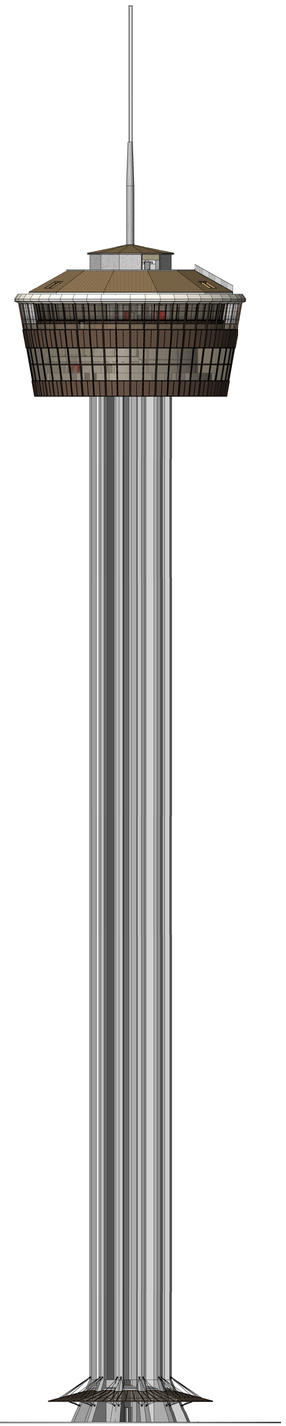
TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO, TEXAS

100% CONSTRUCTION DOCUMENTS



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11.01.22

TOWER OF THE AMERICAS IMPROVEMENTS
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205
CITY OF SAN ANTONIO

project number
21-12
date
11.01.22

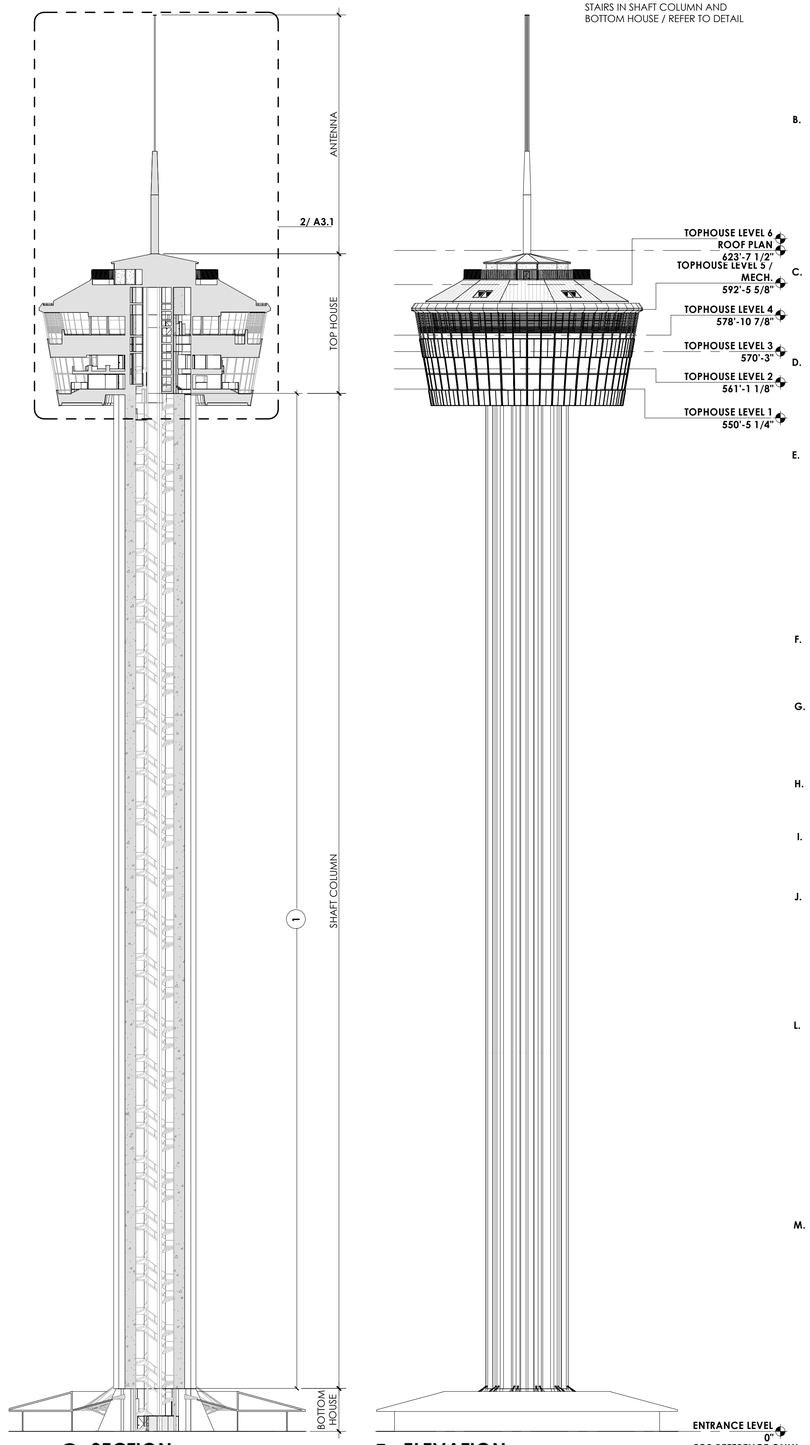
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BEATY PALMER ARCHITECTS

KEYNOTES

1 RETROFIT GUARD ATTACHED TO EXISTING STAIR HANDRAILS ON ALL STAIRS IN SHAFT COLUMN AND BOTTOM HOUSE / REFER TO DETAIL



2 SECTION
1" = 40'-0" EXISTING CONDITIONS

1 ELEVATION
1" = 40'-0" EXISTING CONDITIONS

CONSTRUCTION DRAWINGS ORGANIZATION

A. ARCHITECTURAL DRAWINGS ORGANIZATION: ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

A1. GENERAL INFORMATION
A2. FLOOR PLANS
A3. ENLARGED PLANS
A4. DETAILS
A5. ALTERNATES

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

B. CONSULTANT DRAWINGS ORGANIZATION: DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

FP. FIRE PROTECTION
S. STRUCTURAL
M. MECHANICAL
SC. SMOKE CONTROL
E. ELECTRICAL
P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

C. ARCHITECTURAL DRAWINGS SHEET NUMBERING: ARCHITECTURAL DRAWINGS ARE NUMBERED IN THE LOWER RIGHT HAND CORNER OF EACH SHEET. FIRST BY SECTION, THEN BY SHEET NUMBER WITHIN THE SECTION:

A2.5

(INDICATES THE 5TH SHEET IN SECTION A2).

D. ARCHITECTURAL DRAWING NUMBERING: ARCHITECTURAL DRAWINGS ARE NUMBERED SEQUENTIALLY (1,2,3, ETC.)ON EACH SHEET WITHIN THE SECTION:

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

(INDICATES THE 26TH DRAWING ON THIS SHEET).

E. ARCHITECTURAL DRAWING KEYS: ARCHITECTURAL DRAWINGS ARE KEYED BY NUMBER AND SHEET, AS FOLLOWS:

2/A3.4 (INDICATES THE 2ND DRAWING ON SHEET A3.4.)

THE FOLLOWING KEYING SYMBOLS MAY BE USED:

2/A3.4
THIS SYMBOL IS A KEY TO AN ELEVATION DRAWING. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION.

2/ A3.4
THIS SYMBOL IS A KEY TO A SECTION TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SYMBOL.

2/A3.4
THIS SYMBOL IS A KEY TO A DETAIL OF THE AREA WITHIN THE CALLOUT.

F. ARCHITECTURAL ROOM KEYS: INDIVIDUAL SPACES IN THE FLOOR PLAN/S ARE KEYED SEQUENTIALLY ON THE PLAN DRAWING/S, FIRST BY FLOOR, THEN BY ROOM NUMBER, AS IN THE EXAMPLE BELOW:

ROOM NAME
202

G. ARCHITECTURAL DOOR KEYS: DOORS ARE KEYED ON THE FLOOR PLANS WITH A PREFIX "D" FOLLOWED BY THE ADJOINING ROOM NUMBER. IF MULTIPLE DOORS OCCUR IN A SINGLE ROOM, EACH ADDITIONAL DOOR KEY CONTAINS AN ALPHABETICAL SUFFIX (A, B, C, ETC.) AFTER THE ROOM NUMBER, AS IN THE EXAMPLE BELOW:

D101 A

H. ARCHITECTURAL GLAZING/WINDOW KEYS: WINDOWS/GLAZING ARE KEYED BY TYPE ON THE FLOOR PLANS WITH A PRE-FIX "W" FOLLOWED BY A NUMERICAL SUFFIX (1, 2, 3, ETC.), AS IN THE EXAMPLE BELOW:

W4

I. ARCHITECTURAL PARTITION KEYS: PARTITIONS ARE KEYED BY TYPE ON THE FLOOR PLANS ALPHABETICALLY (A, B, C, ETC.), AS IN THE EXAMPLE BELOW:

B1

J. ARCHITECTURAL "NORTH ARROW" SYMBOLS: TWO NORTH ARROW SYMBOLS MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.

true north
THIS SYMBOL DENOTES "TRUE" (MAGNETIC) NORTH

north
THIS SYMBOL DENOTES "PROJECT" NORTH. THE ARROW POINTS IN THE DIRECTION CLOSEST TO TRUE NORTH THAT IS PARALLEL/PERPENDICULAR TO THE BUILDING/PROJECT.

L. ARCHITECTURAL NOTES: THREE TYPES OF NOTATION MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES DESCRIBE GENERAL INFORMATION REGARDING THE PROJECT WORK RELATED TO THE DRAWINGS OF A PARTICULAR SHEET. GENERAL NOTES ARE LABELED ALPHABETICALLY (A, B, C, ETC.) ON EACH SHEET.

4

KEYNOTES DESCRIBE SPECIFIC ITEMS ON THE DRAWINGS OF A PARTICULAR SHEET. KEYNOTES ARE LISTED NUMERICALLY (1, 2, 3, ETC.) IN A COLUMN AND CORRESPOND TO KEYED SYMBOLS ON THE APPROPRIATE DRAWING OF A PARTICULAR SHEET, AS IN THE EXAMPLE BELOW. KEYNOTE NUMBERING IS SPECIFIC TO EACH SHEET; A GIVEN KEYNOTE NUMBER MAY OR MAY NOT REFERENCE THE SAME ITEM ON DIFFERENT SHEETS.

PLASTIC LAMINATE

DRAWING NOTES DESCRIBE SPECIFIC ITEMS ON A SPECIFIC DRAWING, AS IN THE EXAMPLE BELOW, AND MAY BE UTILIZED IN COMBINATION WITH OR IN LIEU OF KEYNOTES.

M. DIMENSIONS:
1. PLAN DIMENSIONS ARE TO FACE OF WALL FINISH OR FACE OF MASONRY, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SECTION/DET AIL/CABINETWORK DIMENSIONS ARE ACTUAL FINISH DIMENSIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. INTERIOR ELEVATION DIMENSIONS ARE NOMINAL AND ASSUME A LEVEL FLOOR CONDITION. RUN ALL HORIZONTAL REVEALS AND TRIM LEVEL AND ALL VERTICAL REVEALS PLUMB.

ALLOWANCES

A. CERTAIN ITEMS ARE SPECIFIED IN THE CONTRACT DOCUMENTS BY ALLOWANCES. ALLOWANCES HAVE BEEN ESTABLISHED IN LIEU OF ADDITIONAL REQUIREMENTS AND TO DEFER DEFINITION OF SCOPE TO A LATER DATE WHEN MORE IS KNOWN ABOUT THE EXISTING CONDITIONS. ALL PRICING FOR AN ALLOWANCE SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO STARTING ANY WORK OR PURCHASING ANY MATERIALS ASSOCIATED WITH THE ALLOWANCE

B. SCHEDULE OF ALLOWANCES:
#1. RELOCATION OF MISC. ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, LOW VOLTAGE, ETC. NOT SHOWN IN DRAWINGS
- PROVIDE ALLOWANCE OF $30,000 TO RELOCATE MISC. ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, LOW VOLTAGE, ETC. NOT SHOWN IN DRAWINGS TO PERFORM SCOPE OF WORK.

#2. TOP HOUSE SOFFIT SPRINKLER REPAIR AND INSULATION
- PROVIDE ALLOWANCE OF $30,000 TO PROVIDE INSULATION AND REPAIR OF THE FIRE SPRINKLER PIPING IN THE CRAWL SPACE BETWEEN LEVEL 1 AND THE TOP HOUSE SOFFIT.

#3. STEEL REPAIR IN TOP HOUSE CRAWL SPACE AREA
- PROVIDE ALLOWANCE OF $50,000 TO REPAIR/REPLACE CORRODED STEEL NOT SHOWN IN DRAWINGS IN TOP HOUSE SOFFIT/CRAWL SPACE AREA

#4. ADDITIONAL CONCRETE PATCH AND CRACK REPAIR
- PROVIDE ALLOWANCE OF $50,000 FOR ADDITIONAL CONCRETE PATCHING AND CRACK REPAIR BEYOND THE AMOUNT SHOWN IN THE STRUCTURAL DRAWINGS. REFER TO UNIT PRICE #4 AND #5 FOR ACCOUNTING OF ADDITIONAL PATCH AND CRACK REPAIR

UNIT PRICES

A. THE UNIT PRICE STATED IN THE BID FORM SHALL NOT EXPIRE OR CHANGE DURING THE DURATION OF THE CONTRACT

B. ALL COSTS ASSOCIATED WITH THE UNIT PRICE, INCLUDING COST OF WORK, GENERAL CONDITIONS, GENERAL REQUIREMENTS, BOND AND INSURANCE REQUIREMENTS, SUPERVISION, CONTRACTOR FEE, PROJECT ACCESS, AND ALL OTHER COST SHALL BE INCLUDED IN THE UNIT PRICE INDICATED ON THE BID FORM

C. SCHEDULE OF UNIT PRICES:
#1. ELEVATOR BRACKETS
SCOPE OF WORK INCLUDES COMPLETE REPLACEMENT OF ALL 465 ELEVATOR RAIL BRACKETS AND ANCHORS. PROVIDE A PER UNIT PRICE
(A) TO DELETE REPLACEMENT OF EACH TYPE (TYPE A, TYPE B, AND TYPE C) OF ELEVATOR BRACKET FROM THE SCOPE AND LEAVE THE EXISTING BRACKET IN PLACE
(B)TO REMOVE AND REINSTALL AN EXISTING BRACKET OF EACH TYPE (TYPE A, TYPE B, AND TYPE C) OF ELEVATOR BRACKET IN LIEU OF COMPLETE REPLACEMENT

#2. CRAWL SPACE METAL DECK REPAIR
SCOPE OF WORK INCLUDES REPAIR OF THE CRAWL SPACE METAL DECK AS INDICATED ON S1.08. PROVIDE A UNIT PRICE PER SQUARE FOOT OF ADDITIONAL REPAIR TO THE METAL DECK BEYOND THE AREAS SHOWN ON S1.08

#3 ST5JR4.5 STEEL MEMBERS
SCOPE OF WORK INCLUDES CLEANING AND COATING OF ALL 48 ST5JR4.5 MEMBERS IN THE CRAWL SPACE AREA. PROVIDE A PER UNIT PRICE TO REPLACE EACH ST5JR4.5.

#4 CONCRETE SHAFT CRACK REPAIR
SCOPE OF WORK INCLUDES REPAIR OF CRACKS ON THE EXTERIOR OF THE CONCRETE SHAFT IN THE QUANTITY INDICATED ON THE STRUCTURAL DRAWINGS. PROVIDE A UNIT PRICE PER LINEAL FOOT OF ADDITIONAL CRACK REPAIR.

#5 CONCRETE SHAFT PATCH REPAIR
SCOPE OF WORK INCLUDES CONCRETE PATCHING ON THE EXTERIOR OF THE CONCRETE SHAFT IN THE QUANTITY INDICATED ON THE STRUCTURAL DRAWINGS. PROVIDE A UNIT PRICE PER SQUARE FOOT OF ADDITIONAL CONCRETE PATCHING

ALTERNATES

A. FOR EACH ALTERNATE THE CONTRACTOR SHALL PROVIDE THE CHANGE OF CONTRACT SUM AND CONTRACT TIME.

B. ALL COSTS ASSOCIATED WITH THE ALTERNATE, INCLUDING COST OF WORK, GENERAL CONDITIONS, GENERAL REQUIREMENTS, BOND AND INSURANCE REQUIREMENTS, SUPERVISION, CONTRACTOR FEE, PROJECT ACCESS, REQUIRED MOCK-UPS, AND ALL OTHER COSTS SHALL BE INCLUDED IN THE ALTERNATE PRICE INDICATED ON THE BID FORM

C. THE BIDDER SHALL BE RESPONSIBLE FOR DETERMINING FROM THE CONTRACT DOCUMENTS THE AFFECTS OF EACH ALTERNATE ON THE CONTRACT TIME AND THE CONTRACT SUM.

E. SCHEDULE OF ALTERNATES:

#1 KITCHEN FLOOR AND CRAWLSPACE PLUMBING
- REMOVE AND REPLACE KITCHEN FLOORING AND WATERPROOF.
- REPLACE CRAWLSPACE PLUMBING AND KITCHEN FLOOR DRAINS.

1 #2 SHAFT SURFACE COATING - OPTION A
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: SIL-ACT ATS-100 BY ADVANCED CHEMICAL TECHNOLOGIES, INC. TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

#3 SHAFT SURFACE COATING - OPTION B
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: DUR A PELL 100 SERIES 665 BY TNEMEC, TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

1 #4 SHAFT SURFACE COATING - OPTION C
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: PROTECTOSIL® CHEM-TRETE BSM 400, BY EVONIK, TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

#5 ANTENNA MAST RECOATING
- PREPARE, REPAIR, AND RECOAT THE ANTENNA MAST.

#6 TOPHOUSE EXTERIOR LIGHTING
- REPLACE B6 AND B5 EXTERIOR LIGHTING FIXTURES AND LIGHTING ASSOCIATED CONTROLS.

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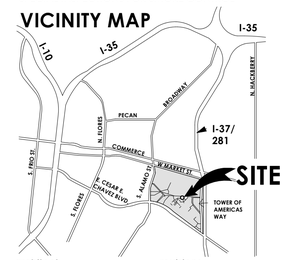
CODE INFORMATION

AUTHORITY HAVING JURISDICTION (BASED ON LOCATION):
CITY OF SAN ANTONIO
ADOPTED BUILDING AT TIME OF CONSTRUCTION (1966)
UNIFORM BUILDING CODE 1964 EDITION WITH CITY OF SAN ANTONIO AMENDMENTS
CURRENT ADOPTED BUILDING CODE EDITIONS
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
2012 TEXAS ACCESSIBILITY STANDARDS
DESIGN REVIEW
PUBLIC PROJECT REQUIRING HDRC REVIEW: YES
LANDMARK DESIGNATION: YES
OCCUPANCY/TYPE OF CONSTRUCTION
OCCUPANCY CLASSIFICATION (CHAPTER 3): M
TYPE OF CONSTRUCTION (CHAPTER 6): TYPE 1
BUILDING HEIGHT: 750FT
OF STORIES: 7
FIRE RESISTIVE REQUIREMENTS (CHAPTER 6 AND 7)
THE 1964 UBC REQUIRED THE BUILDING ELEMENTS TO BE OF IN-COMBUSTIBLE (NON-COMBUSTIBLE) AND FIRE RESISTIVE CONSTRUCTION. THE FIRE RESISTIVE RATING FOR EACH BUILDING ELEMENT WILL NEED TO MAINTAIN THE FOLLOWING FIRE RESISTIVE RATING IN ACCORDANCE WITH THE 1964 UBC WITH SAN ANTONIO AMENDMENTS, BUILDING CODE IN EFFECT AT TIME OF THE ORIGINAL CONSTRUCTION:
- **EXTERIOR BEARING WALLS:** 4-HOUR FIRE RESISTIVE CONSTRUCTION
- **INTERIOR BEARING WALLS:** 3-HOUR FIRE RESISTIVE CONSTRUCTION
- **EXTERIOR NON-BEARING WALLS:** 4-HOUR FIRE RESISTIVE CONSTRUCTION
- **STRUCTURAL FRAME:** 3-HOUR FIRE RESISTIVE CONSTRUCTION (STRUCTURAL FRAME IN EXTERIOR BEARING WALLS TO MEET THE FIRE EXTERIOR WALL FIRE RESISTIVE RATING)
- **VERTICAL OPENINGS:** 2-HOUR FIRE RESISTIVE CONSTRUCTION
- **FLOORS:** 2-HOUR FIRE RESISTIVE CONSTRUCTION
- **ROOF:** 2-HOUR FIRE RESISTIVE CONSTRUCTION

LIFE SAFETY SYSTEMS (CHAPTER 9)
EXISTING AUTOMATIC SPRINKLER SYSTEM (SECTION 903): YES
EXISTING STAND PIPE (SECTION 905): YES
FIRE ALARM (SECTION 907): YES

SPECIAL INSPECTIONS REQUIRED
STEEL CONSTRUCTION
MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS
FIRE-RESISTANT PENETRATIONS AND JOINTS
SPECIAL INSPECTIONS FOR SMOKE CONTROL

VICINITY MAP



architect

revisions
1 ADD 01 12.19.22

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12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
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project number 21-12
date 11.01.22
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A1.1

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BEATY PALMER ARCHITECTS

REQUIRED MOCK-UPS

1

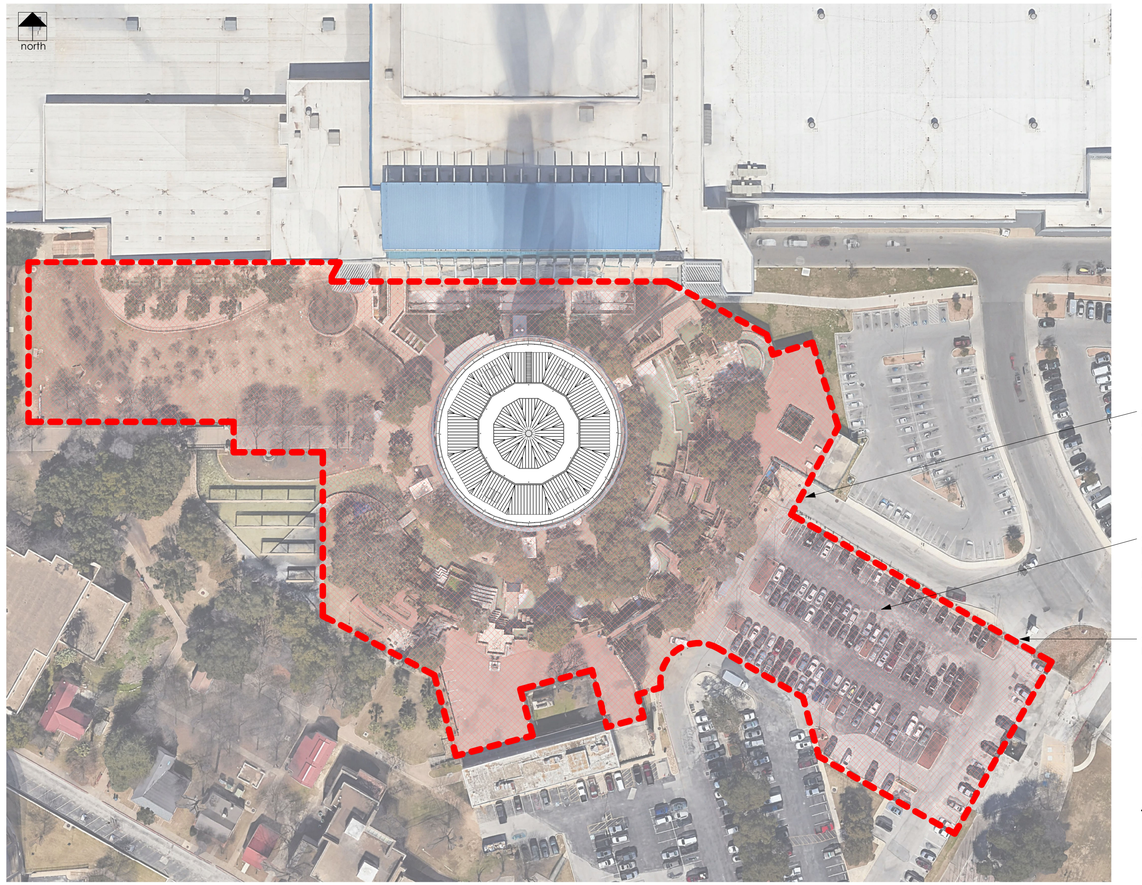
BASE BID

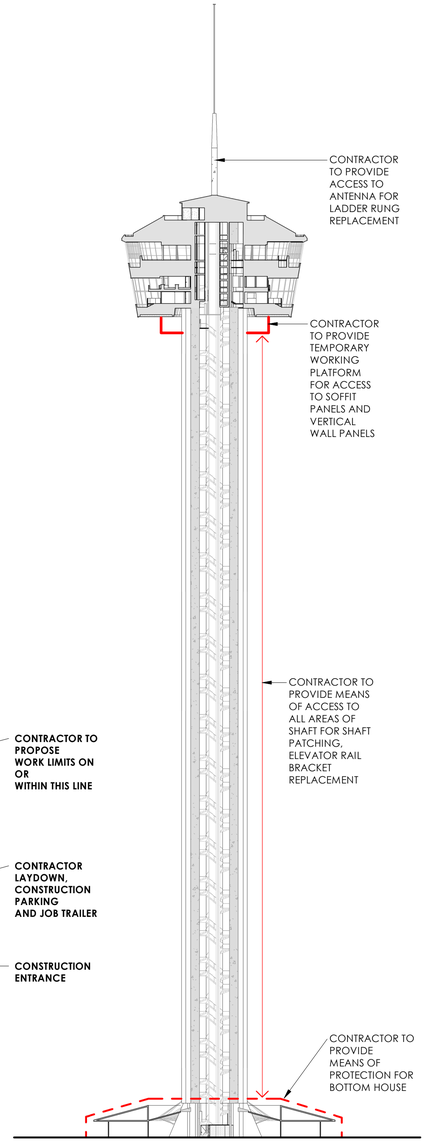
1. TYPICAL SPALL REPAIR TO THE CONCRETE SHAFT
   - STEP 1: SHOP CAST SAMPLES
     1. PROVIDE A MINIMUM OF 10 INITIAL SHOP CAST SAMPLES TO DEMONSTRATE THAT THE COLOR, FINISH, AND TEXTURE TO MATCH THE EXISTING CONCRETE SHAFT
     2. THE SHOP SAMPLES SHALL BE FORMED IN THE SAME MANNER AS THE AS THE REPAIR
     3. THE SHOP SAMPLE WILL NEED TO BE APPROVED PRIOR TO THE OFF STRUCTURE ON SITE MOCK-UP
     4. PROVIDE ADDITIONAL SHOP SAMPLES AS REQUIRED FOR ARCHITECT/OWNER APPROVAL. CONTRACTOR SHALL PLAN FOR MULTIPLE ITERATIONS OF SAMPLE REVIEW. THE COLOR OF CONCRETE CAN TAKE SEVERAL MONTHS TO SETTLE TO A POINT WHERE JUDGEMENT CAN BE MADE REGARDING MATCHING TO EXISTING CONCRETE. THIS PROCESS SHOULD BE BUILT INTO THE PROJECT SCHEDULE
   - STEP 2: OFF STRUCTURE ON SITE MOCKUP
     1. PROVIDE THE APPROVED COLORS ON AN OFF STRUCTURE BUT ONSITE REPAIR MOCKUP FOR APPROVAL
     2. THE MOCK-UP SHALL BE AT LEAST 4 SF AND BE FREE STANDING AND CREATED IN THE SAME ORIENTATION, PROCEDURES, AND PRODUCTS (E.G., FORM RELEASE AGENT) INTENDED IN CONSTRUCTION; AND ALSO INCLUDE MATCH TO ADJACENT EXISTING CONCRETE FINISH AND PROFILE
     3. CONTRACTOR SHALL PLAN FOR SEVERAL ITERATIONS OF THE OFF STRUCTURE MOCK-UP REVIEW
   - STEP 3: TRIAL REPAIR MOCK-UP
     1. CONTRACTOR SHALL PROVIDE TRIAL REPAIRS ON TWO EXAMPLES OF TYPICAL REPAIR OF LESS THAN 2 SF AND TWO EXAMPLES OF A TYPICAL REPAIR OF GREATER THAN 2 SF FOR REVIEW AND APPROVAL
     2. THE CONTRACTOR MAY NEED TO REVISIT PREVIOUS COLORS OR ALTER THE COLOR THROUGHOUT THE MOCK-UP STAGES TO GET APPROVAL ON THE TRIAL REPAIR
   - STEP- 4: REPAIR WORK
     1. AS THE REPAIR WORK PROGRESSES, THE COLOR AND TEXTURE OF THE REPAIRS MAY NEED TO BE ADJUSTED AS THE CONCRETE COLOR CHANGES. ADDITIONAL MOCK-UPS MAY BE REQUIRED FOR PROPER MATCHING
2. TYPICAL CRACK REPAIR TO CONCRETE SHAFT
   - PROVIDE THE SAME MOCK-UPS FOR THE CRACK REPAIR AS REQUIRED FOR SPALL REPAIR IN ITEM 1 ABOVE
3. TYPICAL PLASTER REPAIR AT INTERIOR STAIR SHAFT (1 LOCATION) / WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED FOR FINISHED WORK.
4. 4' x 4' x 4' METAL SOFFIT TO METAL WALL PANEL "L" SHAPED INSIDE CORNER DETAIL SIMILAR TO 1/A4.2. MOCK-UP IS TO BE GROUND FOR REVIEW. SHOW TYPICAL JOINTS AND TRIM DETAILS. THIS MOCK-UP MAY NOT BE USED FOR FINISHED WORK.
5. 1 TYPICAL SEGMENT OF GUARDRAIL. MOCK-UP SHOULD BE DONE PRIOR TO ANY FABRICATION OR PURCHASING OF GUARDRAILS. WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.
6. TYPICAL ACCESS PANEL REPLACEMENT: 1 LOCATION. WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED FOR FINISHED WORK.
7. TYPICAL DOOR AND FRAME REPLACEMENT. WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.
8. PROVIDE A MOCK-UP OF EACH TYPE OF CLEANING METHOD AND PRODUCT SPECIFICED IN SPECIFICATION SECTION 030301 FOR THE CONCRETE SHAFT OF AT LEAST 50 SF EACH, IN LOCATION DIRECTED BY ARCHITECT

ALTERNATE

8. APPLIES TO ALTERNATE #1: 20 SF SECTION TYPICAL SECTION OF KITCHEN FLOORING. THIS MOCK-UP SHALL BE PROVIDED ON THE GROUND. PROVIDE ALL COLORS, BASE DETAIL, JOINTS, AND TYPICAL FLOOR DRAIN. HIS MOCK-UP MAY NOT BE USED FINISHED WORK.
9. APPLIES TO ALTERNATE #2, ALTERNATE #3, AND ALTERNATE #4: PROVIDE A PRE-SELECTION MOCK-UP OF ALL THREE TYPES OF TOWER COATING PRODUCTS INDICATED IN ALTERNATE #2, ALTERNATE #3, AND ALTERNATE #4 FOR REVIEW BY OWNER & ARCHITECT TO SELECT THE COATING PRODUCT. THIS MOCK-UP MAY NOT BE USED IN FINISHED WORK.
10. APPLIES TO ALTERNATE #2: PROVIDE A PRE-APPLICATION MOCK-UP OF ALTERNATE #2 TOWER COATING PRODUCT INDICATED FOR REVIEW BY OWNER & ARCHITECT TO SELECT THE COATING PRODUCT. MOCK-UP IS TO BE AT LEAST 100 SF AND 10' TALL AT LOCATION DESIGNATED BY ARCHITECT. MOCK-UP WILL BE OF THE SELECTED PRODUCT TO BE PERFORMED BY SAME TEAM CONDUCTING THE WORK AND SAME APPLICATION PROCEDURES TO BE USED DURING THE WORK. WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.
11. APPLIES TO ALTERNATE #3: PROVIDE A PRE-APPLICATION MOCK-UP OF ALTERNATE #2 TOWER COATING PRODUCT INDICATED FOR REVIEW BY OWNER & ARCHITECT TO SELECT THE COATING PRODUCT. MOCK-UP IS TO BE AT LEAST 100 SF AND 10' TALL AT LOCATION DESIGNATED BY ARCHITECT. MOCK-UP WILL BE OF THE SELECTED PRODUCT TO BE PERFORMED BY SAME TEAM CONDUCTING THE WORK AND SAME APPLICATION PROCEDURES TO BE USED DURING THE WORK. WHEN MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.
12. APPLIES TO ALTERNATE #4: PROVIDE A PRE-APPLICATION MOCK-UP OF ALTERNATE #2 TOWER COATING PRODUCT INDICATED FOR REVIEW BY OWNER & ARCHITECT TO SELECT THE COATING PRODUCT. MOCK-UP IS TO BE AT LEAST 100 SF AND 10' TALL AT LOCATION DESIGNATED BY ARCHITECT. MOCK-UP WILL BE OF THE SELECTED PRODUCT TO BE PERFORMED BY SAME TEAM CONDUCTING THE WORK AND SAME APPLICATION PROCEDURES TO BE USED DURING THE WORK. WHEN THIS MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.
13. APPLIES TO ALTERNATE #6: PROVIDE A MOCK- UP OF ONE B5 AND ONE B6 LIGHT FIXTURE. WHEN THIS MOCK-UP IS ACCEPTED, IT MAY BE USED IN FINISHED WORK.

PROJECT LIMITS SITE PLAN





NOTE:
CONTRACTOR MAY PROPOSE ALTERNATE MEANS OF ACCESS, STAGING, AND PROTECTION AS A VOLUNTARY ALTERNATE. ALL COMPONENTS OF THE VOLUNTARY ALTERNATE SHALL BE SUBMITTED WITH THE COMPREHENSIVE WORK PLAN.

1

GENERAL NOTES

A. WITHIN 21 DAYS OF THE NOTICE TO PROCEED, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPREHENSIVE WORK PLAN DETAILING PLANNED EXECUTION OF THE PROJECT TO INCLUDE:
   a. SCHEDULE AND WORK PHASING STRATEGY TO MINIMIZE CLOSURE OF TENANT BUSINESS OPERATIONS INCLUDING SUBMITTALS, PROCUREMENT, AND LONG LEAD ITEM STRATEGY
   b. ACCESS TO WORK AT THE TOPHOUSE INCLUDING SCAFFOLDING/WORK PLATFORMS, CONSTRUCTION MATERIAL LOGISTICS TO TOPHOUSE AND CONSTRUCTION WASTE HAUL OFF FROM TOP HOUSE, ACCESS TO AND FROM TOPHOUSE FOR WORKERS
   c. ACCESS TO SHAFT WORK
   d. ACCESS TO MAST AND ANTENNA
   e. PROTECTION OF BOTTOM HOUSE AND SITE
   f. PROTECTION OF FINISHED TENANT SPACE, ELEVATORS, AND RESTROOM FACILITIES
   g. STAGING AREA, RESTROOM FACILITIES, SITE ACCESS, JOB TRAILER, AND SITE FENCING PERIMETER.
   h. TIMING OF WORK ON THE ROOF AND PLAN TO SAFELY WORK IN RADIO FREQUENCY ENVIRONMENTS
   i. ABATEMENT WORK PLAN
   j. PROTECTION OF EXISTING HVAC EQUIPMENT

B. ALL SUBMITTALS REQUIRED FOR APPROVAL, ALL SUBCONTRACTOR BUYOUTS, AND MATERIALS REQUIRED FOR WORK ASSOCIATED WITH ANY WORK PLATFORMS SHALL BE SUBMITTED FOR REVIEW, PURCHASED, AND STORED ON SITE PRIOR TO THE WORK PLATFORMS BEING ERECTED. CONTRACTOR SHALL INDICATE COMPLIANCE WITH THIS REQUIREMENT IN THE COMPREHENSIVE WORK PLAN.

C. THE PUBLIC PLAZA OUTSIDE OF THE TEMPORARY CONSTRUCTION FENCE IS TO REMAIN OPEN TO THE PUBLIC DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE PUBLIC SAFETY OF THE PROJECT SITE DURING THE CONSTRUCTION ACTIVITIES. THE SUBMITTED WORK PLAN SHALL ADDRESS THE MEANS AND METHODS OF HOW THE CONTRACTOR WILL ENSURE PUBLIC SAFETY FROM THE CONSTRUCTION ACTIVITIES FOR THE DURATION OF CONSTRUCTION.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACCESS REQUIRED TO PERFORM WORK, INCLUDING BUT NOT LIMITED TO: WORK PLATFORM AT SOFFIT OF TOP HOUSE, PROTECTION OF BOTTOM HOUSE, HAULING OF MATERIALS TO WORK AREA, RESTROOM FACILITIES & ENGINEERING OF ACCESS COMPONENTS.

E. THE CONTRACTOR MAY USE ALL THREE ELEVATORS FOR GENERAL ACCESS TO THE WORK. THE CONTRACTOR SHALL DOCUMENT AND SUBMIT PHOTOS OF THE EXISTING CONDITION PRIOR TO WORK STARTING AND BRING THE ELEVATOR BACK TO EXISTING CONDITION AFTER THE WORK IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR STATE INSPECTIONS OF ELEVATORS DURING DURATION OF PROJECT.

F. THE CONTRACTOR MAY USE ONE SET OF RESTROOMS AT THE TOP HOUSE. THE CONTRACTOR SHALL DOCUMENT AND SUBMIT PHOTOS OF THE EXISTING CONDITION PRIOR TO WORK STARTING AND BRING THE RESTROOM BACK TO EXISTING CONDITION AFTER THE WORK IS COMPLETE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AT THE BASE OF THE TOWER.

G. THE RESTAURANT AND GIFT SHOP WILL NOT BE IN OPERATION DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE TENANT SPACE DURING CONSTRUCTION, INCLUDING EQUIPMENT, FURNISHING, AND FINISHES.

H. CERTAIN SCOPE OF WORK IS INDICATED BY RGB COLORS. ALL SHEETS ARE INTENDED TO BE PRINTED OR VIEWED IN COLOR.

I. THE CONTRACTOR SHALL SUBMIT A PLAN OF EXECUTION AND PROTECTION OF EXISTING CONDITIONS/EQUIPMENT FOR ANY HOT WORK AND WELDING REQUIRED IN THE SCOPE OF WORK.

J. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN DURING ALL PHASES OF WORK AND SHALL REPAIR OR REPLACE ANY EXISTING CONSTRUCTION TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

K. THE CONTRACTOR SHALL VERIFY DISPOSITION OF ITEMS TO BE REMOVED DURING PROJECT ACTIVITIES. ANY REMOVED ITEMS DESIRED TO BE RETAINED BY THE OWNER SHALL BE DELIVERED TO A LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE. MATERIALS NOT DESIRED TO BE RETAINED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE LEGALLY RECYCLED AND/OR DISPOSED OF OFF SITE PROMPTLY.

L. CONSTRUCTION PARKING AND LAYDOWN AREA IS LIMITED TO THE AREA SHOWN ON THE SITE PLAN ON SHEET A1.1. ANY ADDITIONAL PARKING REQUIRED OFF SITE WILL BE THE CONTRACTORS RESPONSIBILITY. THE CITY OF SAN ANTONIO SHALL NOT BE HELD RESPONSIBLE FOR VEHICLE DAMAGE, THEFT, PARKING CITATIONS, OR THEFT OF PERSONAL BELONGINGS IN CONNECTION WITH CONSTRUCTION PERSONNEL'S VEHICULAR PARKING ON ADJACENT STREETS AS WELL AS ON THE SITE.

M. THE CONTRACTOR SHALL CONFINE OPERATIONS AND PROJECT SET UP TO SUCH AN AREA AS TO PREVENT WORKERS, MATERIALS, OR EQUIPMENT FROM AREAS OCCUPIED OR USED BY THE PUBLIC, THE OWNER, OR THE TENANT. ALL SITE, BOTTOM HOUSE, SHAFT, AND TOP HOUSE ACCESS TO PERFORM THE WORK SHALL BE COORDINATED THROUGH COSA PUBLIC WORKS AND ITS APPOINTED REPRESENTATIVE.

N. THE EXISTING CONDITIONS SHOWN OR NOTED ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND EXTENT OF WORK AT EACH AREA BEFORE PROCEEDING.

O. UPON COMPLETION OF INSTALLATION OF TOP HOUSE WORK PLATFORM, AND UPON REMOVAL/ABATEMENT OF TOP HOUSE STUCCO SOFFIT AND ADJACENT WALL PANELS, CONTRACTOR SHALL SET UP AN INSPECTION FOR THE DESIGN TEAM TO REVIEW THE CONDITION OF THE CONCRETE SHAFT, CRAWL SPACE, UNDER FLOOR PLUMBING / FIRE SPRINKLER SYSTEM, AND CRAWL SPACE STEEL FRAMING/DECK AND ALLOW 14 CALENDAR DAYS FOR DESIGN TEAM TO PROVIDE ANY ADDITIONAL REPAIRS REQUIRED ASSOCIATED WITH ALLOWANCE #2, ALLOWANCE #3 OR ALLOWANCE #4 PRIOR TO THE NEW SOFFIT AND WALL PANEL INSTALLATION.

P. CONTRACTOR SHALL PROVIDE A SAFE MEANS OF ACCESS FOR OWNER, DESIGN TEAM, AND TESTING AGENCY TO ACCESS AND INSPECT THE WORK DURING CONSTRUCTION ACTIVITIES.

ABATEMENT NOTES

A. A LIMITED ASBESTOS SURVEY WAS PREFORMED BY ATLAS TECHNICAL CONSULTANTS, DATED MARCH 09, 2022. ASBESTOS MATERIAL WAS IDENTIFIED IN THE CRAWLSPACE AREA OF THE TOPHOUSE. REFER TO THE REPORT FOR REMEDIATION REQUIREMENTS. CONTRACTOR TO PROVIDE ABATEMENT SPECIFICATIONS FOR APPROVAL PRIOR TO STARTING DEMOLITION WORK AND PERFORM ALL ABATEMENT WORK. CONTRACTOR IS REQUIRED TO UTILIZE A LICENSED ASBESTOS ABATEMENT CONTRACTOR. AN ENVIRONMENTAL CONSULTANT WILL ALSO BE REQUIRED TO PERFORM ASBESTOS OVERSIGHT AIR MONITORING DURING ABATEMENT ACTIVITIES.

B. A LIMITED HAZMAT AND LEAD PAINT SURVEY WAS PREFORMED BY ATLAS TECHNICAL CONSULTANTS. ITEMS IDENTIFIED, IF ANY AND REFER TO THE REPORT FOR REMEDIATION REQUIREMENTS. CONTRACTOR TO PROVIDE AN ABATEMENT WORK PLAN FOR APPROVAL PRIOR TO STARTING DEMOLITION WORK AND PERFORM ALL NECESSARY ABATEMENT WORK

RADIO FREQUENCY NOTES

THE OWNER HAS ACTIVE ANTENNA LEASES ON THE TOP OF THE TOWER THAT WILL REMAIN IN OPERATION DURING THE FULL DURATION OF WORK. THE ANTENNAS MAY EMIT RADIO FREQUENCY FIELDS THAT EXCEED THE FCC RULES FOR HUMAN EXPOSURE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR WORKING WITHIN THE RADIO FREQUENCY FIELDS SAFELY AND PROVIDE ANY TRAINING NECESSARY TO DO SO. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OUTAGES WITH ANTENNA LEASES REQUIRED FOR WORK ON THE TOWER MAST AND ON THE ROOF AND PROVIDE A DURATION OF SUCH WORK WITHIN THE DETAILED WORK PLAN.

architect

CHRISTOPHER BARRETT BEATY 23988 REGISTERED ARCHITECT STATE OF TEXAS

12.19.22

revisions

1 ADD 01 12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

project number 21-12
date 11.01.22
drawn by GE, GG
checked by CBH

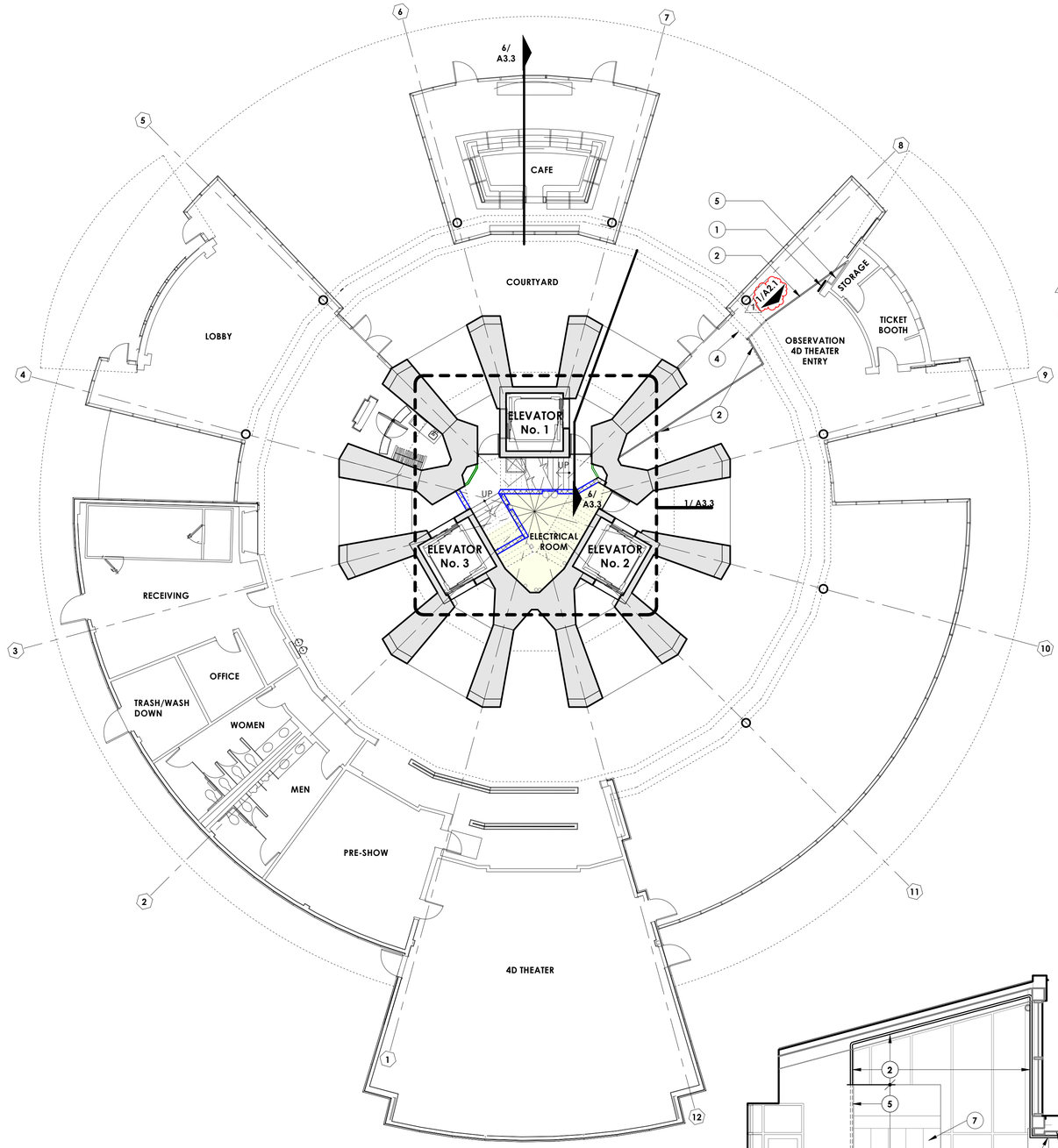
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BEATY PALMER ARCHITECTS



north true north **2** **ENTRANCE LEVEL PLAN**
3/32" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

KEYNOTES

1 NEW FIREFIGHTERS OVERRIDE PANEL ADJACENT TO EXISTING FIRE ALARM PANEL / REFER TO SPECIFICATION AND MEP / CONCEAL ALL CONDUIT / SUBMIT CONDUIT ROUTING TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

2 NEW CONDUIT RUN FROM FIREFIGHTERS OVERRIDE PANEL VERTICALLY TO CEILING / FOLLOW CEILING LINE ALONG RAFTERS, CLERESTORY MULLION AND SOFFIT JOINING EXISTING ENTRY AND MAIN ENTRANCE LEVEL CIRCULATION SPACE / CENTER CONDUIT ON WINDOW MULLION AT CLERESTORY / PAINT TO MATCH CEILING

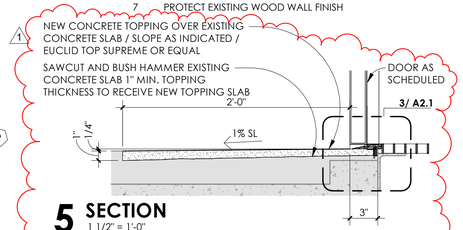
3 EXISTING FIRE ALARM CONTROL PANEL TO REMAIN / PROTECT

4 EXISTING SOFFIT TO REMAIN / PROTECT

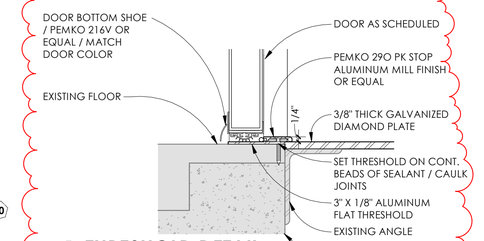
5 ROUTE LOWER PORTION OF NEW CONDUIT IN STORAGE ROOM WALL BEHIND PANELING / PATCH AND PAINT WALL AS REQUIRED

1 6 PENETRATION OF CONDUIT INTO SHAFT AND ROUTING IN SHAFT / FIRE CAULK PENETRATION / SIMILAR TO MECHANICAL ROUTING PER DETAIL 6/A3.3

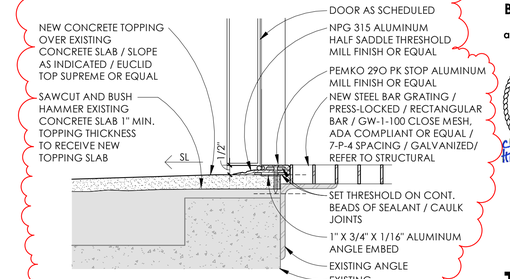
7 PROTECT EXISTING WOOD WALL FINISH



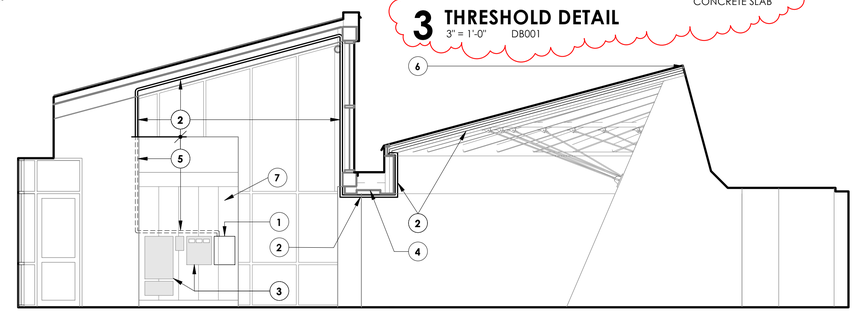
5 **SECTION**
1 1/2" = 1'-0"



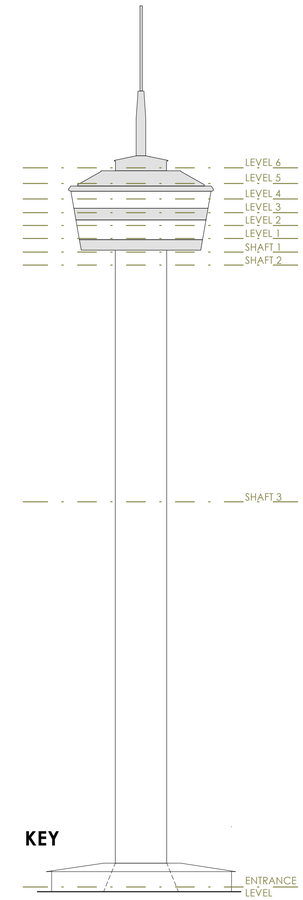
4 **THRESHOLD DETAIL**
3" = 1'-0" DB002



3 **THRESHOLD DETAIL**
3" = 1'-0" DB001



1 **ELEVATION**
3/16" = 1'-0"



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1 ADD 01 12.19.22

REGISTERED ARCHITECT CLAYTON BARRETT HUGHES 23868 STATE OF TEXAS
12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

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sheet number
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BEATY PALMER ARCHITECTS

HARDWARE SETS

HARDWARE GROUP NO. 101R -
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	ENTRANCE LOCK	ND53TD RHO	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	8144S PSA H & J	BK	ZER

HARDWARE GROUP NO. 201R -
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	STOREROOM LOCK	ND80TD RHO	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
DL1	EA	GASKETING	8144S PSA H & J	BK	ZER

HARDWARE GROUP NO. 701R -
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	652	IVE
1	EA	FIRE EXIT HARDWARE	99-L-F-06-SNB	628	VON
1	EA	RIM CYLINDER	20-057 ICX W/CONST. CORE	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	8144S PSA H & J	BK	ZER

HARDWARE GROUP NO. 701RW-
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1HW 5 X 4.5 NRP	652	IVE
1	EA	FIRE EXIT HARDWARE	99-L-F-06-SNB	628	VON
1	EA	RIM CYLINDER	20-057 ICX W/CONST. CORE	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	8144S PSA H & J	BK	ZER

HARDWARE GROUP NO. 701ALK-
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1HW 5 X 4.5 NRP	652	IVE
1	EA	FIRE EXIT HARDWARE	99-L-F-06-SNB X ALK	628	VON
1	EA	RIM CYLINDER	20-057 ICX W/CONST. CORE	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	8144S PSA H & J	BK	ZER

HARDWARE GROUP NO. 711RW-

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

3	EA	HINGE	5BB1HW 5 X 4.5 NRP	652	IVE
1	EA	FIRE EXIT HARDWARE	99-NL-F-SNB LENGTH AS REQ	628	VON
1	EA	RIM CYLINDER	20-057 ICX W/CONST. CORE	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	1461 HD/HDPA FC TBSRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	8144S PSA H & J	BK	ZER

DOOR SCHEDULE

MARK	NOMINAL SIZE	DOOR MATERIAL	UL FIRE RATING	FRAME MATERIAL	DOOR HARDWARE SET	SAFETY GLASS	REMARKS
DA003	3'-7" X 7'-10" (VERIFY)	H.M.	90 MINUTE	H.M.	711RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR, FRAME, AND HARDWARE / VERIFY W/ FLOOR THICKNESS
DA011	3'-6" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701ALK	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA101	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA102	3'-6" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA201	3'-6" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA301	3'-0" X 6'-8"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	NONE	PROVIDE NEW DOOR AND HARDWARE
DA401	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA402	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA601	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DA603	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB001	3'-7" X 7'-10" (VERIFY)	H.M.	90 MINUTE	H.M.	711RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR, FRAME, AND HARDWARE / VERIFY W/ FLOOR THICKNESS
DB002	3'-7" X 7'-10" (VERIFY)	H.M.	90 MINUTE	H.M.	711RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR, FRAME, AND HARDWARE / VERIFY W/ FLOOR THICKNESS
DB012	3'-6" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701ALK	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB013	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB101	3'-6"X7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB201	3'-6" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701RW	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB302	3'-0" X 6'-8"	H.M.	90 MINUTE	RECERTIFY EXISTING	101R	NONE	PROVIDE NEW DOOR AND HARDWARE
DB303	3'-0" X 6'-8"	H.M.	90 MINUTE	RECERTIFY EXISTING	101R	NONE	PROVIDE NEW DOOR AND HARDWARE
DB401	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB402	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	701R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB601	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB603	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	12" X 12" / DIAMOND WIRE	PROVIDE NEW DOOR AND HARDWARE
DB604	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	NONE	PROVIDE NEW DOOR AND HARDWARE
DB605	3'-0" X 7'-0"	H.M.	90 MINUTE	RECERTIFY EXISTING	201R	NONE	PROVIDE NEW DOOR AND HARDWARE

NOTE:
1. WHERE REPLACING DOORS AND FRAMES / SIZE SHOWN ABOVE IS APPROXIMATE / CONTRACTOR TO FIELD MEASURE EXISTING DOOR AND FRAME PRIOR TO FABRICATION
2. PROVIDE SAFETY GLASS CENTERED ON DOOR AND 5' -6" AFF WITH A FIRE RATING THAT MATCHES DOOR

LEGEND

- NEW 2HR UL RATED WALL
- EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL
- REMOVE EXISTING WALL
- REMOVE EXISTING CONSTRUCTION
- SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA

KEYNOTES

1 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

2 RETROFIT GUARD ATTACHED TO EXISTING STAIR HANDRAILS ON ALL STAIRS IN SHAFT COLUMN AND BOTTOM HOUSE / REFER TO DETAIL

3 NEW LIGHTING IN SHAFT / REFER TO ELECTRICAL

4 REMOVE EXISTING DOUBLE DOOR AND FRAME AND REPLACE WITH SINGLE DOOR PER DOOR SCHEDULE / INFILL WALL WITH 2 HR UL RAISED PARTITION TO MATCH EXISTING

1/5 NOT USED

6 NEW LOUVER IN WALL / REFER TO MECHANICAL / COORDINATE EXACT LOCATION IN THE FIELD WITH ENGINEER AND ARCHITECT

7 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

1/8 FIRE STOP ALL FLOOR PENETRATIONS IN MECHANICAL ROOM

9 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION A ON 15/A4.3 / PATCH WALL

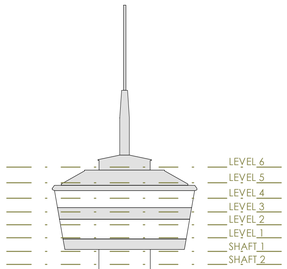
10 SEGMENTED REMOVAL AND REPLACEMENT OF ALL (465) ELEVATOR RAIL SUPPORT BRACKETS, INCLUDING CONCRETE REPAIR PATCHING AFTER REMOVAL OF EACH ELEVATOR BRACKET / ELEVATOR RAILS TO REMAIN

11 DASHED LINE INDICATES PATCHING REPAIR OF ALL SPALLED OR CRACKING CONCRETE PRESENT THROUGHOUT THE ENTIRETY OF THE EXTERIOR FACE OF THE CONCRETE SHAFT / REFER TO STRUCTURAL FOR REPAIR DETAILS

12 RESET / EPOXY LOOSE RAIL POST IN CONCRETE LANDING AT 6 LOCATIONS TOTAL WITHIN STAIR SHAFT

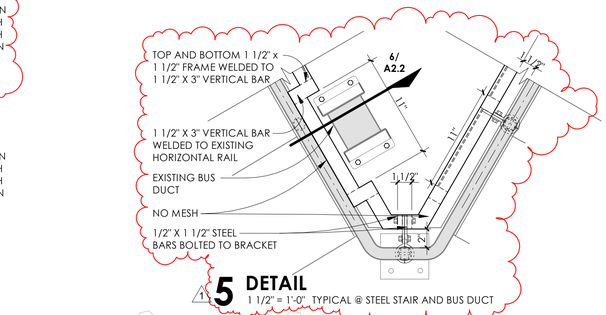
13 NEW STAIR PRESSURIZATION EXHAUST FAN AND DUCT WORK / PROVIDE 42" DIA FLOOR PENETRATION / REFER TO STRUCTURAL FOR FLOOR PENETRATION NOTES AND MECHANICAL FOR INFORMATION OF STAIR PRESSURIZATION SYSTEM

14 NEW STAIR PRESSURIZATION EXHAUST FAN AND DUCT WORK / REFER TO MECHANICAL

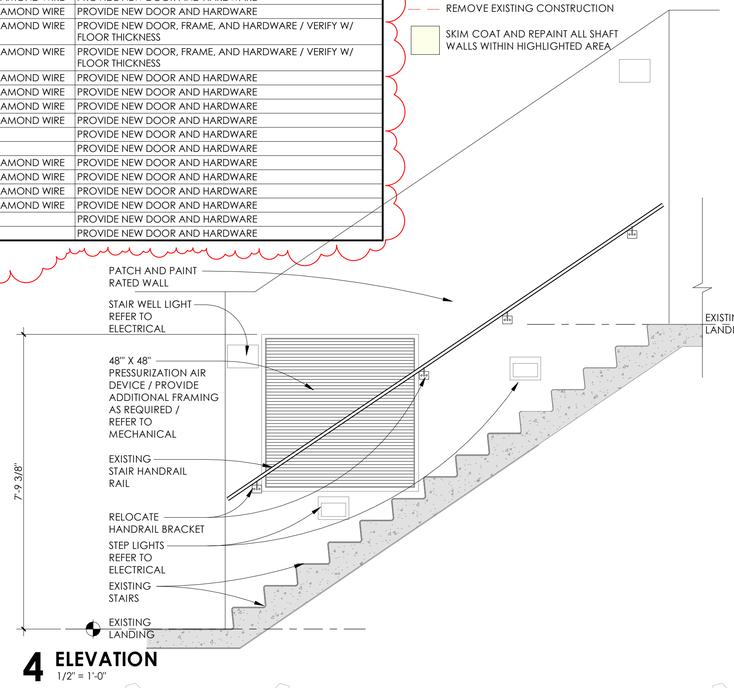


KEY

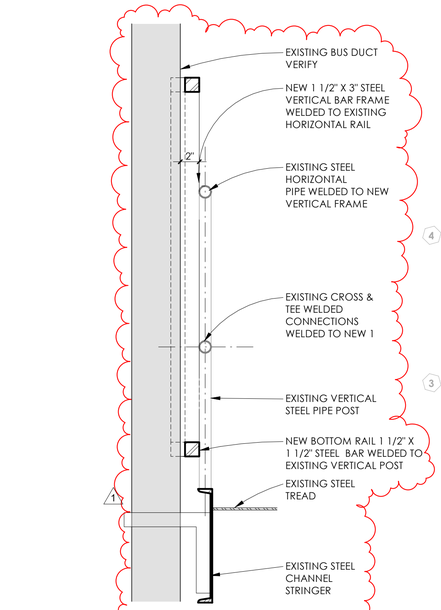




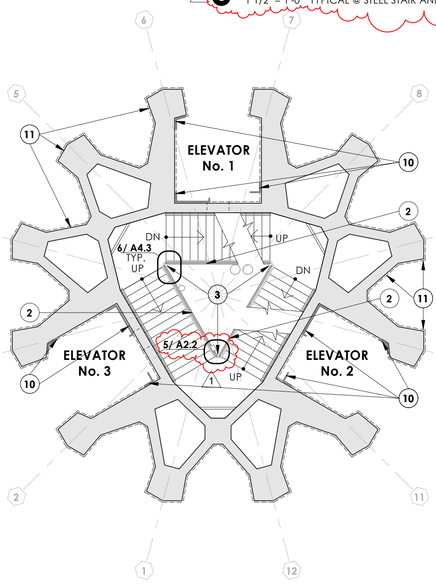
1/5 **DETAIL**
1 1/2" = 1'-0" TYPICAL @ STEEL STAIR AND BUS DUCT



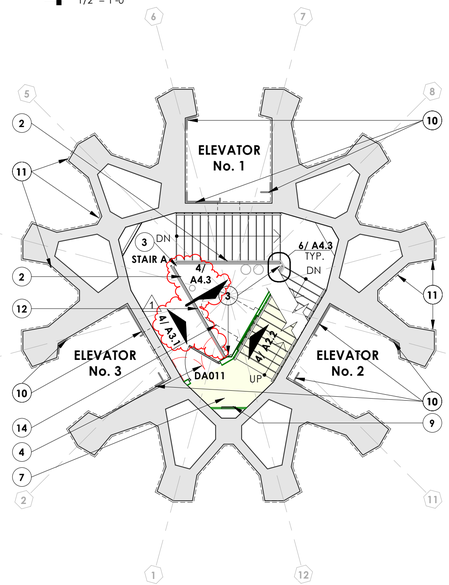
4 ELEVATION
1/2" = 1'-0"



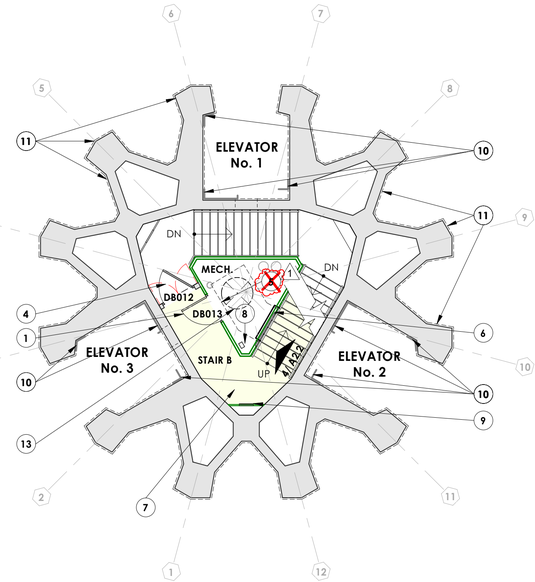
6 SECTION DETAIL
1 1/2" = 1'-0" NEW CONSTRUCTION



north **3 SHAFT 3 PLAN**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



north **2 SHAFT 2 PLAN**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



north **1 SHAFT 1 PLAN**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

BASE BID

architect

REGISTERED ARCHITECT CLINTON HARRETTH BROOKS 23988 STATE OF TEXAS
12.19.22

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1	ADD 01	12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

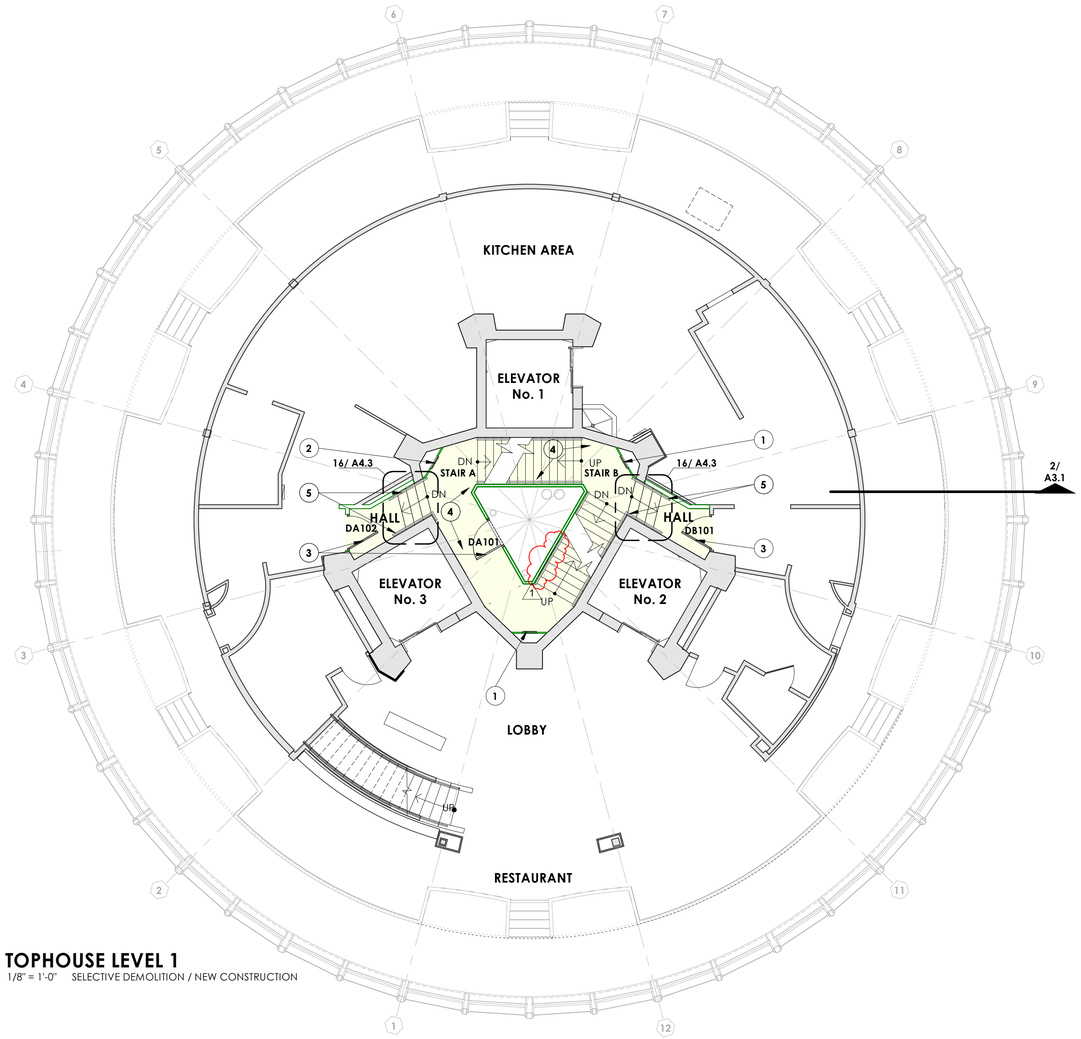
project number 21-12
date 11.01.22
drawn by GG, AG, GE
checked by CBH

