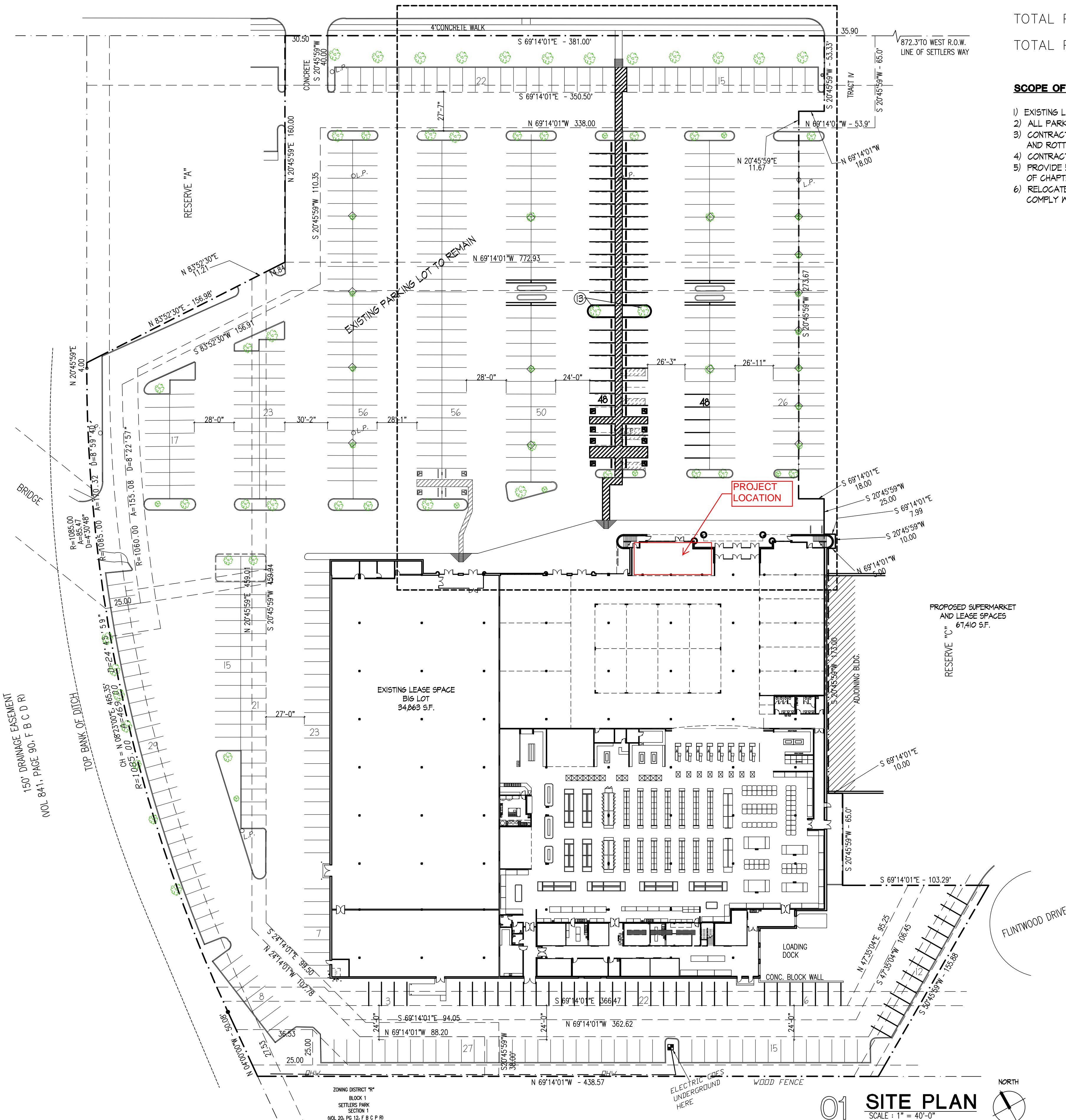


3410 STATE HIGHWAY 6

(130' R.O.W., CONCRETE PAVING)
PAVEMENT WIDTH = 106.5'



01 SITE PLAN
SCALE: 1" = 40'-0"

LEGEND

- PROPERTY LINE
- NEW 4" PARKING STRIPES PAINTED IN WHITE COLOR

NOTE: EXISTING LANDSCAPE REMAIN AS-IS UNLESS OTHERWISE NOTED BY KEY NOTE ⑩

PARKING ANALYSIS (SECTION 2-213, 2-214, 2-215 OF CHAPTER 2 - ZONING REGULATION)

TOTAL EXISTING BUILDING AREA: 102,274 S.F.

TOTAL PARKING SPACES REQUIRED: 102,274 S.F. / 1000 S.F. x 5 = 512 SPACES

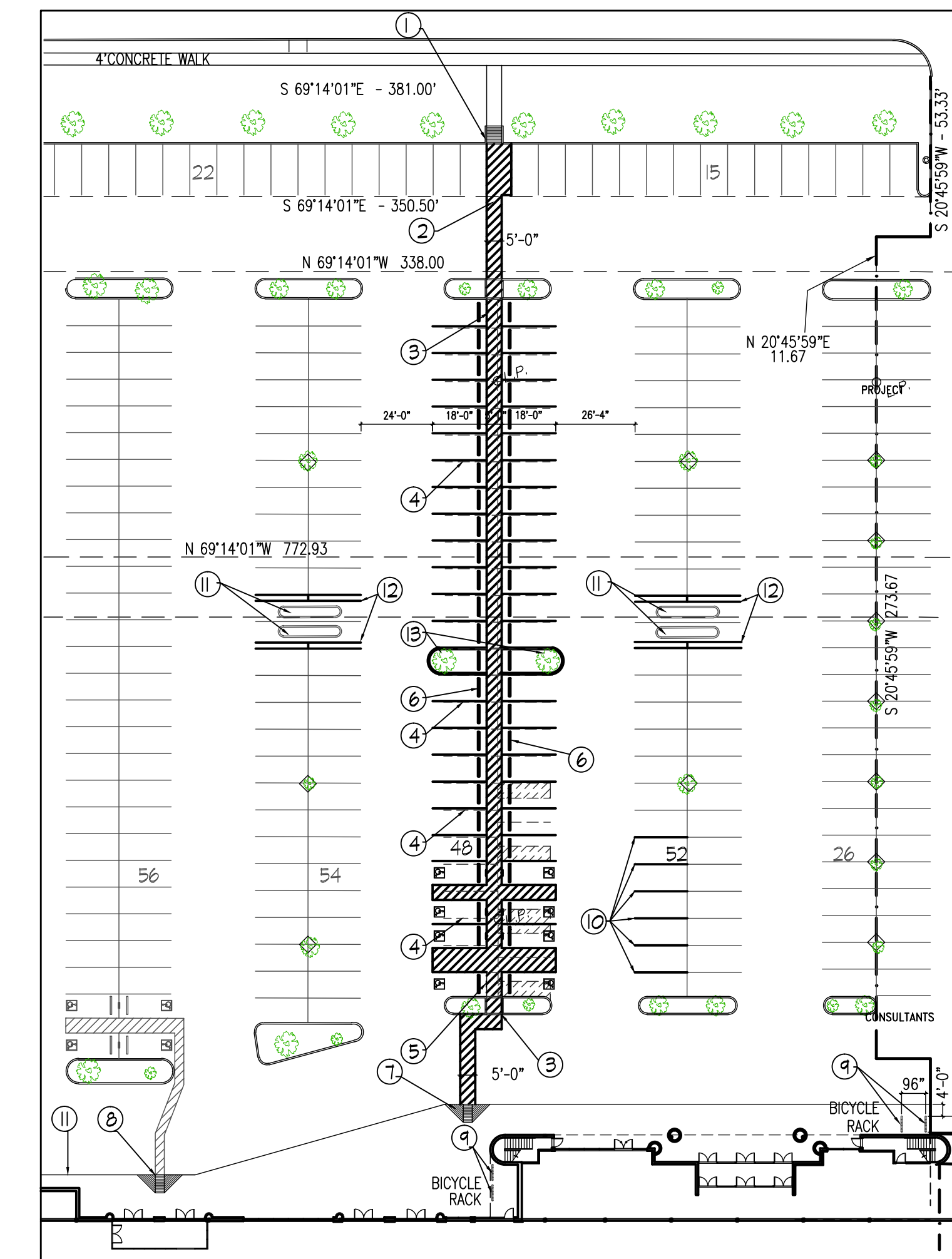
TOTAL PARKING SPACES PROVIDED: 512 SPACES, INCLUDING 12 HANDICAP PARKING (AS SHOWN ON SITE PLAN)

SCOPE OF SITE WORK :

- 1) EXISTING LANDSCAPE ISLANDS, TREES, POLE LIGHTS, PAVEMENT AND STORM DRAINS SYSTEM REMAIN AS IS UNLESS OTHERWISE NOTED.
- 2) ALL PARKING SPACES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON A-1.
- 3) CONTRACTOR SHALL POWER WASH ENTIRE CONCRETE PARKING LOT, CURB AND SIDEWALK. USE CONCRETE SEALANT TO SEAL ALL CRACKS AND ROTTEN EXPANSION JOISTS.
- 4) CONTRACTOR SHALL CHECK AND REPAIR EXISTING LANDSCAPE IRRIGATION SYSTEM TO WORKING CONDITION.
- 5) PROVIDE 5' NEW PEDESTRIAN WALKWAY FROM EXISTING CONCRETE SIDEWALK ALONG HIGHWAY #6 TO BUILDING ENTRANCE TO COMPLY WITH SECTION 2-223 OF CHAPTER 2 - ZONING REGULATIONS.
- 6) RELOCATE EXISTING BICYCLE PARKING RACK AND INSTALL 10 NEW BICYCLE PARKING RACK (WAVE RACK TO MATCH EXISTING RACK) AT THIS LOCATION TO COMPLY WITH SECTION 2-222 OF CHAPTER 2 - ZONING REGULATIONS.

KEY NOTES:

- ① REMOVE PART OF EXISTING SHRUBS AND 6" CONC. CURB ALONG PARKING LOT AS SHOWN. INSTALL NEW 5' WIDE CONCRETE PEDESTRIAN SIDEWALK AS SHOWN. CONCRETE SIDEWALK SHALL BE 4" THICK, 3000 PSI WITH #3 @ 24" ON CENTER.
- ② ABANDON ONE PARKING SPACE. PAINT IT BY 4" WIDE WHITE PAINT STRIPE @ 12" ON CENTER. PAINT ENTIRE 5' WIDE PEDESTRIAN / BICYCLE ACCESS ROUTE TO BUILDING BY WHITE STRIPES AS SHOWN.
- ③ CUT EXISTING LANDSCAPE ISLAND AND INSTALL NEW 6" CONCRETE CURB TO ALLOW FOR NEW 5' WIDE SIDEWALK. SAND AND REMOVE EXISTING WHITE PARKING STRIPES ALONG NEW PEDESTRIAN / BICYCLE ACCESS ROUTE AS SHOWN BY DOTTED LINE. REPAINT PARKING SPACES INCLUDING HANDICAP PARKING SPACES AS SHOWN.
- ④ INSTALL NEW HANDICAP PARKING SIGN WHEEL STOP, AND HANDICAP LOGO AT EACH HANDICAP PARKING SPACE AS SHOWN IN DETAIL.
- ⑤ INSTALL WHEEL STOP AT EACH PARK SPACE ALONG NEW PEDESTRIAN / BICYCLE ROUTE TO BUILDING AS SHOWN IN DETAIL.
- ⑥ INSTALL NEW CONCRETE RAMP AND PAINT IT PER DETAIL.
- ⑦ EXISTING CONCRETE RAMP TO REMAIN.
- ⑧ RELOCATE EXISTING BICYCLE PARKING RACK AND INSTALL 10 NEW BICYCLE PARKING RACK (WAVE RACK TO MATCH EXISTING RACK) AT THIS LOCATION TO COMPLY WITH SECTION 2-222 OF CHAPTER 2 - ZONING REGULATIONS, TOTAL OF 12 BICYCLE PARKING SPACES. (3 @ EACH RACK).
- ⑨ REMOVE EXISTING HANDICAP PARKING SIGNS AND STRIPS, REPAINT 4' WIDE PARKING SPACES AS SHOWN ON PLAN.
- ⑩ EXISTING LANDSCAPE ISLAND AND SHOPPING CART PARKING WITH RAILING TO REMAIN.
- ⑪ INSTALL NEW 2" GALVANIZED RAILING ON CONCRETE PAVEMENT AS SHOWN TO MATCH EXISTING RAILING, FOR SHOPPING CART PARKING.
- ⑫ REMOVE EXISTING PARKING SPACE AND CONCRETE PAVEMENT, INSTALL NEW 6 INCHES CONCRETE CURB, FILL IN TOP SOIL AND PLANT TWO NEW 3 INCHES DIAMETER LIFE OAK, MINIMUM 3 FEET TALL.



