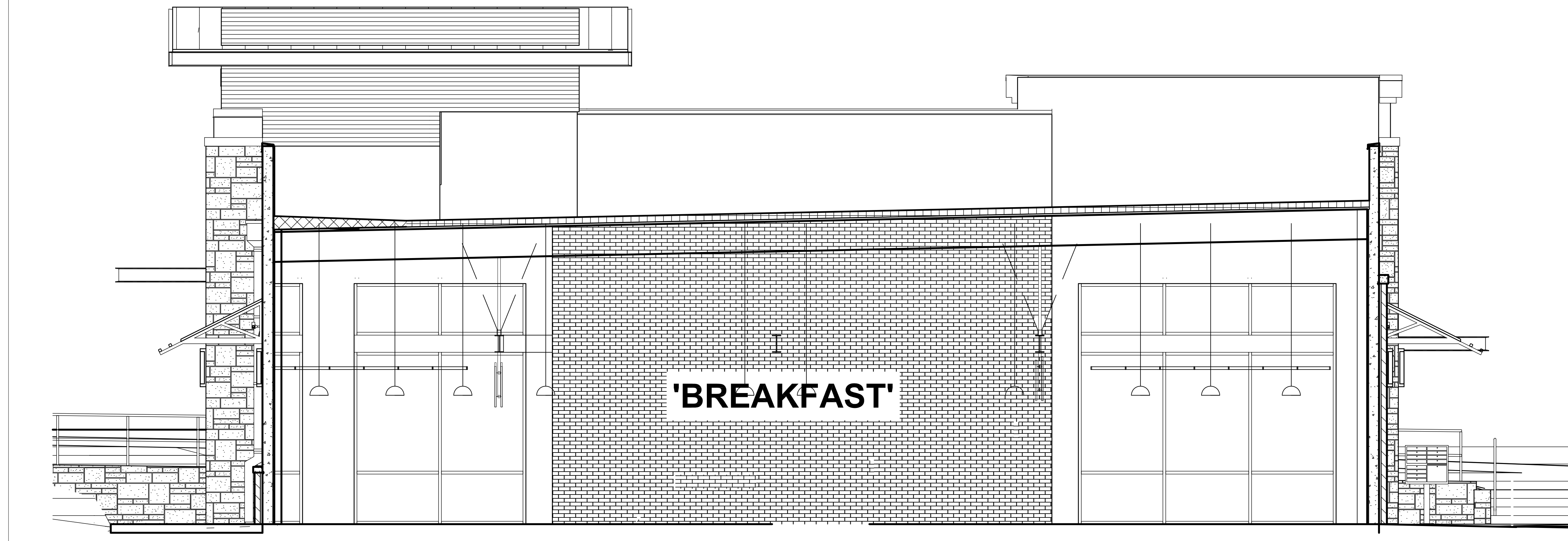




DRAWING COORDINATION
 Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications



VICINITY MAP NOT TO SCALE



GENERAL NOTES

- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT

DRAWING SYMBOLS

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

PROJECT DATA

STORIES	BUILDING	FLOOR AREA	CONSTR. TYPE	SPRINKLER SYSTEM	OCCUPANCY
ONE STORY	RESTAURANT LEASE SPACE	2574 sq. ft.	TYPE II-B	YES	87

LEGAL DESCRIPTION

PART BUILDING 'B' OF A 9.70 ACRE TRACT SITUATED IN THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 3, COMAL COUNTY TEXAS. BEING A PORTION OUT OF A CALLED 255.715 ACRE TRACT, RECORDED IN DOCUMENT NO. 201706013192, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS.

CODES AND STANDARDS

- THE FOLLOWING CRITERIA HAS BEEN USED IN THE PREPARATION OF THESE DOCUMENTS.
 ADA ACCESSIBILITY STANDARDS
 DATE: AS APPLICABLE

CODE INFORMATION

1.0 APPLICABLE CODES
 (IBC) International Building Code 2018 Edition
 (IMC) International Mechanical Code 2018 Edition
 (IPC) International Plumbing Code 2018 Edition
 (IFGC) International Fuel Gas Code 2018 Edition
 (NEC) National Electrical Code 2017 Edition
 (IECC) International Energy Conservation Code 2018 Edition
 (IFC) International Fire Code 2018 Edition
 LIFE SAFETY CODE 2012
 ACCESSIBILITY CODE TAS 2012

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES. PROJECT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING LIST:
 BUILDING CODE: IBC AS APPLICABLE
 NATIONAL ENERGY CODE : AS APPLICABLE
 BUILDING CODES / LAW / ORDINANCES:
 COUNTY, CITY OF NEW BRAUNFELS 2018
 IBC, STATE BUILDING CODES AND AS AMMENDED,
 CITY ORDINANCES

RESTROOM DESIGN

NUMBER OF PEOPLE = 87
 44 FEMALE
 44 MALE
 CODE - 1 WC PER 200 = 1 WC PER GENDER

PARKING

SHARED USE OF EXISTING PARKING

GENERAL NOTES

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

INDEX OF DRAWINGS

ARCHITECTURAL

- CS COVER SHEET
- A1.0 SITE PLAN
- A2.0 FLOOR PLAN
- A2.1 RCP PLAN & RESPONSIBILITY MATRIX
- A3.0 RESTROOM; DOOR/WINDOW; ROOM FINISH SCHEDULE
- A5.0 INTERIOR BUILDING SECTIONS & ELEVATIONS
- A5.1 INTERIOR MILLWORK DETAILS
- SP1-8 SPECIFICATIONS

STRUCTURAL

- S-1.0 ALUMINUM BEAMS & TV BRACKET SUPPORTS
- MEP**

- ME1.1 SITE MEP PLAN
- P1.1 PLUMBING WASTE PLAN
- P1.2 PLUMBING WATER SUPPLY PLAN
- P2.1 PLUMBING DETAILS
- P2.2 PLUMBING DETAILS
- P3.1 PLUMBING RISERS AND DETAILS
- P3.2 PLUMBING RISERS AND DETAILS
- E1.1 LIGHTING PLAN
- E2.1 ELECTRICAL PLAN
- E3.1 ELECTRICAL SCHEDULES
- E3.2 ELECTRICAL RISER AND SCHEDULES
- M1.1 MECHANICAL PLAN
- M2.1 MECHANICAL SCHEDULES AND DETAILS
- M3.1 MECHANICAL DETAILS

LANDSCAPE

REINSTATE LANDSCAPE AT GREASE TRAP

SUBMITTALS:

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

- PLUMBING FIXTURES
 - ELECTRICAL PANELS
 - LIGHT FIXTURES
 - ROOF TOP AC UNITS, CURBS AND DIFFUSERS
 - CONCRETE STAIN SAMPLES
 - DOORS AND HARDWARE
 - STORE FRONTS
 - FRP, TILE AND LAMINATE SAMPLES
 - BRICK AND MORTAR SAMPLES
 - MILLWORK
 - ACOUSTIC CEILING TILES
- CONTRACTOR TO REVIEW AND STAMP AS HAVING BEEN REVIEWED AND IN COMPLIANCE WITH SPECIFICATIONS. SUBMITTALS WILL BE RETURNED WITHOUT THE REVIEW STAMP AND SIGNATURE FROM THE GENERAL CONTRACTOR.
 PROVIDE SUBMITTALS TO THE ARCHITECT & THE MEP ENGINEER & STRUCTURAL ENGINEER

**'BREAKFAST' Restaurant at
 Veramendi
 2168 Oak Park Drive
 New Braunfels, Texas 78123**

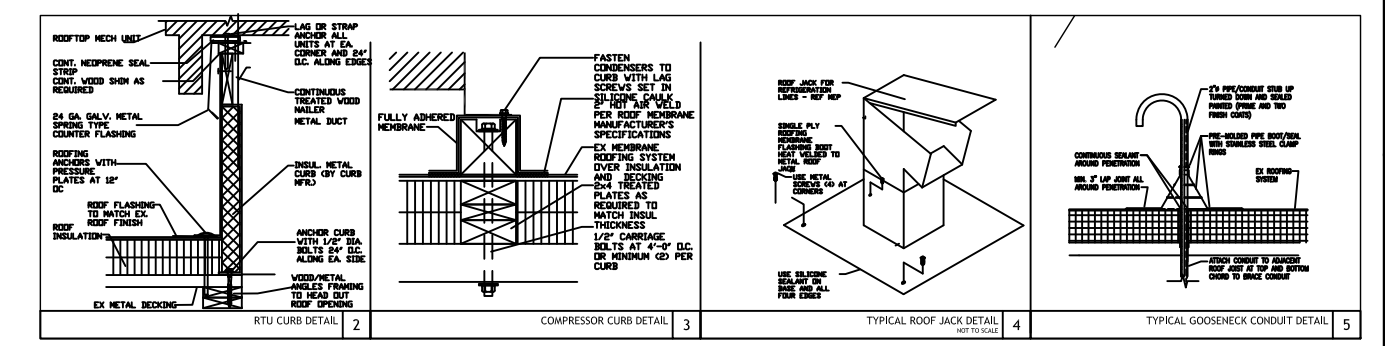
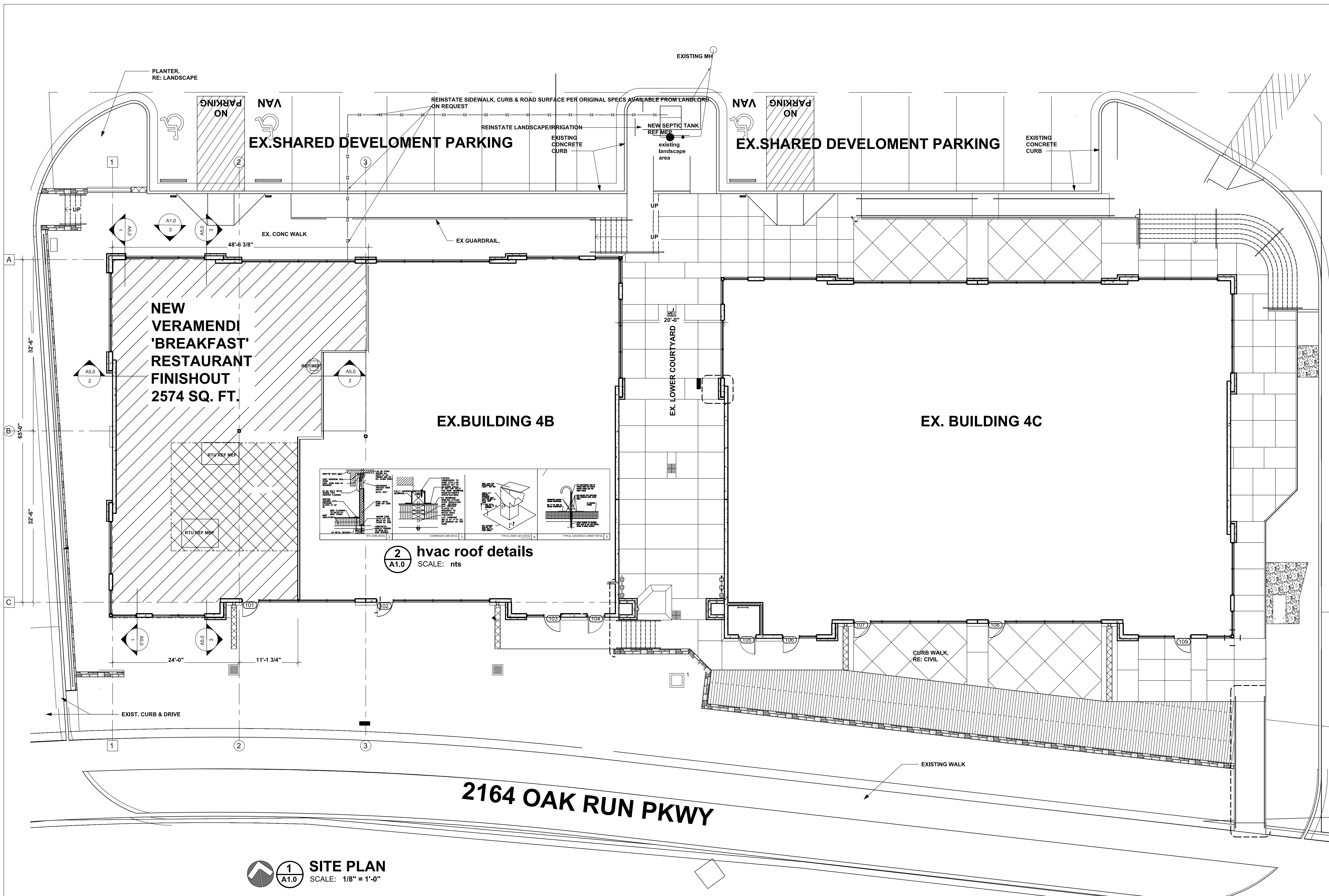
DATE	DESCRIPTION	BY

PROJECT NO.
 05-05-22

SHEET NO.
 CS



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



2 hvac roof details
 SCALE: nts

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

SITE PLAN
'BREAKFAST' Restaurant at
Veramendi
2168 Oak Park Drive
new Brauntfels, Texas 78123

DATE	DESCRIPTION	BY

PROJECT NO.
05-05-22

SHEET NO.
A1.0



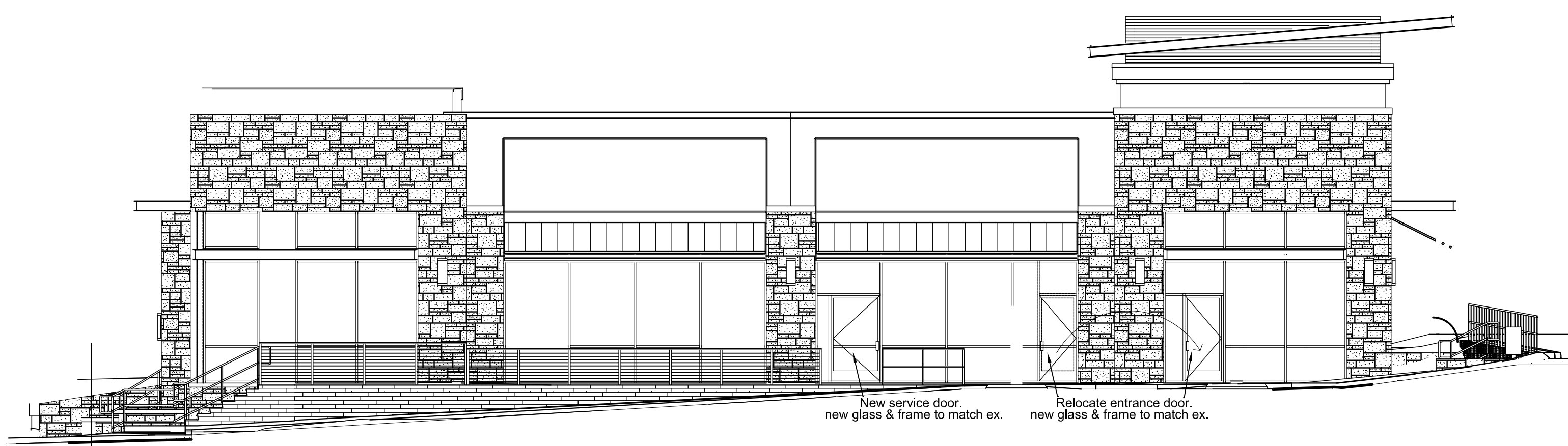
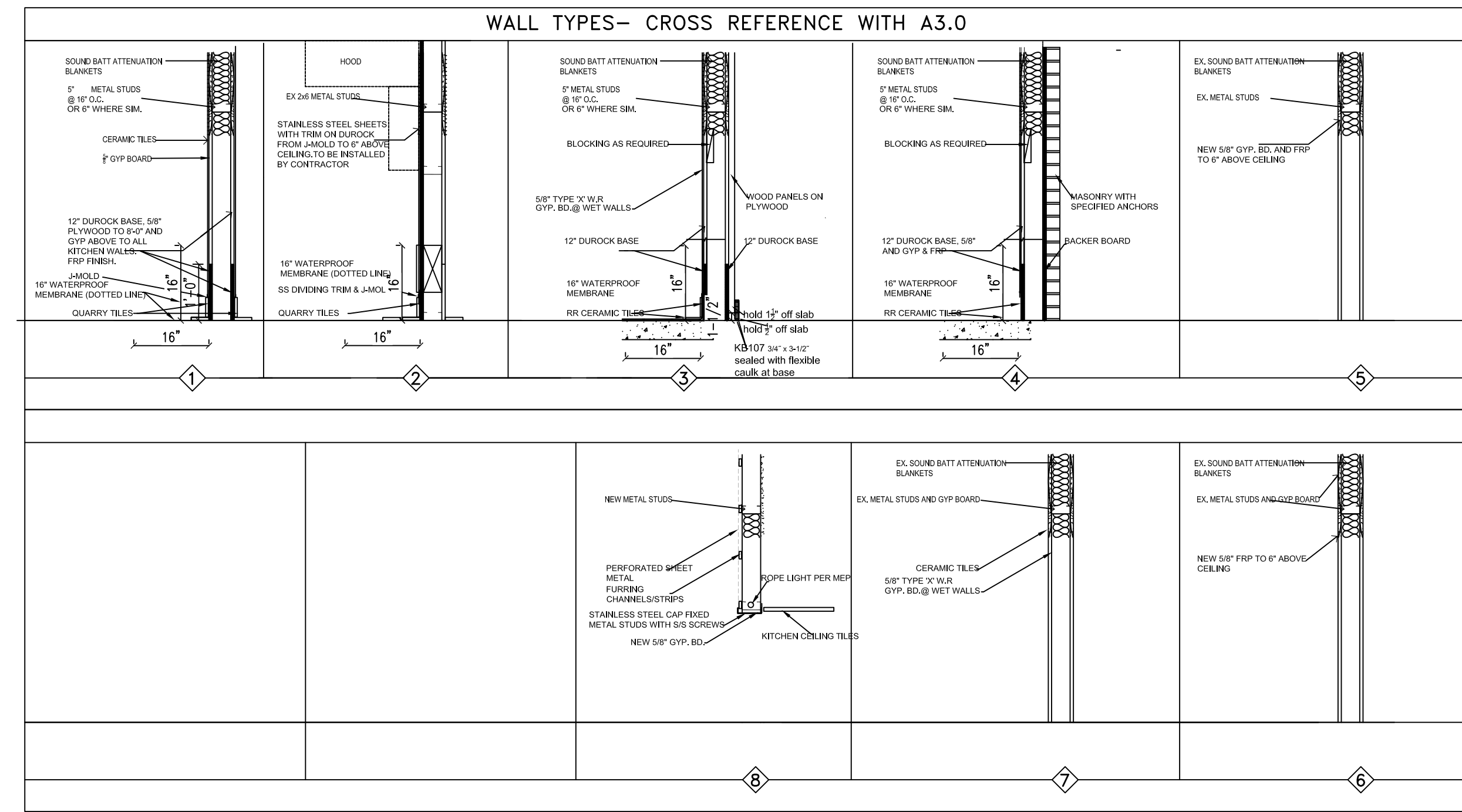
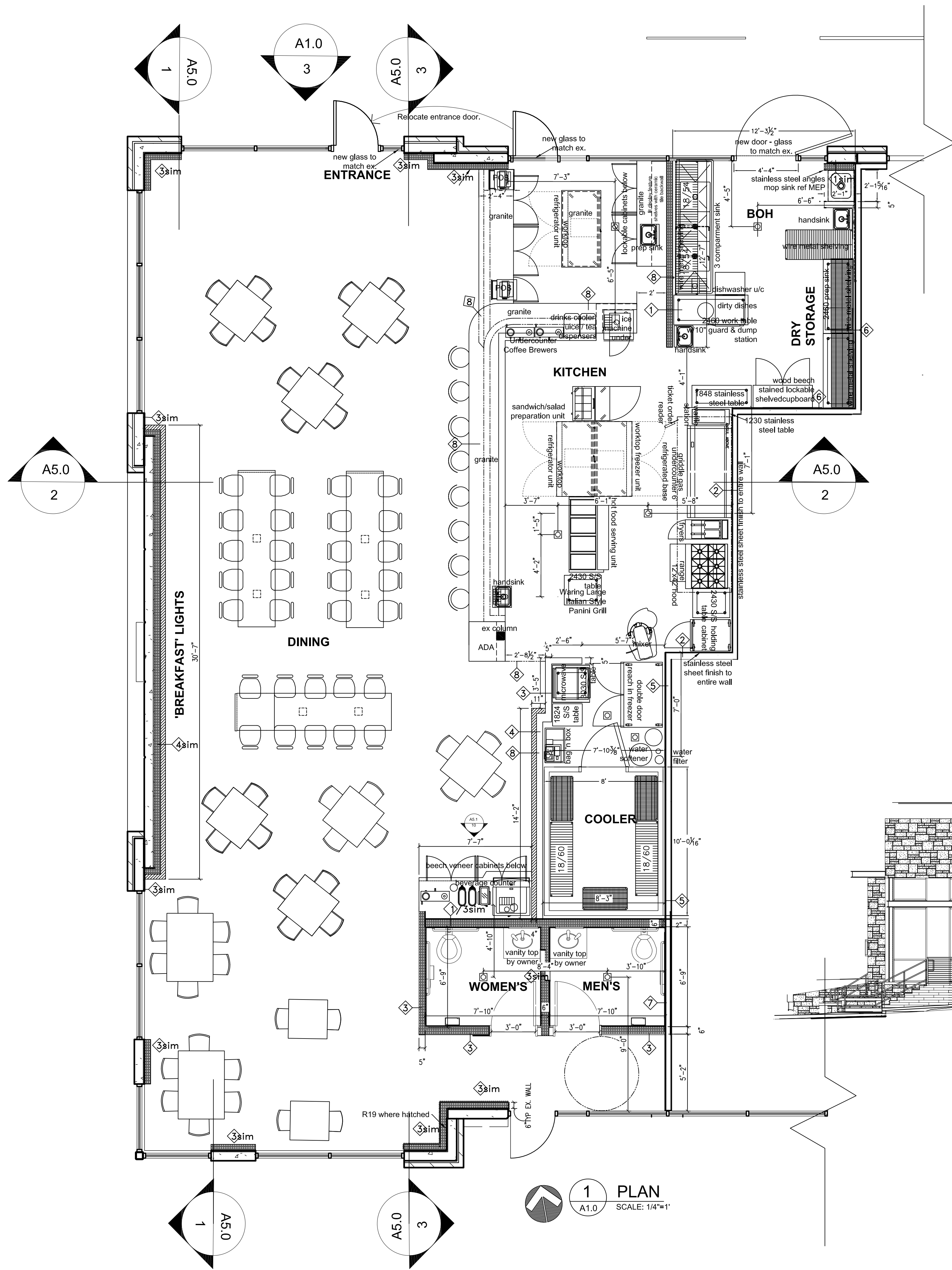
DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications.

FLOOR PLAN & ENTRANCE ELEVATION
'BREAKFAST' Restaurant at
Veramendi
2168 Oak Park Drive
new Braunfels, Texas 78123

DATE	DESCRIPTION	BY

PROJECT NO.
05-05-22

SHEET NO.
A2.0



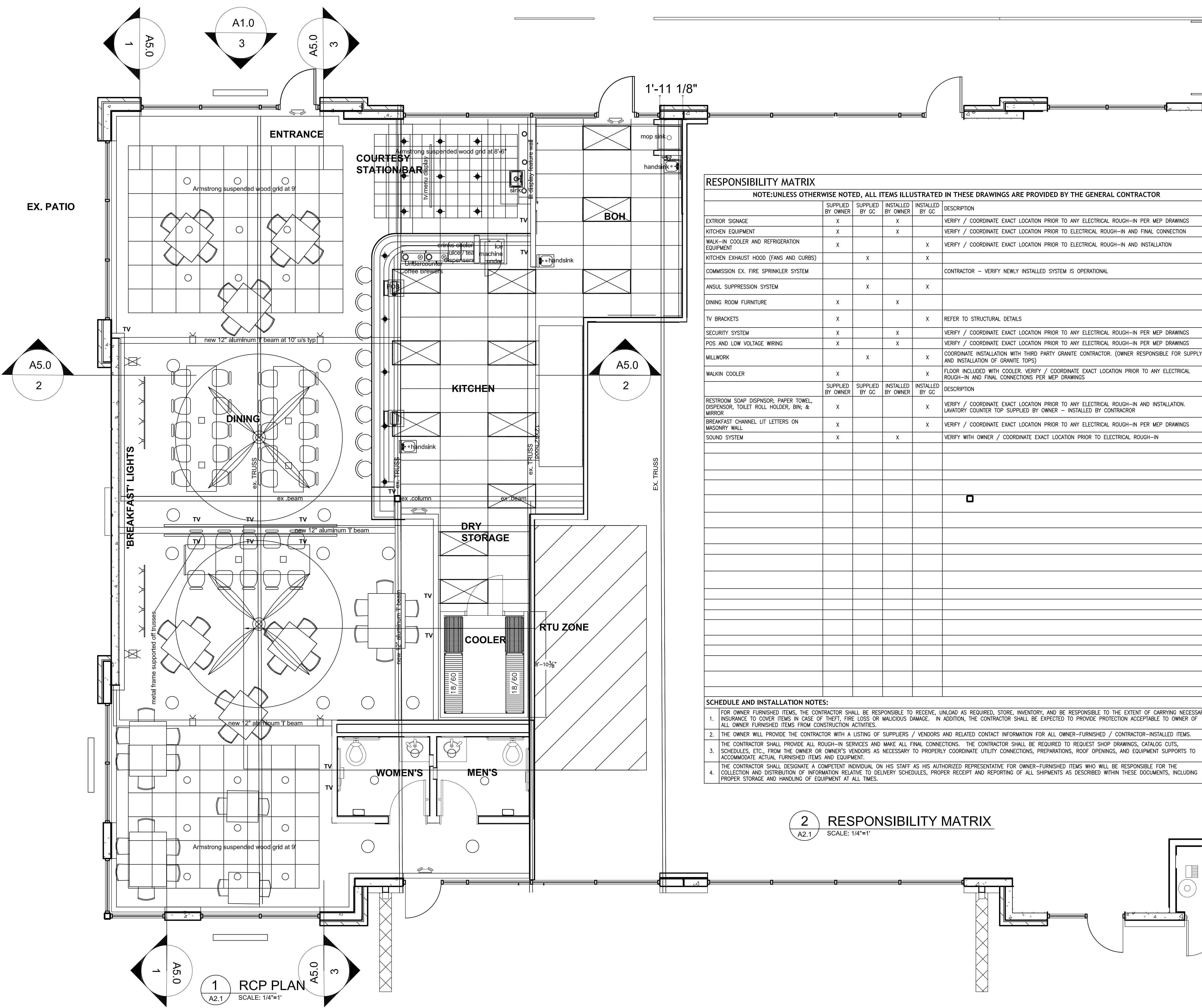


DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications.

RCP & RESPONSIBILITY MATRIX
'BREAKFAST Restaurant at Veramendi
2168 Oak Park Drive
new Brauntfels, Texas 78123

DATE	DESCRIPTION	BY

PROJECT NO.
05-05-22
SHEET NO.
A2.1



RESPONSIBILITY MATRIX
NOTE: UNLESS OTHERWISE NOTED, ALL ITEMS ILLUSTRATED IN THESE DRAWINGS ARE PROVIDED BY THE GENERAL CONTRACTOR

	SUPPLIED BY OWNER	SUPPLIED BY GC	INSTALLED BY OWNER	INSTALLED BY GC	DESCRIPTION
EXTRIOR SIGNAGE	X		X		VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN PER MEP DRAWINGS
KITCHEN EQUIPMENT	X		X		VERIFY / COORDINATE EXACT LOCATION PRIOR TO ELECTRICAL ROUGH-IN AND FINAL CONNECTION
WALK-IN COOLER AND REFRIGERATION EQUIPMENT	X		X		VERIFY / COORDINATE EXACT LOCATION PRIOR TO ELECTRICAL ROUGH-IN AND INSTALLATION
KITCHEN EXHAUST HOOD (FANS AND CURBS)		X		X	
COMMISSION EX. FIRE SPRINKLER SYSTEM					CONTRACTOR - VERIFY NEWLY INSTALLED SYSTEM IS OPERATIONAL
ANSUL SUPPRESSION SYSTEM		X		X	
DINING ROOM FURNITURE	X		X		
TV BRACKETS	X			X	REFER TO STRUCTURAL DETAILS
SECURITY SYSTEM	X		X		VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN PER MEP DRAWINGS
POS AND LOW VOLTAGE WIRING	X		X		VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN PER MEP DRAWINGS
MILLWORK		X		X	COORDINATE INSTALLATION WITH THIRD PARTY GRANITE CONTRACTOR. (OWNER RESPONSIBLE FOR SUPPLY AND INSTALLATION OF GRANITE TOPS)
WALKIN COOLER	X			X	FLOOR INCLUDED WITH COOLER. VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN AND FINAL CONNECTIONS PER MEP DRAWINGS
RESTROOM SOAP DISPNSOR; PAPER TOWEL, DISPENSOR, TOILET ROLL HOLDER, BIN; & MIRROR	X			X	VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN AND INSTALLATION. LAVATORY COUNTER TOP SUPPLIED BY OWNER - INSTALLED BY CONTRACTOR
BREAKFAST CHANNEL LIT LETTERS ON MASONRY WALL	X			X	VERIFY / COORDINATE EXACT LOCATION PRIOR TO ANY ELECTRICAL ROUGH-IN PER MEP DRAWINGS
SOUND SYSTEM	X		X		VERIFY WITH OWNER / COORDINATE EXACT LOCATION PRIOR TO ELECTRICAL ROUGH-IN

- SCHEDULE AND INSTALLATION NOTES:**
- FOR OWNER FURNISHED ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE, UNLOAD AS REQUIRED, STORE, INVENTORY, AND BE RESPONSIBLE TO THE EXTENT OF CARRYING NECESSARY INSURANCE TO COVER ITEMS IN CASE OF THEFT, FIRE LOSS OR MALICIOUS DAMAGE. IN ADDITION, THE CONTRACTOR SHALL BE EXPECTED TO PROVIDE PROTECTION ACCEPTABLE TO OWNER OF ALL OWNER FURNISHED ITEMS FROM CONSTRUCTION ACTIVITIES.
 - THE OWNER WILL PROVIDE THE CONTRACTOR WITH A LISTING OF SUPPLIERS / VENDORS AND RELATED CONTRACT INFORMATION FOR ALL OWNER-FURNISHED / CONTRACTOR-INSTALLED ITEMS.
 - THE CONTRACTOR SHALL PROVIDE ALL ROUGH-IN SERVICES AND MAKE ALL FINAL CONNECTIONS. THE CONTRACTOR SHALL BE REQUIRED TO REQUEST SHOP DRAWINGS, CATALOG CUTS, SCHEDULES, ETC., FROM THE OWNER OR OWNER'S VENDORS AS NECESSARY TO PROPERLY COORDINATE UTILITY CONNECTIONS, PREPARATIONS, ROOF OPENINGS, AND EQUIPMENT SUPPORTS TO ACCOMMODATE ACTUAL FURNISHED ITEMS AND EQUIPMENT.
 - THE CONTRACTOR SHALL DESIGNATE A COMPETENT INDIVIDUAL ON HIS STAFF AS HIS AUTHORIZED REPRESENTATIVE FOR OWNER-FURNISHED ITEMS WHO WILL BE RESPONSIBLE FOR THE COLLECTION AND DISTRIBUTION OF INFORMATION RELATIVE TO DELIVERY SCHEDULES, PROPER RECEIPT AND REPORTING OF ALL SHIPMENTS AS DESCRIBED WITHIN THESE DOCUMENTS, INCLUDING PROPER STORAGE AND HANDLING OF EQUIPMENT AT ALL TIMES.

- LIGHT FIXTURE LEGEND**
- 12" Industrial half round light fixture 75 watt warm @ 7' AFF
 - 18" Industrial half round light fixture 100 watt warm @ 8'-6" AFF
 - LV FIXED PUCK COPPER DOWNLIGHTERS X6 - WARM COLOR RANGE, DIMMER
 - LV UPLIGHTERS - WARM COLOR RANGE, FIXED ON TOP OF BEAMS @ 11' AFF
 - 2x4 CEILING GRID LIGHTING
 - 2x4 CEILING GYPSUM ACOUSTICAL TILE
 - Size: 24 x 48 inches
 - Thickness: 1/2 inches
 - Surface Finish: Vinyl faced
 - Edge: Square
 - CAN CEILING LIGHT FIXTURE @ 8' AFF
 - EXIT LIGHT/EMERGENCY EXIT LIGHT
 - PAINTED GYP CEILING BOARD FIXED TO U/S OF JOISTS TO RRS
 - 10' BIG-ASS OVERHEAD FAN (WITH CENTER LIGHT)
 - ROPE LIGHT - WARM LUMENS TO TOP & BOTTOM OF KITCHEN SURROUND PONY WALL ENCLOSURE
 - WALL SCONCE LIGHT FIXTURE @ 7' AFF
 - 2.5-3" PENDENT LIGHT FIXTURE W DIMMER @ 7'-6"
 - EXTERIOR SIGNAGE
 - SUSPENDED TRACK LIGHTING @ 8'-0" AFF

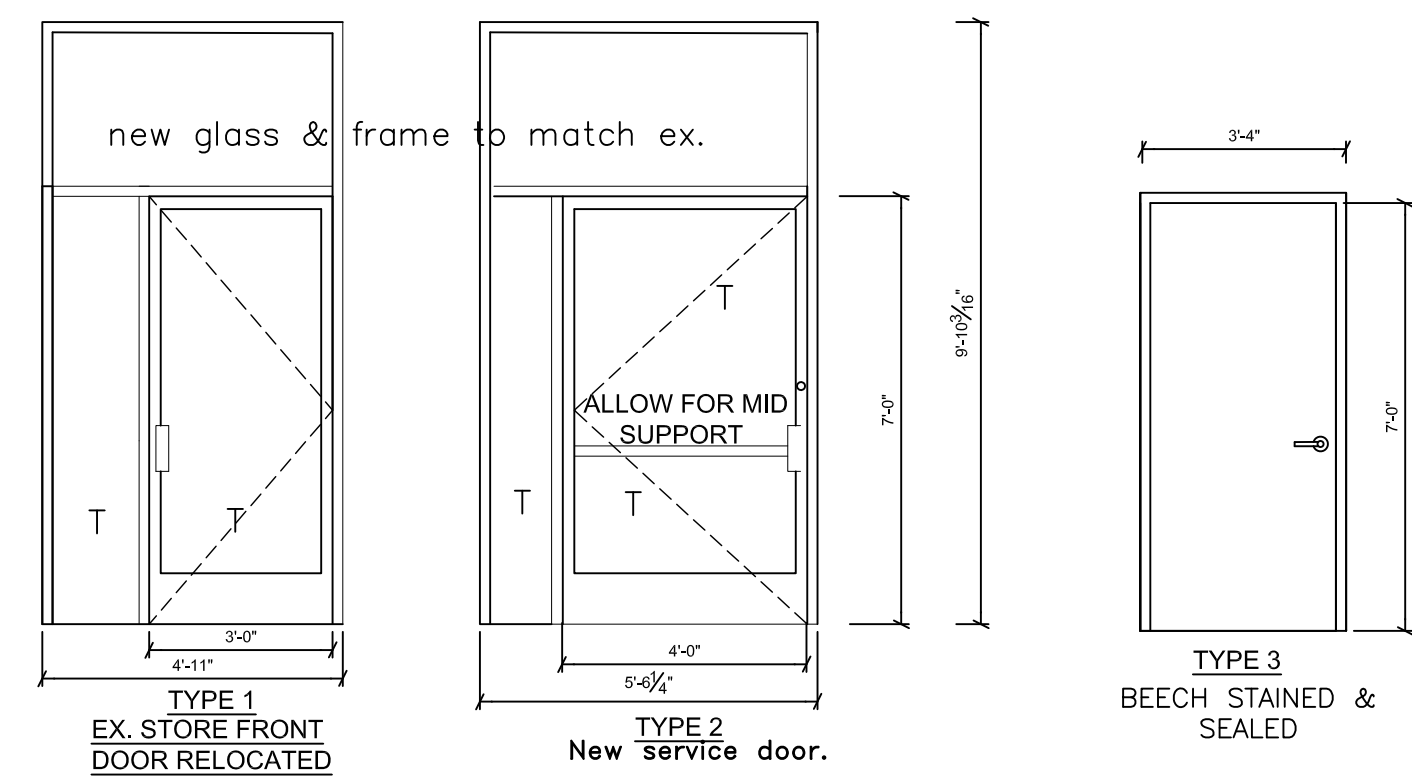
1 RCP PLAN
A2.1 SCALE: 1/4"=1'

2 RESPONSIBILITY MATRIX
A2.1 SCALE: 1/4"=1'

GENERAL NOTES

- ALL CONSTRUCTION IS TO CONFORM TO LOCAL AND STATE BUILDING CODES & ORDINANCES AND SHALL COMPLY WITH ANSI 117.1 & ADA ACCESSIBILITY GUIDELINES.
- ALL EXCLUSIONS AND CLARIFICATIONS SHOULD BE APPROVED IN WRITING SEVEN (7) WORKING DAYS PRIOR TO BID OR BID MAY BE DAYS PRIOR TO BID OR BID MAY BE DISQUALIFIED.
- G.C. TO PROVIDE & INSTALL THREE (3) FIRE EXTINGUISHERS AT LOCATIONS DIRECTED BY FIRE OFFICIAL.
- G.C. IS RESPONSIBLE FOR PROPER LOCATION OF ALL REQUIRED NONCOM WOOD & MISC. STEEL FRAMING AND ANY ADDITIONAL FRAMING AS REQUIRED.
- ALL CONSTRUCTION, INSTALLATION, ETC. SHALL BE PER INDUSTRY AND MANUFACTURER'S STANDARDS. G.C. TO PROVIDE TURNKEY PROJECT.

STOREFRONT & DOOR TYPES



RESTROOM/ACCESSORY SCHEDULE

MARK #	DESCRIPTION	MFR / MODEL	FURN. INST.	FINISH	REMARKS
R1	WATERPROOFED 3" FROSTED ALL 4 SIDES WITH FINGERPRINT PROOF PROTECTION		OWNER	FRAMED MIRROR	
R2	GRAB BARS	BOBRICK B-6206	CONTR	3/8" REAR / 4/2" SIDES X 1 1/2" DIA. BARS SHALL NOT ROTATE IN THEIR FITTINGS - STRENGTH SHALL COMPLY WITH SUB-SECTION 4.26.3 ADA-TAS	STAINLESS STEEL TEXTURE GRIP
R3	TISSUE DISPENSER CONTINUOUS FLOW		OWNER		ADA-TAS
R5	AUTOMATIC SOAP DISPENSER		OWNER		
R6	PAPER TOWEL DISPENSER		OWNER		ADA-TAS
R7	Koala Kare KB200-00 Horizontal Baby Changing Station / Table - Cream		CONTR		

DOOR HARDWARE

HARDWARE SET: H-1 TYPE 2
(SUR-LOCK OEA - 2000L PANIC BAR)
DOOR CLOSER - HEAVY DUTY ANSI GRADE "1"
4 HEAVY DUTY HINGES
Cylinder lock operable from outside

HARDWARE SET: H-2 TYPE 3 & 4
Single Door #03 Male
Each door 3'-0" x 7'-0" x 1 1/2" WD x MF - stain and seal beech color
2 ea. Schlage ANSI - D7393 F30 with lever handle, Combination room lock
• Locked or unlocked by key from outside • Push-button locking from inside.
• Turn inside knob or close door to release button- inside knob free for immediate egress.
6 ea. Hinges B88200-4 1 1/2" x 4 1/2" SSZ
2 ea. Closers RA 1481 x 1B x AL
2 ea. Kickplates 8" x 34" x US32D
2 ea. Wall Stops 406 x US32D
2 ea. Coat Hook 0714
1 ea. ADA RRR Sign 8" x 9" Men's
1 ea. ADA RRR Sign 8" x 9" Women's
6 ea. Silencers 0146

FIXTURE MOUNTING HEIGHT SCHEDULE

LAVATORIES (MEASURED FROM FLOOR TO RIM)
• ADULTS = 32" (29" MIN. KNEESPACE)
• HANDICAPPED = 34" MAX.

