

LEGG ARCHITECTURE, LLC

May 03, 2023

Lion & Rose British Tavern and Pub - 23110 W I-10, San Antonio, TX 78257

ADDENDUM 1

1. Civil – COSA amendments

- 1.1 Added FDC
- 1.2 Extended concrete drain outfall in creek
- 1.3 Added Compact parking spaces and associated stripping.
- 1.4 Added a bike rack
- 1.5 Widened the one-way drive lane
- 1.6 1" Irrigation meter changed to 5/8" meter
- 1.7 Allow for '**RESERVED**' parking sign at main restaurant entrance (not indicated on civil).

2 MEP - COSA & owner amendments

- 2.1 P1.1 Rev 02- Revised plumbing plan – patio pub waste connected to main sewer prior to grease trap
- 2.2 E1.1 rev 02; E2.1 Rev 02; E3.1 Rev 02; E3.2 Rev 02;
 - 2.2.1 Media conduits to media closet not office space. (Owner will divert to managers office)
 - 2.2.2 Added outlets - Internal outlets for remote blinds at all **west** facing windows and at front patio pergola **west** columns for exterior patio blinds.
 - 2.2.3 Additional outlets for margarita machine; LED bar shelves on bar wall & central main bar island.
 - 2.2.4 Additional outlets for Patio Bar beverage machine & bag in box
 - 2.2.5 Add CATV outlet to center of main bar tv wall
 - 2.2.6 Add outlet at NW patio wall corner
 - 2.2.7 Add recessed downlighters to new display cabinet in Patio Bar
- 2.3 M2.1 Rev 02; M3.2 Rev 02; Paint specified for exposed hard ducts in main bar area
 - 2..3.1 Front patio fans to be **mister** fans

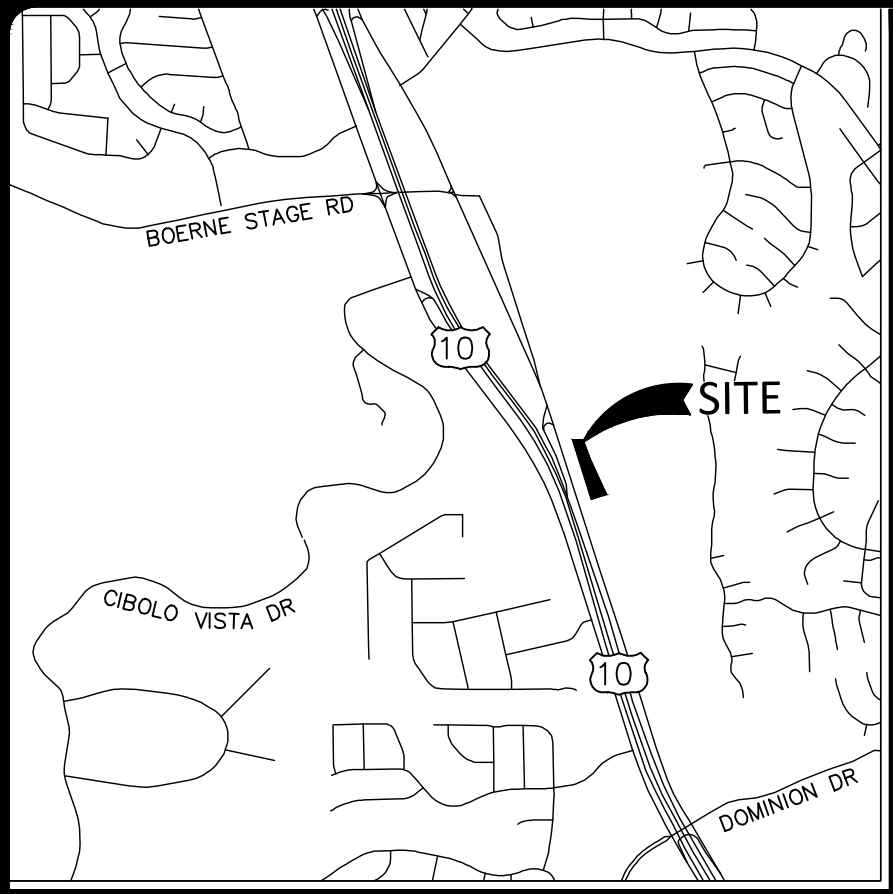
3 Architecture – COSA/RFI/owner amendments

- 3.1 Sheet CS Cover Sheet Drawing Index – A8.0 or A9.0 sheets not used; Sheet numbers added A2.7; A2.8 series & SP 1-17 added (all previously part of bid upload).
- 3.2 Sheet A2.1 Kitchen Equipment – Items 801; 802 & 803 are by main contractor.
- 3.3 Sheet A6.6 Copper sheet finish specification – 16mil 26 ga for main bar wall finish and 10mil 30 ga copper gutter details for clay roof tiles. Main Bar – 36" minimum width roll horizontal with minimum 84" horizontal copper seam and vertical copper trim at corner returns
(info@basiccopper.com phone at 252-491-2812)
- 3.4 Sheet A6.6 Omit glass shelves to main bar and add FLOATING BAR SHELVES BY CUSTOMIZED SHELVES (704)727-2727; LED Wine Glass Rack Shelving 2X9"X57"; 2X9"X84"; 1X9"X36"; • NeXus LED Lighting System. Front Lighting Diffuser. 3/4" Frosted Acrylic
Controller Kit X2 in cabinets below trough. All wiring in wall. Neoprene gasket at wall supports

- 3.5 Sheet A2.1; A2.7; A6.6; A6.7 Granite slabs (level 3) required for main bar island and beverage counter at patio bar
- 3.6 Sheet A6.7; A2.1; A2.6 Allow for dropped ADA to main bar; patio bar and 12 seater tables
- 3.7 Sheet A2.6; A6.7 Patio Bar – COSA amendment/Ceiling finish: Trusscore Wall & Ceiling Board - White 16" x 20'2x12 beams to be 18" cc's and not 24". Beams to be finished with sealed with polyurethane finish. Walls to be finished with washable paint. Add beverage machine and bag in box with stained 7' wooden louver sliding folding doors. New hardwood display cabinet with lights added
- 3.8 Sheet A7.0 Rev 01 – 12 Seater tables to be solid smooth stained hardwood
- 3.9 GC to assist owner TV vendor with installation of TV's and mounts provided by owner.
- 3.10 Fire Sprinkler – allow for pipes to be painted
- 3.11 Stucco – expansion joints as per minimum industry standards

End of Addendum 1

Michael Legg
AIA NCARB RIBA



★ LOCATION MAP ★

SITE ENGINEERING PLANS
for
LION & ROSE RESTAURANT
AT DOMINION CREEK
23330 I-10 W
SAN ANTONIO, TX 78257

LEGAL DESCRIPTION

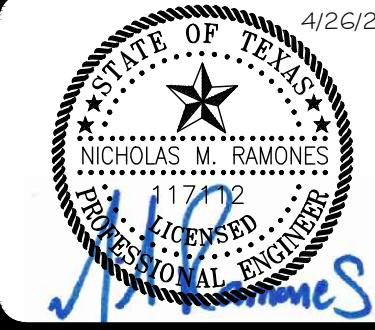
(1.800 ACRES)
LOT 3, BLOCK 110, NCB 16386
PLAT: DOMINION RETAIL
(VOL. 9720, PG. 159-160, D.P.R.)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PREPARED BY:
RAMONES ENGINEERING, PLLC
TBPE FIRM F-17682
611 W. MISTLETOE AVE
SAN ANTONIO, TX 78212
PH: 210-882-8365
NRAMONES@RAMONESENGINEERING.COM

DEVELOPER/OWNER:
GC SA PROPERTIES, LLC
16109 UNIVERSITY OAK
SAN ANTONIO, TX 78249
PH: 210-645-4322

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
C-1.0	EXISTING SITE PLAN
C-2.0	PROPOSED SITE PLAN
C-3.0	PAVING & DIMENSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-5.0	FIRE PROTECTION PLAN
C-6.0	GRADING PLAN
C-7.0	SITE DETAILS (1 OF 2)
C-7.1	SITE DETAILS (2 OF 2)
C-7.2	UTILITY DETAILS
C-7.3	EROSION CONTROL DETAILS
C-7.4	CONTECH JELLYFISH FILTER DETAILS

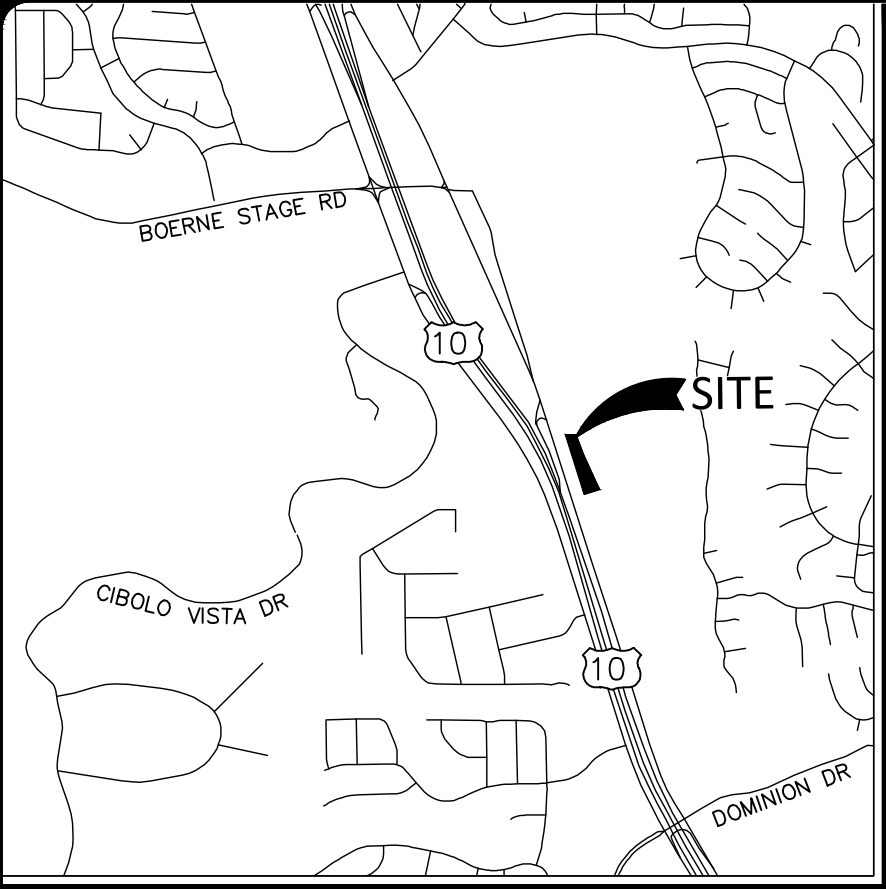
REVISIONS:	
1	4/18/23 - COSA COMMENTS
2	4/26/23 - COSA COMMENTS



COVER SHEET
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #:	C-2213
DATE:	1/28/2023
DESIGN:	N.M.R.
DRAWN:	N.M.R.
CHECKED:	
SHEET:	C-0.0

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



★ LOCATION MAP ★

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, SIGNS, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVES. (NO SEPARATE PAY ITEM.)
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
5. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
7. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
8. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)	210-233-2010
ATASCOSA WATER	210-622-3901
COSA DRAINAGE	210-207-8048
COSA SIGNAL OPERATIONS	210-207-7765
TEXAS STATE WIDE ONE CALL LOCATOR	1-800-344-8377/811
- CITY PUBLIC SERVICE ENERGY	
- TIME WARNER	
- AT&T	
- MCI	
- WEST TEXAS GAS	
10. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
11. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
12. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
13. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND/OR TRACKED CONSTRUCTION MATERIALS AND/OR DEBRIS.
14. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (1) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
15. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND/OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND/OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.

SAWS GENERAL CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

GENERAL SECTION

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
 - A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM, TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
 - B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
 - D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
 - E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, [HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS](http://www.saws.org/business_center/specs). UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
 - * SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
 - * COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - * COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
 - * COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - * TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
 - * SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
 - * COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - * COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
 - * COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - * TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWKRREQ@SAWS.ORG.
WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWKRREQ@SAWS.ORG.
ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER SECTION

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS, THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
 - * FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
4. SUITABLE ANCHORAGE/TRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL VALVES SHALL READ "OPEN RIGHT".

6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF _____ FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW _____ FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. "NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
7. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
8. BACKFLOW PREVENTION DEVICES:
 - * ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
 - * ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

SEWER NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
 - A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
 - B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
 - D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
 - E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
 - F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISION OF THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.

SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.

NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".
3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(X)(B). CONTRACTOR SHALL CENTER A 20" JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)
6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
7. MANHOLE AND DEFLECTION (MANDREL) TESTING AND THE TV INSPECTION MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION.
8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING GAS MAINS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS EXISTING GAS MAIN COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, TELEPHONE, AND FIBER OPTIC LINES, SITE PRIMARY ELECTRICAL DUCT BANKS, AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER. FEDERAL LAW STIPULATES IF WORKING INSIDE A 20 FT. CLEARANCE ZONE FROM HIGH-VOLTAGE OF THE ENERGIZED LINES AFFECTED: A SPECIFIC WORK PLAN MUST BE DEVELOPED BY THE OPERATOR TO ENSURE NO ENCROACHMENT TO THE CLEARANCE ZONE. THE HIGHER THE VOLTAGE IN THE LINES, THE GREATER THE CLEARANCE REQUIREMENTS (REFER TO TABLE A BELOW)

TABLE A	
UP TO 50kV - 10 FT.	
OVER 50kV TO 200 kV - 15 FT.	
OVER 200kV TO 350kV - 20 FT.	
OVER 350 kV TO 500 kV - 25 FT.	
OVER 500kV TO 750 kV - 35 FT.	

PAVEMENT NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
3. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

SITE UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING GAS MAINS PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION.
2. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING GAS MAINS. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO INSTALLATION OF ANY NEW LINES.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
4. CONTRACTOR SHALL COORDINATE WITH ALL EXISTING GAS MAIN COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
5. ALL CONCRETE FOR ENCASEMENTS'S SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES, PAVING, EXISTING GAS MAINS, SCHEDULED TO REMAIN.
7. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTHS OF SERVICE CONNECTIONS OF THE PROJECT.
8. ALL GARBAGE FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
9. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
10. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

TRENCH EXCAVATION SAFETY PROTECTION

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

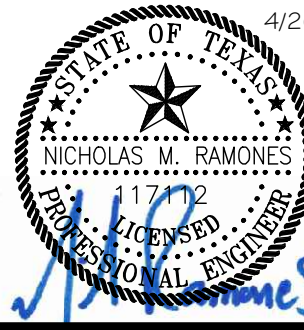
1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF APPROVED PROJECT
 - THE ACTIVITY START DATE, AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (EAS) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFF-SITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER EAS CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLANS MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURES, INCLUDING BUT NOT LIMITED TO POND, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED
 - C. ANY CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 492-3096
FAX (210)545-4329

- REVISIONS:
- 1 4/18/23 - COSA COMMENTS
 - 2 4/26/23 - COSA COMMENTS



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ENGINEERING
622 W. MONROE AVE | SAN ANTONIO, TX 78221 | 210.582.5805 | 100005 P-1-002

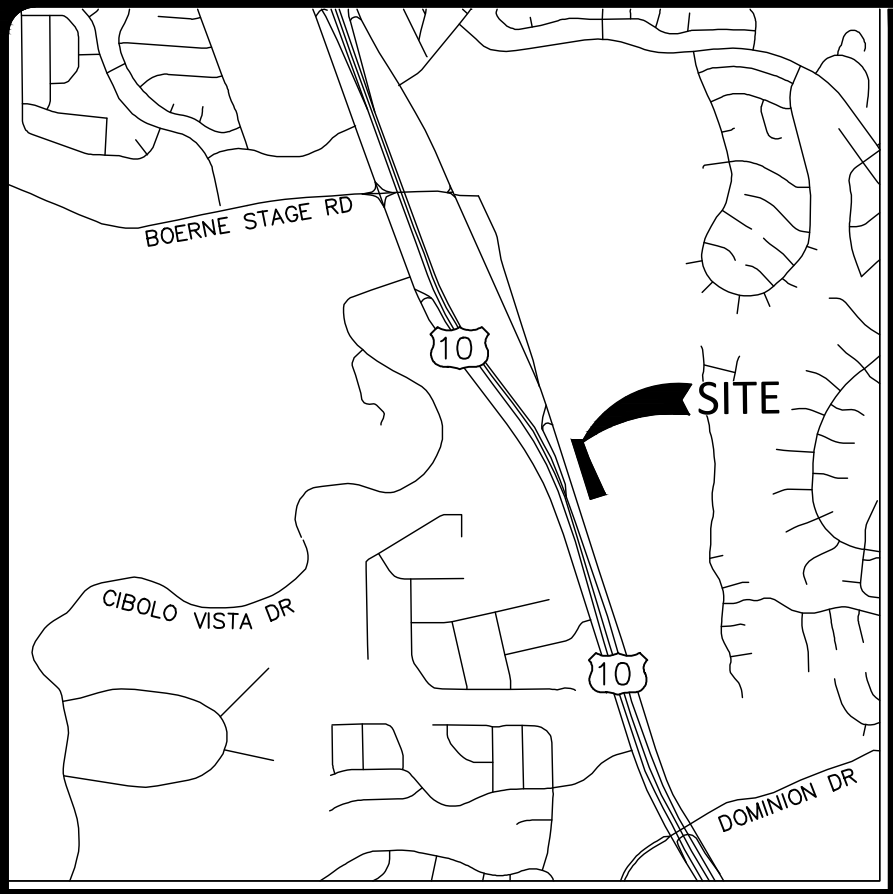


GENERAL NOTES

for

LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: **C-2213**
DATE: **1/28/2023**
DESIGN: **N.M.R.**
DRAWN: **N.M.R.**
CHECKED: _____
SHEET: **C-0.1**



★ LOCATION MAP ★

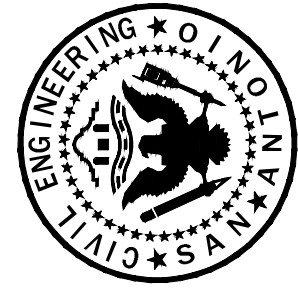
GENERAL NOTES:

- EXISTING IMPROVEMENTS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OPEN RANGE FIELD SERVICES, LLC, DATED SEPTEMBER 30, 2022.
- VERTICAL DATUM IS NAVD88.
- CONTRACTOR TO CONTACT ALL GOVERNING UTILITY AGENCIES LOCATED WITHIN LIMITS OF DEMOLITION OPERATIONS PRIOR TO DEMOLITION.
- CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIAL OFFSITE IN ACCORDANCE WITH LOCAL, MUNICIPAL, STATE, AND FEDERAL REQUIREMENTS.
- ALL UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION.

LEGEND

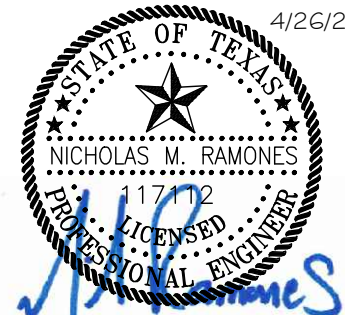
EXISTING CONTOUR	---
PROPERTY LINE	---
EXISTING FENCE	---
100-YR EFFECTIVE FLOODPLAIN	---
EXISTING 20" WATER MAIN	20"W
EXISTING SEWER MAIN	33"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING GAS MAIN	GAS
EXISTING COMMUNICATION LINE	COMM
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING SANITARY SEWER MANHOLE	○
EXISTING POWER POLE	○ EPP
EXISTING ASPHALT PAVEMENT	---
EXISTING CONCRETE	---

1	4/18/23 - COSA COMMENTS
2	4/26/23 - COSA COMMENTS



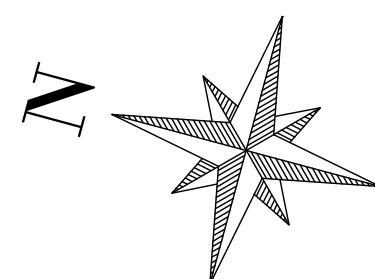
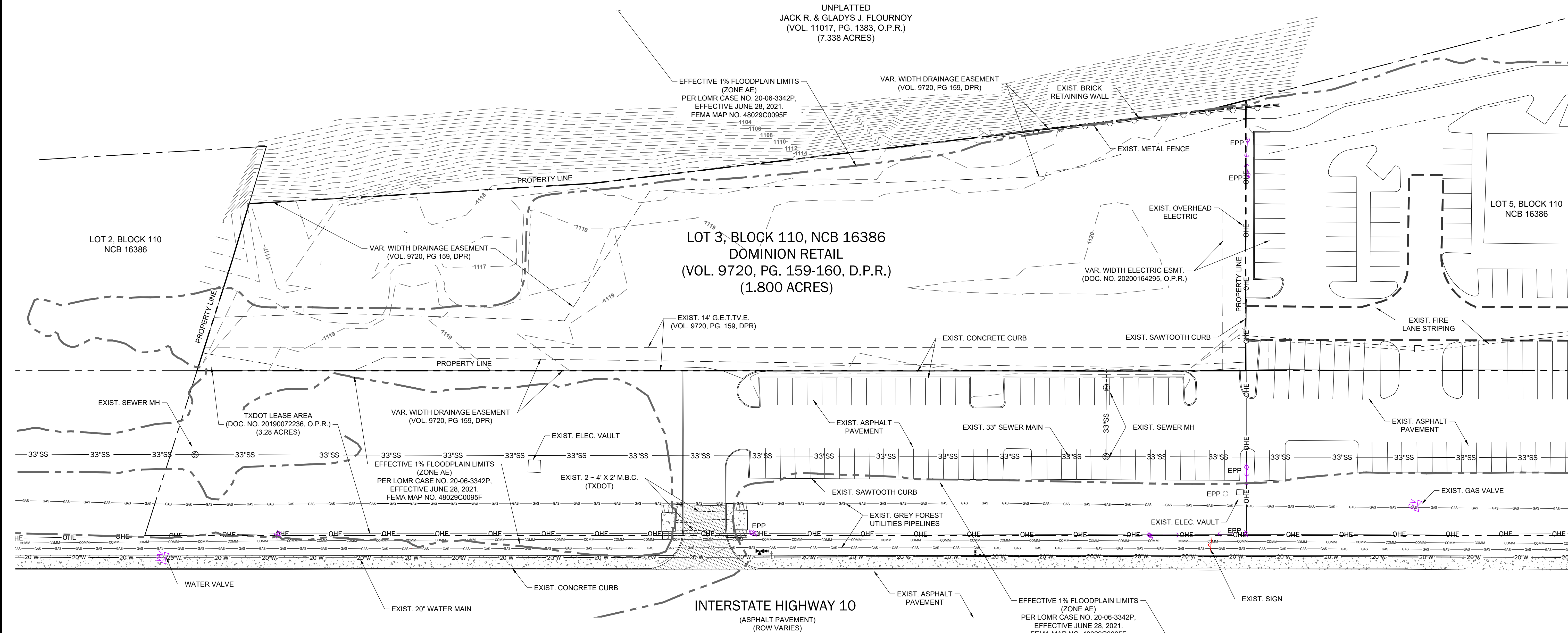
RAMONES
ENGINEERING

652 W. MONTERE AVE | SAN ANTONIO, TX 78211 | 214.682.5900 | TYPICAL P-1.002

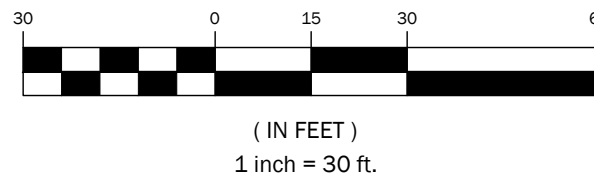


EXISTING SITE PLAN
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

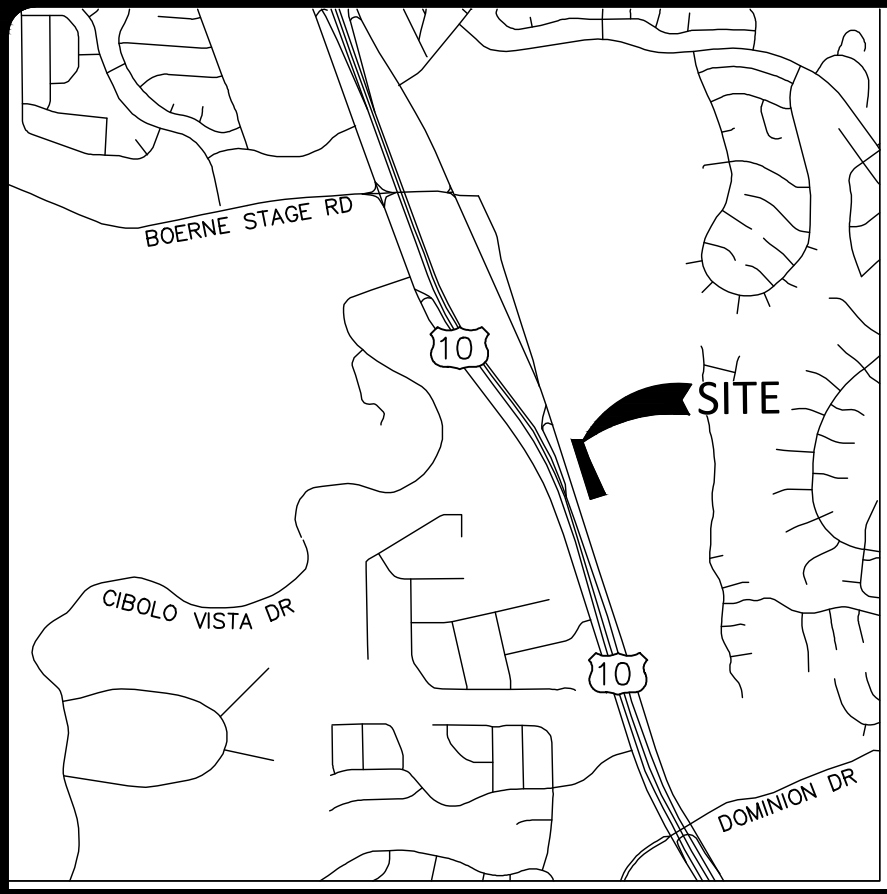
JOB #:	C-2213
DATE:	1/28/2023
DESIGN:	N.M.R.
DRAWN:	N.M.R.
CHECKED:	
SHEET:	C-1.0



★ GRAPHIC SCALE ★



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



★ LOCATION MAP ★

LEGEND

EXISTING CONTOUR	---
PROPERTY LINE	---
EXISTING FENCE	---
100-YR EFFECTIVE FLOODPLAIN	---
100-YR ULTIMATE FLOODPLAIN	---
EXISTING 20" WATER MAIN	20"W
EXISTING SEWER MAIN	33"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING GAS MAIN	GAS
EXISTING COMMUNICATION LINE	COMM
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING SANITARY SEWER MANHOLE	○
EXISTING POWER POLE	○ EPP
PROPOSED CONCRETE WALK	---
PROPOSED LANDSCAPE AREAS	---
PAINTED WALKWAY (4" WHITE)	---
PROPOSED ASPHALT PAVEMENT	---

NOTES BY SYMBOL:

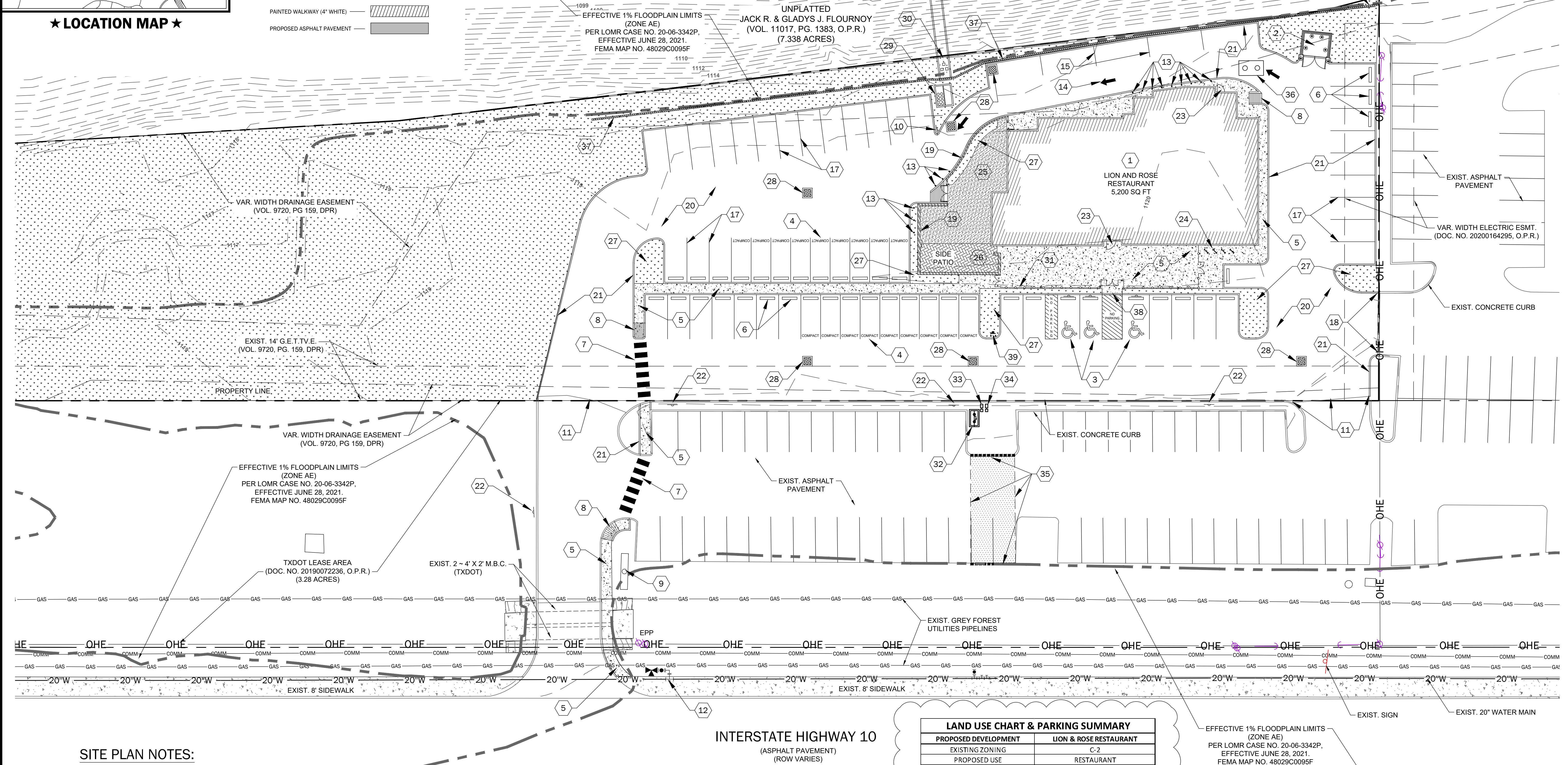
- 1 PROPOSED RESTAURANT STRUCTURE
- 2 DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON REFER TO ARCH PLAN FOR DETAILS
- 3 ACCESSIBLE PARKING SPACE MARKINGS
- 4 PROPOSED COMPACT PARKING SPACES
- 5 PROPOSED CONCRETE SIDEWALK (REF. ARCH FOR STAINED CONCRETE LIMITS)
- 6 PROPOSED WHEELSTOP (TYP.)
- 7 PROPOSED CROSSWALK STRIPING

- 8 PROPOSED ACCESSIBLE RAMP & LANDING
- 9 PROPOSED PYLON SIGN (FOR REFERENCE ONLY - BY SEPARATE PERMIT)
- 10 PROPOSED "NO ENTRY" SIGN
- 11 SAWCUT & TIE TO EXISTING PAVEMENT AND CURB
- 12 PROPOSED FIRE HYDRANT
- 13 PROPOSED BOLLARDS
- 14 PROPOSED DRIVEWAY TRAFFIC FLOW DIRECTIONAL ARROW
- 15 PROPOSED PARALLEL PARKING SPACES

- 16 PROPOSED SITE LIGHTING (REF ELECTRICAL PLANS)
- 17 PROPOSED PARKING STRIPING (4" WHITE)
- 18 REMOVE EXIST. SAWTOOTH CURB & TIE TO EXIST. ASPHALT PAVEMENT & CONCRETE CURB
- 19 PROPOSED WALL (REF ARCH PLANS)
- 20 PROPOSED CONCRETE PAVEMENT (SEE PAVING PLAN)
- 21 PROPOSED CONCRETE CURB
- 22 PROPOSED FIRE LANE SIGN
- 23 5' x 5' ADA LANDING AT ENTRY DOORS (REF. ARCH. SITE PLAN)

- 24 PROPOSED BIKE RACKS (3 EA.)
- 25 PROPOSED ARTIFICIAL TURF AREA (REF ARCH PLANS)
- 26 PROPOSED SIDE PATIO WITH STAINED CONCRETE FLOORING (REF ARCH PLANS)
- 27 PROPOSED PLANTER (REF LANDSCAPE PLANS)
- 28 PROPOSED 3'x3' GRATE INLET
- 29 PROPOSED CONTECH JELLYFISH FILTER VAULT (TOP ELEV: 1120.67; INV OUT: 1115.00)
- 30 PROPOSED CONCRETE OUTFALL (SEE SITE DETAILS)
- 31 PROPOSED PATIO FENCE (REF ARCH PLANS)

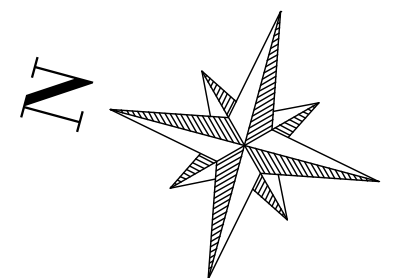
- 32 FIRE SERVICE LINE DOUBLE CHECK DETECTOR ASSEMBLY VAULT
- 33 PROPOSED DOMESTIC WATER METER
- 34 PROPOSED IRRIGATION WATER METER
- 35 DEMO & REPLACE EXISTING ASPHALT PAVEMENT & CONCRETE CURB AS NEEDED FOR UTILITY INSTALLATION
- 36 PROPOSED GREASE TRAP (SEE UTILITY PLANS)
- 37 PROPOSED CONCRETE FENCE (REF ARCH PLANS)
- 38 PROPOSED FLUSH CURB
- 39 PROPOSED FREESTANDING FIRE DEPARTMENT CONNECTION W/ 2 BOLLARDS



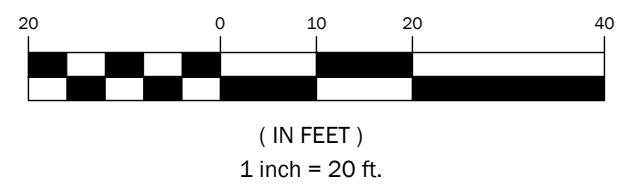
SITE PLAN NOTES:

1. ALL ACCESSIBLE RAMPS SHALL MEET ADA/TAS REQUIREMENTS.
2. SEE ARCHITECTURAL PLANS FOR STRUCTURAL/LANDSCAPE DIMENSION PLAN.
3. SEE ARCHITECTURAL/ELECTRICAL PLANS FOR LIGHTING DETAILS AND LOCATIONS.
4. ALL LIGHT POLE FOUNDATIONS, STANDS, AND FIXTURES TO BE DETERMINED BY THE ELECTRICAL ENGINEER.
5. REFERENCE LANDSCAPE PLANS FOR TREE PROTECTION PLANS/DETAILS.
6. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
7. ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

LAND USE CHART & PARKING SUMMARY	
PROPOSED DEVELOPMENT	LION & ROSE RESTAURANT
EXISTING ZONING	C-2
PROPOSED USE	RESTAURANT
SITE AREA (AC)	1.8
LANDSCAPED AREA (SF) / (%)	36,608 / 47%
IMPERVIOUS COVER (SF) / (%)	41,800 / 53%
BUILDING AREA (SF)	5,200
OUTDOOR PATIO AREA (SF)	1,300
TOTAL AREA (SF)	6,500
MIN PARKING SPACES REQUIRED	65 (1 per 100 sf)
MAX PARKING SPACES REQUIRED	164 (1 per 40 sf)
TOTAL PARKING SPACES PROVIDED	65
STANDARD SPACES PROVIDED	47
COMPACT SPACES PROVIDED	18
BIKE SPACES PROVIDED/REQUIRED	8 / 7
ADA SPACES PROVIDED/REQUIRED	3 / 3



★ GRAPHIC SCALE ★



- REVISIONS:
- 1 4/18/23 - COSA COMMENTS
 - 2 4/26/23 - COSA COMMENTS

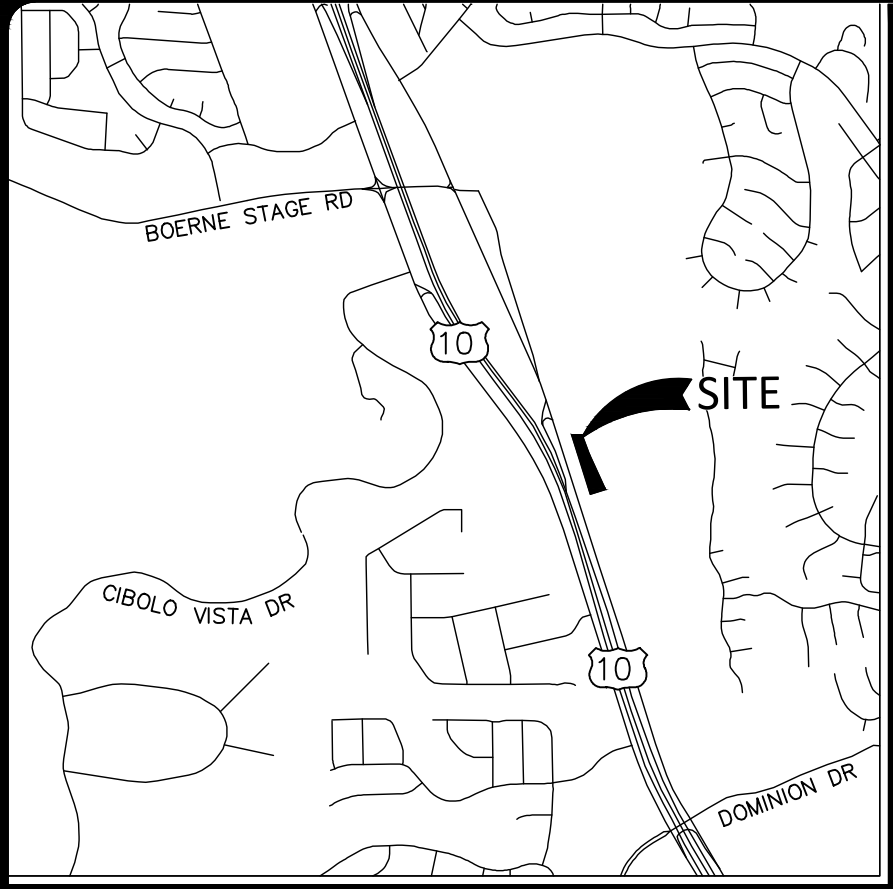


RAMONES
ENGINEERING
622 W. MONTEREY AVE | SAN ANTONIO, TX 78221 | 214.682.2600 | TYPICAL P-1-002



PROPOSED SITE PLAN
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-2.0



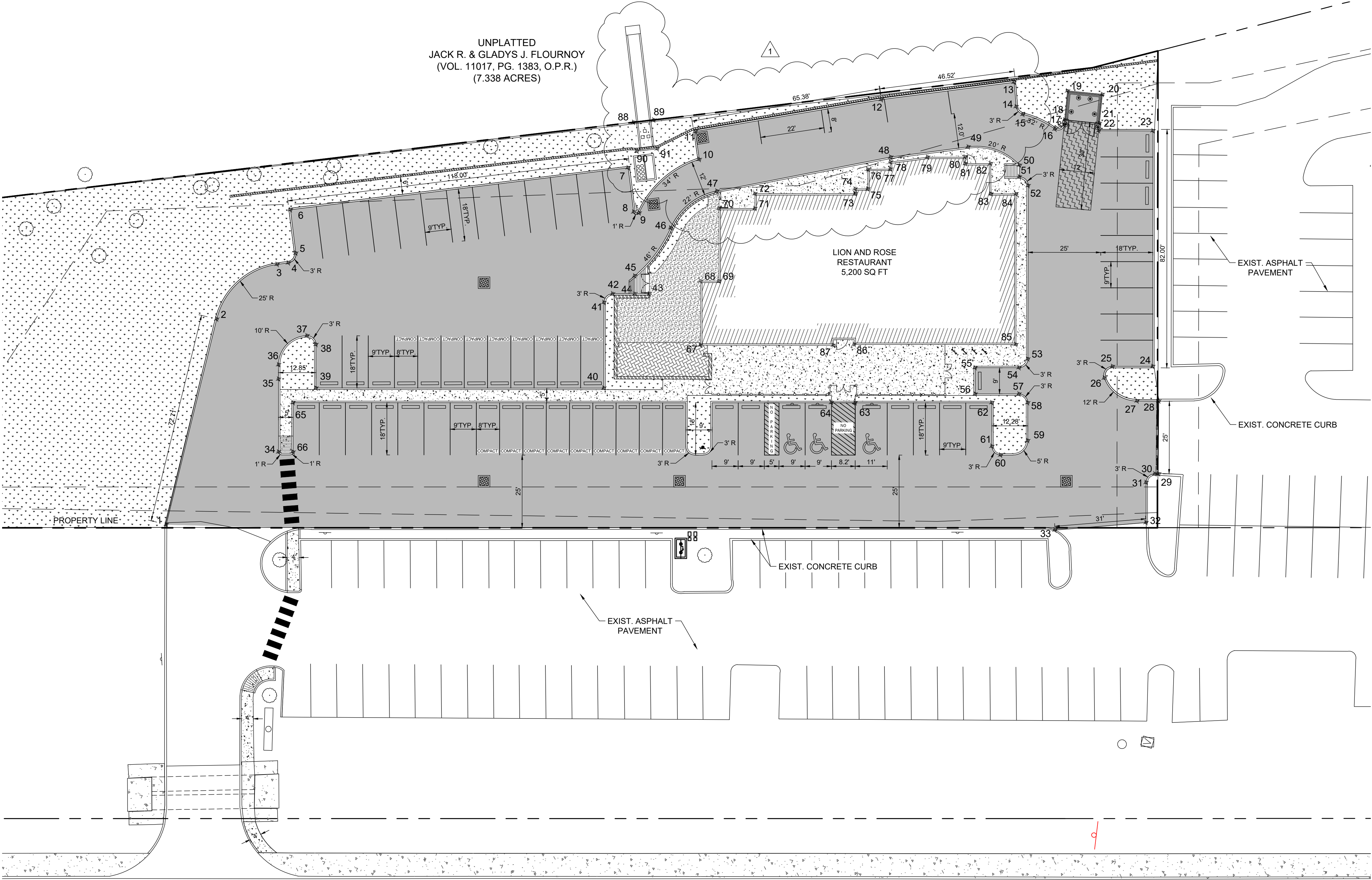
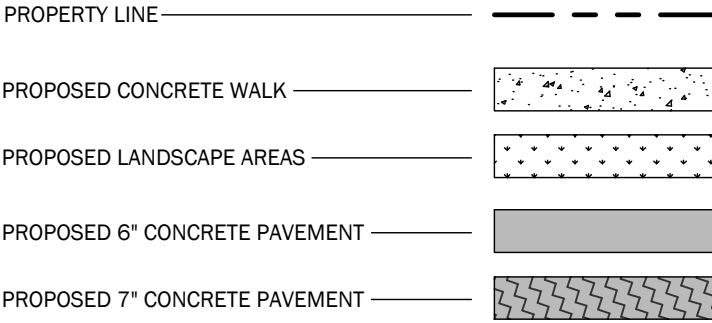
★ LOCATION MAP ★

PAVEMENT NOTES:

- SEE PAVING DETAILS AND NOTES FOR ADDITIONAL INFORMATION. PAVEMENT SUBGRADE PREPARATION SHOULD BE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT. PAVEMENT SECTION THICKNESS AND COMPACTION RATINGS TO BE VERIFIED WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-89 (REV. 92).
- PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C-150, TYPE I OR TYPE III.
- CONCRETE MIXES SHALL BE DESIGNED TO PROVIDE A MINIMUM COMPRESSIVE STRENGTH PSI AT 28 DAYS OF 4,000 PSI.
- CONCRETE SHALL HAVE A MINIMUM SEVEN DAY FLEXURAL STRENGTH OF 600 PSI.
- ALL CONCRETE SHALL BE AIR ENTRAINED AT MINIMUM 2% BY VOLUME, +/-1.5%.
- CONCRETE SLUMPS SHALL BE NOT LESS THAN 3" NOR MORE THAN 5", ASTM C143.
- THE PAVEMENT SURFACE SHALL BE MOIST-CURED WITH A MEMBRANE OR CURING COMPOUND FOR NOT LESS THAN SEVEN DAYS.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- SAW-CUT TIE INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYP. ALL INTERSECTIONS).
- PROVIDE LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS AT 15' MAXIMUM EACH WAY. CONTRACTION JOINTS SHALL BE 1/4" X 1/4" DEPTH OF PAVEMENT. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTRACTION JOINTS. JOINTS SHALL BE CONTINUOUS THROUGH CURBS. SAW-CUTTING SHALL BE COMPLETED BEFORE 8 HOURS HAVE ELAPSED SINCE CONCRETE PLACEMENT. JOINTS SHALL BE SEALED FOLLOWING SAW-CUTTING.
- PROVIDE 3/4" EXPANSION JOINTS TO ISOLATE ALL FIXED OBJECTS ABUTTING OR WITHIN THE PAVING AREA SUCH AS BUILDINGS, EXISTING PAVEMENT, UTILITY APPURTENANCES, POLE BASES, AND SIDEWALKS. DO NOT PERMIT REINFORCEMENT TO EXTEND CONTINUOUSLY THROUGH ANY EXPANSION JOINTS TO FULL DEPTH WITH EXPANSION JOINT MATERIAL (BITUMINOUS MATERIAL). IN CURBS, LOCATE JOINTS AT THE BEGINNING AND END OF CURVES. IN CURBS AND PAVING, DEPRESS 3/4" JOINT MATERIAL BELOW FINISHED GRADE AND SEAL EXPOSED JOINTS WITH JOINT SEALER.

