



♦ ♦ ♦ ♦ **ADDENDUM TO BID** ♦ ♦ ♦ ♦

PRE-ENGINEERED METAL BUILDING

Guadalupe County Auditor's Office
307 W. Court, Suite 205
Seguin, Texas 78155
830-303-4188 Ext. 1328

Bid Title: PRE-ENGINEERED METAL BUILDING
Bid No.: 15-5300.PRE-ENGINEERED METAL BUILDING
Addendum No.: 1
Issued: November 21, 2014

TO BIDDER: This addendum is an integral part of the bid package under consideration by you as a Bidder in connection with the subject matter herein below identified. Guadalupe County deems all sealed bids to have been proffered in recognition and consideration of the entire bid package – including all issued addenda.

Receipt of this present Addendum by a Bidder should be evidenced by returning it signed as part of the Bidder's sealed bid proposal. If the Bid has already been received by the County Judge's office, Bidder should return this Addendum in a separate sealed envelope, which is clearly marked with the Bid Title, Bid Number and Opening Date and Time, stated as follows:

ADDENDUM TO: Pre-Engineered Metal Building
Bid No. 15-5300.PRE-ENGINEERED METAL BUILDING (Lube Center)
2:00 p.m., December 2, 2014

REASON FOR ISSUANCE OF THIS ADDENDUM:

- 1. Clarification to Specifications as per Contractors' Request for Information.
See attached documents.**
-

The information included herein is hereby incorporated into the documents of this present bid matter and supersedes any conflicting documents or portion thereof previously issued.

Receipt of this Addendum is hereby acknowledged by the undersigned Bidder.

Authorized Signature (Bidder)

Title of Person Signing Above

Typed Name of Firm, Corporation

BID No. 15-5300, Addendum No.1

1. *Question:* Please specify the roof finish. A1.2 calls for standing seam, 24 gage, and galvalume. A3.1 calls for factory finish to be selected. A7.1 calls for metal roof, alternate standing seam metal roof.

Response: Contact Mueller, Inc. per sheet A2.3

2. *Question:* Please specify the 1" continuous XPS insulation.

Response: FORMULAR extruded polystyrene rigid board insulation, manufacturer: Owens Corning Insulating Systems, or approved equivalent. Provide per manufacturers recommendations. Provide submittal for engineer or architect approval.

3. *Question:* Please specify the spray foam insulation; open or closed cell?

Response: Icynene, Open Cell – Contact Donny Beicker of Beicker Insulation for pricing. 830-303-8200 or 830-305-1979.

4. *Question:* Provide overhead door sizes at the lube bays.

Response: 12' tall x 14' wide.

5. *Question:* Please specify the wall panel type. Corrugated can mean PBR panel, C-Panel, etc.

Response: Contact Mueller, Inc. per sheet A2.3

6. *Question:* Specify the chop stone to be used for the water table.

Response: Gray Leuders chopped, contact New Braunfels Stone Supply at 830-609-6633

7. *Question:* Provide a material allowance for ceramic tiles, solid surface tops and backsplashes.

Response: Ceramic tile wainscot - \$3.00/s.f. (material only) B) Solid surface countertops and backsplash- \$62.00/s.f. (materials only) C) Appliances in Breakroom: Refrigerator, dishwasher, stove and vent hood - \$3,500, including installation

8. *Question:* Clarify the bidding as two phases: am I bidding phase 2 as a stand-alone project or as follow-on to phase 1? Are you going to consider awarding Phases 1 & 2 to different contractors? Would phase 2 be done more than 60 days after Phase 1 completion? Do you want Phase 2 priced as an Add Alternate?

Response: Bid as one complete project (separate pricing for Phase 1 and for Phase 2); No, the bid will be awarded to one contractor; If awarded Phase 2, there will be no lapse in time between Phase 1 and Phase 2; Yes, Phase 2 should be priced as an add alternate.

It is the intent of the County to complete Phase 1 and Phase 2, however, the County reserves the option to only award Phase 1.

9. *Question:* What is the spacing for 2 x wood bracing as stud walls shown in detail 01/A7.1

Response: See updated sheet A7.1

10. *Question:* Are the metal building columns to be left exposed in Lobby, Break room, Restroom and Training Room?

Response: See updated sheet A7.1

11. *Question:* Please provide sealed structural drawings for the Storage and Mechanical mezzanines construction.

Response: Engineered signed & sealed drawings are not part of the scope of work for this firm. Construct as per current local codes and industry construction practices.

12. *Question:* Please clarify the scope of civil work to be performed by the County and the Contractor.

Response: Civil work will be performed by the County, not the Contractor. The scope of civil work to be performed by the County will include everything outside the building envelope with the exclusion of porch1 and porch 2 and inclusion of the building pad.

13. *Question:* Please clarify the HVAC scope of work for Phase 1 & 2.

Response: Phase 1 deals with the shop/garage area. This area does not deal with any air conditioning. This area is only gas infrared heaters and ridge vents. Phase 2 deals with the office/training area. This design deals with air handlers, condensing units, exhaust fans, economizers, furnaces, and a cooling coil.

14. *Question:* Is the Mechanical Mezz to be constructed in Phase 1 or 2?

Response: Framing and finish out of this space to be in Phase 2

15. *Question:* Please clarify the Plumbing scope to be completed in Phase 1. If the Mech Mass is not to be constructed in Phase 1, where will the water heater be placed for Phase 1?

Response: Water heater shall be suspended from all thread from roof purlins. Contractor to coordinate placement & attachment with metal building supplier.

16. *Question:* Please confirm limits of work to be completed beyond the building envelope. As an example, does contractor's scope of work include the concrete apron, porches and concrete walks indicated on plan sheet 4 of 10?

Response: Limits of work to be completed beyond the building envelope, by the Contractor, will include two porches.

17. *Question:* Please confirm contractor is providing silt fence on plan sheet 9 of 10.

Response: No, contractor is not providing silt fence on plan sheet 9 of 10.

18. *Question:* Please confirm that project duration of eight (8) months as noted on bid form.

Response: Yes, project duration of eight (8) months is correct as noted on bid form (as per specifications, page 21, section 3.0).

19. *Question:* Please provide amount of liquidated damages (if any) to be charged.

Response: Not applicable.

20. *Question:* Please provide a project budget of value.

Response: Total budget for the project is \$750,000. (Note: This is a total project budget, includes other costs than just the Contractor, for example engineering/architect, site work, landscaping, parking, etc.)

21. *Question:* Will a building permit be required? If so, who will be responsible for obtaining and payment?

Response: Yes, a building permit will be required. The General Contractor will be responsible for obtaining and payment of permit (as per specifications, page 13, Permits/ Licenses section).

22. *Question:* Who will be responsible for paying for project material testing?

Response: The Owner

23. *Question:* Please refer to plan sheet A5.2, Door Schedule Note #9 and clarify. Note refers to an alternate, for which there is none indicated on the bid form.

Response: Provide alternate as indicated on plans.

24. *Question:* Please refer to plan sheet A5.1, Finish Schedule Notes #17 & 18 refer to alternate, for which there is none indicated on the bid form.

Response: Provide alternate as indicated on plans.

25. *Question:* Please refer to plan sheet A5.1, Finish Schedule Notes #1-3. Denoted finishes need to be clarified. Need group for ceramic tile material and confirmation of standard colors for stained concrete and epoxy floor coating.

Response: Ceramic Tile – Floor tile: Group IV, wall tile: Group II; Stained concrete – Stain color to be selected by owner and architect. Limit choices to 6 possible colors; Epoxy Coating – Color to be selected by owner and architect. Limit choices to 4 possible colors.

26. *Question:* Please refer to plan sheet A5.1, Finish Schedule. The finish schedule indicates acoustical ceiling at the Lobby. However, the RCP drawing on sheet A6.1 doesn't show acoustic ceiling in the room. Please clarify ceiling type in Lobby.

Response: Sheet A6.1 with Reflected Ceiling Plan takes precedent over sheet A5.1, finish schedule regarding ceiling at Lobby, Office and Table/Chair Storage.

27. *Question:* See question 11 above. The same issue exists at the Office and Table/Chair Storage rooms.

Response: Sheet A6.1 with Reflected Ceiling Plan takes precedent over sheet A5.1, finish schedule regarding ceiling at Lobby, Office and Table/Chair Storage.

28. *Question:* Please provide any wage scale requirements, if required.

Response: Not applicable.

29. *Question:* Please provide any S/M/WBE requirements, if required.

Response: Not applicable.

30. *Question:* Please confirm there is also an overhead door on the west end of the building near the tire storage area in addition to the six on the north and south walls.

Response: Yes, there is a door at west wall. To be the same size at the others, 12' tall x 14' wide.

31. *Question:* Please reference plan sheet 2 of 10, note 14. Will a demolition permit be required? If so, who will be responsible for obtaining and payment?

Response: No demolition permit is required.

32. *Question:* Please reference plan sheet A1.1, General Note #8. Please provide list of all owner supplied items.

Response: No materials will be supplied by Owner (as per plans, A1.1, GN8)

33. *Question:* Is there a bid bond required?

Response: No

34. *Question:* In the structural sheets 4/10 shows 4" of select fill under the slab. All other details show 12". Please clarify.

Response: Correct sub-grade pad is 4'-0". See Geo report.

35. *Question:* Will only the concrete mix and strength test be by contractor and all other testing be by owner?

Response: No, all testing will be performed and paid by Owner.

36. *Question:* Is the concrete apron and walk to be by contractor?

Response: The concrete aprons under porch 1 and porch2 will be by contractor and the remaining concrete aprons and walkways will be by County.

37. *Question:* Are the wheel stops, striping and signature be by contractor?

Response: No, this will be performed by County.

38. *Question:* 1/A8.1 shows the insulation extending 4' past the wall in the break room, the adjacent ceiling is not in the same plane, please clarify.

Response: See updated sheet A8.1.

39. *Question:* Is there insulation above the ceiling in any rooms other than the break room?

Response: Yes, above the Office and AV Closet.

40. *Question:* Are all exterior metal building walls to have the same items as 1/A7.1 less the stone?

Response: Yes.

41. *Question:* Please provide metal building specifications.

Response: Contact Mueller, Inc. per sheet A2.3

42. *Question:* The finish notes 17 & 18/A5.1 reference alternate 1 & 2. The bid form doesn't indicate this.

Response: Provide alternate as indicated on plans.

43. *Question:* Please provide appliance specifications.

Response: Refrigerator, dishwasher, stove and vent hood - \$3,500 allowance, including installation.

44. *Question:* Please provide insulation (batt vinyl face and foam) specifications.

