



NEW HOPE BAPTIST FAMILY LIFE CENTER

5800 S. HIGHWAY 377
CROSSROADS, TEXAS

PROJECT GENERAL NOTES

- CONTRACTOR SHALL SECURE ALL NECESSARY LICENSES AND PERMITS TO PERFORM THE WORK INCLUDING TRADE SPECIFIC PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH LICENSES AND PERMITS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES, STATUTES, ORDINANCES, REGULATIONS AND STANDARDS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS AND OBTAIN DIRECTION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS INCLUDING CLEARANCES REQUIRED BY OTHER TRADES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE LOCATIONS WHERE BLOCKING IS REQUIRED AND THE TYPE OF BLOCKING REQUIRED WITH OWNER AND OWNER'S CONSULTANTS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE FOR ACCESSIBILITY PER THE TEXAS ACCESSIBILITY STANDARDS AND THE AMERICANS WITH DISABILITIES ACT. SUBMIT PROPOSED SIGNAGE DESIGN AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INCORPORATION INTO THE WORK.
- ALL INTERIOR AND EXTERIOR DOOR HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES, THE STATE OF TEXAS AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL PROVIDE AND INSTALL PANIC HARDWARE AT EXIT DOORS WHERE REQUIRED BY CODE.
- WHERE REQUIRED BY CODE, CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE AT EXIT DOORS IN 1" HIGH LETTERS READING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- MOUNTING HEIGHTS OF ALL HARDWARE, FIXTURES AND EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES, THE STATE OF TEXAS AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION AND ALL EXISTING ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION OF FIRE ALARM SYSTEM IN ACCORDANCE WITH APPLICABLE CODE, LANDLORD AND OWNER REQUIREMENTS. CONTRACTOR TO SUBMIT FIRE ALARM SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING FIRE ALARM DRAWINGS FOR PERMIT.
- CONTRACTOR SHALL PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODES. SUBMIT CABINET DESIGN AND PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S DESIGNATED AGENT TO SCHEDULE DELIVERY AND/OR INSTALLATION OF ITEMS PROVIDED BY OWNER UNDER SEPERATE CONTRACT(S) INCLUDING, BUT NOT LIMITED TO: AUDIO VISUAL EQUIPMENT INCLUDING SOUND SYSTEM AND SATELLITE/CABLE TV, TELEPHONE, DATA AND SIMILAR LOW VOLTAGE CABLE, SECURITY SYSTEM AND SIGNAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING POWER REQUIREMENTS AND MAKING FINAL ELECTRICAL CONNECTIONS TO OWNER PROVIDED SIGNAGE.
- PROPOSED SUBSTITUTIONS FOR MATERIALS AND EQUIPMENT SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR INCORPORATED INTO THE WORK WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL OF SHOP DRAWINGS, PRODUCT DATA AND/OR MATERIAL SAMPLES FOR THE FOLLOWING ITEMS: STEEL RAILINGS AND AWNINGS, DOORS AND WINDOWS, DOOR HARDWARE, ALL FINISHES LISTED IN SCHEDULE OF MATERIALS, TOILET ACCESSORIES, SIGNAGE FOR ACCESSIBILITY, PLUMBING FIXTURES AND EQUIPMENT, ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, FIRE ALARM SYSTEM.
- CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS AT THE JOB SITE AT ALL TIMES. ALL CHANGES MADE DURING CONSTRUCTION SHALL BE DOCUMENTED ON THE RECORD DRAWINGS. RECORD DRAWINGS SHALL BE MAINTAINED IN A CLEAN, DRY AND LEGIBLE CONDITION. DO NOT USE RECORD DRAWINGS FOR CONSTRUCTION PURPOSES. RECORD DRAWINGS SHALL BE RETURNED TO THE OWNER AT THE CLOSE OF CONSTRUCTION.
- AT CLOSE OF CONSTRUCTION, CONTRACTOR SHALL FURNISH OWNER WITH 3-RING BINDER(S) CONTAINIGN THE FOLLOWING ITEMS:
 - OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENTAND FINISHES
 - COPIES OF ALL WARRANTIES AND BONDS
 - COPIES OF ALL LIEN RELEASES
 - LIST OF ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS WITH ACCURATE, CURRENT CONTACT INFORMATION FOR EACH.

ABBREVIATIONS

A.F.F. OR AFF	ABOVE FINISH FLOOR
B.S.	BOTH SIDES
CL	CENTERLINE
CLG.	CEILING
CONT.	CONTINUOUS
EA.	EACH
EQ.	EQUAL
E.W.	EACH WAY
EXIST.	EXISTING
F.F. OR FF	FINISH FLOOR
F.R.T.	FIRE RETARDANT TREATED
F.V.	FIELD VERIFY
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
LAV.	LAVATORY
LYRS.	LAYERS
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
O.C. OR OC	ON CENTER
PLYWD.	PLYWOOD
R OR RAD.	RADIUS
REF.	REFER
REQD	REQUIRED
STL.	STEEL
STRUCT.	STRUCTURAL
T.B.D. OR TBD	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED

PROJECT CONTACTS

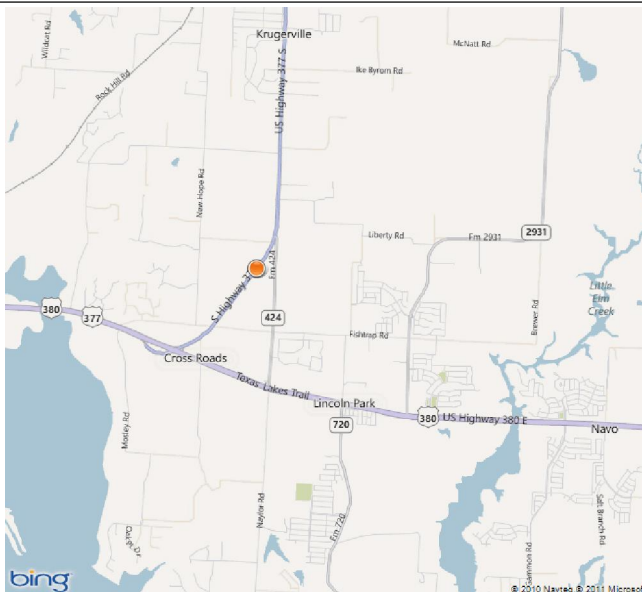
OWNER
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cdrake@drakecommunications.com

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BUILDING CODE DATA

BUILDING CODE	INTERNATIONAL BUILDING CODE - 2003 EDITION		
ENERGY CODE	INT'L. ENERGY CONSERVATION CODE - 2003 EDITION		
PLUMBING CODE	INTERNATIONAL PLUMBING CODE - 2003 EDITION		
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE - 2003 EDITION		
ELECTRICAL CODE	INTERNATIONAL ELECTRICAL CODE - 2002 EDITION		
FIRE CODE	INTERNATIONAL FIRE CODE - 2003 EDITION		
ACCESSIBILITY CODE	TEXAS ACCESSIBILITY STANDARDS		
USE GROUP	A-3		
CONSTRUCTION TYPE	IIB		
SPRINKLERED	NO		
ALLOWABLE AREA	14,000 SQ.FT.		
ALLOWABLE HEIGHT	2/55		
PROJECT AREAS	GYMNASIUM	6,965 SQ.FT.	@ 1/50
	ASSEMBLY	7,324 SQ.FT.	@ 1/15
	KITCHEN	796 SQ.FT.	@ 1/200
	ACCESSORY USES	4,860 SQ.FT.	@ 1/300
	TOTAL AREA	19,945 SQ.FT.	
OCCUPANT LOAD	647		
# OF EXITS / EXIT WIDTH REQUIRED:	2 - 72"		
# OF EXITS / EXIT WIDTH PROVIDED:	5 - 72"		