WATER CLOSETS (MEASURED FROM FLOOR TO TOP OF SEAT)
• ADULTS = 15"
• HANDICAPPED = 17" TO 19"

HANDICAPPED GRAB BARS (MEASURED FROM FLOOR TO CENTERLINE OF BAR)
• ADULTS = 34"

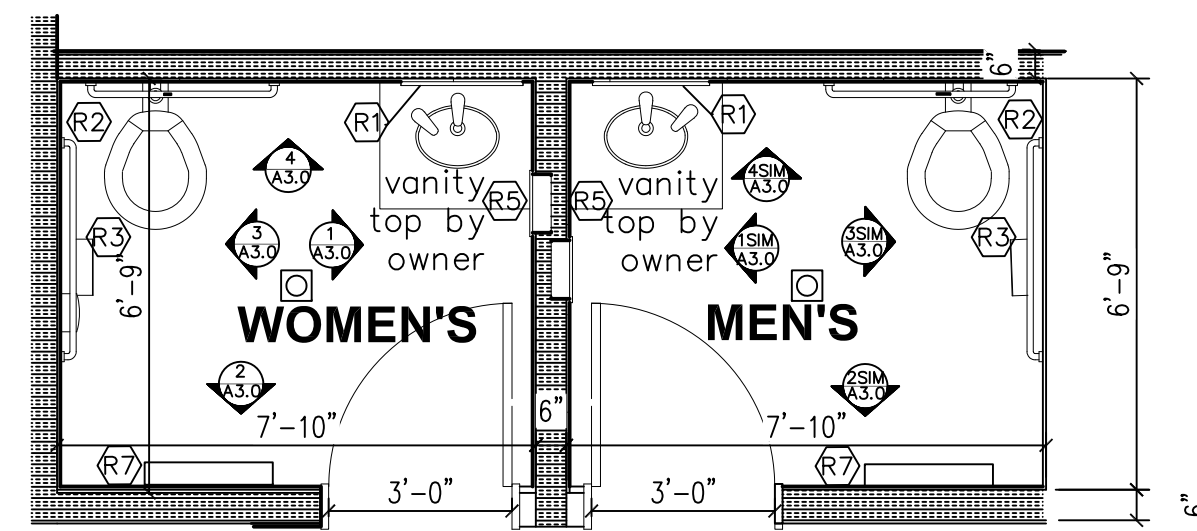
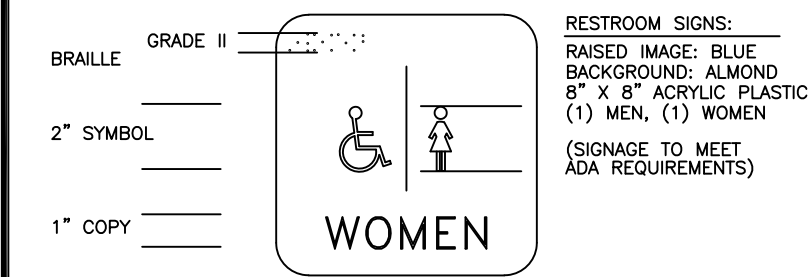
PAPER TOWEL DISPENSERS (MEASURED FROM FLOOR TO TOWEL SLOT)
• ADULTS = 40"

TOILET TISSUE DISPENSER (MEASURED FROM FLOOR TO CENTERLINE OF ROLL)
• ADULTS = 20"

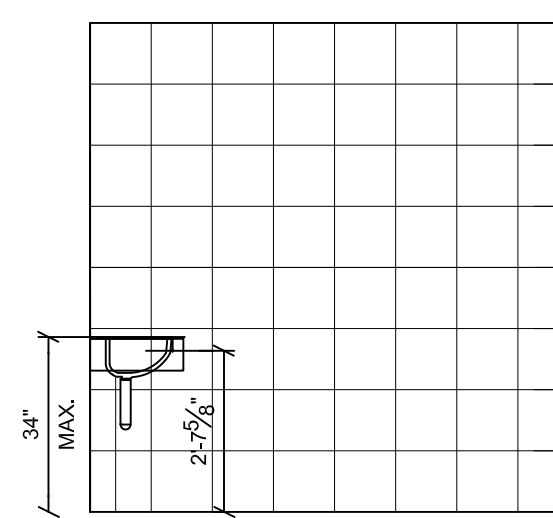
SOAP DISPENSER (MEASURED FROM FLOOR TO CENTERLINE OF PUSH BUTTON)
• ADULTS = 38"
• HANDICAPPED = 38"

MIRRORS (MEASURED FROM FLOOR TO BOTTOM OF MIRROR)
• ADULTS = 40"

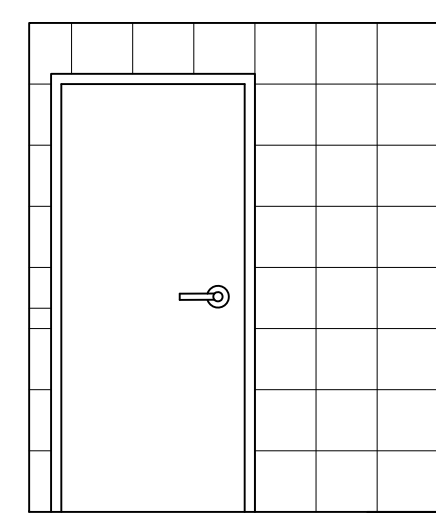
RESTROOM SIGNAGE



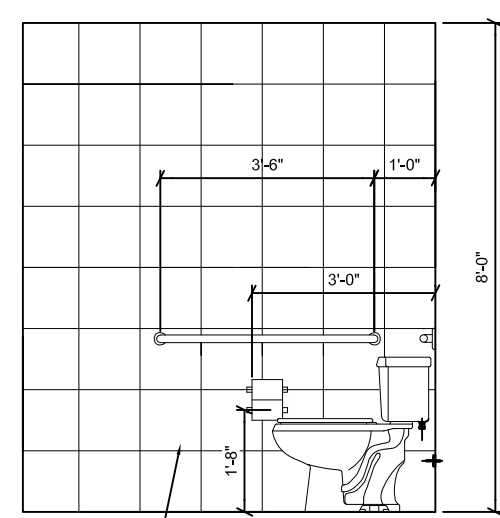
10 ENLARGED PLAN
A3.0 SCALE: 3/4" = 1'-0"



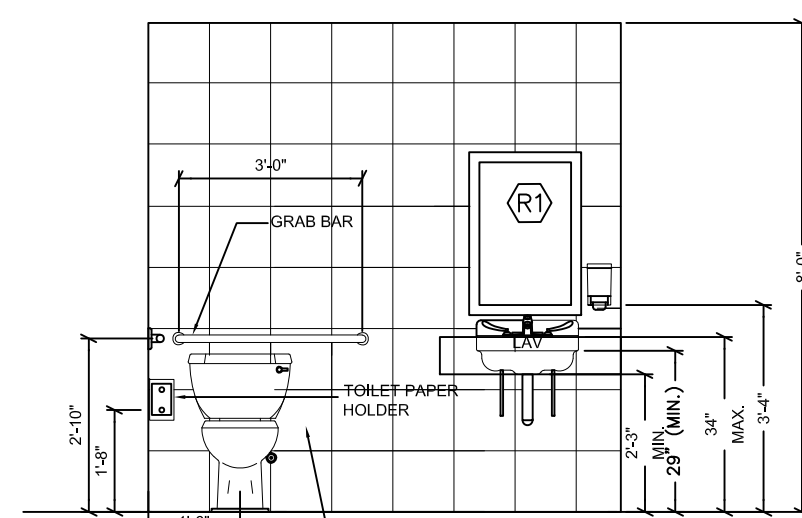
1 INTERIOR ELEVATION
A3.0 SCALE: 3/4" = 1'-0"



2 INTERIOR ELEVATION
A3.0 SCALE: 3/4" = 1'-0"



3 INTERIOR ELEVATION
A3.0 SCALE: 3/4" = 1'-0"



4 INTERIOR ELEVATION
A3.0 SCALE: 3/4" = 1'-0"

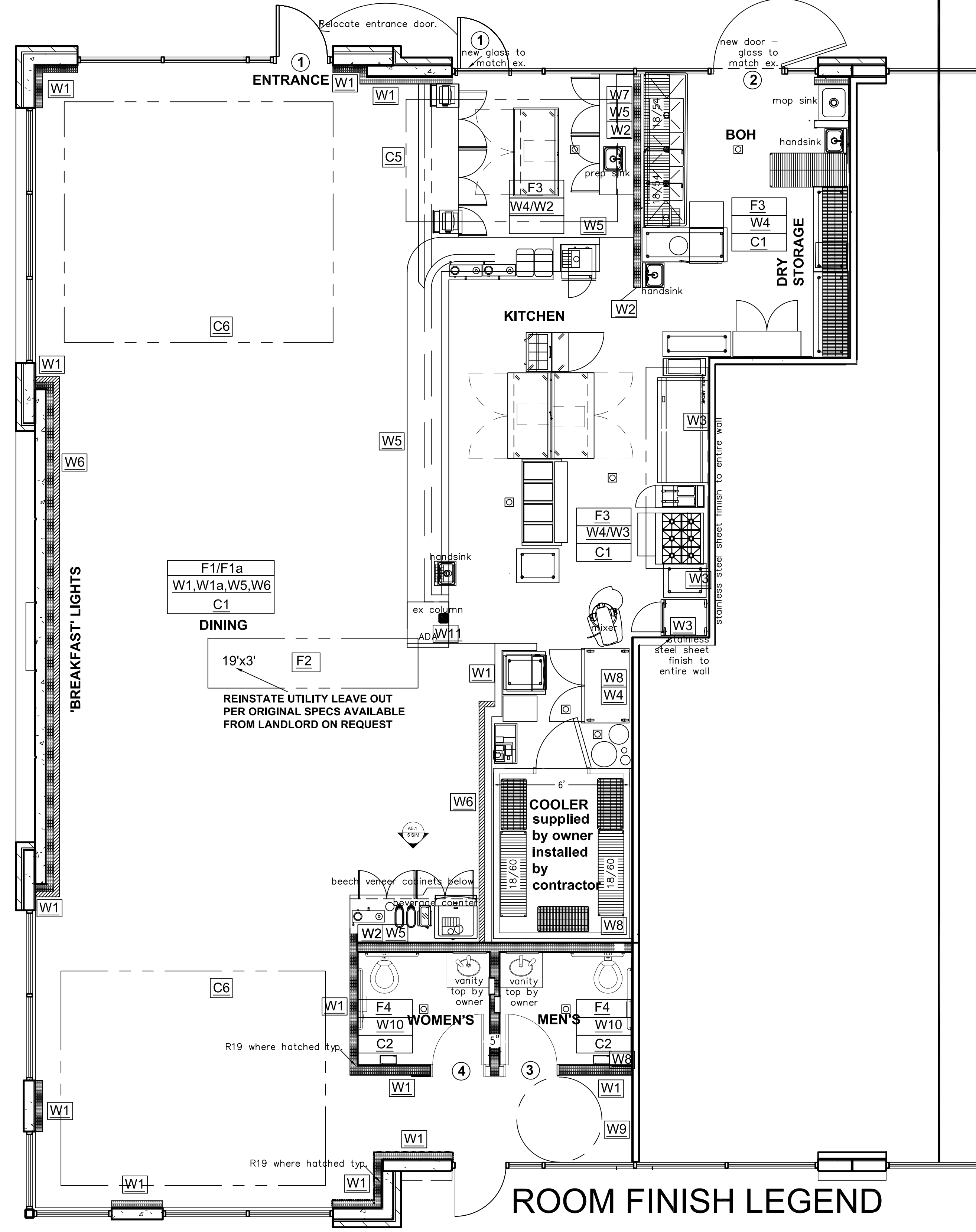
ROOM FINISH MATERIALS SCHEDULE

- FLOOR
- F1 Stained and sealed concrete - allow for 2 color stains. Allow for three 9"x9" color trials in kitchen area. Color option of gray or earthy terracotta color to be confirmed.
 - F1a **Cost alternate #1**
Existing concrete floor to be cleaned, small chipped areas to be chipped larger and filled with epoxy grout and smoothed level with floor. Concrete to be sealed - no stain.
 - F2 Existing open utility leave-outs at center of floor to be damp proofed and reinforced with metal bars per original spec drilled and epoxied to ex. slab and filled in smooth with concrete to surrounding floor. Allow for 1" brass bar insert rectangular surround as divider
 - F3 Terracotta 8"x8" quarry tiles & coved base from
 - F4 DAPHNE FOG RAVEN CERAMIC TILE LOWES 12" x 12" Black and White Checkered Porcelain Square Unglazed Matte Finish Mosaic Tile for Restroom Floors
SALES SUPPORT: 201-559-6200 CUSTOMER SERVICE: 732-630-7744

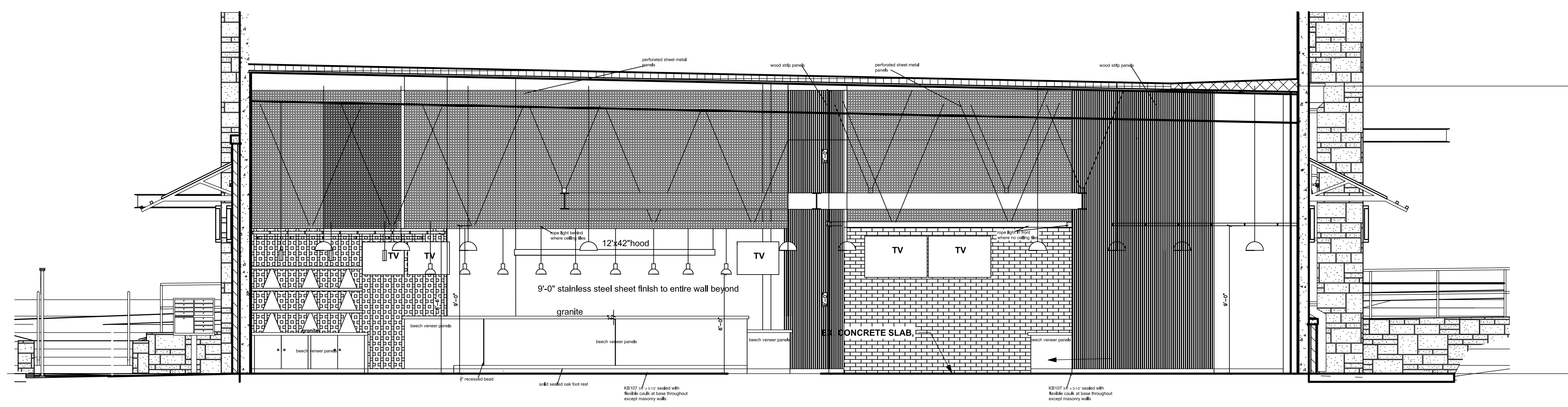
- BASE
- B1 Sealed KB107 3/4" x 3-1/2" and install flexible caulk at base throughout dining room and RR foyer except masonry walls
- WALLS
- W1 Luxury American Oak Acoustic Slot Wood Wall Panels with trim Original Slatpanel® by The Wood Veneer Hub fixed to plywood
 - W1a **Cost alternate #2**
1/2" gypboard. Paint - Sherwin Williams (provide 3 sample colors 4"x4") One coat primer and 2 coats latex eggshell paint - no plywood or wood panels

- WALLS continued
- W2 Moonbeam Porcelain Random Mosaic Wall Tile from Perigold. www.perigold.com
 - W3 Stainless steel sheet finish with trim to entire kitchen wall along hood side & corner return
 - W4 MARLITE - WHITE FRP WITH TRIM throughout kitchen & BOH
 - W5 PA04014 - 3"x8" Perforated Aluminum Sheet .040 (3/64) thick - 1/4 holes on 3/8 centers Perforated Aluminum Sheet - Round Holes with flat metal bar or wood furring fixed to metal studs. allow for a 1/2" flat trim section at junctions and corner trim MetalsDepot OEA - jason@metalsdepot.com 1-859-745-2650
 - W6 HAMPTON MILL King Size - Heritage Texture from Acme Tulsa Plant TUP052 - 542580 # 1004X Type III X Screw On Veneer Anchor by Wire-Bond
 - W7 6"-9"x12" X2" Black Wilson Art laminate shelves
 - W8 1/2" gypboard taped
 - W9 1/2" gypboard taped, floated & painted per #1a
 - W10 Adessi from FLOOR & DECOR DAPHNE FOG RAVEN CERAMIC
 - W11 Paint column black

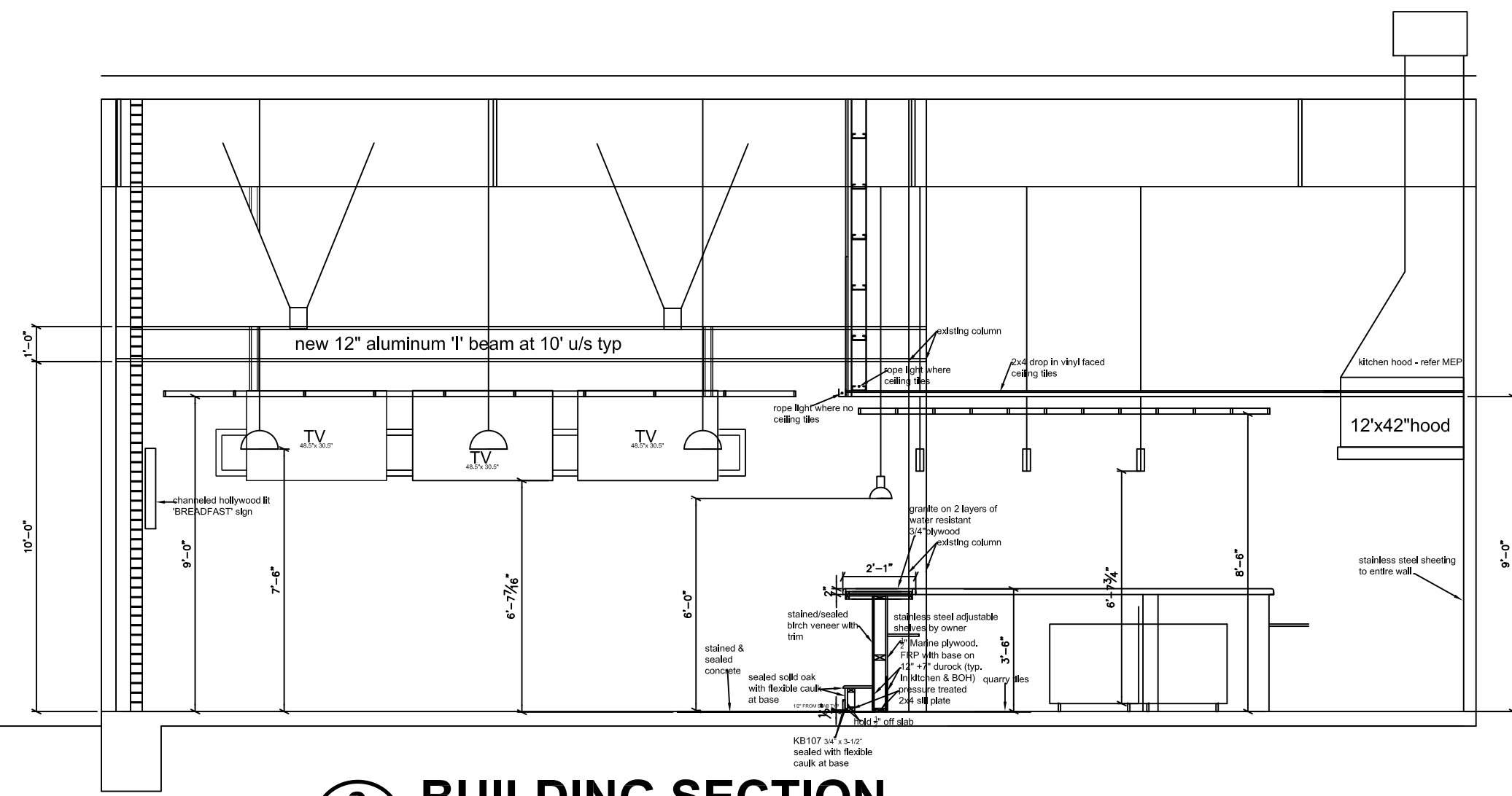
- CEILING All ceiling material to be class A
- C1 Kitchen - Armstrong OEA vinyl covered 2"x4" ceiling tile. White 9/16 metal grid to match
 - C2 Gypboard ceiling. Paint - Sherwin Williams (provide 3 sample colors 4"x4"). One coat primer and 2 coats latex eggshell paint
 - C3 Exposed area - No ceiling. Apply decorative black paint color and primer to u/s of deck and trusses as per manufacturers specification.
 - C4 Exposed HVAC Ducts and grilles. Duct layout as per MEP
 - C4a **Cost alternate #3**
Exposed HVAC Ducts and grilles - Kawneer Permaflour paint color black as per manufacturers specification. Duct layout as per MEP
 - C5 AMERICAN DECORATIVE CEILING Grid Open Cell 900 Lay In Cellular Ceiling System GC9120-4848-F47 - COLOR - Beech or Beige CELL SIZE 12"x12"
 - C6 AMERICAN DECORATIVE CEILING Grid Cell 900 Lay In Cellular Ceiling System OC2240-2424-F47- COLOR - Beech or Beige CELL SIZE 24"x24"



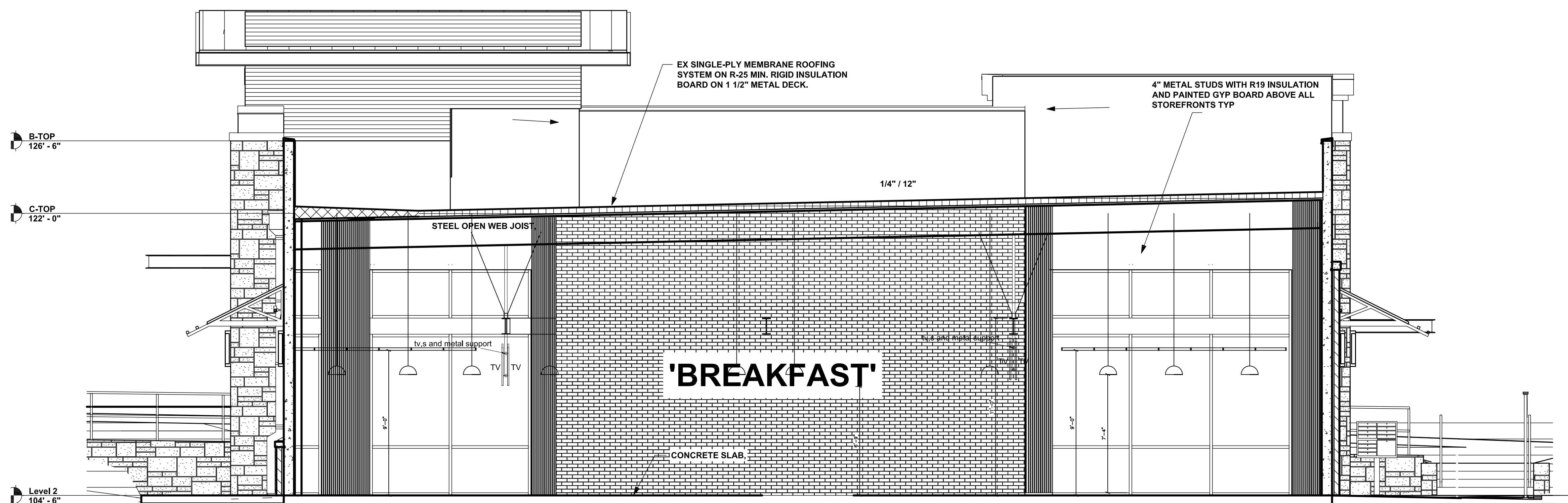
DATE	DESCRIPTION	BY



3 BUILDING SECTION
 A5.0 SCALE: 1/4" = 1'-0"

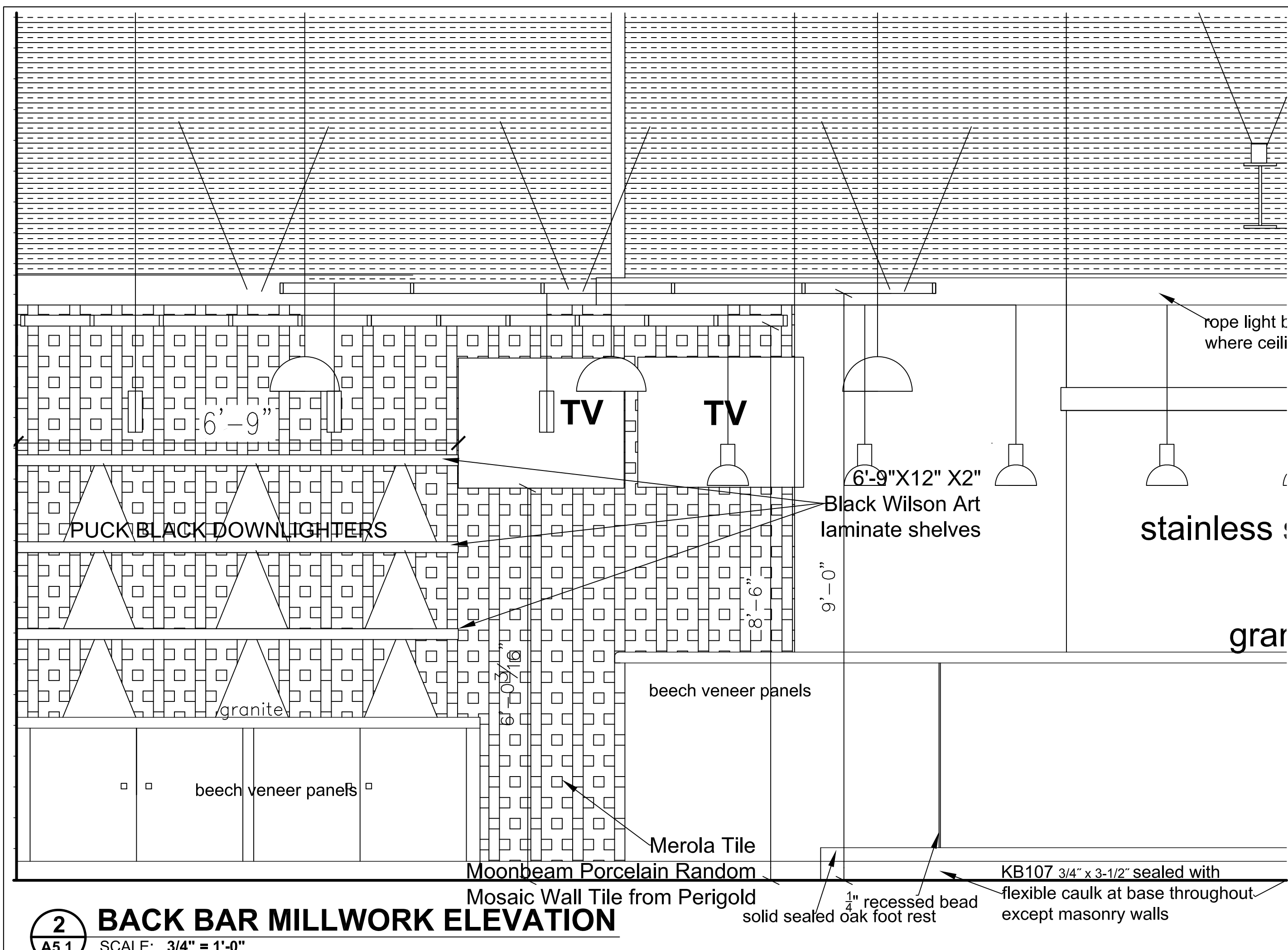


2 BUILDING SECTION
 A5.0 SCALE: 1/4" = 1'-0"

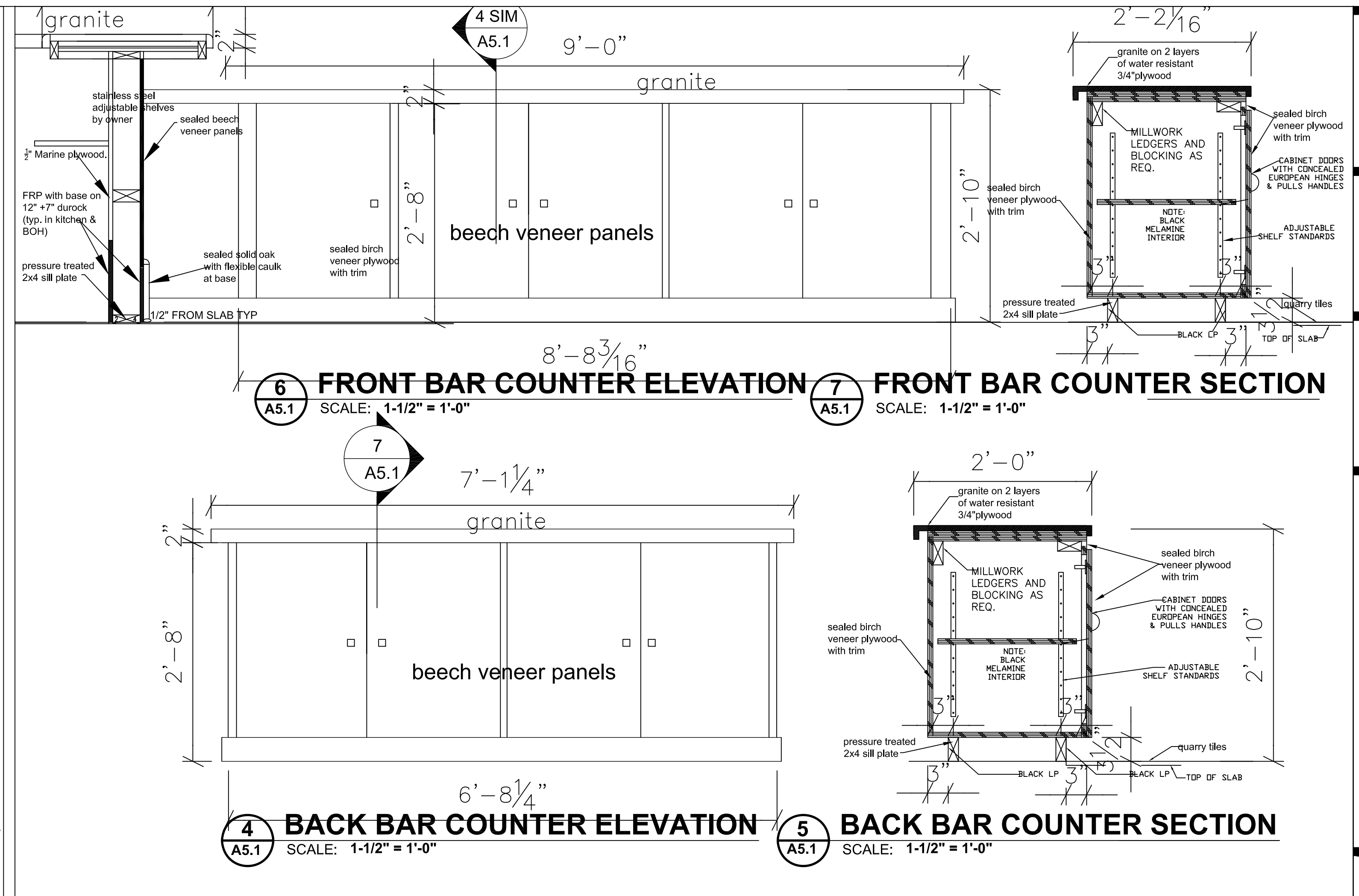


1 BUILDING SECTION
 A5.0 SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION	BY

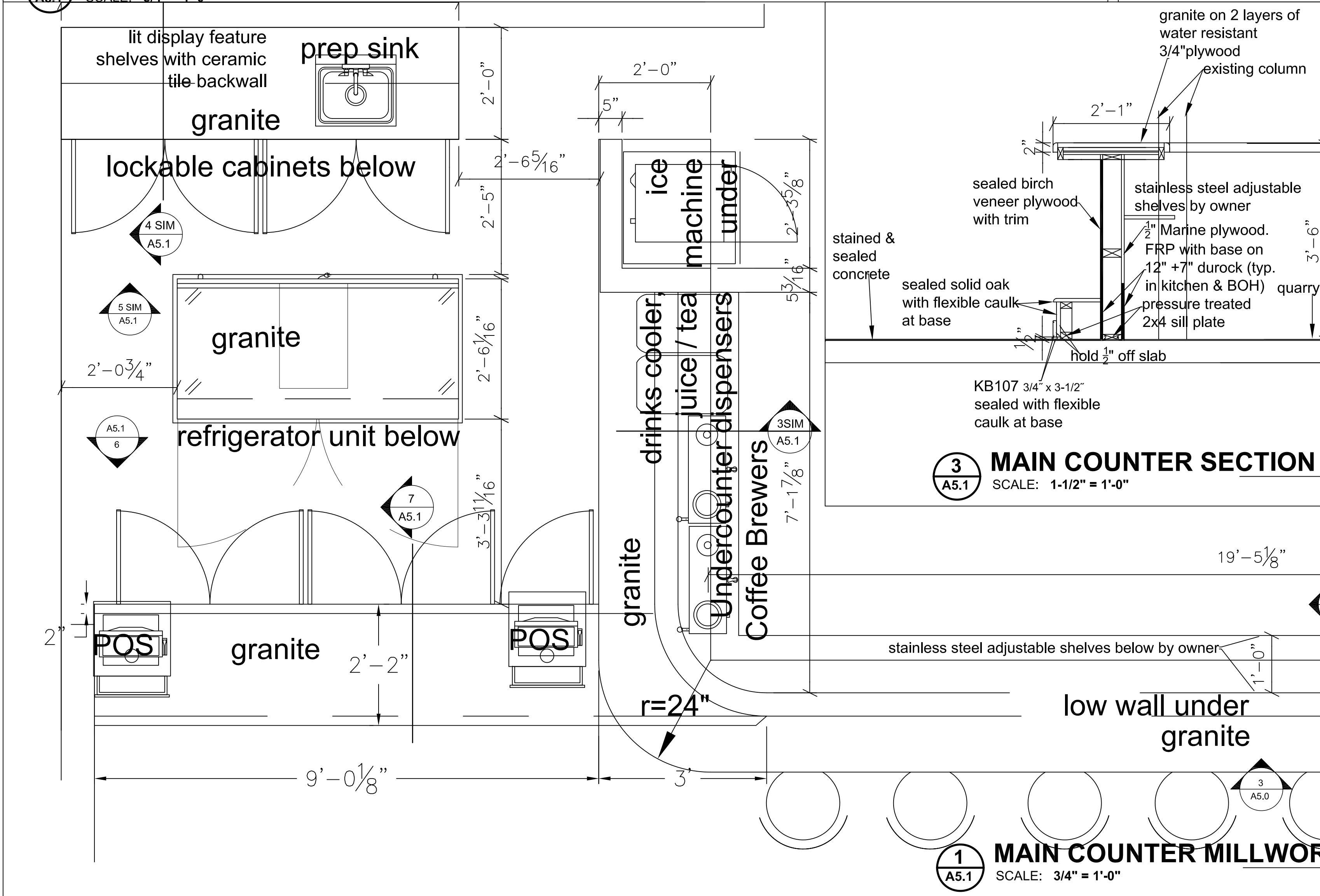


2 BACK BAR MILLWORK ELEVATION
 A5.1 SCALE: 3/4" = 1'-0"

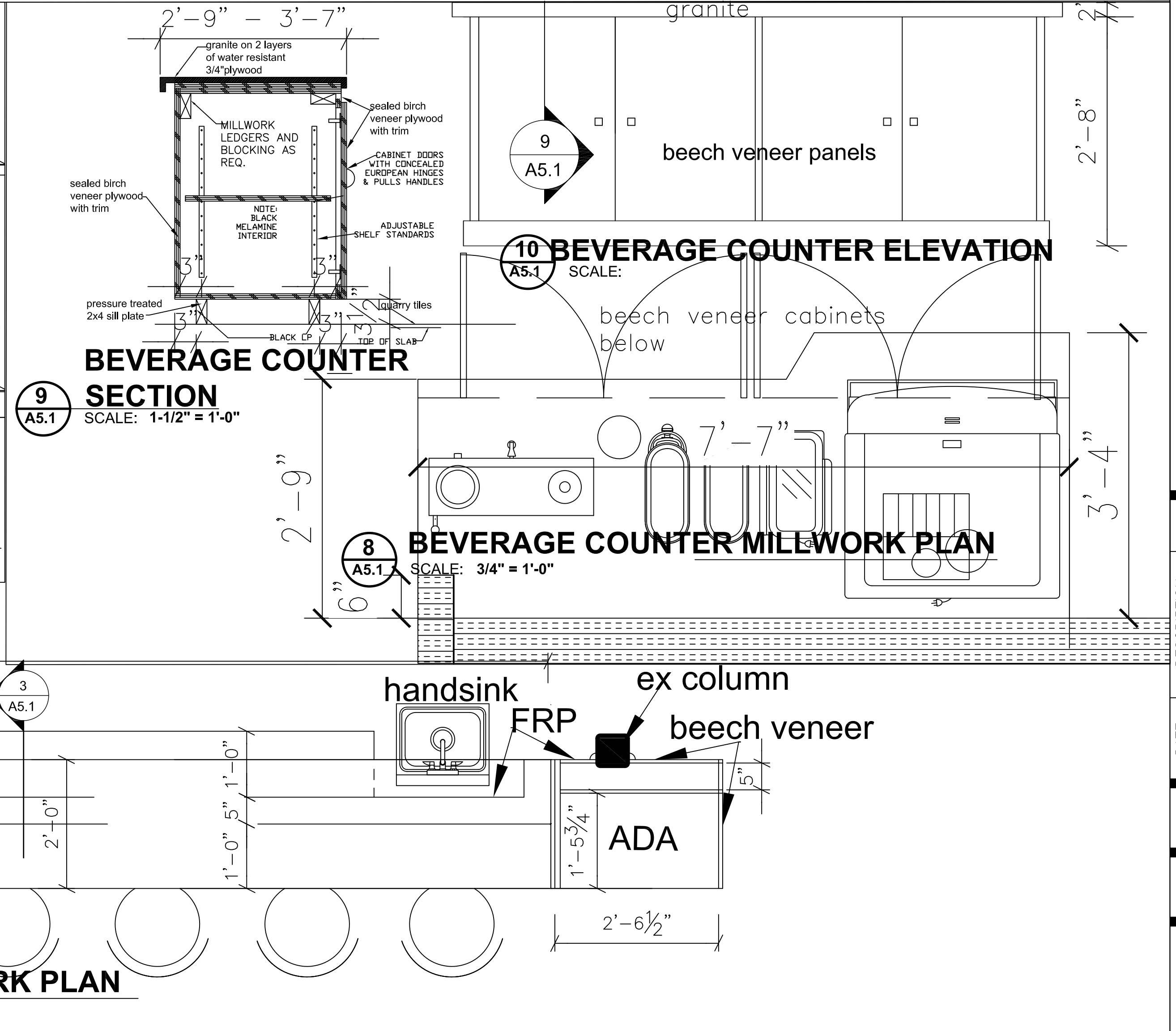


6 FRONT BAR COUNTER ELEVATION A5.1 SCALE: 1-1/2" = 1'-0"
7 FRONT BAR COUNTER SECTION A5.1 SCALE: 1-1/2" = 1'-0"

4 BACK BAR COUNTER ELEVATION A5.1 SCALE: 1-1/2" = 1'-0"
5 BACK BAR COUNTER SECTION A5.1 SCALE: 1-1/2" = 1'-0"



1 MAIN COUNTER MILLWORK PLAN
 A5.1 SCALE: 3/4" = 1'-0"



9 BEVERAGE COUNTER SECTION
 A5.1 SCALE: 1-1/2" = 1'-0"

8 BEVERAGE COUNTER MILLWORK PLAN
 A5.1 SCALE: 3/4" = 1'-0"

10 BEVERAGE COUNTER ELEVATION
 A5.1 SCALE:

MLA
 MICHAEL LEGER ARCHITECTURE
 Michael Leger, AIA, RIBA, SACAP
 25116 High Timber Pkwy St
 San Antonio, Texas 78260
 ph: 214.416.4015
 mla@mlaarchitects.com
 www.michaellegerarchitects.com

REGISTERED ARCHITECT
 STATE OF TEXAS
 09.21.2023

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

INTERIOR DETAILS
'BREAKFAST' Restaurant at
Veramendi
2168 Oak Park Drive
new Braunfels, Texas 78123

DATE	DESCRIPTION	BY

PROJECT NO.
05-05-22

SHEET NO.
A5.1



SECTION 096119
CONCRETE FLOOR STAINING

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes: Provide a complete stained concrete floor system that meet the requirements for specific use indicated in the contract documents.

1.02 RELATED SECTIONS

- A. Section 033000 - Cast-In-Place Concrete
B. Section 096723 - Concrete Sealers and Coatings
C. Section 030130 - Maintenance of Cast-In-Place Concrete
D. Section 099723 - Concrete Sealers

1.03 SUBMITTALS

- A. Submit under provisions of Section 013300.
B. Product Data: Submit manufacturer's product data sheets on each product and system to be used including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements.
3. Installation methods.
4. Maintenance requirements.
C. Selection Samples: For each system specified, provide two samples, representing manufacturer's full range of colors.

1.04 QUALITY ASSURANCE

- A. All materials used on the stained concrete floor system shall be manufactured and provided by a single manufacturer to ensure compatibility and proper bonding.
B. Use adequate numbers of skilled workers thoroughly trained and experienced in the necessary crafts and completely familiar with the specified requirements and methods needed for proper performance of the work of this section.
C. Contractor shall have a minimum of 3 years experience installing concrete floor coatings similar to that which is required for this project and who is acceptable to the manufacturer.
1. Applicator shall designate a single individual as project foreman who shall be on site at all times during installation.
2. Contractor must show and have QCA Qualified Contractor/Applicator paperwork from the manufacturer of the coating system.
D. Convene a pre-application meeting before the start of application of coating system. Require attendance of parties directly affecting work of this section, including: Architect, contractor, applicator, and authorized representative of the coating system manufacturer and interfacing trades. Review the following:
1. Drawings and specifications affecting work of this section.
2. Protection of adjacent surfaces.
3. Surface preparation and substrate conditions.
4. Application.
5. Field quality control.

096119 - 1 Concrete Floor Staining

- 6. Cleaning.
7. Protection of coating system.
8. Repair of coating system.
9. Coordination with other work.

1.05 DELIVERY, STORAGE & HANDLING

- A. Delivery: Materials shall be delivered to the job site in sealed, undamaged containers. Each container shall be clearly marked with manufacturer's label showing type of material, color, and lot number.
B. Storage: Store all materials in a clean, dry place with a temperature range in accordance with manufacturer's instructions.
C. Handling: Handle products carefully to avoid damage to the containers. Read all labels and Material Safety Data Sheets prior to use.

1.06 PROJECT SITE CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within the limits recommended by the manufacturer.
B. All concrete should be tested for moisture before applying a seamless coating. If moisture emissions exceed 5 lbs/1000 square feet (ASTM F1869) or if the relative humidity (RH) exceeds 75% (ASTM F2170), contact the manufacturer before application.
C. Concrete must be at least 2500 psi.
D. Concrete must be cured for a minimum of 28 days before coating is applied.
E. Schedule coating work to avoid excessive dust and airborne contaminants. Protect work areas from excessive dust and airborne contaminants during coating application.
F. Before any work is started, the applicator shall examine all surfaces for any deficiencies. Should any deficiencies exist, the architect, owner or general contractor shall be notified in writing and any corrections necessary shall be made.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable manufacturer: Westcoat Specialty Coatings; 4007 Lockridge Street, San Diego, CA 92102. Telephone 800-250-4519. Fax 619-255-7187. Website: www.westcoat.com.

