PICKLEBALL JUNCTION

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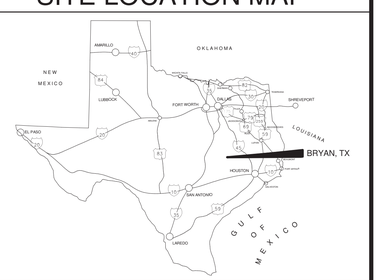
TOWN/CAMPUS MAP

SITE LOCATION MAP



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04/30/2026
ARCHITECT

REGISTERED INTERIOR DESIGNER — CRAIG S. OBLINGER — 12920 — STATE OF TEXAS
05/01/2026
INTERIOR DESIGNER

STATE OF TEXAS — SAMUEL J. EDWARDS — 145722 — LICENSED PROFESSIONAL ENGINEER
04/30/2026
MECHANICAL & PLUMBING ENGINEER

STATE OF TEXAS — JUSTIN R. FENLEY — 118566 — LICENSED PROFESSIONAL ENGINEER
04/30/2026
ELECTRICAL ENGINEER

STATE OF TEXAS — ZACHERY K. PARKER — 144556 — LICENSED PROFESSIONAL ENGINEER
05/01/2026
STRUCTURAL ENGINEER

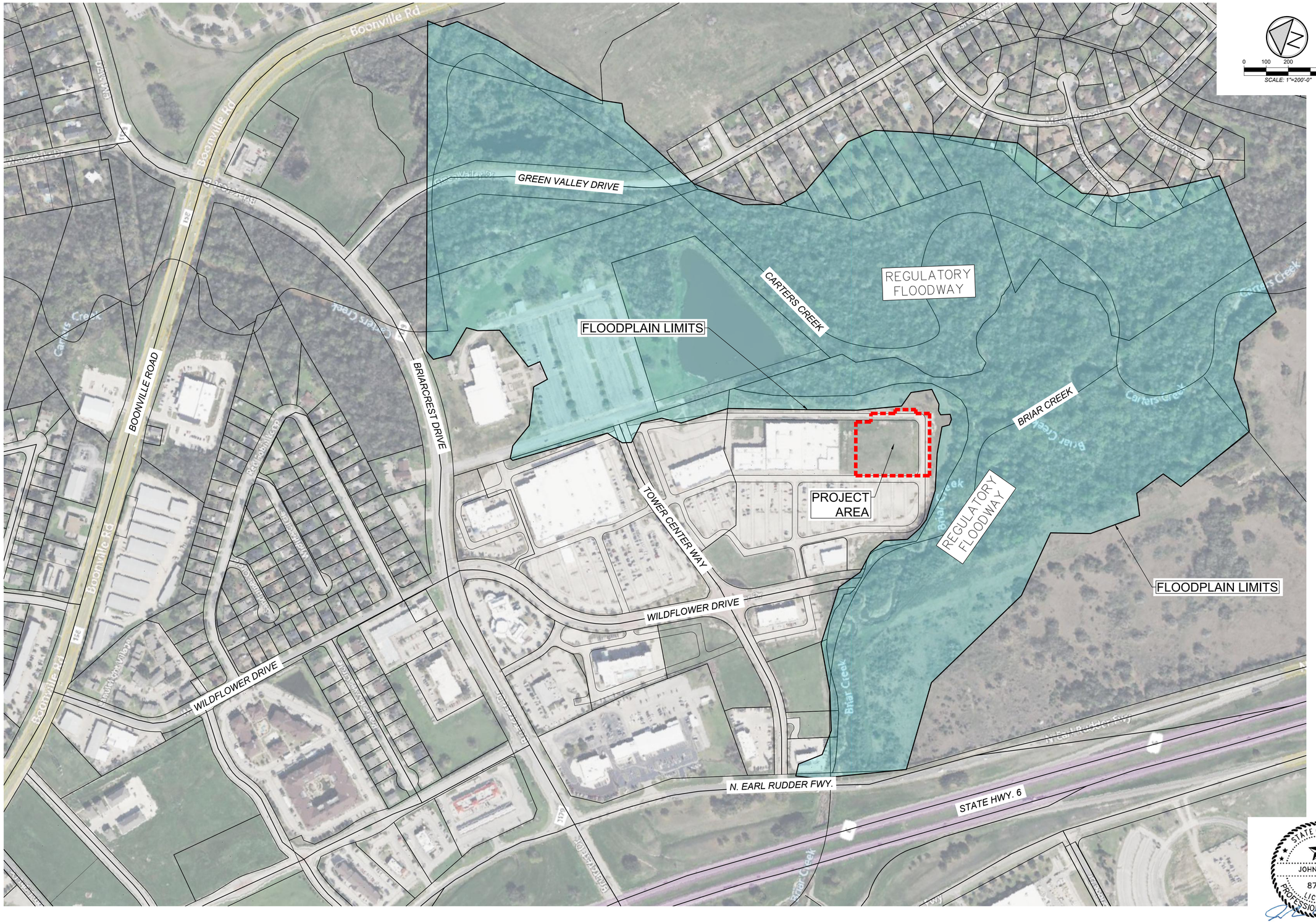
STATE OF TEXAS — JOHN RUSK — 87884 — LICENSED PROFESSIONAL ENGINEER
04/01/2026
CIVIL ENGINEER

PICKLEBALL JUNCTION

MSCBH PROPERTIES

APRIL 2026

582103



STATE OF TEXAS
JOHN RUSK
87884
LICENSED
PROFESSIONAL ENGINEER

05/06/26

Vicinity Map 1" = 200' 1

REVISIONS

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Pickleball Junction

MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802

Vicinity Map

JOB NUMBER 582103

SHEET NO.

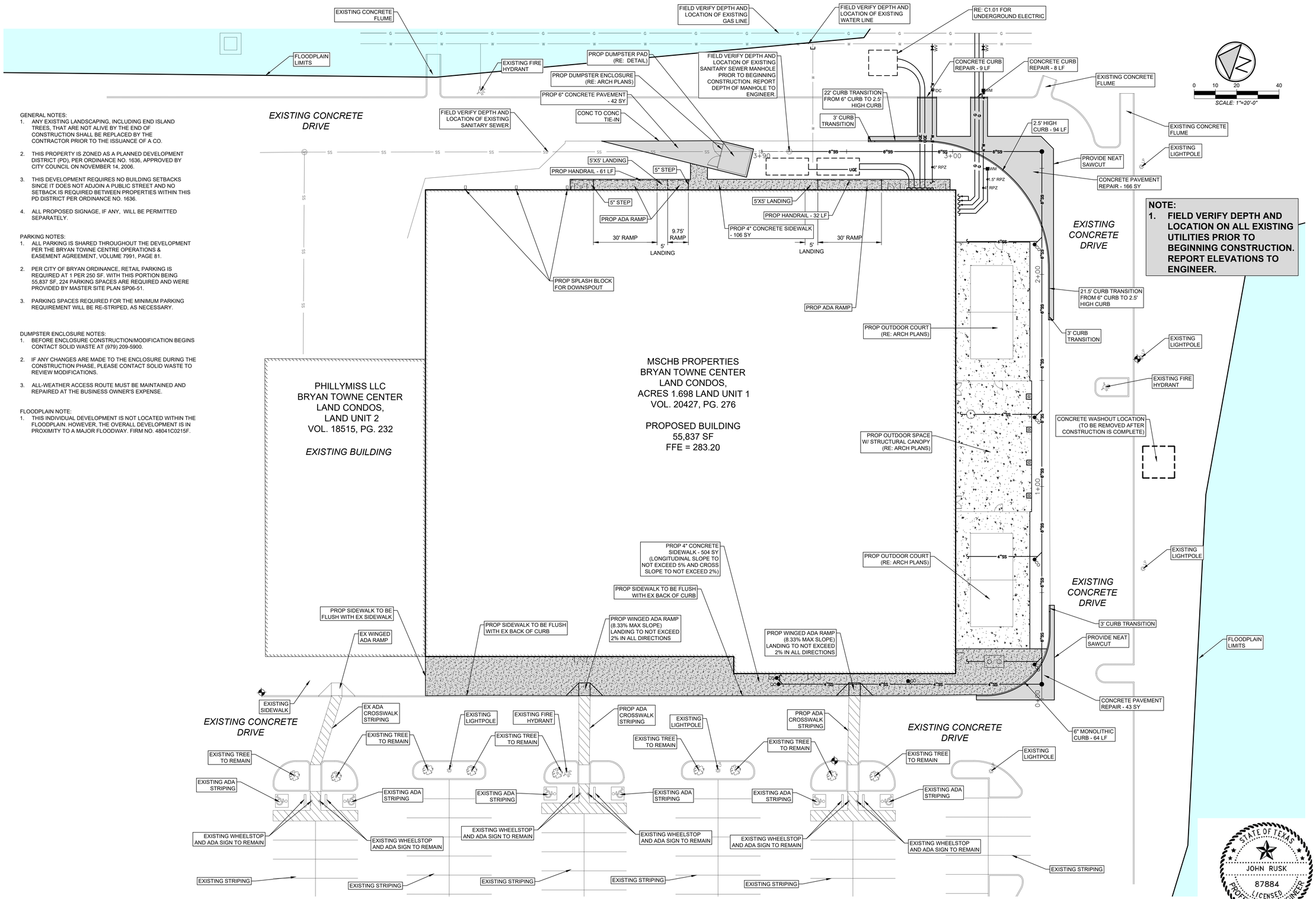
C0.00

GENERAL NOTES:
1. ANY EXISTING LANDSCAPING, INCLUDING END ISLAND TREES, THAT ARE NOT ALIVE BY THE END OF CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR PRIOR TO THE ISSUANCE OF A CO.
2. THIS PROPERTY IS ZONED AS A PLANNED DEVELOPMENT DISTRICT (PD), PER ORDINANCE NO. 1636, APPROVED BY CITY COUNCIL ON NOVEMBER 14, 2006.
3. THIS DEVELOPMENT REQUIRES NO BUILDING SETBACKS SINCE IT DOES NOT ADJOIN A PUBLIC STREET AND NO SETBACK IS REQUIRED BETWEEN PROPERTIES WITHIN THIS PD DISTRICT PER ORDINANCE NO. 1636.
4. ALL PROPOSED SIGNAGE, IF ANY, WILL BE PERMITTED SEPARATELY.

PARKING NOTES:
1. ALL PARKING IS SHARED THROUGHOUT THE DEVELOPMENT PER THE BRYAN TOWNE CENTRE OPERATIONS & EASEMENT AGREEMENT, VOLUME 7991, PAGE 81.
2. PER CITY OF BRYAN ORDINANCE, RETAIL PARKING IS REQUIRED AT 1 PER 250 SF. WITH THIS PORTION BEING 55,837 SF, 224 PARKING SPACES ARE REQUIRED AND WERE PROVIDED BY MASTER SITE PLAN SP06-51.
3. PARKING SPACES REQUIRED FOR THE MINIMUM PARKING REQUIREMENT WILL BE RE-STRIPED, AS NECESSARY.

DUMPSTER ENCLOSURE NOTES:
1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE AT (979) 209-5900.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

FLOODPLAIN NOTE:
1. THIS INDIVIDUAL DEVELOPMENT IS NOT LOCATED WITHIN THE FLOODPLAIN. HOWEVER, THE OVERALL DEVELOPMENT IS IN PROXIMITY TO A MAJOR FLOODWAY. FIRM NO. 48041C0215F.



NOTE:
1. FIELD VERIFY DEPTH AND LOCATION ON ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT ELEVATIONS TO ENGINEER.

05/06/26

REVISIONS

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Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802
Site Plan

JOB NUMBER 582103

SHEET NO.
C1.00

STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER

Site Plan | 1" = 20' | 1

GENERAL UTILITY NOTES:
1. CONTACT - CITY OF BRYAN PUBLIC WORKS - (979) 209-5900

WATER NOTES:
1. SUB-WATER METER SHALL BE NEPTUNE MACH 10 ULTRASONIC METER (OR EQUAL), 1.5".
2. PER IPC, PEAK WATER FLOW IS 105 GPM.

FLOODPLAIN NOTE:
1. THIS INDIVIDUAL DEVELOPMENT IS NOT LOCATED WITHIN THE FLOODPLAIN. HOWEVER, THE OVERALL DEVELOPMENT IS IN PROXIMITY TO A MAJOR FLOODWAY. FIRM NO. 48041C0215F.

APPROXIMATE LOCATION OF EXISTING PAD MOUNT TRANSFORMER

FLOODPLAIN LIMITS

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL DELIVERY PROVIDER FOR NEW PAD MOUNT TRANSFORMER AND PROVIDE AS REQUIRED.

FIELD VERIFY DEPTH AND LOCATION OF EXISTING GAS LINE

FIELD VERIFY DEPTH AND LOCATION OF EXISTING 8" WATER LINE

EXISTING 8" WATER LINE TO BE PLUGGED AT WATER MAIN.

EX SSMH #2
STA: 3+76.97
TOP= 278.22
6" IN (S)= 272.15
6" OUT (N)=271.68
FIELD VERIFY PRIOR TO CONSTRUCTION

EXISTING CONCRETE DRIVE

FIELD VERIFY DEPTH AND LOCATION OF EXISTING SANITARY SEWER

EX SSMH #1
TOP = 278.22
6" PVC FL IN (S) = 271.08
4" PVC FL IN (W) = 275.50
8" PVC FL OUT (N) = 270.56

PHILLYMISS LLC
BRYAN TOWNE CENTER
LAND CONDOS,
LAND UNIT 2
VOL. 18515, PG. 232

EXISTING BUILDING

MSCHB PROPERTIES
BRYAN TOWNE CENTER
LAND CONDOS,
ACRES 1.698 LAND UNIT 1
VOL. 20427, PG. 276

PROPOSED BUILDING
55,837 SF
FFE = 283.20

INTERCONNECT PROPOSED 6" FIRE LINE TO TIE INTO EXISTING 8" WATER LINE W/ 8"X6" TEE AND 6" GV&B W/ LOCKING LID

2" GAS LINE - 181 LF

PROPOSED 2" GAS LINES TO TIE INTO EXISTING GAS LINE W/ 2" VALVES

INTERCONNECT PROPOSED 4" WATER LINE TO TIE INTO EXISTING 8" WATER LINE W/ 8"X4" TEE & 4" GV&B

4" PVC WATER LINE - 87 LF

MASTER WATER METER

PROPOSED UNDERGROUND ELECTRICAL SERVICES. REFER TO ONE-LINE DIAGRAM.

REMOTE FDC LOCATION

6" C900 PVC FIRE LINE - 66 LF

6" SDR 26 PVC SEWER LINE - 119 LF @ 1.00%

SUB WATER METER (SEE WATER NOTES)

RISER ROOM LOCATION

SSMH #2 (TRAFFIC RATED)
STA: 2+57.92
TOP= 276.79
6" IN (W)= 273.44
6" OUT (N)= 273.34

6" SDR 26 PVC SEWER LINE - 40 LF @ 1.00%

AUTOMATIC TRANSFER SWITCHES

FUSED DISCONNECTS

ELECTRICAL METERS AND TAP BOXES

1.5" PVC WATER LINE - 34 LF

FIELD VERIFY DEPTH AND LOCATION OF EXISTING SANITARY SEWER MANHOLE

PROPOSED 6" SANITARY SEWER TO TIE INTO EX MANHOLE. CORE INTO EX MANHOLE W/ BOOT.

PROPOSED STAND-BY GENERATOR

PROPOSED STAND-BY GENERATOR

RE: MEP PLANS FOR CONTINUATION INTO BUILDING (FIRE LINE)

RE: MEP PLANS FOR CONTINUATION INTO BUILDING (GAS SERVICE)

RE: MEP PLANS FOR CONTINUATION INTO BUILDING (WATER SERVICE)

4"X6" WYE
4" SERVICE TAP TO BUILDING
STA: 2+17.53
6" FL= 273.84

4" WYE W/ CLEANOUT

6" SDR 26 PVC SEWER LINE - 81 LF @ 1.00%

RE: MEP PLANS FOR CONTINUATION INTO BUILDING FL = 277.90

4" SDR 26 PVC - 36 LF (1.00% MIN SLOPE)

4" SDR 26 PVC - 33 LF (1.00% MIN SLOPE)

4"X6" WYE
4" SERVICE TAP TO BUILDING (SAND/OIL SEPARATOR)
STA: 1+36.03
6" FL= 274.66

RE: MEP PLANS FOR CONTINUATION INTO BUILDING FL = 281.16

4" WYE W/ CLEANOUT

4" FL IN (N) = 281.04

ELEVATOR SAND/OIL SEPARATOR (RE: MEP PLANS)

4" FL OUT (S) = 280.79

RE: C1.03 FOR SANITARY SEWER PROFILE

4" SDR 26 PVC - 36 LF (1.00% MIN SLOPE)

6" SDR 26 PVC SEWER LINE - 67 LF @ 1.00%

RE: MEP PLANS FOR CONTINUATION INTO BUILDING FL = 276.78

4"X6" WYE
4" SERVICE TAP TO BUILDING
STA: 0+69.03
6" FL= 275.33

4" SDR 26 PVC - 19 LF (1.00% MIN SLOPE)

4" WYE W/ CLEANOUT

4" FL OUT (S) = 277.57

4" FL IN (N) = 277.82

EXISTING CONCRETE DRIVE

RE: MEP PLANS FOR CONTINUATION INTO BUILDING FL = 277.84

4" SDR 26 PVC - 8 LF (1.00% MIN SLOPE)

6" SDR 26 PVC SEWER LINE - 50 LF @ 1.00%

RE: MEP PLANS FOR CONTINUATION INTO BUILDING FL = 277.90

4" SDR 26 PVC SEWER LINE - 2 LF @ 1.60%

4" SDR 26 PVC SEWER LINE - 2 LF @ 1.41%

4"X6" WYE
4" SERVICE TAP TO BUILDING (GREASE TRAP)
STA: 0+19.53
6" FL= 275.82

4" WYE W/ CLEANOUT

6" SDR 26 PVC SEWER LINE - 13 LF @ 1.00%

SSMH #1 (TRAFFIC RATED)
STA: 0+06.81
TOP= 282.03
4" IN (N)= 276.05
6" OUT (E)= 275.95

4" WYE W/ CLEANOUT
STA: 0+08.31
FLUSH W/ PAVEMENT
4" FL= 277.80

4" SDR 26 PVC SEWER LINE - 61 LF @ 1.41%

4" SDR 26 PVC SEWER LINE - 62 LF @ 1.41%

4" WYE W/ CLEANOUT
STA: 0+06.81
FLUSH W/ PAVEMENT
4" FL= 277.77

4" WYE W/ CLEANOUT
STA: 0+06.81
FLUSH W/ PAVEMENT
4" FL= 276.92

EXISTING CONCRETE DRIVE

EXISTING CONCRETE DRIVE

GREASE TRAP (RE: MEP PLANS)

FLOODPLAIN LIMITS

NOTE:
1. FIELD VERIFY DEPTH AND LOCATION ON ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT ELEVATIONS TO ENGINEER.