PEDESTRIAN / BICYCLE ACCESS ROUTE
SCALE: 1" = 40'-0"

(EXACT LOCATION OF NEW ACCESS ROUTE TO BE VERIFIED ON JOB SITE, APPROVED BY ARCHITECT BEFORE CONSTRUCTION.)

Edward I. Tsao Architects

6918 CORPORATE DRIVE, SUITE B3
HOUSTON, TEXAS 77036
TEL. (713) 988 0220 FAX. (713) 988 0282

PROPOSED LEASE SPACE BUILD OUT FOR
JUSGO SUPERMARKET
3412 HIGHWAY 6
SUGAR LAND TEXAS 77479

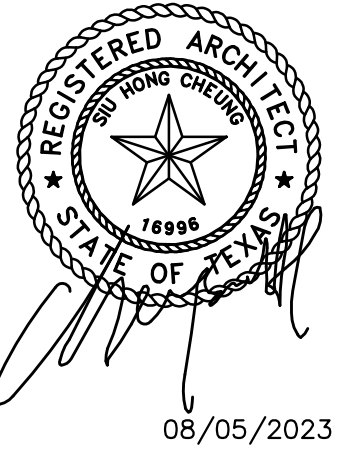
CONSULTANTS

REVISIONS	NO.	DATE	DESCRIPTION
A	10-04-2016	F.C.C.A. COMMENTS	
B	10-27-2016	OWNER'S REQUEST	

ISSUED BY	EDWARD I. TSAO
DRAWN BY	TNA
CAD FILE NAME	EDWARD
JOB NO.	PLOTTED DATE
DRAWING TITLE	07-12-2016

EXISTING SITE PLAN

A-1



SH ARCHITECT
 4845 WILLOWBEE BLVD.
 Houston, Texas 77035
 Phone 832.577.6829
 E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio
 3412 Highway 6, Suite G
 Sugar Land, Texas 77479

CITY OF SUGAR LAND STANDARD NOTES

- 1 ALL REFRIGERATION UNITS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION CODE.
- 2 DRAINAGE AND PIPING SYSTEMS TO BE CLEANED PRIOR TO FINAL CONNECTION WIT FOOD SERVICE EQUIPMENT.

FOOD INSPECTION DIVISION INSPECTIONS:
 CITY OF SUGAR LAND FOOD INSPECTION AT 281-275-2170 TO SCHEDULE ALL FOOD INSPECTION DIVISION PRE OPENING INSPECTIONS INCLUDING ANY CONSTRUCTION, COURTESY AND FINAL INSPECTIONS. COURTESY INSPECTIONS MAY BE CONDUCTED AT YOUR REQUEST AT NO ADDITIONAL COST. PRE OPENING FINAL INSPECTIONS SHALL BE SCHEDULED AT LEAST A WWK IN ADVANCE. (IF YOU ARE UNSURE OF EXACT DATE/TIME INSPECTION WILL BE NEEDED, CALL TO ALERT SENIOR SANITARIAN OF ESTIMATED DATE RANGE AT LEASE A WEEK IN ADVANCE.)

FLOORS: CONSTRUCTED OF SMOOTH, DURABLE MATERIAL; NONABSORBENT; EASILY CLEAN ABLE; FLOOR DRAINS; COVERED BASE. NO PIPES OR CONDUITS EXPOSED ON FLOOR.

WALLS AND CEILING IN FOOD PREPARATION AREAS, FOOD STORAGE AREAS, EQUIPMENT AND UTENSIL WASHING AREAS, WALK-IN REFRIGERATING UNITS, TOILET ROOMS, AND VESTIBULES: SMOOTH, NONABSORBENT EASILY CLEANABLE. PROTECTED WALLS IN EQUIPMENT AREAS. NO PIPES, CONDUITS, ELECTRICAL PANELS, STUDS, JOIST, OR RAFTERS EXPOSED. AREAS NOT MENTIONED ABOVE SHALL HAVE EASILY CLEANABLE STUDS, JOISTS AND RAFTERS. NO INSULATION MAY BE EXPOSED IN ANY FOOD ESTABLISHMENT.

TOILET ROOMS: COMPLETELY ENCLOSED; WELL LIGHTED; OUTSIDE VENTILATION; SELF-CLOSING, TIGHT-FITTING, SOLID DOORS; SHALL NOT OPEN DIRECTLY INTO ANY ROOM IN WHICH FOOD, DRINKS, OR UTENSILS ARE HANDLES OR STORE.

SERVICE SINKS (MOP SINKS, HAND SINKS, PREP SINKS, WARE WASHING SINKS, DUMP SINKS, ETC.): CONSTRUCTED OF SMOOTH, DURABLE MATERIAL; NONABSORBENT; EASILY CLEANABLE; FLOOR DRAINS; WALLS TO BE OF IMPERVIOUS MATERIAL UP TO FOUR FEET OR LEVEL OF SPLASH. SURFACES SHALL BE CAULKED AS NECESSARY TO ENSURE A SMOOTH AND EASILY-CLEANABLE SURFACE. SPLASH GUARDS SHALL BE PROVIDED AS NEEDED TO ENSURE THAT SPLASH FROM ANY SINK CANNOT CONTAMINATED ANY FOOD CONTACT SURFACE (FOOD PREP SURFACE, CLEAN WARES, FOOD STORAGE, ETC.) AND SO SPLASH DOES NOT CAUSE HARDSHIP IN CLEANING BEHIND EQUIPMENT OR OTHER SURFACES. WHEN SPLASH GUARDS ARE NECESSARY, SOAP OR PAPER TOWEL DISPENSERS WILL NEED TO BE WITHIN SPLASH GUARDS.

STRAINERS:
 PROVIDE STRAINERS THAT PROVIDE A CLOSE FIT AND ADEQUATE PROTECTION AGAINST DEBRIS ENTERING DRAINS AT FLOOR SINKS AND DRAINS. COVERS AT FLOOR SINKS SHALL BE CUT TO AVOID EXCESS SPLASH FROM WATER EXITING DRAIN PIPES.

LIGHTING:
 PROVIDE AT LEAST 50 FOOT-CANDLES OF LIGHT TO ALL EQUIPMENT IN FOOD-PREPARATION, UTENSIL WASHING, AND HAND-WASHING AREAS; AND IN TOILET ROOMS AND 10 FOOT-CANDLES AT A DISTANCE OF 30 INCHES ABOVE THE FLOOR, IN WALK-IN REFRIGERATION UNITS AND DRY FOOD STORAGE AREAS.
 LIGHT BULBS SHALL BE SHIELDED, COATED, OR OTHERWISE SHATTER-RESISTANT IN AREAS WHERE THERE IS EXPOSED FOOD, CLEAN EQUIPMENT, UTENSILS, AND LINENS; OR UNWRAPPED SINGLE-SERVICE AND SINGLE-USE ARTICLES. [TFERs sec. 228.177(1)(2)(A)(B)(C)(3)]

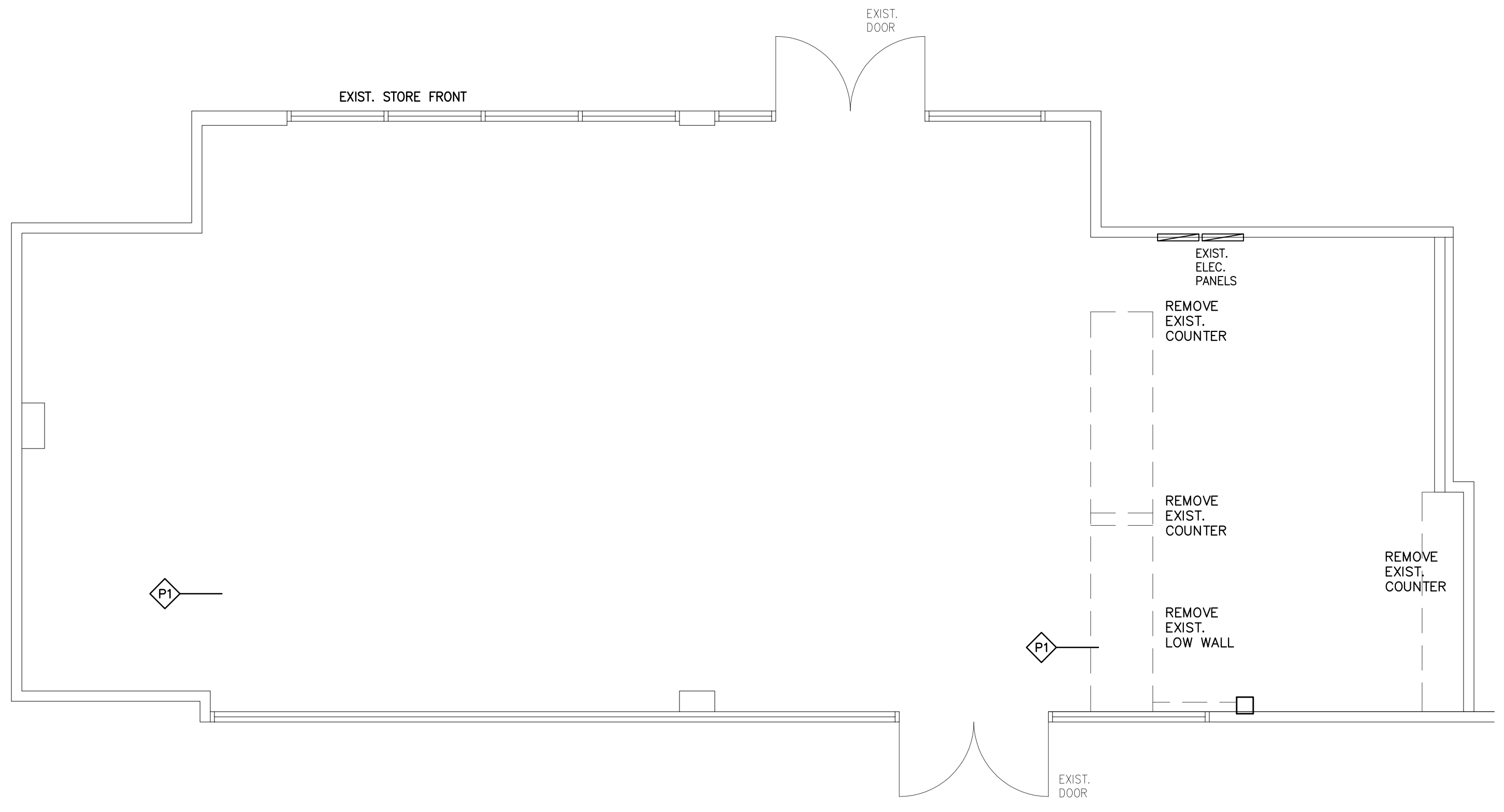
FIXED EQUIPMENT:
 FIXED EQUIPMENT SHALL EITHER BE SPACED TO PROVIDE ACCESS FOR EASY CLEANING ALONG SIDES, BEHIND AND ABOVE EQUIPMENT, OR SPACED TO NO MORE THAN 1 MILLIMETER TO ADJOINING SURFACE, OR SEALED TO ADJOINING SURFACES IF EXPOSED TO SPILLAGE OR SEEPAGE. [TFERs sec. 228.110(a)(1)(A)(B)(C)]

MOVABLE EQUIPMENT:
 SHALL BE EASILY CLEANABLE BY MEANS OF BEING PORTABLE; MOUNTED ON CASTERS, GLIDERS, OR ROLLERS; OR PROVIDED WITH A MECHANICAL MEANS TO SAFELY TILT A UNIT OF EQUIPMENT FOR CLEANING; AND HAVING NO UTILITY CONNECTION, A UTILITY CONNECTION THAT DISCONNECTS QUICKLY, OR A FLEXIBLE UTILITY CONNECTION LINE OF SUFFICIENT LENGTH TO ALLOW THE EQUIPMENT TO BE MOVED FOR CLEANING OF THE EQUIPMENT AND ADJACENT AREA. [TFERs SEC. 228.2 (41)]

WATER AVAILABILITY:
 PROVIDE HOT WATER AND COLD WATER SUPPLIES AT HAND LAVATORIES, OR TEMPERED WATER 100 DEGREES FEHRENHEIT OR HOTTER. [TFERs sec. 228.2(38)]

EXTERIOR DOORS:
 EXTERIOR DOORS USED FOR ANY PURPOSE OTHER THAN EMERGENCY EXIT SHALL BE FIT WITH SELF-CLOSING DEVICES, AIR CURTAINS OR OTHER EFFECTIVE MEANS OF EXCLUDING FLYING INSECTS. [TFERs sec. 228.174(e)(1)(2)]

SEPARATION OF DRAIN LINES AND EXPOSURE OF PIPING:
 LIQUID WASTE DRAIN LINES MAY NOT PASS THROUGH AN ICE MACHINE OR ICE STORAGE BIN. UTILITY SERVICE LINES AND PIPES MAY NOT BE UNNECESSARILY EXPOSED, AND THEIR INSTALLATION MUST NOT OBSTRUCT CLEANING OF FLOORS, WALLS, OR CEILINGS. [TFERs sec. 228.173(b)(1)(2)]



01 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:

PROJECT NO.:	2323
DATE:	
ISSUE:	
REVISIONS:	
DRAWN BY:	
PRINTED ON:	

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE BRIEF AND REVISIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SH ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SH ARCHITECT & ASSOCIATES.

