



Invitation to Bid

Overview Sheet

AVANCE-San Antonio, Inc. is accepting sealed bids for a Facility Renovation Project at the Vestal Annex Building, 1102 Cantrell Dr., San Antonio, Texas 78221.

This project will provide classroom space for up to 40 Early Head Start children at the Vestal Elementary campus located at 1102 Cantrell Dr., San Antonio, TX 78221. The scope of work and site diagram are included in this project packet.

Important Dates and Information:

- Deadline for bids is **Monday February 7, 2022, 2022 at 4:00 pm CDST.**
- Please email the bid to Raymon VanCleave at raymon.vancleave@avancesa.org or deliver to the AVANCE-San Antonio, Inc. office at 903 Billy Mitchell Blvd, Suite 100, San Antonio, TX 78226.
- There will be a pre-bid conference and walk-through at the project site, 1102 Cantrell Dr., San Antonio, Texas 78221, on **Friday, January 21, 2022 at 8:00 am.**
- The selected bidder will be notified to negotiate the contract for services pending board approval.
- If selected, the contractor shall begin work by the desired start date of March 1, 2022. The desired date for completion of the scope of work is summer 2022.
- This is a federally funded project subject to Davis-Bacon Act. Minority owned businesses are encouraged to apply.
- This project is subject to availability of funds. AVANCE-San Antonio reserves the right to reject any and all submissions.

Please include all of the following items in your bid submission:

- Bid Cover Sheet and Signature
- Reference Sheet
- Itemized Price Proposal
- Valid W-9 Form

If you have any questions, please contact Raymon VanCleave at raymon.vancleave@avancesa.org (210) 464-1467 or Julia Moss at julia.moss@avancesa.org.



Vestal Renovations Scope of Work

Bid Due Date: February 7, 2022

Location of Project: 1102 Cantrell Drive, San Antonio, Texas 78221

Scope of Work- Please also see construction drawings on pages 7-14 of the packet:

1. Convert one window in classroom 101, 102, 103, 106, and 113 to a door opening. Purchase and install 5 exterior metal doors and hardware matching existing exterior doors. All doors and hardware will match existing.
2. Construct a door from lobby into hallway of office area.
3. Construct compliant 8 ft landings under the 4 exterior doors leading to the playground area.
4. Construct 8' wide continuous sidewalk from exterior doors from room 101 to 106 that connects to the 32ft x 32 ft play structure pad in the Head Start side of the playground. The play structure pad must be offset depth of two inches lower than the side walk to allow for the PIP rubberized fall zone to be level with the sidewalk when completed. All concreted areas will be a minimum of 4 inches of 5,000 PSI lightly brushed finished with 3/8 rebar reinforcement.
5. Construct 7 ft concrete landing outside of classroom 113.
6. Construct two insulated office spaces 114 and 115 with walls extending to the roof deck to include ceiling configuration, light restructuring and AC ductwork restructuring
7. Construct a storage closet 117.
8. Add a window to room 118 for visibility into hallway.
9. Construct a washer and dryer closet in the break/parent room with insulated double doors. The closet will need all water, drain, dryer ventilation, 20 gallon water heater, and electrical connections for 120 V washer and 220 V dryer.
10. Construct glass double door storefront vestibule across East hallway with panic devices on inside and paddles handles on outside.
11. Purchase and install laminated cabinets and countertops (matching existing units in each room) with back splash. The units will extend 4 feet from the existing counters for classrooms 101, 102, 103, 106, and 113. Each countertop will need a handwashing sink with 9" gooseneck faucet and a double sink with 12" gooseneck faucet both with paddle levers on the counter.
12. Build two fully functional ADA compliant restrooms for toddlers, including all plumbing, fixtures, vents, fire strobe, solid core half-door, and accessories. Room 1103 and 106 (please see drawings for locations).
13. Remove whiteboards in all rooms EXCEPT room 112. Fill any holes.

14. Remove metal computer electrical drops and wiring in all rooms EXCEPT room 112. All walls will have one electrical outlet with fur out as needed.
15. Fur out exterior wall with bolt penetrations in room 101.
16. Purchase and paint interior walls with white semi-gloss paint.
17. Purchase and paint oil-based interior and exterior windows, interior and exterior doors/trim, with metal/oil-based paint.
18. Level and replace VCT floor in 109 adult ADA restrooms and both student restroom 110 and 111.
19. Replace ceiling tiles throughout the facility.
20. Purchase and install 8 ft chain link fence for playground. Install three passage gates, one on NE side of building sidewalk, one passthrough on South building sidewalk, and one on West fence line. Install (2) 14 ft wide two-gate entrance on South fence line for large vehicle passage. Install 4 ft chain link fence from building to fence line to divide the playground.
21. Remove all wall-hung storage cubbies and discard. (Upper cabinets will remain)
22. Contractor responsible for all permit submittal and management.

Requirements:

1. Contractor must carry workers comp. and general liability insurance and provide copy of such upon award
2. Contractor will submit invoice within 5 days of completion of work and allow for 30 days for payment.
3. Contractor to meet Davis Bacon requirements and submit weekly certified wage reports, if applicable.
4. Invoice to be submitted at completion of all work. Contractor to submit lien releases if applicable, with invoice).
5. AVANCE is a smoke free and drug free work place, contractor is to adhere to this provision while on the premises, at all times.
6. Contractor employees must be background checked and be void of a criminal record.

Note: Avance-San Antonio, Inc. major funding source is federal dollars, which must be matched with 25% non-federal matching funds (local match). We encourage (*not require*) of contractors to help Avance-SA, as a not for profit 501c3 (tax exempt) community based organization, to meet its In-Kind obligation through donation of services or in-kind contributions of products. If a Bidder intends to help Avance-SA meet its federal match through in-kind added value services or product, please indicate the amount or percentage of the in-kind with the pricing information. If a discount on products is to be offered in lieu “in-kind” product, then indicate in your bid whether or not this discount is unique to the Agency, due to its being a non-profit organization, or is your standard practice (which cannot be counted towards matching funds).

Submit bid via email.

Attention: Raymon VanCleave email: raymon.vancleave@avancesa.org cell (210)464-1467



Bid Cover Sheet and Signature

Please complete and submit this cover sheet as part of your bid submission.

Company Legal Name: _____

Company Address: _____

Does your company have resources and staffing necessary to start the scope of work by March 1, 2022 and complete the project scope of work in the summer of 2022? Please provide your comments here:

Name: _____

Title: _____

Signature: _____

Date: _____



Request of Reference Sheet

To help us assess your firm's ability to meet our requirements, we are asking you to provide us with a list of projects and references. You may list the projects in the order you prefer. If you have educational projects, please list them first.

Each reference should include:

- Location of the project
- Type of project (educational, commercial, residential, etc.)
- Reference point of contact (name, phone number, email)
- Brief scope of the project and services

Project Reference:

Location:

Type of Project:

Reference Contact:

Brief Scope: _____

Project Reference:

Location:

Type of Project:

Reference Contact:

Brief Scope: _____



Project Reference:

Location:

Type of Project:

Reference Contact:

Brief Scope: _____

Project Reference:

Location:

Type of Project:

Reference Contact:

Brief Scope: _____

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Type of Project:

Reference Contact:

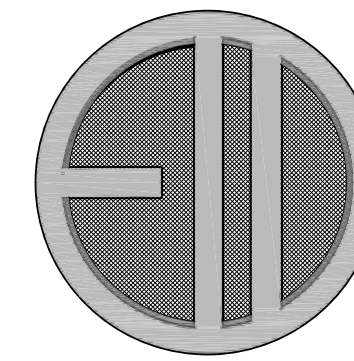
Brief Scope: _____

AVANCE SAN ANTONIO

Vestal Elementary School

Classrooms Remodel

1102 Cantrell Dr. San Antonio, Texas 78221



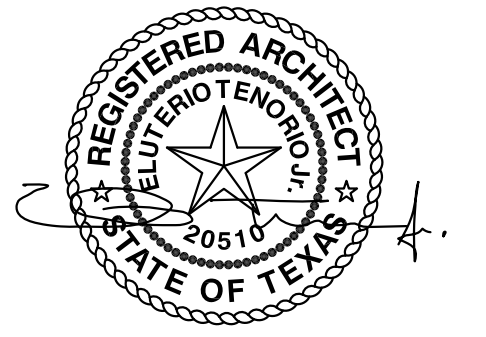
ET DESIGN STUDIO
architecture

Eluterio Tenorio Jr. Architect TX LIC. 20510

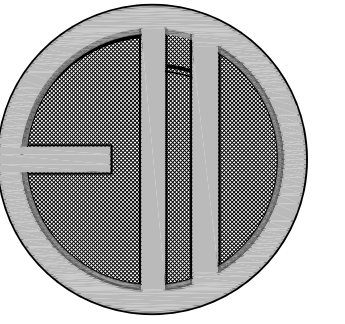
6735 lendell st. | san antonio | tx | 78249 | 210.378.8334 | 210.691.2595
www.etdesignstudio.net

MEP ENGINEER
BEXAR ENGINEERS | ASSOCIATES

ROBERT LEIJA
7042 ALAMO DOWNS PKWY, SUITE 550
SAN ANTONIO TEXAS 78238
210.462.9334



12.28.21



AVANCE SAN ANTONIO
Vestal Elementary School
1102 Cantrell Dr.
San Antonio, TX 78221
12/28/21 CONSTRUCTION

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES.
 - THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR INCONSISTENCIES, OR OMISSION HE / SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
 - THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT TO THE PROJECT. THE ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
 - EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH WORK.
 - CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.
 - CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ON COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
 - ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.
 - FIRE EXTINGUISHERS- VERIFY REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIAL OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT COSIGNED BY THE GENERAL CONTRACTOR TO MAINTAIN THE ROOFING IN A WATERIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER DATE OF SUBSTANTIAL COMPLETION.
 - CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REGULATIONS.
 - REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
 - CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL AND / OR CIVIL DRAWINGS.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEE'S, WORKMEN AND ALL OTHERS AT LEAST DURING PROJECT CONSTRUCTION.
 - THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

- THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING / SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A / C EQUIPMENT, COUNTERS, HANDRAILS, RAILS AND ALL OTHER ITEMS REQUIRING SAME.
- THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE OR MANUFACTURER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINE AND LEVELS SHOWN ON THE DRAWING WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL COME TOGETHER PROPERLY AND FIT AND TO BE RECEIVED BY THE WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND / OR FEES WITH RESPECT TO THE WORK. BUILDING PERMIT APPLICATION BY OWNER, GENERAL CONTRACTOR TO PICK UP PERMIT AND MAKE FINAL PAYMENT.
- THE CONTRACTOR AND TRADES PARTICIPATING IN THE WORK SHALL BE REQUIRED TO OBTAIN APPROVAL FROM LANDLORD FOR ANY SPACE OUTSIDE OF THE LEASED PREMISES WITHIN THE BUILDING WHEN SUCH CONTRACTOR OR TRADE DESIRES TO USE IT FOR STORAGE, HANDLING, OR MOVING OF THEIR MATERIALS AND EQUIPMENT AS WELL AS FOR THE LOCATION OF ANY FIELD OFFICE AND / OR FACILITY FOR THEIR OPERATION.

SYMBOLS LEGEND

ROOM NAME

101

BLD'G AFF.

0

00

0

0

0

0

0

0

ROOM NAME & NUMBER

ELEVATION HEIGHT KEY

PARTITION TYPE, REFER PARTITION SCHEDULE

SCHEDULED DOOR TYPE

SCHEDULED WINDOW TYPE

KEY NOTE

ACCESSORIES / EQUIPMENT

STRUCTURAL COLUMN ID. & CENTERLINE (WHEN REQ'D)

FINISH KEY

KEY TO FINISH SCHEDULE

ELEVATION KEY

DETAIL SECTION KEY

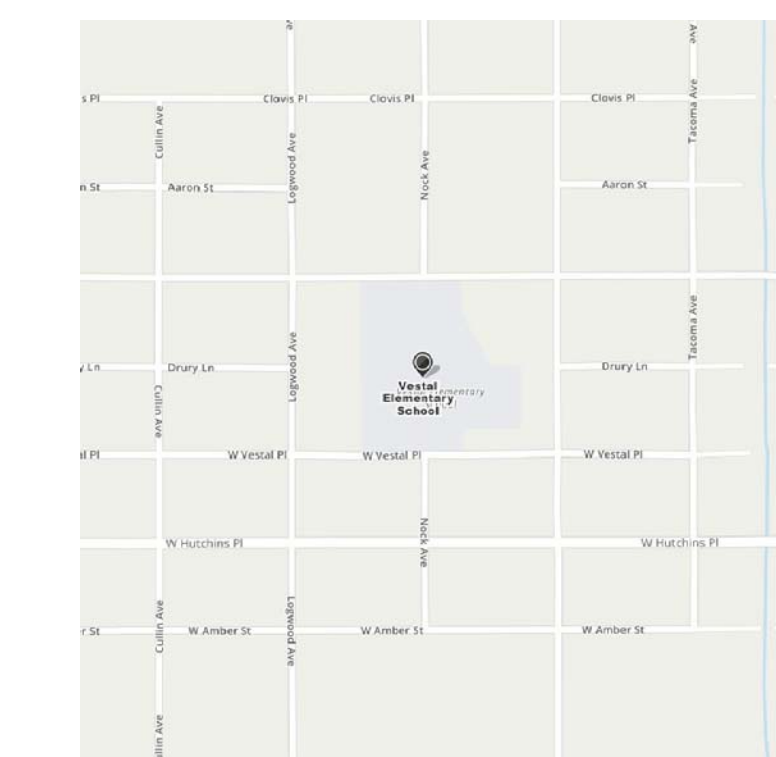
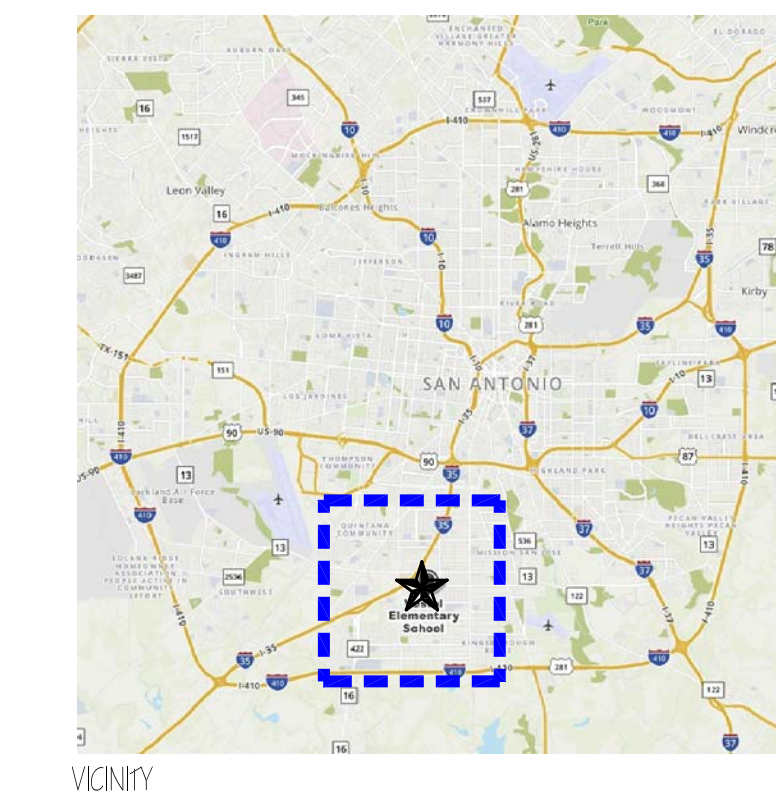
BUILDING SECTION KEY

DETAIL KEY

FINISH KEY

KEY TO FINISH SCHEDULE

MAPS



AREA

SHEET INDEX : 8 Total Sheets

GENERAL INFORMATION : 2 Sheets
G1 COVER SHEET
G2 COVER SHEET

ARCHITECTURAL : 4 Sheets
D1.0 DEMO PLAN
A2.0 FLOOR PLAN
A3.0 ELEVATIONS, SCHEDULES
A4.0 DETAILS, SECTIONS

MEP : 2 Sheets
ME-1 MECHANICAL ELECTRICAL PLAN
P-1 WASTE WATER PIPING PLAN

CODE INFORMATION

BUILDING CODES - AUSTIN, TX
2015 International Building Code with local amendments
2015 International Residential Code with local amendments
2015 International Existing Building Code with local amendments
2015 Uniform Plumbing Code with local amendments
2015 International Fire Code with local amendments
2015 International Energy Conservation Code with local amendments
2017 National Electric Code with local amendments
Sustainable Building Code