0 10 20 40
SCALE: 1"=20'-0"

05/06/26

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Pickleball Junction

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Utility Plan

JOB NUMBER 582103

SHEET NO.

C1.01

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87884
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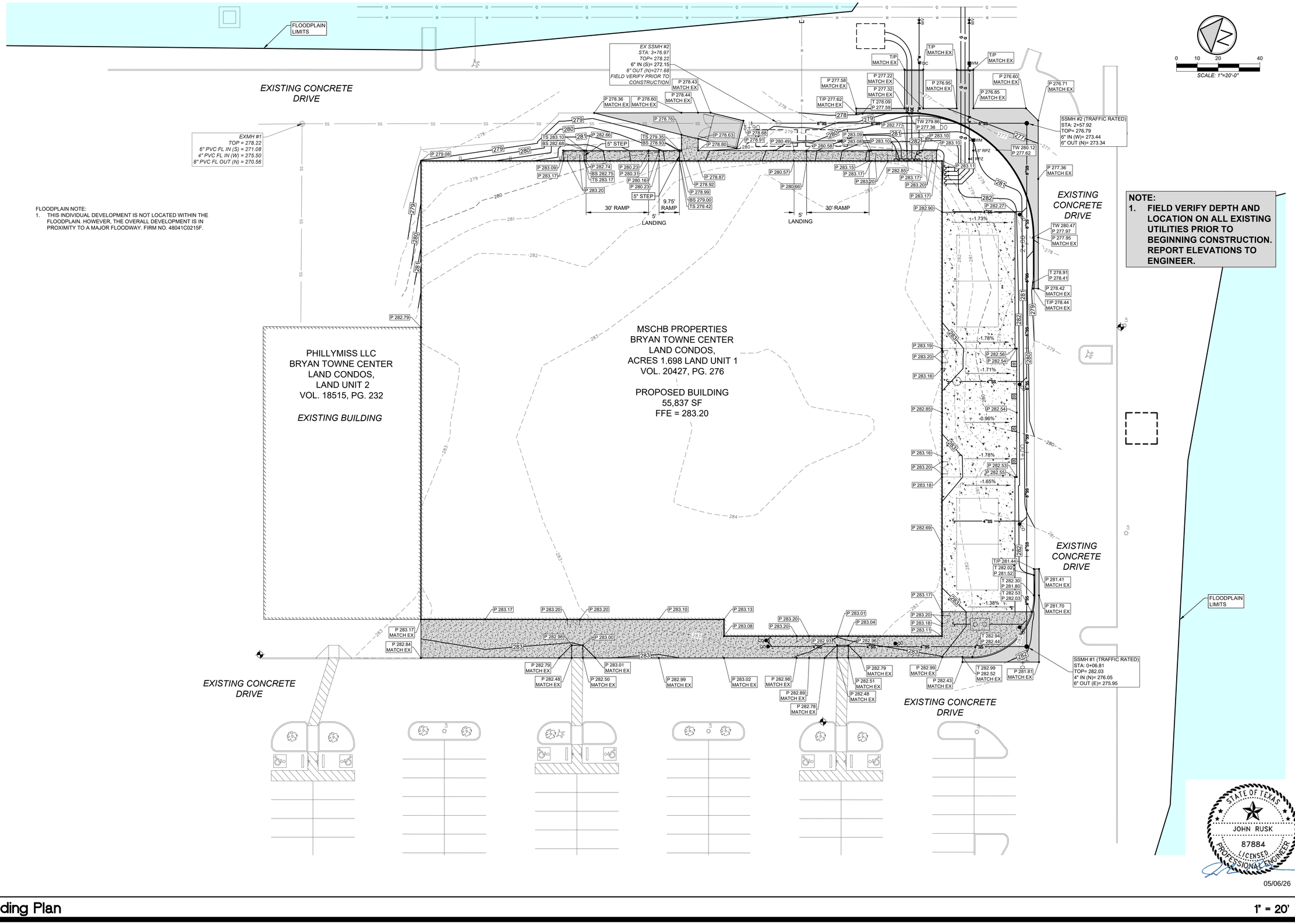
PROFESSIONAL ENGINEER

Utility Plan | 1" = 20' | 1



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Grading Plan

JOB NUMBER 582103

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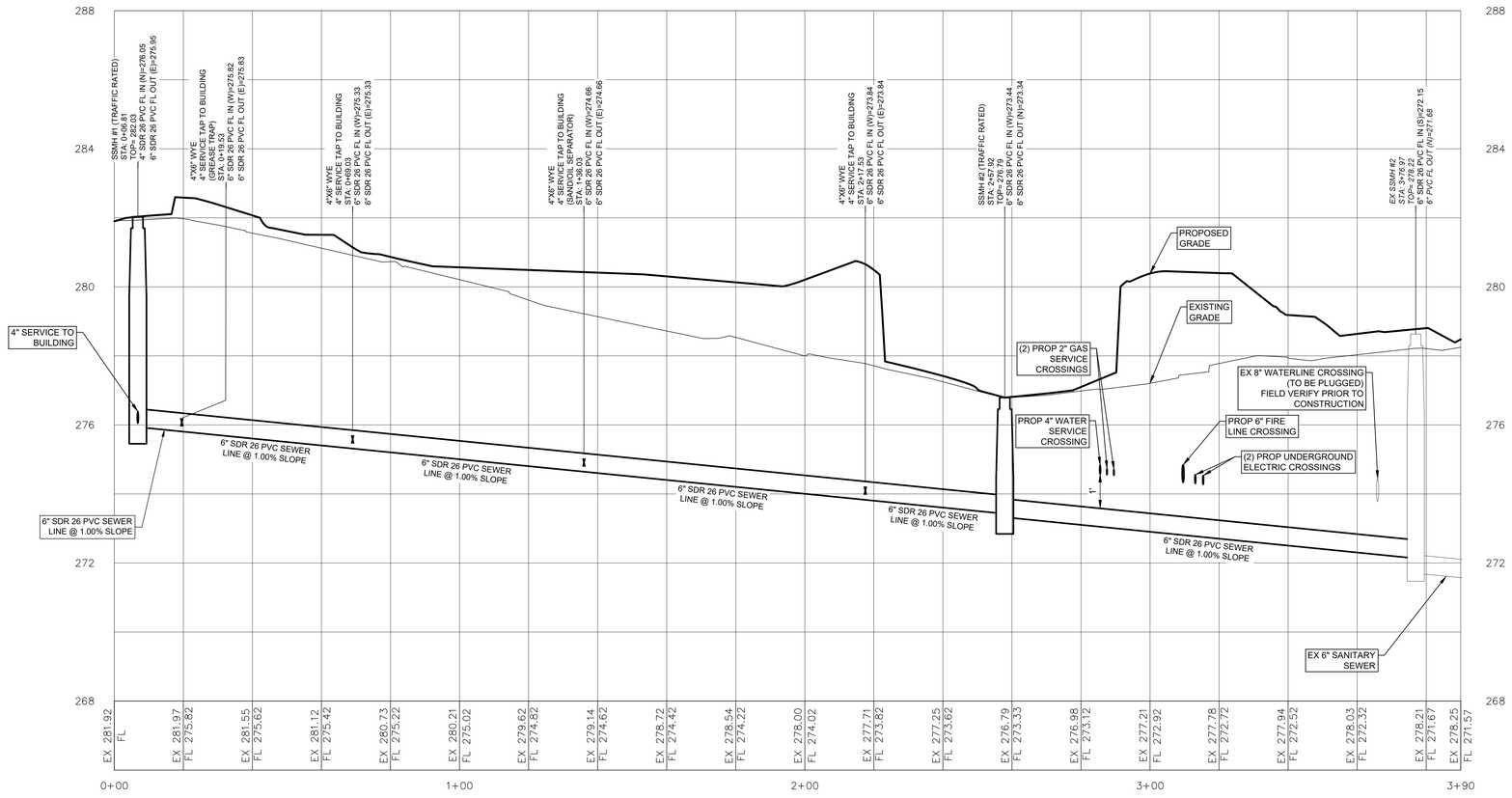
Grading Plan | 1" = 20' | 1



Sanitary Sewer Profile

H: 1" = 20', V: 1" = 2'

1

05/06/26

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Sanitary Sewer Profile

JOB NUMBER 582103

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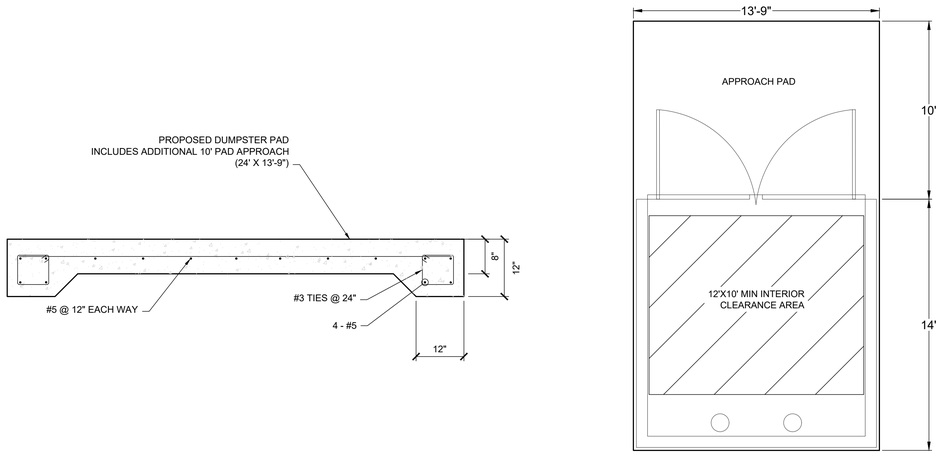
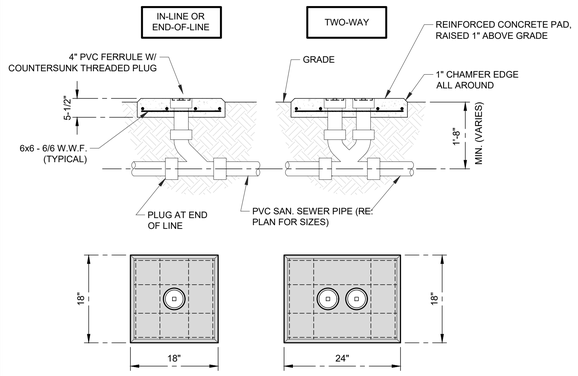
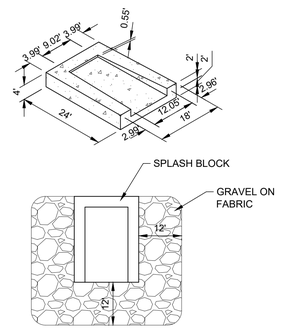


Dumpster Pad — N.T.S. — 11

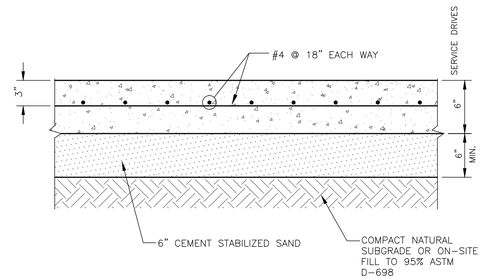


Sewer Cleanout — N.T.S. — 10

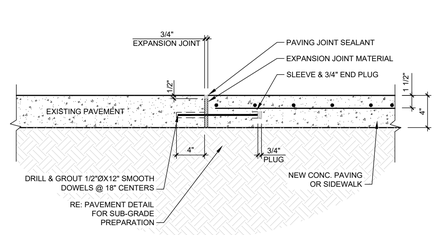


Splash Block — N.T.S. — 9

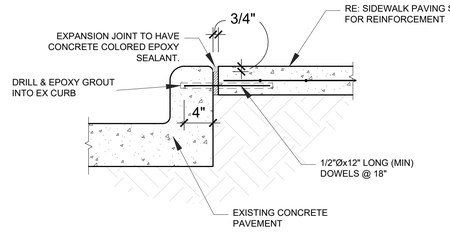
Not Used — N.T.S. — 8



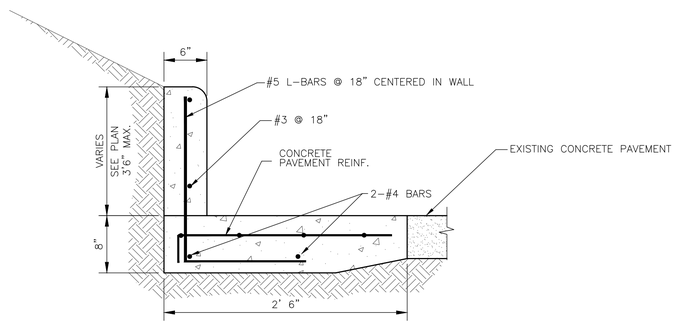
Concrete Pavement — N.T.S. — 7



Conc to Conc Tie-In — N.T.S. — 5



Sidewalk at Back of Curb — N.T.S. — 4



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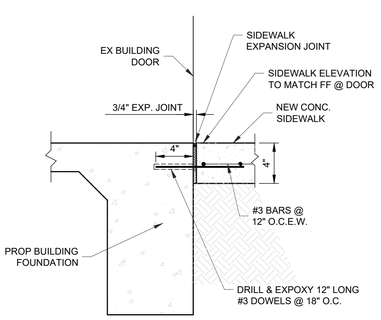
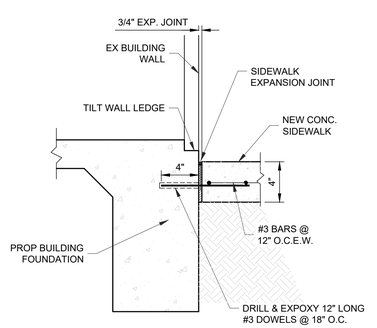
PROFESSIONAL ENGINEER
05/06/26

High Curb — N.T.S. — 3



Sidewalk at Building Door — N.T.S. — 2



Sidewalk at Building Foundation — N.T.S. — 1

REVISIONS	DATE		
1	-----		
2	-----		
3	-----		
4	-----		

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DRAWN BY: CS | APPV'D BY: JIR | ISSUED: ####

T.B.P.E.L.S FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S FIRM NO. 10113900

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4477 CONSEWAY RD. STE. 100 - WACO, TEXAS 76708 - (817) 870-2069
455 RICE ROAD STE. 107 - TYLER, TEXAS 75703 - (903) 581-3805
613 AUSTIN AVE. - WACO, TEXAS 76701 - (254) 218-1544

Pickleball Junction

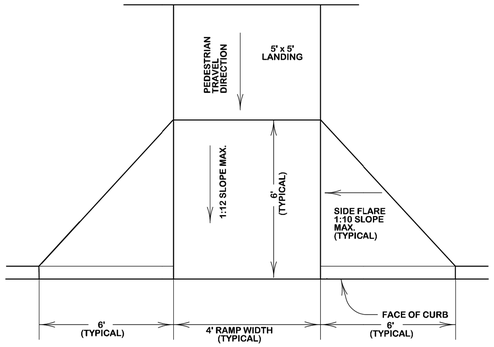
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802

Civil Details

JOB NUMBER 582103

SHEET NO.

C2.00



TYPICAL AMBULATORY RAMP W/ FLARED WINGS

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		SW2-02

CITY OF BRYAN *The Good Life. Texas Style.*

CITY OF COLLEGE STATION

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

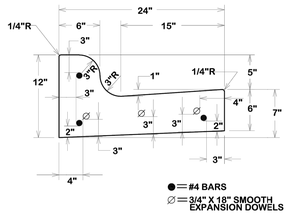
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

NOTE:
TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

28-DAY CONCRETE STRENGTH=3500 psi.



●= #4 BARS
∅= 3/4" X 18" SMOOTH EXPANSION DOWELS

TYPICAL COMBINED CURBS & GUTTER SECTION

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
FEB. 2021		ST1-01

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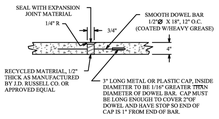
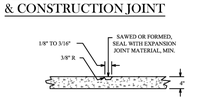
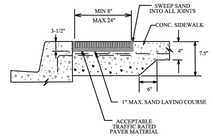
NOTES:
1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C.,CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



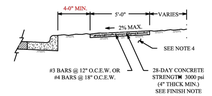
SIDEWALK EXPANSION & CONSTRUCTION JOINT



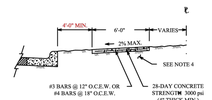
SIDEWALK CONTRACTION JOINT



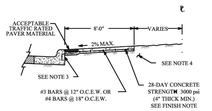
SIDEWALK PAVER SECTION



ALONG LOCAL STREETS



ALONG MINOR COLLECTORS AND LARGER



ALONG MINOR COLLECTORS AND LARGER

CONCRETE SIDEWALK

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		SW1-02

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CITY OF COLLEGE STATION

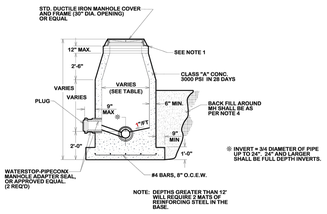
NOTES:
1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
2. USE NP 1 SEALANT OR APPROVED EQUAL BETWEEN RING/COVER, ADJUSTMENT AND CHIMNEY OR CORBEL/CONE SECTION.
3. MINIMUM CONCRETE CLASS AND FOUNDATION FROM FLOWLINE TO BASE AS FOLLOWS:

MANHOLE DEPTH (FT.)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"

4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:

LOCATION	COMPACTION REQUIREMENT
PAVEMENT	98 % STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA	90 % STANDARD PROCTOR - ASTM D 698

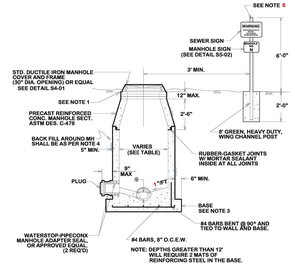
5. IN FLOODPLAINS OR AREAS OF CONCENTRATED FLOW THE CONE SHALL EXTEND 1 FOOT ABOVE THE BASE FLOOD ELEVATION OR A BOLT DOWN WATER-TIGHT RING AND COVER SHALL BE USED, VENTED WHERE REQUIRED.
6. WARNING SIGN ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.