Sheet:

DEMOLITION PLAN

A1.1



08/05/2023

SUNRIGHT ARCHITECT
 4845 WILLOWBROOK BLVD.
 HOUSTON, TEXAS 77035
 Phone 832.577.6829
 E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio
 3412 Highway 6, Suite G
 Sugar Land, Texas 77479

PROJECT INFORMATION:

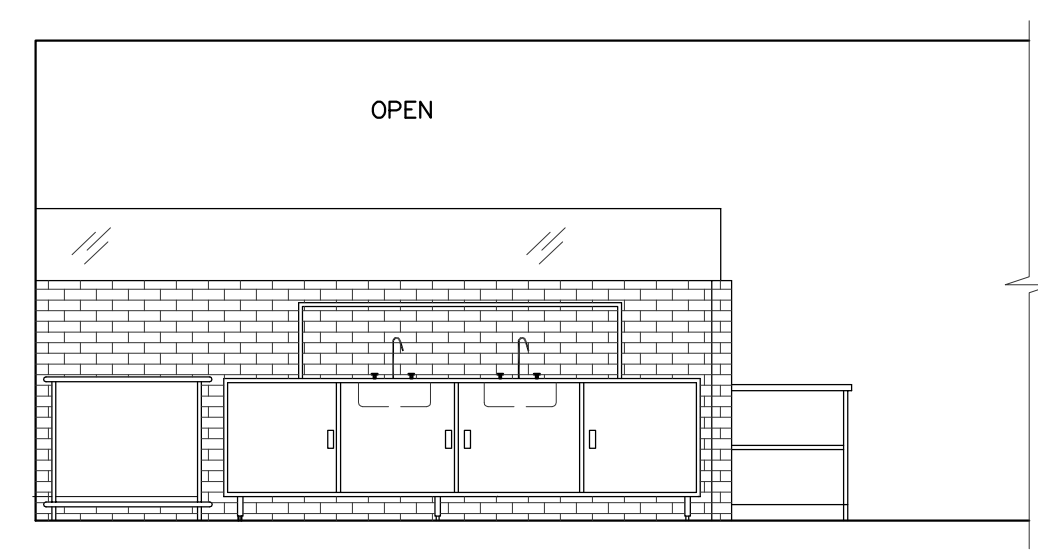
PROJECT NO.: 2323
 DATE:
 ISSUE:
 REVISIONS:
 DRAWN BY:
 PRINTED ON:

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE DESIGN AND DIMENSIONS INFORMATION CONTAINED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUNRIGHT ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF SUNRIGHT ARCHITECT & ASSOCIATES.

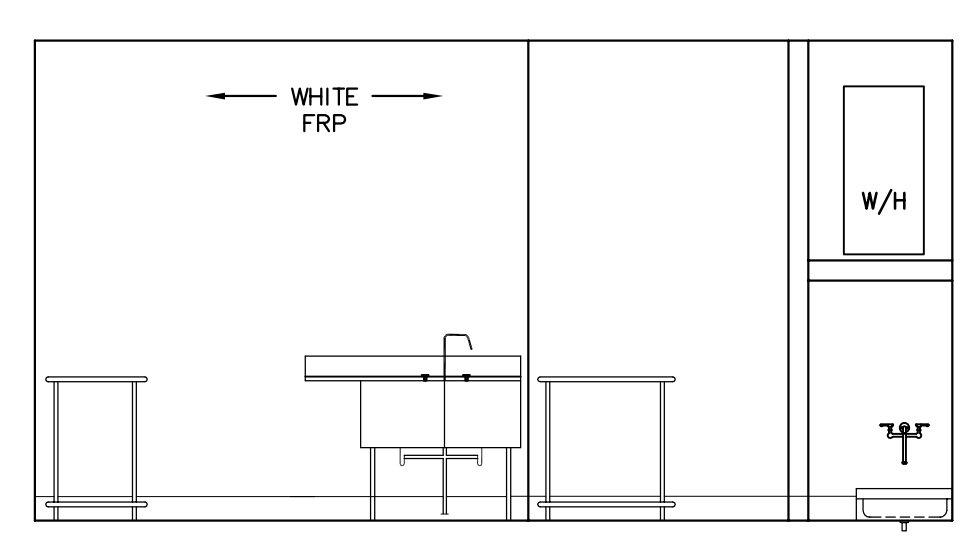
Sheet:

REFLECTED
 CEILING PLAN

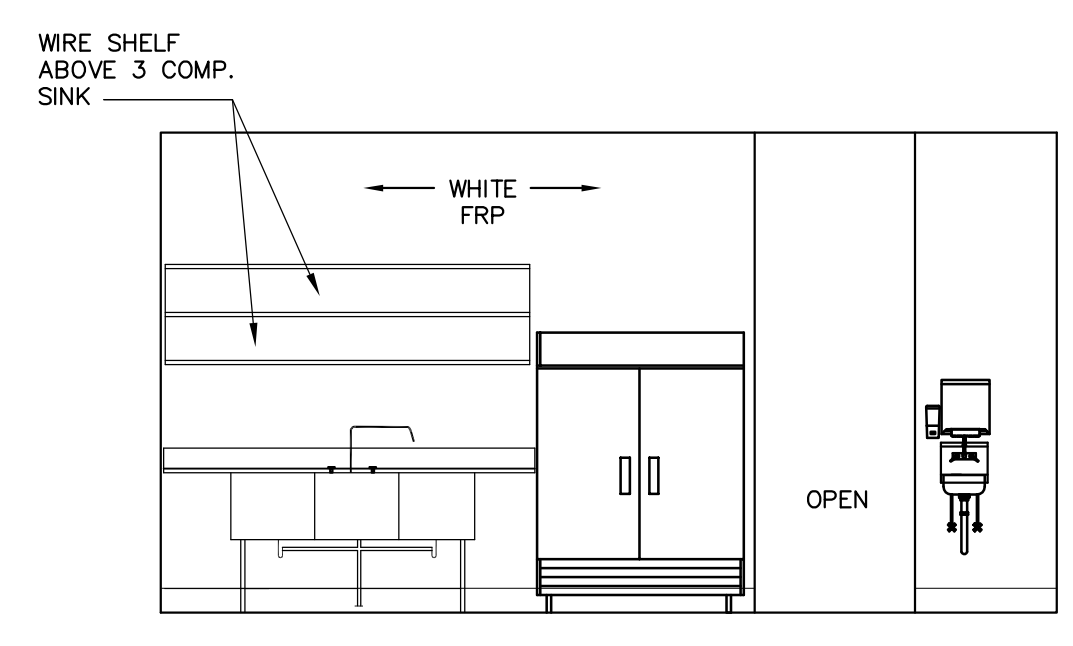
A2.0



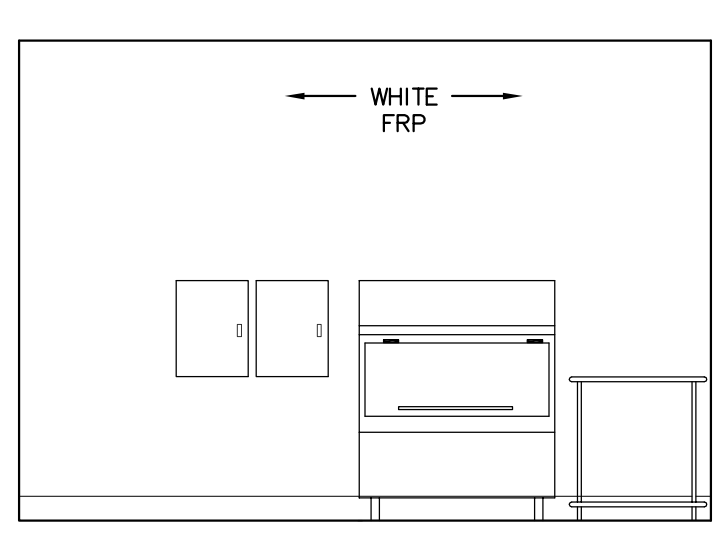
05 INTERIOR ELEV.
 SCALE: 1/4" = 1'-0"



04 INTERIOR ELEV.
 SCALE: 1/4" = 1'-0"



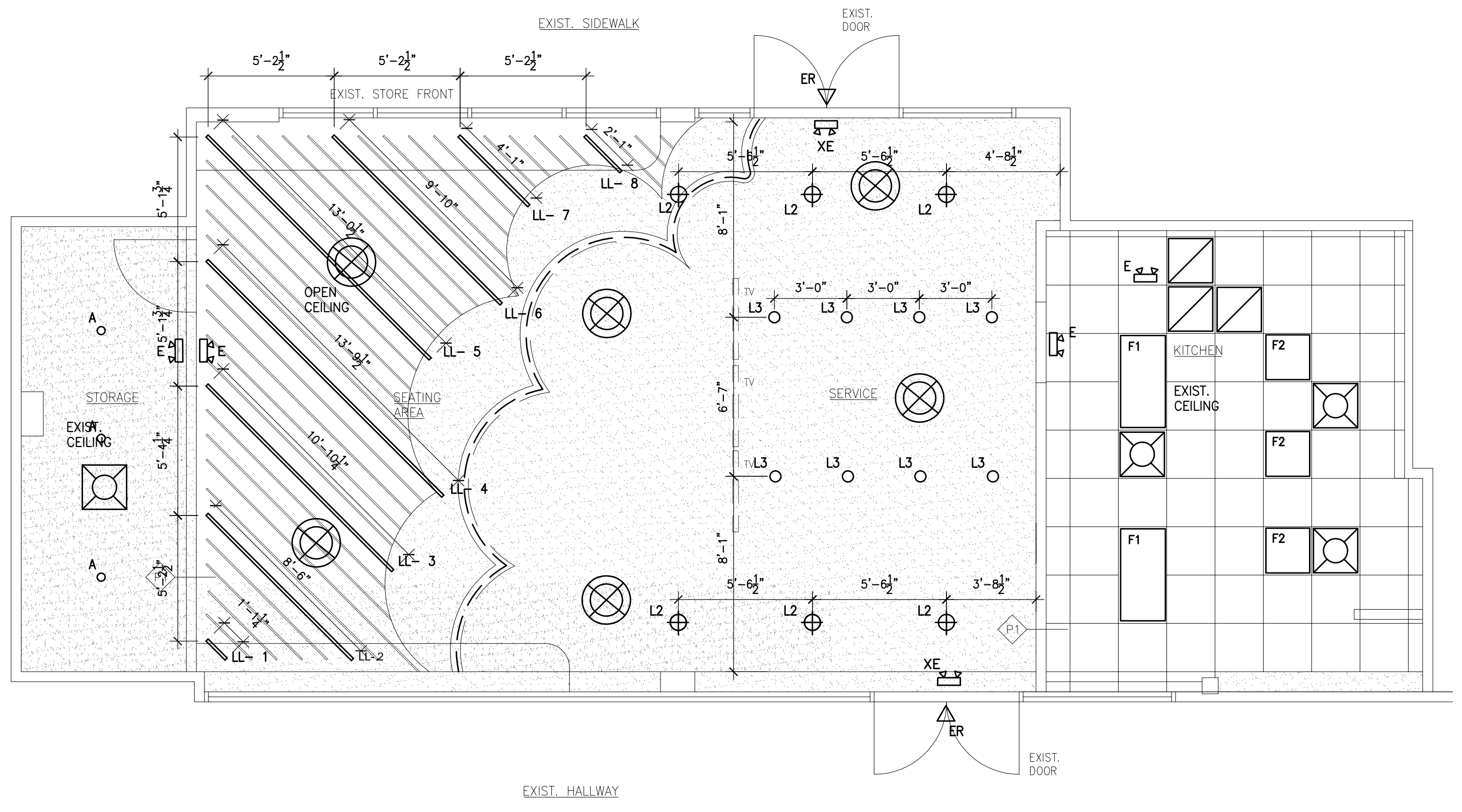
03 INTERIOR ELEV.
 SCALE: 1/4" = 1'-0"



02 INTERIOR ELEV.
 SCALE: 1/4" = 1'-0"

LEGEND

- 2' X 4' CEILING TILE GRID
- 2' X 2' CEILING TILE GRID
- GYPSUM BOARD CEILING
- 2' X 4' LIGHT FIXTURE
- 2' X 2' LIGHT FIXTURE
- EMERGENCY LIGHT W/BATTERIES BACK UP, SEALED BEAM TO MEET LIGHT SAFETY CODE.
- COMBINATION EXIT AND EMERGENCY LIGHT FIXTURE TO MEET NFPA LIFE SAFETY CODE.
- EMERGENCY LIGHTING UNIT WITH 2 SEALED BEAMS, 102 VOLT, CONNECT BATTERY CHARGER TO A HOT CIRCUIT. LITHONIA OR EQUIVALENT.
- RETURN GRILLE
- SUPPLY GRILLE
- SUPPLY GRILLE
- EXHAUST FAN THRU. ROOF
- EXIT LIGHT W/BATTERIES BACK UP TO MEET NFPA LIFE SAFETY CODE.
- RECESSED DOWN LIGHT
- PENDANT LIGHT
- STRIP LIGHT



