

Contract Documents for

TENANT FINISH "B"

BURNHAM OFFICE COMPLEX

5502 BURNHAM
CORPUS CHRISTI, TEXAS 78413

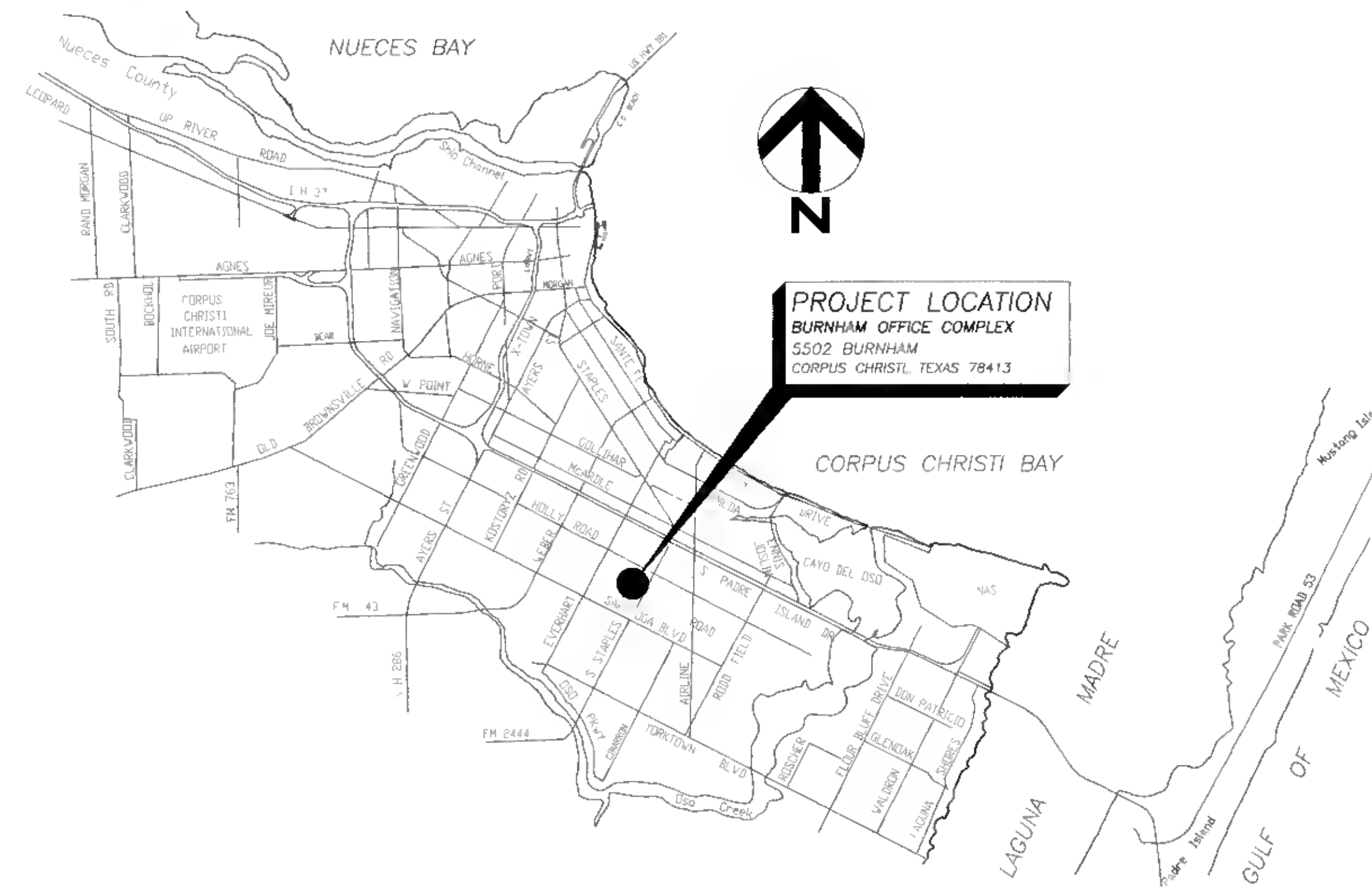
Plans for:
Scott Mandel
5502 Burnham
Corpus Christi, Texas
78413

SYMBOL LEGEND

SOME SYMBOLS INDICATED ARE NOT USED ON THIS PROJECT

	PLAN NORTH		NORTH ARROW
	CENTERLINE, FLOOR LINE		PROPERTY LINES
	OBJECTS ABOVE OR HIDDEN		ELEVATION HT KEY
	CEILING HT		GRADE ELEVATION KEY
	NEW GRADE		COLUMN DESIGNATIONS
	REVISION (PLAN MODIFICATION)		KEY NOTE
	ROOM NUMBER		DOOR TYPE
	EARTH		WINDOW TYPE
	SELECT FILL		GYPSUM BOARD (LARGE SCALE)
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	CONCRETE MASONRY UNIT		PLASTER (LARGE SCALE)
	STRUCTURAL CLAY TILE		WOOD (FINISHED)
	DRYWALL (AS SPECIFIED)		WOOD (ROUGH)
	DRYWALL WITH SOUND ATTENUATION		STEEL (SMALL SCALE)
	DRYWALL WITH SPECIAL FINISH		GLASS (SMALL SCALE)
	STEEL (LARGE SCALE)		
	PLYWOOD (LARGE SCALE)		

REGIONAL MAP



PROJECT DATA

ADDRESS 5502 BURNHAM
CORPUS CHRISTI, TEXAS 78413
APPLICABLE BUILDING CODE 2003 INTERNATIONAL BUILDING CODE
PROJECT DESCRIPTION TENANT FINISH "B" LOCATED AT BURNHAM
OFFICE COMPLEX

A. BUILDING

TENANT FINISH "B"
NEW OFFICE SPACE = 2,000 SF
NEW GARAGE SPACE = 400 SF
TOTAL = 2,400 SF

B. ZONING

B-4 GENERAL BUSINESS DISTRICT

C. PARKING

PARKING CALCULATIONS
1 PARK REQUIRED PER 250 SF OF FLOOR AREA OF OFFICE
2,400/250 = 9.6 (10 PARKS)

E. OCCUPANCY

OCCUPANCY LOAD
TENANT "B" (2,400 SF / 100) = 24

F. RESTROOM PLUMBING FIXTURES

TENANT "B"
BUSINESS CLASSIFICATION
FEMALE
WATER CLOSETS = 1 PER 25, 10/25 = 4 (1 REQUIRED)
LAVATORIES = 1 PER 40, 10/40 = 25 (1 REQUIRED)
MALE
WATER CLOSETS = 1 PER 25, 10/25 = 4 (1 REQUIRED)
LAVATORIES = 1 PER 40, 10/40 = 25 (1 REQUIRED)
WATER FOUNTAIN = 1 PER 100
ONE SERVICE SINK REQUIRED

G. EXIT REQUIREMENTS

OCCUPANCY CLASSIFICATION = B
OCCUPANCY LOAD = 24
BECAUSE OCCUPANT LOAD IS LESS THAN 50 AND THE
COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 100
FEET, THEN ONLY ONE MEANS OF EGRESS IS REQUIRED

INDEX OF DRAWINGS

ARCHITECTURAL:

T1.1 TITLE SHEET
A1.1 SITEPLAN
A2.1 FLOORPLAN - TENANT "B"
A6.1 RESTROOM PLANS/INTERIOR
ELEVATIONS AND SCHEDULES

MECHANICAL/ELECTRICAL/PLUMBING

MEP1.1 DIVISION 15 & 16 SPECIFICATIONS
M1.1 HVAC PLAN
E1.1 ELECTRICAL PLAN
E2.1 ELECTRICAL SCHEDULES
P1.1 PLUMBING FLOOR PLAN
P2.1 PLUMBING SCHEDULES AND DETAILS

OWNER:

SCOTT MANDEL
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ARCHITECT:

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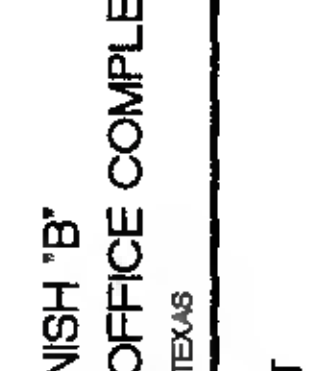
M.E.P. ENGINEER

NRG Engineering

5151 FLYNN PARKWAY, SUITE 616
CORPUS CHRISTI, TEXAS 78411
TEL (361) 852-2727 FAX (361) 852-2922

XREF NO. 1
XREF NO. 2
XREF NO. 2

DATE	DESCRIPTION



Drawn by CMF
Approved by TKO
Scale AS NOTED
Date 12.23.04
CAD File T1.1.DWG
Project No 2004-092

Sheet Number
T1.1
1 of 4

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BURNHAM STREET

EXISTING
BUILDING

TENANT
FINISH "B"

FUTURE
TENANTS

FUTURE
TENANTS

LEGEND

- ① KEYNOTE INDICATION, REFER TO KEYNOTE LIST
LOCATED ON THIS SHEET

KEYNOTE LIST:

- ① EXISTING DEVELOPMENT, NOT PART OF THIS PROJECT,
TO REMAIN
② AREA INDICATED BY DASHED LINE TO BE UTILIZED FOR PARKING
FOR TENANT FINISH "B"

XREF NO 1 X-SITE
XREF NO 2
XREF NO 2

REVISIONS	NO	DESCRIPTION	DATE



Project Title
TENANT FINISH "B"
BURNHAM OFFICE COMPLEX
CORPUS CHRISTI, TEXAS

Sheet Title
SITE PLAN

Drawn by _____ CME
Approved by _____ TKO
Scale _____ AS NOTED
Date _____ 12.23.04
CAD File _____ A1.1 DWG
Project No _____ 2004-092

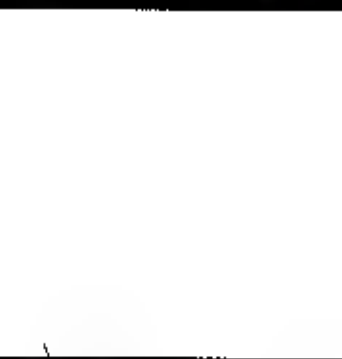
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A1.1
2 of 4

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1 SITE PLAN
SCALE 1/16" = 1'-0"



NO	DESCRIPTION	DATE



Project Title
TENANT FINISH 'B'
BURNHAM OFFICE COMPLEX
CORPUS CHRISTI, TEXAS

Sheet Title
FLOOR PLAN

Drawn by CME
Approved by TKO
Scale AS NOTED
Date 12.23.04
CAD File A2.1.DWG
Project No 2004-052

Sheet Number
A2.1
3 of 4

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LEGEND:

- KEYNOTE INDICATION, REFER TO KEYNOTE LIST LOCATED ON THIS SHEET
- PARTITION TYPE INDICATION, REFER TO PARTITION SCHEDULE ON THIS SHEET
- DOOR MARK INDICATION, REFER TO DOOR SCHEDULE ON SHEET A6.1
- WINDOW MARK INDICATION, REFER TO WINDOW SCHEDULE ON SHEET A6.1

GENERAL NOTES:

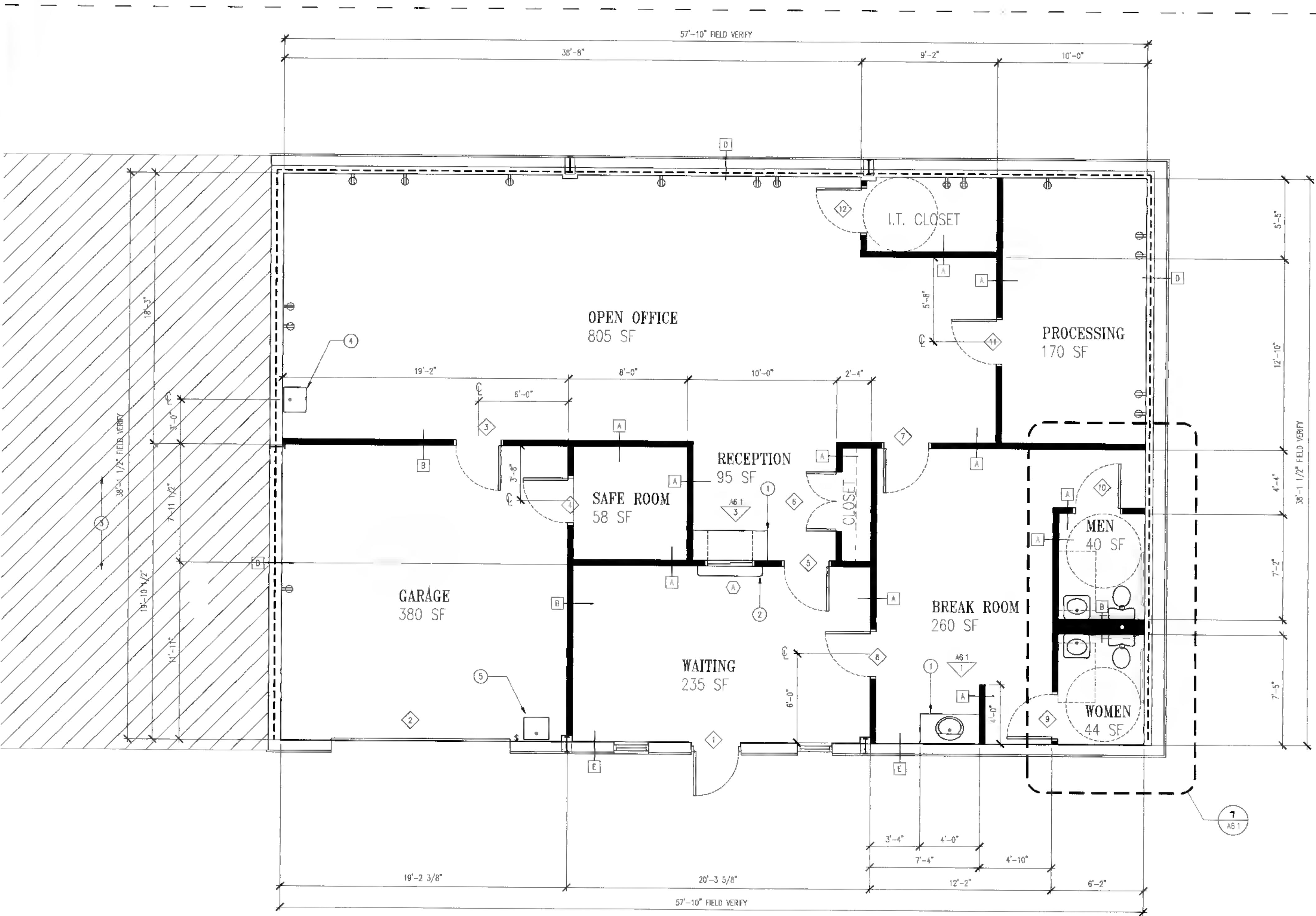
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOBSITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- IT IS THE INTENT OF THE ARCHITECT THAT THE CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS SHALL BE CROSS-REFERENCED TO OBTAIN THE INFORMATION NECESSARY TO CONSTRUCT THIS PROJECT IN AN ORDERLY AND TIMELY MANNER. REFER TO THOSE DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE OF WALL OR FROM EXISTING WALL, UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF CMU WALL, UNLESS NOTED OTHERWISE.
- PROVIDE NECESSARY BLOCKING IN WALLS WHERE SHELVING, CABINETS, COUNTERTOPS, CHAIR RAIL, CORNICE TRIM, WOOD EASE AND OTHER MISCELLANEOUS ITEMS REQUIRE A RIGID AND SECURE ATTACHMENT TO SAID WALL.
- REFER TO 1/4" PLANS OF AREAS REFERENCED FROM THIS DRAWING.
- INSTALL 6" METAL STUDS AT WALLS SCHEDULED TO RECEIVE ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR PANEL LOCATIONS.
- UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED AT 4" FROM INSIDE FACE OF PARTITION TO EDGE OF JAMB.
- REFER TO DRAWING A6.1 FOR ADA (HANDICAP) RELATED INFORMATION.