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1 **TOPHOUSE LEVEL 1**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

north

KEYNOTES

1 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL/ REFER TO ACCESS PANEL TYPE A CONDITION A ON 15/A4.3 / PATCH WALL

2 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION B ON 15/A4.3 / PATCH WALL

3 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

4 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

5 PROVIDE NEW PIPE HANDRAILS AND WALL BRACKETS

LEGEND

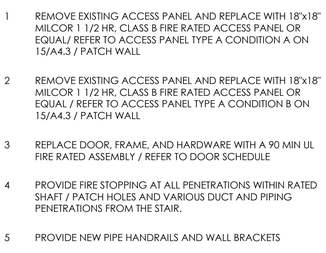
NEW 2HR UL RATED WALL

EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL

REMOVE EXISTING WALL

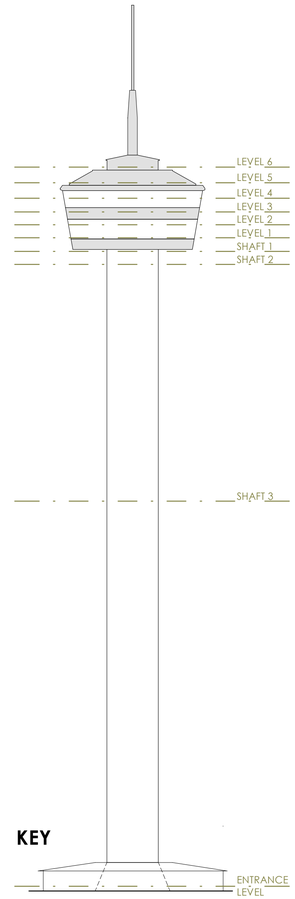
REMOVE EXISTING CONSTRUCTION

SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA



2 **REFERENCE DETAIL**
3" = 1'-0" EXISTING INTERIOR SHAFT WALL CONTSTRUCTION

100 % CONTRUCTION DOCUMENTS



BASE BID

architect

REGISTERED ARCHITECT CLAYTON HARRETT MANOR 23988 STATE OF TEXAS

12.19.22

revisions

1 ADD 01 12.19.22

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project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

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BEATY PALMER ARCHITECTS

KEYNOTES

1 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

2 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

3 REATTACH AND REPAIR LOOSE STAIR NOISING / 4 LOCATIONS TOTAL IN TOP HOUSE STAIR SHAFT

4 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION A ON 15/A4.3 / PATCH WALL

5 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 24"x24" MILCOR 1 1/2 HR CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE C CONDITION D ON 15/A4.3

6 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION B ON 15/A4.3 / PATCH WALL

LEGEND

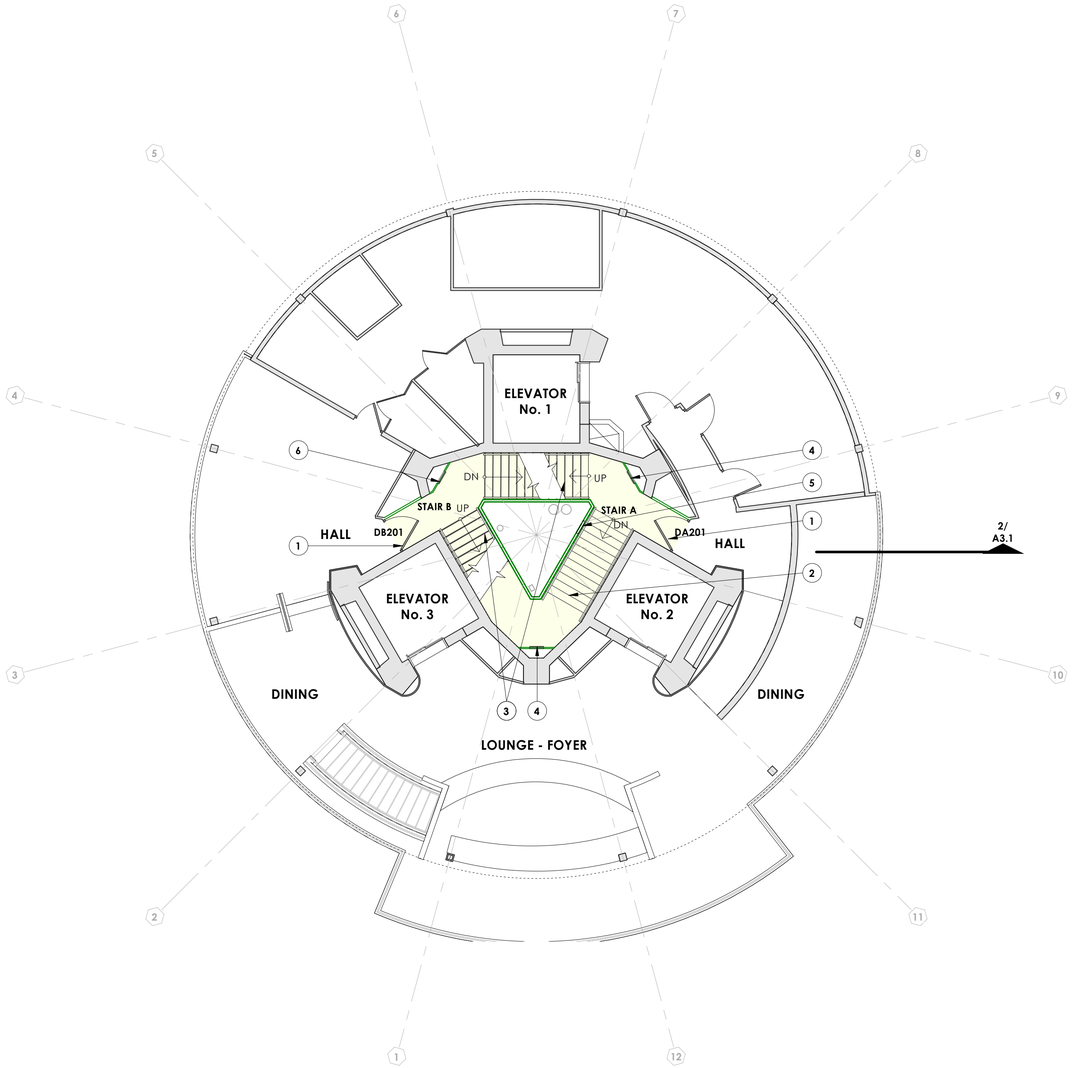
NEW 2HR UL RATED WALL

EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL

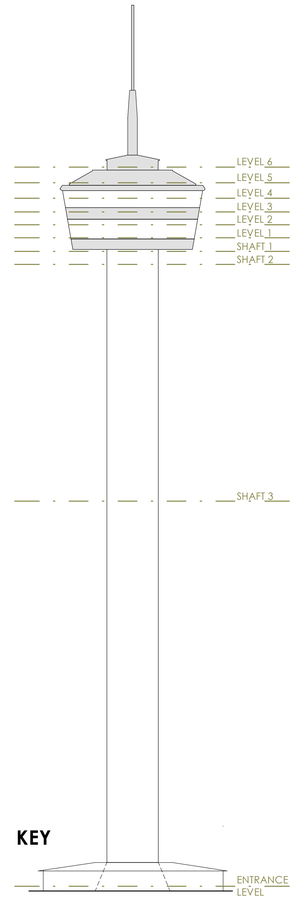
REMOVE EXISTING WALL

REMOVE EXISTING CONSTRUCTION

SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA



north **1 TOPHOUSE LEVEL 2**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



BASE BID

architect

REGISTERED ARCHITECT CLAYTON BARRETT HARRISON 23968 STATE OF TEXAS

11.01.22

revisions

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

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BEATY PALMER ARCHITECTS

KEYNOTES

1 REATTACH AND REPAIR LOOSE STAIR NOISING / 4 LOCATIONS TOTAL IN TOP HOUSE STAIR SHAFT

2 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

3 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

4 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION B ON 15/A4.3 / PATCH WALL

LEGEND

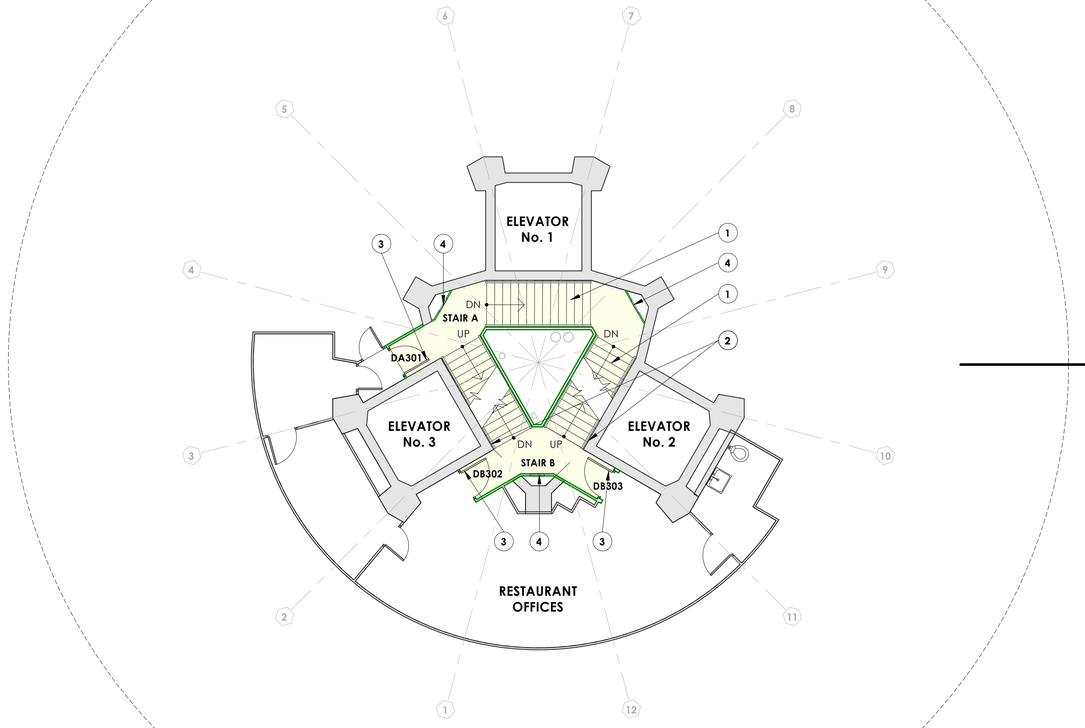
NEW 2HR UL RATED WALL

EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL

REMOVE EXISTING WALL

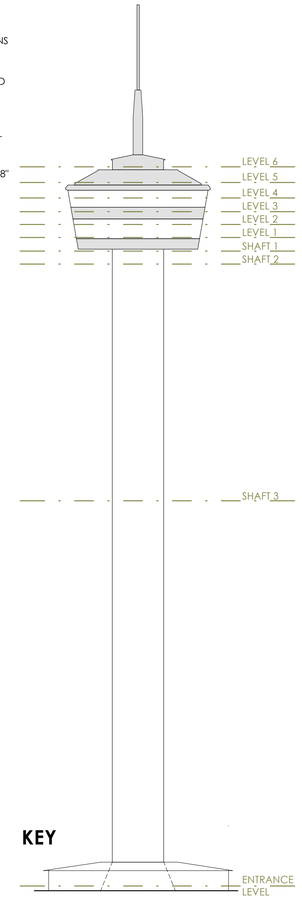
REMOVE EXISTING CONSTRUCTION

SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA



2/ A3.1

1 TOPHOUSE LEVEL 3
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



KEY

BASE BID

architect

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11.01.22

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TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

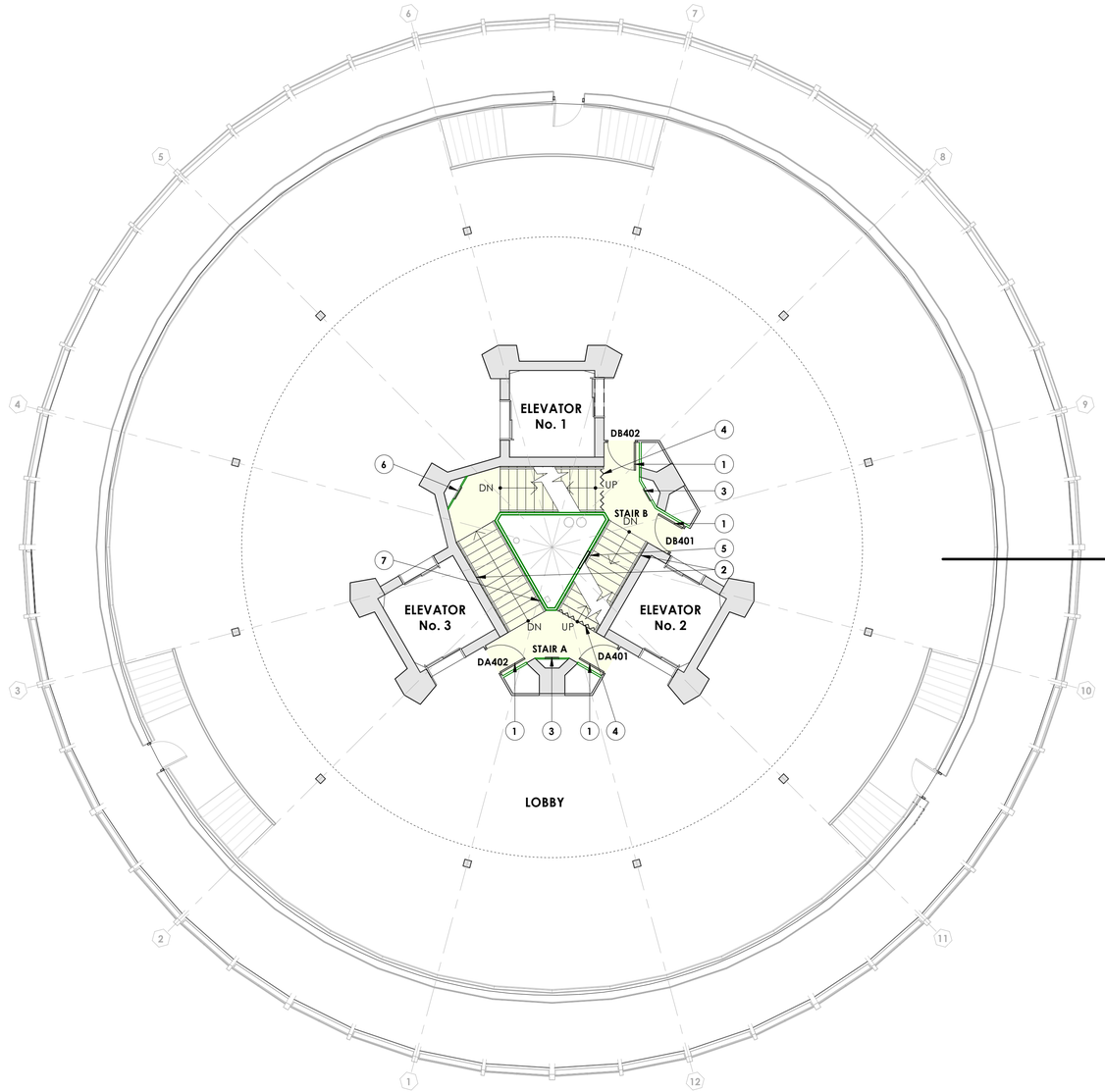
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2/ A3.1

north

1 TOPHOUSE LEVEL 4
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

KEYNOTES

1 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

2 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

3 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18" X 18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION A ON 15/A4.3 / PATCH WALL

4 EXISTING GATE AND FENCE TO REMAIN / CONFIRM COMPLIANCE WITH FIRE MARSHALL

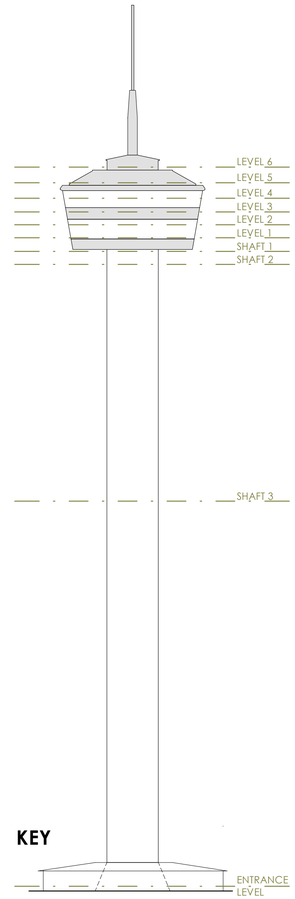
5 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 24"x36" MILCOR 1 1/2 HR CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE B CONDITION C ON 15/A4.3

6 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION B ON 15/A4.3 / PATCH WALL

7 PATCH WALL OVER EXISTING WALL MOUNTED LIGHT FIXTURE / TYPICAL

LEGEND

- NEW 2HR UL RATED WALL
- EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL
- REMOVE EXISTING WALL
- REMOVE EXISTING CONSTRUCTION
- SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA



KEY

BASE BID

architect

REGISTERED ARCHITECT CLAYTON BARRETT HARRISON 23088 STATE OF TEXAS

11.01.22

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TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
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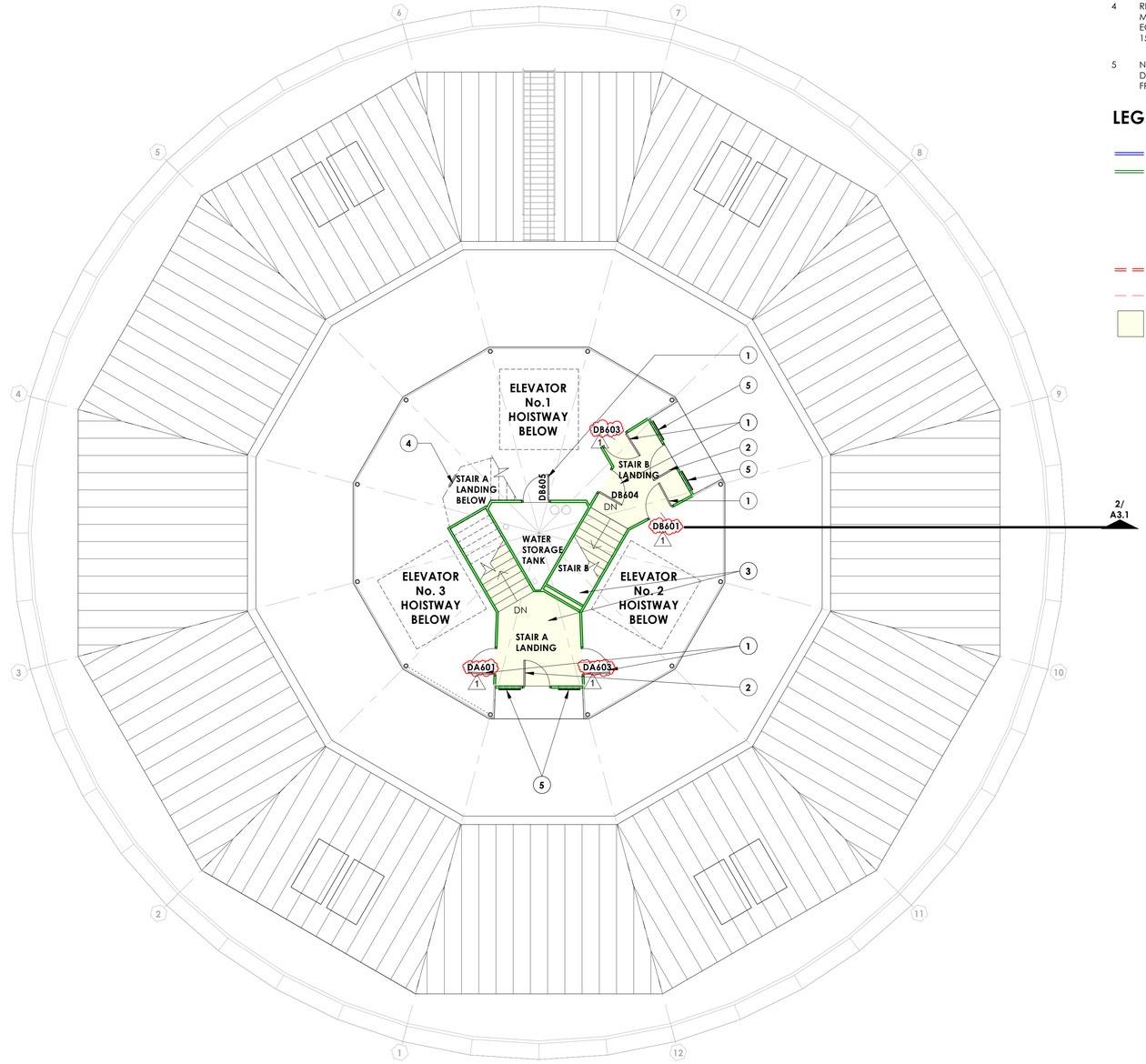
project number 21-12
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KEYNOTES

1 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE

2 EXISTING DOOR TO REMAIN

3 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.

4 REMOVE EXISTING ACCESS PANEL AND REPLACE WITH 18"x18" MILCOR 1 1/2 HR, CLASS B FIRE RATED ACCESS PANEL OR EQUAL / REFER TO ACCESS PANEL TYPE A CONDITION B ON 15/A4.3 / PATCH WALL

5 NEW 30"x60" LOUVERS SET AT HEAD HEIGHT OF ADJACENT DOOR / REFER TO MECHANICAL / PROVIDE ADDITIONAL FRAMING AS REQUIRED FOR INSTALLATION

LEGEND

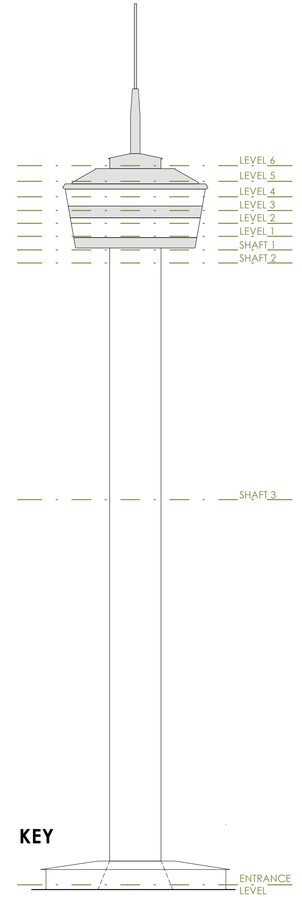
NEW 2HR UL RATED WALL

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REMOVE EXISTING WALL

REMOVE EXISTING CONSTRUCTION

SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREA



KEY

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1	ADD 01	12.19.22

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12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

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date 11.01.22
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sheet number
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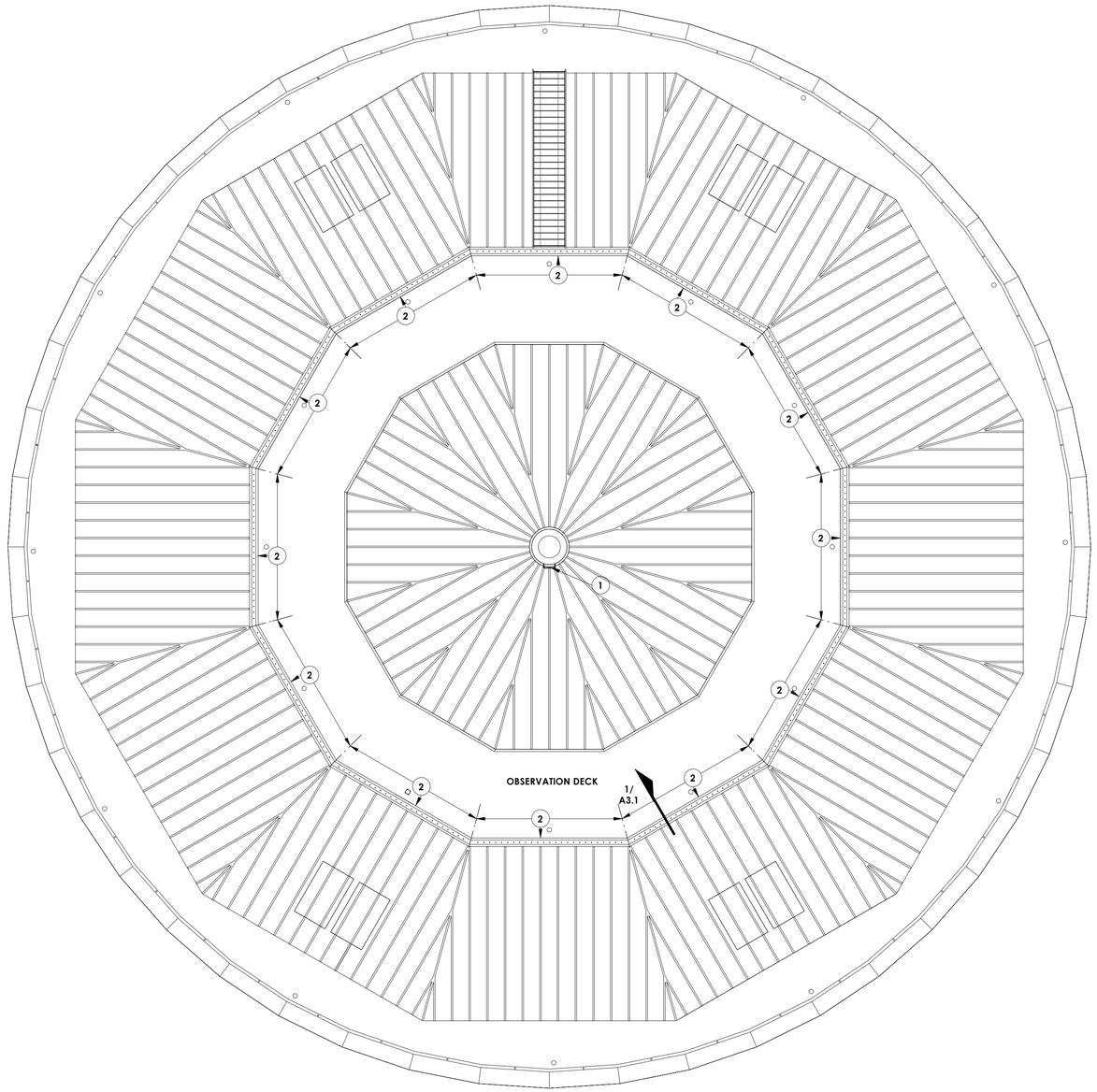
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BEATY PALMER ARCHITECTS

north

1 TOPHOUSE LEVEL 6

1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



north true north **2** **ROOF PLAN**
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 REPLACE ALL 40 LADDER RUNGS ON MAST / REFER TO STRUCTURAL / SEE UNIT PRICE #2 ON A1.1

2 DISMANTLE STAINLESS STEEL FENCING AND GATE / CLEAN AND REINSTALL IN NEW ALUMINUM CHANNEL / PROVIDE NEW STAINLESS STEEL BOLTS AND INTERMEDIATE BRACING / REFER TO DETAIL

RADIO FREQUENCY NOTES

THERE WILL BE ACTIVE ANTENNA LEASES ON THE TOP OF THE TOWER THAT WILL REMAIN IN OPERATION DURING THE FULL DURATION OF WORK. THE ANTENNAS MAY EMIT RADIO FREQUENCY FIELDS THAT EXCEED THE FCC RULES FOR HUMAN EXPOSURE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR WORKING WITHIN THE RADIO FREQUENCY FIELDS SAFELY AND PROVIDE ANY TRAINING NECESSARY TO DO SO. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OUTAGES WITH ANTENNA LEASEES REQUIRED FOR WORK ON THE TOWER MAST AND ON THE ROOF AND PROVIDE A DURATION OF SUCH WORK WITHIN THE DETAILED WORK PLAN.

BASE BID

architect

CLAYTON M. BARRETT HUGHES 23088 REGISTERED ARCHITECT STATE OF TEXAS
11.01.22

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TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
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SAN ANTONIO TX, 78205

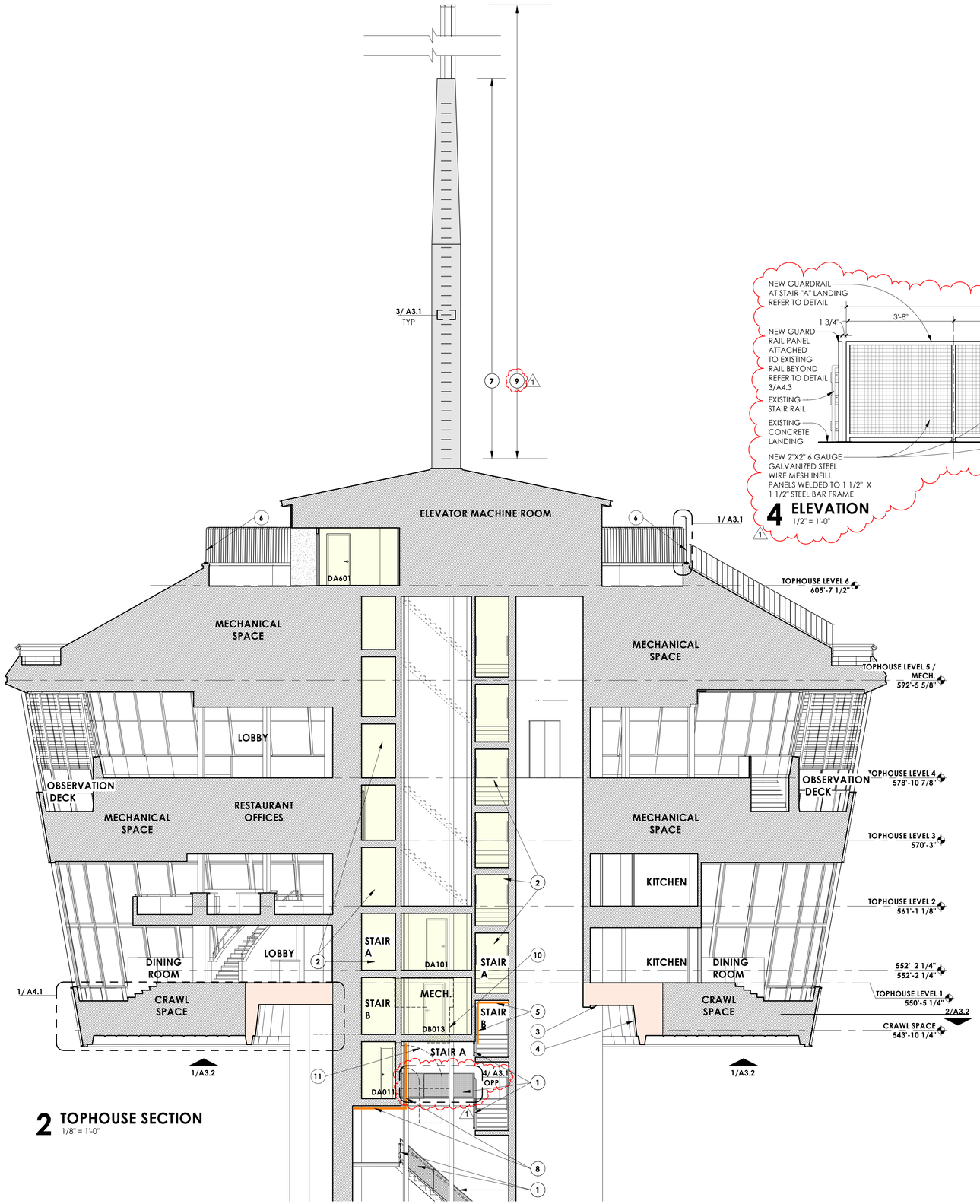
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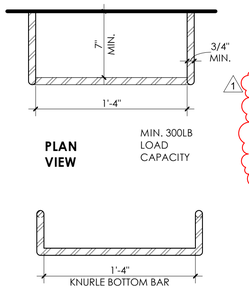
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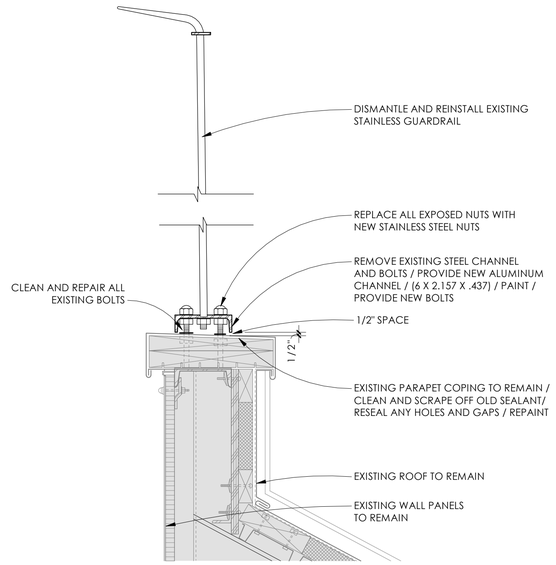


2 TOPHOUSE SECTION
1/8" = 1'-0"

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



3 TYPICAL LADDER RUNG
1 1/2" = 1'-0"



1 SECTION
1 1/2" = 1'-0" ROOF PARAPET WALL

100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 RETROFIT GUARD ATTACHED TO EXISTING STAIR HANDRAILS ON ALL STAIRS IN SHAFT COLUMN AND BOTTOM HOUSE / REFER TO DETAIL

2 AREA INDICATED IN YELLOW IS EXTENT OF 2 HR ENCLOSURE / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2 HR ASSEMBLIES / FIRESTOP ALL GAPS AND HOLES WITH RATED 2 HR ASSEMBLY

3 REPLACE THE STUCCO SOFFIT SYSTEM AND SECONDARY SUPPORT SUB-FRAMING AT THE TOWER'S TOP HOUSE METAL PLATE SOFFIT PANEL SYSTEM / REFER TO DETAILS

4 REPLACE ASBESTOS WALL PANEL WITH METAL PLATE WALL PANEL SYSTEM / REFER TO DETAILS

5 BOTTOM CAP OF 2 HR ENCLOSURE / AREA ABOVE TO BE PRESSURIZED /

6 DISMANTLE STAINLESS STEEL FENCING AND GATE / CLEAN AND REINSTALL IN NEW ALUMINUM CHANNEL / PROVIDE NEW STAINLESS STEEL BOLTS AND INTERMEDIATE BRACING / REFER TO DETAIL

7 REPLACE ALL 40 LADDER RUNGS ON MAST / REFER TO STRUCTURAL / SEE UNIT PRICE #2 ON A1.1

8 ORANGE LINE INDICATES BOTTOM CAP OF 2 HR ENCLOSURE / PROVIDE FIRE PROOFING ON STEEL FLOOR FRAMING TO 2 HR RATING / FIRESTOP ALL PENETRATIONS

9 PROVIDE OSHA COMPLIANT CABLE FALL ARREST SYSTEM FROM BOTTOM OF MAST TO TOP OF ANTENNA / CONNECTION OF CABLE SYSTEM TO EXISTING MAST AND ANTENNA SHALL MEET MANUFACTURER'S LOADING CRITERION / LADDER CABLE FALL ARREST FOR FIXED LADDERS BY CAI SAFETY SYSTEM OR EQUAL

10 NEW STAIR PRESSURIZATION EXHAUST FAN AND DUCT WORK / PROVIDE 42" DIA FLOOR PENETRATION / REFER TO STRUCTURAL FOR FLOOR PENETRATION NOTES AND MECHANICAL FOR INFORMATION OF STAIR PRESSURIZATION SYSTEM

11 NEW STAIR PRESSURIZATION EXHAUST FAN AND DUCT WORK / REFER TO MECHANICAL

BASE BID

architect

REGISTERED ARCHITECT CLAY T. BARRETT 23988 STATE OF TEXAS

12.19.22

revisions

1 ADD 01 12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

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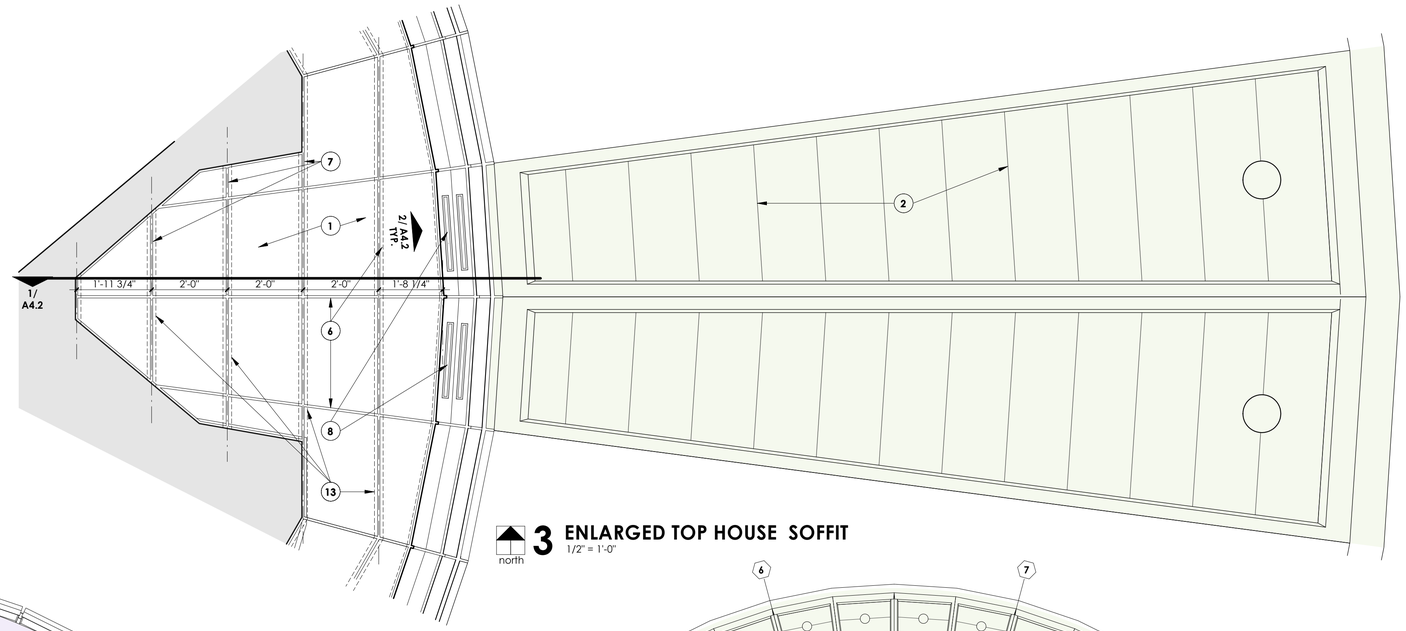
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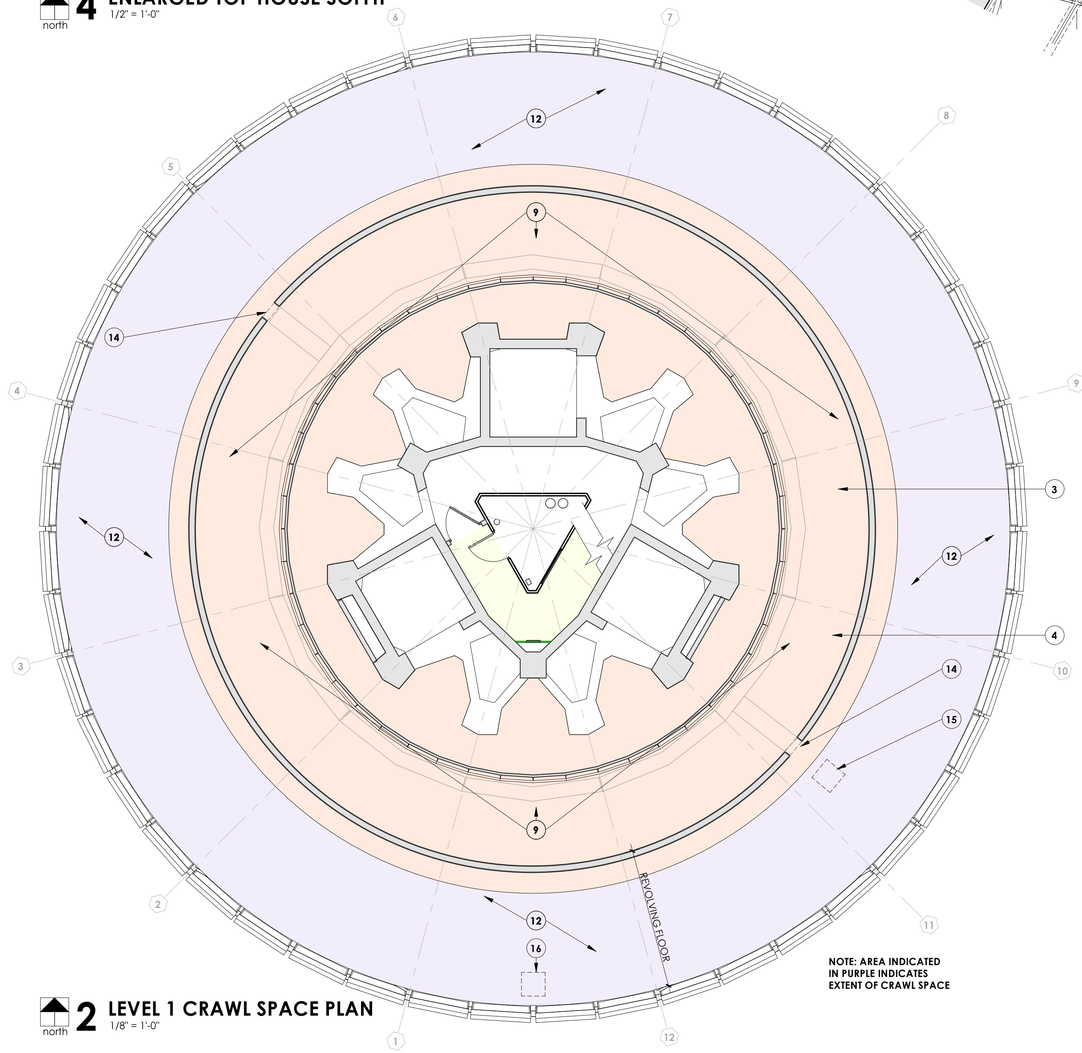
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4 ENLARGED TOP HOUSE SOFFIT
north
1/2" = 1'-0"

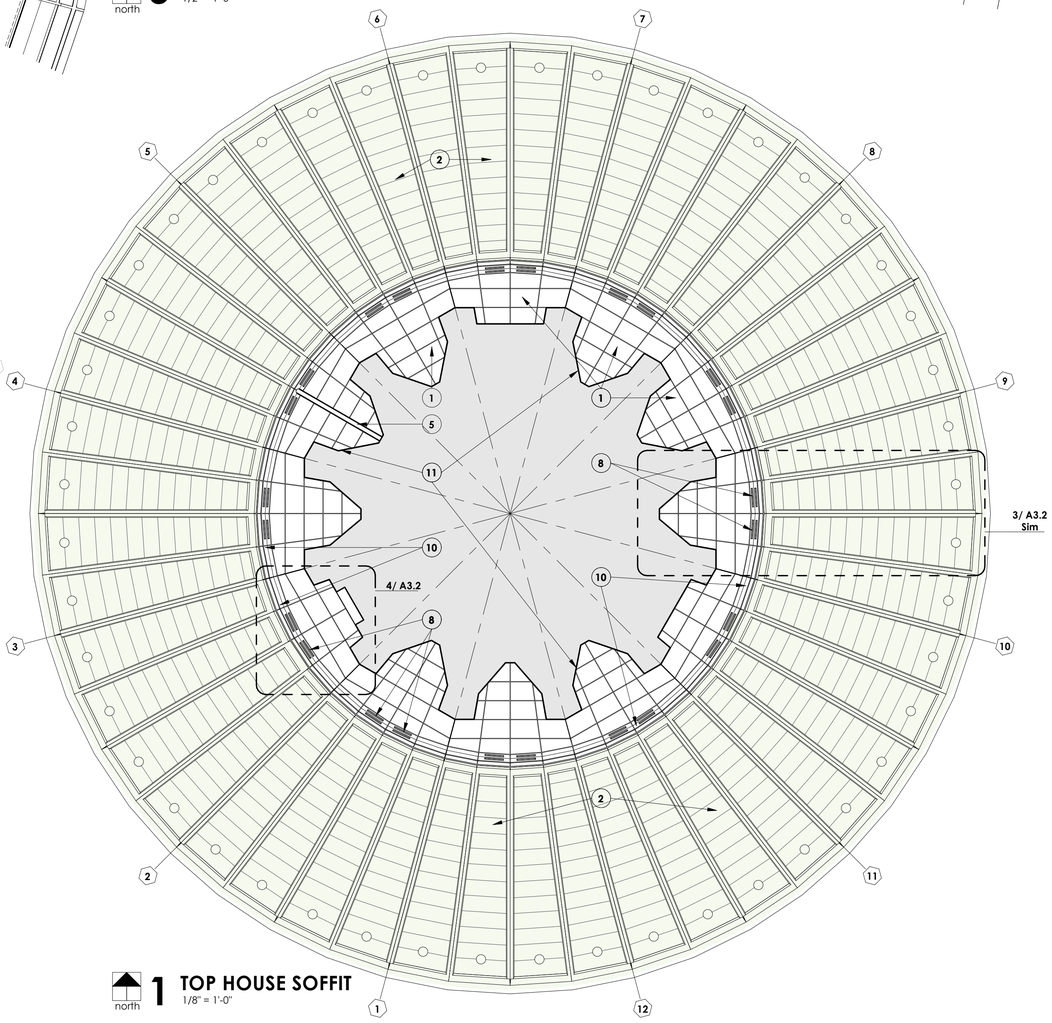


3 ENLARGED TOP HOUSE SOFFIT
north
1/2" = 1'-0"



NOTE: AREA INDICATED IN PURPLE INDICATES EXTENT OF CRAWL SPACE

2 LEVEL 1 CRAWL SPACE PLAN
north
1/8" = 1'-0"



1 TOP HOUSE SOFFIT
north
1/8" = 1'-0"

100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 REPLACE THE STUCCO SOFFIT SYSTEM AND SECONDARY SUPPORT SUB-FRAMING AT THE TOWER'S TOP HOUSE METAL PLATE SOFFIT PANEL SYSTEM / REFER TO DETAILS

2 EXISTING FIBERGLASS OUTER SOFFIT PANELS TO REMAIN / PROTECT

3 SEE ALLOWANCE #3 TO REPAIR STEEL FRAMING / REFER TO STRUCTURAL

4 REFER TO ALLOWANCE 02 FOR FIRE PROTECTION SYSTEM REPAIR IN CRAWL SPACE

5 EXISTING PIPE TO REMAIN / PAINT TO MATCH SOFFIT PANEL / TRIM OUT WALL PANEL AT PENETRATION

6 JOINT IN SOFFIT PANEL / ALIGN WITH EDGE OF EXISTING FIBERGLASS PANEL

7 JOINT IN SOFFIT PANEL

8 REPLACE LIGHTS IN WALL PANELS / REFER TO MEP

9 IN AREA HIGHLIGHTED IN ORANGE CLEAN ALL STEEL AND WIRE BRUSH OFF ALL RUST / PROVIDE INTUMESCENT COATING FIREPROOFING ON STEEL MEMBERS IDENTIFIED AS PRIMARY STRUCTURAL STEEL MEMBERS ON THE FIREPROOFING EXHIBIT ON A4.4 / PROVIDE ZINC RICH COATING - SIKACOR ZINC R OR EQUAL ON ALL OTHER STEEL MEMBERS

10 REPLACE THE VERTICAL WALL PANELS THAT ENCLOSE THE CRAWL SPACE AT THE FIRST LEVEL OF THE TOWER'S TOP HOUSE WITH METAL PLATE WALL PANEL SYSTEM / REFER TO DETAILS

11 OUTLINE OF CONCRETE SHAFT

12 PAINT UNDERSIDE OF PLYWOOD DECK AND STAIRS IN REVOLVING FLOOR SYSTEM WITH FIRE RETARDANT COATING REFER TO 1/A4.1

13 DASHED LINE INDICATES NEW STAINLESS STEEL BOX BEAM / PROVIDE AT ALL HORIZONTAL JOINTS IN SOFFIT PANEL AND WALL PANEL / REFER TO STRUCTURAL

14 EXISTING OPENING IN CRAWLSPACE WALL

15 HATCH IN ROTATING FLOOR / FLOOR TO ALIGN HATCH WITH WALL OPENING TO ACCESS OPENING IN CRAWL SPACE WALL

16 HATCH IN ROTATING FLOOR TO ACCESS SOFFIT PERIMETER LIGHTING

BASE BID

architect

REGISTERED ARCHITECT CLAYTON BARRETT HALL BEATY 23868 STATE OF TEXAS

12.19.22

revisions

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CITY OF SAN ANTONIO
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project number
21-12

drawn by
AG, MS, GE, GG

date
11.01.22

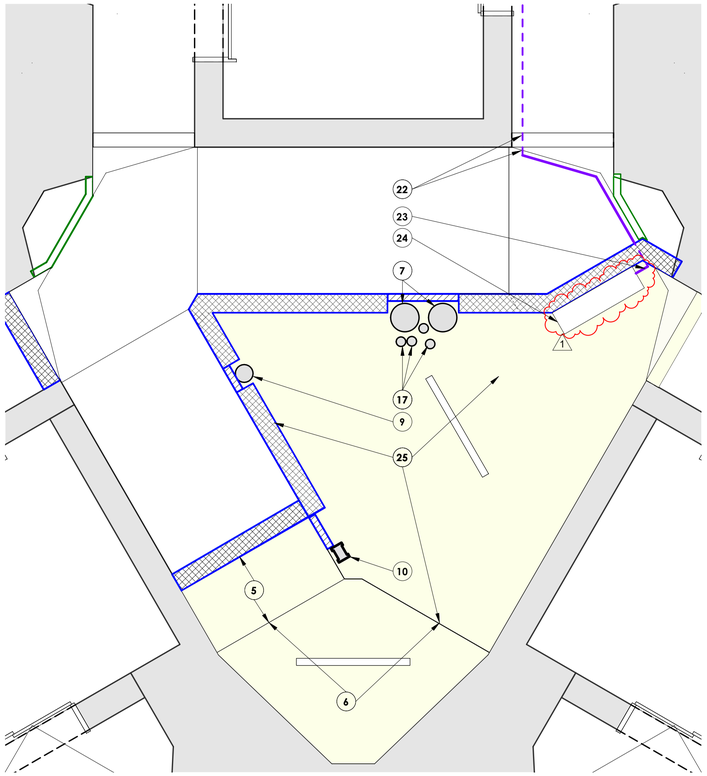
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CBH

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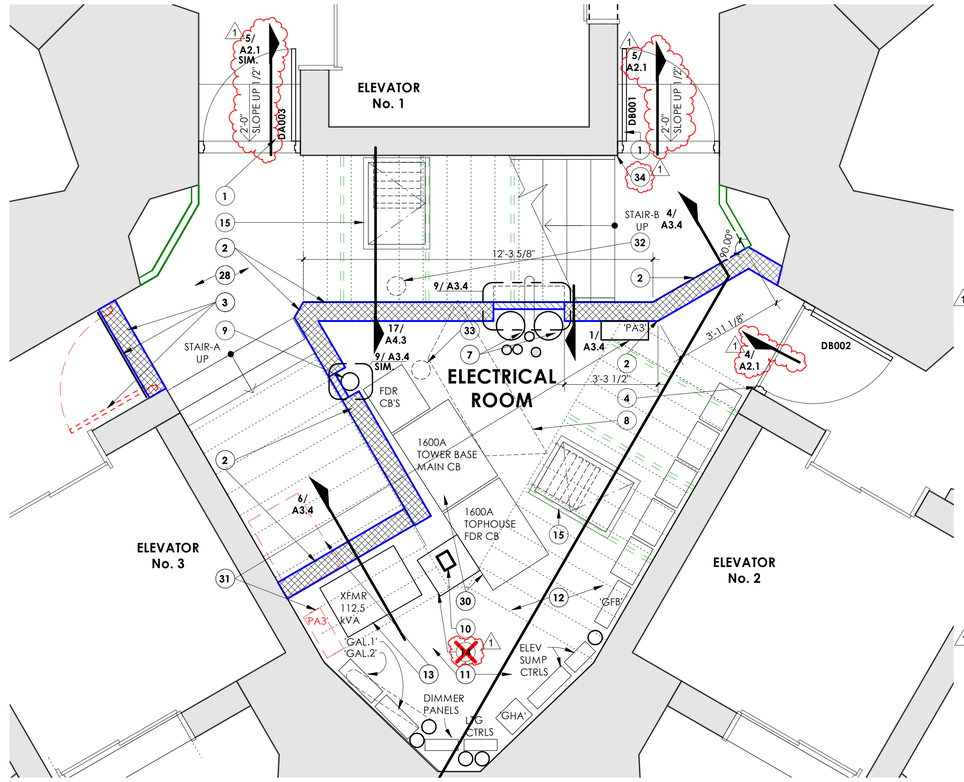
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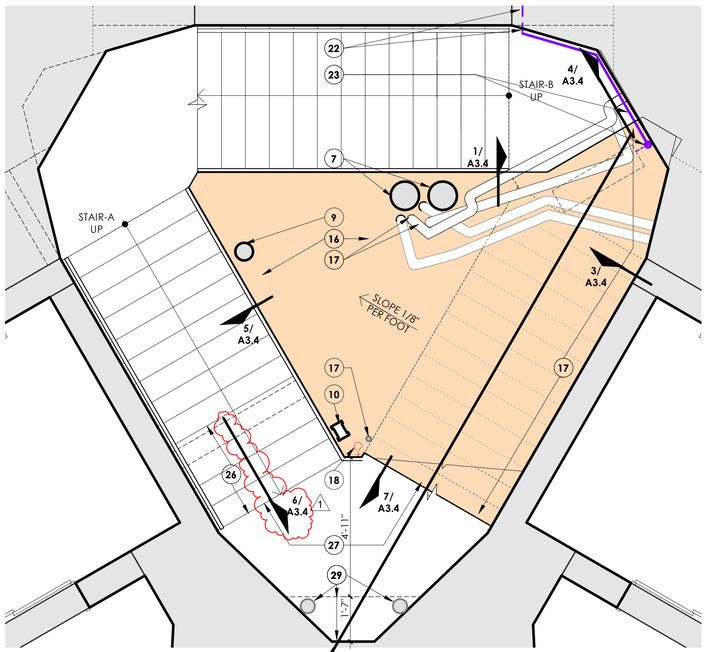
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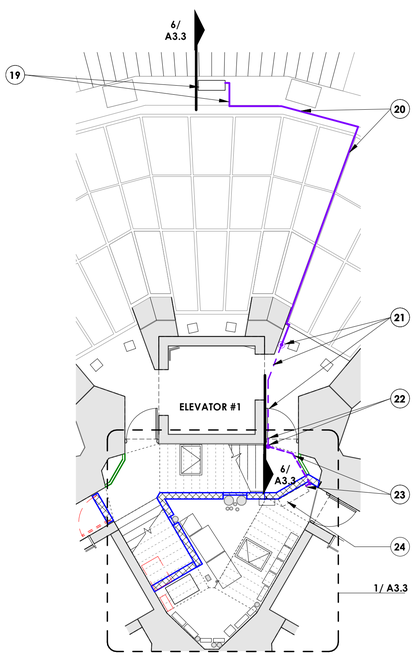
2 ENTRANCE LEVEL REFLECTED CEILING PLAN
3/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



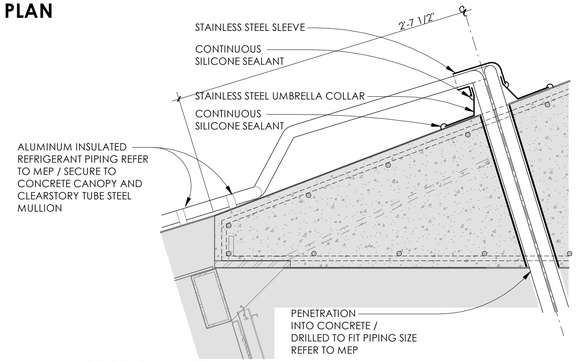
1 ENTRANCE LEVEL ENLARGED FLOOR PLAN
3/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



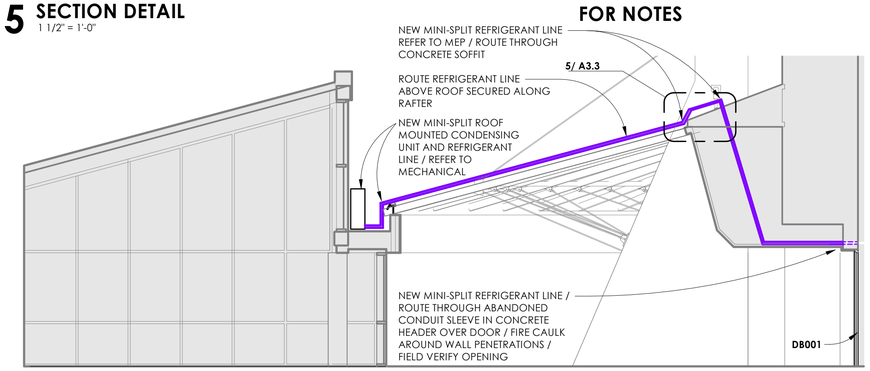
3 ENTRANCE LEVEL ROOF PLAN
3/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



4 ENTRANCE LEVEL MECHANICAL ROUTING PLAN
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



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



6 ELEVATION
3/16" = 1'-0"

KEYNOTES

1 REPLACE DOOR, FRAME, AND HARDWARE WITH A 90 MIN UL FIRE RATED ASSEMBLY / REFER TO DOOR SCHEDULE
2 PROVIDE CMU 3 HR RATED PARTITION / REFER TO DETAILS
3 REMOVE DOOR AND INFILL OPENING WITH 3 HOUR RATED CMU PARTITION / PROVIDE MATCHING WOOD VENEER FINISH OVER GYPSUM BOARD ON TENANT SIDE AND PAINT CMU ON SHAFT SIDE
4 REPLACE DOOR, FRAME, AND HARDWARE WITH 90 MIN. UL FIRE RATED ASSEMBLY / MODIFY DOOR SWING AS INDICATED / REFER TO DOOR SCHEDULE
5 PROVIDE A SLOPED 2-HR RATED HORIZONTAL ASSEMBLY / SET SNUG TO STAIR / RELOCATED JUNCTION BOXES AND CONDUIT AS REQUIRED / FIRESTOP ALL PENETRATIONS
6 PROVIDE 2 HR RATED HORIZONTAL ASSEMBLY / SET HEIGHT SNUG TO STAIR LANDING / REFER TO DETAILS / FIRESTOP ALL PENETRATIONS
7 EXISTING CHILLER LINES TO TOP HOUSE / PENETRATION AT CEILING OF ELECTRICAL ENCLOSURE TO BE SEALED WITH FIRE CAULK / TYPICAL
8 INFILL EXISTING FLOOR ACCESS HATCH WITH 3/8" GALVANIZED DIAMOND PLATE
9 EXISTING SPRINKLER STAND PIPE TO TOP HOUSE / PENETRATION AT CEILING OF ELECTRICAL ENCLOSURE TO BE SEALED WITH FIRE CAULK / TYPICAL
10 EXISTING ELECTRICAL DUCT BOX TO TOP HOUSE / PENETRATION AT CEILING OF ELECTRICAL ENCLOSURE TO BE SEALED WITH FIRE CAULK / TYPICAL / PROTECT SUPPORT FOR BUS DUCT
11 IN ENTIRETY OF ELECTRICAL ROOM REMOVE EXISTING 1/4" PLATE FLOORING / STEEL FRAMING TO REMAIN / REPLACE 3/8" THICK GALVANIZED DIAMOND PLATE / FIT DIAMOND PLATE AROUND ALL PENETRATIONS WITH NO MORE THAN 1/2" GAP AND SEAL
12 PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN RATED SHAFT / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS FROM THE STAIR.
13 RELOCATE EXISTING TRANSFORMER / REFER TO ELECTRICAL
1 14 NOT USED
15 NEW ACCESS HATCH BETWEEN EXISTING STEEL CHANNELS / REFER TO DETAIL
16 TPO ROOF ON TOP OF ENCLOSURE AS INDICATED IN ORANGE / REFER TO DETAILS
17 EXISTING J-BOXES, ELECTRICAL CONDUIT, PLUMBING TO REMAIN / PROTECT / PROVIDE FIRE STOPPING AT ALL PENETRATIONS WITHIN HORIZONTAL RATED ASSEMBLY / PATCH HOLES AND VARIOUS DUCT AND PIPING PENETRATIONS
18 REMOVE EXISTING LIGHT FIXTURE / REFER TO ELECTRICAL DRAWINGS
19 NEW MINISPLIT ROOF MOUNTED CONDENSING UNIT AND REFRIGERANT LINE / REFER TO MECHANICAL DRAWINGS
20 NEW MINISPLIT REFRIGERANT LINE / ROUTE ALONG ROOF LINE AND CLERESTORY ROOF RAFTER
21 NEW MINISPLIT REFRIGERANT LINE / ROUTE THROUGH CONCRETE AND INTO SOFFIT CHASE BELOW / REFER TO SECTION DETAIL
22 NEW MINISPLIT REFRIGERANT LINE / ROUTE THROUGH ABANDONED CONDUIT SLEEVE IN CONCRETE HEADER OVER DOOR / FIRE CAULK AROUND WALL PENETRATIONS
23 NEW MINISPLIT REFRIGERANT LINE / ROUTE THROUGH ENCLOSURE CEILING IN BETWEEN CEILING JOIST TO NEW MINISPLIT UNIT / FIRE CAULK AROUND PENETRATIONS WITHIN HORIZONTAL RATED ASSEMBLY / REFER TO MECHANICAL DRAWINGS
24 NEW WALL MOUNTED MINISPLIT INDOOR UNIT BELOW / MOUNT 4" BELOW ENCLOSURE CEILING / REFER TO MECHANICAL DRAWINGS
25 PROVIDE 2 HOUR RATED HORIZONTAL ASSEMBLY / REFER TO STRUCTURAL FOR FRAMING / FIRESTOP ALL PENETRATIONS
26 ON THIS STAIR RUN / CLOSE OFF 4 OPEN RISER WITH 1/8" STEEL PLATE WELDED TO STAIR PAN / PREP SURFACES/ SEAL JOINTS WITH COMPATIBLE SEALANT / APPLY TRAFFIC-BEARING COATING OVER EXTENTS OF STAIR / 4 TREADS AND RISERS TOTAL
27 PROVIDE TRAFFIC COATING ON STAIR LANDING
28 REMOVE EXISTING 1/4" PLATE PLATFORM AND REPLACE WITH STEEL BAR GRATING / PRESS-LOCKED / RECTANGULAR BAR / GW-1-100 CLOSE MESH, ADA COMPLIANT OR EQUAL / 7-P-4 SPACING / GALVANIZED/ REFER TO STRUCTURAL
29 CAP CHASE OPENING FROM EDGE OF LANDING TO SHAFT WALL WITH NEW 3/8" GALVANIZED PLATE / FIRE CAULK AROUND ALL PENETRATIONS
30 EXISTING DIAMOND PLATE TO REMAIN UNDER SWITCHGEAR
31 RELOCATE EXISTING PANEL / REFER TO ELECTRICAL
32 NEW FLOOR DRAIN / CONNECT TO EXISTING / REFER TO PLUMBING / PATCH BACK SAWCUT CONCRETE
33 EXISTING FLOOR DRAIN / THOROUGHLY CLEAN OUT ALL DEBRIS IN DRAIN
1 34 REPAIR DAMAGED STUCCO AT DOOR JAMB TO RECEIVE NEW DOOR AND DOOR FRAME AS SCHEDULED / SECURE DOOR FRAME TO SOUND CONCRETE



PHOTO OF EXISTING CONDITIONS REFER TO 4/A3.4 FOR NOTES

LEGEND

- NEW U904 3HR UL RATED WALL
- EXISTING MINIMUM 2HR RATED WALL / REPAIR DAMAGED OR CUT WALLS TO MEET RATING / FIRE CAULK ALL PENETRATIONS WITH RATED 2HR ASSEMBLIES / FIRE STOP ALL GAPS AND HOLES WITH RATED 2HR ASSEMBLIES / SKIM COAT ALL EXPOSED SECTIONS OF SHAFT / PAINT / REFER TO 2/A2.3 FOR EXISTING WALL CONSTRUCTION DETAIL
- REMOVE EXISTING WALL
- REMOVE EXISTING CONSTRUCTION
- SKIM COAT AND REPAINT ALL SHAFT WALLS WITHIN HIGHLIGHTED AREAS

BASE BID

architect

REGISTERED ARCHITECT CLAYTON A. BARRETT JR. 23988 STATE OF TEXAS
12.19.22

revisions

1	ADD 01	12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

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project number 21-12
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date 11.01.22
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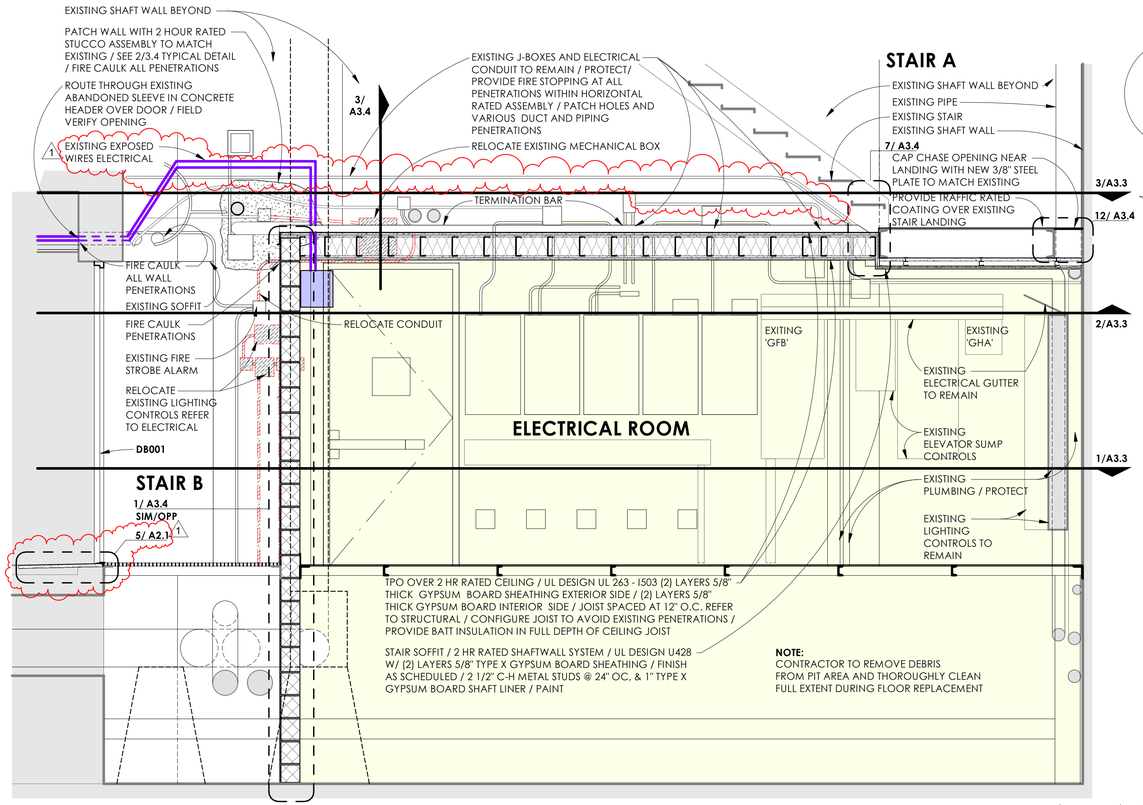
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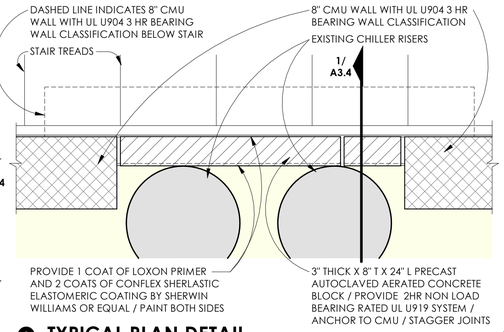
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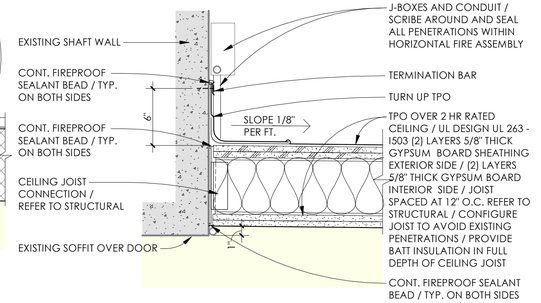
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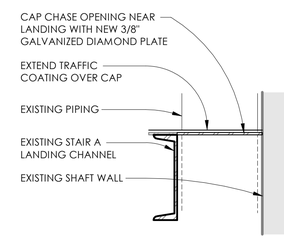
4 SECTION / ELEVATION
1/2" = 1'-0"



