

O.M. TEA - BOBA SHOP

722 US 79 WEST TOWNWEST COMMONS HUTTO, TX 78634

SHELL BUILDING OWNER:

NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY N. #200
HOUSTON, TX 77040
281.477.4357

SHELL BUILDING ARCHITECT:

OSBORN & VANE ARCHITECTS, INC
CONTACT: JASON CHAPMAN
2000 BERING DRIVE, SUITE #410
HOUSTON, TX 77057
713.781.5262
JCHAPMAN@OVARC.COM

ARCHITECT:

CORNERSTONE ARCHITECTS
RODNEY PALMER
CONTACT: ROB BROLIN
7000 BEE CAVE RD, SUITE 200
AUSTIN, TX 78746
512.329.0007
ROB@CORNERSTONEARCHITECTSLLP.COM

TENANT:

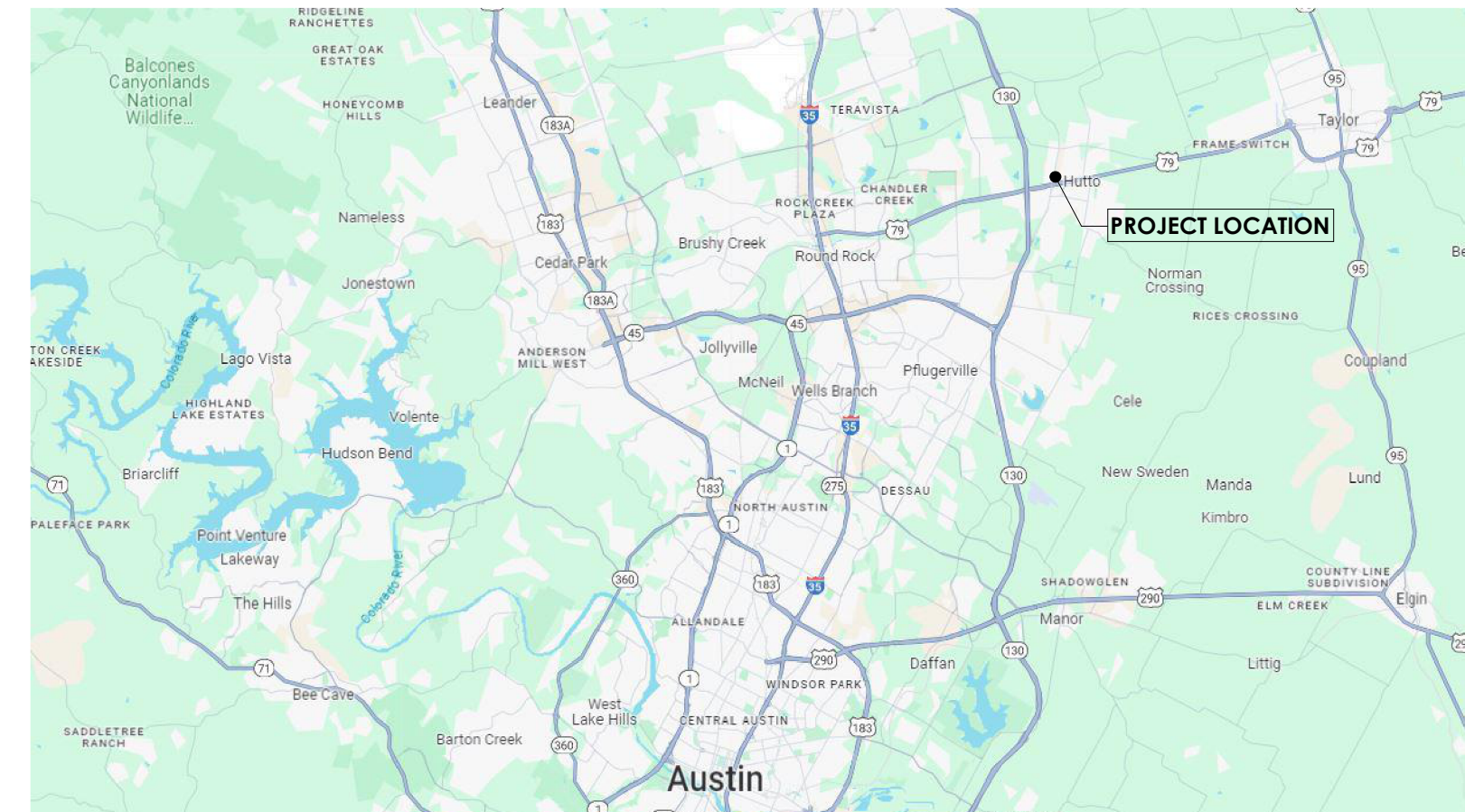
KAVAO & PHAVANA SIHARATH
722 US 79 WEST TOWNWEST COMMONS
HUTTO, TX 78639
KAVASIHARATH@GMAIL.COM

ENGINEER:

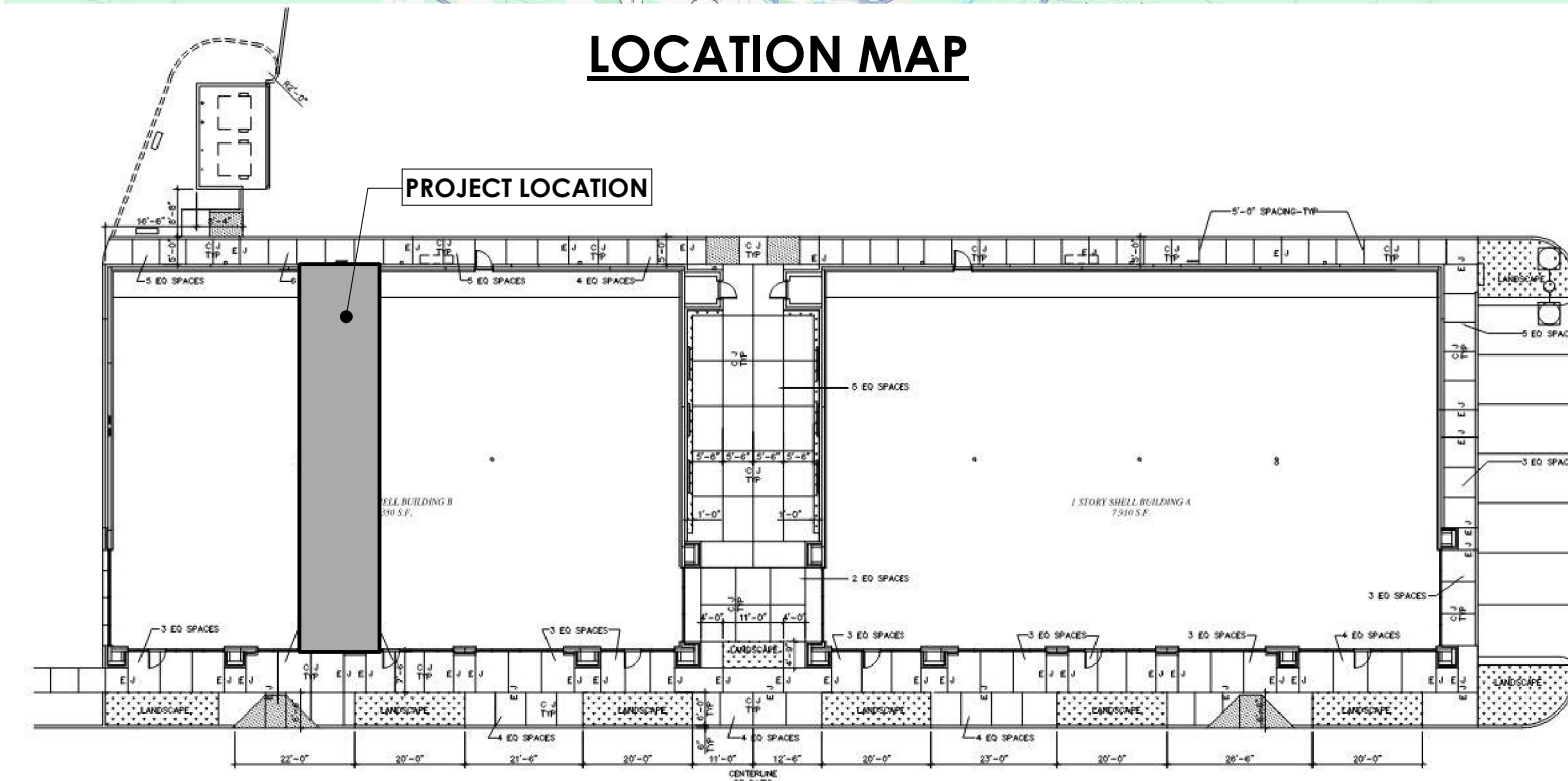
ALPACA ENGERY SOLUTIONS, LLC
CONTACT: ALLEN PERRY
3532 BEE CAVE RD #111
WEST LAKE HILLS, TX 78746
APERRY@ALPACAENERGY.COM

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE TO ALLOW UNINTERRUPTED PROGRESS OF ALL WORK AND TO COMPLETE PROJECT WITHIN THE ESTABLISHED SCHEDULE.
- CONTRACTOR TO VERIFY DELIVERY DATES FOR ANY LONG LEAD TIME ITEMS AND MATERIALS TO ENSURE THEIR INSTALLATION ON THE PROPER SEQUENCE OF THE JOB.
- THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- ALL PERMIT COSTS TO BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR THE ORDERING OF MATERIALS.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. EXISTING DIMENSIONS CAN BE VERIFIED IN THE FIELD.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES.
- LOCATION, SIZE, QUANTITY AND GRAPHIC DESIGNATIONS FOR FIRE EXTINGUISHERS SHALL BE DETERMINED BY GOVERNING FIRE DEPARTMENT.
- THESE DRAWINGS DO NOT ADDRESS ANY FIRE ALARM OR FIRE SUPPRESSION/SPRINKLER SYSTEM REQUIREMENTS. SYSTEM DESIGN AND REQUIRED PERMITS FROM OTHERS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE SEPARATE FROM THIS SUBMITTAL.
- CONTRACTOR TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512) 458-1363.



LOCATION MAP



SCHEDULE OF RESPONSIBILITY

ITEM	SPECIFICATION			PURCHASING			INSTALLATION		
	GC	OWNER	OTHER	GC	OWNER	OTHER	GC	OWNER	OTHER
GENERAL									
PERMITS				●					
ADA INSPECTIONS					●				
ALL ACCENT LIGHTING			ARCH	●			●		
FIRE ALARMS	●			●			●		
FIRE EXTINGUISHERS			OTHER	●					
EXTERIOR SIGNAGE			V		●				V
INTERIOR SIGNAGE			V		●			●	
MILLWORK			V	●			●		
APPLIANCES	●				●			●	
SPECIALTY EQUIPMENT	●				●			●	
TELEPHONE SYSTEM									
CONDUIT			MEP	●			●		
WIRING, CABLE			V		●				V
EQUIPMENT			V		●				V
DESIGN			V		●				V
SECURITY SYSTEM									
CONDUIT			V	●			●		
WIRING			V		●				V
ALARMS			V		●				V
DOOR ACCESS CONTROL			V		●				V
COMPUTER SYSTEM									
CONDUIT			MEP	●			●		
WIRING, JACKS			V		●				V
PORTS, SWITCHES			V		●				V
RACKS, PANELS			V		●				V

LEGEND: ARCH = ARCHITECT, I.D. = INTERIOR DESIGNER, G.C. = GENERAL CONTRACTOR, MEP = ENGINEER, COD = CODE, V = VENDOR (BY OWNER)

NOTE: GC TO COORDINATE SIGNAGE INSTALLATION WITH SIGNAGE VENDOR.

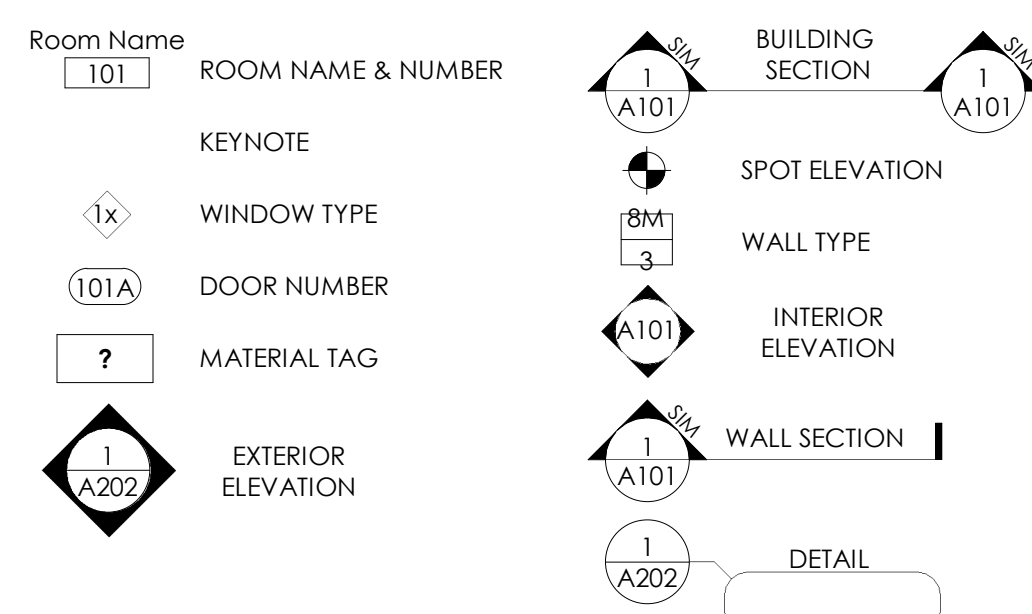
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GENERAL NOTES (CONTINUED)

- CONTRACTOR SHALL COORDINATE FIRE SUPPRESSION/SPRINKLER SYSTEM DESIGN WITH CEILING DESIGN AND MUST CONNECT TO ALARM PANEL.
- GYPSON BOARD INSTALLED IN WET AREAS SUCH AS KITCHENS AND RESTROOMS SHALL BE WATER RESISTANT (GREEN BOARD) OR AN EQUIVALENT WATERPROOF SHEATHING MATERIAL.
- ALL EXTERIOR INSTALLED ITEMS TO BE PAINTED TO MATCH THE EXTERIOR OF THE BUILDING. REFER TO NEWQUEST PROPERTIES TENANT CONSTRUCTION SPECIFICATIONS DATED: 10.22.21
- TENANT TO USE LANDLORD'S REQUIRED ROOFER FOR ALL ROOF PENETRATION.

ANNOTATION SYMBOLS

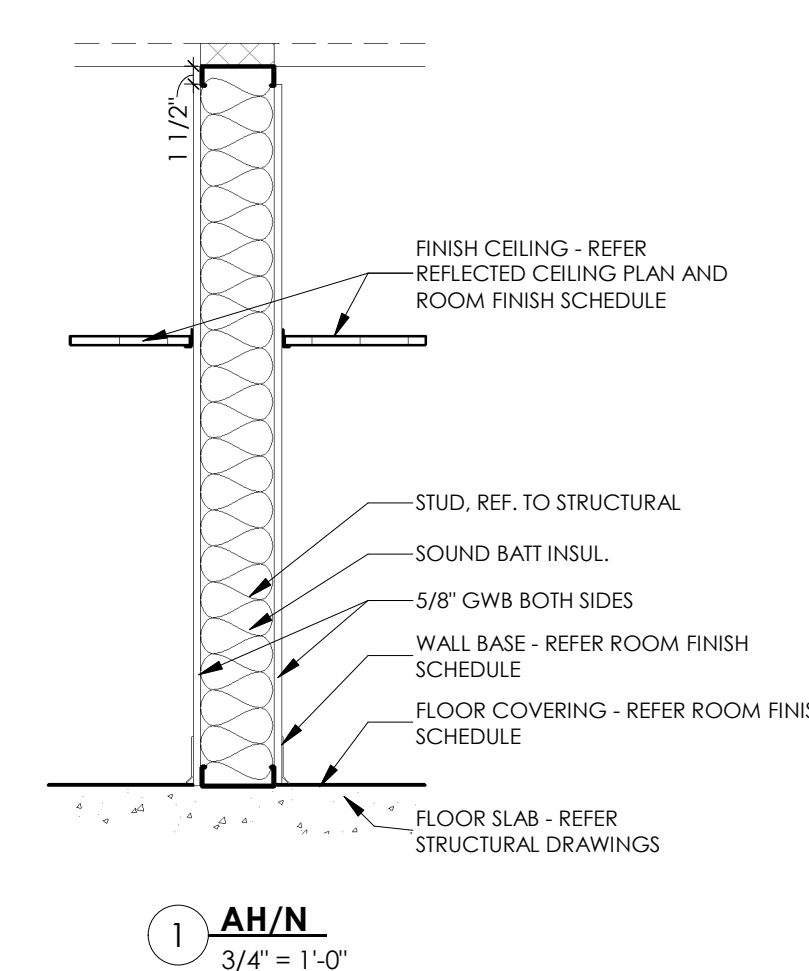
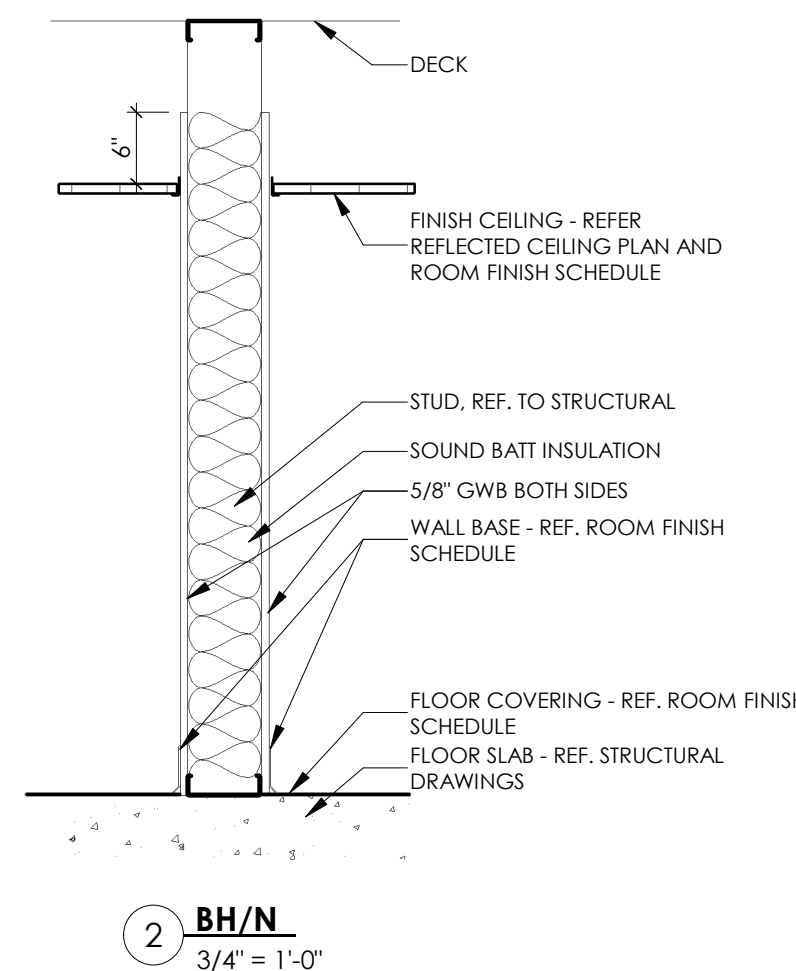


INTERIOR PARTITION LEGEND

PREFIX	SUFFIX
0 FURRING	A GWB TO DECK OR STRUCTURE ABOVE
1 2x4 WOOD	B GWB TO 6" ABOVE FINISH CEILING
2 2x6 WOOD	C GWB TO FINISH CEILING
3 2x8 WOOD	D GWB ONE SIDE ONLY
4 2x10 WOOD	E MASONRY VENEER ON ONE SIDE
5 3 5/8" METAL	F LOW WALL - HEIGHT PER INTERIOR ELEVATION
6 4" METAL	G 2 LAYERS GWB, ONE SIDE
7 8" METAL	H SOUND BATT INSULATION
8 6" CMU	J SMOKE BARRIER
9 8" CMU	K SHAFT WALL
	L ----
	M ----
	N ----
	P ----
	Q ----
	R ----
	S ----
	T ----
	U ----
	V ----
	W ----
	X ----
	Y ----
	Z ----

GENERAL PARTITION NOTES

- GYPSON WALL BOARD TO BE 5/8" UNLESS NOTED OTHERWISE.
- ALL TILE WALLS TO HAVE CEMENT BOARD SUBSTRATE.
- PROVIDE MOISTURE RESISTANT GYPSON BOARD AT ALL WET LOCATIONS (RESTROOMS, KITCHENS).
- CONTINUE WALL FINISH TO UNDERSIDE OF DECK IN ROOMS WITHOUT CEILINGS.
- PROVIDE 2x WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, FIXTURES, CASEWORK ETC.



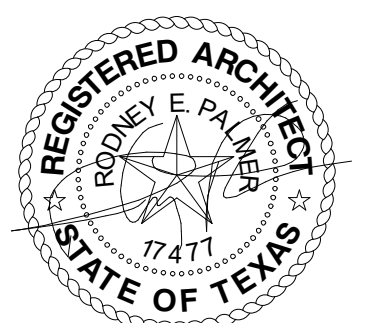
100% CONSTRUCTION DOCUMENTS - 03.28.24



CORNERSTONE
ARCHITECTS
7000 BEE CAVES RD. SUITE 200
AUSTIN TX 78746
512.329.0007

O.M. TEA - BOBA SHOP
722 US 79 WEST TOWNWEST COMMONS
HUTTO, TX 78634

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COVER

SHEET: **G000**

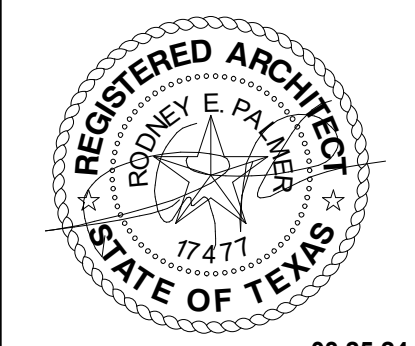
PROJECT NO: 24010
DRAWN BY: AS
DATE: 03.28.24
PROJECT MGR: RB



CORNERSTONE
ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

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03.25.24
100% CONSTRUCTION DOCUMENTS

LIFE SAFETY
SHEET: **G001**

PROJECT NO: 24010
DRAWN BY: AS
DATE: 03.28.24
PROJECT MGR: RB

CODE SUMMARY

GOVERNING AGENCIES:
CITY OF HUTTO
TEXAS ACCESSIBILITY STANDARDS COMMISSION
WILLIAMSON COUNTY COUNTY EMERGENCY SERVICE DIST. NO. 3
WILLIAMSON COUNTY WASTE WATER CCN 20122

GOVERNING CODE:
2018 INTERNATIONAL BUILDING CODE (AS ADOPTED BY THE CITY OF HUTTO)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70)
2018 INT'L ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL GAS CODE
2012 TEXAS ACCESSIBILITY STANDARDS

PROJECT DESCRIPTION:
FIRST GENERATION TENANT FINISH OUT IN EXISTING SHELL BUILDING FOR BOBA TEA SHOP.

BUILDING TYPE:
EXISTING TYPE IIB, FULLY SPRINKLERED BUILDING TO REMAIN

PROJECT AREA:
1,050 SF

OCCUPANCY TYPE:
BUSINESS
CLASSIFICATION - "B"

OCCUPANT LOAD FACTOR:
DINING 1 PER 15 = 20 OCCUPANTS
KITCHEN 1 PER 200 = 4 OCCUPANTS
TOTAL OCCUPANCY LOAD = 24

EGRESS SYSTEM:
REFER TO LIFE SAFETY ANALYSIS ON THIS SHEET

FIRE SEPARATION:
NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES (10 PERCENT OF THE BUILDING AREA OF THE STORY) AND THE MAIN OCCUPANCY.

2018 IPC PLUMBING CALC (PER TABLE 403.1)

DRINKING FOUNTAIN
REQUIRED: 1 PER 100
PROVIDED: 0

IPC 410.4 SUBSTITUTION
WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS. IN OTHER OCCUPANCIES WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS.

SERVICE SINKS
REQUIRED: 1
PROVIDED: 1

RESTROOM REQUIREMENTS
OCCUPANCY TYPE "B"
WATER CLOSETS: 1 PER 25 FOR THE FIRST 50
LAVATORIES: 1 PER 40 FOR THE FIRST 80

# OCCUPANTS	WATER CLOSETS		LAVATORIES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
24	1	1	1	1

IBC 2902.2 EXCEPTION 4: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.

EGRESS NOTES

IBC 1005.3.2 MAXIMUM REQUIRED EGRESS WIDTH (FULLY SPRINKLERED):
OTHER EGRESS COMPONENTS - 0.2 INCH/OCCUPANT
0.2 X 24 = 32 INCHES
PROVIDED = 36 INCHES

TABLE IBC 1006.3.1 MINIMUM NUMBER OF EXITS PER STORY:
2 EXITS FOR UP TO 500 OCCUPANTS

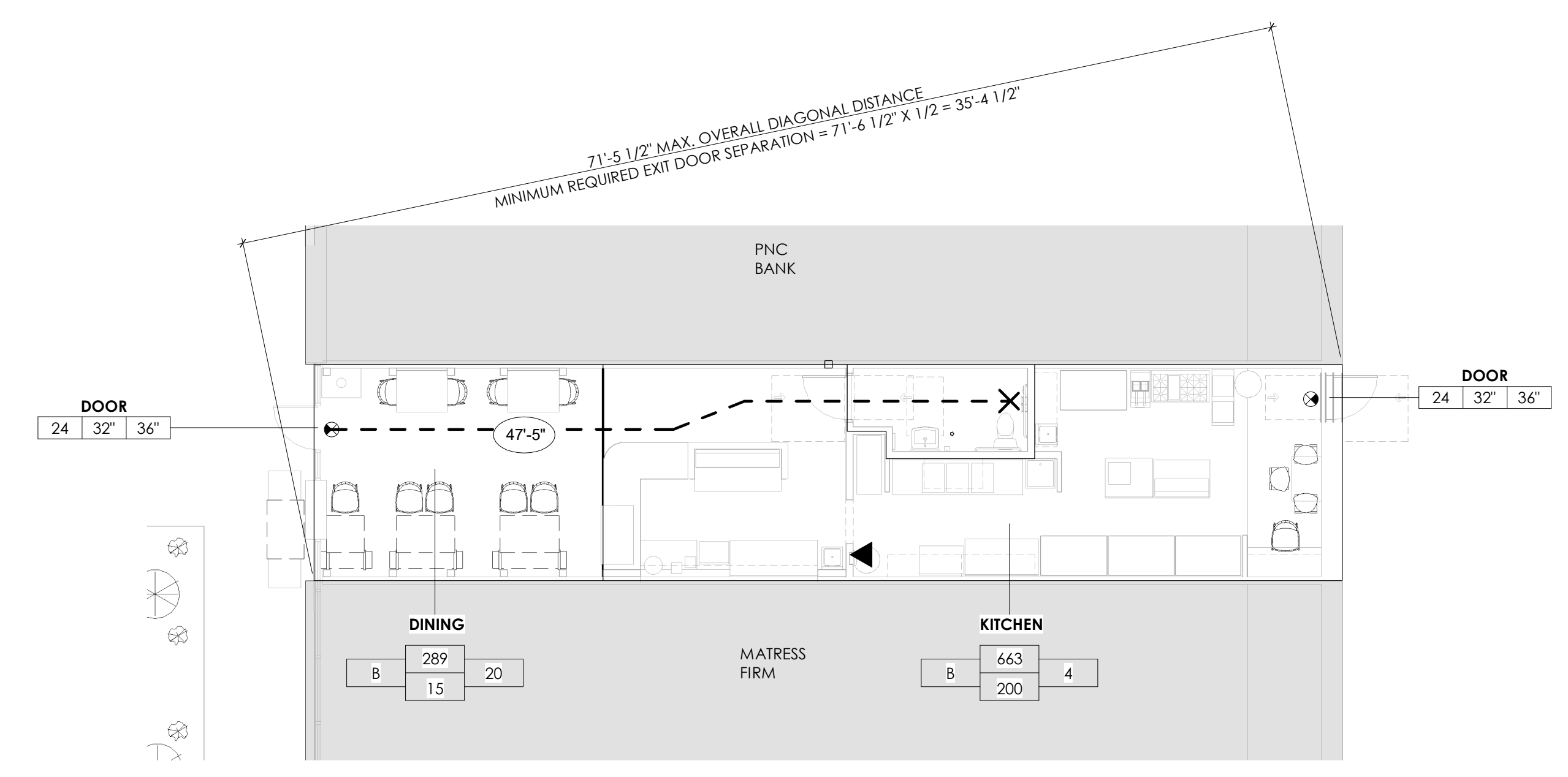
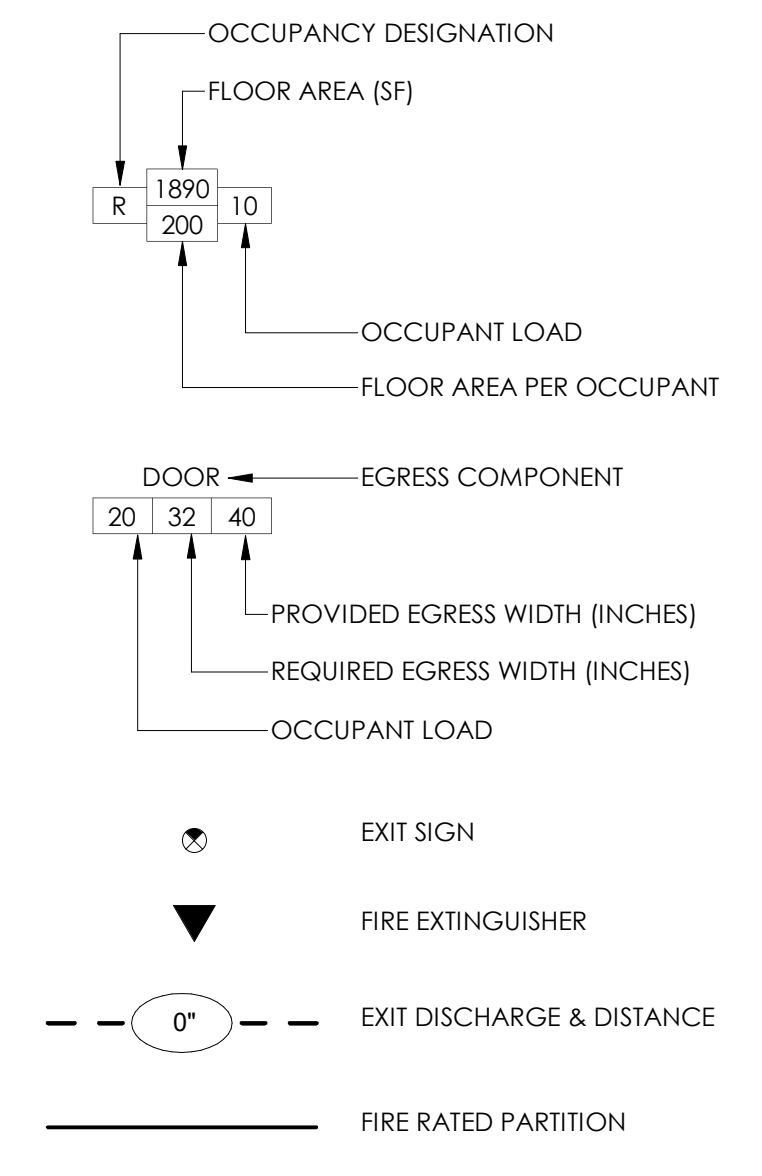
TABLE IBC 1006.3.2(2) MAXIMUM COMMON PATH OF EGRESS (SPRINKLERED):
OCCUPANCY OCCUPANT LOAD DISTANCE
B 49 100 FT

IBC 1007.1.1 EXCEPTION 2 EXIT DOOR SEPARATION DISTANCE FOR SPRINKLERED BUILDINGS TO BE A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE BUILDING