Response: Batt vinyl face insulation at roof – per metal building manufacturer. Foam - Icynene, Open Cell – Contact Donny Beicker of Beicker Insulation for pricing. 830-303-8200 or 830-305-1979.

45. *Question:* Is the building pad by the general contractor?

Response: No. The building pad will be performed by the County.

46. *Question:* Please provide a list of quantities and items furnished by the owner, the contractor is to install.

Response: None.

47. *Question:* Is interior framing lumber to be fire treated?

Response: No.

48. *Question:* Is the ceramic tile to be mud set in the restrooms? If so, what thickness is applicable?

Response: Provide 1 1/4" thick mud set.

49. *Question:* Is the 1" XPS insulation board at the roof to go over the purlins and the R-28 metal building insulation?

Response: See updated sheet A7.1.

50. *Question:* Does the wood framing at the exterior wall go in stage 1 or stage 2?

Response: Phase 1

51. *Question:* Can the gas piping system for sized and installed at a lower supply pressure to avoid using gas pressure regulators at each appliance?

Response: Yes. Gas piping was originally sized for supply pressure of 2psi. To avoid regulators, we re-sized the piping for 4oz supply pressure. Please see attached drawings.

52. *Question:* Which sinks are supposed to be operated by foot pedals?

Response: One sink in the maintenance area and one in the maintenance restroom. Please see attached drawings.

53. *Question:* The plumbing fixture specifications only name an ADA toilet. Is there another non-ADA toilet that should be used in non-ADA stalls?

Response: Yes. Please see new specifications on attached drawings.

54. *Question:* At the Mezzanine, if exposed, is the underside to be painted?

Response: See sheet A7.3 and A7.4

55. *Question:* Is the exposed metal building structure (walls and ceiling), and exterior canopies to be painted?

Response: Material by metal building company to be factory-painted. Exposed steel columns to be painted. Refer to sheet A7.1 for reference.

56. *Question:* Are the overhead doors to be painted or left with factory finish?

Response: Factory finished

57. *Question:* Are the stairs to the mezzanine to be steel with concrete pan or checker plate treads? No details are shown, and the rails are called out on sheet A2.3 as 1 ½ pipe with pickets.

Response: See sheet A7.3

58. *Question:* If the stairs are steel, is the PEMB Manufacturer supplying them?

Response: No.

59. *Question:* Is the PEMB Manufacturer going to supply the 8x8 tube columns to support the 18" deep truss? No structural details are shown for these items either.

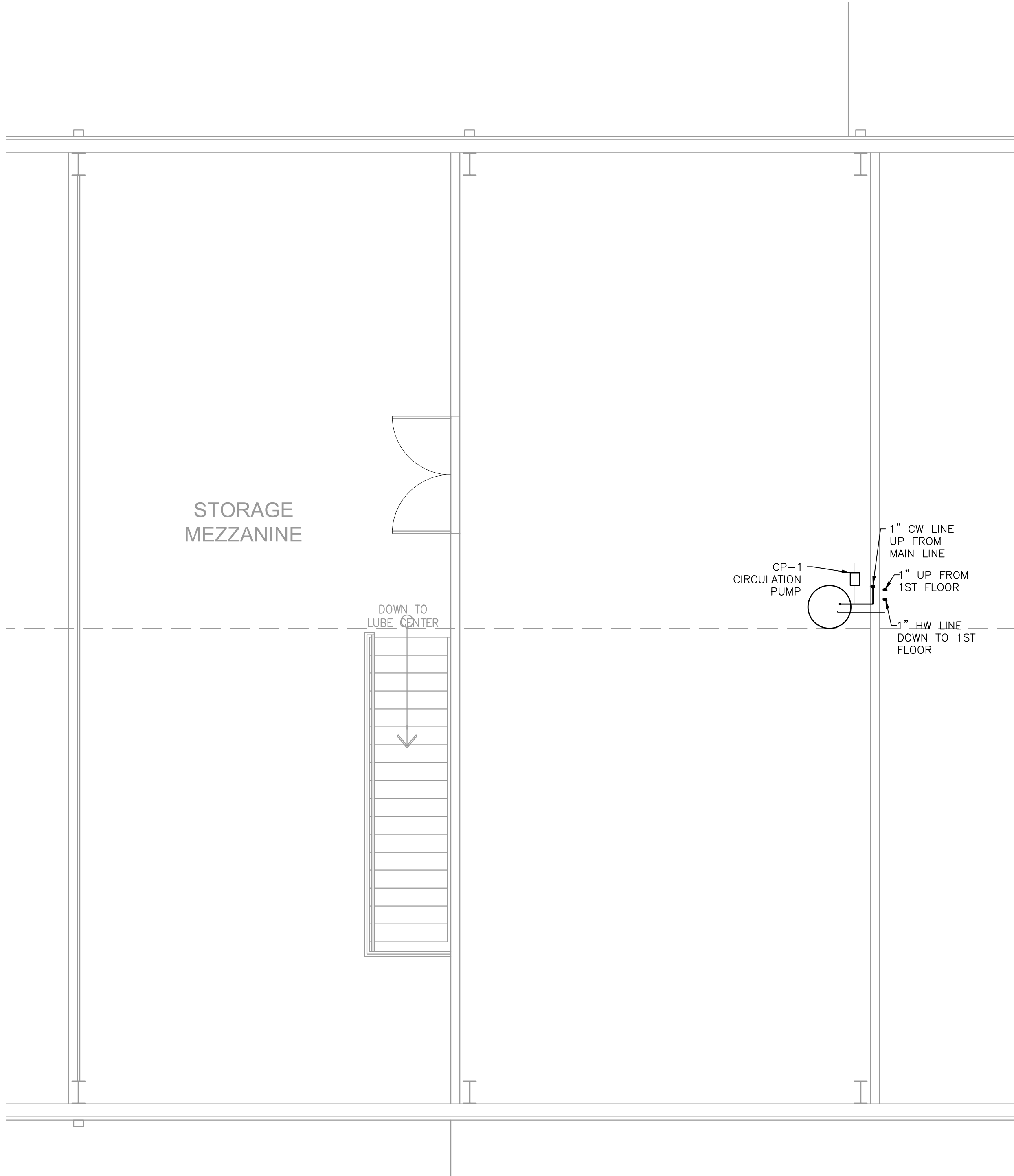
Response: No. See Sheets A2.3 and A7.4. See Sheet A2.3 (STR) for beam sizes.

60. *Question:* Is there a size for the bollards shown at the overhead doors? The only bollard size shown on the civil drawings is for the handicap parking signs.

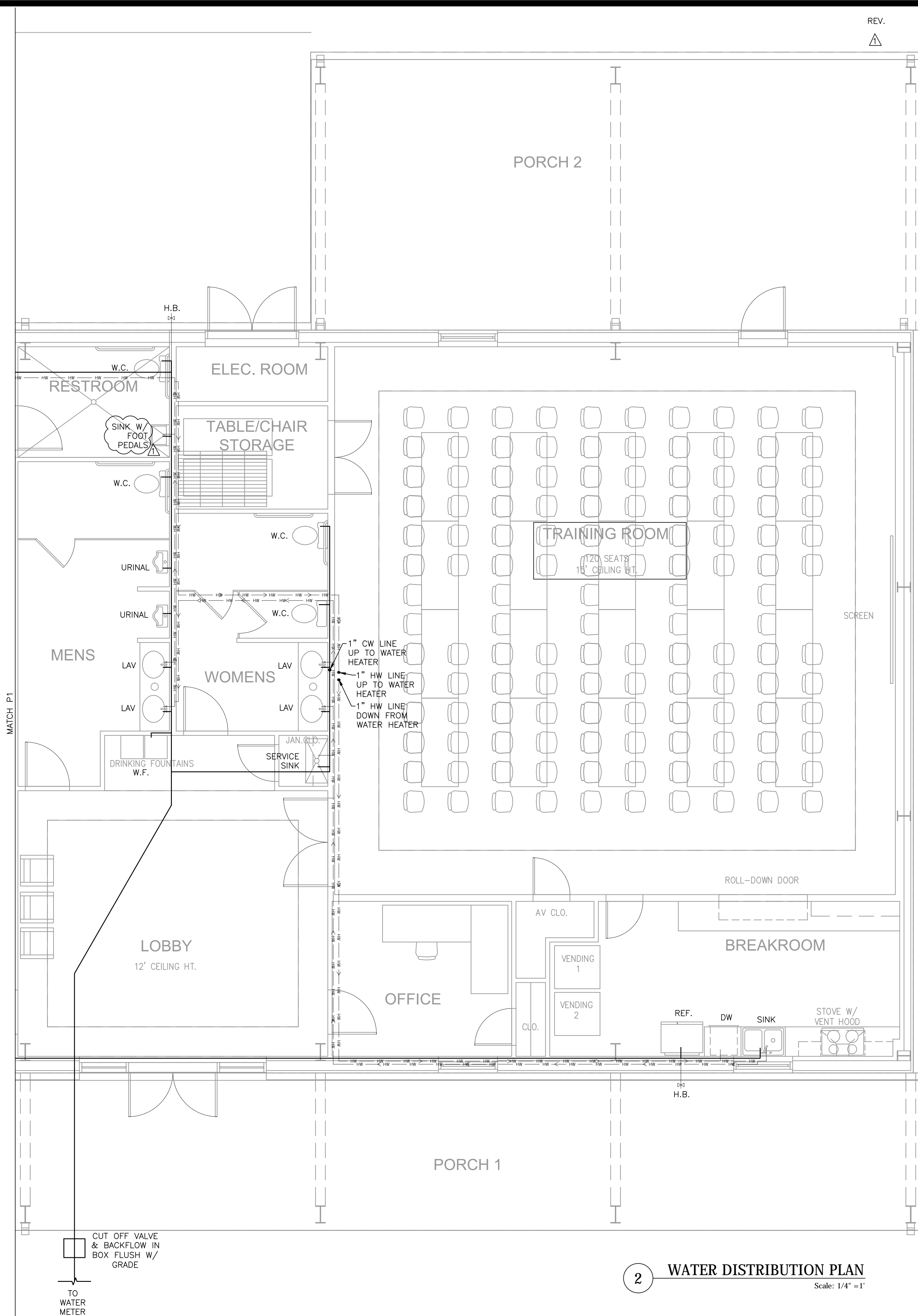
Response: The pipe bollard is outside the building envelope and will be installed by the County.