LOCATION MAP



DRAWING INDEX

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S-1	FURNISHINGS & FIXTURES PLAN
S-2	FINISH SCHEDULE/DOOR SCHEDULE

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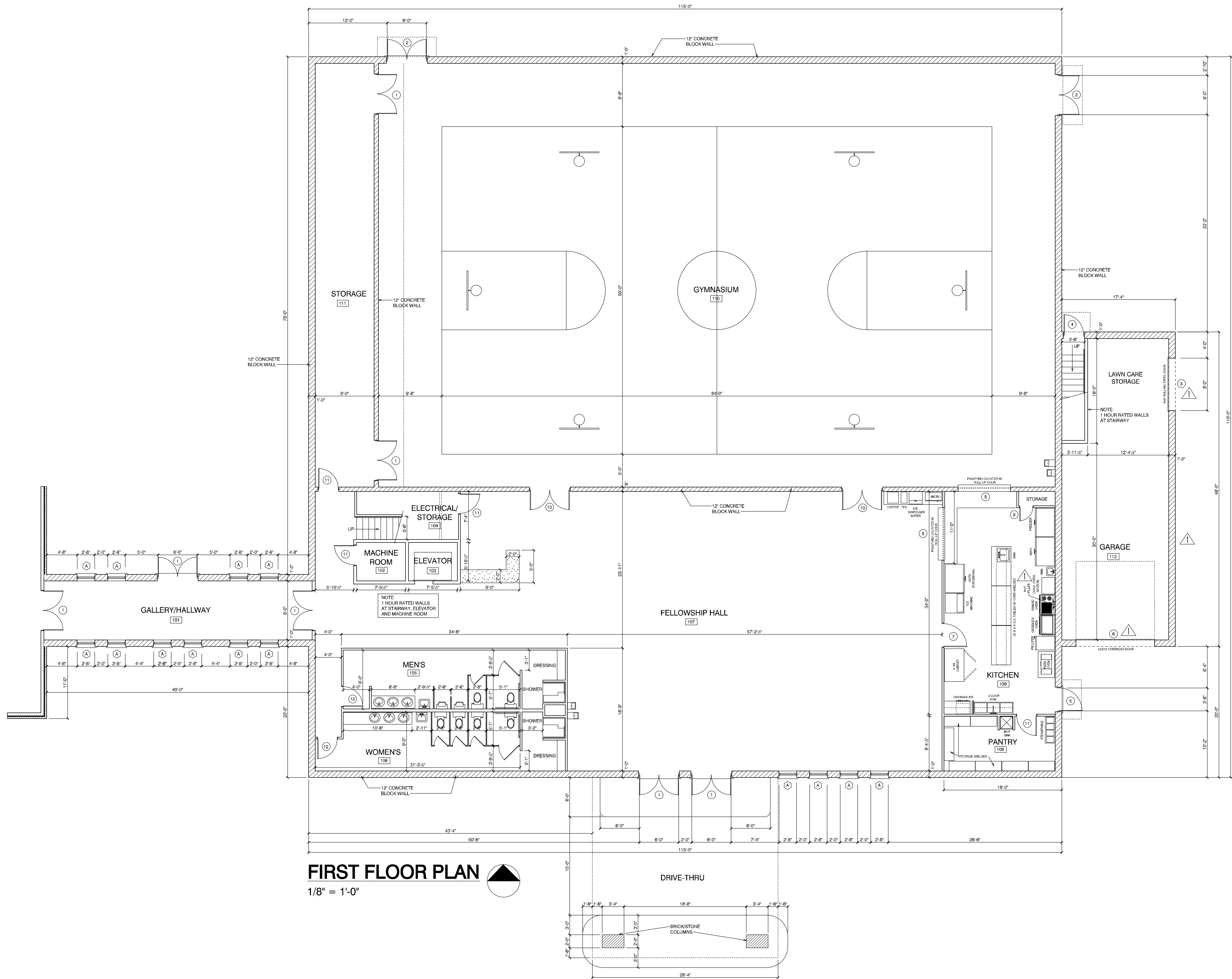
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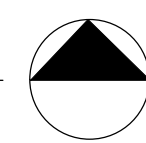
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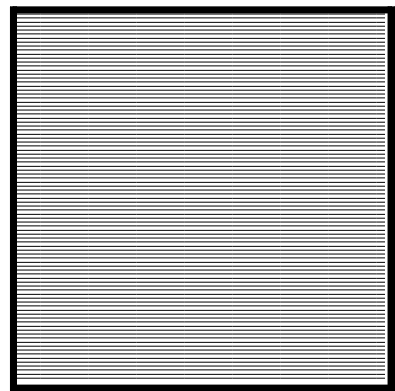
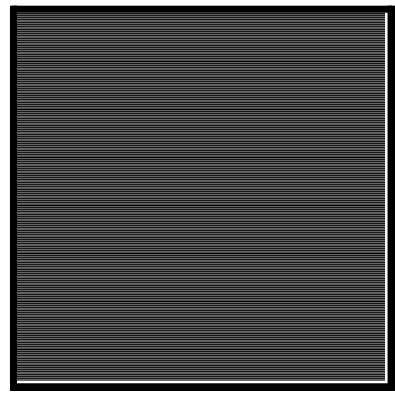


FIRST FLOOR PLAN

1/8" = 1'-0"