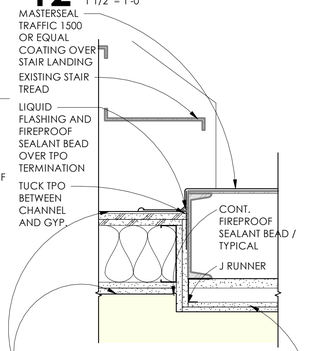
9 TYPICAL PLAN DETAIL
1 1/2" = 1'-0"



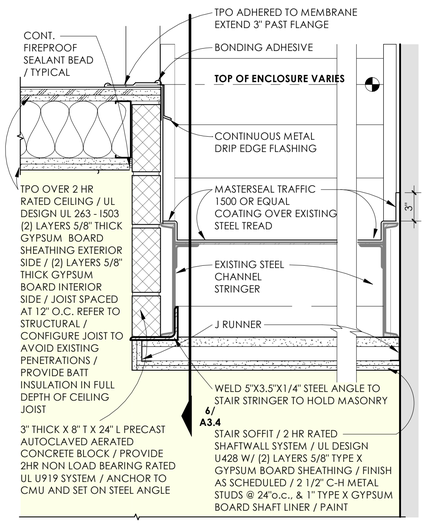
3 SECTION DETAIL
1 1/2" = 1'-0"



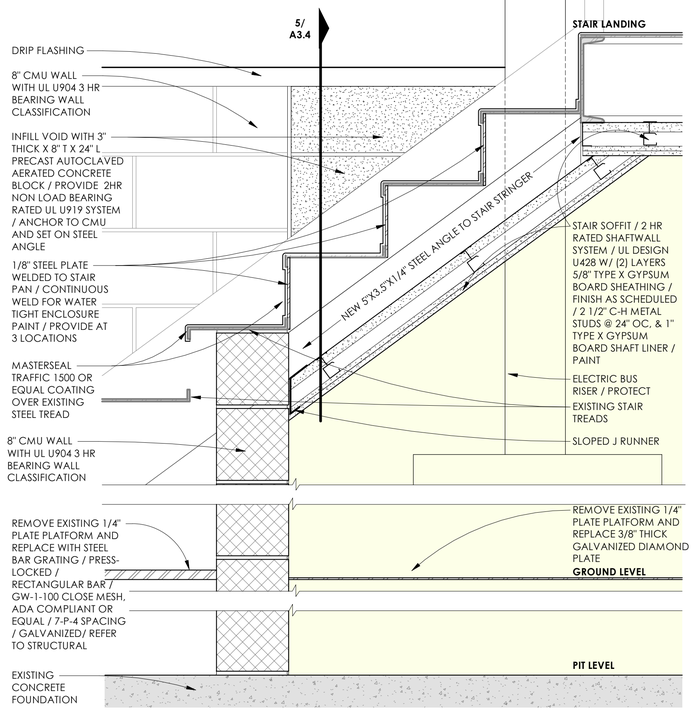
12 DETAIL
1 1/2" = 1'-0"



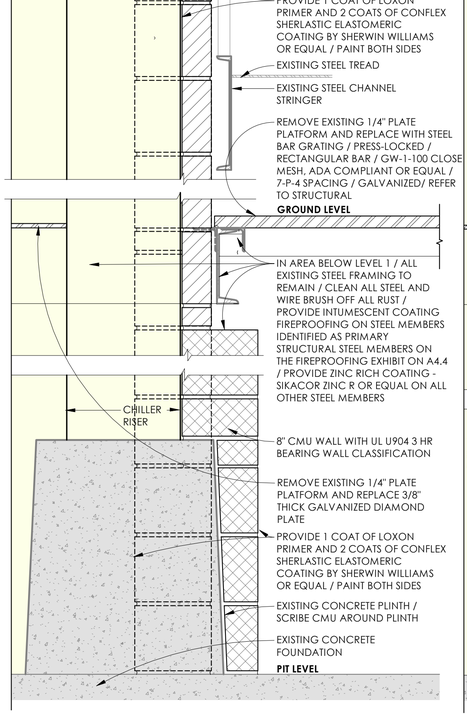
7 SECTION DETAIL
1 1/2" = 1'-0" STAIR LANDING



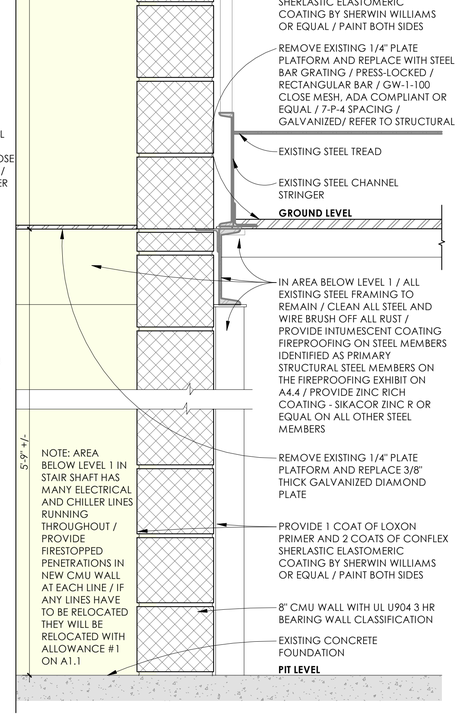
5 SECTION DETAIL
1 1/2" = 1'-0"



6 SECTION DETAIL
1 1/2" = 1'-0" STAIR LANDING



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



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

BASE BID

architect

REGISTERED ARCHITECT CLAYTON BARRETT THOMPSON 23988 STATE OF TEXAS

12.19.22

revisions

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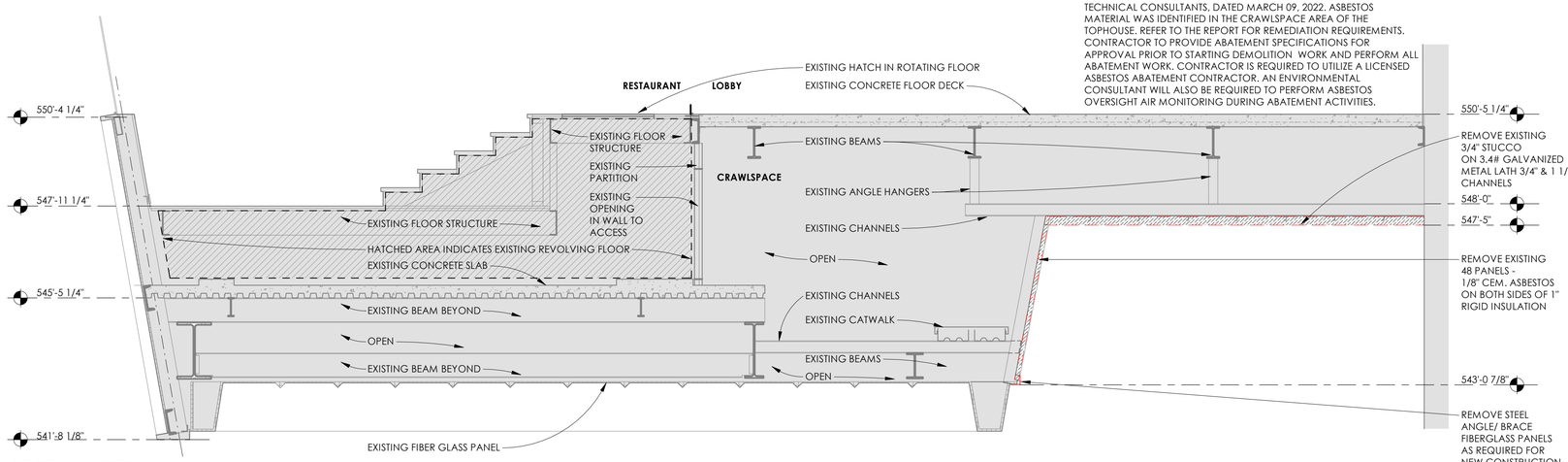
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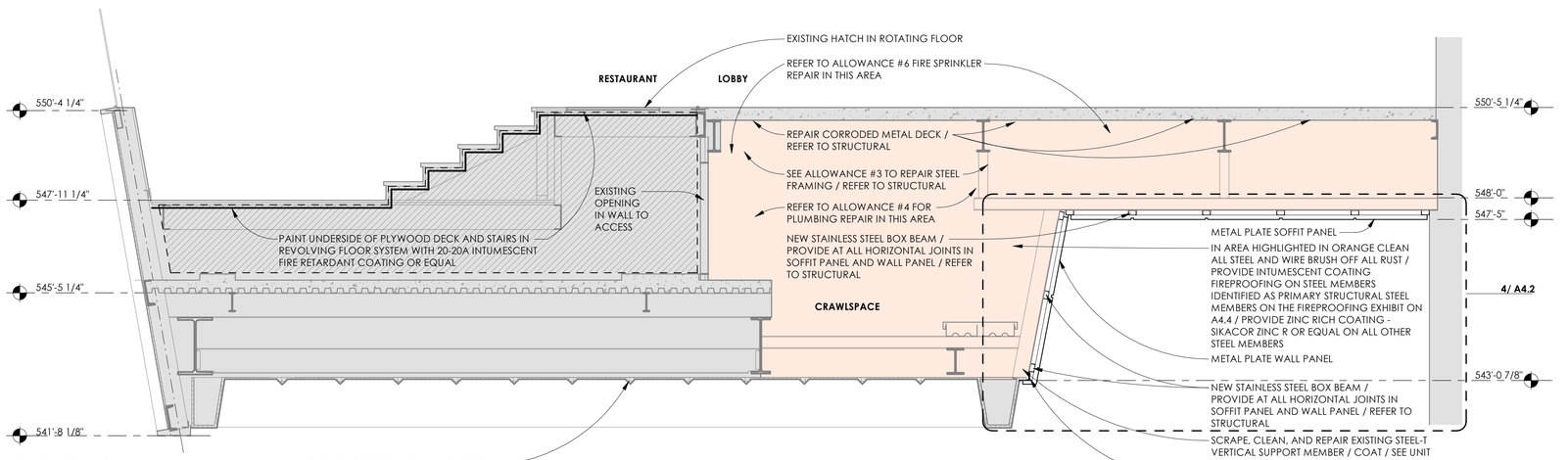
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2 SECTION DETAIL
1/2" = 1'-0" EXISTING CONDITIONS



1 SECTION DETAIL
1/2" = 1'-0" NEW CONSTRUCTION

BASE BID

architect



11.01.22

revisions

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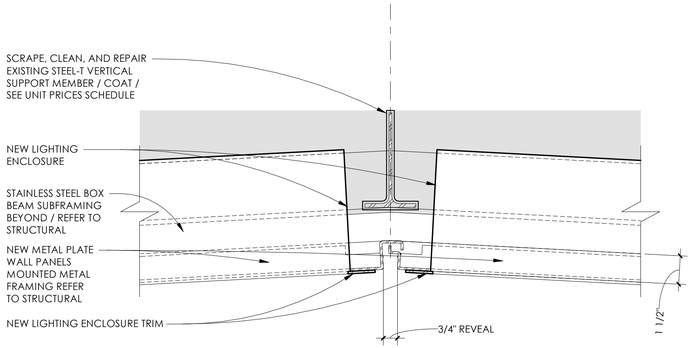
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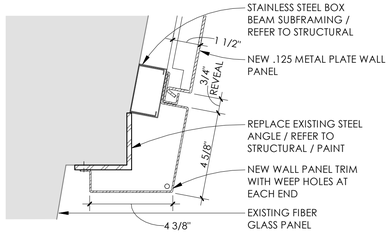
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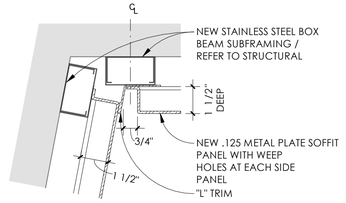
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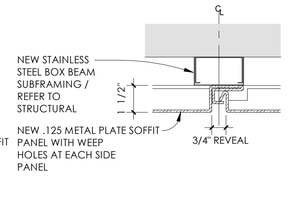
7 PLAN DETAIL
3" = 1'-0" NEW CONSTRUCTION



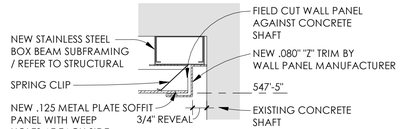
6 SECTION DETAIL
3" = 1'-0"



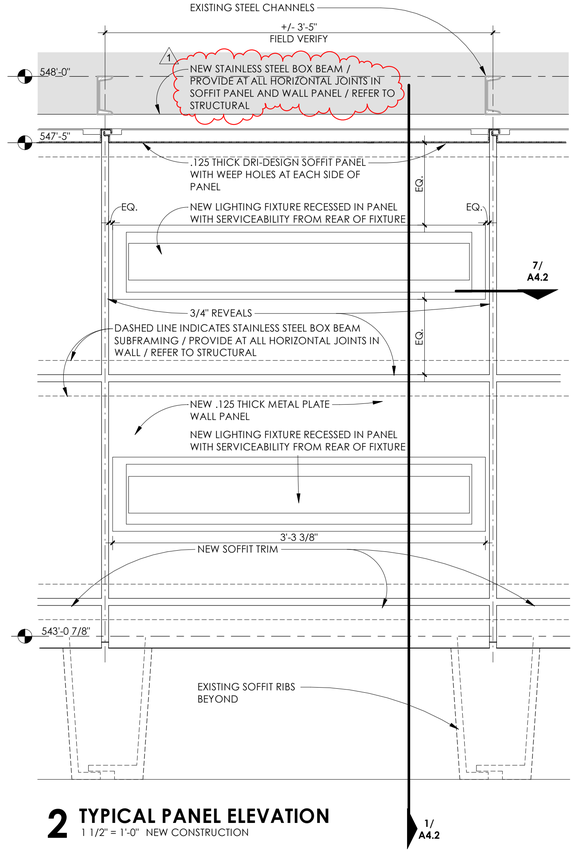
5 SECTION DETAIL
3" = 1'-0"



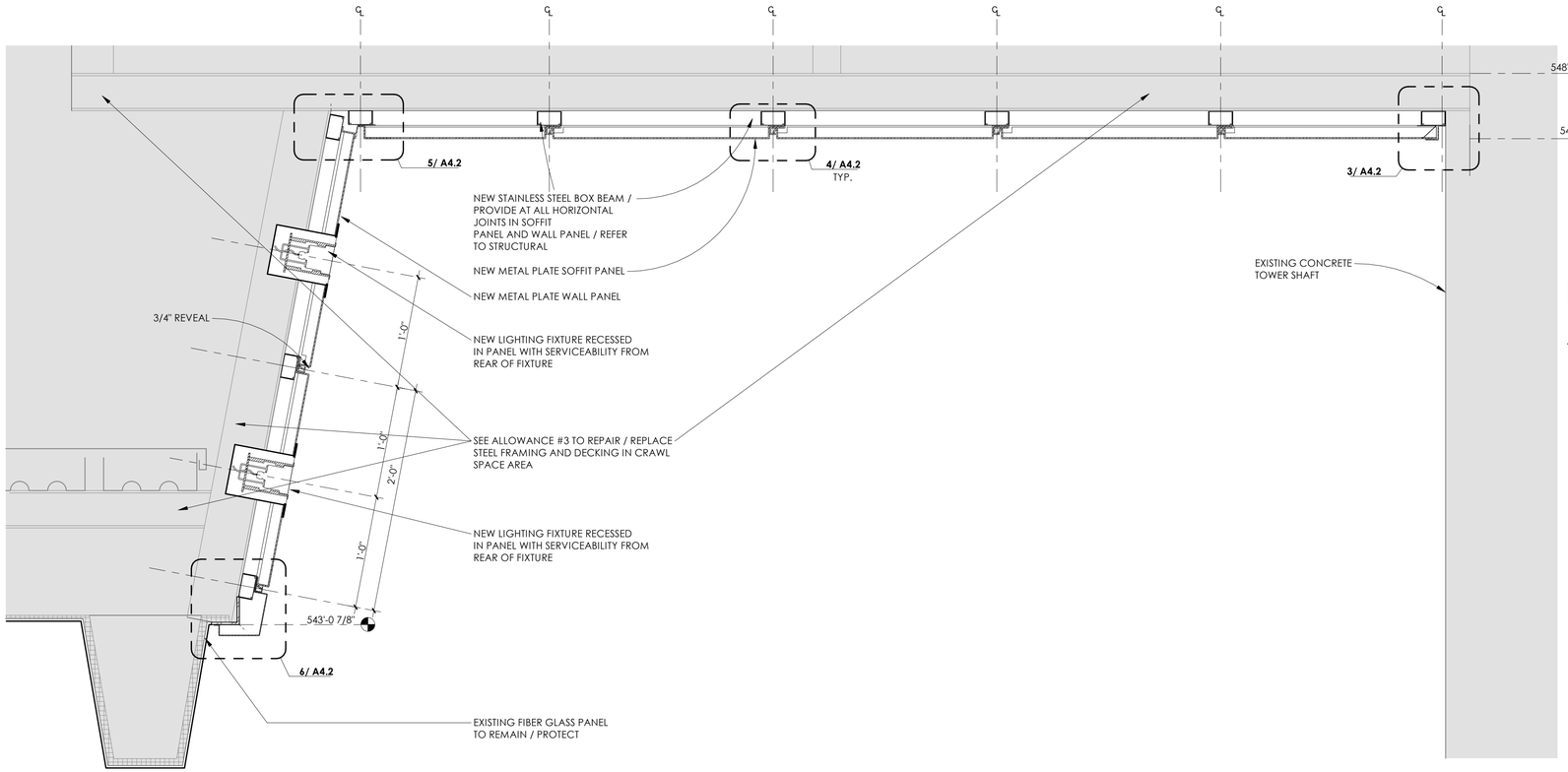
4 SECTION DETAIL
3" = 1'-0"



3 SECTION DETAIL
3" = 1'-0"



2 TYPICAL PANEL ELEVATION
1 1/2" = 1'-0" NEW CONSTRUCTION



1 SECTION DETAIL
1 1/2" = 1'-0" NEW CONSTRUCTION

BASE BID

architect



12.19.22

revisions

1	ADD 01	12.19.22

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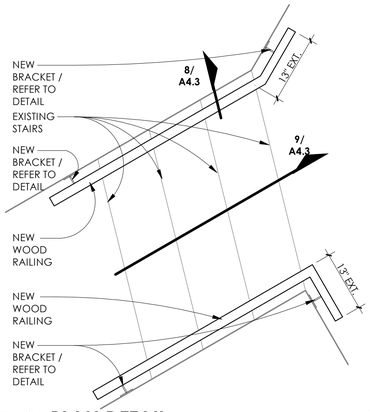
project number 21-12
date 11.01.22
drawn by GG,GE
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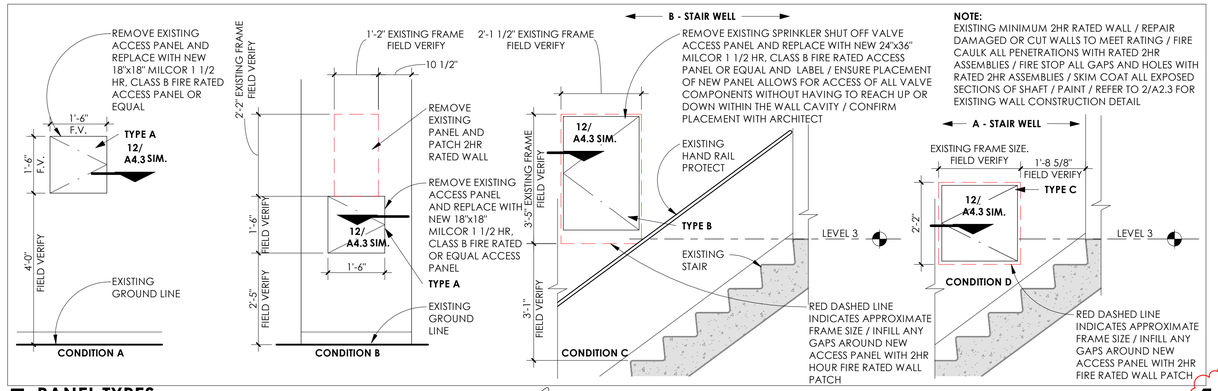
sheet number
A4.2

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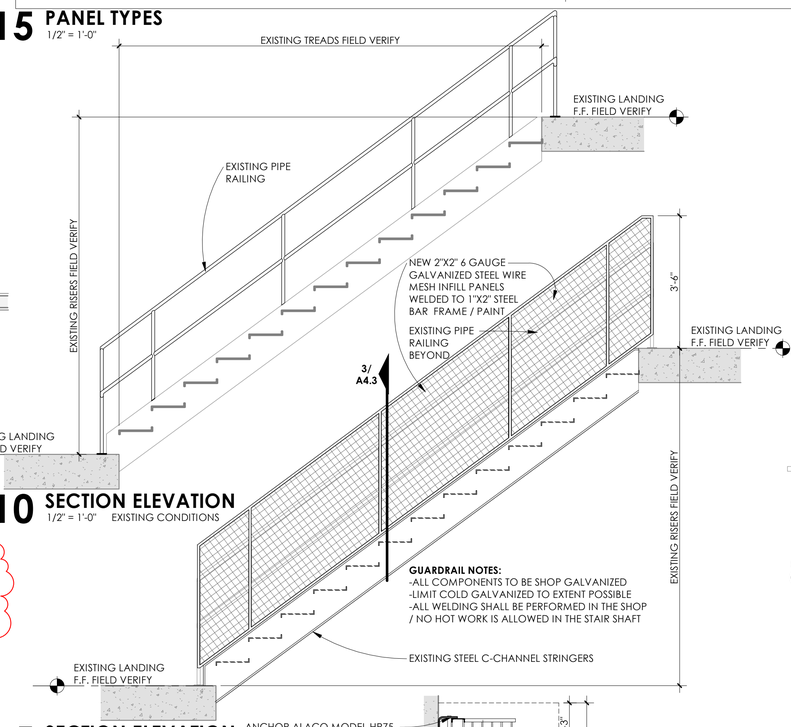
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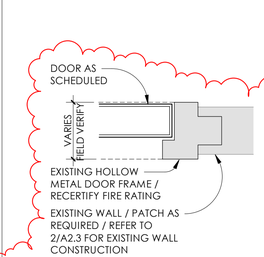
16 PLAN DETAIL
3/4" = 1'-0"



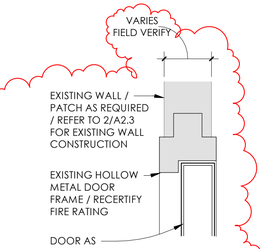
15 PANEL TYPES
1/2" = 1'-0"



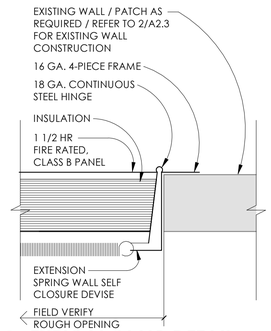
14 TYPICAL JAMB DETAIL
3" = 1'-0"

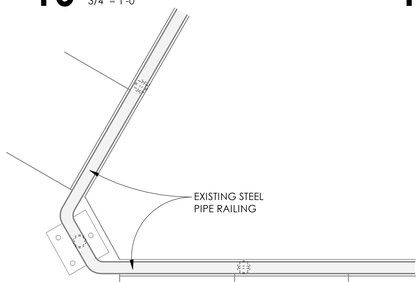


13 TYPICAL HEAD DETAIL
3" = 1'-0"

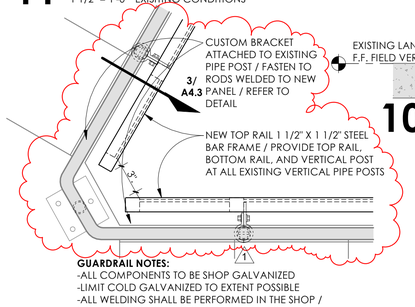


12 TYPICAL JAMB DETAIL
6" = 1'-0"

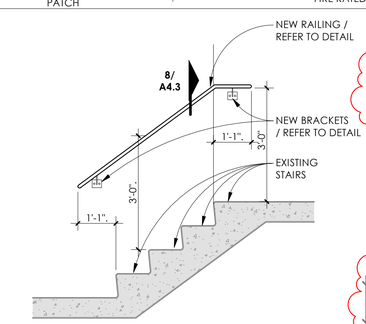




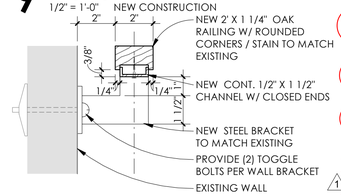
11 PLAN DETAIL
1 1/2" = 1'-0" EXISITING CONDITIONS



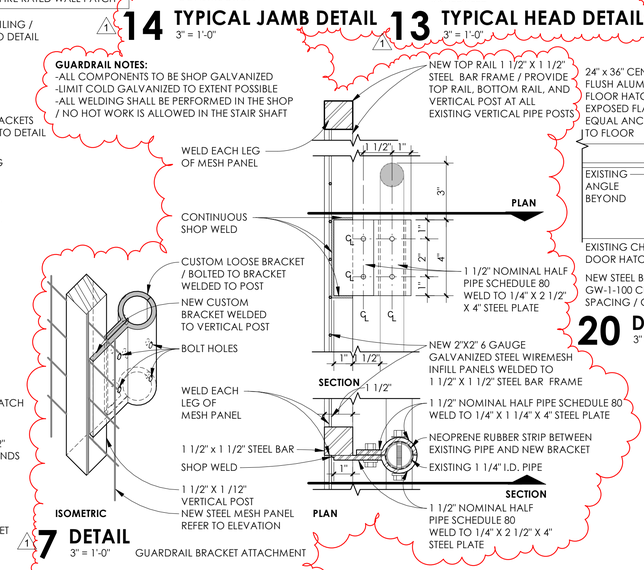
10 SECTION ELEVATION
1/2" = 1'-0" EXISTING CONDITIONS



9 SECTION ELEVATION
1/2" = 1'-0" NEW CONSTRUCTION



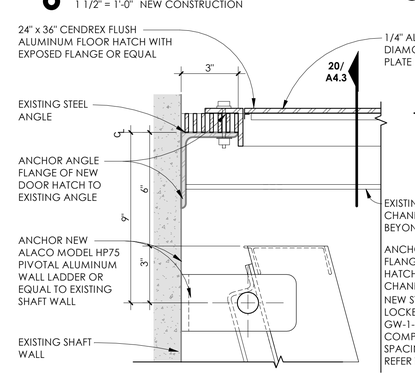
8 HANDRAIL DETAIL
3" = 1'-0" NEW CONSTRUCTION



7 DETAIL
3" = 1'-0" GUARDRAIL BRACKET ATTACHMENT

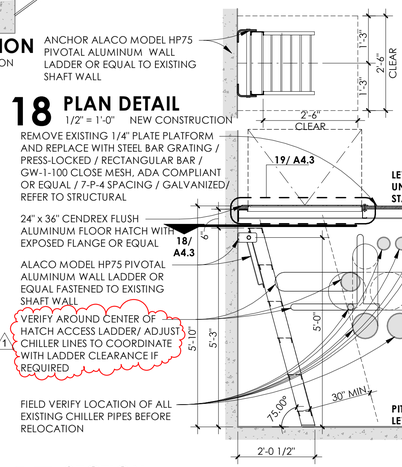


20 DETAIL
3" = 1'-0" NEW CONSTRUCTION



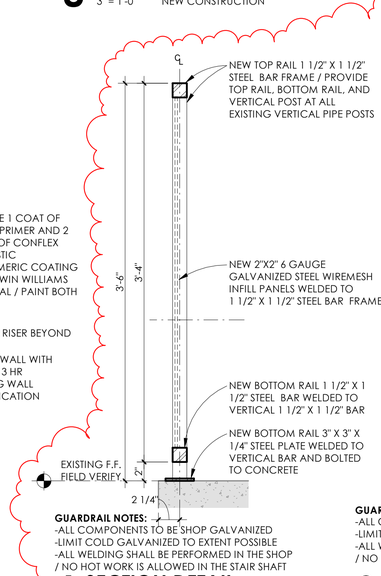
6 PLAN DETAIL
1 1/2" = 1'-0" NEW CONSTRUCTION

5 SECTION ELEVATION
1/2" = 1'-0" NEW CONSTRUCTION

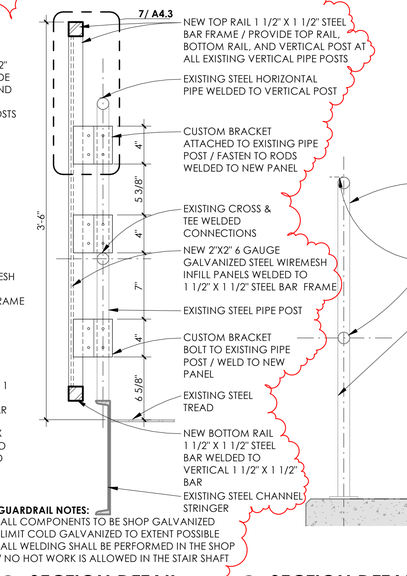


18 PLAN DETAIL
1/2" = 1'-0" NEW CONSTRUCTION

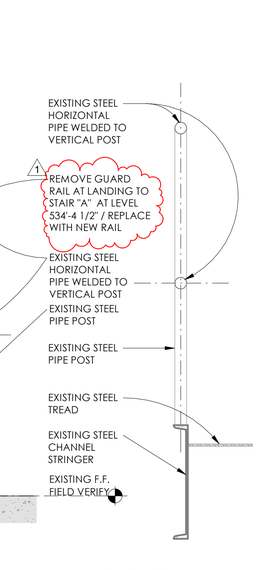
17 SECTION
1/2" = 1'-0" NEW CONSTRUCTION



4 SECTION DETAIL
1 1/2" = 1'-0" NEW CONSTRUCTION



3 SECTION DETAIL
1 1/2" = 1'-0" NEW CONSTRUCTION



2 SECTION DETAIL
1 1/2" = 1'-0" EXISTING CONDITIONS

1 SECTION DETAIL
1 1/2" = 1'-0" EXISTING CONDITIONS

BASE BID

architect

REGISTERED ARCHITECT CHRISTOPHER HARRETT BEATY 23988 STATE OF TEXAS
12.19.22

revisions

1	ADD 01	12.19.22

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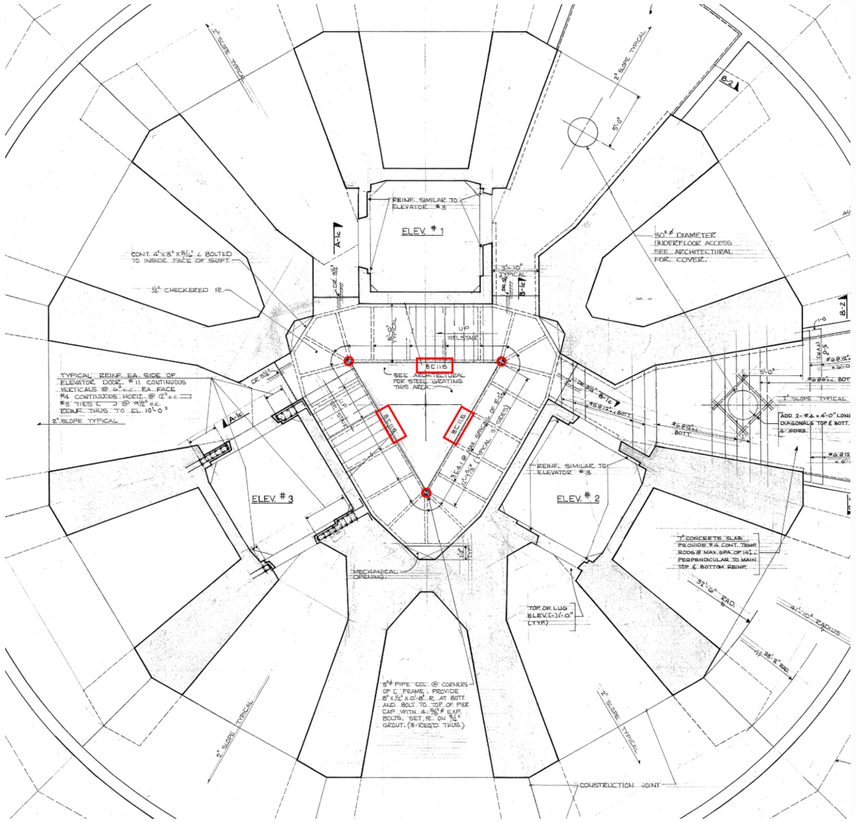
project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

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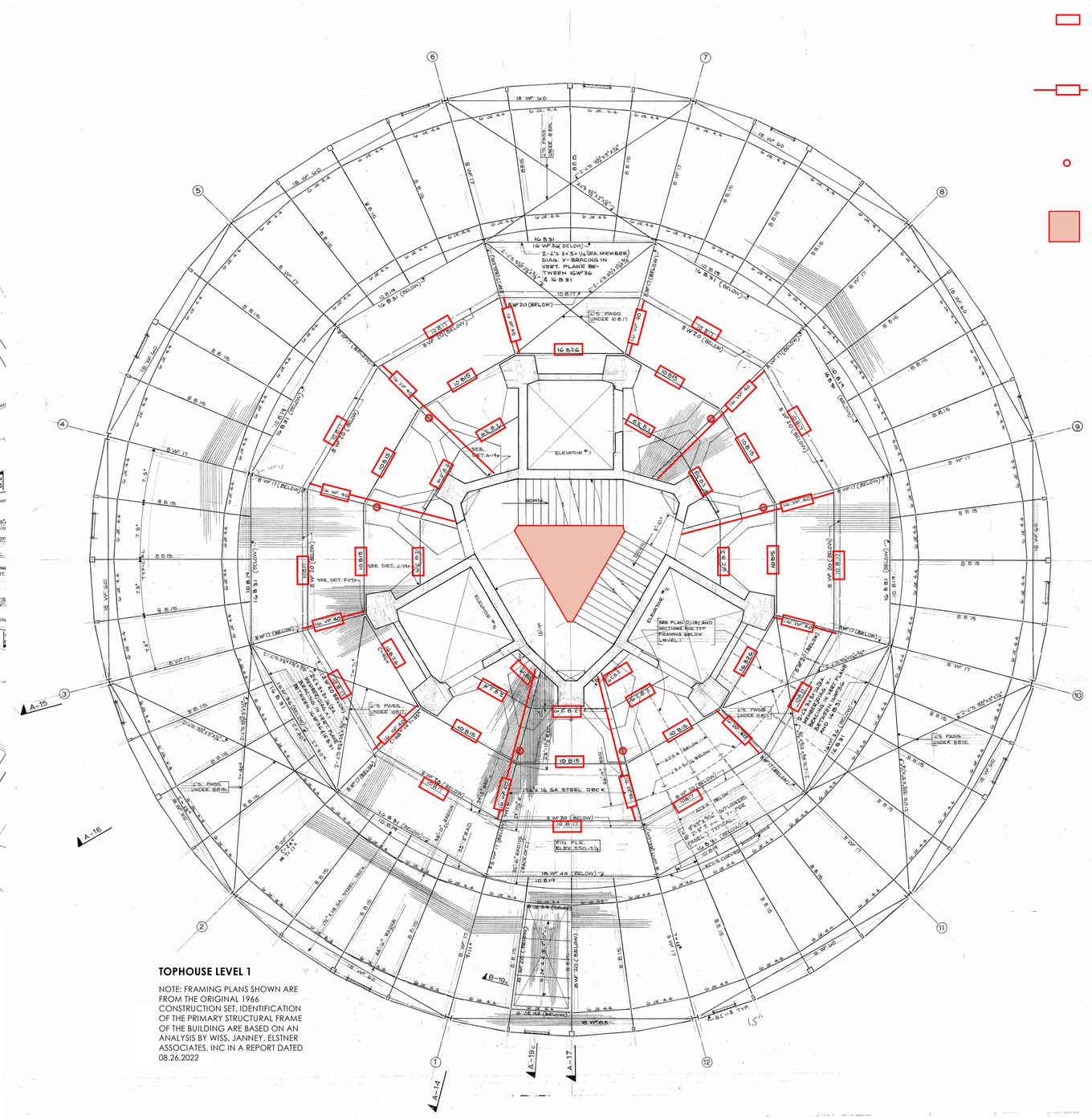
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ENTRANCE LEVEL

1 FIREPROOFING EXHIBIT

1/8" = 1'-0"



TOPHOUSE LEVEL 1

NOTE: FRAMING PLANS SHOWN ARE FROM THE ORIGINAL 1966 CONSTRUCTION SET. IDENTIFICATION OF THE PRIMARY STRUCTURAL FRAME OF THE BUILDING ARE BASED ON AN ANALYSIS BY WISS, JANNEY, ELSTNER ASSOCIATES, INC IN A REPORT DATED 08.26.2022

FIREPROOFING LEGEND

MEMBERS HIGHLIGHTED WITH A RED BOX SHALL BE FIREPROOFED WITH AN INTUMESCENT COATING TO A 3 HR UL RATING / MEMBER SHALL BE PROTECTED IN ITS ENTIRETY

MEMBERS HIGHLIGHTED WITH A RED BOX AND THAT HAVE RED LINES EXTENDING OUT SHALL BE FIREPROOFED WITH AN INTUMESCENT COATING TO A 3 HR UL RATING / MEMBER SHALL BE PROTECTED TO THE EXTENT OF THE EXTENDED RED LINES DEPICTED

MEMBERS HIGHLIGHTED WITH A RED CIRCLE SHALL BE FIREPROOFED WITH AN INTUMESCENT COATING TO A 3 HR UL RATING / MEMBER SHALL BE PROTECTED IN ITS ENTIRETY

AREA TO FIREPROOFED WITH INTUMESCENT COATING ON COMPOSITE DECK AND WIDE FLANGE FRAMING TO A A 2HR RATING FLOOR RATING IN THIS AREA

FIREPROOFING NOTES

A. EACH NEWLY PROTECTED MEMBERS SHALL BE CLEARLY IDENTIFIED AS THE RATING RECEIVED FOR FUTURE IDENTIFICATION

B. COORDINATE INSPECTIONS BY A THIRD PARTY TESTING AGENCY

FIREPROOFING CRITERIA

BASED ON THE 2018 IBC AND 1964 UBC, TYPE 1 CONSTRUCTION REQUIRES ALL PRIMARY STEEL MEMBERS TO HAVE A MINIMUM 3 HR RATED PROTECTION. THERE ARE AREAS WITHIN THE BUILDING THAT HAVE PREVIOUSLY BEEN PROTECTED AND AREAS THAT HAVE NOT.

IT IS NOT PRACTICAL TO PROVIDE FIRE PROTECTION OF ALL THE PRIMARY STEEL MEMBERS WITHOUT SIGNIFICANTLY DISMANTLING THE EXISTING CONSTRUCTION.

THE INTENT OF THIS PROJECT IS TO PROVIDE PROTECTION OF THE PRIMARY STEEL TO ONLY MEMBERS THAT ARE BEING UNCOVERED FROM CONCEALMENT DUE TO THE WORK IN THIS PROJECT.

FUTURE PROJECTS SHALL BRING THE FIRE PROTECTION OF THE PRIMARY STEEL MEMBERS UP TO A 3 HOUR RATING(OR THE RATING REQUIRED BY THE ADOPTED CODES AT THE TIME) WHEN ANY OTHER AREAS ARE UNCOVERED FROM CONCEALMENT

BASE BID

architect

REGISTERED ARCHITECT · CLAYTON BARRETT THOMPSON · 23988 · STATE OF TEXAS

11.01.22

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TOWER OF THE AMERICAS IMPROVEMENTS

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project number 21-12
date 11.01.22
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BEATY PALMER ARCHITECTS

ELEVATOR BRACKET REPAIR NOTES:

ER-1 GC TO PROVIDE FOR REPLACEMENT OF 100% OF ELEVATOR BRACKET ANCHORS WITH AND PROVIDE A DEDUCT UNIT PRICE. REFER TO UNIT PRICES SCHEDULE ON A1.1. ALL ANCHORS ARE TO BE FIELD VERIFIED BASED ON EXISTING CONDITIONS. REFER TO DETAILS 1, 2 & 3/S1.05

ER -2 GC TO PROVIDE FOR 100% OF ELEVATOR BRACKETS TO BE REPLACED WITH A DEDUCT UNIT PRICE. REFER TO UNIT PRICES SCHEDULE ON A1.1. ALL ELEVATOR BRACKETS ARE TO BE FIELD VERIFIED TO MATCH EXISTING SIZES, SHAPE, MATERIAL, ETC.

ER-3 GC TO PROVIDE A UNIT PRICE TO REMOVE AND REINSTALL A REUSED EXISTING BRACKET. REFER TO UNIT PRICES SCHEDULE ON A1.1.

ER-4 ELEVATOR BRACKET SHALL REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION AND REPLACEMENT OF BRACKETS.

CONCRETE NOTES:

CN-1 CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS GIVEN BELOW. REFER TO SPECIFICATIONS FOR AGGREGATES, CEMENT, ADMIXTURES, ETC.

REPAIRED SLABS ON METAL FORMS . . . . . .4,000 PSI

NOTE: FLY ASH WILL BE PERMITTED UP TO 20% PORTLAND CEMENT REPLACEMENT, REFER TO SPECIFICATIONS.

CN-2 REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A185 . . . . . WELDED WIRE FABRIC
A615-GR 40 . . . . . .ALL OTHER REINFORCING
ASTM A496 . . . . . .DEFORMED BAR ANCHORS

CN-3 DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). BAR SUPPORTS SHALL HAVE PLASTIC COATED LEGS OR BE HOT DIPPED GALVANIZED AFTER FABRICATION.

CN-4 SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF ALL SLAB OPENINGS AND SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY ABOVE. **(IF NECESSARY)**

CN-5 REFER TO SPECIFICATIONS FOR TESTING REQUIREMENTS. ALL TESTING SHALL BE AT POINT OF DISCHARGE. IF PUMP IS USED, TESTING SHALL BE AT THE END OF THE HOSE.

DEMOLITION NOTES:

DN-1 THE CONTRACTOR MUST REVIEW ALL WORK IN PROGRESS TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

DN-2 DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.

DN-3 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.

DN-4 CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER OF RECORD.

DN-5 IF NECESSARY, WHERE EXISTING CONCRETE IS NOTED TO BE REMOVED, WORK SHALL BE COMPLETED ACCORDING TO NOTES & DETAILS ON BASE BID DOCUMENTS SHEETS S1.00 & S1.05

DN-6 INITIATE SAWCUTTING THRU WALLS AND SLABS WITH 3" CORE HOLES AT ALL CORNERS TO PREVENT OVERCUTS. OVERCUTS ARE NOT PERMITTED.

DN-7 REPLACE ALL CONCRETE COVERAGE, REMOVED TO INSTALL NEW STEEL MEMBERS, TO MAINTAIN FIRE PROTECTION OF MAIN STRUCTURAL FRAMING.

DN-8 ALL TEMPORARY SHORING IS TO BE DESIGNED AND DETAILED BY A LICENSED PROFESSIONAL ENGINEER. SIGNED AND STAMPED DRAWINGS ARE TO BE SUBMITTED TO THE A/E TEAM FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

GENERAL NOTES:

GN-1 THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2018) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).

GN-2 THE DESIGN LOADS ARE:

SUPERIMPOSED DEAD LOADS
MECHANICAL DUCTS/CONDUITS, CEILING, ETC. . . . . 5 PSF
MECHANICAL EQUIPMENT . . . . . AS INDICATED ON PLANS

FLOOR LIVE LOAD
CORRIDOR . . . . . .100 PSF
OFFICES . . . . . 50 PSF
MOVEABLE PARTITIONS . . . . . 20 PSF
MECHANICAL ROOMS . . . . . 150 PSF
(NON REDUCIBLE)

ASSEMBLY AREAS:
FIXED SEATS . . . . . 60 PSF
LOBBIES . . . . . 100 PSF
MOVEABLE SEATS . . . . . 100 PSF
STAGES & PLATFORMS . . . . . .125 PSF
CATWALKS . . . . . 40 PSF

ROOF LIVE LOAD
FLAT ROOF . . . . . 20 PSF
PITCHED ROOF . . . . . 20 PSF

ROOF SNOW LOAD
GROUND SNOW Pg . . . . . 5 PSF
SNOW EXPOSURE FACTOR Ce 1.0
SNOW LOAD IMPORTANCE FACTOR Is 1.1
THERMAL FACTOR Ct 1.0

WIND LOAD
BASIC WIND SPEED (ULTIMATE DESIGN) 120
BUILDING CATEGORY III
WIND EXPOSURE . . . . . B
INTERNAL PRESSURE COEF. . . . . ±0.18
COMPONENTS AND CLADDING WIND PRESSURE . . . . . 75 PSF

EARTHQUAKE LOADS
SEISMIC IMPORTANCE FACTOR Ie 1.00
SPECTRAL RESPONSE ACCELERATION Ss 14%
SPECTRAL RESPONSE ACCELERATION S 3%
SPECTRAL RESPONSE COEF. SDs. 14%
SPECTRAL RESPONSE COEF. SD 5%
SEISMIC DESIGN CATEGORY . . . . . A
SEISMIC RESPONSE COEF Cs 01

RETAINING WALLS
GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY 1.5
TYPE . . . . . .CANTILEVER
EQUIVALENT FLUID PRESSURE . . . . . 50 PCF
BACKFILL . . . . . DRAINED/ONSITE
FOOTING BEARING . . . . . 1500 PSF
SURCHARGE . . . . . 200 PSF

FLOOD LOAD
ELEVATION OF LOWEST FLOOR . . . . . .REF. ARCH. DWGS.

GN-3 ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)

D
D+L
D+(Lr, or S or R)
D+0.75L+0.75(Lr or S or R)
D+(0.6W)
D+0.75L+0.75(0.6W)+0.75(Lr, or S or R)
0.6D+0.6W
D+0.7E

STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)

1.4D
1.2D+1.6L+0.5(Lr, or S or R)
1.2D+1.6(Lr, or S or R)+(L or 0.5W)
1.2D+1.0W+L+0.5(Lr, or S or R)
0.9D+1.0W
1.2D+E+L+0.2S

GN-4 PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GN-5 UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.

GN-6 PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL SUPERSTRUCTURE.

GN-7 THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATOR'S ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.

GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

GN-9 GENERAL CONTRACTOR TO PROVIDE FOR 5.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, AND LABOR FOR THE LEVEL 1 PANTRY STAIR PRESSURIZATION PENETRATIONS WITHIN THE EXISTING STRUCTURE. REFER TO STAIR PRESSURIZATION DRAWINGS FOR LOCATIONS.

100 % CONSTRUCTION DOCUMENTS

CONCRETE ON METAL DECK REPAIR NOTES (NON-COMPOSITE):

CD-1 FROM UNDESRSIDE OF DECK, SCRAPE ALL DETERIORATED METAL DECK UNTIL CORRODED DECK HAS BEEN REMOVED AS BEST AS POSSIBLE.

CD-2 IF EXPOSED CONCRETE SLAB SHOWS DETERIORATION WITH EXPOSED REBAR OR REINFORCING, CLEAN REINFORCING WITH WIRE BRUSH UNTIL RUST OR DELETERIOUS MATERIAL IS REMOVED AND COAT REINFORCING WITH SIKA ARMATEC 10 ZR PRIMER OR EQUIVALENT PRIOR TO PATCHING CONCRETE

CD-3 APPLY EUCLID VERTICOAT/VERTICOAT SUPREME HIGH QUALITY VERITCAL APPLICATION CONCRETE PATCHING MATERIAL OR EQUIVALENT TO THE FULLY EXPOSED CONCRETE SURFACE PER MANUFACTURER'S INSTRUCTIONS.

CD-4 AFTER APPLICATION OF CONCRETE PATCHING, ALLOW FOR CURING OF PATCHING MATERIAL.

CD-5 AFTER CURING OF PATCHING MATERIAL, APPLY SIKACOR ZINC R ZINC-RICH PRIMER OR EQUVALENT TO CLEANED METAL DECK SURFACE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CD-6 REPLACEMENT OF DECK SECTION IS NOT REQUIRED.

CONCRETE SPALL PATCHING NOTES: (Refer to Section 030100 for additional requirements)

CP-1 REMOVE ALL LOOSE CONCRETE & REMOVE MINIMUM 2" BEYOND UNSOUND OR DETERIORATED AREA. REMOVAL GEOMETRY TO BE REGULAR & WITHOUT REENTRANT CORNERS CARE TO PREVENT SAWCUTTING OF EXISTING REINFORCMENT BARS IS LIMITED IS TO BE TAKEN

CP-2 REMOVE CONCRETE TO A DEPTH OF A MINIMUM OF 3/4" BEHIND EXISTING. REINFORCEMENT BARS. DEPTH OF REMOVAL TO BE CONSISTENT THROUGHOUT EACH REPAIR AREA. USE OF 15LB (MAXIMUM) CHIPPING HAMMERS ONLY.

CP-3 IF EXPOSED REBAR IS PRESENT, CLEAN EXPOSED REBAR WITH ABRASIVE BLAST CLEANING,TO BEST EXTENT POSSIBLE. COAT EXPOSED AND CLEANED REBAR WITH MINIMUM TWO (2) COATS OF CORRSION INHIBITING COATING SIKA ARMATEC 10 ZR PRIMER, SIKA ARMATEC 110 EPOCEM, OR EQUIVALENT PRIOR TO CONCRETE PATCHING.

CP-4 VERIFY EXTENTS OF SPALLING AND INITIATE A 3/4" DEEP SAW CUT AT A MINIMUM OF 2" BEYOND FURTHESTMOST POINT OF EACH SPALL ON EACH SIDE. TAKE CARE TO NOT CUT EXISTING REBAR DURING SAW CUTTING. REF DETAILS 7 & 8/S1.05 BASED ON APPROXIMATE SPALL SIZES.

CP-5 PREP AND COAT NEWLY EXPOSED REBAR(IF ANY FROM SAW CUTTING) PER NOTE CP-2.

CP-6 CLEAN & PREPARE EXPOSED CONCRETE SURFACE FOR REPAIR WITH ABRASIVE BLAST CLEANING & DRY.

CP-7 APPLY TINTCRETE BY JE TOMES, INC. OR EQUIVALENT TO THE FULLY EXPOSED SPALLED AND SAW CUT CONCRETE SURFACE PER MANUFACTURER'S INSTRUCTIONS. THE CONCRETE REPAIR MATERIAL SHALL BE COLOR AND TEXTURE MATCHED PER ARCHITECTURAL REQUIREMENTS WITHIN MOCK-UP NOTES ON SHEET A1.2.

CP-8 GENERAL CONTRACTOR TO PROVIDE FOR APPROXIMATELY 2800 TOTAL SQ. FT. OF CONCRETE SURFACE AREA FOR PATCHING BASED ON EXTRAPOLATED SQUARE FOOTAGE AVERAGE FROM TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION APPENDIX E DATED FEBRUARY 24, 2020, WITH ADD/DEDUCT PRICING PER SQ. FT.GENERAL CONTRACTOR MAY ENCOUNTER NEW AND UNACCOUNTED FOR SPALLS WITHIN THE SURVEY AREA.

REFER TO TOWER CRACK/SPALL SURVEY ON SHEETS S1.04 & 1.05 FOR SURVEY OF TYPICAL CONDITIONS.

STEEL FRAMING NOTES REPLACEMENT STEEL:

SF-1 WIDE FLANGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY=50 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, GRADE B, FY=35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY=46 KSI, ALL OTHERS SHALL CONFORM TO ASTM A36, FY=36 KSI. CONNECTIONS SHALL CONFORM TO REQUIREMENTS OF AISC.

SF-2 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.

SF-3 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.

MAST LADDER REPAIR NOTES:

MR-1 REMOVE ALL LADDER RUNGS BY BREAKING EXISTING WELD. REPAIR ADJACENT SURFACES ADEQUATELY INCLUDING WIRE BRUSHING OF IMMEDIATELY ADJACENT SURFACES OF ANY RUST OR DETERIORATION.

MR-2 SMOOTH EXISTING BROKEN WELD REMANANTS EVEN WITH FACE OF EXISTING MAST SURFACE.

MR-3 REPAIR ADJACENT SURFACES ADEQUATELY INCLUDING WIRE BRUSHING OF ADJACENT SURFACES OF ANY RUST OR DETERIORATION.

MR-4 REPLACE LADDER RUNG WITH 3/4" DIAMETER BENT RODS, FULLY WELDED PER DETAIL 12/S1.05.

MR-5 PAINT NEW LADDER RUNG AND ADJACENT BRUSHED SURFACES WITH HIGH QUALITY EXTERIOR GRADE RUST INHIBITING EPOXY PAINT LIKE SIKACOR ZINC R PRIMER OR EQUIVALENT.

MR-6 PAINT NEW LADDER RUNGS PER ALL OSHA SAFETY REQUIREMENTS FOR VISIBILITY, REFER TO ARCHITECTURAL DRAWINGS.

NOTE: GC TO PROVIDE FOR 100% LADDER RUNG REPLACEMENT. REFER TO ARCHITECTURAL DRAWINGS FOR COUNT AND LOCATIONS OF LADDER RUNGS. PROVIDE A UNIT COST TO DELETE EACH LADDER RUNG FROM THE SCOPE. REFER TO SCHEDULE OF UNIT PRICES ON A1.1

STEEL MEMBER PROTECTION NOTES:

SP-1 REMOVE ALL EXISTING FIREPROOFING OR REMANANTS OF EXISTING FIREPROOFING PRESENT AROUND AREA UNTIL MEMBER AREA IS COMPLETELY EXPOSED.

SP-2 ABRASIVE BLAST CLEAN TO REMOVE ALL RUST AND DELETERIOUS MATERIAL UNTIL ALL RUST HAS BEEN REMOVED. VERIFY ADDITIONAL REQUIREMENTS WITH PAINT MANUFACTURER (REF. NOTE SP-4, BELOW) MECHNICAL GRINDING PERMITTED. CONTRACTOR RESPONSIBLE FOR QUALITY OF GRINDING AND ANY RESIDUAL DAMAGE CAUSED IF USED.

SP-3 NOTIFY ENGINEER AND DESIGN TEAM IF SECTION LOSS HAS BEEN NEGATIVELY AFFECTED BY CLEANING PROCEDURE.

SP-4 APPLY SIKACOR ZINC R ZINC RICH PRIMER OR EQUVALENT TO PREPPED SURFACE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. SPRAY APPLICATION PREFERRED.

SP-5 REAPPLY ZINC RICH PRIMER AS NECESSARY AFTER CURING OF INITIAL COAT, IF NECESSARY.

SP-6 LOCATIONS PROVIDED ON SHEET S1.07 "TOPHOUSE CRAWLSPACE STEEL REPAIR SURVEY" AND WITHIN TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION **APPENDIX E** DATED FEBRUARY 24, 2020. GENERAL CONTRACTOR MAY ENCOUNTER NEW AND UNACCOUNTED FOR DETERIORATION AND IS RESPONSIBLE TO NOTIFY THE DESIGN TEAM OF SUCH INSTANCES.

CONCRETE CRACK PATCHING NOTES: (Refer to Section 030100 for additional requirements)

CC-1 VERIFY EXIST. CRACK WIDTH CRACKS GREATER THAN 15 MILS SHALL BE REPAIRED. CRACKS SMALLER THAN IS 15 MILS SHALL REMAIN UNDERTREATED.

CC-2 REMOVE ALL LOOSE CONCRETE AROUND EXISTING CRACK.

CC-3 IF EXPOSED REBAR IS PRESENT WITHIN CRACK, REPAIR PER CONCRETE SPALLING NOTES.

CC-4 VERIFY EXTENTS OF CRACKING AND INITIATE A 3/4" DEEP ROUTING AROUND THE EXTENTS OF THE CRACK GOING BEYOND EACH END OF THE CRACK A MINIMUM OF 1" PER DETAIL 9 & 10/S1.05.

CC-5 PREP AND COAT NEWLY EXPOSED REBAR(IF ANY FROM ROUTING PER NOTE CC-2 IF NECESSARY).

CC-6 APPLY SIKA REPAIR 223 OR EQUIVALENT CEMENTITIOUS BASED REPAIR MORTAR PER MANUFACTURER'S INSTRUCTIONS INTO PROPERLY PREPARED ROUTED CRACK. MATERIAL IS TO BE COLOR MATCHED TO EXISTING CONRETE PER ARCHITECTURAL REQUIREMENTS WITHIN MOCK-UP NOTES ON SHEET A1.2.

CC-7 GENERAL CONTRACTOR TO PROVIDE FOR APPROXIMATELY 1700 TOTAL LINEAR FEET OF CONCRETE SURFACE CRACKING FOR PATCHING BASED ON EXTRAPOLATED LINEAR FOOTAGE AVERAGE FROM TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION APPENDIX E DATED FEBRUARY 24, 2020, WITH ADD/DEDUCT PRICING PER LINEAR FOOT. GENERAL CONTRACTOR MAY ENCOUNTER NEW AND UNACCOUNTED FOR CRACKS WITHIN THE SURVEY AREA.

REFER TO TOWER CRACK/SPALL SURVEY ON SHEETS S1.03 & 1.04 FOR SURVEY OF TYPICAL CONDITIONS.

CONTRACTOR NOTE

THE STRUCTURAL SYSTEM FOR THIS PROJECT SHALL NOT BE CONSTRUCTED BY USING THE STRUCTURAL DRAWINGS ALONE. THESE DRAWINGS WERE DEVELOPED FROM DATA DERIVED PRIMARILY FROM THE ARCHITECTURAL DRAWINGS AND SECONDARILY FROM MEP, CIVIL AND OTHER DISCIPLINES' DOCUMENTS. IT IS INTENDED THAT CONSTRUCTION PROCEED BY UTILIZING ALL OF THE INFORMATION CONTAINED IN THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TAKEN AS A WHOLE; FAILURE TO DO SO WILL RESULT IN ERRORS WHICH SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

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BASE BID

engineer

DATE: 10/31/2022

STATE OF TEXAS
SHAWN J. FRANKE
82639
LICENSED
PROFESSIONAL ENGINEER

revisions

1	Addendum 01	12/08/22	

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF THE AMERICAS WAY
SAN ANTONIO, TX 78215

project number 21-12
drawn by J.D.H.
date 10.31.2022
checked by S.J.F.

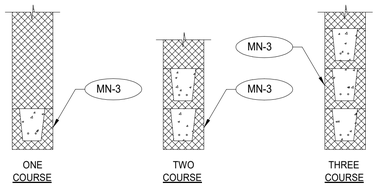
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CMU LINTEL SCHEDULE

SIZE	CLEAR OPENING		REMARKS
	GREATER THAN	UP TO	
ONE COURSE	-	4'-0"	8" BEARING @ EA. END
TWO COURSE	4'-0"	8'-6"	8" BEARING @ EA. END
THREE COURSE	8'-6"	14'-0"	8" BEARING @ EA. END

MASONRY WALL REINFORCEMENT:

MN-1 PROVIDE GROUTED REINFORCED VERTICAL CELLS AND HORIZONTAL BOND BEAMS AT WALL TOP EDGES, CORNERS, FREE ENDS, WINDOW AND DOOR JAMBS, LINTELS AND OTHER LOCATIONS WHERE SHOWN ON ARCHITECTURAL DRAWINGS. REINFORCE EACH GROUTED CELL AND BOND BEAM WITH 1-#4 BAR CONTINUOUS (REINFORCE LINTELS AS SPECIFIED BELOW).

MN-2 BASIC VERTICAL REINFORCEMENT FOR EXTERIOR WALLS SHALL BE #4 @ 24"o.c. (EVERY 3th VERTICAL CELL).

MN-3 PROVIDE GROUTED REINFORCED LINTELS WITH 8" BEARING EACH END OF ALL DOORS, WINDOWS, AND OTHER OPENINGS. USE ONE-COURSE LINTELS FOR OPENINGS UP TO 4'-0"; TWO-COURSE LINTELS FOR OPENINGS UP TO 8'-6"; THREE-COURSE LINTELS FOR OPENINGS UP TO 14'-0". REINFORCE EACH COURSE WITH 2-#5 BAR CONTINUOUS.

MN-4 PROVIDE MATCHING DOWELS IN FOUNDATION FOR ALL VERTICAL REINFORCEMENT.

MN-5 CMU SHALL HAVE A UNIT STRENGTH OF 1,900 PSI. USE TYPE S MORTAR. REINFORCED CMU SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'm=1,500 PSI. GROUT FOR FILLED CELLS SHALL BE MADE OF CEMENT, SAND AND PEA GRAVEL IN APPROXIMATE RATIO OF 1:3:2 AND SHALL HAVE 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

MN-6 ANCHOR MASONRY TO STRUCTURE AS SHOWN IN DETAILS. SEE SPECIFICATIONS FOR ORDINARY MASONRY ANCHORS INCLUDING DOVETAIL ANCHOR SLOTS IN ADJACENT CONCRETE MEMBERS.

MN-7 LEVEL 1 INSPECTED MASONRY REQUIRES CONTRACTOR TO SUBMIT, AT CONTRACTORS COST, COMPRESSIVE WALL DESIGN STRENGTH (f'm) VERIFIED BY INDEPENDENT TESTING LAB BY PRISM TESTS BEFORE MASONRY CONSTRUCTION BEGINS. PROVIDE UNIT MASONRY STRENGTH, GROUT MIX DESIGN AND MORTAR MIX DESIGN.

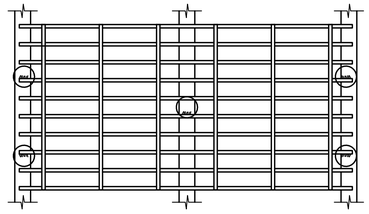
GENERAL NOTE: ALL EXTERIOR GRATING SHALL BE GALVANIZED

GRATING TYPE #1

STEEL GRATING TO BE PRESS-LOCKED GCM-1-100 CLOSE MESH, ADA RECTANGULAR DESIGN MANUFACTURED BY McNICHOLS CO. MAIN BEARINGS BARS TO BE 1"x3/16" WITH 7-P-4 SPACING. CROSS BARS TO BE RESISTANCE WELDED AT RIGHT ANGLES TO THE BEARING BARS. THEY SHALL BE SPACED 4" CENTER TO CENTER. NO NOTCHING OR CUTTING OF BEARING BARS BEFORE WELDING IS PERMISSIBLE. GRATING IS TO SAFELY SUSTAIN A UNIFORMLY DISTRIBUTED LOAD OF 500 POUNDS PER SQUARE FOOT ON A 5'-0" SPAN AND DEFLECT LESS THAN 1/4". FINISHED TO BE (PAINTED OR GALVANIZED). OVERALL DIMENSIONS, DETAILS AND DIRECTION OF BEARING BARS IN ACCORDANCE WITH PLANS (OR SKETCH) ATTACHED. (INDICATE CUTOUTS FOR OBSTRUCTIONS, BANDING, FASTENERS, NOSING, ECT.)

FASTENING METHODS

ALL GRATING MUST BE FASTENED IN PLACE. WELD GRATING PANEL TO THE SUPPORTING MEMBERS AS SHOWN FOR PERMANENT INSTALLATION. WHERE PANELS HAVE TO BE REMOVED THE PLATE FASTENER IS RECOMMENDED FOR BARS 1/4" AND THICKER OR 2 1/2" AND DEEPER. ON SMALLER SIZES THE F-9 FASTENER MAY USED.



WELDED INSTALLATION:

TACK WELD THE THIRD BEARING BAR OF EACH PANEL TO THE SUPPORT MEMBER WITH 3/16" FILLET WELD X 3/4" LONG, PLUS WELD IN CENTER OF PANEL WHEN APPROPRIATE .