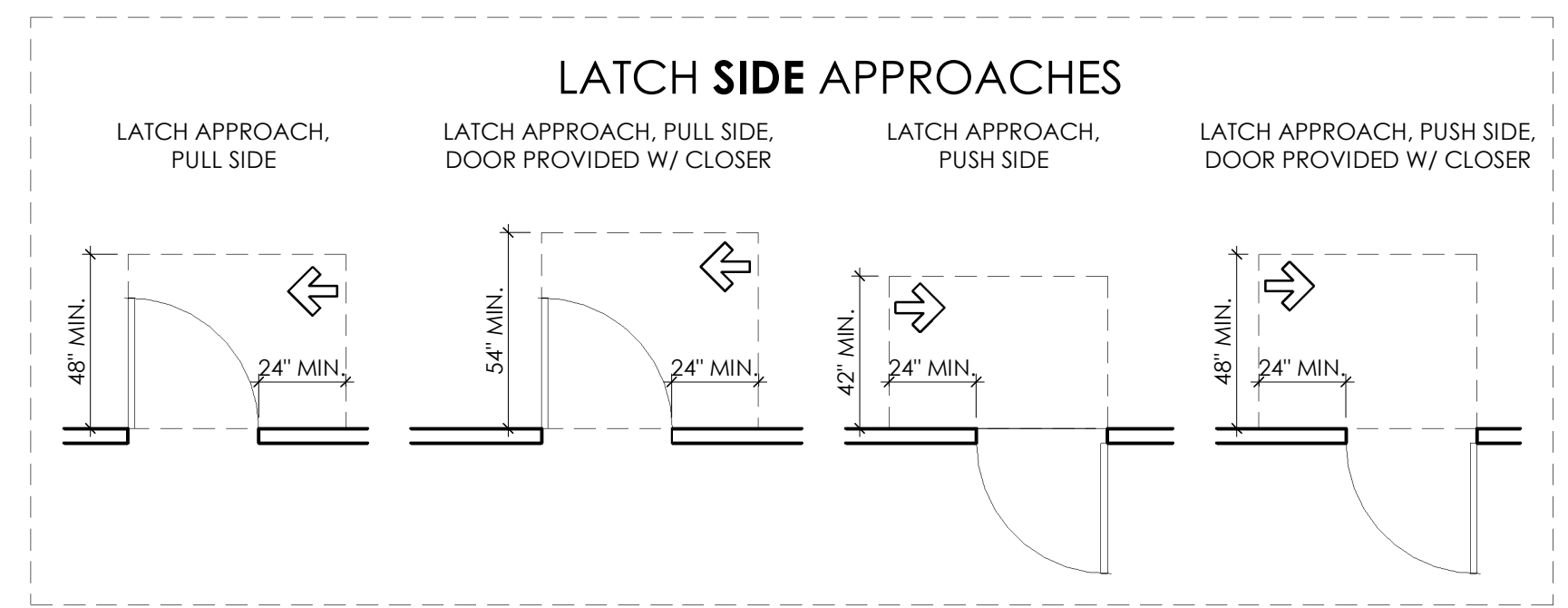
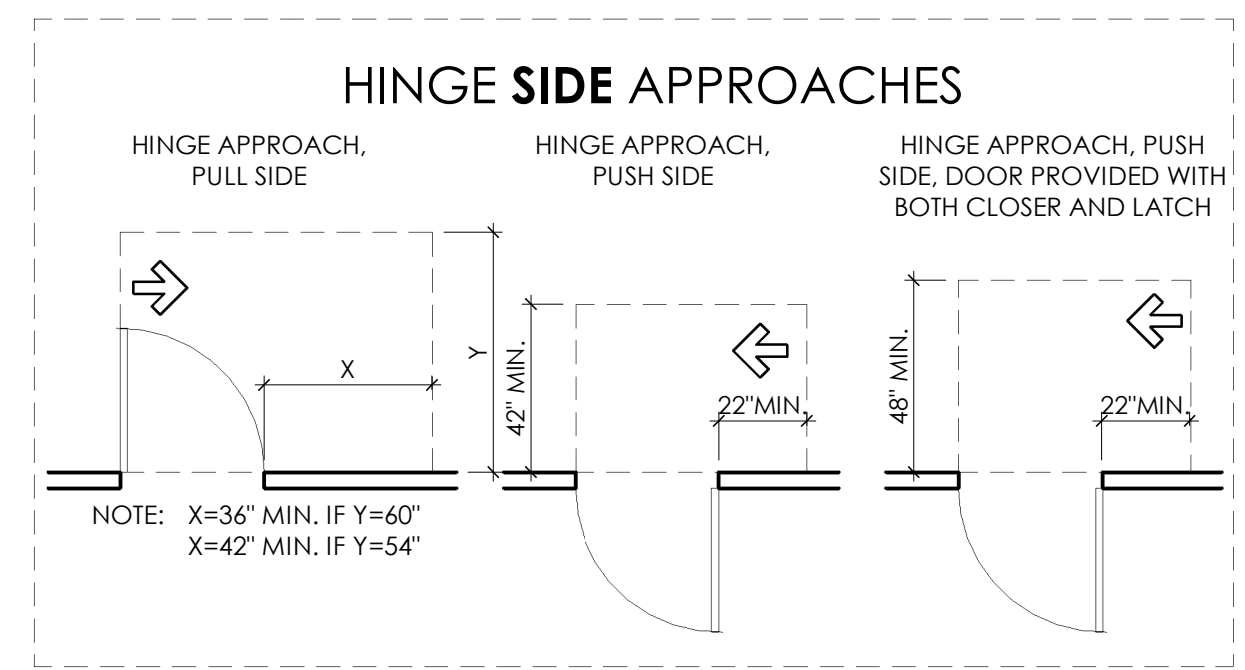
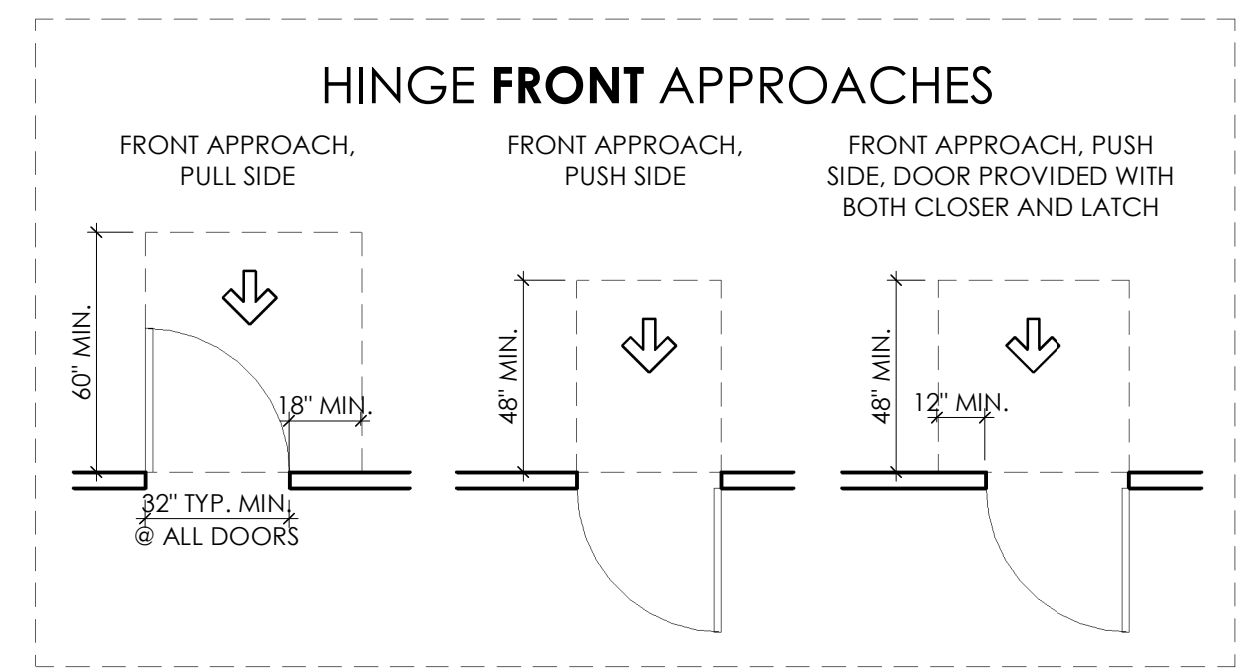
TABLE IBC 1017.2 EXIT ACCESS TRAVEL DISTANCE
OCCUPANCY DISTANCE(W/ SPRINKLER SYSTEM)
B 300'

IBC 1020.4 DEAD END CORRIDORS ARE NOT TO EXCEED 20 FEET IN LENGTH

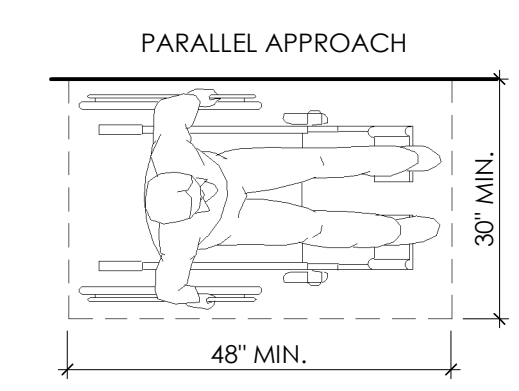
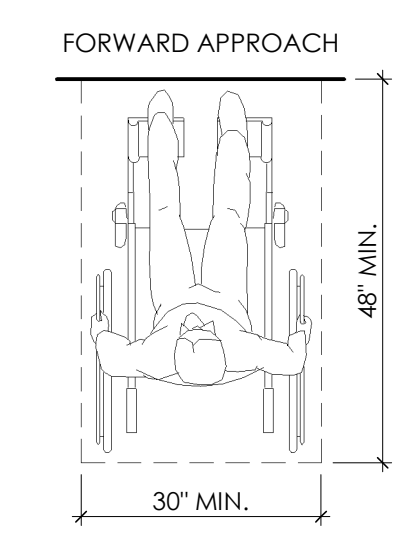
EGRESS LEGEND



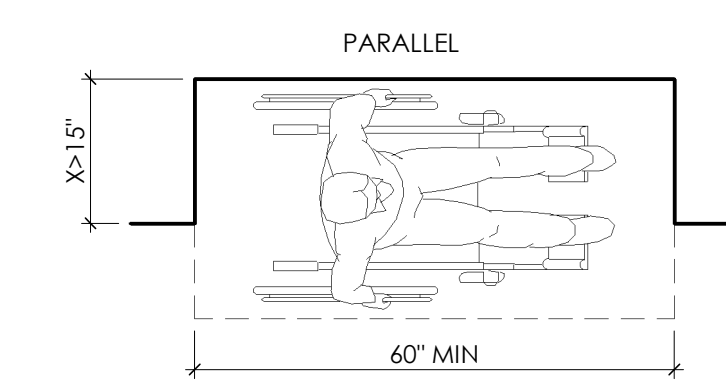
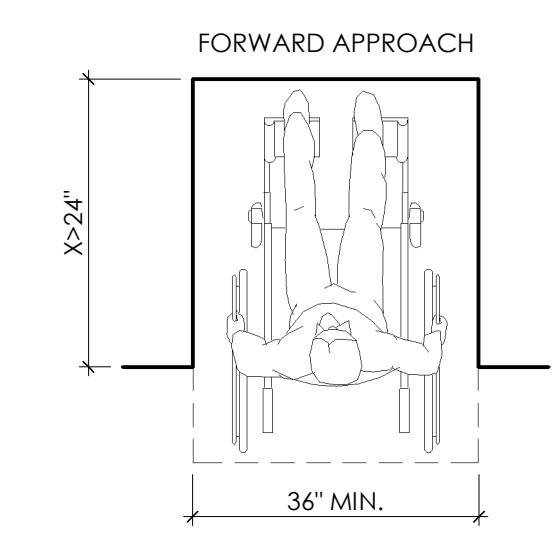
1 LIFE SAFETY PLAN
1/8" = 1'-0"
NORTH



8 TAS - MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS
1/4" = 1'-0"

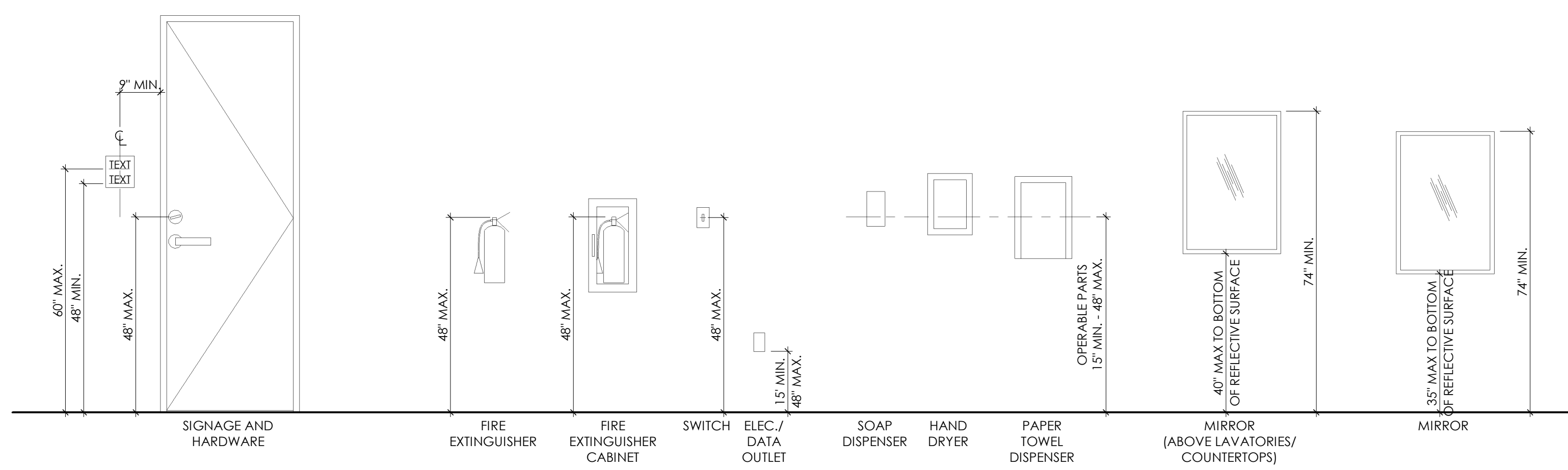


POSITION OF CLEAR FLOOR OR GROUND SPACE

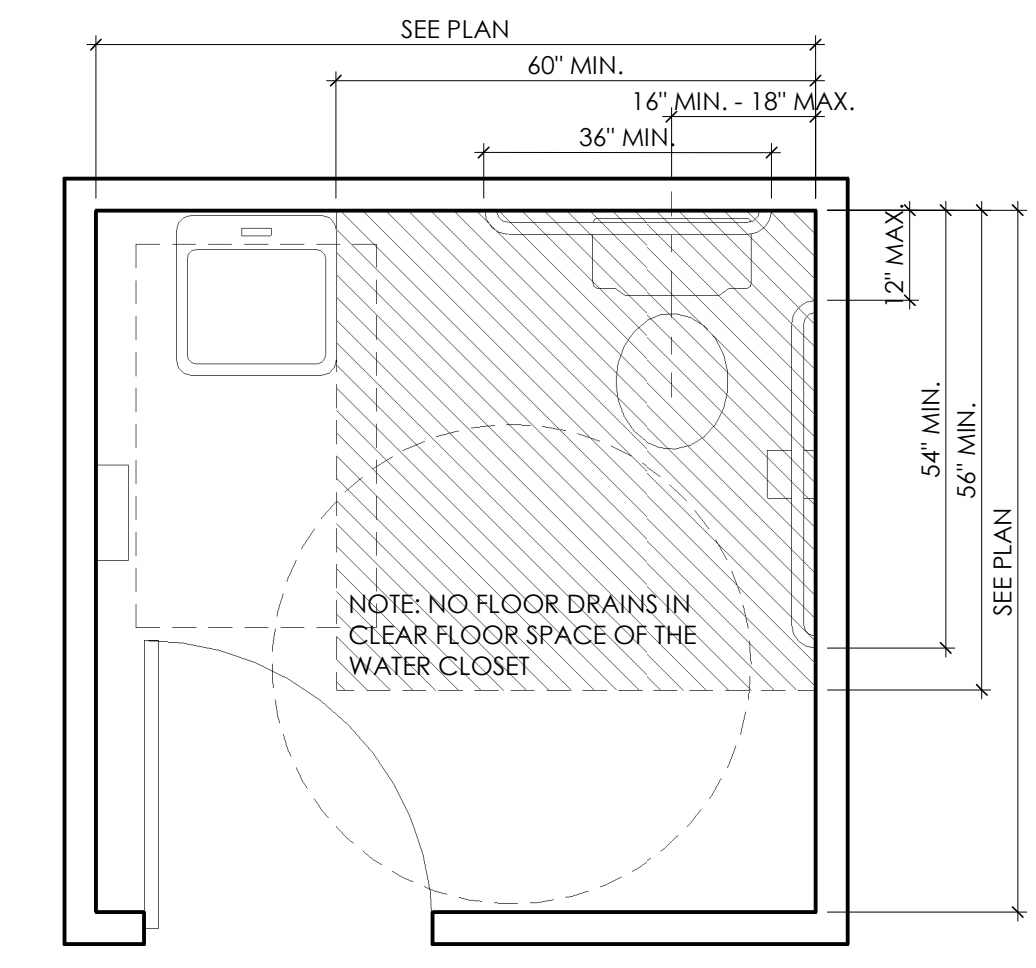


MANEUVERING CLEARANCE IN AN ALCOVE

7 MANEUVERING CLEARANCES
1/2" = 1'-0"

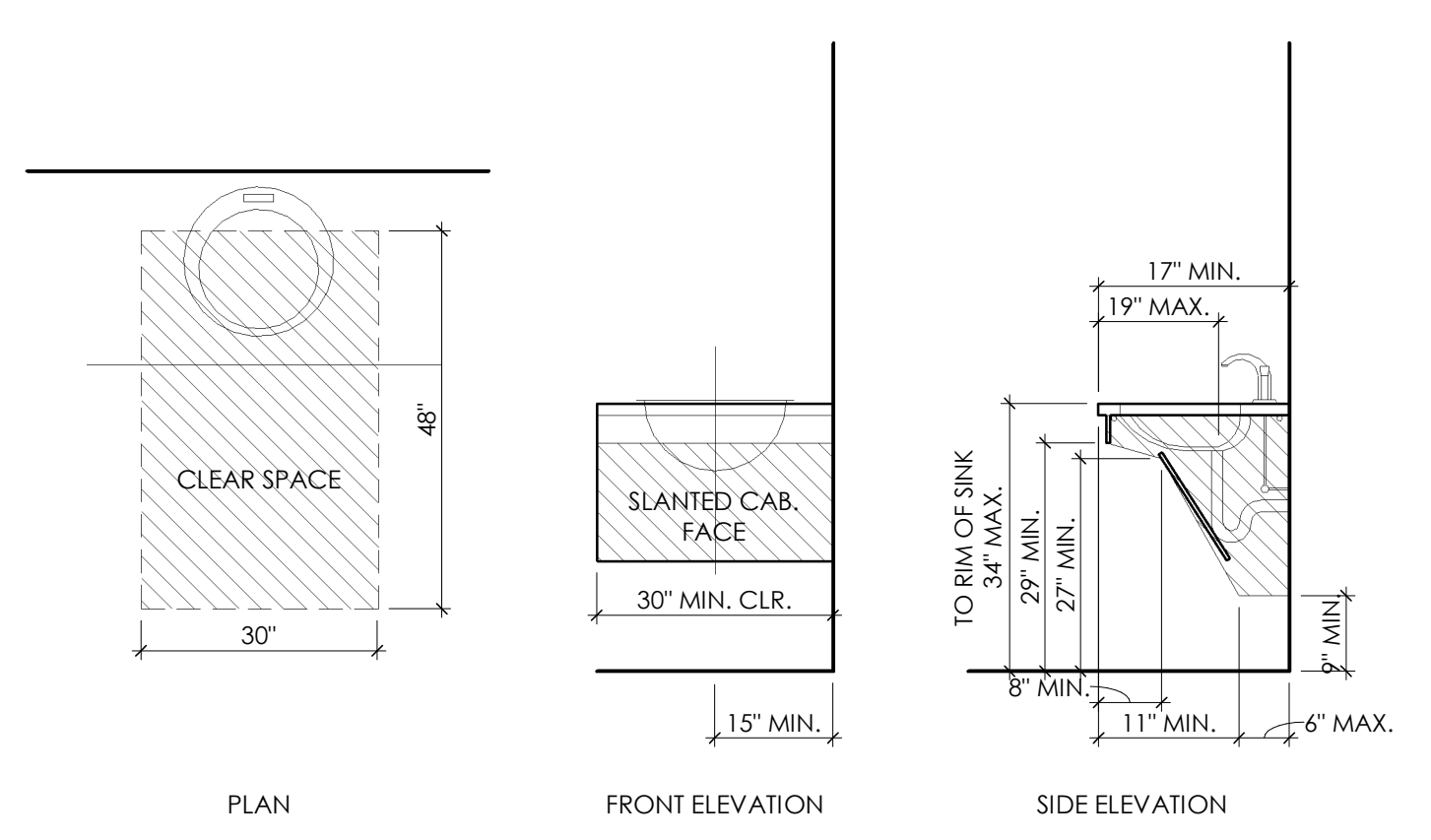


4 TAS - TYP. MOUNTING HEIGHTS
1/2" = 1'-0"

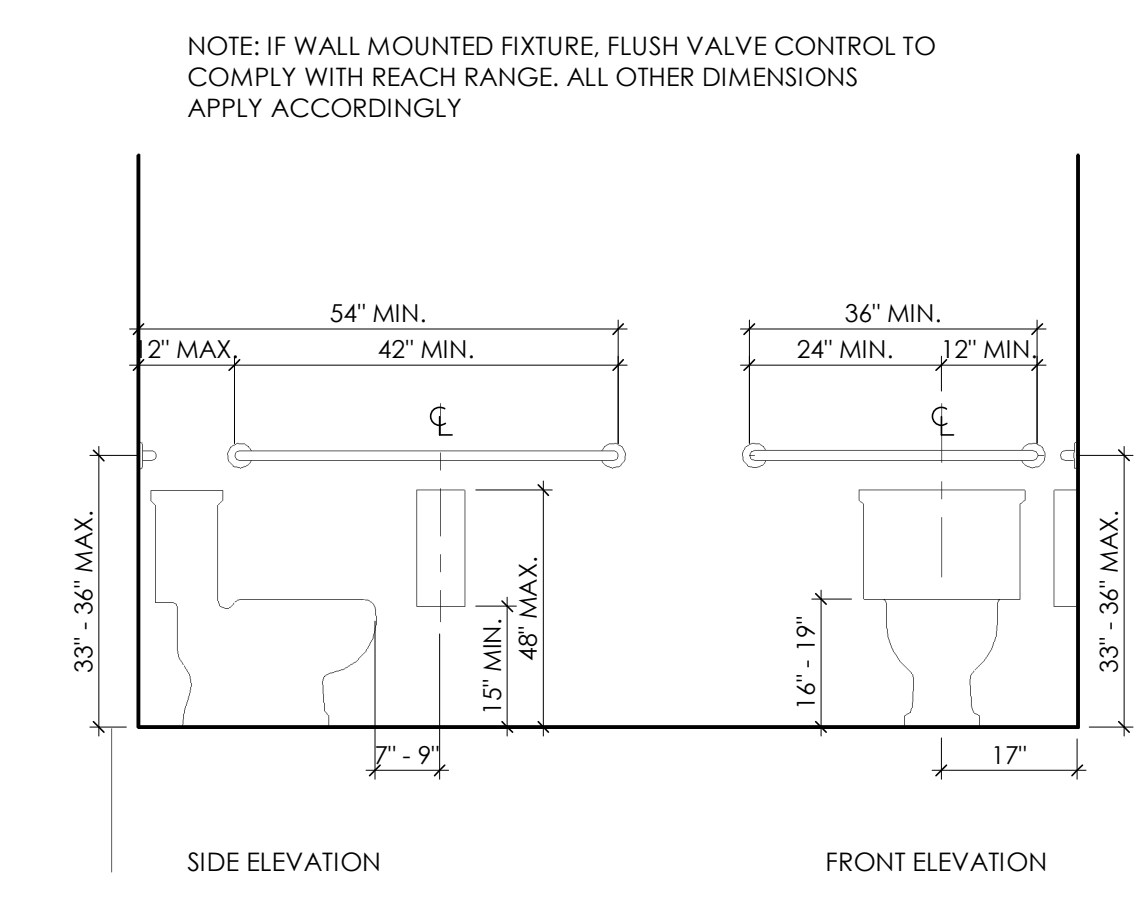


OVERLAP NOTE: THE FOLLOWING SHALL BE PERMITTED TO OVERLAP THE WC CLEARANCE SPACE: ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, TURNING SPACE, AND CLEARANCE SPACES OF OTHER FIXTURES. WHEN DOOR IS PLACED IN FRONT OF THE WC, THE WC FIXTURE CANNOT OVERLAP THE DOORS REQUIRED INSIDE MANEUVERING CLEARANCE.

6 INDIVIDUAL TOILET ROOM
1/2" = 1'-0"



2 TAS - TYP. BARRIER FREE LAVATORY
1/2" = 1'-0"



1 TAS - TYP. ACCESSIBLE TOILET
1/2" = 1'-0"

NOTE: IF WALL MOUNTED FIXTURE, FLUSH VALVE CONTROL TO COMPLY WITH REACH RANGE. ALL OTHER DIMENSIONS APPLY ACCORDINGLY

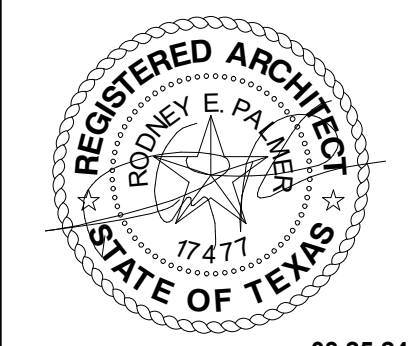


CORNERSTONEARCHITECTSLLP.COM

CORNERSTONE ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746
512.329.0007

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03.25.24
100% CONSTRUCTION DOCUMENTS
DEMO PLAN, FLOOR PLAN & RCP

SHEET: A101

PROJECT NO: 24010
DRAWN BY: AS
DATE: 03.28.24
PROJECT MGR: RB

DEMO PLAN KEYNOTES

- EXISTING STOREFRONT TO REMAIN, PROTECT DURING CONSTRUCTION
- EXISTING CONCRETE SLAB TO REMAIN, PREPARE SUBSTRATE FOR NEW FINISH(ES) INDICATED ON SHEET A501
- REMOVE EXISTING WALL THIS AREA FOR NEW DOOR, SEE 2/A101
- EXISTING DEMISING WALL TO REMAIN, PROTECT DURING CONSTRUCTION
- LINE OF EXISTING LEAVE OUT IN SLAB, INFILL AS NEEDED
- REMOVE EXISTING CONCRETE SLAB AS REQUIRED FOR PLUMBING TO TIE INTO EXISTING LINES, INFILL AS NEEDED
- GC TO COORDINATE INSTALLATION OF NEW GREASE TRAP AND TIE-INS, SEE MEP DRAWINGS

PLAN KEYNOTES

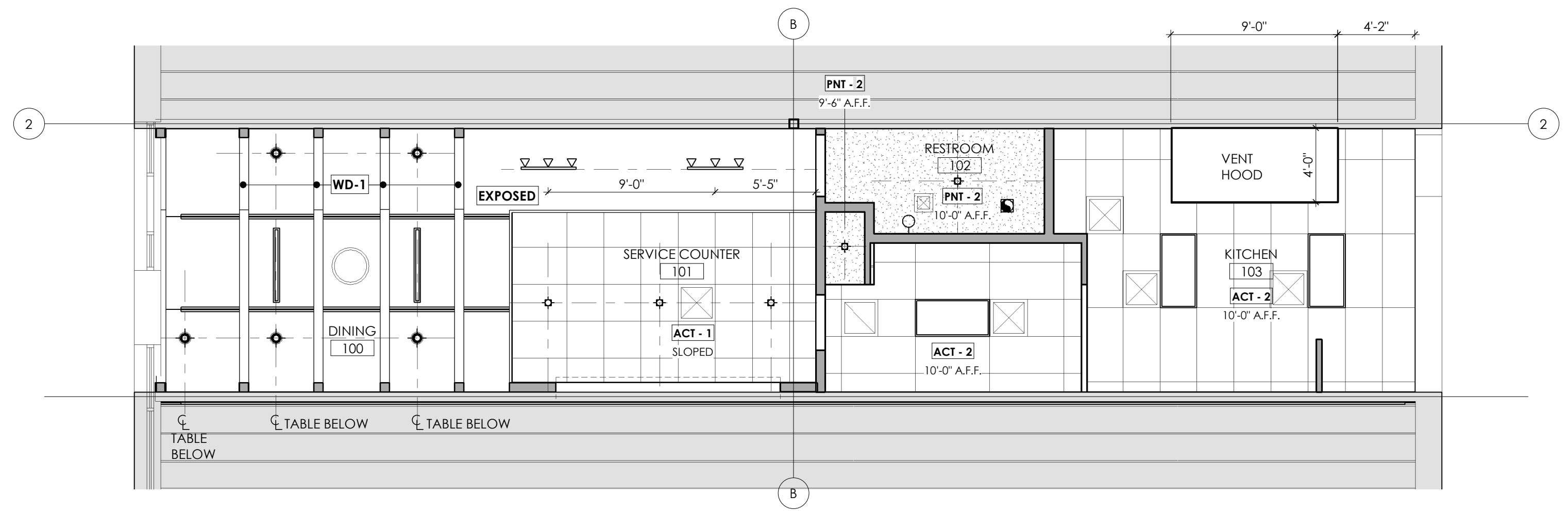
- SEMIRECESSED ALUMINUM FIRE EXTINGUISHER CABINET, PROVIDE BLOCKING AS REQUIRED.
- FURNITURE BY OTHERS, TYP.
- EQUIPMENT BY OTHERS, SEE MEP.
- BUILT-IN WD-1 TABLE, PROVIDE BLOCKING IN WALL AS REQUIRED, SEE INTERIOR ELEVATIONS A701
- MOP SINK LOCATION, SEE MEP. PROVIDE FRP PANEL @ PLUMBING WALLS, 48" HIGH.
- 14" POPLAR WOOD SHELF W/ MOUNTING BRACKETS, PROVIDE BLOCKING AS REQUIRED, SEE INTERIOR ELEVATIONS SHEET A701
- LINE OF CUSTOM VENT HOOD ABOVE, SEE MEP
- LINE OF CEILING ABOVE, SEE RCP.
- LINE OF EXISTING PLUMBING CONCRETE LEAVE-OUT, SEE MEP. REPOSITION AND REPLACE REINFORCEMENT MATCHING EXISTING BAR SIZE AND SPACING, DOWEL NEW BARS A MINIMUM OF 6 INCHES INTO EXISTING SLAB AND SECURE WITH AN EPOXY COMPATIBLE WITH CONCRETE.
- PROTEK SURFACE-MOUNT STAINLESS STEEL END WAL GUARD.D CG-50-EW, OR EQ
- PROTEK SURFACE-MOUNT STAINLESS STEEL CORNER GUARD
- WOOD TRELIS, SEE SECTION SHEET A702
- ELECTRICAL PANEL LOCATION, SEE MEP.
- REGENCY 16 GA STAINLESS STEEL 18"x60" HEAVY DUTY WALL SHELF OR EQ
- EXISTING STEEL COLUMN TO REMAIN
- NEW REAR DOOR: ANY PENETRATIONS SHALL BE COORDINATED AROUND EXISTING EQUIPMENT ON THE BUILDING AND BE A MINIMUM OF 2' AWAY FROM ANY PANEL JOINT, PAINT DOOR TO MATCH THE REAR OF THE BUILDING, INCLUDE DOOR SWEEP, DRIP GUARD AND WEATHERSTRIPPING.
- FLOOR DRAIN, SEE MEP

