

ABBREVIATIONS

F°	FAHRENHEIT	H.B.	HOSE BIBB	SAN.	SANITARY
Ø	DIAMETER	H.C.	HANDICAPPED	S.C.	SOLID CORE
&	AND	HDR.	HEADER	SCHED.	SCHEDULE
@	AT	HDW.	HARDWARE	SECT.	SECTION
#	POUND OR NUMBER	HT.	HEIGHT	S.F.	STORE FRONT
∟	CENTER LINE	H.M.	HOLLOW METAL	SHT.	SHEET
		HORIZ.	HORIZONTAL	SHTG.	SHEATHING
		HP.	HIGH POINT	SIM.	SIMILAR
		HTG.	HEATING	SPEC.	SPECIFICATION
ACCES.	ACCESSIBLE	HDWD.	HARDWOOD	SQ.	SQUARE
A/C	AIR CONDITIONING	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	S.S.	STAINLESS STEEL
A.F.F.	ABOVE FINISH FLOOR			ST.	STREET
ALUM.	ALUMINUM	HW.	HOT WATER	STD.	STANDARD
APPROX.	APPROXIMATE	HWH.	HOT WATER HEATER	STL.	STEEL
ARCH.	ARCHITECTURAL			STOR.	STORAGE
		I.D.	INSIDE DIAMETER	STRUCT.	STRUCTURAL
BD.	BOARD	IN.	INCH	SUSP	SUSPENDED
BLDG.	BUILDING	INSUL.	INSULATION	SYM	SYMMETRICAL
BLK.	BLOCK	INT.	INTERIOR	SYS.	SYSTEM
BLKG.	BLOCKING			SW.	SWITCH
BM.	BEAM			SWGR.	SWITCH GEAR
BOT.	BOTTOM	JAN.	JANITOR	T.B.	TACKBOARD
BTWN.	BETWEEN	J.B.	JUNCTION BOX	TEL.	TELEPHONE
BTU	BRITISH THERMAL UNIT	JST.	JOIST	T&G	TONGUE AND GROOVE
B.U.R.	BUILT UP ROOF	JT.	JOINT	THK.	THICK
				T.O.B.	TOP OF BEAM
CAB.	CABINET	KV	KILOVOLT	T.O.C.	TOP OF CURB
CATV	CABLE TELEVISION	KVA	KILO VOLT-AMPERE	T.O.P.	TOP OF PAVING
C.B.	CIRCUIT BREAKER	KW	KILOWATT	T.O.R.	TOP OF ROOF
CEM.	CEMENT	LAM.	LAMINATED	T.O.W.	TOP OF WALL
CER.	CERAMIC	LAV.	LAVATORY	TYP.	TYPICAL
C.I.	CAST IRON	LBS.	POUNDS	TV	TELEVISION
C.J.	CONTROL JOINT	L.F.	LINEAR FEET		
CLG.	CEILING	LG.	LONG		
CLO.	CLOSET	LGT.	LIGHTING		
CLR.	CLEAR	LV.	LOW VOLTAGE		
C.M.U.	CONCRETE MASONRY UNIT			U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CLEAR OPENING			UR.	URINAL
C/O	CLEAN OUT	MAX.	MAXIMUM	UL	UNDERWRITER'S LABORATORY
COL.	COLUMN	M.B.	MACHINE BOLT		
CONC.	CONCRETE	MDP	MAIN DISTRIBUTION PANEL	V.W.C.	VINYL WALL COVERING
CONN.	CONNECTION	MECH.	MECHANICAL	VERT.	VERTICAL
CONSTR.	CONSTRUCTION	MED.	MEDIUM	V.T.R.	VENT THROUGH ROOF
CONT.	CONTINUOUS	MTL.	METAL	V.P.	VENT PIPE
C.Y.	CUBIC YARD	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
C.W.	COLD WATER	M.H.	MANHOLE		
		MGR.	MANAGER	W/	WITH
DBL.	DOUBLE	MFG.	MANUFACTURING	W.C.	WATER CLOSET
DEPT.	DEPARTMENT	MIN.	MINIMUM	WD.	WOOD
DET.	DETAIL	MISC.	MISCELLANEOUS	WH.	WATER HEATER
D.F.	DRINKING FOUNTAIN	M.O.	MASONRY OPENING	W/O	WITHOUT
DIA.	DIAMETER	MTD.	MOUNTED	W.P.	WEATHERPROOF
DIM.	DIMENSION	MUL.	MULLION	W.R.	WATER RESISTANT
DN.	DOWN			W.W.F.	WELD WIRE FABRIC
DP.	DISTRIBUTION PANEL	N.I.C.	NOT IN CONTRACT	WT.	WEIGHT
DR.	DOOR	NO.	NUMBER	WS.	WATER STOP
DS.	DOWN SPOUT	NOM.	NOMINAL		
DWG.	DRAWING	N.T.S.	NOT TO SCALE	XFMR	TRANSFORMER