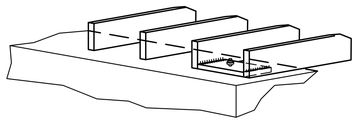
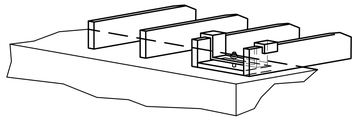
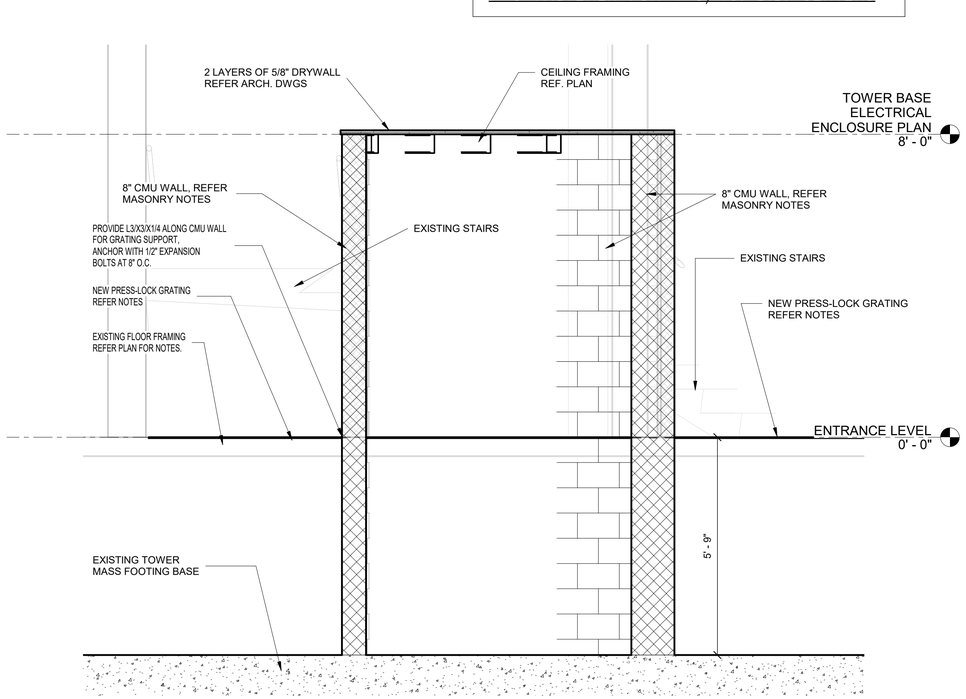


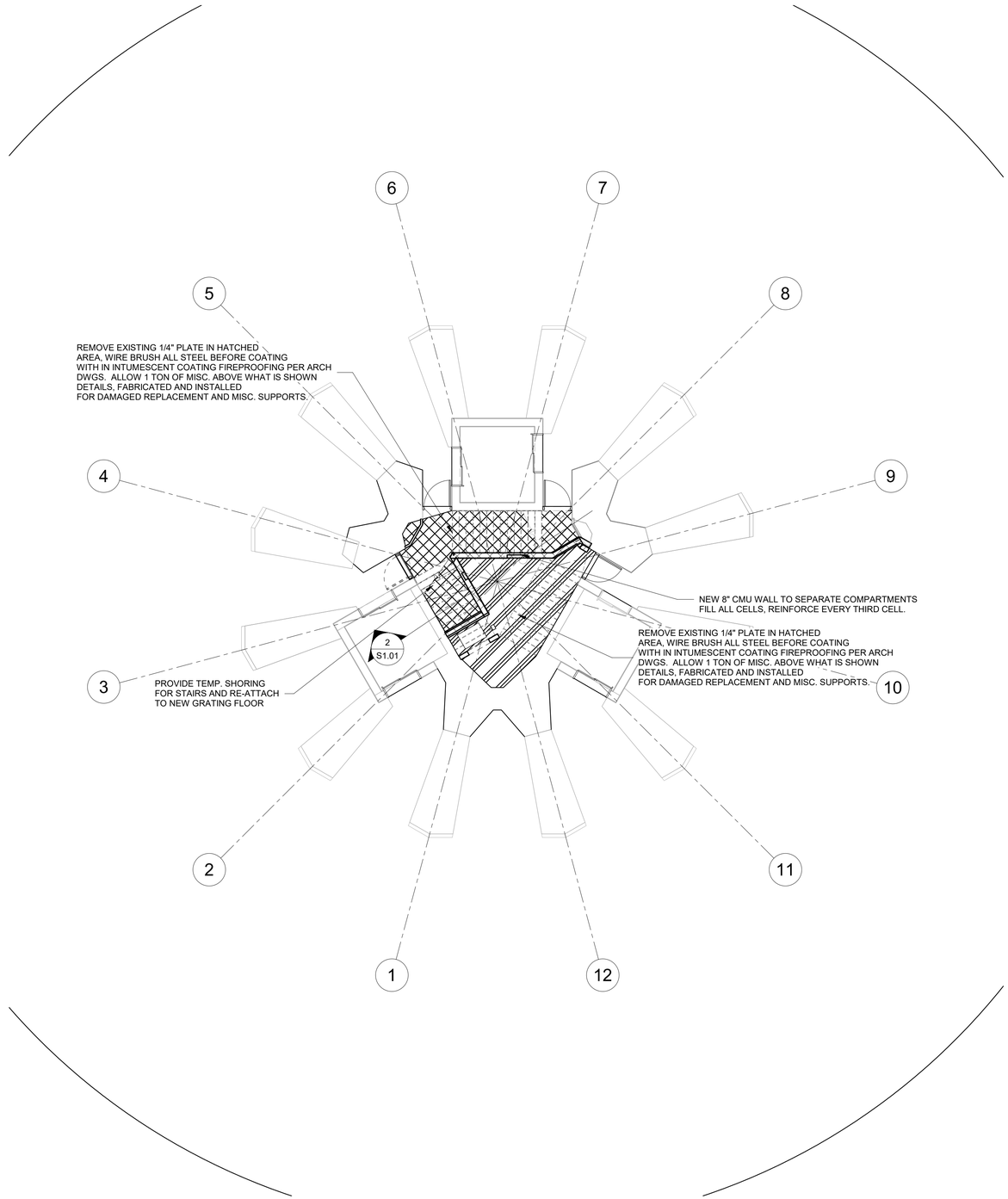
PLATE FASTENER



F-9 FASTENER FOR 1 3/16: B.B. CENTERS



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



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

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BASE BID

engineer **revisions**

DATE: 10/31/2022

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TOWER OF THE AMERICAS IMPROVEMENTS

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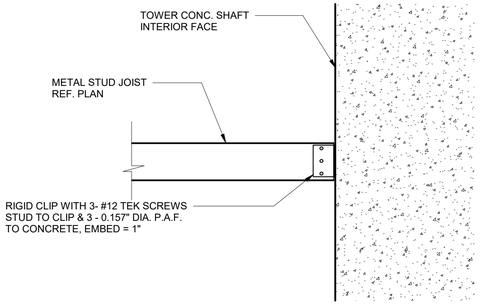
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project number 21-12
drawn by Author
date 10.31.2022
checked by Checker

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S1.01

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NOTE: ALL STUD JOISTS SHALL BE COORDINATED WITH EXISTING ELECTRICAL AND PLUMBING LINES. AND OBSTRUCTION IS TO BE FRAMED WITH ADDITIONAL JOISTS ON EACH SIDE OF OBSTRUCTION, REF. PLAN FOR APPROXIMATE LOCATIONS

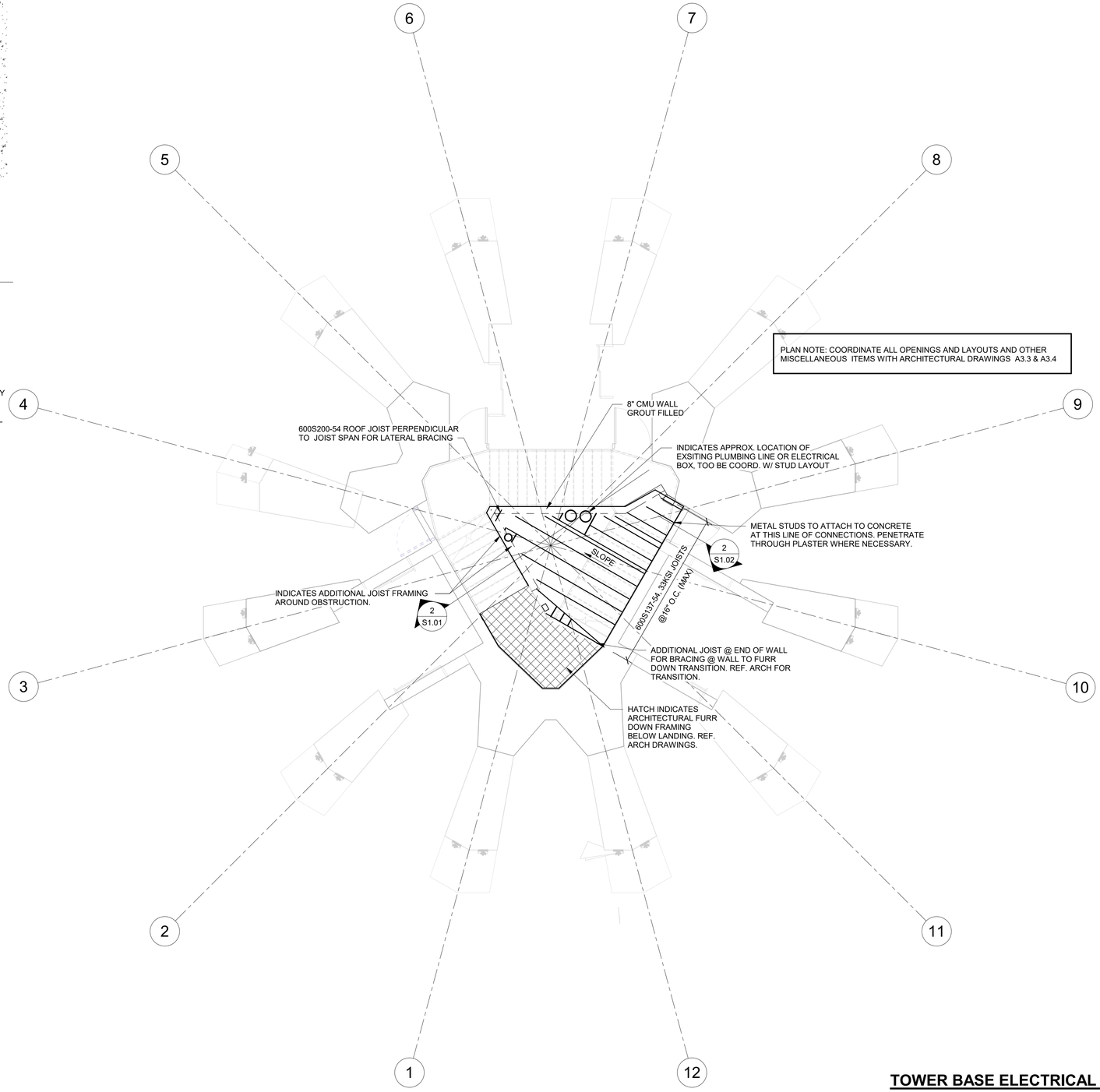
2 DETAIL
N.T.S.

COLD FORMED METAL FRAMING NOTES:

CF-1 ALL GALVANIZED STUDS SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE MINIMUM REQUIREMENTS OF 2015 A.I.S.I. STANDARD S240-15 WITH ALL AMENDMENTS, AND SHALL HAVE A MINIMUM YIELD POINT OF 33,000 PSI.

CF-2 SCHEDULED SIZES, SPACING, AND GAUGES ARE FOR GENERAL GUIDANCE IN ESTIMATING. CONTRACTOR TO ALLOW ADEQUATE TIME PRIOR TO BID FOR SUPPLIER TO PERFORM PRELIMINARY ENGINEERING ADEQUATE TO SUBMIT A COMPREHENSIVE BID.

CF-3 SUBMIT SHOP DRAWINGS PER SPECIFICATIONS PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS. (SPECIALITY ENGINEER).



TOWER BASE ELECTRICAL ENCLOSURE PLAN
SCALE : 3/16" = 1'-0"

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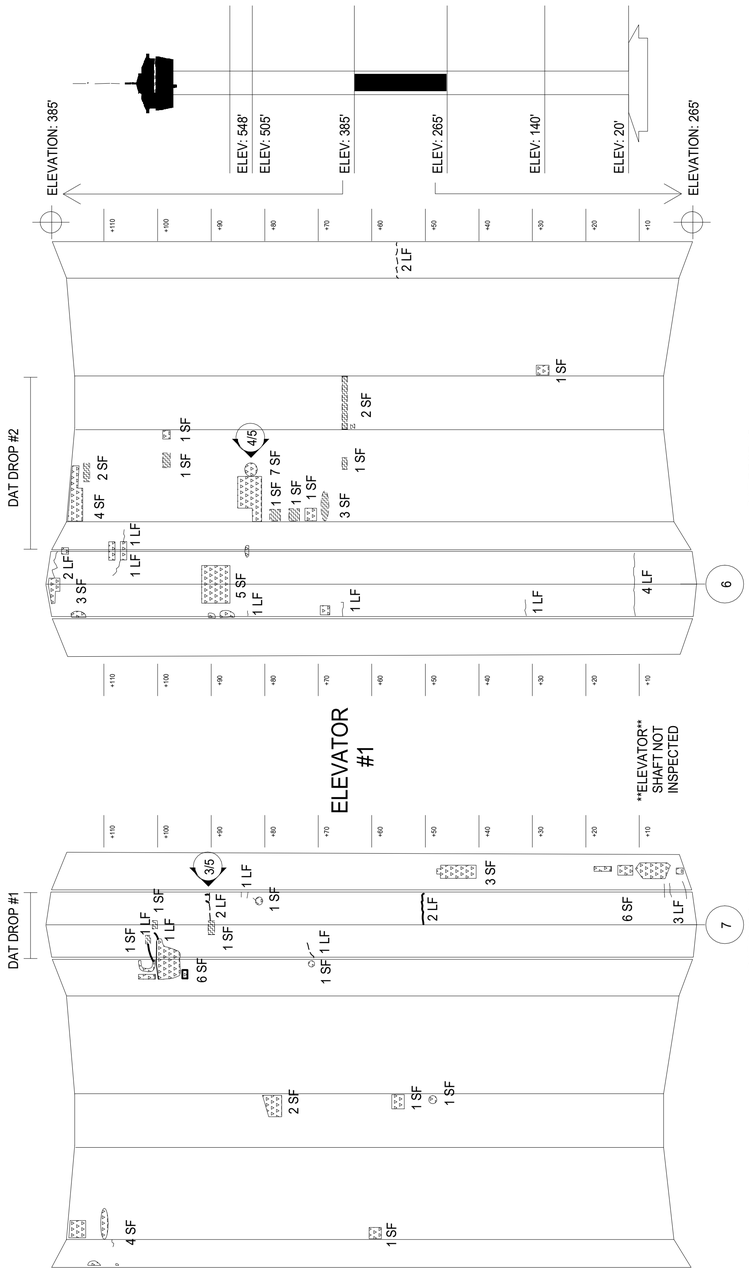
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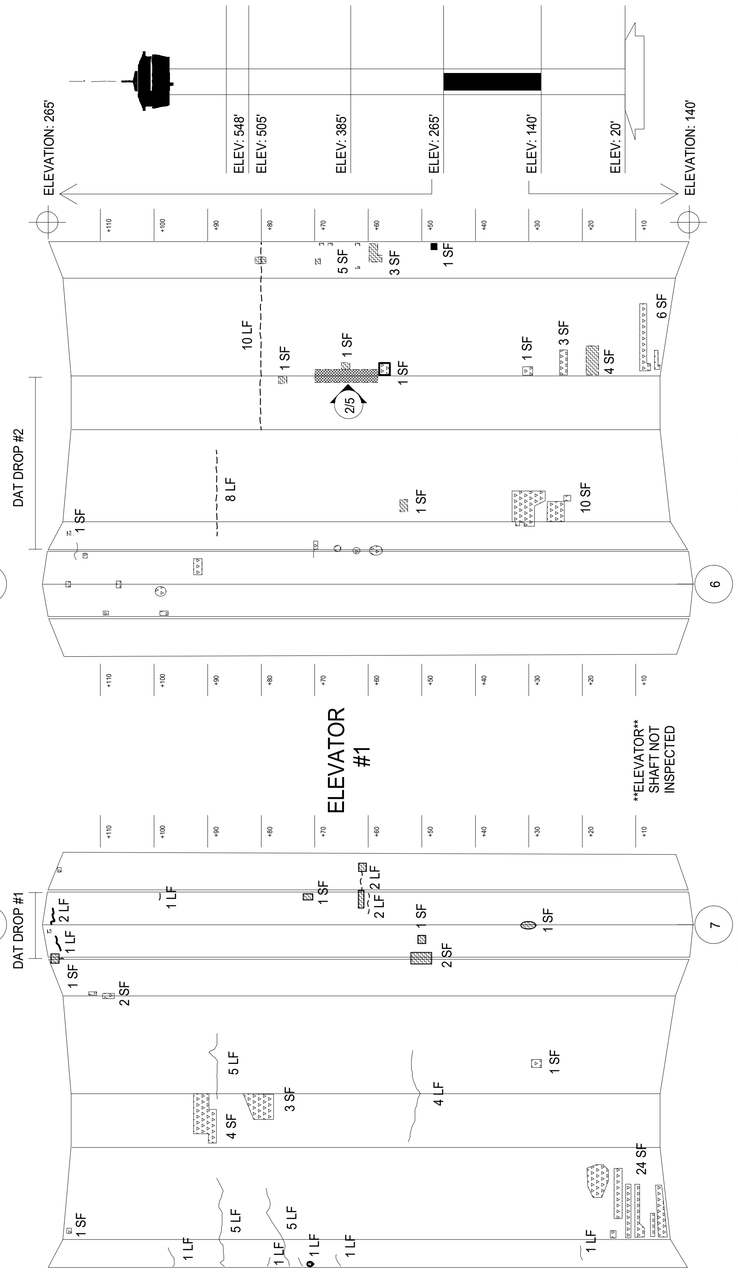
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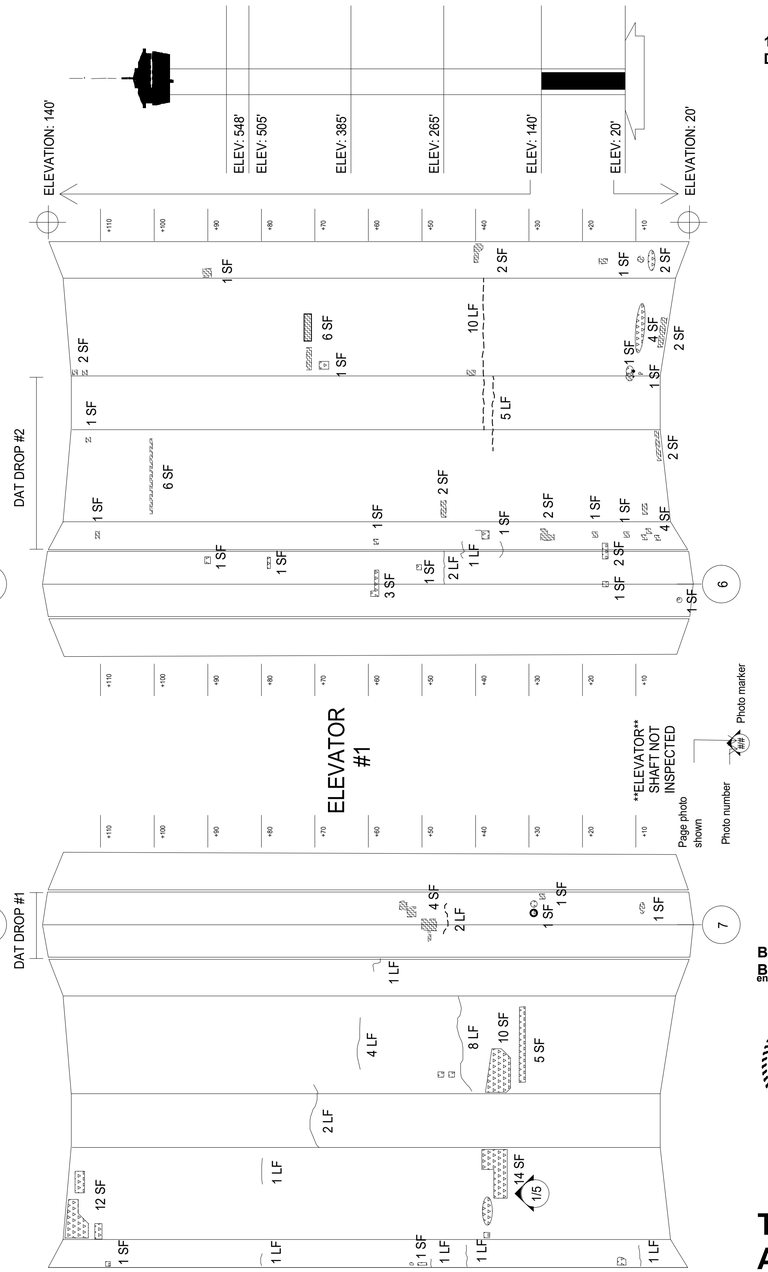
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S1.02

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GENERAL CONTRACTOR TO PROVIDE FOR APPROXIMATELY 2800 TOTAL SQ. FT. OF CONCRETE SURFACE AREA FOR PATCHING BASED ON EXTRAPOLATED SQUARE FOOTAGE AVERAGE FROM TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION APPENDIX E DATED FEBRUARY 24, 2020, WITH ADD/DEDUCT PRICING PER SQUARE FOOT. GENERAL CONTRACTOR MAY ENCOUNTER NEW AND UNACCOUNTED FOR SPALLS WITHIN THE SURVEY AREA.

GENERAL CONTRACTOR TO PROVIDE FOR APPROXIMATELY 1800 TOTAL LINEAR FEET OF CONCRETE SURFACE CRACKING FOR PATCHING BASED ON EXTRAPOLATED LINEAR FOOTAGE AVERAGE FROM TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION APPENDIX E DATED FEBRUARY 24, 2020, WITH ADD/DEDUCT PRICING PER LINEAR FOOT. GENERAL CONTRACTOR MAY ENCOUNTER NEW AND UNACCOUNTED FOR CRACKS WITHIN THE SURVEY AREA.

KEY	PREVIOUS REPAIR	NEEDS REPAIR	
	CRACK	CRACK	BIOLOGICAL GROWTH
	PATCH	DELAMINATION AND/OR SPALL	RUST STAINING
			EFFLORECENCE

NOTE: RECORD OF PREVIOUS REPAIRS ARE FOR INFORMATION ONLY. THERE IS NO SCOPE ASSOCIATED WITH THESE ITEMS IN BASE BID UNLESS THE PREVIOUS REPAIR IS REPRESENTED WITHIN THIS SURVEY AS A CRACK OR SPALL IN NEED OF REPAIR

NOTE: ONLY CRACKS LARGER THAN 15 MILS TO BE REPAIRED

NOTE: RECORD OF EXISTING BIOLOGICAL GROWTH, RUST STAINING, AND EFFLORECENCE IS INFORMATION ONLY. THE IS NO SCOPE ASSOCIATED WITH THESE ITEMS IN BASE BID. THESE ITEMS WILL NEED TO BE ADDRESSED IN THE ALTERNATE #2, #3, AND #4 SCOPE

1

1 TOWER CRACK SURVEY 1
1/2" = 1'-0"

100 % CONSTRUCTION DOCUMENTS

BASE BID

engineer

DATE: 10/31/2022

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1 Addendum 01 12/08/22

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739 TOWER OF THE AMERICAS WAY
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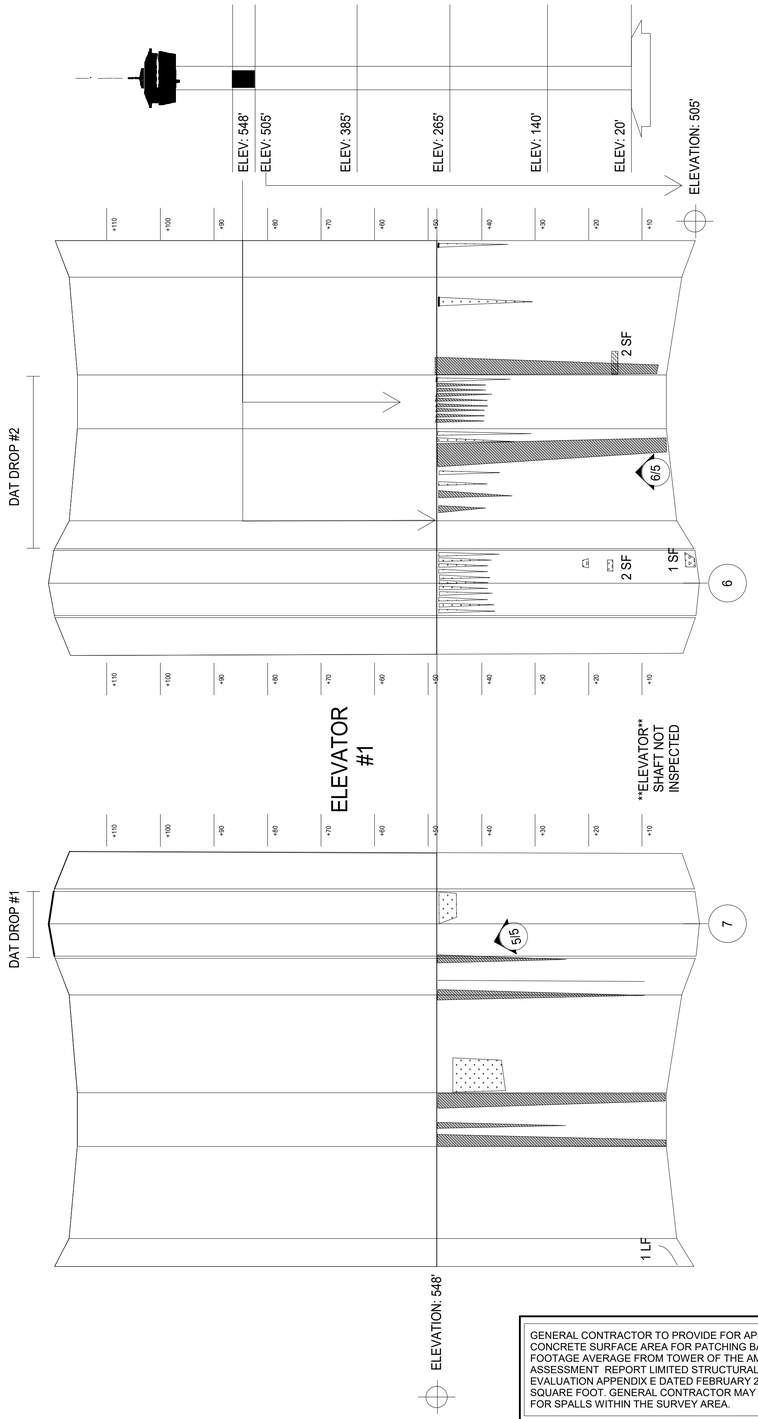
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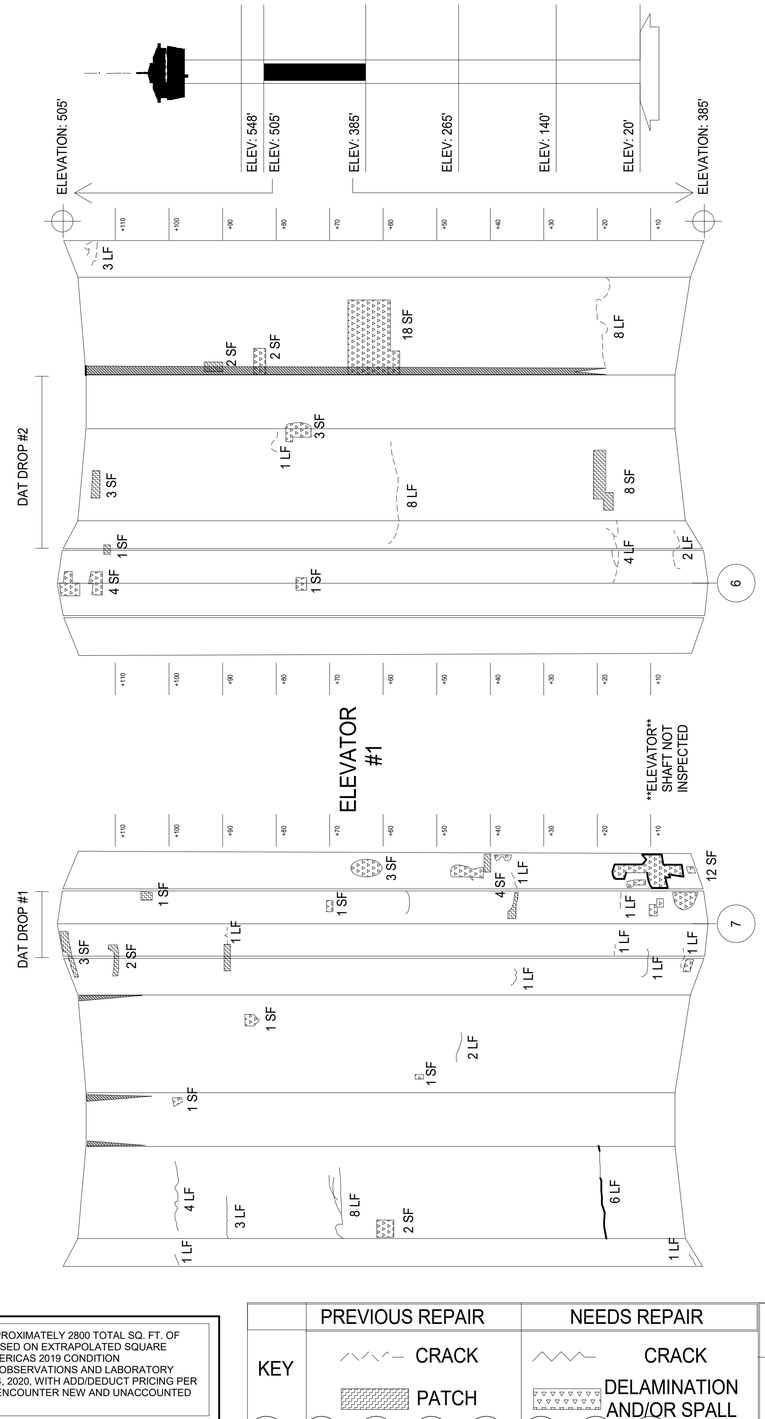
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NOTE: RECORD OF PREVIOUS REPAIRS ARE FOR INFORMATION ONLY. THERE IS NO SCOPE ASSOCIATED WITH THESE ITEMS IN BASE BID UNLESS THE PREVIOUS REPAIR IS FAILING AND A NEW REPAIR IS REQUIRED

NOTE: ONLY CRACKS LARGER THAN 15 MILS TO BE REPAIRED

1

NOTE: RECORD OF EXISTING BIOLOGICAL GROWTH, RUST STAINING, AND EFFLORECENCE IS INFORMATION ONLY. THE IS NO SCOPE ASSOCIATED WITH THESE ITEMS IN BASE BID. THESE ITEMS WILL NEED TO BE ADDRESSED IN THE ALTERNATE #2, #3, AND #4 SCOPE

1 TOWER CRACK SURVEY 2
1/2" = 1'-0"

100 % CONSTRUCTION DOCUMENTS

BASE BID

engineer

DATE: 10/31/2022

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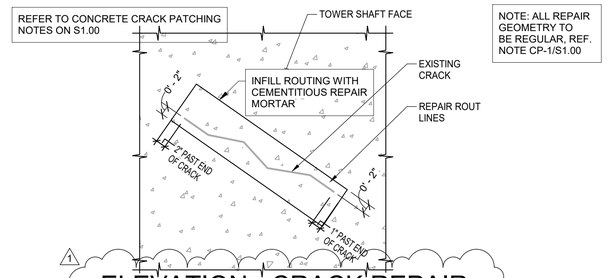
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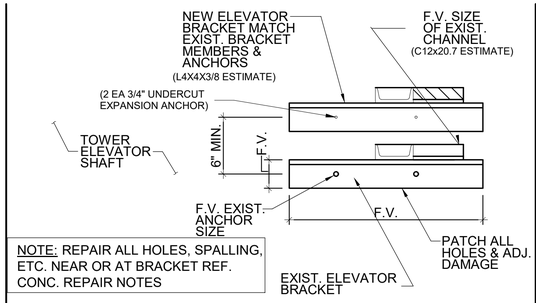
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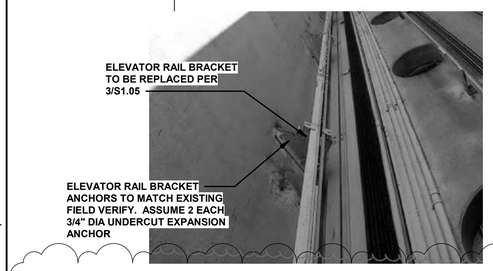
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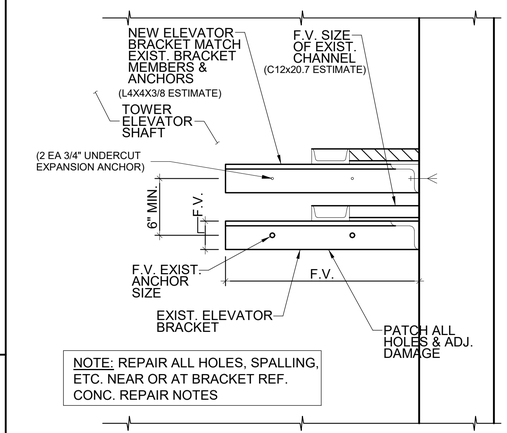
10 ELEVATION - CRACK REPAIR OPTION "B" ROUTED/MORTAR INFILL
N.T.S.



4B DETAIL - BRACKET TYPE "C"
1 1/2" = 1'-0"

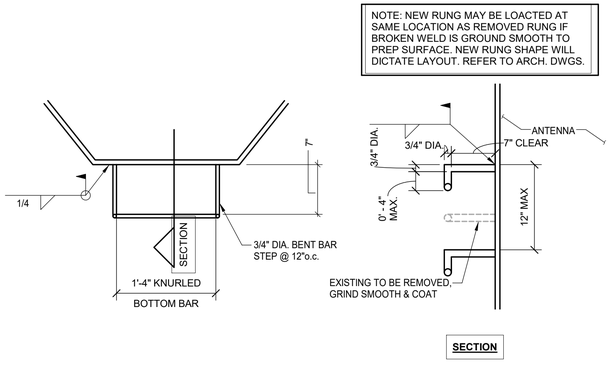


4A PHOTO - BRACKET TYPE "C"
1 1/2" = 1'-0"

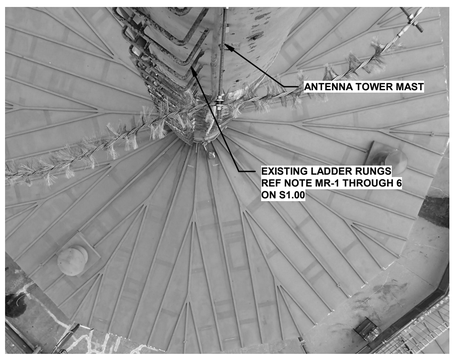


1 DETAIL - BRACKET TYPE "B"
N.T.S.

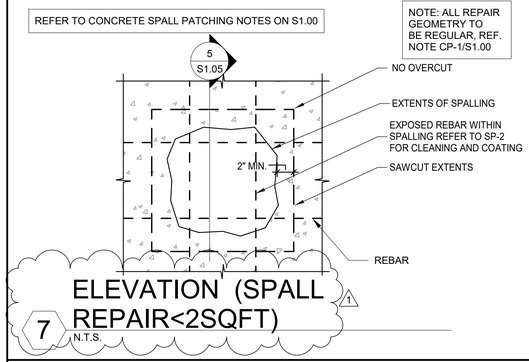
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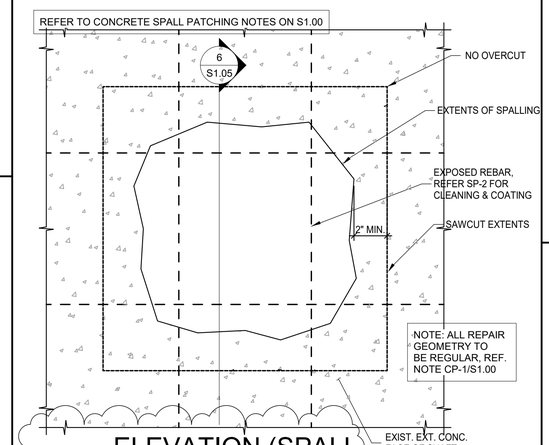
11 LADDER RUNG DETAIL
N.T.S.



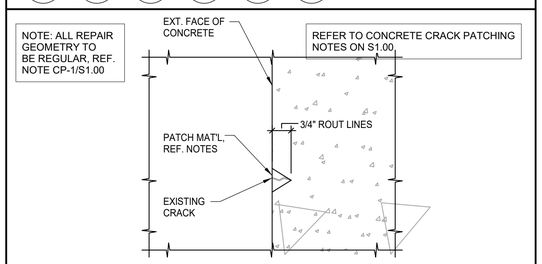
12 LADDER PHOTO
3/4" = 1'-0"



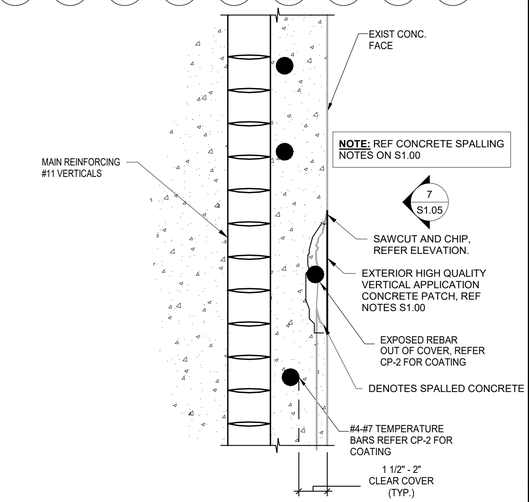
7 ELEVATION (SPALL REPAIR<2SQFT)
N.T.S.



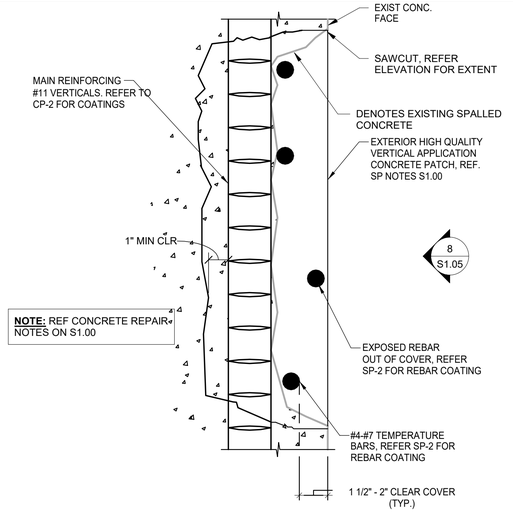
8 ELEVATION (SPALL REPAIR>2SQFT)
N.T.S.



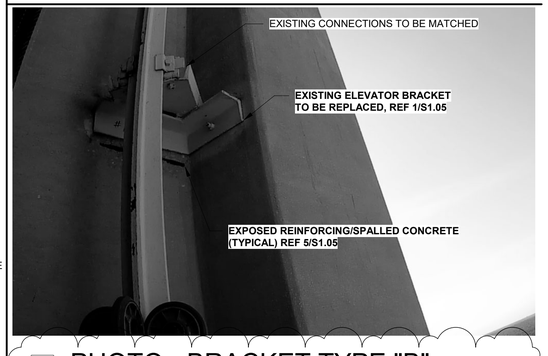
9 DETAIL - ROUTED CRACK WITH MORTAR INFILL
N.T.S.



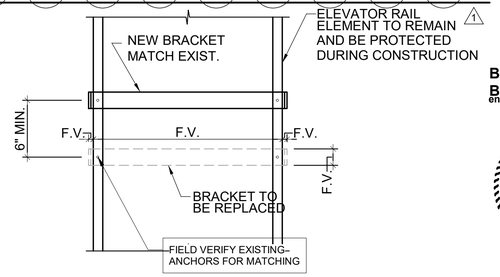
5 DETAIL - REPAIR OF SPALLED CONCRETE FOR SHALLOW DAMAGE
N.T.S.



6 DETAIL - REPAIR OF SPALLED CONCRETE TO FACE OF MAIN VERT. REINF.
N.T.S.



2 PHOTO - BRACKET TYPE "B"
N.T.S.



3 DETAIL - BRACKET TYPE "A"
N.T.S.



4 PHOTO
N.T.S.

BASE BID

engineer	revisions
DATE: 10/31/2022	1 Addendum 01 12/08/22

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TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF THE AMERICAS WAY
SAN ANTONIO, TX 78215

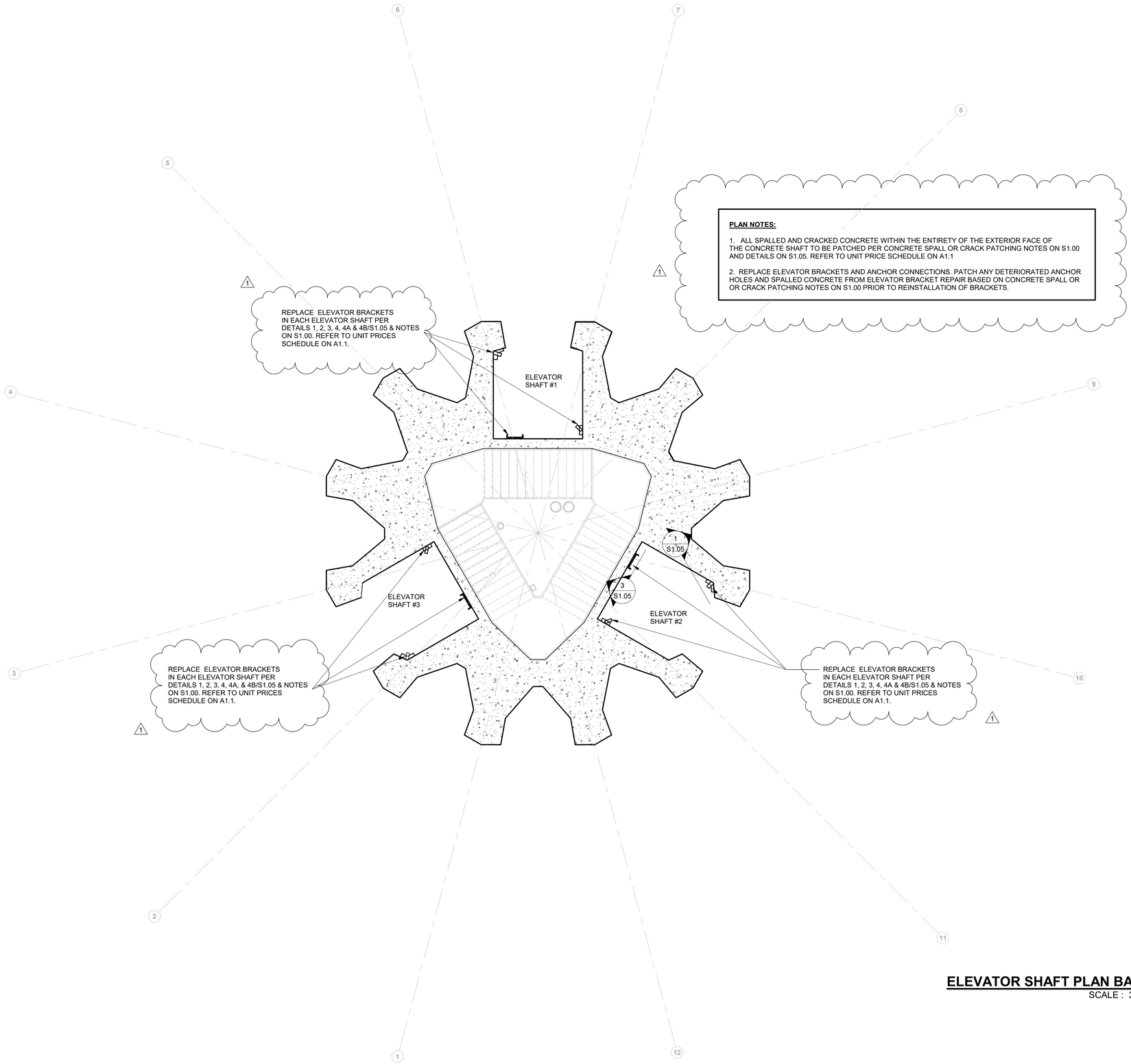
project number	drawn by
21-12	J.D.H.
date	checked by
10.31.2022	S.J.F.

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ELEVATOR SHAFT PLAN BASE BID

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

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SAN ANTONIO, TX 78215

project number
21-12

drawn by
J.D.H.

date
10.31.2022

checked by
S.J.F.

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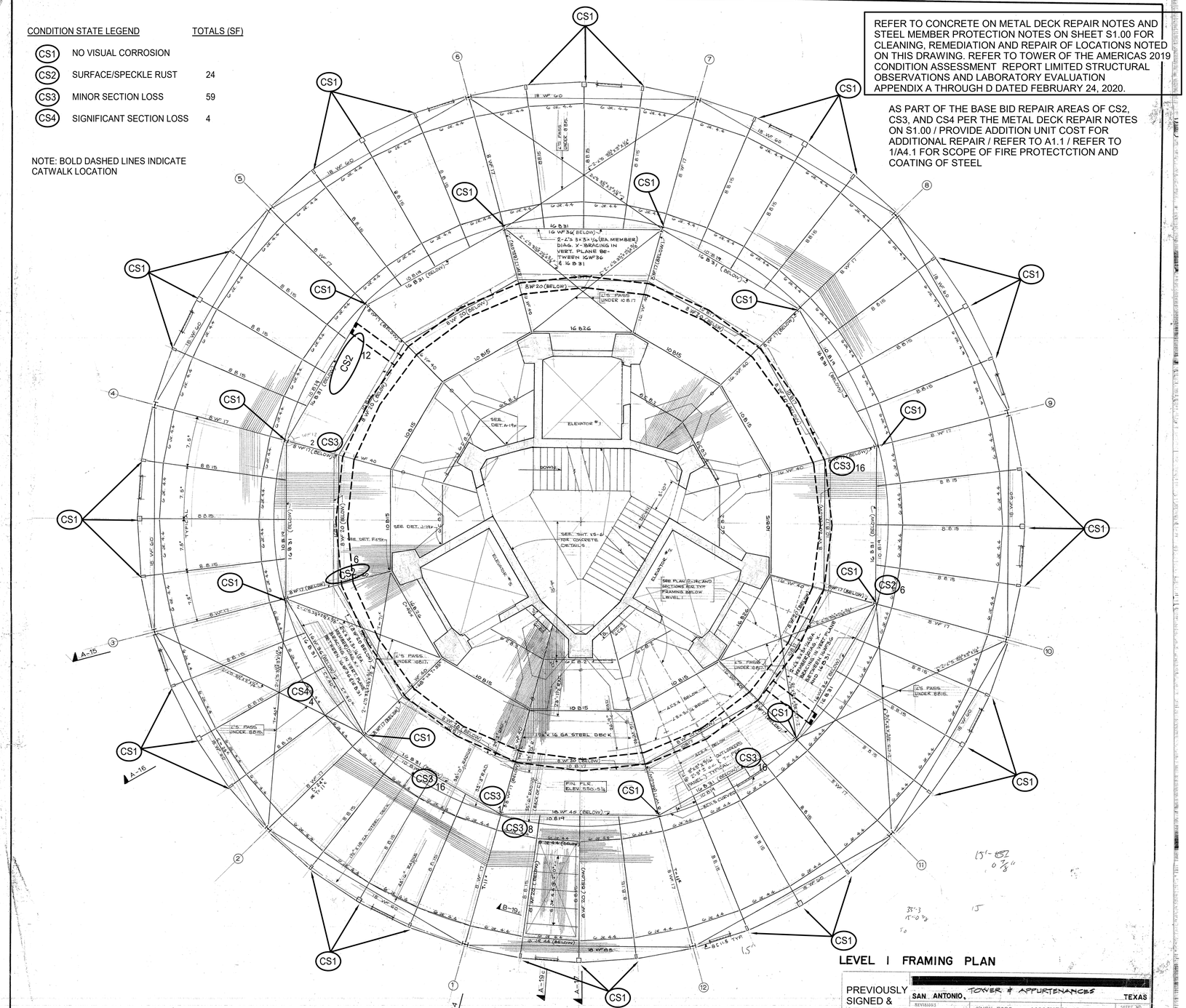
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CONDITION STATE LEGEND		TOTALS (SF)
CS1	NO VISUAL CORROSION	
CS2	SURFACE/SPECKLE RUST	24
CS3	MINOR SECTION LOSS	59
CS4	SIGNIFICANT SECTION LOSS	4

NOTE: BOLD DASHED LINES INDICATE CATWALK LOCATION

REFER TO CONCRETE ON METAL DECK REPAIR NOTES AND STEEL MEMBER PROTECTION NOTES ON SHEET S1.00 FOR CLEANING, REMEDIATION AND REPAIR OF LOCATIONS NOTED ON THIS DRAWING. REFER TO TOWER OF THE AMERICAS 2019 CONDITION ASSESSMENT REPORT LIMITED STRUCTURAL OBSERVATIONS AND LABORATORY EVALUATION APPENDIX A THROUGH D DATED FEBRUARY 24, 2020.

AS PART OF THE BASE BID REPAIR AREAS OF CS2, CS3, AND CS4 PER THE METAL DECK REPAIR NOTES ON S1.00 / PROVIDE ADDITION UNIT COST FOR ADDITIONAL REPAIR / REFER TO A1.1 / REFER TO 1/A4.1 FOR SCOPE OF FIRE PROTECTCTION AND COATING OF STEEL



LEVEL I FRAMING PLAN

PREVIOUSLY SIGNED & SEALED BY RAY PINNELL DATED: MARCH 14, 1967

SAN ANTONIO, TOWER & APPURTENANCES TEXAS

ONEIL FORD and ASSOCIATES, ARCHITECTS
528 KING WILLIAM STREET SAN ANTONIO, TEXAS

DRAWN | APPROVED | DATE: MARCH 14, 1967

SHEET NO. XS-7

CLARIFYING INFORMATION ADDED JULY 11, 1967

21

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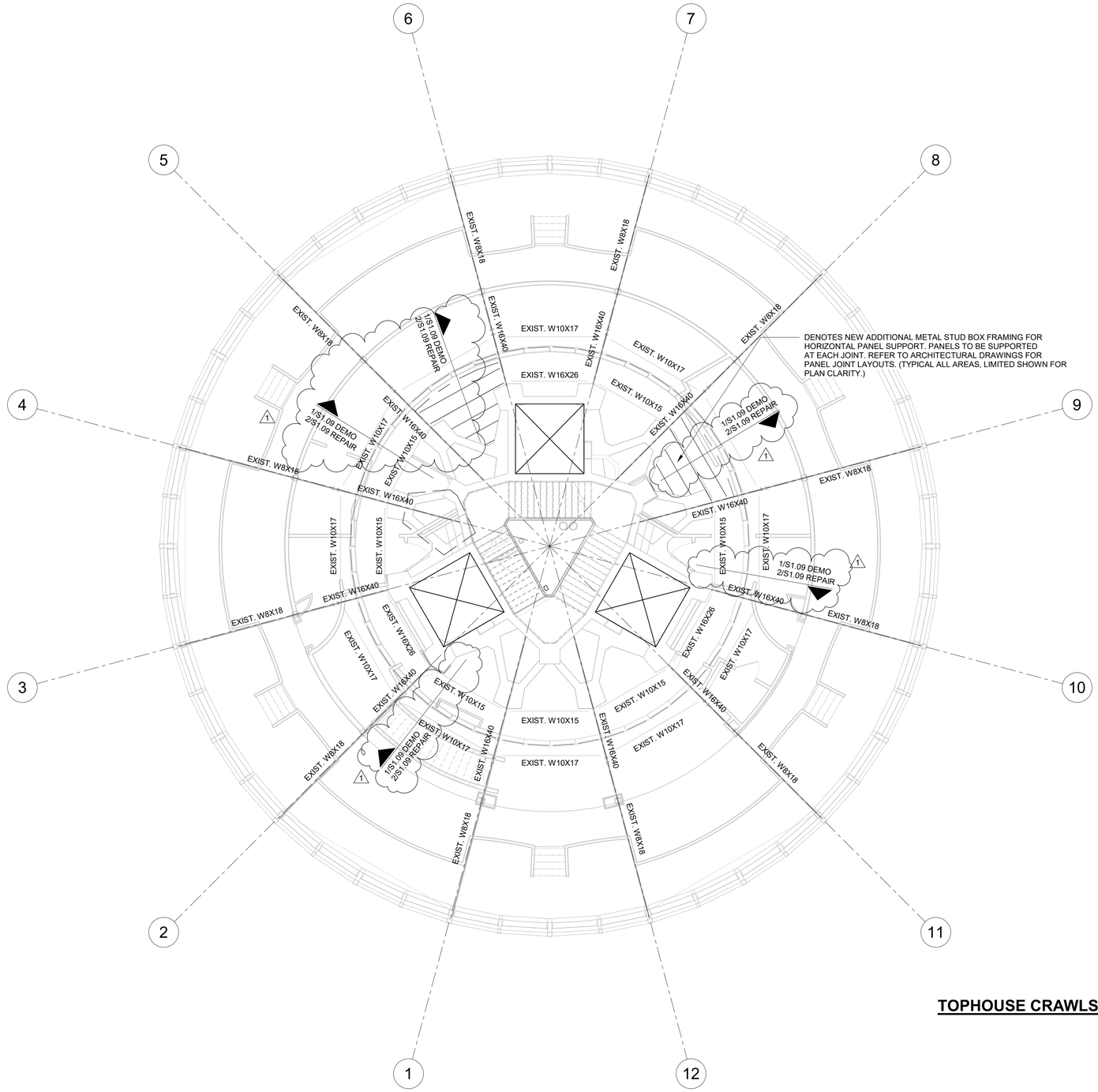
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TOPHOUSE CRAWLSPACE SOFFIT PLAN
SCALE : 1/8" = 1'-0"

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TX FIRM REG. #3388

BASE BID

engineer
DATE: 10/31/2022

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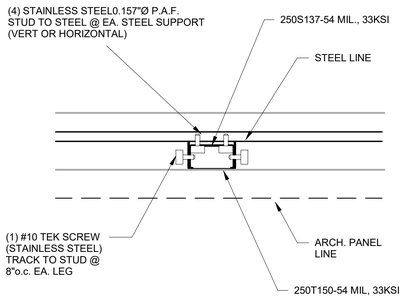
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project number 21-12
drawn by J.D.H.
date 10.31.2022
checked by S.J.F.

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DETAIL NOTE: PROVIDE STUD BOX FRAMING AT ALL JOINTS INDICATED IN METAL WALL PANEL AND METAL SOFFIT PANEL. REFER TO SHEET A3.2 FOR ALL LOCATIONS.

5 SECTION
N.T.S.

DEMO SECTION NOTES: (VERTICAL PANELS):

1. EXIST. L 3 X 3X 1/4 SEGMENTED PANEL SUPPORT TO BE REMOVED IN ENTIRETY. EXISTING FIBERGLASS PANELS ARE TO REMAIN ARE SHOULD BE PROTECTED AND SUPPORTED TEMPORARILY AS REQUIRED TO PREVENT DAMAGE DURING RENOVATION/CONSTRUCTION.

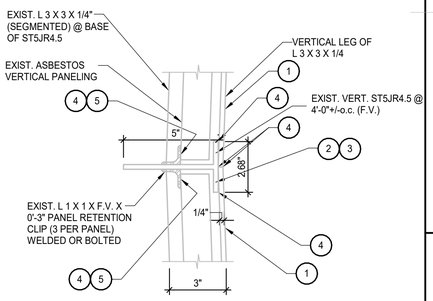
2. INSPECT, CLEAN, & PAINT (PER NOTE 4) EXISTING ST5JR4.5 IN THE BASE BID UNLESS REMOVAL IS WARRANTED BASED ON VISUAL INSPECTION FROM E.O.R. & G.C., PROVIDE A UNIT PRICE FOR REPLACEMENT OF STEEL MEMBERS. REFER TO THE SCHEDULE OF UNIT PRICES ON A1.1.

3. CLEANING & PAINTING PROCEDURE: 1. SCRAPE EXIST. STEEL WITH WIRE BRUSH TO REMOVE ALL RUST MATERIAL TO SMOOTH STEEL. 2. PAINT WITH WATER RESISTANT, ZINC RICH RUST INHIBITING PAINT.

4. REMOVAL OF CONNECTED STEEL MEMBERS WILL REQUIRE BREAKING OF EXIST. WELDS. GC IS RESPONSIBLE FOR DEMOLITON TECHINIQUES FOR ALL ASPECTS OF DEMOLITION ON PROJECT. CONTRACTOR IS TO PRESERVE AS MUCH EXISTING STEEL AS POSSIBLE FOR RE-USE UNLESS SPECIFICALLY NOTED TO REMOVE IN ENTIRETY.

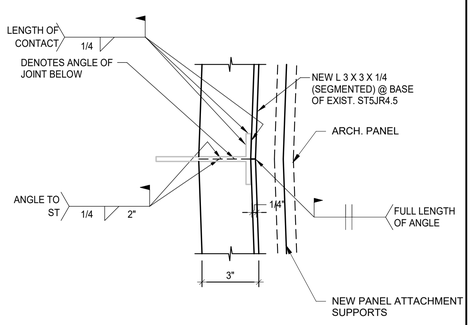
5. ALL HOTWORK DONE FOR DEMO, REPAIR AND NEW CONSTRUCTION TO BE COORDINATED TO PREVENT DAMAGE OF EXISTING STRUCTURE AND MATERIALS.

6. GC TO PATCH AND REPAIR EXISTING CONCRETE SLAB ON DECK ABOVE THE CRAWL SPACE. REFER TO CONCRETE ON METAL DECK REPAIR NOTES ON S1.01 FOR REPAIR METHOD.

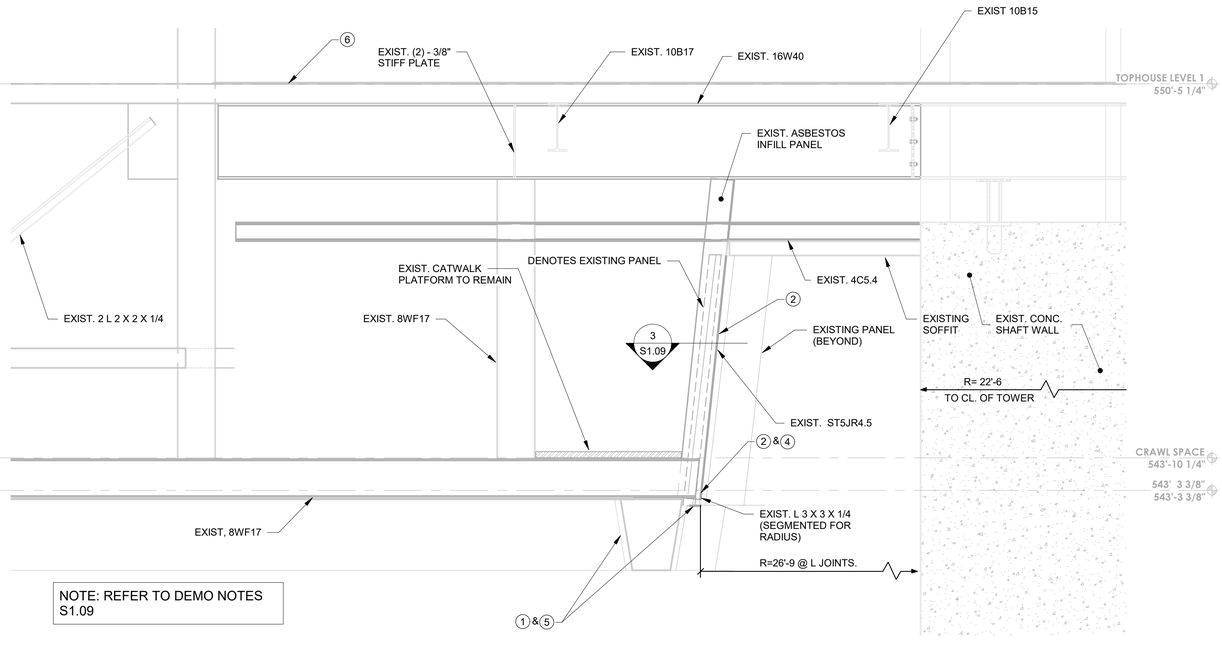


NOTE: REFER TO DEMO NOTES S1.09

3 SECTION (DEMO)
3" = 1'-0"

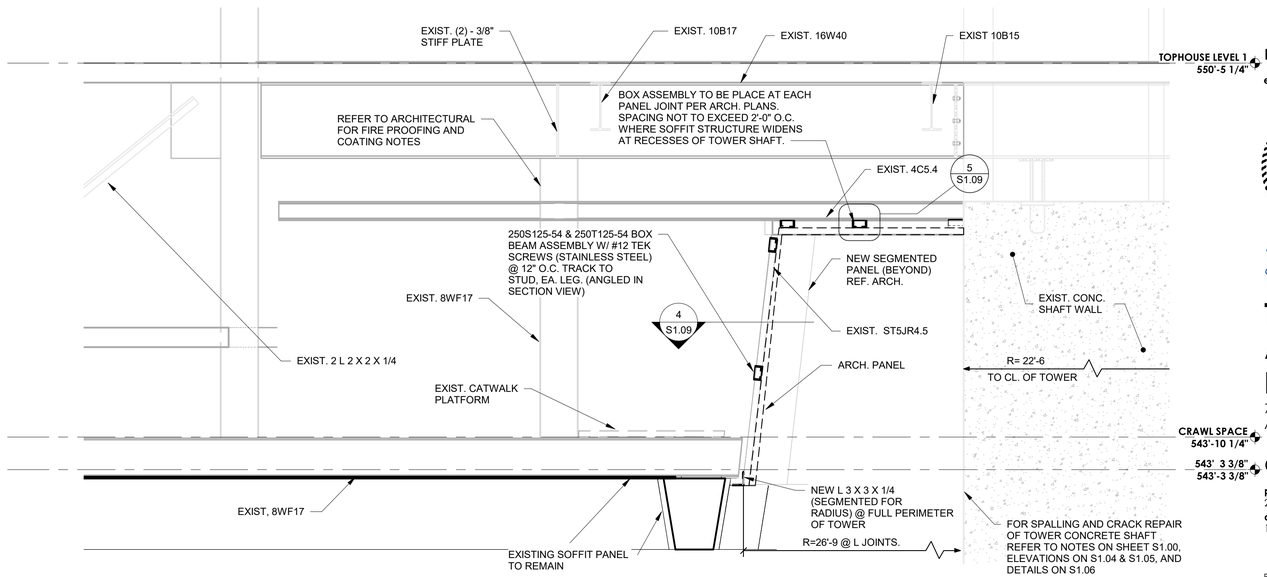


4 PLAN VIEW
3" = 1'-0"



NOTE: REFER TO DEMO NOTES S1.09

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



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

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CITY OF SAN ANTONIO

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S1.09

BEATY PALMER ARCHITECTS

MECHANICAL SYMBOLS AND ABBREVIATIONS

PIPING SYMBOLS

CD	CONDENSATE DRAIN
RS/RL	REFRIGERANT SUCTION/LIQUID

DUCTWORK SYMBOLS

12/20	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN
	DUCT SECTION, SUPPLY AIR: UP, DOWN
	DUCT SECTION, RETURN AIR OR EXHAUST: UP, DOWN
	DUCT SECTION, OUTSIDE AIR: UP, DOWN
O.S. DN	CHANGE OF ELEVATION, OFFSET, UP OR DOWN (DN)
AD	ACCESS DOORS, VERTICAL OR HORIZONTAL
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT
	TRANSITION
	HIGH EFFICIENCY TAKE-OFF WITH DAMPER, WITHOUT DAMPER
OR	TURNING VANES
VD OBD OR	MANUAL VOLUME DAMPER (TYPE INDICATED)
M	MOTORIZED DAMPER
BDD	BACK DRAFT DAMPER
FD	FIRE DAMPER, VERTICAL
FD	FIRE DAMPER, HORIZONTAL
	OFFSET
	MANUAL SPLITTER
	STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
	TEE WITH SPLITTER DAMPER & PULLROD
S1 100	SIDEWALL GRILL OR REGISTER (TYPE INDICATED)
S1 100	CEILING GRILL OR REGISTER (TYPE INDICATED)
L-1	LOUVER (TYPE INDICATED)
S1 100 (TYP. OF 2)	MARK; AIR QUANTITY (CFM); GRILLE QUANTITY — GRILLE IDENTIFICATION

MECHANICAL SYMBOLS

	ANGLE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE (AS SPECIFIED)
	GATE VALVE
	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
	DOUBLE CHECK BACKFLOW PREVENTER
G	GEAR (MANUAL)
	LEVER (MANUAL)
	STEM (MANUAL)
S	SOLENOID (ELECTRIC ACTUATOR)
M	MOTOR (ELECTRIC ACTUATOR)
M	MOTOR (PNEUMATIC ACTUATOR)
	CAP
VFM-1	VENTURI FLOWMETER
	THERMOMETER
HB	THERMOMETER WELL, ONLY
	CLEANOUT PLUG
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
YCO	YARD CLEANOUT OR CLEANOUT TO GRADE
DYCO	DOUBLE YARD CLEANOUT OR CLEANOUT TO GRADE
FD	DRAIN (TYPE NOTED)
HD	HEAT DETECTOR
SD	SMOKE DETECTOR
	UPRIGHT FIRE SPRINKLER HEAD
	PENDANT FIRE SPRINKLER HEAD
	SIDEWALL FIRE SPRINKLER HEAD
CWP-1	PUMP (INDICATE USE)
	ALIGNMENT GUIDE
EJ-1	EXPANSION JOINT
	EXPANSION LOOP
	FLEXIBLE CONNECTOR

MECHANICAL SYMBOLS (CONT.)

R	PITCH OF PIPE, RISE (R) DROP (D)
	TURNED UP ELBOW
	TURNED DOWN ELBOW
	CONCENTRIC REDUCER
	CROSS
	TEE
	OUTLET DOWN TEE
	OUTLET UP TEE
	SCREWED UNION
	FLANGED UNION
	STRAINER W/ BLOW OFF
AV	AUTOMATIC AIR VENT

CONTROLS

T H	ROOM THERMOSTAT: TEMPERATURE, HUMIDITY
T H	ROOM SENSOR: TEMPERATURE, HUMIDITY
T	REMOTE BULB THERMOSTAT
T	DUCT OR PIPE THERMOSTAT (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
T	DUCT THERMOSTAT WITH AVERAGING ELEMENT
T	DUCT OR PIPE TEMP. SENSOR (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
H	DUCT HUMIDITY SENSOR
DP	DUCT DEWPOINT SENSOR
SP	DUCT STATIC PRESSURE SENSOR
T	DUCT TEMP. SENSOR WITH AVERAGING ELEMENT
RS	REFRIGERANT SENSOR
FS	FLOW SWITCH
P	PRESSURE SWITCH
SC	VARIABLE SPEED MOTOR CONTROLLER

DRAWING SYMBOLS

RE: 2M1	REFER TO DETAIL 2, SHT. M-1
RE 1M3	SECTION REFERENCE
AHU-12	EQUIPMENT MARK

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS MAY BE USED.

GENERAL MECHANICAL DEMOLITION NOTES

1. CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING OVER EXISTING FLOORING, FURNITURE AND EQUIPMENT AS REQUIRED WHEN PERFORMING WORK WITHIN A AREA/ROOM. CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO WALL FINISHES, FLOOR FINISHES, FURNITURE AND EQUIPMENT. REPAIR DAMAGES OR REPLACE TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE DUST BARRIERS WHERE REQUIRED TO PROHIBIT THE MIGRATION OF AIRBORNE CONSTRUCTION DUST INTO OTHER OCCUPIED AREAS.
2. ALL EXISTING SYSTEMS/EQUIPMENT SHALL REMAIN IN SERVICE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING FACILITY PRIOR TO BIDDING. ALL CONSTRUCTION MEANS AND METHODS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS, PROJECT STANDARDS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE CONDITION OF ALL EXISTING EQUIPMENT AND SYSTEMS THAT ARE TO REMAIN IN SERVICE AND PROVIDE A REPORT OF THEIR FINDINGS TO THE OWNER PRIOR TO THE START OF CONSTRUCTION. REMEDIATION EFFORTS FOR ANY DEFICIENCIES FOUND TO EXIST DURING THE CONSTRUCTION PERIOD SHALL, AT THE DISCRETION OF THE OWNER, BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL MECHANICAL NEW WORK NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE,THE 2018 INTERNATIONAL MECHANICAL CODE, AND THE OTHER CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. NEW DUCT DIMENSIONS INDICATED ARE INSIDE DIMENSIONS CLEAR.
3. ALL NEW RECTANGULAR SUPPLY AND RETURN DUCTS SHALL HAVE TURNING VANES AT EACH 90 DEGREE ELBOW OR TEE.
4. ALL NEW DUCT SHALL BE SHEETMETAL AND SHALL BE INSTALLED WITH INSULATION AS SPECIFIED.
5. ALL NEW DUCTWORK SHALL BE FABRICATED AND INSTALLED AS PER ASHRAE AND SMACNA STANDARDS.
6. MOUNT ALL NEW THERMOSTATS/SENSORS AT 3'-8" A.F.F. COORDINATE FINAL LOCATION OF ALL NEW THERMOSTATS/SENSORS WITH ARCHITECT.
7. PROVIDE AND INSTALL A VOLUME CONTROL DAMPER ON EACH BRANCH DUCT SERVING A DIFFUSER/REGISTER/GRILLE.
8. COORDINATE ALL NEW DUCTWORK AND EQUIPMENT WITH ALL TRADES BEFORE INSTALLING.
9. TRANSITION NEW SUPPLY, RETURN AND EXHAUST DUCTS FROM UNIT CONNECTION SIZE TO DUCT SIZE SHOWN.
10. PROVIDE AND INSTALL VIBRATION ISOLATORS ON ANY NEW EQUIPMENT WITH MOVING PARTS.
11. ALL NEW UNITS MUST BE INSTALLED LEVEL.
12. PROVIDE CANVAS CONNECTION AT NEW UN-ISOLATED FAN DUCT CONNECTIONS.
13. COORDINATE LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH GENERAL CONTRACTOR AND STRUCTURE, TYPICAL. WHERE SIGNIFICANT CHANGES ARE REQUIRED, THE CONTRACTOR SHALL PRESENT POTENTIAL MODIFICATIONS TO, AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO PROCEEDING WITH SAID WORK.
14. CAREFULLY PROTECT ALL EQUIPMENT AND MATERIAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
15. ALL NEW CONDENSATE DRAIN PIPING SHALL BE TYPE L COPPER, GRADE PIPING AT 1/8" PER FOOT. (MIN.).
16. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL NEW MECHANICAL EQUIPMENT.
17. SIZE AND ROUTE NEW REFRIGERANT PIPING PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
18. REFRIGERANT PIPING SHOWN AS SINGLE LINE FOR CLARITY.