RCP LEGEND

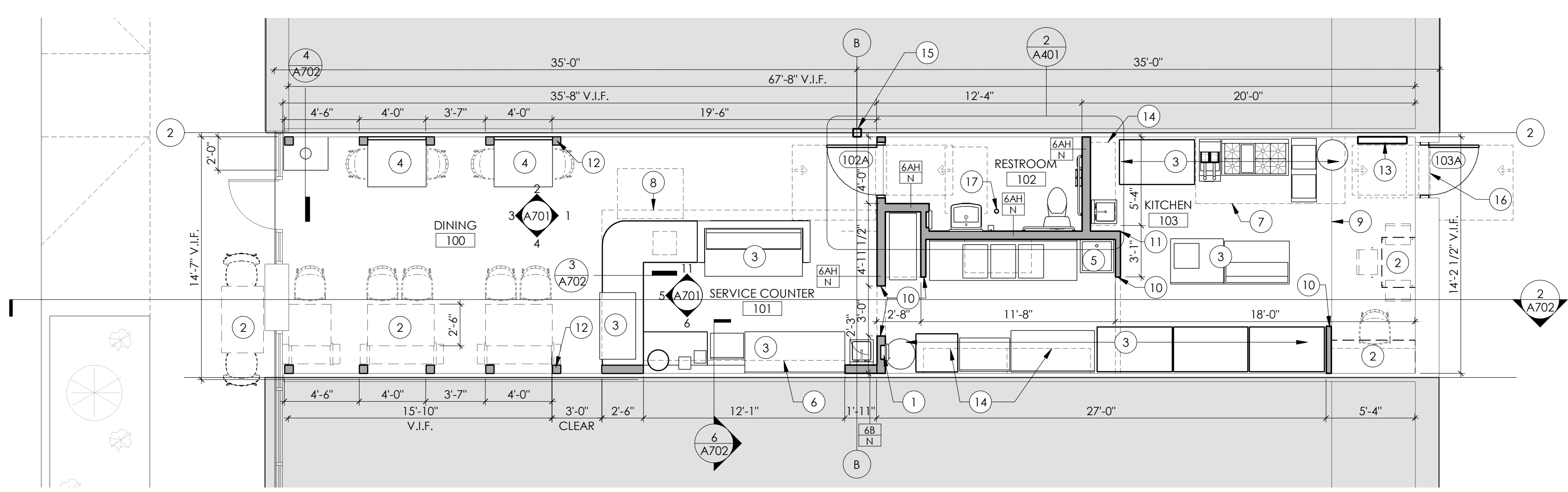
- 2x4 LED CEILING LAY-IN
- LED LINEAR
- RECESSED CAN
- DECORATIVE PENDANT
- WALL SCONCE
- 24"x24" USG CEILINGS KITCHEN LAY-IN ACOUSTICAL PANEL, SQUARE EDGE, COLOR SELECTED BY OWNER
- 24"x48" USG CEILINGS KITCHEN LAY-IN ACOUSTICAL PANEL, SQUARE EDGE, COLOR SELECTED BY OWNER
- GYPSUM BOARD CEILING
- EXPOSED TO DECK, PAINT BLACK
- ROUND SUPPLY DIFFUSER
- SQUARE SUPPLY DIFFUSER
- SQUARE RETURN REGISTER
- EXHAUST FAN

GENERAL PLAN NOTES

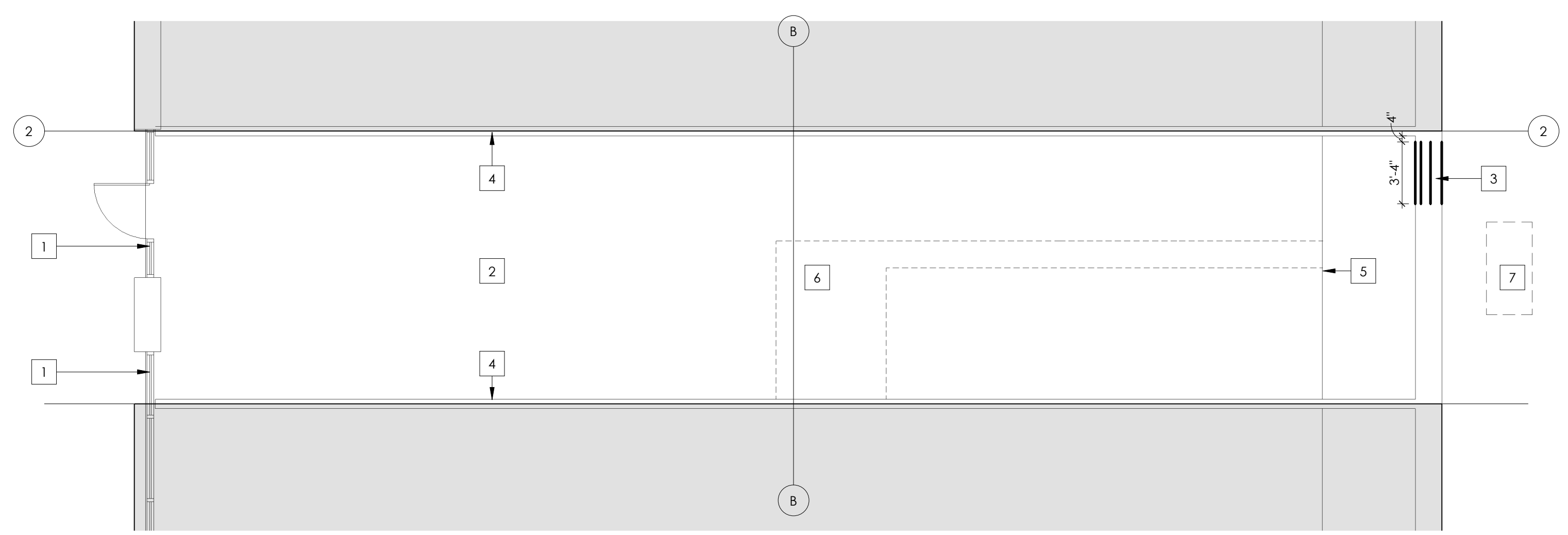
- PROVIDE FIRE EXTINGUISHERS, SPECIFICATION PER JURISDICTION, MEETING THE TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER FROM ALL PORTIONS. INSTALLATION LOCATIONS TO BE VERIFIED BY LICENSED INSPECTOR. SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATIONS.
- SPRAY FOAM INSULATION APPLICATION IS TO BE INSTALLED PER CODE AND AN ICC-ES REPORT MUST BE PROVIDED TO FIRE DEPARTMENT FOR SEPARATE REVIEW AND APPROVAL.
- KNOX BOX LOCATION(S) TO BE APPROVED BY FIRE DEPARTMENT AND SHALL BE INSTALLED NO LESS THAN 48" AND NO MORE THAN 72" ABOVE FINISHED GRADE.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN OR BUILDING'S CONSTRUCTION DOCUMENTS.
- ALL WALLS TO BE 5/8" N U.N.O. SEE PARTITION WALL LEGEND SHEET G000.
- DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CMU U.N.O..
- ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYP., U.N.O..
- WHERE WALL TYPES WITH GYP BD FINISH AND DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD.
- PROVIDE CJS AT 30"-0" OC MAX AT DOORS AND WINDOWS (AS INDICATED ON INTERIOR ELEVATIONS OF GYP BD WALL ASSEMBLIES.)
- ALL INTERIOR DOORS TO BE LOCATED 6" FROM ADJACENT WALL U.N.O.



3 REFLECTED CEILING PLAN
3/16" = 1'-0"



2 FLOOR PLAN
3/16" = 1'-0"
NORTH



1 DEMOLITION FLOOR PLAN
3/16" = 1'-0"
NORTH



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CORNERSTONE
ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

O.M. TEA - BOBA SHOP
722 US 79 WEST TOWN WEST COMMONS
HUTTO, TX 78634

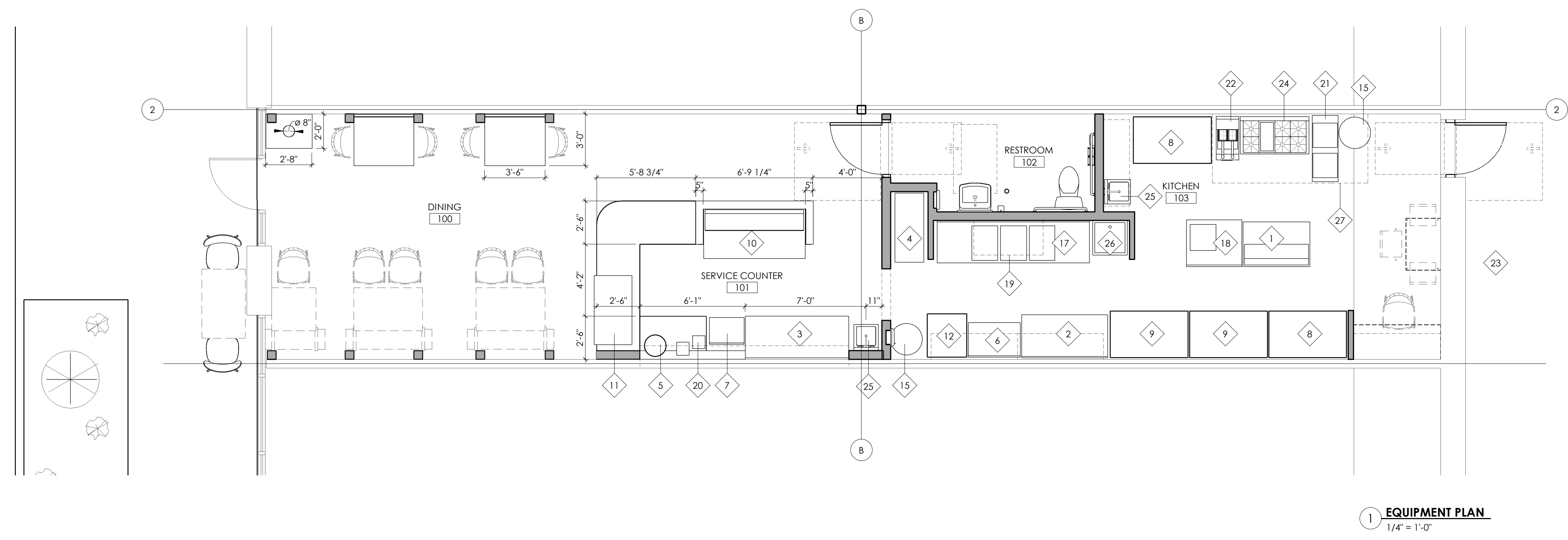
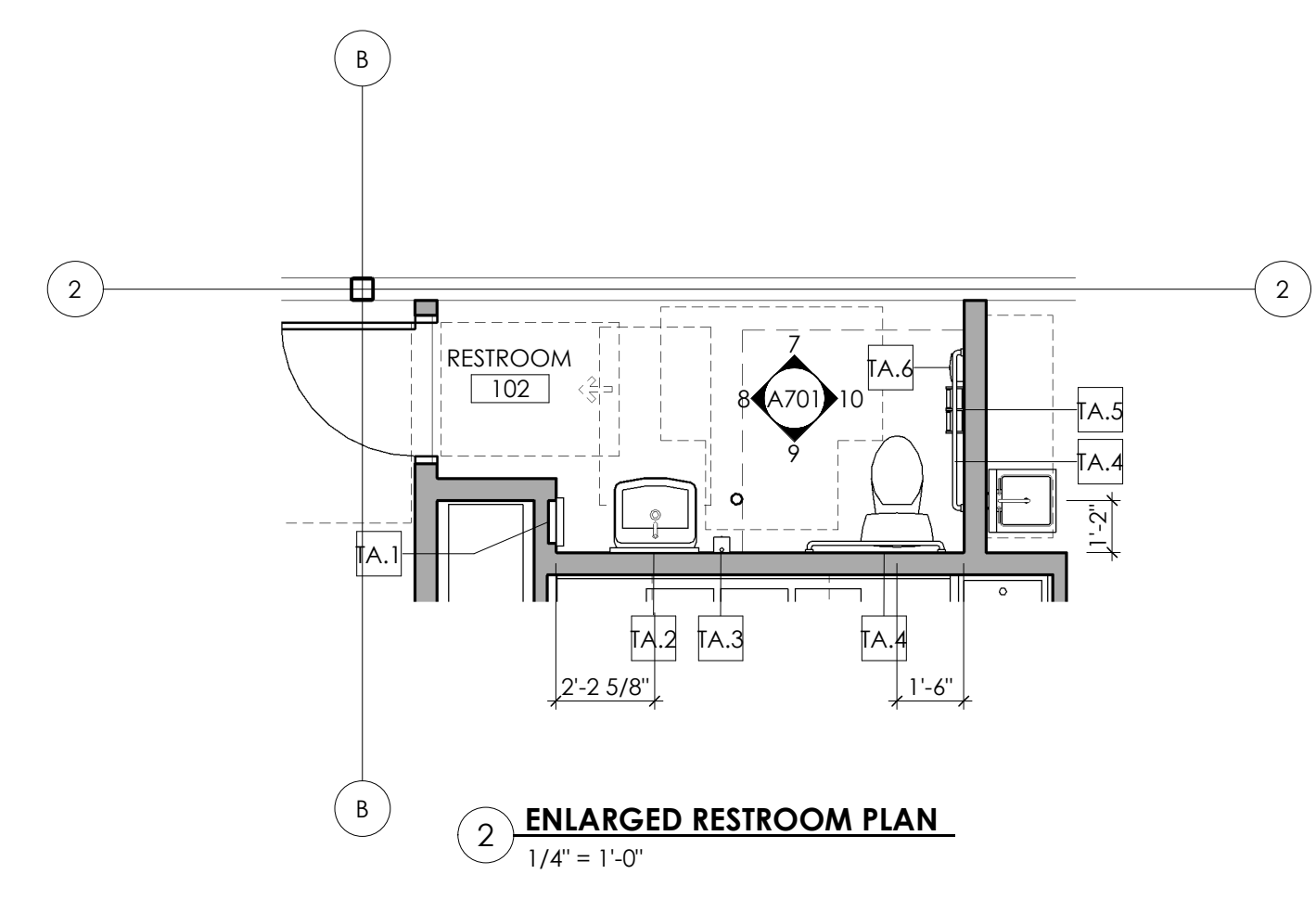
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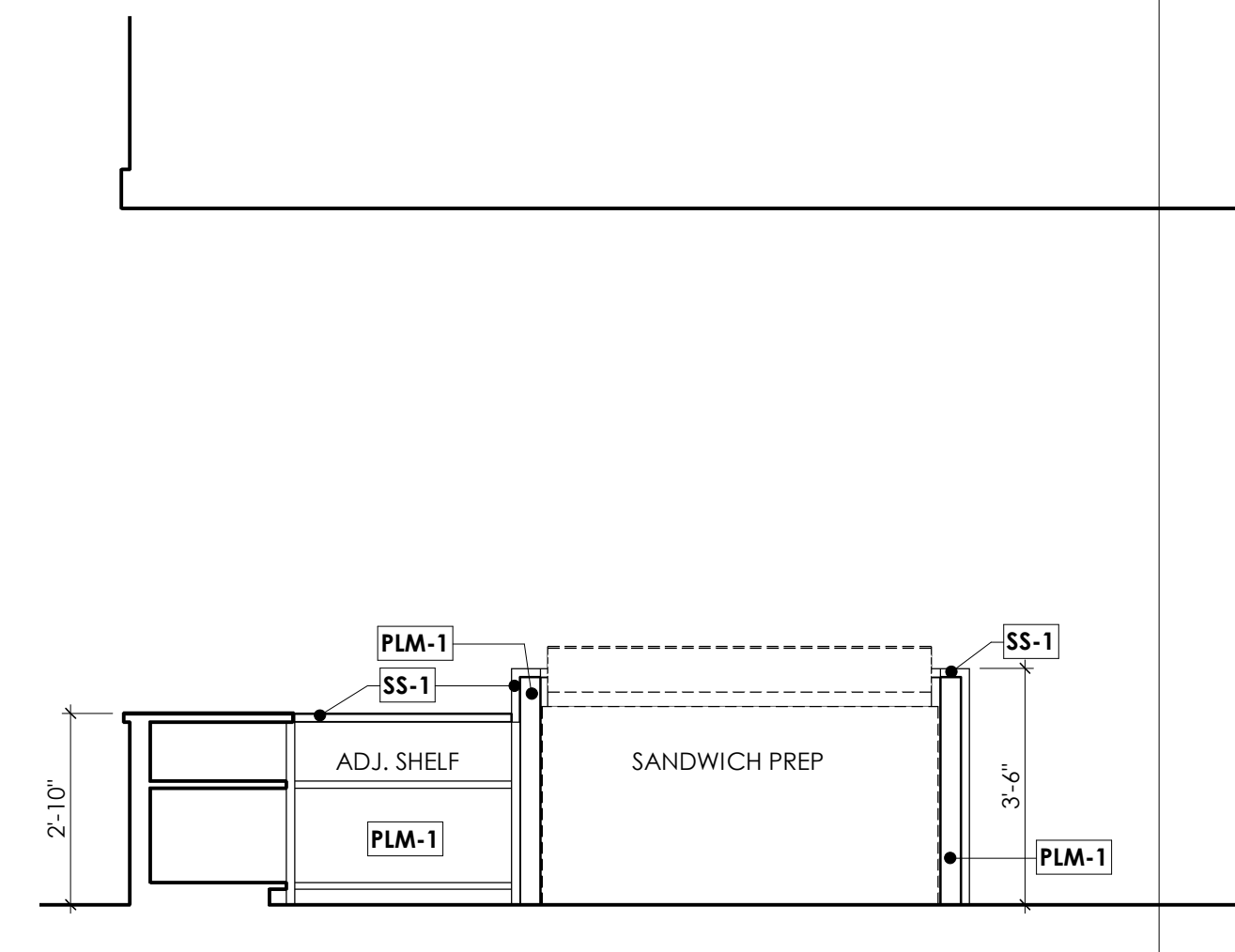


03.25.24
100% CONSTRUCTION DOCUMENTS
EQUIPMENT PLAN & ENLARGED PLANS
SHEET: **A401**
PROJECT NO: 24010
DRAWN BY: AS
DATE: 03.28.24
PROJECT MGR: RB

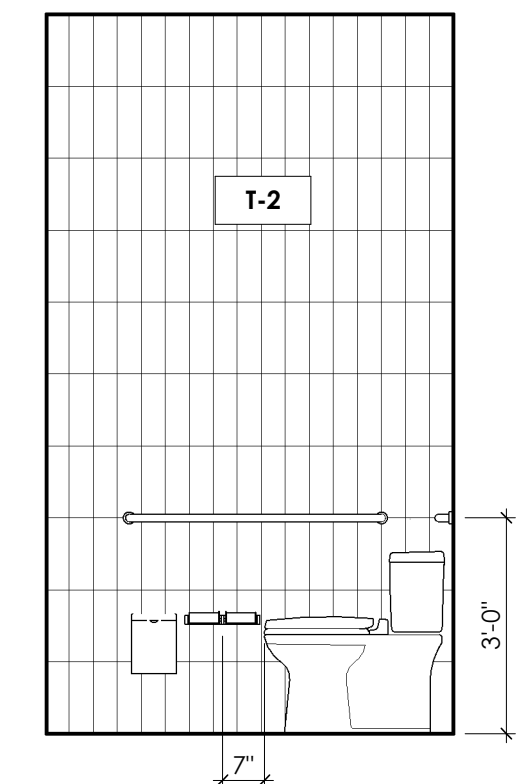
EQUIPMENT SCHEDULE	
KEY NUMBER	EQUIPMENT
1	48" 2 DOOR REFRIGERATED SANDWICH PREP TABLE
2	30"x60" STEEL ENCLOSED BASE OPEN FRONT TABLE W/ 6" BACKSPLASH
3	30"x72" STEEL ENCLOSED BASE OPEN FRONT TABLE W/ 6" BACKSPLASH
4	48" x 20" x 8" ALUMINUM DUNNAGE RACK
5	7.6 GALLON 196 CUP WATER BOILER
6	24"x36" STAINLESS STEEL COMMERCIAL WORK TABLE W/ 4" BACKSPLASH
7	18"x24" UNDERBAR ICE BIN WITH SLIDING LID AND BOTTLE HOLDERS
8	54" SOLID DOOR REACH-IN FREEZER
9	54" SOLID DOOR REACH-IN REFRIGERATOR
10	70" 3 DOOR MEGA TOP REFRIGERATED SANDWICH PREP TABLE
11	CURVED GLASS BLACK REFRIGERATED BAKERY DISPLAY CASE
12	30"x37 3/8"x32 1/2" ICE MAKER ON CASTERS
15	32 GALLON GRAY ROUND COMMERCIAL TRASH CAN
17	THREE COMPARTMENT SINK WITH 2 DRAINBOARDS - 18"x24"x14" BOWLS
18	1 COMPARTMENT SINK WITH 1 DRAINBOARD
19	24"x48" GREEN EPOXY WIRE WALL MOUNT SHELF
20	885 BLENDER WITH SOUND ENCLOSURE AND (2) 90 OZ WILDSLIDE+JARS - 120 V
21	NATURAL GAS STOCK POT RANGE - 160,000 BTU
22	NATURAL GAS 40 LB STAINLESS STEEL FLOOR FRYER WITH CASTERS - 90,000 BTU
23	GREASE TRAP
24	NATURAL GAS 6 BURNER 36" RANGE W/ STANDAD OVEN
25	17"x15" WALL MOUNTED HAND SINK W/ GOOSENECK FAUCET, TO INCLUDE 12" SPLASH SHIELDS
26	REGENCY 25" 16 GA. STAINLESS STEEL ONE COMPARTMENT FLOOR MOP SINK
27	HALIFAX EXHP1048 TYPE I COMMERCIAL KITCHEN HOOD SYSTEM - 9' x 48"

PLUMBING FIXTURE SCHEDULE	
WTWT	Description
TA.1	SEMI-RECESSED PAPER TOWEL DISPENSER
TA.2	MIRROR 24"x36"
TA.3	VERTICAL LIQUID SOAP DISPENSER
TA.4	ADA GRAB BAR
TA.5	TOILET TISSUE DISPENSER SIDE BY SIDE
TA.6	SANITARY NAPKIN DISPOSAL

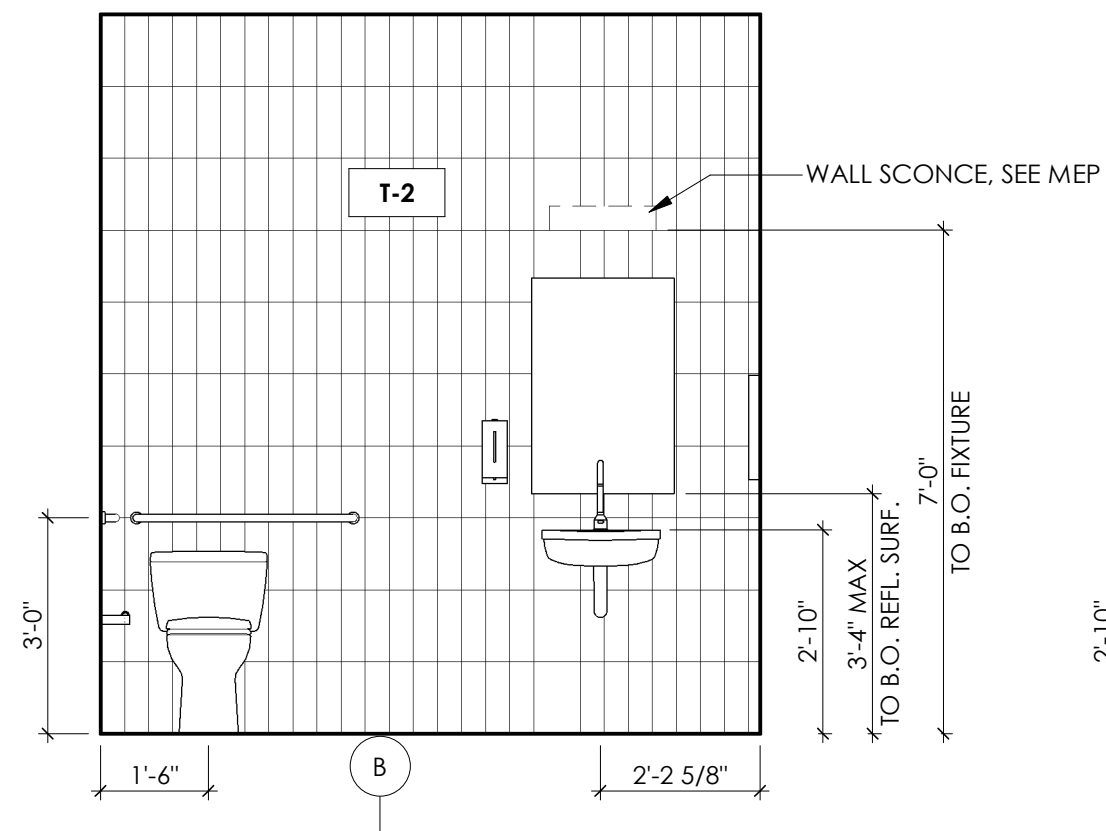




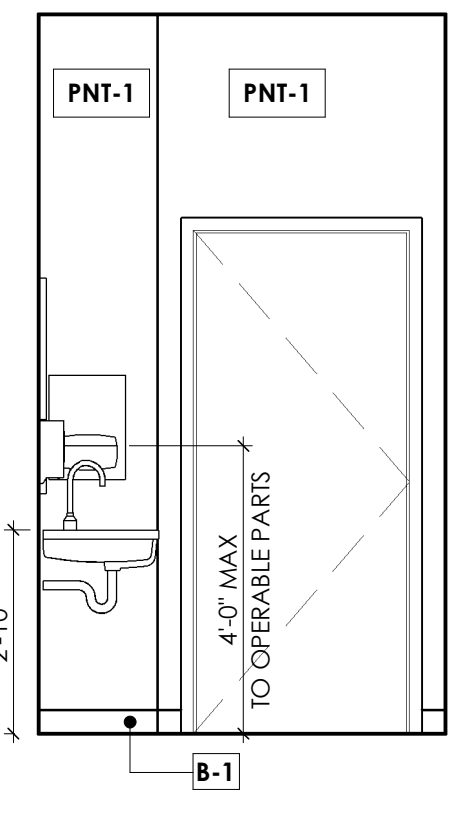
11 SERVICE COUNTER ELEVATION
3/8" = 1'-0"



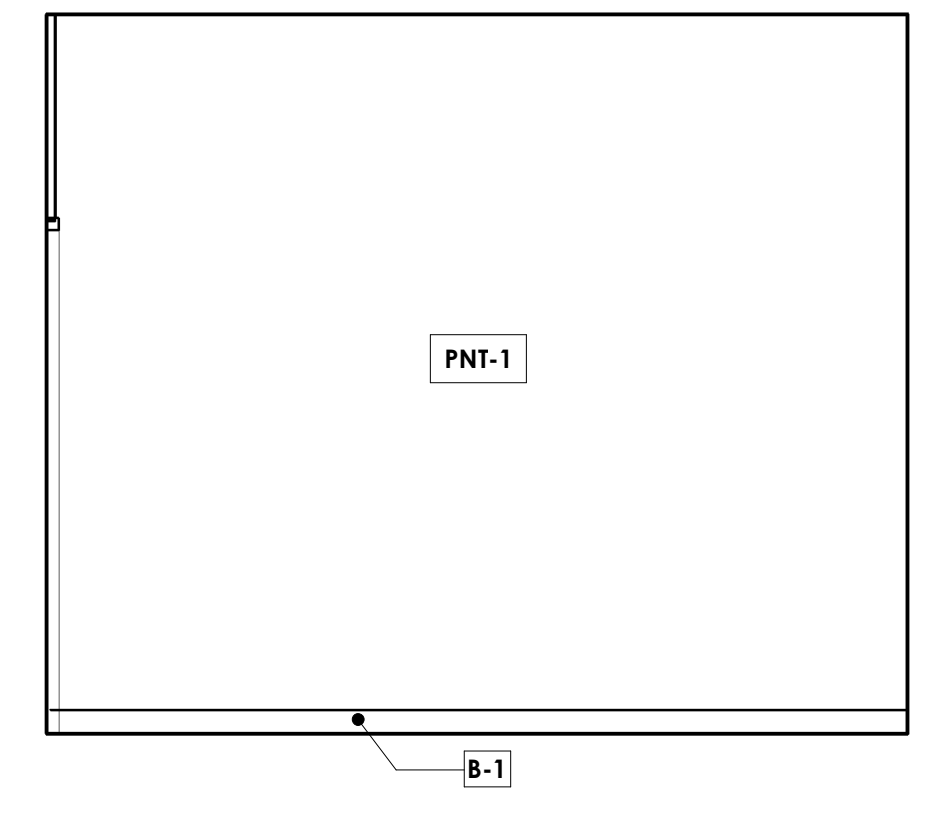
10 RESTROOM ELEVATION
3/8" = 1'-0"



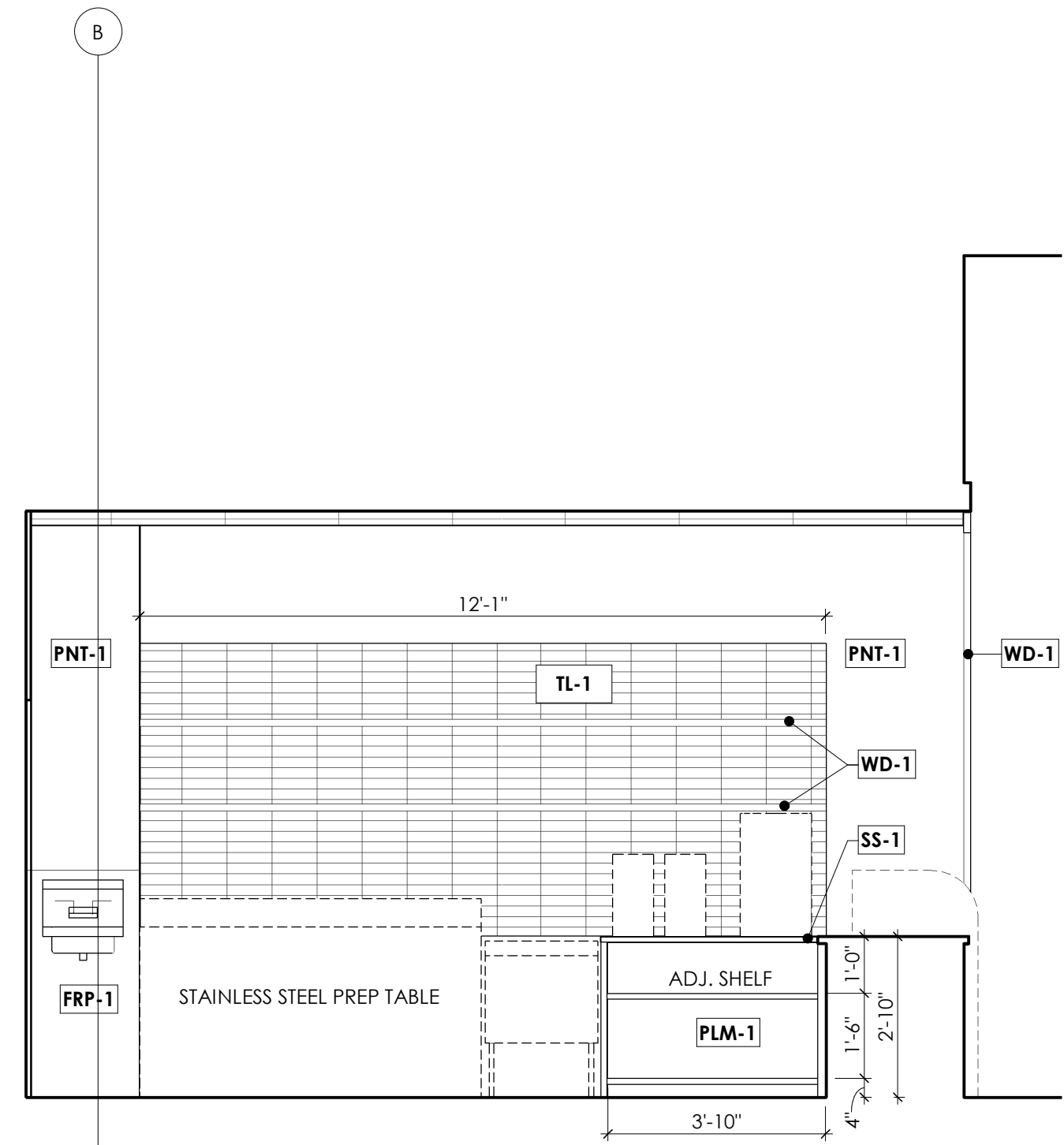
9 RESTROOM ELEVATION
3/8" = 1'-0"