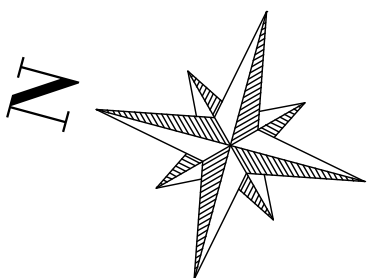
- PROVIDE CONSTRUCTION JOINTS AT END OF EACH DAY'S WORK OR WHEN CONCRETE PLACEMENT IS STOPPED MORE THAN 1/2 HOUR.
- ALL SAW-CUT SURFACES OF THE EXISTING PAVEMENT SHALL BE CLEANED AND COATED WITH AN APPROVED BONDING COMPOUND IMMEDIATELY BEFORE THE NEW CONCRETE IS PLACED.
- CONCRETE PLACED IN HOT WEATHER SHALL BE POURED IN THE EARLY MORNING SO THAT THE CONCRETE CAN ACHIEVE ITS INITIAL SET BY 9:00 AM.
- PROVIDE MONOLITHIC OR EXTRUDED CURB AT ALL PERIMETER PAVING UNLESS NOTED OTHERWISE.
- CONCRETE CURB SHALL BE OF THE SAME COMPRESSIVE STRENGTH AS THE CONCRETE PAVEMENT.
- MILD STEEL REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI SP-66.
- MILD STEEL REINFORCEMENT SHALL BE PLACED AND SECURED IN ACCORDANCE WITH CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS." PROVIDE METAL OR PLASTIC CHAIRS OR SPACERS (NOT WOOD BLOCKS OR BRICK BATS) TO PROVIDE SUPPORT FOR REINFORCING BARS.
- MINIMUM CONCRETE PROTECTION FOR ALL REINFORCEMENT SHALL BE 2-INCH CLEAR COVER BETWEEN ANY CONCRETE SURFACE AND NEAREST EDGE OF ANY REBAR. THERE SHALL BE MIN. 3 INCH OF COVER BETWEEN BOTTOM (TOP OF BASE MATERIAL OR SUBGRADE) AND EDGE OF REINFORCEMENT.
- REINFORCING BARS SHALL BE CONTACT LAP SPLICED UNLESS SHOWN OTHERWISE. LAP SPLICES SHALL CONFORM TO ACI REQUIREMENTS, BUT SHALL IN NO CASE BE LESS THAN 40 BAR DIAMETERS LONG.
- NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C-33. ALL CONCRETE SHALL USE NORMAL WEIGHT AGGREGATES, UNLESS NOTED OTHERWISE.
- THE MAXIMUM NOMINAL SIZE OF COARSE AGGREGATE SHALL BE 1-1/2 INCH.
- ALL ADDITIVES FOR AIR ENTRAINMENT, WATER REDUCTION, AND SET CONTROL SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

LEGEND

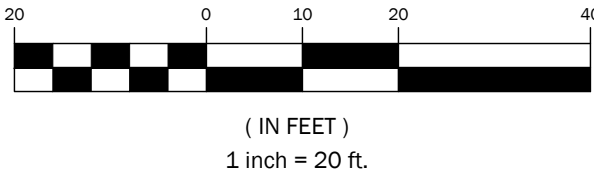


Point Table		
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6	13789605.1756	2087786.0209
7	13789498.9018	2087834.9584
8	13789492.4895	2087821.0334
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24	13789306.3455	2087824.5589
25	13789319.5236	2087820.3678
26	13789320.9830	2087815.6676
27	13789307.8715	2087811.5968
28	13789300.7520	2087813.8380
29	13789293.2445	2087789.9919
30	13789294.4507	2087789.6121
31	13789296.4114	2087785.8497
32	13789292.2670	2087772.6860
33	13789321.3351	2087760.7616
34	13789583.7848	2087705.3878
35	13789591.3794	2087729.2719
36	13789592.8755	2087733.9769
37	13789586.5850	2087746.4680
38	13789582.7543	2087744.5390
39	13789578.2085	2087730.2463
40	13789483.8633	2087760.2460
41	13789492.7879	2087788.3062
42	13789490.8423	2087792.0730
43	13789478.8236	2087795.9140
44	13789483.6018	2087794.3870
45	13789485.4639	2087800.2134
46	13789478.6984	2087819.6822
47	13789467.3988	2087836.5942
48	13789414.0124	2087865.8441
49	13789389.6922	2087877.2304
50	13789370.9463	2087876.5873

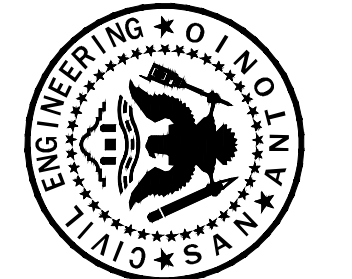
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51	13789369.7835	2087872.7598
52	13789366.0136	2087870.8046
53	13789348.0579	2087813.9624
54	13789350.0093	2087810.1999
55	13789364.3683	2087805.6330
56	13789361.6255	2087797.0163
57	13789347.2937	2087801.5735
58	13789343.5250	2087799.6214
59	13789339.5948	2087787.2280
60	13789346.9242	2087779.6549
61	13789350.6922	2087781.6047
62	13789355.2376	2087795.8995
63	13789400.0274	2087781.6560
64	13789407.8167	2087779.1805
65	13789584.1713	2087723.1036
66	13789579.0199	2087706.9029
67	13789456.7010	2087784.3919
68	13789463.3490	2087805.3634
69	13789457.3256	2087807.2729
70	13789464.8802	2087831.1041
71	13789453.1322	2087834.8283
72	13789454.6744	2087839.6930
73	13789421.8366	2087850.1027
74	13789422.3354	2087851.6762
75	13789418.1734	2087852.9955
76	13789420.2052	2087859.4262
77	13789412.8370	2087861.8276
78	13789413.5870	2087864.1933
79	13789401.9533	2087869.6285
80	13789389.5623	2087873.5564
81	13789388.9043	2087871.4808
82	13789380.6076	2087874.1217
83	13789377.3256	2087864.2212
84	13789369.1016	2087866.8204
85	13789353.4574	2087817.4703
86	13789406.4531	2087800.6704
87	13789413.1840	2087798.1870
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90	13789497.7277	2087841.2963
91	13789491.3552	2087844.1931



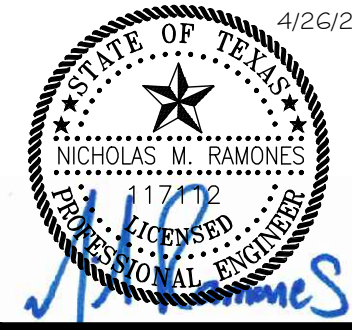
★ GRAPHIC SCALE ★



REVISIONS:	
1	4/18/23 - COSA COMMENTS
2	4/26/23 - COSA COMMENTS

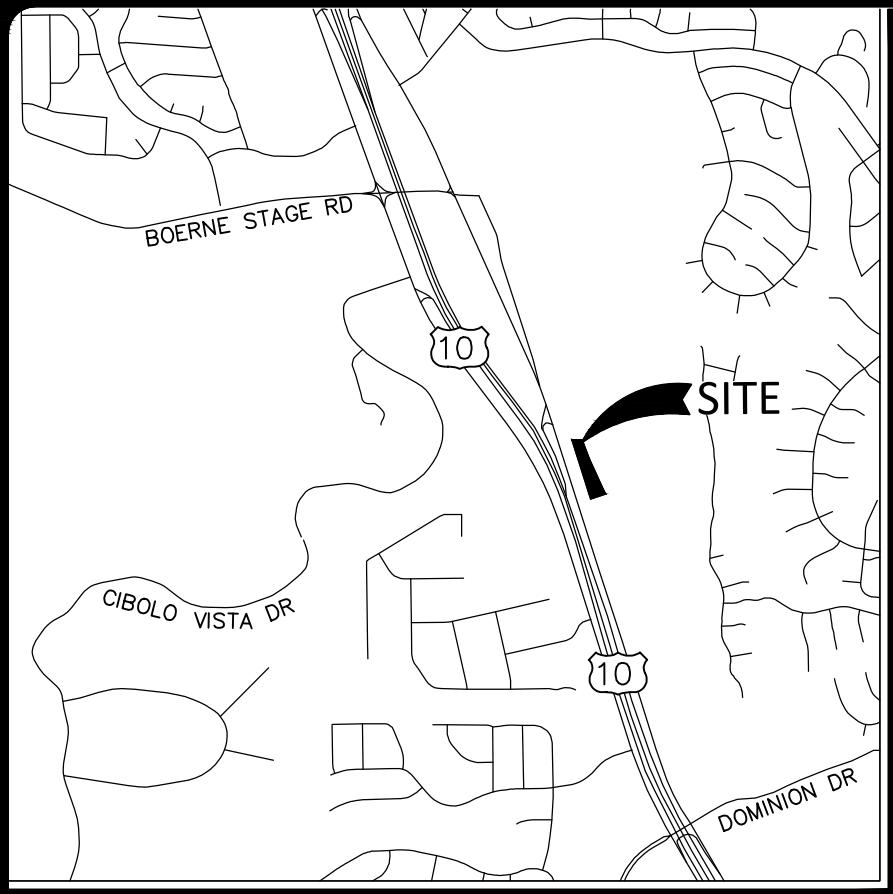


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624 W. MONTERE AVE | SAN ANTONIO, TX 78221 | 214.682.5601 | TOLPES P-11062



PAVING & DIMENSION CONTROL PLAN
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #:	C-2213
DATE:	1/28/2023
DESIGN:	N.M.R.
DRAWN:	N.M.R.
CHECKED:	
SHEET:	C-3.0



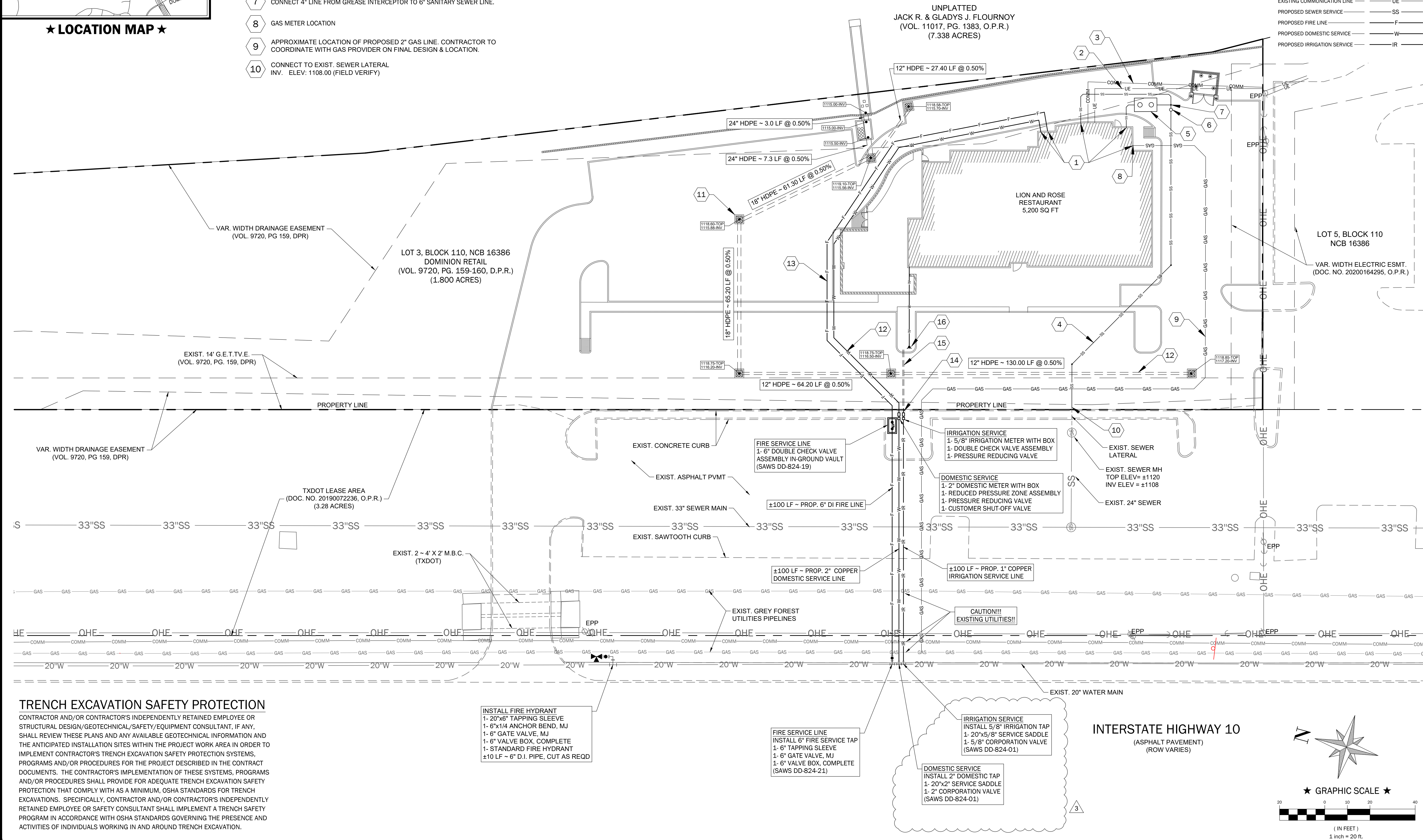
★ LOCATION MAP ★

NOTES BY SYMBOL:

- 1 SANITARY SEWER, GREASE WASTE, WATER AND GAS LINE FROM BUILDING. COORDINATE PLUMBING PLANS.
- 2 PROPOSED ELECTRICAL SERVICE. (REFER TO ELECTRICAL PLANS)
- 3 PROPOSED CATV AND TELEPHONE SERVICE ROUTES. (REFER TO ELECTRICAL PLANS)
- 4 INSTALL APPROX. 210 LF OF 6" SANITARY SEWER @ 2.00% MIN SLOPE WITH CLEANOUTS AT EVERY CHANGE IN DIRECTION. REF PLUMBING PLANS FOR FLOWLINE @ BUILDING.
- 5 INSTALL GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE DETAILS. CONNECT TO GREASE WASTE LINE FROM BUILDING.
- 6 INSTALL EFFLUENT SAMPLING INSPECTION WELL. (A. PARKS EQUIPMENT SERVICES SAMPLE WELL SWB-1, HANSON PRECAST SAMPLING WELL OR PW EAGLE SAMPLE WELL WITH 18" MIN. DIA. ACCESS COVER). RIM ELEVATION TO MATCH FINISHED GRADE.
- 7 CONNECT 4" LINE FROM GREASE INTERCEPTOR TO 6" SANITARY SEWER LINE.
- 8 GAS METER LOCATION
- 9 APPROXIMATE LOCATION OF PROPOSED 2" GAS LINE. CONTRACTOR TO COORDINATE WITH GAS PROVIDER ON FINAL DESIGN & LOCATION.
- 10 CONNECT TO EXIST. SEWER LATERAL INV. ELEV: 1108.00 (FIELD VERIFY)
- 11 PROPOSED 3"x3" GRATE INLET (TYP) (SEE GRADING PLAN FOR TOP/INV ELEV)
- 12 PROPOSED 2.5" PVC - SCH 40 DOMESTIC WATER LINE (APPROX. 210 LF; PROVIDE FITTINGS AS REQUIRED)
- 13 PROPOSED 6" DUCTILE IRON FIRE SERVICE LINE (APPROX. 210 LF; PROVIDE FITTINGS AS REQUIRED)
- 14 PROPOSED IRRIGATION SERVICE. (REF LANDSCAPE PLANS)
- 15 PROPOSED IRRIGATION SLEEVES (REF LANDSCAPE PLANS)
- 16 PROPOSED FREESTANDING FIRE DEPARTMENT CONNECTION

LEGEND

- EXISTING CONTOUR ————
PROPERTY LINE ————
EXISTING FENCE ————
100-YR EFFECTIVE FLOODPLAIN ————
EXISTING 20" WATER MAIN ———— 20"W
EXISTING SEWER MAIN ———— 33"SS
EXISTING OVERHEAD ELECTRIC ———— OHE
EXISTING GAS MAIN ———— GAS
EXISTING COMMUNICATION LINE ———— COMM
EXISTING UNDERGROUND ELECTRIC ———— UE
EXISTING SANITARY SEWER MANHOLE ———— EPP
EXISTING POWER POLE ———— EPP
PROPOSED GAS SERVICE ———— GAS
PROPOSED COMMUNICATION LINE ———— COMM
PROPOSED UNDERGROUND ELEC. ———— UE
EXISTING UNDERGROUND LINE ———— UE
PROPOSED SEWER SERVICE ———— SS
PROPOSED FIRE LINE ———— F
PROPOSED DOMESTIC SERVICE ———— W
PROPOSED IRRIGATION SERVICE ———— IR



TRENCH EXCAVATION SAFETY PROTECTION

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

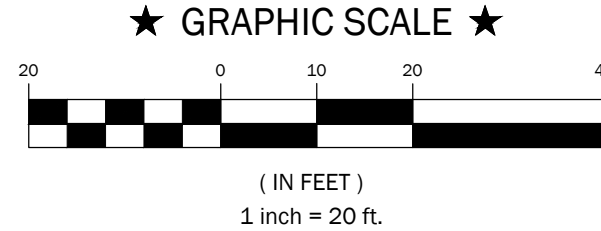
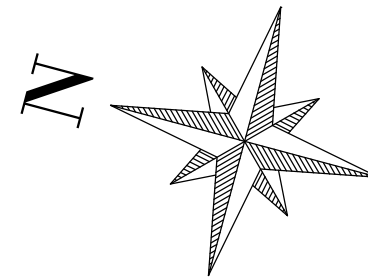
INSTALL FIRE HYDRANT
1- 20"x6" TAPPING SLEEVE
1- 6"x1/4 ANCHOR BEND, MJ
1- 6" GATE VALVE, MJ
1- 6" VALVE BOX, COMPLETE
1- STANDARD FIRE HYDRANT
±10 LF ~ 6" D.I. PIPE, CUT AS REQD

FIRE SERVICE LINE
INSTALL 6" FIRE SERVICE TAP
1- 6" TAPPING SLEEVE
1- 6" GATE VALVE, MJ
1- 6" VALVE BOX, COMPLETE
(SAWS DD-824-21)

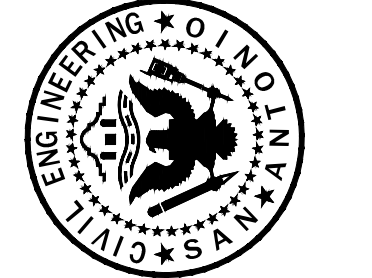
IRRIGATION SERVICE
INSTALL 5/8" IRRIGATION TAP
1- 20"x5/8" SERVICE SADDLE
1- 5/8" CORPORATION VALVE
(SAWS DD-824-01)

DOMESTIC SERVICE
INSTALL 2" DOMESTIC TAP
1- 20"x2" SERVICE SADDLE
1- 2" CORPORATION VALVE
(SAWS DD-824-01)

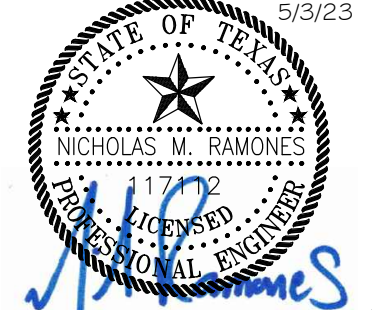
INTERSTATE HIGHWAY 10
(ASPHALT PAVEMENT)
(ROW VARIES)



- REVISIONS:
- 1 4/18/23 - COSA COMMENTS
 - 2 4/26/23 - COSA COMMENTS
 - 3 5/3/23 - REVISED WATER METER SIZES

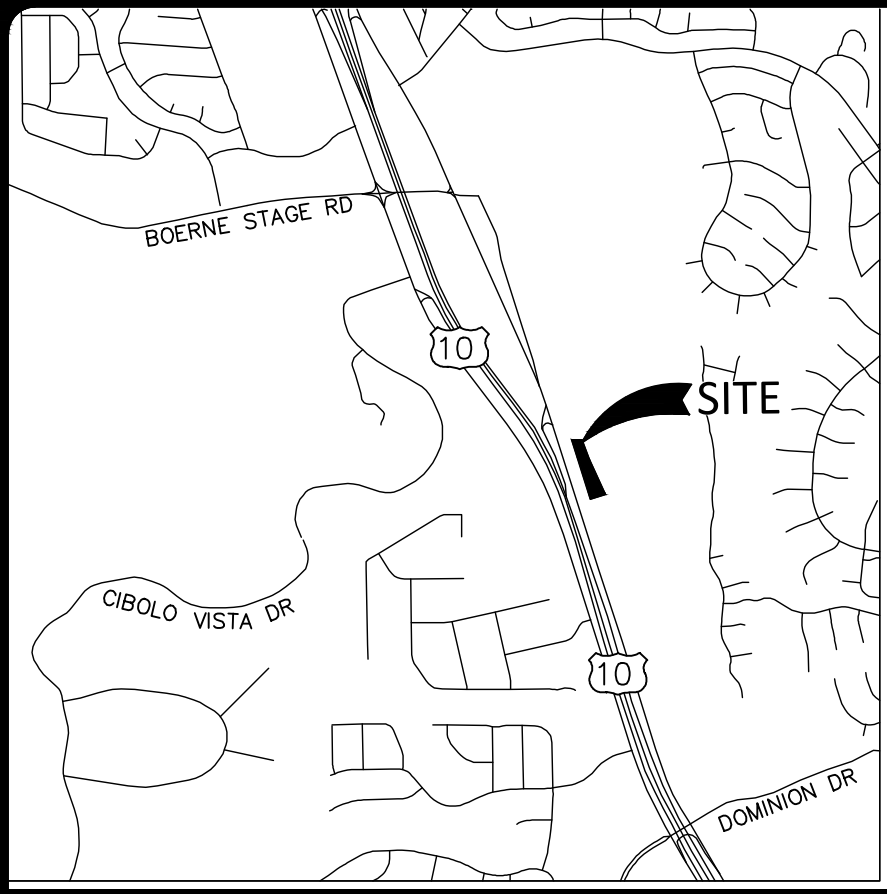


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UTILITY PLAN
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-4.0

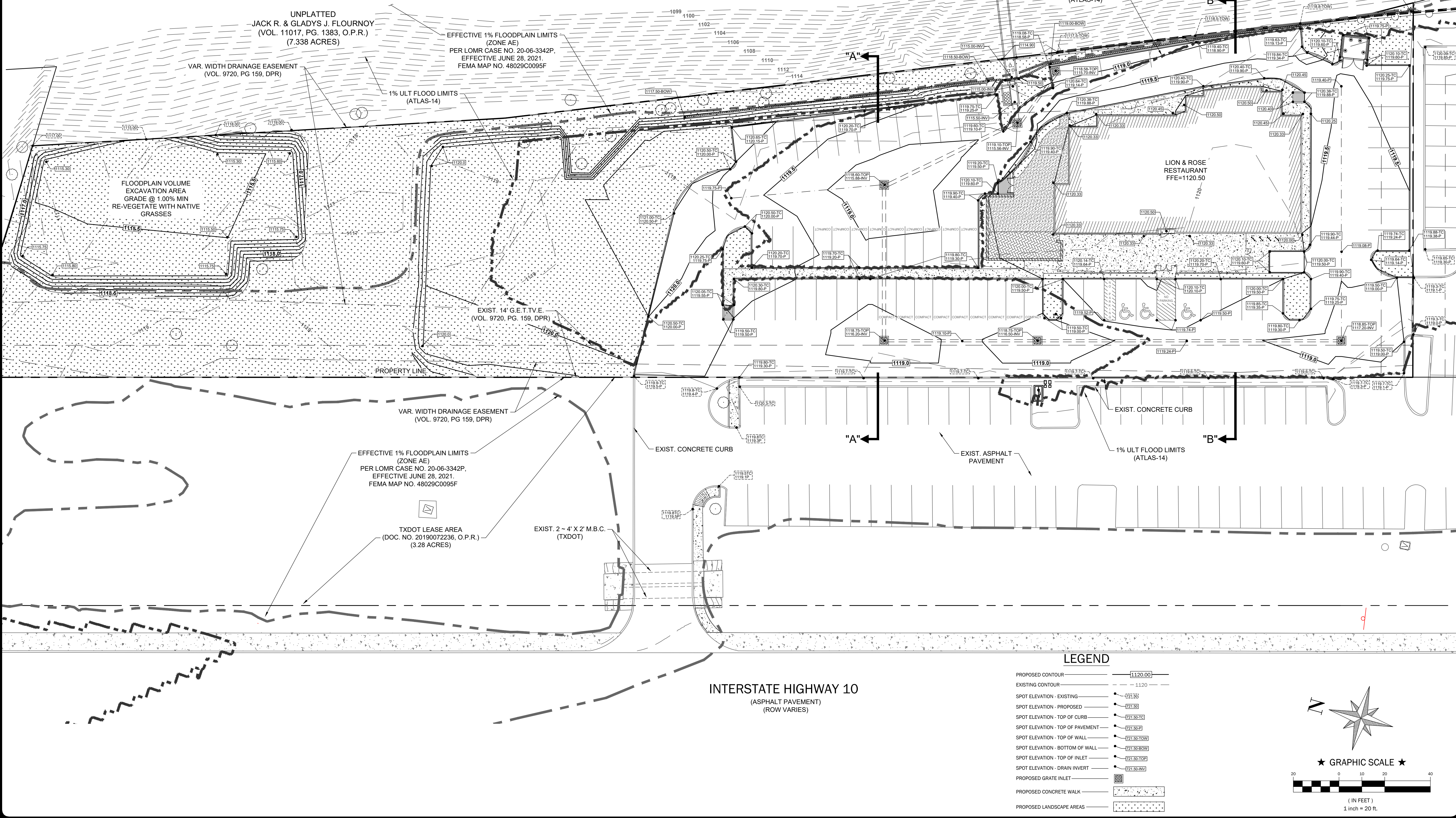
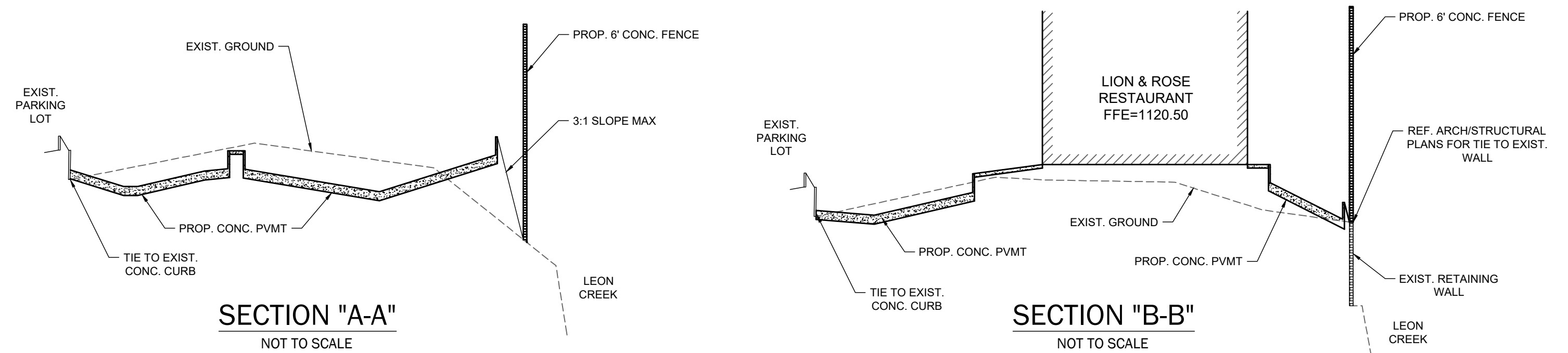


★ LOCATION MAP ★

GRADING AND DRAINAGE NOTES:

1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS. CONTRACTOR SHALL SUBTRACT PAVEMENT, BASE, TOPSOIL, MULCH, ETC. TO OBTAIN PROPER SUBGRADE ELEVATIONS.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER. MINIMUM SLOPE 0.50%.
3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR.
4. ALL DISTURBED AREAS SHALL BE REVEGETATED BY THE CONTRACTOR IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL LANDSCAPING PLANS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AT HIS EXPENSE.

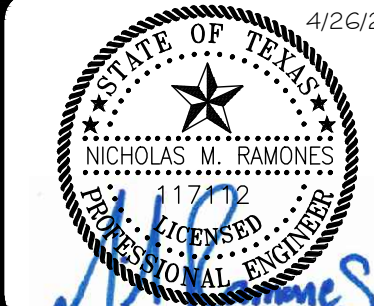
6. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO SPECIFICATIONS FOR CONSTRUCTION AND BEXAR COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING SIGNS, UTILITIES, PAVEMENT, CURBS, SIDEWALKS OR DRIVEWAYS. (NO SEPARATE PAY ITEM)
8. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
11. ALL ON-SITE CURBS ARE 6" HIGH UNLESS OTHERWISE SPECIFIED.



- REVISIONS:
- 1 4/18/23 - COSA COMMENTS
 - 2 4/26/23 - COSA COMMENTS



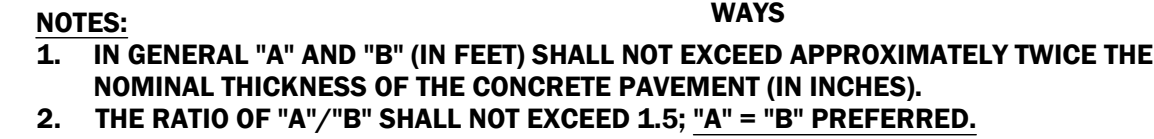
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ENGINEERING
622 W. MONTERE AVE | SAN ANTONIO, TX 78221 | 214.662.5905 | TOLLFREE 1-877-662-5905



GRADING PLAN
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

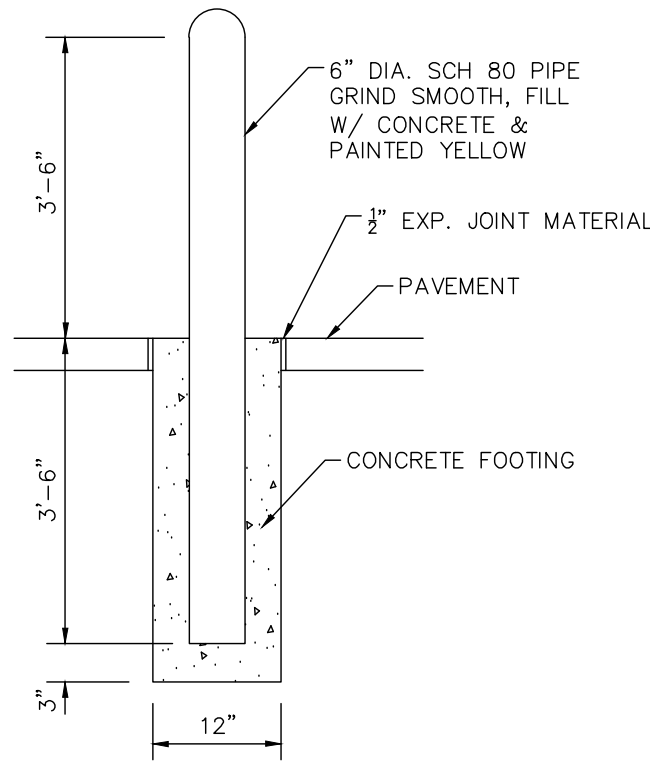
JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-6.0

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

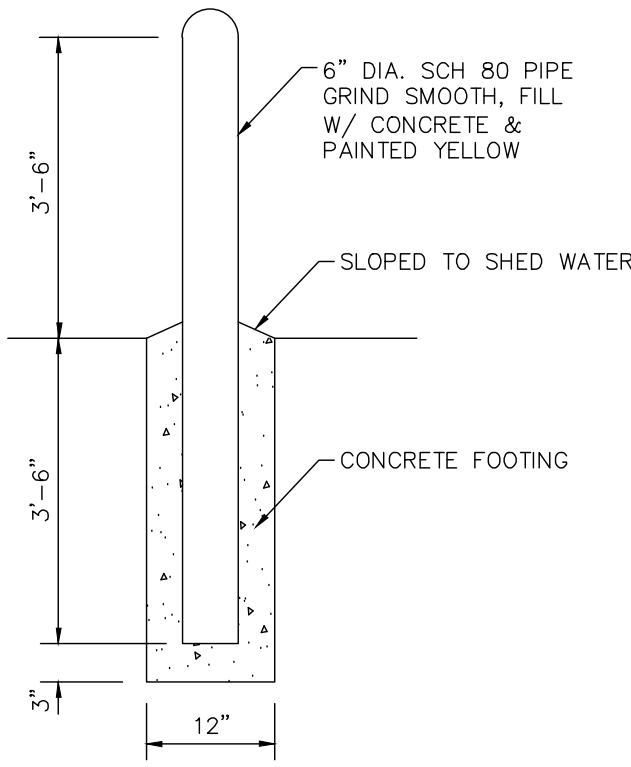


SCARIFY MIN. 6" BELOW CLEARED SURFACE. RE-COMPACT FROM 95% TO 100% OF MAX. DRY DENSITY PER ASTM D-698 "STANDARD PROCTOR" AT -1 TO +3% OF OMC. MOISTURE TREAT 6" OF SUBGRADE

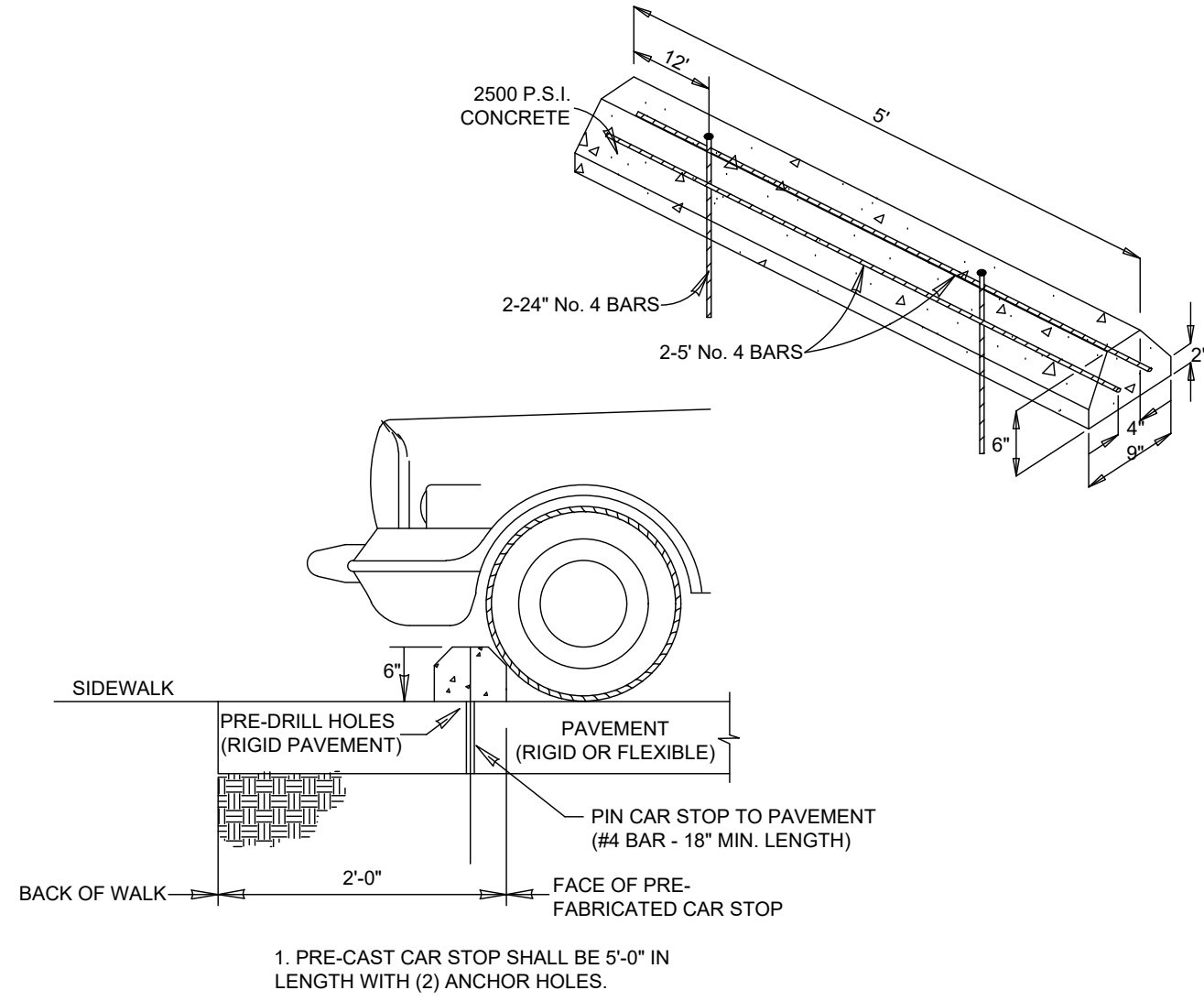
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNADVISEDLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



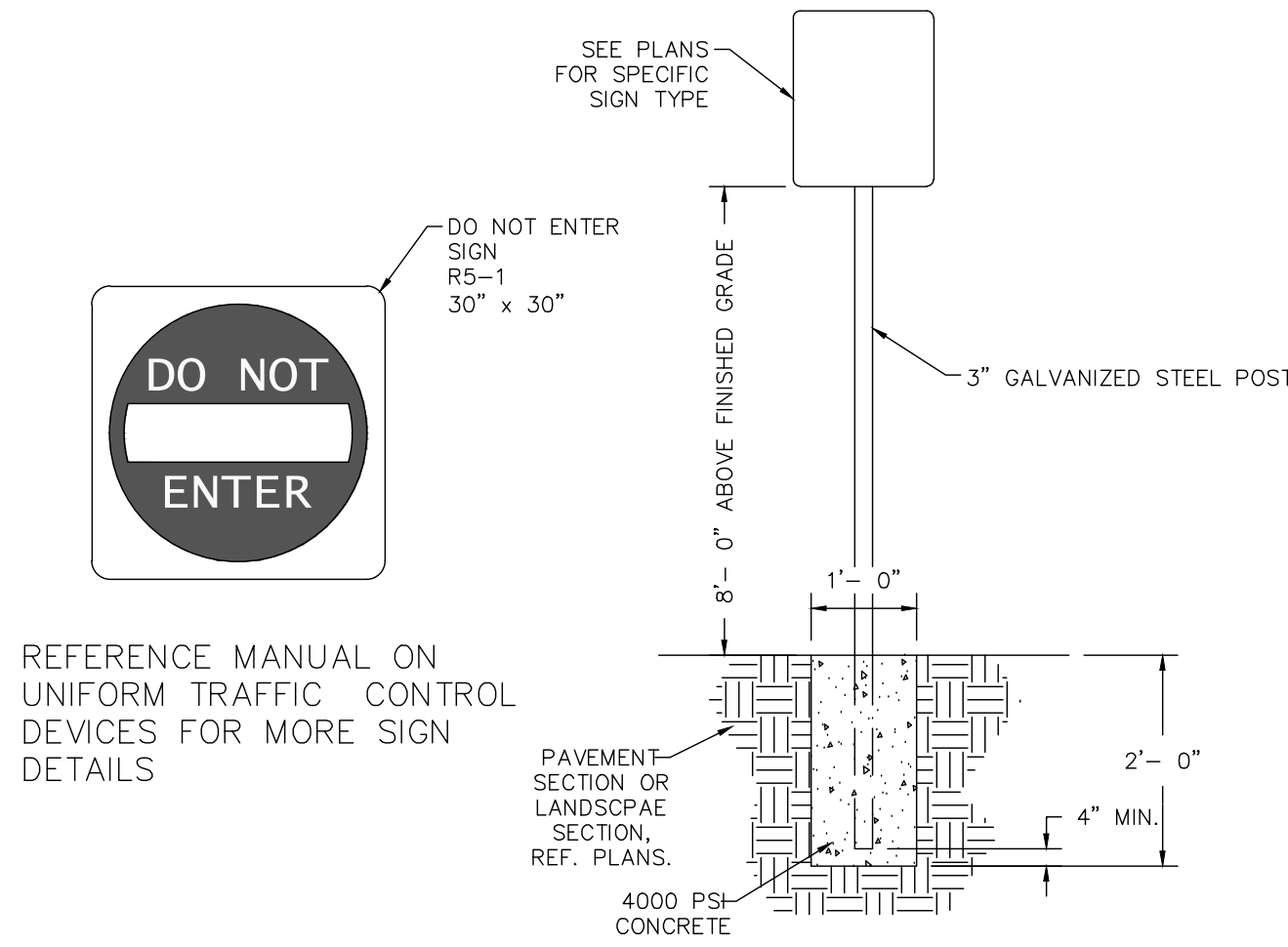
**PIPE BOLLARD
(IN PAVEMENT)**
NOT TO SCALE



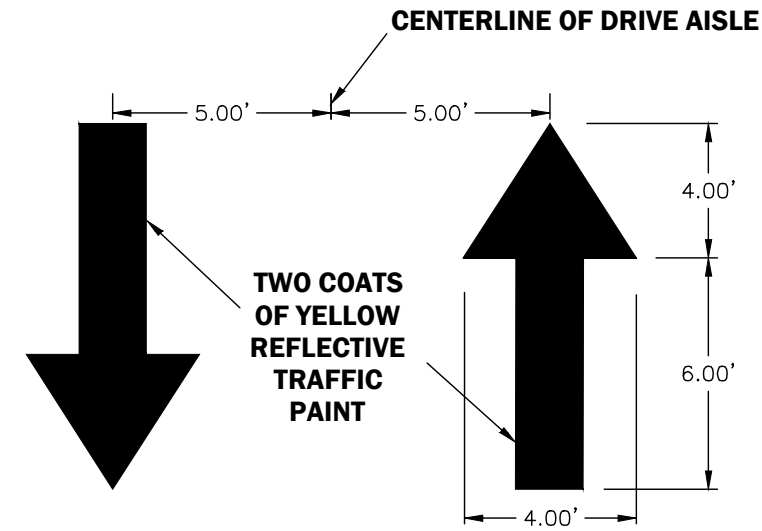
**PIPE BOLLARD
(IN GRASS/MULCH)**
NOT TO SCALE



WHEEL STOP
NOT TO SCALE

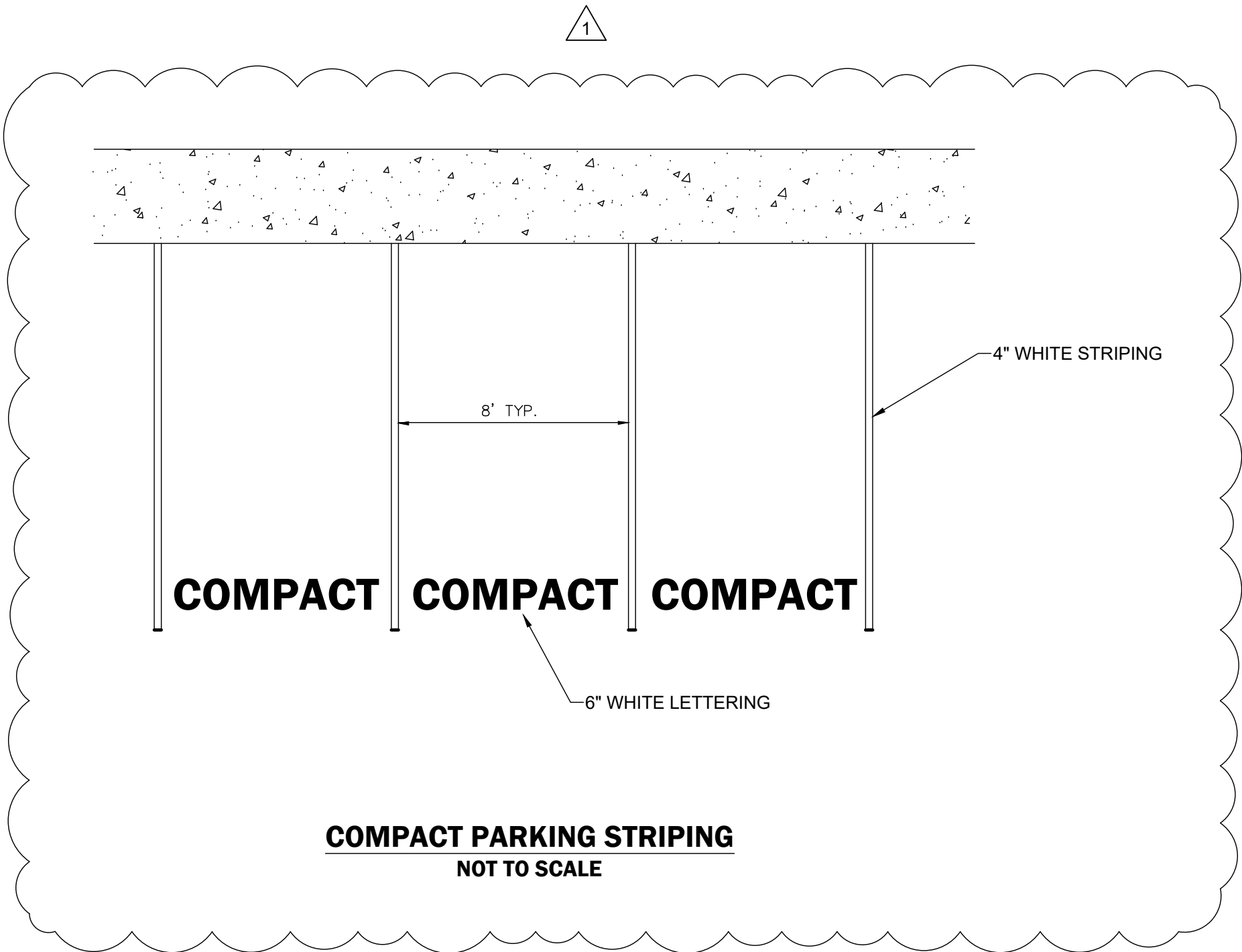


NO ENTRY SIGN
NOT TO SCALE



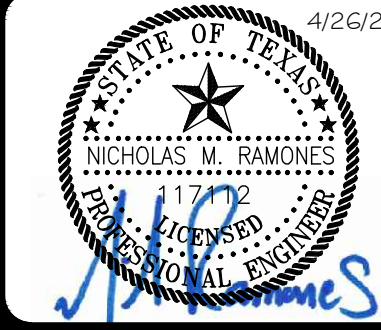
NOTE:
TEMPLATE AVAILABLE FROM SIGN
VENDORS.