PARTITION SHCHEDULE:

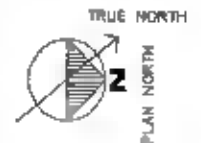
- PROVIDE AND INSTALL 1/2" GYPSUM BOARD BOTH SIDES OF 2X4 WOOD STUD FRAMED PARTITION. STUDS TO BE LOCATED 16" O.C. PROVIDE AND INSTALL FULL BATT INSULATION, TAPE, FLOAT, PAINT (PRIMER AND TWO COATS).
- PROVIDE AND INSTALL NEW ONE HOUR FIRE RATED WALL ASSEMBLY TO UNDERSIDE OF DECK. PROVIDE AND INSTALL 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES OF 2X4 WOOD STUD FRAMED PARTITION. STUDS TO BE LOCATED 16" O.C. TAPE, FLOAT, PAINT (PRIMER AND TWO COATS). PROVIDE AND INSTALL FULL BATT INSULATION. UNDERWRITERS LABORATORIES INC. (UL) FIRE RATING DESIGN NO. 305.
- PROVIDE AND INSTALL NEW 2X4 WOOD FRAMED PLUMBING CHASE WALL WITH STUDS LOCATED 16" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES. PROVIDE FULL BATT INSULATION, TAPE, FLOAT, PAINT (PRIMER AND TWO COATS).
- EXISTING ONE HOUR FIRE RATED WALL ASSEMBLY ON PRE-ENGINEERED STEEL STRUCTURE.
- PROVIDE AND INSTALL 1/2" GYPSUM BOARD ON WOOD STUDS LOCATED 16" O.C. ON EXISTING PRE-ENGINEERED STEEL STRUCTURE, TAPE, FLOAT, PAINT (PRIMER AND TWO COATS).

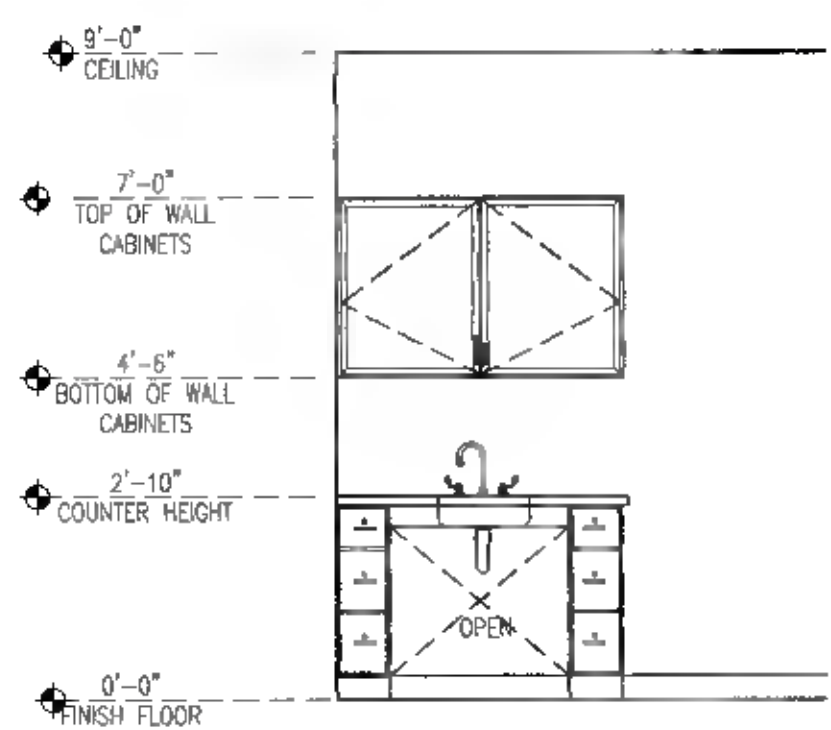
KEYNOTE LIST:

- PROVIDE AND INSTALL NEW PLASTIC LAMINATE COUNTERTOP ON PLYWOOD CABINETS. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE AND INSTALL NEW PLASTIC LAMINATE SHELF AT SILL OF NEW WINDOW SYSTEM. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- EXISTING ADJACENT OFFICES TO REMAIN.
- PROVIDE AND INSTALL NEW HANDSINK. REFER TO PLUMBING DRAWINGS.
- PROVIDE AND INSTALL NEW MOP SINK. REFER TO PLUMBING DRAWINGS.

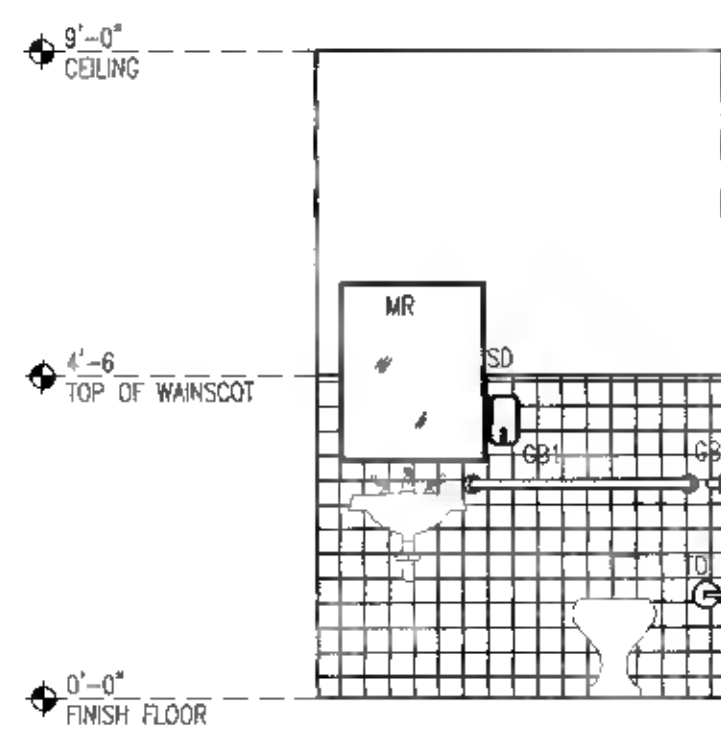


1 FLOOR PLAN - TENANT 'B'
SCALE: 1/4"=1'-0"

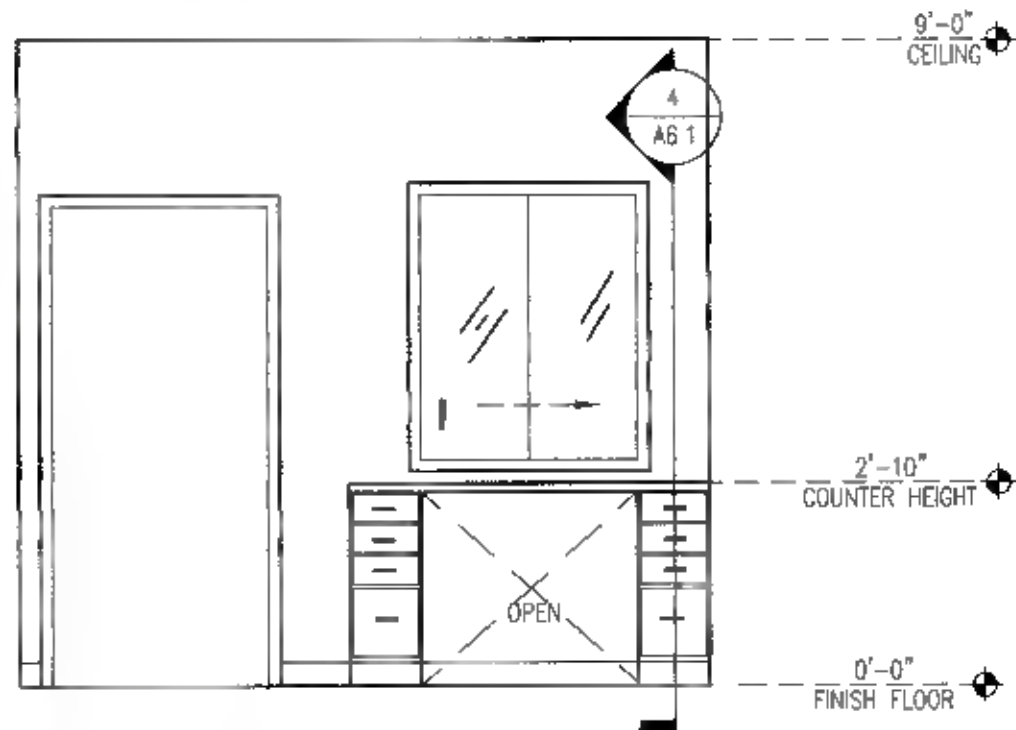




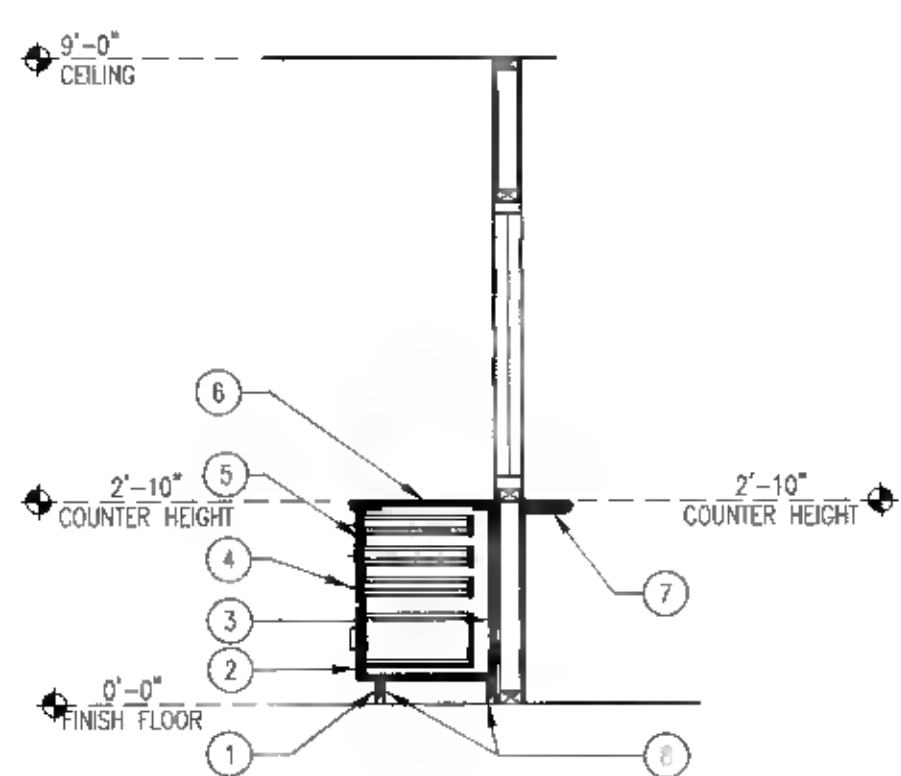
1 INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



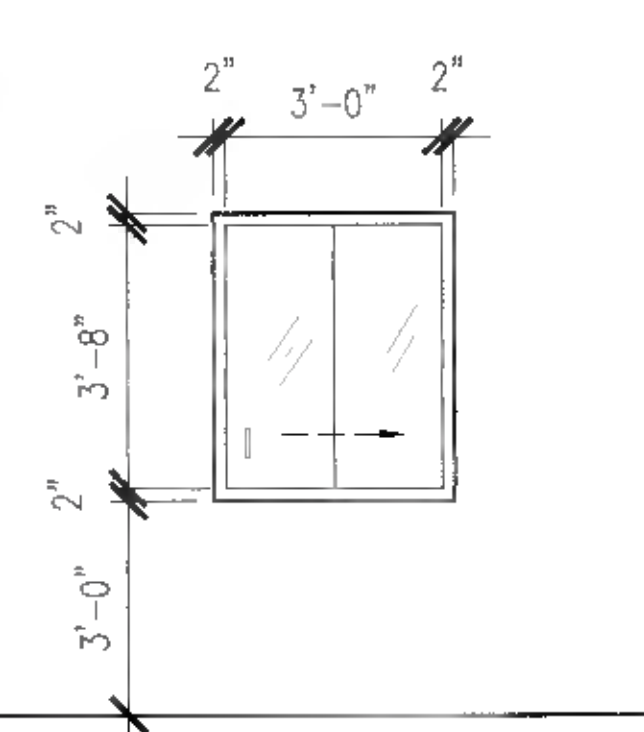
2 INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



