

Addendum Number 1:

Date: September 30, 2013

Project: White Horse Lounge
Beaumont, TX

Owner: Max and Mac
Del Rio, TX

Architect: Davis Powell Architect
1152 Ferry Street Suite B
Eagle Pass, TX 78852
(830) 757-6750 Fax: (830) 278-1335
davispowell@sbcglobal.net

Specification Items:

S - 1

Replace sheet S

Replace Sheets S1 and S2 with attachment 2 of this addendum.

Drawing Items:

D - 1

Replace sheets T, C1, C2, D1, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, FS1, E1, E2, and P1 of the drawings with Attachment 1 of this Addendum.

Clarification Items:

NONE

End of Addendum



9.30.13

PROPOSED REMODEL



DESIGN TEAM:

ARCHITECT:
DAVIS POWELL ARCHITECTURE
1152 FERRY STREET SUITE B
EAGLE PASS, TX 78852
P) 830-757-6750 F) 830-278-1335
davispowellarchitect.com

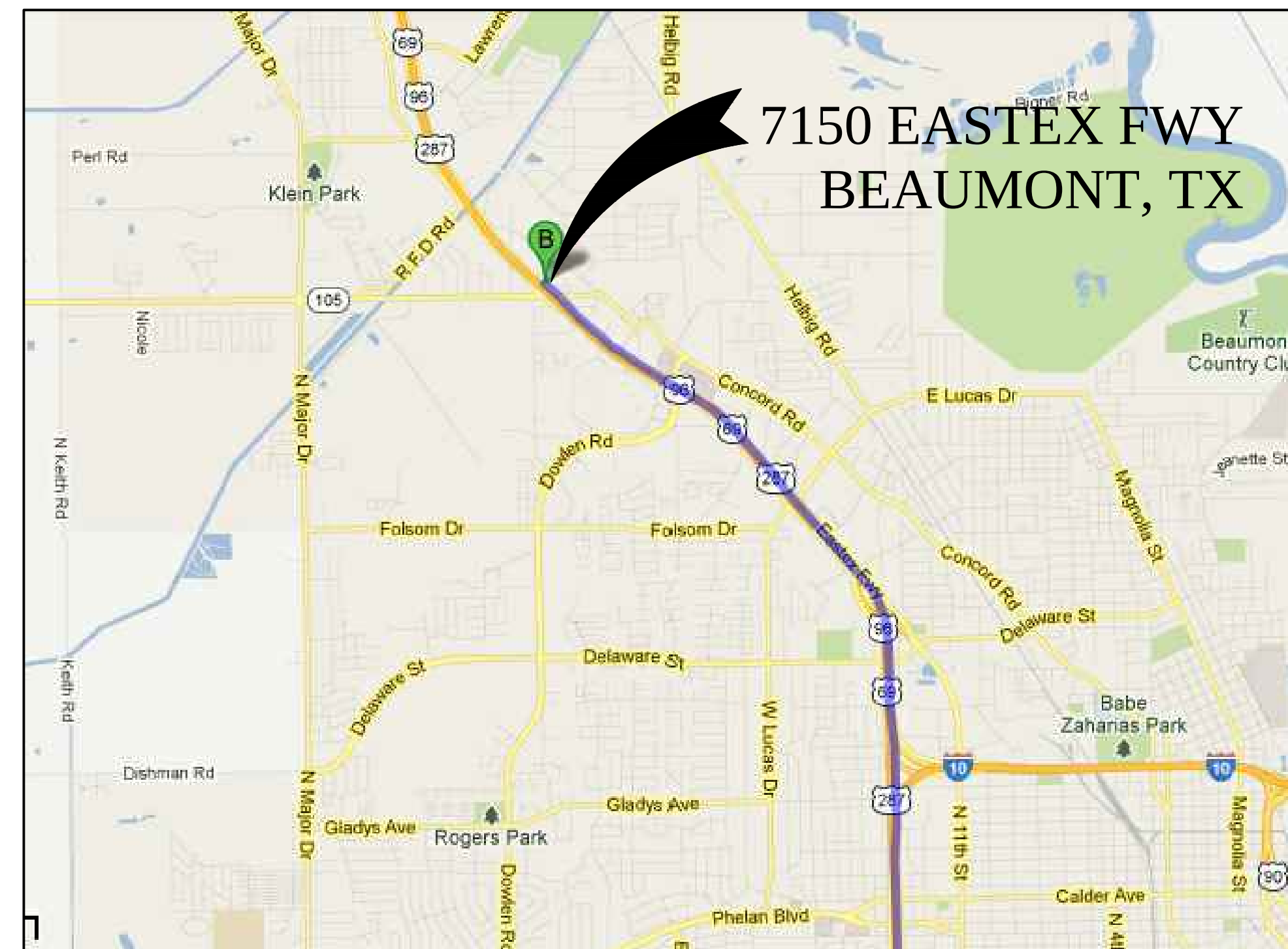
MECHANICAL ELECTRICAL PLUMBING:
WHEATON ENGINEERING
410 S ENTERPRISE PKWY
CORPUS CHRISTI, TX, 78405
P) 361-299-1801 F) 361-299-1802

STRUCTURAL :
SIGMA ENGINEERING
4099 CALDER AVE
BEAUMONT, TX 77706
(409) 898-1001

ZONING SUMMARY:

ADDRESS: 7150 EASTEX FREEWAY
PROPOSED USE: BAR / GRILL
ZONING: GC-MD
SCOPE OF WORK: EXISTING BUILDING AND PARKING LOT TO REMAIN. NO INCREASE IN SIZE ONLY MODIFICATIONS TO FACADE AND RE-STRIPE OF PARKING.
PARKING REQ'D: 28.04.002 (a) (1) LESS THAN 50% INCREASE
PARKING PROVIDED: 70 CARS W/ 4 ACCESSIBLE

PROJECT LOCATON:

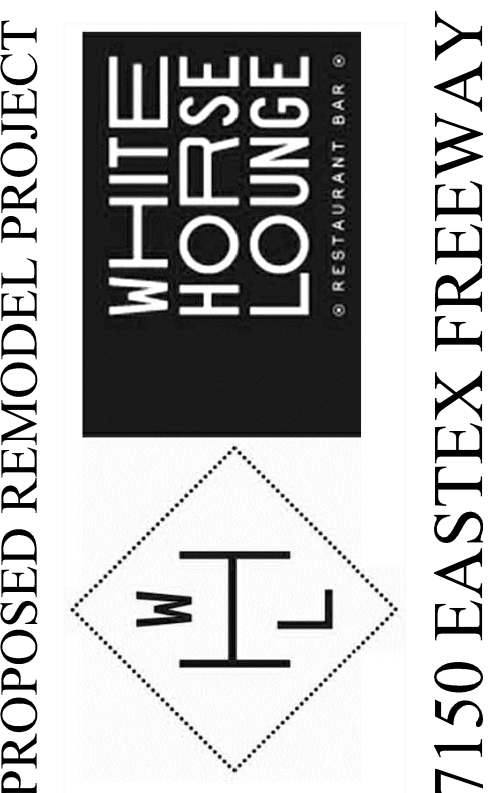


CODE SUMMARY:

Code Analysis: IBC	2009	Section:	Comments:
Building Type:	2B		
Building Occupancy: Restaurant	A2	303	
Occupancy Load:	177	1004.1.1	Dining: 120 Kitchen: 11 Patio: 46
# of exits required:	2	1015.1	3 exits provided
Exit access corridors	No	Table 1018.1	Sprinkler exception
Occupancy A s.f. allowed	9500	Table 503	Building Area: 7500 s.f.
Fire Sprinkler Required	Yes	Section 903.2.1.2	A2 Occupancy
Fire Alarm Required	Yes	Section 907.2.1	See exception to eliminate pull boxes

LIST OF DRAWINGS:

- T TITLE SHEET
- C1 LAYOUT SITE PLAN
- C2 SITE DETAILS
- D1 DEMOLITION PLAN
- A1 FLOOR PLAN
- A2 CEILING
- A3 ROOF PLAN
- A4 ELEVATIONS
- A5 INTERIOR ELEVATIONS
- A6 INTERIOR FINISH DETAILS / FINISH SCHEDULE
- A7 WALL TYPES
- A8 WALL TYPES
- A9 WALL TYPES
- A10 WALL TYPES
- A11 RESTROOM INFORMATION
- A12 DOOR AND WINDOW INFORMATION
- FS1 FOOD SERVICE INFORMATION
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- S1 STRUCTURAL
- S2 STRUCTURAL
- S3 STRUCTURAL
- S4 STRUCTURAL
- S5 STRUCTURAL
- S6 STRUCTURAL
- M1 MECHANICAL PLAN
- E1 LIGHTING PLAN
- E2 POWER PLAN
- P1 PLUMBING PLAN



DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

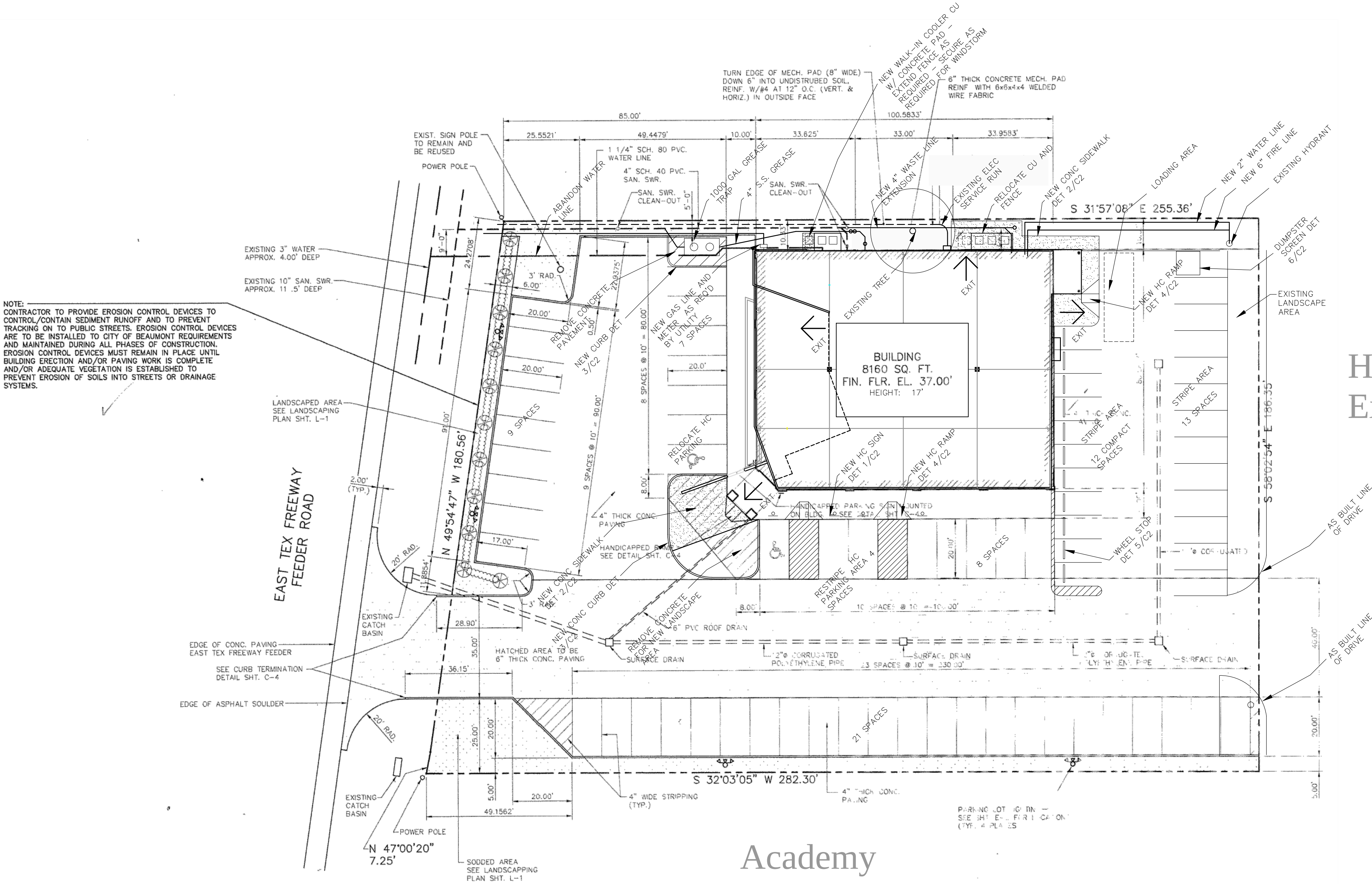
SHEET:

T



Holiday Inn Express

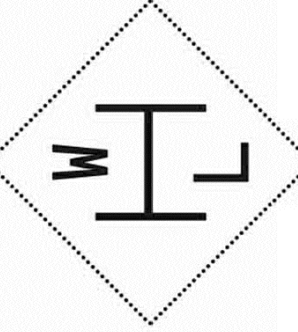
Academy



SITE PLAN NOTES:

- 1. SITE IS AN EXISTING BUILDING AND PARKING LOT TO REMAIN WITH THE EXCEPTIONS NOTED DIAGONALLY.

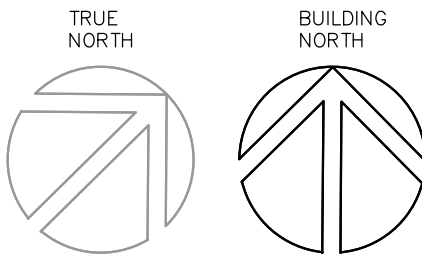
PROPOSED REMODEL PROJECT



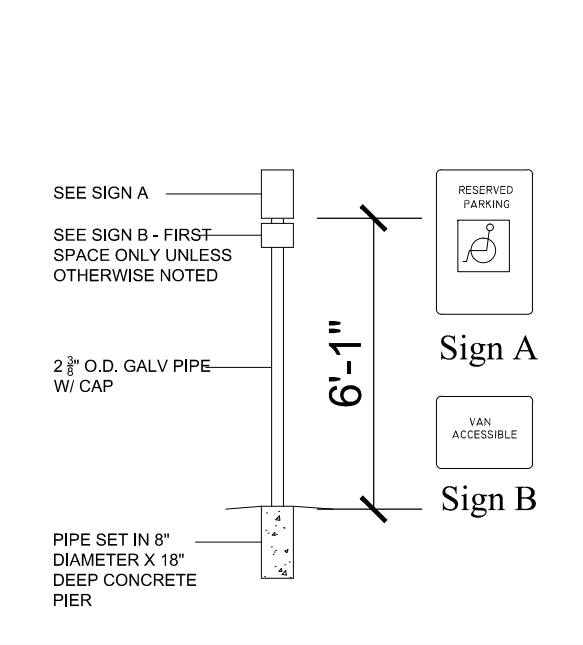
7150 EASTEX FREEWAY

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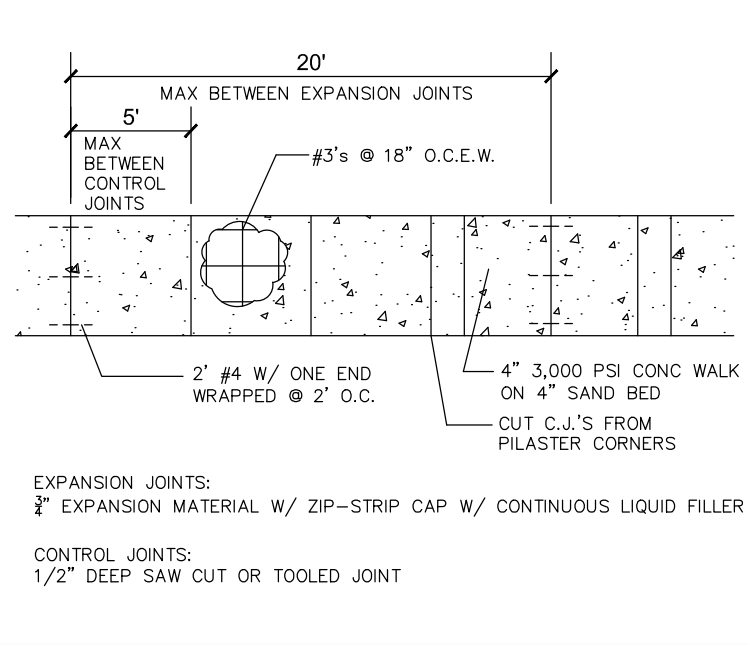
SHEET:
C1



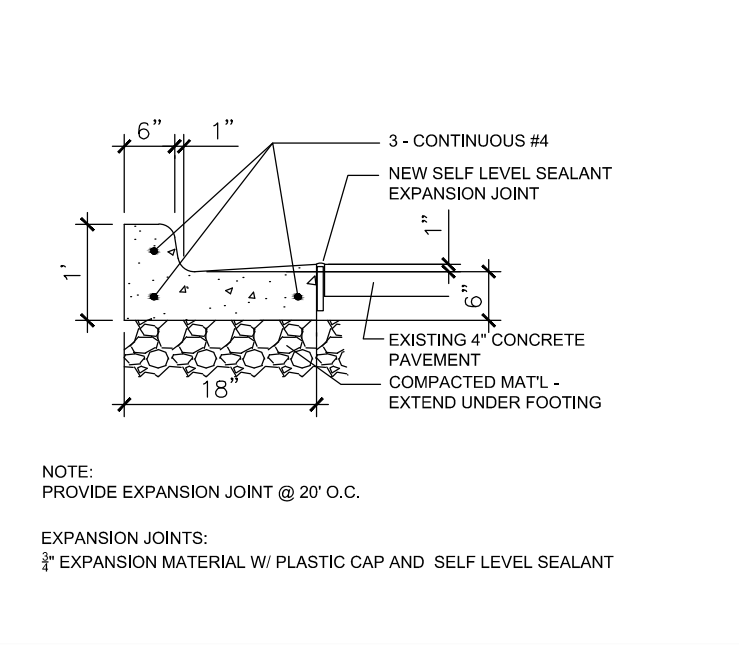
SITE PLAN
SCALE: 1"=20'



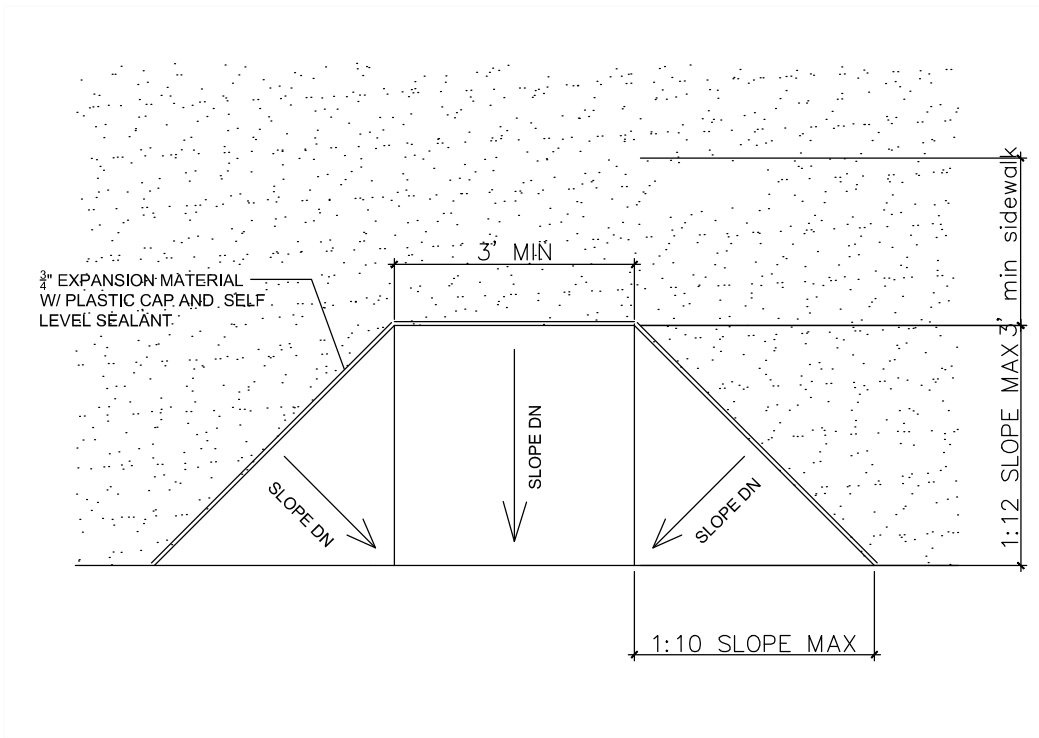
1 H.C. Sign
SCALE: 1/4"=1'-0"



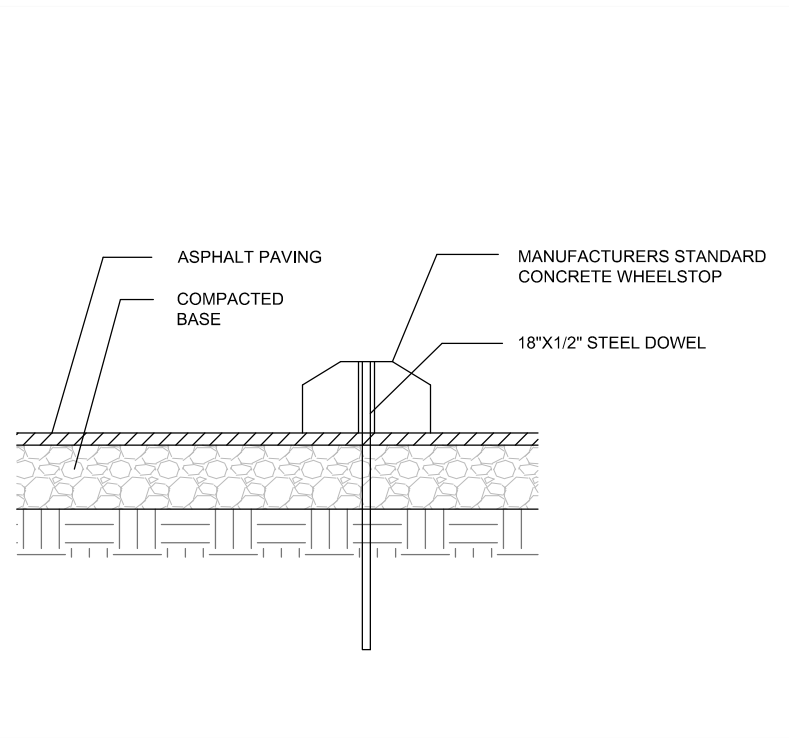
2 Sidewalk
SCALE: 1/8"=1'-0"



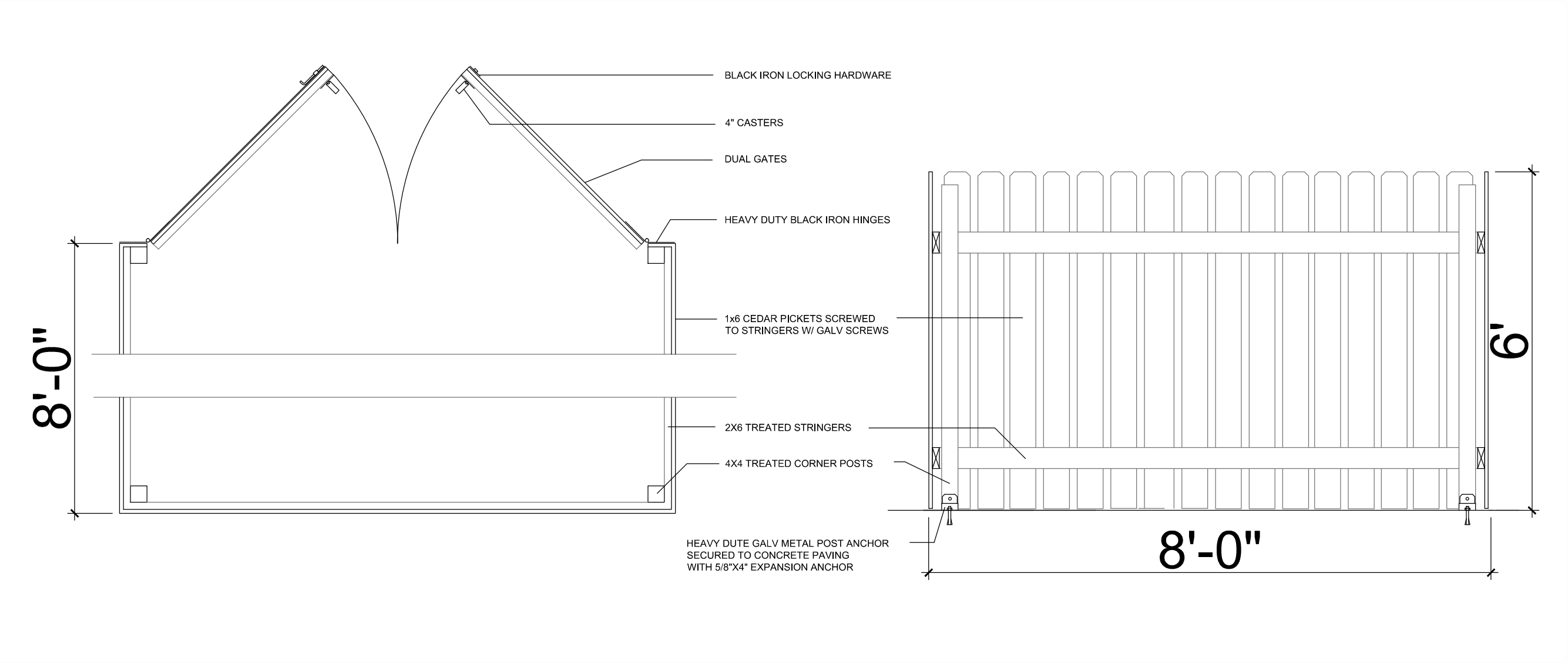
3 CURB
SCALE: 1/8"=1'-0"



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

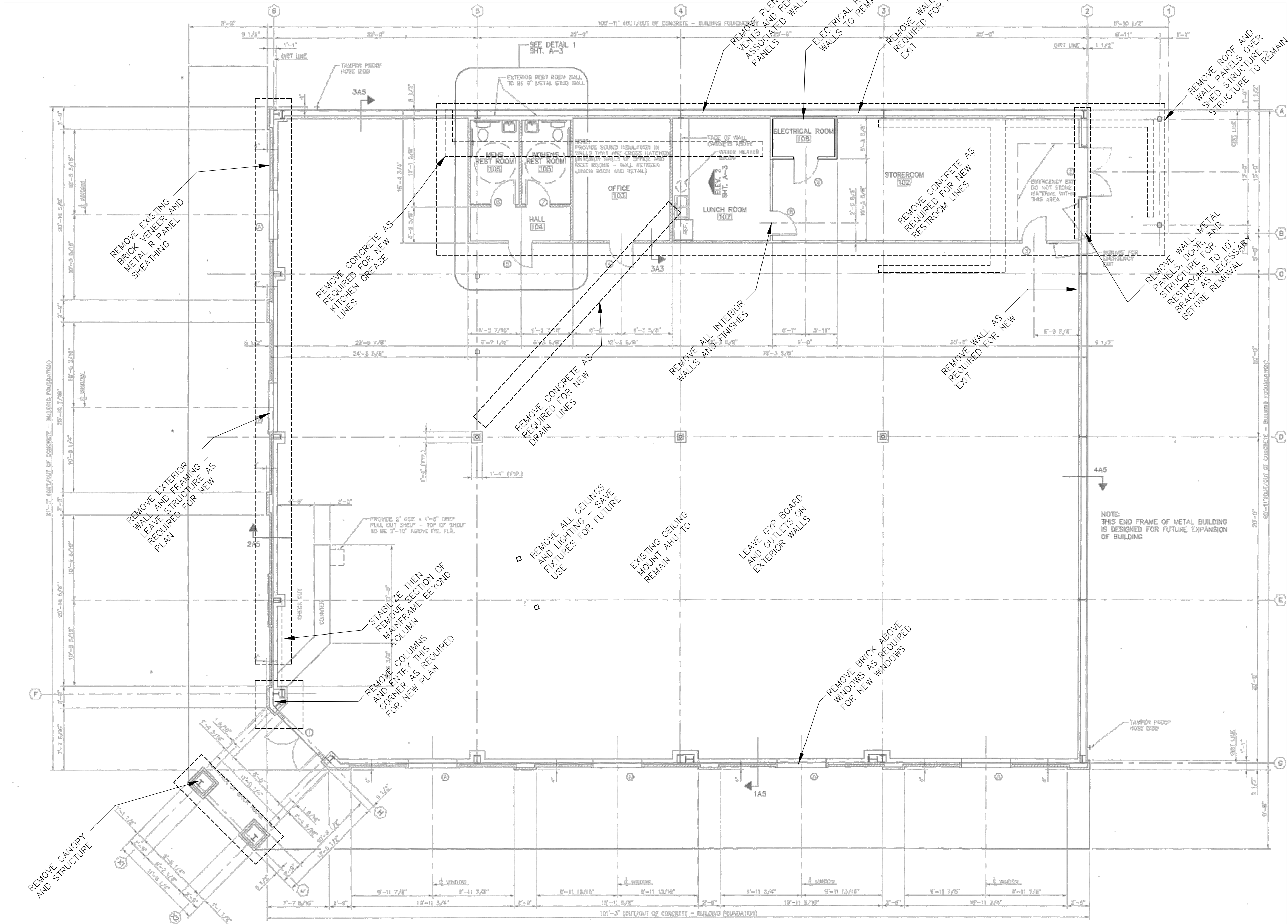


5 WHEEL STOP
SCALE: 1/4"=1'-0"



6 DUMPSTER SCREEN
SCALE: 1/2"=1'-0"

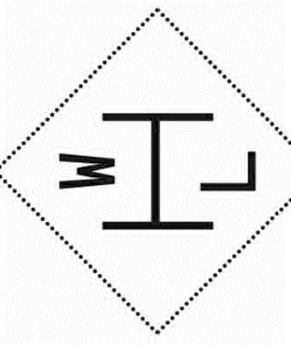
DATE:	7/19/13
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DEMOLITION NOTES:

- DEMOLITION CONTRACTOR SHALL KEEP COPY OF OWNER PROVIDED HAZARDOUS MATERIAL REPORT ON SITE DURING DEMOLITION.
- HAZARDOUS MATERIAL REPORT PROVIDED BY:
XXXXXXX
REPORT #: XXXXX

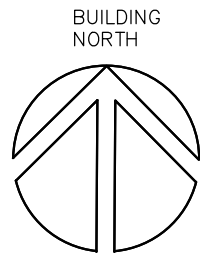
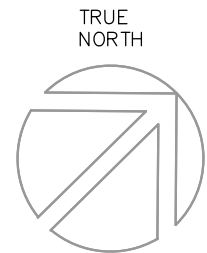
PROPOSED REMODEL PROJECT



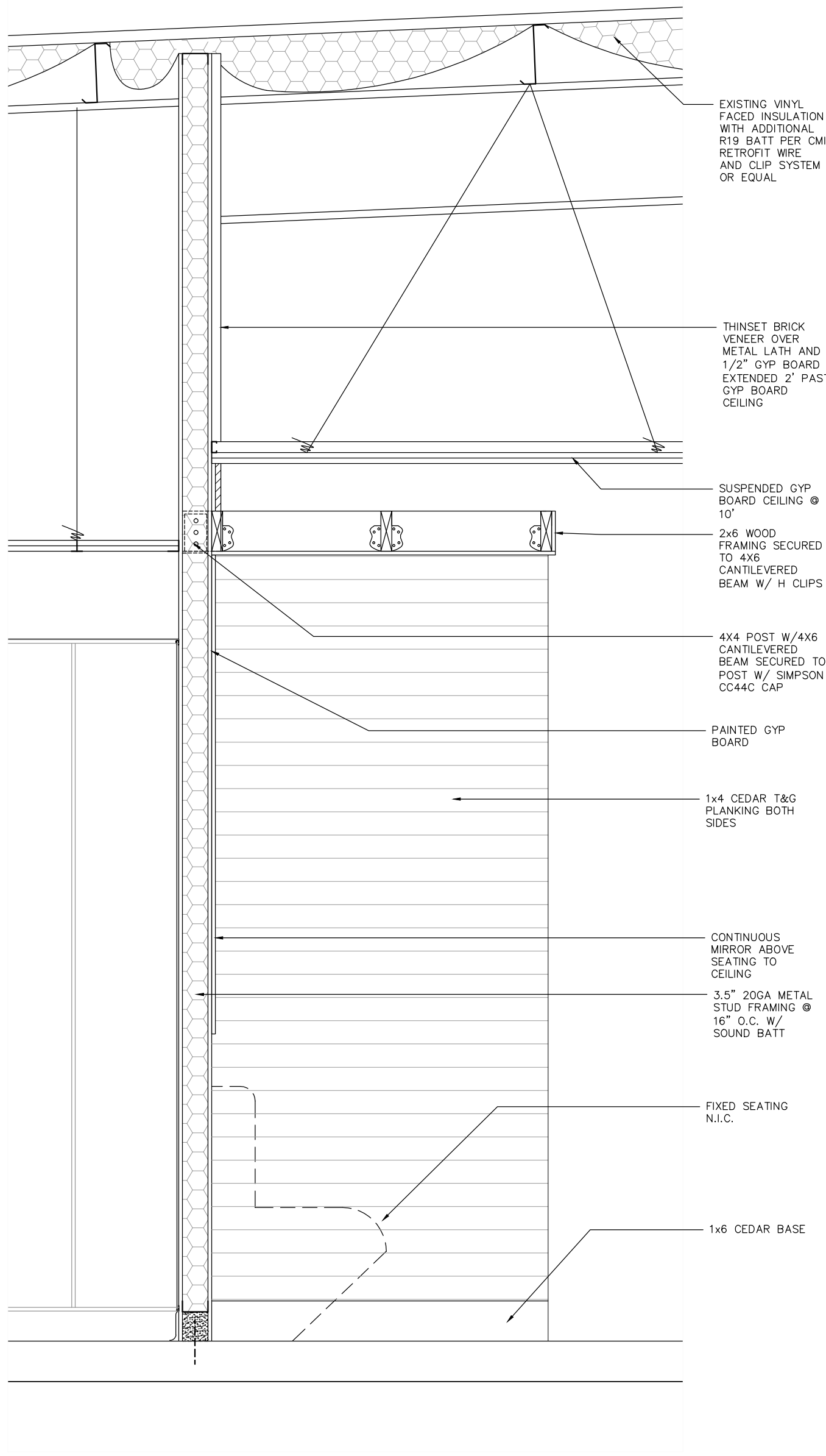
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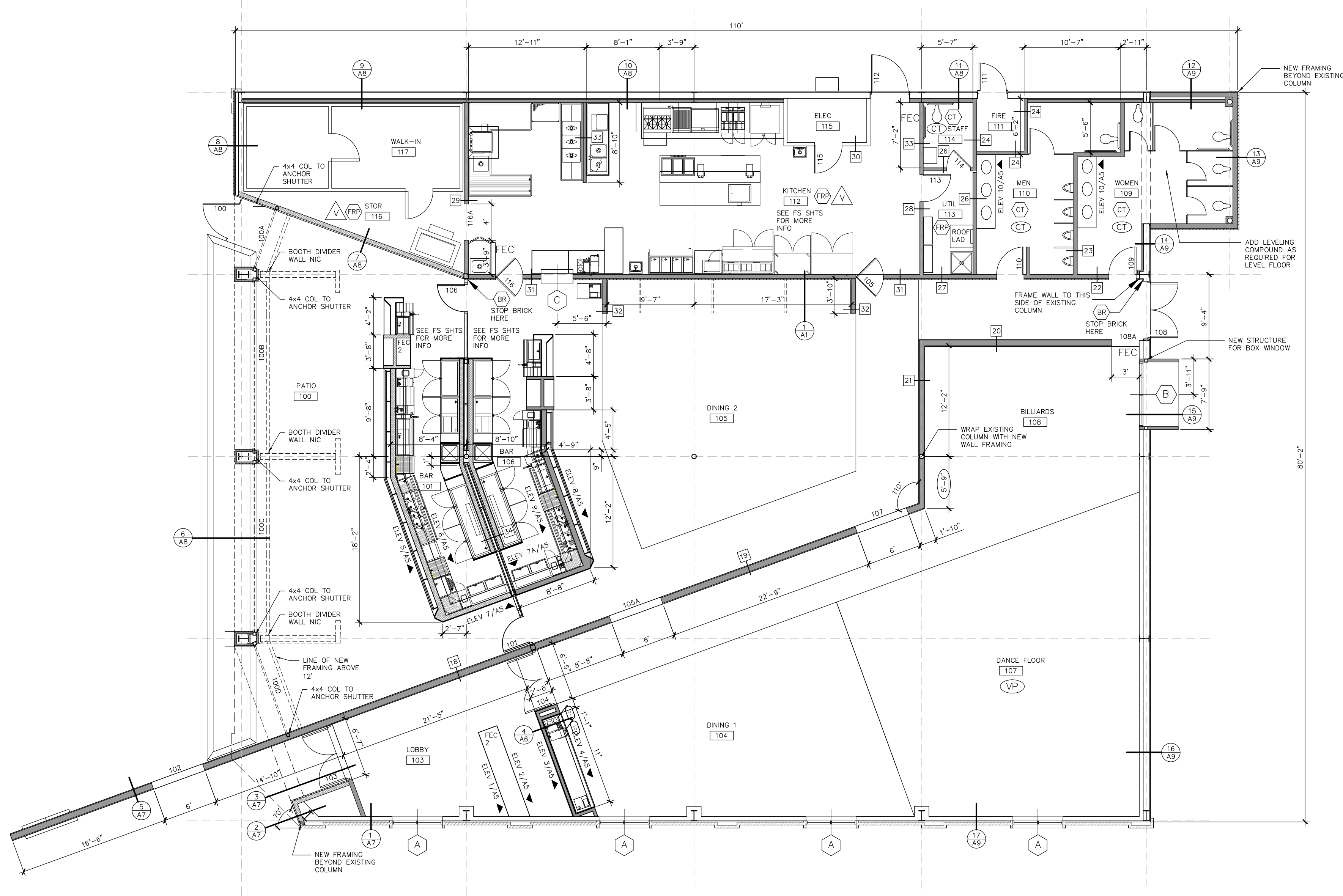
SHEET:
D1



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



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



WALL TYPES:

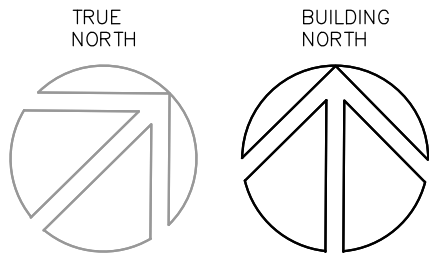
- EXISTING EXTERIOR WALL W/ METAL PANEL FINISH
- EXISTING EXTERIOR WALL W/ METAL PANEL FINISH AND FURR OUT ON THE INTERIOR
- EXISTING EXTERIOR WALL W/ METAL PANEL FINISH AND NEW FURR OUT ON THE INTERIOR
- EXISTING EXTERIOR WALL W/ BRICK VENEER
- NEW EXTERIOR WALL W/ THINSET BRICK VENEER
- NEW PARTITION WALL - FINISH AS INDICATED
- NEW PARTITION WALL - WITH CORRUGATED METAL FINISH

FLOOR PLAN SYMBOLS:

- FEC - FIRE EXTINGUISHER AND CABINET - SEE SPEC 10522
- Window Symbol - SEE SHEET XX
- Interior Wall Type Symbol - SEE SHEET A10
- Section/Detail Number, Section/Detail Symbol, Section/Detail Sheet
- ELEV X/XX - ELEVATION SYMBOL AND DIRECTIONAL ARROW
- CERAMIC TILE WALL TO 54"
- INTERIOR THINSET BRICK WALL TO CEILING
- VINYL BASE
- 18"x18" CERAMIC TILE FLOORING
- VINYL PLANK FLOORING
- SURFACE MOUNT 5LB FIRE EXTINGUISHER

FLOOR PLAN NOTES:

- FLOORING TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED
- CEILINGS AS INDICATED ON SHEET A2
- WALLS TO BE PAINTED DRYWALL TO ROOF DECK UNLESS OTHERWISE NOTED
- BASE TO BE 1X6 CEDAR UNLESS OTHERWISE NOTED
- FOR RESTROOM INFORMATION SEE SHEET A11
- FOR WINDOW AND DOOR INFORMATION SEE SHEET A12
- FOR KITCHEN AND BAR INFORMATION SE SHEET FS1
- SEE SHEET A6 FOR FINISH SCHEDULE



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

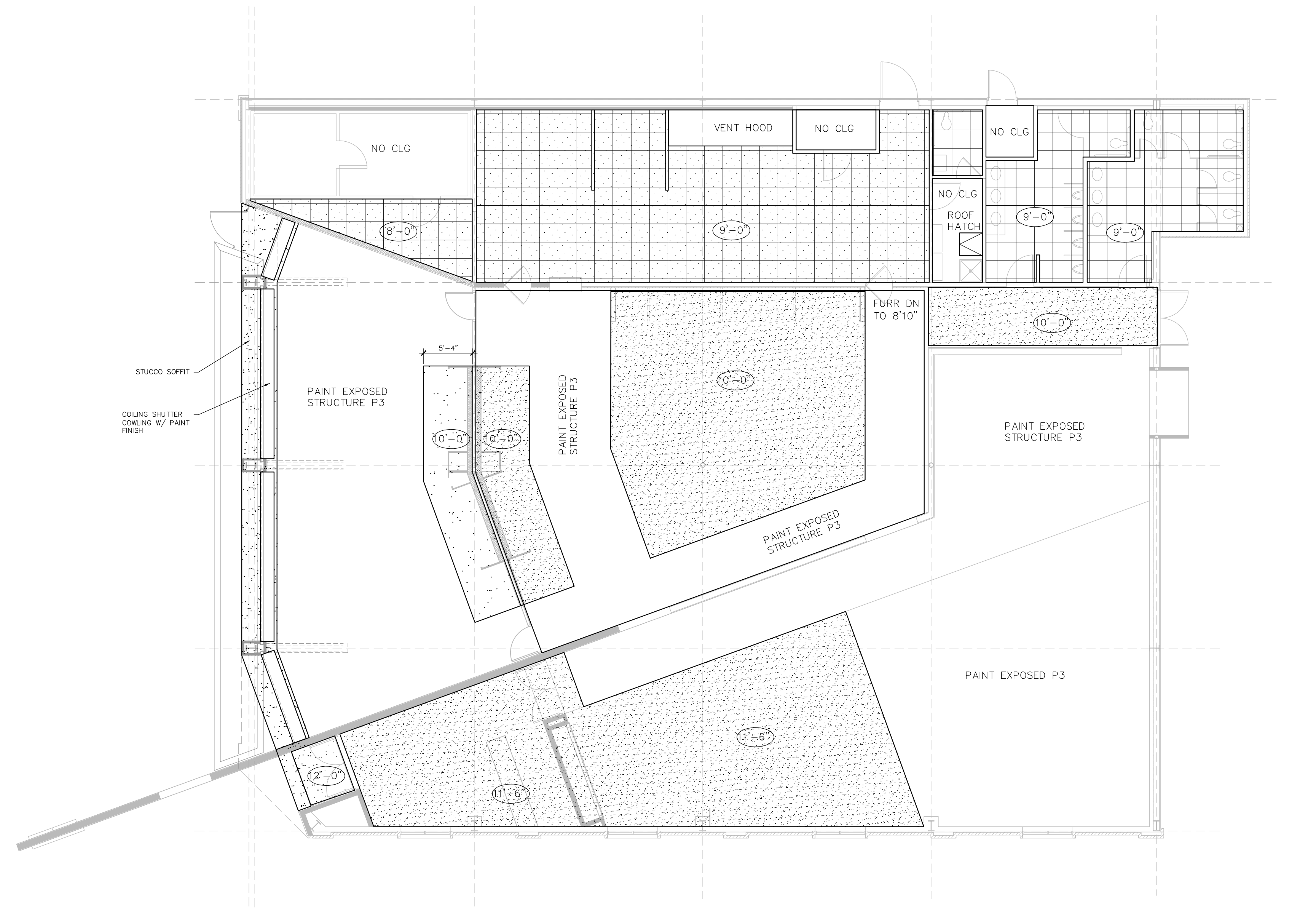
PROPOSED REMODEL PROJECT



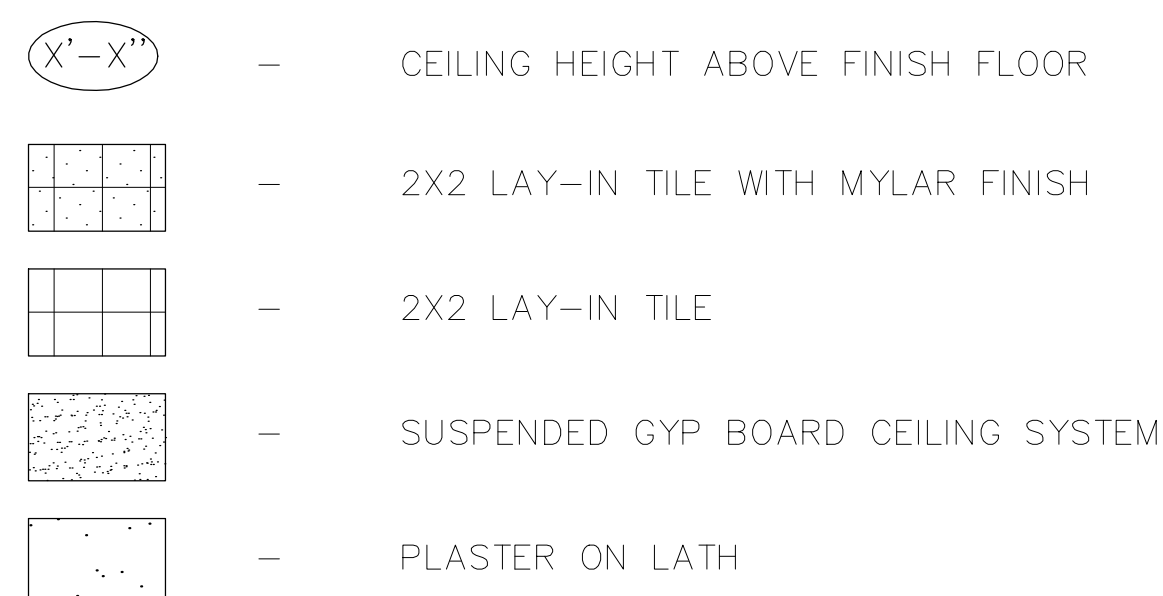
7150 EASTEX FREEWAY

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SHEET:
A1

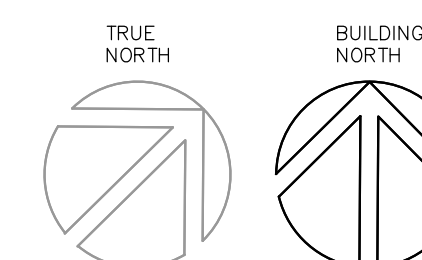


CEILING SYMBOLS:



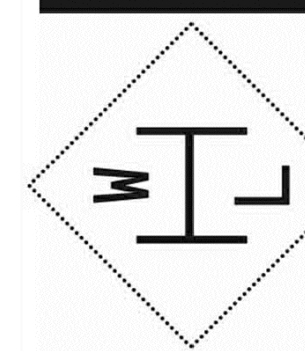
CEILING NOTES:

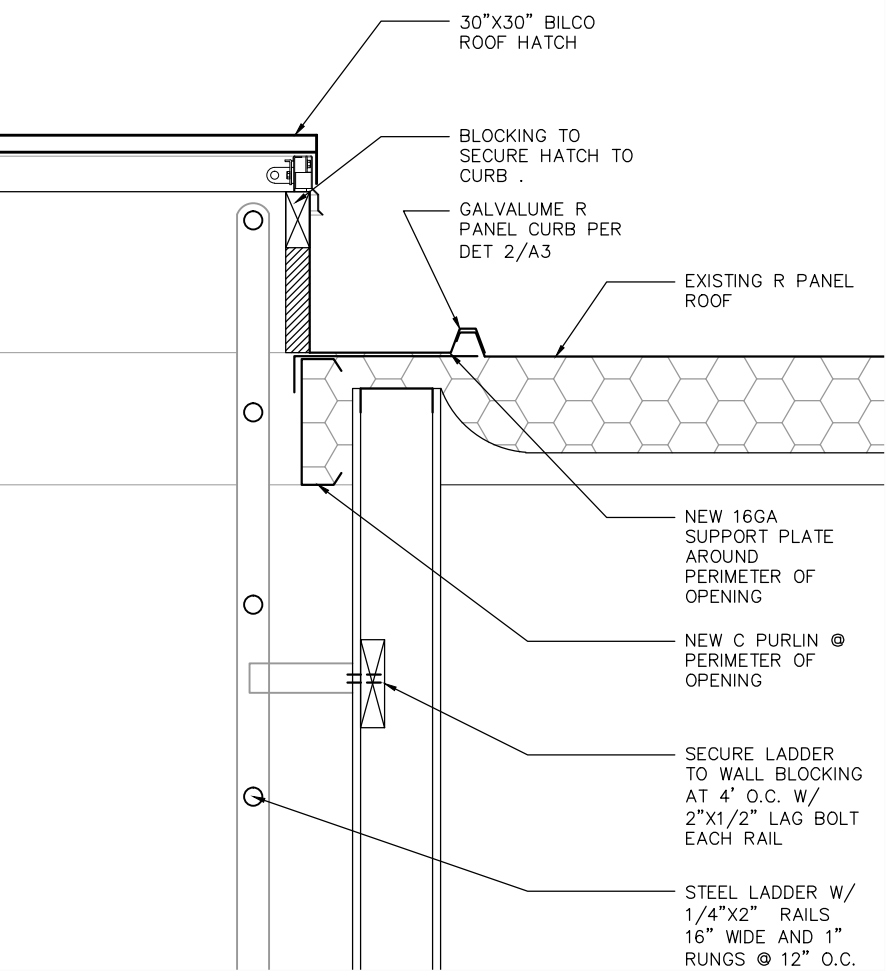
1. HEADERS SHALL BE GYP BOARD W/ PAINT FINISH UNLESS NOTED OTHERWISE
2. FOR LIGHTING INFORMATION SEE SHEET E1



CEILING

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

[illegible]



1 ROOF HATCH
SCALE: 1"=1'-0"

pc-2mb-1

the pacesetter in quality prefab roof products

pate
metal building curbs

standard construction

Heavy gauge AZ-55 Galvalume steel shell, base plate and diverter, continuous welded corners, seams painted with rust inhibitive primer, closed cell foam gasket at top, 1 1/2" thick rigid fiberglass insulation. Standard construction includes roof pitch and design to conform to building manufacture's panel. Butyl tape furnished with curb. All curbs are internally reinforced in larger dimensions.

the pate company

245 eisenhower lane south • lombard, illinois 60148
630.705.1920 • 800.243.3018 • fax 630.705.1930
www.patecurbs.com • e-mail: sales@patecurbs.com

p.o. no. _____
customer _____

project _____
location _____

architect _____
engineer _____

pate metal building curbs

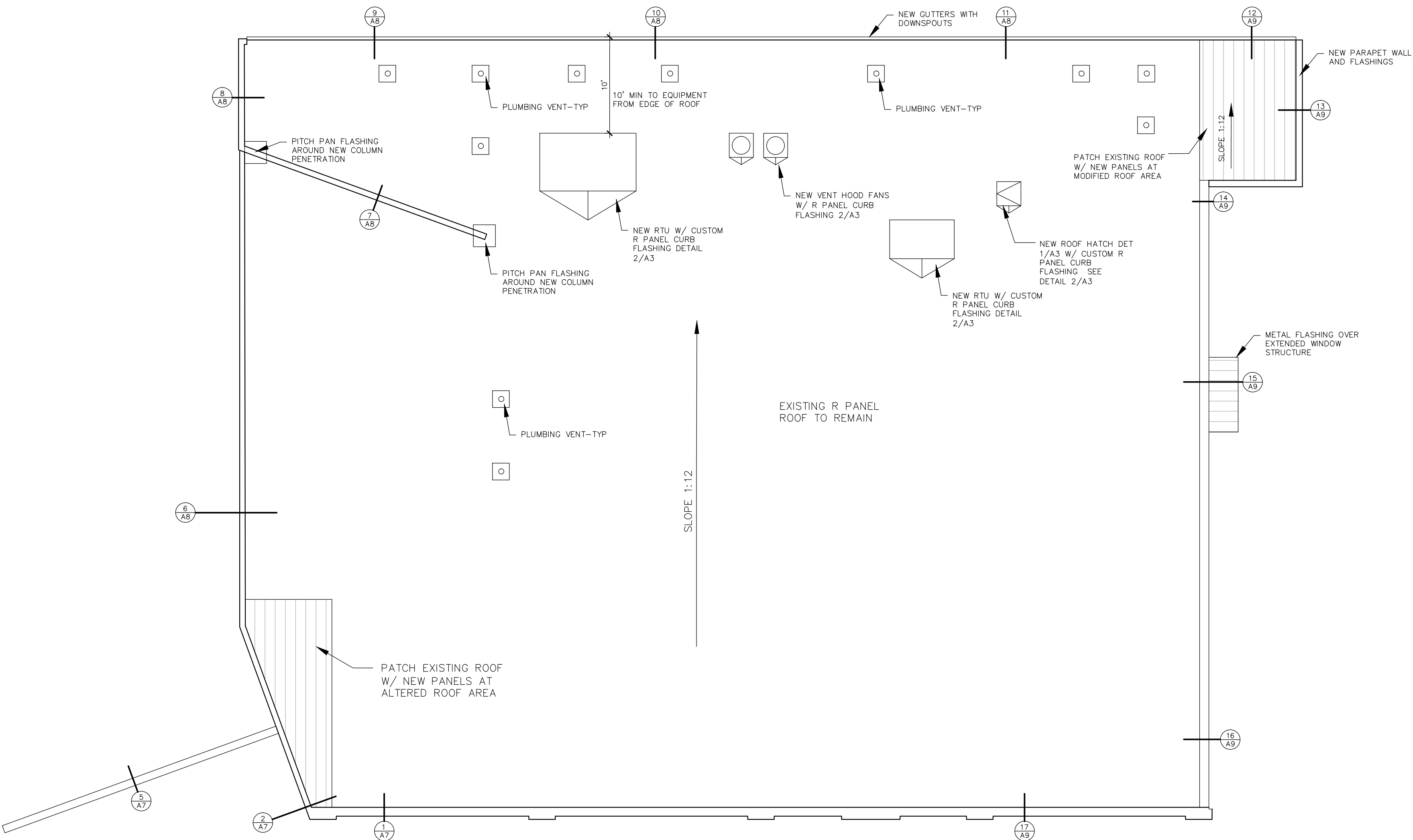
pc-2mb-1 **pc-2mb-1 with diverter shown (cricket optional)**

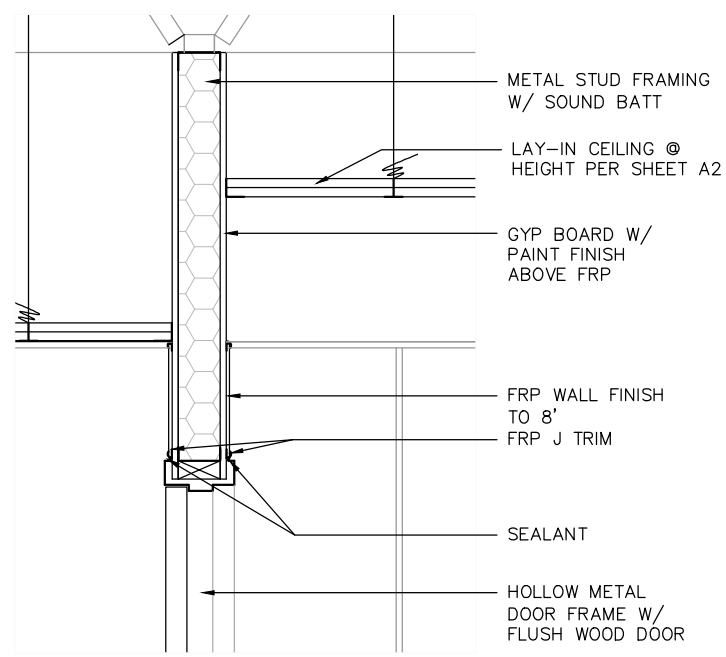
one piece curb with welded in rib caps

metal building curb requirements								
quantity	style	dimensions		min. ht. * 8" standard	roof pitch and direction	roof panel mfg. & model	curb mounting under/over, over/over	tag
		O.D.	I.D.					

