505 East Davis St.
Luling, Texas

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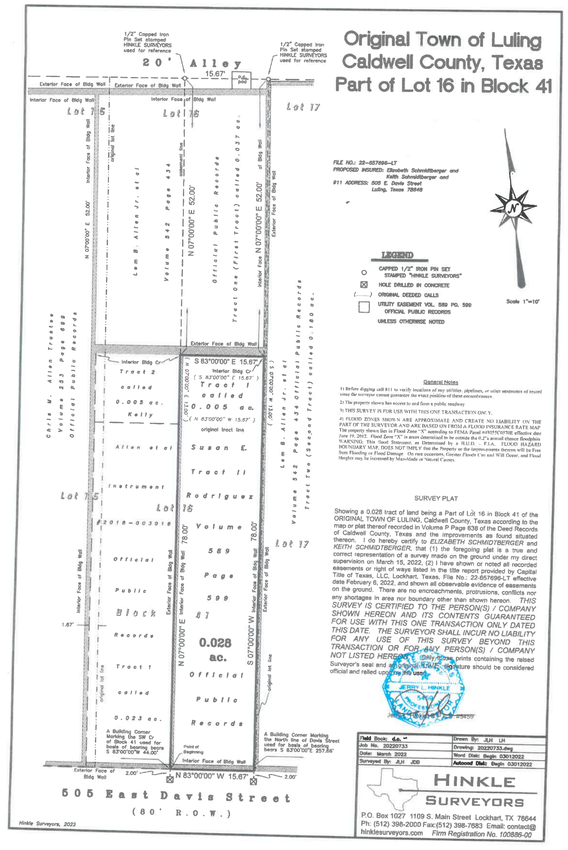
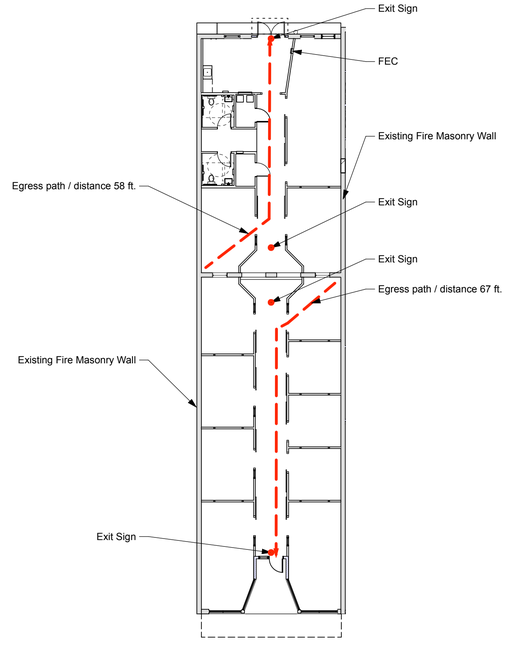
Index of Drawings

1 Location Map
Scale: NTS



2 Existing Survey
Scale: NTS



3 Life Safety Plan
Scale: 1/16" = 1'-0"

Note: Existing masonry perimeter fire walls are constructed of triple wythe hollow clay brick wall assembly is +/- 12" thick and exceeds the 4 hour rating per table 722.4.1 Table. There are not interior fire partitions.

REGISTERED ARCHITECT
THOMAS HAYNE UPCHURCH
11743
STATE OF TEXAS
1.23.25

UPCHURCH ARCHITECTS INC.

Building Code Information

Applicable Codes:		
	International Building Code	2018
	International Existing Building Code	2018
	International Gas Code	2018
	International Mechanical Code	2018
	International Plumbing Code	2018
	National Electric Code	2017
	Internatioanl Fire Code	2018
	Texas Accessibility Standards	2012
Area:		3,825 sf
Occupancy Type		M
Occupancy Load		64 persons 2 exits provided
Construction Type		IIB Unsprinkled
Area Limitation		12,500 sf
Fire Resistance Ratings		
	Structural Frame	0 hr
	Bearing Walls	
	Exterior	2 hr
	Interior	0 hr
	Non-Bearing Walls	
	Exterior (none)	0 hr
	Interior	0 hr
	Floor Construction	0 hr
Building Address		
	505 East Davis Street, Luling, TX 78648	

Abbreviations:

AFF	Above Finished Floor	OFCI	Owner Furnished Contractor Installed
B.O.	Bottom Of	OFOI	Owner Furnished Owner Installed
℄	Center Line	TAS	Texas Accessibility Standards
CFCI	Contractor Furnished, Contractor Installed	TBD	To Be Determined
ETR	Existing to Remain	T.O.	Top of
EQ	Equal Distance	Typ.	Typical
GWB	Gypsum wall board	u.n.o.	Unless noted otherwise
min.	Minimum	v.i.f.	Verify in the Field
max.	Maximum		
o.c.	On Center		

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

1	1.23.25	Issued for Permit

Cover Sheet and Index

1.23.25

As Shown

2359

A0

General Project Notes and Specifications

The following notes and specifications are in addition to information included in this set of construction documents. Refer to all documents in this set for complete Project Notes and Specifications.

Division 0

1. Contractor shall inform the Architect of any unforeseen conditions or conflicting information noted in these construction documents before proceeding with Work.
2. Contractor warrants to the Owner and Architect that materials and equipment furnished under this contract will be of good quality and new, unless otherwise indicated or approved, and shall be free of defects. Work not conforming to these requirements, including substitutions not approved by the Architect, may be considered defective and require replacement at the Contractor's expense.
3. Contractor shall provide the Owner with full warranty of the Work for a period of 12 months following Substantial Completion.

Division 1

1. General Requirements
   a. Coordinate all Structural, Mechanical, Electrical, and Plumbing work with Architectural design.
   b. Contractor to Confirm any long lead items which may impact the project schedule. Notify Architect within ten (10) days of Notice to Proceed.
   c. Fit work tight to adjacent elements, including piping, duct and conduit penetrations. Completely seal all voids.
2. Temporary Enclosure
   a. Provide temporary enclosures as necessary for protection of Work and the public at all times, from exposure, water, foul weather, other construction operations. Temporary enclosure to protect the Public during construction operations and non-operational periods throughout the construction project.
   b. Collect construction waste and debris daily from construction areas and site. Dispose of trash and waste in containers to prevent littering on site.
   c. Maintain climate control of temporary enclosures (heating, cooling, humidity control, ventilation space) on a 24-hour day basis where required to avoid possibility of damage.
   d. Protection: Prevent water filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.
3. Fire Protection
   a. Maintain responsible measures for temporary fire protection. Locate fire extinguishers on the construction site / areas of work. Maintain unobstructed access to fire extinguishers at all times.
   b. Store combustible materials in containers in fire-safe locations.
   c. Provide supervision of welding operations, combustion type temporary heating units, and similar sources of fire ignition. Provide flash screens during welding operations to project persons and property.
4. Security
   a. Install substantial temporary enclosure of partially completed areas of construction. Provide locking entrances to prevent unauthorized entrance, vandalism, theft and similar violations of security once structure(s) are able to be secured.
   b. Where materials and equipment must be stored, and are of value or attractive for theft, provide a secure lockup. Enforce discipline in connection with the installation and release of material to minimize the opportunity for theft and vandalism.
5. Material Protection
   a. Protect all materials on site at all times from exposure and inclement weather prior to installation.
   b. Materials shall be stored above grade and shall at no time have contact with soil and organic materials.
   c. Materials and products shall be completely covered to fully protect from moisture at all times.
   d. Materials which are not properly stored and installed after exposure to weather and elements are subject to removal from the constructed Work. Costs associated with removal and replacement shall be borne by the Contractor.
6. Protection of Installed Work
   a. Protect installed Work and provide special protection where necessary.
   b. Provide temporary and removable protection for installed Products. Control activity in immediate work area to minimize damage.
   c. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects by installing durable sheet materials.
7. Pollution Control
   a. Provide methods, means and facilities required to prevent contamination of soil, water and atmosphere by the discharge of noxious substances from construction operations.
   b. Take special measures to prevent harmful substances from entering public waters. Prevent disposal of wastes, effluents, chemicals, or other such substances adjacent to streams or in sanitary or storm waters.
   c. Provide systems for control of atmospheric pollutants. Prevent toxic concentrations of chemicals. Prevent harmful dispersal of pollutants into the atmosphere.
8. Project Closeout
   a. At closeout time, clean or reclean entire work to normal level for first class maintenance/cleaning of building projects of a similar nature. Remove non-permanent protection and labels, polish glass, clean exposed finishes, touch-up minor finish damage, clean or replace filters of mechanical systems, remove debris and broom-clean non-occupied spaces, sanitize plumbing facilities, clean light fixtures and replace burned-out/dimmed lamps, sweep and wash paved areas, police yards and grounds, and perform similar clean-up operations needed to produce a clean condition as judged by Owner.
   b. Adjust operating Products and equipment to ensure smooth and unhindered operation.
   c. Require each Installer of systems requiring continued operation/maintenance by Owner's operating personnel to provide on-site instruction to Owner's personnel, sufficient to ensure safe, secure, efficient, non-failing utilization and operation of systems.
   d. Deliver to Owner, Products, spare parts, maintenance and extra materials as received from manufacturers.
   e. Final Request for Payment: Final payment request may be submitted following completion of the following requirements:
      1. Complete all Punch List items.
      2. Settle liens and other claims. Submit AFFIDAVIT of Payment of Debts and Claims (AIA Document Form G706), AFFIDAVIT of Release of Liens (AIA Document Form G706A) to the Architect.
      3. Submit proof of payment on fees, taxes and similar obligations.
      4. Transfer operational, access, security and similar provisions to Owner and remove temporary facilities, tools and similar items.
      5. Provide Owner with all operation and maintenance manuals for equipment provided and installed by the Contractor.

Division 2

1. Demolition
   a. Perform demolition in a manner which eliminates hazards to persons and property.
   b. Conduct demolition to minimize interference with adjacent structures and building areas.
   c. Conduct operations with minimum interference to public or private accesses.
   d. Maintain protected egress and access at all times. Do not close or obstruct roadways and sidewalks without permits.
   e. Cease operations immediately if adjacent structures appear to be in danger. Notify Architect.
   f. Ensure that permanent utility services to existing building are maintained at all times.
   g. Provide, erect, and maintain temporary barriers and security devices.
   h. Notify adjacent property owners of work which may affect their property, potential noise, utility outage, or disruption. Coordinate with Owner and Architect.
   i. Prevent movement or settlement of adjacent structures. Provide bracing and shoring.
   j. Protect existing building components, landscaping materials, structures, and paved surfaces which are not to be demolished.
   k. Protect existing items which are not indicated to be removed.
   l. Demolition shall be carried out as quietly as possible with all deliberate speed once the demolition operation has begun.
   m. Disconnect, cap and identify designated utilities.
   n. Demolish, remove and dispose of all piping, conduit, and other utilities inside the immediate construction areas which are inactive or will become inactive as determined by the Work. Patch all penetrations in exterior walls and roofs upon removal of utility lines to match adjacent construction.
   o. Demolish components indicated in an orderly and careful manner.
   p. All cutting through existing concrete and masonry shall be done with a cutting machine, saw or core drill to insure minimum disturbance to adjacent construction.
   q. Existing work shall be cut, altered, removed, temporarily removed and replaced, or relocated as required for the performance of the work indicated by the Contract Documents. Responsibility for the cost of restoring work to remain, when damaged by operations included in this section, shall be considered a requirement of this section.
   r. All materials required for remodeling and patching on or in the existing building shall be of the same type, quality and workmanship, or as noted on drawings, or as specified. Each trade shall be responsible for matching exiting conditions.
   s. Patch walls as required in renovated areas to match existing finishes. Provide patches of same type, finish, and texture as surrounding areas.

Division 2 (Continued)

2. Site Work
   a. Conform to applicable regulations for disposal of debris.
   b. Perform cleaning, scrubbing, excavation, and grading of site as required for the Work indicated.
   c. Remove above-grade and below-grade improvements, such as abandoned underground piping, conduit, and concrete, necessary to permit construction.

Division 3

1. Refer to Structural drawings for concrete specifications.

Division 4

1. Brick Masonry Infill: Infill masonry at existing door openings with materials similar to adjacent masonry.
   a. New brick shall match existing in size, texture, and type. Brick color to be selected. Coordinate with Architect.
   b. Joint thickness shall be such as to provide coursing pattern to match existing brickwork. When the joints have become thumbprint hard, all exposed joints shall be tooled with a sled-jointing tool. The jointer shall be larger than the width of the joints so that a complete contact is made along the edges of the units, compressing and sealing the surface of the joint. Joints shall be pointed as the tool proceeds.
   c. Form weep holes in head joints at face brick over shelf angles and lintels and where shown on the drawings. Rake out bed joint mortar to clean flashing surface. Weep holes shall be filled with preformed mesh type vent at bottom of head joints not more than 24 inches o.c
   d. Keep air space clean of mortar at all times.
   e. When flashing is to be laid on or against masonry, the surface of the masonry shall be smooth and free from projections which might puncture the flashing material.
   f. Where fresh masonry joins masonry that is partially set or totally set, the exposed surface of the set masonry shall be cleaned and lightly wetted so as to obtain the best possible bond with the new work. All loose brick and mortar shall be removed
   g. After pointing is done and wall is dry, clean face brick surface with dry brush.
   h. After 3 days clean with water and mild detergent or cleaners recommended by brick manufacturer. Do not use muriatic acid.
2. Repointing Brick Masonry: Repoint where existing exterior masonry joints are deteriorated or to fill penetrations left by removal of old fastners, conduits, etc. Ensure a weathertight, clean appearance.
   a. Raking, repointing, removal, material salvage, and finishing operations shall be performed by craftspersons who are familiar with historic lime mortar formulations, curing conditions and performance characteristics.
   b. Construct mock-ups to ensure mortar color and type match and that rake detail is uniform.
   c. Remove all anchors, nails, pins, and joint sealants from brick facade. Ensure all ferrous materials are removed. Scrub sealant from joint faces to remove all material. Remove existing underlying mortar if deteriorated prior to repointing.
   d. Repair and replacement of brick bond courses with shallow (up to 1-1/2" deep) repointing or deep (exceeding 1-1/2" or multiple lifts) repointing.
   e. Existing mortar joints shall be raked out to a whichever depth is greatest:
      1. 5/8 inch.
      2. 2-1/2 times the width of the existing mortar joint.
      3. The depth necessary to remove previously pointed Portland cement mortar.
      4. Until bonded, cohesive existing lime mortar is encountered.
   f. Full Depth Pointing
      1. Provide temporary support where necessary to prevent displacement of brick or stone during repointing and until mortar has achieved sufficient strength.
      2. Where required to maintain support of units, rake out and repoint each unit in stages, allowing freshly repointed portions to cure sufficiently before raking out and repointing remaining portion of joints supporting the unit.
      3. Remove temporary shims and supports when no longer necessary, and repoint voids left by temporary shims and supports.
   g. Repointing of Mortar Joints
      1. Joints shall be pointed in layers or "lifts" where the joints are deeper than 3/4 inch.
      2. Joints greater than 3/4 inches deep shall be pointed with an initial lift to bring the joint depth to a uniform 3/4 inches deep.
      3. Compact each layer at the time it is placed in the joint by applying firm pressure with the pointing tool.
      4. Allow each lift to become thumbprint hard before applying the next lift.
   h. Finish joints uniformly. Do not overwork. Leave the surface of the masonry clean.
   i. Cleaning
      1. Maintain clean surfaces on the face, sills, ledges, and projections of masonry on a daily basis.
      2. With a trowel, strike off minor dabs of adherent mortar from face of masonry.
      3. Remove minor mortar marks from masonry by misting with water and brushing with a small, stiff-bristle brush.
   j. Curing
      1. Keep mortar from drying out too quickly.
      2. Mist walls with water as required by project and weather conditions to insure slow curing of the lime mortar.
      3. Shield from direct sun and drying winds for the first 48 hours after installation.

Division 5

1. Refer to Structural Drawings for Steel Specifications.

Division 6

1. Rough Carpentry
   a. Framing lumber, boards, and plywood shall be straight, not, warped, of the full specified dimensions, and free of defects. Defective lumber shall not be used and will be removed at the request of the Architect if required.
   b. Dimensional lumber and plywood sheathing shall be as indicated in the Structural drawings.
   c. Pressure-treat above ground lumber or plywood with water-borne preservatives complying with AWPB LP-2. After treatment, kiln-dry to a maximum moisture content of 15%. "Treated" materials shall not contain arsenic or other environmentally hazardous components. Treat indicated items and the following:
      1. Wood cants, nailers, curbs, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers and waterproofing.
      2. Sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
      3. Exterior plywood sheathing up to 4'-0", or as agreed upon by the Architect.
   d. Provide blocking in walls to secure toilet accessories, modular shelving systems or other wall-hung items.
2. Finish Carpentry: Finish carpentry shall include interior trim, exterior trim and other architectural wood work.
   a. Perform work in accordance with AWI Premium quality.
   b. Interior trim: ANSI A135.4; Softwood lumber - stain grade and paint grade as indicated. MDF board, if approved by the Architect, shall be Interior grade Medex formaldehyde free, 1/2" thick; prepare for paint finish.
   c. Interior trim at columns shall be 1" max, smooth face, local cedar, to be clear sealed.
   d. Installation
      1. Set and secure materials and components in place, plumb and level.
      2. Install trim by nails or screws, as required and appropriate.
      3. Sand work smooth and set exposed fasteners. Apply wood filler in exposed fastener indentations.
      4. Fasteners: Size and type to suit application; Hot dipped galvanized steel for exterior, high humidity and treated wood locations, plain finish elsewhere.
      5. Contact Adhesives: Water Base type.
3. Cabinetry (Millwork) - OFCI
   a. Coordinate location of mechanical and electrical components with millwork design and installation requirements.
   b. Set and secure millwork in place rigid, plumb, and level.
   c. Provide cutouts for plumbing fixtures and other fixtures and fittings.
   d. Use fixture attachments at concealed locations for wall mounted components.
   e. Use concealed joint fasteners to align and secure adjoining cabinet units and counter tops.
   f. Carefully scribe millwork which is against other building materials, leaving gaps of 1/16 inch maximum.
   g. Secure cabinet bases to floor using appropriate anchorage.
   h. Adjust moving or operating parts to function smoothly and correctly.
   i. Repair damaged and defective woodwork and millwork wherever possible to eliminate defects functionally and visually. Where not possible to repair properly, replace woodwork or millwork. Adjust joinery for uniform appearance.
   j. Clean hardware, lubricate and make final adjustments for proper operation.
   k. Caulk all gaps between millwork and adjacent surface. Coordinate caulk color with Architect.
   l. Clean woodwork surfaces. Touch-up finishes to restore damaged or soiled areas.

Division 7

1. Flashing
   a. Thru-wall, head, sill flashing: Copper fabric: 3 oz/s.f. sheet copper laminated both sides to asphalt coated glass fabric. Install at all exterior window and door openings, under and at ends of masonry, wood and metal copings and sills, continuously above all projecting wood trim, where all exterior porches and decks intersect with wall constructions, and wall and roof intersections.
   b. Galvanized Sheet Metal Material: Commercial quality complying with ASTM A525 except ASTM A527 for lock forming, G90 hot dip galvanized, mill phosphatized.
      1. Exposed Locations: 24 gage minimum
      2. Concealed locations: 26 gage minimum
      3. Provide continuous hook strips or retainer strips the same thickness as the piece they retain.
      4. Clips used for attachment to be a minimum 2 gages thicker than the piece they retain.
2. Insulation:
   a. Fiberglass Batt Insulation at walls. ASTM C665, preformed glass fiber Batt, friction fit, manufactured by Owens Corning or approved equal, conforming to the following:
      a. Thickness: 5 1/2" at walls.
      b. Facing: Kraftpaper, inside face.
      c. Formaldehyde Free
      d. Installation:
         1. Install insulation in accordance with insulation manufacturers instructions.
         2. Install without gaps or voids.
         3. Fit insulation tight in spaces. Cut and fit tightly around obstructions, leave no gaps or voids.
         4. Install friction fit insulation tight to framing members, completely filling prepared spaces.
3. Joint Sealer: System performance to achieve airtight and moisture tight joint seals. System shall provide continuous seals on a permanent basis, with stated limitations of wear and aging as recognized for each use. Failures of installed sealers to comply with this performance will be recognized as failures of materials and workmanship.
   a. Products
      1. Urethane Sealant (Type A): "Sonolastic NP-1," ASTM C920 single component, chemical curing, non-staining, non-bleeding, non-sagging type; color as scheduled; manufactured by Sonneborn, or approved equal.
      2. Urethane Sealant (Type B): "Sonolastic NP-2," ASTM C920, two component, flexible, elastic, non-sagging, non-staining, non-bleeding; color as scheduled; manufactured by Sonneborn, or approved equal.
      3. Acrylic Latex Caulk (Type C): "Sonolac," ASTM C834-86, single component, non-staining, non-bleeding, non-sagging; color as scheduled; manufactured by Sonneborn, or approved equal.
      4. Silicone Sealant (Type D): "Sonolastic Omniplus," ASTM C920, single component, solvent curing, non-sagging, non-staining, fungus resistant, non-bleeding; color as scheduled; manufactured by Sonneborn, or approved equal.
      5. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
      6. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
      7. Joint Backing: round, closed cell polyethylene foam rod; oversized 30 to 50 percent larger than joint width:
         a. General purpose applications: Sonofoam "Soft Backer-Rod", or approved equal.
         b. On-grade applications: Sonofoam "Closed Cell Backer-Rod", or approved equal.
      8. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.
   b. Installation
      1. Prepare surfaces for sealants as required by manufacturer. Clean, prime as required.
      2. Install sealant in accordance with manufacturer's instructions.
      3. Measure joint dimensions and size materials to achieve required width/depth ratios.
      4. Install joint backing to achieve a neck dimension no greater than 1/3 the joint width.
      5. Install bond breaker where joint backing is not used.
      6. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
      7. Tool joints concave.
   c. Sealant locations shall be as follows:
      1. Exterior Joints
         a. Joints between metal frame or railing and cast-in-place concrete; cast-in-place concrete sections, masonry and cast-in-place sections: Type A or Type B.
         b. Expansion and control joints: Type A or Type B.
         c. Exterior sills, jambs, and heads of window frames, door frames, louvers and similar openings, and where metal, wood or other materials abut or join masonry, concrete or each other, shall have sealant applied around their perimeters: Type A or Type B.
         d. Other exterior joints as indicated or shown: Type A or Type B.
      2. Interior Joints
         a. Expansion and control joints: Type A, Type B, or Type C.
         b. Joints at ceramic tile, plumbing fixtures, countertops/backsplashes: Type D.
         c. Other interior joints as indicated or shown: Type C
   d. Sealant colors for exterior and interior conditions to be selected by the Architect.

Division 8

1. Windows, doors, and hardware- refer to Architectural drawings for requirements.
2. Glass and glazing
   a. Perform work in accordance with the latest edition of FGMA Glazing Manual, FGMA Sealant Manual, and SIGMA glazing installation methods.
   b. Provide 2 year warranty minimum on sealed glazing units for fogging caused by sealant failure.
   c. Provide non-insulated and insulated glass materials as indicated in the drawings.

Division 9

1. Paint (Refer also to Finish Schedule/Materials)
   a. Paint products shall be as manufactured by Sherwin Williams, or equal, approved by Architect.
   b. Samples: Prepare and submit paint samples, 12 x 12 inches in size, illustrating range of colors and textures for each surface finishing product scheduled. Sample may be reviewed with Architect for approval at the Job Site.
   c. Product Delivery, Storage and Handling: Deliver materials in original sealed containers with labels legible and intact. Label shall contain manufacturer's name, type of paint, stock number, color, instructions for reducing where applicable, label analysis, smoke contribution, and flame spread.
   d. General: Paints, textures, sealers, block fillers, and wood finishes to be water based; formaldehyde free; not formulated or manufactured with halogenated solvents, mercury or mercury compounds; not tinted with pigments of lead, cadmium, chromium VI or other oxides; low VOC content (VOC content does not exceed 250 g/l for anti-corrosive primers, 50 g/l for interior latex wall finishes, flat or non-flat.)
   e. EXAMINATION AND PREPARATION
      1. Verify that substrate conditions are ready to receive work.
      2. Correct minor defects and clean surfaces which affect work of this Section.
      3. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fitting prior to preparing surfaces or finishing.
      4. Gypsum board surfaces: Fill minor defects with latex compounds. Spot prime defects after repair.
      5. Concrete Surfaces Scheduled to Receive Clear Sealer: Remove foreign matter. Remove oil and grease with a solution of tri-sodium phosphate, rinse well and allow to dry.
      6. Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust, hand or power tool clean, clean surfaces with solvent. Prime bare steel surfaces.
      7. Interior Wood Items Scheduled to Receive Paint Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
      8. Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer.
         Fill nail holes and cracks after sealer has dried; sand lightly between coats.
      9. Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior caulking compound after prime coat has been applied.
   f. APPLICATION
      1. Apply products in accordance with manufacturer's instructions.
      2. Sand transparent finishes lightly between coats to achieve required finish.
      3. Where clear finishes are required, tint fillers to match wood.
      4. Back prime interior and exterior wood work scheduled to receive paint finish with primer paint.
      5. Back prime interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.
      6. Apply finish paint coat as described herein and as required to achieve consistent, opaque finish of selected paint color.
   g. SCHEDULE - EXTERIOR SURFACES
      1. Cementious Siding / Wood - Painted
         a. One coat of SW Exterior Oil-based Wood Primer, Y24W8020.
         b. Two coats of SW A-100 Exterior Latex Satin House Paint, A82.
      2. Steel - Shop Primed:
         a. One coat of SW Pro-Cryl Universal Water Based Primer, B66W310.
         b. Two coats of SW Pro Industrial 0 VOC Acrylic Semi-gloss.
      3. Masonry
         a. One coat Loxon Masonry Primer.
         b. Two coats ConFlex XL High Build.