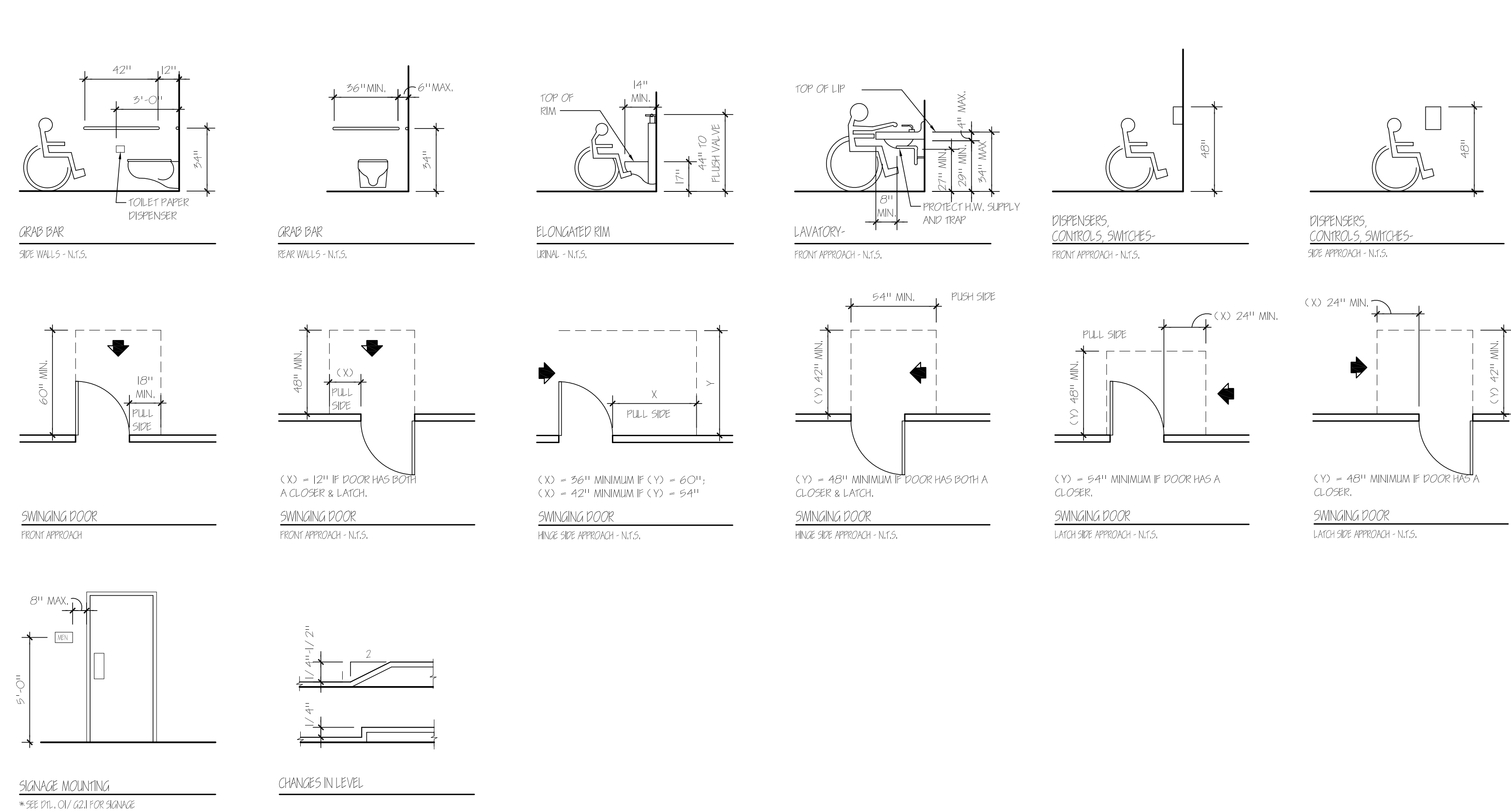
CODE ANALYSIS

BUILDING CLASSIFICATION N/A
BUILDING OCCUPANCY N/A
CONSTRUCTION TYPE N/A
OCCUPANT LOAD N/A
SPRINKLED YES

MATERIALS

[Pattern]	EARTH - undisturbed
[Pattern]	EARTH - fill
[Pattern]	BASE FILL MATERIAL
[Pattern]	SAND/ INERTIAL
[Pattern]	ASPHALT CONCRETE
[Pattern]	CONCRETE
[Pattern]	CONCRETE MASONRY UNIT
[Pattern]	BRICK
[Pattern]	STONE (marble, granite, etc.)
[Pattern]	LIMESTONE
[Pattern]	STEEL (Large scale)
[Pattern]	ALUMINUM
[Pattern]	GLASS
[Pattern]	FINISH WOOD
[Pattern]	FRAMING WOOD (through member)
[Pattern]	FRAMING WOOD (interrupted member)
[Pattern]	PLYWOOD
[Pattern]	GIPSUM BOARD (Large scale)
[Pattern]	FLOOR or WALL TILE
[Pattern]	INSULATION - batt or blanket
[Pattern]	INSULATION - rigid
[Pattern]	COMPRESSIBLE FILLER

* REFER TO SPECIAL ACCESSIBILITY REQUIREMENTS NOTES *



1. DOOR HARDWARE:
Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles.

Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

Mounting Heights: Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor.

Clear Operator: The sweep portion of a closer shall be adjusted so that, from an open position of 70 degrees, the door will take at least 5 seconds to move to a point 5" from the latch, measured to the leading edge of the door.

The maximum force for pushing or pulling open a door shall be as follows:

- (a) exterior hinged doors: No requirement.
- (b) interior hinged doors: 5 lbf
- (c) sliding or folding doors: 5 lbf

2. CONTROLS AND OPERATING MECHANISMS:
Height: Switches, thermostats, controls, dispensers, receptacles, and the highest operable parts of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS).

Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor.

EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

Flush controls shall be hand operated or automatic. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor.

Operation: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

3. GRAB BARS:
The outside diameter or width of the gripping surface of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface.

If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2".

Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf shall be less than the allowable stress for the material of the grab bar or seat.

Shear stress induced in a grab bar or seat by the application of 250 lbf shall be less than the allowable shear stress for the material of the grab bar or seat.

Shear force induced in a fastener or mounting device from the application of 250 lbf shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

Torque force induced in a fastener by a direct tension force of 250 lbf plus the maximum moment from the application of 250 lbf shall be less than the allowable withdrawal load between the fastener and the supporting structure.

Rotation of grab bars within their fittings is not acceptable.

Sharp or abrasive elements are not acceptable for a handrail or grab bar or any wall or other surface adjacent to it. Edges shall have a minimum radius of 1/8".

4. SIGNAGE:
The width-to-height ratio of letters and numbers on signs shall have a minimum of 5/8" and 1/4" and a stroke-width-to-height ratio between 1/5" and 1/10" using an upper-case "X" for measurement. Lower case letters are permitted.

Overhead sign characters and numbers shall be steel according to the viewing distance from which they are to be read. For suspended or projected overhead signs, the minimum character height is 5".

Practical characters and pictorial symbols (pictograms) shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent vertical description placed directly below the pictogram. The border dimension of the pictogram shall be 6" minimum height.

Braille: The characters and background of signs shall be copper, metal, or other non-glass finish. Characters and symbols shall contrast with their background.

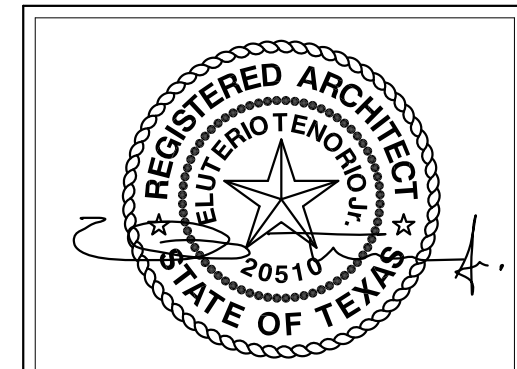
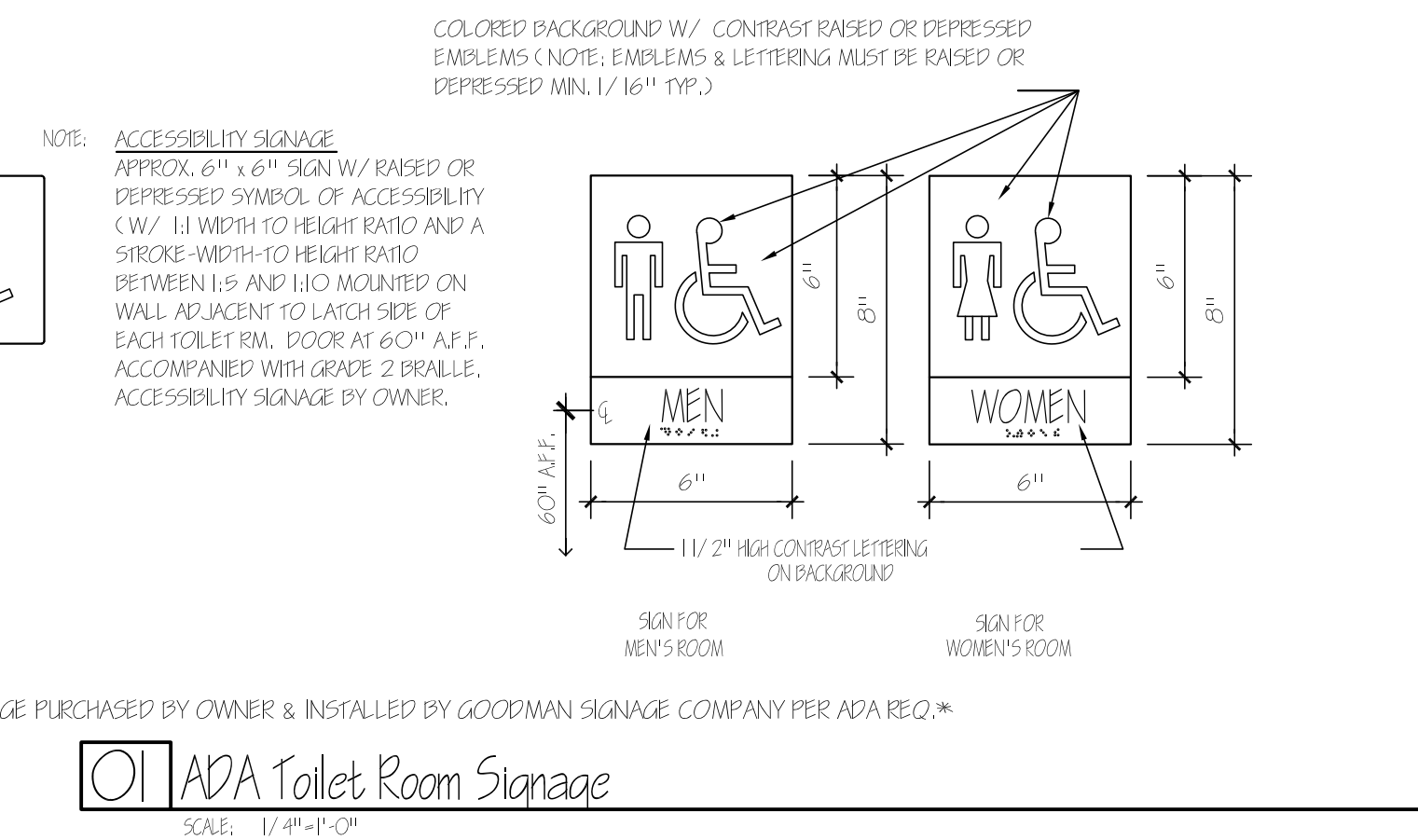
Permanent identification signs provided for rooms and spaces: signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60" above the finish floor to the centerline of the sign.

Mounting location for such signage shall be so that a person may approach within 5" of signage without encountering protruding objects or standing within the swing of a door.

5. REFLECTIVE SURFACES:
40" from finish floor to reflective surface.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	EWC	ELECTRIC WATER COOLER	OPP. HD.	OPPOSITE HAND	TYP.	TYPICAL
A.E.F.F.	ABOVE FINISHED FLOOR	EXG.	EXTINGUISHER	F.F.	FIRE EXTINGUISHER	UGAL	UNGRADED
A.E.F.	ABOVE FINISHED FLOOR	EXC.	EXTERIOR	PLAM	PLASTIC LAMINATE	UNFIN.	UNFINISHED
A.F.G.	ABOVE FINISHED GRADE	F.E.	FIRE EXTINGUISHER	P.F.P.	POINTS PER SQUARE FOOT	VER.	VERTICALLY
A/C	AIR CONDITIONING	F.F.	FINISHED FLOOR	PRD.	PAINTED	VCT	VINYL COMPOSITION TILE
ABV.	ABOVE	F.V.	FIELD VERIFY	PVC	POLYVINYL CHLORIDE	VERT.	VERTICAL
ABL	ADJUSTABLE	FD	FLOOR DRAIN	R.D.	ROOF DRAIN	VTR	VENT THROUGH ROOF
ALT.	ALTERNATE	FEC	FIRE EXTINGUISHER CABINET	R.O.	ROUGH OPENING	W.	WIDE WIDTH
ALU.	ALUMINUM	F.C.	FIRE HOSE CABINET	R.O.N.	RIGHT OF WAY	W.C.	WATER CLOSET
ANOD.	ANODIZED	FIN.	FINISH	R/A	REDUCTION	WH	WATER HEATER
B.F.F.	BELOW FINISHED FLOOR	FLR.	FLOORING	R/B.	RADIUS	WL	WROUGHT IRON
BD.	BOARD	FLUC.	FLUORESCENT	RE.	REFER	W/H	WITH
BLDG.	BUILDING	FOUND.	FOUNDATION	REF.	REFER	W/O	WITHOUT
BR.	BUILT-UP ROOF	FRP	FIBERGLASS REINFORCED PLASTIC	REFR.	REFLECTOR	WD	WOOD
C.O.	CAGED OPENING	FR	FIRE RESISTANT TREATED	REFRQ.	REQUIRED	WPL	WOOD PLYWOOD
C.C.	CERAMIC TILE	G.C.	GAS BURNER CONNECTOR	R.	ROOM	WJL	WELDED WIRE FABRIC
CAB.	CABINET(S)	GL.	GALVANIZED	RSC	ROUGH SHOWN GEAR	WMP	WELDED WIRE FABRIC
CER.	CERAMIC	GA.	GAUGE	SC.	SOLID CORE	WMM	WELDED WIRE MESH
C.J.	CONTROL JOINT	GLV.	GALVANIZED	SD.	SMOKE DETECTOR		
C.	CENTERLINE	GMB	GIPSUM WALLBOARD	S.F.	SQUARE FEET		
CLG.	CEILING	GPSUM	GIPSUM	SH.	SINGLE HING		
CLC.	CONCRETE	H.	HIGH	SS.	STAINLESS STEEL		
CMU	CONCRETE MASONRY UNIT	H.C.	HOLLOW CORE	S/R	SHOULDER		
COL.	COLUMN	HM.	HOLLOW METAL	S/S	SMOOTH SIDES		
COMP.	COMPANION	H/C	HANDICAPPED	SCHE.D.	SCHEDULE(D)		
CONC.	CONCRETE	HP	HOSE END	SECT.	SECTION		
CONT.	CONTINUOUS	HORZ.	HORIZONTAL	SHELV.	SHELVING		
COORD.	COORDINATE	HE.	HEIGHT	SH.	SHIRT		
CRC.	COLD ROLLED CHANNELS	HVC	HEATING, VENTILATING, AIR CONDITIONING	SHL	SHOWER		
CUR.	CURB	IND.	INDIRECT	SPC.	SPECIFICATION(S), SPECIFIED		
D.	DEEP	INCL.	INCLUDING	SQ.	SQUARE		
D.P.H.	DOUBLE HUNG	INSUL.	INSULATION	SID.	STANDARD		
D.W.	DRAINWAGER	INT.	INTERIOR	SL.	STEEL		
DEMO.	DEMOLISH, DEMOLITION	JOINT	JOINT	SROC.	STORAGE		
DW.	DRAINER	L.	LONG LENGTH	SUBC.T.	STRUCTURAL		
DWG.	DRAWING	LA.	LAMINATE	STR.	STRAPPING		
DWG.	DRAWING	LAN.	LAMINATE	SUBP.	SUBPANEL		
D.P.	DRAINAGE	M.E.	MECHANICAL EQUIPMENT	TKG	TONGUE & GROOVE		
DR.	DOOR	MNF.	MANUFACTURER	T.A.S.	TEXAS ACCESSIBILITY STANDARDS		
DS	DOWNSPOUT	MAX.	MAXIMUM	TD.	TOP OF		
DET.	DETAIL	MECH.	MECHANICAL	TD.B.	TOP OF BEAM		
DRAIN(S)	DRAINAGE(S)	MNL.	MINIMUM	TD.J.	TOP OF JOIST		
EEP.	ELECTRIC DRINKING FOUNTAIN	MFC.	MISCELLANEOUS	TD.P.	TOP OF PARAPET		
EJ	EXPANSION JOINT	MFL.	METAL	TD.S.	TOP OF SILL		
ELEV.	ELEVATION	M.L.C.	NOT IN CONTACT	TS.	TUBULAR STEEL		
ELEC.	ELECTRICAL	N.C.S.	NOT TO SCALE	TEL.	TELEPHONE		
ELEV.	ELEVATOR	NOM.	NOMINAL	TEMP.	TEMPERED		
ENG.	ENGINEERING	O.C.	ON CENTER	TR.	TEMPERED GLASS		
EQ.	EQUIPMENT	OD.	OUTSIDE DIMENSION	TRK.	TRUCK		
EQUIP.	EQUIPMENT	OVR.	OVERHEAD	TV	TELEVISION		



12.28.21

ETDESIGNSTUDIO architect

Eduardo Tanorio Jr., Architect TX LIC. 20510
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san antonio | tx | 78249
6736 lendall st.