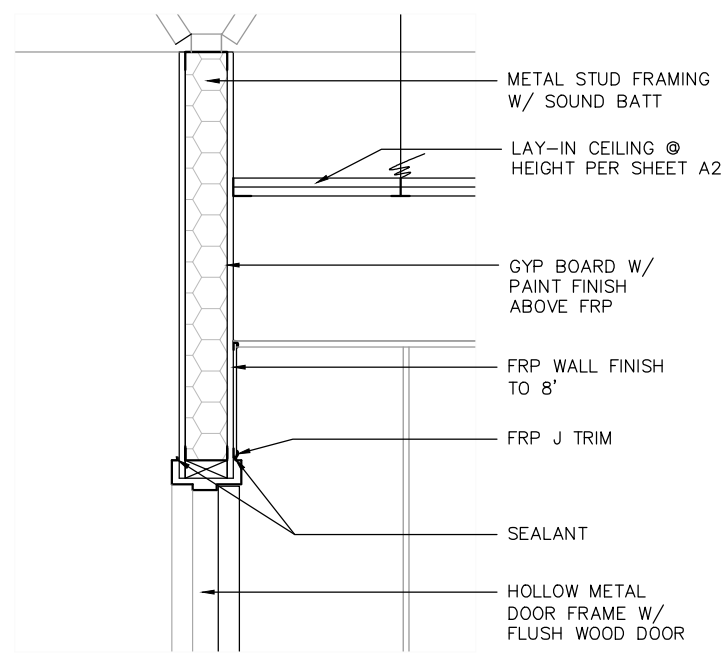
3-1 ©2006 the pate company

2 ROOF CURB
NO SCALE

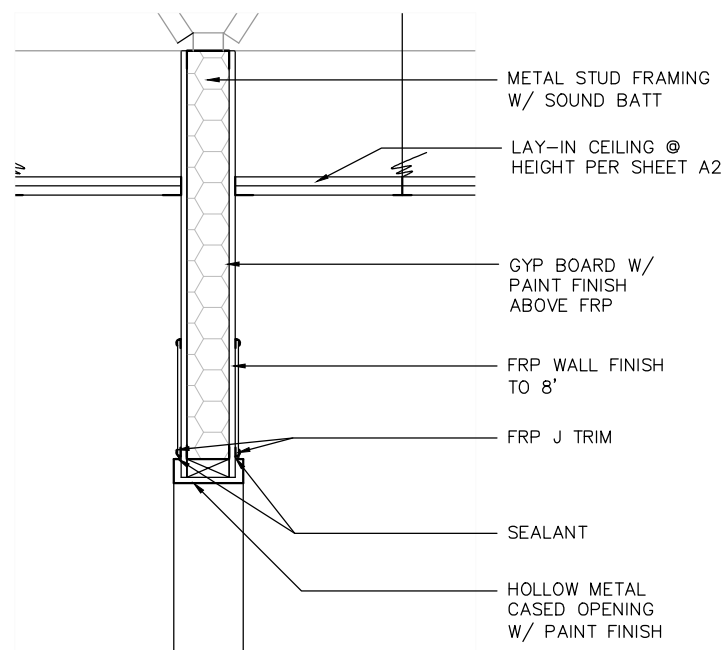




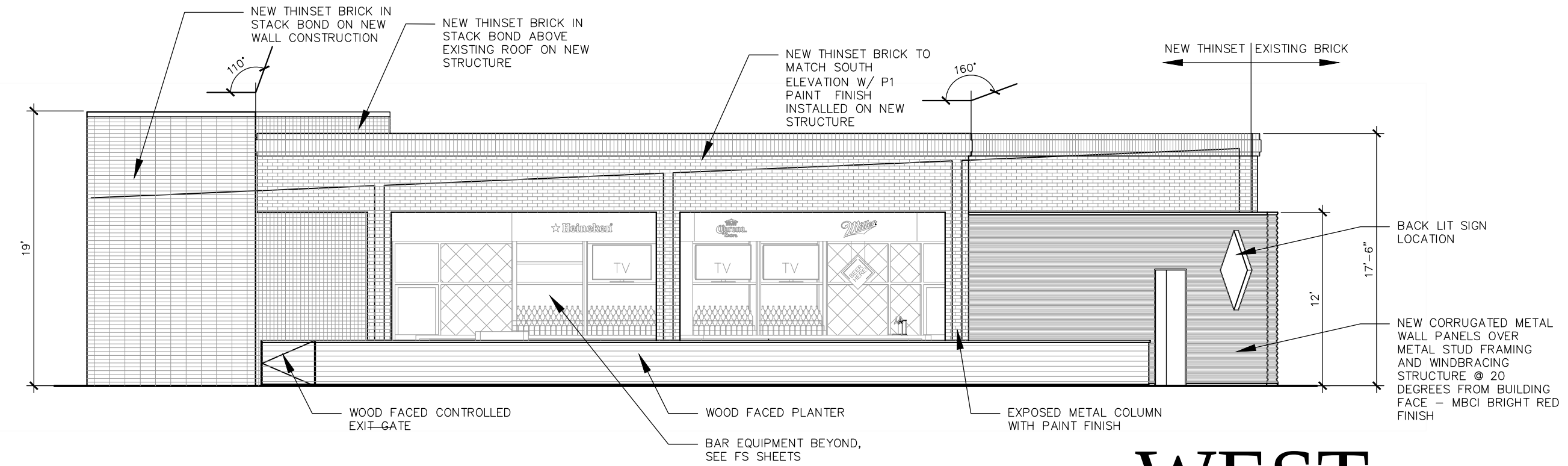
1 HEAD/JAMB
SCALE: 3/4"=1'-0"



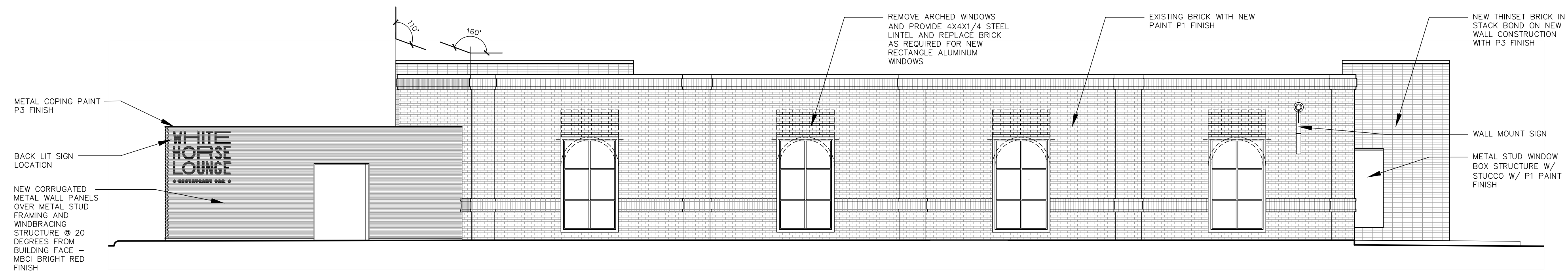
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SCALE: 3/4"=1'-0"



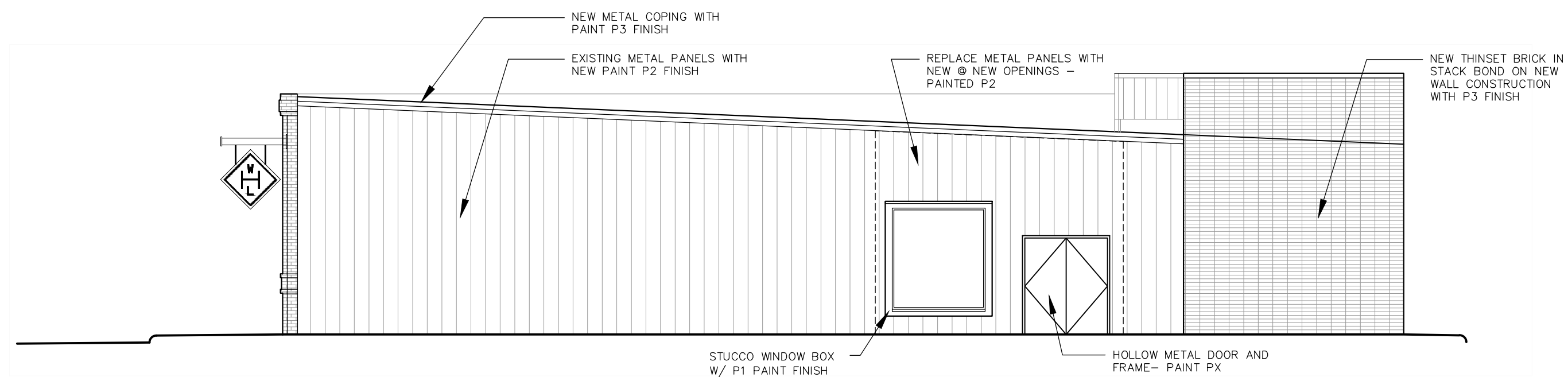
3 HEAD/JAMB
SCALE: 3/4"=1'-0"



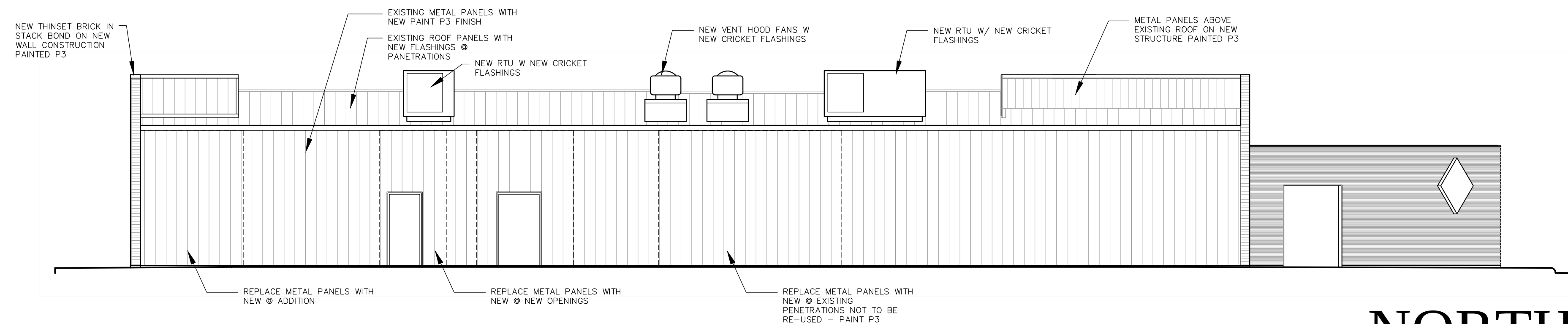
WEST



SOUTH

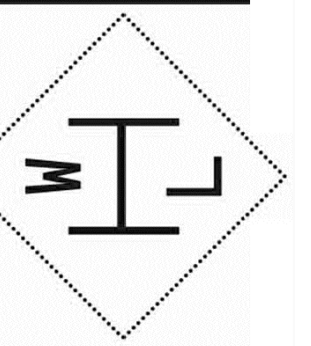


EAST

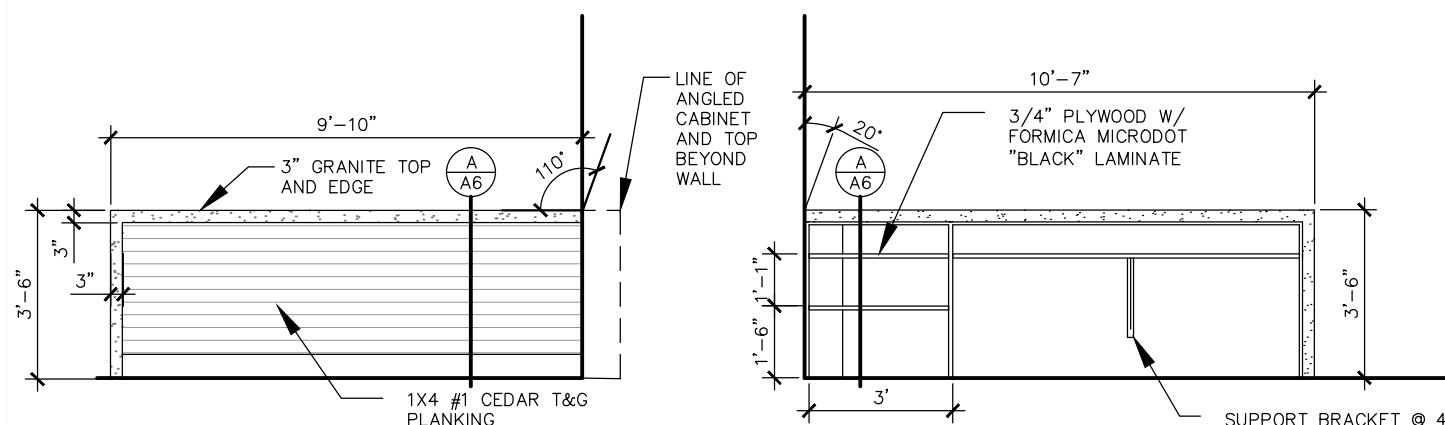


NORTH

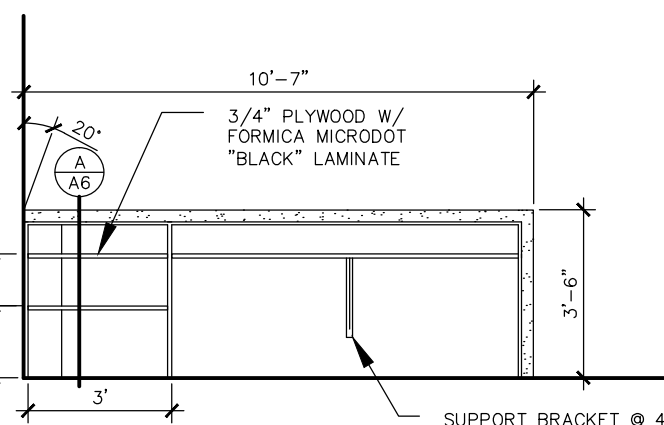
ELEVATIONS
SCALE: 1/8"=1'-0"



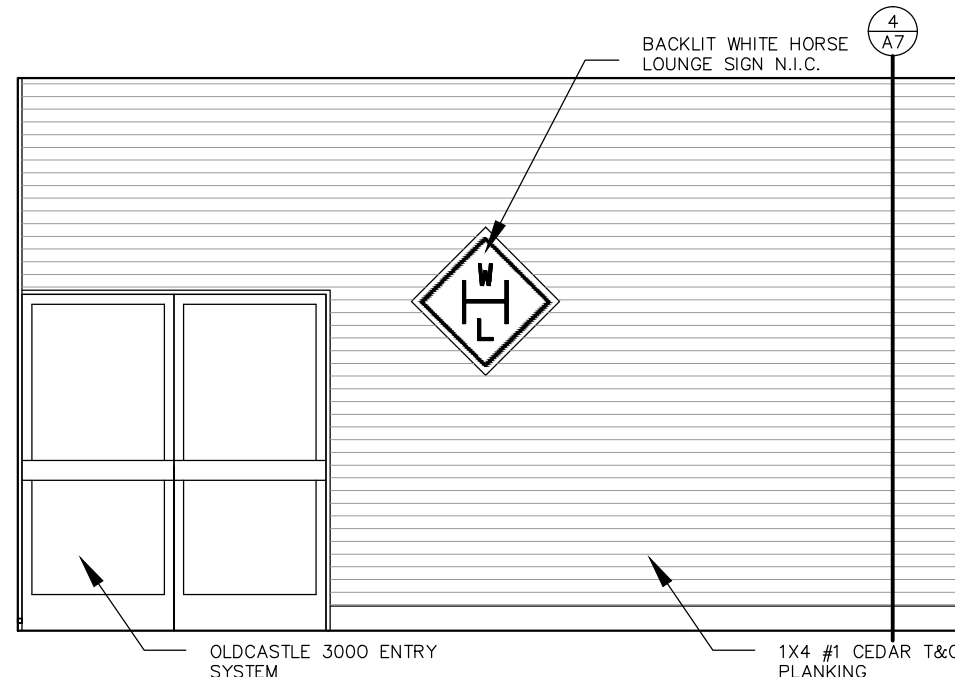
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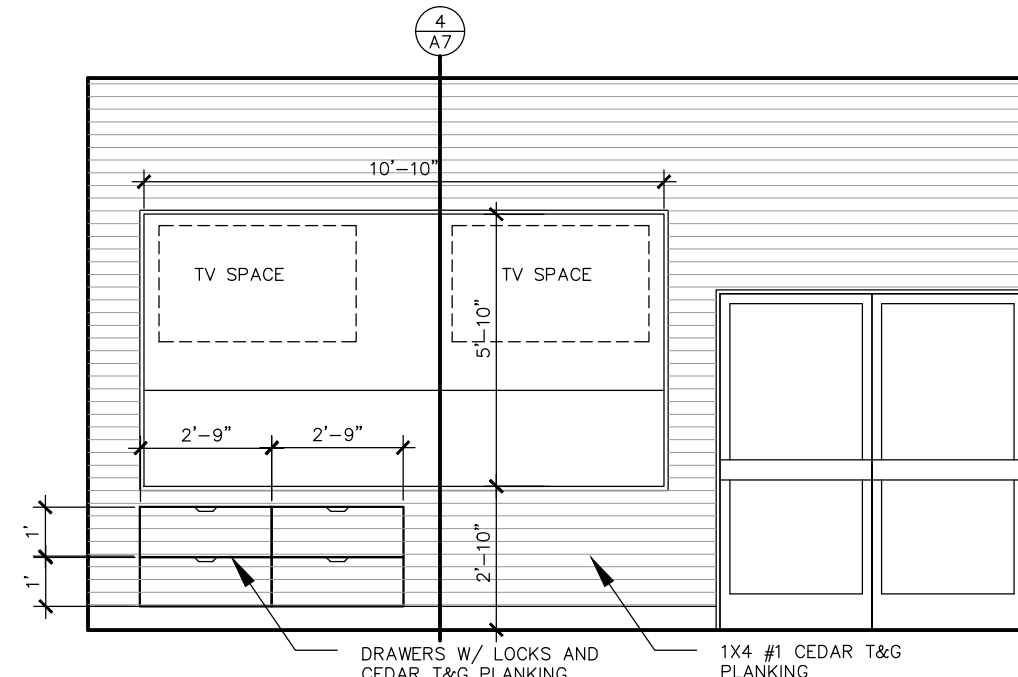
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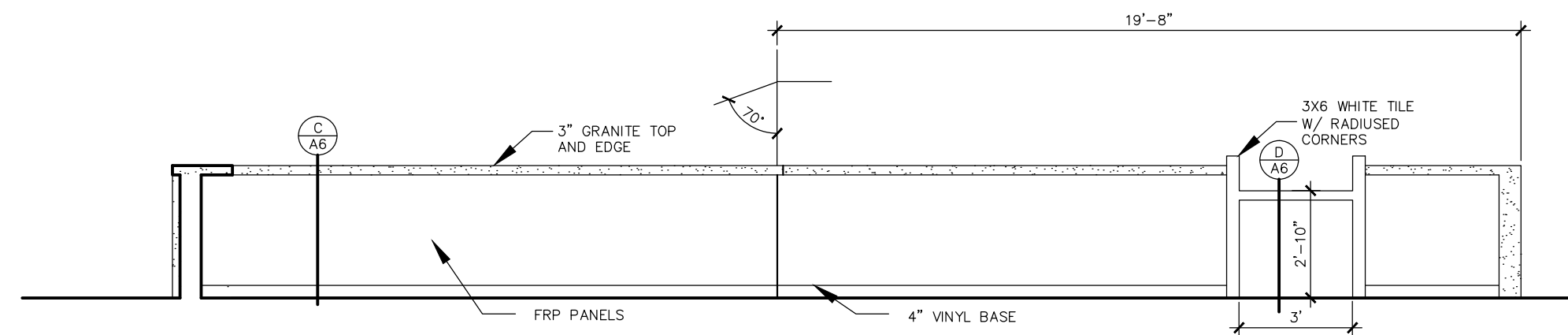
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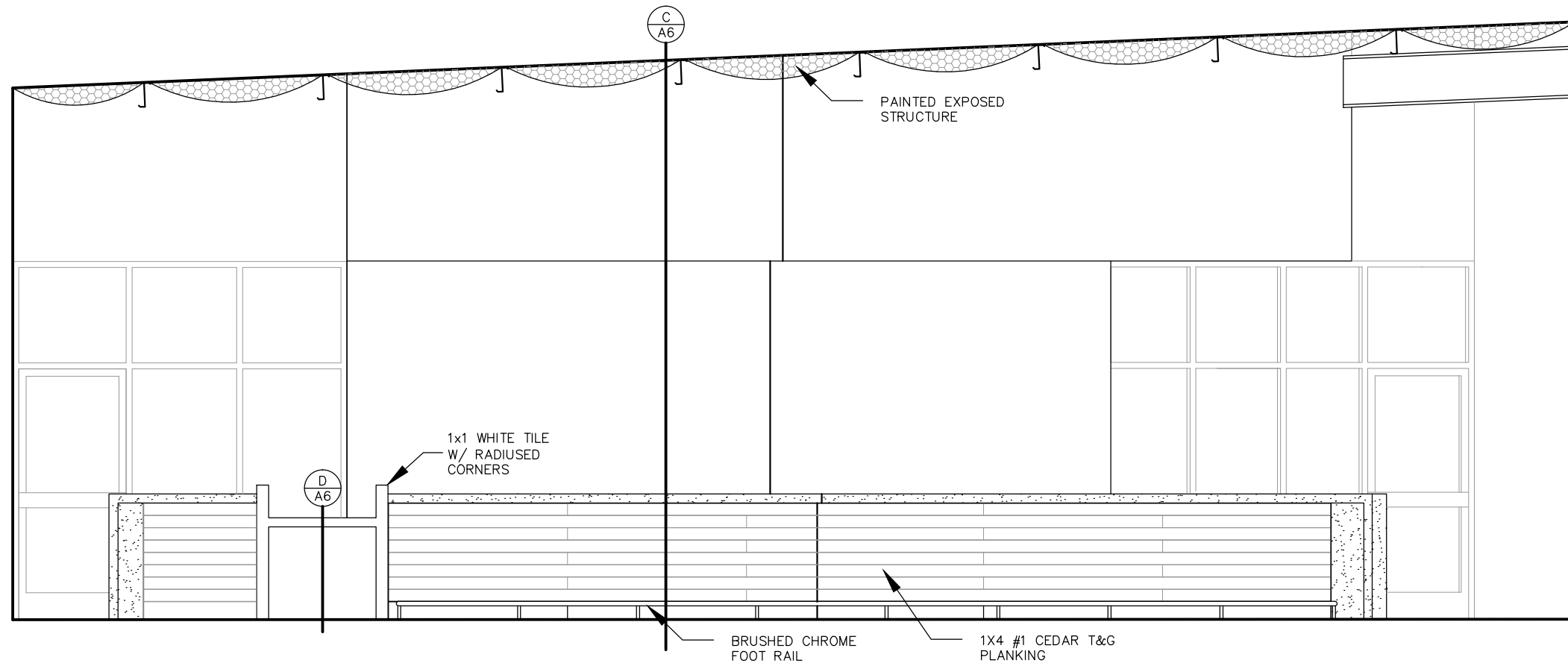
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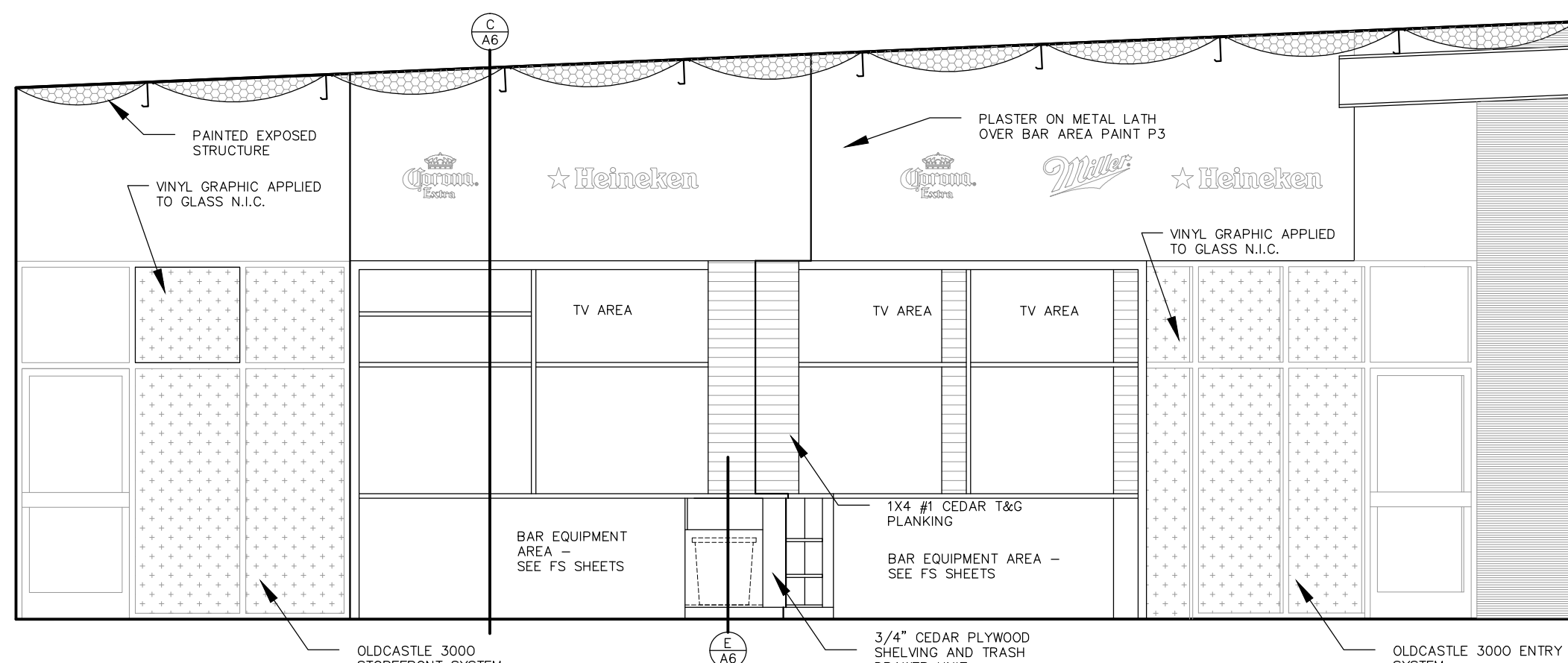
4 MILLWORK
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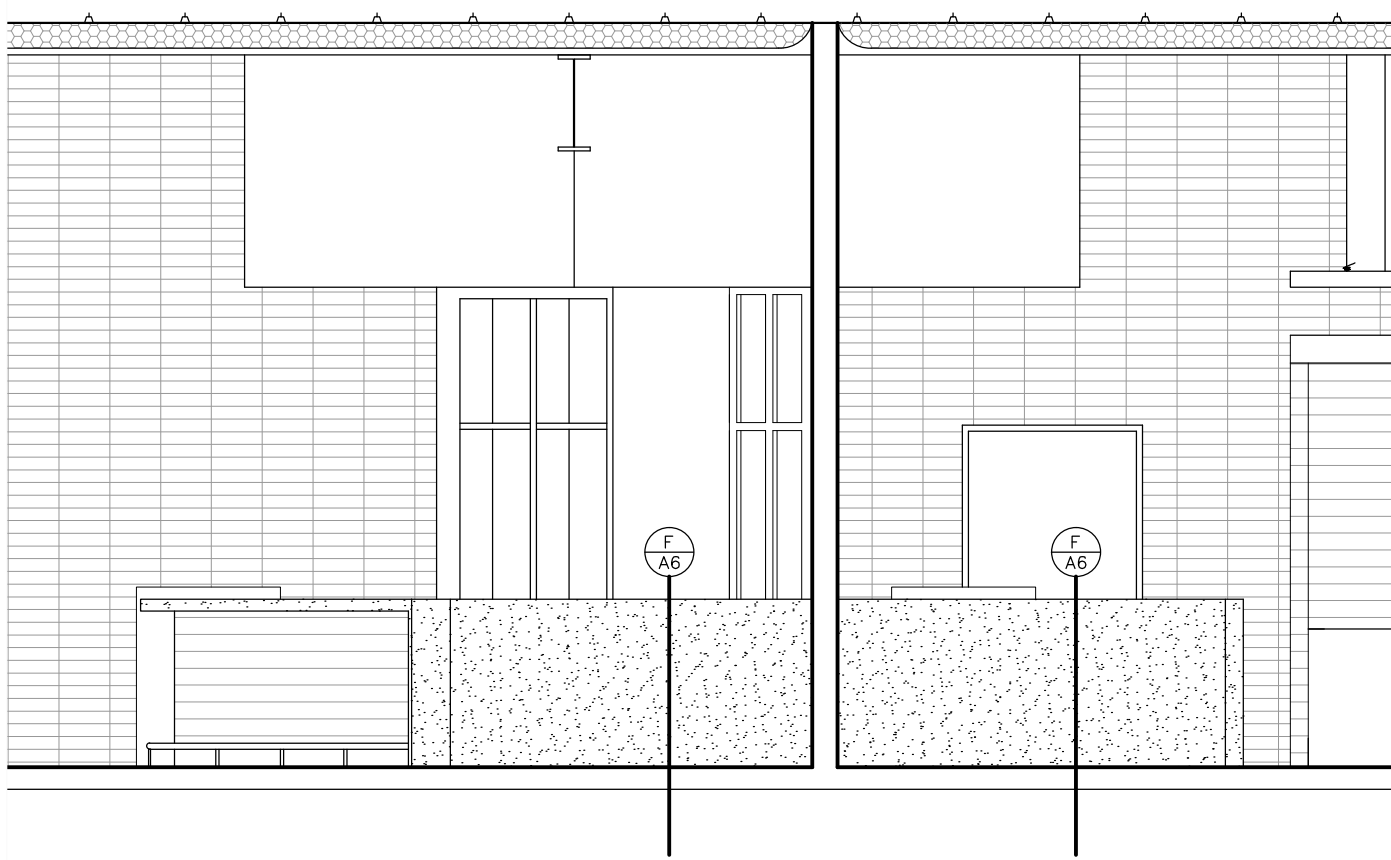
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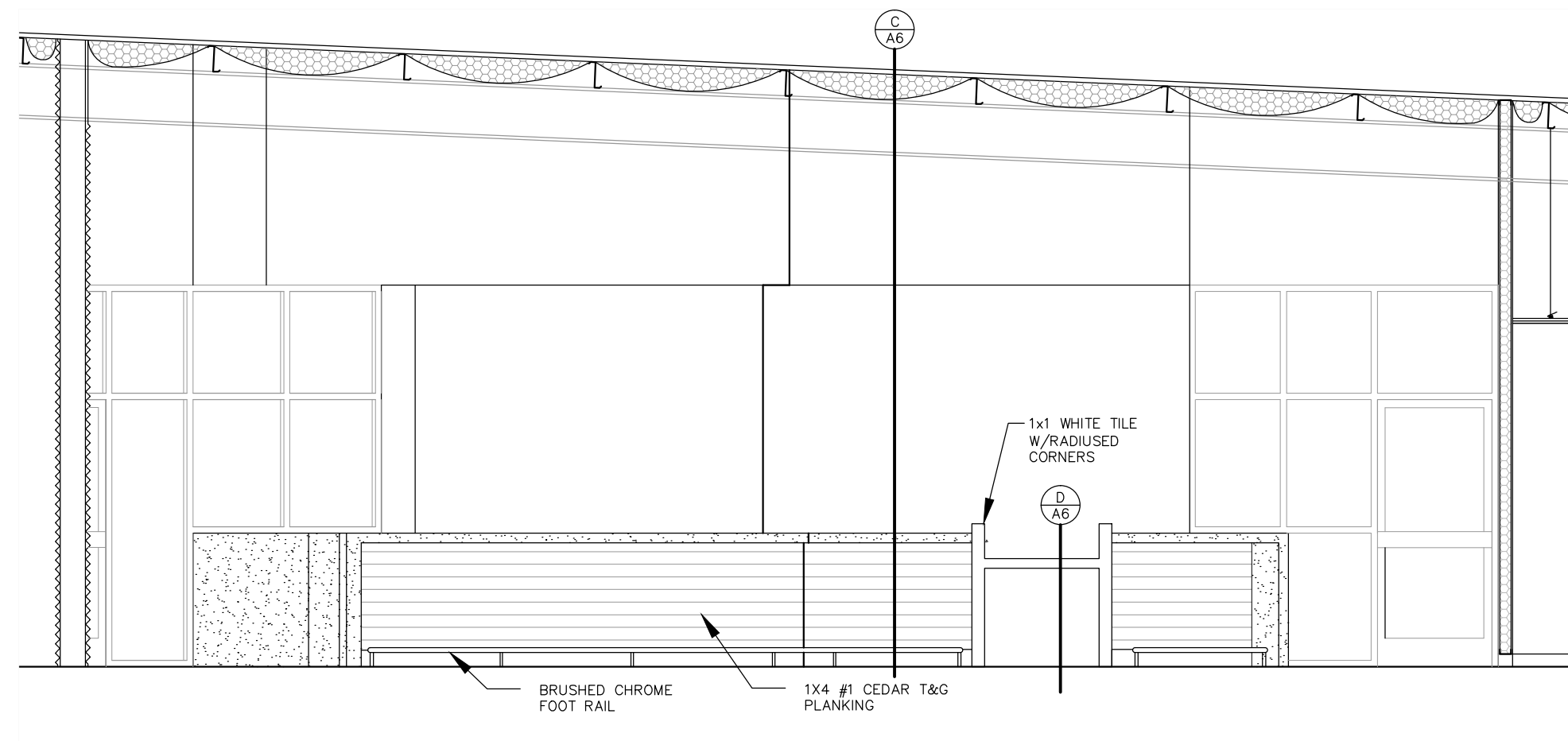
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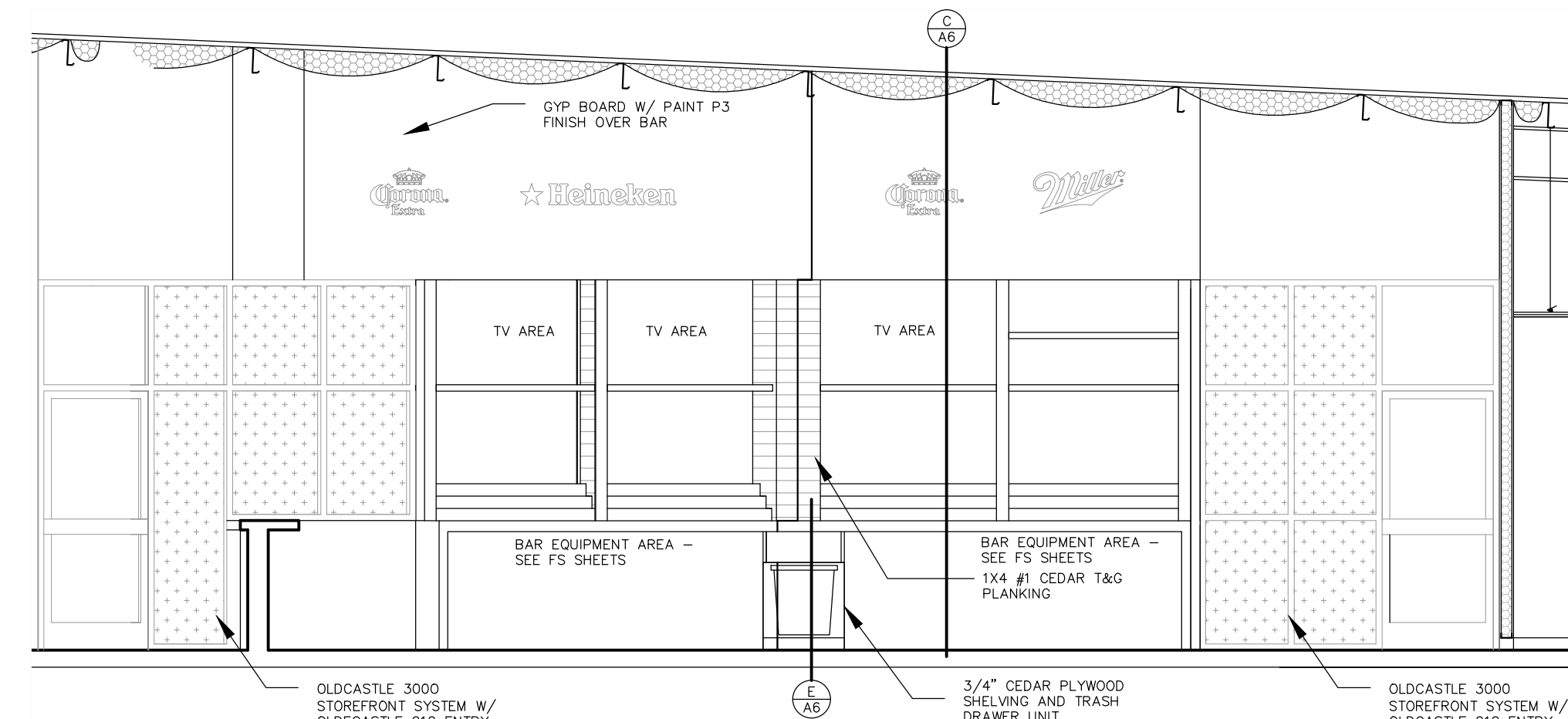
7 MILLWORK
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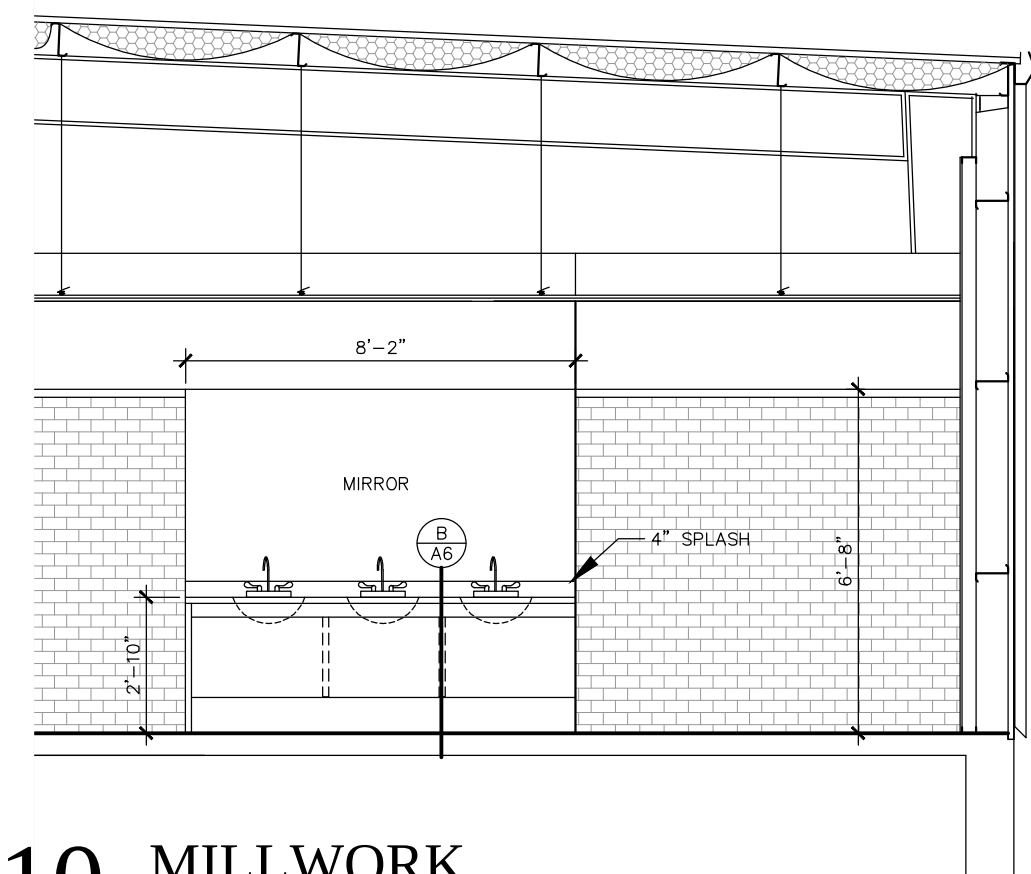
7A MILLWORK
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8 MILLWORK
SCALE: 1/4"=1'-0"



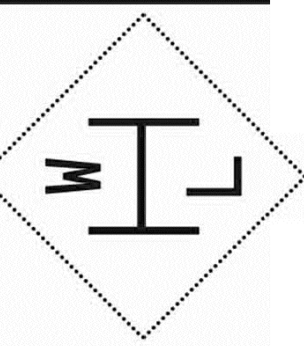
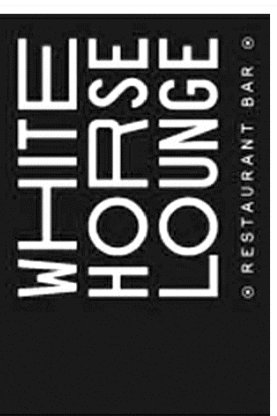
9 MILLWORK
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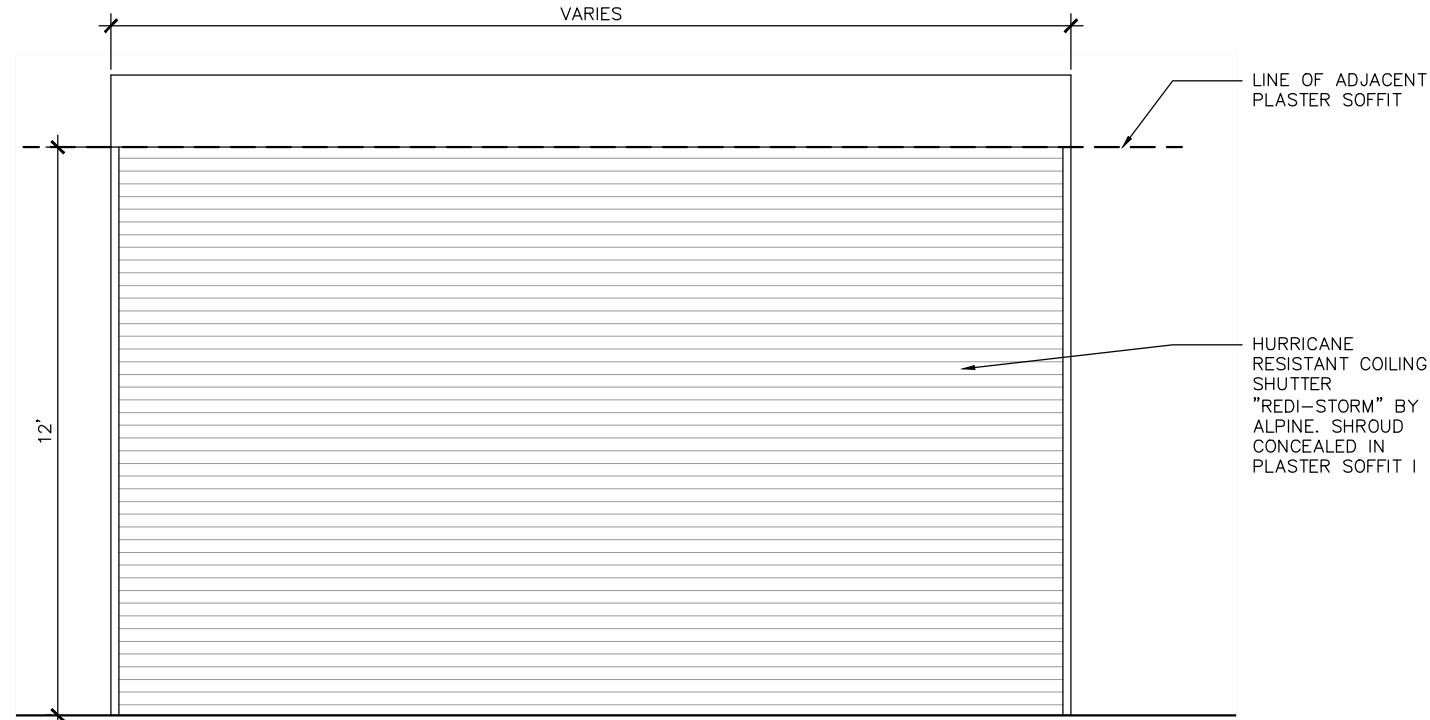
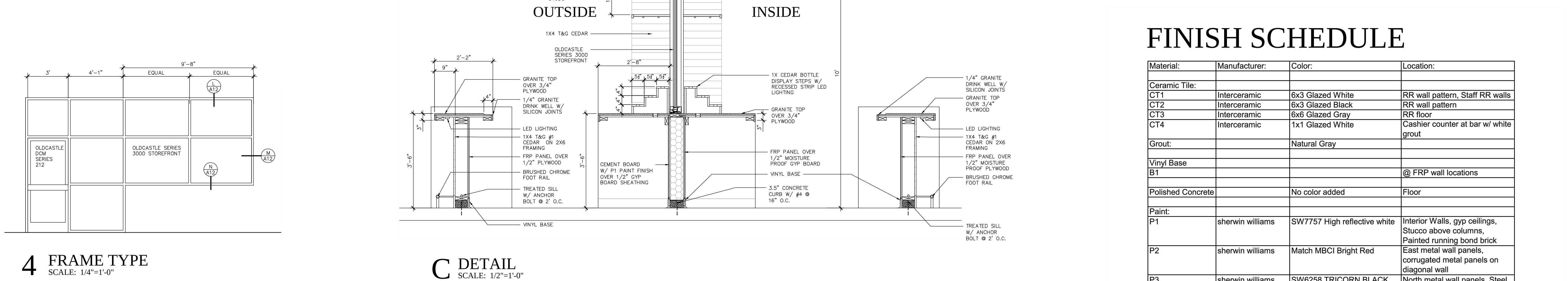
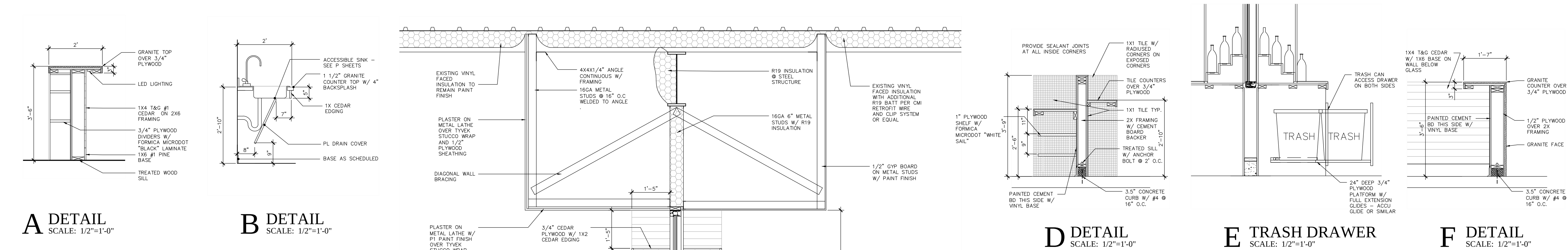
10 MILLWORK
SCALE: 1/4"=1'-0"

ELEVATIONS

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



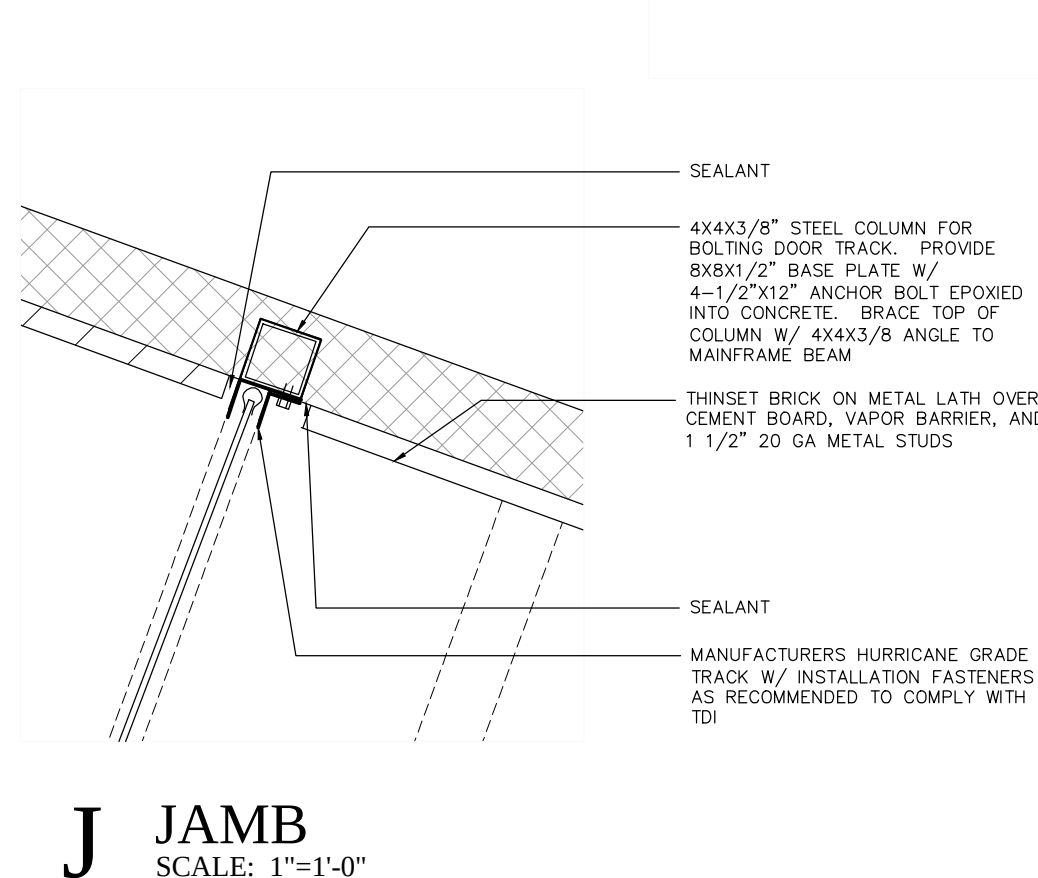
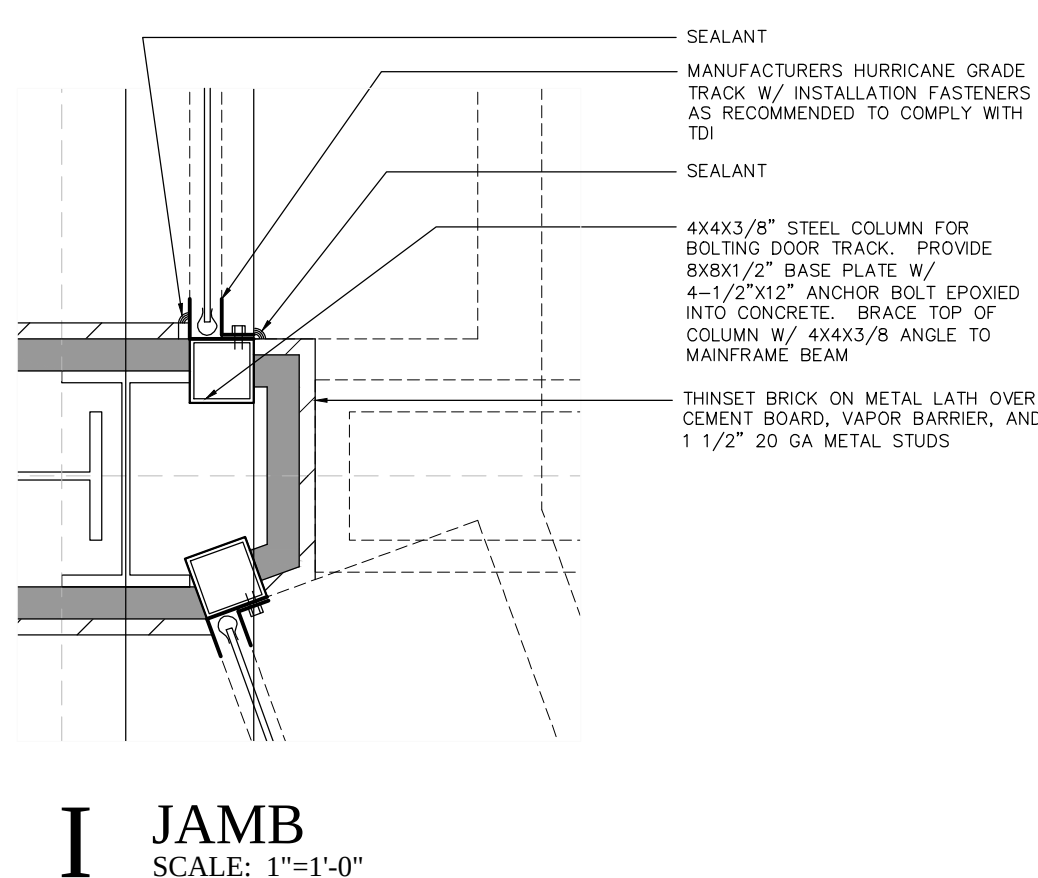
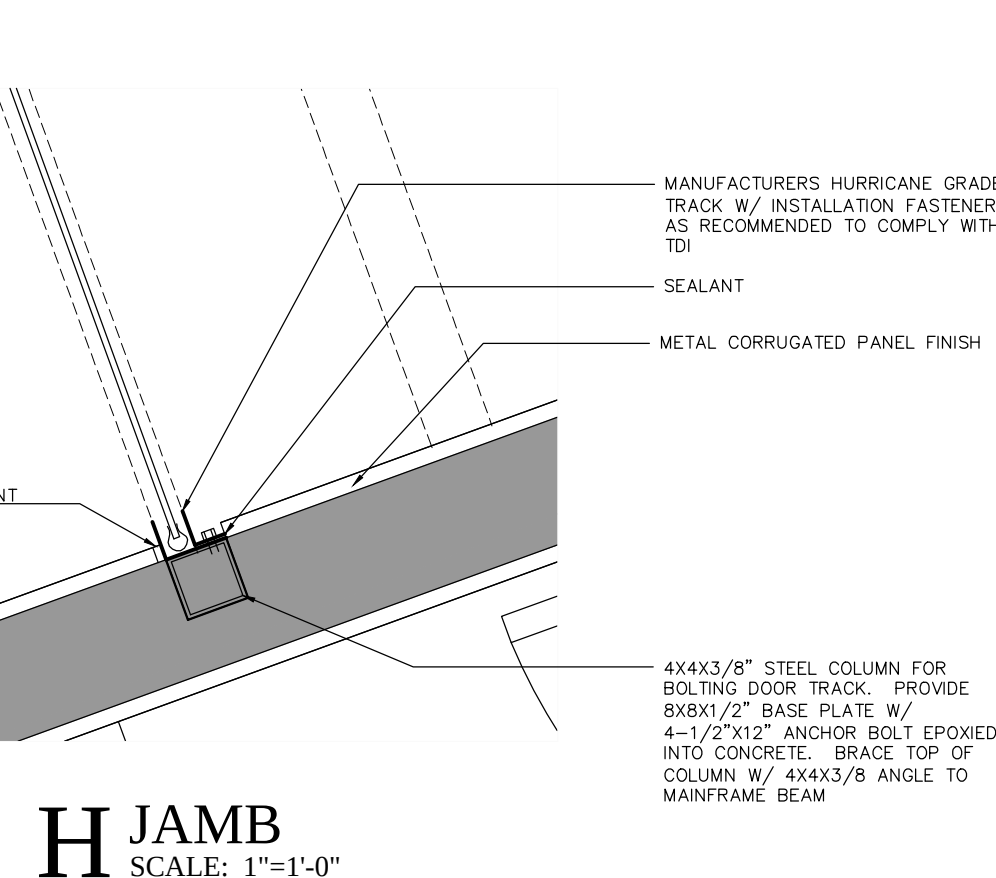
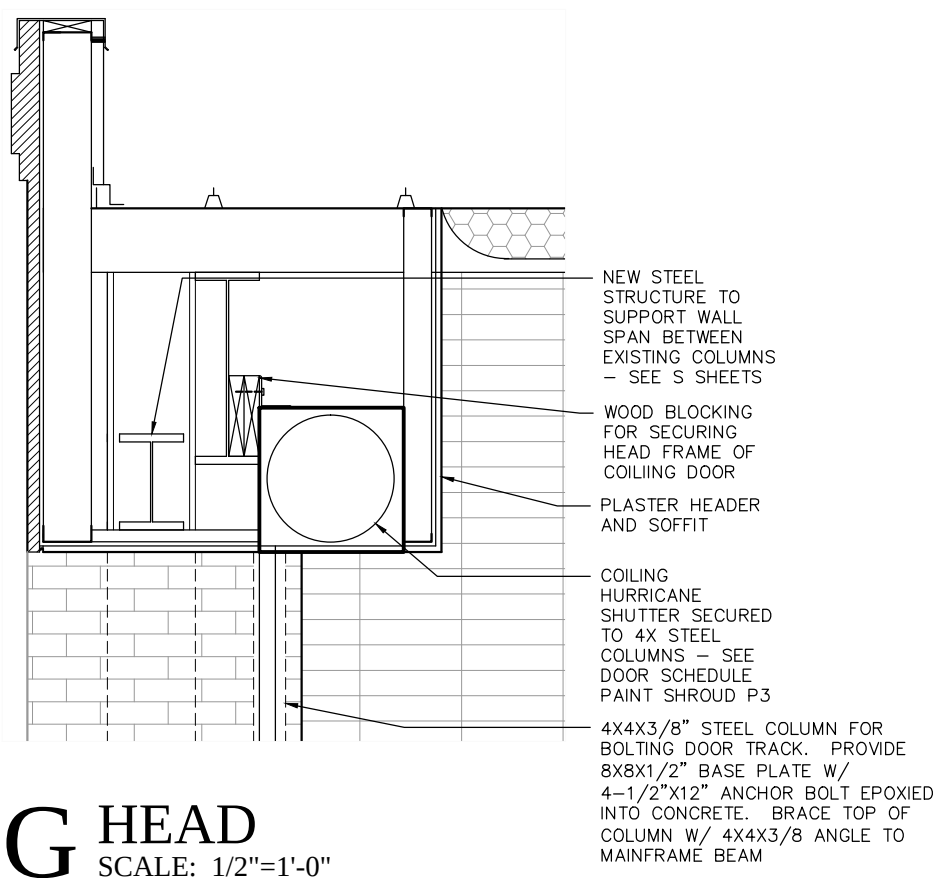
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FRAME TYPE

