

**SCOPE OF WORK FOR UTILITY ADMINISTRATION:**

ELECTRICAL, PLUMBING, MECHANICAL, EXTERIOR WORK—SITE WORK, FOUNDATION, INTERIOR WORK.

**ELECTRICAL:**

REFER THE ELECTRICAL PLAN FOR ALL WORK.

- 1) 7920 CU.FT. OF AIR TO VENT MUST ADD 3 POWER SOFFIT VENTS W/ 110V PLUGS. TO THE REAR OF THE BUILDING TO MOVE THE AIR TO FIGHT CONDENSATION AND MOLD.
- 2) REMOVE ALL EXISTING LIGHTING AND REPLACE WITH FEWER UNITS. TO REDUCE THE WATTS, AND USE MORE ENERGY EFFICIENT FIXTURES.
- 3) ADD EXHAUST VENTS TO RESTROOMS AND VENT TO THE EXTERIOR.
- 4) REPLACE THE OUTSIDE CAN—LIGHTS IN THE SOFFIT WITH NEW LED ENERGY EFFICIENT FIXTURES.
- 5) RUN A NEW CIRCUIT FOR THE NEW CANOPY COMPANY SIGN.
- 6) REPLACE VANITY LIGHTS IN BOTH RESTROOMS
- 7) INSTALL NEW CAN LIGHTS IN THE HALLWAY OUTSIDE THE RESTROOM AREA AND AT KITCHEN SINK.
- 8) ADD NEW PLUGS AND SWITCHES, REWIRE LIGHT FIXTURES, AND BRING THE PLUGS UP TO IECC CODE PER ELECTRICAL PLAN.
- 9) REMOVE THE ELECTRICAL TO THE EXISTING STREET SIGNAGE.
- 10) INSTALL 10 OUTLETS NEEDED FOR EACH CUBICLE AND OFFICE AREAS.

**PLUMBING:**

- 1) BRING ALL PLUMBING FIXTURES UP TO ADA ACCESSIBLE STANDARDS.
- 2) INSTALL NEW KITCHEN SINK.
- 3) REMOVE THE RESTROOM VANITY SINKS AND INSTALL ADA WALL HUNG SINKS WITH TRAP COVER.
- 4) INSTALL WATER LINE FOR THE REFRIGERATOR.

**MECHANICAL:**

- 1) HAVE THE EXISTING HVAC UNITS INSPECTED TO ENSURE THE UNITS ARE IN GOOD WORKING CONDITION. REFER TO THE MECHANICAL PLAN FOR ALL WORK.

**EXTERIOR WORK—SITE WORK:**

- 1) REPAINT THE EXTERIOR OF THE BUILDING TO MAKE IT ALL MATCH. (ALL SOFFIT AND SIDING)
- 2) REPAIR THE PARKING LOT AS NEEDED, RESEAL, AND REPAINT THE STRIPES. AREAS LABEL ON THE SITE SHOW THAT WATER COLLECT IN AREAS. THE AREAS WILL NEED TO BE REPAIRED TO ENSURE RAIN WATER DOESN'T COLLECT AND FLOWS TO THE DRAIN AREA TO THE NORTH REAR CORNER OF THE PARKING LOT.
- 3) DEMO AND REMOVE STREET SIGNAGE IN PARKING LOT.
- 4) ADD A NEW ADA ACCESSIBLE PARKING SPACE,
- 5) INSTALL NEW 48" WIDE SIDEWALK NEAR THE OLD STREET SIGNAGE LOCATION, TO ALLOW CLIENTS TO HAVE A SAFE SPACE THE WALK TO THE BUILDING.
- 6) REMOVE ALL THE ROOF SCREWS AND INSTALL NEW LARGER SCREWS.

**FOUNDATION:**

- 1) CHECK FOUNDATION LEVEL IN THE FRONT LEFT CORNER OF THE BUILDING AND REPAIR THE CRACKED BRICK AND THE INTERIOR GYPSUM BROAD AND TRIM.

**INTERIOR WORK:**

- 1) DEMO TWO INTERIOR DOORS, REMOVE TO WALLS BY THE SINK AND ADD NEW WALL FOR THE NEW SINK.
- 2) INSTALL UPPER/LOWER CABINETS, REFRIGERATOR, AND MICROWAVE.
- 3) INSTALL NEW WALL IN BETWEEN THE BREAK ROOM AND RESTROOMS TO SEPARATE THE PUBLIC/PRIVATE RESTROOM, AND TO CREATE A SAFE EXIT ROUTE FOR EMPLOYEES.
- 4) REMOVE THE FRONT WINDOW AND INSTALL TWO NEW WINDOWS AND SEE ENGINEER PAGE TO SEE HEADER SIZES. MATCH THE EXTERIOR SIDING/MASONRY AND CLOSE OFF THE INTERIOR WALL TO MATCH THE EXISTING THE INTERIOR WALLS.
- 5) BUILD INTERIOR WALLS, DOORS, AND WINDOWS FOR THE AGENT AREAS.
- 6) INSTALL THE AGENT COUNTERTOP/CABINETS IN THEIR WORK AREAS, AND ALL THE COUNTERTOPS FOR THE CLIENT AREAS.
- 7) REMOVE THE RUSTED CEILING GRID, REPLACE GRID, AND INSTALL NEW CEILING PANELS.
- 8) REMOVE THE REAR WINDOW AND CAP/FRAME OFF, ADD PLYWOOD ON EXTERIOR AND VAPOR BARRIER. FINISH OF THE INTERIOR WITH GYPSUM BOARD AND MATCH THE EXISTING INTERIOR/EXTERIOR.
- 9) REPAINT THE INTERIOR OF THE BUILDING TO ENSURE ALL OF THE WORK MATCHES.
- 10) REMOVE ALL INTERIOR FLOORING AND INSTALL NEW VINYL WOOD FLOORING THROUGHOUT THE BUILDING. (EXCEPTION FOR EXISTING RESTROOM AND BREAKROOM TILE SHOULD BE COVERED OVER.) "REVIEW THE ASBESTOS REPORT"
- 11) REPAIR THE FRONT DOOR GLASS
- 12) ADD NEW COUNTERTOP ON SMALL BRICK WALL IN FRONT AT THE ENTRY TO MATCH THE NEW COUNTERTOPS.
- 13) SPRAY FOAM INSULATE THE STEEL CEILING ABOVE THE NEW DROP CEILING WITH CLOSED CELL FOAM.
- 14) ADD NEW PRINTER AND COPIER STATION CLOSE TO THE AGENT AREA.
- 15) INSTALL A HARDWIRED FIRE ALARM SYSTEM TO THE STANDARD OF THE 2015 INTERNATIONAL FIRE CODE (IFC).

WINDOW SCHEDULE				
MARK	SIZE	TYPE	ROUGH OPENING	QTY
A	8064	SINGLE HUNG	96"W x 76"H	1
B	3064	SINGLE HUNG	36"W x 76"H	1
C	2640	SINGLE HUNG	28"W x 48"H	5
FLOOR PLAN			TOTAL NUMBER OF WINDOWS:	7
DOOR SCHEDULE				
MARK	SIZE	TYPE	ROUGH OPENING	QTY
1	3068	INTERIOR SOLID CORE	38.5"W x 81.5"H	1
FLOOR PLAN			TOTAL NUMBER OF WINDOWS:	10

SHEET LIST	
SHEET NAME	SHEET NUMBER
COVER SHEET	A0
GENERAL NOTES	A1
EXISTING FLOOR—PLAN	A2
PROPOSED FLOOR—PLAN	A3
EXISTING DEMO—PLAN	A4
EXISTING ELEVATION (1)	A5
EXISTING ELEVATION (2)	A6
PROPOSED ELEVATION	A7
EXISTING SITE PLAN	A8
PROPOSED SITE PLAN	A8A
FRAMING PLAN—HEADER	A9
GENERAL ELECTRICAL NOTES	E1
EXISTING ELECTRICAL	E2
PROPOSED ELECTRICAL	E3
GENERAL MECHANICAL NOTES	M1
MECHANICAL—PLUMBING PLAN	M2

AREA SCHEDULE		
COMMENTS	NAME	AREA
HVAC	SQ.FT.	1,982 SQ. FT.

**GENERAL NOTES:**  
 CITY OF COPPERAS COVE, TX  
 OBSERVED CODES:  
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 2015 INTERNATIONAL PLUMBING CODE (IPC)  
 2015 INTERNATIONAL MECHANICAL CODE (IMC)  
 2015 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO STORY—FAMILY DWELLINGS (IRC)  
 2015 INTERNATIONAL ENERGY CODE (IECC)  
 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)  
 2014 NATIONAL ELECTRIC CODE (NEC)  
 2015 INTERNATIONAL FIRE CODE (IFC)

**FIRM NAME AND ADDRESS:**

**FIRM NAME AND ADDRESS:**

**ADDRESS:**  
 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

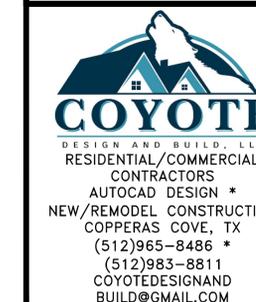
**SHEET NAME:**  
 COVER SHEET

**LOT SIZE:**  
 0.39 ACRE

**CLIENT:**  
 CITY OF COPPERAS COVE, TX

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

**DATE:**  
 3/31/2020



PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A0 of 16

GENERAL NOTE (UNO):

- ALL PLANS AND CONSTRUCTION TO BE COMPLAINT WITH 2015 RIC, IPC, AND IMC.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- BUILDER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES FOR JUSTIFICATION AND/OR ADJUSTMENT BEFORE PROCEEDING WITH WORK BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- DO NOT SCALE THESE DOCUMENTS. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
- BUILDER SHALL ENSURE COMPATIBILITY OF THE STRUCTURE WITH ALL SITE CONIDITIONS AND REQUIREMENTS.
- ALL STRUCTURAL COMPONENTS SHALL BE VERIFIED AND STAMPED BY A LICENSED ENGINEER THE BUILDER IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A SAFE AND QUALITY STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES AND REQUIREMENTS.
- PROVIDE VENTILATION TO ALL BATHS THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH BUILDING CODES.
- IN ALL BATHS WITHOUT WINDOWS VENTILATION PROVIDE MECHANICAL VENTILATION WITH A MINIMUM OF 5 AIR CHANGES PER HOUR.
- PROVIDE 2-2X4 VERTICAL SUPPORT MINIMUM UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 3'-0".

GENERAL NOTE CONTINUED:

- THE CITY OF COPPERAS COVE, TX VISITABILITY BATH BLOCKING REQUIEMENT, LATERAL 2X6 OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS. THE CENTERLINE OF BLOCKING MUST BE 34 INCHES UP AND PARALLEL TO THE INTERIOR FINISHED FLOOR LEVEL.

PLUMBING NOTES (UNO):

- PLUMBING CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE PLUMBING INSTALLATION AS SHOWN ON DRAWINGS INCLUDING BOT NOT LIMITED TO.
- COMPLETE HOT WATER SYSTEM INCLUDING WATER HEATER AND ALL CONNECTIONS.
- COMPLETE COLD WATER SYSTEM WITHIN STRUCTURE INCLUDING CONNECTIONS TO EXISTING WATER SUPPLY.
- PLUMBING FIXTURES, SUPPORT, AND TRIM.
- FLASHING, PIPE SLEEVES, HANGERS, PLATES, ANCHORS, AND MISCELLANEOUS PIPING ACCESSORIES NECESSARY TO MAKE EACH SYSTEM FUNTIONAL, OPERTIONAL, AND COMPLETE.
- EXCAVATION AND BACK FILL FOR ALL PLUMBING.
- INSTALL ALL FIXTURES IN ACCORDANCE WITH MANUFACTUERER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
- EXTEND FLANGE AT LEAST 8" BEYOND SLEEVE FOR PIPES PROJECTING THRU ROOF.
- ALL WATER HEATERS MUST HAVE A 3/8" PRESSURE RELFIEF VALVE AND OVERFLOW LINE THE SAME SIZE TO THE OUTSIDE OR DRAIN.
- PROVDie AIR CHAMBER AT ALL FAUCETS AND HOSE BIBBS

ELECTRICAL LAYOUTS (UNO)

- ALL WIRING TO BE COPPER PER CODE.
- PROVIDE 110v OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES, PROVIDE TWO LIGHTS, ONE AT UNIT AND AT ACCESS OPENING ON ONE SWITCH.
- SMOKE ALARMS TO BE INSTALLED WITH BATTERY BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS IF GAS AT LEAST ONE CARBON MONOXIDE DETECTORS MUST BE LOCATED.
- RECESSED LIGHTING FIXTURES TO BE INSTALLED AS REQUIRED BY PLAN.
- ELECTRICAN TO PROVIDE WP GFI-PLUGS WITHIN 25'-0" FROM A/C CONDENSER UNIT.
- ALL NON-GFCI OUTLETS SHALL BE ARC FAULT PROTECTED.
- ALL OUTLETS TO BE TAMPER RESISTANT.
- SEE ELECTRICAL PLANS FOR ELECTICAL LEGEND AND ADDITIONAL NOTES.

VISITABILITY NOTES:

- LIGHTS SWITHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE FINISH FLOOR.
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE FINISH FLOOR.

ROOF PLAN (UNO):

- BUILDER TO VERIFY REQUIREMENTS OF 1-HOUR FIRE-RATED CONSTRUCTION AND OVERHANGS PRIOR TO CONSTRUCTION.
- ALL ROOF PITCHES AND GABLES OVERHANGS AS NOTED ON ROOF LAYOUT.
- VENT ROOF AS REQUIRED.

ELEVATIONS (UNO):

- PROVIDE STEEL, LINTELS ABOVE ALL MASONRY OPENING AS REQUIRED.

MASONRY (UNO):

- WEEP HOLES AT EVERY HEAD JOIUNT AND FIRST COURSE.
- NO CORE HOLES VISIBLE AT ROWLOCKS OR WINDOWS SILLS.
- WINDOW ROWLOCKS TO HAVE 1/2" SLOPE MINIMUM.

MISCELLANEOUS (UNO):

- THE CITY OF COPPERAS COVE, TX AND THE 2015 IRC REQUIRE A MINIMUM 5'-0" SEPARATION DISTANCE BETWEEN ANY PORTION OF A STRUCTURE TO AN ADJACENT PROPERTY LINE OR AN ASSUMED PROPERTY LINE IN ORDER TO EXEMPT THE STRUCTURE FROM THE FIRE-RESISTIVE RATINGS REQUIRED BY CODE UNDER SECTION R302. AN ASSUMED PROPERTY LINE SHALL BE LOCATED MIDWAY BETWEEN THE ADJACENT STRUCTURES. IF TWO STRUCTURES ARE TO BE LOCATED CLOSER THAT 10'-0" TO EACH OTHER, IRC CODE REQUIRES SPECIAL PROVISIONS FOR PENETRATIONS, PROJECTIONS AND OPENINGS. ALL PROJECTS ARE "FIELD INSPECTED AND THE PERMIT HOLDER IS RESPONSIBLE FOR KNOWING THESE CODE REQUIREMENTS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE 2015 IRC (WITH LOCAL AMMENDMENTS) IS THE PREVAILING BUILDING CODE AND THIS PLAN SHALL BE DSGINED AND BUILT ACCORDINGLY.