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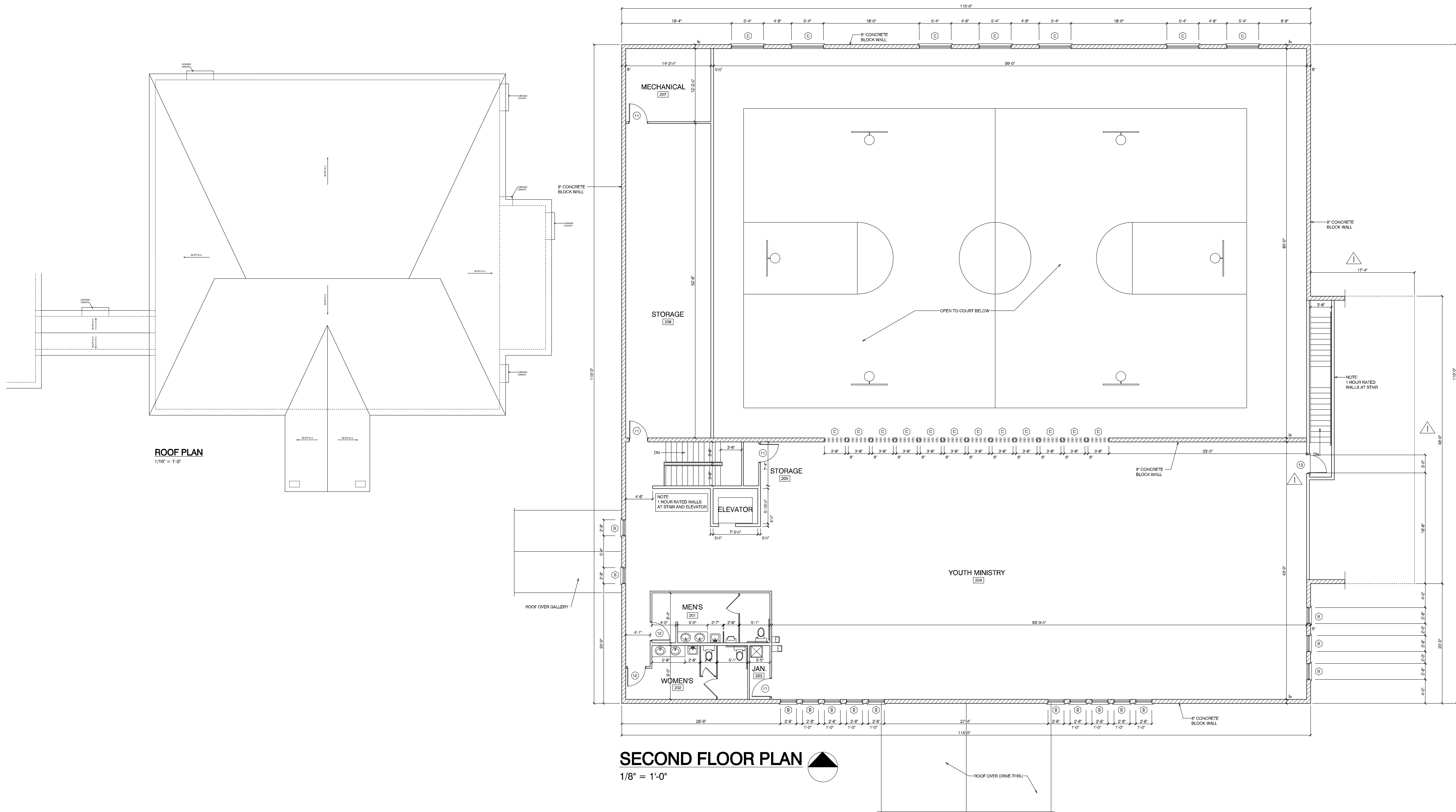
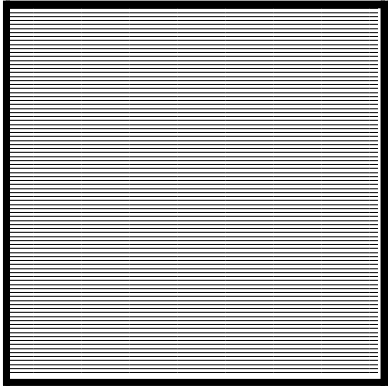


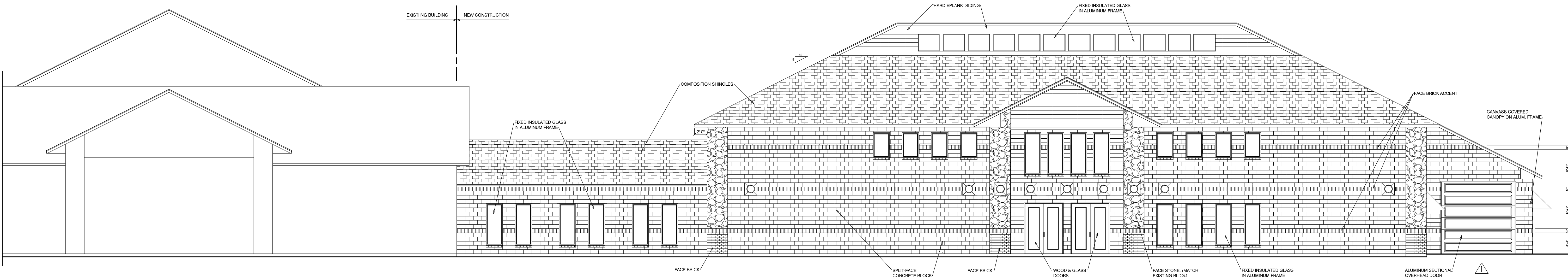
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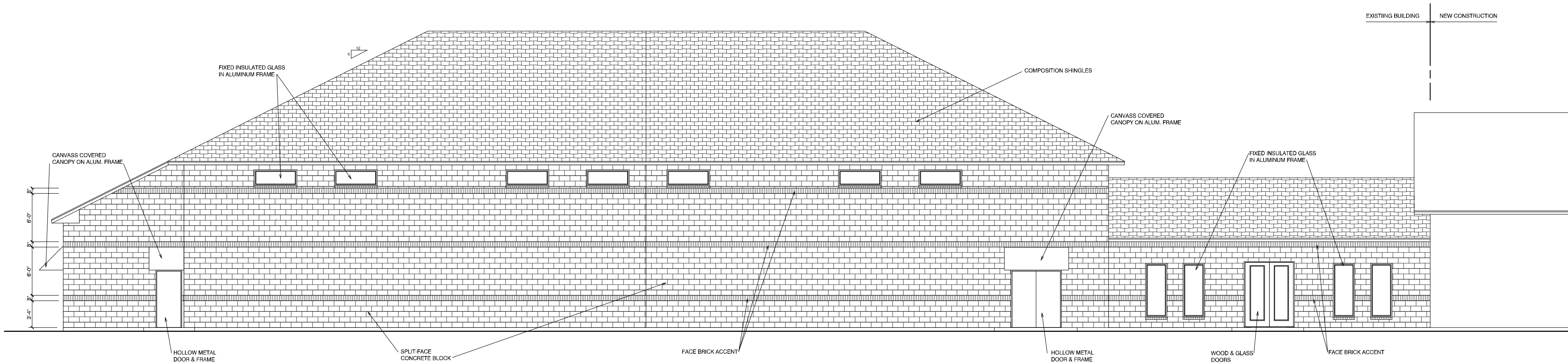
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SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