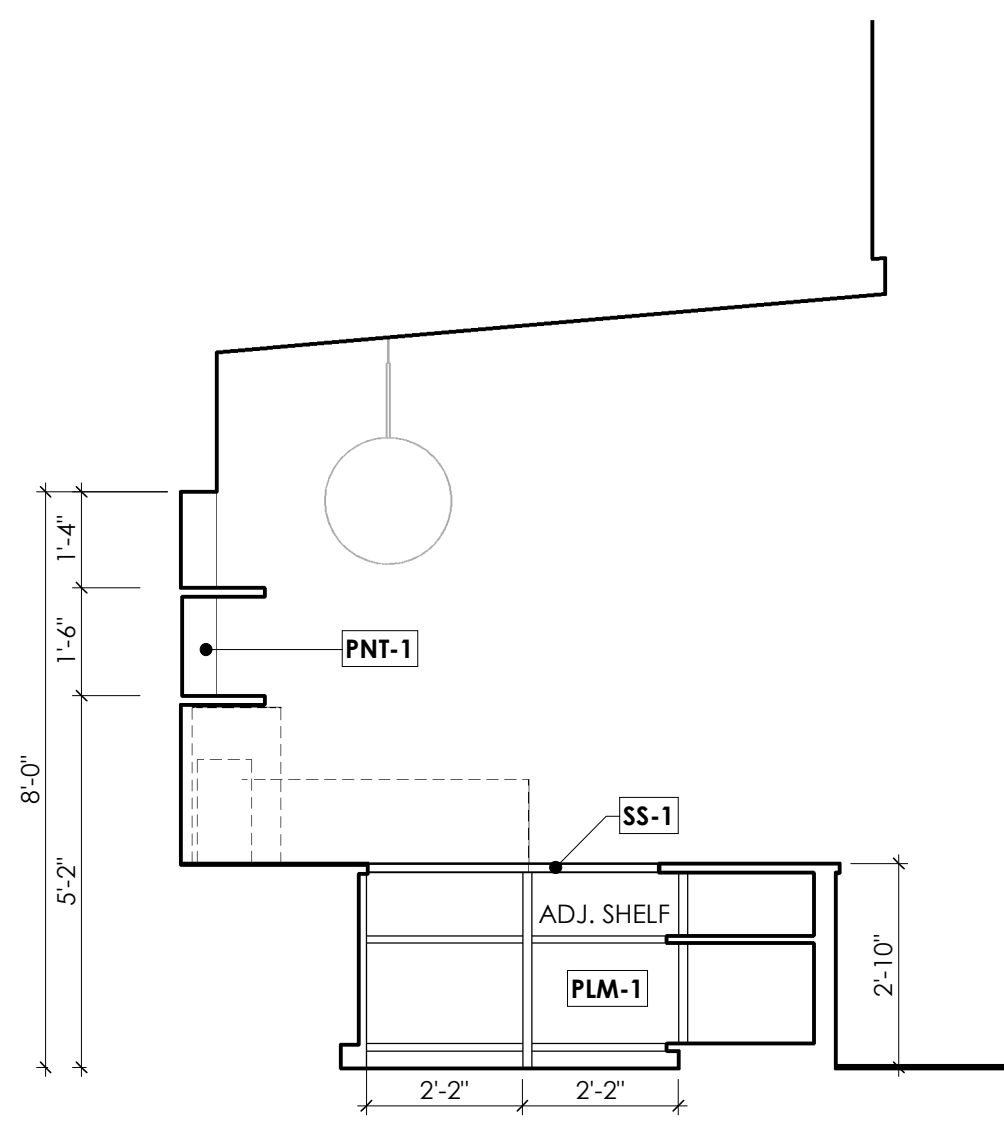
8 RESTROOM ELEVATION
3/8" = 1'-0"



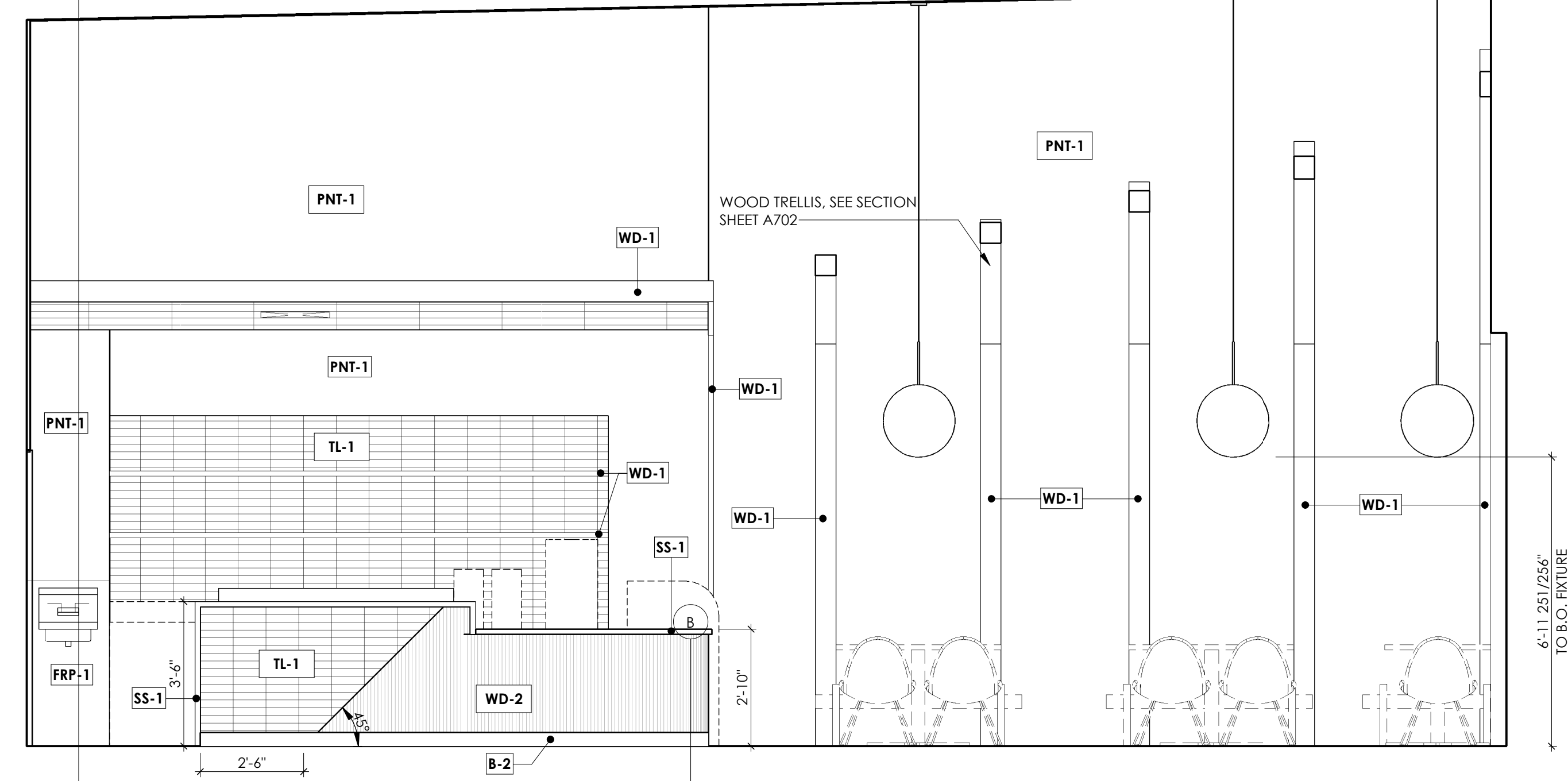
7 RESTROOM ELEVATION
3/8" = 1'-0"



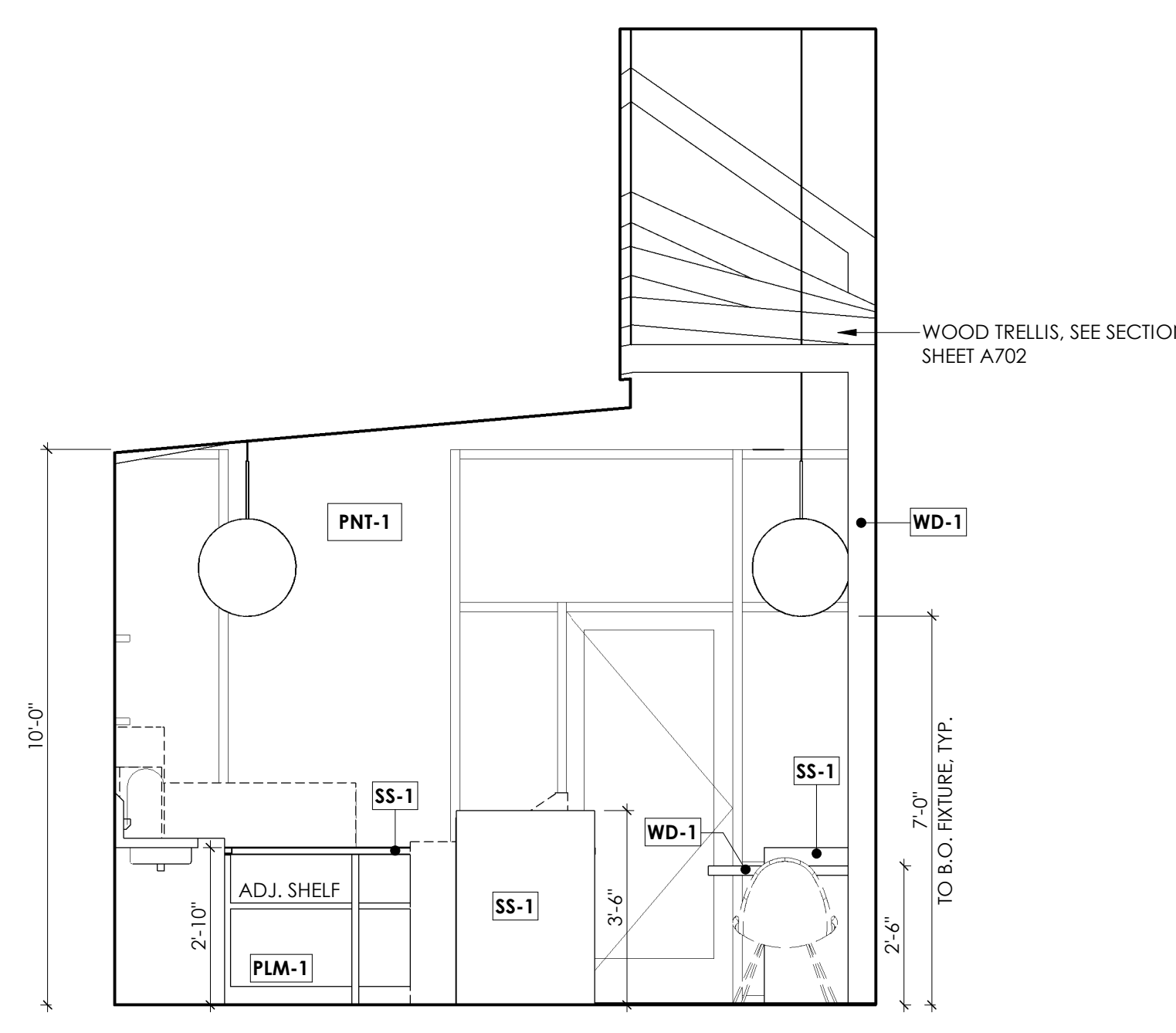
6 SERVICE COUNTER ELEVATION
3/8" = 1'-0"



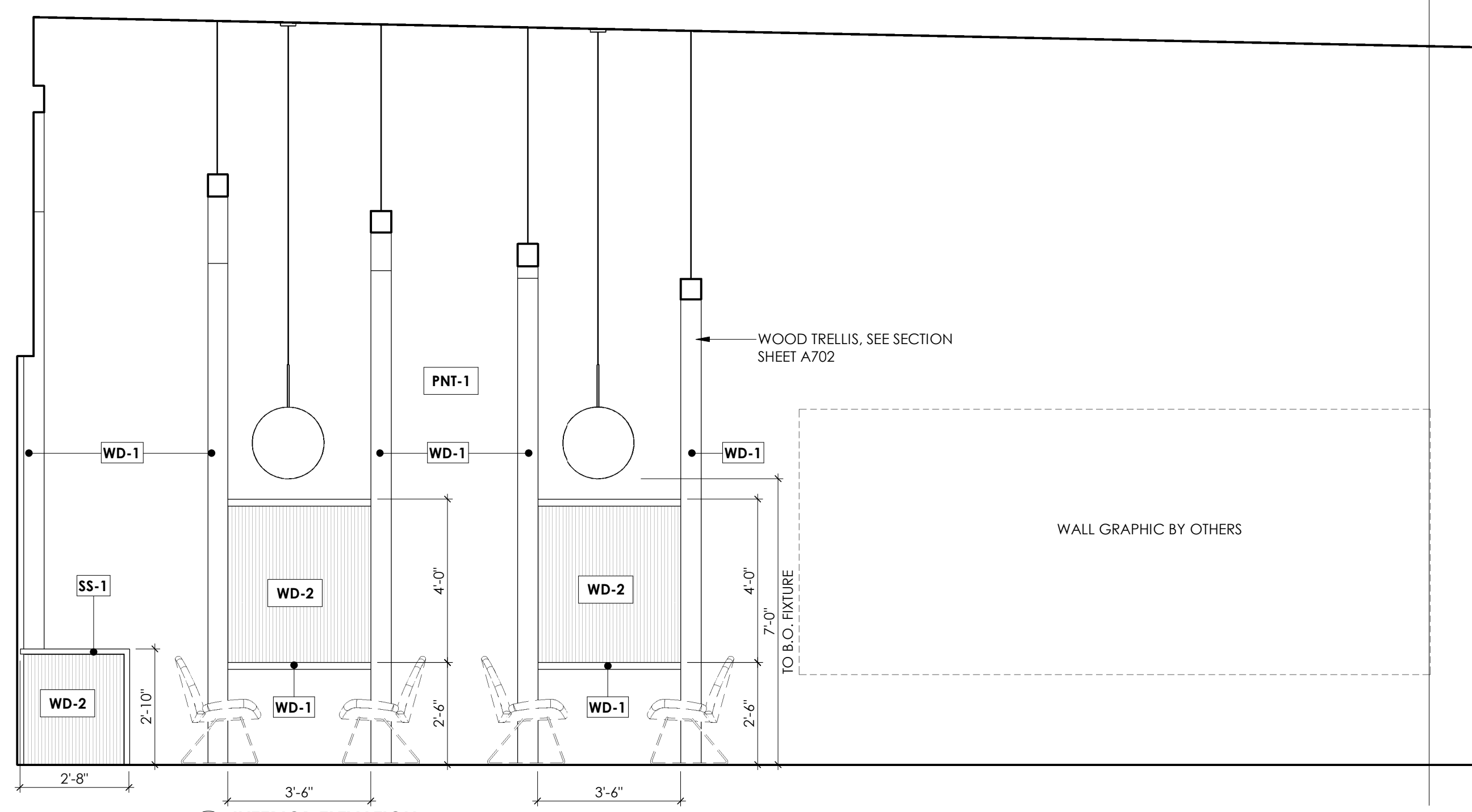
5 SERVICE COUNTER ELEVATION
3/8" = 1'-0"



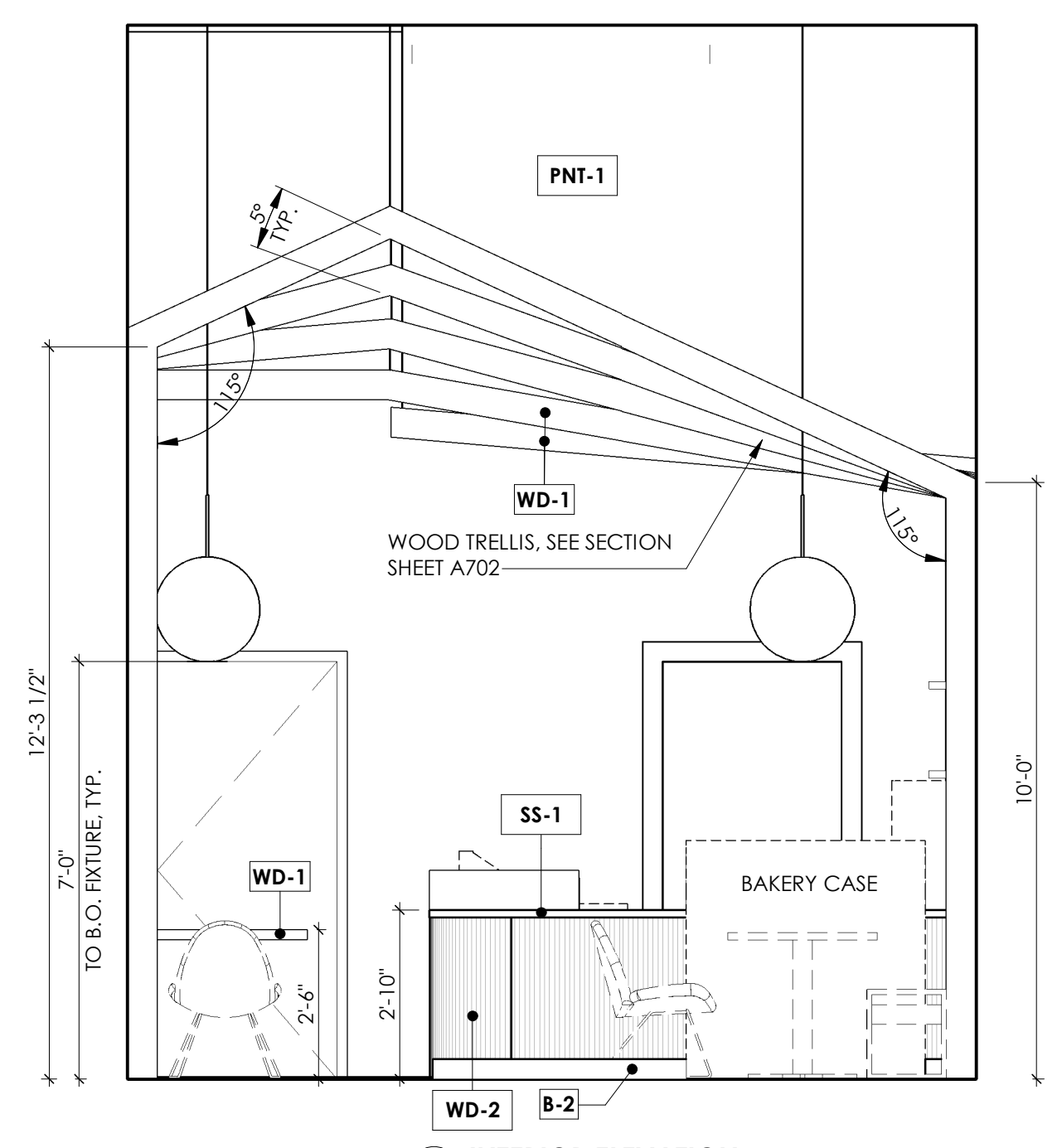
4 INTERIOR ELEVATION
3/8" = 1'-0"



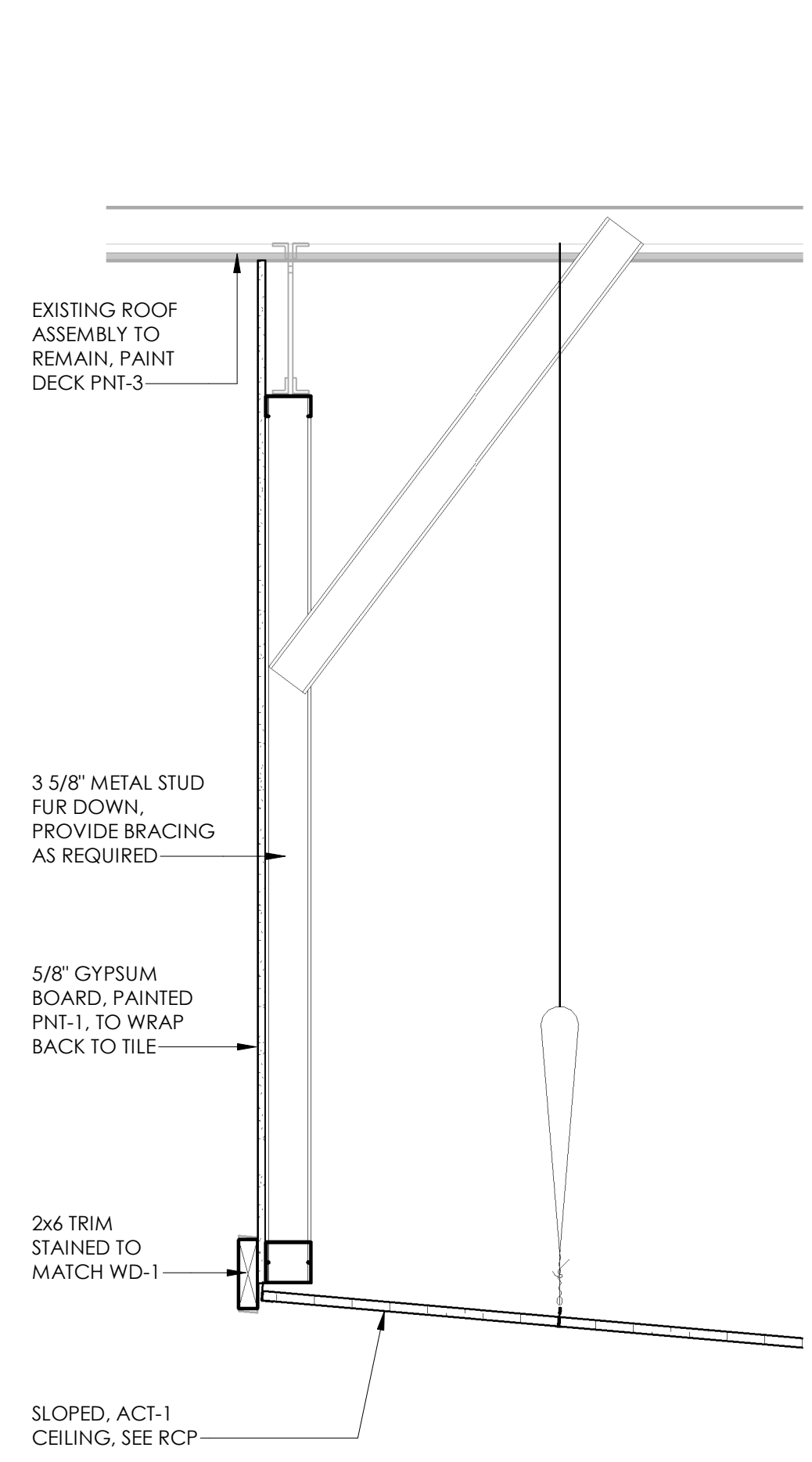
3 INTERIOR ELEVATION
3/8" = 1'-0"



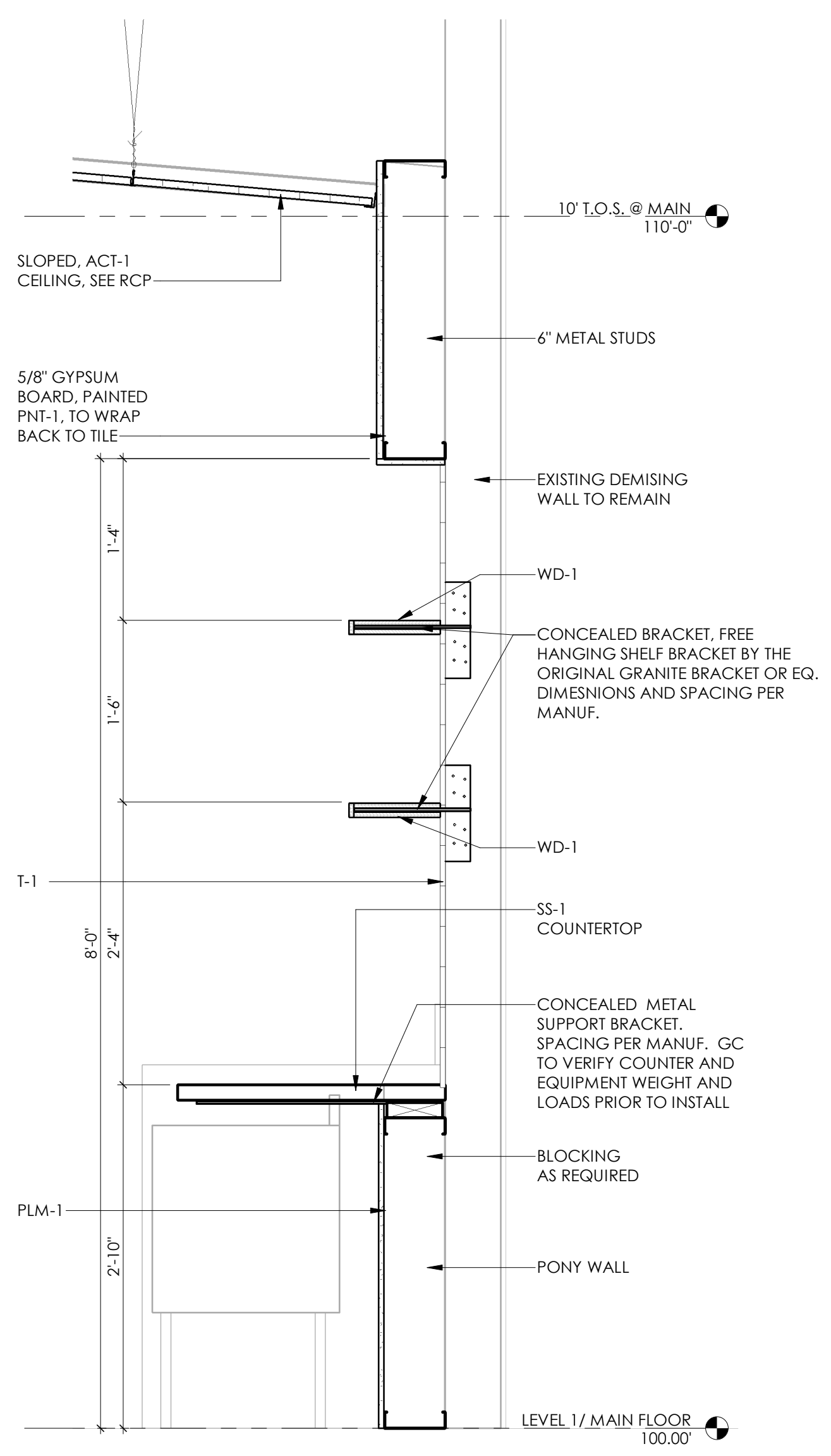
2 INTERIOR ELEVATION
3/8" = 1'-0"



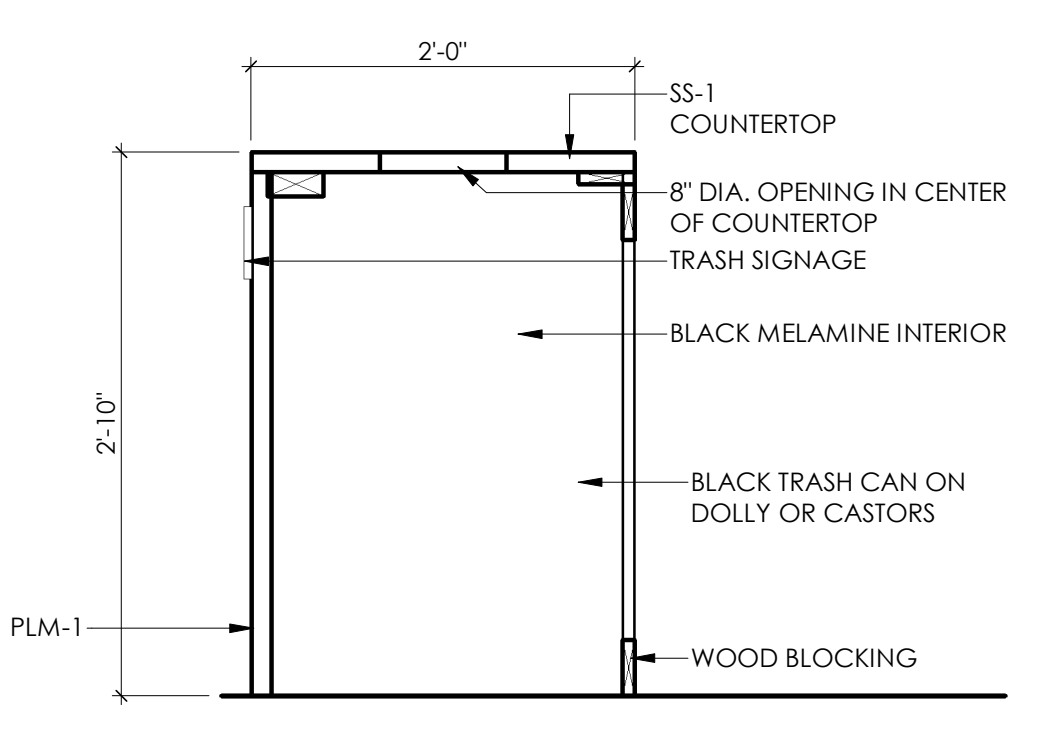
1 INTERIOR ELEVATION
3/8" = 1'-0"



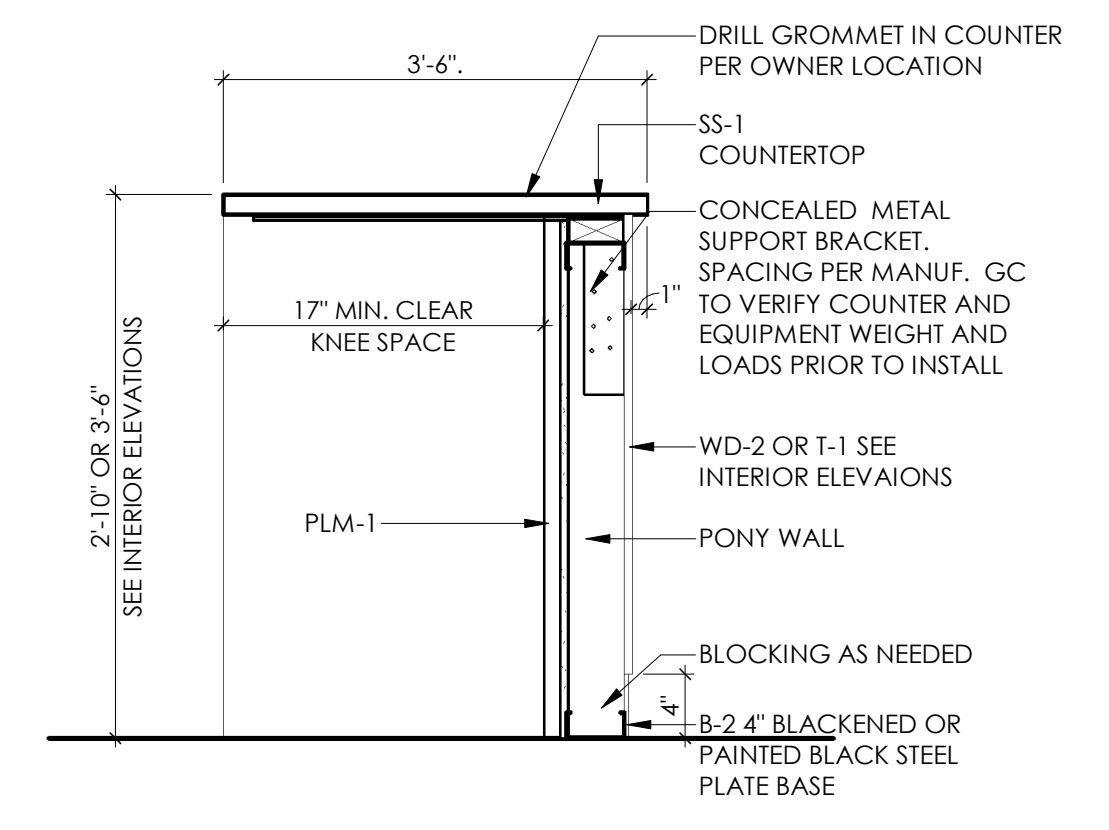
5 CEILING DETAIL AT SERVICE COUNTER
1" = 1'-0"