VISITABILITY ROUTE AND NOTES:

- REFER TO VISITABILITY ROUTE PAGE (-) FOR VISITABILITY ROUTE AND NOTES.
- REFER TO ELECTIRCAL LAYOUTS (PAGES E1-E2) FOR VISTABILITY ELECTRICAL REQUIREMENTS.
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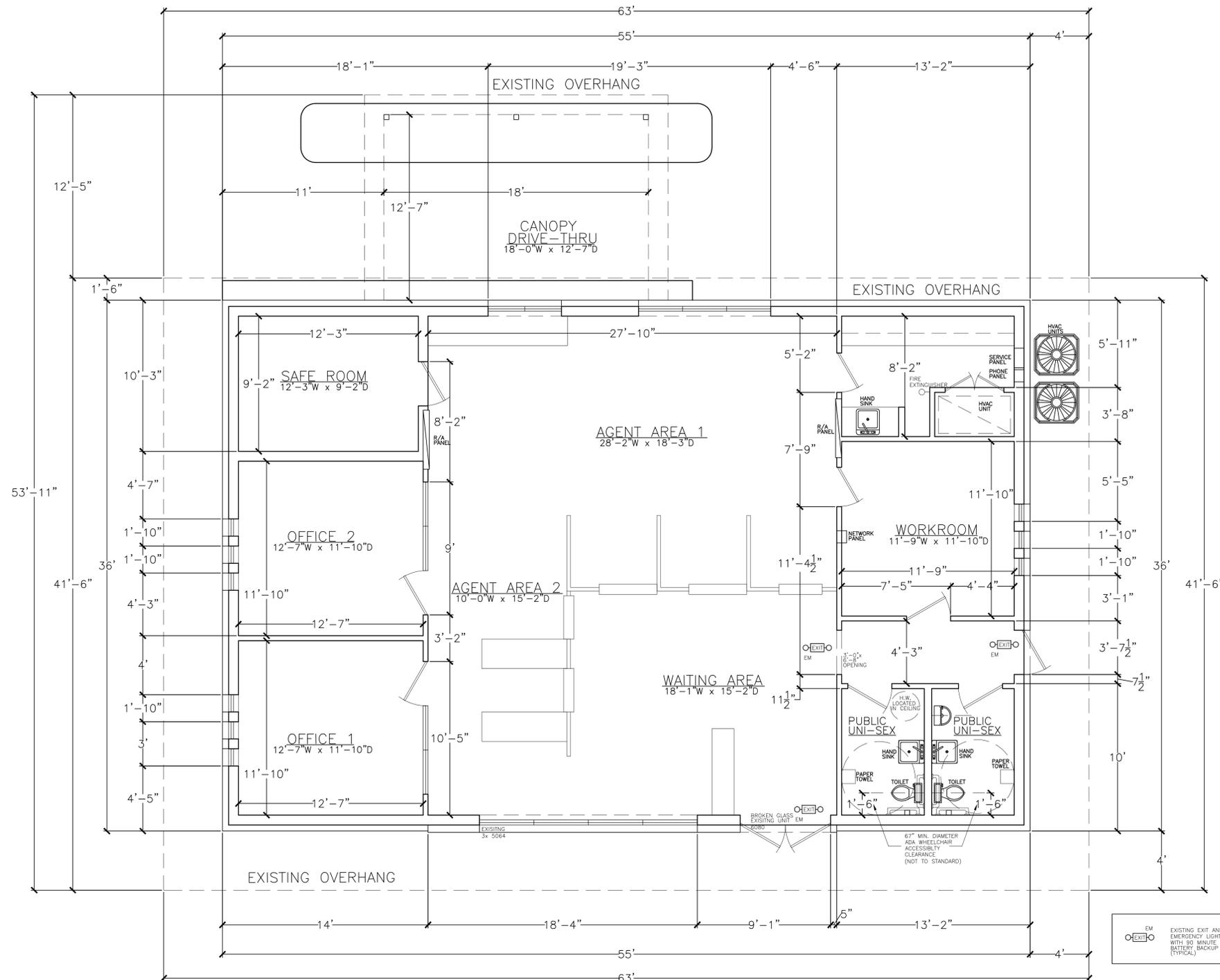


PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A1 of 16

CONTRACTOR VERIFICATION RESPONSIBILITES:

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**OPEN FLOOR AREA**

B-OCCUPANCY  
1,982 S.F.  
20 OCCUPANCY

305 S. MAIN ST.

CONSTRUCTION NOTE:  
- REPAIR ANY DAMAGED EXISTING DRYWALL AS NEEDED AND REPAINT (OWNER TO PICK COLOR)  
- REPAIR AND DAMAGED EXISTING INSULATION AS NEEDED  
- TENANT TO APPROVE ALL MATERIALS TYPE AND COLOR

NOTE:  
ALL MECHANICAL ELECTRICAL TO BE UPDATED TO MATCH THE COUNTERTOPS HEIGHTS  
PLUMBING WILL BE UPDATED TO FOR THE NEW APPLIANCES, AND CONCRETE THE AREA AROUND THE TRAP.

EXISTING FLOOR PLAN  
Scale 1/4" = 1',  
1,982 LIVING SQ.FT.

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COPPERAS COVE, TX 76522

SHEET NAME:  
EXISTING FLOOR-PLAN

LOT SIZE:  
0.39 ACRE

CLIENT:  
CITY OF COPPERAS COVE, TX

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

DATE:  
3/31/2020



DESIGN AND BUILD, LLC  
RESIDENTIAL/COMMERCIAL CONTRACTORS  
AUTOCAD DESIGN \*  
NEW/REMODEL CONSTRUCTION  
COPPERAS COVE, TX  
(512)965-8486 \*  
(512)983-8811  
COYOTEDESIGNANDBUILD@GMAIL.COM

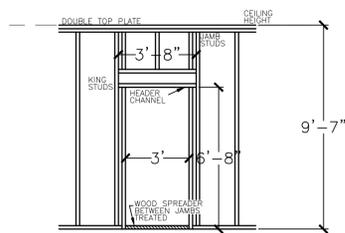
PLAN REVIEWED INT.  
CWK AND DVK

SHEET NUMBER  
A2 of 16

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PROPOSED DETAIL:  
WOOD STUD WALL  
36"x80" INT DOOR  
Scale 1/4" = 1'

General Notes: Interior Wall Framing

- Structural framing lumber shall be No. 2 Southern Yellow Pine (SYP).
- Nailing and attachment of all framing members shall be as specified in the International Building Code (IBC) 2015 Tables 2304.10.1.
- Walls shall be framed with 2x4 full height studs spaced 16" o.c.. Provide a minimum of 2 studs at wall corners and on each side of framed openings.
- Place a single pressure-treated SYP wood plate at the bottom and a double SYP plate at the top of all wall studs. Splices at top plate shall be staggered and occur over studs.

Allowable Span of Headers for Walls:

Size of Wood Header	Span in Feet
2-2x6	less than 4 ft.
2-2x8	4' to 6'
2-2x10	6' to 8'

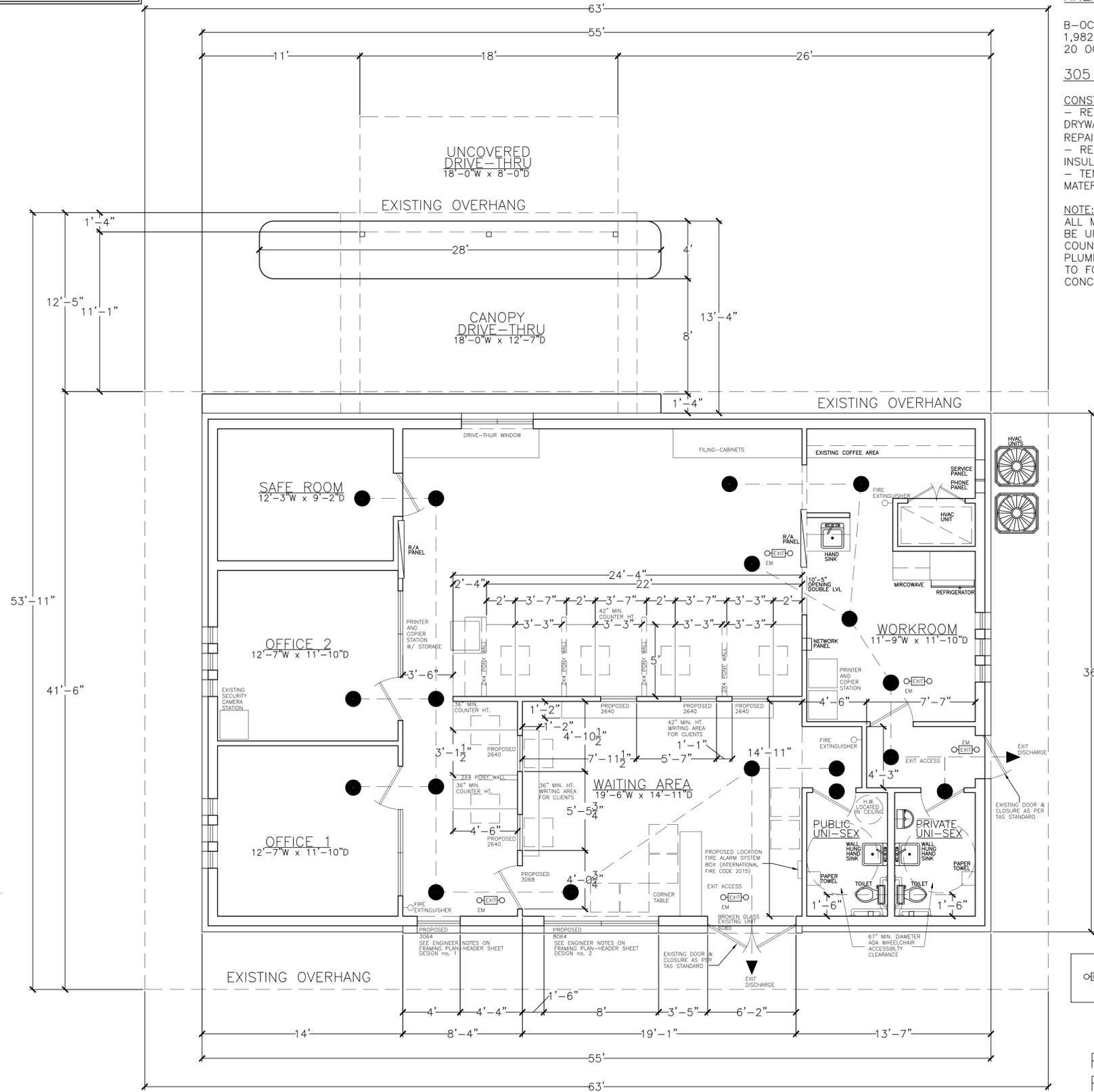
Window Header Wall Components Designed By:

*M. B. Hodgkiss*



MELVIN B. HODGKISS, PE  
HODGKISS ENGINEER FIRM NO. F-2418  
4401 TWISTED TREE DRIVE  
AUSTIN, TX 78735

3-31-2020



OPEN FLOOR AREA

B-OCCUPANCY  
1,982 S.F.  
20 OCCUPANCY

305 S. MAIN ST.

CONSTRUCTION NOTE:

- REPAIR ANY DAMAGED EXISTING DRYWALL AS NEEDED AND REPAINT (OWNER TO PICK COLOR)
- REPAIR AND DAMAGED EXISTING INSULATION AS NEEDED
- TENANT TO APPROVE ALL MATERIALS TYPE AND COLOR

NOTE:

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GENERAL NOTES:

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- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2015 INTERNATIONAL FIRE CODE (IFC)

FIRM NAME AND ADDRESS:

FIRM NAME AND ADDRESS:

ENGINEER FIRM:  
HODGKISS  
ENGINEERING  
FIRM NO. F-2418  
4401 TWISTED  
TREE DRIVE  
AUSTIN, TX  
78735

ADDRESS:

305 S MAIN  
STREET  
COPPERAS COVE,  
TX 76522

SHEET NAME:

PROPOSED  
FLOOR-PLAN

LOT SIZE:

0.39 ACRE

CLIENT:  
CITY OF COPPERAS  
COVE, TX

SCALE:

1/4" = 1'-0"

DATE:

3/31/2020



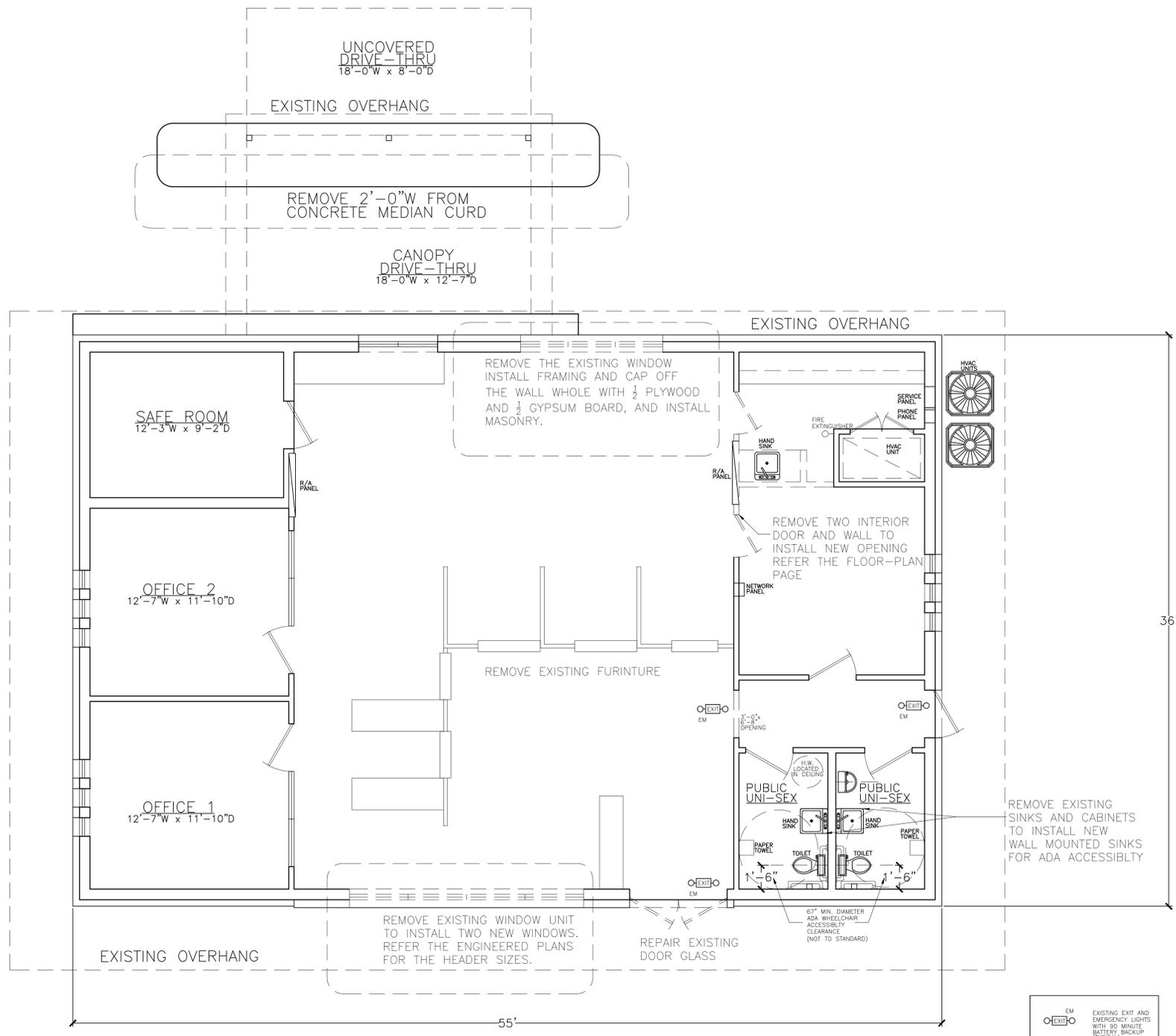
DESIGN AND BUILD, LLC  
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(512)965-8486 \*  
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COYOTEDESIGNAND  
BUILD@GMAIL.COM

PLAN REVIEWED INT.