※ INVERT = 3/4 DIAMETER OF PIPE (UP TO 24". 30" AND LARGER SHALL BE FULL DEPTH INVERTS.

CAST IN PLACE MANHOLE

MANHOLE DIA.	MAIN SIZE
4 FT	<18in.
5 FT	≥18in. <36in.
6 FT	≥36in.



PRE-CAST MANHOLE

STANDARD MANHOLE

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
APR 2024		S1-00

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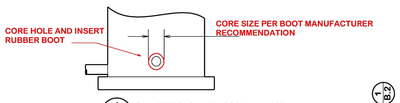
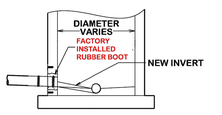
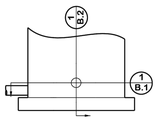
NOTES:
1.CONCRETE SHALL BE 3,000 P.S.I.



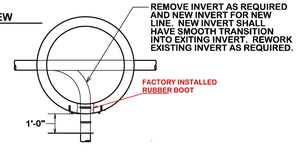
1/A OPENING CREATION DETAIL





1/B MANHOLE CONNECTION DETAIL

1/B.2 CONNECTION DETAIL SECTION VIEW



1/B.1 CONNECTION DETAIL SECTION VIEW

STANDARD MANHOLE TIE-IN

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
APR 2024		S3-01

CITY OF BRYAN *The Good Life. Texas Style.*

CITY OF COLLEGE STATION

05/06/26

NO.	DATE	REVISIONS
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Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802
Civil Details

JOB NUMBER 582103

SHEET NO.
C2.01

STRUCTURAL DESIGN NOTES	
FLOOR LIVE LOADS	
2ND FLOOR LIVE LOADS	100 PSF
ROOF LIVE LOADS	
ROOF LIVE LOAD (L_r)	20 PSF (REDUCIBLE)
SNOW LOADS	
GROUND LOADING (P_g)	5 PSF
WIND DESIGN CRITERIA	
RISK CATEGORY	III
ULTIMATE WIND SPEED (V_{ULT})	119 MPH
NOMINAL WIND SPEED (V_{ASD})	93 MPH
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	± .18
SEISMIC DESIGN CRITERIA	
RISK CATEGORY	III
IMPORTANCE FACTOR (I_e)	1.25
SOIL SITE CLASS	D
MAPPED SPECTRAL ACCELERATION FOR SHORT PERIODS(S_S)	.067
MAPPED SPECTRAL ACCELERATION FOR A 1-SECOND PERIOD (S_1)	.041
DESIGN SPECTRAL ACCELERATION FOR SHORT PERIODS (S_{DS})	.071
DESIGN SPECTRAL ACCELERATION FOR A 1-SECOND PERIOD (S_{D1})	.065
SEISMIC DESIGN CATEGORY	A
BASE SHEAR (V)	-
SEISMIC RESPONSE COEFFICIENT (C_S)	-
RESPONSE MODIFICATION COEFFICIENT (R)	-
ANALYSIS PROCEDURE	-
BASIC SEISMIC - FORCE - RESISTING SYSTEM (SFRS)	-
GEOTECHNICAL DESIGN CRITERIA	
ALLOWABLE SOIL BEARING PRESSURE FOR FOOTINGS	2000 PSF

7 STRUCTURAL DESIGN NOTES

COMPONENTS & CLADDING WIND PRESSURES, PSF								
	ZONE	10 FT²		20 FT²		50 FT²		100 FT²	
ROOF	FIELD	14.1	-55.3	13.3	-51.6	12.1	-46.8	11.1	-43.2
	EDGE	14.1	-72.9	13.3	-68.2	12.1	-62.0	11.1	-57.4
	CORNER	14.1	-99.4	13.3	-90.1	12.1	-77.6	11.1	-68.2
WALL	FIELD	34.7	-37.7	33.1	-36.0	31.1	-34.0	29.5	-32.4
	EDGE	34.7	-46.5	33.1	-43.4	31.1	-39.3	29.5	-36.0

COMPONENTS & CLADDING WIND PRESSURE NOTES:

1. WIND LOAD PRESSURES WERE CALCULATED USING ASCE 7 PROCEDURES. (+) & (-) VALUES SIGNIFY PRESSURES ACTING TOWARDS & AWAY FROM THE BUILDING, RESPECTIVELY.

2. WALL EDGE, ROOF EDGE, AND ROOF CORNER ZONES ARE DEFINED AS DISTANCE 'a' FROM EDGE OF WALL OR ROOF:

   a. DISTANCE 'a' IS EQUAL TO 10% OF LEAST HORIZONTAL MAJOR PLAN DIMENSION OR 0.4'h', WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL MAJOR PLAN DIMENSION OR 3 FT

   b. DISTANCE 'h' IS EQUAL TO MEAN ROOF HEIGHT, EXCEPT THAT EAVE HEIGHT SHALL BE USED FOR 'θ' ≤ 10°

   c. 'θ' IS EQUAL TO ANGLE OF PLANE OF ROOF FROM HORIZONTAL

6 COMPONENTS & CLADDING

1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION (IBC) AND ITS REFERENCED STANDARDS AS FOLLOWS:
   1.1. ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
   1.2. ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   1.3. AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"

2. REFER TO THE STRUCTURAL DESIGN CRITERIA TABLE FOR GRAVITY LOADS, WIND DESIGN REQUIREMENTS, SEISMIC DESIGN REQUIREMENTS, SNOW DESIGN REQUIREMENTS, AND ALLOWABLE SOIL BEARING PRESSURE.

3. ROOF TOP EQUIPMENT DESIGN WEIGHTS ARE SHOWN ON PLAN. CONTRACTOR SHALL CONFIRM ANY EQUIPMENT CHANGE DOES NOT EXCEED THESE WEIGHT LIMITS. IF EQUIPMENT WEIGHT EXCEEDS LIMITS, POSSIBLE STRUCTURAL COMPONENTS MAY REQUIRE REDESIGN. CONTRACTOR MUST INCLUDE ALLOWANCE FOR STRUCTURAL MODIFICATIONS IN VALUE ENGINEERING PROCESS.

4. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLAN, SECTIONS, AND DETAILS. DO NOT SCALE THE DRAWINGS.

5. PRINCIPAL OPENINGS, CURBS, AND SLAB DEPRESSIONS ARE SHOWN ON THE DRAWING. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, OTHER OPENINGS, AND SLAB DEPRESSIONS NOT SHOWN. THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS STEEL FOR ALL OPENINGS, CURBS, AND SLAB DEPRESSIONS. ANY AREA NOT IDENTIFIED SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

6. THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT THE CONCRETE REACHES THE FULL DESIGN STRENGTH AND ALL FRAMING MEMBERS AND THEIR CONNECTIONS ARE IN PLACE.

7. SUBSTITUTIONS ARE CONSIDERED TO BE CHANGE ORDERS AND MUST BE APPROVED PRIOR TO FABRICATION OR USE.

5 DESIGN CRITERIA NOTES

1. GRADE BEAMS AND FOOTINGS SHALL BEAR INTO APPROVED BEARING STRATUM AS APPROVED BY GEOTECHNICAL ENGINEER.

2. PREPARE BUILDING PADS IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION REPORT BY TERRACON PROJECT NO. A1175106, DATED 11/2/2017, PROVIDED BY OWNER (INCLUDED IN PROJECT MANUAL) & PER DETAIL 7/S2.21.

3. FOOTINGS ARE DESIGNED FOR THE ALLOWABLE NET SOIL BEARING PRESSURE OF 2000 PSF.

4. PREPARE THE BUILDING PAD TO LIMIT POTENTIAL VERTICAL RISE (PVR) TO A MAXIMUM OF 1 INCH. THE FULL DEPTH OF THE BUILDING PAD SHALL BE PREPARED FOR AN AREA EXTENDING 5'-0" FROM BUILDING LINE. REFER TO THE GEOTECHNICAL REPORT & DETAIL 7/S2.21 FOR INFORMATION REGARDING BUILDING PAD PREPARATION.

5. PROVIDE APPROVED VAPOR BARRIER DAMP PROOFING UNDER SLAB & BEAMS. REFER TO 07190 WATERPROOFING SPECIFICATION FOR MORE INFORMATION.

6. ENSURE THAT NO DRAINAGE ON OR OFF THE SITE IS BLOCKED BY PROPOSED CONSTRUCTION. FINISHED GRADES ARE TO BE SLOPED TO PROVIDE PROPER DRAINAGE.

7. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUNOFF.

4 BUILDING PAD NOTES

THE FOLLOWING ITEMS ARE PORTIONS OF THE PROJECT THAT WILL NOT BE SUBMITTED AT THE TIME OF DRAWING CERTIFICATION AND/OR PERMIT APPLICATION. DESIGN AND PREPARATION OF SHOP DRAWING SUBMITTALS WILL BE PREPARED BY A SPECIALTY CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT.

1. ENGINEERED COLD FORMED METAL FRAMING
2. STRUCTURAL STEEL CONNECTIONS
3. OPEN WEB STEEL JOISTS & JOIST GIRDERS
4. TILT-WALL PANEL LIFTING REQUIRMENTS

SHOP DRAWING SUBMITTALS SHALL CONSIST OF FABRICATION AND ERECTION DRAWINGS (AS APPLICABLE) AND ACCOMPANYING CALCULATIONS. SUBMITTALS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND SUBMITTED TO THE ENGINEER OF RECORD AND OWNER'S REPRESENTATIVE FOR REVIEW.

3 DELEGATED DESIGN NOTES

1. CONFORM TO ALL APPLICABLE BUILDING CODES.

2. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION TO BE IN ACCORDANCE WITH THE FOLLOWING:
AISC MANUAL OF STEEL CONSTRUCTION
AWS D1.0 CODE OF WELDING IN BUILDING CONSTRUCTION

3. PROVIDE ALL TEMPORARY SHORING AND BRACING AS NEEDED FOR STABILITY UNTIL STRUCTURE IS COMPLETE. ALL TEMPORARY SHORING/BRACING IS TO BE DESIGNED BY THE CONTRACTOR.

4. STRUCTURAL FRAMING TO BE SHOP PRIMED AND TOUCHED UP IN FIELD AFTER ERECTION UNLESS OTHER FINISH HAS BEEN SPECIFIED.

5. STRUCTURAL STEEL FRAMING MATERIALS TO MEET REQUIREMENTS OF THE FOLLOWING MINIMUM STANDARDS:
   ASTM A992 STRUCTURAL STEEL W SHAPES
   ASTM A36 or A992 – STRUCTURAL STEEL C SHAPES
   ASTM A36 OR A572, GR. 50 – STRUCTURAL STEEL L SHAPES
   ASTM A36 – ALL OTHER SECONDARY FRAMING MEMBERS
   ASTM A500 GR. B OR GR. C - HSS SHAPES
   ASTM A653 GR 50 CLASS 1 – ZEE & CEE ROOF PURLINS
   ASTM A325N HIGH STRENGTH BOLTS - ALL FRAMING

6. CONNECTIONS NOT SPECIFICALLY DETAILED IN THE STRUCTURAL DRAWINGS ARE TO BE DESIGNED BY THE STEEL FABRICATOR. CONNECTIONS SHALL DEVELOP HALF OF THE MAXIMUM CAPACITY POSSIBLE FOR THE GIVEN BEAM PER TABLE 3-6 OF AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION (U.N.O.). DESIGN CONNECTIONS IN ACCORDANCE WITH OF AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION . THE MINIMUM BOLTED CONNECTION IS TWO ¾" DIAMETER BOLTS.

7. ALL HIGH-TENSION BOLTS SHALL BE PRETENSIONED TO THE FORCE PROVIDED IN THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS".

8. GALVANIZING OF STEEL MEMBERS SHALL CONFORM TO ASTM A-123. ALL EXTERIOR STEEL MEMBERS ARE TO BE GALVANIZED WITH A MINIMUM COATING OF G90 U.N.O.

9. OPEN WEB STEEL JOISTS TO CONFORM TO STEEL JOIST INSTITUTE (SJI) SPECIFICATIONS.

10. PROVIDE BRACING BETWEEN BAR JOIST BOTTOM CHORD AND BOTTOM OF SUPPORT BEAMS AT EVERY OTHER JOIST. WELD BRACING AFTER ELEVATED CONCRETE SLAB IS POURED.

11. STEEL JOIST MANUFACTURER IS TO CHECK FLOOR SYSTEM BOTTOM CHORD BRIDGING REQUIREMENTS AND PROVIDE BRIDGING AS REQUIRED TO ADEQUATELY BRACE BOTTOM CHORDS AGAINST LATERAL MOVEMENT UNDER CONSTRUCTION, UP-LIFT, AND FULL LOADING CONDITIONS. SUBMIT BRIDGING REQUIREMENTS WITH SHOP DRAWINGS OF STEEL JOISTS. UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS BE SUSPENDED FROM ANY BRIDGING, PER SJI REQUIREMENTS.

12. STEEL JOISTS ARE TO BE PROVIDED WITH THE STANDARD JOIST SEAT DEPTH AND LENGTH ACCORDING TO THE JOIST DESIGNATION, UNLESS NOTED OTHERWISE ON FRAMING PLANS. WHERE JOISTS ARE SLOPED, JOIST MANUFACTURER TO ADJUST SEAT DEPTH ACCORDINGLY AND COORDINATE ADJUSTED DEPTHS WITH STEEL FABRICATOR.

13. WHERE EVER POSSIBLE, JOISTS SHOULD BE PLACED BACK-TO-BACK WITH A MAXIMUM GAP OF ½" BETWEEN ENDS OF JOIST SEATS. IF DIMENSIONAL CONSTRAINTS PREVENT THIS, JOISTS ARE TO BE STAGGERED TO ALLOW FOR JOISTS TO ACHIEVE MINIMUM BEARING DIMENSION. WHEN STAGGERED, CONTRACTOR TO ENSURE THAT THE METAL DECKING DOES NOT EXCEED MANUFACTURERS MAXIMUM SPAN.

14. AREAS INDICATED AS "ARCHITECTURALLY EXPOSED STEEL" SHALL MEET THE REQUIREMENTS FOR SURFACE PREPARATION, WELD CLEANING, AND MORE SPECIFIED IN SECTION 10 OF AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

15. ELECTRODES FOR FIELD AND SHOP WELDS OF STRUCTURAL STEEL SHALL BE E70XX, U.N.O.

16. WHERE WELD SIZE IS NOT SHOWN ON DRAWINGS, WELD SIZE IS TO BE THE MINIMUM SIZE CONTINUOUS FILLET WELD.

17. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL GROOVE WELDS SHALL BE FULL PENETRATION.

18. COMPOSITE DECKING OR METAL DECKING SHALL BE GALVANIZED WITH A MINIMUM COATING OF G90. DECKING IS TO BE PLACED IN CONTINUOUS SPANS OF THREE OR MORE SPANS WHEREVER POSSIBLE. IN NO CASE SHALL UNSHORED DECKING EXCEED THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS OR A DEFLECTION CRITERIA OF SPAN DIVIDED BY 240.

2 STRUCTURAL STEEL NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE.

2. MILD STEEL REINFORCING BARS SHALL CONFORM TO ASTM A-615. NO.3 AND LARGER BARS SHALL BE GRADE 60.

3. WELDED STEEL WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-185. ALL WELDED STEEL WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS, NOT IN ROLLS.

4. MILD STEEL REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI SP-66.

5. CONCRETE SHALL BE NORMAL WEIGHT WITH AN APPROXIMATE DENSITY OF 150 PCF, U.N.O.

6. PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C-150, TYPE 1, TYPE 2, OR COMBINATION OF 1 AND 2, UNLESS OTHERWISE APPROVED.

7. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C-33. THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE THE FOLLOWING:
   FOUNDATION/SLABS = 1"
   CMU BOND BEAMS = 1/2"
   SECOND FLOOR = 1/2"

8. ADDITIVES FOR AIR ENTRAINMENT, WATER REDUCTION, AND SET CONTROL SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, **AND APPROVED BY ENGINEER**.

9. MIXES SHALL BE DESIGNED TO PROVIDE CONCRETE WITH 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

10. MILD STEEL REINFORCEMENT SHALL BE PLACED AND SECURED IN ACCORDANCE WITH CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".

11. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS OR AS REQUIRED BY ACI:
   GRADE BEAMS = 1 1/2" TOP & SIDES, 3" BOTTOM
   SLABS ON GRADE = 1 1/2" TOP
   FOOTINGS = 2" TOP & SIDES, 3" BOTTOM
   PAVING = 1 1/2" TOP, 3" BOTTOM

12. REINFORCING BARS MAY BE SPLICED ONLY WHERE SHOWN ON THE DRAWINGS EXCEPT THAT REINFORCING DESIGNATED AS "CONTINUOUS". "CONTINUOUS" REINFORCING BARS NO. 6 AND SMALLER SHALL BE CONTACT LAP SPLICED 57 BAR DIAMETERS AND NO. 7 AND LARGER SHALL BE CONTACT LAP SPLICED 71 BAR DIAMETERS, UNLESS NOTED OTHERWISE. LAP SPLICES OF CONTINUOUS REINFORCING SHALL BE MADE OVER SUPPORTS FOR BOTTOM/INTERMEDIATE BARS AND AT MIDSPAN FOR TOP REINFORCING. WELDED WIRE FABRIC SHALL BE SPLICED BY LAPPING TWO FULL MESH AND LACING THE SPLICES WITH WIRE. ALL SPLICES SHALL BE STAGGERED.