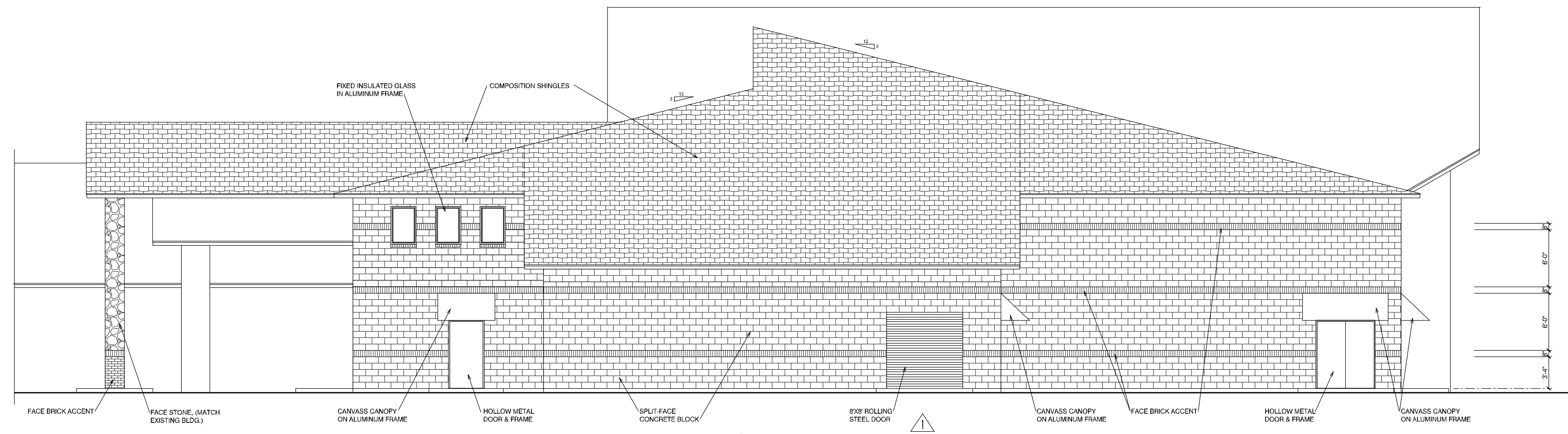
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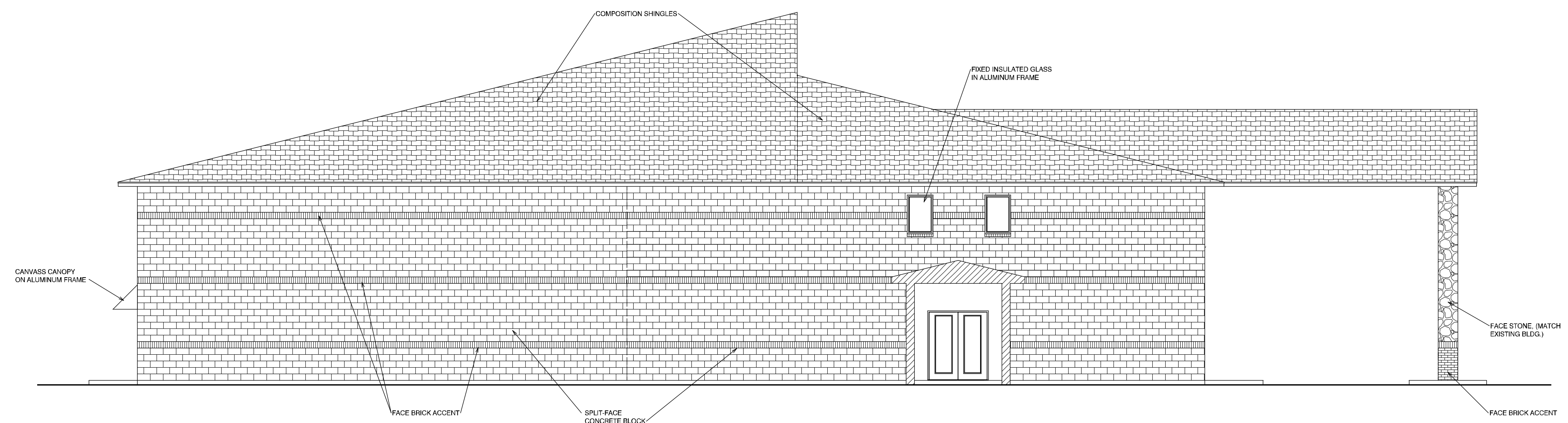
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EAST ELEVATION

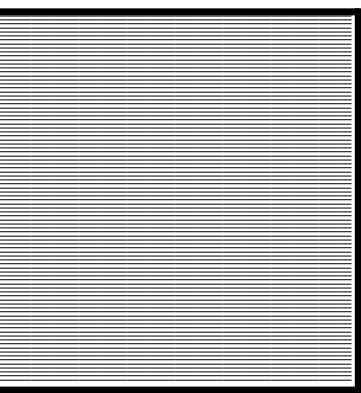
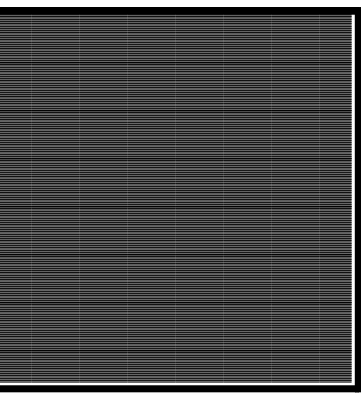
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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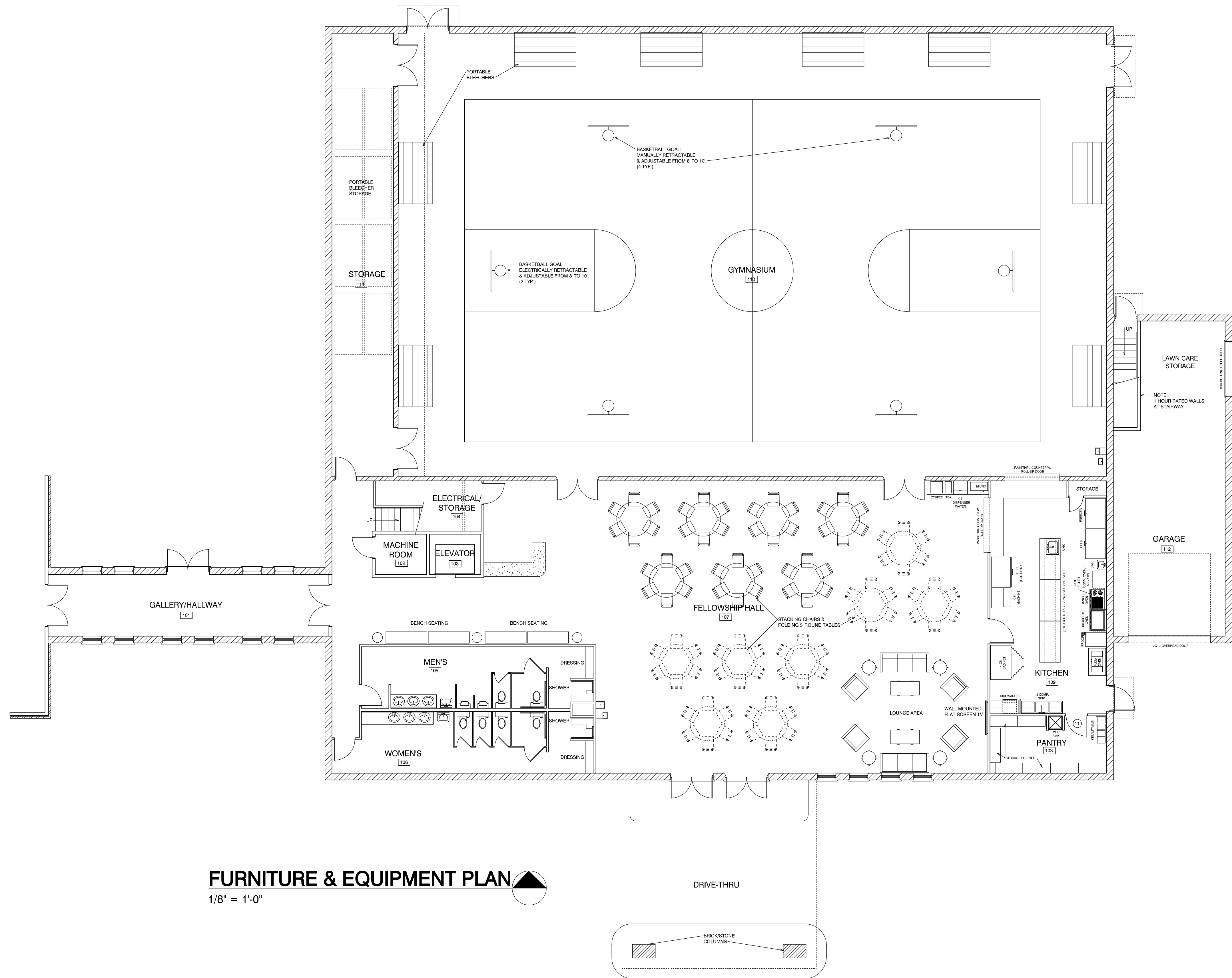
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FURNITURE & EQUIPMENT PLAN