2.02 MATERIALS

- A. As basis of design Westcoat Acid Stain Prep and Seal System (no substitutions will be accepted): A process of preparing exterior concrete and applying acid based stain and sealer.

2.03 COMPONENTS

- A. Acid Stain Prep and Seal System: Acid-based concrete stain and seal.
1. Stain: SC-30 Acid Stain 200 to 400 square feet per gallon.
2. Rinse: Once surface has reacted and dried, scrub, mop, and rinse with water to remove residue. Repeat rinse on stained surface 2-3 times until all residue is removed.
3. Topcoat: SC-70 Acrylic Laquer Sealer 200-300 square feet per gallon.

2.04 ACCESSORIES

- A. Supplemental Materials:
1. Concrete repairs can be made with TC-23 Mortar Mix as needed.
2. Optional aggregate shall be CA-30 Small Safe Grip, CA-31 Large Safe Grip or other sand designed to meet the owners skid resistance requirements.
Optional Topcoats:

096119 - 2 Concrete Floor Staining

- 3. SC-65G WB Gloss Polyurethane may be used IN LIEU of SC-70 when a low odor, solvent free, mar and chemical resistant gloss finish is required.
4. SC-65SG WB Semi-Gloss Polyurethane may be used IN LIEU of SC-70 when a low odor, solvent free, mar and chemical resistant semi-gloss finish is required.
5. SC-65F WB Flat Polyurethane may be used OVER the SC-65G Gloss or SC-65SG Semi-Gloss, when low odor, solvent free, mar and chemical resistant flat finish is required.
6. EC-95 Polyurethane Topcoat may be used IN LIEU of SC-70 when a solvent-based polyurethane is required.
7. EC-96 Satin Polyurethane Topcoat may be used OVER EC-95 when a low gloss, solvent-based polyurethane topcoat is required.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions.
1. Inspect all surfaces to receive stained concrete flooring. Concrete must be clean, dry and free of grasse, paint, oil, dust, curing agents, laitance or any foreign material that will prevent proper adhesion.
2. Before starting work, report in writing to the authority having jurisdiction any unsatisfactory conditions.

3.02 SURFACE PREPARATION

- A. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
B. Power wash and power scrub the concrete to obtain a clean uniform surface with a surface profile equal to a CSP of 2-3 as specified by ICRI.
C. Clean surface as needed with TSP and/or degreaser then rinse completely and scrub several times with clean water.
D. Rout and clean moving cracks and joints; patch with manufacturer's recommended concrete patch material.
E. Repair any non-moving surface deviations with manufacturer's recommended patching material.
3.03 INSTALLATION
A. Install coatings in accordance with manufacturer's instructions.
B. Mix multi-component materials in accordance with manufacturer's instructions.
C. Use application equipment, tools, and techniques in accordance with manufacturer's instructions.
D. Uniformly apply coatings at spread rates and in number of coats to achieve specified coverage rates recommended by the manufacturer.
E. Broadcast aggregates in accordance with the specified system and manufacturer's instructions.
F. Adhere to all limitations, instructions, and cautions for stained concrete floor coating as stated in the manufacturer's published literature.

3.04 FIELD QUALITY CONTROL

- A. Verify coatings and other materials are as specified.
B. Verify coverages of the system as work progresses. Areas found not to meet the required coverage rates shall receive additional material until specified coverage is attained.
C. Manufacturer's representative shall provide technical assistance and guidance for surface preparation and application of coating systems.

3.05 PROTECTION AND CLEAN-UP

096119 - 3 Concrete Floor Staining

- A. Allow 12-24 hours at 70 degrees between coats and 24 hours before light foot traffic. Normal foot traffic may be permitted after 24-48 hours. For vehicular traffic, allow a minimum of 72 hours.
B. Protect finished surfaces of coating system from damage during construction.
C. Touch-up, repair or replace damaged flooring system after substantial completion.
D. Clean area and remove all debris upon completion of work. Dispose of empty containers properly according to current Local, State and Federal regulations.

3.06 MAINTENANCE

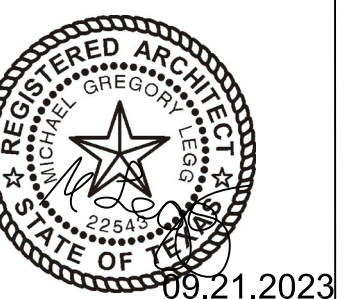
- A. Contractor shall provide to owner, maintenance and cleaning instructions for the floor system upon completion of work. Owner is required to clean and maintain the surfaces to maintain manufacturer's warranty.

END OF SECTION

This guide specification has been prepared by Westcoat Specialty Coating Systems to assist design professionals in developing a project specific specification. This guide is a template that must be reviewed and adapted by specifiers to comply with project requirements. This guide specification is not to be copied directly into a project specification manual without review.



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www.michaelleggarchitecture.com



DRAWING COORDINATION

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



SECTION 09 97 23
CONCRETE AND MASONRY COATINGS

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes: Provide a complete a concrete floor system that meet the requirements for specific use indicated in the contract documents. Include all applicable substrate testing, surface preparation, and detail work.

1.02 RELATED SECTIONS

- A. Section 033000 - Cast-In-Place Concrete
B. Section 030130 - Maintenance of Cast-In-Place Concrete
C. Section 099656 - Epoxy Coatings

1.03 SUBMITTALS

- A. Submit under provisions of Section 013300.
B. Product Data: Submit manufacturer's product data sheets on each product and system to be used including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements.
3. Installation methods.
4. Maintenance requirements.
C. Selection Samples: For each system specified, provide two samples, representing manufacturer's full range of colors.

1.04 QUALITY ASSURANCE

- A. All materials used on the stained concrete floor system shall be manufactured and provided by a single manufacturer to ensure compatibility and proper bonding.
B. Use adequate numbers of skilled workman thoroughly trained and experienced in the necessary crafts and completely familiar with the specified requirements and methods needed for proper performance of the work of this section.
C. Contractor shall have a minimum of 3 years experience installing concrete floor coatings similar to that which is required for this project and who is acceptable to the manufacturer.
1. Applicator shall designate a single individual as project foreman who shall be on site at all times during installation.
2. Contractor must show and have QCA Qualified Contractor/Applicator paperwork from the manufacturer of the coating system.
D. Convene a pre-application meeting before the start of application of coating system. Require attendance of parties directly affecting work of this section, including: Architect, contractor, applicator, and authorized representative of the coating system manufacturer and interfacing trades. Review the following:
1. Drawings and specifications affecting work of this section.
2. Protection of adjacent surfaces.
3. Surface preparation and substrate conditions.
4. Application.
5. Field quality control.
6. Cleaning.
7. Protection of coating system.

099723 - 1 Concrete and Masonry Coatings

- 8. Repair of coating system.
9. Coordination with other work.

1.05 DELIVERY, STORAGE & HANDLING

- A. Delivery: Materials shall be delivered to the job site in sealed, undamaged containers. Each container shall be clearly marked with manufacturer's label showing type of material, color, and lot number.
B. Storage: Store all materials in a clean, dry place with a temperature range in accordance with manufacturer's instructions.
C. Handling: Handle products carefully to avoid damage to the containers. Read all labels and Material Safety Data Sheets prior to use.

1.06 PROJECT SITE CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within the limits recommended by the manufacturer.
B. All concrete should be tested for moisture before applying a seamless coating. If moisture emissions exceed 5 lbs/1000 square feet (ASTM F1869) or if the relative humidity (RH) exceeds 75% (ASTM F2170), see EC-15 Moisture Vapor Barrier product specification.
C. Concrete must be at least 2500 psi.
D. Concrete must be cured for a minimum of 28 days before coating is applied.
E. Schedule coating work to avoid excessive dust and airborne contaminants. Protect work areas from excessive dust and airborne contaminants during coating application.
F. Before any work is started, the applicator shall examine all surfaces for any deficiencies. Should any deficiencies exist, the architect, owner or general contractor shall be notified in writing and any corrections necessary shall be made.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable manufacturer: Westcoat Specialty Coatings; 4007 Lockridge Street, San Diego, CA 92102. Telephone 800-250-4519. Fax 619-255-7187. Website: www.westcoat.com.

2.02 MATERIALS

- A. As basis of design Westcoat 11-10 System (no substitutions will be accepted): A process of preparing exterior concrete and applying nano, water-based stain and sealer.

2.03 COMPONENTS

- A. 11-10 System: Acrylic concrete color and seal.
1. Primer: EC-11 Water Based Epoxy 500 to 800 square feet per gallon.
2. Topcoat: SC-10 Acrylic 200-400 square feet per gallon.
3. WB Stain: SC-35 Water Based Stain 400-600 square feet per gallon.
4. WB Polyurethane Sealer: SC-65SG Semi-Gloss Water Based Polyurethane 400-650 square feet per gallon.

2.04 ACCESSORIES

- A. Supplemental Materials:
1. Patching materials shall be TC-29 Concrete Patch
2. Concrete repairs can be made with TC-23 Mortar Mix as needed.
3. Optional aggregate shall be CA-29 Mini Safe Grip, CA-30 Small Safe Grip, CA-31 Large Safe Grip, or other sand designed to meet the owners skid resistance requirements.
Optional Topcoats:
4. SC-65G WB Gloss Polyurethane may be used IN LIEU of SC-65SG Semi-Gloss when a low odor, solvent free, mar and chemical resistant gloss finish is required.

099723 - 2 Concrete and Masonry Coatings

- 5. SC-65F WB Flat Polyurethane may be used OVER the SC-65G Gloss or SC-65SG Semi-Gloss when low odor, solvent free, mar and chemical resistant flat finish is required.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions.
1. Inspect all surfaces to receive stained concrete flooring. Concrete must be clean, dry and free of grasse, paint, oil, dust, curing agents, laitance or any foreign material that will prevent proper adhesion.
2. Before starting work, report in writing to the authority having jurisdiction any unsatisfactory conditions.

3.02 SURFACE PREPARATION

- A. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
B. Power wash and power scrub the concrete to obtain a clean uniform surface with a surface profile equal to a CSP of 3 as specified by ICRI.
C. Clean surface as needed with TSP and/or degreaser then rinse completely and scrub several times with clean water.
D. Rout and clean moving cracks and joints; patch with manufacturer's recommended concrete patch material.
E. Repair any non-moving surface deviations with manufacturer's recommended patching material.
3.03 INSTALLATION
A. Install stain & topcoat in accordance with manufacturer's instructions.
B. Mix multi-component materials in accordance with manufacturer's instructions.
C. Use application equipment, tools, and techniques in accordance with manufacturer's instructions.
D. Uniformly apply coatings at spread rates and in number of coats to achieve specified coverage rates recommended by the manufacturer.
E. Broadcast aggregates in accordance with the specified system and manufacturer's instructions.
F. Adhere to all limitations, instructions, and cautions for stained concrete floor coating as stated in the manufacturer's published literature.

3.04 FIELD QUALITY CONTROL

- A. Verify coatings and other materials are as specified.
B. Verify coverages of the system as work progresses. Areas found not to meet the required coverage rates shall receive additional material until specified coverage is attained.
C. Manufacturer's representative shall provide technical assistance and guidance for surface preparation and application of coating systems.

3.05 PROTECTION AND CLEAN-UP

- A. Installation areas must be kept free from traffic and other trades during the application procedure and cure time.
B. Protect finished surfaces of coating system from damage during construction.
C. Touch-up, repair or replace damaged flooring system after substantial completion.
D. Clean area and remove all debris upon completion of work. Dispose of empty containers properly according to current Local, State and Federal regulations.

3.06 MAINTENANCE

- A. Contractor shall provide to owner, maintenance and cleaning instructions for the floor system upon completion of work. Owner is required to clean and maintain the surfaces to maintain manufacturer's warranty.

099723 - 3 Concrete and Masonry Coatings

END OF SECTION

This guide specification has been prepared by Westcoat Specialty Coating Systems to assist design professionals in developing a project specific specification. This guide is a template that must be reviewed and adapted by specifiers to comply with project requirements. This guide specification is not to be copied directly into a project specification manual without review.

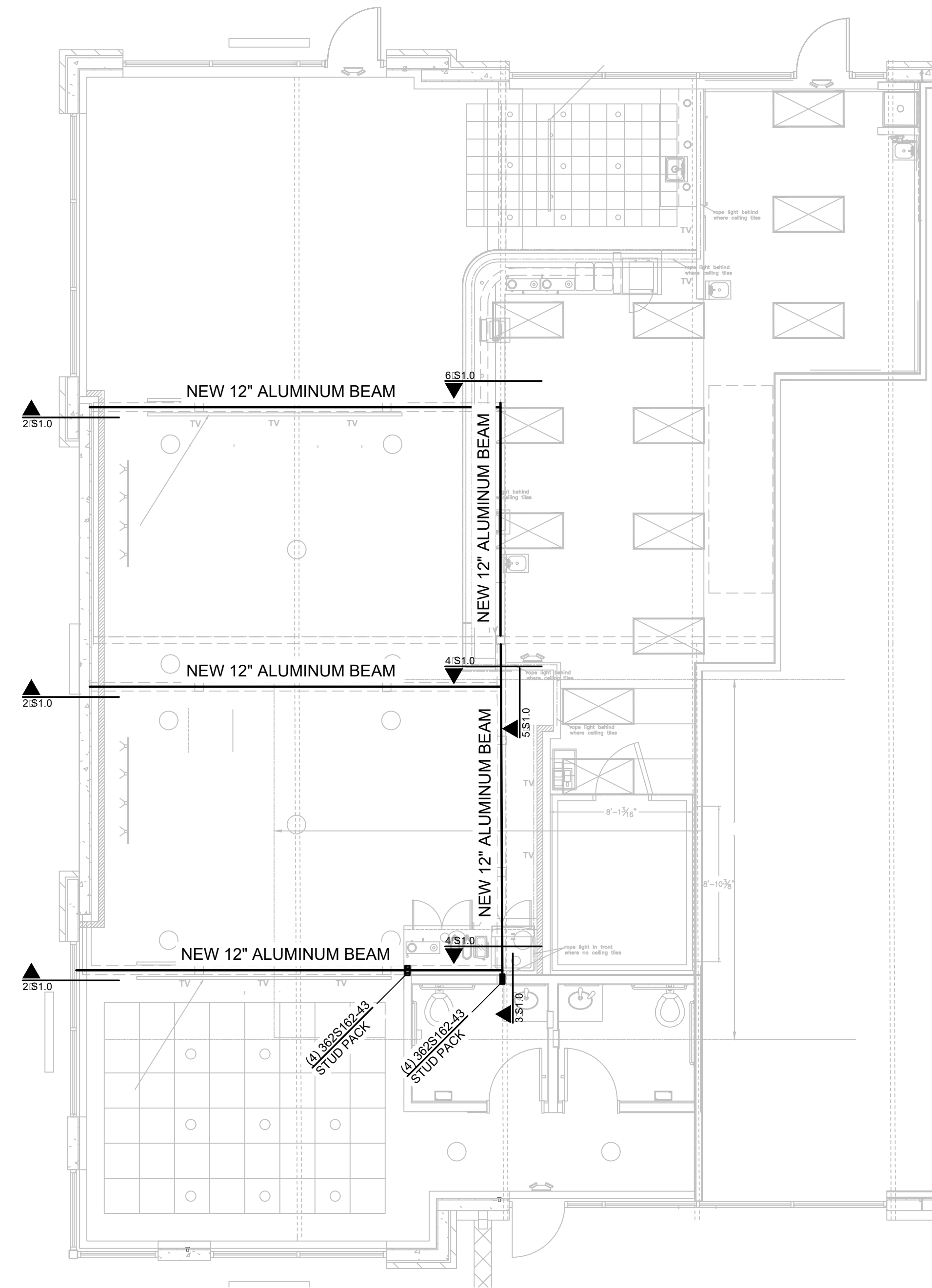
STAINED CONCRETE SPECS
'BREAKFAST' Restaurant at
Veramendi
2164 Oak Park Drive
new Braunfels, Texas

Table with 5 columns: DATE, DESCRIPTION, BY, and empty cells for data entry.

PROJECT NO.
05-05-22

SHEET NO.

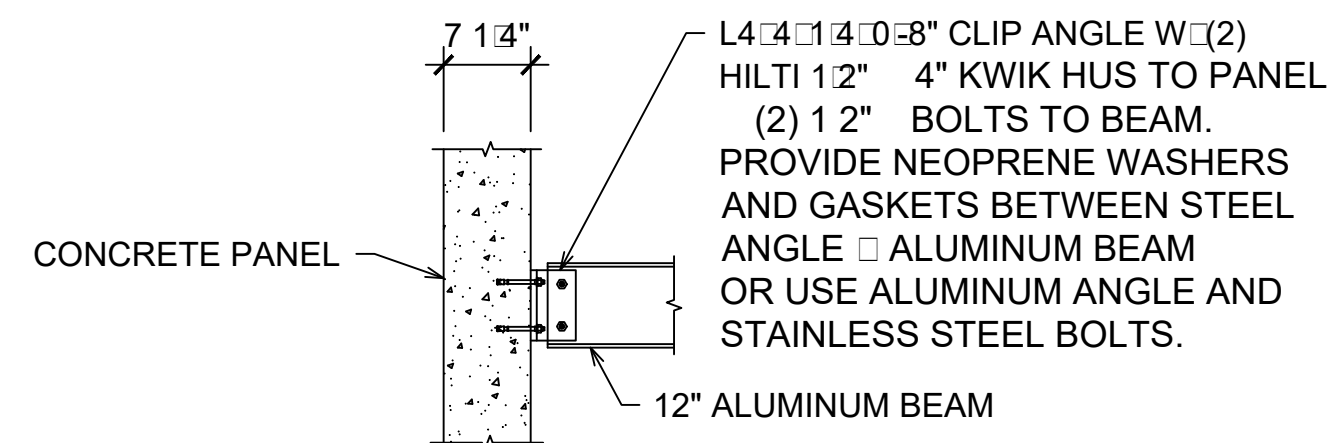
SP.4A



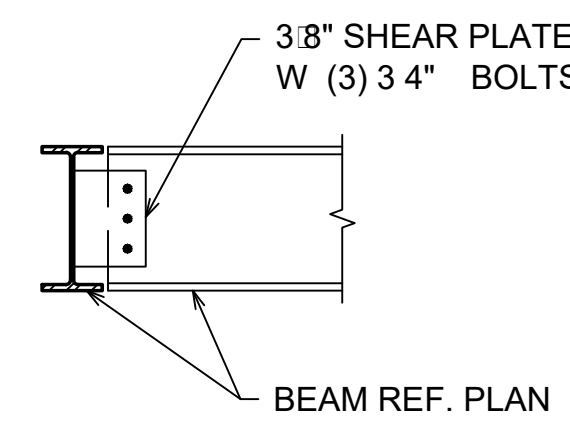
1 HIGH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

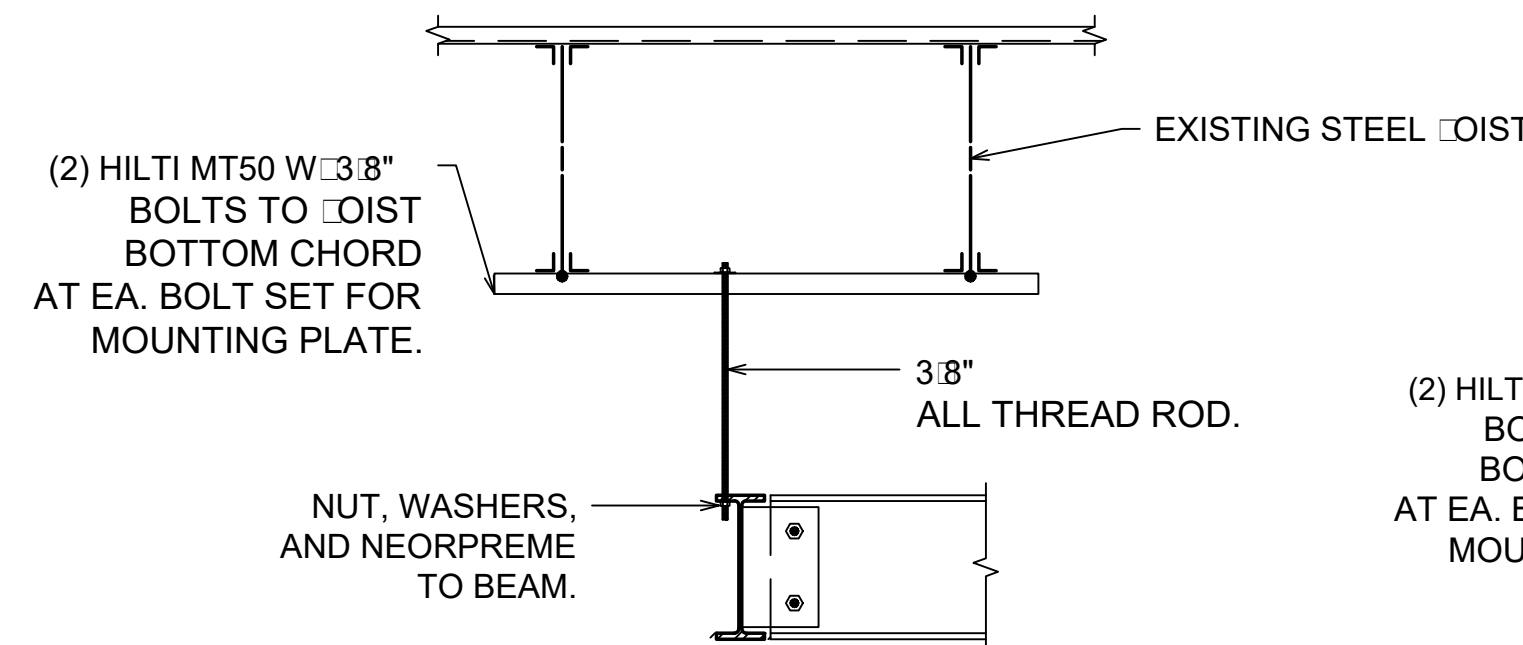
1. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCHITECTURAL SHEETS.
2. REFER TO SHEET S1.0 FOR GENERAL NOTES.



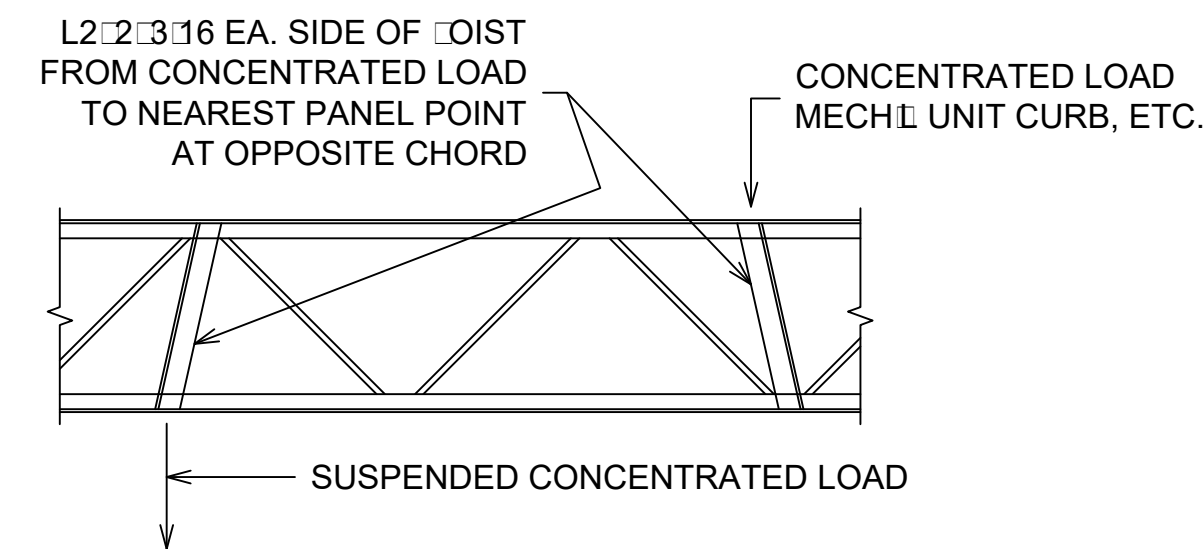
2 BEAM TO PANEL CONNECTION
SCALE: 3/4" = 1'-0"



4 BEAM TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"

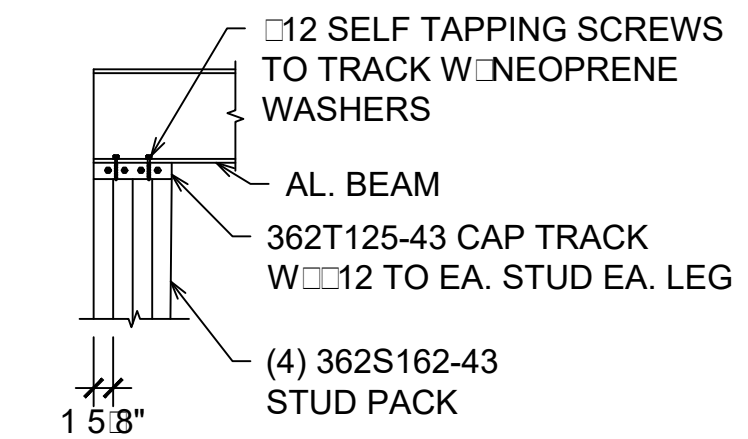


6 BEAM TO BEAM AT CORNER
SCALE: 3/4" = 1'-0"

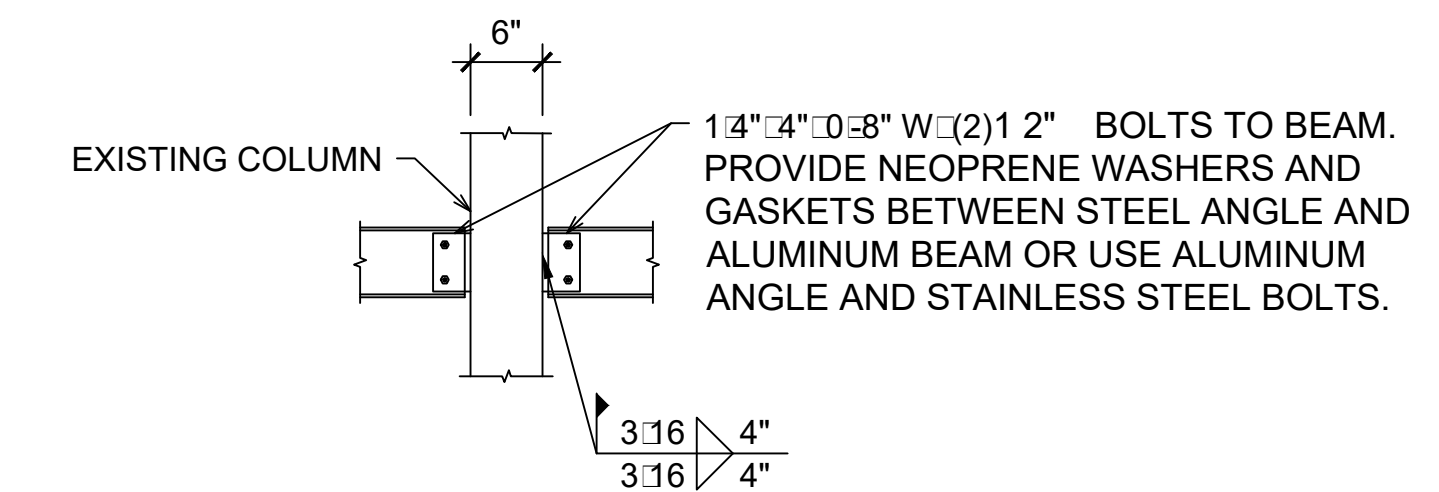


NOTE: THIS DETAIL APPLIES TO ALL CONCENTRATED LOADS WHICH EXCEED 50 LBS AND ARE LOCATED MORE THAN 3" OFF PANEL POINT.

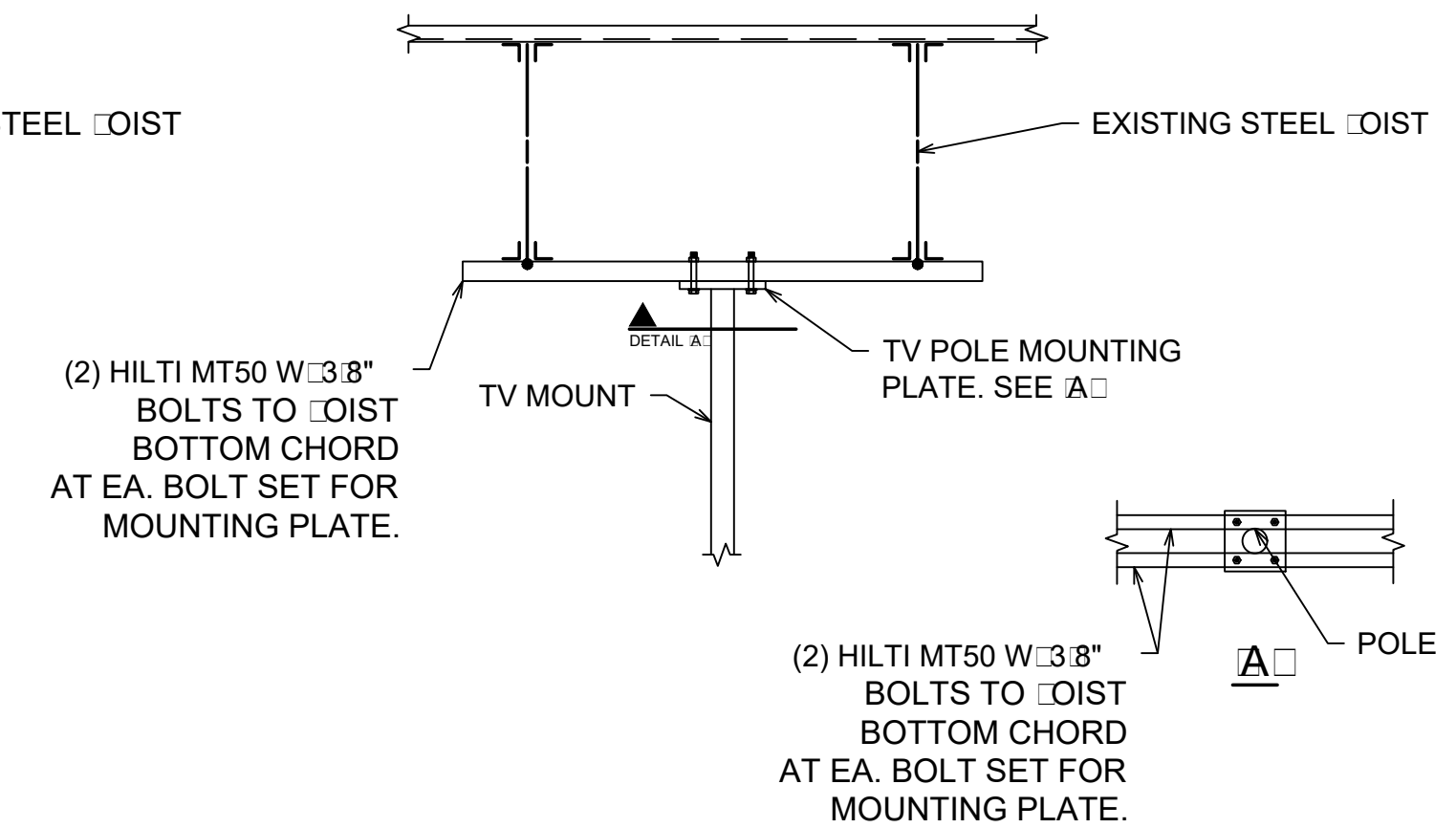
8 BRACING AT CONCENTRATED LOADS
SCALE: 3/4" = 1'-0"



3 BEAM TO STUD CONNECTION
SCALE: 3/4" = 1'-0"



5 BEAM TO COLUMN CONNECTION
SCALE: 3/4" = 1'-0"



7 TV MOUNT DETAIL
SCALE: 3/4" = 1'-0"

DATE	DESCRIPTION	BY

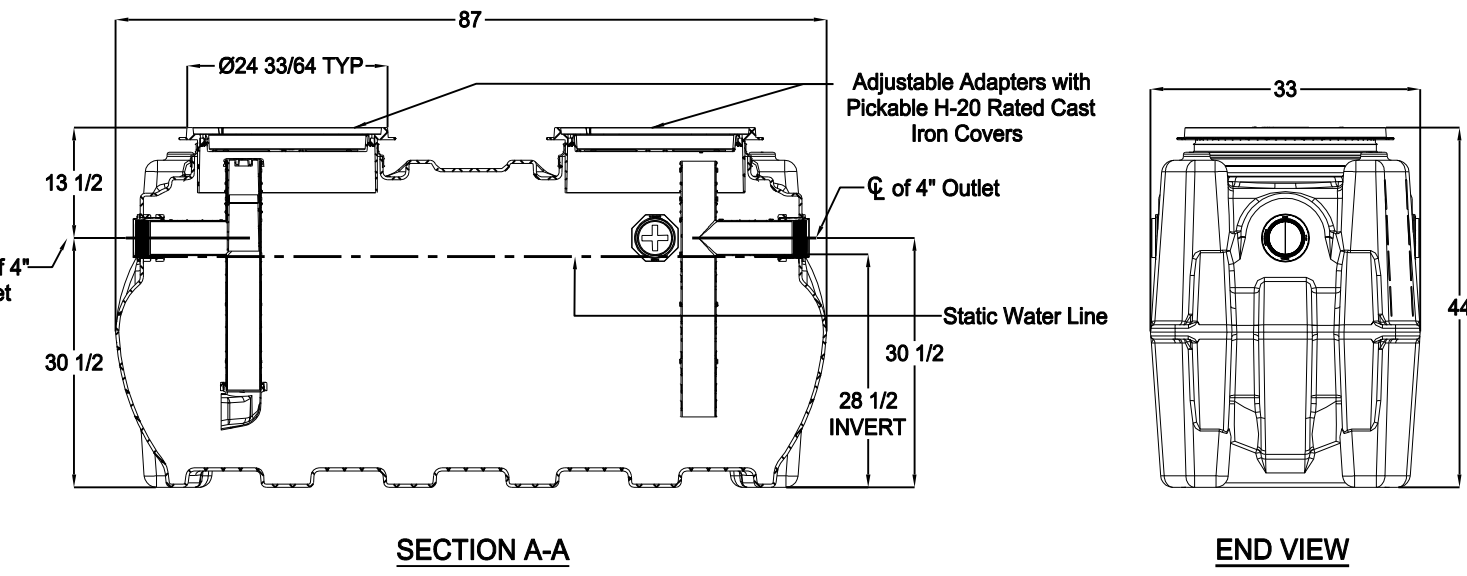
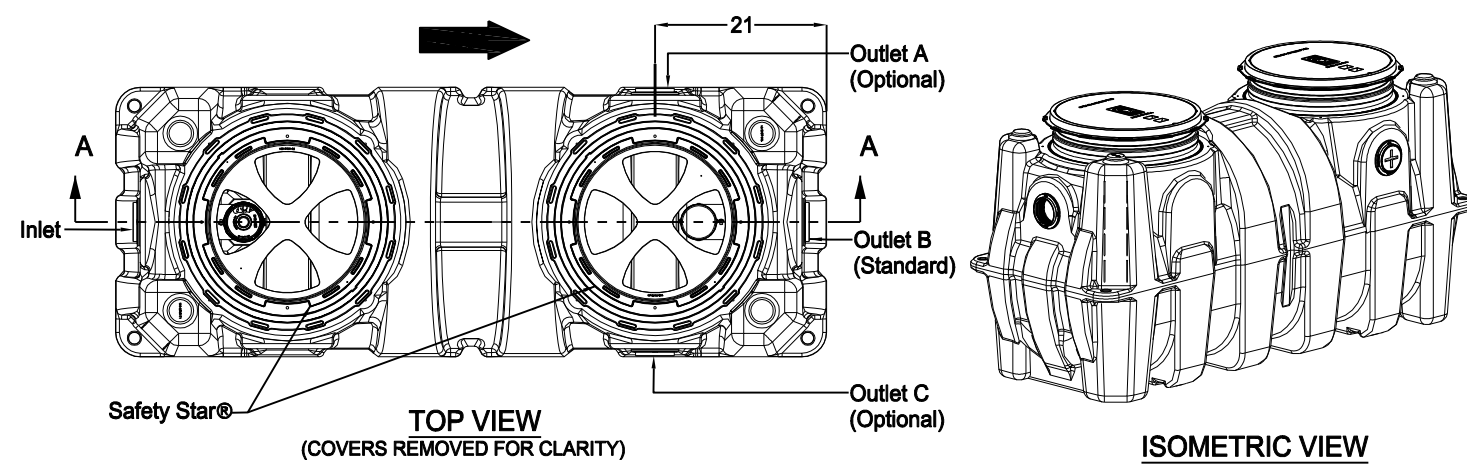
EQUIPMENT PLAN & DETAILS

PROJECT NO.
05-05-22

SHEET NO.

S1.0

- SPECIFICATIONS**
- Notes:
- 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
 - Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
 - Maximum operating temperature: 150° F continuous
 - Capacities - Liquid: 277 gal.;
Grease: 1,895 lbs. (260 gal.) @ 100GPM
Grease: 1,196 lbs. (164 gal.) @ 200GPM
Solids: 69 gal.
 - This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
 - For gravity drainage applications only.
 - Do not use for pressure applications.
 - Cover placement allows full access to tank for proper maintenance.
 - Vent not required unless per local code.
 - Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
 - Integral air relief / Anti-siphon / Sampling access.
 - Adjustable cover adapters provide up to 4" of additional height.
 - Designed for below-grade, above-grade, indoor or outdoor installations.
 - Safety Star® access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).