Date: Nov 19, 2014, 9:31am User ID: dhot
File: K:\2513GUADC.001 - Guadalupe County Lube Center\eng\2513GUADC.001-MEP.001.dwg

PLUMBING LEGEND	
LABEL	DESCRIPTION
WASTE WATER	-----
WATER SUPPLY	=====
HOT WATER	----- HW ----- HW ----- HW ----- HW ----- HW ----- HW ----- HW -----
VENT	-----
GAS LINE	----- GAS ----- GAS ----- GAS ----- GAS ----- GAS ----- GAS ----- GAS -----
COMPRESSED AIR	-----



1 WATER DISTRIBUTION PLAN - MEZZANINE DECK
Scale: 1/4" = 1'



2 WATER DISTRIBUTION PLAN
Scale: 1/4" = 1'

REV.	DESCRIPTION
1.	ADDED SINK WITH FOOT PEDALS TO THE RESTROOM.

REVISIONS:
1. 11-17-14

MAIN OFFICE
P.O. BOX 970
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5446
FAX # (830) 865-2170

M & S



ENGINEERING, L.L.C.
ENGINEERS, PLANNERS, AND SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM F-1394

BRANCH OFFICE
P.O. BOX 391
MCQUEENY, TEXAS 78123



GUADALUPE COUNTY
LUBE CENTER
SEGUIN, TEXAS

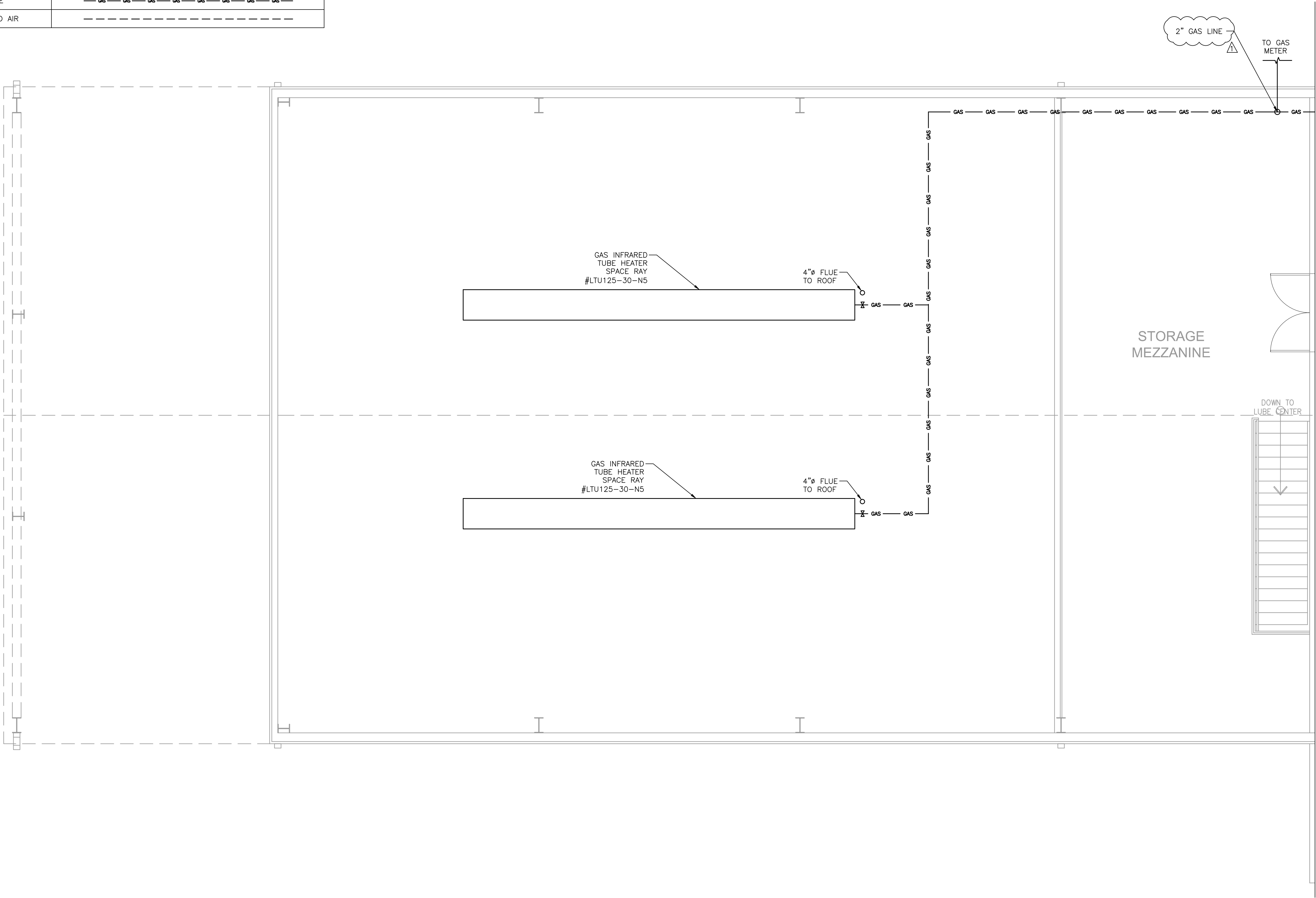
WATER DISTRIBUTION PLAN

JOB: 2513GUADC.001
DATE: MAY 2014
SCALE: AS NOTED
ENG BY: B. MEUTH
CHK BY: T. SIMS
DWN BY: C. LEMAIRE
NOTES:

SHEET:
P2

Date: Nov 19, 2014, 9:31am User ID: ddbot
File: K:\2513GUADC001 - Guadalupe County Lube Center.dwg

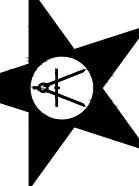
PLUMBING LEGEND	
LABEL	DESCRIPTION
WASTE WATER	_____
WATER SUPPLY	_____
HOT WATER	_____ HW _____ HW _____ HW _____ HW _____ HW _____ HW _____ HW _____ HW _____
VENT	_____
GAS LINE	_____ GAS _____ GAS _____ GAS _____ GAS _____ GAS _____ GAS _____ GAS _____
COMPRESSED AIR	_____



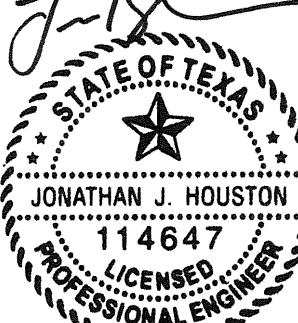
REV.	DESCRIPTION
1.	11-17-14

REVISIONS:
1. 11-17-14

MAIN OFFICE
P.O. BOX 970
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-3446
FAX # (830) 865-2170

M & S

ENGINEERING, L.L.C.
ENGINEERS, PLANNERS AND SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM F-1394

BRANCH OFFICE
P.O. BOX 391
MCQUEENEY, TEXAS 78123


11.19.14

**GUADALUPE COUNTY
LUBE CENTER
SEGUIN, TEXAS**

GAS DISTRIBUTION PLAN

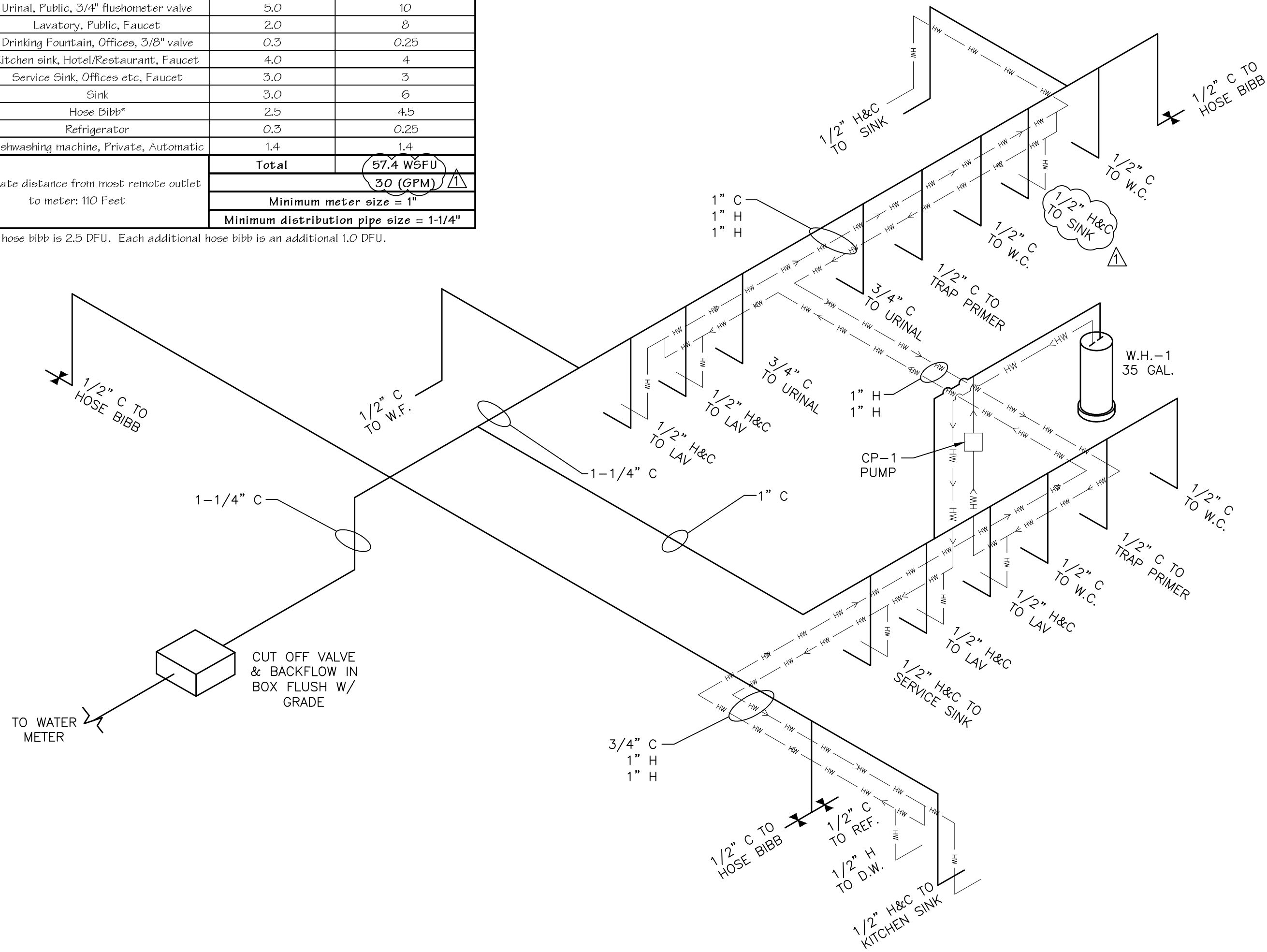
JOB: 2513GUADC.001
DATE: MAY 2014
SCALE: AS NOTED
ENG BY: B. MEUTH
CHK BY: T. SIMS
DWN BY: C. LEMAIRE
NOTES:

SHEET:

P5

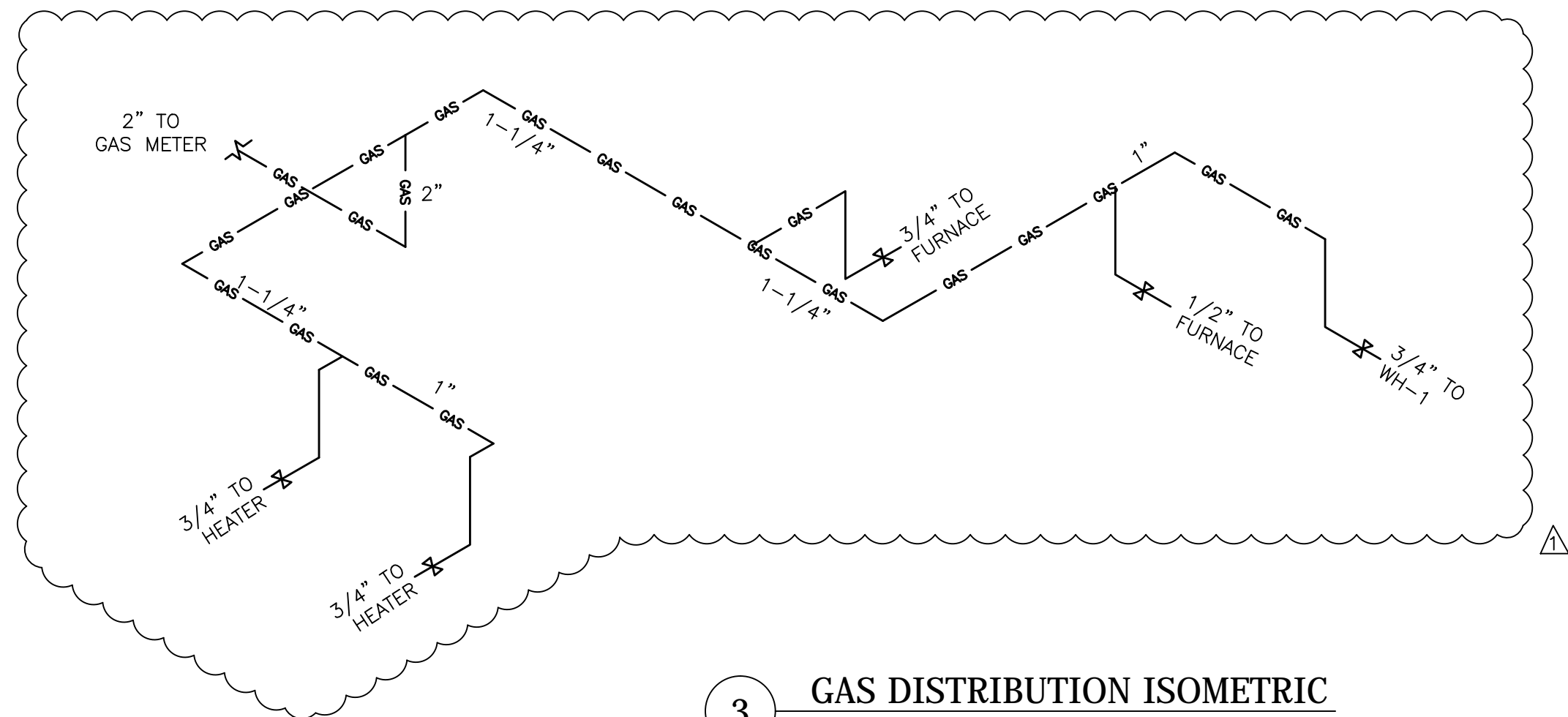
Total Water Supply Fixture Unit Count			
Qty	Appliance	WSFU (Each)	Total (WSFU)
4	Water Closet, Public, Flush tank	5.0	20
2	Urinal, Public, 3/4" flushometer valve	5.0	10
④	Lavatory, Public, Faucet	2.0	8
1	Drinking Fountain, Offices, 3/8" valve	0.3	0.25
1	Kitchen sink, Hotel/Restaurant, Faucet	4.0	4
1	Service Sink, Offices etc, Faucet	3.0	3
②	Sink	3.0	6
3	Hose Bibb*	2.5	4.5
1	Refrigerator	0.3	0.25
1	Dishwashing machine, Private, Automatic	1.4	1.4
Total		57.4 WSFU	
Approximate distance from most remote outlet to meter: 110 Feet		30 (GPM)	
		Minimum meter size = 1"	
		Minimum distribution pipe size = 1-1/4"	

*The first hose bibb is 2.5 DFU. Each additional hose bibb is an additional 1.0 DFU.



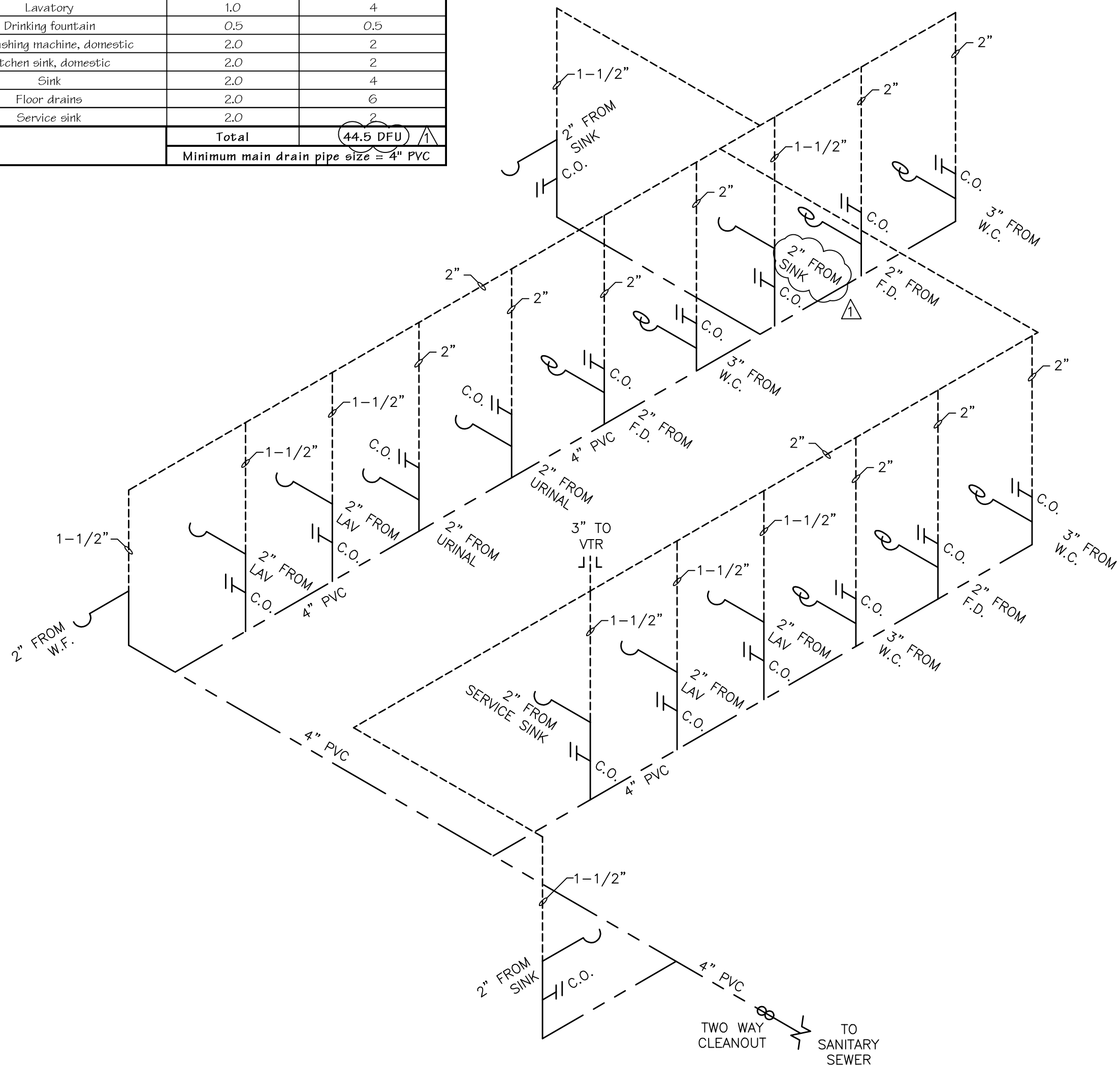
1 WATER DISTRIBUTION ISOMETRIC
Scale: N.T.S.

Proposed Natural Gas Demand			
Qty	Appliance	Btu/hr (Each)	Total (Btu/hr)
1	Furnace - 1	125,000	125,000
1	Furnace - 2	88,000	88,000
2	IR Heater	125,000	250,000
1	Water Heater	199,900	199,900
Total Btu/hr		662,900	
Approximate Distance From most Remote Outlet to meter: 125 foot		Total Cubic Feet of NG/hr	663
Pipe designed for inlet pressure of 4 oz. (7" w.c.)		2" Schedule 40 Metallic Distribution Pipe	