Division 9 (continued)

   h. SCHEDULE - INTERIOR SURFACES
      1. Gypsum wall board:
         a. One coat of SW Pro Green 200 Latex Primer.
         b. Two coats of SW Pro Green 200 latex enamel, Eg-shel.
      2. Gypsum wall board: (Housekeeping and Restrooms)
         a. One coat of Pro Mar 200 Zero VOC Interior Latex Primer.
         b. Two coats of Pre-Catalyzed Water Based Epoxy, semi-gloss.
      3. Wood - Painted:
         a. One coat of SW Premium Interior Wall & Wood Primer, B25W811.
         b. Two coats of SW Solo Semi-gloss Low VOC.
      4. Wood - Stained / Sealed:
         a. One coat of Minwax Pre-Stain Wood Conditioner.
         b. Three coats of SW Wood Classics Waterborne Polyurethane Varnish, A68.
      5. Concrete
         a. Two coats H&C Concrete Sealer, Clear Gloss.
   i. CLEAN UP AND PROTECTION
      1. As work proceeds, promptly remove paint or stain products where spilled, splashed, or spattered.
      2. Provide "wet paint" signs to protect newly painted finishes.
      3. At completion of construction activities of other trades, touch-up and restore damaged or defaced painted surfaces.
2. Gypsum Board Systems
   a. Provide and install gypsum wallboard systems as indicated in accordance with ASTM Standards.
   b. Gypsum board types = 5/8" thick
      1. Fire rated, Type X (ASTM C36)
      2. Moisture resistant type (ASTM C630)
      3. Cementitious backing board, 1/2" high density, glass fiber reinforced.
      4. Acoustical type: Model 525 "Quiet Rock" by Quiet Solution.
3. Acoustic Insulation: Provide and install "Quiet Zone" acoustic batts by Owens Corning, complying with ASTM C665, or approved equal, as indicated on the drawings.
   a. 1-hr ceiling assembly - 5 1/2" Kraft faced fiberglass insulation.
   b. Wall assemblies - 3 1/2", Kraft faced fiberglass insulation.

Division 10

1. Provide and install Fire Extinguisher and Cabinets as located on drawings.
   a. Cabinet to be Larsen's 'Architectural Series' model 2409-R3 with vertical clear acrylic door, #4 stainless steel, 5/16" Flat Trim, Semi-Recessed at non-rated partitions. Cabinet shall be FS 2409-R3 at fire rated partitions.
   b. Extinguisher to be Larsen's 'MP5' with a UL rating 2A-1-BC.

Division 11 NOT USED

Division 12 NOT USED

Division 13 NOT USED

Division 14 NOT USED

Division 15

1. Contractor shall employ licensed Mechanical and Plumbing Contractors to complete the Work in accordance with all applicable codes, ordinances, statutes, and regulations.
2. Coordinate and locate thermostats with interior elevations and the Architect.
3. Coordinate sizes and locate all air devices with Drawings and Architect.
4. Standard height for switches and thermostats shall be 48" AFF to centerline of controls.
5. Refer to Project Manual, Division 15, for Fire Sprinkler System specifications.
6. Refer to Mechanical drawings for additional requirements.

Division 16

1. Contractor shall employ a licensed Electrician to complete the Work in accordance with all applicable codes, ordinances, statutes and regulations.
2. Switch plates and devices shall be white in color.
3. Locate Electrical and Data/Communication devices as indicated on the plan. Coordinate exact location with Interior Elevations and the Architect.
4. Switch plates and devices shall be installed plumb and level. Adjacent plates and devices shall align.
5. Standard height for electrical receptacles shall be 16"AFF to centerline, unless noted otherwise. (U.N.O.)
6. Refer to Project Manual, Division 16, for Fire Alarm System specifications.
7. Refer to Electrical drawings for additional requirements.

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	
Location:	Luling, Texas
Climate Zone:	2a
Project Type:	Alteration
Vertical Glazing / Wall Area:	6%

Construction Site: 505 East Davis St Luling, Texas

Owner/Agent:

Designer/Contractor:

Building Area	Floor Area
1-Retail : Nonresidential	3825

Envelope Assemblies

Post-Alteration Assembly	R-Value Cavity	R-Value Cont.	Proposed U-Factor	Proposed SHGC	Max. Allowed U-Factor	Max. Allowed SHGC
Roof: Insulation Entirely Above Deck, [Bldg. Use 1 - Retail], Exemption: Neither sheathing nor insulation is exposed.	---	---	---	---	---	---
NORTH Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Retail], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Retail]	---	---	0.290	0.230	0.500	0.331
rear doors: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Retail]	---	---	0.290	0.230	0.500	0.400
EAST Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Retail], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---
SOUTH Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Retail], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Retail]	---	---	0.290	0.230	0.500	0.400
transom: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Retail]	---	---	0.290	0.230	0.500	0.252
WEST Ext. Wall: Other Mass Wall, Heat capacity 0.0, [Bldg. Use 1 - Retail], Exemption: Framing cavity not exposed. (a)	---	---	---	---	---	---

(a) 'Other' components require supporting documentation for proposed U-factors.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Envelope PASSES

Envelope Compliance Statement

Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Elizabeth Price, AIA — Name - Title

Signature

1.22.25 — Date

REGISTERED ARCHITECT — THOMAS HAYNE UPCHURCH — 11743 — STATE OF TEXAS — 1.23.25

UPCHURCH ARCHITECTS INC.

Symbols:

- Partition type.
- Elevation symbol. (XXXXX)
- Detail marker
- New construction
- New door
- Door Number (XXX)
- Window Type (X)
- New duplex receptacle
- Floor receptacle
- GFI Ground Fault Intercept receptacle
- WP Water proof receptacle
- Data / Communication
- Water
- GWB ceiling
- HVAC supply
- Exhaust
- Pendant
- Recessed downlight
- Recessed wallwasher
- Surface Mounted Light Fixture
- Wall Mtd. Sconce
- Track Lighting
- Undercabinet Fixture
- Ceiling Fan (suspended)
- Exit Signs
- Light switch
- Three way light switch
- Light switch with dimmer
- Property Line

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

1	1.23.25	Issued for Permit

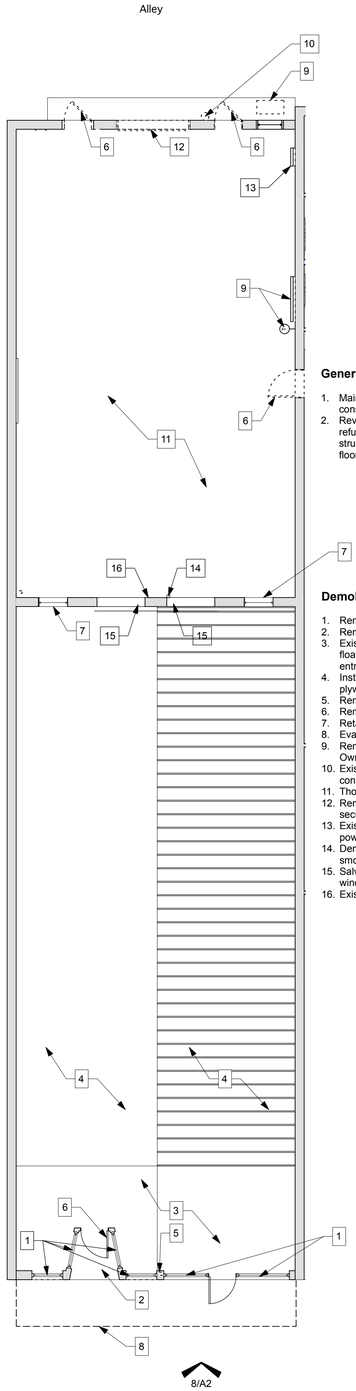
Cover Sheet and Demolition

1.23.25

As Shown

2359

A0.1



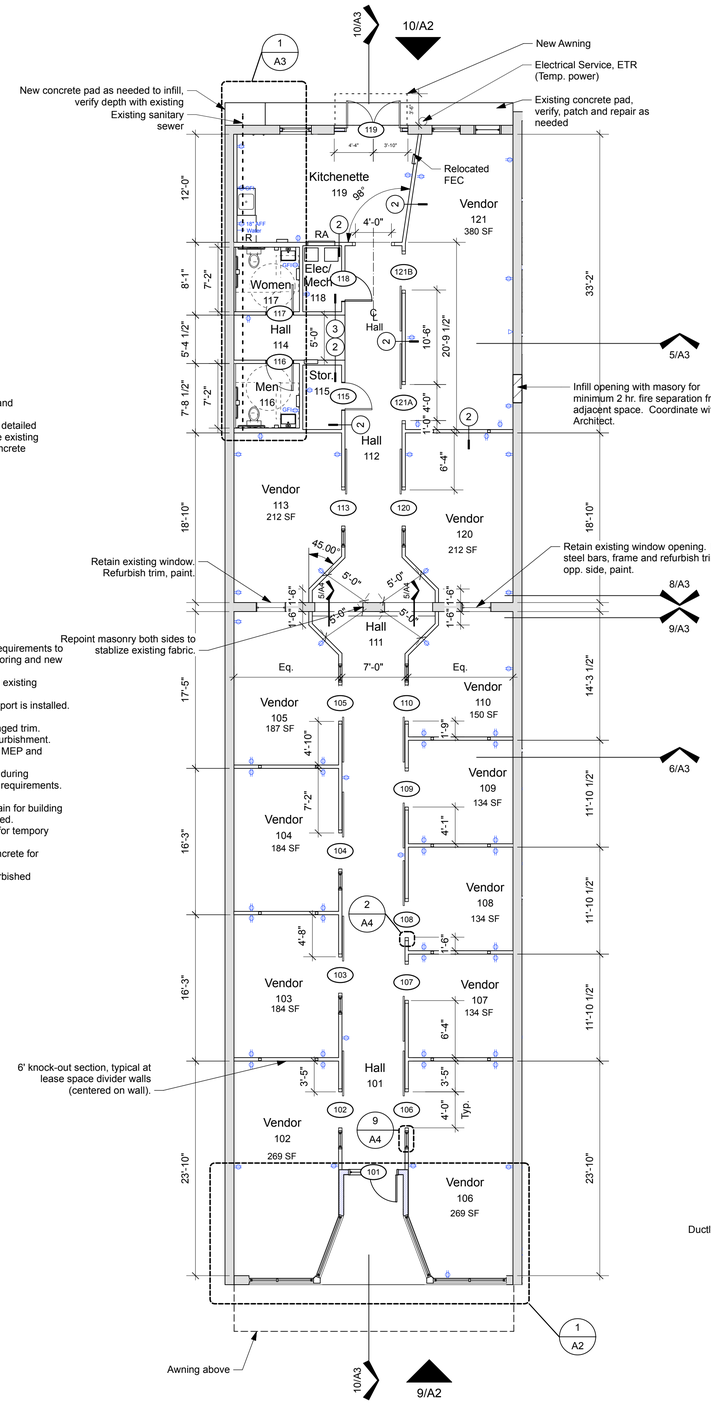
General Demolition Notes:

1. Maintain secured building interior thoughout demolition and construction.
2. Review exisitng conditions. Identify conditions requiring detailed refurbishment to prepare for finsh-out. conditons include existing structure framing, masonry, plumbing, penetrationsat concrete flooring and walls.

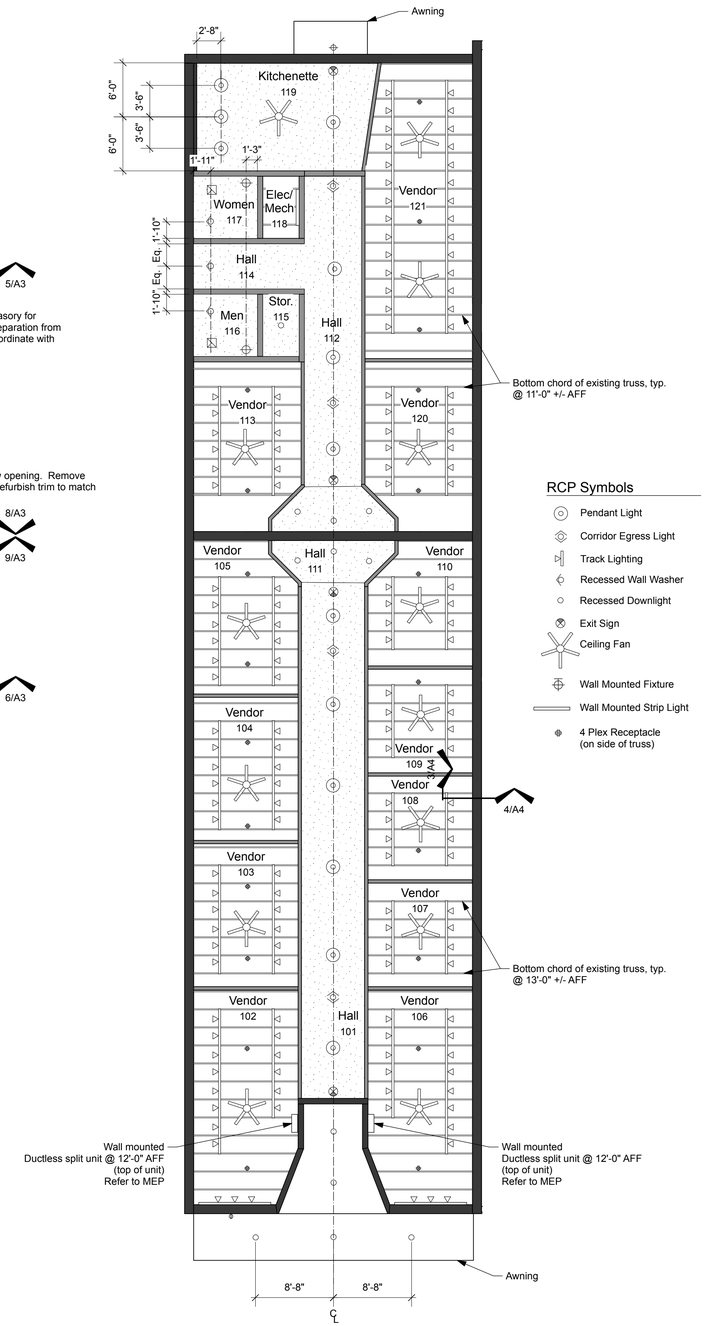
Demolition Plan Key Notes:

1. Remove existing storefront, glass, door.
2. Remove existing floor tile.
3. Existing concrete floor. Verify elevation, deviation and requirements to float new surface to coordinate with new plywood subflooring and new entry.
4. Install new subfloor over existing floor framing (505) and existing plywood subfloor (503). Refer to Sheet A4 for details.
5. Remove existing facade column after new structural support is installed.
6. Remove existing door and frame. Salvage for reuse.
7. Retain existing windows and trim. Refurbish using salvaged trim.
8. Evaluate existing awning for removal/replacement or refurbishment.
9. Remove existing A/C system. Evaluate for salvage with MEP and Owner.
10. Existing electrical panel to be used for temporary power during construction. Coordinate removal with new electrical requirements.
11. Thoroughly clean exist concrete door to remain.
12. Remove existing garage door system and frame. Maintain for building security during construction until new door can be installed.
13. Existing electrical panel board to be relocated after use for tempory power. Refer to Electrical.
14. Demo sanitary pipe to level below finish floor. Patch concrete for smooth, level floor.
15. Salvage trim at existing door openings for re-use at refurbished windows.
16. Existing stone / brick to be repointed.

1 Demolition Plan
Scale: 1/8" = 1'-0"



2 Floor Plan
Scale: 1/8" = 1'-0"



RCP Symbols

- Pendant Light
- Corridor Egress Light
- Track Lighting
- Recessed Wall Washer
- Recessed Downlight
- Exit Sign
- Ceiling Fan
- Wall Mounted Fixture
- Wall Mounted Strip Light
- 4 Plex Receptacle (on side of truss)

3 Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

Note: Refer to Finish Schedule for ceiling heights

REGISTERED ARCHITECT
THOMAS HAYNE UPCHURCH
11743
STATE OF TEXAS
1.23.25

UPCHURCH ARCHITECTS INC.

General Notes:

1. Some dimensions are given as +/- for latitude to work with field conditions. If field dimension varies more than 2", two inches, notify Architect before proceeding with the work.
2. All dimensions are noted as 'clear dimensions' and shall be considered critical to maintain.
3. Fit work tight to adjacent elements, including piping, duct, and conduit penetrations. Completely seal all voids.
4. Mount all devices and switches at 44" AFF to centerline of device unless noted otherwise.
5. Locate devices per architectural drawings. If specific location is not indicated, coordinate with Architect.

Plan Notes:

1. Provide blocking for installation of toilet accessories, electronic devices, and other wall mounted items.
2. Coordinate location of toilet accessories and plumbing components with Interior Elevations.
3. Refer to MEP drawings for Plumbing Schedule.
4. All partitions intersect at 90 degree angles unless otherwise noted.
5. Install 1/2" water resistant GWB or tile backer board at all wet areas and partitions to receive tile. Verify with Architect.
6. Refer to Finish Schedule for all finish materials applied to partitions.
7. All partitions to be Type 1, unless noted otherwise.
8. All doors to be located six (6) inches from corner of room as indicated on plan unless noted otherwise.
9. All GWB to be 1/2" Type X unless otherwise noted.

Reflected Ceiling Plan Notes:

1. Align ceiling fixtures (exactly) as illustrated graphically on the plan. Coordinate conflicts with Architect.
2. Lights are centered over plumbing fixtures (U.N.O.)
3. Refer to Electrical drawings and Lighting Consultant drawings for Light Fixture Schedule, switching, and additional specifications.
4. Field verify existing conditions and locations of all piping, ducts, structural components and other applicable elements and other applicable items. Arrange and modify non-visible items to ensure adequate clearance for ceiling layout as shown. Notify Architect of any conflicts before proceeding with the Work.
5. Coordinate ceiling plan requirements of this drawings with mechanical, electrical, and plumbing requirements. Notify Architect of any conflicts before proceeding with the Work.
6. Secure ceiling fans to 1x6 blocking to the bottom cord of trusses.
7. Secure 4 plex receptacles to side of truss bottom chord.
8. Center 1x6 blocking for ceiling fan mount and 4 plex receptacles in room width. Coordinate mounting installation with Architect.

Partition Types

1. 2x4 wood studs. 1 layer 1/2 " Type X GWB each side to 11'-0" AFF, seal @ floor slab.
2. 2x4 wood studs. 1 layer 1/2" Type X GWB each side to underside of structure above, seal @ floor slab.
3. 2x6 wood studs. 1 layer 1/2" Type X GWB each side to underside of structure above, acoustical insulation throughout, seal @ floor slab.

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

1	1.23.25	Issued for Permit

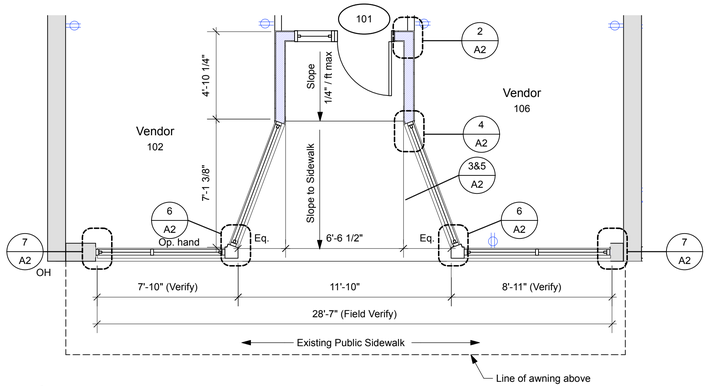
Demolitionn Plan, Floor Plan and RCP

1.23.25

As Shown

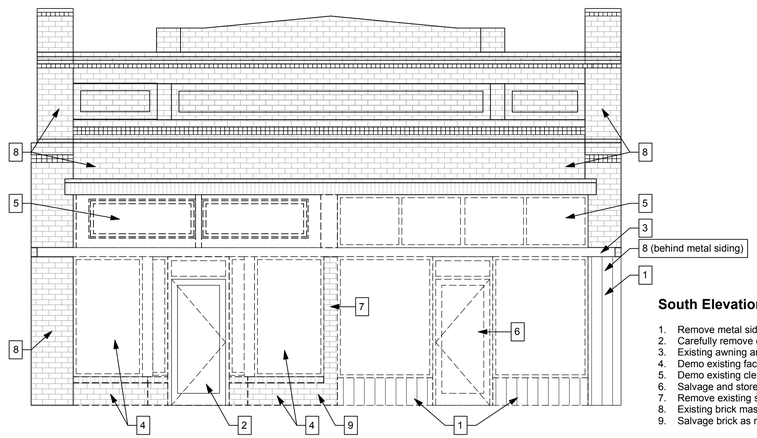
2359

A1



1 Floor Plan
Scale: 1/4" = 1'-0"

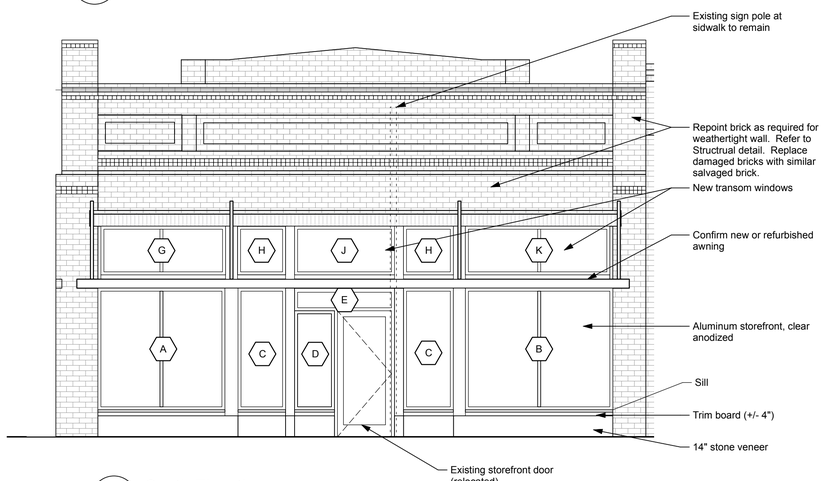
9/A2



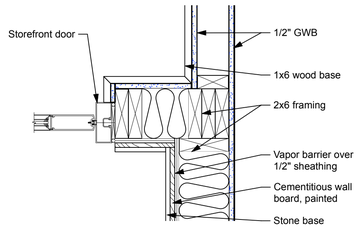
8 South Elevation - Existing and Demolition
Scale: 1/4" = 1'-0"

South Elevation Demolition Key Notes:

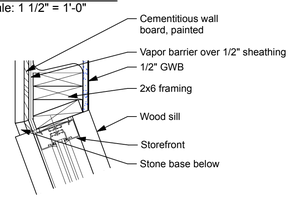
1. Remove metal siding.
2. Carefully remove existing storefront door and frame. Store for re-use.
3. Existing awning and tie backs to be demolished.
4. Demo existing facade. Retain historic brick facade and storefront.
5. Demo existing clerestory windows above awning.
6. Salvage and store existing door for possible re-use.
7. Remove existing structural post after new structureal posts are installed.
8. Existing brick masonry to remain. Refer to Structural for repair as required.
9. Salvage brick as needed for replacement.



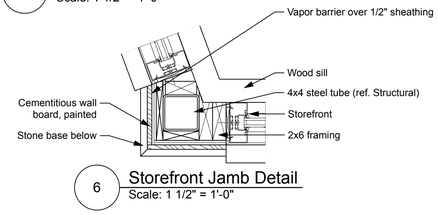
9 South Elevation
Scale: 1/4" = 1'-0"



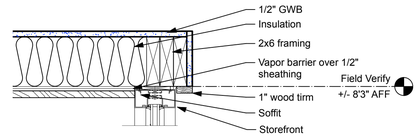
2 Door Jamb Detail
Scale: 1 1/2" = 1'-0"



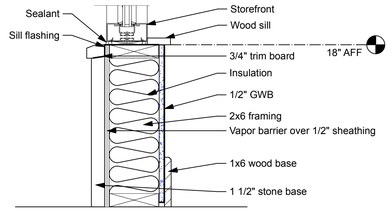
4 Storefront Jamb Detail
Scale: 1 1/2" = 1'-0"



6 Storefront Jamb Detail
Scale: 1 1/2" = 1'-0"

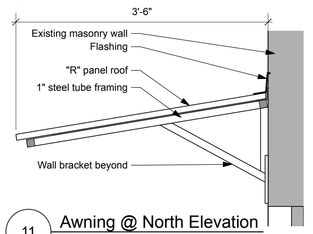


3 Storefront Head Detail
Scale: 1 1/2" = 1'-0"

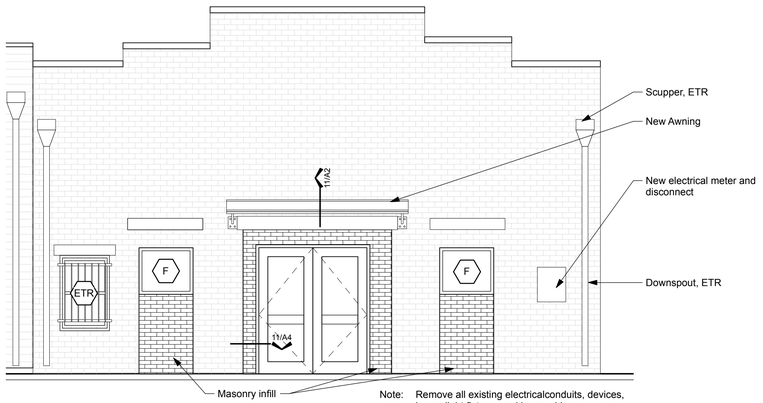


5 Storefront Sill Detail
Scale: 1 1/2" = 1'-0"

7 Storefront Jamb Detail
Scale: 1 1/2" = 1'-0"



11 Awning @ North Elevation
Scale: 1" = 1'-0"



Note: Remove all existing electricalconduits, devices, boxes light fixtures and loose wiring.

10 North Elevation
Scale: 1/4" = 1'-0"

REGISTERED ARCHITECT
THOMAS HAYNE UPCHURCH
11743
STATE OF TEXAS
1.23.25

UPCHURCH ARCHITECTS INC.