MATERIAL SYMBOLS:

	FACE BRICK		E.I.F.S. IN SECTION
	CONCRETE MASONRY UNIT		BATT INSULATION
	3/4" PLYWOOD		STEEL IN SECTION
	STONE		SHEET METAL IN ELEVATION
	CONCRETE		CERAMIC TILE LARGE SCALE
	EARTH FILL		CERAMIC TILE SMALL SCALE
	LIGHT WEIGHT CONCRETE OR GROUT		QUARRY TILE LARGE SCALE
	CONTINUOUS WOOD BLOCKING		QUARRY TILE SMALL SCALE
	WOOD BLOCKING		CARPET
	FINISHED OR MILLED WOOD & TRIM		PLASTER OR STUCCO ON METAL LATH
	CEILING TILE		GYPSUM BOARD ALL TYPES
	TERRAZZO		METAL STUD PARTITION IN PLAN
	EXPOSED AGGREGATE		STEEL ANGLE
	RIGID INSULATION		GLASS & FRAME IN PLAN
	BUILT-UP ROOF		DOOR & FRAME IN PLAN

PLAN LEGEND

	EXISTING TO BE REMOVED
	NEW PARTITION
	EXISTING WALL TO REMAIN
	PLAN NOTE
	WINDOWS TYPE
	DOOR TYPE HARDWARE SET INTERIOR ELEVATION
	EXTERIOR ELEVATION
	WALL SECTION
	BUILDING SECTION
	DETAIL SECTION
	DETAIL
	CHANGE OF FLOOR MATERIAL ELEVATION CHANGE
	IMPORTANT HEIGHTS IN ELEVATION DWG.
	EXISTING GRADE ELEVATION
	NEW GRADE ELEVATION

CODE SYNOPSIS

CODE: INTERNATIONAL BUILDING CODE 2012
INTERNATIONAL PLUMBING CODE 2012
INTERNATIONAL GAS CODE 2012
NATIONAL ELECTRIC CODE 2014
INTERNATIONAL MECHANICAL CODE 2012
INTERNATIONAL FIRE PREVENTION CODE 2012
INTERNATIONAL ENERGY CONSERVATION CODE 2012

OCCUPANCY: GROUP S-1 AUTOMOTIVE REPAIR

OCCUPANCY CALCULATIONS: 3,996 SQ.FT. STORAGE: 14 OCC. PER 300 SQ.FT. = 14 OCC. 900 SQ.FT. BUSINESS: 1 OCC. PER 100 SQ.FT. = 9 OCC. TOTAL = 23 OCCUPANTS

TYPE OF CONSTRUCTION: TYPE V-B

OCCUPIED BUILDING AREA: 4,896 SQ.FT.
BUILDING FOUNDATION AREA: (INCLUDES DUMPSTER) 5,496 SQ.FT.

