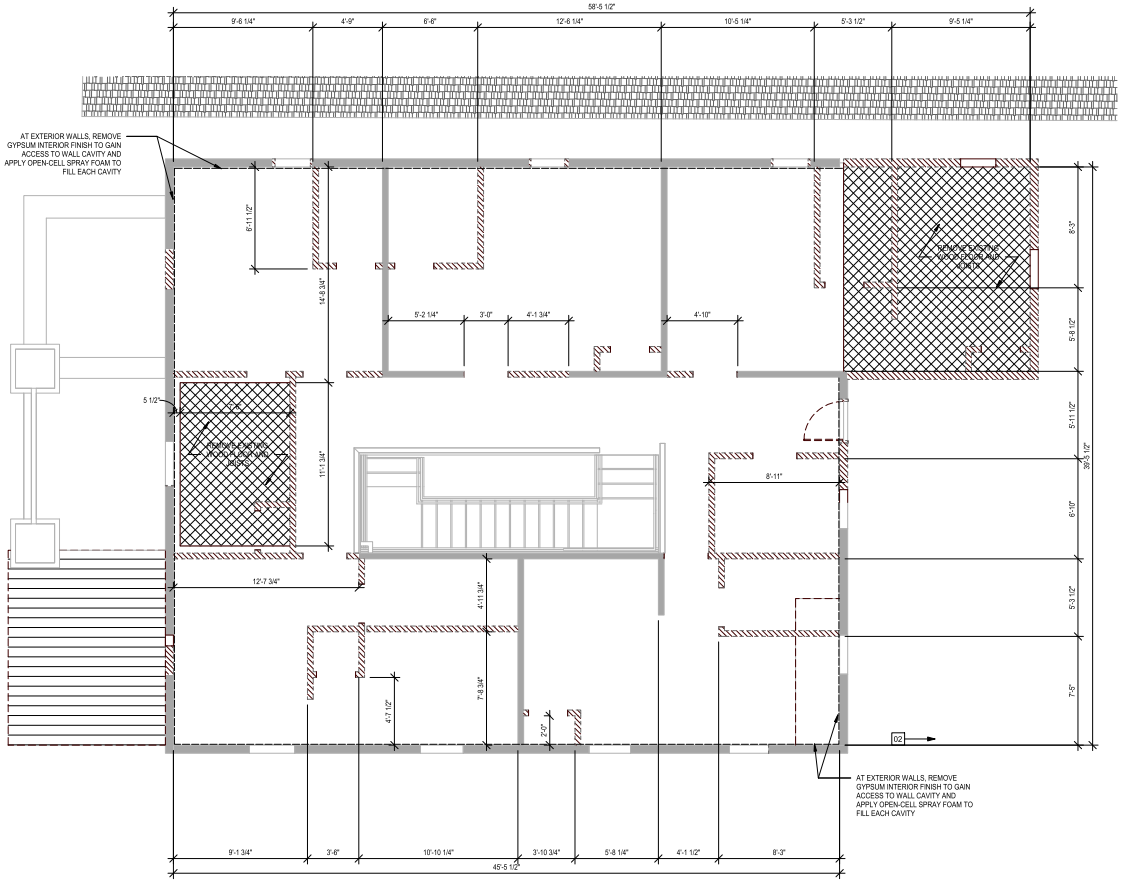

5 DEMOLITION AREA A SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

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820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

DEMOLITION - SECOND FLOOR PLAN AREA A

D2.02A

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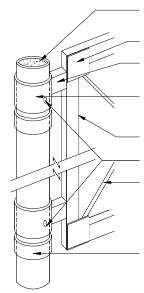
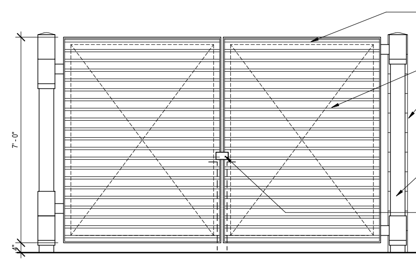


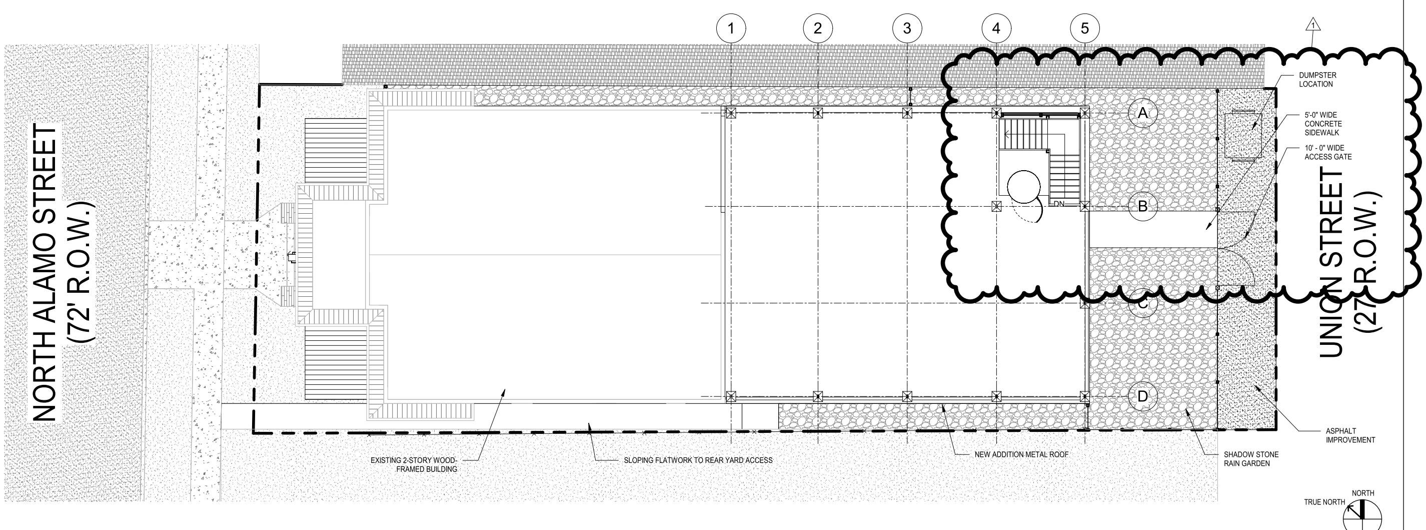
19 GATE HINGE DETAIL
1 1/2" = 1'-0"



18 GATE ELEVATION
1/2" = 1'-0"

GENERAL ARCH SITE PLAN NOTES

1. CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY FOR ANY DISCREPANCIES FOUND IN THE FIELD.
2. PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 1 % MINIMUM, 2 % MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, PATIOS, STAIRS, PAVING, U.N.O.
3. PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 5 % FOR A HORIZ. DISTANCE OF 10 FEET AT ALL EXTERIOR NON-PAVED AREAS U.N.O
4. ALL SITE SIGNAGE LOCATIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION OF SITE SIGNAGE.
5. TENANT STREETSIDE SIGNAGE LOCATED FOR REFERENCE AND NOT PART OF THE SCOPE OF WORK OR PERMITTING IN THIS SET. REQUIRED POWER TO FUTURE SIGNAGE IS WITHIN THE SCOPE OF WORK.
6. SITE IS BEYOND THE [illegible] 100 Y[illegible]
7. ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILTY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.



5 SITE PLAN
1/8" = 1'-0"

ARCHITECT	Above Ground Design, PLLC
200 Grooms Road Cibolo, Texas 78108	
MEPT	**HM3 Engineering**
2902 N Flores Street San Antonio, Texas 78212	
STRUCTURAL	**Hoffer Structural Solutions**
845 Proton Road San Antonio, Texas 78258	

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
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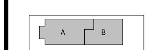

KEY PLAN
PLAN NORTH
TRUE NORTH

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date
1	COSA REVISION	08.03.2023

ISSUE FOR PERMIT

ARCHITECTURAL SITE PLAN

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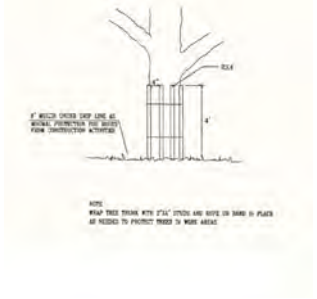
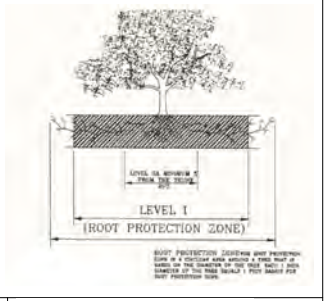


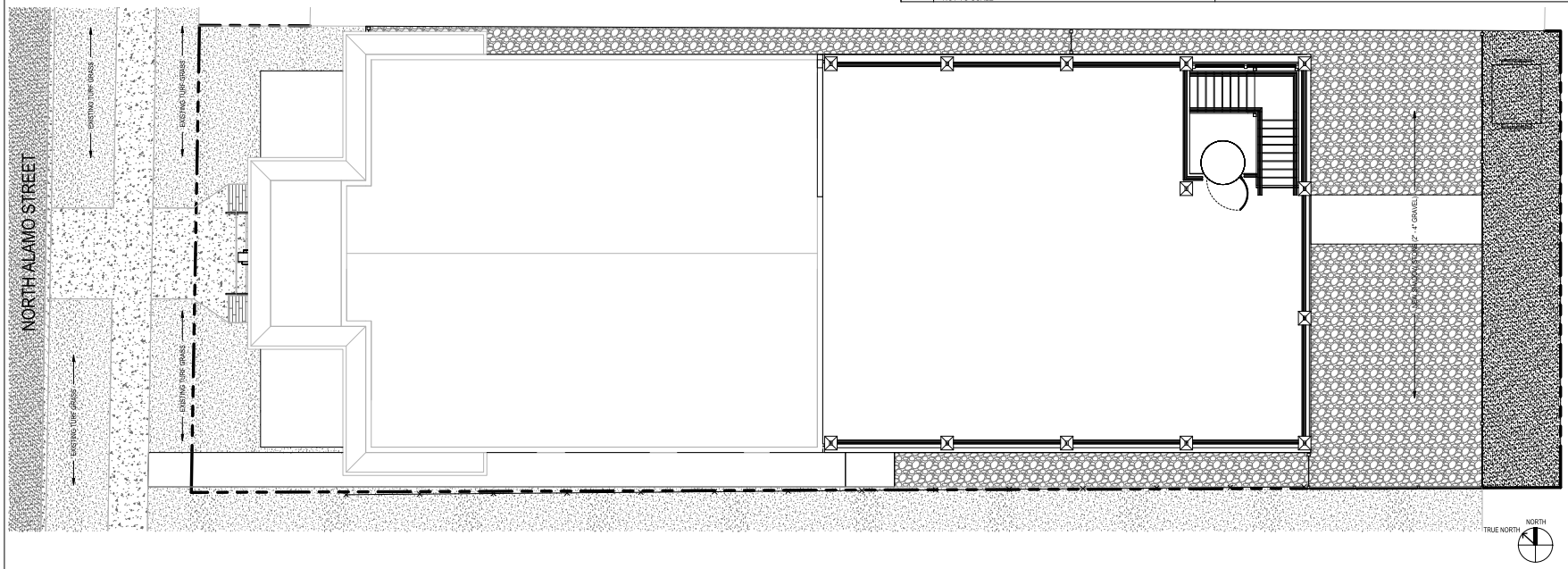
17 TREE PROTECTION DETAIL
NOT TO SCALE



9 TREE ROOT PROTECTION DETAIL
NOT TO SCALE

GENERAL LANDSCAPE PLAN NOTES

1. TREE PROTECTION FENCING TO REMAIN IN PLAE UNTIL CONSTRUCTION IS COMPLETE.
2. USE HAND TOOLS AND CARE DURING CONSTRUCTION IN THE DRIP LINE OF EXISTING TREES.
3. CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY FOR ANY DISCREPANCIES FOUND IN THE FIELD.
4. ALL WEEDS WITHIN THE PROJECT AREA ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
5. SITE WORK REQUIRING DIGGING WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE. NO ROOTS OVER 1" IN DIA. SHALL BE CUT.
6. ALL EXISTING VEGETATION TO REMAIN ARE ESTABLISHED AND REGIONAL SPECIES NOT REQUIRING IRRIGATION SYSTEMS. ANY NEW VEGETATION TO BE OF REGIONAL SPECIES AND APPLY A TEMPORARY DRIP IRRIGATION THROUGHOUT ROOT ESTABLISHMENT.
7. ALL LANDSCAPED AREAS TO BE MAINTAINED BY AN UNDERGROUND SYSTEM.



5 SITE LANDSCAPE PLAN
3/16" = 1'-0"

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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

LANDSCAPE PLAN

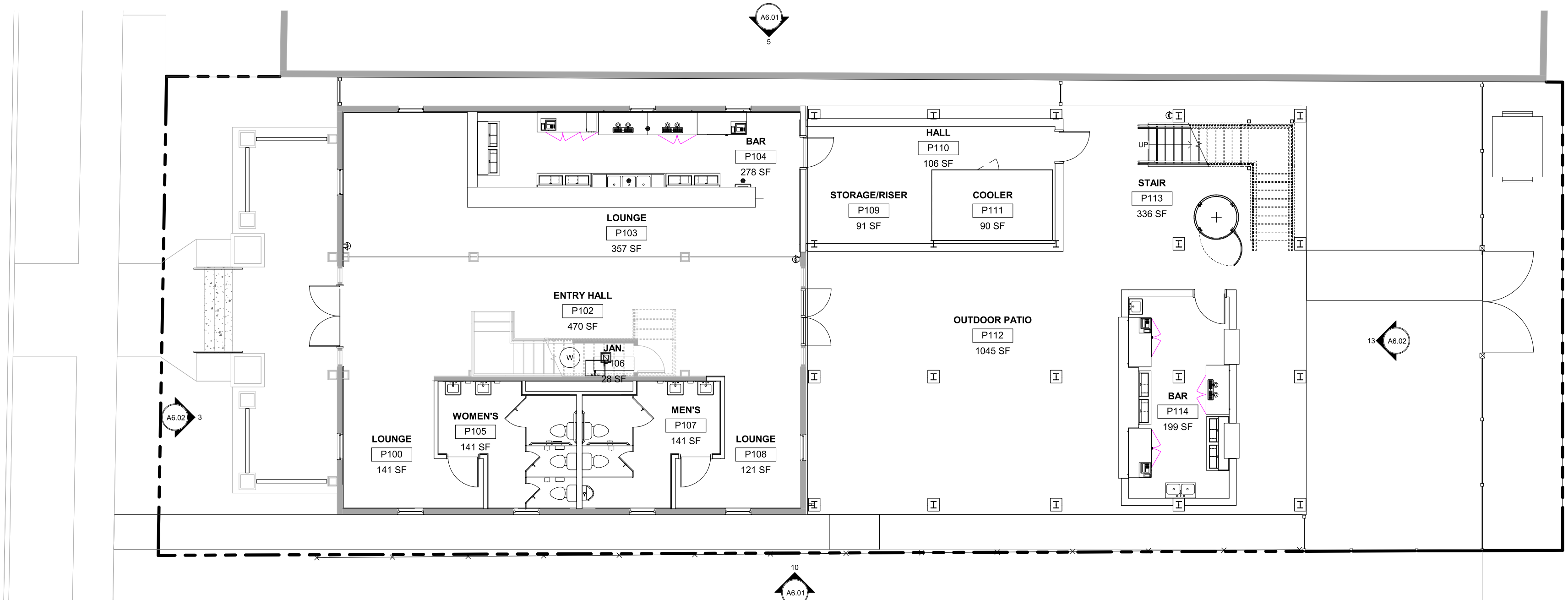
A0.02

FINISH LEGEND

Key Name	FINISH DESCRIPTION	MANUFACTURER	SERIES	COLOR	SIZE	REMARK
FRP-1	FIBERGLASS REINFORCED PANEL	SELECTED BY OWNER		WHITE		
P-1	PAINT - FIELD, TYPE 1	SELECTED BY OWNER		TBD		LIGHT COLOR
P-2	PAINT - CEILING	SELECTED BY OWNER		WHITE		ALL HARD GYPSUM BOARD CEILINGS
P-3	PAINT - ACCENT, TYPE 1	SELECTED BY OWNER		TBD		AS REQUIRED BY OWNER
P-4	PAINT - ACCENT, TYPE 2	SELECTED BY OWNER		TBD		AS REQUIRED BY OWNER
PT-1	PORCELAIN TILE, TYPE 1	SELECTED BY OWNER		VARIES		RESTROOM FLOORS, WET WALLS AND BAR PONY WALLS
SC-1	SEALED CONCRETE	SELECTED BY OWNER		CLEAR		AT ALL UNFINISHED CONCRETE FLOORS
SS-1	SOLID SURFACE, TYPE 1	SELECTED BY OWNER		TBD		AT ALL COUNTER TOPS
TB-1	TILE BASE	SELECTED BY OWNER		VARIES		AT ALL WALLS ADJACENT TO FLOOR TILE
WB-1	WOOD WALL BASE	N/A		STAINED		TO MATCH EXISTING PROFILE
WB-2	6" RUBBER BASE	ROPPE	PINNACLE	TBD		ROLLS
WS-1	WOOD STAIN	SELECTED BY OWNER		WALNUT COLOR		AT ALL NEW EXPOSED WOOD ELEMENTS
WS-2	WOOD STAIN	SELECTED BY OWNER		CLEAR COAT		AT ALL EXISTING EXPOSED WOOD ELEMENTS

GENERAL FINISH LEGEND NOTES

1. ALL FINISH MATERIALS SHALL MEET THE FLAME SPREAD RATINGS PER THE BUILDING CODE.
2. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC MATERIAL LOCATIONS.
3. PAINT ALL EXTERIOR EXPOSED STRUCT. MEMBERS, STRUCT. DECK, DUCTWORK, DIFFUSERS, PIPING, CONDUIT, EQUIP. HOUSINGS, LIGHT FIXTURE HOUSINGS, CABLE SUPPORTS, CABLE TRAYS, EQUIP. SUPPORTS, HANGERS, ETC. AT THE DIRECTION OF THE OWNER.
4. PAINT ALL NON-FACTORY FINISHED EXPOSED METAL.
5. PROVIDE ALL FLOOR TRANSITIONS AS REQUIRED FOR EGRESS AND MATERIAL TRANSITIONS.
6. FLOORING TRANSITIONS AT DOORS SHOULD BE LOCATED UNDER THE DOOR IN THE CLOSED POSITION, UNLESS NOTED OTHERWISE.
7. PROTECT ALL FINISHED FLOORING SURFACES FROM DAMAGE DURING ALL CONSTRUCTION PHASES.
8. PROVIDE AND INSTALL BULLNOSE TRIM AT ALL TRANSITIONS AT CMU WALL OPENINGS TO OTHER MATERIAL U.N.O.
9. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
10. ALL ELECTRICAL DEVICE COVERS ARE TO BE STAINLESS STEEL U.N.O.
11. PAINT ALL DOOR FRAMES ADJACENT WALL COLOR U.N.O.



FINISH SCHEDULE - FIRST FLOOR

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH: NORTH WALL	WALL FINISH: EAST WALL	WALL FINISH: SOUTH WALL	WALL FINISH: WEST WALL	CEILING FINISH	CEILING HEIGHT	REMARKS
P100	LOUNGE	WS-2	WB-1	P-3	P-4	P-1	P-1	WS-2		
P102	ENTRY HALL	WS-2	WB-1	N/A	P-1	P-4/WS-1	P-1	WS-2		STRIP AND STAIN WOOD STAIR AND RAILING
P103	LOUNGE	WS-2	WB-1	PT-1	P-1	N/A	P-1	WS-2		TILE AT BAR PONY WALL
P104	BAR	WS-2	WB-1	P-3	P-1	FRP-1	FRP-1	WS-2		
P105	WOMEN'S	PT-1	TB-1	P-1	PT-1/P-1	P-1	P-1	P-2		
P106	JAN.	WS-2	WB-1	P-1	P-1	FRP-1	P-1	P-2		
P107	MEN'S	PT-1	TB-1	P-1	P-1	P-1	PT-1/P-1	P-2		
P108	LOUNGE	WS-2	WB-1	N/A	P-1	P-1	P-4	WS-2		
P109	STORAGE/RISER	S-1	WB-2	N/A	N/A	P-1	P-1	P-2		
P110	HALL	CS-1	WB-2	P-1	P-1	N/A	P-1	P-2		
P111	COOLER	CS-1	N/A	N/A	N/A	N/A	N/A	N/A		
P112	OUTDOOR PATIO	SC-1	N/A	P-3	P-4	P-4	P-1	N/A		
P113	STAIR	SC-1	N/A	P-4	P-4	P-4	P-4	N/A		REF. RAILING DETAILS
P114	BAR	SC-1	WB-2	FRP-1	FRP-1	FRP-1	FRP-1	N/A		

TRUE NORTH
NORTH

5 COMPOSITE FIRST FLOOR PLAN
3/16" = 1'-0"

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ARCHITECT Above Ground Design, PLLC
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ISSUE FOR PERMIT

KEY PLAN

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
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21003
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REVISIONS

No.	Description	Date

ISSUE FOR PERMIT

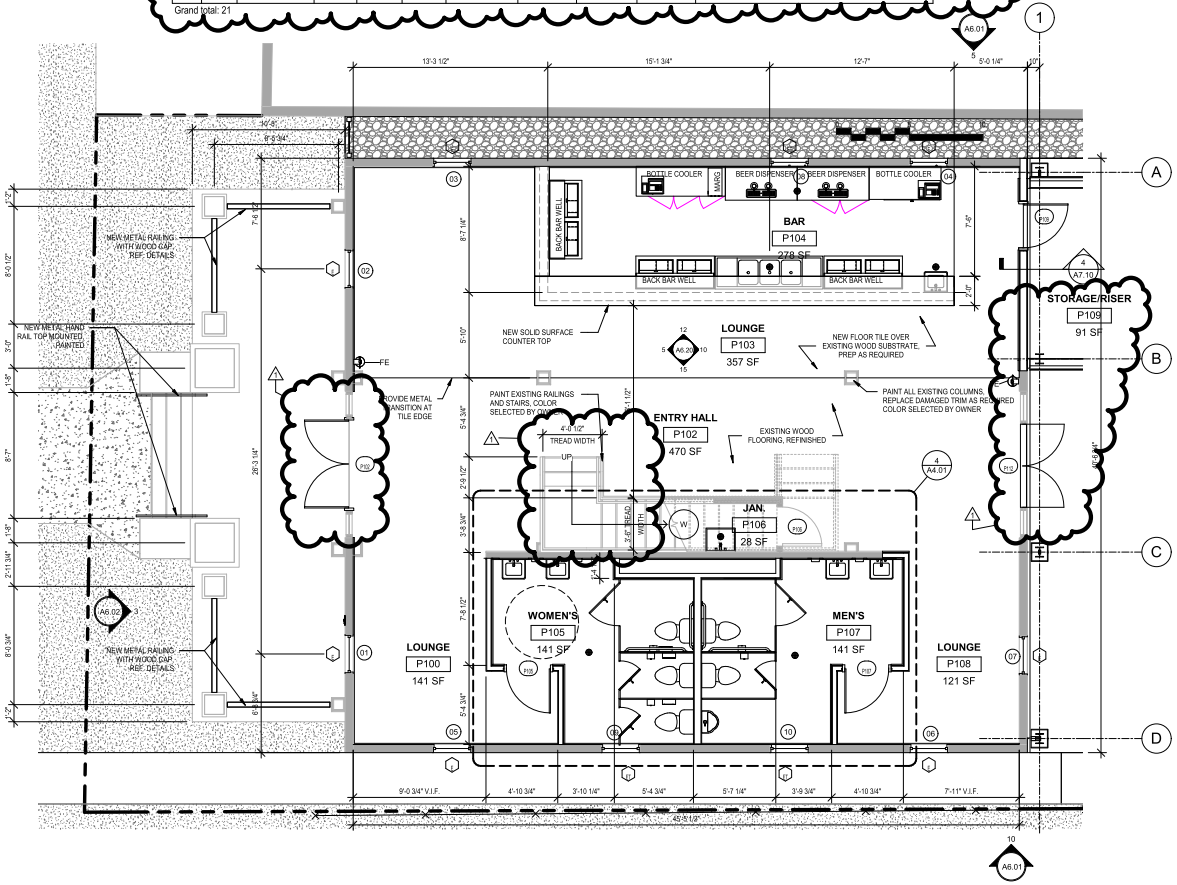
COMPOSITE FIRST FLOOR PLAN

A2.01

WINDOW SCHEDULE - ALL

MARK	TAG COUNT	Level	Sill Height	FRAME SIZE W x H WIDTH	HEIGHT	FRAME MATERIAL	DETAILS SILL	JAMB	HEAD	REMARKS
E	1	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	2	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	3	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	4	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	5	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	6	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	7	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
ET	8	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
ET	9	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
ET	10	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
S	11	SECOND FLOOR	1' - 6"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	12	SECOND FLOOR	1' - 6"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	13	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	14	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	15	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	16	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	17	SECOND FLOOR	2' - 3 3/4"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	18	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	19	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	20	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
W1	21	SECOND FLOOR	1' - 0"	3' - 0"	6' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.

Grand total: 21



GENERAL NOTES

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTACT ARCH IF CLARIFICATION IS NECESSARY IN ORDER TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS
2. DRAWINGS NOTED AS "N.T.S" OR "NTS" ARE NOT TO SCALE
3. ALL DIMENSIONS ARE TO STRUCTURAL COLUMN LINES OR THE FACE OF FINISHED SURFACES U.N.O.
4. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITION BEFORE COMMENCING WORK. NOTIFY ARCH. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK
5. NOTES OR DIMENSIONS NOTED AS "TYPICAL" OR "TYP." OR "TYP" SHALL APPLY TO CONDITIONS THAT ARE THE SAME OR SIMILAR
6. DIMENSIONS NOTED AS "FIELD VERIFY" OR "V.I.F." OR "VIF" SHALL BE MEASURED AND CONFIRMED AT THE PROJECT SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCH. BEFORE INCORPORATING INTO THE WORK
7. DIMENSIONS NOTED AS "CLEAR" OR "CLEAR INSIDE" REQUIRE SPECIFIC COORDINATION AMONG DISCIPLINES AND OR MANUFACTURERS
8. ALL DOOR THRESHOLDS AT ALL EXTERIOR DOORS SHALL BE SET IN FULL BED OF SEALANT
9. COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
10. ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS
11. ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL LAVATORIES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED
12. REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK
13. ALL NEW DOOR HARDWARE TO MEET TEXAS ACCESSIBLE STANDARDS TO INCLUDE BUT NOT LIMITED TO REQUIREMENTS FOR HEIGHTS, CLEARANCES, PUSH/PULL FORCE, LEVERS, CLOSERS, AND LOCKS.
14. FIRST EIGHT CMU COURSES SHALL HAVE EPOXY PAINT APPLIED TO ALL EXPOSED SURFACES.
15. ALL WALL MOUNTED ELECTRICAL DEVICES SHALL BE MOUNTED ABOVE THE SIXTH CMU COURSE TO REMAIN ABOVE BASE FLOOD ELEVATION.
16. NEW SINGLE HUNG WINDOWS TO BE INSTALLED IN PLACE OF EXISTING MISSING WINDOW OPENINGS EXISTING WOOD-FRAMED WALLS. PROVIDE ALL NECESSARY TRIM, SEALANT AND FLASHINGS.
17. ALL EXPOSED NEW STEEL STRUCTURE AND DECK TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.

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KEY PLAN
PLAN NORTH
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AUGUST 3, 2023

CLIENT
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FIRST FLOOR PLAN - AREA A

A2.01A

5 FIRST FLOOR PLAN - AREA A
1/4" = 1'-0"

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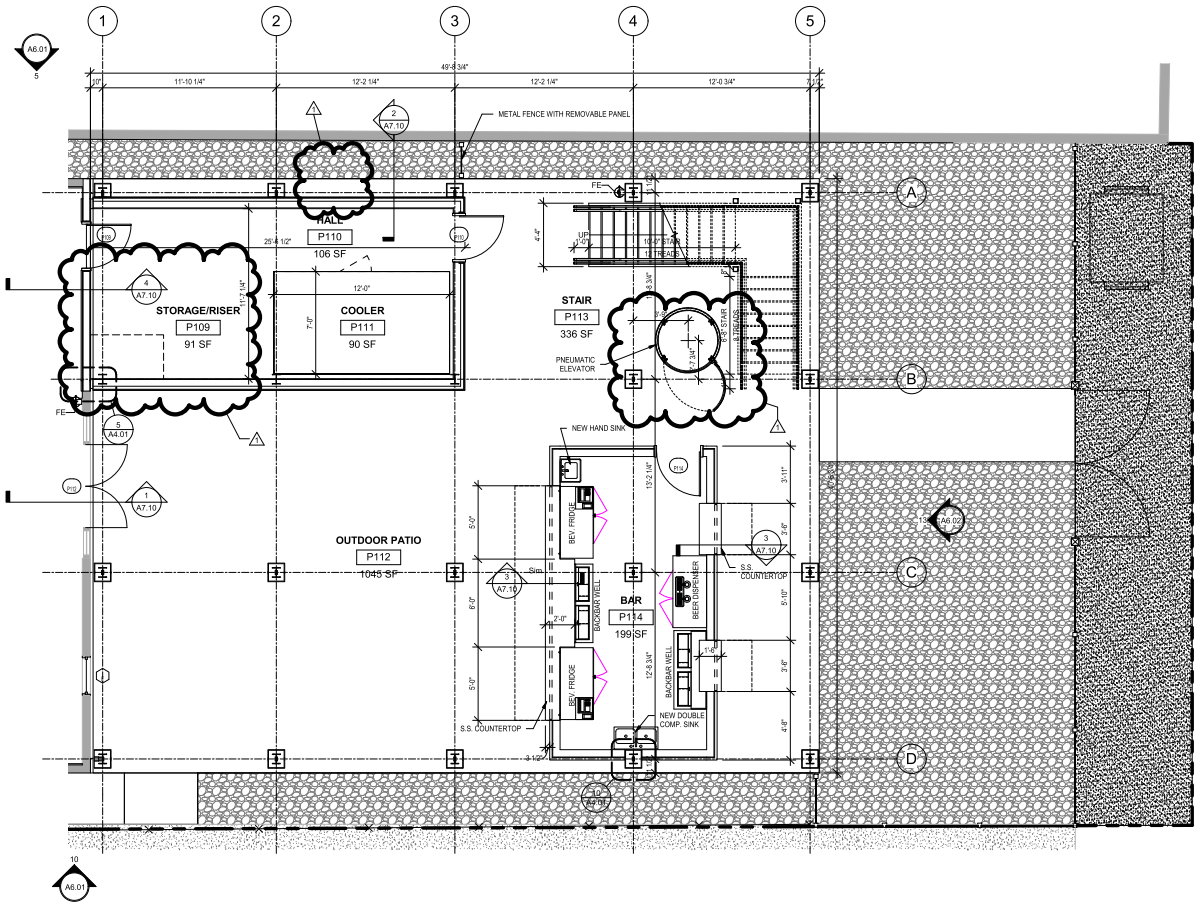

5 FIRST FLOOR PLAN - AREA B
1/4" = 1'-0"

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FIRST FLOOR PLAN - AREA B

A2.01B

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FINISH LEGEND

Key Name	FINISH DESCRIPTION	MANUFACTURER	SERIES	COLOR	SIZE	REMARK
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WB-2	6" RUBBER BASE	ROPPE	PINNACLE	TBD		ROLLS
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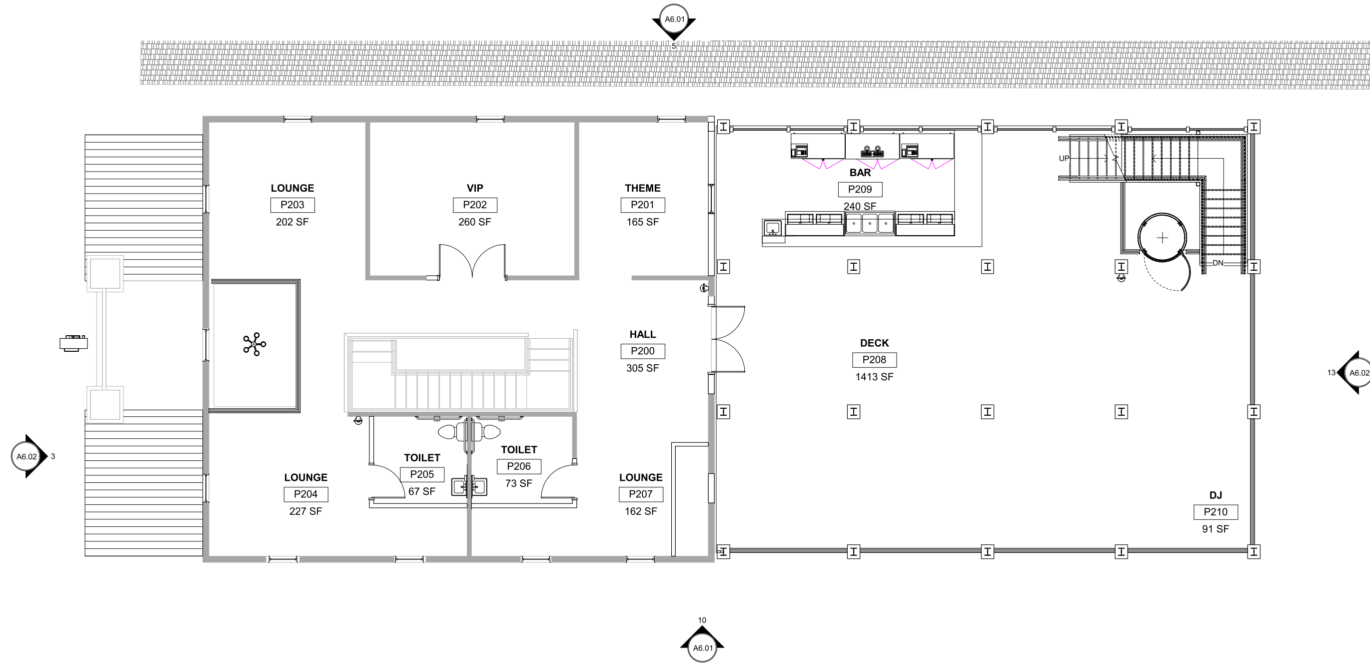
10. ALL ELECTRICAL DEVICE COVERS ARE TO BE STAINLESS STEEL U.N.O.
11. PAINT ALL DOOR FRAMES ADJACENT WALL COLOR U.N.O.



FINISH SCHEDULE - SECOND FLOOR

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING FINISH	CEILING HEIGHT	REMARKS
				NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL			
P200	HALL	WS-2	WB-1	P-1	P-1	P-4/WS-1	P-1	P-2		
P201	THEME	WS-2	WB-1	P-3	P-1	P-1	P-1	P-2		
P202	VIP	WS-2	WB-1	P-4	P-1	P-1	P-1	P-2		
P203	LOUNGE	WS-2	WB-1	P-3	P-1	P-1	P-1	P-2		
P204	LOUNGE	WS-2	WB-1	P-1	P-3	P-1	P-1	P-2		
P205	TOILET	PT-1	TB-1	P-1	PT-1/P-1	P-1	P-1	P-2		
P206	TOILET	PT-1	TB-1	P-1	P-1	P-1	PT-1/P-1	P-2		
P207	LOUNGE	WS-2	WB-1	P-1	P-1	P-1	P-3	P-2		
P208	DECK	SC-1	N/A	PT-1	N/A	N/A	P-1	N/A		TILE AT BAR PONY WALL
P209	BAR	SC-1	N/A	N/A	P-1	P-1	P-1	N/A		
P210	DJ	SC-1	N/A	N/A	N/A	N/A	N/A	N/A		

TRUE NORTH
NORTH

5 COMPOSITE SECOND FLOOR PLAN
3/16" = 1'-0"

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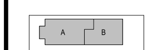

KEY PLAN
PLAN NORTH
TRUE NORTH

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

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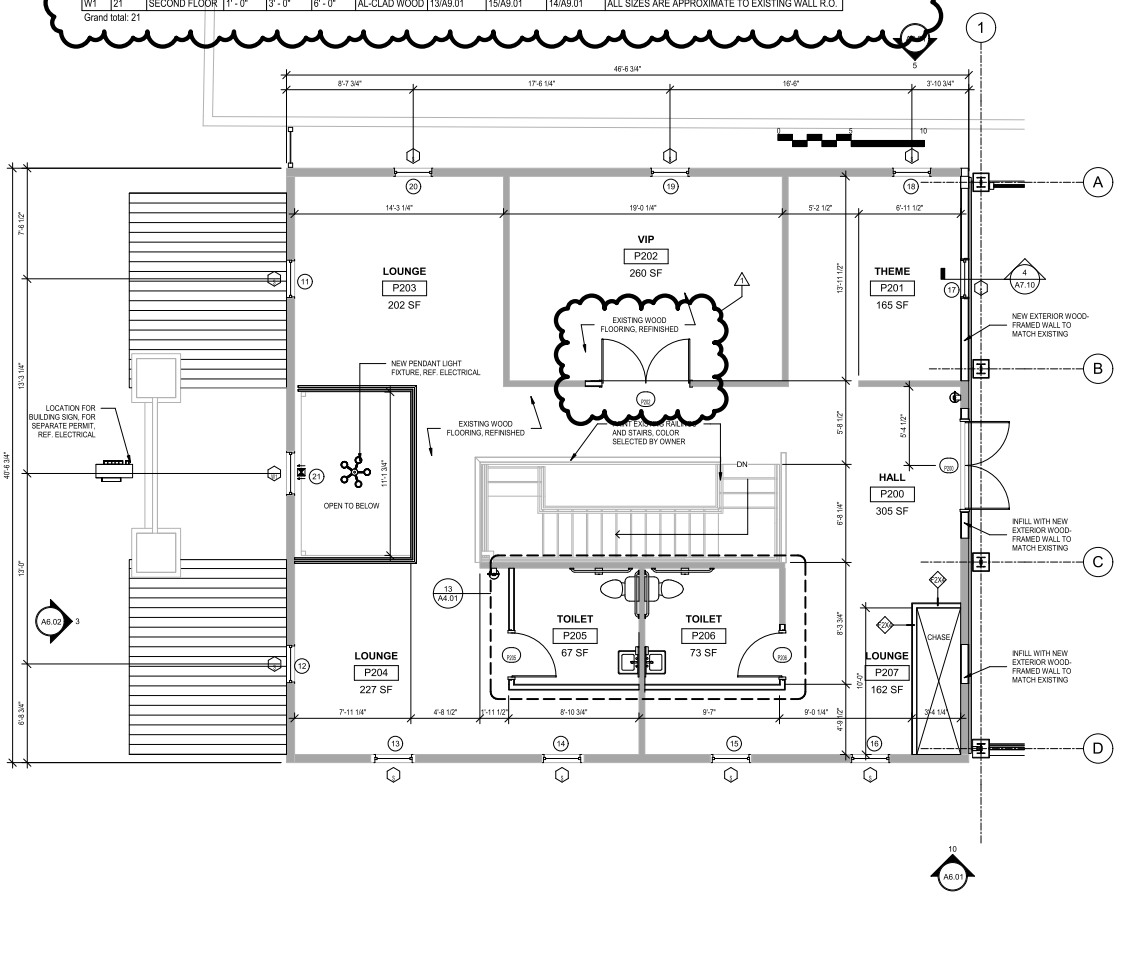
COMPOSITE SECOND FLOOR PLAN

A2.02

WINDOW SCHEDULE - ALL

MARK	TAG COUNT	Level	Sill Height	FRAME SIZE W x H WIDTH	HEIGHT	FRAME MATERIAL	DETAILS SILL	JAMB	HEAD	REMARKS
E	1	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	2	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	3	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	4	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	5	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	6	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
E	7	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
ET	8	FIRST FLOOR	1' - 8 1/4"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
ET	9	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
ET	10	FIRST FLOOR	1' - 6"	2' - 8"	7' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	"T" IS TRANSLUCENT GLAZING
S	11	SECOND FLOOR	1' - 6"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	12	SECOND FLOOR	1' - 6"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	13	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	14	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	15	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	16	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	17	SECOND FLOOR	2' - 3 3/4"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	18	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	19	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
S	20	SECOND FLOOR	2' - 10"	2' - 8"	4' - 6"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.
W1	21	SECOND FLOOR	1' - 0"	3' - 0"	6' - 0"	AL-CLAD WOOD	13/A9.01	15/A9.01	14/A9.01	ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O.