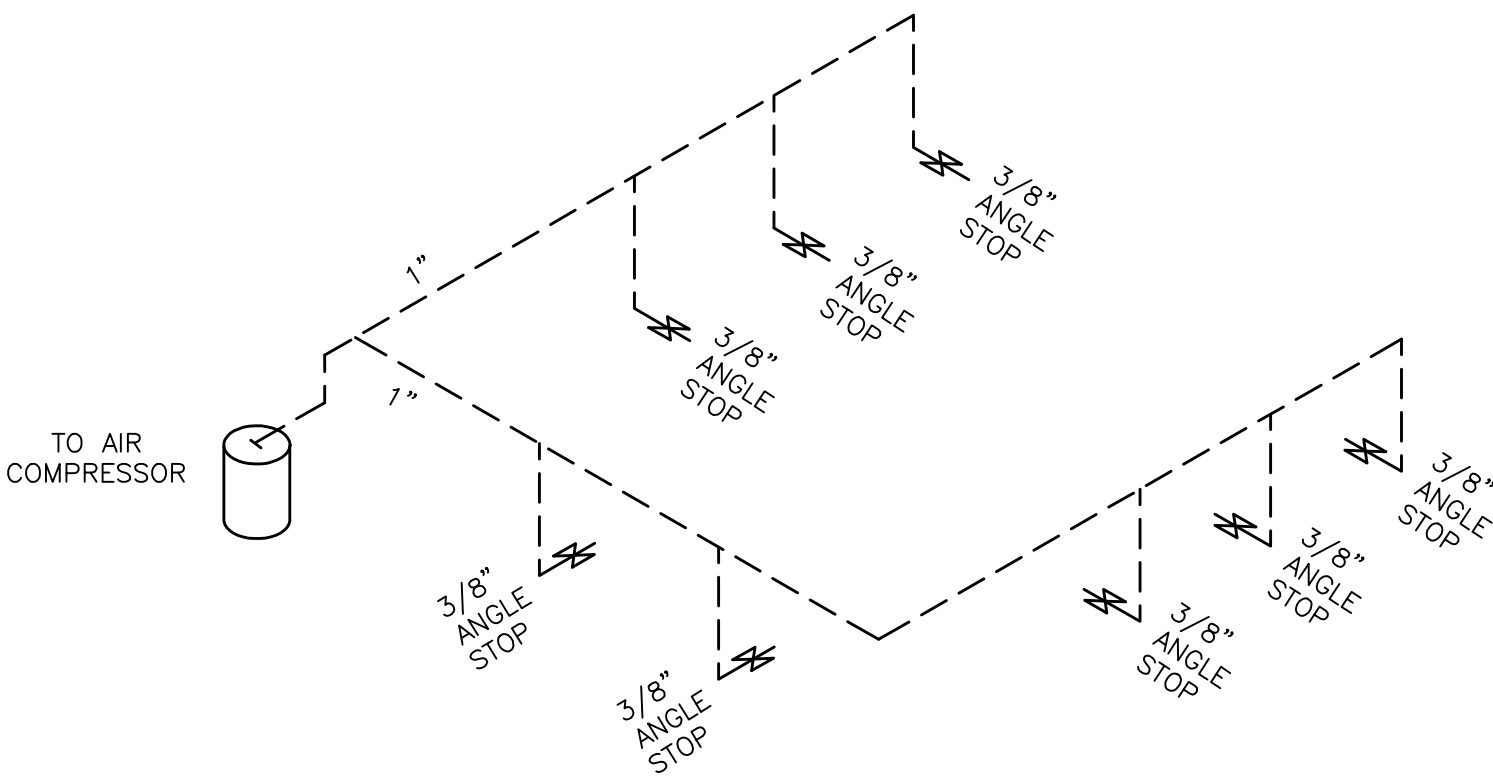


3 GAS DISTRIBUTION ISOMETRIC
Scale: N.T.S.

Total Drainage Fixture Unit Count			
Qty	Appliance	DFU (Each)	Total (DFU)
4	Water closet, public (1.6 gpf)	4.0	16
2	Urinal	4.0	8
④	Lavatory	1.0	4
1	Drinking fountain	0.5	0.5
1	Dishwashing machine, domestic	2.0	2
1	Kitchen sink, domestic	2.0	2
②	Sink	2.0	4
3	Floor drains	2.0	6
1	Service sink	2.0	2
Total		44.5 DFU	
		Minimum main drain pipe size = 4" PVC	



2 SANITARY DRAINAGE ISOMETRIC
Scale: N.T.S.



4 COMPRESSED AIR DISTRIBUTION ISOMETRIC
Scale: N.T.S.

REV.

△

DESCRIPTION

UPDATED PROPOSED NATURAL GAS DEMAND TABLE. UPDATED SIZES ON GAS PIPING. UPDATED LAV TO SINK IN RESTROOM. UPDATED QUANTITIES IN FIXTURE UNIT COUNT TABLES.

REVISIONS:

1. 11-17-14

BRANCH OFFICE
M & S

P.O. BOX 391
MCQUEENEY, TEXAS 78123

MAIN OFFICE
P.O. BOX 970
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-3446
FAX # (830) 865-2170

ENGINEERING, L.L.C.
ENGINEERS, PLANNERS AND SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM E-1394

GUADALUPE COUNTY
LUBE CENTER
SEGUN, TEXAS

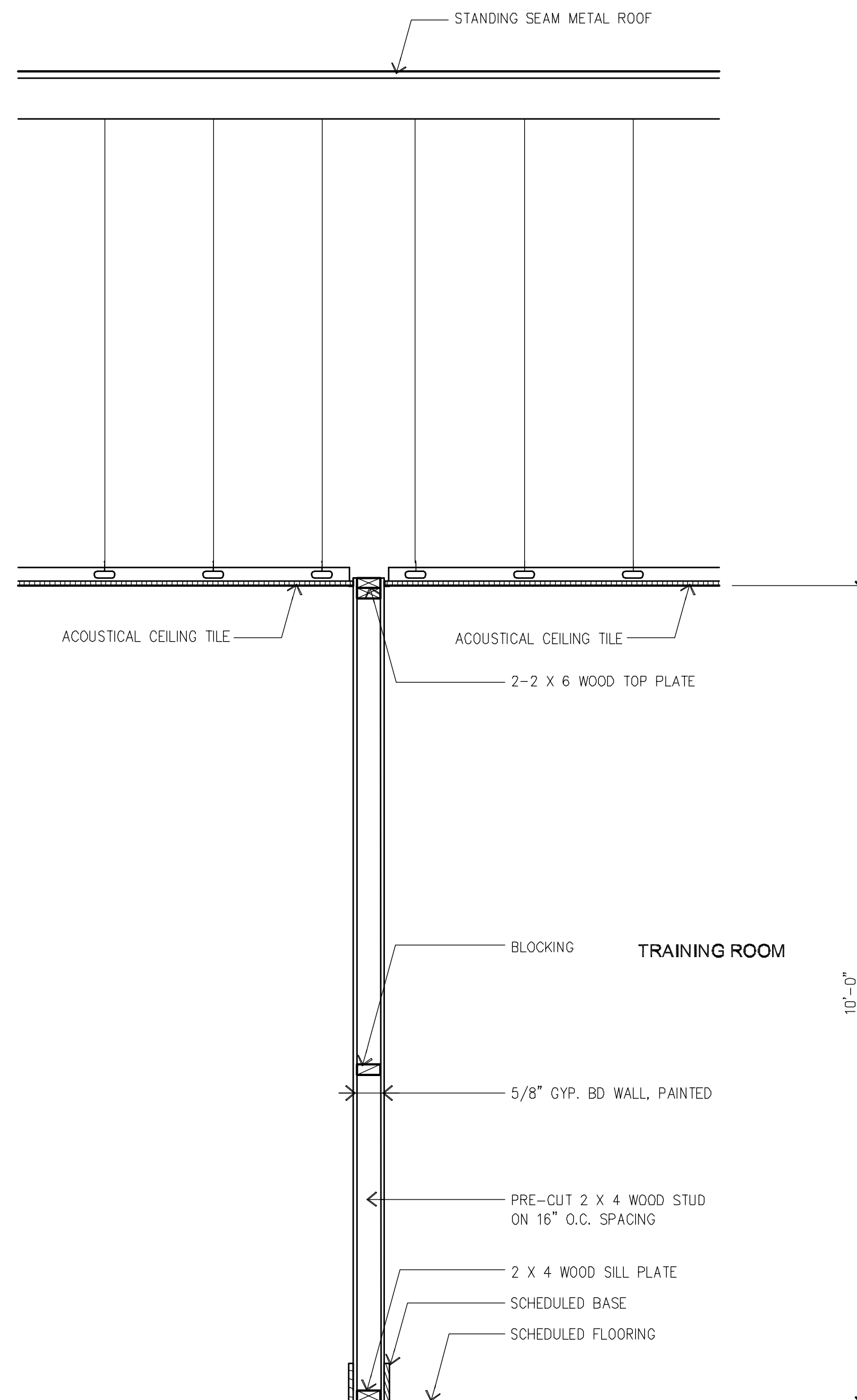
ISOMETRIC VIEWS

JOB: 2513GUADC.001
DATE: MAY 2014
SCALE: AS NOTED
ENG BY: B. MEUTH
CHK BY: T. SIMS
DWN BY: C. LEMAIRE

NOTES:

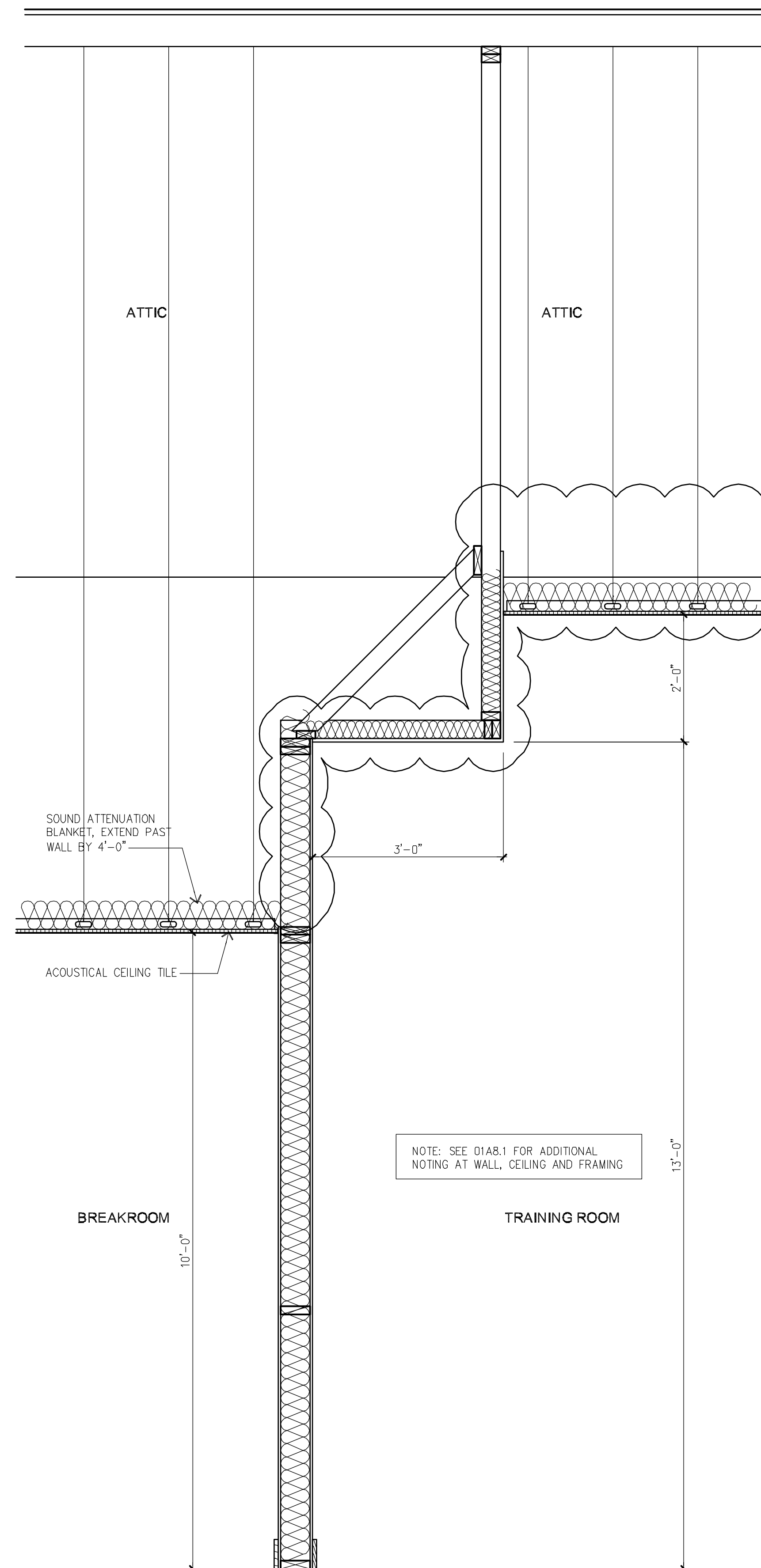
SHEET:

P8



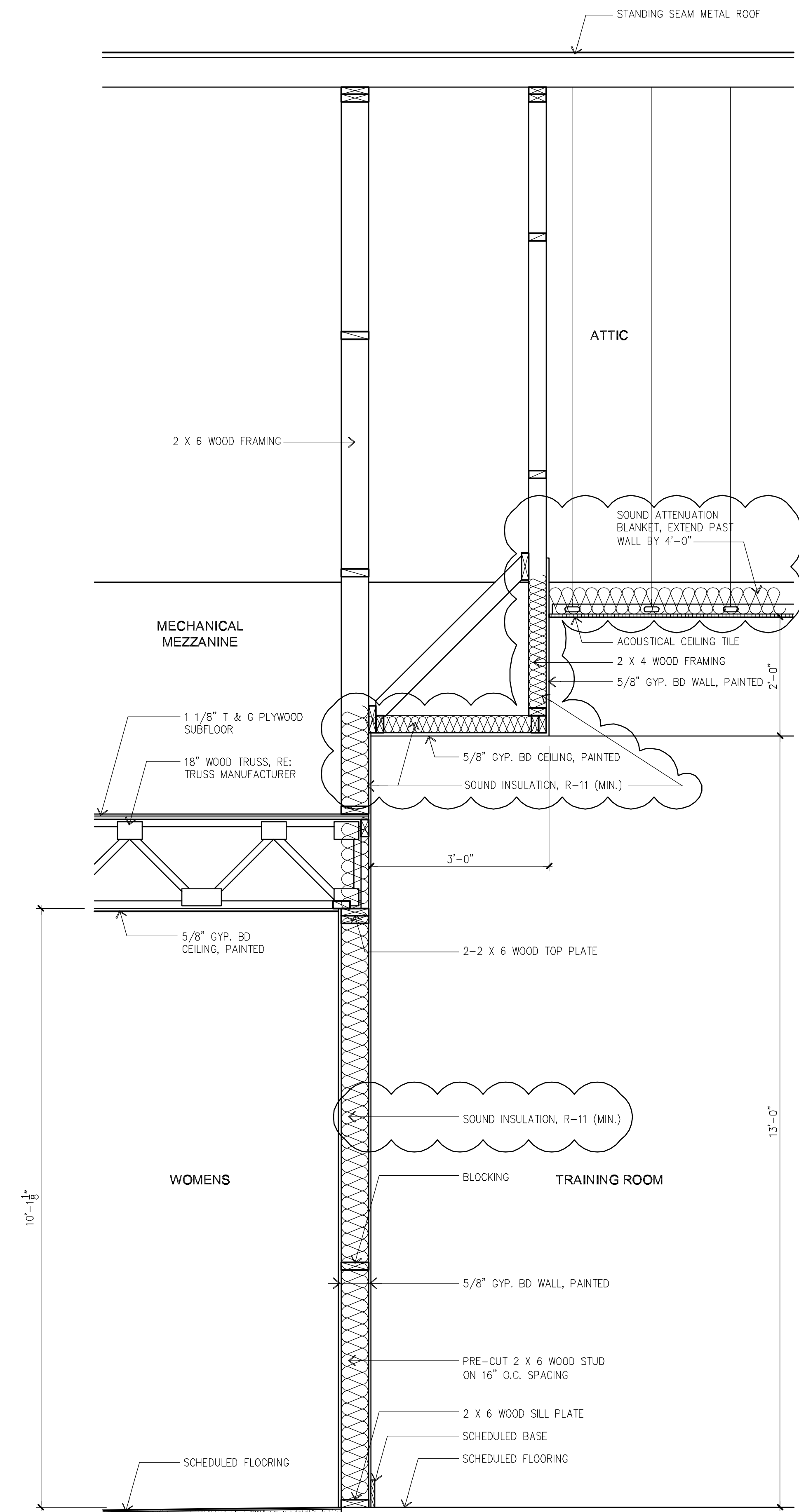
03 | WALL PARTITION C

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



02 | WALL PARTITION B

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



01 | WALL PARTITION A

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



CAMPOS ARCHITECTURE, PLLC
P.O. BOX 241658
SAN ANTONIO, TEXAS 78224
P:210-683-9992

GUADALUPE COUNTY
LUBE CENTER
SEGUIN, TEXAS

DATE OF ISSUE:	
DESIGN: OWNER REVIEW	1-13-14
DESIGN: OWNER REVIEW	2-13-14
CD: OWNER REVIEW	5-2-14
CD: PERMIT, PRICING & CONSTRUCTION ISSUE	6-11-14
BN: ADDENDUM #1	11-18-14

Copyright 2012
These drawings and specifications are copyrighted and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. The Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in connection with the project.

DRAWN BY: AC

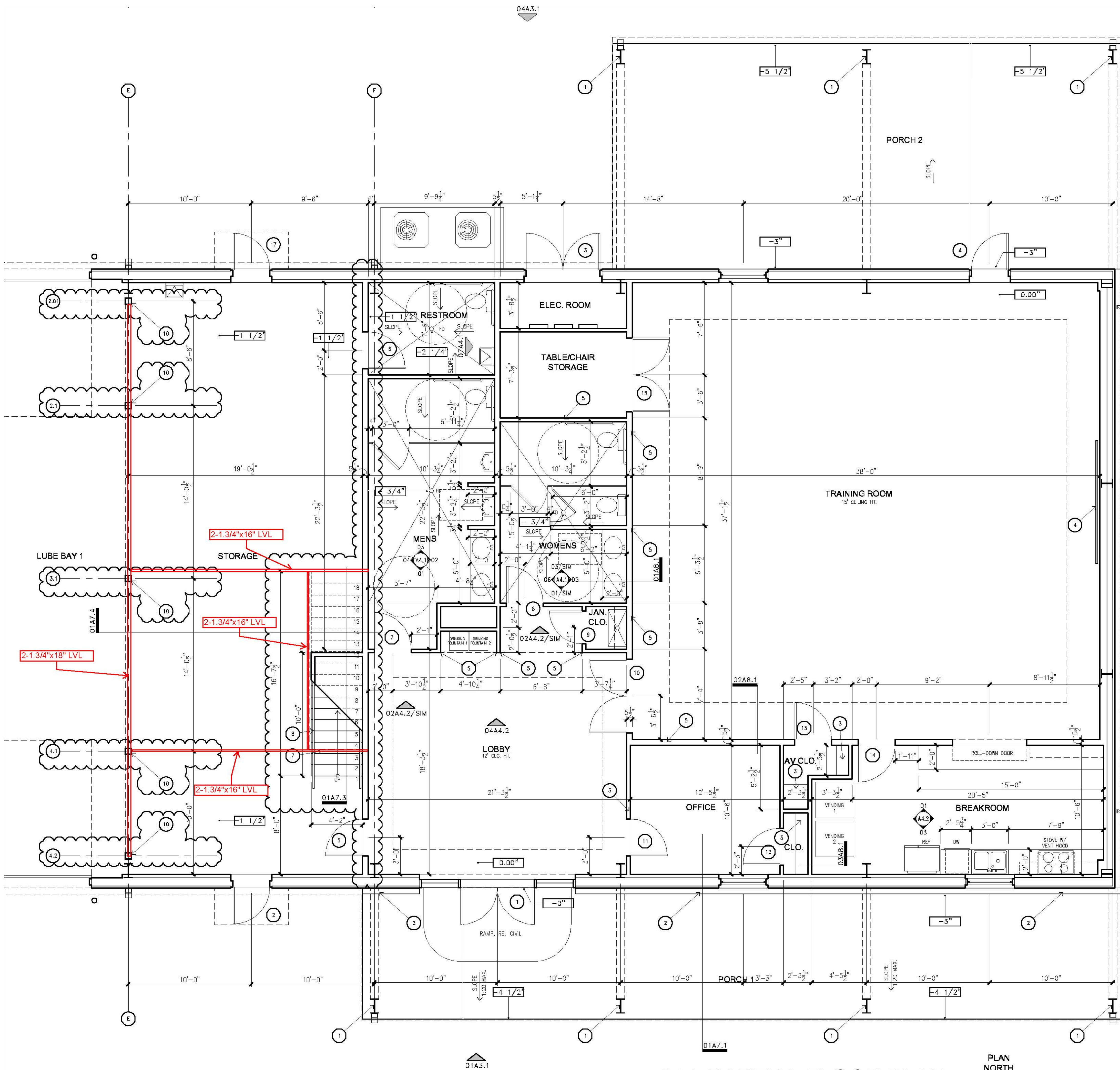
CHECKED BY: AC

FILE: m&sengineering
cd
partitions-b.dwg

SHEET NUMBER:

A8.1

DATE: 11-18-14



GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. ARCHITECT TO BE NOTIFIED IN CASE OF DETAIL AND/OR DIMENSION DISCREPANCY.
2. DIMENSIONS ARE TYPICALLY TAKEN TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. BRACKETED DIMENSIONS, [5'-0"], ARE FINISHED DIMENSIONS.
4. VERIFY "ROUGH OPENING" WINDOW DIMENSIONS WITH THE WINDOW FABRICATOR PRIOR TO FRAMING.
5. PROVIDE BLOCKING FOR ALL WALL HUNG SHELVES, TOWEL BARS, TOWEL RINGS, CURTAIN RODS, MIRRORS, CHANDELIERS, SCONCES, ETC.
6. INSTALL FIRE BLOCKING & DRAFT STOPS TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL).
7. VERIFY LOCATION OF A/C RETURN AIR GRILLES W/ ARCHITECT PRIOR TO INSTALLATION.
8. ALL OWNER SUPPLIED ITEMS ARE INSTALLED BY GENERAL CONTRACTOR. PROVIDE ALLOWANCE FOR NECESSARY MATERIALS AND EQUIPMENT FOR PROPER INSTALLATION.
9. EXTERIOR STUDS ARE 2X4 UNLESS NOTED OTHERWISE.
10. INTERIOR STUDS ARE 2X4 UNLESS NOTED OTHERWISE.
11. VERIFY HOSE BIB LOCATIONS WITH OWNER.
12. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS OF THE LOCAL MUNICIPALITY.