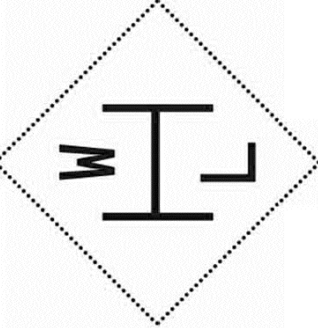
SCALE: 1/4"=1'-0"



FINISH SCHEDULE

Material:	Manufacturer:	Color:	Location:
Ceramic Tile:			
CT1	InterCeramic	6x3 Glazed White	RR wall pattern, Staff RR walls
CT2	InterCeramic	6x3 Glazed Black	RR wall pattern
CT3	InterCeramic	6x6 Glazed Gray	RR floor
CT4	InterCeramic	1x1 Glazed White	Cashier counter at bar w/ white grout
Grout:		Natural Gray	
Vinyl Base			
B1			@ FRP wall locations
Polished Concrete			
		No color added	Floor
Paint:			
P1	sherwin williams	SW7757 High reflective white	Interior Walls, gyp ceilings, Stucco above columns, Painted running bond brick
P2	sherwin williams	Match MBI Bright Red	East metal wall panels, corrugated metal panels on diagonal wall
P3	sherwin williams	SW6258 TRICORN BLACK	North metal wall panels, Steel Columns at Patio, Metal coping, Stacked bond brick walls, exposed structure ceiling
P4	sherwin williams		HM doors and frames
Stain:			
S1	SW wood classics		Wood trim / Millwork Bodies
Millwork:			
Quartz			Counter tops
FRP			
		White	Kitchen walls
Miniblinds			
		Match Frames	
Toilet Partitions			
	bobrick	Black 1595-60	
Wall Signs			
	Southwell Co.	Black w/ white letters	8x8 @ restrooms
Brick			
	Least expensive	See paint schedule	

PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

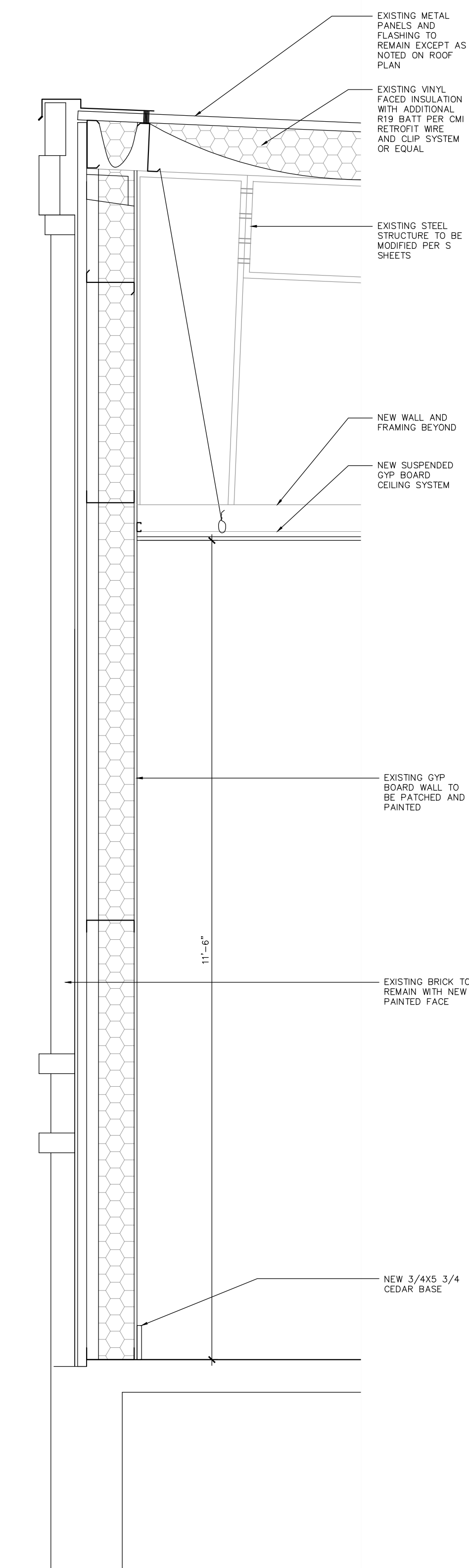
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SHEET:

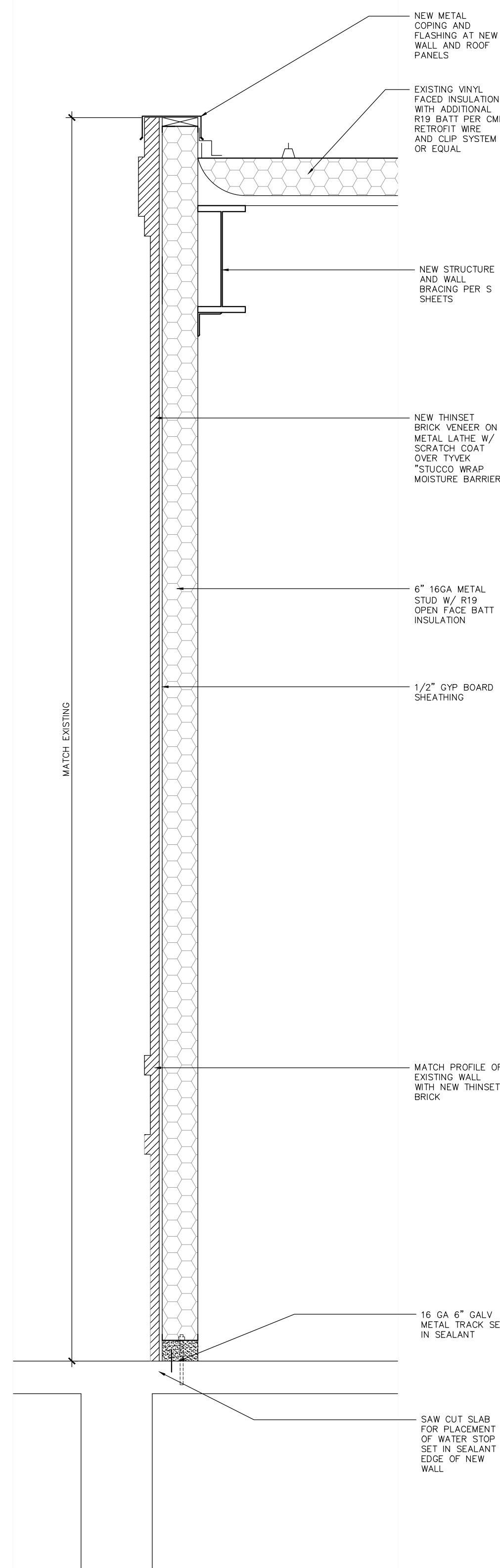
A6

MILLWORK DETAILS

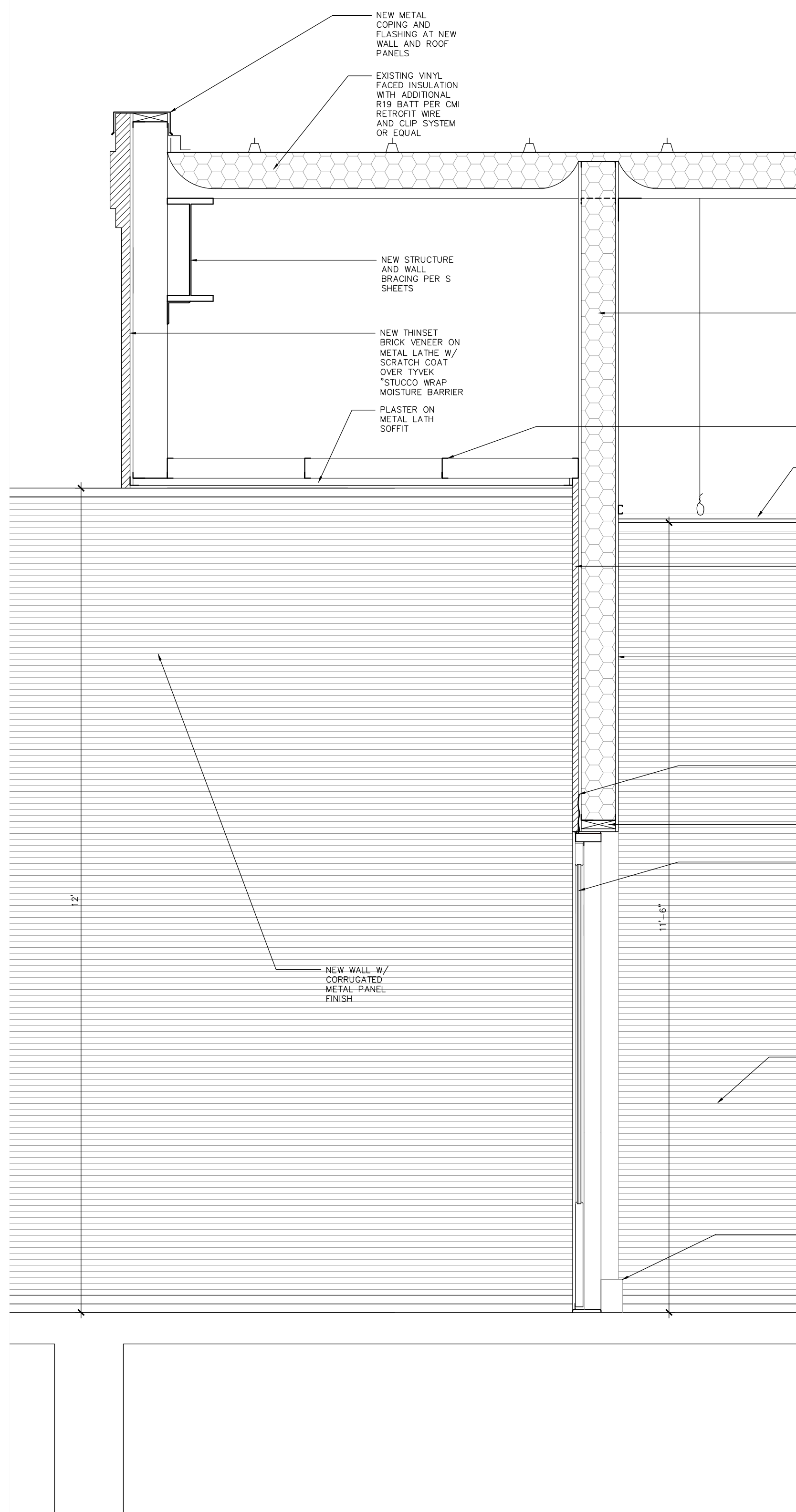
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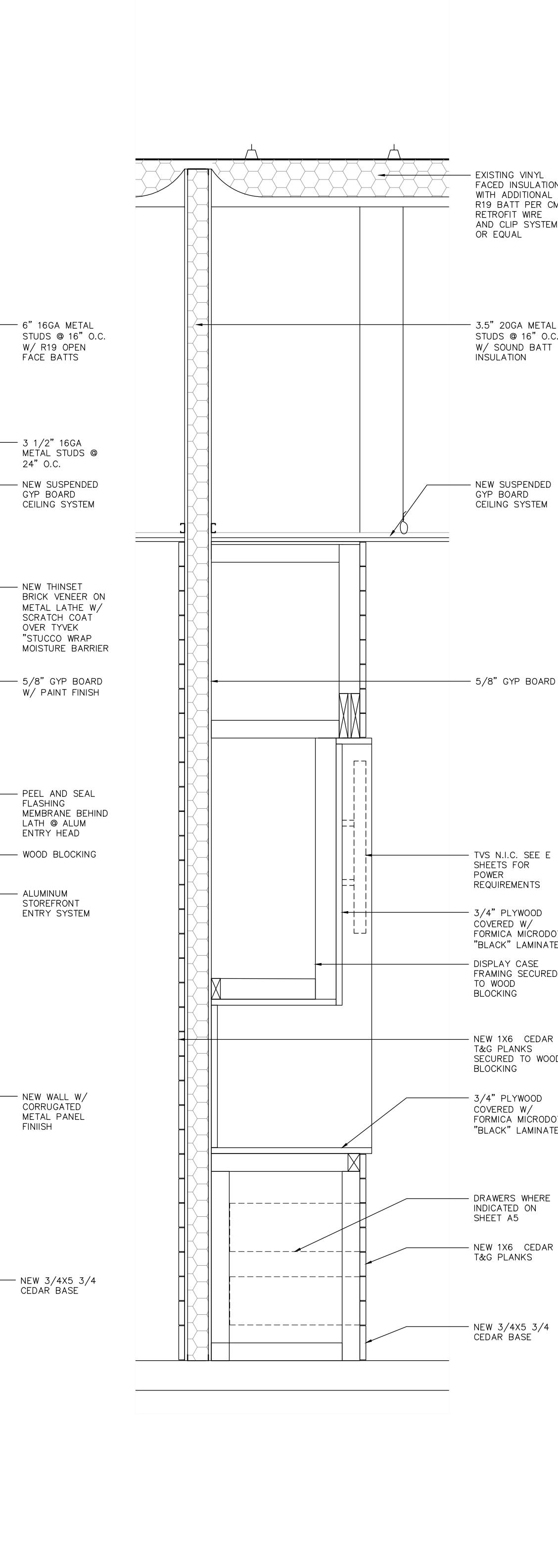
1 WALL TYPE
SCALE: 3/4"=1'-0"



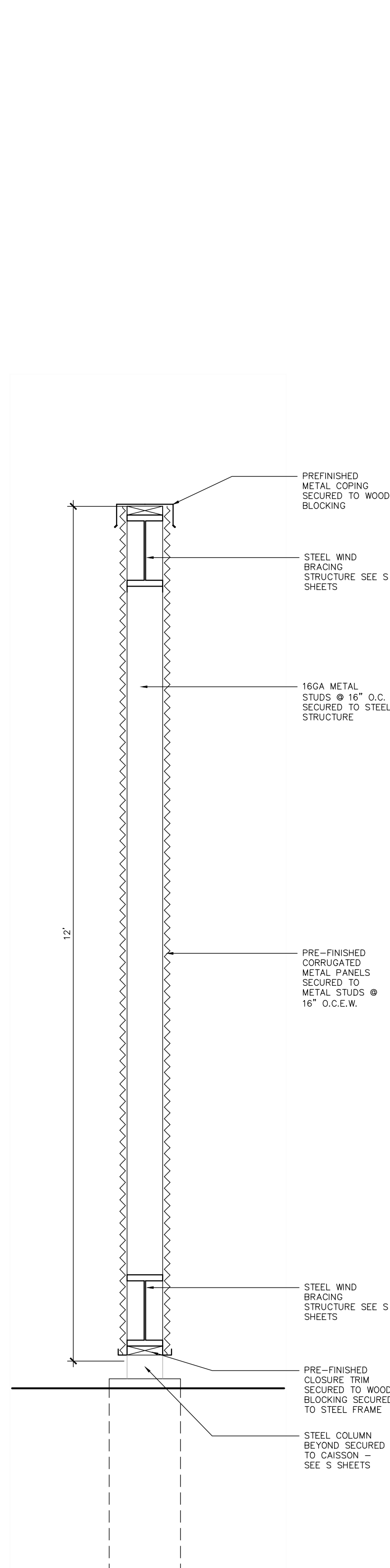
2 WALL TYPE
SCALE: 3/4"=1'-0"



3 WALL TYPE
SCALE: 3/4"=1'-0"



4 WALL TYPE
SCALE: 3/4"=1'-0"

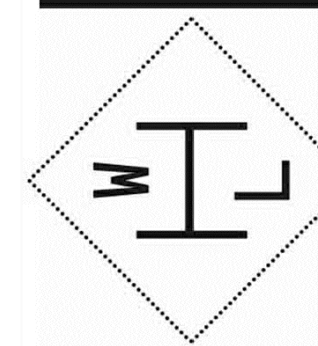


5 WALL TYPE
SCALE: 3/4"=1'-0"

WALL TYPES

SCALE: 3/4"=1'-0"

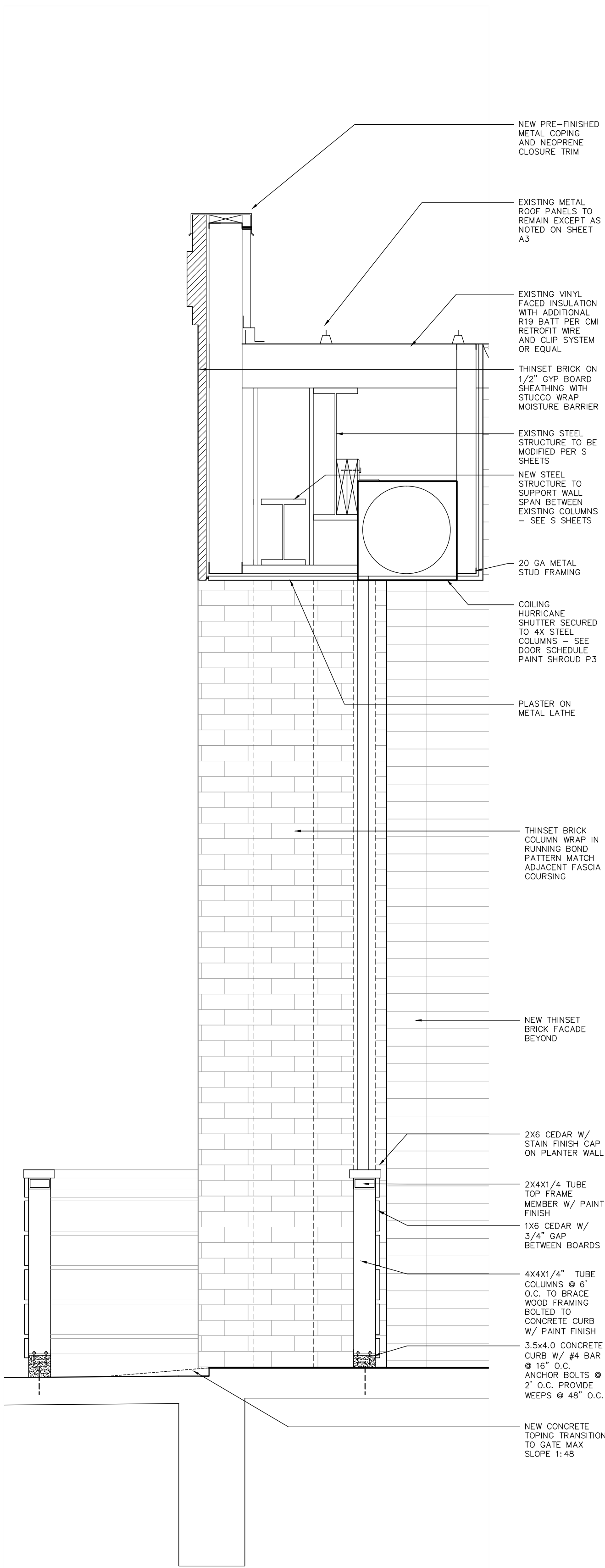
PROPOSED REMODEL PROJECT



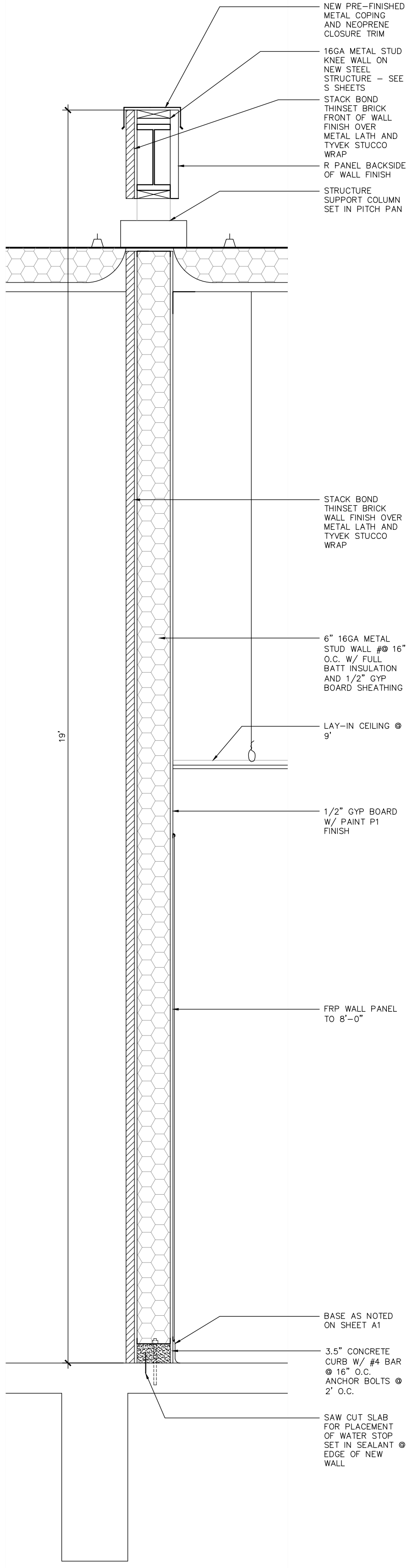
7150 EASTEX FREEWAY

DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

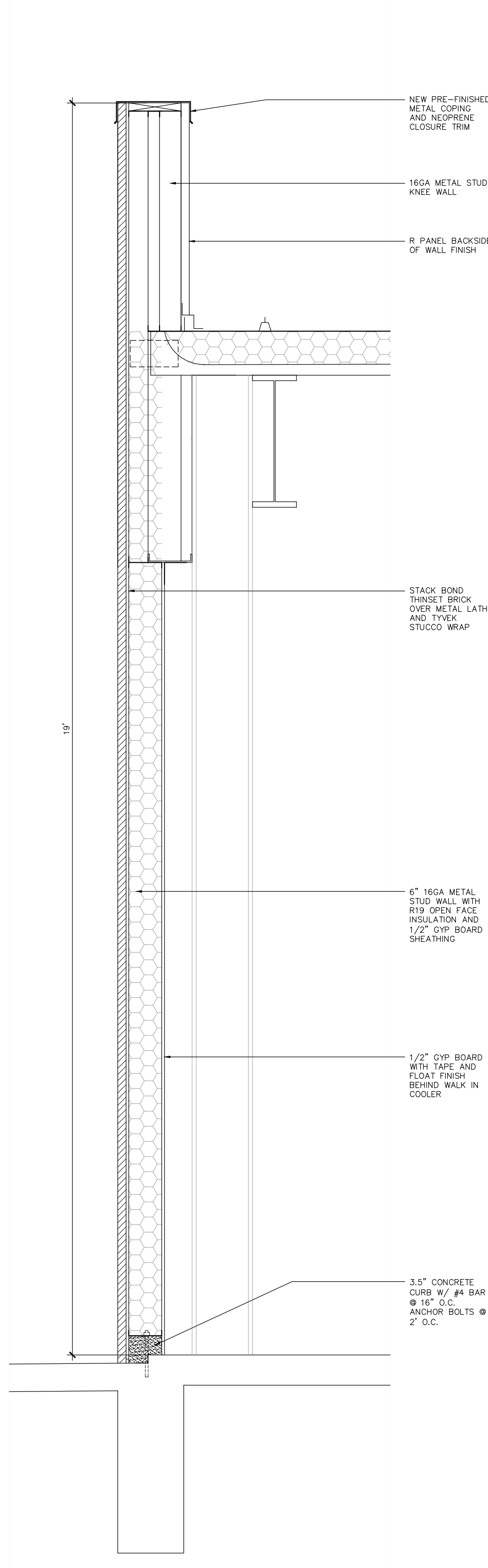
SHEET:
A7



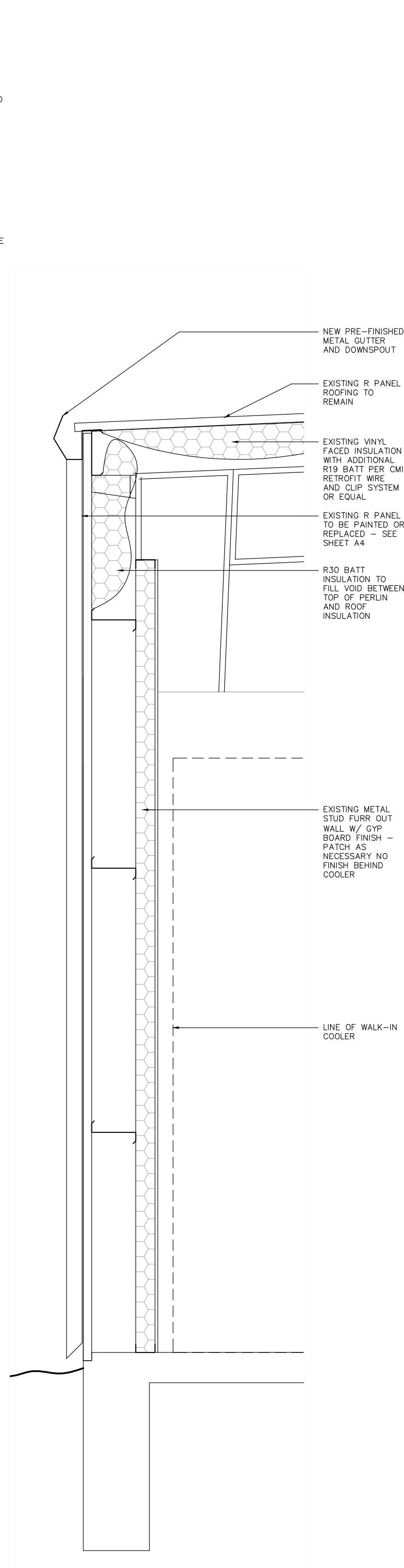
6 WALL TYPE
SCALE: 3/4"=1'-0"



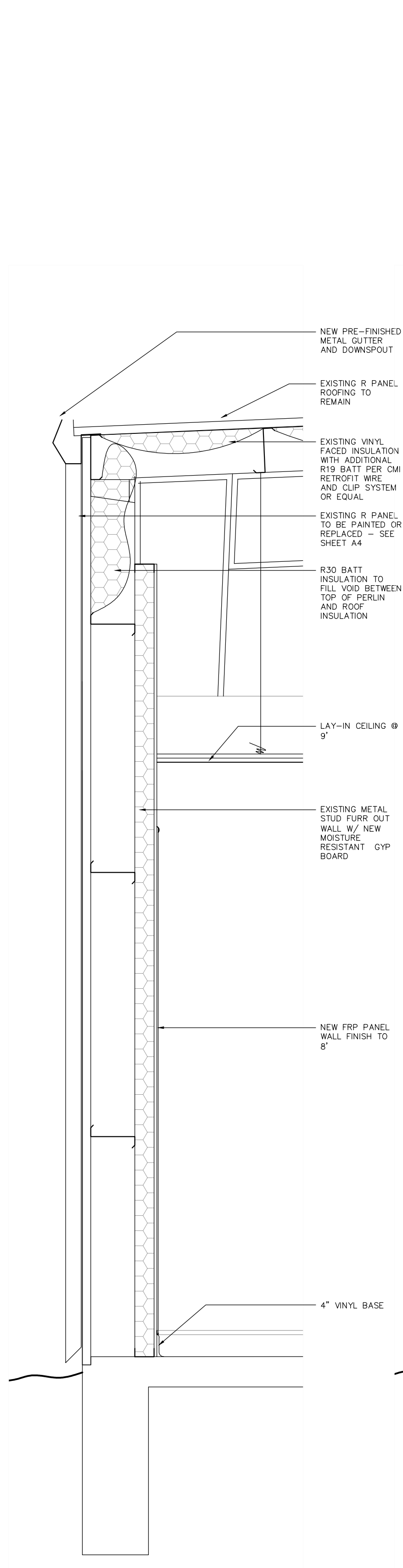
7 WALL TYPE
SCALE: 3/4"=1'-0"



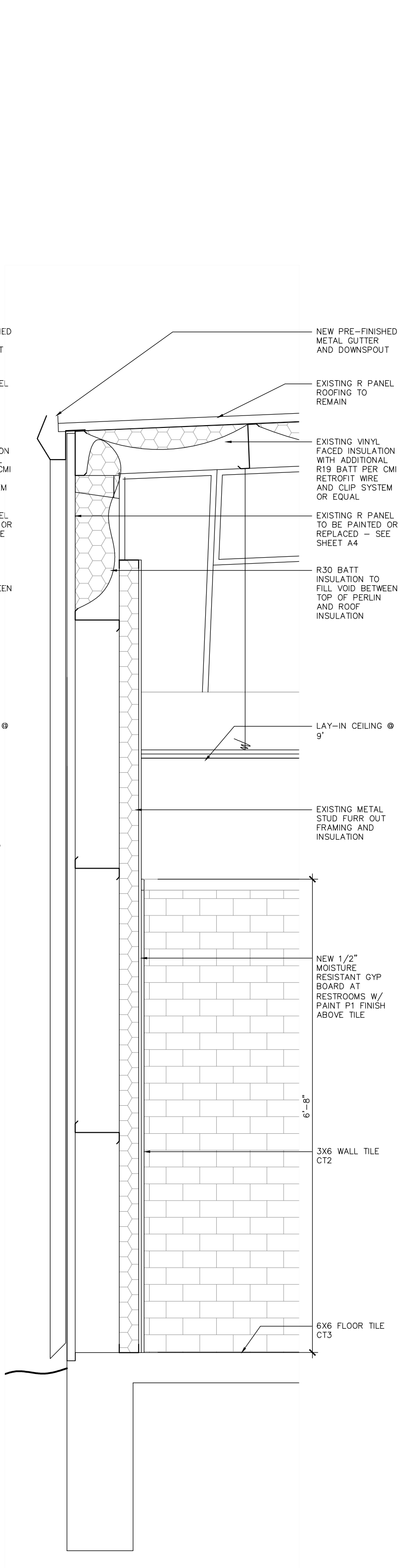
8 WALL TYPE
SCALE: 3/4"=1'-0"



9 WALL TYPE
SCALE: 3/4"=1'-0"



10 WALL TYPE
SCALE: 3/4"=1'-0"

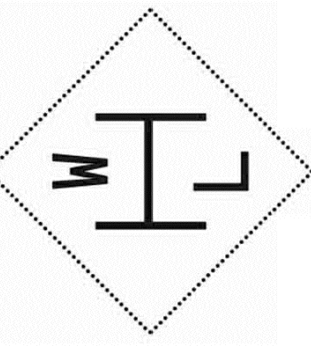


11 WALL TYPE
SCALE: 3/4"=1'-0"

WALL TYPES

SCALE: 3/4"=1'-0"

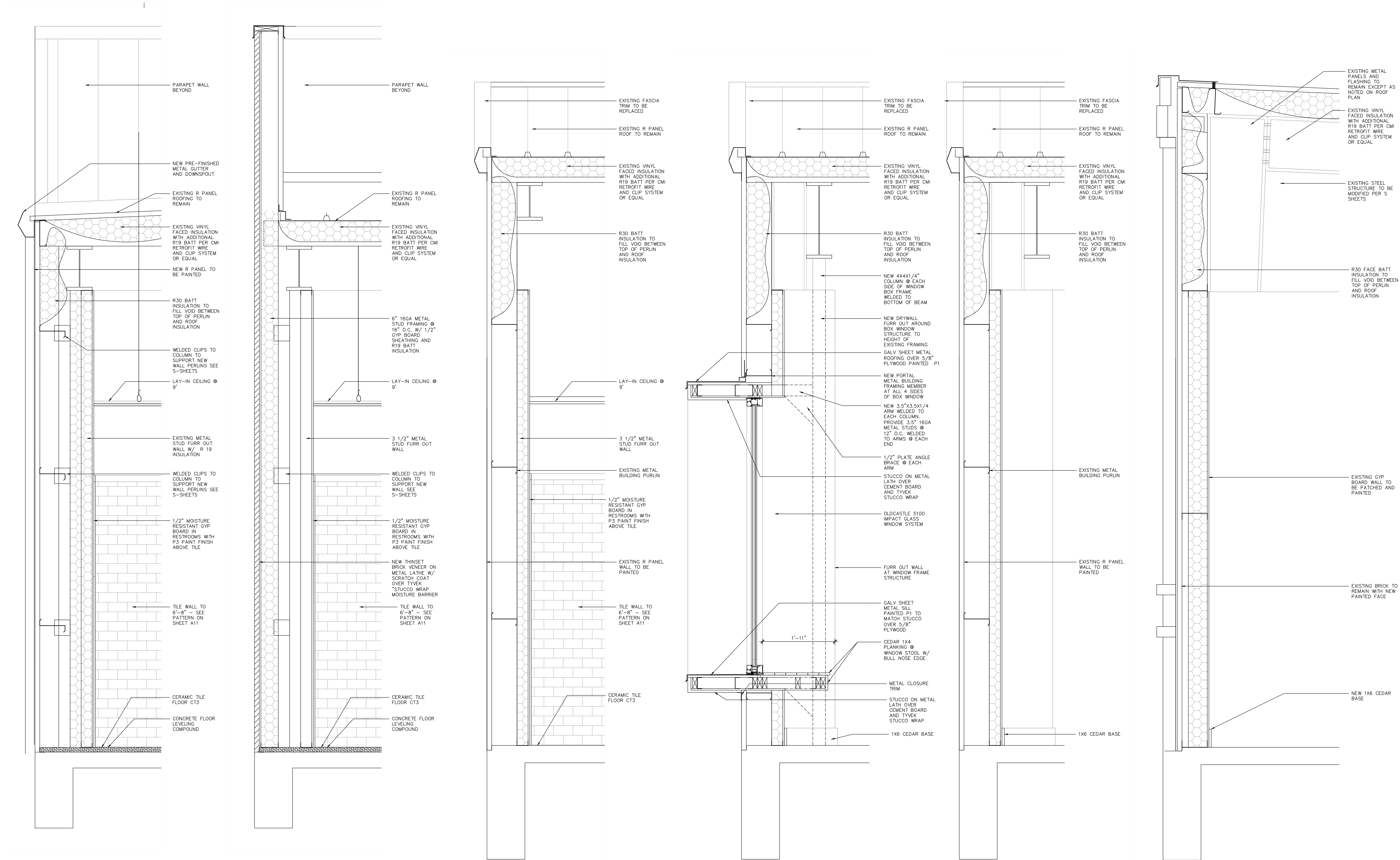
PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

SHEET:
A8



12 WALL TYPE
SCALE: 3/4"=1'-0"

13 WALL TYPE
SCALE: 3/4"=1'-0"

14 WALL TYPE
SCALE: 3/4"=1'-0"

15 WALL TYPE
SCALE: 3/4"=1'-0"

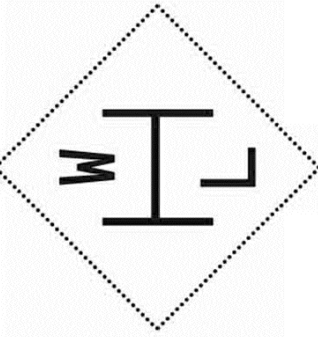
16 WALL TYPE
SCALE: 3/4"=1'-0"

17 WALL TYPE
SCALE: 3/4"=1'-0"

WALL TYPES

SCALE: 3/4"=1'-0"

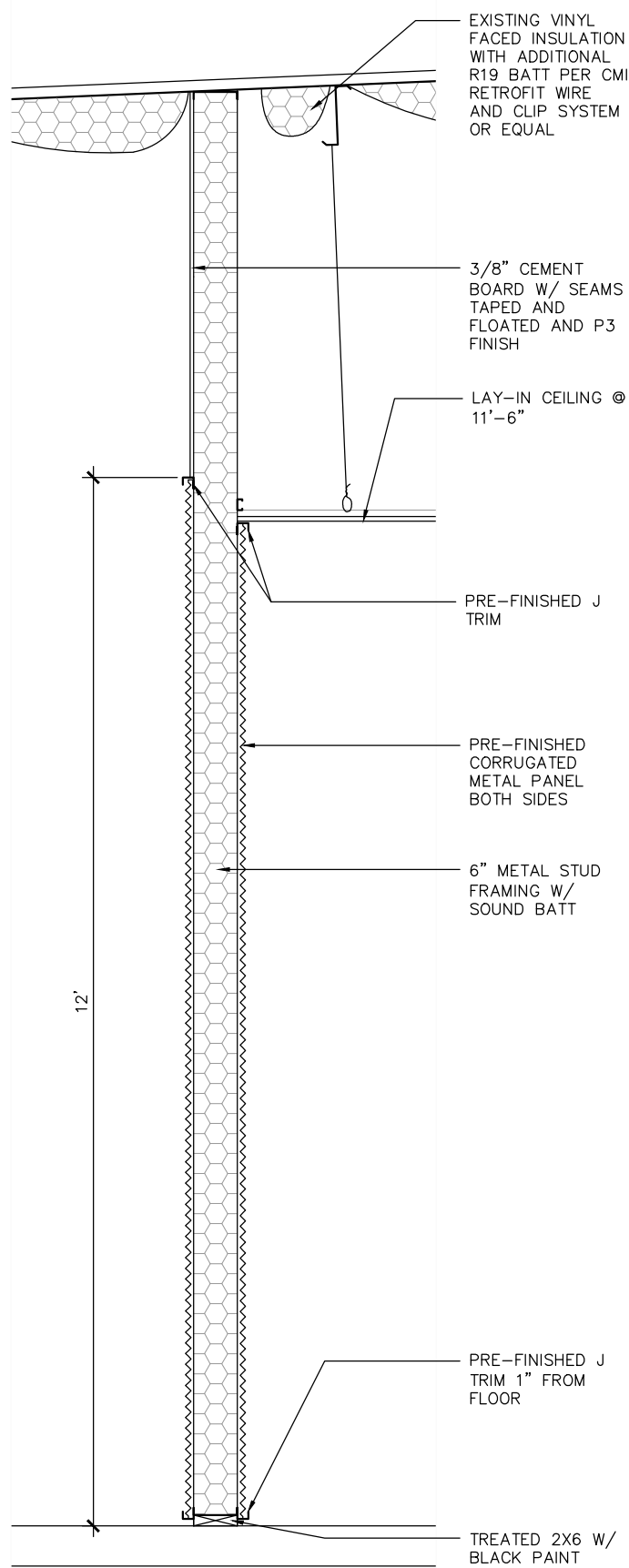
PROPOSED REMODEL PROJECT



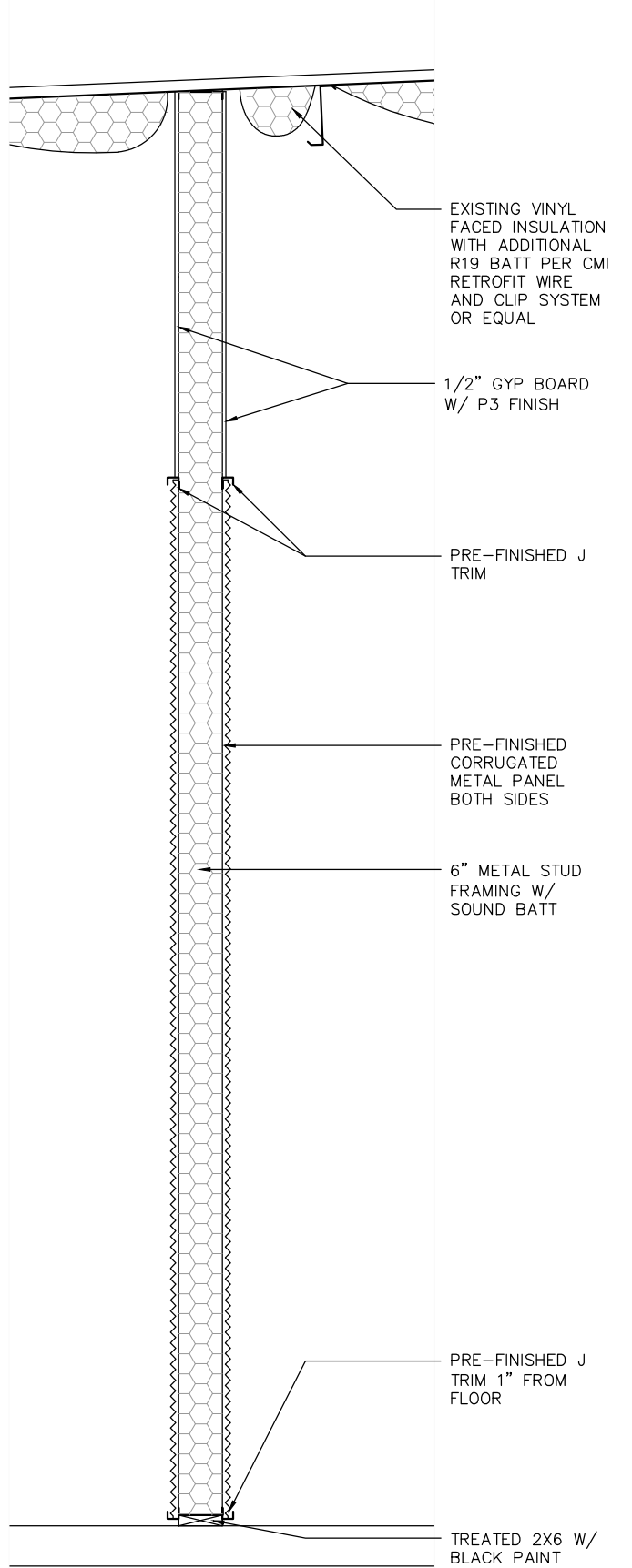
7150 EASTEX FREEWAY

DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

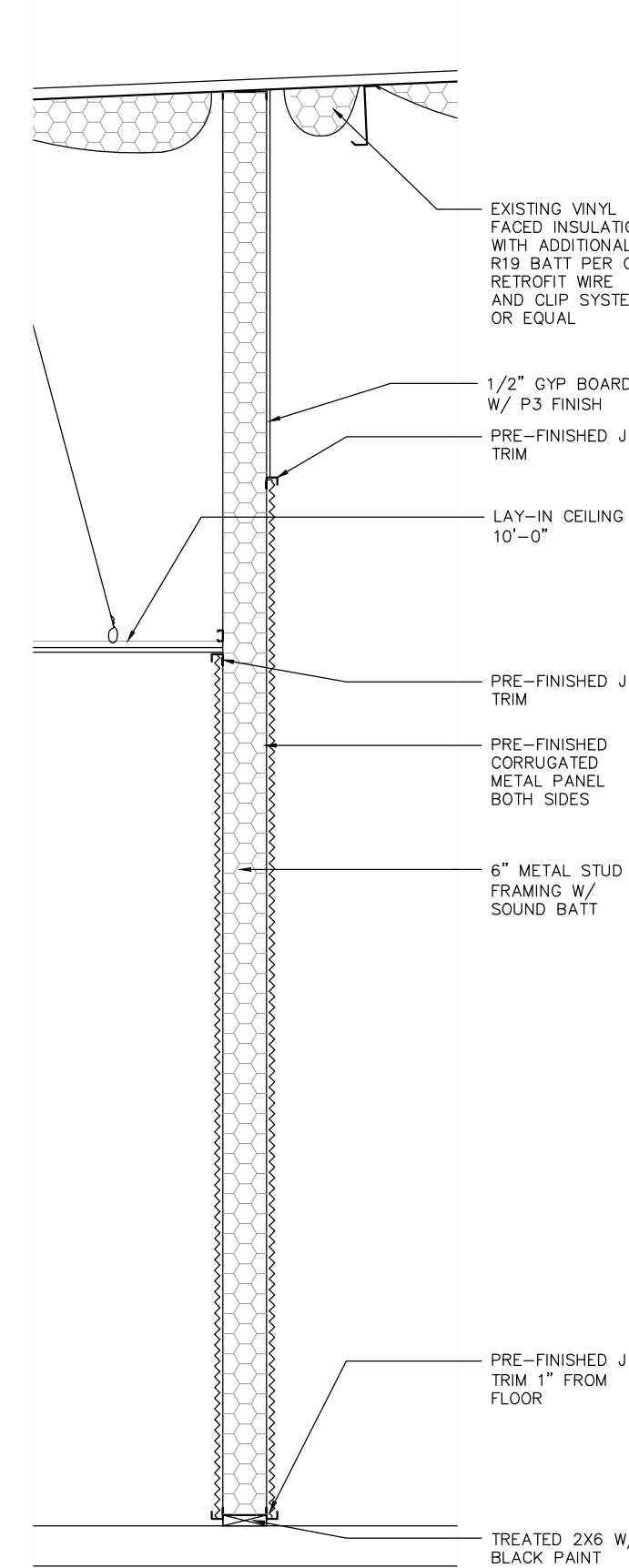
SHEET:
A9



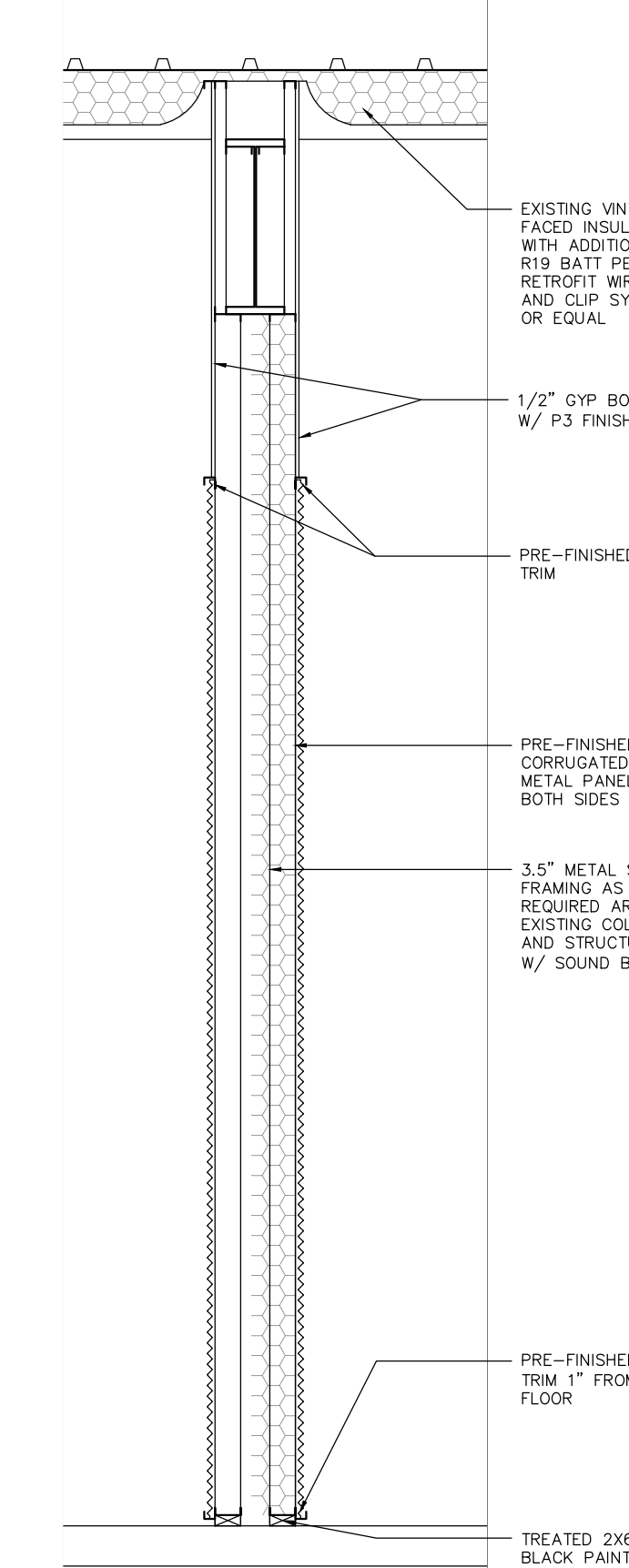
18 WALL TYPE
SCALE: 1/2"=1'-0"



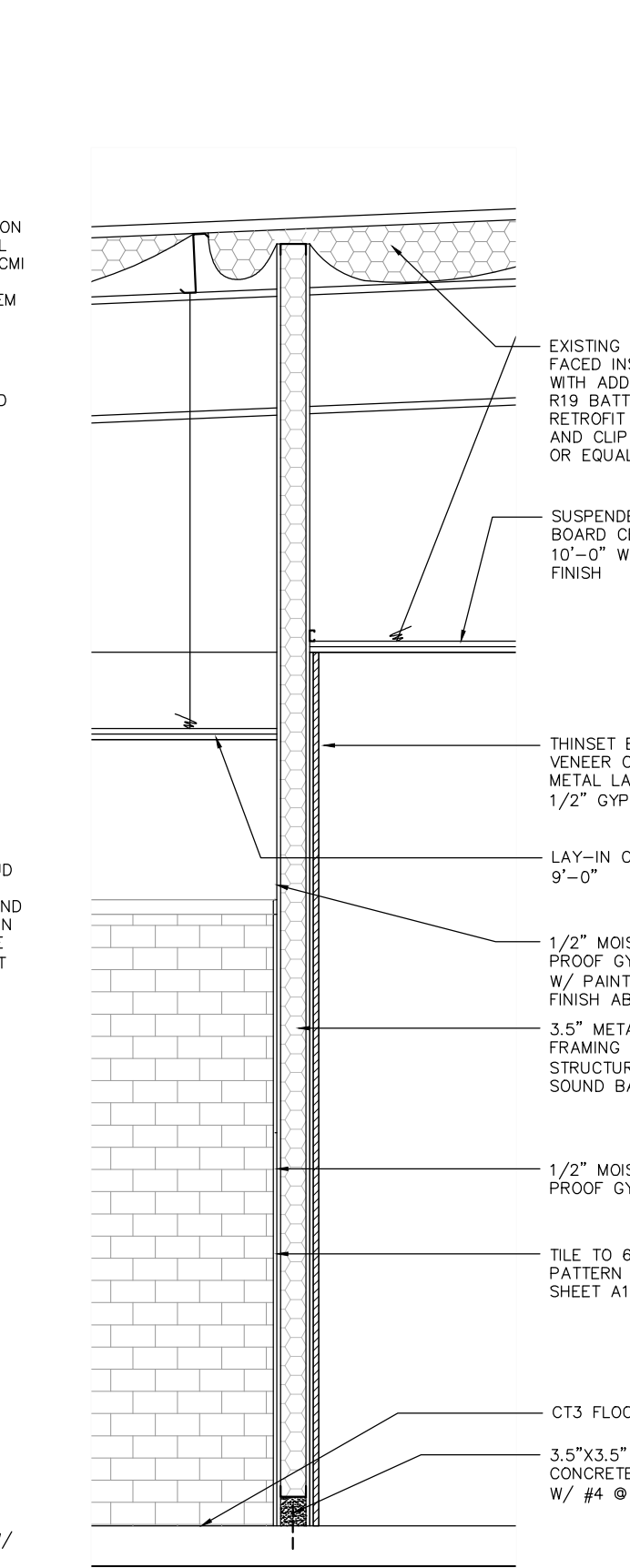
19 WALL TYPE
SCALE: 1/2"=1'-0"