AVANCE
VESTAL ELEMENTARY
SCHOOL
AUX BLDG REMODEL

1102 Cantrell Dr.
San Antonio, TX 78221

DATE: 12-01-21

DRAWN BY: ET

ISSUE/REVISION:

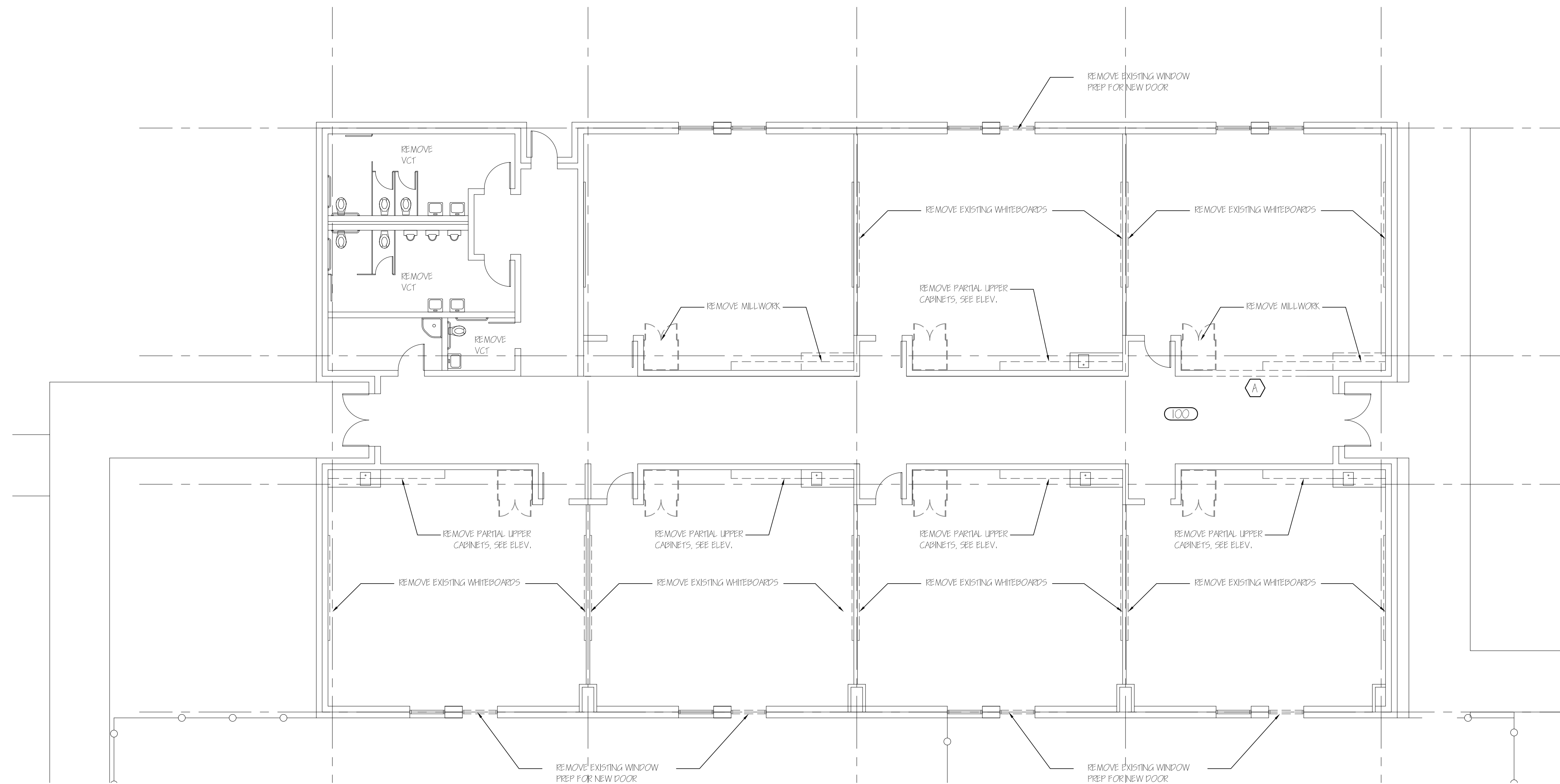
NO.	DATE	DESCRIPTION
1	12.20.21	Review
2	12.28.21	Construction

SHEET TITLE: General Info

SHEET NO.

92

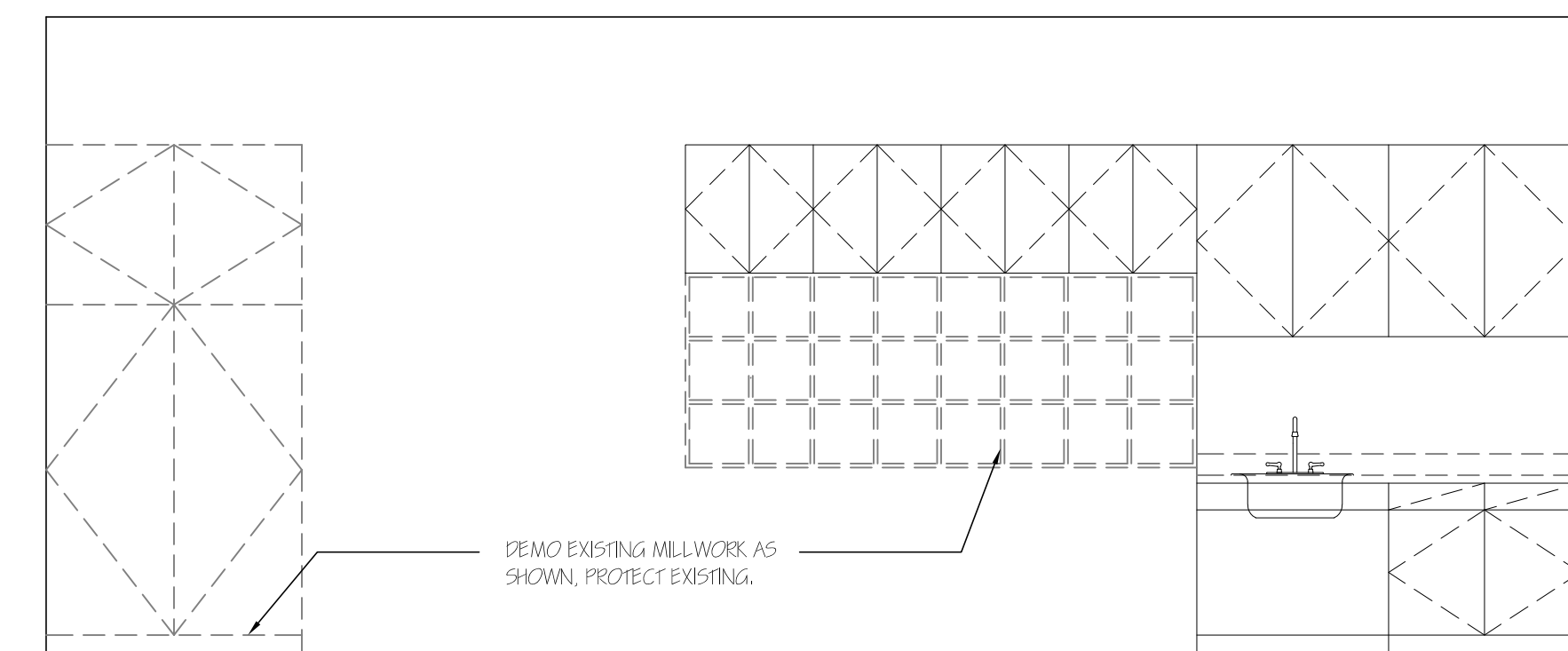
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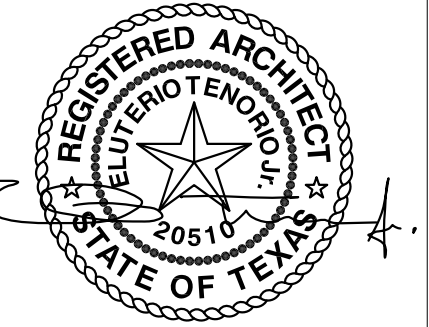
01 DEMO PLAN
SCALE: 1/4"=1'-0"

LEGEND

- EXISTING WALL TO BE REMOVED.
- EXISTING WALL TO REMAIN
- NEW PARTITION

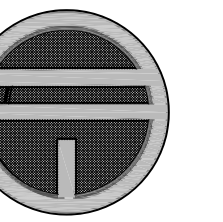


02 DEMO ELEV.
SCALE: 3/8"=1'-0"



12.28.21

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AVANCE
VESTAL ELEMENTARY
SCHOOL
AUX BLDG REMODEL

1102 Cantrell Dr.
San Antonio, TX 78221

DATE: 12-01-21

DRAWN BY: ET

ISSUE/REVISION:

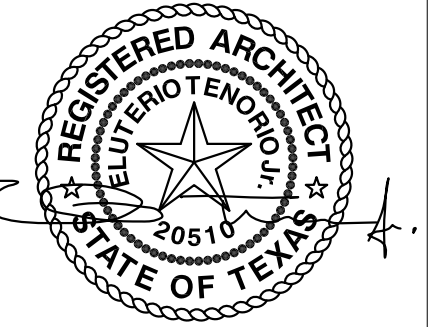
NO.	DATE	DESCRIPTION
1	12.20.21	Review
2	12.28.21	Construction

SHEET TITLE:
DEMO PLAN
DEMO ELEV.

SHEET NO.

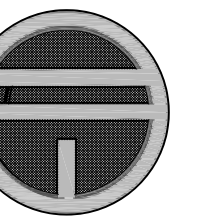
D1.0

OF



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AVANCE
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SHEET TITLE:
FLOOR PLAN

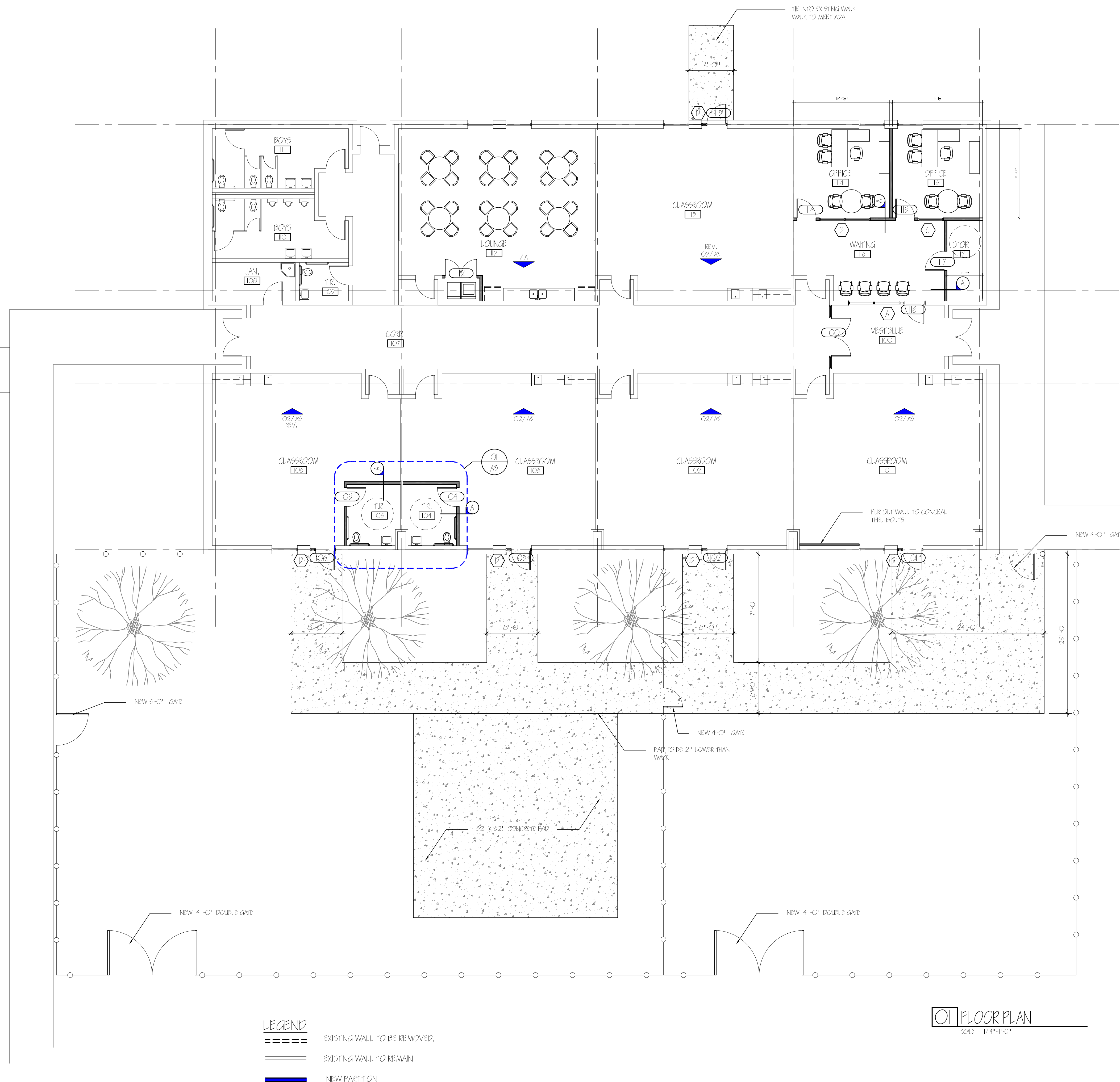
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OF

GENERAL NOTES

1. NEW VCT FLOORING IN RESTROOMS AND LOUNGE.
2. REPAINT ALL EXTERIOR AND INTERIOR WINDOWS, INTERIOR AND EXTERIOR DOORS/ TRIM WITH METAL OIL BASED PAINT.
3. PAINT ALL INTERIOR WALLS WITH SEMI-GLOSS PAINT.
4. PAINT OUT WALLS IN CLASSROOMS SO OUTLETS ARE RECESSED IN WALL.
5. REPLACE ALL CEILING TILES, TO MATCH
6. NOTE THAT ANY MODIFICATIONS TO EXISTING SPRINKLER SYSTEM MUST BE APPROVED BY LOCAL FIRE MARSHALL AND COORDINATED WITH LANDLORD'S REPRESENTATIVE.
7. REPAIR ANY DAMAGE THAT OCCURS DURING DEMOLITION TO ANY ASSEMBLY SCHEDULED TO REMAIN.
8. NOTE THAT ALL CONDITIONS AND DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED AT THE SITE UPON COMPLETION OF DEMOLITION. ALL DISCREPANCIES IMMEDIATELY TO LANDLORD'S PROJECT CONSTRUCTION MANAGER. ANY UNNOTED EXISTING CONDITIONS WHICH MAY CONFLICTS WITH THE PROPOSED NEW WORK AND MAY REQUIRE MODIFICATION, RELOCATION AND OR REMOVAL SHALL BE IDENTIFIED AND REPORTED TO THE LANDLORD'S PROJECT MANAGER AT ONCE.
9. PROTECT ALL AREAS NOT INCLUDED IN THE WORK. ANY DAMAGE THAT OCCURS AS A RESULT OF THE WORK SHALL BE REPAIRED TO A LIKE NEW CONDITION AT GC'S EXPENSE.



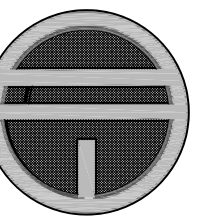


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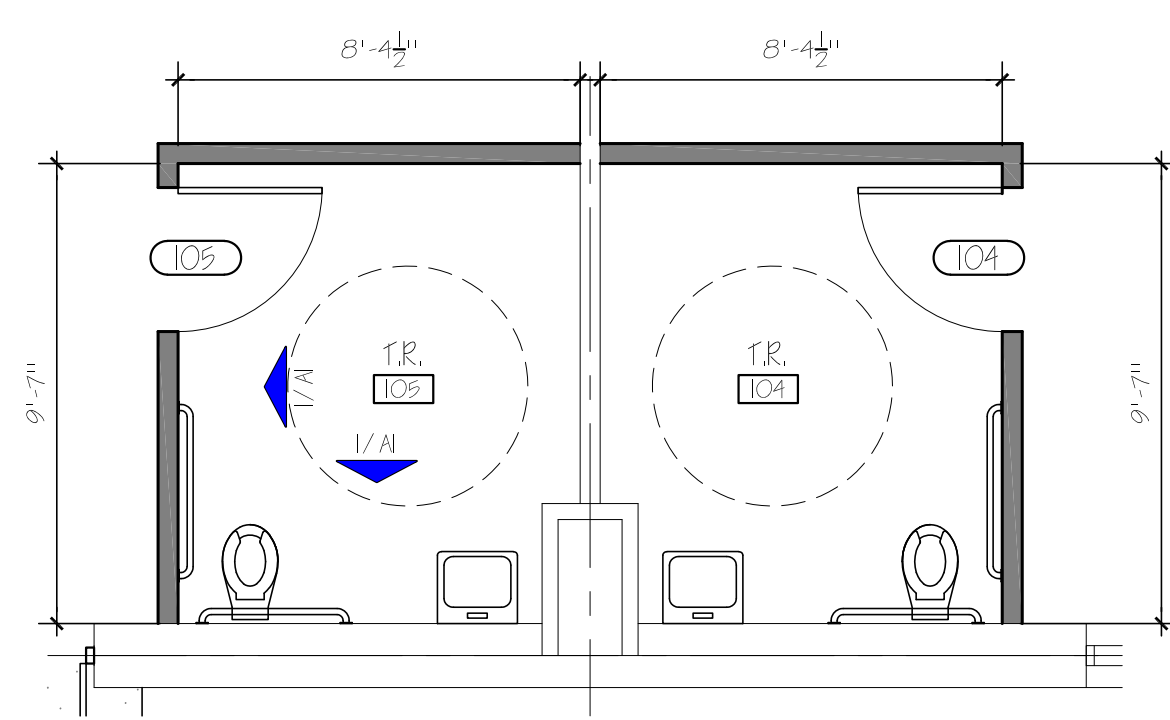
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NO. DATE DESCRIPTION	
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ENLARGED PLAN
INTERIOR ELEVATIONS
SCHEDULES
DETAILS