100 % CONTRUCTION DOCUMENTS

PROJECT # 21055

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drawn by CLV
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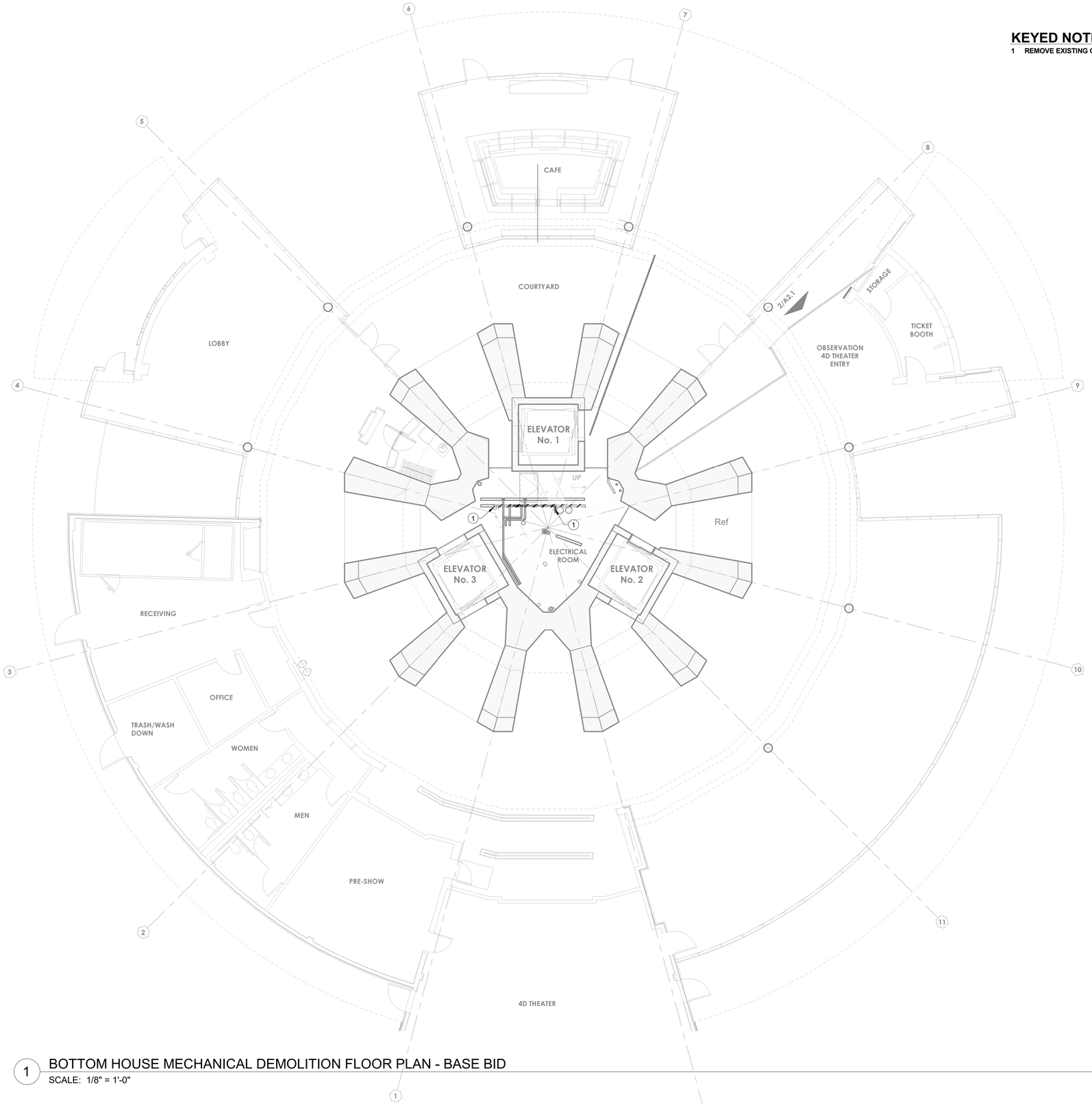
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1 BOTTOM HOUSE MECHANICAL DEMOLITION FLOOR PLAN - BASE BID

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

KEYED NOTES (THIS SHEET ONLY)

1 REMOVE EXISTING CHILLED WATER PIPING BACK TO INDICATED LOCATION.

100 % CONTRUCTION DOCUMENTS

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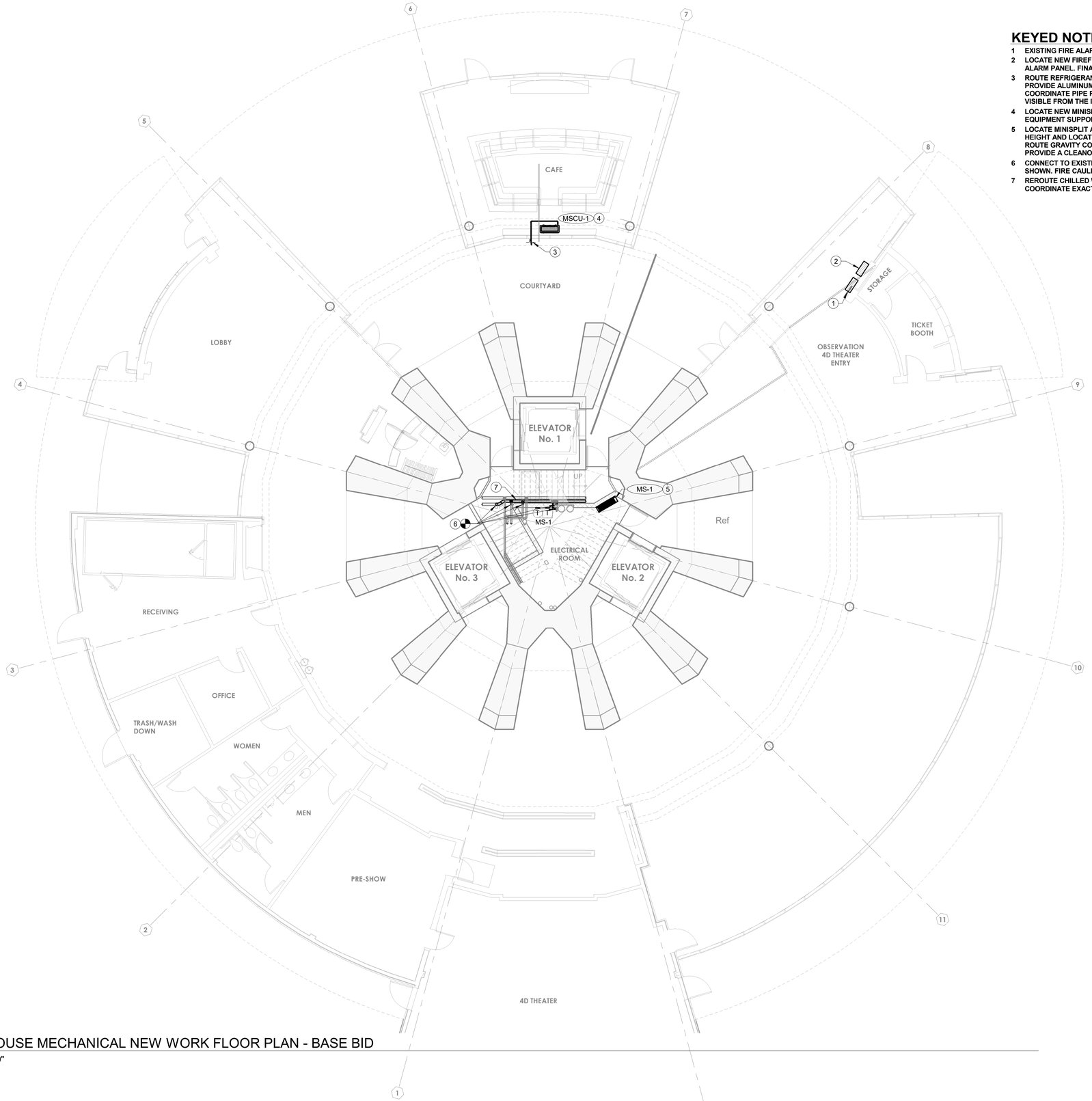
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1 BOTTOM HOUSE MECHANICAL NEW WORK FLOOR PLAN - BASE BID

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

KEYED NOTES (THIS SHEET ONLY)

1. EXISTING FIRE ALARM PANEL TO REMAIN.
2. LOCATE NEW FIREFIGHTER'S OVERRIDE PANEL ADJACENT TO EXISTING FIRE ALARM PANEL. FINAL LOCATION PENDING CONFIRMATION WITH FIRE MARSHAL.
3. ROUTE REFRIGERANT PIPING ALONG ROOF TO ASSOCIATED INDOOR UNIT. PROVIDE ALUMINUM JACKETING OVER INSULATED PIPING LOCATED OUTDOORS. COORDINATE PIPE ROUTE WITH ALL OTHER TRADES. PIPING SHALL NOT BE VISIBLE FROM THE INTERIOR OF THE BUILDING. RE: DETAIL #4/A3.3.
4. LOCATE NEW MINISPLIT CONDENSING UNIT ON ROOF DIRECTLY ABOVE. PROVIDE EQUIPMENT SUPPORTS EQUAL TO THYCURB M# TEMS-1.
5. LOCATE MINISPLIT ALONG EXISTING WALL. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH EXISTING EQUIPMENT AND ALL OTHER TRADES. ROUTE GRAVITY CONDENSATE DRAIN TO SUMP LOCATED BELOW FLOOR. PROVIDE A CLEANOUT AT ALL CHANGES IN DIRECTION.
6. CONNECT TO EXISTING CHILLED WATER PIPING AND EXTEND TO MAIN AS SHOWN. FIRE CAULK ALL PENETRATIONS THROUGH CMU WALL.
7. REROUTE CHILLED WATER MAIN ALONG EXTERIOR OF NEW CMU WALL. FIELD COORDINATE EXACT PIPE ROUTE WITH ALL OTHER TRADES.

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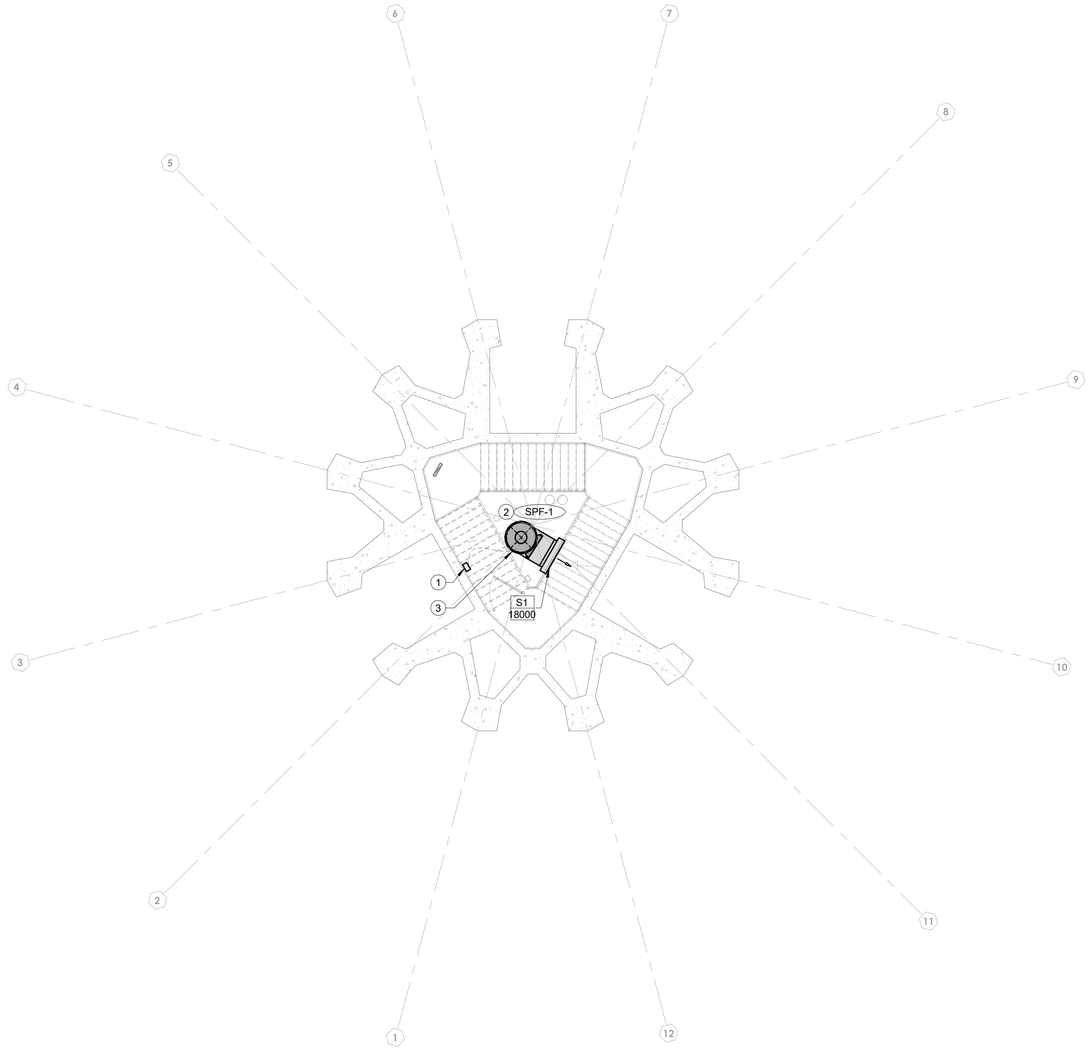
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KEYED NOTES (THIS SHEET ONLY)

1 LOCATE VFD ON WALL NEAR STAIRWELL PRESSURIZATION FAN. FIELD COORDINATE EXACT MOUNTING LOCATION.

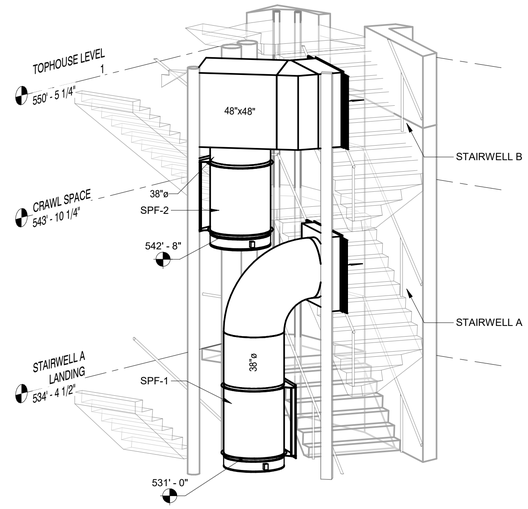
2 SUSPEND STAIRWELL PRESSURIZATION FAN FROM STRUCTURE. INTERLOCK FAN WITH FIRE ALARM SYSTEM AND FIREFIGHTER'S OVERRIDE PANEL.

3 PROVIDE MOTORIZED CONTROL DAMPER EQUAL TO RUSKIN M# CDR25 ON INLET DUCT OF EXHAUST FAN. ACTUATOR SHALL BE SAME VOLTAGE AS EXHAUST FAN, NORMALLY CLOSED, AND POWERED OPEN W/ SPRING RETURN FEATURE.



1 TOPHOUSE STAIRWELL MECHANICAL NEW WORK PLAN

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



2 STAIRWELL PRESSURIZATION FAN DIAGRAM

SCALE: N.T.S.

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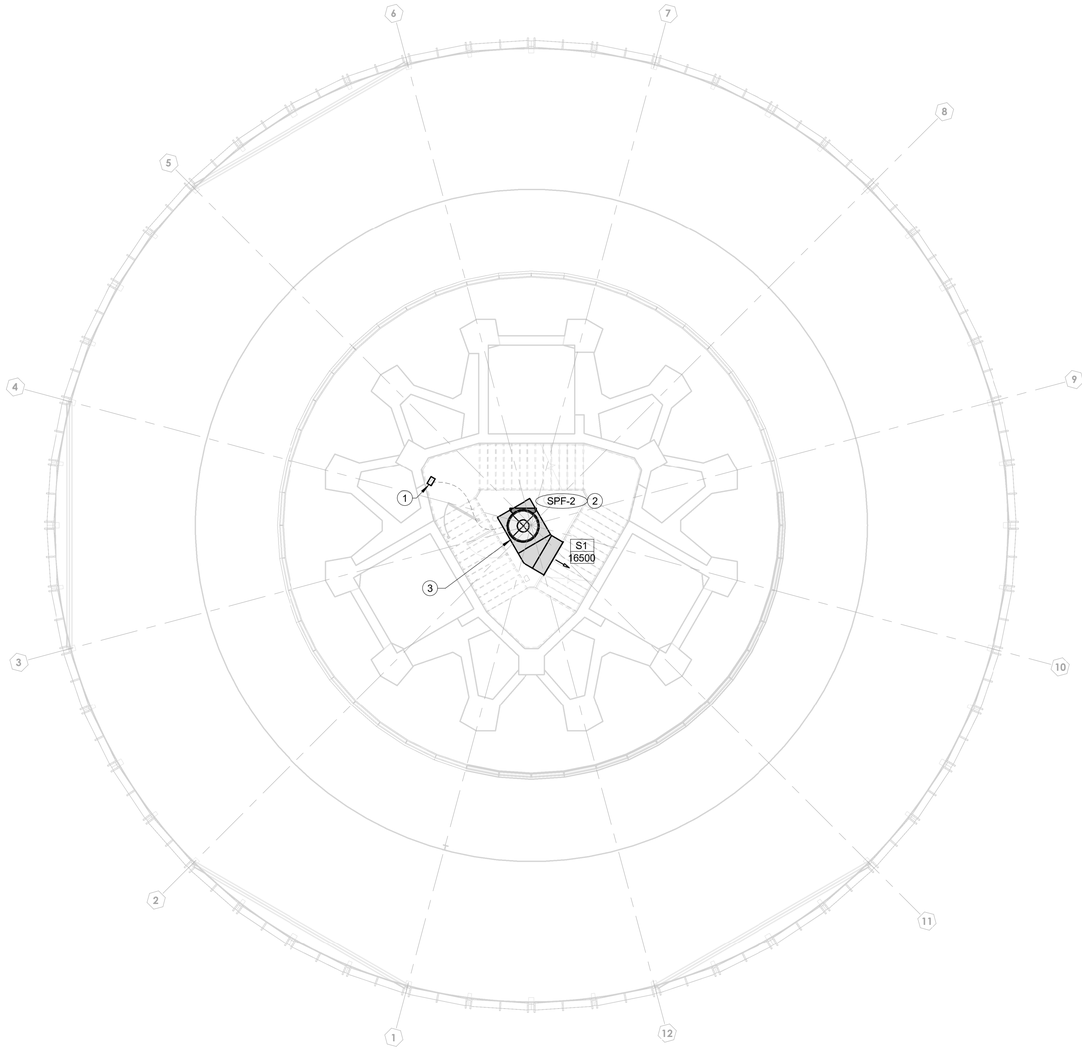
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KEYED NOTES (THIS SHEET ONLY)

1. LOCATE VFD ON WALL NEAR STAIRWELL PRESSURIZATION FAN. FIELD COORDINATE EXACT MOUNTING LOCATION.
2. SUSPEND STAIRWELL PRESSURIZATION FAN FROM STRUCTURE. INTERLOCK FAN WITH FIRE ALARM SYSTEM AND FIREFIGHTER'S OVERRIDE PANEL.
3. PROVIDE MOTORIZED CONTROL DAMPER EQUAL TO RUSKIN M# CDR25 ON INLET DUCT OF EXHAUST FAN. ACTUATOR SHALL BE SAME VOLTAGE AS EXHAUST FAN, NORMALLY CLOSED, AND POWERED OPEN W/ SPRING RETURN FEATURE.



1 TOPHOUSE LEVEL 1 CRAWLSPACE MECHANICAL NEW WORK FLOOR PLAN
SCALE: 1/8" = 1'-0"

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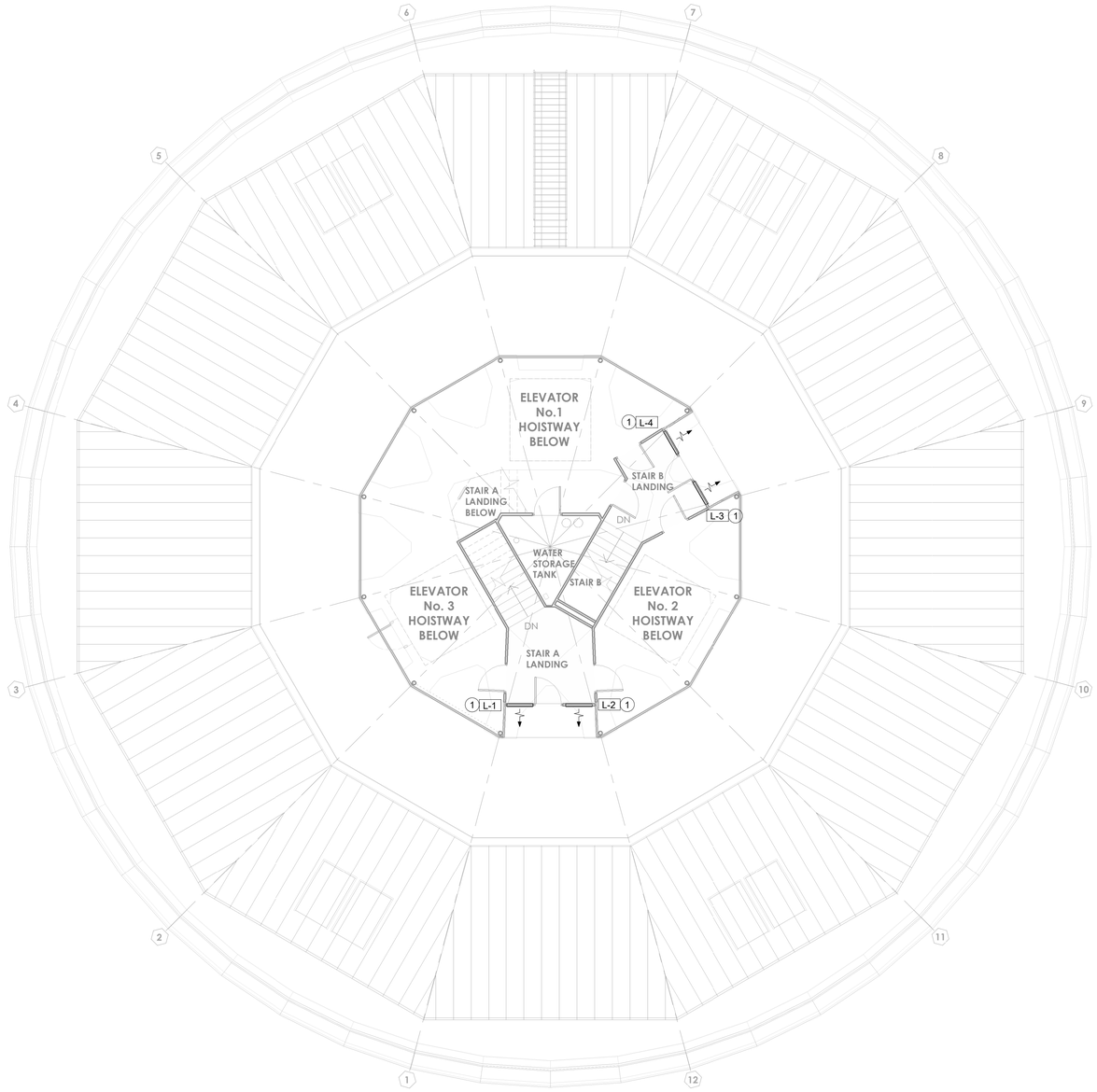
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KEYED NOTES (THIS SHEET ONLY)

1 LOCATE RELIEF LOUVER IN EXTERIOR WALL A MINIMUM 6" A.F.F. FIELD COORDINATE EXACT LOCATION OF WALL OPENING WITH ALL OTHER TRADES. PROVIDE BAROMETRIC RELIEF DAMPER EQUAL TO RUSKIN M# CBD6 SET TO +0.35" W.C.



1 TOPHOUSE LEVEL 6 MECHANICAL NEW WORK FLOOR PLAN

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

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MINI-SPLIT AIR CONDITIONING SYSTEM SCHEDULE

INDOOR UNIT	
MARK	MS-1
SERVICE	BOTTOMHOUSE ELECTRICAL ROOM
UNIT TYPE	WALL MOUNT
HIGH SPD. AIR FLOW (CFM)	745
OUTSIDE AIR FLOW (CFM)	-
VOLTS/PH./HZ.	SEE NOTE 4
MIN. CKT. AMPS	
PROTECTION RATING AMPS	
NOM. HI/LOW COOLING CAP. (BTUH)	24,000 / 12,000
WEIGHT (LBS)	30
MFGR.	DAIKIN
MODEL	FTK24NMVJU
CONDENSING UNIT	
MARK	MSCU-1
TYPE	COOLING ONLY
LOCATION	ROOF
REFRIGERANT	R-410A
VOLTS/PH/HZ	208 / 1 / 60
MIN. CKT. AMPS	18.3
PROTECTION RATING AMPS	20
SEER (@ARI CONDITIONS)	18
WEIGHT (LSB)	120
MFGR.	DAIKIN
MODEL	RK24NMVJU
NOTES	1 - 6

NOTES:
1. PROVIDE WITH WIRED, WALL-MOUNTED CONTROLLER.
2. PROVIDE WITH REFRIGERANT LINE SETS; CONFIRM SIZES/LENGTHS WITH MANUFACTURER.
3. PROVIDE GRAVITY CONDENSATE DRAIN. COORDINATE WITH PLUMBING CONTRACTOR.
4. PROVIDE FEED THROUGH POWER FROM CONDENSING UNIT.
5. LOCATE CONDENSING UNIT ON EQUIPMENT SUPPORTS EQUAL TO THY CURB M# TEMS-1.
6. PROVIDE FACTORY HAIL GUARD FOR CONDENSING UNIT.

STAIRWELL PRESSURIZATION FAN SCHEDULE

MARK	SPF-1	SPF-2
SERVICE	STAIRWELL A	STAIRWELL B
USE	SMOKE CONTROL	SMOKE CONTROL
TYPE	INLINE	INLINE
WHEEL TYPE	MIXED FLOW	MIXED FLOW
AIR FLOW (CFM)	18,000	16,500
TOTAL STATIC PRESSURE (IN. W.G.)	0.75	0.75
MAX SOUND LEVEL (DBA)	80	78
DRIVE TYPE	DIRECT	DIRECT
FAN SPEED (RPM)	1233	1145
FAN POWER (BHP)	5.08	4.22
MOTOR SIZE (HP)	10	7.5
MOTOR SPEED (RPM)	1140	1140
VOLTS / PHASE	480 / 3	480 / 3
FAN CONTROL	FIRE ALARM / FIREMAN'S OVERRIDE PANEL	FIRE ALARM / FIREMAN'S OVERRIDE PANEL
OPERATING WEIGHT (LBS)	1000	1000
MFGR	COOK	COOK
MODEL	270QMXD11	270QMXD11
NOTES/ACCESSORIES:	1 - 5	1 - 6

NOTES:
1. PROVIDE HINGED ACCESS DOOR.
2. PROVIDE FLANGED INLET AND OUTLET CONNECTIONS.
3. PROVIDE WITH VFD.
4. PROVIDE IN VERTICAL UPBLAST CONFIGURATION.
5. PROVIDE SPRING ISOLATORS PER SPECIFICATION SECTION 23 05 48.
6. PROVIDE WITH INTEGRAL DISCONNECT.

AIR DEVICE SCHEDULE

MARK	SA	RA	FACE SIZE	TAP/DUCT CONN SIZE	CFM RANGE	NC/THROW ('@100FPM)	THROW PATTERN	TITUS(*) MODEL #	DAMPER	FINISH	REMARKS
S1	+		50 x 50	48 x 48	0-18000	52 / 125	DBL DEFL	300RL-HD	NO	WHITE	14 GAUGE STEEL BLADES; 1/2" BLADE SPACING; ADJUSTABLE DOUBLE DEFLECTION BLADES

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

VARIABLE FREQUENCY DRIVE SCHEDULE

EQUIPMENT TAG	VOLTS/PHASE	MOTOR HP	MANUFACTURER	MODEL #	NOTES
SPF-1	460/3	10.0	ABB	ACH580	1 - 5
SPF-2	460/3	7.5	ABB	ACH580	1 - 5

NOTES:
1. REFER TO SPEC SECTION 23 05 14 FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE WITH INTEGRAL DISCONNECT.
3. PROVIDE WITH 3-CONTACTOR BY-PASS.
4. PROVIDE WITH NEMA 3R ENCLOSURE.
5. FURNISHED BY DIVISION 23, INSTALLED BY DIVISION 26.

LOUVER SCHEDULE

MARK	L-1, L-2	L-3, L-4
SERVICE	EXHAUST	EXHAUST
AIRFLOW (CFM)	9,000	8,250
MIN. FREE AREA (SQFT)	7.09	7.09
MAX. PRESSURE LOSS (IN. WG)	0.22	0.19
FREE AREA VEL. (FPM)	1,270	1,164
SIZE (LxH - INCHES)	30x60	30x60
MANUFACTURER	RUSKIN	RUSKIN
MODEL	ELF6375DX	ELF6375DX
NOTES	1 - 2	1 - 2

1. PROVIDE BIRD SCREEN AND FRONT FLANGE.
2. PROVIDE WITH FULL PERIMETER ANODIZED FINISH.

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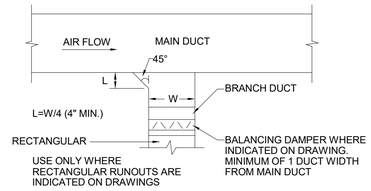
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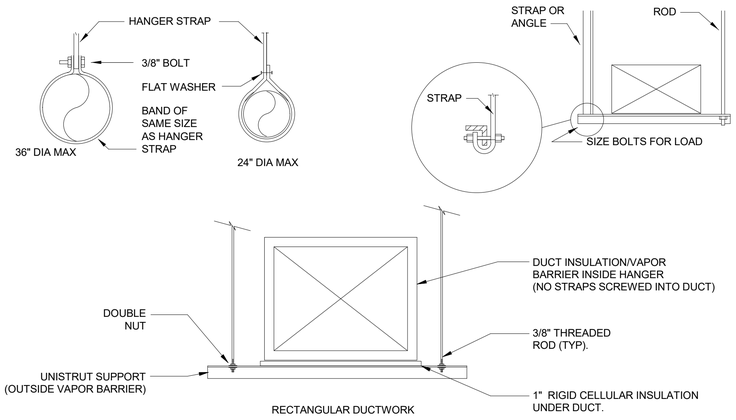
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1 TYPICAL BRANCH CONNECTION

NO SCALE

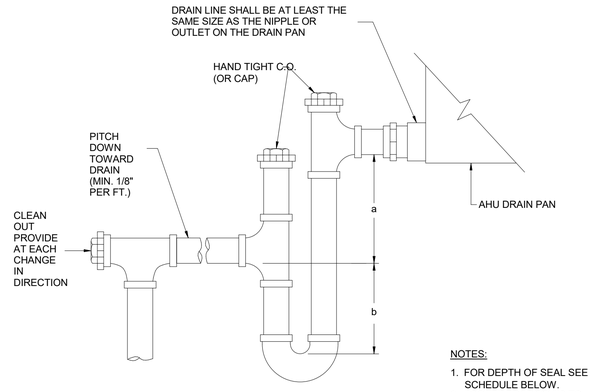


NOTE: UNINSULATED DUCTS MAY BE SUPPORTED PER SMACNA.

ENCAPSULATING DUCT SUPPORTS WITH INSULATION IS UNACCEPTABLE

2 DUCT HANGER DETAIL

NO SCALE



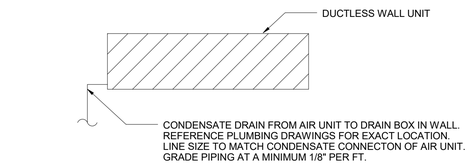
UNIT STATIC PRESSURE	a	b
0-1"	2"	1"
1"-2"	3"	2"
2"-3"	4"	3"
3"-4"	5"	4"
4"-5"	6"	5"

NOTES:

1. FOR DEPTH OF SEAL SEE SCHEDULE BELOW.
2. LOCATE TRAP SO AS TO BE ACCESSIBLE FOR CLEANING.
3. RAISE UNIT AS NECESSARY TO PROVIDE CLEARANCE FOR TRAP.
4. PROVIDE SECONDARY DRAIN PAN IF UNIT IS MOUNTED ABOVE CEILING; PIPE DRAIN TO DESIGNATED AREA OR PROVIDE FAN KILL SWITCH AS INDICATED.

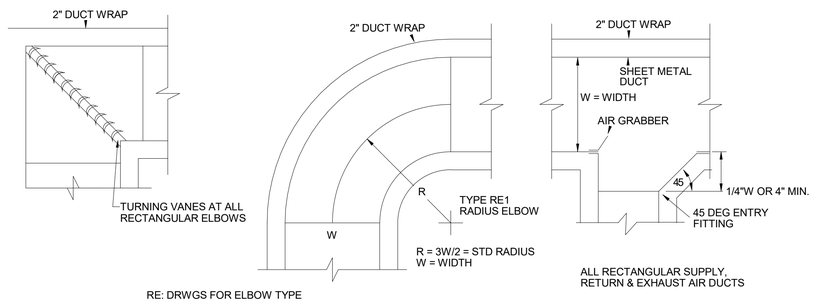
3 DRAW THROUGH CONDENSATE DRAIN TRAP DETAIL

NO SCALE



4 DUCTLESS WALL MTD AIR UNIT DETAIL

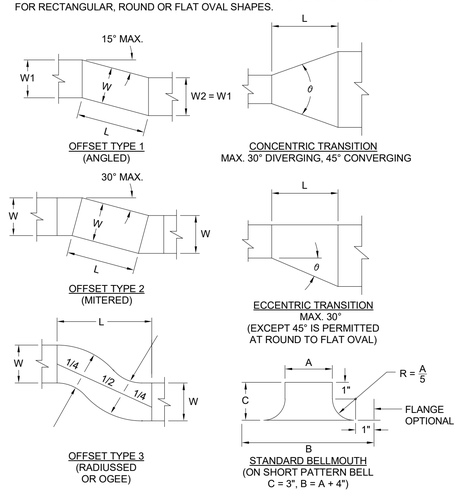
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5 ELBOWS & BRANCH TAKEOFFS

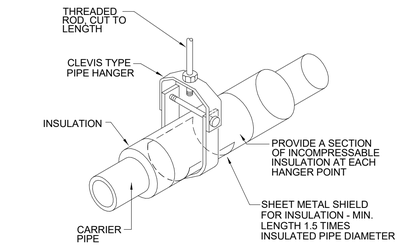
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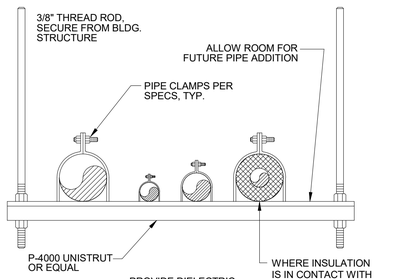
OFFSETS 2 AND 3 AND TRANSITIONS MAY HAVE EQUAL OR UNEQUAL INLET AND OUTLET AREAS. TRANSITIONS MAY CONVERT DUCT PROFILES TO ANY COMBINATION FOR RECTANGULAR, ROUND OR FLAT OVAL SHAPES.



6 OFFSETS AND TRANSITIONS

NO SCALE





7 PIPE HANGER DETAIL

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LIST OF ACRONYMS FOR CONTROL DIAGRAMS

AI ANALOG INPUT
AO ANALOG OUTPUT
ASHRAE AMERICAN SOCIETY OF AIR CONDITIONING AND REFRIGERATION ENGINEERS
BACNET BUILDING AUTOMATION AND CONTROL NETWORK (ASHRAE 135-2010)
BI BINARY INPUT
BO BINARY OUTPUT
BO BO TRI-STATE, FLOATING POINT OR 3 WIRE CONTROL
ACT ACTUATOR
AFMS AIR FLOW MEASURING STATION
AVG AVERAGING TEMPERATURE ELEMENT
CSR CURRENT SENSING RELAY
CTX CURRENT TRANSDUCER
D2% DUCT HUMIDITY 2% ACCURACY
DDC DIRECT DIGITAL CONTROL
DX DIRECT EXPANSION
DPS DIFFERENTIAL PRESSURE SWITCH
DPT DIFFERENTIAL PRESSURE TRANSMITTER
FREEZE LOW TEMPERATURE SENSOR WITH RELAY OR FREEZE STAT
E/D ENABLE/DISABLE
HUM HUMIDITY
IMMR IMMERSION TEMPERATURE SENSOR
IP INTERNET PROTOCOL
MOD MODULATING CONTROL (2-10VDC, 0-5VDC R 4-20MA)
MS/TP MASTER SLAVE TOKEN PASSING
OAU OUTSIDE AIR UNIT
PFS PADDLE FLOW SWITCH
RIB RELAY IN A BOX (VERIS INDUSTRIES OR EQUAL)
RLY RELAY
RTU ROOF TOP UNIT
SCR SILCON CONTROLLED RECTIFIER
SP SINGLE POINT TEMPERATURE ELEMENT (12" OR 24" AS REQUIRED)
S/S START/STOP
TEF TOILET EXHAUST FAN
THERMI THERMISTER TEMPERATURE SENSOR
TRISTATE FLOATING POINT OR 3 WIRE CONTROL OF AN ACTUATOR.
TS TERMINAL STRIP
VAV VARIABLE AIR VOLUME
VFD OR VSD VARIABLE FREQUENCY OR SPEED DRIVE
VPN VIRTUAL PRIVATE NETWORK

WIRING LEGEND

S1 — SENSOR WIRING – 2 OR 3 CONDUCTOR WITH OR WITHOUT SHIELD AS REQUIRED

C1 — MS/TP – 2 CONDUCTOR W/ SHIELD

E1 — ETHERNET - 8 CONDUCTOR

POINT LABEL LEGEND

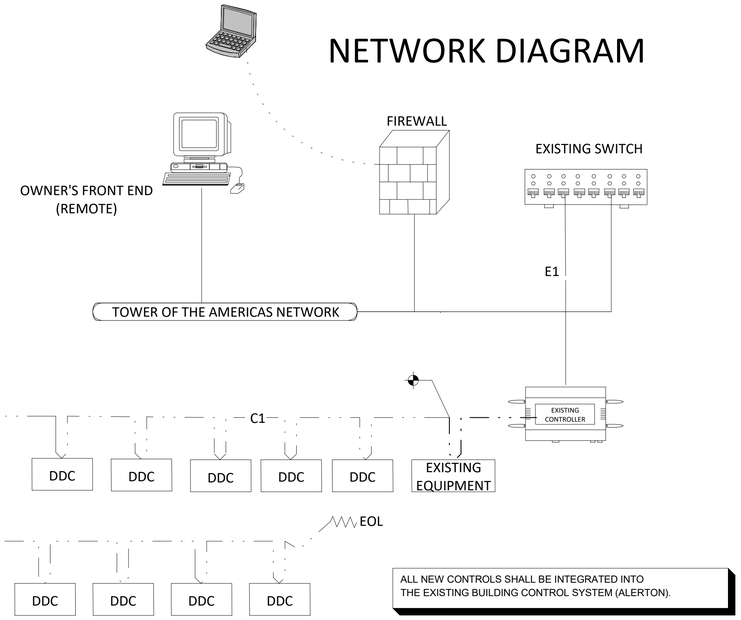
DOUBLE LABEL TYPE

POINT DESCRIPTOR	
INPUT/OUTPUT TYPE (AO,AI,BO,BI)	FIELD DEVICE

TRIPLE LABEL TYPE

POINT DESCRIPTOR		
INPUT/OUTPUT NAME	INPUT/OUTPUT TYPE (AO,AI,BO,BI)	FIELD DEVICE
INPUT/OUTPUT NAME	INPUT/OUTPUT TYPE (AO,AI,BO,BI)	FIELD DEVICE

NETWORK DIAGRAM



ALL NEW CONTROLS SHALL BE INTEGRATED INTO THE EXISTING BUILDING CONTROL SYSTEM (ALERTON).

BAS GENERAL REQUIREMENTS

ADJUSTMENT OF SETPOINTS AND TIME DELAYS/CONSTANTS : ALL SETPOINTS, TIME DELAYS AND TIME CONSTANTS SHALL BE EXPOSED FOR ADJUSTMENT DURING TEST & BALANCE AND COMMISSIONING REGARDLESS IF THE VALUE IS MARKED (ADJ) IN THE SEQUENCE.

USER ADJUSTMENT OF SETPOINTS AND TIME CONSTANTS : ALL SETPOINTS AND TIME CONSTANTS SHALL BE ADJUSTABLE BY THE USER WITH APPROPRIATE LOGIN CREDENTIALS.

ALARMS: PROGRAM ONE LEVEL OF ALARMS; CRITICAL AND EQUIPMENT. CRITICAL ALARMS SHALL BE DEFINED AS THOSE ALARMS WHICH IF NOT RESPONDED TO WILL RESULT IN SUBSTANTIAL DAMAGE TO EQUIPMENT OR IMPACT PERSONNEL SAFETY. EQUIPMENT ALARMS SHALL BE DEFINED AS THOSE ALARMS WHICH ARE MORE ROUTINE WHICH CAN BE CLEARED DURING THE NEXT SCHEDULED MAINTENANCE VISIT. COORDINATE WITH OWNER AS REQUIRED.

DEAD-BANDS : ALL HEATING AND COOLING SETPOINTS SHALL BE SEPARATED BY A MINIMUM OF 2F (ADJ)

GLOBAL POINTS : OUTSIDE AIR TEMPERATURE AND HUMIDITY SHALL BE MEASURED AT THE BUILDING AND USED GLOBALLY.

SYSTEM DESIGN : THE BAS SHALL MONITOR ALL POINTS AS INDICATED ON THE CONTROL DIAGRAMS AND ON THE PLANS. IF ADDITIONAL POINTS ARE NEEDED TO ACHIEVE A WORKING SYSTEM OR SEQUENCE OF OPERATION THE CONTROLS CONTRACTOR SHALL PROVIDE THOSE DEVICES, INSTALLATION, PROGRAMMING AND GRAPHIC GENERATION AS REQUIRED AND WITHOUT ADDITIONAL COST TO THE OWNER.

OWNERS PROGRAM REQUIREMENTS:
OCCUPIED SCHEDULE - COORDINATE WITH COSA OCCUPIED SCHEDULE
OCCUPIED SETPOINTS - COORDINATE WITH COSA REQUIREMENTS

EQUIPMENT LABELS : DESIGNATION OF EQUIPMENT SHALL FOLLOW STANDARDS INDICATED IN THE SPECIFICATION.

CASCADED GRAPHIC USER INTERFACE REQUIREMENTS

GENERAL - ON ALL GRAPHICS
- DISPLAY TIME, OUTSIDE AIR TEMPERATURE AND OUTSIDE AIR HUMIDITY ON EACH GRAPHIC.
- PROVIDE NAVIGATION LINKS TO SCHEDULING, TRENDS, & ALARMS.
- PROVIDE NAVIGATION LINK TO THE TOP LEVEL GRAPHIC AND BUILDING LEVEL GRAPHIC.
- ENSURE STANDARD OPERATION OF BACKWARD AND FORWARD BUTTON ON BROWSER.
- PROVIDE COLOR ANIMATION TO INDICATE RUN STATUS.

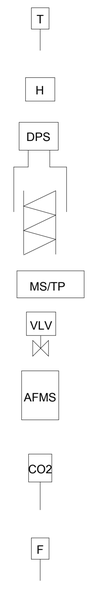
BUILDING LEVEL GRAPHIC
- DISPLAY EQUIPMENT ON FLOOR PLANS.
- OUTLINE EACH HVAC ZONE WITH BOLD LINES.

EQUIPMENT GRAPHICS
- DISPLAY EQUIPMENT GRAPHIC THAT DEPICTS THE ACTUAL CONFIGURATION OF THE EQUIPMENT.
- DISPLAY EACH POINT VALUE IN THE APPROPRIATE PLACE ON THE EQUIPMENT.
- PROVIDE OVERRIDE CAPABILITY FOR OUTPUT POINTS FROM EQUIPMENT GRAPHIC.
- PROVIDE ANIMATION TO INDICATE OPERATIONAL POINTS.
- PROVIDE INDICATION OF PROGRAM MODES: OCCUPIED, UNOCCUPIED, HEATING, COOLING, DEMAND VENTILATION, HUMIDIFICATION AND DE-HUMIDIFICATION.

SYSTEM GRAPHICS
- AIR HANDLING UNITS
- PROVIDE GRAPHICS FOR EXISTING CENTRAL PLANT CONTROLS INTERFACE

SUMMARY PAGE GRAPHICS
- PROVIDE SUMMARY LIST OF ALL AHUS, SCHEDULE STATUS, OPERATING MODE, DISCHARGE AIR TEMPERATURE, DISCHARGE AIR TEMPERATURE SETPOINT, FAN STATUS AND FAN MISMATCH.

SYMBOLS LEGEND



TEMP SENSOR – DUCT OR PIPE; SINGLE POINT OR AVERAGING - SEE POINT LABEL

ZONE HUMIDITY SENSOR; LOCATE AS SHOWN ON DRAWINGS 1 PER AHU

CLOGGED FILTER DIFFERENTIAL PRESSURE SWITCH – AUTO RESET

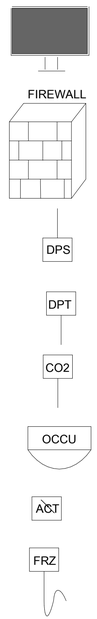
BACNET MS/TP NETWORK CONNECTION

CONTROL VALVE WITH ACTUATOR (2-WAY OR 3-WAY; SEE EQUIPMENT SCHEDULES.

AIR FLOW MEASURING STATION

CARBON DIOXIDE SENSOR – DUCT OR WALL; SEE POINT LABEL

ONICON DUAL TURBINE INSERTION FLOW METER OR FLOW SWITCH; SEE POINT LABEL.



WORKSTATION WITH BROWSER

OWNER PROVIDED NETWORK FIREWALL

DIFFERENTIAL PRESSURE SWITCH; AIR OR WATER

DIFFERENTIAL PRESSURE TRANSMITTER; AIR OR WATER

CARBON DIOXIDE TRANSMITTER

OCCUPANCY SENSOR – CEILING MOUNT

CONTROL AIR DAMPER WITH ACTUATOR

TEMPERATURE LOW LIMIT FREEZE STAT

100 % CONTRUCTION DOCUMENTS

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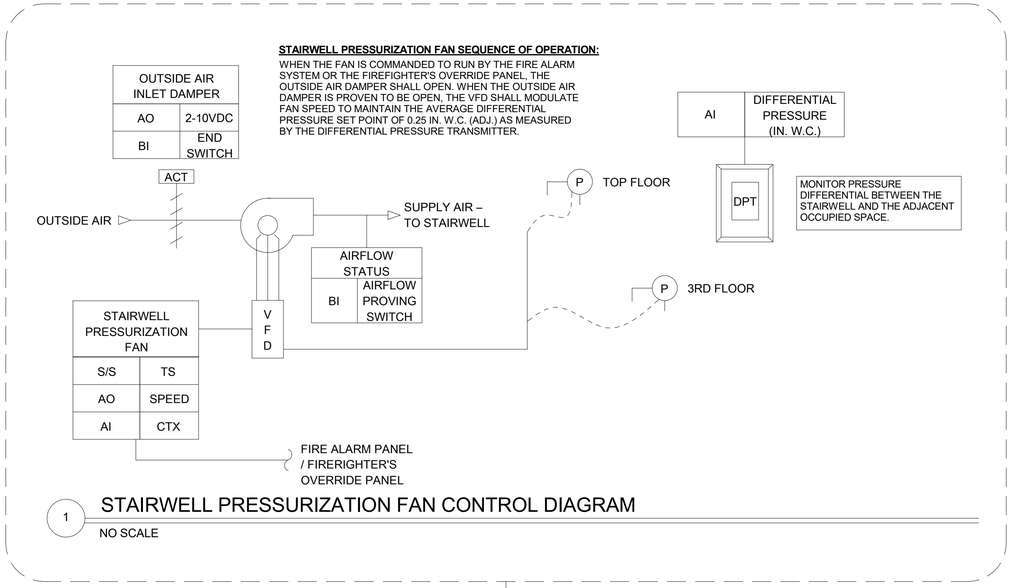
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drawn by CLV
date 11.01.2022
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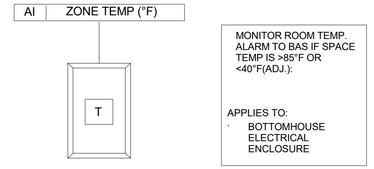
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1 STAIRWELL PRESSURIZATION FAN CONTROL DIAGRAM

NO SCALE



2 TEMPERATURE STATUS CONTROL DIAGRAM

NO SCALE

NOTES TO CONTRACTOR:

THE STAIRWELL PRESSURIZATION SYSTEM SHALL BE CONTROLLED BY THE FIRE ALARM SYSTEM AND IS NOT CONNECTED TO THE BAS. REFERENCE SHEET SC.0 FOR ADDITIONAL SYSTEM REQUIREMENTS.

COMMISSIONING OF THE SMOKE CONTROL SYSTEM:

SMOKE CONTROL SYSTEMS SHALL BE TESTED BY A SPECIAL INSPECTOR IN ACCORDANCE WITH SECTION 1705.18 OF THE INTERNATIONAL BUILDING CODE. THE TESTING SHALL BE IN COMPLIANCE WITH SECTION 909.18 OF THE INTERNATIONAL FIRE CODE. THE TESTING AGENCY SHALL BE QUALIFIED FOR SAID TEST BY HAVING EXPERTISE IN FIRE PROTECTION ENGINEERING, MECHANICAL ENGINEERING, AND CERTIFICATION AS AIR BALANCERS. THE SYSTEM ACCEPTANCE PROCESS SHALL BE IN COMPLIANCE WITH SECTION 909.19 OF THE INTERNATIONAL FIRE CODE. THE BUILDING SHALL NOT BE ISSUED A CERTIFICATE OF OCCUPANCY UNTIL SUCH TIME THAT THE FIRE CODE OFFICIAL DETERMINES THAT THE PROVISIONS OF SECTION 909 OF THE INTERNATIONAL FIRE CODE HAVE BEEN FULLY COMPLIED WITH AND THAT THE FIRE DEPARTMENT HAS RECEIVED SATISFACTORY INSTRUCTION ON THE OPERATION, BOTH AUTOMATIC AND MANUAL, OF THE SYSTEM AND WRITTEN MAINTENANCE PROGRAM COMPLYING WITH SECTION 909.2.1 OF THE INTERNATIONAL FIRE CODE HAS BEEN SUBMITTED AND APPROVED BY THE FIRE CODE OFFICIAL.

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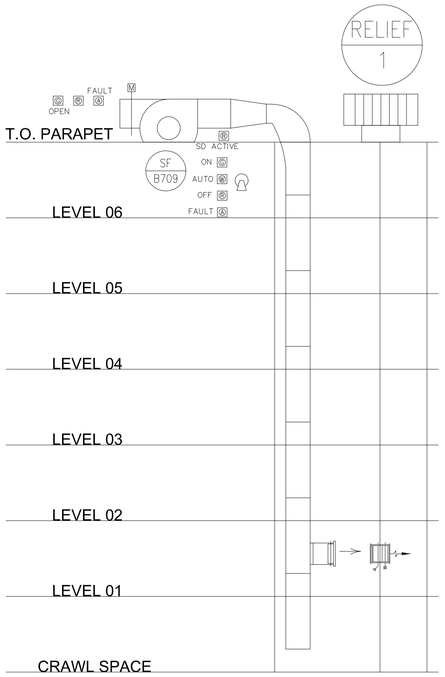
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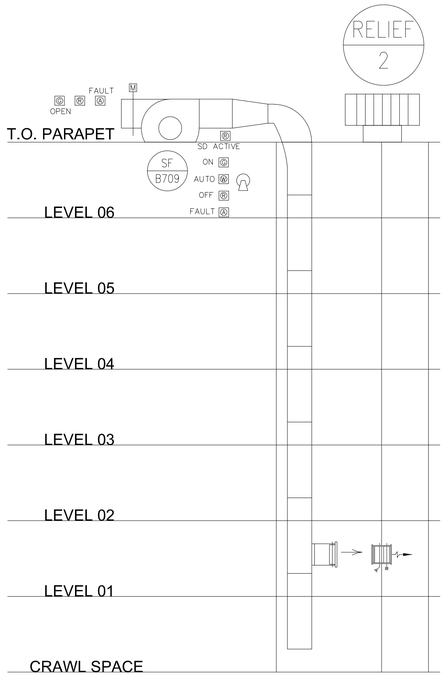
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STAIR-1



STAIR-2

SMOKE CONTROL SYSTEMS – FIREMAN'S OVERRIDE PANEL



STAIR PRESSURIZATION SYSTEM ACTIVATION

1. THE FAIL-OPEN MOTORIZED FAN ISOLATION DAMPER SHALL BE CLOSED WHENEVER THE FAN IS OFF.
2. THE FAN ISOLATION DAMPER CLOSED-POSITION SWITCH SHALL ILLUMINATE THE "CLOSED" RED LED ON THE FIREMAN'S OVERRIDE PANEL (FOP).
3. POSITIVE CONFIRMATION THAT THE FAN IS OFF AND NOT PRESSURIZING THE STAIRWELL SHALL ILLUMINATE THE "OFF" RED LED ON THE FOP.
4. NORMAL STANDBY MODE FOR THE SYSTEM SHALL ILLUMINATE THE "AUTO" WHITE LED ON THE FOP.
5. WHENEVER THE FIRE ALARM SYSTEM (FAS) RECEIVES AN AUTOMATIC ALARM EVENT, THE FAS SHALL OPEN THE ISOLATION DAMPERS THEN ENERGIZE THE FANS. AN AUTOMATIC ALARM EVENT INCLUDES:
   a. ACTIVATION OF ANY COMMON AREA SMOKE DETECTOR.
   b. ACTIVATION OF A FLOW SWITCH IN THE BUILDING SPRINKLER SYSTEM.
   c. MANUAL OPERATION OF THE ASSOCIATED FAN SWITCH TO THE "ON" POSITION AT THE FFOP.
6. THE FAN ISOLATION DAMPER OPEN-POSITION SWITCH SHALL ILLUMINATE THE "OPEN" LED ON THE FFOP.
7. POSITIVE CONFIRMATION THAT THE FAN IS RUNNING AND PRESSURIZING THE SHAFT SHALL ILLUMINATE THE "ON" LED ON THE FFOP.
8. THE "AUTO" LED SHALL REMAIN ILLUMINATED FOR ALL EQUIPMENT UNLESS THE PANEL MAIN SWITCH IS TURNED TO THE "MANUAL" MODE AND THE INDIVIDUAL COMPONENT SWITCH IS MOVED OUT OF THE "AUTO" POSITION.
9. WHEN EITHER AUTOMATICALLY OR MANUALLY CALLED TO ACTION, SHOULD POSITIVE CONFIRMATION OF THE CORRECT "ON/OFF" OR "OPEN/CLOSED" STATUS IS NOT RECEIVED, THE "FAULT" LED SHALL ILLUMINATE FOR THE ASSOCIATED EQUIPMENT WITHIN 200 SECONDS OF FAILURE TO RECEIVE THE PROPER SIGNAL.

STAIRWELL PRESSURE CONTROL

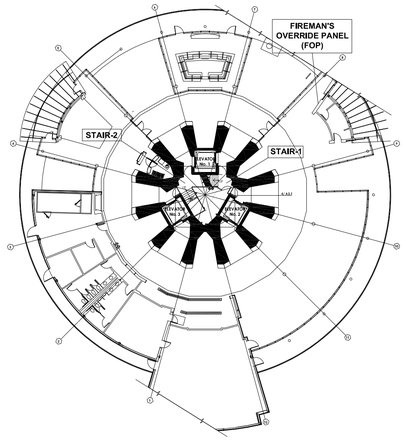
1. THE FAN SHALL BE CONTROLLED BY THE BAS TO MAINTAIN POSITIVE PRESSURE WITH RESPECT TO ADJACENT BUILDING SPACES.
2. HIGH/LOW RANGE PRESSURE DIFFERENTIAL SENSORS SHALL MAINTAIN POSITIVE STAIRWELL PRESSURE AT 0.10" WG MIN / 0.35" WG MAX ADJUSTABLE WITH RESPECT TO THE BUILDING PRESSURE EXTERNAL TO THE STAIRWELL.
3. THE BAROMETRIC DAMPER AT THE TOP OF THE SHAFT WILL OPEN IN CASE OF ANY OVER-PRESSURIZATION.

ALARMS AND SAFETIES

1. A SMOKE DETECTOR IN THE SUPPLY SIDE OF THE FAN SERVING ANY SHAFT WILL SHUTDOWN THE ASSOCIATED FAN UPON DETECTION OF SMOKE.
2. EACH FAN ISOLATION DAMPER SHALL HAVE OPEN AND CLOSED POSITION SWITCHES FOR CONFIRMATION OF ACTUAL POSITION. THE FAN SHALL BE INTERLOCKED TO OPERATE ONLY WHEN THE DAMPER IS OPEN.
3. EACH FAN SHALL HAVE A CURRENT TRANSDUCER INTERLOCKED WITH A STATIC PRESSURE LOW LIMIT SWITCH MOUNTED IN THE SUPPLY AIRSTREAM FOR POSITIVE CONFIRMATION THAT THE FAN IS RUNNING AND PRESSURIZING THE SHAFT.
4. ANY SYSTEM MALFUNCTION SHALL ILLUMINATE THEIR RESPECTIVE "FAULT" AMBER LED AND SEND A FAULT SIGNAL TO THE FAS. THE FAS SHALL DISPLAY WHICH COMPONENT IS IN FAULT STATE.
5. THE KEY SWITCH IN MANUAL MODE SHALL DE-ILLUMINATE THE "AUTO" WHITE LED AND SEND A SUPERVISORY SIGNAL TO THE FAS. THE FAS SHALL DISPLAY THAT THE FFOP IS IN MANUAL MODE.
6. PRESENCE OF POWER TO EACH COMPONENT SHALL BE SUPERVISED. LOSS OF POWER TO ANY COMPONENT SHALL ILLUMINATE THE "FAULT" LED AT THE FFOP.

SYSTEM RETURN TO NON-EMERGENCY STATUS

1. RETURN SYSTEM TO "AUTO" MODE, IF MANUAL MODE WAS ENGAGED, SHALL ILLUMINATE THE "AUTO" WHITE LED.
2. UPON INVESTIGATING AND CLEARING THE ALARM OR FAULT CONDITION, A RESET OF THE FAS TO NORMAL CONDITION SHALL RESET THE SMOKE CONTROL SYSTEM TO NORMAL.

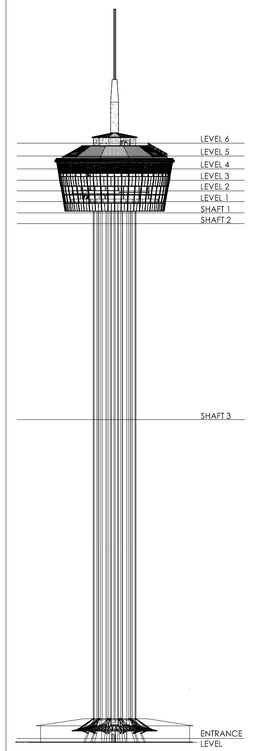


KEY PLAN – ENTRANCE LEVEL

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT. REFER TO SPECIFICATIONS MANUAL FOR ADDITIONAL REQUIREMENTS.

POWER SYMBOLS

- MOTOR, HP AS INDICATED
- CONTROLLER TO BE FURNISHED UNDER DIVISION 15
- DISCONNECT SWITCH
- J — JUNCTION BOX
- DUPLEX RECEPTACLE
- GFI / WP — DUPLEX RECEPTACLE; GFI=GROUND FAULT INTERRUPTING; WP=WEATHERPROOF; IG=ISOLATED GROUND
- DOUBLE DUPLEX (QUADRAPLEX) RECEPTACLE
- EQUIPMENT CONNECTION
- CONNECT TO EXISTING

LIGHTING CONTROL SYMBOLS

- S_a — SINGLE POLE SWITCH, SUBSCRIPT INDICATES ASSOCIATED CIRCUITRY

PANELS AND RELATED EQUIPMENT

- PANELBOARD SURFACE MOUNTED (REFER TO PANEL SCHEDULE)
- PANELBOARD FLUSH MOUNTED (REFER TO PANEL SCHEDULE)
- TRANSFORMER, WITH CONCRETE HOUSEKEEPING PAD (REFER TO ONE-LINE DIAGRAM)

LIGHTING SYMBOLS

- LED FIXTURE, CEILING MOUNTED
- LED FIXTURE, WALL MOUNTED
- LED TROFFER, RECESSED OR SURFACE MOUNTED
- EXIT SIGN - SINGLE FACE
- EXIT SIGN - SINGLE FACE WITH ONE-WAY DIRECTIONAL ARROW
- EXIT SIGN - SINGLE FACE WITH TWO-WAY DIRECTIONAL ARROWS
- EXIT SIGN - DOUBLE FACE
- EXIT SIGN - DOUBLE FACE WITH 2 ONE-WAY DIRECTIONAL ARROWS
- EMERGENCY LIGHT, BATTERY TYPE WITH CHARGER
- EXTERIOR FLOOD LIGHT

ELECTRICAL RACEWAYS

- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT UNDER FLOOR OR UNDERGROUND
- SWITCH LEG
- PIA-2,4,6 — BRANCH CIRCUIT HOMERUN SUBSCRIPT 'PIA' INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION

ABBREVIATIONS

A	AMPERE
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AHJ	AUTHORITY HAVING JURISDICTION
BLDG	BUILDING
C	CONDUIT
CAB	CABINET
CKT	CIRCUIT
CPSE	CITY PUBLIC SERVICE ENEGERY
CONN	CONNECT OR CONNECTION
CONTR	CONTRACTOR
COSA	CITY OF SAN ANTONIO
CT	CURRENT TRANSFORMER
EA	EACH
EF	EXHAUST FAN
ELEC	ELECTRIC
EMER	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
EWC	ELECTRIC WATER COOLER
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE CONDUIT
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTO
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HTR	HEATER
IMC	INTERMEDIATE METAL CONDUIT
J-BOX	JUNCTION BOX
kVA	KILOVOLT AMPERE
kVAR	KILOVOLT AMPERE REACTIVE
kCM	THOUSAND CIRCULAR MILS
kV	KILOWATT
LTG	LIGHT OR LIGHTING
MANUF	MANUFACTURER
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MIN	MINIMUM
MH	METAL HALIDE
MLO	MAIN LUG ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NTS	NOT TO SCALE
NRTL	NATIONAL RECOGNIZED TESTING LAB
⏀	PHASE
OL	OVERLOAD
OVHD	OVERHEAD
OCPD	OVERCURRENT PROTECTIVE DEVICE
PA	PUBLIC ADDRESS
PVC	POLYVINYL CHLORIDE
RECPT	RECEPTACLE
REQ'D	REQUIRED
REQ'T	REQUIREMENT
RGS	RIGID GALVANIZED STEEL
SC	SPLIT CIRCUIT
SFD	SMOKE FIRE DAMPER
SW	SWITCH
T/D	TELEPHONE & DATA
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLT
W	WATTS
W/	WITH
WP	WEATHER PROOF
XFMR	TRANSFORMER

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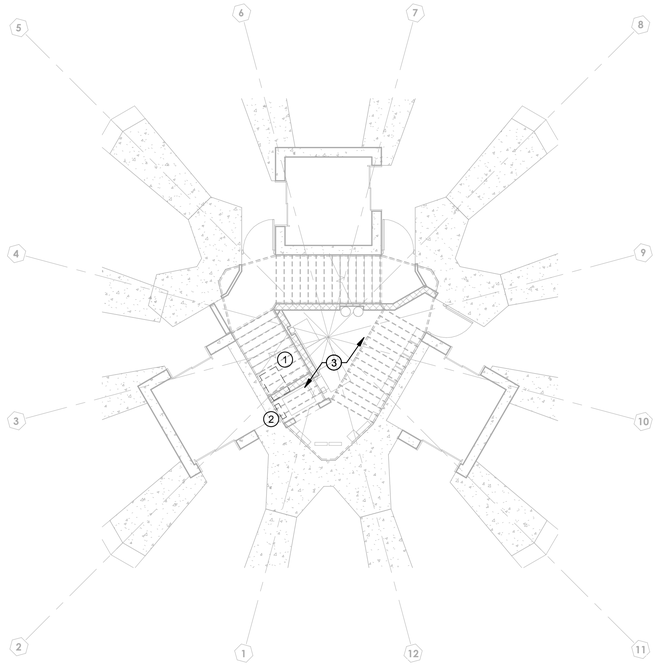
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BEATY PALMER ARCHITECTS



1 DEMO - GROUND LEVEL

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

GENERAL DEMOLITION NOTES (THIS SHEET ONLY)

1 DRAWINGS INDICATE APPROXIMATE LOCATION AND QUANTITY OF TELEPHONE OUTLETS, DATA OUTLETS, FLOOR OUTLETS, RECEPTACLES, AND ELECTRICAL CONNECTIONS TO BE REMOVED. FIELD VERIFY LOCATION AND QUANTITY OF ITEMS TO BE REMOVED, AS NO ALLOWANCE WILL BE MADE BECAUSE OF UNFAMILIARITY WITH THESE DETAILS.

2 EXISTING CIRCUITS INDICATED WERE OBTAINED FROM AS-BUILT DRAWINGS AND MAY NOT BE CORRECT. IDENTIFY AND LOCATE EXISTING BRANCH CIRCUITRY.

3 MAINTAIN INTEGRITY OF BRANCH CIRCUITS WITH A PORTION OF THE LOAD REMOVED. REMOVE PORTION OF BRANCH CIRCUIT ASSOCIATED WITH REMOVED DEVICE TO A POINT AS NECESSARY TO SERVE REMAINING LOAD.

4 EXTEND BRANCH CIRCUITS WHERE INDICATED TO SERVE NEW LOADS OR TO RECONNECT RELOCATED EQUIPMENT. RUN CONDUIT CONCEALED WHERE POSSIBLE, AND ROUTE TO AVOID INTERFERENCE WITH EQUIPMENT OR AESTHETICS. REPLACE WITH NEW CONDUCTORS FROM OCPD TO LOAD.

5 INCLUDE IN BID COSTS RESULTING FROM OVERTIME, EVENING, AND WEEKEND WORK. COORDINATE WITH OWNER ON OPERATION SCHEDULES AND ASSOCIATED REQUIREMENTS.

6 SALVAGED ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO OWNER'S DESIGNATED STORAGE FACILITY

7 REMOVE FROM PROJECT SITE DEMOLISHED MATERIALS AND EQUIPMENT. DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS AND REGULATIONS. REMOVE PCB CONTAINING BALLASTS AND DISPOSE OF THROUGH AUTHORIZED DISPOSAL FACILITY.

8 PROVIDE CLOSURE CAPS IN EXISTING CORE DRILLED HOLES. FILL IN REMAINING HOLES WITH FLOOR STONE CEMENT FLUSH WITH SURROUNDING AREA.

9 SEAL OPENINGS IN FIRE RESISTANCE RATED PARTITIONS TO PRESERVE RATING OF PARTITION.

10 DAMAGE CAUSED BY THE WORK, WHICH IS NOT CONCEALED BY NEW CONSTRUCTION, SHALL BE REPAIRED TO MATCH EXISTING SURFACES.

11 IDENTIFY AND LOCATE EXISTING UTILITIES THAT MAY CONFLICT WITH NEW WORK, AND INCLUDE IN BID COSTS NECESSARY TO COORDINATE THE INSTALLATION OF THE NEW WORK WITH THE EXISTING UTILITIES.

12 COORDINATE AND VERIFY ACTUAL LENGTHS AND ROUTES OF CONDUIT AND FEEDER RUNS WITH ENGINEERED DRAWINGS AS WELL AS EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID OR PROPOSAL.

13 COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE OUTAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.

14 PERFORM WORK IN A MANNER TO MINIMIZE INTERRUPTION OF SERVICES TO OCCUPIED SPACES AND TO MAINTAIN SERVICE TO ROOMS NOT UNDERGOING ACTIVE CONSTRUCTION.

15 PRIOR TO BID, VISIT THE PROJECT SITE, BECOME FAMILIAR WITH THE CONDITIONS AS THEY EXIST, AND CONFIRM LOCATIONS, SIZES, AND QUANTITIES OF MATERIALS AND ITEMS TO BE REMOVED OR INSTALLED. LOOK ABOVE CEILINGS IN AREAS TO BE RENOVATED, AND IDENTIFY QUANTITIES MATERIALS TO BE REMOVED.

16 REMOVE BRANCH CIRCUITS SERVING EQUIPMENT, RECEPTACLES, LIGHT FIXTURES, MOTORS, AND OTHER ITEMS SHOWN TO BE REMOVED BACK TO OCPD IN SWITCHBOARD, PANEL, LOAD CENTER, OR J-BOX GRID SYSTEM, EXCEPT AS OTHERWISE REQUIRED BY NOTES BELOW.
16.1.BRANCH CIRCUIT: CONDUCTORS, RACEWAYS, BOXES, WIREWAYS, WIRING DEVICES, COVERPLATES, DISCONNECTING MEANS, STARTERS, CONTROLLERS, AND SUPPORTS.
16.2.OCPD SHALL REMAIN AS AN INTEGRAL PART OF EXISTING SWITCHBOARD, PANEL, OR LOAD CENTER, AND IF NOT BEING REUSED, SHALL BE LABELED AS SPARE.
16.3.CONDUITS IN INACCESSIBLE AREAS: REMOVE CONDUCTORS AND ABANDON IN PLACE, CAPPED AND SEALED. IN A FINISHED SPACE, REMOVED CONDUIT TO BELOW FINISHED SURFACE, FILL VOID WITH NON-SHRINKING GROUT, AND RESURFACED TO MATCH SURROUNDING SURFACES

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 EXISTING XFMR TO BE RELOCATED IN NEW WORK. DISCONNECT AND SALVAGE CIRCUITRY FOR RECONNECTION IN NEW WORK.

2 EXISTING PANELBOARD TO BE RELOCATED IN NEW WORK. DISCONNECT AND SALVAGE CIRCUITRY FOR RECONNECTION IN NEW WORK.

3 BENEATH FLOOR: COORDINATE WITH NEW WORK PLANS FOR CMU LOCATIONS. REMOVE FEEDERS THAT ARE IN CONFLICT WITH CMU WALL CONSTRUCTION. FEEDERS THAT ARE PERPINDICULAR TO CMU SHALL REMAIN, AND PENETRATE THROUGH WALL.