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

1	1.23.25	Issued for Permit

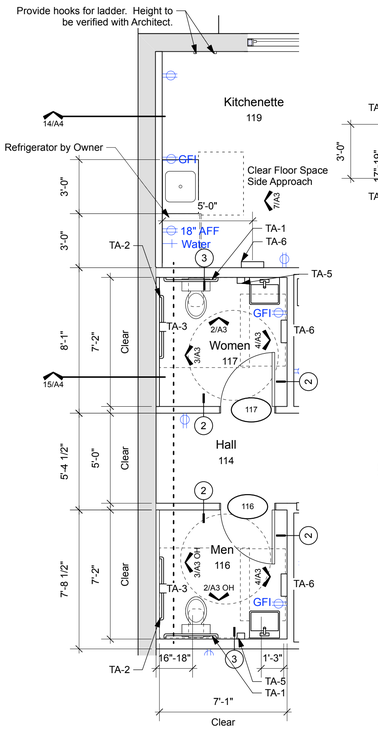
Facade Renovations and Details

1.23.25

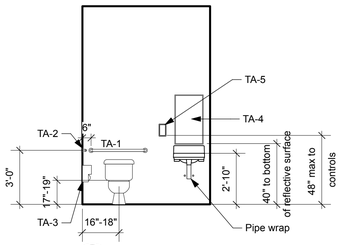
As Shown

2359

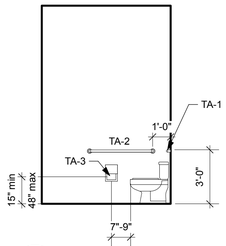
A2



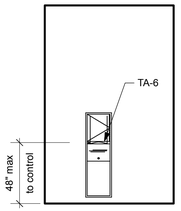
1 Enlarged Plans @ Toilet Rooms
Scale: 1/4" = 1'-0"



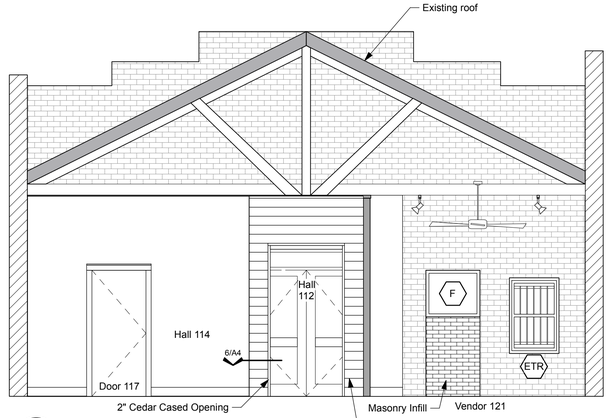
2 Toilet Elevation
Scale: 1/4" = 1'-0"



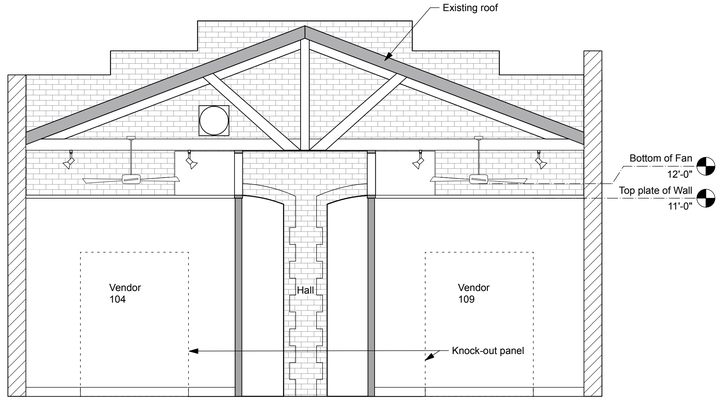
3 Toilet Elevation
Scale: 1/4" = 1'-0"



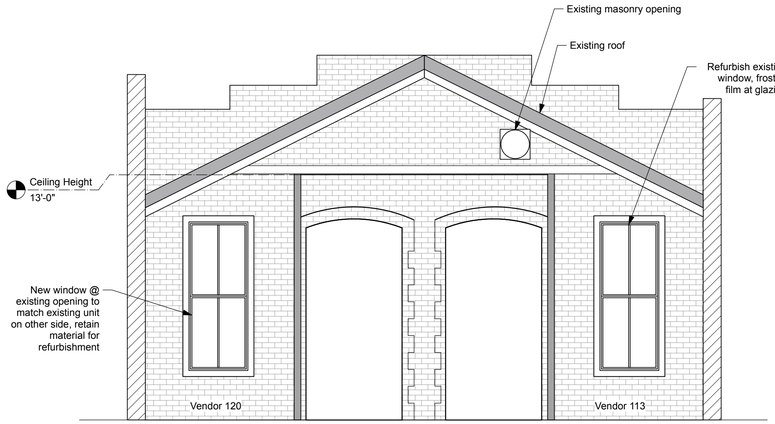
4 Toilet Elevation
Scale: 1/4" = 1'-0"



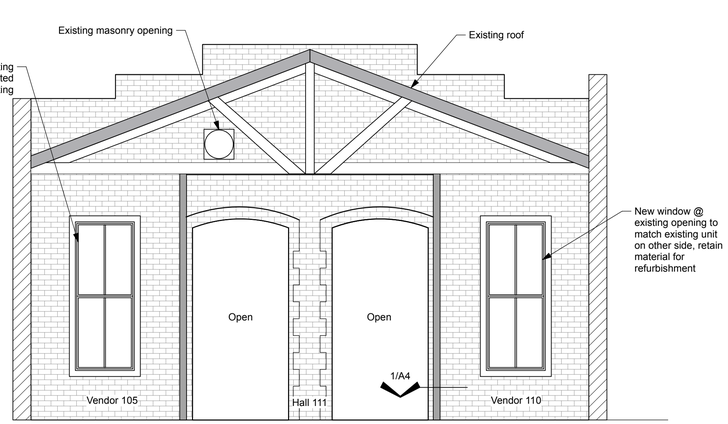
5 Section @ Hall 112 - Looking North
Scale: 1/4" = 1'-0"



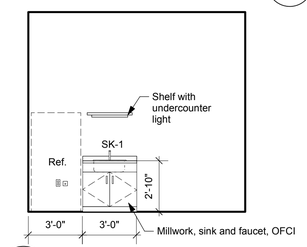
6 Section @ Vendor - Looking North
Scale: 1/4" = 1'-0"



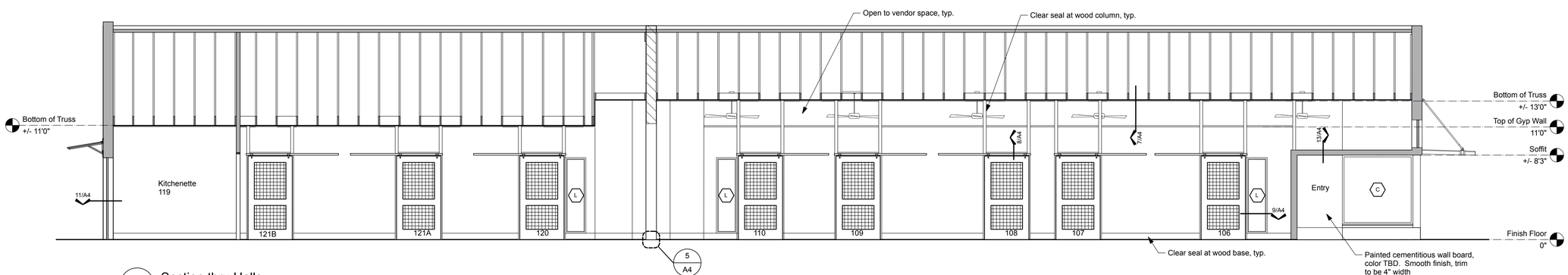
8 Section @ Hall 112 - Looking South
Scale: 1/4" = 1'-0"



9 Section @ Hall 111 - Looking North
Scale: 1/4" = 1'-0"



7 Kitchenette 119 Elevation
Scale: 1/4" = 1'-0"



10 Section thru Halls
Scale: 3/16" = 1'-0"

REGISTERED ARCHITECT
THOMAS HAYNE UPCHURCH
11743
STATE OF TEXAS
1.23.25

UPCHURCH ARCHITECTS INC.

Accessibility Notes:

1. All accessibiliy guidlines are to be followed per Texas Acceiblity Standards.
2. Mount all toilet accessories at heights noted and in locations shown.
3. Anchor accessories to substrate/blocking as required by manufacturer's installation requirements.
   a. Doors:
      1. Accessible doors shall be 32" clear, min.
      2. Ensure that door opening force does not exceed 5 lb/ft.
      3. Thresholds and floor transitions shall not exceed 1/2" in height.
   b. Corridors shall be 60" clear, u.n.o.
4. Toilet Rooms:
   a. All flush controls for water closets shall be mounted on the wide side of the toilet area.
   b. Ensure that all toilet accessories are mounted as indicated on the enlarged toilet plans and elevations for compliance with the Texas Accessibility Standards.
   c. Lavatories shall be mounted as indicated on the enlarged toilet plans and elevations for compliance with the Texas Accessibility Standards.
5. Maintain clear floor areas indicated on Floor Plan, clear of door swing.
6. Provide white protective insulation at p-trap and supply lines/valves: 'Trap Wrap' by Brocar, 'Handi Lav-Guard' by Truebro, 'Pro Wrap' by McGuire or equal.

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:		
1	1.23.25	Issued for Permit

Sections, Interior Elevation and Details

1.23.25

As Shown

2359

A3

Finish Schedule

			walls					ceiling		
number	name	floor	base	north	east	south	west	finish	height	remarks
101	Hall	LVT	W-1	P-1	P-1	P-1	P-1	P-3	13'10"	Note 5
102	Vendor	LVT	W-1	P-1	P-1	Brick	Brick	P-3	Varies	Note 6
103	Vendor	LVT	W-1	P-1	P-1	Brick	Brick	P-3	Varies	Note 6
104	Vendor	LVT	W-1	P-1	P-1	Brick	Brick	P-3	Varies	Note 6
105	Vendor	LVT	W-1	Brick	P-1	P-1	Brick	P-3	Varies	Note 6
106	Vendor	LVT	W-1	P-1	Brick	Brick	P-1	P-3	Varies	Note 6
107	Vendor	LVT	W-1	P-1	Brick	P-1	P-1	P-3	Varies	Note 6
108	Vendor	LVT	W-1	P-1	Brick	P-1	P-1	P-3	Varies	Note 6
109	Vendor	LVT	W-1	P-1	Brick	P-1	P-1	P-3	Varies	Note 6
110	Vendor	LVT	W-1	Brick	Brick	P-1	P-1	P-3	Varies	Note 6
111	Hall	LVT	W-1	P-1	P-1	P-1	P-1	P-1	13'10"	Note 5
112	Hall	SC-1	W-1	P-1	P-1	P-1	P-1	P-1	11'0"	Note 5
113	Vendor	SC-1	W-1	P-1	P-1	Brick	Brick	P-3	11'0"	Note 6
114	Hall	SC-1	W-1	P-1	P-1	P-1	P-2	P-1	11'0"	Note 5
115	Storage	SC-1	W-1	P-1	P-1	P-1	P-1	P-3	11'0"	Note 5
116	Men	SC-1	W-1	P-1	P-1	P-1	P-1	P-1	11'0"	Note 5
117	Women	SC-1	W-1	P-1	P-1	P-1	P-1	P-1	11'0"	Note 5
118	Elec / Mech	SC-1	W-1	P-1	P-1	P-1	P-1	P-3	11'0"	Note 5
119	Kitchenette	SC-1	W-1	Brick	P-1	P-1	P-1	P-3	11'0"	Note 5
120	Vendor	SC-1	W-1	P-1	Brick	Brick	P-1	P-3	Varies	Note 6
121	Vendor	SC-1	W-1	Brick	Brick	P-1	P-1	P-3	Varies	Note 6

Finish Materials:

Floors:
- LVT — LVT — Armstrong Natural Creations, 6x36 plank, Avila Oak, Warm Capri
- SC-1 — Concrete — Existing, cleaned and sealed

Base:
- W-1 — Wood Base — 6" Wood Base Stained, color: TBD

Walls:
- P-1 — Painted Gypsum Board — Sherwin Williams, SW7105 Paperwhite
- Brick — Brick ETR — Not painted, repoint / stabilize as needed.

Ceilings:
- P-1 — Painted Gypsum Board — Sherwin Williams, SW7105 Paperwhite
- P-3 — Structural framing and underside of deck, Painted — Sherwin Williams, SW6992, Inkwell

Finish Notes:

1. All flooring transitions to be located under door leaf in closed position unless otherwise indicated on plan or as approved by Architect.
2. All painted GWB shall receive an orange peel texture, satin finish in color selected. Submit paint samples of all colors with specified texture to Architect for approval.
3. Paint shall be as manufactured by Sherwin Williams, or equal approved by Architect.
4. Provide samples of products specified for Architect to review prior to installation.
5. GWB ceiling at bottom of trusses.
6. Ceiing open to underside of rook deck.

Toilet Accessory Schedule:

Item	Description	Manufacturer	Model	Remarks
TA-1	Grab Bar 36"	Bobrick	B-6806	Confirm with Owner
TA-2	Grab Bar 42"	Bobrick	B-6806	Confirm with Owner
TA-3	Toilet Paper Holder	Bobrick	B-2888	Confirm with Owner
TA-4	Mirror	Bobrick	B-290	Confirm with Owner
TA-5	Soap Dispenser	Bobrick	B-2111	Confirm with Owner
TA-6	Paper Towel Dispenser			OFCI

Toilet Accessories Notes:

1. Mount all toilet accessories at heights noted and in locations shown.
2. Anchor accessories to substrate/blocking as required by manufacturer's installation requirements.

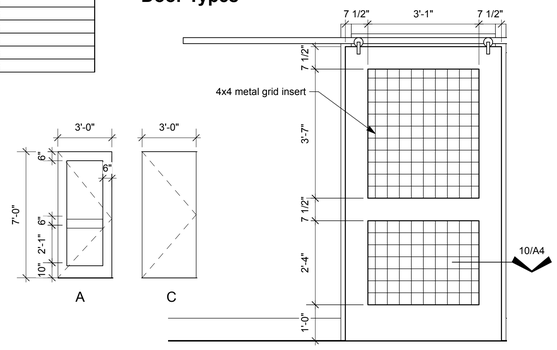
Window Schedule:

Mark	Type	R.O. Size	finish	remarks
A	Storefront	7'0"w x 6'9"h	Aluminum	center mullion
B	Storefront	8'2"w x 6'9"h	Aluminum	center mullion
C	Storefront	7'4"w x 6'9"h	Aluminum	
D	Storefront	1'10"w x 5'6"h	Aluminum	
E	Storefront	4'10"w x 10"h	Aluminum	
F	Storefront	3'0"w x 2'7"h	Aluminum	Frosted glazing
G	Storefront	7'0"w x 2'8"h	Aluminum	
H	Storefront	2'8"w x 2'8"h	Aluminum	
J	Storefront	5'2"w x 2'8"h	Aluminum	
K	Storefront	8'2"w x 2'8"h	Aluminum	
L	Casement	2'0"w x 7'4"h	Wood	Clear 3/16" tempered glass

Window Notes:

1. Field verify all dimensions, rough openings. Notify Architect of any conflicts.
2. Storefront glazing shall be tempered.
3. Finish shall be clear anodized aluminum.

Door Types



Door Schedule

number	type	description	material	finish	size	frame	hardware	remarks
101	Existing	Storefront Door	Alum	Alum	3070	1	1	Reinstall Existing
102	B	Barn Door	wood	wood	4480	3	4	
103	B	Barn Door	wood	wood	4480	3	4	
104	B	Barn Door	wood	wood	4480	3	4	
105	B	Barn Door	wood	wood	4480	3	4	
106	B	Barn Door	wood	wood	4480	3	4	
107	B	Barn Door	wood	wood	4480	3	4	
108	B	Barn Door	wood	wood	4480	3	4	
109	B	Barn Door	wood	wood	4480	3	4	
110	B	Barn Door	wood	wood	4480	3	4	
113	B	Barn Door	wood	wood	4480	3	4	
115	C	Wood Door	wood	wood	3070	4	3	
116	C	Wood Door	wood	wood	3070	4	2	
117	C	Wood Door	wood	wood	3070	4	2	
118	C	Wood Door	wood	wood	3070	4	3	
119	A	Storefront Door	Alum	Alum	PR 3070	2	5	3/16" tempered glass, frosted
120	B	Barn Door	wood	wood	4480	3	4	
121A	B	Barn Door	wood	wood	4480	3	4	
121B	B	Barn Door	wood	wood	4480	3	4	

Door Notes:

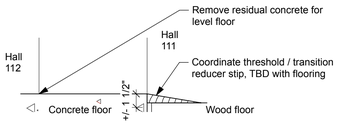
1. Doors to receive finish as scheduled. Refer to Finish materials.
2. Refer to General Project Notes & Specifications, Sheet A-001.
3. Submit Shop Drawings prior to fabrication for all new door units.

Hardware Types:

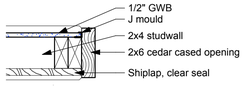
1. 1 1/2 pr. butts, 4 1/2 x 4 1/2
   1 Entrance Lockset w/ thumb turn
   1 Closer
   1 Exit Device - existing
   1 Floor Stop - existing
   1 Threshold
   1 Weatherstrip
   1 Sweep
   1 Drip cap
2. 1 1/2 pr. butts, 4 1/2 x 4 1/2
   1 Lever - Schlage Broadway, Collins Trim
   1 Floor Stop
   3 silencers
3. 1 1/2 pr. butts, 4 1/2 x 4 1/2
   1 Schlage Touch Keyless touchscreen w/ Latitude Lever
   1 Floor Stop
4. 1 Sliding Door Hardware - Krownlab, Ivar, Brushed Stainless
   1 Master Lock - Hasp and Hasp Lock, 722DPF
5. 1 1/2 pr. butts, 4 1/2 x 4 1/2
   1 Entrance Lockset w/ thumb turn
   1 Closer
   1 Exit Device - Coordinator
   1 Floor Stop - existing
   1 Threshold
   1 Weatherstrip
   1 Sweep
   1 Drip cap

Hardware Notes:

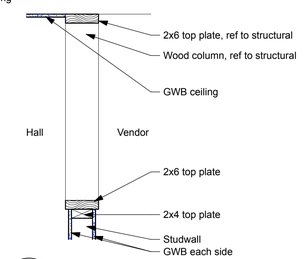
1. Verify all locking and keying requirements with Owner and Architect.
2. Hardware to be manufactured by Allegion - Falcon B Series.
3. Satin chrome finish.



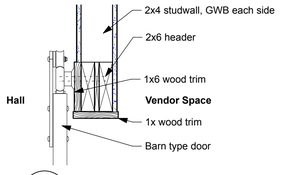
5 Floor Transition
Scale: 1 1/2" = 1'-0"



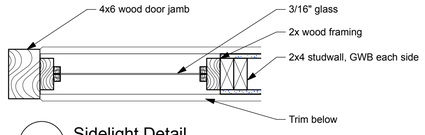
6 Cased Opening Detail
Scale: 1 1/2" = 1'-0"



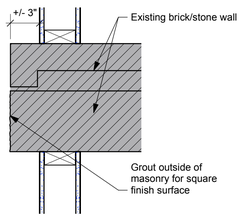
7 Wall / Ceiling @ Hall 101
Scale: 1" = 1'-0"



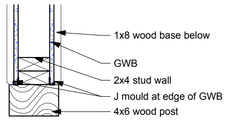
8 Barn Door Header
Scale: 1 1/2" = 1'-0"



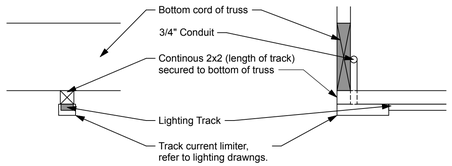
9 Sidelight Detail
Scale: 1 1/2" = 1'-0"



1 Cased Opening Trim Detail
Scale: 1 1/2" = 1'-0"

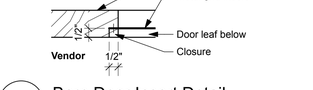


2 Barn Door Jamb
Scale: 1 1/2" = 1'-0"

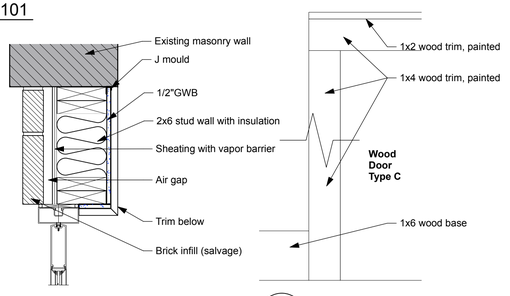


3 Elevation / Section @ Track
Scale: 1 1/2" = 1'-0"

4 Elevation @ End Condition
Scale: 1 1/2" = 1'-0"

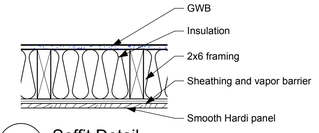


10 Barn Door Insert Detail
Scale: 3" = 1'-0"

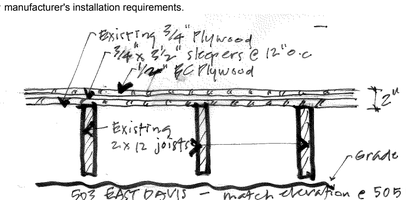


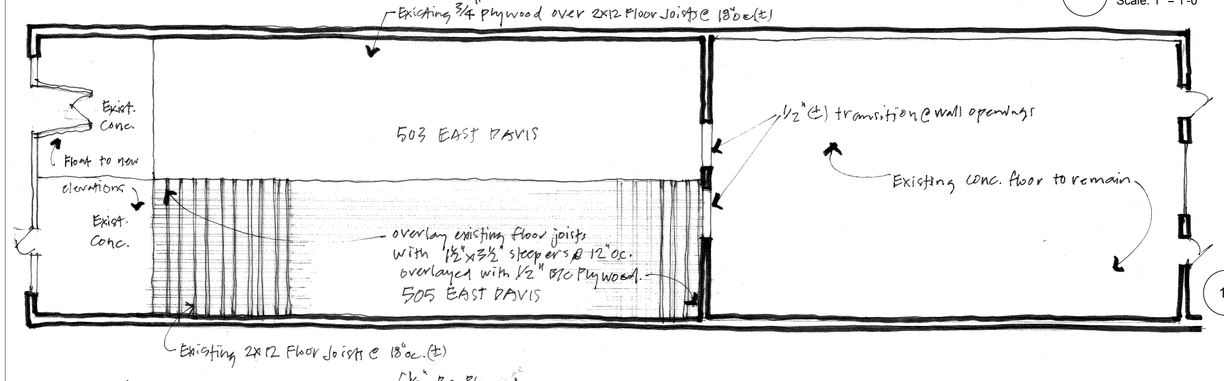
11 Plan Detail - Infill @ North Elevation
Scale: 1 1/2" = 1'-0"

12 Door Trim Detail
Scale: Actual Size

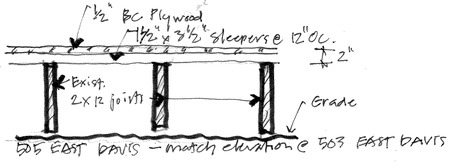


13 Soffit Detail
Scale: 1 1/2" = 1'-0"

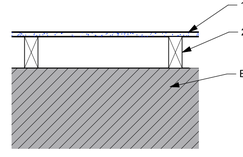




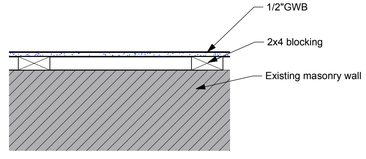
N
Scale - No Scale



Floor Refurbishments / Leveling
503 / 505 East Davis
7.19.24
Upchurch Architects, Inc.



14 Wall Detail @ Kitchenette
Scale: 1 1/2" = 1'-0"



14 Wall Detail @ Restrooms
Scale: 1 1/2" = 1'-0"

REGISTERED ARCHITECT THOMAS HAYNE UPCHURCH 11743 STATE OF TEXAS
1.23.25

UPCHURCH ARCHITECTS INC.