Grand total: 21



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8. ALL DOOR THRESHOLDS AT ALL EXTERIOR DOORS SHALL BE SET IN FULL BED OF SEALANT
9. COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
10. ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS
11. ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL LAVATORIES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED
12. REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK
13. ALL NEW DOOR HARDWARE TO MEET TEXAS ACCESSIBLE STANDARDS TO INCLUDE BUT NOT LIMITED TO REQUIREMENTS FOR HEIGHTS, CLEARANCES, PUSH/PULL FORCE, LEVERS, CLOSERS, AND LOCKS.
14. FIRST EIGHT CMU COURSES SHALL HAVE EPOXY PAINT APPLIED TO ALL EXPOSED SURFACES.
15. ALL WALL MOUNTED ELECTRICAL DEVICES SHALL BE MOUNTED ABOVE THE SIXTH CMU COURSE TO REMAIN ABOVE BASE FLOOD ELEVATION.
16. NEW SINGLE HUNG WINDOWS TO BE INSTALLED IN PLACE OF EXISTING MISSING WINDOW OPENINGS EXISTING WOOD-FRAMED WALLS. PROVIDE ALL NECESSARY TRIM, SEALANT AND FLASHINGS.
17. ALL EXPOSED NEW STEEL STRUCTURE AND DECK TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.

TRUE NORTH NORTH

5 SECOND FLOOR PLAN - AREA A
1/4" = 1'-0"

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SAN ANTONIO TEXAS 78215
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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT BRITTON STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

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1	COSA REVISION	08.03.2023

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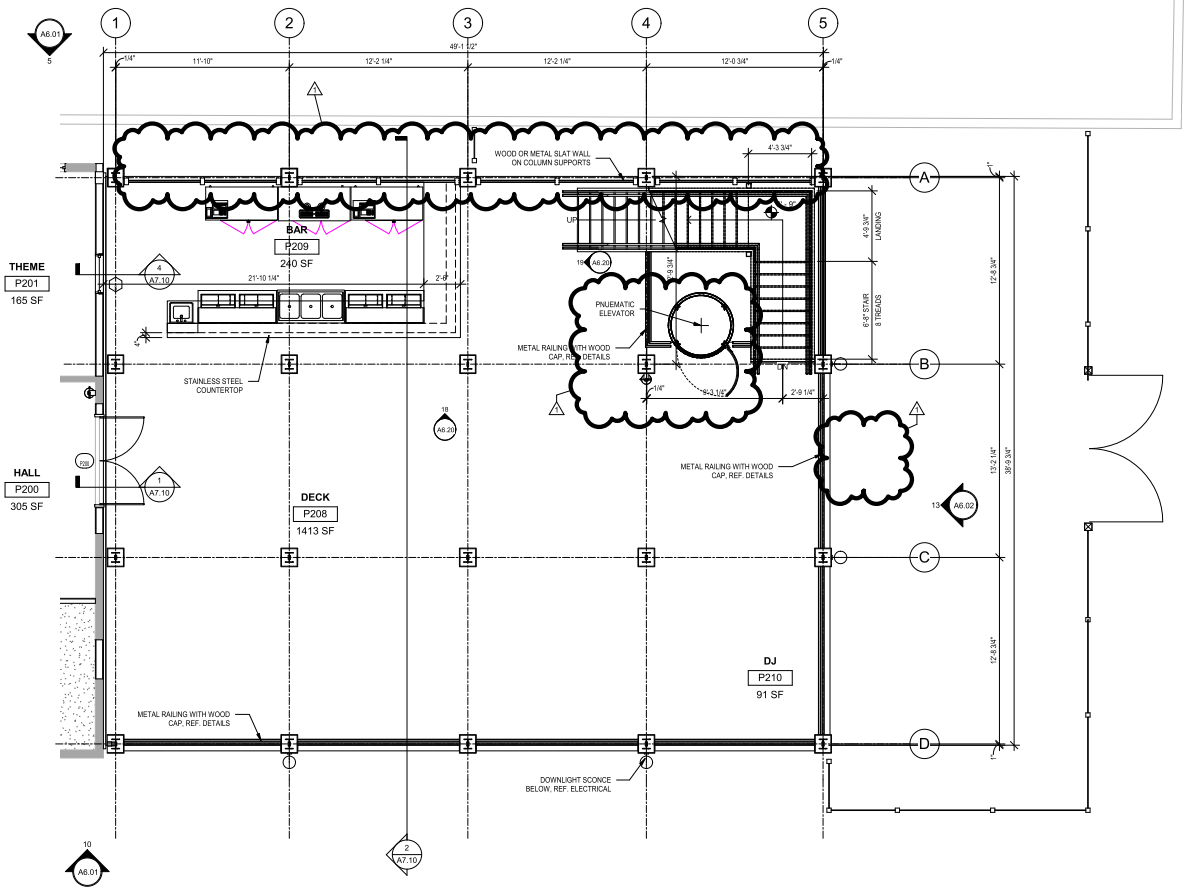
SECOND FLOOR PLAN - AREA A

A2.02A



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NORTH
TRUE NORTH

5 SECOND FLOOR PLAN - AREA B
1/4" = 1'-0"

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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

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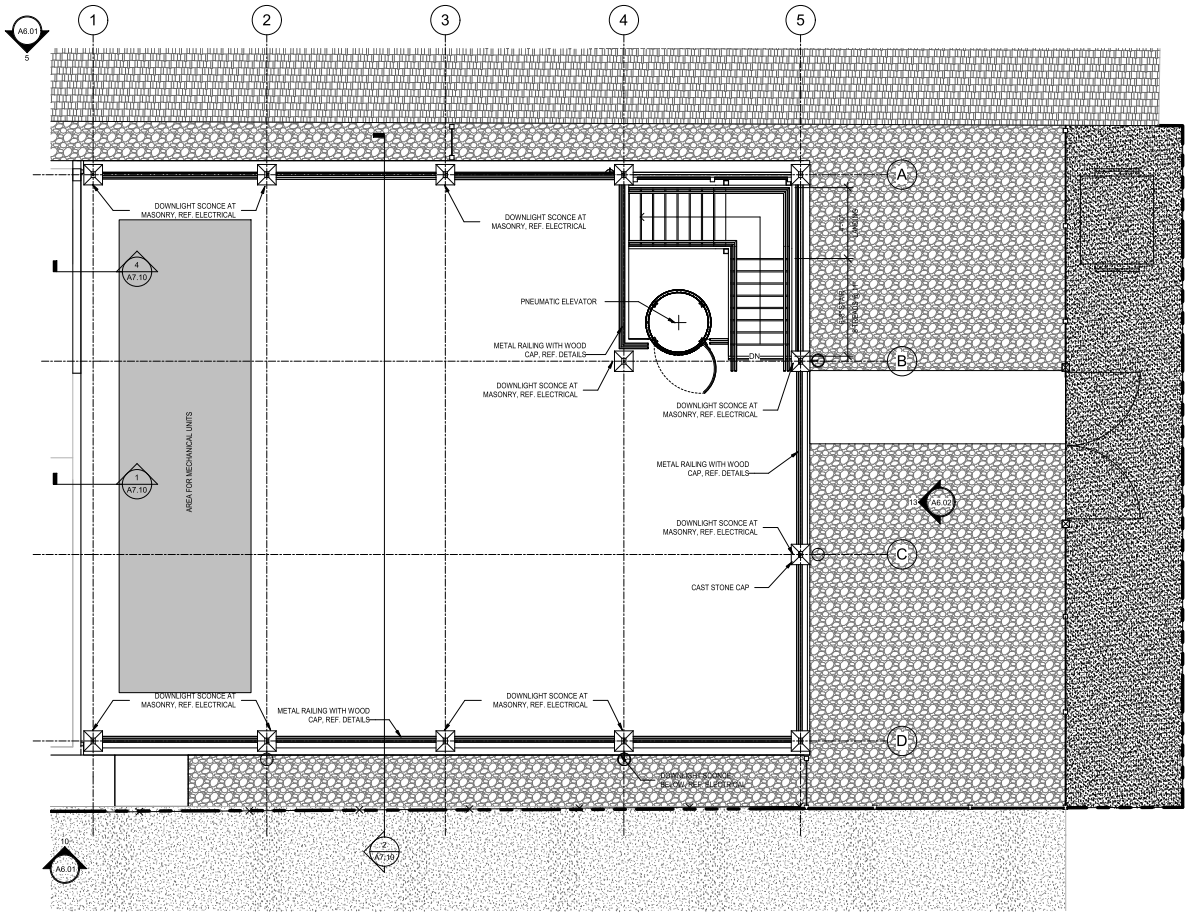
SECOND FLOOR PLAN - AREA B

A2.02B



5 THIRD FLOOR PLAN - AREA B
1/4" = 1'-0"

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STATE OF TEXAS

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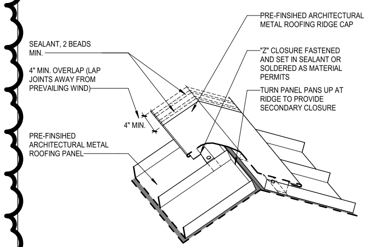
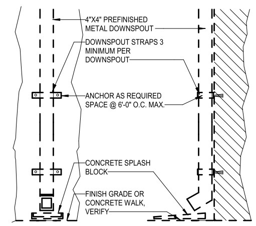
THIRD FLOOR PLAN - AREA B

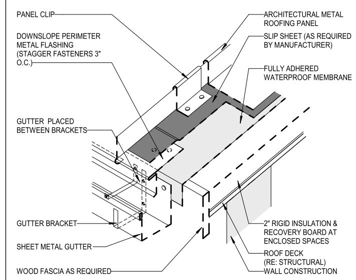
A2.03B



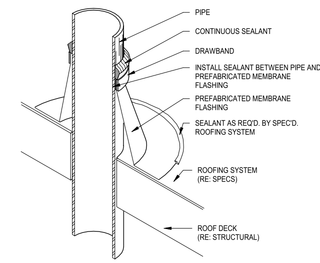
19 METAL ROOF RIDGE
1 1/2" = 1'-0"



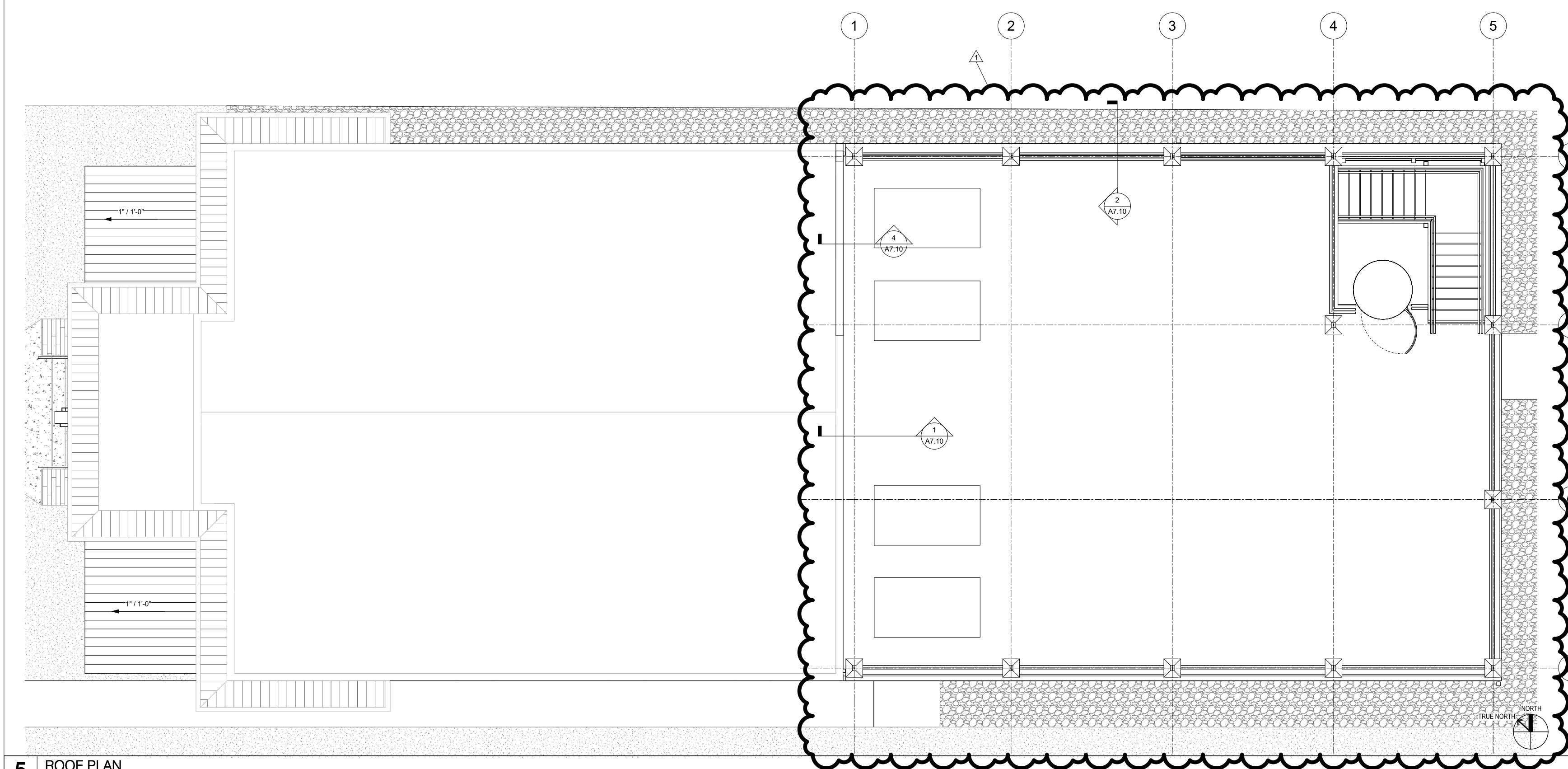
18 ROOF DOWNSPOUT
1 1/2" = 1'-0"



17 ROOF EDGE W/ GUTTER
1 1/2" = 1'-0"



16 PIPE PENETRATION - ROOF
1 1/2" = 1'-0"



5 ROOF PLAN
1/4" = 1'-0"

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KEY PLAN
A B
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT
STATE OF TEXAS
AUGUST 3, 2023

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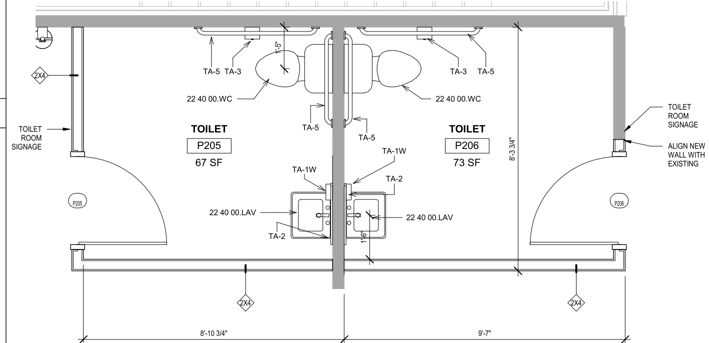
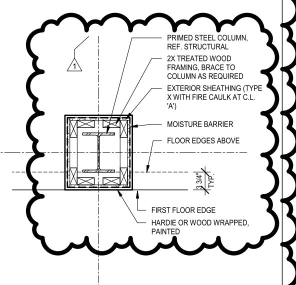
ROOF PLAN & DETAILS

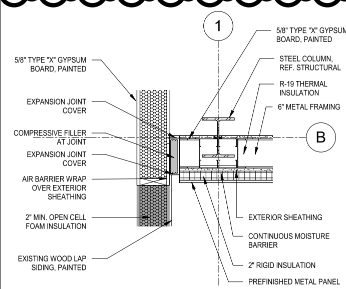
A3.01



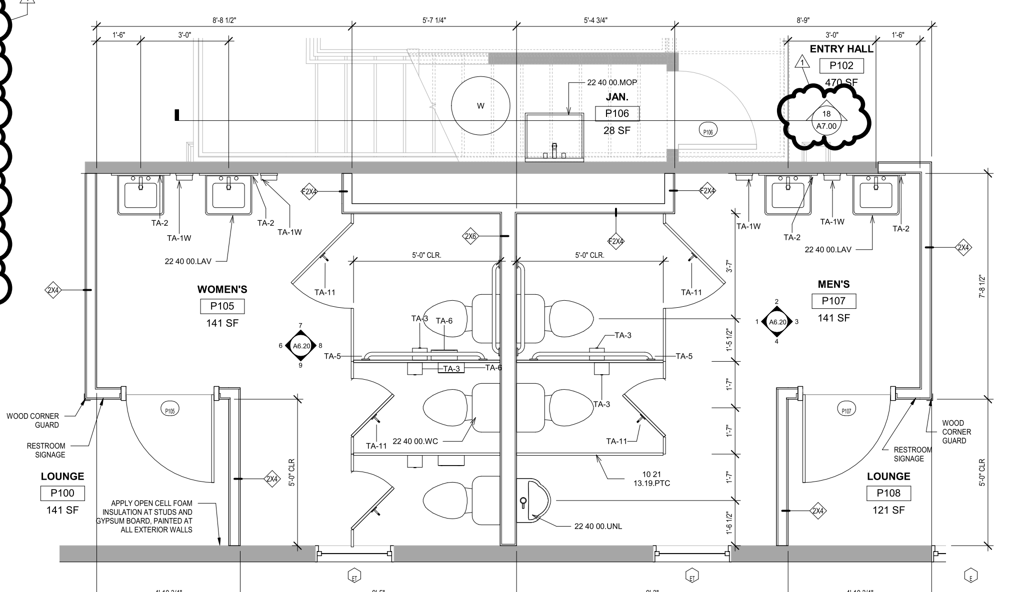
13 SECOND FLOOR TOILET ENLARGED FLOOR PLAN
1/2" = 1'-0"



10 PLAN DETAIL AT WRAPPED COLUMN
1" = 1'-0"



5 PLAN DETAIL AT EXP. JT. WALL
1" = 1'-0"



4 FIRST FLOOR ENLARGED RESTROOMS PLAN
1/2" = 1'-0"

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KEY NOTE LEGEND

KEYNOTE	DESCRIPTION
10 21 13.19.PTC	TOILET COMPARTMENT PILASTER
22 40 00.LAV	LAVATORY, REFER TO PLUMBING
22 40 00.MOP	MOP SINK, REFER TO PLUMBING
22 40 00.UNL	URINAL, REFER TO PLUMBING
22 40 00.WC	WATER CLOSET, REFER TO PLUMBING
TA-1W	SOAP DISPENSER, WALL-MOUNTED, TYPICAL
TA-2	LAVATORY MIRROR, TYPICAL
TA-3	TOILET PAPER DISPENSER, TYPICAL
TA-5	GRAB BAR, AT WHEELCHAIR-ACCESSIBLE WATERCLOSET, TYPICAL

TOILET ACCESSORIES

LABEL	DESCRIPTION	REMARKS
TA-1W	SOAP DISPENSER (WALL MOUNTED)	
TA-2	MIRROR	
TA-3	TOILET PAPER DISPENSER	
TA-4	PAPER TOWEL DISPENSER	
TA-5	GRAB BARS (AT TYPICAL ACCESSIBLE TOILET STALL)	
TA-6	SANITARY NAPKIN DISPENSER	
TA-7	SANITARY NAPKIN DISPOSAL	
TA-8	MOP AND BROOM HOLDER	
TA-9	GRAB BARS (AT ACCESSIBLE SHOWER)	NOT USED
TA-10	FOLDING SHOWER BENCH	NOT USED
TA-11	CLOTHES HOOK	NOTE 5
TA-12	SHOWER CURTAIN, ROD AND HOOKS	NOT USED
TA-13	ELECTRIC HAND DRYER	NOT USED
TA-14	PAPER TOWEL DISPENSER AND TRASH RECEPTACLE	
TA-15	GRAB BARS (AT AMBULATORY ACCESSIBLE TOILET STALL)	NOT USED

NOTE: ALL TOILET ACCESSORIES SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED UNLESS NOTED OTHERWISE

1. COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
2. CONTRACTOR IS TO VERIFY ALL HEIGHTS OF ACCESSORIES TO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS
3. REFER TO OWNER FOR ALL FINISHES
4. ALIGN MIRROR ON CENTER OF LAVATORY
5. ONE (1)HOOK INSIDE DOOR AT SINGLE TOILET ROOMS

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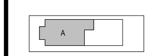

KEY PLAN
PLAN NORTH
TRUE NORTH

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023

REVISIONS

No.	Description	Date
1	COSA REVISION	08.03.2023

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ENLARGED PLANS

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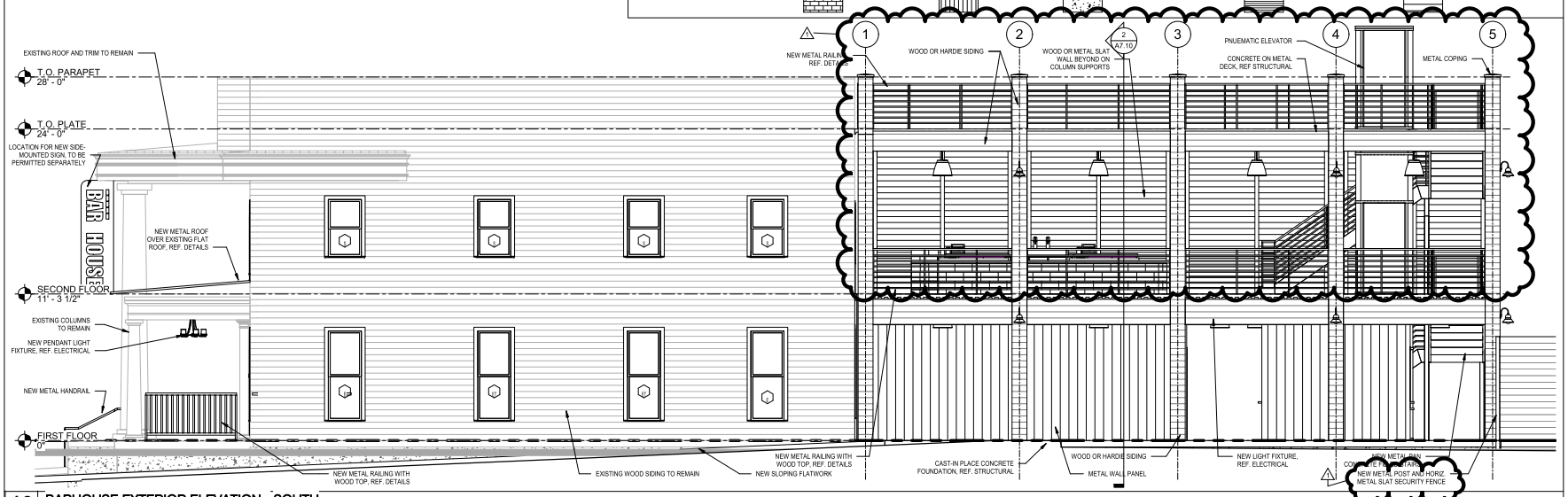
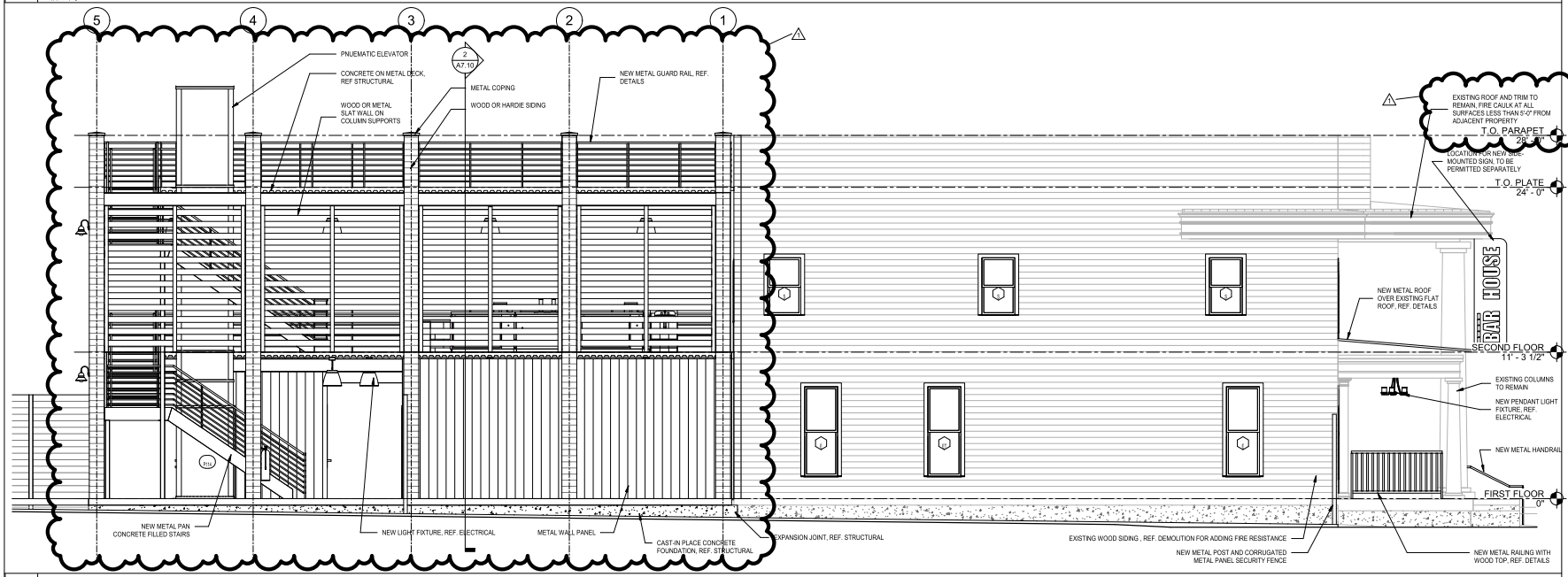
EXTERIOR MATERIALS LEGEND

CMU BLOCK | METAL PANEL | CONCRETE, CAST IN PLACE | METAL DECK/SOFFIT | EXISTING WOOD SIDING



10 BARHOUSE EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



5 BARHOUSE EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

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KEY PLAN
A B
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

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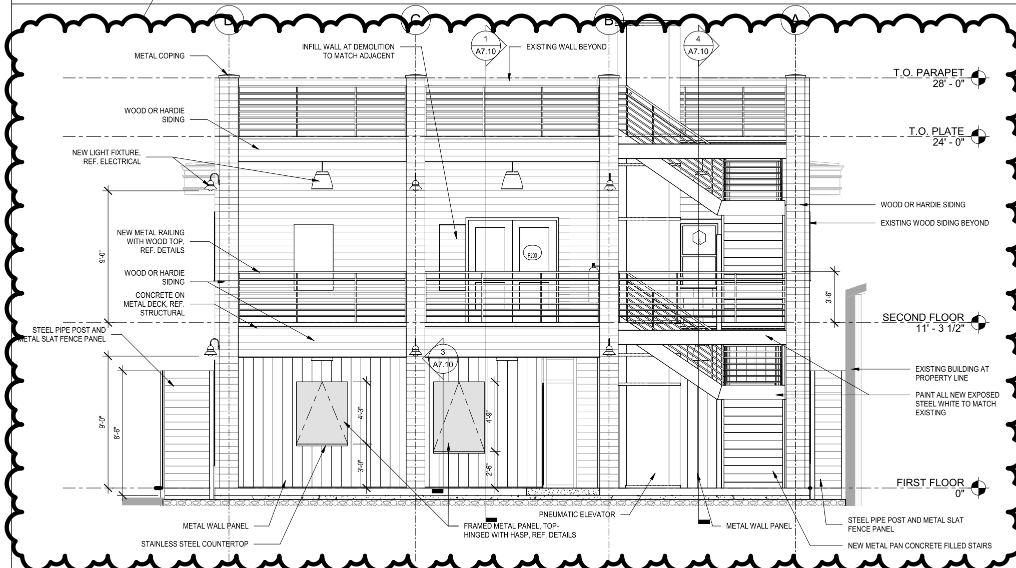
EXTERIOR ELEVATIONS

A6.01

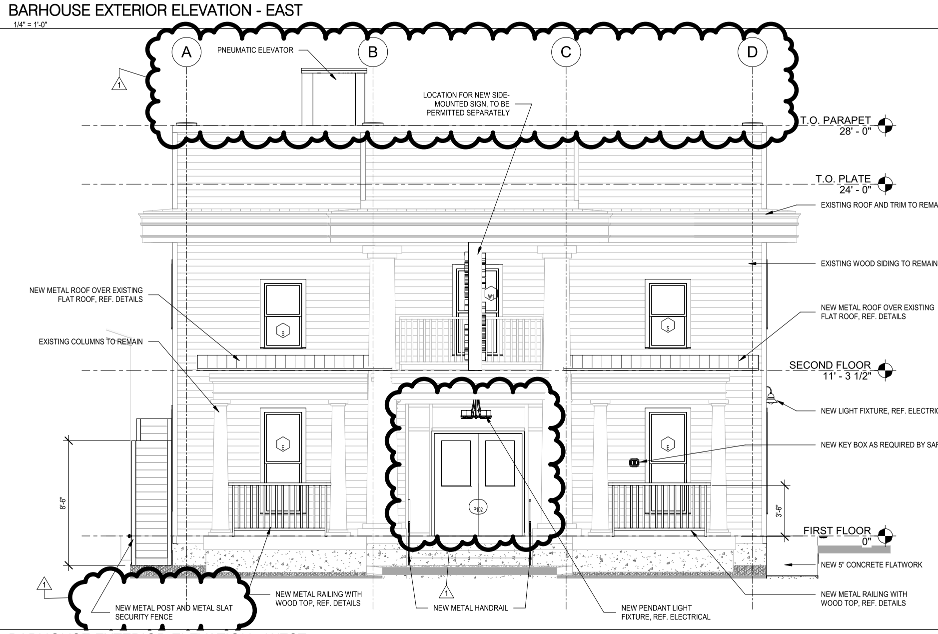
EXTERIOR MATERIALS LEGEND

CMU BLOCK | METAL PANEL | CONCRETE, CAST IN PLACE | METAL DECK/SOFFIT | EXISTING WOOD SIDING



13 BARHOUSE EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 BARHOUSE EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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KEY PLAN

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EXTERIOR ELEVATIONS

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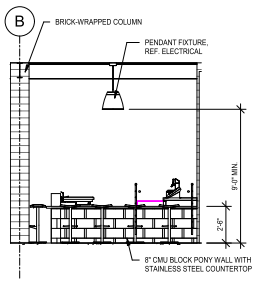
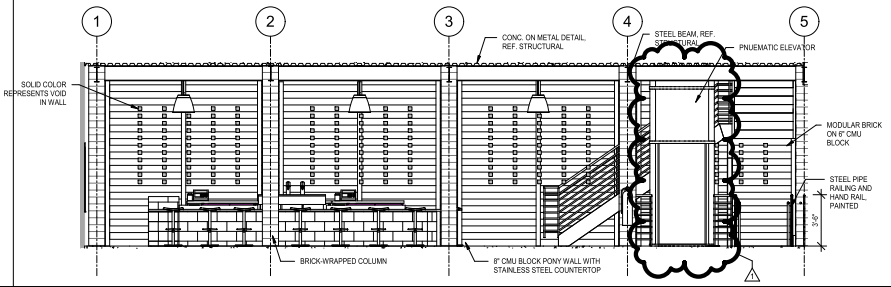
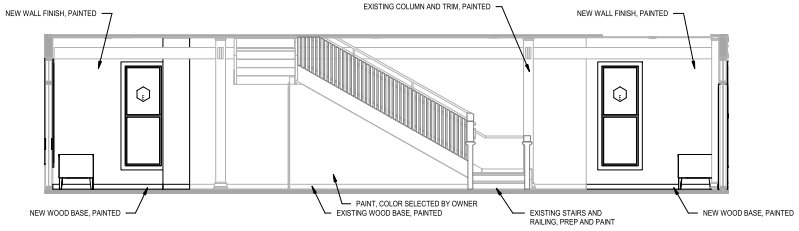


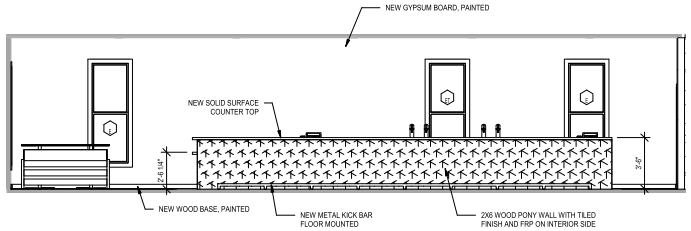
19 SECOND FLOOR BAR NORTH ELEVATION
1/4" = 1'-0"



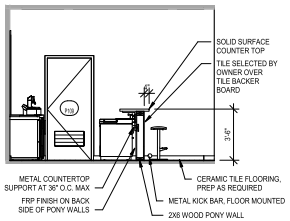
18 SECOND FLOOR BAR EAST
1/4" = 1'-0"



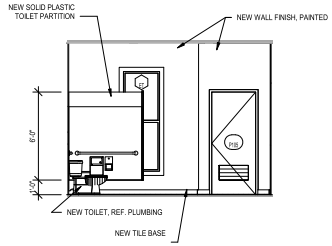
15 EXISTING STAIR WEST ELEVATION
1/4" = 1'-0"



12 LOUNGE FRONT ELEVATION
1/4" = 1'-0"



10 LOUNGE SOUTH ELEVATION
1/4" = 1'-0"



9 WOMEN'S WEST ELEVATION
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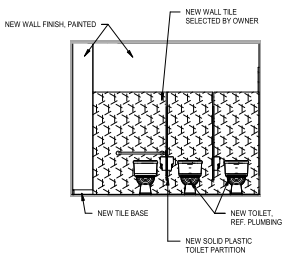
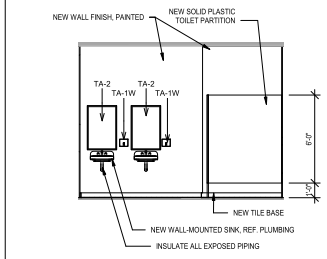
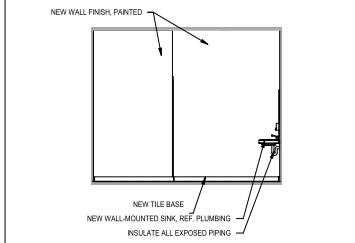


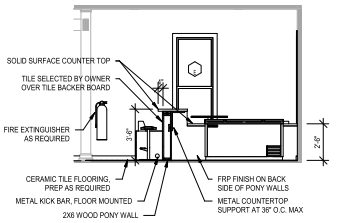
8 WOMEN'S SOUTH ELEVATION
1/4" = 1'-0"