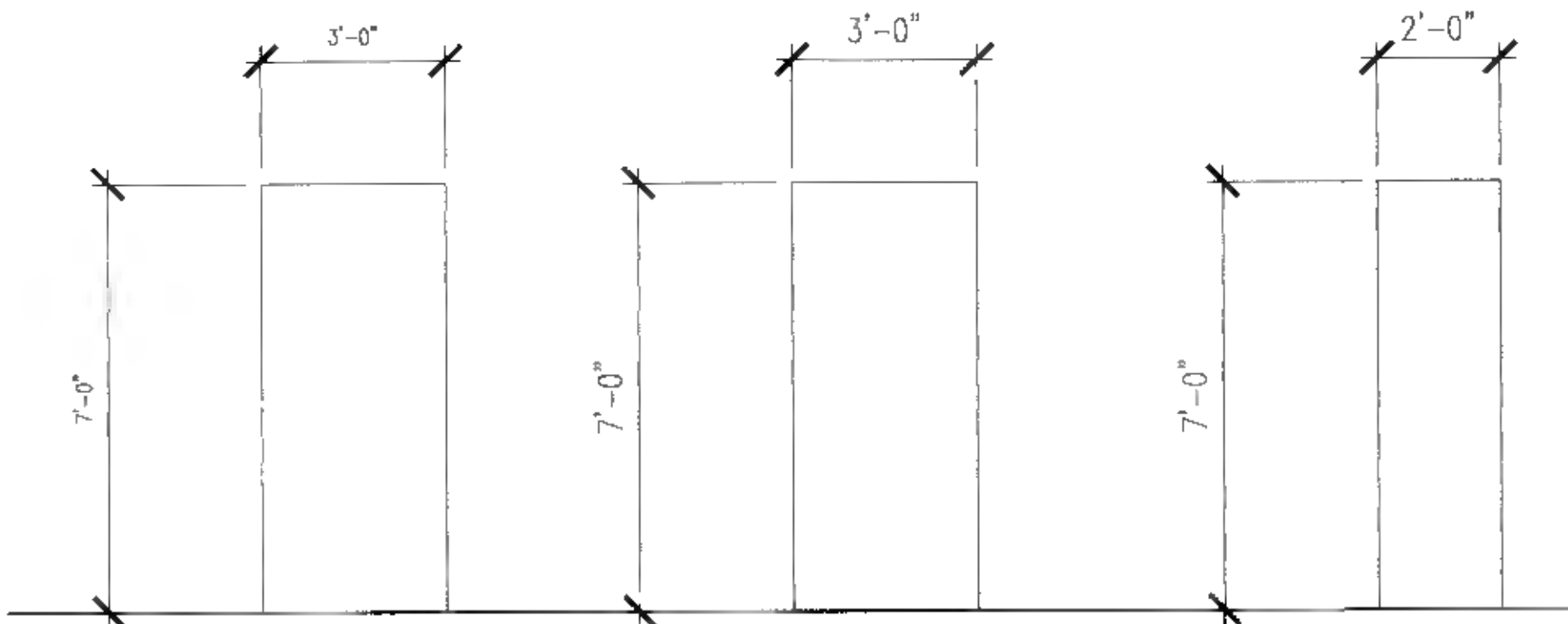
3 INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



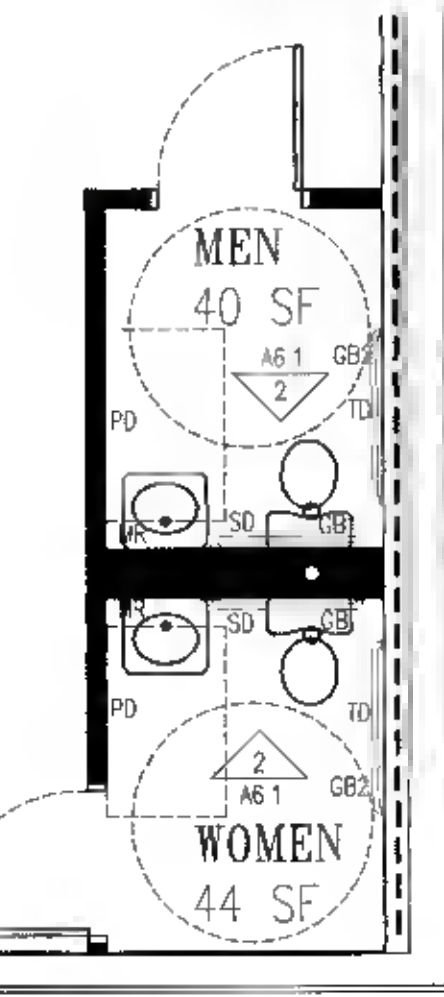
4 INTERIOR SECTION
SCALE: 3/8" = 1'-0"



5 WINDOW TYPES
SCALE: 1/4" = 1'-0"

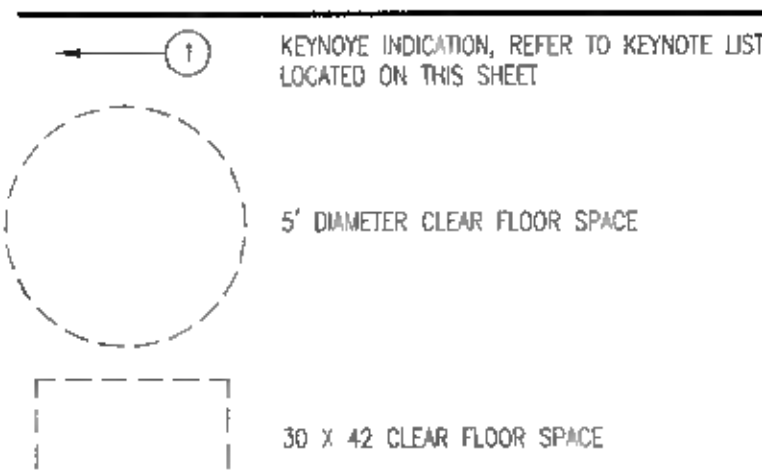


6 DOOR TYPES
SCALE: 1/4" = 1'-0"



7 RESTROOM PLAN
SCALE: 1/4" = 1'-0"

LEGEND:



GENERAL NOTES:

1. REFER TO PLUMBING SCHEDULE FOR PLUMBING FIXTURES
2. REFER TO DIMENSIONS & STANDARDS ON THIS SHEET FOR ADA ACCESSIBILITY CLEARANCES AND LOCATIONS
3. ALL INTERIOR PARTITIONS AND FIXTURES SHOWN ARE INDICATED TO MEET ADA REQUIREMENTS. ACTUAL LOCATIONS MAY VARY WITH FINAL CONSTRUCTION

KEYNOTE LIST:

1. PROVIDE, BASE AS SPECIFIED, REFER TO FINISH SCHEDULE ON THIS SHEET
2. 3/4" PLYWOOD DOOR WITH PLASTIC LAMINATE FINISH
3. PROVIDE 1/4" PLYWOOD BACKING ON 1X4 WOOD NAILERS
4. PROVIDE AND INSTALL NEW CABINET HARDWARE BY OWNER
5. 3/4" PLYWOOD DRAWER WITH PLASTIC LAMINATE FINISH
6. PLASTIC LAMINATE FINISH ON 3/4" THICK PLYWOOD COUNTERTOP WITH ROUNDED EDGES
7. PLASTIC LAMINATE FINISH ON 1X3 WOOD COUNTER WITH ROUNDED EDGES
8. PROVIDE TREATED WOOD BLOCKING

ACCESSORY SCHEDULE

- TD - BOBRICK (B-2088) CLASSIC SERIES MULTI-ROLL TOILET TISSUE DISPENSER, SEE ACCESSIBILITY STANDARDS C
SD - BOBRICK (B-2111) CLASSIC SERIES SOAP DISPENSER, SEE ACCESSIBILITY STANDARD I
PD - BOBRICK (B-262) CLASSIC SERIES PAPER TOWEL DISPENSER, SEE ACCESSIBILITY STANDARD I & J
GB - BOBRICK (B-6106) SERIES GRAB BAR W/ EXPOSED MOUNTING (SATIN) 1 1/2" DIA. SEE ACCESSIBILITY STANDARDS B & C
GB2 - BOBRICK (B-6161) SERIES GRAB BAR W/ EXPOSED MOUNTING (SATIN) 1 1/2" DIA.
MR - BOBRICK (B-165) SERIES 2436 FRAMED MIRROR, SEE ACCESSIBILITY STANDARD H

FACILITY	HANDICAP DIMENSION	FACILITY	HANDICAP DIMENSION	FACILITY	HANDICAP DIMENSION
PUBLIC / RETAIL	36"	PUBLIC / RETAIL	36"	PUBLIC / RETAIL	33"-36"
A STANDARD STALL		B GRAB BAR REAR WALLS		C GRAB BAR SIDE WALLS	
D ELONGATED RIM URINAL GRAB BAR		E LAVATORY- FRONT APPROACH		F LAVATORY- SIDE APPROACH	
G WATER CLOSET		H MIRRORS		I DISPENSERS, CONTROLS- SWITCHES- FRONT APPROACH	
J DISPENSERS, CONTROLS- SWITCHES- SIDE APPROACH		K WALL MOUNTED DRINKING FOUNTAIN		M SWINGING DOOR FRONT APPROACH	

HANDICAPPED ACCESSIBILITY DIMENSIONS / STANDARDS

SCALE: N.T.S.

SPECIAL ACCESSIBILITY REQUIREMENTS

DOOR HARDWARE
Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles
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, tight pinching, or twisting of the wrist to operate
Sliding doors, if any, when fully open shall have operating hardware exposed and usable from both sides
Mounting Height Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor
Closer Operation The sweep period of a closer 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 the latch, measured to the leading edge of the door
The maximum force for pushing or pulling open a door shall be as follows:
(a) exterior hinged doors - No requirement
(b) interior hinged doors - 5 lbf
(c) sliding or folding doors - 5 lbf
Except that fire doors shall have the minimum opening force allowable by the appropriate administrative authority
These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position
Automatic doors, if any shall comply with ANSI/BHMA A156.10-1985. Slowly opening, low-powered, automatic doors shall comply with ANSI A156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6N) to stop door movement
If user-operated controls are provided they shall comply with Texas Accessibility Standards Section 4.27

CONTROLS AND OPERATING MECHANISMS

Height Switches, thermostats, controls, dampers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS)
Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor
EXCEPTION These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants
Flush controls shall be hand operated or automatic Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor
Operation Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf
The outside diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface
If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2" to 2" Rotation of grab bars within their fittings is not acceptable
Sharp or abrasive elements are not acceptable for a handrail or grab bar or any wall or other surface adjacent to it. Edges shall have a minimum radius of 1/8"

GRAB BARS, AND TUB AND SHOWER SEATS.

DOOR SCHEDULE

DOOR NUMBER	WIDTH x HT x THK	DOOR TYPE	FRAME TYPE	LOCKSET	HINGE	CLOSER	THRESHOLD	WEATHERSTRIP	STOPS	RATING	REMARKS
1	EXISTING DOOR										EXISTING DOOR/FRAME/HARDWARE
2	EXISTING GARAGE DOOR										EXISTING DOOR/FRAME/HARDWARE
3	3'-0" x 7'-0" x 1 3/4"	1	METAL	OFFICE LOCK	X		X	X		20 MIN	
4	3'-0" x 7'-0" x 1 3/4"	1	METAL	STOREROOM	X		X	X		20 MIN	
5	3'-0" x 7'-0" x 1 3/4"	2	WOOD	OFFICE LOCK	X		X				
6	3'-0" x 7'-0" x 1 3/4"	3	WOOD	STOREROOM	X						
7	3'-0" x 7'-0" x 1 3/4"	2	WOOD	OFFICE LOCK	X		X		X		
8	3'-0" x 7'-0" x 1 3/4"	2	WOOD	OFFICE LOCK	X		X				
9	3'-0" x 7'-0" x 1 3/4"	2	WOOD	BATH LOCK	X	X	X		X		
10	3'-0" x 7'-0" x 1 3/4"	2	WOOD	BATH LOCK	X	X	X				
11	3'-0" x 7'-0" x 1 3/4"	2	WOOD	OFFICE LOCK	X		X				
12	3'-0" x 7'-0" x 1 3/4"	2	WOOD	STOREROOM	X		X		X		

HARDWARE SCHEDULE

OFFICE LOCK	SCHLAGE AL50PD SAT 626	OR EQUAL
STOREROOM	SCHLAGE AL50PD SAT 626	OR EQUAL
BATH LOCK	SCHLAGE AL40S SAT 626	OR EQUAL
CLOSURE	CORBIN 390E SERIES OR SARGENT 281 SERIES	OR EQUAL
HINGES	HAGAR (3 EACH) BB1279 4.5 X 4.5 US 260 OR EQUAL	OR EQUAL
STOPS	HAGAR (1 EACH) 243F OR EQUAL	OR EQUAL

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
WAITING	VCT1	B2	P1 P1 P1 P1	AT1	
GARAGE	-	B2	P1 P1 P1 P1	AT1	
OPEN OFFICE	VCT1	B2	P1 P1 P1 P1	AT1	
SAFE ROOM	VCT1	B2	P1 P1 P1 P1	AT1	
RECEPTION	VCT1	B2	P1 P1 P1 P1	AT1	
BREAK ROOM	VCT1	B2	P1 P1 P1 P1	AT1	
WOMEN	CT2	B1	CT1/P1 CT1/P1 CT1/P1 CT1/P1	GYP SUM	
MEN	CT2	B1	CT1/P1 CT1/P1 CT1/P1 CT1/P1	GYP SUM	
PROCESSING	VCT1	B2	P1 P1 P1 P1	AT1	
IT CLOSET	VCT1	B2	P1 P1 P1 P1	AT1	

FINISH SCHEDULE

MARK	DESCRIPTION	SIZE	MANUFACTURER
AT1	LAY-IN CEILING TILE	24" x 48"	ARMSTRONG OR EQUAL
B1	CERAMIC COVE BASE	4 1/4" x 4 1/4"	DALTILE OR EQUAL, OWNER SPECIFIED
B2	VINYL WALL BASE	4"	ARMSTRONG OR EQUAL, OWNER SPECIFIED
CT1	CERAMIC WALL TILE	4 1/4" x 4 1/4"	DALTILE OR EQUAL, OWNER SPECIFIED
CT2	CERAMIC FLOOR TILE	8" x 8"	DALTILE OR EQUAL, OWNER SPECIFIED
G1	GYP SUM BOARD	5/8"	USG OR EQUAL
L1	PLASTIC LAMINATE		WILSONART OR EQUAL, OWNER SPECIFIED
L2	PLASTIC LAMINATE		WILSONART OR EQUAL, OWNER SPECIFIED
P1	TAPE, FLOAT & PAINT		PRIMER AND PAINT (TWO COATS), OWNER SPECIFIED COLOR
VCT1	VINYL COMPOSITION TILE	12" x 12"	ARMSTRONG OR EQUAL, OWNER SPECIFIED

Project Title: **TENANT FINISH 'B' BURNHAM OFFICE COMPLEX**
COPPIN CHRIST, TEXAS
Sheet Title: **INTERIOR ELEVATIONS**

Drawn by: **CMF**
Approved by: **TKO**
Scale: **AS NOTED**
Date: **12.23.04**
CAD File: **A6.1.DWG**
Project No: **2004-092**