Frame Types:

1. Aluminum Storefront Frame, clear anodized. Re-use existing
2. Aluminum Storefront Frame, clear anodized.
3. No frame - Cased Opening, ref: X/A4
4. Wood Frame - @ 2x4 studwall with 1x4 wood trim, painted

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

1	1.23.25	Issued for Permit

Schedules

1.23.25

As Shown

2359

A4

505 EAST DAVIS - CONTROL ZONE SUMMARY

	A	B	C	D	E	F	G	H	I	J
1	PLAN	ROOM OR AREA	FEED TYPE	DESCRIPTION OF ZONE	FIXTURES				W/ZONE	CONTROL
2	REF				QTY	TYPE	WATTS	TOTAL		TYPE
3	101-01	HALL	NORMAL	PENDANTS	6	P01	20	120	120	NON-DIM PP
4	102-01	VENDOR	NORMAL	TRACK	2	TR.16	120	240	240	NON-DIM PP
5	102-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
6	103-01	VENDOR	NORMAL	TRACK	2	TR.12	120	240	240	NON-DIM PP
7	103-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
8	104-01	VENDOR	NORMAL	TRACK	2	TR.12	120	240	240	NON-DIM PP
9	104-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
10	105-01	VENDOR	NORMAL	TRACK	2	TR.12	120	240	240	NON-DIM PP
11	105-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
12	106-01	VENDOR	NORMAL	TRACK	2	TR.16	120	240	240	NON-DIM PP
13	106-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
14	107-01	VENDOR	NORMAL	TRACK	2	TR.08	120	240	240	NON-DIM PP
15	107-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
16	108-01	VENDOR	NORMAL	TRACK	2	TR.08	120	240	240	NON-DIM PP
17	108-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
18	109-01	VENDOR	NORMAL	TRACK	2	TR.08	120	240	240	NON-DIM PP
19	109-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
20	110-01	VENDOR	NORMAL	TRACK	2	TR.08	120	240	240	NON-DIM PP
21	110-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
22	111-01	HALL	NORMAL	ACCENT LIGHT	4	S01A	12	48	48	NON-DIM PP VIA TIMECLOCK
23	111-02	HALL	NORMAL	ACCENT LIGHT	2	S01B	12	24	24	NON-DIM PP VIA TIMECLOCK
24	112-01	HALL	NORMAL	PENDANT	4	P01	20	80	80	NON-DIM PP VIA TIMECLOCK
25	113-01	VENDOR	NORMAL	TRACK	2	TR.12	120	240	240	NON-DIM PP
26	113-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
27	114-01	HALL	NORMAL	ACCENT LIGHT	1	S03	11	11	11	NON-DIM PP VIA TIMECLOCK
28	115-01	STORAGE	NORMAL	UTILITY LIGHT	1	U01	6	6	6	LOCAL OCC SENSOR
29					1	S02	11	11		
30	116-01	MEN	NORMAL	LIGHTING & EF	1	S03	11	11	72	LOCAL OCC SENSOR
31					1	EF	50	50		
32					1	S02	11	11		
33	117-01	WOMEN	NORMAL	LIGHTING & EF	1	203	11	11	72	LOCAL OCC SENSOR
34					1	EF	50	50		

505 EAST DAVIS CONTROL SCHEDULES 20250115

1/15/2025

505 EAST DAVIS - CONTROL ZONE SUMMARY

	A	B	C	D	E	F	G	H	I	J
1	PLAN	ROOM OR AREA	FEED TYPE	DESCRIPTION OF ZONE	FIXTURES				W/ZONE	CONTROL
2	REF				QTY	TYPE	WATTS	TOTAL		TYPE
35	118-01	ELEC / MECH	NORMAL	UTILITY LIGHT	1	U01	6	6	6	LOCAL OCC SENSOR
36	119-01	KITCHENETTE	NORMAL	PENDANT	3	P02	15	45	45	NON-DIM PP
37	119-02	KITCHENETTE	NORMAL	TASK	1	UCL.36	16	16	16	NON-DIM PP
38	119-04	KITCHENETTE	NORMAL	PENDANT	1	P01	20	20	20	NON-DIM PP
39	120-01	VENDOR	NORMAL	TRACK	2	TR.12	120	240	240	NON-DIM PP
40	120-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
41	121-01	VENDOR	NORMAL	TRACK	2	TR.28	240	480	480	NON-DIM PP
42	121-02	VENDOR	NORMAL	RECEPTACLE	1	RECEPT	180	180	180	NON-DIM PP
43	EXTN-01	EXTERIOR NORTH	NORMAL	WALL MOUNT / INTEGRAL BATTERY PACK	1	W01-EM	10	10	10	FIXTURE MOUNTED PHOTOCELL
44	EXTS-01	EXTERIOR SOUTH	NORMAL	DOWNLIGHTS	5	DL4 / DL4E	9	45	45	NON-DIM PP VIA TIMECLOCK
45	WDW-01+02	SHOW WINDOW	NORMAL	TRACK	2	TRW.08	120	240	240	NON-DIM PP VIA TIMECLOCK
46										
47								TOTAL	6095	
48	NOTE 1	ALL TRACK FIXTURES HAVE CURRENT LIMITERS, PER SCHEDULE.								

505 EAST DAVIS - CONTROL DEVICE SUMMARY

	A	B	C	D	E
1	REF	ROOM OR AREA	CONTROL TYPE	COMMENTS	ENGRAVING
2	101-A	HALL	2 BUTTON WALLPOD	OVERRIDE CONTROL AFTER HOURS	ON / OFF
3	102-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
4	102-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
5	103-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
6	103-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
7	104-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
8	104-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
9	105-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
10	105-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
11	106-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
12	106-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
13	107-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
14	107-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
15	108-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
16	108-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
17	109-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
18	109-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
19	110-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
20	110-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
21	112-A	HALL	2 BUTTON WALLPOD	OVERRIDE CONTROL AFTER HOURS	ON / OFF
22	115-A	STORAGE	WALL BOX OCC SENSOR	SET FOR AUTO ON / AUTO OFF	
23	116-A	MEN	WALL BOX OCC SENSOR	SET FOR AUTO ON / AUTO OFF	
24	117-A	WOMEN	WALL BOX OCC SENSOR	SET FOR AUTO ON / AUTO OFF	
25	118-A	ELEC / MECH	WALL BOX OCC SENSOR	SET FOR AUTO ON / AUTO OFF	
26	119-A	KITCHENETTE	2 BUTTON WALLPOD	OVERRIDE CONTROL AFTER HOURS	ON / OFF
27	119-B	KITCHENETTE	2 BUTTON WALLPOD	OVERRIDE CONTROL AFTER HOURS	ON / OFF
28	120-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
29	120-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF
30	121-A	VENDOR	CEILING OCC SENSOR	CONTROLS LOADS IN SPACE	
31	121-B	VENDOR	4 BUTTON WALLPOD	TRACK LIGHTING + RECEPTACLE	ON / OFF / ON /OFF

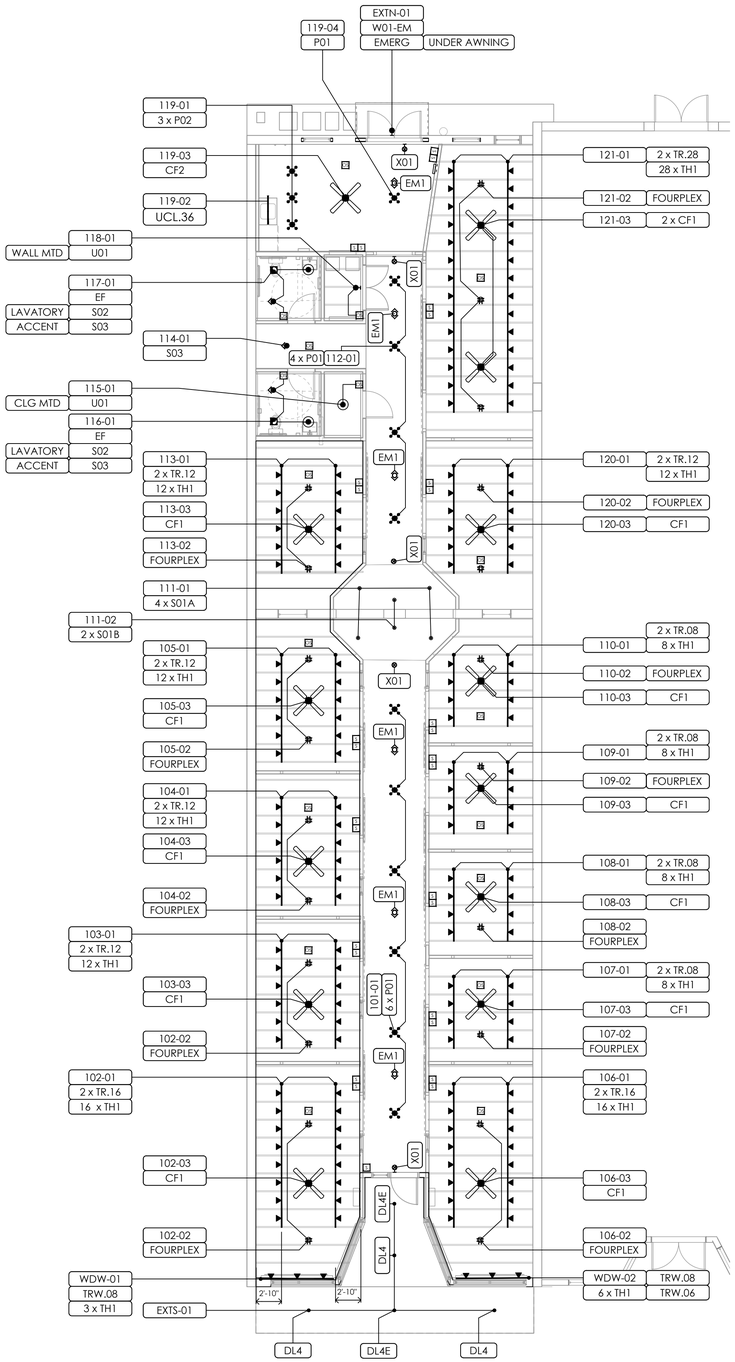
505 EAST DAVIS CONTROL SCHEDULES 20250115

1/15/2025

LIGHTING CONTROL SUMMARIES
NOT TO SCALE
2

SYMBOL SCHEDULE / SEE SCHEDULES FOR MORE DETAIL

SYMBOL	DESCRIPTION
●	DOWNLIGHT
◆	ADJUSTABLE DOWNLIGHT
◉	SURFACE MOUNT
■	STEPLIGHT
	WALL MOUNTED FIXTURE
	PENDANT FIXTURE
	LINEAR LED STRIP
	OUTLET / FLOOR OUTLET
	CEILING FAN
	TRACK HEAD / MONOPOINT
	TRACK WITH TRACK HEADS
	TASK LIGHT / UTILITY FIXTURE
	EXHAUST FAN
KP	KEYPAD
OS	OCCUPANCY SENSOR SWITCH



LIGHTING PLAN
SCALE: 1/8" = 1'-0"
1
0 4' 8' 16'

DATE	ISSUE
1/15/25	ISSUED FOR CONSTRUCTION

THE ARCHITECTURAL BACKGROUND PROVIDED BY OTHERS.

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ARCHILLUME
LIGHTING DESIGN, INC.

12212 BRIGADOON LANE
UNIT 136
AUSTIN, TEXAS
78727
CELL 512 413 7654
CKT@ARCHILLUME.COM
WWW.ARCHILLUME.COM
CIRCA 1985

01/15/2025
REGISTERED
CHARLES K. THOMPSON
10458
ARCHITECT
STATE OF TEXAS

CHARLES K. THOMPSON, AIA
TEXAS REGISTRATION NO. 10458

UPCHURCH
ARCHITECTS
INC.

Project:
Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

LIGHTING PLAN

1.23.25

As Shown

2359

LP-3.01

505 / LULING

LIGHT FIXTURE SCHEDULE

	A	B	C	D	E	F	G	H	I	J	K
1	TYPE	MANUFACTURER	CATALOG NUMBER	V	W	MOUNTING	LUMENS	CRI	CCT	DESCRIPTION	CONTROL
2	NOTE 1.	SEE GENERAL NOTES / SPECS FOR ADDITIONAL INFORMATION REGARDING LIGHT FIXTURES IN THIS SCHEDULE.									
3	NOTE 2.	SEE LIGHTING DETAILS AND ARCHITECTURAL DETAILS FOR INSTALLATION REQUIREMENTS FOR LIGHT FIXTURES.									
4	NOTE 3.	UNIT PRICING FOR ALL LIGHTING PRODUCTS IS REQUIRED. SEE GENERAL NOTES FOR FORMAT REQUIREMENTS.									
5	CF1	HUNTER FAN	BUILDER ELITE 52 INCH	120	100	PENDANT ON BLOCKING WITH 24 INCH DOWNROD	NA	NA	NA	52 INCH DIAMETER FAN WITH 5 BLADES, BRAZILIAN CHERRY FINISH, PULL CHAIN CONTROL. EXTEND PULL CHAIN AS REQUIRED FOR FIELD CONDITIONS.	PULL CHAIN
6	DL4	LITHONIA	LDN4-27/07-LO4-AR-LD-MVOLT-GZ10	120	9	RECESSED IN CANOPY	750	80	2,700	4 INCH APERTURE DOWNLIGHT WITH SELF FLANGED TRIM, INTEGRAL DRIVER. 3-13/16 INCH DEEP. DAMP LOCATION LISTED, CLEAR ALUMINUM MATTE DIFFUSE TRIM.	NON-DIM
7	DL4E	LITHONIA	LDN4-27/07-LO4-AR-LD-MVOLT-GZ10-EL	120	9	RECESSED IN CANOPY	750	80	2,700	4 INCH APERTURE DOWNLIGHT WITH SELF FLANGED TRIM, INTEGRAL DRIVER. 3-13/16 INCH DEEP, INTEGRAL BATTERY PACK & TEST BUTTON. DAMP LOCATION LISTED, CLEAR ALUMINUM MATTE DIFFUSE TRIM..	NON-DIM
8	P01	SPECTRUM LIGHTING	GPRF1200INC-CM72-MB	120	15	PENDANT	1,600	90	2,700	12 INCH DIAMETER SEAMLESS ACRYLIC GLOBE FIXTURE WITH 72 INCH LONG CORD MOUNT & METAL CANOPY. MATTE BLACK FINISH ON CORD & METAL COMPONENTS.	NON-DIM
9	P01.LAMP	SATCO	20A21/LED/927/120-277/ND	120	20	PENDANT	2,000	90	2,700	A21 GENERAL PURPOSE FROSTED GLASS LAMP WITH MEDIUM BASE	NON-DIM
10	P02	ANP LIGHTING	R916-MB-BLC-NO GLOBE-SLC-73	120	9	PENDANT	800	90	2,700	16 INCH DIAMETER RADIAL WAVE STYLE RLM REFLECTOR, 6.75 INCH HIGH. MATTE BLACK FINISH. 72 INCH LONG BLACK CORD WITH BLACK CANOPY. WHITE FINISH ON REFLECTOR SURFACE.	NON-DIM
11	P02.LAMP	FEIT	A1960/927CA/FIL/4	120	9	PENDANT	800	90	2,700	A19 GENERAL PURPOSE FROSTED GLASS LAMP WITH MEDIUM BASE	NON-DIM
12	S01A	LEVITON	9874	120	NA	SURFACE	NA	NA	NA	WHITE PORCELAIN, KEYLESS LAMPHOLDER, TOP WIRED FOR BOX MOUNT	NON-DIM

505 / LULING

LIGHT FIXTURE SCHEDULE

	A	B	C	D	E	F	G	H	I	J	K
1	TYPE	MANUFACTURER	CATALOG NUMBER	V	W	MOUNTING	LUMENS	CRI	CCT	DESCRIPTION	CONTROL
23	TR.08	JUNO	T-8FT-BL TCLFM-BL + TCLCB-1A-BLACK	120	120	SURFACE ON BLOCKING PER ARCHITECT'S DETAIL	NA	NA	NA	8 FOOT LONG SINGLE CIRCUIT TRACK WITH CURRENT LIMITER FEED WITH 1A CIRCUIT BREAKER. INSTALL ON TO BOTTOM BLOCKING PER ARCHITECT'S DETAIL. ALL BLACK FINISH.	NON-DIM
24	TR.12	JUNO	T-12FT-BL TCLFM-BL + TCLCB-1A-BLACK	120	120	SURFACE ON BLOCKING PER ARCHITECT'S DETAIL	NA	NA	NA	12 FOOT LONG SINGLE CIRCUIT TRACK WITH CURRENT LIMITER FEED WITH 1A CIRCUIT BREAKER. INSTALL ON TO BOTTOM BLOCKING PER ARCHITECT'S DETAIL. ALL BLACK FINISH.	NON-DIM
25	TR.16	JUNO	T-8FT-BL x TWO T23-BL TCLFM-BL + TCLCB-2A-BLACK	120	240	SURFACE ON BLOCKING PER ARCHITECT'S DETAIL	NA	NA	NA	2 x 8 FOOT LONG SINGLE CIRCUIT TRACKS WITH MINIATURE CONNECTOR, CURRENT LIMITER FEED WITH 2A CIRCUIT BREAKER. INSTALL ON TO BOTTOM BLOCKING PER ARCHITECT'S DETAIL. ALL BLACK FINISH.	NON-DIM
26	TR.28	JUNO	T-12FT-BL x TWO + T-4FT-BL T23-BL x TWO TCLFM-BL + TCLCB-2A-BLACK	120	240	SURFACE ON BLOCKING PER ARCHITECT'S DETAIL	NA	NA	NA	2 x 12 FOOT + 1 x 4 FOOT LONG SINGLE CIRCUIT TRACKS WITH TWO MINIATURE CONNECTORS, CURRENT LIMITER FEED WITH 2A CIRCUIT BREAKER. INSTALL ON TO BOTTOM BLOCKING PER ARCHITECT'S DETAIL. ALL BLACK FINISH.	NON-DIM
27	TRW.08	JUNO	T-8FT-BL TCLFM-BL + TCLCB-1A-BLACK	120	60	WALL MOUNT ABOVE WINDOW	NA	NA	NA	8 FOOT LONG SINGLE CIRCUIT TRACK WITH CURRENT LIMITER FEED WITH 0.5A CIRCUIT BREAKER. INSTALL ABOVE WINDOWS. ALL BLACK FINISH.	NON-DIM
28	UCL.36	JUNO	UCES-36IN-SWW6-90CRI-WH-M6	120	16	UNDER CABINET	788	90	2700K	2.55 INCH WIDE x 1.07 INCH HIGH x 36 INCH LONG TASK LIGHT WITH WHITE PAINTED STEEL HOUSING, ACRCYLIC LENS. PROVIDE WIRING REQUIRED FOR INSTALLATION.	NON-DIM

505 / LULING

LIGHT FIXTURE SCHEDULE

	A	B	C	D	E	F	G	H	I	J	K
1	TYPE	MANUFACTURER	CATALOG NUMBER	V	W	MOUNTING	LUMENS	CRI	CCT	DESCRIPTION	CONTROL
13	S01A.LAMP	GOVEE	RGBWW SMART BR30 LED LIGHT BULB	120	12	MEDIUM BASE	1,200	NA	RGBWW	RGBWW LAMP FOR PROGRAMMABLE COLOR EFFECTS. PROGRAMMABLE VIA IOS APP.	WIRELESS
14	S01B	LEVITON	9874	120	NA	SURFACE	NA	NA	NA	WHITE PORCELAIN, KEYLESS LAMPHOLDER, TOP WIRED FOR BOX MOUNT	NON-DIM
15	S01B.LAMP	GOVEE	RGBWW SMART BR30 LED LIGHT BULB	120	12	MEDIUM BASE	1,200	NA	RGBWW	RGBWW LAMP FOR PROGRAMMABLE COLOR EFFECTS. PROGRAMMABLE VIA IOS APP.	WIRELESS
16	S02	LEVITON	9874	120	NA	SURFACE	NA	NA	NA	WHITE PORCELAIN, KEYLESS LAMPHOLDER, TOP WIRED FOR BOX MOUNT	NON-DIM
17	S02.LAMP	GREEN CREATIVE	11PAR30SNDIM/92740/SL	120	11	TRACK HEAD	950	95	2,700	PAR30 SHORT NECK LAMP WITH 40 DEGREE BEAM SPREAD & WHITE FINISH. SWAPPABLE LENS	NON-DIM
18	S03	LEVITON	9874	120	NA	SURFACE	NA	NA	NA	WHITE PORCELAIN, KEYLESS LAMPHOLDER, TOP WIRED FOR BOX MOUNT	NON-DIM
19	S03.LAMP	GREEN CREATIVE	11PAR30SNDIM/92740/SL	120	11	TRACK HEAD	950	95	2,700	PAR30 SHORT NECK LAMP WITH 40 DEGREE BEAM SPREAD & WHITE FINISH. SWAPPABLE LENS	NON-DIM
20	S03.WAND	SATCO	SF77-608	120	NA	SOCKET	NA	NA	NA	WHITE PORCELAIN, KEYLESS LAMPHOLDER EXTENSION WAND WITH ADJUSTABLE FITTING FOR AIMING ACCENT LIGHT	NON-DIM
21	TH1	JUNO	T691-BL	120		TRACK				HI-TECH MINI SWIVEL UNIVERSAL TRACK HEAD WITH MEDIUM BASE SOCKET, BLACK FINISH, LOCKING KNOB	NON-DIM
22	TH1.LAMP	GREEN CREATIVE	11PAR30SNDIM/92740/B/SL	120	11	TRACK HEAD	950	95	2,700	PAR30 SHORT NECK LAMP WITH 40 DEGREE BEAM SPREAD & BLACK FINISH. SWAPPABLE LENS	NON-DIM

505 / LULING

LIGHT FIXTURE SCHEDULE

	A	B	C	D	E	F	G	H	I	J	K
1	TYPE	MANUFACTURER	CATALOG NUMBER	V	W	MOUNTING	LUMENS	CRI	CCT	DESCRIPTION	CONTROL
29	W01-EM	LITHONIA	WDGE1LED-PP2-27K-90CRI-VW-MVOLT-PBBW-E4WH-DNAXD	120	10	WALL MOUNT ABOVE DOOR & BELOW AWNING	2,000	80	2,700	9 INCH WIDE x 8 INCH HIGH x 5.5 INCH DEEP WEDGE SHAPED UTILITY FIXTURE WITH ALUMINUM HOUSING, INTEGRAL EMERGENCY BATTERY PACK & PHOTOCELL. SURFACE MOUNTED BACK BOX, NATURAL ALUMINUM PAINT FINISH.	NON-DIM
30	X01	LITHONIA	LQM-S-W-3-G-MVOLT-ELN	277	1.5	WALL	NA	NA	NA	SINGLE / DOUBLE FACE EXIT SIGN WITH GREEN LETTERS, WHITE FINISH, INTEGRAL BATTERY PACK. PROVIDE MOUNTING & CHEVRONS AS REQUIRED.	NONE
31											
32	NOTES										
33	TR.xx NOTE	INSTALL TRACK WITH NO JUNCTION BOX AT FEED POINT. ALL JUNCTION BOXES SHALL BE REMOTE MOUNTING.									

505 DAVIS

FORMAT OF CONTRACTOR'S BID FOR LIGHTING PRODUCTS

1. CONTRACTOR SHALL PROVIDE UNIT PRICING FOR EACH LIGHTING PRODUCT SPECIFIED WITHIN 72 HOURS OF REQUEST.
2. CONTRACTOR'S BASE BID SHALL BE BASED ON ALL LIGHTING PRODUCTS, AS SPECIFIED. NO ALTERNATES OR SUBSTITUTIONS SHALL BE INCLUDED IN THE BASE BID.

GENERAL NOTES FOR LIGHTING

G1. ALL DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT ATTEMPT TO DEPICT EVERY DETAIL REQUIRED TO COMPLETE THE WORK. EXACT LOCATIONS OF LIGHT FIXTURES SHALL BE AS SHOWN ON ARCHITECT'S DOCUMENTS. LOCATION OF FIXTURES SHALL BE REVIEWED ON SITE WITH ARCHITECT PRIOR TO BEGINNING ROUGH-IN/INSTALLATION.

G2. CIRCUITS SERVING LIGHTING LOADS SHALL NOT SERVE OTHER LOADS.

G3. FINAL LOCATIONS ON ALL VISIBLE ELEMENTS (INCLUDING JUNCTION BOXES, DRIVER BOXES, AND ROUTING OF CONDUIT AND CABLE) SHALL BE APPROVED IN WRITING BY THE ARCHITECT. DO NOT PROCEED WITH INSTALLATION OF ANY EXPOSED COMPONENT WITHOUT ARCHITECT'S WRITTEN APPROVAL.

G4. ALL WORK SHALL COMPLY WITH LOCAL CODES, INCLUDING ENERGY CODE.

GENERAL NOTES FOR LIGHTING CONTROLS

LC1. LIGHTING CONTROLS FOR THIS PROJECT SHALL INCLUDE NLIGHT LIGHTING CONTROL SYSTEM FOR SWITCHING OF ARCHITECTURAL LIGHTING.

LC2. LIGHTING CONTROL DEVICES SHALL BE PROVIDED AS SCHEDULED IN DEVICE SCHEDULE AND AS SHOWN ON PLAN. FINAL LOCATIONS OF DEVICES SHALL BE DETERMINED BASED ON MANUFACTURER'S APPROVED SHOP DRAWINGS AND APPROVED IN FIELD BY ARCHITECT.

LC3. CONTRACTOR AND CONTROL VENDOR SHALL BE RESPONSIBLE FOR INITIAL PROGRAMMING OF LIGHTING CONTROLS TO PROVIDE COMPLETE AND FUNCTIONING SYSTEMS.

LC4. ALL CIRCUITS ORIGINATING FROM A DIMMER SHALL BE INSTALLED WITH INDEPENDENT NEUTRAL CONDUCTORS.

a. SHARED NEUTRALS ARE NOT ALLOWED IN ANY DIMMING ZONE.

b. GROUNDING SHALL COMPLY WITH ALL CODES AND SHALL BE IN ACCORDANCE WITH CONTROL SYSTEM MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL PROVIDE COMPLETE INSTALLATION (INCLUDING GROUNDING PROVISIONS) FOR LIGHTING SYSTEM TO PREVENT INTERFERENCE WITH AUDIO EQUIPMENT.

LC5. ALL LIGHTING DOCUMENTS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL ROUGH IN ACCORDING TO MANUFACTURERS APPROVED SHOP DRAWINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IN A TIMELY MANNER TO KEEP PROJECT SCHEDULE.

LC6. PROVIDE TIME CLOCK FOR TIME OF DAY CONTROL OF PUBLIC AREA LIGHTING.

LC7. PROVIDE THE FOLLOWING SYSTEM SERVICES:

a. SYSTEM SHALL BE INSPECTED BY A FACTORY REPRESENTATIVE AT ROUGH IN AND START-UP.

b. INSTALLATION OF SYSTEM AND HANDLING OF EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENT AND APPROVED SUBMITTAL DATA.

c. FINAL SITE VISIT SHALL INCLUDE SET UP AND PROGRAMMING OF CONTROL SYSTEM AND TRAINING OF OWNER'S REPRESENTATIVES.

LC8. ALL CONDUIT AND BOXES SHALL BE INSTALLED CONCEALED, UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT.

LC9. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS POWER FOR CONTROL SYSTEM COMPONENTS.

LC10. LIGHTING ZONE NUMBERS WITH A PLUS SIGN (002-03+) INDICATE LIGHTING ZONES THAT SPLIT TO MULTIPLE GROUPS OF LIGHT FIXTURES. CONTROL LINES DO NOT CONNECT ALL THE GROUPS OF FIXTURES IN THE DRAWING.

