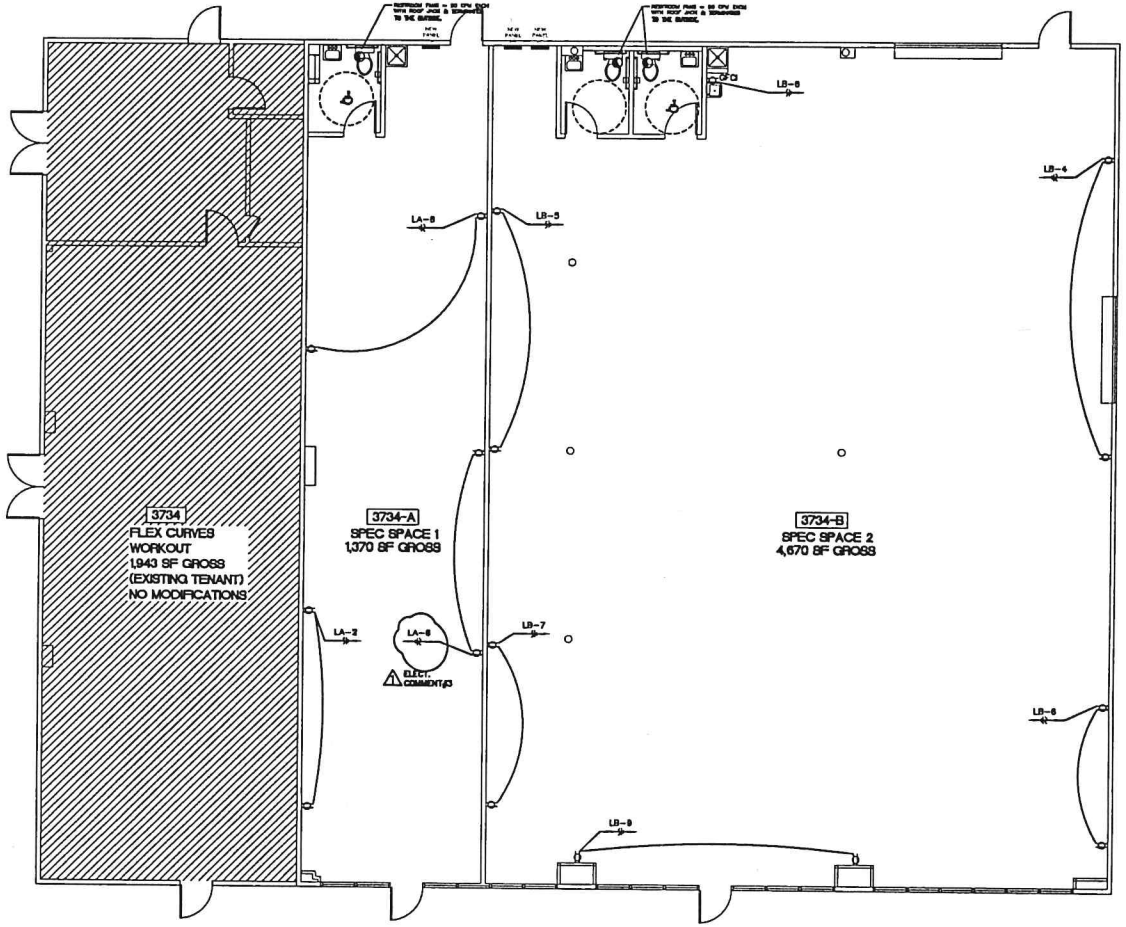


ELECTRICAL POWER PLAN

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

1

AMC DESIGN
• PLANNING
• DESIGN
• CONSULTING
1549 Campbell Rd
Houston, TX 77055
Phone: 832-274-4484
Fax: 281-596-5797
anthony_vu@comcast.net

LARKWOOD SHOPPING CENTER
6734 LARKWOOD
HOUSTON, TX

11/21/2016

DRAWING ISSUED FOR:
10/05/16 OWNER'S REVIEW
10/13/16 ISSUED FOR PERMITS
11/21/16 CITY COMMENTS

REVISIONS
1 11/21/16 CITY COMMENTS

DATE: 11/21/2016
DRAWN BY: JOSEPH
CHECKED BY: A.V./J.V.
PROJECT:
FILE NO:

SHEET TITLE:
ELECTRICAL PLAN

SHEET NO:
E-1

GENERAL NOTES

1. "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, THE LATEST EDITION IS A PART OF ALL SPECIFICATIONS TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL FORM OF ITS TEXT.
2. ALL WORK PERFORMED ON THE PREMISES SHALL CONFORM WITH THE LOCAL JURISDICTION IN WHICH THE WORK IS TO TAKE PLACE AND THEIR LATEST CODE REQUIREMENTS AND THEIR LATEST ORDINANCES. ALL LAWS AND REQUIREMENTS SET FORTH BY THE STATE AND CITY REGARDING DOCUMENTATION AND COMPLIANCE WITH THE ADA – (AMERICAN DISABILITIES ACT), SHALL BE ENFORCED AND ABIDED BY. GENERAL CONTRACTOR SHALL VERIFY ANY OTHER COMPLIANCES HE MAY BE REQUIRED TO CONFORM TO BEFORE COMMENCEMENT OF THE WORK.
3. THE SCOPE OF THE WORK IS AS SHOWN BY THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS, HEREBY.
4. UNLESS OTHERWISE SPECIFIED, THE TERM "CONTRACTOR" WILL REFER TO THE GENERAL CONTRACTOR. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL THE REQUIRED WORK PERFORMED BY THEIR SUBCONTRACTOR THROUGHOUT THE TIME OF WORK AT THE PREMISES.
5. THE TERMS "THIS CONTRACTOR" OR "SUBCONTRACTOR" AS USED IN THE DRAWINGS AND IN THE TECHNICAL SECTIONS OF THE SPECIFICATIONS ARE TO MEAN THE SUBCONTRACTOR PERFORMING THAT PARTICULAR PHASE OR SCOPE OF THE WORK.
6. IT IS THE INTENT OF THE CONTRACT DRAWINGS AND SPECIFICATIONS TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, FACILITIES AND APPURTENANCES NECESSARY FOR THE WORK OR INCIDENTAL TO THE CONSTRUCTION OF THE WORK SHOWN ON THE ACCOMPANYING DRAWINGS, SO AS TO PROVIDE A COMPLETE AND READY BUILDING FOR OCCUPANCY CERTIFICATION.
7. ALL WORK SHALL BE CONSTRUCTED IN THE BEST AND MOST WORKMANLIKE MANNER, WITH ALL REQUIREMENTS INCIDENTAL THERETO, SHOWN BY DRAWINGS AND STATED IN THE SPECIFICATIONS OR IMPLIED THEREFROM, SHALL THEREFORE, BE ADHERED TO IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONTRACTORS SHOULD FOLLOW ALL SAFETY RULES AND REGULATIONS AS PER OSHA REQUIREMENTS.
8. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR ANY LOSS OF HIS RESPECTIVE MATERIALS ON THE PREMISES, INCORPORATED IN THE SCOPE OF THE WORK, ANY VANDALISM, THEFT AND MALICIOUS MISCHIEF. CONTRACTOR AT ALL TIMES SHALL PROTECT, WHEN APPLICABLE, ANY EXCAVATIONS, TRENCHES, BUILDING MATERIALS AND EQUIPMENT FROM DAMAGE CAUSED BY RAIN WATER, GROUND WATER, AND RELATED DRAINS OR SEWERS. CONTRACTOR SHALL PROVIDE LABOR, PUMPS AND ALL EQUIPMENT NECESSARY TO PROVIDE THIS PROTECTION. ANY LOSSES INCURRED SHALL BE REPLACED BY THE CONTRACTOR IN FULL.
9. FIRES SHALL NOT BE PERMITTED OR BUILT ON THE PREMISES UNLESS A WRITTEN PERMISSION OF THE GOVERNMENTAL AGENCY RULING FOR THE AREA IS PROVIDED AND ACCEPTED BY THE OWNER.
10. ALL CONTROLS SHALL BE MOUNTED AT 42" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
11. EACH SUBCONTRACTOR IS RESPONSIBLE AT THE END OF EACH DAY FOR THE CLEANING OF HIS WORK AREA AND DISPOSING OF THE TRASH SO AS NOT TO UNDULY ENCUMBER THE PREMISES OR CREATE A HAZARD.
12. UPON COMPLETION OF THE CONSTRUCTION, CONTRACTOR SHALL CLEAN AND VACUUM THE ENTIRE AREA ENCLOSED, DISPOSE OF THE TRASH AND DEBRIS OFF THE PREMISES. CLEAN ALL WINDOWS, DOORS AND RELATED EQUIPMENT INSTALLED.
13. ALL CONFLICTS AND ITEMS FOR CLARIFICATIONS BETWEEN DRAWINGS BY THE ARCHITECT, THE ENGINEER AND/OR SPECIAL CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF AMC DESIGN PRIOR TO PROCEEDING WITH ANY WORK.
14. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR AND ALL RESPECTIVE SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AS MAY BE REQUIRED FOR A COMPLETE SYSTEM, PAY FOR ALL BUILDING PERMITS AND CHARGES REQUIRED, TAXES, INSURANCE AND ANY CITY OR GOVERNING BODY REQUIRED TO COMPLETE THE WORK, AND AS SUCH PRESENT ALL WARRANTIES AND RELEASE OF PAYMENT, RELEASES OF LIENS BY ALL SUBCONTRACTORS FOR THE APPROVAL AND FINAL PAYMENT BY OWNER.
15. DURING THE BIDDING PROCESS EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED REGARDING THE SITE AND THE EXISTING CONDITIONS. NO ADDITIONAL MONETARY COMPENSATION WILL BE MADE FOR WORK OR MATERIALS OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO INFORM HIMSELF BY THE NECESSARY INVESTIGATION OF THE SITE DURING HIS VISIT AND INVESTIGATION OF THE CONSTRUCTION DOCUMENTS.
16. CONTRACTOR SHALL GUARANTEE THE WORK FOR A MINIMUM OF ONE (1) YEAR UNLESS SPECIFIED OR NOTED OTHERWISE. ALL EQUIPMENT WARRANTIES SHALL CARRY FORTH TO THE OWNER WITH THEIR RESPECTIVE GUARANTEE.
17. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN THE PROPER ALIGNMENT. MANUFACTURER'S MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
19. ALL INTERIOR PARTITIONS SHALL BE BRACED TO THE FLOOR/ROOF STRUCTURAL MEMBERS, UNLESS NOTED OTHERWISE.
20. ALL SLAB PENETRATIONS SHALL BE SEALED WITH A UL LISTED FIRE SAFING AND WATERSTOP MATERIAL IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODE REQUIREMENTS.
21. CONTRACTOR SHALL VERIFY ALL STRUCTURAL DIMENSIONS WITH ARCHITECTURAL DIMENSIONS BEFORE LAY-OUT OF FOUNDATION.
22. THE CONTRACTOR SHALL SUBMIT COLOR SAMPLES AND SWATCHES ON ALL FINISHES FOR APPROVAL BEFORE ORDERING.
23. CONTRACTOR TO ALWAYS PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