Sheet Number: **A6.1**
of

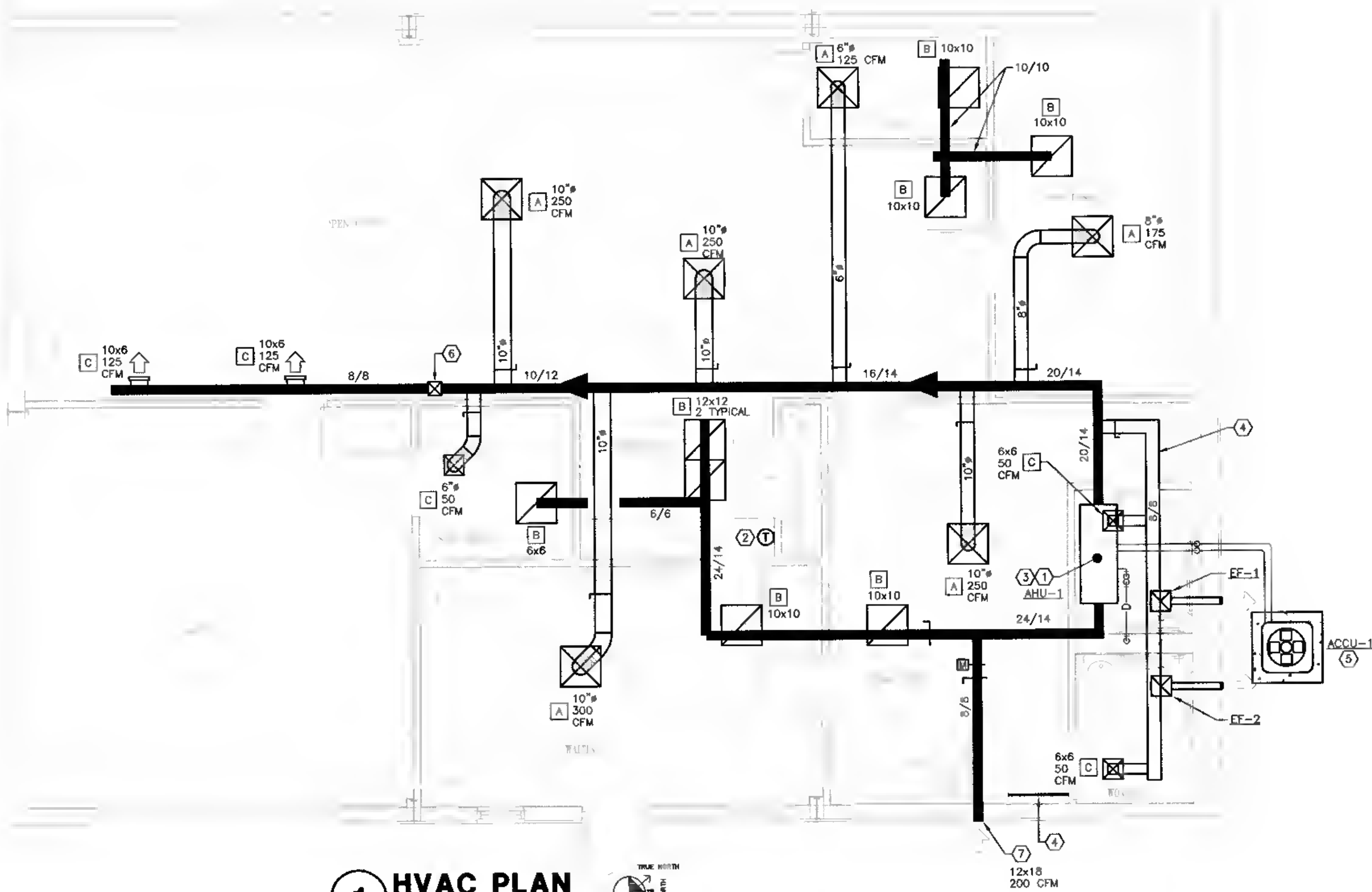
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SECTION 16000

9. ROOF DECK PENETRATIONS: CONTRACTOR SHALL SECURE LANDLORD APPROVAL FOR ALL BUILDING ROOF DECK PENETRATIONS. REQUESTS SHALL BE ON A SCALED ROOF PLAN SHOWING EXACT LOCATION & SIZE OF PENETRATIONS, INCLUDING DETAILS OF MOUNTING, FLASHING & SEALING. CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO PERFORM ALL WORK AT THIS CONTRACTOR'S SOLE EXPENSE. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ROOFTOP EQUIPMENT, NEW ROOF PENETRATIONS, REMOVAL OF EXISTING ROOFTOP EQUIPMENT & INSTALLATION OF ALL ROOFTOP EQUIPMENT WITH THE LANDLORD

- * INSTALL ROOFTOP UNITS AND ROOF CAPS
- * INSTALL EXHAUST FANS
- * SUPPLY & RETURN DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, FILTERS, AND DAMPERS.
- * TEMPERATURE CONTROL SYSTEM INCLUDING LOW-VOLTAGE WIRING AND CONDUIT.
- * DUCT, PIPING, AND EQUIPMENT INSULATION, WHERE INDICATED HEREON.
- * CURBS, FLASHING AND FLASHING OF ROOF PENETRATIONS FOR EQUIPMENT NOTED.
- * FANS AND MAKE-UP AIR UNITS.

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

GRILLE AND DIFFUSER SCHEDULE

MARK	SIZE	TYPE	MOUNTING	THROW	O.B.D.	MANUF.	MODEL	NOTES
A	24"x24"	CEILING DIFFUSER	LAY-IN	4-WAY	NO	TITUS	PAS-AA	1,2,3,4
B	24"x24"	CEILING RETURN	LAY-IN	-	YES	TITUS	PAR-AA	1,2,3,4
C	6"x6"	CEILING GRILLE	SURFACE	-	YES	TITUS	300FL	1,2,3,4
C	6"x6"	CEILING GRILLE	SURFACE	-	YES	TITUS	300FL	1,2,3,4

NOTES:
1. ALL ALUMINUM
2. WHITE FACTORY FINISH
3. ACCEPTABLE MFGS: TITUS, METAL-AIRE, KRUGER, PRICE
4. CONTRACTOR TO PROVIDE FIRE DAMPER, (IF REQUIRED)

CONDENSING UNIT SCHEDULE

MARK	ACCU-1	
SERVES	AHU-1	
TOTAL MBH	53.6	
AMBIENT TEMP (°F)	95.0	
STEPS OF CAPACITY	1	
S.E.E.R. (EER)	10.0	
MCA	37.5	
MOCP	60	
VOLTS/PHASE/HERTZ	230/1/60	
MANUFACTURER	CARRIER	
MODEL NO.	38CK5060	
NOTES	1, 2	

NOTES:
1. SIZE REFRIGERANT LINES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. EQUIVALENT MANUFACTURES ARE TRANE, LENNOX, YORK, RUUD.

FAN SCHEDULE

MARK	EF-1	EF-2
SERVES	REST ROOMS	REST ROOMS
TYPE/DRIVE	INLINE/DIRECT	INLINE/DIRECT
CFM	100	100
E.S.P. IN W.G.	0.20	0.20
HORSEPOWER	56.1 (W)	56.1 (W)
RPM (MAX)	1250	1250
SONES (MAX)	3	3
VOLTS/PHASE/HERTZ	120/1/60	120/1/60
MANUFACTURER	COOK	COOK
MODEL NUMBER	GC-140	GC-140
NOTES	1,2	1,2

NOTE:
1. PROVIDE FAN WITH BACKDRAFT DAMPER AND SPEED CONTROL RELAY.
2. FAN TO BE SWITCHED WITH LIGHTS.

HVAC GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL HVAC DRAWINGS
- DUCT SIZES ARE INSIDE CLEAR DIMENSIONS
- DUCTWORK SHALL BE FACTORY FABRICATED FIBERGLASS DUCTBOARD TO NAMA STANDARDS. DUCTWORK SHALL BE 1-1/2" THICK WITH FIRE RESISTANT FOL-SCRM-KRAFT (FSK) VAPOR RETARDER DUCTBOARD SHALL BE DESIGNED FOR DUAL SERVICE TEMPERATURE. INSULATION SHALL HAVE A THERMAL CONDUCTIVITY OF .23 AT 75 DEG. F AND AN R-VALUE OF 6.5. THE DUCTBOARD SHALL BE LISTED AS UL 181 CLASS 1 DUCT AND MEET NFPA 90A AND 90B WITH 25/50 FLAME/SMOKE DEVELOPED RATING
- PROVIDE FLEXIBLE CONNECTION AT DUCT ATTACHMENTS TO MECHANICAL EQUIPMENT.
- HVAC EQUIPMENT SUBMITTED OTHER THAN SCHEDULED MANUFACTURER'S SHALL NOT EXCEED PHYSICAL DIMENSIONS DUE TO SPACE LIMITATIONS.
- ALL PIPING AND DUCTWORK PENETRATIONS OF FIRE-RATED BARRIERS SHALL BE PROTECTED WITH FIRE BLOCKING MATERIAL AND/OR DAMPERS PER SPECIFICATIONS
- MANUAL VOLUME DAMPERS INSTALLED IN RECTANGULAR DUCTWORK SHALL BE OPPOSED BLADE TYPE. MANUAL VOLUME DAMPERS INSTALLED IN ROUND DUCTWORK SHALL BE BUTTERFLY TYPE.
- BALANCING DAMPERS IN EXTERNALLY INSULATED DUCTWORK SHALL BE PROVIDED WITH A BUILD-OUT ON DAMPER OPERATOR TO EXTEND OPERATOR HANDLE TO OUTSIDE OF INSULATION.
- CONCEALED DUCTWORK TO HAVE OPERABLE QUADRANTS ON BALANCING DAMPERS. PROVIDE CONCEALED REGULATORS FOR DAMPER OPERATORS SIMILAR TO YOUNGS REGULATOR
- PROVIDE ACCESS TO ALL CONTROL, MOTORIZED, BALANCING AND FIRE DAMPERS. PROVIDE ACCESS DOORS IN DUCTS AND CEILINGS WHERE NECESSARY
- SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL SEAMS AIR TIGHT WITH LOW PRESSURE DUCT SEALANT. STAPLE ALL JOINTS AND SEAL WITH UL 181 MASTIC AND 3" GLASS FABRIC
- FLEXIBLE DUCTWORK SHALL BE EQUAL TO FLEXMASTER 8M WITH AN INSULATING R-VALUE OF 5 OR BETTER. FLEX DUCT SHALL NOT EXCEED 6 FT IN LENGTH. DUCT RUNOUTS TO DIFFUSERS SHALL BE SAME SIZE AS DIFFUSER NECK.
- PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH 24 HOUR MEMORY BACKUP. SEE DIVISION 15 SPECIFICATIONS.

AIR HANDLING UNIT SCHEDULE

MARK	AHU-1	
SERVES	OFFICE	
CFM	1700	
OUTSIDE AIR	200	
EXT. SP. (IN W.G.)	0.60	
HORSEPOWER	3/4	
RPM (MAX)	1750	
ENTERING AIR DB/WB	77/65	
LEAVING AIR DB/WB	55.5/54.7	
GRAND TOTAL MBH	53.6	
TOTAL SENSIBLE	40.53	
HEATING KW	10	
MCA	40	
MOCP	60	
VOLTS/PHASE/HERTZ	230/1/60	
MANUFACTURER	CARRIER	
MODEL	FV48F006	
INSTALLED WEIGHT (lbs)	210	
NOTES	1,2	

NOTES:
1. PROVIDE UNIT WITH FORWARD CURVED FAN, DX COOLING COIL, TWO STAGE ELECTRIC HEAT, AND 30% DISPOSABLE FILTER.
2. EQUIVALENT MANUFACTURES ARE TRANE, LENNOX, YORK, RUUD.

MECHANICAL KEYED NOTES:

- FAN COIL UNIT (AIR HANDLING UNIT). REFER TO DETAIL 3 THIS SHEET. PROVIDE FULL SIZE AUXILIARY DRAIN PAN, 3" DEEP. MOUNT UNIT TIGHT TO BOTTOM OF STRUCTURE
- PROVIDE THERMOSTAT. MOUNT AT SAME HEIGHT AS LIGHT SWITCHES.
- ROUTE CONDENSATE DRAIN DOWN INSIDE WALL TO P-TRAP TAILPIECE ASSEMBLY. COORDINATE WITH PLUMBING CONTRACTOR.
- PROVIDE 1" UNDER-CUT DOOR.
- AIR COOLED CONDENSING UNIT ON CONCRETE PAD. REFER TO DETAIL 8 THIS SHEET.
- ROUTE 8/8 DUCT DOWN AND THROUGH FURR DOWN
- PROVIDE 12x18 LOUVER WITH FLANGED FRAME. RUSKIN No. ELF375DX WITH DRAINABLE BLADES. EQUIVALENT MANUFACTURES ARE NCA MANUFACTURING AND GREENHECK.