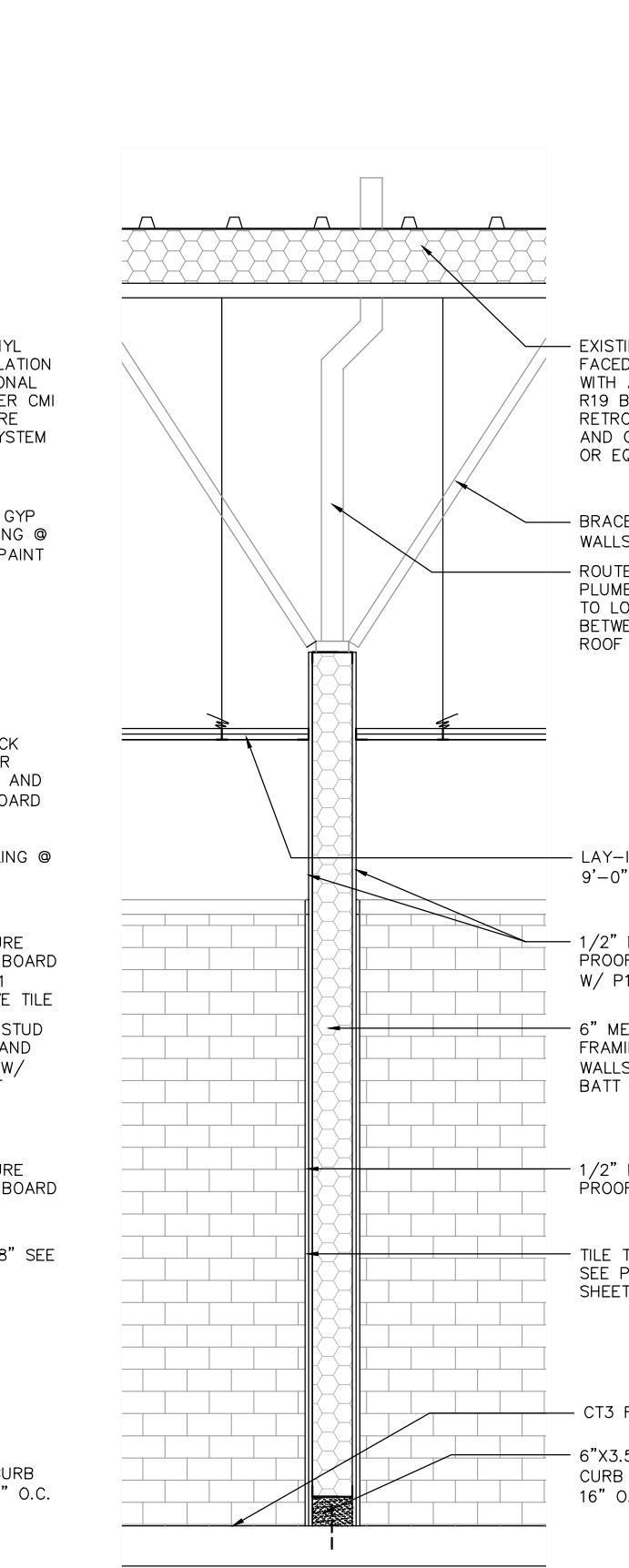
20 WALL TYPE
SCALE: 1/2"=1'-0"



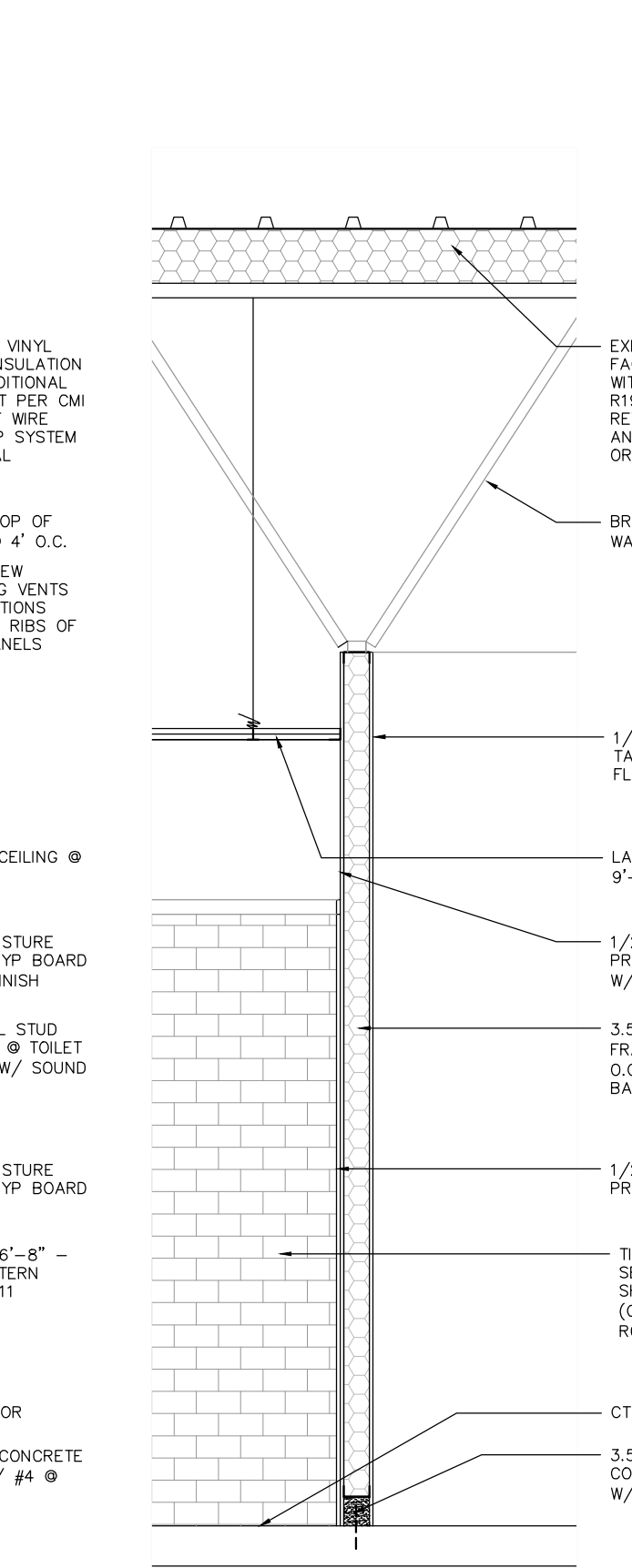
21 WALL TYPE
SCALE: 1/2"=1'-0"



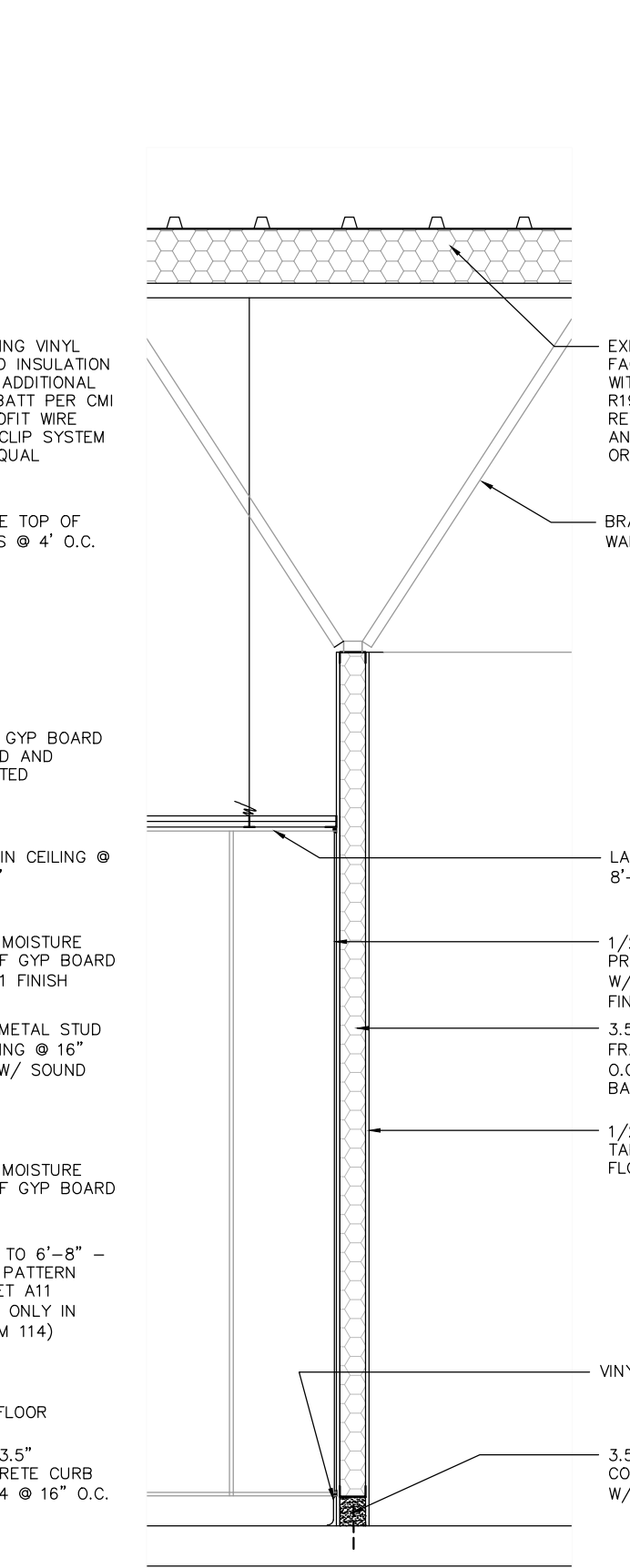
22 WALL TYPE
SCALE: 1/2"=1'-0"



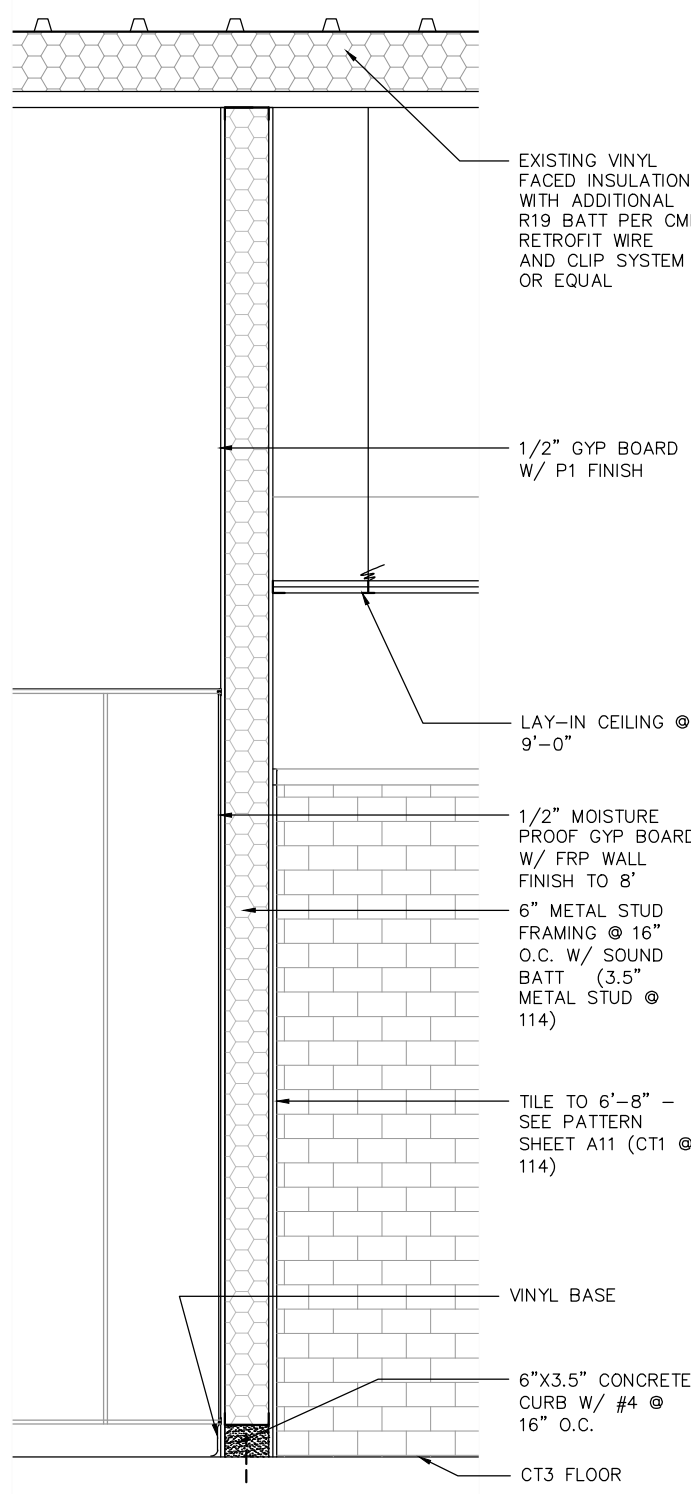
23 WALL TYPE
SCALE: 1/2"=1'-0"



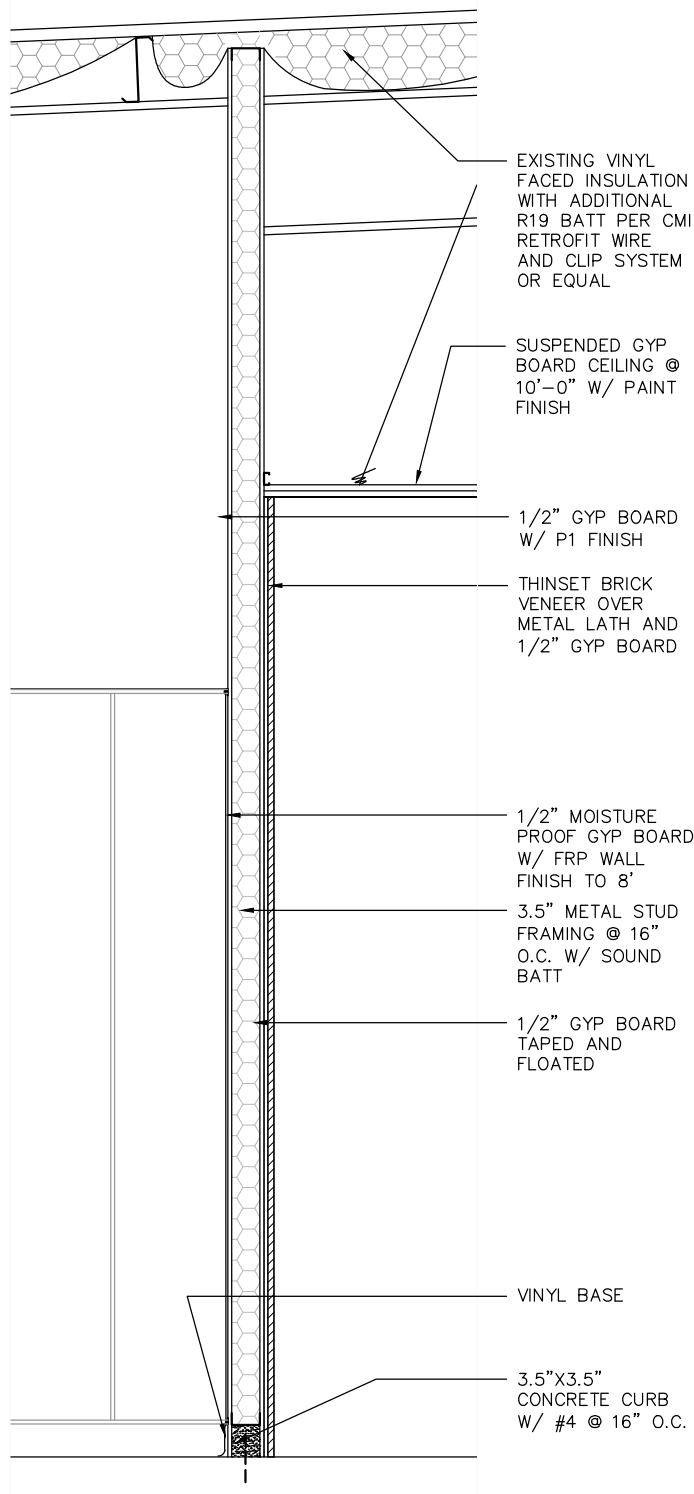
24 WALL TYPE
SCALE: 1/2"=1'-0"



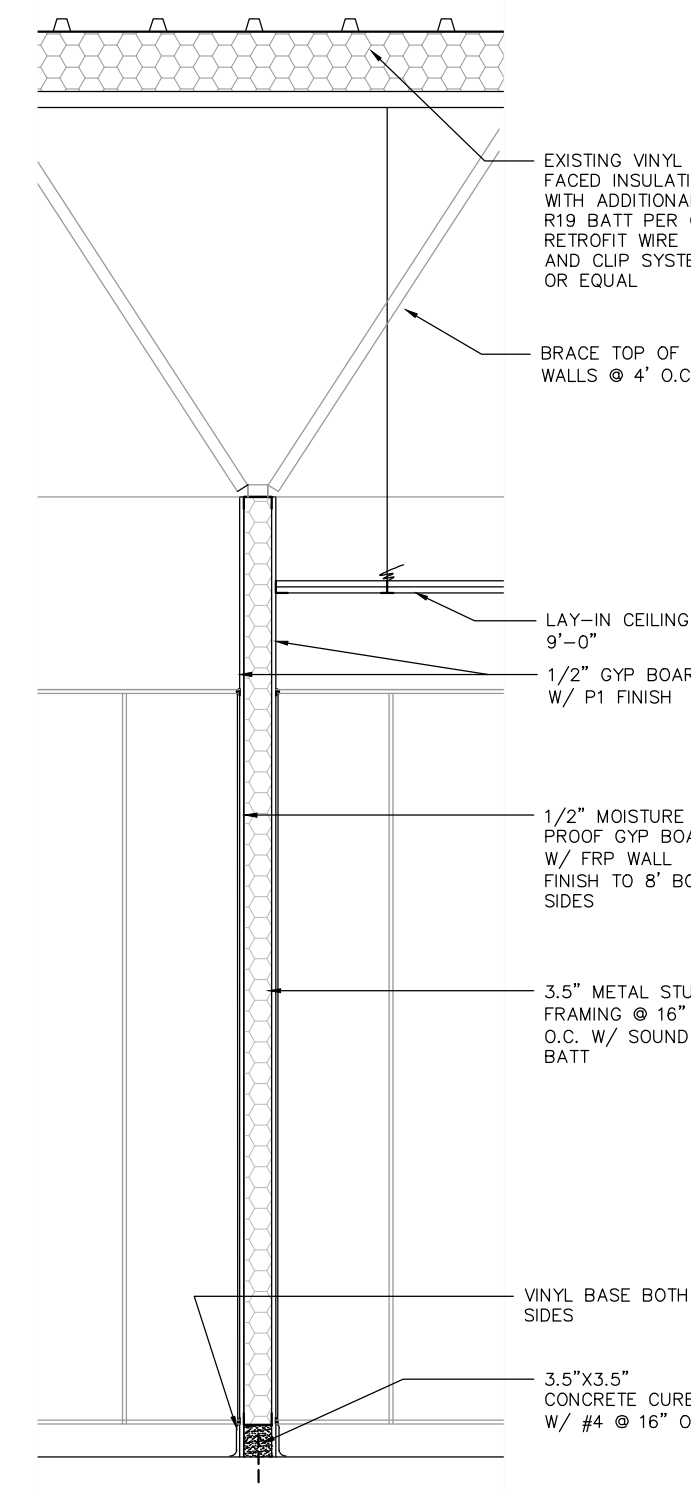
25 WALL TYPE
SCALE: 1/2"=1'-0"



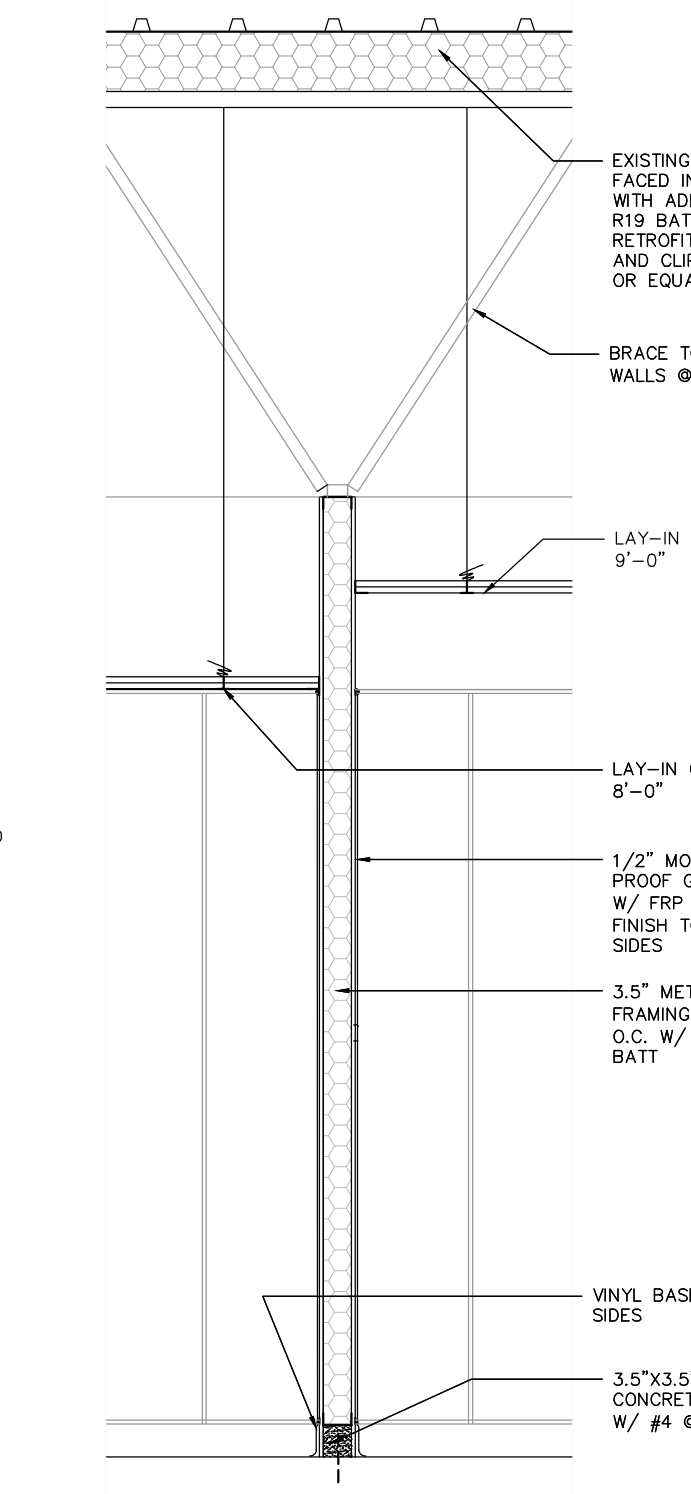
26 WALL TYPE
SCALE: 1/2"=1'-0"



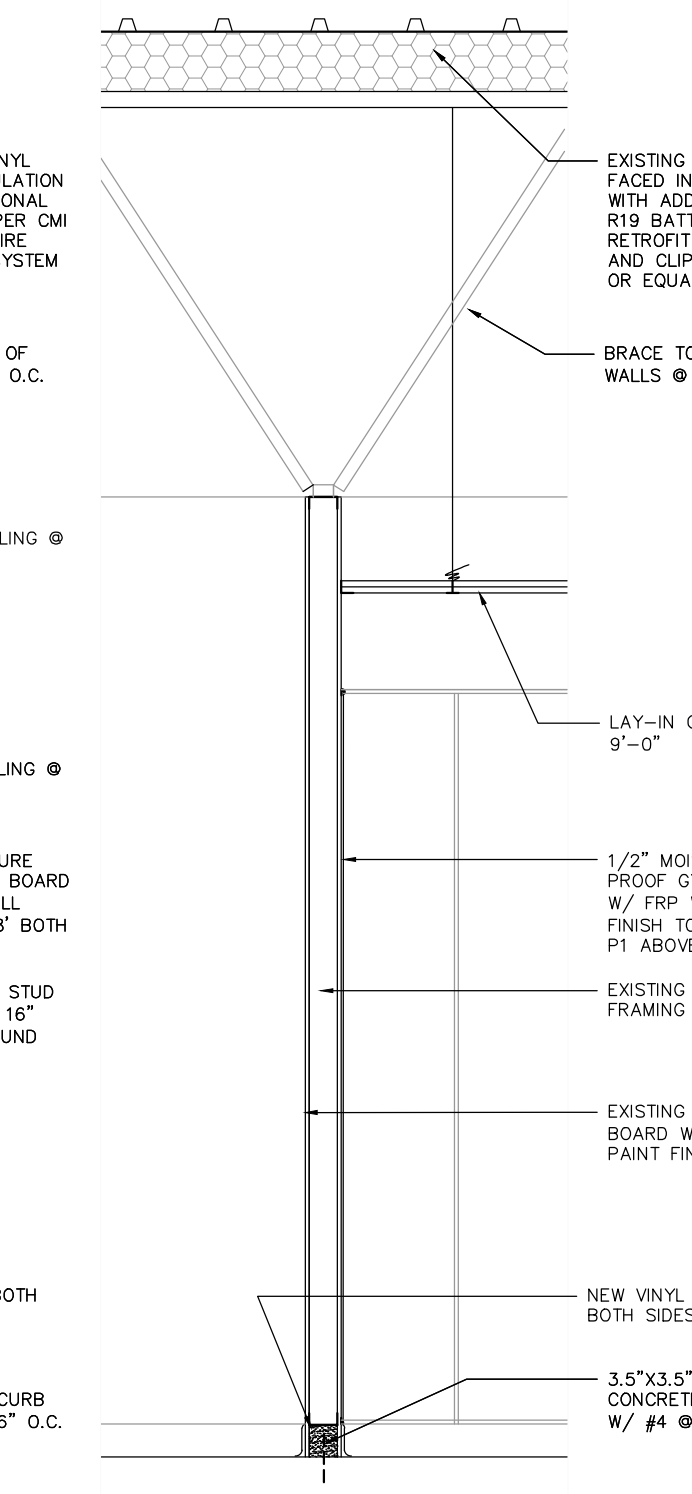
27 WALL TYPE
SCALE: 1/2"=1'-0"



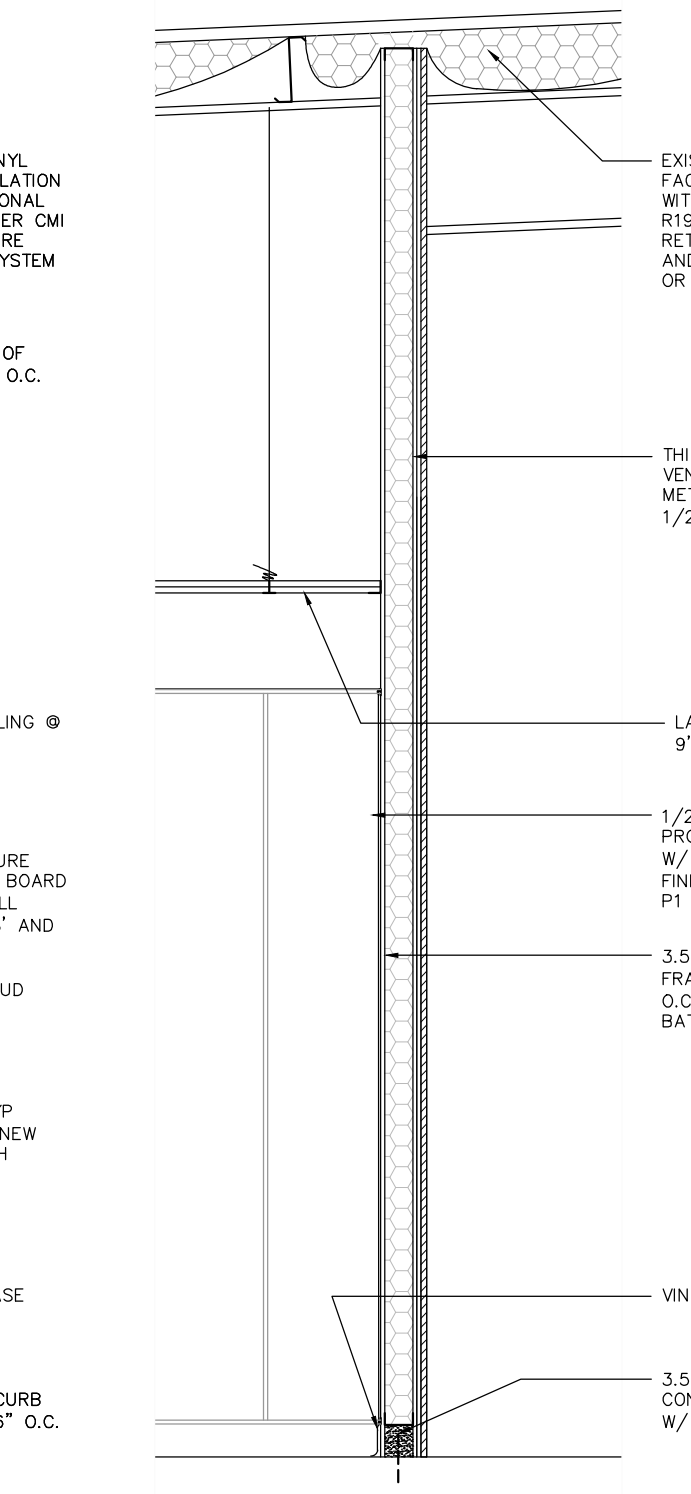
28 WALL TYPE
SCALE: 1/2"=1'-0"



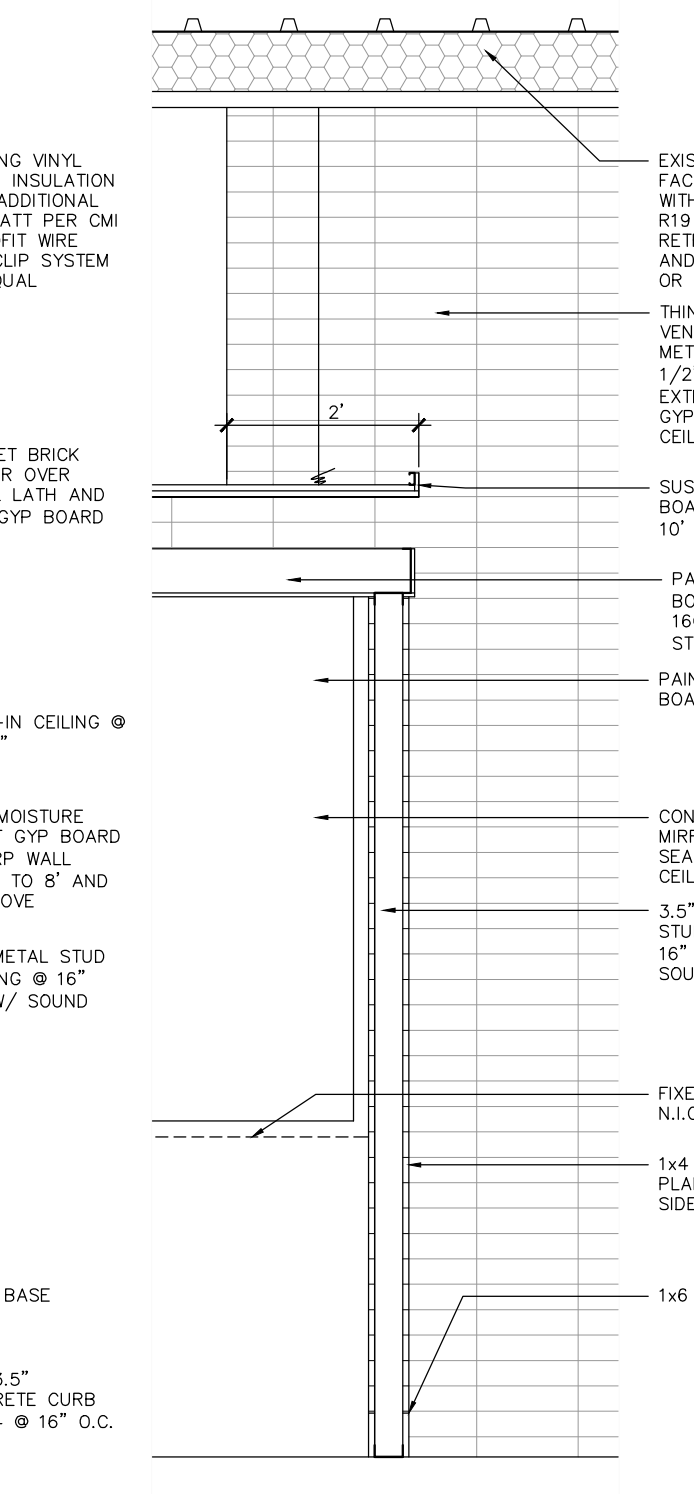
29 WALL TYPE
SCALE: 1/2"=1'-0"



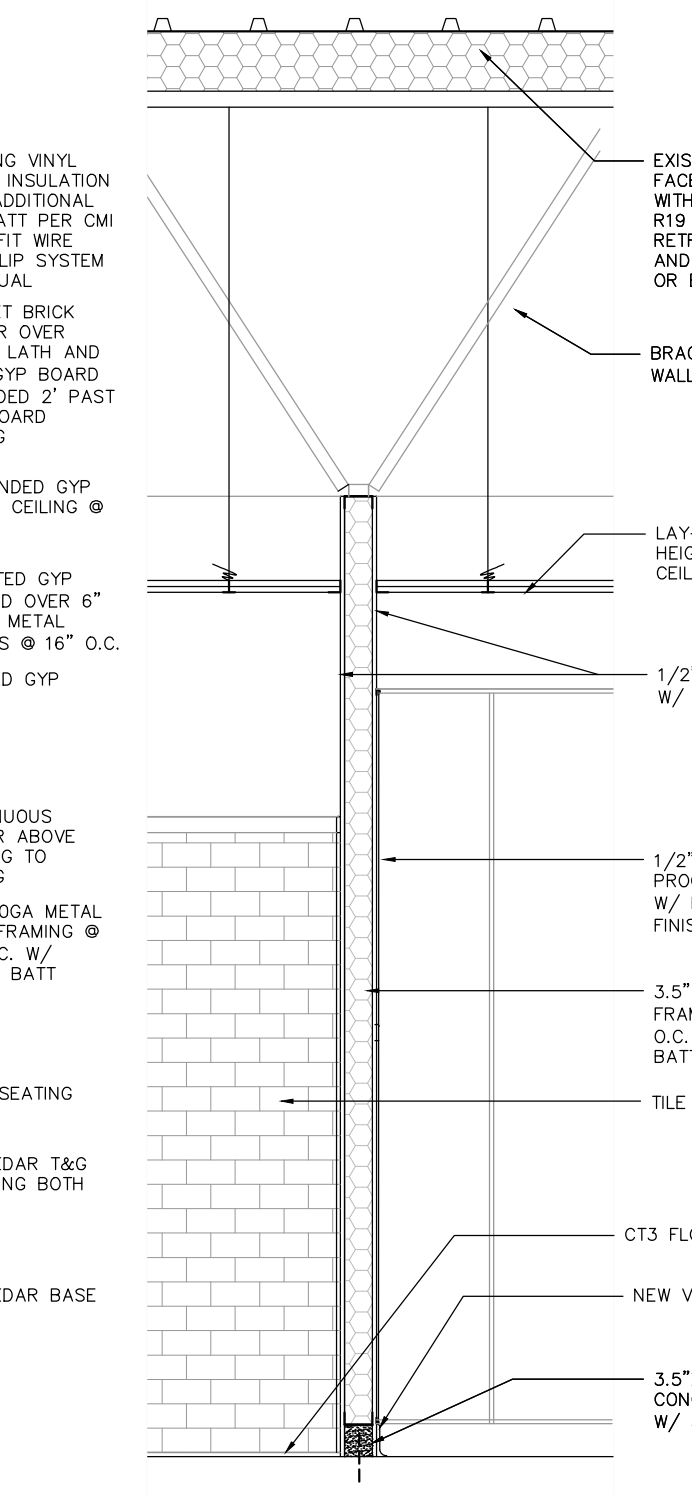
30 WALL TYPE
SCALE: 1/2"=1'-0"



31 WALL TYPE
SCALE: 1/2"=1'-0"



32 WALL TYPE
SCALE: 1/2"=1'-0"

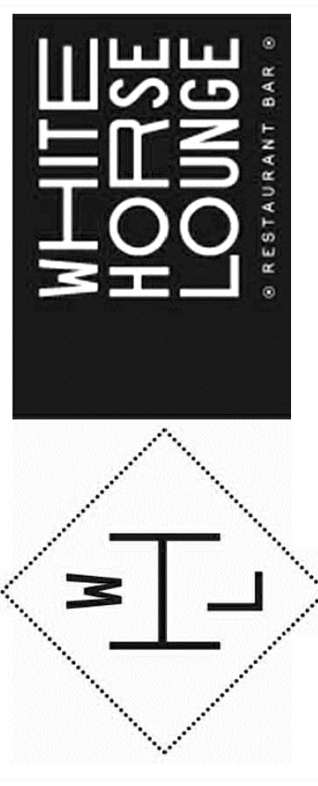


33 WALL TYPE
SCALE: 1/2"=1'-0"

WALL TYPES

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

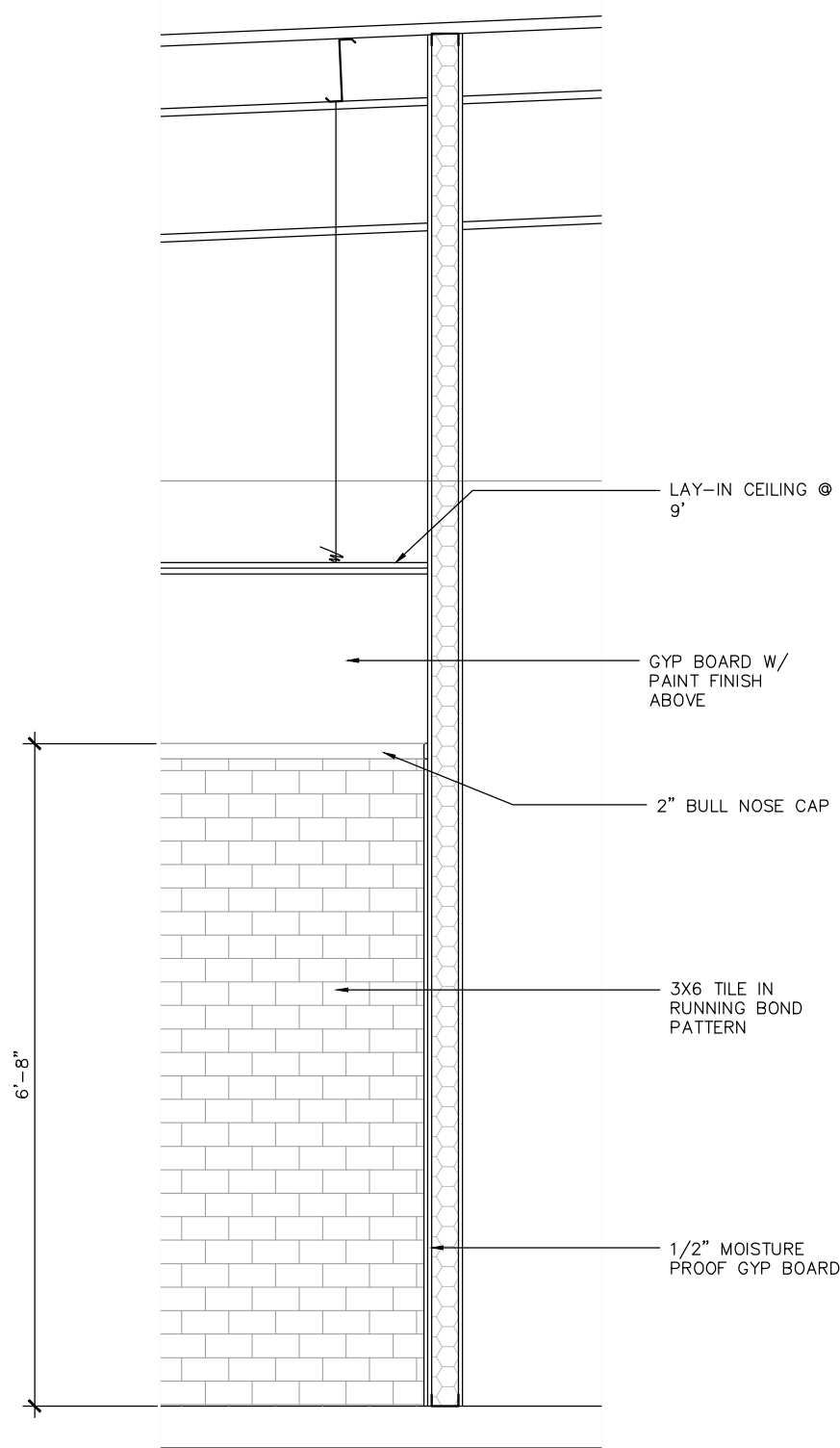
PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

SHEET:
A10

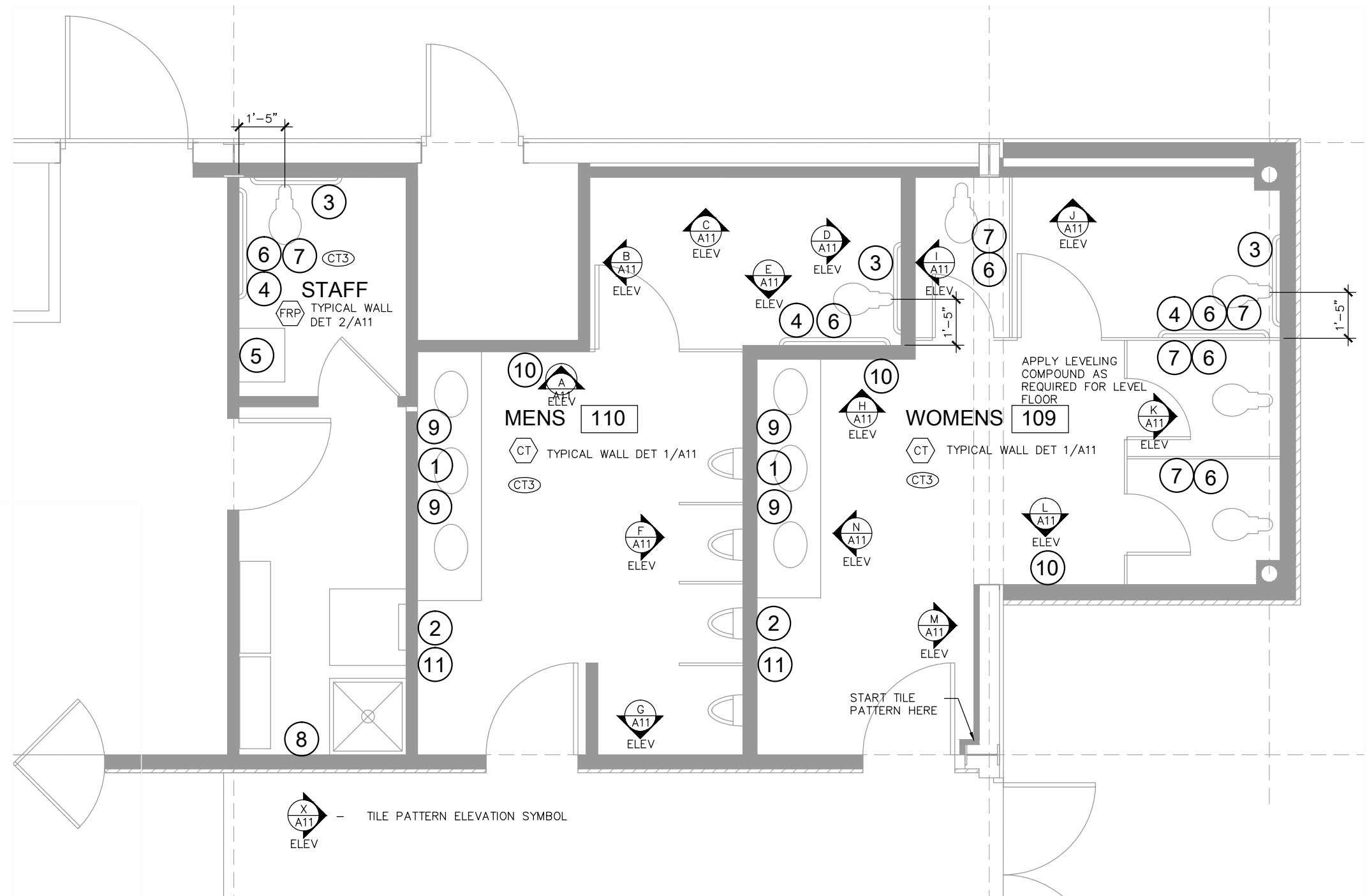


1 TILE WALL
SCALE: 1/2"=1'-0"

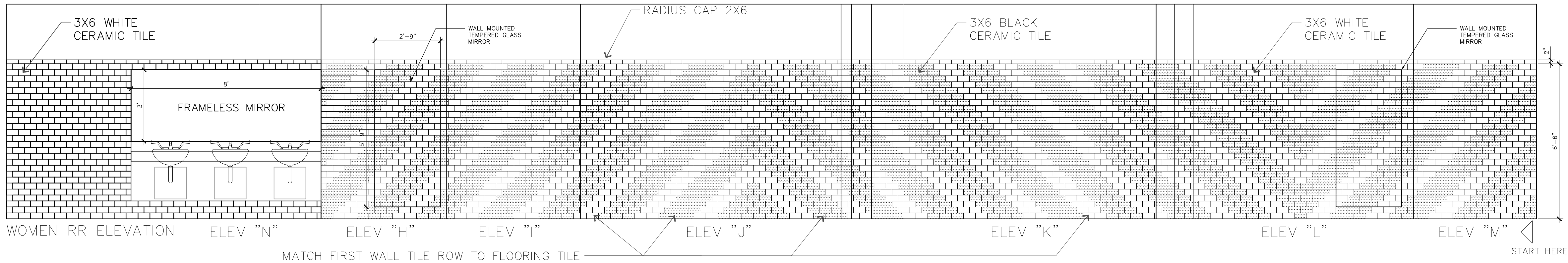
ACCESSORY LEGEND:

Toilet Accessory Schedule:				
Item #:	Item:	Manufacturer:	Model #:	Mount Ht:
1	Mirror			39" edge
2	Paper Towel / Trash	Bobrick	B-3944	44"
3	Grab bar	Bobrick	B-5806 36	33" to CL
4	Grab bar	Bobrick	B-5806 42	33" to CL
5	Mirror	Bobrick	B-2908 1830	39"
6	Toilet paper dispenser	Bobrick	B-2890	20"
7	Fem Napkin disposal	Bobrick	B-270	20"
8	Mop Rack	Bobrick	B-239x34	66"
9	Soap Dispenser	Bobrick	B-822	
10	Mirror			6"
11	ELECTRIC HAND DRIER	WORLD		44"
				SEE RESTROOM WALL ELEVATIONS FOR SIZE
				STAINLESS STEEL FINISH

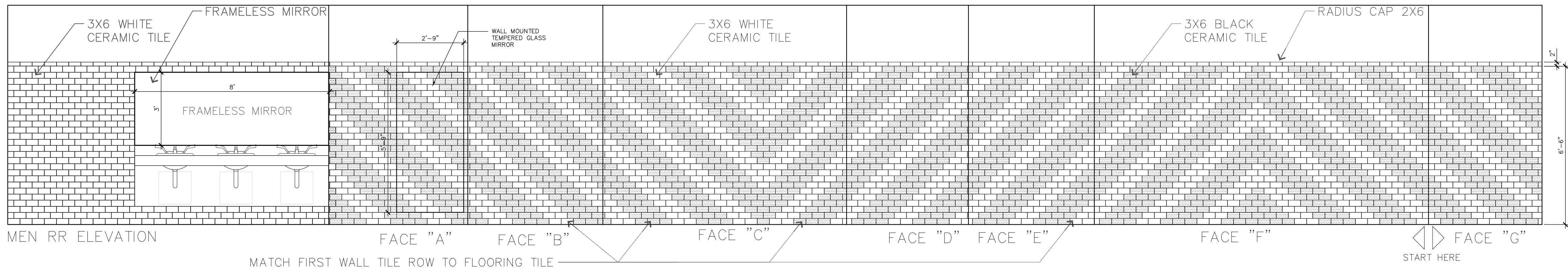
(X) LOCATION OF ACCESSORY ON ACCESSORY PLAN



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

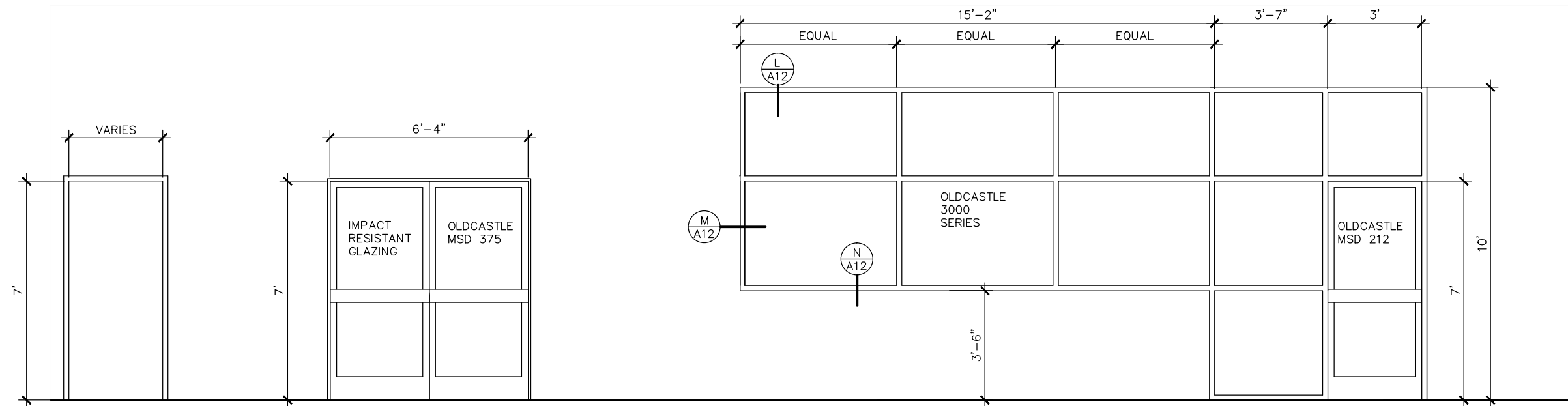


WALL TILE PATTERN ROOM 109
SCALE: 3/8"=1'-0"



WALL TILE PATTERN ROOM 110
SCALE: 3/8"=1'-0"

RESTROOM INFORMATION

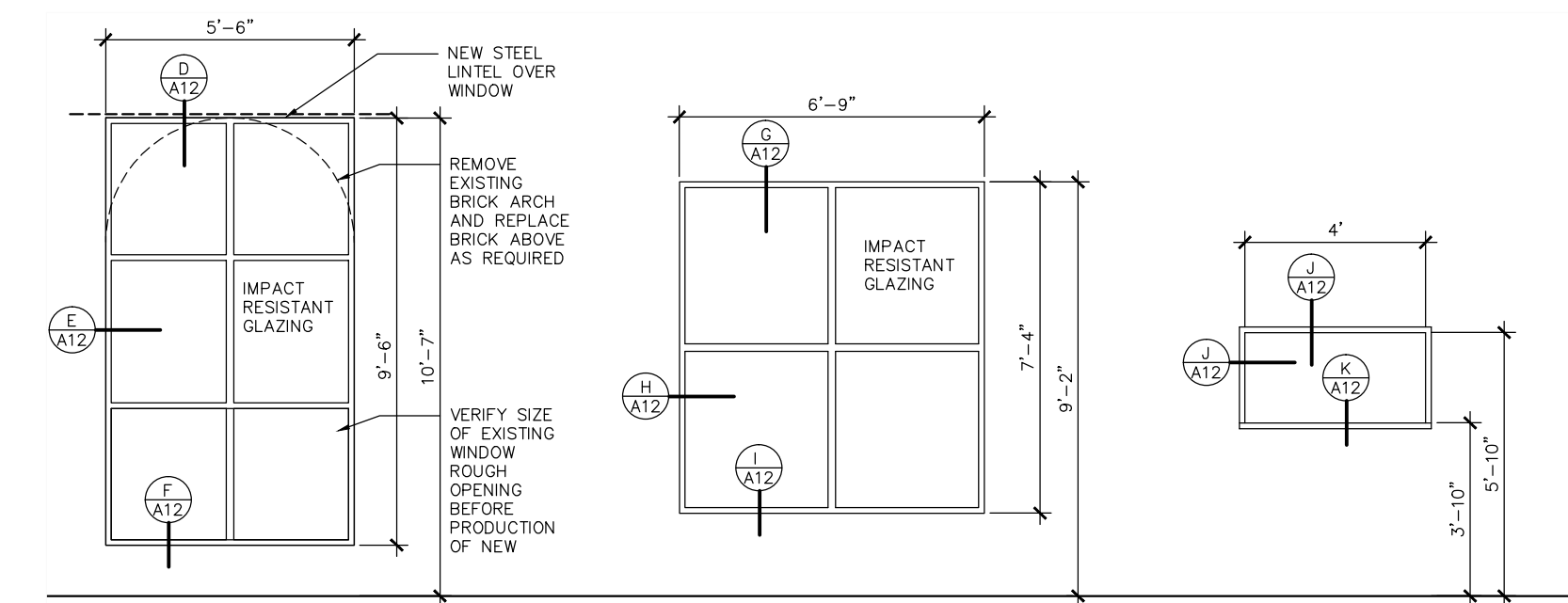


NOTE:
FRAME TYPE 4 AND 5 ON
SHEET A5

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

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

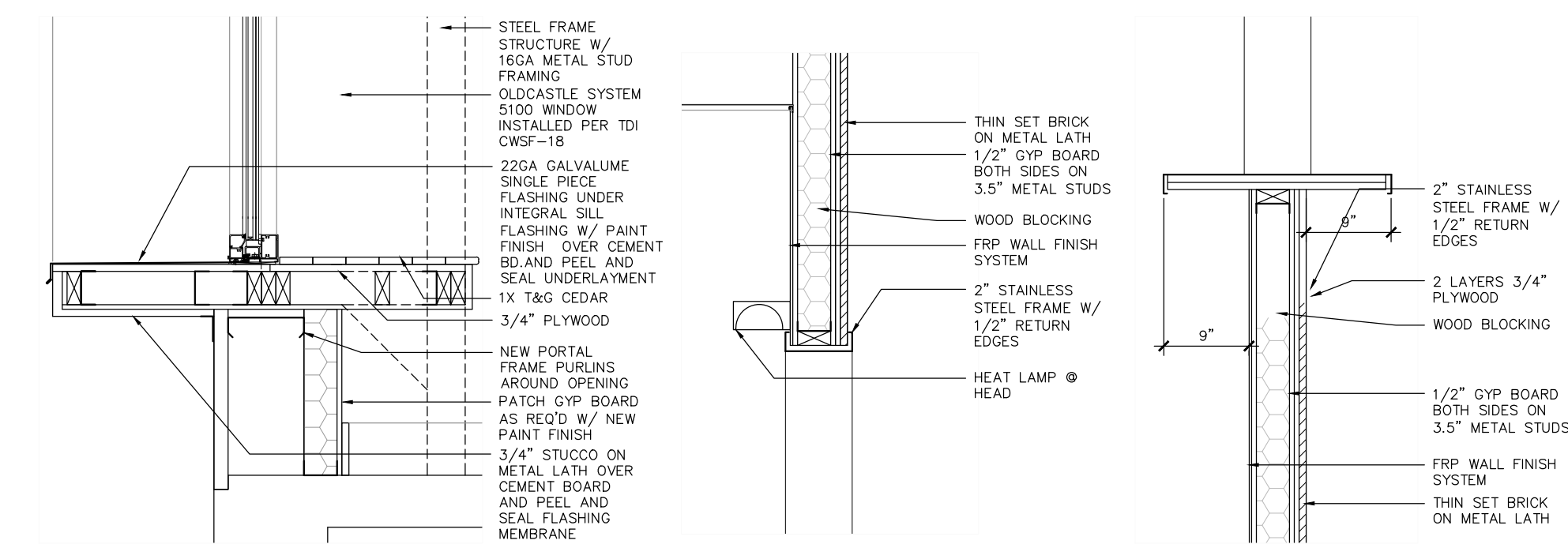
3 FRAME
SCALE: 1/4"=1'-0"