01 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

DOOR SCHEDULE				
MARK	SIZE	DESCRIPTION	FRAME	HARDWARE & REMARKS
(A)	(2) 3'-0" x 7'-0" x 1 3/4"	GLASS STORE FRONT DOOR WITH SAFETY IMPACTED RESISTANT GLASS. IN ALUMINUM FRAME.	ALUM.	DOUBLE CYLINDER DEAD BOLT LOCK, PUSH BAR/PULL HANDLE, DOOR CLOSER, METAL THRESHOLD & WEATHERSTRIPPING, 1/2" MAX. RISE @ LEVEL THRESHOLD, INSTALL 1" MIN. SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"
(B)	(2) 3'-0" x 7'-0" x 1 3/4"	GLASS STORE FRONT DOOR WITH SAFETY IMPACTED RESISTANT GLASS. IN ALUMINUM FRAME.	ALUM.	DOUBLE CYLINDER DEAD BOLT LOCK, PUSH BAR/PULL HANDLE, DOOR CLOSER, INSTALL 1" MIN. SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"
(C)	3'-0" x 6'-8" x 1 1/2"	WOOD DOOR, PAINTED	WOOD	KEYED LOCKSET, DOOR CLOSER, LEVER HANDLE, DOOR STOPPER

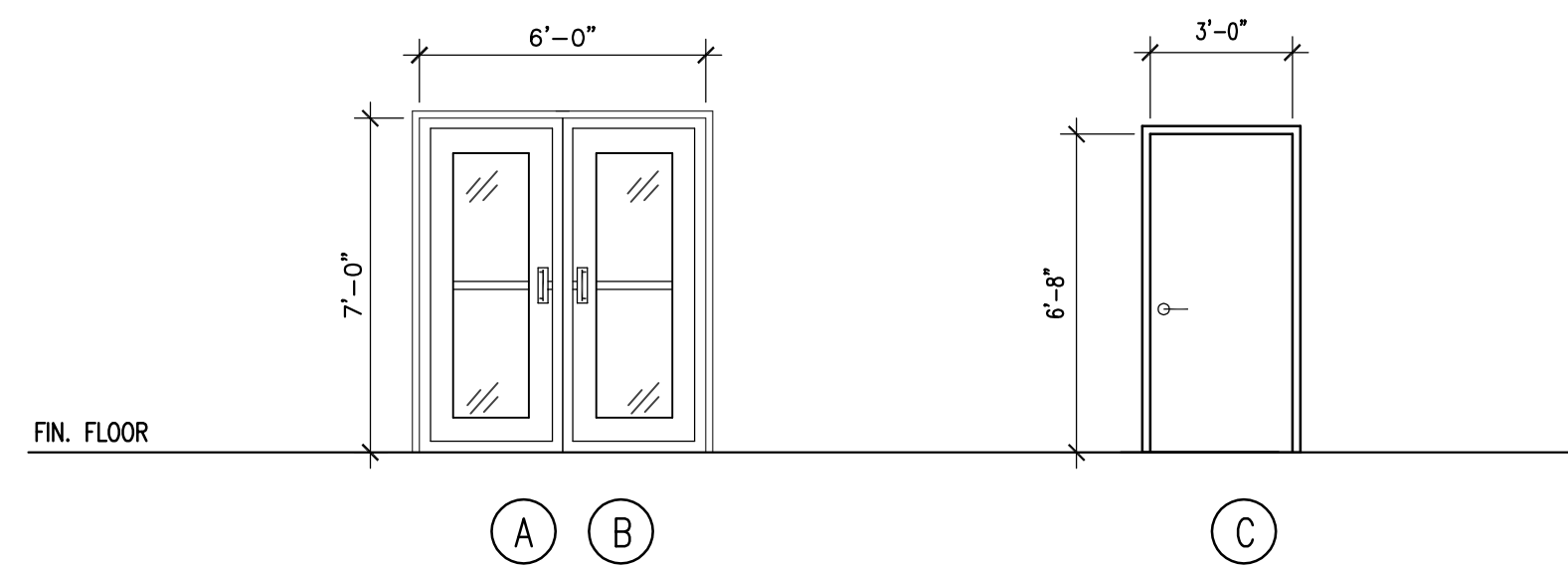
NOTES:

- MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE 8 POUNDS.
- MAXIMUM OPENING FORCE FOR INTERIOR DOORS SHALL BE 5 POUNDS.
- DOOR WITH LEVER HANDLE SHALL BE INSTALLED AT MAXIMUM 42" A.F.F.
- ALL EXTERIOR DOOR HARDWARE SHALL BE "BEST" OR APPROVED EQUAL.

HARDWARE NOTES:

- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.
- THE SWEEP PERIOD OF ALL CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM LATCH MEASURED TO THE LEADING EDGE OF THE DOORS.
- UNLESS DETAILED OTHERWISE, PLACE HARDWARE AT THE FOLLOWING HEIGHTS (CENTERED ABOVE FINISH FLOOR):

A. LOCK AND LATCH HANDLES, CROSS BAR OF PANIC DEVICES:	38 INCHES
B. DOOR PULLS:	40 INCHES
C. PUSH PLATES:	44 INCHES



DOOR ELEVATIONS

N.T.S.

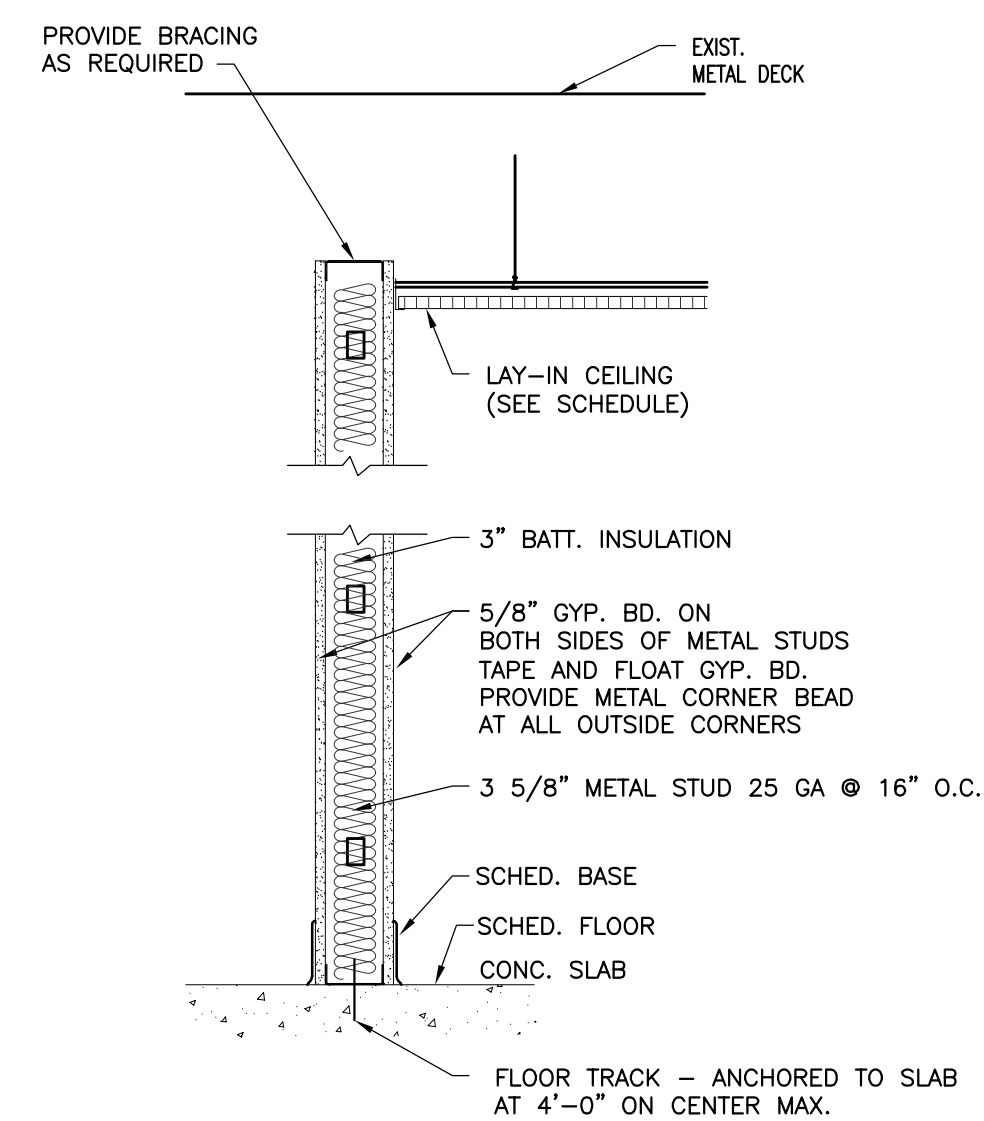
FINISH SCHEDULE																								
RM. NO.	ROOM NAME	FLOOR					BASE		WALL MATERIAL		WALL FINISH		CEILING		REMARK									
		TILE	QUARRY TILE	EPOXY	CARPET	CONCRETE	INSULATED PANEL	RUBBER TILE	QUARRY TILE	NONE	GYP. BD.	GREEN GYP. BD. INSULATED PANEL BY MANU.	TILE	PAINT (WHITE COLOR)		WHITE FRP	S.S. PANEL	INSULATED PANEL	GYP. BD.(PAINT WHITE)	EXPOSED DEILING	ACOUS. LAY-IN CEILING TILE	VINYL FACED TILE (UN-PERFORATED, NON ABSORBENT & EASILY CLEANABLE)	INSULATED PANEL	
	SEATING AREA	●					●			●		●						●	●					
	SERVICES AREA	●					●			●		●						●						
	KITCHEN	●					●			●		●						●		●				
	STORAGE	●					●			●		●								●				

SC = SOLID CORE
HM = HOLLOW METAL

USE OF GYPSUM IN SHOWERS AND WATER CLOSETS:

WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS (SEE SECTION 1209.2 AND 1209.3) WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS.

- OVER A VAPOR RETARDER.
- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOM.
- ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES (305mm) ON CENTER.



PARITION TYPE

N.T.S.



P3 PARTITION TYPE



08/05/2023

SH ARCHITECT
4845 WILLOWBEE BLVD.
Houston, Texas 77035
Phone 832.577.6829
E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio

3412 Highway 6, Suite G
Sugar Land, Texas 77479

PROJECT INFORMATION:

PROJECT NO.: 2323
DATE:
ISSUE:
REVISIONS:

DRAWN BY:
PRINTED ON:

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE DESIGN AND DIMENSIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SH ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF SH ARCHITECT & ASSOCIATES.

Sheet:

RM. FINISH
DOOR & WINDOW
SCHEDULE

A3.0



SH ARCHITECT
 4845 WILLOWBROOK BLVD.
 Houston, Texas 77035
 Phone 832.577.6829
 E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio
 3412 Highway 6, Suite G
 Sugar Land, Texas 77479

PROJECT INFORMATION:

PROJECT NO.: 2323
 DATE:
 ISSUE:
 REVISIONS:
 DRAWN BY:
 PRINTED ON:

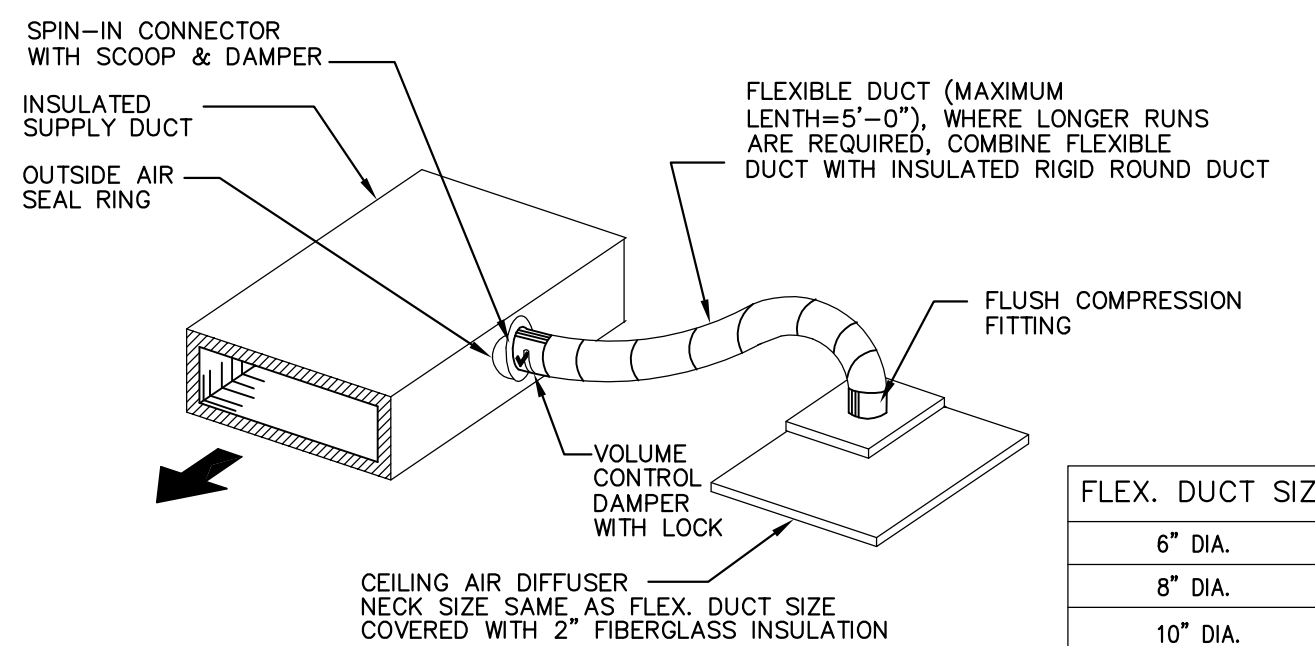
OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE DESIGN AND DIMENSIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SH ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF SH ARCHITECT & ASSOCIATES.