LC11. ALL WORK SHALL COMPLY WITH LOCAL CODES, INCLUDING ENERGY CODE.

DATE	ISSUE
1/15/25	ISSUED FOR CONSTRUCTION

UPCHURCH ARCHITECTS INC.

ARCHILLUME
LIGHTING DESIGN, INC.

12212 BRIGADOON LANE
UNIT 136
AUSTIN, TEXAS
78727
CELL 512 413 7654
CKT@ARCHILLUME.COM
WWW.ARCHILLUME.COM
CIRCA 1985

01/15/2025 CHARLES K. THOMPSON 10458 REGISTERED ARCHITECT

CHARLES K. THOMPSON, AIA
TEXAS REGISTRATION NO. 10458

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

LIGHT FIXTURE SCHEDULES AND NOTES

1.23.25

As Shown

2359

LP-4.01

SCHEDULES & NOTES
NOT TO SCALE 1

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 505 EAST DAVIS
Project Type: Alteration

Construction Site: 505 EAST DAVIS LULING, Texas 78648
Owner/Agent:
Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-VENDOR 108 (Retail:Sales Area)	134	1.22	163
Allowance: Other retail highlighting / Fix. ID: TR.08	134 (a)	0.45	60 (b)
2-VENDOR 107 (Retail:Sales Area)	133	1.22	162
Allowance: Other retail highlighting / Fix. ID: TR.08	133 (a)	0.45	60 (b)
3-VENDOR 106 (Retail:Sales Area)	269	1.22	328
Allowance: Other retail highlighting / Fix. ID: TRW.08	269 (a)	0.45	120 (b)
4-VENDOR 105 (Retail:Sales Area)	189	1.22	231
Allowance: Other retail highlighting / Fix. ID: TR.12	189 (a)	0.45	85 (b)
5-VENDOR 104 (Retail:Sales Area)	185	1.22	226
Allowance: Other retail highlighting / Fix. ID: TR.12	185 (a)	0.45	83 (b)
6-VENDOR 102 (Retail:Sales Area)	269	1.22	328
Allowance: Other retail highlighting / Fix. ID: TRW.08	269 (a)	0.45	120 (b)
7-VENDOR 103 (Retail:Sales Area)	185	1.22	226
Allowance: Other retail highlighting / Fix. ID: TR.12	185 (a)	0.45	83 (b)
8-HALL 101 (Retail:Mall Concourse)	404	0.90	364
9-KITCHENETTE 119 (Common Space Types:Lounge/Breakroom)	229	0.62	142
10-ELEC / MECH 118 (Common Space Types:Electrical/Mechanical)	33	0.43	14
11-WOMEN 117 (Common Space Types:Restrooms)	49	0.85	42
12-MEN 116 (Common Space Types:Restrooms)	48	0.85	41
13-STORAGE 115 (Common Space Types:Storage <50 sq.ft.)	33	0.46	15
14-VENDOR 109 (Retail:Sales Area)	132	1.22	161
Allowance: Other retail highlighting / Fix. ID: TR.08	132 (a)	0.45	59 (b)
15-VENDOR 110 (Retail:Sales Area)	153	1.22	187
Allowance: Other retail highlighting / Fix. ID: TR.08	153 (a)	0.45	69 (b)
16-HALL 111 (Retail:Mall Concourse)	105	0.90	94
17-HALL 112 (Retail:Mall Concourse)	225	0.90	202
18-VENDOR 113 (Retail:Sales Area)	215	1.22	262
Allowance: Other retail highlighting / Fix. ID: TR.12	215 (a)	0.45	97 (b)
19-HALL 114 (Common Space Types:Corridor/Transition <8 ft wide)	62	0.66	41
20-VENDOR 121 (Retail:Sales Area)	379	1.22	462
Allowance: Other retail highlighting / Fix. ID: TR.20	379 (a)	0.45	171 (b)
21-VENDOR 120 (Retail:Sales Area)	215	1.22	262
Allowance: Other retail highlighting / Fix. ID: TR.12	215 (a)	0.45	97 (b)
		Supplemental Allowed Watts (null) =	456
		Total Allowed Watts =	5514

(a) Area claimed may exceed total floor area when Retail Merchandise Highlighting allowance(s) are specified.
(b) Allowance is (B x C) or the actual wattage of the fixtures given in Proposed Power section, whichever is less.

(c) Supplemental watts must be associated with retail merchandise highlighting fixtures.

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
VENDOR 108 (Retail: Sales Area, 134 sq.ft.)				
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
VENDOR 107 (Retail: Sales Area, 133 sq.ft.)				
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
VENDOR 106 (Retail: Sales Area, 269 sq.ft.)				
Track Lighting: TRW.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.16: TRACK 16 FT: Wattage based on current limiting device capacity	0	0	240	240
Track Lighting: TR.16: TRACK 16 FT: Wattage based on current limiting device capacity	0	0	240	240
VENDOR 105 (Retail: Sales Area, 189 sq.ft.)				
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
VENDOR 104 (Retail: Sales Area, 185 sq.ft.)				
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
VENDOR 102 (Retail: Sales Area, 269 sq.ft.)				
Track Lighting: TRW.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.16: TRACK 16 FT: Wattage based on current limiting device capacity	0	0	240	240
Track Lighting: TR.16: TRACK 16 FT: Wattage based on current limiting device capacity	0	0	240	240
VENDOR 103 (Retail: Sales Area, 185 sq.ft.)				
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
HALL 101 (Retail: Mall Concourse, 404 sq.ft.)				
LED: P01: PENDANT: Other:	1	6	20	120
KITCHENETTE 119 (Common Space Types: Lounge/Breakroom, 229 sq.ft.)				
LED: P01: PENDANT: Other:	1	1	20	20
LED: UCL 36: TASK LIGHT: Other:	1	1	16	16
LED: P02: PENDANT: Other:	1	3	15	45
ELEC / MECH 118 (Common Space Types: Electrical/Mechanical, 33 sq.ft.)				
LED: U01: UTILITY: Other:	1	1	6	6
WOMEN 117 (Common Space Types: Restrooms, 49 sq.ft.)				
LED: S02: VANITY: Other:	1	1	11	11
LED: S03: ACCENT: Other:	1	1	11	11
MEN 116 (Common Space Types: Restrooms, 48 sq.ft.)				
LED: S02: VANITY: Other:	1	1	11	11
LED: S03: ACCENT: Other:	1	1	11	11
STORAGE 115 (Common Space Types: Storage <50 sq.ft., 33 sq.ft.)				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
LED: U01: UTILITY: Other:	1	1	6	6
VENDOR 109 (Retail: Sales Area, 132 sq.ft.)				
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
VENDOR 110 (Retail: Sales Area, 153 sq.ft.)				
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.08: TRACK 8 FT: Wattage based on current limiting device capacity	0	0	120	120
HALL 111 (Retail: Mall Concourse, 105 sq.ft.)				
LED: S01B: SURFACE RGBW: Other:	1	2	12	24
LED: S01A: SURFACE RGBW: Other:	1	4	12	48
HALL 112 (Retail: Mall Concourse, 225 sq.ft.)				
LED: P01: PENDANT: Other:	1	4	20	80
VENDOR 113 (Retail: Sales Area, 215 sq.ft.)				
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
HALL 114 (Common Space Types: Corridor/Transition <8 ft wide, 62 sq.ft.)				
LED: S03: ACCENT: Other:	1	1	11	11
VENDOR 121 (Retail: Sales Area, 379 sq.ft.)				
Track Lighting: TR.20: TRACK 20 FT: Wattage based on current limiting device capacity	0	0	240	240
Track Lighting: TR.20: TRACK 20 FT: Wattage based on current limiting device capacity	0	0	240	240
VENDOR 120 (Retail: Sales Area, 215 sq.ft.)				
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
Track Lighting: TR.12: TRACK 12 FT: Wattage based on current limiting device capacity	0	0	120	120
		Total Proposed Watts =		4260

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

CHARLES THOMPSON, PRESIDENT — Name - Title
Signature
01/15/2025 — Date

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 505 EAST DAVIS
Project Type: Alteration
Exterior Lighting Zone 3 (Other (LZ3))

Construction Site: 505 EAST DAVIS LULING, Texas 78648
Owner/Agent:
Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
ENTRY CANOPY (Entry canopy)	264 ft2	0.4	Yes	106
EGRESS / LOADING (Emergency services, loading area)	30 ft2	0.35	No	10
		Total Tradable Watts (a) =		106
		Total Allowed Watts =		116
		Total Allowed Supplemental Watts (b) =		500

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
ENTRY CANOPY (Entry canopy, 264 ft2): Tradable Wattage				
LED: DL4 / DL4E: RECESSED DOWNLIGHT: Other:	1	5	9	45
EGRESS / LOADING (Emergency services, loading area, 30 ft2): Non-tradable Wattage				
LED: W01-EM: EXTERIOR WALLPACK: Other:	1	1	10	10
		Total Tradable Proposed Watts =		45

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

CHARLES THOMPSON, PRESIDENT — Name - Title
Signature
01/15/2025 — Date

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2, C405.2.2.1, C405.2.2.2 [EL21][1]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][1]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.5 [EL28][1][2]	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the area served and their status.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.6 [EL30][1][2]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

COM CHECK REPORT
NOT TO SCALE
1

DATE	ISSUE
1/15/25	ISSUED FOR CONSTRUCTION

UPCHURCH ARCHITECTS INC.

THE ARCHITECTURAL BACKGROUND PROVIDED BY OTHERS.

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01/15/2025
CHARLES K. THOMPSON
10458
REGISTERED
PROFESSIONAL
ENGINEER

CHARLES K. THOMPSON, AIA
TEXAS REGISTRATION NO. 10458

Project:
Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

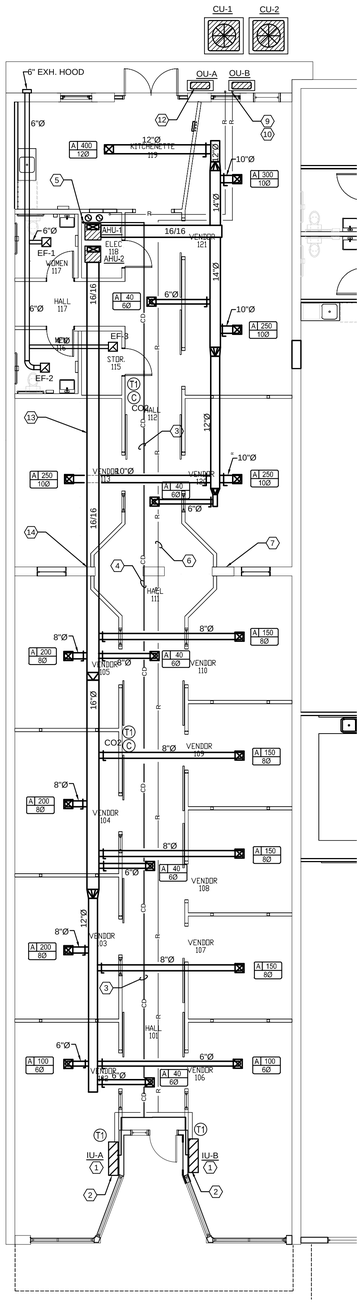
LIGHTING COMCHECK

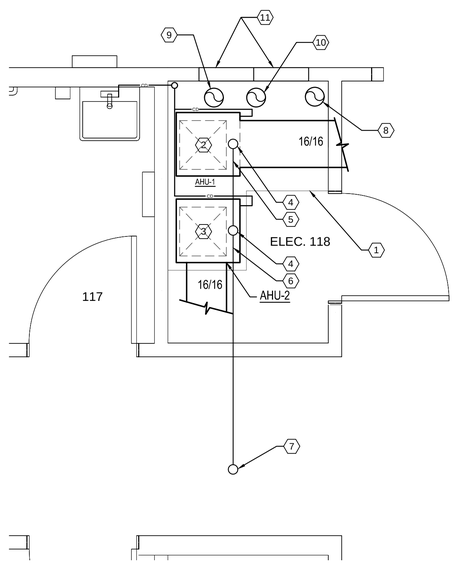
1.23.25

As Shown

2359

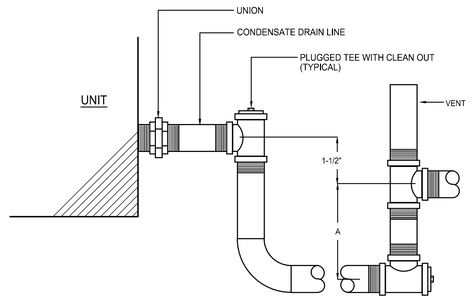
LP-4.02





KEYED NOTES - MECHNICAL PLAN:

1. MOUNT DUCTLESS MINI-SPLIT AT 10'-0" AFF TO BOTTOM OF UNIT.
2. PROVIDE EACH MINI-SPLIT UNIT WITH A CONDENSATE LIFT PUMP. ROUTE FLEXTUBING UP WALL TO GRAVITY CONDENSATE DRAIN ABOVE HALL CEILING.
3. 3/4" PVC GRAVITY CONDENSATE DRAIN WITH 1/2" ARMAFLEX INSULATION ABOVE HALL CEILING. SLOPE 1/8"/FT. SUPPORT SPACING 36" WITH CLEVIS HANGERS AND INSULATION SADDLES.
4. CORE DRILL EXISTING MASONRY WALL ONLY LARGE ENOUGH FOR INSULATED PIPE TO FIT.
5. CONNECT GRAVITY CONDENSATE LINE TO CONDENSATE DRAIN IN MECH RM.
6. PROVIDE CONTINUOUS 1X4 PLANKING ABOVE THE HALL CEILING TO PROVIDE CONTINUOUS SUPPORT OF ANNEALED COPPER REFRIGERANT LINES FROM IU-A & B TO OUTDOOR UNITS. KEEP LINES AS STRAIGHT AS POSSIBLE. ATTACH PIPING TO PLANKING 36" OC.
7. NEATLY PENETRATE EXISTING MASONRY WALLS FOR REFRIGERANT LINES.
8. PROVIDE HARD-DRAWN COPPER FOR REFRIGERANT LINES FROM AHU-1 & 2 TO CONDENSING UNITS. ROUTE ABOVE CEILING.
9. RUN REFRIGERANT LINES DOWN EXTERIOR WALL. SUPPORT LINES FROM WALL. SUPPORT LINES ABOVE GROUND ON COMPOSITE STRUT SUPPORTS - CADDY PSF16C..
10. PROVIDE EDPM CELULAR FOAM PIPING INSULATION WITH THICKNESS RECOMMENDED BY EQUIPMENT MANUFACTURER. COAT INSULATION WITH AEROCEL AEROCOAT COMPLIANT WITH 2018 IECCC C403.11.3.1.
11. PROVIDE COMPOSITE (BRAMEC) PADS FOR EACH GROUND MOUNTED CONDENSING UNIT
12. SUSPEND OU-A & B FROM WALL BRACKETS SO THAT THE TOP OF THE UNIT IS SLIGHTLY BELOW THE WINDOW. COORDINATE LOCATION WITH A/E.
13. RUN INSULATED DUCT THRU ROOF TRUSS WEB. OFFSET AS NECESSARY FOR ELEVATION AND FRAMING CHANGES.
14. NEATLY PENETRATE EXISTING MASONRY WALL NO LARGER THAN NECESSARY FOR INSULATED DUCT.



3 CONDENSATE DRAIN DETAIL
SCALE: NOT TO SCALE

KEYED NOTES - MECHANICAL ROOM:

1. 30" HI RA PLATFORM. WOOD FRAME WITH 3/4" PLYWOOD COVER. LINE WITH 1" DUCTBOARD.
2. AHU-1. GAS FURNACE WITH CASED COIL.
3. AHU-2. GAS FURNACE WITH CASED COIL.
4. 4" TYPE 'B' FLUE CONNECTOR AND RISER.
5. 4" HORIZONTAL FLUE.
6. 4"X4"X5" TYPE 'B' TEE.
7. 5" TYPE 'B' THRU ROOF PENETRATION WITH ROOF JACK, RING & CAP. MAINTAIN 10'-0" MINIMUM FROM OA INTAKES.
8. 10" ROUND METAL DUCT COMBINATION (SINGLE OPENING) VENT & COMBUSTION AIR DUCT THRU ROOF WITH ROOF JACK, RING & CAP. TERMINATE DUCT IN MECH RM FLUSH WITH CEILING.
9. 10" INSULATED ROUND METAL MINIMUM OA DUCT THRU ROOF WITH ROOF JACK, RING & CAP. TERMINATE DUCT IN RA PLENUM. PROVIDE 2-POSITION MOTORIZED DAMPER AND MANUAL VOLUME DAMPER SET TO 270CFM.
10. 10" INSULATED ROUND METAL MAXIMUM OA DUCT THRU ROOF WITH ROOF JACK, RING & CAP. TERMINATE DUCT IN RA PLENUM. PROVIDE 2-POSITION MOTORIZED DAMPER AND MANUAL VOLUME DAMPER SET TO 420CFM.
11. 2 - 24X24" RA GRILLES WITH OBD.

TRUE NORTH

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

0 4 8 12 16 20
GRAPHIC SCALE

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

STATE OF TEXAS
Thomas R. Alexander
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REGISTERED PROFESSIONAL ENGINEER
1/23/2025

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Texas Firm F-3271

Key Plan:

Project:
Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description

Drawing: MECHANICAL PLAN AND DETAIL

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: M101

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	Allen Building Renovation
Location:	Luling, Texas
Climate Zone:	2a
Project Type:	Alteration

Construction Site:
505 E. Davis
Luling, Texas 78648

Owner/Agent:
Texas

Designer/Contractor:
Tom Alexander, P.E.
Talex Engineers
Lockhart, Texas

Mechanical Systems List

Quantity **System Type & Description**

2 HVAC System (Single Zone):
Split System Heat Pump
Heating Mode: Capacity = 13 kBtu/h,
Proposed Efficiency = 8.20 HSPF, Required Efficiency = 8.20 HSPF
Cooling Mode: Capacity = 12 kBtu/h,
Proposed Efficiency = 25.00 SEER, Required Efficiency = 14.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

2 HVAC System (Single Zone):
Heating: 2 each - Central Furnace, Gas, Capacity = 100 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 2 each - Split System, Capacity = 45 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 14.00 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Tom Alexander, P.E. - Designer	*Tom Alexander*	1/27/2025
Name - Title	Signature	Date

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2, C403.12.3 [FO9][3]	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. future connection to controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][3]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.6.3 [PL7][3]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.7 [PL8][3]	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.11.3 [ME61][2]	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.8.1 [ME65][3]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.8.3 [ME117][2]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.12.1 [ME71][2]	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [ME59][1]	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.1 [ME59][1]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.2 [ME115][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.6 [ME141][3]	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.4 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.5 [ME116][3]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.11.1, C403.11.2 [ME60][2]	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.4 [ME63][2]	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.3.3 [ME35][1]	Hot gas bypass limited to: <=240 kBtu/h – 50% >240 kBtu/h – 25%	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME123][3]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Thomas R. Alexander
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1/27/2025

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TALEX inc, engineers
Ph: 512.451.6579
Texas Firm F-3271

Key Plan:

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description

Drawing: MECHANICAL ComCheck

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: M501

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.3 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.1 [FI42][3]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.3 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2.1, C403.2.4.2.2 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Key Plan:

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Issues:

No.	Date	Description

Drawing: MECHANICAL ComCheck

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: M502

SPLIT AIR CONDITIONING UNIT SCHEDULE (GAS HEAT)

		INDOOR UNIT																	OUTDOOR CONDENSING UNIT						
		DX COOLING COIL										GAS HEATING			ELECTRICAL							ELECTRICAL			
MARK	AREA SERVED	UNIT TYPE	CFM	MIN OA CFM	MAX OA CFM	NOMINAL TONS	TOTAL CAP. (MBH)	SENS CAP. (MBH)	EAT (F)	LAT (F)	EXT. SP (IN. WG)	FAN MTR (HP)	INPUT HEATING (MBH)	OUTPUT HEATING (MBH)	AFUE (%)	VOLT / PH	MCA	MOCP	MANUFACTURER / MODEL NO.	MARK	SEER	AMBIENT TEMP (F)	VOLT / PH	MCA	MOCP	MANUFACTURERER / MODEL NO.
FCU-1	OFFICES	HORIZONTAL	1600	180	325	4.0	45.0	33.8	80 / 67	57.9 / 58.7	0.50	1/2	100.0	75.0	80.0	208 / 1	11.6	15	TRANE TUD1C080A	CU-1	14.0	105	208 / 1	28.0	50	TRANE TWB3060
FCU-2	OFFICES	HORIZONTAL	1600	180	325	4.0	45.0	33.8	80 / 67	57.9 / 58.7	0.50	1/2	100.0	75.0	80.0	208 / 1	11.6	15	TRANE TUD1C080A	CU-2	14.0	105	208 / 1	28.0	50	TRANE TWB3060

SPLIT AIR CONDITIONING (GAS HEAT) UNIT NOTES:
1. PROVIDE REMOTE ELECTRONIC (7 DAY) PROGRAMMABLE THERMOSTAT
2. PROVIDE CARRIER PERFORMACE SERIES FURNACE AND CONDENSING UNIT WITH TWO STAGE COMPRESSOR
3. FIVE YEAR COMPRESSOR WARRANTY
4. EXTERNAL STATIC PRESSURE INCLUDES DUCTWORK, DAMPERS, AIR DEVICES, ETC. PRESSURE DROP FOR WET COIL AND FILTERS IS INCLUDED AS INTERNAL PRESSURE DROP.
5. TEMPERATURE AND AMBIENT AS LISTED; SEER'S ARE RATED AT ARI CONDITIONS.
6. PROVIDE EACH OUTDOOR UNIT SHALL BE EQUIPPED WITH DEFROST CONTROL, SIGHT GLASS, FILTER DRIER, CRANKCASE HEATER, HIGH PRESSURE SWITCH.
7. PROVIDE HARD START KIT ON SINGLE PHASE UNITS
8. PROVIDE UNIT WITH ANTI-SHORT CYCLE TIMER, SERVICE VALVES, AND INDOOR BLOWER RELAY KIT.
9. PROVIDE A WALL-MOUNTED CO2 SENSOR FOR DEMAND VENTILATION CONTROL. REF. CONTROL NOTES.

WALL MOUNTED SPLIT HEAT PUMP AIR CONDITIONING UNIT SCHEDULE

		INDOOR UNIT										OUTDOOR CONDENSING UNIT						
		DX COOLING COIL						HEAT PUMP HEATING							ELECTRICAL			
MARK	AREA SERVED	UNIT TYPE	CFM	NOMINAL TONS	CAP. (MBH)	CAP. (MBH)	EAT (F) WB / DB	LAT (F) WB / FB	HEATIN G (MBH)	HSPF	COP 47F	MANUFACTURER / MODEL NO.	MARK	SEER	AMBIENT TEMP (F)	VOLT / PH	MCA	MOCP	MANUFACTURER / MODEL NO.
IU-A	RETAIL 102	WALL MOUNT	310	1.0	12.0	8.4	80 / 67	57.9 / 58.7	13.0	7.50	12.00	TRANE 4MXW2712A10N	OU-A	25.0	105	208 / 1	10.0	15	TRANE 4TXK2712A10N
IU-B	RETAIL 106	WALL MOUNT	310	1.0	12.0	8.4	80 / 67	57.9 / 58.7	13.0	7.50	12.00	TRANE 4MXW2712A10N	OU-B	25.0	105	208 / 1	10.0	15	TRANE 4TXK2712A10N

SPLIT HP AIR CONDITIONING UNIT NOTES:
1. PROVIDE REMOTE ELECTRONIC (7 DAY) PROGRAMMABLE THERMOSTAT
2. FIVE YEAR COMPRESSOR WARRANTY
3. TEMPERATURE AND AMBIENT AS LISTED; SEER'S ARE RATED AT ARI CONDITIONS.
4. EACH OUTDOOR UNIT SHALL BE EQUIPPED WITH DEFROST CONTROL, FILTER DRIER, CRANKCASE HEATER, HIGH-PRESSURE SWITCH.
5. PROVIDE EACH INDOOR UNIT WITH 2-POLE/20A TOGGLE SWITCH.

OA CALCULATION ASHRAE 62.1

OCC CAT	AREA SF	OA CFM/SF	DENSITY OCC/KSF	# OCCs	CFM/OC C	AREA CFM	OCC CFM	
BRK RM	240	0.06	25	6	5	14	0	IN SALES OCC
CORR	820	0.06	0	0	0	49	0	
SALES	2450	0.12	15	37	7.5	294	276	
				AREA OA CFM =		358		MIN OA CFM
				PEOPLE OA CFM =			276	
				TOTAL OA CFM =			633	MAX OA CFM

AIR DEVICE SCHEDULE

MARK	SERVICE	DESCRIPTION	FACE SIZE (SQ IN.)	NECK SIZE (IN.)	FINISH	MANUFACTURER / MODEL NUMBER
A	SUPPLY	ADJUSTABLE CURVED BLADE 4-WAY THROW	AS SHOWN	SEE PLANS	WHITE	TITUS 250
B	RETURN	LOUVERED FACE GRILLE WITH 35 DEG DEFLECTION, 1/2" SPACING FIXED WITH OBD	AS SHOWN	SEE PLANS	WHITE	TITUS 350

AIR DEVICE SCHEDULE NOTES:
1. PROVIDE INTERNALLY INSULATED AIR DEVICE BUCKETS FOR SUPPLY AIR DEVICES.
2. AIR DEVICES NOT IN CEILING AREAS TO BE SUPPORTED FROM RIGID DUCT. GRILLE FACE SHALL BE FLUSH WITH BOTTOM CHORD OF ROOF TRUSS.
3. AIR DEVICES NOT IN CEILING AREAS SHALL BE #84 BLACK.
4. SCHEDULED AIR DEVICES ARE MANFACTURED BY TITUS. PRICE AND KRUEGER ARE CONSIDERED AN EQUIVALENT MANUFACTURER.