ARCHITECTURAL NOTES

1. ALL WORK TO COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES AND ORDINANCES
2. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL & NFPA 10
3. CONTRACTOR TO VISIT JOBSITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
4. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS
5. ALL FINISH MATERIALS TO BE SELECTED AND/OR APPROVED BY THE OWNER
6. TENANT CONTRACTOR TO COORDINATE WITH LANDLORD PRIOR TO CONNECTING TO BUILDING UTILITIES
7. TENANT CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND COMPLETION OF THE AUTOMATIC FIRE SUPPRESSION SYSTEM WITHIN THE TENANT LEASE SPACE
8. TENANT CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER REQUIRED FOR CONSTRUCTION
9. ALL WELDING SHALL CONFORM TO THE QUALITY STANDARDS OF THE AWS
10. ALL WORK TO COMPLY WITH THE ADA AND THE STATE OF TEXAS ACCESSIBILITY STANDARDS

ELECTRICAL NOTES

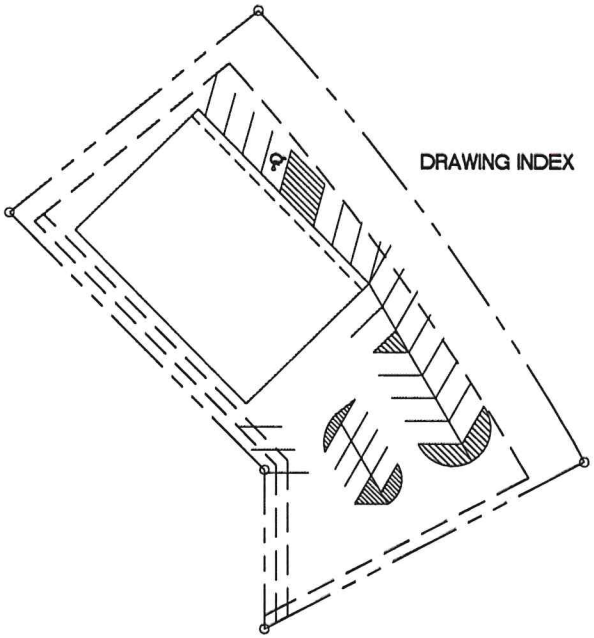
1. ALL WORK TO BE IN ACCORDANCE WITH N.E.C. & ALL OTHER APPLICABLE CODES & ORDINANCES
2. CONTRACTOR TO VISIT JOBSITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
3. CONTRACTOR TO COORDINATE WORK WITH ALL OTHER TRADES
4. ALL RECEPTACLES, SWITCHES AND CONTROLS TO BE MOUNTED AT HEIGHT TO COMPLY WITH ADA AND STATE OF TEXAS ACCESSIBILITY STANDARDS