13. WELDING OF MILD STEEL REINFORCING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE-REINFORCING STEEL", AWS D-1.4. ANY REINFORCING INDICATED TO BE WELDED SHALL MEET ASTM A706.

14. EACH AREA OF CONCRETE WORK SHALL BE FINISHED AND CURED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. UNLESS NOTED, PROVIDE THE FOLLOWING CONCRETE FINISHES:
   BUILDING INTERIOR FLOORS = STEEL TROWEL FINISH
   PORCHES/LANDINGS = STEEL TROWEL FINISH WITH LIGHT BROOM
   SIDEWALKS = MEDIUM BROOM FINISH
   RAMPS = HEAVY BROOM FINISH

15. PROVIDE MINIMUM EXTERIOR FORM OF 20" BELOW FINISHED FLOOR AND A MINIMUM OF 12" BELOW FINISHED GRADE, WHICHEVER IS GREATER. PROVIDE REQUIRED EXTERIOR FOUNDATION FORMS IN AREAS WHERE FOUNDATION IS EXPOSED AFTER FINAL GRADES ARE ATTAINED, REFER TO GRADING PLAN FOR FINAL GRADES AROUND BUILDING.

16. REINFORCING STEEL WILL NOT BE ACCEPTED WITHOUT APPROPRIATE CHAIRING (MUST BE SUBMITTED FOR APPROVAL TO ENGINEER PRIOR TO INSTALLATION). BRICK CHAIRS ARE **NOT** ACCEPTABLE.

17. WHERE APPLIED, VINYL WATERSTOPS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

18. THE CONCRETE SUBCONTRACTOR IS TO VERIFY THE CONTROL JOINT LAYOUT PRIOR TO CONCRETE PLACEMENT OF EACH SLAB POUR WITH THE OWNER. CONCRETE SUBCONTRACTOR SHALL COMMUNICATE ANY CONCERNS OR COMMENTS WITH CONTROL JOINT LAYOUT TO OWNER AND NOTIFY THE E.O.R. OF ANY OWNER-REQUESTED DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.

1 CONCRETE NOTES

NO.	DATE	REVISIONS

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JMM	ZKP	4/23/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 10110901

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04/24/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Structural Notes

CONTRACT NO.
582103

SHEET NO.
S2.0

*SPECIAL INSPECTION

1. ONE OR MORE SPECIAL INSPECTORS, EMPLOYED BY THE CONTRACTOR, ARE REQUIRED TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705 OF THE IBC AND THE TABLE ON THIS SHEET.

2. THE SPECIAL INSPECTOR(S) SHALL BE QUALIFIED PERSON(S) WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH THOSE TO THE BUILDING OFFICIAL AND ENGINEER OF RECORD.

4. REPORTS SHALL INDICATE IF WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER OF RECORD.

5. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.

6. SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

7. DEFINITION OF "CONTINUOUS" AND "PERIODIC" SPECIAL INSPECTIONS:

CONTINUOUS - THE FULL TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.

PERIODIC - THE PART TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.

* THESE SPECIAL INSPECTIONS ARE REQUIRED PER IBC 2021. REFERENCE: ACI 318, AWS D1.1, AISC 360, ACI 530.1

INSPECTIONS OF STEEL CONSTRUCTION

REQUIRED VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS AND WASHERS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO ATSM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	--	X	--	
2. INSPECTION OF HIGH-STRENGTH BOLTING:				
a. SNUG-TIGHT JOINTS	--	X	AISC 360, SECTION N5.6	
b. PRETENSION AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INTALLATION	--	X		
c. PRETENSION AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X	--		
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL DECK AND COLD-FORM STEEL DECK:				
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360	--	X	AISC 360, SECTION N5	1705.2
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	--	X	APPLICABLE ASTM MATERIAL STANDARDS	1705
c. MANUFACTURER'S CERTIFIED TEST REPORTS	--	X		
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	--	X	--	
5. INSPECTION OF WELDING:				
a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
1) COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS	X	--	AWS D1.1	
2) MULTIPASS FILLET WELDS	X	--		
3) SINGLE PASS FILLET WELDS > 5/16"	X	--		
4) PLUG AND SLOT WELDS	X	--		
5) SINGLE PASS FILLET WELDS < 5/16"	--	X		
6) FLOOR AND ROOF DECK WELDS	--	X	AWS D1.3	
b. REINFORCING STEEL:				
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	--	X	AWS D1.4 ACI318: SECTION 3.5.2	
2) SHEAR REINFORCEMENT	X	--		
3) OTHER REINFORCING STEEL	--	X		
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
a. DETAILS SUCH AS BRACING AND STIFFENING	--	X	--	
b. MEMBER LOCATIONS	--	X		
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION	--	X		
7. MATERIAL VERIFICATION OF HOT ROLLED STRUCTURAL STEEL MEMBERS:				
a. MILL TEST REPORTS AND CERTIFICATES SHALL CONSTITUTE SUFFICIENT EVIDENCE OF CONFORMITY WITH AISC MATERIAL SPECIFICATIONS NOTED IN THE APPROVED CONSTRUCTION DOCUMENTS		X	AISC SECTION N3	
b. IDENTIFICATION HEAT MARKS SHALL BE VERIFIED WITH MILL TEST REPORTS		X		

INSPECTION OF CONCRETE CONSTRUCTION

REQUIRED VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. VERIFY USE OF REQUIRED DESIGN MIX.	--	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
2. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C 172 ASTM C 31 ACI 318: 26.4.5, 26.12	1908.10
3. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.5	1908.6, 1908.7, 1908.8
4. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.4.7 - 26.4.9	1908.9

INSPECTIONS OF OPEN-WEB STEEL JOISTS & JOIST GIRDERS

REQUIRED VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS				1705.2.3
a. END CONNECTIONS - WELDING OR BOLTED	--	X	SJI SPECIFICATIONS LISTED IN SECTION 2207.1	
b. BRIDGING - HORIZONTAL OR DIAGONAL	X			
1. STANDARD BRIDGING	--	X	SJI SPECIFICATIONS LISTED IN SECTION 2207.1	
2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1		X		

INSPECTION OF COLD FORMED METAL FRAMING

REQUIRED VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. STRUCTURAL STUD SIZE & GAGE	--	X		SECT 2.211
2. PROPER SEATING OF STUDS IN TRACK	--	X		SECT 2.211
3. STUD HEADER GAGE AND CONSTRUCTION PER STRUCTURAL/ARCHITECTURAL DRAWINGS	--	X		SECT 2.211
4. SCREWS ATTACHMENTS, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS PER CONSTRUCTION DOCUMENTS	--	X		SECT 2.211
5. WELDING OF ELEMENTS PER CONSTRUCTION DOCUMENTS	--	X		SECT 2.211
6. STEEL STUD BRIDGING SPACING AND END ATTACHMENT	--	X		SECT 2.211
7. SHEAR WALL ANCHORAGE AND DIAPHRAGM CONNECTION PER CONSTRUCTION DOCUMENTS	--	X		SECT 2.211

INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	--	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	--	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	--	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	--
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	--	X

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JMM	ZKP	4/23/26

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T.B.P.E.L.S. FIRM NO. 101109-00
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ZACHERY K. PARKER
144556
LICENSED
PROFESSIONAL ENGINEER

04/24/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

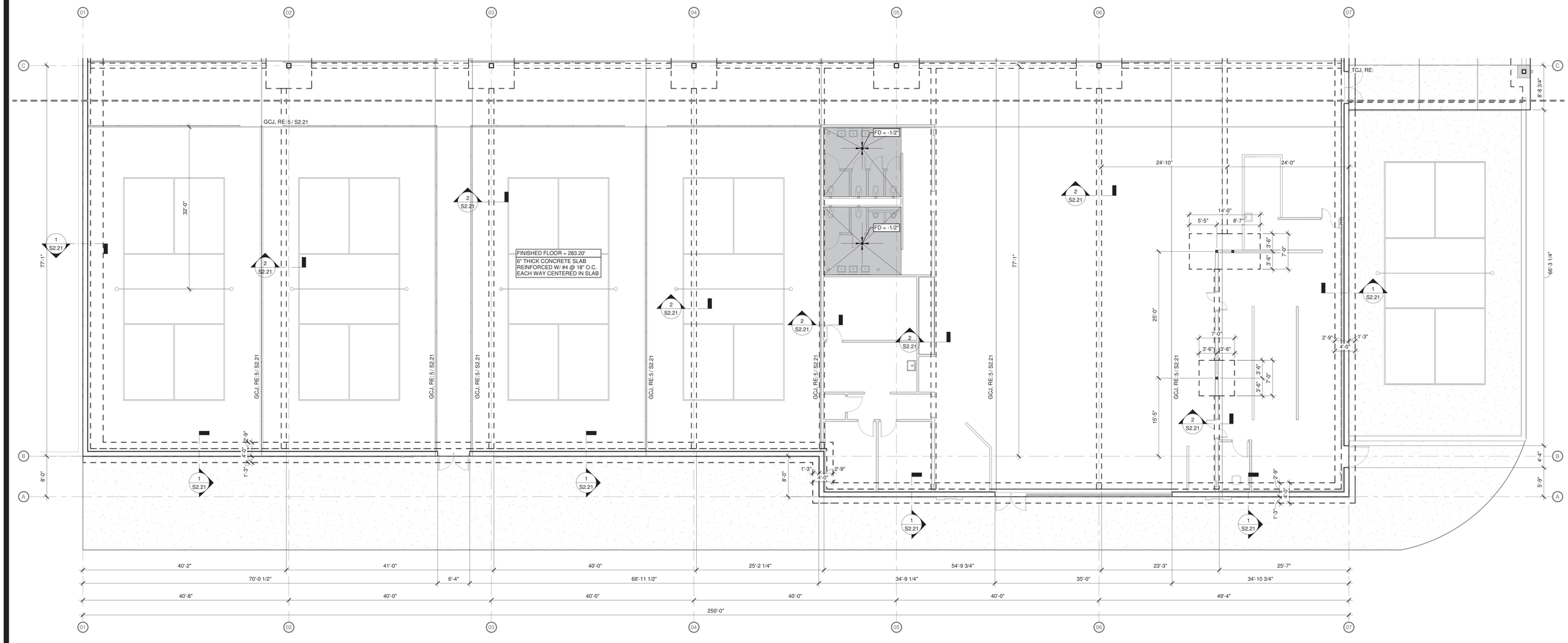
Structural Notes

CONTRACT NO.
582103

SHEET NO.
S2.01

NOTES:
1. CJ = CONSTRUCTION JOINT
2. EJ = EXPANSION JOINT
3. G.C.J. = GROUTED CONTROL JOINT
4. FD = FLOOR DRAIN
5. FF = FINISHED FLOOR
6. N.B.L. = NO BRICK LEDGE
7. W.B.L. = WIDE BRICK LEDGE
8. -1/2" = ELEVATION AT TOP OF FLOOR DRAIN FROM NORMAL FINISHED FLOOR ELEVATION
9. ◄—— = INDICATES SLAB SLOPES DOWN

INDICATES AREA SHALL BE SLOPED AT FLOOR DRAIN



1 FOUNDATION PLAN @ AREA A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS

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JMM	ZKP	4/23/26

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Foundation Plan

CONTRACT NO.
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SHEET NO.
S2.11

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7. W.B.L. = WIDE BRICK LEDGE
8. -1/2" = ELEVATION AT TOP OF FLOOR DRAIN FROM NORMAL FINSIHED FLOOR ELEVATION
9. = INDICATES SLAB SLOPES DOWN

INDICATES AREA SHALL BE SLOPED AT FLOOR DRAIN

FINISHED FLOOR = 283.20'
6" THICK CONCRETE SLAB
REINFORCED W/ #4 @ 18" O.C.
EACH WAY CENTERED IN SLAB

T = 283.20
1.5% SLOPE

GCJ, RE: 5 / S2.21
TCJ, RE: 5 / S2.21
5 / S2.21

1 FOUNDATION PLAN @ AREA B
1/8" = 1'-0"

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

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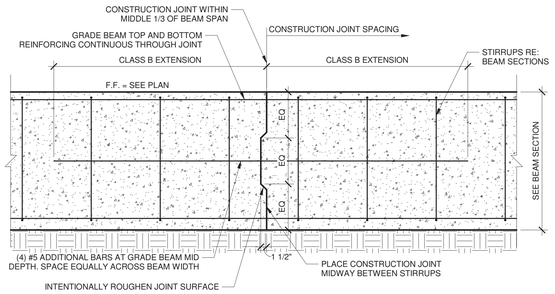
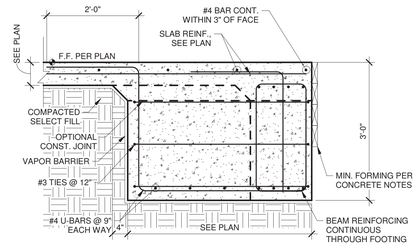
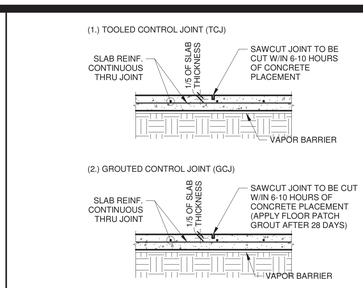


13 GRADE BEAM CONSTRUCTION JOINT
3/4" = 1'-0"

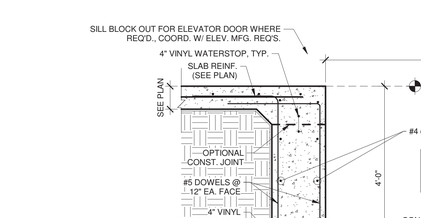


11 PERIMETER FOOTING NO LEDGE
3/4" = 1'-0"

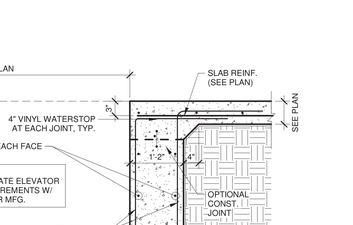


NOTES:
1. PLACE CONTROL JOINTS AS TO NOT CONFLICT WITH GRADE BEAMS AND FOOTINGS.
2. COORDINATE CONTROL JOINT LOCATION WITH ARCHITECT AT EXPOSED CONCRETE.
3. CONTROL JOINTS TYPICALLY REMAIN UNGROUTED AT CONCEALED CONCRETE.

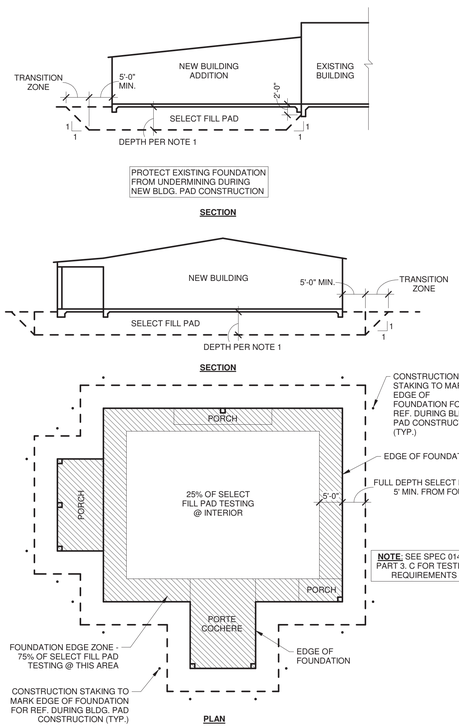
5 CONTROL JOINTS
3/4" = 1'-0"



12 KEYED CONSTRUCTION JOINT IN SLAB
1" = 1'-0"



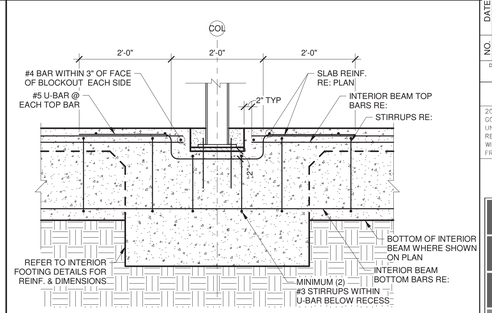
10 PERIMETER BEAM NO LEDGE
3/4" = 1'-0"



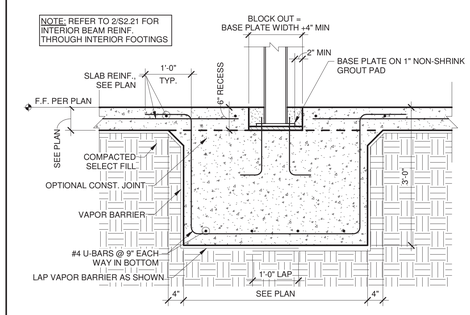
NOTE: SEE SPEC 01410 PART 3. C FOR TESTING REQUIREMENTS

NOTE 1:
SELECT FILL PAD DEPTH PER GEOTECHNICAL REPORT AS FOLLOWS:
- PVR ≤

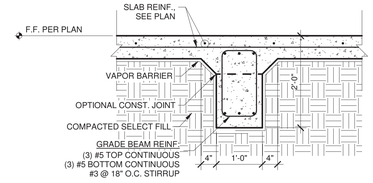
7 BUILDING PAD DETAIL
3/8" = 1'-0"



4 INTERIOR BEAM REINFORCING THRU FOOTING
3/4" = 1'-0"



3 INTERIOR FOOTING
3/4" = 1'-0"

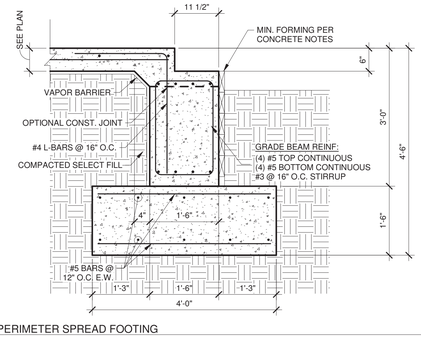


2 INTERIOR BEAM
3/4" = 1'-0"

9 ELEVATOR SUMP PIT
3/4" = 1'-0"

8 ELEVATOR PIT
3/4" = 1'-0"

6 TYPICAL REINFORCING
3/4" = 1'-0"



1 PERIMETER SPREAD FOOTING
3/4" = 1'-0"

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STATE OF TEXAS
ZACHERY K. PARKER
144556
LICENSED
PROFESSIONAL ENGINEER
04/24/2026

NO.	DATE	REVISIONS

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DRAWN BY:	APPROVED BY:	ISSUED:
JMM	ZKP	4/23/26

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PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Foundation Details

CONTRACT NO.
582103

SHEET NO.
S2.21

ROOF FRAMING NOTES:

1. ROOF DESIGN LIVE LOAD = 20 PSF (REDUCIBLE)

2. COLLATERAL DEAD LOAD = 15 PSF

3. DESIGN STEEL JOISTS FOR WIND LOADS PER THE COMPONENTS & CLADDING TABLE, RE: S2.0

4. DESIGN JOISTS FOR CONCENTRATED LOADS FROM HVAC EQUIPMENT SHOWN ON FRAMING PLAN.

5. AT HVAC EQUIPMENT & DUCTS, ETC. ADJUST AND/OR ADD ADDITIONAL ROOF JOISTS SO AS NOT TO INTERFERE WITH DUCTS THOUGH ROOF. COORDINATE WITH ALL SUBCONTRACTORS. IN NO INSTANCE SHALL ROOF JOISTS SPACING BE GREATER THAN THE SPACING SHOWN ON PLAN.