SPRINKLED: NO

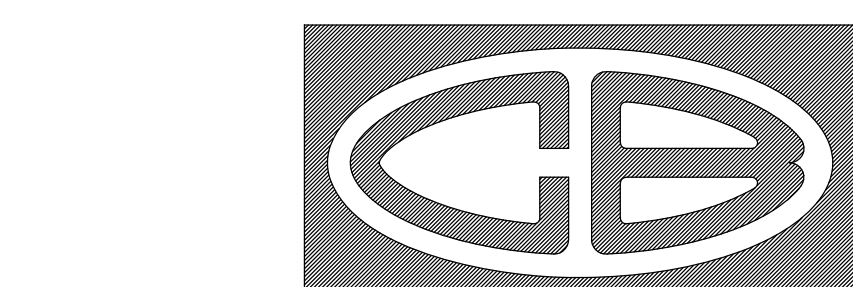
No. OF STORIES: SINGLE STORY 24'-0" TALL

REQUIRED EXITING WIDTH: 32"

SPECIAL PROVISIONS: MAXIMUM TRAVEL DIST. = 200'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS (PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.)
2. THE G.C. IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND COMPLETION OF THE PROJECT. BUILDING LAYOUT TO BE VERIFIED BY A LICENSED SURVEYOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQ. BY THEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSURING PROPER COMPACTION OF UTILITY COMPANY TRENCHES.
6. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, TAP FEES, AND CERTIFICATES OF OCCUPANCY, UNLESS INSTRUCTED OTHERWISE.
7. SITE WORK IS TO BE PERFORMED IN THIS CONTRACT. G.C. IS RESPONSIBLE FOR COORDINATING ALL WORK INDICATED ON CIVIL AND ARCHITECTURAL DWGS. G.C. SHOULD NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
8. ALL EXCAVATION, TRENCHING, ETC. REQUIRED IN SUBGRADE TO BE PART OF CONTRACT.
9. PROVIDE ADEQUATE BLOCKING AS REQUIRED IN WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOILET FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ACCESS ROOF LADDER, HANDRAILS, ETC.
10. ALL MAIN AND BRANCH SPRINKLER LINES, ARE TO BE RUN WITHIN ROOF STRUCTURE SPACE WHEREVER POSSIBLE. WHEN LAID IN THE ROOF STRUCTURE, THEY ARE TO BE HELD AS TIGHT AS POSSIBLE TO BOTTOM OF STRUCTURE. ANY CHANGES IN LINE ROUTING IS TO BE 90 DEGREE, PARALLEL TO STRUCTURE.
11. JUNCTION BOXES, WHICH SUPPLY POWER TO LIGHTING IN CEILING, SHOULD NOT BE LESS THAN 1'-0" ABOVE FINISH CEILING HEIGHT.
12. ALL DUCT WORK IS TO BE HELD AS TIGHT AS POSSIBLE TO BOTTOM OF ROOF STRUCTURE. EXPOSED DUCT WORK IS TO BE RUN PERPENDICULAR TO STRUCTURE.
13. DO NOT SUSPEND ANY ITEMS FROM HORIZONTAL BRIDGING, X-BRACING, PIPING AND CONDUITS, OR ANY WORK BY OTHER TRADES.
14. CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN ARCH. DWGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYWALL AND TILE WORK.
15. ALL PENETRATIONS AT GYPSUM BOARD PARTITION WALLS ARE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IS BEING PENETRATED. I.E. WEATHER TIGHT, ACOUSTICAL, NON-RATED AND FIRE RATED. EXPOSED GYPSUM BOARD TO BE SEALED, TAPED AND FLOATED FOR BEST QUALITY APPEARANCE.
16. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENT ISSUE OF THE ADA/ANSI 2009 STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.
17. DIMENSIONS ARE PROVIDED FOR LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SCALED.
18. DO NOT SCALE DRAWINGS. IF THE G.C. FINDS A CONFLICT IN THE INFORMATION, NOTIFY OWNER FOR CLARIFICATION