6 WALL SECTION
1" = 1'-0"

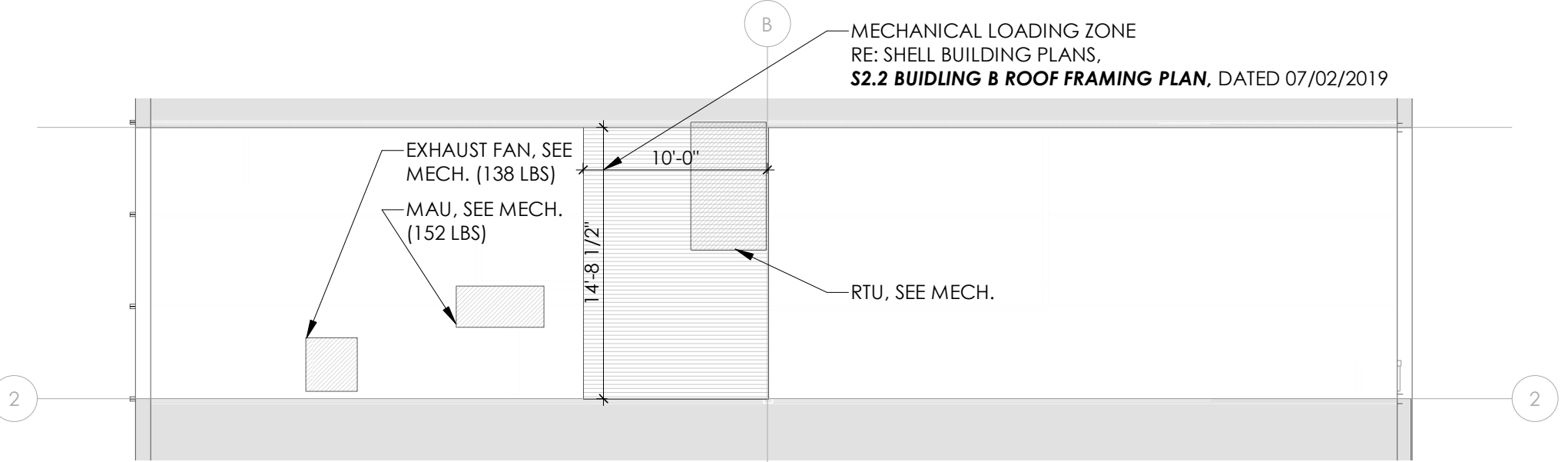


4 TRASH CABINET SECTION
1" = 1'-0"

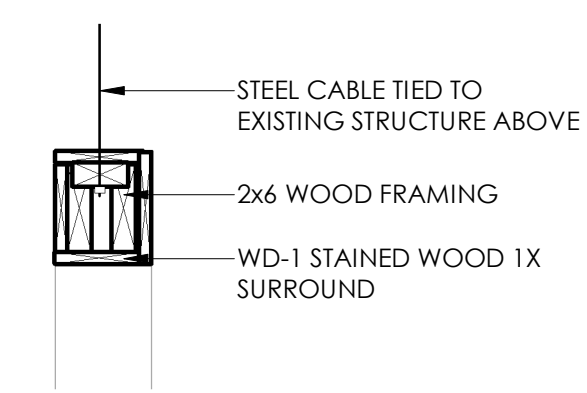


3 COUNTER SECTION
1" = 1'-0"

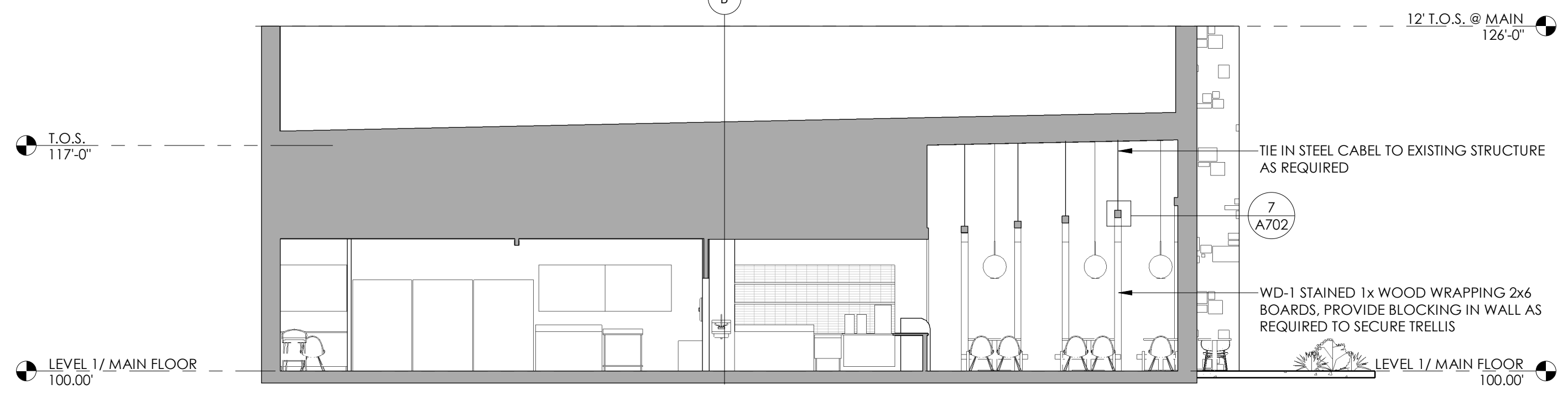
- EXTERIOR/ROOF NOTES:**
- TENANT TO USE LANDLORD'S REQUIRED ROOFER FOR ALL ROOF PENETRATIONS
 - INSTALL SLIP SHEETS UNDER ALL BLOCKING USED ON THE ROOF
 - RTU SHALL BE LOCATED FULLY WITHIN THE MECHANICAL LOADING ZONE
 - REFER TO MEP DRAWINGS FOR ADDITION EQUIPMENT NOTES
 - GAS LINES ARE TO BE CORED THROUGH PARAPET WALLS AND SEALED. THEY MAY NOT RUN UP AND OVER UNLESS THE ROOF TYPE RUNS UP THE SIDES OF THE PARAPET WALL
 - GAS LINES ON ROOF TO BE PAINTED SAFETY YELLOW
 - ALL EXTERIOR INSTALLED ITEMS (GAS LINE) TO BE PAINTED TO MATCH THE EXTERIOR OF THE BUILDING.



8 ROOF PLAN - UPPER
1/8" = 1'-0"
NORTH



7 TRELLIS SECTION
1" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



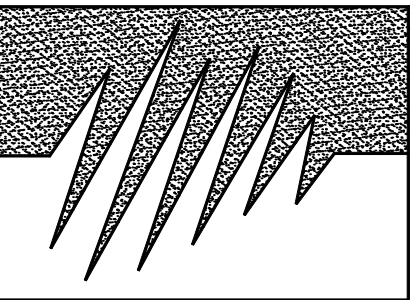
1 EXTERIOR ELEVATION
1" = 30'-0"

SIGNAGE PER LEASE AGREEMENT AND CITY OF HUTTO REQUIREMENTS. PROVIDE BLOCKING IN WALL AS REQUIRED

PROVIDE J-BOX FOR SIGNAGE INSTALLATION

ALL SIGNAGE SHALL BE SUBMITTED AND APPROVED SEPARATELY. SEND TO:

signage@newquest.com



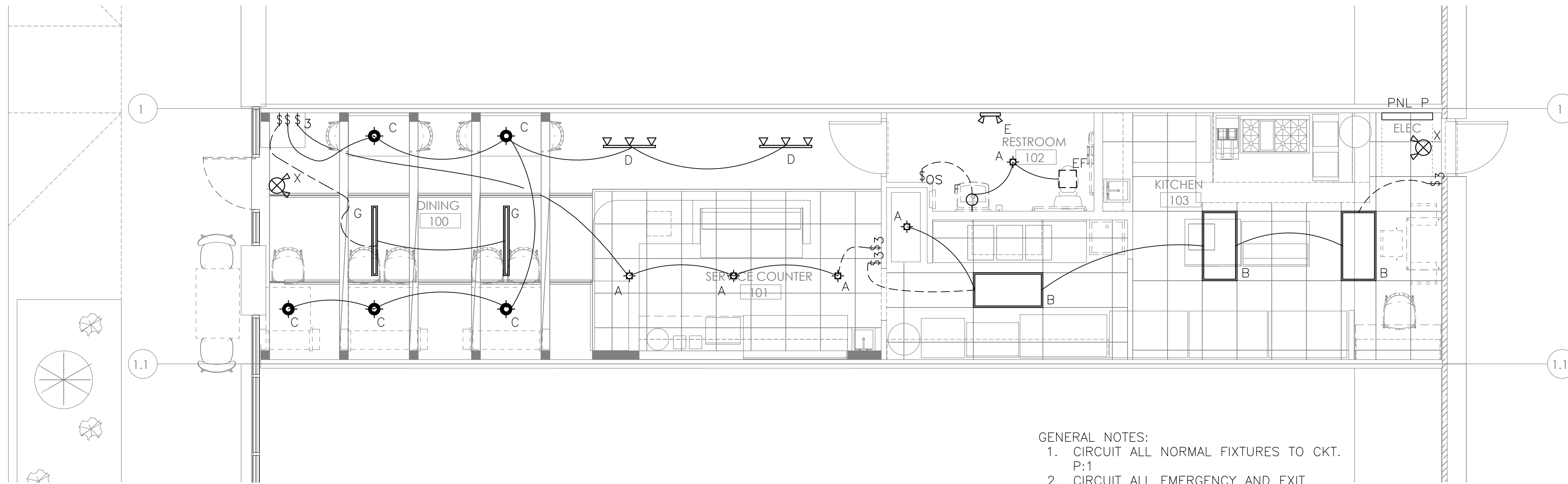
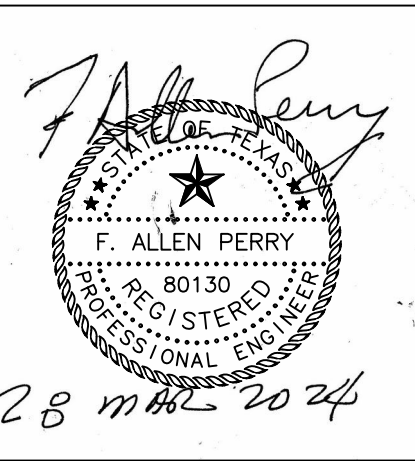
ALPACA
Energy Solutions, LLC.

12600 Hill Country Blvd.
Suite R-130, #163
Bee Cave, TX 78738

P : (512) 328-8999

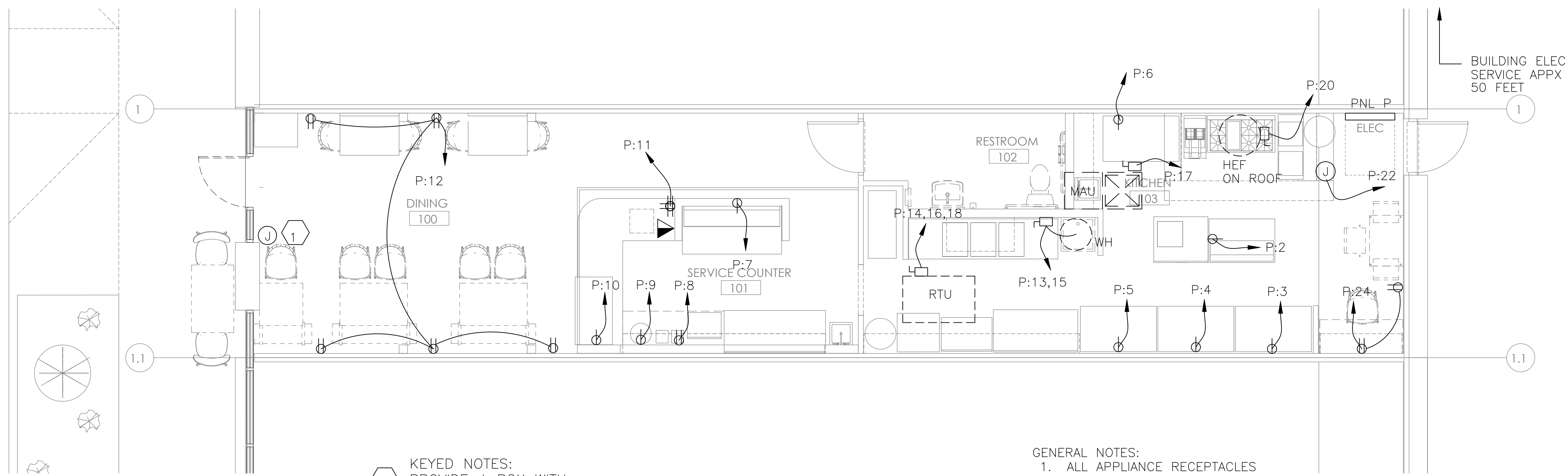
www.alpacenergy.com
MEP Engineering Services
Business Reg. No. F-3616

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- GENERAL NOTES:
1. CIRCUIT ALL NORMAL FIXTURES TO CKT. P:1
 2. CIRCUIT ALL EMERGENCY AND EXIT FIXTURES TO P:30

1 ELECTRICAL LIGHTING FLOOR PLAN



- KEYED NOTES:**
1. PROVIDE J-BOX WITH CIRCUIT AS REQUIRED BY SIGN - VERIFY WITH SIGN INSTALLER

- GENERAL NOTES:
1. ALL APPLIANCE RECEPTACLES LOCATED BEHIND EQUIPMENT SHALL BE GFCI PROTECTED AT BREAKER.

2 ELECTRICAL POWER FLOOR PLAN

O.M. TEA - BOBA SHOP

US 79 WEST - TOWNWEST COMMONS
HUTTO, TEXAS 78634

SHEET TITLE:
ELECTRICAL
FLOOR PLAN

DATE:
March 28, 2024

SHEET NUMBER:

E1.0

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE LATEST EDITION OF ALL LOCAL AMENDMENTS AND REGULATIONS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND THE STATE OF TEXAS, AND THE PUBLICATIONS AND STANDARDS OF THE RELATED SUPPLEMENTARY CONDITIONS, WHICH ARE REFERENCED IN ELECTRICAL SPECIFICATIONS BY THE ABBREVIATIONS NOTED:

UNITED STATES OF AMERICA STANDARDS INSTITUTE - USASI
 INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS - IEEE
 NATIONAL ELECTRICAL CODE - NEC
 NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
 UNDERWRITER'S LABORATORIES - UL
 NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION - NEMA
 CERTIFIED BALLAST MANUFACTURERS - CBM
 AMERICAN SOCIETY OF TESTING MATERIALS - ASTM
 OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PLANS AND THE SPECIFICATIONS, AND SHALL BE PERFORMED WITH THE LATEST INDUSTRY ACCEPTED STANDARDS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER EQUIPMENT, DEBRIS, ETC. CONTRACTOR SHALL BE RESPONSIBLE OR REPAIR AND/OR REPLACEMENT IN KIND OF ALL INADVERTENT DAMAGE TO EXISTING SYSTEMS.

4. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC., SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.

5. THE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION INSTALLATION DIMENSIONS. ALL CONDUIT ROUTING IS SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF CONDITIONS, ND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY EQUIPMENT AND MATERIAL. REFERENCE ALL DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. DETAILS MAY NOT BE REFERENCED ON THE DRAWING(S), BUT ARE INTENDED TO BE TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.

DO NOT BEGIN WORK IF ANY DISCREPANCIES OR CONFLICTS ARE DISCOVERED BETWEEN SYSTEMS, UTILITIES, OR BETWEEN EXISTING ELEMENTS SCHEDULED TO REMAIN AND NEW RENOVATIONS , UNTIL THE DISCREPANCIES OR CONFLICTS ARE BROUGHT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION REPRESENTATIVE AND/OR ENGINEER.SHOULD ANY CONFLICTS OR AMBIGUITIES EXIST IN THE DRAWINGS, NOTES OR SPECIFICATIONS, BRING THOSE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENSURING FULL COORDINATION WITH ALL TRADES TO ACCOMPLISH THE WORK AS INDICATED AND NOTED IN CONTRACT DOCUMENTS, COORDINATE WITH OWNER'S REPRESENTATIVE, AND MAINTAIN A SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO ANY AND ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED. CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY, AND AT HE EXPENSE, OF THE CONTRACTOR. FINAL AS-BUILT DRAWINGS ARE TO BE DELIVERED TO THE OWNER/ENGINEER AND THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID UNTIL THESE AS-BUILT DRAWINGS ARE RECEIVED.

7. WORK AREAS ARE TO BE KEPT FREE OF DEBRIS AT ALL TIMES AND ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL DISPOSE OF OFF-SITE, ALL MATERIALS REMOVED WHICH ARE NOT TO BE REINSTALLED OR SALVAGED ON THE PROJECT, UNLESS DIRECTED OTHERWISE BY OWNER. DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH ACCEPTABLE METHODS APPROVED BY OWNER AND COORDINATED THROUGH OWNER'S COORDINATOR.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT AND MANPOWER FOR HOISTING AND RIGGING ALL MATERIALS FURNISHED UNDER THE SCOPE OF WORK.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE RATING OF ALL PENETRATIONS THROUGH FIRE AND SMOKE RATED SURFACES. THE CONTRACTOR SHALL COMPLY WITH THE UL LISTING INSTRUCTIONS FOR PENETRATIONS THROUGH RATED SURFACES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAINING OF HIS EMPLOYEES AND SUBCONTRACTORS IN THE RECOGNITION AND AVOIDANCE OF UNSAFE CONDITIONS, AND IN THE REGULATIONS AND HAZARDS WHICH APPLY TO THE AREA IN WHICH THE WORK WILL TAKE PLACE. ALL SAFETY EXPOSURES OR VIOLATIONS BROUGHT TO THE ATTENTION OF THE CONTRACTOR SHALL BE RECTIFIED IMMEDIATELY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTION OF PERSONS AND PROPERTY, AND FOR PROVIDING SAFE WORKING CONDITIONS THROUGH OUT THE WORK PROCESS. CONTRACTOR SHALL PROVIDE TEMPORARY COVERINGS FOR OPENING THROUGH WALLS OR FLOORS, AND PROVIDE TEMPORARY BARRIERS, PARTITIONS AND/OR DUST BARRIERS WHERE REQUIRED TO MAINTAIN OSHA AND THE OWNER'S SAFETY STANDARDS AND TO PREVENT DAMAGE TO PROPERTY. ALL AREAS ADJACENT TO THE CONSTRUCTION AREA OR AFFECTED BY THE CONSTRUCTION MUST BE PROTECTED FROM DAMAGE. CLEANED AND RESTORED TO THEIR ORIGINAL DAMAGE, CLEANED AND RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE PROJECT. WELDING BLANKETS SHALL BE UTILIZED FOR PROTECTION OF COMBUSTIBLE MATERIALS IN AREAS WHERE WELDING OR CUTTING WITH A TORCH IS CONDUCTED.

12. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF NO LESS THAN ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME. ALL EQUIPMENT, SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR SERVICE INTENDED. ALL MATERIALS, TOOLS, COSTS, AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.

13. ALL PROPOSED EQUIPMENT INSTALLED ON THE PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE LABELED AND LISTED FOR THE INTENDED USE. THE EQUIPMENT SHALL BE LABELED AND LISTED FOR THE INTENDED USE. THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL LABELS, DIRT, PAINT SPOTS, GREASE AND STAINS FROM ALL ELECTRICAL EQUIPMENT AND SHALL CLEAN ALL EQUIPMENT AS NECESSARY. NO LOOSE PARTS OR SCRAPS OF EQUIPMENT SHALL BE LEFT ON THE PREMISES. EQUIPMENT LOCATION AND ROUTING IS APPROXIMATE AND SHALL BE REPLACE TO PROVIDE PROPER ACCESS AND CLEARANCE FROM OTHER TRADES AND EQUIPMENT.

14. ALL WIRING SHALL BE THWN/THHN, 98% CONDUCTIVITY, STRANDED COPPER, CONDUCTORS, 600V INSULATION. ALL WIRING SHALL BE INSTALLED ON CONDUIT AND CONDITIONED (WITHOUT SPLICES).

15. A GREEN GROUND CONDUCTOR SHALL BE PROVIDED WITH ALL BRANCH AND FEEDER CIRCUITS. SIZE PER N.E.C. 250 UNLESS NOTED OTHERWISE. ALSO PROVIDE A SEPARATE DEDICATED NEUTRAL WIRE FOR ALL CIRCUITS. UPON COMPLETION OF THE WORK, ALL PARTS OF THE ELECTRICAL INSTALLATION SHALL BE TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS. FINAL TESTS SHALL BE ACCOMPLISHED BY USE OF MEGGAR.

16. ALL CONDUIT SHALL BE EMT WITH STEEL COMPRESSION TYPE FITTINGS UNLESS NOTED OTHERWISE. MOUNT THE CONDUIT AS HIGH AS POSSIBLE AND RUN PARALLEL AND PERPENDICULAR TO STRUCTURES.

17. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL TAGGED LABELED PULL WIRES IN ALL EMPTY RACEWAYS. USE NO. 14 AWG ZINC COATED STEEL OR BRAIDED LINE HAVING NOT LESS THAN 200-LB TENSILE STRENGTH.

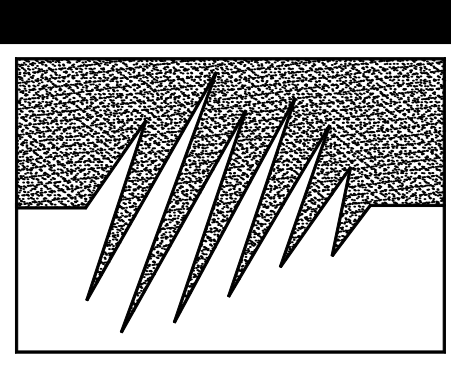
18. DUCT BANK CONDUIT SHALL BE RIGID SCHEDULE 40 OR 80 GRAY PVC.

19. CHANNEL AND ANGLE SUPPORT SYSTEMS, HANGERS, ANCHORS, SLEEVES, AND FASTENERS SHALL BE DESIGNED TO PROVIDE SECURE SUPPORTS FROM THE BUILDING STRUCTURE FOR ELECTRICAL COMPONENTS. SUPPORTING DEVICES SHALL BE HOT DIPPED GALVANIZED STEEL. CONFORM TO MANUFACTURER'S RECOMMENDATIONS FOR SELECTING SUPPORTS THE STRENGTH OF SUPPORTS SHALL BE ADEQUATE TO CARRY ALL PRESENT AND FUTURE LOADS TIMES A SAFETY FACTOR OF AT LEAST FOUR; 200-LB MINIMUM DESIGN LOAD. SUPPORT PARALLEL RUNS OF HORIZONTAL RACEWAYS TOGETHER ON TRAPEZE OR BRACKET TYPE HANGERS.

20. PULL BOXES SHALL BE GALVANIZED SHEET METAL WITH SCREW ON COVER AND WELDED SEAMS, FULLY HINGED ON ONE SIDE, WITH ALL STAINLESS STEEL NUTS, BOLTS, WASHERS, HARDWARE, ETC. BOXES SHALL BE SIZED IN ACCORDANCE WITH THE NEC.

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER AND CAT. NO.	LAMPS/FIXTURE			VOLT	MOUNTING	DESCRIPTION
		NO.	TYPE	WATTS			
A	LIGHTOLIER 4RN-24RDL-20-935 W-OW-WH-Z10-U	1	LED	21	120	RECESSED	RECESSED LED
B	DAY-BRITE 2FPZ-74L-835-4-DS UNV-DIM	1	LED	58	120	SURFACE	2X4 LAY-IN PANEL
C	SECTO OCTO-4240_BLK-TEXT CABLE+CEILING-CUP	1	LED	22	120	SUSPENDED	PENDANT LED WITH E26 BULB
D	LIGHTOLIER_MS_SERIES 3DTH-L-BKST-LF-23L VWB-35K-2	3	LED	23	120	SURFACE	TRACK WITH LED HEADS
E	LITHONIA ELM2-LED	2	LED	3.0	120	SURFACE	EMERGENCY EGRESS FIXTURE WITH BATTERY BACKUP
F	I-CLUB_MARIVL_CALVO LZF-22-120V	1	LED	20	120	WALL	LED WALL FIXTURE
G	AMERICAN_LINEAR_LTG 2C-04-MD-35-UNV BLK	1	LED	29	120	PENDANT	LINEAR LED
X	LITHONIA LHQM-LED-R-HD	2	LED	3.3	120	SURFACE	EXIT SIGN WITH BATTERY BACKUP AND EGRESS LIGHTING

PANELBOARD P		VOLTAGE: 120 / 208										BUS AMPS: 150													
FEED FROM		MOUNTING: RECESSED NEMA 1										MAIN: 150 MAIN BREAKER													
MAIN SERVICE		AIC RATING: 22KAIC Fully Rated										SEE PLANS													
LOAD BREAKDOWN		LOCATION:										LOAD BREAKDOWN													
CCT	NO.	LOAD	LITE	RECPT	HEAT	HVAC	MISC	KITCH	WIRE SIZE	POLE	AMP	BRKR	AMP	BRKR	POLE	WIRE SIZE	LITE	RECPT	HEAT	HVAC	MISC	KITCH	LOAD	CCT	SERVING
									2#10, 1#10 G, 3/4" C	1	20	A	20	1	2#10, 1#10 G, 3/4" C							288	2	SANDWICH PREP	
									2#10, 1#10 G, 3/4" C	1	20	B	20	1	2#10, 1#10 G, 3/4" C							377	4	REACH IN REFR	
									2#10, 1#10 G, 3/4" C	1	20	C	20	1	2#10, 1#10 G, 3/4" C							816	6	REACH IN FREEZER	
									2#10, 1#10 G, 3/4" C	1	20	A	20	1	2#10, 1#10 G, 3/4" C							1000	8	BLENDERS	
							1500		2#10, 1#10 G, 3/4" C	1	20	B	20	1	2#10, 1#10 G, 3/4" C							468	10	DISPLAY CASE	
							540		2#10, 1#10 G, 3/4" C	1	20	C	20	1	2#10, 1#10 G, 3/4" C		900							12	RECEPTACLES
							2250		3#10, 1#10 G, 3/4" C	2	30	A	50	3	4#8, 1#10 G, 1 1/4" C									14	RTU
							2250		"	"	"	"	"	"	"									16	"
							1680		2#10, 1#10 G, 3/4" C	1	20	C	"	"	"									18	"
									2#10, 1#10 G, 3/4" C	1	20	A	20	1	2#10, 1#10 G, 3/4" C								1680	20	HEF
									2#10, 1#10 G, 3/4" C	1	20	B	20	1	2#10, 1#10 G, 3/4" C								500	22	HOOD CONTROL
									2#10, 1#10 G, 3/4" C	1	20	C	20	1	2#10, 1#10 G, 3/4" C		540							24	RECEPTACLES
												A	20	1										26	SPARE
												B	20	1										28	"
												C	20	1	2#10, 1#10 G, 3/4" C		200							30	EMER. LIGHTING
TOTAL CONNECTED VA			1200	1440	0	11160	8008	6930								WATTS	28738	AMPS	79.8						
TOTAL DEMAND VA			1500	1440	0	13950	8008	5544								30442		84.5							
NEC MINIMUM REQUIRED AMPACITY			85																						



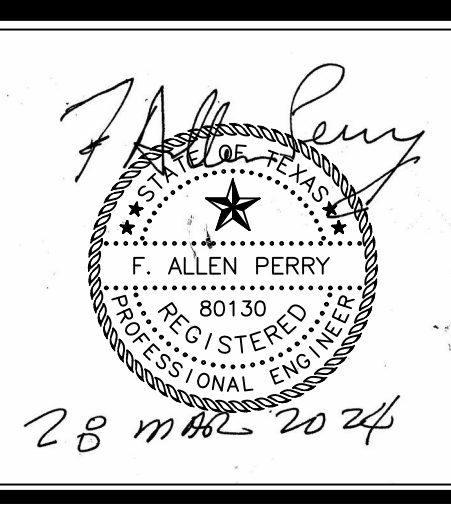
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Energy Solutions, LLC.

