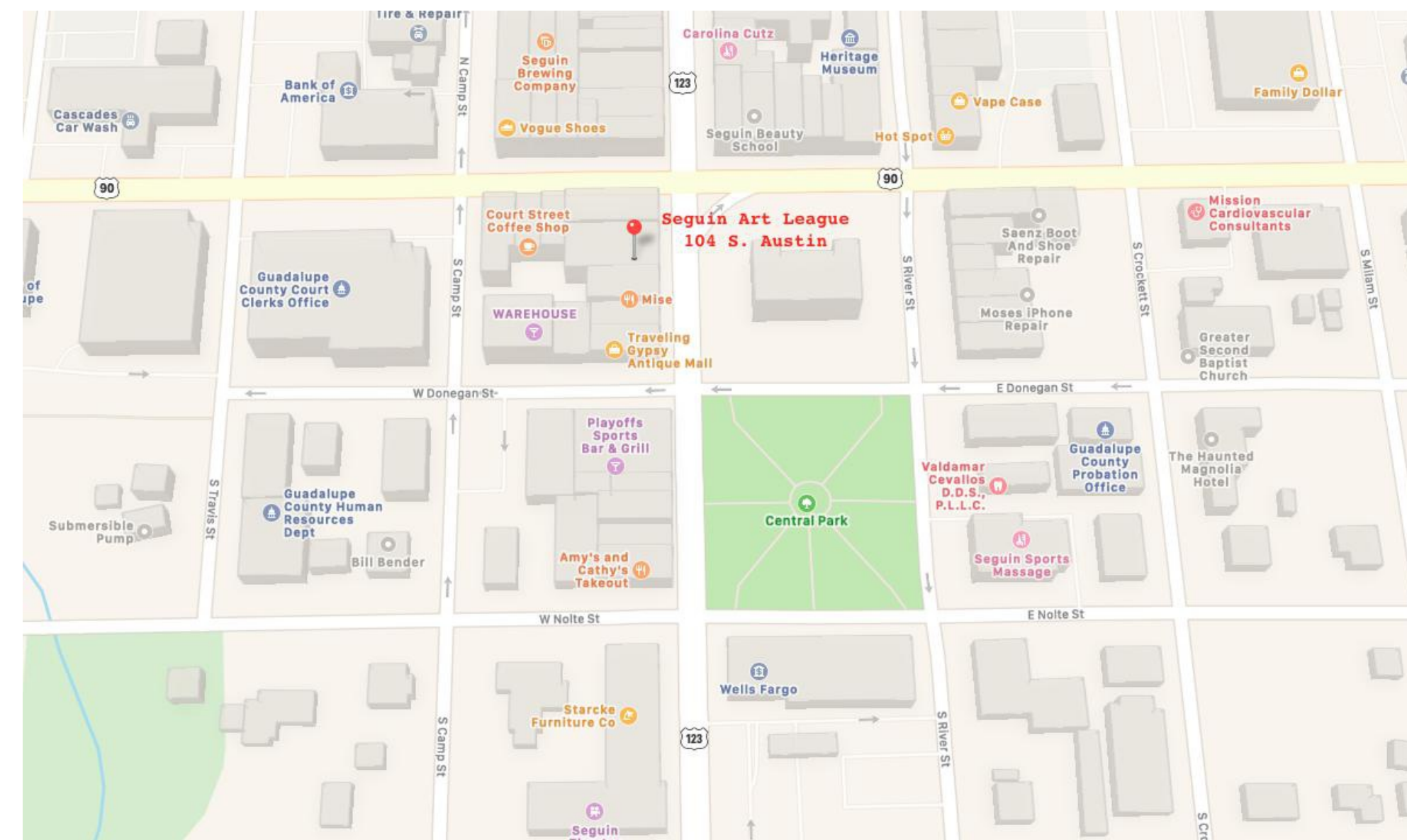


Alternate Bids
 • Tie into city sewer that is located outside



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

Mechanical Code International Building Code (IBC) 2015
 Plumbing Code International Building Code (IBC) 2015
 Electrical Code National Electrical Code (NEC) 2011
 Fire Code International Fire Code (IFC) 2015
 Fire Code National Fire Protection Code
 Energy Code International Energy Conservation Code (IECC) 2015

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2015 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL
 *10 PSF TOP CHORD DL.
 *5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
 FROST DEPTH: *2'-0"
 SEISMIC ZONE: C,
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

Revision Table			
Number	Date	Revised By	Description
1	12/23/19	CM	5/8" Sheetrock on Ceiling
2	12/23/19	CM	Alternate Bid Options
3	12/23/19	CM	All wall framing above 10' to be 2x6