1/8" = 1'-0"

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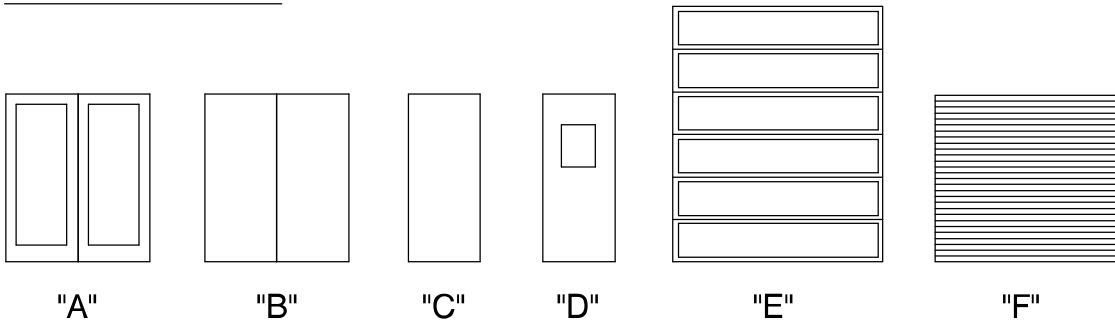
A-5



DOOR SCHEDULE						
NO.	SIZE	MATERIAL	TYPE	FRAME	HARDWARE SETS	REMARKS
1	PR 3'-0" X 8'-0" X 1 3/4"	HM	A	HM	1,8,9,10,11,12,13	W/ TEMPERED GL.
2	PR 3'-0" X 7'-0" X 1 3/4"	HM	B	HM	1,2,8,9,10,11,12	
3	8'-0" X 8'-0"	STL	F	HM	BY MFG.	ROLLING STEEL
4	3'-0" X 7'-0" X 1 3/4"	HM	C	HM	4,7,9,10,12	
5	3'-6" X 7'-0" X 1 3/4"	HM	C	HM	2,4,8,9,11	
6	12'-0" X 12'-0"	AL	E		BY MFG.	SECTIONAL OVERHEAD DOOR
7	3'-0" X 7'-0" X 1 3/4"	WD	D	HM	1,2,7,10,11	W/ WIREGLASS LITE
8	8'-0" X 3'-6"	AL	F		BY MFG.	ROLLING ALUM.
9	2'-0" X 7'-0" X 1 3/4"	WD	C	HM	4,7,10	
10	PR 3'-0" X 7'-0" X 1 3/4"	WD	A	HM	1,8,9,10,11	W/ TEMPERED GL.
11	3'-0" X 7'-0" X 1 3/4"	WD	C	HM	4,7,9,10	
12	3'-0" X7'-0" X 1 3/4"	WD	C	HM	1,7,9,10,11	
13	3'-0" X7'-0" X 1 3/4"	WD	C	HM	4,7,9,10,12	



DOOR TYPES



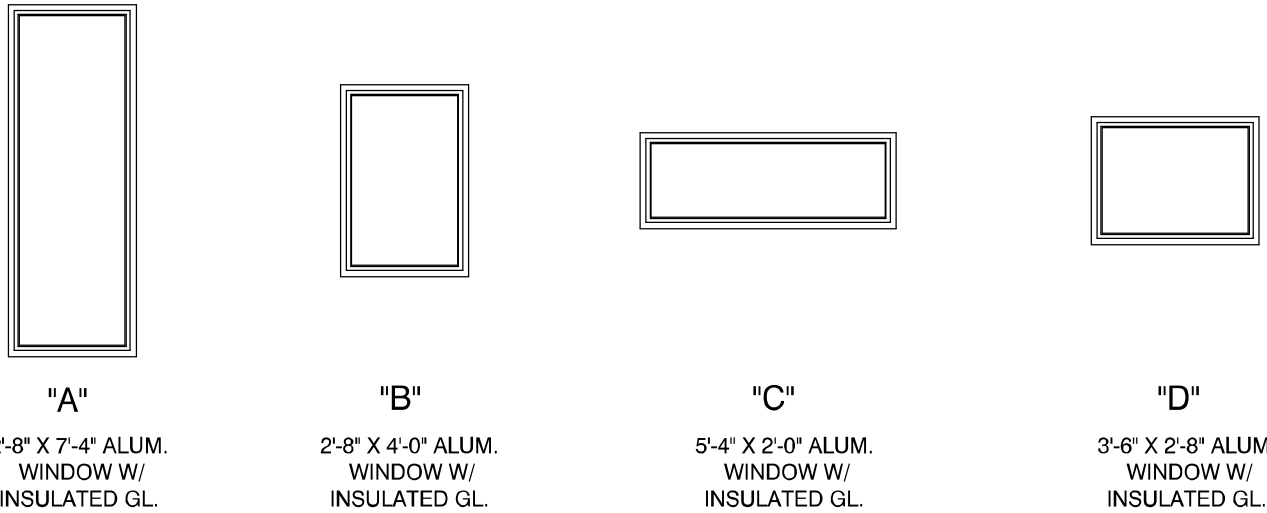
HARDWARE SETS

- PUSH/PULL
- DEAD BOLT
- FLUSH BOLT
- LOCKSET
- PRIVACY SET
- PASSAGE SET
- HINGES, 1 1/2 PAIR, 4 1/2" X 4 1/2"
- HINGES, 2 PAIR, 4 1/2" X 4 1/2"
- CLOSER
- DOOR STOP
- KICK PLATE
- PANIC DEVICE - HORIZONTAL BAR
- ELECTRONIC LOCK - CARD SWIPE

DOOR NOTES

- ALL HARDWARE TO BE BRUSHED CHROME
- ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE
- ALL THRESHOLDS TO BE ADA COMPLIANT