ENGINEER SPECIFICATION GUIDE

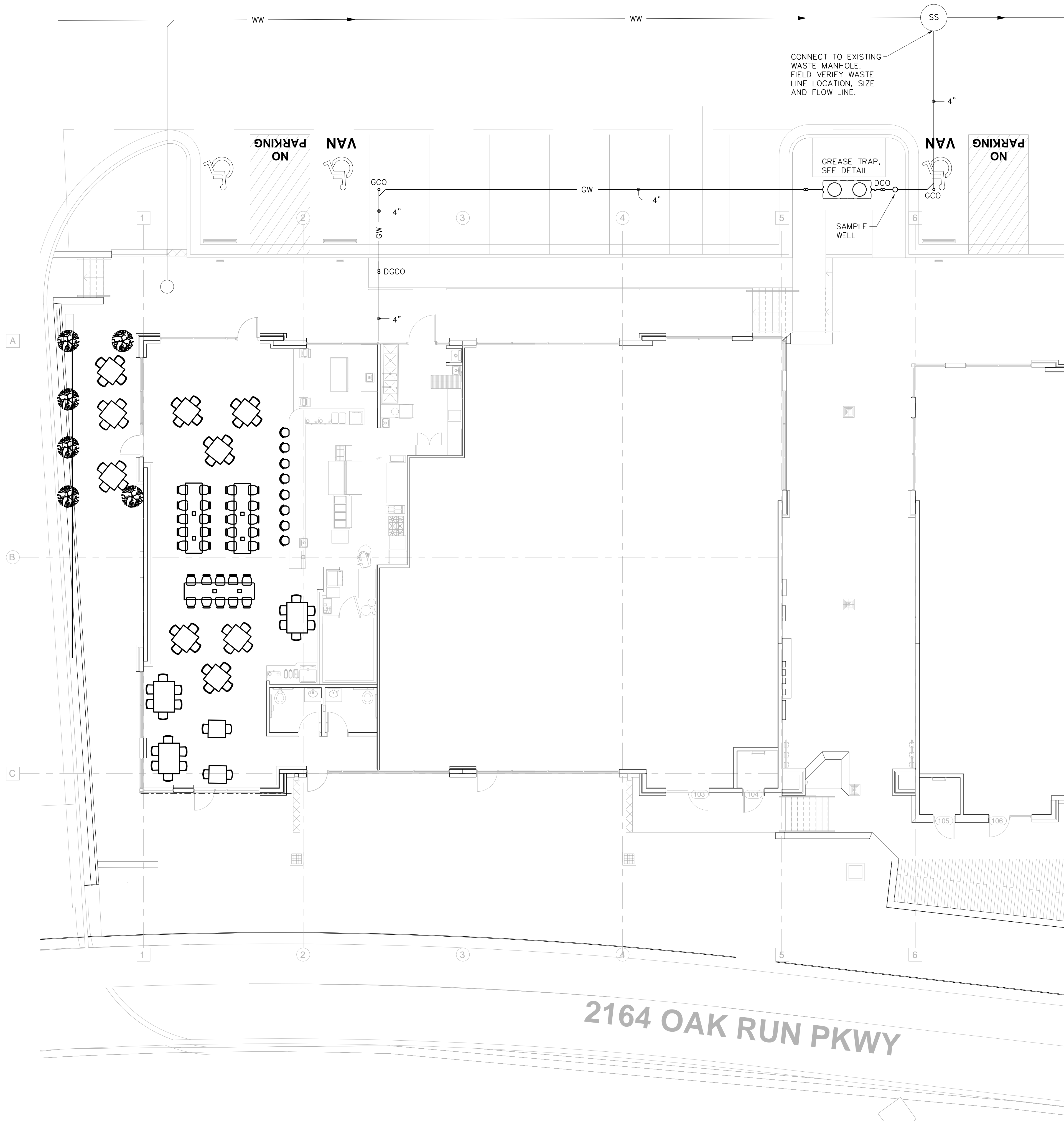
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters. Safety Star® access restrictor built into each cover adapter, built-in flow control (for 200 GPM only) and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

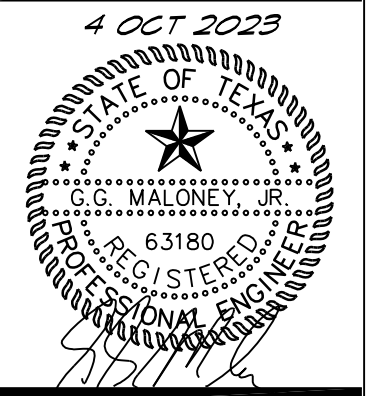
MODEL NUMBER: GB-250	PART NUMBER: 4055-007-02			
DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS				
DWG BY: C.SINCLAIR DATE: 5/4/2022 REV: - ECO: -		6455 Woodland Dr Shawnee, KS 66218 Tel: 913-951-3300 Fax: 913-951-3399 schierproducts.com		



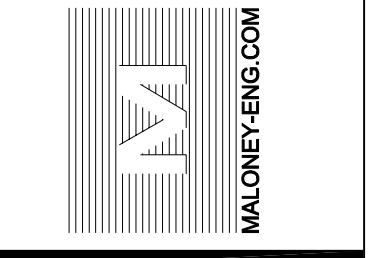
MLA
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DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY G.G. MALONEY, JR., P.E. 63180 ON OCT 4, 2023. ALTERATION OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



MALONEY ASSOCIATES
CONSULTING ENGINEERS, INC.
F-1400
1028 TRAILWOOD DR
HURST, TEXAS 76024
(817) 288-0884



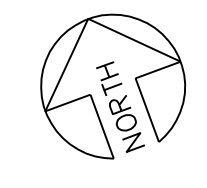
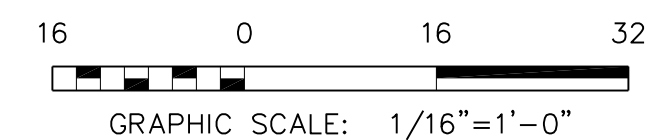
SITE MEP PLAN
'BREAKFAST Restaurant at Veramendi'
2164 Oak Park Drive
New Braunfels, Texas

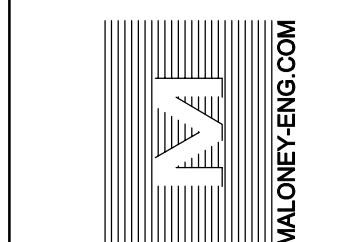
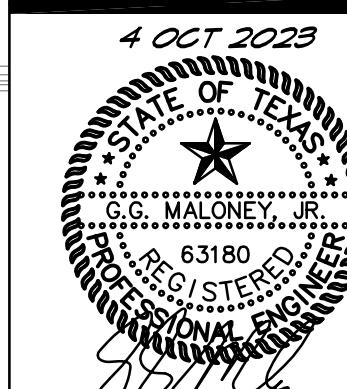
DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
ME1.1





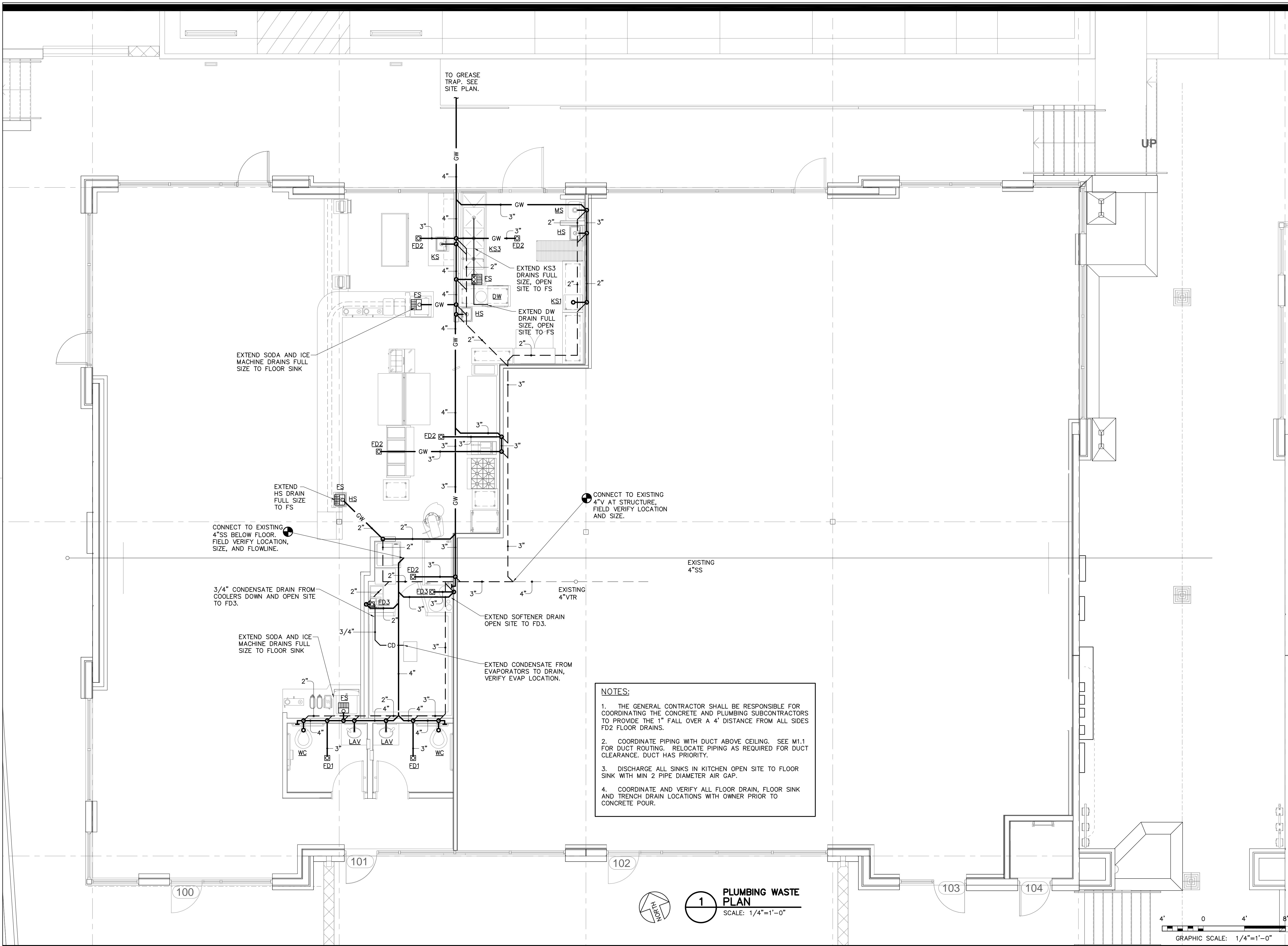
PLUMBING WASTE PLAN
'BREAKFAST Restaurant at Veramendi'
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

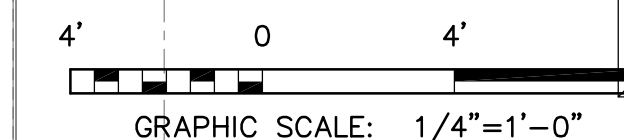
SHEET NO.
P1.1



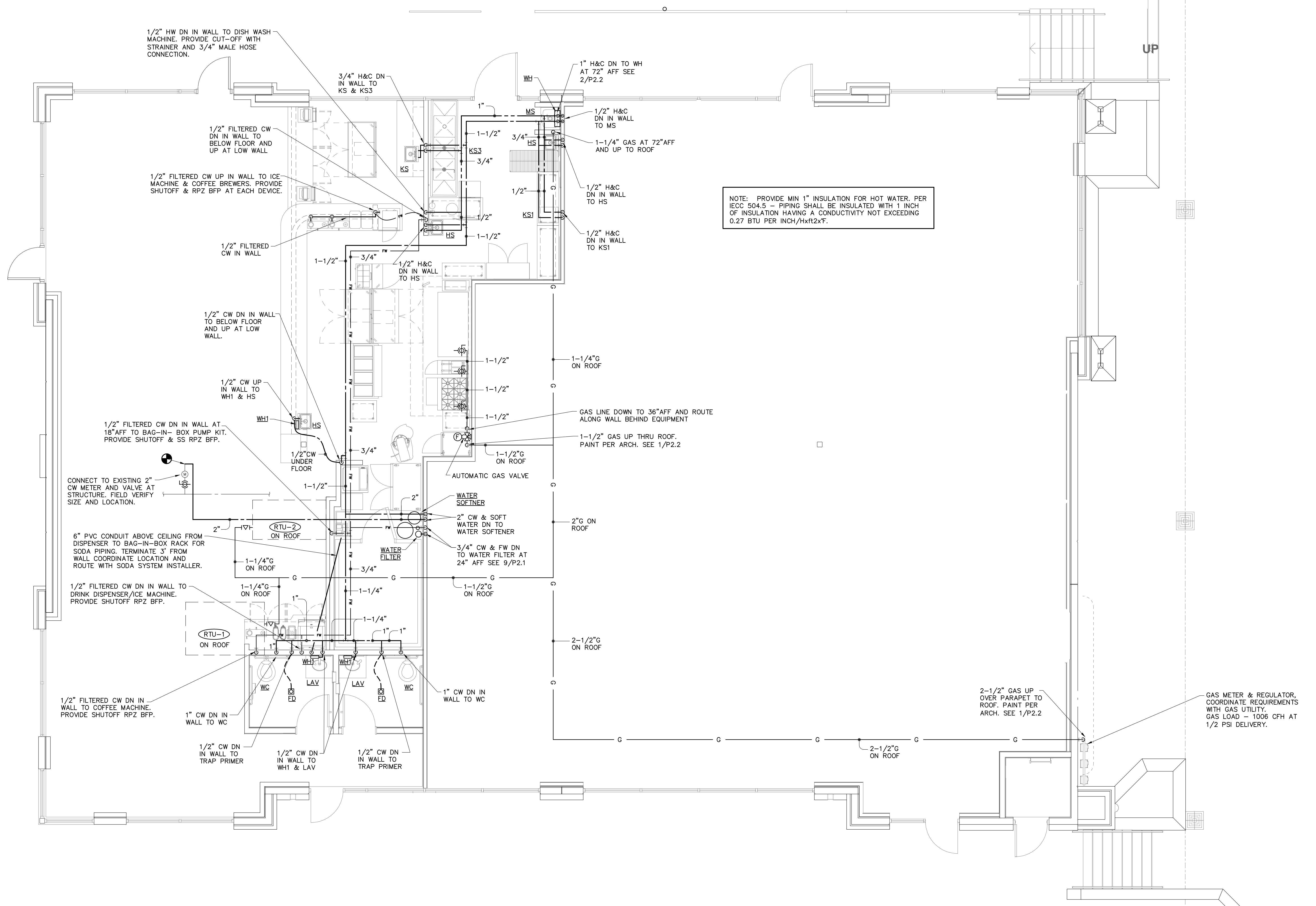
NOTES:

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

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



Oct 04, 2023 - 4:44pm
02-1511-P1.2-Plumbing Supply Plan.dwg

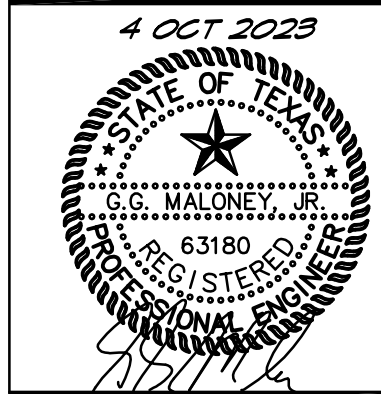


NOTE: PROVIDE MIN 1" INSULATION FOR HOT WATER. PER IECC 504.5 - PIPING SHALL BE INSULATED WITH 1 INCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/Hxft2x°F.

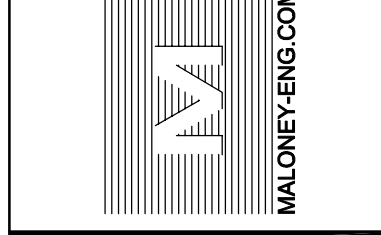
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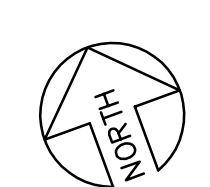
PLUMBING WATER SUPPLY PLAN
'BREAKFAST' Restaurant at
Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

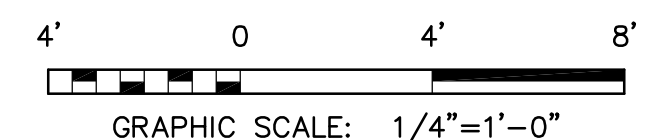
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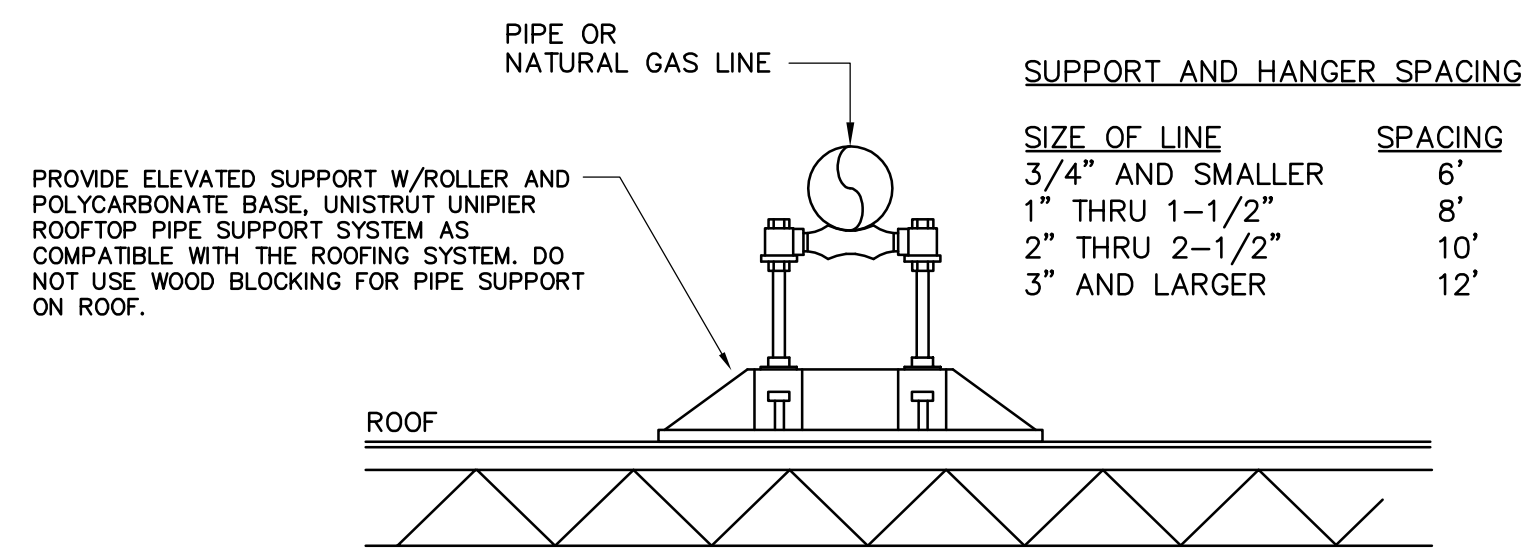
SHEET NO.
P1.2



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

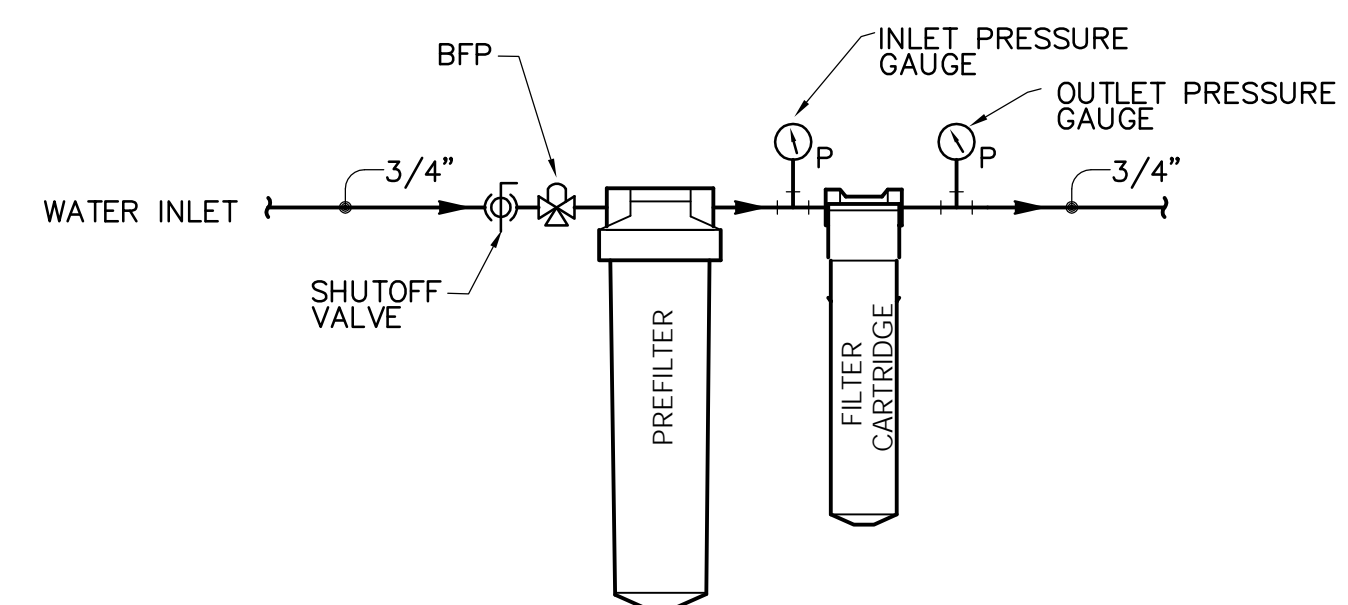


Oct 04, 2023 - 4:46pm
03-1511-P2.1-Plumbing Details.dwg

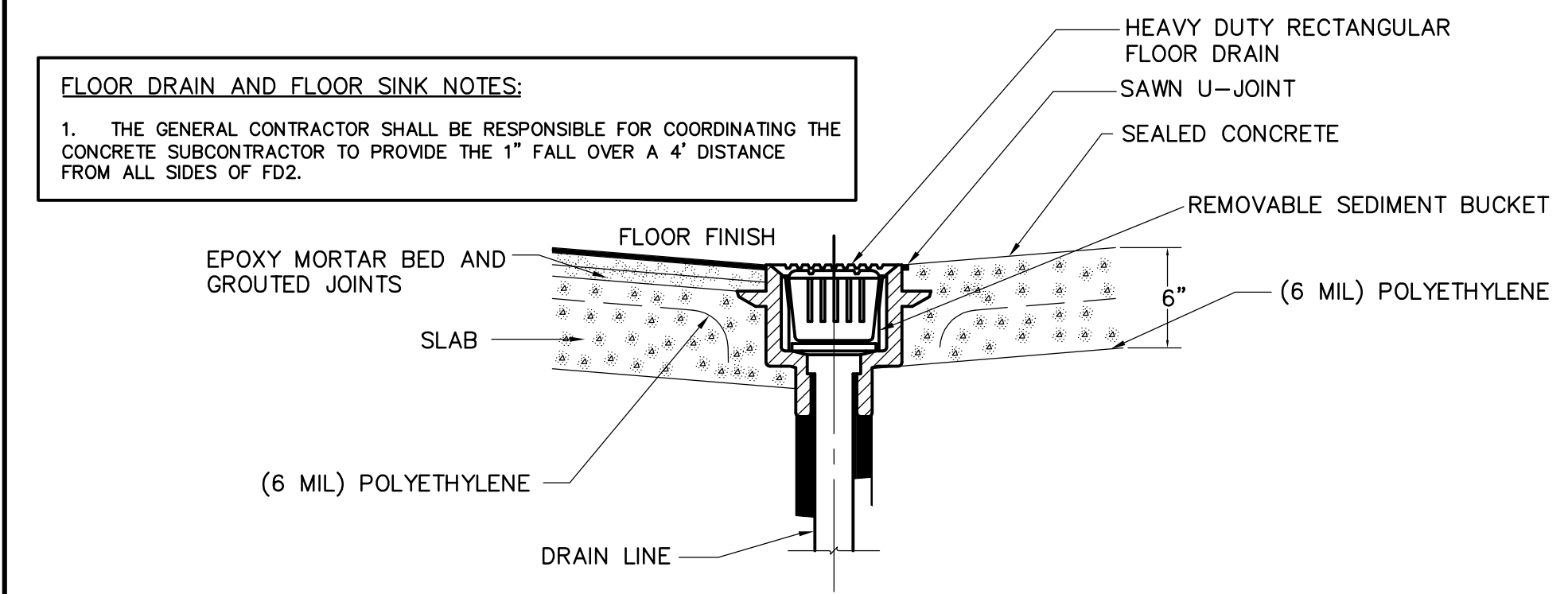


8 PIPE SUPPORT DETAIL
NO SCALE

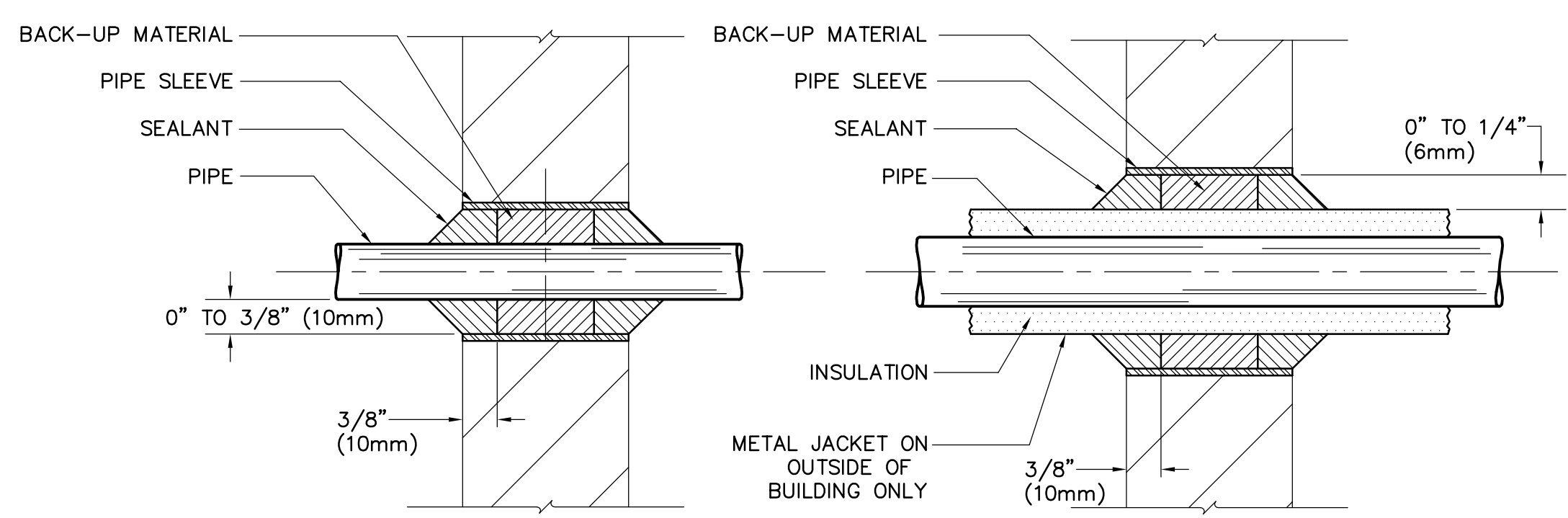
SIZE OF LINE	SPACING
3/4" AND SMALLER	6'
1" THRU 1-1/2"	8'
2" THRU 2-1/2"	10'
3" AND LARGER	12'



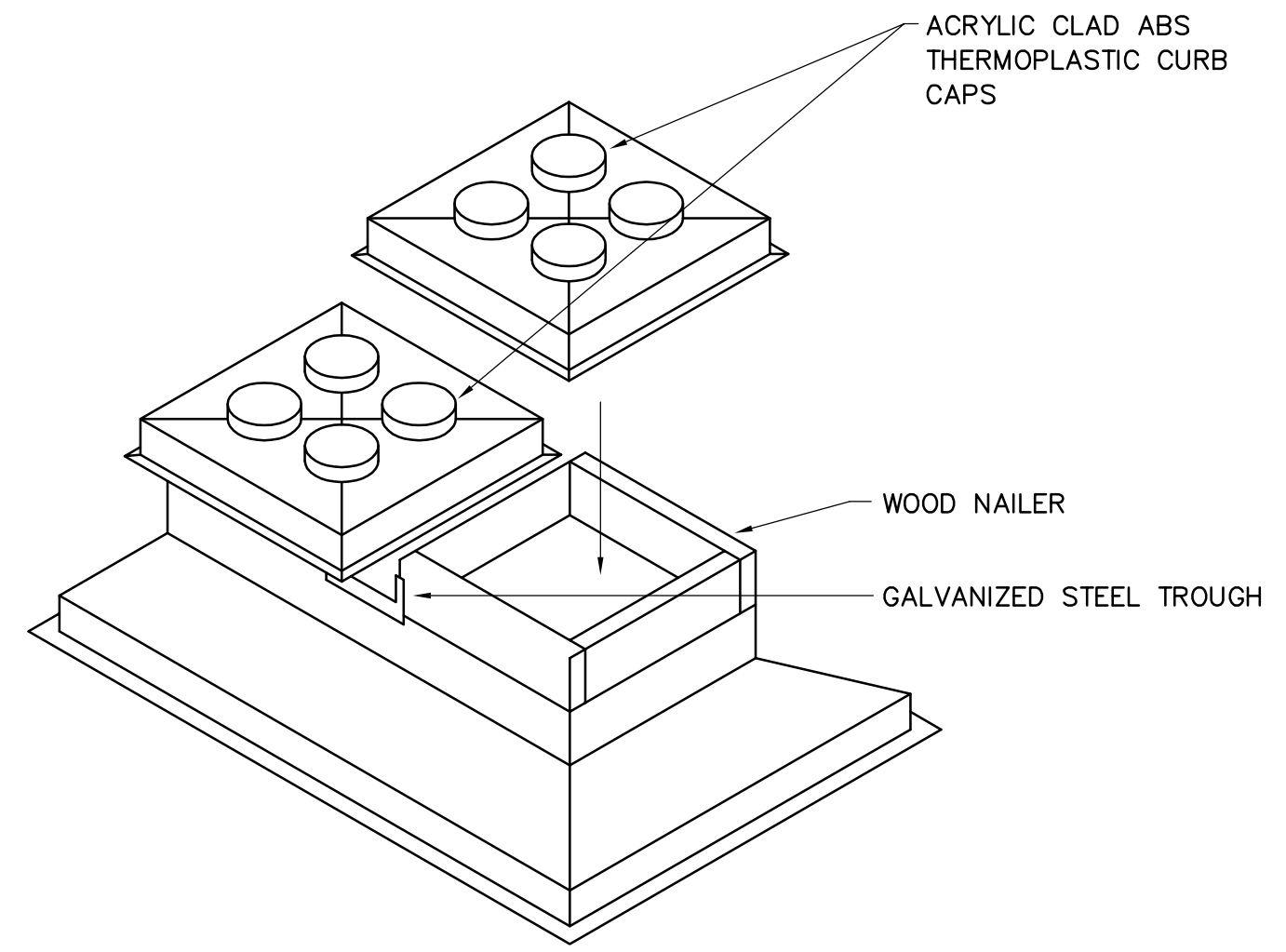
9 WATER FILTER DETAIL
NO SCALE



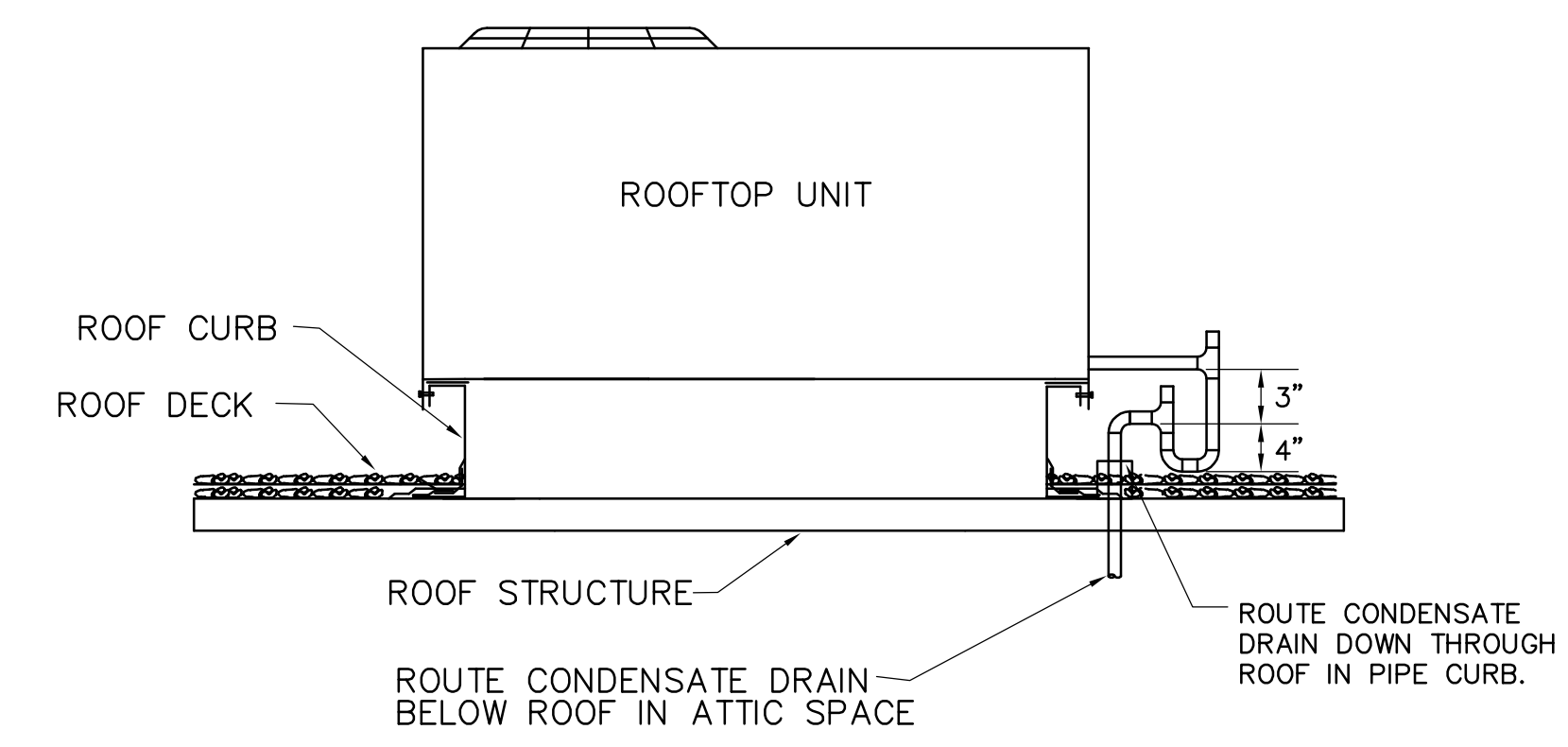
10 FLOOR DRAIN KITCHEN AREA DETAIL
NO SCALE



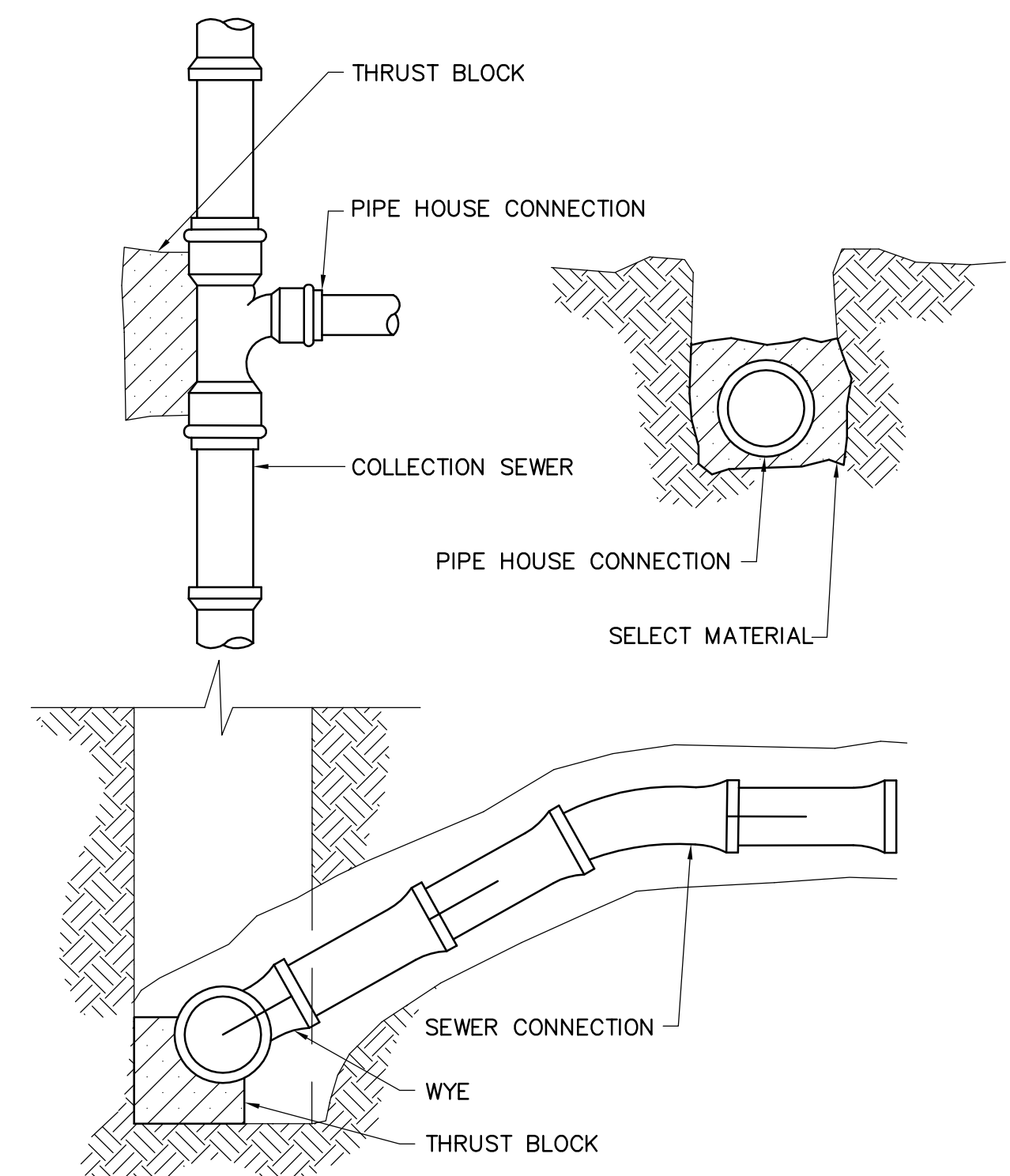
5 THRU WALL PIPING (ABOVE GRADE) DETAIL
NO SCALE



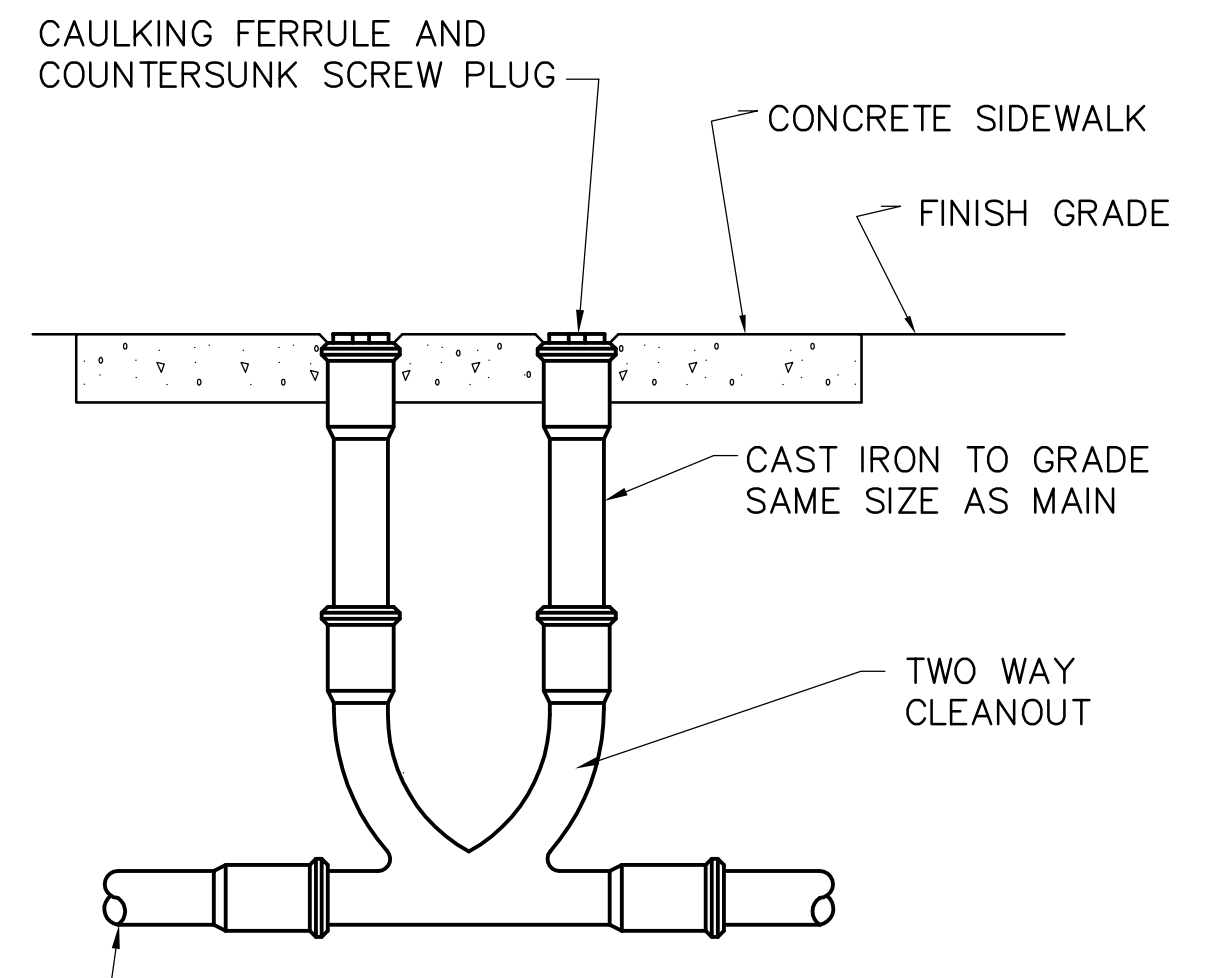
6 PIPE CURB (TYPICAL) DETAIL
NO SCALE



7 RTU CONDENSATE DRAIN DETAIL
NO SCALE

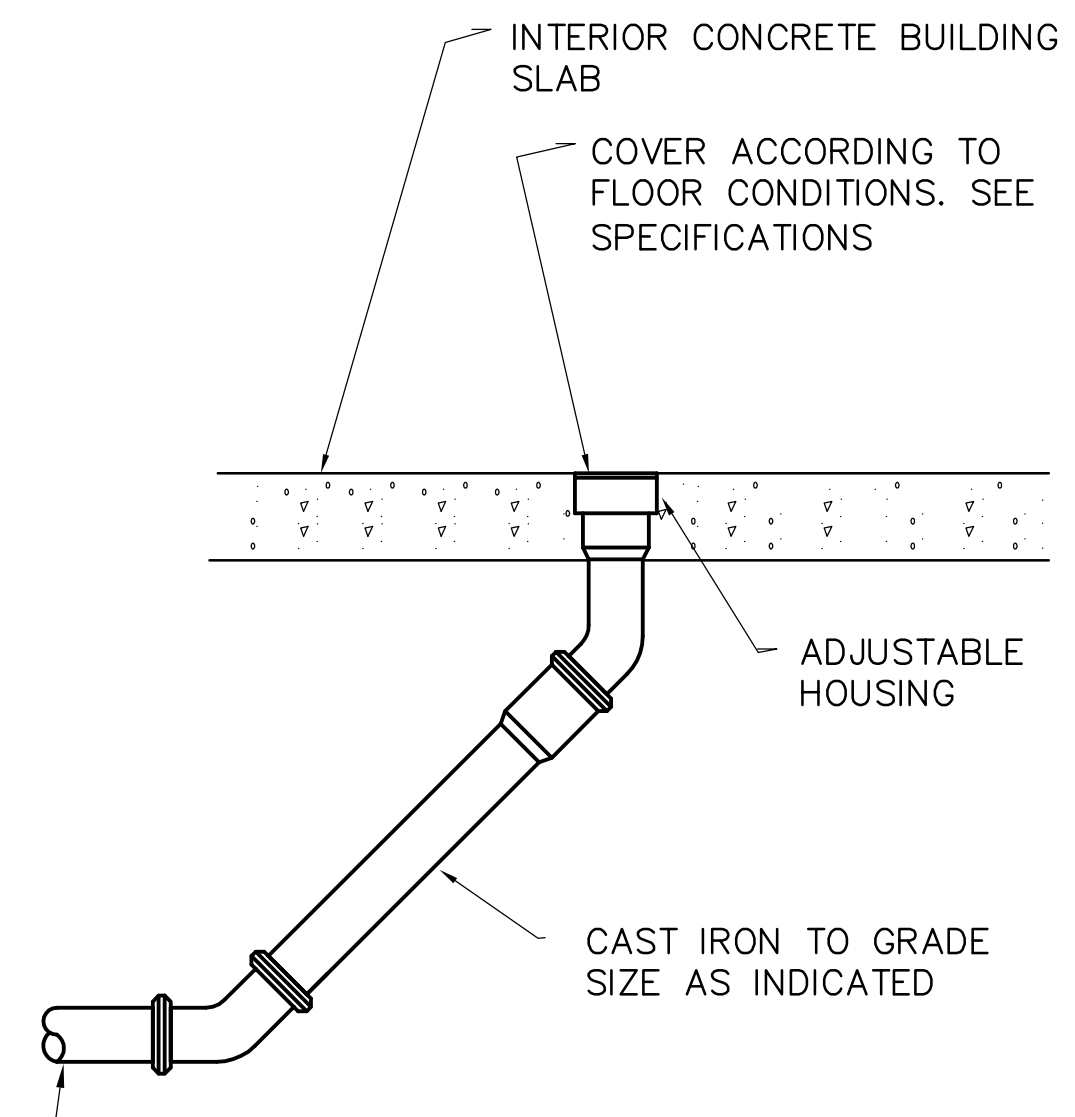


1 SANITARY SEWER CONNECTION DETAIL
NO SCALE



2 2-WAY GRADE CLEAN-OUT DETAIL
NO SCALE

FOR USE WITH PEDESTRIAN TRAFFIC



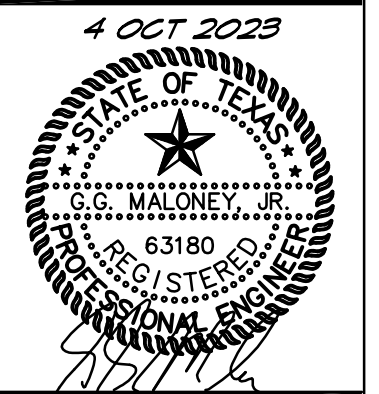
3 BUILDING CLEAN-OUT DETAIL
NO SCALE

FOR USE WITH PEDESTRIAN TRAFFIC

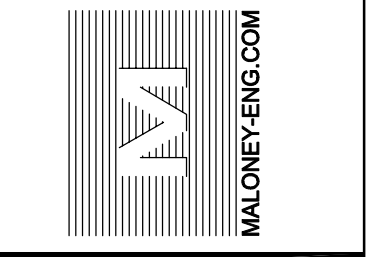
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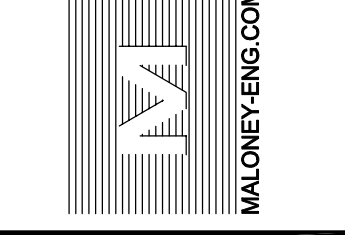
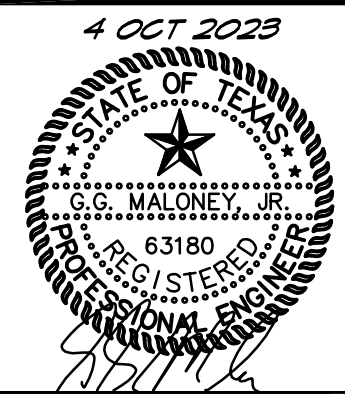
PLUMBING DETAILS
'BREAKFAST' Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
P2.1