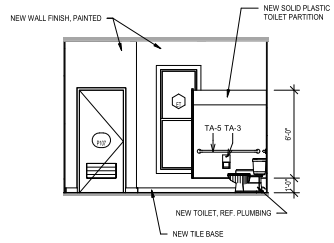
7 WOMEN'S EAST ELEVATION
1/4" = 1'-0"



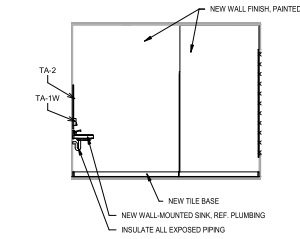
6 WOMEN'S NORTH ELEVATION
1/4" = 1'-0"



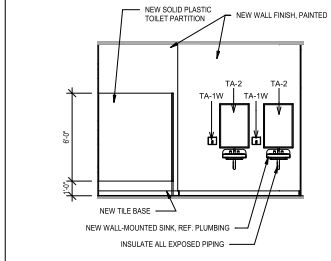
5 LOUNGE NORTH ELEVATION
1/4" = 1'-0"



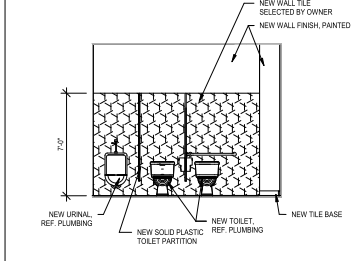
4 MEN'S WEST ELEVATION
1/4" = 1'-0"



3 MEN'S SOUTH ELEVATION
1/4" = 1'-0"



2 MEN'S EAST ELEVATION
1/4" = 1'-0"



1 MEN'S NORTH ELEVATION
1/4" = 1'-0"

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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

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BAR HOUSE, LLC
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REVISIONS

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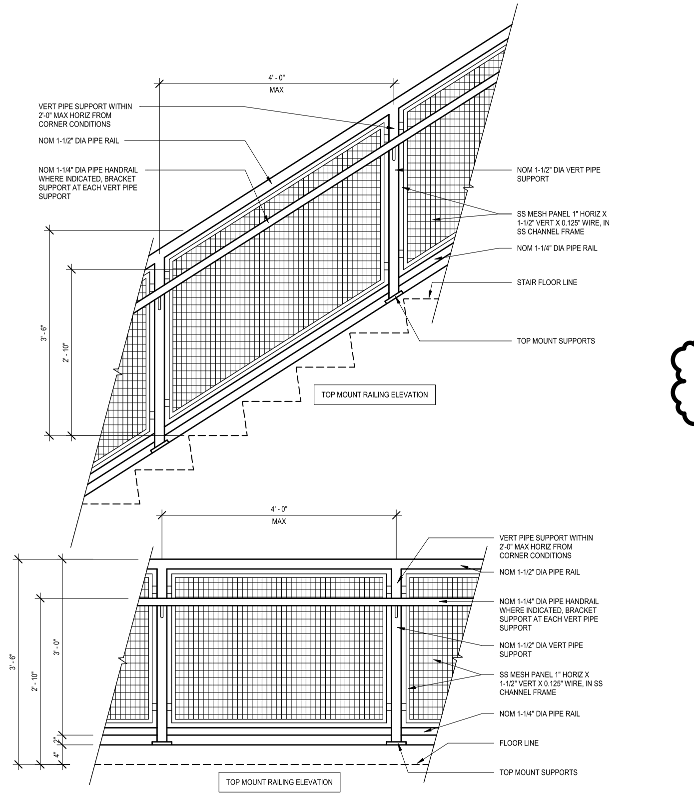
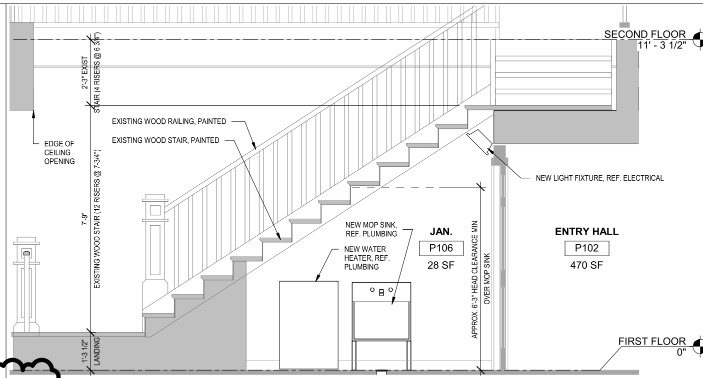
INTERIOR ELEVATIONS

A6.20

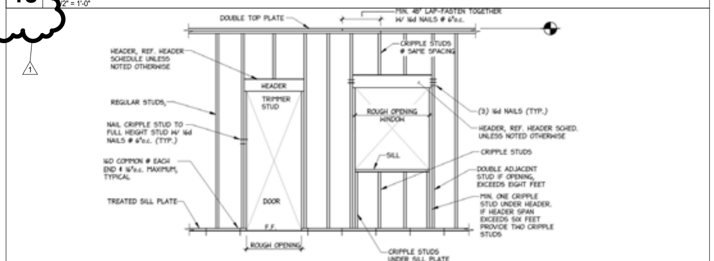


10 RAILING ELEVATION PANELS
1" = 1'-0"

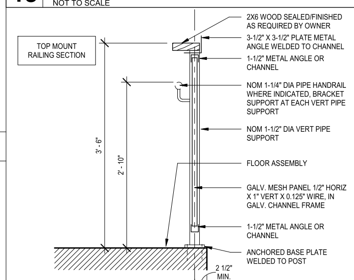


18 EXISTING STAIR SECTION
1/2" = 1'-0"

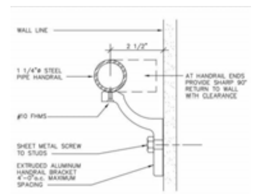
1



13 WD-FRAMING DETAIL
NOT TO SCALE



8 HORIZ. RAILING PANELS SECTION TYP.
1" = 1'-0"



7 HANDRAIL DETAIL
NOT TO SCALE

WOOD NOTES

MATERIALS

- Structural sawn lumber design values shall comply with the latest edition of the grading rules of the Western Wood Products Association (WWPA) or equal. All sawn lumber shall be stamped with the grade match of an approved lumber grading agency. Structural sawn lumber components shall have the following minimum grade (unless noted otherwise on plans):

Use	Material
2x sill plates	Treated Douglas Fir
2x top plates	Douglas Fir Stud Grade
2x4 studs/blocking	Douglas Fir Stud Grade
2x6 studs (up to 10'-0" in height)	Douglas Fir Stud Grade
2x6 studs (over 10'-0" in height)	Douglal Fir No. 2
Joists and all other sawn lumber	Douglas Fir No. 2
6x beams and 6x posts	Douglas fir No. 1

- Glue-Laminated beams (GLB)shall be Douglas Fir 24F-V4 unless noted otherwise on the plans. All cantilevered GLB beams shall be Douglas Fir 24F-V8. The GLB beams shall have the following minimum properties:

  E=1,800,000 psi
  Fb=2400 psi
  Fv=165 psi

- Fabrication and handling shall conform to the latest AITC and ASTM standards. Beams shall bear an apporpriate grade stamp clearly noting its design properties. Beams shall be manufactured with industry standard minimum camber (2000' radius) unless camber is specifically noted on the plans.

- Laminated Veneer Lumber (LVL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the follwing minimum properties:

  E=1,800,000 psi
  Fb=2600 psi
  Fv=285 psi
  Fc(parallel)=2510 psi
  Fc(perpendicular)=750 psi

- When multiple LVL pieces are grouped together, they shall be fastened with (2) rows of 16d nails at 12" o.c. for member depths up to 14" in depth. LVL members greater than 14" in depth shall be used in built up sections only, and shall be fastened together with (3) rows of 16d nails at 12" o.c.

- Parallel Strand Lumber (PSL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the following minimum properties:

  E=2,000,000 psi
  Fb=2900 psi
  Fv=290 psi Fc(parallel)=2900 psi
  Fc(perpendicular)=750 psi

FRAMING

- All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir or other locally approved chemically treated lumber.

- All beams shall be considered flush bottom unless noted otherwise on the plans. Girder trusses and beams shall have full bearing (for example a (3) ply girder truss shall have a minimum of (3) 2x studs carried to the foundation or carrying beam per plans) at each bearing point with (2)2x studs minumum. Nail studs together per typical nailing schedule. Beams and girder trusses ((2) ply or larger) bearing on the top plate shall be attached to the top plate with an A34 framing anchor or (2) 16d toenails each side of the structural member (unless noted otherwise on the plans).

- Openings in a single level or top level of the structure shall be framed as follows:
  1. Widths less than 6'-0" wide shall be framed with (1)2x king stud and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).
  2. Widths greater than 6'-0" but less than 16'-0" shall have (2) 2x king studs and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).

- In exterior walls, interior bearing partitions and shearwalls, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of the studs to a depth greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the weight of the partition. The cut or notched stud shall be mecnanically reinforced per the general detail.

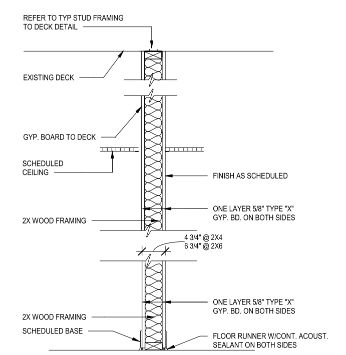
- A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud is permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch. Do not notch joists, rafters or beams, unless noted othewise on the plans. Approval for any holes or notches not indicated on the plans shall be provided by the engineer of record, in writing, prior to the work being done on the site.

- All bolt shall be installed in holes bored with a bit 1/16" larger than the diameter of the bolt. Bolts and nuts seating on wood shall have cut steel washers under heads and nuts. Ding threads to prevent loosening. Lag bolts shall be installed in pre-drilled holes by hand turning with a wrench (not with an electric or pneumatic impact tool).

- All nails (except 16d nails) shall be common nails unless specifically noted otherwise on the plans. 16d nails may be 16d sinker, 16d box, pneumatic (P-nail), or 12d common, unless noted otherwise on the plans. Nails shall be driven so that heads are flush with wood surface. Over or under driven nails will not be acceptable. Miscellaneous nailing shall be per the current approved code nailing schedule, or as listed below:

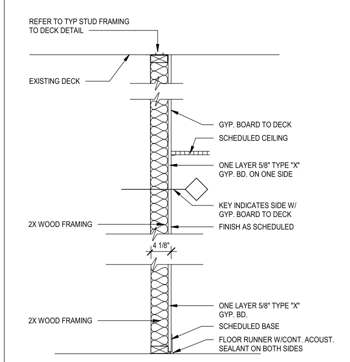
Nail Size	Shank Diameter	Length
16d common	.162"	3 1/2"
16d sinker	.148"	3 1/4"
16d box	.135"	3 1/2"
12d common	.148"	3 1/4"
10d	.148"	3"
8d	.131"	2 1/2"

- Reference current City Adopted Codes for structural requirements on Roof Loads, Wind Design and Seismic Design



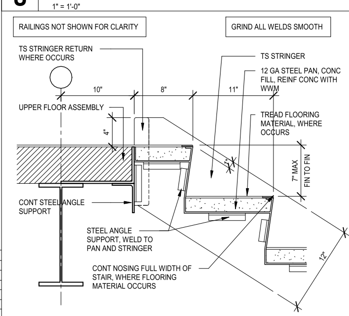
TYPE	FIRE RAT'G	DESCRIPTION
2X4	20 MINS	2X4 WOOD STUD TO DECK, 5/8" GYPSUM BOARD BOTH SIDES
2X6	20 MINS	2X6 WOOD STUD TO DECK, 5/8" GYPSUM BOARD BOTH SIDES

5 PARTITION TYPE 2X
1" = 1'-0"

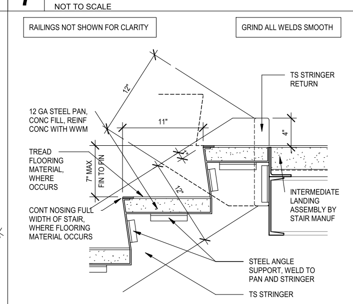


TYPE	FIRE RAT'G	DESCRIPTION
2X4	N/A	2X4 WOOD STUD TO DECK, 5/8" GYPSUM BOARD ONE SIDE

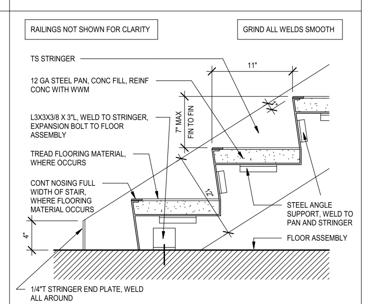
4 PARTITION TYPE F2X4
1" = 1'-0"



3 STAIR UPPER LANDING
1 1/2" = 1'-0"



2 STAIR INTERMEDIATE LANDING
1 1/2" = 1'-0"



1 STAIR BOTTOM LANDING
1 1/2" = 1'-0"

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PARTITION, STAIR & RAILING DETAILS

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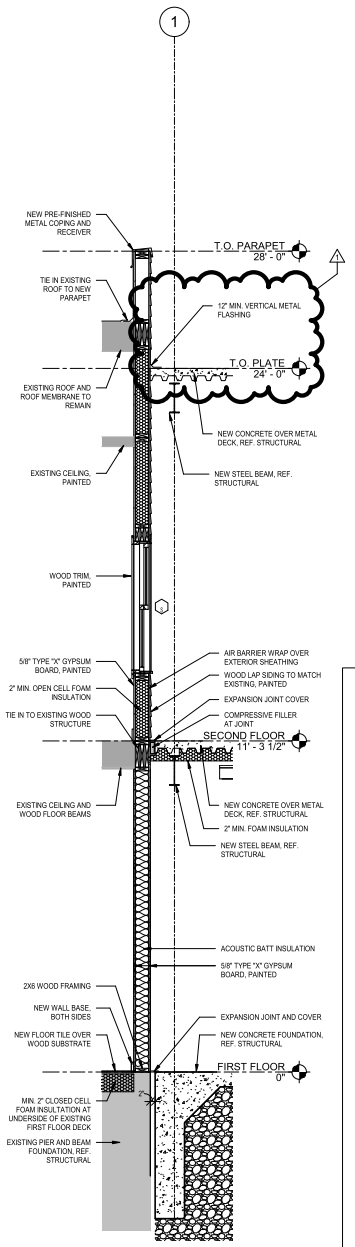
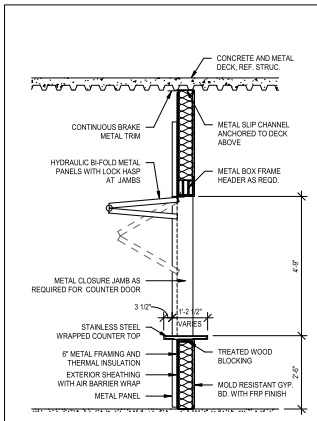
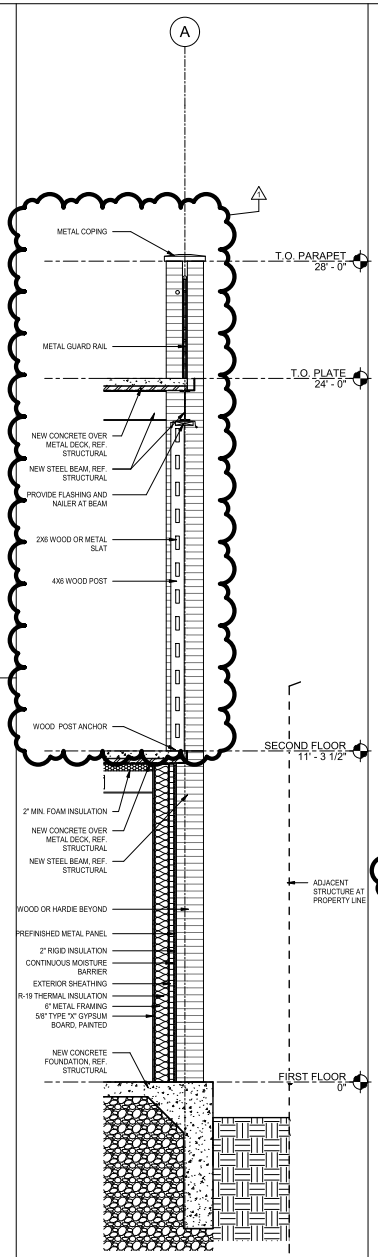


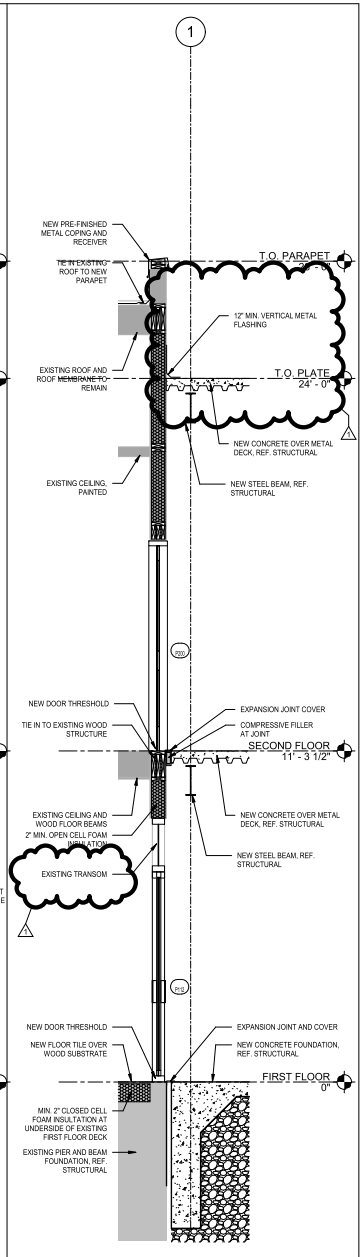
4 AREA B BUILDING SECTION EAST 2
1/2" = 1'-0"



3 AREA B FIRST FLOOR WALL SECTION
1/2" = 1'-0"



2 AREA B BUILDING SECTION NORTH
1/2" = 1'-0"



1 AREA B BUILDING SECTION EAST
1/2" = 1'-0"

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1	COSA REVISION	08.03.2023

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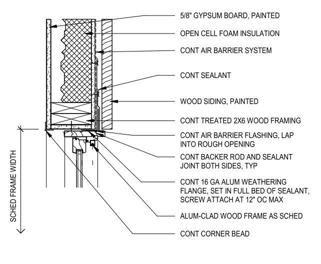
WALL SECTION DETAILS

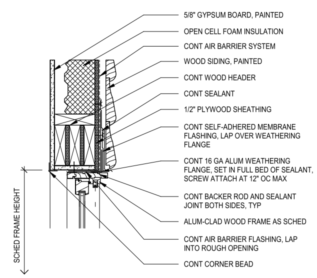
A7.10

DOOR SCHEDULE - FIRST FLOOR

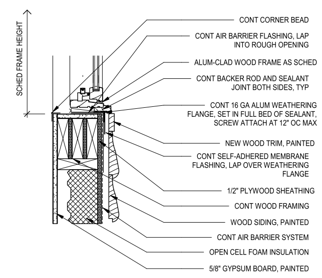
MARK	DOOR PANEL ELEV.	DOOR PANEL PAIR/SING	DOOR PANEL SIZE W x H: W	DOOR PANEL SIZE W x H: H	DOOR PANEL MATL.	DOOR FRAME ELEV.	DOOR FRAME SIZE W x H: W	DOOR FRAME SIZE W x H: H	DOOR FRAME MATL.	DETAILS: SILL	DETAILS: JAMB	DETAILS: HEAD	H.W.	FIRE RATING LABEL	REMARKS
P102	HG	PAIR	6' - 0"	7' - 0"	WOOD	1	6' - 4"	7' - 2"	WOOD						
P105	L	SING	3' - 0"	7' - 0"	WOOD	1	3' - 4"	7' - 2"	WOOD						
P106	L	SING	2' - 8"	7' - 0"	WOOD	1	2' - 10"	7' - 2"	WOOD						
P107	L	SING	3' - 0"	7' - 0"	WOOD	1	3' - 4"	7' - 2"	WOOD						
P109	L	SING	3' - 0"	7' - 0"	WOOD	1	3' - 4"	7' - 2"	WOOD						
P110	F	SING	3' - 0"	7' - 0"	HM	1	3' - 4"	7' - 2"	HM						
P112	FG	PAIR	5' - 8"	6' - 11 1/2"	GLASS	1	6' - 4"	7' - 2"	WOOD						PANIC HARDWARE
P114	F	SING	3' - 0"	7' - 0"	HM	1	3' - 4"	7' - 2"	HM						
P200	FGIR	PAIR	6' - 0"	7' - 0"	WOOD	1	6' - 4"	7' - 2"	WOOD						
P202	FG	PAIR	6' - 0"	7' - 0"	WOOD	1	6' - 4"	7' - 2"	WOOD						
P203	GATE	PAIR	10' - 0"	8' - 0"	ST				ST						EXTERIOR LOUVERED METAL GATE, PAINTED, CANE BOLT AND H.D. HASP
P205	L	SING	3' - 0"	7' - 0"	WOOD	1	3' - 4"	7' - 2"	WOOD						
P206	L	SING	3' - 0"	7' - 0"	WOOD	1	3' - 4"	7' - 2"	WOOD						



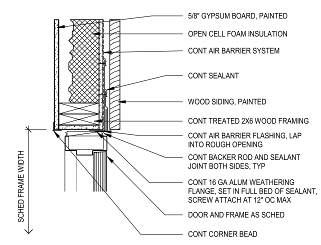
15 ALUM-CLAD WOOD JAMB - EXTERIOR
1 1/2" = 1'-0"



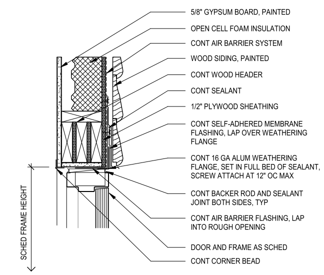
14 ALUM-CLAD WOOD HEAD - EXTERIOR
1 1/2" = 1'-0"



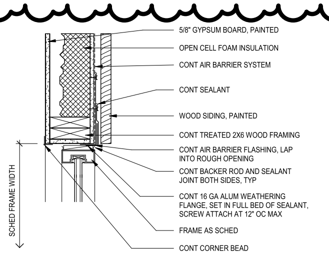
13 ALUM-CLAD WOOD SILL - EXTERIOR
1 1/2" = 1'-0"



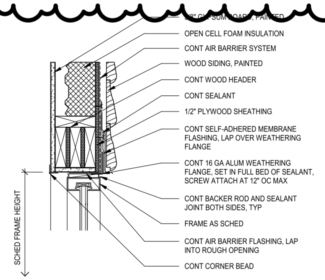
12 HM DOOR JAMB
1 1/2" = 1'-0"



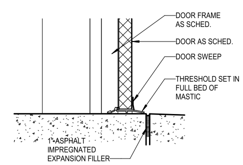
11 HM DOOR HEAD
1 1/2" = 1'-0"



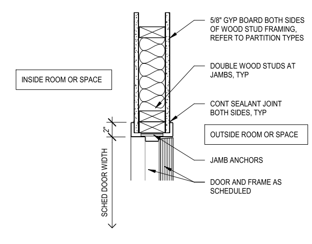
10 ALUM FRAME JAMB
1 1/2" = 1'-0"



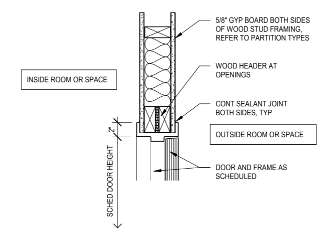
9 ALUM FRAME HEAD
1 1/2" = 1'-0"



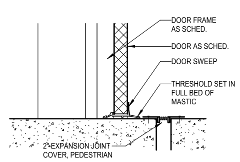
8 EXT DOOR THRESHOLD TYPICAL
1 1/2" = 1'-0"



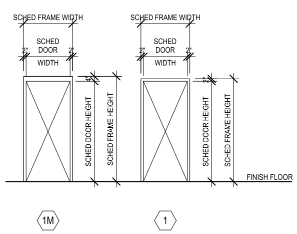
7 WD DOOR JAMB
1 1/2" = 1'-0"



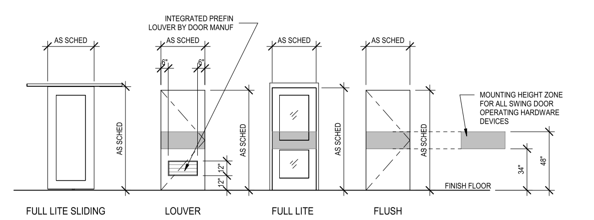
6 WD DOOR HEAD
1 1/2" = 1'-0"



4 EXT DOOR THRESHOLD-EXPANSION JOINT
1 1/2" = 1'-0"



DOOR FRAME ELEVATION TYPES
1/4" = 1'-0"



DOOR PANEL ELEVATION TYPES
1/4" = 1'-0"

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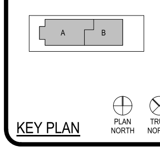
ARCHITECT	Above Ground Design, PLLC 200 Grooms Road Cibolo, Texas 78108
MEPT	HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212
STRUCTURAL	Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



KEY PLAN

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date
1	COSA REVISION	08.03.2023

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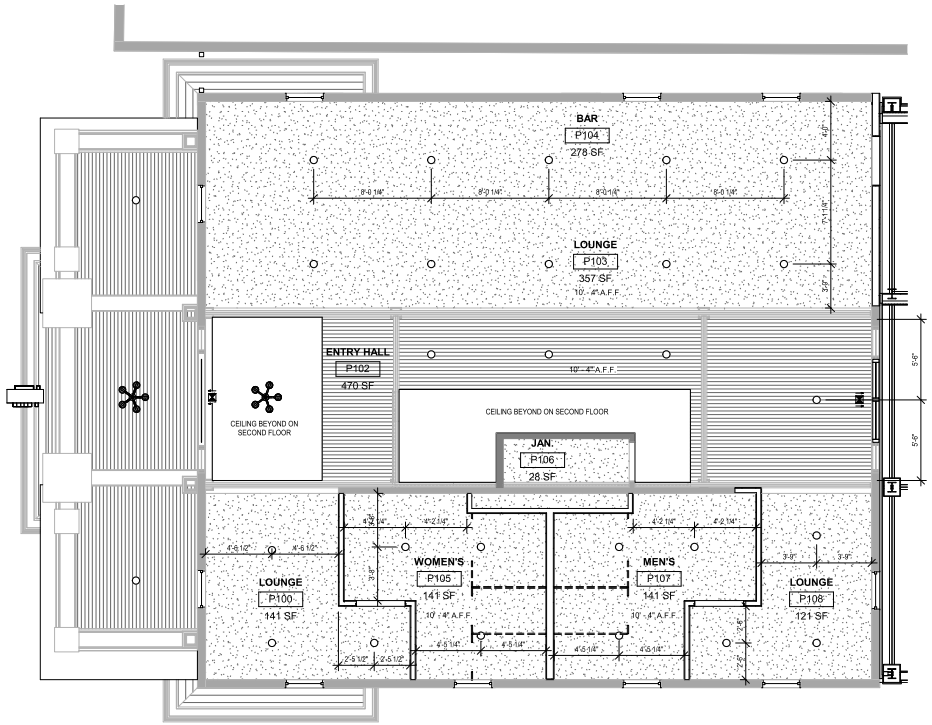
DOOR, WINDOW AND FRAME ELEVATIONS

A9.01



5 FIRST FLOOR REFLECTED CEILING PLAN - AREA A
1/4" = 1'-0"

NORTH
TRUE NORTH

GENERAL CEILING PLAN NOTES

1. REFER TO AND COORD. WITH ROOM FINISH SCHEDULES FOR SPECIFIC CEILING TYPES.
2. ALL SCHEDULED CEILING HEIGHTS ARE FROM THE MAIN FLOOR LEVEL WITHIN THE ROOM AND OR SPACE, AND ARE NOT FROM AN ELEVATED FLOOR LEVEL, AND ARE NOT FROM A RECESSED FLOOR LEVEL.
3. NO FIRE SPRINKLER HEADS ARE SHOWN ON ARCH. CEILING PLANS. ALL SPRINKLER HEADS SHALL BE CENTERED WITHIN CEILING TILES U.N.O.
4. ONLY CEILING MOUNTED FIXTURES AND EQUIP. IS SHOWN ON ARCH. CEILING PLANS. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNTED FIXTURES. REFER TO MEPT DOCUMENTS FOR ADDITIONAL INFORMATION CONCERNING CEILING MOUNTED FIXTURES AND OR WALL MOUNTED FIXTURES.
5. CEILING MOUNTED LIGHT FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. COORD. WITH ELEC. DOCUMENTS FOR LIGHT FIXTURE DESIGNATIONS.
6. CEILING MOUNTED LIGHT FIXTURES WITHIN FIRE RATED CEILING ASSEMBLIES SHALL HAVE LIGHT FIXTURE PROTECTION AND BE TENTED OR OTHERWISE FIRE RATED TO MATCH CEILING ASSEMBLY FIRE RATING.
7. VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MEPT DOCUMENTS. COORD. LOCATIONS OF CEILING ACCESS PANELS WITH ARCH. PRIOR TO INSTALLATION. CEILING ACCESS PANEL FIRE RATINGS SHALL MATCH CEILING ASSEMBLY FIRE RATINGS.
8. REFER TO WALL SECTIONS FOR WALL-CEILING INTERFACE

CEILING MATERIALS LEGEND

- GYPSUM BOARD *RE: FINISH SCHEDULE*
- WOOD BEAD BOARD *RE: FINISH SCHEDULE*
- 6" RECESSED LED CAN LIGHT
- SHIELD LED DOWN LIGHT
- EXIT LIGHT
- 1X4 LED RECESSED LIGHT
- HIGH BAY LED LIGHT FIXTURE
- LED SURFACE STRIP LIGHT FIXTURE
- LED METAL FAN

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ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS

AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

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REFLECTED CEILING PLAN - FIRST FLOOR AREA A

A10.01A

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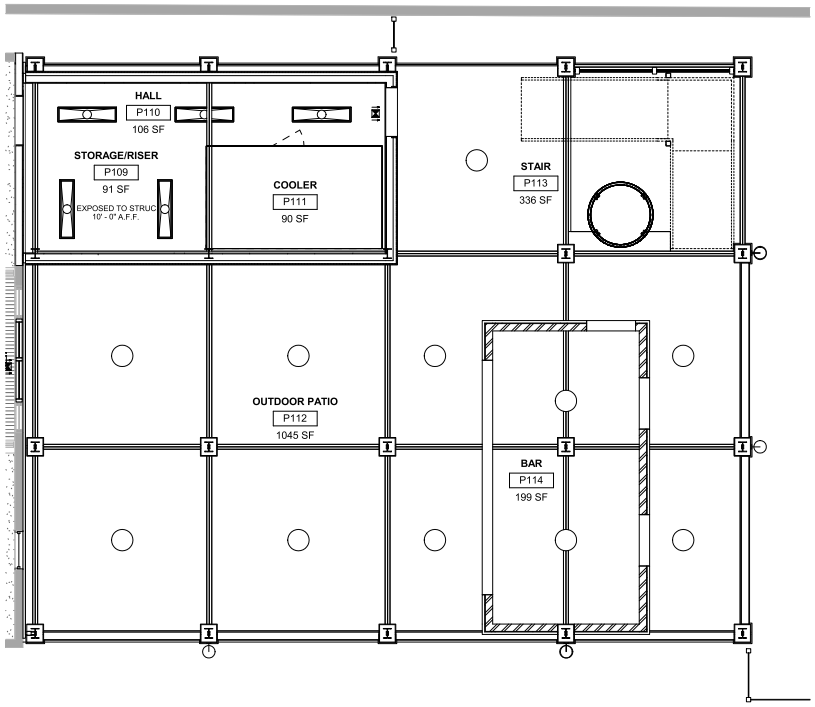

NORTH
TRUE NORTH

5 FIRST FLOOR REFLECTED CEILING PLAN - AREA B
1/4" = 1'-0"

GENERAL CEILING PLAN NOTES

1. REFER TO AND COORD. WITH ROOM FINISH SCHEDULES FOR SPECIFIC CEILING TYPES.
2. ALL SCHEDULED CEILING HEIGHTS ARE FROM THE MAIN FLOOR LEVEL WITHIN THE ROOM AND OR SPACE, AND ARE NOT FROM AN ELEVATED FLOOR LEVEL, AND ARE NOT FROM A RECESSED FLOOR LEVEL.
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KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT BRITTAIN STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

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REFLECTED CEILING PLAN - FIRST FLOOR AREA B

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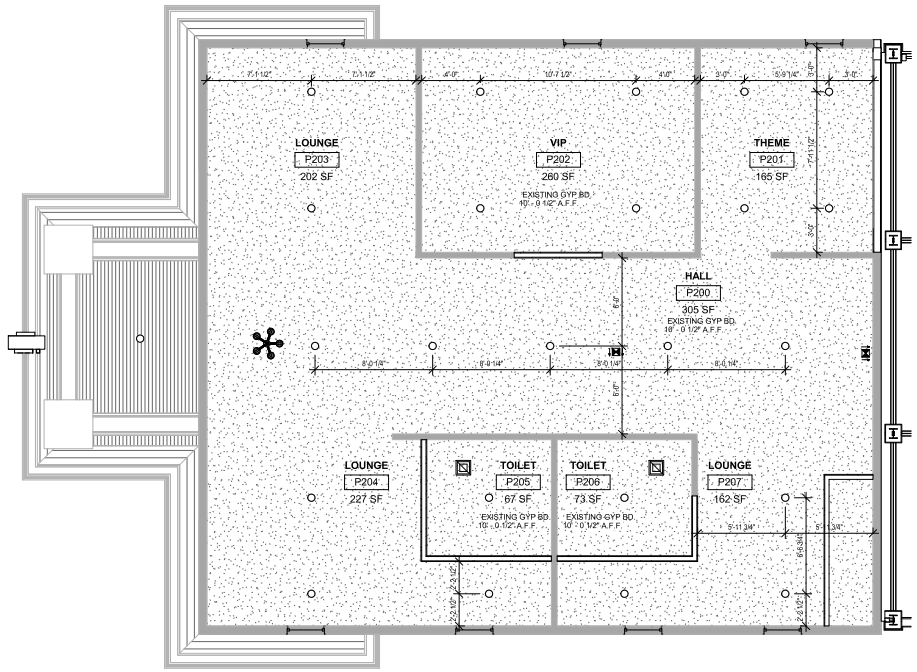

5 SECOND FLOOR REFLECTED CEILING PLAN - AREA A
1/4" = 1'-0"

TRUE NORTH NORTH

GENERAL NOTES

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTACT ARCH IF CLARIFICATION IS NECESSARY IN ORDER TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS
2. DRAWINGS NOTED AS "N.T.S" OR "NTS" ARE NOT TO SCALE
3. ALL DIMENSIONS ARE TO STRUCTURAL COLUMN LINES OR THE FACE OF FINISHED SURFACES U.N.O.
4. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITION BEFORE COMMENCING WORK. NOTIFY ARCH. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK
5. NOTES OR DIMENSIONS NOTED AS "TYPICAL" OR "TYP." OR "TYP" SHALL APPLY TO CONDITIONS THAT ARE THE SAME OR SIMILAR
6. DIMENSIONS NOTED AS "FIELD VERIFY" OR "V.I.F." OR "VIF" SHALL BE MEASURED AND CONFIRMED AT THE PROJECT SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCH. BEFORE INCORPORATING INTO THE WORK.
7. COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
8. THE FOUNDATION PLAN, DETAILS AND GENERAL NOTES FOR THIS PROJECT DO NOT REPRESENT ENGINEERED DRAWINGS, FOR REPRSENTATION OF DESIGN INTENT ONLY. CONSULT A PROFESSIONAL ENGINEER FOR ANY WORK CONSIDERED STRUCTURAL IN NATURE. THIS INFORMATION IS FOR PERMITTING AND BIDDING PURPOSES ONLY.