12600 Hill Country Blvd.
Suite R-130, #163
Bee Cave, TX 78738

P: (512) 328-8999

www.alpacaenergy.com
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O.M. TEA - BOBA SHOP

US 79 WEST - TOWNWEST COMMONS
HUTTO, TEXAS 78634

SHEET TITLE:
ELECTRICAL

DATE:
March 28, 2024

SHEET NUMBER:

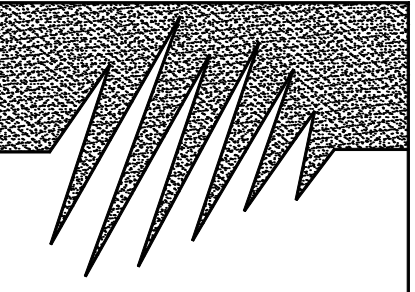
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ELECTRICAL ABBREVIATIONS

A.	AMPERE	MANUF.	MANUFACTURER
ABV.	ABOVE	MCB.	MAIN CIRCUIT BREAKER
AFF.	ABOVE FINISHED FLOOR	MCC.	MOTOR CONTROL CENTER
AIC.	AMPERE INTERRUPTING CAPACITY	MCM.	THOUSAND CIRCULAR MILLS
BAL.	BALLAST	MCP.	MOTOR CIRCUIT PROTECTOR
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MH.	METAL HALIDE
C.	CONDUIT	MLO.	MAIN LUGS ONLY
CAB.	CABINET	MSB.	MAIN SWITCH BOARD
CKT.	CIRCUIT	MTD.	MOUNTED
COA.	CITY OF AUSTIN	MV.	MERCURY VAPOR
CONN.	CONNECT OR CONNECTION	NEC.	NATIONAL ELECTRICAL CODE
CONTR.	CONTRACTOR	NTS.	NOT TO SCALE
CT.	CURRENT TRANSFORMER	∅	PHASE
DWG.	DRAWING	OL.	OVERLOAD
DIM.	DIMENSION	OVHD.	OVER HEAD
EA.	EACH	PA.	PUBLIC ADDRESS
EF.	EXHAUST FAN	PVC.	POLYVINYL CHLORIDE
ELEC.	ELECTRIC	RECPT.	RECEPTACLE
EMER.	EMERGENCY	REQ'D.	REQUIRED
EWC.	ELECTRIC WATER COOLER	REQ'MTS.	REQUIREMENTS
FACP.	FIRE ALARM CONTROL PANEL	RGS.	RIGID GALVANIZED STEEL
FLA.	FULL LOAD AMPS	ROW.	RIGHT OF WAY
FLEX.	FLEXIBLE CONDUIT	SH.	SHEET
FXT.	FIXTURE	SN.	SOLID NEUTRAL
GFI.	GROUND FAULT INTERRUPTER	SW.	SWITCH
GND.	GROUND	TTB.	TELEPHONE TERMINAL BOARD
HOA.	HAND-OFF-AUTO	TYP.	TYPICAL
HP.	HORSEPOWER	UG.	UNDERGROUND
HPS.	HIGH PRESSURE SODIUM	UNO.	UNLESS NOTED OTHERWISE
HTR.	HEATER	V.	VOLT
IMC.	INTERMEDIATE METAL CONDUIT	W.	WATTS
J-BOX	JUNCTION BOX	W/	WITH
KVA.	KILOVOLT AMPERE	WH.	WATER HEATER
LTG.	LIGHT OR LIGHTING	WP.	WEATHER PROOF
KW.	KILOWATT	XFMR.	TRANSFORMER

ELECTRICAL FIXTURES LEGEND

	2X4 CEILING MOUNTED LIGHTING FIXTURE		EXIT SIGN - CEILING MOUNTED/SINGLE FACE	
	1X4 CEILING MOUNTED LIGHTING FIXTURE		INDICATED KEYED NOT NUMBER	
	CEILING MOUNTED FIXTURE		INDICATES REVISION NUMBER	
	WALL MOUNTED FIXTURE		KEY NOTE W/ARROW	
	SINGLE POLE, SINGLE THROW LIGHT SWITCH 20 AMP, 120/277 VOLT			HOMERUN TO PANELBOARD NOTED WITH GROUND WIRE IN ALL CONDUITS. ALL HOMERUNS ARE 2#10, 1#12 G., 3/4" C., UNLESS NOTED OTHERWISE.
	SINGLE POLE, DOUBLE THROW 3-WAY SWITCH 20 AMP, 120/277 VOLT			
	COMBINATION TELEPHONE/DATA OUTLET		MOTOR	
	QUAD OUTLET FOR COMBINATION TELEPHONE/DATA		BRANCH CIRCUIT PANELBOARD	
	TELEPHONE OUTLET		DISCONNECT SWITCH: (AMPS/POLES/FUSE/NEMA ENCLOSURE)	
	2P, 3W, 125V, 20 AMP DUPLEX RECEPTACLE WITH WEATHERPROOF COVER		CABLE TELEVISION OUTLET	
	2P, 3W, 125V, 20 AMP DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT INTERRUPTER			
	2P, 3W, 125V, 20 AMP DUPLEX RECEPT. AT # AFF			
	TWO, 2P, 3W, 125V, 20 AMP, QUAD RECEPTACLE			



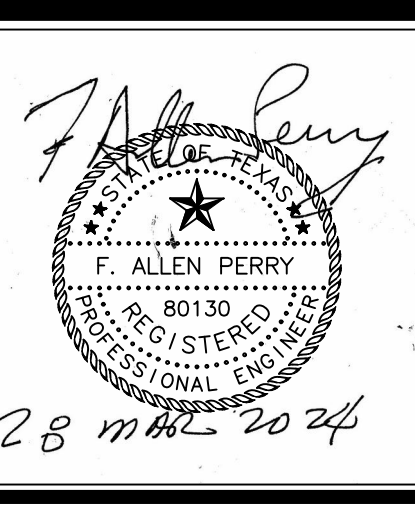
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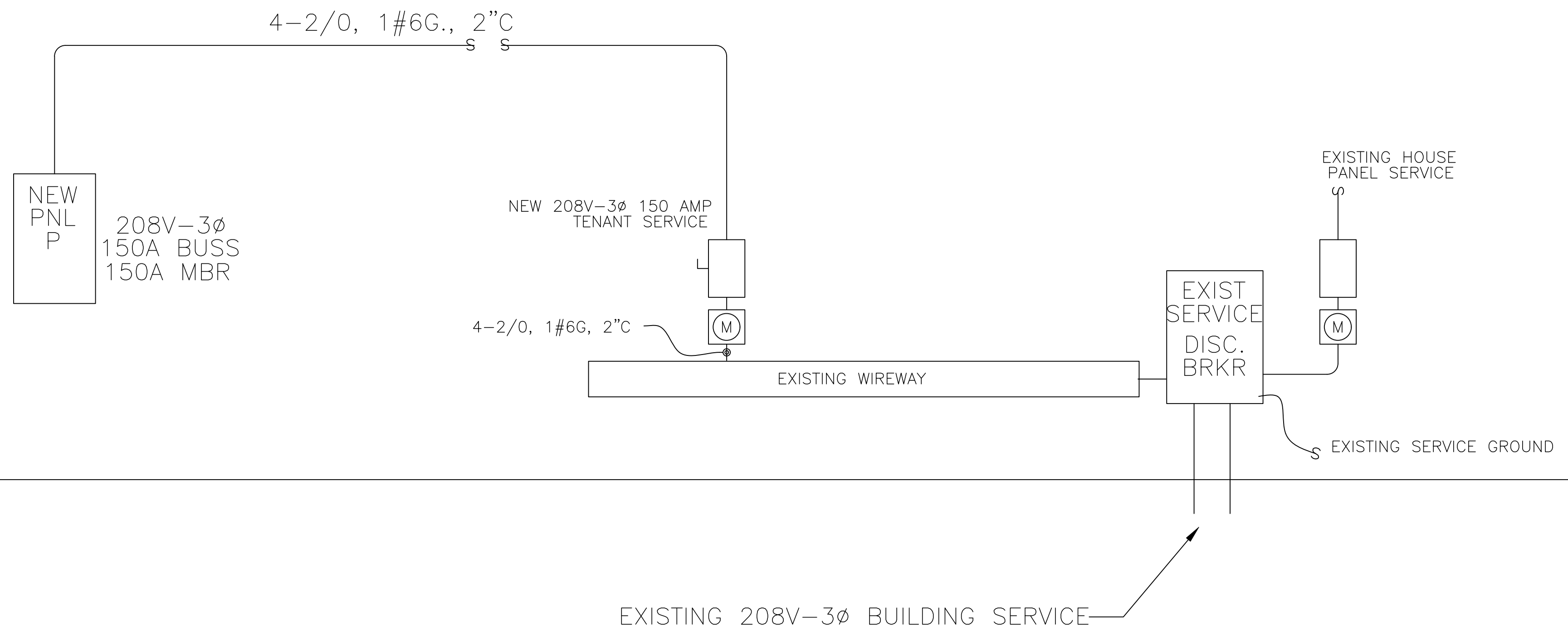
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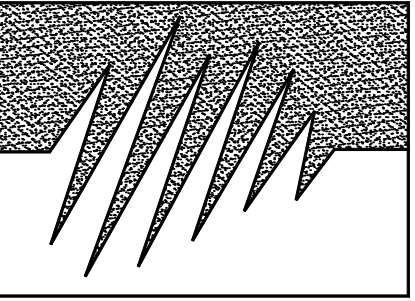
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1 ELECTRICAL ONE-LINE

SCALE: NONE



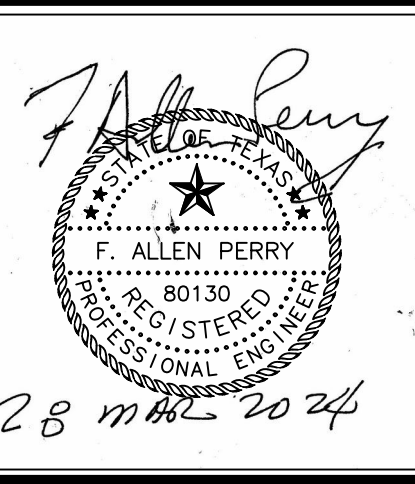
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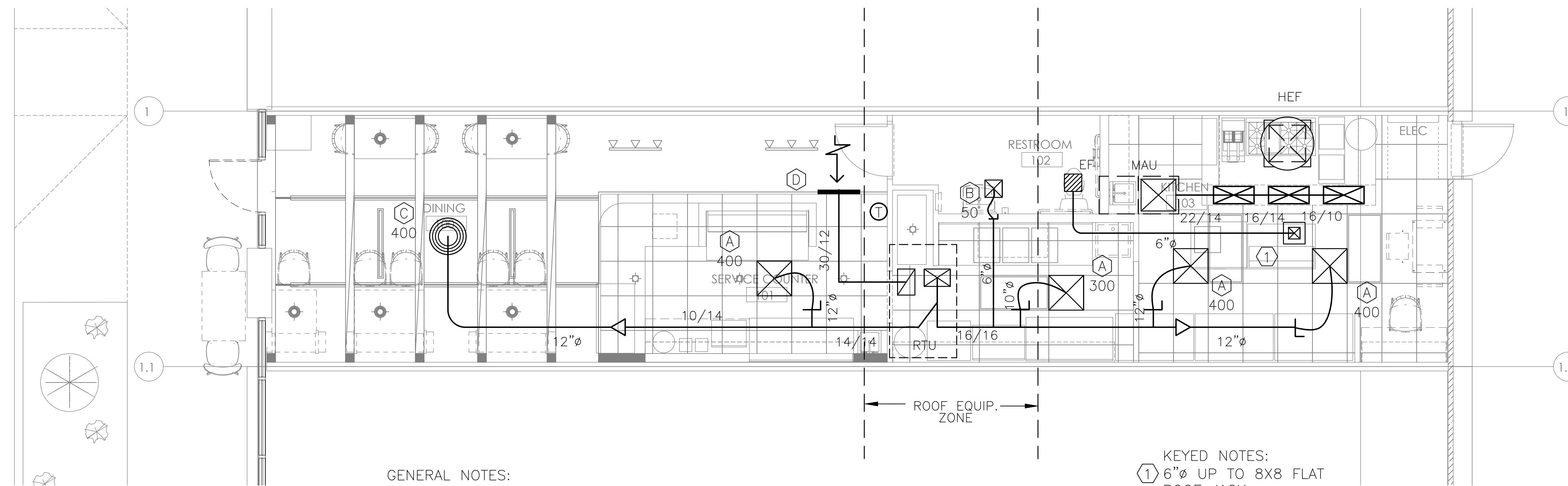
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OUTSIDE AIR CALCULATIONS				
AREA	NO. OF PEOPLE	REQ'D CFM/PER	TOTAL O.A. REQUIRED	TOTAL O.A. PROVIDED
NEW SPACE	16	20	320	450

IN ACCORDANCE WITH 2018 IMC WITH TABLE 402.1
NOTE: HOOD MAKE-UP REQUIREMENT EXCEEDS OCCUPANCY QUANTITY.



- GENERAL NOTES:
- ROUTE FULL SIZE CONDENSATE DRAIN TO MOP SINK.
 - REFER TO KITCHEN HOOD SUPPLIER DRAWINGS FOR ALL INSTALLATION REQUIREMENTS OF HOOD SYSTEM COMPONENTS.
 - LABEL THE ROOF TOP UNIT WITH THE SUITE NUMBER TO IDENTIFY WITH THE AREA SERVED.

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

- KEYED NOTES:
- 6"φ UP TO 8X8 FLAT ROOF JACK.

O.M. TEA - BOBA SHOP

US 79 WEST - TOWNWEST COMMONS
HUTTO, TEXAS 78634

SHEET TITLE:
MECHANICAL
FLOOR PLAN

DATE:
March 28, 2024

SHEET NUMBER:

M1.0

MECHANICAL GENERAL NOTES

- THE CONTRACTOR IS TO VISIT THE SITE PRIOR TO BID TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS AS THEY EXIST. SUBMISSION OF BID INDICATED THE CONTRACTOR'S UNDERSTANDING OF EXISTING CONDITIONS. NO ADDITIONAL TIME OR MONEY WILL BE ALLOTTED DUE TO LACK OF COORDINATION WITH EXISTING CONDITIONS OR TRADES.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. FOLLOW RECOMMENDED PRACTICES AS SET DOWN BY ASME, SMACNA, ASHRAE, NFPA, 2000 INTERNATIONAL BUILDING CODE, STANDARD MECHANICAL CODE, STANDARD PLUMBING CODE, 2002 NATIONAL ELECTRIC CODE, AGA AND OSHA, AS THEY APPLY TO THIS PROJECT.
- ALL CONTRACTORS SHALL COORDINATE THROUGH THE PROJECT CONSTRUCTION MANAGER.
- PROVIDE P-TRAP AT EACH UNIT PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE NEW CONDENSATE DRAIN LINE FROM EACH UNIT TO THE NEAREST DEEP SEAL TRAP ABOVE THE CEILING OR NEAREST CODE APPROVED POINT OF DISCHARGE. MECHANICAL AND PLUMBING CONTRACTORS ARE TO COORDINATE LOCATION. CONDENSATE PIPING IS TO BE TYPE "M" COPPER WITH WROUGHT COPPER FITTINGS AND INSULATION WITH 3/4" ARMAFLEX TYPE AP. GLUE ALL JOINTS. PROVIDE CLEANOUT JOINT AT END OF EACH RUN. SLOPE ALL PIPING TO DRAIN AT MINIMUM 1/8" PER FOOT. DRAINS SHALL BE SIZED IN ACCORDANCE WITH EQUIPMENT CAPACITIES. RE: SPECIFICATIONS. *MINIMUM SIZE OF DRAIN SHALL NOT BE SMALLER THAN DRAIN OUTLET SIZE FOR UNIT.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENTIONS.
- TRANSITION OF DUCT SIZE SHOWN TO EQUIPMENT. ALL FOR CLEARANCE BETWEEN STRUCTURAL JOISTS.
- PROVIDE FLEXIBLE CONNECTIONS AT ALL SUPPLY AND RETURN DUCTS FROM UNITS.
- TRANSITION FROM EXHAUST DUCT SIZE TO ROOF OPENING AND RETURN DUCTS FROM UNITS.
- TRANSITION FROM EXHAUST DUCT SIZE TO ROOF OPENING SIZE FOR HOODS AND EXHAUST FANS.
- THERMOSTATS SHALL BE WHITE-RODGERS MODEL 1F94-371 WITH F145-158 REMOTE SENSOR, OR AS APPROVED BY THE ENGINEER.
- CONFORM LOCATION AND MOUNTING HEIGHT OF EACH THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. COORDINATE PLACEMENT AND SUPPORTS FOR ALL EQUIPMENT WITH STRUCTURAL ENGINEER DURING STRUCTURAL SHOP DRAWING PHASE.
- FIRE AND RADIATION DAMPERS: INSTALL AT ALL MECHANICAL PENETRATIONS AT RATED WALLS, TUNNELS AND CEILINGS. ALL FIRE DAMPERS TO BE OUT OF AIR STREAM TYPE. ACCESS PANELS TO BE PROVIDED IN DUCT FOR ACCESS TO DAMPER. VERIFY EXACT LOCATION OF ALL RATED WALLS, TUNNEL AND CEILINGS WITH ARCHITECTURAL DRAWINGS.
- BEFORE ANY CUTTING OR TRENCHING OPERATIONS BEGIN, VERIFY WITH THE OWNER'S REPRESENTATIVE, UTILITY COMPANIES AND OTHER INTERESTED PARTIES THAT ALL AVAILABLE INFORMATION HAS BEEN PROVIDE CONCERNING EXISTING UTILITY LOCATION. VERIFY LOCATIONS GIVEN. CONTACT ARCHITECT UPON UNCOVERING UNKNOWN UTILITIES FOR FURTHER DIRECTION. INDICATE ALL UNCOVERED UTILITIES ON RECORD DRAWINGS. COORDINATE ALL UTILITY TIE-INS WITH OWNER.
- COORDINATE LOCATION OF ALL EQUIPMENT, AIR DEVICES, ETC. WITH ALL OTHER TRADES.
- FIRE SEAL AROUND ALL DUCTWORK AND PIPING AT PENETRATIONS THOROUGH FIRE WALLS, CEILINGS AND TUNNELS, RE: SPECIFICATIONS.

- INSTALL CLEAN SET OF FILTERS THROUGHOUT AT COMPLETION OF PROJECT.
- MAINTAIN A MINIMUM OF 30" CLEARANCE ON ACCESS SIDE OF ALL UNITS, UNLESS INDICATED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE DUCT, PIPING, CONDUIT, AND EQUIPMENT SUPPORTS WITH RATED CEILING INSTALLATION ON BOTTOM OF STRUCTURE. SEAL ALL PENETRATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE ASSEMBLY.
- PROVIDE ENGRAVED LABELS FOR ALL EQUIPMENT. LABEL ALL THERMOSTATS TO CORRESPONDING EQUIPMENT NUMBER.
- THEN MECHANICAL CONTRACTOR IS THE COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ELECTRICAL ROUGH-IN. NO ADDITIONAL TIME OR MONEY WILL BE ALLOTTED DUE TO LACK OF COORDINATION.
- THE CONTRACTOR IS TO DEMONSTRATE THE OPERATION IF A/C UNITS, EXHAUST FANS, AND ALL OTHER MECHANICAL SYSTEMS TO MAINTENANCE PERSONNEL UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SPARE PARTS LISTS, MANUAL, AND OPERATION PROCEDURES FOR ALL EQUIPMENT TO PERSONNEL AT THE TIME OF DEMONSTRATION. PROVIDE OWNER WITH TYPED LIST OF ALL NEW AND EXISTING EQUIPMENT, INDICATING MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, VOLTAGE PHASE, EVAPORATOR HP, CONDENSATE FAN, ETC.

PROVIDE RIDGID ROUND SHEETMETAL DUCTWORK FOR DIFFUSER RUN-OUTS GREATER THAN 5 FEET. ALL RIDGID ROUND DUCT WORK TO BE EXTERNALLY INSULATED. PROVIDE ATCO SERIES 36 OR APPROVED EQUAL FLEXIBLE DUCTWORK.

FIELD LOCATE AND ROUTE ALL EXHAUST FANS AND EXHAUST DUCTS THAT ARE NOT CLEARLY SHOWN IN THE DRAWINGS.

ALL DUCTWORK SHALL BE GALVANIZED STEEL WITH 2" EXTERNAL BLANKET INSULATION. R-FACTOR TO EQUAL 2000 I.E.C.C. REQUIREMENTS.

WHERE A BRANCH DUCT IS SHOWN TO BE CONNECTED TO A TRUNK DUCT OF EQUAL DEPTH OR SMALLER, THE BRANCH DUCT SHALL CONNECT TO THE TOP OR BOTTOM OF THE TRUNK DUCT OR A RECTANGULAR TAP WITH EXTRACTOR AND V.D. OF EQUAL CROSS SECTIONAL AREA SHALL BE MADE WITH TRANSITION. AT CONTRACTORS OPTION, THE TRUNK DUCT MAY BE REVISED IF REVIEWED AND APPROVED BY THE ENGINEER.

COMFORT BALANCE ALL NEW AND EXISTING HVAC SYSTEMS TO OBTAIN +/- 2°F. VARIATION THROUGHOUT THE SPACE BALANCE IN ACCORDANCE WITH NEBB. CALIBRATE ALL THERMOSTATS.

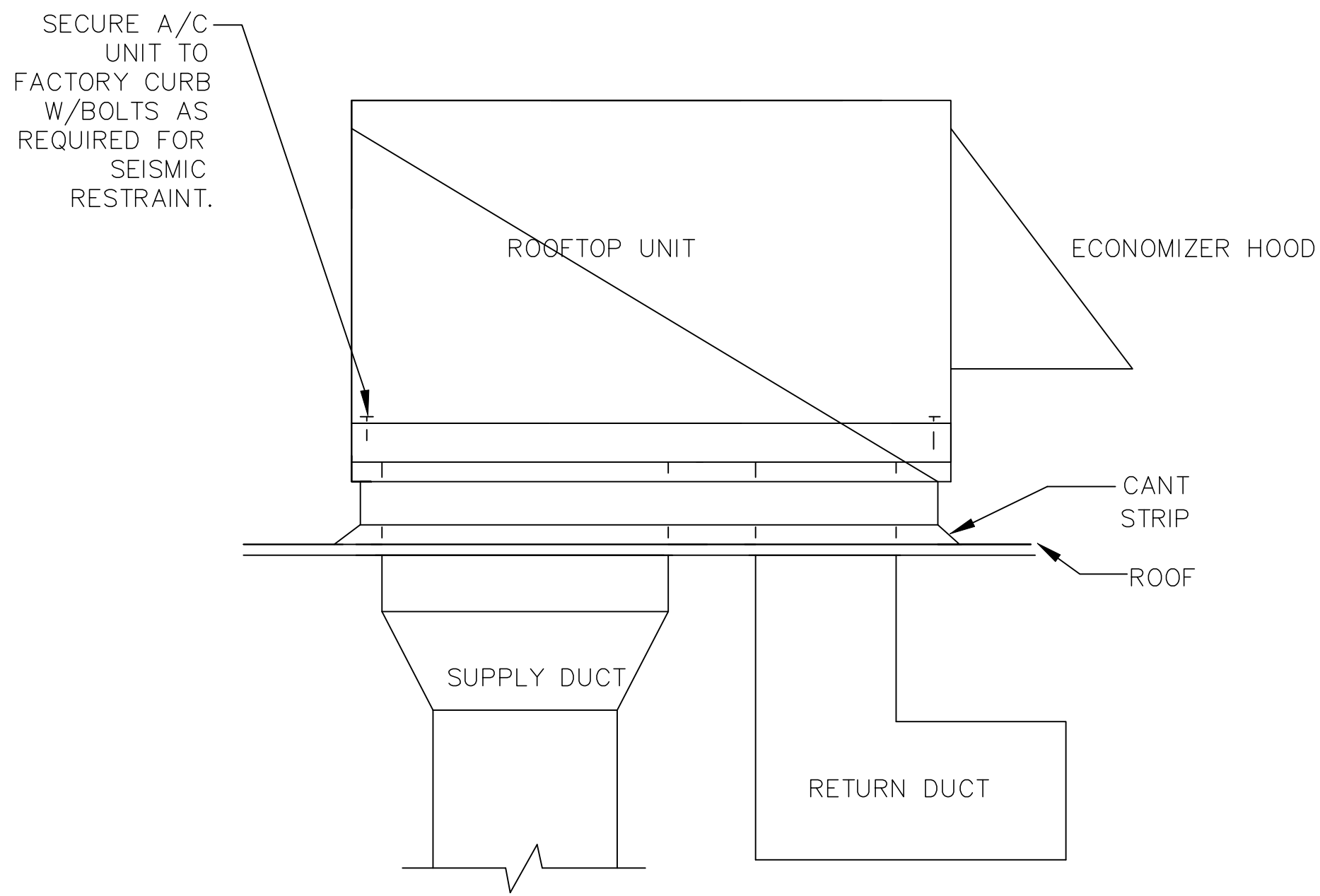
THE DRAWINGS ARE DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION WITH ALL OTHER TRADES AND WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT INSTALL OR FABRICATE AND WORK SHOWN UNTIL ALL SUCH WORK IS FULLY COORDINATED. NOT ALL OFFSETS AND FITTINGS ARE SHOWN. PROVIDE OFFSETS AND FITTINGS AS REQUIRED BY FIELD CONDITIONS AR NO ADDITIONAL COSTS TO THE OWNER.

GUARANTEE WORK FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND DURING THAT PERIOD MAKE GOOD ANY FAULTS OR IMPERFECTIONS THAT MAY ARISE DUE TO DEFECTS OR OMISSIONS IN MATERIALS OR WORKMANSHIP.

SYMBOLS SHOWN ARE ILLUSTRATIVE IN NATURE AND ARE PROVIDED ONLY FOR USE AS REFERENCE.

CONTRACTOR TO VERIFY ALL REQUIRED FLOOR/CEILING AND WALL PENETRATIONS. COORDINATE ALL PENETRATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER.

CONTRACTOR TO FIELD COORDINATE ALL DUCT SIZES AND LOCATIONS. CONTRACTOR TO INSTALL EQUIVALENT SIZES AND ALTERNATE ROUTINGS WHERE NECESSARY FOR PROPER FIT AND FUNCTION.



2 ROOF TOP UNIT DETAIL SCALE: NONE

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER MODEL NUMBER	PERFORMANCE				ELECTRICAL					REMARKS
		SERVICE	CFM	SP	RPM	TOTAL BHP	HP	RPM	V/PH/HZ	WT	
EF	GREENHECK SP-B90	TOILET EXHAUST	100	.125	700	.65A	50W	700	120/1/60	10	NOTE 1

NOTES:
1. PROVIDE WITH WC-6 WALL CAP.

AIR DEVICE SCHEDULE

MARK	NECK SIZE	FRAME SIZE	FRAME TYPE	VOLUME DAMPER	SUPPLY	RETURN	EXHAUST	REMARKS	FLEX.	MAX. CFM
A	8"ø	24 x 24	LAY-IN	-	●	-	-	PRICE SCD-31	8"	150
A	10"ø	24 x 24	LAY-IN	-	●	-	-	PRICE SCD-31	10"	300
A	12"ø	24 x 24	LAY-IN	-	●	-	-	PRICE SCD-31	12"	500
B	6"ø	12 x 12	SURFACE	-	●	-	-	PRICE SCD-31 SURFACE	6"	100
B	8"ø	12 x 12	SURFACE	-	●	-	-	PRICE SCD-31 SURFACE	8"	150
B	10"ø	14 x 14	SURFACE	-	●	-	-	PRICE SCD-31 SURFACE	10"	325
C	10"ø	-	SURFACE	●	●	-	-	PRICE RCD B12	-	350
D	30 X 18	-	SIDEWALL	-	-	●	-	PRICE 530 B12	-	1950

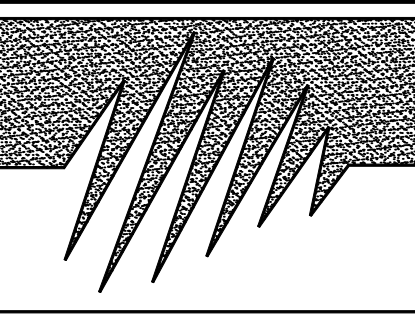
NOTES:
1. COORDINATE EXACT LOCATION OF DIFFUSERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
2. ALL SUPPLY DIFFUSERS SHALL BE 4-WAY THROW UNLESS NOTED OTHERWISE.
3. ALL FLEX SHALL BE SIZED AS SCHEDULED UNLESS NOTED OTHERWISE.
4. ALL DIFFUSERS SHALL BE OFF-WHITE UNLESS NOTED OTHERWISE.
5. VERIFY FRAME TYPE WITH ACTUAL CEILING TYPE PRIOR TO PURCHASE OF AIR DEVICES.
6. ALL VOLUME DAMPERS SHALL BE OPPOSED BLADE TYPE.
6. PROVIDE POWER SUPPLY FOR VAV TYPE DIFFUSERS.

ALL AIR DEVICES SHALL BE CONSTRUCTED TO ELIMINATE RATTLE FOR THE SPECIFIED APPLICATION. ANY DEVICE THAT CAUSES NOISE DUE TO LOOSE COMPONENTS SHALL BE REPLACED AT NO COST.

PACKAGED UNIT SCHEDULE - GAS HEAT

MARK	CFM	E.S.P. IN H ₂ O	OUTSIDE AIR CFM	EVAPORATOR FAN HP	COOLING				HEATING SECTION			ELECTRICAL			MANUFACTURER MODEL NUMBER	REMARKS	
					E.D.B. OF	E.W.B. OF	AMBIENT OF	CAPACITY MBTUH	SEER	INPUT BTUH	OUTPUT MBH	STAGES	VOLTAGE	MAXIMUM CIRCUIT AMPS			MAXIMUM PROTECTION CIRCUIT AMPS
RTU	2000	.6	1080	1	81.6	67.8	105	60	17.4	117	94	2	208/3/60	31	50	CARRIER 48GCDK06C1A3A6F3A0	NOTE 1,2,3

- PROVIDE WITH UNIT MANUFACTURER'S ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE SENSOR IN RETURN AIR AT UNIT. THERMOSTAT SHALL HAVE PROGRAMMING CAPABILITY FOR AUTO-ON CONTINUOUS FAN RUN AND PASS CODE ACCESS. THERMOSTAT SHALL ALSO WORK IN CONJUNCTION WITH ECONOMIZER CONTROLS TO PROVIDE HUMIDITY CONTROL/OVERRIDE WHEN OUTDOOR HUMIDITY EXCEEDS 50%.
- PROVIDE WITH DUCT SMOKE DETECTOR IN SUPPLY AIR INTERLOCKED TO SHUTDOWN UNIT UPON DETECTION.
- PROVIDE WITH MOTORIZED OUTSIDE AIR DAMPER WITH ECONOMIZER.



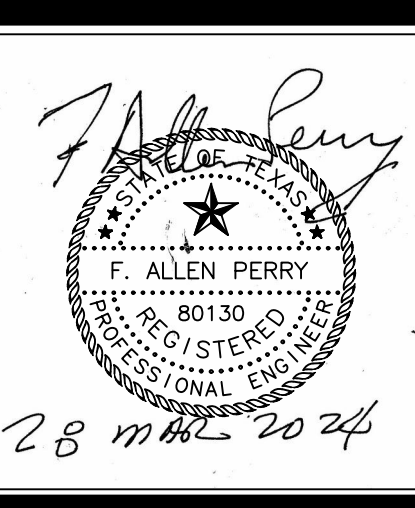
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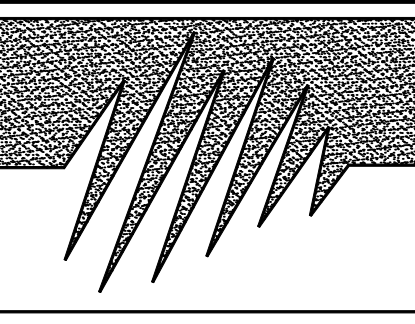
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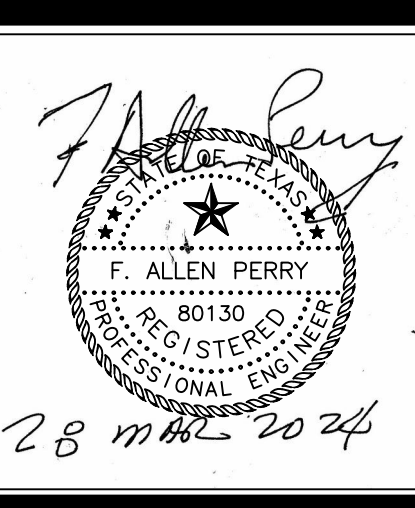
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METAL NOSING USED AT FAN SUPPLY CONNECTION ATTACH BY RIVETS, SCREWS OR WELDS.