CWK AND DVK

SHEET NUMBER  
A3 of 16

PROPOSED  
FLOOR PLAN  
Scale 1/4" = 1'  
1,982 HVAC SQ.FT.



**OPEN FLOOR AREA**

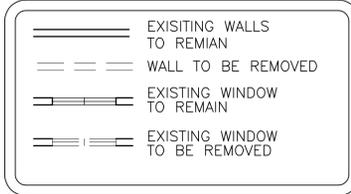
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**EXISTING DEMO PLAN**  
Scale 1/4" = 1'  
1,982 LIVING SQ.FT.



**CONTRACTOR VERIFICATION RESPONSIBILITIES:**  
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LOT SIZE:  
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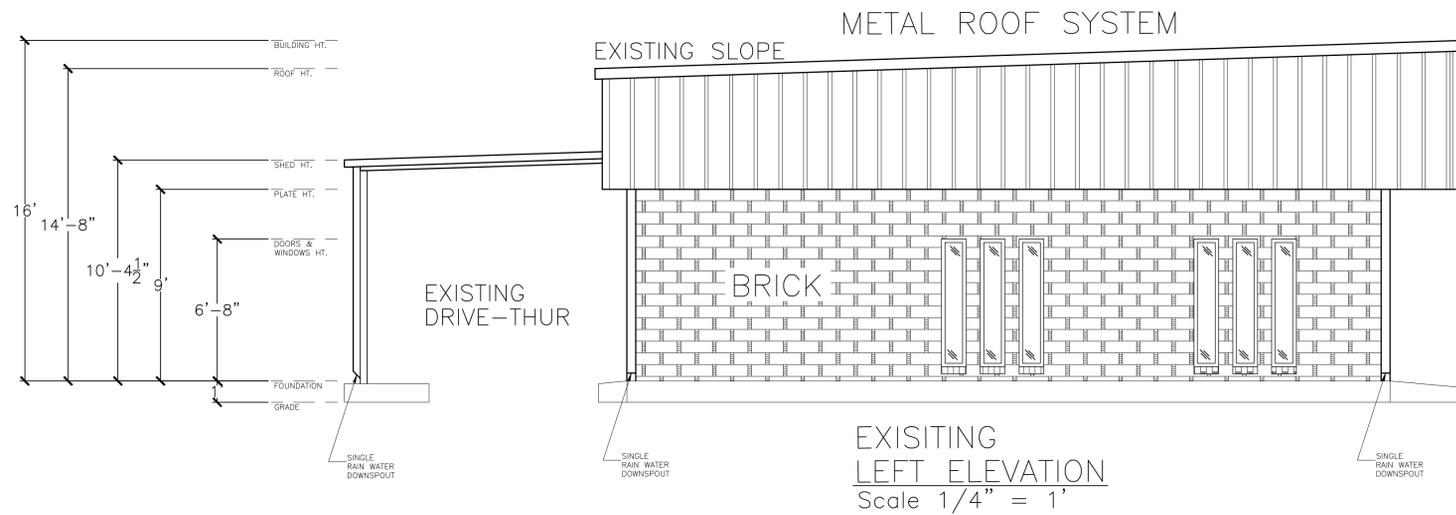
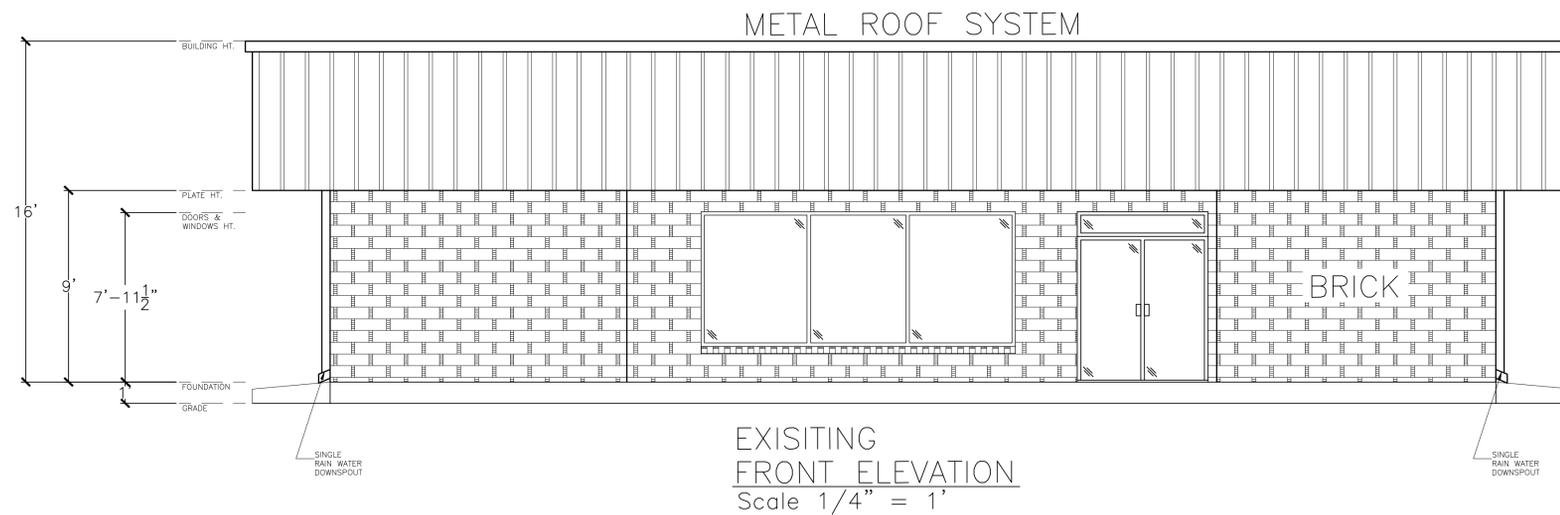
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PLAN REVIEWED INT.  
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 2015 INTERNATIONAL ENERGY CODE (IECC)  
 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)  
 2014 NATIONAL ELECTRIC CODE (NEC)  
 2015 INTERNATIONAL FIRE CODE (IFC)

FIRM NAME AND ADDRESS:

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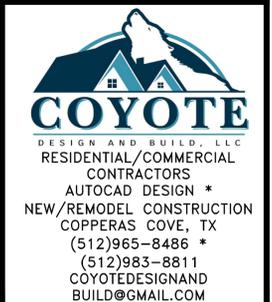
ADDRESS:  
 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

SHEET NAME:  
 EXISTING ELEVATION (1)  
 LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

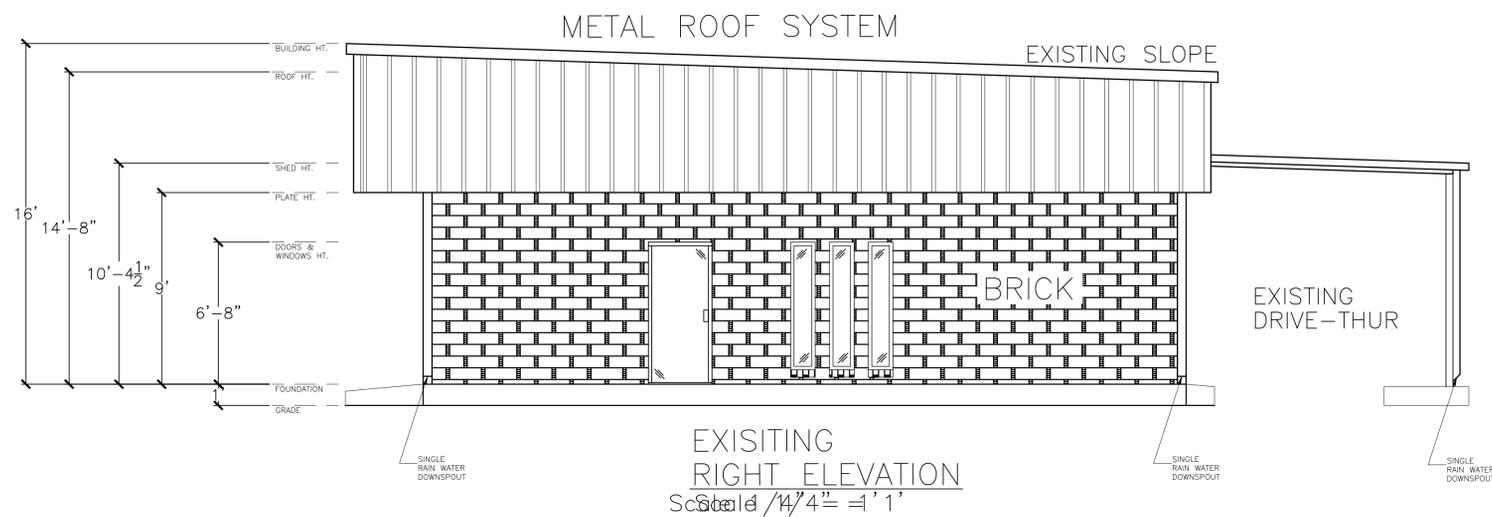
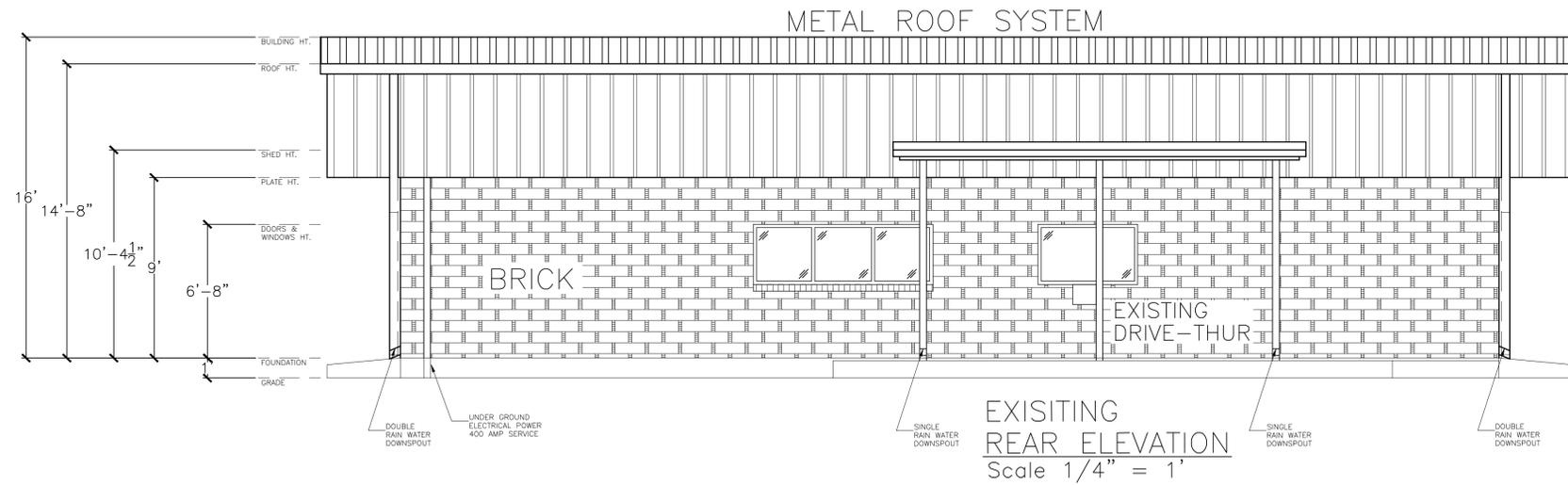
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DATE:  
 3/31/2020



PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A5 of 16



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FIRM NAME AND ADDRESS:

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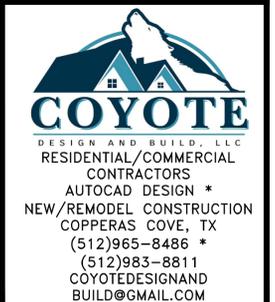
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 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

SHEET NAME:  
 EXISTING ELEVATION (2)  
 LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

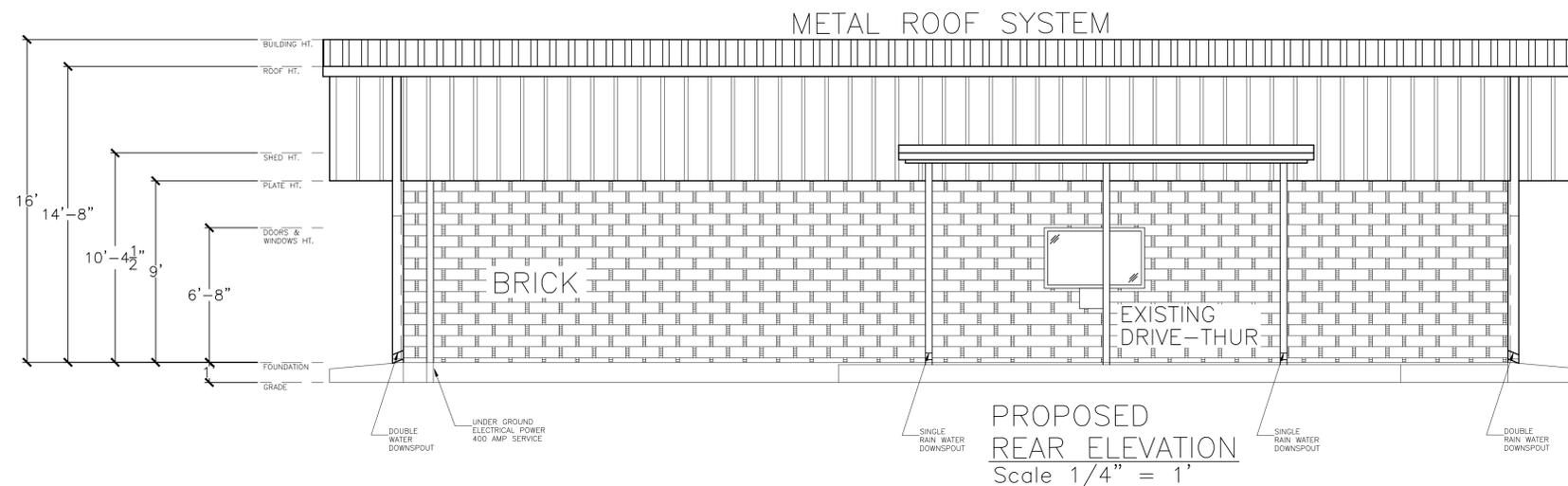
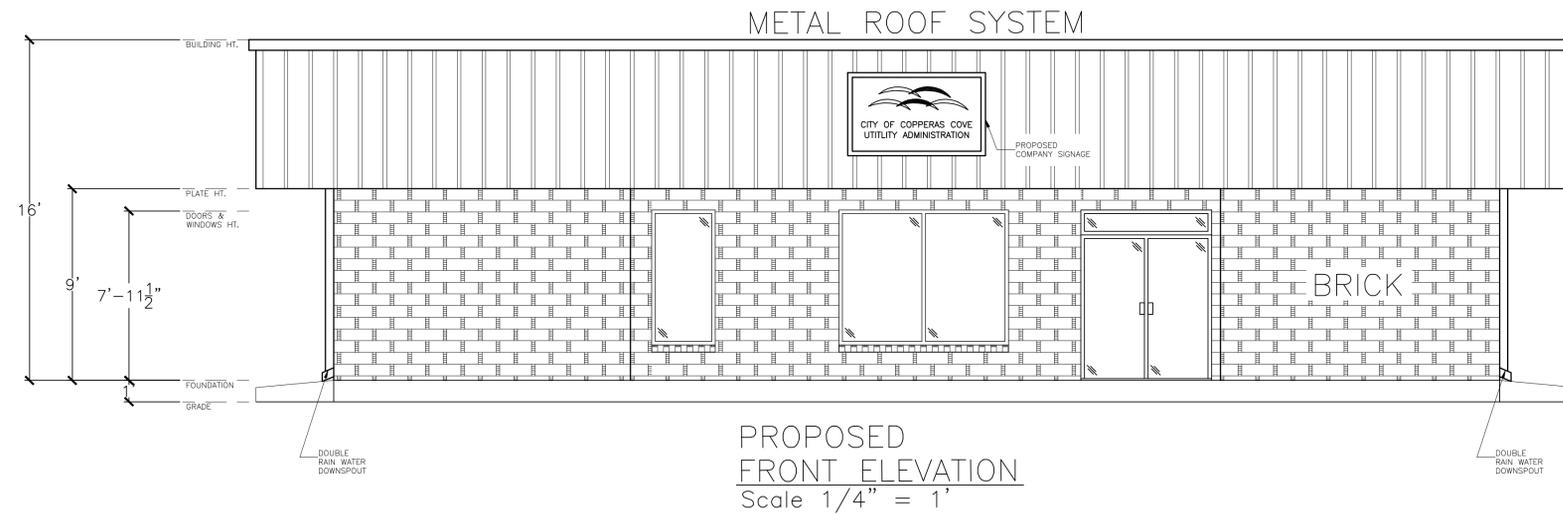
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 1/4" = 1'-0"