CEILING MATERIALS LEGEND

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ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT BRITTAIN JOSEPH STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

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REFLECTED CEILING PLAN - SECOND FLOOR AREA A

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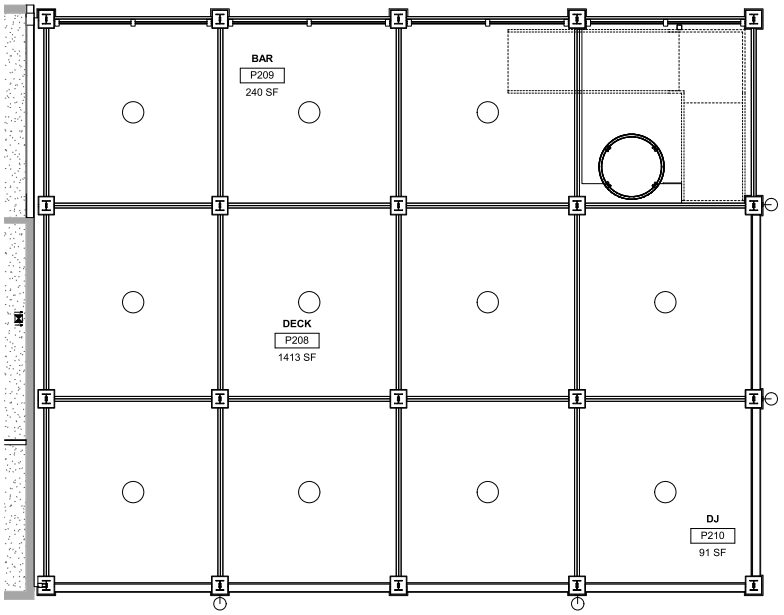

5 SECOND FLOOR REFLECTED CEILING PLAN - AREA B
1/4" = 1'-0"

TRUE NORTH NORTH

GENERAL CEILING PLAN NOTES

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ISSUE FOR PERMIT

KEY PLAN
PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT STATE OF TEXAS
AUGUST 3, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003
DATE AUGUST 3, 2023
REVISIONS

No.	Description	Date

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REFLECTED CEILING PLAN - SECOND FLOOR AREA B

A10.02B

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DUCT SYMBOLS

DOUBLE LINE SYMBOL	DESCRIPTION	SINGLE LINE SYMBOL
20x16	DUCT- FIRST NUMBER IS VISIBLE DIMENSION.	20x16
	MITERED ELBOW W/TURNING VANES	
R	RADIUS ELBOW W/VANE(S) (1.5=R/D STANDARD)	
	DUCT SECTION, POSITIVE PRESSURE	
	DUCT SECTION, NEGATIVE PRESSURE	
	DUCT & AIRFLOW UP(LEFT) POSITIVE PRESSURE DUCT & AIRFLOW DN(RIGHT) POSITIVE PRESSURE	
	DUCT & AIRFLOW UP(LEFT) NEGATIVE PRESSURE DUCT & AIRFLOW DN(RIGHT) NEGATIVE PRESSURE	
	DUCT & AIRFLOW UP(LEFT) NEG./POS. PRESSURE DUCT & AIRFLOW DN(RIGHT) NEG./POS. PRESSURE	
R	CHANGE OF ELEVATION=RISE (R), DROP (D)	R
20x16	DUCT W/INTERNAL LINING CLEAR INSIDE DIMENSIONS SHOWN	
AD	ACCESS DOOR=SIDE (L), BOTTOM (M), TOP (R)	AD
	FLEXIBLE CONNECTOR	
	FLEXIBLE DUCT	
FD	FD= FIRE DAMPER, SD=SMOKE DAMPER, FSD= FIRE/SMOKE DAMPER.	FSD
(TYPE)	MANUAL VOLUME DAMPER-SPECIFIC TYPE, NO LABEL=BUTTERFLY, OBD=OPPOSED BLADED DAMPER, PBD=PARALLEL BLADE DAMPER	(TYPE)
M	MOTORIZED DAMPER OR ZONE CONTROL DAMPER	M
	BRANCH TAP=W/45 DEG. ENTRY	
	BRANCH TAP=CONICAL SPIN=IN	
	BRANCH TAP=STRAIGHT SPIN=IN	
20x10 10x10	TRANSITION	20x10 10x10
	EXISTING DUCTWORK TO BE DEMOLISHED	
	EXISTING DUCTWORK TO REMAIN	
RTU-# FCU-# XXX-#	HVAC = EQUIP AS NOTED	
	AIR DEVICE, SUPPLY= CEILING. CLEAR	
A X"ø X CFM	AIR DEVICE TAG SPIN=IN DIMENSION AIRFLOW (CFM)	
	AIR DEVICE, RETURN= CEILING.	
	AIR DEVICE, EXHAUST= CEILING.	
	AIR DEVICE, SUPPLY= SIDEWALL.	
	AIR DEVICE, RETURN/EXHAUST= SIDEWALL.	

ABBREVIATIONS

A		
	ABV	ABOVE
	AC	ALTERNATING CURRENT / ABOVE CEILING
	ACMPR	AIR COMPRESSOR
	ACU	AIR CONDITIONING UNIT
	AFF	ABOVE FINISHED FLOOR
	AFMS	AIR FLOW MEASURING STATION
	AHU	AIR HANDLING UNIT
	AMB	AMBIENT
	AMP	AMPERE
	ANSI	"AMERICAN NATIONAL STANDARDS INSTITUTE"
	APPROX.	APPROXIMATE
	ARI	AMERICAN REFRIGERATION INSTITUTE
	ASHRAE	"AMERICAN SOCIETY OF HEATING, REFRIGERATION, and AIR CONDITIONING ENGINEERS"
	ASME	"AMERICAN SOCIETY OF MECHANICAL ENGINEERS"
	ASPE	"AMERICAN SOCIETY OF PLUMBING ENGINEERS"
	ASTM	"AMERICAN SOCIETY FOR TESTING AND MATERIALS"
	AVG	AVERAGE
	AWWA	"AMERICAN WATER WORKS ASSOCIATION"
B		
	B	BOILER
	BARO	BAROMETRIC
	BAROPR	BAROMETRIC PRESSURE
	BD	BACKDRAFT DAMPER
	BF	BELOW FLOOR
	BFC	BELOW FINISHED CEILING
	BG	BELOW GRADE
	BHP	BRAKE HORSEPOWER
	BOD	BOTTOM OF DUCT
	BOM	BILL OF MATERIAL
	BOP	BOTTOM OF PIPE
	BTU	BRITISH THERMAL UNIT
C		
	CCL	COOLING COIL
	CCW	COUNTERCLOCKWISE
	CD	CONDENSATE DRAIN
	CFH	CUBIC FEET PER HOUR
	CFM	CUBIC FEET PER MINUTE
	CH	CHILLER
	CHP	CHILLER WATER PUMP
	CHR	CHILLED WATER RETURN
	CHS	CHILLED WATER SUPPLY
	CLR	CLOSED CIRCUIT COOLER
	CMPR	COMPRESSOR
	CR	CONDENSATE RETURN
	CRU	COMPUTER ROOM UNIT
	CT	COOLING TOWER
	CU	CONDENSING UNIT
	CU.FT.	CUBIC FEET
	CU.IN.	CUBIC INCH
	CV	CONSTANT VOLUME
	CO2	CARBON DIOXIDE SENSOR
	CWP	CONDENSER WATER PUMP
	CWR	CONDENSER WATER RETURN
	CWS	CONDENSER WATER SUPPLY
D		
	dB	DECIBEL
	D	DRAIN
	DBT	DRY BULB TEMPERATURE
	DC	DIRECT CURRENT
	DDC	DIRECT DIGITAL CONTROL
	DEG	DEGREE
	DENS	DENSITY
	DIA	DIAMETER
	DIFF	DIFFERENCE or DELTA
	DN	DOWN
	DP	DEEP
	DPT	DEW POINT TEMPERATURE
	DS	DUCTLESS SPLIT
	DSCU	DUCTLESS SPLIT CONDENSING UNIT
E		
	E/A	EXHAUST AIR
	EA	EACH
	EAT	ENTERING AIR TEMPERATURE
	EDH	ELECTRIC DUCT HEATER
	EF-#	EXHAUST FAN DESIGNATION
	EFF.	EFFICIENCY
	EH-#	EXHAUST HOOD DESIGNATION
	ENTH.	ENTHALPY
	EOD	EMERGENCY OVERFLOW DRAIN
	ET	EXPANSION TANK
	EUH	ELECTRIC UNIT HEATER
	EVP	EVAPORATIVE COOLER
	EWT	ENTERING WATER TEMPERATURE
	EXP	EXPANSION
F		
	F	FAHRENHEIT
	FCU-#	FAN COIL UNIT DESIGNATION
	FLR.	FLOOR
	FOB	FLAT ON BOTTOM
	FOT	FLAT ON TOP
	FPM	FEET PER MINUTE
	FPS	FEET PER SECOND
	FPTU	FAN POWERED TERMINAL UNIT
	FRN	FURNACE
	FT	FEET
	FT.W.G.	FEET of WATER GAGE
	FVEL	FACE VELOCITY
G		
	GAL.	GALLONS
	GPH	GALLONS PER HOUR
	GPM	GALLONS PER MINUTE
	GR	GRAINS
H		
	HCL	HEATING COIL
	HD	HOOD
	HGT	HEIGHT
	HP	HORSEPOWER
	HPS	HIGH PRESSURE STEAM
	HR	HOUR
	HUM	HUMIDIFIER
	HWP	HOT WATER PUMP
	HWR	HOT WATER RETURN
	HWS	HOT WATER SUPPLY
	HZ	HERTZ
I		
	ID	INSIDE DIAMETER
	IH-#	INTAKE HOOD DESIGNATION
	IN.	INCH
	IN.W.G.	INCHES of WATER GAGE
	IRH	INFRARED HEATER
J		
K		
	KEF-#	KITCHEN EXHAUST FAN DESIGNATION
	KHE	KITCHEN HOOD EXHAUST
	kW	KILOWATTS
	kWH	KILOWATT HOUR
L		
	L-#	LOUVER DESIGNATION
	LAT	LEAVING AIR TEMPERATURE
	LBS.	POUNDS
	LIQ	LIQUID
	LPS	LOW PRESSURE STEAM
	LWT	LEAVING WATER TEMPERATURE
M		
	MAU-#	MAKEUP AIR UNIT DESIGNATION
	MAX.	MAXIMUM
	MBH	THOUSAND BTU/HR.
	MCA	MINIMUM CIRCUIT AMPACITY
	MCF	THOUSAND CUBIC FEET
	MIN.	MINIMUM or MINUTES
	MOCP	MAXIMUM OVERCURRENT PROTECTION
	MPS	MEDIUM PRESSURE STEAM
	MSS	"MANUFACTURERS STANDARDIZATION SOCIETY of the Valves and Fittings Industry, Inc."
N		
	N/A	NOT APPLICABLE
	NC	NOISE CRITERIA
	N.C.	NORMALLY CLOSED
	NEBB	NATIONAL ENVIRONMENTAL BALANCING BUREAU
	N.I.C.	NOT IN CONTRACT
	N.O.	NORMALLY OPEN
	N.T.S.	NOT TO SCALE
O		
	O/A	OUTSIDE AIR
	OD	OUTSIDE DIAMETER
	OSHA	OCCUPATIONAL SAFETY and HEALTH ADMINISTRATION
	OZ	OUNCE
P		
	PD	PRESSURE DIFFERENCE
	PH	PHASE
	PPM	PART PER MILLION
	PRI	PRIMARY
	PRESS.	PRESSURE
	PSI	POUNDS PER SQUARE INCH
	PSIA	"PSI, ABSOLUTE"
	PSIG	"PSI, GAGE"
Q		
R		
	R	THERMAL RESISTANCE
	R-22	REFRIGERANT-22
	R/A	RETURN AIR
	RCVR	RECEIVER
	RD	ROOF DRAIN
	RE: 1/M-xx	"REFER TO DETAIL NO.1, SHEET M-xx"
	RECIRC.	RECIRCULATE
	RF	RETURN FAN
	RH-#	RELIEF HOOD DESIGNATION
	RL	REFRIGERANT LIQUID
	RPM	REVOLUTIONS PER MINUTE
	RPS	REVOLUTIONS PER SECOND
	RS	REFRIGERANT SUCTION
	RTU-#	ROOFTOP UNIT DESIGNATION
	RV	RELIEF VENT
S		
	s	SECOND
	SA	SOUND ATTENUATOR
	S/A	SUPPLY AIR
	SAT	SATURATION
	SD	SMOKE DETECTOR
	SF	SUPPLY FAN
	SG	SPECIFIC GRAVITY
	SMACNA	"SHEET METAL and AIR CONDITIONING" "CONTRACTORS' NATIONAL ASSOCIATION"
	SP	STATIC PRESSURE
	SPEC.	SPECIFICATION
	SQ.FT.	SQUARE FEET
	SUCT.	SUCTION
T		
	TD	TEMPERATURE DIFFERENCE
	TEMP	TEMPERATURE
	TONS	TONS OF REFRIGERATION
	T-STAT	THERMOSTAT
	TU	TERMINAL UNIT
U		
	U	HEAT TRANSFER COEFFICIENT
	U/C	UNDER COUNTER
	UG	UNDERGROUND
	U.N.O.	UNLESS NOTED OTHERWISE
	UV	UNIT VENTILATOR
V		
	V	VOLTS
	VA	VOLT AMPERE
	VAC	VACUUM
	VAR	VARIABLE
	VAV	VARIABLE AIR VOLUME
	VEL.	VELOCITY
	VENT.	VENTILATION
	VERT.	VERTICAL
	VFD	VARIABLE FREQUENCY DRIVE
	VOL.	VOLUME
	VP	VELOCITY PRESSURE
	VTR	VENT THRU ROOF
W		
	W/	WITH
	W/O	WITHOUT
	W	WATTS
	WB	WET BULB
	WBT	WET BULB TEMPERATURE
	WT	WEIGHT
X		
Y		
	YCO	YARD CLEANOUT
	YD	YARD
	YR	YEAR
Z		
	ZN	ZONE

GENERAL MECHANICAL NOTES AND SPECIFICATIONS:

GENERAL

1. COORDINATE WORK AMONG ALL DISCIPLINES. IT IS NOT THE INTENT OF THESE DOCUMENTS TO DICTATE WHO MUST DO THE WORK. ALL WORK SHOWN IS THE RESPONSIBILITY OF THE (PRIME) CONTRACTOR.
2. FIELD VERIFY ALL CONDITIONS AND MEASURE DIMENSIONS WITHIN THE BUILDING PRIOR TO ORDERING EQUIPMENT AND/OR PROCEEDING WITH INSTALLATION.
3. ALL EQUIPMENT SHALL BE FACTORY TESTED, AND CONTRACTOR SHALL VERIFY THEIR CONDITION PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR EQUIPMENT DAMAGED DURING MOVING AND INSTALLATION.
4. EQUIPMENT FOUND DEFECTIVE PRIOR TO FINAL ACCEPTANCE SHALL BE REPLACED AT NO COST TO OWNER.
5. SUBMISSION OF BID PROPOSAL IS CONSIDERED AN ACKNOWLEDGEMENT THAT CONTRACTOR VISITED SITE, AND VERIFIED ALL EXISTING CONDITIONS, AND INCLUDED ANY MODIFICATIONS TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND OPERATIONAL MECHANICAL SYSTEM.
6. COORDINATE WITH OWNER AND ENGINEER FOR ANY DISRUPTION IN UTILITY SERVICES, PARTICULARLY THOSE THAT MIGHT AFFECT OTHER BUILDINGS.
7. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INVOLVING A CHANGE IN PROJECT SCOPE OR COST WITHOUT FIRST HAVING OBTAINED ENGINEER'S APPROVAL IN WRITING. UNLESS ENGINEER HAS AGREED TO SUCH CHANGE PRIOR TO IT BEING DONE, AND HAS AGREED THAT AN INCREASE IN COST ASSOCIATED WITH SUCH CHANGE IS WARRANTED; CONTRACTOR WILL NOT BE REIMBURSED FOR SUCH CHANGE.
8. TESTING, ADJUSTING AND BALANCING (TAB) CONTRACTOR SHALL BE RETAINED BY THE PRIME CONTRACTOR TAB SHALL NOT BE A PART OF THE MECHANICAL CONTRACT.

CODES AND ORDINANCES

1. PERFORM ALL WORK PER LATEST VERSION OF INTERNATIONAL MECHANICAL CODE, AND APPLICABLE LOCAL CODES AND ORDINANCES, UNLESS DRAWINGS OR SPECIFICATIONS HAVE MORE STRINGENT REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH PROJECT, INCLUDING FEES FOR INSPECTIONS, APPLICATIONS, AND PROVISION OF NEW SERVICES.
3. NOTIFY ENGINEER OF ANY ASPECTS OF DESIGN WHICH ARE THOUGHT TO BE IN NONCOMPLIANCE WITH APPLICABLE CODES.
4. ALL MECHANICAL SYSTEM MINIMUM EFFICIENCIES AND DUCTWORK INSULATION SHALL BE IN COMPLIANCE WITH THE CITY ENERGY CODE AND THE COMMERCIAL INTERNATIONAL ENERGY CODE.
5. MECHANICAL SYSTEM SIZING, ZONING AND DESIGN ASSUME A BUILDING ENVELOPE COMPLIANCE WITH THE MINIMUM INSULATION VALUES REQUIRED BY THE INTERNATIONAL ENERGY CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING ANY PROPOSED VARIANCES FROM THE REQUIRED CODE MINIMUM VALUES FOR INSULATION AND/OR VALUE ENGINEERING OF THE INSTALLED BUILDING ENVELOPE WITH THE BUILDING ARCHITECT AND ENGINEER PRIOR TO PROVIDING ANY PRICING.
6. ALL MECHANICAL SYSTEM VENTILATION AND PRESSURIZATION SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE AND NFPA.
7. THE OUTPUT CAPACITY OF HEATING AND COOLING EQUIPMENT SHALL BE NOT GREATER THAN THAT OF THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE LOADS CALCULATED. A SINGLE PIECE OF EQUIPMENT PROVIDING BOTH HEATING AND COOLING SHALL SATISFY THIS PROVISION FOR ONE FUNCTION WITH THE CAPACITY FOR THE OTHER FUNCTION AS SMALL AS POSSIBLE, WHITING AVAILABLE EQUIPMENT OPTIONS. REFER TO CODE FOR EXCEPTIONS.
8. PRIOR TO FINAL MECHANICAL AND PLUMBING INSPECTION, A THIRD PARTY REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY SHALL PROVIDE EVIDENCE OF MECHANICAL SYSTEMS COMMISSIONING AND COMPLETION IN ACCORDANCE WITH CODE. EXCEPTIONS FOR TOTAL MECHANICAL EQUIPMENT COOLING CAPACITY LESS THAN 480,000 BTUH (40 TONS) AND 600,000 BTUH OF COMBINED SERVICE WATER-HEATING AND SPACE-HEATING CAPACITY; AND SYSTEMS SERVING INDIVIDUAL DWELLING UNITS AND SLEEPING UNITS.

COORDINATION

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS OF CONSTRUCTION, INCLUDING BEAMS, FLOOR AND WALL PENETRATIONS, CHASES, AND REFLECTED CEILING PLANS. VERIFY OPENING SIZES WITH EQUIPMENT FURNISHED.
2. COORDINATE ALL WORK WITH OTHER TRADES; COORDINATE SCHEDULE OF WORK WITH ALL SUB-CONTRACTORS TO ACHIEVE SMOOTH FLOW OF CONSTRUCTION.
3. CONTRACTOR SHALL REVIEW COMPLETE DOCUMENTS PRIOR TO SUBMITTAL OF PROPOSAL TO GAIN COMPLETE UNDERSTANDING OF PROJECT SCOPE, WORK BY OTHERS, AND MECHANICAL WORK ASSOCIATED WITH OTHER DISCIPLINES.
4. ENGINEER/ ARCHITECT MUST BE GIVEN AT LEAST A TEN (10) WORKING DAY NOTICE TO PERFORM ALL TYPES OF INSPECTIONS. COORDINATE WORK SCHEDULE WITH ARCHITECT AND ENGINEER TO PLAN ACCORDINGLY FOR APPROPRIATE INSPECTIONS.
5. COORDINATE LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION OF AIR DEVICES. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.

ECONOMIZER

1. FOR SYSTEMS THAT REQUIRE ECONOMIZER, MECHANICAL CONTRACTOR SHALL PROVIDE A CONTROLLER EQUAL TO HONEYWELL JADE ECONOMIZER MODULE W7220. REFER TO ECONOMIZER DETAIL FOR ADDITIONAL INFORMATION.

RETURN AIR SYSTEMS

1. MECHANICAL DESIGN ASSUMES A MINIMUM 1" DOOR UNDERCUTS FOR ALL DOORS AND WALL PARTITIONS WITHIN CONDITIONED SPACES.
2. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF ANY DOOR OR PARTITION IS NOT PROVIDED WITH A MINIMUM 1" UNDERCUT OR IF ANY OF THE SPECIFIED SYSTEM RETURN PATHS ARE COMPROMISED DURING CONSTRUCTION IN ANY WAY.
3. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE A FIBERGLASS DUCTED 'TRANSFER BOOT/GRILL ABOVE CEILING FOR ANY DOOR OR PARTITION THAT IS NOT PROVIDED WITH A MINIMUM 1" UNDERCUT.
4. RETURN BOOT SHALL TERMINATE IN NEW RETURN AIR DEVICES. RETURN AIR DEVICES SHALL BE WHITE ALUMINUM PERFORATED LAY-IN TYPE WITH ALL NECESSARY MOUNTING HARDWARE TO MATCH OTHER RETURN DEVICES ON SITE. PROVIDE FRAMED AIR DEVICE IF IN HARD CEILING.

METAL AND FLEXIBLE DUCTS

1. DRAWINGS ARE DIAGRAMMATIC IN NATURE. FOR CLARITY SAKE, MOST DUCT OFFSETS/RISES/DROPS ARE NOT SHOWN. RECTANGULAR AND ROUND DUCTWORK SHALL BE GALVANIZED STEEL. SIZES SHOWN ARE INSIDE CLEAR DIMENSION.
2. PRIOR TO CONSTRUCTION, CONTRACTOR IS REQUIRED TO COORDINATE HEIGHTS OF DUCTWORK LAYOUT WITH EXISTING STRUCTURE, OTHER TRADES, AND PROPOSED CEILING HEIGHT TO CONFIRM ADEQUATE VERTICAL SPACE FOR STACKING.
3. CONSTRUCT AND LEAKAGE TEST ALL DUCTWORK BASED ON SMACNA REQUIREMENTS. COORDINATE PRESSURE CLASSES WITH EQUIPMENT SCHEDULES.
4. ALL GALVANIZED SHEET METAL DUCT WORK SHALL COMPLY WITH SMACNA'S 'HVAC DUCT CONSTRUCTION STANDARDS—METAL AND FLEXIBLE'.
5. USE 2" GLASS FIBER-REINFORCED FABRIC JOINT AND SEAM TAPE. USE WATER BASED JOINT AND SEAM SEALER. USE FIRE RESISTANT SEALER FOR FILLING OPENINGS AROUND DUCT PENETRATIONS THROUGH WALLS. ACCEPTABLE PRODUCTS ARE DOW CORNING, FIRE STOP FOAM AND FIRE STOP SEALER OR EQUAL.
6. USE SHEET METAL SCREWS OR BLIND RIVETS COMPATIBLE WITH DUCT MATERIALS WHEN SECURING ALL DUCTWORK TO STRUCTURE.
7. FLEXIBLE DUCT MAY BE USED TO CONNECT TO SUPPLY DIFFUSERS. MAXIMUM LENGTH OF FLEXIBLE DUCT LIMITED TO 5 FEET. PROVIDE FLEXMASTER TYPE 8M UL 181 CLASS 1 AIR DUCT OR EQUAL. FLEXIBLE DUCT SHALL HAVE MIN. R-8 INSULATING VALUE.
8. FLEXIBLE DUCT CLAMP SHALL BE OF STAINLESS STEEL BANDS WITH CADMIUM PLATED HEX SCREW TO TIGHTEN BAND WITH WORM GEAR ACTION.
9. PROVIDE TURNING VANES IN ALL SPLITS, TEES AND SWEPT 90 DEGREE ANGLE DUCT FITTINGS. MANUFACTURED TURNING VANES TO BE 1-1/2" WIDE, DOUBLE VANE, CURVED BLADES OF GALVANIZED SHEET STEEL SET ½" O.C. ACCEPTABLE MANUFACTURER'S ARE DUCTMATE INDUSTRIES, METALAIRE, WARD INDUSTRIES OR EQUAL.
10. WHERE RECTANGULAR TEE FITTINGS ARE SHOWN, PROVIDE FITTING WITH ADJUSTABLE DIVIDER SHEET AND TURNING VANES.
11. WHERE RECTANGULAR MAIN AND BRANCH CONNECTIONS ARE SHOWN, PROVIDE EXTRACTOR VANES.
12. PROVIDE MANUAL VOLUME CONTROL DAMPERS WHERE SHOWN ON DRAWINGS. DAMPERS TO HAVE NEOPRENE BLADE SEALS AND GALVANIZED STEEL FRAMES, TIE BARS, DAMPER AND BRACKETS. ACCEPTABLE MANUFACTURER'S ARE RUSKIN CO., NAILOR INDUSTRIES, FLEXMASTER OR EQUAL.
13. ABOVE INACCESSIBLE CEILINGS AND WHERE DUCT CONFIGURATION DOES NOT ALLOW FOR INSTALLATION OF DAMPER IN DUCTWORK OR DIFFUSER, PROVIDE REMOTE MANUAL DAMPER BY YOUNG REGULATOR, (BOWDEN CABLE CONTROL SYSTEM). CONTRACTOR MAY PROVIDE OPPOSED BLADE DAMPER THAT IS INTEGRAL TO GRD WITH ENGINEER'S APPROVAL.

INSULATION

1. DUCT WRAP INSULATION SHALL BE MINERAL FIBER INSULATION. ALL SERVICE JACKETING MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL AND VINYL FILM. ACCEPTABLE MANUFACTURER'S ARE CERTAINTEED, KNAUF OR OWENS-CORNING. INSTALL DUCT WRAP INSULATION PER MANUFACTURER'S INSTRUCTIONS.
2. INTERIOR DUCTWORK TO BE INSULATED WITH DUCT WRAP INSULATION. ALL SUPPLY DUCTS TO HAVE 3" MIN. THICKNESS (R-8) INSULATION AND ALL RETURN AND OUTSIDE AIR DUCTS TO HAVE 2" MIN. INSULATION.

TESTING, ADJUSTING AND BALANCING (TAB)

1. TAB TO BE PERFORMED BY AN INDEPENDENT ENTITY, CERTIFIED BY AABC OR NEBB, AND PROVIDED BY GENERAL CONTRACTOR.
2. PERFORM TESTING AND BALANCING PROCEDURES PER AABC'S 'NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE' OR NEBB'S 'PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS'.

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TBPE FIRM REGISTRATION NO. 13361

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BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

STATE OF TEXAS
ALFREDO HERNANDEZ
101108
LICENSED
PROFESSIONAL ENGINEER
3/10/23

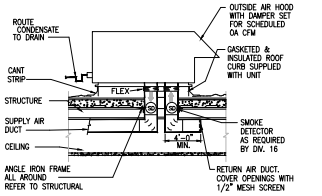
CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE MARCH 10, 2023
REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT

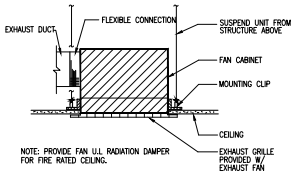
MECHANICAL SYMBOLS & ABBREVIATIONS

M000

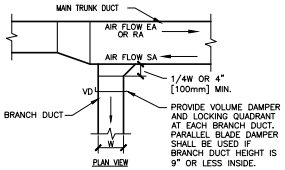


NOTE: ALL CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 GALVINIZED WITH MALLABLE IRON SCREWED FITTINGS.

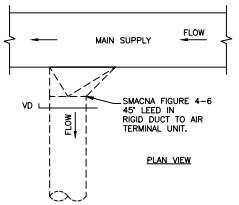
1 ROOF TOP UNIT MOUNTING DETAIL
NTS



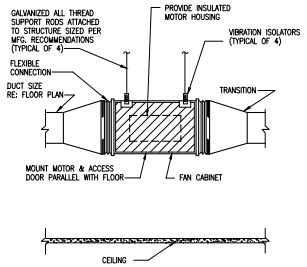
2 CEILING MOUNTED EXHAUST FAN
NTS



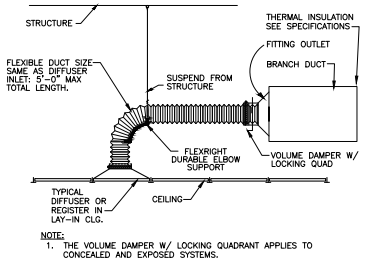
3 BRANCH DUCT TAKE-OFF PAN VIEW
NTS



4 ALTERNATE SUPPLY DUCT TAKEOFF - AIR TERMINAL UNITS
NTS

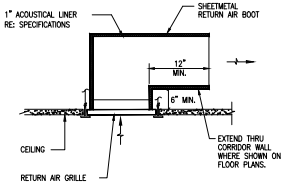


5 IN-LINE EXHAUST FAN DETAIL
NTS



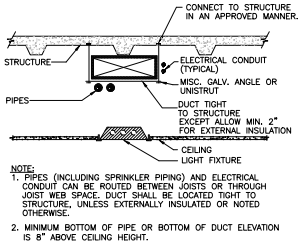
NOTE:
1. THE VOLUME DAMPER W/ LOCKING QUADRANT APPLIES TO CONCEALED AND EXPOSED SYSTEMS.

6 FLEXIBLE AIR DUCT CONNECTOR
NTS



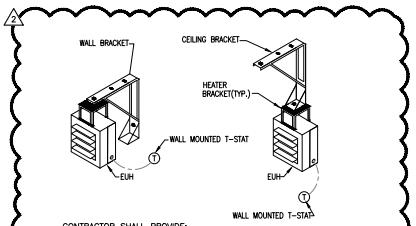
NOTE:TYPICAL FOR ALL RETURN AIR GRILLES

7 RETURN AIR BOOT AT GRILLE
NTS



NOTE:
1. PIPES (INCLUDING SPRINKLER PIPING) AND ELECTRICAL CONDUIT CAN BE ROUTED BETWEEN JOISTS OR THROUGH JOIST WEB SPACE. DUCT SHALL BE LOCATED TIGHT TO STRUCTURE, UNLESS EXTERNALLY INSULATED OR NOTED OTHERWISE.
2. MINIMUM BOTTOM OF PIPE OR BOTTOM OF DUCT ELEVATION IS 8" ABOVE CEILING HEIGHT.

8 RECTANGULAR DUCT INSTALLATION
NTS



CONTRACTOR SHALL PROVIDE:
- WALL-MOUNTED THERMOSTAT
- LOW VOLTAGE CONTROL TRANSFORMER
- UNIVERSAL WALL AND CEILING-MOUNTED BRACKET
- AUTOMATIC RESET THERMAL CUT-OUT
- ADJUSTABLE DISCHARGE
- REMOTE SUMMER FAN SWITCH

9 ELECTRIC UNIT HEATER DETAIL
NTS

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8/7/23

CLIENT
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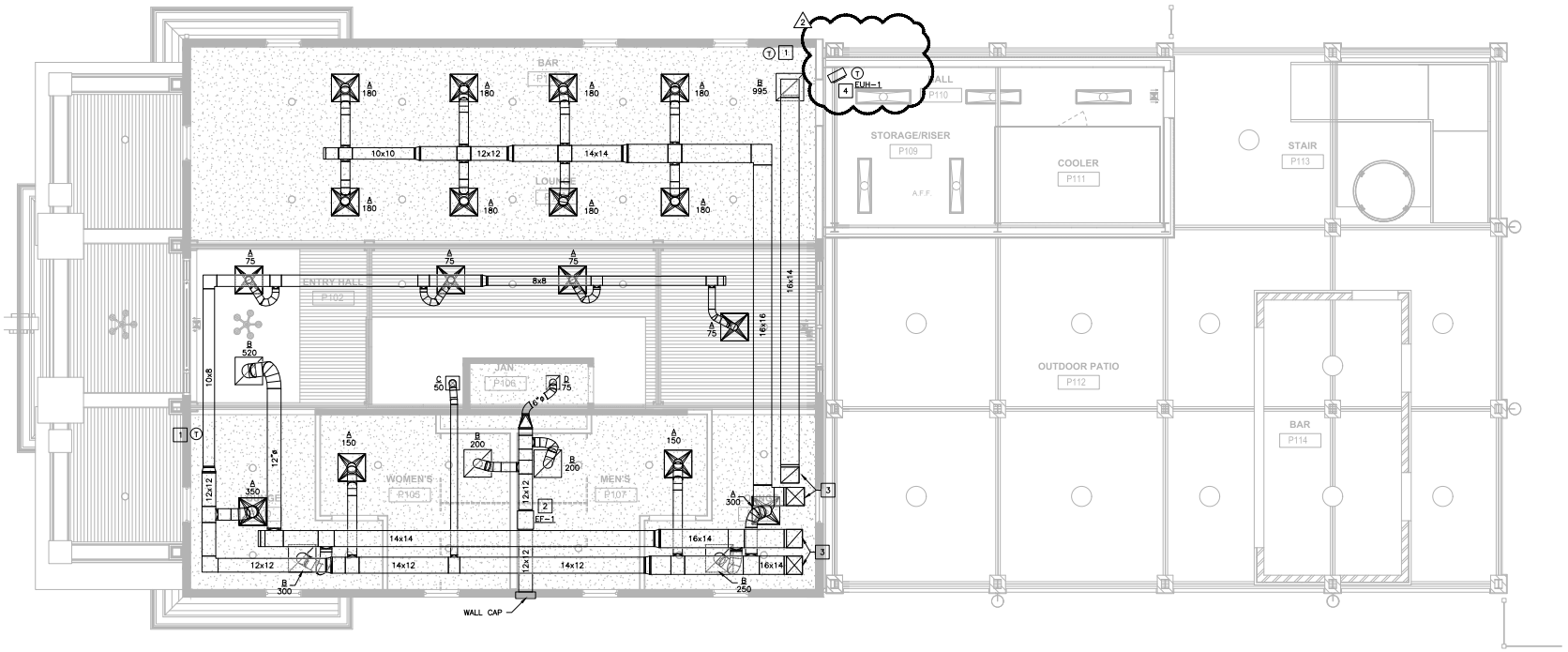
No.	Description	Date
2	HDRC Comments	8/3/2023

DESIGN DEVELOPMENT

MECHANICAL DETAILS

M001



1 FIRST FLOOR MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL BALANCE EACH DEVICE WITH THE CFM SHOWN ON PLAN.

B. NEW PIPING AND DUCTWORK SHOWN ON PLAN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR PIPING AND DUCTWORK ROUTING. OFFSET AND RUN PIPING, DUCTWORK INSIDE THE STRUCTURE IF REQUIRED. PROVIDE ANY EXTRA PIPING, DUCTWORK, FITTINGS, INSULATIONS AND OTHER ACCESSORIES IN ORDER TO COMPLETE THE INSTALLATION.

C. COORDINATE LOCATIONS AND SIZES OF ROOF OPENINGS WITH OWNER AND STRUCTURE ENGINEERS.

D. EQUIPMENT SIZES, DIMENSIONS AND REQUIRED CONNECTIONS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT SELECTED VENDOR DRAWINGS BEFORE FABRICATION OF DUCTWORK, PIPING, ETC...

E. DUCT SIZES SHOWN ON PLANS ARE CLEAR INSIDE AIR STREAM DIMENSIONS.

F. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL HVAC BASED ON ACTUAL EQUIPMENT SELECTED PRIOR TO INSTALLATION.

G. CONTRACTOR SHALL COORDINATE EQUIPMENT WEIGHTS AND SUPPORTS BASED ON ACTUAL EQUIPMENT SELECTED.

H. ALL EXPOSED DUCTWORK SHALL BE AS SHOWN, DOUBLE-WALL, INSULATED METAL, PRIMED FOR PAINTING, UNLESS OTHERWISE NOTED ON PLAN. ALL CONCEALED DUCTWORK SHALL BE INSULATED DUCT BOARD RECTANGULAR UNLESS ALLOWED IN WRITING BY THE ENGINEER OF RECORD. COORDINATE FINAL FINISH WITH ARCHITECT.

I. COORDINATE WITH ALL TRADES FOR MATERIALS IN RATED AND PLENUM SPACES.

J. ALL EXHAUST FANS SCHEDULED TO BE AUTOMATICALLY CONTROLLED BY MECHANICAL AIR HANDLERS SHALL BE CONNECTED BY MEANS OF AN AUXILIARY RELAY. PROVIDE AUXILIARY RELAY AS NEEDED.

K. ALL SOURCE OF MECHANICAL INTAKE SHALL MAINTAIN 10 LINEAR FEET SEPARATION BETWEEN ANY SOURCE OF EXHAUST. CONTRACTOR IS RESPONSIBLE TO ADJUST DUCT LENGTH AS NEEDED.

KEYED NOTES:

1. LOCATION OF DIGITAL THERMOSTAT CONTROL. PROVIDE LOCKABLE COVER.
2. PROVIDE ACCESS PANEL FOR INLINE EXHAUST FAN. INTERCONNECT EXHAUST FAN WITH AUXILIARY RELAY OF RTU-2. FAN SHALL BE SUSPENDED FROM STRUCTURE ABOVE. VERIFY EXACT LOCATION OF STRUCTURAL MEMBERS PRIOR TO INSTALLATION. PROVIDE WALL CAP EQUAL TO LOREN COOK WCRS-ALUM AND INSTALL BOTTOM OF WALL CAP AT SAME HEIGHT AS EXHAUST FAN.
3. REFER TO M200 FOR CONTINUATION.
4. PROVIDE ELECTRIC UNIT HEATER AS SCHEDULED. INTERCONNECT WITH T-STAT AND SET CUT-ON TEMP TO 40°F.