TRAFFIC FLOW DIRECTIONAL ARROW
NOT TO SCALE



COMPACT PARKING STRIPING
NOT TO SCALE

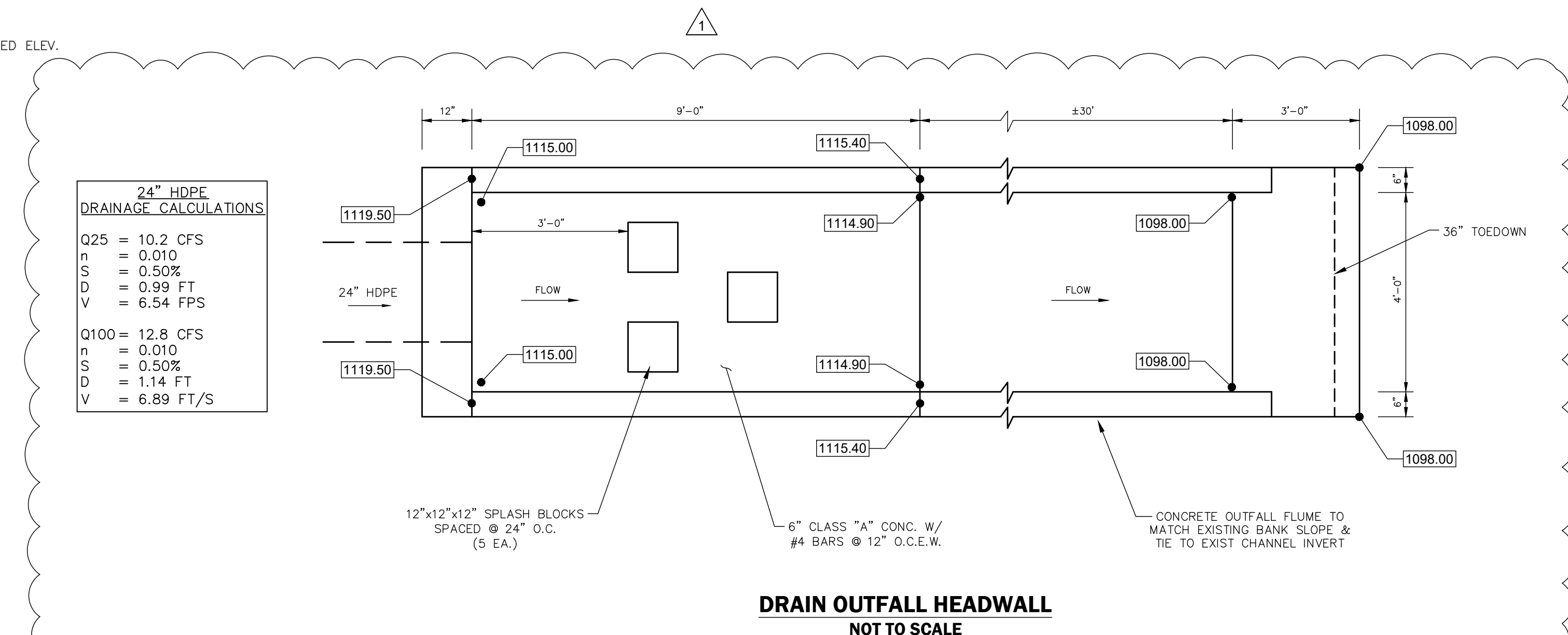
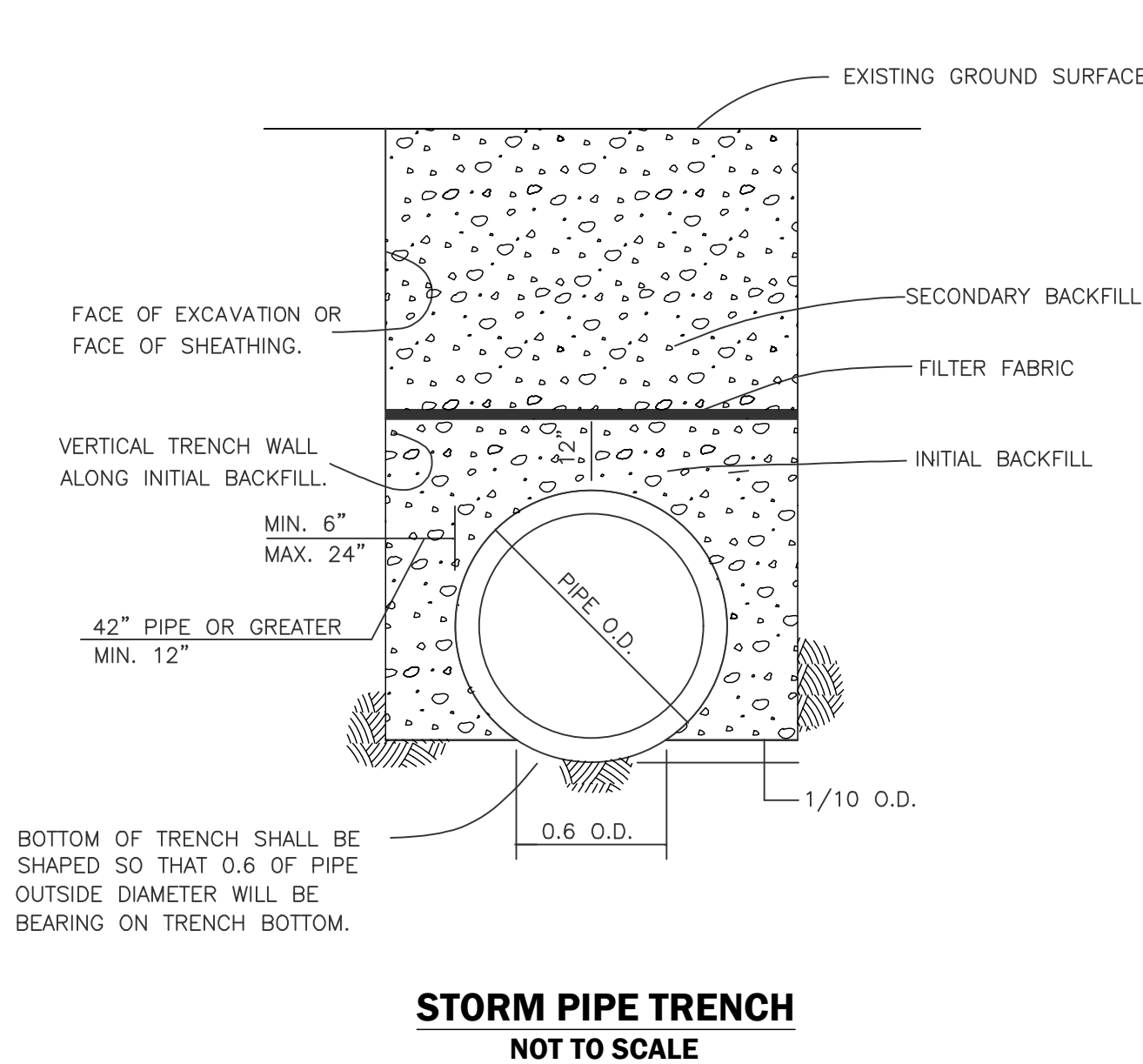
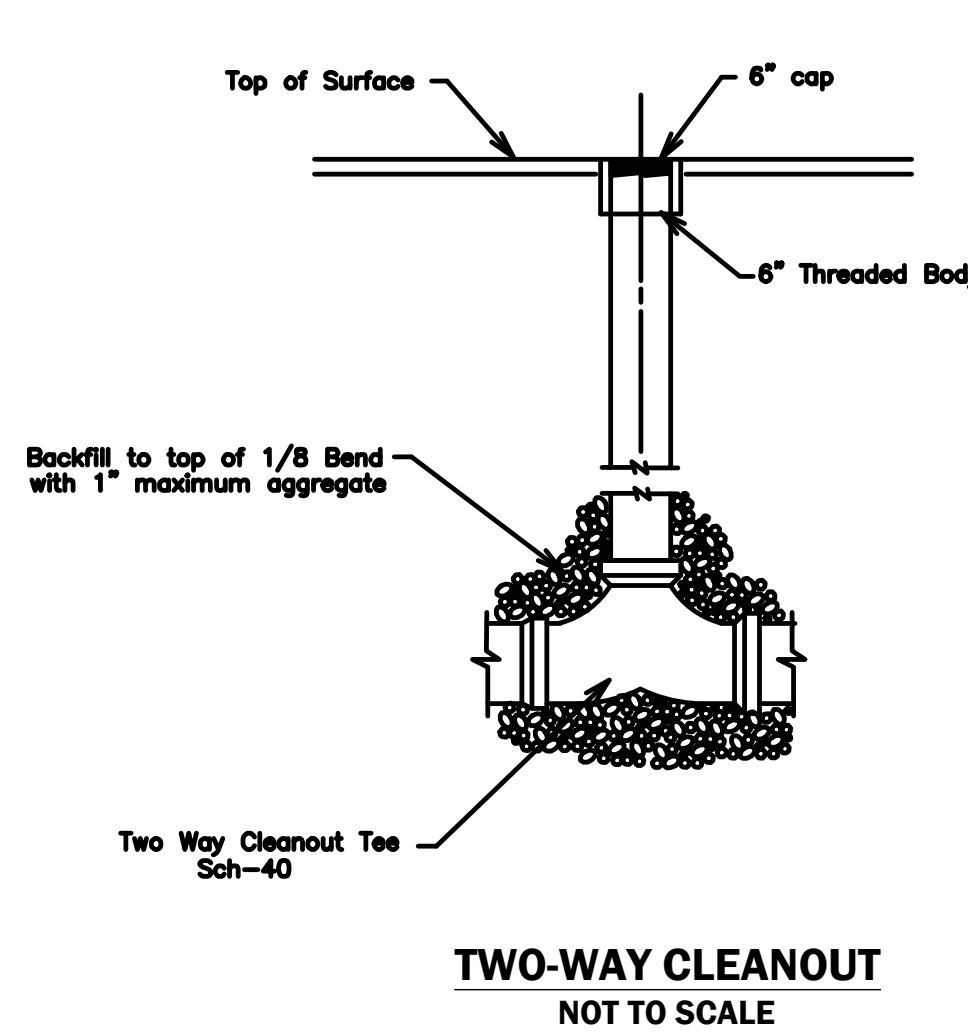
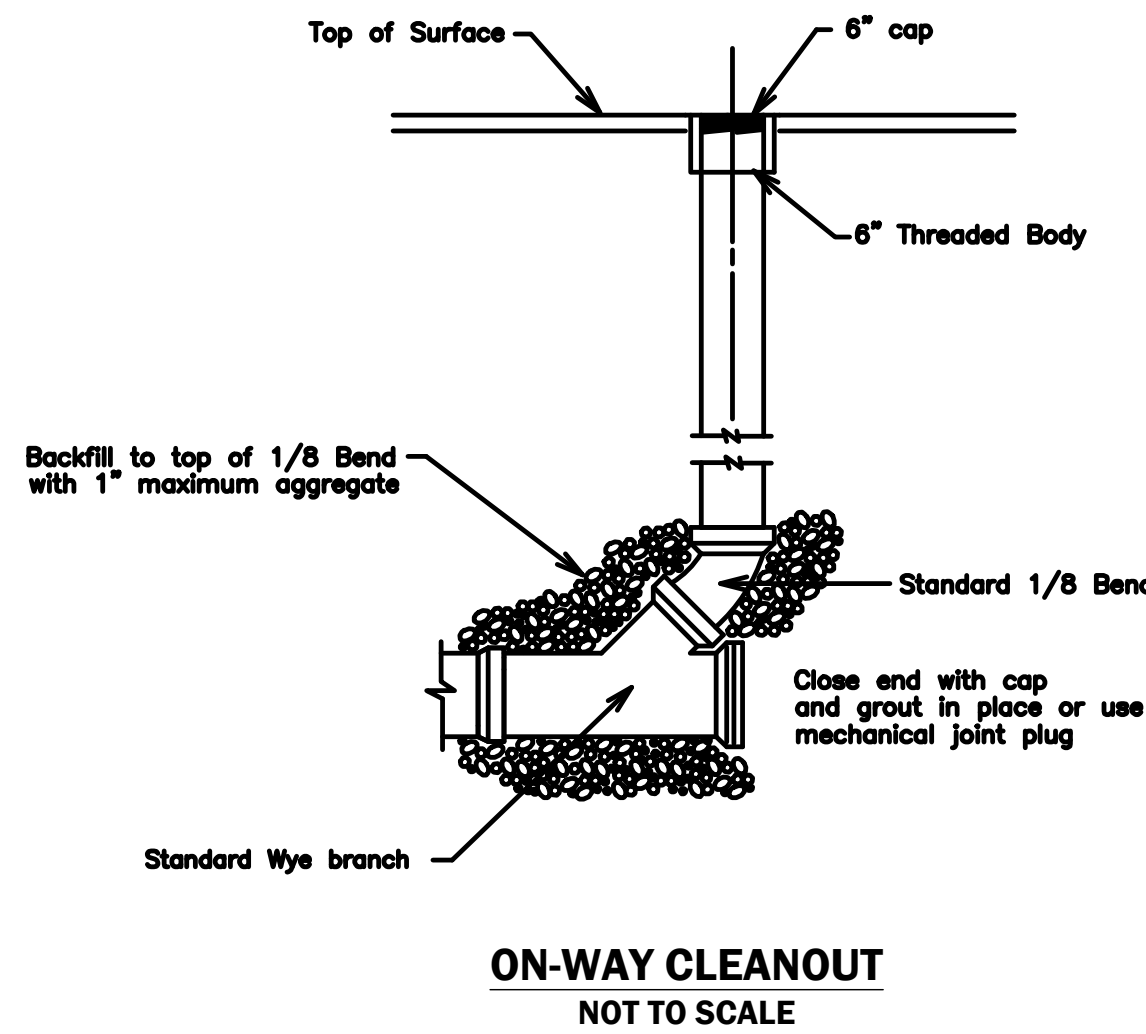
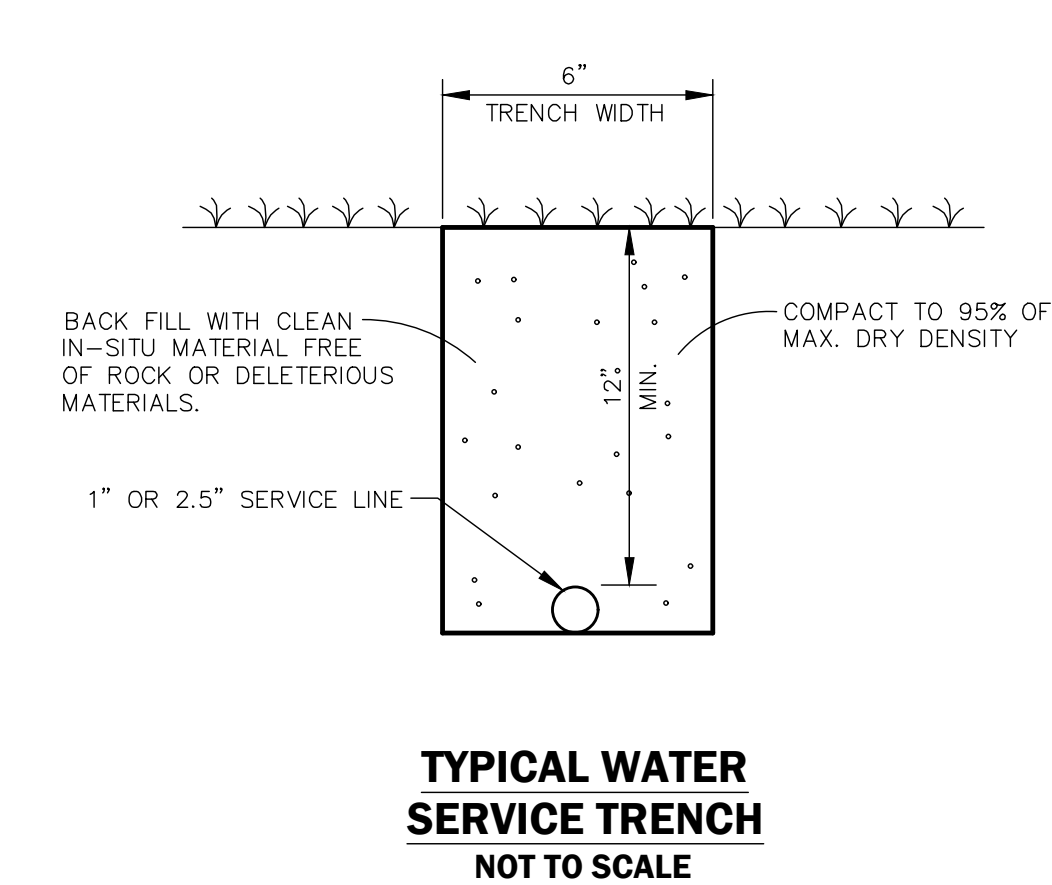
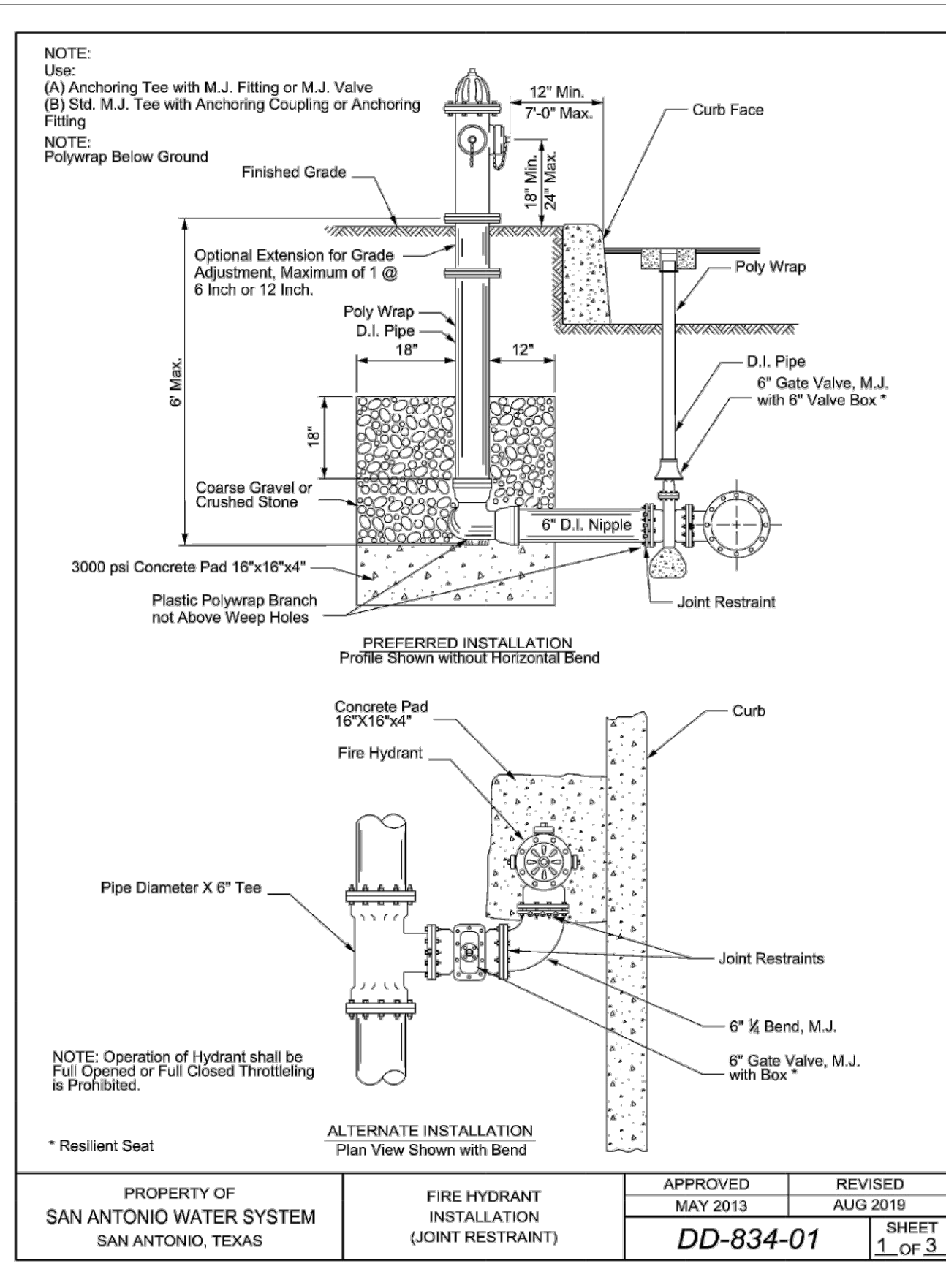
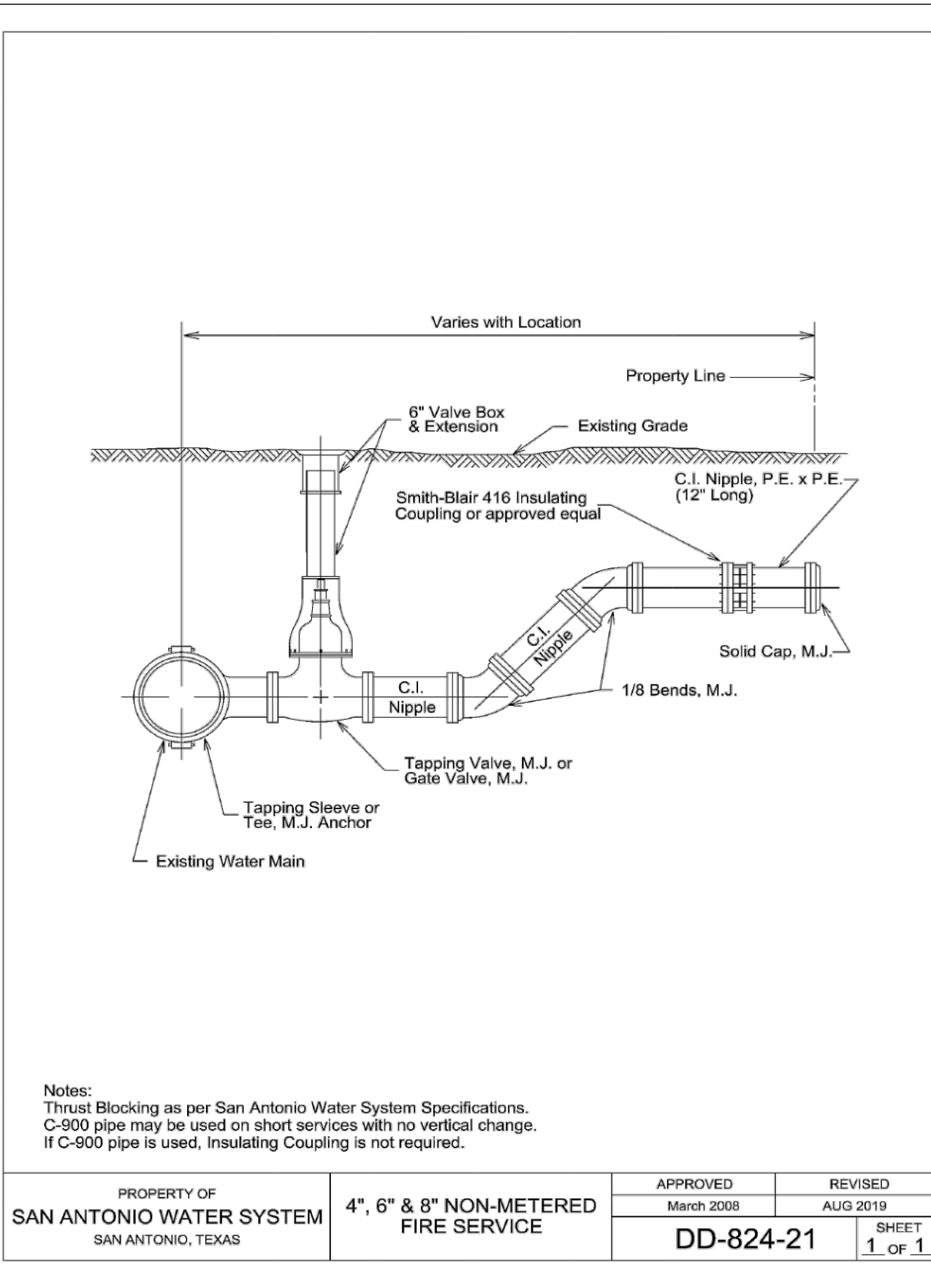
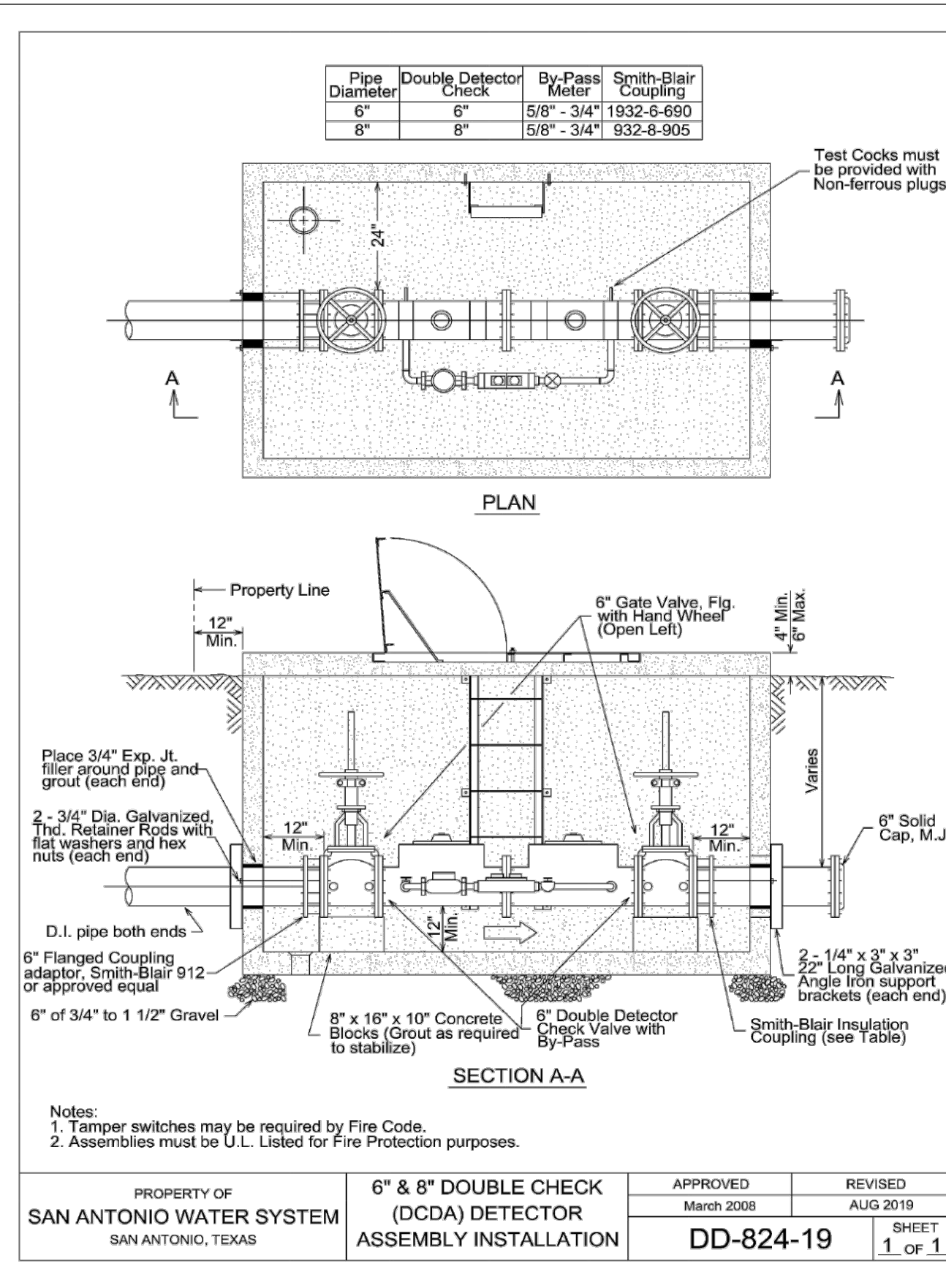
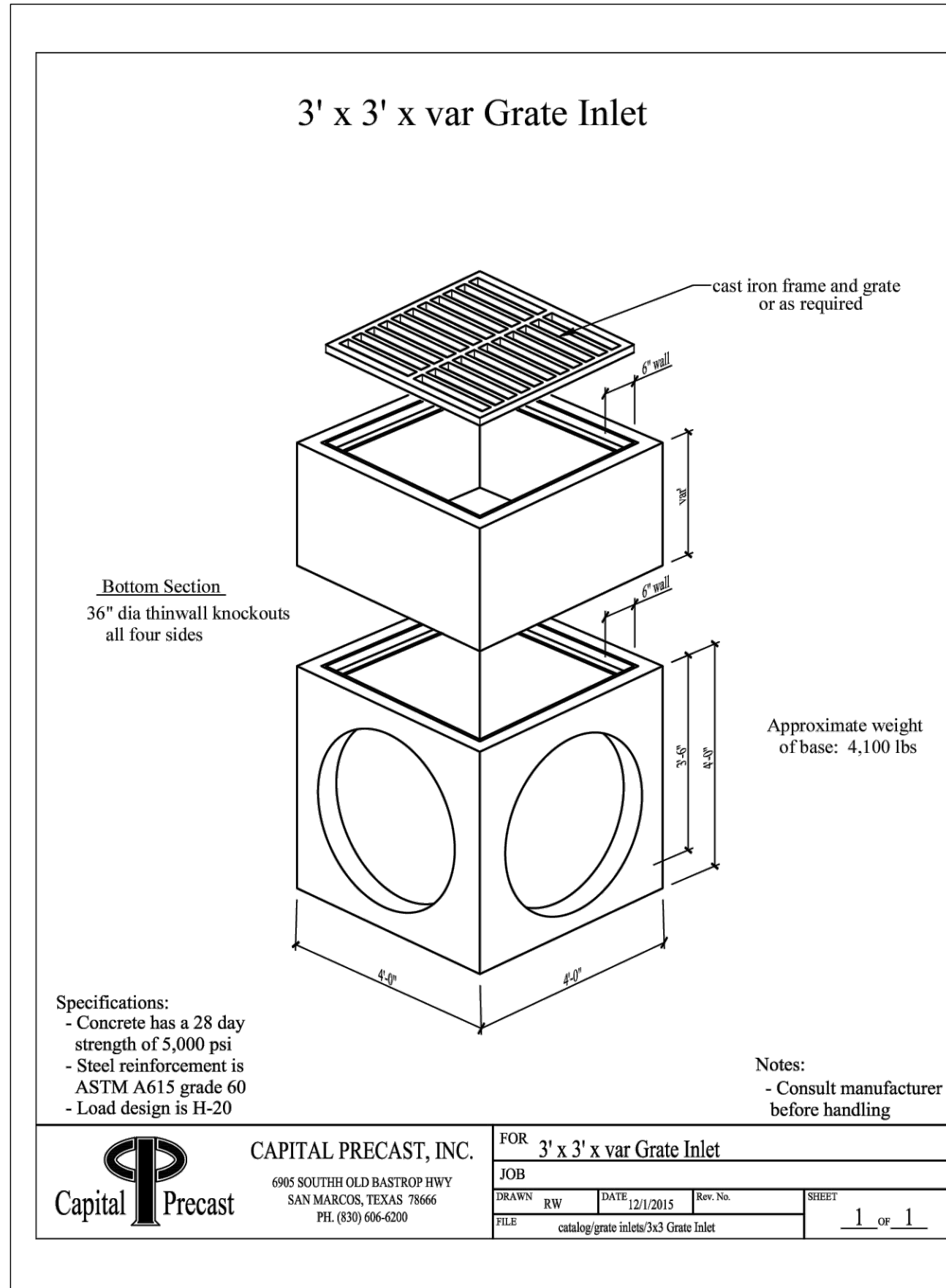
- REVISIONS:
- 1 4/18/23 - COSA COMMENTS
 - 2 4/26/23 - COSA COMMENTS



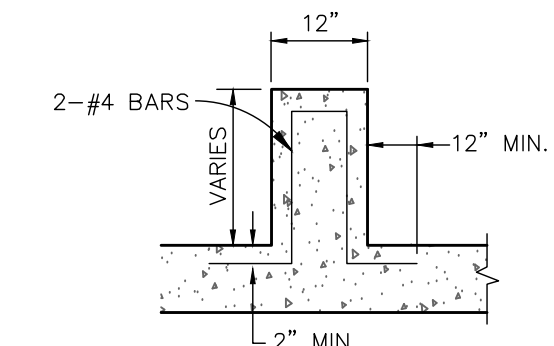
SITE DETAILS (2 OF 2)
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-7.1

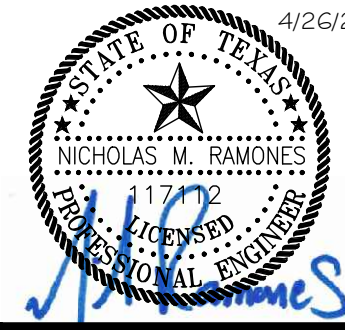
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



- CONCRETE NOTES
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4\"
 - ALL CONCRETE SHALL BE A MINIMUM CLASS \"A\" 3000 psi. @ 28 DAYS UNLESS NOTED.
 - COVER FOR REINFORCING STEEL IS 2\" UNLESS NOTED.
 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS SHALL BE 24 INCHES.



- REVISIONS:
- 4/18/23 - COSA COMMENTS
 - 4/26/23 - COSA COMMENTS



UTILITY DETAILS
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

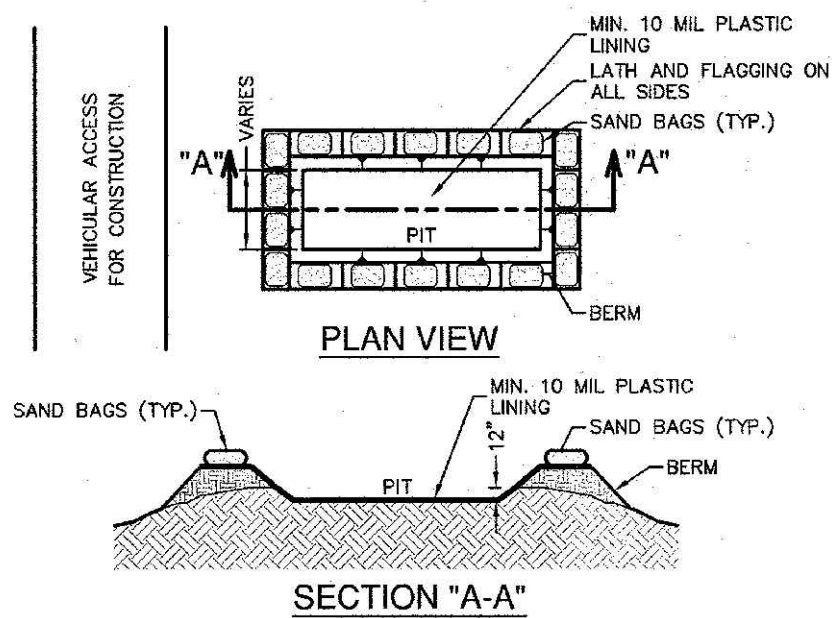
JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-7.2

TEMPORARY POLLUTION ABATEMENT NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- CONTRACTOR, TO THE EXTENT PRACTICAL, SHALL MINIMIZE THE AMOUNT OF AREA DISTURBED. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.
- ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.
- MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.
- PRIOR TO INITIATION OF SUBSEQUENT PHASES OF CONSTRUCTION, TEMPORARY BMPs INCLUDING SILT FENCING, CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND CONSTRUCTION STAGING AREA SHALL BE FIELD LOCATED AS APPROPRIATE FOR THE AREA OF CONSTRUCTION.
- TEMPORARY POLLUTION ABATEMENT MEASURES SHOWN ON THE PLAN ARE FOR THE OVERALL DEVELOPMENT. TEMPORARY BMPs MAY REQUIRE ADJUSTMENT BASED ON PHASING OF CONSTRUCTION OF THE DEVELOPMENT. RECORDS OF ADJUSTMENTS AND REVISIONS SHALL BE MAINTAINED AS APPROPRIATE.
- TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.
- UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.

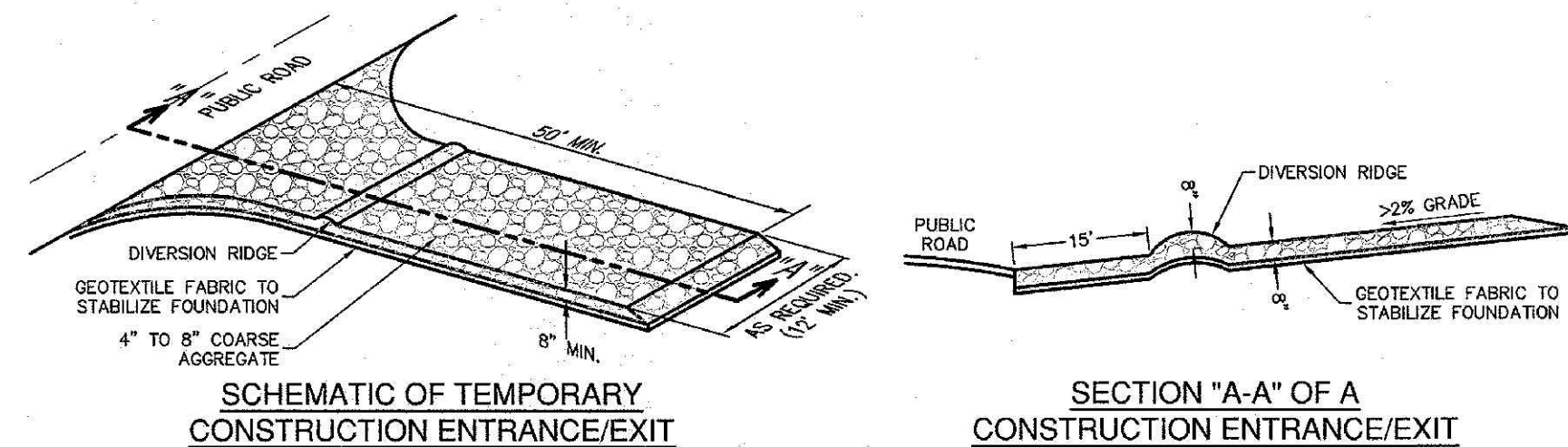
PERMANENT POLLUTION ABATEMENT NOTES:

- TEMPORARY BMPs WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.
- DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.
- FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.
- PERMANENT BMPs FOR THIS SITE INCLUDE NATURAL AND ENGINEERED VEGETATIVE FILTER STRIPS. THESE PERMANENT BMPs HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 26.1 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).
- TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.4% TO 34%.
- SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.
- ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.
- CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.
- ALL PERMANENT BMPs MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.



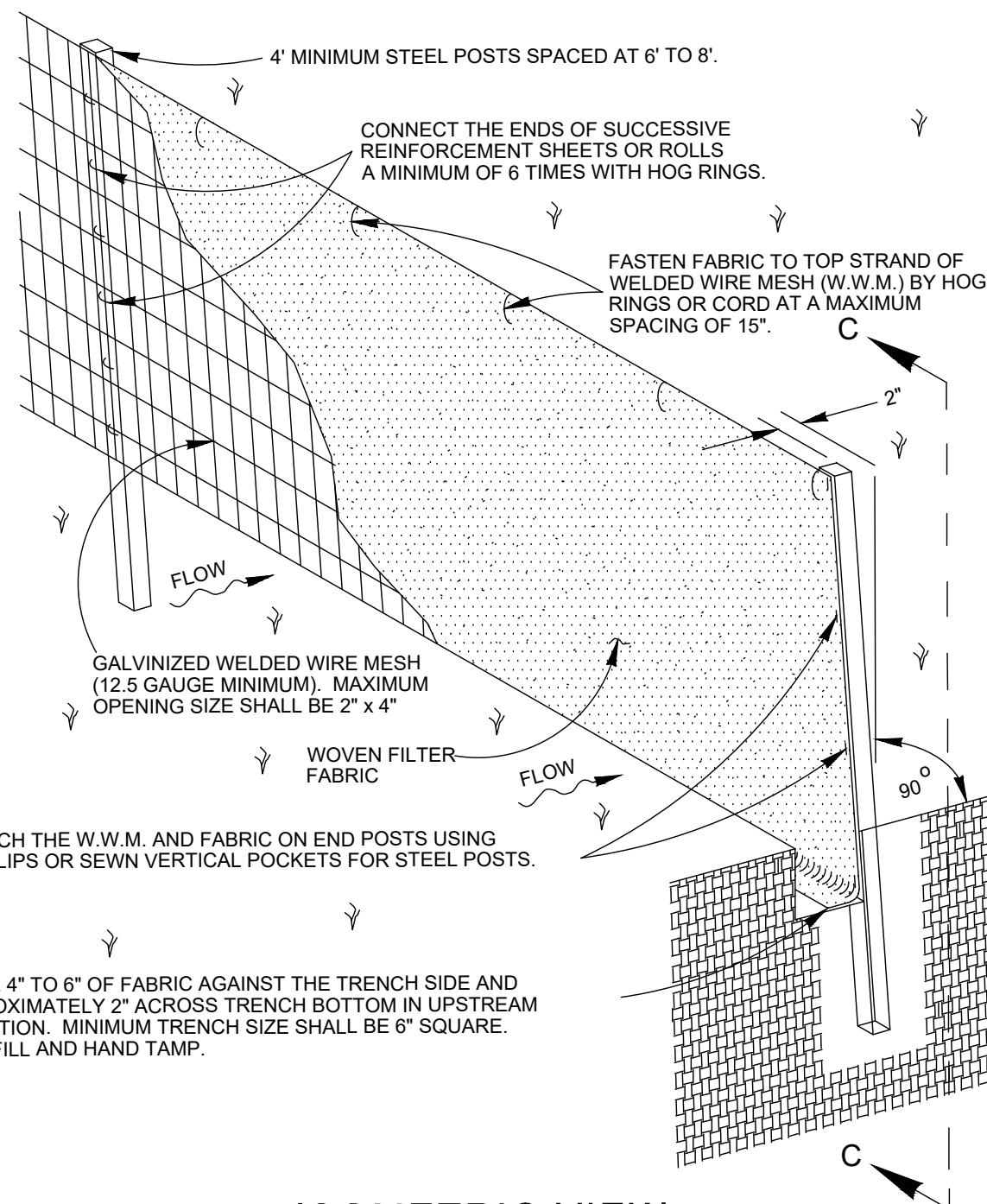
- GENERAL NOTES**
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
 - LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
 - TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- MATERIALS**
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- MAINTENANCE**
- WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
 - MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
 - HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT
PIT DETAIL
NOT-TO-SCALE



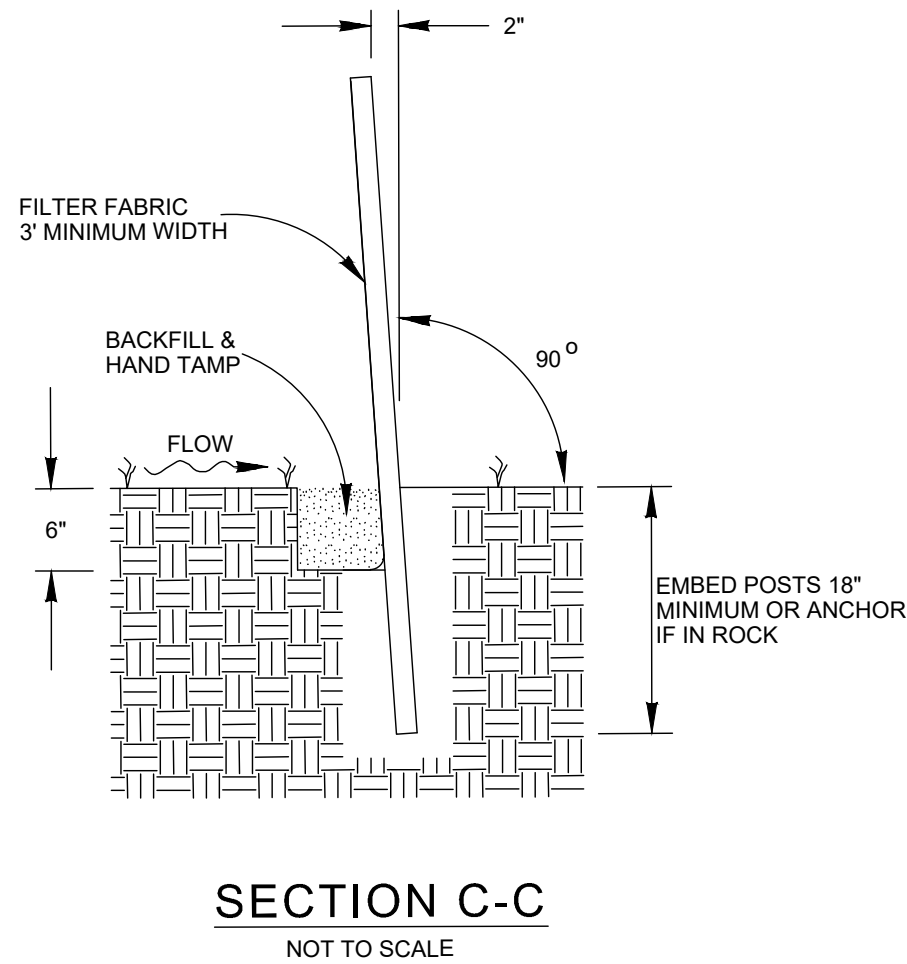
- SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT**
- MATERIALS**
- THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
 - THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
 - THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
 - IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.
- INSTALLATION**
- AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 - THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
 - THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
 - IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
 - PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
 - PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
 - DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
 - INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL
NOT-TO-SCALE



ISOMETRIC VIEW
NOT TO SCALE

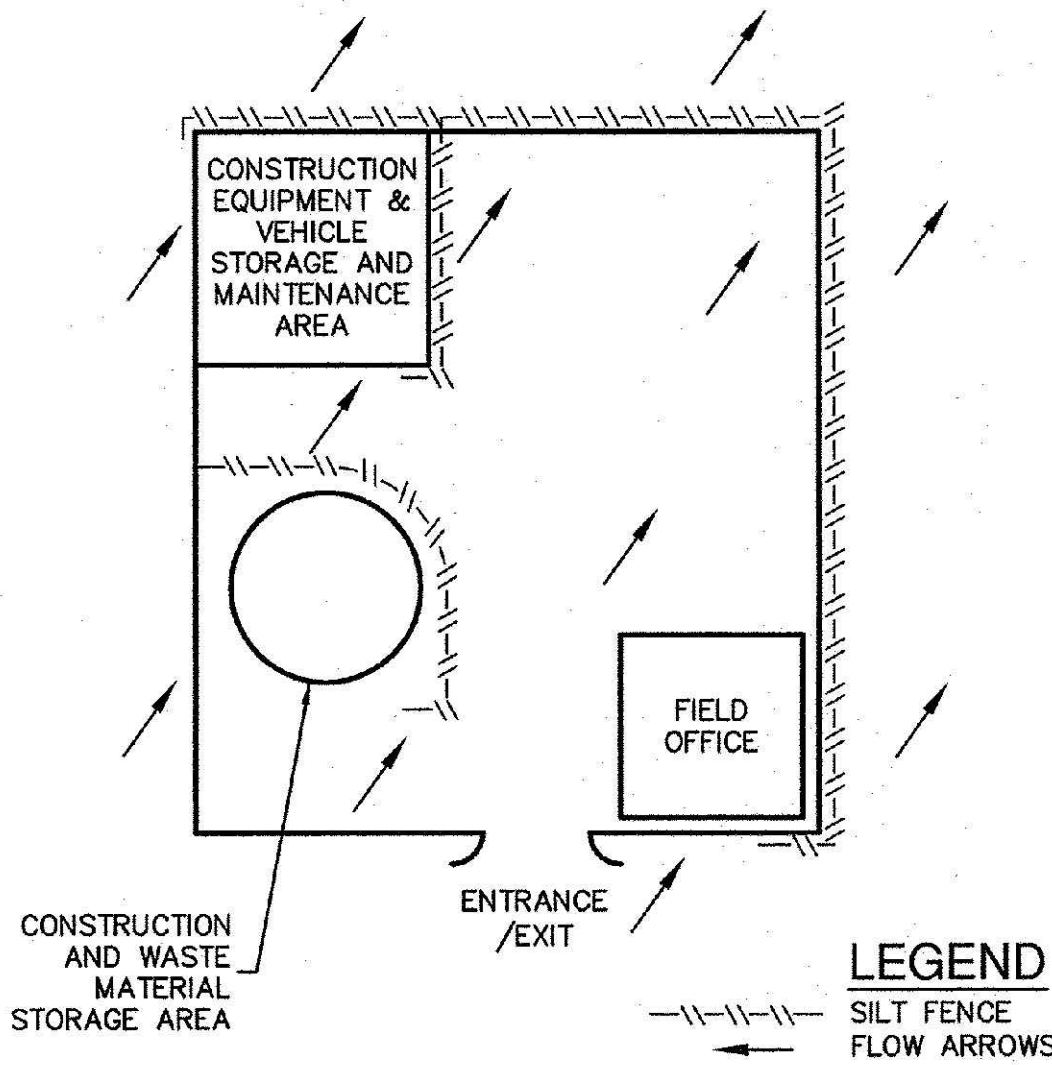
TEMPORARY SEDIMENT CONTROL FENCE
NOT TO SCALE



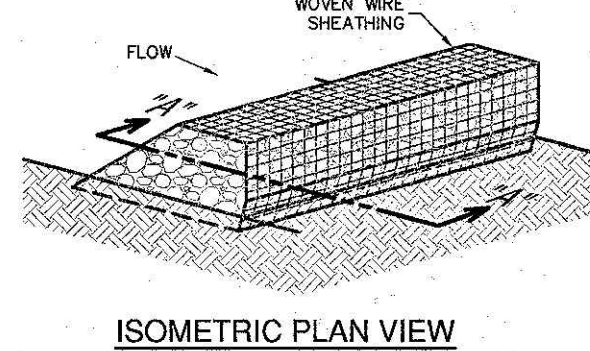
SECTION C-C
NOT TO SCALE
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM / FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



CONSTRUCTION STAGING AREA
NOT-TO-SCALE



ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR THE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, CULLES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

- INSPECTION AND MAINTENANCE GUIDELINES**
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
 - REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
 - REPAIR ANY LOOSE WIRE SHEATHING.
 - THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
 - THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 - THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

ROCK BERM DETAIL
NOT-TO-SCALE

MATERIALS

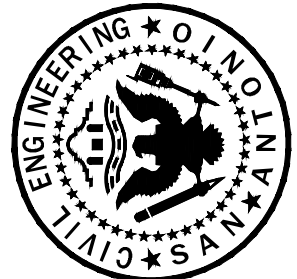
- THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
- CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

- INSTALLATION**
- LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
 - BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
 - PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".
 - WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
 - BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
 - THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

- INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).
- BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

- REVISIONS:
- 4/18/23 - COSA COMMENTS
 - 4/26/23 - COSA COMMENTS



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622 W. MONTERE AVE. | SAN ANTONIO, TX 78221 | 214.582.8505 | T8PLES P-15062

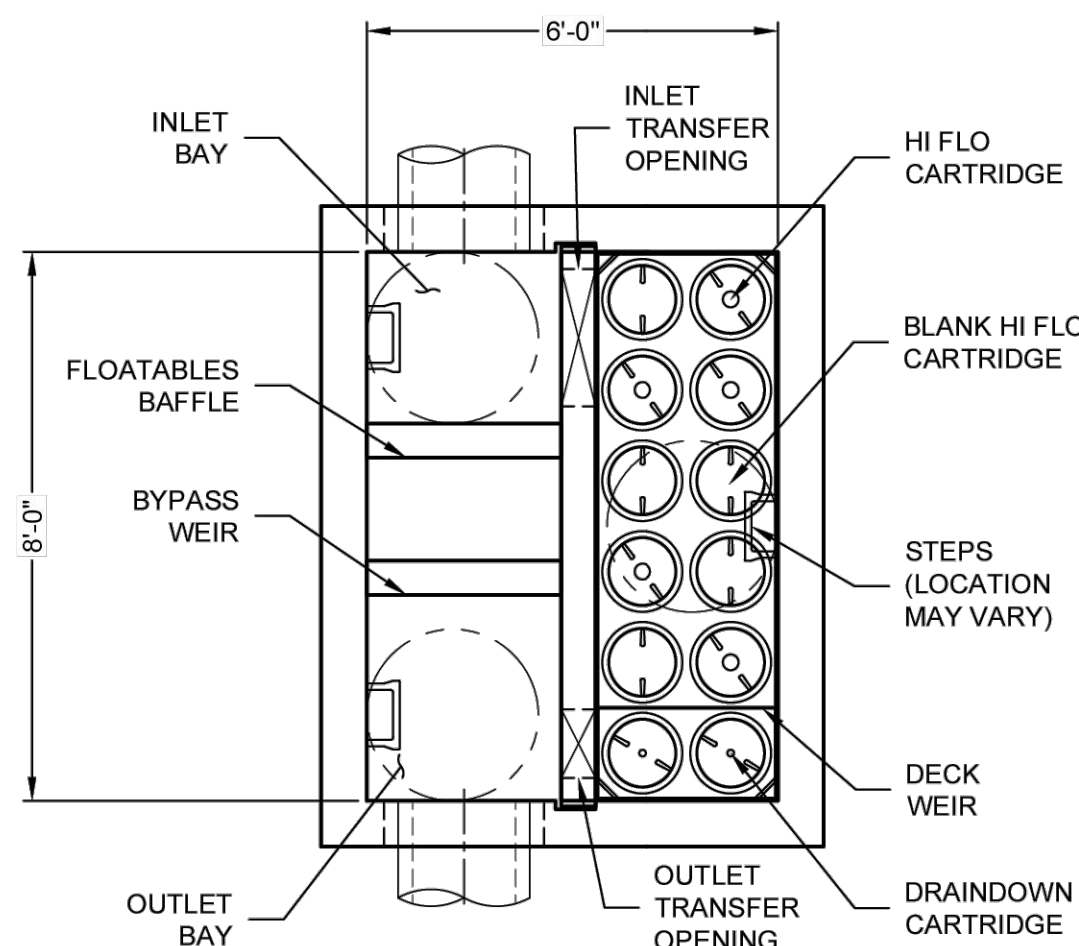


EROSION CONTROL DETAILS
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

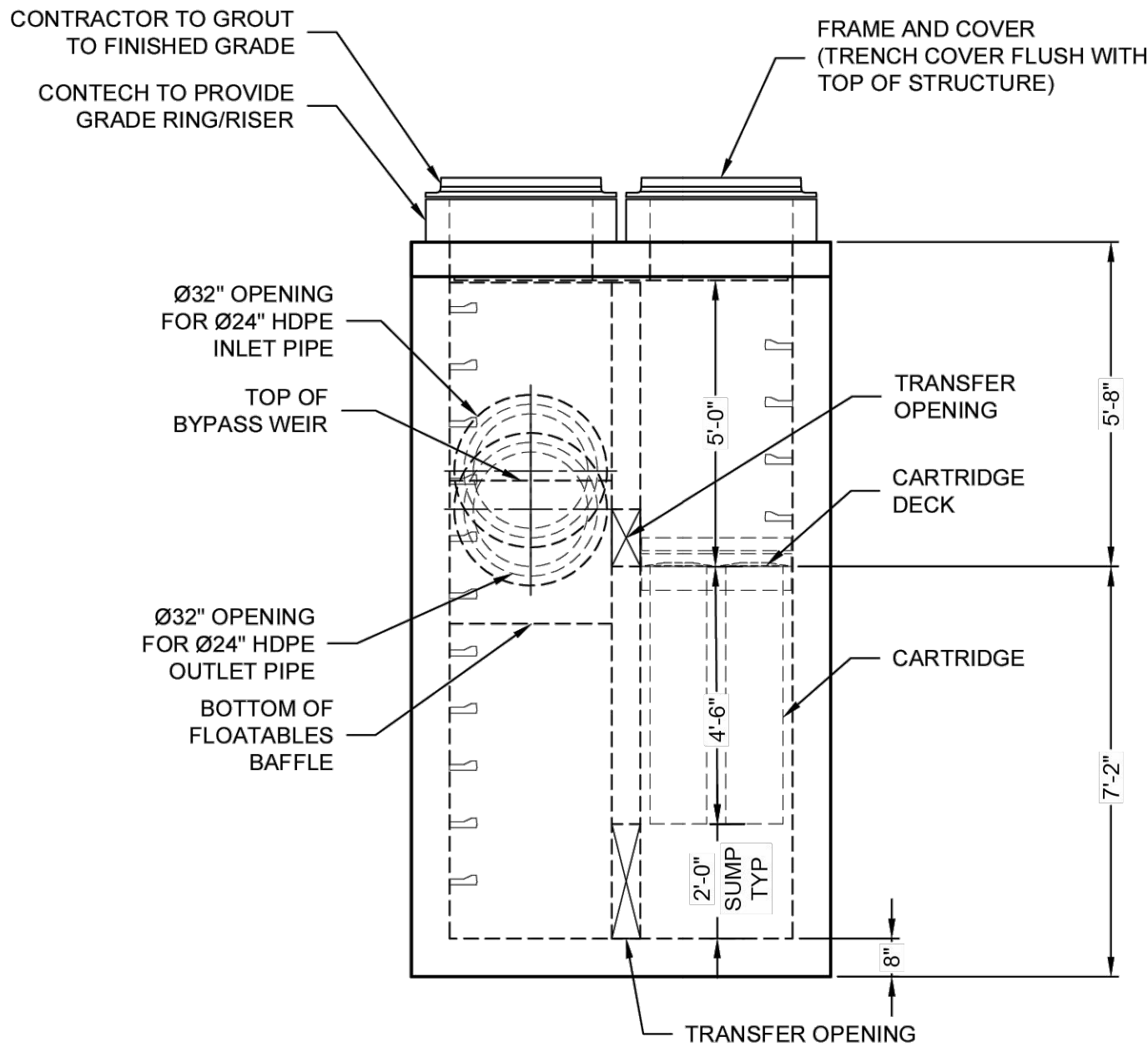
JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-7.3