DATE:  
 3/31/2020



PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A6 of 16



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FIRM NAME AND ADDRESS:

FIRM NAME AND ADDRESS:

ADDRESS:  
 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

SHEET NAME:  
 PROPOSED ELEVATION  
 LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

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

DATE:  
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PLAN REVIEWED INT.  
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 A7 of 16

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FIRM NAME AND ADDRESS:

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ADDRESS:  
 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

SHEET NAME:  
 PROPOSED SITE-PLAN

LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

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

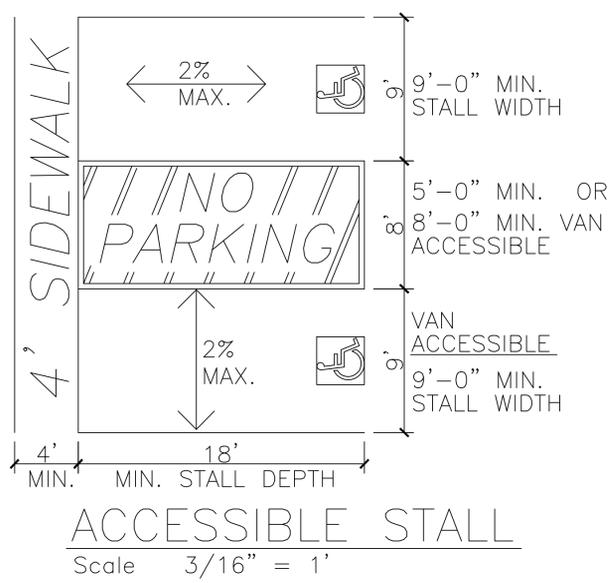
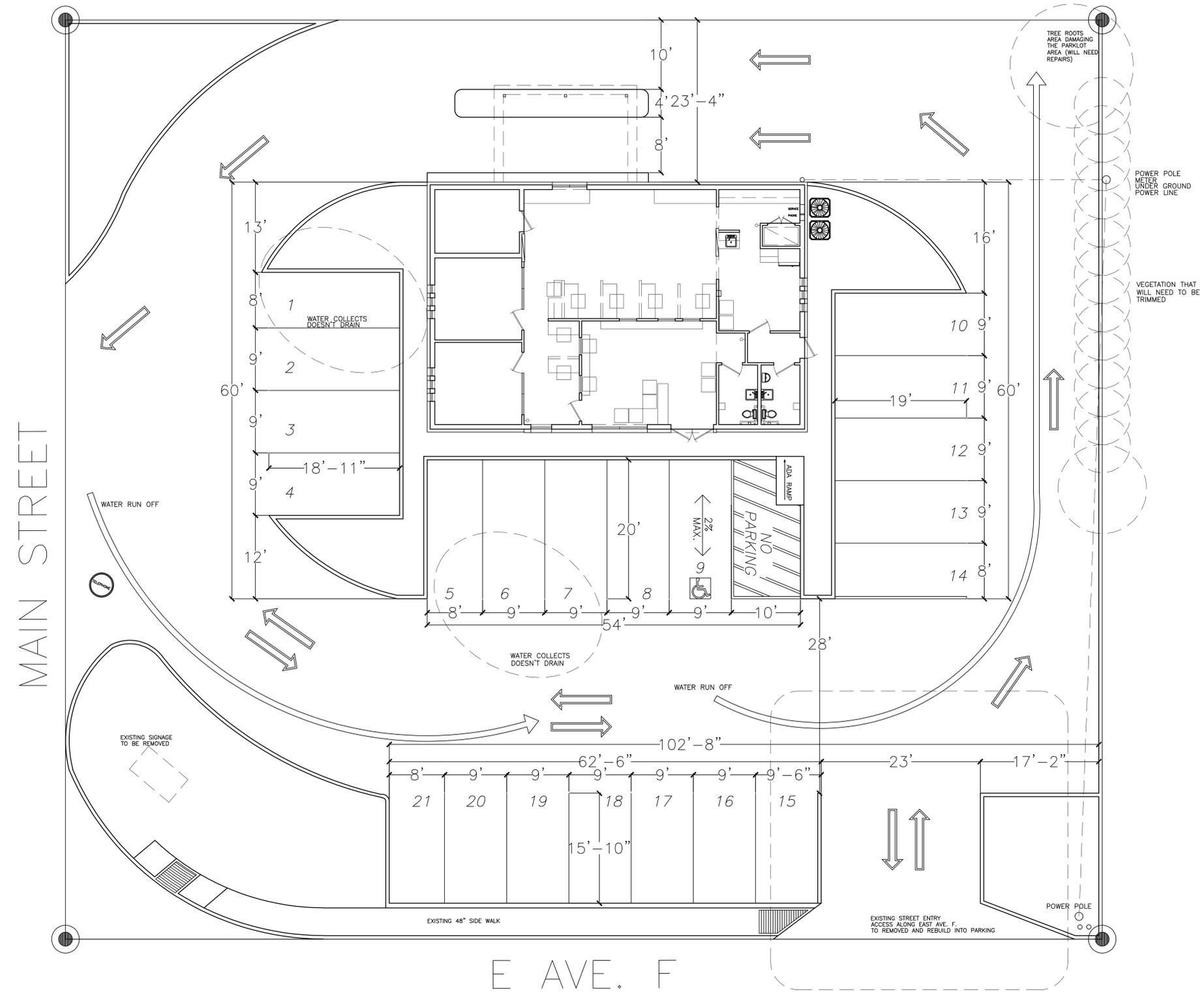
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 3/31/2020



**COYOTE**  
 DESIGN AND BUILD, LLC  
 RESIDENTIAL/COMMERCIAL CONTRACTORS  
 AUTOCAD DESIGN \*  
 NEW/REMODEL CONSTRUCTION  
 COPPERAS COVE, TX  
 (512)965-8486 \*  
 (512)983-8811  
 COYOTEDESIGNANDBUILD@GMAIL.COM

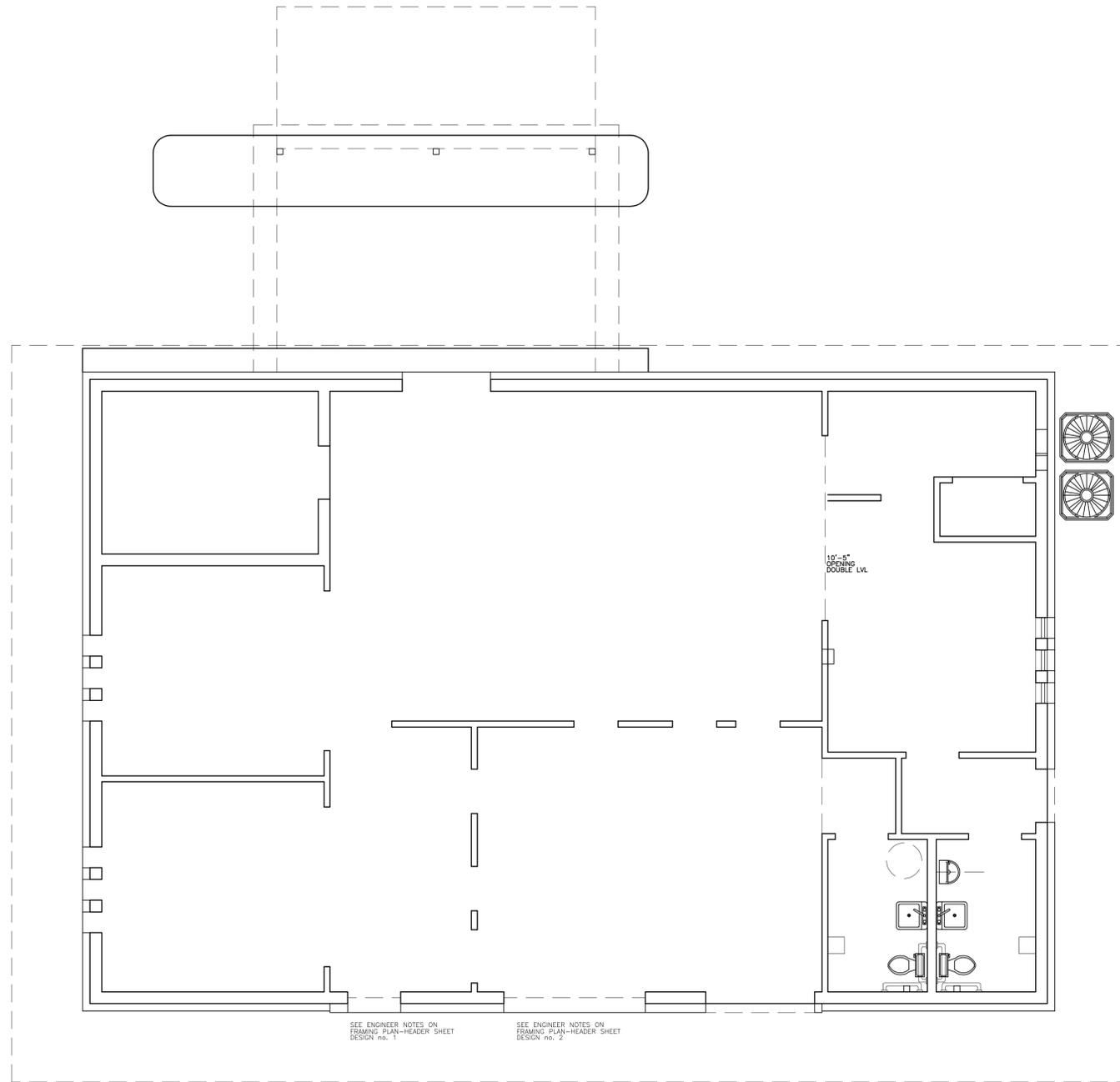
PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A8 of 16



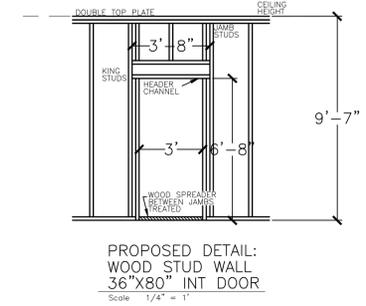
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PROPOSED  
FRAMING PLAN-HEADER  
Scale 1/4" = 1'

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PROPOSED DETAIL:  
WOOD STUD WALL  
36"X80" INT DOOR  
Scale 1/4" = 1'

General Notes: Interior Wall Framing

1. Structural framing lumber shall be No. 2 Southern Yellow Pine (SYP).
2. Nailing and attachment of all framing members shall be as specified in the International Building Code (IBC) 2015 Tables 2304.10.1.
3. Walls shall be framed with 2x4 full height studs spaced 16" o.c.. Provide a minimum of 2 studs at wall corners and on each side of framed openings.
4. Place a single pressure-treated SYP wood plate at the bottom and a double SYP plate at the top of all wall studs. Splices at top plate shall be staggered and occur over studs.

Allowable Span of Headers for Walls:

Size of Wood Header	Span in Feet
2-2x6	less than 4 ft.
2-2x8	4' to 6'
2-2x10	6' to 8'

HEADER DESIGN AND FRAMING NOTES:

1. HEADER NO. 1 SHALL BE (2) 2X6, HEADER NO. 2 SHALL BE (2) 1 X9 1/2 LVL
2. UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP).
3. NAILING AND ATTACHMENT OF ALL FRAMING MEMBERS SHALL BE AS SPECIFIED IN THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015, TABLES R602.3(1) AND R602.3(2).
4. HEADERS SHALL BE SUPPORTED AT ENDS AND AT INTERMEDIATE SUPPORTS BETWEEN WINDOWS BY A MINIMUM OF 2-2X6 JACK STUDS AS APPROPRIATE, EXCEPT OPENINGS LESS THAN THREE FEET WIDE MAY BE SUPPORTED AT ENDS BY ONE JACK
5. LVL BEAMS SHALL BE MANUFACTURED BY TRUS JOINT. LVL BEAMS SHALL HAVE A MINIMUM FB OF 2600 PSI AND A MINIMUM E OF 1900 KSI. BEAMS OF EQUIVALENT SPECIFICATION FROM OTHER MANUFACTURES MAY BE USED UPON APPROVAL OF ENGINEER. MULTIPLE BEAMS SHALL BE FASTENED BY TWO ROWS OF 12D NAILS SPACED 12" O.C.

Window Header Wall Components Designed By:

*M. B. Hodgkiss*

MELVIN B. HODGKISS, PE  
 HODGKISS ENGINEER FIRM NO. F-2418  
 4401 TWISTED TREE DRIVE  
 AUSTIN, TX 78735



3-31-2020

GENERAL NOTES:  
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FIRM NAME AND ADDRESS:

FIRM NAME AND ADDRESS:  
 ENGINEER FIRM:  
 HODGKISS  
 ENGINEERING  
 FIRM NO. F-2418  
 4401 TWISTED  
 TREE DRIVE  
 AUSTIN, TX  
 78735

ADDRESS:  
 305 S MAIN  
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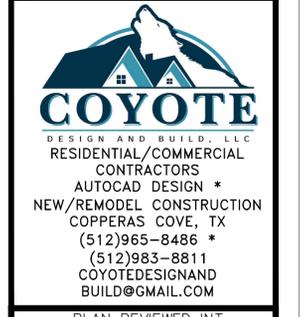
SHEET NAME:  
 FRAMING PLAN  
 HEADER SIZES

LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS  
 COVE, TX

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

DATE:  
 3/31/2020



PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 A9 of 16

GENERAL ELECTRICAL REQUIREMENTS

1.1 SCOPE

- A. FURNISH ALL LABOR, TESTING, SUPPLIES AND MATERIALS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN INCLUDING, BUT NOT LIMITED TO, INSTALLATION OF LIGHT FIXTURES, CUTTING AND CHASING, COORDINATION WITH OTHER TRADES ON THE JOB, ETC., NECESSARY FOR THE INSTALLATION OF COMPLETE ELECTRICAL SYSTEMS. INCLUDES EMPTY CONDUIT AS REQUIRED FOR TELEPHONE SYSTEMS. INCLUDE TEMPORARY ELECTRICAL POWER AND LIGHTING TO SATISFY OSHA REQUIREMENTS. VERIFY ALL CONDITIONS AND MEASUREMENTS AT SITE.
- B. DIVISION-26 CONSISTS OF PROVIDING LABOR, MATERIALS, PRODUCTS, AND IN PERFORMING ALL OPERATIONS REQUIRED FOR THE COMPLETE OPERATING INSTALLATION OF ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS, APPLICABLE CODES AND ORDINANCES GOVERNING THE INSTALLATION OF THE VARIOUS ELECTRICAL SYSTEMS. ALL WORK SHALL BE FULLY CORRELATED WITH THE WORK OF OTHER TRADES.