Sheet:

MECHANICAL PLAN

M1.0

MECHANICAL LEGEND			
	DUCTWORK, RECTANGULAR OR ROUND		SMOKE DETECTOR
	INSULATED FLEXIBLE DUCT		45 DEGREE TAPERED BRANCH
	DUCT IN TRANSITION		90 DEGREE ELBOW WITH TURN VANES
	SPIN-IN FITTING WITH VOLUME DAMPER		FIRE DAMPER
	CEILING SUPPLY - 24"x24" & 8"x8"		AHU AIR HANDLING UNIT
	CEILING RETURN/EXHAUST - 24"x24"		AIR-COOLED CONDENSING UNIT
	THERMOSTAT		ROOF TOP PACKAGED A/C UNIT
	FIRESTATE		



FLEX. DUCT SIZE	CFM RANGE
6" DIA.	0 TO 120
8" DIA.	121 TO 230
10" DIA.	231 TO 350
12" DIA.	351 TO 500
14" DIA.	501 TO 650

FLEX DUCT EXTENSION DETAIL
 NTS

OUTDOOR AIR FORMULA

$$V_{ot} = \frac{R_p P_z + R_g A_z}{E_z}$$

SEATING AREA

$$= \frac{7.5 \times 40 + 0.18 \times 600}{1.0}$$
 = 408 CUBIC FEET PER MIN.

KITCHEN AREA

$$= \frac{7.5 \times 2 + 0.12 \times 295}{1.0}$$
 = 50 CUBIC FEET PER MIN.

SERVICE AREA

$$= \frac{7.5 \times 3 + 0.18 \times 217}{1.0}$$
 = 62 CUBIC FEET PER MIN.

STORAGE

$$= \frac{5 \times 1 + 0.12 \times 142}{1.0}$$
 = 22 CUBIC FEET PER MIN.

TOTAL = 408 + 62 + 50 + 22 = 542 CFM

(1) 10 TONS = (4000 CFM) X 15% = 600 CFM (PROVIDED)
 600 CFM (PROVIDED) > 542 CFM (REQUIRED)

OCCUPANT LOAD CALCULATIONS

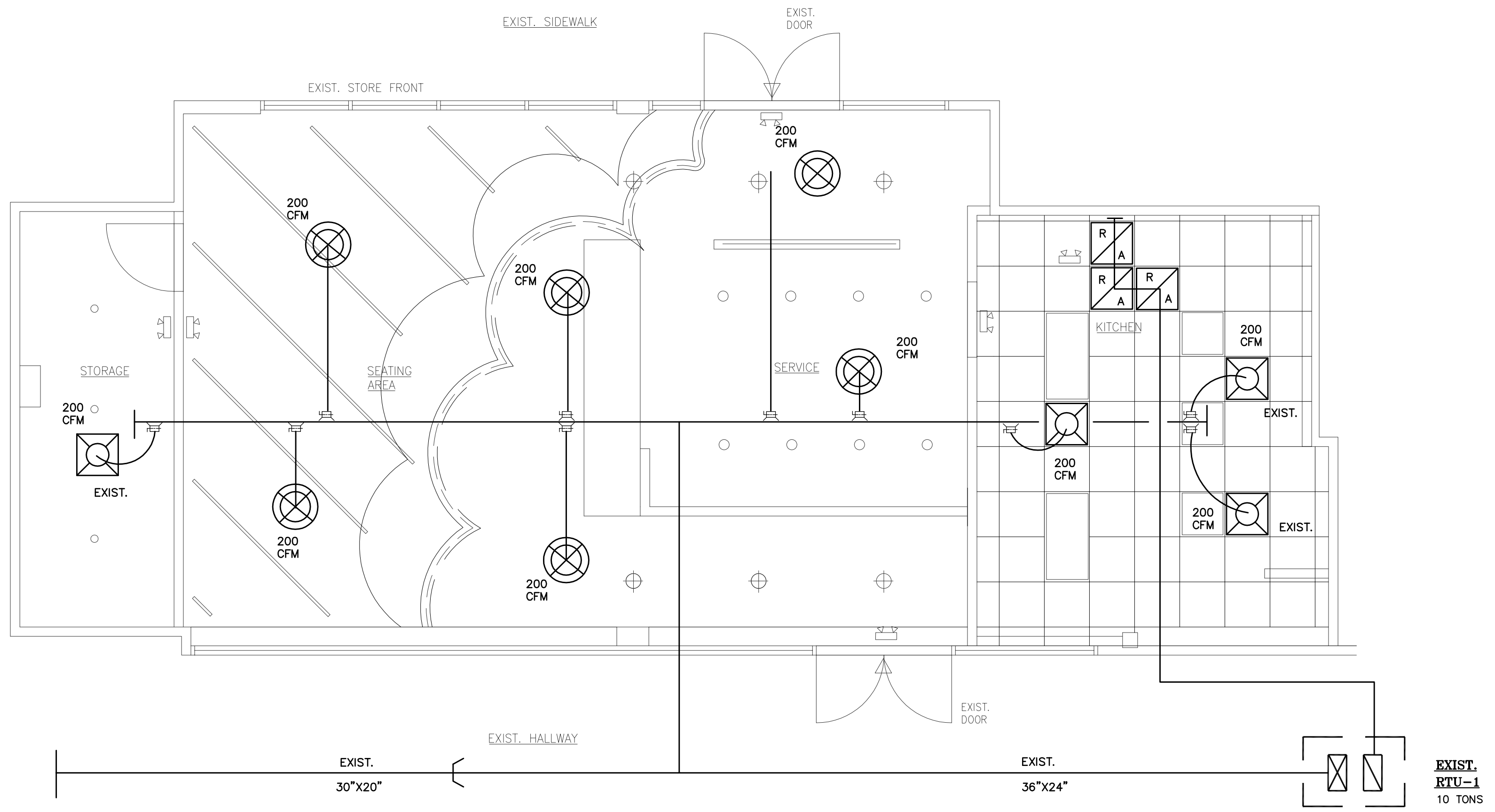
AREA	FOOTAGE	FACTOR	OCCUPANT LOAD
SEATING AREA	600 S.F.	15	40
SERVICE	217 S.F.	100	3
STORAGE	142 S.F.	200	1
KITCHEN	296 S.F.	200	2
TOTAL OCCUPANCY =			46

MECHANICAL NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND FROM ARCHITECTURAL PLANS.
- CONTRACTOR AND SUB-CONTRACTOR SHALL PAY FOR ALL PERMITS AND CHARGES REQUIRED AND COMPLY WITH ALL GOVERNING CODES AND ORDINANCES.
- VISITING THE SITE: EACH 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 MATERIALS OMITTED FROM BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURE ENGINEER PRIOR TO THE PLACEMENT OF EQUIPMENT ON THE ROOF AND THE CUTTING OF THE ROOF OPENINGS.
- REFER TO REFLECTIVE CEILING PLAN FOR THE EXACT LOCATIONS OF ALL CEILING AIR DEVICES.
- FURNISH AND INSTALL COMPLETE AND OPERATIONAL MECHANICAL SYSTEMS AS SHOWN ON PLANS AND SPECIFIED HEREIN.
- DUCTWORK SHALL BE AS FOLLOWS:
 - RIGID FIBERGLASS DUCT SHALL BE 1-1/2" THICK FIBERGLASS DUCT BOARD WITH ALUMINUM VAPOR BARRIER ON THE EXTERIOR COMPLIANT WITH UL STANDARD NO. 181, AIR DUCT.
 - FURNISH AND INSTALL AIR SCOOPS, EXTRACTORS, SPIN-IN FITTINGS WITH VOLUME DAMPERS AND SPLIT DAMPERS WITH OPERATORS AND LOCKING QUADRANTS AT ALL SPLITS, BRANCH CONNECTIONS AND REGISTER OR DIFFUSER CONNECTIONS TO DUCTWORK AND AS OTHERWISE INDICATED ON PLANS.
 - INSULATE ALL GALVANIZED SHEETMETAL SUPPLY, RETURN AND OUTSIDE AIR DUCT WITH 1" THICK, MATFACED INTERNAL DUCT LINER WITH SCREW SUPPORT AT 12" ON CENTER.
 - DIMENSIONS SHOWN ON PLANS SHALL BE FREE AIR FLOW AREA.
 - FLEXIBLE DUCT SHALL BE INSULATED AND MAX. LENGTH 5'-0". WHERE LONGER RUNS ARE REQUIRED COMBINE FLEX. DUCT WITH RIGID ROUND DUCT (INSULATED).
 - SEAL ALL TRANSVERSE JOINTS, SEAMS AND FITTINGS WITH FOSTER "32-50" WATER BASE HIGH VELOCITY DUCT SEALANT IN ACCORDANCE WITH SMACNA STANDARD.
- CONDENSATE LINES SHALL BE COPPER.
- PROVIDE COMPLETE HVAC CONTROL SYSTEMS INCLUDING ELECTRONIC PROGRAMMABLE THERMOSTAT WITH TAMPER-PROOF LOCKING COVER, CONTROL WIRING CONDUITS, INTERLOCK WIRING AND CONTROL DEVICES.
- SUPPLY AIR DIFFUSER SHALL BE TITUS MODEL TDC, UNLESS OTHERWISE NOTED, 24"x24" FACE, ROUND NECK WITH VOLUME DAMPER.
- RETURN AND EXHAUST AIR GRILLES SHALL BE TITUS MODEL 50F OR EQUAL.
- CONTRACTOR SHALL INSTALL ALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL PROVIDE U.L. LISTED FIRE DAMPERS FOR AIR DISTRIBUTION SYSTEMS AT FIRE RATED WALLS AND CEILING PENETRATIONS IN ACCORDANCE WITH LOCAL CODES.
- BALANCE AIR DISTRIBUTION SYSTEMS PER AABC STANDARDS. CONTRACTOR SHALL SUBMIT FINAL BALANCING REPORT SIGNED BY AABC CERTIFIED ENGINEER.
- CEILING EXHAUST GRILLE AND TRANSFER AIR GRILLE SHALL BE TITUS MODEL 50F OR EQUAL.
- ALL A/C UNITS SHALL HAVE SMOKE DETECTOR INSTALLED IN THE SUPPLY AIR DUCT. SMOKE DETECTOR SHALL SHUT DOWN UNIT SUPPLY FAN IF SMOKE IS DETECTED.
- INSTALL A WATER LEVEL SENSING DEVICE INSIDE THE PRIMARY DRAIN PAN.

MECHANICAL LEGEND:

- 24" x 24" AIR GRILLE. (TITUS) OR APPROVED EQUAL
- 24" x 24" RETURN AIR GRILLE.