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

I:\MERLIN\PROJECT\ACTIVE\735600\735640\735640-10-JELLYFISH\DRAWINGS\PROPOSAL\735640-10 JFFD0806-PRO.DWG 1/5/2023 2:30 PM



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

RIM
ELEV. = 1121.00'

TOP OF STRUCTURE
ELEV. = 1120.67'

WEIR ELEV. = 1116.50'

INLET INV. ELEV. = 1115.50'

OUTLET INV. ELEV. = 1115.00'

STRUCTURE INV.
ELEV. = 1108.50'

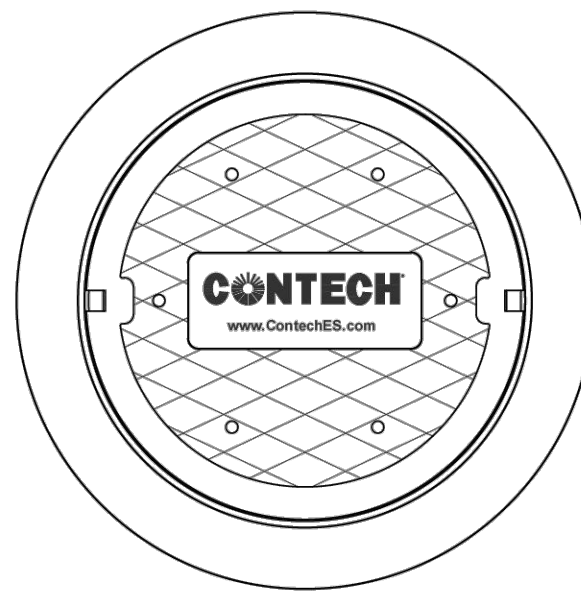
BOTTOM OF STRUCTURE
ELEV. = 1107.83'

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,818; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.96
DECK TO INSIDE TOP (MIN) (B)	5.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS					
STRUCTURE ID					BASIN A
WATER QUALITY FLOW RATE (cfs)					1.07
PEAK FLOW RATE (cfs)					12.8
RETURN PERIOD OF PEAK FLOW (yrs)					100
# OF CARTRIDGES REQUIRED (HF / DD)					5 / 2
CARTRIDGE LENGTH					54"
PIPE DATA:					
INLET #1	1115.50'	HDPE	24"	0.50%	*
INLET #2	*	*	*	*	*
OUTLET	1115.00'	HDPE	24"	0.50%	*
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.					
RIM ELEVATION					1121.00'
ANTI-FLOTATION BALLAST			WIDTH	HEIGHT	
			*	*	
NOTES/SPECIAL REQUIREMENTS:					
* PER ENGINEER OF RECORD					

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

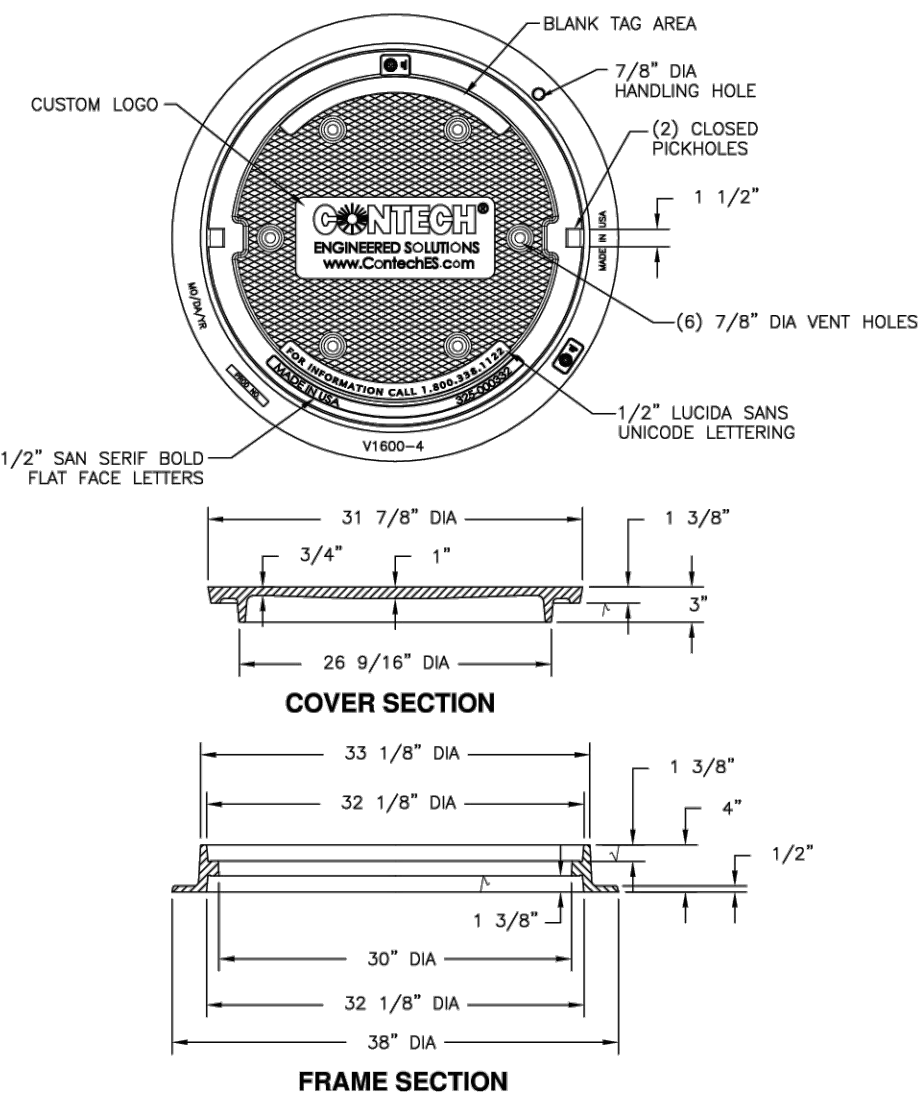
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 6' JELLYFISH - 735640- 010
LION & ROSE AT DOMINION CREEK
BEXAR, TX
SITE DESIGNATION: BASIN A

1810B4 V1600-4 Assembly



Product Number
41600483
Design Features
-Materials
Cover
Gray Iron (CL35B)
Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
N/A
-Coating
Uncoated
-/- Designates Machined Surface

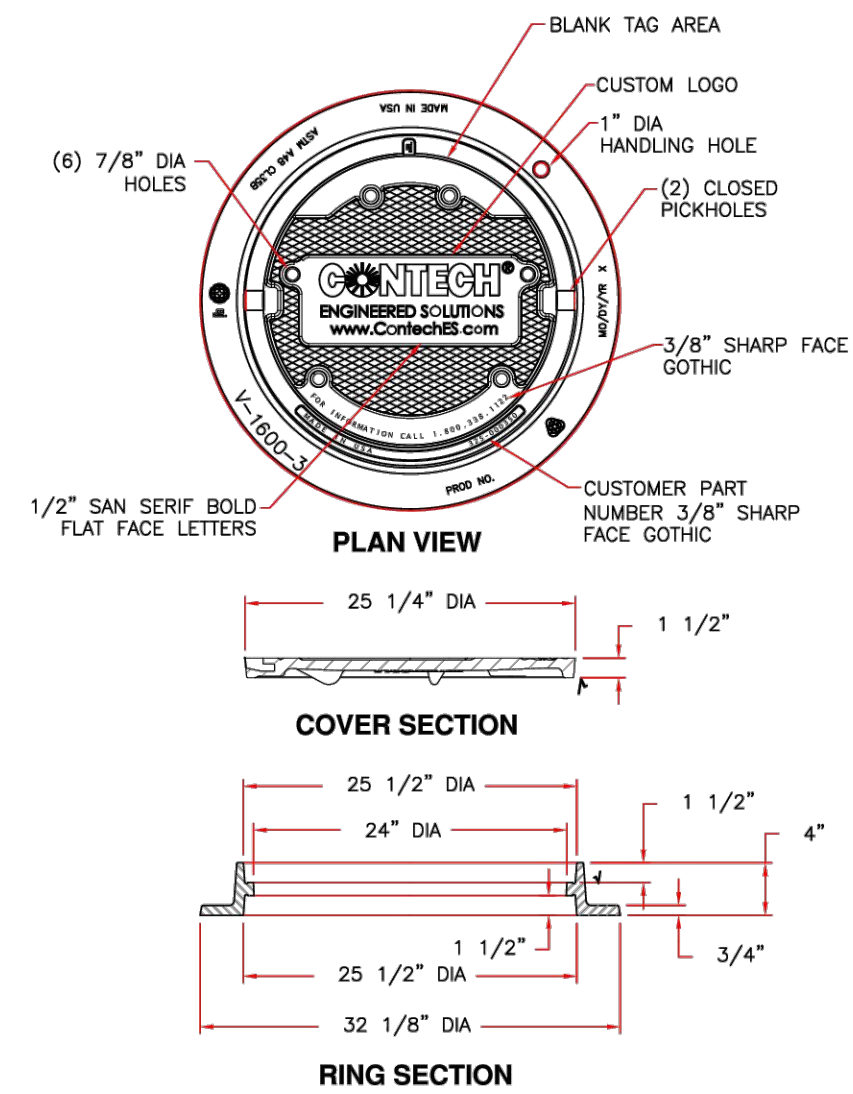
Certification
-ASTM A48
-Country of Origin: USA

Major Components
00180783
41600410

Drawing Revision
02/02/2017 Designer: SMH
6/26/2017 Revised By: DAE

Disclaimer
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Contact
800 628 4653
ejco.com

V1600-3 V1610-3 Assembly



Product Number
41600389
Design Features
-Materials
Frame
Gray Iron (CL35B)
Cover
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
N/A
-Coating
Uncoated
-/- Designates Machined Surface

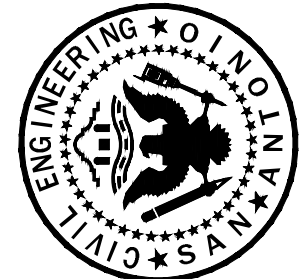
Certification
-ASTM A48
-Country of Origin: USA

Major Components
41600310
41600374

Drawing Revision
06/22/2018 Designer: DEW
6/20/2017 Revised By: DAE

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REVISIONS:
1 4/18/23 - COSA COMMENTS
2 4/26/23 - COSA COMMENTS



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CONTECH JELLYFISH FILTER DETAILS
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: C-7.4



VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TXDOT STANDARD SPECIFICATIONS, STANDARD PLANS, STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SPECIFICATIONS ADOPTED BY THE TX DEPARTMENT OF TRANSPORTATION AND SUBSEQUENT AMENDMENTS, AND SPECIFICATION ITEMS LISTED AND DATED AS PER THE CIVIL DRAWINGS SHALL GOVERN ON THIS PROJECT. FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

DRAWING SYMBOLS

ENTRY	ROOM NAME
101	ROOM NUMBER
D1	DOOR MARK
D	WINDOW MARK
3	DRAWING NOTE
A	COLUMN LINE MARK
DATUM MARK	
3	REVISION NUMBER CLOUD AT LAST REV. ONLY

PROJECT DATA

STORIES	BUILDING	FLOOR AREA	CONSTR. TYPE	SPRINKLER SYSTEM	OCCUPANCY
ONE STORY	RESTAURANT LEASE SPACE	5400 SQ.FT	TYPE VB	YES	277

LEGAL DESCRIPTION

LOT 3, BLOCK 110, NCB 16386 PLAT: DOMINION RETAIL (VOL. 9720, PG. 159–160, D.P.R.)

CODES AND STANDARDS

- THE FOLLOWING CRITERIA HAS BEEN USED IN THE PREPARATION OF THESE DOCUMENTS.

ADA ACCESSIBILITY STANDARDS
DATE: AS APPLICABLE

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES. PROJECT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING LIST:

BUILDING CODE: IBC AS APPLICABLE
NATIONAL ENERGY CODE : AS APPLICABLE

BUILDING CODES / LAW / ORDINANCES:

COUNTY, CITY OF SAN ANTONIO 2021 IBC,STATE BUILDING CODES AND AS AMMENDED, CITY ORDINANCES

GENERAL NOTES

- THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.
- ALL WORK INCLUDING CIVIL, MECHANICAL, PLUMBING, & ELECTRICAL SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL CODE REQUIREMENTS, AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION INDUSTRY STANDARDS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS, INSPECTIONS AND APPROVALS, INCLUDING THOSE RELATED TO BUILDING AND CONTRACTOR SIGNAGE.
- PRIOR TO TURNING BUILDING OVER TO OWNER, REPAIR OR REPLACE ALL MATERIALS, GLASS, OR ASSEMBLIES DAMAGED OR BROKEN DURING CONSTRUCTION.
- SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. SMOKE DETECTORS SHALL BE TESTED FOR COMPLIANCE UPON COMPLETION OF WORK.
- AT ALL RATED WALLS, FLOORS AND RATED CEILINGS, ALL PLUMBING, ELECTRICAL & HVAC PENETRATIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING MATERIAL.
- SEAL ALL PENETRATIONS THRU FLOOR DECK.
- FRAMER SHALL PROVIDE IN-WALL BLOCKING AS REQUIRED AT TOILET ACCESSORIES.

CODE INFORMATION

1.0 APPLICABLE CODES	
BUILDING CODE	2021 INTERNATIONAL BUILDING CODE (IBC)
FIRE CODE	2021 INTERNATIONAL FIRE CODE (IFC)
ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE (NEC)
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE	2021 INTERNATIONAL PLUMBING CODE (IPC)
FUEL GAS CODE	2021 INTERNATIONAL FUEL GAS CODE (IFGC)
ENERGY CODE	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
LIFE SAFETY CODE	2012
ACCESSIBILITY CODE	TAS 2012

RESTROOM DESIGN

NUMBER OF PEOPLE

142 inside
36 covered patio
5 covered outside bar
45 north patio
Up to 48 west patio
277

138 female & male
Male
1 urinal per 75 = 2 urinals
1 wc per 200 = 1 wc
Female = 3 wc
Changing tables x2

PARKING

REFERENCE CIVIL

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A2.7 FLOOR FINISH LAYOUT
A2.8 FINISH SCHEDULE
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A2.8B AWNINGS; FIREPLACE & PELLA FOLDING DOORS
A2.8C STAINED CONCRETE SPECS
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A5.0 EXTERIOR BUILDING SECTIONS
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SUBMITTALS:

THE FOLLOWING SUBMITTALS AS A MINIMUM ARE TO BE SUBMITTED TIMEOUSLY:

- CONCRETE MIX & REBAR SPEC
 - ROOF TRUSS DESIGN
 - PLUMBING FIXTURES
 - ELECTRICAL PANELS AND GEAR
 - LIGHT FIXTURES
 - ROOF TOP AC UNITS, CURBS AND DIFFUSERS
 - WALL WEATHERIZATION SYSTEM+ROOFING INSULATION SYSTEM
 - DOORS AND HARDWARE
 - STORE FRONTS
 - RESTROOM ACCESSORIES
 - FRP,TILE AND LAMINATE SAMPLES
 - BRICK, STONE AND MORTAR SAMPLES
 - MILLWORK
 - LOT LIGHTING
 - ACOUSTIC CEILING TILES
- CONTRACTOR TO REVIEW AND STAMP AS HAVING BEEN REVIEWED AND IN COMPLIANCE WITH SPECIFICATIONS. SUBMITTALS WILL BE RETURNED WITHOUT THE REVIEW STAMP AND SIGNATURE FROM THE GENERAL CONTRACTOR.
PROVIDE AND OR COURIER 2 SUBMITTALS TO THE ARCHITECT FOR ALL ITEMS, 2 COPIES OF ITEMS 2,3,4,5,&13 TO THE MEP ENGINEER AND 2 COPIES OF ITEM 1 TO THE STRUCTURAL ENGINEER.

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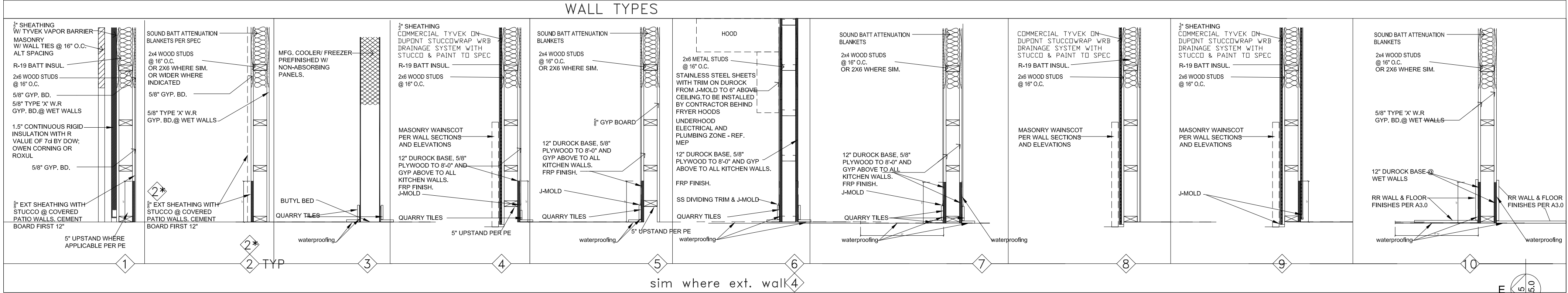
DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications

COVER SHEET
LION & ROSE RESTAURANT
23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio, 78257 Texas

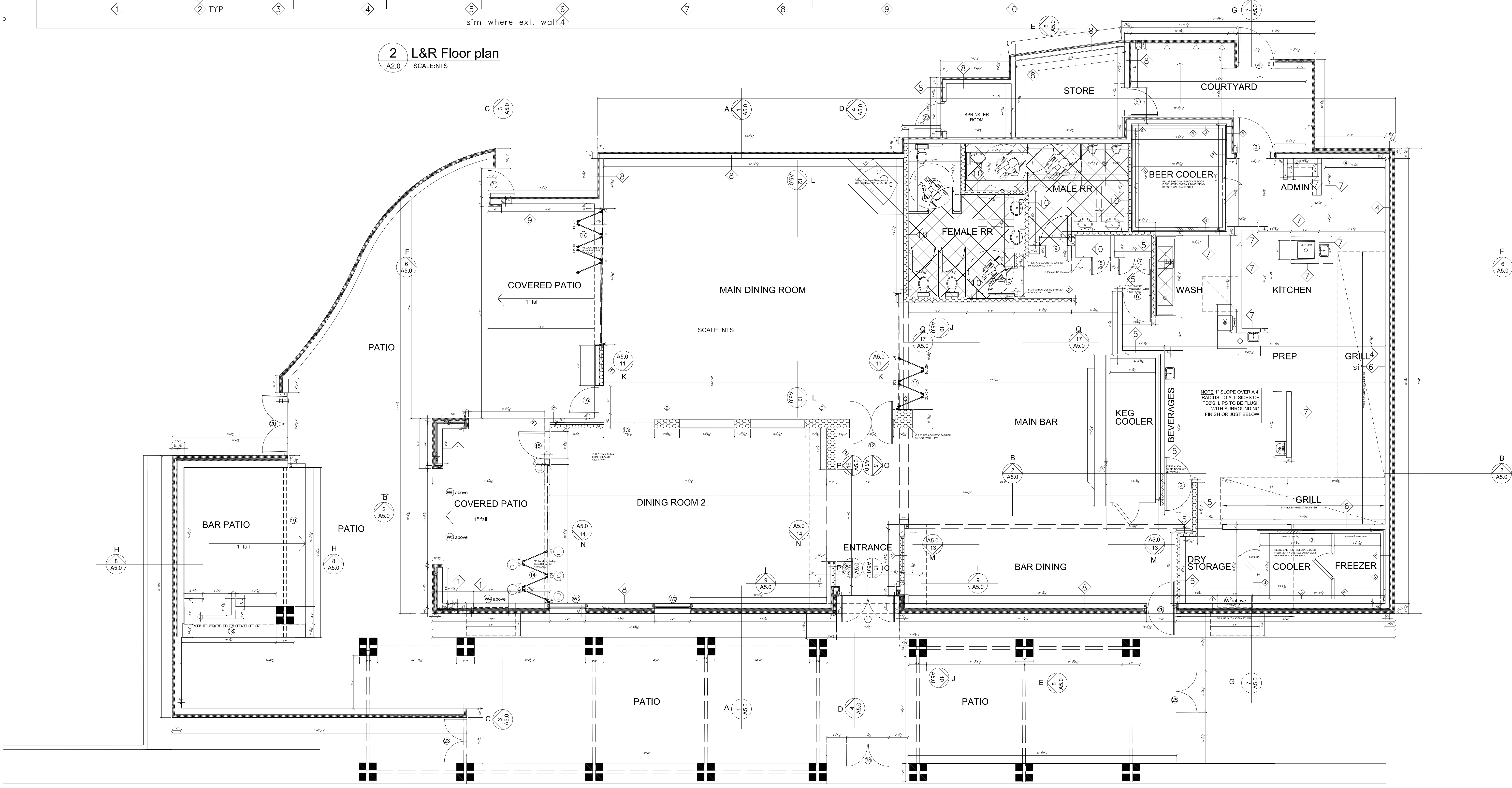
DATE	DESCRIPTION	BY
Rev 01	Architecture Drawing Index amended	05.03.23

PROJECT NO.
05-05-22

SHEET NO.
CS



2 L&R Floor plan
A2.0 SCALE: NTS



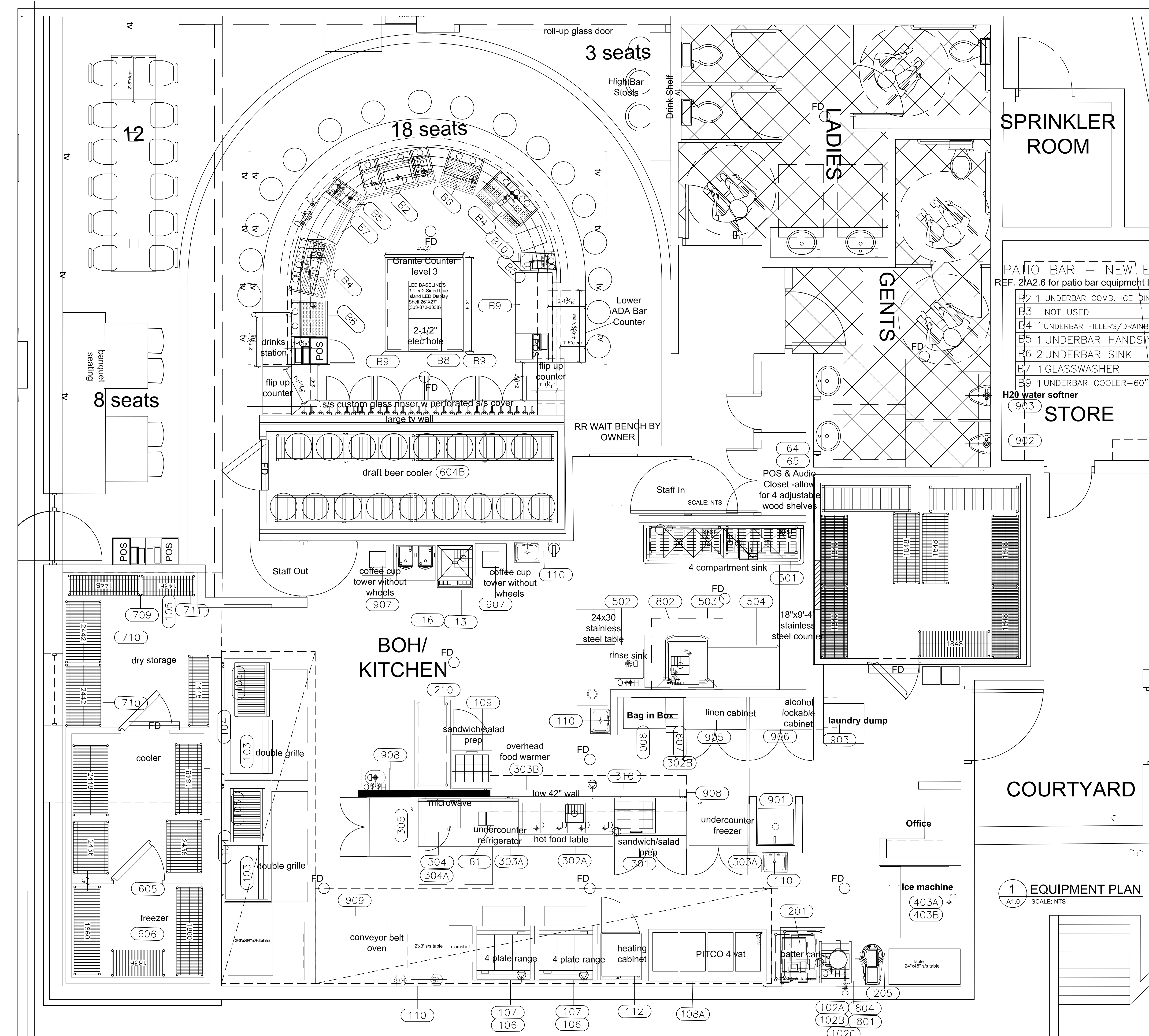
1 L&R Floor plan
A2.0 SCALE: 1/8"=1'-0"



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L&R Floor Plan
23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio, 78257 Texas

DATE	DESCRIPTION	BY
Rev 01	Patio bar revisions	03.03.23



EQUIPMENT SCHEDULE

* DENOTES ITEMS TO BE SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR
ALL OTHER EQUIPMENT UNLESS OTHERWISE DENOTED WILL BE BY OWNER/KITCHEN EQUIPMENT SUPPLIER. BY OWNER REFERENCES EXISTING EQUIPMENT

ITEM#	QTY	EQUIPMENT CATEGORY	NOTES
13	1	ICE DRINK DISPENSER	BY OWNER
16	1	TABLE, 24" X 27"	BY OWNER
60	6	POS REGISTER(2 NEW BOTH BARS)	BY OWNER
61	6	POS PRINTER(2 NEW BOTH BARS)	BY OWNER
64	LOT	TV & AUDIO SYSTEM	BY OWNER
65	1	WIFI SYSTEM	BY OWNER
102A	1	KETTLE, STEAM JACKETED, ELEC, TILT	BY OWNER
102B	1	STAND, KETTLE, ELECTRIC	BY OWNER
102C	1	FAUCET, POT FILLER, WALL MOUNT	BY OWNER
103	2	GRIDDLE,COUNTERTOP(1NEW VulcanVCRG48	BY OWNER/KES Email 11.16.22 s
104	2	REFRIGERATOR, SHORTY(1NEW TRUE REFRIGERATION)	BY OWNER/KES Email 11.16.22 s
105	2	CHARBROILER,RADIANT(1NEW MoTakMBR48	BY OWNER/KES Email 11.16.22 s
106	2	6 BURNER RANGE, GAS (1NEW C36S-6B)	BY OWNER/KES Email 11.16.22 s
107	2	SALAMANDER BROILER(1NEW WolfC363S-6B	BY OWNER/KES Email 11.16.22 s
108A	1	PITCO MEGAFRYER, 4 DEEP FAT, GAS	BY OWNER Email 11.15.22 sp
908	1	GARLAND CLAM SHELL GRILL(11/15 email)	BY OWNER
109	1	REFRIGERATOR, SANDWICH/SALAD PREP	BY OWNER
110	4	SINK, HAND, WALL MOUNT	BY OWNER
112	1	HEATING CABINET	BY OWNER
201	1	BATTER CART	BY OWNER
203	1	NOT USED	
205	1	MIXER, COUNTER	BY OWNER
210	2	TABLE, WORK	BY OWNER
909	1	Marshall DZ55II-1S Conveyer belt oven	BY OWNER Email 11.16.22 sp
301	1	REFRIGERATOR, SANDWICH/SALAD PREP	BY OWNER
302A	1	TABLE, HOT FOOD	BY OWNER
302B	1	WARMER, FOOD OVERHEAD	BY OWNER
303A	1	REFRIGERATOR, UNDERCOUNTER	BY OWNER
303B	1	WARMER, FOOD OVERHEAD	BY OWNER
304	1	OVEN, MICROWAVE	BY OWNER
304A	1	SHELF, MICROWAVE	BY OWNER
305	1	FREEZER, REACH-IN	BY OWNER
310	1	PASS-THRU SHELF, DOUBLE	BY OWNER
403A	1	ICE MAKER	BY OWNER
403B	1	BIN, ICE	BY OWNER
501	1	SINK, SCULLERY, 4 COMPARTMENTS	BY OWNER
502	1	DISHTABLE, STRAIGHT	BY OWNER
503	1	WAREWASHER, DOOR TYPE, HIGH TEMP	BY OWNER
504	1	DISHTABLE, STRAIGHT	BY OWNER
601	1	WALK-IN CLOOLER/FREEZER COMBO - ADAPT EX. TO SUIT NEW CONFIGURATION	
602	1	BEER COOLER - relocate door	BY OWNER
604A	2	SHELVING, BEER KEGS	BY OWNER
603-711		SHELVING, WIRE	BY OWNER
801	1	HOOD	BY OWNER
802	1	CONDENSATE HOOD	BY OWNER
*804	1	ANSUL FIRE PROTECTION SYSTEM	BY GC
900	1	BAG AND BOX	BY OWNER
*901	1	MOP SINK	BY GC
*902	2	WATER HEATER	BY GC
*903	1	H2O SOFTENER	BY GC
904	1	LAUNDRY RECEIVE/DUMP	BY OWNER
905	1	104-SS - LOCKABLE STAINLESS STEEL LIQUOR/LAUNDRY	BY OWNER
906	1	CABINETS BY SECURALL	BY OWNER
907	2	GLASS/COFFEE TOWER CUP STAND	BY OWNER
*908	2	STAINLESS CAP TO LOW WALL	BY GC
B2	1	UNDERBAR COMB. ICE BIN	BY OWNER
B3		NOT USED	
B4	2	UNDERBAR FILLERS & DRAINBOARDS	BY OWNE
B5	2	UNDERBAR HANDSINK	BY OWNER
B6	2	UNDERBAR SINK	BY OWNER
B7	1	GLASSWASHER	BY OWNER
B8	1	Crathco FROSTY 3 (1206-011) Triple 3.2 Gallon Granita / Slushy / Frozen Beverage Machine - 115V	BY OWNER
B9	3	UNDERBAR COOLER - 60"X25"	BY OWNER
B10	1	S/S TABLE W 2 GLASS SHELVES	BY OWNER

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REGISTERED ARCHITECT
STATE OF TEXAS
02-21-2023

DRAWING COORDINATION
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EQUIPMENT PLAN

23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio, 78257 Texas

DATE	DESCRIPTION	BY
Rev 01	Granite Island counter finish; base cabinets under rough; LED shelves; ADA bar counter; flip open counters; spec additional POS to bar dining area; lower ADA portion to 12 seater table	05/03/23

PROJECT NO.
05-05-22

SHEET NO.
A2.1

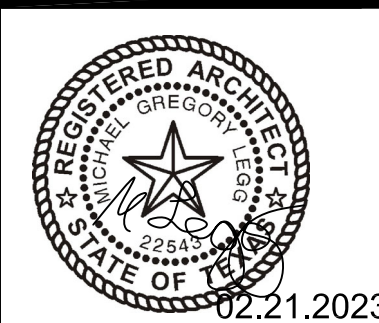
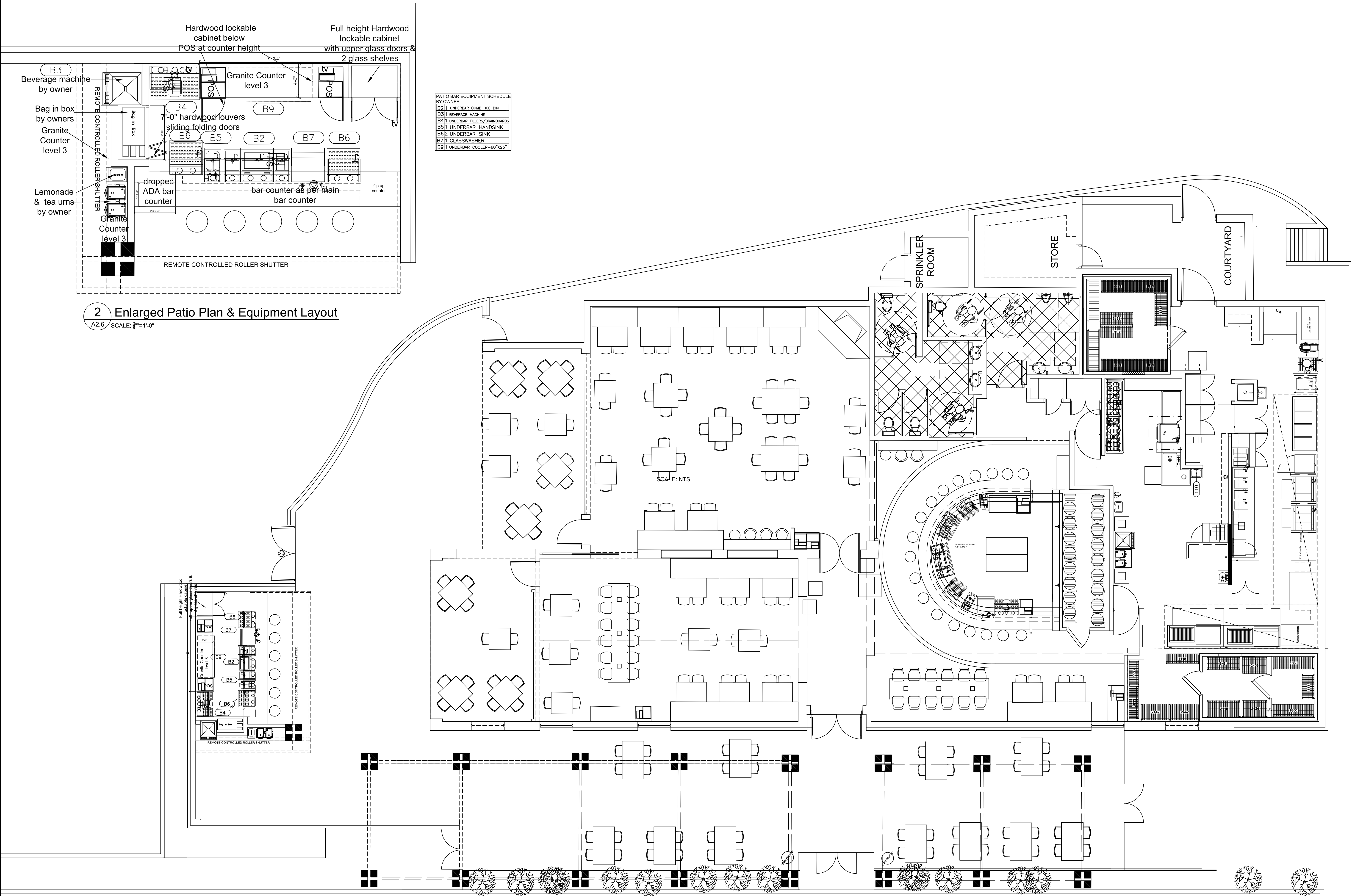
PATIO BAR - NEW EQ
REF. 2/A2.6 for patio bar equipment layout

B2	1	UNDERBAR COMB. ICE BIN
B3		NOT USED
B4	1	UNDERBAR FILLERS/DRAINBOARDS
B5	1	UNDERBAR HANDSINK
B6	2	UNDERBAR SINK
B7	1	GLASSWASHER
B9	1	UNDERBAR COOLER-60"X25"

H2O water softener
903

STORE
902

1 EQUIPMENT PLAN
SCALE: NTS



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Furniture Plan & Patio Bar Equipment
23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio, 78257 Texas

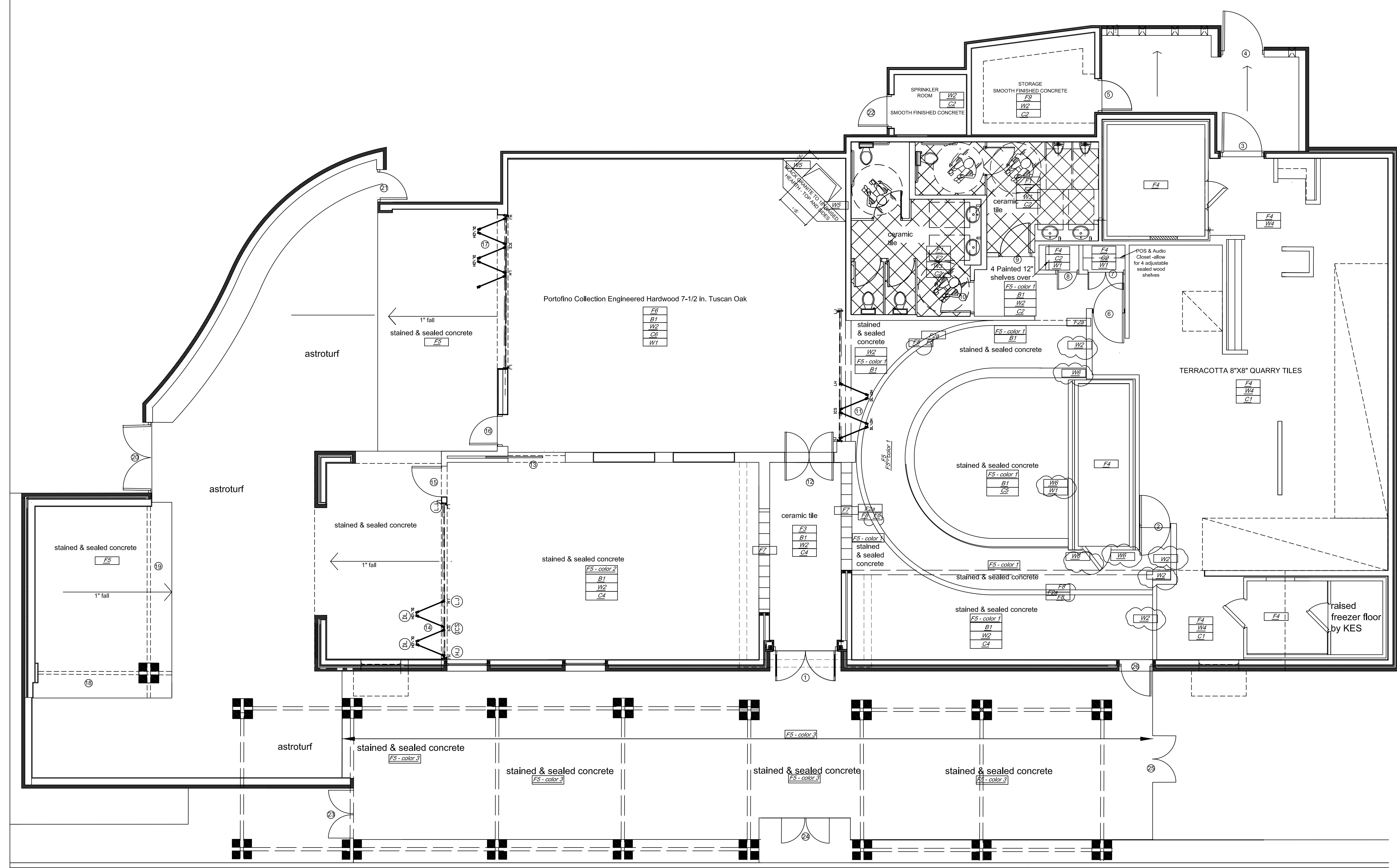
DATE	DESCRIPTION	BY
Rev 01	Enlarged Patio Bar Layout 2/12/23	05.03.23

PROJECT NO.
05-05-22

SHEET NO.
A2.6



DRAWING
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ROOM FINISH LEGEND	
ROOM FINISH MATERIALS SCHEDULE	
Furring, framing, and blocking shall be of non-combustible materials meeting codes.	
FLOOR	WALLS
F1 Porcelain tile - American Tile and Stone Stonepeak, Portland collection. 12"x24" Acidic tile format. 12"x24" Redwood tile border and 6"x24" skirting tile. Laticrete 18" Spectracolor grout as per manufacturers spec. Color - TBD	W1 Paint - Sherwin Williams (provide 3 sample colors 4"x4") One coat primer and 2 coats latex eggshell paint. Gel Stained and sealed birch veneer on subframe with KBS42 trim and edge trim to suit. Ref AS.007
F2 Porcelain tile - American Tile and Stone Stonepeak, Portland collection. 12"x24" Acidic tile for general joint. 12"x24" Redwood tile border and 6"x24" skirting tile. Laticrete 18" Spectracolor grout as per manufacturers spec. Color - TBD	W2 Porcelain tile - American Tile and Stone Stonepeak, Portland collection. 12"x24" Acidic tile for general joint. 12"x24" Redwood tile border and 6"x24" skirting tile. Laticrete 18" Spectracolor grout as per manufacturers spec. Color - TBD
F2a Stained and sealed concrete - gray color stain	W3 Porcelain tile - American Tile and Stone Stonepeak, Portland collection. 12"x24" Acidic tile for general joint. 12"x24" Redwood tile border and 6"x24" skirting tile. Laticrete 18" Spectracolor grout as per manufacturers spec. Color - TBD
F3 Porcelain black and white intricate tile pattern	W4 MARLITE P-106 BEIGE WITH TRIM
F4 Terra-cotta 8"x8" quarry tile & covered base from	W5 10mil 24 ga COPPER sheet for main bar wall finish - 36" minimum width roll horizontal with minimum 84" horizontal copper seam and vertical copper trim at corner returns (info@basiscopper.com phone at 252-481-2812)
F5 Stained and sealed concrete - allow for 3 earthy color stains. Allow for two 10"x10" tiles per color.	W6 10mil 24 ga COPPER sheet for main bar wall finish - 36" minimum width roll horizontal with minimum 84" horizontal copper seam and vertical copper trim at corner returns (info@basiscopper.com phone at 252-481-2812)
F6 Portofino hardwood flooring installed by floating method with rubber mat base. Base and transition strips to be stained oak match the flooring or as close as possible with all trim as required.	CEILING All ceiling material to be stock A
F7 Silk Block Ceramic tile is 13 x 13 with mottled finish	C1 White - Armstrong OEA vinyl covered 2"x4" ceiling tile. White 9116 metal grid to match
F8 NOTE: 11"x2" Brass insert separator	C2 Gypsumboard ceiling. Paint - Sherwin Williams (provide 3 sample colors 4"x4") One coat primer and 2 coats latex eggshell paint
F9 Tnemec Epoxy OEA	C3 Exposed area - No ceiling. Apply decorative "Midnite Blue" paint color and primer to u/s of deck and prefab trusses as per manufacturers specification.
NOTE: SUPPLY AND INSTALL SEALED HARDWOOD TRANSITION STRIP BETWEEN STAINED AND SEALED FLOOR FINISH AND CERAMIC TILES	C4 Gel Stained and sealed birch veneer on subframe with KBS42 trim and edge trim to suit. Ref AS.0
BASE	C5 Exposed HVAC Ducts and grilles - Kawneer Permaflor paint color as per manufacturers specification - TBD. Duct layout as per MEP
B1 18" 222 Oak Stained and sealed OCA with Sherwin Williams Waterborne Polyurethane Satin Varnish. Allow for 3 stain color samples	C6 Gypsumboard ceiling. Paint - Sherwin Williams (provide 3 sample colors 4"x4") One coat primer and 2 coats latex eggshell paint. Copper sheet edge surround. Ref. AS.21
	LC lavatory counter Black Galaxy granite slab from Young Stone with chamfered edges and splash back
	EXTERIOR AWNINGS

1 FLOOR FINISHES PLAN
A2.7 SC: 1/8"=1"



DRAWING
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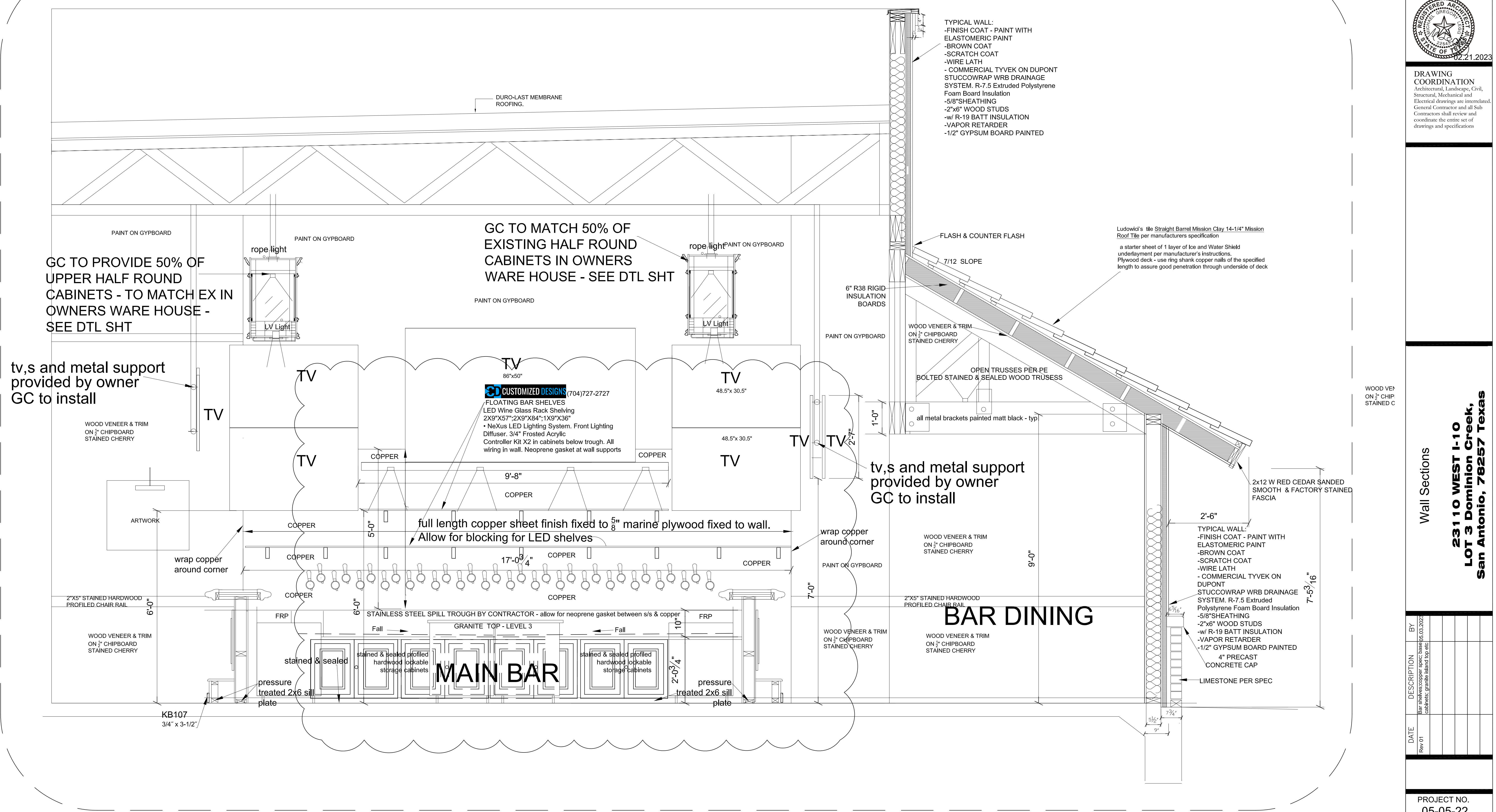
Wall Sections
23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio, 78257 Texas

DATE	DESCRIPTION	BY
Rev 01	Bar shelves; copper spec; base; 05.03.2022 cabinets; granite island top etc	

PROJECT NO.
05-05-22

SHEET NO.
A6.6

1A6.6



1 Wall Section
A6.6 SCALE: 3/4"=1'-0"

DRAWING COORDINATION

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Wall Sections

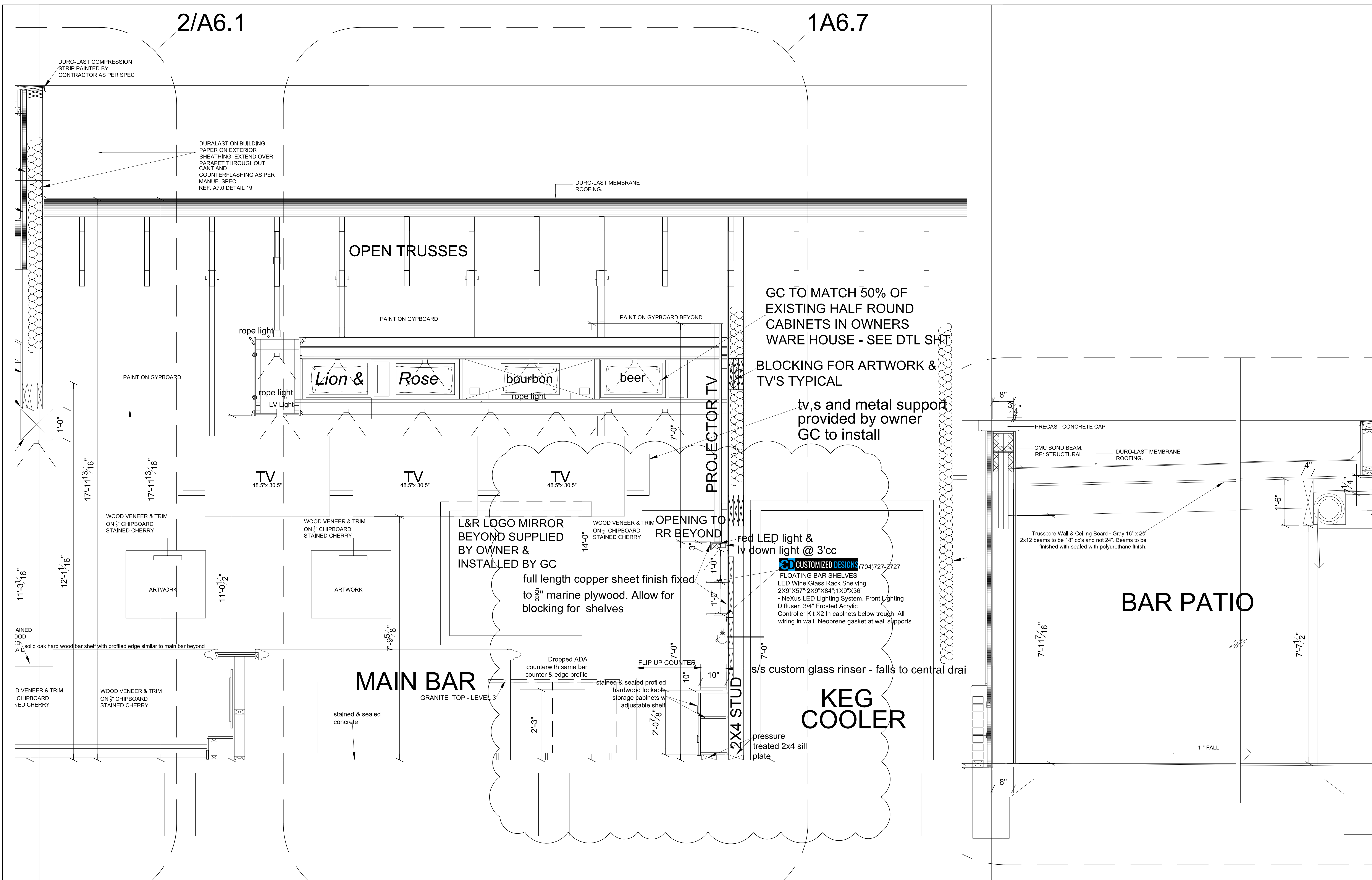
**23110 WEST I-10
LOT 3 Dominion Creek,
San Antonio. 78257 Texas**

DATE	DESCRIPTION	BY
Rev 01	Bar shelves;copper spec; base cathinets; granite island top; ADA counter, etc	05.03.2020

PROJECT NO.
05-05-22

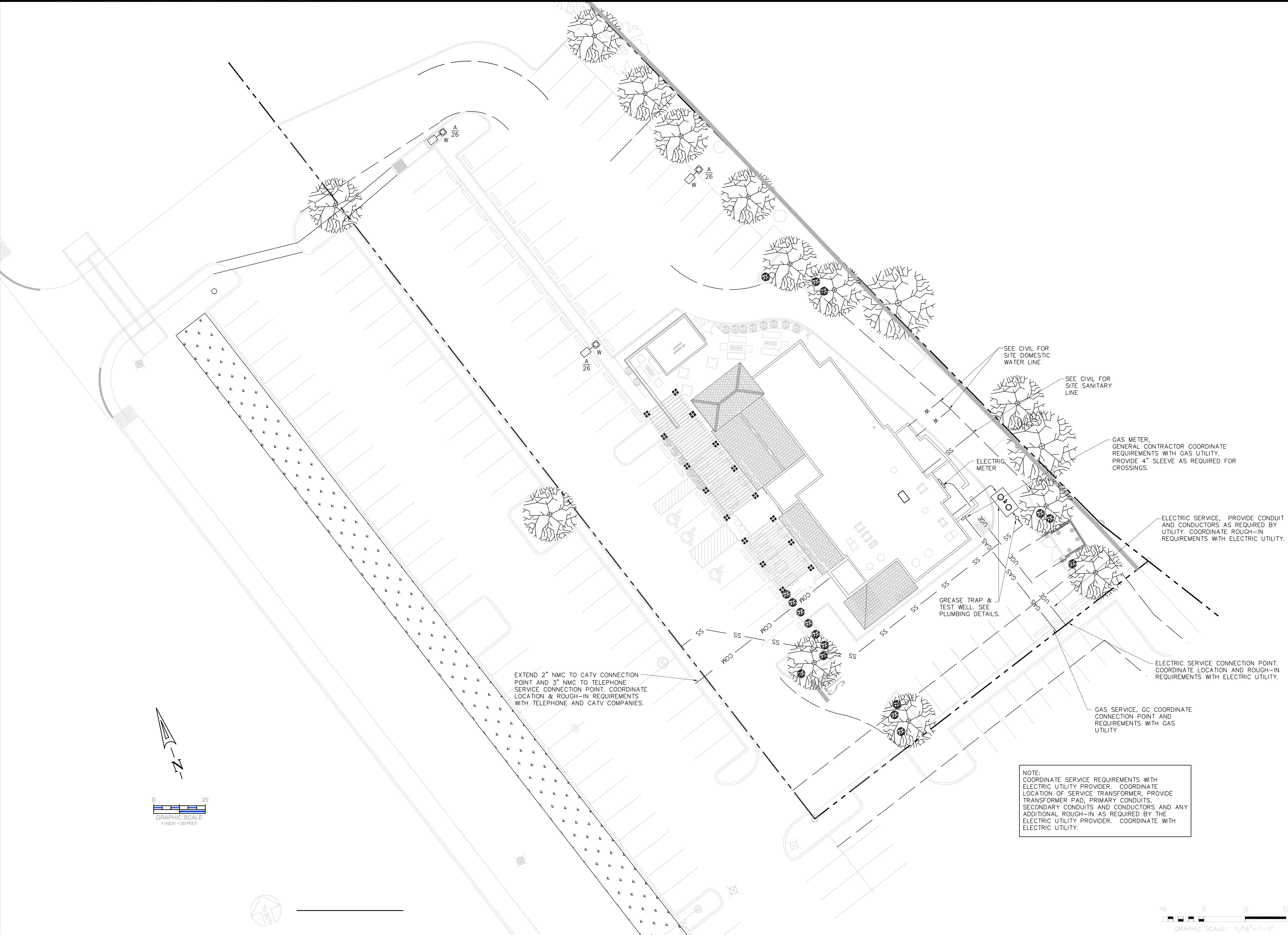
SHEET NO.