WINDOW TYPES



WINDOW NOTES

- ALL NEW WINDOWS SHALL MEET 2003 IECC REQUIREMENTS
- ALL GLASS SHALL BE SOLAR BRONZE

FINISH SCHEDULE											
NO.	ROOM NAME	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	CEILING	CEILING HT.	REMARKS	
				WALLS							
101	GALLERY/HALLWAY	1	1	3	3	3	3	3	10'-0"		
102	MACHINE ROOM	6	3	1	1	1	1	3	10'-0"	PER MFG. SPECIFICATIONS	
103	ELEVATOR										
104	ELECTRICAL/STORAGE	6	3	2	1	1	1	3	10'-0"*		
105	MEN'S	2	1	1/5	1/5	1/5	1/5	2	9'-0"		
106	WOMEN'S	2	1	1/5	3/5	3/5	1/5	2	9'-0"		
107	FELLOWSHIP HALL	1	1	3	3	1/3	1	3	10'-0"		
108	PANTRY	3	2	1	2	1	2	2	10'-0"		
109	KITCHEN	3	2	2/4	1/4	1/4	2/4	2	10'-0"		
110	GYMNASIUM	5	3	2	2	2	2	1	EXPOSED STRUCTURE		
111	STORAGE	6	5	2	2	2	2	1	9'-0"		
112	GARAGE	6	5	2	2	2	2	1	EXPOSED STRUCTURE		
201	MEN'S	2	1	1/5	1/5	1/5	1/5	2	9'-0"		
202	WOMEN'S	2	1	1/5	3/5	3/5	1/5	2	9'-0"		
203	JANITOR	2	1	1/4	2	1/4	1/4	2	9'-0"		
204	YOUTH MINISTRIES	4	4	3	3	3	3	1	EXPOSED STRUCTURE		
205	STORAGE	4	4	2	1	1	1	3	9'-0"		
206	STORAGE	6	4	1	1	1	1	1	EXPOSED STRUCTURE		
207	MECHANICAL ROOM	6	4	1	1	1	1	1	EXPOSED STRUCTURE		

FINISHES

FLOORS

- 18"X18" CERAMIC TILE
- 12"X12" CERAMIC TILE
- QUARRY TILE
- CARPET
- 7/2 SYNTHETIC GYM FLOORING SYSTEM
- SEALED CONCRETE

BASE

- CERAMIC TILE TO MATCH FLOOR
- QUARRY TILE TO MATCH FLOOR
- 4" VINYL BASE
- 4" CARPET TO MATCH FLOOR
- NONE

WALLS

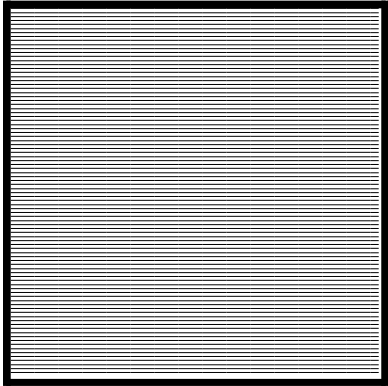
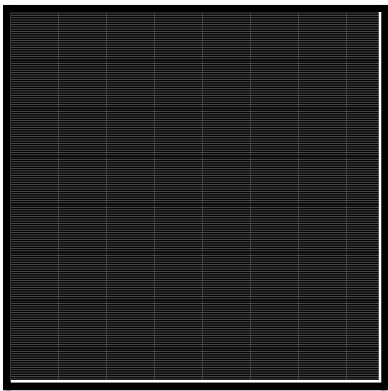
- 5/8" GYP. BRD. W/ TEXTURE AND PAINT, 2 COATS MIN.
- CONCRETE BLOCK, PAINTED, PRIMER & 2 COATS SEMI-GLOSS LATEX ENAMEL
- CONCRETE BLOCK, PAINTED, PRIMER, ACRYLIC COATING ("THOROCOAT") OR EQUAL
- 6"X6" CERAMIC TILE TO 7' AFF
- 12"X12" CERAMIC TILE TO 7' AFF

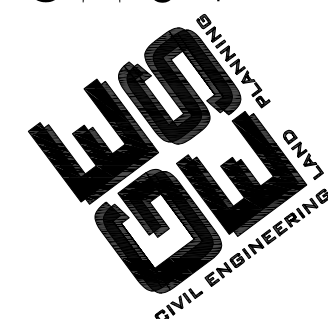
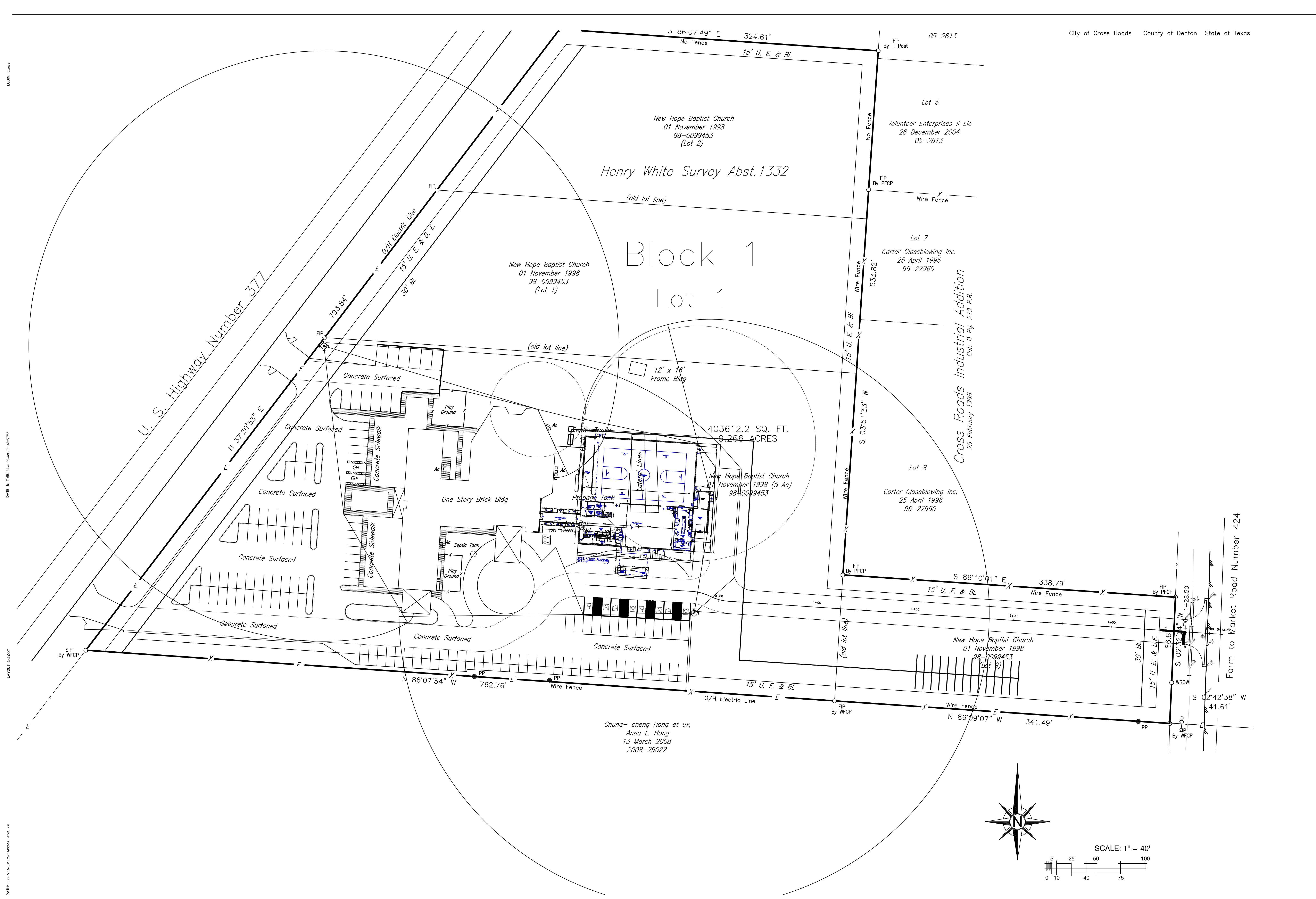
CEILING