1.2 CODES PERMITS AND INSPECTIONS

- A. CODE AND ORDINANCES/PERMIT AND FEES: PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, INCLUDING THE LATEST ADOPTED NATIONAL ELECTRICAL CODE, THE LATEST ADOPTED TEXAS ACCESSIBILITY STANDARDS (TAS), THE CURRENT EDITION OF NFPA, THE LATEST ADOPTED ENERGY CODE, OCCUPATIONAL SAFETY AND HEALTH ACT, AND ANY OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. WHERE, IN ANY SPECIFIC CASE, DIFFERENT SECTIONS OF ANY OF THE AFOREMENTIONED CODES FOR THESE PLANS AND SPECIFICATIONS SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.
- B. PERMITS & INSPECTIONS: PROVIDE ALL PERMITS REQUIRED AND OBTAIN FINAL INSPECTION AND APPROVAL FROM THE INSPECTION DEPARTMENT HAVING JURISDICTION.

1.3 DRAWINGS AND SPECIFICATIONS

- A. THE WIRING LAYOUTS ARE SCHEMATIC AND ARE NOT NECESSARILY INTENDED TO SHOW THE EXACT LOCATION OF RACEWAYS, OUTLETS, ETC. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND DETAILS FOR DIMENSIONS AND SHALL REFER TO THE ARCHITECTURAL PLANS AND DETAILS OF BUILDING CONSTRUCTION.

1.4 SUBMITTALS

- A. SUBMITTALS: PROVIDE SUBMITTALS FOR ALL PRODUCTS AND SYSTEMS DESCRIBED AS SHOWN ON THE DRAWING TO DEMONSTRATE COMPLIANCE. FIELD VERIFY AND CONFIRM DIMENSIONS AND SPACE REQUIREMENTS.
- B. SUBMITTAL REVIEW IF FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. SUBMITTALS WILL NOT BE CHECKED FOR QUANTITY, DIMENSIONS, FIT OR PROPER TECHNICAL DESIGN OF MANUFACTURED EQUIPMENT. WHERE DEVIATIONS OF SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISION OF COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.5 CUTTING AND PATCHING

- A. CUT AND REPAIR ALL NEW WALLS, FLOORS, AND CEILING NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL WORK. NO CUTTING OF WORK OF OTHER CONTRACTORS WILL BE PERMITTED WITHOUT THE CONSENT OF THE GENERAL CONTRACTOR FOR THE COMPLETE JOBSITE.

1.6 COOPERATION

- A. THE CONTRACTOR SHALL SCHEDULE HIS WORK, AND IN EVERY WAY POSSIBLE, COOPERATE WITH ALL OTHER TRADES IN THE JOB TO AVOID DELAYS, INTERFERENCE AND UNNECESSARY WORK. HE SHALL COOPERATE WITH THEM IN PROVIDING FOR THE INSTALLATION OF THIS WORK AND COORDINATE WITH WORK OF OTHER TRADES TO ASSURE PROPER CLEARANCE OR PIPING, DUCTWORK, CONDUIT, ETC., WHEN SUCH IS REQUIRED.

1.7 SITE INSPECTION

- A. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THIS IS TO BE DONE. NO COMPENSATION OR ALLOWANCES WILL BE MADE ON THE CONTRACTORS BEHALF BECAUSE OF ANY ERROR ON THIS PART OF HIS LACK OF KNOWLEDGE OF EXISTING CONDITIONS. THE SUBMISSION OF BIDS SHALL BE DEEMED AS EVIDENCE OF SUCH VISITS AND EXAMINATIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR.

1.8 WIRING WORKMANSHIP

- A. WIRING: WIRING IN ALL SWITCHBOARDS, BRANCH CIRCUIT PANEL BOARDS, STARTER PANELS, DISTRIBUTION PANELS, AND TERMINAL CABINETS SHALL RUN PARALLEL OR AT RIGHT ANGLES TO THE SIDES OR TOP OF THE EQUIPMENT HOUSING.
- B. CONDUCTORS: CONDUCTORS SHALL BE GROUPED AND HARNESSED TOGETHER USING LOCKING TYPE CABLE TIES.

1.9 DEVIATIONS

- A. SHOULD THE CONTRACTOR FIND, AT ANY TIME, DURING THE PROGRESS OF THE WORK, THAT IN CONTRACTORS JUDGMENT, EXISTING CONDITIONS MAKE DESIRABLE A MODIFICATION IN REQUIREMENTS COVERING ANY PARTICULAR ITEM OF ITEMS, CONTACT GERNERAL CONTRACTOR FOR JOB COORDINATION.

1.3 GROUNDING

- A. THE ELECTRICAL SERVICE NEUTRAL, THE IDENTIFIED NEUTRAL OF THE INTERIOR WIRING SYSTEM AND ALL INTERIOR RACEWAYS AND EQUIPMENT SHALL BE GROUNDED TO THE GROUND BUS IN THE SERVICE DISCONNECTING MEANS. THE SERVICE DISCONNECTING MEANS SHALL BE GROUNDED TO A GROUNDING ELECTRODE. CONTRACTOR SHALL VERIFY THE GROUNDING PATH IS CONTINUOUS AND UNINTERRUPTED BY DIELECTRIC DEVICES AND ANY OTHER DEVICE CAPABLE OF INTERFERING WITH THE GROUNDING PATH.
- B. THE NEUTRAL POINTS OF ALL SECONDARY WINDINGS OF THE TRANSFORMERS SHALL BE GROUNDED TO THE NEAREST POINT ALLOWED BY THE NEC AND THE LOCAL ELECTRIC UTILITY CO. REQUIREMENTS.
- C. METAL RACEWAYS, METAL ENCLOSURES OF ELECTRICAL DEVICES, LIGHTING FIXTURES, MOTOR FRAMES, SWITCHGEAR, PANELS, CABLE SUPPORTS, TRANSFORMER NEUTRALS, ETC. ANS NON-CURRENT CARRYING METALLIC PARTS OF ALL EQUIPMENT SHALL BE SECURELY GROUNDED THROUGH THE EQUIPMENT GROUNDING CONDUCTOR.

2.1 GROUNDING MATERIALS

- A. GROUND ROD: COPPER 3/4 INCH (19 MM) DIAMETER X 10 FEET (3M) LENGTH.
- B. MECHANICAL CONNECTORS: BRONZE.

3.1 INSTALLATION

- A. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. INSTALL GROUND ELECTRODES AT LOCATIONS AS PER LOCAL ELECTRIC UTILITY COMPANY REQUIREMENTS AND PER NATIONAL ELECTRIC CODE. INSTALL ADDITIONAL ROD ELECTRODES AS REQUIRED TO MEET REGULATORY REQUIREMENTS.
- C. PROVIDE BONDING TO MEET REGULATORY REQUIREMENTS.
- D. IDENTIFY ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT, AND LOADS SERVED, TO MEET REGULATORY REQUIREMENTS AND AS SCHEDULED.
  - 1. DEGREASE AND CLEAN SURFACES TO RECEIVE NAMEPLATES AND TAPE LABELS.
  - 2. SECURE NAMEPLATES TO EQUIPMENT FRONTS USING SCREWS, OR RIVETS WITH EDGES PARAPALLEL TO EQUIPMENT LINES. SECURE NAMEPLATE TO INSIDE FACE OF RECESSED PANEL BOARD DOORS IN FINISHED LOCATIONS.
  - 3. USE NAMEPLATES WITH 1/8" (3 MM) LETTERING TO IDENTIFY INDIVIDUAL SWITCHES AND CIRCUIT BREAKERS, WALL SWITCHES, RECEPTACLE CIRCUITS, AND LOADS SERVED.
  - 4. USE NAMEPLATES WITH 1/4" LETTERS (6 MM) TO IDENTIFY DISTRIBUTION AND CONTROL EQUIPMENT.

E. GROUNDING INSTALLATION

- 1. THE METHOD OF GROUNDING AND SIZE OF THE GROUNDING CONDUCTORS SHALL BE SELECTED IN ACCORDANCE WITH THE LATEST PUBLISHED RULES OF THE NATIONAL ELECTRIC CODE, NFPA, NO. 70, ARTICLES 250-81 AND 250-94. AN EQUIPMENT GROUNDING CONDUCTOR WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH TABLE 250-95, SHALL BE INSTALLED IN ALL FEEDERS INCLUDING MOTOR FEEDERS.
- 2. RUN A GREEN EQUIPMENT GROUND WIRE WITH ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS THROUGHOUT THE BUILDING.
- 3. EQUIPMENT GROUNDING LUGS SHALL BE PROVIDED FOR ALL FEEDERS AND SUB FEEDERS AT THE PULL BOXES AND EQUIPMENT CABINETS.
- 4. GROUND CABLE BE CONTINUOUS WHEN POSSIBLE WITHOUT JOINTS OR SPLICE THROUGHOUT ITS LENGTH. IF BARE GROUND CONDUCTORS ARE RUN THROUGH METALLIC CONDUIT, THEY SHALL BE SECURELY BONDED TO EACH CONDUIT AT THE ENTRANCE AND EXIT. ALL CONNECTIONS TO EQUIPMENT FOR CONDUIT SHALL BE MADE WITH SOLDER LESS CONNECTORS, AND THE SAME SHALL BE THOROUGHLY CLEANED AND BRIGHT BEFORE CONNECTION IS MADE WITH SOLDER LESS CONNECTORS, AND THE SAME SHALL BE THOROUGHLY CLEANED AND BRIGHT BEFORE CONNECTION, AND IS MADE SO AS TO INSURE A GOOD METAL CONTACT.
- 5. ASSURE ELECTRICAL CONTINUITY OF METALLIC RACEWAY SYSTEM. PROVIDE BONDING JUMPERS WHENEVER EXPANSION JOINT OCCURS.
- 6. AN INSULATED GREEN GROUND SHALL BE PROVIDED IN ALL FLEXIBLE METALLIC TUBING.
- 7. THE GROUND RESISTANCE OF THE GROUNDING SYSTEM SHALL NOT EXCEED FIVE (5) OHMS.

- I. INSTALL WIRE MARKERS ON EACH CONDUCTOR IN PANEL BOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTIONS.

- 1. USE BRANCH CIRCUIT OR FEEDER NUMBER TO IDENTIFY POWER AND LIGHTING CIRCUITS.
- 2. USE CONTROL WIRE NUMBER AS INDICATED ON SCHEMATIC AND INTERCONNECTION DIAGRAMS TO IDENTIFY CONTROL WIRING.

CONDUIT/RACEWAYS

1.1 PRODUCT REQUIREMENTS

- A. USE ONLY SPECIFIED RACEWAY IN THE FOLLOWING LOCATIONS:
  - 1. UNDERGROUND IN STALLIONS MORE THAN FIVE FEET (1.5 M) FROM FOUNDATION WALL: PLASTIC CONDUIT.
  - 2. INSTALLATIONS IN OR UNDER CONCRETE SLAB, OR UNDERGROUND WITHIN FIVE FEET (1.5 M) FROM FOUNDATION WALL: PLASTIC CONDUIT.
  - 3. IN SLAB ABOVE GRADE: RIGID PVC CONDUIT & FITTINGS.
  - 4. CONCEALED DRY INTERIOR LOCATIONS: ELECTRICAL METALLIC TUBING. FLEXIBLE METALLIC TUBING IS ONLY ALLOWED FOR HORIZONTAL RUNS WITHIN ENCLOSED WALLS.
- B. SIZE RACEWAYS FOR CONDUCTOR TYPE INSTALLED.
  - 1. MIN. SIZE CONDUIT: 1/2"
  - 2. MIN. SIZE CONDUIT IN SLABS ABOVE GRADE: 3/4"

1.2 CONDUIT AND FITTING

- A. CONDUIT:
  - 1. METAL CONDUIT AND TUBING: GALVANIZED STEEL, MANUFACTURED BY ALLIED, TRIANGLE, WHEATLAND, PITTSBURG, STEEL DUCT, OR APPROVED EQUIVALENT.
  - 2. FLEXIBLE CONDUIT: STEEL.
  - 3. LIQUID TIGHT FLEXIBLE CONDUIT: FLEXIBLE CONDUIT WITH PVC JACKET.
  - 4. PLASTIC CONDUIT AND TUBING: NEMA TC 2; PVC. USE SCHEDULE 40 CONDUIT.

FIRE ALARM (IF REQUIRED)

1.1 FIRE ALARM SYSTEM

- A. MANUFACTURERS:
  - 1. NOTIFIED, AUTO, FIRELITE, PYROTRONICS OR APPROVED EQUAL.
- B. FIRE ALARM AND SMOKE DETECTION SYSTEM:
  - 1. DESIGN TO NFPA 72. MEET REQUIREMENTS FOR AUTOMATIC FIRE ALARM SYSTEM.
  - 2. PROVIDE SMOKE DETECTION SYSTEM PERFORMANCE TO NFPA 72E.
  - 3. SYSTEM SUPERVISION: ELECTRICALLY-SUPERVISED ALARM INITIATING AND ALARM SIGNALING CIRCUITS.
  - 4. ENCLOSURE SHALL HAVE LOCKABLE DOOR WITH FRAMED WINDOWS SO THAT INDICATING LAMPS AND SYSTEM CONTROL SWITCHES ARE ACCESSIBLE WITHOUT OPENING THE DOOR. PROVIDE TUMBLE LOCK WITH THREE KEYS.
  - 5. ZONING: SIX ZONES - VERIFY WITH STATE FIRE MARSHALL REQUIREMENTS AND OWNER'S REQUIREMENTS.