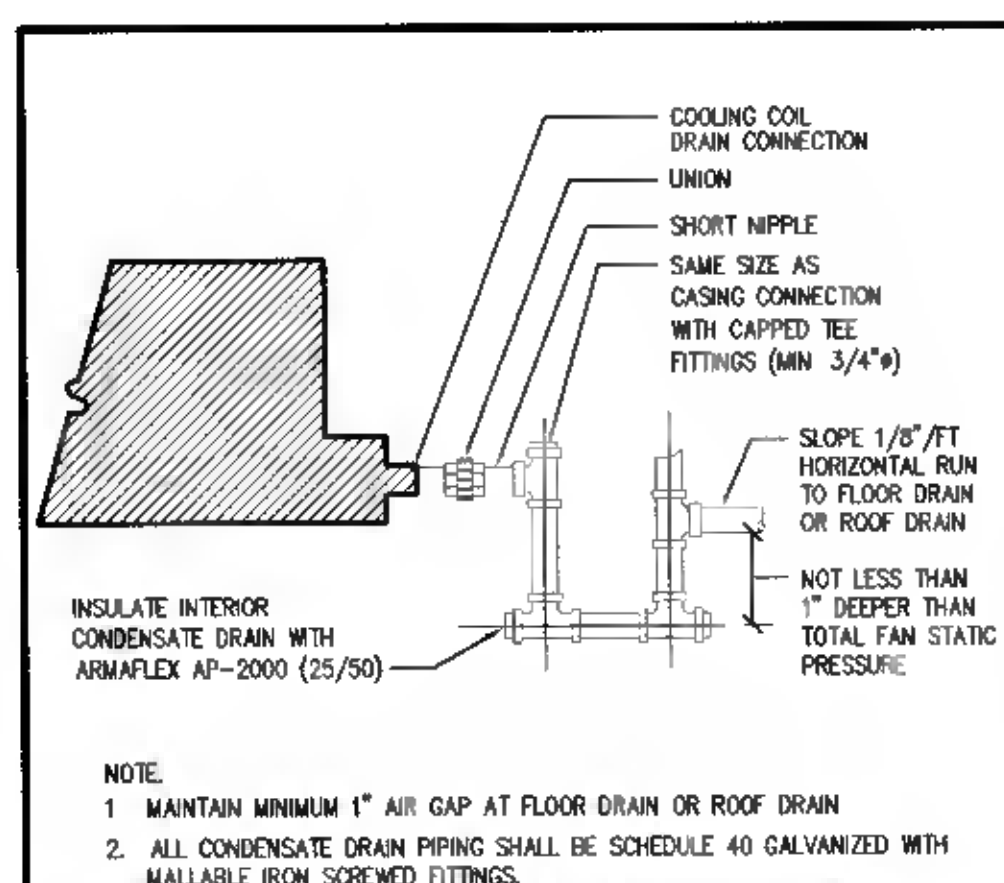
LEGEND

8"	SQUARE	HVAC IN W.G.	HEATING VENTILATING & AIR CONDITIONING
8"	ROUND	KW	INCH WATER GAUGE
ACC DR	ACCESS DOOR	LAT	LOW WATT
AF	ABOVE FINISHED FLOOR	MBH	LEAVING AIR TEMPERATURE
CFM	CUBIC FEET PER MINUTE	MOCP	THOUSAND BTU PER HOUR
DB	DRY BULB	O/A	MAXIMUM OVER CURRENT PROTECTION
E/A	EXHAUST AIR	PD	OUTSIDE AIR
EAT	ENTERING AIR TEMPERATURE	R/A	PRESSURE DROP
ESP	EXTERNAL STATIC PRESSURE	RLA	RETURN AIR
FC	FLEXIBLE CONNECTION	RPM	RUNNING LOAD AMPS
FLA	FULL LOAD AMPS	SP	REVISION PER MINUTE
FPI	FINS PER INCH	SP	SUPPLY AIR
FT W.G.	FOOT WATER GAUGE	SQ FT	STATIC PRESSURE
GA	GAUGE	WB	WET BULB
GPM	GALLONS PER MINUTE		

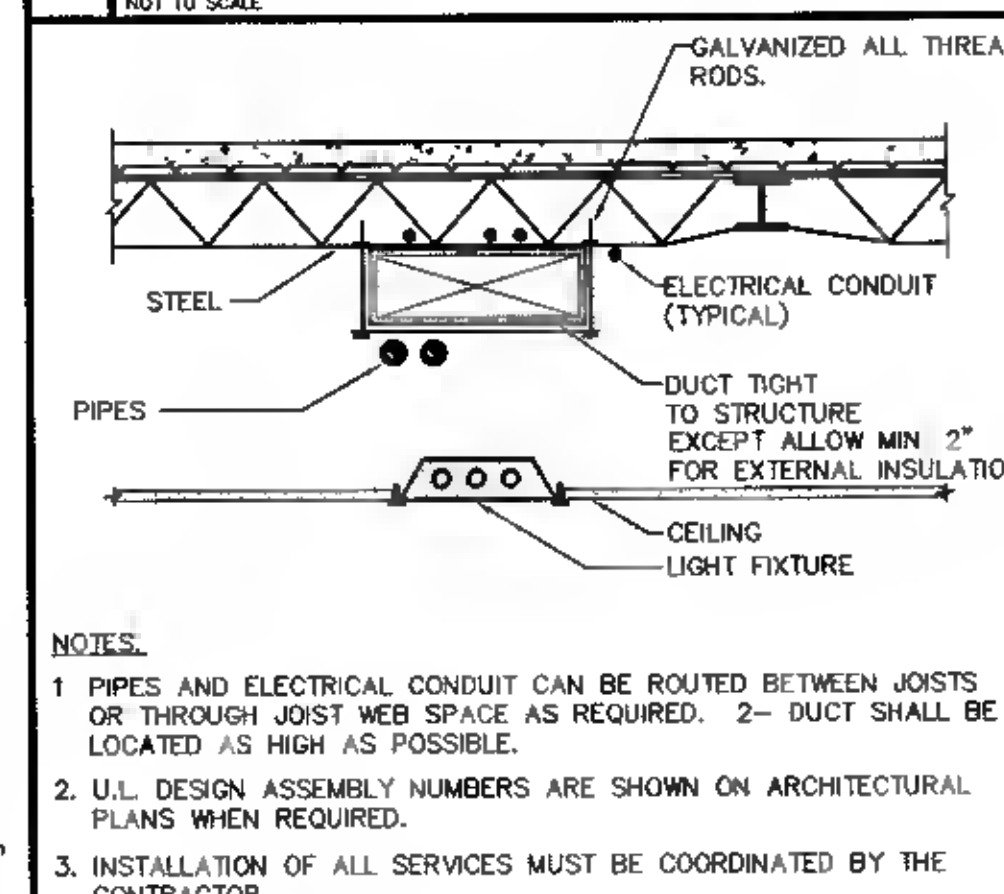
HVAC SYMBOLS AND ABBREVIATIONS

DUCTWORK			
20"	PRIMARY DUCT, ROUND	RETURN AIR	
20/12	PRIMARY DUCT, RECTANGULAR	FIRE DAMPER	
	DUCT TRANSITION	CEILING DIFFUSER	
	BRANCH TAP	RETURN AIR GRILLE	
	MANUAL VOLUME DAMPER (MVD)	EXHAUST FAN	
LINE TYPES		MISCELLANEOUS:	
	NEW EQUIPMENT	ZONE THERMOSTAT	
	NEW PIPING OR DUCT	AIR DEVICE TYPE, NECK SIZE, SCHEDULED CFM	
	EXISTING PIPING OR DUCT	NEW CONNECTION TO LANDLORD'S BASE SYSTEM	

NOTE: ALL SYMBOLS & ABBREVIATIONS MAY NOT APPLY TO THIS PROJECT



2 COOLING COIL CONDENSATE DRAIN
NOT TO SCALE



3 FAN COIL UNIT MOUNTING (DX)
NOT TO SCALE

4 REFRIGERANT PIPING SCHEMATIC
NOT TO SCALE (5 TONS AND SMALLER)

5 TYP. MEP INSTALLATION DETAIL
NOT TO SCALE

6 RECTANGULAR BRANCH DUCT TAP
NOT TO SCALE

7 SPIN-IN DETAIL
NOT TO SCALE

8 CONDENSING UNIT MOUNTING ON GRADE
NOT TO SCALE

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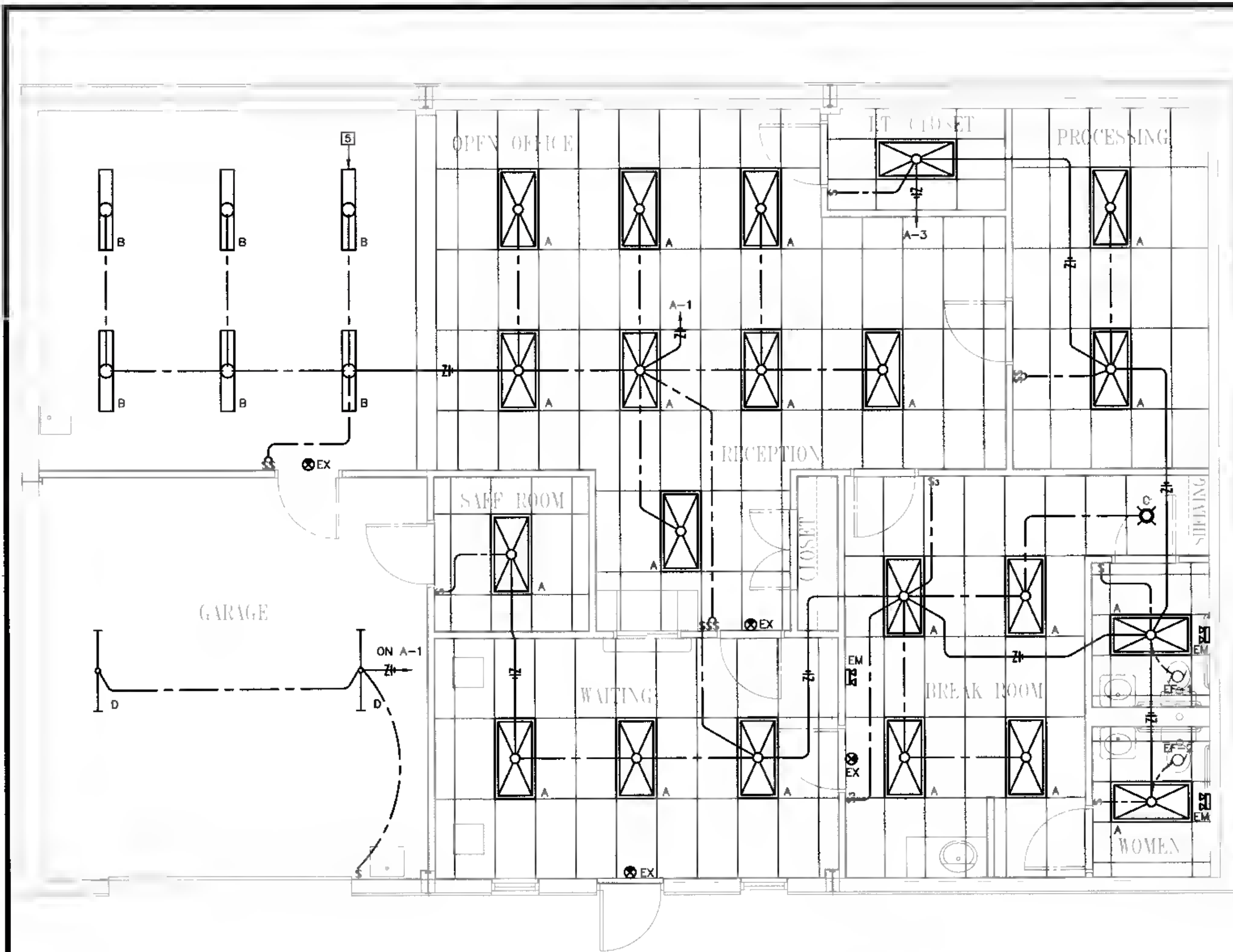
122 CONDENSING UNIT MOUNTING ON GRADE
NOT TO SCALE