Scope of work

Framing

- Subfloor to be...
- As per plan as per code. 2x4 framed 16" oc (utilize 2x6 wall framing on all walls over 10' high), double bottom-plate, single top plate on all walls over 9' please include fire blocking
- All headers to include 1/2" plywood or osb
- Area above men's, women's, break room, and office to be decked with 1/2" osb for mechanical equipment
- Construct Ramp / landing for secondary egress

Exterior Doors

- Secondary egress door to remain, Door to be sanded, primed, and painted (color selection to be provided). Door to be outfitted with panic bar (from inside to outside) and door closure include. Contractor to provide panic bar and door closure. Include \$200 as an allowance for both items combined. Approval of items must be given before purchase along with price

Hvac

- Unit / units to have natural gas as heat source
- Air handlers to be set on platform. Condensate lines can drain to mop sink
- Front area of space to be spiral duct (to be above track lighting). Back area to be duct board and flex
- Condensers to be located on 1st story roof
- Touch screen programmable thermostats to be included
- Please provide manufacturer name and seer rating that is being proposed

Plumbing

- As per code as per Design.
- All fixtures to be provided by owner. A list of sku #'s, model numbers, etc will be provided prior to start date.
- Air handlers to be natural gas. Contractor to provide natural gas to these locations
- Toilets to be back flush floor mounted
- Water heater to be located above the restrooms on platform. T&P can be set to mop sink
- All new cold water supply plumbing from point located on drawing
- 4" sanitary sewer to tie into existing 4" clean out. Line to run above floor at proper slope.

Electrical

- As per code as per Design.
- All fixtures to be provided by owner. A list of sku #'s, model numbers, etc will be provided prior to start date.
- 12 floor plugs to be provided by owner. Locations to be provided by owner

Data

- To be provided by owner

Insulation

- R-13 insulation on south wall as indicated on plans

Interior wall cover

- All drywall to be 5/8" type x 1hr fire rated.
- All ceilings to be rocked with 5/8" Sheetrock
- Note fire wall
- All penetrations to be sealed with intumescent caulk
- 1hr fire rated from occupant side only (See design for other notes)
- All new drywall to be tape, floated, and textured (light orange peel)
- Texture Sample to be provided prior start of texture

Interior doors

- All interior doors to be in stock home depot 6 panel. Hollow core

Ceiling paint

- All newly installed drywall surfaces to be primed (pva), and painted 2 coats latex, eggshell sheen

Floor finishes

- A 3/4" T&G plywood subfloor will be installed over existing flooring
- A Floating vinyl plank will be installed over the entire occupied part
- Flooring will go under all door jambs and baseboards
- Include a \$3.50 sqft allowance

Cabinets

- All cabinets to be owner furnished and installed
- Sink area in hallway. A vanity will be provided by and installed by the owners.
- There will be no office cabinets included in this proposal

Countertops

- owner furnished and installed

Glass & Mirrors

- Owners to provide restroom mirrors. To be installed by contractor

Interior Trim

- Standard primed door casing to be installed
- Black 4" rubber cove base to be installed

Hardware

- Grab bars to be provided by owner, contractor to install

Cleaning

- Contractor will clean and dust all areas
- Will maintain a clean and organized jobsite
- Will be held responsible for all communications with the city regarding, vehicles and trailers that are going to be interfering with the 2hour parking policy

**Allowance items.

- Contractor to work with owners on these items. Any item that is selected and below the given amount (by this document) will be considered as a credit
- Any item that is selected and is above the given amount (by this document) will be considered as an overage.
- Credits and overages will be handled as one change order that will be handled at the completion of the project.

NOT FOR CONSTRUCTION QUOTING PURPOSES EARLY

DRAWINGS PROVIDED FOR:
 Seguin Art League
 104 S. Austin St
 Seguin, Tx 78155



Project Info

DRAWINGS PROVIDED BY:
 LoneStar Home Solutions
 1112 W. Court Seguin, Tx
 830-865-1344

DATE:

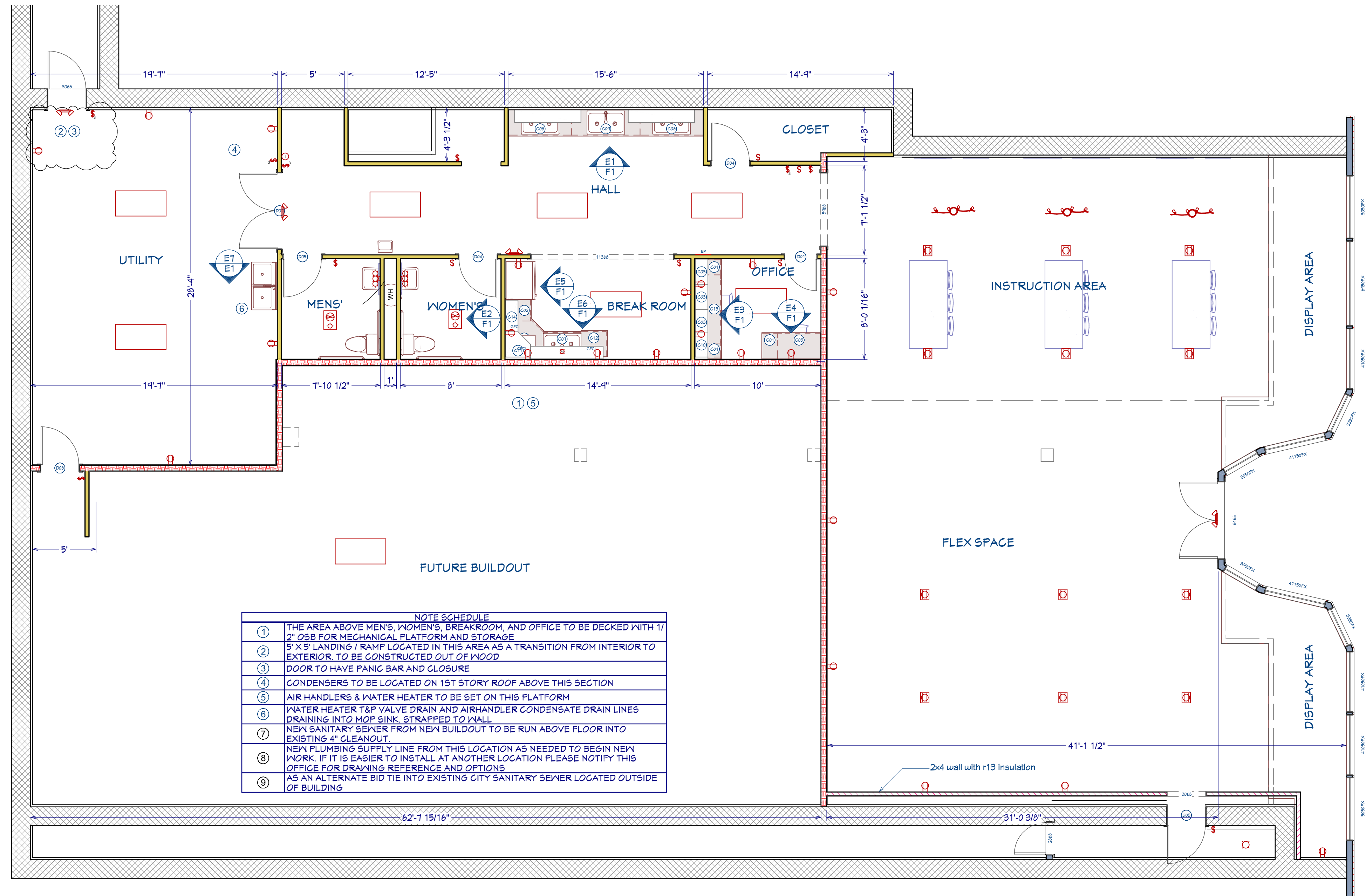
1/4/20

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SHEET:

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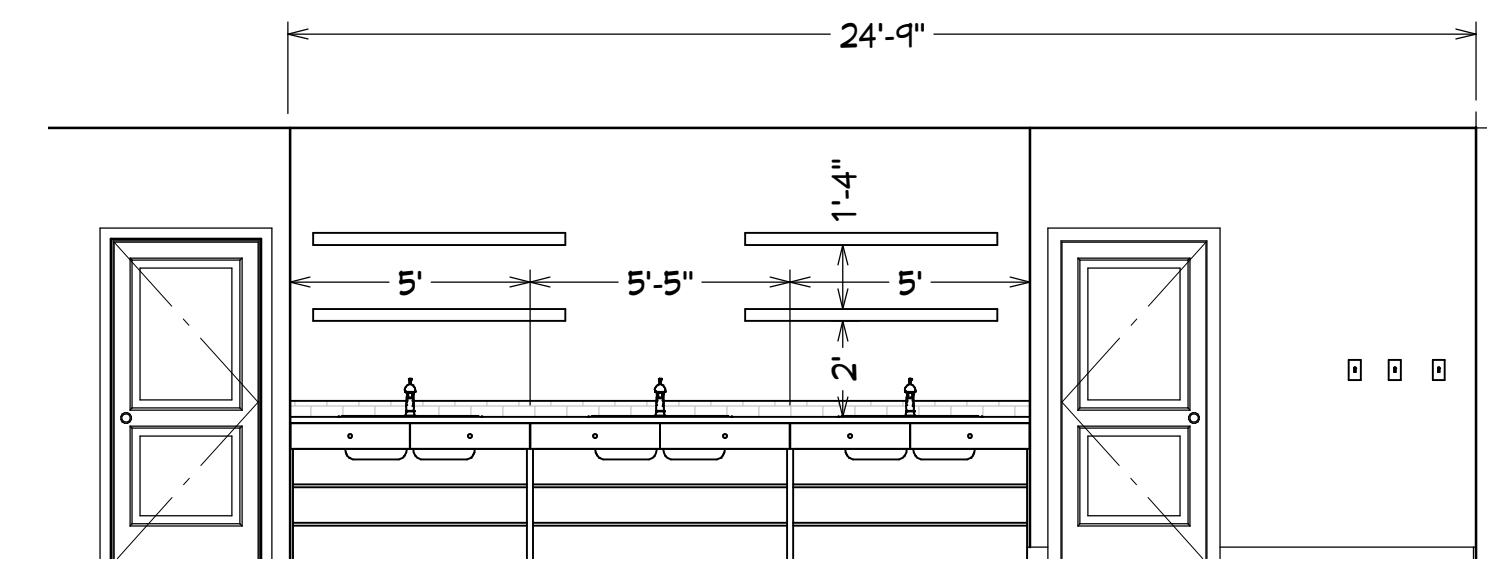
Proposed Plan
Scale: 3/16" = 1'-0"

ROOM FINISH SCHEDULE				
ROOM NAME	AREA INTERIOR (SQ FT)	CEILING HEIGHT	FLOOR FINISH	CEILING FINISH
BASEMENT	27	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
WOMEN'S	63	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
INSTRUCTION AREA	674	168"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
BREAK ROOM	116	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
CLOSET	95	168"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
FLEX SPACE	1014	168"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
HALL	340	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
OFFICE	78	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
MEN'S	61	104 1/8"	LIGHT - MP PLANK	DRYWALL COLOR - BONE
UTILITY	545	168"	LIGHT - MP PLANK	LEAVE AS IS
TOTALS:	3028			

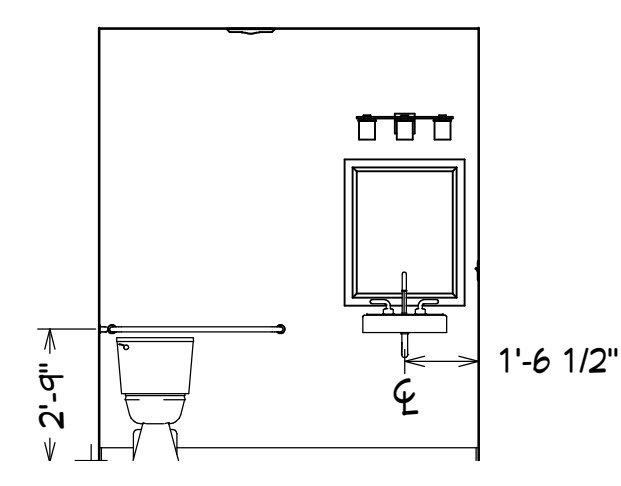
DOOR SCHEDULE														
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	FIRE	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2668	2	1	2668 L IN	30"	80"		HINGED DOOR F04		2X6X95" (2)	1 3/8"			
D02	2669	1	1	2669 L EX	30"	80"		EXT. HINGED SLAB		2X6X95" (2)	1 3/8"			
D03	3068	1	1	3068 L EX	36"	80"		EXT. HINGED DOOR E21		2X6X41" (2)	1 3/8"			
D04	3069	2	1	3068 L IN	36"	80"		HINGED DOOR F04		2X6X41" (2)	1 3/8"			
D05	3068	3	1	3068 R IN	36"	80"		HINGED DOOR F04		2X6X41" (2)	1 3/8"			
D06	2668	1	1	2668 L/R EX	66"	80"		EXT. DOUBLE HINGED GLASS PANEL		2X6X11" (2)	1 3/8"			
D07	6368	1	1	6368 L/R IN	72"	80"		DOUBLE HINGED DOOR F04		2X10X11" (2)	1 3/8"			
D08	3068	1	1	3068 L IN	36"	80"		HINGED DOOR F04	YES	2X6X41" (2)	1 3/8"			