01 MECHANICAL PLAN
 SCALE: 1/4"=1'-0"

EXIST. RTU-1
 10 TONS

ELECTRICAL SPECIFICATIONS:

- A. THE CONTRACTOR SHALL EXECUTE THE WORK IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES, APPLICABLE REGULATIONS AND ORDINANCES.
- B. WHERE THE WORD "PROVIDE" IS USED, IT SHALL MEAN TO FURNISH AND INSTALL AN ITEM OR SYSTEM, INCLUDING MATERIALS AND LABOR REQUIRED FOR A COMPLETE SYSTEM.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAY FOR ALL SUCH PERMITS REQUIRED FOR WORK UNDER THIS CONTRACT.
- D. THE CONTRACTOR SHALL PROVIDE A COMPLETE ELECTRICAL SYSTEM AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS AND ALL OTHER MEANS OF COMMUNICATION BY OWNER'S REPRESENTATIVE. PROVIDE THE OWNER WITH ONE (1) YEAR WRITTEN WARRANTY ON THE COMPLETE INSTALLED SYSTEM. PROVIDE THE OWNER WITH ALL EXTENDED WARRANTIES ON ALL ITEMS THAT HAVE SUCH WARRANTIES.
- E. ALL WORK SHALL BE DONE IN A NEAT AND PROFESSIONAL MANNER BY COMPETENT AND EXPERIENCED WORKMEN IN THEIR TRADE.
- F. ALL MATERIALS AND EQUIPMENT USED UNDER THIS CONTRACT SHALL BE NEW AND IN GOOD WORKING ORDER AND BE U.L. APPROVED.
- G. ALL BUILDING WIRING REQUIRED FOR THIS PROJECT SHALL BE BASED ON SOFT DRAWN COPPER, CONDUCTIVITY OF NOT LESS THAN LESS THAN THAT OF 98 % PURE COPPER, THW, 600 VOLT INSULATION, # 12 MINIMUM. ALL WIRING # 10 OR LARGER SHALL BE STRANDED TYPE WITH COLORED TAPE USE AT ALL BOXES TO IDENTIFY EACH PHASE AND CIRCUIT. ALL WIRING # 12 MAY BE SOLID AND COLOR CODED AS REQUIRED BY NEC CODE.
- H. CONDUIT INDOORS SHALL BE EMT, 1/2" MINIMUM. CONDUIT UNDERGROUND AND IN SLAB SHALL BE HOT DIPPED, RIGID GALVANIZED STEEL. CONDUIT EXPOSED OUTDOORS SHALL BE HOT DIPPED RIGID GALVANIZED STEEL.
- I. CONTRACTOR SHALL PROVIDE A SERVICE FEEDER FROM THE TENANTS POWER LOAD CENTER TO THE MAIN DISCONNECT, METER AND EXISTING WIREWAY OR WEATHERHEAD. VERIFY AT JOB SITE THE EXACT CONDITIONS AND REQUIREMENTS NEEDED. SEE ONE LINE DIAGRAM.
- J. ALL PANEL BOARDS SHALL HAVE A TYPE WRITTEN SCHEDULE OF EQUIPMENT LOADED ON EACH CIRCUIT. ALL LIGHTS SHALL BE LOCALLY SWITCHED WITH WALL TOGGLE SWITCHES UNLESS INDICATED OR NOTED OTHERWISE.
- K. PROVIDE A COPPER GROUND WIRE TO ALL RECEPTACLES AND ALL DIRECT CONNECTED EQUIPMENT. CONDUIT GROUND MAY BE USED FOR LIGHTING SYSTEM GROUNDING AS APPROVED BY CODE. PROVIDE A WIRE GROUND IN ALL FEEDERS AND SUB-FEEDERS AS SHOWN, BUT IN NO CASE SHALL IT BE SMALLER THAN CODE REQUIREMENT.
- L. COORDINATE EXACT ALL POWER AND TELEPHONE SERVICE REQUIREMENTS WITH LOCAL POWER AND TELEPHONE COMPANIES.
- M. PROVIDE EMPTY CONDUIT FOR TELEPHONE AND COMPUTER CABLE SYSTEMS AS INDICATED ON DRAWING. PROVIDE A PULL WIRE IN ALL EMPTY CONDUIT SYSTEMS. AT EACH TELEPHONE OUTLET PROVIDE AN OUTLET BOX WITH CONDUIT OR PULL WIRE AS REQUIRED TO AN ACCESSIBLE LOCATION ABOVE CEILING. PROVIDE CONDUIT WITH PULL WERE THE CEILING IS NOT ACCESSIBLE.
- N. MOUNT ALL RECEPTACLES AND POWER OUTLETS 18" ABOVE FINISHED FLOOR UNLESS NOTED OR INDICATED OTHERWISE. COORDINATE THE MOUNTING ALL OUTLETS THAT ARE MOUNTED IN COUNTERS WITH THE OWNER'S REPRESENTATIVE.
- O. MOUNT ALL TELEPHONE, DATA AND MODEM OUTLETS 18" ABOVE FLOOR UNLESS NOTED OR INDICATED. PROVIDE A WALL BOX WITH PULL WIRE TO AN ACCESSIBLE LOCATION ABOVE CEILING. PROVIDE CONDUIT TO FACILITATE PULLING OF WIRE ABOVE CEILINGS THAT ARE NOT ACCESSIBLE.
- P. PROVIDE A GROUND FAULT PROTECTED, WEATHERPROOF, DUPLEX RECEPTACLE AS REQUIRED BY NATIONAL ELECTRICAL AND CITY CODES, ADJACENT TO EACH AIR COOLED CONDENSER AND/OR ROOF TOP UNIT OUTDOORS.
- Q. ALL ELECTRICAL HOME RUNS SHALL BE RUN THROUGH THE BUILDING JOIST WEB AND/OR AS CLOSE TO THE STRUCTURE AS POSSIBLE.
- R. ANY BORING OR SAW CUTTING OF WALLS OR CONCRETE FLOOR OR CUTTING OFF ELECTRICAL SERVICE TO THE BUILDING SHALL BE DONE AFTER HOURS AND BY PRIOR ARRANGEMENT WITH THE LANDLORD.
- S. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER OR USE OUTLETS IN THE TENANT'S AREA OF THE BUILDING. NO TAMPERING SHALL BE ALLOWED WITH ANY OF THE OTHER TENANT'S SERVICES.
- T. ALL BREAKERS IN PANEL BOARDS SHALL BE 20 AMP, SPARES UNLESS INDICTED OTHERWISE.

KEYED NOTES:

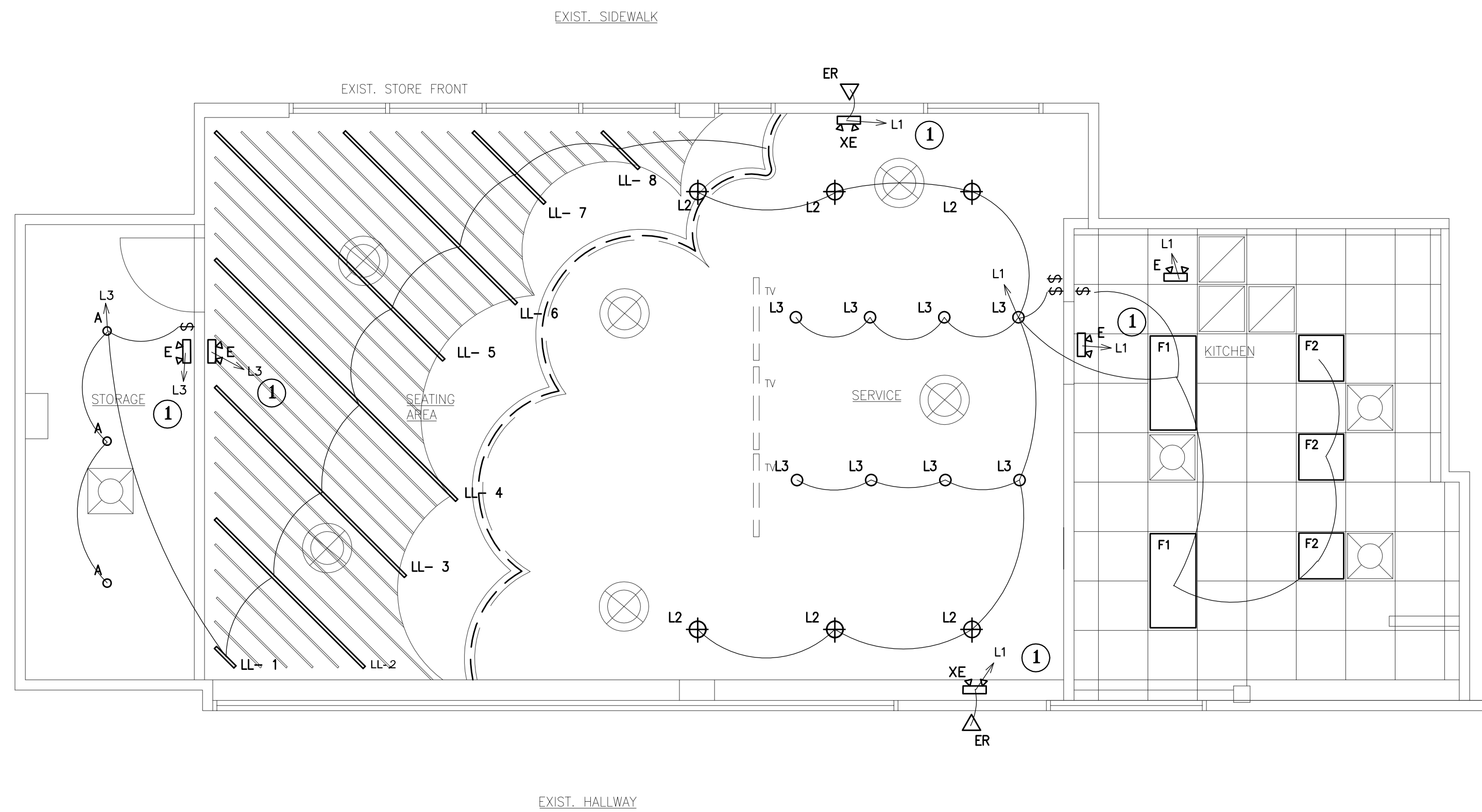
- ① CONNECT ALL EXIT AND EMERGENCY LIGHTS TO A HOT CIRCUIT TO MAINTAIN THE BATTERIES CHARGED UP. CONNECT ALL EXIT LAMPS TO A CIRCUIT THAT IS LOCALLY SWITCHED ON AND OFF.

LIGHTING FIXTURE SCHEDULE:

- F1 METALUX 246PT5040R GPT SERIES 2X4 FEET . 5000 LUMENS INTRORATED LED GENERAL PRISMATIC LED PANEL 4000K
- XE LITHONIA: INDY1250, 120/277V, 1 PHASE. COMBO OF EXIT & EMERGENCY LIGHT FIXTURE. COMPLETE WITH BATTERIES TO MEET CODE. LAMPS, ARROWS AS REQUIRED, TWO SEALED BEAMS FOR EMERGENCY LIGHTING. CONNECT BATTERIES TO A HOT CIRCUIT TO MAINTAIN BATTERIES CHARGED AND LAMPS TO A CONTROLLED CIRCUIT, PROVIDE MIN. 90 MINUTES EMERGENCY POWER.
- E LITHONIA: INDY1250, 120/277V, 1 PHASE. EMERGENCY LIGHT FIXTURE. COMPLETE WITH BATTERIES TO MEET CODE. LAMPS, ARROWS AS REQUIRED, TWO SEALED BEAMS FOR EMERGENCY LIGHTING. CONNECT BATTERIES TO A HOT CIRCUIT TO MAINTAIN BATTERIES CHARGED AND LAMPS TO A CONTROLLED CIRCUIT, PROVIDE MIN. 90 MINUTES EMERGENCY POWER.
- X LITHONIA: LXSX3 ELN, 120V/277V, EXIT LIGHT WITH BATTERIES BACK UP, PROVIDE 90 MINS, EMERGENCY POWER
- ER LITHONIA: ELAIND N0912, 12V, REMOTE EMERGENCY LIGHT HEAD NEMA-3R
- A RECESSED LIGHT. LED LIGHT 18W, 120V.