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NOT TO SCALE

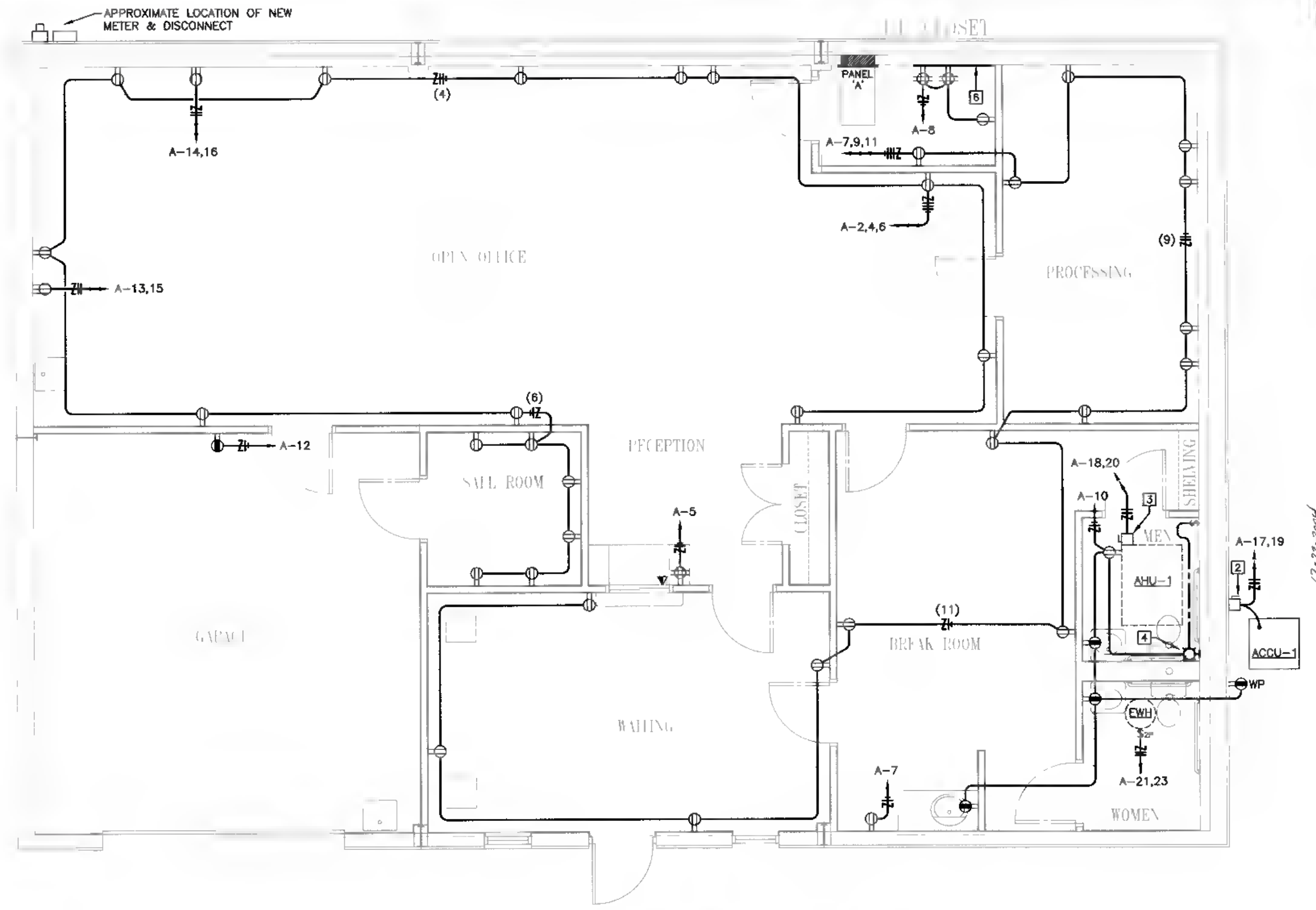
124 CONDENSING UNIT MOUNTING ON GRADE
NOT TO SCALE

125 CONDENSING UNIT MOUNTING ON GRADE
NOT TO SCALE

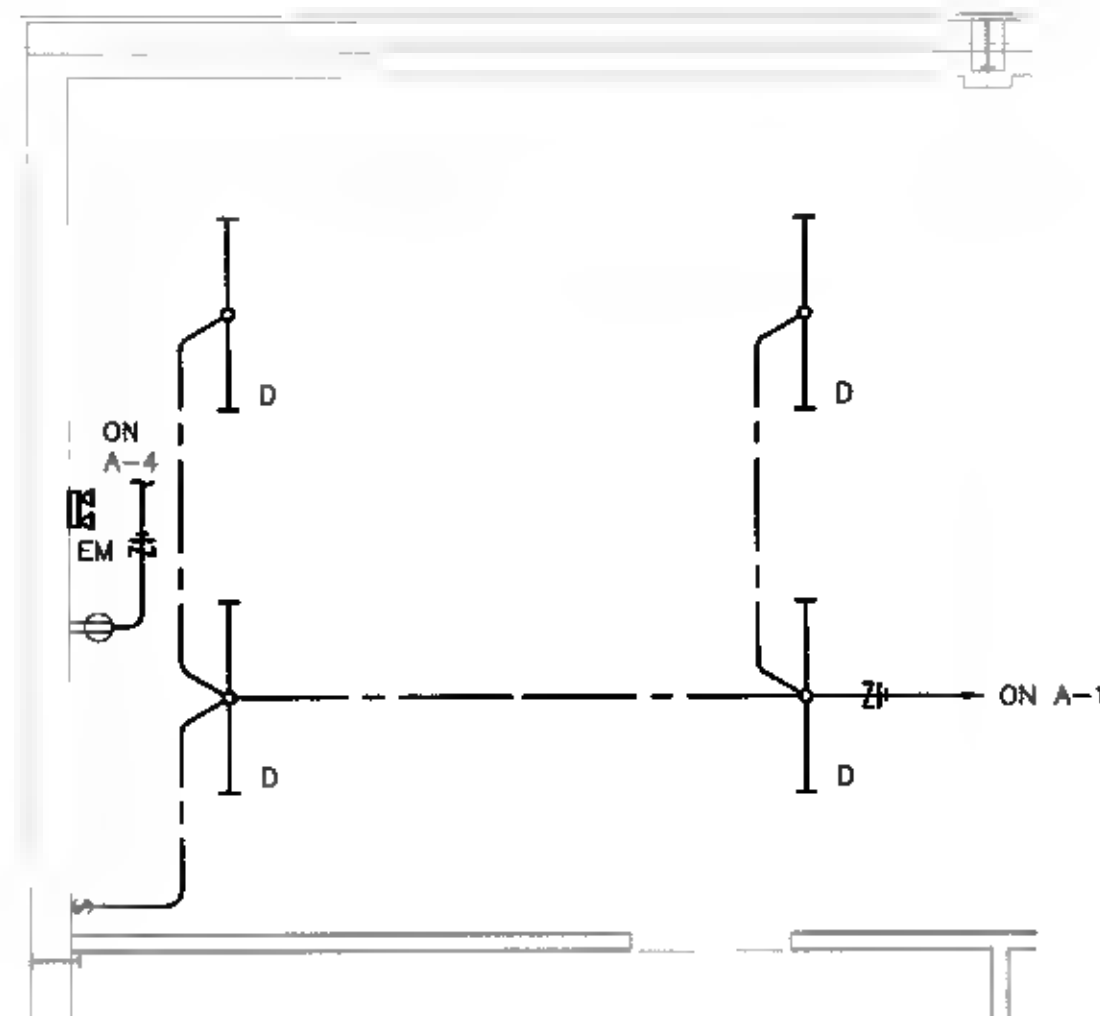
126 CONDENSING



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



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



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

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.
4. ALL CONDUIT SHALL BE AS STRAIGHT AS POSSIBLE AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.
5. PROVIDE GREEN WIRE GROUND IN ALL RACEWAYS.
6. SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.
7. ALL CONDUIT SHALL BE ROUTED CONCEALED WITHIN WALLS AND/OR ABOVE CEILINGS.
8. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS OF ALL DEVICES.

KEYED NOTES:

1. ALL 'EM' & 'EX' TYPE FIXTURES SHALL BE CIRCUITED TO A-30.
2. PROVIDE 60A/2P/2F NEMA-3R DISCONNECT. FUSE AT 60AMPS.
3. PROVIDE 60A/2P/2F NEMA-1 DISCONNECT. FUSE AT 60AMPS.
4. PROVIDE PORCELAIN SOCKET WITH 60A INCANDESCENT LAMP AND WIRE GUARD. MOUNT LIGHT AT ROOF LINE.
5. TYPICAL: RECESS 1x4 IN GYPBOARD CEILING FIXTURE SHALL BE MOUNTED BETWEEN JOISTS.
6. PROVIDE 4'x4'x3/4" PLYWOOD BACKBOARD FOR FUTURE TELEPHONE EQUIPMENT. PAINT GREY WITH FLAME RETARDANT PAINT.

XREF NO. 1: X-SITE
XREF NO. 2:
XREF NO. 2:

REVISIONS	NO	DESCRIPTION



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CD #04164

MEF ENGINEERING

Project Title
**TENANT FINISH 'B'
BURNHAM OFFICE COMPLEX
COPPER CREEK, TEXAS**

Sheet Title
ELECTRICAL FLOOR PLANS

Drawn by: Mx
Approved by: JAR
Scale: AS NOTED
Date: 12.22.04
CAD File: 04164_E1
Project No.: 2004-C02

Sheet Number:
E1.1
1 of 2

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Terry K. Orr, AIA

ELECTRICAL LEGEND

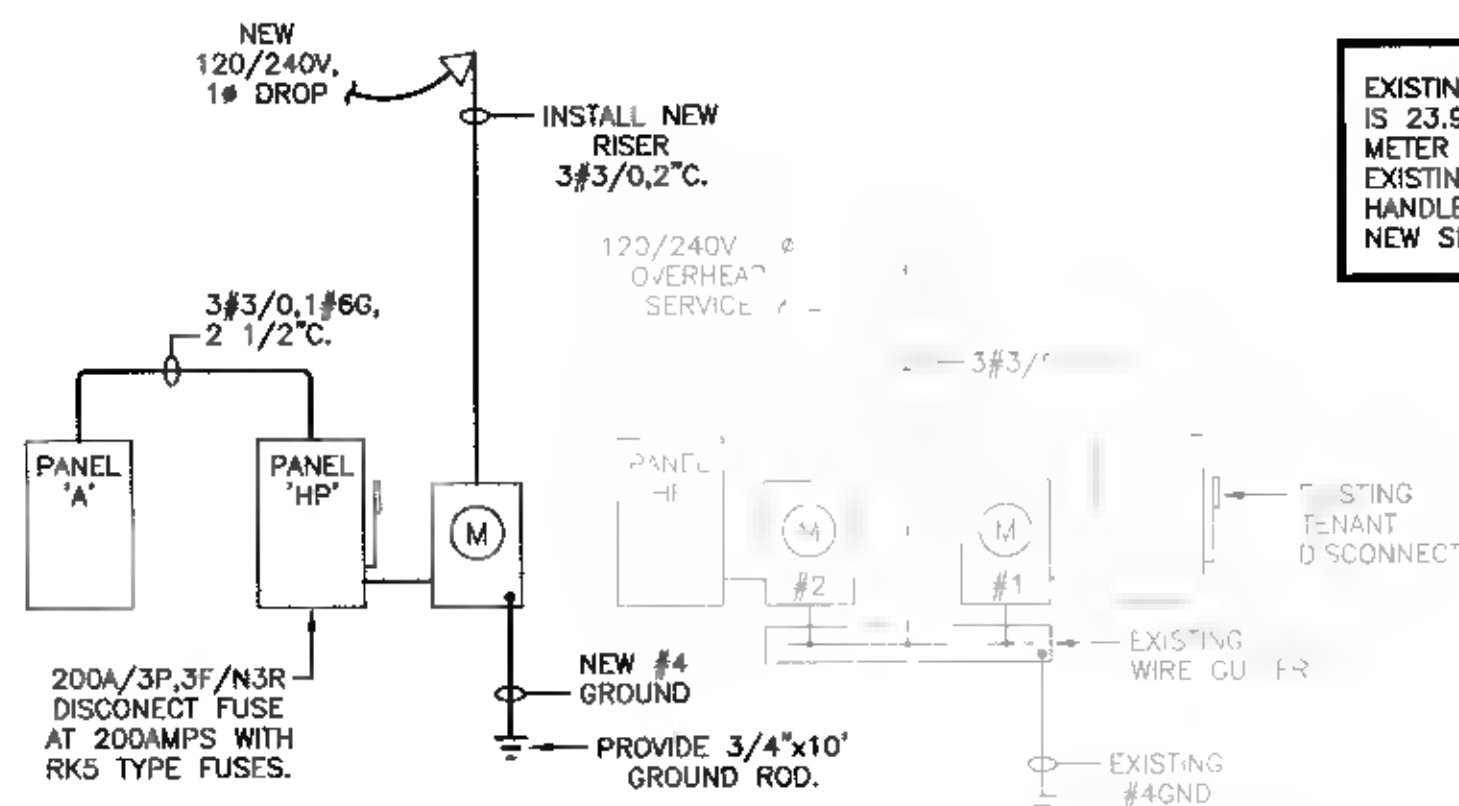
NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS JOB!

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
B-2 ↓	HOMERUN TO CIRCUIT AND PANEL INDICATED	▽	DATA OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING
—	NEUTRAL CONDUCTOR	TV	TELEVISION OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING
+	HOT CONDUCTOR	◇	PUSHBUTTON
—	GROUNDING CONDUCTOR	HB	HOLD UP BUTTON
—	TRAVELER	□*	DOOR BELL/BUZZER
—	SWITCH LEG	□	DOOR BELL/BUZZER TRANSFORMER
(2)	NUMBER IN PARENTHESIS INDICATES CIRCUIT TO WHICH DEVICE IS CONNECTED	HD	HAND DRYER
\$	TOGGLE SWITCH - 120/277V, 20A	WP	WEATHER PROOF
\$3	THREEWAY SWITCH - 120/277V, 20A	EWC	ELECTRIC WATER COOLER
\$4	FOURWAY SWITCH - 120/277V, 20A	EWB	ELECTRIC WATER HEATER
\$0	DIMMER SWITCH	E.C.	ELECTRICAL CONTRACTOR
\$K	KEY SWITCH - 120/277V, 20A	NL	NIGHT LIGHT - ON 24 HOURS
\$M	MANUAL MOTOR STARTER	Ⓐ	120V, 1P EQUIPMENT CONNECTION
⊖	DUPLEX RECEPTACLE - 125V, 20A, 1P	Ⓐ	240V, 1P EQUIPMENT CONNECTION
⊖	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE 125V, 20A, 1P	Ⓐ	240V, 3P EQUIPMENT CONNECTION
⊖	ISOLATED GROUND RECEPTACLE - 125V, 20A, 1P	Ⓐ	208V, 1P EQUIPMENT CONNECTION
⊖	SINGLE RECEPTACLE - 250V, AMPS PER PANEL SCHEDULE	Ⓐ	208V, 3P EQUIPMENT CONNECTION
⊖	QUADRAPLEX RECEPTACLE - 125V, 20A, 1P	Ⓐ	277V, 1P EQUIPMENT CONNECTION
⊖	ISOLATED GROUND QUADRAPLEX RECEPTACLE - 125V, 20A, 1P	Ⓐ	480V, 3P EQUIPMENT CONNECTION
⊖	SINGLE RECEPTACLE - 125V, 20A, 1P	Ⓐ	480V, 1P EQUIPMENT CONNECTION
⊖	ISOLATED GROUND SINGLE RECEPTACLE - 125V, 20A, 1P	□	DISCONNECT SWITCH - SIZE AND POLE AS NOTED
⊖	DUPLEX RECEPTACLE - 125V, 20A, 1P (FLOOR MOUNTED)	⊗	COMBINATION STARTER/DISCONNECT SWITCH
⊖	JUNCTION BOX, SIZED PER N.E.C.	⊗	STARTER
		■	PANELBOARD AS SPECIFIED
Ⓔ	HUMIDIFIER OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING	FACP	FIRE ALARM CONTROL PANEL
Ⓔ	THERMOSTAT OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING	Q	EXHAUST FAN
Ⓔ	CLOCK OUTLET	□	CAMERA
▽	TELEPHONE OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING	ⒺP	INDEPENDENT ZONE KEY PAD
▽	DATA/TELEPHONE OUTLET BOX WITH 3/4". TO ACCESSIBLE LOCATION ABOVE CEILING	Ⓔ	STROBE LIGHT
		ⒺCHT	SAFE DOOR CONTACT/ HEAT THERMAL

PANEL 'A'			200AMP, M.L.O.120/240V, 1 ϕ , 3W, S/N, RECESSED, NEMA 1, 10 KAIC									
CKT #	LOAD SERVED	LOAD	CONDUIT & WIRE SIZE	BSR SIZE	A	B	BSR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVED	CKT #	
1	OFFICE LTG.	1792	#12 AWG	20/1	A	20/1	#12 AWG	1080	OFFICE RECP.T.	2		
3	Wait/Brk./R.R./LTG	1776	#12 AWG	20/1	B	20/1	#12 AWG	1080	OFFICE RECP.T.	4		
5	RECEPTION RECP.T.	360	#12 AWG	20/1	A	20/1	#12 AWG	1080	SAFE RM. RECP.T.	6		
7	Process./I.T. Rec.	900	#12 AWG	20/1	B	20/1	#12 AWG	900	R.R. RECP.T.	8		
9	Break/Processing Rec	900	#12 AWG	20/1	A	20/1	#12 AWG	720		10		
11	Wait/Break Rm Rec.	900	#12 AWG	20/1	B	20/1	#12 AWG	180	GARAGE RECP.T.	12		
13	OFFICE EQ. OUTLET	1200	#12 AWG	20/2	A	20/2	#12 AWG	1200	OFFICE EQ. OUTLET	14		
15		1200	#12 AWG		B		#12 AWG	1200		16		
17	ACCU-1	4500	#6 AWG	60/2	A	60/2	#6 AWG	4800	AHU-1	18		
19		4500			B			4800		20		
21	EWI	2250	#10 AWG	30/2	A					22		
23		2250			B					24		
25					B					26		
27					B					28		
29					A	20/1	#12 AWG	200	EMERGENCY LTG.	30		
CONNECTED LOAD = 39768 VA			PHASE A = 20082 VA				PHASE B = 19686 VA					