CABINET SCHEDULE (FURNISHED AND INSTALLED BY OWNER)										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION			
C01	4DB1530	3	1	15"	24"	30"	BASE CABINET			
C02	B20R	1	1	20 7/16"	24"	36"	BASE CABINET			
C03	N2436R	3	1	24"	12"	36"	WALL CABINET			
C05	B416	1	1	40 5/8"	24"	6"	BASE CABINET			
C06	D2836R	1	1	36"	36"	36"	CORNER BASE CABINET			
C07	SB60	1	1	36"	24"	36"	BASE CABINET			
C08	SB60	2	1	60"	24"	36"	BASE CABINET			
C09	SB65	1	1	65"	24"	36"	BASE CABINET			
C10	N2836R	1	1	22 7/8"	12"	36"	WALL CABINET			
C11	D24N2436R	1	1	24"	24"	36"	CORNER WALL CABINET			
C12	B24R	1	1	24"	24"	36"	BASE CABINET			
C13	B656	1	1	64 7/8"	24"	6"	BASE CABINET			
C14	N8236	1	1	31 7/8"	12"	36"	WALL CABINET			

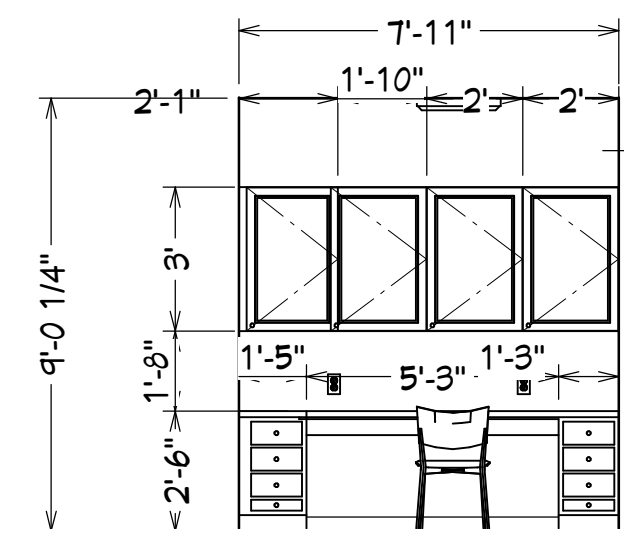
WALL SCHEDULE		
2D SYMBOL	WALL TYPE	COMMENTS
	INTERIOR-4	STANDARD 2X4 WALL CONSTRUCTION. 2 BOTTOM FLATES, SINGLE TOP FLATE. 16" ON CENTER. FIRE BLOCKING IF OVER 9'
	INTERIOR-4, INSULATED	STANDARD 2X4 WALL CONSTRUCTION. 2 BOTTOM FLATE, SINGLE TOP FLATE. 16" ON CENTER. FIRE BLOCKING IF OVER 9', INSULATED R-13
	INTERIOR-6_2	5/8" TYPE X DRYWALL FLOOR TO CEILING. ONLY ONE SIDE