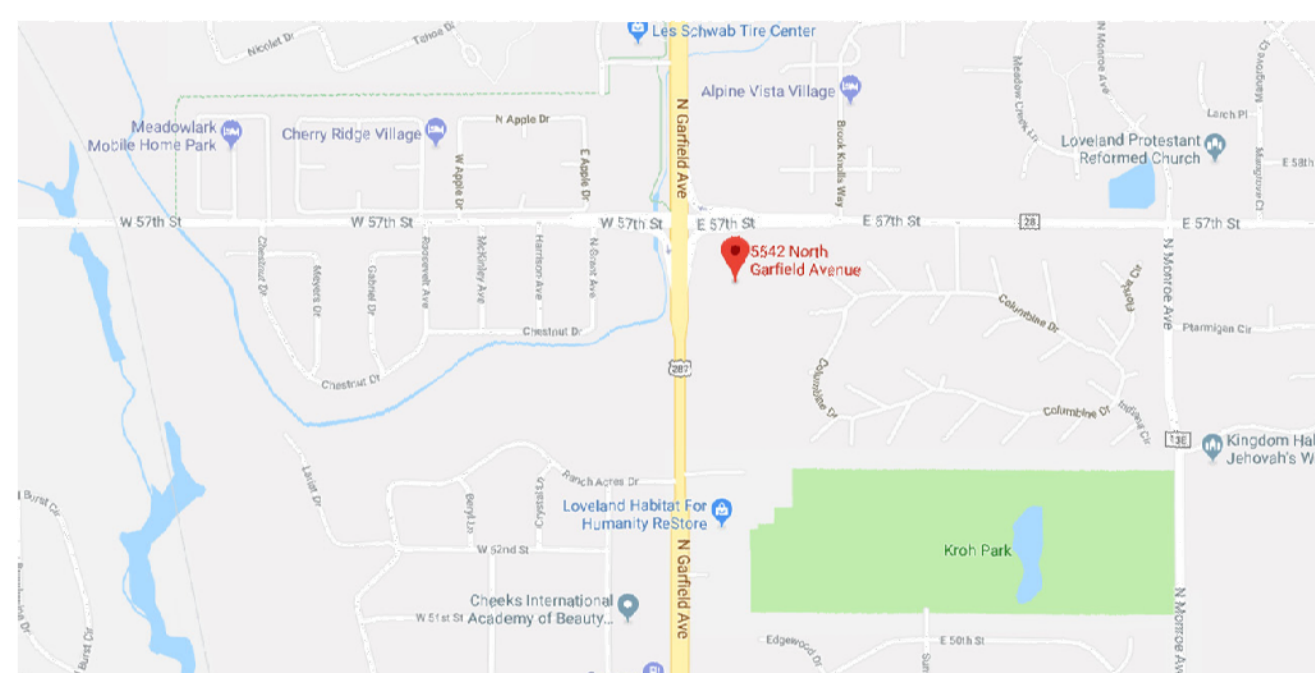
Christian Brothers Automotive

OWNER/DEVELOPER

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Contact: Ben Ten Have
Email: ben.tenhave@cbac.com

Signage Graphics
Contact: Claire Keel
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LOCATION MAP



FOR ALL BIDDING/CONSTRUCTION QUESTIONS CONTACT THE OWNER.

DO NOT CONTACT THE ARCHITECT OR ENGINEERS.