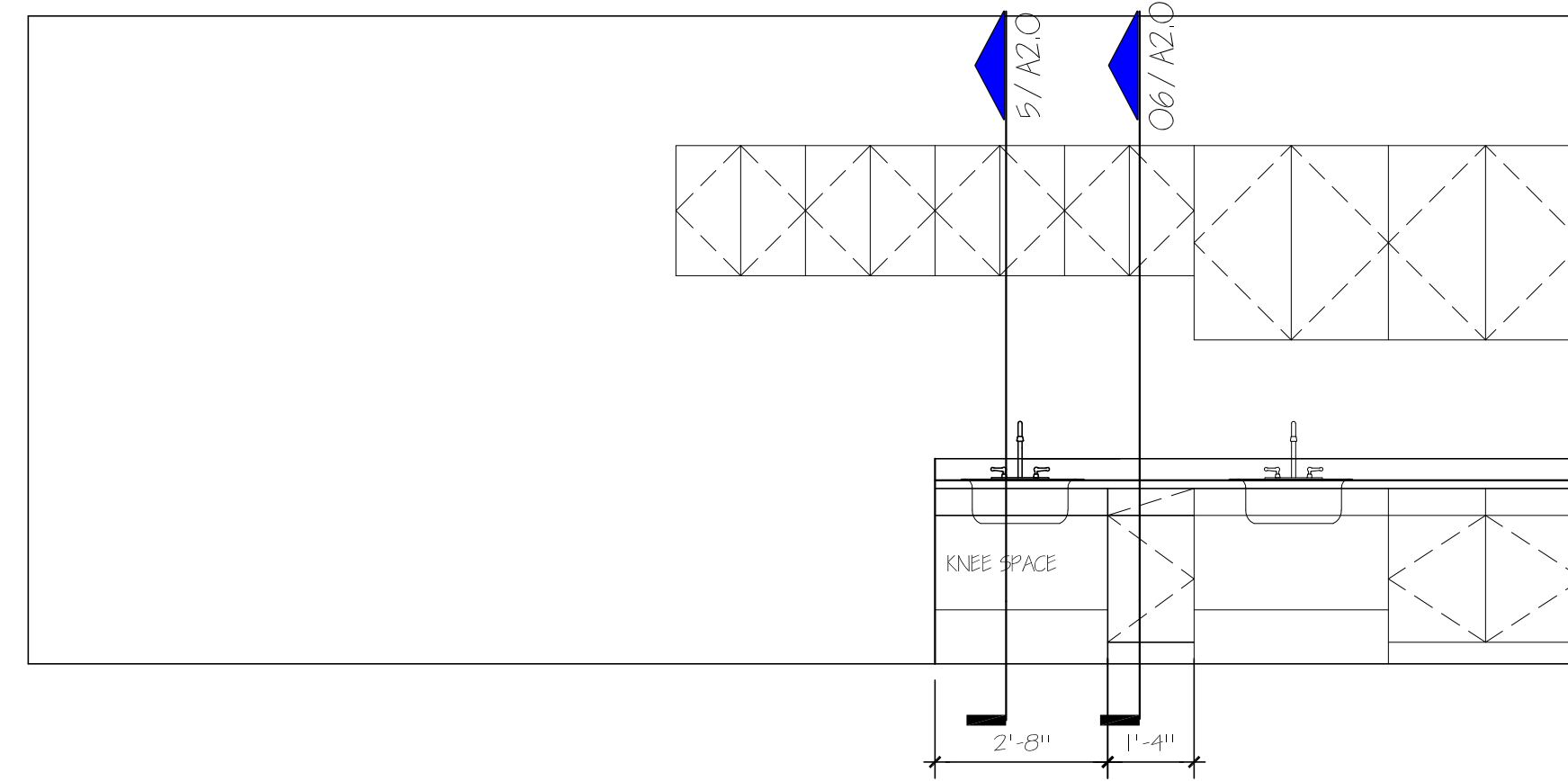
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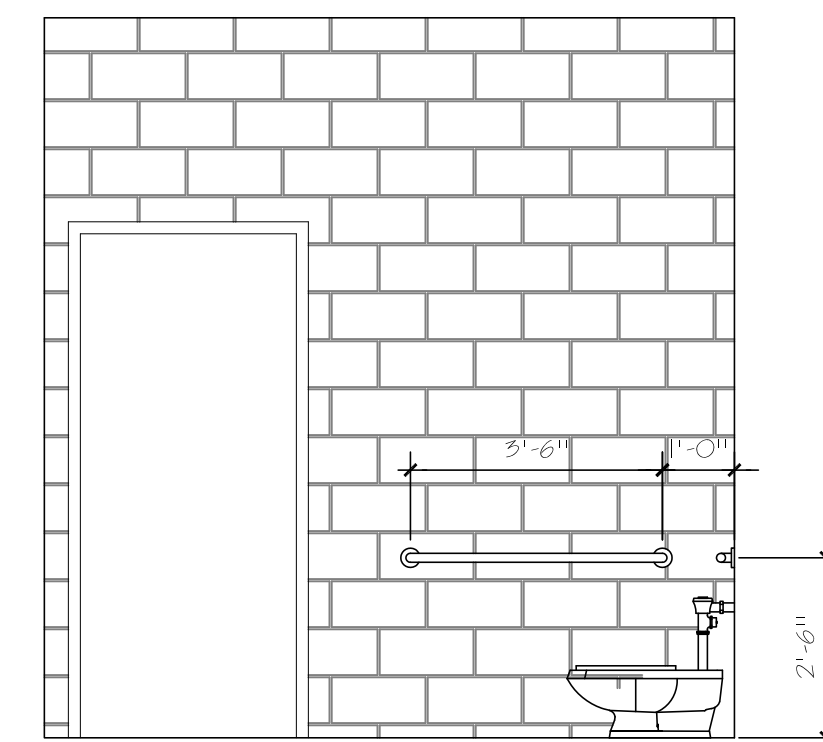
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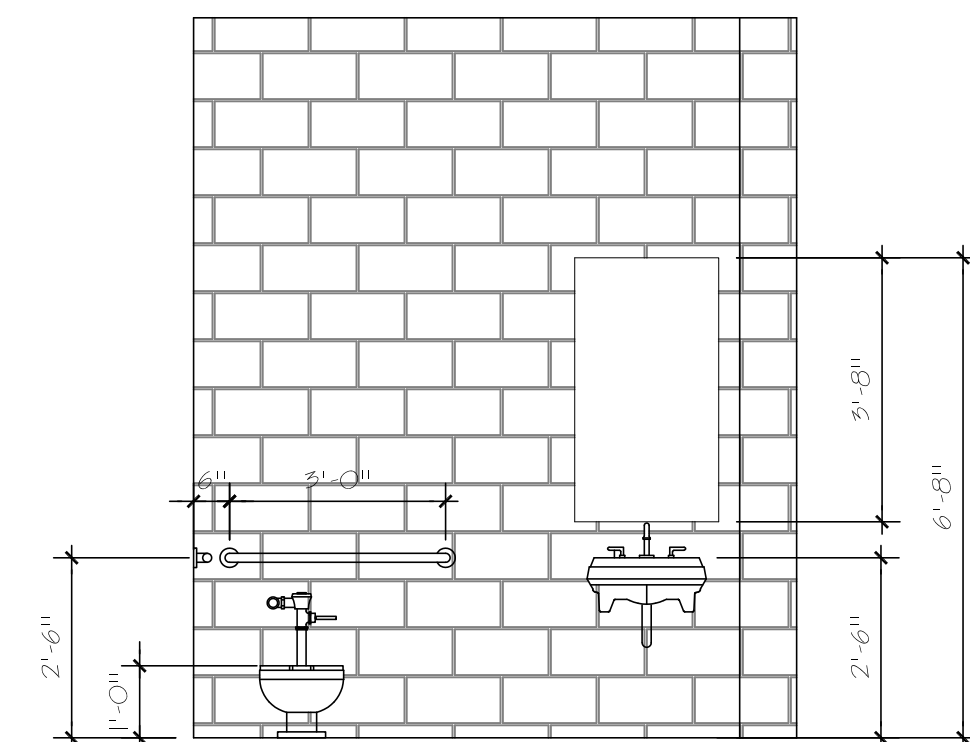
01 T.R. BLOWUP
SCALE: 1/4"=1'-0"



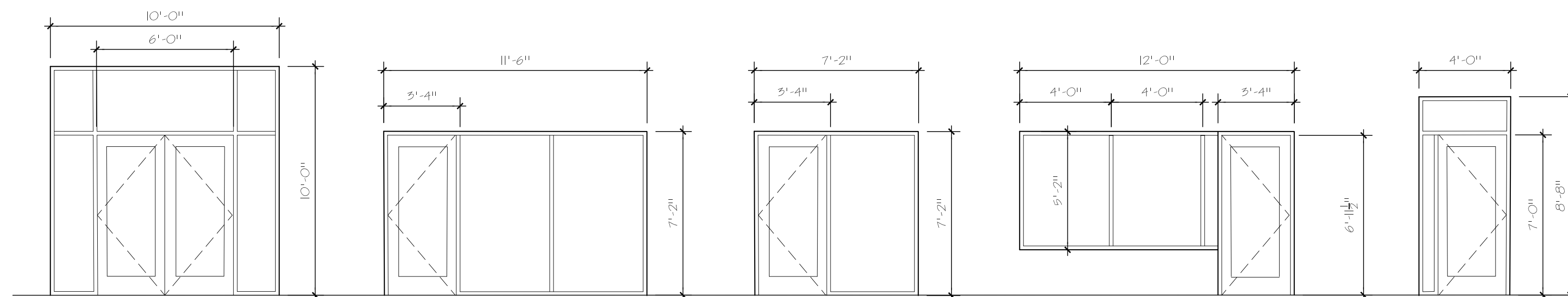
02 CLASSROOM
SCALE: 3/8"=1'-0"



03 T.R.
SCALE: 3/8"=1'-0"



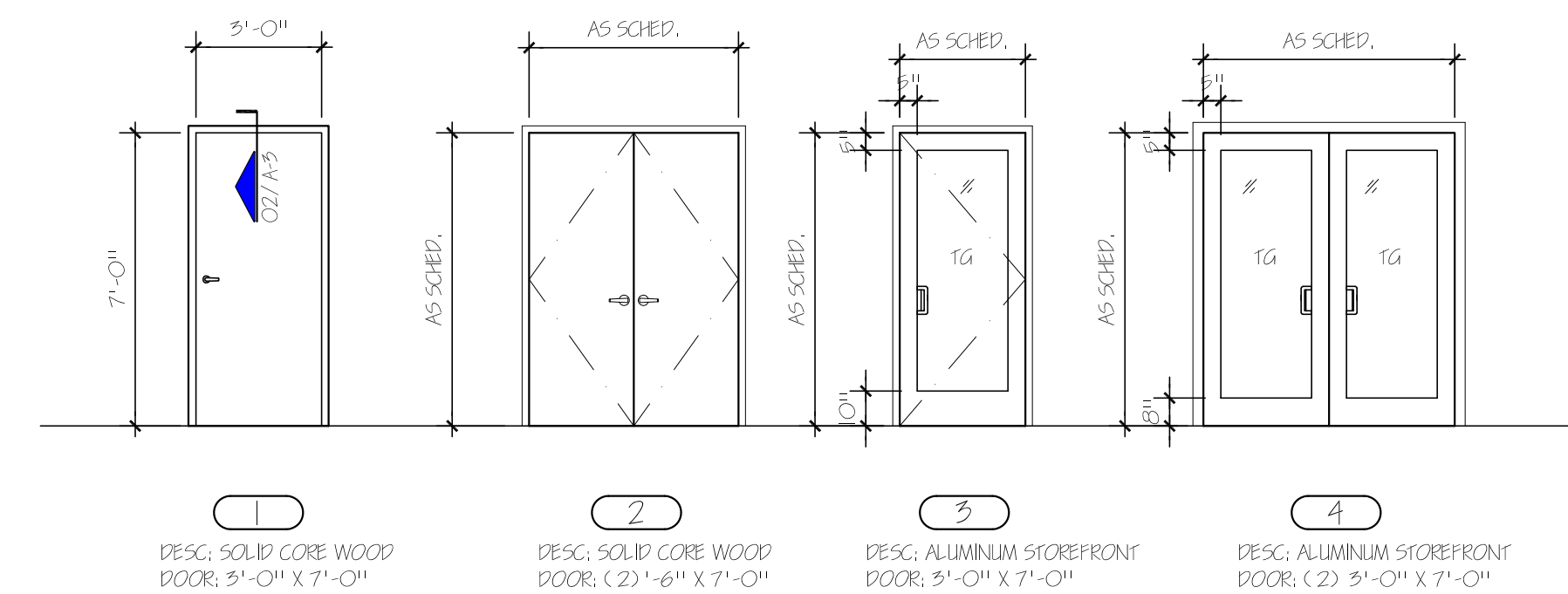
04 T.R.
SCALE: 3/8"=1'-0"



05 WINDOW SCHEDULES
SCALE: 1/4"=1'-0"

DOOR SCHEDULE											
NO.	DOOR				FRAME		HWWR. SET ***	LABEL (MIN.)	NOTES		
	SIZE				MAT'L	TYPE					
	PAR	W	H	T							
100	●	3'-0"	7'-0"	3/4"	SF	2	SF	4	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
101		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
102		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
103		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
104		3'-0"	7'-0"	3/4"	WD	1	H.M.	1	DOORS TO MATCH EXISTING TYPE AND FINISH		
105		3'-0"	7'-0"	3/4"	WD	1	H.M.	1	DOORS TO MATCH EXISTING TYPE AND FINISH		
106		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
112	●	2'-6"	7'-0"	3/4"	WD	1	H.M.	2	DOORS TO MATCH EXISTING TYPE AND FINISH		
113		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH. PANIC HARDWARE		
114		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH		
115		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH		
116		3'-0"	7'-0"	3/4"	SF	1	SF	5	DOORS TO MATCH EXISTING TYPE AND FINISH		
117		3'-0"	7'-0"	3/4"	WD	1	H.M.	1	DOORS TO MATCH EXISTING TYPE AND FINISH		

*** NOTE: SEE SPECIFICATIONS FOR HARDWARE SETS. NOTE ALL EXISTING DOORS ARE TO RECEIVE SCHEDULED NEW PAINT ONLY UNLESS LATCHETS, CLOSERS AND HINGES ARE DETERMINED TO BE UNSUITABLE FOR RE-USE. CONTRACTOR IS TO FIELD INSPECT PRIOR TO BID.

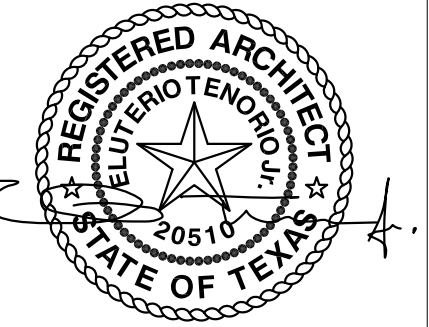


1
DESC: SOLID CORE WOOD
DOOR: 3'-0" X 7'-0"

2
DESC: SOLID CORE WOOD
DOOR: (2) 1'-6" X 7'-0"

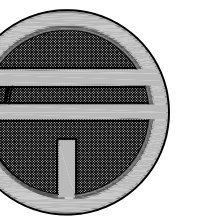
3
DESC: ALUMINUM STOREFRONT
DOOR: 3'-0" X 7'-0"

4
DESC: ALUMINUM STOREFRONT
DOOR: (2) 3'-0" X 7'-0"



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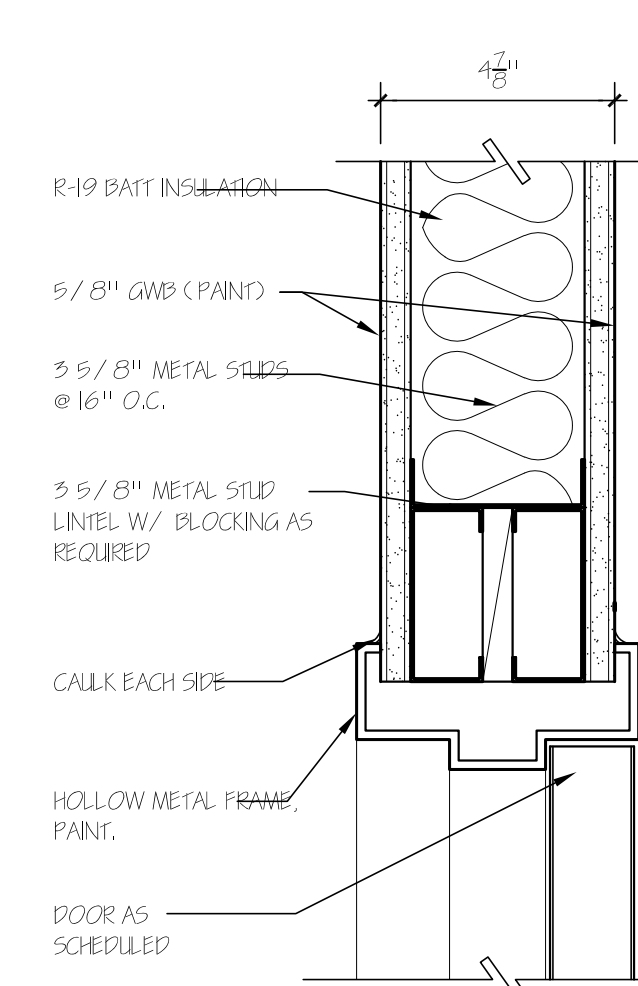
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DRAWN BY:	ET	
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SHEET TITLE:
DETAILS
SECTIONS
WALL TYPES