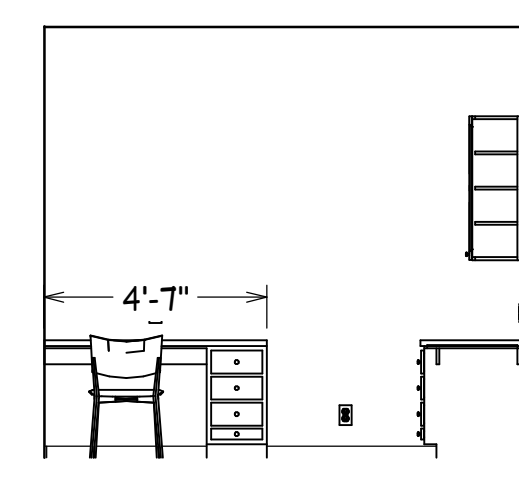
Elevation 1



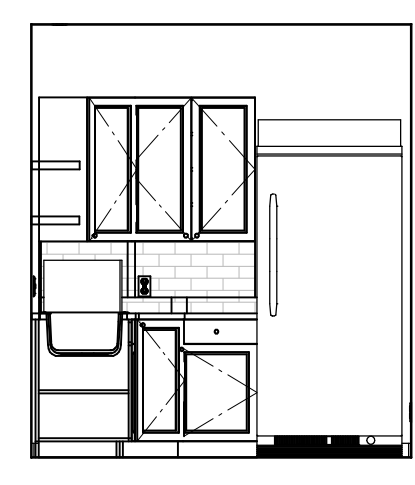
Elevation 2



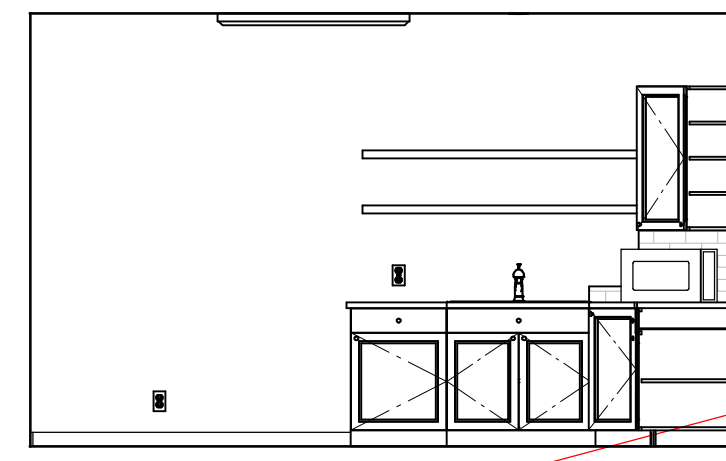
Elevation 3



Elevation 4



Elevation 5



Elevation 6

NOT FOR CONSTRUCTION QUOTING PURPOSES EARLY

DRAWINGS PROVIDED FOR:
Seguin Art League
104 S. Austin St
Seguin, TX 78155



Proposed Floor Plan & Schedules

DRAWINGS PROVIDED BY:
LoneStar Home Solutions
1112 W. Court, Seguin, TX
830-865-1344

DATE:

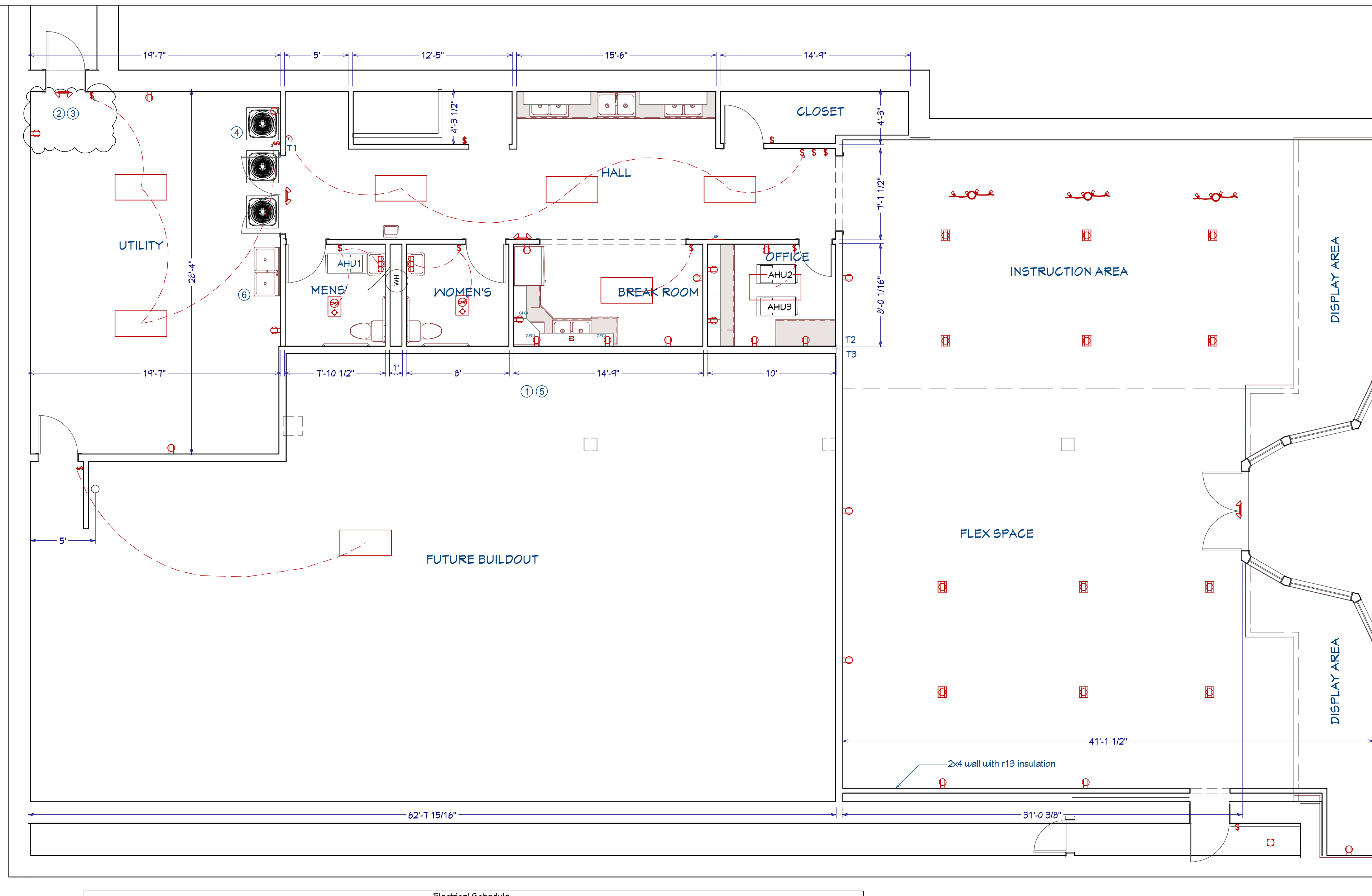
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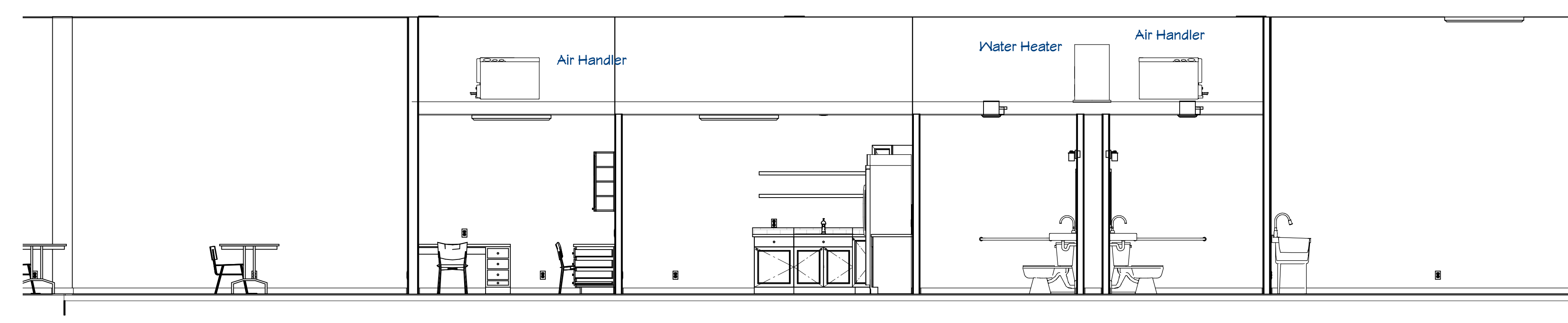
F1