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DESIGN DEVELOPMENT

KEY PLAN

PLAN NORTH

TRUE NORTH

STATE OF TEXAS
ALFREDO HERNANDEZ
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LICENSED
PROFESSIONAL ENGINEER
07/7/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE MARCH 10, 2023

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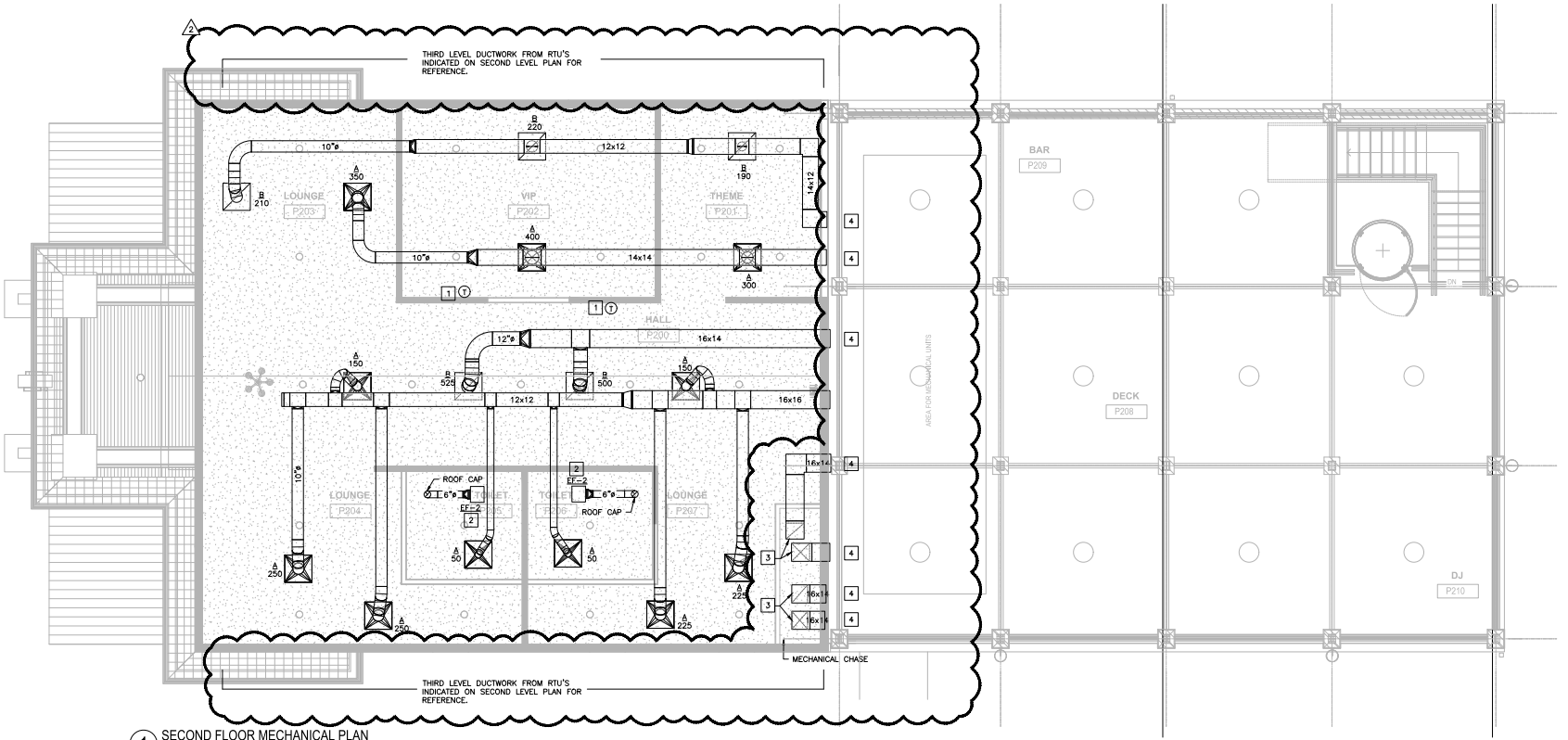
2	HDRC Comments	8/3/2023

DESIGN DEVELOPMENT

FIRST FLOOR MECHANICAL PLAN

M100



1 SECOND FLOOR MECHANICAL PLAN
1/4" = 1'-0"

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL BALANCE EACH DEVICE WITH THE CFM SHOWN ON PLAN.

B. NEW PIPING AND DUCTWORK SHOWN ON PLAN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR PIPING AND DUCTWORK ROUTING. OFFSET AND RUN PIPING, DUCTWORK INSIDE THE STRUCTURE IF REQUIRED. PROVIDE ANY EXTRA PIPING, DUCTWORK, FITTINGS, INSULATIONS AND OTHER ACCESSORIES IN ORDER TO COMPLETE THE INSTALLATION.

C. COORDINATE LOCATIONS AND SIZES OF ROOF OPENINGS WITH OWNER AND STRUCTURE ENGINEERS.

D. EQUIPMENT SIZES, DIMENSIONS AND REQUIRED CONNECTIONS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT SELECTED VENDOR DRAWINGS BEFORE FABRICATION OF DUCTWORK, PIPING, ETC...

E. DUCT SIZES SHOWN ON PLANS ARE CLEAR INSIDE AIR STREAM DIMENSIONS.

F. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL HVAC BASED ON ACTUAL EQUIPMENT SELECTED PRIOR TO INSTALLATION.

G. CONTRACTOR SHALL COORDINATE EQUIPMENT WEIGHTS AND SUPPORTS BASED ON ACTUAL EQUIPMENT SELECTED.

H. ALL EXPOSED DUCTWORK SHALL BE AS SHOWN, DOUBLE-WALL, INSULATED METAL, PRIMED FOR PAINTING, UNLESS OTHERWISE NOTED ON PLAN. ALL CONCEALED DUCTWORK SHALL BE INSULATED DUCT BOARD RECTANGULAR UNLESS ALLOWED IN WRITING BY THE ENGINEER OF RECORD. COORDINATE FINAL FINISH WITH ARCHITECT.

I. COORDINATE WITH ALL TRADES FOR MATERIALS IN RATED AND PLENUM SPACES.

J. ALL EXHAUST FANS SCHEDULED TO BE AUTOMATICALLY CONTROLLED BY MECHANICAL AIR HANDLERS SHALL BE CONNECTED BY MEANS OF AN AUXILIARY RELAY. PROVIDE AUXILIARY RELAY AS NEEDED.

K. ALL SOURCE OF MECHANICAL INTAKE SHALL MAINTAIN 10 LINEAR FEET SEPARATION BETWEEN ANY SOURCE OF EXHAUST. CONTRACTOR IS RESPONSIBLE TO ADJUST DUCT LENGTH AS NEEDED.

KEYED NOTES:

1. LOCATION OF DIGITAL THERMOSTAT CONTROL. PROVIDE LOCKABLE COVER.
2. PROVIDE ACCESS PANEL FOR CEILING MOUNTED EXHAUST FAN. INTERCONNECT EXHAUST FAN WITH LIGHTS IN THIS ROOM. REFER TO ELECTRICAL LIGHTING PLAN. FAN SHALL BE SUSPENDED FROM STRUCTURE ABOVE. VERIFY EXACT LOCATION OF STRUCTURAL MEMBERS PRIOR TO INSTALLATION. PROVIDE ROOF CAP..
3. REFER TO M100 FOR CONTINUATION.
4. REFER TO M300 FOR CONTINUATION.

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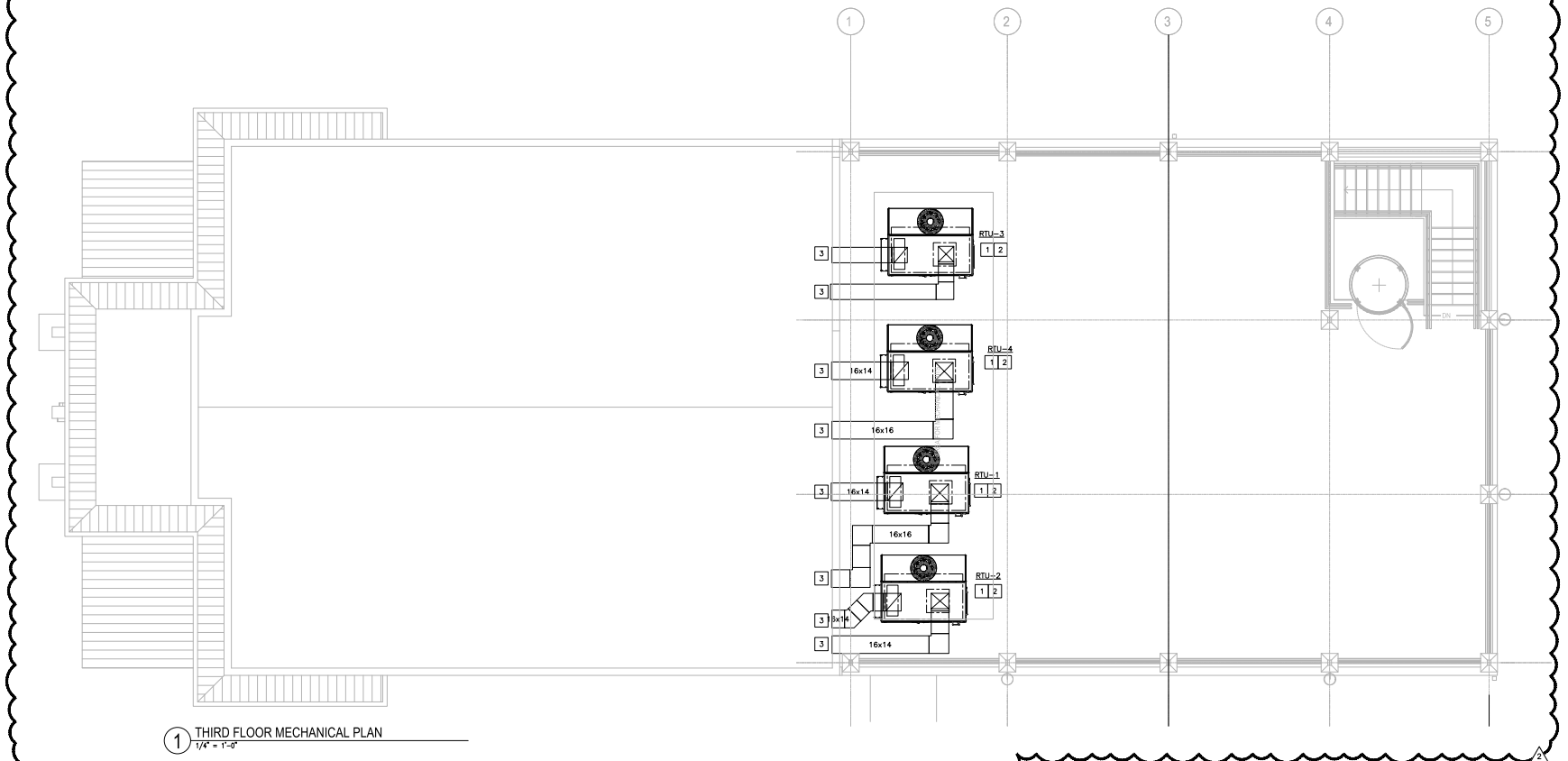
DESIGN DEVELOPMENT

SECOND FLOOR MECHANICAL PLAN

M200



1 THIRD FLOOR MECHANICAL PLAN
1/4" = 1'-0"

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL BALANCE EACH DEVICE WITH THE CFM SHOWN ON PLAN.

B. NEW PIPING AND DUCTWORK SHOWN ON PLAN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR PIPING AND DUCTWORK ROUTING. OFFSET AND RUN PIPING, DUCTWORK INSIDE THE STRUCTURE IF REQUIRED. PROVIDE ANY EXTRA PIPING, DUCTWORK, FITTINGS, INSULATIONS AND OTHER ACCESSORIES IN ORDER TO COMPLETE THE INSTALLATION.

C. COORDINATE LOCATIONS AND SIZES OF ROOF OPENINGS WITH OWNER AND STRUCTURE ENGINEERS.

D. EQUIPMENT SIZES, DIMENSIONS AND REQUIRED CONNECTIONS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT SELECTED VENDOR DRAWINGS BEFORE FABRICATION OF DUCTWORK, PIPING, ETC...

E. DUCT SIZES SHOWN ON PLANS ARE CLEAR INSIDE AIR STREAM DIMENSIONS.

F. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL HVAC BASED ON ACTUAL EQUIPMENT SELECTED PRIOR TO INSTALLATION.

G. CONTRACTOR SHALL COORDINATE EQUIPMENT WEIGHTS AND SUPPORTS BASED ON ACTUAL EQUIPMENT SELECTED.

H. ALL EXPOSED DUCTWORK SHALL BE AS SHOWN, DOUBLE-WALL, INSULATED METAL, PRIMED FOR PAINTING, UNLESS OTHERWISE NOTED ON PLAN. ALL CONCEALED DUCTWORK SHALL BE INSULATED DUCT BOARD RECTANGULAR UNLESS ALLOWED IN WRITING BY THE ENGINEER OF RECORD. COORDINATE FINAL FINISH WITH ARCHITECT.

I. COORDINATE WITH ALL TRADES FOR MATERIALS IN RATED AND PLENUM SPACES.

J. ALL EXHAUST FANS SCHEDULED TO BE AUTOMATICALLY CONTROLLED BY MECHANICAL AIR HANDLERS SHALL BE CONNECTED BY MEANS OF AN AUXILIARY RELAY. PROVIDE AUXILIARY RELAY AS NEEDED.

K. ALL SOURCE OF MECHANICAL INTAKE SHALL MAINTAIN 10 LINEAR FEET SEPARATION BETWEEN ANY SOURCE OF EXHAUST. CONTRACTOR IS RESPONSIBLE TO ADJUST DUCT LENGTH AS NEEDED.

KEYED NOTES:

1. CONTRACTOR TO RUN CONDENSATE DRAIN TO MOP SINK IN JANITOR CLOSET.
2. COORDINATE FINAL LOCATION OF EQUIPMENT WITH STRUCTURAL DRAWINGS. UNIT MUST BE AT LEAST 3' AWAY FROM EDGE OF ROOF.
3. REFER TO M200 FOR CONTINUATION.

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DESIGN DEVELOPMENT

THIRD FLOOR
MECHANICAL PLAN

2 M300

MECHANICAL EQUIPMENT (ELECTRIC HEAT) SCHEDULE

TAG	FLOW RATE		STATIC PRESSURE	ELECTRICAL DATA			DX COOLING				ELECTRIC HEATING			BASIS OF DESIGN					NOTES
	SUPPLY	OA	EXTERNAL	MCA	MOCP	VOLTAGE	SENSIBLE	TOTAL	ENT. AIR TEMP	LEA. AIR TEMP	COIL			MANUFACTURER	MODEL OR SERIES	HP	IEER	WEIGHT (LBS)	
	CFM	CFM	IN WG	AMPS	AMPS		MBH	MBH	DB/WB	DB/WB	STAGES	KW	VOLTAGE						
RTU - 1	1440	446	0.5	43.6	45	208/3Ø	35.4	50.6	99/74	52/52	1	11	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	1,2,4,5
RTU - 2	1300	230	0.5	43.6	45	208/3Ø	34.8	39.7	99/74	50/50	1	10	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	ALL
RTU - 3	1050	430	0.5	41.9	45	208/3Ø	27.7	43.8	99/74	50/50	1	9	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1	17.9	1210	1,2,4,5
RTU - 4	1350	325	0.5	43.6	45	208/3Ø	34.5	45.1	99/74	51/51	1	10	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	1,2,4,5

NOTES:
1. UNIT TO BE PROVIDED WITH ELECTRIC HEAT, FAN, DX COOLING COIL AND FILTER SECTION.
2. PROVIDE 14" ROOF CURB AND HAIL GUARD.
3. PROVIDE AUXILIARY RELAY FOR CONNECTION OF EXHAUST FAN.
4. PROVIDE SMOKE DUCT DETECTOR AT RETURN.
5. ECONOMIZER NOT REQUIRED, HIGH EFFICIENCY UNIT.

ELECTRIC UNIT HEATER SCHEDULE

MARK	EUH-1	
SERVES	RISER	
KW	3.3/2.5	
VOLTS/PHASE/HERTZ	240-208/1/60	
AMPS.	13.7/12.0	
MANUFACTURER	MARKEL 5100	
MODEL NO.	HF2B5103	
WEIGHT	25	
NOTES	1	

NOTE:
1. SHALL INCLUDE WALL MOUNTED THERMOSTAT, FUSED CONTROL CIRCUIT, MANUAL RESET HIGH LIMIT, "FAN ONLY" SWITCH, AND WALL BRACKET.

MECHANICAL AIR TERMINAL DEVICES SCHEDULE

TAG	SIZE	DESCRIPTION	CONSTRUCTION	FINISH	BASIS OF DESIGN		NOTES
					MANUFACTURER	MODEL OR SERIES	
A	24X24	LOUVERED FACE SUPPLY AIR DIFFUSER	ALUMINUM	WHITE	TITUS	TMS-AA	ALL
B	24X24	PERFORATED FACE RETURN AIR GRILLE	ALUMINUM	WHITE	TITUS	PAR-AA	ALL
C	12X12	LOUVERED FACE SUPPLY AIR DIFFUSER	ALUMINUM	WHITE	TITUS	TMS-AA	1,2,3,4,7
D	12X12	PERFORATED FACE RETURN AIR GRILLE	ALUMINUM	WHITE	TITUS	PAR-AA	ALL

NOTES:
1. PROVIDE STANDARD WHITE FINISH FOR ALL AIR DEVICES UNLESS NOTED OTHERWISE ON PLAN.
2. PAINT ALL SURFACES VISIBLE THROUGH FACE OF RETURN AIR GRILLES FLAT BLACK. THIS SHALL INCLUDE PIPING, CONDUIT, DUCTWORK, AND STRUCTURAL MEMBERS.
3. PROVIDE FRAME FOR MOUNTING AIR DEVICE IN LAY-IN GRID CEILING UNLESS REFLECTED CEILING PLAN INDICATES HARD CEILING. IN AREAS WITH HARD CEILINGS, PROVIDE FRAMES FOR SURFACE MOUNTING.
4. UNLESS OTHERWISE NOTED, BRANCH DUCTS SERVING AIR DEVICES SHALL BE SAME SIZE AS NECK OF AIR DEVICE.
5. PROVIDE GRILLE WITH INSULATED BACKPAN OPTION

FOR ROUND NECK DIFFUSERS:
6" DIA: 0-120 CFM
8" DIA: 125-220 CFM
10" DIA: 225-380 CFM
12" DIA: 385-600 CFM

MECHANICAL FAN SCHEDULE

TAG	FLOW RATE	STATIC PRESSURE	MOTOR DATA	ELECTRICAL DATA				MAXIMUM LOUDNESS	BASIS OF DESIGN		NOTES
		EXTERNAL	LOAD	SPEED	MCA	MOCP	VOLTAGE				
	CFM	IN WG	HP	RPM	AMPS	AMPS		SONES	MANUFACTURER	MODEL OR SERIES	
EF-1	475	0.15	-	1400	0.4	15	120	3.5	L. COOK	GN-622	2,3,4
EF-2	75	0.15	-	750	0.4	15	120	0.9	L. COOK	GC-128	1-3

NOTES:
1. INTERCONNECT WITH LIGHTS IN ROOM. REFER TO ELECTRICAL LIGHTING PLAN
2. PROVIDE FACTORY MOUNTED AND INSTALLED DISCONNECT.
3. PROVIDE ACCESS DOOR TO SERVICE UNIT IF IN HARD CEILING.
4. INTERCONNECT WITH INTEGRATED AUXILIARY RELAY OF RTU-2. PROVIDE SUPPLEMENTAL AUXILIARY RELAY AS REQUIRED.

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DESIGN DEVELOPMENT

MECHANICAL SCHEDULES

2 M400

ABBREVIATIONS

A	
A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ABOVE COUNTER
ACC	AIR COOLED CHILLER
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AF	AMPERE FUSE, AMPERE FRAME
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPT CAPACITY
AL	ALUMINUM
AM	AMMETER
AMP	AMPLIFIER
ANN	ANNUNICATOR
AP	ACCESS PANEL, ALARM PANEL
ARCH	ARCHITECT, ARCHITECTURAL
ASC	AMPERES SHORT CIRCUIT
AT	AMPERE TRIP RATING
ATS	AUTOMATIC TRANSFER SWITCH
AVG.	AVERAGE
AUX.	AUXILIARY
AWG.	AMERICAN WIRE GAUGE
B	
BC	BELOW COUNTER
BKR	BREAKER
BLDG.	BUILDING
C	
C	CONDUIT, CELSIUS
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CWP	CONDENSER WATER PUMP
CH	CHILLER
CHP	CHILLED WATER PUMP
CIRC	CIRCULATING
CKT	CIRCUIT
CL	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS,CONTINUATION
	CONTROLLER, CONTRACTOR
CP.	CIRCULATING PUMP
CPUC	CPU CHILLER
CRT	CATHODE RAY TUBE
CRU	CONDENSATE RETURN UNIT
CT	CURRENT TRANSFORMER, COOLING TOWER
CTR	CENTER
CU	COPPER
D	
dB	DECIBEL
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DTL	
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	
DP	DISTRIBUTION PANEL
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
DR	DROPPED RECEPTACLE
DW	DISHWASHER
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWP	DOMESTIC WATER PUMP
DXFC	DX FAN COIL UNIT
E	
(E)	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR
E.C.	EMPTY CONDUIT
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
EFF	EFFICIENCY
EHC	ELECTRIC HEATING COIL
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMERG	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
ENCL.	ENCLOSURE
ENGR.	ENGINEER
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
(ER)	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
F	
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPS
FLUOR	FLUORESCENT
FS	FUSED SWITCH, FLOW SWITCH
FSD	MOTORIZED FIRE SMOKE DAMPER
FT	FOOT, FEET
FTL	FEED-THRU LUGS
FUT	FUTURE
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GUH	GAS UNIT HEATER
H	
HACR	HEATING, AIR CONDITIONING RATED CIRCUIT BREAKER
HD	ELECTRIC HAND DRYER
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HS	HAND SET
HSC	HAND SCANNER
HTG	HEATING
HTR	HEATER
GUH	HOT WATER/ GAS UNIT HEATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HVU	HEATING/ VENTILATING UNIT
HWB	HOT WATER BOILER
HWC	HOT WATER CIRCULATOR
HWP	HEATING WATER PUMP
Hz	HERTZ
I	
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCH
INCAND	INCANDESCENT
INT	INTERNAL, INTERIOR
J	
JB	JUNCTION BOX
JP	JOCKEY PUMP
K	
KEC	KITCHEN EQUIPMENT CONTRACTOR
KO	KNOCKOUT
KVA	KILOVOLT- AMPS
KW	KILOWATT
KWH	KILOWATT-HOUR
L	
LCP	LIGHTING CONTROL PANEL
LF	LINEAR FEET
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE TRANSFORMER
LVL	LEVEL
M	
M	METER
MAP	MASTER ALARM PANEL
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX.	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MECH.	MECHANICAL
MFR	MANUFACTURER
MH	METAL HALIDE
MIC	MICROPHONE
MIN.	MINIMUM
MLO	MAIN LUGS ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MV	MERCURY VAPOR
N	
N3R	NEMA 3R ENCLOSURE
N4X	NEMA 4X ENCLOSURE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFS	NON-FUSED SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
O	
OAF	OUTSIDE AIR FAN
OAHU	OUTSIDE AIR HANDLING UNIT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRICAL
OPG	OPENING
P	
P	POLE, PUMP
PH	PHASE
PNL	PANEL
POS	POINT OF SALE
PP	POWER POLE
PR	PAIR
PWR	POWER
Q	
QTY	QUANTITY
R	
R	EXISTING TO BE REMOVED
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RE	REFERENCE, REFER
REC	RECEPTACLE
REV	REVISION, REVISE
RGS	RIGID GALVANIZED STEEL
RTU	ROOFTOP UNIT
S	
SCHED	SCHEDULE
SEC	SECONDARY
SECT	SECTION
SF	SQUARE FEET
SPEC	SPECIFICATION
SPKR	SPEAKER
SPDT	SINGLE-POLE, DOUBLE-THROW
SPST	SINGLE-POLE, SINGLE-THROW
SQ.	SQUARE
SW	SWITCH
SWBD	SWITCHBOARD
T	
TC	TEMPERATURE CONTROL
TEL	TELEPHONE
TF	TRANSFER FAN
TL	TWIST-LOCK
TOC	TOP OF CURB
TOS	TOP OF STEEL
TP	CHILD TAMPER PROOF DEVICE
TSTAT	THERMOSTAT
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TU	TERMINAL UNIT
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
U	
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTABLE POWER SYSTEM
V	
V	VOLT
VA	VOLT-AMPERE
VAV	VARIABLE AIR VOLUME
VC	VOLUME CONTROL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VP	VACUUM PUMP
VM	VOLT METER
W	
W	WATT, WIRE, WIDTH
WG	WIREGUARD
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WS	WATER SOFTENER
WT	WATERTIGHT, WEIGHT
WWF	WELDED WIRE FABRIC
X	
XFMR	TRANSFORMER
Z	
Z	ZONE

ELECTRICAL SYMBOLS

MOTORS AND CONTROLS

- SINGLE OR THREE PHASE MOTOR NUMBER INDICATES HORSE POWER
- ELECTRIC DUCT HEATER
- DISCONNECT (SAFETY) SWITCH "200/3/150" DENOTES AMPERES/POLE/FUSE, "NF" DENOTES NON-FUSED "N3R" DENOTES NEMA 3R
- ENCLOSED CIRCUIT BREAKER– "200/3/150" DENOTES AMPERES/POLE/TRIP.
- MOTOR STARTER FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
- COMBINATION DISCONNECT (SAFETY) SWITCH AND MOTOR STARTER, "30/3/15/#0" DENOTES AMPERES/POLES/FUSE/ STARTER SIZE. "NF" DENOTES NON-FUSED. FURNISHED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
- VFD — VARIABLE FREQUENCY DRIVE PROVIDED BY DIVISION 15 AND INSTALLED BY DIVISION 16.
- EPO — EMERGENCY POWER OFF BUTTON.

RECEPTACLES AND OUTLETS

ALL RECEPTACLES SHALL BE MOUNTED 16" ABOVE FINISHED FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.

- SIMPLEX WALL RECEPTACLE, NEMA 5–20R, 20A, 125V.
- DUPLEX WALL RECEPTACLE, NEMA 5–20R, 20A, 125V.
  "EM" DENOTES EMERGENCY CIRCUIT. PROVIDE RED RECEPTACLE AND FACEPLATE.
  "GFI" DENOTES GROUND FAULT INTERRUPTER,
  "WP" DENOTES WEATHERPROOF,
  "IG" DENOTES ISOLATED GROUND,
  "TR" DENOTES SAFETY TYPE, (TAMPER PROOF)
  "DR" DENOTES DROPPED RECEPTACLE,
  "AC" DENOTES ABOVE COUNTER MOUNTING, SEE ARCHITECTURAL PLANS FOR EXACT MOUNTING HEIGHT.
- DUPLEX WALL RECEPTACLE ON EMERGENCY CIRCUIT, RED COLOR.
- DUPLEX WALL RECEPTACLE ON A CIRCUIT DEDICATED TO DATA PROCESSING, GRAY COLOR. PROVIDE ISOLATED GROUND TYPE RECEPTACLES WHERE NOTED.
- SPLIT WIRED RECEPTACLE. TOP RECEPTACLE SHALL BE SWITCHED ACCORDING TO PLANS, AND BOTTOM SHALL REMAIN UNSWITCHED.
- FOURPLEX (DOUBLE DUPLEX) WALL RECEPTACLE. NEMA 5–20R, 20A, 125V.
- FOURPLEX WALL RECEPTACLE ON EMERGENCY CIRCUIT, RED COLOR.
- SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED.
- FLUSH ELECTRICAL FLOOR OUTLET, "P" DENOTES POKE–THRU. "D" INDICATES DUPLEX RECEPTACLE, "R" INDICATES RED RECEPTACLE ON EMERGENCY POWER
- MULTI–OUTLET SURFACE RACEWAY. SEE ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS.
- J — JUNCTION BOX (SQUARE)
- JUNCTION BOX
- DUPLEX RECEPTACLE WITH HOMERUN
- DUPLEX RECEPTACLE (PEDESTAL MOUNTED)
- TWO–GANG FLOOR OUTLET
- THREE–GANG FLOOR OUTLET
- PP — POWER POLE
- DIRECT CONNECTION TO EQUIPMENT
- P — PULL BOX (OVER 4" SQUARE)
- L — TENANT LIGHTING JUNCTION BOX
- P — TENANT POWER JUNCTION BOX
- CLOCK RECEPTACLE TO BE MOUNTED 12" BELOW FINISHED CEILING. (2) DENOTES DOUBLE SIDED CLOCK. (1) SINGLE SIDED. NO NUMBER MEANS CLOCK TO MOUNTED WITH BACK SURFACE MOUNTED ON WALL

LIGHTING

LETTER(S) DENOTE TYPE– SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.

- 2' X 4' LED LIGHTING FIXTURE.
- 2' X 2' LED LIGHTING FIXTURE.
- 1' X 4' LED LIGHTING FIXTURE.
- 1' X 2' LED LIGHTING FIXTURE.
- 1' X 1' LED LIGHTING FIXTURE.
- LED STRIP LIGHTING FIXTURES.
- STAGGERED STRIP LIGHTING FIXTURE.
- LED DOWNLIGHT FIXTURE.
- WALL MOUNTED LED FIXTURE.
- TRACK LIGHTING FIXTURE. MOUNTED AS SHOWN ON LIGHTING FIXTURE SCHEDULE.
- CEILING MOUNTED EXIT SIGN; ARROWS AS INDICATED. SHADED AREA DENOTES FACE.
- WALL MOUNTED EXIT SIGN; ARROWS AS INDICATED. SHADED AREA DENOTES FACE.
- EMERGENCY WALL MOUNTED LIGHTING FIXTURE. BATTERY OPERATED UNLESS NOTED OTHERWISE.
- LED SECURITY WALL PACK

RACEWAYS AND WIRING

- CAP AND STAKE
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT UNDERSLAB OR UNDERGROUND
- EM — EMERGENCY CONDUIT
- EXPOSED CONDUIT
- DB — UNDERGROUND CONDUIT, "DB" DENOTES DUCTBANK ENCASED IN CONCRETE
- OHE — OVERHEAD ELECTRIC PRIMARY UTILITY POWER LINE
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- HASH MARKS INDICATE NUMBER OF CONDUCTORS. LEFT TO RIGHT:PHASE/NEUTRAL/GROUND/ISOLATED GROUND. NO HASH MARKS INDICATES 2 #12, PLUS GROUND, UNLESS NOTED OTHERWISE.
- LA1–2,4 — HOMERUN TO PANEL WITH CIRCUIT NUMBER(S) AS INDICATED.
- LA1–1 (S.C.) — SPLIT CIRCUIT HOMERUN TO PANEL.
- T — COMMUNICATIONS CONDUIT OR CABLE:
  "CC" DENOTES MASTER CLOCK,
  "CA" DENOTES MASTER CLOCK,
  "CR" DENOTES CASH REGISTER
  "D" DENOTES DATA,
  "FA" DENOTES FIRE ALARM,
  "I" DENOTES INTERCOM,
  "OHE" DENOTES OVERHEAD ELECTRICAL LINE.
  "PA" DENOTES PAGING,
  "S" DENOTES SECURITY,
  "T" DENOTES TELEPHONE,
  "V" DENOTES VIDEO.
- TELECOMMUNICATIONS CABLE TRAY TO BE CONCEALED ABOVE ACCESSABLE CEILING.

ELECTRICAL EQUIPMENT

- DISTRIBUTION PANEL
- SWITCHBOARD, MAIN DISTRIBUTION PANEL OR MOTOR CONTROL CENTER
- PANELBOARD (FLUSH/SURFACE MOUNT)
- FLOOR MOUNTED DRY–TYPE TRANSFORMER

COMMUNICATIONS

ALL RECEPTACLES SHALL BE MOUNTED 16" ABOVE FINISHED FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.

THE FOLLOWING NOTATIONS REFER TO ALL COMMUNICATIONS OUTLETS:
"FAX" DENOTES OUTLET DEDICATED FOR A FAX,
"M" DENOTES WALL PHONE SHALL BE MOUNTED AT 42" A.F.F.
"PAY" DENOTES PAY PHONE SHALL BE MOUNTED 42" A.F.F.

- TELEPHONE WALL OUTLET.
- DATA WALL OUTLET.
- VOICE/DATA OUTLET
- FLUSH TELEPHONE FLOOR OUTLET, "P" DENOTES POKE–THRU
- FLUSH DATA FLOOR OUTLET, "P" DENOTES POKE–THRU
- FLUSH VOICE/DATA FLOOR OUTLET, "P" DENOTES POKE–THRU
- SCHOOL INTERCOMMUNICATION SYSTEM DESKSET.
- SCHOOL INTERCOMMUNICATION SYSTEM HANDSET.
- TELEVISION OUTLET
  1 GANG JUNCTION BOX WITH ONE FEMALE COAX BARREL CONNECTOR MOUNTED IN SINGLE GANG S.S. COVER PLATE.
- MICROPHONE FLOOR OUTLET, "W" INDICATES WALL MOUNTED
- VC — CEILING MOUNTED SPEAKER. "VC" INDICATES VOLUME CONTROL ON SPEAKER.
- WALL MOUNTED SPEAKER.

DRAWING/DETAIL REFERENCE KEY

REFER TO DRAWING/DETAIL NUMBER — SHEET NUMBER

RE: 1 /E3–2

GENERAL NOTES

A. NOT ALL SYMBOLS SHOWN ON THIS SYMBOL LIST ARE USED IN THE CONTRACT DOCUMENTS.

MISCELLANEOUS

- SHADED SYMBOLS INDICATE EXISTING DEVICES TO REMAIN, UNLESS OTHERWISE NOTED.
- INDICATES WALL–MOUNTED WHEN ATTACHED TO ANY SYMBOL
- 1 — DRAWING NOTE REFERENCE
- 1 — STARTER/DISCONNECT SCHEDULE REFERENCE
- 1 — FEEDER SCHEDULE REFERENCE
- LC — LIGHTING CONTACTOR
- TS — TIME SWITCH
- PC — PHOTOCELL
- PUSH BUTTON
- TC — TIMECLOCK
- R — RELAY
- OS — OCCUPANCY/VACANCY SENSOR

FIRE ALARM

- W — WATER FLOW SWITCH
- SP — SUPERVISORY SWITCH
- S D — SMOKE DETECTOR – "D" INDICATES DUCT TYPE
- H — HEAT DETECTOR
- BT — BEAM DETECTOR TRANSMITTER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
- BR — BEAM DETECTOR RECEIVER, HIGH IN CEILING WALL DIRECT LINE OF SIGHT.
- S — SPEAKER/VISUAL +80" A.F.F. – 15/75cd UNLESS NOTED OTHERWISE.
- D — MAGNETIC DOOR HOLDER
- R — AUXILIARY CONTROL RELAY
- F — FIRE ALARM PULL STATION +42" AFF
- FIREMAN'S TELEPHONE JACK +42" AFF
- F — AUDIO VISUAL FIRE ALARM HORN +80" AFF
- H — AUDIO FIRE ALARM HORN +80" AFF
- V — VISUAL FIRE ALARM (STROBE) +80" AFF
- FACP — FIRE ALARM CONTROL PANEL
- ANN — REMOTE FIRE ALARM ANNUNCIATOR PANEL
- VEP — FIRE ALARM VOICE EVACUATION PANEL
- S — FIRE ALARM SPEAKER / WALL MOUNTED
- M — MINI AUDIO FIRE ALARM HORN +80" AFF
- MS — MINI AUDIO/VISUAL FIRE ALARM HORN +80" AFF
- FH — FIRE FIGHTER HANDSET
- RPS — REMOTE POWER SUPPLY FOR AUDIO/VISUAL FIRE ALARM DEVICES.
- FSD — FIRE SMOKE DAMPER
- V — VISUAL FIRE ALARM STROBE, CEILING MOUNTED
- F — AUDIO VISUAL FIRE ALARM HORN–CEILING MOUNTED
- S — FIRE ALARM SPEAKER / VISUAL – CEILING MOUNTED

SWITCHES

ALL SWITCHES SHALL BE MOUNTED AT 42" ABOVE FINISHED FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.

- $ — SWITCH, SPST, 20A, 120/277V.
- $2 — SWITCH, 20A, 120/277V.
  "2" DENOTES DPST,
  "3" DENOTES THREE–WAY,
  "4" DENOTES FOUR–WAY,
  "K" DENOTES KEY SWITCH,
  "P" DENOTES PILOT LIGHT,
  "ST" DENOTES SPRING WOUND TIMER.
  "R" DENOTES RED
  "F" FAN SPEED CONTROLLER
  "OC" OCCUPANCY SENSOR
  "L" DENOTES LOCKING SWITCH
- $MC — SWITCH, SPDT, CENTER OFF, MOMENTARY CONTACT.
- $D — DIMMER CONTROL SWITCH, 600 WATT UNLESS OTHERWISE NOTED.
- $3K — THREE–WAY KEY SWITCH, 20A, 120/277V.
- $MC — WALL MOUNTED SWITCH TO CONTROL MOTORIZED PROJECTION SCREENS.
- $M — MOTOR RATED SWITCH WITH THERMAL OVERLOADS
- $T — MOTOR RATED TOGGLE SWITCH
- OC — CEILING MOUNTED OCCUPANCY SENSOR

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BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

STATE OF TEXAS
ALFREDO HERNANDEZ
101108
LICENSED
PROFESSIONAL ENGINEER
3/10/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE
MARCH 10, 2023
REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT

ELECTRICAL SYMBOLS & ABBREVIATIONS

E000

CHECKED BY: Checker
DRAWN BY: Author

GENERAL NOTES LIGHTING SHEETS:
(APPLIES TO ALL LIGHTING SHEETS)

A. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS).

B. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES. FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.

C. COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.

D. PROVIDE SECONDARY SUPPORT WIRES FROM ALL FOUR (4) CORNERS OF THE LAY-IN FIXTURES TO THE STRUCTURE ABOVE. DO NOT SUPPORT FIXTURES FROM CEILING GRID WIRE SUPPORTS, PIPING, CONDUIT, SIDE WALLS, OR MECHANICAL EQUIPMENT. CEILING SPECIFICATIONS DO NOT SUPERCEDE THIS REQUIREMENT.