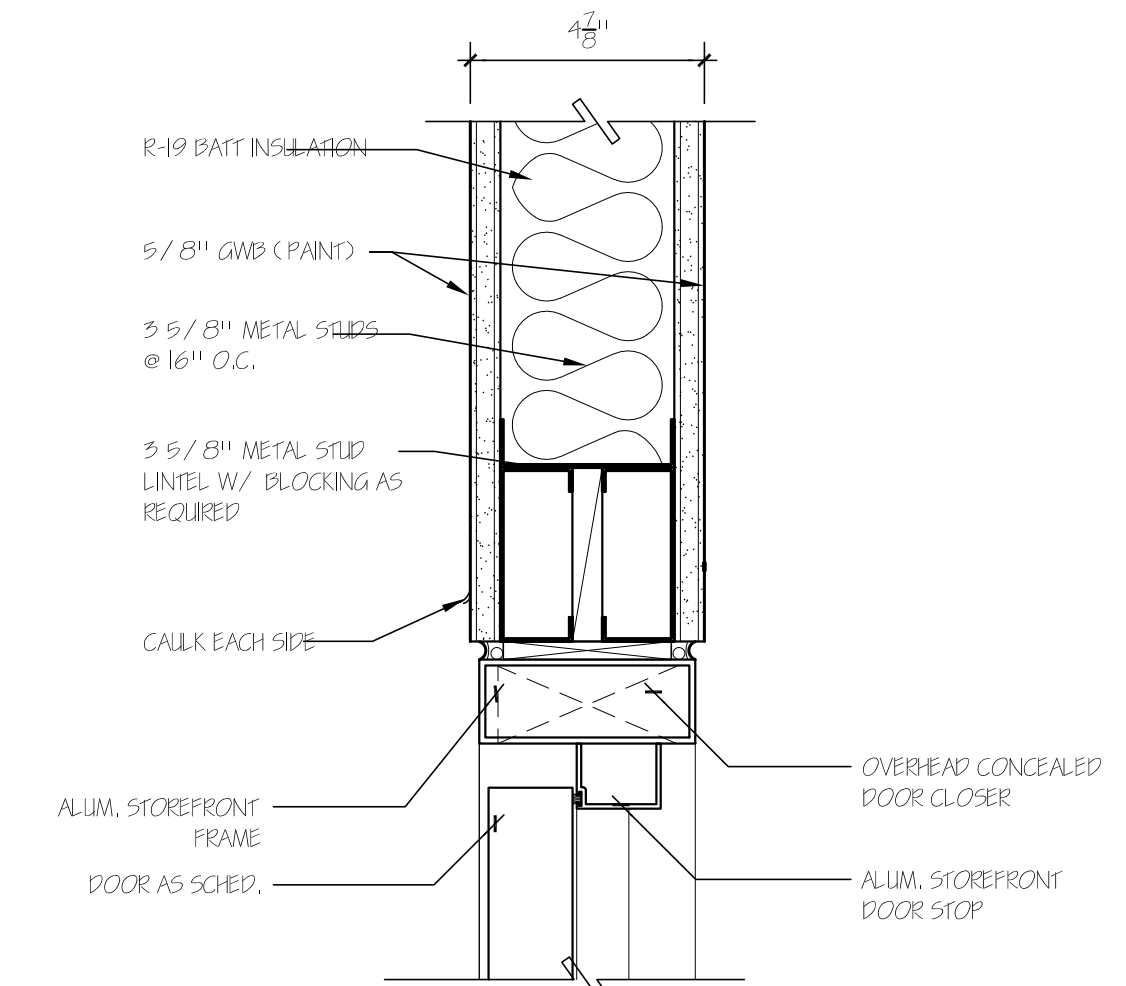
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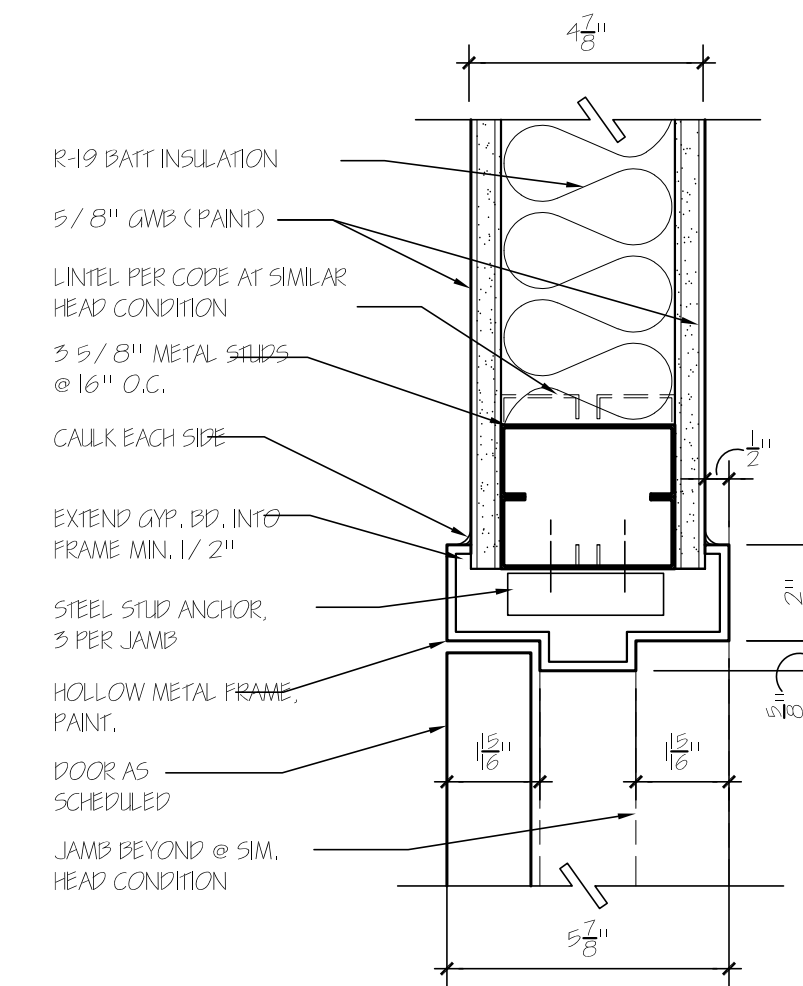
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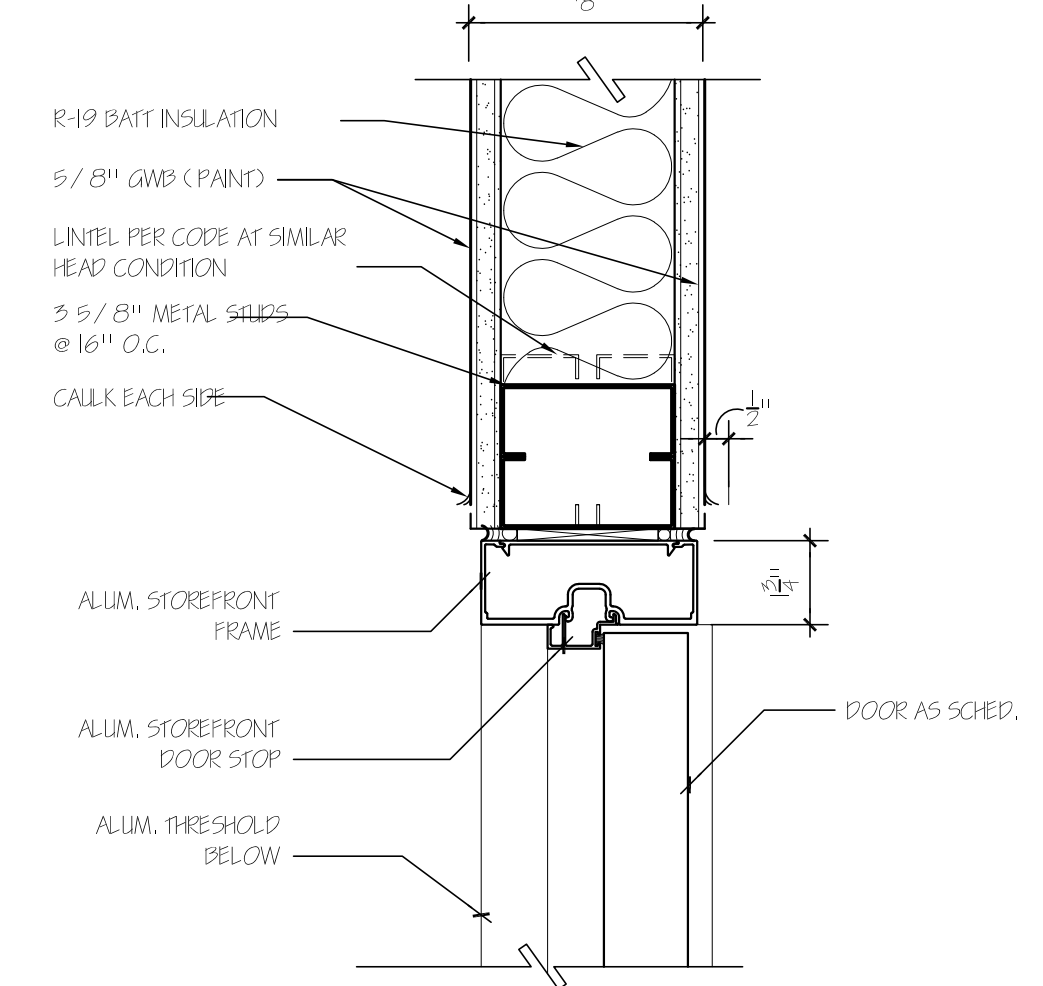
01 Interior Door Head
SCALE: 3/4"=1'-0"



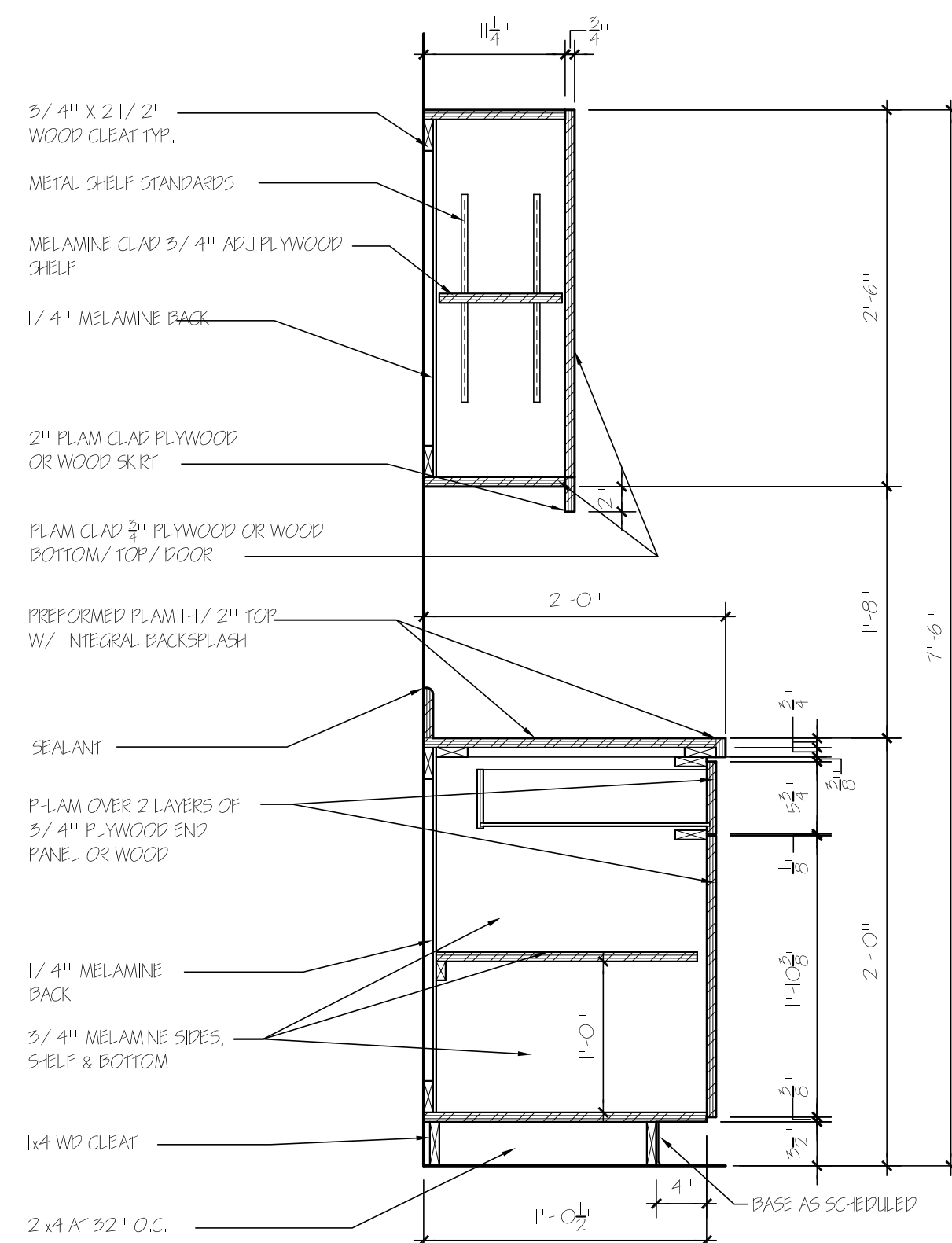
02 Interior Door Head
SCALE: 3/4"=1'-0"



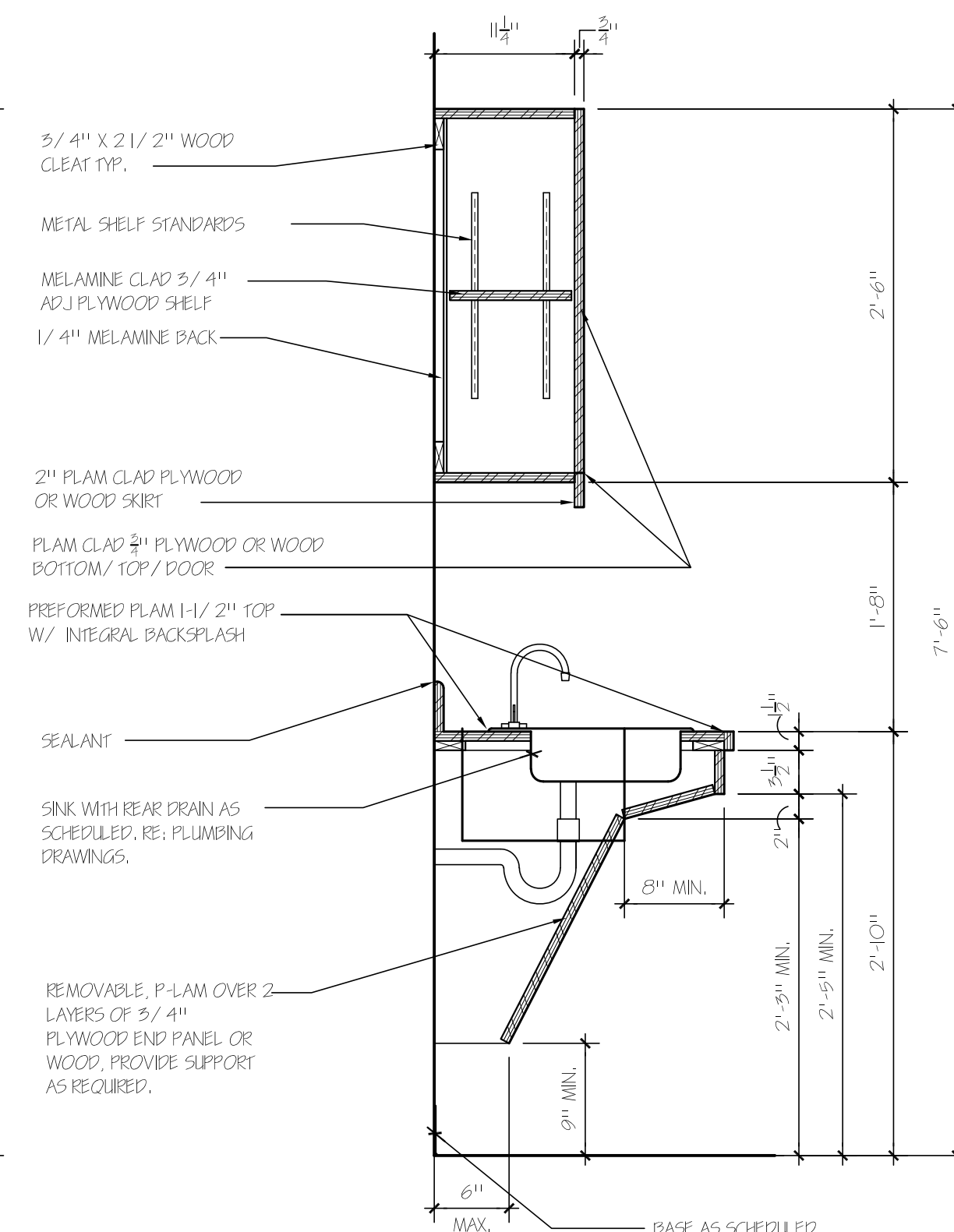
06 Interior Door Jamb
SCALE: 3/4"=1'-0"