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FIRM NAME AND ADDRESS:

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ADDRESS:  
 305 S MAIN STREET  
 COPPERAS COVE, TX 76522

SHEET NAME:  
 GENERAL ELECTRICAL NOTES

LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

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

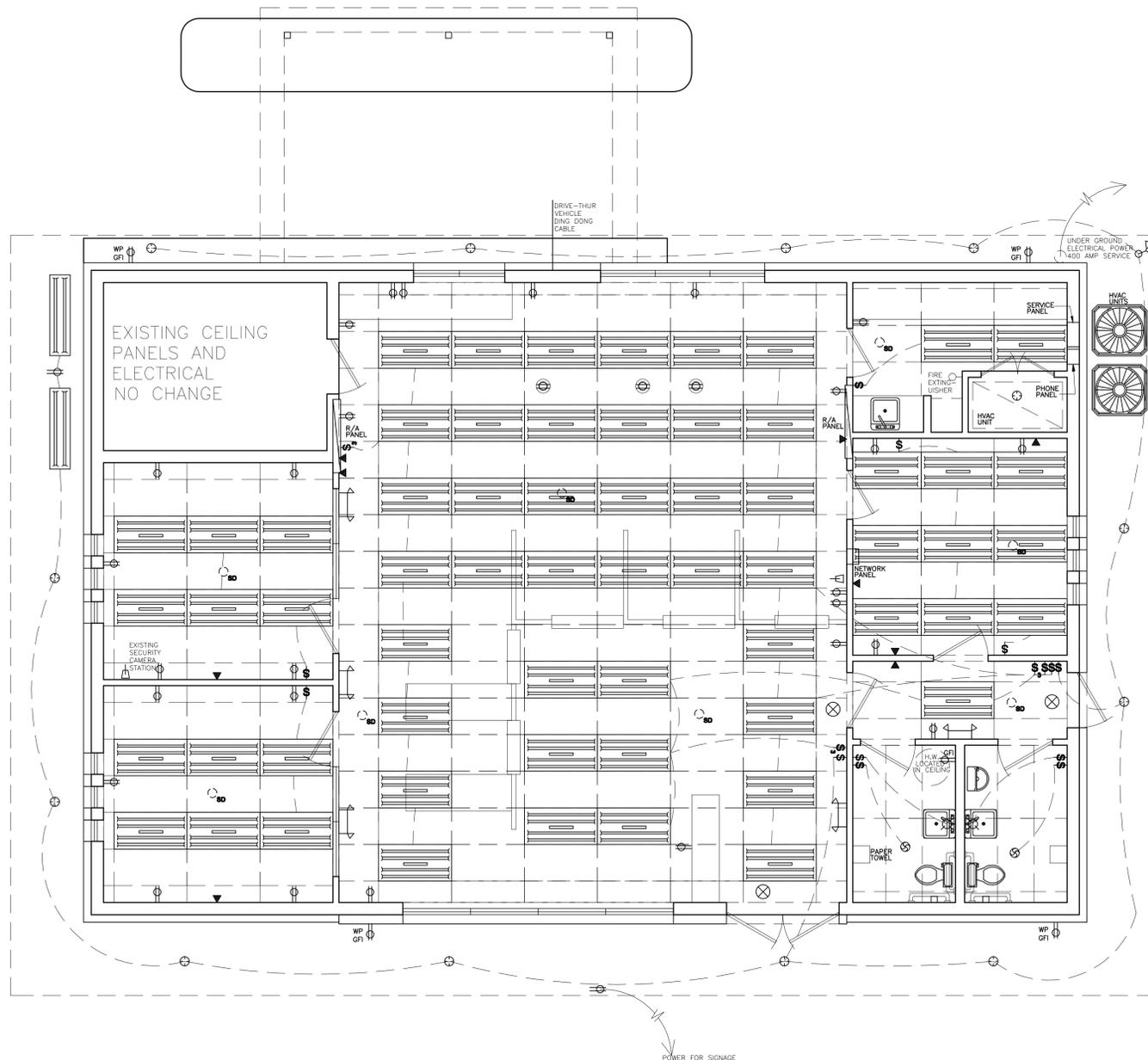
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SHEET NUMBER  
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ELECTRICAL LEGEND			
Symbol	Description	Symbol	Description
	WALL MOUNT LIGHT		SPEAKER
	OVERHEAD LIGHT		SPEAKER CONTROLS
	PULL CHAIN LIGHT		MASTER SPEAKER CONTROL
	SMOKE DETECTOR		110 VOLT PLUG
	RECESSED LIGHT		220 VOLT PLUG
	EYEBALL LIGHT		GFCI AND ELCI PLUG
	GROUND LIGHT		GROUND FAULT INTERRUPTOR
	DOUBLE FLOOD LIGHT		CHIMES
	CEILING FAN		FLOOR PLUG
	FAN W/ LIGHT		PHONE
	FLOURESCENT LIGHT		USB OUTLET
	FLOURESCENT STRIP LIGHT		HDMI OUTLET
	SINGLE SWITCH		CABLE TV
	2-WAY SWITCH		PC NETWORK OUTLET
	3-WAY SWITCH		JUNCTION BOX
	4-SWITCH		HALOGEN SPOT
			EXHAUST FAN
			VENT FAN & LIGHT FIXTURE
			TRACK LIGHTING
			GARAGE DOOR OPENER
			PUSH BUTTON
			LIGHT EXIT SIGN
			EMERGENCY LIGHTING

- ELECTRICAL NOTE:**
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
  - VERIFY LOCATION OF POWER TO ALL APPLIANCES.
  - OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A GFI CIRCUIT.
  - SUPPLY 220v AND 110v OR GAS AND 110v TO HVAC.
  - PROVIDED AMPLE LIGHTING IN ATTIC ACCESS AREA.
  - PROVIDED FOR 110v OUTLET INSODE Q-BOX.
  - PREWIRE FOR SECURITY SYSTEM.
  - FINAL LOCATION FOR ALL LOW VOLTAGE INTEM PER BUILDER'S SPECS AT WALK-THROUGH PROIR TO ACTUAL WIRING.
  - PROVIDE MEDIA COMBINATION OUTLET PROVIDE CONNECTIONS FOR ELECTRICAL AND VARIOUS MEDIA/TELECOMMUNICATION SYSTEMS.
  - THESE ELECTRICAL LAYOUTS ARE INTENED TO COMPLY WITH ALL APPLICABLE CODES. CONTRACTOR TO ADHERE TO ALL CODES, LOCAL ORDINANCES, AND DEED RESTRICTIONS.
  - ANY ITEM REPRESENTED ON THESE ELECTRICAL LAYOUTS FOUND TO BE IN VIOLATION OF ANY CODE, ORDINANCES, AND DEED RESTRICTION IS TO BE BROUGHT TO THE ATTENTION OF THE BUILDER AND THE DESIGNER PRIOR TO ANY MATERIALS BEING ORDERED OR WORKING BEING PERFORMED SO THAT A CODE COMPLIANT SOLUTION CAN BE DETERMIND.
  - VERIFY ALL SPEAKER LOCATIONS WITH BUILDER PRIOR TO WIRING AND INSTALLATION.
  - LIGHTS SWITHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE FINISH FLOOR.
  - OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE FINISH FLOOR.
  - SMOKE DETECTORS TO BE LOCATED IN ALL SLEEPING ROOMS AND OUTSIDE EACH SLEEPING ROOM IN THE CLOSE PROXIMITY ON ALL FLOORS OF ALL DWELLINGS
  - SMOKE DETECTORS MUST BE HARDWIRED AND INERCONNECTED PROVIDE BATTERY BACKUP TO ALL DETECTORS.
  - APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS WHERE FUEL-FILLED APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH 2015 IRC, SEC R315

- VISITABILITY NOTES:**
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**NOTE:**

- REFER TO ELECTRICAL PLAN FOR THE ELECETRICAL NOTES AND ELECTRICAL LEGEND

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EXISTING ELECTRICAL PLAN  
Scale 1/4" = 1'

**GENERAL NOTES:**  
CITY OF COPPERAS COVE, TX  
OBSERVED CODES:  
2015 INTERNATIONAL BUIDING CODE (IBC)  
2015 INTERNATIONAL PLUMBING CODE (IPC)  
2015 INTERNATIONAL MECHANICAL CODE (IMC)  
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2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO STORY-FAMILY DWELLINGS (IRC)  
2015 INTERNATIONAL ENERGY CODE (IECC)  
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)  
2014 NATIONAL ELECTRIC CODE (NEC)  
2015 INTERNATIONAL FIRE CODE (IFC)

FIRM NAME AND ADDRESS:

FIRM NAME AND ADDRESS:

ADDRESS:  
305 S MAIN STREET  
COPPERAS COVE, TX 76522

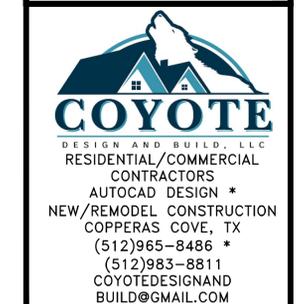
SHEET NAME:  
EXISTING ELECTRICAL

LOT SIZE:  
0.39 ACRE

CLIENT:  
CITY OF COPPERAS COVE, TX

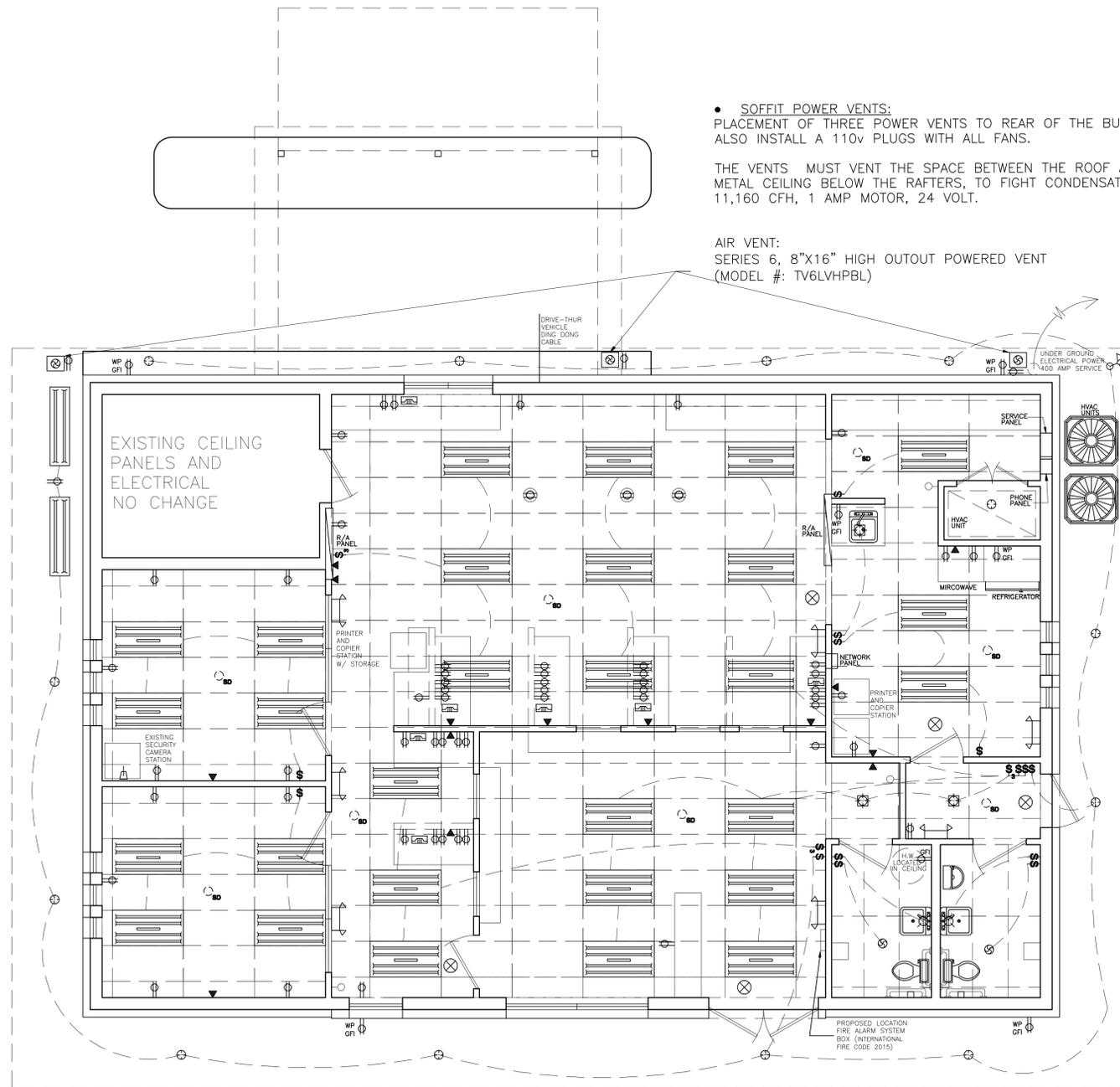
SCALE:  
1/4" = 1'-0"

DATE:  
3/31/2020



PLAN REVIEWED INT.  
CWK AND DVK

SHEET NUMBER  
E2 of 16



• **SOFFIT POWER VENTS:**  
 PLACEMENT OF THREE POWER VENTS TO REAR OF THE BUILDING SOFFIT.  
 ALSO INSTALL A 110v PLUGS WITH ALL FANS.

THE VENTS MUST VENT THE SPACE BETWEEN THE ROOF AND INTERIOR METAL CEILING BELOW THE RAFTERS, TO FIGHT CONDENSATION AND MOLD 11,160 CFH, 1 AMP MOTOR, 24 VOLT.

AIR VENT:  
 SERIES 6, 8"x16" HIGH OUTOUT POWERED VENT  
 (MODEL #: TV6LVHPBL)

ELECTRICAL LEGEND			
Symbol	Description	Symbol	Description
	WALL MOUNT LIGHT		SPEAKER
	OVERHEAD LIGHT		SPEAKER CONTROLS
	PULL CHAIN LIGHT		MASTER SPEAKER CONTROL
	SMOKE DETECTOR		110 VOLT PLUG
	RECESSED LIGHT		220 VOLT PLUG
	EYEBALL LIGHT		GFCI AND ELCI PLUG
	GROUND LIGHT		GROUND FAULT INTERRUPTOR
	DOUBLE FLOOD LIGHT		CHIMES
	CEILING FAN		FLOOR PLUG
	FAN W/ LIGHT		PHONE
	FLOURESCENT LIGHT		USB OUTLET
	FLOURESCENT STRIP LIGHT		HDMI OUTLET
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PROPOSED  
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SHEET NAME:  
 PROPOSED ELECTRICAL

LOT SIZE:  
 0.39 ACRE

CLIENT:  
 CITY OF COPPERAS COVE, TX

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

DATE:  
 3/31/2020



PLAN REVIEWED INT.  
 CWK AND DVK

SHEET NUMBER  
 E3 of 16

GENERAL MECHANICAL REQUIREMENTS

1.1 SCOPE – DIVISION 23

- A. THE WORK OF DIVISION 23 CONSIST OF PROVIDING LABOR, MATERIALS, PRODUCTS, AND IN PERFORMING ALL OPERATIONS REQUIRED FOR THE COMPLETE OPERATING INSTALLATION OF ALL MECHANICAL AND PLUMBING SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS, APPLICABLE DRAWINGS, TERMS, CONDITIONS OF THE CONTRACT AND ALL APPLICABLE CODES AND ORDINANCES GOVERNING THE INSTALLATION OF THE VARIOUS MECHANICAL AND PLUMBING SYSTEMS. ALL WORK SHALL BE FULLY CORRELATED WITH THE WORK OF OTHER CRAFTS.
- B. EACH CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF WORK PROVIDED UNDER THIS CONTRACT, AS WELL AS ASCERTAIN THE DIFFICULTY TO BE ENCOUNTER IN PERFORMING THE WORK ON THE DRAWINGS AS OUTLINED HEREINAFTER AND IN MAKING CONNECTIONS TO EXISTING UTILITIES, INSTALLING NEW EQUIPMENT AND SYSTEMS AND COORDINATING THE WORK WITH THE OTHER TRADES.
- C. EXAMINATION OF SITE: THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO CONTRACTORS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT CONTRACTORS WORK. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.

1.2 REGULATORY REQUIREMENTS

- A. CODES AND ORDINANCES/PERMIT AND FEES: PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, INCLUDING THE LATEST ADOPTED TEXAS ACCESSIBILITY STANDARDS, THE CURRENT EDITION OF NFPA, THE LATEST ADOPTED ENERGY CODES, THE LATEST ADOPTED BUILDING CODES, LATEST ADOPTED MECHANICAL CODES, THE LATEST ADOPTED PLUMBING CODES, AND ALL CURRENT SUPPLEMENTS THERETO, AND ANY OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. PRODUCE AND PAY FOR ALL PERMITS, LICENSES, FEES AND CHARGES, AND GIVE ALL NOTICES NECESSARY.
- B. IN CASE OF A CONFLICT BETWEEN THE CONTRACTOR DOCUMENTS AND REQUIREMENTS OF ANY CODE OR AUTHORITIES HAVING JURISDICTION, THE MOST STRINGENT REQUIREMENTS OF THE AFOREMENTIONED SHALL GOVERN
- C. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, STATE LAWS, LOCAL ORDINANCES AND INDUSTRY STANDARDS, CONTRACTOR SHALL BEAR ALL COST ARISING IN CORRECTING THE DEFICIENCIES.
- D. INTENT: THE DRAWINGS SHOW GENERAL ARRANGEMENTS AND THE EXTENT OF THE WORK. THE DRAWINGS DO NOT SHOW, IN MINUTE DETAIL, ALL FEATURES OF THE INSTALLATION. FOLLOW THE DRAWINGS AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT. ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE. THE JOB SHALL BE BID AND INSTALLED COMPLETE AND CONSISTENT IN EVERY REQUEST.