100 % CONTRUCTION DOCUMENTS

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engineer

TOWER OF THE AMERICAS IMPROVEMENTS

739 E. CEASER E. CHAVEZ BLVD.

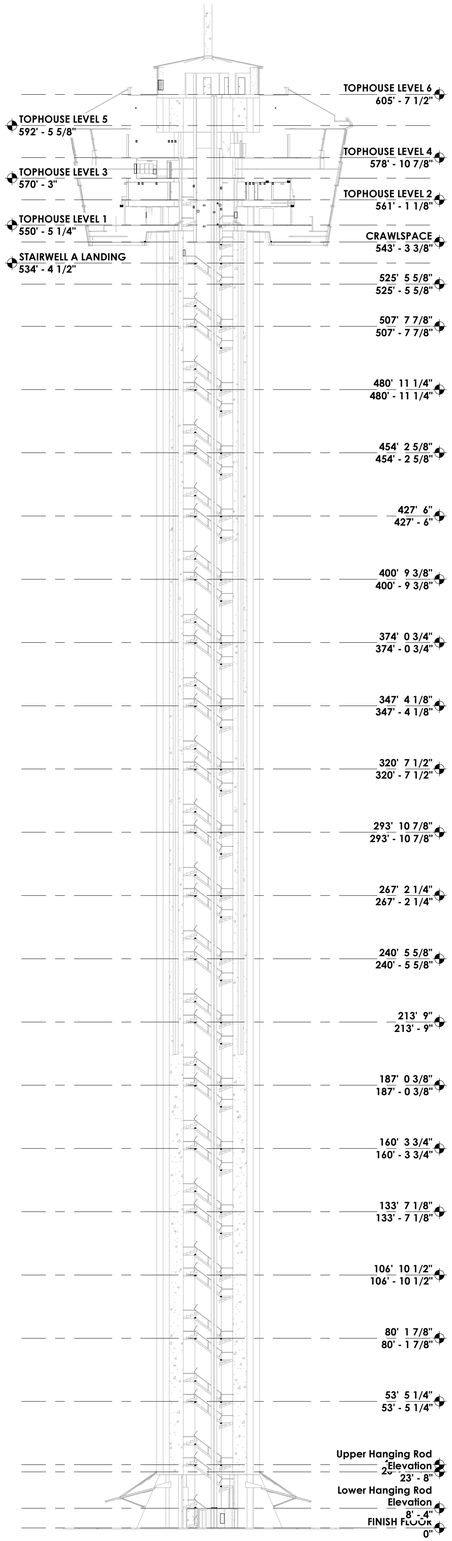
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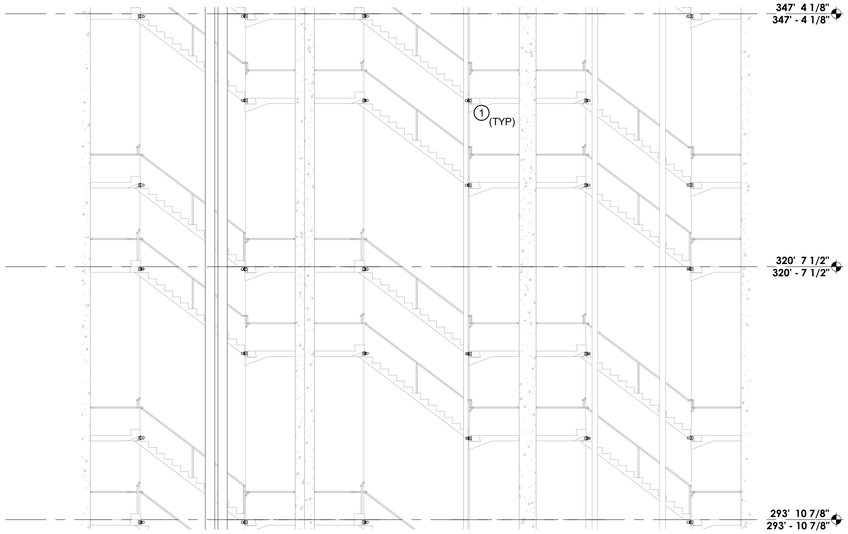
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BEATY PALMER ARCHITECTS



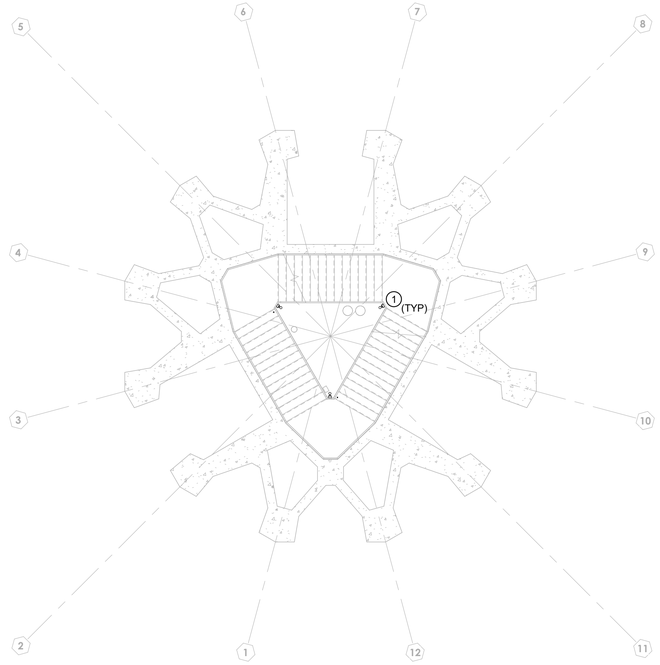
1 DEMO - OVERALL SECTION
SCALE: 1/32" = 1'-0"



4 DEMO - LOOKING N
SCALE: 1/8" = 1'-0"

5 DEMO - LOOKING SE
SCALE: 1/8" = 1'-0"

6 DEMO - LOOKING SW
SCALE: 1/8" = 1'-0"



2 DEMO - SHAFT (TYPICAL)
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES (THIS SHEET ONLY)

1 DRAWINGS INDICATE APPROXIMATE LOCATION AND QUANTITY OF TELEPHONE OUTLETS, DATA OUTLETS, FLOOR OUTLETS, RECEPTACLES, AND ELECTRICAL CONNECTIONS TO BE REMOVED. FIELD VERIFY LOCATION AND QUANTITY OF ITEMS TO BE REMOVED, AS NO ALLOWANCE WILL BE MADE BECAUSE OF UNFAMILIARITY WITH THESE DETAILS.

2 EXISTING CIRCUITS INDICATED WERE OBTAINED FROM AS-BUILT DRAWINGS AND MAY NOT BE CORRECT. IDENTIFY AND LOCATE EXISTING BRANCH CIRCUITRY.

3 MAINTAIN INTEGRITY OF BRANCH CIRCUITS WITH A PORTION OF THE LOAD REMOVED. REMOVE PORTION OF BRANCH CIRCUIT ASSOCIATED WITH REMOVED DEVICE TO A POINT AS NECESSARY TO SERVE REMAINING LOAD.

4 EXTEND BRANCH CIRCUITS WHERE INDICATED TO SERVE NEW LOADS OR TO RECONNECT RELOCATED EQUIPMENT. RUN CONDUIT CONCEALED WHERE POSSIBLE, AND ROUTE TO AVOID INTERFERENCE WITH EQUIPMENT OR AESTHETICS. REPLACE WITH NEW CONDUCTORS FROM OCPD TO LOAD.

5 INCLUDE IN BID COSTS RESULTING FROM OVERTIME, EVENING, AND WEEKEND WORK. COORDINATE WITH OWNER ON OPERATION SCHEDULES AND ASSOCIATED REQUIREMENTS.

6 SALVAGED ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO OWNER'S DESIGNATED STORAGE FACILITY

7 REMOVE FROM PROJECT SITE DEMOLISHED MATERIALS AND EQUIPMENT. DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS AND REGULATIONS. REMOVE PCB CONTAINING BALLASTS AND DISPOSE OF THROUGH AUTHORIZED DISPOSAL FACILITY.

8 PROVIDE CLOSURE CAPS IN EXISTING CORE DRILLED HOLES. FILL IN REMAINING HOLES WITH FLOOR STONE CEMENT FLUSH WITH SURROUNDING AREA.

9 SEAL OPENINGS IN FIRE RESISTANCE RATED PARTITIONS TO PRESERVE RATING OF PARTITION.

10 DAMAGE CAUSED BY THE WORK, WHICH IS NOT CONCEALED BY NEW CONSTRUCTION, SHALL BE REPAIRED TO MATCH EXISTING SURFACES.

11 IDENTIFY AND LOCATE EXISTING UTILITIES THAT MAY CONFLICT WITH NEW WORK, AND INCLUDE IN BID COSTS NECESSARY TO COORDINATE THE INSTALLATION OF THE NEW WORK WITH THE EXISTING UTILITIES.

12 COORDINATE AND VERIFY ACTUAL LENGTHS AND ROUTES OF CONDUIT AND FEEDER RUNS WITH ENGINEERED DRAWINGS AS WELL AS EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID OR PROPOSAL.

13 COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE OUTAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.

14 PERFORM WORK IN A MANNER TO MINIMIZE INTERRUPTION OF SERVICES TO OCCUPIED SPACES AND TO MAINTAIN SERVICE TO ROOMS NOT UNDERGOING ACTIVE CONSTRUCTION.

15 PRIOR TO BID, VISIT THE PROJECT SITE, BECOME FAMILIAR WITH THE CONDITIONS AS THEY EXIST, AND CONFIRM LOCATIONS, SIZES, AND QUANTITIES OF MATERIALS AND ITEMS TO BE REMOVED OR INSTALLED. LOOK ABOVE CEILINGS IN AREAS TO BE RENOVATED, AND IDENTIFY QUANTITIES MATERIALS TO BE REMOVED.

16 REMOVE BRANCH CIRCUITS SERVING EQUIPMENT, RECEPTACLES, LIGHT FIXTURES, MOTORS, AND OTHER ITEMS SHOWN TO BE REMOVED BACK TO OCPD IN SWITCHBOARD, PANEL, LOAD CENTER, OR J-BOX GRID SYSTEM, EXCEPT AS OTHERWISE REQUIRED BY NOTES BELOW.
16.1.BRANCH CIRCUIT: CONDUCTORS, RACEWAYS, BOXES, WIREWAYS, WIRING DEVICES, COVERPLATES, DISCONNECTING MEANS, STARTERS, CONTROLLERS, AND SUPPORTS.
16.2.OCPD SHALL REMAIN AS AN INTEGRAL PART OF EXISTING SWITCHBOARD, PANEL, OR LOAD CENTER, AND IF NOT BEING REUSED, SHALL BE LABELED AS SPARE.
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KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 1 REMOVE EXISTING LIGHT FIXTURES IN THE STAIRWELL. REMOVE CONDUCTORS BACK TO OCPD.

100 % CONTRUCTION DOCUMENTS

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1	Addendum 01	12.16.22

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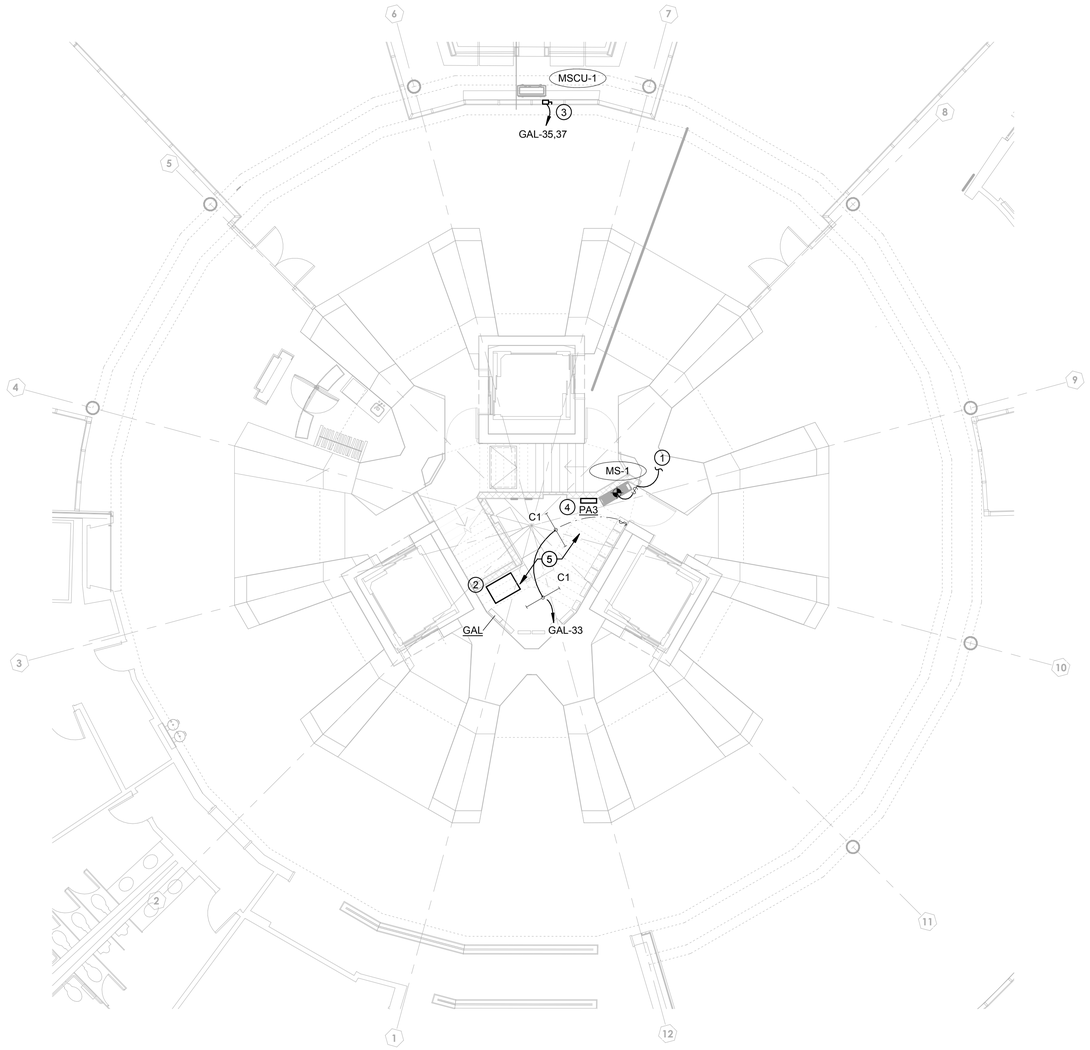
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BEATY PALMER ARCHITECTS



1 NEW WORK - GROUND LEVEL

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

GENERAL POWER NOTES (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTACLES AND DATA OUTLETS AT 18" AFF, AS MEASURED FROM BOTTOM OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS INDICATED.
4. MOUNT RECEPTACLES AND DATA OUTLETS DESIGNATED "AC" (ABOVE COUNTER) 3" ABOVE BACK SPLASH, AS MEASURED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTACLES, AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING DEVICE ROUGH-IN TO AVOID CONFLICTS.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
8. SINGLE HOMERUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
9. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
10. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUND RECEPTACLES SHALL INCLUDE INSULATED, ISOLATED GROUND CONDUCTOR, IN ADDITION TO THE INSULATED GROUNDING CONDUCTOR.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CONDUITS, SLEEVES AND STUBS SHALL BE TERMINATED WITH PLASTIC BUSHINGS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. WIRING DEVICES SHALL BE [SPECIFICATION-GRADE] DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MAKER, INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICE(S).
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE HARD CEILINGS.

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. MINISPLIT POWER PROVIDED FROM FEED-THRU IN CONDENSING UNIT. MOUNT DISCONNECT SWITCH ADJACENT TO UNIT.
2. NEW LOCATION OF EXISTING XFMR. PROVIDE NEW HOUSEKEEPING PAD FOR XFMR. EXTEND CIRCUITRY AND RECONNECT.
3. PROVIDE GALVANIZED RACK FOR DISCONNECT SWITCH. COORDINATE EXACT LOCATION WITH MECHANICAL BEFORE INSTALLATION.
4. NEW LOCATION OF EXISTING PANELBOARD. EXTEND CIRCUITRY AND RECONNECT.
5. BENEATH FLOOR: EXTEND AND REROUTE FEEDERS TO RECONNECT EXISTING CIRCUITRY TO ITS EQUIPMENT. ALL PENETRATIONS SHALL BE FIRE-RATED TO MATCH THE RATING OF THE NEW CMU WALL.

100 % CONTRUCTION DOCUMENTS

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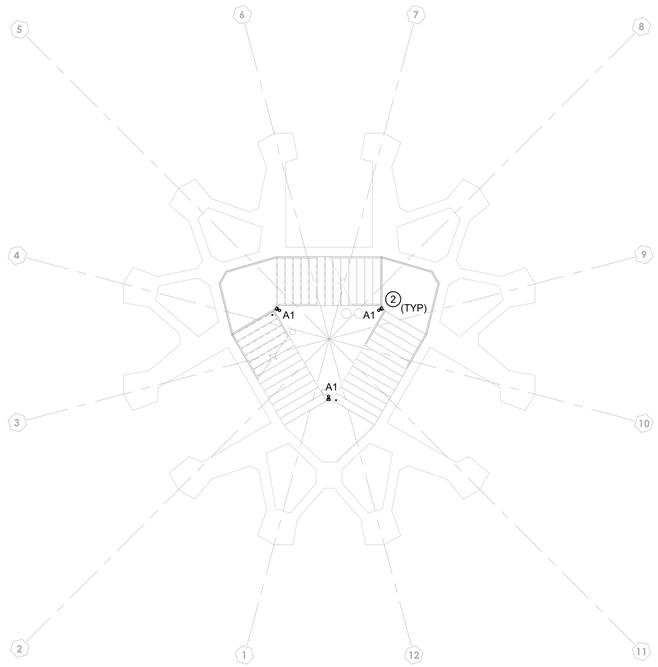
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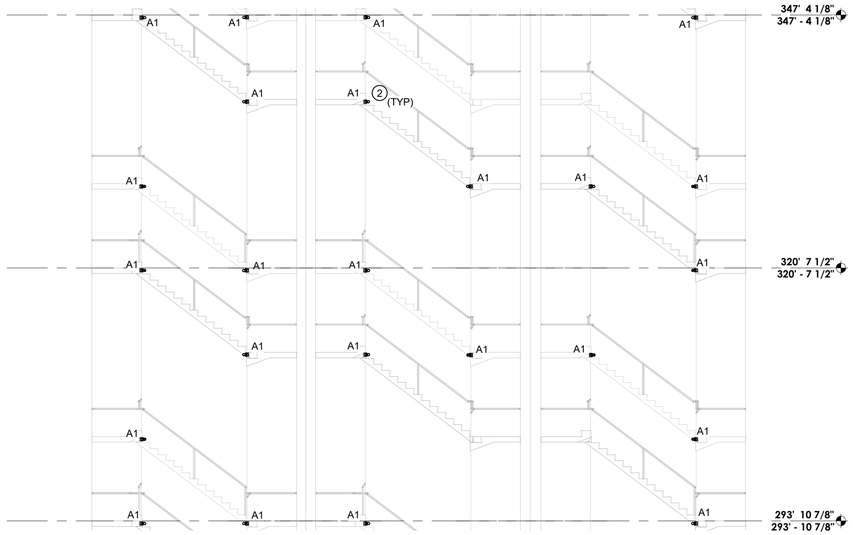
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E1.1

BEATY PALMER ARCHITECTS



1 NEW WORK - OPEN STAIRWELL (TYPICAL)
SCALE: 1/8" = 1'-0"



2 NEW WORK - LOOKING N
SCALE: 1/8" = 1'-0"

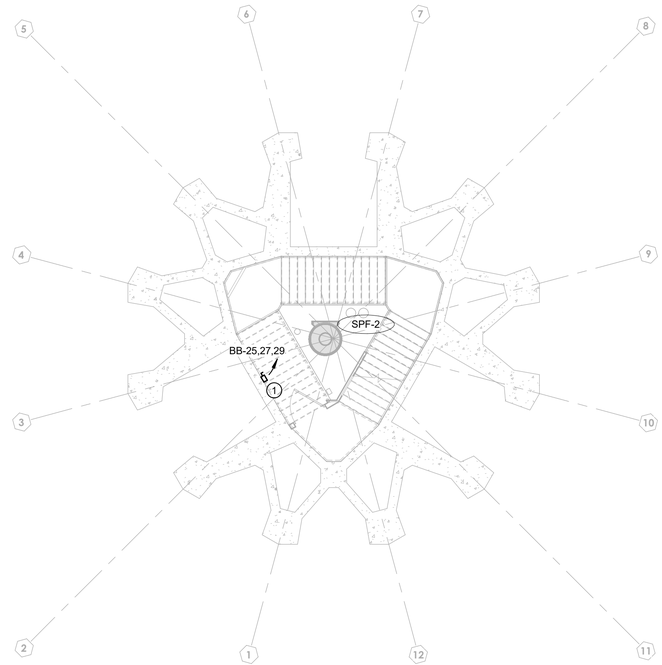
3 NEW WORK - LOOKING SE
SCALE: 1/8" = 1'-0"

4 NEW WORK - LOOKING SW
SCALE: 1/8" = 1'-0"

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 APPROXIMATE LOCATION OF VFD WITH INTEGRATED MEANS OF DISCONNECT. FURNISHED BY MECHANICAL AND INSTALLED BY ELECTRICAL. COORDINATE EXACT LOCATION WITH MECHANICAL.

2 REPLACE ALL STAIRWAY LIGHT FIXTURES. PROVIDE NEW CONDUCTORS AND CONNECT TO ORIGINAL CIRCUIT. PLACE ON LIGHTING INVERTER SYSTEM, REFER TO E1.10 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON STAIRWELL CIRCUITS.



5 NEW WORK - OPEN STAIRWELL TOP LANDING
SCALE: 1/8" = 1'-0"

GENERAL LIGHTING NOTES (THIS SHEET ONLY)

1 COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2 COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3 MOUNT LIGHT SWITCHES AT 44" AFF, AS MEASURED FROM BOTTOM OF BOX.
4 SUPPORT FIXTURES IN LAY-IN GRID CEILINGS INDEPENDENTLY OF GRID BY A MINIMUM OF FOUR #9 GALVANIZED WIRES ATTACHED TO THE FIXTURE AT EACH CORNER.
5 COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT, BOTH CURRENT AND FUTURE. KEEP CONDUITS TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6 SINGLE HOMEREUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
7 MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
8 HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GREEN GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
9 VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUITS SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
10 DO NOT LOCATE JUNCTION BOXES ABOVE HARD CEILINGS. ALL CONNECTIONS TO FIXTURES IN A HARD CEILING WILL COME FROM A JUNCTION BOX LOCATED IN AN ACCESSIBLE AREA OUTIDE OF THE ROOM.
11 FIXTURES SHALL NOT BE DAISY CHAINED TOGETHER. EACH FIXTRE SHALL HAVE ONLY ONE FLEXIBLE CONDUIT CONNECTION FROM A JUNCTION BOX LOCATED WITHIN 6 FEET.
12 FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
13 FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
14 LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE LISTED AND LABELED BY A NRTL.
15 PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
16 MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
17 MARK SWITCH COVERPLATES USING APPROVED LABEL MAKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE SWITCH(ES).
18 CIRCUIT EXIT SIGNS, EMERGENCY EGRESS FIXTURES, AND EMERGENCY BALLASTS TO LIGHTING CIRCUIT IN THE SPACE AND CIRCUIT AHEAD OF CONTROL DEVICES
19 CIRCUIT EXTERIOR LIGHTS THROUGH PHOTOCELL/TIMECLOCK/BAS-CONTROLLED LIGHTING CONTACTOR.

LIGHTING FUNCTIONAL TESTING AND COMMISSIONING PLAN (THIS SHEET ONLY)

1 OWNER SHALL ENGAGE A 3RD PARTY CERTIFIED COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.
2 CONTRACTOR SHALL COMPLETE AND DOCUMENT THE FOLLOWING TASKS:
2.A.ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
2.B.PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
2.C.ENSURE OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL. ENSURE DAYLIGHT PHOTOSENSORS ARE INSTALLED AND OPERATIONAL.
3 TEST OF OCCUPANCY SENSOR DEVICES SHALL ENSURE THE FOLLOWING:
3.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
3.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
3.C.FIXTURES ARE SWITCHED OR DIMMED AS INDICATED IN THE DRAWINGS,
3.D.TIME DELAYS ARE SET APPROPRIATELY, AND
3.E.MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
4 TEST OF DAYLIGHT PHOTOSENSOR DEVICES SHALL ENSURE THE FOLLOWING:
4.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
4.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
4.C.FIXTURES ARE DIMMED AS INDICATED IN THE DRAWINGS,
4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
4.E.FEEDBACK FROM ARTIFICIAL LIGHTING WITHIN THE SPACE DOES NOT CAUSE UNNECESSARY OPERATION.
5 IN CORRIDOR, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO FULL LIGHT OUTPUT UPON DETECTION OF OCCUPANT. ALL OTHER AREAS, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO NOT MORE THAN 50 PERCENT OF LIGHTING POWER OR BE MANUAL ON.
6 TEST ON/OFF SYSTEM WHERE APPLICABLE FOR CORRECT OPERATION.
7 CONTRACTOR SHALL ENSURE THE STEPS ABOVE ARE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION TO AVOID POTENTIAL DELAYS IN OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AHJ TO SATISFY ALL PERMITTING OBLIGATIONS.

100 % CONTRUCTION DOCUMENTS

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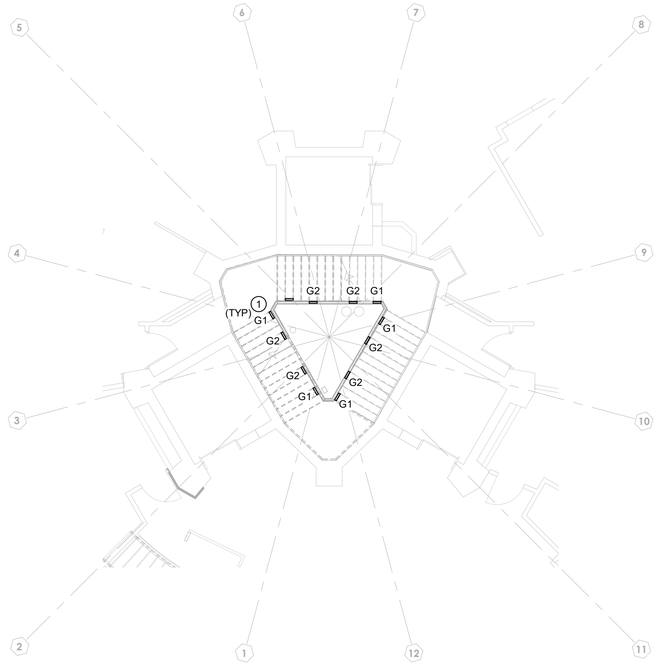
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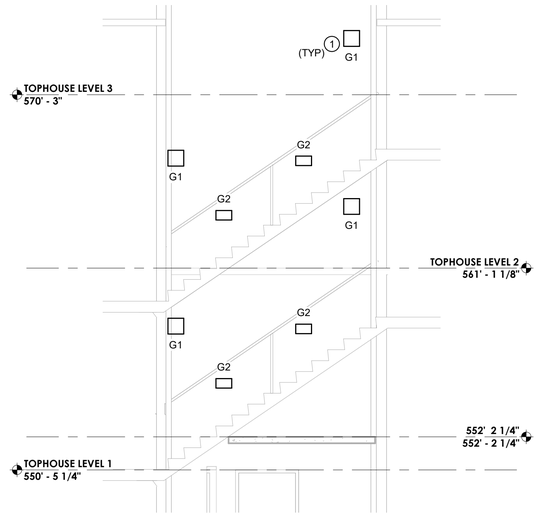
E1.2

BEATY PALMER ARCHITECTS



1 NEW WORK - ENCLOSED STAIRWELL (TYPICAL)

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



2 NEW WORK - ENCLOSED STAIRWELL (TYPICAL)

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

GENERAL POWER NOTES (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTACLES AND DATA OUTLETS AT 18" AFF, AS MEASURED FROM BOTTOM OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS INDICATED.
4. MOUNT RECEPTACLES AND DATA OUTLETS DESIGNATED "AC" (ABOVE COUNTER) 3" ABOVE BACK SPLASH, AS MEASURED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTACLES, AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING DEVICE ROUGH-IN TO AVOID CONFLICTS.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
8. SINGLE HOMERUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
9. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
10. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUND RECEPTACLES SHALL INCLUDE INSULATED, ISOLATED GROUND CONDUCTOR, IN ADDITION TO THE INSULATED GROUNDING CONDUCTOR.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CONDUITS, SLEEVES AND STUBS SHALL BE TERMINATED WITH PLASTIC BUSHINGS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. WIRING DEVICES SHALL BE [SPECIFICATION-GRADE] DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MAKER, INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICE(S).
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE HARD CEILINGS.

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. REPLACE ALL STAIRWAY LIGHT FIXTURES. PROVIDE NEW CONDUCTORS AND CONNECT TO ORIGINAL CIRCUIT. REUSE EXISTING ROUGH-INS FOR INSTALLATION OF NEW RECESSED LIGHT FIXTURES. PLACE ON LIGHTING INVERTER SYSTEM, REFER TO E1.10 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON STAIRWELL CIRCUITS.

100 % CONTRUCTION DOCUMENTS

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1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

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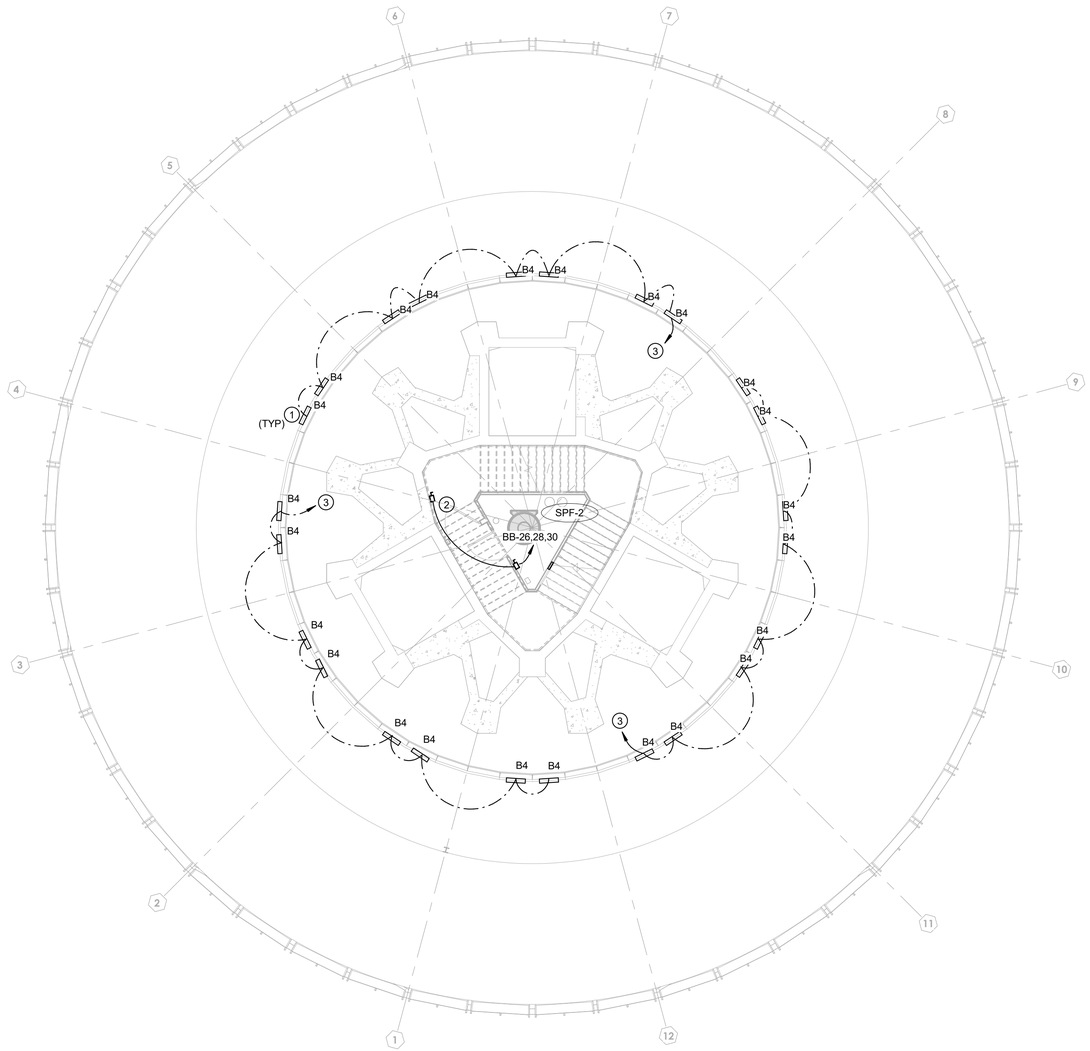
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E1.3

BEATY PALMER ARCHITECTS



1 NEW WORK - CRAWLSPACE

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

GENERAL POWER NOTES (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTACLES AND DATA OUTLETS AT 18" AFF, AS MEASURED FROM BOTTOM OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS INDICATED.
4. MOUNT RECEPTACLES AND DATA OUTLETS DESIGNATED "AC" (ABOVE COUNTER) 3" ABOVE BACK SPLASH, AS MEASURED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTACLES, AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING DEVICE ROUGH-IN TO AVOID CONFLICTS.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
8. SINGLE HOMERUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
9. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
10. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUND RECEPTACLES SHALL INCLUDE INSULATED, ISOLATED GROUND CONDUCTOR, IN ADDITION TO THE INSULATED GROUNDING CONDUCTOR.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CONDUITS, SLEEVES AND STUBS SHALL BE TERMINATED WITH PLASTIC BUSHINGS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. WIRING DEVICES SHALL BE [SPECIFICATION-GRADE] DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MAKER, INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICE(S).
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE HARD CEILINGS.

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. REPLACE EXISTING METAL HALIDE FLOODLIGHT WITH NEW LED FLOODLIGHT. EACH SYMBOL REPRESENTS (2) LUMINAIRES, ONE MOUNTED ABOVE THE OTHER. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION. PROVIDE NEW CONDUCTORS AND CONNECT TO ORIGINAL CIRCUIT FROM LEVEL 6 "PANEL B MONUMENTAL LIGHTS", AND PROVIDE CONTROL WIRING TO CONTROL PANEL.
2. APPROXIMATE LOCATION OF VFD WITH INTEGRATED MEANS OF DISCONNECT. FURNISHED BY MECHANICAL AND INSTALLED BY ELECTRICAL. COORDINATE EXACT LOCATION WITH MECHANICAL.
3. PROVIDE CONTROL WIRE TO NEW FIXTURES, AS INDICATED. PROVIDE CONNECTION TO DMX CONTROLLER, REFER TO LEVEL 3 PLAN OF NEW WORK. PROVIDE ALL DEVICES AND APPURTENANCES NECESSARY FOR A COMPLETE SYSTEM.

100 % CONTRUCTION DOCUMENTS

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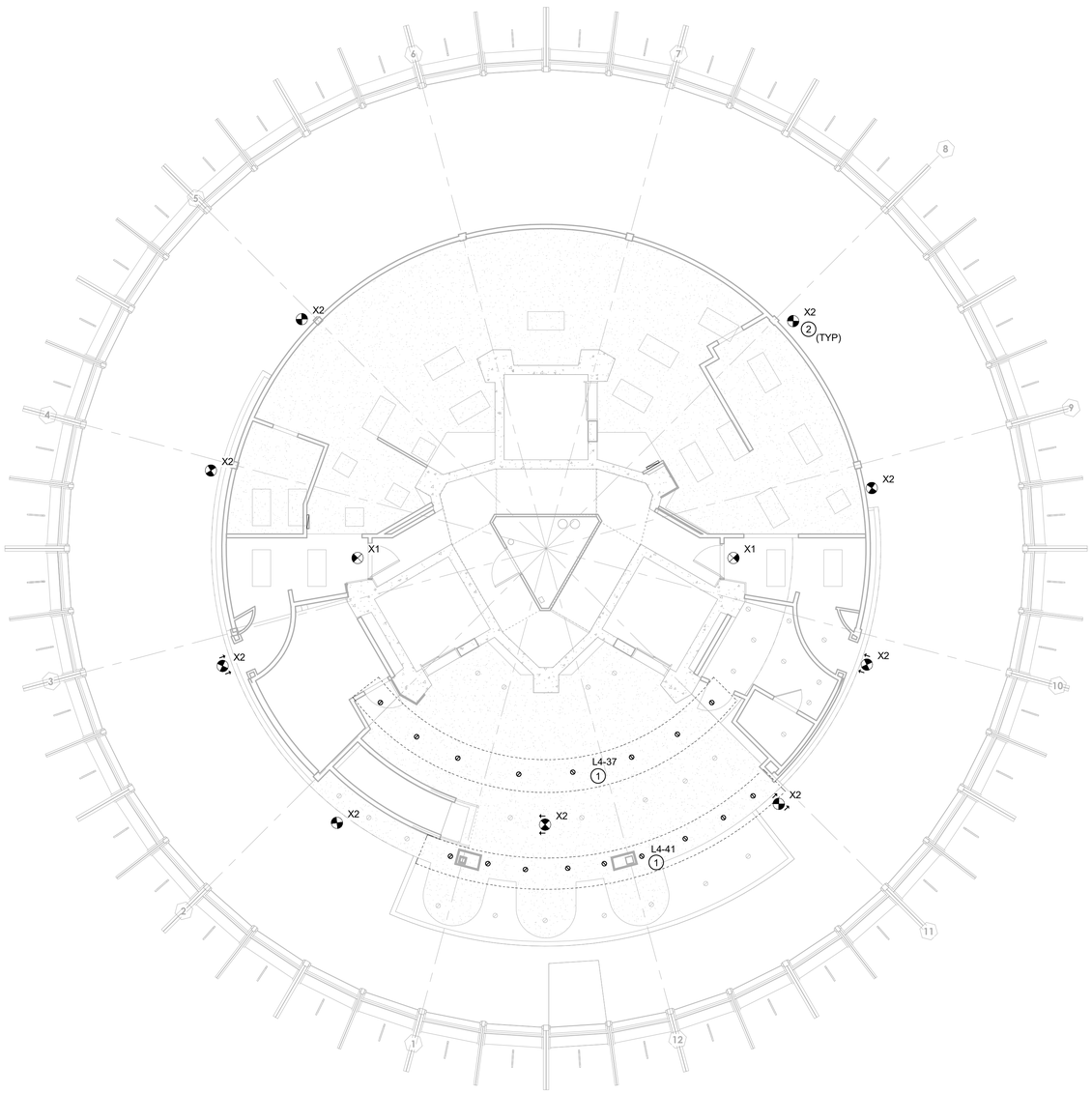
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E1.4

BEATY PALMER ARCHITECTS

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

	1	PLACE ALL INDICATED LIGHTING CIRCUITS ON LIGHTING INVERTER SYSTEM. LIGHTING CIRCUITS FROM PANEL "L4" ON LEVEL 3, REFER TO E1.7 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON LIGHTING CIRCUITS.
1	2	REMOVE EXISTING EXIT SIGN. PROVIDE NEW EXIT SIGN, RECONNECT TO EXISTING CIRCUITRY.



1 TOPHOUSE LEVEL 1 - RCP
SCALE: 1/8" = 1'-0"

GENERAL LIGHTING NOTES (THIS SHEET ONLY)

1 COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2 COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3 MOUNT LIGHT SWITCHES AT 44" AFF, AS MEASURED FROM BOTTOM OF BOX.
4 SUPPORT FIXTURES IN LAY-IN GRID CEILINGS INDEPENDENTLY OF GRID BY A MINIMUM OF FOUR #9 GALVANIZED WIRES ATTACHED TO THE FIXTURE AT EACH CORNER.
5 COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT, BOTH CURRENT AND FUTURE. KEEP CONDUITS TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6 SINGLE HOMEREUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
7 MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
8 HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GREEN GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
9 VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUITS SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
10 DO NOT LOCATE JUNCTION BOXES ABOVE HARD CEILINGS. ALL CONNECTIONS TO FIXTURES IN A HARD CEILING WILL COME FROM A JUNCTION BOX LOCATED IN AN ACCESSIBLE AREA OUTIDE OF THE ROOM.
11 FIXTURES SHALL NOT BE DAISY CHAINED TOGETHER. EACH FIXTRE SHALL HAVE ONLY ONE FLEXIBLE CONDUIT CONNECTION FROM A JUNCTION BOX LOCATED WITHIN 6 FEET.
12 FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
13 FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
14 LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE LISTED AND LABELED BY A NRTL.
15 PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
16 MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
17 MARK SWITCH COVERPLATES USING APPROVED LABEL MAKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE SWITCH(ES).
18 CIRCUIT EXIT SIGNS, EMERGENCY EGRESS FIXTURES, AND EMERGENCY BALLASTS TO LIGHTING CIRCUIT IN THE SPACE AND CIRCUIT AHEAD OF CONTROL DEVICES
19 CIRCUIT EXTERIOR LIGHTS THROUGH PHOTOCELL/TIMECLOCK/BAS-CONTROLLED LIGHTING CONTACTOR.

LIGHTING FUNCTIONAL TESTING AND COMMISSIONING PLAN (THIS SHEET ONLY)

1 OWNER SHALL ENGAGE A 3RD PARTY CERTIFIED COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.
2 CONTRACTOR SHALL COMPLETE AND DOCUMENT THE FOLLOWING TASKS:
2.A.ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
2.B.PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
2.C.ENSURE OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL. ENSURE DAYLIGHT PHOTOSENSORS ARE INSTALLED AND OPERATIONAL.
3 TEST OF OCCUPANCY SENSOR DEVICES SHALL ENSURE THE FOLLOWING:
3.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
3.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
3.C.FIXTURES ARE SWITCHED OR DIMMED AS INDICATED IN THE DRAWINGS,
3.D.TIME DELAYS ARE SET APPROPRIATELY, AND
3.E.MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
4 TEST OF DAYLIGHT PHOTOSENSOR DEVICES SHALL ENSURE THE FOLLOWING:
4.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
4.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
4.C.FIXTURES ARE DIMMED AS INDICATED IN THE DRAWINGS,
4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
4.E.FEEDBACK FROM ARTIFICIAL LIGHTING WITHIN THE SPACE DOES NOT CAUSE UNNECESSARY OPERATION.
5 IN CORRIDOR, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO FULL LIGHT OUTPUT UPON DETECTION OF OCCUPANT. ALL OTHER AREAS, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO NOT MORE THAN 50 PERCENT OF LIGHTING POWER OR BE MANUAL ON.
6 TEST ON/OFF SYSTEM WHERE APPLICABLE FOR CORRECT OPERATION.
7 CONTRACTOR SHALL ENSURE THE STEPS ABOVE ARE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION TO AVOID POTENTIAL DELAYS IN OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AHJ TO SATISFY ALL PERMITTING OBLIGATIONS.

100 % CONTRUCTION DOCUMENTS

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1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

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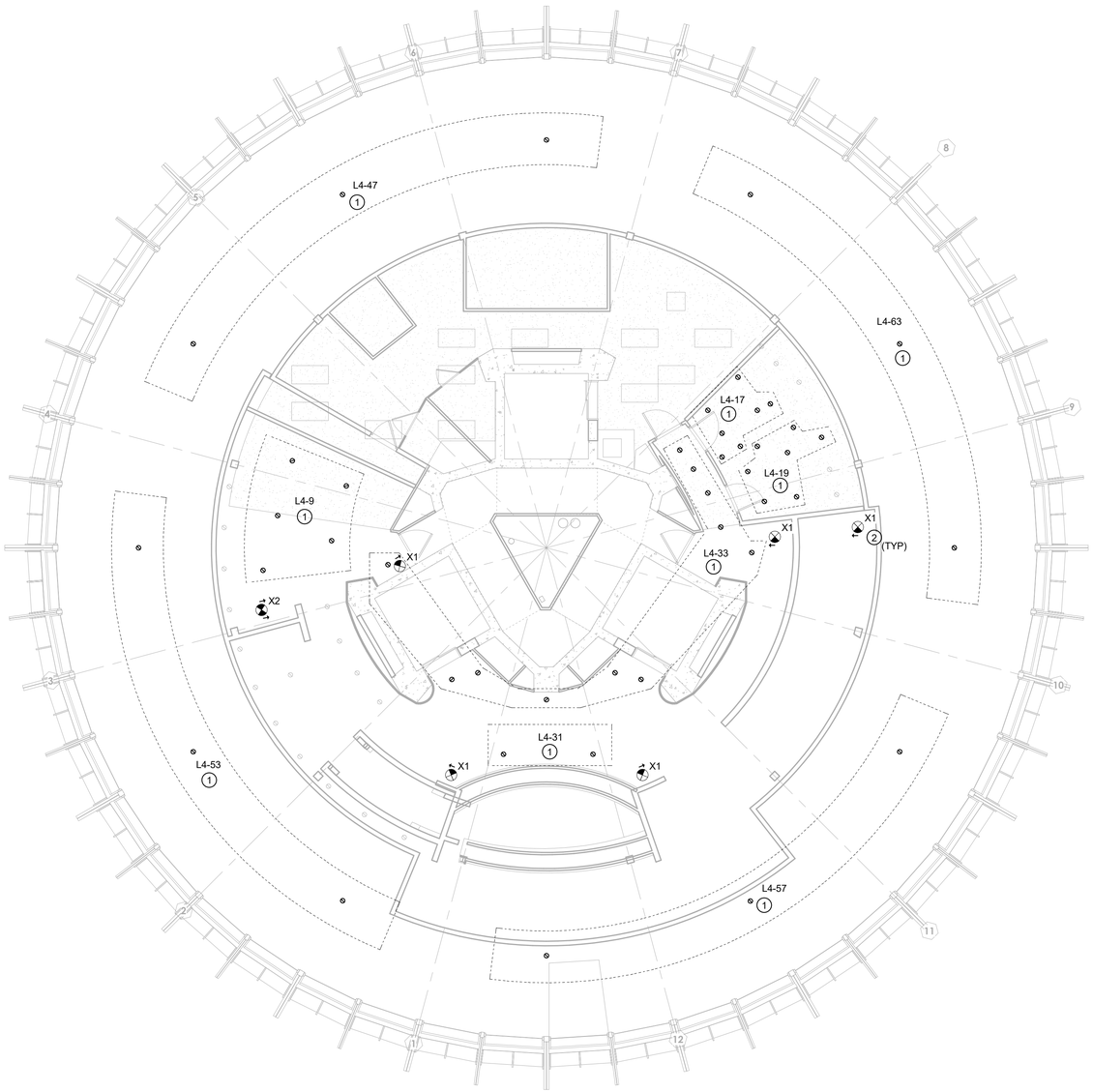
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BEATY PALMER ARCHITECTS

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 PLACE ALL INDICATED LIGHTING CIRCUITS ON LIGHTING INVERTER SYSTEM. LIGHTING CIRCUITS FROM PANEL "L4" ON LEVEL 3, REFER TO E1.7 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON LIGHTING CIRCUITS.

1 2 REMOVE EXISTING EXIT SIGN. PROVIDE NEW EXIT SIGN, RECONNECT TO EXISTING CIRCUITRY.



1 TOPHOUSE LEVEL 2 - RCP

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

GENERAL LIGHTING NOTES (THIS SHEET ONLY)

1 COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2 COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3 MOUNT LIGHT SWITCHES AT 44" AFF, AS MEASURED FROM BOTTOM OF BOX.
4 SUPPORT FIXTURES IN LAY-IN GRID CEILINGS INDEPENDENTLY OF GRID BY A MINIMUM OF FOUR #9 GALVANIZED WIRES ATTACHED TO THE FIXTURE AT EACH CORNER.
5 COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT, BOTH CURRENT AND FUTURE. KEEP CONDUITS TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6 SINGLE HOMEREUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
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9 VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUITS SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
10 DO NOT LOCATE JUNCTION BOXES ABOVE HARD CEILINGS. ALL CONNECTIONS TO FIXTURES IN A HARD CEILING WILL COME FROM A JUNCTION BOX LOCATED IN AN ACCESSIBLE AREA OUTIDE OF THE ROOM.
11 FIXTURES SHALL NOT BE DAISY CHAINED TOGETHER. EACH FIXTRE SHALL HAVE ONLY ONE FLEXIBLE CONDUIT CONNECTION FROM A JUNCTION BOX LOCATED WITHIN 6 FEET.
12 FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
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15 PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
16 MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
17 MARK SWITCH COVERPLATES USING APPROVED LABEL MAKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE SWITCH(ES).
18 CIRCUIT EXIT SIGNS, EMERGENCY EGRESS FIXTURES, AND EMERGENCY BALLASTS TO LIGHTING CIRCUIT IN THE SPACE AND CIRCUIT AHEAD OF CONTROL DEVICES
19 CIRCUIT EXTERIOR LIGHTS THROUGH PHOTOCELL/TIMECLOCK/BAS-CONTROLLED LIGHTING CONTACTOR.

LIGHTING FUNCTIONAL TESTING AND COMMISSIONING PLAN (THIS SHEET ONLY)

1 OWNER SHALL ENGAGE A 3RD PARTY CERTIFIED COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.
2 CONTRACTOR SHALL COMPLETE AND DOCUMENT THE FOLLOWING TASKS:
2.A.ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
2.B.PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
2.C.ENSURE OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL.
ENSURE DAYLIGHT PHOTOSENSORS ARE INSTALLED AND OPERATIONAL.
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3.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
3.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
3.C.FIXTURES ARE SWITCHED OR DIMMED AS INDICATED IN THE DRAWINGS,
3.D.TIME DELAYS ARE SET APPROPRIATELY, AND
3.E.MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
4 TEST OF DAYLIGHT PHOTOSENSOR DEVICES SHALL ENSURE THE FOLLOWING:
4.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
4.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
4.C.FIXTURES ARE DIMMED AS INDICATED IN THE DRAWINGS,
4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
4.E.FEEDBACK FROM ARTIFICIAL LIGHTING WITHIN THE SPACE DOES NOT CAUSE UNNECESSARY OPERATION.
5 IN CORRIDOR, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO FULL LIGHT OUTPUT UPON DETECTION OF OCCUPANT. ALL OTHER AREAS, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO NOT MORE THAN 50 PERCENT OF LIGHTING POWER OR BE MANUAL ON.
6 TEST ON/OFF SYSTEM WHERE APPLICABLE FOR CORRECT OPERATION.
7 CONTRACTOR SHALL ENSURE THE STEPS ABOVE ARE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION TO AVOID POTENTIAL DELAYS IN OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AHJ TO SATISFY ALL PERMITTING OBLIGATIONS.

100 % CONTRUCTION DOCUMENTS

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1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

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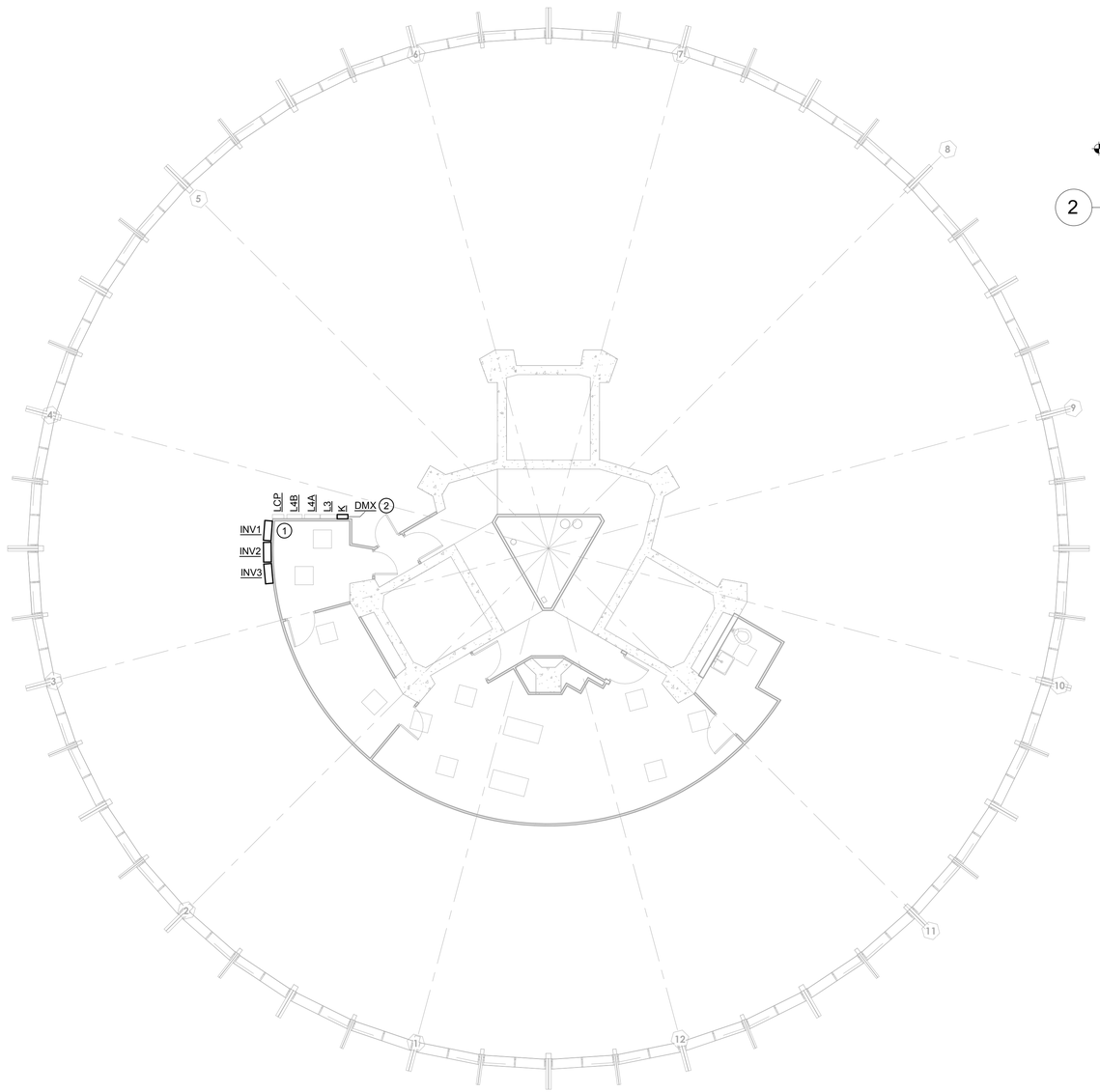
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BEATY PALMER ARCHITECTS



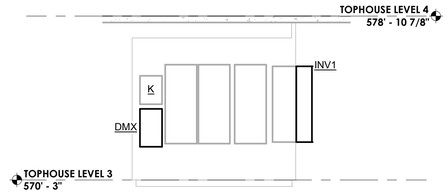
1 TOPHOUSE LEVEL 3 - RCP

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

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 PROVIDE LIGHTING INVERTER(S) FOR LIGHTING CIRCUITS IN STAIRWELLS AND LIGHTING CIRCUITS INDICATED IN DRAWINGS FOR 90-MINUTE RUNTIME. COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS BEFORE INSTALLATION. PROVIDE REQUIRED ACCESSORIES TO BRING LIGHTING LEVELS TO 100% DURING INVERTER OPERATION. PROVIDE ALL APPURTENANCES NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM. INFORMATION BASED ON AS-BUILT DRAWINGS AND SITE VISIT, VERIFY CIRCUITS BEFORE BEGINNING WORK.

2 PROVIDE DMX CONTROLLER W/ ENCLOSURE BENEATH PANEL 'K', REFER TO 2/E1.7. REROUTE EXISTING SURFACE MOUNTED CONDUIT AS REQUIRED. PROVIDE DMX CONTROLLER WITH CAPACITY FOR "BASE" PACKAGE, "ALTERNATE" PACKAGE AND "FUTURE PACKAGE". PROVIDE CIRCUIT FROM L3-23.



2 NEW WORK - LEVEL 3

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

GENERAL LIGHTING NOTES (THIS SHEET ONLY)

1 COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2 COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3 MOUNT LIGHT SWITCHES AT 44" AFF, AS MEASURED FROM BOTTOM OF BOX.
4 SUPPORT FIXTURES IN LAY-IN GRID CEILINGS INDEPENDENTLY OF GRID BY A MINIMUM OF FOUR #9 GALVANIZED WIRES ATTACHED TO THE FIXTURE AT EACH CORNER.
5 COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT, BOTH CURRENT AND FUTURE. KEEP CONDUITS TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6 SINGLE HOMEREUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
7 MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
8 HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GREEN GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
9 VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUITS SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
10 DO NOT LOCATE JUNCTION BOXES ABOVE HARD CEILINGS. ALL CONNECTIONS TO FIXTURES IN A HARD CEILING WILL COME FROM A JUNCTION BOX LOCATED IN AN ACCESSIBLE AREA OUTIDE OF THE ROOM.
11 FIXTURES SHALL NOT BE DAISY CHAINED TOGETHER. EACH FIXTRE SHALL HAVE ONLY ONE FLEXIBLE CONDUIT CONNECTION FROM A JUNCTION BOX LOCATED WITHIN 6 FEET.
12 FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
13 FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
14 LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE LISTED AND LABELED BY A NRTL.
15 PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
16 MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
17 MARK SWITCH COVERPLATES USING APPROVED LABEL MAKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE SWITCH(ES).
18 CIRCUIT EXIT SIGNS, EMERGENCY EGRESS FIXTURES, AND EMERGENCY BALLASTS TO LIGHTING CIRCUIT IN THE SPACE AND CIRCUIT AHEAD OF CONTROL DEVICES
19 CIRCUIT EXTERIOR LIGHTS THROUGH PHOTOCELL/TIMECLOCK/BAS-CONTROLLED LIGHTING CONTACTOR.

LIGHTING FUNCTIONAL TESTING AND COMMISSIONING PLAN (THIS SHEET ONLY)

1 OWNER SHALL ENGAGE A 3RD PARTY CERTIFIED COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.
2 CONTRACTOR SHALL COMPLETE AND DOCUMENT THE FOLLOWING TASKS:
2.A.ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
2.B.PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
2.C.ENSURE OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL.
ENSURE DAYLIGHT PHOTOSENSORS ARE INSTALLED AND OPERATIONAL.
3 TEST OF OCCUPANCY SENSOR DEVICES SHALL ENSURE THE FOLLOWING:
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3.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
3.C.FIXTURES ARE SWITCHED OR DIMMED AS INDICATED IN THE DRAWINGS,
3.D.TIME DELAYS ARE SET APPROPRIATELY, AND
3.E.MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
4 TEST OF DAYLIGHT PHOTOSENSOR DEVICES SHALL ENSURE THE FOLLOWING:
4.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
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4.C.FIXTURES ARE DIMMED AS INDICATED IN THE DRAWINGS,
4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
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100 % CONTRUCTION DOCUMENTS

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BASE BID

engineer

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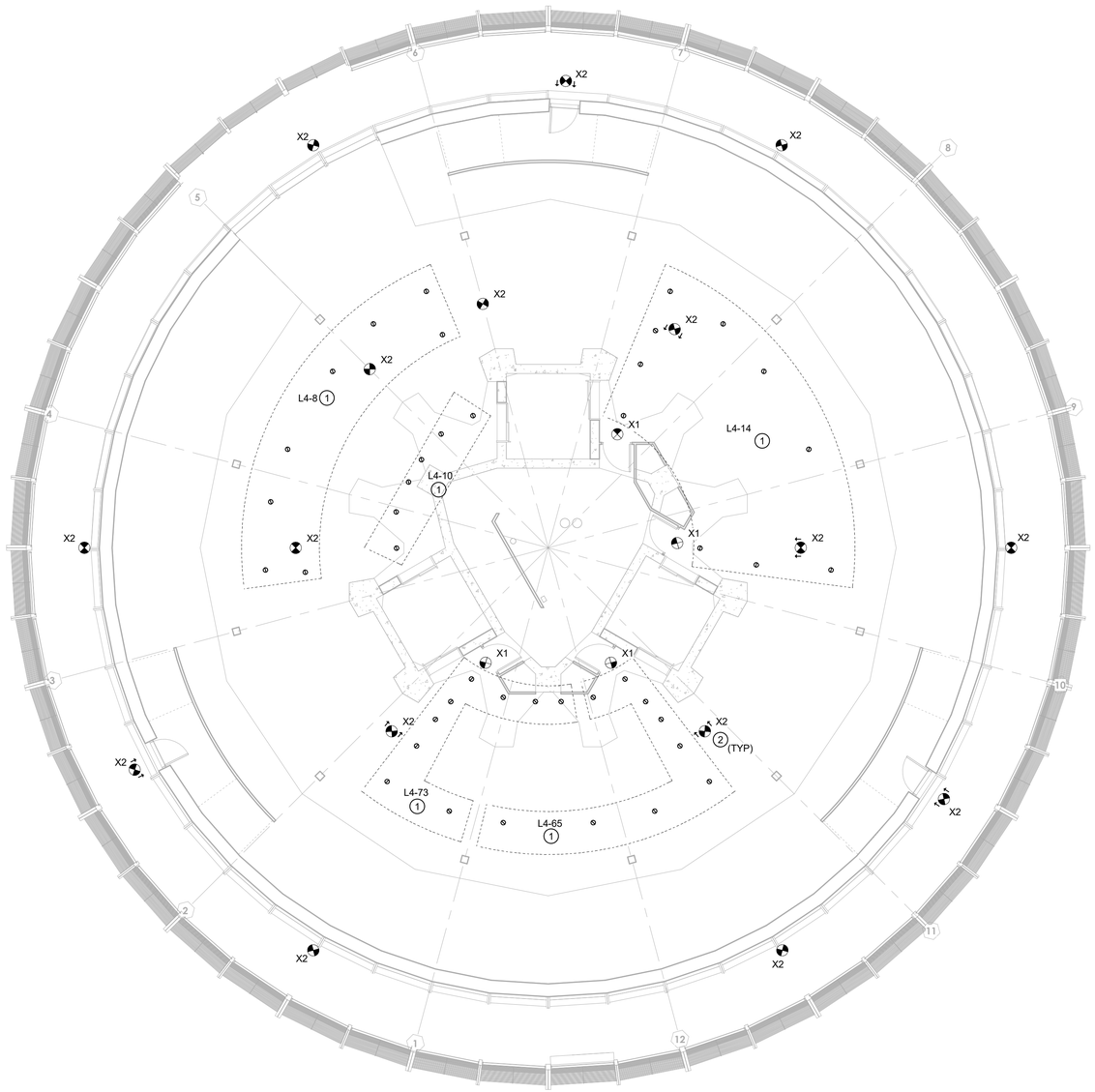
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project number
21-12
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11.01.22

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E1.7

BEATY PALMER ARCHITECTS



1 TOPHOUSE LEVEL 4 - RCP

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

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 PLACE ALL INDICATED LIGHTING CIRCUITS ON LIGHTING INVERTER SYSTEM. LIGHTING CIRCUITS FROM PANEL "L4" ON LEVEL 3, REFER TO E1.7 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON LIGHTING CIRCUITS.

1 2 REMOVE EXISTING EXIT SIGN. PROVIDE NEW EXIT SIGN, RECONNECT TO EXISTING CIRCUITRY.

GENERAL LIGHTING NOTES (THIS SHEET ONLY)

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4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
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100 % CONTRUCTION DOCUMENTS

PROJECT # 21055

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1	Addendum 01	12.16.22

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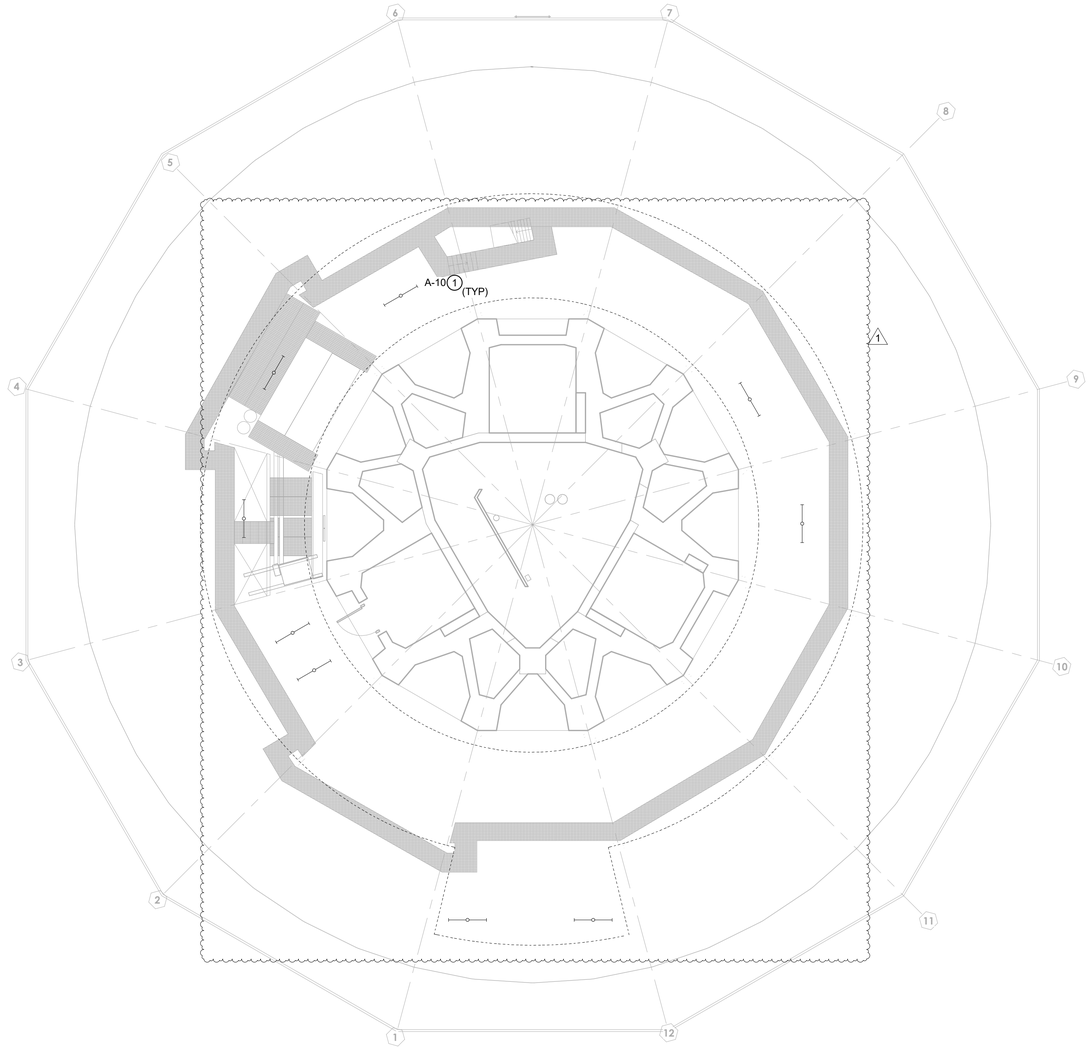
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E1.8

BEATY PALMER ARCHITECTS



1 TOPHOUSE LEVEL 5 - RCP

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

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 PLACE ALL INDICATED LIGHTING CIRCUITS ON LIGHTING INVERTER SYSTEM. LIGHTING CIRCUITS FROM PANEL "A EMERGENCY LIGHTS" ON LEVEL 6, REFER TO E1.10 FOR MORE INFORMATION. INFORMATION IS BASED ON AS-BUILT DRAWINGS, CONFIRM CIRCUITRY BEFORE BEGINNING WORK ON LIGHTING CIRCUITS.

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1	Addendum 01	12.16.22

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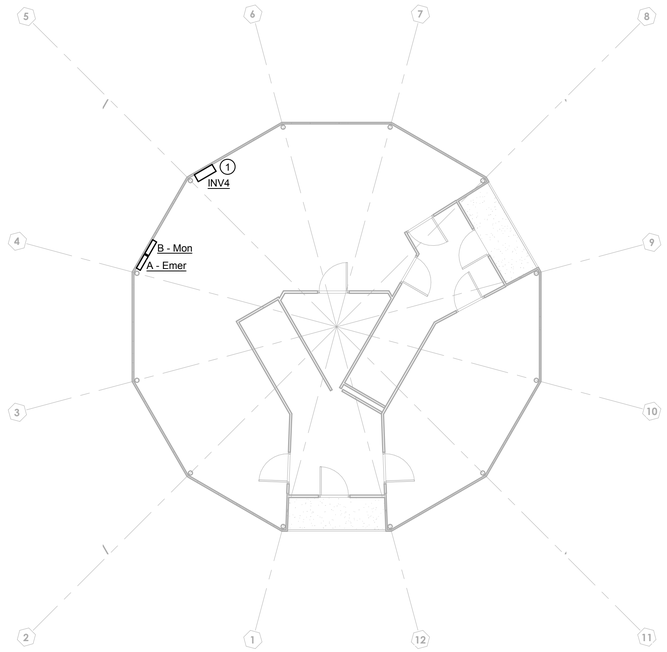
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E1.9

BEATY PALMER ARCHITECTS



1 TOPHOUSE LEVEL 6 - RCP

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

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1 PROVIDE LIGHTING INVERTER(S) FOR LIGHTING CIRCUITS IN STAIRWELLS AND LIGHTING CIRCUITS INDICATED IN DRAWINGS FOR 90-MINUTE RUNTIME. COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS BEFORE INSTALLATION. PROVIDE REQUIRED ACCESSORIES TO BRING LIGHTING LEVELS TO 100% DURING INVERTER OPERATION. PROVIDE ALL APPURTENANCES NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM. INFORMATION BASED ON AS-BUILT DRAWINGS AND SITE VISIT, VERIFY CIRCUITS BEFORE BEGINNING WORK.