- OPEN STRUCTURE, PAINTED
- 2X4 LAY-IN VINYL COATED GYP. BRD. PANELS
- 2X4 LAY-IN ACOUSTIC PANELS

GENERAL NOTES

- ALL THRESHOLDS TO MEET A.D.A. STANDARDS
- PROVIDE PLASTIC LAMINATE COUNTER TOPS W/ 4" BACKSPLASH IN RESTROOMS
- TOILET PARTITIONS TO BE PRE-FINISHED METAL, FLOOR MOUNTED
- STAIRS TO BE METAL PAN W/ CONCRETE FILL & RUBBER NOSING





**NEW HOPE BAPTIST
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CROSS ROADS, TX.**

PERFORMANCE SPECIFICATION

DIVISION 01: GENERAL REQUIREMENTS

See Sheet A-0.0

DIVISION 02: SITE WORK

CLEARING, GRUBING, SELECTIVE THINNING AND TREE REMOVAL

Clear, grub and remove stumps and undergrowth.

Dispose of debris.

SITE AND ROADWAY EXCAVATION AND GRADING

Strip, stockpile and place topsoil. Excavate roadway, backfill, compact backfill and place imported borrow. Compact subgrade and do finish grading.

STRUCTURE EXCAVATION

General site preparation – Proof roll entire building site after clearing, grubbing and stripping. Excavate for foundation and concrete slab-on-grade. After placement of foundation, backfill and compact excavated area utilizing original soil. Density testing will be the responsibility of the Contractor.

TRENCHING AND BACKFILL

Provide trenching and backfilling for utilities

DIVISION 03: CONCRETE

CONCRETE

Use 3,000 psi concrete (see structural for recommendations) with a maximum slump of 5"-5 ½".

Contractor is responsible for providing the mix design. Use Grade 60 reinforcing steel (epoxy coated when required). Contractor is responsible for all concrete testing (strength, slump, and air content).

Actual type and size of footing and foundation system used will be based on soil borings. Post tension slab on grade floors.

DIVISION 04: MASONRY

BRICK MASONRY

Brick masonry, color to match existing brick. Mortar ASTM C270.

CONCRETE UNIT MASONRY

ASTM C90, 12"x8"x16" split face, integral color, normal weight, Type II, concrete masonry units. Mortar ASTM C270. Grout ASTM C476, 2000 psi. Reinforcing ASTM A615, Grade 60.

DIVISION 05: METALS

STRUCTURAL STEEL - GENERAL

Structural steel frame (beams and columns) and miscellaneous members to conform to ASTM A992, 50 ksi. Bolts to conform to either ASTM A307 or A325. Painting to consist of 1-coat of rust-inhibitive primer.

DIVISION 06: WOOD, PLASTICS, & COMPOSITES

ROUGH CARPENTRY

Wood furring, sheathing, and blocking for built in casework and nailers for the top of all roof-framing members; minimum 5/8-inch thick structural grade plywood for roof sheathing.

FINISH CARPENTRY

Wood veneer finish casework, plastic laminate counters, in AWI premium quality for the Control Desk, kitchen and toilet rooms. Solid wood standing and running trim.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION

R-19 min. batt insulation for exterior walls. R-38 min. batt insulation in roofs.

FOAMED-IN-PLACE MASONRY WALL INSULATION

Foamed-In-Place masonry insulation for thermal, sound and fire resistance values. Provide insulation produced by a single and approved manufacturer. The product must come from the manufacturer pre-mixed to ensure consistency. Engage an experienced dealer/applicator who has been trained and approved by the product manufacturer.

VAPOR RETARDERS

4 mil thick polyethylene under slab on grade and on walls where indicated.

SHINGLES

Mineral fiber cement roof shingles, 30 year Architectural texture.

FLASHING AND SHEET METAL

Galvanized sheet metal, pre-finished where exposed.

ROOF ACCESSORIES

Provide continuous metal gravity ridge and fascia ventilators.

JOINT SEALANTS

Use silicone or polyurethane sealants in color to match adjacent surfaces.

DIVISION 8: OPENINGS

METAL DOORS AND FRAMES (see Door Schedule)

Doors to be 18 gauge with solid foam cores, frames to be 16 gauge with integral stops, may be factory welded or "knock down" type.

WOOD DOORS (see Door Schedule)

Provide paneled oak and glass entrance doors with hollow metal frames. On interior, use oak wood veneer solid core wood doors with hollow metal frames.

ALUMINUM WINDOWS

Aluminum windows with low "E" insulated glass, solar bronze tint

HARDWARE

Latch sets, hinges, stops, plates, pulls etc. in bronze finish, to match existing. Use levers on all latch and lock sets, except at service or utility areas use spherical knobs. All hardware to be heavy duty grade. Master key all interior locks and provide an electronic locking system (card swipe) for exterior entrances.

GLAZING

Provide 1-inch sealed insulated glass, made up of 1/4-inch thick clear float glass with e2 coating. Use tempered glass where required.

DIVISION 9: FINISHES

NON-STRUCTURAL METAL FRAMING

Metal stud wall and ceiling framing, min. 25 gauge ASTM C-645, 3 1/2" standard, 5 1/2" where noted.

GYPSUM BOARD

Use 5/8" regular gypsum board on designated interior walls and on all ceilings. 5/8" water resistant gypsum board in wet areas. Use cementitious glass mesh mortar units on walls designated to have ceramic tile applied. Use Type X gypsum board on partitions requiring fire rating.

CERAMIC TILE

Ceramic tile floors, base and walls, quarry tile floors and base (see Finish Schedule)

CARPETING

Commercial grade, level loop, non-directional design w/ integral back, soil repellent, space dyed nylon, static propensity less than 3.5KV, flammability rating –Class 1, min. 10 yr. wear warranty, with a pile weight of not less than 32 oz., 1/10 gauge. (see Finish Schedule)

RUBBER FLOORING – GYMNASIUM (alternate)

Pre-fabricated synthetic matts (7mm) with seamless, self-leveling, colored polyurethane top coats (2mm) w/ painted stripes and logos. Note: Ponder Floors and Z-Floors have both priced flooring.

PAINTING

Acrylic coating (Thorocoat or approved equal) smooth finish over interior face of concrete block, alkyd enamel semi-gloss paints on scheduled walls and ceilings. Use clear stain on interior and exterior wood trim. Meet state volatile organic compound requirements.

DIVISION 10: SPECIALIES

SIGNAGE

Exterior directional signage and interior signage for toilet rooms.

TOILET COMPARTMENTS

Floor mounted and overhead braced pre-finished metal partitions with self-closing doors with latches and coat hooks.