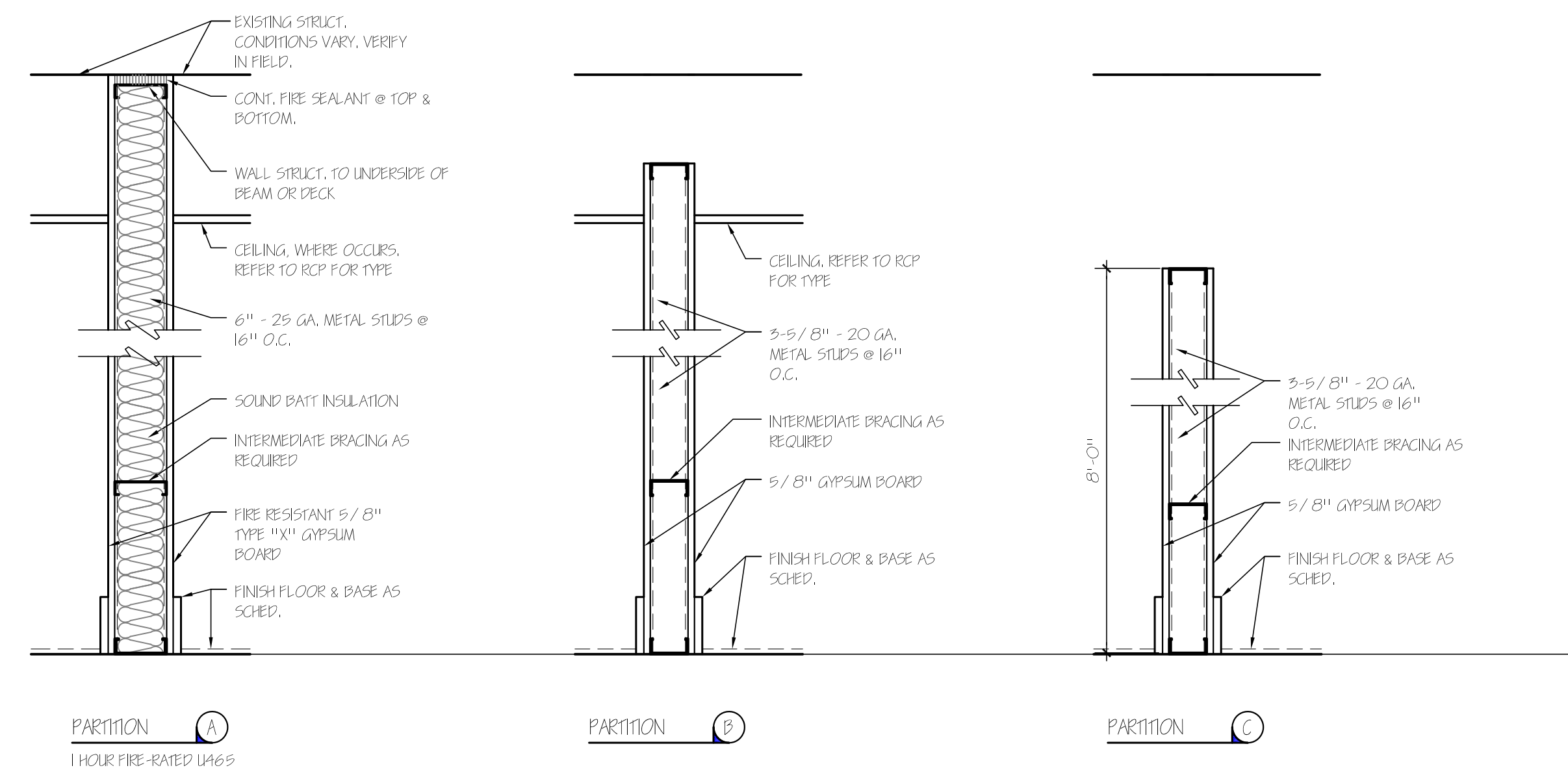
07 Interior Door Jamb
SCALE: 3/4"=1'-0"



05 CABINET SECTION
SCALE: 1"=1'-0"



06 CABINET SECTION W/ SINK
SCALE: 1"=1'-0"



11 PARTITION
1 HOUR FIRE-RATED UH65

11 PARTITION

11 PARTITION

11 DIMISING WALL
SCALE: 1/4"=1'-0"

HEATING, VENTILATING, AND AIR CONDITIONING SPECIFICATIONS:

1 Heating, ventilating, and air conditioning work includes packaged terminal air conditioning systems, gas furnaces with coils and condensing units, ventilating systems, ductwork and air device systems, insulation, and all labor, supplies, materials, and hardware required for a complete and finished system.

2 Ductwork: Supply and return ductwork shall be constructed from galvanized steel or fiberglass duct board in accordance with ASHRAE and SMACNA standards. Ducts and duct fittings for toilet exhaust systems shall be round or rectangular metal duct. The duct system shall include turning vanes, splitters, dampers, and control devices as required for balancing and effective operation. Duct dimensions shown are interior measurements. Supply and return duct shall be insulated with 1-1/2" fiberglass batt material with fiberglass reinforced aluminum foil backing. Insulation shall be adhered with adhesive and joints shall be sealed with vapor barrier mastic. Provide flexible connections at duct connections to units.

3 Supply air devices shall be equipped with opposed-blade damper air volume controls and square-to-round adapters as required.

4 Thermostats shall be electric low voltage combination heating and cooling type with automatic changeover. Thermostats shall be equipped with an "off-fan-auto" switch and a separate "cool-off-auto-heat" switch along with a thermometer that indicates the temperature at the control station and a means for setting the desired temperature.

5 Testing and balancing: All systems shall be tested at the completion of the project to verify that systems are functioning properly and that controls are calibrated. Duct systems shall be balanced to produce the air quantities shown. For the ducted air supply systems, the contractor shall measure the air supply at each outlet using a flow hood and provide a report for the Owner.

ELECTRICAL SPECIFICATIONS

1. Electrical work includes lighting fixtures, connections to new equipment and to Owner furnished equipment, electrical connection to heating, ventilating, and air conditioning equipment, switches, convenience outlets, wiring and conduit, emergency systems, empty conduit systems, and all other labor, supplies, materials, and hardware required to provide a complete and finished installation. The electrical contractor shall provide temporary electrical service to the project during construction.

2. Service to the project shall be by means of a new 120/208 volt, three phase, four-wire service.

3. The contractor shall coordinate the location of all outlets with the Owner.

4. All power wiring systems shall be installed in conduit. Conduit shall be run concealed where possible; the owner shall be consulted prior to installation of any conduit that will be exposed to public view at the completion of the project. Low voltage systems, such as thermostat wiring, may be installed without conduit if plenum-grade conductor is utilized. Conduit types are as follows:

- A. Conduit 2-1/2" and larger -- Intermediate Metal Conduit
- B. Conduit 2" and smaller -- Electrical Metallic Tubing
- C. Connections to motors and equipment -- Flexible Metal Conduit (Greenfield)

Flexible Metal Conduit may be used within walls as permitted by City Code.

D. Electrical Nonmetallic Tubing (ENT may be used in applications where permitted by Code and by the City.

5. Conduit and fittings must conform to ASA standards, and conduit size shall conform to National Electrical Code requirements for numbers of conductors.

6. All wire and cable shall be copper wire conforming to Article 310 of the National Electrical Code for 600 volt wire. Minimum power wire size shall be #12. All conductors #8 AWG and larger shall be stranded. Insulation shall be THW or THHN. Wire size shall be increased to compensate for voltage drop as distance increases; voltage drop shall not exceed five percent.

7. All splices shall be made in accessible junction boxes or outlet boxes sized in accordance with NEC requirements for the number and size of conductors. Splices shall be made with "Scotchlok" or equal connectors sized for the conductors served.

8. Lighting fixtures, motors, safety switches, panelboards, and outlets shall be grounded using a green wire grounding system. All metallic conduit shall be bonded to the ground.

9. Power panels used for branch circuit lighting and power loads shall be load center construction with thermal and magnetic type circuit breakers in the ratings scheduled. Panels shall be provided with concealed hinges and trim. All circuits shall be identified by means of typewritten index cards mounted on the interior of the doors. Circuit designations shall include room numbers. Panels shall be General Electric or equal.

10. Switches and receptacles shall be as follows:

- A. Single-pole switches: Leviton 1243-W
- B. Three-way switches: Leviton 1244-W
- C. Convenience outlets: Leviton 5014-SP
- D. Ground-fault interrupters: Leviton 012-8598-00W
- E. Heavy-duty outlets shall be as noted on the drawings or as required for the appliance being connected. All switches and outlets shall be provided with Sierra plastic smooth pattern plates. Provide appropriate plates for coaxial cable and telephone outlets. Switches shall be mounted to conform to ADA requirements.

11. Lighting fixtures as scheduled shall be furnished and installed by the contractor. All fluorescent fixtures shall be provided with Class 'P' type CBM ballasts having an 'A' sound rating.

12. The electrical contractor shall make all final connections to all items of equipment requiring power. For equipment connected by cord-and-plug, furnish and install properly sized cords, plugs, and caps.

13. After all equipment is installed, test the entire system to verify that each circuit is free of short circuits or points of excessive resistance.

AIR-CONDITIONING SYMBOLS

	DUCTWORK AND TRANSITION. FIRST DIMENSION NOTED IS SIZE SHOWN.
	DUCTWORK: SPLITTER DAMPER AND TURNING VANES.
	DUCTWORK: CEILING S/A DIFFUSERS.
	COMBINATION FIRE/SMOKE DAMPER
	DUCTWORK: RISE OR DROP IN DUCTWORK.
	WALL SUPPLY AIR REGISTER
	DUCT SECTION: EXHAUST OR RETURN DUCTWORK.
	DUCT SECTION: SUPPLY AIR DUCTWORK.
	THERMOSTAT
	DUCTWORK: AIR EXTRACTOR AT BRANCH DUCTWORK. EXTRACTOR TO BE ADJUSTABLE TYPE WITH CONTROL DEVICE.
	GRILLE TYPE
	SUPPLY OR RETURN NUMBER IN SPACE

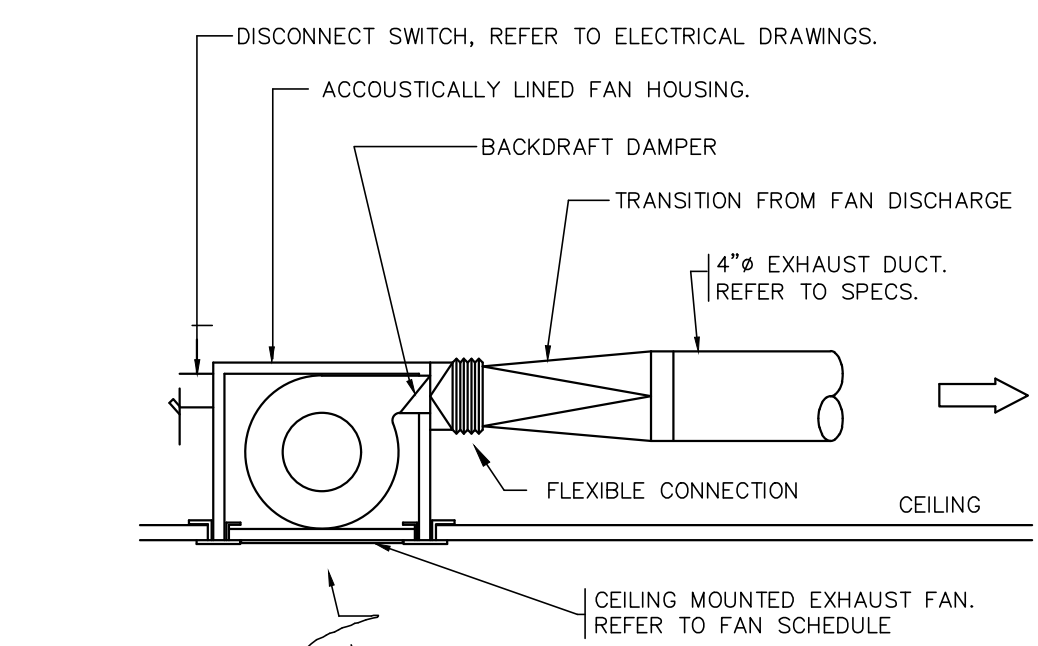
SYMBOLS SCHECULE

SYMBOL	DESCRIPTION
	FLUORESCENT LIGHTING FIXTURE, RECESSED TYPE
	TRACK LIGHTING FIXTURE, RECESSED
	WALL LIGHT
	EXIT SIGN, WITH EMERGENCY LIGHTS AND BATTERY BACK-UP.
	SINGLE POLE SWITCH, 20A, MTD AT 48" A.F.F. UNLESS NOTED
	OCCUPANCY SENSOR W/ MANUAL CONTROL, 20A, MTD AT 48" A.F.F. UNLESS NOTED
	DUPLEX RECEPTACLE 15 AMP, 125 VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE
	PANELBOARD. SEE SCHEDULES
	SAFETY SWITCH NON-FUSED, WP INDICATES NEMA 3R
	JUNCTION BOX, SIZE AS REQUIRED
	EXHAUST FAN

* NOT ALL SYMBOLS USED.

KEYED NOTES:

- 1 ALL SUSPENDED EQUIPMENT SHALL BE SUPPORTED FROM TOP CORD OF STRUCTURAL JOIST ONLY.
- 2 4" RIGID METAL DUCT FROM EF-1 TO APPROVED ROOF CAP PER IMC 2018. CONNECT NEW POWER TO EXISTING POWER CIRCUIT AS SHOWN.
- 3 EXISTING 2X4 LIGHT FIXTURE TO REMAIN AND BE MOVED AS SHOWN. ALSO RE-CIRCUIT AND RE-SWITCH AS SHOWN.
- 4 EXISTING 2X2 SUPPLY DIFFUSER TO REMAIN AND BE MOVED AS SHOWN. ALSO RE-CIRCUIT AS SHOWN.
- 5 EXISTING 2X4 LIGHT FIXTURE TO REMAIN AND BE RE-USED. RE-SWITCH AS SHOWN.
- 6 EXISTING 2X2 SUPPLY DIFFUSER TO REMAIN AND BE RE-USED.
- 7 EXISTING 2X2 RETURN DIFFUSER TO REMAIN AND BE RE-USED.
- 8 EXISTING RACEWAY AND RACEWAY DROP TO BE REMOVED. EXISTING RACEWAY CIRCUIT TO BE REMOVED BACK TO FIRST JUNCTION BOX ABOVE CEILING.
- 9 EXISTING DUPLEX OUTLET TO BE REMOVED.
- 10 EXISTING DUPLEX OUTLET TO REMAIN AND BE RE-USED.



6 CEILING MOUNTED EXHAUST FAN DETAIL NOT TO SCALE

EXHAUST FAN SCHEDULE

MARK	CFM	WATER IN INCHES	AMPS/HP	MANUFACTURER	MODEL #	REMARKS
EF-1	80	0.125	0.3A	BRQAN	XB80	(1, 3, 4)

NOTES:
 (1) PROVIDE SPEED CONTROL, TRANSITIONS, BACKDRAFT DAMPER AND BIRD SCREEN.
 (2) PROVIDE APPROVED ROOF CAP.
 (3) PROVIDE DUCT AND APPROVED ROOF CAP.
 (4) PROVIDE OCCUPANCY SENSOR.

REGISTER, GRILLE AND DIFFUSER SCHEDULE

MARK	GRILLE SIZE	NECK SIZE	CFM	DISTRIBUTION < > -WAY	METAL-AIRE MODEL NO.
A	12x12	6x5	45-75	4-WAY	5000-S4
B	24x24	9x9	76-100	4-WAY	5000-S4
C	24x24	12x12	101-200	4-WAY	5000-S4
D	24x24	14x14	201-300	4-WAY	5000-S4
E	24x24	16x16	301-400	4-WAY	5000-S4
F	24x24	18x18	401-500	4-WAY	5000-S4
G	24x24	20x20	501-500	4-WAY	5000-S4
R	24x24	20x20	-	RTN	7000R
S	12x12	10x10	-	RTN	7000R

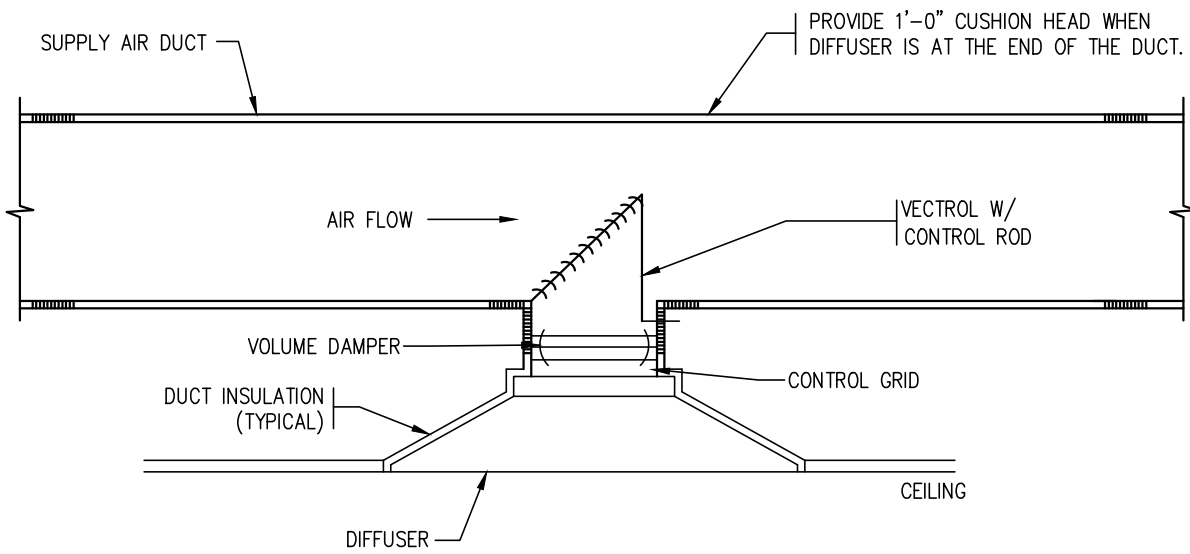
FLEX DUCT

CFM	SIZE
0-50	4"
51-150	6"
151-250	8"
251-350	10"
351-500	12"

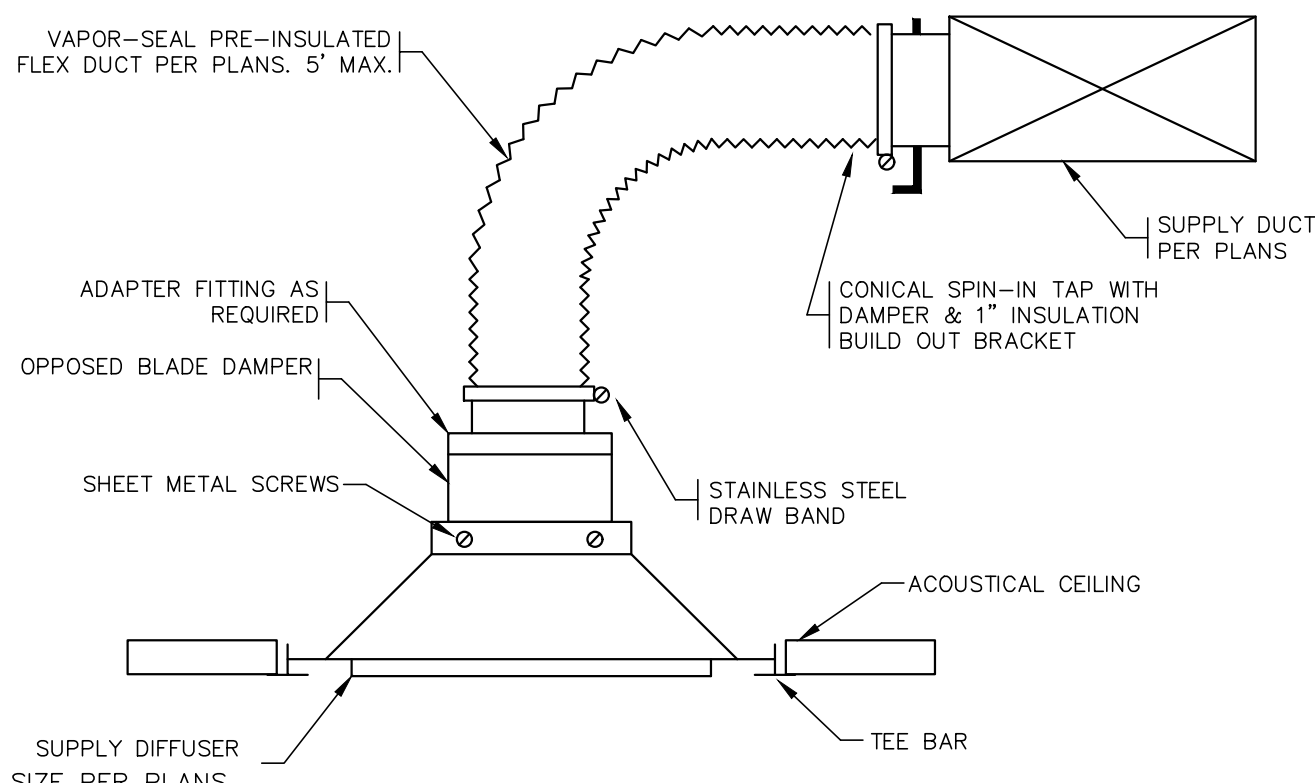
ALL SUPPLY AND RETURN DEVICES SHALL BE EQUIPPED WITH OPPOSED BLADE DAMPERS.