Electrician To provide One Line Diagram

Number	Qty	Floor	Width	Depth	Height	Attached To	Description	Code	Manufacturer	Comments	Number	Ref Height
E01	1	1	24"	5 1/8"	6 1/2"	Wall	Bryant Sconce 3				E01	84"
E02	3	1	41"	Ø 1 5/16"	1 15/16"	Ceiling	Gooseneck Track Lighting				E02	43"
E03	2	1	12"	12"	1 1/4"	Ceiling	Exhaust (light)				E03	0"
E04	19	1	3"	5 1/6"	5"	Wall	Duplex				E04	11 1/2"
E05	3	1	3"	5 1/6"	5"	Wall	GFCI				E05	43"
E06	1	1	4 13/16"	4 13/16"	3 1/6"	Ceiling	Recessed Down Light 4				E06	0"
E07	12	1	3"	5"	5 1/6"	Floor	Duplex				E07	0"
E08	4	1	16 5/8"	5 9/16"	14 5/8"	Wall	Emergency Light & Exit				E08	43"
E09	8	1	48"	21"	3"	Ceiling	Medium Double Surface Mounted Tube Light [48x21D]				E09	0"
E10	10	1	3"	3/4"	5"	Wall	Single Pole				E10	49"
E11	4	1	3"	3/4"	5"	Wall	Three Pole				E11	49"
E12	1	1	14 1/4"	3 3/8"	23"	Wall	Electrical Panel				E12	60"
E13	1	1	6"	1 3/4"	3 3/4"	Wall	Thermostat				E13	54"
E14	3	1	3"	5/16"	5"	Wall	Duplex				E14	37"
E15	1	1	24"	5 1/8"	6 1/2"	Wall	Yankee Light				E15	84"
E16	1	1	6"	6"	7 11/16"	Ceiling	Globe				E16	0"