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16 MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
17 MARK SWITCH COVERPLATES USING APPROVED LABEL MAKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE SWITCH(ES).
18 CIRCUIT EXIT SIGNS, EMERGENCY EGRESS FIXTURES, AND EMERGENCY BALLASTS TO LIGHTING CIRCUIT IN THE SPACE AND CIRCUIT AHEAD OF CONTROL DEVICES
19 CIRCUIT EXTERIOR LIGHTS THROUGH PHOTOCELL/TIMECLOCK/BAS-CONTROLLED LIGHTING CONTACTOR.

LIGHTING FUNCTIONAL TESTING AND COMMISSIONING PLAN (THIS SHEET ONLY)

1 OWNER SHALL ENGAGE A 3RD PARTY CERTIFIED COMMISSIONING AGENT TO COMPLETE THE TASKS BELOW TO VERIFY THE LIGHTING CONTROLS ARE OPERATING AS PRESCRIBED BY THE PROJECT DOCUMENTS AND APPLICABLE CODES. WRITTEN DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION AND SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH TASK: DATE PERFORMED, PERSON COMPLETING THE TASK, INITIAL SETTINGS OBSERVED, AND FINAL SETTING UPON COMPLETION.
2 CONTRACTOR SHALL COMPLETE AND DOCUMENT THE FOLLOWING TASKS:
2.A.ENSURE LIGHT FIXTURES ARE INSTALLED AND OPERATIONAL.
2.B.PERFORM OPERATIONAL TESTING OF EMERGENCY EXIT AND EGRESS LIGHTING COMPONENTS AS REQUIRED BY NFPA 101 FOR ANNUAL TESTING.
2.C.ENSURE OCCUPANCY SENSORS ARE INSTALLED AND OPERATIONAL.
ENSURE DAYLIGHT PHOTOSENSORS ARE INSTALLED AND OPERATIONAL.
3 TEST OF OCCUPANCY SENSOR DEVICES SHALL ENSURE THE FOLLOWING:
3.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
3.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
3.C.FIXTURES ARE SWITCHED OR DIMMED AS INDICATED IN THE DRAWINGS,
3.D.TIME DELAYS ARE SET APPROPRIATELY, AND
3.E.MOVEMENT OUTSIDE OF THE SPACE DOES NOT CAUSE THE SENSOR TO OPERATE.
4 TEST OF DAYLIGHT PHOTOSENSOR DEVICES SHALL ENSURE THE FOLLOWING:
4.A.LOCATION AND AIMING ARE SET PER MANUFACTURER'S INSTRUCTIONS,
4.B.DEVICE STATUS INDICATORS ARE FUNCTIONING,
4.C.FIXTURES ARE DIMMED AS INDICATED IN THE DRAWINGS,
4.D.TIME DELAYS AND RATE OF DIMMING ARE SET APPROPRIATELY TO AVOID ABRUPT LIGHT LEVEL CHANGES, AND
4.E.FEEDBACK FROM ARTIFICIAL LIGHTING WITHIN THE SPACE DOES NOT CAUSE UNNECESSARY OPERATION.
5 IN CORRIDOR, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO FULL LIGHT OUTPUT UPON DETECTION OF OCCUPANT. ALL OTHER AREAS, OCCUPANCY SENSOR CONTROL SHALL TURN LIGHTING ON TO NOT MORE THAN 50 PERCENT OF LIGHTING POWER OR BE MANUAL ON.
6 TEST ON/OFF SYSTEM WHERE APPLICABLE FOR CORRECT OPERATION.
7 CONTRACTOR SHALL ENSURE THE STEPS ABOVE ARE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION TO AVOID POTENTIAL DELAYS IN OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AHJ TO SATISFY ALL PERMITTING OBLIGATIONS.

100 % CONTRUCTION DOCUMENTS

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BASE BID

engineer

TOWER OF THE AMERICAS IMPROVEMENTS

739 E. CEASER E. CHAVEZ BLVD.

CITY OF SAN ANTONIO

project number
21-12
date
11.01.22

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E1.10

BEATY PALMER ARCHITECTS

Electrical Mechanical/Plumbing Equipment Schedule Base

HVAC Unit Designation	HP	FLA	MCA	MOCP	Total kW	Voltage	Ph	Disconnect	Feeder	Panel Name	Circuit #	Remarks
MSCU-1		14.6 A	18.3 A	20 A	3.0 kW	208 V	1	30A/2P/NF/N1	(1) 3/4"C. EA. W/ (2)-#12,(1)-#12N, (1)-#12GND	GAL	35,37	
SPF-1	10	14.0 A	17.5 A	20 A	11.6 kW	480 V	3	30A/3P/NF/N1	(1) 3/4"C. EA. W/ (3)-#10, (1)-#10N, (1)-#10GND	BB	25,27,29	
SPF-2	7 1/2	11.0 A	13.8 A	15 A	9.1 kW	480 V	3	30A/3P/NF/N1	(1) 3/4"C. EA. W/ (3)-#10, (1)-#10N, (1)-#10GND	BB	26,28,30	

Lighting Fixture Schedule Base

Type	Manufacturer	Catalog Number	Description	Lumens	Lamp Type	CCT	Driver Type	Mounting	Voltage	Wattage	Location	Notes
A1	SOLAS RAY	IBVT 016 50 U WM	LED WALL MOUNTED VAPOR TIGHT GLOBE	1150	LED	5000	LED DRIVER	WALL	120 V	16 VA	STAIRWELL	(130) FIXTURES IN TOTAL. CONTRACTOR TO FIELD VERIFY QUANTITY. 1
B4	DESIGN PLAN	LL2-L/3/RGBW/4/GE/3/X/T	LINEAR RGBW LED PROJECTION LIGHT. PROVIDE WITH REAR SERVICING OPTION. OR EQUIVALENT BY OTHER PRE-APPROVED MANUFACTURER.				B4		120 V	100 VA	TOPHOUSE CRAWLSPACE	COORDINATE OPTIONS WITH ARCHITECT AND LIGHTING DESIGNER
C1	LITHONIA	CSS L48 4000LM MVOLT 40K 80CRI	LED STRIP LIGHT	4300	LED	4000	LED DRIVER	SURFACE	120 V	35 VA	ELEC RM. ENCLOSURE	
G1	KENALL	MS11FD PP MW 20L35K DV	LED RECESSED LIGHT	2500	LED	3500	LED DRIVER	RECESSED	120 V	24 VA	ENCLOSED STAIRWELL	CONFIRM FINISH WITH ARCHITECT. (30) FIXTURES IN TOTAL. CONTRACTOR TO FIELD VERIFY QUANTITY.
G2	KUZCO	ER7108-GY	LED RECESSED LIGHT	600	LED	3500	LED DRIVER	RECESSED	120 V	9 VA	ENCLOSED STAIRWELL	CONFIRM FINISH WITH ARCHITECT. (30) FIXTURES IN TOTAL. CONTRACTOR TO FIELD VERIFY QUANTITY.
X1	BEGHELLI	BRU HT LR U M BA	EXIT SIGN W/ RED LETTERING, INTEGRAL 90-MIN BATTERY		LED				120 V	2 VA	THROUGHOUT	PROVIDE CONFIGURATION AS SHOWN ON DRAWINGS.

Branch Panel: GAL

Location: Room 111 — **Volts:** 120/208 Wye — **A.I.C. Rating:** 22000 A
Supply From: — **Phases:** 3 — **Mains Type:** MCB
Mounting: SURFACE — **Wires:** 4 — **Mains Rating:** 400 A
Enclosure: NEMA 1

CKT	Circuit Description	Type	Trip	Poles	A	B	C	Poles	Trip	Type	Circuit Description	CKT
1	Spare	--	20 A	1	0			1	20 A	--	Spare	2
3	Spare	--	20 A	1		0		1	20 A	--	Spare	4
5	Spare	--	20 A	1			0	1	20 A	--	Spare	6
7	Spare	--	20 A	1	0			1	20 A	--	Spare	8
9	Spare	--	20 A	1		0		1	20 A	--	Spare	10
11	Spare	--	20 A	1			0	1	20 A	--	Spare	12
13	Spare	--	20 A	1	0			1	20 A	--	Spare	14
15	Spare	--	20 A	1		0		1	20 A	--	Spare	16
17	Spare	--	20 A	1			0	1	20 A	--	Spare	18
19	Spare	--	20 A	1	0			1	20 A	--	Spare	20
21	Spare	--	20 A	1		0		1	20 A	--	Spare	22
23	Spare	--	20 A	1			0	1	20 A	--	Spare	24
25	Spare	--	20 A	1	0			1	20 A	--	Spare	26
27	Spare	--	20 A	1		0		1	20 A	--	Spare	28
29	Spare	--	20 A	1			0	1	20 A	--	Spare	30
31	Spare	--	20 A	1	0			1	20 A	--	Spare	32
33	Lighting	Lighting	20 A	1		71		1	20 A	--	Spare	34
35	MSCU-1	Cooling	20 A	2			1523	1	20 A	--	Spare	36
37	--	--	--	--	1523	0		1	20 A	--	Spare	38
39	Spare	--	20 A	1		0		1	20 A	--	Spare	40
41	Spare	--	20 A	1			0	1	20 A	--	Spare	42
			Total Load:		1523 VA	71 VA	1523 VA					
			Total Amps:		15 A	1 A	15 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	3045 VA	100.00%	3045 VA		
Lighting	71 VA	125.00%	88 VA	**Total Conn. Load(KVA):**	3112 VA
				Total Demand(KVA):	3129 VA
				Total Demand(Amps):	9 A

Notes:

Branch Panel: BB

Location: — **Volts:** 480/277 Wye — **A.I.C. Rating:** 10000 A
Supply From: — **Phases:** 3 — **Mains Type:** MLO
Mounting: RACK — **Wires:** 4 — **Mains Rating:** 250 A
Enclosure: NEMA 1

CKT	Circuit Description	Type	Trip	Poles	A	B	C	Poles	Trip	Type	Circuit Description	CKT
1	EXISTING	--	20 A	3	0	0		3	20 A	--	EXISTING	2
3	--	--	--	--				--	--	--	--	4
5	--	--	--	--			0	--	--	--	--	6
7	EXISTING	--	20 A	3	0	0		3	20 A	--	EXISTING	8
9	--	--	--	--				--	--	--	--	10
11	--	--	--	--			0	--	--	--	--	12
13	EXISTING	--	20 A	3	0	0		3	20 A	--	EXISTING	14
15	--	--	--	--				--	--	--	--	16
17	--	--	--	--			0	--	--	--	--	18
19	EXISTING	--	20 A	3	0	0		3	20 A	--	EXISTING	20
21	--	--	--	--				--	--	--	--	22
23	--	--	--	--			0	--	--	--	--	24
25	**SPF-1**	**Fan**	**20 A**	**3**	3880	3048		**3**	**20 A**	**Fan**	**Fan**	26
27	**--**	--	--	--		3880	3048	--	--	**--**	**--**	28
29	**--**	--	--	--			3880	3048	--	--	**--**	**--**	30
31	Spare	--	20 A	3	0	0		3	20 A	--	Spare	32
33	--	--	--	--				--	--	--	--	34
35	--	--	--	--			0	--	--	--	--	36
37	Spare	--	20 A	3	0	0		3	20 A	--	Spare	38
39	--	--	--	--				--	--	--	--	40
41	--	--	--	--			0	--	--	--	--	42
			Total Load:		6928 VA	6928 VA	6928 VA					
			Total Amps:		25 A	25 A	25 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load(KVA):	20784 VA
				Total Demand(KVA):	25980 VA
				Total Demand(Amps):	31 A

Notes:

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1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

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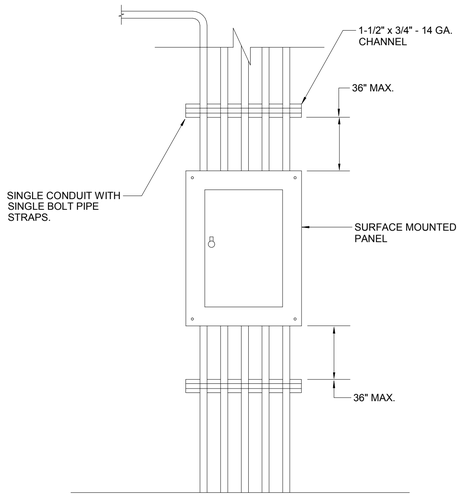
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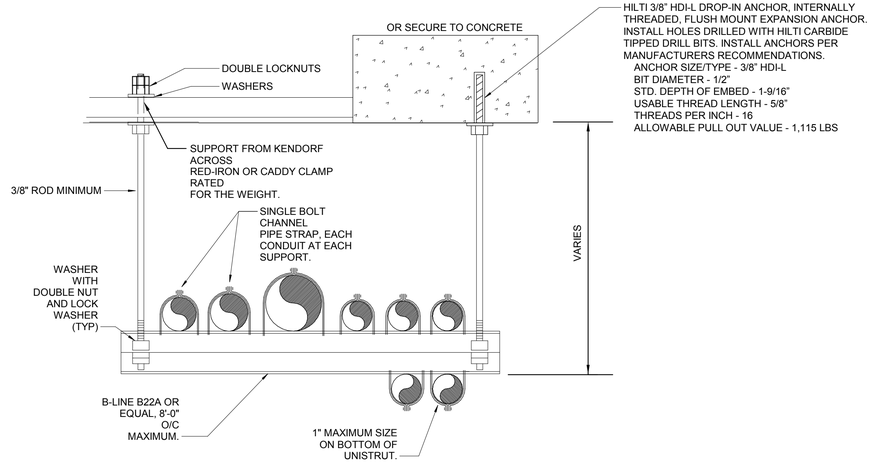
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BEATY PALMER ARCHITECTS



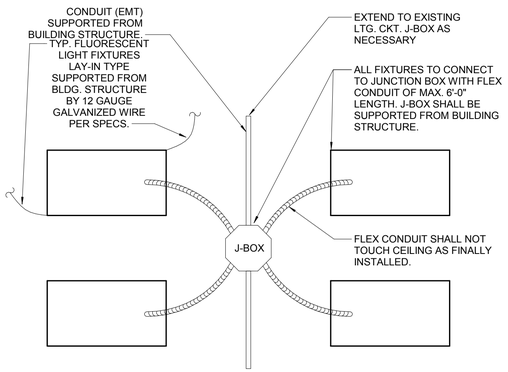
1 CONDUIT SUPPORT DETAIL

SCALE: N.T.S.



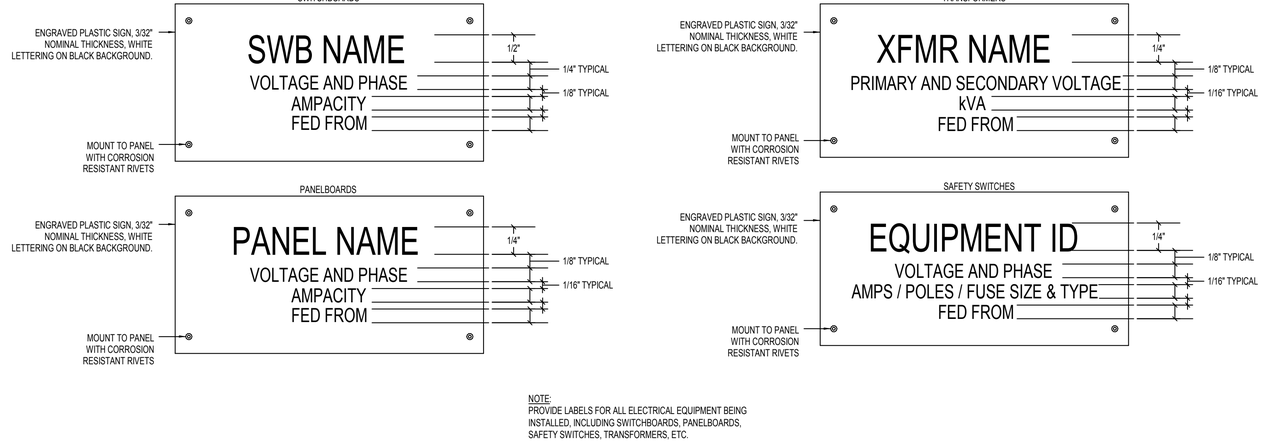
2 TRAPEZE FOR MULTIPLE CONDUITS DETAIL

SCALE: N.T.S.



3 TYPICAL LIGHTING BRANCH CIRCUIT DETAIL

SCALE: N.T.S.



NOTE:
PROVIDE LABELS FOR ALL ELECTRICAL EQUIPMENT BEING INSTALLED, INCLUDING SWITCHBOARDS, PANELBOARDS, SAFETY SWITCHES, TRANSFORMERS, ETC.

4 EQUIPMENT LABELING DETAIL

SCALE: N.T.S.

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TOWER OF THE AMERICAS IMPROVEMENTS

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BEATY PALMER ARCHITECTS

PLUMBING SYMBOLS AND ABBREVIATIONS

(NOT ALL ITEMS INDICATED APPLY TO THIS PROJECT)

ABBREVIATIONS

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

PLUMBING SYSTEM SYMBOLS

- (V) VENT PIPING
- (HW) DOMESTIC HOT WATER
- (FP) FIRE PROTECTION LINE, WET
- (CW) DOMESTIC COLD WATER
- (SS) SANITARY SEWER WASTE
- (HWR) HOT WATER RECIRCULATION
- (GW) GREASE WASTE

PLUMBING FIXTURE SYMBOLS

- FLOOR DRAIN
- FLOOR SINK
- FLOOR CLEANOUT
- YARD CLEANOUT
- LINE CLEANOUT/ WALL CLEANOUT
- WC — FLOOR MOUNTED TANK WATERCLOSET
- L — WALL MOUNTED LAVATORY
- L — COUNTER MOUNTED LAVATORY
- KS — COUNTER MOUNTED KITCHEN SINK
- EWH — ELECTRIC WATER HEATER
- RCP — RECIRCULATING PUMP
- WMB — WASHING MACHINE SUPPLY BOX
- IMB — ICE MAKER SUPPLY BOX
- HOSE BIBB
- HOSE BIBB (RECESSED BOX)

NOTES
1. NOT ALL FIXTURES WILL BE SERVED BY COLD AND HOT WATER
2. ADA FIXTURES WILL BE NOTED AS SUCH ON FIXTURE SCHEDULE

PLUMBING FITTING SYMBOLS

- ELBOW UP
- ELBOW DOWN
- VALVE IN DROP
- VALVE IN RISE
- DIRECTION OF FLOW
- DIRECTION OF SLOPE DOWN
- CONCENTRIC REDUCER
- TEE OUTLET UP
- TEE OUTLET DOWN
- UNION
- STRAINER WITH BLOW-DOWN VALVE
- GATE VALVE OR BALANCING/STOP VALVE
- GLOBE VALVE
- BALL VALVE
- BALANCING VALVE WITH DIFFERENTIAL PRESSURE TAPS
- CHECK VALVE
- BUTTERFLY VALVE
- PRESSURE REDUCING VALVE
- T&P RELIEF VALVE
- THERMOMETER
- VACUUM RELIEF VALVE
- BACKFLOW PREVENTOR

MISCELLANEOUS SYMBOLS

- 1 — PLUMBING KEYED NOTE TAG
- 1 — DEMO FIRE PROTECTION KEYED NOTE TAG
- FIRE PROTECTION KEYED NOTE TAG
- REVISION TAG
- WC-1 — FIXTURE TAG
- 3"CW — PIPE SIZE AND TYPE
- 2 / P2.1 — DETAIL NUMBER AND SHEET NUMBER WHERE DETAIL OR ENLARGEMENT IS SHOWN

GENERAL PLUMBING NOTES - APPLIES TO ALL SHEETS

1. THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT OF THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THE WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEMS FOR THE PROJECT AREAS.
2. SANITARY SEWER PIPING 3" AND SMALLER TO BE INSTALLED AT A 2% SLOPE AND SANITARY SEWER PIPING 4" AND LARGER TO BE INSTALLED AT A 1% SLOPE.
3. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH SUPPLIER AND INSTALLATION DRAWINGS. MAKE FINAL CONNECTIONS TO EQUIPMENT AND OUTLETS, FURNISHING CUTOFF VALVES, P-TRAPS, PRVS AND PIPING AS REQUIRED.
4. COORDINATE WATER, WASTE, VENT AND OTHER PIPING WITH ALL OTHER TRADES TO AVOID SPACING AND ROUTING PROBLEMS.
5. FIXTURES, EQUIPMENT, CONNECTIONS AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED FEDERAL AND LOCAL CODES AND REQUIREMENTS.
6. PENETRATIONS THROUGH WALLS SHALL BE SLEEVED, SEALED AND FIRESAFED TO MAINTAIN THE INTEGRITY OF THE WALL UL FIRE RESISTANCE RATING.
7. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL PLUMBING SERVICES WITH BUILDING CONDITIONS AND OTHER TRADES.
8. SUPPORTS, ANCHORS, BOLTS, AND HANGERS FOR ALL EQUIPMENT SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING AND REINFORCEMENT STEEL NEEDED TO SUPPORT EQUIPMENT AND PIPING SHALL BE FURNISHED AND INSTALLED AS PART OF THIS WORK.
9. MAINTAIN ACCESSIBILITY TO ALL VALVES AND PIPING SPECIALTIES WHICH REQUIRE MAINTENANCE. WHERE REQUIRED, PROVIDE ACCESS PANELS COORDINATED WITH THE ARCHITECT TO SERVICE VALVES AND SPECIALTIES.
10. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO CUTTING ANY OPENINGS IN THE STRUCTURE. THE SLEEVING OF BEAMS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEERS DRAWINGS AND DETAILS PRIOR TO ROUGH IN.
11. ALL WORK IS TO BE COORDINATED WITH THE CONSTRUCTION SCHEDULE FOR THE PROJECT.
12. THE DRAWINGS DO NOT INDICATE ALL WORK REQUIRED IN EVERY DETAIL. THE CONTRACTOR SHALL COMPLETE THE WORK IN ALL RESPECTS WHETHER DETAILED IN THESE DRAWINGS OR NOT.
13. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SLEEVED AND FILLED WITH FIRE STOPPING COMPOUND. MAINTAIN WALL RATING WHEN PENETRATED.
14. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED IN ACCORD WITH LOCAL CODES, AND TO MINIMIZE AND PREVENT EXCESSIVE MOVEMENT.
15. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
16. EQUIPMENT INSTALLATIONS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS OF UTILITIES. VARIATIONS SHALL BE ACCOUNTED FOR IN THIS CONTRACT.
18. VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS TO ACCOMMODATE THE ACTUAL LOCATIONS OF UTILITIES. COORDINATE THE INSTALLATION OF ALL EQUIPMENT AND UTILITIES WITH ACTUAL CONDITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
19. FLAME SPREAD RATING AND SMOKE DEVELOPED RATING OF ALL MATERIALS IN THE RETURN AIR PLENUM SHALL NOT EXCEED 25/50.

100 % CONTRUCTION DOCUMENTS

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engineer **revisions**

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
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project number 21-12
date 11.01.2022
drawn by ZWH
checked by PEP

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1 P1.1 BOTTOM HOUSE PLUMBING FLOOR PLAN - BASE BID

1/4" = 1'-0"

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KEYED NOTES (THIS SHEET ONLY)

1. CONNECT TO EXISTING SANITARY PIPING IN CONCRETE. SAWCUT EXISTING CONCRETE AS NECESSARY. PATCH AND SEAL CONCRETE TO MATCH EXISTING.
2. NEW FLOOR SINK. FIELD VERIFY INSTALL LOCATION AND COORDINATE WITH ONSITE SYSTEMS AND STRUCTURE.
3. FIELD VERIFY EXACT LOCATION OF FLOOR SINK AND ASSOCIATED DRAIN PIPING.

BASE BID

engineer **revisions**

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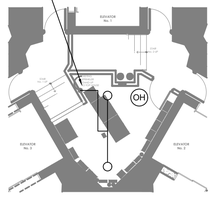
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FIRE PROTECTION SYMBOL LEGEND	
———	STEEL SCHEDULE 40 SPRINKLER PIPE
○	UPRIGHT SPRINKLER - BRASS
(OH)	ORDINARY HAZARD OCCUPANCY

GENERAL NOTES:

1. REFER TO SPECIFICATION SECTION 21 13 13 PARAGRAPH 1.1 FOR ADDITIONAL SCOPE OF WORK ITEMS NOT SHOWN ON DRAWINGS.

TIE-IN TO EXISTING STANDPIPE WITH NEW FLOOR CONTROL ASSEMBLY TO SUPPLY SPRINKLERS IN NEW ELECTRICAL ROOM.



1 FIRE PROTECTION PLAN - ELECTRICAL ROOM - 1ST LEVEL
3/32" = 1'-0"

10/7/22 LOA
WJE Proj # 2021.1189

STATE OF TEXAS
WARREN DOUGLAS BONISCH
84885
LICENSED
PROFESSIONAL ENGINEER

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS
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BASE BID

Consultant **revisions**

TOWER OF THE AMERICAS IMPROVEMENTS

739 TOWER OF AMERICAS WAY
SAN ANTONIO TX., 78205

CITY OF SAN ANTONIO

project number 21-12
date 10.07.22
drawn by PR
checked by WDB

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sheet number
FP1.1

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ALTERNATES

#1 KITCHEN FLOOR AND CRAWLSPACE PLUMBING
- REMOVE AND REPLACE KITCHEN FLOORING AND WATERPROOF.
- REPLACE CRAWLSPACE PLUMBING AND KITCHEN FLOOR DRAINS.

1 #2 SHAFT SURFACE COATING - OPTION A
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: SIL-ACT ATS-100 BY ADVANCED CHEMICAL TECHNOLOGIES, INC. TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

#3 SHAFT SURFACE COATING - OPTION B
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: DUR A PELL 100 SERIES 665 BY TNEMEC, TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

1 #4 SHAFT SURFACE COATING - OPTION C
- PREPARE SURFACE AND APPLY WATER-REPELLENT COATING: PROTECTOSIL® CHEM-TRETE BSM 400, BY EVONIK, TO THE ENTIRETY OF THE EXTERIOR OF THE CONCRETE SHAFT SURFACE.

#5 ANTENNA MAST RECOATING
- PREPARE, REPAIR, AND RECOAT THE ANTENNA MAST.

#6 TOPHOUSE EXTERIOR LIGHTING
- REPLACE B6 AND B5 EXTERIOR LIGHTING FIXTURES AND LIGHTING ASSOCIATED CONTROLS.

ALTERNATES

architect



12.19.22

revisions

1	ADD 01	12.19.22

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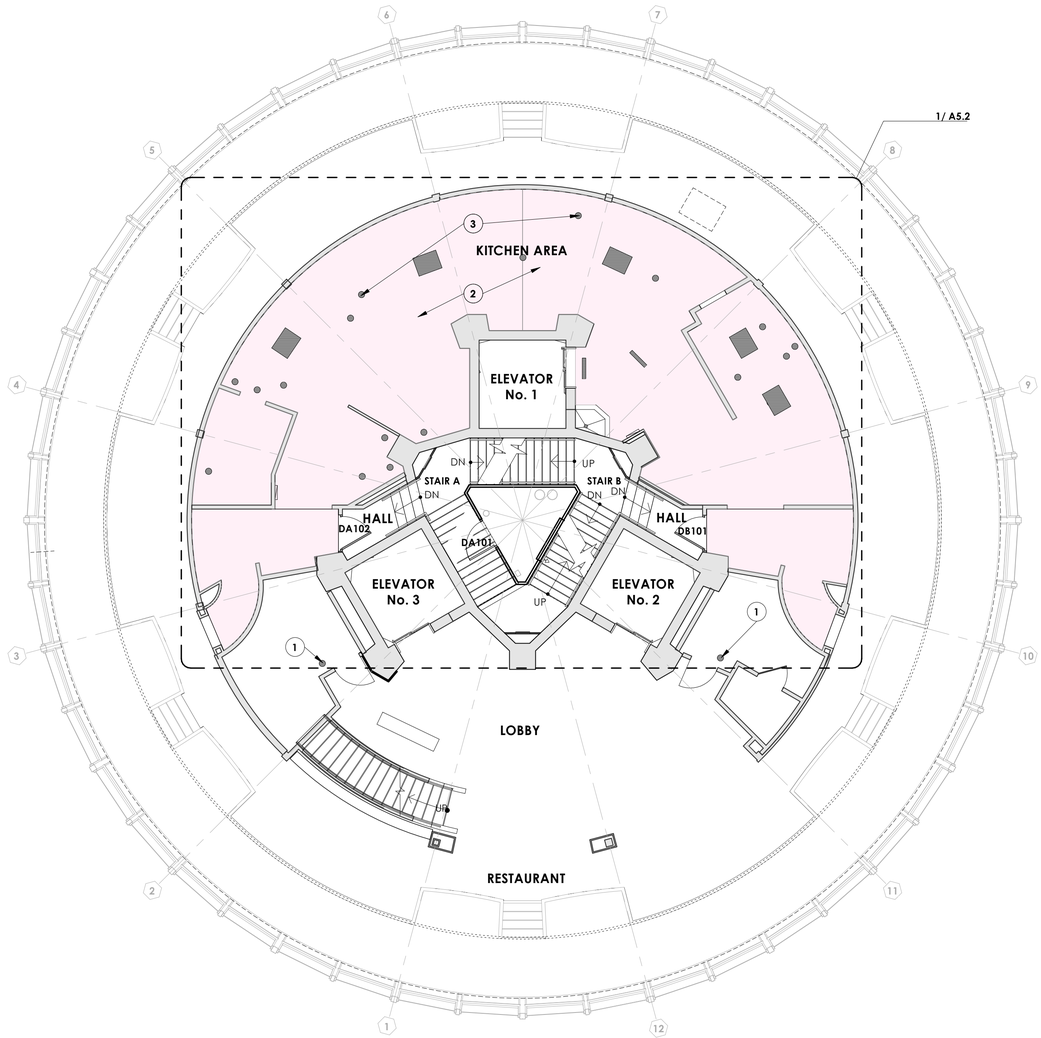
100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 **ALTERNATE #1**
REITROFIT NEW FLOOR DRAIN IN EXISTING TILE / REFER TO PLUMBING DRAWINGS

2 **ALTERNATE #1**
PINK HATCH INDICATES AREA TO REMOVE EXISTING THICKSET QUARRY TILE FLOORING AND BASE THROUGHOUT KITCHEN / REPLACE WITH A REACTIVE RESIN INDUSTRIAL FLOOR SYSTEM OVER A CEMENTIOUS TOPPING/ REFER TO DETAILS

3 **ALTERNATE #1**
REPLACE ALL FLOOR DRAINS IN KITCHEN AREA / REFER TO PLUMBING AND DETAILS



1 TOPHOUSE LEVEL 1
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

ALTERNATES

architect

REGISTERED ARCHITECT CLINTON BARRETT PALMER 23988 STATE OF TEXAS

10.14.22

revisions

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GE, GG

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11.01.22

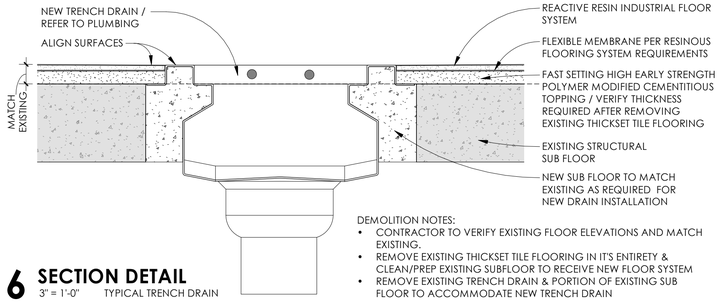
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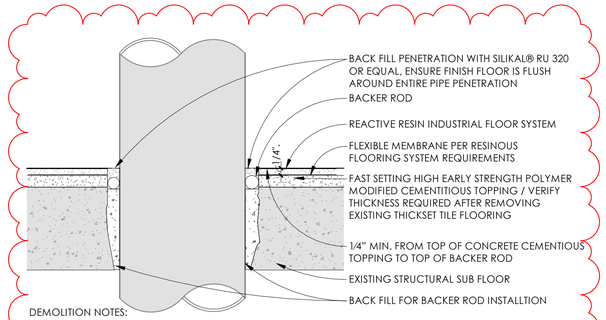
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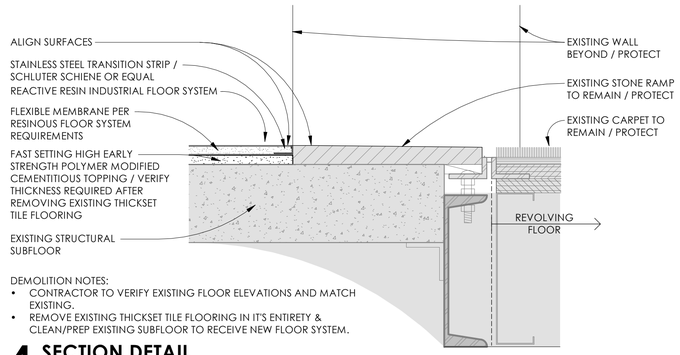
DEMOLITION NOTES:
- CONTRACTOR TO VERIFY EXISTING FLOOR ELEVATIONS AND MATCH EXISTING.
- REMOVE EXISTING THICKSET TILE FLOORING IN IT'S ENTIRETY & CLEAN/PREP EXISTING SUBFLOOR TO RECEIVE NEW FLOOR SYSTEM
- REMOVE EXISTING TRENCH DRAIN & PORTION OF EXISTING SUB FLOOR TO ACCOMMODATE NEW TRENCH DRAIN

6 SECTION DETAIL
3" = 1'-0" TYPICAL TRENCH DRAIN



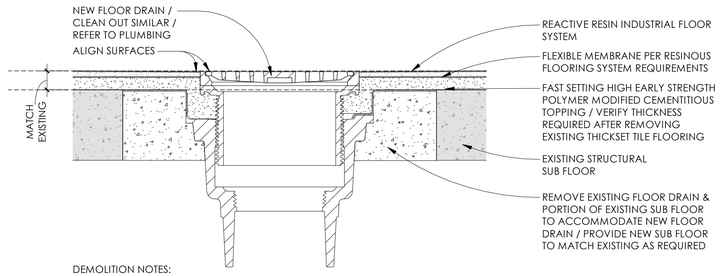
DEMOLITION NOTES:
- CONTRACTOR TO VERIFY EXISTING FLOOR ELEVATIONS AND MATCH EXISTING.
- REMOVE EXISTING THICKSET TILE FLOORING IN IT'S ENTIRETY & CLEAN/PREP EXISTING SUBFLOOR TO RECEIVE NEW FLOOR SYSTEM.

5 SECTION DETAIL
3" = 1'-0" TYPICAL PIPE PENETRATION THRU EXISTING CONCRETE



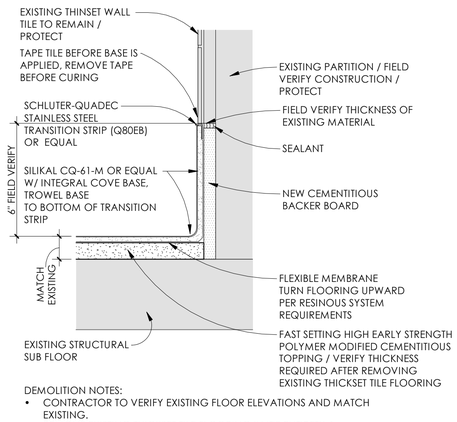
DEMOLITION NOTES:
- CONTRACTOR TO VERIFY EXISTING FLOOR ELEVATIONS AND MATCH EXISTING.
- REMOVE EXISTING THICKSET TILE FLOORING IN IT'S ENTIRETY & CLEAN/PREP EXISTING SUBFLOOR TO RECEIVE NEW FLOOR SYSTEM.

4 SECTION DETAIL
3" = 1'-0" FLOOR TRANSITION



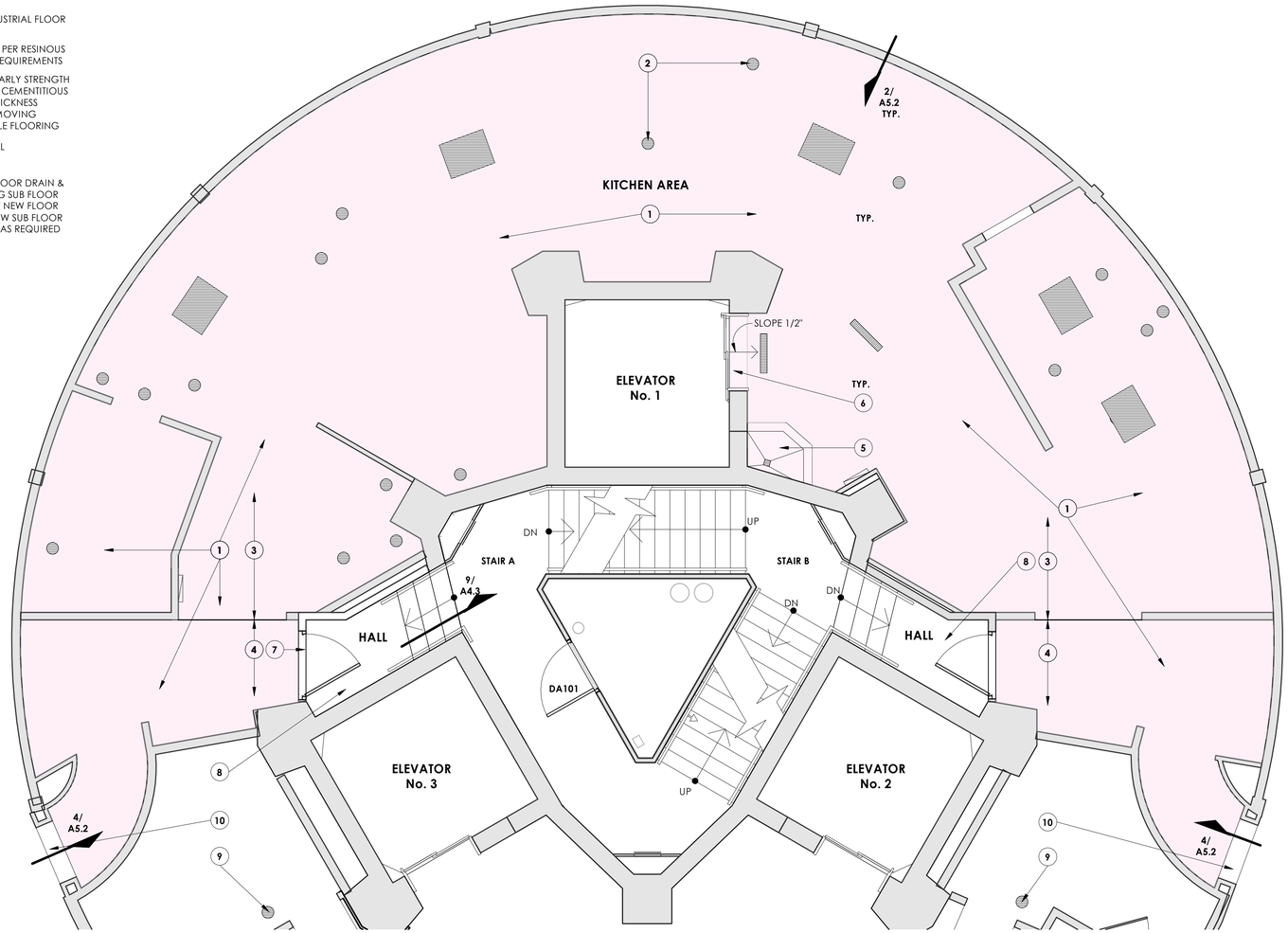
DEMOLITION NOTES:
- CONTRACTOR TO VERIFY EXISTING FLOOR ELEVATIONS AND MATCH EXISTING.
- REMOVE EXISTING THICKSET TILE FLOORING IN IT'S ENTIRETY & CLEAN/PREP EXISTING SUBFLOOR TO RECEIVE NEW FLOOR SYSTEM
- REMOVE EXISTING TRENCH DRAIN & PORTION OF EXISTING SUB FLOOR TO ACCOMMODATE NEW TRENCH DRAIN

3 SECTION DETAIL
3" = 1'-0" TYPICAL FLOOR DRAIN



DEMOLITION NOTES:
- CONTRACTOR TO VERIFY EXISTING FLOOR ELEVATIONS AND MATCH EXISTING.
- REMOVE EXISTING THICKSET TILE FLOORING IN IT'S ENTIRETY & CLEAN/PREP EXISTING SUBFLOOR TO RECEIVE NEW FLOOR SYSTEM.
- REMOVE EXISTING TILE BASE & SUBSTRATE BEHIND TILE TO RECEIVE NEW FLOOR SYSTEM BASE.

2 SECTION DETAIL
3" = 1'-0" FLOOR / BASE



north

1 ENLARGE FLOOR PLAN - KITCHEN
1/4" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 **ALTERNATE #1** PINK HATCH INDICATES AREA TO REMOVE EXISTING THICKSET QUARRY TILE FLOORING AND BASE THROUGHOUT KITCHEN / REPLACE WITH A REACTIVE RESIN INDUSTRIAL FLOOR SYSTEM / REFER TO DETAILS

2 **ALTERNATE #7** REPLACE ALL FLOOR DRAINS IN KITCHEN AREA / REFER TO PLUMBING / 6/A5.2 AND 3/A5.2

3 **ALTERNATE #1** COLOR OF QUARTZ FLOORING TO BE 10% BLACK, 90% SILVER GRAY

4 **ALTERNATE #1** COLOR OF QUARTZ FLOORING TO BE 10% SILVER GRAY, 90% BLACK

5 **ALTERNATE #1** REMOVE QUARRY TILE FROM JANITOR SINK AND REPLACE WITH REACTIVE RESIN INDUSTRIAL FLOOR SYSTEM

6 **ALTERNATE #1** TERMINATE NEW FLOOR SYSTEM INTO EXISTING ELEVATOR SILL / SLOPE SILL AWAY FROM ELEVATOR

7 **ALTERNATE #1** PROVIDE NEW SLOPED ALUMINUM THRESHOLD UNDER DOOR

8 EXISTING CONCRETE FLOORING TO REMAIN

9 **ALTERNATE #7** RETROFIT NEW FLOOR DRAIN IN EXISTING TILE / PATCH AND REPAIR TILE AS REQUIRED FOR NEW DRAIN

10 EXISTING GRANITE TRANSITION TO REMAIN / REFER TO DETAIL

GENERAL NOTES

ALTERNATE #1

A. THE WORK ASSOCIATED WITH THE REPLACEMENT OF THE KITCHEN FLOORING WILL REQUIRE TEMPORARY RELOCATION OF THE KITCHEN EQUIPMENT; CONTRACTOR WILL BE RESPONSIBLE FOR DOCUMENTING EQUIPMENT LOCATIONS AND INSTALLATION, RELOCATING EQUIPMENT TO AN AGREED UPON LOCATION WITHIN THE TOP HOUSE FOR DURATION OF FLOORING INSTALLATION, AND REINSTALLATION OF EQUIPMENT IN THE SAME LOCATION.

ALTERNATES

architect

CLAYTON BARRETT WALDROP 23968 REGISTERED ARCHITECT STATE OF TEXAS

12.19.22

revisions

1 ADD 01 12.19.22

TOWER OF THE AMERICAS IMPROVEMENTS

CITY OF SAN ANTONIO
739 TOWER OF AMERICAS WAY
SAN ANTONIO TX, 78205

project number 21-12
date 11.01.22
drawn by AG, MS, GE, GG
checked by CBH

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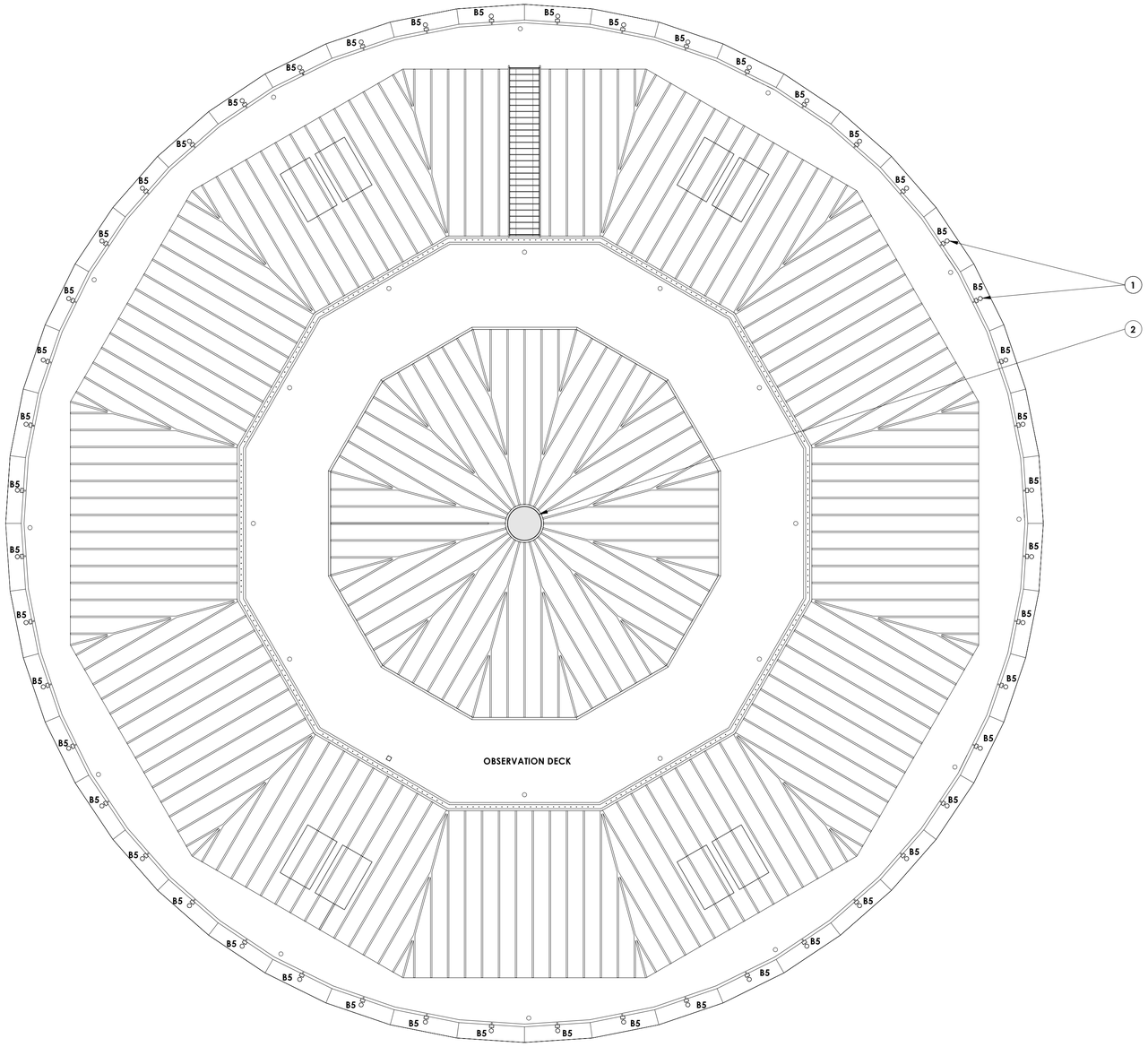
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KEYNOTES

1 **ALTERNATE #6**
PROVIDE NEW LIGHT FIXTURES PER LIGHTING PLANS

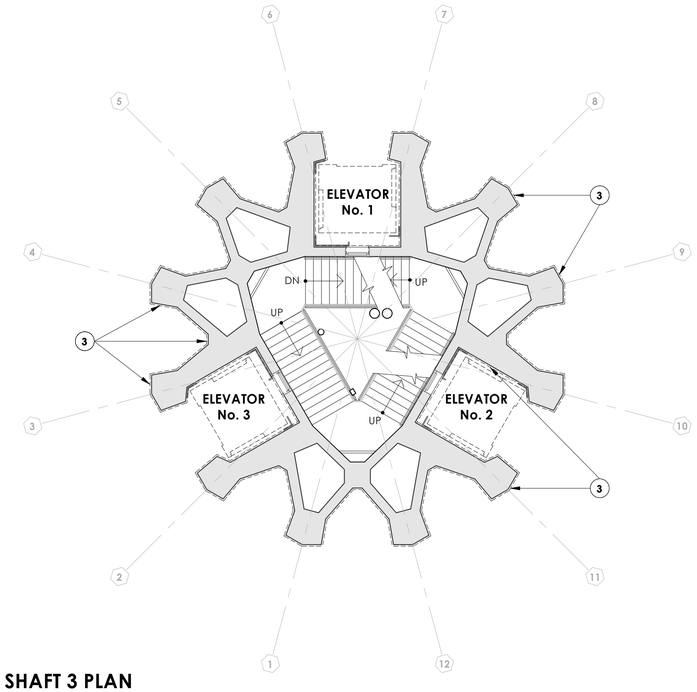
2 **ALTERNATE #5**
FOR ENTIRETY OF MAST / SCRAPE OFF ALL RUST / REPLACE COMPROMISED STEEL / REFER TO S/5.03

3 **ALTERNATE #2, #3, #4**
PROVIDE NEW CONCRETE COATING ON ENTIRETY OF EXPOSED EXTERIOR CONCRETE / REFER TO ALTERNATE LIST FOR COATING SPECIFICATION



2 ROOF PLAN
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

2/ A6.1



1 SHAFT 3 PLAN
1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION

ALTERNATES

architect

REGISTERED ARCHITECT CLAYTON BARRETT THOMPSON 23988 STATE OF TEXAS

10.14.22

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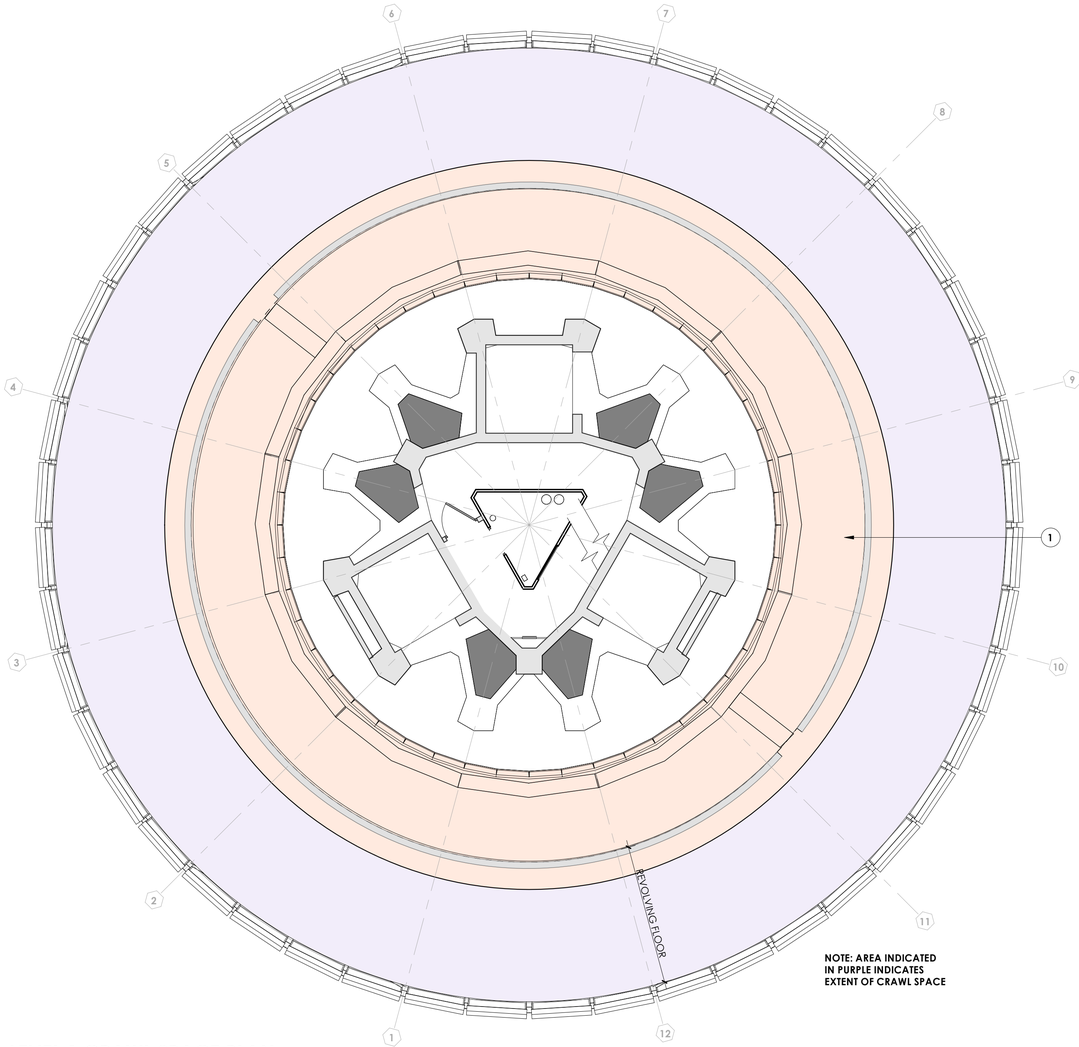
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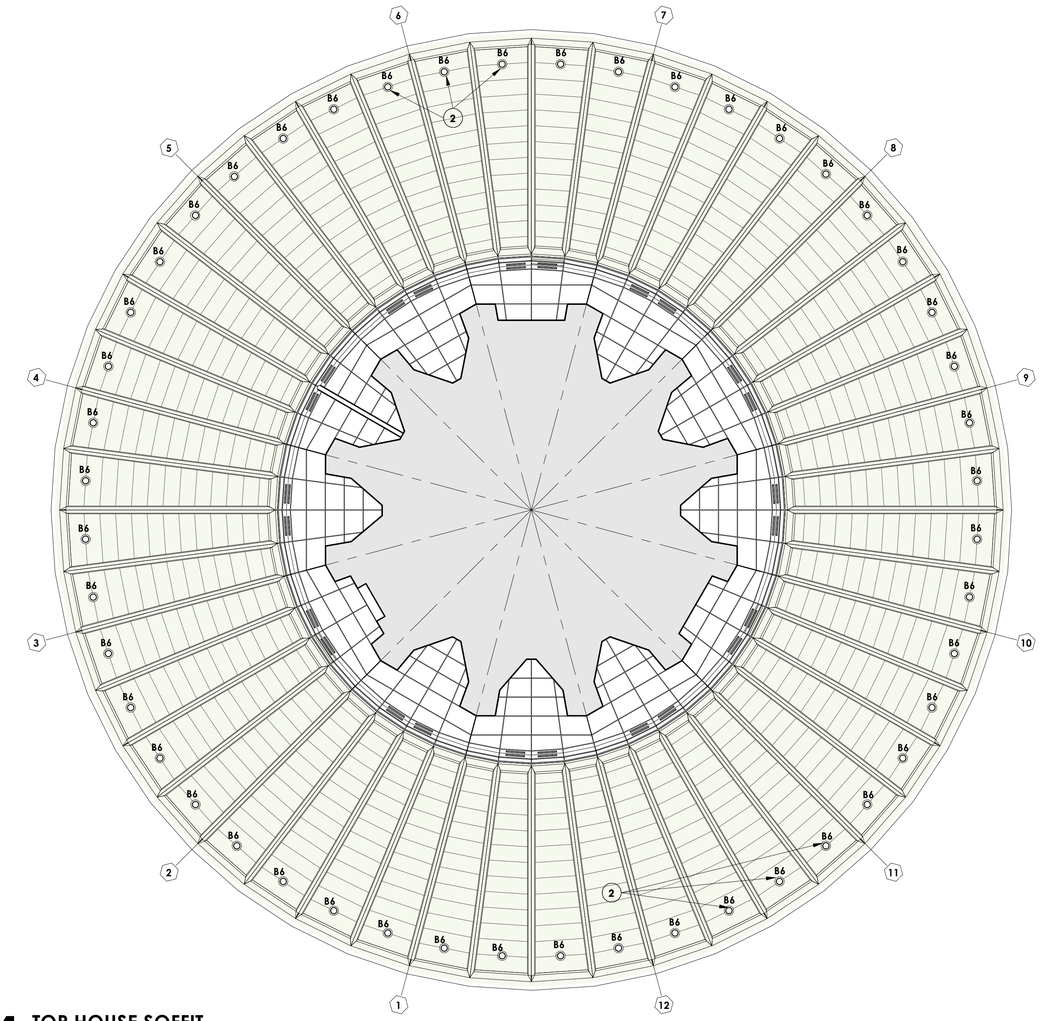
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NOTE: AREA INDICATED IN PURPLE INDICATES EXTENT OF CRAWL SPACE

2 LEVEL 1 CRAWL SPACE PLAN

1/8" = 1'-0" SELECTIVE DEMOLITION / NEW CONSTRUCTION



1 TOP HOUSE SOFFIT

1/8" = 1'-0" UNDERSIDE OF TOPHOUSE / EXISTING CONDITIONS

100 % CONTRUCTION DOCUMENTS

KEYNOTES

1 **ALTERNATE #7**
REPLACE PLUMBING IN THE CRAWL SPACE INCLUDING GAS PIPING, DOMESTIC WATER, SANITARY WASTE AND VENT PIPING, KITCHEN FLOOR SINKS AND DRAINS / REFER TO MEP

2 **ALTERNATE #6**
REPLACE LIGHTS IN FIBERGLASS PANELS / REFER TO MEP / 48 TOTAL LIGHTS

ALTERNATES

architect

REGISTERED ARCHITECT CLAYTON BARRETT THOMPSON 23988 STATE OF TEXAS

10.14.22

revisions

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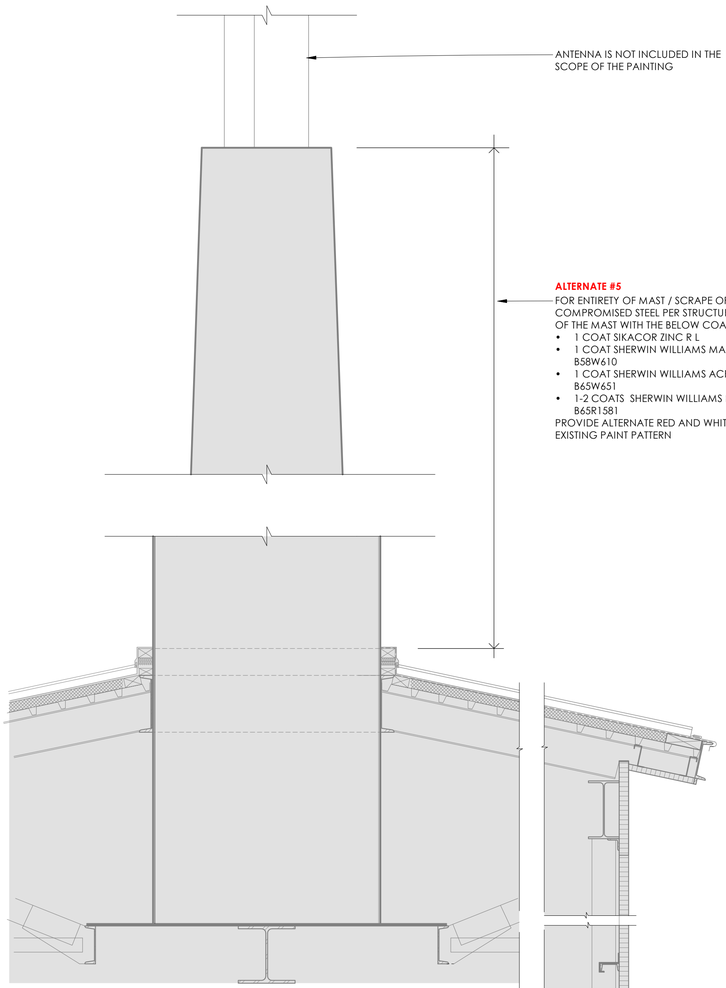
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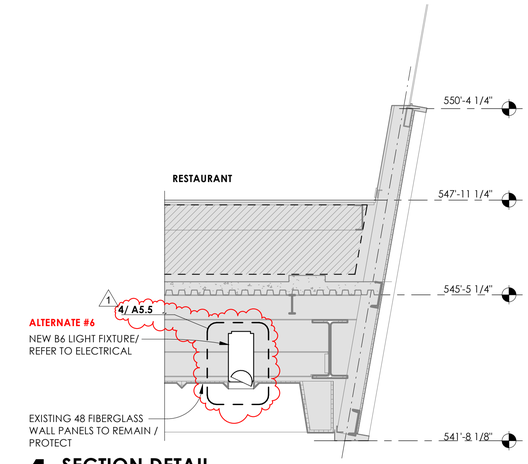
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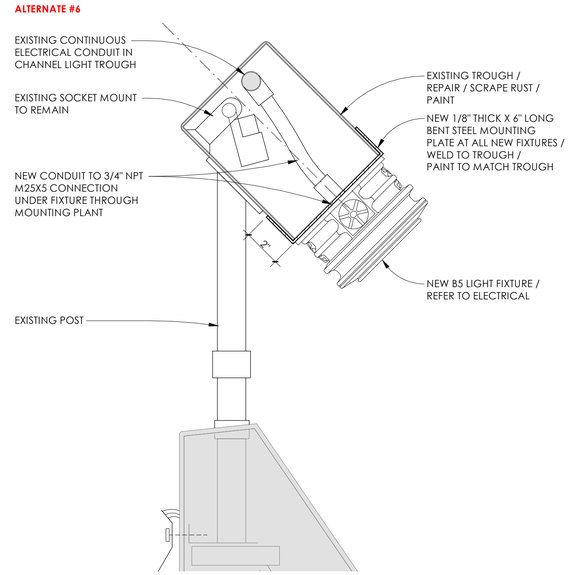
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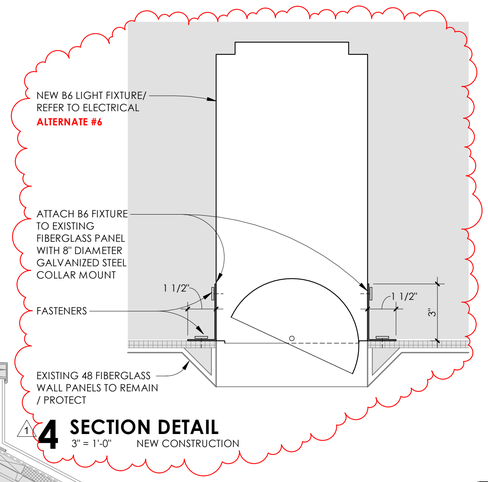




1 SECTION DETAIL
1/2" = 1'-0" NEW CONSTRUCTION



3 SECTION DETAIL
3" = 1'-0" NEW CONSTRUCTION



4 SECTION DETAIL
3" = 1'-0" NEW CONSTRUCTION

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

ALTERNATES

architect

REGISTERED ARCHITECT CLAY H. BARRETT III 23988 STATE OF TEXAS
12.19.22

revisions

1	ADD 01	12.19.22

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DEMOLITION NOTES:

DN-1 THE CONTRACTOR MUST REVIEW ALL WORK IN PROGRESS TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

DN-2 DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.

DN-3 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.

DN-4 CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER OF RECORD.

DN-5 IF NECESSARY, WHERE EXISTING CONCRETE IS NOTED TO BE REMOVED, WORK SHALL BE COMPLETED ACCORDING TO NOTES & DETAILS ON BASE BID DOCUMENTS SHEETS S1.00 & S1.05

DN-6 INITIATE SAWCUTTING THRU WALLS AND SLABS WITH 3" CORE HOLES AT ALL CORNERS TO PREVENT OVERCUTS. OVERCUTS ARE NOT PERMITTED.

DN-7 REPLACE ALL CONCRETE COVERAGE, REMOVED TO INSTALL NEW STEEL MEMBERS, TO MAINTAIN FIRE PROTECTION OF MAIN STRUCTURAL FRAMING.

DN-8 ALL TEMPORARY SHORING IS TO BE DESIGNED AND DETAILED BY A LICENSED PROFESSIONAL ENGINEER. SIGNED AND STAMPED DRAWINGS ARE TO BE SUBMITTED TO THE A/E TEAM FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

1

1

WATER REPELLENT PROTECTIVE COATING NOTES:

WC-1 IF NECESSARY, REMOVE ALL LOOSE CONCRETE AND REPAIR PER CONCRETE SPALL/CRACK PATCHING NOTES WITHIN BASE BID DOCUMENTS ON SHEET S1.00 AND S1.05

WC-2 SMOOTH ALL PATCHES AFTER CURING HAS COMPLETED. IF FURTHER REPAIRS REQUIRED BEYOND COMPLETED BASE BID WORK., REF. NOTE WC-1.

WC-3 REPLACE ALL ELEVATOR BRACKETS AND REPAIR ALL PREVIOUS LOCATIONS OF BRACKETS PRIOR TO COATING, INCLUDING PATCHING OF EXISTING LOCATIONS OF EXISTING ANCHORS PREVIOUSLY ABANDONED.

WC-4 APPLY WATER REPELLENT PROTECTIVE COATING PER MANUFACTURER'S INSTRUCTIONS.

NOTE: COATING OPTIONS HAVE BEEN PROVIDED WITHIN THE SPECIFICATIONS MANUAL FOR THIS PROJECT IN SECTION 07 19 17 WATER REPELLENT AND AS LISTED IN SCHEDULE OF ALTERNATES ON SHEET A1.1 NUMBERS 2, 3, & 4. PROVIDE MOCK-UPS PER SECIFICATIONS. CITY OF SAN ANTONIO HAS FINAL APPROVAL OF PROVIDED COATINGS.

MAST REPAIR NOTES:

MR-1 ALL STEEL MEMBERS, CONNECTIONS AND WEEP HOLES SHALL HAVE AREAS OF LOOSE RUST REMOVED. WIRE BRUSH AND REMOVE ALL VISIBLE CORROSION DOWN TO SOLID STEEL TUBE FRAME. AFTER CLEANING, IF ANY SECTION LOSS IS ENCOUNTERED, THE EOR AND DESIGN TEAM IS TO BE NOTIFIED FOR EVALUATION FOR REMEDIATION IF NECESSARY.

MR-2 IN AREAS NOT AFFECTED BY CORROSION REMOVE ALL PAINT FROM ENTIRETY OF ORIGINAL MAST OR PREP SURFACE TO ACHIEVE SUBSTRATE CONDITION ACCEPTABLE TO MANUFACTURER REQUIREMENTS OF NEW PAINT.

MR-3 PAINT STEEL AREAS THAT WERE EXPOSED UNDER THE CLEANING GUIDELINES OF NOTE MR-1 WITH A CORROSION INHIBITIVE PAINT SUCH AS SIKACOR ZINC R ZINC RICH PRIMER OR EQUVALENT PRIOR TO APPLICATION OF EXTERIOR PAINT.

MR-4 REPAINT ENTIRE MAST WITH HIGH QUALITY EXTERIOR GRADE RUST INHIBITING EPOXY PAINT AS DIRECTED BY THE ARCHITECT FOR REQUIRED COLOR FINISH.

STEEL FRAMING NOTES REPLACEMENT STEEL:

SF-1 WIDE FLANGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY=50 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, GRADE B, FY=35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY=46 KSI, ALL OTHERS SHALL CONFORM TO ASTM A36, FY=36 KSI. CONNECTIONS SHALL CONFORM TO REQUIREMENTS OF AISC.

SF-2 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.

SF-3 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.

GENERAL NOTES:

GN-1 THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2018) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).