ALL SUPPLY AND RETURN DEVICES SHALL BE ALUMINUM CONSTRUCTION WITH WHITE ENAMEL FINISH.

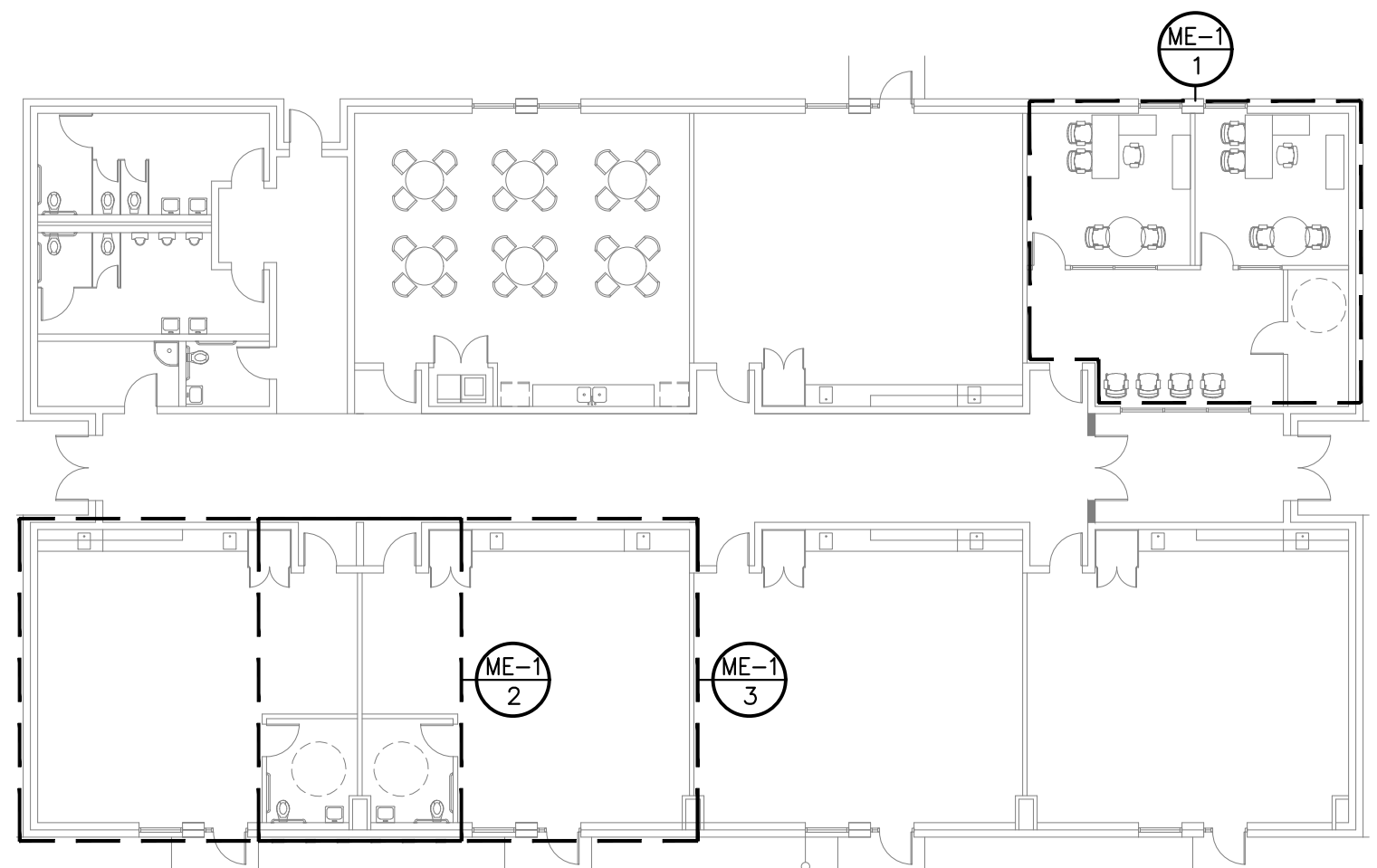
ALL SUPPLY AND RETURN DEVICES SHALL BE EQUIPPED WITH SQUARE-TO-ROUND TRANSITIONS AS REQUIRED.



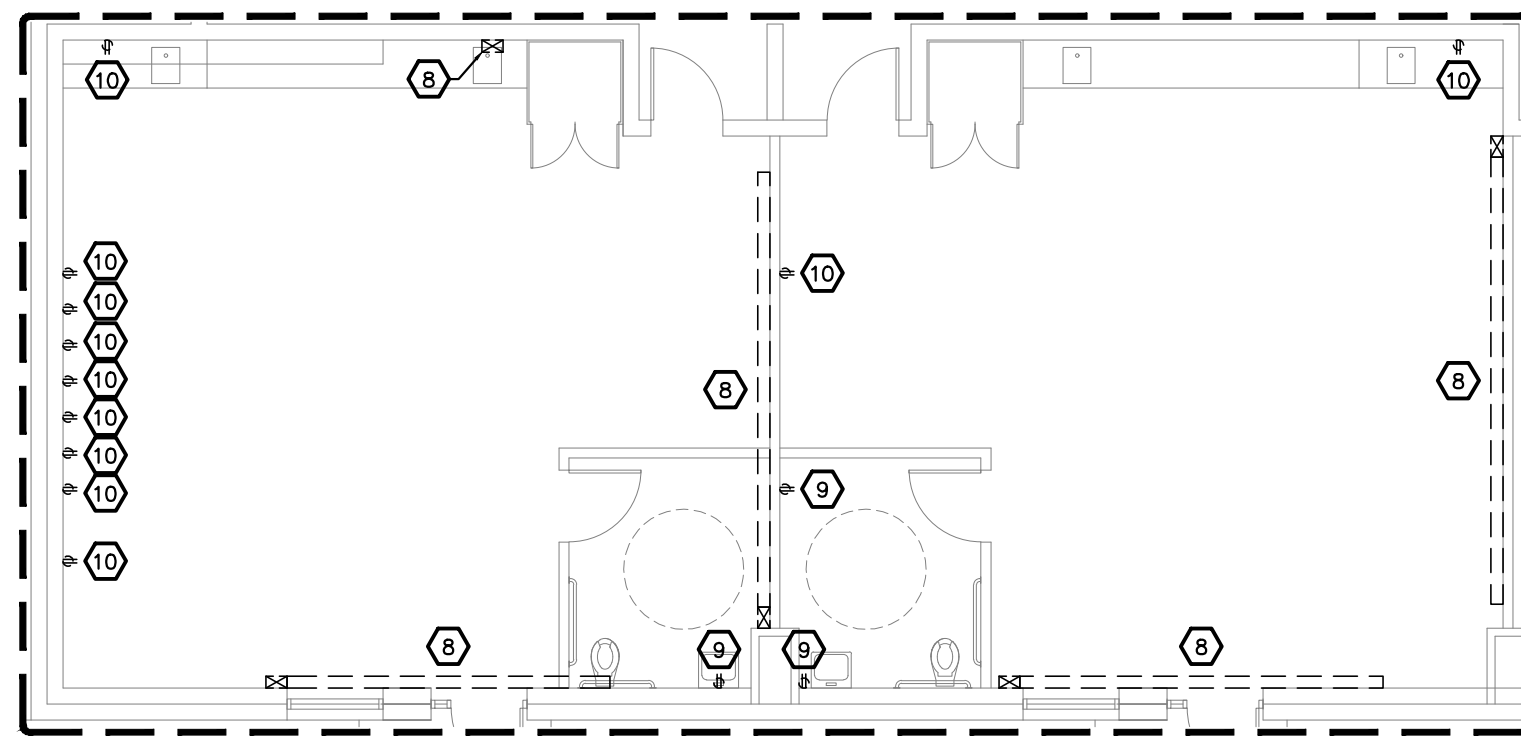
4 EXISTING DIFFUSER DETAIL NOT TO SCALE (REFERENCE ONLY)



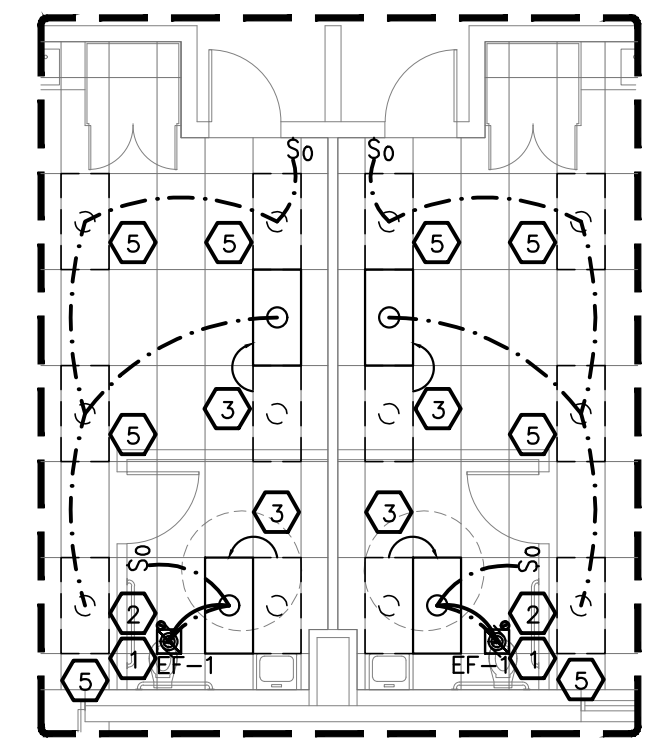
5 EXISTING FLEX DUCT NOT TO SCALE (REFERENCE ONLY)



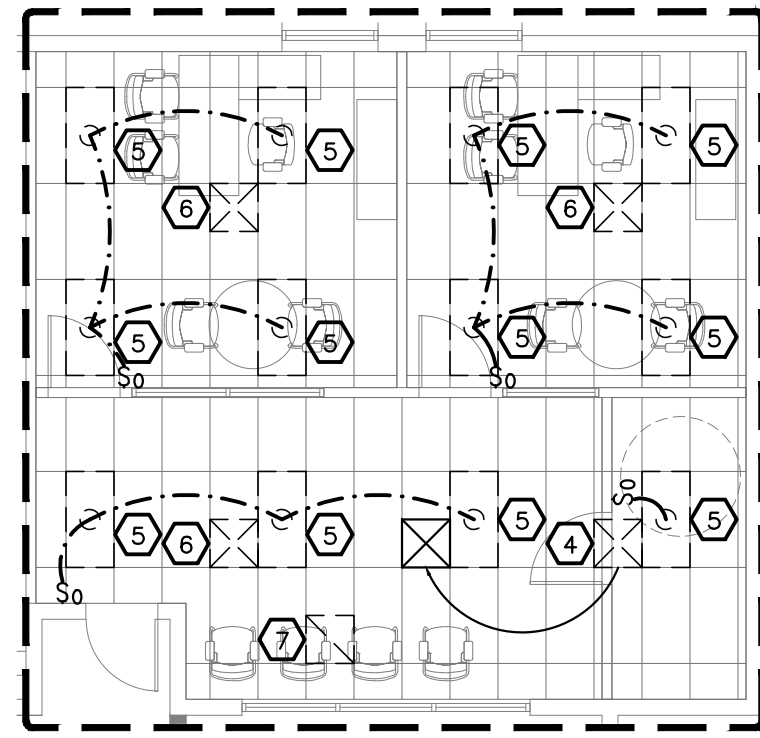
4 OVERALL MECHANICAL/ELECTRICAL PLAN SCALE: 1/16\"/>



3 CLASSROOM-POWER PLAN SCALE: 1/8\"/>

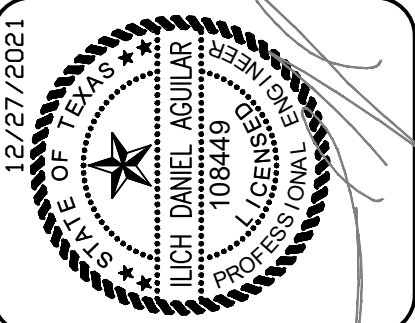
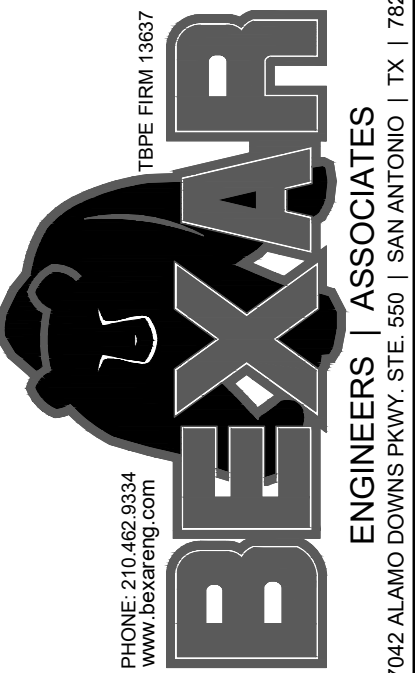