ARCHITECT

Icon Architects, Inc.
6104 Fannin Drive
Arlington, TX 76001
Ph: 817-635-0200 Fax: 817-635-0202
Project Coordinator: Dana King
Cell: 979-255-6927

MEP ENGINEER

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796 Merus Court
St. Louis, MO 63026
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Contact: Mark Ippoliti, P.E., LEED AP
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STRUCTURAL ENGINEER

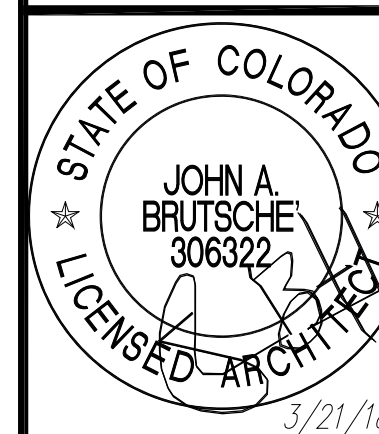
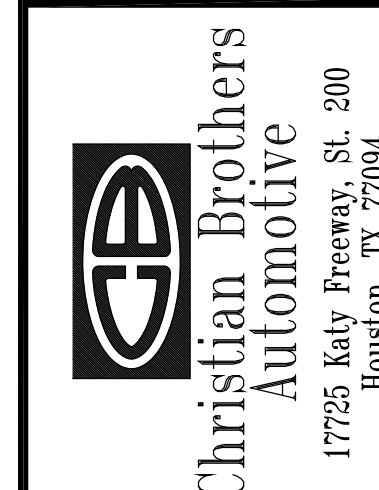
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LIST OF DRAWINGS

SHT #	SHEET NAME	REVIEW 3/9/18	PERMIT 3/21/18	REV. 1 DATE	REV. 2 DATE	REV. 3 DATE
A-0	Cover Sheet	●	●			
A-1	Site Details	●	●			
A-2	Floor and Enlarged Plans	●	●			
A-2.1	Finish Floor Plan and Schedules	●	●			
A-2.2	Equipment Plan	●	●			
A-3	Roof Plan/Reflected Ceiling Plan	●	●			
A-4	Exterior Elevations	●	●			
A-5	Enlarged Elevations	●	●			
A-6	Wall Sections	●	●			
A-6.1	Wall Sections	●	●			
A-7	Building Sections	●	●			
A-8	Building Sections/Millwork Details	●	●			
A-8.1	Building Sections/Millwork Details	●	●			
A-9	Head, Jamb and Sill Details	●	●			
A-10	Interior Elevations	●	●			
S-1	General Notes	●	●			
S-2	General Notes & Details	●	●			
S-3	Typical Details	●	●			
S-4	Wood Shearwalls & Typ Details	●	●			
S-5	Foundation Plan & Sections	●	●			
S-6	Foundation Details	●	●			
S-7	Roof Framing Plan & Details	●	●			
S-8	Framing Details	●	●			
S-9	Framing & Elevation at Entrance	●	●			
M.101	Mechanical Schedules	●	●			
M2.01	Mechanical Floor Plan	●	●			
M3.01	Mechanical Details	●	●			
M4.01	Mechanical Specifications	●	●			
ME1.01	Mechanical/Electrical Bldg Sections	●	●			
E1.01	Legends & Schedules	●	●			
E2.01	Electrical Lighting Plan	●	●			
E3.01	Electrical Power Plan	●	●			
E4.01	Elec. Site, Det. & Sched.	●	●			
E4.02	Electrical Interior Elevations	●	●			
E5.01	Electrical Specifications	●	●			
E5.02	Electrical Specifications	●	●			
P1.01	Plumbing Schedules	●	●			
P2.01	Plumbing Site Plan	●	●			
P3.01	Plumbing Floor Plan	●	●			
P3.02	Plumbing Floor Plan	●	●			
P4.01	Plumbing Riser Diagrams	●	●			
P5.01	Plumbing Details	●	●			
P6.01	Plumbing Specification	●	●			
P6.02	Plumbing Specification	●	●			



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Revisions

3/9/18 - Issued for CBA Review

3/21/18 - Issued for Permit and Bid

Project No. 17-38

Drawn By:

Date: 3/21/18

Sheet Title:

COVER SHEET

Drawing No.

A-0

9LHN-02-2018