E. PROVIDE INTEGRAL BATTERY BACK-UP W/INTEGRAL BATTERY & TEST SWITCH FOR ALL FIXTURES WITH AN "E" SUFFIX.

F. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

G. CONTRACTOR TO VERIFY FIXTURE VOLTAGE PRIOR TO INSTALLING ANY RELOCATED FIXTURE. COORDINATE WITH RCP FOR FIXTURE LOCATIONS.

H. ALL ROOMS AND HALLWAYS SHALL HAVE LOCAL SWITCHES PER NEC WHETHER SHOWN ON PLAN OR NOT. ALL SPACES WITH MORE THAN ONE FIXTURE SHALL HAVE SWITCHING CAPABLE OF REDUCING LIGHTING OUTPUT BY AT LEAST 50% THROUGH DIMMING OR DUAL SWITCHING. ALL HALLWAYS GREATER THAN 30'-0" IN LENGTH SHALL HAVE AT LEAST (2) 3-WAY SWITCHES.

I. PROVIDE AN EXTRA UNSWITCHED HOT LEG FOR EXITS LIGHTS, NIGHTLIGHTS AND EMERGENCY LIGHTS. PROVIDE THE EXTRA UNSWITCHED HOT LEG FROM THE LINE SIDE OF THE CONTACTOR TO EACH EXIT AND EMERGENCY LIGHT AS INDICATED ON DRAWINGS. DO NOT ROUTE A SWITCHED (EITHER BY SWITCH OR CONTACTOR) HOT LEG TO EMERGENCY LIGHTS AND BALLASTS AS THIS WILL NOT ALLOW FOR PROPER OPERATION OF THE EMERGENCY/EXIT FIXTURE.

J. UNLESS OTHER METHODS OF LIGHTING CONTROL ARE SHOWN, PROVIDE A MINIMUM OF (2) CONTACTORS ADJACENT TO NEW TENANT PANEL. (1) 8 POLE CONTACTOR SHALL BE PROVIDED WITH PROGRAMMABLE ASTRONOMICAL TIME CLOCK WITH HOLIDAY SCHEDULE FOR "ON/OFF" CONTROL OF ALL INTERIOR LIGHTS COMPLETE WITH (3) 20 MINUTE MANUAL OVERRIDE SWITCHES. COORDINATE OVERRIDE SWITCH LOCATIONS WITH OWNER PRIOR TO INSTALLATION. THE SECOND CONTACTOR SHALL ALSO BE MOUNTED ADJACENT TO THE TENANT PANEL AND SHALL BE 4 POLE FOR CONTROL OF EXTERIOR LIGHTING AS NOTED. PROVIDE 120V FROM TENANT PANEL SPARE 20A/1P C.B.. SPECIFICATION OF A LIGHTING CONTROL RELAY PANEL SHALL SUPERCEDE ALL OTHER REQUIREMENTS OF NOTE J.

GENERAL NOTES POWER SHEETS:
(APPLIES TO ALL POWER SHEETS)

A. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO EACH OTHER.

B. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.

C. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FOR INDIVIDUAL CIRCUITS, 3/4" CONDUIT FOR MULTIPLE CIRCUITS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER THHN, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.

D. PROVIDE #10 AWG MIN NEUTRAL FOR ALL MULTIWIRE BRANCH CIRCUITS AND PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS AS REQUIRED BY NEC 210.4

E. CONDUCTOR SIZES INDICATED ASSUME NO MORE THAN (3) SINGLE POLE BRANCH CIRCUITS IN EACH CONDUIT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DE-RATE CONDUCTORS PER NEC TABLE 310.15(B)(2)(a) FOR CONDUITS WITH MORE THAN (3) CURRENT "CARRYING CONDUCTORS". THE NEUTRAL CONDUCTOR SHALL BE CONSIDERED "CURRENT CARRYING" FOR ALL BRANCH CIRCUITS SERVING MORE THAN (4) COMPUTERS.

F. REFER TO VOLTAGE DROP FEEDER SCHEDULE FOR BRANCH CIRCUITS EXCEEDING 100' IN LENGTH.

G. COORDINATE RECEPTACLE LOCATIONS WITH MILLWORK AND COUNTERS. DO NOT LOCATE RECEPTACLES BEHIND DRAWERS OR HIDDEN IN MILLWORK UNLESS SPECIFICALLY DIRECTED BY OWNER/ARCHITECT. REVIEW ARCHITECTURAL ELEVATIONS PRIOR TO RECEPTACLE ROUGH-INS. SEE ARCH. ELEVATIONS IN BREAKROOMS FOR APPLIANCES AND RECEPTACLE MOUNTING LOCATIONS.

H. MOUNT RECEPTACLES 18" AFF, 6" ABOVE BACKSPLASH AT COUNTERS, 48" IN TOILET ROOMS, AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND 96" FOR TV'S. PROVIDE GFI RECEPTACLES AT/LOCATED ALL SINKS, ROOFTOP RECEPTACLES, KITCHEN RECEPTACLES, BATHROOM/TOILT ROOMS, EXTERIOR RECEPTACLES, AND UNDERCOUNTER EQUIPMENT. ALSO, ALL RECEPTACLES SERVING DRINKING FOUNTAINS SHALL HAVE GFI.

M. ALL RECEPTACLES NOT DEDICATED TO EQUIPMENT WITHIN 6' OF SINK, MOP SINK, DRINKING FOUNTAIN OR OTHER USER WATER SOURCE SHALL BE GFI PROTECTED.

N. ALL RECEPTACLES IN KITCHENS SHALL BE GFI PROTECTED.

O. ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.

P. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.

Q. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

R. PROVIDE A DUCT-MOUNTED SMOKE DETECTOR ON THE RETURN SIDE OF ALL RTU'S, AHU'S, AND FCU'S RATED AT 2000 CFM SUPPLY AND OVER. PROVIDE A DUCT-MOUNTED SMOKE DETECTOR ON THE RETURN AND SUPPLY SIDE OF ALL MECHANICAL EQUIPMENT RATED AT 10,000 CFM AND OVER. CONNECT FOR AUTOMATIC SHUTDOWN OF UNIT AND ALARM TO FACP (WHERE APPLICABLE). REFER TO MECHANICAL EQUIPMENT SCHEDULES FOR CFM RATINGS.

S. PROVIDE A MINIMUM OF (10) SPARE 20A/1P BREAKERS AND (3) 20A/1P SPACES IN EACH PANEL WHETHER SHOWN ON SCHEDULE OR NOT.

GENERAL MECHANICAL CONNECTION NOTES:
(APPLIES TO ALL MECHANICAL POWER SHEETS)

A. REFER TO MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE FOR CIRCUITING, SIZE OF CONDUCTORS, DISCONNECTS AND ALL CONNECTION REQUIREMENTS.

B. COORDINATE EQUIPMENT LOCATION WITH MECHANICAL PLAN.

C. ALL EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SWITCH AS PER NEC OTHERWISE, PROVIDE RECEPTACLE, CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.

D. PROVIDE DISCONNECTS (FUSED AND NON-FUSED) FULL RATING OF EQUIPMENT PROTECTED. COORDINATE SIZES WITH EQUIPMENT SUBMITTED. PROVIDE FUSED DISCONNECTS FOR ALL MULTIPLE PIECES OF EQUIPMENT ON THE SAME CIRCUIT. DISCONNECTS AND FUSES SHALL BE EQUAL TO OR GREATER THAN THE FEEDER/BREAKER SIZE. SIZE LOAD SIDE OF DISCONNECTS FOR EQUIPMENT AS LISTED.

E. MOUNT DISCONNECTS ON UNISTRUT SUPPORTS. PROVIDE UNISTRUT RACKS FOR DISCONNECTS ON ROOF AS DETAILED. DISCONNECTS LOCATED ABOVE CEILING SHALL BE SUPPORTED FROM STRUCTURE.

F. PROVIDE A WEATHERPROOF, GFCI RECEPTACLE ON UNISTRUT RACKS FOR ROOF MOUNTED EQUIPMENT SO THAT EACH UNIT IS NO MORE THAN 25' FROM MECHANICAL EQUIPMENT. CIRCUIT ROOF MOUNTED RECEPTACLES FROM A 20A/1P SPARE CIRCUIT BREAKER IN THE NEAREST 120/208V PANEL BELOW. CIRCUIT NO MORE THAN (5) RECEPTACLES PER 20A CIRCUIT.

G. ON CIRCUITS GREATER THAN 20A, FEEDING MULTIPLE PIECES OF EQUIPMENT, PROVIDE FUSED DISCONNECTS (SIZED FOR EQUIPMENT PROTECTING). PROVIDE FULL SIZED FEEDERS FROM BRANCH CIRCUIT BREAKER TO EQUIPMENT DISCONNECT WITH CONDUCTORS QUANTITIES AS INDICATED ON MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE.

H. PROVIDE SEPARATE NEUTRAL FOR MOTORS FOR ALL FAN POWER BOXES.

I. PROVIDE EMT UNDER ROOF. SECURE TO STRUCTURE WITH BEAM CLAMPS (SINGLE) OR UNISTRUT (MULTIPLE).

J. PROVIDE IMC ON ROOF FROM ROOF HOODS TO DISCONNECTS.

K. PROVIDE RIGID STEEL CONDUIT ON ROOF FROM ROOF HOODS TO DISCONNECTS.

L. PENETRATE ROOFS AS PER ROOFING GUIDELINES AND GANG CONDUIT TOGETHER. SUPPORT ROOFTOP CONDUIT WITH NEOPRENE BLOCKS WITH INTEGRAL UNISTRUT. SECURE CONDUIT TO BLOCKS ON ROOF.

M. PROVIDE SEALTITE WITH WP FITTINGS TO MECHANICAL EQUIPMENT, MAX DISTANCE 48". DO NOT USE CONDUITS.

N. PROVIDE INDIVIDUAL DISCONNECTS FOR ALL SMOKE FIRE DAMPERS AND VAV'S. NO EXCEPTIONS.

O. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.

P. PROVIDE NEMA 3R DISCONNECTS FOR ALL EXTERIOR LOCATIONS AND NEMA 1 DISCONNECTS FOR ALL INTERIOR, DRY LOCATIONS.

Q. POWER AND DATA REQUIREMENTS FOR HVAC CONTROLLERS ARE SHOWN ON POWER SHEETS.

R. ALL EQUIPMENT CONNECTION POINTS ARE DIAGRAMATIC IN NATURE. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH EQUIPMENT INSTALLER FOR EXACT POINT OF CONNECTION. EXTEND FEEDERS IN CONDUIT AS REQUIRED.

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DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

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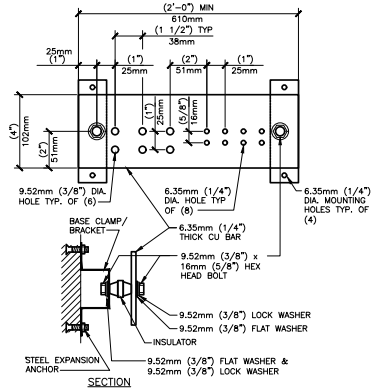
CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE MARCH 10, 2023
REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT

ELECTRICAL
GENERAL NOTES

E001

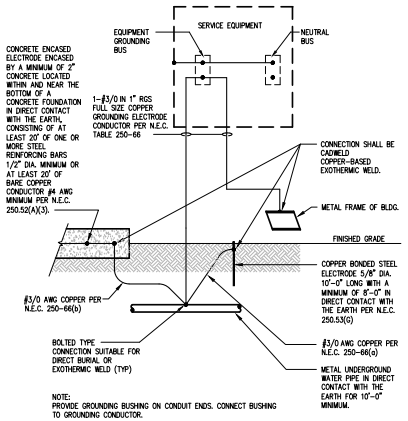


GENERAL NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL.
2. PROVIDE 1 MOUNTING POINT PER 305mm (12") OF BAR LENGTH.
3. HOLES MAY BE ADDED IF REQUIRED.

1 GROUNDING BAR DETAIL

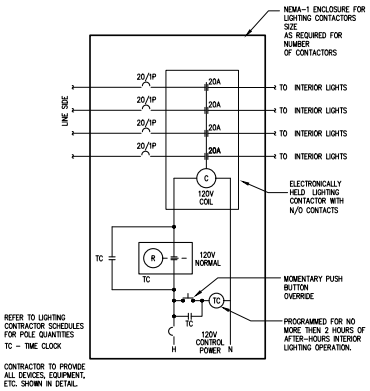
NTS SD260526-01



NOTE:
PROVIDE GROUNDING BUSHING ON CONDUIT ENDS. CONNECT BUSHING TO GROUNDING CONDUCTOR.

2 GROUNDING ELECTRODE SYSTEM

NTS



3 INTERIOR LIGHTING CONTACTOR DETAIL

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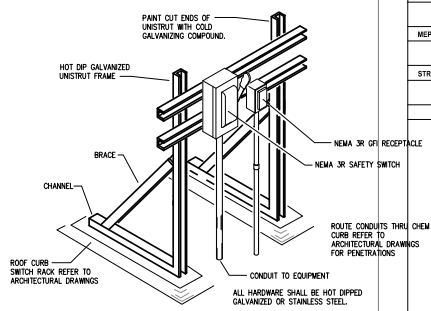
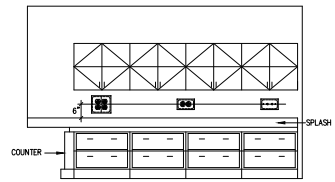


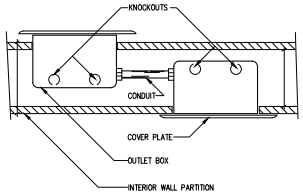
4 ROOF DISCONNECT RACK DETAIL

NTS



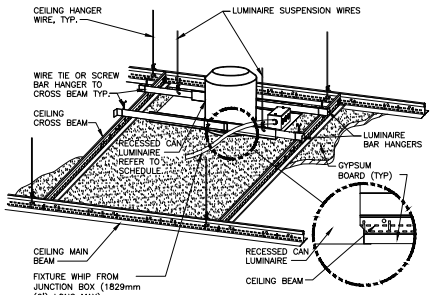
5 TYPICAL COUNTERTOP DEVICE ELEVATION

NTS



6 BACK TO BACK OUTLETS DETAIL

NTS

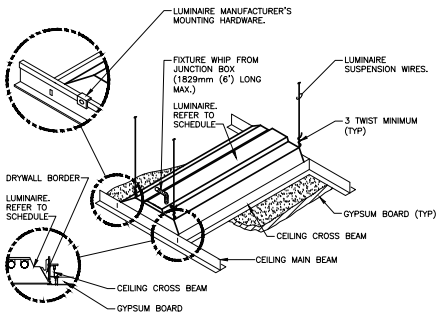


GENERAL NOTE:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOUNTING INSTRUCTIONS AND USING THE RECOMMENDED MOUNTING HARDWARE.

7 DOWNLIGHT MOUNTING - GYPBOARD CEILING

NTS SD265100-03

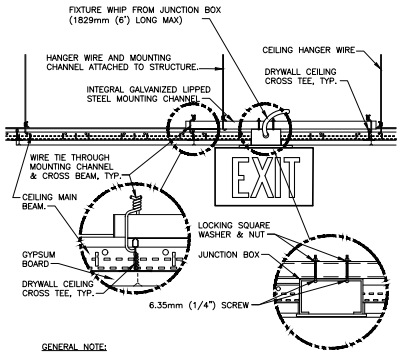


GENERAL NOTE:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOUNTING INSTRUCTIONS AND USING THE RECOMMENDED MOUNTING HARDWARE.

8 LUMINAIRE MOUNTING - GYPBOARD CEILING

NTS SD265100-01



GENERAL NOTE:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOUNTING INSTRUCTIONS AND USING THE RECOMMENDED MOUNTING HARDWARE.

9 EXIT SIGN MOUNTING - GYPBOARD CEILING

NTS SD265100-05

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DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

STATE OF TEXAS
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3/10/23

CLIENT
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MARCH 10, 2023
REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT

ELECTRICAL DETAILS

E002

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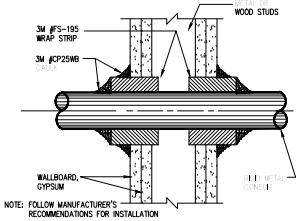
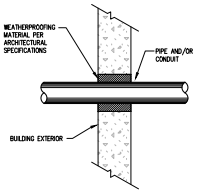


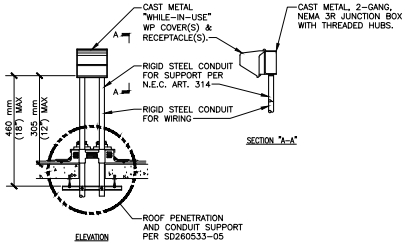
1 1 AND 2 HR. GYPSUM/WALLBOARD PENETRATION DETAIL

NTS



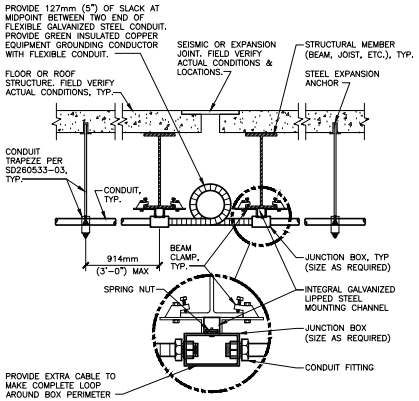
2 PIPE AND/OR CONDUIT PENETRATION

NTS



3 RECEPTACLE ROOF MOUNTING DETAIL

NTS SD262726-01

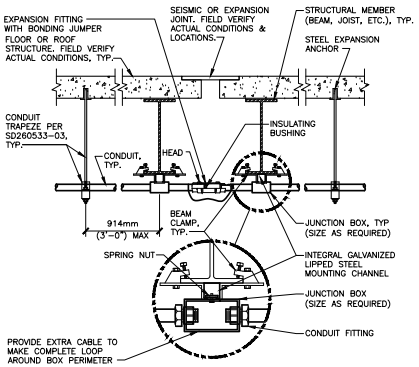


GENERAL NOTE:

1. DETAIL IS APPLICABLE ONLY FOR CONDUIT SMALLER THAN 76mm (3").

4 CONDUIT EXPANSION JOINT CROSSING DETAIL- FLEXIBLE CONDUIT

NTS SD260533-01

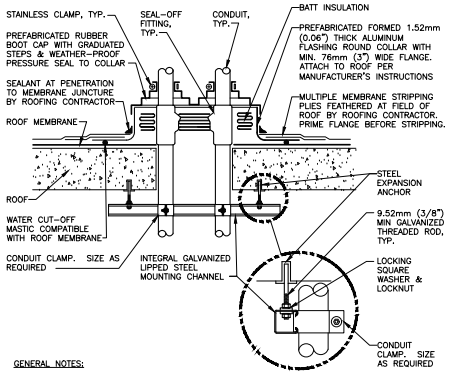


GENERAL NOTES:

1. INSTALLATION IS ACCEPTABLE ALTERNATE TO DETAIL SD260533-01.
2. INSTALLATION IS REQUIRED FOR CONDUIT 76mm (3") AND LARGER.

5 CONDUIT EXPANSION JOINT CROSSING DETAIL- EXPANSION FITTING

NTS SD260533-02

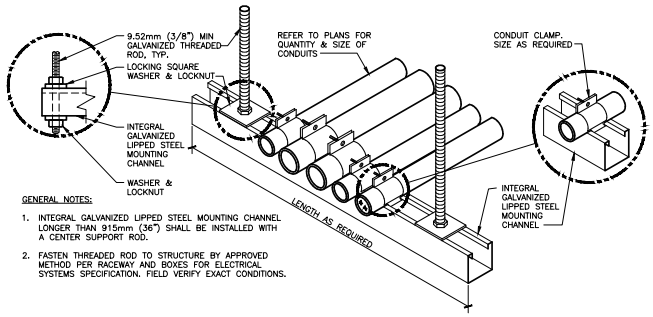


GENERAL NOTES:

1. MAINTAIN A MINIMUM CLEARANCE OF 305mm (12") ON ALL SIDES OF ROOF PENETRATION FROM WALLS, CURBS, AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.
2. FLANGES OF ADJACENT FLASHINGS SHALL NOT BE CUT OR OVERLAPPED.
3. VERIFY ROOF & STRUCTURAL SYSTEM WITH ARCHITECT.
4. COORDINATE FLASHING INSTALLATION WITH ROOFING CONTRACTOR TO ENSURE PROPER METHODS & MATERIALS ARE USED TO MAINTAIN ROOF WARRANTY.

6 CONDUIT ROOF PENETRATION DETAIL

NTS SD260533-05

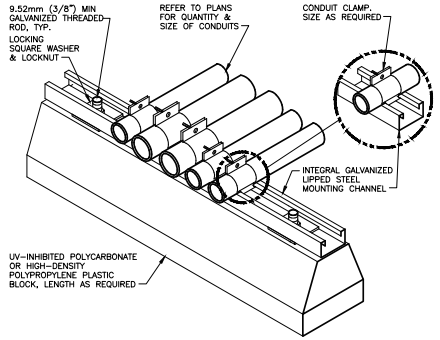


GENERAL NOTES:

1. INTEGRAL GALVANIZED LIPPED STEEL MOUNTING CHANNEL LONGER THAN 915mm (36") SHALL BE INSTALLED WITH A CENTER SUPPORT ROD.
2. FASTEN THREADED ROD TO STRUCTURE BY APPROVED METHOD PER RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS SPECIFICATION. FIELD VERIFY EXACT CONDITIONS.

7 CONDUIT TRAPEZE MOUNTING DETAIL

NTS SD260533-03



8 ROOF CONDUIT SUPPORT DETAIL

NTS SD260533-04

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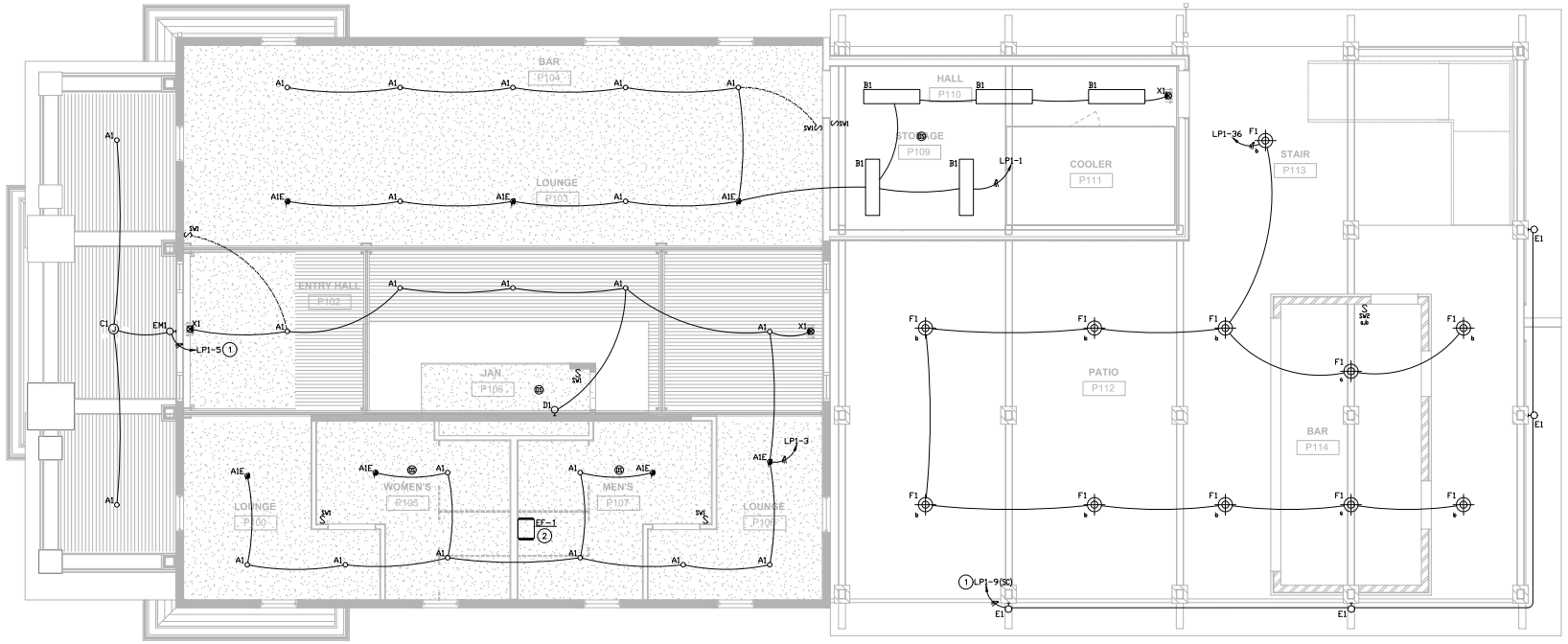
ELECTRICAL DETAILS

E003



1 FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

Low Voltage Lighting Control Device Schedule

Mark	Manuf.	Model	Description
SW1	nLight	nPODM	SINGLE CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
SW2	nLight	nPODM 2P	TWO CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
OS	nLight	nCM 9	SMALL MOTION PIR OCCUPANCY SENSOR

PROVIDE ALL LOW VOLTAGE WIRING, ACCESSORIES, AND HARDWARE FOR A COMPLETE AND OPERABLE SYSTEM.
BASIS OF DESIGN: nLIGHT CONTROLS
ACCEPTABLE EQUALS: SENSOR SWITCH, WATTSTOPPER, HUBBELL, EATON

KEYED NOTES:

1. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL FOR PHOTOCELL ON/TIMECLOCK OFF OPERATION.
2. PROVIDE FACTORY MOUNTED AND INSTALLED DISCONNECT. INTERCONNECT WITH INTEGRATED AUXILIARY RELAY OF RTU-2.

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DESIGN DEVELOPMENT

FIRST FLOOR
LIGHTING PLAN

E100

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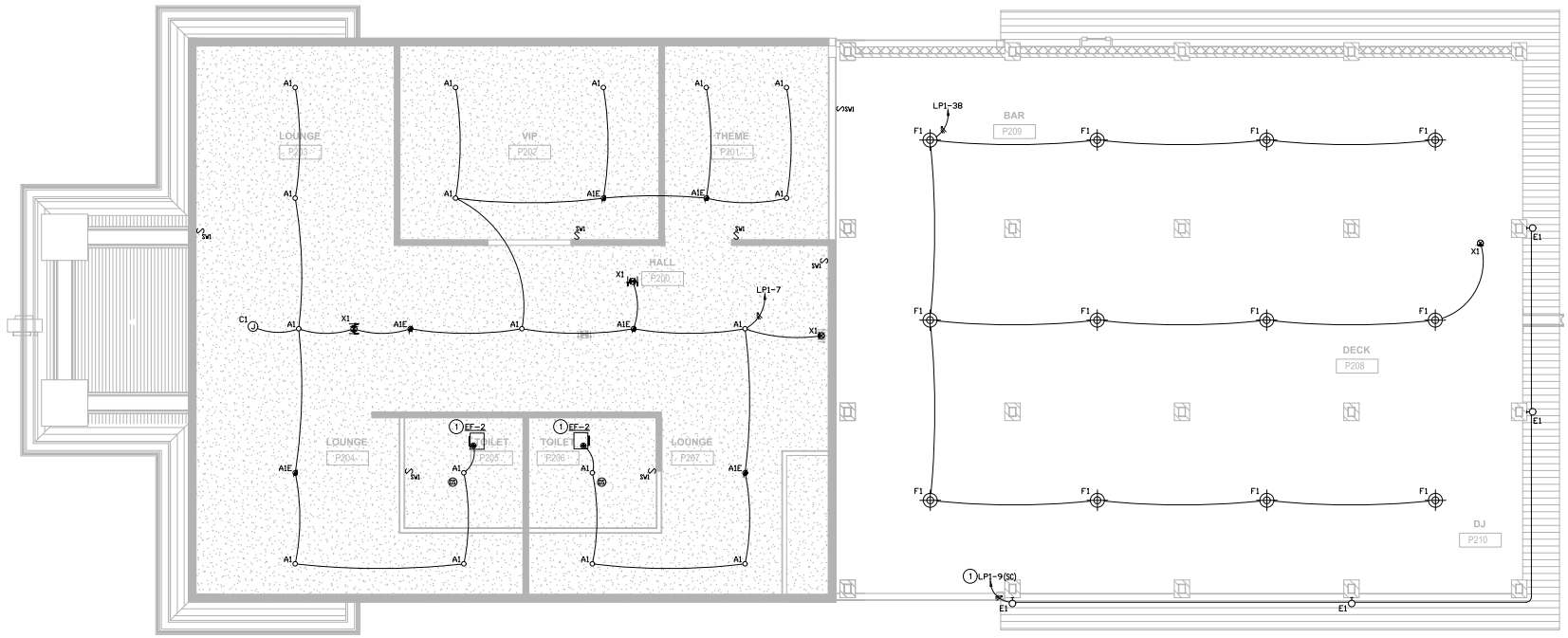

1 SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"

Low Voltage Lighting Control Device Schedule

Mark	Manuf.	Model	Description
SW1	nLight	nPODM	SINGLE CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
SW2	nLight	nPODM 2P	TWO CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
OS	nLight	nCM 9	SMALL MOTION PIR OCCUPANCY SENSOR
PROVIDE ALL LOW VOLTAGE WIRING, ACCESSORIES, AND HARDWARE FOR A COMPLETE AND OPERABLE SYSTEM. BASIS OF DESIGN: nLIGHT CONTROLS ACCEPTABLE EQUALS: SENSOR SWITCH, WATTSTOPPER, HUBBLE, EATON			

KEYED NOTES:

1. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL FOR PHOTOCELL ON/TIMECLOCK OFF OPERATION.
2. PROVIDE FACTORY MOUNTED AND INSTALLED DISCONNECT.

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DESIGN DEVELOPMENT

SECOND FLOOR
LIGHTING PLAN

E101

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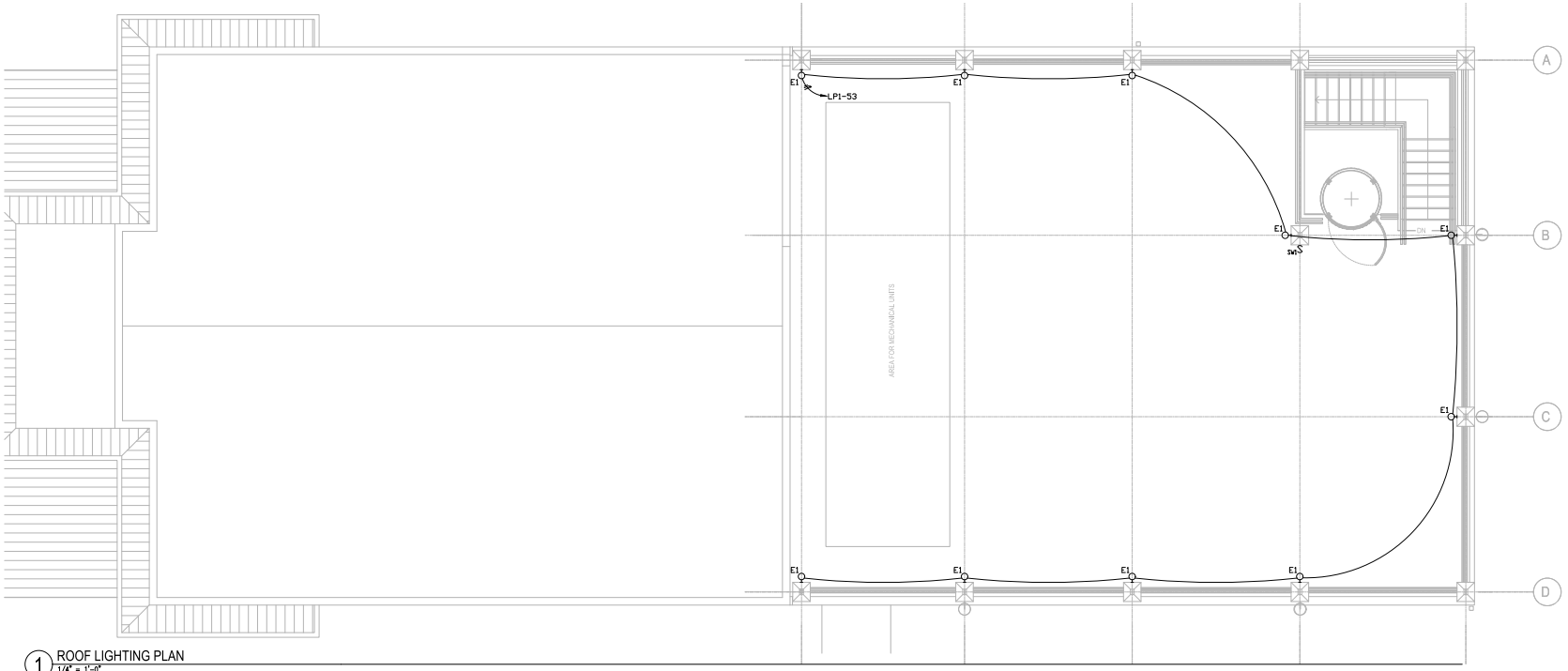

1 ROOF LIGHTING PLAN
1/4" = 1'-0"

Low Voltage Lighting Control Device Schedule

Mark	Manuf.	Model	Description
SW1	nLight	nPODM	SINGLE CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
SW2	nLight	nPODM 2P	TWO CHANNEL ON/OFF ONLY WALL SWITCH. VERIFY FINISH WITH ARCHITECT.
OS	nLight	nCM 9	SMALL MOTION PIR OCCUPANCY SENSOR

PROVIDE ALL LOW VOLTAGE WIRING, ACCESSORIES, AND HARDWARE FOR A COMPLETE AND OPERABLE SYSTEM.
BASIS OF DESIGN: nLIGHT CONTROLS
ACCEPTABLE EQUALS: SENSOR SWITCH, WATTSTOPPER, HUBBLE, EATON

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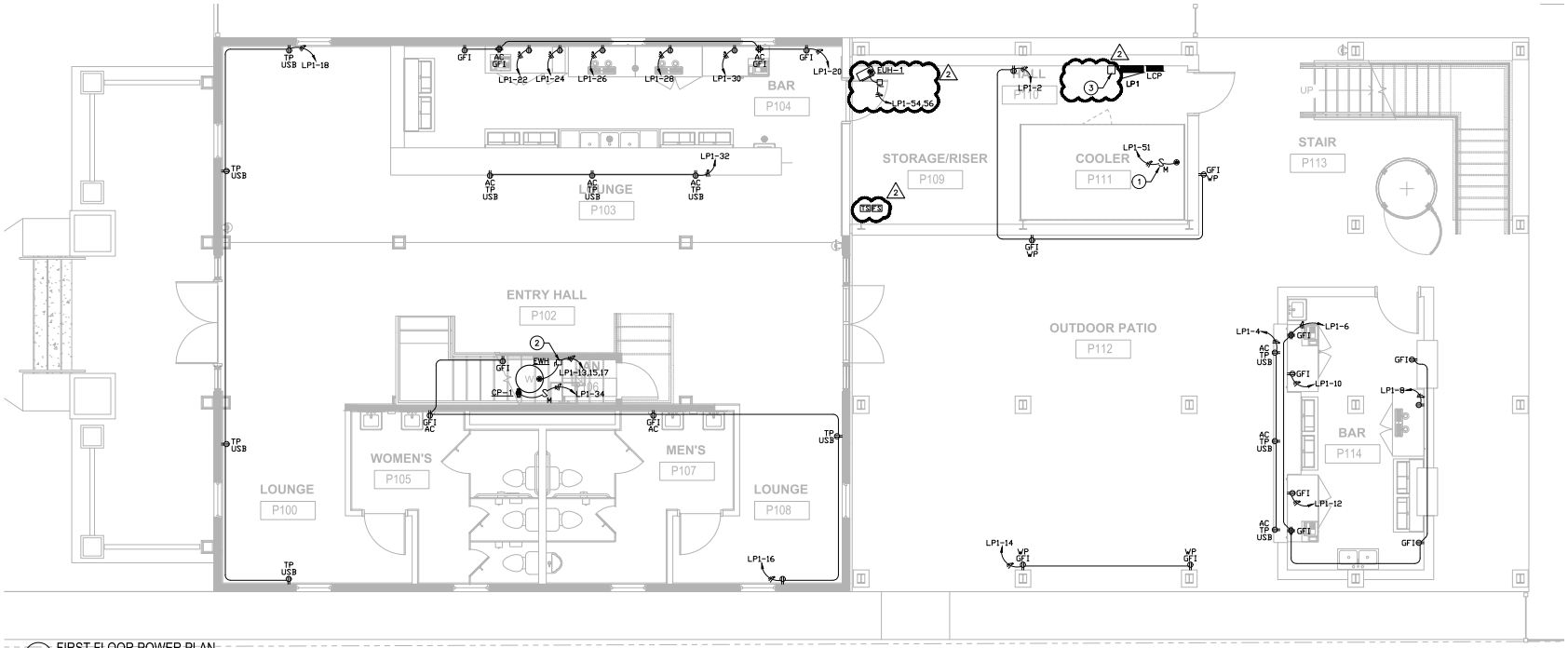
DESIGN DEVELOPMENT

ROOF LIGHTING PLAN

E102



1 FIRST FLOOR POWER PLAN
1/4" = 1'-0"

KEYED NOTES:

1. PROVIDE CONNECTION AND DISCONNECTING MEANS TO WALK-IN COOLER EVAPORATOR COIL. INSTALL IN ACCESSIBLE LOCATION. VERIFY EXACT REQUIREMENTS OF OFCI WALK-IN COOLER PRIOR TO ROUGH-IN.
2. PROVIDE 60A/3P/NF/N3R DISCONNECT.
3. PROVIDE WALL MOUNTED BUCK & BOOST STEP-UP TRANSFORMER, SINGLE PHASE 208V PRIMARY AND 220V SECONDARY AT 50 AMPS.