GN-2 THE DESIGN LOADS ARE:

SUPERIMPOSED DEAD LOADS
MECHANICAL DUCTS/CONDUITS, CEILING, ETC. . . . . 5 PSF
MECHANICAL EQUIPMENT . . . . . AS INDICATED ON PLANS

FLOOR LIVE LOAD
CORRIDOR . . . . . .100 PSF
OFFICES . . . . . 50 PSF
MOVEABLE PARTITIONS . . . . . 20 PSF
MECHANICAL ROOMS . . . . . 150 PSF
(NON REDUCIBLE)

ASSEMBLY AREAS:
FIXED SEATS . . . . . 60 PSF
LOBBIES . . . . . 100 PSF
MOVEABLE SEATS . . . . . 100 PSF
STAGES & PLATFORMS . . . . . 125 PSF
CATWALKS . . . . . 40 PSF

ROOF LIVE LOAD
FLAT ROOF . . . . . 20 PSF
PITCHED ROOF . . . . . 20 PSF

ROOF SNOW LOAD
GROUND SNOW Pg . . . . . 5 PSF
SNOW EXPOSURE FACTOR Ce 1.0
SNOW LOAD IMPORTANCE FACTOR Is 1.1
THERMAL FACTOR Ct 1.0

WIND LOAD
BASIC WIND SPEED (ULTIMATE DESIGN) 120
BUILDING CATEGORY III
WIND EXPOSURE . . . . . B
INTERNAL PRESSURE COEF. . . . . ±0.18
COMPONENTS AND CLADDING WIND PRESSURE . . . . . 75 PSF

EARTHQUAKE LOADS
SEISMIC IMPORTANCE FACTOR Ie 1.00
SPECTRAL RESPONSE ACCELERATION Ss 14%
SPECTRAL RESPONSE ACCELERATION S 3%
SPECTRAL RESPONSE COEF. SDs. 14%
SPECTRAL RESPONSE COEF. SD 5%
SEISMIC DESIGN CATEGORY . . . . . A
SEISMIC RESPONSE COEF Cs 01

RETAINING WALLS
GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY 1.5
TYPE . . . . . .CANTILEVER
EQUIVALENT FLUID PRESSURE . . . . . 50 PCF
BACKFILL . . . . . DRAINED/ONSITE
FOOTING BEARING . . . . . 1500 PSF
SURCHARGE . . . . . 200 PSF

FLOOD LOAD
ELEVATION OF LOWEST FLOOR . . . . . .REF. ARCH. DWGS.

GN-3 ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)

D
D+L
D+(Lr, or S or R)
D+0.75L+0.75(Lr or S or R)
D+(0.6W)
D+0.75L+0.75(0.6W)+0.75(Lr, or S or R)
0.6D+0.6W
D+0.7E

STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)

1.4D
1.2D+1.6L+0.5(Lr, or S or R)
1.2D+1.6(Lr, or S or R)+(L or 0.5W)
1.2D+1.0W+L+0.5(Lr, or S or R)
0.9D+1.0W
1.2D+E+L+0.2S

GN-4 PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GN-5 UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.

GN-6 PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL SUPERSTRUCTURE.

GN-7 THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATOR'S ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.

GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

GN-9 GENERAL CONTRACTOR TO PROVIDE FOR 5.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, AND LABOR FOR THE LEVEL 1 PANTRY STAIR PRESSURIZATION PENETRATIONS WITHIN THE EXISTING STRUCTURE. REFER TO STAIR PRESSURIZATION DRAWINGS FOR LOCATIONS.

CONTRACTOR NOTE

THE STRUCTURAL SYSTEM FOR THIS PROJECT SHALL NOT BE CONSTRUCTED BY USING THE STRUCTURAL DRAWINGS ALONE. THESE DRAWINGS WERE DEVELOPED FROM DATA DERIVED PRIMARILY FROM THE ARCHITECTURAL DRAWINGS AND SECONDARILY FROM MEP, CIVIL AND OTHER DISCIPLINES' DOCUMENTS. IT IS INTENDED THAT CONSTRUCTION PROCEED BY UTILIZING ALL OF THE INFORMATION CONTAINED IN THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TAKEN AS A WHOLE; FAILURE TO DO SO WILL RESULT IN ERRORS WHICH SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

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100 % CONSTRUCTION DOCUMENTS

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ALTERNATES

engineer

DATE: 10/31/2022

STATE OF TEXAS
SHAWN J. FRANKE
Addendum 01
12/08/22
103239
LICENSED
PROFESSIONAL ENGINEER

revisions

1	Addendum 01	12/08/22

TOWER OF THE AMERICAS IMPROVEMENTS

739 TOWER OF THE AMERICAS WAY
SAN ANTONIO, TX 78215

CITY OF SAN ANTONIO

project number 21-12
date 10.31.2022
drawn by J.D.H.
checked by S.J.F.

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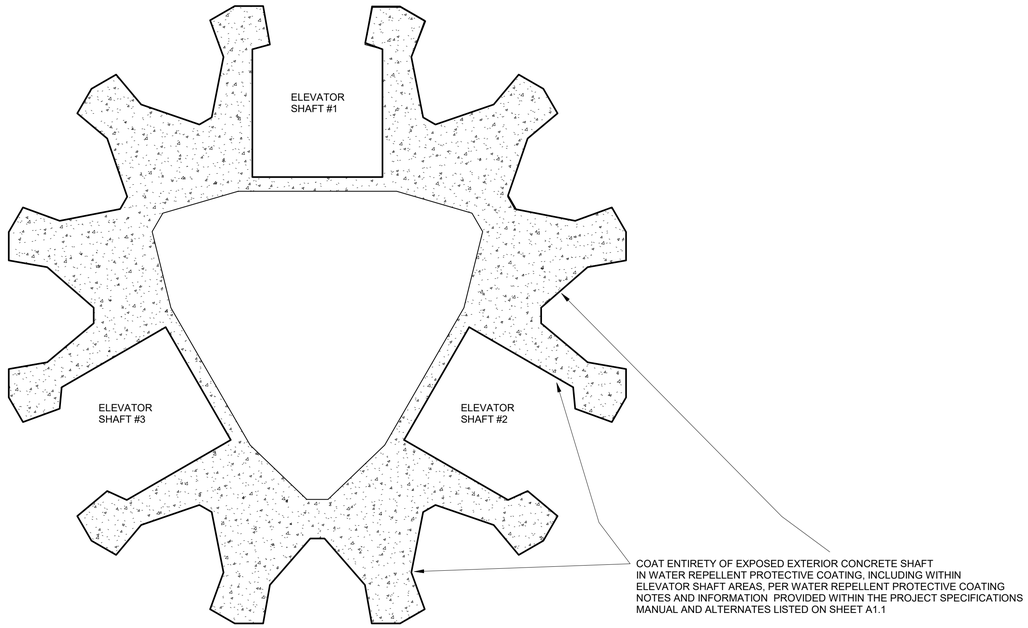
S5.01

BEATY PALMER ARCHITECTS

PLAN NOTES:

1. ANY NEW SPALLED OR CRACKED CONCRETE ENCOUNTERED WITHIN THE ENTIRETY OF THE CONCRETE SHAFT TO BE PATCHED PER CONCRETE SPALLING AND CRACK REPAIR NOTES FROM BASE BID DRAWINGS. ALL PATCHING TO BE COMPLETED PRIOR TO WATER REPELLENT PROTECTIVE COATING APPLICATION.

2. ENTIRETY OF EXPOSED CONCRETE SHAFT (EXTERIOR) TO BE COATED WITH WATER REPELLENT PROTECTIVE COATING PER WATER REPELLENT PROTECTIVE COATING NOTES ON S5.01 AND PRODUCT DATA PROVIDED WITHIN THE PROJECT SPECIFICATIONS SECTION 07 19 17 WATER REPELLENT AND LISTED ALTERNATES ON SHEET A1.1 NUMBERS 2, 3, AND 4.



TOWER SHAFT PLAN
SCALE : 3/16" = 1'-0"

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TOWER OF THE AMERICAS IMPROVEMENTS

739 TOWER OF THE AMERICAS WAY
SAN ANTONIO, TX 78215

CITY OF SAN ANTONIO

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S5.02

BEATY PALMER ARCHITECTS



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

WELDING NOTES:
1. USE E70 LOW HYDROGEN SERIES ELECTRODES OR GRADE SAW-2 FOR ALL WELDING.
2. ALL WELDING SHALL BE FULL PENETRATION GROVE WELDS.

ALTERNATE # 5 ANTENNA TO MAST CONNECTION REF MAST REPAIR NOTE MR-1 & 3 ON SHEET S5.01

ALTERNATE #5 REF MAST REPAIR NOTES S5.01

TYPICAL SECTION C-31

TYPICAL FIELD SPLICE DETAIL F-31

SECTION D-31

TYPICAL TRUSS BASE CONNECTION DETAIL E-31

TYPICAL PANEL DETAIL G-31

SECTION A-31

SECTION B-31

MAST ELEVATION

MAST ELEVATION - CONT'D

GENERAL DESIGN CRITERIA NOTES:
1. MAST HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING: 1 TELEVISION PYLON MOUNTED ON TOP WEIGHING NOT MORE THAN 31 TONS, WITH ALL OVERTURNING WIND MOMENT NOT GREATER THAN 5400 FT-KIPS AT ELEVATION 747'-4".
2. TWO FM RADIO ANTENNAS SYMMETRICALLY CONNECTED TO TRUSSED SECTION OF MAST. SEE ELEVATION FOR ℄ LOCATION. THESE ANTENNAS SHALL BE NOT MORE THAN 11 FT LONG SHALL WEIGHT NOT MORE THAN 810 LBS. EACH AND SHALL RECEIVE NOT MORE THAN 1251 LBS. OF WIND LOAD.
3. DESIGN WIND PRESSURE IS 46 PSF.

NOTE: ALL STEEL IS TO CONFORM TO ASTM A-36

PREVIOUSLY SIGNED & SEALED BY RAY PINNELL DATED: JAN. 8, 1968

MAST DETAILS
TOWER & APPURTENANCES

ONEIL FORD and ASSOCIATES, ARCHITECTS
328 KING WILLIAM STREET SAN ANTONIO, TEXAS

DRAWN | APPROVED | DATE JAN. 8, 1968

X5.31

ANTENNA MAST REPAIR

100 % CONSTRUCTION DOCUMENTS

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engineer	revisions		
DATE: 10/31/2022	1	Addendum 01	12/08/22
SHAWN J. FRANKE 82039 LICENSED PROFESSIONAL ENGINEER	Addendum 02		12/08/22

TOWER OF THE AMERICAS IMPROVEMENTS

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SAN ANTONIO, TX 78215

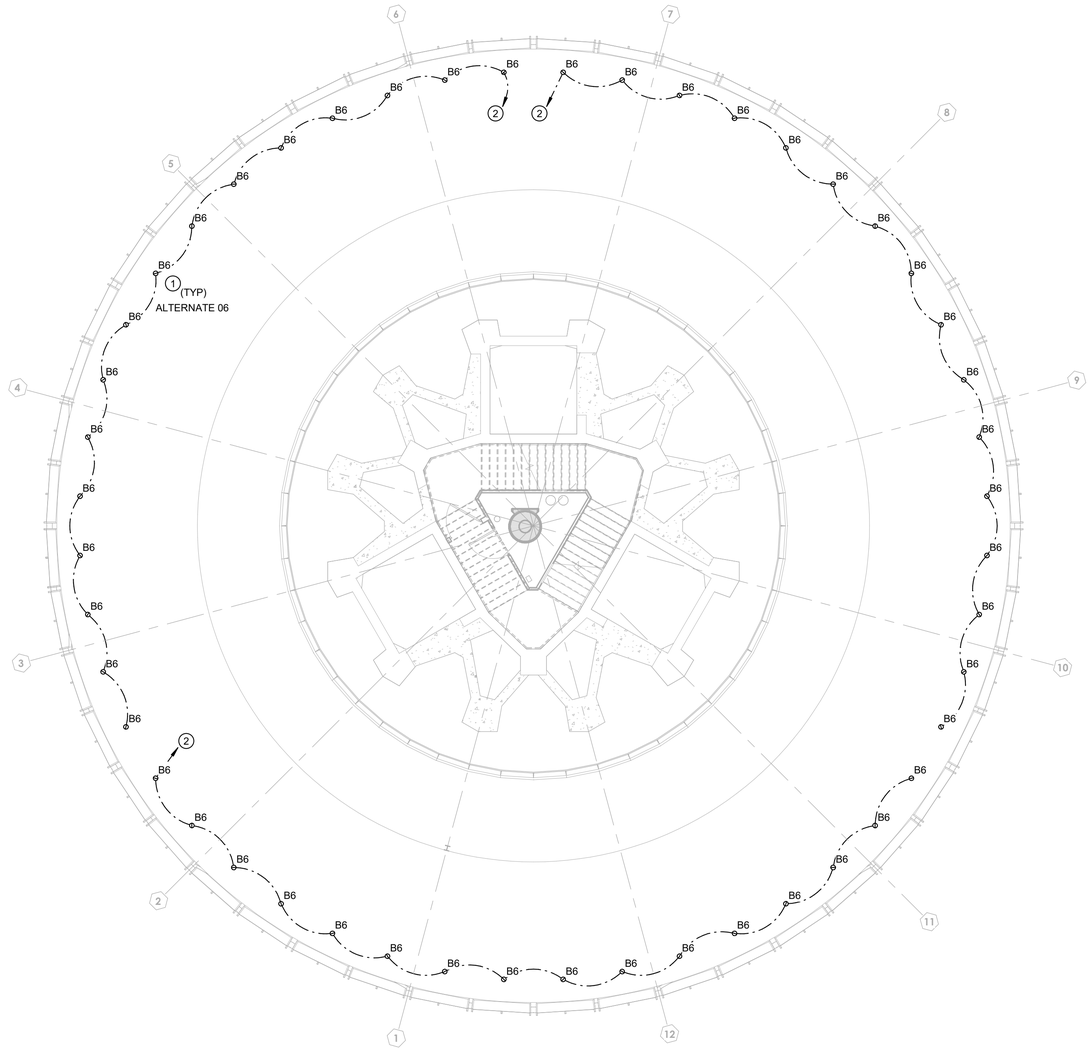
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21-12	J.D.H.
date	checked by
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S5.03

BEATY PALMER ARCHITECTS



1 NEW WORK - CRAWLSPACE ALTERNATE #6

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

GENERAL POWER NOTES (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. MOUNT RECEPTACLES AND DATA OUTLETS AT 18" AFF, AS MEASURED FROM BOTTOM OF BOX, EXCEPT WHERE ALTERNATIVE HEIGHT IS INDICATED.
4. MOUNT RECEPTACLES AND DATA OUTLETS DESIGNATED "AC" (ABOVE COUNTER) 3" ABOVE BACK SPLASH, AS MEASURED FROM BOTTOM OF BOX.
5. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
6. COORDINATE LOCATIONS OF SWITCHES, RECEPTACLES, AND DATA OUTLETS WITH FURNITURE AND CASEWORK PRIOR TO COMMENCING DEVICE ROUGH-IN TO AVOID CONFLICTS.
7. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES TO ENSURE THAT ALL NEC MINIMUM WORKING CLEARANCES ARE MAINTAINED.
8. SINGLE HOMERUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CIRCUITS MAY BE GROUPED UP TO THREE (3) PHASE CONDUCTORS PER RACEWAY, UNLESS NOTED OTHERWISE.
9. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. PROVIDE DEDICATED NEUTRAL CONDUCTOR FOR ALL SINGLE-PHASE BRANCH CIRCUITS.
10. HOMERUNS AND RUNS BETWEEN JUNCTION BOXES SHALL BE MINIMUM OF 3/4" CONDUIT AND SHALL INCLUDE #10 (MINIMUM) CONDUCTORS AND INSULATED GROUNDING CONDUCTOR. CIRCUIT SHALL EXTEND FROM OCPD TO A JUNCTION BOX IN THE AREA OF THE RECEPTACLES OR UTILIZATION EQUIPMENT. DROPS TO INDIVIDUAL 20-AMP WIRING DEVICES SHALL INCLUDE #12 (MINIMUM) CONDUCTORS.
11. HOMERUNS TO ISOLATED GROUND RECEPTACLES SHALL INCLUDE INSULATED, ISOLATED GROUND CONDUCTOR, IN ADDITION TO THE INSULATED GROUNDING CONDUCTOR.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUCTOR SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. FMC SHALL BE USED FOR FINAL CONNECTIONS TO LIGHT FIXTURES, IN RUNS UP TO 6 FEET LONG.
14. FMC OR LFMC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFMC SHALL BE USED IN DAMP AND WET LOCATIONS.
15. ALL DATA CONDUITS, SLEEVES AND STUBS SHALL BE TERMINATED WITH PLASTIC BUSHINGS.
16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
17. WIRING DEVICES SHALL BE [SPECIFICATION-GRADE] DEVICES, LISTED AND LABELED BY A NRTL.
18. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
19. MARK JUNCTION BOX COVERS USING PERMANENT MARKER INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MAKER, INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICE(S).
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE HARD CEILINGS.

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. REPLACE EXISTING METAL HALIDE DOWNLIGHT WITH NEW LED DOWNLIGHT. COORDINATE MOUNTING WITH ARCHITECT. PROVIDE NEW CONDUCTORS AND CONNECT TO ORIGINAL CIRCUIT FROM LEVEL 6 "PANEL B MONUMENTAL LIGHTS", AND PROVIDE CONTROL WIRING TO CONTROL PANEL.
2. PROVIDE CONTROL WIRE TO NEW FIXTURES, AS INDICATED. PROVIDE CONNECTION TO DMX CONTROLLER, REFER TO LEVEL 3 PLAN OF NEW WORK. PROVIDE ALL DEVICES AND APPURTENANCES NECESSARY FOR A COMPLETE SYSTEM.

100 % CONTRUCTION DOCUMENTS

PROJECT # 21055

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ALTERNATES

engineer

1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

739 E. CEASER E. CHAVEZ BLVD.

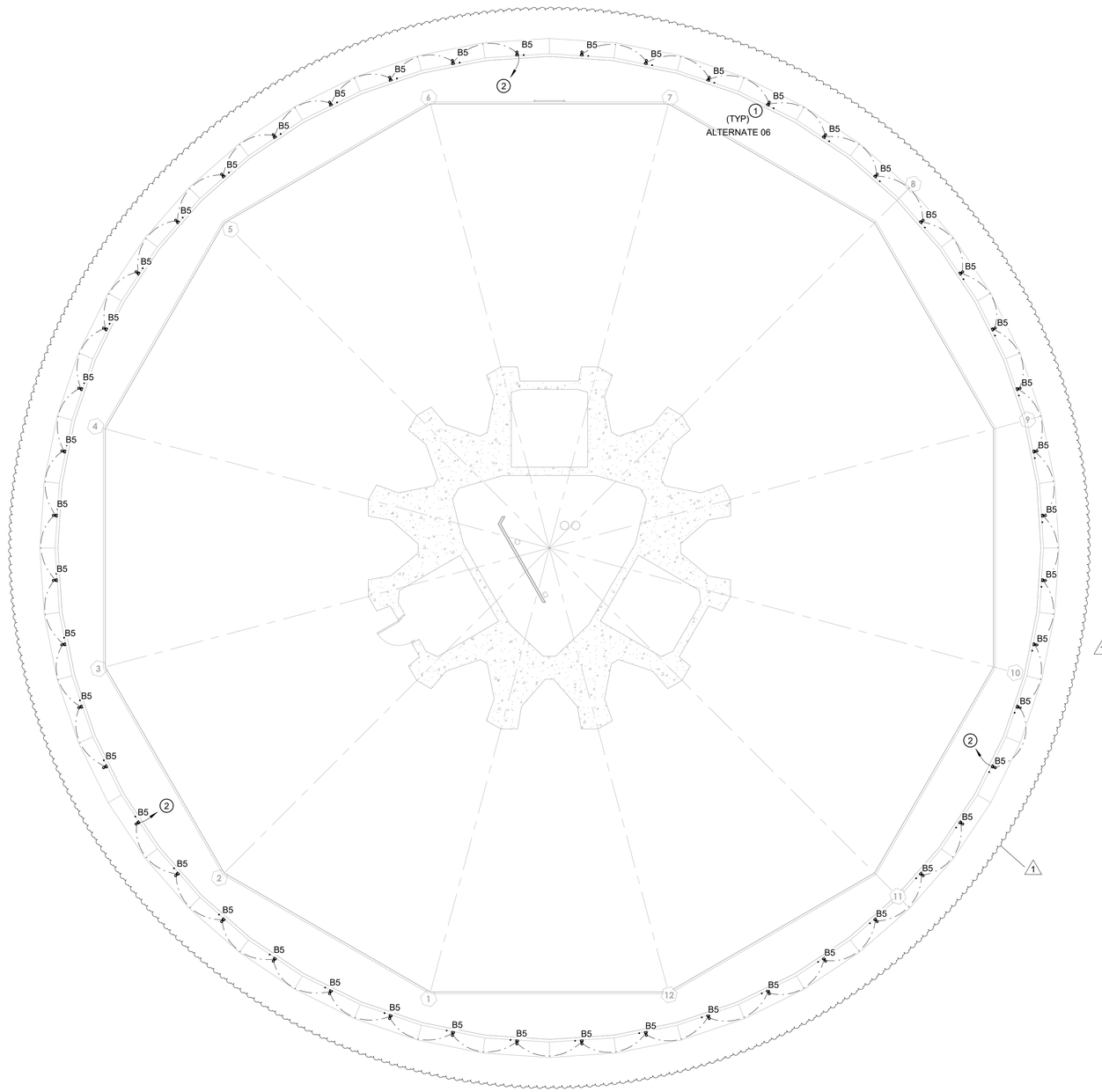
CITY OF SAN ANTONIO

project number
21-12
date
11.01.22

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E5.1

BEATY PALMER ARCHITECTS



1 NEW WORK - LEVEL 5 ROOF ALTERNATE #6

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

GENERAL POWER NOTES (THIS SHEET ONLY)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AHJ.
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16. PROVIDE UL LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH RATED PARTITIONS.
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20. MARK SWITCH AND RECEPTACLE COVERPLATES USING APPROVED LABEL MAKER, INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE DEVICE(S).
21. PROVIDE CEILING ACCESS DOORS TO GAIN ACCESS TO EQUIPMENT ABOVE HARD CEILINGS.

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. REPLACE EXISTING METAL HALIDE FLOODLIGHT WITH NEW LED FLOODLIGHT. COORDINATE MOUNTING WITH ARCHITECT. PROVIDE NEW CONDUCTORS AND CONNECT TO ORIGINAL CIRCUIT FROM LEVEL 6 "PANEL B MONUMENTAL LIGHTS", AND PROVIDE CONTROL WIRING TO CONTROL PANEL.
2. PROVIDE CONTROL WIRE TO NEW FIXTURES, AS INDICATED. PROVIDE CONNECTION TO DMX CONTROLLER, REFER TO LEVEL 3 PLAN OF NEW WORK. PROVIDE ALL DEVICES AND APPURTENANCES NECESSARY FOR A COMPLETE SYSTEM.

100 % CONTRUCTION DOCUMENTS

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ALTERNATES

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1	Addendum 01	12.16.22

TOWER OF THE AMERICAS IMPROVEMENTS

739 E. CEASER E. CHAVEZ BLVD.

CITY OF SAN ANTONIO

project number
21-12
date
11.01.22

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E5.2

BEATY PALMER ARCHITECTS

Lighting Fixture Schedule Alternate #6

Type	Manufacturer	Catalog Number	Description	Lumens	Lamp Type	CCT	Driver Type	Mounting	Voltage	Wattage	Location	Notes
B5	COLOR KINETICS	123-000022-01 / 0123-000152-00 / 120-000153-00 / 106-000004-00	SURFACE MOUNT RGB LED W/ CONDUIT MOUNTING BASE, GLARE SHIELD & POWER SUPPLY. OR EQUIVALENT BY OTHER BY PRE-APPROVED MANUFACTURER.		LED				120 V	25 VA	PERIMETER L5 ROOF	COORDINATE OPTIONS WITH ARCHITECT AND LIGHTING DESIGNER
B6	LUMENPULSE	LBL-120V-RGBW40K-XX-CC-DMX/RDM-UL-XFT-BL	ADJUSTABLE RGBW LED W/ MODIFIED HOUSING ENCLOSURE AND NEW MOUNTING PLATE. OR EQUIVALENT BY OTHER PRE-APPROVED MANUFACTURER.		LED				120 V	50 VA	TOPHOUSE CRAWLSPACE	COORDINATE OPTIONS WITH ARCHITECT AND LIGHTING DESIGNER

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TOWER OF THE AMERICAS IMPROVEMENTS

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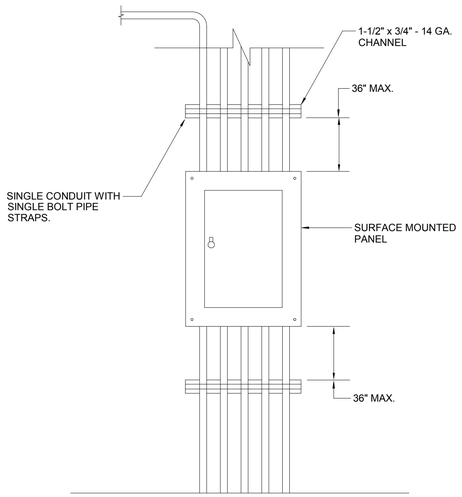
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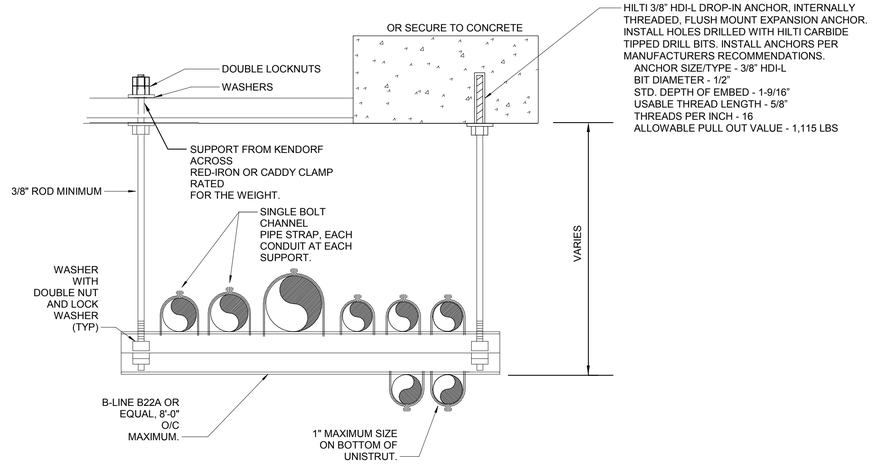
E5.3

BEATY PALMER ARCHITECTS



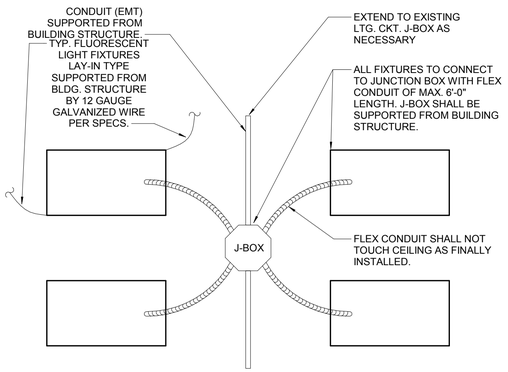
1 CONDUIT SUPPORT DETAIL ALTERNATE #6

SCALE: N.T.S.



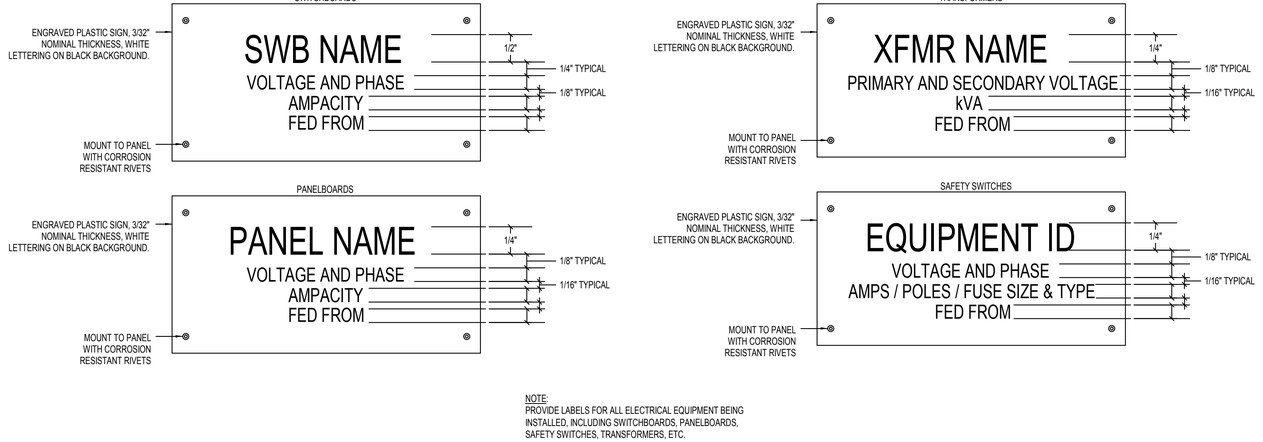
2 TRAPEZE FOR MULTIPLE CONDUITS DETAIL ALTERNATE #6

SCALE: N.T.S.



3 TYPICAL LIGHTING BRANCH CIRCUIT DETAIL ALTERNATE #6

SCALE: N.T.S.



NOTE:
PROVIDE LABELS FOR ALL ELECTRICAL EQUIPMENT BEING INSTALLED, INCLUDING SWITCHBOARDS, PANELBOARDS, SAFETY SWITCHES, TRANSFORMERS, ETC.

4 EQUIPMENT LABELING DETAIL ALTERNATE #6

SCALE: N.T.S.

100 % CONTRUCTION DOCUMENTS

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E5.4

BEATY PALMER ARCHITECTS

PLUMBING SYMBOLS AND ABBREVIATIONS

(NOT ALL ITEMS INDICATED APPLY TO THIS PROJECT)

ABBREVIATIONS

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

PLUMBING SYSTEM SYMBOLS

- (V) VENT PIPING
- (HW) DOMESTIC HOT WATER
- (FP) FIRE PROTECTION LINE, WET
- (CW) DOMESTIC COLD WATER
- (SS) SANITARY SEWER WASTE
- (HWR) HOT WATER RECIRCULATION
- (GW) GREASE WASTE

PLUMBING FIXTURE SYMBOLS

- FLOOR DRAIN
- FLOOR SINK
- FLOOR CLEANOUT
- YARD CLEANOUT
- LINE CLEANOUT/ WALL CLEANOUT
- WC — FLOOR MOUNTED TANK WATERCLOSET
- L — WALL MOUNTED LAVATORY
- L — COUNTER MOUNTED LAVATORY
- KS — COUNTER MOUNTED KITCHEN SINK
- EWH — ELECTRIC WATER HEATER
- RCP — RECIRCULATING PUMP
- WMB — WASHING MACHINE SUPPLY BOX
- IMB — ICE MAKER SUPPLY BOX
- HOSE BIBB
- HOSE BIBB (RECESSED BOX)

NOTES
1. NOT ALL FIXTURES WILL BE SERVED BY COLD AND HOT WATER
2. ADA FIXTURES WILL BE NOTED AS SUCH ON FIXTURE SCHEDULE

PLUMBING FITTING SYMBOLS

- ELBOW UP
- ELBOW DOWN
- VALVE IN DROP
- VALVE IN RISE
- DIRECTION OF FLOW
- DIRECTION OF SLOPE DOWN
- CONCENTRIC REDUCER
- TEE OUTLET UP
- TEE OUTLET DOWN
- UNION
- STRAINER WITH BLOW-DOWN VALVE
- GATE VALVE OR BALANCING/STOP VALVE
- GLOBE VALVE
- BALL VALVE
- BALANCING VALVE WITH DIFFERENTIAL PRESSURE TAPS
- CHECK VALVE
- BUTTERFLY VALVE
- PRESSURE REDUCING VALVE
- T&P RELIEF VALVE
- THERMOMETER
- VACUUM RELIEF VALVE
- BACKFLOW PREVENTOR

MISCELLANEOUS SYMBOLS

- 1 — PLUMBING KEYED NOTE TAG
- 1 — DEMO FIRE PROTECTION KEYED NOTE TAG
- FIRE PROTECTION KEYED NOTE TAG
- REVISION TAG
- WC-1 — FIXTURE TAG
- 3"CW — PIPE SIZE AND TYPE
- 2 / P2.1 — DETAIL NUMBER AND SHEET NUMBER WHERE DETAIL OR ENLARGEMENT IS SHOWN

GENERAL PLUMBING NOTES - APPLIES TO ALL SHEETS

1. THE CONTRACTOR IS EXPECTED, AS A REQUIREMENT OF THEIR QUALIFICATIONS, TO UTILIZE THEIR KNOWLEDGE AND EXPERIENCE TO ANTICIPATE AND TO INCLUDE IN THE COST OF THE WORK ANY INCIDENTALS, WHICH MAY BE REQUIRED, BUT NOT SPECIFICALLY EXPRESSED HEREIN, IN ORDER TO PROVIDE COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEMS FOR THE PROJECT AREAS.
2. SANITARY SEWER PIPING 3" AND SMALLER TO BE INSTALLED AT A 2% SLOPE AND SANITARY SEWER PIPING 4" AND LARGER TO BE INSTALLED AT A 1% SLOPE.
3. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH SUPPLIER AND INSTALLATION DRAWINGS. MAKE FINAL CONNECTIONS TO EQUIPMENT AND OUTLETS, FURNISHING CUTOFF VALVES, P-TRAPS, PRVS AND PIPING AS REQUIRED.
4. COORDINATE WATER, WASTE, VENT AND OTHER PIPING WITH ALL OTHER TRADES TO AVOID SPACING AND ROUTING PROBLEMS.
5. FIXTURES, EQUIPMENT, CONNECTIONS AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED FEDERAL AND LOCAL CODES AND REQUIREMENTS.
6. PENETRATIONS THROUGH WALLS SHALL BE SLEEVED, SEALED AND FIRESAFED TO MAINTAIN THE INTEGRITY OF THE WALL UL FIRE RESISTANCE RATING.
7. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL PLUMBING SERVICES WITH BUILDING CONDITIONS AND OTHER TRADES.
8. SUPPORTS, ANCHORS, BOLTS, AND HANGERS FOR ALL EQUIPMENT SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING AND REINFORCEMENT STEEL NEEDED TO SUPPORT EQUIPMENT AND PIPING SHALL BE FURNISHED AND INSTALLED AS PART OF THIS WORK.
9. MAINTAIN ACCESSIBILITY TO ALL VALVES AND PIPING SPECIALTIES WHICH REQUIRE MAINTENANCE. WHERE REQUIRED, PROVIDE ACCESS PANELS COORDINATED WITH THE ARCHITECT TO SERVICE VALVES AND SPECIALTIES.
10. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO CUTTING ANY OPENINGS IN THE STRUCTURE. THE SLEEVING OF BEAMS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEERS DRAWINGS AND DETAILS PRIOR TO ROUGH IN.
11. ALL WORK IS TO BE COORDINATED WITH THE CONSTRUCTION SCHEDULE FOR THE PROJECT.
12. THE DRAWINGS DO NOT INDICATE ALL WORK REQUIRED IN EVERY DETAIL. THE CONTRACTOR SHALL COMPLETE THE WORK IN ALL RESPECTS WHETHER DETAILED IN THESE DRAWINGS OR NOT.
13. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SLEEVED AND FILLED WITH FIRE STOPPING COMPOUND. MAINTAIN WALL RATING WHEN PENETRATED.
14. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED IN ACCORD WITH LOCAL CODES, AND TO MINIMIZE AND PREVENT EXCESSIVE MOVEMENT.
15. ALL NEW WORK SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
16. EQUIPMENT INSTALLATIONS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS OF UTILITIES. VARIATIONS SHALL BE ACCOUNTED FOR IN THIS CONTRACT.
18. VARIATIONS IN CONSTRUCTION MAY REQUIRE REVISIONS TO ACCOMMODATE THE ACTUAL LOCATIONS OF UTILITIES. COORDINATE THE INSTALLATION OF ALL EQUIPMENT AND UTILITIES WITH ACTUAL CONDITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
19. FLAME SPREAD RATING AND SMOKE DEVELOPED RATING OF ALL MATERIALS IN THE RETURN AIR PLENUM SHALL NOT EXCEED 25/50.

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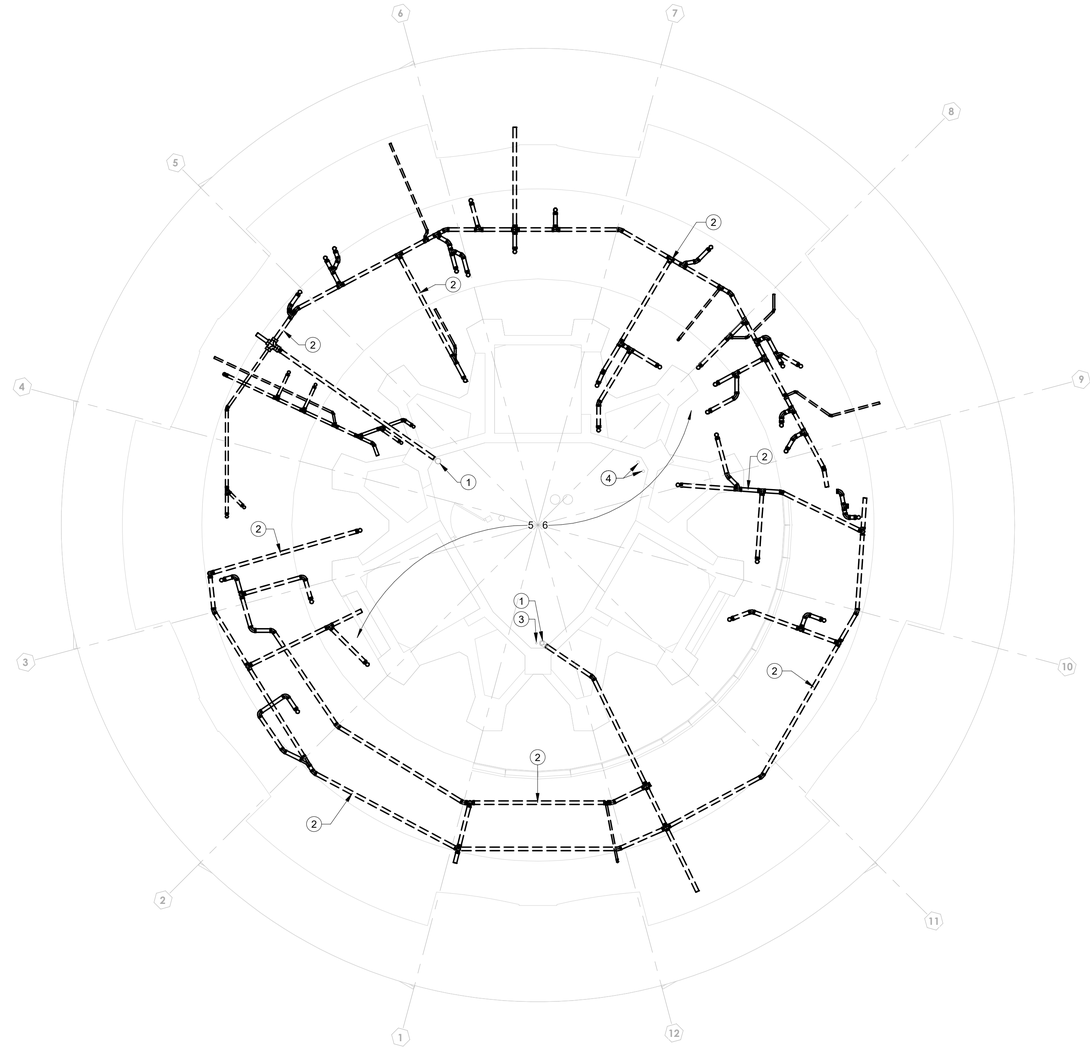
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1 PD5.1 TOPHOUSE CRAWLSPACE PLUMBING DEMOLITION FLOOR PLAN - ALTERNATE #1

1/8" = 1'-0"

KEYED NOTES (THIS SHEET ONLY)

1 EXISTING SANITARY RISER TO REMAIN.

2 REMOVE EXISTING SANITARY SEWER AND VENT PIPING BACK TO SANITARY RISER. REMOVE ALL ASSOCIATED HANGERS AND SUPPORTS. PREPARE SANITARY BRANCH PIPING FOR RECONNECTION TO NEW PIPING.

3 EXISTING VENT RISER TO REMAIN.

4 EXISTING GAS RISER TO REMAIN.

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TOPHOUSE LEVEL 1 PLUMBING DEMOLITION FLOOR PLAN - ALTERNATE #1

1/8" = 1'-0"

KEYED NOTES (THIS SHEET ONLY)

1 REMOVE EXISTING FLOOR DRAIN. (TYPICAL)
2 REMOVE EXISTING FLOOR SINK. (TYPICAL)
3 REMOVE EXISTING TRENCH DRAIN. (TYPICAL)

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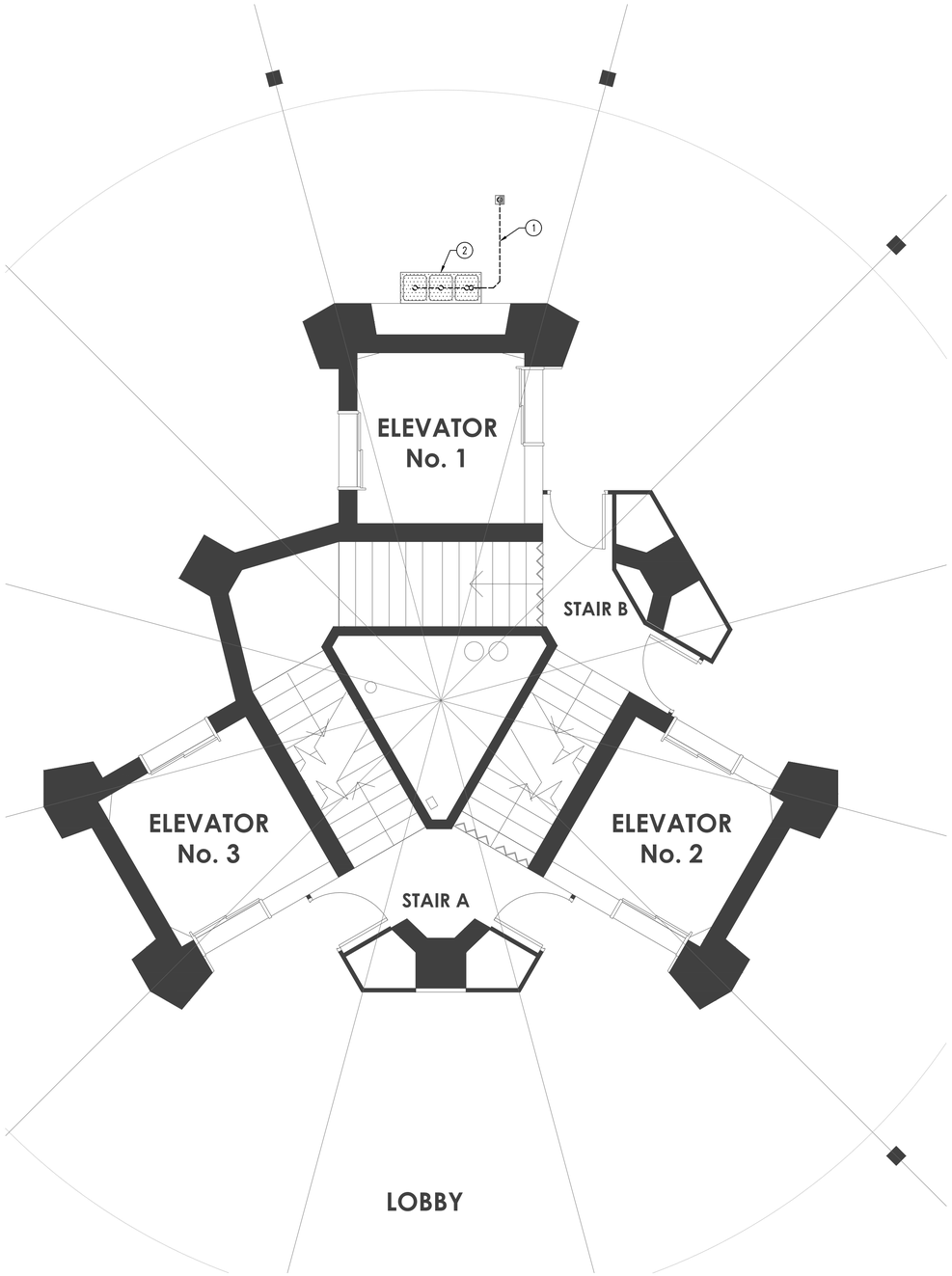
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NORTH

1 TOPHOUSE LEVEL 04 PLUMBING DEMOLITION FLOOR PLAN - ALTERNATE #1

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

KEYED NOTES: (APPLIES TO THIS SHEET)

1. REMOVE SANITARY WASTE LINE FROM 3-COMPARTMENT SINK TO FLOOR SINK.
2. 3-COMPARTMENT SINK EXISTING TO REMAIN.

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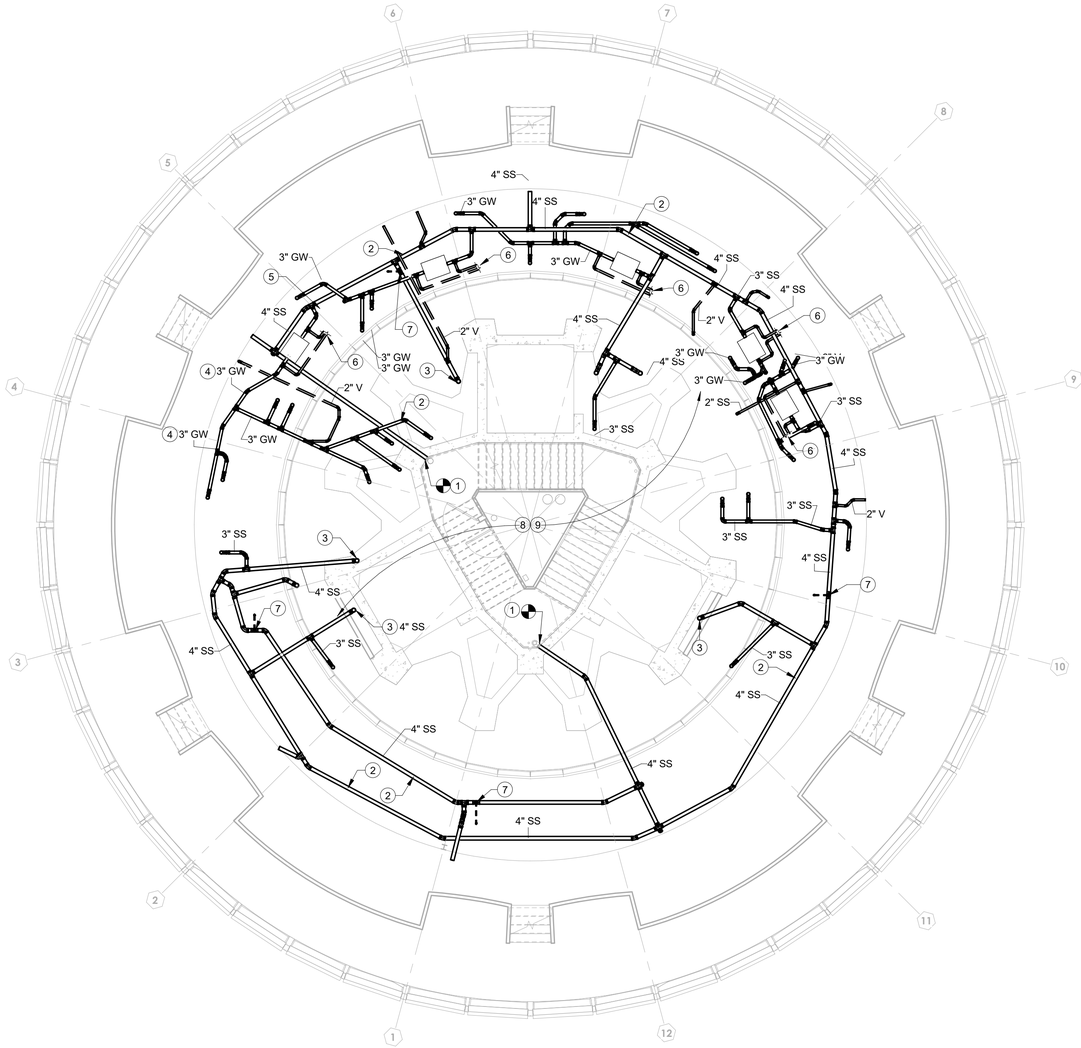
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1 P5.1 TOPHOUSE CRAWLSPACE PLUMBING NEW WORK FLOOR PLAN - ALTERNATE #1

1/8" = 1'-0"

KEYED NOTES (THIS SHEET ONLY)

1. CONNECT NEW SANITARY SEWER PIPING TO EXISTING SANITARY RISER. ROUTE ABOVE NEW SOFFIT TO CRAWLSPACE AS SHOWN.
2. ROUTE NEW SANITARY SEWER PIPING IN CRAWLSPACE AS HIGH AS POSSIBLE. FIELD COORDINATE PIPE ROUTING WITH STRUCTURE AND ALL OTHER TRADES. (TYPICAL)
3. ROUTE SANITARY SEWER PIPING UP TO SERVE FIXTURE LOCATED ABOVE. RECONNECT VENT PIPING IN WALL.
4. ROUTE GREASE WASTE PIPING AS HIGH AS POSSIBLE IN CRAWLSPACE TO GREASE INTERCEPTOR INLET. FIELD COORDINATE PIPE ROUTE WITH STRUCTURE AND ALL OTHER TRADES.
5. ROUTE SANITARY SEWER PIPING FROM GREASE INTERCEPTOR OUTLET AND TIE INTO SANITARY MAIN AS SHOWN. FIELD COORDINATE PIPE ROUTE WITH STRUCTURE AND ALL OTHER TRADES.
6. ROUTE NEW VENT PIPING TO NEAREST VENT MAIN. FIELD VERIFY AND COORDINATE PIPE ROUTE WITH ALL OTHER TRADES. (TYPICAL)
7. TIE IN PUMPED CONDENSATE PIPING TO SANITARY MAIN AT THIS APPROXIMATE LOCATION. COORDINATE WITH DIVISION 23 CONTRACTOR.
8. CONNECT NEW GAS PIPING TO EXISTING AT ISOLATION VALVE AND ROUTE IN CRAWLSPACE AS HIGH AS POSSIBLE.
9. CONNECT NEW DOMESTIC WATER PIPING AT NEAREST ISOLATION AND ROUTE IN CRAWLSPACE TO SERVE FIXTURES. FIELD COORDINATE PIPE ROUTING WITH ALL OTHER TRADES.

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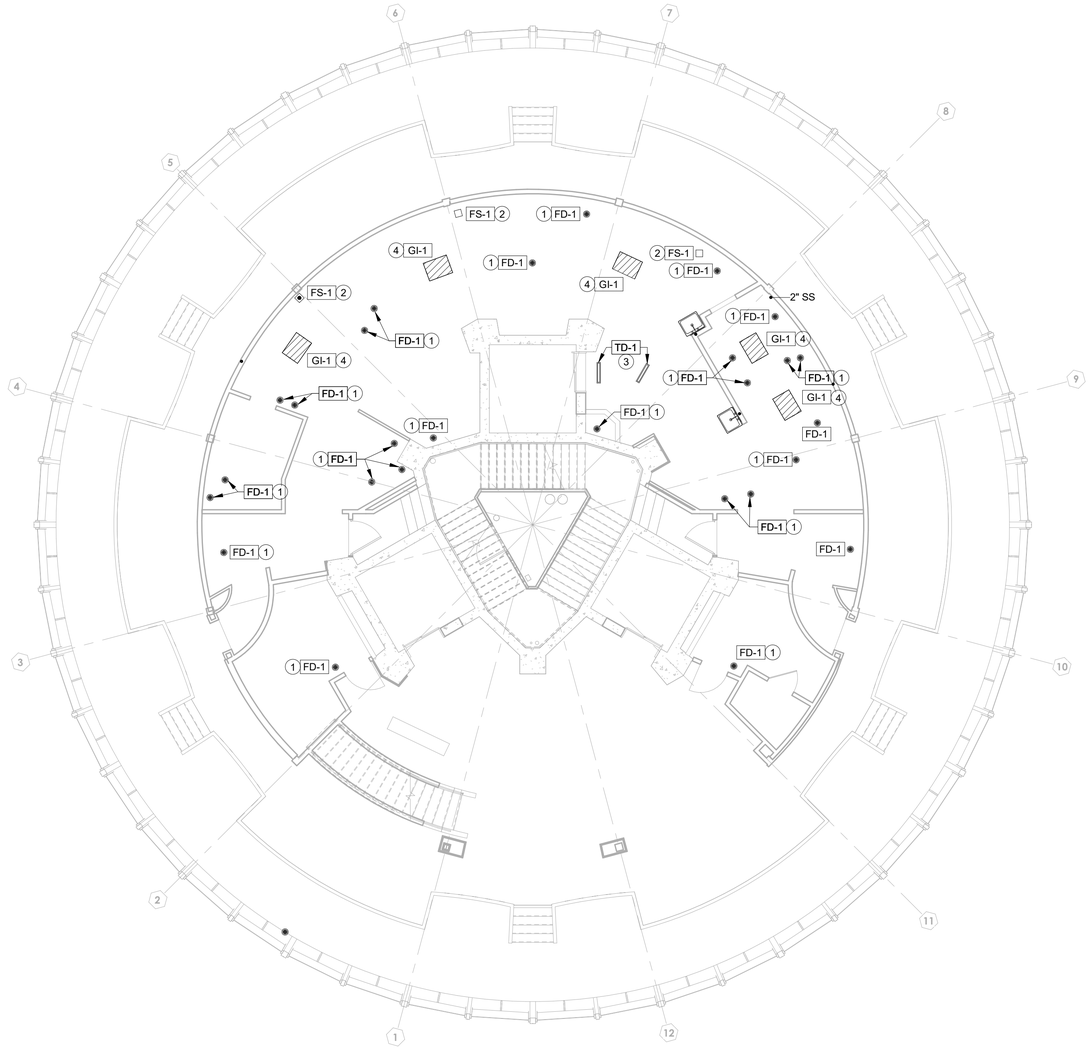
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TOPHOUSE LEVEL 1 PLUMBING NEW WORK FLOOR PLAN - ALTERNATE #1

1 / P5.2

1/8" = 1'-0"

KEYED NOTES (THIS SHEET ONLY)

1. NEW FLOOR DRAIN. FIELD COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT AND ALL OTHER TRADES. REFERENCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFERENCE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN DETALS. (TYPICAL)
2. NEW FLOOR SINK. FIELD COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT AND ALL OTHER TRADES. (TYPICAL)
3. NEW TRENCH DRAIN. FIELD COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT, STRUCTURE, AND ALL OTHER TRADES. REFERENCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFERENCE ARCHITECTURAL DRAWINGS FOR TRENCH DRAIN DETAIL. (TYPICAL)
4. INSTALL NEW GREASE INTERCEPTOR FLUSH WITH FLOOR. MAINTAIN REQUIRED ACCESS FOR LID REMOVAL AND MAINTENANCE. FIELD COORDINATE EXACT INSTALLATION LOCATION WITH KITCHEN EQUIPMENT AND ALL OTHER TRADES.

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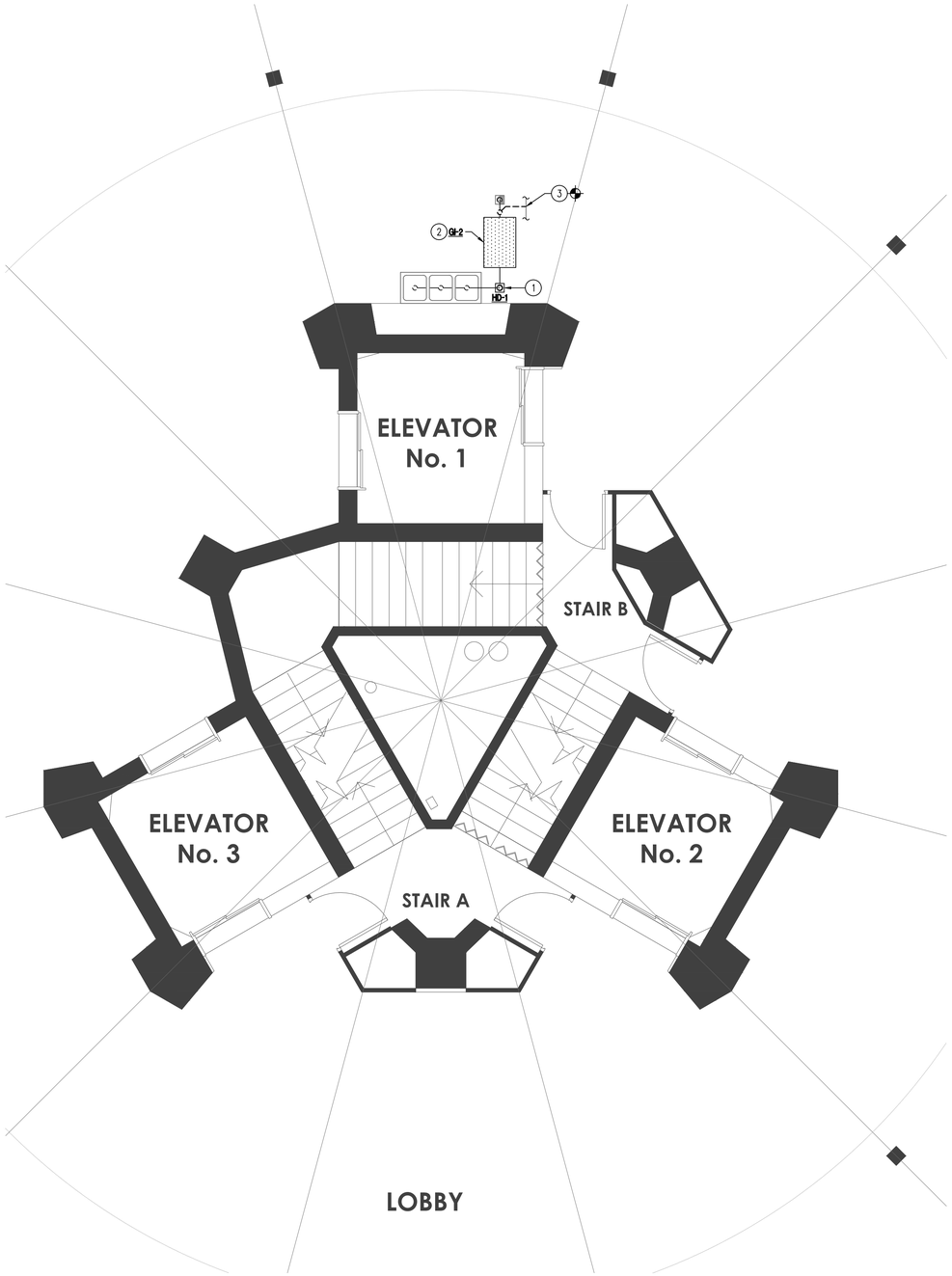
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NORTH

1 TOPHOUSE LEVEL 04 PLUMBING NEW WORK FLOOR PLAN - ALTERNATE #1

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

KEYED NOTES: (APPLIES TO THIS SHEET)

1. ROUTE SANITARY FROM 3-COMPARTMENT SINK TO HUB DRAIN.
2. INSTALL NEW GREASE TRAP LOCATE UNDER 3-COMPARTMENT SINK.
3. ROUTE VENT PIPING UP ALONG WALL. CONNECT TO EXISTING VENT PIPING INSIDE WALL. FIELD VERIFY TIE-IN LOCATION. COORDINATE WITH ON SITE SYSTEMS AND STRUCTURE.

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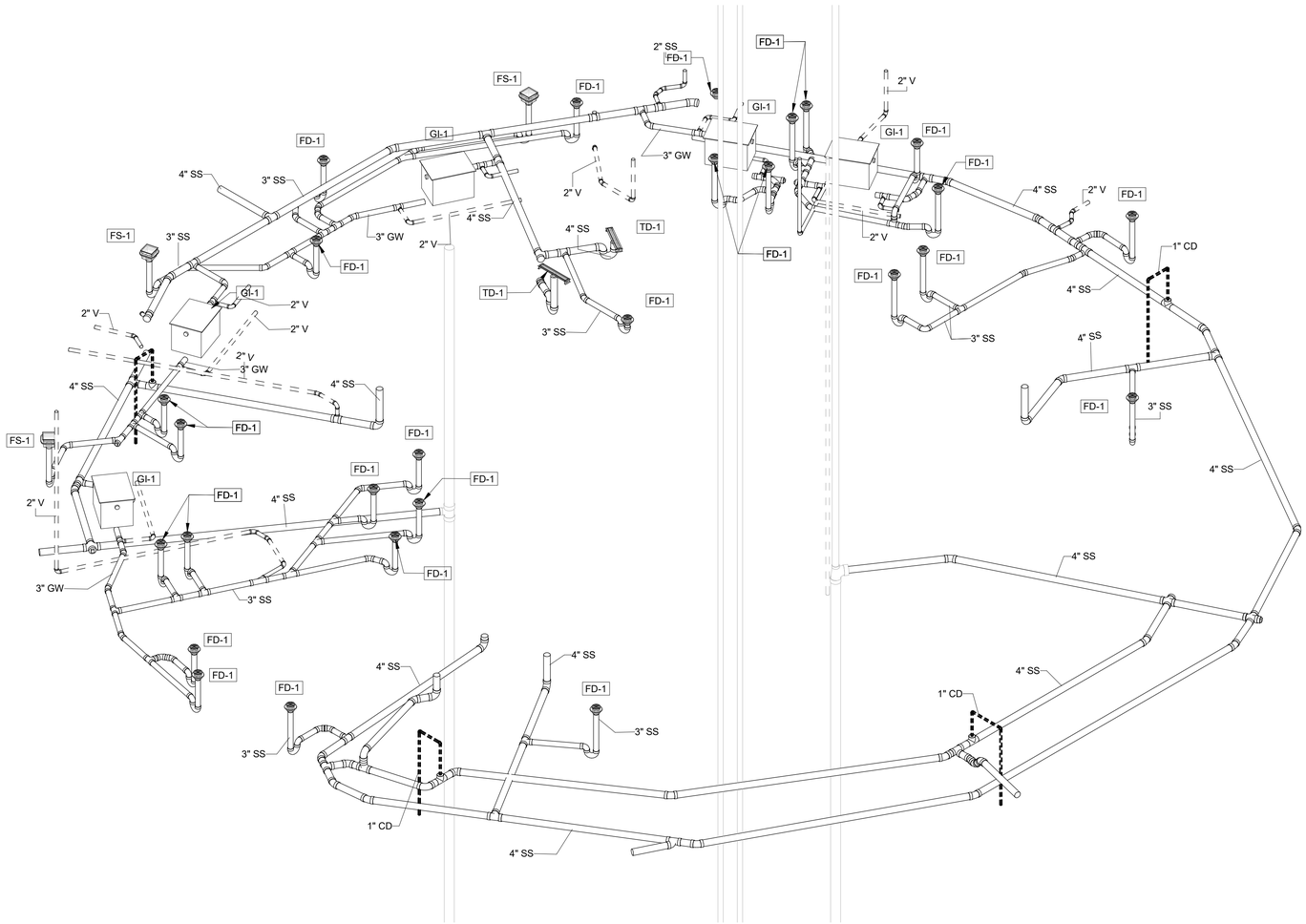
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1 P5.4 PLUMBING RISER DIAGRAM - SANITARY & VENT - ALTERNATE #1

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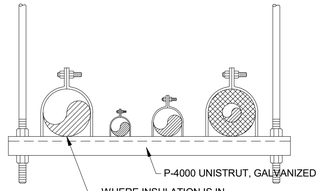
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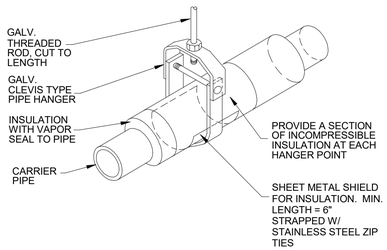
PLUMBING FIXTURE ROUGH IN SCHEDULE - ALTERNATE #1

MARK	DESCRIPTION	FLOW RATE	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	NOTES
FD-1	FLOOR DRAIN	N/A	3"	1-1/2"	3"	N/A	N/A	ZURN M# Z415BS-DP; FLOOR DRAIN. DURA-COATED CAST IRON BODY, STAINLESS STEEL DECK PLATE, AND TYPE S POLISHED NICKEL BRONZE MEDIUM-DUTY TOP ASSEMBLY. NO HUB CONNECTION.
FS-1	FLOOR SINK 12 x 12" GRATE (1/2 GRATE)	N/A	4"	2"	4"	N/A	N/A	ZURN M# Z1751-KC SQUARE FLOOR SINK WITH 8 INCH SUMP, STAINLESS STEEL BODY, STAINLESS STEEL DOME STRAINER, STAINLESS STEEL GRATE, FLASHING MEMBRANE. ANCHOR FLANGE W/ SEEPAGE HOLES AND CLAMP COLLAR. NO HUB CONNECTION.
TD-1	TRENCH DRAIN	N/A	4"	2"	4"	N/A	N/A	EAGLE GROUP M# ASFT-1218-SG; HEAVY DUTY STAINLESS STEEL FLOOR TROUGH.
HD-1	HUB DRAIN	N/A	3"	N/A	N/A"	N/A	N/A	WATTS FD-100-EF-6-7 FLOOR DRAIN, EPOXY COATED, CAST IRON BODY, 3" DIAMETER NICKEL BRONZE FUNNEL, REVERSIBLE FLASHING CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, HUB OUTLET
GI-1	GREASE INTERCEPTOR	N/A	4"	4" (2)	N/A	N/A	N/A	MIFAB M# MI-G-7 50 GPM HYDRO MECHANICAL GREASE INTERCEPTOR. ACID RESISTANT, POWDER EPOXY COATED INSIDE AND OUTSIDE. REMOVABLE STEEL, ACID RESISTANT, NON SKID, GASKETED LID DESIGNED FOR IN FLOOR INSTALLATION. PROVIDE REMOVABLE BAFFLE ASSEMBLY, DEEP SEAL TRAP COVERED BY LID, SEWER GAS STOPPER, AND EXTERNAL VENTED FLOW CONTROL FITTING.
GI-2	GREASE INTERCEPTOR	N/A	3"	N/A	N/A	N/A	N/A	ZURN M# Z1171; SIZE 500 ACID RESISTANT COATED INTERIOR AND EXTERIOR FABRICATED STEEL LOW TYPE GREASE INTERCEPTOR. PDI RATED AT 20 GPM AND 40 LBS. GREASE CAPACITY.

NOTES:
1. CONTRACTOR SHALL PROVIDE ALL NECESSARY PARTS AND ACCESSORIES TO PROVIDE A FULLY FUNCTIONING PLUMBING SYSTEM.

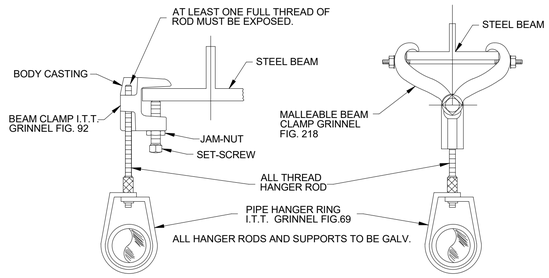


NOTE: ALL PIPE INSULATION SHALL BE CONTINUOUS. INSULATED PIPES SHALL BE SUPPORTED AROUND INSULATION. "NOTCHING" OF INSULATION AROUND PIPE SUPPORTS IS NOT ACCEPTABLE.



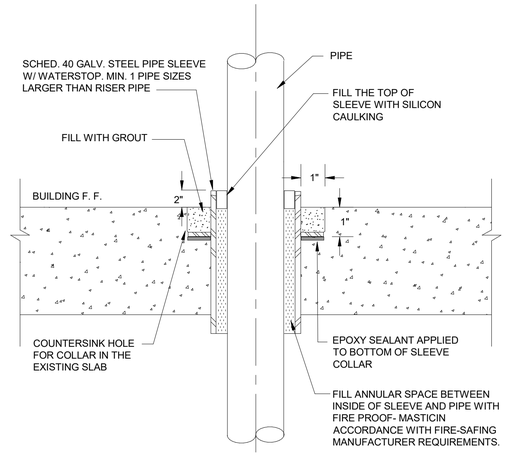
1 PIPE HANGER DETAIL - ALTERNATE #1

NOT TO SCALE



2 UL/FM APPROVED BEAM CLAMP HANGER - ALTERNATE #1

NOT TO SCALE



3 FLOOR SLEEVE DETAIL - ALTERNATE #1

NOT TO SCALE

4 GREASE INTERCEPTOR DETAIL - ALTERNATE #1

NOT TO SCALE

100 % CONTRUCTION DOCUMENTS

PROJECT # 21055

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ALTERNATES

engineer	revisions

TOWER OF THE AMERICAS IMPROVEMENTS

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