6. AT HVAC EQUIPMENT AND OTHER CONCENTRATED LOADS AND/OR ROOF PENETRATIONS, PROVIDE ADDITIONAL FRAMING PER: 6/S3.22

7. BAR JOISTS ARE TO BE DESIGNED TO ACCOMODATE ROOF SLOPE AS SHOWN ON PLAN

8. PROVIDE GALVANIZED ROOF DECK FASTENED AS SHOWN ON PLAN PER: 4/S3.22

9. RE: SHEET S2.0 FOR TYP. STEEL NOTES.

10. JOIST MFG RESPONSIBLE FOR DESIGNING JOIST & JOIST SEAT FOR WIND UPLIFT LOADS.

11. 1/4" CAP PLATE ON ALL EXPOSED ENDS OF HSS TUBE COLUMNS

12. REFER TO ARCH DRAWINGS & SPECIFICATIONS FOR STEEL FRAMING FIREPROOFING REQUIREMENTS.

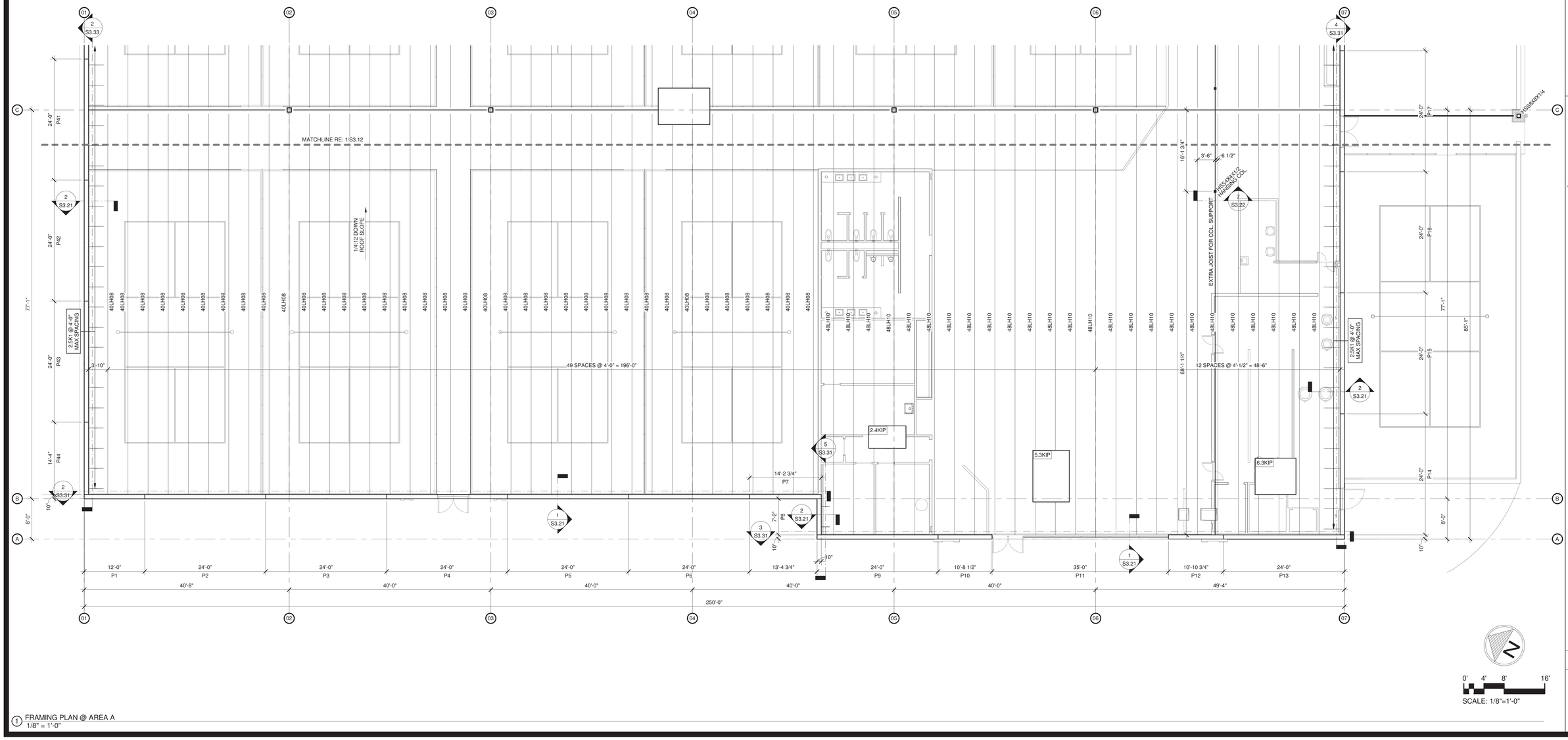
13. JOISTS & JOIST GIRDERS ARE NOT DESIGNED FOR ADD LOADS SHOWN ON PLAN. JOIST MFR TO DESIGN JOISTS & JOIST GIRDERS FOR THE ADD LOADS SHOWN ON PLAN

LEGEND

- ROOF JOIST
- STEEL BEAM
- CONTINUOUS BEAM OVER COLUMN
- BEAM/COLUMN PIN CONNECTION

NOTES:
1. DESIGN JOIST TO SUPPORT A HANGING COLUMN LOAD OF 19.2K DL & 40.0K LL ASD LOADS @ EACH LOCATION SHOWN ON PLAN.

2. CAMBER EXTRA JOISTS FOR COLUMN SUPPORT FOR DL ONLY



1 FRAMING PLAN @ AREA A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS

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JMM	ZKP	4/23/26

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STATE OF TEXAS
ZACHERY K. PARKER
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PROFESSIONAL ENGINEER
04/24/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Framing Plan

CONTRACT NO.
582103

SHEET NO.
S3.11

ROOF FRAMING NOTES:

1. ROOF DESIGN LIVE LOAD = 20 PSF (REDUCIBLE)

2. COLLATERAL DEAD LOAD = 15 PSF

3. DESIGN STEEL JOISTS FOR WIND LOADS PER THE COMPONENTS & CLADDING TABLE, RE: S2.0

4. DESIGN JOISTS FOR CONCENTRATED LOADS FROM HVAC EQUIPMENT SHOWN ON FRAMING PLAN.

5. AT HVAC EQUIPMENT & DUCTS, ETC. ADJUST AND/OR ADD ADDITIONAL ROOF JOISTS SO AS NOT TO INTERFERE WITH DUCTS THOUGH ROOF. COORDINATE WITH ALL SUBCONTRACTORS. IN NO INSTANCE SHALL ROOF JOISTS SPACING BE GREATER THAN THE SPACING SHOWN ON PLAN.

6. AT HVAC EQUIPMENT AND OTHER CONCENTRATED LOADS AND/OR ROOF PENETRATIONS, PROVIDE ADDITIONAL FRAMING PER: 6/S3.22

7. BAR JOISTS ARE TO BE DESIGNED TO ACCOMODATE ROOF SLOPE AS SHOWN ON PLAN

8. PROVIDE GALVANIZED ROOF DECK FASTENED AS SHOWN ON PLAN PER: 4/S3.22

9. RE: SHEET S2.0 FOR TYP. STEEL NOTES.

10. JOIST MFG RESPONSIBLE FOR DESIGNING JOIST & JOIST SEAT FOR WIND UPLIFT LOADS.

11. 1/4" CAP PLATE ON ALL EXPOSED ENDS OF HSS TUBE COLUMNS

12. REFER TO ARCH DRAWINGS & SPECIFICATIONS FOR STEEL FRAMING FIREPROOFING REQUIREMENTS.

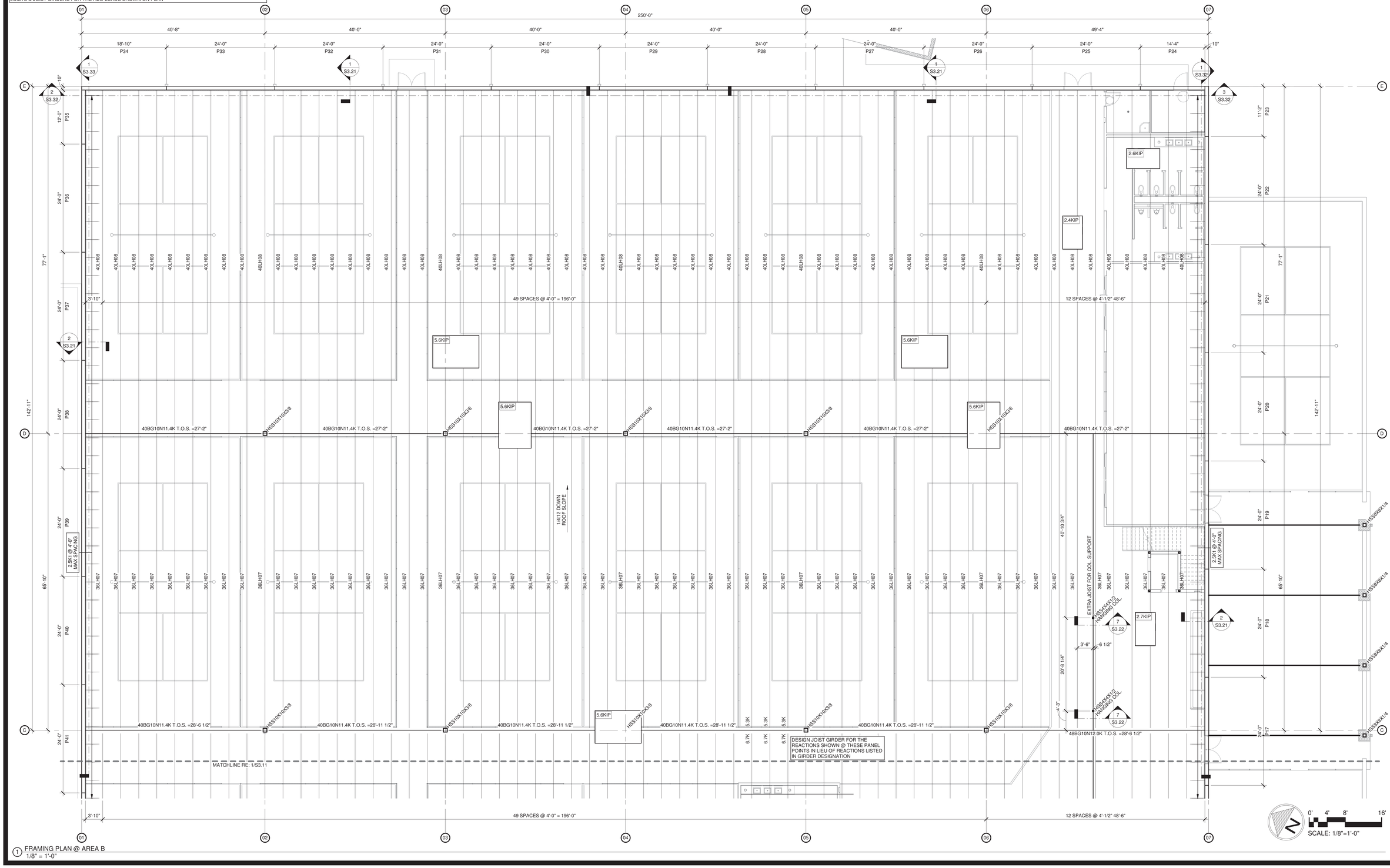
13. JOISTS & JOIST GIRDERS ARE NOT DESIGNED FOR ADD LOADS SHOWN ON PLAN. JOIST MFR TO DESIGN JOISTS & JOIST GIRDERS FOR THE ADD LOADS SHOWN ON PLAN

LEGEND

- ROOF JOIST
- STEEL BEAM
- CONTINUOUS BEAM OVER COLUMN
- BEAM/COLUMN PIN CONNECTION

NOTES:
1. DESIGN JOIST TO SUPPORT A HANGING COLUMN LOAD OF 19.2K DL & 40.0K LL ASD LOADS @ EACH LOCATION SHOWN ON PLAN.

2. CAMBER EXTRA JOISTS FOR COLUMN SUPPORT FOR DL ONLY



1 FRAMING PLAN @ AREA B
1/8" = 1'-0"

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

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PICKLEBALL JUNCTION

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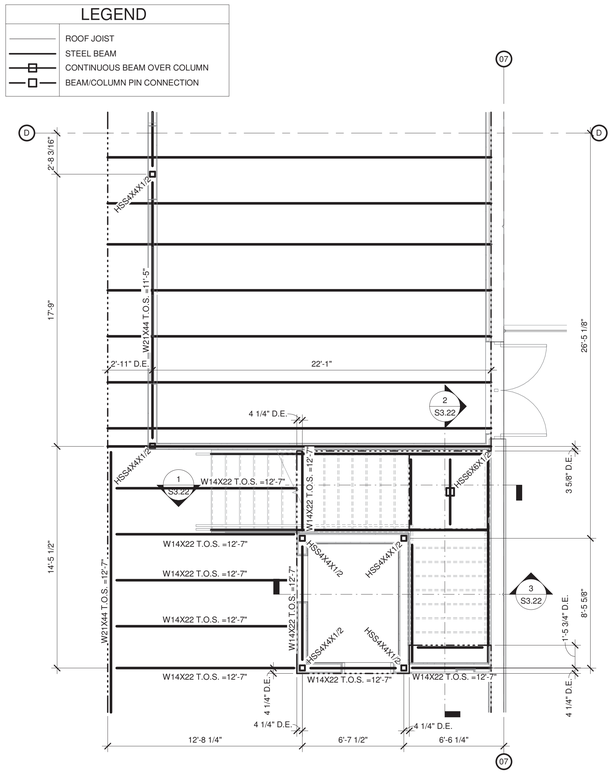
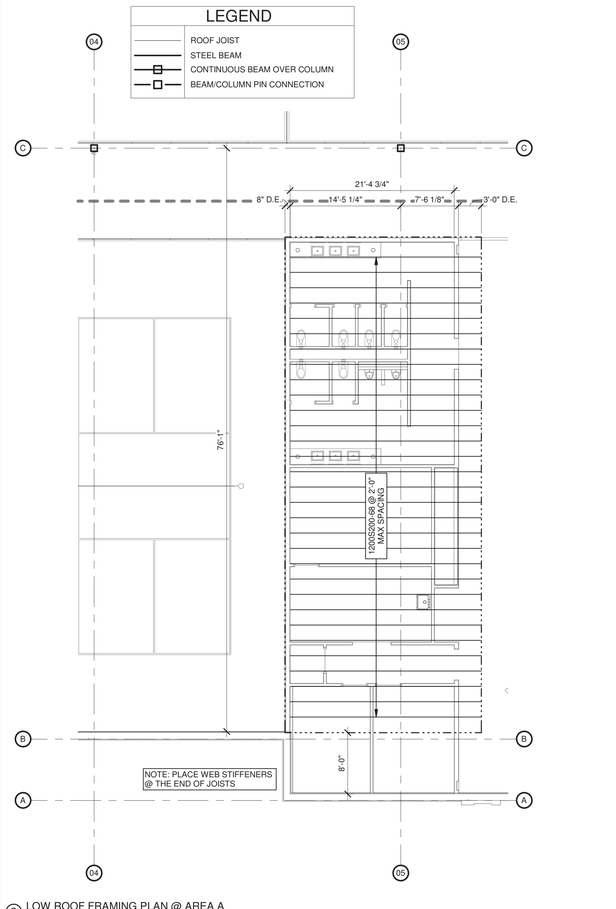
Framing Plan