KEY NOTES TO FLOOR PLAN

- 1 STEEL COLUMN, PAINTED, RE: METAL BUILDING MANUFACTURER
- 2 4" CHOP STONE VENEER WATER TABLE, PROVIDE MOCK-UP FOR OWNER REVIEW
- 3 4 ADJ. STAINED WOOD SHELVES ON HEAVY-DUTY KV STANDARDS
- 4 PROJECTION SCREEN, PROVIDE BLOCKING
- 5 SOUND INSULATION AT WALLS
- 6 5'-0" TALL STAINLESS STEEL CORNER GUARDS
- 7 STAIRS TO HAVE 6 5/8" TALL RISERS, 11" DEEP TREADS, RISERS AND TREAD TO HAVE RUBBER SURFACE, MANUFACTURER: ROPPE, STYLE: #92 LOW PROFILE RAISED CIRCULAR DESIGN, COLOR T.B.D.
- 8 STAIR HANDRAIL TO BE 3'-0" ABOVE NOSING OF STAIR TREAD, PER IBC 1012.2
- 9 STAIR GUARDRAIL TO BE 3'-6" A.F.F. WITH VERTICAL SPINDLES SPACED TO PREVENT A 4" DIA. SPHERE FROM PASSING THROUGH PER IBC 1013.4, 1 1/2" DIA. PAINTED STEEL RAILING AND POSTS WITH 3/4" DIA. PAINTED STEEL VERTICAL SPINDLES AT 4" O.C. SPACING
- 10 6" X 6" TUBE STEEL COLUMN, SUPPORTING 18" DEEP BEAM ABOVE, 18" WOOD TRUSS W/ JOIST HANGERS AT TRUSS BEAM, RE: WOOD TRUSS MANUFACTURER

NOTE: METAL BUILDING MANUFACTURER TO BE ANY OF THE FOLLOWING:

1. VUELLER, INC. CONTACT CHUCK BELL AT 877-268-3553
2. BUTLER, CONTACT REGIONAL OFFICE AT 512-353-6100
3. OR APPROVED EQUIVALENT



CAMPOS ARCHITECTURE, PLLC

P.O. BOX 241658
SAN ANTONIO, TEXAS 78224
P:210-683-9992

GUADALUPE COUNTY
LUBE CENTER

SEGUIN, TEXAS

DATE OF ISSUE:

DESIGN: OWNER REVIEW 1-13-14
DESIGN: OWNER REVIEW 2-13-14
5-2-14

CD: PERMIT, PRICING & CONSTRUCTION ISSUE

CD: PERMIT, PRICING & CONSTRUCTION ISSUE 6-11-14
CD: PERMIT, PRICING & CONSTRUCTION ISSUE 7-28-14
BN: ADDENDUM #1 11-18-14
BN: ADDENDUM #2 11-20-14

Copyright 2014

These drawings and specifications are copyrighted and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. The Contractor is responsible for confirming and correcting dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in connection with the project.

DRAWN BY: AC

CHECKED BY: AC

FILE: m&sengineering
cd
guadalupeco-plan-H.dwg

SHEET NUMBER:

A2.3

DATE: 11-20-14

01 | PARTIAL FLOOR PLAN

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

PLAN NORTH



1. DRAWINGS ARE NOT TO BE SCALED. ARCHITECT TO BE NOTIFIED IN CASE OF DETAIL AND/OR DIMENSION DISCREPANCY.

2. DIMENSIONS ARE TYPICALLY TAKEN TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. BRACKETED DIMENSIONS, [5'-0"], ARE FINISHED DIMENSIONS.

4. VERIFY "ROUGH OPENING" WINDOW DIMENSIONS WITH THE WINDOW FABRICATOR PRIOR TO FRAMING.

5. PROVIDE BLOCKING FOR ALL WALL HUNG SHELVES, TOWEL BARS, TOWEL RINGS, CURTAIN RODS, MIRRORS, CHANDELIERS, SCONCES, ETC.

6. INSTALL FIRE BLOCKING & DRAFT STOPS TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL).

7. VERIFY LOCATION OF A/C RETURN AIR GRILLES W/ ARCHITECT PRIOR TO INSTALLATION.

8. ALL OWNER SUPPLIED ITEMS ARE INSTALLED BY GENERAL CONTRACTOR. PROVIDE ALLOWANCE FOR NECESSARY MATERIALS AND EQUIPMENT FOR PROPER INSTALLATION.

9. EXTERIOR STUDS ARE 2X4 UNLESS NOTED OTHERWISE.

10. INTERIOR STUDS ARE 2X4 UNLESS NOTED OTHERWISE.

11. VERIFY HOSE BIB LOCATIONS WITH OWNER.

12. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS OF THE LOCAL MUNICIPALITY.

GENERAL NOTES

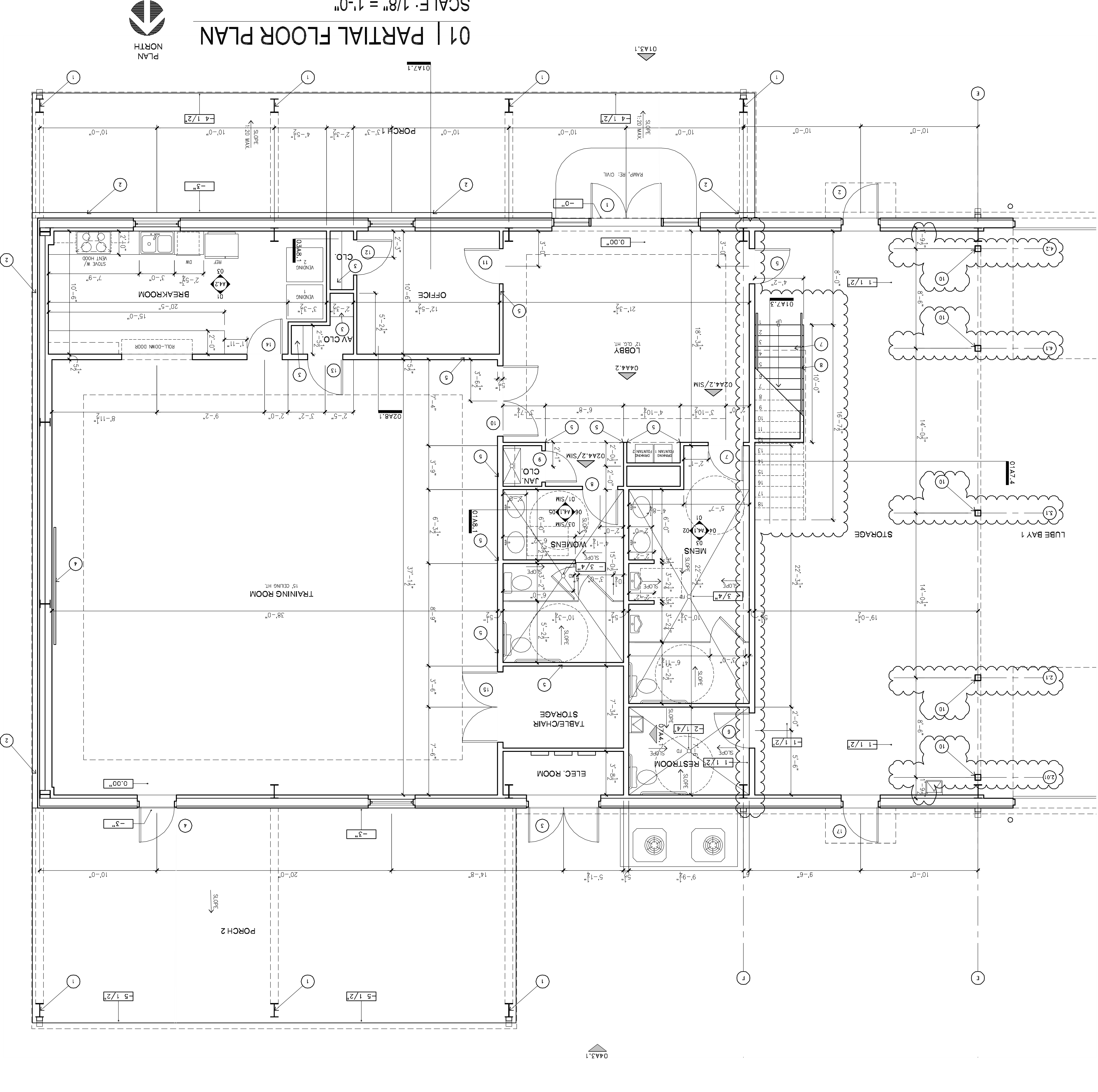
1. WHEELER, INC., CONTACT CHUCK BELL AT 512-353-8100
2. BUTLER, CONTACT REGIONAL OFFICE AT 512-353-3553
ANY OF THE FOLLOWING:
3. OR APPROVED EQUIVALENT

NOTE: METAL BUILDING MANUFACTURER TO BE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS AT THE JOB SITE. THE MANUFACTURER IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS AT THE JOB SITE. THE MANUFACTURER IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS AT THE JOB SITE.

10 WOOD TRUSS MANUFACTURER AND STRUCTURAL
TUBE STEEL COLUMN, SUPPORTING 18" DEEP BEAM ABOVE, 18" WOOD TRUSS W/ 10X1 HANGERS AT TRUSS BEAM, RE: PER IBC 1013.4, 1 1/2" DIA. PAINTED STEEL RAILING AND POSTS SPACED TO PREVENT 4" DIA. SPHERE FROM PASSING THROUGH STAIR GUARDRAIL TO BE 3"-8" A.F.F. WITH VERTICAL SPINDLES PER IBC 1012.2
STAIR HANDRAIL TO BE 3"-0" ABOVE NOSING OF STAIR TREAD, WITH 3/4" DIA. PAINTED STEEL VERTICAL SPINDLES AT 4" O.C.