A6.7



1 Wall Section
A6.7 SCALE: 3/4"=1'-0"

2 Wall Section
A6.7 SCALE: 3/4"=1'-0"



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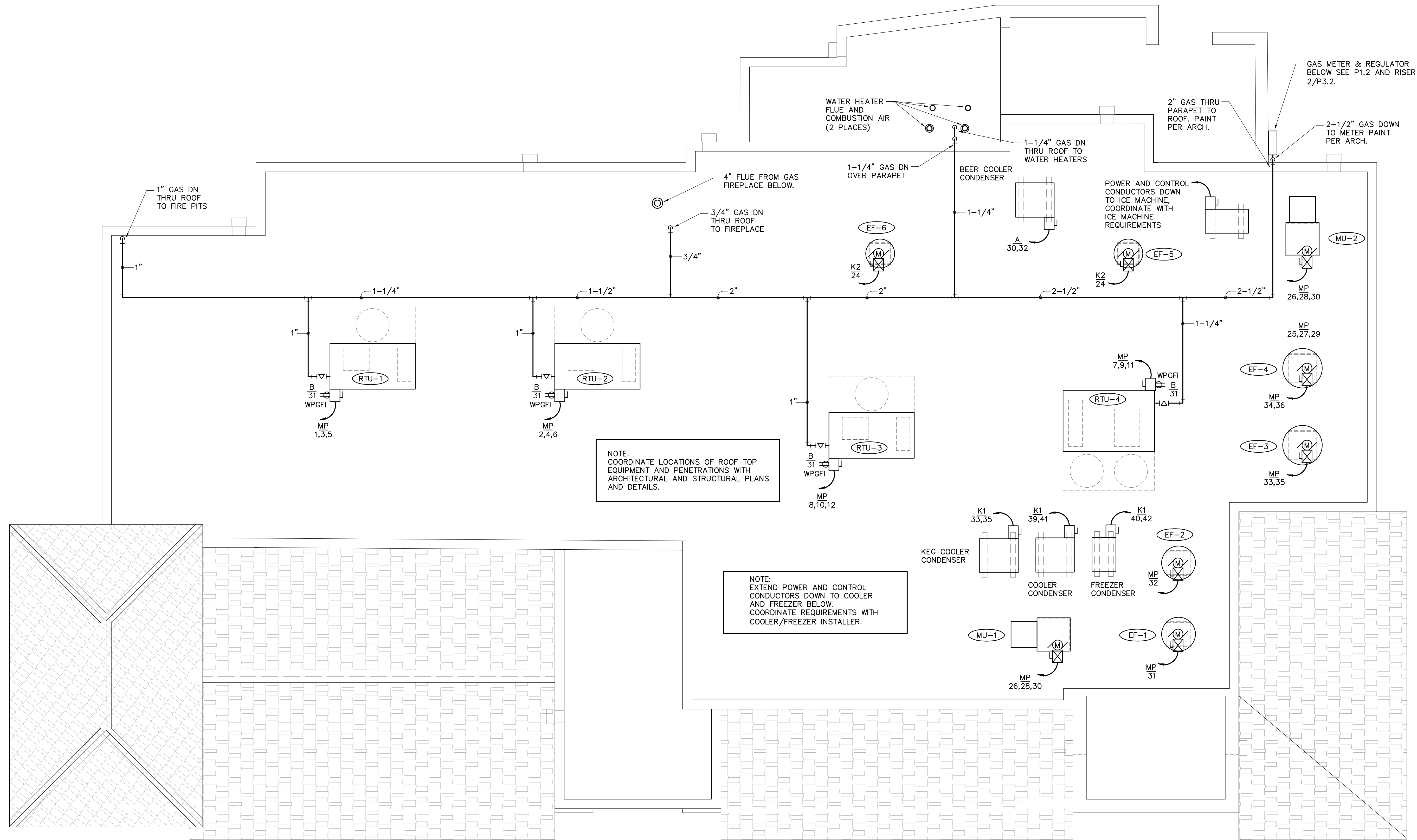
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SITE MEP PLAN
Lion & Rose Restaurant
23110 West I-10
Lot 3 Dominion Creek
San Antonio, Texas 78257

DATE	DESCRIPTION	BY

SCALE:
AS NOTED
PROJECT NO.
05-05-22
SHEET NO.
ME1.1

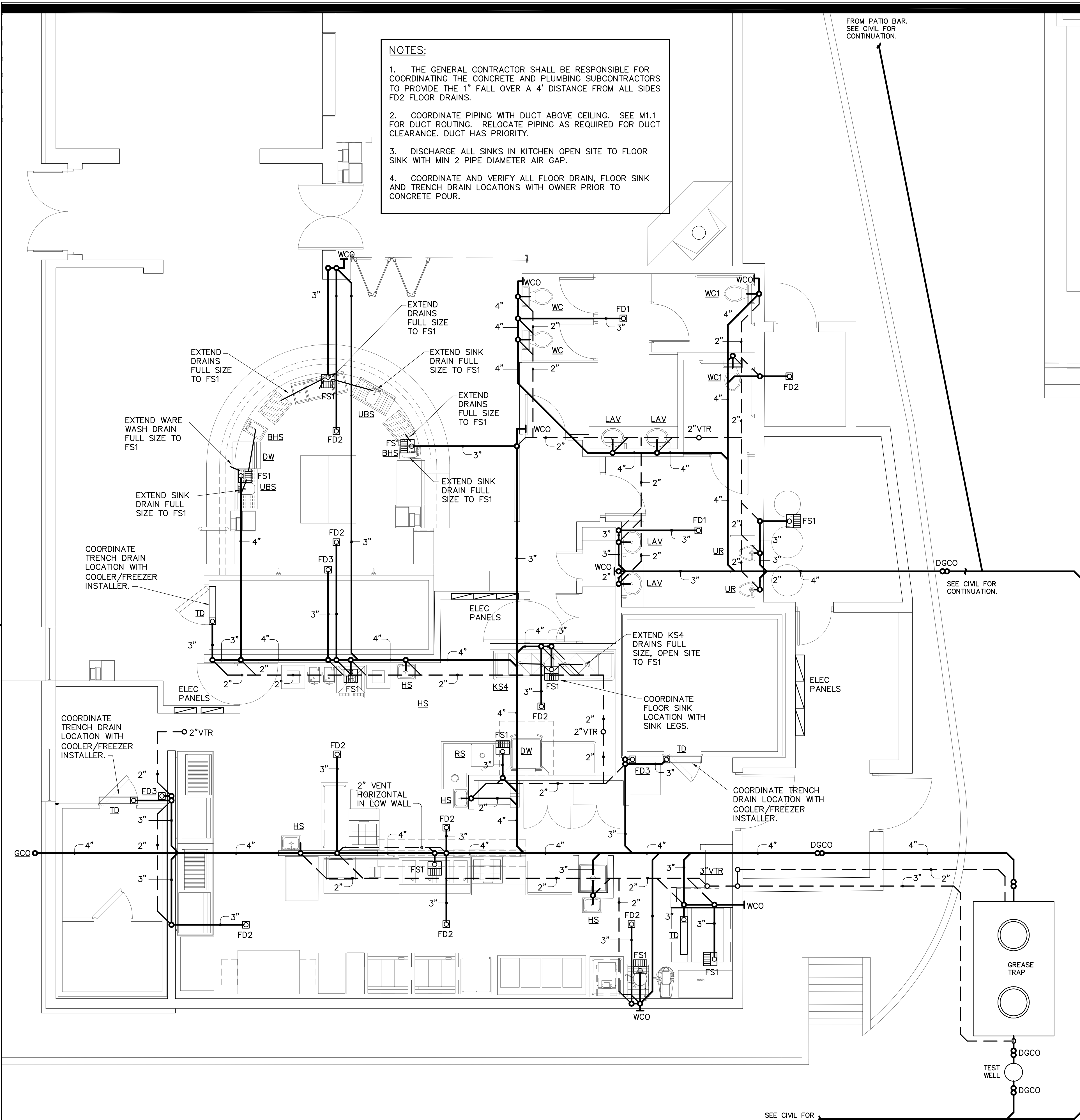


**MECHANICAL/ELECTRICAL
ROOF
PLAN**

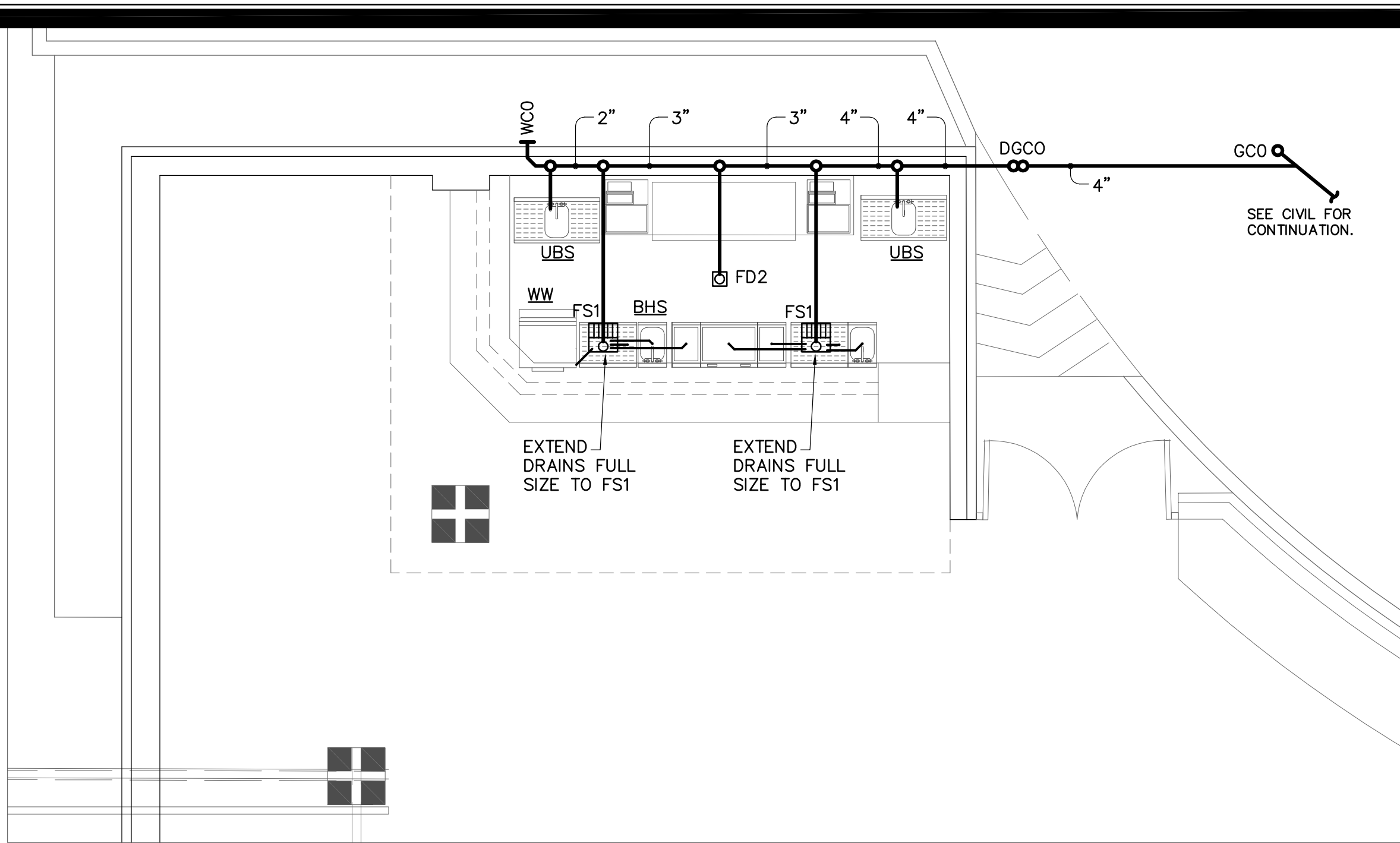
SCALE: 1/4"=1'-0"

4' 0 4' 8'

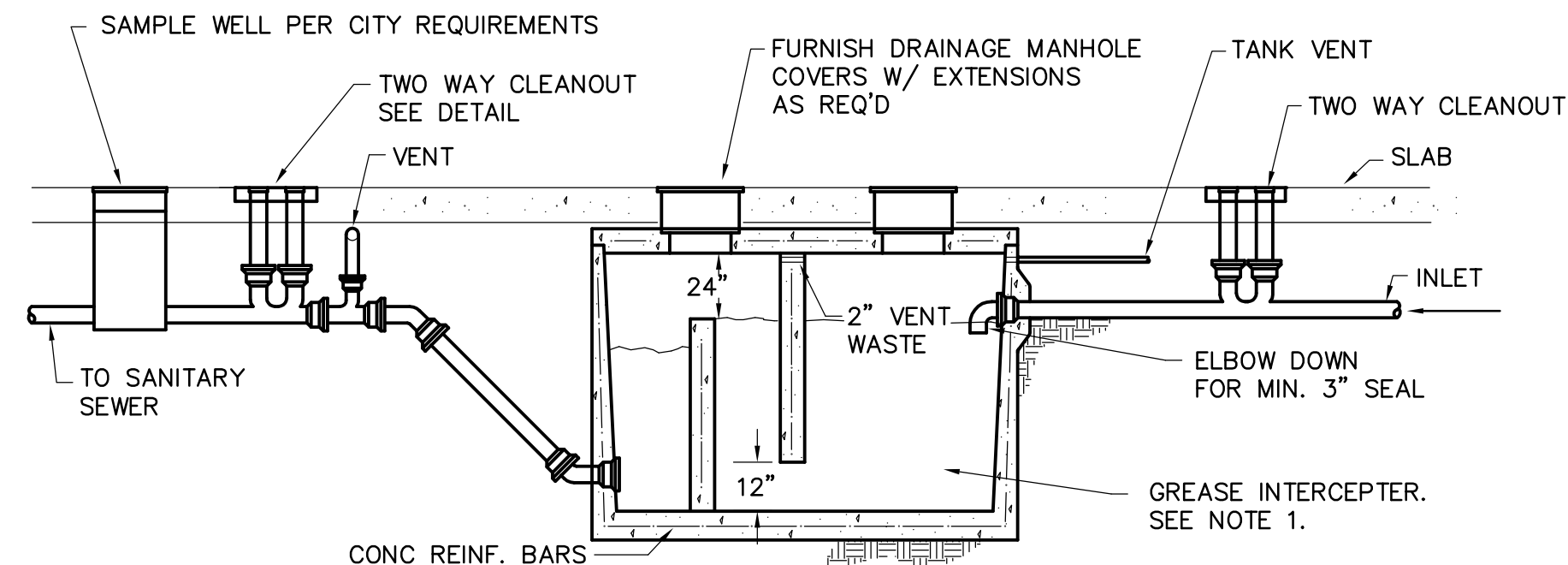
GRAPHIC SCALE: 1/4"=1'-0"



- NOTES:
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONCRETE AND PLUMBING SUBCONTRACTORS TO PROVIDE THE 1" FALL OVER A 4' DISTANCE FROM ALL SIDES FD2 FLOOR DRAINS.
 2. COORDINATE PIPING WITH DUCT ABOVE CEILING. SEE M1.1 FOR DUCT ROUTING. RELOCATE PIPING AS REQUIRED FOR DUCT CLEARANCE. DUCT HAS PRIORITY.
 3. DISCHARGE ALL SINKS IN KITCHEN OPEN SITE TO FLOOR SINK WITH MIN 2 PIPE DIAMETER AIR GAP.
 4. COORDINATE AND VERIFY ALL FLOOR DRAIN, FLOOR SINK AND TRENCH DRAIN LOCATIONS WITH OWNER PRIOR TO CONCRETE POUR.



2 PATIO BAR PLUMBING WASTE PLAN
SCALE: 1/4"=1'-0"

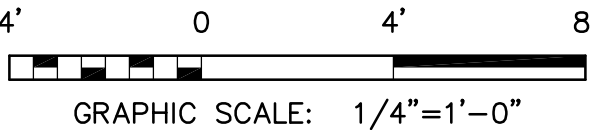


- NOTE:
1. PROVIDE A 1500 LB OLDCASTLE GT-1500 GREASE TRAP OR EQUIVALENT
 2. REFERENCE PLUMBING PLAN FOR PIPE SIZES.
 3. EXTEND VENT TO BUILDING AS SHOWN ON PLUMBING PLAN.
 4. PROVIDE PARK SWB-9 SAMPLE WELL BASIN OR EQUIVALENT.

SECTION

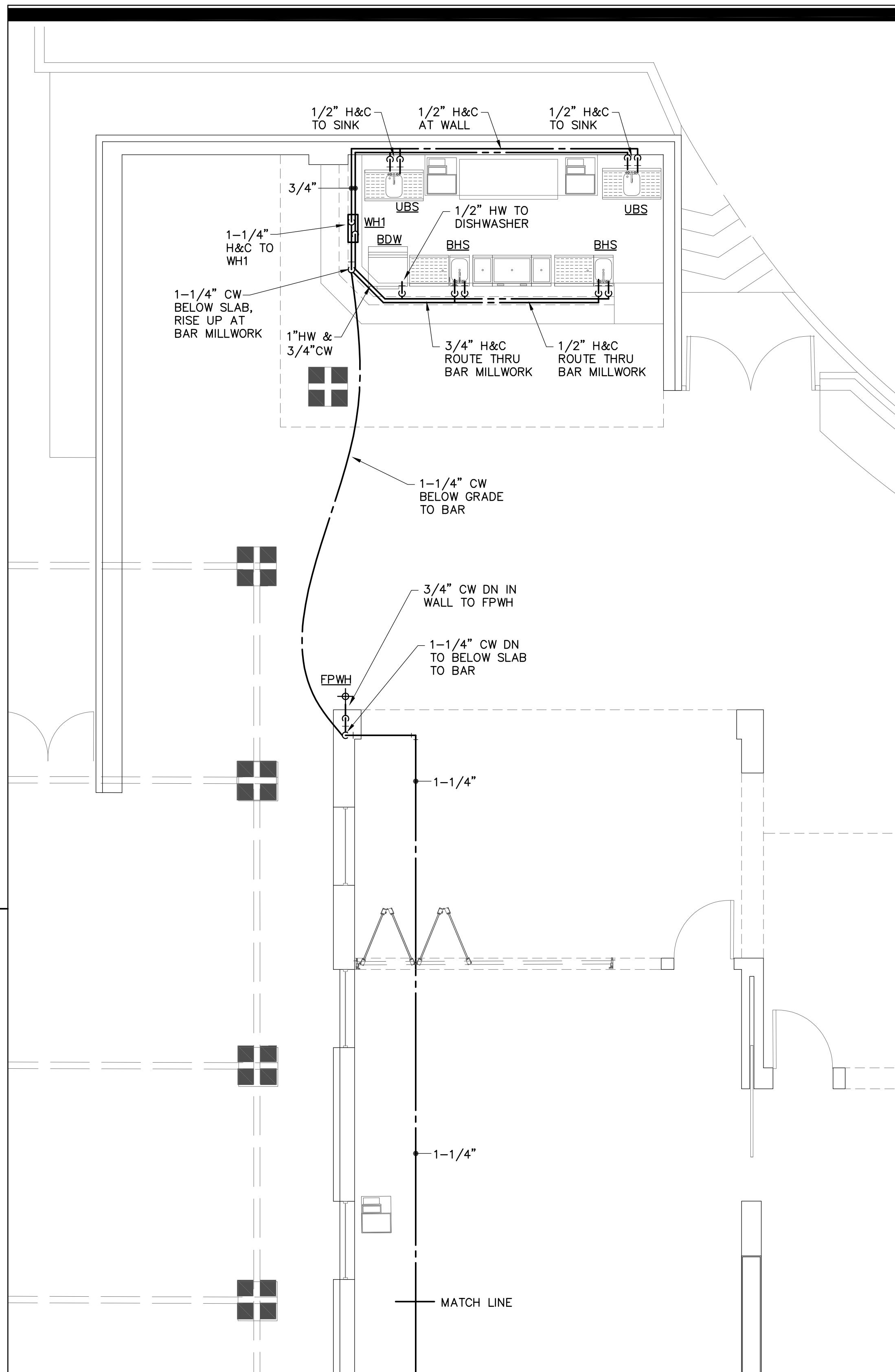
3 GREASE TRAP DETAIL
SCALE: NTS



Lion & Rose				10-Mar-23	4:13 PM
	Quan	*GPM ea	Ttl GPM		
Hand Sink (FS1)	4	7.5	30.0		
Floor Sink (FS1)	9	22	198.0		
4 comp sink (FS1)	1	24.4	24.4		
3" drain (FD1)	8	37.5	300.0		
Mop Sink	1	37.5	37.5		
TrenchDrain(TD)	4	22	88.0		
			0.0		
			0.0		
			677.9 gpm		
* GPM ea taken from PDI-G101, Table A1.7				677.9 gpm	
				2 lbs grease/gpm	
				1355.8 lbs grease capacity	
Above is interpreted from PDI-G101, Article 7.9 and Table A1.2 showing 2lbs grease capacity per gpm of flow rate.					

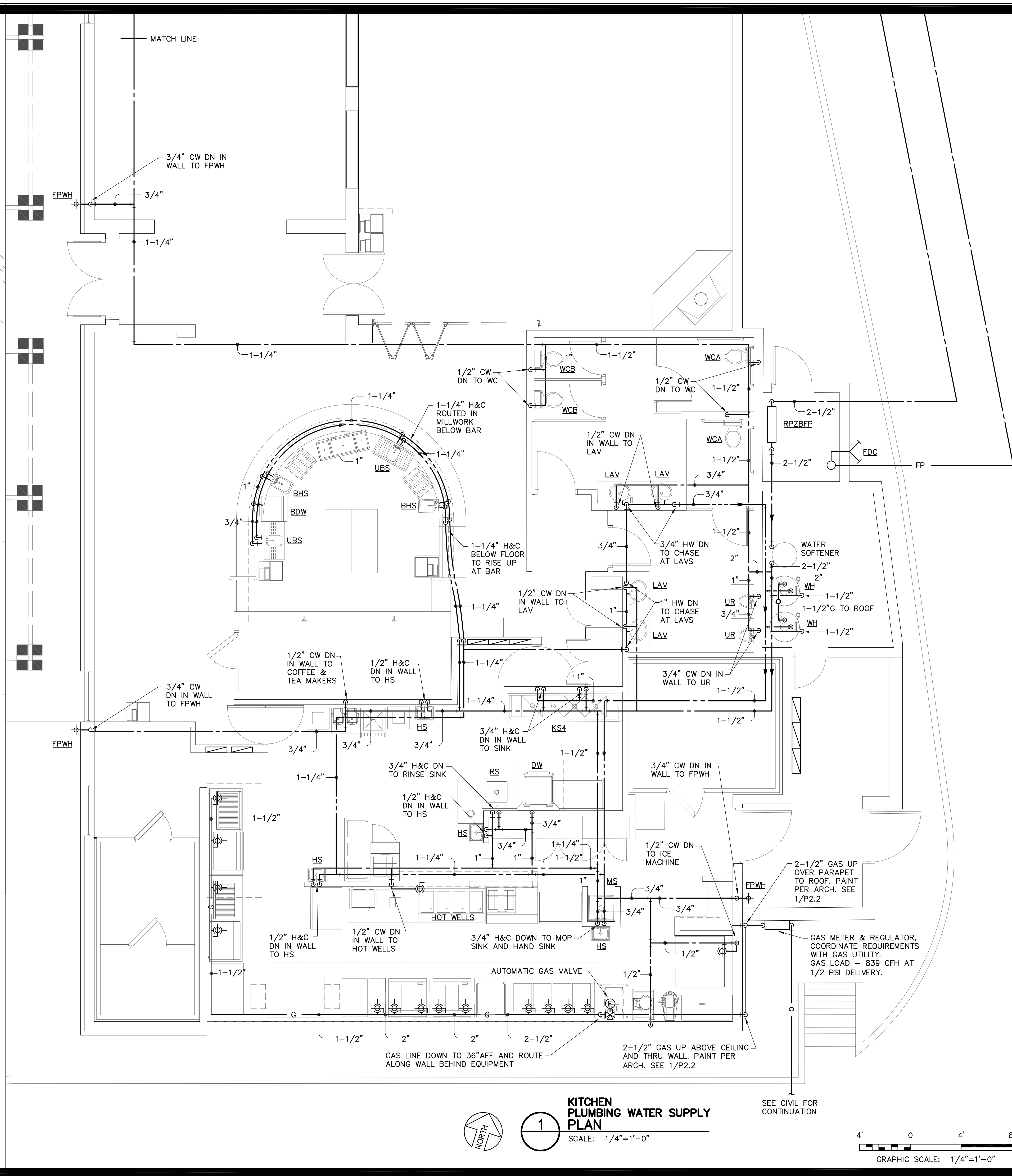



BY	
DESCRIPTION	
DATE	

Mar 10, 2023 - 4:14pm
02-1511-P1.2-Plumbing

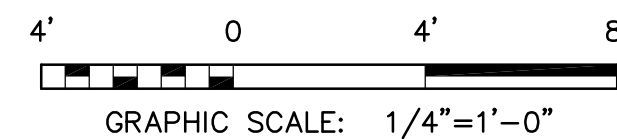


  **PATIO BAR
PLUMBING WATER SUPPLY
PLAN**
SCALE: 1/4"=1'-0"



  **KITCHEN
PLUMBING WATER SUPPLY
PLAN**
SCALE: 1/4"=1'-0"

SEE CIVIL FOR
CONTINUATION



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Lot 3 Dominion Creek
San Antonio, Texas 78257

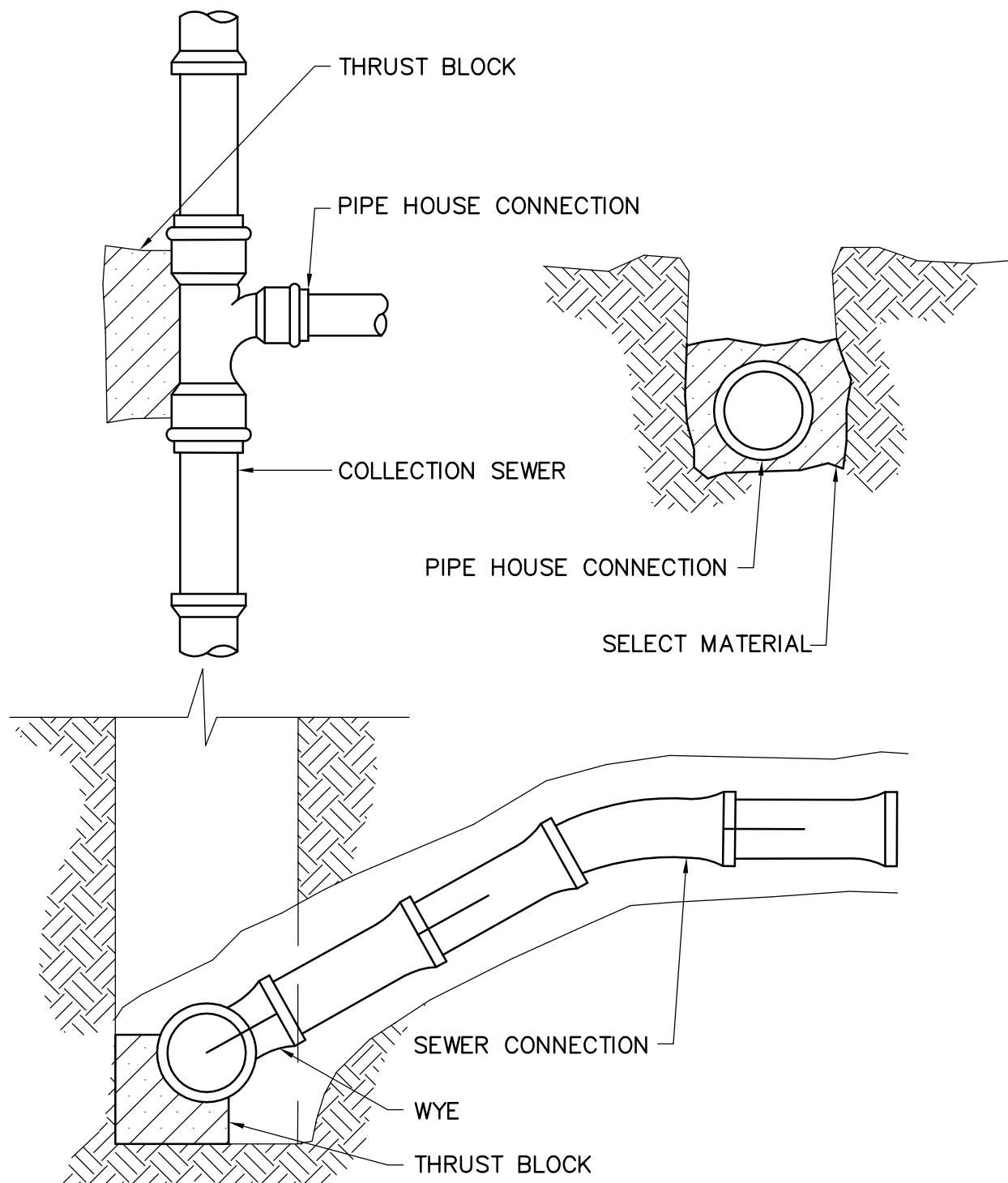
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AS NOTED

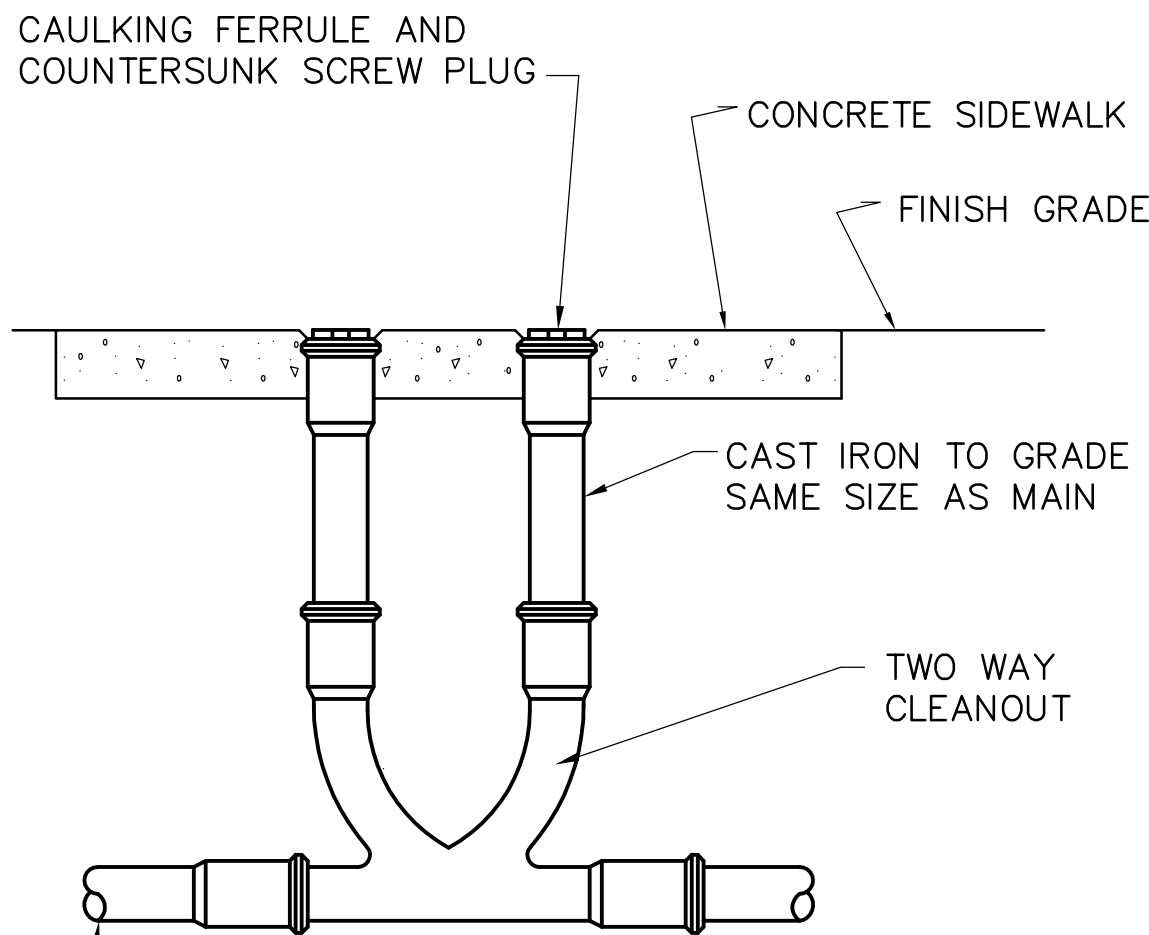
PROJECT NO.
05-05-22

SHEET NO.
P1.2

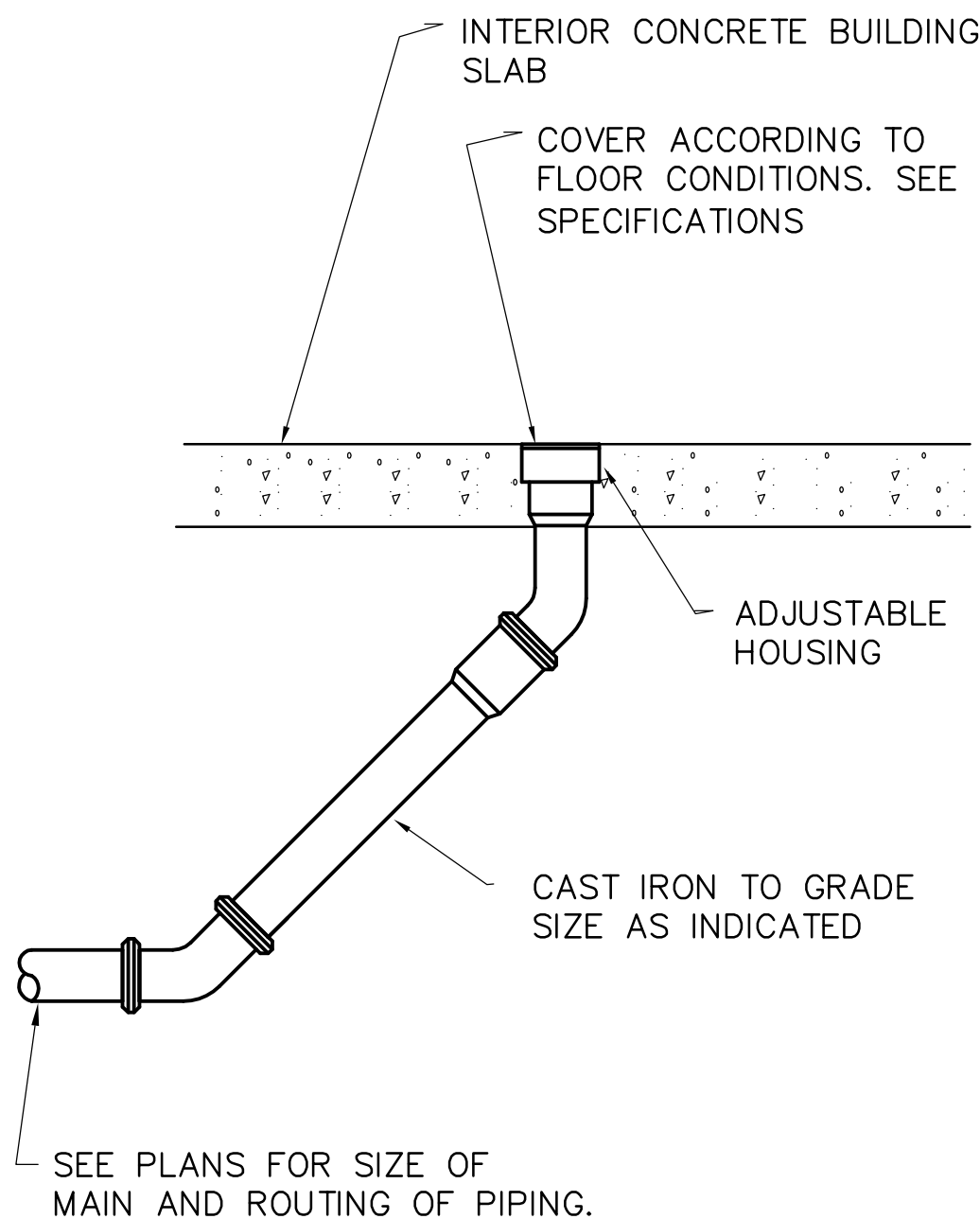
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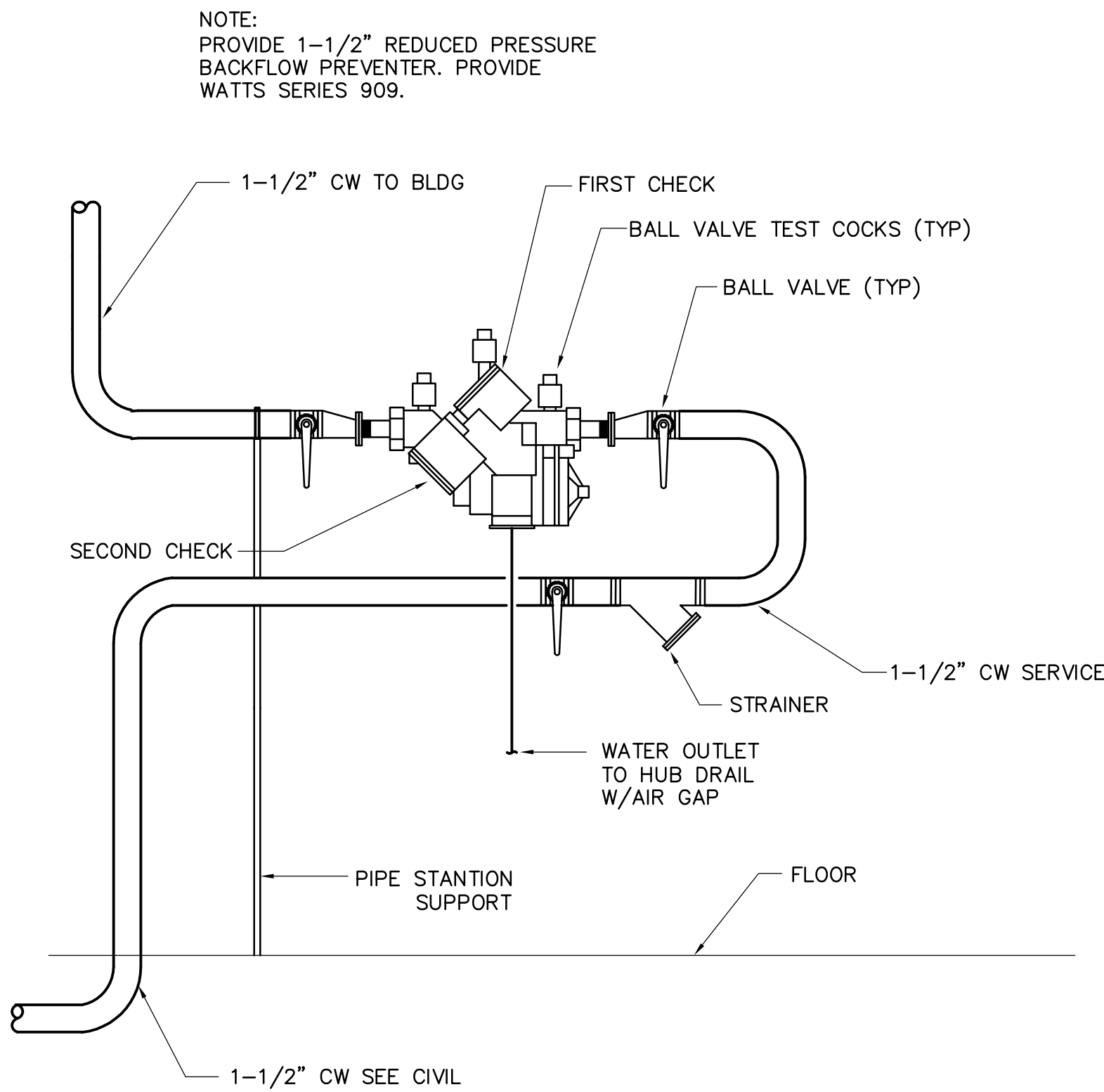
1 SANITARY SEWER CONNECTION
DETAIL
NO SCALE