CONTRACT NO.
582103

SHEET NO.
S3.12



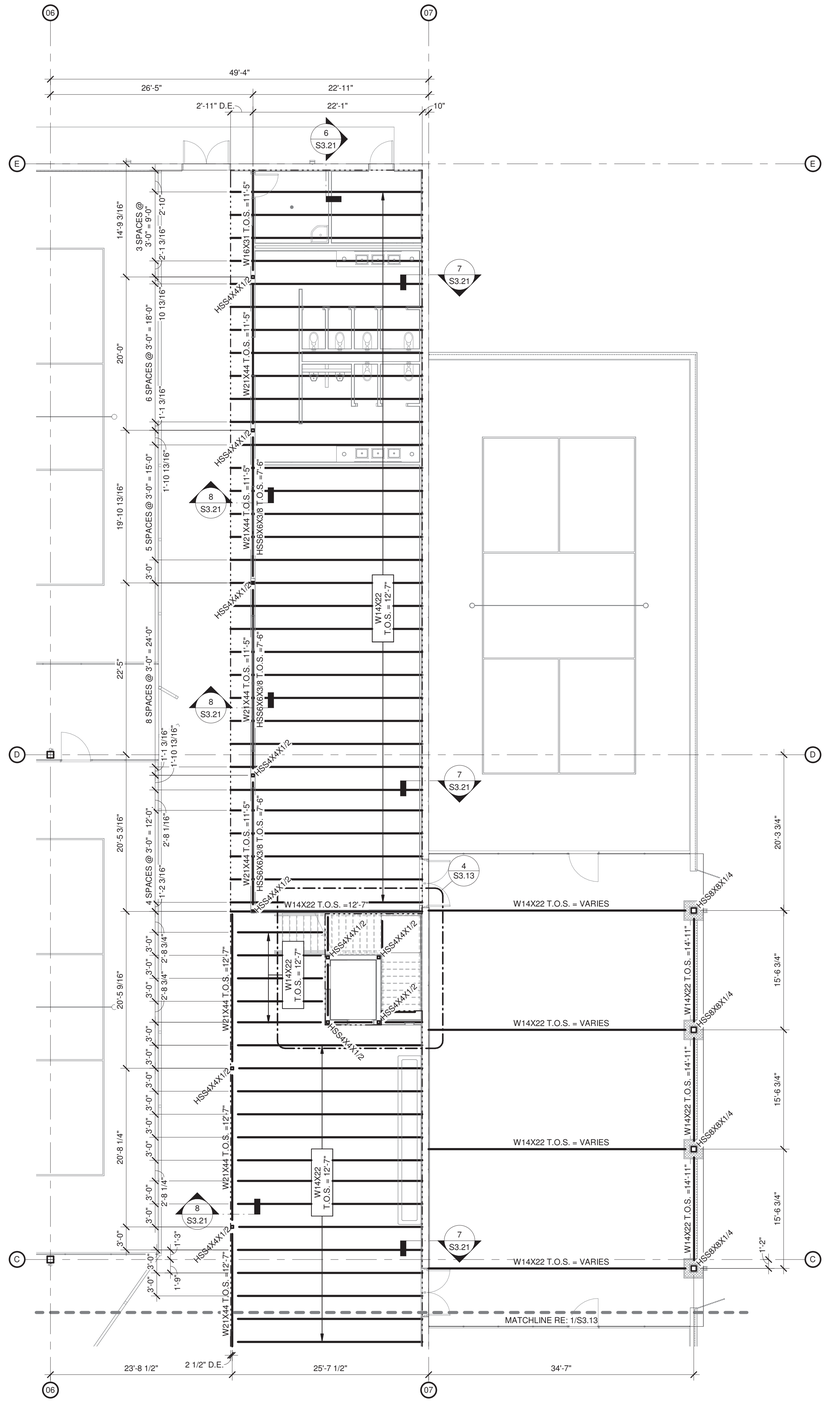
4 STAIR FRAMING PLAN @ AREA B
1/4" = 1'-0"



3 LOW ROOF FRAMING PLAN @ AREA A
1/8" = 1'-0"

SECOND FLOOR FRAMING NOTES:

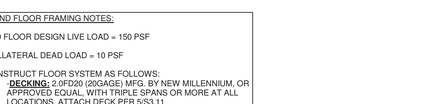
1. 2ND FLOOR DESIGN LIVE LOAD = 150 PSF
2. COLLATERAL DEAD LOAD = 10 PSF
3. CONSTRUCT FLOOR SYSTEM AS FOLLOWS:
   - **DECKING:** 2.0FD20 (20GAGE) MFG. BY NEW MILLENNIUM, OR APPROVED EQUAL, WITH TRIPLE SPANS OR MORE AT ALL LOCATIONS. ATTACH DECK PER 5/S3.11
   - **REINFORCING:** 4x4 - W2.9xW2.9 WWF CENTERED IN CONCRETE ABOVE DECK.
   - **CONCRETE:** 5" (FROM BTM OF DECK TO TOP OF SLAB) NORMAL WEIGHT STRUCTURAL CONCRETE.
4. RE: SHEET S2.0 FOR TYP. STEEL NOTES.
5. AT HVAC DUCTS, RESTROOMS, PLUMBING FIXTURES, LAB FIXTURES, ETC. ADJUST AND/OR ADD ADDITIONAL BEAMS SO AS NOT TO INTERFERE WITH PLUMBING & DUCTS THROUGH THE 2ND FLOOR. COORDINATE WITH ALL SUB CONTRACTORS. IN NO INSTANCE SHALL BEAM SPACING BE GREATER THAN 3'-0" O.C.

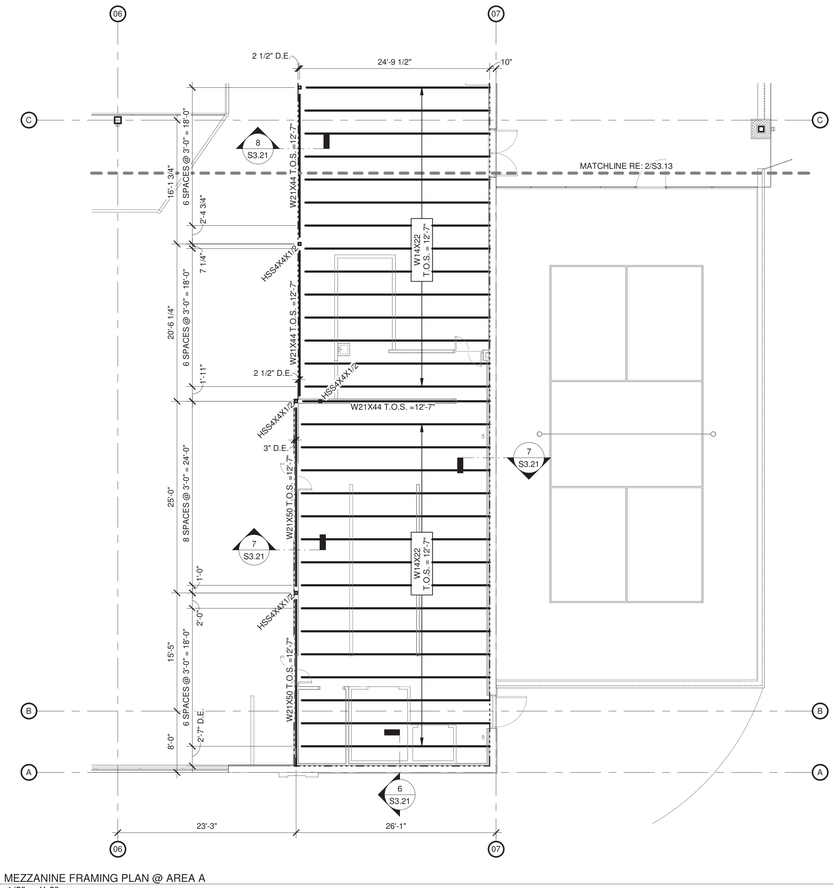


2 MEZZANINE FRAMING PLAN @ AREA B
1/8" = 1'-0"

SECOND FLOOR FRAMING NOTES:

1. 2ND FLOOR DESIGN LIVE LOAD = 150 PSF
2. COLLATERAL DEAD LOAD = 10 PSF
3. CONSTRUCT FLOOR SYSTEM AS FOLLOWS:
   - **DECKING:** 2.0FD20 (20GAGE) MFG. BY NEW MILLENNIUM, OR APPROVED EQUAL, WITH TRIPLE SPANS OR MORE AT ALL LOCATIONS. ATTACH DECK PER 5/S3.11
   - **REINFORCING:** 4x4 - W2.9xW2.9 WWF CENTERED IN CONCRETE ABOVE DECK.
   - **CONCRETE:** 5" (FROM BTM OF DECK TO TOP OF SLAB) NORMAL WEIGHT STRUCTURAL CONCRETE.
4. RE: SHEET S2.0 FOR TYP. STEEL NOTES.
5. AT HVAC DUCTS, RESTROOMS, PLUMBING FIXTURES, LAB FIXTURES, ETC. ADJUST AND/OR ADD ADDITIONAL BEAMS SO AS NOT TO INTERFERE WITH PLUMBING & DUCTS THROUGH THE 2ND FLOOR. COORDINATE WITH ALL SUB CONTRACTORS. IN NO INSTANCE SHALL BEAM SPACING BE GREATER THAN 3'-0" O.C.





1 MEZZANINE FRAMING PLAN @ AREA A
1/8" = 1'-0"

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PICKLEBALL JUNCTION

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Framing Plan

CONTRACT NO.
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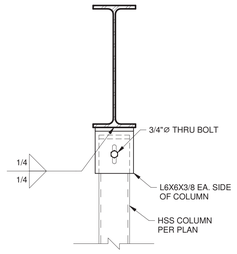
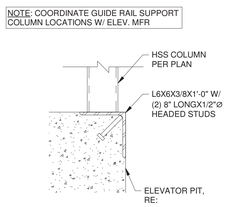
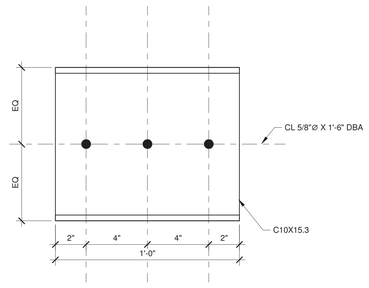
SHEET NO.
S3.13



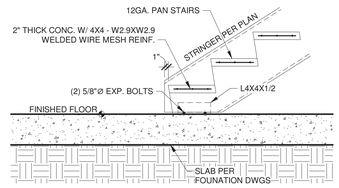
20 ELEVATOR - COL TO BEAM CONN
1 1/2" = 1'-0"



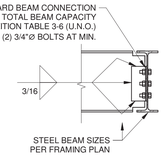
19 ELEVATOR - BASE PLATE DETAIL
1 1/2" = 1'-0"



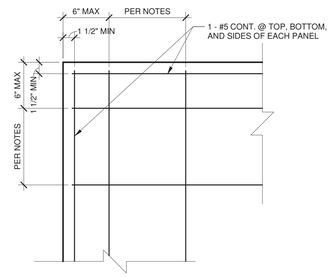
15 BEARING CHANNEL
3" = 1'-0"



10 STAIR STRINGER INTO CONCRETE SLAB
3/4" = 1'-0"



5 BEAM TO BEAM CONNECTION
3/4" = 1'-0"



1.TILT-UP CONCRETE WALL PANEL MAT REINFORCEMENT SHALL BE AS FOLLOWS:

PANEL THICKNESS	MAT REINFORCEMENT
10" THICK	#5 @ 12" O.C. VERTICAL #4 @ 9" O.C. HORIZONTAL

2. VERTICAL REINFORCEMENT BARS SHALL BE CENTERED IN THE PANEL. REFER TO THE TYPICAL TILT-UP WALL PANEL ELEVATIONS SHOWN ON 16&17/S3.21 FOR ADDITIONAL REINFORCEMENT.

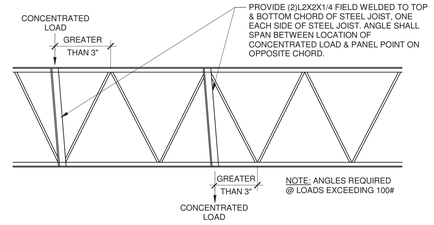
3. EACH MAT OF REINFORCEMENT SHALL BE TRIMMED WITH 1- #5 CONTINUOUS BAR @ THE TOP, BOTTOM, AND SIDE OF EACH PANEL. THE BOTTOM REINFORCEMENT SHALL HAVE HOOKED ENDS. EACH OPENING SHALL HAVE 2- #5 CONTINUOUS @ THE HEAD, JAMBS, AND SILL. AT CORNERS AND NOTCHES, PROVIDE 1- #5 X 4'-0" DIAGONAL AT EACH MAT OF REINFORCEMENT.

4. THE WALL PANELS ARE DESIGNED FOR IN-SERVICE CONDITIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LIFTING DESIGN OF THE WALL PANELS AND ANY ADDITIONAL REINFORCEMENT REQUIRED FOR LIFTING.

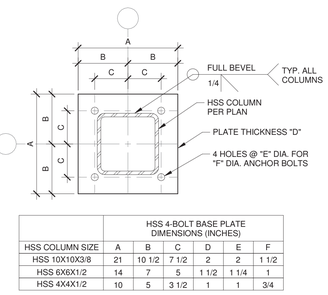
5. TILT-UP WALL PANELS SHALL BE CAST ON SITE WITH EXTERIOR SIDE FACE DOWN.

6. LIFTING INSERTS, BLOCKOUTS AND IRREGULARITIES SHALL BE PATCHED AND FINISHED TO MEET THE ARCHITECT'S APPROVAL.

18 TILT WALL TYP REINFORCING & NOTES
1 1/2" = 1'-0"

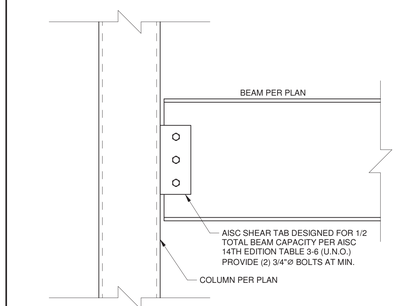


14 STEEL JOIST CONCENTRATED LOAD SUPPORT
3/4" = 1'-0"



	HSS 4-BOLT BASE PLATE DIMENSIONS (INCHES)					
HSS COLUMN SIZE	A	B	C	D	E	F
HSS 10X10X3/8	21	10 1/2	7 1/2	2	2	1 1/2
HSS 6X6X1/2	14	7	5	1 1/2	1 1/4	1
HSS 4X4X1/2	10	5	3 1/2	1	1	3/4

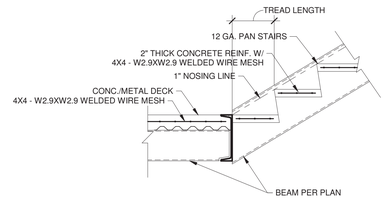
9 HSS 4 BOLT BASE PLATE
3" = 1'-0"



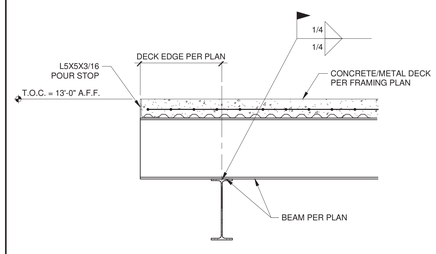
4 W BEAM/HSS COLUMN CONNECTION
1 1/2" = 1'-0"

17 TYPICAL PANEL ELEVATION @ DOORS
3/8" = 1'-0"

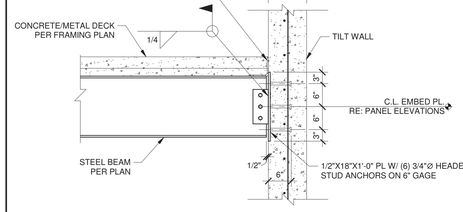
16 TYPICAL PANEL ELEVATION
3/8" = 1'-0"



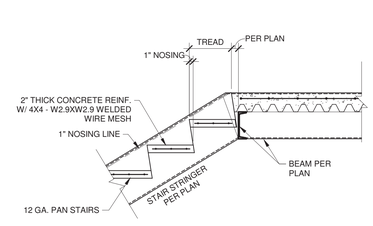
13 STAIR LANDING TO STRINGER
3/4" = 1'-0"



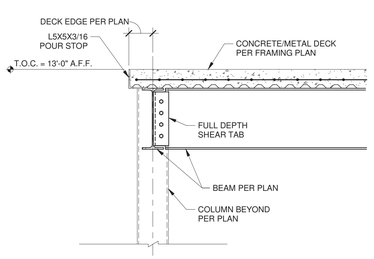
8 2ND FLOOR JOIST/BEAM CONNECTION
3/4" = 1'-0"



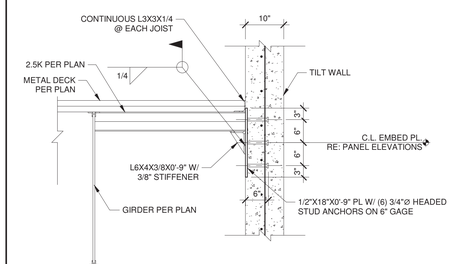
3 STEEL BEAM TO EXTERIOR TILT WALL CONNECTION
3/4" = 1'-0"



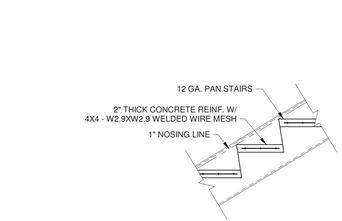
12 STAIR STRINGER TO LANDING
3/4" = 1'-0"



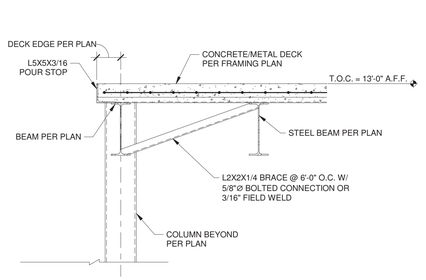
7 2ND FLOOR JOIST/BEAM CONNECTION PERPENDICULAR
3/4" = 1'-0"



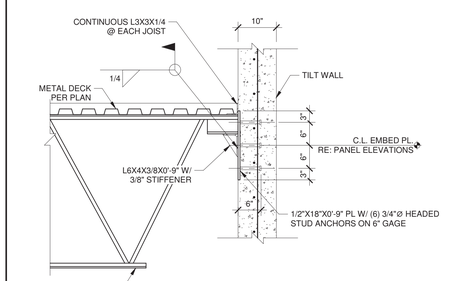
2 GIRDER SEAT ON EXTERIOR TILT WALL
3/4" = 1'-0"



11 STAIR STRINGER
3/4" = 1'-0"



6 2ND FLOOR JOIST/BEAM CONNECTION PARALLEL
3/4" = 1'-0"



1 GIRDER SEAT ON EXTERIOR TILT WALL
3/4" = 1'-0"

NO.	DATE	REVISIONS

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DRAWN BY: JMM | APPROVED BY: ZKP | ISSUED: 4/23/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 10110901

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STATE OF TEXAS
ZACHERY K. PARKER
144556
LICENSED
PROFESSIONAL ENGINEER
04/24/2026

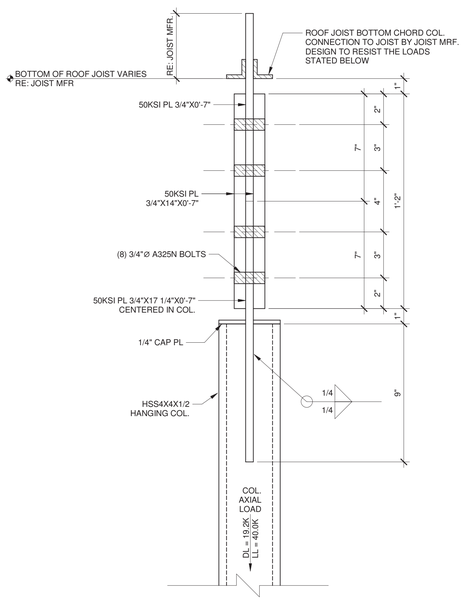
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