PLUMBING RISERS AND DETAILS
'BREAKFAST' Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

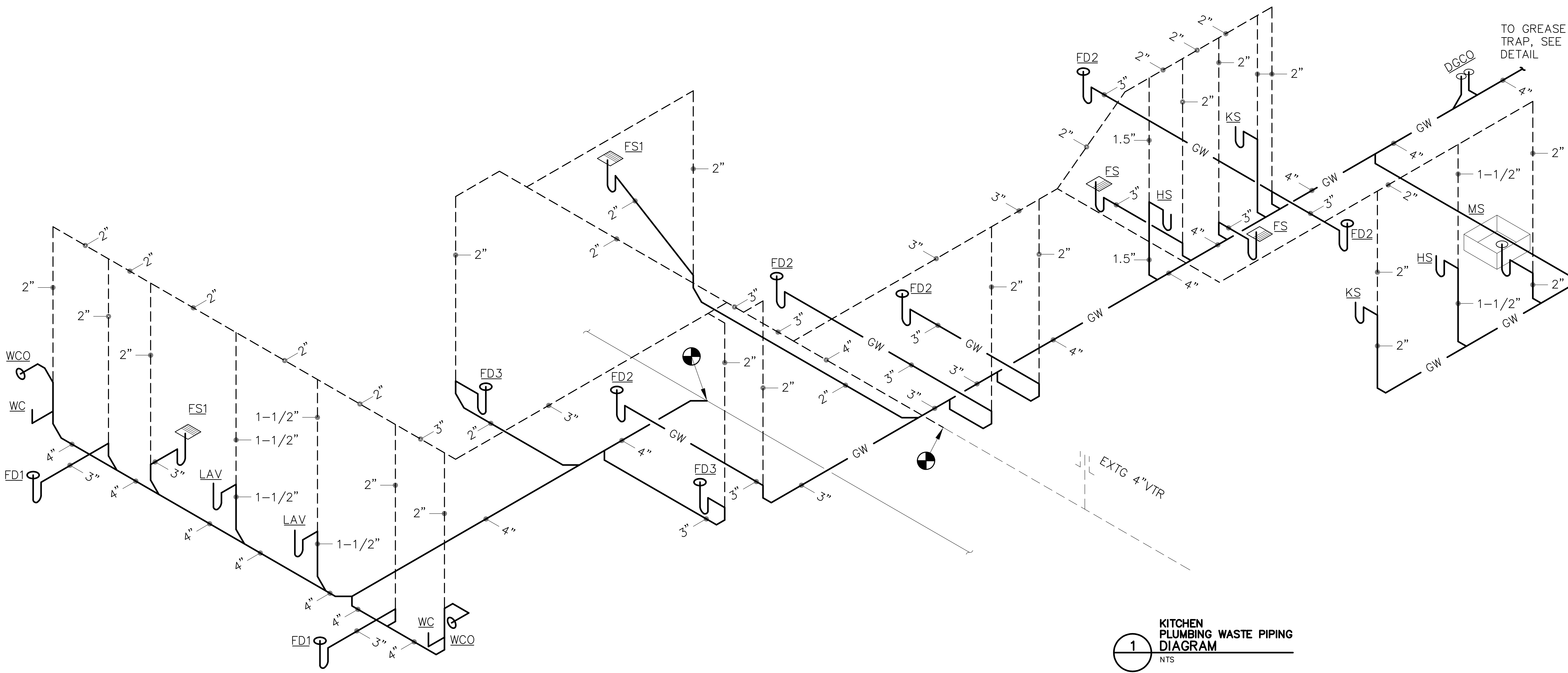
DATE	DESCRIPTION	BY

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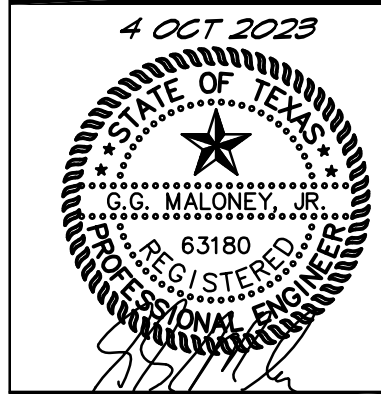
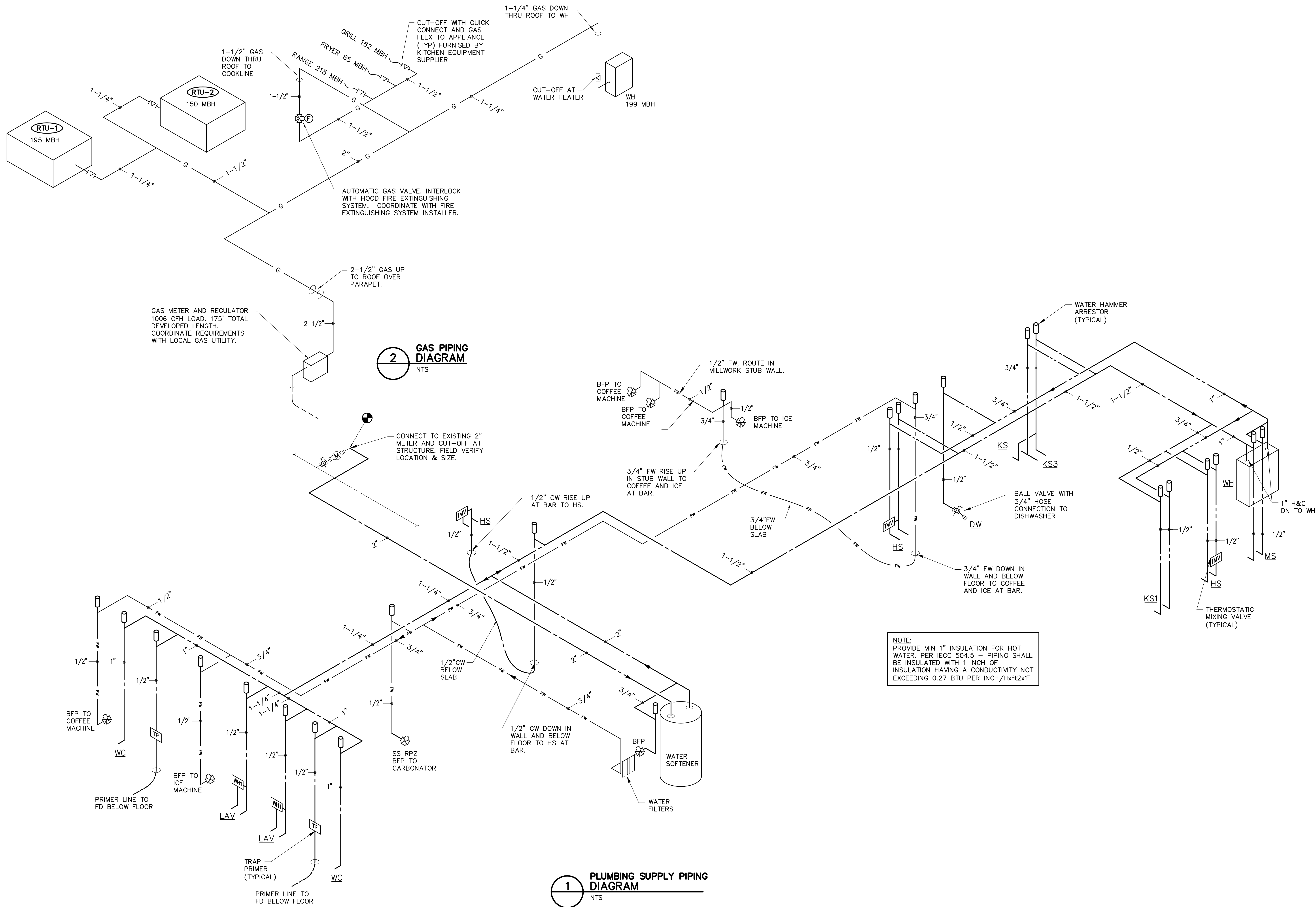
PROJECT NO.
05-05-22

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P3.1

NOTE:
PITCH WASTE LINES
@ 1/4" / FT. MIN.



1
 KITCHEN PLUMBING WASTE PIPING DIAGRAM
 NTS

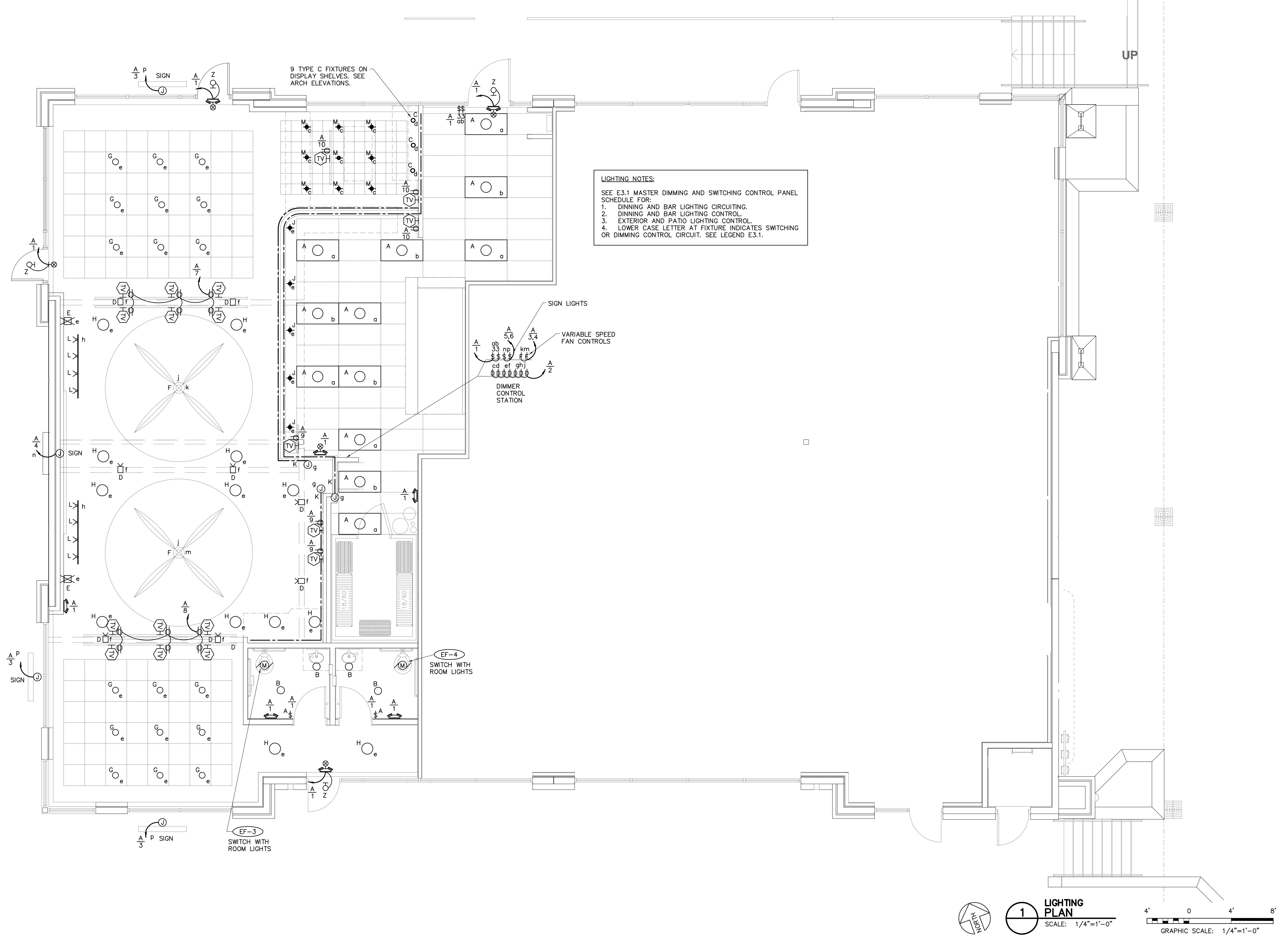


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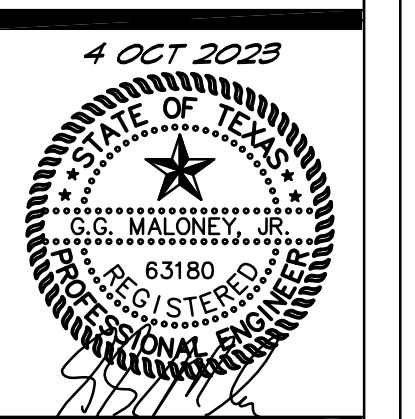
SHEET NO.
P3.2



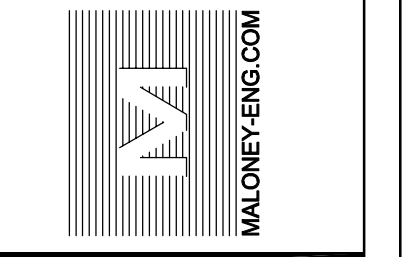
LIGHTING NOTES:
SEE E3.1 MASTER DIMMING AND SWITCHING CONTROL PANEL SCHEDULE FOR:
1. DINING AND BAR LIGHTING CIRCUITING.
2. DINING AND BAR LIGHTING CONTROL.
3. EXTERIOR AND PATIO LIGHTING CONTROL.
4. LOWER CASE LETTER AT FIXTURE INDICATES SWITCHING OR DIMMING CONTROL CIRCUIT. SEE LEGEND E3.1.

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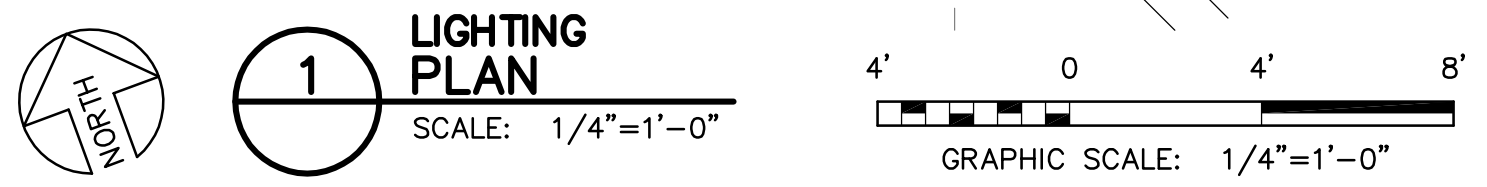
LIGHTING PLAN
'BREAKFAST Restaurant at Veramendi'
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

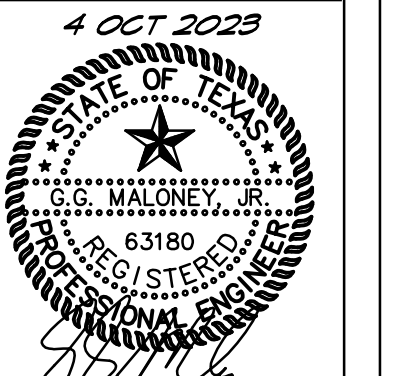
PROJECT NO.
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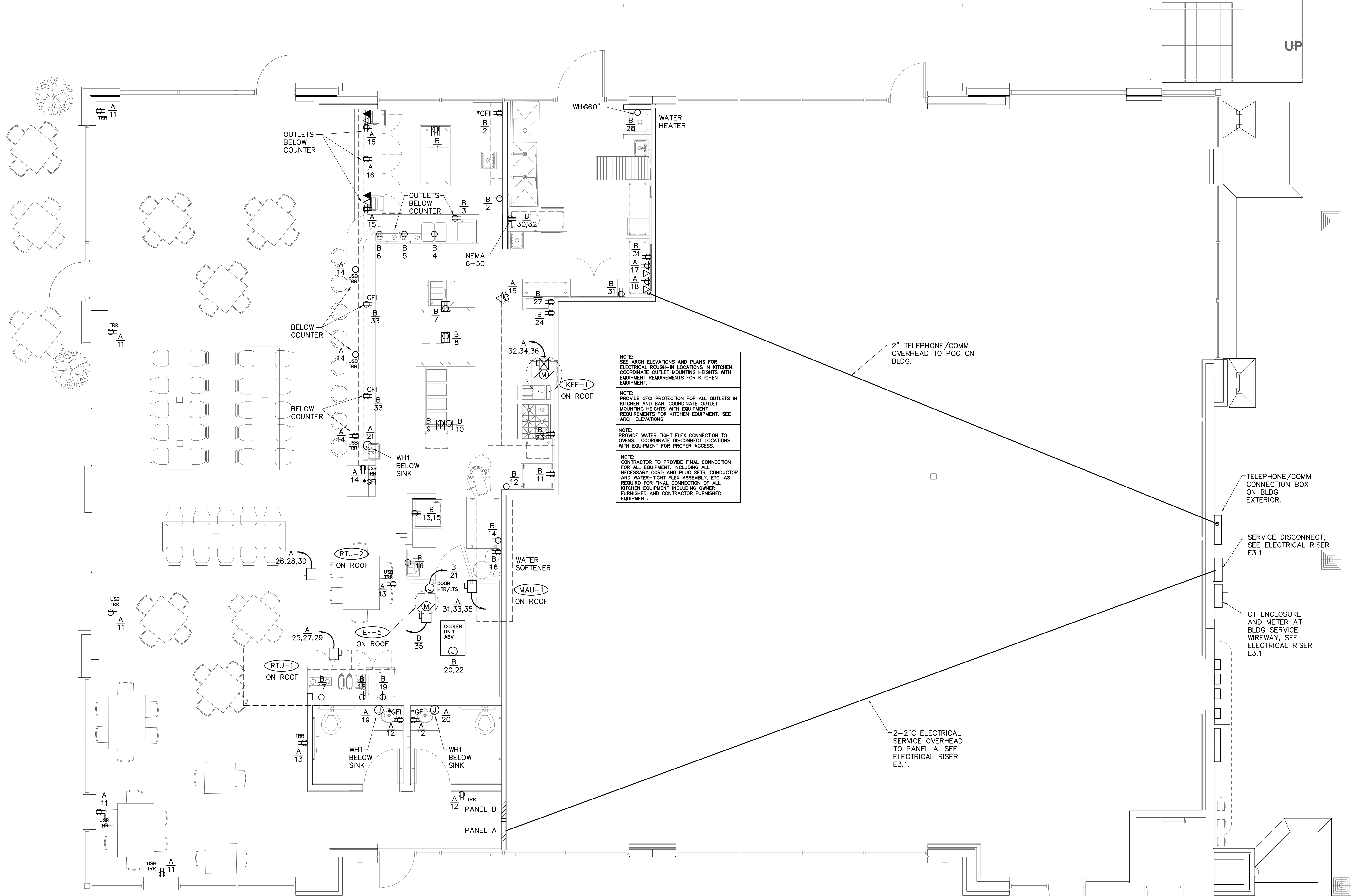
ELECTRICAL PLAN
'BREAKFAST Restaurant at Veramendi'
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
E2.1

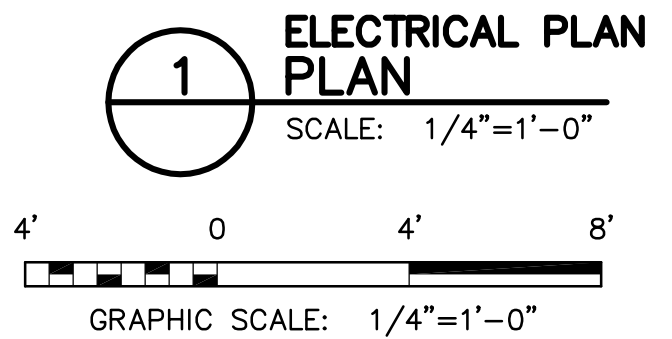


NOTE:
SEE ARCH ELEVATIONS AND PLANS FOR ELECTRICAL ROUGH-IN LOCATIONS IN KITCHEN. COORDINATE OUTLET MOUNTING HEIGHTS WITH EQUIPMENT REQUIREMENTS FOR KITCHEN EQUIPMENT.

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

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

NOTE:
CONTRACTOR TO PROVIDE FINAL CONNECTION FOR ALL EQUIPMENT, INCLUDING ALL NECESSARY CORD AND PLUG SETS, CONDUCTOR AND WATER-TIGHT FLEX ASSEMBLY, ETC. AS REQUIRED FOR FINAL CONNECTION OF ALL KITCHEN EQUIPMENT INCLUDING OWNER FURNISHED AND CONTRACTOR FURNISHED EQUIPMENT.



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

LIGHTING FIXTURE SCHEDULE							
MARK	DESCRIPTION	LAMPS NO/TYPE	MAX INPUT W	LENS	MOUNTING	MANUFACTURER	NOTES
A	2X4 TROFFER	1 4200 LUMEN LED	40	PMMA DIFFUSER	RECESSED	SYLVANIA PANELF 1A 040 UNV 835 24G WH	PROVIDE WITH SYLVANIA QHE3X3278/UNV ISL-SC BALLAST
B	8" DOWNLIGHT	1 1640 LUMEN LED 27K/30K Adjustable	19	INTEGRAL	RECESSED	JUNO WF8 SWWW5 90CRI MW	DIMMING DRIVER, WHITE TRIM, PROVIDE MOUNTING ACCESSORIES.
C	CABINET PUCK	1 280 LUMEN LED 2700K / 3000K / 4000K Adjustable	4	INTEGRAL	SURFACE OR RECESSED	AMERICAN LIGHTING OMNI SLIM 3CCT 24VDC PUCK LIGHT	DIMMING DRIVER, PROVIDE ACCESSORIES AND POWER SUPPLY
D	ADJUSTABLE UP LIGHT	1 1000 LUMEN LED 2700K	23	INTEGRAL	SURFACE	PALOMA - MO-4023-827-BK	DIMMING DRIVER, BLACK
E	WALL SCONCE	1 500 LUMEN LED, B10 E12 BASE, 3000K	5	GLASS	WALL	MINKA-LAVERY ASPEN II 1974-1-138	DIMMABLE LED LAMP
F	10' CEILING FAN	1 5000 LUMEN LED, 3000K	67W LED 10A FAN	INTEGRAL	CEILING	BIG ASS FANS 10' ESSENCE WITH ESSENCE LED LIGHT 005792-266-03-267	10' FAN, PROVIDE WALL BOX SPEED CONTROL AND DIMMER
G	10.5" INDUSTRIAL PENDANT	1 SATCO S12409 5A19/CL/LED/E26/930/120V	5	NONE	PENDANT	JL Styles Inc JLS10315	10.5"
H	16.5" INDUSTRIAL PENDANT	1 SATCO S12409 5A19/CL/LED/E26/930/120V	5	NONE	PENDANT	Globe Electric Model:65155	Single Light 16-1/8" Wide Pendant with Black Shade DIMMABLE LAMP
J	6" BAR PENDANT	1 SATCO S12409 5A19/CL/LED/E26/930/120V	5	NONE	PENDANT	MAXIM CORA 11020BKGLD	6" DIAMETER, DIMMING LAMP
K	ROPE LIGHT	1 32 LUMEN PER FT 3000K	1 W/FT	NONE	SURFACE	AMERICAN LIGHTING FLEXBRITE ULRL-LED-WW-150	PROVIDE SECTION LENGTHS AS SHOWN ON PLANS. PROVIDE POWER CONNECTION FOR EACH SECTION.
L	TRACK LIGHTS	1 823 LUMEN LED	10	NONE	6" TRACK	JUNO R605L-30K-PDIM-FL-BL TRACK T-2FT-B T38-BL	PROVIDE 6" TRAC SECTION WITH 6 TRACK HEADS
M	4" PENDANT	1 410 LUMEN LED 2700K	5	NONE	PENDANT	LUMENART UME2074275	2.25" DIAMETER, DIMMING DRIVER
X	EXIT/EGRESS	2 LED	4.3	RED	WALL OR CEILING	COMPASS LIGHTING CCR	WITH 90 MIN EMERGENCY BATTERY, 2 LAMP HEADS
Y	EGRESS	2 LED	4	REFRACTOR	WALL	COMPASS LIGHTING CU2	WITH 90 MIN EMERGENCY BATTERY, 2 LAMP HEADS
Z	EXTERIOR EGRESS	2 LED	10.8	REFRACTOR	WALL	DUAL LITE PGZ-HTR	UL WET LOCATION, BATTERY RATED FOR -22degF TO 122degF, 90 MIN OPERATION
NOTES: 1. VERIFY TRIM MATCHES CEILING OR SURFACE TYPE FOR RECESSED FIXTURES. 2. VERIFY FIXTURE VOLTAGE PRIOR TO ORDERING FIXTURES. 3. PROVIDE 3500K COLOR TEMP LAMPS OR AS NOTED IN ALL AREAS.							

MASTER DIMMING AND SWITCHING CONTROL PANEL SCHEDULE						
PANEL	CIRCUIT	SWITCH LETTER	AREA DESCRIPTION	DIMMING CONTROL SYSTEM	LOAD TYPE	NOTES
LIGHTING CONTROLS						ALL CONTROLS WITH TIME ON/OFF FUNCTION
A	1	a	KITCHEN LIGHTS		LED	LOCAL SWITCH
A	1	b	KITCHEN LIGHTS		LED	LOCAL SWITCH
A	2	c	BAR PENDANTS	YES	LED	DIMMER
A	2	d	DISPLAY WALL	YES	LED	DIMMER
A	2	e	DINING PENDANT LIGHTS	YES	LED	DIMMER
A	2	f	UPLIGHTS	YES	LED	DIMMER
A	2	g	ROPE LIGHTS	YES	LED	DIMMER
A	2	h	TRACK LIGHTS	YES	LED	DIMMER
A	2	j	FAN LIGHTS	YES	LED	DIMMER
A	3	j	FAN CONTROL		FAN	LOCAL FAN SPEED CONTROL
A	4	k	FAN CONTROL		FAN	LOCAL FAN SPEED CONTROL
A	5	m	INTERIOR SIGN LIGHTS	YES	LED	SWITCH
A	6	n	EXTERIOR SIGN LIGHTS	YES	LED	SWITCH/TIMER
PROVIDE CASAMBI DIMMING AND CONTROL SYSTEM WITH DIMERS/SWITCHING RACK, 2 EIGHT BUTTON CONTROL STATIONS. PROVIDE COMMISSIONING AND START-UP BY A CASAMBI FACTORY AUTHORIZED AND TRAINED FIELD TECHNICIAN. PROVIDE UP TO 6 SCENES FOR DINING AREA LIGHTING.						

ELECTRICAL INSTALLATION REQUIREMENTS:

- SCOPE
 - PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO EXECUTE WORK.
 - THIS WORK INCLUDES, BUT IS NOT LIMITED TO: ELECTRICAL SERVICE AND DISTRIBUTION SYSTEMS, PANELBOARDS, DISCONNECT SWITCHES, LIGHTING FIXTURES, POWER AND CONTROL WIRING WITH FINAL CONNECTIONS TO ALL EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM.
 - ELECTRICAL CONTRACTOR TO VERIFY TYPE OF POWER SERVICE AVAILABLE (UNDERGROUND OR OVERHEAD) UTILITY CABLE, CONDUIT AND TRANSFORMER PAD INSTALLATION REQUIREMENTS, COST FROM UTILITY TO PROVIDE SERVICE AND MAXIMUM SHORT CIRCUIT CURRENT PRIOR TO SUBMITTING A PROPOSAL. INCLUDE COST FOR UTILITY ROUGH-IN, CONDUIT, CABLE, XFMR PADS AND CONNECTIONS NOT PROVIDED BY THE UTILITY.
 - ELECTRICAL CONTRACTOR TO VERIFY TYPE OF TELEPHONE SERVICE AVAILABLE (UNDERGROUND OR OVERHEAD) PRIOR TO SUBMITTING A PROPOSAL.
 - ELECTRICAL CONTRACTOR VERIFY METERING, IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE LABELS 3/16 INCH HIGH, FOR DESCRIPTION OF MAIN SWITCHBOARD, PANEL BOARD AND ALL BRANCH CIRCUITS.
 - SUBMIT MANUFACTURER'S CATALOG SHEETS, BROCHURES, DIAGRAMS, SCHEDULES, PERFORMANCE CHARTS, ILLUSTRATIONS AND OTHER STANDARD DESCRIPTIVE DATA. CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT MATERIALS, PRODUCTS OR MODELS. SHOW DIMENSIONS AND CLEARANCES REQUIRED. SHOW PERFORMANCE CHARACTERISTICS AND CAPACITIES. SHOW ELECTRICAL RATINGS, WIRING DIAGRAMS AND CONTROLS.
 - PROVIDE IVORY DEVICES WITH STAINLESS STEEL PLATES FOR OUTLETS LOCATED IN KITCHEN. PROVIDE BLACK DEVICES WITH BLACK COVERPLATES FOR OUTLETS LOCATED IN THE DINING AREA.
- INSTALLATION
 - THE INSTALLATION SHALL COMPLY WITH CURRENT NEC.
 - THE CLEARANCE TO ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH CURRENT NEC.
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED ELECTRICAL CONDUIT AND WIRING FOR ALL MOTORS, STARTERS AND ELECTRICAL CONTROLS. HE SHALL MAKE ALL LINE VOLTAGE ELECTRICAL CONNECTIONS AS REQUIRED FOR HVAC SYSTEMS.
 - ELECTRICAL CONTRACTOR SHALL COMPLETE THE CONNECTIONS TO ALL RECEPTACLES, EQUIPMENT AND FINAL CONNECTIONS TO ALL FIXTURES AFTER FIXTURES ARE IN PLACE.
 - WIRING
 - WIRE SIZES ARE TO COMPLY WITH CURRENT NEC.
 - ALL WORK SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER.
 - ALL WIRING SHALL BE RUN IN APPROVED METALLIC RACEWAY OR CONDUIT AND SHALL BE UNIFORMLY COLOR CODED THROUGHOUT THE ENTIRE SYSTEM. SPLICES, TAPS, AND TERMINALS SHALL BE MAKE ONLY IN "J" BOXES, OUTLETS AND PANEL BOARDS.
 - ALL CONDUCTORS SHALL BE COPPER WITH A MINIMUM WIRE SIZE OF #12 AWG. THE CONTRACTOR SHALL ENSURE THE CONDUCTORS UTILIZED ARE IN KEEPING WITH GOOD PRACTICE FOR THE CIRCUIT/PROTECTIVE DEVICES EMPLOYED. THE NEUTRAL CONDUCTOR (WHERE USED) SHALL HAVE THE SAME AMPACITY AS THE ASSOCIATED PHASE CONDUCTORS (I.E. NEUTRAL REDUCTION SHALL NOT BE PERMITTED).
 - THE CONTRACTOR SHALL SIZE ALL CONDUCTOR AND CONDUIT IN ACCORDANCE WITH NEC AND ENSURE THAT CIRCUIT AMPACITY AND SHORT CIRCUIT/OVERLOAD PROTECTION IS APPROPRIATE FOR THE EQUIPMENT BEING INSTALLED. UL LISTING CONDITIONS SHALL BE OBSERVED.
 - WIRE SIZES LISTED ARE MINIMUM. CONDUCTORS SHALL BE SELECTED SUCH THAT THE MAXIMUM VOLTAGE DROP BETWEEN THE PANELBOARD AND LOAD (AT FULL LOAD AMPS) DOES NOT EXCEED 2% FOR MOTOR LOADS (AIR CONDITIONING, REFRIGERATION, ETC.) AND 5% FOR ALL OTHER LOADS
 - GROUNDING - PROVIDE GROUNDING OF ELECTRICAL SERVICE ENTRANCE, PANELS, EQUIPMENT AND DEVICES IN ACCORDANCE WITH CURRENT NEC.
 - MAINTAIN SERVICE CLEARANCE TO ELECTRICAL PANELS AND EQUIPMENT IN ACCORDANCE WITH CURRENT NEC.

ELECTRICAL SYMBOL LEGEND

<p>A 2X4 FLUORESCENT FIXTURE, LETTER INDICATES TYPE</p> <p>E 1X4 FLUORESCENT FIXTURE, LETTER INDICATES TYPE</p> <p> SHADED FIXTURES WITH EMERGENCY BATTERY PACK</p> <p>B RECESSED FIXTURE, LETTER INDICATES TYPE.</p> <p>E WALL MOUNTED FIXTURE, LETTER INDICATES TYPE.</p> <p>P CEILING MOUNTED OR PENDANT FIXTURE, LETTER INDICATES TYPE.</p> <p> WALL MOUNTED EXIT SIGN, FIXTURE TYPE X.</p> <p> CEILING MOUNTED EXIT SIGN, FIXTURE TYPE X.</p> <p> EGRESS LIGHTING, FIXTURE TYPE Y</p> <p> SWITCH</p> <p> SWITCH WITH AUTOMATIC OCCUPANCY SENSING (PIR TYPE)</p> <p> 3-WAY SWITCH, 4 INDICATES 4-WAY SWITCH</p> <p> VARIABLE SPEED FAN CONTROL SWITCH</p> <p> CEILING MOUNTED OCCUPANCY SENSOR, WEATHER PROOF WHERE IN COOLER BOX.</p> <p> 20A, 120V DUPLEX OUTLET, NEMA 5-20</p> <p> 20A, 120V 4PLEX OUTLET, (2) NEMA 5-20</p> <p> GF1 OUTLET BELOW SINK FOR AUTOMATIC FAUCET VALVE POWER SUPPLY</p> <p> ELECTRIC WATER COOLER, SET HEIGHT BY COOLER TEMPLATE, CONCEAL OUTLET.</p> <p> WEATHER PROOF</p> <p> GROUND FAULT CIRCUIT INTERRUPTED OUTLET OR CIRCUIT BREAKER</p> <p> CEILING RECEPTACLE</p> <p> RECEPTACLE MOUNTED ABOVE ON TRUSS</p> <p> RECEPTACLE WITH DUAL USB OUTLETS.</p> <p> TAMPER RESISTANT RECEPTACLE</p> <p> OUTLET OR DEVICE ABOVE COUNTER SPLASH OR AT 42". COORDINATE LOCATION WITH ARCH ELEVATIONS, EQUIPMENT REQUIREMENTS AND MILLWORK DETAILS.</p> <p> 120/208V 19 OUTLET, PROVIDE SO CORD AND PLUG</p> <p> SIMPLEX OUTLET</p> <p> J-BOX</p> <p> CIRCUIT HOMERUN</p>	<p> MOTOR LOAD</p> <p> DISCONNECT SWITCH, F=FUSED OTHERWISE NON FUSED. DISCONNECT SIZED TO MATCH OR EXCEED CIRCUIT SIZE.</p> <p> COMBINATION STARTER DISCONNECT COORDINATE SIZE WITH EQUIPMENT FURNISHED</p> <p> PANELBOARD, SURFACE MOUNTED IN MECH ROOMS AND OTHER UNFINISHED AREAS, SEE SCHEDULES.</p> <p> DATA OUTLET, DUAL RJ-45 OUTLET W/ COVERPLATE AND 1" C AND CAT-6 DATA CABLE IN GREEN JACKET TO TELEPHONE BOARD AT COMM ROOM.</p> <p> TELEPHONE/DATA OUTLET, DUAL RJ-45 OUTLET W/ COVERPLATE AND 1" C WITH CAT-6 DATA CABLE IN GREEN JACKET AND CAT-6 TELEPHONE CABLE IN GRAY JACKET TO TELEPHONE BOARD AT COMM ROOM.</p> <p> CATV OUTLET, PROVIDE F-TYPE COAX CONNECTOR IN COMMON BOX WITH 120V OUTLET. PROVIDE DOUBLE GANG BOX WITH DIVIDER AND DUAL COVERPLATE. PROVIDE 1" C AND COAX CABLE TO TELEPHONE BOARD AT COMM ROOM. 2X INDICATES PROVIDE TWO CATV OUTLETS.</p>
--	--

NOTES:
 1. VERIFY ALL OUTLET LOCATION WITH MILLWORK DRAWINGS.
 2. IF NO SUBLETTER ON SWITCHES OR FIXTURES IS INDICATED, ALL FIXTURES IN ROOM ARE SWITCHED TOGETHER.
 3. MULTIPLE SWITCHING IS INDICATED BY 2 SUBLETTERS AT FIXTURES. OR BY SWITCH-LEG.
 4. CONCEAL CONDUITS IN ALL AREAS WITH FINISHED WALLS OR CEILINGS, EXCEPT FOR COOLERS, MECHANICAL, BOILER, TELEPHONE, AND ELECTRICAL ROOMS. CONCEAL CONDUITS IN THESE AREAS WHERE PRACTICAL.
 5. MOUNT SWITCHES AND CONTROLS AT 48" AFF AND OUTLETS AT 18" AFF IN COMPLIANCE WITH TIA/ADA REQUIREMENTS UNLESS NOTED OTHERWISE.
 6. PROVIDE VAPOR SEAL INSIDE AND OUT OF ALL CONDUIT PENETRATIONS THROUGH COOLER PANELS. USE PVC NIPPLE FOR THERMAL BREAK AT PENETRATION.