2 RESTROOM-MECHANICAL/LIGHTING PLAN SCALE: 1/8\"/>



1 OFFICE-MECHANICAL/LIGHTING PLAN SCALE: 1/8\"/>

REVISIONS: NO. DATE DESCRIPTION



MECHANICAL / ELECTRICAL PLAN
VESTAL ELEMENTARY
 INTERIOR RE-MODEL
 1111 WEST VESTAL PLACE
 SAN ANTONIO, TEXAS 78221

DESIGN: RJL
 DRAWN: SL
 CHECKED: DA
 DATE: -
 JOB NO.: 210844
 SHEET

ME-1
 1 OF 1

PLUMBING SPECIFICATIONS

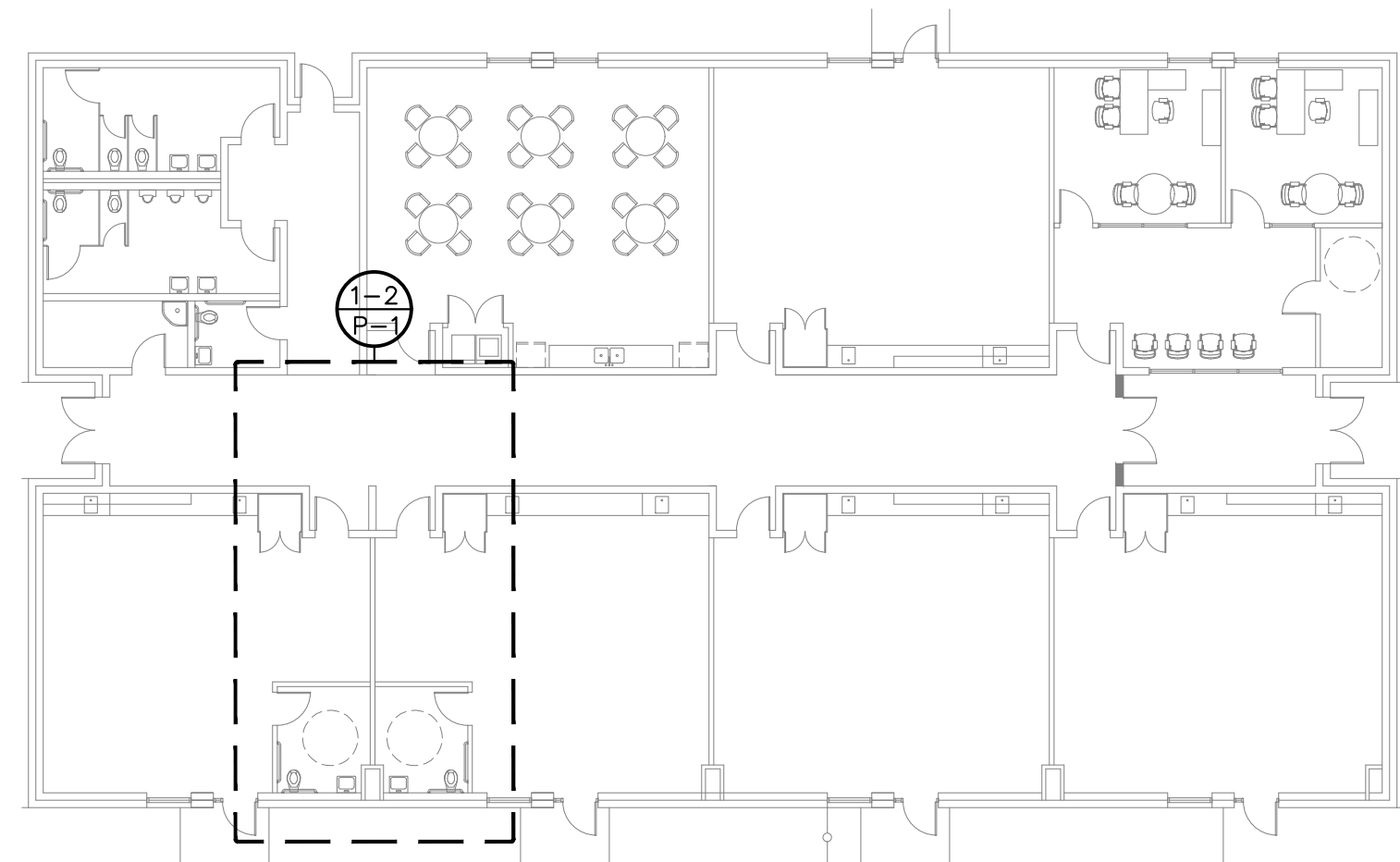
- Plumbing work consists of soil, waste, and vent piping; hot and cold water supply piping; water heaters and accessories; plumbing fixtures, trim, and accessories; swimming pool accessories; and all labor, supplies, materials, and hardware required for a complete and finished installation. The plumbing contractor shall provide final connections to all fixtures and items of equipment and shall coordinate such connections with the general contractor and other subcontractors. The plumbing contractor shall provide temporary water and sewer services as required during construction.
- All work shall be performed in accordance with the requirements of the City of San Antonio, Texas.
- The water services, sewer service, and gas service shall be provided as shown on the Drawings and as directed by the Owner. All utility taps shall be coordinated with the utilities providing the service, and all connection fees shall be included in the Contract.
- Piping and drainage system materials:
 - Hot and cold water piping within building: Pex piping.
 - Cold water piping more than five feet from building footprint: Schedule 40 PVC with solvent welded fittings.
 - Soil, waste, and vent piping: Schedule 40 PVC with solvent welded fittings.
 - Valves for hot and cold water piping: Jenkins 650-A (above 2"), Jenkins 902T ball valves or Jenkins 1222 check valves.
 - Provide access doors for all valves or equipment.

concealed by walls or solid ceilings.

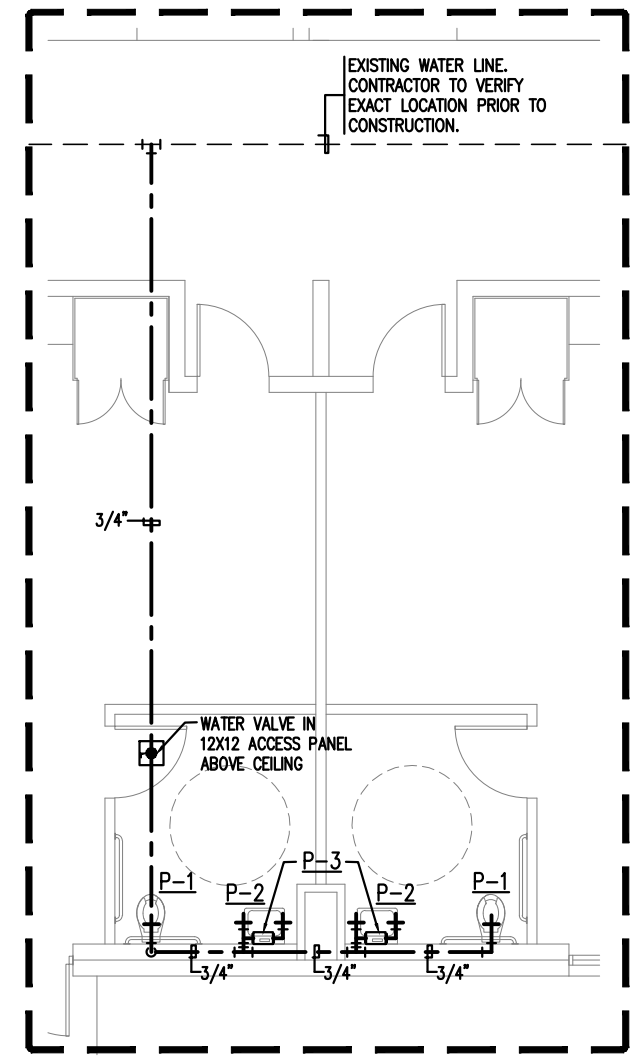
- Provide Zurn "Shaktrols" or equal in sizes and quantities necessary to prevent water hammer.
- Hose bibbs on the building exterior shall be ZURN Z-1320 or equal.
- Provide control valves as shown on the drawings for isolation of portions of the work.
- Insulate all hot water piping in chases or in walls with 1/2" thick closed cell foam insulation rated at 25 or less for flame spread and 50 or less for smoke development according to ASTM E-84.
- Sterilize the entire plumbing installation upon completion with a concentrated chlorine solution. Flush the system thoroughly following sterilization.
- Test all soil, waste, and vent lines to a head of six feet for 24 hours. Test all water piping to 150 psi for eight hours. Test all gas piping to 25 psi for eight hours. All tests shall at least conform to City Code requirements.
- Where flue vents are included in the plumbing subcontract, such vents shall be double-walled metal Class "B" systems assembled from standard manufactured fittings in accordance with City Code. The vent systems shall include Briedert or equal caps above the roof.

PLUMBING SYMBOLS	
MARK	DESCRIPTION
---	WASTE PIPE
---	VENT PIPE
---	COLD WATER PIPE
---	HOT WATER PIPE
---	FLOOR DRAIN
---	HUB DRAIN
---	CLEANOUT
---	GATE VALVE
---	GLOBE VALVE
---	RISE OR DROP IN PIPING

FLOW RATE TABLE	
EQUIPMENT	FLOW RATE
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
LAVATORY, PUBLIC (METERING)	0.25 GAL. PER METERING CYCLE
LAVATORY, PUBLIC (OTHER)	0.5 GPM AT 60 PSI
SHOWER HEAD	2.0 GPM AT 60 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
URINAL	0.5 GAL. PER FLUSH CYCLE
WATER CLOSET (FLUSH VALVE)	1.28 GAL. PER FLUSH CYCLE



3 OVERALL PIPING PLAN
SCALE: 1/16" = 1'-0"



2 WATER PIPING PLAN
SCALE: 1/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE												
MARK	FIXTURE	MANUF.	MODEL	DESCRIPTION	FITTINGS		CONNECTIONS					REMARKS
					MANUF.	MODEL	TRAP	WASTE	VENT	CW	HW	
P-1	WATER CLOSET	G. C. PROVIDED *		TANK TYPE	-	-	3"	3"	2"	1"	-	1, 2
P-2	LAVATORY	G. C. PROVIDED *		WALL MOUNTED SINK	-	-	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	3, 6, 9
P-3	WATER HEATER	G. C. PROVIDED *		INSTANT WATER HEATER	-	-	-	-	-	1/2"	1/2"	

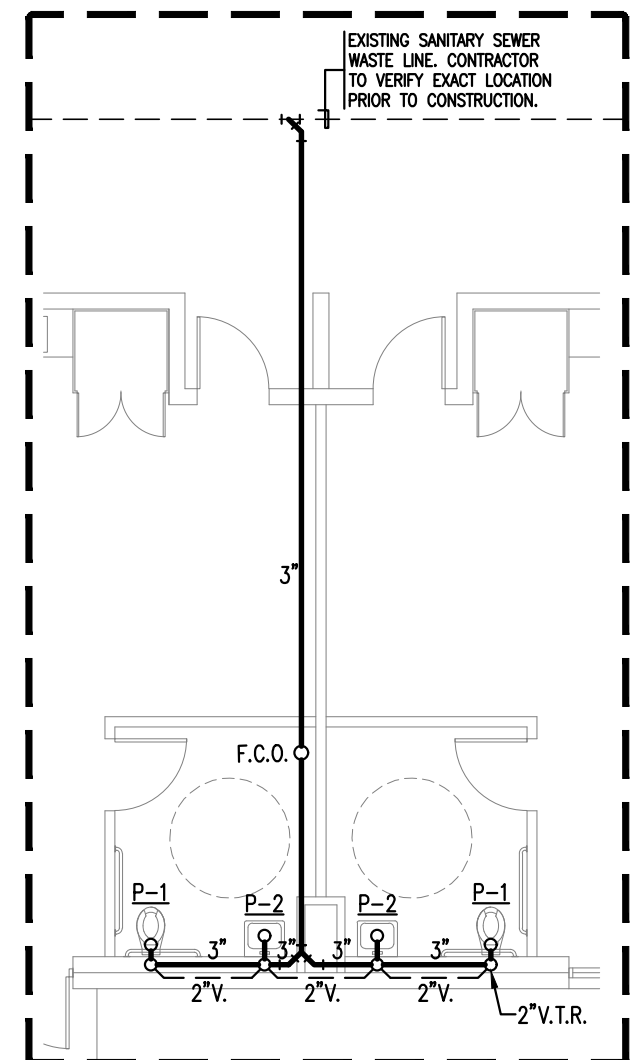
NOTES:

- APPLY FULL BEAD OF CAULK AROUND ALL FIXTURES AT POINTS OF CONTACT WITH WALLS OR FLOORS.
- LTR-5422-10.
- 2-8509-12-99.
- PROVIDE SAMPLES OF TRIM AND FITTINGS FOR APPROVAL OF OWNER PRIOR TO ORDERING OR BIDDING.
- CP STRAINER, TYPE B, AND Z-1022

*ALL FIXTURE FLOW RATES TO COMPLY WITH CITY OF SAN ANTONIO MAX FLOW RATE TABLE 604.4

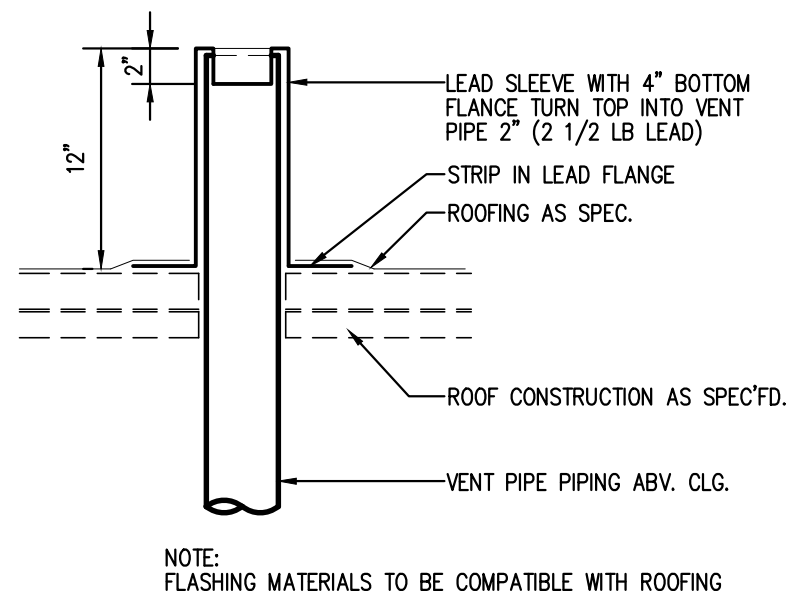
PLUMBING LOAD ANALYSIS					
FIXTURE	QUANTITY	D. F. U.	S. F. U.	TOTAL	
				DFU	SFU
TOILET	2	6	2	12	10
LAVATORY	0	0	0	4	4
MOP SINK	0	0	0	0	0
URINAL	0	0	0	0	0
DRINKING FOUNTAIN	0	0	0	0	0
FLOOR DRAIN	0	0	0	0	0
FLOOR SINK	0	4	1	0	0
				16	14

SEWER REQUIREMENT (1/4" PER FOOT SLOPE) - 4" MINIMUM
WATER DEMAND 3/4" METER, 3/4" SUPPLY, 20 GPM

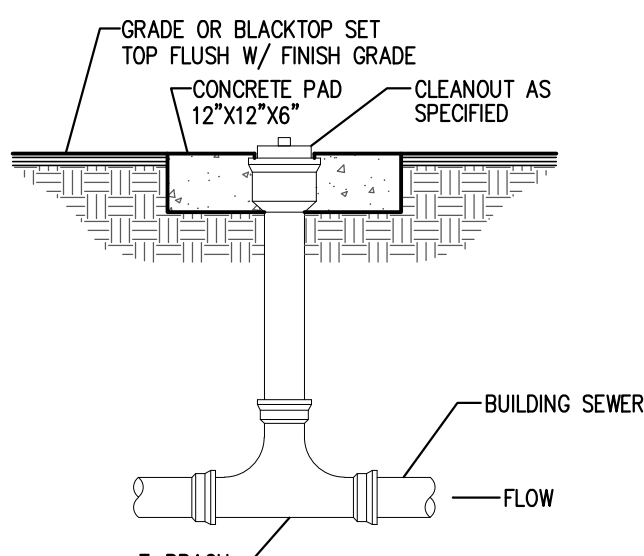


1 WASTE PIPING PLAN
SCALE: 1/8" = 1'-0"

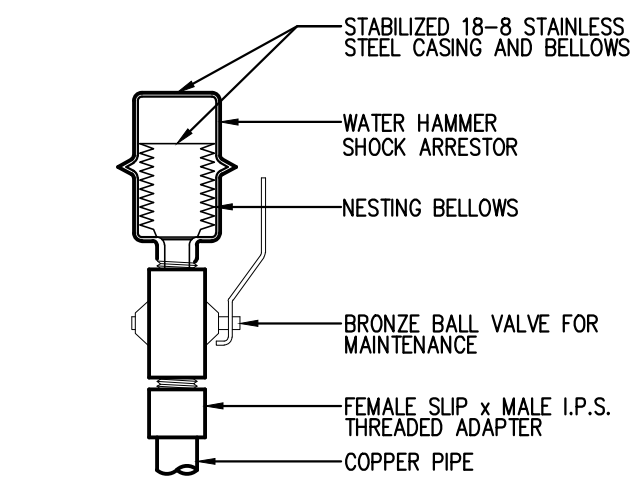
3 WATER HEATER CONNECTION DETAIL
NOT TO SCALE



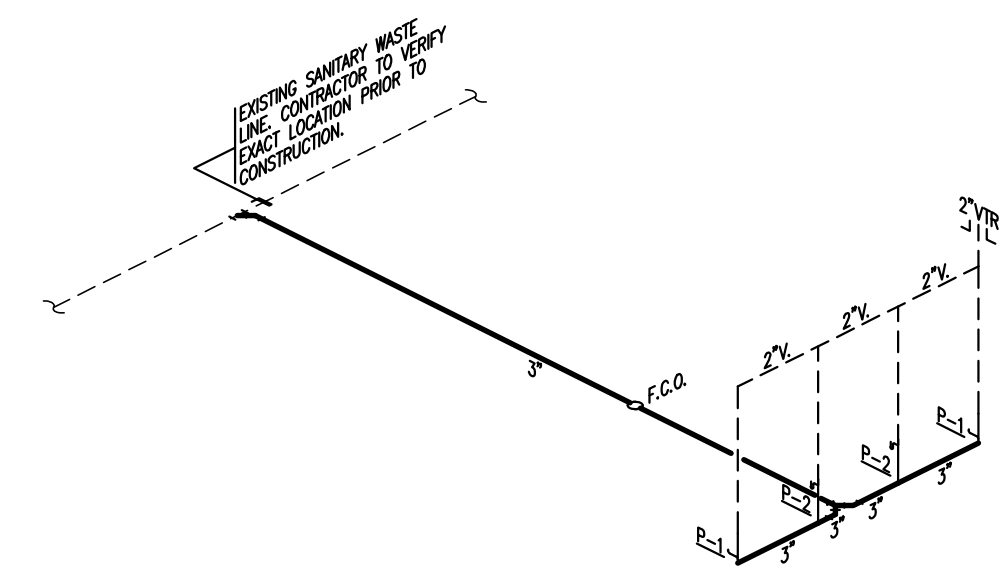
4 VENT PIPE DETAIL
NOT TO SCALE



5 TWO-WAY CLEANOUT DETAIL
NOT TO SCALE



6 SHOCK ARRESTOR DETAIL
NOT TO SCALE



7 WASTE RISER DETAIL
NOT TO SCALE

REVISIONS:
NO. DATE

WASTE / WATER PIPING PLAN
VESTAL ELEMENTARY
 INTERIOR RE-MODEL
 1111 WEST VESTAL PLACE
 SAN ANTONIO, TEXAS 78221

DESIGN: RJL
 DRAWN: SL
 CHECKED: DA
 DATE: -
 JOB NO.: 210844
 SHEET:
P-1
 1 OF 1