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2	HDRC COMMENTS	08/03/23

DESIGN DEVELOPMENT

FIRST FLOOR
POWER PLAN

E200

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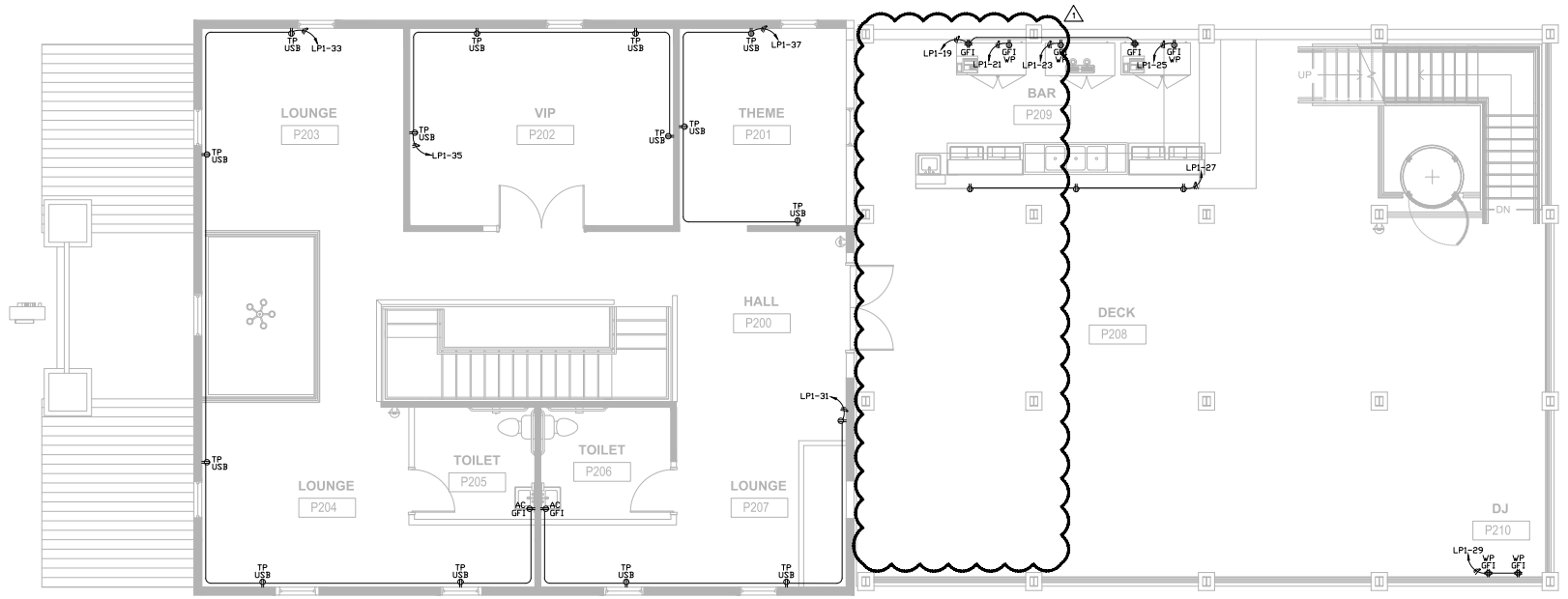

1 SECOND FLOOR POWER PLAN
1/4" = 1'-0"

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DESIGN DEVELOPMENT

SECOND FLOOR
POWER PLAN

E201

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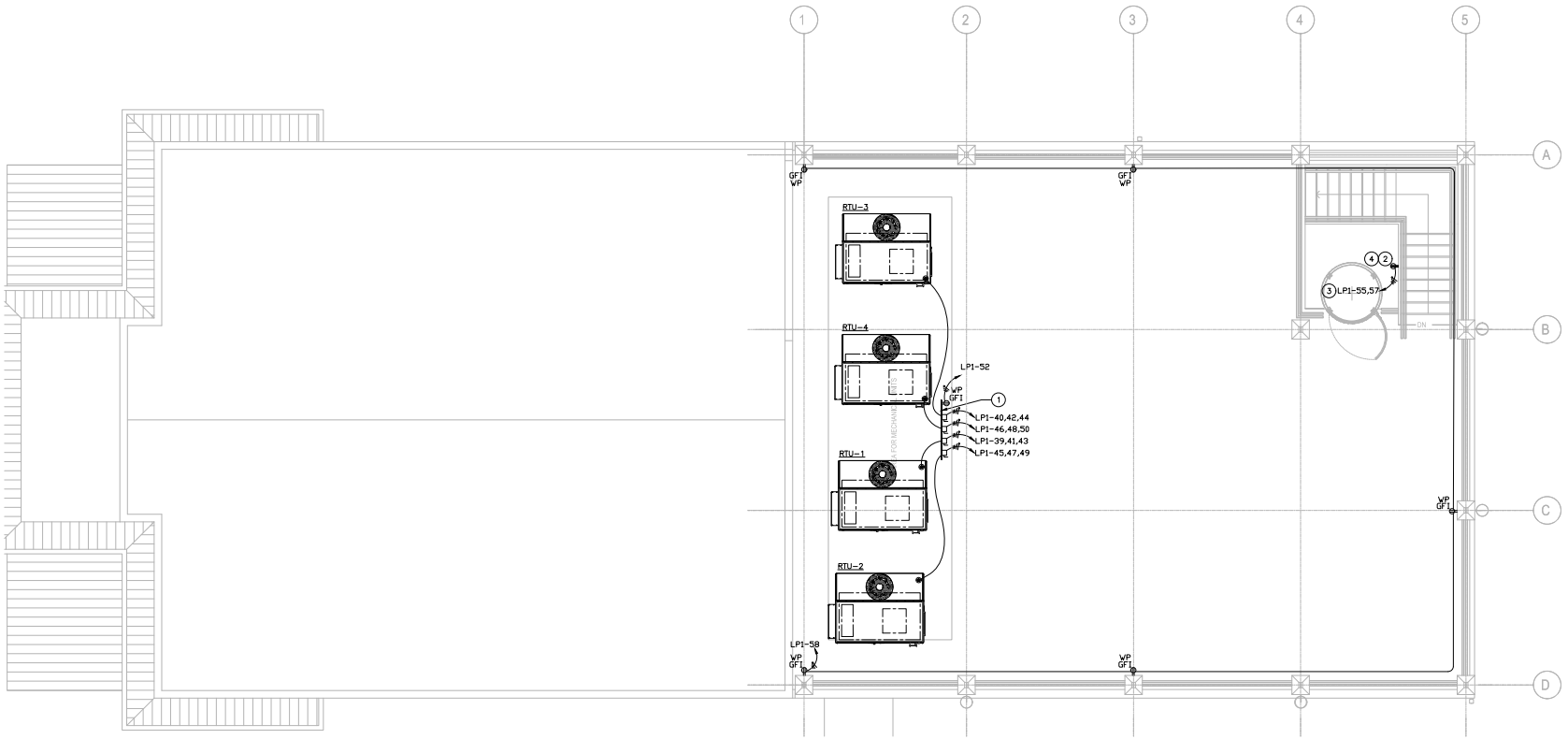

1 ROOF POWER PLAN
1/4" = 1'-0"

KEYED NOTES:

1. REFER TO DETAIL 4/E002.
2. PROVIDE NEMA 6-30 RECEPTACLE FOR PNEUMATIC ELEVATOR. COORDINATE WITH ELEVATOR EQUIPMENT SUPPLIER FOR FINAL LOCATION PRIOR TO INSTALLATION.
3. ROUTE CIRCUIT THROUGH STEP-UP TRANSFORMER. REFER TO E200.
4. PROVIDE DEDICATED PHONE LINE ADJACENT TO POWER SUPPLY.

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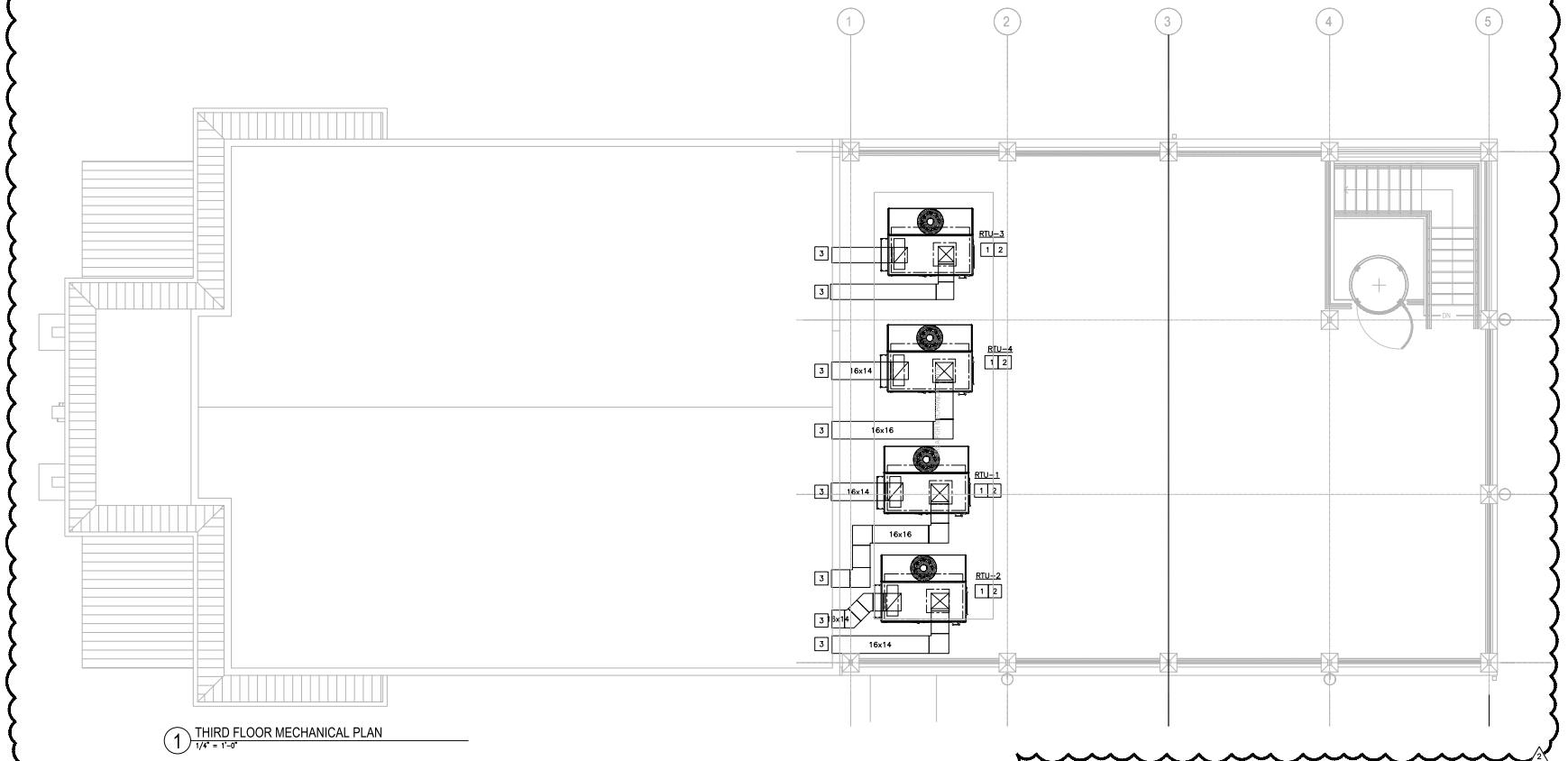
DESIGN DEVELOPMENT

ROOF
POWER PLAN

E202 2



1 THIRD FLOOR MECHANICAL PLAN
1/4" = 1'-0"

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL BALANCE EACH DEVICE WITH THE CFM SHOWN ON PLAN.

B. NEW PIPING AND DUCTWORK SHOWN ON PLAN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR PIPING AND DUCTWORK ROUTING. OFFSET AND RUN PIPING, DUCTWORK INSIDE THE STRUCTURE IF REQUIRED. PROVIDE ANY EXTRA PIPING, DUCTWORK, FITTINGS, INSULATIONS AND OTHER ACCESSORIES IN ORDER TO COMPLETE THE INSTALLATION.

C. COORDINATE LOCATIONS AND SIZES OF ROOF OPENINGS WITH OWNER AND STRUCTURE ENGINEERS.

D. EQUIPMENT SIZES, DIMENSIONS AND REQUIRED CONNECTIONS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT SELECTED VENDOR DRAWINGS BEFORE FABRICATION OF DUCTWORK, PIPING, ETC...

E. DUCT SIZES SHOWN ON PLANS ARE CLEAR INSIDE AIR STREAM DIMENSIONS.

F. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL HVAC BASED ON ACTUAL EQUIPMENT SELECTED PRIOR TO INSTALLATION.

G. CONTRACTOR SHALL COORDINATE EQUIPMENT WEIGHTS AND SUPPORTS BASED ON ACTUAL EQUIPMENT SELECTED.

H. ALL EXPOSED DUCTWORK SHALL BE AS SHOWN, DOUBLE-WALL, INSULATED METAL, PRIMED FOR PAINTING, UNLESS OTHERWISE NOTED ON PLAN. ALL CONCEALED DUCTWORK SHALL BE INSULATED DUCT BOARD RECTANGULAR UNLESS ALLOWED IN WRITING BY THE ENGINEER OF RECORD. COORDINATE FINAL FINISH WITH ARCHITECT.

I. COORDINATE WITH ALL TRADES FOR MATERIALS IN RATED AND PLENUM SPACES.

J. ALL EXHAUST FANS SCHEDULED TO BE AUTOMATICALLY CONTROLLED BY MECHANICAL AIR HANDLERS SHALL BE CONNECTED BY MEANS OF AN AUXILIARY RELAY. PROVIDE AUXILIARY RELAY AS NEEDED.

K. ALL SOURCE OF MECHANICAL INTAKE SHALL MAINTAIN 10 LINEAR FEET SEPARATION BETWEEN ANY SOURCE OF EXHAUST. CONTRACTOR IS RESPONSIBLE TO ADJUST DUCT LENGTH AS NEEDED.

KEYED NOTES:

1. CONTRACTOR TO RUN CONDENSATE DRAIN TO MOP SINK IN JANITOR CLOSET.
2. COORDINATE FINAL LOCATION OF EQUIPMENT WITH STRUCTURAL DRAWINGS. UNIT MUST BE AT LEAST 3' AWAY FROM EDGE OF ROOF.
3. REFER TO M200 FOR CONTINUATION.

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DESIGN DEVELOPMENT

THIRD FLOOR
MECHANICAL PLAN

2 M300

MECHANICAL EQUIPMENT (ELECTRIC HEAT) SCHEDULE

TAG	FLOW RATE		STATIC PRESSURE	ELECTRICAL DATA			DX COOLING				ELECTRIC HEATING			BASIS OF DESIGN					NOTES
	SUPPLY	OA	EXTERNAL	MCA	MOCP	VOLTAGE	SENSIBLE	TOTAL	ENT. AIR TEMP	LEA. AIR TEMP	COIL			MANUFACTURER	MODEL OR SERIES	HP	IEER	WEIGHT (LBS)	
	CFM	CFM	IN WG	AMPS	AMPS		MBH	MBH	DB/WB	DB/WB	STAGES	KW	VOLTAGE						
RTU - 1	1440	446	0.5	43.6	45	208/3Ø	35.4	50.6	99/74	52/52	1	11	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	1,2,4,5
RTU - 2	1300	230	0.5	43.6	45	208/3Ø	34.8	39.7	99/74	50/50	1	10	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	ALL
RTU - 3	1050	430	0.5	41.9	45	208/3Ø	27.7	43.8	99/74	50/50	1	9	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1	17.9	1210	1,2,4,5
RTU - 4	1350	325	0.5	43.6	45	208/3Ø	34.5	45.1	99/74	51/51	1	10	208/3Ø	CAPTIVEAIRE	CASRTU1-E.152-15-5T	1.5	17.9	1221	1,2,4,5

NOTES:
1. UNIT TO BE PROVIDED WITH ELECTRIC HEAT, FAN, DX COOLING COIL AND FILTER SECTION.
2. PROVIDE 14" ROOF CURB AND HAIL GUARD.
3. PROVIDE AUXILIARY RELAY FOR CONNECTION OF EXHAUST FAN.
4. PROVIDE SMOKE DUCT DETECTOR AT RETURN.
5. ECONOMIZER NOT REQUIRED, HIGH EFFICIENCY UNIT.

ELECTRIC UNIT HEATER SCHEDULE

MARK	EUH-1	
SERVES	RISER	
KW	3.3/2.5	
VOLTS/PHASE/HERTZ	240-208/1/60	
AMPS.	13.7/12.0	
MANUFACTURER	MARKEL 5100	
MODEL NO.	HF2B5103	
WEIGHT	25	
NOTES	1	

NOTE:
1. SHALL INCLUDE WALL MOUNTED THERMOSTAT, FUSED CONTROL CIRCUIT, MANUAL RESET HIGH LIMIT, "FAN ONLY" SWITCH, AND WALL BRACKET.

MECHANICAL AIR TERMINAL DEVICES SCHEDULE

TAG	SIZE	DESCRIPTION	CONSTRUCTION	FINISH	BASIS OF DESIGN		NOTES
					MANUFACTURER	MODEL OR SERIES	
A	24X24	LOUVERED FACE SUPPLY AIR DIFFUSER	ALUMINUM	WHITE	TITUS	TMS-AA	ALL
B	24X24	PERFORATED FACE RETURN AIR GRILLE	ALUMINUM	WHITE	TITUS	PAR-AA	ALL
C	12X12	LOUVERED FACE SUPPLY AIR DIFFUSER	ALUMINUM	WHITE	TITUS	TMS-AA	1,2,3,4,7
D	12X12	PERFORATED FACE RETURN AIR GRILLE	ALUMINUM	WHITE	TITUS	PAR-AA	ALL

NOTES:
1. PROVIDE STANDARD WHITE FINISH FOR ALL AIR DEVICES UNLESS NOTED OTHERWISE ON PLAN.
2. PAINT ALL SURFACES VISIBLE THROUGH FACE OF RETURN AIR GRILLES FLAT BLACK. THIS SHALL INCLUDE PIPING, CONDUIT, DUCTWORK, AND STRUCTURAL MEMBERS.
3. PROVIDE FRAME FOR MOUNTING AIR DEVICE IN LAY-IN GRID CEILING UNLESS REFLECTED CEILING PLAN INDICATES HARD CEILING. IN AREAS WITH HARD CEILINGS, PROVIDE FRAMES FOR SURFACE MOUNTING.
4. UNLESS OTHERWISE NOTED, BRANCH DUCTS SERVING AIR DEVICES SHALL BE SAME SIZE AS NECK OF AIR DEVICE.
5. PROVIDE GRILLE WITH INSULATED BACKPAN OPTION

FOR ROUND NECK DIFFUSERS:
6" DIA: 0-120 CFM
8" DIA: 125-220 CFM
10" DIA: 225-380 CFM
12" DIA: 385-600 CFM

MECHANICAL FAN SCHEDULE

TAG	FLOW RATE	STATIC PRESSURE	MOTOR DATA	ELECTRICAL DATA				MAXIMUM LOUDNESS	BASIS OF DESIGN		NOTES
		EXTERNAL	LOAD	SPEED	MCA	MOCP	VOLTAGE				
	CFM	IN WG	HP	RPM	AMPS	AMPS		SONES	MANUFACTURER	MODEL OR SERIES	
EF-1	475	0.15	-	1400	0.4	15	120	3.5	L. COOK	GN-622	2,3,4
EF-2	75	0.15	-	750	0.4	15	120	0.9	L. COOK	GC-128	1-3

NOTES:
1. INTERCONNECT WITH LIGHTS IN ROOM. REFER TO ELECTRICAL LIGHTING PLAN
2. PROVIDE FACTORY MOUNTED AND INSTALLED DISCONNECT.
3. PROVIDE ACCESS DOOR TO SERVICE UNIT IF IN HARD CEILING.
4. INTERCONNECT WITH INTEGRATED AUXILIARY RELAY OF RTU-2. PROVIDE SUPPLEMENTAL AUXILIARY RELAY AS REQUIRED.

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DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

STATE OF TEXAS
ALFREDO HERNANDEZ
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07/11/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE MARCH 10, 2023
REVISIONS

No.	Description	Date
2	HDRC Comments	8/3/2023

DESIGN DEVELOPMENT

MECHANICAL SCHEDULES

2 M400

PLUMBING SYMBOLS AND ABBREVIATIONS

(NOT ALL OF THE SYMBOLS SHOWN MAY BE USED ON THE PROJECT.)

SYMBOL	DESCRIPTION	ABBREVIATION
SD	STORM DRAIN, RAINWATER DRAIN	SD, RT
SSD	SUBSOIL DRAIN, FOOTING DRAIN	SSD
GW	GREASE WASTE	GREASE WASTE
	ABOVE GRADE SOIL, WASTE, OR SANITARY SEWER	S, W, SAN, SS
	BELOW GRADE SOIL, WASTE, OR SANITARY SEWER	S, W, SAN, SS
	VENT	V
AW	ACID WASTE	AW
AV	ACID VENT	AV
D	INDIRECT DRAIN	D
PD	PUMP DISCHARGE LINE	PD
	COLD WATER	CW
	HOT WATER SUPPLY (120°)	HW
140	HOT WATER SUPPLY (140°)	140°
	HOT WATER RETURN (120°)	HWR
	HOT WATER RETURN (140°)	140°R
TW	TEMPERED HOT WATER (TEMP.°F)	TEMP, HW, TW
TWR	TEMPERED HOT WATER RECIRCULATING (TEMP.°F)	TEMP, HWR, TWR
DWS	(CHILLED) DRINKING WATER SUPPLY	DWS
DWR	(CHILLED) DRINKING WATER RECIRCULATING	DWR
SW	SOFT WATER	SW
CD	CONDENSATE DRAIN	CD
DI	DISTILLED WATER	DI
DE	DEIONIZED WATER	DE
	PIPING TO BE HEAT TRACED	–
LS	LAWN SPRINKLER SUPPLY	LS
F	FIRE PROTECTION WATER SUPPLY	F
G	GAS–LOW–PRESSURE	G
MG	GAS–MEDIUM–PRESSURE	MG
HG	GAS–HIGH–PRESSURE	HG
GV	GAS VENT	GV
	CONCENTRIC REDUCER	–
	ECCENTRIC REDUCER	–
GWH–1	EQUIPMENT DESIGNATION (GAS WATER HEATER #1)	–
P–1	NEW PLUMBING FIXTURE DESIGNATION	–
	EXISTING PLUMBING FIXTURE TO BE REMOVED	–
1	PLUMBING KEYED NOTE	–
	AQUASTAT	–
TS	TAMPER SWITCH	TS
FS	FLOW SWITCH	FS
PS	PRESSURE SWITCH	PS
"A"	WATER HAMMER ARRESTER (PDI DESIGNATION "A")	WHA
	PRESSURE GAUGE WITH GAUGE COCK	PG
	THERMOMETER (SPECIFY TYPE)	–
AV	AUTOMATIC AIR VENT	AAV
	CIRCUIT SETTER	CS
	VALVE IN RISER (TYPE AS SPECIFIED OR NOTED)	–
	RISER DOWN (ELBOW)	–
	RISER (ELBOW)	–
	AIR CHAMBER	AC
	RISE OR DROP	–
	BRANCH–BOTTOM CONNECTION	–
	BRANCH–SIDE CONNECTION	–
	CAP ON END PIPE	–
	FLOW INDICATOR FOR STATIONARY METER (ORIFICE)	–
	FLOW INDICATOR FOR PORTABLE METER (SPECIFY FLOW RATE)	–

SYMBOL	DESCRIPTION	ABBREVIATION
OSY	OUTSIDE YOLK & STEM GATE VALVE	OSY
GV	GATE VALVE	GV
GLV	GLOBE VALVE	GLV
AV	ANGLE VALVE	AV
BV	BALL VALVE	BV
BFV	BUTTERFLY VALVE	BFV
	GAS COCK, GAS STOP	–
BLV	BALANCING VALVE (SPECIFY TYPE)	BLV
CV	CHECK VALVE	CV
PV	PLUG VALVE	PV
AP	ACCESS PANEL LOCATION	AP
P–1A	PLUMBING FIXTURE DESIGNATION	–
	SOLENOID VALVE	–
	MOTOR–OPERATED VALVE (SPECIFY TYPE)	–
PRV	PRESSURE–REDUCING VALVE	PRV
RV	PRESSURE–RELIEF VALVE	RV
TPV	TEMPERATURE–PRESSURE–RELIEF VALVE	TPV
RZBP	REDUCED ZONE BACKFLOW PREVENTER	RZBP
DCBP	DOUBLE–CHECK BACKFLOW PREVENTER	DCBP
HB	HOSE BIBB	HB
WH	RECESSED–BOX HOSE BIBB OR WALL HYDRANT	WH
YB	VALVE IN YARD BOX (VALVE TYPE SYMBOL AS REQUIRED FOR VALVE USE)	YB
	UNION (SCREW)	–
	UNION (FLANGED)	–
	STRAINER (SPECIFY TYPE)	–
PA	PIPE ANCHOR	PA
	PIPE GUIDE	–
EJ	EXPANSION JOINT	EJ
FC	FLEXIBLE CONNECTOR	FC
	TEE	–
	SIAMESE FIRE DEPARTMENT CONNECTION	–
	FREESTANDING SIAMESE FIRE DEPARTMENT CONNECTION	–
	WALL (SPECIFY NUMBERS AND SIZE OF OUTLETS)	–
FP/JP	FIRE PUMP / JOCKEY PUMP	–
TP	TRAP PRIMER	TP
PG	PROPANE GAS	PG

SYMBOL	DESCRIPTION	ABBREVIATION
	UPRIGHT FIRE SPRINKLER HEAD	–
FHR	FIRE HOSE RACK	FHR
AS	AUTOMATIC SPRINKLER PIPE	–
DPS	DRY PIPE SPRINKLER	–
PRA	PREACTION SPRINKLER PIPE	–
FHV	FIRE HOSE VALVE	FHV
FHC	FIRE HOSE CABINET (SURFACE–MOUNTED)	FHC
FHC	FIRE HOSE CABINET (RECESSED)	FHC
CO	CLEANOUT PLUG	CO
FCO	FLOOR CLEANOUT	FCO
WCO	WALL CLEANOUT	WCO
CO	YARD CLEANOUT OR CLEANOUT TO GRADE	CO
FD	FLOOR DRAIN WITH P–TRAP	FD
	PITCH DOWN OR UP–IN DIRECTION OF ARROW	–
	FLOW–IN DIRECTION OF ARROW	–
POC	POINT OF CONNECTION	POC
F&T	STEAM TRAP (ALL TYPES)	–
FFD	FUNNEL FLOOR DRAIN	FDD
FS	FLOOR SINK (3/4 GRATE)	FS
FS	FLOOR SINK (1/2 GRATE)	FS
	SOIL/VENT STACK DESIGNATION	–
	REFERENCE: DETAIL NUMBER REFERENCE: SHEET NUMBER	–
	UPRIGHT SPRINKLER	–
	PENDENT SPRINKLER	–
	UPRIGHT SPRINKLER, NIPPLED UP	–
	PENDENT SPRINKLER, ON DROP NIPPLE	–
	SIDEWALL SPRINKLER	–
	PIPE HANGER	–
	ALARM CHECK VALVE ASSEMBLY	–
	DRY PIPE VALVE ASSEMBLY	–
	DELUGE VALVE ASSEMBLY	–
	PREACTION VALVE ASSEMBLY	–
FH	EXISTING FIRE HYDRANT	–
FH	NEW FIRE HYDRANT	–
	WALL HYDRANT, TWO HOSE OUTLETS	–

ABBREVIATIONS

A	
AFF	ABOVE FINISHED FLOOR
AC	ABOVE CEILING
ACU	AIR–CONDITIONING UNIT(S)
AHU	AIR HANDLING UNIT
AHP	AIR HORSEPOWER
AC	ALTERNATING CURRENT
ALT	ALTITUDE
AMB	AMBIENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
AMP	AMPERE (AMP, AMPS)
ANG	ANGLE
ANGI	ANGLE OF INCIDENCE
ADP	APPARATUS DEW POINT
APPROX	APPROXIMATE
A	AREA
ATM	ATMOSPHERE
AVG	AVERAGE
B	
BFF	BELOW FINISH FLOOR
BG	BELOW GRADE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
C	
°C	CELSIUS
C TO C	CENTER TO CENTER
CKT	CIRCUIT
CCW	COUNTERCLOCKWISE
FT 3	CUBIC FEET
IN 3	CUBIC INCH
CFM	CUBIC FEET PER MINUTE
SCFM	CFM, STANDARD CONDITIONS
SCFS	CUBIC FT PER SEC, STANDARD
D	
DIA	DIAMETER
ID	DIAMETER, INSIDE
OD	DIAMETER, OUTSIDE
DIFF	DIFFERENCE OR DELTA
DC	DIRECT CURRENT
–	DRY
DYCO	DOUBLE YARD CLEANOUT
E	
EFF	EFFICIENCY
ELEV	ELEVATION
EVAP	EVAPORATE (–E, –ING, –ED, –OR)
EXP	EXPANSION
F	
°F	FAHRENHEIT
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT OR FEET
FTLB	FOOT–POUND
FCO	FLOOR CLEANOUT
G	
GA	GAGE OR GAUGE
GAL	GALLONS
GPH	GALLONS PER HOUR
STD GPH	GPH, STANDARD
GPD	GALLONS PER DAY
GR	GRAINS
H	
HD	HEAD
HT	HEAT
HTR	HEATER
HGT	HEIGHT
HPS	HIGH–PRESSURE STEAM
HTHW	HIGH–TEMPERATURE HOT WATER
HP	HORSEPOWER
H	HOUR(S)
I	
IPS	INTERNATIONAL PIPE STD
IPS	IRON PIPE SIZE
K	
K	KELVIN
KW	KILOWATT
KWH	KILOWATT HOUR
L	
LG	LENGTH
LIN FT	LINEAR FEET
LIQ	LIQUID
LPS	LOW–PRESSURE STEAM

M	
MAX	MAXIMUM
MPS	MEDIUM–PRESSURE STEAM
MTHW	MEDIUM–TEMPERATURE HOT WATER
HG	MERCURY
MPH	MILES PER HOUR
MIN	MINIMUM
N	
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
O	
OZ	OUNCE
OA	OUTSIDE AIR
OH	OVER HEAD
P	
PPM	PARTS PER MILLION
%	PERCENT
PH	PHASE (ELECTRICAL)
PIPE	PIPE
LB	POUNDS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAGE
PRES	PRESSURE
Q	
QT	QUART
R	
R	RADIUS
RCVR	RECEIVER
RECIRC	RECIRCULATE
REV	REVOLUTIONS
RPM	REVOLUTIONS PER MINUTE
RPS	REVOLUTIONS PER SECOND
S	
S	SECOND
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
SP	STATIC PRESSURE
SUCT	SUCTION
SUM	SUMM (–ER, –ARY, –ATION)
SPLY	SUPPLY
SYS	SYSTEM
T	
TAB	TABULAT (–E, –ION)
TEE	TEE
TEMP	TEMPERATURE
TD	TEMPERATURE DIFFERENCE
TSTAT	THERMOSTAT
THKNS	THICK (–NESS)
MCM	THOUSAND CIRCULAR MILES
MCF	THOUSAND CUBIC FEET
KIP FT	THOUSAND FOOT–POUNDS
KIP	THOUSAND POUNDS
TON	TON
U	
U	U–FACTOR
UF	UNDER FLOOR
UG	UNDER GROUND
V	
VAC	VACUUM
V	VALVE
VAR	VARIABLE
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VENT	VENTILATION, VENT
VERT	VERTICAL
V	VOLT
VOL	VOLUME
VTR	VENT THRU ROOF
W	
WAL	WALL
WTR	WATER
W	WATT
WH	WATT–HOUR
WT	WEIGHT
WCO	WALL CLEANOUT
Y	
YCO	YARD CLEANOUT
YR	YEAR
Z	
Z	ZONE

GENERAL PLUMBING NOTES:

A. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS, AND ORDINANCES.

B. PLUMBING PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT. WHERE NOT SPECIFICALLY SHOWN ON PLANS, CONTRACTOR SHALL APPLY PROFESSIONAL STANDARDS SUCH AS THAT OF THE AMERICAN SOCIETY OF PLUMBING ENGINEERS.

C. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS ARE NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING AND SANITARY SYSTEM. EQUIPMENT SHALL BE INSTALLED IN SUCH A MANNER AS TO MAINTAIN ITS LISTING AND THE MANUFACTURER'S GUARANTEES AND WARRANTIES.

D. THIS CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL, ETC.), ALONG WITH THE PLUMBING WORK.

E. WHERE THE TERM "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL". THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL THE OTHER TRADES PRIOR TO THE FABRICATION, PURCHASE AND/OR INSTALLATION OF THE WORK.

F. UNLESS NOTED, ALL MATERIALS SHALL BE NEW, COMPLETE, INCLUDE MANUFACTURER'S WARRANTY, AND BE U.L. APPROVED IF APPLICABLE. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

G. FIELD VERIFY ALL DIMENSIONS. CONTRACTOR SHALL VERIFY ELEVATION OF UTILITY CONNECTIONS ON SITE PRIOR TO COMMENCING WORK. FINAL CONNECTION TO SITE UTILITIES SHALL BE BY THE PLUMBING CONTRACTOR.

H. PIPING ROUTED THROUGH FOUNDATIONS SHALL BE SLEEVED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF PLUMBING ENGINEERS STANDARDS.

I. PLUMBING SYSTEM INSTALLER SHALL PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC., REQUIRED TO INSTALL A COMPLETE SYSTEM.

J. DRAIN WASTE AND VENT PIPING SHALL BE PVC SCH. 40 WHEN INSTALLED BELOW GRADE OR UNDER CONCRETE SLABS. DRAIN WASTE AND VENT PIPING INSTALLED ABOVE GRADE SHALL BE PVC SCH. 40.

K. DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER.

L. PLUMBING CONTRACTOR SHALL CERTIFY ALL WATER PIPING AND SPECIALTIES FREE FROM MICROBIAL CONTAMINATION BY SANITIZING THE PLUMBING SYSTEM BEFORE OCCUPATION OF BUILDING.

M. EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED BRASS. PROVIDE INDIVIDUAL STOPS FOR EACH HOT AND COLD WATER CONNECTION TO FIXTURES.

N. ALL SANITARY PIPING CHANGES OF DIRECTION 45 DEGREES OR MORE SHALL BE ACCOMPLISHED BY USING 45 DEGREE 1/8 BEND ELBOWS UNLESS OTHERWISE NOTED.

O. ALL SANITARY PIPING UNDER SLAB SHALL BE 2" OR LARGER.

P. INSTALL HEAT TRAPS ON ALL WATER HEATERS, WHERE THE SYSTEM IS NOT RECIRCULATED.

Q. PROVIDE MAINTENANCE AND/OR OTHER CLEARANCES AT EACH PIECE OF EQUIPMENT AS REQUIRED OR RECOMMENDED BY THE EQUIPMENT MANUFACTURER. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE ANY ADDITIONAL SPACE REQUIRED FOR SUBMITTED EQUIPMENT.

R. PROVIDE ACCESS DOORS IN INACCESSIBLE FINISHES FOR ALL VALVES TRAP PRIMER, ETC., THAT REQUIRES PERIODIC ADJUSTMENTS OR MAINTENANCE.

S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTY AGAINST FIR THEFT OR ENVIRONMENTAL CONDITIONS.

T. ALL MODEL NUMBERS INDICATED ARE PROVIDED TO ESTABLISH THE QUALITY LEVEL AND FEATURES REQUIRED. LISTED MANUFACTURERS AND OTHER PRIOR APPROVED EQUALS MAY BE SUBSTITUTED WHEN PROVIDED WITH EQUAL FEATURES, EITHER STANDARD OR AS ACCESSORIES. SUBSTITUTED AIR DEVICES AND PLUMBING FIXTURES MUST BE SIMILAR IN APPEARANCE TO THE ITEMS SPECIFICALLY INDICATED.

U. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. CLEAN THE SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE WORK INCLUDED IN THIS CONTRACT.

V. PROVIDE 1" ARMAFLEX INSULATION ON ALL HOT AND CIRCULATING WATER PIPING.

W. ALL LAVATORY ASSEMBLIES SHALL HAVE WASTE OUTLETS NOT LESS THAN 1–1/4 INCHES IN DIAMETER. AN APPROVED STRAINER AND POP–UP STOPPER SHALL BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.

X. ALL SINK ASSEMBLIES SHALL HAVE WASTE OUTLETS NOT LESS THAN 1–1/2 INCHES. AN APPROVED STRAINER AND STOPPER SHALL BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.

Y. CONTRACTOR TO INSTALL ALL VTR AT A MINIMUM OF 10' HORIZONTALLY AWAY FROM ANY AIR INTAKE OPENING OR 3' OR MORE ABOVE AIR INTAKE. FIELD VERIFY EXISTING ROOF EQUIPMENT PRIOR TO PENETRATING THE ROOF.

Z. CONTRACTOR TO BE RESPONSIBLE FOR DOMESTIC WATER SYSTEM NOT TO EXCEED 78 PSI. PROVIDE PRV AS REQUIRED. COORDINATE WITH CIVIL.

AA. COORDINATE WITH MECHANICAL CONTRACTOR FOR CONDENSATE PIPING CONNECTION/DISCHARGE REQUIREMENTS PER IPC AND LOCAL AMENDMENTS.

AB. INSTALL CAST IRON PIPE IN ALL PLENUM RATED SPACES.