1.3 COORDINATION OF WORK

- A. EACH CONTRACTOR SHALL COMPARE HIS DRAWINGS AND SPECIFICATIONS WITH THOSE OF OTHER TRADES. ALL WORK SHALL BE INSTALLED IN COOPERATION WITH OTHER TRADES INSTALLING INTERRELATED WORK. BEFORE INSTALLATION, ALL TRADES SHALL MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.
- B. EACH CONTRACTOR SHALL COORDINATE THE LOCATION OF HIS SYSTEMS SO THAT ALL OUTSIDE AIR IN-TAKES, PLUMBING VENTS AND EXHAUST FANS ARE LOCATED IN SUCH A WAY AS TO PREVENT CROSS-CONTAMINATION. SUCH A DISTANCE SHALL BE NO LESS THAN 10'-0" FT.
- C. LOCATIONS OF CONDUIT, DUCTS, PIPING, SPRINKLER HEADS AND EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE THE WORK WITH INTERFERENCES ANTICIPATED AND ENCOUNTERED. EXACT ROUTING AND LOCATION OF SYSTEMS SHALL BE DETERMINED PRIOR TO FABRICATION OR INSTALLATION.
- D. OFFSETS AND CHANGES OF DIRECTION IN ALL CONDUIT, DUCTS AND PIPING SYSTEMS SHALL BE MADE AS REQUIRED TO MAINTAIN PROPER HEADROOM AND PITCH OF SLOPING LINES.

1.4 REGULATORY REQUIREMENTS

- A. SUBMITTALS SHALL BE COMPLETE FOR SYSTEM(S) INVOLVED. PROVIDE SUBMITTALS FOR ALL HVAC EQUIPMENT.
- B. WHERE EQUIPMENT OF THE ACCEPTABLE MANUFACTURERS REQUIRE DIFFERENT ARRANGEMENT OF CONNECTIONS FROM THOSE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE EQUIPMENT TO OPERATE PROPERLY AND IN HARMONY WITH THE ORIGINAL INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES IN ALL AFFECTED RELATED WORK PROVIDED UNDER OTHER SECTIONS INCLUDING LOCATION OF ROUGH-IN CONNECTIONS BY OTHER TRADES, CONDUIT SUPPORTS, INSULATION, ETC.

1.6 GUARANTEE

- A. ALL EQUIPMENT AND WORK SHALL BE GUARANTEE FOR PERIOD OF 12 MONTHS AFTER ACCEPTANCE. ANY DEFECTS IN EQUIPMENT OR WORKMANSHIP SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE CONTRACTOR IF UNDER GUARANTEE.

1.7 COMPLETION

- A. UPON COMPLETION OF THE MECHANICAL INSTALLATION, DEMONSTRATE TO THE OWNER'S SATISFACTION THAT THE SYSTEMS HAVE BEEN INSTALLED IN A SATISFACTORY MANNER IN ACCORDANCE WITH THE PLANS AND APPLICABLE CODES. SHOW THAT ALL CONTROLS ARE OPERABLE AND ARE PROPERLY ADJUSTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FINAL SYSTEMS BALANCE, THAT ALL SYSTEMS ARE PROPERLY BALANCED, THAT ALL EQUIPMENT OPERATES PROPERLY, THAT FILTERS AND STRAINERS ARE CLEAN, AND THAT ALL COMPONENTS OF ALL SYSTEMS ARE INSTALLED AND ADJUSTED FOR PROPER OPERATION.

PRODUCTS

2.1 GENERAL

- A. ALL MATERIALS SHALL BE NEW AND OF THE QUALITY SPECIFIED. MATERIALS SHALL BE FREE FROM DEFECTS. MANUFACTURES SHALL BE AS SPECIFIED HEREIN, OR BY ADDENDA. ALL PIPING EQUIPMENT, ETC. WHICH NEEDS TO BE INSULATED TO CONSERVE HEAT OR COLD, OR TO PREVENT FREEZING OR CONDENSATION, SHALL BE INSULATED. ALL MATERIALS SHALL HAVE THE UNDERWRITERS LABORATORIES, INC. LABEL.

BASIC MECHANICAL METHODS

1.1 DIMENSION AND FIT

- A. CUT MATERIALS ACCURATELY FROM MEASUREMENTS TAKEN ON THE JOB SITE.
- B. DO NOT SPRING OR BEND PIPE TO FIT CONDITIONS OR MAKE UP JOINTS.

1.2 SERVICEABILITY OF PRODUCTS

- A. FURNISH ALL PRODUCTS TO PROVIDE THE PROPER ORIENTATION OF SERVICEABLE COMPONENTS TO ACCESS SPACE PROVIDED.
- B. COORDINATE INSTALLATION OF PIPING, DUCTWORK, EQUIPMENT, SYSTEM COMPONENTS, AND OTHER PRODUCTS TO ALLOW PROPER SERVICE OF ALL ITEMS REQUIRING PERIODIC MAINTENANCE OR REPLACEMENT.
- C. REPLACE OR RELOCATE ALL PRODUCTS INCORRECTLY ORDERED OR INSTALLED TO PROVIDE PROPER SERVICEABILITY.
- D. PROVIDE ACCESS DOORS AND ACCESS PANELS IN CEILING, WALLS, FLOORS, ETC., FOR ACCESS TO TRAPS, VALVES, PRIMERS, DAMPERS, AUTOMATIC DEVICES, AND ALL SERVICEABLE OR OPERABLE EQUIPMENT IN CONCEALED SPACES.
- E. PROVIDE VIBRATION ISOLATORS ON ALL EQUIPMENT HAVING MOTORS AND SUPPORTED BY THE BUILDING STRUCTURE.

1.3 ROUTING

- A. ROUTE ALL PIPELINES AND DUCTWORK PARALLEL WITH BUILDING LINES AND AS HIGH AS POSSIBLE OR UNDERGROUND.
- B. ROUTE PIPING AND DUCTS TO CLEAR ALL DOORS, WINDOWS AND OTHER OPENINGS AND TO AVOID ALL OTHER PIPES AND DUCTS, LIGHT FIXTURES AND SIMILAR PRODUCTS.
- C. PROVIDE UNIONS ADJACENT TO ALL EQUIPMENT AND WHERE REQUIRED FOR DISCONNECT AND MAINTENANCE OF EQUIPMENT.
- D. SECURELY FASTEN ALL MECHANICAL/PLUMBING WORK TO THE STRUCTURE TO PREVENT HAZARD HUMAN LIFE AND LIMB, AND TO PREVENT DAMAGE TO PRODUCTS OF CONSTRUCTION UNDER ALL CONDITIONS OF OPERATION.
- E. DO ALL SLEEVING, CUTTING AND PATCHING OF ROUGH CONSTRUCTION FOR PIPING. ALL CUTTING, REPAIRING AND REQUIRED STRUCTURAL REIN FORMING FOR INSTALLATION OF THIS WORK SHALL BE DONE IN CONFORMANCE WITH DRAFTER'S OR ARCHITECT'S DIRECTION AND ANY DAMAGE CAUSED BY CUTTING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS.
- F. PLACE ANY SLEEVES, CHASES, CONCRETE INSERTS, ANCHOR BOLTS, ETC. BEFORE CONCRETE IS POURED, AND BE RESPONSIBLE FOR CORRECT LOCATION AND INSTALLATION OF THEIR ITEMS.

MECHANICAL INSULATION

1.1 SCOPE

- A. GENERAL: FURNISH ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THERMAL INSULATION ON ALL HOT AND COLD PIPING SURFACES AND DUCTWORK INSTALLED UNDER THIS CONTRACTOR WHICH REQUIRE INSULATION FOR HEAT OR COLD CONDENSATION OR DRIPPING; COMFORT FOR OCCUPANTS; EFFICIENCY OR EASE OF OPERATION. MECHANICAL INSULATION SHALL BE COMPLETE AND EFFECTIVE THROUGHOUT THE PROJECT.
- B. SYSTEMS TO RECEIVE INSULATION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:

- 1. HEDONIC HEAT WATER LINES (SUPPLY AND RETURN)
- 2. CONDENSATE DRAINAGE.
- 3. REFRIGERANT LINES (BOTH HIGH AND LOW PRESSURE).
- 4. PIPING ACCESSORIES AND SPECIALTIES.

1.2 PIPE INSULATION

- A. ALL ABOVE GRADE INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET OR FACING, AND ADHESIVE OR CEMENT USED TO ADHERE THE JACKET TO THE INSULATION) FIRE AND SMOKE HAZARD RATING AS TESTED UNDER PROCEDURE ASTM E-84 AND NFPA 22.5
- B. APPROVED MANUFACTURES: CERTAIN TEED, OWENS/CORNING, JOHNS-MANVILLE, UP JOHN, ARMSTONG, OR APPROVED EQUIVALENT.
- C. CONDENSATE DRAINS: 1/2" FOAMED PLASTIC INSULATION (ARMAFLEX AP).
- D. REFRIGERANT LINES: 1/2" FOAMED PLASTIC INSULATION WITH CLOSED CELL STRUCTURE (ARMAFLEX AP). ON PIPING EXPOSED TO WEATHER, PROVIDE INSULATION TO BE COATED WITH SPECIAL EXTERIOR GRADE COATING BY ARMAFLEX.

1.3 DUCTWORK INSULATION

- A. MANUFACTURES: OWNES/CORNING, OR APPROVED EQUIVALENT.
- B. FLEXIBLE GLASS FIBER: ASTM C612; FLEXIBLE, NON-COMBUSTIBLE BLANKET.

- 1. 'K' ('KSI') VALUE: 0.29 AT 75 DEGREES F (0.042 AT 24 DEGREES C).
- 2. DENSITY: 1.5LB/ CU FT (24 KG/CU M).
- 3. VAPOR BARRIER JACKET: KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM, SECURED WITH PRESSURE SENSITIVE TAPE AND STAPLES.
- C. FLEXIBLE GLASS FIBER (THICKNESS INCH):

- EXHAUST DUCTS EXPOSED TO OUTDOOR AIR: 1"
- VENTILATION EQUIPMENT CASINGS 1"
- SUPPLY DUCTS (COOLING SYSTEMS) (R8)
- RETURN DUCTS IN UNCONDITIONED SPACES (R8)
- C. PIPING INSULATION
- 1. LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.
- 2. NEATLY FINISH INSULATION AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS.
- 3. PROVIDE INSULATED DUAL TEMPERATURE PIPES OR COLD PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE WITH VAPOR BARRIER JACKETS. FINISH WITH GLASS CLOTH AND VAPOR BARRIER ADHESIVE. INSULATE COMPLETE SYSTEM.
- 4. FOR INSULATED PIPES CONVEYING FLUIDS ABOVE AMBIENT TEMPERATURE, PROVIDE STANDARD JACKETS. BEVEL AND SEAL ENDS OF INSULATION AT EQUIPMENT, FLANGES, AND UNIONS.
- 5. FOR PIPES WITH EXPOSED INSULATION, PROVIDE SUPPORT SHIELDS NOT LESS THAN 12" AT ALL SUPPORTS.
- 6. PROVIDE INSERT BETWEEN SUPPORT SHIELD AND PIPING ON PIPING 2 INCHES (50 MM) DIAMETER OR LARGER. FABRICATE OF CORK OR OTHER HEAVY DENSITY INSULATING MATERIAL SUITABLE FOR TEMPERATURE, NOT LESS THAN 6 INCHES (150 MM) LONG.
- 7. PIPING INSULATION INSTALLED EXPOSED OUTSIDE THE BUILDING SHALL HAVE TWO COATS OF PAINT OR METAL JACKET FOR WEATHER PROSPECTION. SEE DRAWING NOTES.

1.4 INSTALLATION

- A. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. CONTINUE INSULATION VAPOR BARRIER THROUGH PENETRATIONS.
- D. EQUIPMENT INSULATION:
- 1. APPLY INSULATION AS CLOSE AS POSSIBLE TO EQUIPMENT BY GROOVING, SCORING, AND BEVELING INSULATION, IF NECESSARY. SECURE INSULATION TO EQUIPMENT WITH STUBS, PINS, CLIPS, ADHESIVE, WIRES, OR BANDS.
- 2. FILL JOINTS, CRACKS, SEAMS, AND DEPRESSIONS WITH BEDDING COMPOUND TO FORM SMOOTH SURFACE. ON COLD EQUIPMENT, USE VAPOR BARRIER CEMENT.

- 3. N/A
- 4. N/A
- 5. DO NOT INSULATE OVER NAMEPLATE OR ASME STAMP. BEVEL AND SEAL INSULATION AROUND SUCH.
- 6. WHEN EQUIPMENT WITH INSULATION REQUIRES PERIODIC OPENING FOR MAINTENANCE, REPAIR, OR CLEANING, INSTALL INSULATION IN SUCH A MANNER THAT IT CAN BE EASILY REMOVED AND REPLACED WITHOUT DAMAGE.

AIR HANDLING

1.1 SUBMITTALS

- A. PRODUCT DATA: INCLUDE CATALOG PERFORMANCE RATING, CONSTRUCTION, AND DIMENSIONS.
- B. OPERATING AND MAINTENANCE INSTRUCTIONS: INCLUDE INSTRUCTIONS FOR LUBRICATION, MOTOR AND DRIVE REPLACEMENT, SPARE PARTS LISTS, AND WIRING DIAGRAMS.

2.1 AIR HANDLING UNITS

- A. MANUFACTURERS: CARRIER, TRANE, YORK, LENNOX, COMFORT MAKER, OR APPROVED EQUIVALENT.
- B. CASING: GALVANIZED STEEL ON CHANNEL BASE OR DRAIN PAN, WELDED AND COATED WITH ZINC CHROMATE PAINT, WITH CORROSION PROTECTED WIRE GUARDS.
- C. INSULATION: ONE INCH (25 MM) THICK, NEOPRENE COATED, GLASS FIBER INSULATION, APPLIED TO INTERNAL SURFACES WITH ADHESIVE AND WELD PINS. COAT EXPOSED EDGES OF INSULATION WITH ADHESIVE AND WELD PINS. COAT EXPOSED EDGES OF INSULATION WITH ADHESIVE.
- D. LINER: MILL GALVANIZED PERFORMED STEEL WITH SUPPORT MEMBERS.
- E. FINISH: ZINC CHROMATE PAINT.

F. FAN SECTION:

- 1. FAN: CENTRIFUGAL TYPE FAN.
- 2. BEARINGS: SELF ALIGNING, GREASE LUBRICATED, BALL OR ROLLER BEARINGS WITH LUBRICATION FITTING EXTENDED TO EXTERIOR OF CASING.
- 3. BASE: WELDED STEEL, MOTOR FACTORY MOUNTED ON SLIDE RAILS, WITH REMOVABLE ACCESS PANELS OR HINGED DOORS.
- G. ELECTRICAL CHARACTERISTICS AND COMPONENTS:
- 1. ELECTRICAL CHARACTERISTICS AS NOTED ON DRAWINGS.
- 2. DISCONNECT SWITCH: FACTORY MOUNT DISCONNECT SWITCH ON EQUIPMENT.
- H. COIL SECTION: ENCLOSE COILS WITH HEADERS AND RETURN BENDS FULLY CONTAINED WITHIN CASING WITH COILS AND ACCESS.
- I. FILTERS
- 1. 2" DISPOSABLE PLEATED FILTERS, FARR 3030, OR AS NOTED ON MECHANICAL DRAWINGS.