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

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

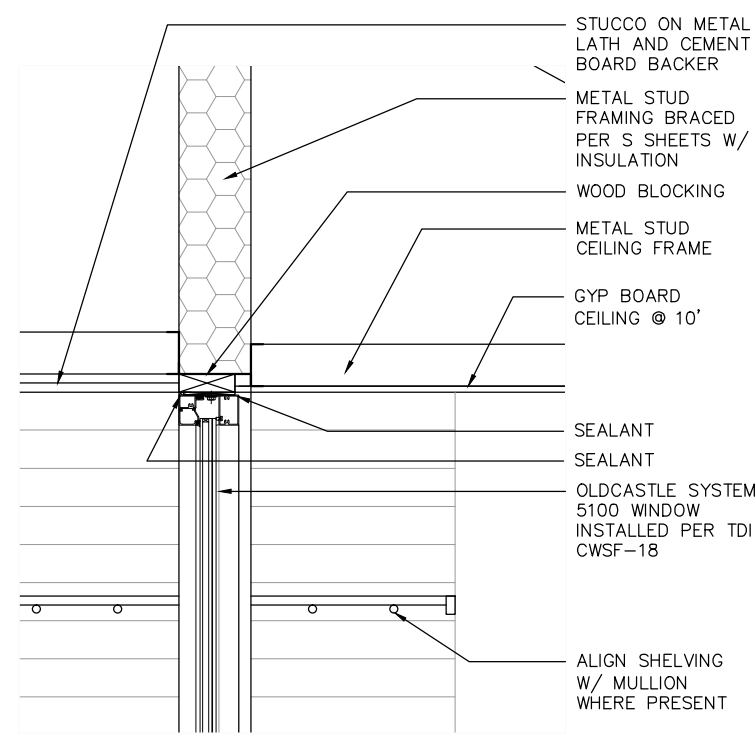
C WINDOW
SCALE: 1/4"=1'-0"



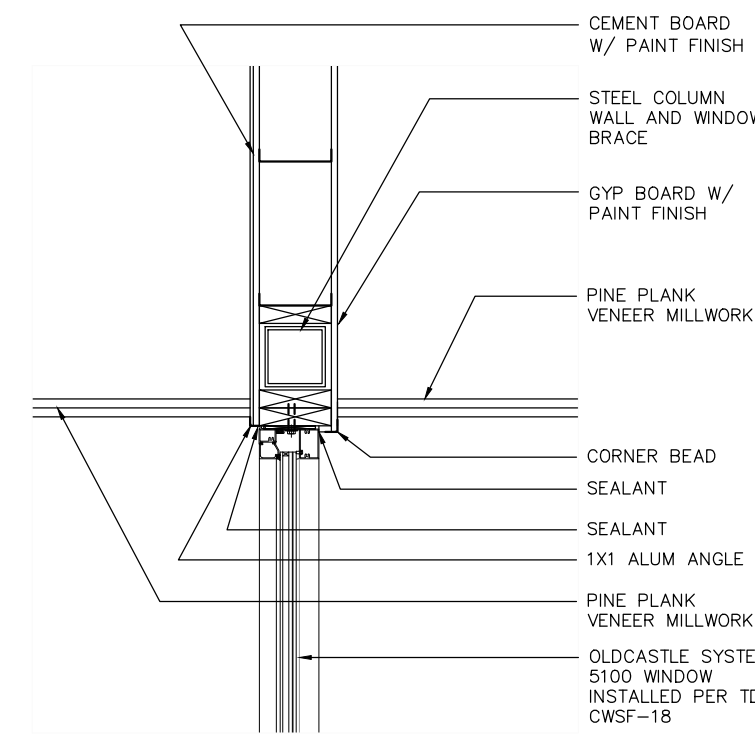
I SILL
SCALE: 3/4"=1'-0"

J HEAD/JAMB
SCALE: 3/4"=1'-0"

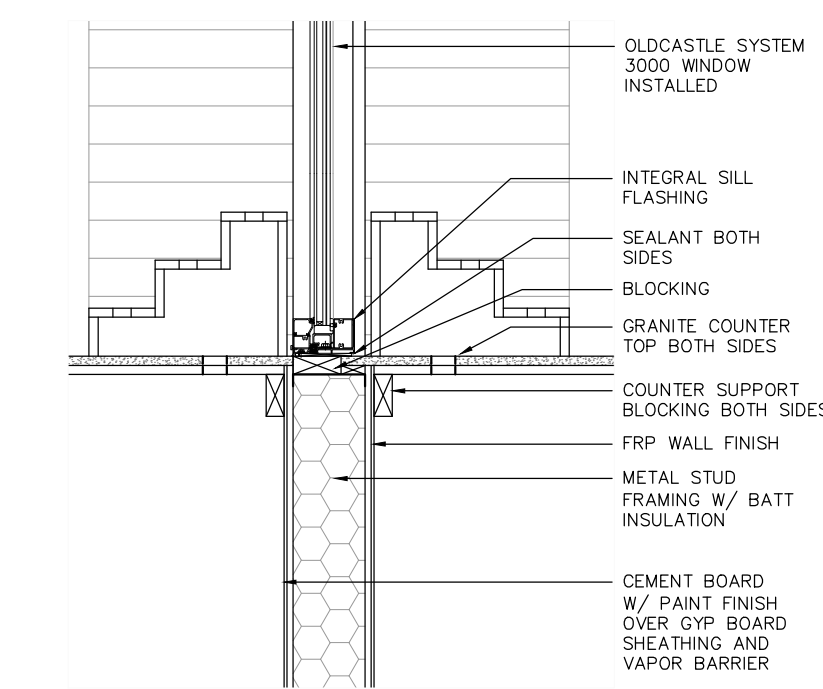
K HEAD/JAMB
SCALE: 3/4"=1'-0"



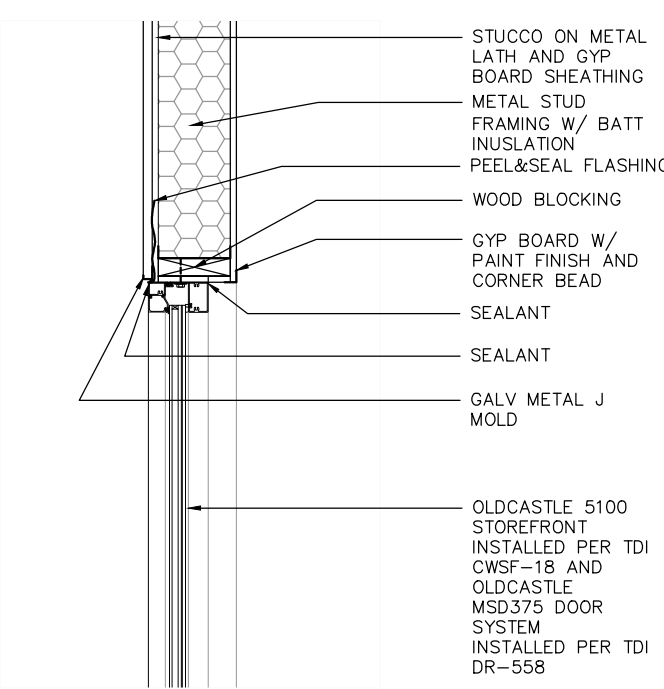
L HEAD
SCALE: 3/4"=1'-0"



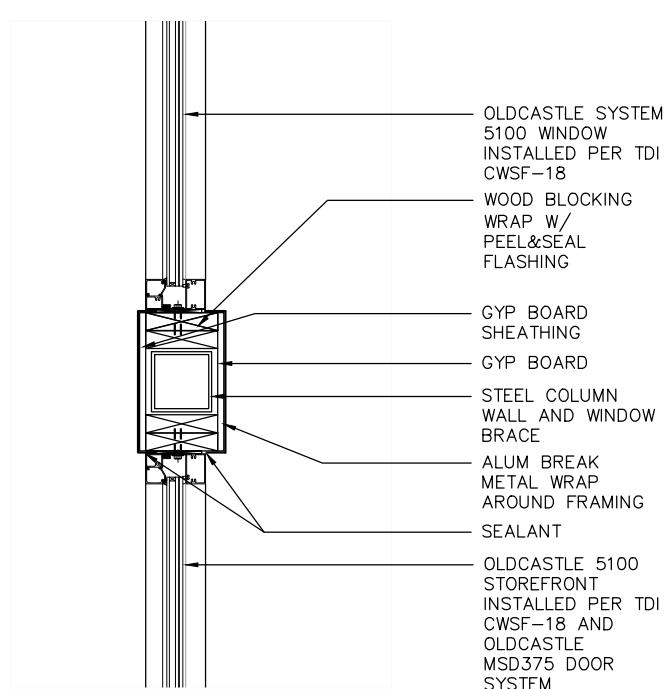
M JAMB
SCALE: 3/4"=1'-0"



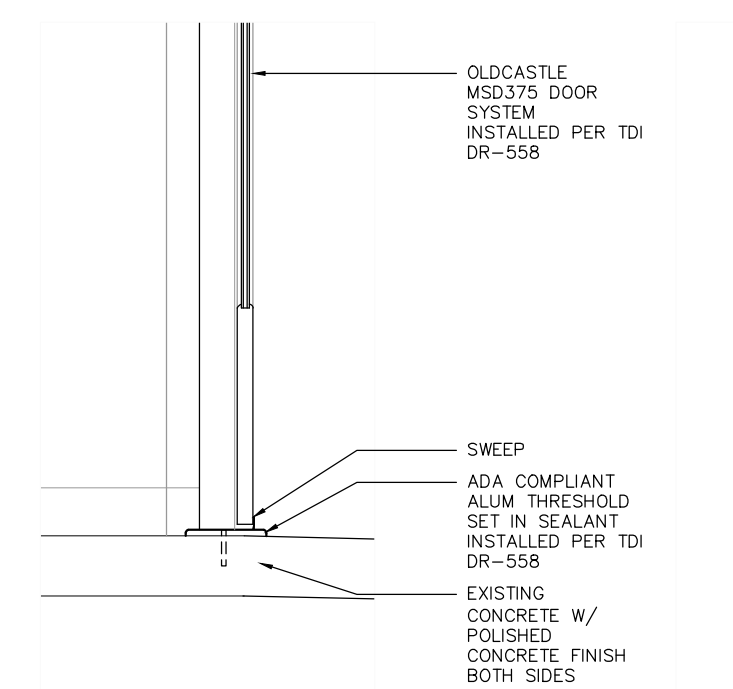
N SILL
SCALE: 3/4"=1'-0"



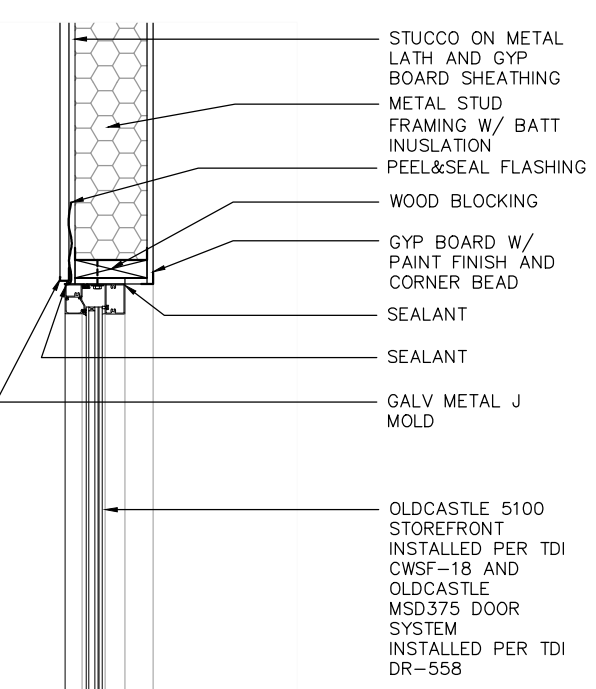
O HEAD
SCALE: 3/4"=1'-0"



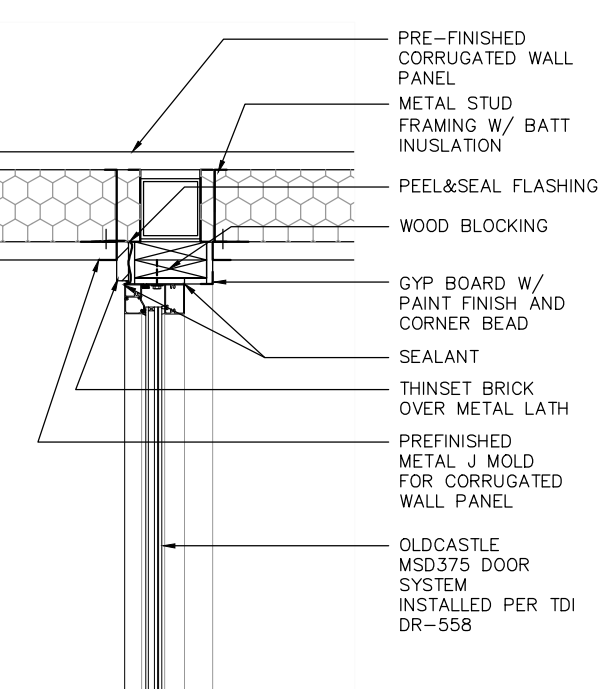
P JAMB
SCALE: 3/4"=1'-0"



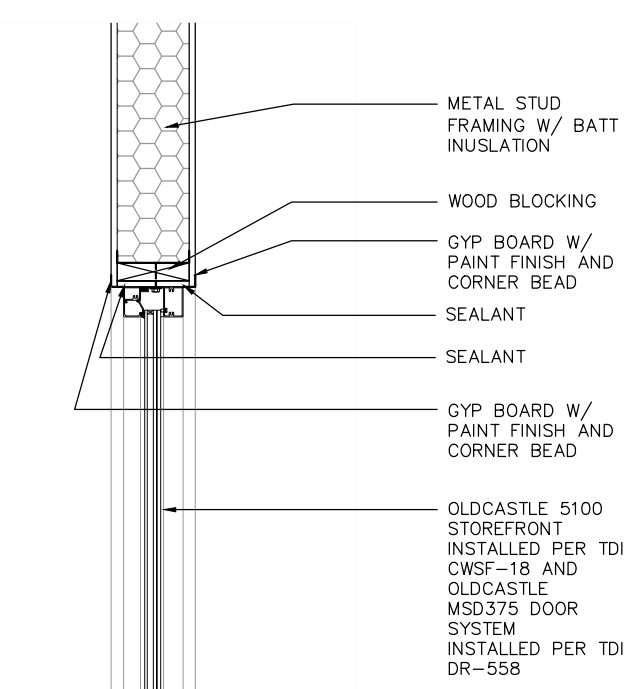
Q THRESHOLD
SCALE: 3/4"=1'-0"



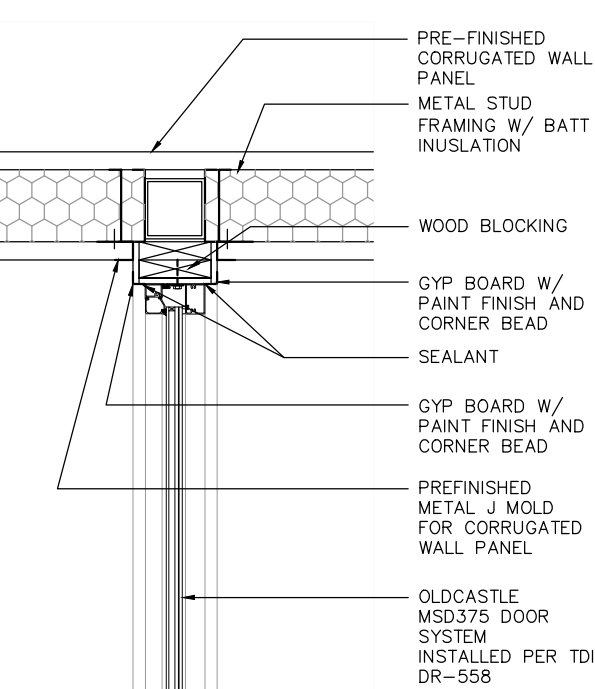
R HEAD
SCALE: 3/4"=1'-0"



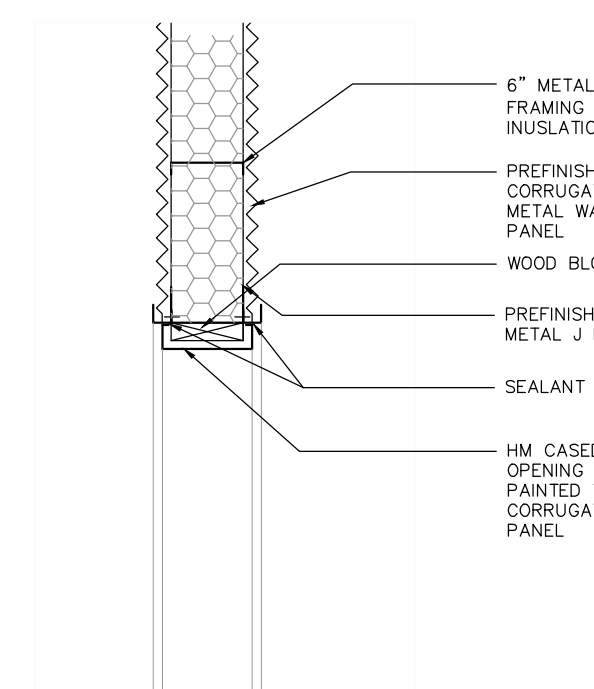
S JAMB
SCALE: 3/4"=1'-0"



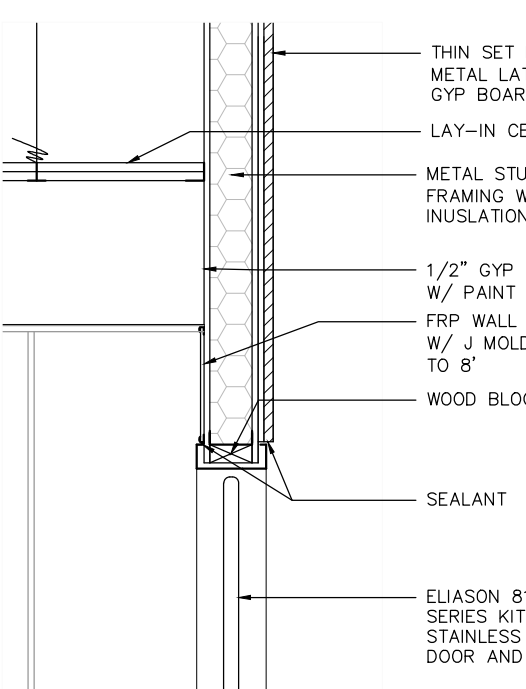
T HEAD
SCALE: 3/4"=1'-0"



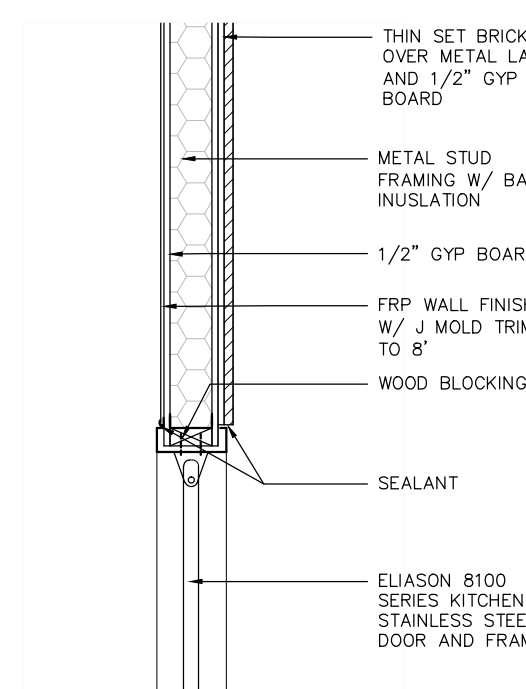
U JAMB
SCALE: 3/4"=1'-0"



V HEAD/JAMB
SCALE: 3/4"=1'-0"



W HEAD
SCALE: 3/4"=1'-0"

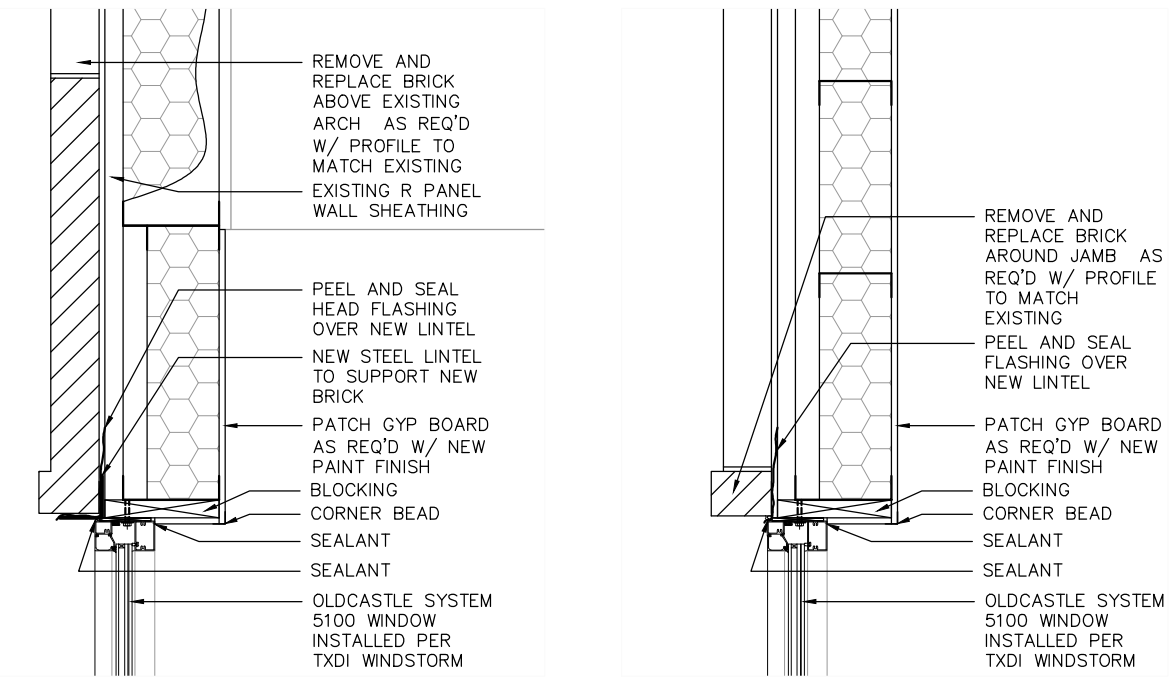


X JAMB
SCALE: 3/4"=1'-0"

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

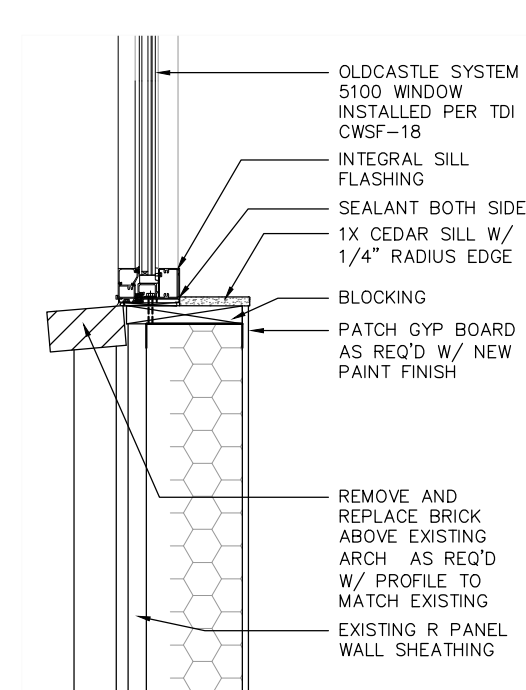
B DOOR
SCALE: 1/4"=1'-0"

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

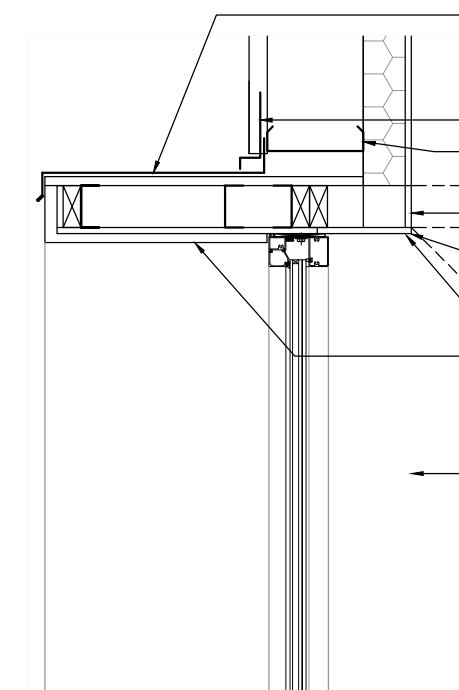


D HEAD
SCALE: 3/4"=1'-0"

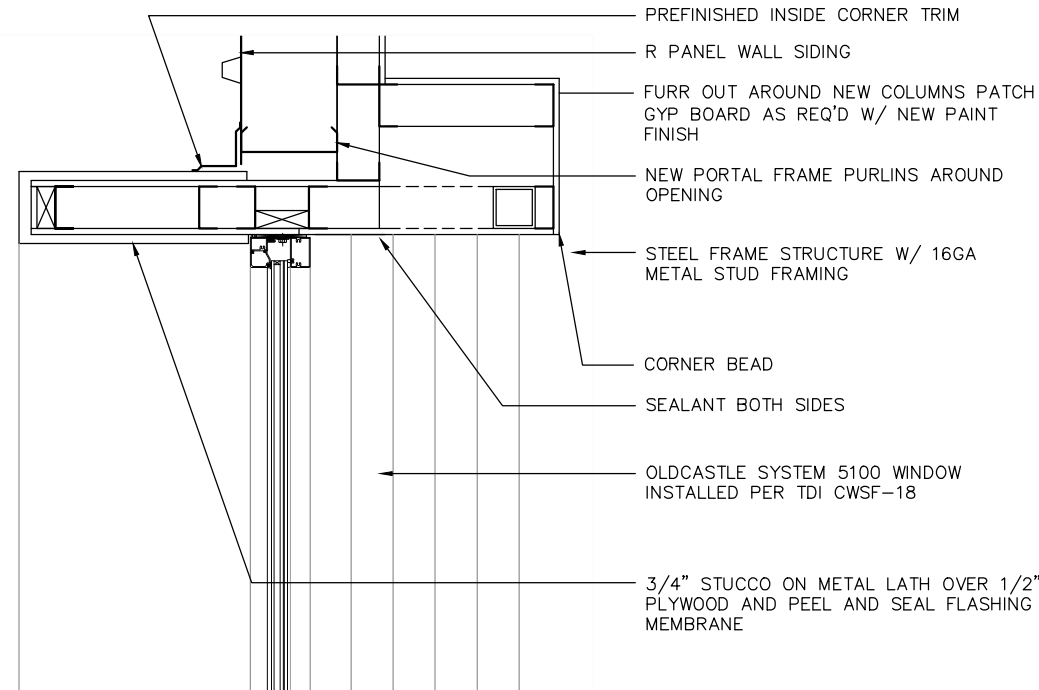
E JAMB
SCALE: 3/4"=1'-0"



F SILL
SCALE: 3/4"=1'-0"



G HEAD
SCALE: 3/4"=1'-0"



H JAMB
SCALE: 3/4"=1'-0"

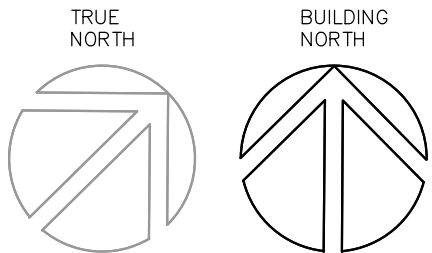
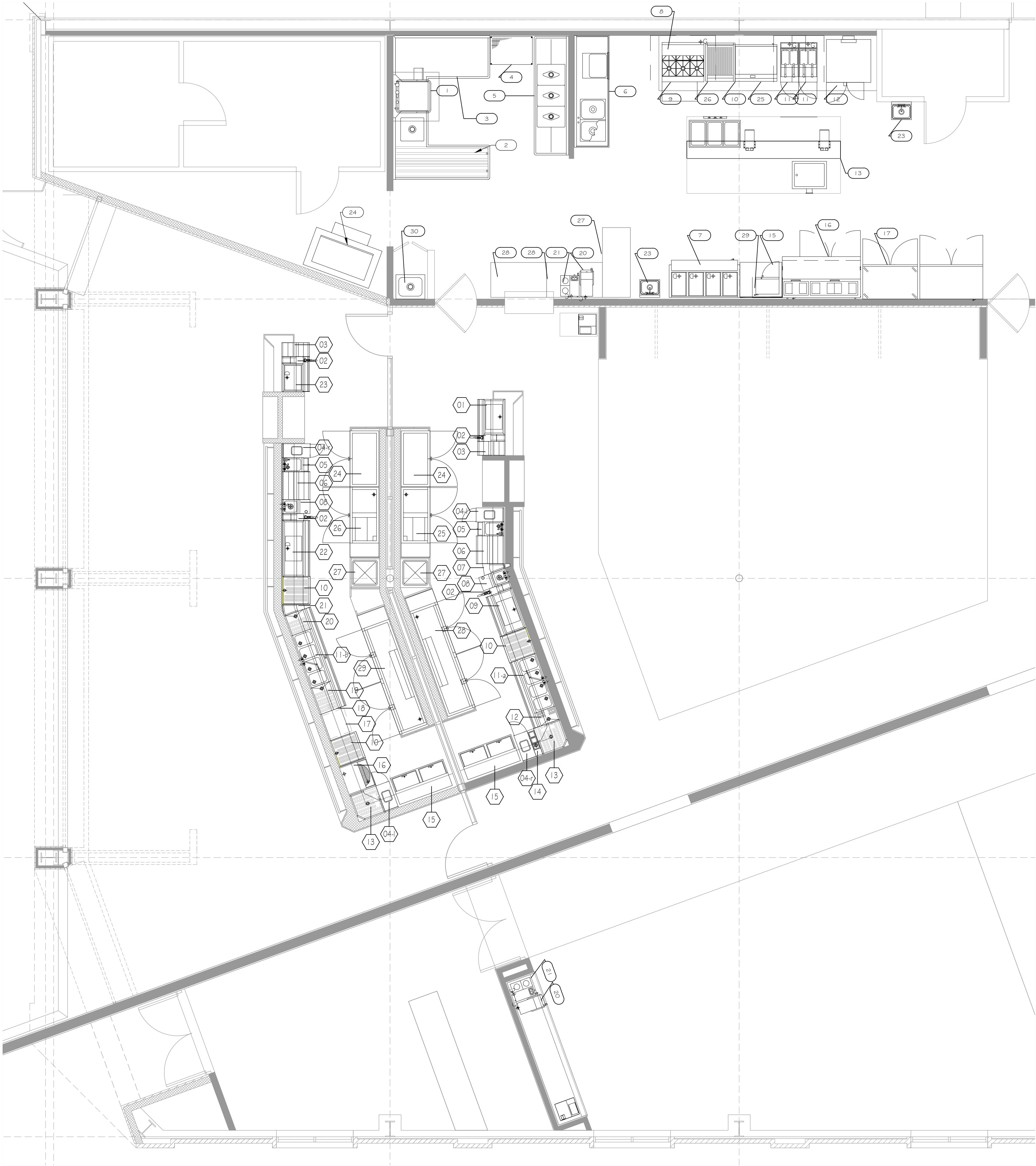
KITCHEN EQUIPMENT SCHEDULE:

ITEM NO.	QTY	MFR	MODEL NO.	DESCRIPTION
1	1	Jackson WWS	TEMPSTAR HH	Dishwasher, Door Type
2	1	Advance Tabco	DTS-G30-84L	Soiled Dishtable
3	1	Advance Tabco	DTC-K30-60R	Dishtable, Clean "L" Shaped
4	1	Custom	ABC SHELVING	Shelving Unit, Wire
5	1	Advance Tabco	FS-3-1824-24RL	Three (3) Compartment Sink
6	1	Advance Tabco	DL-30-96	Work Table With Sink(s)
7	1	Vollrath	38004	Hot Food Serving Counter
8	1			36" Salamander
9	1	Wolf	C36-S-6B	Range, 36", 6 Open Burners
10	1	Wolf	ACB25	Charbroiler
11	2	Pitco	SG14-S	Fryer
12	1	Blodgett Oven	SHO-G SINGLE	Convection Oven
13	1	Advance Tabco	CUSTOM TABLE	Chef's Table
	1	APW Wyott	HFW-3	Hot Food Well
	1	Wells	HT-200	Bain Marie Hot Well
14	1	True	T-49F	Reach-In Freezer, 2 sections
15	1	Duke Mfg	316S-3060-2R	Work Table
16	1	True	TPP-67	Pizza Prep Table Refrigerated
17	1	True	T-43	Reach-In Refrigerator, 2 sections
18	1	Spare		
19	1	Custom	SODA DISPENSER	Soda Beverage Post Pre Mix Drink Disp
20	1	Bunn	TB3Q-0013	Tea Brewer
21	1	Bunn	CWTF15-3-0212	Coffee Brewer
23	2	Advance Tabco	7-PS-60-2X	Hand Sink
24	1	Scotsman	C1848MR-32	Ice Cuber
	1	Scotsman	ERC611-32	Remote Condenser

25	1	True	TRCB-52-60	Refrigerated Counter
26	1	Wolf	AGM36	Countertop Griddle
27	1			Aluminum shelving with warming lamps
28	2			30"Dx48"L working table
29	1			Microwave & wall shelf
30	1			Mop sink
31	2			18"Dx48"W wire shelving
32	1			Pass thru shelf w/warming lamp

BAR EQUIPMENT SCHEDULE:

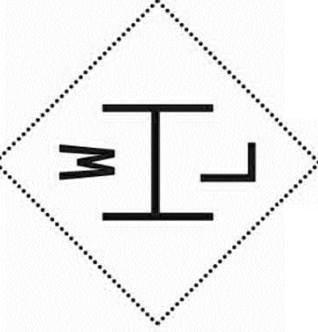
BAR	ITEM	QTY	MODEL	BRAND	DESCRIPTION
	01	1	TS30IC10	PERLICK	ICE CHEST, W/COLD PLATE, 30"; SR-S36: SPEEDRAIL, 36", SINGLE
	02	4	TS6SG	PERLICK	FILLER W/INTEGRATED SODA GUN HOLDER, 6"
	03	2	TS12LS	PERLICK	LIQUOR DISPLAY, 12"
	04-12		TSF12BTA	PERLICK	BRIDGE UNIT W/TRASH, 12"; W/ PAIR OF LEGS, LEFT; W/TRASH CAN
	04-r2		TSF12BTA	PERLICK	BRIDGE UNIT W/TRASH, 12"; W/ PAIR OF LEGS, RIGHT; W/TRASH CAN
	05	2	TS12HSN	PERLICK	HAND SINK, 12"; SINK, SOAP & TOWEL DISPENSER
	06	2	7055A3	PERLICK	LIQUOR DISPLAY, 24"
	07	1	TS20F-O	PERLICK	CORNER FILLER, 20", OUTSIDE
	08	2	TS12BLW	PERLICK	BLENDER STATION, 12"
	09	1	TS36IC10	PERLICK	ICE CHEST, W/COLD PLATE, 36"; SR-S36: SPEEDRAIL, 36", SINGLE
	10	3	7055A-D	PERLICK	GLASS RACK STORAGE UNIT, 24"
	11-a1		TS44C	PERLICK	MULTI-TANK SINK, 4 BOWL, 48"; SR-S60: SPEEDRAIL, 60", SINGLE
	11-b1		TS44C	PERLICK	MULTI-TANK SINK, 4 BOWL, 48"; SR-S90: SPEEDRAIL, 90", SINGLE
	12	1	TS12	PERLICK	DRAINBOARD, 12"
	13	1	TSF90TC	PERLICK	CORNER FILLER, 90", FULL DRAINBOARD TOP
	14	1	TSD6U2	PERLICK	INSULATED STORAGE CHEST, 6"; W/3 BOTTLE WELLS
	15	2	FR48	PERLICK	GLASS FROSTER, 4FT
	16	1	PKBR24	PERLICK	GLASSWASHER, ROTTARY, 24"
	17	1	TS24BA	PERLICK	BRIDGE UNIT FOR GLASS RACK DOLLY
	18	1	----	----	GLASS RACK DOLLY FOR 24" BRIDGE UNIT (PROPOSE ONE THAT FITS PLEASE)
	19	1	TS24	PERLICK	DRAINBOARD, 24"
	20	1	TS18	PERLICK	DRAINBOARD, 18"
	21	1	TS20F-I	PERLICK	CORNER FILLER, 20", INSIDE
	22	1	TS48IC10	PERLICK	ICE CHEST, W/COLD PLATE, 48"; SR-S48: SPEEDRAIL, 48", SINGLE
	23	1	TS24IC10	PERLICK	ICE CHEST, W/COLD PLATE, 30"; SR-S30: SPEEDRAIL, 30", SINGLE
	---BACKBAR---				
	24	2	BN48	PERLICK	NON-REFRIGERATED UNIT, 2 DOORS; W/CASTERS
	25	1	BSD260**	PERLICK	REFRIGERATED DUAL-TEMP ZONE, UNIT LEFT; GLASS SS DOOR, DRAWER; WINE/WINE; W/CASTERS
	26	1	BSD260**	PERLICK	REFRIGERATED DUAL-TEMP ZONE, UNIT RIGHT; DRAWER, GLASS SS DOOR; WINE/WINE; W/CASTERS
	27	2	3526	RUBBERMAIDS	SQUARE BRUTE RUBBERMAID TRASH CAN
	28	1	BS108**R	PERLICK	REFRIGERATED, UNIT RIGHT, 4 DOORS, 108"; W/CASTERS
	29	1	BS108**L	PERLICK	REFRIGERATED, UNIT LEFT, 4 DOORS, 108"; W/CASTERS
	---OVERCOUNTER---				
	30	1	----	----	POS/REGISTER
	31	4	4016	PERLICK	DISPENSING DRAFT ARM, 2FAUCETS, POLISHED CHROME
	32	2	C32257	PERLICK	RECESSED DRIP PAN, STAINLESS STEEL



FOOD SERVICE



PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

DATE:	7/19/13
REVISED:	9/11/13
ADD #1:	9/27/13

SHEET:
FS1

PROJECT SPECIFICATIONS

PROJECT NAME: WHITE HORSE LOUNGE
7150 EASTEX FREEWAY
BEAUMONT, TX

BID TIME AND DATE:

BID PLACE:

TABLE OF CONTENTS:

SECTION 100	INSTRUCTIONS TO BIDDERS
	PROPOSAL FORM
SECTION 400	SUPPLEMENTS TO PROPOSAL FORM
SECTION 500	AGREEMENT FORM
SECTION 600	SUPPLEMENTS TO AGREEMENT
SECTION 700	GENERAL CONDITIONS TO THE AGREEMENT
SECTION 800	SUPPLEMENTAL CONDITIONS TO THE AGREEMENT
SECTION 1020	ALLOWANCES
SECTION 1040	ALTERNATES
SECTION 1500	TEMPORARY SERVICES
SECTION 1700	CLOSE OUT AND FINAL PAYMENT
SECTION 1710	CLEAN UP
SECTION 2110	DEMOLITION
SECTION 2520	CONCRETE PAVEMENT
SECTION 3423	POLISHED CONCRETE FLOOR FINISH
SECTION 4200	MASONRY
SECTION 5400	METAL STUDS
SECTION 6100	ROUGH CARPENTRY
SECTION 6420	MILLWORK
SECTION 7200	BUILDING INSULATION
SECTION 7260	BUILDING WRAP
SECTION 7610	METAL ROOFING AND WALL PANELS
SECTION 7915	SEALANTS
	DOOR SCHEDULE
	HOLLOW METAL DOORS AND FRAMES
SECTION 8100	FLUSH WOOD DOORS
SECTION 8200	CEILING DOORS
SECTION 8335	ALUMINUM STOREFRONT
SECTION 8400	DOOR HARDWARE
SECTION 8710	MIRRORS
SECTION 8830	STUCCO
SECTION 9200	FIBER REINFORCED PLASTIC PANELS
SECTION 9220	GYPSON BOARD
SECTION 9250	GYPSON BOARD SHEATHING
SECTION 9260	CERAMIC TILE
SECTION 9300	SUSPENDED LAY-IN CEILING TILE
SECTION 9510	VINYL BASE
SECTION 9680	PAINT
SECTION 9910	TOILET PARTITIONS
SECTION 10155	SIGNS
SECTION 10426	FIRE EXTINGUISHERS AND CABINETS
SECTION 10522	TOILET ACCESSORIES
SECTION 10800	FOOD SERVICE
SECTION 11400	MINI-BLUNDS
SECTION 12492	

SECTION 100: INSTRUCTIONS TO BIDDERS

- 100.1 THE CONTRACTOR SHALL BE SELECTED BASED ON THE BEST OVERALL OFFER PROVIDED TO THE OWNER.
- 100.2 FORM PROVIDED: PROPOSAL SHALL BE MADE UPON THE FORM PROVIDED THEREOF, AND ALL BLANK SPACES IN THE FORM SHALL BE FULLY FILLED; NUMBERS SHALL BE STATED BOTH IN WRITING AND IN FIGURES; THE SIGNATURE SHALL BE LONGHAND; AND THE COMPLETED FORM SHALL BE WITHOUT INTERLINEATIONS, ALTERATION, OR ERASURES. PROPOSAL SHALL NOT CONTAIN ANY RECAPITULATION OF THE WORK TO BE DONE. NO ORAL OR TELEPHONIC MODIFICATIONS WILL BE CONSIDERED. PROPOSAL SHALL BE ADDRESSED TO THE OWNER, AND ENCLOSED IN AN OPAQUE SEALED ENVELOPE SO ADDRESSED, MARKED "PROPOSAL" AND BEARING THE TITLE OF THE WORK AND THE NAME OF THE BIDDER.
- 100.3 SUBMITTED PROPOSAL SHALL BE BASED ON CONDITIONS AT THE PROJECT SITE, THE SPECIFICATIONS, AND ANY ADDENDA TO SPECIFICATIONS AND/OR DRAWINGS ISSUED DURING TIME OF BIDDING.
- 100.4 OWNER'S RIGHT IS HEREBY RESERVED TO REJECT ANY OR ALL PROPOSALS, TO WAIVE FORMALITIES, AND DOES NOT BIND ITSELF TO ACCEPT THE LOWEST PROPOSAL, OR ANY PROPOSAL FOR THIS WORK OR PART THEREOF. OWNER'S RIGHT IS RESERVED TO ACCEPT OR REJECT ALL ALTERNATES, OR ACCEPT ANY COMBINATION OF ALTERNATES. THE OWNER RESERVES THE RIGHT TO ADOPT PRICES WRITTEN IN WORDS.
- 100.5 ADDENDUM: ANY ADDENDUM ISSUED DURING THE TIME OF BIDDING SHALL CONSTITUTE AN INTEGRAL PART OF THE SPECIFICATIONS, AND SHALL TAKE PRECEDENCE OVER AND MODIFY ANY CONFLICTING PROVISIONS OF THESE SPECIFICATIONS. RECEIPT OF EACH ADDENDA SHEET SHALL BE ACKNOWLEDGED IN THE PROPOSAL.
- 100.6 IF THE OWNER HAS NOT MADE A CONTACT AWARD WITHIN THIRTY (30) CALENDAR DAYS AFTER PROPOSALS ARE OPENED, BIDDERS MAY WITHDRAW THEIR PROPOSALS WITHOUT PREJUDICE; HOWEVER, OFFERS HAVE THE OPTION TO EXTEND THE TIME IN WHICH THEIR PROPOSALS WILL BE HONORED AFTER THIS 30 DAY PERIOD.
- 100.7 EXAMINATION OF THE PROJECT SITE, EXISTING STRUCTURES AND ADJACENT PROPERTY AND FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS BEFORE HE PREPARES AND SUBMITS HIS PROPOSAL IS THE RESPONSIBILITY OF EACH BIDDER.
- 100.8 EACH BIDDER WILL BE HELD TO HAVE STUDIED THE SPECIFICATIONS, TO VISIT ALL SITES AFFECTING THE PROPOSED WORK, TO HAVE SATISFIED HIMSELF REGARDING ALL EXISTING CONDITIONS AND MEASUREMENTS, AND TO HAVE INCLUDED IN HIS PROPOSAL AN AMOUNT SUFFICIENT TO COVER ALL WORK. IT IS UNDERSTOOD THAT FULL AND COMPLETE ALLOWANCE FOR CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE REQUIRED TO OPERATE, OR THAT WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT, IS INCLUDED IN THE PROPOSAL.
- 100.9 SHOULD ANY BIDDER FIND DISCREPANCIES WITH THE SPECIFICATIONS, OR SHOULD HE BE IN DOUBT AS TO THEIR EXACT MEANING, HE SHOULD NOTIFY THE ARCHITECT IN WRITING. THE ARCHITECT MAY THEN, AT HIS OPTION, ISSUE ADDENDA CLARIFYING SAME. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTIONS OR FOR MISINTERPRETATION OF THE SPECIFICATIONS. IF THE BIDDER HAS OBJECTION TO THE USE OF A MATERIAL, APPLIANCE, OR METHOD OF WORK AS SPECIFIED, HE SHALL REGISTER HIS WRITTEN OBJECTIONS WITH THE ARCHITECT; OTHERWISE, HE SHALL PROCEED TO BID THE WORK UNDER THE STIPULATIONS THAT A SATISFACTORY JOB IS REQUIRED. IN THE CASE OF CONTRADICTIONARY WORK ITEM REQUIREMENTS BETWEEN DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Section 00300 Proposal Form

PROJECT: White Horse Lounge
7150 Eastex Freeway

Pursuant to and in compliance with the Request for sealed Proposals, the undersigned, hereby proposes and agrees to fully perform the work in strict accordance to Contract Documents, and addenda thereto, for the following sum of money:

BASE PROPOSAL

All labor, materials, services, and equipment necessary for completion of the work shown on the drawings and in the specifications

_____ DOLLARS(\$ _____)

ALTERNATES:

Alternate 1: New Galvalume STANDING SEAM ROOFING Panel COMPLIANT WITH TDI for entire roof area. Provide new roofing panels to be installed over entire building as indicated on drawings.

Add : _____ Dollars(\$ _____)

Contract Execution:

If awarded this contract the undersigned will execute a satisfactory Construction Contract, Performance Bond, Labor and Material Payment Bond and proof of insurance coverage, with the Owner for the entire work as per the contract Documents within 10 days after notice of award. It is agreed that this proposal is subjected to the Owner's acceptance for a period of 30 (thirty days) from the above date.

Addenda:

Receipt is acknowledgment of the following addenda:

No. _____ Dated _____
No. _____ Dated _____

The undersigned agrees to the following:

- To furnish all labor and materials as shown and specified.
- To complete the base proposal including anticipated delays due to inclement weather or muddy ground conditions in _____ calendar days.
- To work _____ working days per week.
- To start work _____ days after notice of award of contract.

The Bidder attests and affirms that he and his subcontractors are skilled and experienced in the use and interpretation of plans, specifications, addenda and related proposal documents and, that he has carefully reviewed the plans, specifications, addenda and related proposal documents for this project and has found them to be free of conflicts and/or ambiguities and sufficient for proposal and construction purposes. Further, he has carefully examined the site of the work, and, through his own personal observations, has satisfied himself as to the nature, location and requirements of the work; the character, quality and quantity of materials required; the difficulties likely to be encountered; the other items and/or conditions which may affect the satisfactory performance of the work. He has based his bid solely on these documents, and personal observations, and has not relied in any way on any explanation or interpretation, oral or written, from any source other than those written and issued by the Architect/Engineer. Bidder agrees that the Owner has the right to accept or reject any or all proposals and to waive all informalities.

By _____ Signature

Title

Company

(Seal, if Bidder is a corporation)

SECTION 500 AGREEMENT FORM

500.1 THE AGREEMENT WILL BE EXECUTED ON AIA DOCUMENT A-101 "STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR", 2007 EDITION.

SECTION 600 CERTIFICATES

600.1 THE CONTRACTOR SHALL FURNISH THE FOLLOWING CERTIFICATES TO BE DELIVERED SIMULTANEOUSLY WITH THE EXECUTED CONTRACT:

600.4 CERTIFICATES OF INSURANCE

800.5 PERFORMANCE AND PAYMENT BOND FOR 100% OF THE PROPOSED CONTRACT VALUE

SECTION 700 GENERAL CONDITIONS

700.1 THE GENERAL CONDITIONS OF THE CONTRACT ARE SET FORTH IN THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 - 2007, ENTITLED "GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION".

SECTION 800 SUPPLEMENTAL CONDITIONS

800.1 WHERE ANY ARTICLE OF THE " A.I.A. GENERAL CONDITIONS " IS SUPPLEMENTED HEREBY, THE PROVISIONS OF THE A.I.A. ARTICLE SHALL REMAIN IN EFFECT, AND THE SUPPLEMENTAL PROVISIONS SHALL BE CONSIDERED AS ADDED THERETO. WHERE ANY SUCH ARTICLE IS AMENDED, VOIDED, OR SUPERSEDED HEREBY, THE PROVISIONS OF THE A.I.A. ARTICLE NOT SO SPECIFICALLY AMENDED, VOIDED OR SUPERSEDED SHALL REMAIN IN EFFECT.

800.2 THE CONTRACTOR SHALL NOT COMMENCE WORK UNDER THIS CONTRACT UNTIL HE HAS OBTAINED ALL THE INSURANCE REQUIRED HEREUNDER AND CERTIFICATES OF SUCH INSURANCE HAVE BEEN FILED WITH AND APPROVED BY THE OWNER. APPROVAL OF THE INSURANCE WITH THE OWNER SHALL NOT RELIEVE OR DECREASE THE LIABILITY OF THE CONTRACTOR.

800.3 THE CONTRACTOR SHALL PURCHASE AND MAINTAIN IN FORCE AT ALL TIMES DURING THE TERM OF THE CONTRACT, UNTIL THE PROJECT IS FINALLY COMPLETED AND ACCEPTED BY THE OWNER, THE INSURANCE AS REQUIRED BY LAW AS WELL AS THE MINIMUM INSURANCE COVERAGES AS FOLLOWS:

Insurance Required:	
Type:	Limits:
Workers Compensation	Statutory Limit
Employers Liability	\$500000 each occurrence
Comprehensive General Liability	
A Bodily Injury	\$500000 each person / \$20000000 each occurrence
B Property Damage	\$100000 each occurrence
Comprehensive Automobile Liability	
A Bodily Injury	\$500000 each person / \$20000000 each occurrence
B Property Damage	\$500000 each occurrence

800.4 THE CONTRACTOR SHALL PURCHASE AND MAINTAIN IN FORCE A POLICY OF BUILDER'S RISK INSURANCE ON THE TEXAS STANDARD FORM, COVERING FIRE, EXTENDED COVERAGE, VANDALISM, AND MALICIOUS MISCHIEF, UPON THE PORTION OF THE STRUCTURES ON WHICH WORK IS TO BE DONE, TO 100% OF THE CONTRACT VALUE THEREOF, WHETHER IN OR ADJACENT TO THE STRUCTURE INSURED, MATERIALS IN PLACE OR TO BE USED AS A PART OF THE PERMANENT CONSTRUCTION, AND TEMPORARY STRUCTURES, MISCELLANEOUS MATERIALS AND SUPPLIES INCIDENT TO THE WORK. THE COST OF SUCH INSURANCE SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND IN THE COST OF THE WORK. THE LOSS, IF ANY, IS TO BE MADE ADJUSTABLE WITH AND PAYABLE TO THE OWNER AS TRUSTEE FOR THE INSURED AS THEIR INTERESTS MAY APPEAR.

800.5 ALL WORK DONE UNDER THIS CONTRACT SHALL CONFORM TO ALL LOCAL ORDINANCES. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL COSTS OF PERMITS AND INSPECTION FEES, AND SHALL CONFINE HIS OPERATION TO THE LIMITS SET BY LAW AND MAINTAIN ALL BARRICADES, NIGHT LIGHTS, ETC., AS REQUIRED FOR THE PROTECTION OF WORKMEN AND GENERAL PUBLIC.

SECTION 1020 ALLOWANCES

1020.1 THIS SECTION SPECIFIES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS GOVERNING THE HANDLING AND PROCESSING OF ALLOWANCES. SELECTED MATERIALS AND EQUIPMENT, AND IN SOME CASES, THEIR INSTALLATION ARE SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS BY ALLOWANCES. MONIES REMAINING IN ALLOWANCE AT CLOSE OF PROJECT SHALL BE CREDITED TO OWNER BY CHANGE ORDER, OR TRANSFERRED TO OTHER ALLOWANCES AS DIRECTED BY ARCHITECT. ALLOWANCES SHALL INCLUDE CONTRACTORS OVERHEAD, PROFIT, INSURANCE AND TAX. APPROVED CHANGES TO THE SCOPE OF WORK SHALL NOT INCLUDE CONTRACTORS OVERHEAD, PROFIT, INSURANCE AND TAX IF PAID FOR BY ALLOWANCE.