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

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ELECTRICAL SCHEDULES
'BREAKFAST Restaurant at Veramendi'
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

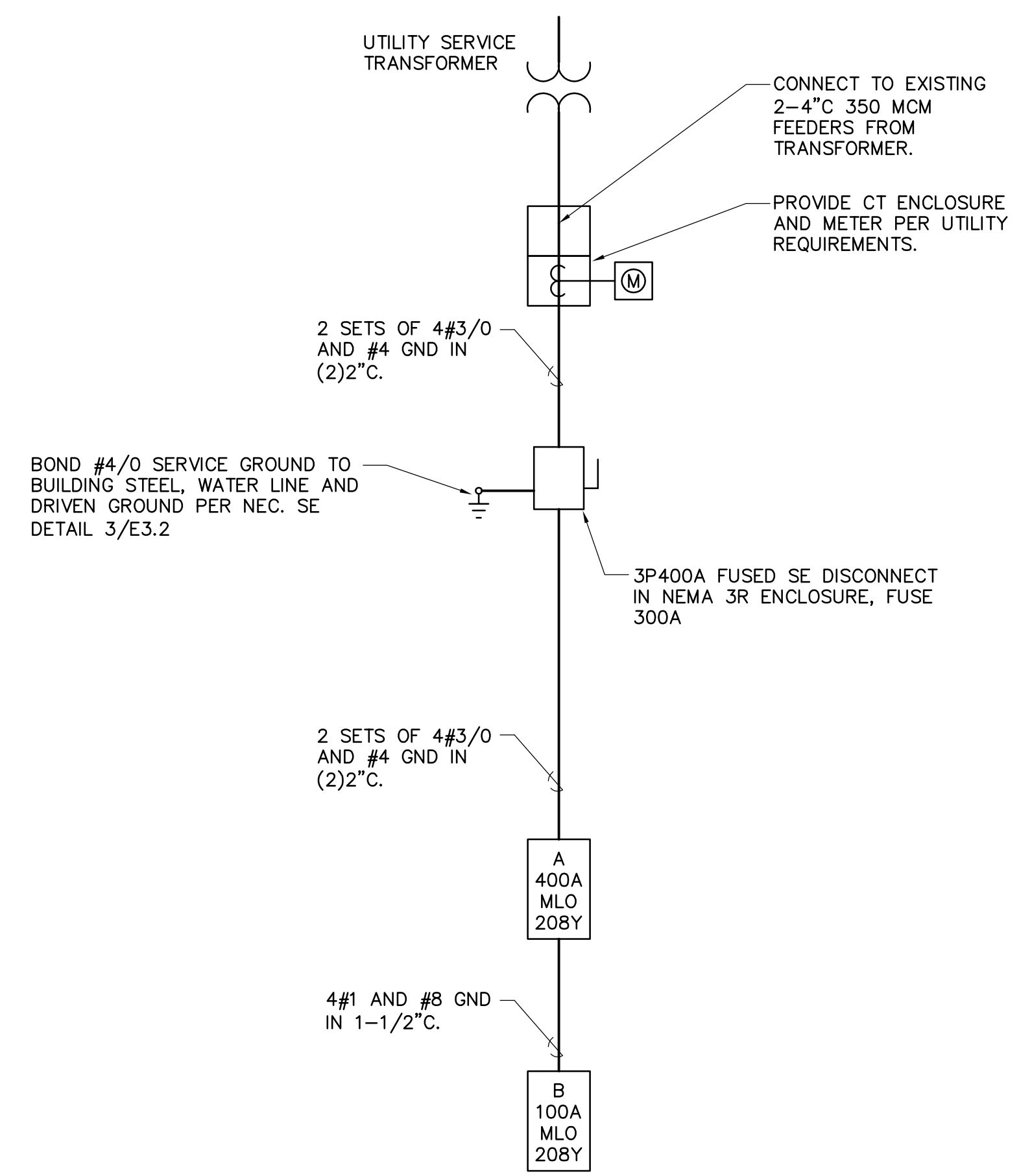
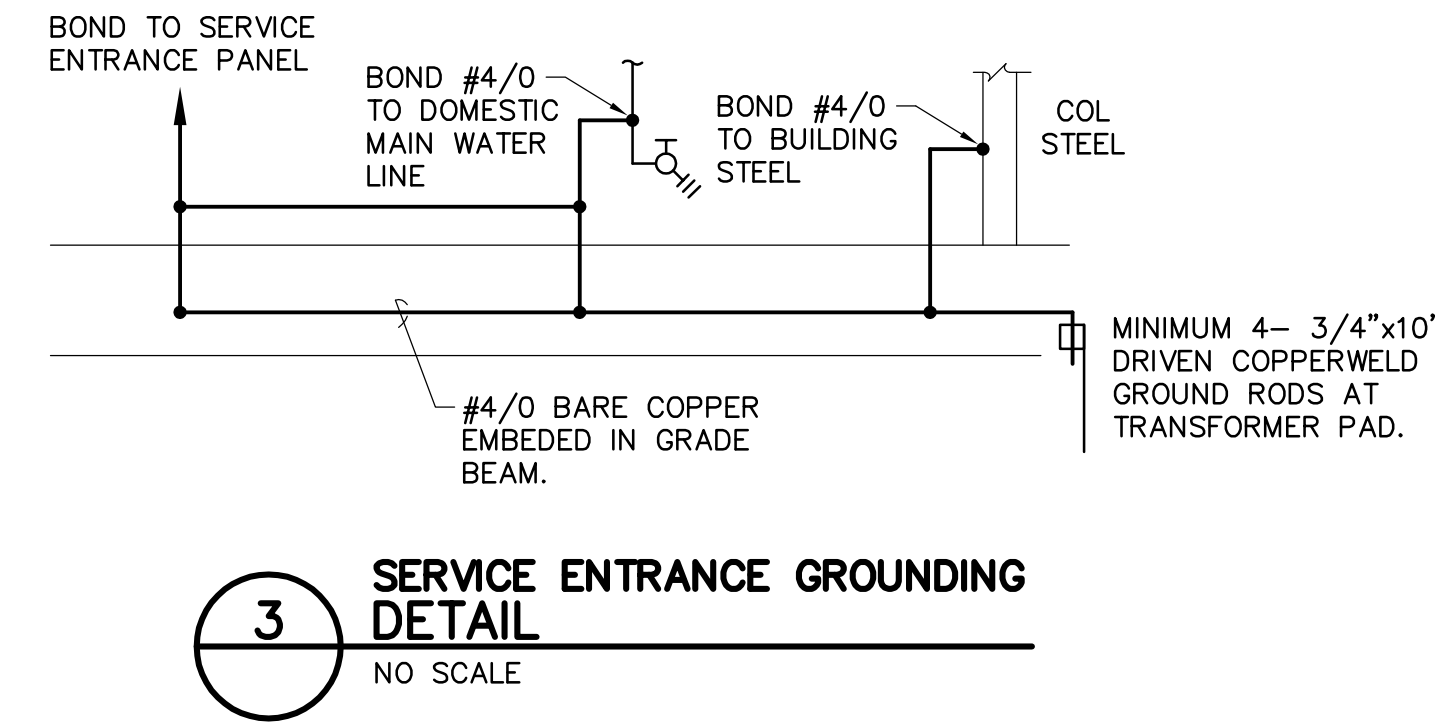
PROJECT NO.
05-05-22

SHEET NO.
E3.1

PANEL A RECESSED										
LOAD CONT	LOAD N-CONT	LOCATION	CKT DEVICE	CKT #	PH	CKT #	CKT DEVICE	LOCATION	LOAD N-CONT	LOAD CONT
700		LIGHTS	1 P 20	1	A	2	1 P 20	LIGHTS		870
1,200		CEILING FAN	1 P 20	3	B	4	1 P 20	CEILING FAN		1,200
300		INTERIOR SIGN	1 P 20	5	C	6	1 P 20	EXTERIOR SIGNS		1,000
	1,320	TV	1 P 20	7	A	8	1 P 20	TV	1,320	
	660	TV	1 P 20	9	B	10	1 P 20	TV	880	
	720	RECEPTACLES	1 P 20	11	C	12	1 P 20	RECEPTACLES	720	
	720	RECEPTACLES	1 P 20	13	A	14	1 P 20	RECEPTACLES	720	
	720	POS	1 P 20	15	B	16	1 P 20	POS	720	
	720	TELEPHONE	1 P 20	17	C	18	1 P 20	DATA	720	
	3,600	WH1	1 P 30	19	A	20	1 P 30	WH1	3,600	
	3,600	WH1	1 P 30	21	B	22	1 P	SPACE		
		SPACE	1 P	23	C	24	1 P	SPACE		
	18,734	RTU-1	3 P 70	25	A	26	3 P 60	RTU-2		15,131
	////	////	////	27	B	28	////	////		
	////	////	////	29	C	30	////	////		
	7,746	MAU-1	3 P 30	31	A	32	3 P 70	KEF-1		7,119
	////	////	////	33	B	34	////	////		
	////	////	////	35	C	36	////	////		
	31,050	PANEL B	3 P 100	37	A	38	3 P 30	TVSS		
	////	////	////	39	B	40	////	////		
	////	////	////	41	C	42	////	////		
292 PANEL AMPERES			PANEL VOLTAGE 120/208, 3PH, 4W				400A MLO			
400 PANEL MINIMUM BUS SIZE			10,000 AIC							
49 PANEL CONTINUOUS KVA							21 PANEL NON-CONTINUOUS KVA			

PANEL B RECESSED											
LOAD CONT	LOAD N-CONT	LOCATION	CKT DEVICE	CKT #	PH	CKT #	CKT DEVICE	LOCATION	LOAD N-CONT	LOAD CONT	
	480	WORKTOP REFRIG	1 P 20	GFCI	1	A	2	1 P 20	GFCI	RECAPTACLES	360
	840	ICE MACHINE	1 P 20	GFCI	3	B	4	1 P 20	GFCI	BUBBLERS	1,248
	1,596	COFFEE MAKER	1 P 20	GFCI	5	C	6	1 P 20	GFCI	COFFEE MAKER	1,596
	420	SANDWICH PREP	1 P 20	GFCI	7	A	8	1 P 20	GFCI	WORK TOP REF/FRZ	1,416
	1,920	HOT TABLE	1 P 20	GFCI	9	B	10	1 P 20	GFCI	PANNINI PRESS	1,800
	1,920	HOLDING CABINET	1 P 20	GFCI	11	C	12	1 P 20	GFCI	MIXER	1,140
	2,829	MICROWAVE	2 P 20	GFCI	13	A	14	1 P 20	GFCI	REACH IN FREEZER	1,128
	1,596	COFFEE MAKER	1 P 20	GFCI	15	B	16	1 P 20	GFCI	MIXER	500
	360	ICE MACHINE	1 P 25	GFCI	17	C	18	1 P 20	GFCI	DRINK DISPENSERS	1,200
2,136		WALK-IN HTR/LTS	1 P 20	GFCI	19	A	20	2 P 20			1,706
1,127		RANGE/CONVECTION	1 P 20	GFCI	21	B	22	////			
		SHUNT TRIP 23	1 P	ST	23	C	24	1 P	GFCI	WORKTOP FREEZER	
	1,300	WAFFLE IRON	1 P 20	GFCI	25	A	26	1 P	ST	SHUNT TRIP 24	600
		SHUNT TRIP 27	1 P	ST	27	B	28	1 P 20	GFCI	WATER HEATER	
	360	RECEPTACLES	1 P 20	GFCI	29	C	30	2 P 40	GFCI	DISHWASHER	6,344
	360	RECEPTACLES	1 P 20	GFCI	31	A	32	////			
		SPARE	1 P	GFCI	33	B	34	1 P 20		EF-5	667
		SPARE	1 P		35	C	36	1 P		SPARE	
		SPARE	1 P		37	A	38	1 P		SPARE	
		SPARE	1 P		39	B	40	1 P		SPARE	
		SPARE	1 P		41	C	42	1 P		SPARE	
86 PANEL AMPERES			PANEL VOLTAGE 120/208, 3PH, 4W				100A MLO				
100 PANEL MINIMUM BUS SIZE			22,000 AIC								
12 PANEL CONTINUOUS KVA			PROVIDE GFCI BREAKERS AS INDICATED.				25 PANEL NON-CONTINUOUS KVA				
			PROVIDE SHUNT TRIP ST BREAKERS AS INDICATED.								

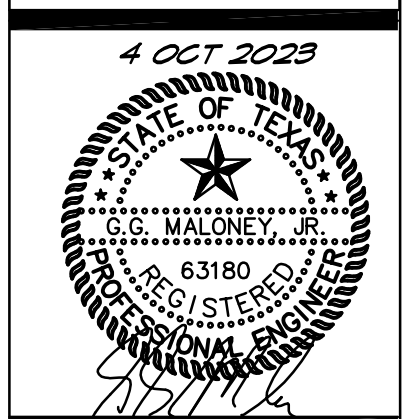
NOTE:
ELECTRICAL PANEL CALCULATIONS
PER NEC ARTICLE 220.



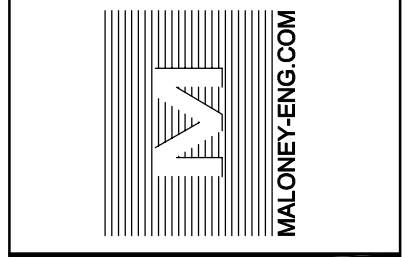
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ELECTRICAL RISER AND SCHEDULES
'BREAKFAST' Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
E3.2

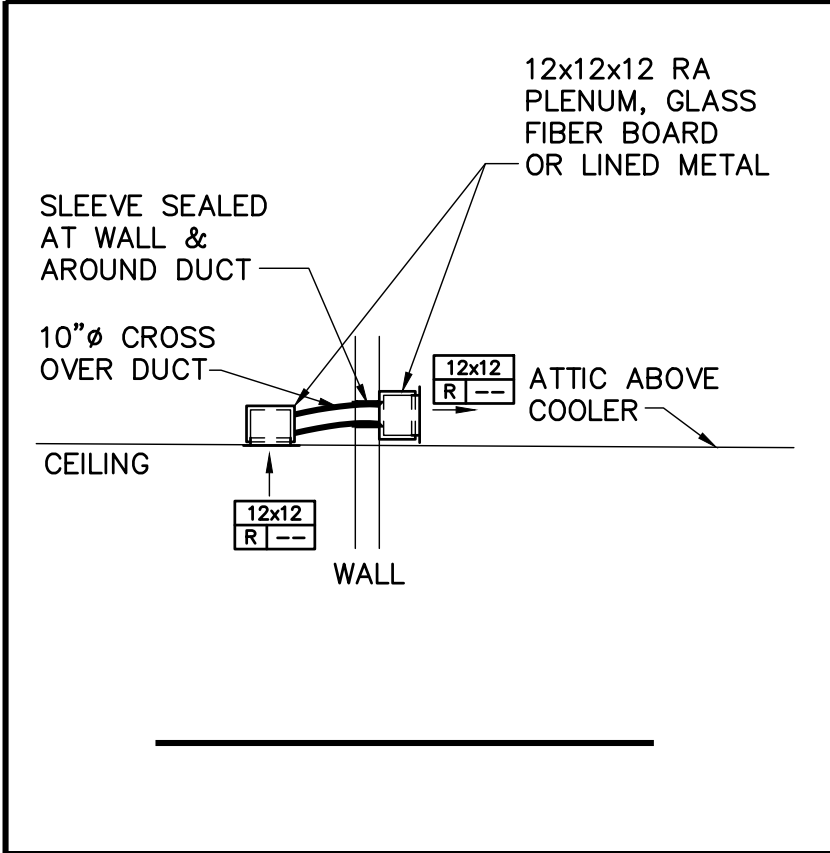
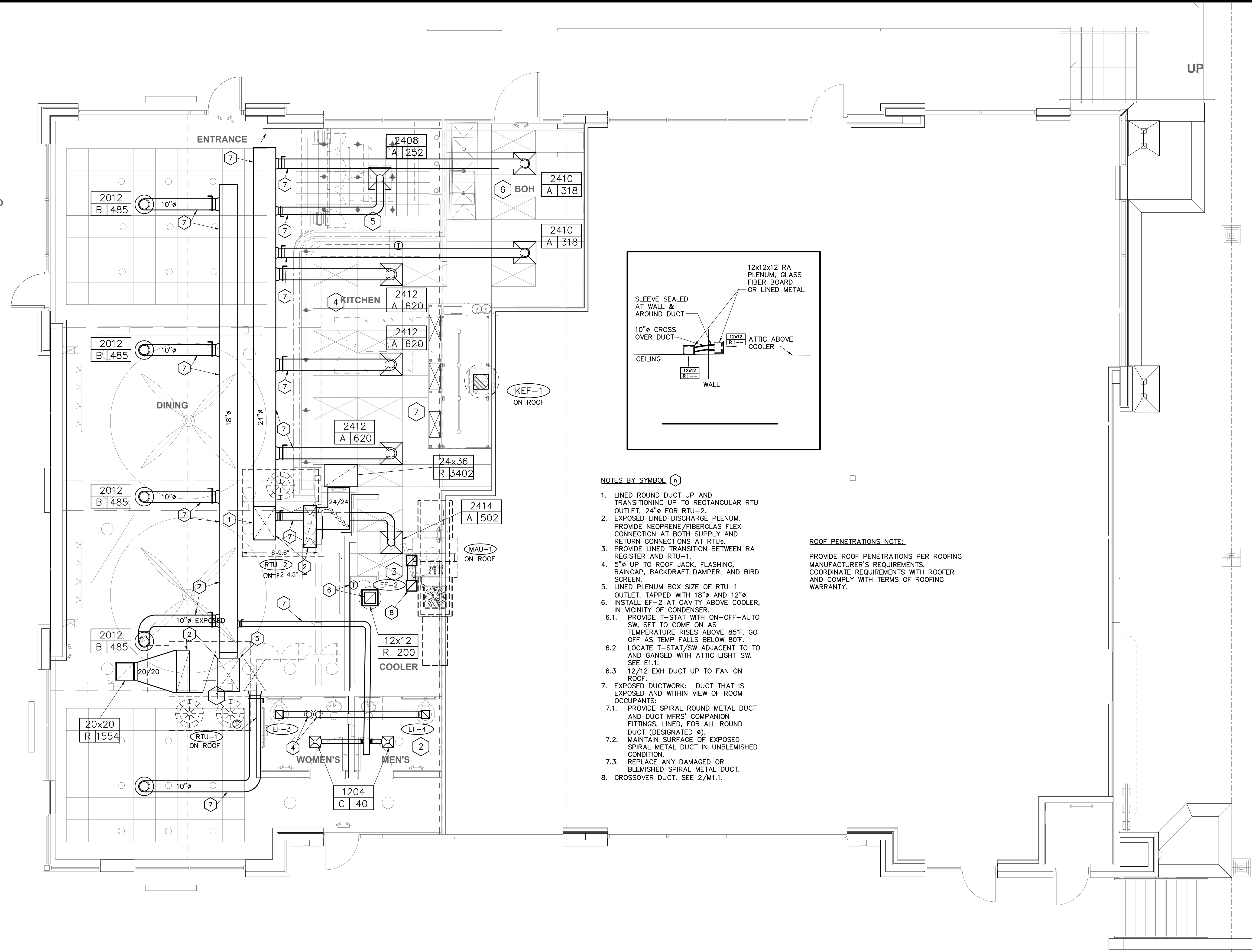
DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
M1.1

PATIO

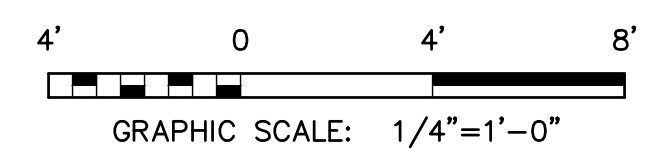


NOTES BY SYMBOL

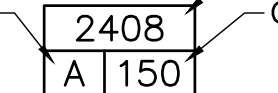
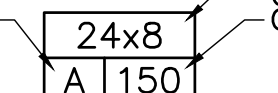
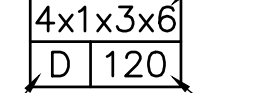
1. LINED ROUND DUCT UP AND TRANSITIONING UP TO RECTANGULAR RTU OUTLET, 24" FOR RTU-2.
2. EXPOSED LINED DISCHARGE PLENUM. PROVIDE NEOPRENE/FIBERGLAS FLEX CONNECTION AT BOTH SUPPLY AND RETURN CONNECTIONS AT RTUS.
3. PROVIDE LINED TRANSITION BETWEEN RA REGISTER AND RTU-1.
4. 5" UP TO ROOF JACK, FLASHING, RAINCAP, BACKDRAFT DAMPER, AND BIRD SCREEN.
5. LINED PLENUM BOX SIZE OF RTU-1 OUTLET, TAPPED WITH 18" AND 12".
6. INSTALL EF-2 AT CAVITY ABOVE COOLER, IN VICINITY OF CONDENSER.
- 6.1. PROVIDE T-STAT WITH ON-OFF-AUTO SW, SET TO COME ON AS TEMPERATURE RISES ABOVE 85°F, GO OFF AS TEMP FALLS BELOW 80°F.
- 6.2. LOCATE T-STAT/SW ADJACENT TO TO AND GANGED WITH ATTIC LIGHT SW. SEE E1.1.
- 6.3. 12/12 EXH DUCT UP TO FAN ON ROOF.
7. EXPOSED DUCTWORK: DUCT THAT IS EXPOSED AND WITHIN VIEW OF ROOM OCCUPANTS:
 - 7.1. PROVIDE SPIRAL ROUND METAL DUCT AND DUCT MFR'S COMPANION FITTINGS, LINED, FOR ALL ROUND DUCT (DESIGNATED Ø).
 - 7.2. MAINTAIN SURFACE OF EXPOSED SPIRAL METAL DUCT IN UNBLEMISHED CONDITION.
 - 7.3. REPLACE ANY DAMAGED OR BLEMISHED SPIRAL METAL DUCT.
8. CROSSOVER DUCT. SEE 2/M1.1.

ROOF PENETRATIONS NOTE:

PROVIDE ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS. COORDINATE REQUIREMENTS WITH ROOFER AND COMPLY WITH TERMS OF ROOFING WARRANTY.



RTU SCHEDULE														VERAMENDI BKFST & LUNCH		10/4/2023 10:43					
MARK	AREA SERVED	MFR	MODEL		NOM TONS	SUPPLY CFM	EXT SP	OA CFM	RA	COOL KBH	COOL SENS KBH	GAS IN KBTH	HEAT OUT KBTH	VOLTS/PH	MCA	MOCF	EER IEER	WGHT LBS	ZONE SERVED	REMARKS	
RTU-1	DINING	YORK JCI	ZYG15D2C 3AB1C112 A3	NEW	12.5	2,505	2.2	951	1,554	87.2	72.8	180	144	208/3	54	60	11.0 12.6	1400	DINING	SEE NOTES 1 - 15	
RTU-2	KITCHEN	YORK JCI	ZYG12D2C 3AB1C112 A3	NEW	10	3,665	1.0	263	3,402	114.5	87.0	180	144	208/3	54	60	11.0 12.6	1400	KITCHEN	SEE NOTES 1 - 14	
MAU-1	KITCHEN	SCHEDULED ELSEWHERE		NEW	5	2,160	NA	2,160	ZERO	SCHEDULED ON SHEET M3.2										KITCHEN HOOD	
AIR BALANCE					CFM SUM	8,330		3,374	4,956		KITCHEN IS NET NEGATIVE BY (277) CFM					THERE IS OPEN PASSAGE WAY FROM DINING AREA TO KITCHEN FOR HOOD MAKEUP AIR					
					EXH SUM, CFM	3,000			OA IS OKAY	BLDG IS NET POSITIVE BY 374 CFM											
<p>RTU NOTES:</p> <ol style="list-style-type: none"> PROVIDE 2 SETS PLEATED MIRV 8, 11 OR13 FILTERS, 1 SET INSTALLED, THE OTHER DELIVERED IN THEIR CARTONS TO THE OWNER. PROVIDE RTU MFR'S APPROVED 14" ROOF CURBS. PROVIDE ECONOMIC ER. PROVIDE SINGLE POINT POWER CONNECTION. ROUTE ALL PLUMBING AND ELEC CONNECTIONS WITHIN CONFINES OF ROOF CURB. PROVIDE LOW AMBIENT KIT. PROVIDE AUTOMATIC CHANGEOVER, 7-DAY PROGRAMMABLE NIGHT SETBACK THERMOSTATS. PROVIDE REMOTE SENSORS IN THE OCCUPIED SPACE. UNIT WEIGHT EXCLUDES CURB WEIGHT. PROVIDE 120V GFI RECEPTACLE WITH UNIT, CIRCUITED SEPARATELY FROM RTU POWER, WEATHER PROOF COVER, WIRED, READY FOR USE. PROVIDE SMOKE DETECTION CONTROL SYSTEM PER IMC SECTION 606. PROVIDE MANUFACTURER'S STANDARD HAIL GUARDS FOR CONDENSER COILS. PROVIDE UNIT WITH CO2 INDOOR AIR QUALITY SENSOR AND CONTROLS. MINIMUM O.A. SETTING @ 25% SCHEDULED VENTILATION. ENERGIZE EF-3 AND EF-4 WHENEVER RTU-1 IS ENERGIZED. 																					

GRILLE, REGISTER, DIFFUSER SCHEDULE				
MARK	A	B	C	R
SERVICE TYPE	SUPPLY DIFFUSER	SUPPLY DIFFUSER	SUPPLY DIFFUSER	INTAKE REGISTER
DEFLECTION PANEL SIZE	4-WAY 24 X 24	4-WAY ROUND	4-WAY 12x12	35 DEGREE SEE DWG
MOUNT	LAY-IN, DUCT FLANGE	TO DUCT FLANGE	SURFACE FLANGE	LAY-IN OR FLANGE
MANUFACTURER	TITUS	TITUS	TITUS	TITUS
MODEL	TMS-AA	TMRA-AA	TMRA-AA	350FL
DAMPER MATERIAL	NO ALUMINUM	NO ALUMINUM	YES ALUMINUM	YES ALUMINUM
REFERENCE NOTES	1,2,3	1,2,3	1,2,3	1,4,5
<p>REFERENCE NOTES:</p> <ol style="list-style-type: none"> INSTALL APPROPRIATE MOUNT FOR INSTALLED SUBSTRATE. SCREW ONLY THRU MFR'S COUNTERSUNK HOLES IN DEVICE. DAMPER IN SUPPLY DUCT. RUNOUT SAME SIZE AS DIFFUSER NECK SIZE. DAMPER BEHIND FACE OF DEVICE OR AS NOTED. BOOT SAME SIZE AS REGISTER/GRILL. TITUS ENGINEERED INSULATED BOOT PLENUM, SIZED TO LENGTH & WIDTH OF SLOT (NOT USED). 				
MARK: SEE SCHEDULE		SIZE: 24" SQUARE FACE, 8"ø NECK CFM: 150		
MARK: SEE SCHEDULE		SIZE: 24" VISIBLE DIMENSION 8" OPPOSITE DIMENSION CFM: 150		
				SIZE: 4' SLOT LENGTH 1" SLOT WIDTH 3 SLOTS 6" NECK AND RUNOUT CFM: 120

OA Vent Calc							Veramendi Bkfst		10/4/23 10:43 AM		
cfm/sf	sf	cfm	cfm/ppl	ppl	cfm	CFM req'd	CFM sup'd				
0.18	1,827	329	7.5	83	623	951	951				
0.18	918	165	7.5	13	98	263	263				
CHVAC calc done with only two RTUs. RTU-2 for Kitchen, RTU-1 for Dining Areas											
							1,214	1,214			

GENERAL HVAC NOTES	
<ol style="list-style-type: none"> EMPLOY COMPETENT INSTALLERS WITH FAMILIARITY AND EXPERIENCE INSTALLING SIMILAR PRODUCTS AND SYSTEMS, INCLUDING BOTH PLANNING AND EXECUTING THE WORK. EXECUTE WORK IN COMPLIANCE WITH IMC 2018, IECC 2018, AND OTHER LOCAL CODES, AS AMENDED BY LOCAL CODES. WHEREVER THE WORD "CODE" IS USED, IT MEANS THE IECC, IMC, IFGC, ALL AS AMENDED BY LOCAL AUTHORITY. FOLLOW MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND INSTRUCTIONS FOR THE INSTALLATION OF THEIR PRODUCTS. COORDINATE WITH OTHER INSTALLERS TO AVOID SPATIAL CONFLICT. MAINTAIN A SEPARATE PAPER COPY OF DRAWINGS AND MARK AS RECORD DRAWINGS OF THE WORK AS INSTALLED. DELIVER RECORD DRAWINGS TO OWNER AT COMPLETION OF PROJECT. DUCT DIMENSIONS ARE INSIDE CLEAR. PROVIDE ACOUSTICAL DUCT LINER IN FIRST 20 FEET OF BOTH SUPPLY AND RETURN DUCTWORK, BOTH ROUND AND RECTANGULAR. WHERE DUCT IS IN NON-CONDITIONED SPACE, ADD INSULATION TO OUTSIDE OF LINED DUCT TO ACHIEVE R-8. 	<ol style="list-style-type: none"> PROVIDE INSULATION WITH "R" VALUE MEETING IECC AND IMC STANDARDS. ADD EXTERNAL INSULATION TO LINED DUCT TO ACHIEVE TOTAL "R" REQUIREMENT. PROVIDE EXTERNALLY OR INTERNALLY INSULATED DUCTWORK MEETING IECC AND IMC STANDARDS. ADHERE FOAMED RUBBER INSULATION TO THE ATTIC SIDE OF DIFFUSERS MINIMUM OF R-6 OR OF A THICKNESS TO PREVENT CONDENSATION. FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. COORDINATE DUCT ROUTE WITH JOIST, CEILING T-BAR, AND LIGHT FIXTURE LOCATIONS AND OTHER IN AND ABOVE CEILING OBSTRUCTIONS. ADJUST DUCT ROUTE AS REQUIRED. ADJUST DUCT SIZE USING EQUIVALENT PRESSURE DROP FOR RE-SIZING. COORDINATE LOCATIONS OF ROOF TOP EQUIPMENT AND PENETRATIONS WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, AND ELECTRICAL DRAWINGS.
<ol style="list-style-type: none"> INSULATE BOTH SUPPLY AND RETURN DUCTS WITH R6 INSULATION. PROVIDE VAPOR BARRIER FOR SUPPLY DUCTS. PROVIDE VIBRATION ISOLATION AND CONTROL FOR MECHANICAL EQUIPMENT AND VIBRATING PIPING, INCLUDING SPRING HANGERS AND SUPPORTS AND WAFFLE PAD SUPPORTS. PROVIDE TEST AND BALANCE ACCORDING TO AABC OR NEBB STANDARDS, USING AABC OR NEBB TRAINED PERSONNEL FOR TAB WORK. USE AABC OR NEBB PROCEDURES AND REPORT FORMS. ASSEMBLE MANUFACTURER'S WARRANTIES, INSTRUCTIONS, AND OTHER DATA, AND PRESENT IN PDF FORMAT ON A USB THUMB DRIVE. DEFINITION OF "PROVIDE": TO PROCURE, ASSEMBLE, SET IN PLACE, SUPPORT, CONNECT, AND OTHERWISE LEAVE COMPLETED, OPERATING UNITS, SYSTEMS, PARTS, OR DEVICES IN A FUNCTIONING CONDITION, HAVING FOLLOWED MANUFACTURER'S INSTRUCTIONS, REQUIREMENT, AND RECOMMENDATIONS CONDENSATE DRAINS: PROVIDE ARMSTRONG ARMAFLEX PIPING INSULATION, VAPOR SEALED, MINIMUM 3/8" THICK WALLS. ALL DUCT SYSTEMS ARE LOW PRESSURE DUCT SYSTEMS. SEAL AGAINST AIR LEAKAGE AND PROVIDE PRESSURE TEST AS REQUIRED BY CODE. 	<p>EXPOSED DUCT NOTES</p> <ol style="list-style-type: none"> DUCT THAT IS EXPOSED AND WITHIN VIEW OF ROOM OCCUPANTS: <ol style="list-style-type: none"> PROVIDE SPIRAL ROUND METAL DUCT, LINED, FOR ALL ROUND DUCT DESIGNATED (ø). MAINTAIN SURFACE OF EXPOSED SPIRAL METAL DUCT IN UNBLEMISHED CONDITION. REPLACE ANY DAMAGED OR BLEMISHED SPIRAL METAL DUCT.

MINIMUM OUTSIDE AIR CALCULATION BASED ON IMC 2021 SECTION 403.3.1.1:

Vbz=RpPz+RaAz

WHERE:

Az = ZONE FLOOR AREA

Pz = ZONE POPULATION

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

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

SUBMITTAL

SUBMIT COPY OF DATA FOR REVIEW AND COMMENT PRIOR TO ORDERING. INCLUDE MANUFACTURER'S STANDARD SUBMITTAL DATA WITH MANUFACTURER'S NAME AND MODEL NUMBERS AND ALL OPTIONS CLEARLY MARKED.

PROVIDE SUBMITTAL DATA FOR:

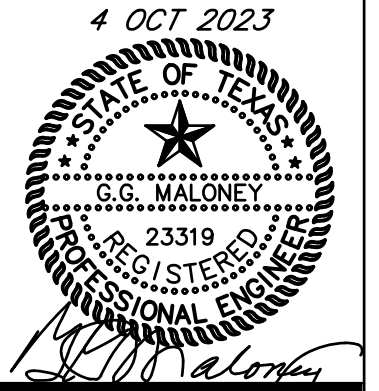
- ROOF TOP UNITS, INCLUDE UNIT CAPACITY AND PERFORMANCE INFORMATION FOR CONDITIONS SCHEDULED, UNIT DIMENSIONS AND WEIGHT, UNIT CURB WITH DIMENSIONS AND WEIGHT, LISTINGS, AND COMPLIANCES.
- GRILLS REGISTERS AND DIFFUSERS, INCLUDING FINISHES, APPEARANCE, DIMENSIONS, AND PERFORMANCE.
- EXHAUST AND SUPPLY FANS. INCLUDE FAN CFM AT SCHEDULED CONDITIONS, ELECTRICAL DATA AND MOTOR SIZE.

FAN SCHEDULE												VERAMENDI BKFST & LUNCH		10/4/2023 10:43	
MARK	AREA SERVED	MFR	MODEL	CFM	EXTERNAL S.P.	TYPE	MOTOR HP	MOTOR VOLTS	PHASE	OPER WT	REF NOTES	REMARKS			
KEF-1	KITCHEN	NOTE 1	SEE M3.2	2700	1						1, 2, 3	UPBLAST. INTERLOCK WITH RTU-2 SO THAT EF-1, MAU-1, AND RTU-2 RUN SIMULTANEOUSLY.			
EF-2	WALKIN CONDENSER	GREENHECK	G-080-VG	200	0.5	CENT	1/10	120	1	36	2, 3, 4	EXH FOR WALKIN CONDENSER. WITH T-STAT AND ON-OFF-AUTO SW.			
EF-3	TOILETS	GREENHECK	SP-A200	50	0.04	CEILING	1/10	120	1	36	2, 4	INLINE, ABOVE CEILING. INTERLOCK WITH RTU-1			
EF-4	TOILETS	GREENHECK	SP-A200	50	0.04	CEILING	1/10	120	1	36	2, 4	INLINE, ABOVE CEILING. INTERLOCK WITH RTU-1			
TOTAL EXHAUST				3000											
<p>REFERENCE NOTES</p> <ol style="list-style-type: none"> FAN IS PART OF HOOD PACKAGE SCHEDULED ELSEWHERE ON M3.2. CONTACT CAPTIVE AIRE FOR PRICING. SEE DRAWING M3.1 AND M3.2 FOR DETAILS. PROVIDE WITH NEC DISCONNECT. PROVIDE WITH ROOF CURB. PROVIDE BIRD SCREEN AND BACKDRAFT DAMPER. 															



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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY G.S. MALONEY, P.E. 23319 ON OCT 4, 2023. ALTERATION OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



MALONEY ASSOCIATES CONSULTING ENGINEERS, INC. F-1400 1208 TRAILWOOD DR. HURST, TEXAS 76053 (817) 288-0384
MALONEY-ENG.COM

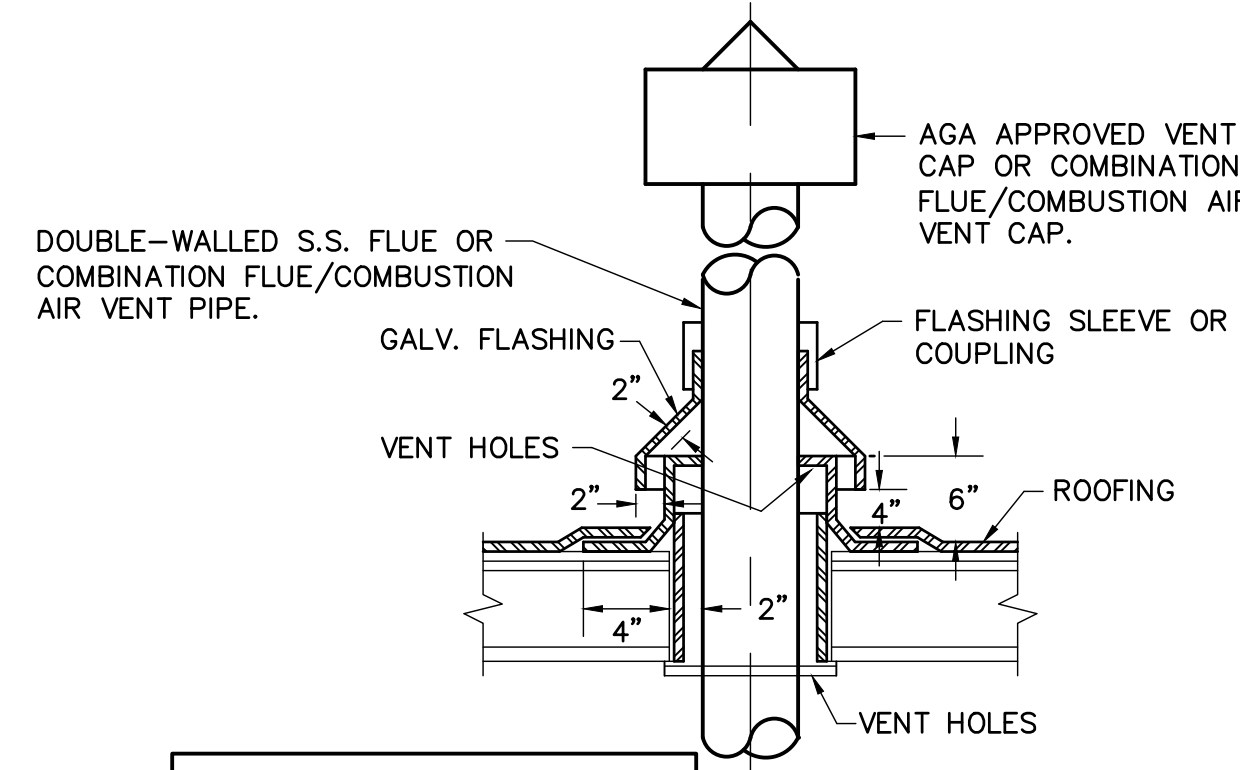
MECHANICAL DETAILS AND SCHEDULES
'BREAKFAST' Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

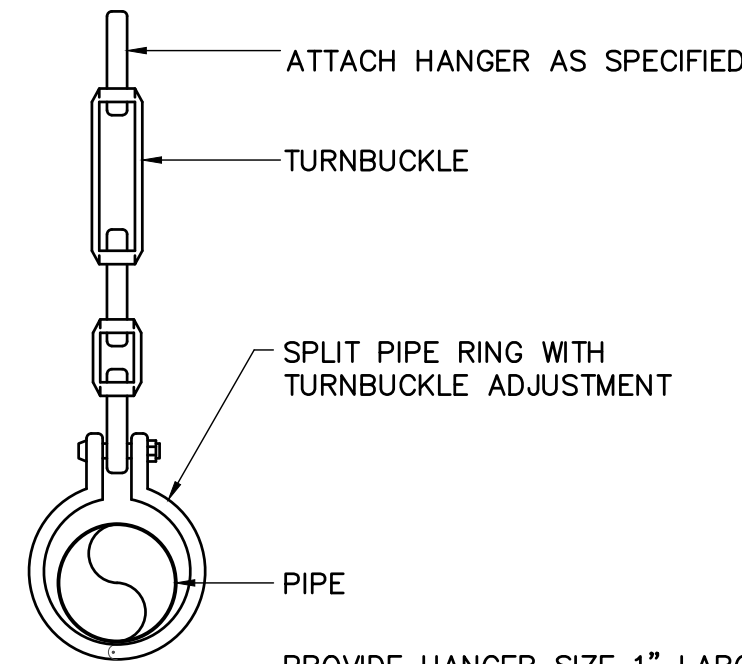
PROJECT NO.
05-05-22

SHEET NO.
M2.1



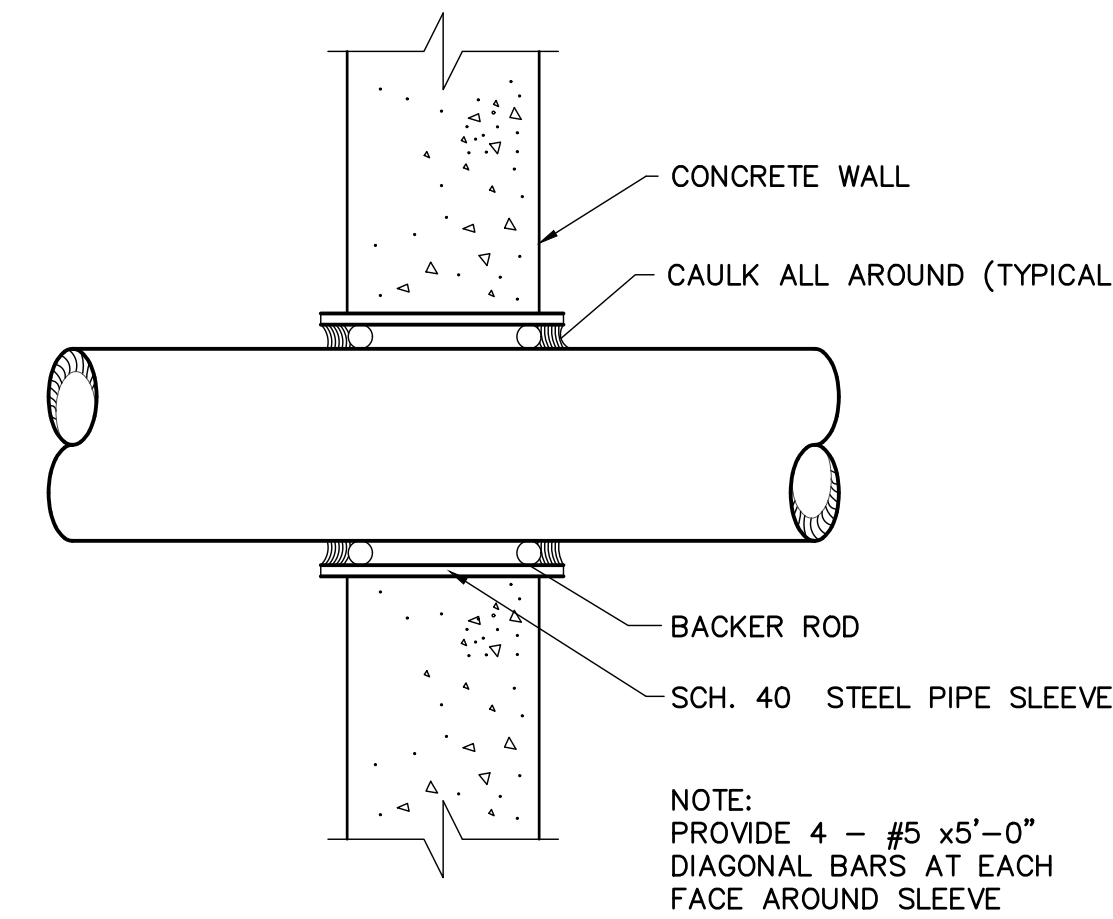
NOTE: PROVIDE ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS. COORDINATE REQUIREMENTS WITH ROOFER.