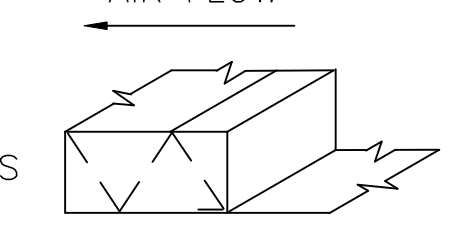
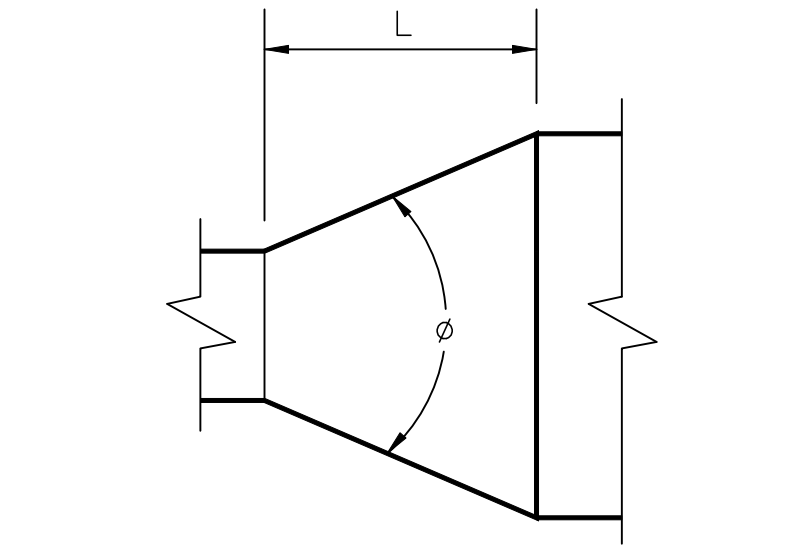
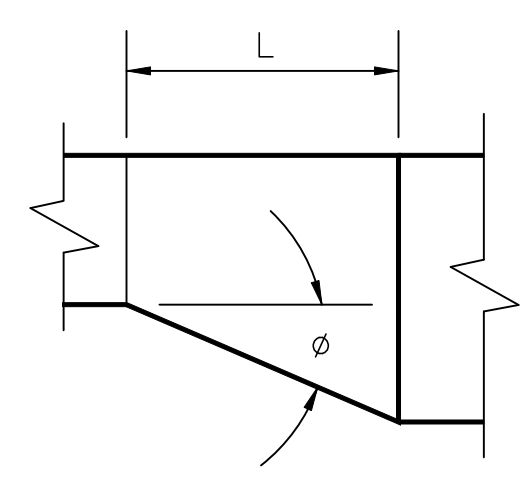


FIGURE 2



CONCENTRIC TRANSITION
Ø MAX. 30° DIVERGING, 30° CONVERGING



ECCENTRIC TRANSITION
Ø MAX. 15°
(EXCEPT 30° IS PERMITTED AT ROUND TO FLAT OVAL)

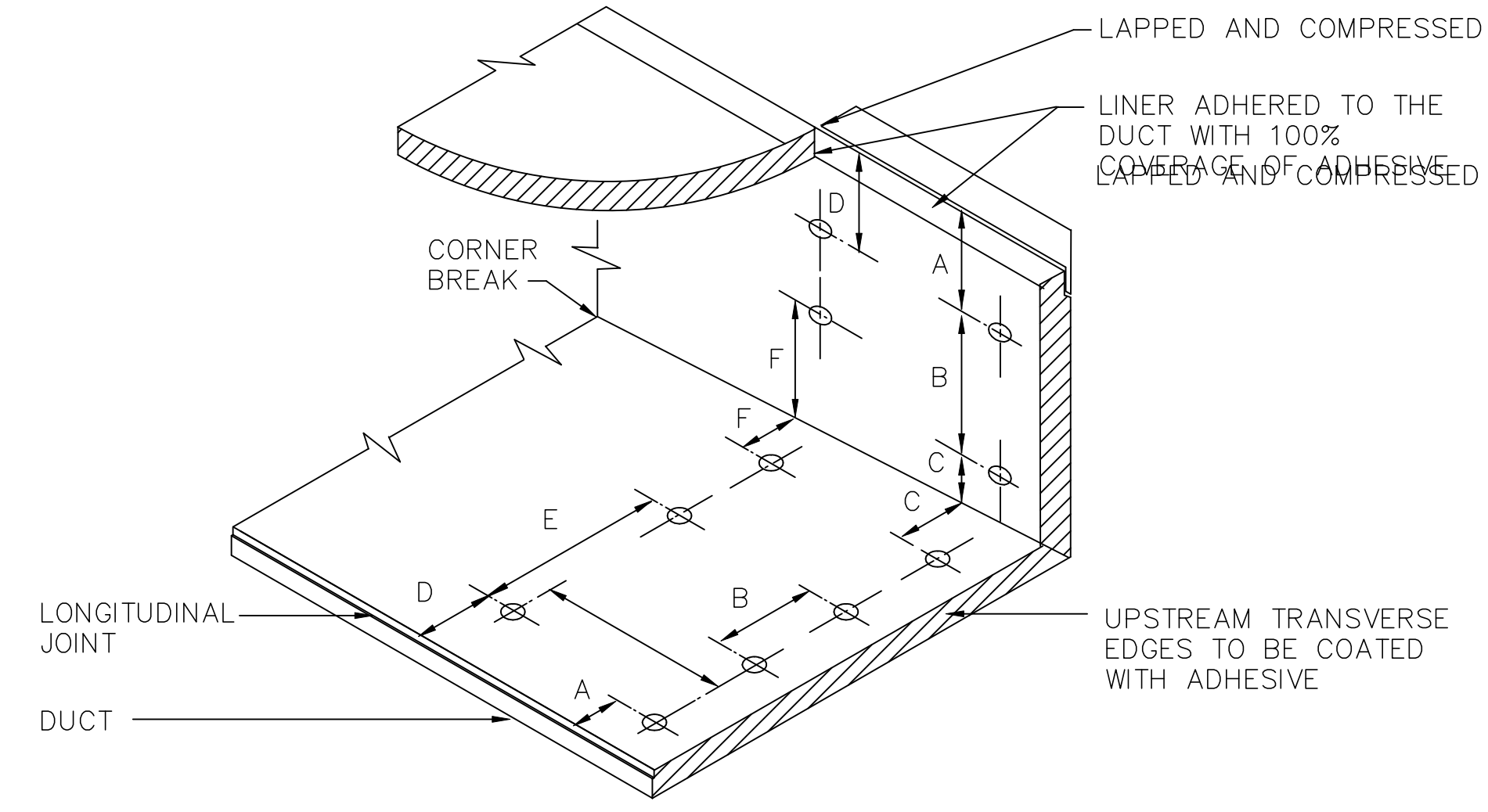


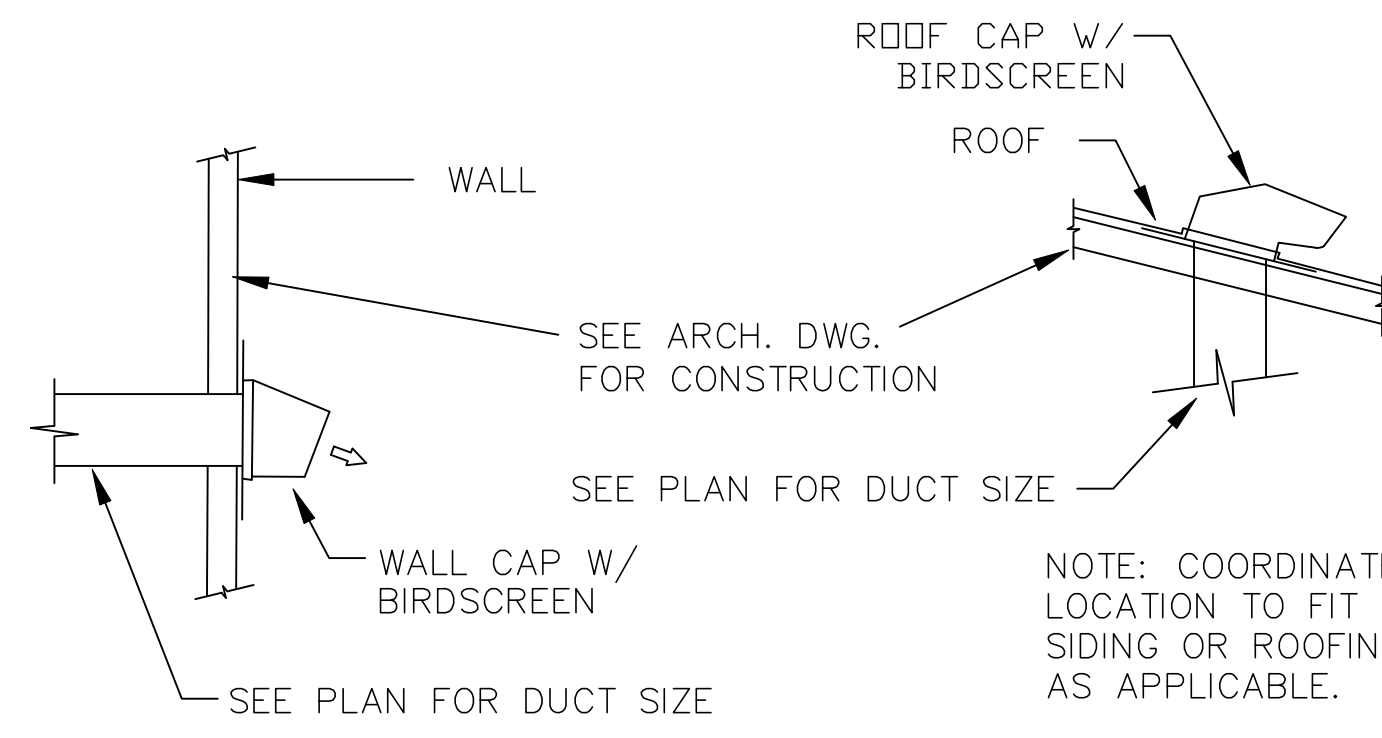
FIGURE 1

MAXIMUM SPACINGS FOR FASTENERS USED WITH FLEXIBLE DUCT LINER.

VELOCITY	UPSTREAM EDGE			MID SECTION		
	A	B	C	D	E	F
0-2000 FPM	3"	12"	12"	6"	18"	12"

2 OFFSETS AND TRANSITIONS

SCALE: NONE

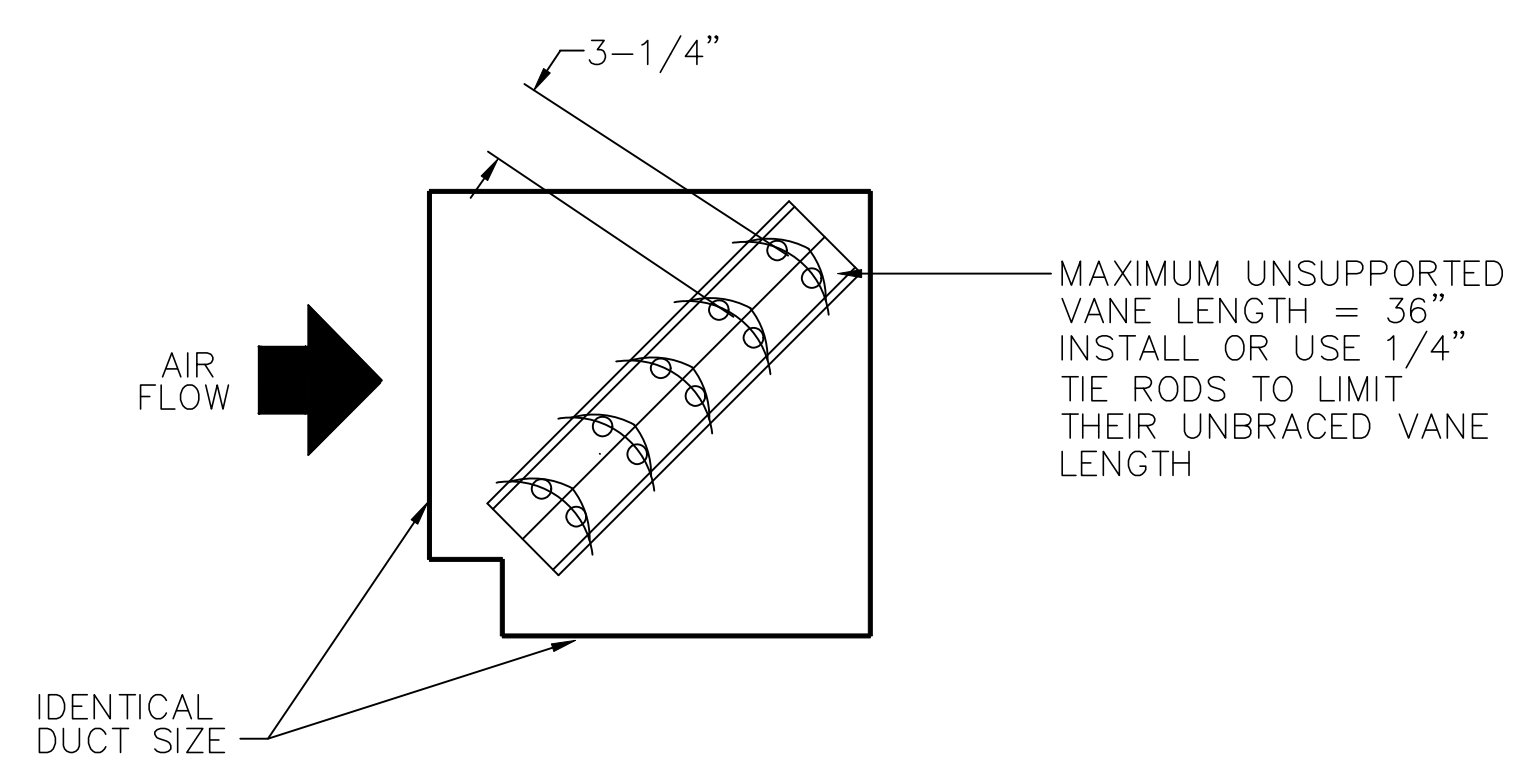


4 ROOF AND WALL CAP DETAIL

SCALE: NONE

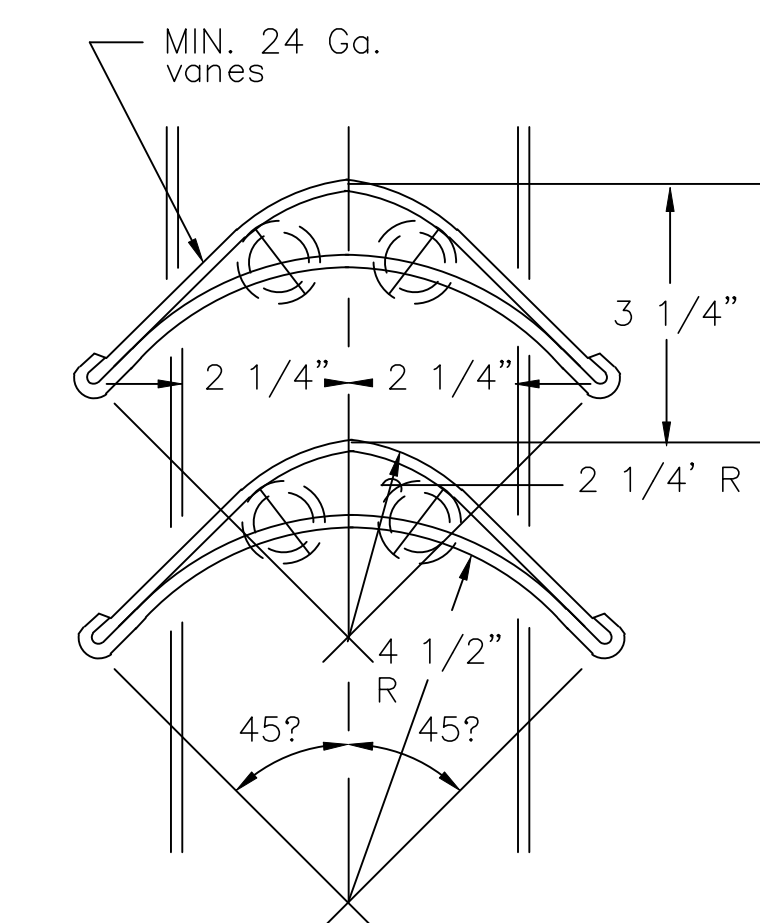
3 DUCT LINER INSTALLATION

SCALE: NONE



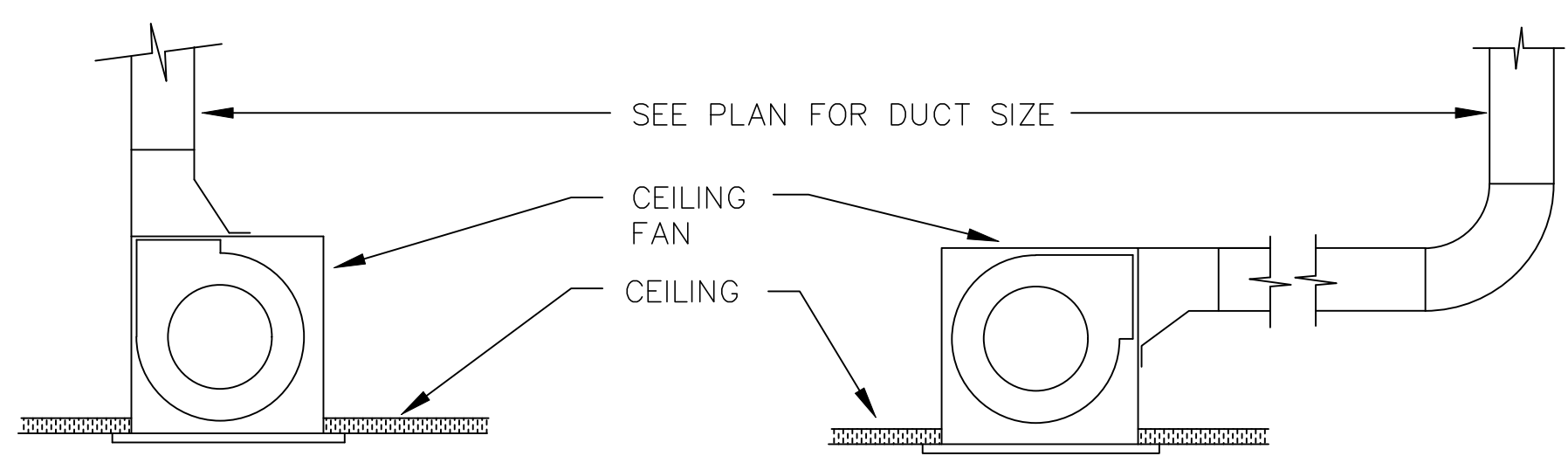
6 ELBOW WITH TURNING VANE DETAIL

SCALE: NONE



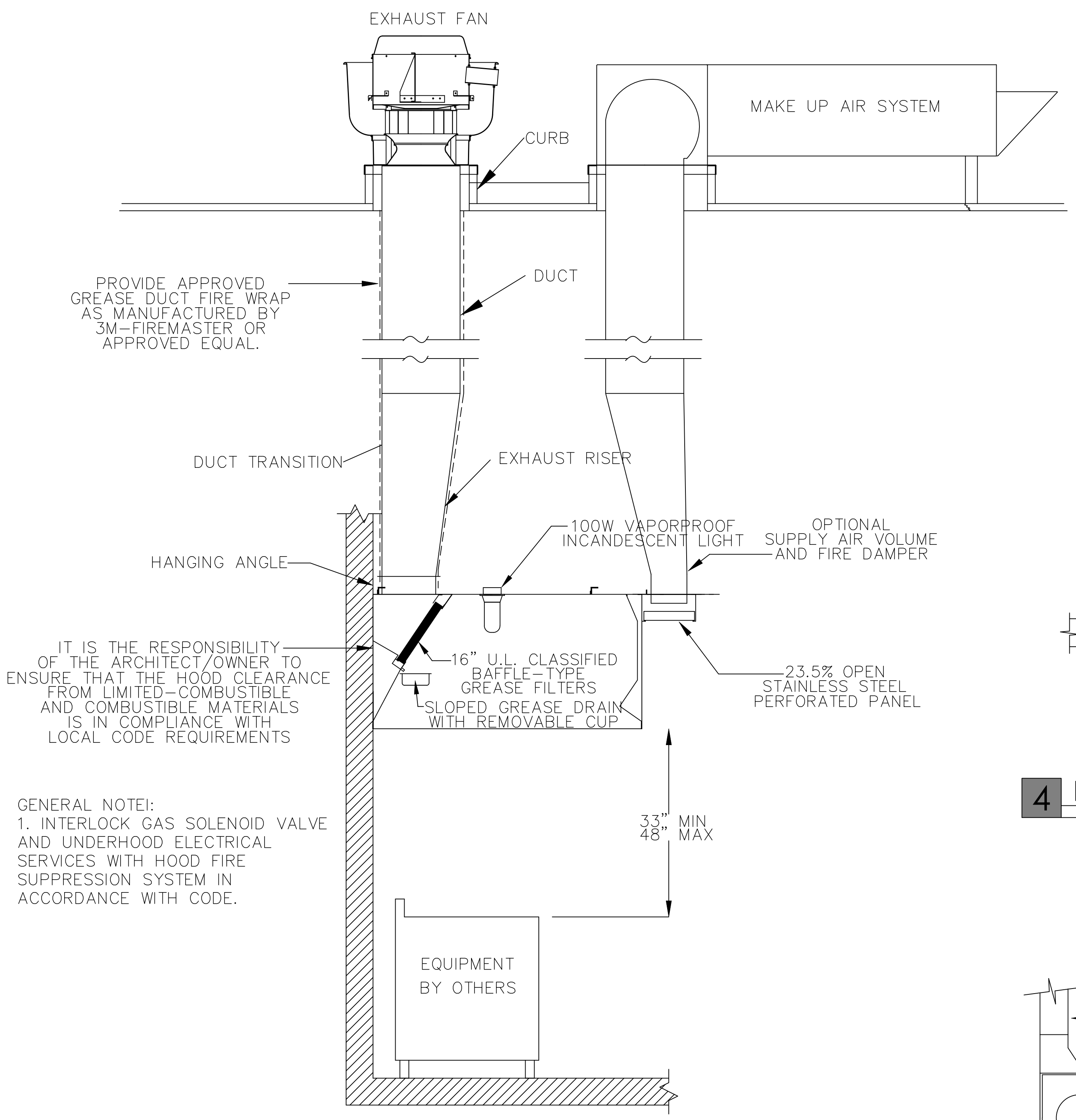
5 TOILET EXHAUST DETAIL

SCALE: NONE



1 VENT HOOD DETAIL

SCALE: NONE



PROVIDE APPROVED GREASE DUCT FIRE WRAP AS MANUFACTURED BY 3M-FIREMASTER OR APPROVED EQUAL.

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

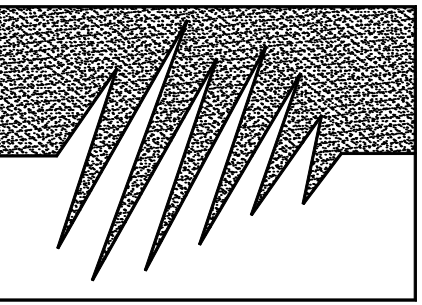
GENERAL NOTE:
1. INTERLOCK GAS SOLENOID VALVE AND UNDERHOOD ELECTRICAL SERVICES WITH HOOD FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH CODE.

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US 79 WEST - TOWNWEST COMMONS
HUTTO, TEXAS 78634

SHEET TITLE: MECHANICAL DETAILS
DATE: March 28, 2024

SHEET NUMBER:

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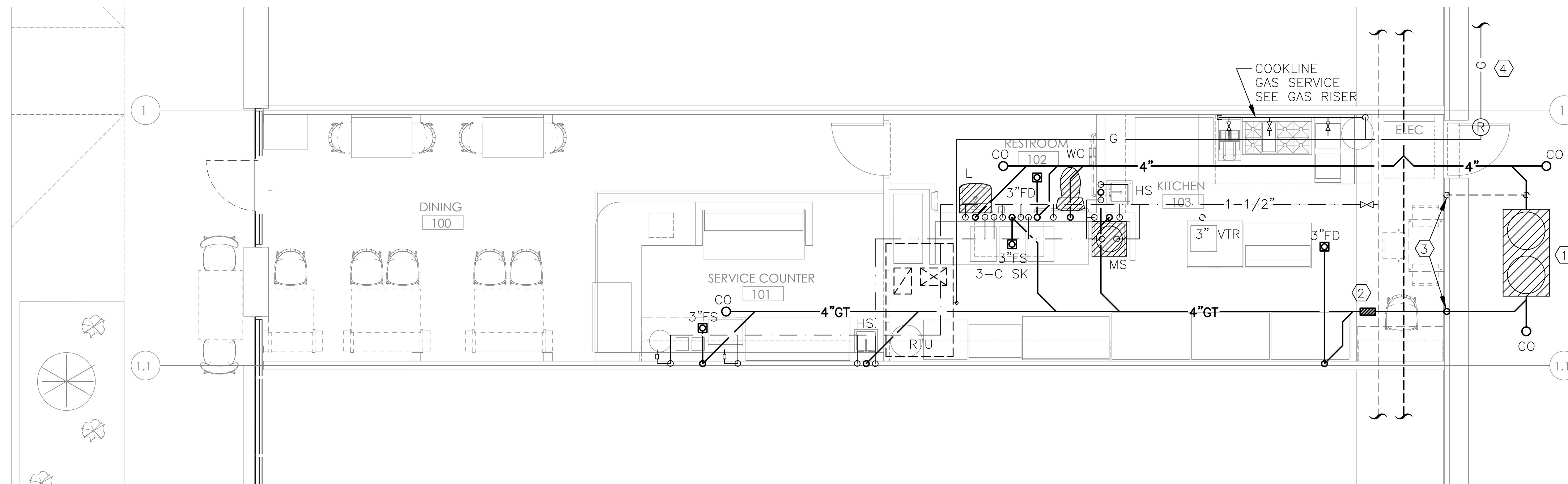
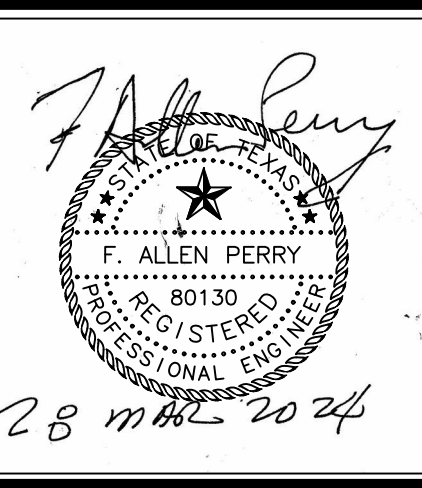
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Energy Solutions, LLC.

12600 Hill Country Blvd.
Suite R-130, #163
Bee Cave, TX 78738

P : (512) 328-8999

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

GENERAL NOTES:

1. SEE PLUMBING RISER FOR ALL SIZES AND CONNECTIONS.
2. LOCATE VENT THROUGH ROOF 15 FT. MINIMUM FROM RTU OUTSIDE AIR INTAKE.

KEYED NOTES:

- ① ENDURA XL75 GREASE TRAP, INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVE MANHOLE EXTENSIONS AS REQUIRED TO MATCH TOP WITH FINISHED SIDEWALK.
- ② INSTALL ENDURE EXTERNAL FLOW CONTROL DEVICE PER MANUFACTURER'S INSTRUCTIONS.
- ③ ROUTE 2" VENT INSIDE INSULATED WALL AGAINST CONCRETE WALL PANEL. SEE RISER FOR CONTINUATION.
- ④ ROUTE -" 5PSIG GAS FROM GAS SERVICE (APPROX 25FT) ALONG TOP OF WALL THEN DROP DOWN INTO SPACE WITH 5 PSIG-OZ REGULATOR.

O.M. TEA - BOBA SHOP

US 79 WEST - TOMMYWEST COMMONS
HUTTO, TEXAS 78634

SHEET TITLE:
PLUMBING
FLOOR PLAN

DATE:
March 28, 2024

SHEET NUMBER:

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GENERAL PLUMBING NOTES

1. PLUMBING CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES AND AUTHORITIES HAVING JURISDICTION, AND MAKE FINAL CONNECTIONS TO FIXTURES AND EQUIPMENT. PLUMBING CONTRACTOR SHALL ALSO OBTAIN PERMITS AND PAY ALL FEES.
2. VERIFY AT JOB SITE THE EXACT LOCATION OF EXISTING STRUCTURAL MEMBERS SUCH AS BEAMS, COLUMNS, ETC. TO LOCATE EQUIPMENT AND NEW PIPING. IF DEVIATIONS TO THE DRAWINGS ARE NECESSARY TO MEET STRUCTURAL CONDITIONS, MAKE DEVIATIONS WITHOUT ADDITIONAL COST TO OWNER, ARCHITECT, OR ENGINEER.
3. SUBMIT COMPLETE SPECIFICATIONS TO OWNERS REPRESENTATIVE AND ARCHITECT FOR APPROVAL BEFORE ORDERING EQUIPMENT.
4. ALL ITEMS OF MATERIAL AND EQUIPMENT FOR WHICH STANDARDS HAVE BEEN ESTABLISHED SHALL BE APPROVED OR LISTED AND SHALL BEAR SUCH LABELS. ALL MATERIALS SHALL BE NEW.
5. PLUMBING CONTRACTOR SHALL COORDINATE ALL PIPING AND EQUIPMENT WITH OTHER TRADES PRIOR TO INSTALLATION OF ANY PIPING OR EQUIPMENT.
6. PLUMBING CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH, SLOPE AND PRESSURE OF ALL EXISTING UTILITY LINES BEFORE COMMENCING WORK ON LINES BEING TAPPED.
7. PORTIONS OF THIS WORK WILL BE PERFORMED IN OPERATING AREAS OF THE PROPERTY. THIS WORK SHALL BE COORDINATED WITH THE OWNER AND SHALL BE PERFORMED ONLY WHEN THE OWNER INDICATES THE WORK AREA IS AVAILABLE. ALL WORK SHALL BE SO AS TO CREATE THE LEAST AMOUNT OF INTERFERENCE WITH THE OWNERS OPERATION. ALL OUTAGES SHALL BE SCHEDULED WITH THE OWNER.
8. TEST ALL EQUIPMENT/ FIXTURES INCLUDED IN THIS CONTRACT FOR PROPER OPERATION.
9. THE OWNER SHALL BE GUARANTEED BY THIS SUB-CONTRACTOR THAT ANY DEFECTS ARISING IN THE WORK WITHIN ONE YEAR OF THE DATE OF ACCEPTANCE SHALL BE FREE OF CHARGE.
10. VENT PIPING TO BE 2" UNLESS NOTED OTHERWISE.
11. VENT PENETRATIONS THROUGH ROOF TO HAVE CLEARANCE OF 10 FEET, MINIMUM FROM ANY INTAKE FOR FRESH AIR.
12. ALL PIPING SHALL RUN CONCEALED UNLESS OTHERWISE NOTED.
13. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL ROOF WORK WITH THE ROOFING CONTRACTOR AND OWNERS REPRESENTATIVE. ALL CUTTING TO BE DONE WITH A CUTTING TOOL. COORDINATE ALL PENETRATIONS WITH THE GENERAL CONTRACTOR.
14. ALL SLEEVE PENETRATION, ETC. SHALL BE SEALED SOLID WITH NON-SHRINKING MATERIAL IMMEDIATELY UPON FILING THE OPENING WITH PIPE OR CONDUIT.
15. ALL WATER LINES SHALL BE TYPE "L" COPPER ABOVE GRADE AND SHALL BE INSULATED MOLDED PIPE INSULATION. INSULATION THICKNESS AND PERFORMANCE SHALL COMPLY WITH I.E.E.C, LATEST ADDITION.
16. VENT LINES SHALL BE SCHEDULE 40 PVC PIPE WITH 4 LB LEAD FLASHING. ROOF: PROVIDE VENT KITS FOR VENTS THRU SHEET METAL ROOF.
17. FLOOR DRAINS SHALL BE ZURN Z-415, HUB DRAINS ZURN Z-326, AND SHOKTROL ZURN-1700, PROVIDE SHOTROLS ON THE TOP OF EACH H.W. AND C.W. RISER PRIOR TO REDUCTION IN SIZE. PROVIDE RECESSED FLOOR CLEANER COVERS TO FINISHED FLOOR.
18. SANITARY WASTE SEWER PIPE SHALL BE SCHEDULE 40 PVC PIPE AND FITTING MATERIALS FROM FIXTURES TO SANITARY SYSTEM SHALL BE LEAD, CAST IRON, COPPER OR BRASS.
19. EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED BRASS. PROVIDE INDIVIDUAL STOPS FOR EACH HOT AND COLD WATER CONNECTION TO FIXTURES.
20. PRIOR TO PLACING THE COMPRESSED AIR SYSTEM IN SERVICE, THE CONTRACTOR SHALL FLUSH THE SYSTEM WITH 25% BLEACH/ 75% WATER MIXTURE TO STERILIZE THE LINES.
21. CONTRACTOR SHALL PAY FOR ALL PUBLIC UTILITY SYSTEM CHECKS, AS NEEDED FOR A COMPLETED PROJECT.
22. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AFFECTING THIS WORK.
23. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
24. ALL PVC PIPING SHALL BE PROTECTED FROM EXPOSURE TO RETURN AIR PLENUM BY INSTALL IN WALLS OR WRAPPING WITH APPROVED PROTECTIVE COATING.
25. ALL VACUUM PIPING SHALL BE INSTALLED WITH LONG SWEEP ELLS OR 45' ELLS. USE 45' TEES AS MAIN PIPING CONNECTIONS.