1020.2 IN ACCORDANCE WITH CONSTRUCTION CRITICAL PATH, SUBMIT TO ARCHITECT PRODUCTS THAT WILL MEET THE REQUIREMENTS OF THE WORK AND THE ALLOWANCE ESTABLISHED FOR THAT ITEM. UPON APPROVAL BY ARCHITECT, PROCEED TO PURCHASE MATERIAL. DO NOT EXCEED ANY ALLOWANCE WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM ARCHITECT.

1020.3 ALLOWANCE SCHEDULE:

A. INCLUDE A LUMP SUM OF \$10000 FOR TDI WINDSTORM COMPLIANCE INSPECTIONS

B. INCLUDE \$800 PER 1000 THIN SET BRICK

C. INCLUDE \$45.00 PER S.F. FOR GRANITE COUNTER TOPS

D. INCLUDE \$20,000 FOR LIGHTING AND SOUND SYSTEM

SECTION 1040 ALTERNATES:

1040.1 THIS SECTION LISTS THE ALTERNATES TO BE PROVIDED ON THE PROPOSAL FORM AND IN THE CONTRACT IF THE ADDITIONAL SCOPE OF WORK WAS TO BE APPROVED BY THE OWNER. UPON APPROVAL OF THE ALTERNATE, THE CONTRACTOR SHALL FURNISH LABOR AND MATERIAL FOR THE FOLLOWING:

1040.2 ALTERNATE SCHEDULE:

ALTERNATE #1: REPLACEMENT OF ALL METAL ROOFING PANELS

SECTION 1700 CLOSE OUT AND FINAL PAYMENT:

1700.1 AT THE END OF THE PROJECT, BEFORE FINAL PAY APPLICATION IS CERTIFIED, THE FOLLOWING MUST BE PROVIDED TO THE ARCHITECT:

1) RECORD DRAWINGS INDICATING ANY REVISIONS TO WORK NOT SHOWN ON PLANS 2)MAINTENANCE MANUALS OF MATERIALS FURNISHED FOR THE PROJECT INCLUDING WARRANTY INFORMATION 3) SUBCONTRACTORS LIST 4) WARRANTIES FROM ALL SUBCONTRACTORS 5) RELEASE OF LIENS FROM ALL SUBCONTRACTORS 6) GC RELEASE OF LIENS 7) GC RELEASE OF DEBTS AND CLAIMS 8) CONSENT OF SURETY 9) GOVERNING AUTHORITY CERTIFICATE OF OCCUPANCY 10) COPY OF PERFORMANCE AND PAYMENT BOND 11) FINAL PAY APPLICATION 12) FINAL CHANGE ORDER

SECTION 1710 CLEANING

1710.1 CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES. MAINTAIN PROJECT IN ACCORD WITH APPLICABLE SAFETY INSURANCE STANDARDS. STORE VOLATILE WASTES IN COVERED METAL CONTAINERS, AND REMOVE FROM PREMISES DAILY. PREVENT ACCUMULATION OF WASTES WHICH CREATE HAZARDOUS CONDITIONS. PROVIDE ADEQUATE VENTILATION DURING USE OF VOLATILE OR NOXIOUS SUBSTANCES. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS. DO NOT BURN OR BURY RUBBISH AND WASTE MATERIALS ON PROJECT SITE. DO NOT DISPOSE OF VOLATILE WASTES SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER IN STORM OR SANITARY DRAINS. DO NOT DISPOSE OF WASTES INTO STREAMS OR WATERWAYS. USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OR SURFACE TO BE CLEANED. USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER.

1710.2 EXECUTION DURING CONSTRUCTION:

EXECUTE CLEANING TO ENSURE BUILDINGS, GROUNDS, AND PUBLIC PROPERTIES ARE MAINTAINED FREE FROM RUBBISH. WET DOWN DRY MATERIALS AND RUBBISH TO LAY DUST AND PREVENT BLOWING DUST. AT REASONABLE INTERVALS (MAXIMUM EACH WEEK) DURING PROGRESS OF WORK, CLEAN SITE AND PUBLIC PROPERTIES, AND DISPOSE OF WASTE MATERIALS, DEBRIS AND RUBBISH. PROVIDE ON-SITE CONTAINERS FOR COLLECTION OF WASTE MATERIALS, DEBRIS AND RUBBISH. REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM SITE AND LEGALLY DISPOSE OF AT PUBLIC OR PRIVATE DUMPING AREAS OFF OWNER'S PROPERTY. BROOM CLEAN INTERIOR BUILDING AREAS AND CONTINUE CLEANING ON AN AS-NEEDED BASIS UNTIL BUILDING IS READY FOR OCCUPANCY. HANDLE MATERIALS IN A CONTROLLED MANNER WITH AS FEW HANDLINGS AS POSSIBLE; DO NOT DROP OR THROW MATERIALS FROM HEIGHTS. SCHEDULE CLEANING OPERATIONS SO THAT DUST AND OTHER CONTAMINANTS RESULTING FROM CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES.

1710.3 FINAL CLEANING:

EMPLOY EXPERIENCED WORKMEN, OR PROFESSIONAL CLEANERS, FOR FINAL CLEANING. IN PREPARATION FOR SUBSTANTIAL COMPLETION OR OCCUPANCY, CONDUCT FINAL INSPECTION OF SIGHT-EXPOSED INTERIOR AND EXTERIOR SURFACES, AND OF CONCEALED SPACES. REMOVE GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS, AND OTHER FOREIGN MATERIALS, FROM SIGHT-EXPOSED INTERIOR OR EXTERIOR FINISHED SURFACES. POLISH SURFACES SO DESIGNATED FOR SHINE FINISH. REPAIR, PATCH AND TOUCH-UP MARRED SURFACES TO SPECIFIED FINISH, TO MATCH ADJACENT SURFACES. BROOM CLEAN PAVED SURFACES; RAKE CLEAN OTHER SURFACES OF GROUNDS. REPLACE AIR CONDITIONING FILTERS IF UNITS WERE OPERATED DURING CONSTRUCTION. OWNER WILL ASSUME RESPONSIBILITY FOR CLEANING AS OF TIME DESIGNATED ON CERTIFICATE OF SUBSTANTIAL COMPLETION FOR OWNER'S ACCEPTANCE OF PROJECT OR PORTION THEREOF.

SECTION 2000 SITE WORK

2110 DEMOLITION

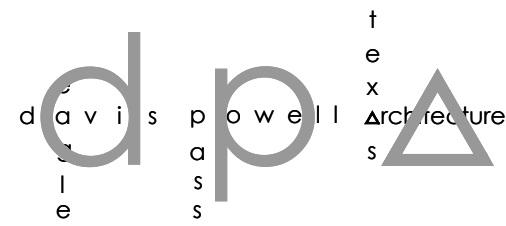
2110.1 ACQUIRE HAZARDOUS MATERIALS REPORT FROM OWNER AND KEEP COPY OF REPORT ON SITE DURING DEMOLITION.

2110.2 REMOVE EXISTING MATERIALS AS INDICATED ON DRAWINGS. DISPOSE OF MATERIALS AS ALLOWED BY LAW AND LOCAL JURISDICTIONS. DOCUMENT LOCATIONS OF DISPOSAL OF MATERIALS AND SUBMIT IN CLOSEOUT MANUAL

2110.3 NOTIFY ARCHITECT OF ANY SUSPECTED HAZARDOUS MATERIAL ENCOUNTERED DURING DEMOLITION.

2110.4 PATCH DEMOLISHED AREAS AS INDICATED ON DRAWINGS FOR NEW CONSTRUCTION.

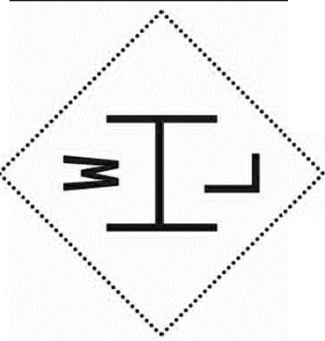
2110.5 PATCH CONCRETE REINFORCING W/ A DOWEL FOR EACH REBAR REMOVED MINIMUM. AVOID CUTTING GRADE BEAM STEEL UNLESS APPROVED BY ENGINEER.



1152 ferry street suite b
eagle pass, tx 78552
830-757-6750
davispowellarchitect.com



PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

DATE:	9/13/13
REVISED:	
ADD#1	9/27/13

SHEET:
SP1

2520 CONCRETE PAVEMENT

2520.1 CONCRETE MIX DESIGN SHALL BE 3000 PSI @ 28 DAYS UNLESS OTHERWISE NOTED
2520.2 LOCATE, PLACE AND SUPPORT REINFORCEMENT AS INDICATED ON C SHEETS
2520.3.3 REINFORCING STEEL SHALL BE GRADE 60 AS DETERMINED BY ASTM A-615. LAP SPLICES 40 DIAMETERS.

SECTION 3000 CONCRETE:

3542 POLISHED CONCRETE FLOOR FINISH

3542.1 SUBMIT LITERATURE OF CONCRETE POLISH SYSTEM, COLORS, AND INSTALLATION INSTRUCTIONS
3542.2 PROVIDE 10"X10" SAMPLE AREA
3542.3 APPLY CONCRETE PATCHES AND GROUT TO FILL VOIDS USING SYSTEM RECOMMENDATIONS
3542.4 GRIND FLOOR USING MANUFACTURERS RECOMMENDATIONS TO MAXIMUM 1500 GRIT
3542.5 APPLY SYSTEM HARDENER UNTIL POINT OF REJECTION
3542.6 POLISH FLOOR TO 3000 GRIT HIGH GLOSS FINISH AS ACCEPTED IN SAMPLE AREA

SECTION 4000 MASONRY

4200 BRICK

4200.1 SUBMIT KING SIZE THINSET BLACK (DARK GRAY) BRICK SAMPLES, MORTAR, AND LATH FOR ARCHITECT APPROVAL.
4200.2 PROVIDE GRAY TYPE S MORTAR.
4200.3 PROVIDE ALL ACCESSORIES INCLUDING LATH, TIES, LINTELS FLASHINGS, WEEPS, ETC.
4200.4 APPLY THINSET BRICK OVER METAL LATH PER ASTM C1088 IN PATTERN INDICATED
4200.5 THINSET ADHESIVE MORTAR / MASTIC SHALL BE RECOMMENDED FOR WET LOCATIONS

SECTION 5000 METALS

5400 METAL STUD FRAMING

5400.1 PROVIDE METAL STUDS IN GAUGES AS INDICATED ON DRAWINGS BUT NO LESS THAN THOSE ON MANUFACTURERS LOAD TABLES FOR NECESSARY SPANS.
5400.2 EXTERIOR WALL FRAMING SHALL BE AS INDICATED ON STRUCTURAL DRAWINGS FOR TDI WINDSTORM COMPLIANCE.
5400.3 INSTALL HORIZONTAL STIFFENERS PER MANUFACTURERS RECOMMENDATIONS
5400.4 METAL STUDS SHALL HAVE GALVANIZED FINISH

SECTION 6000 WOODS AND PLASTICS

6100 ROUGH CARPENTRY

6100.1 PROVIDE LUMBER AND BLOCKING OF #2 GRADE OR BETTER.
6100.2 PROVIDE PRESSURE TREATED LUMBER IN ANY WET LOCATIONS, AT SILLS, AND FOR ROOF CURBS
6100.3 PROVIDE GALVANIZED FASTENERS. PROVIDE HOT DIPPED GALVANIZED FASTENERS AT TREATED WOOD LOCATIONS

6420 MILLWORK

6420.1 SUBMIT MILLWORK CONSTRUCTION DIAGRAMS AND HARDWARE LITERATURE TO ARCHITECT FOR APPROVAL
6420.2 SUBMIT MATERIAL SAMPLES AND COLORS OF FINISH VENEERS AND COUNTER TOPS TO ARCHITECT FOR APPROVAL
6420.3 SUBMIT MANUFACTURERS LITERATURE FOR MILLWORK HARDWARE TO ARCHITECT FOR APPROVAL
6420.4 CABINET AND DRAWER BODIES SHALL BE ¾" PLYWOOD W/ ¼"BACKS.
6420.5 WOOD VENEER SHALL BE GRADE #1 STAIN GRADE PINE

6420.6 WOOD VENEER SHALL BE GRADE #1 STAIN GRADE CEDAR @ EXTERIOR LOCATIONS INDICATED
6420.7 PROVIDE DRAWER GLIDES: K&V 1300
6420.8 PROVIDE CONCEALED ADJUSTABLE HINGES
6420.9 PROVIDE STANLEY #4484 PULLS

SECTION 7000 THERMAL AND MOISTURE BARRIERS

7200 BATT INSULATION

7200.1 SUBMIT PROPOSED BATT INSULATION MANUFACTURERS LITERATURE TO ARCHITECT FOR APPROVAL
7200.2 PROVIDE R13 VINYL FACED INSULATION IN WALL FRAMING
7200.3 PROVIDE RETROFIT R19 VINYL FACED BATT INSULATION WIRE AND CLIP SYSTEM BY CMI BELOW EXISTING INSULATION
7200.4 PROVIDE RETROFIT R19 VINYL FACED BATT INSULATION WIRE AND CLIP SYSTEM BY CMI BELOW NEW INSULATION AT NEW ROOF PANEL LOCATIONS IDENTIFIED ON ROOF PLAN
7200.5 PROVIDE UNFACED 3.5" THICKNESS SOUND BATTS WHERE INDICATED
7200.6 INSTALL PER MANUFACTURERS RECOMMENDATIONS

7260 BUILDING WRAP

7260.1 PROVIDE TYVEK "STUCCO WRAP" AT THINSET BRICK LOCATION
7260.2 PROVIDE TYVEK "HOME WRAP" AT OTHER LCOATIONS WHERE NOTED
7280.3 PROVIDE PEEL & SEEL SILL FLASHING MEMBRANES WHERE INDICATED SHINGLED UNDER WRAP
7280.4 PROVIDE FASTENERS AS REQUIRED FOR TDI WINDSTORM COMPLIANCE
7280.5 INSTALL PER MANUFACTURERS RECOMMENDATIONS IN COMPLIANCE W/ TDI WINDSTORM

7610 METAL ROOFING

7610.1 REMOVE AND REPLACE ALL FLASHINGS AND COPINGS WITH NEW PRIMED MATERIALS
7610.2 SECURE ROOF FLASHINGS AND COPINGS PER MANUFACTURERS RECOMMENDATIONS
7610.3 INSTALL NEW MBCI 24GA PBR GALVALUME ROOFING PANELS PER TDI RC-358 WHERE INDICATED
7610.4 COORDINATE INSTALLATION OF PANEL WITH THE INSTALLATION OF VINYL FACE INSULATION
7610.5 PROVIDE ALL TAPES, SEALANTS AND FLASHINGS FOR WEATHERTIGHT INSTALLATION
7610.6 PROVIDE CURBS CUSTOM MADE FOR R PANELS AS INDICATED
7610.7 PROVIDE INSTALLERS WARRANTY OF 2 YEARS FOR NEW INSTALLATIONS AND FLASHINGS. WARRANTY SHALL BE FOR ROOF LEAKAGE ONLY AND NOT INCLUDE DAMAGE TO ONWER'S PROPERTY

ALTERNATE #1

7610.8 INCLUDE ALL NEW MBCI STANDING SEAM GALVALUME ROOFING PANELS FOR ENTIRE ROOF AREA
7810.9 PANEL MUST BE IN COMPLIANCE WITH TDI WINDSTORM FOR DIRECT ATTACHMENT TO PERLIN
7810.10 PROVIDE CURBS CUSTOM MADE FOR STANDING SEAM PANELS AS INDICATED
7610.11 INCLUDE INSTALLER WARRANTY OF 5 YEARS. WARRANTY SHALL BE FOR ROOF LEAKAGE ONLY AND NOT INCLUDE TO ONWER'S PROPERTY.

7610.10 SUBMIT PROPOSED MATERIAL AND INSTALLATION DIAGRAMS TO ARCHITECT FOR REVIEW BEFORE PURCHASE OF MATERIALS. PROVIDE TDI PRODUCT EVALUATION# FOR WINDSTORM APPROVAL.
7610.11 ALTERNATIVE PRODUCTS ARE ACCEPTABLE IF PRE-APPROVED BY ARCHITECT

WALL PANELS

7610.12 PROVIDE PREFINISHED METAL WALL PANELS AS INDICATED ON DRAWINGS
7610.13 PROVIDE PRIMED R TYPE WALL PANELS AT AREAS WHERE SURROUNDING PANELS WILL BE PAINTED
7610.14 PROVIDE PREFINISHED MBCI PBC WALL PANELS WHERE INDICATED WITH MBCI SIGNATURE 300 FINISH BRIGHT RED

7915 SEALANT

7915.1 SUBMIT PROPOSED SEALANTS TO ARCHITECT FOR APPROVAL
7915.2 PROVIDE ACRYLIC LATEX SEALANTS 50 YEAR PRODUCTS: TRIMCO #834
7915.3 PROVIDE TWO PART POURABLE SEALANT AT JOINTS IN SITE CONCRETE: COLOR: GRAY
7915.4 INSTALL PER MANUFACTURERS RECOMMENDATIONS

SECTION 8000 DOORS AND WINDOWS

Door No.	Size:	Depth:	Frame:	Head:	Jamb:	Thresh:	Door:	HDW	Set:	Comments:
100	30x28									Patio Gate- See Detail A/A2
100A	18"X12"		5/A6	G/A6	J/A6				A	Hurricane coiling shutter
100B	18"X12"		5/A6	G/A6	J/A6				A	Hurricane coiling shutter
100C	18"X12"		5/A6	G/A6	J/A6				A	Hurricane coiling shutter
100D	10'4"X12'		5/A6	G/A6	H/A6				A	Hurricane coiling shutter
101	30x70	1 3/4	3	O/A12	P/A12	Q/A12	C	1	A	Oldcastle 3000 w/ MSD 212 door
102	60x80		1	V/A12	V/A12					Cased opening
103	30x70	1 3/4	2	R/A12	S/A12	Q/A12	C	1	A	Oldcastle 5100 w/ MSD 375 door
104	30x70	1 3/4	2	T/A12	U/A12		C	9	A	Oldcastle 3000 w/ MSD 212 door
105	30x70	1 3/4	1	W/A12	X/A12		B	2		Eliason SFR8100 series
105A	60x80		1	V/A12	V/A12					Cased opening
106	30x60	1 3/4	4	O/A12	P/A12	Q/A12	C	1	A	Oldcastle 3000 w/ MSD 212 door
107	60x80		1	V/A12	V/A12					Cased opening
108	2-30X70	1 3/4	1	B/A2	C/A2	D/A2	A	3	A	Ceco 707 HM pair of doors
108A	30x80		1	V/A12	V/A12					Cased opening
109	30x70	1 3/4	1	E/A2	F/A2		A	4		
110	30x70	1 3/4	1	E/A2	F/A2		A	4		
111	30x70	1 3/4	1	B/A2	C/A2	D/A3	A	5	A	Ceco 707 HM door
112	30x70	1 3/4	1	B/A2	C/A2	D/A3	B	10	A	Ceco 707 HM door
113	30x70	1 3/4	1	1/A4	1/A4		A	6		
114	30x70	1 3/4	1	1/A4	1/A4		A	7		
115	30x70	1 3/4	1	2/A4	2/A4		A	8	A	Knock down frame for existing wall
116	30x70	1 3/4	1	W/A12	X/A12		B	2		Eliason SFR100 series
116A	30x70		1	3/A4	3/A4					Cased opening

Door Schedule Notes:
1. See Hardware Schedule for set # hardware info. in this section
2. See sheet A12 for door details
3. Coordinate w/ owner Master key to be used
4. Locksets to be Schlage Line 7 P lever w/ Bright Nickel finish
5. Other hardware to be Commercial Grade 2 w/ silver finish

Key Type:		
A Opens with existing master key provided by owner		
Hardware Schedule:		
Set 1: Alum entry standard Panic - 2 Alum entry standard hinges-as req'd Alum entry standard weatherstrip Alum entry standard closer - 2 Alum entry standard threshold Wall stops - 2 Alum entry standard sweep - 2 Per TDI DR558 and CWSF-18	Set 2: Manufacturers dual swing hinge w/ closer wall bumpers - 2	Set 3: Panic device w/ lock - 2 Butt hinges - 6 Removable astragal full weather strip closers - 2 Threshold Sweep - 2 Per TDI DR-294
Set 4: Push / Pull hardware Butt hinges - 3 Clear Silencers - 3	Set 5: Passage Lockset Butt hinges - 3 dual cylinder Dead bolt full weather strip closer Threshold Sweep Per TDI DR-295	Set 6: Passage Lockset Butt hinges - 3 silencers - 3 wall stop
Set 7: Privacy Lockset Butt hinges - 3 silencers - 3 wall stop	Set 8: Dual cylinder storage lockset Butt hinges - 3 silencers - 3 wall stop	Set 9: Alum entry standard Panic - 2 Alum entry standard hinges-as req'd Alum entry standard closer - 2 Alum entry standard weatherstrip Wall Stops - 2
Set 10: Passage Lockset Butt hinges - 4 dual cylinder Dead bolt full weather strip closer Threshold Sweep Kick hold open Per TDI DR-295		

8100 HOLLOW METAL DOORS AND FRAMES

8100.1 SUBMIT HOLLOW METAL DOOR CONSTRUCTION DIAGRAMS, INSTALLATION INSTRUCTIONS, AND SCHEDULE
8100.2 ALTERNATIVE PRODUCTS ARE ACCEPTABLE IF PRE-APPROVED BY ARCHITECT
8100.3 PROVIDE CECO 707 SERIES EXTERIOR DOORS PER TDI DR-294
8100.4 PROVIDE PRODUCTS W/ PRIMER FINISH

8200 WOOD DOORS

8200.1 SUBMIT PROPOSED WOOD DOORS TO ARCHITECT FOR APPROVAL
8200.2 PROVIDE 1 ½" SOLID CORE DOORS PRE BORED FOR LOCKSET AND HINGES
8200.3 DOOR FINISH SHALL BE CUSTOM GRADE, STILE AND RAIL, 3 PIECE FACE, LAMINATE SOLID. PROVIDE 1/8" GAP BETWEEN HORIZONTAL BOARDS. FACE SHALL BE WESTERN RED CEDAR

8335 COILING DOOR

8335.1 SUBMIT PROPOSED COILING DOOR SYSTEM TO ARCHITECT FOR REVIEW INCLUDING, MANUFACTURERS INSTALLATION RECOMMENDATION, SIZES, AND LAYOUT DIAGRAMS, AND GLASS SAMPLES. PROVIDE TDI PRODUCT EVALUATION# FOR WINDSTORM APPROVAL.

8335.2 COILING DOOR SHALL BE ALPINE "REDI-STORM" OR SIMILAR
8335.3 PROVIDE HAND CRANK OPERATION
8335.4 PROVIDE SHROUD APPROPRIATE FOR CONCEALED INSTALLATION WITH ACCESS FROM BOTTOM
8335.5 PROVIDE MANUFACTURERS STANDARD SLAT PROFILE, FINISH, AND GAUGE FOR APPLICATION
8335.6 PROVIDE MANUFACTURERS STANDARD KEYED LOCK SYSTEM.
8335.7 PROVIDE COMPLETE WEATHER STRIPING AROUND FRAME, AT SILL AND WIND BAFFLE AT COIL
8335.8 INSTALL PER MANUFACTURERS RECOMMENDATION AND ENSURE SMOOTH OPERATION

8400 ALUMINUM STOREFRONT

8400.1 SUBMIT PROPOSED STOREFRONT SYSTEM TO ARCHITECT FOR REVIEW INCLUDING, MANUFACTURERS INSTALLATION RECOMMENDATION, LAYOUT DIAGRAMS, AND GLASS SAMPLES. PROVIDE TDI PRODUCT EVALUATION# FOR WINDSTORM APPROVAL.

8400.2 ALTERNATIVE PRODUCTS ARE ACCEPTABLE IF PRE-APPROVED BY ARCHITECT
8400.3 PROVIDE OLDCASTLE 5100 ALUMINUM STOREFRONT SYSTEM PER TDI CWSF-18
8400.4 PROVIDE OLDCASTLE DOORS MSD 375 PER TDI DR558
8400.5 PROVIDE CLEAR ANODIZED FINISH
8400.6 PROVIDE SUNGATE 500 GRAY GLAZING. GLAZING SHALL BE INSULATED AND IMPACT RESISTANT PER TDI CWSF-18
8400.7 PROVIDE MANUFACTURERS STANDARD HARDWARE LISTED ON DOOR SCHEDULE

8710 DOOR HARDWARE

8710.1 SUBMIT PROPOSED DOOR HARDWARE TO ARCHITECT FOR APPROVAL.
8710.2 PROVIDE COMMERCIAL GRADE 1 HARDWARE PER HARDWARE SCHEDULE. MANUFACTURERS SHALL INCLUDE SARGENT, SCHLAGE, YALE, HAGER.
8710.3 CLOSERS SHALL BE FULLY ADJUSTABLE AND HAVE BACK CHECK CAPABILITY
8710.4 INSTALL PER MANUFACTURERS INSTALLATION RECOMMENDATIONS

8830 MIRRORS

8830.1 GLAZING CONTRACTOR TO PROVIDE MIRRORS WHERE INDICATED
8830.2 MIRRORS SHALL BE UNFRAMED SIZED PER DRAWINGS - SEE ALSO RESTROOM INFORMATION
8830.3 GLAZING SHALL BE TEMPERED

SECTION 9000 FINISHES

9200 STUCCO

9200.1 SUBMIT TO ARCHITECT SAMPLE OF STUCCO TEXTURE AND COLORS FOR ARCHITECT APPROVAL
9200.2 PROVIDE GALVANIZED METAL LATH
9200.3 PROVIDE AND INSTALL ACCESSORIES FOR COMPLETE INSTALLATION INCLUDING CORNER BEADS, CASINGS, CONTROL JOINTS, BRIDGE SCREENS, REVEALS, AND CORNERS
9200.4 PROVIDE PORTLAND CEMENT PLASTER IN THREE COATS
9200.5 STUCCO MAY BE PAINTED OR HAVE INTEGRAL COLOR IN FINAL COAT
9200.6 INSTALL STUCCO PER ASTM C926
9200.7 INSTALL LATH FOR STUCCO PER ASTM 1063

9220 FIBER REINFORCED PLASTIC PANELS

9220.1 SUBMIT TO ARCHITECT FRP STANDARD PANEL COLORS FOR SELECTION
9220.2 PROVIDE 1/8" FRP PANELS WITH STIPPLED SURFACE FINISH AS INDICATED
9220.3 PROVIDE ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CORNERS, DIVIDERS, AND RIVETS

9220.4 PROVIDE ADHESIVE APPROVED BY MANUFACTURER FOR INSTALLATION
9220.5 INSTALL PER MANUFACTURERS RECOMMENDATIONS

9250 GYPSUM BOARD

9250.1 SUBMIT TO ARCHITECT MANUFACTURERS PRODUCT DATA AND PROPOSED SUSPENSION SYSTEM FOR SUSPENDED GYP BOARD CEILINGS
9250.2 PROVIDE ½" GYP BOARD UNLESS OTHERWISE INDICATED
9250.3 PROVIDE MOISTURE RESISTANT GYP BOARD IN RESTROOMS, UTILITY ROOMS, AND KITCHENS
9250.4 PROVIDE AND INSTALL ACCESSORIES INCLUDING CORNER BEADS, CONTROL JOINTS, JOINT TAPE, AND JOINT FLOAT COMPOUND
9250.5 COORDINATE INSTALLATION OF BLOCKING AND INSULATION WITH OTHER TRADES
9250.6 INSTALL GYP BOARD WALL PANELS VERTICALLY
9250.7 PROVIDE AND INSTALL USG DRYWALL SUSPENSION SYSTEM USING ASTM 636
9250.8 INSTALL GYP BOARD CEILING PANELS WITH STAGGERED JOINTS
9250.9 INSTALL JOINT COMPOUND IN THREE APPLICATIONS
9250.10 SAND AS REQUIRED FOR SMOOTH SURFACE
9250.11 APPLY LIGHT ORANGE PEEL TEXTURE

9260 GYPSUM BOARD SHEATHING

9260.1 SUBMIT TO ARCHITECT MANUFACTURERS PRODUCT DATA FOR APPROVAL
9260.2 PROVIDE ½" GYP BOARD SHEATHING WITH MOISTURE RESISTANT CORE, WATER RESISTANT PAPER BOTH SIDES, AND V SHAPED TOUNGE AND GROOVE EDGE PROFILE
9260.3 PROVIDE GALVANIZED FASTENERS AND INSTALL IN COMPLIANCE WITH TDI WINDSTORM REQUIREMENTS

9300 CERAMIC TILE

9300.1 SUBMIT TO ARCHITECT PROPOSED CERAMIC TILE PRODUCTS INCLUDING TILE, TILE COLORS, GROUT, GROUT COLORS AND MASTIC
9300.2 PROVIDE TILE IN SHAPE AND SIZES INDICATED ON DRAWINGS
9300.3 PROVIDE CURVED EDGE TILE AT ALL OUTSIDE CORNERS AND TOP OF WALLS
9300.4 CUT TILES WITH WET SAW FOR SMOOTH EDGES WITHOUT CHIPPING
9300.5 INSTALL CERAMIC TILE PER ANSI A108
9300.6 INCLUDE ADDITIONAL 10 PIECES OF TILE AND 2 CURVED EDGE CORNER TILE FOR OWNER STOCK

9510 SUSPENDED LAY-IN CEILING TILE

9510.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
9510.2 PROVIDE GRIDSTONE 24X24 CEILING TILE BY USG WHERE INDICATED
9510.3 PROVIDE ARMSTRONG PRELUDE ML 15/16 EXPOSED T GRID INTERMEDIATE DUTY
9510.4 INSTALL PER MANUFACTURERS RECOMMENDATIONS
9510.5 INCLUDE ADDITIONAL BOX OF CEILING TILE FOR OWNER STOCK

9680 VINYL BASE

9680.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
9680.2 PROVIDE 4" VINYL COVE BASE WHERE INDICATED
9680.3 PROVIDE MANUFACTURER APPROVED ADHESIVE
9680.4 INSTALL PER MANUFACTURERS RECOMMENDATIONS
9680.5 INCLUDE ADDITIONAL 20' OF BASE FOR OWNER STOCK

9910 PAINT

9910.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
9910.2 PROVIDE PAINT WHERE INDICATED IN MINIMUM OF 1 PRIMER AND 2 FINISH COATS
9910.3 PROVIDE PAINT AS FOLLOWS:
9910.4 PAINT FOR STUCCO: PRIMER: MOORES MOORECRAFT EXTERIOR BLOCK FILLER #285
FINISH: MOORES REGAL WALL SATIN #215
9910.5 PAINT FOR DRYWALL: PRIMER: LATEX QUICK--DRY PRIME SEAL #201
FINISH: MOORE'S REGAL WALL SATIN #215
9910.6 PAINT FOR METAL: PRIMER: MOORE'S IRON CLAD RETARDO RUST INHIBITIVE PAINT #163
FINISH: MOORE'S IMPERVO HIGH GLOSS ENAMEL #133
9910.7 STAIN FOR WOOD: SHERWIN WILLIAMS WOOD CLASSICS 2 COATS
FINISH: SHERWIN WILLIAMS POLYURETHANE 2 COATS SANDING BETWEEN
9910.8 APPLY PAINTS TO ESTABLISH COVERAGE PER MANUFACTURERS RECOMMENDATIONS
9910.9 INCLUDE ADDITIONAL 1 QUART OF EACH PAINT FOR OWNER STOCK

SECTION 10000 SPECIALTIES

10155 TOILET PARTITIONS

10155.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
10155.2 PROVIDE FLOOR ANCHORED OVERHEAD BRACED PLASTIC LAMINATE FINISH
10155.3 PROVIDE ACCESSORIES INCLUDING HINGES, LATCH AND KEEPER, COAT HOOK, BUMPERS, AND PULLS

10155.5 FIELD MEASURE EXISTING CONDITIONS
10155.6 INSTALL PER MANUFACTURERS RECOMMENDATIONS

10426 SIGNS

10426.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
10426.2 PROVIDE AND INSTALL 8X8 ADA COMPLIANT PLASTIC SIGNS BY SOUTHWELL AS FOLLOWS:

DOOR 109 WOMEN
DOOR 110 MEN

10522 FIRE EXTINGUISHER AND CABINET

10522.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND SAMPLES
10522.2 PROVIDE 6 - 5 LB FIRE EXTINGUISHERS FOR CLASS A, B, AND C FIRES
10522.3 PROVIDE ADA COMPLIANT SEMI RECESSED CABINET W/ ACRYLIC GLAZING SIZED FOR EXTINGUISHER SCHEDULED IN SECTION 10522.2
10522.4 INSTALL CABINET AT 56" ABOVE FINISH FLOOR TO TOP PER MANUFACTURERS INSTRUCTIONS

10800 TOILET ACCESSORIES

SEE SHEET A11

SECTION 11000 EQUIPMENT

11400 FOOD SERVICE EQUIPMENT

SEE SHEET FS1

SECTION 12000 FURNISHINGS

12492 MINI-BLINDS

12492.1 SUBMIT TO ARCHITECT PROPOSED MATERIAL PRODUCT DATA AND

SAMPLES

12492.2 PROVIDE 1" PRE-FINISHED ALUMINUM SLATS W/ CHILD SAFE CONTROL

STRINGS

12492.3 PROVIDE BLINDS FOR A AND B TYPE WINDOWS

12492.4 FIELD MEASURE EACH WINDOW

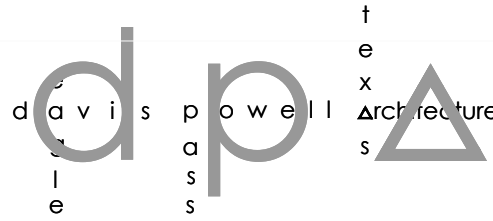
12492.5 INSTALL PER MANUFACTURERS RECOMMENDATIONS

SECTION 15000 MECHANICAL

SEE M AND P SHEETS

SECTION 16000 ELECTRICAL

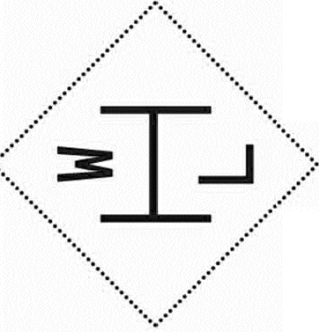
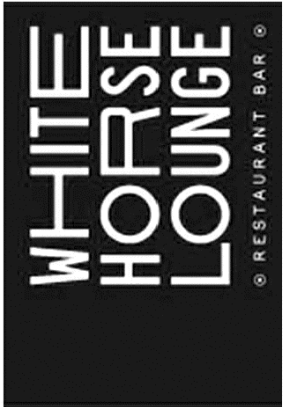
SEE E SHEETS



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PROPOSED REMODEL PROJECT



7150 EASTEX FREEWAY

DATE:	9/13/13
REVISED:	
ADD#1	9/27/13

SHEET:
SP2

SOIL / FILL

1. FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION PERFORMED BY SCIENCE ENGINEERING, INC. REPORT #00286 DATED NOVEMBER, 2000

CONTRACTOR SHALL OBTAIN A COPY AND BE FULLY KNOWLEDGEABLE OF THE CONTENT OF THE SAID REPORT AND FOLLOW ITS RECOMMENDATIONS UNLESS THEY ARE SPECIFICALLY ALTERED BY THE FOLLOWING NOTES. CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONDITIONS DISCOVERED THAT ARE DIFFERENT FROM THE SOILS REPORT.

2. STRUCTRAL FILL TO BE BROUGHT IN TO RAISE THE SLAB TO PROPER ELEVATION.

3. STRUCTURAL FILL IS TO CONSIST OF CLEAN INACTIVE SANDY CLAY WITH A PLASTICITY INDEX BETWEEN TEN (10) TO TWENTY (20).

4. FILL MATERIAL SHALL BE PLACED & COMPACTED IN THIN LIFTS NOT EXCEEDING EIGHT (8") INCHES OF LOOSE MATERIALS.

5. SITE IS TO BE PREPARED IN SUCH A MANNER AS TO PREVENT PONDING OF WATER IN OR AROUND THE BUILDING AREA DURING AND AFTER THE CONSTRUCTION.

6. EACH FOOTING IS TO BE INSPECTED & CERTIFIED BY THE CONTRACTOR PRIOR TO PLACING CONCRETE TO ASSURE THAT :

A) THE FOOTING HAS BEEN DRILLED TO TRUE AND APPROPRIATE SIZE AND DEPTH.

B) THE BEARING SURFACE IS CLEAN & FREE FROM CUTTINGS AND SOFT MATERIALS

C) THE FOOTING IS FREE FROM WATER.

7. NO CONCRETE IS TO BE POURED WITHOUT PRIOR APPROVAL OF THE ENGINEER OR OWNERS REPRESENTATIVE.

CONCRETE

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318, LATEST REVISIONS.

2. CONCRETE AND REINFORCING SPECIFICATIONS AS FOLLOWS:

	28 DAY STRENGTH	SLUMP	
SLAB	3,000 PSI 5 SACK MIX NO FLY ASH	4" TO 6"	1" MAX. AGGREGATE
FOOTINGS	3,000 PSI 5 SACK MIX	4" TO 6"	1" MAX AGGREGATE

3. PORTLAND CEMENT SHALL CONFORM TO ASTM C-33.

4. CONCRETE MIX DESIGN IS TO BE SUBMITTED AND APPROVED BEFORE PLACEMENT OF ANY CONCRETE. MIX DESIGN IS TO BE ADJUSTED BY SUPPLIER FOR FIELD CONDITIONS TO MINIMIZE PLASTIC SHRINKAGE CRACKS. INTRODUCTION OF WATER IS ALLOWED ONLY AT ARRIVAL TIME OF CONCRETE TO THE SITE AND ONLY FOR ADJUSTMENT OF SLUMP UP TO THE WATER/CEMENT RATIO. ADDITION OF WATER FOR WORKABILITY IS PROHIBITED.

5. ALL EXTERIOR CONCRETE WALKS AND DRIVES SHALL BE CONSTRUCTED USING AIR - ENTRAINED CONCRETE. SUFFICIENT AIR - ENTRAINING AGENT SHALL BE USED TO REDUCE THE WEIGHT OF THE CONCRETE BY 4% TO 6%.

6. ANY CONCRETE OLDER THAN 90 MINUTES AFTER INITIAL INTRODUCTION OF WATER IS NOT TO BE USED.

7. CONCRETE CYLINDERS ARE TO PREPARED FOR LABORATORY TESTING CYLINDERS ARE TO BE MADE FOR EVERY POUR AND NO LESS THAN ONE SET PER 50 YARDS OF CONCRETE PLACED. SLUMP TEST TO BE PERFORMED A MIN. OF ONE PER SET OF CYLINDERS MADE.

8. REINFORCING STEEL SHALL CONFORM TO ASTM-615, GRADE 60; AND GRADE 40 FOR STIRRUPS AND TIES. WELDING OF REBAR IS STRICTLY PROHIBITED.

REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST "ACI" MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. (ACI-315)

9. SLAB REINFORCING SHALL BE AS NOTED ON THE PLANS AND SUPPORTED ON APPROPRIATE TYPE CHAIRS.

10. CORNER REINFORCING BARS SHALL BE USED ON TOP & BOTTOM AT ALL CORNERS AND INTERSECTIONS. SIZE REINFORCING SAME AS TOP & BOTTOM BARS (#5 MIN.) AND MIN. 24" LONG ON EACH DIRECTION.

11. REINFORCING SPLICES SHALL OCCUR AT POINTS OF MINIMUM STRESS AND LAP 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.

12. EARTH FORMING WILL NOT BE ALLOWED WHERE INDICATED ON DRAWINGS.

13. CONCRETE PAVEMENT SHALL BE FINISHED BY FLOATING & TROWELING TO A SMOOTH DENSE FINISH. DEPRESSION OF MORE THAN 1/8" IN 10' OR ANY VARIATION MORE THAN 1/4" FROM A LEVEL PLANE IS NOT ACCEPTABLE.

14. CONCRETE STRUCTURES SLABS SHALL BE PLACED IN SECTIONS, SEPARATED BY CONSTRUCTION JOINTS. CONTRACTOR SHALL SUBMIT PROPOSED JOINT LAYOUT FOR APPROVAL BY THE ENGINEER.

15. CONCRETE TO BE POURED OVER 10 MIL. POLYFILM, VAPOR BARRIER. LAP ALL POLYFILM JOINTS 8" & TAPE LAPS WITH COMPATIBLE SEALING TAPE.

16. ALL INTERIOR CONCRETE FLOOR WORK SHALL BE COATED WITH APPROVED CURING COMPOUND. APPLICATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO ASSURE THAT CURING MATERIAL WILL NOT EFFECT INSTALLATION OF FLOOR FINISHES.

17. SEE BUILDING DESIGN AND MECHANICAL PLANS FOR VERIFICATION OF ALL DEPRESSIONS, OPENINGS, CAST-IN-PLACE ACCESSORIES, DRAINS, SLOPES, HOLD DOWNS FOR DIFFERENT FINISHES, ETC.

GENERAL NOTES

LIGHT GAUGE STRUCTURAL STEEL

1. ALL LIGHT GAGE MEMBERS AS CALLED FOR ON DESIGN DRAWINGS ARE TO CONFORM TO THE AISI CODE AND HAVE THE SAME PROPERTY AS SET FORTH IN THE "LIGHTG AGE STRUCTURAL STEEL FRAMING SYSTEM DESIGN HANDBOOK" AS PUBLISHED BY LIGHT GAGE STRUCTURAL INSTITUTE.

MISCELLANEOUS

1. DETAIL SHOP DRAWINGS OF THE STRUCTURAL STEEL SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

2. CONTRACTOR IS RESPONSIBLE FOR SHORING PLAN.

SHOP DRAWINGS

1. SIGMA ENGINEERS, INC. WILL REVIEW SHOP DRAWINGS ONLY TO REVIEW CONFORMANCE WITH DESIGN DOCUMENTATION.

2. ITEMS OMITTED FROM SHOP DRAWINGS BUT CALLED FOR IN DESIGN DOCUMENTATION WILL STILL BE REQUIRED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE OMITTED ITEM IS INCORPORATED INTO THE PROJECT

3. SIGMA ENGINEERS WILL NOT REVIEW ANY SHOP DRAWINGS OR OTHER SUBMITTALS RELATED TO MEASUREMENTS, QUANTITY, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, OR TO SAFETY PRECAUTIONS AND PROGRAMS.

4. SHOP DRAWING SHALL NOT BE USED TO OBTAIN APPROVAL FOR VARIATIONS OF DESIGN. IF A CHANGE IS REQUESTED IT SHALL BE SENT PRIOR TO SHOP DRAWING SUBMITTAL UNDER ITS OWN TITLE.

5. PROTECT THE EXISTING ROOF FROM WIND AND WATER AT ALL TIMES, SPECIFICALLY DURING ROOF TIE-INS.

STRUCTURAL STEEL

MATERIALS

1. UNLESS NOTED ALL STRUCTURAL STEEL, HANGERS, BRACES, BASE PLATES, AND OTHER MISC. ITEMS SHALL CONFORM TO ASTM SPECIFICATION A36, AND ALL WIDE FLANGE SECTIONS AND COLD-FORMED SECTIONS SHALL CONFORM TO ASTM SPECIFICATION A572 GRADE 50.

2. ALL STRUCTURAL & MISCELLANEOUS STEEL SHALL HAVE RED OXIDE PRIMER FINISH. UNLESS NOTED OTHERWISE.

CONNECTIONS

1. CONNECTIONS NOT DETAILED ON DESIGN DRAWINGS ARE TO BE DESIGNED FOR MAXIMUM CAPACITY OF MEMBERS AND CONFORM TO THE LATEST STANDARDS OF THE AISC'S 9TH EDITION OF ASD.

ANCHOR BOLTS

1. ALL ANCHOR BOLTS ARE TO BE MADE TO THE SIZES INDICATED ON THE DESIGN DRAWINGS FROM THREADED ROUND STOCK CONFORMING TO ASTM A36 STEEL AND SHALL BE HOT DIP GALVANIZED.

MISCELLANEOUS

1. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED.

2. DETAIL SHOP DRAWINGS OF THE STRUCTURAL STEEL SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

WELDING

1. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE

2. ALL WELDING IS TO BE IN STRICT ACCORDANCE WITH THE AMERICAN WELDING SOCIETY'S AWS D1.1 CODE.

3. ALL METAL TO BE WELDED SHALL BE GROUND FREE OF ALL PAINT, RUST, OR OTHER DEBRIS PRIOR TO WELDING.

4. A CERTIFIED WELDER SHALL BE EMPLOYED TO PERFORM THE WELDING REQUIRED FOR THIS PROJECT.

5. ALL WELDS SHALL BE INSPECTED AND CERTIFIED BY A CERTIFIED WELDING INSPECTOR.

6. ALL WELDS NOT DETAILED ON THE DESIGN DRAWNGS SHALL BE 1/4" WELDS ALL AROUND THE CONN.

DESCREPANCIES

IF THERE ARE ANY DISCREPANCIES FOUND BETWEEN THE STRUCTURAL AND ARCHITECTURAL DRAWINGS OR THE PROJECT SPECIFICATIONS, THEY SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND NO LESS THAN 72 hrs. PRIOR TO BIDDING. THE MATTER SHALL BE CLARIFIED BY AN ADDENDUM. IF QUESTIONS ARE NOT ANSWERED, CONTRACTOR IS TO CHOOSE THE MOST STRINGENT METHOD FOR BIDDING PURPOSE UNTIL SUCH TIME THE SITUATION IS RESOLVED.

WINDSTORM

STRUCTURAL MODIFICATIONS WERE DESIGNED TO RESIST A WIND SPEED OF 110 MPH PER THE TEXAS DEPARTMENT OF INSURANCE REQUIREMENTS AND THE TEXAS REVISIONS TO THE IBC. THE CONTRACTOR SHALL PROVIDE FOR TEXAS WINDSTORM CERTIFICATE AND COORDINATE ALL INSPECTIONS WITH THE ENGINEER. NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND COVER UP CAN ONLY PROCEED AFTER AUTHORIZATION FROM SIGMA ENGINEERS INC. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WINDSTORM CERTIFICATE AND INSPECTIONS.

CONTRACTOR SHALL PROVIDE FOR WINDSTORM CERTIFICATION ENGINEERING SERVICES PER THE REGULATIONS SET FORTH BY THE TEXAS DEPARTMENT OF INSURANCE. ALL EXTERIOR DOORS AND SIDING SHALL BE WIND RESISTANT AND SHALL BE AN ASSEMBLY SPECIFICALLY APPROVED BY THE TEXAS DEPARTMENT OF INSURANCE.

REPRODUCTION

THE PURPOSE OF THESE DRAWINGS IS FOR DESIGN AND SIZING OF ELEMENTS. ACTUAL CONSTRUCTION AND FABRICATIONS ARE TO BE DONE USING APPROVED SHOP DRAWNGS. REPRODUCTION OF THESE DRAWINGS IN LIEU OF PREPARATION OF SHOP DRAWINGS IS STRICTLY PROHIBITED.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF SIGMA ENGINEERS, INC. ALL DESIGNS AND INFORMATION HEREIN ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN CONSENT OF SIGMA ENGINEERS, INC. REGISTRATION # F-003646 COPYRIGHT 2013 BY SIGMA ENGINEERS, INC. ALL RIGHTS RESERVED



Engineers & Designers

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WHITE HORSE LOUNGE

BEAUMONT, TEXAS



TAS #:

ISSUED FOR BIDS & CONSTRUCTION 09/13/13

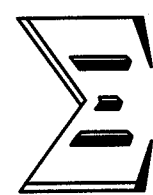
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S1

OF SHEETS

13-578 PROJECT NO.



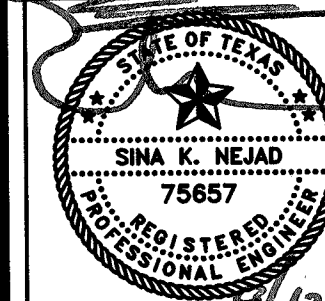
Engineers
&
Designers

**SIGMA
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INC.**

4099 Calder Ave.
Beaumont, Texas 77706

Phone (409) 898-1001
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WHITE HORSE LOUNGE
BEAUMONT, TEXAS



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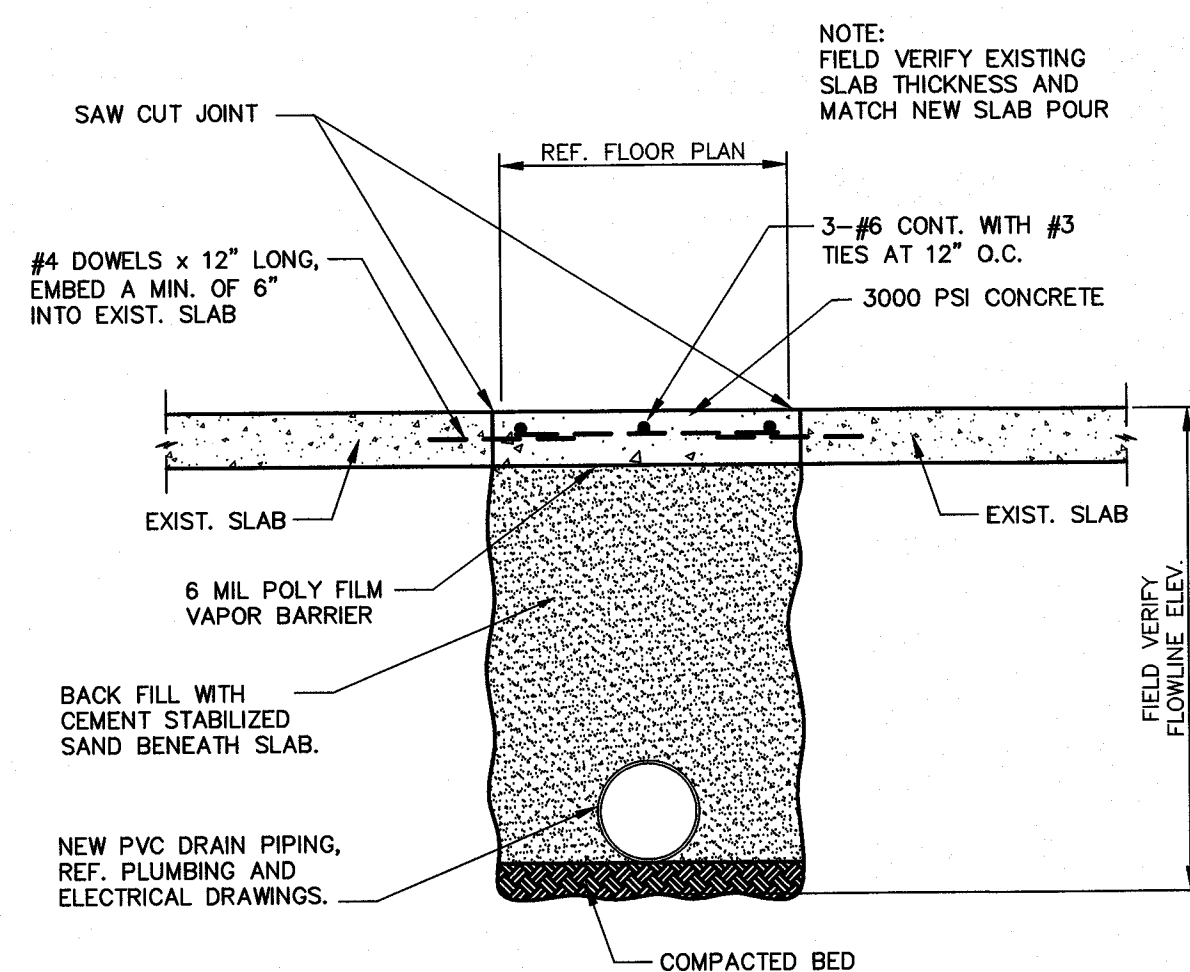
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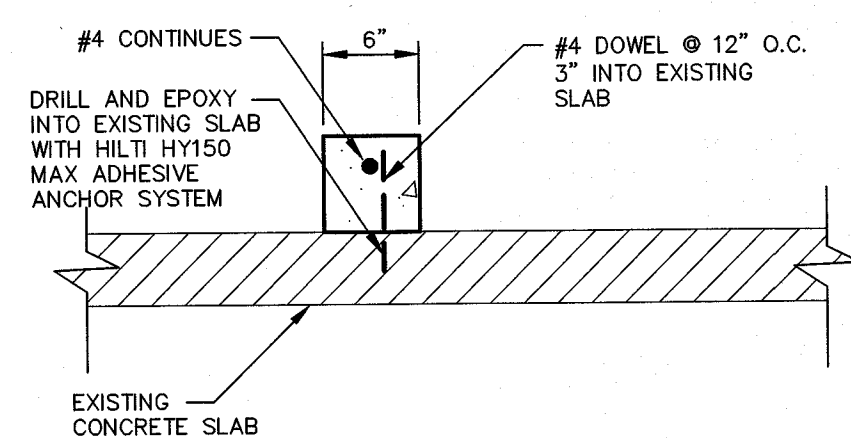
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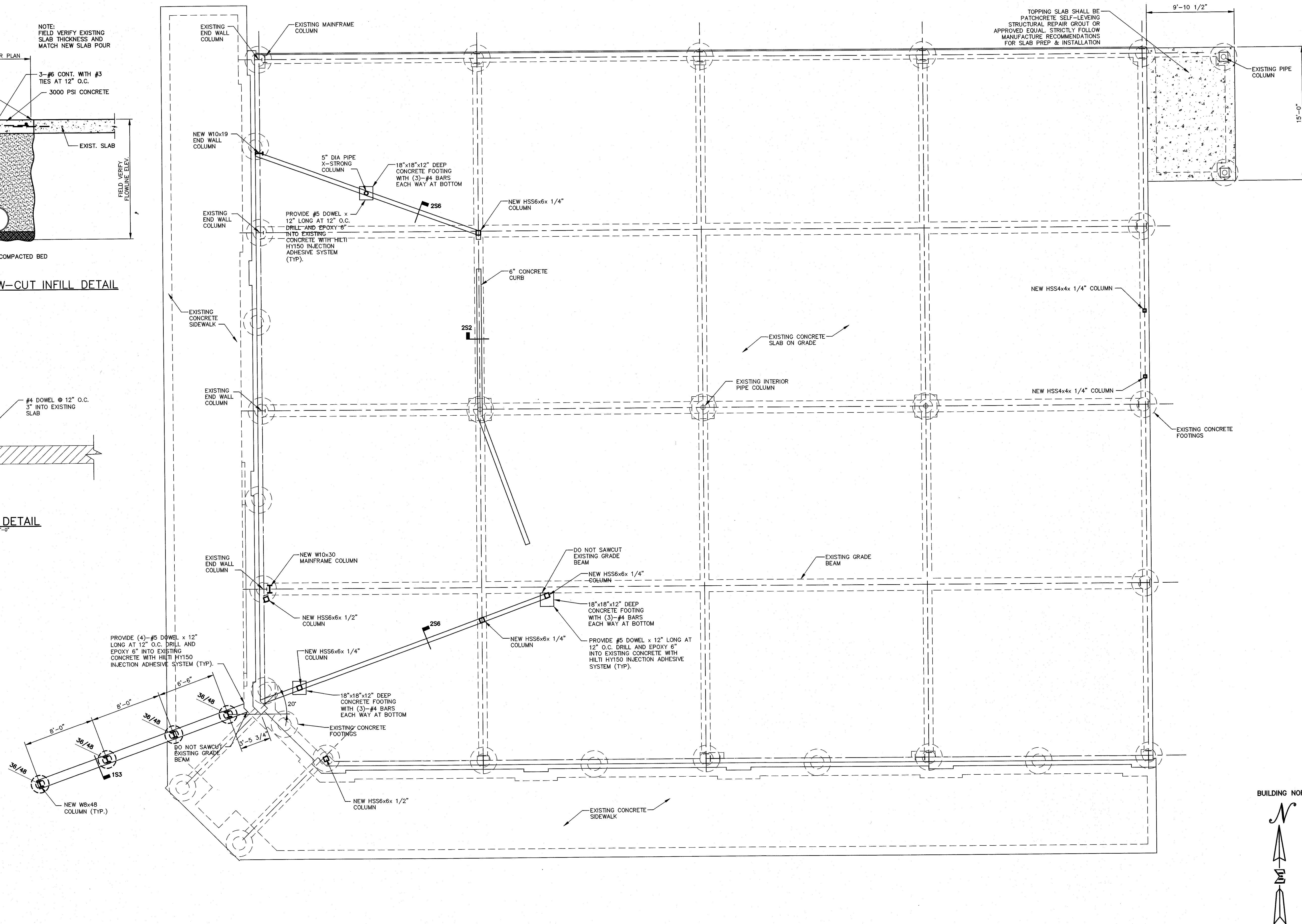
13-578
PROJECT NO.