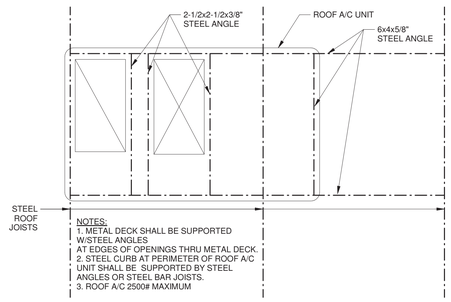
Framing Details

CONTRACT NO. 582103

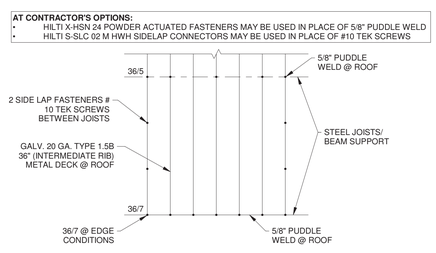
SHEET NO. S3.21



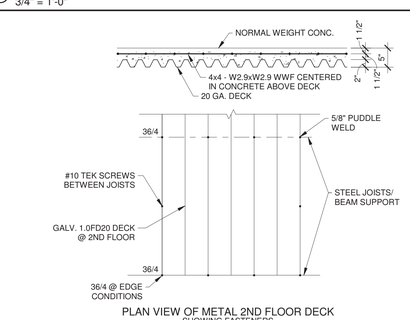
7 HANGING COLUMN ROOF CONNECTION
3" = 1'-0"



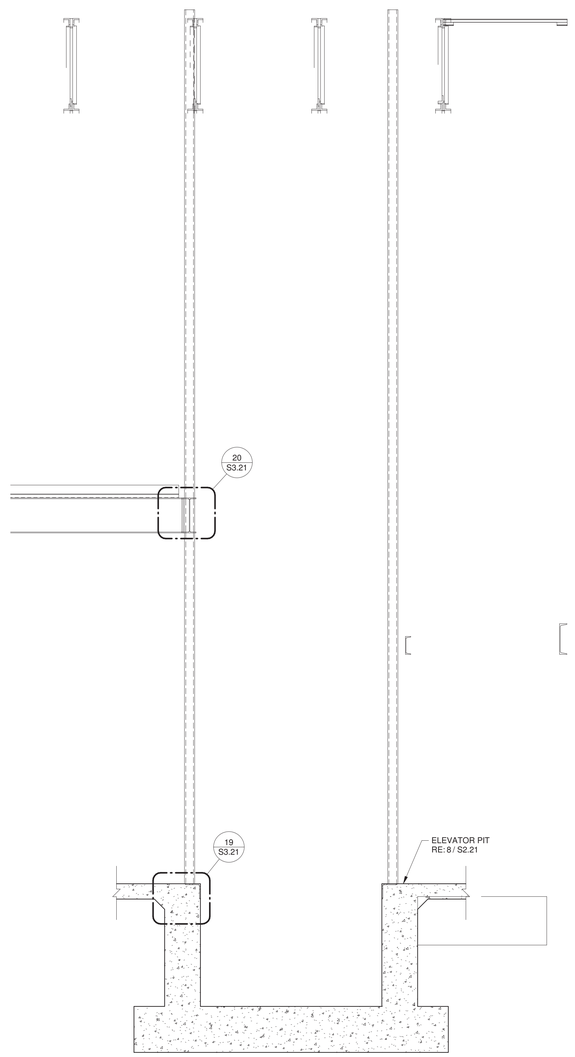
6 ANGLE FRAMING @ ROOFTOP EQUIPMENT
3/4" = 1'-0"



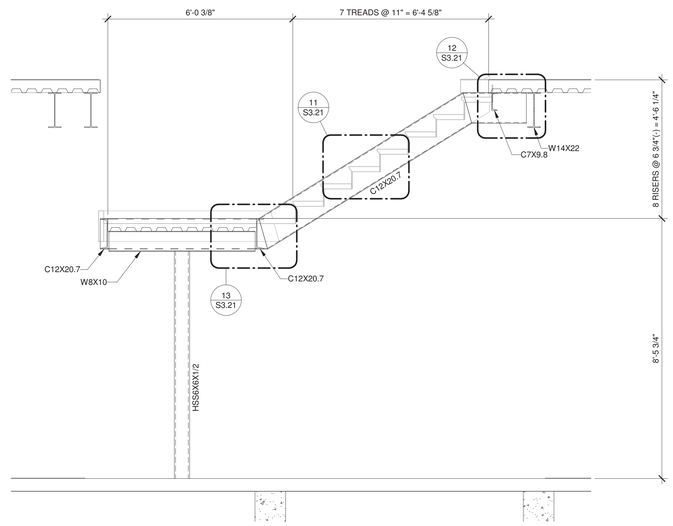
5 METAL DECK ATTACHMENT @ ROOF
3/4" = 1'-0"



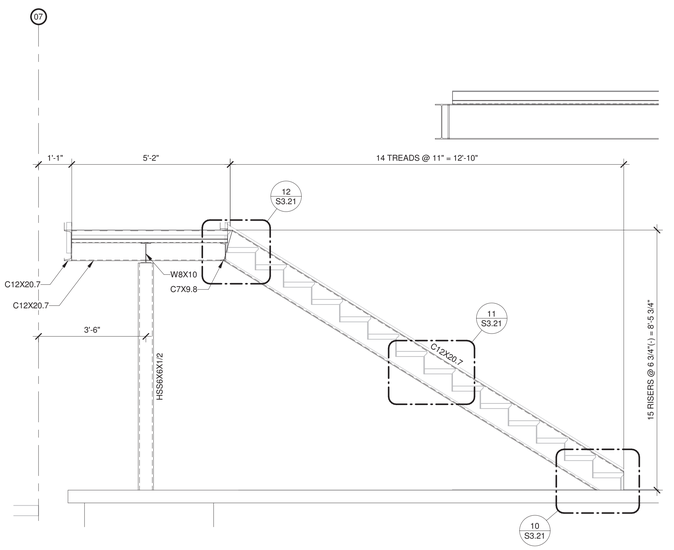
4 METAL DECK ATTACHMENT @ 2ND FLOOR
3/4" = 1'-0"



3 ELEVATOR FRAMING SECTION
1/2" = 1'-0"



2 STAIR SECTION
1/2" = 1'-0"



1 STAIR SECTION
1/2" = 1'-0"

NO.	DATE	REVISIONS

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4/24/2026 2:24:22 PM

DRAWN BY:	APPROVED BY:	ISSUED:
JMM	ZKP	4/23/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
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STATE OF TEXAS
ZACHERY K. PARKER
144556
LICENSED
PROFESSIONAL ENGINEER
04/24/2026

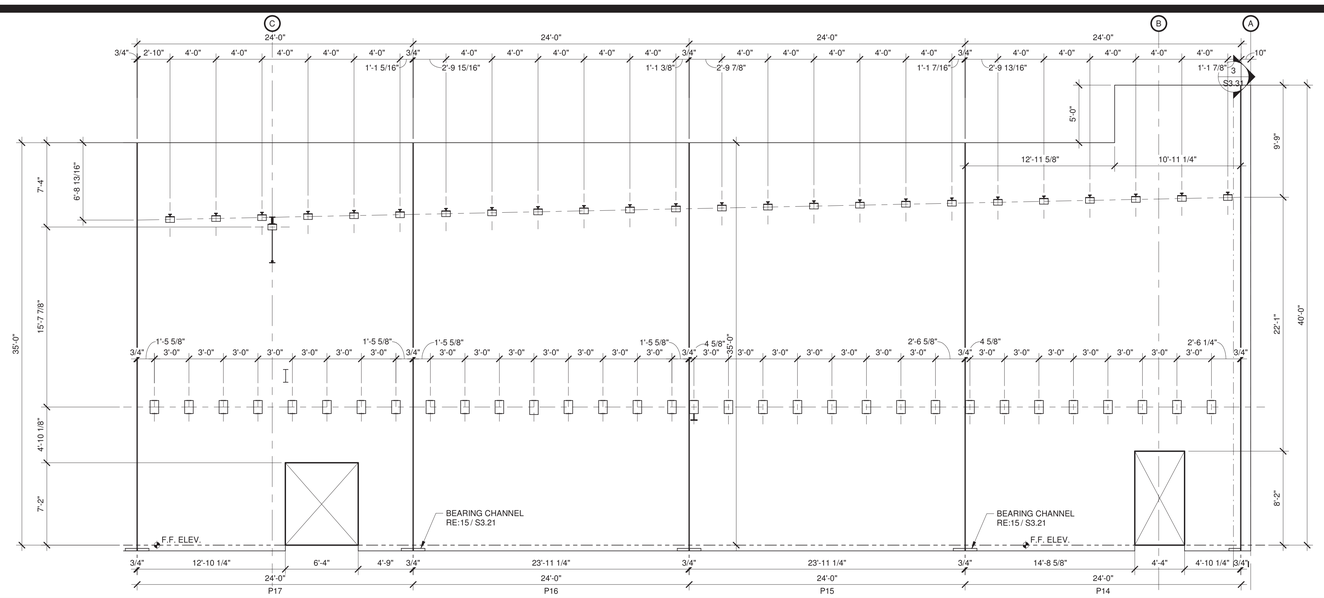
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

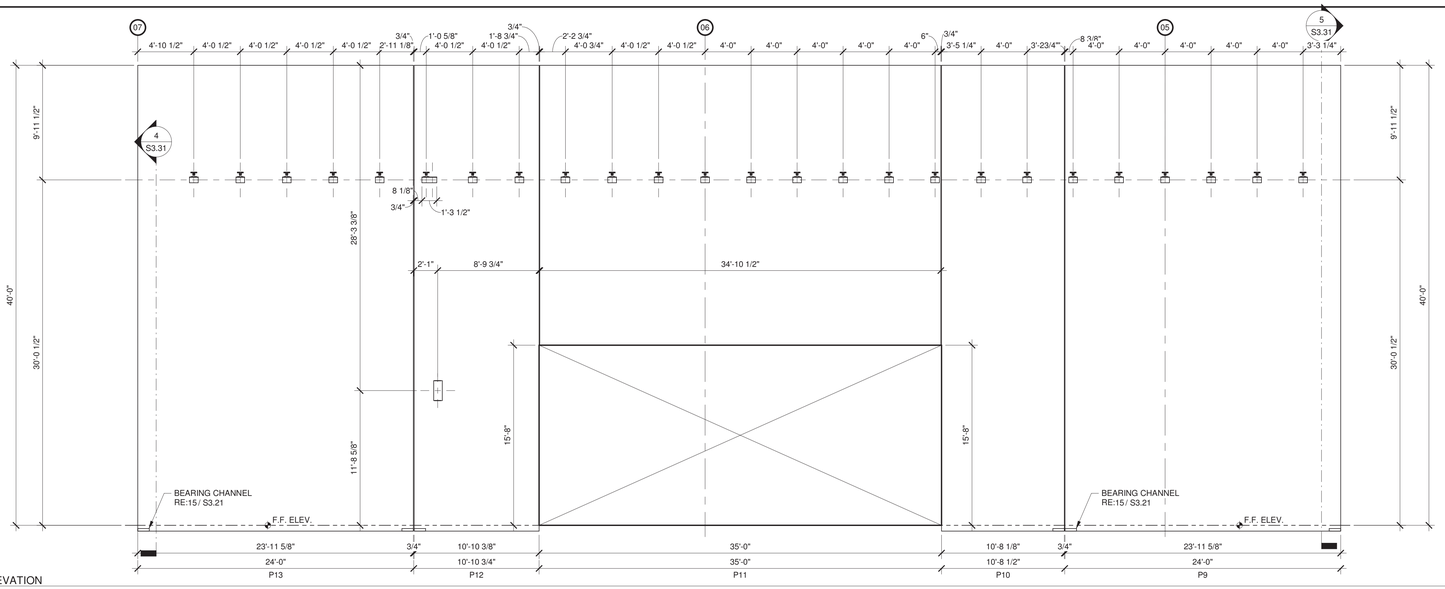
Framing Details

CONTRACT NO.
582103

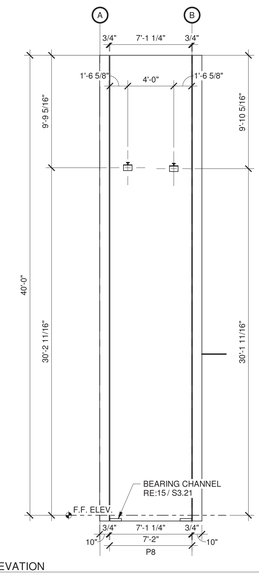
SHEET NO.
S3.22



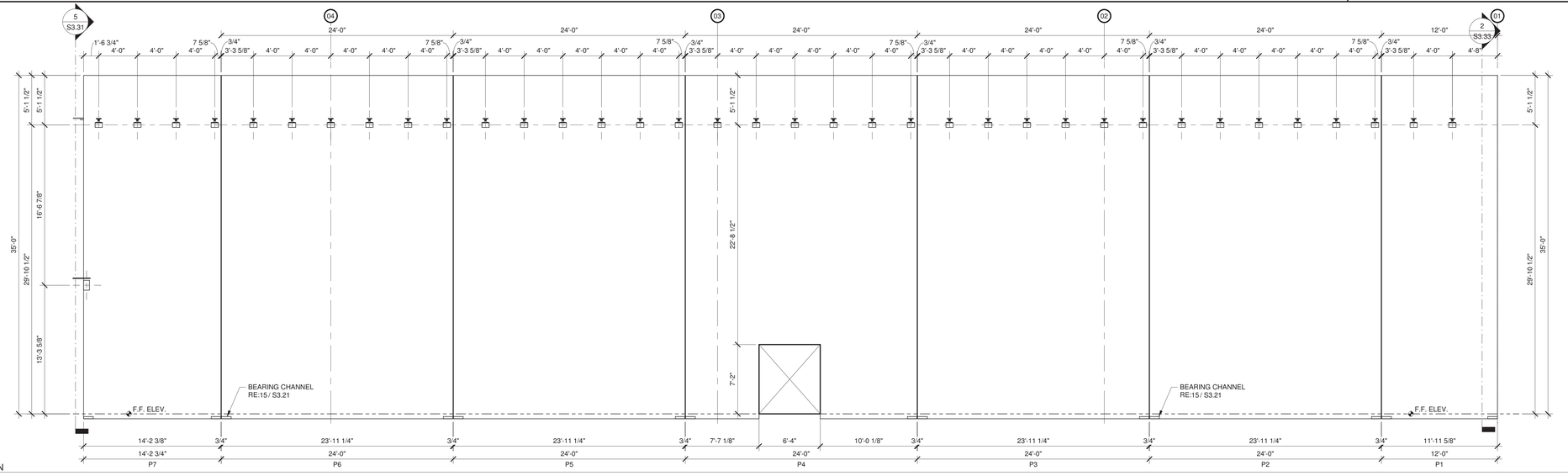
4 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



3 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



5 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



2 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"

NO.	DATE	REVISIONS

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JMM	ZKP	4/23/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101128901

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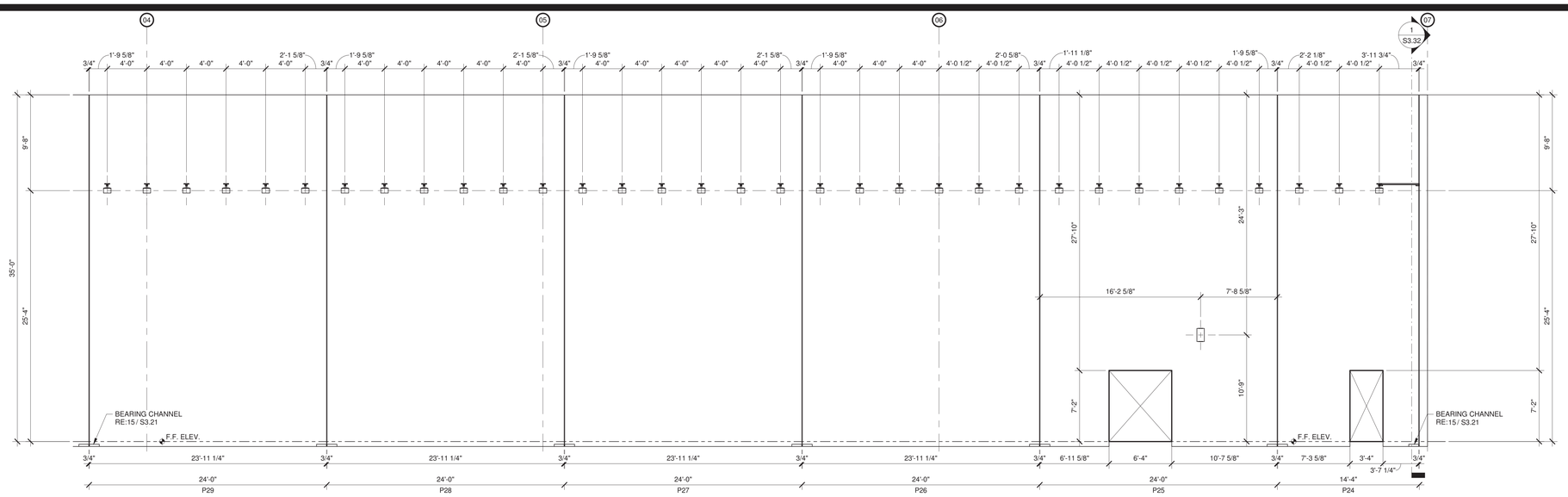
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