3.1 INSTALLATION

- A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DO NOT OPERATE FANS FOR ANY PURPOSE UNTIL DUCTWORK IS CLEAN, FILTERS ARE IN PLACE, BEARINGS LUBRICATED, AND FAN HAS BEEN TEST RUN UNDER OBSERVATION.
- B. INSTALL FANS WITH RESILIENT MOUNTINGS AND FLEXIBLE ELECTRICAL LEADS. INSTALL FLEXIBLE CONNECTORS SPECIFIED BETWEEN FAN INLET AND DISCHARGE DUCTWORK. FLEXIBLE CONNECTORS SHALL NOT BE IN TENSION WHILE RUNNING.
- C. PROVIDE SHEAVES REQUIRED FOR FINAL AIR BALANCE.
- D. PROVIDE SAFETY SCREEN WHERE FAN INLET OF OUTLET IS EXPOSED.

DIRECT EXPANSION REFRIGERATION SYSTEMS

1.1 SUBMITTALS

- A. PRODUCT DATA: FOR REVIEW PROVIDE FOR MANUFACTURED EQUIPMENT.
- B. OPERATING AND MAINTENANCE INSTRUCTIONS: INCLUDE FOR PROJECT CLOSEOUT.

1.2 WARRANTY

- A. PROVIDE FIVE YEAR WARRANTY COVERAGE FOR COMPRESSORS.

1.3 REFRIGERANT

- A. REFRIGERANT: R-22.

1.4 REFRIGERANT SPECIALTIES

- A. PERMANENT STRAIGHT THROUGH TYPE FILTER DRIERS: UL LISTED, STEEL, SHELL WITH MOLDED DESICCANT FILTER CORE.
- B. SOLENOID VALVES:
- 1. VALUE: PILOT OPERATED, COPPER OR BRASS BODY AND INTERNAL PARTS, SYNTHETIC SEAT, STAINLESS STEEL STEM AND PLUNGER ASSEMBLY, WITH FLARED, SOLDER, OR THREADED ENDS. SYSTEM SHALL PERMIT MANUAL OPERATION IN CASE OF COIL FAILURE.
- 2. COIL ASSEMBLY: UL LISTED, REPLACEABLE WITH MOLDED ELECTROMAGNETIC COIL, MOISTURE AND FUNGUS PROOF, WITH SURGE PROTECTOR AND COLOR CODED LEAD WIRES, INTEGRAL JUNCTION BOX.

- C. FLEXIBLE CONNECTORS: CORRUGATED BRONZE HOSE WITH SINGLE LAYER OF EXTERIOR BRAIDING, MINIMUM 9 INCHES (230 MM) LONG WITH COPPER TUBE ENDS.

AIR DISTRIBUTION

1.1 FILTERS

- A. MANUFACTURERS: 1. FARR MODEL 3030 PLEATED 2" FILTER, OR APPROVED EQUIVALENT, OR AS NOTED ON THE DRAWINGS.

1.2 DUCTWORK

- A. MATERIALS:
- 1. INSULATED FLEXIBLE DUSTS: FLEXIBLE DUST WRAPPED WITH FLEXIBLE GLASS FIBER INSULATED, ENCLOSED BY METALIZED VAPOR BARRIER JACKET.
- 2. SEALANT: NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, USED ALONE OR WITH TAPE.
- B. METAL DUCTWORK:
- 1. FABRICATE AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE EXCEPT AS INDICATED.

- 2. CONSTRUCT T'S, BENDS, AND ELBOWS WITH RADIUS OF 1/2 TIMES WIDTH OF DUCT ON CENTER LINE. WHERE NOT POSSIBLE PROVIDE TURNING VANES.
- 3. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 30 DEGREES DIVERGENCE AND 45 DEGREES CONVERGENCE.
- 4. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH DRAW BANDS.
- 5. USE CRIMP JOINTS WITH OR WITHOUT BEAD JOINING ROUND DUCT SIZES 8 INCH AND SMALLER WITH CRIMP IN DIRECTION OF AIR FLOW.

1.5 AIR OUTLETS

- A. MANUFACTURES: PRICE METALLAIRE, TITUS, TUTTLE AND BAILEY, KRUEGER, OR APPROVED EQUIVALENT.
- B. REGISTERS/GRILLES: STREAMLINED AND INDIVIDUALLY ADJUSTABLE BLADES, ONE-WAY DEFLECTION; WITH FACTORY OFF WHITE FINISH.

2.1 INSTALLATION

- A. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. INSTALL FLEXIBLE CONNECTIONS SPECIFIED BETWEEN FAN INLET AND DISCHARGE DUCTWORK. FLEXIBLE CONNECTIONS SHALL NOT BE IN TENSION WHILE RUNNING.
- C. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW NORMAL OPERATING AND MAINTENANCE ACTIVITIES.
- D. PROVIDE FLEXIBLE CONNECTIONS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH FANS AND MOTORIZED EQUIPMENT.
- F. CHECK LOCATION OF AIR OUTLETS AND INLETS AND MAKE NECESSARY ADJUSTMENTS IN POSITION TO CONFORM WITH ARCHITECTURAL FEATURES, SYMMETRY, AND LIGHTING ARRANGEMENT.

**CONTRACTOR VERIFICATION RESPONSIBILITIES:**

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DRAFTER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DRAFTER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

GENERAL NOTES:

CITY OF COPPERAS COVE, TX  
OBSERVED CODES:  
2015 INTERNATIONAL BUILDING CODE (IBC)  
2015 INTERNATIONAL PLUMBING CODE (IPC)  
2015 INTERNATIONAL MECHANICAL CODE (IMC)  
2015 INTERNATIONAL FUEL GAS CODE (IFGC)  
2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO STORY-FAMILY DWELLINGS (IRC)  
2015 INTERNATIONAL ENERGY CODE (IECC)  
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)  
2014 NATIONAL ELECTRIC CODE (NEC)  
2015 INTERNATIONAL FIRE CODE (IFC)

FIRM NAME AND ADDRESS:

**Coyote Design and Build, LLC**  
305 S MAIN STREET  
COPPERAS COVE, TX 76522

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COPPERAS COVE, TX 76522

ADDRESS:  
305 S MAIN STREET  
COPPERAS COVE, TX 76522

SHEET NAME:  
GENERAL MECHANICAL NOTES

LOT SIZE:  
0.39 ACRE

CLIENT:  
CITY OF COPPERAS COVE, TX

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

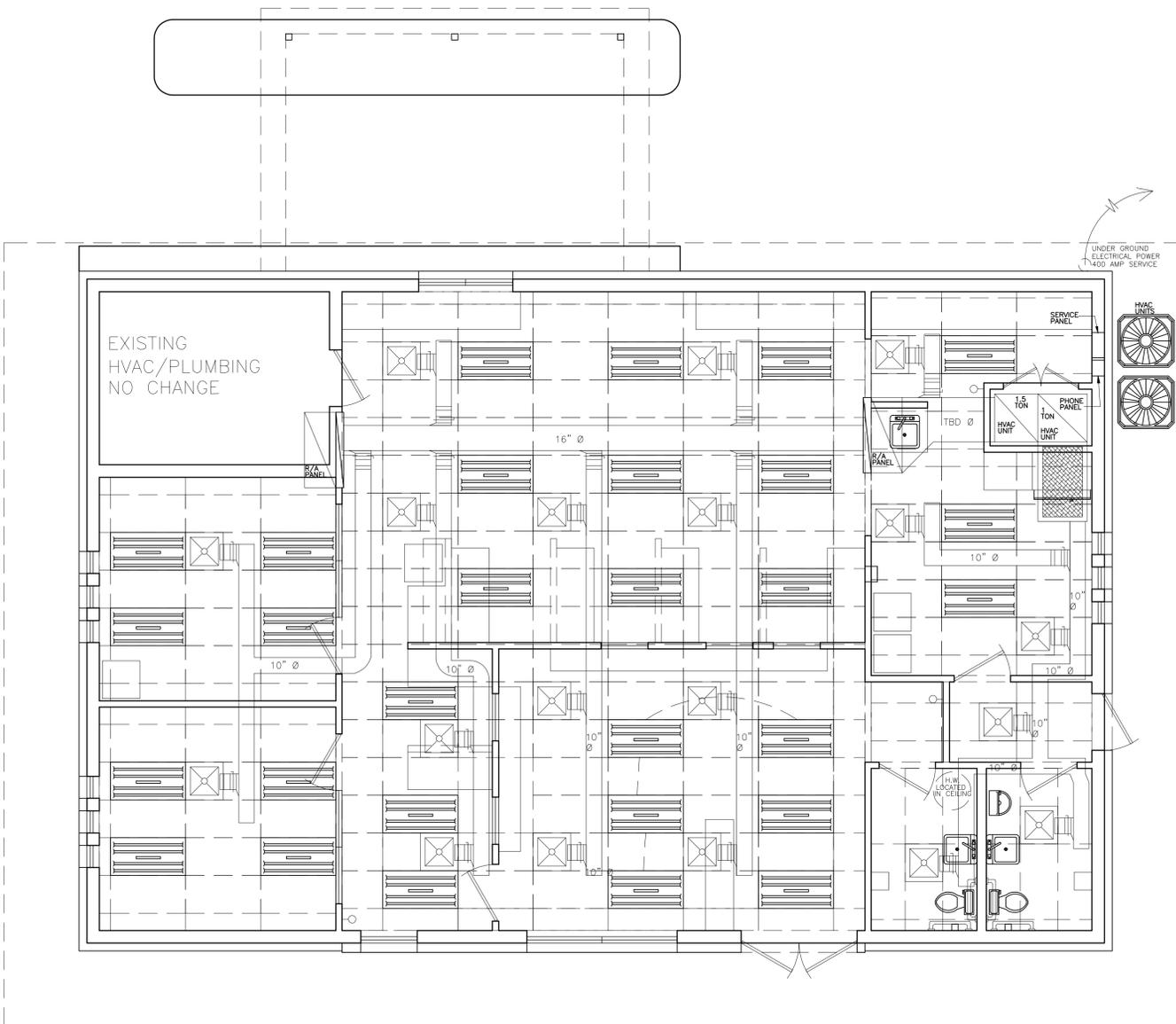
DATE:  
3/31/2020



**COYOTE**  
DESIGN AND BUILD, LLC  
RESIDENTIAL/COMMERCIAL CONTRACTORS  
AUTOCAD DESIGN \*  
NEW/REMODEL CONSTRUCTION  
COPPERAS COVE, TX  
(512)965-8486 \*  
(512)983-8811  
COYOTEDSIGNAND BUILD@GMAIL.COM

PLAN REVIEWED INT.  
CWK AND DVK

SHEET NUMBER  
M1 of 16



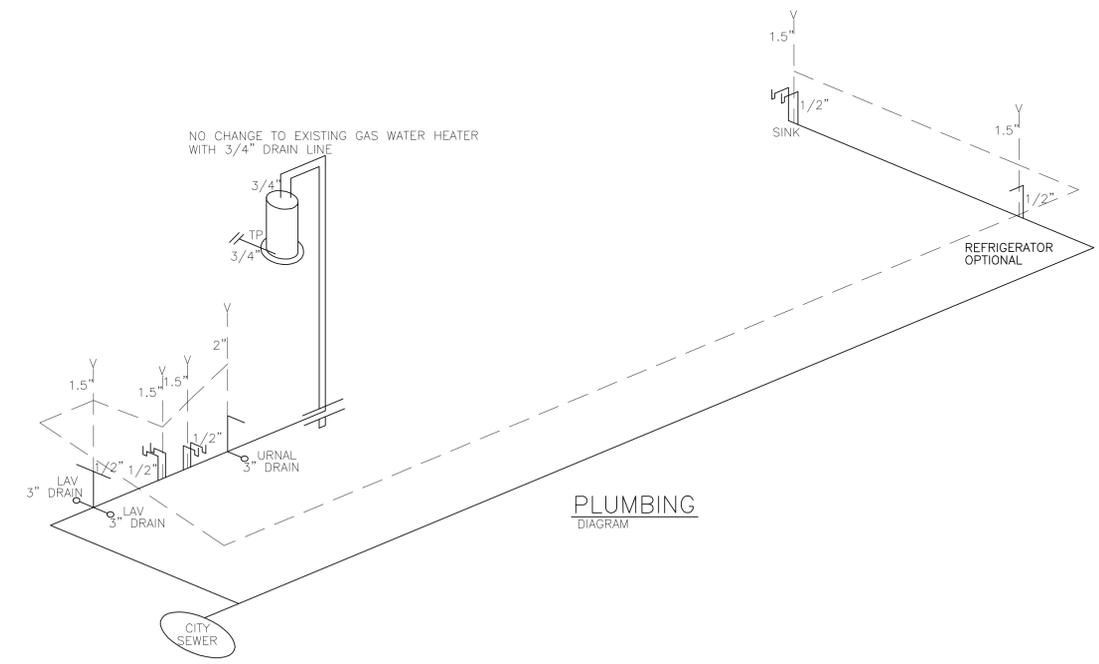
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**KEYED NOTES:**

- EXHAUST FAN AS SCHEDULED.
- A. EXHAUST: ROUTE DUCT TO VENT TO APPROVED EXTERIOR DISCHARGE LOCATION (WALL LOUVER/ROOF CAP.) COORDINATE WITH BUILDER FOR LOCATIONS. DUCT SIZES AS PER PLAN. MAINTAIN MINIMUM OF 10 FT. CLEARANCE BETWEEN EXHAUST & HVAC FRESH-AIR INTAKE.
- B. SWITCH FAN WITH LIGHTS. COORDINATE W/ ELEC. CONTRACTOR OR BUILDER
- C. PROGRAMMABLE, WIFI COMPATIBLE THERMOSTAT SHALL BE MOUNTED ON WALL AT 48" A.F.F. CONFIRM EXACT LOCATION WITH BUILDER AND OWNER PRIOR TO ROUGH-IN.
- D. RETURN AIR DUCT SHALL HAVE AN INSULATED AND SEALED DOUBLE WALL CAP. WITH SEALED EDGES AND COVER OPENING WITH 1/2" MESH HARDWARE CLOTH FOR RETURN AIR TO UNIT.
- E. ROUTE INSULATED CONDENSATE PIPING 6" ABOVE RIM OF HUB DRAIN. COORDINATE WITH PLUMBING CONTRACTOR.
- F. PROVIDE AND INSTALL A 20" X 8" TRANSFER DUCT WITH 1" ACOUSTICAL DUCT LINER. ROUTE FROM WALL PENETRATION, WITH STANDARD RETURN GRILLE, TO TURN UP 90 DEGREES AT END.
- G. PROVIDE AND INSTALL A 10" X 8" TRANSFER DUCT WITH 1" ACOUSTICAL DUCT LINER. ROUTE FROM WALL PENETRATION, WITH STANDARD RETURN GRILLE, TO TURN UP 90 DEGREES AT END.

**MECHANICAL PLAN**  
Scale 1/4" = 1'



**GENERAL NOTES:**  
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**FIRM NAME AND ADDRESS:**

**FIRM NAME AND ADDRESS:**

**ADDRESS:**  
305 S MAIN STREET  
COPPERAS COVE, TX 76522

**SHEET NAME:**  
MECHANICAL-PLUMBING PLAN  
**LOT SIZE:**  
0.39 ACRE

**CLIENT:**  
CITY OF COPPERAS COVE, TX

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

**DATE:**  
3/31/2020



PLAN REVIEWED INT.  
CWK AND DVK

SHEET NUMBER  
M2 of 16