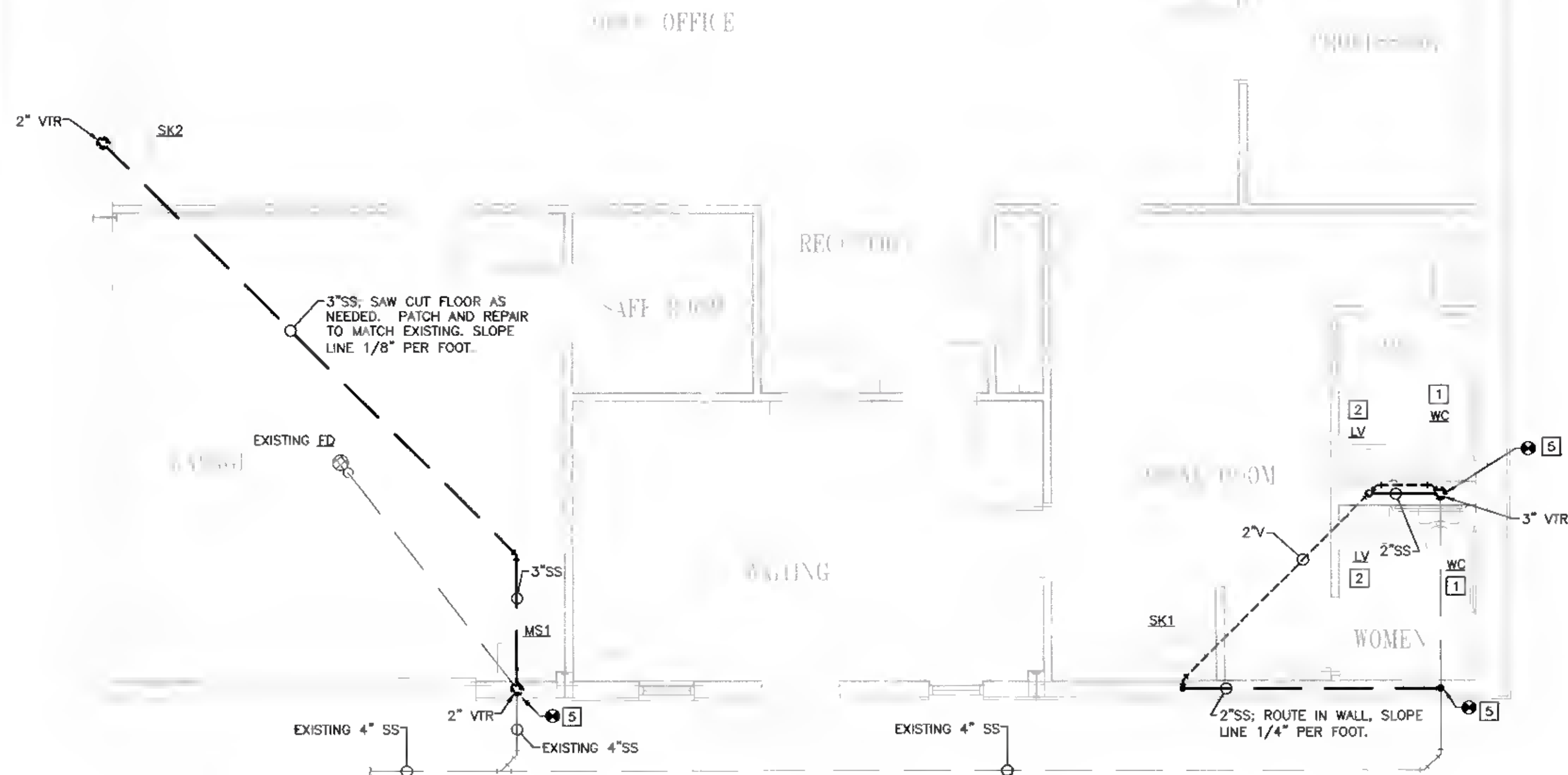
LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER & CATALOG NO.	VOLTAGE	LAMP'S	MOUNTED	DESCRIPTION
A	LITHONIA #2GT-332-A12125-GE8	MVOLT	4-F32T8	FLUSH	2'x4' FLUORESCENT
B	LITHONIA #GT-F232-A12125-GE8	MVOLT	2-F32T8	FLUSH	1'x1' FLUORESCENT
C	LITHONIA #C24-1801-MV-MW-B64	MVOLT	G24-180T	RECESSED	DOWNLIGHT
D	LITHONIA #C232-MV-ES-WG4-HC36	MVOLT	2-F32T8	Chain Hung	STRIP LIGHT
EM	LITHONIA #SLM2-N	MVOLT	Included	WALL	EMERGENCY LIGHT W/BATTERY PACK
EX	LITHONIA #HLCM-SW-IR-N	MVOLT	Included	CEILING	EXIT/EMERGENCY LIGHT W/BATTERY PACK

ESTIMATED ELECTRICAL LOAD		120/240V, 1ø, 3W	
DESCRIPTION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND
LIGHTING	3768	125%	4710
RECEPTACLES	8100	NEC 220-13	8100
H.V.A.C.	9600	100%	9600
LARGEST MOTOR	0	125%	0
MOTOR LOAD	0	100%	0
MISC. SINGLE PHASE LOADS	9300	100%	9300
TOTAL VOLT-AMPERES	30768		31710
AMPACITY: 31710		132.13 AMPS	

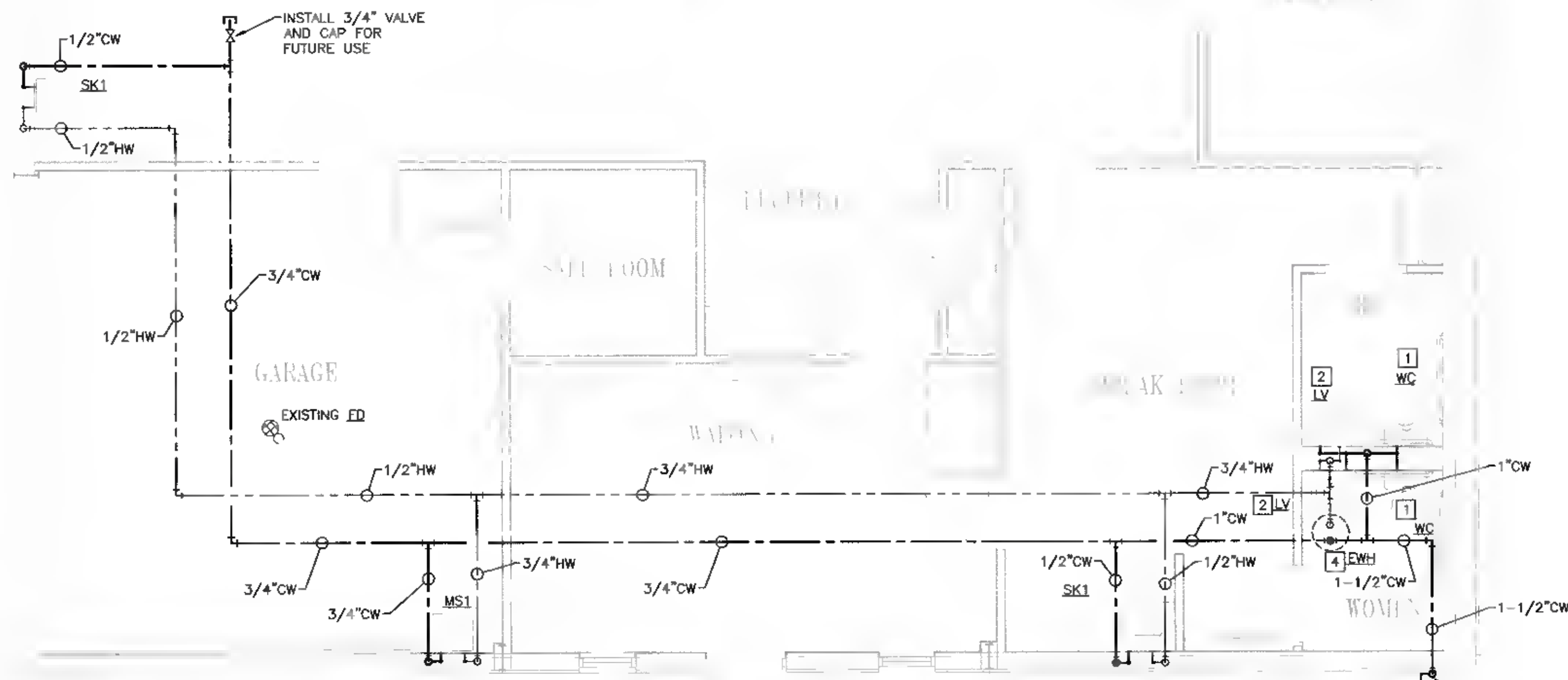


SCALE: NO SCALE

EXISTING PEAK DEMAND ON METER #1 PER AEP IS 23.9KW OR 100AMPS, LOAD IS UNKNOWN ON METER #2. SINCE METER #1 IS 100AMPS, THE EXISTING SERVICE IS NOT LARGE ENOUGH TO HANDLE THE NEW LOAD. THEREFORE, PROVIDE A NEW SERVICE DROP FOR TENANT B.

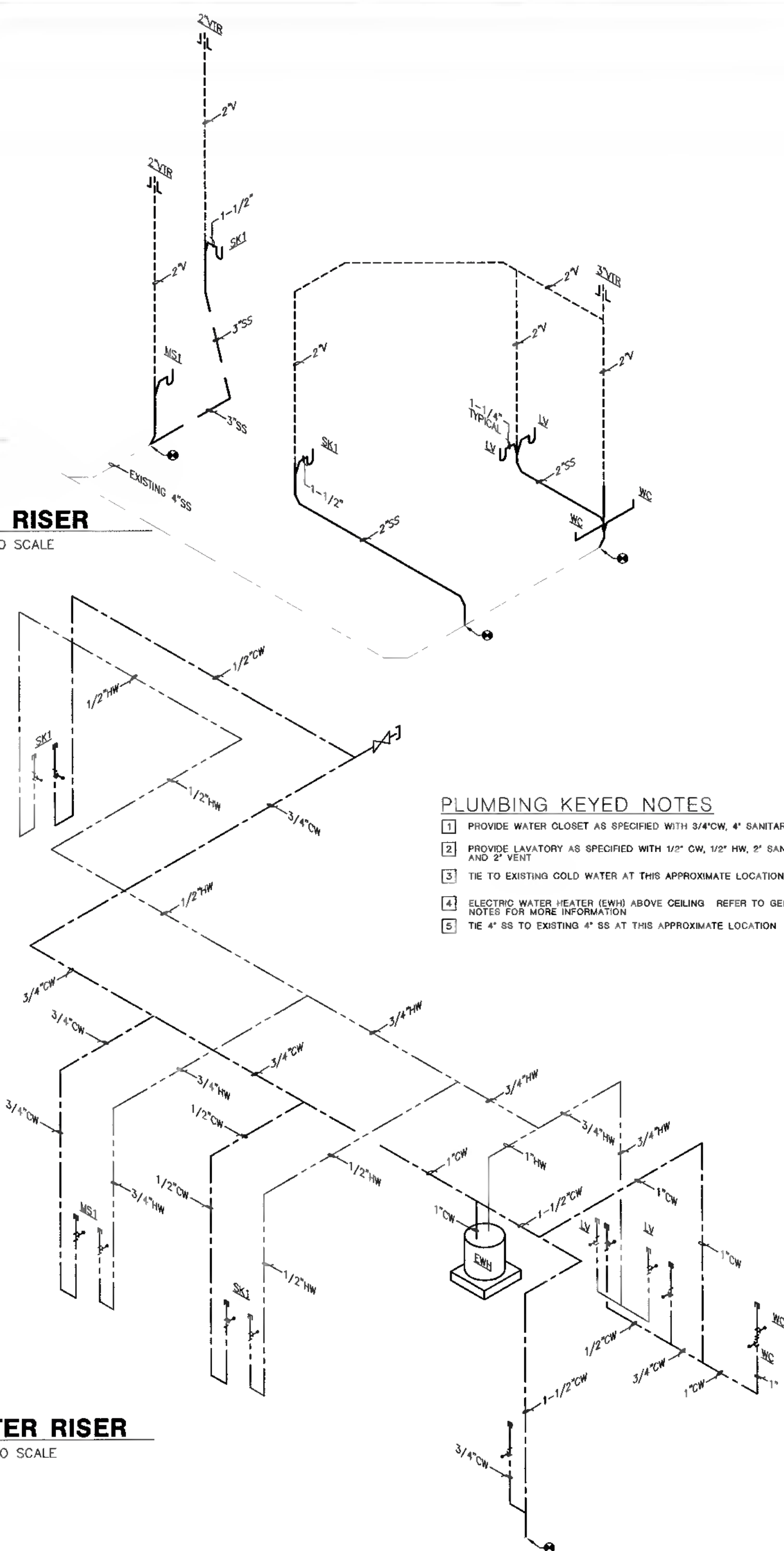


1 DWV FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 WATER FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 DWV RISER
SCALE: NO SCALE

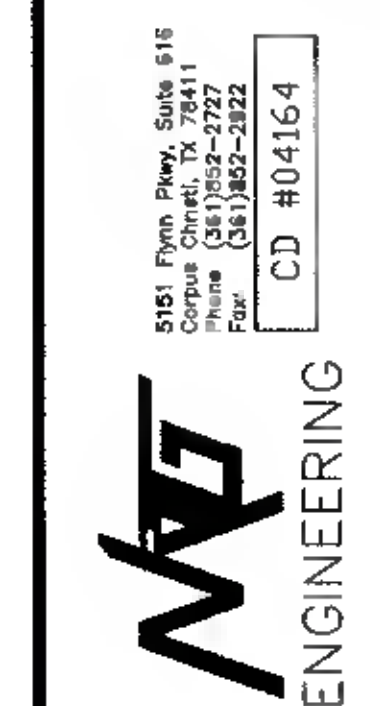


PLUMBING KEYED NOTES

- 1 PROVIDE WATER CLOSET AS SPECIFIED WITH 3/4" CW, 4" SANITARY, AND 2" VENT
- 2 PROVIDE LAVATORY AS SPECIFIED WITH 1/2" CW, 1/2" HW, 2" SANITARY, AND 2" VENT
- 3 TIE TO EXISTING COLD WATER AT THIS APPROXIMATE LOCATION
- 4 ELECTRIC WATER HEATER (EWH) ABOVE CEILING REFER TO GENERAL NOTES FOR MORE INFORMATION
- 5 TIE 4" SS TO EXISTING 4" SS AT THIS APPROXIMATE LOCATION