PLUMBING NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2009 UPC ALL OTHER APPLICABLE CODES, STANDARDS AND ORDINANCES
2. CONTRACTOR TO VISIT JOBSITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
3. CONTRACTOR TO COORDINATE WORK WITH ALL OTHER TRADES

MECHANICAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2009 UMC AND ALL OTHER APPLICABLE CODES, STANDARDS AND ORDINANCES
2. CONTRACTOR TO VISIT JOBSITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
3. CONTRACTOR TO COORDINATE WORK WITH ALL OTHER TRADES



SITE PLAN
SCALE: NOT TO SCALE

DRAWING INDEX

ARCHITECTURAL

CS	COVER SHEET SITE PLAN VICINITY MAP CODE ANALYSIS
A-1	FLOOR PLAN
A-2	RCP
A-3	DOOR SCHEDULE WALL LEGEND

MECHANICAL

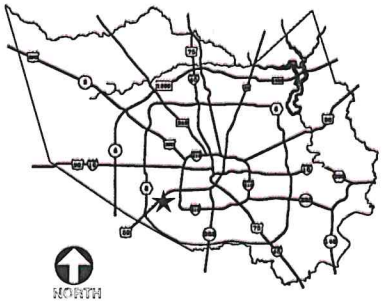
M-1	HVAC PLAN MECHANICAL DETAILS MECHANICAL NOTES DETAILS RTU DETAIL

ELECTRICAL

E-1	LIGHTING FLOOR PLAN LIGHTING SCHEDULE ELECTRICAL SPECIFICATIONS
E-2	POWER FLOOR PLAN ONE LINE DIAGRAM ELECTRICAL NOTES PANEL SCHEDULE LOAD ANALYSIS

PLUMBING

P-1	GENERAL NOTES DOMESTIC FLOOR PLAN SANITARY FLOOR PLAN WATER HEATER DETAIL WALL CLEAN OUT DETAILS DOMESTIC AND SANITARY RISER



VICINITY MAP
SCALE: NOT TO SCALE

CODE ANALYSIS

SCOPE OF WORK:
LEASE SPACE REMODEL FOR 2 RETAIL SPEC SPACE

CODES:
BUILDING CODE: 2012 IBC W/ C.O.H AMEND.
PLUMBING CODE: 2012 UPC
MECHANICAL CODE: 2012 UMC
ELECTRICAL CODE: 2014 NEC
FIRE CODE: 2012 IFC
ENERGY CONSERVATION CODE: 2012 IECC

FIRE PROTECTION: NON SPRINKLERED

TYPE OF CONSTRUCTION: V-B

FLOOR AREA:

SUITE A

FUTURE RETAIL	1,308 SF
RESTROOMS	65 SF
TOTAL FLOOR AREA (GROSS):	1,373 SF

OCCUPANCY: M - SPEC SPACE FUTURE RETAIL

OCCUPANCY LOAD CALCULATION:

RETAIL	1,308 SF	/	30 =	44 OCCUPANTS
RESTROOMS	135 SF	/	0 =	0 OCCUPANTS
			TOTAL OCCUPANTS LOAD:	88 OCCUPANTS

SUITE B

FUTURE RETAIL	4,535 SF
RESTROOMS	135 SF
TOTAL FLOOR AREA (GROSS):	4,670 SF

OCCUPANCY: M - SPEC SPACE FUTURE RETAIL

OCCUPANCY LOAD CALCULATION:

RETAIL	4,535 SF	/	30 =	155 OCCUPANTS
RESTROOMS	135 SF	/	0 =	0 OCCUPANTS
			TOTAL OCCUPANTS LOAD:	155 OCCUPANTS

AMC DESIGN
• PLANNING
• DESIGN
• CONSULTING
1549 Campbell Rd
Houston, TX 77055
Phone: 832-274-4464
Fax: 281-496-5797
anthony_vu@comcast.net

LARKWOOD SHOPPING CENTER
6734 LARKWOOD
HOUSTON, TX

DRAWING ISSUED FOR:
11/14/16 OWNER'S REVIEW

REVISIONS
DATE: DESCRIPTION:

DATE: 11/14/2016
DRAWN BY: ADAMPOE
CHECKED BY: A.V./A.P.
PROJECT:
FILE NO:

SHEET TITLE:
COVER SHEET

SHEET NO:
CS