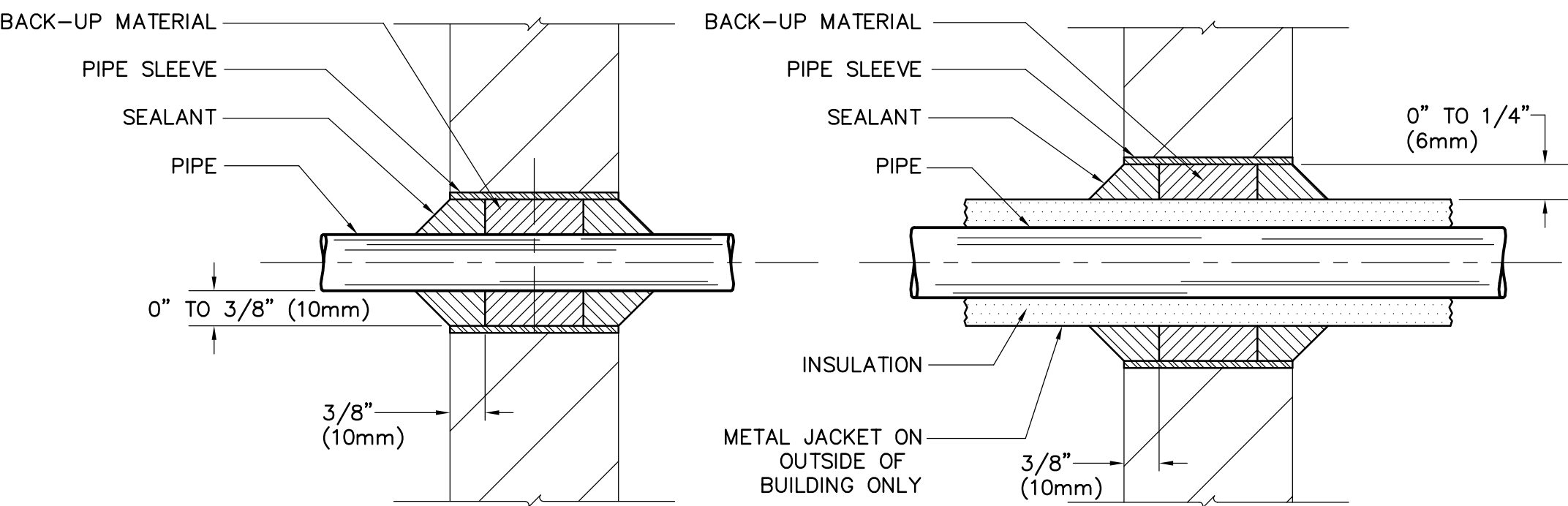
2 2-WAY GRADE CLEAN-OUT
DETAIL
NO SCALE



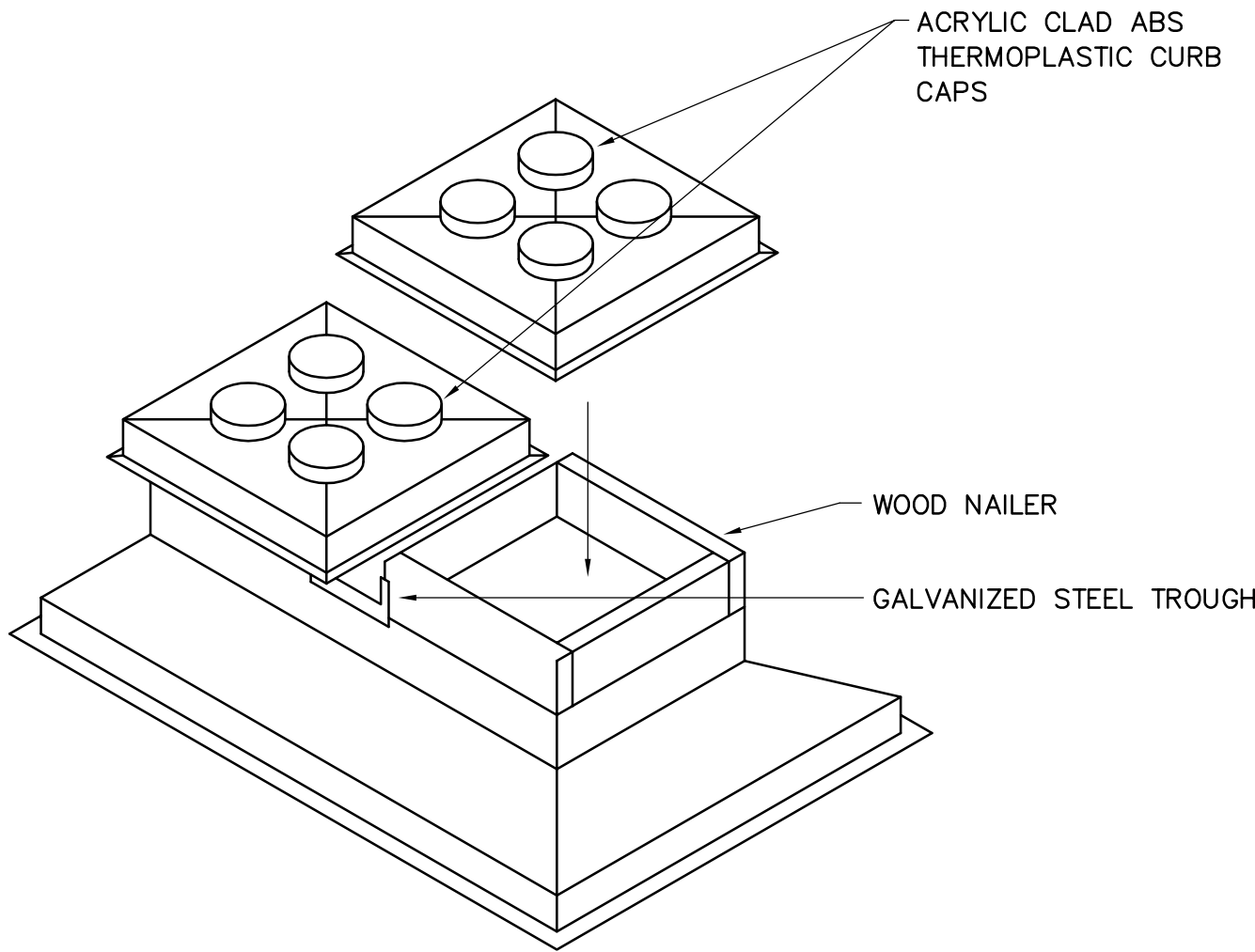
3 BUILDING CLEAN-OUT
DETAIL
NO SCALE



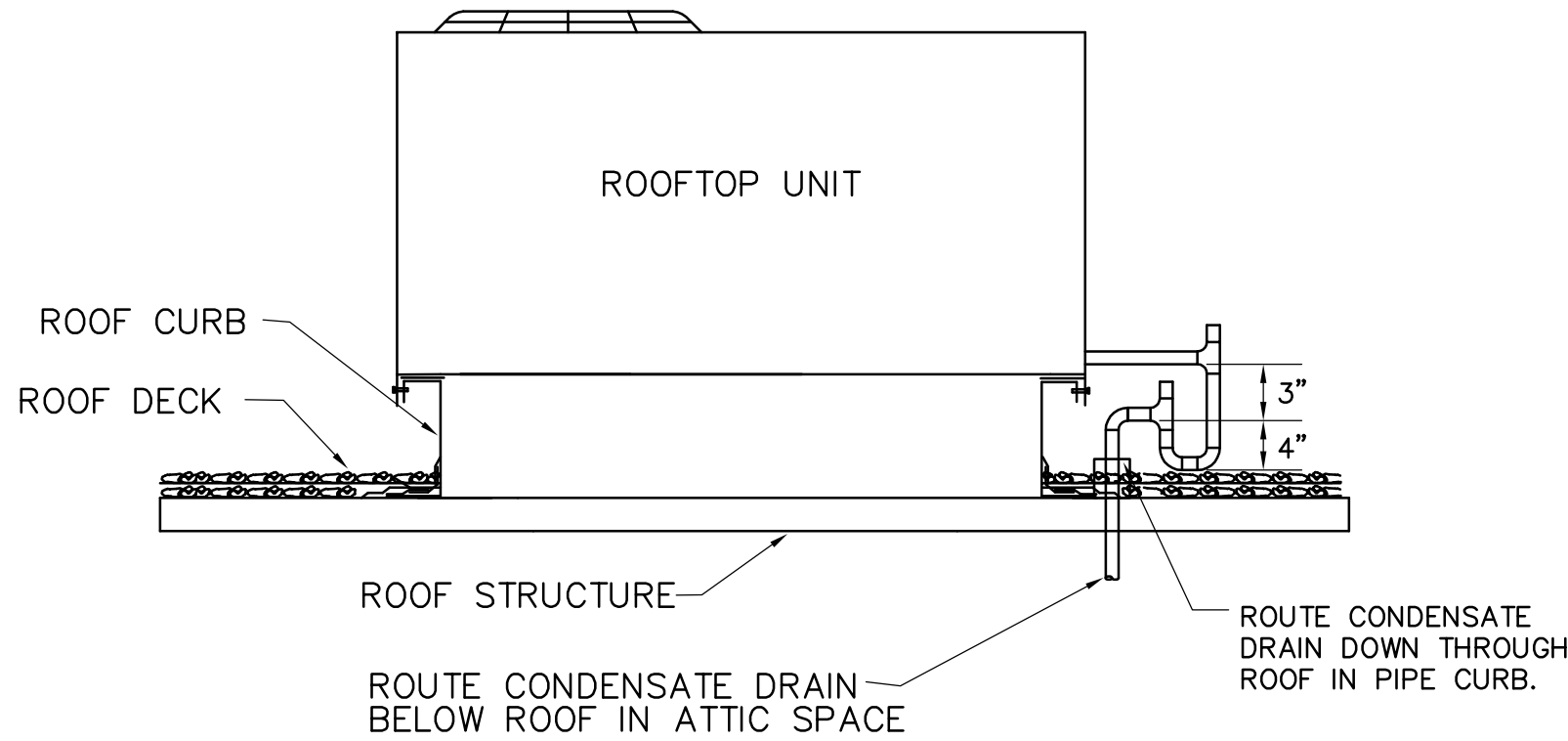
4 BACK FLOW PREVENTER
DETAIL
NO SCALE



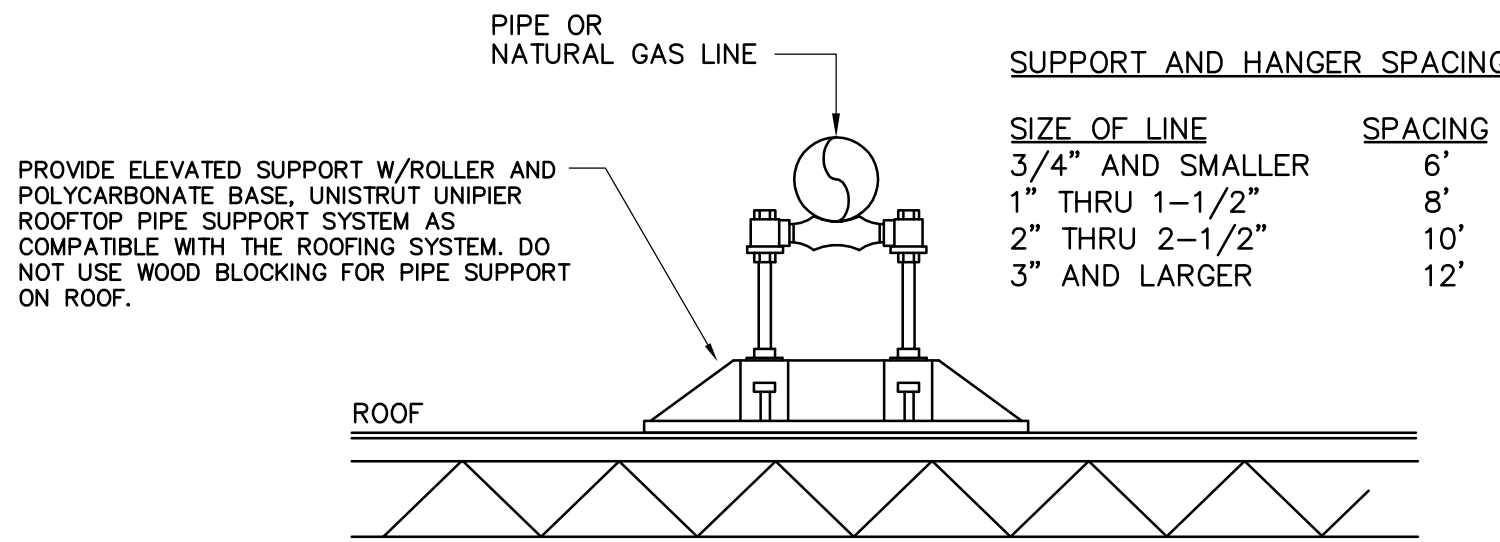
5 THRU WALL PIPING (ABOVE GRADE)
DETAIL
NO SCALE



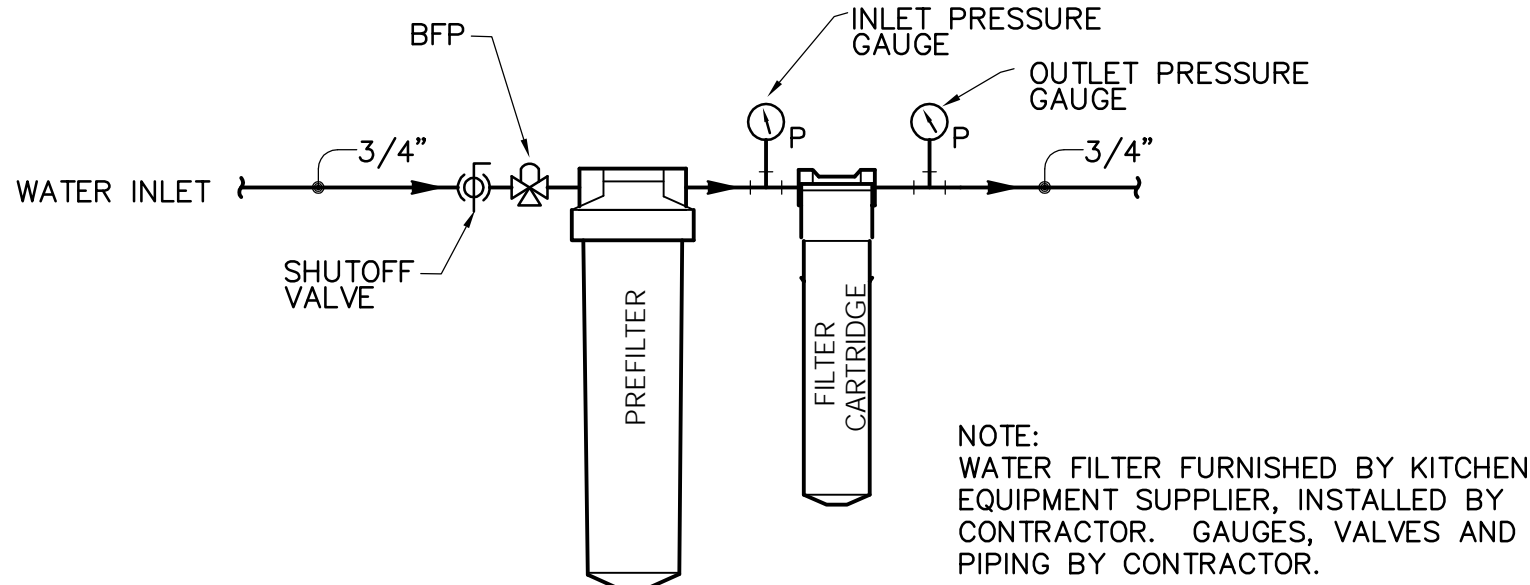
6 PIPE CURB (TYPICAL)
DETAIL
NO SCALE



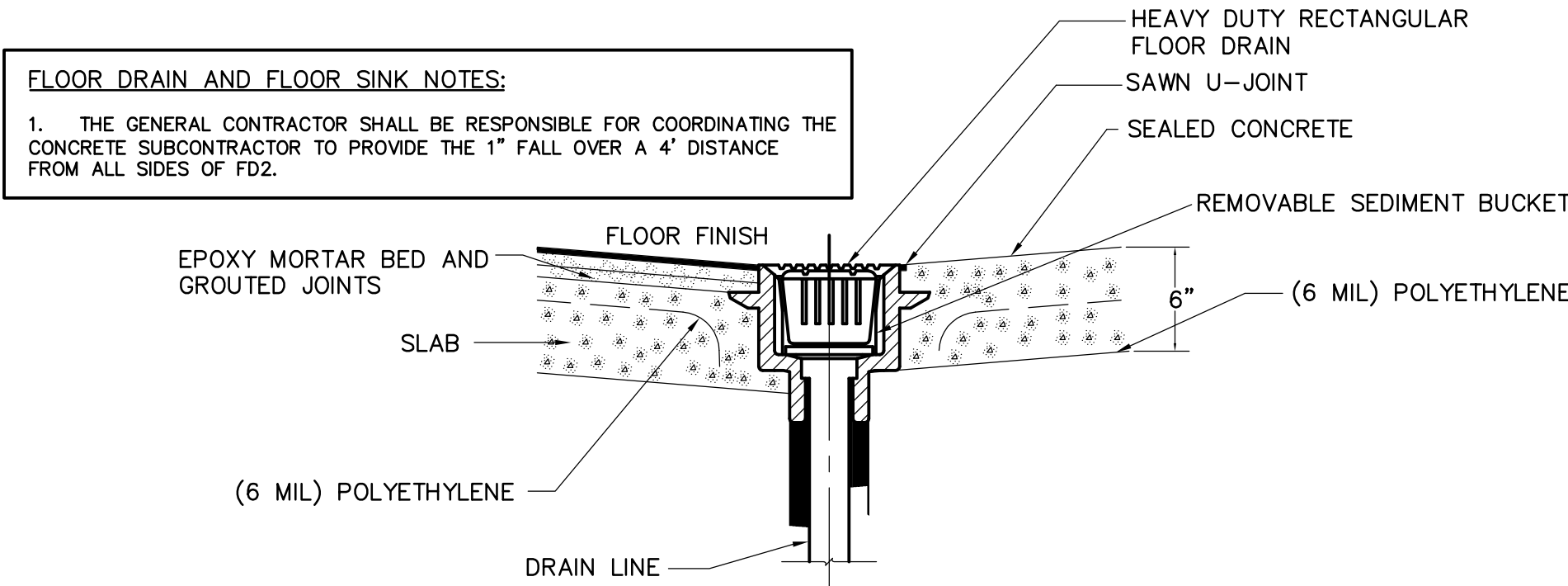
7 RTU CONDENSATE DRAIN
DETAIL
NO SCALE



8 PIPE SUPPORT
DETAIL
NO SCALE



9 WATER FILTER
DETAIL
NO SCALE



10 FLOOR DRAIN KITCHEN AREA
DETAIL
NO SCALE

FLOOR DRAIN AND FLOOR SINK NOTES:
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONCRETE SUBCONTRACTOR TO PROVIDE THE 1" FALL OVER A 4' DISTANCE FROM ALL SIDES OF FD2.

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DRAWING
COORDINATION
Architectural, Landscape, Civil,
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General Contractor and all Sub
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drawings and specifications

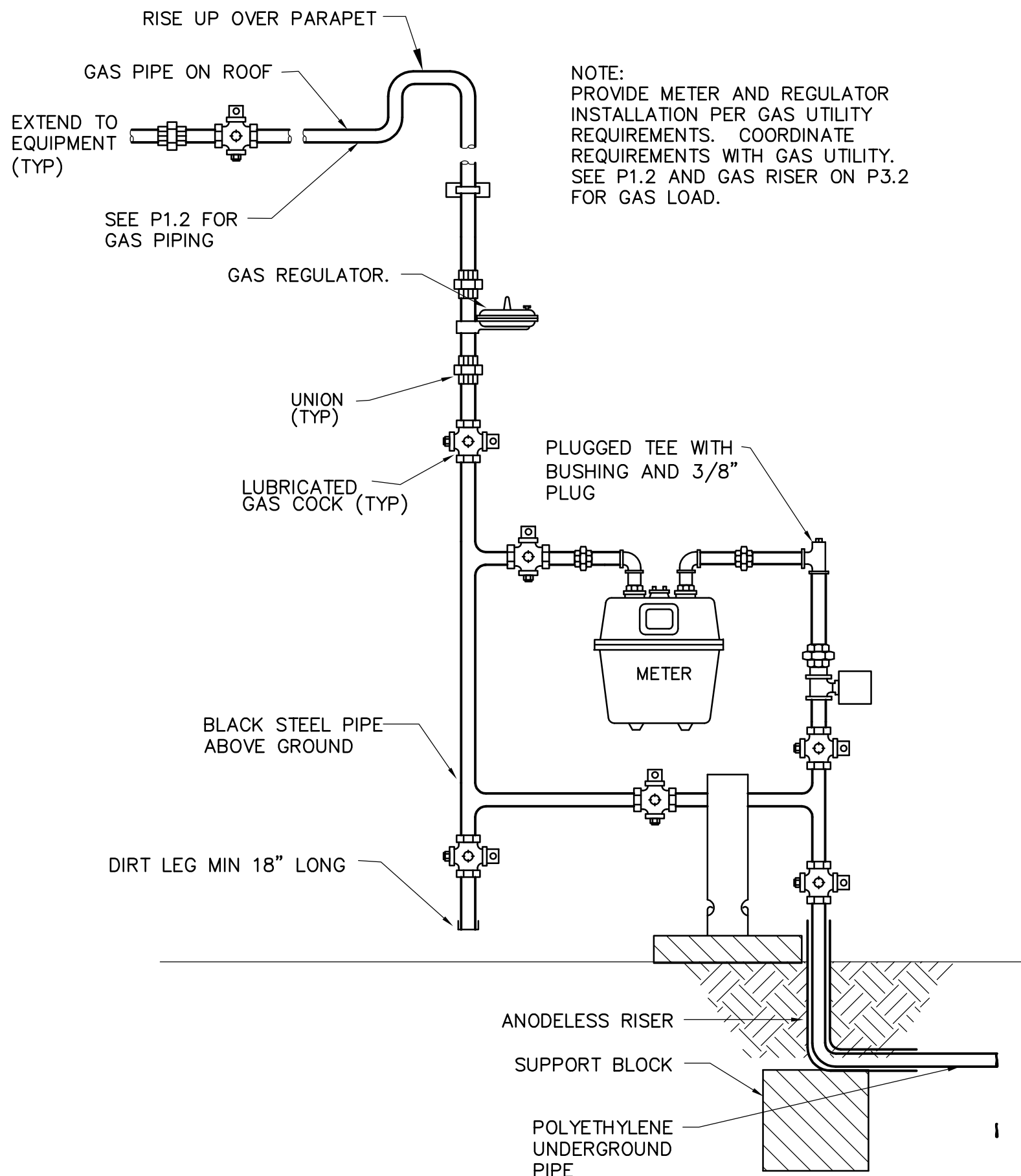
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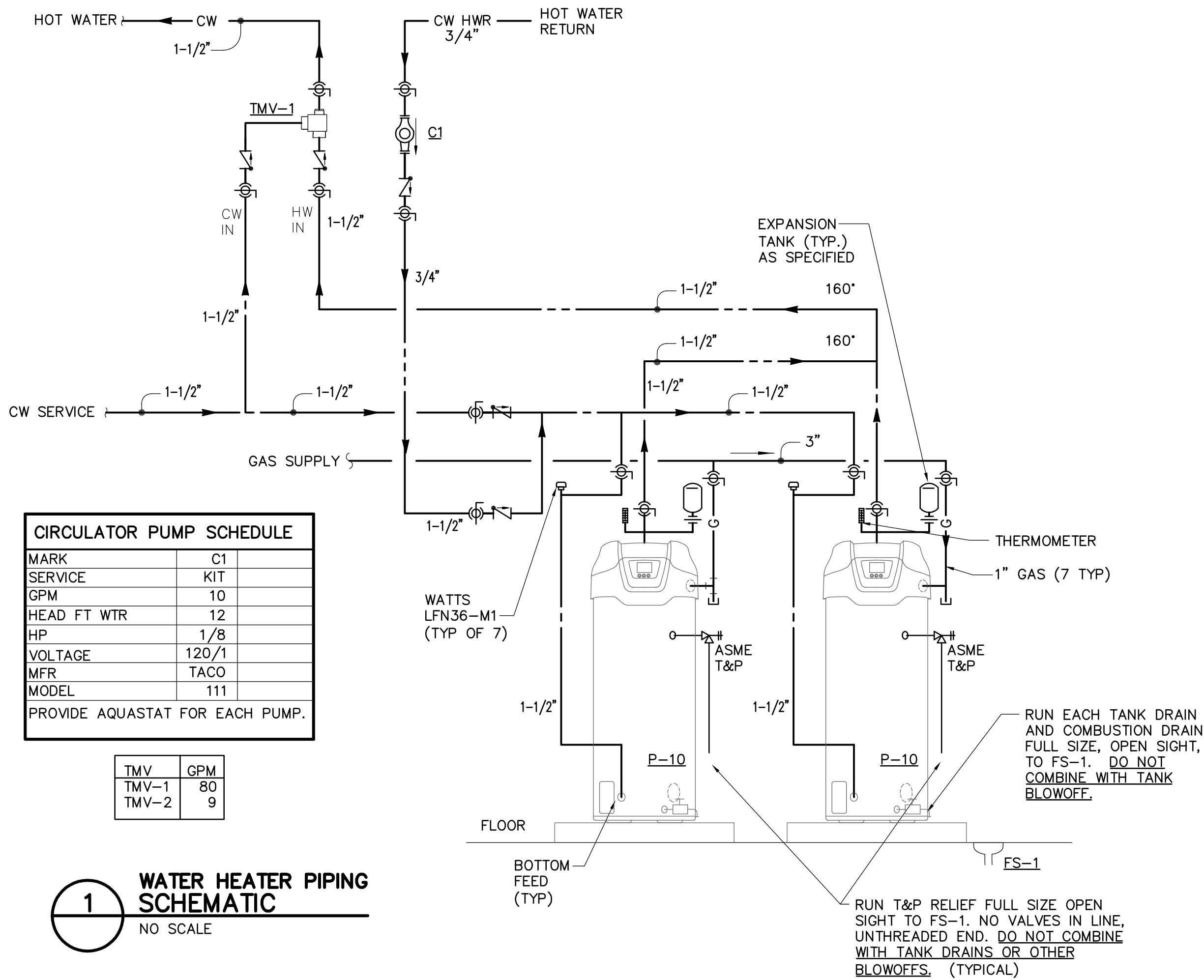
PLUMBING DETAILS
Lion & Rose Restaurant
23110 West I-10
Lot 3 Dominion Creek
San Antonio, Texas 78257

DATE	DESCRIPTION	BY

SCALE:
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PROJECT NO.
05-05-22
SHEET NO.
P2.1



1 METER GAS SERVICE CONNECTION DETAIL
NO SCALE



1 WATER HEATER PIPING SCHEMATIC
NO SCALE

PLUMBING FIXTURE AND CONNECTION SCHEDULE							PROVIDE SUBMITTAL DATA FOR ALL ITEMS IN THIS SCHEDULE	
SYMBOL	DESCRIPTION	HOT WTR	COLD WTR	TRAP	WASTE	VENT	NOTES	MANUFACTURER & MODEL NO.
WCA	WATER CLOSET, BARRIER FREE	—	1	—	4	2	FLOOR MOUNTED, RIM AT 17" AFF	KOHLER K-4302 ELONGATED BOWL, K-4670-CA OPEN FRONT SOLID PLASTIC SEAT, SLOAN NO. 111 1.6 GAL PER FLUSH FLUSHVALVE
WCB	WATER CLOSET	—	1	—	4	2	FLOOR MOUNTED, RIM AT 14" AFF	KOHLER K-4302 ELONGATED BOWL, K-4670-CA OPEN FRONT SOLID PLASTIC SEAT, SLOAN NO. 111 1.6 GAL PER FLUSH FLUSHVALVE
LAV	LAVATORY, BARRIER FREE	1/2	1/2	1-1/4	2	1-1/2	WALL HUNG WITH THERMOSTATIC MIXING VALVE SET AT 105°F.	KOHLER K-2867 WITH K-7404-5A FAUCET WITH ADA WRIST BLADES, GRID STRAINER AND #1160595 0.35 GPM MEDIUM SPRAY.
HS	HAND WASH SINK	1/2	1/2	1-1/4	2	1-1/2	WALL HUNG	FURNISHED WITH KITCHEN EQUIPMENT, SEE ARCH
UBS	UNDER BAR SINK	1/2	1/2	1-1/2	2	1-1/2	FLOOR MOUNT	FURNISHED WITH KITCHEN EQUIPMENT, SEE ARCH
MS	MOP SINK	1/2	1/2	1-1/2	2	1-1/2	FLOOR MOUNTED	FIAT TSB-100 WITH 897 RCF FAUCET & 832AA HOSE BRACKET
KS4	SINK, 4-COMP	3/4	3/4	2	2	—	FLOOR MOUNT INDIRECT DRAIN	FURNISHED WITH KITCHEN EQUIPMENT, SEE ARCH
BHS	BAR HAND WASH SINK	1/2	1/2	1-1/4	2	1-1/2	FLOOR MOUNT	FURNISHED WITH KITCHEN EQUIPMENT, SEE ARCH
FD1	TOILET ROOM FLOOR DRAIN	—	—	3	3	2	W/TRAP PRIMER	WADE W-1100
FD2	KITCHEN FLOOR DRAIN	—	—	3	3	2		WADE W-1100
FD3	INDIRECT FLOOR DRAIN	—	—	3	3	2	W/FUNNEL	WADE W-1100ER EXTENDED RIM
FS1	FLOOR SINK	—	—	3	3	2	WITH 1/2 GRATE	WADE W-9140-15
TD	TRENCH DRAIN	—	—	3	3	2	W/TRAP PRIMER	POLYDRAIN 4" WIDTH W/SS GRATE.
FPWH	WALL HYDRANT, NON-FREEZE	—	3/4	—	—	—	LOCKING WALL BOX	WADE W-8607
TP	TRAP PRIMER	—	—	—	—	—	SIZE FOR SERVICE	WATTS SG SERIES PRE-CHARGED HARD DRAWN COPPER SHOCK ARRESTOR
TMV	THERMOSTATIC MIXING VALVE	3/8	3/8	—	—	—	SET FOR 105°F.	WATTS USG-B-SC-M1 ADJUSTABLE THERMOSTATIC MIXING VALVE
WH	GAS WATER HEATER	1-1/2	1-1/2	—	—	—	2 REQUIRED	GAS FIRED WATER HEATER, 100 GAL, 120,000 BTUH INPUT, 173 GPH @ 80° RISE, AOSMITH BTH-120 AND PRESSURE RELIEF VALVE.
WH1	ELECTRIC WATER HEATER	1-1/4	1-1/4	—	—	—		TANKLESS ELECTRIC WATER HEATER, 14KW, 208V, 1.2 GPM @ 80° RISE, AOSMITH C2VA-140E AND PRESSURE RELIEF VALVE.

NOTES:

- PROVIDE ADA/TAS COMPLIANT FIXTURES , FAUCETS AND ACCESSORIES FOR ALL FIXTURES MARKED AS "BARRIER FREE".
- INSTALL "BARRIER FREE" FIXTURES AT ADA/TAS COMPLIANT HEIGHTS ABOVE FF.
- VERIFY ADA/TAS FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.

PLUMBING SYMBOL LEGEND (NOTE: NOT ALL SYMBOLS MAY BE USED)	
	SANITARY SEWER
	GREASE TRAP WASTE
	COLD WATER
	HOT WATER
	FILTERED COLD WATER
	105° F HOT WTR
	110° F HOT WTR
	115° F HOT WTR
	140° F HOT WTR
	HOT WATER RETURN TEMP AS INDICATED
	VENT
	CONDENSATE DRAIN
	GAS LINE
	FIRE SPRINKLER
	STORM DRAIN
	ROOF DRAIN
	OVERFLOW DRAIN
	FLOOR DRAIN, FLOOR SINK
	HUB DRAIN
	DOUBLE GRADE CLEAN OUT
	FLOOR CLEAN OUT
	WALL CLEAN OUT
	WALL HYDRANT
	HOSE BIB
	COMBINATION WASTE VENT
	PRESS-TEMP INSERTION FITTING
	AUTO VENT, MAN VENT
	GLOBE VALVE
	CHECK VALVE
	PLUG VALVE
	PIPE ANCHOR
	BALL VALVE
	UNION
	FLANGED FITTING
	INLINE PUMP, PLAN
	INLINE PUMP, ELEV
	END CAP
	GATE VALVE
	DIRECTION OF FLOW
	DOUBLE CHECK(BFP)
	PRESS REGULATING VA
	ABOVE
	BELOW
	VENT THRU ROOF
	BACK FLOW PREVENTER
	THERMOSTATIC MIXING VALVE
	REDUCED PRESSURE ZONE
	WATER HAMMER ARRESTOR
	VALVE BOX ACCESS DOOR
	POWER CONVERTER ACCESS DOOR

PLUMBING SPECIFICATIONS (SEE ALSO SHEET SP3.0 FOR ADDITIONAL REQUIREMENTS)

PART 1) - QUALITY CONTROL

a) Installer: Qualified with at least 5 years of successful installation experience on projects with Work similar to that required for this project.

b) NEC Compliance: Comply with the National Electric Code, NFPA 70, as applicable to wiring and other electrical construction of the unit.

c) UL Compliance: Provide components with UL listing and labeling when there is an applicable UL category.

d) Comply with the minimum standards prescribed in requirements and recommendations of the latest edition of the following codes and standards:

- Underwriter's Laboratories, Inc. Standards.
- International Plumbing Code current edition
- Other codes, ordinances, and laws applicable to the place of the Work.

e) SUBMITTAL

Submit 4 copies of data for review and comment by owner prior to ordering. Include manufacturer's standard submittal data with manufacturer's name and model numbers, color, finish, size and all options clearly marked.

PART 2) - PRODUCTS

c) DOMESTIC WATER SYSTEM

i) Lead-Free Products:

- Provide materials, products, and fabrications that comply with Environmental Protection Agency (EPA) requirements and recommendations regarding lead content and contribution of lead to potable water, that have no lead or lead alloys in contact with potable water, and that do not contribute to or cause lead in potable water.
- Solder: Lead free, ASTM B32 95-5 tin-antimony or Grade Sn96 tin-silver solder.
- Flux: Containing not more than 0.2 percent lead, meeting NSF 61.

ii) Piping, Interior to 5' Outside:

- Copper:
 - Straight water tube, K or L, ASTM B88 or B543.
 - Wrought copper and bronze solder-joint pressure fittings, ANSI B16.22.
- Where indicated on Drawings to be Below, in, or Through Slab-On-Grade:
 - Copper, cold water tube, K or L, ASTM B88.
 - Wrought copper and bronze solder-joint pressure fittings, ANSI B16.22.
 - Pipe 1.5" or smaller, in or Under Slabs-on-Fill: Continuous, without joints or fittings.
 - Pipe 2" or larger, in or Under Slabs-on-Fill: Brazed joints.

iii) PEX:

- Indicate on bid form alternate pricing for use of PEX piping and fittings.
- Use above grade where concealed in walls or above ceiling only.
- Provide with manufacturers standard lead-free bronze fittings with disconnect feature.

iii) Lead-Free Ball Valves, Potable Water System.

(1) Ball Valves: Two-Piece Body, Full Port, Blowout-Proof Stem, PTFE Seats, Conforms to MSS SP-110, Silicon Performance Bronze Alloy, Size Range: 1/4" - 2", Pressure Rating: 600 PSI CW, Swed-to-cripp lead free adapters at valves. Comply with lead-free requirements of NSF-61 for parts of valves and fittings coming in contact with potable water.

(2) Access door: Where valves are concealed above hard ceilings or in walls provide Thin-flanged, framed access door, minimum of 10 inches square or adequate to service the device, 16-18 stainless steel with Smith 4762.

(3) Identification: Where valves are concealed above ceilings or in walls, provide engraved laminated plastic labels with 1/2" high letters to indicate location of valve. Affix label to ceiling or wall where valves are concealed.

iii) Back Flow Preventer (BFP)

(1) BFP Back-Pressure Relief, High Hazard: Reduced pressure principle with double check valve assembly with intermediate relief valve for high hazard cross connections; ASSE No. 1013, AWWA C506, two isolating gate valves, ball valve test cocks, suitable for horizontal or vertical installation as indicated on the Drawings; Watts No. 909 series, Conbraco 40-200.

(2) BFP Carbonated Soft Drink Dispenser: Line size 1/2": Watts No. SS009. Line size 1/4" or 3/8"

b) DRAINAGE PRODUCTS

i) Acceptable manufacturers: Jonespec, Josam, Smith, Wade, Watts, Zurn.

ii) Cleanouts: ANSI A112.36.2M.

- WCO (Wall cleanouts): Square, flush-with-wall frame, 2" larger than od of cleanout plug.
- Chromium plated bronze frame, stainless steel or chrome plated cover; Josam 58640, Smith 4735.
- Polished bronze frame and cover; Josam 58640-2, Smith 4735 PB.
- Nickel bronze frame, stainless steel or chrome plated cover; Josam 58640, Smith 4735

iii) Floor Drains: ANSI A112.21.1M.

(1) Provide with two-piece body, flashing collars with seepage openings, auxiliary inlet tap for trap primer when indicated, deep-seal P-trap; size and model as indicated on the Drawings.

iv) Indirect Drain Fittings (Open sight):

- Provide with deep-seal P-trap; size indicated on the Drawings.
- HD Hub and Trap: Cast iron, no-hub or spigot outlet, hub inlet sized the larger of the size indicated on the Drawings or two inches larger than the indirect drain indicated, deep-seal P-trap.
- Provide access door if not otherwise accessible.

c) DRAIN, WASTE, AND VENT (DWV, within building to 5 feet outside)

i) Below Grade or Below Slab on Carton Form: Use one of the following.

- Extra heavy hub and spigot, ASTM A74; rubber gaskets, ASTM C564.
- Service weight or extra heavy hub-and-spigot ASTM A74; rubber gaskets, ASTM C564.
- Copper Drainage Tube (DWV) pipe ASTM B306; fittings, cast bronze solder-joint, ANSI B16.23 or wrought copper and wrought copper alloy solder-joint, ANSI B16.29; solder, ASTM-70, 50A.
- Schedule 40 polyvinyl chloride (PVC) pipe and fittings, ASTM D2665; solvent cement ASTM D2564.

ii) Above Grade: Use one of the following.

- No hub, Cast Iron Soil Pipe Institute Standard 301, ANSI Group D22, for pipe, fittings, and gaskets.
- Extra heavy hub and spigot, ASTM A74; rubber gaskets, ASTM C564.
- Service weight or extra heavy hub-and-spigot ASTM A74; rubber gaskets, ASTM C564.
- Copper Drainage Tube (DWV) pipe ASTM B306; fittings, cast bronze solder-joint, ANSI B16.23 or wrought copper and wrought copper alloy solder-joint, ANSI B16.29; solder, ASTM-70, 50A.

iii) Vent (1-1/4 inches above ground):

- Any of the above.
- Steel, schedule 40 galvanized steel, ASTM A120; cast-iron threaded drainage fittings, ANSI B16.12.

iv) Drain (Indirect):

- Copper: Drainage tube (DWV) pipe ASTM B306; fittings, cast bronze solder-joint, ANSI B16.23 or wrought copper and wrought copper alloy solder-joint, ANSI B16.29; solder, ASTM-70, 50A.
- Steel: Galvanized, Schedule 40, ASTM A120; galvanized malleable iron screwed fittings, 150 lbs., ANSI B16.4.

d) FOUNDATIONS, HANGERS AND SUPPORTS

i) General Purpose: Manufacturers Standardization Society SP-69 or Federal Specification WW-H-171d, types as recommended or required. Perforated or plain metal strap and wire are not acceptable.

ii) Hangers in Contact With Copper Pipe: Same as for general purpose, copper or copper plated with plastic coating.

e) INSULATION

i) Hot and Cold Pipe:

- Flexible Cellular Insulation (Foamed Plastic): Foamed plastic, flexible, K of 0.25 at 75°F, 220°F temperature limit, density of 5.8pcf, ASTM C534, R4.0.
- UL listed for flame spread 25, smoke developed 50, flame contributed 50.
- Provide thicknesses and install as recommended by manufacturer.
- Butt insulation together and adhere in place with manufacturer's recommended contact cement. Where possible, slip tubing on without slitting. Where insulation terminates, neatly bevel and finish.
- Roof Drains and Interior Downspouts: Vertical piping, except between roof-deck drain and first elbow and within two feet of non-vertical piping, need not be insulated; insulate other RD and DS piping, and insulate the roof-deck drain (RD) sumps with sheet insulation. Horizontal piping within crawl-space need not be insulated.
- Hot and Cold Water, Hot Water Circulating: Provide thickness recommended by manufacturer. Maintain vapor barrier on cold water piping insulation.
- Where Exposed to View, Beneath the Building, or Exposed to Weather:
 - Paint with insulation manufacturer's paint finish, tinted as selected by Architect-Engineer, specifically formulated if exposed outdoors.
 - Provide 16 gage aluminum or stainless steel cover with matching aluminum or stainless steel bands spaced 18 inches over pipe and fittings where exposed to weather or exposed to occupants and within 84 inches of the floor.
 - Product; Armstrong Armaflex with WB Armaflex Finish indoors, Armstrong Armaflex with SB Armaflex Finish outdoors.

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PLUMBING DETAILS

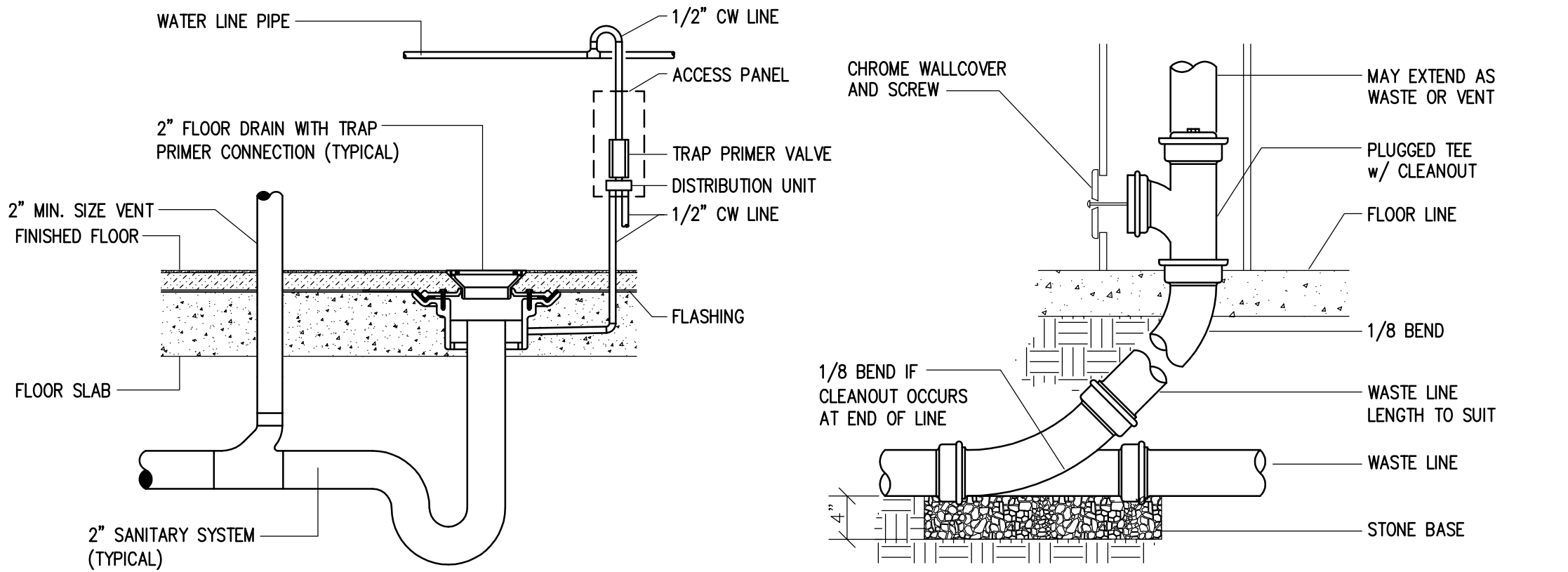
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BY	
DESCRIPTION	
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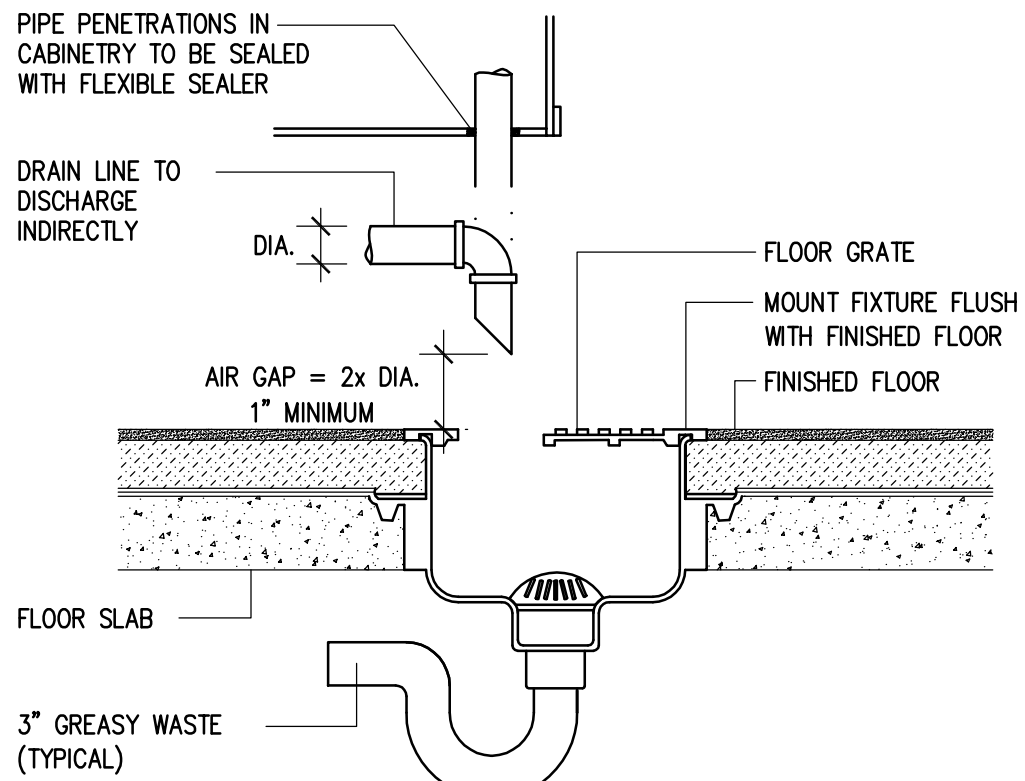


**3 RR FLOOR DRAIN
DETAIL**
NO SCALE

**5 WALL CLEANOUT
DETAIL**
NO SCALE

FLOOR DRAIN AND FLOOR SINK NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONCRETE AND PLUMBING SUBCONTRACTORS TO PROVIDE THE 1/4" FALL OVER A 4' DISTANCE FROM ALL SIDES F01 FLOOR DRAINS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONCRETE AND PLUMBING SUBCONTRACTORS TO PROVIDE THE 1" FALL OVER A 4' DISTANCE FROM ALL SIDES F02 FLOOR DRAINS AND F01 FLOOR SINKS.



**4 FLOOR SINK
DETAIL**
NO SCALE

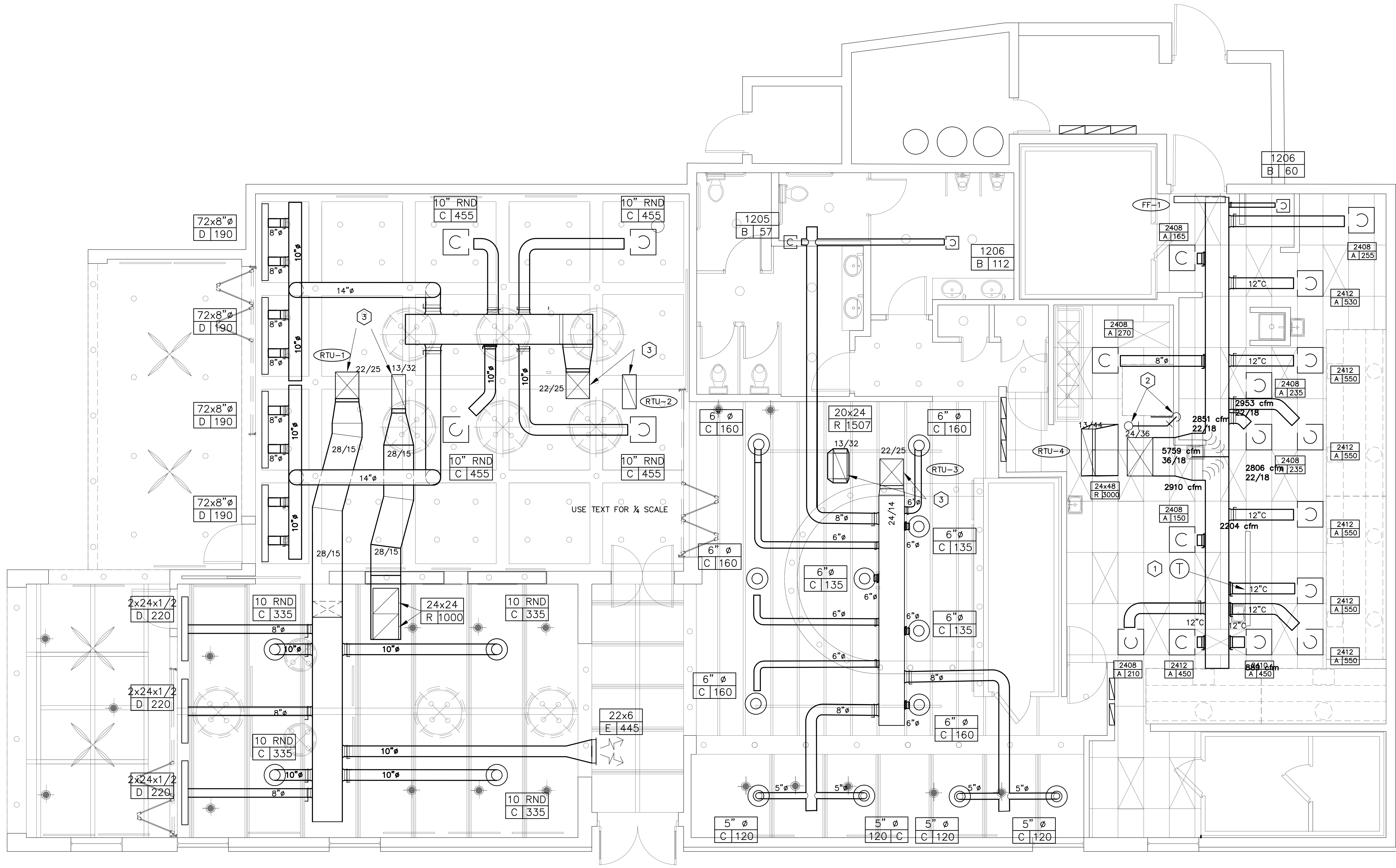
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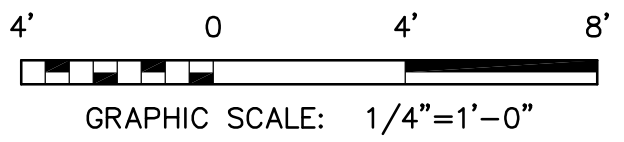
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- NOTES BY SYMBOL** 
1. SET THERMOSTAT SENSORS 54 INCHES AFF, 34 INCHES BACK FROM END OF WALL.
 2. 3/4 INCH CONDENSATE DRAIN FROM INSIDE CURB OF RTU, OVERHEAD TO WALL, DOWN IN WALL AND OUT TO FLOOR SINK AT DISHWASHER.
 3. UP TO RTU ON ROOF.