1 TYPICAL SAW-CUT INFILL DETAIL
SCALE: 3/4" = 1'-0"

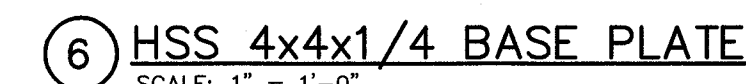
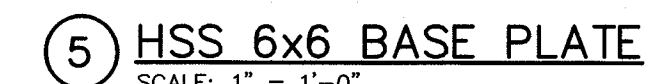
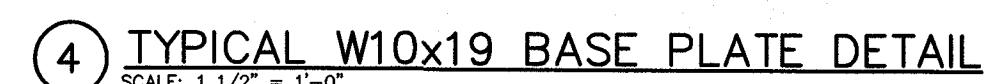
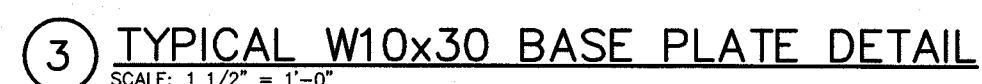
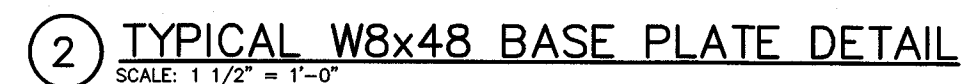


2 CURB DETAIL
SCALE: 1" = 1'-0"



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

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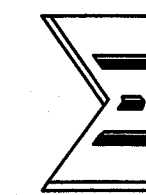
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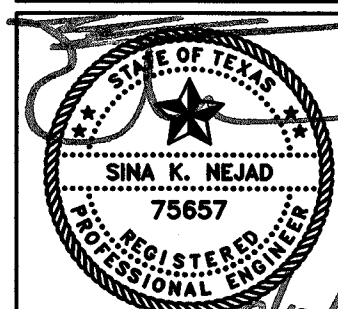
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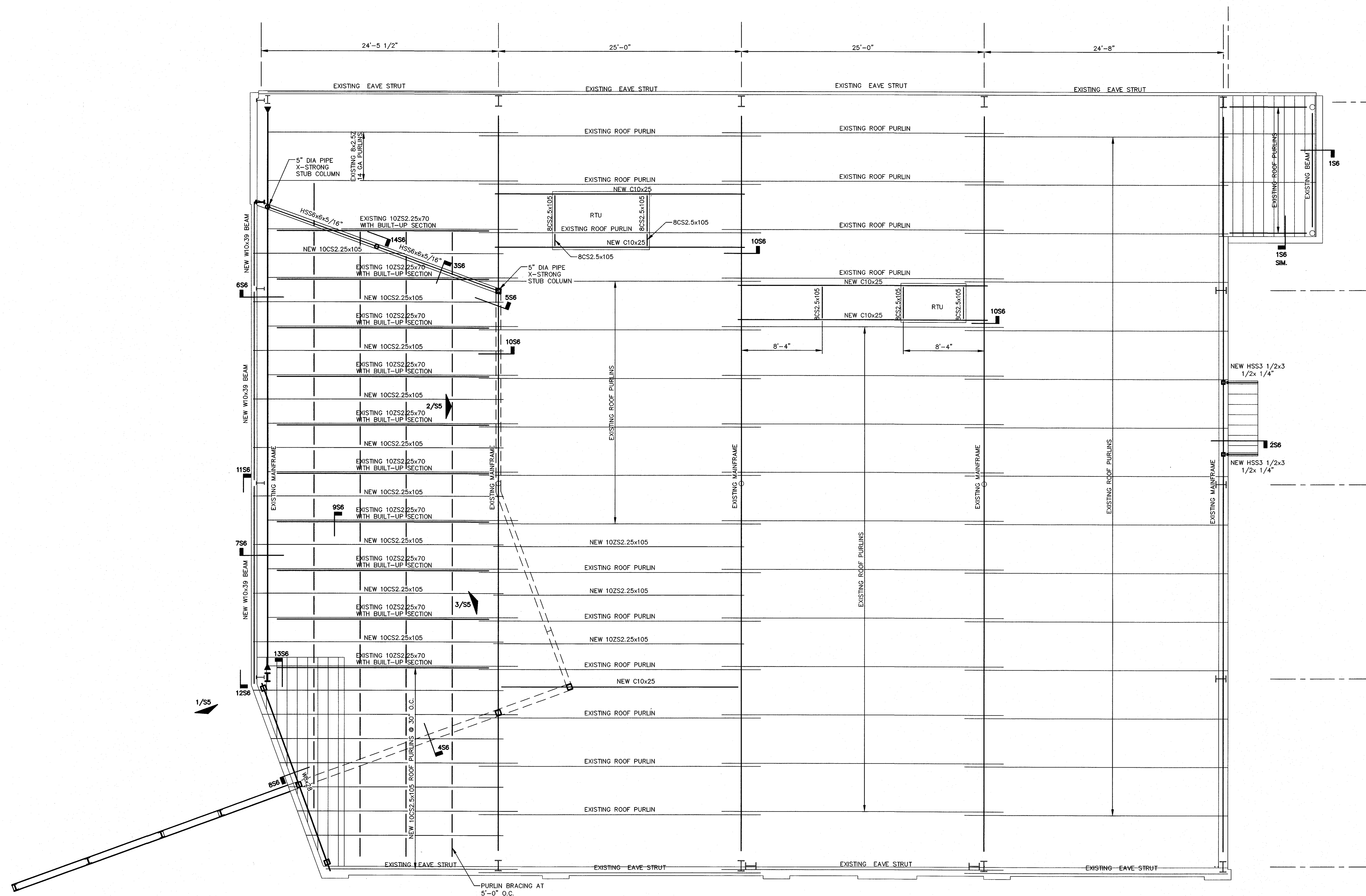
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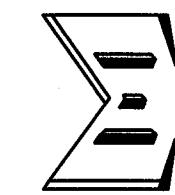
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PROJECT NO.



ROOF FRAMING PLAN

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

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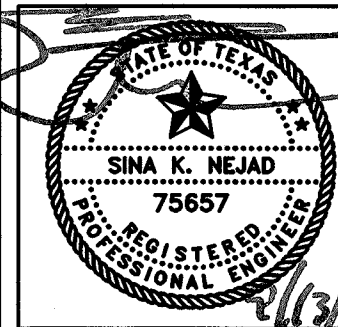
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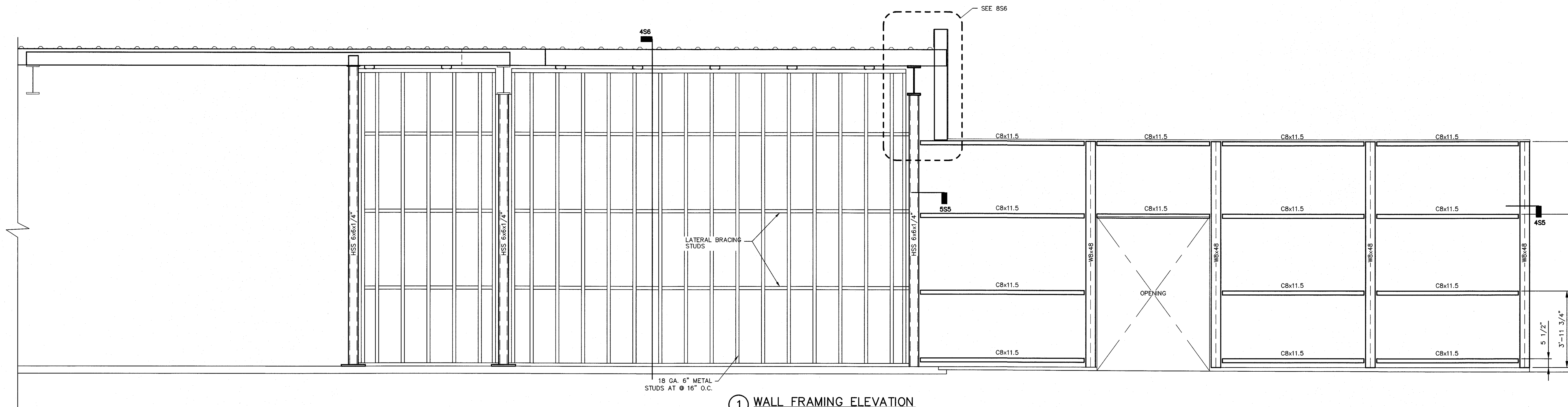
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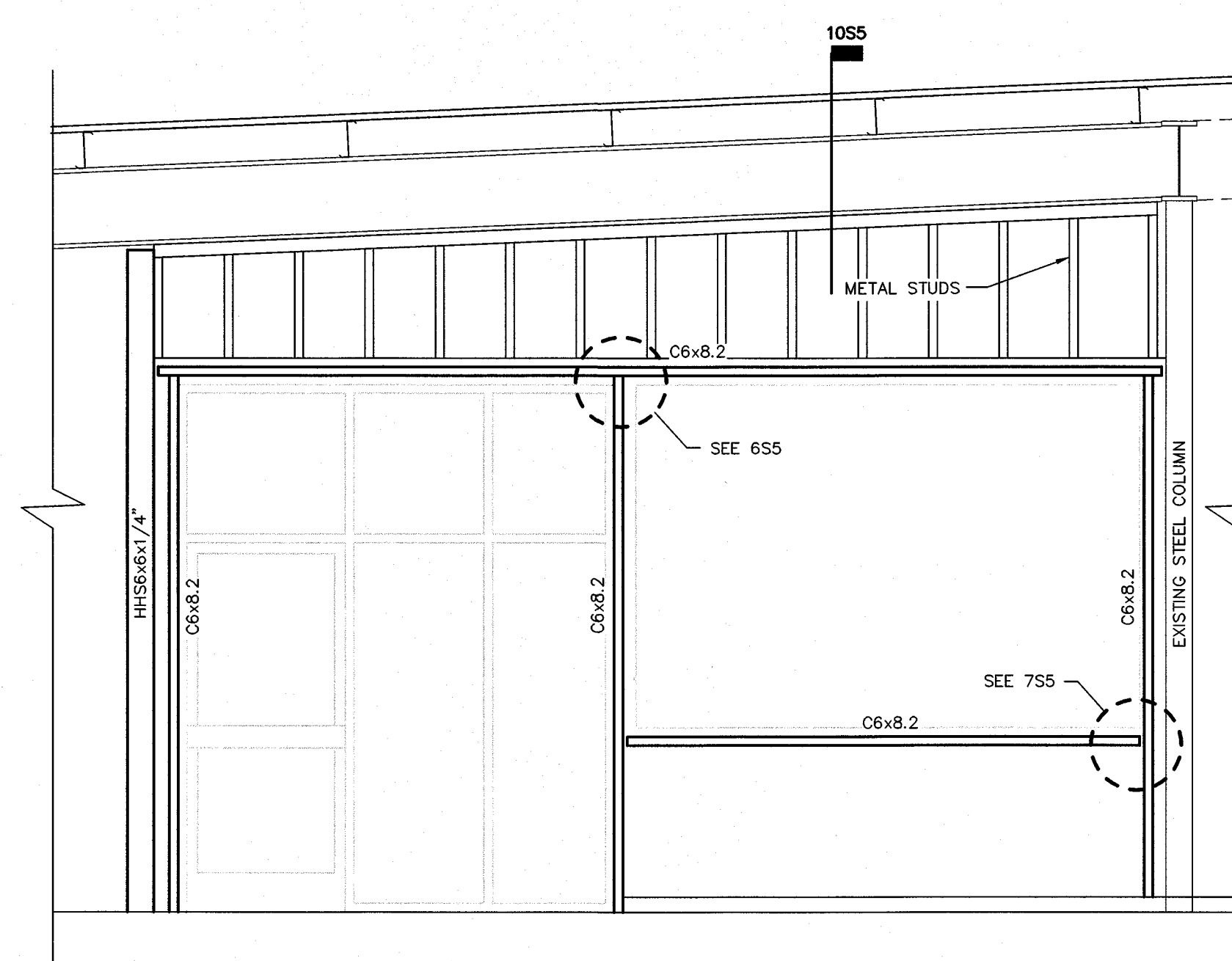
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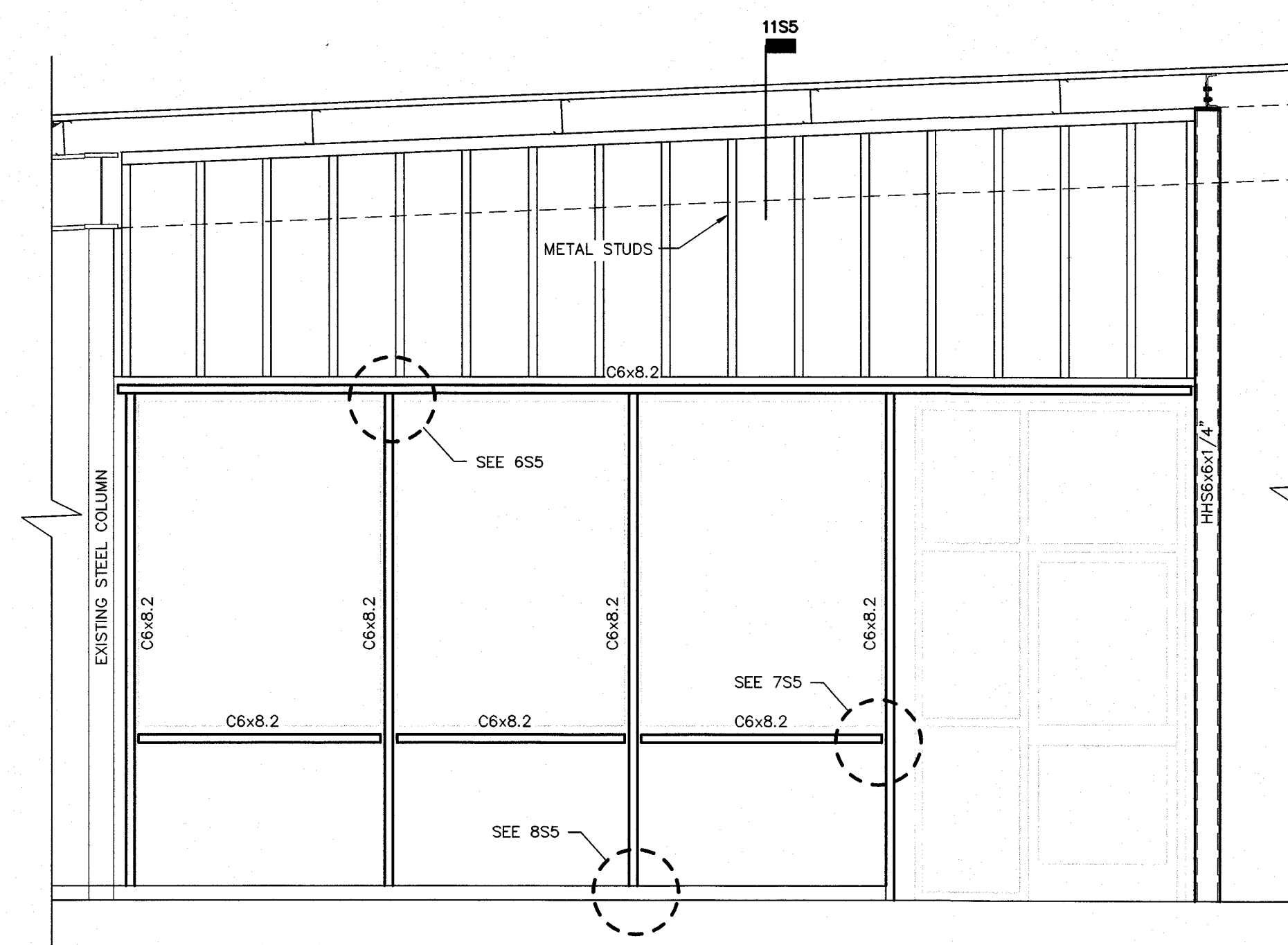
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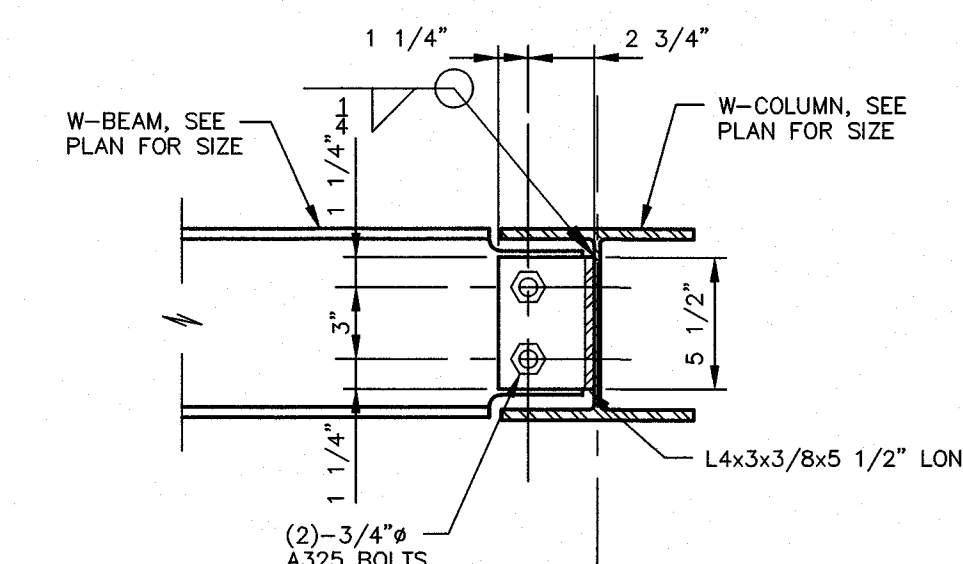
1 WALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



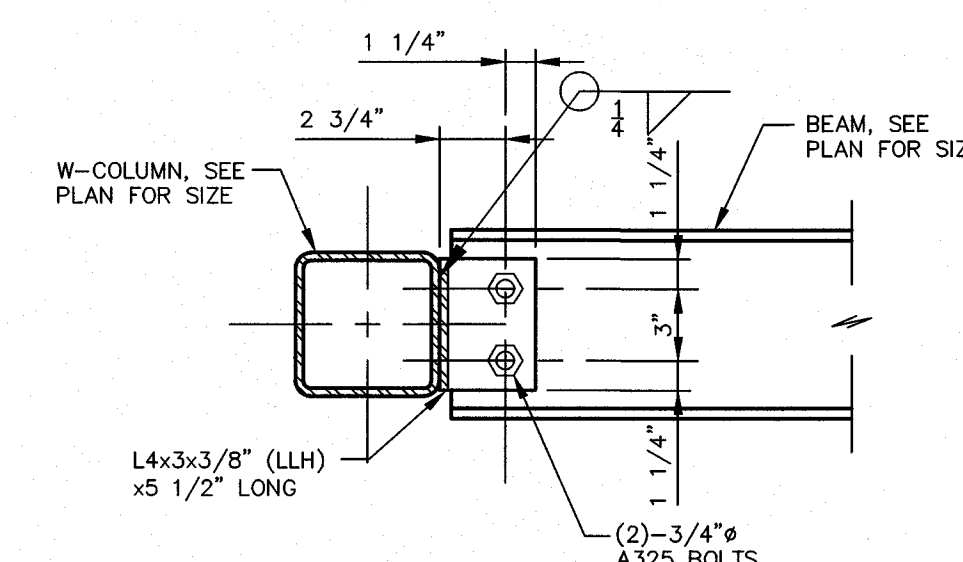
2 WALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



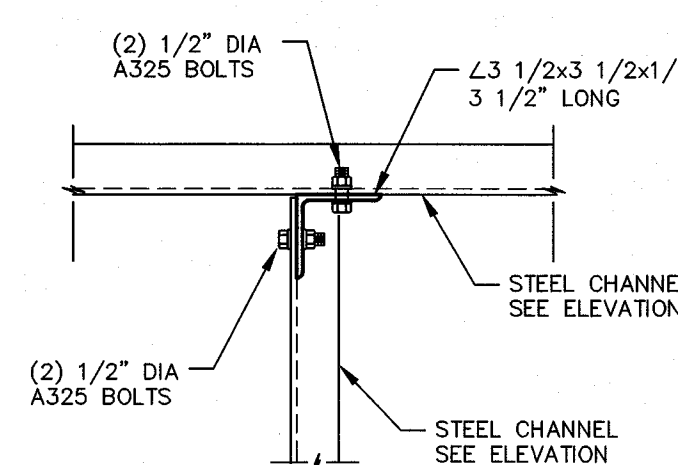
3 WALL FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



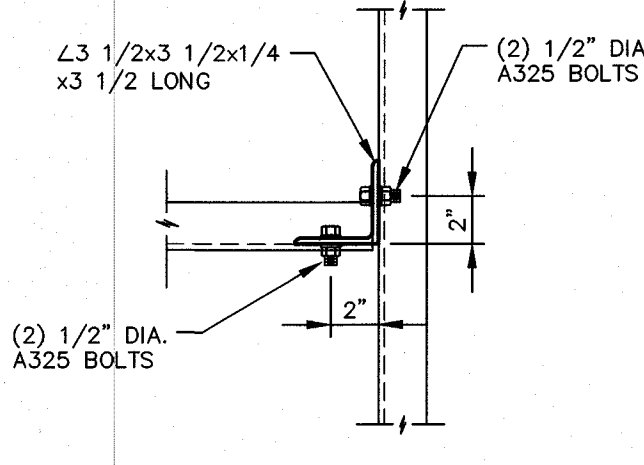
4 CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



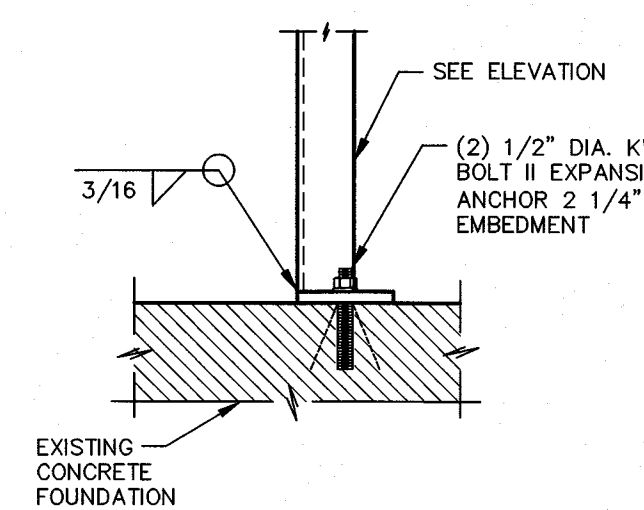
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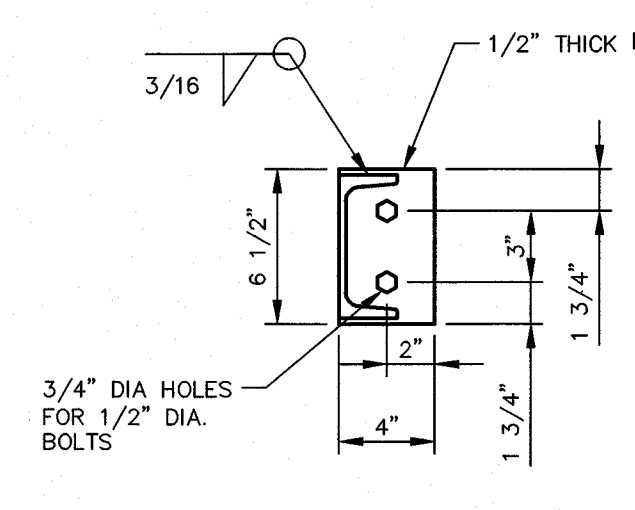
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SCALE: 1 1/2" = 1'-0"



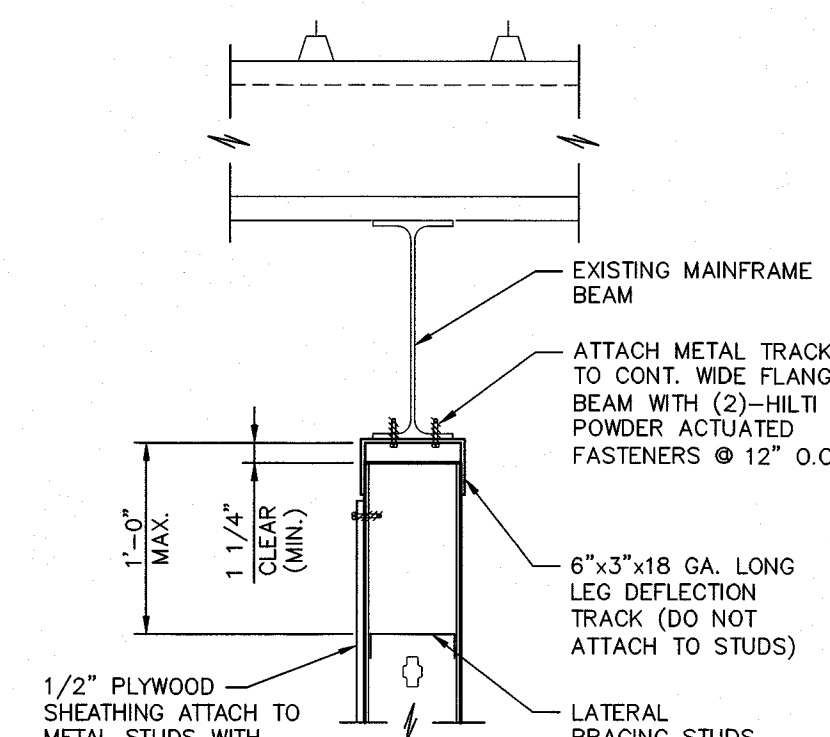
7 CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



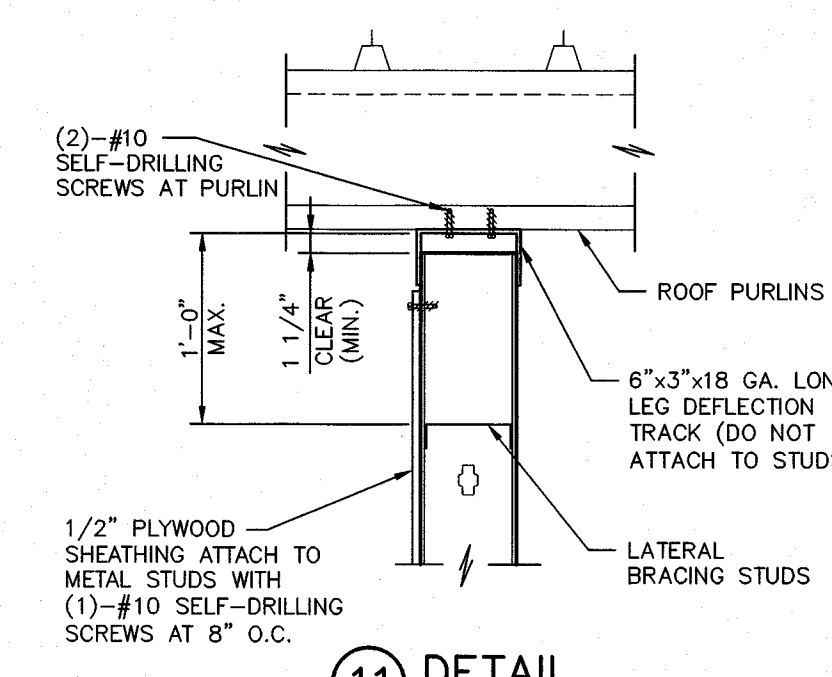
8 CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



9 BASE PLATE
SCALE: 1 1/2" = 1'-0"

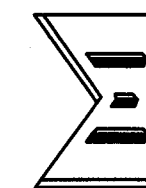


10 DETAIL
SCALE: 1" = 1'-0"



11 DETAIL
SCALE: 1" = 1'-0"

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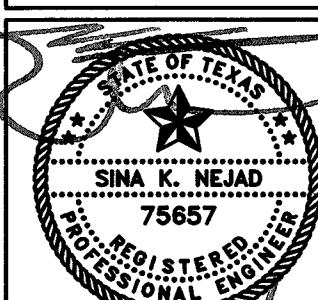
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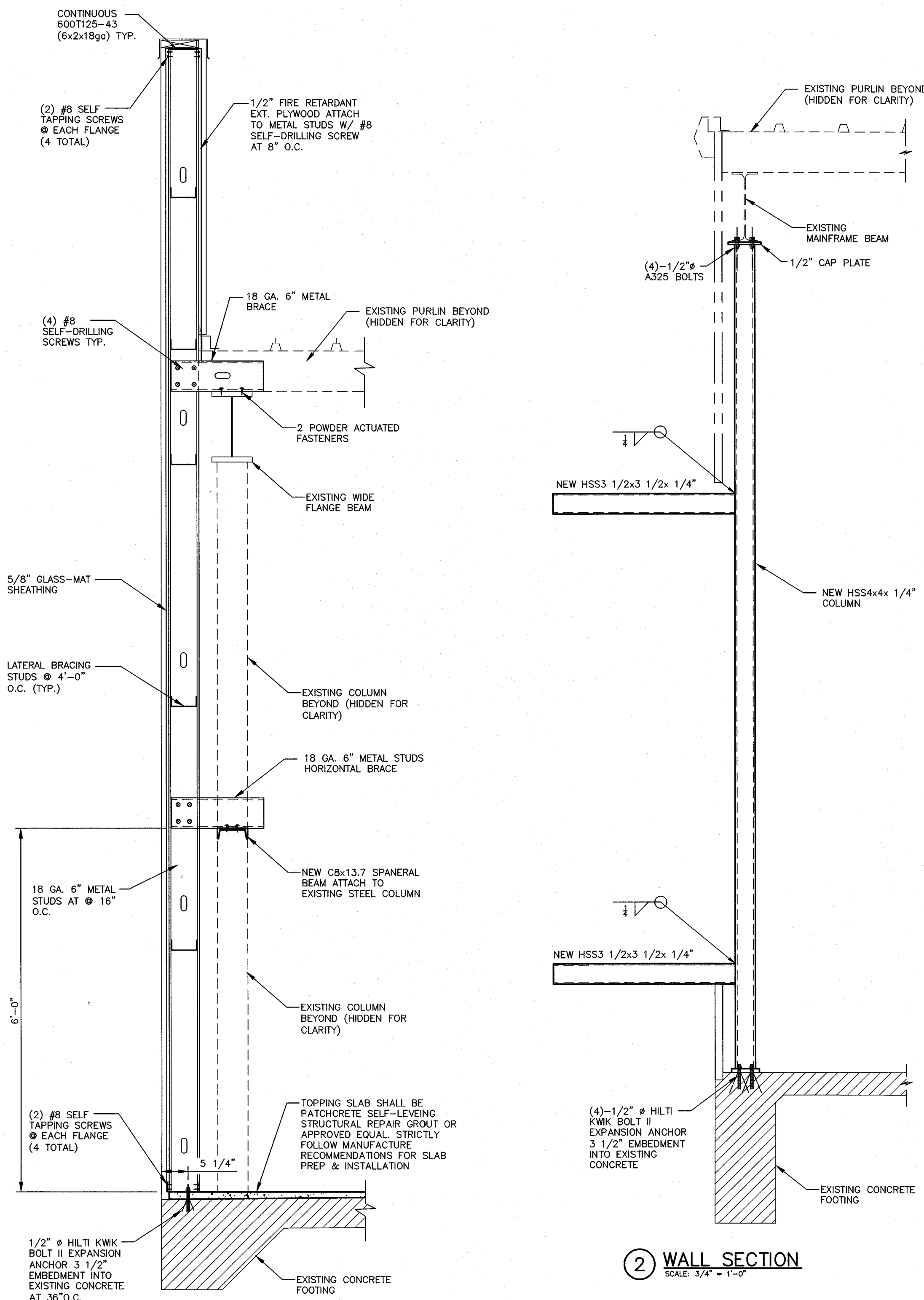
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OF SHEETS

13-578
PROJECT NO.



1 WALL SECTION
SCALE: 3/4" = 1'-0"

2 WALL SECTION
SCALE: 3/4" = 1'-0"

3 WALL SECTION
SCALE: 3/4" = 1'-0"

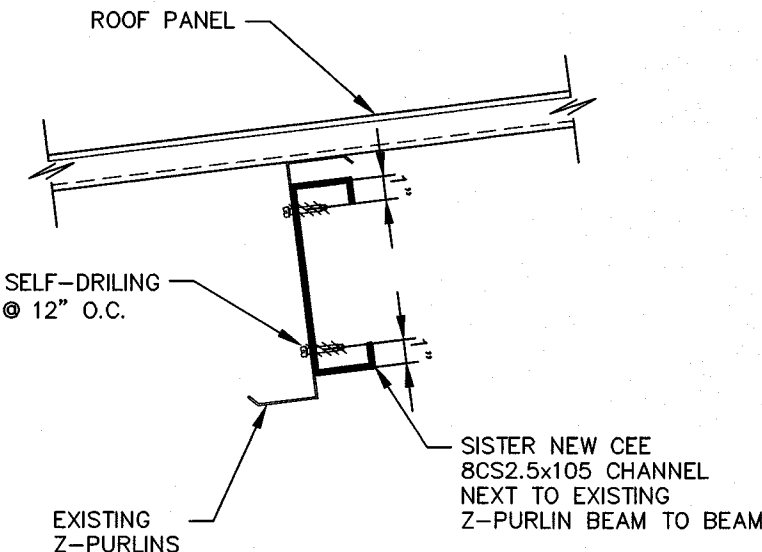
4 WALL SECTION
SCALE: 3/4" = 1'-0"

5 DETAIL
SCALE: 1" = 1'-0"

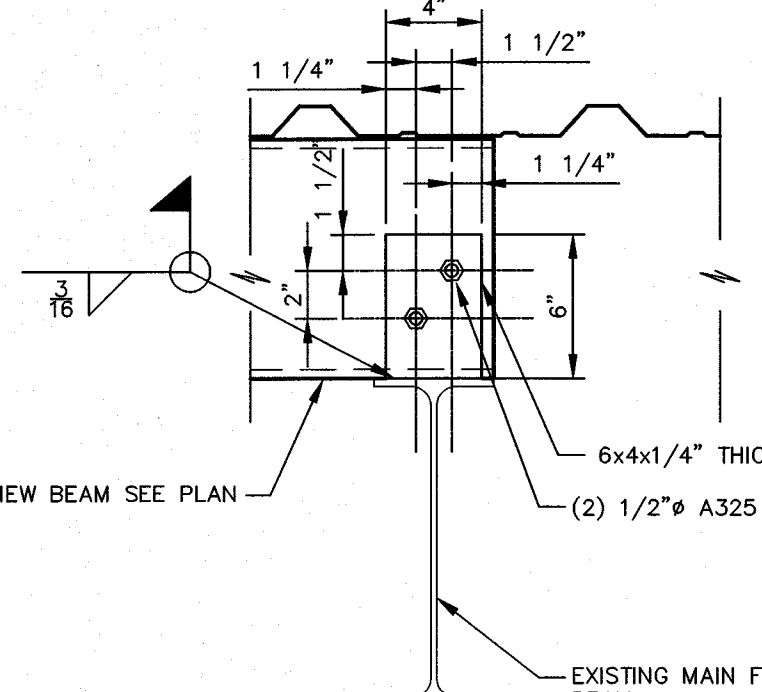
8 DETAIL
SCALE: 1" = 1'-0"

7 DETAIL
SCALE: 1" = 1'-0"

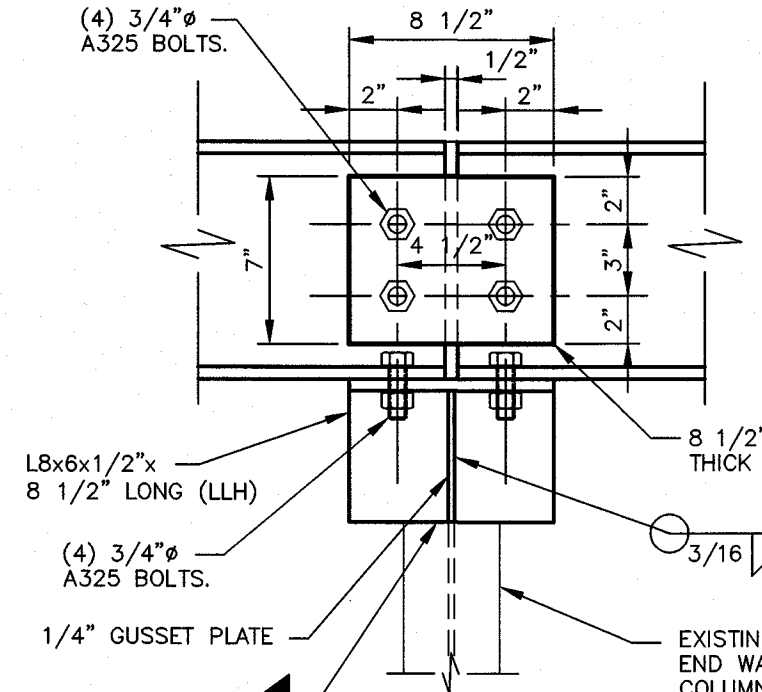
6 DETAIL
SCALE: 1" = 1'-0"



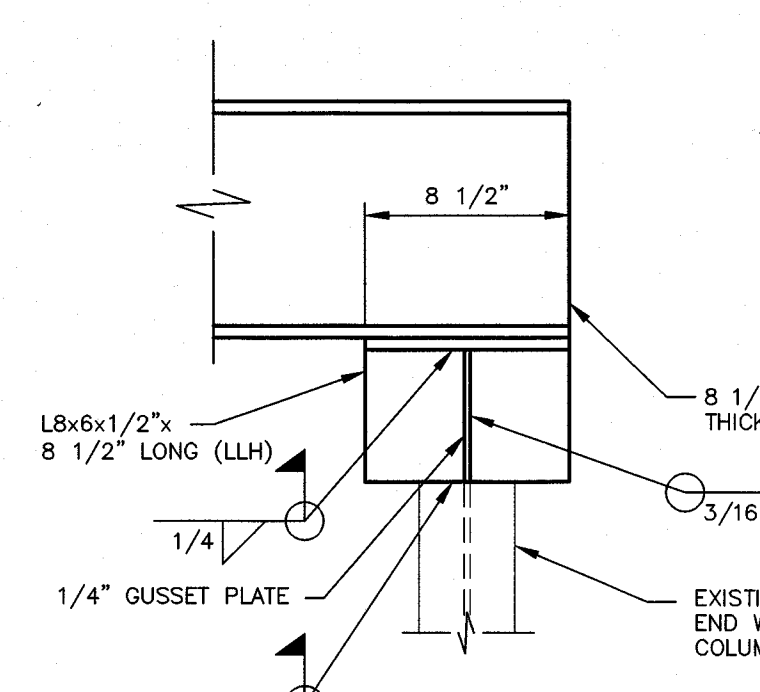
9 CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



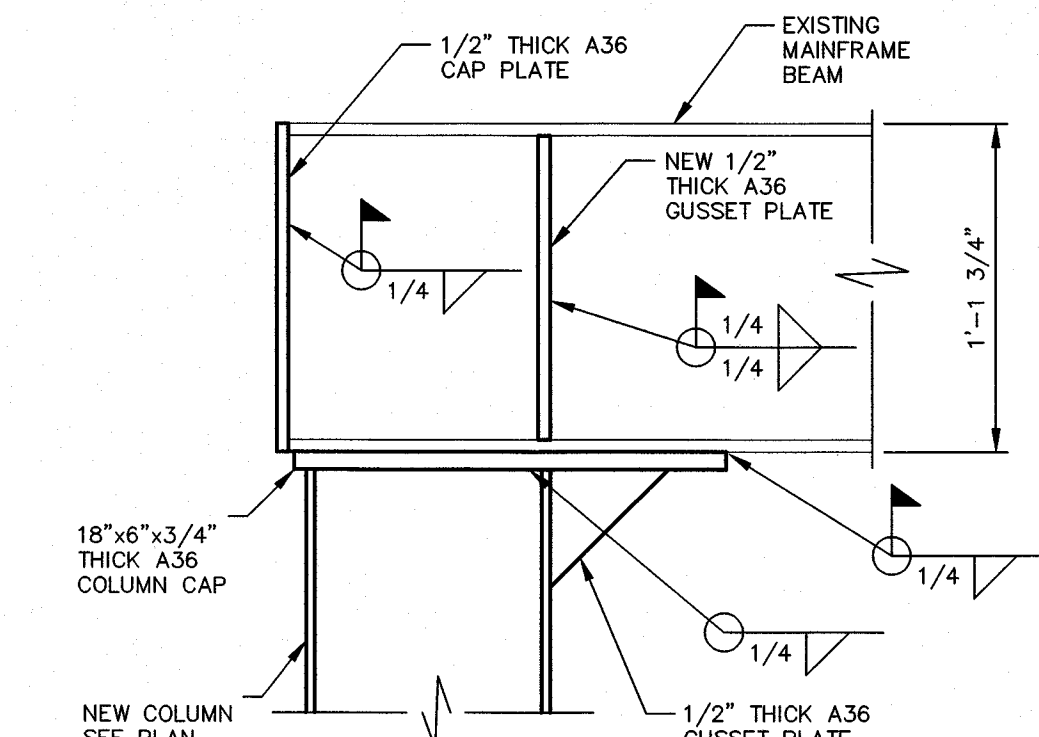
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SCALE: 1 1/2" = 1'-0"



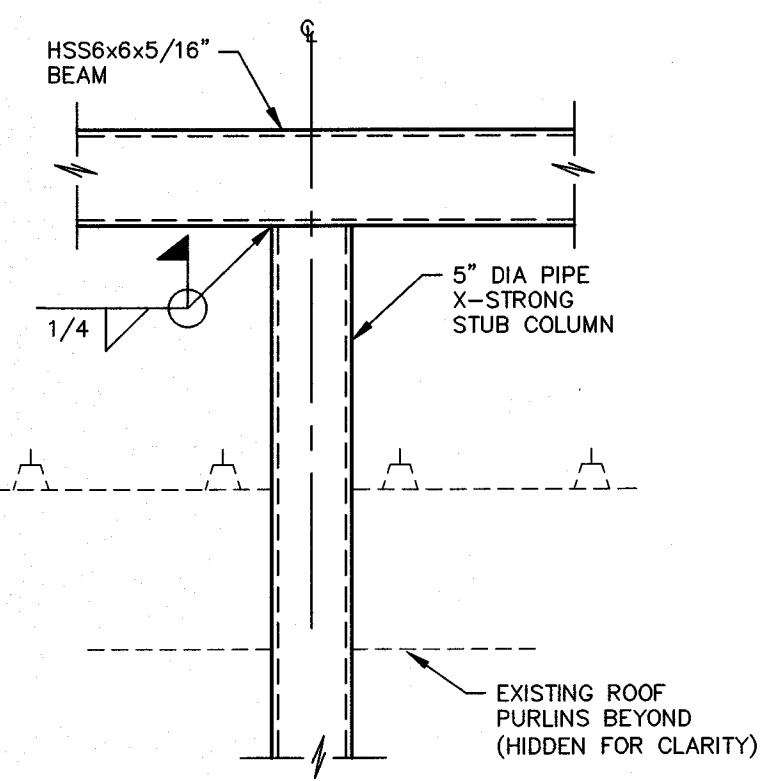
11 DETAIL
SCALE: 1 1/2" = 1'-0"



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



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

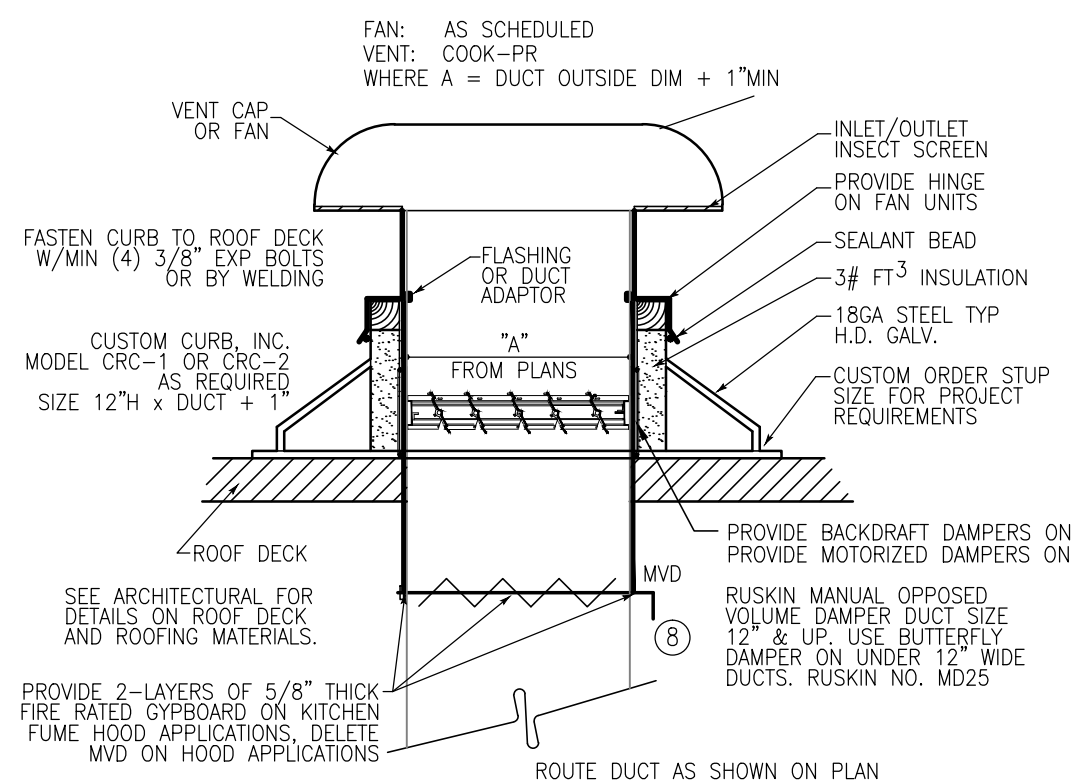


14 DETAIL
SCALE: 1" = 1'-0"

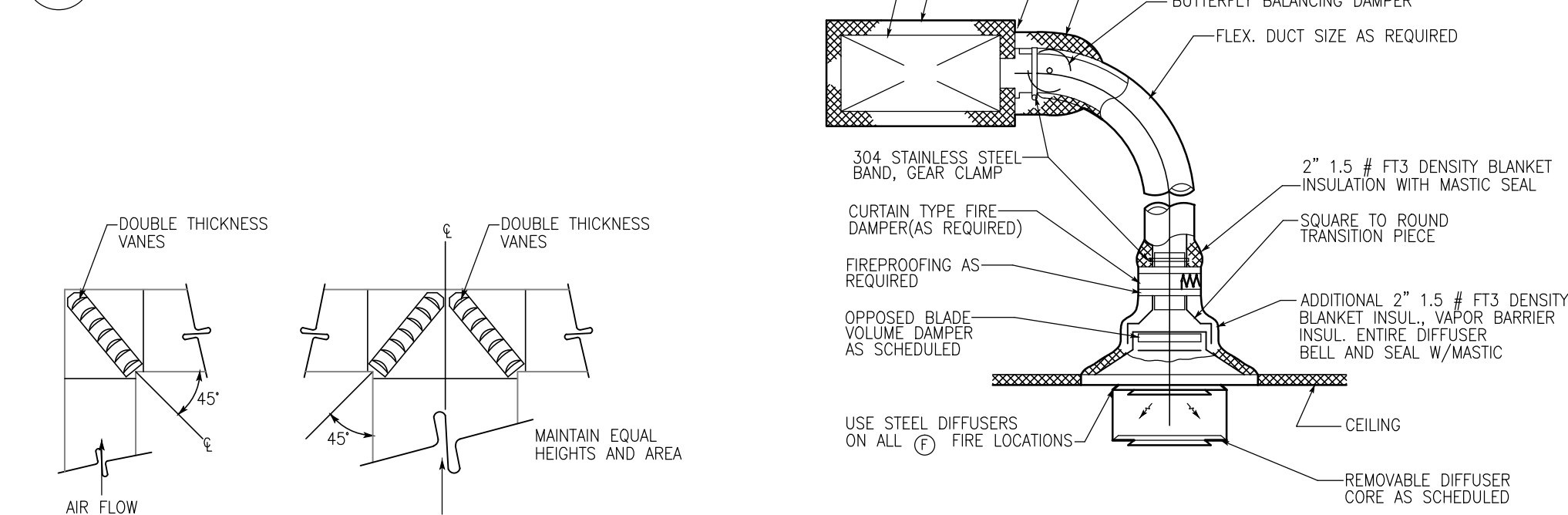
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GENERAL NOTES — MECHANICAL:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PERFORMING THE WORK IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES UNDER THIS SECTION OF THE CONTRACT. IF THE CONTRACTOR DETERMINES THAT THE CONTRACT DOCUMENTS AND PLANS ARE NOT IN COMPLIANCE WITH THE APPLICABLE LOCAL CODES, HE SHALL INFORM THE ARCHITECT PRIOR TO CONSTRUCTION START FOR DIRECTION. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO MEET APPLICABLE LOCAL CODES, AND REWORK SHALL BE AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL INSTALL NEW DUCTWORK FLUSH WITH THE BUILDING STRUCTURE TO ACCOMMODATE NEW CEILINGS. CONTRACTOR SHALL COORDINATE ALL INSTALLATION WORK WITH ARCHITECTURAL AND ELECTRICAL RENOVATIONS. REINSTALLED DUCTWORK SHALL BE MODIFIED AS NECESSARY AND REQUIRED TO FIT AROUND BUILDING STRUCTURES, ARCHITECTURAL BUILD-OUT AND ELECTRICAL CABLE TRAY INSTALLATIONS. MECHANICAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK SCOPE OF OTHER TRADES AND PARTICIPATE IN COORDINATING ALL CONSTRUCTION EFFORTS.
3. CONTRACTOR SHALL INSTALL ALL EXISTING EXHAUST SYSTEMS, INCLUDING FANS AND EXHAUST DUCTS.
4. CONTRACTOR SHALL PROVIDE ALL CEILING DIFFUSERS AS SHOWN. CONNECT EACH DIFFUSER TO THE MAIN DISTRIBUTION DUCTS WITH A FLEX-DUCT SECTION; CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAIL. EACH FLEX-DUCT CONNECTION SHALL INCLUDE A BUTTERFLY DAMPER TO BE INSTALLED AT THE TRUNK DUCT.
5. CONTRACTOR SHALL PROVIDE ALL DUCTWORK REQUIRED TO COMPLETE THE HVAC SYSTEM. TIE IN BRANCH DUCTS TO EXISTING MAIN DUCTS WITH SHEET METAL FLANGES. FLANGE CONNECTION SHALL BE FASTENED WITH CRIMPED SHEET METAL STRIPS AND SEALED WITH SILICONE CAULK.
6. CONTRACTOR SHALL PROVIDE FIRE DAMPERS IN ALL DIFFUSERS AND GRILLES LOCATED IN FIRE RATED CEILINGS. ALL HALLWAY DIFFUSERS AND GRILLES SHALL BE INSTALLED WITH FIRE DAMPERS. ALL DIFFUSERS AND GRILLES SHOWN WITH A CIRCLED "F" SHALL BE EQUIPPED WITH FIRE DAMPERS.
7. ALL OPENINGS CUT IN MASONRY WALLS OR CONCRETE FLOORS SHALL BE CORE DRILLED OR SAWED WHEN POSSIBLE. CONTRACTOR SHALL CHECK BUILDING CONSTRUCTION BEFORE MAKING PENETRATIONS TO AVOID CUTTING THROUGH STRUCTURAL BEAMS AND REINFORCING. CONTRACTOR SHALL INFORM THE ENGINEER IF REINFORCING IS CUT OR DAMAGED WHILE MAKING OPENINGS. CONTRACTOR SHALL REINFORCE ALL OPENINGS AS REQUIRED BY DRAWINGS AND SPECIFICATIONS. PATCH AND SEAL OPENINGS WITH 6000 PSI CEMENT GROUT. INSTALL DECORATIVE TRIM (EQUIPMENT FLANGES, FRAMING OR ESCUTCHEONS) AROUND OPENINGS IN FINISHED AREAS. COORDINATE ALL CUTTING AND PATCHING WITH THE OTHER TRADES.
8. ON ANY WORK SHOWN ON MECHANICAL DRAWINGS, REQUIRING DEMOLITION OF EXISTING OR NEW BUILDING STRUCTURES AND FINISHES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE NECESSARY DEMOLITION. CONTRACTOR SHALL PATCH AND REPAIR ALL DEMOLITION WORK. PATCHING SHALL BE COMPLETED WITH THE SAME MATERIALS AS THE SURROUNDING AREAS, OR WITH ARCHITECT-APPROVED PATCHING MATERIALS. REPAIRS SHALL BE COMPLETED ACCORDING TO ARCHITECTURAL SPECIFICATIONS. ALL REFINISHING SHALL BE APPROVED BY THE ARCHITECT.
9. ALL PIPES, DUCTWORK, FASTENERS AND EQUIPMENT REMOVED DURING DEMOLITION SHALL BE CORE DRILLED OR SAWED WHEN POSSIBLE. CONTRACTOR SHALL CHECK BUILDING CONSTRUCTION BEFORE MAKING PENETRATIONS TO AVOID CUTTING THROUGH STRUCTURAL BEAMS AND REINFORCING. CONTRACTOR SHALL INFORM THE ENGINEER IF REINFORCING IS CUT OR DAMAGED WHILE MAKING OPENINGS. CONTRACTOR SHALL REINFORCE ALL OPENINGS AS REQUIRED BY DRAWINGS AND SPECIFICATIONS. PATCH AND SEAL OPENINGS WITH 6000 PSI CEMENT GROUT. INSTALL DECORATIVE TRIM (EQUIPMENT FLANGES, FRAMING OR ESCUTCHEONS) AROUND OPENINGS IN FINISHED AREAS. COORDINATE ALL CUTTING AND PATCHING WITH THE OTHER TRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF THE AIR DISTRIBUTION SYSTEM SHOWN. DUCTWORK, DUCT ACCESSORIES AND CONTROLS SHOWN AND REQUIRED SHALL BE SUPPLIED AND INSTALLED. ALL INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING NFPA 90A AND 90B.
11. CONTRACTOR SHALL BALANCE ALL AIR DISTRIBUTION SYSTEMS TO ACHIEVE THE AIR VOLUME REQUIREMENTS INDICATED. BALANCING SHALL INCLUDE ADJUSTMENT OF ALL MANUAL VOLUME DAMPERS, SPLITTER DAMPERS, ZONE DAMPERS (IF REQUIRED), BUTTERFLY DAMPERS AND INDIVIDUAL DIFFUSER VOLUME DAMPERS (FINAL BALANCING ONLY). CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A COMPLETE BALANCING REPORT WHICH INCLUDES, VOLUME, ROOM REFERENCE AND ZONE VOLUME TOTALS.
12. MOUNT ALL THERMOSTATS 48" ABOVE THE FINISHED FLOOR LEVEL. THERMOSTATS SHOWN SHALL BE IN CONTROL OF THE ZONE SYSTEM WHICH IS SUPPLYING AIR TO THE AREA WHERE THE THERMOSTAT IS LOCATED. CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF EACH THERMOSTAT WITH THE ROOM FINISHES AND USES. CONTRACTOR SHALL SUPPLY AND INSTALL ALL CONTROL VOLTAGE WIRING AND CONDUIT FOR THERMOSTAT INSTALLATION.
13. CONTRACTOR SHALL COORDINATE THE FINAL LOCATIONS OF ALL CEILING DIFFUSERS WITH LIGHTING INSTALLATIONS AND ARCHITECTURAL REFLECTED CEILING PLANS. MOVE THE DIFFUSER LOCATIONS IF REQUIRED TO AVOID OBSTRUCTIONS FROM DUCTWORK AND LIGHT FIXTURES.
14. CONTRACTOR SHALL INSTALL NEW PIPING FLUSH WITH THE BUILDING STRUCTURE AND MECHANICAL ROOM BOUNDARIES AS SHOWN. CONTRACTOR SHALL COORDINATE ALL INSTALLATION WORK WITH EXISTING DUCTS AND ELECTRICAL CONDUIT. MECHANICAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK SCOPE OF OTHER TRADES AND PARTICIPATE IN COORDINATING ALL CONSTRUCTION EFFORTS.
15. VERIFY THE LOCATION OF ALL WALLS, PARTITIONS, DOORS, CABINETS, AND CEILINGS FROM ACTUAL FIELD MEASUREMENTS.
16. PROVIDE SMOKE DETECTOR AND SHUTDOWN CONTROLS ON ALL AIR HANDLERS AND SUPPLY FANS. SMOKE DETECTORS SHALL BE PROVIDED BY DIVISION 16 AND INSTALLED BY DIVISION 15. COORDINATE TO PROVIDE A COMPLETE SYSTEM. PROVIDE BOTH SUPPLY AND RETURN SIDE DEVICES.
17. DIVISION 16 SHALL PROVIDE 120V, 1PH, 60HZ POWER TO ALL HVAC DEVICES TO SUPPORT DDC PANELS, SMOKE DAMPERS, SUPPLY FAN DAMPERS AND VALVE ACTUATORS, INCLUDING CONDUIT, CONDUCTOR, DISCONNECT DEVICE, FLEXIBLE CONNECTORS AND ALL TERMINATIONS. PROVIDE POWER TO LOW VOLTAGE TRANSFORMERS. COORDINATE WITH DIVISION 16 TO VERIFY THAT ALL CONTROL POWER IS PROVIDED.
18. ALL EXTERNALLY MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IBC BUILDING CODE FOR WINDSTORM RESISTANT CONSTRUCTION?