7 FLUE THRU ROOF DETAIL
NO SCALE



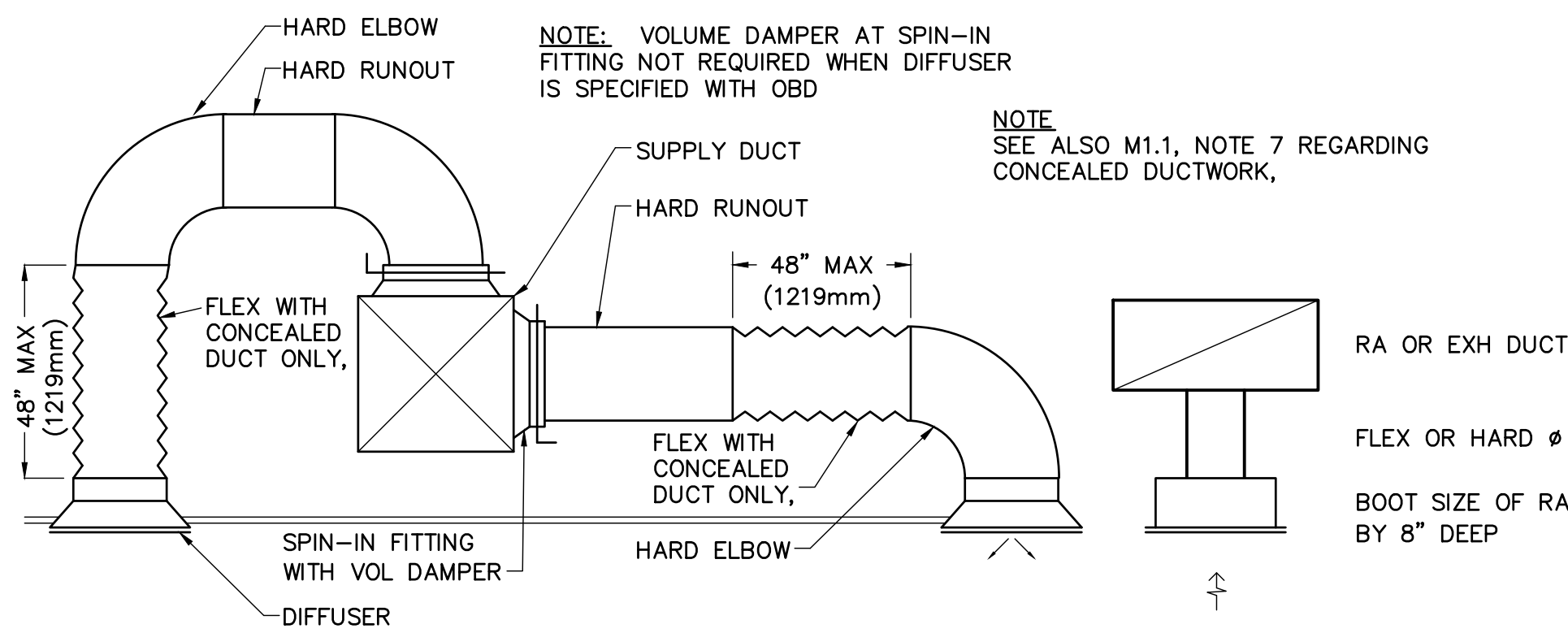
PROVIDE HANGER SIZE 1" LARGER THAN OUTSIDE DIA. OF PIPE AND INSULATION.

8 PIPE HANGER DETAIL
NO SCALE



NOTE: PROVIDE 4 - #5 x5'-0" DIAGONAL BARS AT EACH FACE AROUND SLEEVE

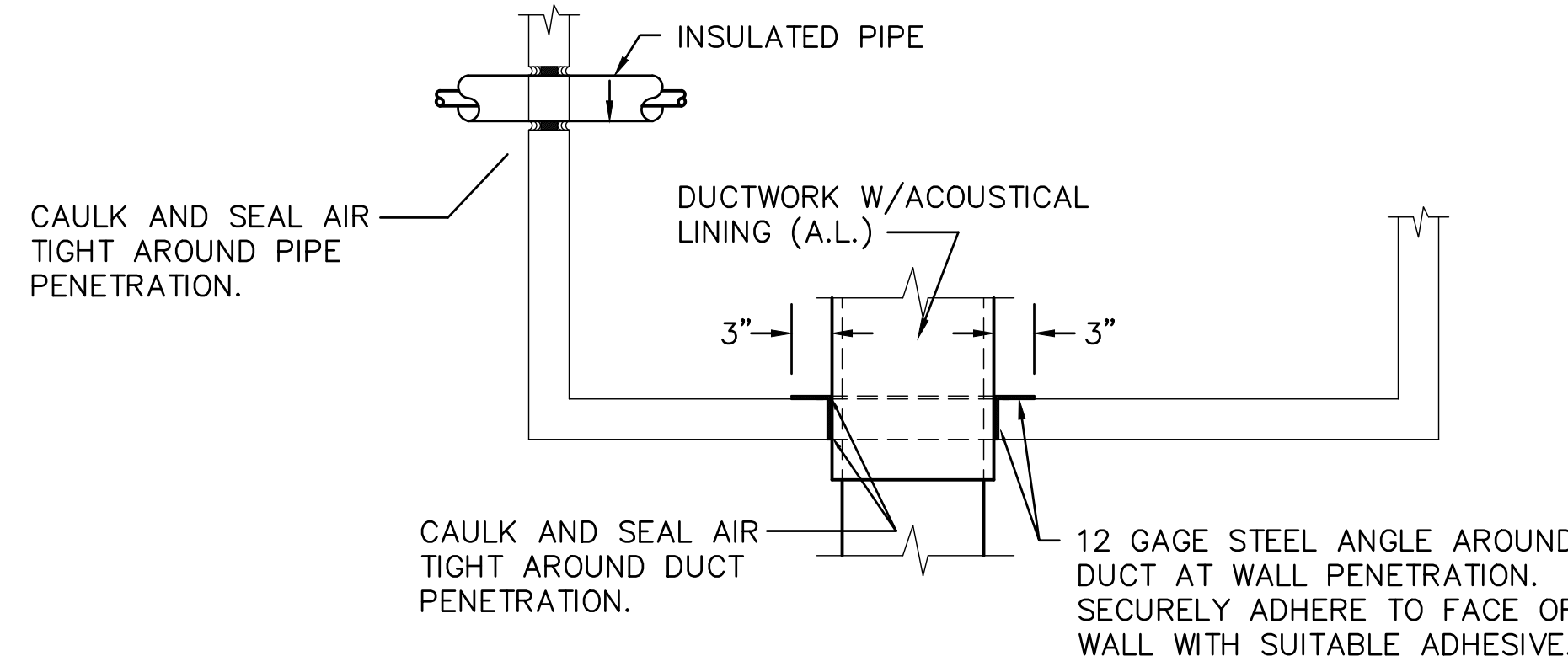
6 PIPE SLEEVE THRU WALL DETAIL
NO SCALE



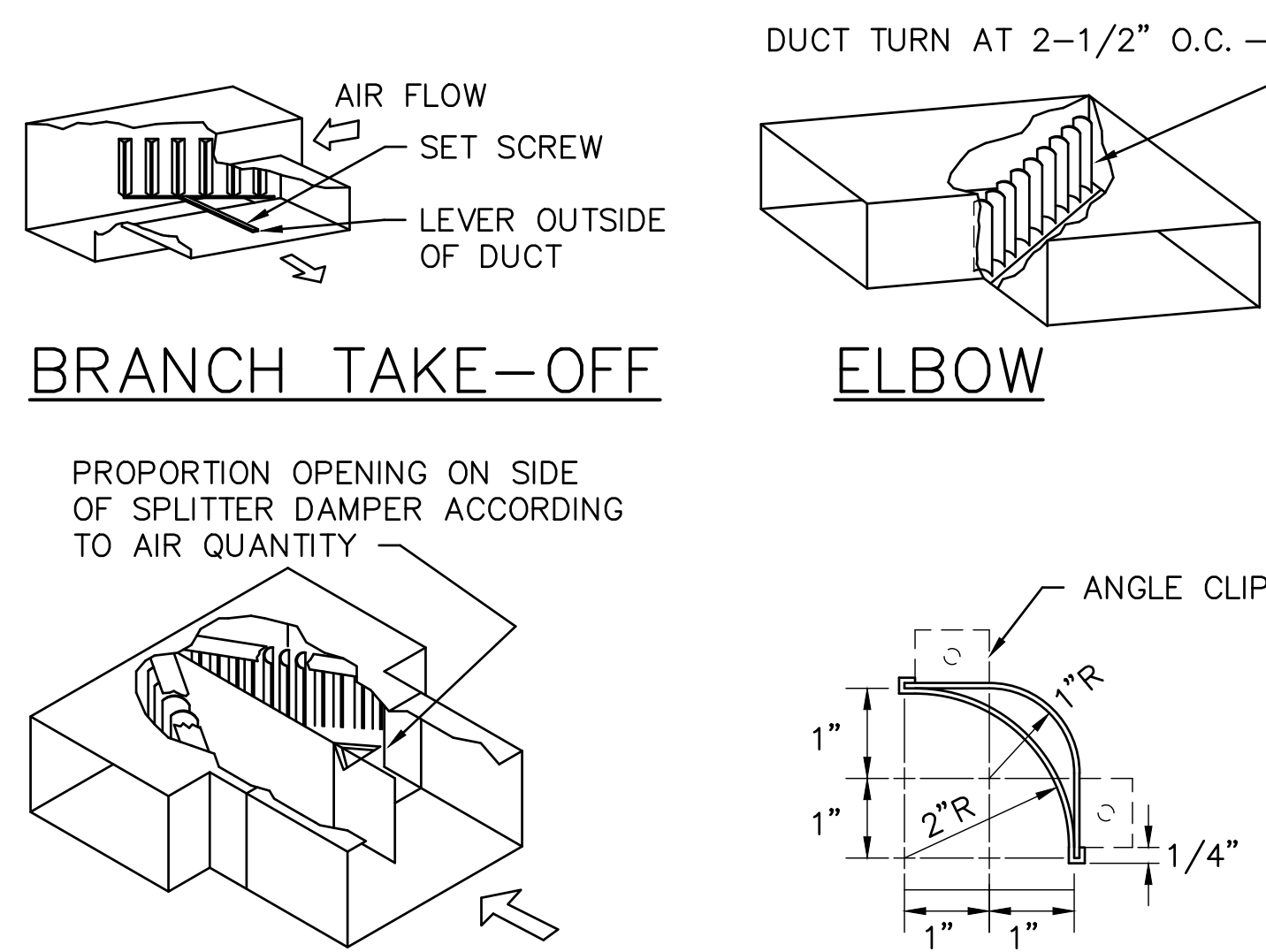
NOTE: VOLUME DAMPER AT SPIN-IN FITTING NOT REQUIRED WHEN DIFFUSER IS SPECIFIED WITH OBD

NOTE: SEE ALSO M1.1, NOTE 7 REGARDING CONCEALED DUCTWORK,

4 SUPPLY, RA, EXH DUCT TAPS DETAIL
NO SCALE



5 MECH. RM. WALL PENETRATION DETAIL
NO SCALE



BRANCH TAKE-OFF

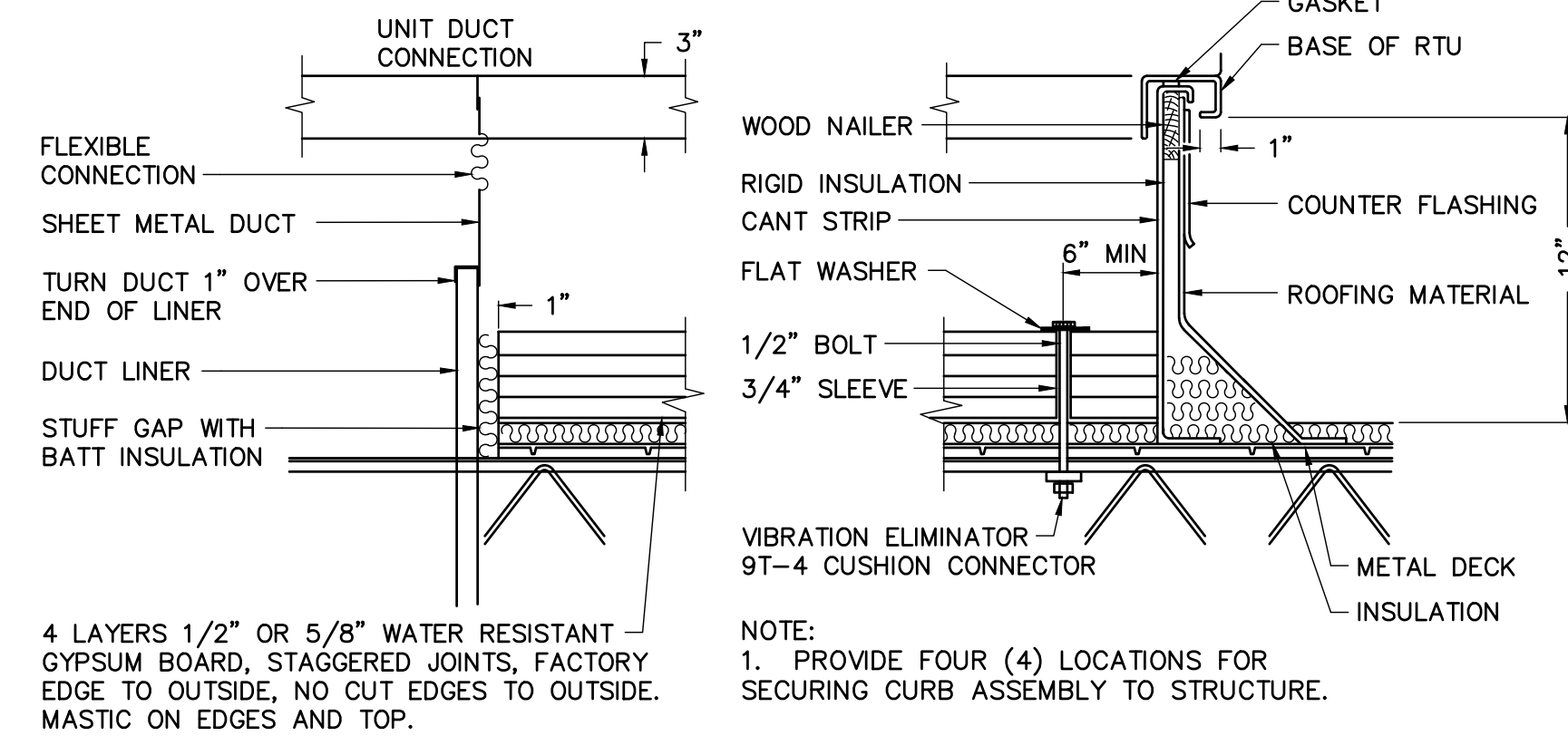
ELBOW

PROPORTION OPENING ON SIDE OF SPLITTER DAMPER ACCORDING TO AIR QUANTITY

SPLITTER DAMPER

TURNING VANE

1 TYPICAL DUCT CONSTRUCTION DETAIL
NO SCALE



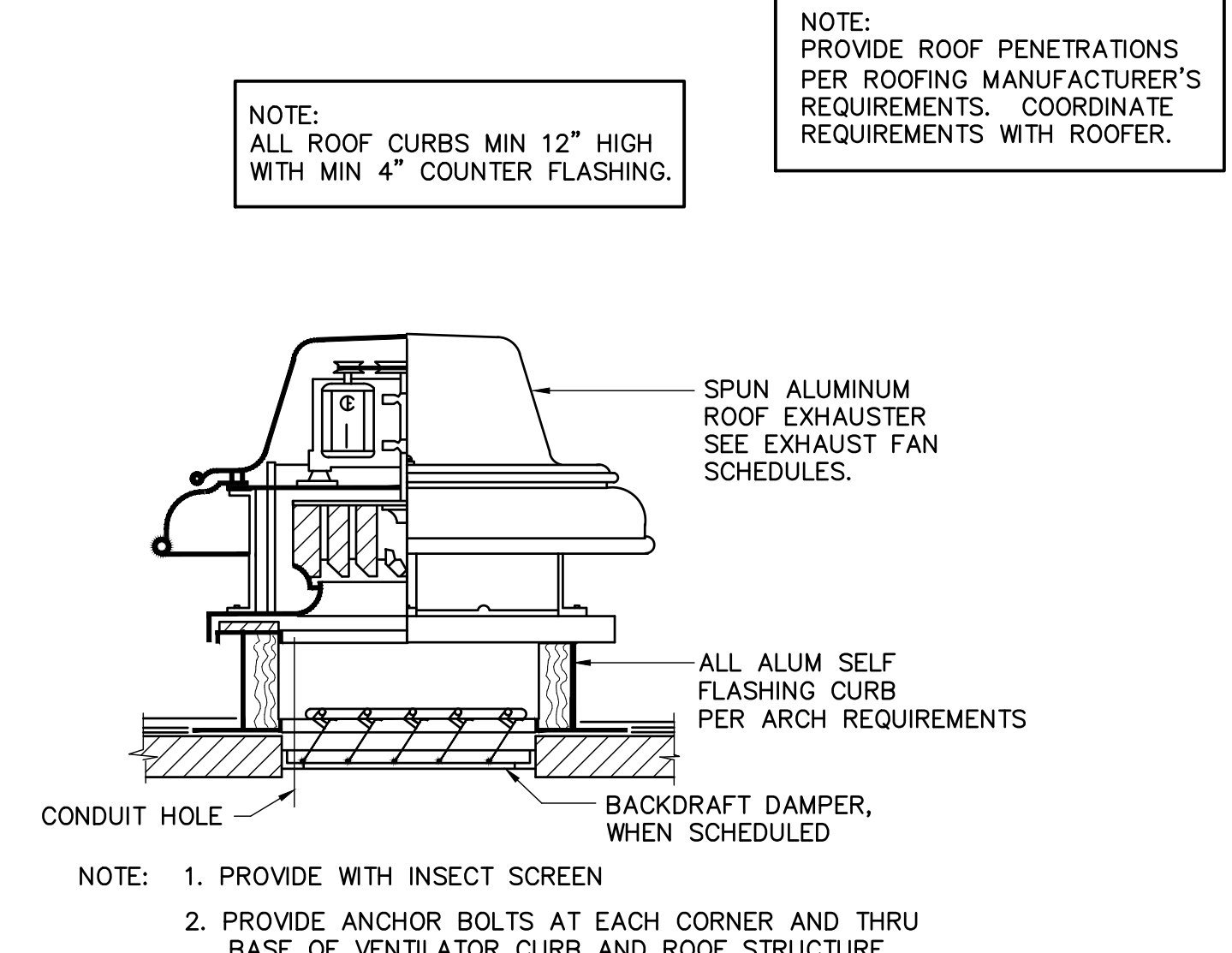
4 LAYERS 1/2" OR 5/8" WATER RESISTANT GYPSUM BOARD, STAGGERED JOINTS, FACTORY EDGE TO OUTSIDE, NO CUT EDGES TO OUTSIDE. MASTIC ON EDGES AND TOP.

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

NOTE:
1. PROVIDE FOUR (4) LOCATIONS FOR SECURING CURB ASSEMBLY TO STRUCTURE.
2. DO NOT ALLOW SHEET METAL DUCT TO CONTACT STRUCTURE.
3. REFER TO SECTION 07700 FOR ROOF CURB

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

2 ROOF TOP UNIT (RTU) SUPPORT DETAIL
NO SCALE



NOTE: ALL ROOF CURBS MIN 12" HIGH WITH MIN 4" COUNTER FLASHING.

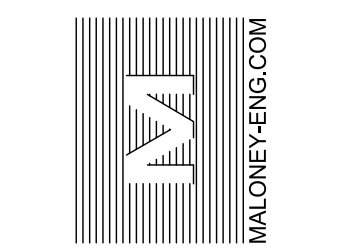
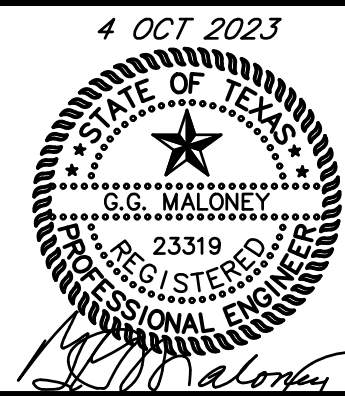
NOTE: PROVIDE ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS. COORDINATE REQUIREMENTS WITH ROOFER.

NOTE: 1. PROVIDE WITH INSECT SCREEN
2. PROVIDE ANCHOR BOLTS AT EACH CORNER AND THRU BASE OF VENTILATOR CURB AND ROOF STRUCTURE.

3 EXHAUST FAN DETAIL
NO SCALE

HVAC SYMBOL LEGEND

	THERMOSTAT
	HUMIDISTAT
	20" WIDE X 10" DEEP, INSIDE CLEAR
	FIRE DAMPER IN DUCT WITH AD FOR ACCESS
	EXHAUST OR RETURN AIR SECTION
	SUPPLY AIR SECTION
	ELBOW TURNED UP
	ELBOW TURNED DOWN
	BALANCING DAMPER
	MOTORIZED DAMPER
	CONDENSATE DRAIN
	DIRECTION OF FLOW
	CONNECT TO EXISTING
	OVERFLOW DRAIN
	THERMOMETER TEST OR CONTROL BULB WELL
	THERMOMETER
	MANUAL VOL DAMPER
	ACCESS DOOR
	FIRE DAMPER
	OUTSIDE AIR
	RETURN AIR
	SUPPLY AIR
	HOT GAS
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION



DATE	DESCRIPTION	BY

SCALE:
AS NOTED

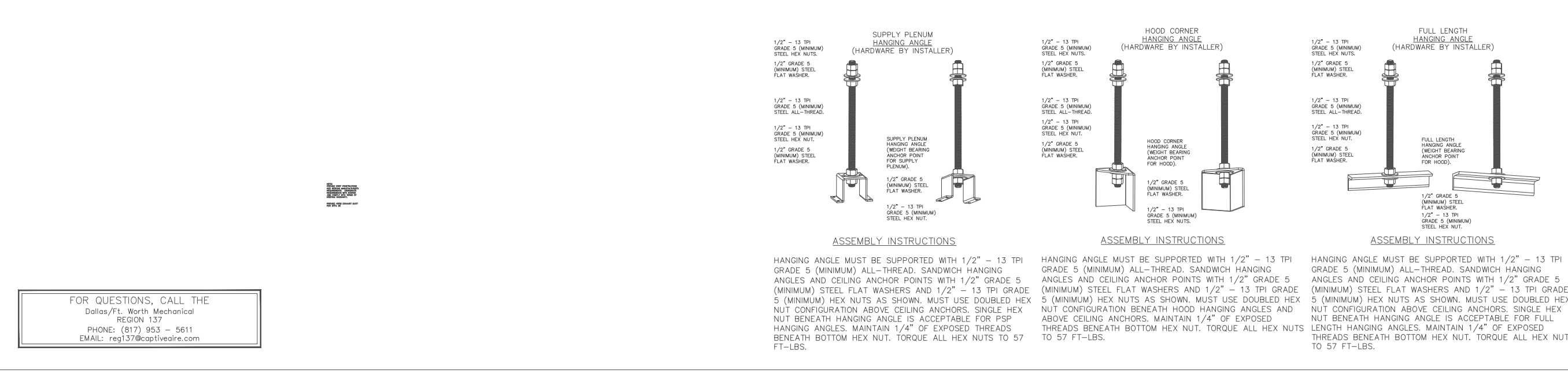
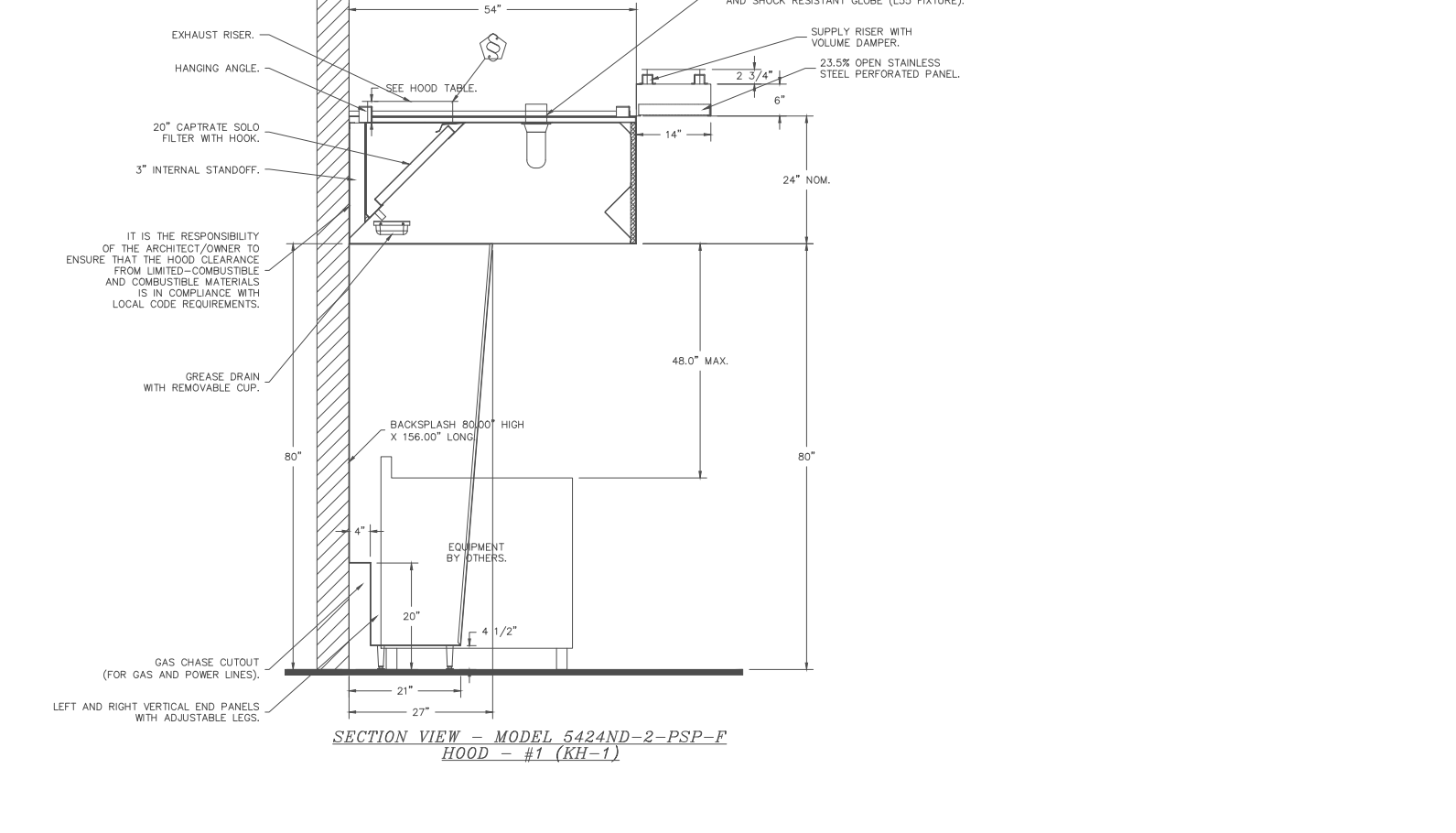
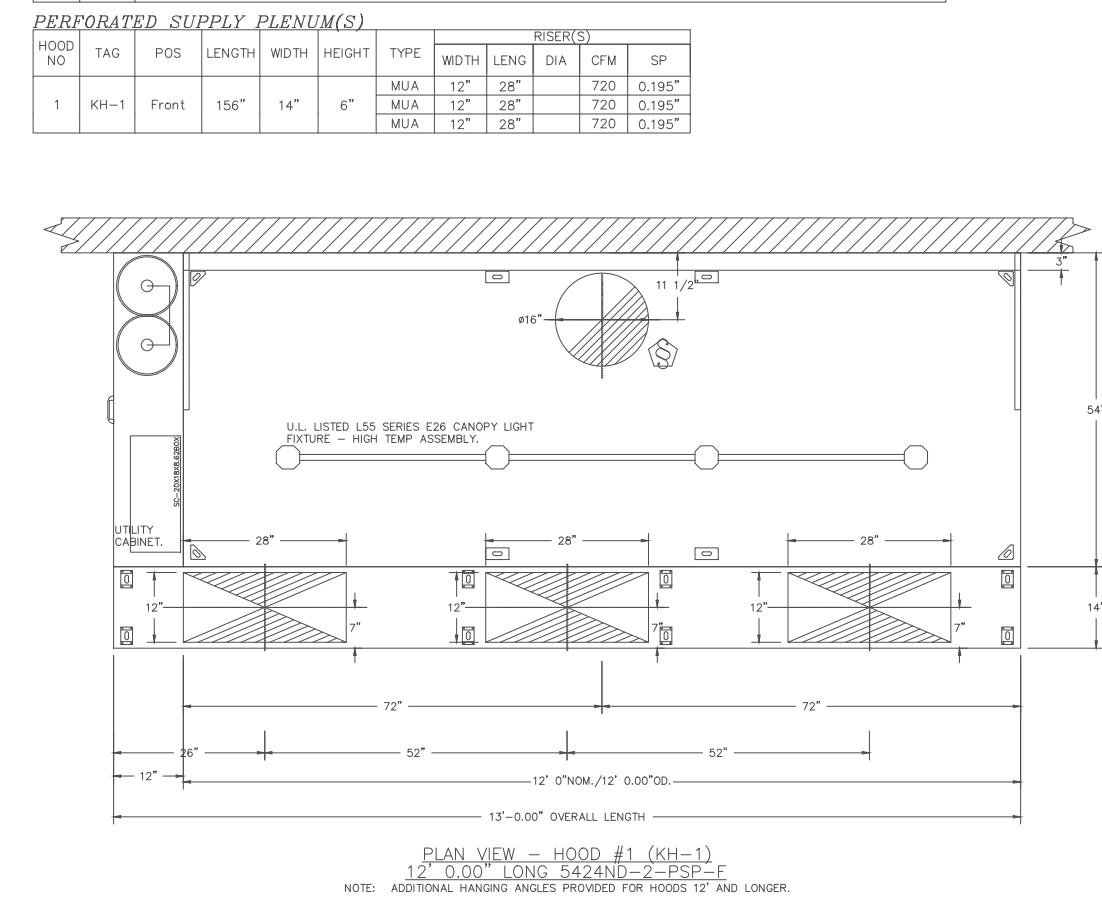
PROJECT NO.
05-05-22

SHEET NO.
M3.1

HOOD TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM	TOTAL CFM	EXHAUST SYSTEM	HOOD CONSTRUCTION	HOOD END TO END	HOOD ROW
1 KH-1	5424	CAPTRAC	12' 0"	600	SS	1	HEAVY	225	2700	12" DIA. 2" DIA. 1" DIA.	4" x 14"	2700

HOOD TAG	TYPE	HTY HEIGHT	LENGTH	EFFICIENCY @ WORKING	QTY	WIRE GAUGE	LOCATION	SIZE	TYPE	ELECTRICAL SYMBOL	QUANTITIES	SWITCHES	HOOD HOOD
1 KH-1	CAPTRAC SOLO FILTER	9"	20"	14"	855	SEE FILTER SPEC	4	L55 SERIES E26	NO	LEFT	12" DIA. 2" DIA. 1" DIA.	TANK FS	4.0/4.0

HOOD TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	LEAKS	DA	LFM	SP
1 KH-1	Front	156"	14"	4"	MIA	12"	28"	720	0.139"



FOR QUESTIONS, CALL THE
CAPTRAC NORTH AMERICA
PHONE: (817) 381-5611
EMAIL: SALES@CAPTRAC.COM

REVISIONS

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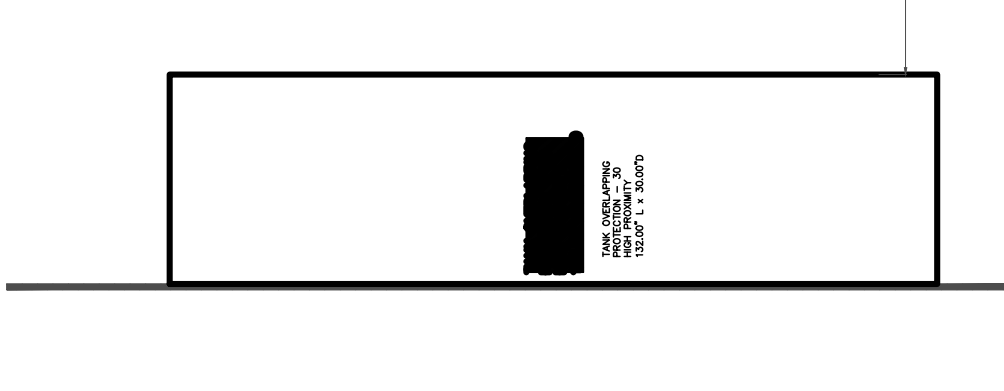
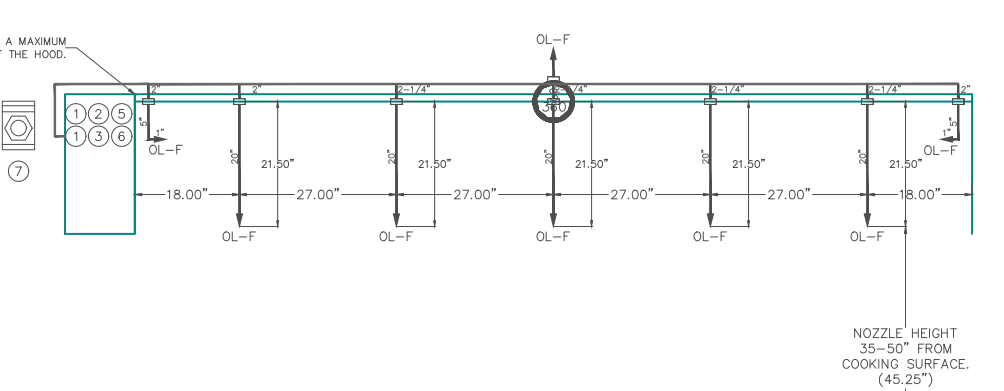
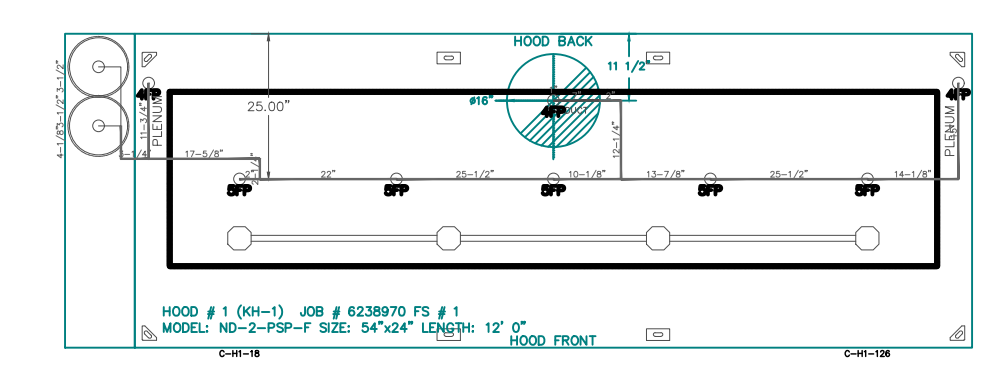
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Dallas, TX, 75247
Dustin F. Worth Mechanical
100 N. MacArthur Blvd., Suite 145, Dallas, TX, 75247
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WWW.CAPTRAC.COM

Breakfast Veramendi - New Braunfels, TX
New Braunfels, TX, 78132

DATE: 9/22/2023
DWG#: 6238970
DRAWN BY: MES
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 1