- ### GENERAL DUCT NOTES
1. PROVIDE SPIRAL METAL DUCT, LINED, FOR ALL ROUND DESIGNATED (Ø) AND THAT IS EXPOSED AND WITHIN VIEW OF RESTAURANT PATRONS. MAINTAIN SURFACE OF SPIRAL METAL DUCT UNBLEMISHED CONDITION. REPLACE ANY DAMAGED OR BLEMISHED SPIRAL METAL DUCT.
 2. PROVIDE LINER OF FIRST 20 FEET OF BOTH SUPPLY AND RETURN DUCTWORK.
 3. WHERE DUCT IS IN NON-CONDITIONED SPACE, ADD INSULATION TO OUTSIDE OF LINED DUCT TO ACHIEVE R-VALUE REQUIRED BY IECC.



MINIMUM OUTSIDE AIR CALCULATION BASED ON IMC 2021 SECTION 403.3.1.1:

$Vbz=RpPz+RaAz$

WHERE:

Az = ZONE FLOOR AREA

Pz = ZONE POPULATION

Rp = PEOPLE OUTDOOR RATE FROM TABLE IMC 403.3 (7.5 CFM/PERSON)

Ra = AREA OUTDOOR RATE FROM TABLE IMC 403.3 (0.18)

SUBMITTAL

SUBMIT 4 COPIES OF DATA FOR REVIEW AND COMMENT BY OWNER PRIOR TO ORDERING. INCLUDE MANUFACTURER’S STANDARD SUBMITTAL DATA WITH MANUFACTURER’S NAME AND MODEL NUMBERS AND ALL OPTIONS CLEARLY MARKED.

PROVIDE SUBMITTAL DATA FOR:

1. ROOF TOP UNITS,
INCLUDE UNIT CAPACITY INFORMATION FOR CONDITIONS SCHEDULED, UNIT DIMENSIONS AND WEIGHT, UNIT CURB WITH DIMENSINS AND WEIGHT.
2. GRILLS REGISTERS AND DIFFUSERS
3. EXHAUST AND SUPPLY FANS (FURNISHED BY KITCHEN EQUIPMENT SUPPLIER) INCLUDE FAN CFM AT SCHEDULED CONDITIONS, ELECTRICAL DATA AND MOTOR SIZE.

ROOF TOP UNIT (RTU) SCHEDULE																	DOMION LION & ROSE		3/10/2023 16:26	
MARK	MFR	MODEL	NOM TONS	SUPPLY CFM	EXT SP	OA CFM	RA	COOLING KBH NET	COOLING SENS KBH	GAS IN KBTU/HR	HEAT OUT KBTU/HR	UNIT VOLTS	PH	UNIT MCA	UNIT MOCP	SEER IEER	WGHT LBS	ZONE SERVED	REMARKS	
RTU-1	AAON	RN-008	8	2530	2.2	530	2,000	85.19	60.01	90	72.9	208	3	49	70	16.5	1524	DINING	SEE NOTES 5,7,8,10,11,12,14,15	
RTU-2	AAON	RN-010	10	2700	2.2	715	1,985	106.68	71.73	150	120	208	3	56	80	15.2	1699	PRIVATE	SEE NOTES 1,2,5,9,8,9,12,13,14,16	
RTU-3	AAON	RN-007	7	2090	2.2	583	1,507	77.65	55.35	90	73	208	3	36	50	19.1	1543	BAR	SEE NOTES 5,7,8,10,11,12,14,15	
RTU-4	AAON	RN013	13	5030	2.2	580	4,450	148.83	116.26	195	156	208	3	77	90	17.6	2479	KITCHEN	SEE NOTES 5,7,8,10,11,12,14,15	
AIR BALANCE			SUB TOTAL	12350		2408	9942	KITCHEN IS NET NEGATIVE BY				-3050	CFM	THERE IS OPEN PASSAGE WAY FROM BAR AND DINING AREAS TO KITCHEN FOR HOOD MAKEUP AIR						
			OA FROM FAN SCHEDULE		9000															
			EXH SUM, CFM		-12670			BLDG IS NET NEGATIVE BY				-3670	CFM							
RTU NOTES: 1. PROVIDE 2 SETS PLEATED MIRV 13 FILTERS, 2 SET INSTALLED, THE OTHER DELIVERED IN THEIR CARTONS TO THE OWNER.. 2. PROVIDE RTU MFR'S APPROVED 14" ROOF CURBS. 3. PROVIDE ECONOMIZER. 4. PROVIDE SINGLE POINT POWER CONNECTION. 5. ROUTE ALL PLUMBING AND ELEC CONNECTIONS WITHIN CONFINES OF ROOF CURB. 6. PROVIDE LOW AMBIENT KIT. 7. PROVIDE AUTOMATIC CHANGEOVER, 7-DAY PROGRAMMABLE NIGHT SETBACK THERMOSTATS. PROVIDE REMOTE SENSORS IN THE OCCUPIED SPACE WITH GROUPED CONTROL AT LOCATION INDICATED. 8. UNIT WEIGHT EXCLUDES CURB WEIGHT. 9. PROVIDE 120V GFI RECEPTACLE WITH UNIT, CIRCUITED SEPARATELY FROM RTU POWER, WEATHER PROOF COVER, WIRED, READY FOR USE. 10. PROVIDE SMOKE DETECTION CONTROL SYSTEM PER CURRENT IMC SECTION 606. 11. PROVIDE MANUFACTURER'S STANDARD HAIL GUARDS FOR CONDENSER COILS. 12. PROVIDE UNIT WITH CO2 INDOOR AIR QUALITY SENSOR AND CONTROLS. MINIMUM O.A. SETTING @ 25% SCHEDULED VENTILATION. 14. ENERGIZE RTU-4 WHENEVER EF-1, 2, 3, OR 4 HOOD EXHAUST IS ON.																				

GRILLE, REGISTER, DIFFUSER SCHEDULE								
MARK	A	B	C	D	E	F	R	
SERVICE TYPE	SUPPLY DIFFUSER	SUPPLY DIFFUSER	SUPPLY DIFFUSER	SUPPLY SLOT REGISTER	SUPPLY DOOR GRILL REGISTER	INTAKE DOOR GRILL REGISTER	INTAKE REGISTER	
DEFLECTION	4-WAY	4-WAY	4-WAY	2-WAY	DBL DEFL	70 DEGREE	35 DEGREE	
PANEL SIZE	24 X 24	12 X 12	ROUND	AS	N/A	N/A	24 X 24	
MOUNT	LAY-IN, DUCT FLANGE	LAY-IN OR FLANGE	DUCT MTD. ---	LAY-IN OR FLANGE	DUCT FLANGE	FLANGE BOTH SIDES	LAY-IN OR FLANGE	
MANUFACTURER	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS	
MODEL	TMS-AA	TMS-AA	TMRA-AA	FL-10	350FS	CT-700S	350FL	
DAMPER	NO	NO	YES	YES	YES	NO	NO	
MATERIAL	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	
REFERENCE NOTES	1,2,3	1,2,3	1,2,3	1,2,3,6	1,4,5	1	1,5	
REFERENCE NOTES:								
1. INSTALL APPROPRIATE MOUNT FOR INSTALLED SUBSTRATE.					1. A. 2410			
2. SCREW ONLY THRU MFR'S COUNTERSUNK HOLES IN DEVICE.					2. B. 1206			
3. DAMPER IN SUPPLY DUCT.					3. C. ROUND			
4. RUNOUT SAME SIZE AS DIFFUSER NECK SIZE.					4. D. SLOT			
5. DAMPER BEHIND FACE OF DEVICE OR AS NOTED.					5. E. SUPPLY REG			
6. BOOT SAME SIZE AS REGISTER/GRILL.					6. F. DOOR			
7. TITUS ENGINEERED INSULATED BOOT PLENUM, SIZED TO LENGTH & WIDTH OF SLOT.					7. R. RETURN OR EXHAUST.			

MARK:	SEE SCHEDULE	<div>2408</div> <div>A 150</div>	SIZE: 24" SQUARE FACE, 8"Ø NECK	CFM: 150
MARK:	SEE SCHEDULE	<div>24x8</div> <div>A 150</div>	SIZE: 24" VISIBLE DIMENSION 8" OPPOSITE DIMENSION	CFM: 150
MARK:	SEE SCHEDULE	<div>4x1x3x6</div> <div>A 120</div>	SIZE: 4" SLOT LENGTH 1" SLOT WIDTH 3 SLOTS 6" NECK AND RUNOUT	CFM: 120

FAN SCHEDULE												3/10/2023 16:26
MARK	AREA SERVED	MFR	MODEL	CFM	EXTERNAL S.P.	TYPE	MOTOR HP	MOTOR VOLTS	PHASE	OPER. WT	REF NOTES	REMARKS
EF-1	KITCHEN HOOD 1	HOODMASTER	28B	-2375	0.5	CENT					1,2,3	
EF-2	KITCHEN HOOD 1	HOODMASTER	28D	-2375	0.5	CENT					1, 2, 3	
EF-3	KITCHEN HOOD 2	HOODMASTER	36B	-3250	0.5	CENT	1	208	1		1, 2, 3	UPBLAST. INTERLOCK WITH RTU-1' SO THAT THIS FAN AND RTU-1 RUN SIMULTANEOUSLY
EF-4	KITCHEN HOOD 2	HOODMASTER	36B	-3250	0.5	CENT	1	208	1		1, 2, 3	
EF-5	DISHWASH HOOD 3	HOODMASTER	20D-DB	-800	0.5	CENT	1/4	120	1		1, 2, 3, 4	PROVIDE WITH EPOXY COATING. INTERLOCK WITH DISHWASHING MACHINE.
EF-6	TOILETS	GREENHECK		-420	0.35	CENT	1/6	120	1	41	2, 3, 4	
EF-7	WATER HEATERS	GREENHECK		-200	0.35	CENT	1/10	120	1	36	2, 3, 4	
SF-1	KIT HOOD 1 MAKEUP	HOODMASTER	SF10	3800	0.25	CENT	1-1/2	208	1		1, 2, 3, 4	
SF-2	KIT HOOD 2 MAKEUP	HOODMASTER	SF11	5200	0.25	CENT	3	208	1		1, 2, 3, 4	
FF-1	AIR CURTAIN FAN	MARS	48CH	2550	--	CENT	1/2	120	1	55	2, 5	
REFERENCE NOTES: 1. SEE 1/M1.2 FOR DETAILS. 2. PROVIDE WITH NEC DISCONNECT. 3. PROVIDE WITH MFR. APPROVED ROOF CURB.					REFERENCE NOTES: CONTINUED 4. PROVIDE WITH BIRD ACREEN AND BACKDRAFT DAMPER. 5. PROVIDE WITH AUTOMATIC DOOR PLUNGER SWITCH.							
REFERENCE NOTES: 1. INTEGRAL BACKDRAFT DAMPER 2. ALL ALUMINUM CONSTRUCTION. 3. INSTALL UNIT ON MANUFACTURERS COMBINATION EXH/MU ROOF CURB. CURBS FURNISHED BY KEC INSTALLED BY GC. 4. SWITCH EXHAUST FAN WITH RESPECTIVE ROOM LIGHT. 5. FURNISH BIRD SCREEN 6. FURNISH WITH VENTED CURB EXTENSION & GREASE TRAP 7. FURNISH WITH HINGING KIT 8. PROVIDE LOCAL SWITCH. 9. PROVIDE MINIMUM 10' INTAKE EXTENSION ON ROOF. 10. FAN FURNISHED BY KEC (KITCHEN EQUIPMENT CONTRACTOR) INSTALLED BY MECHANICAL CONTRACTOR. 11. PROVIDE INTERLOCK AND SINGLE POINT CONTROL LOCAL SWITCH FOR EF-1 & MU-1. 12. ALL DUCTWORK PROVIDED BY MECHANICAL CONTRACTOR EXCEPT FOR MU-1 INTAKE EXTENSION ON ROOF. 13. PROVIDE VARIABLE SPEED FOR ADJUSTABLE FAN THROW. 14. FURNISH WITH MANUFACTURER'S STANDARD CURB.												

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ME

MECHANICAL DETAILS AND SCHEDULES

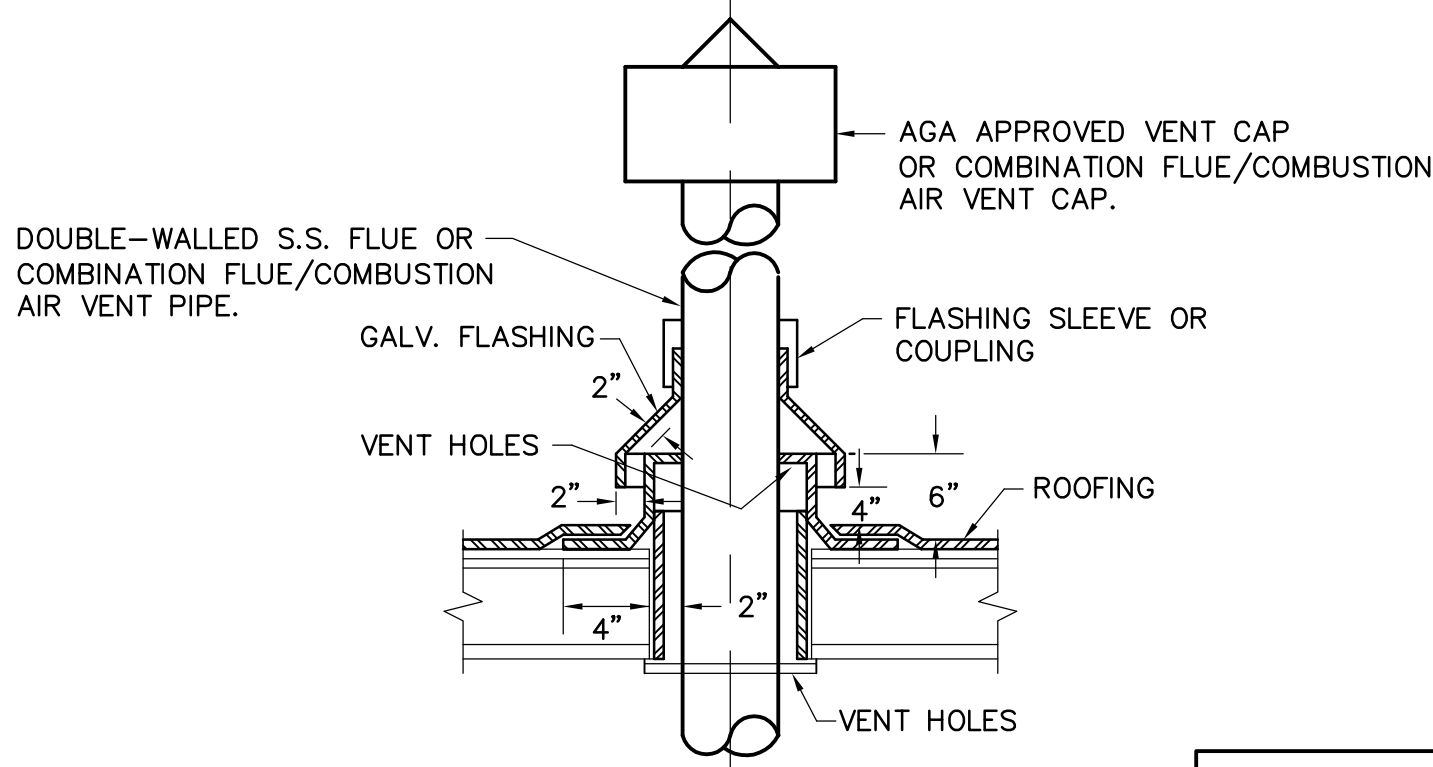
Lion & Rose Restaurant
23110 West I-10
Lot 3 Dominion Creek
San Antonio, Texas 78257

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

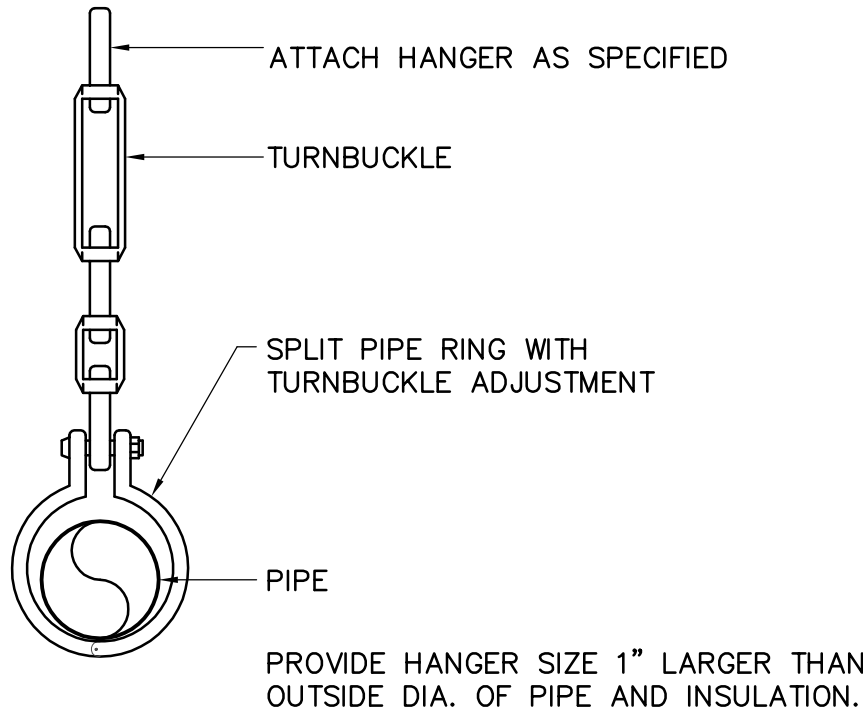
PROJECT NO.
05-05-22

SHEET NO.
M2.1

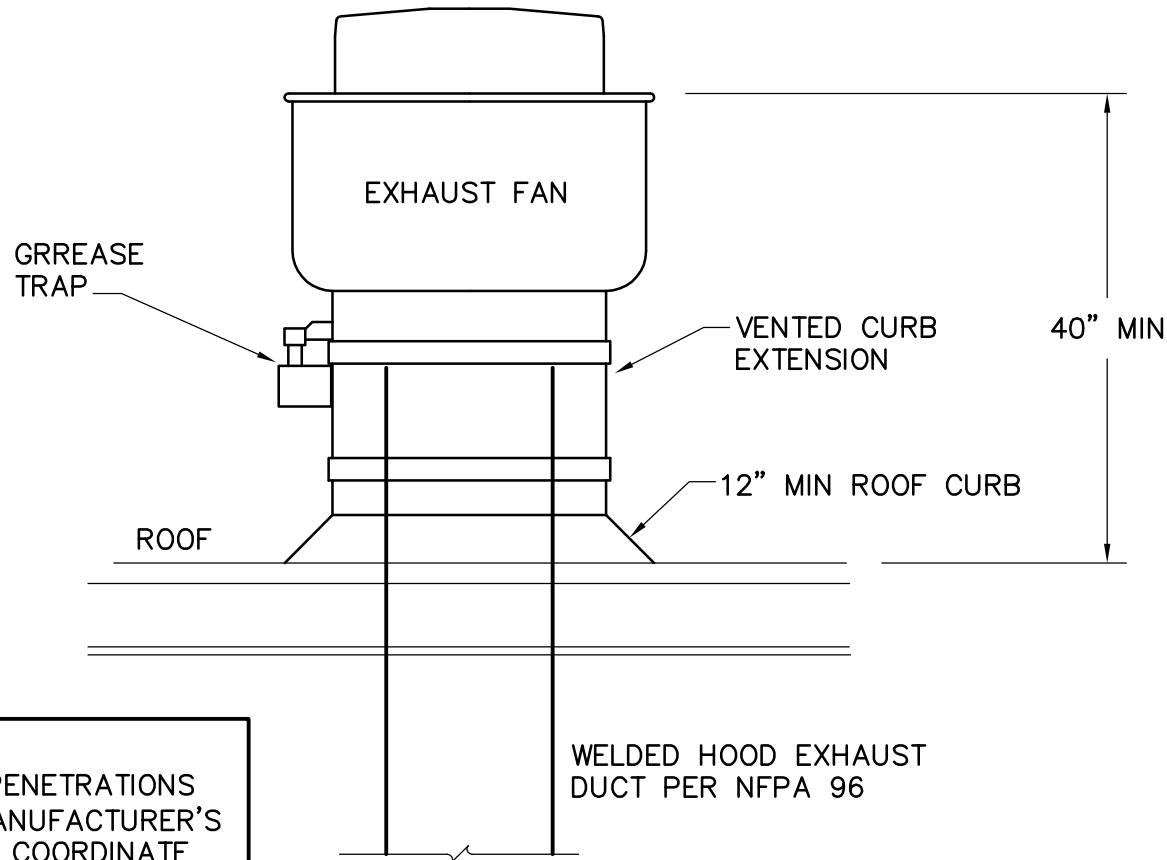


NOTE:
PROVIDE ROOF PENETRATIONS
PER ROOFING MANUFACTURER'S
REQUIREMENTS. COORDINATE
REQUIREMENTS WITH ROOFER.

7 FLUE THRU ROOF
DETAIL
NO SCALE

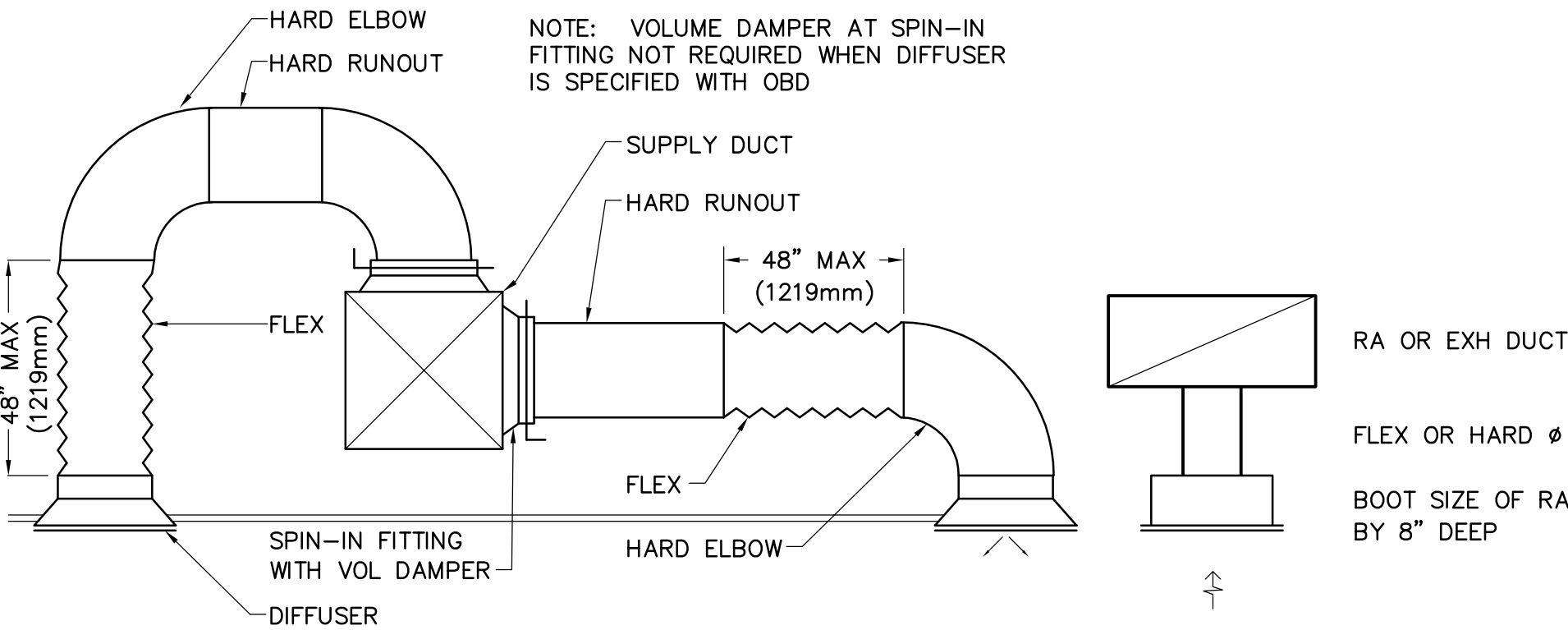


8 PIPE HANGER
DETAIL
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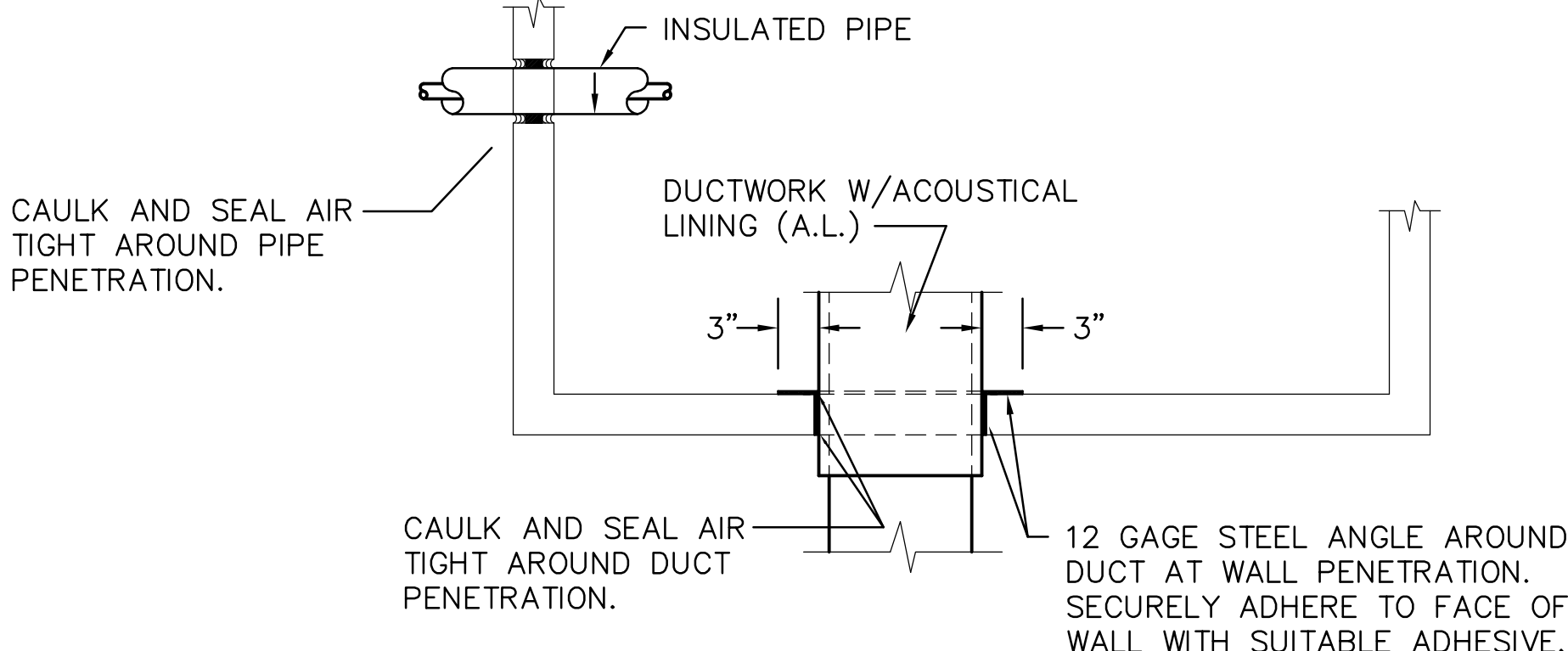


NOTE:
PROVIDE ROOF PENETRATIONS
PER ROOFING MANUFACTURER'S
REQUIREMENTS. COORDINATE
REQUIREMENTS WITH ROOFER.

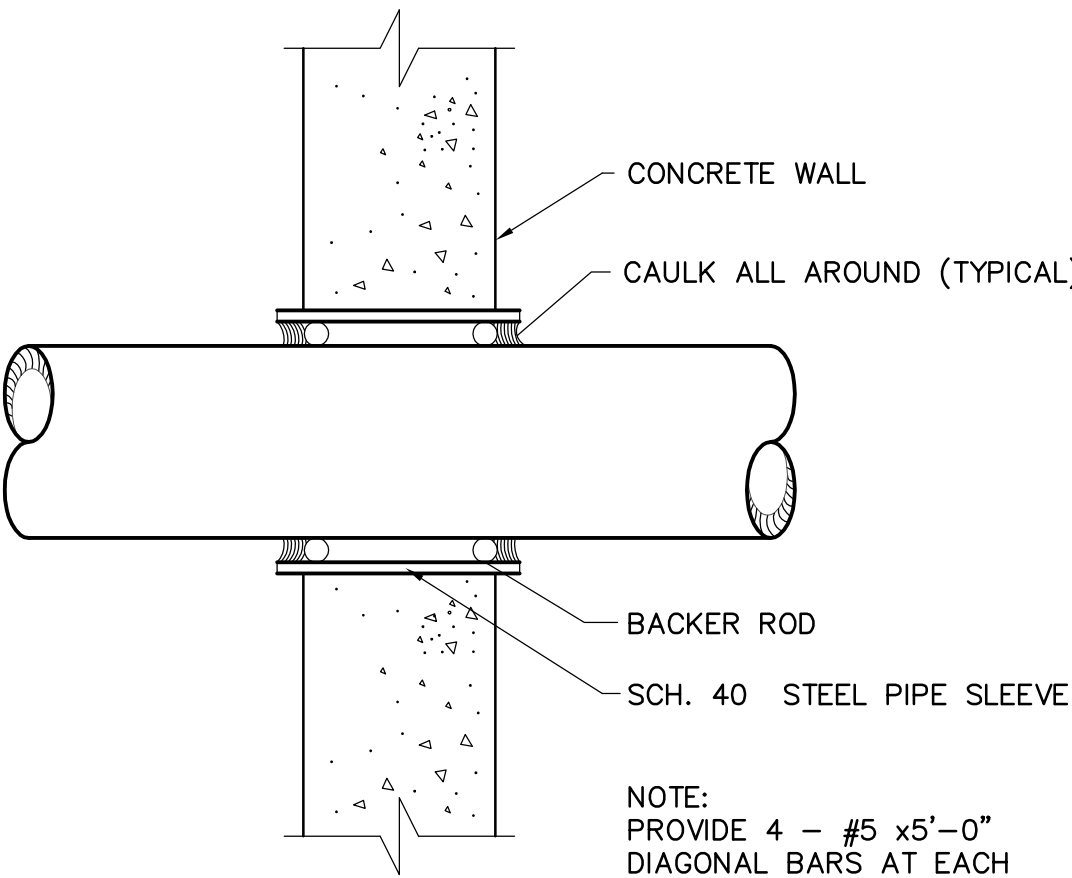
9 GREASE EXHAUST FAN
DETAIL
SCALE: NTS



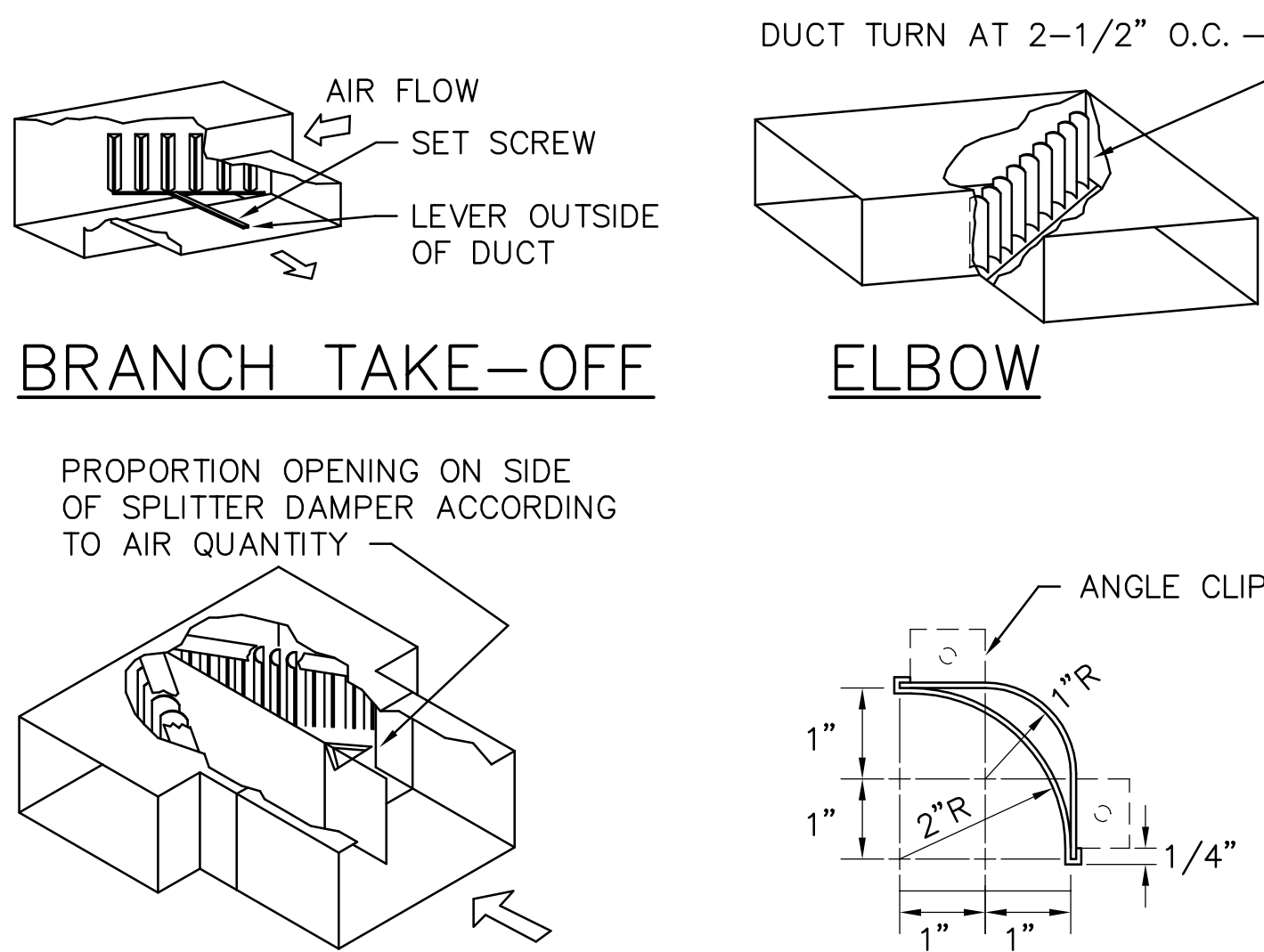
4 SUPPLY, RA, EXH DUCT TAPS
DETAIL
NO SCALE



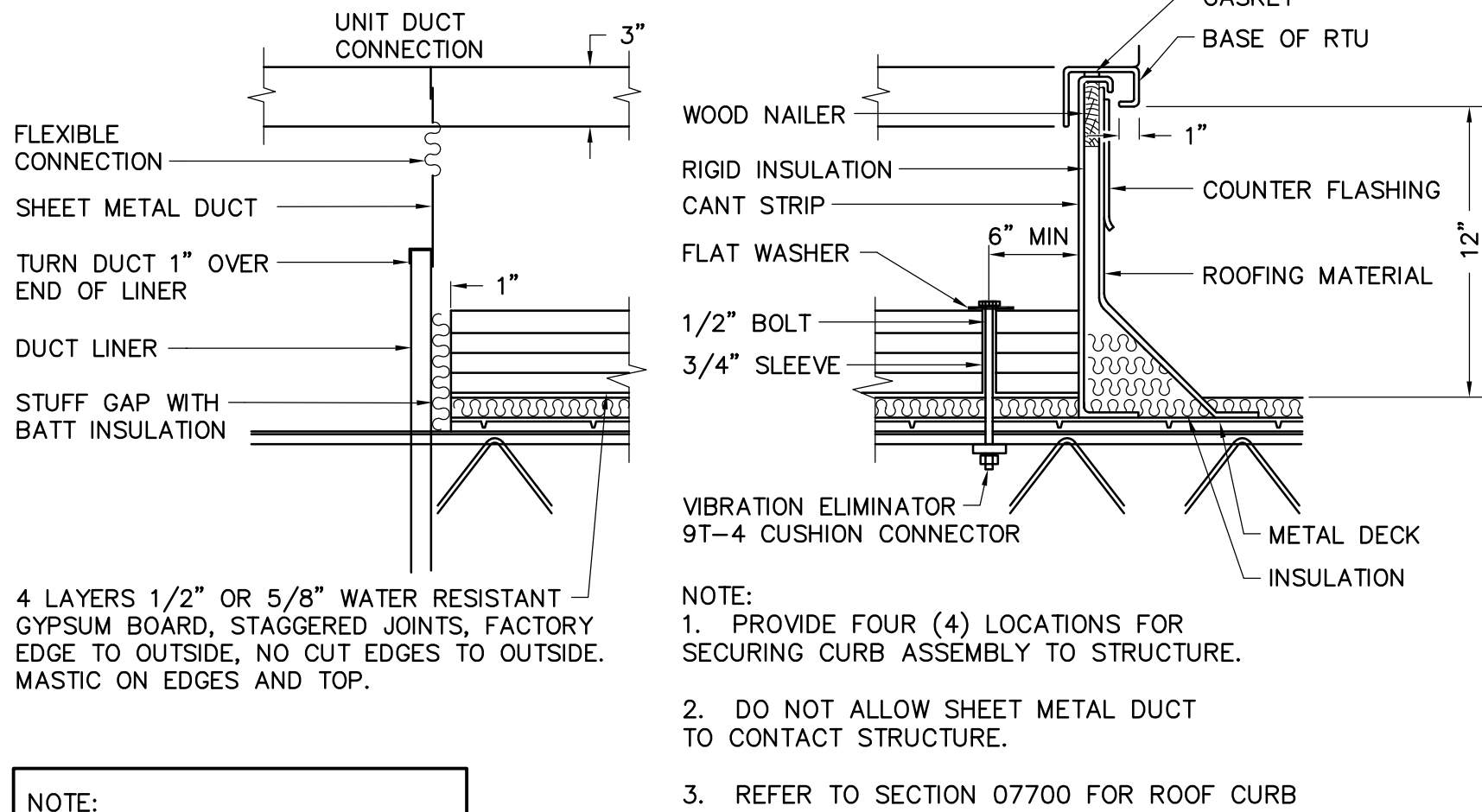
5 MECH. RM. WALL PENETRATION
DETAIL
NO SCALE



6 PIPE SLEEVE THRU WALL
DETAIL
NO SCALE



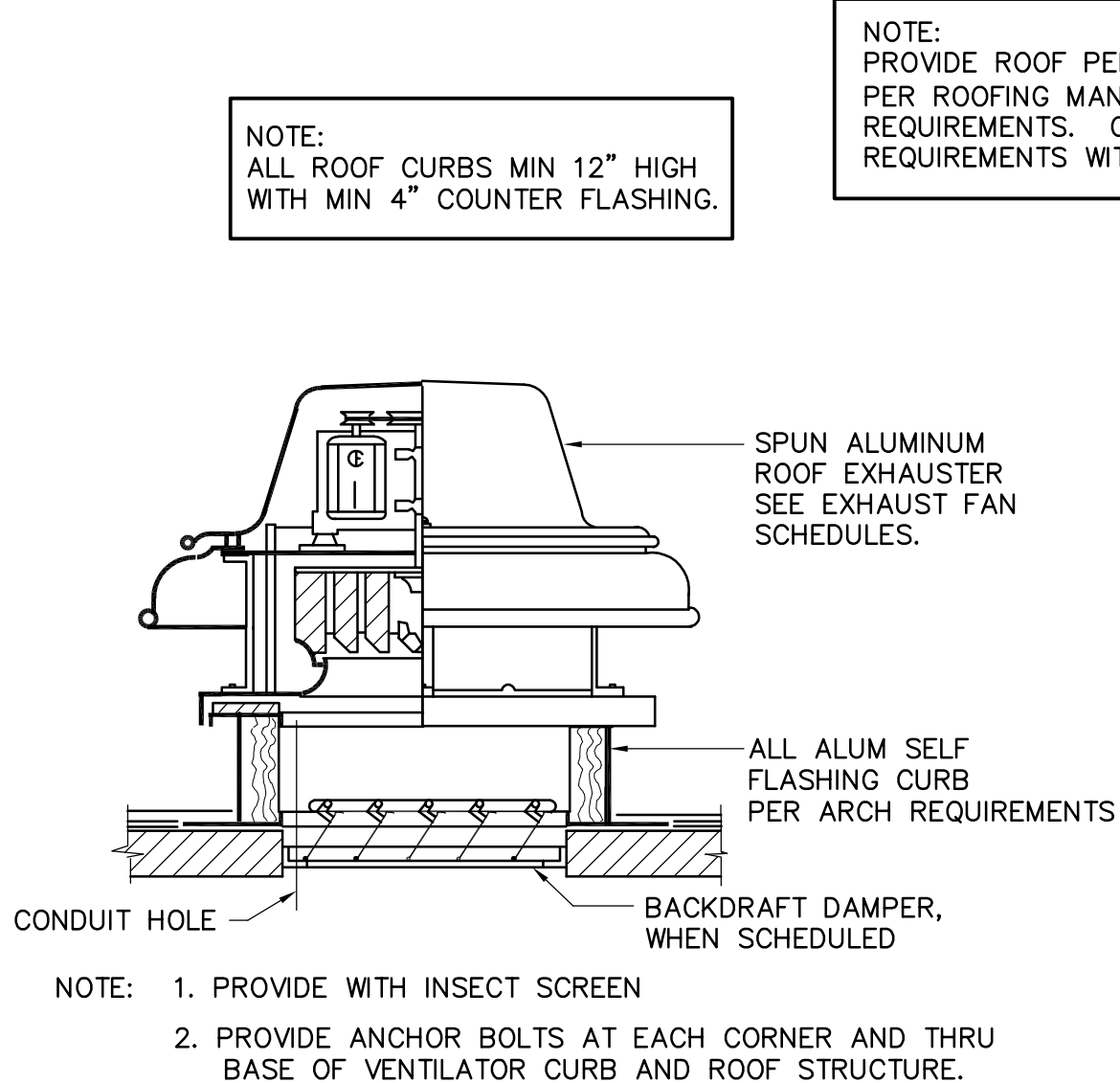
1 TYPICAL DUCT CONSTRUCTION
DETAIL
NO SCALE



NOTE:
ALL ROOF CURBS MIN 12" HIGH WITH MIN 8" COUNTER FLASHING.

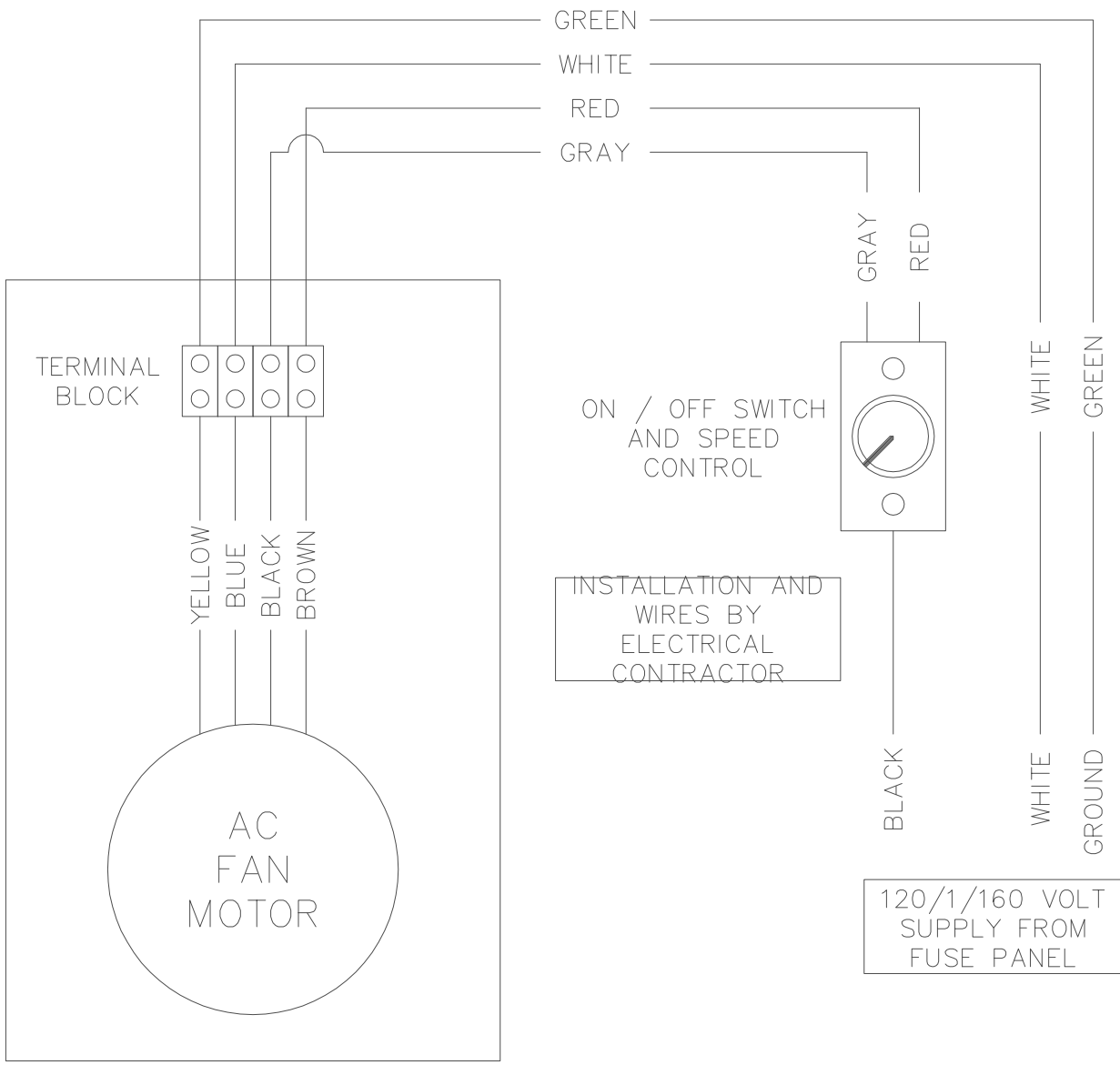
NOTE:
PROVIDE ROOF PENETRATIONS
PER ROOFING MANUFACTURER'S
REQUIREMENTS. COORDINATE
REQUIREMENTS WITH ROOFER.