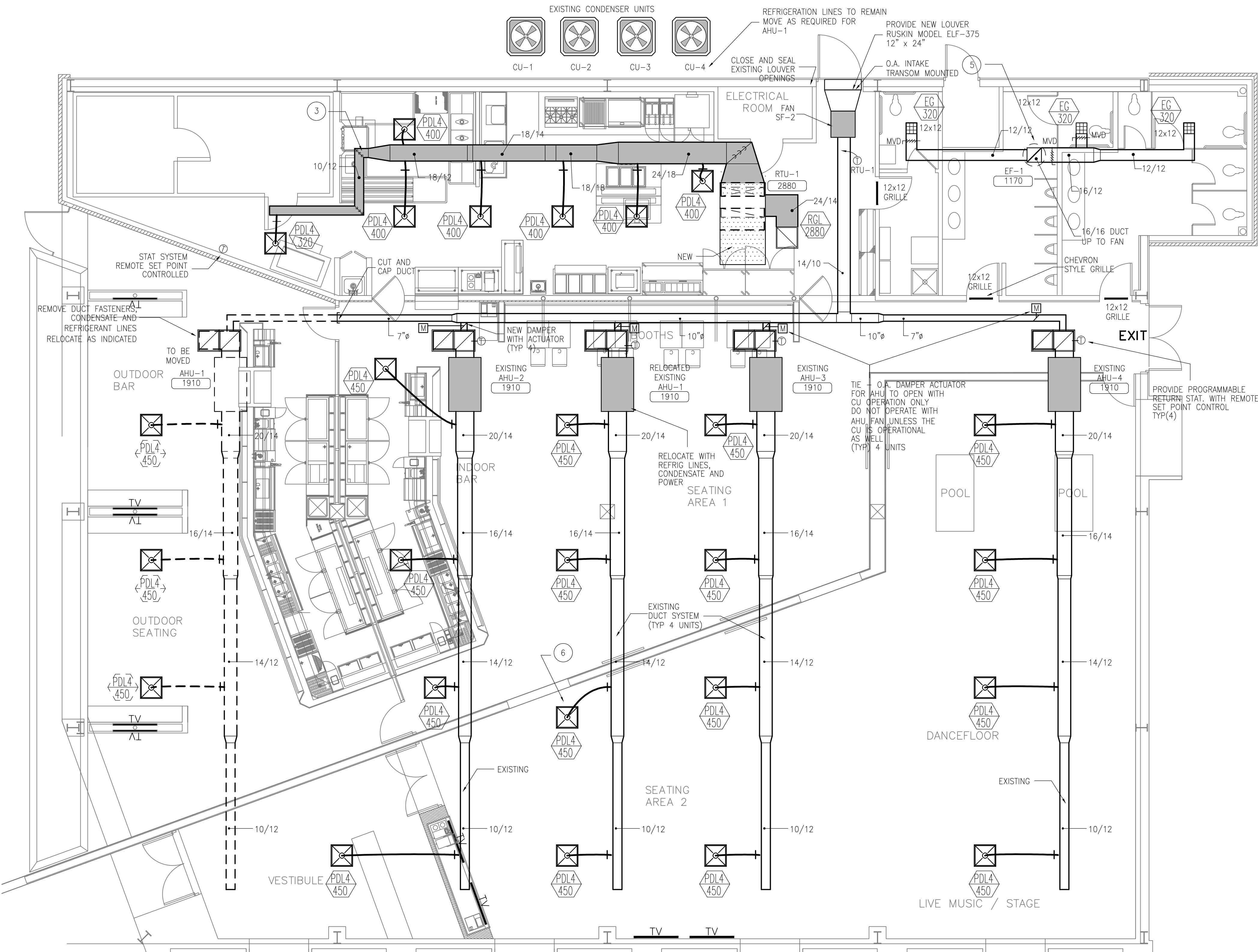


5 DETAIL — VENT W/ROOF CAP (OR FAN)
NOT TO SCALE



6 DETAIL — CEILING DIFFUSER
NTS

3 RECTANGULAR DUCT
ELBOW & TEE



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

EXHAUST FAN UNIT SCHEDULE										
FAN DATA				FAN REQUIREMENTS				UNIT DATA		
MARK	TOTAL C.F.M.	EXT. S.P. IN W.G.	EST. FAN EFF.	MIN MOTOR H.P.	VOLTAGE PHASE HERTZ	DRIVE TYPE	DISCHARGE DOWN-ON UPBLAST-UPB	MAX. ALLOWABLE SOUND LEVEL	POWER DAMPER REQUIRED	MANUFACTURER & MODEL
EF-1	1170	0.5	25.0%	3/8	120/1/60	BELT	DN UPB	16	NO	COOK - ACE
SF-2	1500	0.4	25.0%	1/3	120/1/60	BELT	N LINE	15	YES	COOK - AXIAL
TOTALS	2670	0.4	25.0%	0.70				15.5		

AIR HANDLER UNIT SCHEDULE- WHITE HORSE																						
FAN SECTION											COOLING COIL											
MARK	TOTAL C.F.M.	O.A. C.F.M.	EXT. S.P. IN W.G.	EST. FAN EFF.	MOTOR H.P.	PHASE HERTZ	CAPACITY MBUHR.	SENS. CAPACITY MBUHR.	E.D.B. F	E.W.B. F	L.D.B. F	L.W.B. F	OA DRY BULB	OA WET BULB	ATMOS. PSIG	ENT. ENTHALPY	LEAV. ENTHALPY	MINIMUM ROWS	MAXIMUM FIN SPACING NO./IN.	MIN FACE AREA FT²	MBUHR	EAT
RTU-1	2880	550	0.7	32.0%	1	208/3/60	108.87	74.68	79.0	66.0	55.0	54.0	96.0	81.0	14.2	31.226	22.909	4	12	6.4	77.76	65
AHU-1	1800	375	0.7	32.0%	5/8	208/3/60	70.13	47.39	79.4	66.4	55.0	54.0	96.0	81.0	14.2	31.481	22.909	4	12	4.0	48.60	65
AHU-2	1800	375	0.7	32.0%	5/8	208/3/60	70.13	47.39	79.4	66.4	55.0	54.0	96.0	81.0	14.2	31.481	22.909	4	12	4.0	48.60	65
AHU-3	1800	375	0.7	32.0%	5/8	208/3/60	70.13	47.39	79.4	66.4	55.0	54.0	96.0	81.0	14.2	31.481	22.909	4	12	4.0	48.60	65
AHU-4	1800	375	0.7	32.0%	5/8	208/3/60	70.13	47.39	79.4	66.4	55.0	54.0	96.0	81.0	14.2	31.481	22.909	4	12	4.0	48.60	65
TOTALS	10080	2050	0.7	0.3	3.47		389.38	264.22	79.3	66.3	55.0	54.0	96.0	81.0	14.2	157.15	114.55	4.0	12.0	4.5	272.16	65.0



410 S ENTERPRISE PKWY

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WHITE HORSE
MEP DESIGN
BEAUMONT, TEXAS



PROJECT #:

1306

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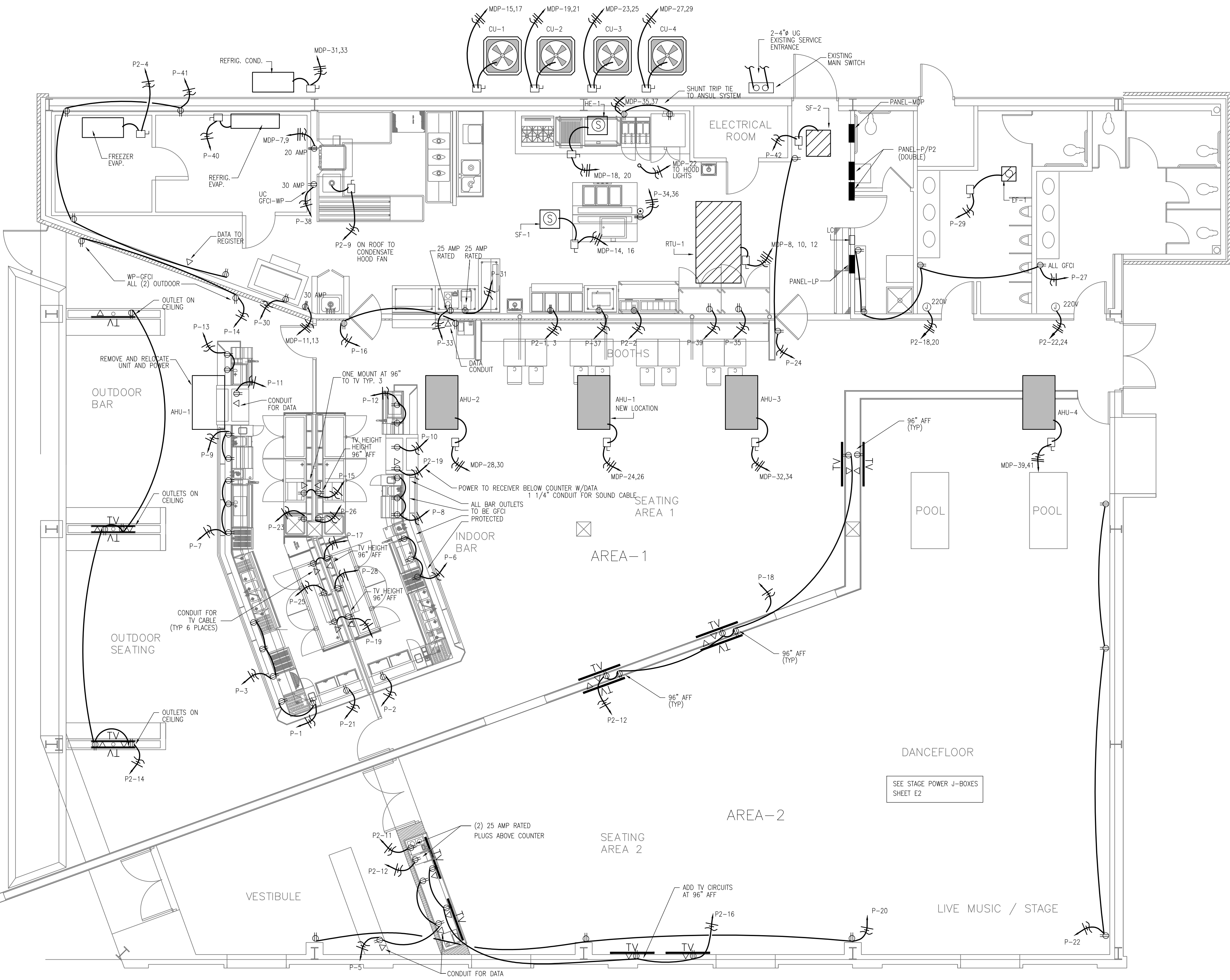
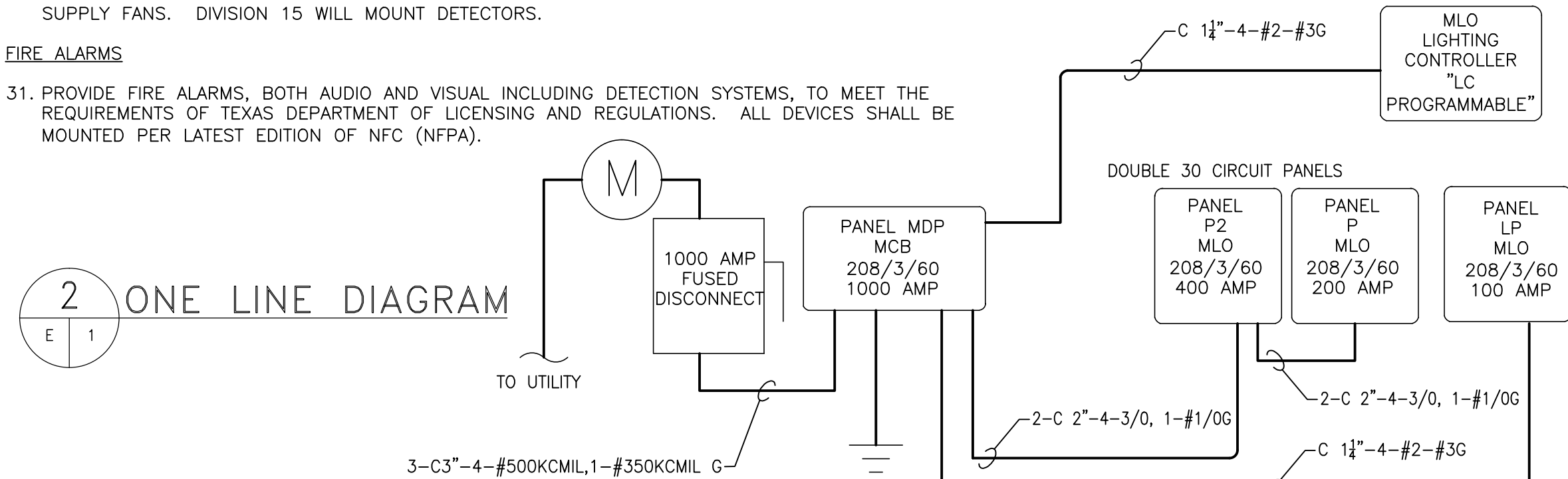
GENERAL NOTES — ELECTRICAL:
APPLY TO ALL ELECTRICAL DRAWINGS

- THE CONTRACTOR IS FULLY RESPONSIBLE FOR PERFORMING THE WORK UNDER THIS SECTION OF THE CONTRACT IN FULL COMPLIANCE WITH NEC—MOST RECENT EDITION AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. IF THE CONTRACTOR DETERMINES THAT THE CONTRACT DOCUMENTS AND PLANS ARE NOT IN COMPLIANCE WITH THE APPLICABLE LOCAL CODES, HE SHALL INFORM THE ARCHITECT/ENGINEER FOR DIRECTION PRIOR TO BIDDING THE JOB. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO MEET APPLICABLE LOCAL CODES AT HIS COST.
- THE ELECTRICAL DISTRIBUTION SYSTEM SIZING IS BASED ON EQUIPMENT DATA FROM THE SPECIFIED SUPPLIER OR A TYPICAL SUPPLIER. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING THE CORRECTLY SIZED ELECTRICAL SYSTEM TO MATCH THE REQUIREMENTS OF THE ELECTRICALLY POWERED EQUIPMENT ACTUALLY INSTALLED. USE NEC MINIMUM CONDUIT AND CONDUCTOR SIZE WHERE NOT INDICATED. FIELD VERIFY POWER REQUIREMENT FROM NAMEPLATE DATA.
- THE BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OR MATERIAL OMITTED FROM BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS, OTHER TRADES, AND VERIFY LOCATION OF ALL EQUIPMENT WITH OWNER OR ARCHITECT BEFORE CONSTRUCTION. FAILURE TO DO SO MIGHT RESULT IN MOVING EQUIPMENT AT NO COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE, TO THE SATISFACTION OF THE OWNER, ARCHITECT, AND ENGINEER, ANY UTILITIES, MATERIALS, EQUIPMENT, WALLS, FOUNDATIONS, ETC. DAMAGED, DISASSEMBLED, REMOVED OR AFFECTED BY CONSTRUCTION, EXCAVATION, INSTALLATION, REMOVAL, OR ACCIDENT.
- ALL CONDUCTORS SHALL BE COPPER, ROUTED IN CONDUIT WITH SPLICES IN APPROVED ACCESSIBLE JUNCTION BOXES. INSULATION SHALL BE AS THHN, THWN UNLESS OTHERWISE NOTED.
- BRANCH CIRCUITS SHALL BE #12 MINIMUM WITH 1P/20A INVERSE TIME CIRCUIT BREAKERS (REFER TO #2 ABOVE). TWENTY-AMP CIRCUIT RUNS EXCEEDING 100 FEET SHALL BE WITH MINIMUM #10 COPPER CONDUCTORS.
- CONTRACTOR SHALL SIZE CONDUCTORS AS REQUIRED TO MAINTAIN A MAXIMUM VOLTAGE DROP OF 3 PERCENT FROM SERVICE TO DEVICE.
- CONTRACTOR SHALL PROVIDE CIRCUIT CONTINUITY OF ALL BRANCH CIRCUITS AND ACCESSIBLE JUNCTION BOXES WITH SPLICES SO THAT ANY RECEPTACLE, LIGHT, OR DEVICE MAY BE REMOVED WITHOUT INTERRUPTION OF CIRCUIT CONTINUITY.
- ALL INTERIOR CONDUIT SHALL BE NEC MINIMUM SIZE [EMT, ENT,OR NMC] COMPRESSION FITTINGS (EMT), ROUTED PARALLEL OR PERPENDICULAR TO WALLS, NEAR CEILINGS (IF EXPOSED OVERHEAD), WITH PULL BOXES AND EXPANSION UNIONS AS REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR EXPOSED CONDUIT SHALL BE NEC MINIMUM SIZE RGS UNLESS OTHERWISE NOTED.
- ALL CONDUIT DIRECT BURIED, UNDER SLAB, OR IN DUCT BANK SHALL BE PVC SCHEDULE 40, SUITABLE FOR ITS INTENDED USE, NEC MINIMUM SIZE AND 24 INCHES MINIMUM BURIAL DEPTH UNLESS OTHERWISE NOTED. STUB-UP (PVC) ELBOWS LARGER THAN 1-INCH SHALL BE SCHEDULE 80, WITH CONCRETE ENCASEMENT FOR PULLING STRENGTH. ALL STUB-UPS SHALL BE RGS UP TO 8 FEET ABOVE FINISHED FLOOR. (INSTALLATION IN CONCRETE SHALL HAVE MINIMUM 3-INCH COVERING, ALL OTHER INSTALLATIONS SHALL HAVE 24 INCHES MINIMUM OF SAND.)
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND EQUIPMENT PRIOR TO ANY EXCAVATIONS.
- NO CONDUIT SHALL BE ROUTED EXPOSED ON HORIZONTAL SURFACES SO AS TO CREATE A TRIPPING HAZARD.
- ALL STRUCTURE PENETRATIONS SHALL BE SEALED IN SUCH A MANNER AS TO EQUAL OR EXCEED THE ORIGINAL STRUCTURE CHARACTERISTICS, INCLUDING FIRE RATINGS, WEATHERPROOFING, ETC. PROVIDE METALIC CONDUIT AND INTUMESANT PUTTY SEAL ON ALL FIRE BARRIER PENETRATIONS.
- ALL ELECTRICAL EQUIPMENT USED FOR THIS PROJECT SHALL BE U.L. APPROVED, COMMERCIAL GRADE, AND SUITABLE FOR ITS INTENDED PURPOSE.
- MOUNTING OF ALL DEVICES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED. CENTERLINE OF DEVICES SHALL BE:
RECEPTACLES 18" AFF
TOGGLE SWITCHES 48" AFF
PANEL BOARDS 60" AFF
SAFETY SWITCHES 60" AFF
- ALL EQUIPMENT SHALL BEAR A PERMANENT LABEL FOR IDENTIFICATION. DISCONNECTS AND DEVICES FOR EQUIPMENT SHALL BE LOCKABLE AND PANELS SHALL BE WITH LOCK AND KEY.
- ALL BRANCH AND FEEDER CIRCUITS SHALL BE LABELED AT THEIR RESPECTIVE OVERCURRENT PROTECTIVE DEVICE WITH AN ADEQUATE DESCRIPTION OF PURPOSE AND LOCATION.
- ALL PANELBOARDS SHALL BE SQUARE D, G.E. OR CUTLER-HAMMER WITH BOLT-ON CIRCUIT BREAKERS, NEUTRAL BUS AND GROUND BUS.
- ALL SURFACE MOUNT (EXPOSED) BOXES SHALL BE FD TYPE.
- PROVIDE DISCONNECTING MEANS WITHIN SIGHT OF EQUIPMENT AS REQUIRED BY ARTICLE 430, LATEST EDITION OF NEC. PROVIDE ONE DISCONNECT TO EACH EQUIPMENT UNIT.
- INSTALLATION FOR SPECIAL EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
- CONTRACTOR SHALL BALANCE ALL LOADS ON THE ELECTRICAL SYSTEM.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PAY ALL LEGAL FEES AND CHARGES PERTAINING TO WORK UNDER THIS PROJECT.
- ALL TELEPHONE, COMMUNICATION, COMPUTER, FAX, MODEM, OR OTHER NON-POWER OUTLETS SHALL BE A RECEPTACLE BOX MOUNTED 18 INCHES AFF AND 3/4-INCH EMT CONDUIT WITH PULL WIRE STUBBED-UP 4 INCHES ABOVE CEILING IN AN ACCESSIBLE LOCATION UNLESS OTHERWISE NOTED.
- ALL CONDUITS INSTALLED BY CONTRACTOR FOR USE BY OTHERS OR WITH NO CONDUCTORS SHALL CONTAIN PULL WIRES.
- PROVIDE 120V, 1PH, 60HZ POWER TO ALL HVAC DEVICES TO SUPPORT DDC/PANELS, SMOKE DAMPERS, SUPPLY FAN DAMPERS AND VALVE ACTUATORS, INCLUDING CONDUIT CONDUCTOR, DISCONNECT DEVICE, FLEXIBLE CONNECTORS AND ALL TERMINATIONS. PROVIDE POWER TO LOW VOLTAGE TRANSFORMERS.
- VERIFY THE LOCATION OF ALL WALLS, PARTITIONS, DOORS, CABINETS, AND CEILINGS FROM ACTUAL FIELD MEASUREMENTS.
- DIVISION 16 SHALL PROVIDE SMOKE DETECTOR AND SHUTDOWN CONTROLS ON ALL AIR HANDLERS AND SUPPLY FANS. DIVISION 15 WILL MOUNT DETECTORS.

FIRE ALARMS

- PROVIDE FIRE ALARMS, BOTH AUDIO AND VISUAL INCLUDING DETECTION SYSTEMS, TO MEET THE REQUIREMENTS OF TEXAS DEPARTMENT OF LICENSING AND REGULATIONS. ALL DEVICES SHALL BE MOUNTED PER LATEST EDITION OF NFC (NFPA).

ONE LINE DIAGRAM



LIGHTING SYMBOLS:

SYMBOL

DETAILS

L1

LYTECASTER RECESSED DOWNLIGHT
PHILIPS LIGHTTOLIER
304 CLX QUARTZ 50W

L3

LED STRIP LIGHT
PHILIPS LIGHTTOLIER
CWL271212

L4

MERCER PENDANT LIGHT
SCHOOLHOUSE ELECTRIC
252.0042.2 100W INC.

L5

SATELLITE WALL LIGHT
SCHOOLHOUSE ELECTRIC
254.0056.2 100W

L6

WALSH PENDANT LIGHT
SCHOOLHOUSE ELECTRIC
252.0047 100W

L8

CITY PENDANT LIGHT
SCHOOLHOUSE ELECTRIC
252.0060. 100W

L9

VERTICAL COMPACT FLUORESCENT
CAPRI LIGHTING
CM6-FV18-V65 18W

A

3 LAMP 2X4 LAY-IN FLUORESCENT FIXTURE 120W

X

EXIT LIGHT

B

2 BULB PENDENT FLUORESCENT SHOP LIGHT W/ BULB GUARD 80W

E

EXTERIOR WALL MOUNT EMERGENCY LIGHT

W

INTERIOR WALL MOUNT EMERGENCY LIGHT

F

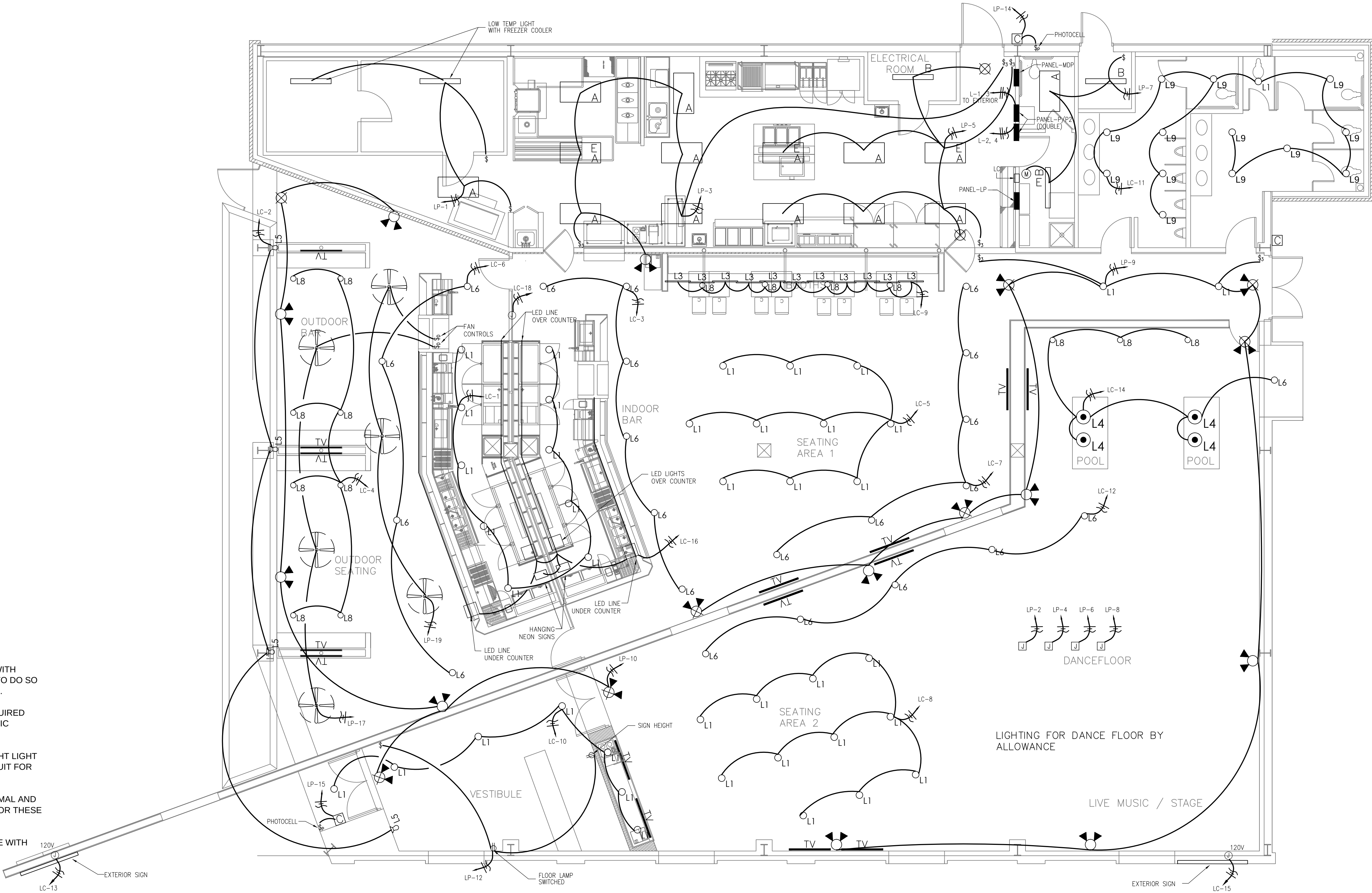
FAN MAX - 400 WATT

LIGHTING NOTES:

1. FIXTURES W/ "E" ARE EMERGENCY BATTERY PACK FIXTURES

LIGHTING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL FIXTURES WITH OWNER OR ENGINEER BEFORE CONSTRUCTION. FAILURE TO DO SO MIGHT RESULT IN MOVING FIXTURE AT NO COST TO OWNER.
2. ALL LIGHT FIXTURES SHALL BE WITH LAMPS AND WITH REQUIRED NECESSARY MOUNTING ACCESSORIES TO SUIT THE SPECIFIC SERVICE INTENDED.
3. LIGHT FIXTURE WITH ENL SUFFIX SHALL BE WIRED FOR NIGHT LIGHT AND EMERGENCY OPERATION. ADD CONDUCTORS IN CIRCUIT FOR THESE FIXTURES AS REQUIRED.
4. LIGHT FIXTURE WITH EM SUFFIX SHALL BE WIRED FOR NORMAL AND EMERGENCY OPERATION. ADD CONDUCTORS IN CIRCUIT FOR THESE FIXTURES AS REQUIRED.
5. LIGHT FIXTURE INSTALLED IN FIRE-RATED CEILING SHALL BE WITH FIRE-RATED BALLAST AND/OR HOUSING.



1 ELECTRICAL LIGHTING PLAN
SCALE: 3/16"=1'-0"

PANEL 'LP'													
100 AMP, M.L.O., 120Y208V, 3PH, 4W, SURFACE, NEMA 1, 10 KAIC													
CKT#	LOAD SERVD	LOAD	CONDUIT & WIRE SIZE	BKR SIZE	A	B	C	BKR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVD	CKT#	
1	Freezer	320	3/4" C-2#12, 1#12G	20	A			20	3/4" C-2#12, 1#12G	1350	1 Dance Floor	2	
3	Kitchen W	720	3/4" C-2#12, 1#12G	20	B			20	3/4" C-2#12, 1#12G	1350	2 Dance Floor	4	
5	Kitchen E	720	3/4" C-2#12, 1#12G	20	C			20	3/4" C-2#12, 1#12G	1350	3 Dance Floor	6	
7	Staff RR	320	3/4" C-2#12, 1#12G	20	A			20	3/4" C-2#12, 1#12G	1350	4 Dance Floor	8	
9	Entry Hall	300	3/4" C-2#12, 1#12G	20	B			20	3/4" C-2#12, 1#12G	200	Emergency Light	10	
11	Parking Lot	1350	Exterior Existing	20	C			20	3/4" C-2#12, 1#12G	200	Floor Lamp	12	
13	Parking Lot	1350	Exterior Existing	20	A			20	3/4" C-2#12, 1#12G	200	Exterior Entrance	14	
15	Exterior Entrance	200	3/4" C-2#12, 1#12G	20	B							16	
17	Ceiling Fans	1200	3/4" C-2#12, 1#12G	20	C							18	
19	Ceiling Fans	1200	3/4" C-2#12, 1#12G	20	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	
CONNECTED LOAD = 13780 VA PHASE A = 6090 VA PHASE B = 2770 VA PHASE C = 4920 VA													
CONNECTED LOAD = 38.28 AMPS													

LIGHT CONTROLLER 'LC'													
100 AMP, M.L.O., 120Y208V, 3PH, 4W, SURFACE, NEMA 1, 10 KAIC													
CKT#	LOAD SERVD	LOAD	CONDUIT & WIRE SIZE	BKR SIZE	A	B	C	BKR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVD	CKT#	
1	Bar Light	1000	3/4" C-2#12, 1#12G	20	A			20	3/4" C-2#12, 1#12G	350	West Entrance W	2	
3	Bar Seating	600	3/4" C-2#12, 1#12G	20	B			20	3/4" C-2#12, 1#12G	1100	Outdoor Center	4	
5	Central Area 1	1000	3/4" C-2#12, 1#12G	20	C			20	3/4" C-2#12, 1#12G	500	Outdoor East	6	
7	Area 1 Walk	600	3/4" C-2#12, 1#12G	20	A			20	3/4" C-2#12, 1#12G	1100	Area 2	8	
9	Booths	785	3/4" C-2#12, 1#12G	20	B			20	3/4" C-2#12, 1#12G	600	Entry	10	
11	Public RR	500	3/4" C-2#12, 1#12G	20	C			20	3/4" C-2#12, 1#12G	500	Area 2 Walk	12	
13	Exterior Sign	1000	3/4" C-2#12, 1#12G	20	A			20	3/4" C-2#12, 1#12G	800	Pool Tables	14	
15	Exterior Sign	1000	3/4" C-2#12, 1#12G	20	B			20	3/4" C-2#12, 1#12G	400	Neon and LED	16	
17					C			20	3/4" C-2#12, 1#12G	400	Bar Neon	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	
CONNECTED LOAD = 12335 VA PHASE A = 4950 VA PHASE B = 4485 VA PHASE C = 2900 VA													
CONNECTED LOAD = 34.26 AMPS													

UNIT SHALL PROVIDE PROGRAMMABLE TIME SET SWITCHING OF ALL CIRCUITS AND COMPLY WITH IEC



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PROJECT #:
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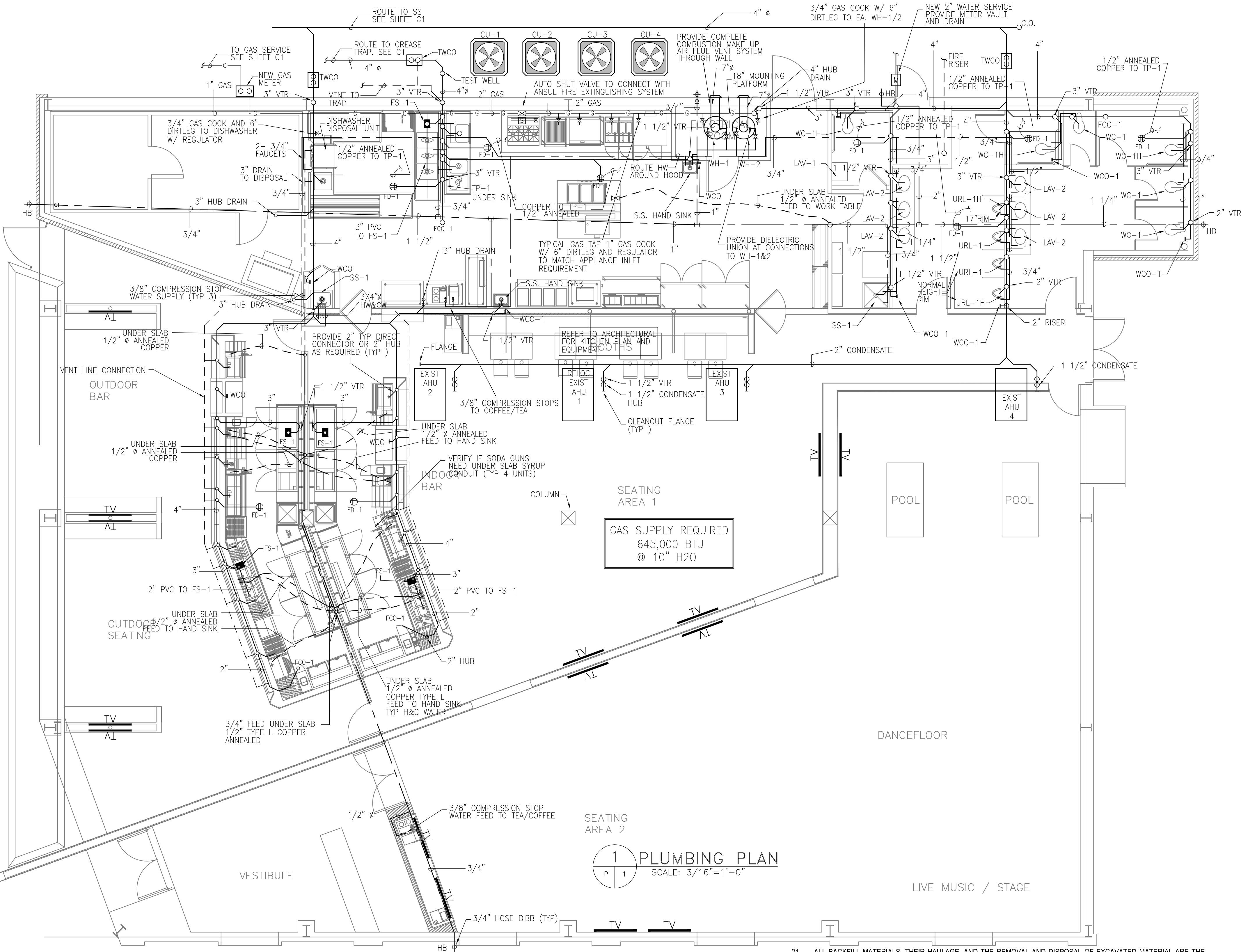
PLUMBING FIXTURE SCHEDULE								
FIXTURE				TRIM			REMARKS	MOUNTING HEIGHT
MARK NO.	TYPE	MANU.	MODEL	TYPE	MANU.	MODEL		
WC-1H	FLOOR MOUNTED FLUSH VALVE ELONGATED BOWL SIPHON JET WATER CLOSET	KOHLER	HIGHLINE R4405	OPEN FRONT CONTOUR SEAT WITH CHECK 1" x 1 1/2" x 11 1/2" FLUSH VALVE TRAP PRIMER	OLSONITE SLOAN SLOAN	#95 111 VBF-72-A1	WHITE, 1.28 GAL FLUSH ROYAL FLUSHOMETER TRAP PRIMER AS SHOWN	SEAT 17"-19" FLUSH CONTROL 44"
WC-1	FLOOR MOUNTED FLUSH VALVE ELONGATED BOWL SIPHON JET WATER CLOSET	KOHLER	WELLWORTH R4406	OPEN FRONT CONTOUR SEAT WITH CHECK 1" x 1 1/2" x 11 1/2" FLUSH VALVE TRAP PRIMER	OLSONITE SLOAN SLOAN	#95 111 VBF-72-A1	WHITE, 1.28 GAL FLUSH ROYAL FLUSHOMETER TRAP PRIMER AS SHOWN	SEAT 15" FLUSH CONTROL 44"
URL-1 AND URL-1H	WALL MOUNT CHINA	KOHLER	BORDON K-4904-ET	ROYAL FLUSH VALVE 1.0 GALLON	SLOAN	186-XL	BLACK, 1.0 GAL FLUSH ROYAL FLUSHOMETER	ADA MOUNT 17" MAX RIM FLUSH VALVE, CONTROL 44"
LAV-1	WALL MOUNT CHINA FLAT TOP 20L x 18W x 8 5/8 OAD LAVATORY	KOHLER	JAMESTOWN K-2053	8" C-C GOOSENECK FAUCET W/ AERATOR, WING HANDLES, GRID DRAIN	KOHLER	TRITON K-7443-K-CP WRIST BLADE	1.5 GPM, WHITE/ POLISHED CHROME SET-BACK DRAIN INSULATION KIT ZURN CHAIR CARRIER	34"
LAV-2	COUNTER MOUNT CHINA FLAT TOP 20L x 18W x 8 5/8 OAD LAVATORY	KOHLER	BRYANT OVAL K-2699	8" C-C GOOSENECK FAUCET W/ AERATOR, WING HANDLES, GRID DRAIN	KOHLER	TRITON K-7443-K-CP WRIST BLADE	1.5 GPM, WHITE/ POLISHED CHROME SET-BACK DRAIN INSULATION KIT	COUNTER HEIGHT
FS-1	FLOOR SINK PORCELAIN ENAMEL WHITE	ZURN	Z1901-ZN	12" X 12" GRID TOP	ZURN	-25 BUCKET	8" DEEP FLOOR SINK	FLUSH W/ FF
SS-1	WALL MOUNT ENAMELED CAST IRON 24 1/4L x 20 1/4Wx13OD SERVICE SINK	KOHLER	BANNON K-6716/6671	8" C-C BACK MOUNT, 6 1/4" DEEP FAUCET W/ THREADED SPOUT, LOOSE KEY STOPS, PAIL HOOK, VACUUM BREAKER, LEVER HANDLES	KOHLER	K-8906	WHITE/ROUGH CHROME STAINLESS STEEL RIM GUARD,PERFORATED STRAINER, 3" TRAP STANDARD FOR IRON PIPE CONNECTION WALL HANGER SUPPORTS	28" RIM 35 1/2" FAUCET
FD-1	3" OUTLET C.I. FLOOR DRAIN W/ LIGHT DUTY HEELPROOF TOP 8" DIA	ZURN	Z-415 TYPE B	TRAP PRIMER 1/2"				
WCO-1	WALL CLEAN OUT W/COVER	ZURN	Z-1446	N/A			SS COVER	12" AFF
TP-1	TRAP PRIMER FOR FLOOR DRAIN	PRECISION PLUMBING PRODUCT	P-1				PROVIDE DISTRIBUTION UNIT AS REQUIRED	
WH-1/2	GAS WATER HEATER DIRECT VENT	RHEEM	GS6-75-YRDS	75 GALLON 55 MBTU		131-GAL-HR-1 60 GAL/HR	DIRECT VENT DUCTED COMBUSTION AIR	18" AFF
F.CO-1	FLOOR CLEAN OUT C.I. TYPE N. BRONZE SCOR, TOP & BOTTOM FLANGE	ZURN	ZB-1400-K	N/A			SIZE SHALL MATCH THE CONNECTED LINE	FLUSH W/ FINISH FLOOR
HS-1	S.S. WALL LAV	ELKAY	CS-4	S.S. 15 1/2" X 16 3/4"	ELKAY	CH5B1716C	SINK - FAUCET COMB.	34"

GENERAL NOTES - PLUMBING:

- THESE NOTES COVER ALL PLUMBING WORK REQUIRED BY THE PROJECT AND ILLUSTRATED ON THE PLUMBING DRAWINGS.
- CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AND WORK WITH THEM IN VERIFYING INSTALLATION LOCATIONS FOR ALL PLUMBING FIXTURES, TRIM, DRAIN LINES, VENT LINES AND WATER LINES. CONTRACTOR SHALL MAKE HIMSELF KNOWLEDGEABLE OF THE SCOPE OF THE ENTIRE PROJECT AND WITH ALL MECHANICAL HVAC AND ELECTRICAL WORK.
- ALL OPENINGS CUT IN MASONRY AND PLASTER WALLS, OR CONCRETE FLOORS SHALL BE CORE DRILLED OR SAVED WHEN POSSIBLE. CONTRACTOR SHALL CHECK BUILDING CONSTRUCTION BEFORE MAKING PENETRATIONS TO AVOID CUTTING THROUGH STRUCTURAL BEAMS AND REINFORCING. CONTRACTOR SHALL INFORM THE ENGINEER IF REINFORCING IS CUT OR DAMAGED WHILE MAKING OPENINGS. CONTRACTOR SHALL REINFORCE ALL OPENINGS AS REQUIRED BY DRAWINGS AND SPECIFICATIONS. PATCH AND SEAL OPENINGS WITH 6000 PSI SAND CEMENT GROUT. INSTALL DECORATIVE TRIM (EQUIPMENT FLANGES, FRAMING OR ESCUTCHEONS) AROUND OPENINGS IN FINISHED AREAS. COORDINATE ALL CUTTING AND PATCHING WITH THE OTHER TRADES.
- ON ANY WORK SHOWN ON PLUMBING DRAWINGS WHICH REQUIRES DEMOLITION OF EXISTING OR NEW BUILDING STRUCTURES AND PAVING, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE NECESSARY DEMOLITION. CONTRACTOR SHALL PATCH AND REPAIR ALL DEMOLITION WORK. PATCHING SHALL BE COMPLETED WITH THE SAME MATERIALS AS THE SURROUNDING AREAS, OR WITH ARCHITECT-APPROVED PATCHING MATERIALS. REPAIRS SHALL BE COMPLETED AS PER ARCHITECTURAL SPECIFICATIONS. ALL REFINISHING SHALL MATCH SURROUNDING FINISHES. COLOR SELECTION SHALL BE APPROVED BY THE ARCHITECT.
- ALL PLUMBING WORK SHALL BE COMPLETED IN STRICT COMPLIANCE WITH STANDARD PLUMBING CODE REQUIREMENTS AND LOCAL CODES. CONTRACTOR SHALL COORDINATE FINAL TIE-INS. PLUMBING LINES AND FIXTURES SHALL BE IN ACCORDANCE WITH LOCAL CODES, STATE AND FEDERAL HANDICAPPED CODES AND REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PARTITIONS, WALLS, FIXTURES, ETC., WITH DIMENSIONED ARCHITECTURAL PLANS AND SITE SURVEYS. DRAWINGS AND RISERS ARE SCHEMATIC AND EXACT DIMENSIONS SHALL

BE VERIFIED IN ALL CHASES.

- COORDINATE THE FINAL LOCATION ON ALL FLOOR CLEANOUTS (C.O.), HUB DRAINS (H.D.), AND FLOOR DRAINS (F.D.) TO FIT INTO STRUCTURES. LOCATE ALL CLEANOUTS SO AS NOT TO OBSTRUCT ARCHITECTURAL BUILD-OUT. PROVIDE TRAP PRIMERS ON ALL HUB AND FLOOR DRAINS.
- COORDINATE ALL EQUIPMENT CONNECTION SIZES TO MATCH THOSE INDICATED OR REQUIRED BY THE FIXTURE MANUFACTURE, WHICH EVER IS LARGEST. CONVERT PVC LINES TO COPPER ON ALL DWV LINES WHICH PENETRATE FIRE BARRIERS. CONVERT LINES FROM CAST IRON TO PVC AS NECESSARY TO TIE INTO EXISTING LINES. ALL DWV LINES UNDER BUILDINGS OR PAVING SHALL BE PVC, CAST IRON, OR COPPER. EXISTING LINES TO BE COVERED SHALL BE CONVERTED TO THESE MATERIALS BEFORE BUILDING CONSTRUCTION BEGINS. PROVIDE FIRE BARRIER MATERIAL AT ALL FIRE BARRIER PENETRATIONS.
- VERIFY THE DEPTH AND DIRECTION OF FLOW OF THE EXISTING SANITARY SEWERS BEFORE ORDERING PARTS OR STARTING WORK ON THE PROJECT. VERIFY THAT ALL NEW LINE INVERTS ARE OBTAINABLE BEFORE STARTING ANY FABRICATION.
- ALL MAIN WATER PIPING SHALL BE LOCATED IN THE ATTIC SPACE, WALLS AND PLUMBING CHASES. ALL PRIMARY SANITARY SEWER AND CONDENSATE LINES SHALL BE LOCATED IN PLUMBING CHASES OR BELOW FLOOR. MAIN BUILDING WATER TIE-INS SHALL INCLUDE VALVE, VALVE BOX AND BUILDING DRAIN. WATER LINES RUN BELOW THE SLAB SHALL BE SEAMLESS ANNEALED COPPER. NO FITTINGS SHALL BE ALLOWED BELOW GRADE.
- ALL REQUIRED UTILITIES CONNECTION FEES, TAPS, VALVES, METERS AND OTHER SERVICE CONNECTION DEVICES OR REQUIREMENTS NECESSARY TO COMPLETE THE PLUMBING SYSTEM AND TIE INTO CITY UTILITIES SHALL BE INCLUDED HEREIN.
- ALL FIXTURES AND DEVICES SHOWN AND REQUIRED SHALL BE INCLUDED IN THE CONSTRUCTION. FIXTURES NOT INDICATED ON THE DRAWINGS SHALL BE SELECTED AS APPROPRIATE FOR THE INSTALLATION USING THE PLUMBING FIXTURE SCHEDULE (I.E.: CLEANOUTS, DRAINS, ETC.). ANY DEVIATION FROM THE SCHEDULED FIXTURES, PIPE ROUTING, OR OTHER SYSTEM COMPONENTS OR FUNCTIONS SHALL BE APPROVED BY THE ENGINEER. ALL WALL HUNG FIXTURES SHALL BE WITH FLOOR MOUNTED CHAIR CARRIER.



- ALL BACKFILL MATERIALS, THEIR HAULAGE, AND THE REMOVAL AND DISPOSAL OF EXCAVATED MATERIAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL NOT COVER UP ANY PART OF THE PIPE LINES BEFORE THEY ARE BOTH VISUALLY INSPECTED BY THE ENGINEER OR OWNER AND WITNESSED HYDROTEST HAS BEEN COMPLETED AND APPROVED.
- ALL GAS PIPING LOCATED IN BUILDINGS SHALL BE INSTALLED IN A VENTED SPACE OR ENCASED IN A DIRECTLY VENTED CAST IRON PIPE. NO GAS PIPING SHALL BE INSTALLED IN A CONFINED SPACE OR BELOW ANY BUILDINGS.
- ALL GAS PIPING INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NFPA-54. ALL GAS LINES SERVICING EQUIPMENT SHALL HAVE A GAS_COCK AT EACH UNIT CONNECTION ALONG WITH A DIRT LEG AND SCREEN DEVICE.
- ALL GAS LINES SERVICING KITCHEN EQUIPMENT UNDER A HOOD SHALL HAVE A MASTER SHUT-OFF VALVE WITH A MECHANICAL OR ELECTRICAL LINK TO THE HOOD FIRE SUPPRESSION SYSTEM. THE MASTER VALVE SHALL FAIL SHUT AND CLOSE ON ANY EMERGENCY.
- PROVIDE A MAIN SHUT-OFF VALVE TO EACH DISTINCT AREA OF A FACILITY, PRIMARY ENTRANCE, EACH FLOOR, EACH WING, ETC.
- VERIFY THAT GAS LINE SIZES AND LINE PRESSURES MATCH THE INSTALLED EQUIPMENT BEFORE FABRICATION OF THE GAS SYSTEM.
- PROVIDE CATHODIC PROTECTION ON ALL BURIED METAL GAS PIPE.
- FIRE PROTECTION SHALL BE DESIGNED, INSTALLED, TESTED, AND DOCUMENTED IN ACCORDANCE WITH NFPA 13 AND THE CITY FIRE DEPARTMENT CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE DESIGN TO THE FIRE DEPARTMENT, AND SHALL OBTAIN APPROVAL, BEFORE BEGINNING CONSTRUCTION.
- ALL GRAVITY DRAINAGE PIPING, INCLUDING CONDENSATE AND SANITARY SEWER SHALL BE SLOPED PER CODE, BUT NOT LESS THAN 1/8\"/>
- ALL GREASE TRAPS, SAND TRAPS, AND OTHER EXTERIOR UNDERGROUND PLUMBING ACCESSORIES SHALL BE PROVIDED SUCH.



410 S ENTERPRISE PKWY

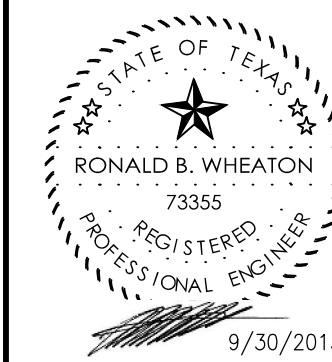
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REGISTRATION # F-7915

WHITE HORSE
MEP DESIGN
BEAUMONT, TEXAS



PROJECT #:

1306

DATE:

9/30/2013

Drawn:

D.A.C.

Checked:

R.B.W.

Issued:

R.B.W.

REVISIONS:

— ADDENDUM #1

Sheet Number:

P1