PLUMBING ABBREVIATION SCHEDULE

AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
CLD	CLOTHES DRYER	NTS	NOT TO SCALE
CLW	CLOTHES WASHER	NO.	NUMBER
CO	CLEANOUT	PH	PHASE
CW	COLD WATER	PLBG	PLUMBING
DIA	DIAMETER	SK	SINK
DCO	DOUBLE CLEAN OUT	TYP	TYPICAL
DN	DOWN	UR	URINAL
DWG	DRAWING	EWC	ELECTRIC WATER COOLER
FCO	FLOOR CLEAN OUT	V	VENT (PLUMBING)
FD	FLOOR DRAIN	VTR	VENT THROUGH ROOF
HD	HUB DRAIN	W/	WITH
HP	HORSEPOWER	WC	WATER CLOSET
HT	HEIGHT	WCO	WALL CLEANOUT
HW	HOT WATER	WH	WATER HEATER
LAV	LAVATORY	YCO	YARD CLEANOUT

PLUMBING FIXTURE SCHEDULE

WC
WATER CLOSET, (HANDICAPPED), AMERICAN STANDARD CADET 3 FLOWISE, 2835.128 16 1/2" HIGH, VITREOUS CHINA, ELONGATED RIM, FLOOR MOUNTED, WHITE, 1.28 GPF, CHURCH MODEL 130TT ELONGATED PLASTIC SEAT WITH COVER.

L
LAVATORY, AMERICAN STANDARD, COMRADE, 0124.024, WALL HUNG, WHITE VITREOUS CHINA WITH SLOAN OPTIMA EBF-85-4 BATTERY SENSOR FAUCET, GRID DRAIN. WITH CHROME PLATED 17 GA. OFFSET P-TRAP, STAINLESS STEEL BRAID RISERS AND BALL ANGLE VALVES. PROVIDE WITH ADA PIPE PROTECTION COVERS.

MS
MOP SINK, STERN-WILLIAMS MODEL SB-900-BP-2 MOLDED STONE MOP BASIN, STAINLESS STEEL, CAPS AND BACK PANELS, T-10-VP WALL MOUNTED ROUGH CHROME FINISH FAUCET, T-35 HOSE AND T-40 MOP HANGER.

KITCHEN EQUIPMENT SUPPLIED FIXTURES
WHERE NOT PROVIDED WITH THE FIXTURE, PROVIDE CHROME PLATED 17 GA. P-TRAP, QUARTER TURN CHROME BALL STOPS AND STAINLESS STEEL BRAID FLEXIBLE RISERS. PROVIDE OTHER TRIM AS REQUIRED FOR COMPLETE AND FINISHED INSTALLATION.

FD
FLOOR DRAIN, 3", BRONZE TOP, SQ., W/TRAP PRIMER CONNECTION, EQUAL TO JOSAM 6S-50.

FS
FLOOR SINK, 3" DIA. WADE 2353-9 OR EQUAL.

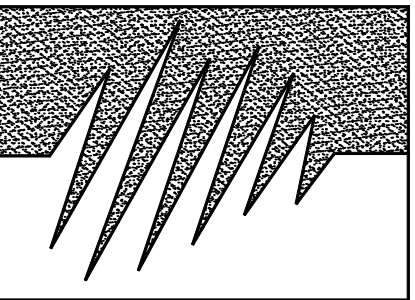
TP
TRAP PRIMER, 'PRIME RITE' OR EQUAL W/DUAL OUTLET SUPPLY.

TMV
TEMPERATURE MIXING VALVE, WATTS USG-B, 110'

WATER HEATER SCHEDULE

MARK	MANUFACTURER MODEL NUMBER	SERVICE WATER		STORAGE CAPACITY GAL.	ELECTRICAL		RECOVERY GPH (@ 90° RISE)	WEIGHT LBS.	REMARKS
		IN	OUT		KW	VOLTAGE			
WH	STATE ES6 40 DOLS	50	105	40	4.5	208/1Ø	21	450	NOTE 1

- NOTES:
1. PROVIDE WITH HEAT TRAPS



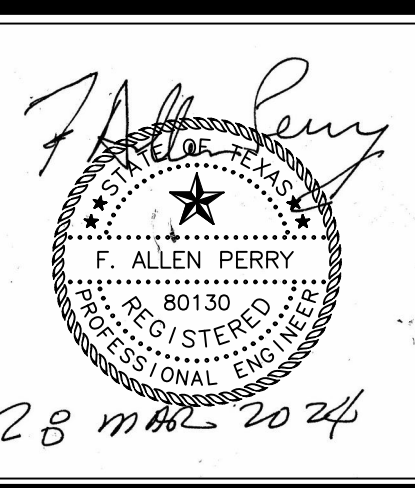
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Energy Solutions, LLC.

12600 Hill Country Blvd.
Suite R-130, #163
Bee Cave, TX 78738

P : (512) 328-8999

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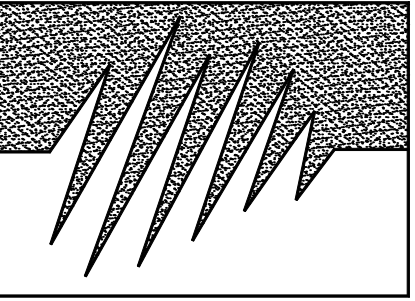
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SHEET TITLE:
PLUMBING SCHEDULES

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P2.0



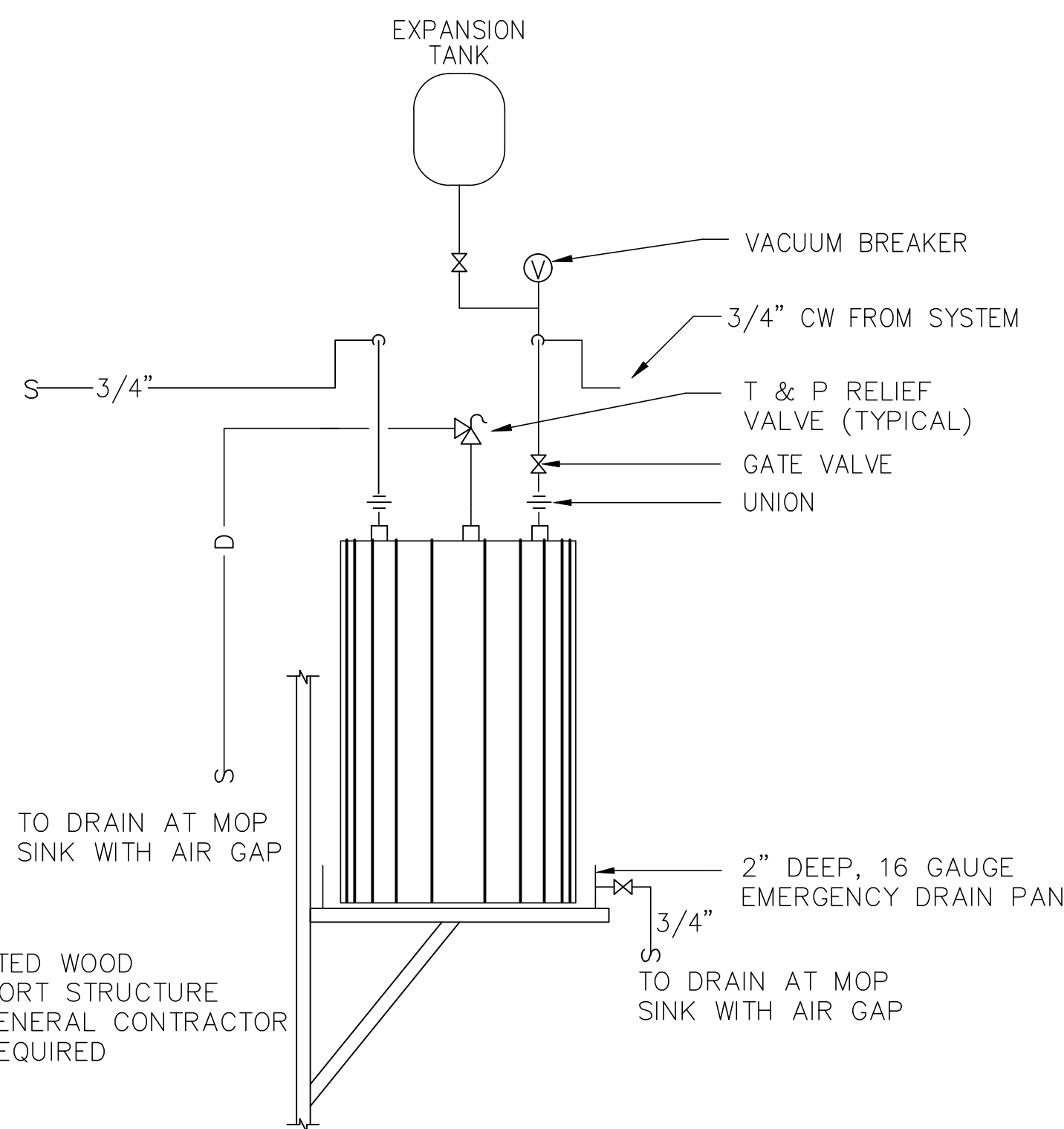
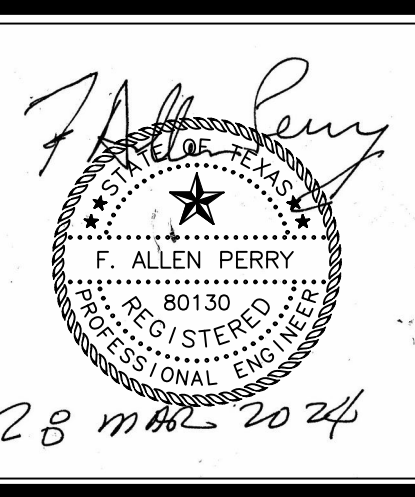
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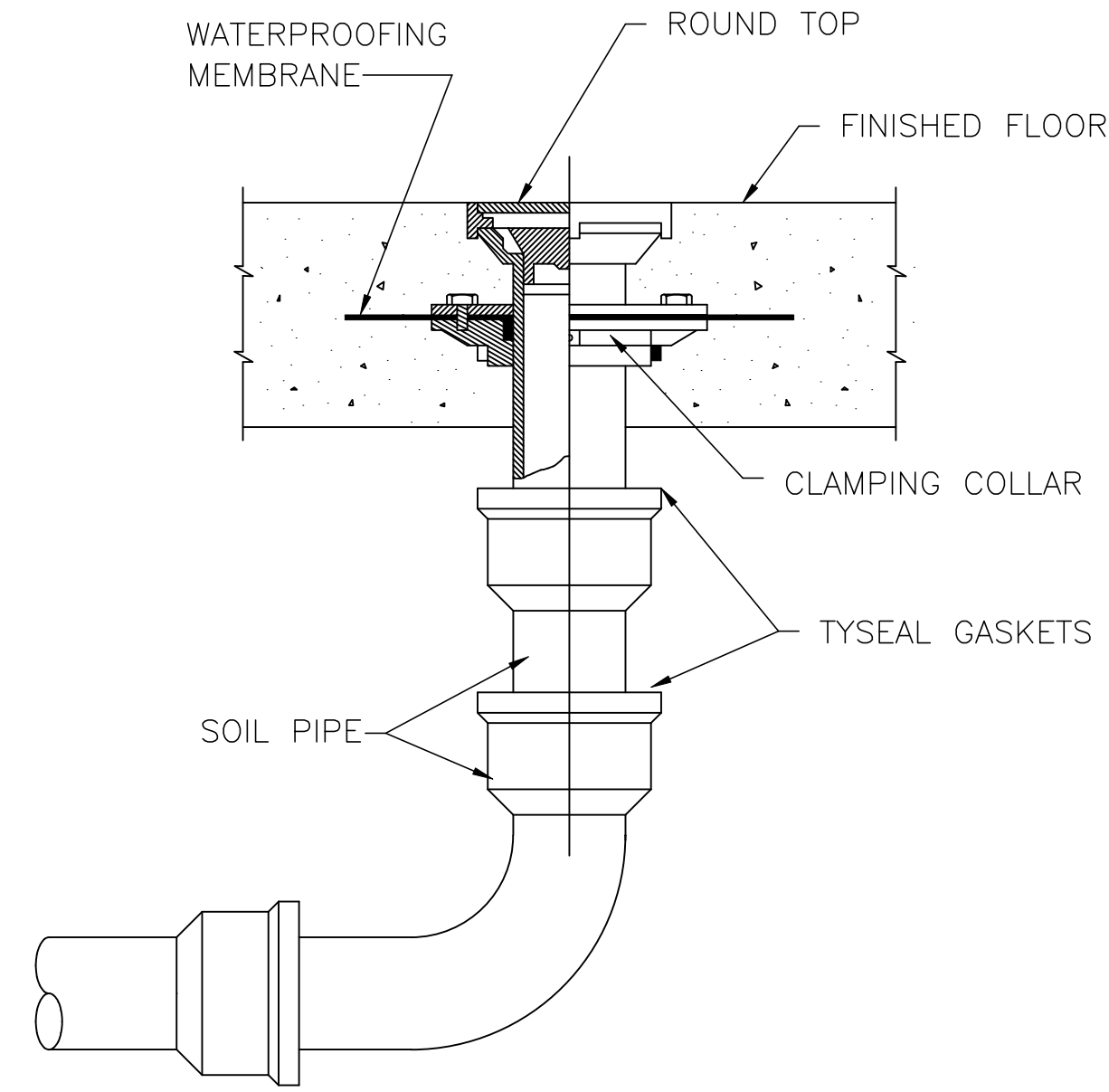
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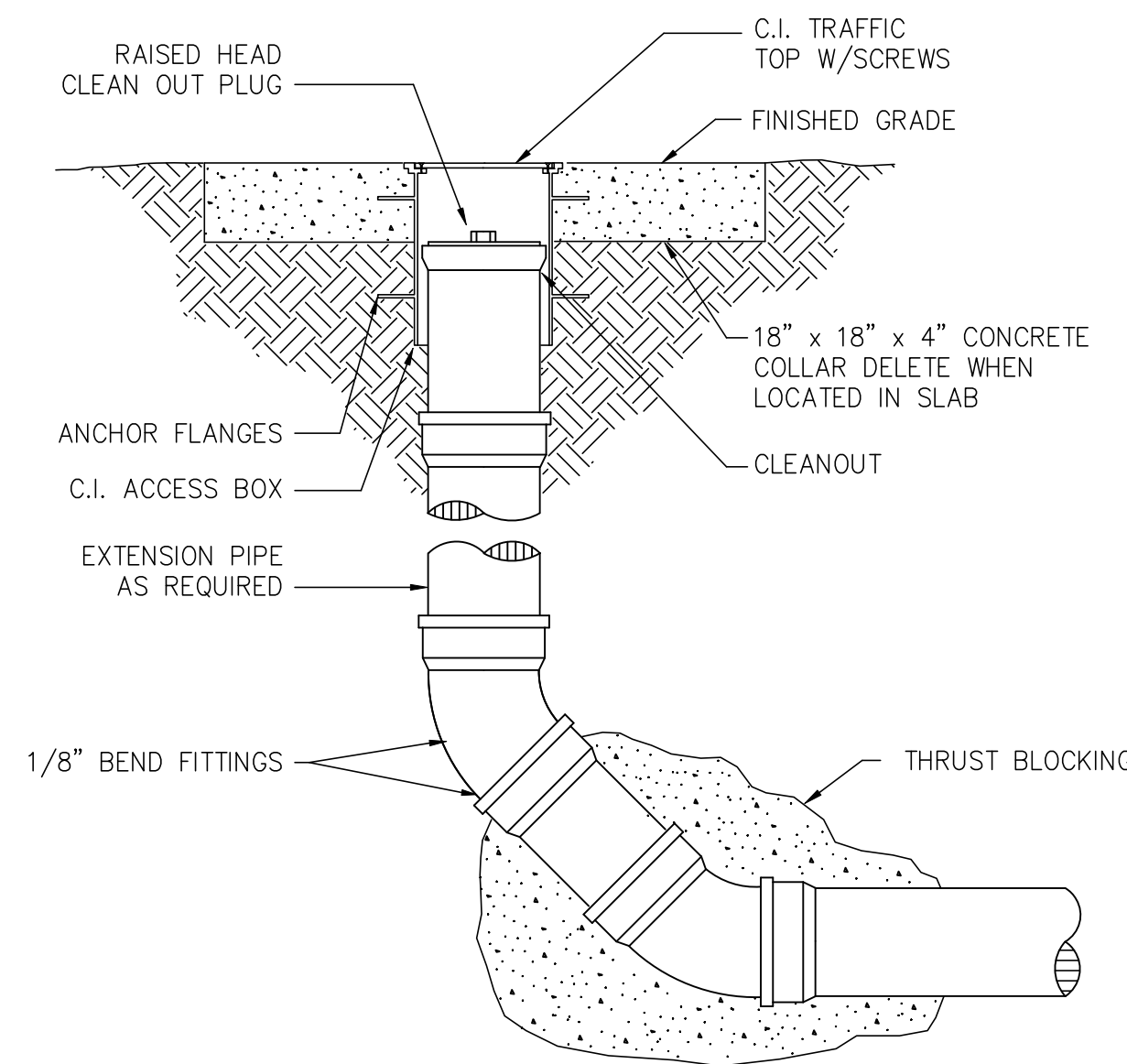
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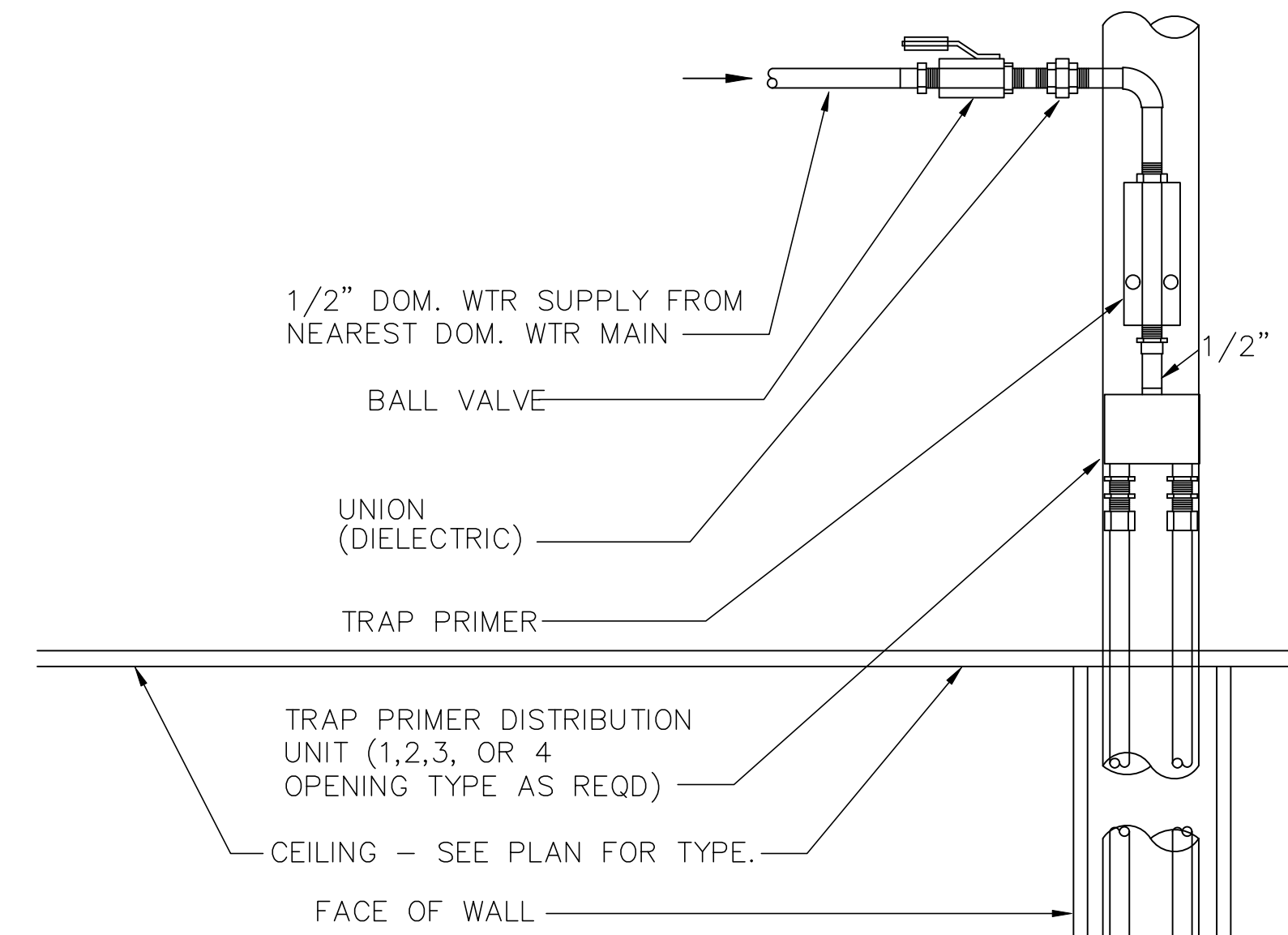
1 WATER HEATER DETAIL
SCALE: NONE



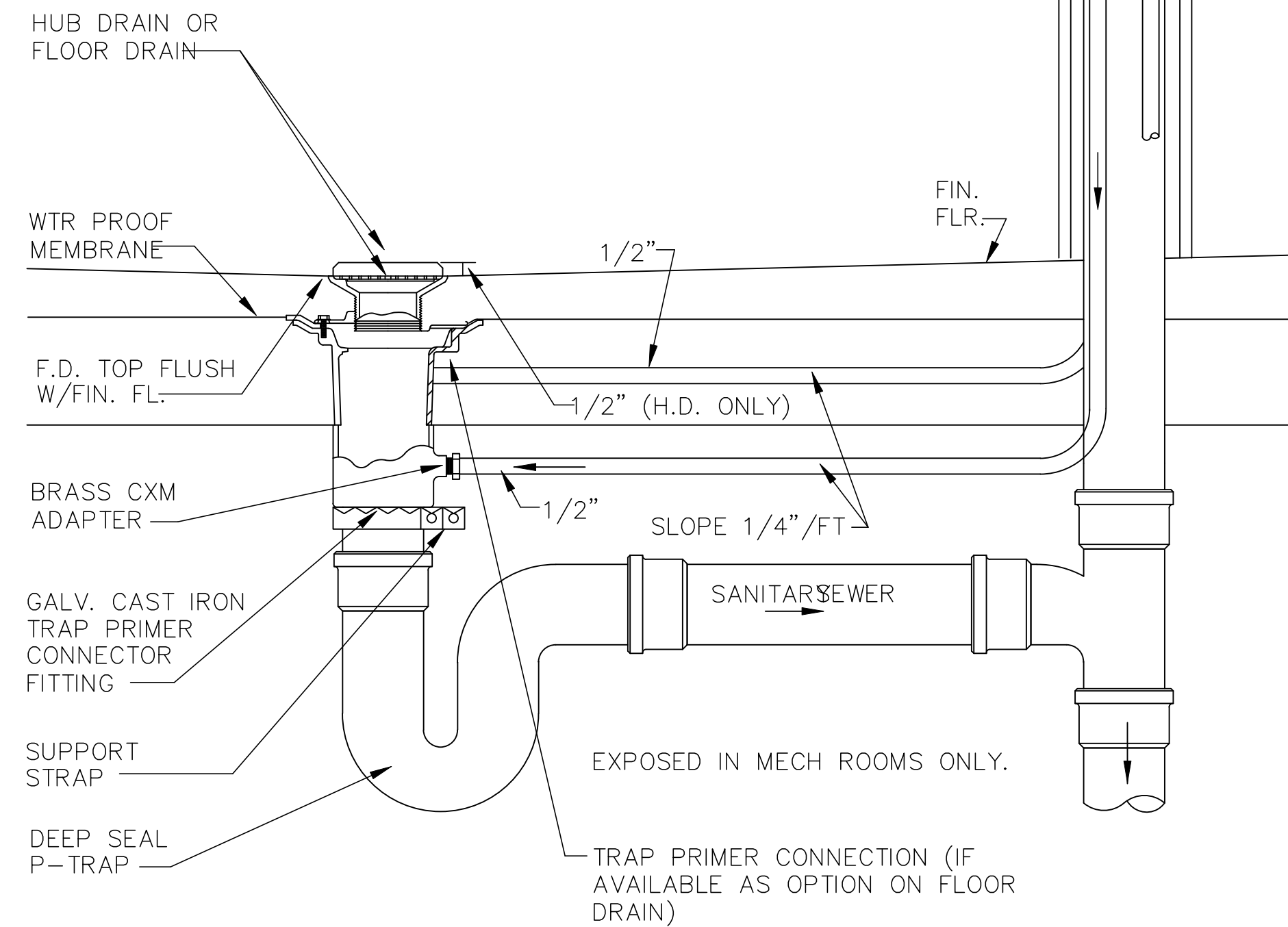
2 FLOOR CLEAN-OUT DETAIL
SCALE: NONE



3 EXTERIOR CLEAN-OUT IN GRADE
SCALE: NONE



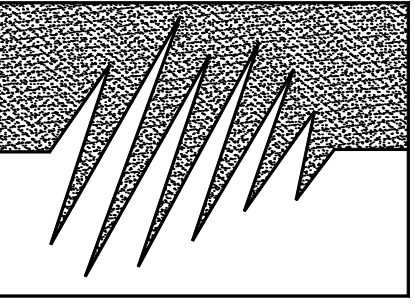
4 TYPICAL TRAP PRIMER DETAIL
SCALE: NONE



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AND SCHEDULES**
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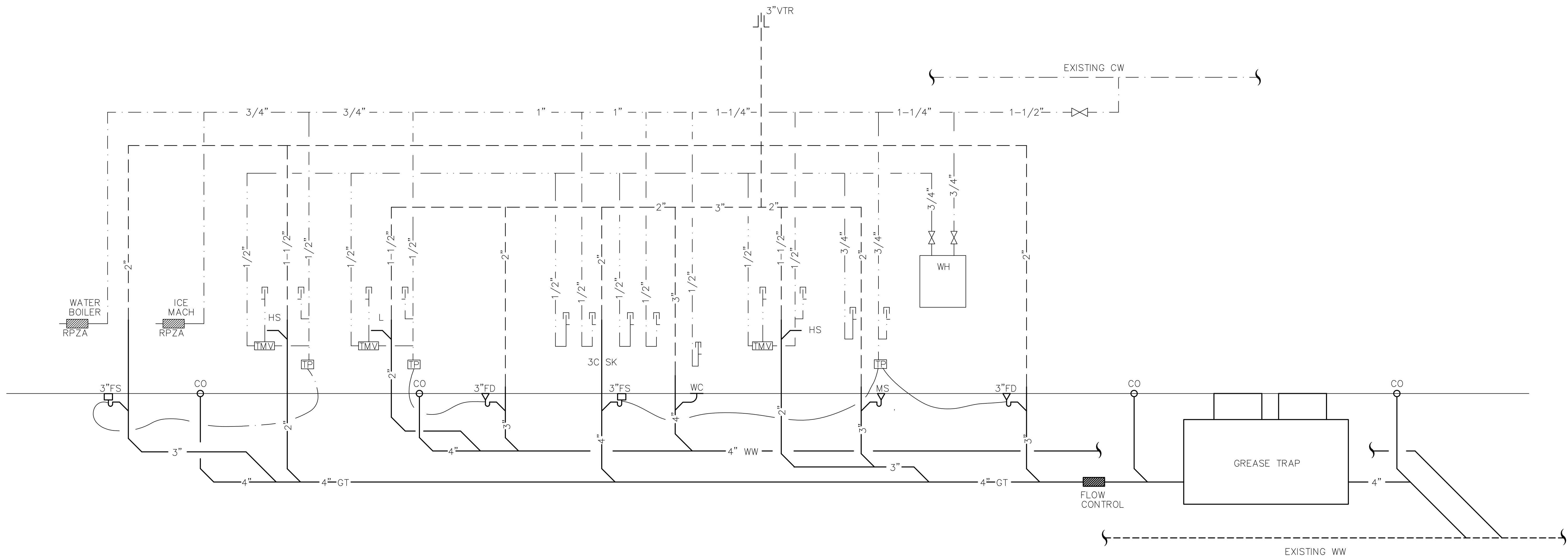
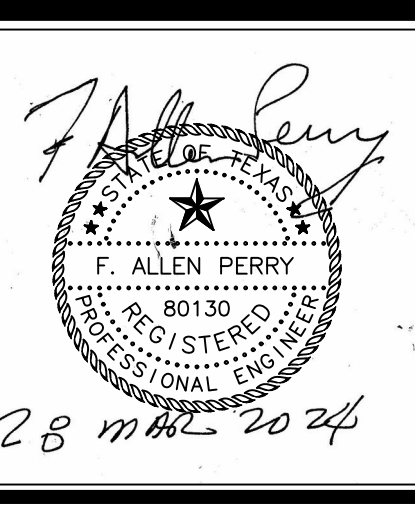
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Suite R-130, #163
Bee Cave, TX 78738

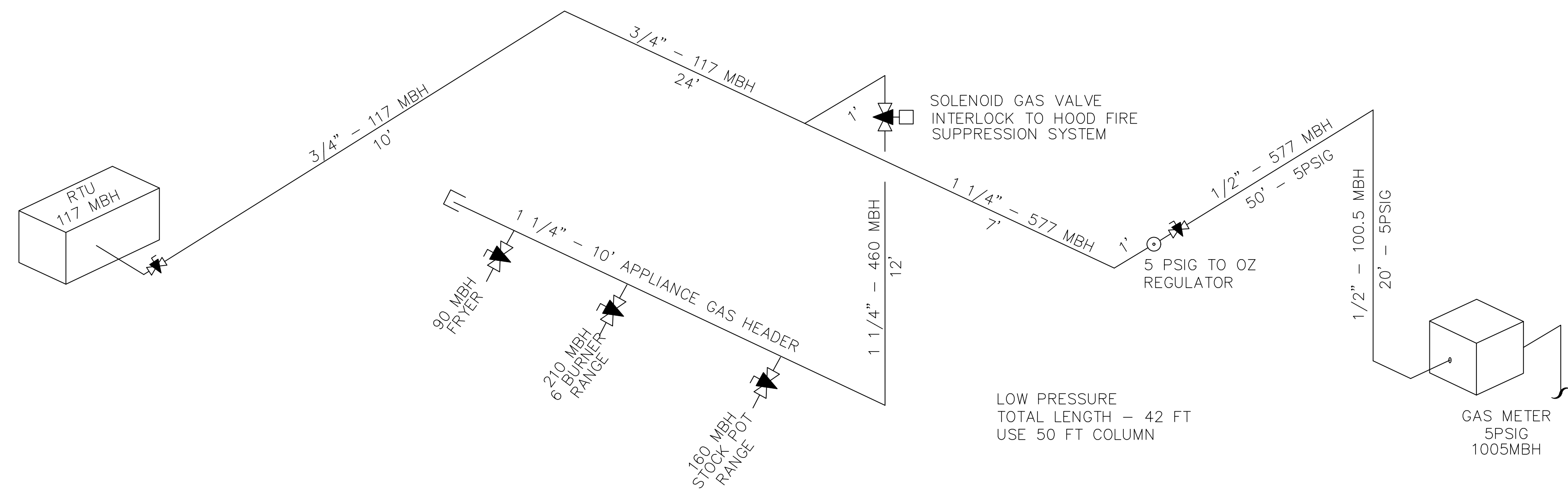
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1 PLUMBING RISER DIAGRAM
SCALE: NONE



1 GAS RISER
SCALE: NONE

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