BI-LEVEL SWITCHES: SWITCH "a" CONTROLS LIGHTING INDICATED "a"
SWITCH "b" CONTROLS LIGHTING INDICATED "b"

ELECTRICAL LEGEND:	
NL	NIGHT LIGHT
A.F.F.	ABOVE FINISHED FLOOR
WP	WEATHER PROOF ENCLOSURE OR COVER.
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
HPF	HIGH POWER FACTOR
3R, 1	NEMA RATED ENCLOSURE, 3R: OUT DOOR WEATHER PROOF, 1: INDOOR.
3P	3 PHASE OR 3 POLE DEVICE
3W	3 WIRE DVICE OR SYSTEM
F1	RECESSED OR SURFACE MOUNT FLUORESCENT FIXTURE 2'x4' OR 2'x2' SURFACE OR RECESS TYPE, ELECTRONIC BALLAST. 120V OR 277V
	SURFACE OR CHAIN HUNG MOUNT 4 FEET OR 8 FEET FLUORESCENT FIXTURE. ENERGY SAVING BALLAST.
A	RECESSED OR SURFACE MOUNTED INCANDESCENT OR H.I.D. FIXTURE. SAME DESIGNATIONS AS ABOVE.
\$	WALL MOUNTED TOGGLE SWITCH. 15 AMP., 120/277 VOLT RATED, MOUNT 48" ABOVE FINISHED FLOOR, COMPLETE WITH SMOOTH PLASTIC PLATE.
\$M	MOUNT SWITCH, SENTINEL TYPE WITH PROPER THERMAL ELEMENT INSTALLED FOR MOTOR PROTECTION. COMPLETE WITH SMOOTH PLASTIC PLATE.
	CONDUIT AND WIRE HOMERUN TO PANEL LETTER INDICATED PANEL & CIRCUIT INDICATED, SEE PANEL SCHEDULE FOR NUMBER OF CONDUCTORS AND ANY SPECIAL REQUIREMENTS.
	SAFETY DISCONNECT SWITCH, HEAVY DUTY TYPE (HD), NEMA (1) FOR INDOORS AND NEMA (3R) FOR OUR DOORS.
X	EXIT LIGHT W/BATTERIES BACK UP TO MEET NFPA LIFE SAFETY CODE.
XE	COMBINATION EXIT AND EMERGENCY LIGHT FIXTURE TO MEET NFPA. LIFE SAFETY CODE. BATTERIES BACK UP TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES PER SECTION 1003.2.10.5, I.B.C. 2000 EDITION.
	EXHAUST FAN - MOTOR CONNECTION
	LIGHTING PANEL BOARD. SEE SCHEMATICS.
	TELEPHONE OUTLET. PROVIDE BOX IN WALL WITH PULL WIRE TO AN ACCESSIBLE LOCATION ABOVE CEILING.
	STANDARD DUPLEX OUTLET, 20 AMPS., 120 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE.
	QUADRANT OUTLET (2 DUPLEX OUTLET GROUNDED TYPE) 20A, 120V
GFI	STANDARD DUPLEX OUTLET, 20AMPS, 120V, 2POLE, 3W WITH GROUND FAULT INTERRUPTER PROTECTION.
	STANDARD OUTLET 15A, 20A, 30A. (GROUNDED) 208V, 240V. SINGLE PHASE OR 3 PHASE (SEE PANEL SHEDULE FOR CONNECTION.)
\$o	OCCUPANT SENSOR
TC	TIMER CONTROL
NL	NIGHT LIGHT



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



SI ARCHITECT
4845 WILLOWBREE BLVD.
Houston, Texas 77035
Phone 832.577.6829
E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio
3412 Highway 6, Suite G
Sugar Land, Texas 77479

PROJECT INFORMATION:
PROJECT NO.: 2323
DATE:
ISSUE:
REVISIONS:

DRAWN BY:
PRINTED ON:

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE DRAWINGS AND/OR SPECIFICATIONS INFORMATION HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SI ARCHITECT, AND IS NOT TO BE REPRODUCED, COPIED, OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SI ARCHITECT & ASSOCIATES.

Sheet:
ELECTRICAL LIGHTING PLAN
E1.0



PROJECT INFORMATION:

PROJECT NO.: 2323
 DATE:
 ISSUE:
 REVISIONS:

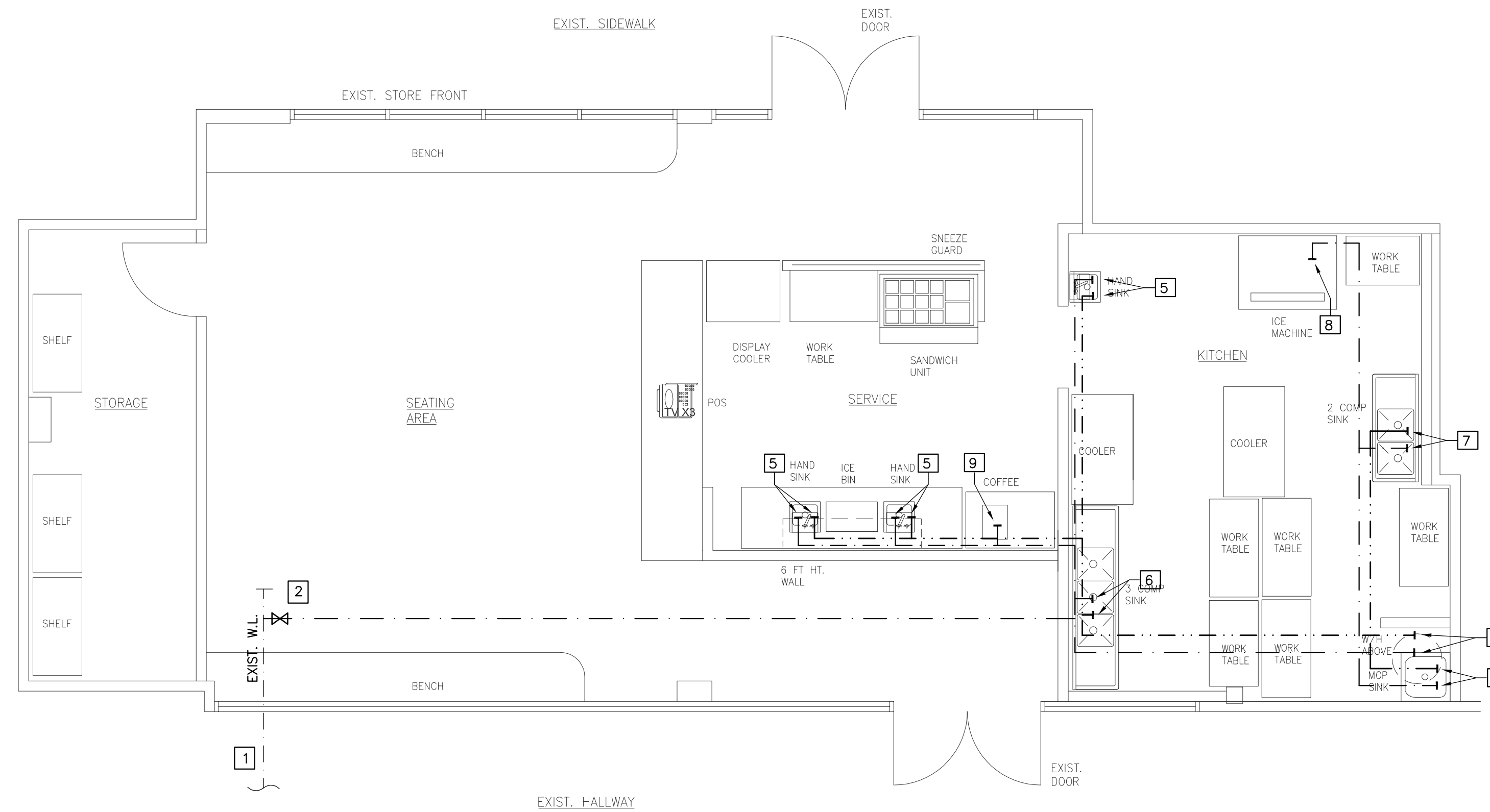
DRAWN BY:
 PRINTED ON:

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT AND THE DESIGN AND DIMENSIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SIH ARCHITECT, AND IS NOT TO BE REPRODUCED, COPIED, OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SIH ARCHITECT & ASSOCIATES.

Sheet:
PLUMBING PLAN (water)
P2.0

PLAN KEYED NOTES:

- 1 EXISTING WATER LINE. FIELD VERIFY.
- 2 1 1/2" CUT-OFF VALVE
- 3 1" CW AND HW TO CONNECT TO WATER HEATER
- 4 1/2" CW AND HW DOWN TO SERVE MOP SINK
- 5 1/2" HW & CW TO SERVE HAND SINK
- 6 3/4" CW AND HW DOWN TO SERVE 3-COMP. SINK
- 7 1/2" CW AND HW DOWN TO SERVE 2-COMP. SINK
- 8 1/2" CW DOWN TO SERVE ICE MACHINE
INSTALL BACK FLOW PREVENTER
- 9 1/2" CW DOWN TO SERVE COFFEE MACHINE



01 PLUMBING PLAN - water
 SCALE: 1/4" = 1'-0"

PLUMBING PIPE SPECIFICATION

HOT AND COLD WATER

TYPE 'L' COPPER WITH WROUGH COPPER FITTING AND SILVABRITE 100 SOLDER OR SILFOS SILVER BRAZED JOINTS. UNDERGROUND WATER LINES SHALL BE TYPE 'K' COPPER WITH NO JOINTS.

(THE T & P VALVE LINE FROM THE WATER HEATER MUST BE OF COPPER OR GALVANIZED PIPE)

SANITARY WASTE AND VENT

SCHEDULED 40 PVC WITH SOLVENT WELDED JOINTS.

NATURAL GAS

SEAMLESS BLACK STEEL WITH MALLEABLE IRON FITTINGS. JOINTS CAN BE EITHER SCREWED OR WELDED.

GENERAL PLUMBING NOTE:

1. THE PLUMBING CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL REQUIRED FEES OR HIS PORTION OF THE WORK.
2. THE PLUMBING CONTRACTOR SHALL INSTALL THE SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
3. IF THE PLUMBING CONTRACTOR WISHES TO SUBSTITUTE FIXTURES, TRIM, PIPING OR EQUIPMENT BY A MANUFACTURER'S OTHER THAN THOSE SPECIFIED ON THESE DRAWINGS, HE MUST SUBMIT SHOP DRAWINGS OR CUT SHEET FOR THE ARCHITECT'S, AND/OR OWNER'S APPROVAL.
4. ALL PIPING SYSTEMS SHALL BE INSTALLED BY WORKMAN SKILLED IN THIS TRADE AND SHALL BE PROPERLY SUPPORTED HORIZONTALLY AND VERTICALLY
5. ALL WORK SHALL BE SUBJECT TO ARCHITECT'S AND/OR ENGINEER'S INSPECTION, AND ANY FAULTY WORK, BROKEN FIXTURES, LEAKING PIPES, ETC. SHALL REPAIRED OR REPLACED AT THE PLUMBING CONTRACTOR'S EXPENSE.
6. THE PLUMBING CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM HIS WORK AND CLEAN ALL FIXTURES AND EQUIPMENT UPON COMPLETION OF HIS WORK AND PRIOR TO FINAL INSPECTION BY THE ARCHITECT AND/OR ENGINEER.
7. THE PLUMBING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THE OTHER TRADES TO AVOID CONFLICTS OR OBSTRUCTIONS AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF SAME.
8. ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS.
9. FURNISH AND INSTALL 3/4" GLASS FIBER PIPE INSULATION WITH VAPOR BARRIER JACKET ON ALL COLD AND HOT WATER PIPING.
10. THE DIMENSIONS, OR ROUGH-IN DIMENSIONS INDICATED SHALL BE VERIFIED BY CONTRACTOR AND ADJUSTED IF REQUIRED BY EQUIPMENT, AND/OR FIELD CONDITIONS.
11. SANITARY SEWER SHALL BE LAYED AT SLOPE PER CITY CODE.
12. VISITING THE SITE: EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WROK OR MATERIALS OMITTED FROM TGE BIDDER'S CONTRACTOR PROPOSAL DUE TO HIS FAILURE TO DO SO.
13. GUARANTEE ALL WORK AND MATERIAL FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND THE ARCHITECT.
14. INSULATE ALL EXPOSED PIPING UNDER LAVATORY WITH TRUEBRO INC. HANILAV-GUARD INSULATION KIT. INSTALL LAVATORY PER HANDICAP REQUIREMENT.
15. PROVIDE UNISTURCT CHANNELS FASTENED TO BUILDING STRUCTURE AND PIPE CLAMPS FOR PIPE SUPPORTS NOT TO EXCEED 6 FEET SPACING.
16. CLEANOUT
 - A. FINISHED FLOOR: SMITH FIG. 4020-U, CAST IRON WITH ADJUSTABLE POLISHED BRONZE TOP.
 - B. FINISHED WALL: SMITH FIG. 4403-U, CAST IRON WITH 6"X6" NICKEL BRONZE ACCESS DOOR.
 - C. EXTERIOR: SMITH FIG. 4220, CAST IRON WITH SECURED CAST IRON COVER SET IN 24" X24" X6" THICK CONCRETE PAD AT FINISHED GRADE.
17. PROVIDE SHUT OFF VALVES FOR ALL WATER LINES AT PLUMBING FIXTURES AND EQUIPMENT CONNECTIONS.
18. PVC PROHIBITED WITHIN PLENUMS
19. PLUMBING CONTRACTOR SHALL CONNECT ALL GAS AND WATER LINES TO EQUIPMENT AS REQUIRED TO WORKING CONDITIONS. EQUIPMENT TO BE DELIVERED ON JOB SITE TO LOCATIONS SHOWN ON DRAWINGS BY OWNER OR SUPPLIERS.
20. PROVIDE AIR GAP ON ALL FLOOR SINKS, AND FLOOR DRAINS FROM EQUIPMENT PER LOCAL CODES.
21. FLOOR DRAINS SHOULD BE SELF-PRIMING.
22. INSTALL WATER HAMMER ARRESTES FOR URINAL AND FLUSH VALVE COMMODE