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



Elevation 7
Scale: 1/8" = 1'-0"

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QUOTING PURPOSES EARLY**

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Seguin Art League
104 S. Austin St
Seguin, Tx 78155



Electrical Plan

DRAWINGS PROVIDED BY:
LoneStar Home Solutions
112 W. Court Seguin, Tx
830-865-1344

DATE:

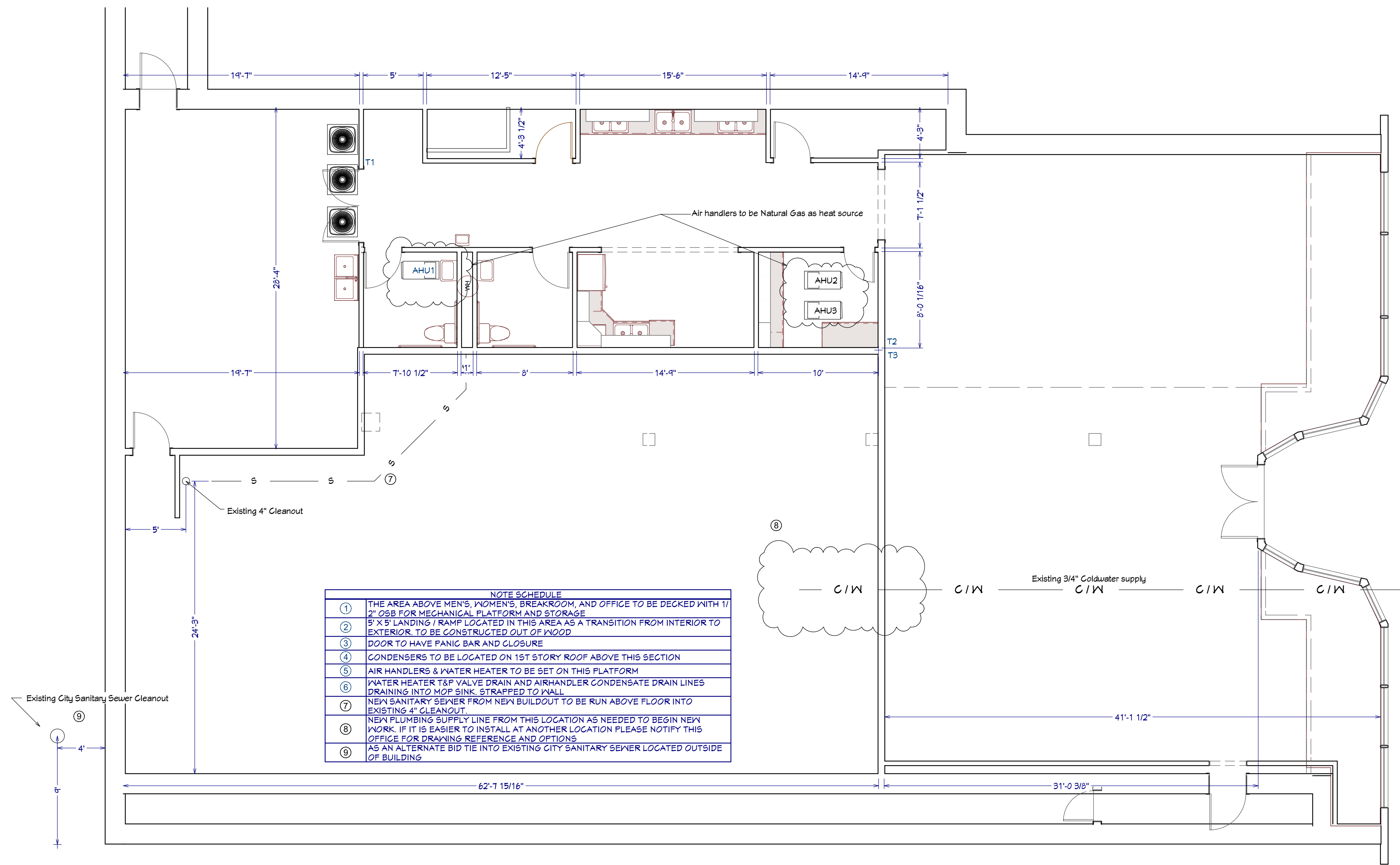
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SCALE:

1 in = 1 in

SHEET:

E1



Plumbing Plan

Scale: 3/16" = 1'-0"

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 104 S. Austin St
 Seguin, TX 78155



Plumbing Plan

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 112 W. Court Seguin, TX
 830-865-1344

DATE:

1/4/20

SCALE:

1 in = 1 in

SHEET:

P1