FAN SCHEDULE

MARK	AREA SERVED	TYPE OF FAN	CFM	E. S.P. (IN. WG)	TYPE DRIVE	VOLT/PHASE	MAX INLET SONES	MANUFACTURER / MODEL NO.
EF-1	RESTROOM	CEILING MOUNT	75	0.25	DIRECT	120/1	1	GREENHECK SP-A90
EF-2	RESTROOM	CEILING MOUNT	75	0.25	DIRECT	120/1	1	GREENHECK SP-A90
EF-3	STORAGE	CEILING MOUNT	50	0.25	DIRECT	120/1	1	GREENHECK SP-A70

FAN SCHEDULE NOTES:
1. FACTORY PRE-WIRED DISCONNECT SWITCH
2. INTERLOCK WITH WALL MOUNTED LIGHT SWITCH.
3. PROVIDE FAN SPEED CONTROLLER MOUNTED ON FAN.
4. GRAVITY BACKDRAFT DAMPER

CONTROL NOTES – DEMAND VENTILATION:

1. IT IS INTENDED THAT THE AHU FANS RUN CONTINUOUSLY WHEN THE SPACE IS OCCUPIED.
2. PROVIDE PROGRAMABLE 7-DAY THERMOSTATS FOR AHU-1 AND AHU-2.
3. PROVIDE CO2 SENSORS AT THE THERMOSTAT LOCATIONS. CO2 SENSORS SHALL BE ADJUSTABLE FROM 0 TO 2000 PPM WITH A DRY-CONTACT RELAY OUTPUT.
4. THE SYSTEM SHALL HAVE A MINIMUM OA DUCT AND A MAXIMUM OA DUCT. EACH DUCT SHALL HAVE A 2-POSITION (OPEN-CLOSED) MOTORIZED DAMPER AND AN ADJUSTABLE MANUALLY ADJUSTABLE VOLUME DAMPER.
5. UPON EITHER AHU FAN ENERGIZING, THE MINIMUM OA DAMPER SHALL OPEN WITH THE 2-POSITION DAMPER ACTUATOR.
6. THE MANUAL VOLUME DAMPER IN THE MINIMUM OA DUCT SHALL BE ADJUSTED TO THE MINIMUM OA AIR FLOW OF 360 CFM.
7. THE CO2 SIGNAL CIRCUIT SHALL BE ENERGIZED BY THE MIN OA DAMPER ACTUATOR CIRCUIT. THE MAX OA DAMPER CANNOT OPEN WITHOUT THE MIN OA DAMPER OPEN.
8. UPON EITHER OF THE TWO CO2 SENSORS RISING TO ITS SETPOINT OF 1100 PPM (ADJUSTABLE) OF CO2, THE MAXIMUM OA 2-POSITION MOTORIZED DAMPER SHALL OPEN.
9. UPON BOTH OF THE TWO CO2 SENSORS FALL BELOW ITS SETPOINT OF 1000 PPM (ADJUSTABLE), THE MAX OA DAMPER SHALL CLOSE.
10. THE MANUAL VOLUME DAMPER IN THE MAXIMUM OA DUCT SHALL BE ADJUSTED SO THAT THE SUM OF THE OA AIRFLOW FOR BOTH THE MAXIMUM AND MINIMUM OA DUCT EQUALS A TOTAL OF 650 CFM.
11. THE MINIMUM OA DUCT SHALL BE PROVIDED WITH A HIGH-TEMPERATURE THERMOSTAT SET AT 95°F (ADJUSTABLE) AND LOW-TEMPERATURE THERMOSTAT SET AT 40°F (ADJUSTABLE) TO OVERRIDE THE CO2 SENSOR SIGNAL. AS THE OAT RISES ABOVE THE HI-TEMP CUT-OUT (95°F) OR AS THE OAT FALLS BELOW THE LO-TEMP CUT-OUT (40°F) THE MAX OA DAMPER SHALL CLOSE. THE MIN OA DAMPER SHALL REMAIN OPEN WHEN EITHER AHU FAN IS ENERGIZED.

MECHANICAL GENERAL NOTES

A. MAKE REQUIRED PENETRATIONS IN WALL ASSEMBLIES NEATLY NO LARGER THAN NECESSARY WITH A PROPER CUTTING TOOL.

B. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR CONTRACTOR THE ELECTRICAL REQUIREMENTS, INCLUDING POWER, CONTROL, COMMUNICATION, AND MONITORING, OF EACH DEVICE PROVIDED AND/OR INSTALLED BY MECHANICAL CONTRACTOR.

C. SUPPORT EQUIPMENT, DUCT, PIPING AND OTHER COMPONENTS FROM BUILDING STRUCTURE WITH ENGINEERED APPROVED COMPONENTS AND SYSTEMS. NO WIRE OR PERFORATED STRAP WILL BE PERMITTED FOR ANY HANGER OR SUPPORT.

D. EQUIPMENT AND MATERIAL SHALL NOT BE STORED DIRECTLY ON GRADE OR FLOOR. PROTECT FROM ENTRY OF DIRT, DEBRIS, WATER, VERMIN, ETC..

E. COORDINATE ACTUAL LOCATIONS OF AIR DEVICES AND DUCTWORK WITH LIGHTS, CEILING PANELS, JOIST SPACING AND ARCHITECTURAL REFLECTED CEILING PLAN (REF. ELECTRICAL PLANS AND ARCHITECTURAL PLANS).

F. PROVIDE MEANS OF ACCESS TO FAN-COILS, AIR HANDLERS, VALVES, EXHAUST FANS, CLEANOUTS, AIR BALANCE DAMPERS, AND FIRE/ SMOKE DAMPERS. PROVIDE BUILDING MAINTENANCE PERSONNEL ADEQUATE CLEARANCE AND PASSAGE TO SERVICE THESE ITEMS. PROVIDE ACCESS AS PER CODE CODE REQUIREMENTS FOR INSPECTION, TESTING AND OPERATION OF SYSTEMS.

G. DO NOT CUT, DRILL, OR ALTER ANY ELEMENT OF A WALLS, FLOORS CEILINGS, ROOFS, SLABS, ETC., WITHOUT FIRST RECEIVING INSTRUCTIONS FROM ARCHITECT. ALL CUTS SHALL BE MADE WITH A CUTTING TOOL.

H. PATCHING OR SEALING OF CUTS, PENETRATIONS, ETC., SHALL BE MADE IN ACCORDANCE WITH INSTRUCTIONS FROM ARCHITECT.

I. CONTRACTOR SHALL ROUTE DUCTWORK AND HVAC PIPING SO AS NOT TO INTERFERE WITH OR OBSTRUCT ACCESS TO INDOOR EQUIPMENT.

J. DUCTWORK DIMENSIONS ARE SHEETMETAL SIZES.

K. DUCT CONSTRUCTION, SUPPORT, FITTINGS, CONNECTION, ETC., SHALL BE IN CONFORMANCE WITH SMACNA HVAC SHEET METAL DUCT CONSTRUCTION STANDARDS, LATEST EDITION. SUPPLY DUCT SHALL BE CONSTRUCTED FOR +/- 1" W.G. ALL TRANSVERSE' JOINTS, LONGITUDINAL SEAMS, AND DUCT JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS SHALL BE SEALED PER SMACNA STANDARDS.

L. ALL WORK SHALL COMPLY WITH SMACNA STANDARDS, LOCAL MECHANICAL CODE, AND LOCAL ENERGY AND SAFETY REQUIREMENTS.

M. SUPPLY AND OUTSIDE AIR IN CONDITIONED AND MECHANICAL SPACES SHALL BE INSULATED WITH R-4.2 (INSTALLED) INSULATION. ALL INSULATION SHALL HAVE A BLACK VINYL VAPOR BARRIER (JM MICROLITE BLACK PSK TYPE 75 1.5" THICK). SEAL ALL JOINTS WITH BLACK DUCT TAPE.

N. PROVIDE NEBB OR AABC AIR BALANCE.

O. ALL ROOF PENETRATIONS SHALL BE MADE USING MATERIALS AND METHODS COMPATIBLE WITH THE EXISTING ROOF AND APPROVED BY THE ROOFING MANUFACTURER. ALL WORK DONE ON THE ROOF SHALL NOT AFFECT THE EXISTING ROOF WARRANTIES.

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Key Plan:

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description

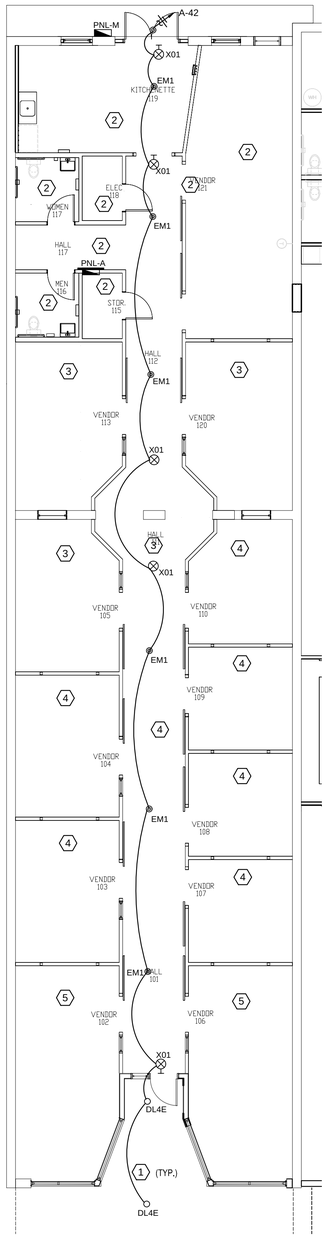
Drawing: MECHANICAL SCHEDULES AND NOTES

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: M601



KEYED NOTES - LIGHTING PLAN:

1. REFERENCE SHEET **LP-301** FOR LIGHTING FIXTURES AND CONTROLS.
2. LIGHTING POWER A-23
3. LIGHTING POWER A-25
4. LIGHTING POWER A-27
5. LIGHTING POWER A-29

TRUE NORTH

1 LIGHTING PLAN

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

0 4 8 12 16 20

GRAPHIC SCALE

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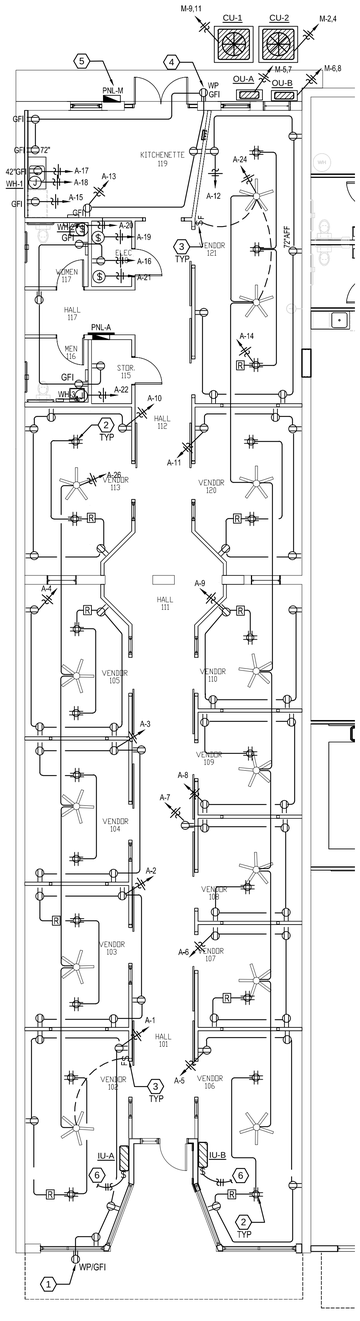
Drawing: LIGHTING PLAN

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: E101



KEYED NOTES - POWER PLAN:

1. WP GFI DUPLEX WITH EXTRA DUTY COVER UNDER FRONT CANOPY.
2. 4-PLEX ON BOTTOM CHORD OF ROOF TRUSSES. PROVIDE LIGHTING CONTROL RELAY TO SWITCH WITH LIGHTING IN VENDOR AREA. REF. SHEET LP-3.01 FOR LIGHTING CONTROLS.
3. PROVIDE 3-SPEED FAN SWITCH FOR EACH VENDOR SPACE, FANS IN EACH SPACE SHALL BE SWITCHED TOGETHER. INSTALL WALL SWITCH ADJACENT TO DOOR, TYPICAL FOR EACH SPACE.
4. WP GFI DUPLEX WITH EXTRA DUTY COVER
5. P/NL 'M' TO SERVE A DISCONNECTING MEANS FOR CONDENSING UNITS. PROVIDE LOCKOUT-TAGOUT HASPS FOR CBs.
6. IU-A IS CONNECTED TO OU-A CCT M-5,7. PROVIDE 2-POLE, 20 AMP TOGGLE SWITCH IN 4X4" BOX TO SERVE AS A DISCONNECT FOR IU-A.
7. IU-B IS CONNECTED TO OU-A CCT M-6.8. PROVIDE 2-POLE, 20 AMP TOGGLE SWITCH IN 4X4" BOX TO SERVE AS A DISCONNECT FOR IU-B.

TRUE NORTH

1 POWER PLAN

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

0 4 8 12 16 20

GRAPHIC SCALE

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Drawing: POWER PLAN

Date: 1.23.25

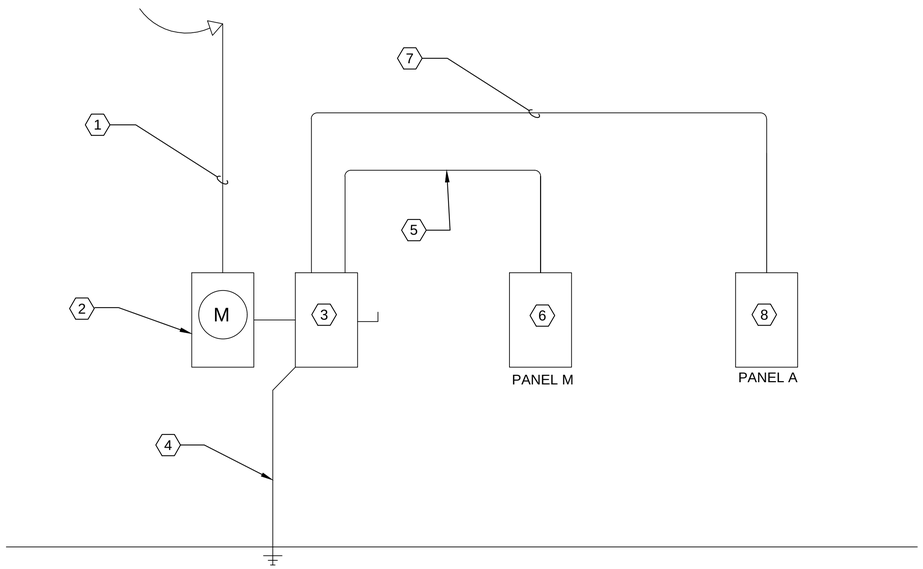
Scale: As Shown

Project No.: 2131.0

Sheet: E201

KEYED NOTES - ELEC RISER DIAGRAM:

1. SERVICE RISER WITH WEATHER HEAD ON EXTERIOR WALL OF BUILDING. 3#3/0, 2" IMC.
2. 200A/120/240V/1PH/3W/ METER ON EXTERIOR WALL OF BLDG.
3. 200A/2P/SN/200AF/NEMA3R SERVICE RATED DISCONNECT SWITCH ADJACENT TO METER ON EXTERIOR WALL OF BUILDING.
4. #6CU IN SCH80 PVC TO 8'-0" CU-CLAD DRIVEN GROUND ROD.
5. 3#3CU, #8G, 1-1/4"IMC ON EXTERIOR WALL TO PNL'M'.
6. PNL 'M' TO SERVE AS DISCONNECTING MEANS FOR CONDENSING UNITS. 100AMLO/1PH/3W/NEMA3R.
7. 3#3/0CU, #6G, 2"IMC, UP EXTERIOR OF BLDG TO ABOVE CEILING W/LB WALL PENETRATION WITH WEATHER SEAL TO PNL 'A'.
8. PNL 'A', 200AMLO/1PH/3W/NEMA1 RECESSED. REUSE EXISTING PNLBD.



1 ELECTRICAL RISER DIAGRAM
SCALE: NONE

ELECTRICAL GENERAL NOTES:

A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF LIGHT FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLAN.

B. COORDINATE WORK WITH ALL OTHER TRADES GIVING SPECIAL CONSIDERATION TO WORK DONE ABOVE CEILINGS, OUTLET LOCATIONS AT MILLWORK, AND SWITCH LOCATIONS IN REGARDS TO DOOR SWINGS.

C. PRODUCTS OF SIMILAR NATURE SHALL BE OF SAME TYPE AND MANUFACTURER. MATCH EXISTING DEVICES AND FIXTURES AS CLOSE AS POSSIBLE. FIXTURE MODEL NUMBERS ARE PROVIDED FOR GENERAL TYPE ONLY. COORDINATE LIGHTING FIXTURE LAMP TYPES WITH MAINTENANCE STAFF TO REDUCE INVENTORIES.

D. WIRING SHALL BE #12 AWG, COPPER, IN MINIMUM 1/2" EMT WITH GROUND WIRE, UNLESS NOTED OTHERWISE. USE OF CONDUIT AS ONLY GROUND PATH IS UNACCEPTABLE.

E. CONDUIT EXPOSED TO EXTERIOR OF BUILDING SHALL BE IMC OR RMC WITH CONNECTIONS MADE TO EQUIPMENT IN WEATHER TIGHT LFMC FLEXIBLE CONDUIT. SUPPORT CONDUIT OFF OF SLAB OR BUILDING WITH KINDORF CHANNEL AND CLAMPS.

F. METAL CLAD CABLE ASSEMBLIES (TYPE 'MC') MAY BE USED FOR DROP FROM J-BOX TO INDIVIDUAL DEVICES, WITHIN WALLS FROM DEVICE TO DEVICE, AND ABOVE CEILING FROM BOX TO FIXTURE AND FIXTURE TO FIXTURE. SUPPORT CABLE ASSEMBLIES FROM STRUCTURE WITH LISTED CLIPS AND STRAPS. DO NOT USE WIRE OR PERFORATED STRAPPING FOR SUPPORT.

G. VERIFY DIMENSIONS AFFECTING WORK. DO NOT SCALE FROM ELECTRICAL PLANS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, AND LOCATION OF DUCTWORK, PIPES, EQUIPMENT, AND FURNITURE.

H. INSTALL WALL MOUNTED SWITCHES, OUTLETS, AND COMMUNICATION DEVICES IN STRICT COORDINATION WITH ARCHITECTURAL DETAILS, SECTIONS, AND ELEVATIONS. RECEPTACLES SHALL BE SPEC GRADE 20A., 125V, 2P. 3W GROUNDING DUPLEX. SWITCHES SHALL BE 20AMP SPEC GRADE COVER PLATES SHALL BE IVORY.

I. NO EXPOSED CONDUIT SHALL BE INSTALLED IN FINISHED SPACE.

J. BRANCH CIRCUIT CONDUCTORS TO BE ROUTED ABOVE CEILING, NOT BELOW FLOOR, UNLESS NOTED OTHERWISE.

K. FINISHED FLOOR ELEVATIONS FOR OUTLETS AND OTHER DEVICES ARE TO CENTER OF BOX. MOUNT SWITCHES 48" AFF. AND OUTLETS 15" AFF UNLESS NOTED. DEVICES NOTED AS 'AB' SHALL BE ABOVE COUNTER HEIGHT, VERIFY EXACT HEIGHT AND CONFIGURATION OF DEVICES WITH ARCHITECTURAL SHOP DRAWINGS OF CASEWORK OR MILLWORK.

L. WORK INDICATED ON PLANS REFLECTS ASSUMPTIONS CONCERNING EXISTING CONDITIONS BASED ON BEST AVAILABLE INFORMATION. NO ASSURANCE IS GIVEN THAT THESE ASSUMPTIONS ACCURATELY REFLECT ACTUAL JOB SITE CONDITIONS. BASE BIDS ON MODIFYING EXISTING CONDITIONS AS REQUIRED TO COMPLETE WORK AS INDICATED ON PLANS.

M. CEILING TILES OR DRYWALL CEILING SHALL NOT SUPPORT FIXTURES. SUPPORT ALL FIXTURES ACROSS CEILING TEES OR FROM STRUCTURE.

N. SUPPORT HORIZONTAL RUNS OF EMT CONDUIT EVERY 10'-0" AND AT EVERY FITTING, BOX, ETC. CLIPS ON CEILING TEES ARE UNACCEPTABLE. PROVIDE SUPPORT BY LISTED DEVICES. WIRE AND PERFORATED STRAP IS NOT ACCEPTABLE. IN NO CASE SHALL REMOVAL OF CEILING TILE BE OBSTRUCTED BY CONDUIT.

O. AT TELEPHONE / DATA / TV OUTLETS PROVIDE EMPTY 4X4 BOX WITH 2X4 DRYWALL RING WITH BLANK COVER PLATE AND 1"C. (UNLESS SIZE NOTED OTHERWISE) WITH PULLCORD FROM BOX TO 6" ABOVE CEILING. PROVIDE BUSHING OR BELLMOUTH ON END OF CONDUIT.

P. AVAILABLE SPACE ABOVE CEILING FOR ROUTING OF CONDUIT & FIXTURES IS LIMITED, REQUIRING CLOSE COORDINATION WITH STRUCTURE, OTHER TRADES, OWNER'S SYSTEMS, AND BUILDING ELEMENTS. CONDUIT ROUTING INDICATED ON PLANS IS DIAGRAMMATIC AND INTENDED FOR SHOWING RELATIVE POSITION OF EQUIPMENT. NOT ALL FITTINGS AND ACCESSORIES NECESSARY FOR COMPLETE INSTALLATION (RISES, DROPS, OFFSETS, ETC.) ARE INDICATED. AS NECESSARY, ROUTE DUCTWORK AND PIPING BETWEEN LIGHTS, UP AND INTO STRUCTURE, AND OVER/ UNDER CONTIGUOUS DUCTS, PIPES, CONDUITS, PLUMBING, PIPING, MEDICAL GAS LINES, ETC., AS REQUIRED TO MEET PROJECT REQUIREMENTS.

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Drawing: ELEC RISER DIAGRAM & GEN NOTES

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: E501

Panelboard Schedule - A

Location: CORRIDOR | Volts: 240 | 1 Phase | 505 E, DAVIS, LULING 120V/240V/1PH/3W | Type: MLO | Panel Size 225 Amps | AIC = 10,000

Use and/or Area Served	C/B	Circuit Number	Phase A	Phase B	Circuit Number	C/B	Use and/or Area Served
RECPT 102	20	1	1,800		2	20	RECPT 103
			1,620				
RECPT 104	20	3		1,440	4	20	RECPT 105
				1,440			
RECPT 106	20	5	1,620		6	20	RECPT 107
			1,080				
RECPT 108	20	7		1,080	8	20	RECPT 109
				1,080			
RECPT 110	20	9	1,080		10	20	RECPT 113
			1,620				
RECPT 120	20	11		1,620	12	20	RECPT 121A
				1,080			
RECPT KIT 119A	20	13	900		14	20	RECPT 121B
			1,080				
RECPT KIT REFRIG	20	15		800	16	20	RECPT UTIL & TLT
				900			
RECPT KIT DEDICATED	20	17	1,200		18	40	WH-1 *
			3,500				
AHU-1 *	20	19		1,400	20	40	WH-2 *
				3,500			
AHU-2 *	20	21	1,400		22	40	WH-3 "
			3,500				
LITING A	20	23		1,000	24	20	CLG FAN EAST
				800			
LITING B	20	25	1,000		26	20	CLG FAN WEST
			500				
LITING C	20	27		1,000	28	20	SPARE
				1,000			
LITING D	20	29	1,000		30	20	SPACE
			1,000				
SPARE	20	31			32	20	SPACE
SPACE	20	33			34	20	SPACE
SPACE	20	35			36	20	SPACE
SPACE	20	37			38	20	SPACE
SPACE	20	39			40	20	SPACE
SPACE	20	41			42	20	EXIT & EGRESS
			500				
Total Load Per Phase =			24,400		18,140	42,900	
					Demand	34,195	240	142	Amps

NOTES: 1. REUSE AND RELOCATE EXISTING PANELBOARD & CBs
2. FOR CBs WITH (*), PROVIDE LOCKOUT-TAGOUT HASPS

Panelboard Schedule - M

Location: EXTERIOR | Volts: 240 | 1 Phase | 505 E. DAVIS, LULING 120V/240V/1PH/3W | 100AMCB - NEMA 3R | Panel Size 100 Amps | AIC = 10,000

Use and/or Area Served	C/B	Circuit Number	Phase A	Phase B	Circuit Number	C/B	Use and/or Area Served
MAIN	100	1			2	50	CU-2
			2,700				
		3			4		
				2,700			
OU-A	20	5	500		6	20	08-B
			500				
		7		500	8		
				500			
CU-1	50	9	2,700		10	20	SPARE
			500				
		11		2,700	12	20	SPACE
Total Load Per Phase =			6,900		6,400	15,500	
PROVIDE LOCKOUT TAGOUT HASPS FOR CBs					Demand	15,500	240	65	Amps

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Luling, Texas 78648

Issues:

No.	Date	Description

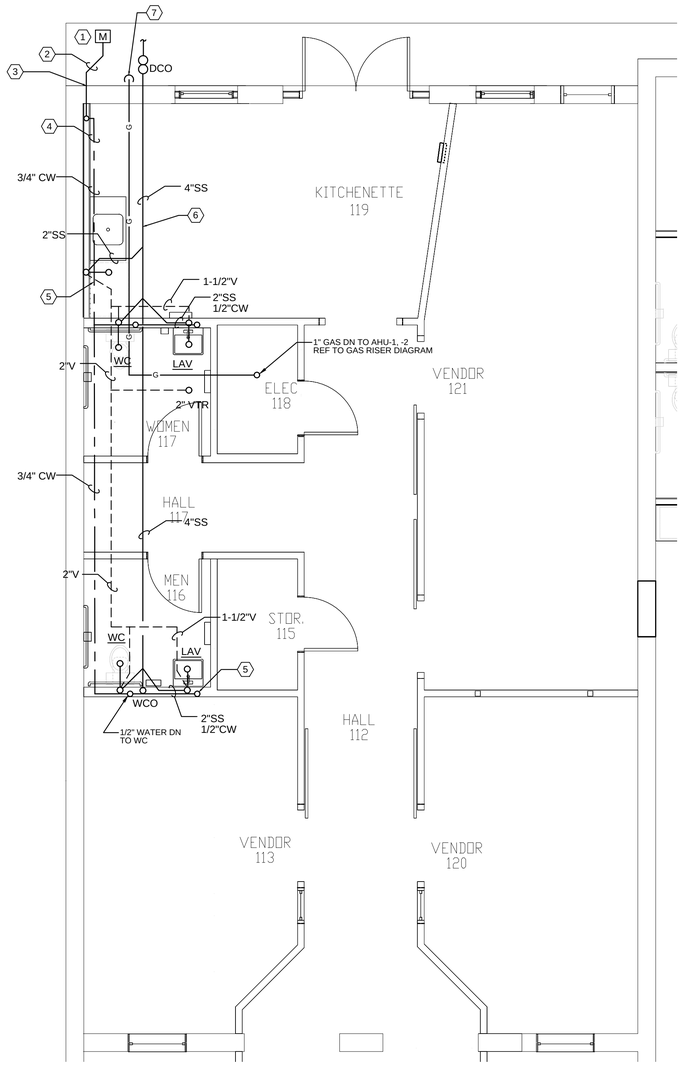
Drawing: ELECTRICAL PANEL SCHEDULES

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: E601



TRUE NORTH

1 PLUMBING PLAN

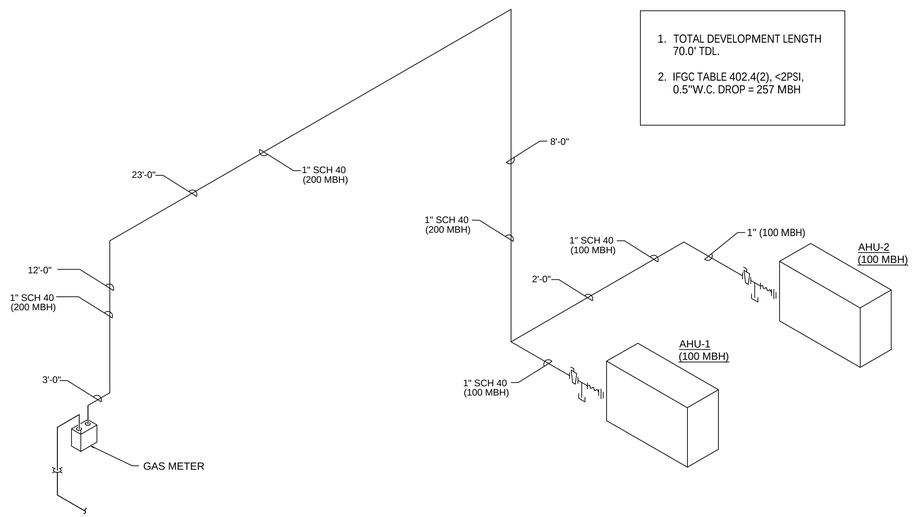
SCALE: 1/4"=1'-0"

0 2 4 6 8 10

GRAPHIC SCALE

KEYED NOTES - PLMG PLAN:

1. EXISTING WATER METER IN METER BOX.
2. DISCONNECT AND REMOVE EXISTING WATER PIPING. CONNECT NEW 3/4" TYPE 'A' PEX WITH NEW BALL VALVE IN VALVE BOX TO EXISTING METER.
3. PENETRATE EXISTING BLDG GRADE BEAM BELOW GRADE AND FLOOR SLAB IN NEW STUD WALL CAVITY. RUN 3/4" FLEX PEX AND RISE TO ABOVE CEILING IN WALL CAVITY.
4. ROUTE 3/4" RIGID PEX 'A' IN ROOF TRUSSES & DROP 1/2" TO FIXTURES.
5. PROVIDE UNDERSINK TANKLESS WATER HEATERS AT EACH FIXTURE. EEMAX AM004129T, 120V, 3.5kW WITH ROTARY DISCONNECT NON-FUSED SWITCH.
6. EXISTING SEWER LINE. LOCATE AND SAW-CUT SLAB FOR NEW CONNECTIONS.
7. 1" SCH 40 GALV LOW-PRESSURE GAS PIPING FROM METER. UP EXTERIOR BLDG WALL TO ABOVE CEILING. PENETRATE WALL, WEATHERPROOF PENETRATION, AND RUN ABOVE CEILING TO AHU-1 & 2 IN MECH ROOM. 200 MBH, REF GAS RISER DIAGRAM



2 GAS RISER DIAGRAM

SCALE: NONE

STATE OF TEXAS
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1/23/2025

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Ph: 512.451.6579
Texas Firm F-3271

Key Plan:

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description

Drawing: PLUMBING PLAN AND GAS RISER

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: P101

PLUMBING FIXTURE SCHEDULE

MARK	MIN. CONNECTIONS CW	HW	VENT	WASTE	TYPE	FIXTURE	TRIM
WC	1/2"	--	1-1/2"	4"	FLOOR MOUNTED ADA COMPLIANT FLUSH TANK WATER CLOSET	AMERICAN STANDARD CHAMPION 4 ELONGATED BOWL, 1.28 GALLON PER FLUSH, 16.5" TO TOP OF CHINA	CHURCH 3155CT EXTRA HEAVY DUTY OPEN FRONT WHITE ANTI-MICROBIAL SEAT
LAV	1/2"	1/2"	1-1/2"	1-1/2"	WALL MOUNTED ADA COMPLIANT CHINA LAVATORY WITH SHROUD SENSOR FAUCET	AMERICAN STANDARD 0954.004EC "MURRO", WHITE CHINA, NOMINAL 21"X22", REAR OVERFLOW, RECESSED SELF-DRAINING DECK, 0059.020 SINGLE CENTERED FAUCET HOLE.	AMERICAN STANDARDS COLONY SINGLE HANDLE, 0.5 GPM. DRAIN OUTLET WITH GRID STRAINER
SK	1/2"	1/2"	1-1/2"	2"	COUNTERTOP SINGLE BOWL SINK	ELKAY MODEL LR-2219, STAINLESS STEEL, BOWL SIZE 18"x14"x7-5/8" DEEP, FAUCET HOLES ON 8" CENTERS	CHICAGO FAUCETS NO. 786-E3CP FAUCET, ADA COMPLIANT, WIDESET CAST BRASS CONSTRUCTION, GOOSENECK SPOUT, WRIST BLADE HANDLES; ELKAY LK-18 DRAIN OUTLET
WH	1/2"	1/2"	--	--	TANKLESS ELEC WATER HEATER	EEMAX AM004120T, 120V, 3.5kW WITH ROTARY DISCONNECT SWITCH	MOUNT UNDER SINK OR LAV WITH ADJACENT DISCONNECT SWITCH

NOTES:
1. FOR MOUNTING HEIGHTS OF INDIVIDUAL WALL-MOUNTED FIXTURES, REFER TO ARCHITECTURAL ELEVATION DRAWINGS.
2. PROVIDE EACH WALL MOUNTED PLUMBING FIXTURE, SUCH AS SINKS, LAVATORIES, DRINKING FOUNTAINS, ETC., WITH A FLOOR MOUNTED FIXTURE SUPPORT WITH VERTICAL STEEL LEGS.
3. UNLESS SCHEDULED OTHERWISE, PROVIDE EACH LAVATORY, SINK, DRINKING FOUNTAIN, ETC. WITH A P-TRAP ASSEMBLY CONSISTING OF A CHROME-PLATED (C.P.) CAST BRASS TRAP WITH CLEANOUT PLUG, C.P. TUBING OUTLET (MIN. 17 GA.), AND C.P. CAST BRASS ESCUTCHEON WITH SETSCREW.
4. PROVIDE EACH FIXTURE THAT REQUIRES WATER WITH A SUPPLY/STOP ASSEMBLY CONSISTING OF A C.P. BRASS FEMALE THREADED STOP VALVE (MIN. 1/2") WITH LOOSE KEY HANDLE, LOCK SHIELD, AND BRASS STEM, C.P. FLEXIBLE RISER, C.P. BRASS NIPPLE, AND C.P. CAST BRASS ESCUTCHEON WITH SETSCREW.
5. PROVIDE EACH ADA COMPLIANT LAVATORY OR SINK WITH A MANUFACTURED INSULATION PRODUCT TO COVER THE P-TRAP, THE SUPPLIES AND STOPS, AND THE RISERS.
6. WHERE ARCHITECTURAL PLANS SHOW ADA COMPLIANT WATER CLOSETS, PROVIDE AND INSTALL FLUSH VALVE OR FLUSH TANK SUCH THAT FLUSH HANDLE IS ON WIDE SIDE OF WATER CLOSET, THAT IS, THE SIDE AWAY FROM THE ADJACENT WALL.

PLUMBING GENERAL NOTES :

A. DRAIN, WASTE AND VENT PIPING SHALL BE NO HUB CAST IRON

B. ALL WATER PIPING SHALL BE ABOVE SLAB UNLESS SPECIFICALLY NOTED OTHERWISE.

C. UNDERSLAB WATER PIPING SHALL BE SOFT COPPER WITH NO JOINTS UNDERSLAB. INSTALL UNDER SLAB WATER LINES IN PLASTIC SLEEVE.

D. ABOVE SLAB WATER PIPING SHALL BE TYPE L HARD COPPER.

E. CONTRACTOR SHALL NOT CUT, DRILL, OR ALTER ANY STRUCTURAL ELEMENT OF A WALL, FLOOR, CEILING, ROOF, SLAB, ETC., WITHOUT FIRST RECEIVING INSTRUCTIONS FROM ARCHITECT. ALL CUTS SHALL BE MADE WITH A CUTTING TOOL.

F. INSULATE HOT WATER AND COLD WATER LINES ABOVE SLAB WITH 1/2' CLOSED CELL ELASTOMERIC PRODUCT SUCH AS ARMAFLEX. GLUE ALL JOINTS AND SEAMS.

G. PROPERLY SUPPORT ALL PIPING ABOVE CEILING WITH CLEVIS TYPE HANGERS. PROVIDE ISOLATION BETWEEN DISSIMILAR METALS. PROVIDE SHEET METAL INSULATION SADDLES FOR INSULATED PIPING.

H. PROPERLY SUPPORT PIPING IN WALLS TO PREVENT MOVEMENT OF PIPING AT FIXTURE CONNECTIONS. PROVIDE ISOLATION OF DISSIMILAR METALS.

I. AFTER INSTALLATION, TEST WATER AND DWV PIPING SYSTEMS PER REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.

J. AFTER INSTALLATION AND TESTING, PROVIDE DISINFECTION AND TESTING OF POTABLE WATER SYSTEMS PER STATE REQUIREMENTS

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Key Plan:

Project:

Allen Building @ 505
505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description

Drawing: PLUMBING SCHEDULES AND GENERAL NOTES

Date: 1.23.25

Scale: As Shown

Project No.: 2131.0

Sheet: P601

COORDINATION

1. Only large openings in structural framing members are shown on the structural drawings. However, all sleeves, embeds, inserts, openings and frames that are necessary for the work shall be provided. The Contractor shall coordinate with all trades sizes, locations and placement. All openings and embedded items which have an effect on the structure shall be submitted to the Engineer for review.

2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes and drains.

3. Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights and reactions. Any deviations from specified equipment shall be noted on the submittals.

4. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be noted.

5. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the detail

6. All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.

7. The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

SUBSTITUTIONS

1. All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

CODES

1. IBC 2018 International Building Code with City of Luling Amendments.

2. Wind and Earthquake Loads: Minimum Design Loads and Associated Criteria for Buildings and Other Structures, American Society of Civil Engineers, ASCE 7-16.

3. Structural Steel: Steel Construction Manual, American Institute of Steel Construction, Fourteenth Edition. Specification for Structural Steel Buildings, AISC 360-16.

4. Wood Framing: National Design Specification (NDS) For Wood Construction with 2015 Supplement, American Forest and Paper Association, ANSI/AWC NDS-2018, and Special Design Provisions for Wind and Seismic, ANSI/AWC SDPWS-15.

5. Wood Structural Panels: Panel Design Specification, American Plywood Association, APA PDS-12, Plywood Design Specification Supplements 1-5, and DOC PS 1 or PS 2.

SUBMITTALS

1. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.

2. The contractor shall review shop drawings for compliance with the contract documents and shall certify that he has done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the contractor and the date. Submittals which do not reflect the contractor's approval, signature and date will be returned without review.

3. The contractor shall be responsible for delays caused by rejection of inadequate shop drawings.

4. Where review and return of shop drawings is required or requested, the engineer will review each submittal and, where possible, return within 2 weeks of receipt.

5. Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the contractor from compliance with requirements of the plans and specifications. The engineer's review is for general conformance with the requirements of the contract documents. The contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating his work with that of all other contractors.

6. Refer to individual sections for specific submittal requirements.

DEFERRED SUBMITTALS

1. The following Deferred Submittal items are required:
   a. Awnings
   b. Guardrails and Handrails
   c. Curtain wall systems and storefront systems

BUILDING MOVEMENTS

1. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.

2. Spandrel beam deflections: Provisions shall be made in the building cladding for relative floor to floor vertical deflections of 3/8".

3. Interior floor/roof deflections: Provisions shall be made in interior partitions and other elements supported by or attached to the floors or roofs for relative floor to floor vertical deflections of L360.

4. Lateral building drift: Provisions shall be made in building cladding and other architectural finishes for relative floor to floor lateral deflections of story height/400.

DESIGN LOADS

1. Live Loads

a.	Office (not including partitions)	50 psf
b.	Public areas, corridors, lobbies	100 psf
c.	Storage (minimum)	125 psf
d.	Roof	20 psf
e.	Kitchen-Commercial (minimum)	150 psf
f.	Restrooms	50 psf
g.	Stairs	100 psf
h.	Partition at areas with 80 psf live load or less	20psf

2. Dead Loads include the self weight of the structural elements and the following superimposed loads:

a.	Ceiling and Mechanical at roof	10 psf
b.	Ceiling and Mechanical at floor	5 psf
c.	Roofing and rigid insulation	15 psf
d.	Access flooring	10 psf

3. Roof Snow Loads

a.	Ground Snow Load, P_g	5 psf

4. Earthquake Loads

a.	Seismic Lateral Load on Structural Frame is based on the following:		
	i)	Seismic Importance Factor, I	1.00
	ii)	Risk Category	II
	iii)	Mapped Spectral Response Accelerations	
		S_S	0.054
		S_1	0.028
	iv)	Site Class	D
	v)	Spectral Response Coefficients	
		S_{DS}	0.058
		S_{D1}	0.045
	vi)	Seismic Design Category	A

5. Wind Loads

a.	Wind Lateral Load on Structural Frame is based on the following:		
	i)	*Ultimate* Design Wind Speed (3-sec. gust), V_{ult}	110 mph
		Nominal Design Wind Speed, V_{asd}	94 mph
	ii)	Risk Category	II
	iii)	Wind Exposure Category	B
	iv)	Internal Pressure Coefficient, GC_{pi}	±0.18
	v)	Component & Cladding *Ultimate* Design Pressures:	

Effective Area: ≤ 10 ft²
Zone 1 +16.0 psf; -26.9 psf
Zone 2e +16.0 psf; -26.9 psf
Zone 2n +16.0 psf; -42.8 psf
Zone 2r +16.0 psf; -42.8 psf
Zone 3e +16.0 psf; -42.8 psf
Zone 3r +16.0 psf; -50.0 psf
Zone 4 +18.9 psf; -20.5 psf
Zone 5 +18.9 psf; -25.3 psf

Effective Area: 50 ft²
Zone 1 +16.0 psf; -23.1 psf
Zone 2e +16.0 psf; -23.1 psf
Zone 2n +16.0 psf; -30.5 psf
Zone 2r +16.0 psf; -30.5 psf
Zone 3e +16.0 psf; -30.5 psf
Zone 3r +16.0 psf; -31.7 psf
Zone 4 +16.9 psf; -18.5 psf
Zone 5 +16.9 psf; -21.3 psf

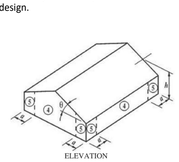
Effective Area: >100 ft²
Zone 1 +16.0 psf; -20.2 psf
Zone 2e +16.0 psf; -20.2 psf
Zone 2n +16.0 psf; -25.1 psf
Zone 2r +16.0 psf; -25.1 psf
Zone 3e +16.0 psf; -25.2 psf
Zone 3r +16.0 psf; -31.7 psf
Zone 4 +16.0 psf; -17.6 psf
Zone 5 +16.0 psf; -19.6 psf

NOTE: Wall pressures for Zones 4 & 5 are based on ASCE 7-16, Figure 30.3-1.
Roof pressures for Zones 1, 2e, 2n, 2r, 3e & 3r are based on ASCE 7-16, Figure 30.3-2B. "h" = 3 feet; "a" = 3.3 feet

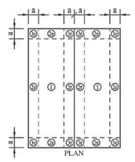
b. Calculate the effective area for each component & cladding element, as defined by ASCE 7, depending on length and location. Effective area shall be the maximum of the following:

Effective Area = Length x Tributary Width (OR) Length x (Length/3)

c. Interpolation of uplift pressures is allowed between effective areas.
or quantity shall be reported to the Architect immediately for verification of the structural design.



Wall Zones
ASCE 7-16 Fig. 30.3-1



Roof Zones
ASCE 7-16 Fig. 30.3-2B

7. Loading for mechanical rooms and kitchens are based on the weights of equipment and concrete pads as indicated on the contract documents. Any revisions in equipment type, size, or quantity shall be reported to the Architect immediately for verification of the structural design.

8. Floor and roof live laods have not been reduced.

TESTING LABORATORY SERVICES

1. Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.

2. Expansion Anchors: Provide continuous inspection of expansion bolt installation to ensure that holes are of the specified size, and that bolts are properly installed including application of minimum installation torques.

3. Structural steel, steel joists, and joist girders: Field inspection of proper erection of all members, visual examination of all field welding, visual inspection of all bolts, inspection of all shop fabricated members upon arrival at the jobsite for conformance with accepted fabrication and erection drawings, verification of welder's certificates.

ADHESIVE ANCHORS

1. Adhesive anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.

2. Unless otherwise noted, size and depth of the adhesive anchors specified in the drawings are based on HAS rods epoxy doweled with HIT-HY 200-R or HIT-RE 500 V3, Hilti Fastening Systems.

3. Substitution of adhesive anchor products with similar capacities shall be submitted to the engineer of record for approval.

4. Adhesive anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.

5. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 inch from detailed locations to avoid conflicts, unless noted otherwise.

6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.

7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.

8. All abandoned holes shall be filled with non-shrink grout.

9. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.

10. Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A992 or A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, F_y 46 ksi or ASTM A1085.

2. Anchor rods shall conform to ASTM F1554 grade 36 ksi.

3. Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout conforming to ASTM C827, and shall have a compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.

4. Studs shall be Nelson studs type S3L (Fu=65 ksi) or acceptable equal. Studs shall be made from cold drawn steel conforming to ASTM A108.

5. Deformed bar anchors shall be Nelson D2L or KSM deformed bar anchors (or acceptable equal) and shall be made from cold drawn wire per STM A490 conforming to ASTM A108 with minimum yield strength of 70 Ksi. Anchors shall be automatically and welded with suitable welding equipment in the shop or in the field. Welding shall be in accordance with the recommendations of Nelson Stud Company or KSM Welding Company.

6. Structural steel detailing, fabrication, and erection shall conform to the AISC "Specification for Steel Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges". Typical connection details are indicated in the drawings. The fabricator shall prepare drawings based on these details. If alternate connection designs are used, the fabricator shall have a registered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.

7. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.

8. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.

9. Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.

10. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.

11. Contractor must fabricate and erect steel in accordance with OSHA Safety requirements, 29 CF part 1926 Safety for Steel Erection, Final Rule.

12. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans, and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

STRUCTURAL STEEL CONNECTIONS

1. Welding shall conform to ANSI/AWS D1.1, latest edition.

2. Bolts conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.

3. Structural steel connections not specifically detailed on the Drawings shall be designed and detailed by the Contractor under the direct supervision of a registered engineer licensed in the State of Texas. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files. Connections that meet the requirements and assumptions presented in our schematic connection details and table can be used at the discretion of the Contractor. The Contractor shall take full responsibility in confirming that the connection tables are used within their limitations and assumptions outlined in the details and notes.

4. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:

   a. Connections shall be AISC type 2 simple framing connections.

   b. In general, shop connections shall be bolted or welded and field connections shall be bolted.

   c. Where indicated, connections shall be designed for the scheduled shear force, the shear force indicated on the Drawings as "V= ", and the horizontal force indicated as "H= ".

   d. If not indicated on the Drawings, connections shall be designed for 55 percent of the total load capacity for the beam span shown in the beam tables in Section 2 of the AISC Manual, ninth edition.

   e. The minimum number of rows of bolts shall be 1/6 of the beam depth with any fraction be rounded to the next higher number.

   f. Bolts shall be "snug tight", u.o.n.

   g. Short slotted holes shall be permitted provided washers are installed in accordance with AISC requirements. Washers shall be hardened where A325 bolts are utilized. Long slotted holes are not permitted unless the connection is designed as slip-critical or as specified otherwise.

5. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.

6. Moment connections indicated on Drawings as " ◀ ▶ " shall be welded to develop the full capacity of the member on both sides of supporting member.

7. Roof edges angles shall be continuous and shall be spliced only at supports. Splices shall be butt-welded to develop full capacity of the member.

8. Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Yellow Pine or Douglas Fir-Larch, except that non-loadbearing interior walls may be stud grade Southern Yellow Pine, Douglas Fir-Larch, or Spruce-Pine-Fir.

2. Studs shall be 2x4's at 16" on center, typical, unless noted otherwise.

3. All wood headers, beams, and top plates shall be No. 2 Southern Yellow Pine or Douglas Fir-Larch.

4. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.

5. Floor sheathing: 3/4" grade C-D tongue and groove plywood with exterior glue. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.

6. All corners of wall framing shall be braced by a 4'-0" wide x 1/2" panel of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.

7. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.

8. All framing members framing into the side of a header shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.

9. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.

10. Provide double joists under all interior partition walls oriented parallel to the joists.

11. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.

12. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

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FIRM REG.#: F-1985
AEC JOB#: 23059

Project:
Allen Building @ 503
503-505 East Davis
Luling, Texas 78648

Issues:

No.	Date	Description
1	1/23/2025	Permit

Drawing:
GENERAL NOTES

Date:

Scale:
12" = 1'-0"

Project No.:
23059

Sheet:
S100

COMPOSITE WOOD MEMBERS

1. Where noted on the drawings, joists shall be TJI series engineered wood joists, and beams shall be "Microllam LVL (E=1,900ksi)" or "Parallam PSL (E=2000ksi)" beams as manufactured by the Trus Joist Weyerhaeuser Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 13/4' Microllam LVL beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
5. Provide web stiffeners where required by the manufacturer for the specified support condition.
6. Connectors for double 1 3/4" beams or single 31/2" beams shall be Simpson "HHUS410" face mounted hangers, typical, u.n.o

STRUCTURAL ABBREVIATIONS

ADDITIONAL	ADD'L.
ADJACENT	ADJ.
AGGREGATE	AGGR.
ALTERNATE	ALT.
ANCHOR ROD	A.R.
ARCHITECT(URAL)	ARCH('L).
AIR CONDITIONER	A/C
AIR HANDLING UNIT	AHU
APPROXIMATE(LY)	APPROX.
AXIAL LOAD	P
BEAM	BM.
BEARING	BRG.
BETWEEN	BTWN.
BLOCKING	BLKG.
BOTTOM	BOT.
BOTTOM OF	B.O.
BOTTOM OF STEEL	B.O.S.
BRICK LEDGE	BR. L.
BRIDGING	BRDG.
BUILDING	BLDG.
BUILDING LINE	B.L.
CAST-IN-PLACE	C.I.P.
CENTER LINE	C.L. OR ℄
CENTER LINE OF STEEL	C.L.S.
CENTER OF GRAVITY	C.G.
CLEAR(ANCE)	CLR.
COLUMN	COL.
COMPLETE JOINT PENETRATION	C.J.P.
COMPRESSION	C OR COMP.
CONCRETE	CONC.
CONCRETE MASONRY UNIT	CMU
CONNECTIONS	CONX(S).
CONTINUOUS	CONT.
CONTRACTOR	CONTR.
CONTROL JOINT	CTL. J.
CONSTRUCTION	CONST.
CONSTRUCTION JOINT	C.J.
DEFORMED BAR ANCHOR(S)	DBA('S).
DETAIL	DET.
DEAD LOAD	D.L.
DIAGONAL	DIAG.
DIAMETER	DIA.
DIMENSION(S)	DIM(S).
DIRECTION	DIR.
DRAWING(S)	DWG(S).
DOUBLE	DBL.
DOWEL(S)	DWL(S).
EACH	EA.
EACH FACE	E.F.
EACH WAY	E.W.
ELECTRICAL	ELEC.
ELEVATION	EL.
ELEVATOR	ELEV.
EMBEDMENT	EMBED.
ENGINEER	ENGR.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXPANSION	EXP.
EXPANSION JOINT	E.J.
EXISTING	EXIST.
EXTERIOR	EXT.
FABRICATE(ION)(OR)	FAB.
FAR SIDE	F.S.
FINISH(ED)	FIN('D).
FINISHED FLOOR	F.F.
FIREPROOF	F.P.
FLANGE	FLG.
FLOOR	FL.
FLOOR DRAIN	F.D.
FOOTING	FTG.
FOUNDATION	FDN.
GALVANIZED	GALV.
GENERAL	GEN.
GLUE LAMINATED TIMBER	GLULAM
GRADE	GR.
GRADE BEAM	GR.BM.
HOT DIP(PED)	H.D.
HEADED STUD(S)	H.S.
HEADER	HDR.
HEIGHT	HT.
HORIZONTAL	HORIZ.
HOOK	HK.
INSIDE DIAMETER	I.D.
INSIDE FACE	I.F.
INTERIOR	INT.
JOINT	JT.
JOIST(S)	JST(S).
LAMINATED VENEER LUMBER	LVL
LAMINATED STRAND LUMBER	LSL
LIGHTWEIGHT	LWT.
LIVE LOAD	L.L.
LONGITUDINAL	LONG.
LONG LEG HORIZONTAL	LLH
LONG LEG VERTICAL	LLV
LONG SIDE HORIZONTAL	LSH
LONG SIDE VERTICAL	LSV
MANUFACTURE(R)	MFR.
MASONRY	MAS.
MATERIAL	MAT'L.
MECHANICAL	MECH('L).
METAL	MTL.
MEZZANINE	MEZZ.
MIDDLE	MID.
MISCELLANEOUS	MISC.
MOMENT	M.
MOMENT CONNECTION(S)	M.C.
NEAR FACE	N.F.
NOMINAL	NOM.
NON-SHRINK	N.S.
NORMAL WEIGHT	N.W.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
ON CENTER	O.C.
OPENING(S)	OPNG(S).
OPPOSITE	OPP.
OPPOSITE HAND	O.H.
ORIENTED STRAND BOARD	OSB
OUTSIDE FACE	O.F.
OUTSIDE DIAMETER	O.D.
PARALLEL	PAR.
PARALLEL STRAND LUMBER	PSL
PARTIAL JOINT PENETRATION	P.J.P.
PENETRATION	PEN.
PERPENDICULAR	PERP.
PIECE	PC.
PLATE	PL. OR ℗
PLYWOOD	PLYWD.
POINT	PT.
POST-TENSION(ED)	P.T.
POUND(S) X1000	KIP(S)
POUNDS PER LINEAR FOOT	PLF
POUNDS PER SQUARE FOOT	PSF
POUNDS PER CUBIC FOOT	PCF
POUNDS PER CUBIC YARD	PCY
PRECAST CONCRETE	P/C
PREFABRICATED	PREFAB.
PRELIMINARY	PRELIM.
PROJECT(ION)	PROJ.
RADIUS	R
REFER TO / REFERENCE	REF.
REINFORCE(ING)(ED)(MENT)	REINF.
REMAINDER	REM.
REQUIRED	REQ'D
RETURN	RET.
ROOF DRAIN	R.D.
ROUGH OPENING	R.O.
ROUND	RND.
SCHEDULE(D)	SCHED.
SECTION	SECT.
SHEAR FORCE	V
SHEET	SHT.
SIMILAR	SIM.
SPACE(S)(ING)	SPA.
SPECIFICATION(S)	SPEC(S).
SPECIFIED	SPEC'D
SQUARE	SQ.
STAINLESS STEEL	S.S.
STANDARD	STD.
STEEL	STL.
STIFFENER	STIFF
STIRRUPS	STIR.
STRUCTURE OR STRUCTURAL	STRUCT.
TENSION	T
THICK(NESS)	THK.
TONGUE AND GROOVE	T&G
TOP AND BOTTOM	T&B
TOP OF BEAM	T.O. BM.
TOP OF FOOTING	T.O. FTG.
TOP OF PIER	T.O. PIER
TOP OF PIER CAP	T.O. P.C.
TOP OF STEEL	T.O.S.
TOP OF STRUCTURAL CONCRETE	T.O.S.C.
TOP OF WALL	T.O.W.
TREATED	TRTD.
TYPICAL	TYP.
UNLESS OTHERWISE NOTED	U.O.N.
VERTICAL	VERT.
VOLUME	VOL.
WATER STOP	W.S.
WELDED WIRE MESH	W.W.M.
WIDE FLANGE	W.F.
WIND BRACE	WB
WIND LOAD	W.L.
WITH	W/
WITHOUT	W/O
WATER PROOFING	W.P.
WORK POINT	W.P.
WOOD	WD.

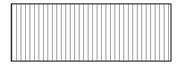
MATERIALS LEGEND

EXISTING CONSTRUCTION

CONCRETE

STEEL IN SECTION

PLYWOOD IN SECTION

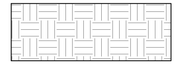


CMU

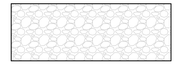
BRICK OR STONE IN SECTION

GROUT/SAND

EARTH (UNDISTURBED)



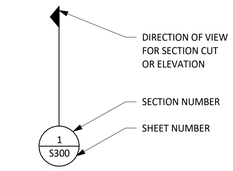
EARTH/FILL (COMPACTED)



ROCK

MECH. UNIT OR ZONE

DRAFTING SYMBOLS



PLAN/DETAIL DESIGNATION

(#) PLAN NAME/DETAIL TITLE
SCALE:

STRUCTURAL DRAWING TYPES

S1 . . . . GENERAL NOTES
S2 . . . . PLANS
S4 . . . . TYP.. DETAILS
S5 . . . . STEEL CONSTRUCTION
S6 . . . . WOOD CONSTRUCTION

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Issues:

No.	Date	Description
1	1/23/2025	Permit

Drawing:
GENERAL NOTES

Date:

Scale:
12" = 1'-0"

Project No.:
23059

Sheet:
S101

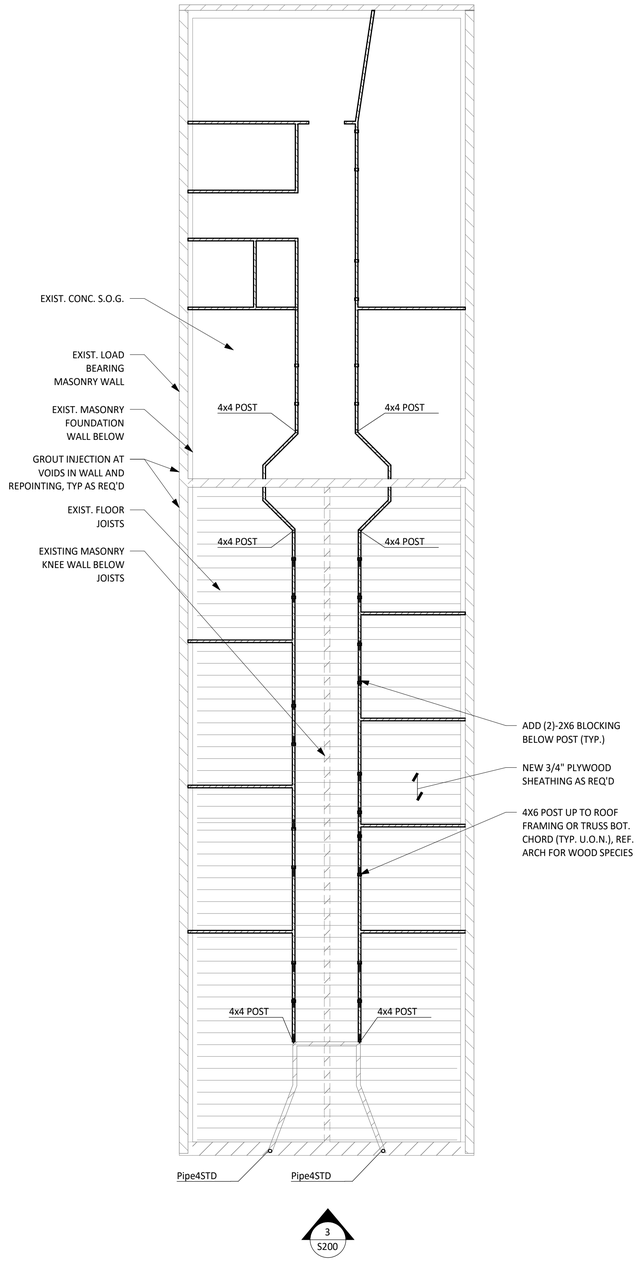
PLAN LEGEND:

- INDICATES EXIST. BRICK MASONRY BEARING WALL
- INDICATES NEW BRICK MASONRY BEARING WALL, REF. ARCH.
- INDICATES SPAN DIRECTION OF PLYWOOD SHEATHING

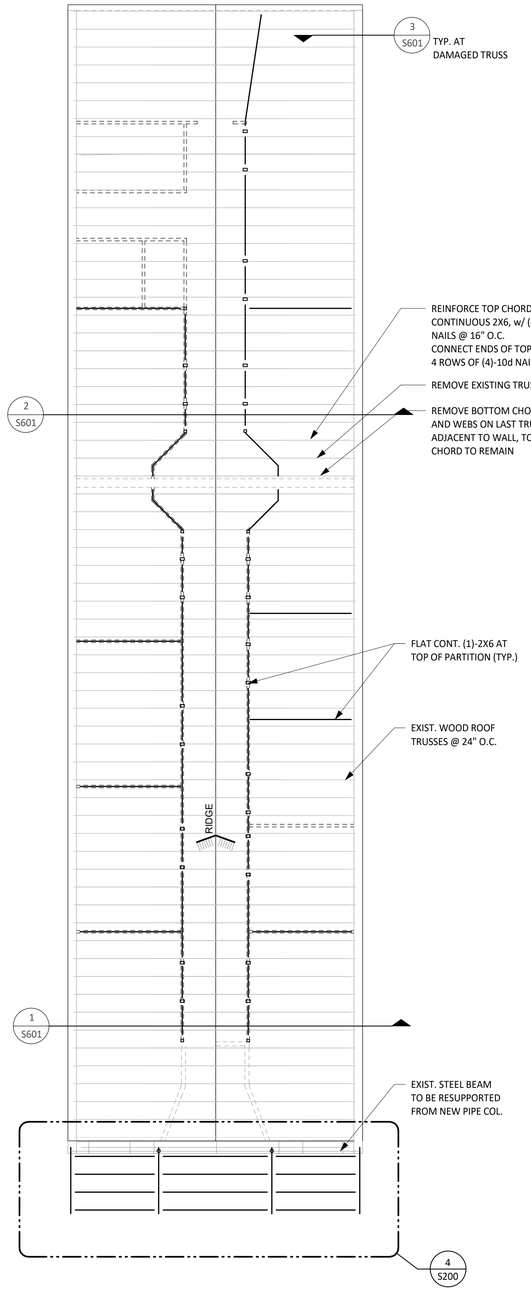
FRAMING PLAN NOTES:

1. TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED:
   T.O.S.C. EL.=XXX'-XX" (AREA ELEVATION); T.O.S.C. EL.=XXX'-XX" (SPOT ELEVATION)
2. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.
5. COMPOSITE STEEL BEAMS ARE NOTED ON PLAN AS FOLLOWS:

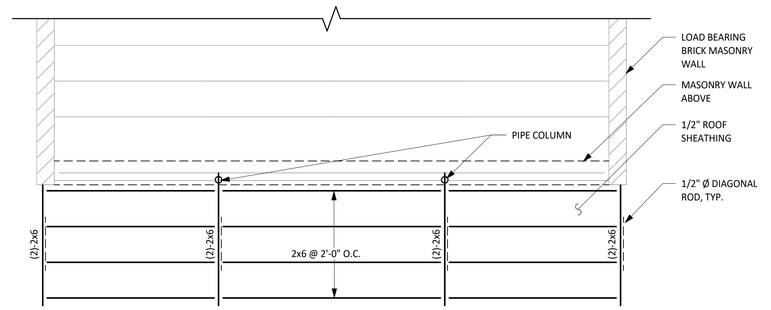
5K W14x22, (20) c=1" 5K
- BEAM MARK
- BEAM END REACTION (SERVICE OR FACTORED)
- CAMBER AT MID . LENGTH
- NUMBER OF HEADED STUDS



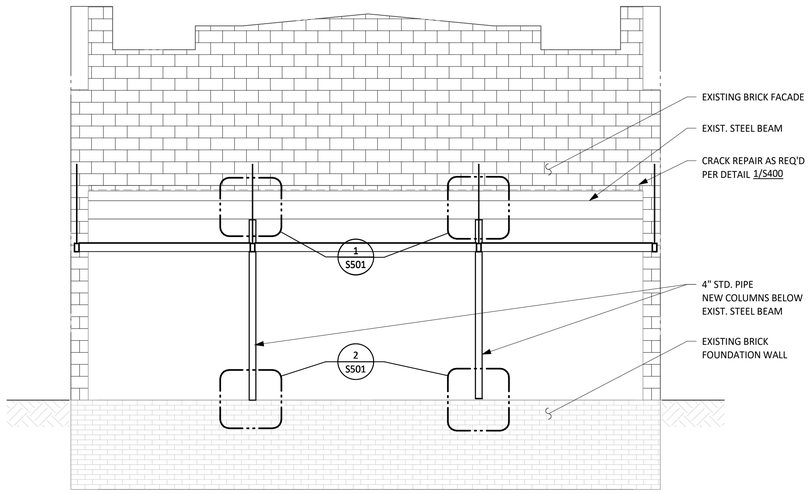
1 GROUND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



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



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

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No.	Date	Description
1	1/23/2025	Permit

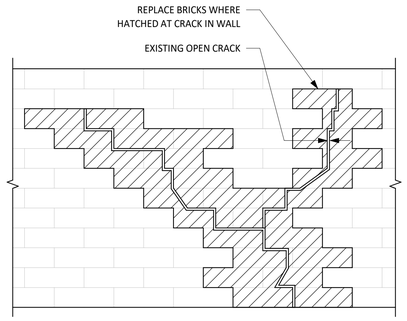
Drawing:
505 E. DAVIS FRAMING PLANS

Date: **1.23.25**

Scale: **As indicated**

Project No.: **23059**

Sheet: **S200**



NOTES:

1. WHERE CRACK IS THROUGH WALL, REPLACE ALL WYTHES OF BRICK ON EACH SIDE OF CRACK TO 1ST MORTAR JOINT. REPLACE LOOSE AND CRACKED BRICKS. REPLACE EXISTING HEADERS WITH NEW HEADERS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE.
2. WHERE CRACK IS OPEN, 1/4" OR LESS, ONLY PRESENT IN THE OUTER WYTHE, AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

1 REPAIR IN BRICK MASONRY

NO SCALE

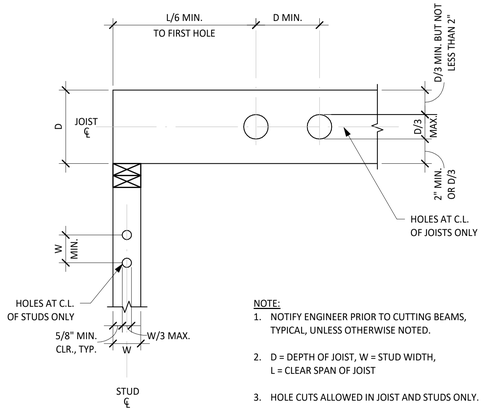
NAILING SCHEDULE	
CONNECTION	NAILING
1. FLOOR JOIST TO BAND JOIST OR RIM JOIST, END NAIL	3-16d
2. FLOOR JOIST TO SILL PLATE OR GIRDER, TOE-NAIL	3-8d
3. BLOCKING TO JOISTS, TOE-NAIL OR END NAIL EACH END	2-8d
4. SILL PLATE TO BAND JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
5. TOP PLATE TO STUD	4-8d TOE-NAIL OR 2-16d END NAIL
6. STUD TO SILL PLATE	4-8d TOE NAIL OR 2-16d EACH END
7. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
8. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
9. TOP PLATES AND INTERSECTIONS, FACE NAIL	2-16d OR 3-10d
10. TOP PLATES AND LAPS, FACE NAIL	8-16d EACH SIDE OF END JOINT
11. BUILT-UP HEADER - TWO PLY	16d @ 16" O.C. ALONG EACH EDGE
12. CEILING JOISTS BEARING ON TOP OF PLATE, TOE-NAIL	3-8d
13. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
14. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
15. RAFTER BEARING ON TOP PLATE, TOE-NAIL	3-10d
16. 3/4" LET-IN BRACE TO EACH STUD AND PLATES, FACE NAIL	2-8d
17. BUILT-UP CORNER STUDS	16d @ 16" O.C.
18. BUILT-UP GIRDER AND BEAMS, THREE MEMBERS	20d AT 32" O.C. AT TOP AND BOTTOM (STAGGERED) 2-20d AT ENDS

WOOD CONSTRUCTION CONNECTOR NOTES:

1. PROVIDE NAILING CONNECTIONS INDICATED IN SCHEDULE UNLESS DETAILED OR NOTED OTHERWISE.
2. ALL WOOD CONSTRUCTION CONNECTORS SHOWN ARE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (OR APPROVED EQUAL). BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS AND SUBMIT TO ENGINEER OF RECORD.
3. ALL SPECIFIED FASTENERS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND THE MANUFACTURER'S INSTRUCTIONS. ALL HOLES IN CONNECTORS SHALL BE PROPERLY NAILED TO THE WOOD STRUCTURE. CONTACT ENGINEER OF RECORD FOR FASTENERS NOT SHOWN. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
4. PRE-DRILLED HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
5. INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
6. FOLLOW ALL OSHA REQUIREMENTS AND MFR. INSTRUCTIONS.
7. UNLESS OTHERWISE NOTED, BOLTS AND NAILS SHALL NOT BE COMBINED. SIMILARLY, WELDS SHALL NOT BE COMBINED WITH BOLTS OR NAILS.
8. REFER TO GENERAL NOTES FOR MATERIAL STANDARDS FOR FASTENERS.
9. UNLESS OTHERWISE NOTED, BENDING STEEL IN THE FIELD MAY CAUSE FRACTURES AT THE BEND LINE. FRACTURED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED.
10. A FASTENER THAT SPLITS THE WOOD WILL NOT SUPPORT THE DESIGN LOAD. IF THE WOOD HAS A TENDENCY TO SPLIT, PRE-DRILL HOLES TO 3/4 OF THE FASTENER DIAMETER PER THE NDS.

2 TYPICAL WOOD DETAIL WOOD FASTENER SCHEDULE

NO SCALE

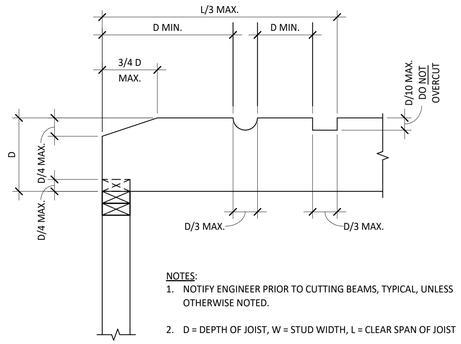


NOTE:

1. NOTIFY ENGINEER PRIOR TO CUTTING BEAMS, TYPICAL, UNLESS OTHERWISE NOTED.
2. D = DEPTH OF JOIST, W = STUD WIDTH, L = CLEAR SPAN OF JOIST
3. HOLE CUTS ALLOWED IN JOIST AND STUDS ONLY.

3 TYPICAL WOOD DETAIL HOLES IN SOLID SAWN LUMBER

NO SCALE



NOTES:

1. NOTIFY ENGINEER PRIOR TO CUTTING BEAMS, TYPICAL, UNLESS OTHERWISE NOTED.
2. D = DEPTH OF JOIST, W = STUD WIDTH, L = CLEAR SPAN OF JOIST
3. NOTCH CUTS ALLOWED ON TOP OF JOISTS ONLY.
4. NOTCHES ARE NOT PERMITTED IN CANTILEVERED JOIST CONDITIONS.
5. END NOTCHES ALLOWED ON TOP OF BOTTOM OF JOIST BUT NOT BOTH.

4 TYPICAL WOOD DETAIL NOTCHES IN SOLID SAWN LUMBER

NO SCALE

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Issues:

No.	Date	Description
1	1/23/2025	Permit

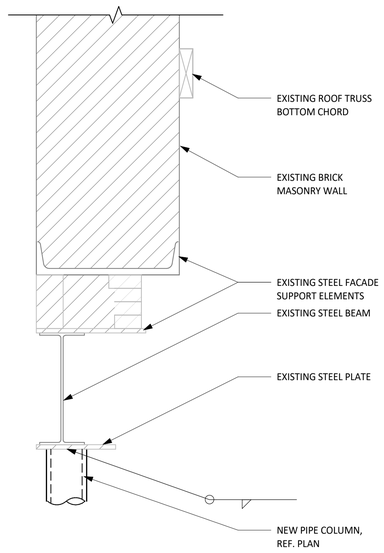
Drawing:
TYP. MASONRY DETAILS

Date:

Scale:
1" = 1'-0"

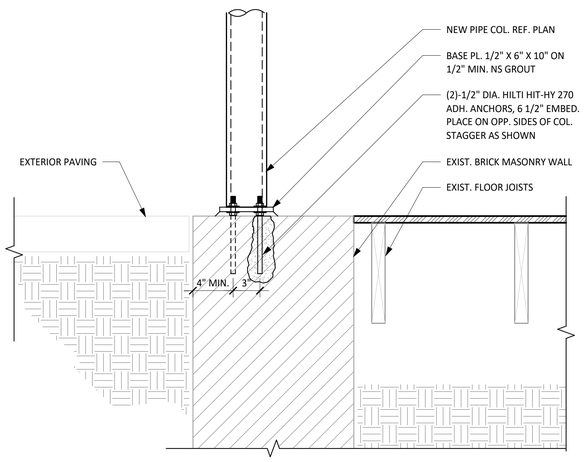
Project No.:
23059

Sheet:
S400



1 DETAIL - NEW COLUM AT FACADE

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



2 DETAIL - NEW COLUMN BASE CONNECTION

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

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Drawing:

STEEL DETAILS

Date:

Scale:

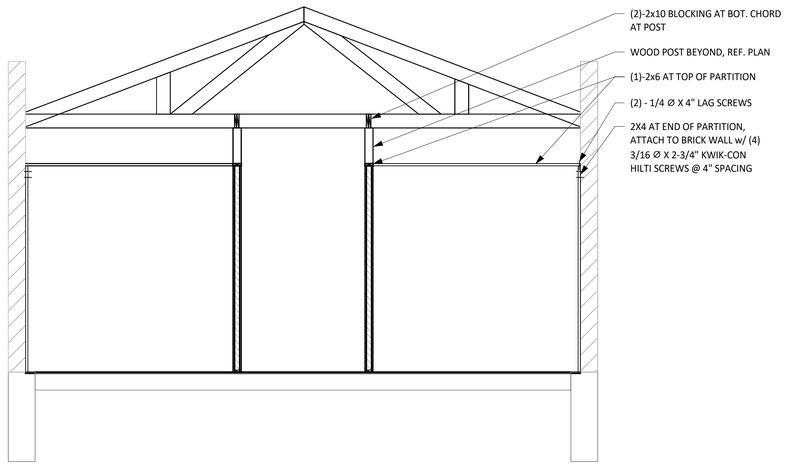
1 1/2" = 1'-0"

Project No.:

23059

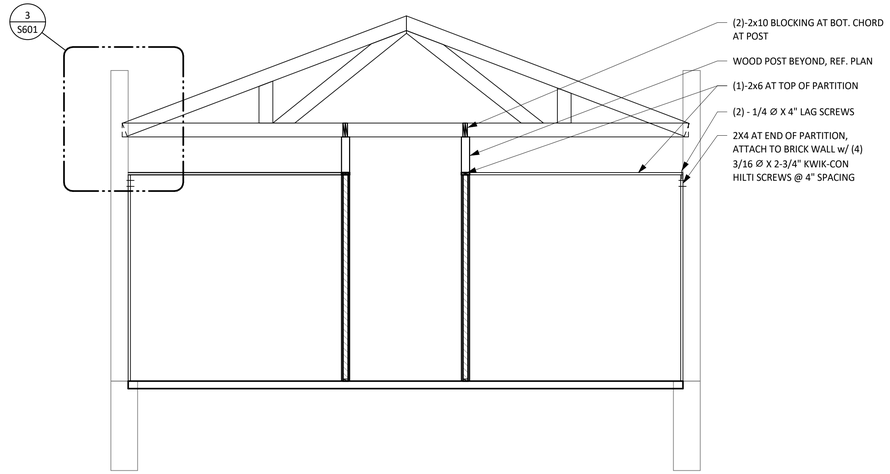
Sheet:

S501



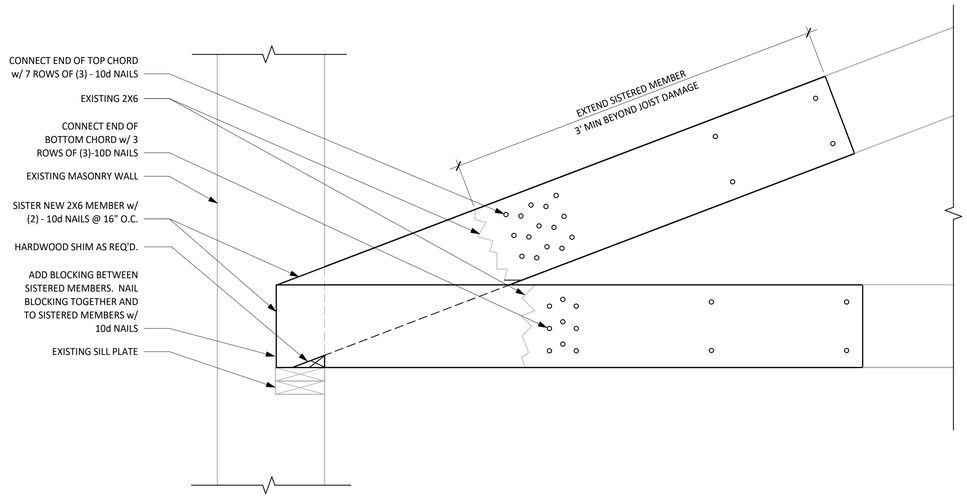
1 FRAMING SECTION AT LEASE SPACE (FRONT)

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



2 FRAMING SECTION AT LEASE SPACE (BACK)

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



3 TRUSS REPAIR

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

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WOOD DETAILS

Date:

Scale:
As indicated

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23059

Sheet:
S601