PLUMBING SYSTEMS INSULATION REQUIREMENTS

1. DESIGN ASSUMES A CODE COMPLIANT BUILDING ENVELOPE.
2. ALL HOT WATER AND RECIRCULATION PIPING SHALL BE INSULATED.
3. CONTRACTOR SHALL INSULATE ALL PIPING INSTALLED WITHIN EXTERIOR WALLS.
4. CONTRACTOR SHALL INSULATE ALL PIPING LOCATED IN UNCONDITIONED SPACES SUBJECT TO FREEZING.
5. CONTRACTOR SHALL INSULATE ALL EXPOSED PIPING INSTALLED WITHIN A NORMALLY OCCUPIED SPACE FOR SOUND ATTENUATION AND AESTHETIC. THIS INCLUDES EXPOSED SANITARY AND STORM PIPING.
6. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH GC FOR DETERMINATION OF THE INSTALLED BUILDING INSULATION AND/OR VALUE ENGINEERING OF THE REQUIRED INSULATION NOTED WITH THE BUILDING ARCHITECT AND ENGINEER PRIOR TO PROVIDING ANY PRICING.

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PLAN NORTH
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LICENSED
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3/10/23

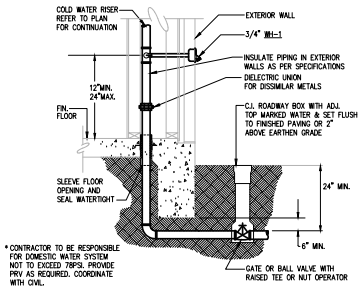
CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE
MARCH 10, 2023
REVISIONS

No.	Description	Date

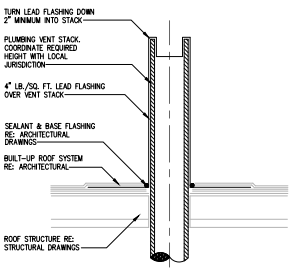
DESIGN DEVELOPMENT

PLUMBING SYMBOLS & ABBREVIATIONS

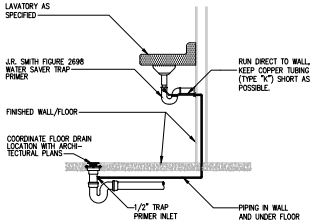
P000



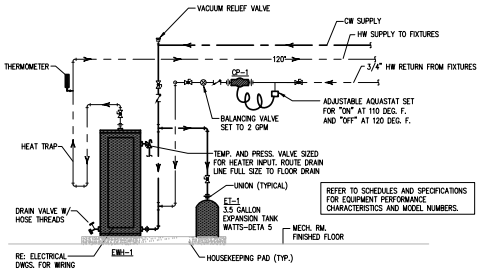
1 WATER PIPE ENTRY DETAIL
NTS



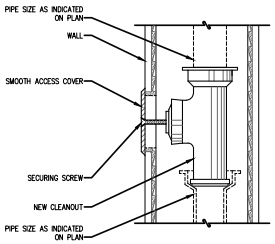
2 VENT THRU ROOF
NTS



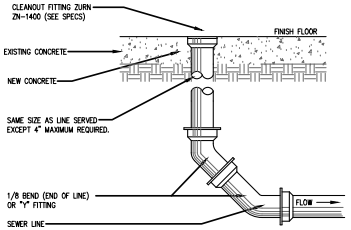
3 TRAP PRIMER DETAIL
NTS



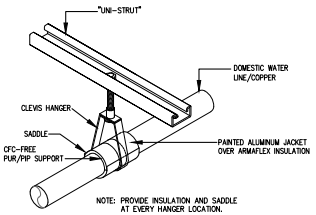
4 WATER HEATER DETAIL
NTS



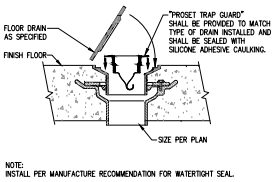
5 WALL CLEANOUT
NTS



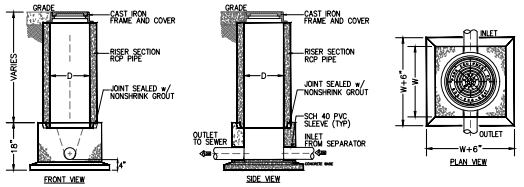
6 FLOOR CLEANOUT DETAIL
NTS

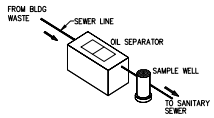


7 WATER PIPING SUPPORT DETAIL
NTS



8 TRAPGUARD DETAIL
NTS

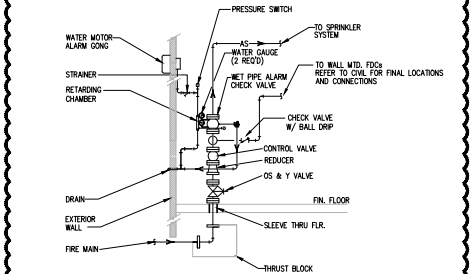




MODEL	DIAMETER "D"	IN & OUT PIPE SIZE	WIDTH "W"
SWB-154	15"	4"	24"

NOTES
1. SAMPLING WELL MUST BE INSTALLED UNDER A SEPARATE PLUMBING PERMIT.
2. USE 15" T&G R.C.P. FOR INSTALLATION FOR INSTALLATION 6'-0" DEEP AND LESS.
3. USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STD RING AND M.H. COVER REQUIRED)
4. SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE.)
5. INSIDE INSTALLATION NOT PERMITTED, WHERE OUTSIDE INSTALLATION IS POSSIBLE.
6. INSTALLATION INSIDE BLDG MUST BE POURED IN PLACE (15"MIN) NO CONCRETE PIPE IS PERMITTED, (AIR-TIGHT COVER REQUIRED.)
7. LAWN INSTALLATION MUST BE 4" ABOVE FINISHED GRADE.
8. DRIVE & SIDEWALK INSTALLATION MUST BE BROUGHT TO FINISHED GRADE
9. TO BE INSTALLED ON PRIVATE PROPERTY, IN AN ACCESSIBLE LOCATION TO CITY PERSONNEL.

9 SAMPLE WELL DETAIL
NTS



FIRE SPRINKLER ALARM VALVE ASSEMBLY DETAIL
10 NTS

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KEY PLAN
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TRUE NORTH

STATE OF TEXAS
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07/11/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE
MARCH 10, 2023

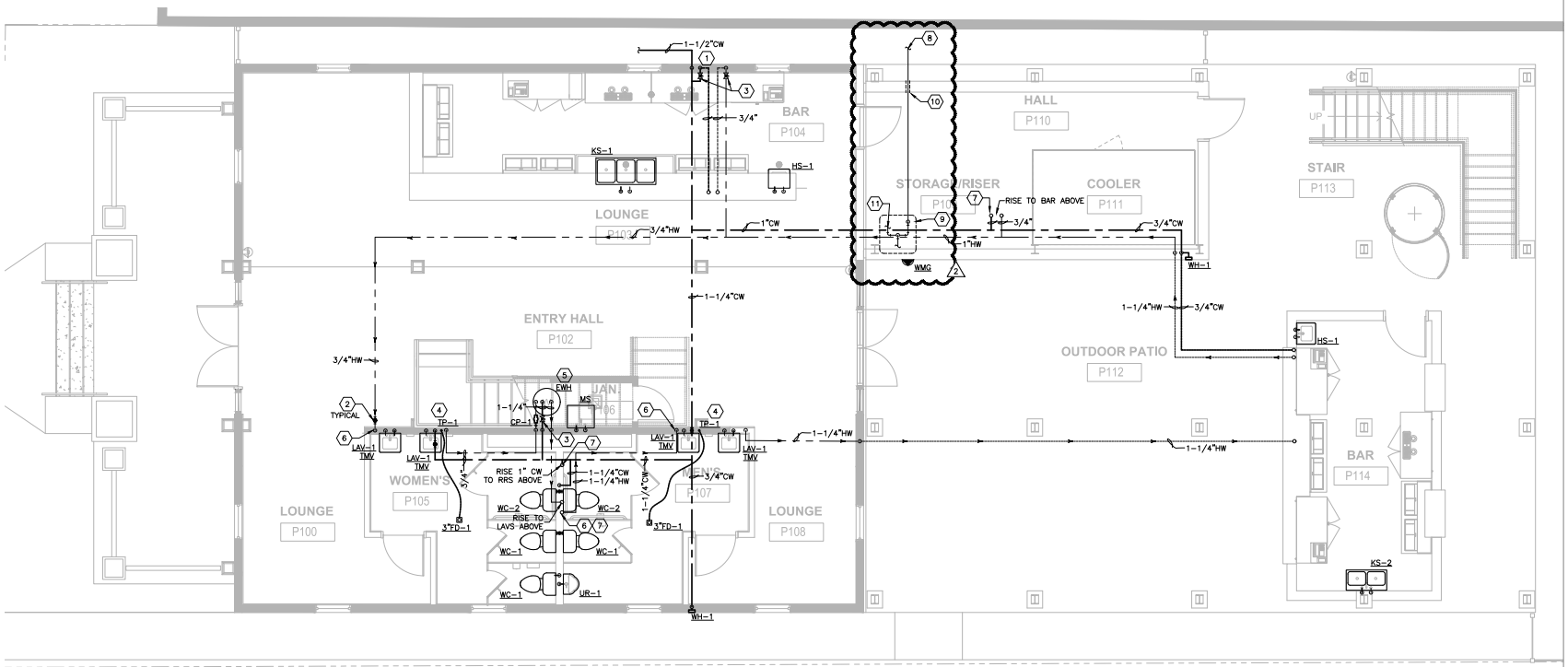
REVISIONS

No.	Description	Date
1	CITY COMMENTS	5/23/2023
2	HDRC COMMENTS	8/3/2023

DESIGN DEVELOPMENT

PLUMBING DETAILS

P001



1 FIRST FLOOR DOMESTIC WATER PLAN

1/4" = 1'-0"

GENERAL FIRE PROTECTION NOTE:

1. THE ENTIRE BUILDING SHALL BE PROTECTED WITH A HYDRAULICALLY DESIGNED, SIZED AND INSTALLED WET PIPE SPRINKLER SYSTEM. THE DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13, AND NFPA 24 AND ALL LOCAL CODES. SUBMIT SHOP DRAWINGS AND CALCULATIONS AS SPECIFIED.
2. AREAS SUBJECT TO FREEZING SHALL BE PROTECTED WITH A HYDRAULICALLY DESIGNED, SIZED, AND INSTALLED DRY-PIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES.
3. FIELD VERIFY EXISTING FIRE SPRINKLER SYSTEM. MODIFY THE EXISTING SPRINKLER SYSTEM THROUGHOUT THE AREAS OF RENOVATIONS.
4. PROVIDE LIGHT HAZARDS PROTECTION FOR ENTIRE BUILDING EXCEPT FOR MECHANICAL ROOMS, ELECTRICAL ROOMS AND ELEVATOR EQUIPMENT ROOM SHALL RECEIVE ORDINARY HAZARD, GROUP 2 PROTECTION.

Pipe Sizing Chart

Fixture Type	Quantity	Fixture Units				Totals			
		Drain	Cold Water	Hot Water	Total CW	Drain	Cold Water	Hot Water	Total CW
Bathroom Group (T)	2	4	2.7	1.5	3.6	8	5.4	3	7.2
Water Closet (T)	5	4	5	0	5	20	25	0	25
Urinal (F)	1	2	5	0	5	2	5	0	5
Lavatory	4	2	1.5	1.5	2	8	6	6	8
Kitchen Sink (Hand Sink)	3	2	1	1	1.4	6	3	3	4.2
Kitchen Sink (Washing)	3	3	3	3	4	9	9	9	12

	Total FU			
	53	53.4	21	61.4
GPM		30.5	20	33
SIZE		1-1/4"	1-1/4"	1-1/2"
VELOCITY		8 F/S	5 F/S	8 F/S

KEYED NOTES:

1. DOMESTIC WATER SERVICE ENTRY. RE: 1/P001.
2. WATER HAMMER ARRESTOR. PROVIDE ACCESS PANEL WHERE LOCATED IN AN INACCESSIBLE WALL/CEILING. PANEL SHALL BE 12"X12" PAINTED TO MATCH WALL/CEILING.
3. BALL VALVE. PROVIDE ACCESS PANEL WHERE LOCATED IN AN INACCESSIBLE WALL/CEILING. PANEL SHALL BE 12"X12" PAINTED TO MATCH WALL/CEILING. PROVIDE MARKING OF VALVE LOCATION ALONG THE WALL/CEILING TILE.
4. PROVIDE TRAP PRIMER, TP-1, ½" SOFT TYPE "K" COPPER TRAP PRIMER PIPE INSIDE A POLY SLEEVE RE: 3/P001.
5. INSTALL FLOOR MOUNTED WATER HEATER IN JANITOR'S CLOSET. RE: 4/P001.
6. HOT WATER DROP IN WALL TO FIXTURE AND RISE. RE: 2/P200.
7. REFER TO P101 FOR CONTINUATION.
8. REFER TO CIVIL SITE UTILITY PLAN FOR CONTINUATION. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION, VERIFICATION, AND CONNECTION OF ALL UTILITIES TO SITE UTILITY STUB-OUTS.
9. FIRE SPRINKLER SYSTEM BY FIRE PROTECTION CONTRACTOR. PROVIDE FIRE SPRINKLER CONTROL/ALARM VALVE ASSEMBLY RISERS AND REMOTE FIRE DEPARTMENT CONNECTION. REFER TO CIVIL SITE PLAN FOR LOCATION OF ROADSIDE VALVE AND FDC.
10. FIRE SPRINKLER SERVICE ENTRANCE. RE: 10/P001.
11. TO REMOTE FDCS. REFER TO CIVIL FOR FINAL LOCATIONS AND CONNECTIONS.

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2	HDRC COMMENTS	8/3/2023

DESIGN DEVELOPMENT

FIRST FLOOR DOMESTIC WATER PLAN

P100

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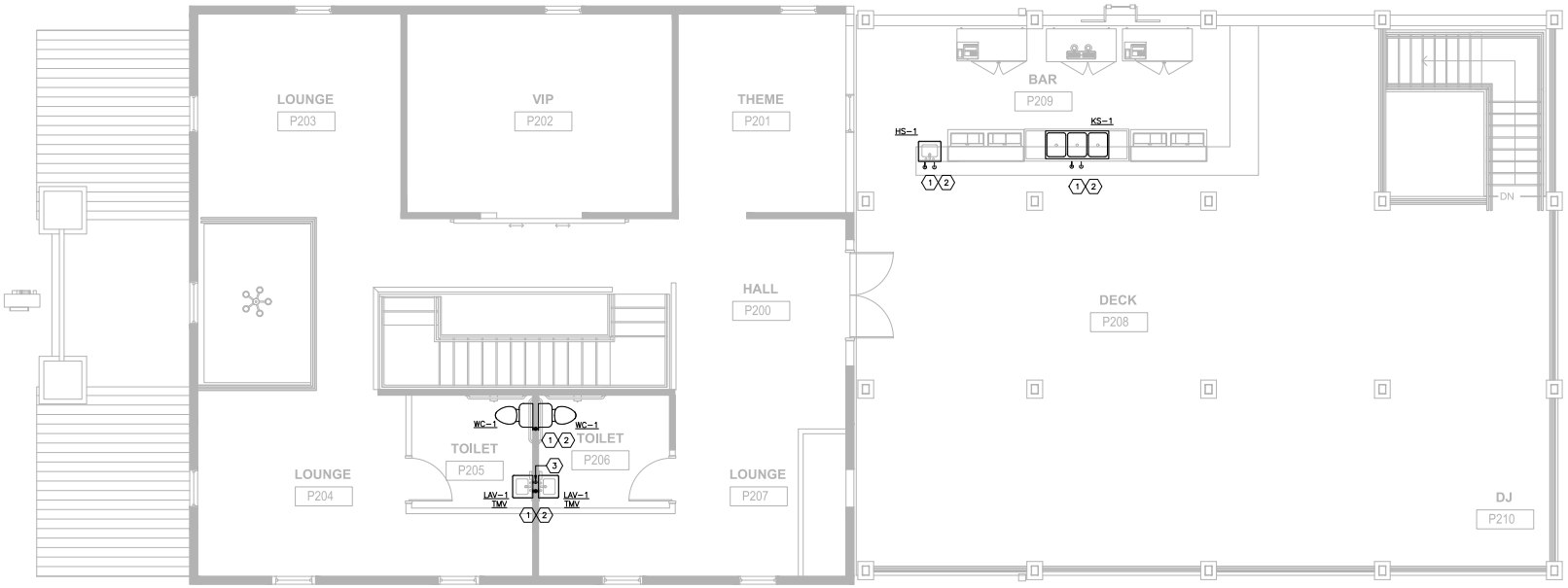

1 SECOND FLOOR DOMESTIC WATER PLAN
1/4" = 1'-0"

KEYED NOTES:

1. REFER TO P100 FOR CONTINUATION.
2. REFER TO 2/P200 FOR ROUTING AND SIZING OF HOT AND COLD WATER LINES TO FIXTURE.
3. HOT WATER RISE IN WALL TO FIXTURE AND DROP. RE: 2/P200.

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DESIGN DEVELOPMENT

SECOND FLOOR
DOMESTIC
WATER PLAN

P101

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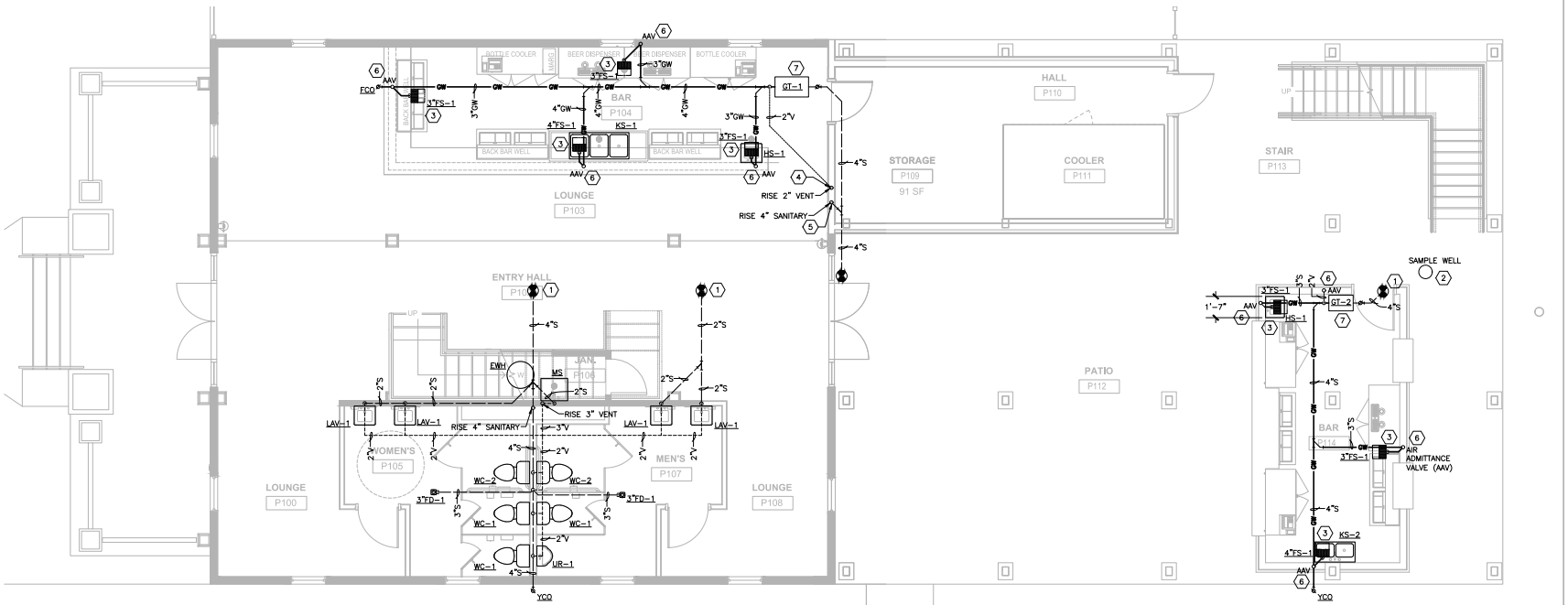

1 FIRST FLOOR WASTE AND VENT PLAN
1/4" = 1'-0"

KEYED NOTES:

1. CONNECT SANITARY WITH EXISTING. FIELD VERIFY LOCATION, DIRECTION OF FLOW, AND INVERT PRIOR TO ROUGH-IN.
2. SAMPLING WELL TO BE INSTALLED AFTER THE CONFLUENCE OF ALL WASTE STREAMS IN THE FACILITY AND PRIOR TO DISCHARGING INTO SANITARY SEWER COLLECTION SYSTEM. COORDINATE FINAL LOCATION WITH GC PRIOR TO INSTALLATION. RE: 9/P001
3. FLOOR DRAIN SERVING INDIRECT DISCHARGE FROM EQUIPMENT. TERMINATE DRAIN PIPING WITH AIR GAP AS REQUIRED.
4. RISE VENT TO SECOND FLOOR. REFER TO P201 FOR CONTINUATION. REFER TO PLAN FOR SIZING.
5. RISE SANITARY TO SECOND FLOOR. REFER TO P201 FOR CONTINUATION. REFER TO PLAN FOR SIZING.
6. PROVIDE AIR ADMITTANCE VALVE EQUAL TO STUDOR MINI-VENT #20341. PROVIDE ACCESS PANEL FOR MAINTENANCE WHEN LOCATED IN AN INACCESSIBLE WALL.
7. RECESSED GREASE INTERCEPTOR INSTALLED IN FLOOR. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

Grease Interceptor Load Summary - (GT-1)

Interceptor Size(gpm) = Volume(cu in) x 1(gal) / 231(cu in)

Type of Fixture	Qty.	Volume(cu in)	Gallons	Total
3-Compartment Sink	1	6720	29	29
			Flow Rate (gpm)	29
			+DW Flow Rate (gpm)	0
			Grease Interceptor Capacity (gpm)	29

Grease Interceptor Load Summary - (GT-2)

Interceptor Size(gpm) = Volume(cu in) x 1(gal) / 231(cu in)

Type of Fixture	Qty.	Volume(cu in)	Gallons	Total
3-Compartment Sink	1	2025	9	9
			Flow Rate (gpm)	9
			+DW Flow Rate (gpm)	0
			Grease Interceptor Capacity (gpm)	9

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DESIGN DEVELOPMENT

FIRST FLOOR WASTE AND VENT PLAN

P200

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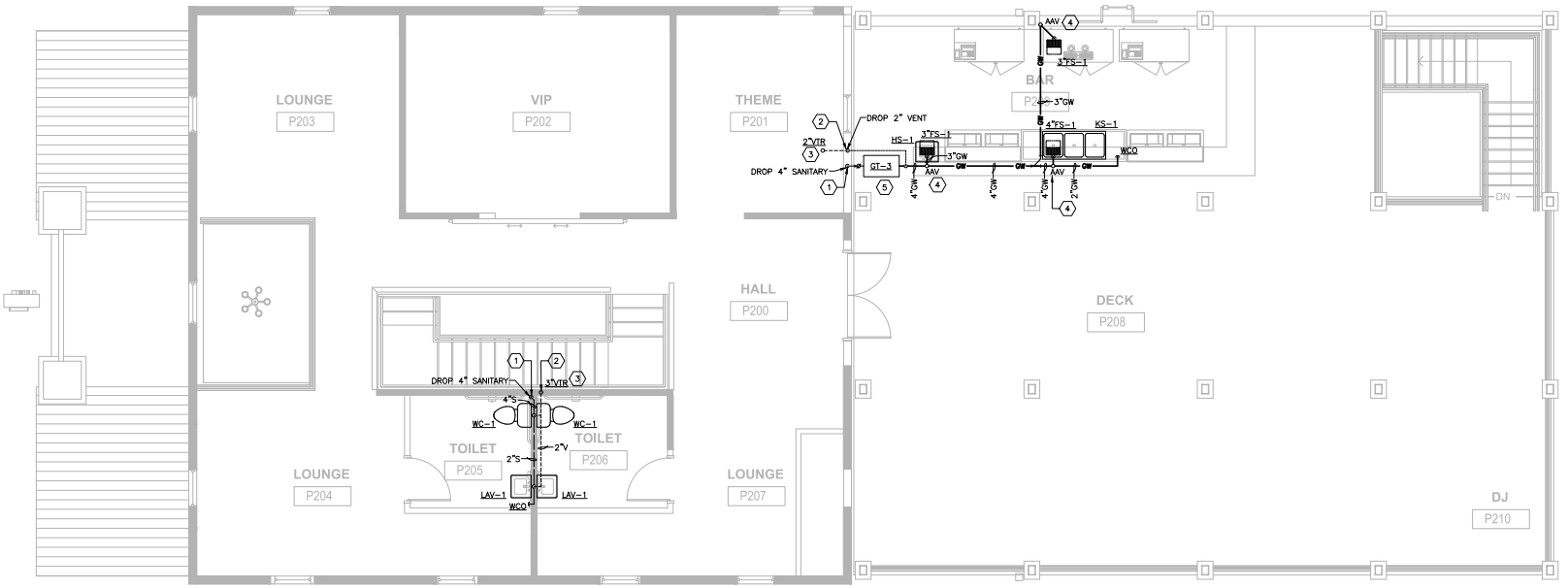

1 SECOND FLOOR WASTE AND VENT PLAN
1/4" = 1'-0"

KEYED NOTES:

1. DROP SANITARY TO FIRST FLOOR. REFER TO P200 FOR CONTINUATION. REFER TO PLAN FOR SIZING.
2. RISE VENT FROM FIRST FLOOR. REFER TO P200 FOR CONTINUATION. REFER TO PLAN FOR SIZING.
3. VENT THROUGH ROOF. RE: 2/P001
4. PROVIDE AIR ADMITTANCE VALVE EQUAL TO STUDOR MINI-VENT #20341. PROVIDE ACCESS PANEL FOR MAINTENANCE WHEN LOCATED IN AN INACCESSIBLE WALL.
5. RECESSED GREASE TRAP INSTALLED IN FLOOR. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

Grease Interceptor Load Summary - (GT-3)				
Interceptor Size(gpm) = Volume(cu in) x 1(gal) / 231(cu in)				
Type of Fixture	Qty.	Volume(cu in)	Gallons	Total
3-Compartment Sink	1	6720	29	29
			Flow Rate (gpm)	29
			+DW Flow Rate (gpm)	0
			Grease Interceptor Capacity (gpm)	29

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No.	Description	Date

DESIGN DEVELOPMENT

SECOND FLOOR WASTE AND VENT PLAN

P201

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PLUMBING FIXTURE & PIPE CONNECTION SCHEDULE

TAG	DESCRIPTION	BASIS OF DESIGN		CONNECTION SIZE					
				CW	HW	TW	WASTE	INDIRECT WASTE	VENT
		MANUFACTURER	CATALOG NUMBER	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES
WC-1	FLOOR MOUNTED WHITE V.C. ELONGATED BOWL TOILET. INCLUDED BOWL & TANK. PROVIDE ELONGATED OPEN FRONT LESS COVER SEAT. **1.28GPF** COORDINATE WITH ARCH'L DWGS FOR LEFT/RIGHT HAND TRIP LEVER.	AMERICAN STANDARD	CADET 215CA.104	1/2"	-	-	4"	-	2"
WC-2	FLOOR MOUNTED WHITE V.C. ELONGATED BOWL RIGHT HEIGHT TOILET. INCLUDED BOWL & TANK. PROVIDE ELONGATED OPEN FRONT LESS COVER SEAT. **1.28GPF ADA** COORDINATE WITH ARCH'L DWGS FOR LEFT/RIGHT HAND TRIP LEVER.	AMERICAN STANDARD	CADET 215AA.105	1/2"	-	-	4"	-	2"
LAV-1	WALL MOUNT V.C. 20-1/2" X 18-1/4" LAVATORY SINK 4" CENTERSET HOLE. PROVIDE SUPPORT SYSTEM WITH CONCEALED ARMS BY ZURN-1231 OR SIMILAR. TWO HANDLE CHROME PLATED FAUCET **0.5GPM**	AMERICAN STANDARD	"LUCERNE" 0355.012 MOEN "M-BITION" 6800F05	1/2"	1/2"	1/2"	2"	-	2"
KS-1	FREESTANDING 16 GA. 304 S.S. 3 COMPARTMENT SINK WITH TWO DRAINBOARDS. PROVIDE TWO HANDLE CHROME PLATED SWING ARM FAUCET.	ADVANCE TABCO T&S	FC-3-1515-15RL-X B-0231-CR	1/2"	1/2"	-	-	2"	-
KS-2	FREESTANDING 16 GA. 304 S.S. 2 COMPARTMENT SINK. PROVIDE TWO HANDLE CHROME PLATED SWING ARM FAUCET.	ADVANCE TABCO T&S	FC-2-1620 B-0231-CR	1/2"	1/2"	-	-	2"	-
HS-1	WALL MOUNTED 20 GA. 304 S.S HAND SINK WITH WRISTBLADE GOOSNECK FAUCET. **2.0GPM**	REGENCY	600HS17WBK	1/2"	1/2"	-	-	1-1/2"	-
TP-1	PRIME-EZE WATER SAVER TRAP PRIMER. SLIP	J.R. SMITH	2698	1/2"	-	-	-	-	-
FD-1	CAST IRON WITH 6" DIAMETER TYPE 'B' STRAINER.	ZURN	4Z-415	-	-	-	SEE PLAN	-	2"
GT-1	30"X18"X19" EPOXY COATED STEEL, PDI CERTIFIED, RECESSED GREASE INTERCEPTOR AT 35 GPM FLOW RATE.	WATTS	WD-35	-	-	-	4"	-	-
GT-2	21 3/4"X14"X12" EPOXY COATED STEEL, PDI CERTIFIED, RECESSED GREASE INTERCEPTOR AT 10 GPM FLOW RATE.	WATTS	WD-10	-	-	-	4"	-	-
GT-3	30"X18"X19" EPOXY COATED STEEL, PDI CERTIFIED, RECESSED GREASE INTERCEPTOR AT 35 GPM FLOW RATE.	WATTS	WD-35	-	-	-	4"	-	-
TMV	ADJUSTABLE THERMOSTATIC POINT-OF-USE MIXING VALVE WITH INLET CHECK STOPS CONFORMANT TO ASSE 1070. MAX HOT WATER TEMP LIMIT OF 120°. SET TO 105°.	LEONARD	170A-LF	1/2"	1/2"	1/2"	-	-	-
WH-1	FREEZELESS WALL HYDRANT W/ AUTOMATIC DRAINING, HOSE CONNECTION BACKFLOW PROTECTION AND INTREGRAL LOCKING HEAD COVER.	WOODFORD MFG	Mo. 68	3/4"	-	-	-	-	-
MS	FLOOR SINK 24X24X12 SS WALL MOUNT FAUCET WITH INTEGRAL STOPS, WALL BRACE AND VACUUM BREAKER. PROVIDE T-35 HOSE AND WALL BRACKET AND T-40 STAINLESS STEEL MOP HANGER	FIAT	TSB 100 CHICAGO FAUCET No. 897-RCF	3/4"	3/4"	-	2"	-	2"
FS EQUIPMENT	PROVIDE ROUGH-IN AS REQUIRED FOR ALL FIXTURES AND EQUIPMENT PROVIDED BY EQUIPMENT SUPPLIERS AND/OR OWNER. PROVIDE ALL MATERIALS AND LABOR TO INSTALL AND MAKE FINAL CONNECTIONS TO ALL EQUIPMENT. ALL CONNECTIONS FOR EQUIPMENT TO BE IN ACCORDING WITH APPLICABLE SECTIONS OF HEALTH DEPARTMENT AND PLUMBING CODES								

NOTES:
1. COORDINATE ALL PLUMBING FIXTURE COLORS & FINISHES WITH ARCHITECT.

GENERAL NOTES: PLUMBING RISER

A. WHEN NOT SHOWN ON PLANS, INDIVIDUAL FIXTURE CONNECTIONS SHALL BE SIZE AS SHOWN ON PLUMBING FIXTURE SCHEDULE.

B. ISOMETRIC DIAGRAMS ARE FOR SIZING PURPOSES ONLY AND SHALL NOT BE USED FOR MATERIAL TAKE-OFFS, OR BE CONSTRUED TO INDICATE ACTUAL SITE INSTALLATION. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

C. PROVIDE WATER HAMMER ARRESTORS FOR EACH GROUP OF FIXTURES WHETHER INDICATED OR NOT ON PLAN. PROVIDE ACCESS PANEL WHERE LOCATED IN INACCESSIBLE CEILING OR WALL.

SHOCK ARRESTOR SCHEDULE

P.D.I. SYMBOL	FIXTURE UNITS	SIZE
A	1–11	1/2" NPT
B	12–32	3/4" NPT
C	33–60	1" NPT
D	61–113	1 1/4" NPT
E	114–154	1 1/2" NPT
F	155–330	2" NPT

PIPING RISER DIAGRAMS ILLUSTRATE WATER HAMMER ARRESTORS AND AIR CHAMBERS FOR FIXTURE WATER PIPE OPENINGS. AIR CHAMBERS SHALL NOT BE USE TO REPLACE WATER HAMMER ARRESTORS. PROVIDE WATER HAMMER ARRESTORS FOR EACH GROUP OF FIXTURES WHETHER SHOWN OR NOT ON PLANS.

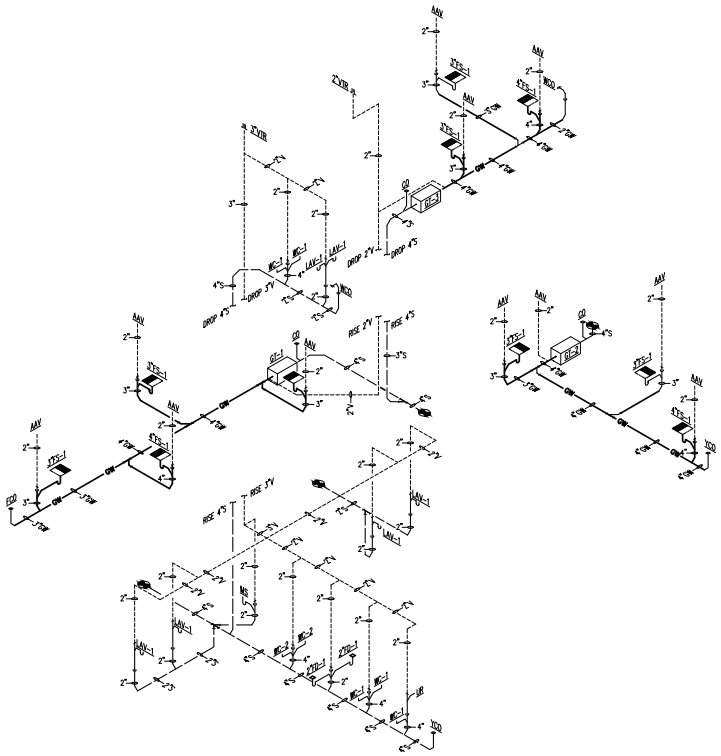
RECIRCULATING PUMP SCHEDULE

MARK	SERVICE	GPM	TOTAL HEAD FT	MOTOR HP	ELECTRICAL			REMARKS
					VOLTS	PHASE	HERTZ	
CP-1	HW RECIRCULATION	2	12	0.115	115	1	60	GRUNDFOS UP 15-18 BUC7 W/AQUASTAT + TIMER

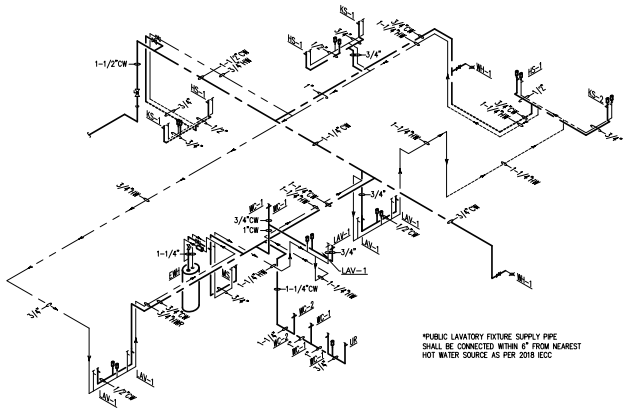
ELECTRIC WATER HEATER SCHEDULE

MARK	RECOVERY		STORAGE GALLONS	LEAVING HW TEMP	INPUT		MODEL
	GPH	RISE F			KW	VOLT/PH	
EWH	70	80°	80	140°	13.5	208/3Ø	A.O. SMITH MODEL No. DRE-80-13.5

NOTES:
1. PROVIDE EXPANSION TANK WATTS PLT-5 OR SIMILAR
2. VACUUM RELIEF VALVE SHALL CONFORM WITH ANSI Z21.22
3. T&P RELIEF VALVE SHALL CONFORM WITH ANSI Z21.22



1 RISER - WASTE AND VENT
NTS



*PUBLIC LAVATORY FIXTURE SUPPLY PIPE SHALL BE CONNECTED WITHIN 6" FROM NEAREST HOT WATER SOURCE AS PER 2018 IECC

2 RISER - DOMESTIC WATER
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San Antonio, Texas 78258

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
DESIGN DEVELOPMENT

KEY PLAN
PLAN NORTH
TRUE NORTH

STATE OF TEXAS
ALFREDO HERNANDEZ
101108
LICENSED PROFESSIONAL ENGINEER
3/10/23

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
23016
DATE
MARCH 10, 2023
REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT

PLUMBING RISERS & SCHEDULES

P300