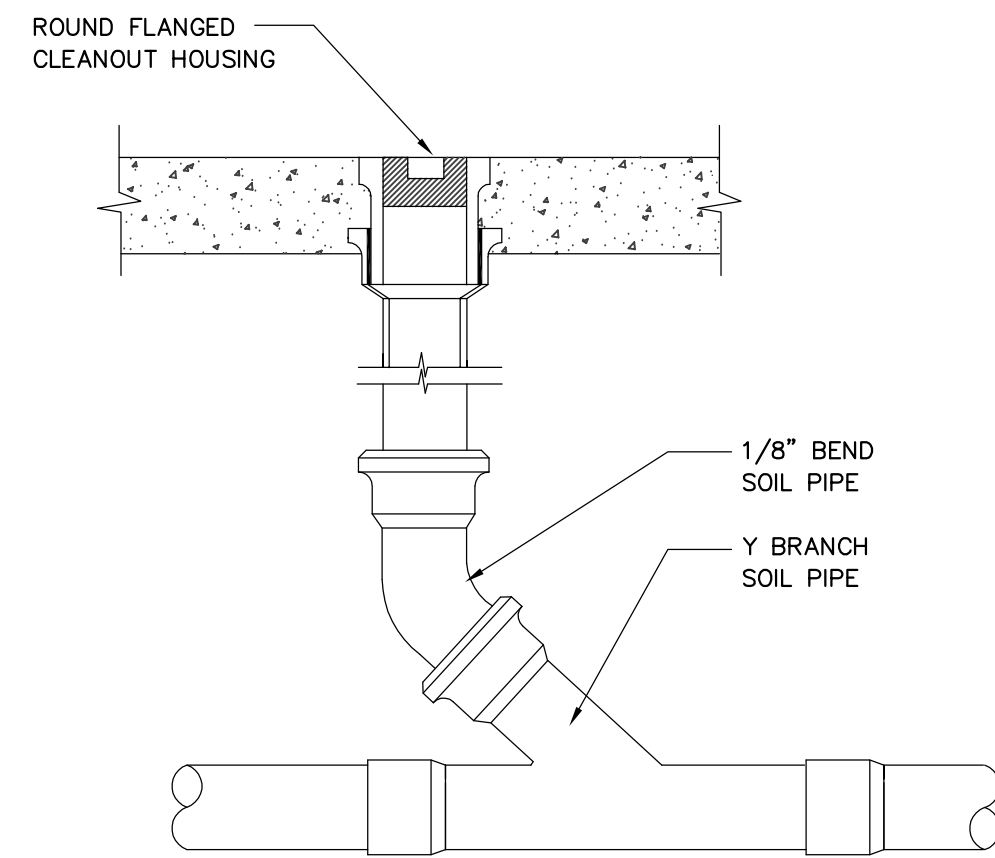
URINAL - PPP SC-750B 3/4" THREAD WATER HAMMER ARRESTOR
FLUSH VALVE COMMODE - 1" THREAD WATER HAMMER ARRESTOR
23. INSTALL BACKFLOW PROTECTION AS NEEDED.
24. INSTALL A DOUBLE CHECK VALVE AT THE CONNECTION TO THE DOMESTIC WATER SERVICE.
25. ALL BACK FLOW DEVICES MUST BE INSTALLED WHERE THEY ARE EASILY ACCESSIBLE FOR TESTING AND REPAIR AND CANNOT BE MORE THAN 5 FEET ABOVE FINISHED FLOOR.
26. PROVIDE TEMPERED WATER FOR WASHING PURPOSES
27. NO COPPER OR BRASS SHALL BE INSTALLED DOWNSTREAM OF THE BACKFLOW PREVENTER (RPZA) FOR THE CARBONATORS.
28. SAMPLE WELL BASE SHALL BE PRECAST CONCRETE.

PLUMBING FIXTURE SCHEDULE

MS:	FLOOR MOUNT MOP SINK, MUSTEE 63M
FD:	SIoux CHIEF, ON-GRADE ADJUSTABLE FLOOR DRAIN, 842 SERIES
FS:	SIoux CHIEF, PVC SQUARE FLOOR SINK 861 SERIES

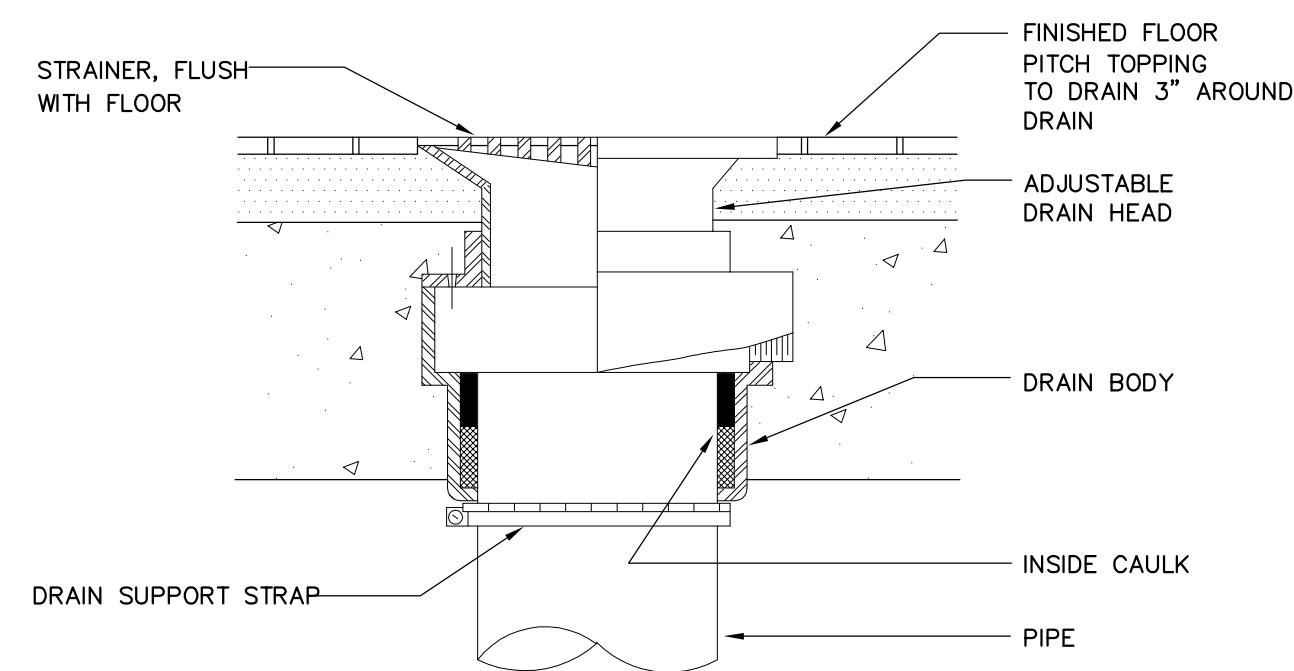
FIXTURE ROUGH-IN SCHEDULE

FIXTURE TYPE	WASTE	VENT	COLD WATER	HOT WATER
WATER CLOSET	4"	2"	1/2"	--
URINAL	2"	2"	3/4"	--
LAVATORY	2"	2"	1/2"	1/2"
SINK	2"	2"	1/2"	1/2"
FLOOR DRAIN	3"	2"	--	--
FLOOR SINK	3"	2"	--	--



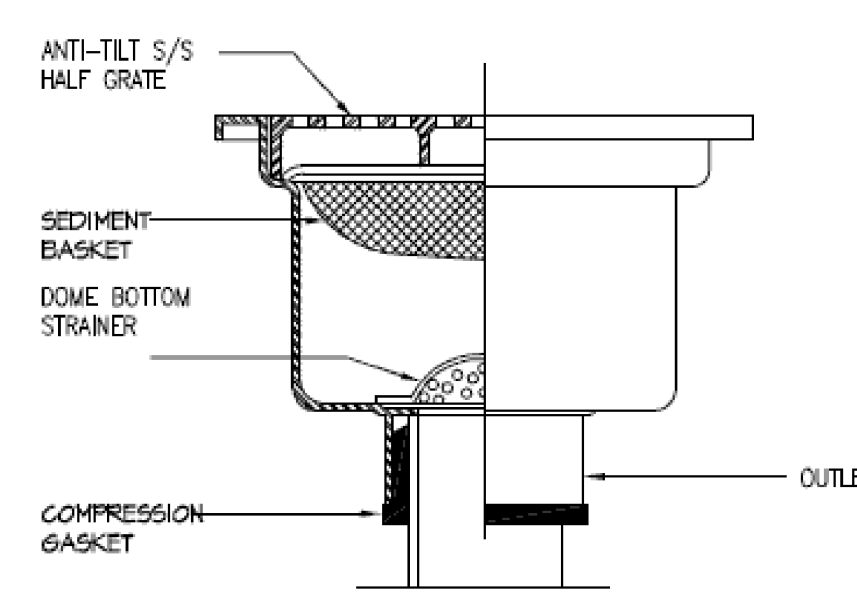
FLOOR CLEANOUT

N.T.S.



FLOOR DRAIN DETAIL

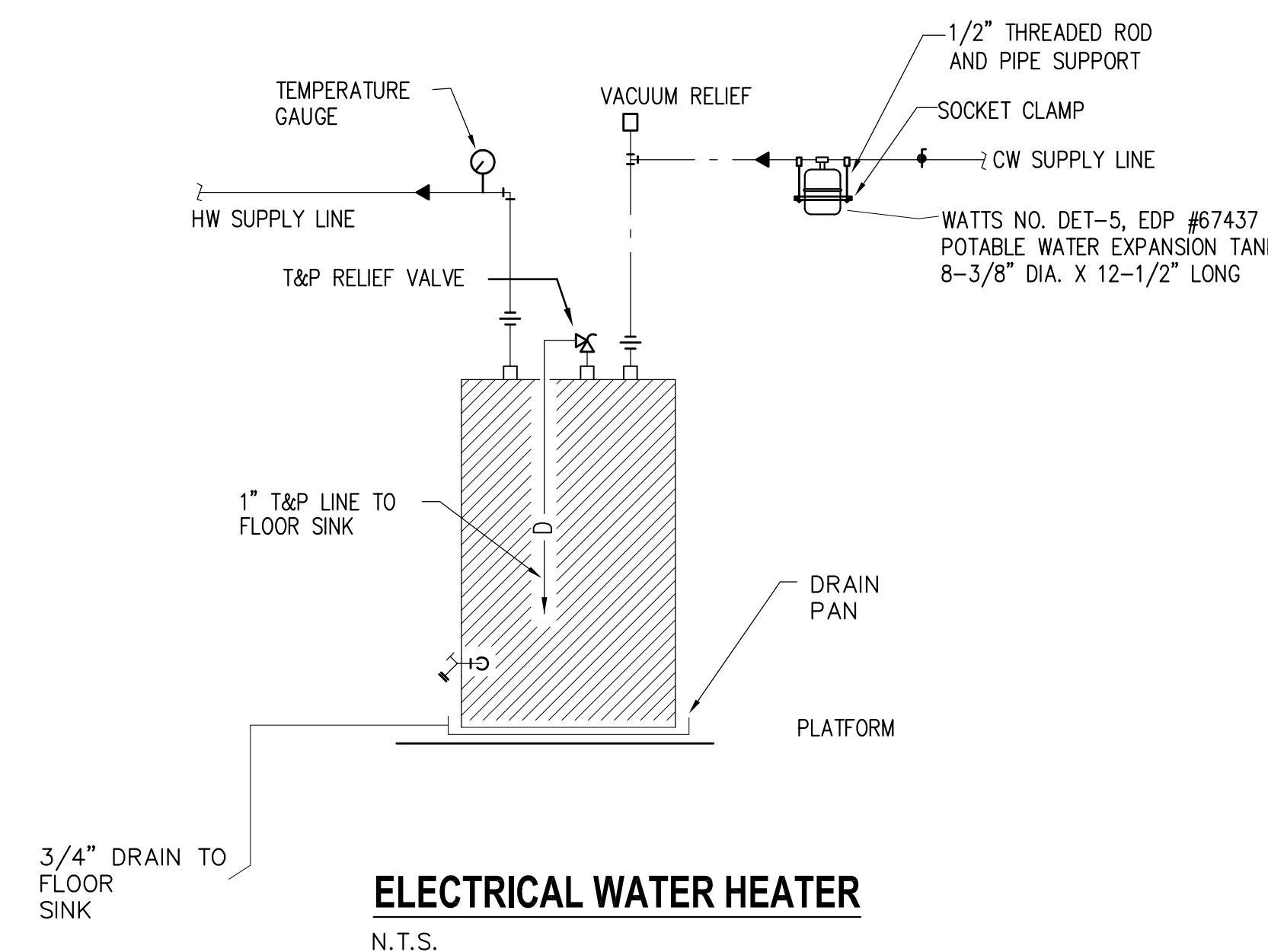
N.T.S.



FLOOR SINK DETAIL

N.T.S.

INSTALL 1" INSULATION FOR THE ENTIRE HOT WATER PIPE.
INSTALL HEAT TRAP.



ELECTRICAL WATER HEATER

N.T.S.



SIA ARCHITECT
4845 WILLOWBREEB BLVD.
Houston, Texas 77035
Phone 832.577.6829
E-MAIL ECHOETTA@AOL.COM



SunRight Tea Studio

3412 Highway 6, Suite G
Sugar Land, Texas 77479

PROJECT INFORMATION:

PROJECT NO.: 2323
DATE:
ISSUE:
REVISIONS:

DRAWN BY:
PRINTED ON:

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE BRIEF AND DIMENSIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF IC ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF IC ARCHITECT & ASSOCIATES.

Sheet:

PLUMBING
DETAIL

P3.0