FIRE SYSTEM TAG	TYPE	SIZE	FLOOR POINTS	INSTALLATION	LOCATION ON HOOD
1	TANK FS	4.0/4.0	37	FIRE CABINET LEFT	LEFT, HOOD 1



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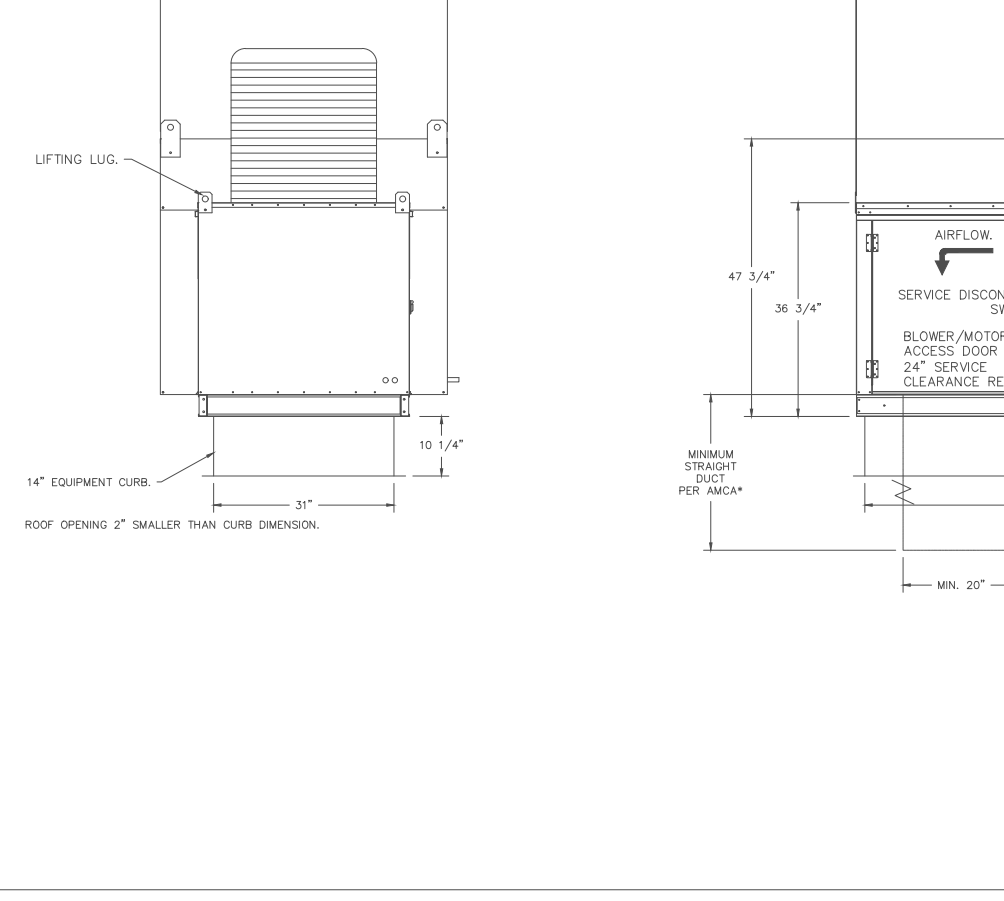
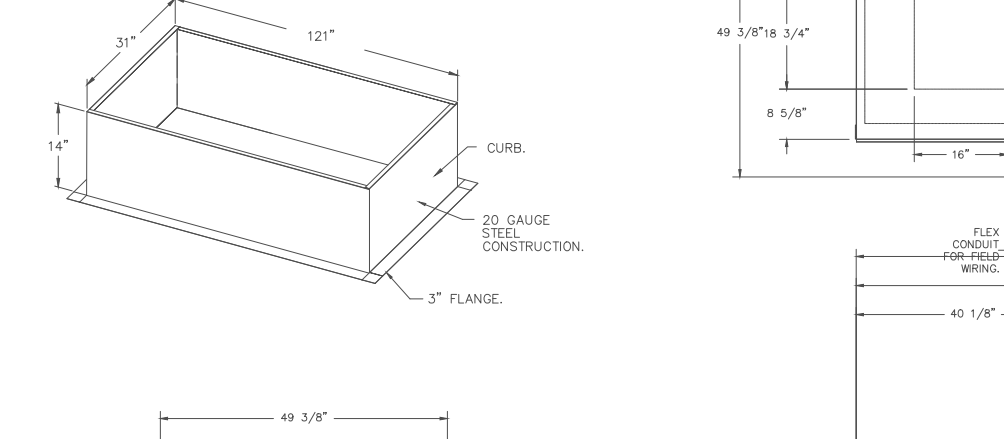
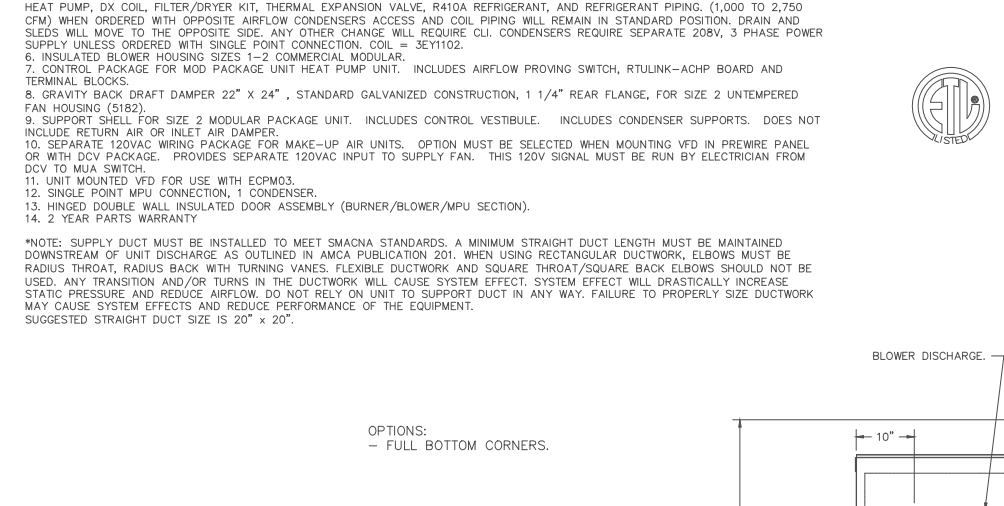
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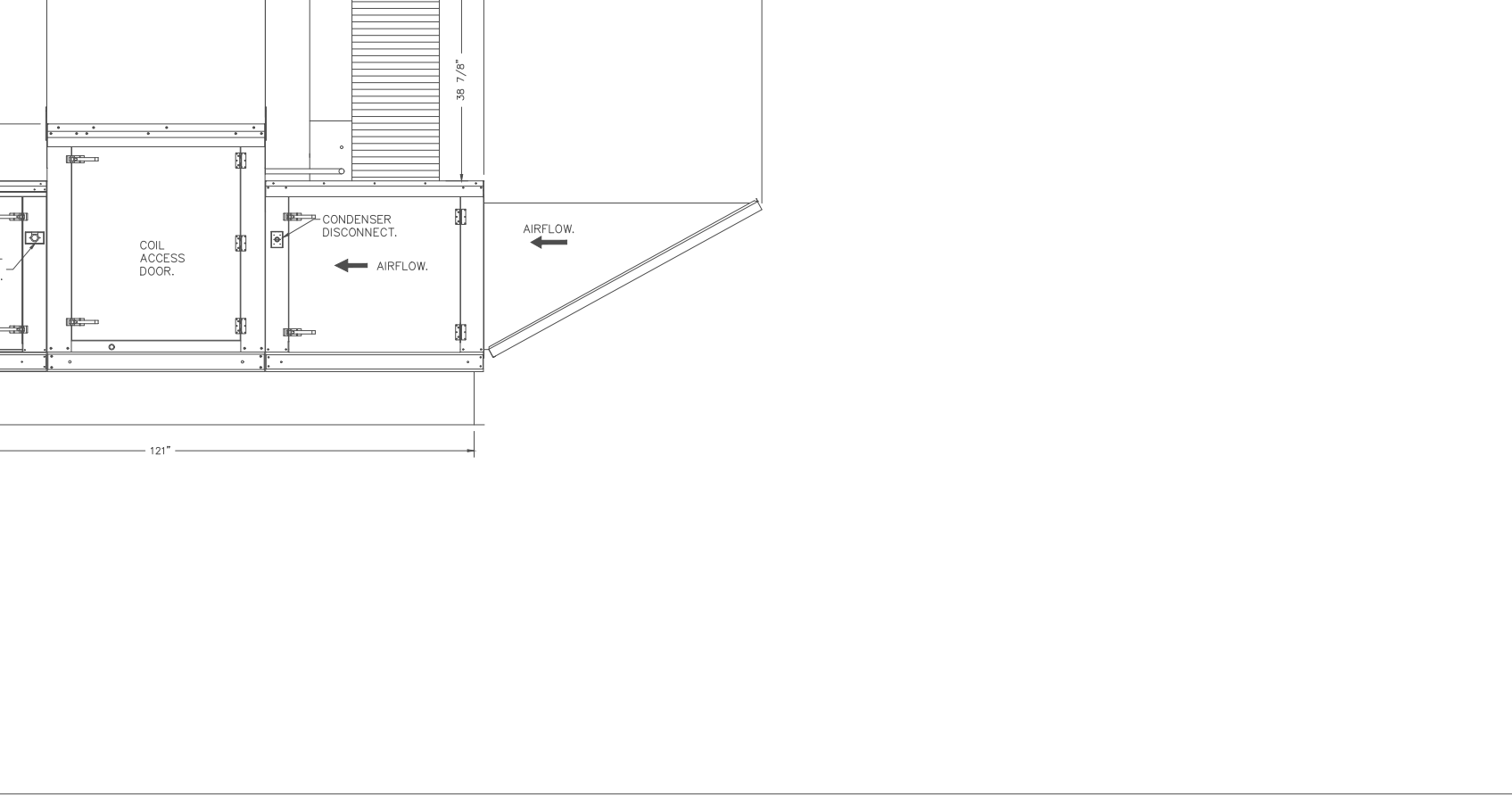
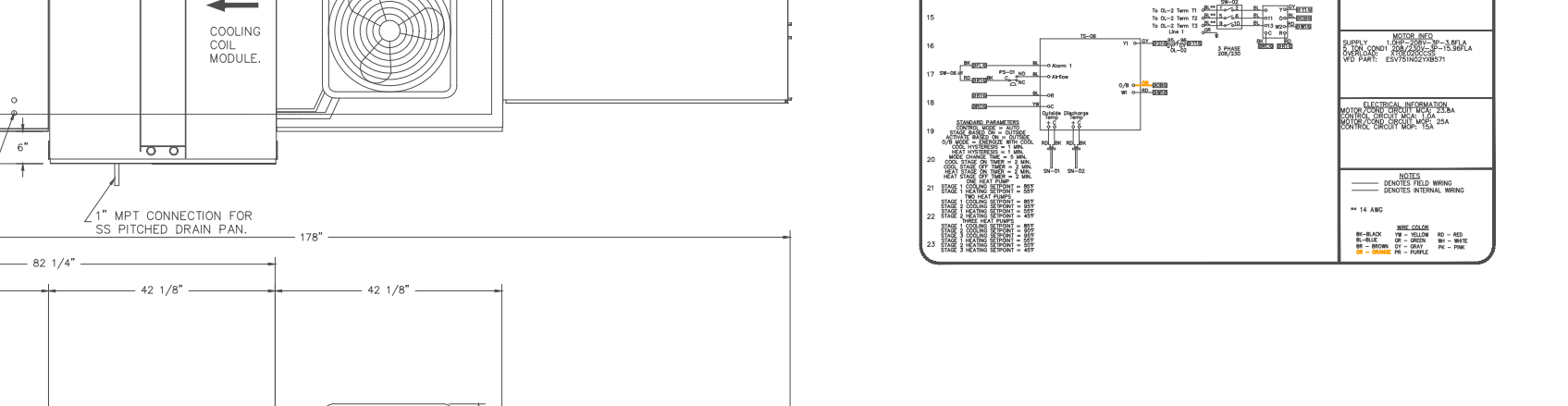
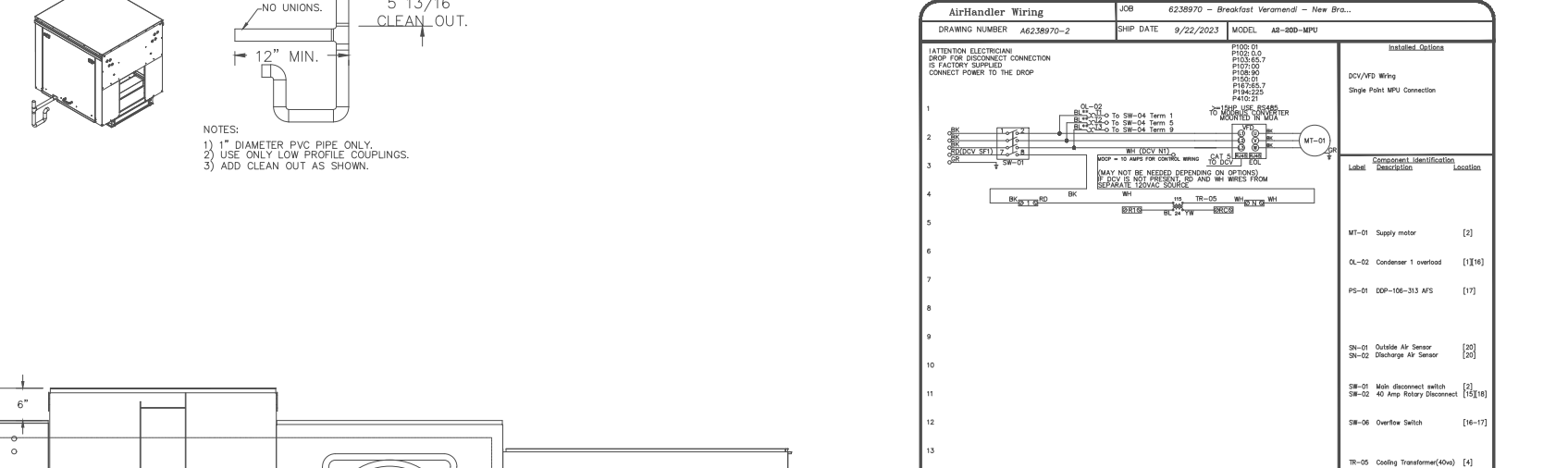
DATE: 9/22/2023
DWG#: 6238970
DRAWN BY: MES
SCALE: 3/4" = 1'-0"
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SHEET NO. 3

FAN TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL.	HP	BHP	PHASE	VOLTA	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	VFD-1	QUS107A	CAPTRAC	2700	1.500	1163	TOP PREMIUM	1.500	1.980	3	208	6.6	624 FPM	194	14



FAN TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL.	HP	BHP	PHASE	VOLTA	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES	
2	MAU-1	A2-200-MPU	3DMF-2-NOE	A2	1500	2160	0.500	1111	TOP PREMIUM	1.000	208	3.8	23.8A	25A	1206	11.1



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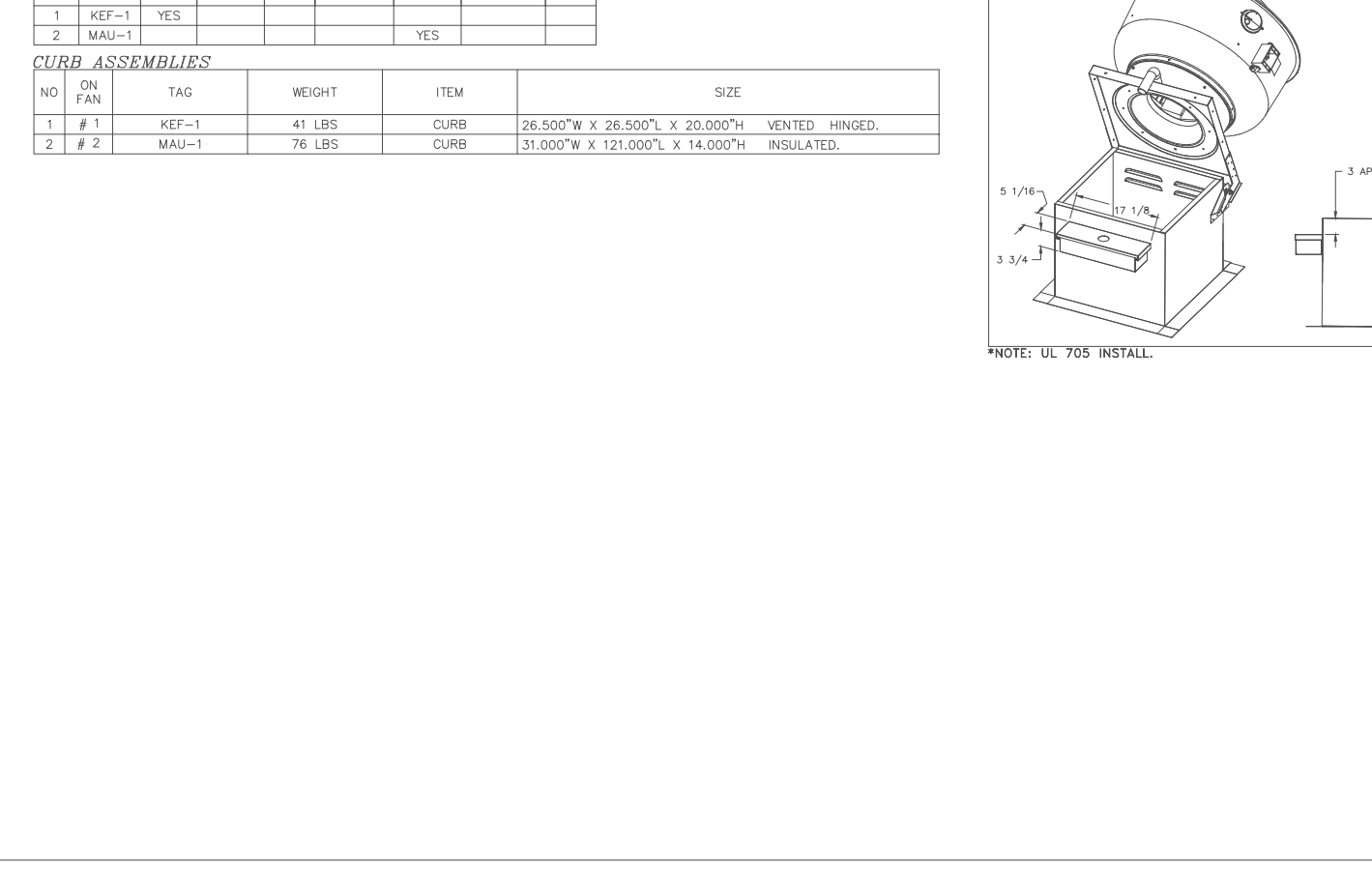
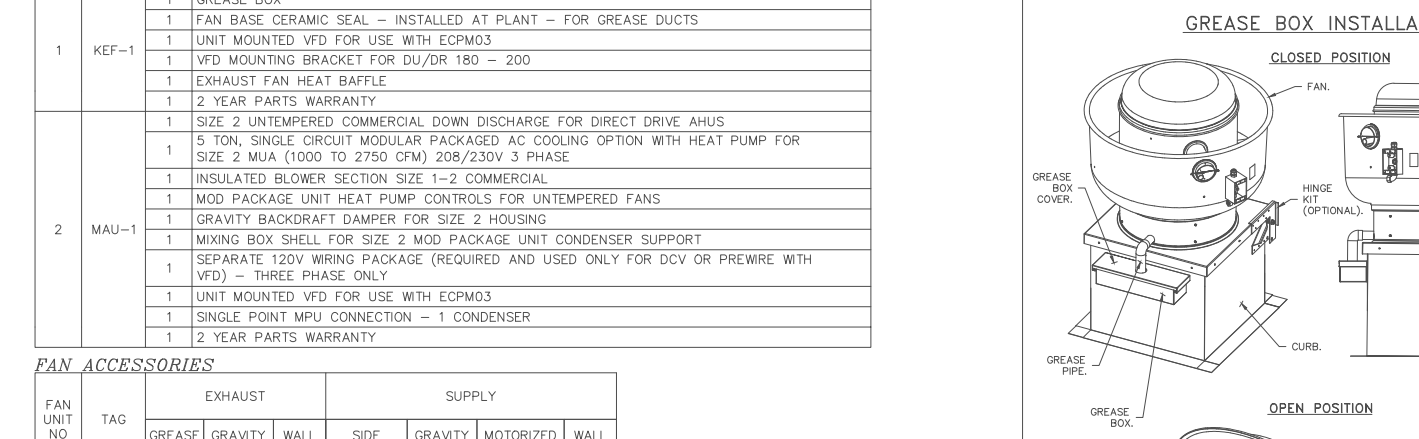
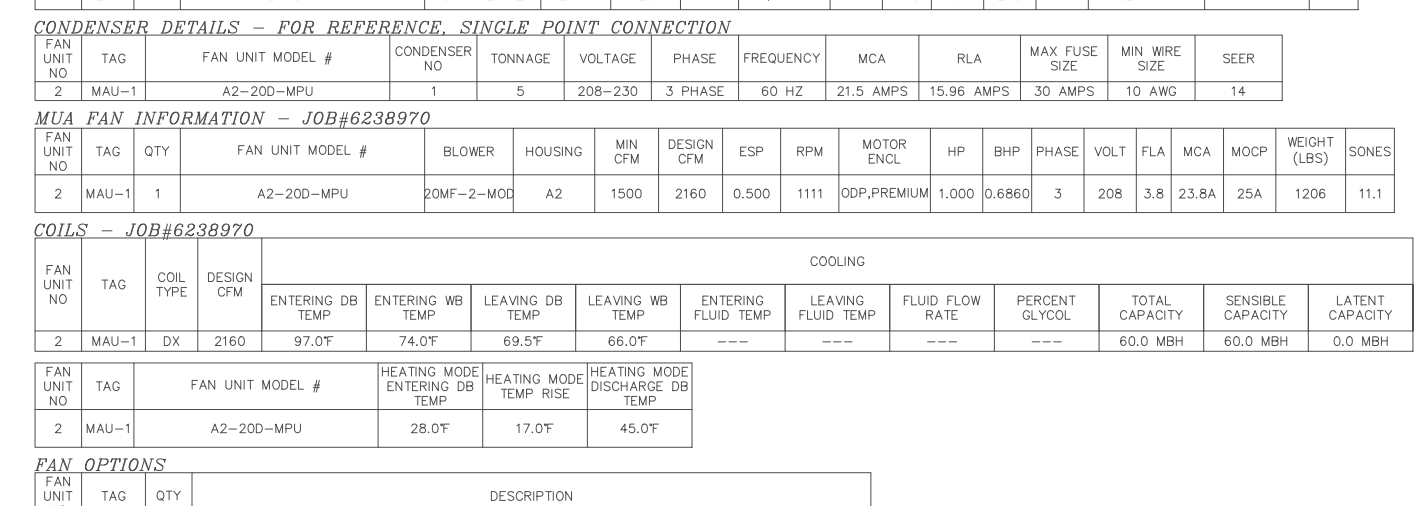
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New Braunfels, TX, 78132

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DWG#: 6238970
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SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 4

FAN TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL.	HP	BHP	PHASE	VOLTA	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES	
1	MAU-1	A2-200-MPU	3DMF-2-NOE	A2	1500	2160	0.500	1111	TOP PREMIUM	1.000	208	3.8	23.8A	25A	1206	11.1



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SHEET NO. 4

MLA
MICHAEL LEAG ARCHITECTURE
Michael Leag Inc
NCARB, AIA, RIBA, SCAP
2616 High Timber Post
San Antonio, Texas 78260
ph: 214.44.4935
mleag@mlaarchitect.com
www.michaelleagarchitect.com

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4 OCT 2023
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
G. MALONEY
REG. NO. 23319
EXPIRES 09/01/2025
G. MALONEY
1008 TRAILWOOD DR
HURST, TEXAS 76038
(817) 288-0584

MALONEY ASSOCIATES INC
CONSULTING ENGINEERS, INC
F-1400
1008 TRAILWOOD DR
HURST, TEXAS 76038
(817) 288-0584

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HOOD DETAILS

'BREAKFAST Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE: _____ BY: _____

DESCRIPTION: _____

SCALE: AS NOTED

PROJECT NO. 05-05-22

SHEET NO. M3.2

REVISIONS

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SHEET NO. 2

REVISIONS

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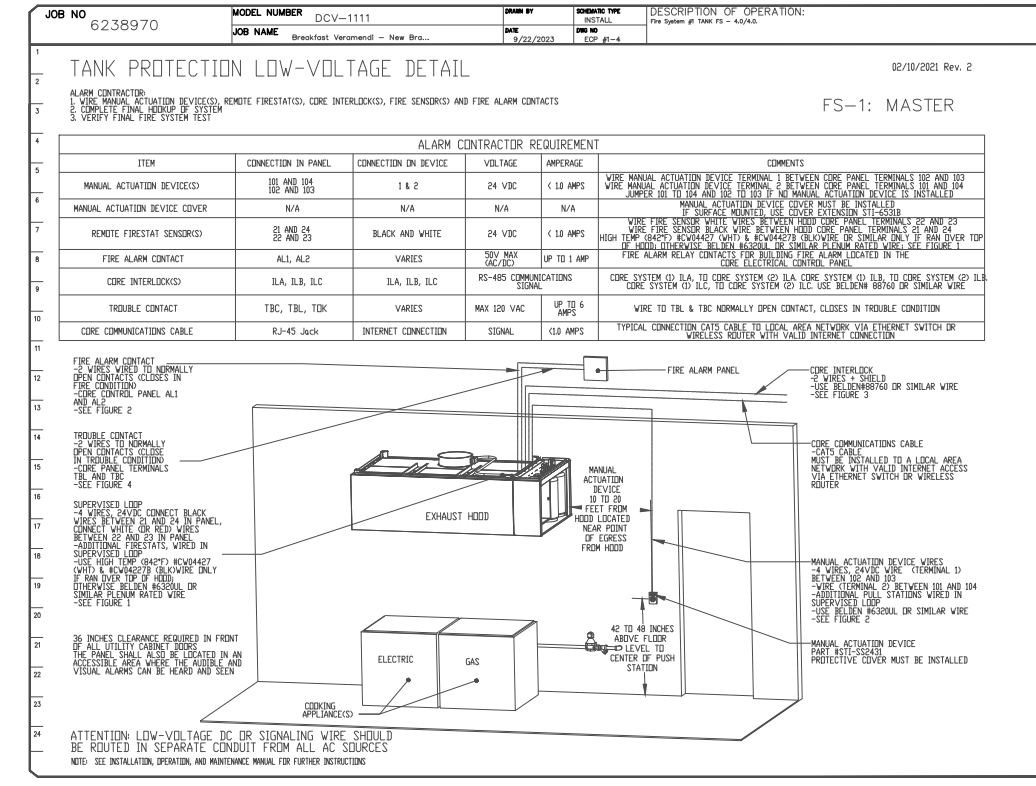
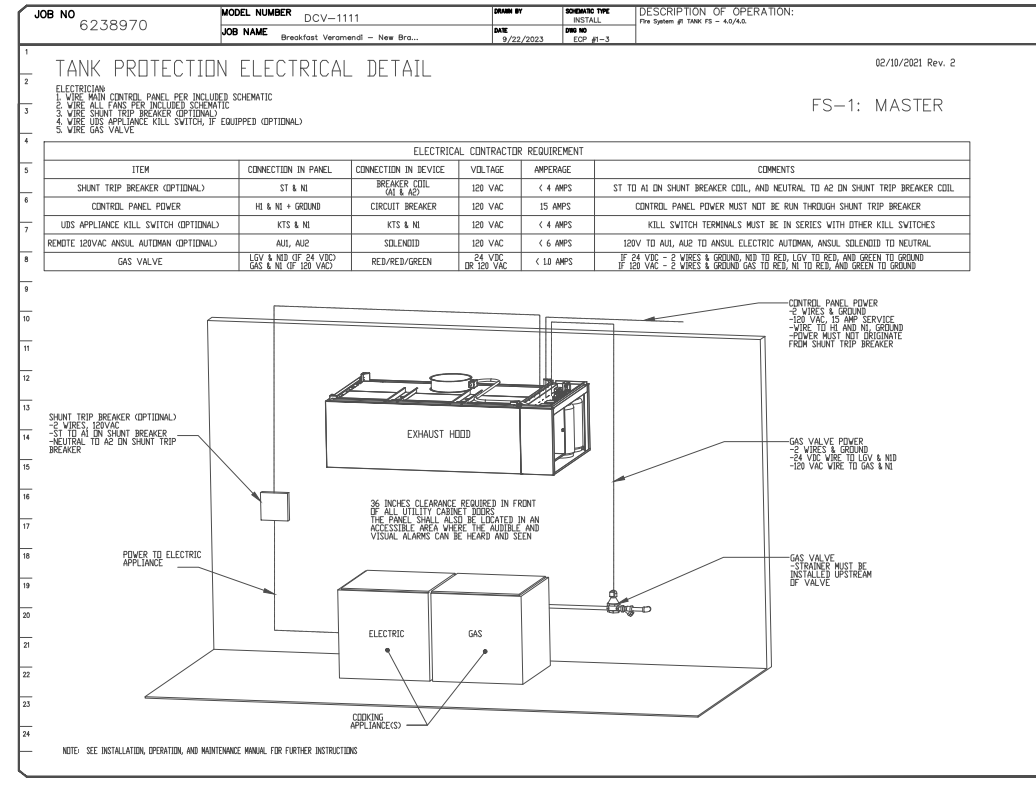
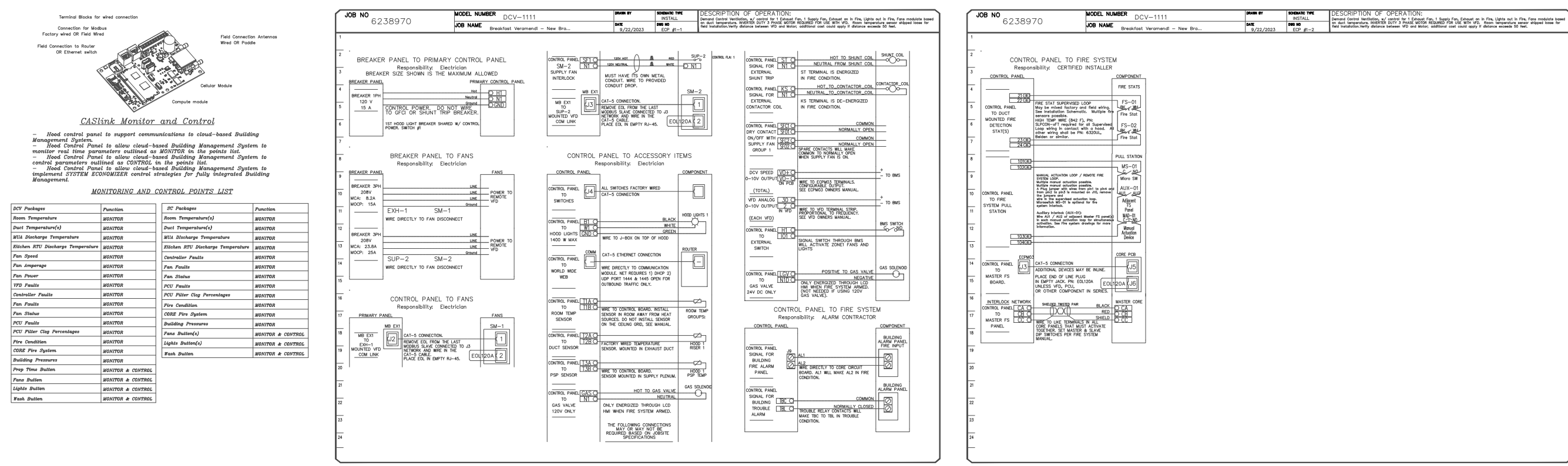
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New Braunfels, TX, 78132

DATE: 9/22/2023
DWG#: 6238970
DRAWN BY: MES
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 4

NO.	TAG	PACKAGE #	LOCATION	QUANTITY	OPTION	FAIR CONTROLLED
1	001-111	UTILITY CABINET LEFT	UTILITY CABINET LEFT	1 UNIT		
		UTILITY CABINET RIGHT	UTILITY CABINET RIGHT	1 UNIT		



REVISIONS

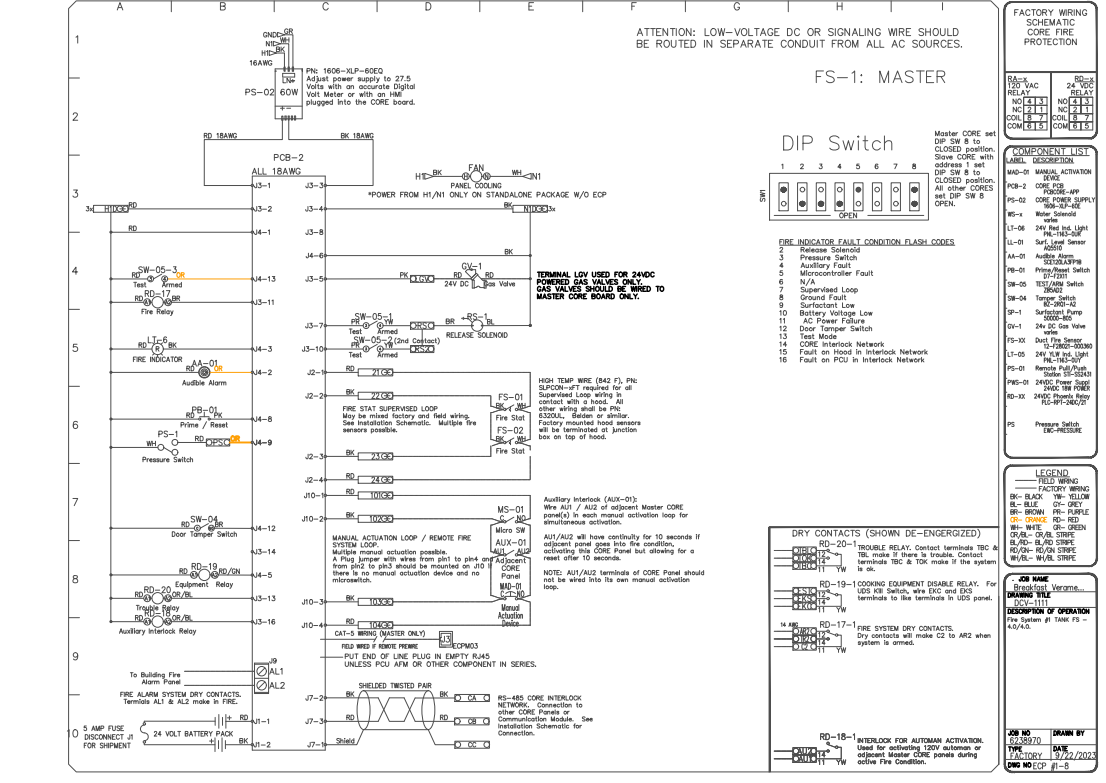
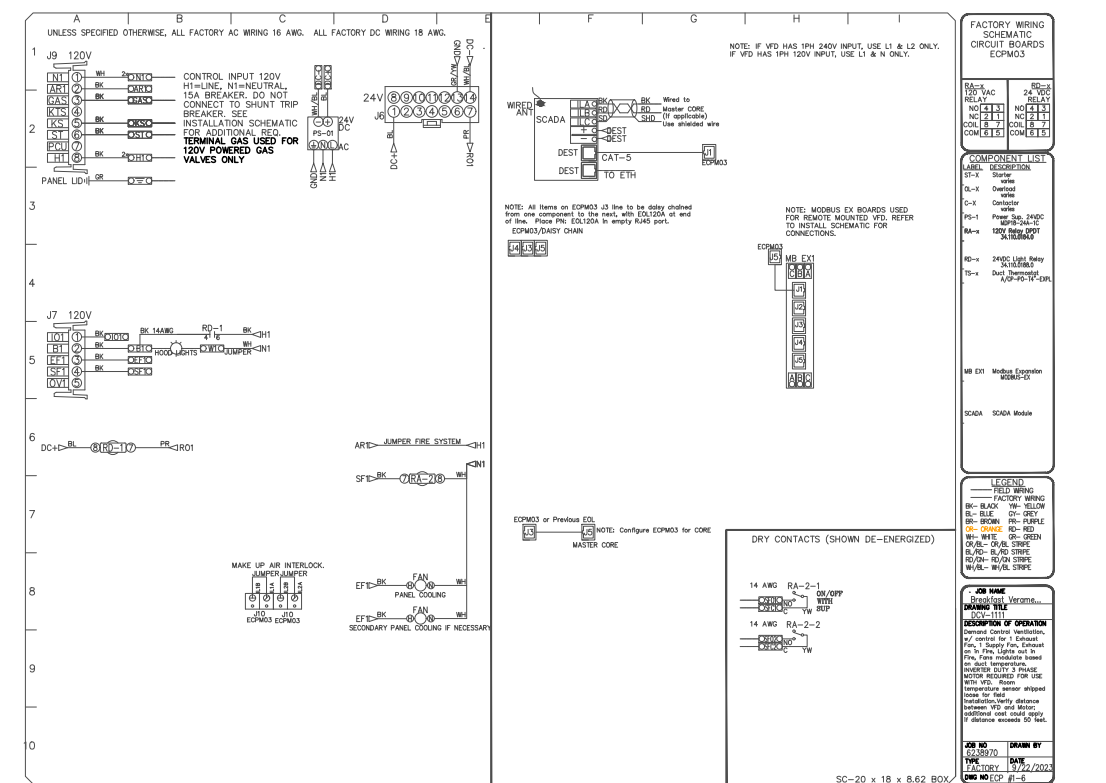
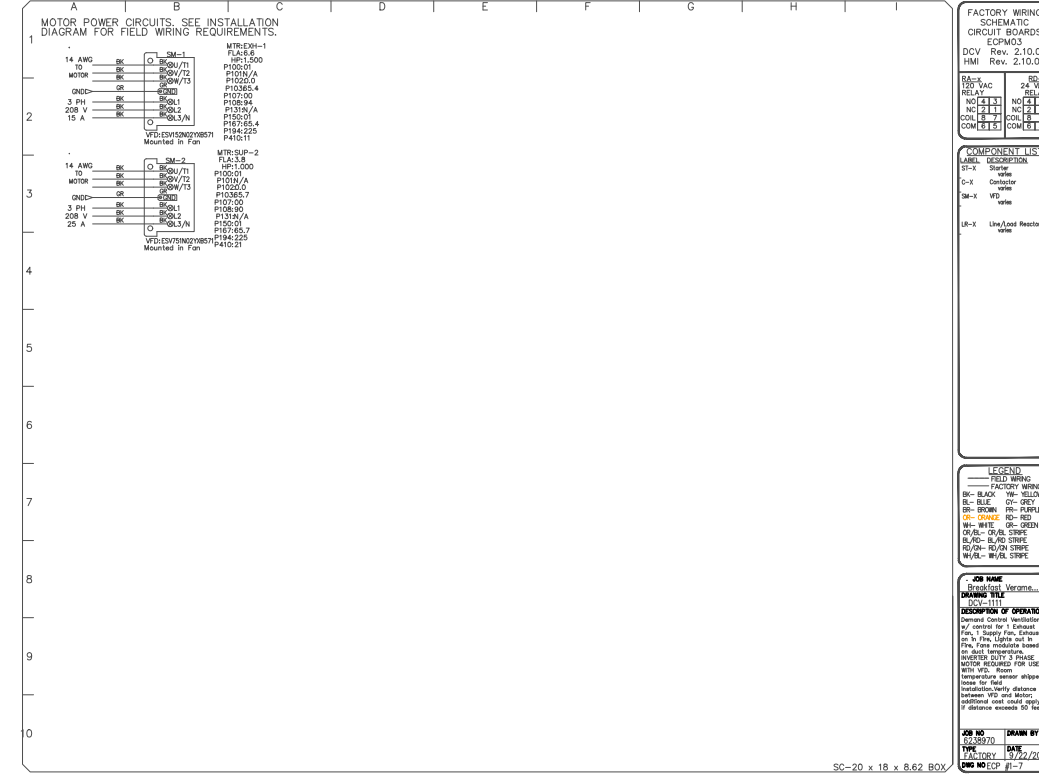
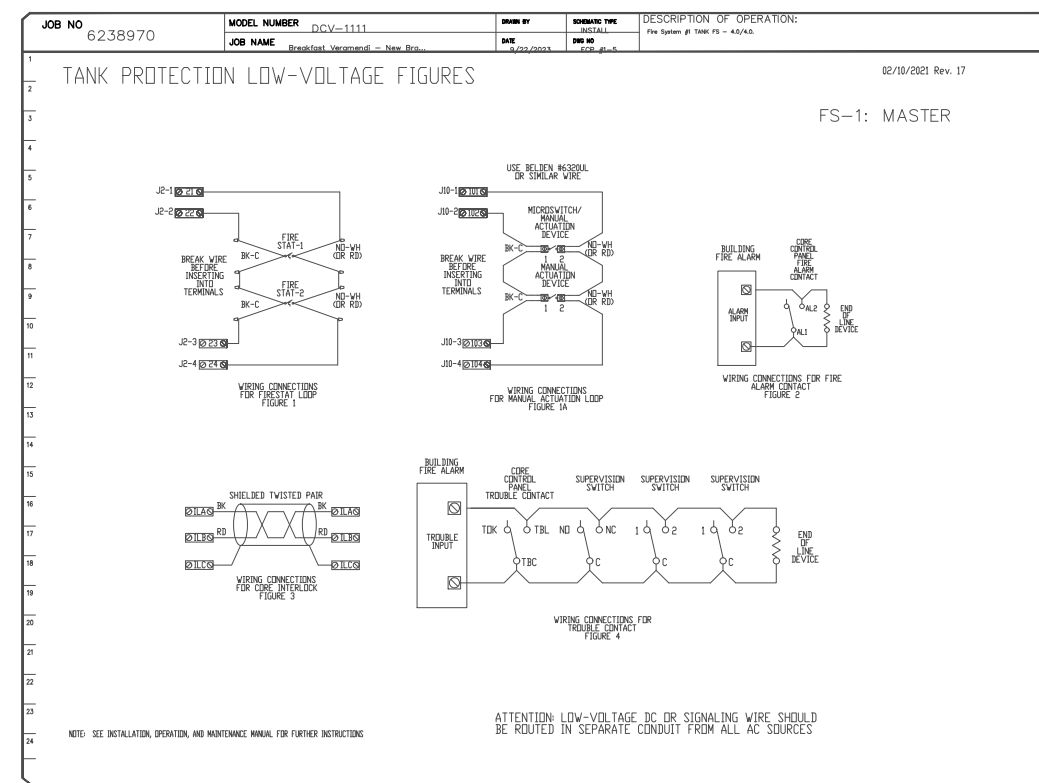
NO.	DATE	DESCRIPTION

CAPTIVEAIRE
Dallas, Fort Worth, Mechanical

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New Braunfels, TX, 78132

DATE: 9/22/2023
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DRAWN BY: MES
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 5



REVISIONS

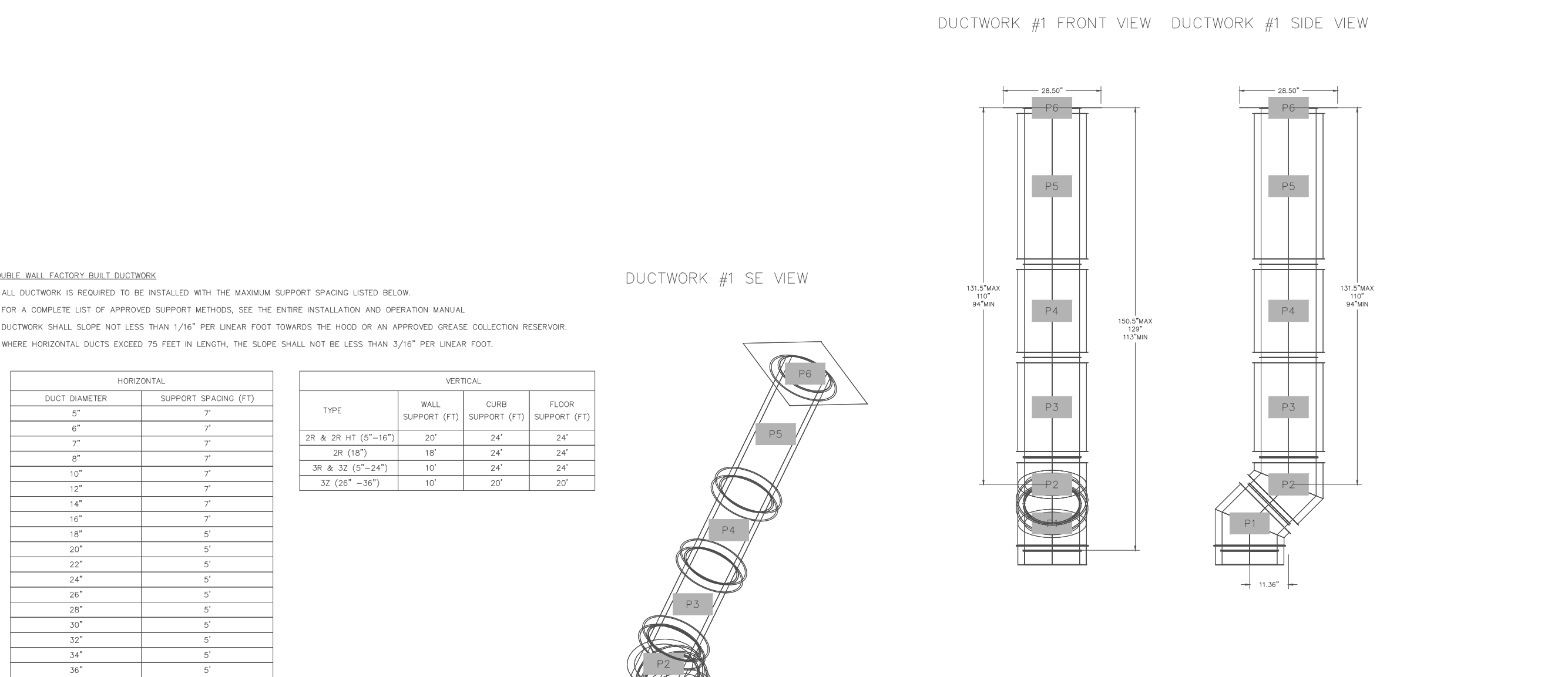
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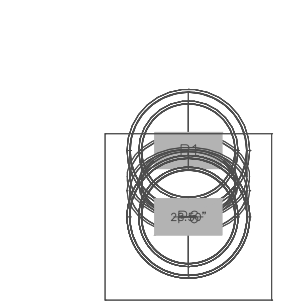
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DATE: 9/22/2023
DWG.#: 6238970
DRAWN BY: MES
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 6



DO NOT LEAK TEST USING SMOKE BOMBS CONTAINING CHLORINES/CHLORIDES. CONSULT WITH CAPTIVEAIRE FOR PROPER LEAK TESTING METHODS.



REVISIONS

NO.	DATE	DESCRIPTION

CAPTIVEAIRE
Dallas, Fort Worth, Mechanical

Breakfast Veramendi - New Braunfels, TX
New Braunfels, TX, 78132

DATE: 9/22/2023
DWG.#: 6238970
DRAWN BY: MES
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 7

MLA
MICHAEL LEAGG ARCHITECTURE
Michael Leagg, P.E.
NGARR, AIA, RIBA, SACAP
2616 High Timber Pass St
San Antonio, Texas 78260
ph: 214-644-4935
mleagg@mlaarchitect.com
www.michaelleaggarchitect.com

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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
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F-1400
23319
1208 TRAILWOOD DR
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MALONEY ASSOCIATES
CONSULTING ENGINEERS, INC.
F-1400
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HURST TEXAS 76053
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HOOD DETAILS

'BREAKFAST' Restaurant at Veramendi
2164 Oak Park Drive
New Braunfels, Texas

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
05-05-22

SHEET NO.
M3.3