TOILET ACCESSORIES

Stainless steel (satin finish) recessed accessories including soap dispensers, towel dispensers, waste receptacles, toilet paper holders, grab bars, feminine napkin dispensers and disposals, and framed glass mirrors.

FIRE PROTECTION SPECIALTIES

Manual extinguishing equipment located in accordance with NFPA 10.

DIVISION 11: EQUIPMENT

AUDIO-VISUAL EQUIPMENT

PA system for Gymnasium, Fellowship Hall and Youth Ministries

FOOD SERVICE EQUIPMENT

See Floor Plan, Kitchen for equipment and location

DIVISION 12: FURNISHINGS

PORTABLE BLEACHERS

Portable aluminum bleachers on rollers, (see Floor Plan for location and count)

BASKETBALL GOALS

The 2 main (full court) goals to be electrically retractable and adjustable (8'-10'), the 4 side goals shall be manually retractable and adjustable (8'-10'), manufacturer "Bison" or approved equal.

DIVISION 13: SPECIAL CONSTRUCTION

FABRICATED ENGINEERED STRUCTURES

Provide a pre-engineered, continuous beam, w/ interior columns, including primary and secondary structural framing, insulation, and miscellaneous metal building components and accessories required for installation

DIVISION 14: CONVEYING EQUIPMENT

ELEVATOR

Hydraulic elevator to comply with ASME/ANSI-A17.1 and ADA guidelines, and ICC/ANSI-A117.1, as well as all local codes. Provide manufacturers standard car and hall fixtures, vertical applied wall panels and egg crate suspended ceiling. Maximum travel height – 20ft., speed min. of 100 ft./min.

DIVISION 15: MECHANICAL

FIRE SUPPRESSION SPRINKLER SYSTEMS (alternate)

Design, furnish, install, and test automatic wet pipe fire sprinkler and standpipe systems for the entire building, including attics, crawl spaces, and concealed spaces in accordance with NFPA 13.

PLUMBING

COMMON WORK RESULTS FOR PLUMBING

Materials and methods common to all sections including pipe and equipment identification, seismic restraint systems, pipe hangers and anchors, equipment drives, etc.

PLUMBING INSULATION

Pipe, equipment insulation

FACILITY WATER DISTRIBUTION

PVC waste, vent, and sanitary sewer systems; pex domestic cold and hot water supply systems; and all related equipment accessories and appurtenances.

COMMERCIAL PLUMBING FIXTURES

Low-flow type plumbing fixtures and related trim, fittings, and valves meeting ADA requirements. Use plumbing fixtures and fittings in accordance with NPS guidelines as follows:

Water Closets -	1.6 gallons per flush (max)
Urinals -	1 gallon per flush
Showerheads -	2.5 gpm (max) at 80 psi
Kitchen Faucet -	2.2 gpm (max) at 60 psi
Lavatory Faucet -	0.5 gpm (max) at 60 psi

Wall-hung water closets in the restrooms. Electronic (battery powered) sensor operated flush valves used on water closets, urinals and faucets. Drinking fountains located as shown. Electric “tankless” water heaters shall be used and located close to “point of use”.

HEATING, VENTILATING, AND AIR CONDITIONING

DUCT INSULATION

External fiberglass blanket type thermal insulation with fiber-scrim-kraft facing and internal duct acoustical insulation for all supply and outside air ducts, plenums, and return air ducts passing through ambient air or unconditioned spaces.

HEATING AND AIR CONDITIONING

Provide a multi-unit, split system, heat pump system. Design and install all heating and air conditioning in accordance with the recommendations and specifications of the American Society of Heating, Refrigeration and Air Conditioning Engineers and all applicable codes having jurisdiction at the site. Seer rating on units to be minimum 18.

Design conditions:

Summer – 100 degrees DB exterior @ 78 degrees WB, 75 degrees DB interior @ 63 degrees DB

Winter – 75 degree DB interior @ 19 degrees DB exterior

Equipment:

Air conditioning equipment shall be manufactured by one of the following:

Trane, Carrier, York or approved equal

Ductwork per ASHRAE guide, registers and grilles as required, all exposed ductwork shall be rectangular, insulated duct work, condensate drains shall be installed on all units, drains exposed to sunlight shall be copper, drains below roof deck may be PVC schedule 40, code permitting. Extend drains to sanitary sewer and terminate with an air gap assembly.

TESTING, ADJUSTING, AND BALANCING OF HVAC SYSTEM

Provide testing apparatus and instruments, and perform all procedures to test, adjust, and balance the various air, fluid, mechanical and electrical systems associated with the heating, ventilating and air conditioning systems to optimum performance.

DIVISION 16: ELECTRICAL

DESIGN

All electrical work shall conform to applicable building codes, N.E.C. and the requirements of authority having jurisdiction.

ELECTRICAL DISTRIBUTION

Run the new service from the existing transformer. Locate electrical equipment serving site in the electrical room.

SWITCHBOARDS AND PANELBOARDS

Bolt-on type panelboards with ratings exceeding the connected loads and available fault current in accordance with applicable sections of the National Electric Code. Protect branch circuits serving exterior receptacles or circuits located in toilets, damp, or wet locations with ground fault circuit interrupters.

INTERIOR LIGHTING

Gymnasium Lighting - high bay fluorescent fixtures: 6-T5HO w/ BF=1.05 IS ballast (334 watts)
General Lighting – recessed fluorescent fixtures: 2x4, 4 tube T8, suspended fluorescent fixtures in Youth Ministries area: 4', 4 tube 32 watt, T8

Accent Lighting- wall mounted incandescent fixtures above lavatories in toilet rooms

EXTERIOR LIGHTING

Building security and parking lot lighting, wall mounted accent fixtures (see Elevation)

COMMUNICATIONS

COMMON WORK RESULTS FOR COMMUNICATIONS

New telephone lines will be located underground by the telephone company, using the same path and trench as the under-ground power. Provide an empty conduit system for the installation of telephone wiring and equipment by the telephone company. System to consist of all cabinets, pull and junction boxes, bullets, sleeves, fittings, etc. to form a complete telephone system. Extend telephone conduit out to project limit and cap for extension by Telephone Company.

ELECTRONICS SAFETY AND SECURITY

FIRE DETECTION AND ALARM

Supervised, non-coded, shunt-trip, non-interfering fire conduit, wire, control panels, cabinets, pull stations, automatic fire and smoke detection devices, etc., for an operating fire alarm and smoke detection system.

ADDITIONAL NOTES:

1. It is mandatory for the contractor to visit site before presenting bid. Contact Elmer Cummings (pastor) @ 940-365-2542.

2. Contractor is encouraged to make suggestions in the form of “bid alternates” for potential cost savings.
3. When verifying code information from the city, be advised that the “2003 I.B.C. Building Code” has been approved for use on this project (the city has recently adopted a more recent version)
4. Any questions or clarifications can be addressed to Gary D. Land, Architects at 214-335-5263 or emailed to gdland10@hotmail.com. The drawings issued are not meant to be final drawings, the “Preliminary Plans” and the “Performance Specification” should provide sufficient information for the preparation of an accurate Cost Estimate.
5. All bids will be received by no later than 10 days after drawings and specifications have been issued. Bids may be emailed to cdrake@drakecommunications.com in a pdf format.