XREF NO. 1-X-SITE
XREF NO. 2
XREF NO. 2

REVISIONS	NO.	DESCRIPTION	DATE



Project Title
TENANT FINISH 'B'
BURNHAM OFFICE COMPLEX
CORPUS CHRISTI, TEXAS
Sheet Title
PLUMBING FLOOR PLAN

Drawn by: SMR
Approved by: JAR
Scale: AS NOTED
Date: 12.22.04
CAD File: 04164_P1.1
Project No.: 2004-092

Sheet Number:
P1.1
1 of 2

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PLUMBING SYMBOLS		
SYMBOL	ABBREV.	DESCRIPTION
	VTR	VENT THRU ROOF
	HD	HUB DRAIN
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	HB	HOSE BIBB
	NFWH	NON-FREEZE WALL HYDRANT W/ BOX
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWR	HOT WATER RETURN PIPING
	G	GAS PIPING
	D	DRAIN PIPING
	SW	SOFT WATER
	SS	SANITARY SEWER PIPING
	CD	CONDENSATE DRAIN PIPING
	GW	GREASE WASTE PIPING
		VENT PIPING
	CO	WALL CLEAN OUT
	FCO	FLOOR CLEAN OUT
	ECO	EXTERIOR CLEAN OUT
	DCO	DOUBLE CLEAN OUT
	RCP	RECIRC PUMP
	BFP	BACKFLOW PREVENTOR
	QCHC	QUICK CONNECT HOSE CONNECTION
		WATER SHUT-OFF VALVE(FULL PORT)
		THERMOMETER
		GATE VALVE
		WATER HAMMER ARRESTOR
		BALL VALVE
		GAS PRESSURE REGULATOR
		CHECK VALVE
		CAP PIPE END
		PIPE RISE
		PIPE DROP
		UNION
		TIE NEW INTO EXISTING AT THIS POINT
NOT ALL SYMBOLS MAY BE USED		

PLUMBING PIPE MATERIALS SCHEDULE	
PIPING SYSTEM	PIPING MATERIAL
SANITARY SEWER BELOW GRADE	SCHEDULE 40 PVC
SANITARY DRAIN AND VENTS ABOVE GRADE	SCHEDULE 40 PVC
DOMESTIC HOT & COLD WATER BELOW GRADE	COPPER, TYPE "K" SOFT
DOMESTIC HOT & COLD WATER ABOVE GRADE	COPPER, TYPE "L" HARD DRAWN
HOT WATE PIPE INSULATION	1" RIGID FIBER GLASS

FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION. ALL PENETRATIONS TO THE STRUCTURE FLOOR SLAB WILL BE X-RAY PRIOR TO WORK COMMENCEMENT.

GENERAL PLUMBING SPECIFICATIONS

SCOPE

EACH TOILET ROOM IS TO BE INSTALLED COMPLETE AND OPERATIONAL INCLUDING WATER LINES, WASTE LINES, VENTING, FIXTURES, AND EQUIPMENT AS REQUIRED. TOILET ROOM CONFIGURATION AND EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH CURRENT GOVERNING CODES AND ADA REQUIREMENTS HAVING JURISDICTION. INSULATE ALL HOT WATER PIPES WITH 1/2" RUBATEX INSULATION. SEAL ALL JOINTS AND SEAMS WITH MANUFACTURES ADHESIVE TAPE.

FIXTURE SCHEDULE OR EQUAL

WC WATER CLOSET - KOHLER MODEL K-3544 WITH CHURCH OPEN FRONT SEAT (1/2" CW, 4" W, 2" V) OR APPROVED EQUAL

LV LAVATORY - KOHLER K-2005 ADA/ITAS ACCESSIBLE WITH K-13885 OFFSET DRAIN, FAUCET DELTA 2325-HOF (1/2" CW/HW, 2" W, 1 1/2" V) OR APPROVED EQUAL. PROVIDE INSULATION COVERS FOR ALL SUPPLIES AND DRAINS, MCGUIRE PROWRAP OR EQUAL.

FD FLOOR DRAIN - JOSAM 3000A, NICKEL BRONZE TOP, WITH JOSAM MODEL 88250 TRAP PRIMER, OR APPROVED EQUAL.

WCO WALL CLEANOUT TEE WITH BRASS CLEANOUT PLUG, 7" DIAMETER SS ACCESS COVER

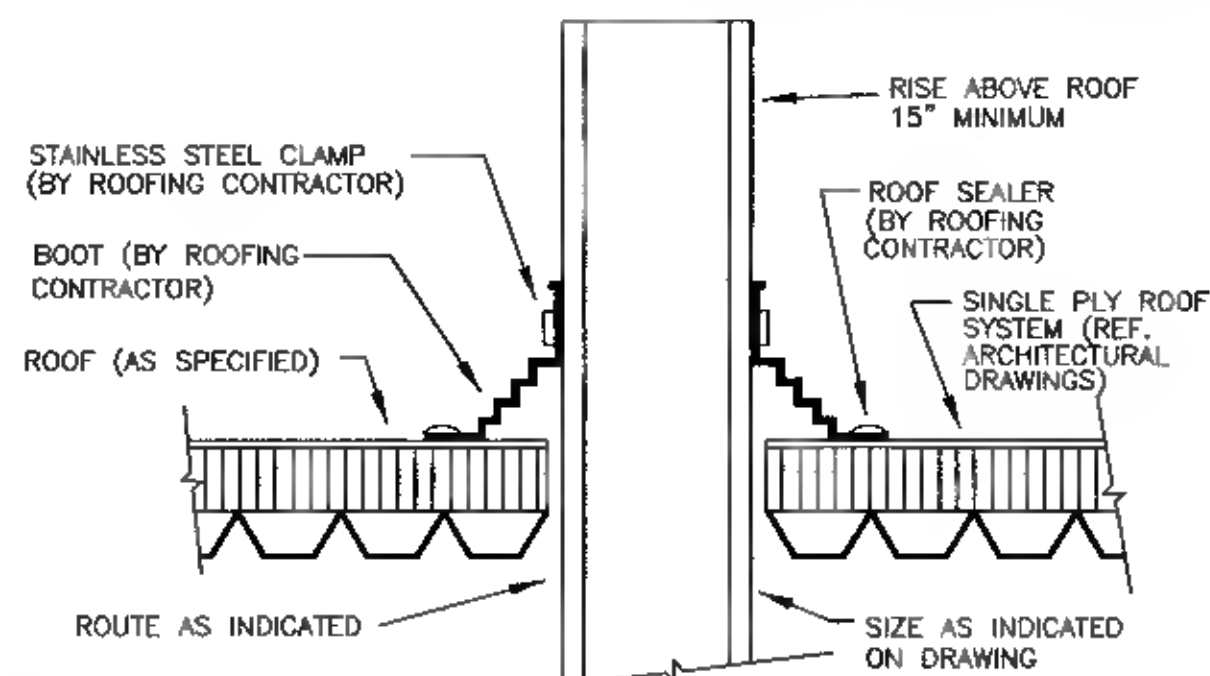
EWB STATE "JUNIOR SELECT" P6 30-10MSE, 30 GALLON STORAGE 4500 W ELEMENT UNIT SHALL HAVE CAPACITY OF 45 GALLON RECOVERY AT 90 F. TEMPERATURE RISE. UNIT SHALL HAVE DUAL HIGH DENSITY ANODES, GLASS LINED TANK, ASME TPR VALVE, BRASS DRAIN VALVE, AND MFG'S HEAT TRAPS. UNIT SHALL BE 240VOLT, 1 PH.

MS1 FIAT "POLY TUB" P-1 POLYPROPYLENE BASIN 24"x20"x15-3/4" WITH WHITE BAKED ENAMEL STEEL ANGLE LEGS WITH LEVELING DEVICES, CAULK OUTLET BRASS DRAIN WITH S 8 STRAINER PROVIDE A CHICAGO No 597 SERVICE SINK WALL FAUCET WITH VACUUM BREAKER HOSE END SPOUT, PAIL HOOK AND TOP REINFORCING BRACKET

SK1 ELKAY No 1RAD-1919 "LUSTERTONE" 6" DEEP 3 HOLE PUNCH, 18 GA STAINLESS STEEL SINK PROVIDE ELKAY No LK4123F SINGLE LEVER GOOSENECK FAUCET WITH 8" SWING SPOUT AND RETRACTABLE SPRAY HOSE, LK-36L BASKET STRAINER WITH 90 DEGREE CP CAST BRASS ELBOW, SEMI CAST BRASS TAILPIECE AND P-TRAP WITH C.O. LOOSE KEY STOPS AND SUPPLIES PROVIDE PROFLOW INSULATION KIT FOR ADA

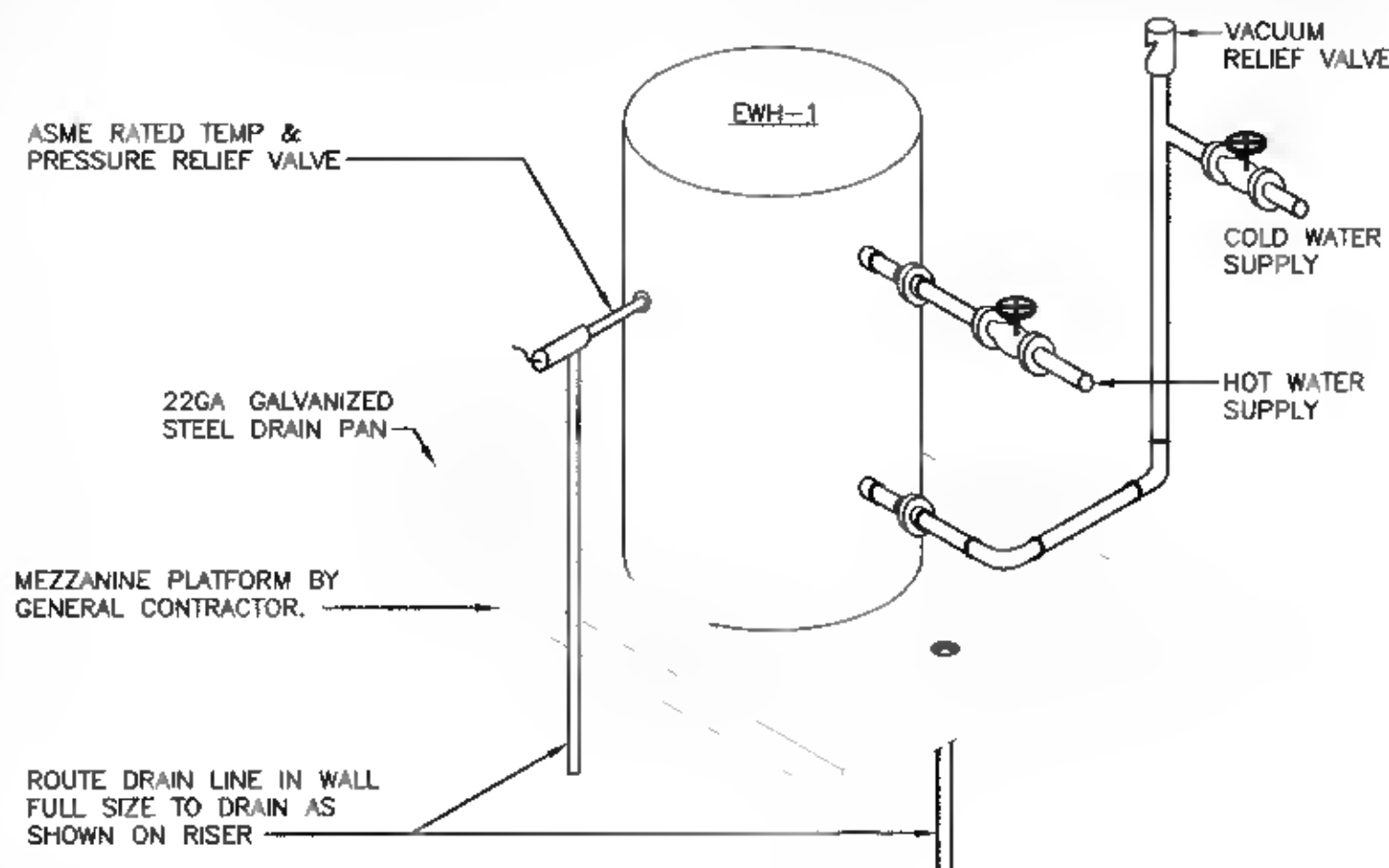
GENERAL NOTES

- 1 - PLUMBING CONTRACTOR SHALL PROVIDE RISERS, CARRIERS, ETC., REQUIRED FOR A COMPLETE INSTALLATION
- 2 - KOHLER, JUST, AND ELJER SHALL BE CONSIDERED ACCEPTABLE MFG SUBSTITUTIONS
- 3 - PROVIDE WATER HEATER WITH CODE APPROVED VACUUM BREAKER, TEMPERATURE, AND PRESSURE RELIEF VALVE. ROUTE TPR DRAIN FULL SIZE TO EXTERIOR OF BUILDING. TERMINATE 6" ABV FIN GRADE
- 4 - ROOF PENETRATIONS SHALL BE DONE IN STRICT COMPLIANCE WITH LANDLORD SPECIFICATIONS AND SHALL BE LEAK PROOF
- 5 - FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF STUB OUTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY WHICH MAY AFFECT INTENDED STORE DESIGN
- 6 - PROVIDE SECONDARY DRAIN PAN FOR ELEC WATER HEATER AND ROUTE 3/4" DRAIN LINE TO ABOVE LAVATORY. TERMINATE 1" BELOW FINISHED CEILING WITH CHROME PLATED ESCHUTCHEON
- 7 - ALL PLUMBING WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL GOVERNING CODES HAVING JURISDICTION
- 8 - THE PLUMBING CONTRACTOR SHALL GUARANTEE THE COMPLETE PLUMBING SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE BY LANDLORD



1 VENT THRU ROOF

SCALE:
NO SCALE



NOTE: CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER FOR PROPER INSTALLATION OF ANCHORS.

2 ELECTRIC WATER HEATER

SCALE:
NO SCALE

XREF NO 1, X-SITE	
XREF NO 2	
XREF NO 2	
REVISIONS	NO DESCRIPTION
DATE	



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MEP ENGINEERING

Project Title: **TENANT FINISH 'B' BURNHAM OFFICE COMPLEX**
COPPER CREDIT, TEXAS
Sheet Title: **PLUMBING SCHEDULES AND DETAILS**

Drawn by: **SWB**
Approved by: **JAR**
Scale: **AS NOTED**
Date: **12.22.04**
CAD File: **04164_P1.1**
Project No.: **2004-092**

Sheet Number:
P2.1
2 of 2
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