1. STEEL COLUMN, PAINTED, RE: METAL BUILDING MANUFACTURER
2. CHIP STONE VENEER WATER TABLE, PROVIDE MOCK-UP FOR OWNER REVIEW
3. ADJ. STAINED WOOD SHELVES ON HEAVY-DUTY KV STANDARDS
4. PROJECTION SCREEN, PROVIDE BLOCKING
5. SOUND INSULATION AT WALLS
6. 5'-0" TALL STAINLESS STEEL CORNER GUARDS
7. STAIRS TO HAVE 6 5/8" TALL RISERS, 11" DEEP TREADS, RISERS AND TREAD TO HAVE RUBBER SURFACE, MANUFACTURER: ROPPE, STYLE: #92 LOW PROFILE RAISED CIRCULAR DESIGN, COLOR T.B.D.
8. STAIR HANDRAIL TO BE 3"-0" ABOVE NOSING OF STAIR TREAD, WITH 3/4" DIA. PAINTED STEEL VERTICAL SPINDLES AT 4" O.C.

KEY NOTES TO FLOOR PLAN



01 | PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE OF ISSUE:	
DESIGN: OWNER REVIEW	1-13-14
DESIGN: OWNER REVIEW	2-13-14
CD: OWNER REVIEW	5-2-14
CD: PERMIT, PRICING & CONSTRUCTION ISSUE	6-11-14
BN: ADDENDUM #1	11-18-14

Copyright 2012

These drawings and specifications are copyrighted and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. The Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in connections with the project.

DRAWN BY: AC

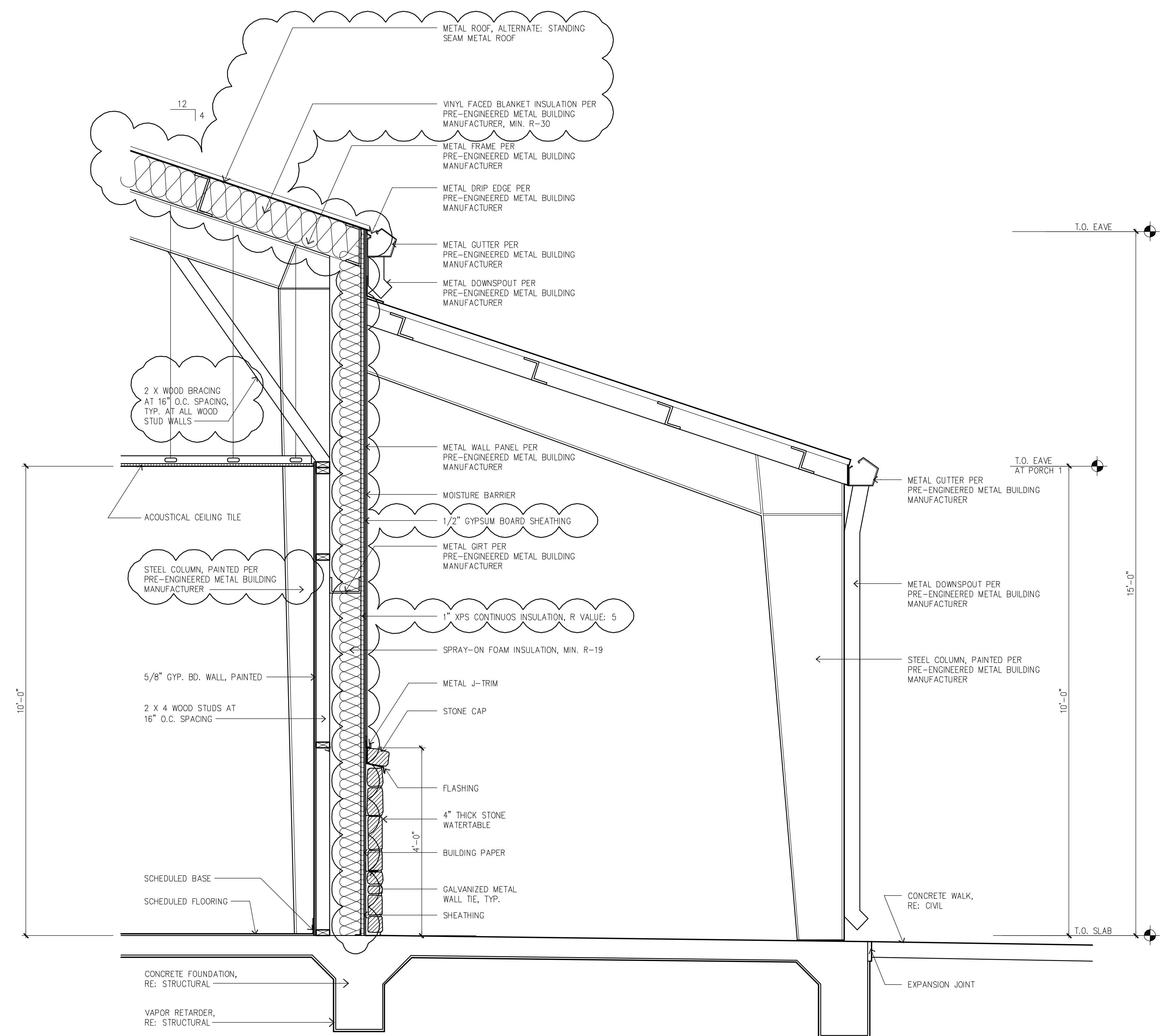
CHECKED BY: AC

FILE: m&sengineering
cd
guadalupeco-ws-B.dwg

SHEET NUMBER:

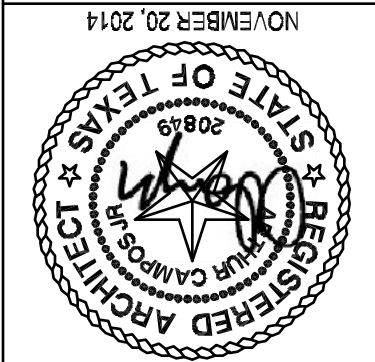
A7.1

DATE: 11-18-14



01 | WALL SECTION AT OFFICE AND PORCH 1

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



POS ARCHITECTURE, PLLC
P.O. BOX 241658
SAN ANTONIO, TEXAS 78224
P.210-683-9992

GUADALUPE COUNTY
LUBE CENTER
SEGUN, TEXAS

DATE OF ISSUE:	DESIGN: OWNER REVIEW	DESIGN: OWNER REVIEW	CD: PERMIT, PRICING & CONSTRUCTION ISSUE	CD: PERMIT, PRICING & CONSTRUCTION ISSUE	BN: ADDENDUM #1	BN: ADDENDUM #2
	1-13-14	2-13-14	5-2-14	6-11-14	7-28-14	11-20-14

Copyright © 2012

These drawings and specifications are the property of the architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. The Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques or procedures, or for the safety precautions and project.

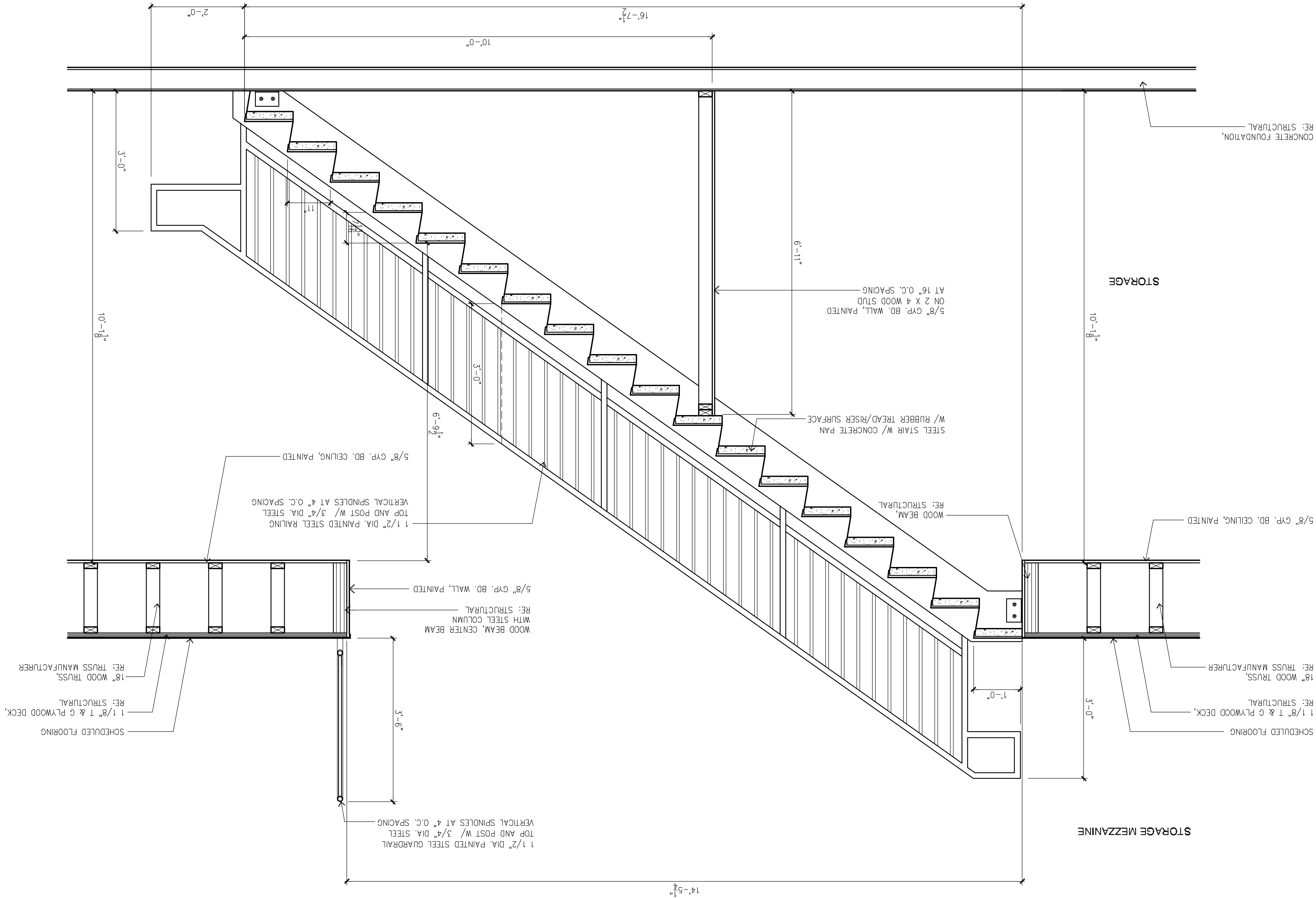
AC DRAWN BY:

CHECKED BY: AC

SHEET NUMBER:

FILE: mxsengineering
cd
gudalipco-ws-c.dwg

DATE:	11-20-14
-------	----------



01 | STAIR SECTION AT STORAGE/STORAGE MEZZANINE

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