2 ROOF TOP UNIT (RTU) SUPPORT
DETAIL
NO SCALE



3 EXHAUST FAN
DETAIL
NO SCALE

DATE	DESCRIPTION	BY



VARIABLE SPEED CONTROL
DIAGRAM
NOT TO SCALE

***IT IS THE RESPONSIBILITY OF THE ARCHITECT/OWNER TO ENSURE THAT THE HOOD CLEARANCE FROM LIMITED-COMBUSTIBLE MATERIALS IS IN COMPLIANCE WITH LOCAL CODE REQUIREMENTS**

***ALL EQUIPMENT IS UL LISTED COMPONENTS* HOODMART HOODS ARE BUILT IN COMPLIANCE WITH :**

NFPA #96 & UL710
AND ARE RECOGNIZED BY ONE OR MORE OF THE FOLLOWING:

— NSF INTERNATIONAL —UL
—OPENINGS ARE RECOMMENDED SIZES; DUCT OPENINGS TO BE CUT AND DOORS INSTALLED IN FIELD

NSF **UL** **NFPA**

LISTED
Safety Certified
HOODMART

REVISIONS			
REV	DATE	BY	REMARKS

HOODMART
YOUR ONE STOP HOOD SHOP

172 BEAVER CREEK TEL: 800-715-1014
101 WALDEN AVENUE FAX: 1-800-776-1274

EQUIPMENT SCHEDULE

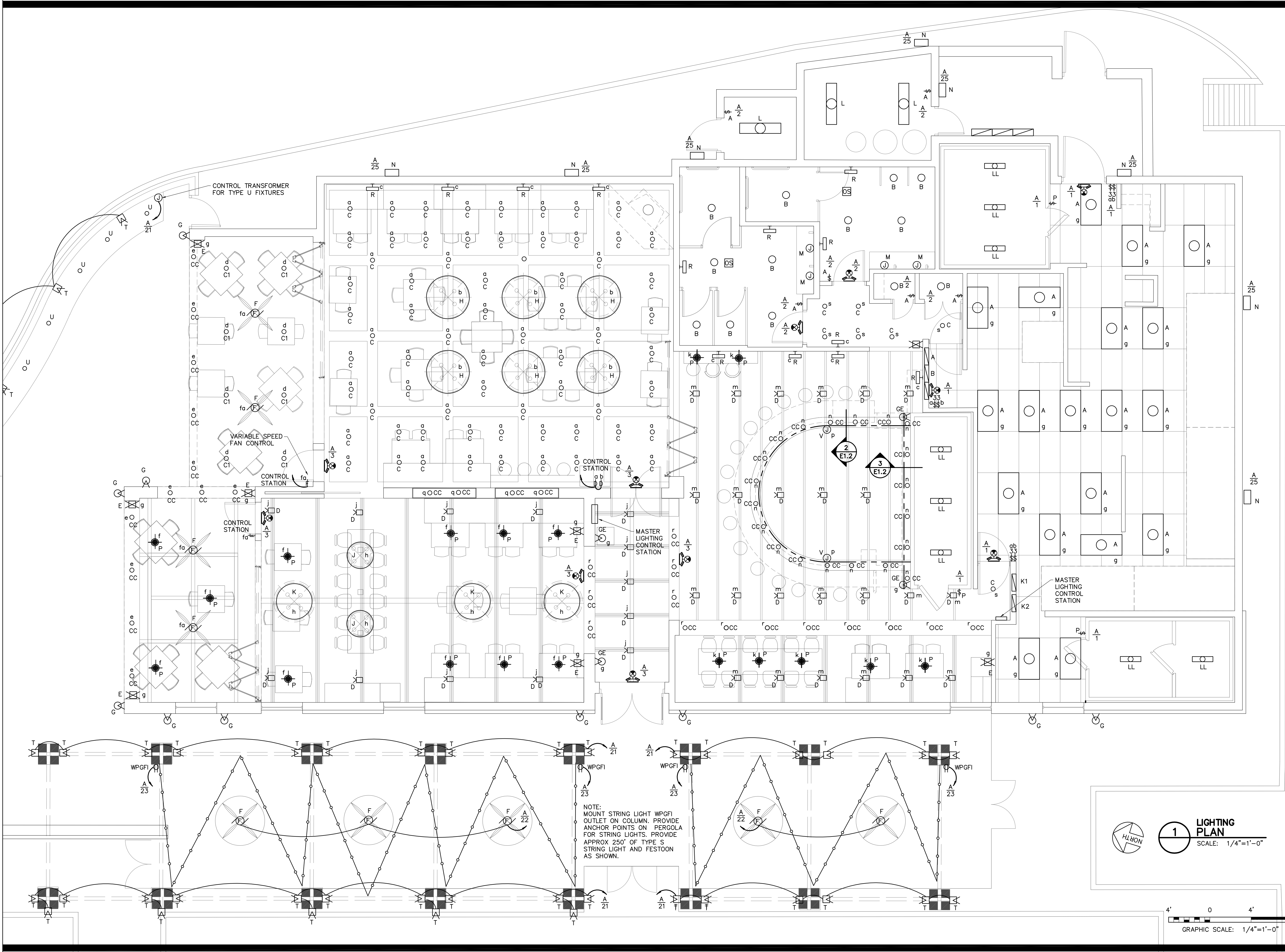
VARIABLE SPEED CONTROL

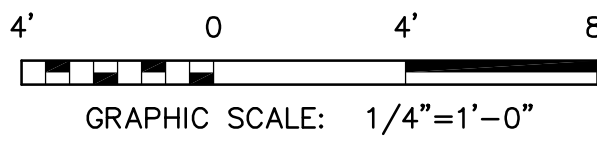
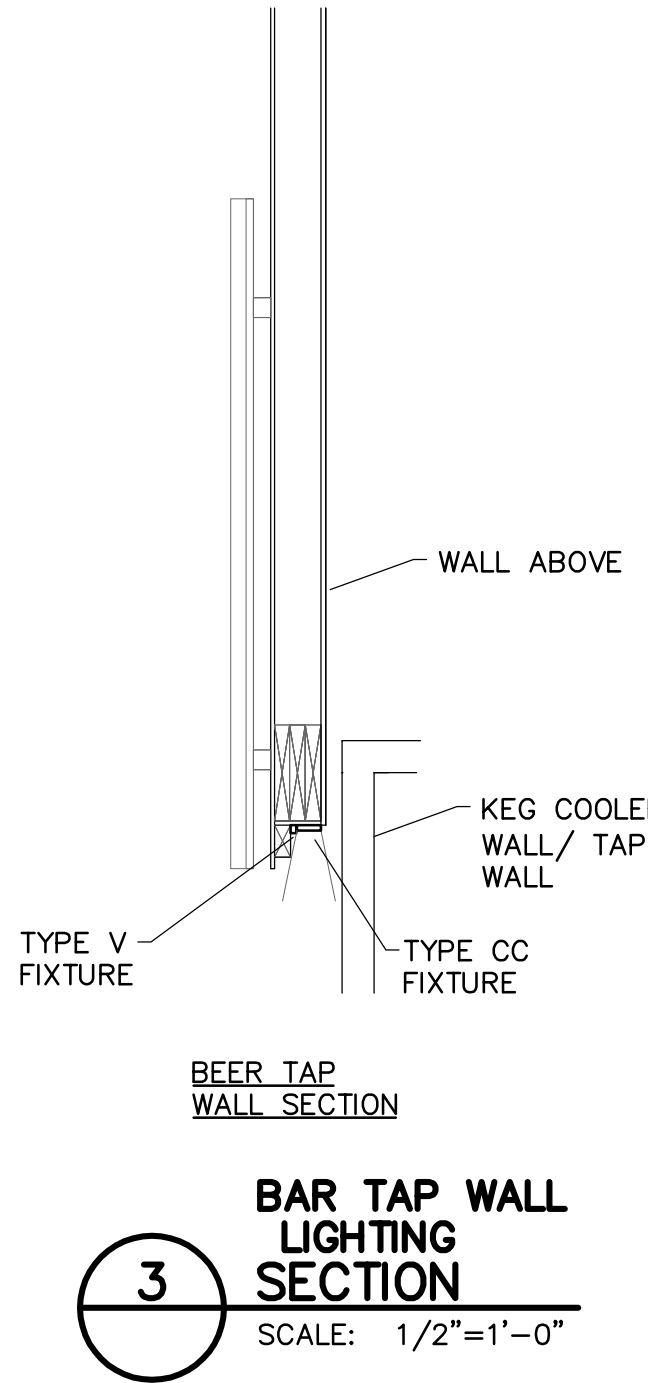
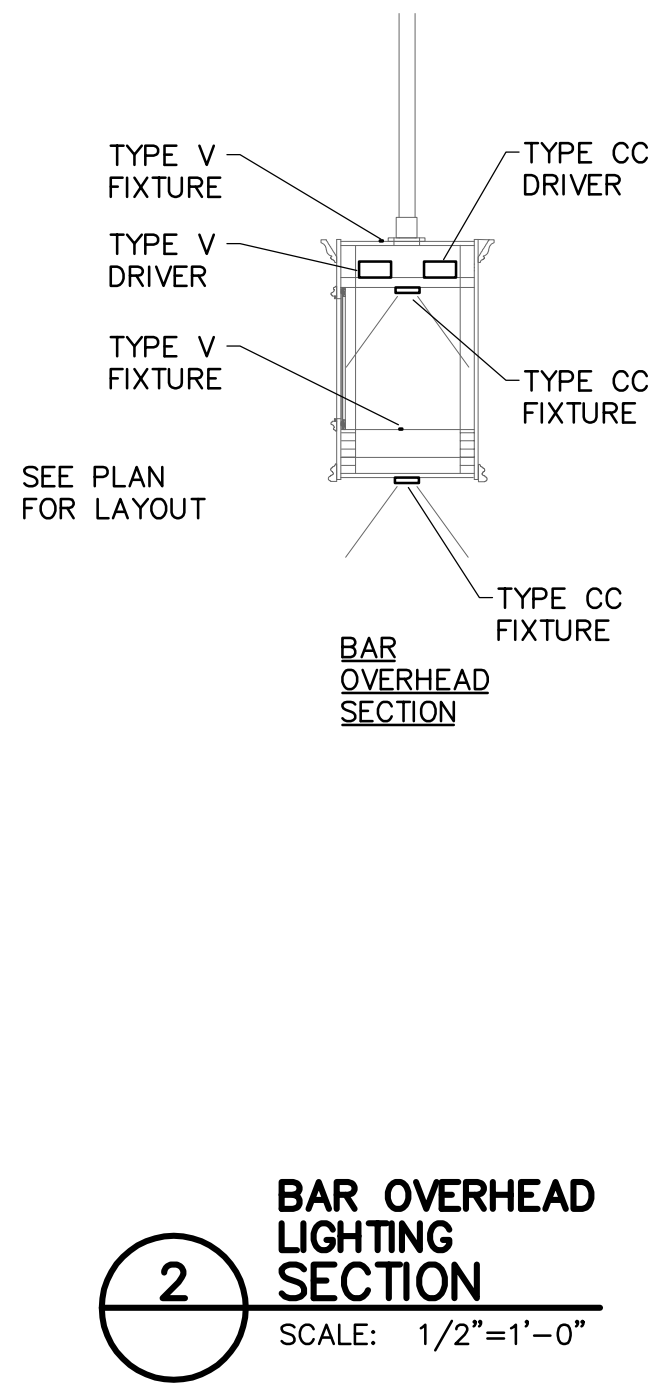
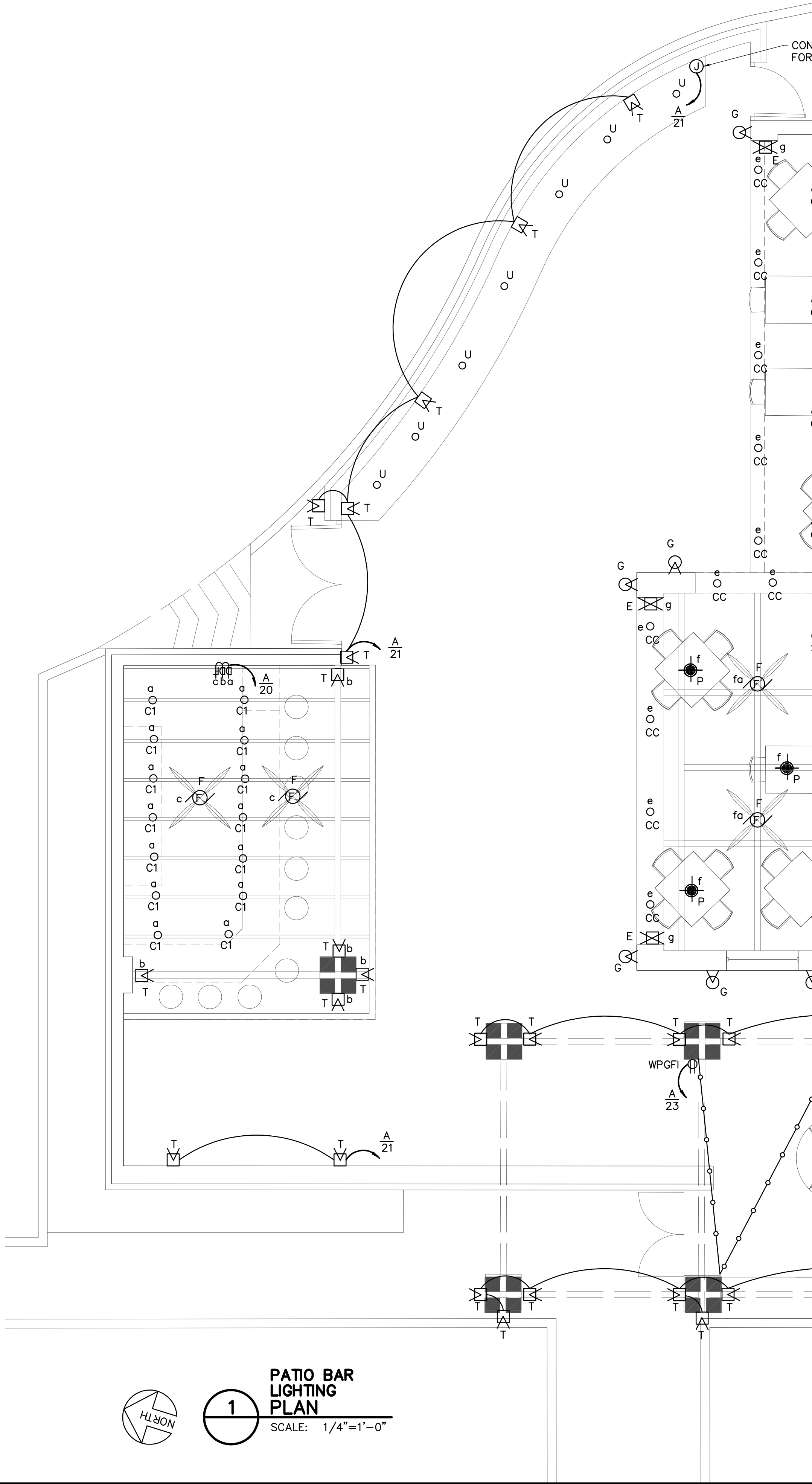
CONTRACT NO:145153 ITEM NO. —

JOB: THE LION & ROSE RESTAURANT
LOC: SAN ANTONIO, TX
CUST: SUNNY GANDHI
CLUSTER —

DATE: 10/26/2023 DRAWN BY: JMD
DWG# 145153 SHEET 5 OF 5

DATE	DESCRIPTION	BY



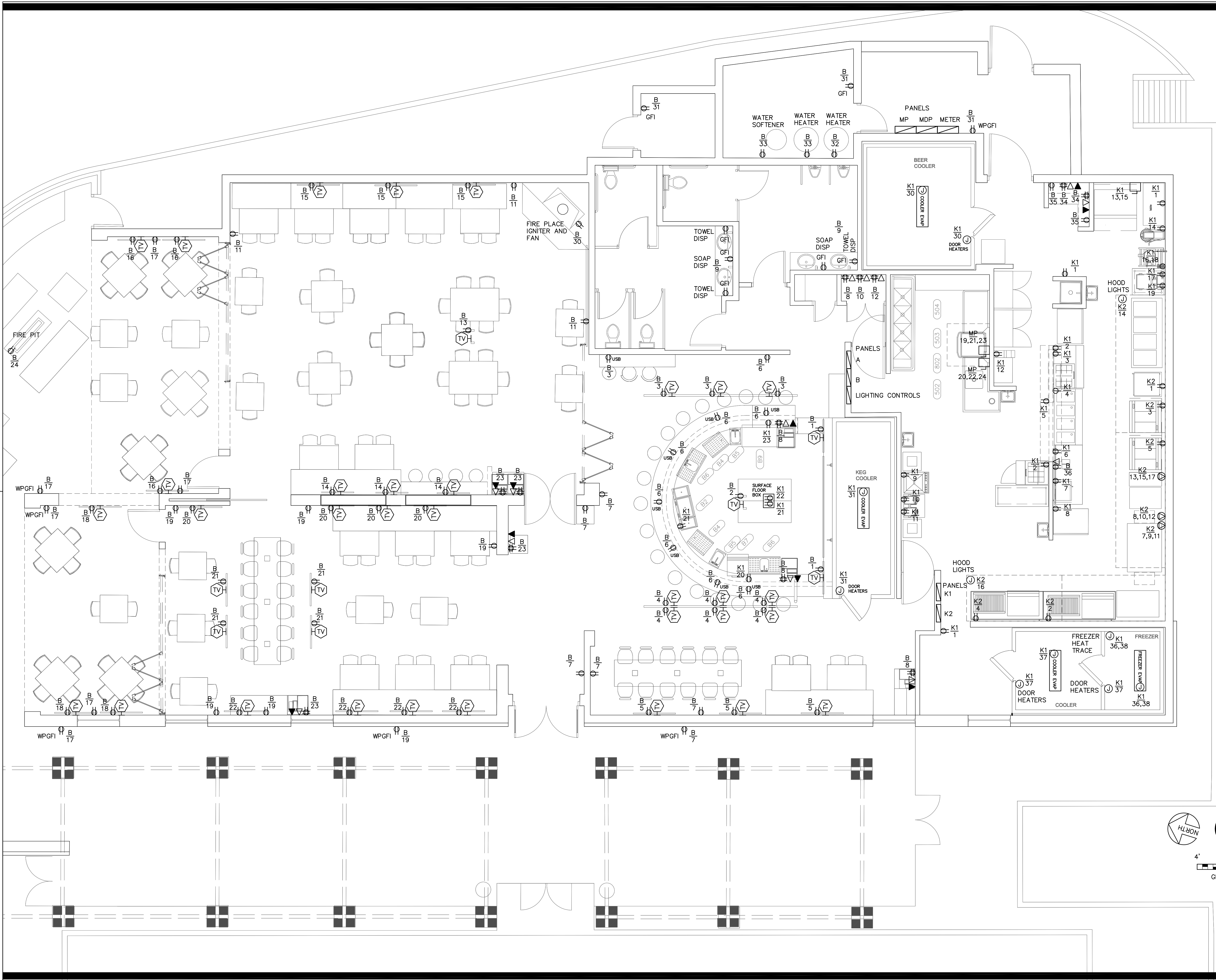


DATE	DESCRIPTION	BY

SCALE:
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PROJECT NO.
05-05-22

SHEET NO.
E1.2



NOTE:
SEE ARCH ELEVATIONS AND PLANS FOR ELECTRICAL ROUGH-IN LOCATIONS IN KITCHEN. COORDINATE OUTLET MOUNTING HEIGHTS WITH EQUIPMENT REQUIREMENTS FOR KITCHEN EQUIPMENT.

NOTE:
PROVIDE GFI PROTECTION FOR ALL OUTLETS IN KITCHEN. COORDINATE OUTLET MOUNTING HEIGHTS WITH EQUIPMENT REQUIREMENTS FOR KITCHEN EQUIPMENT. SEE ARCH ELEVATIONS.

NOTE:
PROVIDE WATER TIGHT FLEX CONNECTION TO OWENS. COORDINATE DISCONNECT LOCATIONS WITH EQUIPMENT FOR PROPER ACCESS.



1

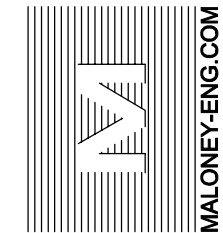
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

4' 0 4' 8'
GRAPHIC SCALE: 1/4"=1'-0"

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DRAWING COORDINATION
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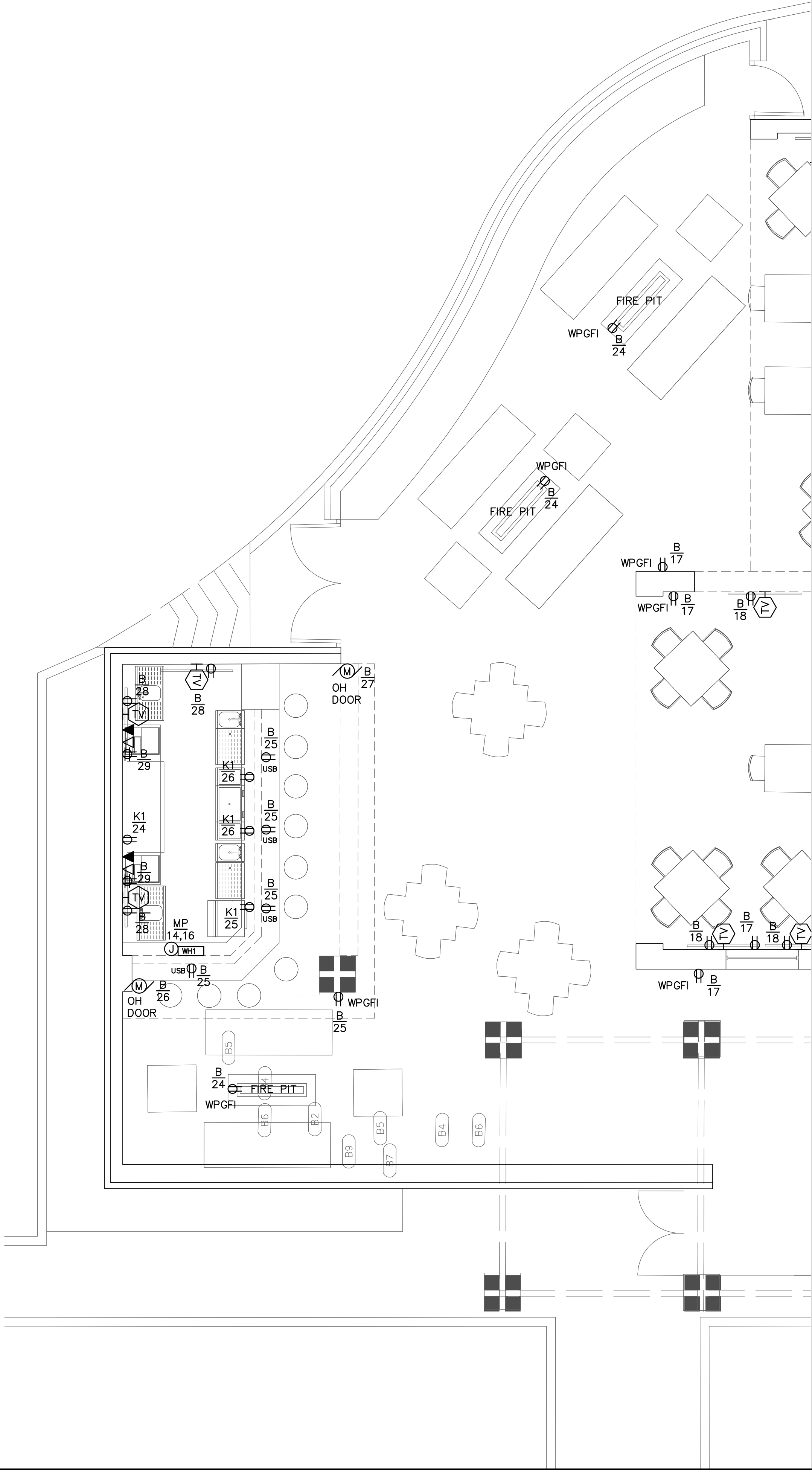
ELECTRICAL PLAN
Lion & Rose Restaurant
23110 West I-10
Lot 3 Dominion Creek
San Antonio, Texas 78257

DATE	DESCRIPTION	BY

SCALE:
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PROJECT NO.
05-05-22

SHEET NO.
E2.1



NORTH

1

**PATIO
ELECTRICAL PLAN**

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

4'

0

4'

8'

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

MLA

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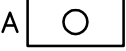































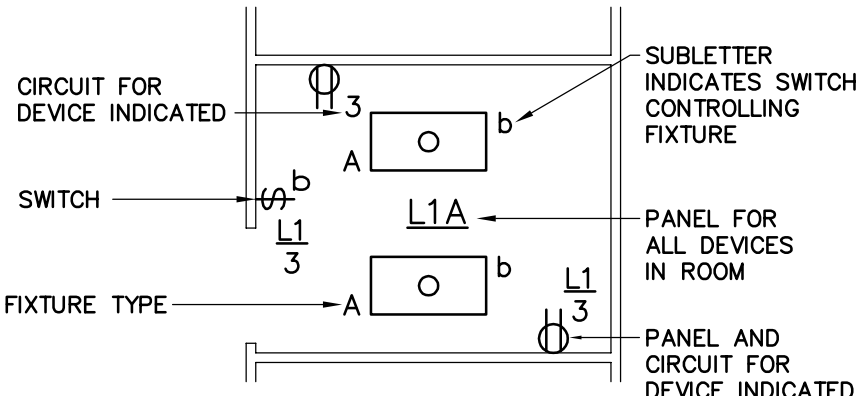
SCALE:
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PROJECT NO.
05-05-22
SHEET NO.
E2.2

LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	LAMPS		MAX INPUT W	LENS	MOUNTING	MANUFACTURER	NOTES
		NO	TYPE					
A	2X4 TROFFER	1	4200 LUMEN LED	40	PMMA DIFFUSER	RECESSED	SYLVANIA PANELF 1A 040 UNV 835 24G WH	PROVIDE WITH SYLVANIA QHE3X32T8/UNV ISL-SC BALLAST
B	8" DOWNLIGHT	1	1640 LUMEN LED 27K/30K Adjustable	19	INTEGRAL	RECESSED	JUNO WF8 SWW5 90CRI MW	DIMMING DRIVER, WHITE TRIM, PROVIDE MOUNTING ACCESSORIES.
C	6" COPPER DOWNLIGHT	1	970 LUMEN LED 27K/30K Adjustable	13	INTEGRAL	RECESSED	JUNO WF6 SWW5 90CRI ORB	DIMMING DRIVER,OILED BRONZE TRIM, PROVIDE MOUNTING ACCESSORIES.
C1	DOWNLIGHT CYLINDER	1	1500 LUMEN LED 2700K	15	INTEGRAL	PENDANT	HALO HCC6S15D010B2 - HM6C0525927 - 61MDC	DIMMING DRIVER 12" PENDANT
CC	CABINET PUCK	1	280 LUMEN LED 2700K / 3000K / 4000K Adjustable	4	INTEGRAL	SURFACE OR RECESSED	3ACCT AMERICAN LIGHTING OMNI SLIM 3CCT 24VDC PUCK LIGHT	DIMMING DRIVER, PROVIDE ACCESSORIES AND POWER SUPPLY
D	ADJUSTABLE UP LIGHT	1	1000 LUMEN LED 2700K	23	INTEGRAL	SURFACE	PALOMA – MO-4023-827-BK	DIMMING DRIVER, BLACK
E	WALL SCONCE	1	E26 BASE FILLIMENT LED EDISON BULB 450 LUMEN 3000K	5	GLASS	WALL	KICHLER Marchesa -TRZ 45131TRZ (Terrene Bronze)	DIMMABLE LAMP
F	WET LOCATION CEILING FAN	-	5500CFM	56W	NO LIGHT	CEILING	HUNTER Jetty Outdoor 52 inch	WET LOCATION, 52" FAN, PROVIDE WALL BOX SPEED CONTROL
G	GAS LIGHT	1	GAS	5MBH	TEMPERED GLASS	WALL	FURNISHED BY OWNER	
GE	ELECTRIC GAS LIGHT	1	E26 BASE FILLIMENT LED EDISON BULB 450 LUMEN 3000K	5	TEMPERED GLASS	WALL	FURNISHED BY OWNER	DIMMABLE LAMP
H	CHANDELIER	6	B11 E12 BASE 3000K LED CANDELABERA	4	NONE	CEILING	Lucca Iron Indoor/Outdoor Chandelier 50" Pottery Barn	DIMMABLE LAMP
J	CHANDELIER	9	E26 BASE FILLIMENT LED EDISON BULB 450 LUMEN 3000K	5	NONE	CEILING	Rosswood Metal Chandelier 31"- Pottery Barn	DIMMABLE LAMP
K	CHANDELIER	12	B11 E12 BASE 3000K LED CANDELABERA	4	NONE	CEILING	Remington Iron Round Chandelier, Bronze 41.5" dia. - Pottery Barn	DIMMABLE LAMP
L	4' STRIP LIGHT	1	3000 LUMEN LED 3500K	28	ACRYLIC	SURFACE	LITHONIA CSS L48 AL03 M/VOLT 35K	ELECTRONIC DRIVER
LL	2' COOLER STRIP LIGHT	1	2000 LUMEN LED	18	ACRYLIC	SURFACE	LITHONIA DMW2 L24 2000LM ACL MD M/VOLT G210 40K 80CRI	ELECTRONIC DRIVER WET LOCATION
M	MIRROR LIGHT	1	4766 LUMEN LED 3000K	48	DIFFUSER	WALL	WITC VANITY MIRROR AS SPECIFIED BY ARCHITECT	DIMMING DRIVER
N	EXTERIOR WALL PACK	1	1693 LUMEN LED	16W	CUT-OFF	WALL	LITHONIA ARC2 LED P2 40K M/VOLT DDBXD	COORDINATE MOUNTING HEIGHT WITH ARCH. ELEVATIONS. BUG RATING B0-U0-G1
P	PENDANT	1	410 LUMEN LED 2700K	5	NONE	PENDANT	LUMENART UME2074275	2.25" DIAMETER, DIMMING DRIVER
R	PICTURE LIGHT	1	595 LUMEN LED 2700K	9	INTEGRAL	SURFACE	WAC PL-LED14-27-RB	DIMMING DRIVER RUBBED BRONZE
S	CANTINA LIGHTS	1	AMERICAN LIGHTING PS14-E26-UWV	1.4	NONE	FESTOON	AMERICAN LIGHTING LS-MS-24-48-BK	UL WET LOCATION, PROVIDE 300' STRING LIGHT WITH MULTIPLE PLUGS.
T	EXTERIOR WALL SCONCE CYLINDER	1	484 LUMEN LED 3000K	16.9	INTEGRAL	WALL	PROGRESS P5674-20/30K	ANTIQUE BRONZE
U	LANDSCAPE LIGHT	1		3	INTEGRAL	GROUND	HYDREL JENSON BR 3LED16 AMB 12 PMBR60C 524BR DDB	PROVIDE CONTROL TRANSFORMERS AND ACCESSORIES, BRASS
V	LED TAPE LIGHT COLOR CHANGING	1	2700-5000K, R/G/B 323 lm/ft	6W/FT	DIFFUSE provide mounting channel	SURFACE	WAC INVISILED RGBWW T24-CC1-0X-WT	PROVIDE REMOTE CONTROLS FOR COLOR, LENGTH AS REQUIRED, PROVIDE ALL ACCESSORIES REQUIRED control with wallbox LED-WCT-WT, and WAC mobile App
W	PARKING LOT	1	15,000 LUMEN LED, 4000K COLOR TEMPERATURE	109	INTEGRAL	20' POLE	LED AREA LUMINAIRE, TYPE 3 DISTRIBUTION, LITHONIA RSX1 LED P3 40K R3 M/VOLT SPA DDBXD EGFV, DARK BRONZE POLE #SSS 4C DM19AS DDBXD	20FT STRAIGHT SQUARE STEEL POLE, EXTERNAL 360° FULL VISOR, BUG RATING B2-U0-G1
X	EXIT/EGRESS	2	LED	4.3	RED	WALL OR CEILING	COMPASS LIGHTING CCR	WITH 90 MIN EMERGENCY BATTERY, 2 LAMP HEADS
Y	EGRESS	2	LED	4	REFRACTOR	WALL	COMPASS LIGHTING CU2	WITH 90 MIN EMERGENCY BATTERY, 2 LAMP HEADS
Z	EXTERIOR EGRESS	2	LED	10.8	REFRACTOR	WALL	DUAL LITE PGZ-HTR	UL WET LOCATION, BATTERY RATED FOR -22degF TO 122degF, 90 MIN OPERATION
NOTES:								
1. VERIFY TRIM MATCHES CEILING OR SURFACE TYPE FOR RECESSED FIXTURES.								
2. VERIFY FIXTURE VOLTAGE PRIOR TO ORDERING FIXTURES.								
3. PROVIDE 3500K COLOR TEMP LAMPS OR AS NOTED IN ALL AREAS.								

MASTER DIMMING AND SWITCHING CONTROL PANEL SCHEDULE						
PANEL	CIRCUIT	SWITCH LETTER	AREA DESCRIPTION		LOAD TYPE	NOTES
LIGHTING CONTROLS						LOCATE CONTROL PANEL ON 1ST FLOOR
A	3	a	BACK DINING DOWNLIGHTS		LED	DIMMER
A	4	b	BACK DINING CHANDELIERS		LED	DIMMER
A	5	c	PICTURE LIGHTS		LED	DIMMER
A	6	d	PATIO DINING DOWNLIGHTS		LED	DIMMER
A	7	e	PATIO DINING PUCK LIGHTS		LED	DIMMER
A	8	f	DINING PENDANT LIGHTS		LED	DIMMER
A	9	g	SCONCES		LED	DIMMER
A	10	h	FRONT DINING CHANDELIERS		LED	DIMMER
A	11	i	TRUSS UPLIGHTS		LED	DIMMER
A	12	j	BAR PENDANT LIGHTS		LED	DIMMER
A	13	m	BAR TRUSS LIGHTS		LED	DIMMER
A	14	n	BAR CABINET PUCK LIGHTS		LED	DIMMER
A	15	p	BAR TAPE LIGHTS		LED	DIMMER
A	16	q	DINING CABINET LIGHTS		LED	DIMMER
A	16	r	BAR PUCK LIGHTS		LED	DIMMER
A	17	s	BAR DOWNLIGHTS		LED	DIMMER
A	18	fa	PATIO DINING FANS		FAN	SPEED CONTROL
A	21		PATIO LIGHTS		LED	SWITCH
A	22		PATIO FANS		FAN	SPEED CONTROL
A	23		STRING LIGHTS		LED	SWITCH
A	24		STRING LIGHTS		LED	SWITCH
A	25		EXTERIOR BUILDING LIGHTS		LED	PHOTOCELL ON-TIME OFF
A	26		PARKING LOT LIGHTS		LED	PHOTOCELL ON-TIME OFF
PROVIDE LIGHTOLIER LYTEMODE DIMMING AND CONTROL SYSTEM WITH DIMER/SWITCHING RACK, 2 FOUR BUZZON STATIONS AND 2 MASTER CONTROL STATIONS. PROVIDE COMMISSIONING AND START-UP BY A LIGHTOLIER FACTORY AUTHORIZED AND TRAINED FIELD TECHNICIAN.						

1. SCOPE
 - 1.1 PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO EXECUTE WORK.
 - 1.2 THIS WORK INCLUDES, BUT IS NOT LIMITED TO: ELECTRICAL SERVICE AND DISTRIBUTION SYSTEMS, PANELBOARDS, DISCONNECT SWITCHES, LIGHTING FIXTURES, POWER AND CONTROL WIRING WITH FINAL CONNECTIONS TO ALL EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM.
 - 1.3 ELECTRICAL CONTRACTOR TO VERIFY TYPE OF POWER SERVICE AVAILABLE (UNDERGROUND OR OVERHEAD) UTILITY CABLE, CONDUIT AND TRANSFORMER PAD INSTALLATION REQUIREMENTS, COST FROM UTILITY TO PROVIDE SERVICE AND MAXIMUM SHORT CIRCUIT CURRENT PRIOR TO SUBMITTING A PROPOSAL. INCLUDE COST FOR UTILITY ROUGH-IN, CONDUIT, CABLE, XFMR PADS AND CONNECTIONS NOT PROVIDED BY THE UTILITY.
 - 1.4 ELECTRICAL CONTRACTOR TO VERIFY TYPE OF TELEPHONE SERVICE AVAILABLE (UNDERGROUND OR OVERHEAD) PRIOR TO SUBMITTING A PROPOSAL.
 - 1.5 ELECTRICAL CONTRACTOR VERIFY METERING, IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
 - 1.6 ELECTRICAL CONTRACTOR SHALL PROVIDE LABELS 3/16 INCH HIGH, FOR DESCRIPTION OF MAIN SWITCHBOARD, PANEL BOARD AND ALL BRANCH CIRCUITS.
 - 1.7 SUBMIT MANUFACTURER'S CATALOG SHEETS, BROCHURES, DIAGRAMS, SCHEDULES, PERFORMANCE CHARTS, ILLUSTRATIONS AND OTHER STANDARD DESCRIPTIVE DATA. CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT MATERIALS, PRODUCTS OR MODELS. SHOW DIMENSIONS AND CLEARANCES REQUIRED. SHOW PERFORMANCE CHARACTERISTICS AND CAPACITIES. SHOW ELECTRICAL RATINGS, WIRING DIAGRAMS AND CONTROLS.
 - 1.8 PROVIDE IVORY DEVICES WITH STAINLESS STEEL PLATES FOR OUTLETS LOCATED IN KITCHEN. PROVIDE BLACK DEVICES WITH BLACK COVERPLATES FOR OUTLETS LOCATED IN THE DINING AREA.
2. INSTALLATION
 - 2.1 THE INSTALLATION SHALL COMPLY WITH CURRENT NEC.
 - 2.2 THE CLEARANCE TO ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH CURRENT NEC.
 - 2.2 CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED ELECTRICAL CONDUIT AND WIRING FOR ALL MOTORS STARTERS AND ELECTRICAL CONTROLS. HE SHALL MAKE ALL LINE VOLTAGE ELECTRICAL CONNECTIONS AS REQUIRED FOR HVAC SYSTEMS.

ELECTRICAL SYMBOL LEGEND

                        	<p>2X4 FLUORESCENT FIXTURE, LETTER INDICATES TYPE</p> <p>1X4 FLUORESCENT FIXTURE, LETTER INDICATES TYPE</p> <p>SHADED FIXTURES WITH EMERGENCY BATTERY PACK</p> <p>RECESSED FIXTURE, LETTER INDICATES TYPE.</p> <p>WALL MOUNTED FIXTURE, LETTER INDICATES TYPE.</p> <p>CEILING MOUNTED OR PENDANT FIXTURE, LETTER INDICATES TYPE.</p> <p>WALL MOUNTED EXIT SIGN, FIXTURE TYPE X.</p> <p>CEILING MOUNTED EXIT SIGN, FIXTURE TYPE X.</p> <p>EGRESS LIGHTING, FIXTURE TYPE Y</p> <p>SWITCH</p> <p>SWITCH WITH AUTOMATIC OCCUPANCY SENSING (PIR TYPE)</p> <p>3-WAY SWITCH, 4 INDICATES 4-WAY SWITCH</p> <p>VARIABLE SPEED FAN CONTROL SWITCH</p> <p>20A, 120V DUPLEX OUTLET, NEMA 5-20</p> <p>20A, 120V APLEX OUTLET, (2) NEMA 5-20</p> <p>GFI OUTLET BELOW SINK FOR AUTOMATIC FAUCET VALVE POWER SUPPLY</p> <p>ELECTRIC WATER COOLER, SET HEIGHT BY COOLER TEMPLATE, CONCEAL OUTLET.</p> <p>WEATHER PROOF</p> <p>GROUND FAULT INTERRUPTED OUTLET.</p> <p>ABOVE CEILING RECEPTACLE</p> <p>OUTLET OR DEVICE ABOVE COUNTER SPLASH OR AT 42". COORDINATE LOCATION WITH ARCH ELEVATIONS, EQUIPMENT REQUIREMENTS AND MILLWORK DETAILS.</p> <p>120/208V 1Ø OUTLET, PROVIDE SO CORD AND PLUG</p> <p>SIMPLEX OUTLET</p> <p>J-BOX</p> <p>CIRCUIT, HASH MARKS INDICATE # OF WIRES IF GREATER THAN 2. LONG MARKS ARE SWITCHED OR HOT, SHORT ARE NEUTRAL.</p> <p>CIRCUIT HOMERUN</p>	      	<p>MOTOR LOAD</p> <p>DISCONNECT SWITCH, F=FUSED OTHERWISE NON FUSED. DISCONNECT SIZED TO MATCH OR EXCEED CIRCUIT SIZE.</p> <p>COMBINATION STARTER DISCONNECT COORDINATE SIZE WITH EQUIPMENT FURNISHED</p> <p>PANELBOARD, SURFACE MOUNTED IN MECH ROOMS AND OTHER UNFINISHED AREAS, SEE SCHEDULES.</p> <p>DATA OUTLET, DUAL RJ-45 OUTLET W/ COVERPLATE AND 1" C AND CAT-6 DATA CABLE IN GREEN JACKET TO TELEPHONE BOARD AT MANAGERS DESK.</p> <p>TELEPHONE/DATA OUTLET, DUAL RJ-45 OUTLET W/ COVERPLATE AND 1"C WITH CAT-6 DATA CABLE IN GREEN JACKET AND CAT-6 TELEPHONE CABLE IN GRAY JACKET TO TELEPHONE BOARD AT MANAGERS DESK.</p> <p>CATV OUTLET, PROVIDE F-TYPE COAX CONNECTOR IN COMMON BOX WITH 120V OUTLET. PROVIDE DOUBLE GANG BOX WITH DIVIDER AND DUAL COVERPLATE. PROVIDE 1" C AND COAX CABLE TO TELEPHONE BOARD AT MANAGERS DESK.</p> <p>NOTES: 1. VERIFY ALL OUTLET LOCATION WITH MILLWORK DRAWINGS. 2. IF NO SUBLETTER ON SWITCHES OR FIXTURES IS INDICATED, ALL FIXTURES IN ROOM ARE SWITCHED TOGETHER. 3. MULTIPLE SWITCHING IS INDICATED BY 2 SUBLETTERS AT FIXTURES. OR BY SWITCH-LEG. 4. CONCEAL CONDUITS IN ALL AREAS WITH FINISHED WALLS OR CEILINGS, EXCEPT FOR COOLERS, MECHANICAL, BOILER, TELEPHONE, AND ELECTRICAL ROOMS, CONCEAL CONDUITS IN THESE AREAS WHERE PRACTICAL. 5. MOUNT SWITCHES AND CONTROLS AT 48" AFF AND OUTLETS AT 18" AFF IN COMPLIANCE WITH TAS/ADA REQUIREMENTS UNLESS NOTED OTHERWISE. 6. PROVIDE VAPOR SEAL INSIDE AND OUT OF ALL CONDUIT PENETRATIONS THROUGH COOLER PANELS. USE PVC NIPPLE FOR THERMAL BREAK AT PENETRATION.</p>	
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DRAWING COORDINATION

Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications

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ELECTRICAL SCHEDULES

Lion & Rose Restaurant
23110 West I-10
Lot 3 Dominion Creek
San Antonio, Texas 78257

[illegible]

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
E3.1

PANEL MDP										
SURFACE NEMA 3R										
LOAD CONT	LOAD N- CONT	LOCATION	CKT DEVICE	CKT #	PH	CKT #	CKT DEVICE	LOCATION	LOAD N- CONT	LOAD CONT
51,684	33,850	PANEL MP	3 P 200	1	A	2	3 P 200	PANEL A / B	51,684	
		////	///	3	B	4	///	////		
		////	///	5	C	6	///	////		
		PANEL K1	3 P 150	7	A	8	3 P 200	PANEL K2		
		////	///	9	B	10	///	////		
		////	///	11	C	12	///	////		
		SPACE	3 P	13	A	14	3 P	SPACE		
		////	///	15	B	16	///	////		
		////	///	17	C	18	///	////		
		////	///	19	A	20	///	////		
		////	///	21	B	22	///	////		
		////	///	23	C	24	///	////		
		////	///	25	A	26	///	////		
		////	///	27	B	28	///	////		
		////	///	29	C	30	///	////		
		////	///	31	A	32	///	////		
		////	///	33	B	34	///	////		
		////	///	35	C	36	///	////		
		////	///	37	A	38	///	////		
		////	///	39	B	40	///	////		
		////	///	41	C	42	///	////		
531 PANEL AMPERES										
800 PANEL MINIMUM BUS SIZE										
PANEL VOLTAGE 120/208, 3PH, 4W										
800A MCB										
PANEL CONTINUOUS KVA										
191 PANEL NON- CONTINUOUS KVA										

PANEL A						RECESSED				
LOAD CONT	LOAD N- CONT	LOCATION	CKT DEVICE	CKT #	PH CKT #	CKT DEVICE	LOCATION	LOAD N- CONT	LOAD CONT	
1,000	500	KITCHEN LIGHTS	1 P 20	1	A 2	1 P 20	LIGHTS	500	600	
		DINING LIGHTS	1 P 20	3	B 4	1 P 20	DINING LIGHTS			
		DINING LIGHTS	1 P 20	5	C 6	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	7	A 8	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	9	B 10	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	11	C 12	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	13	A 14	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	15	B 16	1 P 20	DINING LIGHTS			500
		DINING LIGHTS	1 P 20	17	C 18	1 P 20	CEILING FANS			200
		SPACE	1 P	19	A 20	1 P 20	PATIO BAR LIGHTS			500
		PATIO LIGHTS	1 P 20	21	B 22	1 P 20	PATIO FANS			500
		STRING LIGHTS	1 P 20	23	C 24	1 P 20	STRING LIGHTS			500
		BUILDING LIGHTS	1 P 20	25	A 26	1 P 20	PARKING LIGHTS			500
		SPACE	1 P	27	B 28	1 P	SPACE			
		SPACE	1 P	29	C 30	1 P	SPACE			
		SPACE	1 P	31	A 32	1 P	SPACE			
		SPACE	1 P	33	B 34	1 P	SPACE			
		SPACE	1 P	35	C 36	1 P	SPACE			
		SPACE	1 P	37	A 38	1 P	SPACE			
		SPACE	1 P	39	B 40	1 P	SPACE			
		SPACE	1 P	41	C 42	1 P	SPACE			
143 PANEL AMPERES			PANEL VOLTAGE 120/208, 3PH, 4W				200A		MLO	
200 PANEL MINIMUM BUS SIZE			10,000 AIC							
1 PANEL CONTINUOUS KVA			PANEL B SUB- FEED							
65 PANEL NON- CONTINUOUS KVA										

PANEL K1										
RECESSED										
LOAD CONT	LOAD N- CONT	LOCATION	CKT DEVICE	CKT #	PH	CKT #	CKT DEVICE	LOCATION	LOAD N- CONT	LOAD CONT
720 1,032 1,100 1,200 600 1,680 2,808 600 600 864 864 1,440 200 276 2,766 276 2,787		RECEPTACLES	1 P 20	1	A	2	1 P 20	UC REFRIGERATOR	1,224	
		SANDWICH PREP	1 P 20	3	B	4	1 P 25	HOT WELLS	3,000	
		GLO RAY HEATER	1 P 20	5	C	6	1 P 20	SANDWICH PREP	1,032	
		MICROWAVE	1 P 20	7	A	8	1 P 20	RI FREEZER	1,320	
		DRINK DISPENSER	1 P 20	9	B	10	1 P 20	COFFEE MAKER	1,680	
		TEA MAKER	1 P 20	11	C	12	1 P 20	BAG- N- BOX	500	
		ICE MACHINE	2 P 20	13	A	14	1 P 20	MIXER	1,032	
		/////	/ /	15	B	16	2 P 20	KETTLE	3,000	
		BATTER TABLE	1 P 20	17	C	18	/ /	/////		
		OIL FILTER	1 P 20	19	A	20	1 P 20	BAR WARE WASH	1,440	
		BAR BEVERAGE REFR	1 P 20	21	B	22	1 P 20	BAR BEVERAGE REFR	864	
		BAR BEVERAGE REFR	1 P 20	23	C	24	1 P 20	PATIO BAR BEV REFR	864	
		PATIO BAR WWASH	1 P 20	25	A	26	1 P 20	PATIO BAR RECEPTLS	360	
		FIRE SUPPRESSION	1 P 20	27	B	28	1 P	SPARE		
		SPARE	1 P	29	C	30	1 P 20	BEER COOLER EVAP	276	
		KEG COOLER EVAP	1 P 20	31	A	32	2 P 20	BEER COOLER COND	2,787	
		KEG COOLER CONDSE	2 P 20	33	B	34	/ /	/////		
		/////	/ /	35	C	36	2 P 20	FREEZER EVAP	1,206	
		COOLER EVAP/HTRS	1 P 20	37	A	38	/ /	/////		
		COOLER CONDENSER	2 P 20	39	B	40	2 P 20	FREEZER CONDENSER	2,766	
		/////	/ /	41	C	42	/ /	/////		
94 PANEL AMPERES										
200 PANEL MINIMUM BUS SIZE										
PANEL VOLTAGE 120/208, 3PH, 4W										
200A MLO										
13 PANEL CONTINUOUS KVA										
30 PANEL NON- CONTINUOUS KVA										

PANEL MP						SURFACE NEMA 3R								
LOAD CONT	LOAD N- CONT	LOCATION	CKT DEVICE	CKT PH #	CKT DEVICE	LOCATION	LOAD N- CONT	LOAD CONT						
15,131	24,900	RTU- 1 /////	3 P 70	1 A 2 3 B 4 5 C 6	3 P 80	RTU- 2 /////	14,000	17,293						
11,168		RTU- 3 /////	3 P 50	7 A 8 9 B 10 11 C 12	3 P 90	RTU- 4 /////		25,939						
		SPARE /////	3 P	13 A 14 15 B 16 17 C 18	2 P 70	PATIO BAR WH1 /////		14,000	20,400					
		DISH WSHER /////	3 P 70	19 A 20 21 B 22 23 C 24	3 P 60	SPARE DW BOOSTER								
		SF- 1 /////	3 P 20	25 A 26 27 B 28 29 C 30	3 P 20	SF- 2 /////				3,824				
		EF- 1 EF- 3 /////	1 P 25 2 P 20	31 A 32 33 B 34 35 C 36	1 P 25	EF- 2 EF- 4 /////					1,587 1,840			
		SPARE SPARE SPARE	1 P 1 P 1 P	37 A 38 39 B 40 41 C 42	1 P 1 P 1 P	SPARE SPARE SPARE								
		362 PANEL AMPERES										400A MLO		
		400 PANEL MINIMUM BUS SIZE												
		PANEL VOLTAGE 120/208, 3PH, 4W												
		10,000 AIC												
82 PANEL CONTINUOUS KVA														
59 PANEL NON- CONTINUOUS KVA														

PANEL B						RECESSED			
LOAD CONT	LOAD N- CONT	LOCATION	CKT DEVICE	CKT #	PH #	CKT DEVICE	LOCATION	LOAD N- CONT	LOAD CONT
667	360	BAR TV RECEPTACLE	1 P 20	1	A 2	1 P	BAR PROJECTOR TV	540	1,080
	1,080	BAR TV RECEPTACLE	1 P 20	3	B 4	1 P 20	BAR TV RECEPTACLE		
	540	BAR TV RECEPTACLE	1 P 20	5	C 6	1 P 20	BAR TV RECEPTACLE		
	540	BAR TV RECEPTACLE	1 P 20	7	A 8	1 P 20	IT RECEPTACLE		
	540	TR DISPENSERS	1 P 20	9	B 10	1 P 20	IT RECEPTACLE		
	720	RECEPTACLES	1 P 20	11	C 12	1 P 20	IT RECEPTACLE		
	500	PROJECTOR TV	1 P 20	13	A 14	1 P 20	TV RECEPTACLES		
	540	TV RECEPTACLES	1 P 20	15	B 16	1 P 20	TV RECEPTACLES		
	540	RECEPTACLES	1 P 20	17	C 18	1 P 20	TV RECEPTACLES		
	540	RECEPTACLES	1 P 20	19	A 20	1 P 20	TV RECEPTACLES		
	540	TV RECEPTACLES	1 P 20	21	B 22	1 P 20	TV RECEPTACLES		
	720	DINING POS	1 P 20	23	C 24	1 P 20	FIRE PIT CONTROLS		
	720	RECEPTACLES	1 P 20	25	A 26	1 P 20	OH DOOR		
	540	OH DOOR	1 P 20	27	B 28	1 P 20	TV RECEPTACLES		
	540	PATIO BAR POS	1 P 20	29	C 30	1 P 20	FIRE PILACE CONTROL		
	900	RECEPTACLES	1 P 20	31	A 32	1 P 20	WATER HEATER		
	600	WATER HEATER	1 P 20	33	B 34	1 P 20	OFFICE RECEPTACLES		
	720	OFFICE RECEPTACLES	1 P 20	35	C 36	1 P	SPARE		
	SPARE	1 P	37	A 38	1 P	SPARE			
	SPARE	1 P	39	B 40	1 P	SPARE			
	SPARE	1 P	41	C 42	1 P	SPARE			
PANEL VOLTAGE 120/208, 3PH, 4W							200A	MLO	
108 PANEL AMPERES									
200 PANEL MINIMUM BUS SIZE							10,000 AIC		
1 PANEL CONTINUOUS KVA									
65 PANEL NON- CONTINUOUS KVA									