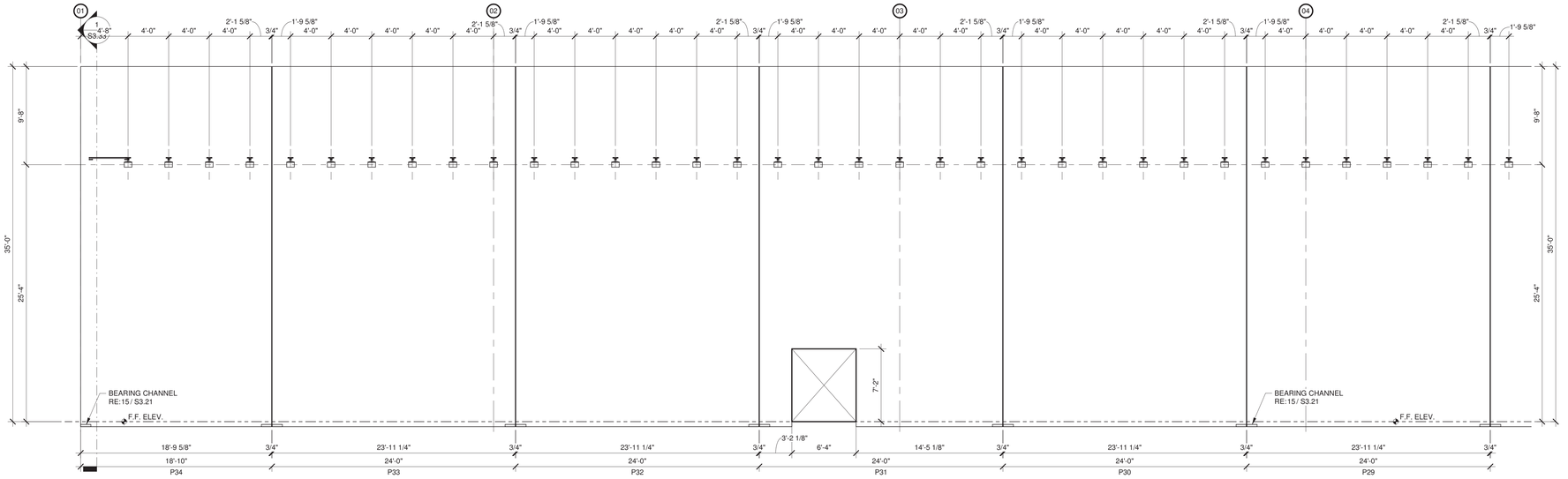
Tilt Wall Panel Elevations

CONTRACT NO.
582103

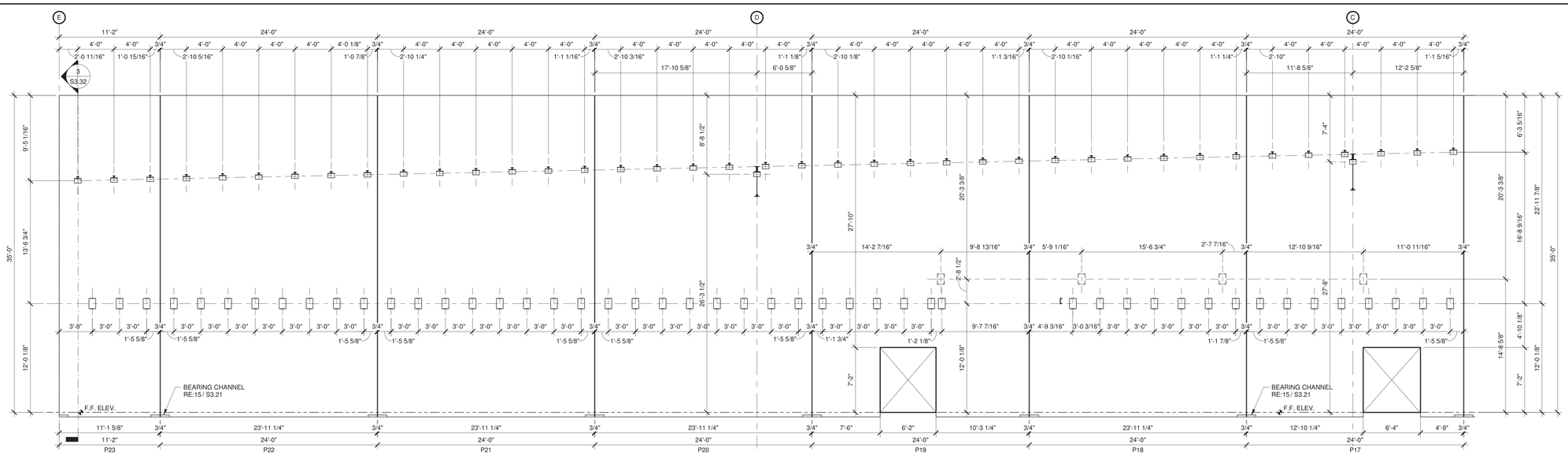
SHEET NO.
S3.31



3 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



2 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



1 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"

NO.	DATE	REVISIONS

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4/24/2026 2:24:30 PM

DRAWN BY:	APPROVED BY:	ISSUED:
JMM	ZKP	4/23/26

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T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101120501

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STATE OF TEXAS
ZACHERY K. PARKER
144556
LICENSED
PROFESSIONAL ENGINEER
04/24/2026

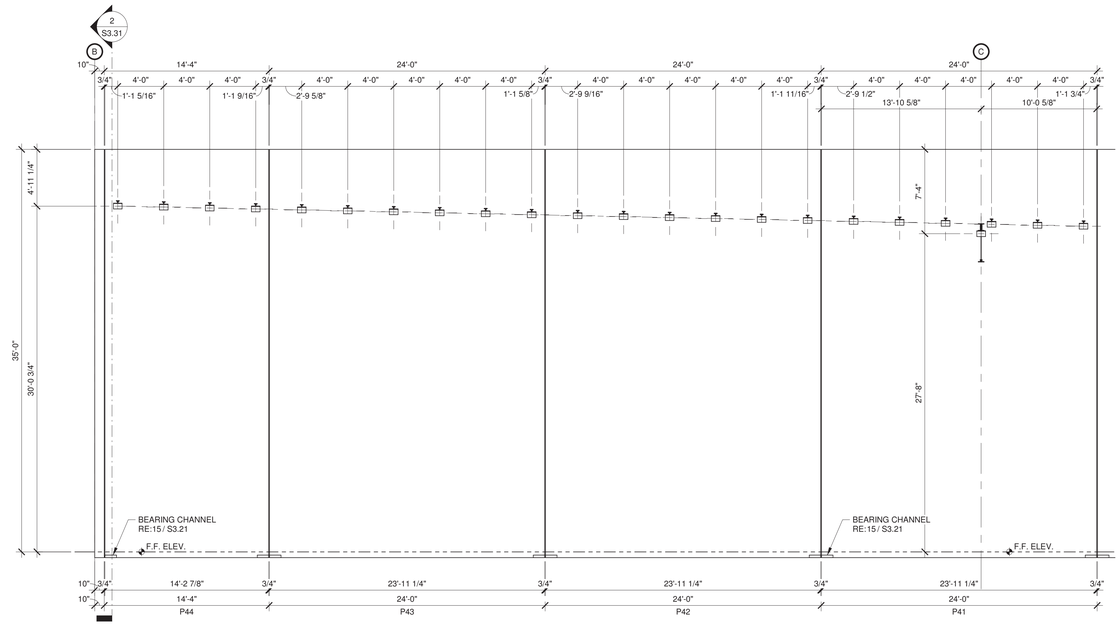
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

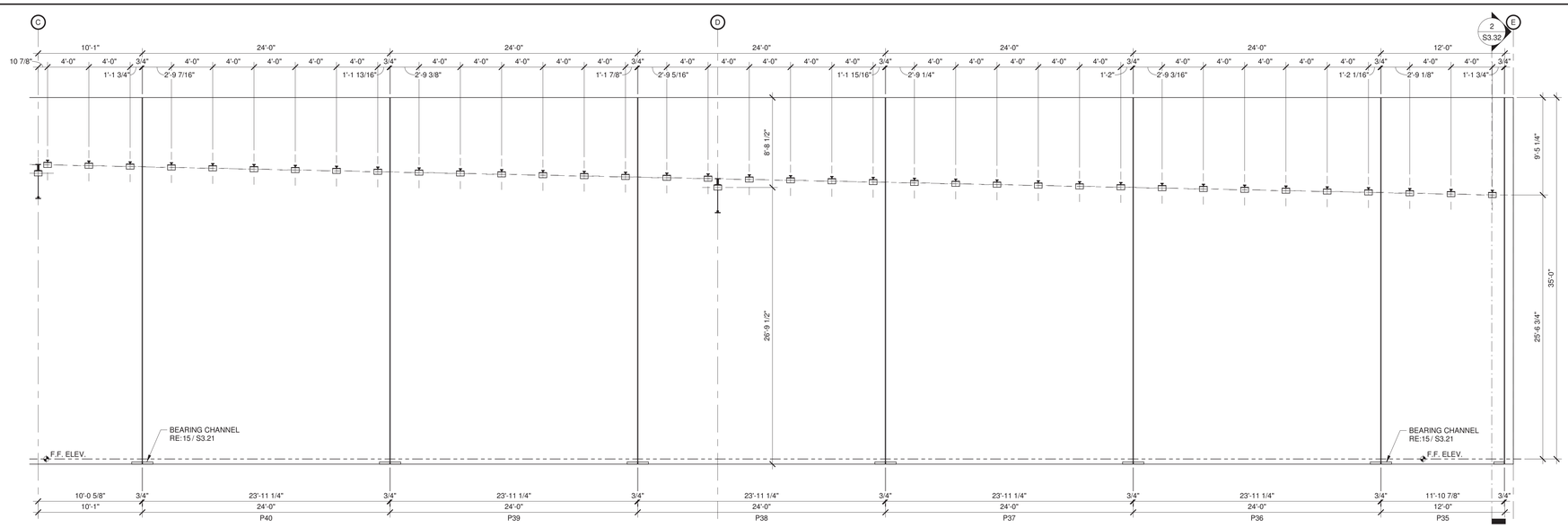
Tilt Wall Panel Elevations

CONTRACT NO.
582103

SHEET NO.
S3.32



2 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"



1 TLIT-WALL PANEL ELEVATION
3/16" = 1'-0"

NO.	DATE	REVISIONS

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JMM	ZKP	4/23/26

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T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
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04/24/2026

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Tilt Wall Panel Elevations

CONTRACT NO.
582103

SHEET NO.
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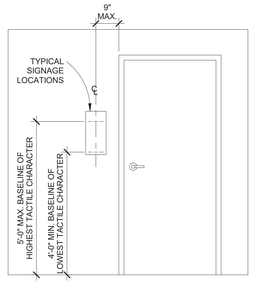
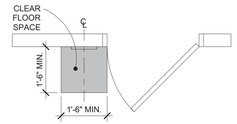


*NOTE: WHEN SIGN IS LOCATED ON GLASS, INCLUDE MATCHING BACKPLATE @ OPPOSITE SIDE OF GLASS, TYP.

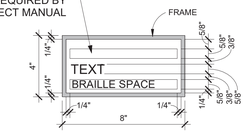
*NOTE: REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATIONS. SIGNAGE SUPPLIER TO PROVIDE A LIST OF SIGNS BY PLAN ROOM NUMBER FOR OWNER TO DETERMINE THE REQUIRED TEXT COPY.



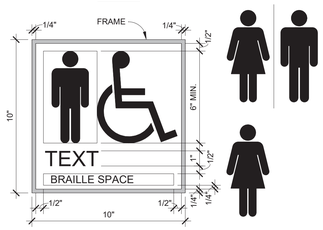
LOCATION OF TACTILE SIGNS AT DOORS

ROOM INFO IF REQUIRED BY PROJECT MANUAL

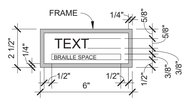
TYPE 'A'



TYPE 'B'

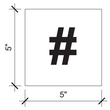


TYPE 'C'



*NOTE: REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATIONS. PROVIDE LIST OF SIZE, LOCATION, & COLOR FOR COORDINATION OF TEXT W/ OWNER.

TYPE 'D'

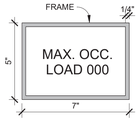


TYPE 'K'

RISER ROOM

NOTE: 4" LETTERING ON FIRE RISER ROOM DOOR, CONTRASTING COLOR

TYPE 'L'



NOTE: GYM OCC. LOAD 1200, CAFETERIA 215

4 TYP. ROOM SIGNAGE 2

ABBREVIATIONS

FDC	FIRE DEPARTMENT CONNECTION	MFG/MFR	MANUFACTURER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	O.S.H.A.	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	O.H.	OPPOSITE HAND
M.D.F.	MEDIUM DENSITY FIBERBOARD	F.F.	FINISHED FLOOR
H.D.P.B.	HIGH DENSITY PARTICLE BOARD	A.F.F.	ABOVE FINISHED FLOOR
A.D.A.	AMERICANS WITH DISABILITIES ACT	N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE	F.S.	FAR SIDE
U.N.O.	UNLESS NOTED OTHERWISE	H.D.P.E.	HIGH DENSITY POLYETHYLENE
N.I.C.	NOT IN CONTRACT	P.V.C.	POLY VINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT		

ARCHITECTURAL

ROOM MARK: ROOM NAME / ROOM NUMBER / CEILING HEIGHT

OPENING MARKS: DOOR TAG, WINDOW & STOREFRONT TAG

KEYED NOTE: 000 KEYED NOTE IDENTIFICATION

SIGNAGE MARK: WALL LOCATION 000 SIGN IDENTIFICATION

BOARD MARK:

B = BULLETIN BOARD
M = MARKER BOARD
OB = OPERABLE BULLETIN BOARD
OM = OPERABLE MARKER BOARD
T = TACK STRIP
S = SMARTBOARD - O.F.C.I.
F = FLAT SCREEN TV - O.F.C.I.

GRADES K-6 MOUNT HEIGHT: 30" A.F.F.
GRADES 7-12 MOUNT HEIGHT: 36" A.F.F.

PARTITION MARK: PARTITION TYPE / FIRE RATING IN HRS., 0= NOT RATED, 1= 1 HR RATED, ETC. / ALTERNATE PARTITION TYPE AND FIRE RATING / TOP OF CMU WHERE OCCURS

F.E.	FIRE EXTINGUISHER - SEMI-RECESSED PROVIDE RATED CABINET IN RATED WALLS
F.E.	FIRE EXTINGUISHER - SURFACE MOUNT
FAP	FIRE ALARM PANEL
	1 HOUR FIRE SEPARATION PER PARTITION - TYPES
	2 HOUR FIRE SEPARATION PER PARTITION - TYPES
	4 HOUR FIRE SEPARATION PER PARTITION - TYPES
SEAT	FOLDING SHOWER SEAT PER ASI 8206. LEFT OR RIGHT AS REQ'D PER DRAWINGS
ND 1	SANITARY NAPKIN DISPOSAL - SINGLE COMPARTMENT - ASI MODEL 0473 (RECESSED)
ND 2	SANITARY NAPKIN DISPOSAL - DUAL COMPARTMENT - ASI MODEL 0472 (PARTITION MTD.)
ND 3	SANITARY NAPKIN DISPOSAL - SINGLE COMPARTMENT - ASI MODEL 0473-A (SURFACE MTD.)
○ GR	GROMMET LOCATION
	SPLASH BLOCK PER MACON CONCRETE PRODUCTS, 12"Wx4"Hx24"L. TYPICAL AT ALL DOWNSPOUTS UNLESS OMITTED BY UNDERGROUND STORMDRAIN
PTD	PAPER TOWEL DISP. - OFCI
PTD 2	PAPER TOWEL DISP. W/ WASTE - OFCI

GB-36	GRAB BAR SIZE IN INCHES (VARIES) ASI MODEL 3200 (OR APPROVED EQUAL)	
MIR.	MIRROR - PER PROJECT MANUAL. SIZE PER DWGS.	
S	SOAP DISPENSER - OFCI	
HD	ELEC. HOT AIR HAND DRYER - XLERATOR XLC W/ RECESS KIT	
HD 2	NON HOT AIR ELEC. HAND DRYER - DYSON AIRBLADE - AB01	
TP 1	TOILET PAPER DISPENSER - OFCI	
TP 2	TOILET PAPER DISPENSER - OFCI	
HK	TOWEL HOOK - PER ASI 7340, +48" A.F.F.	

2 TYPICAL LEGENDS

DESCRIPTIONS	3-12 YEARS DIMENSION REQMNTS.	OTHER DIMENSION REQMNTS.
REACH RANGES		
UNOBSTRUCTED FRONTAL APPROACH		
HIGH FORWARD REACH	36"-44" MAX. **	48" MAX.
LOW FORWARD REACH	16"-20" MIN. **	15" MIN.
UNOBSTRUCTED SIDE APPROACH (W/ 10" DEEP MAX. OBSTRUCTION)		
HIGH SIDE REACH	36"-44" MAX. **	48" MAX.
LOW SIDE REACH	16"-20" MIN. **	15" MIN.
OBSTRUCTED FRONTAL APPROACH		
HIGH FORWARD REACH (over 20" DEEP MAX. obstruction)		48" MAX.
HIGH FORWARD REACH (over 25" DEEP MAX. obstruction)		44" MAX.
OBSTRUCTED HIGH SIDE APPROACH		
HIGH SIDE REACH (over 10" DEEP X 34" HIGH MAX. obstruction)		48" MAX.
HIGH SIDE REACH (over 24" DEEP X 34" HIGH MAX. obstruction)		46" MAX.
TOILET COMPARTMENT TOE CLEARANCE	12"	9"
RAMPS & STAIRS		
TOP OF HANDRAIL GRIPPING SURFACE	28" MAX. **	34"-38"
DRINKING FOUNTAINS		
FRONTAL APPROACH		
SPOUT HEIGHT (to outlet)		36" MAX.
KNEE CLEARANCE		27" MIN.
FRONTAL APPROACH		
SPOUT HEIGHT (to outlet, standing height)		38" MIN.-43" MAX.
SIDE APPROACH		
SPOUT HEIGHT (to outlet)	30" MAX.	
WATER CLOSETS		
CENTERLINE	15"	16"-18"
TOP OF SEAT	15" MAX.	17"-19"
GRAB BARS	25"	33"-36"
FLUSH CONTROLS	36" MAX.	36" MAX.
TOILET PAPER DISPENSERS	14"-40"	15"-48"
URINAL		
RIM OF BASIN		17" MAX.
FLUSH CONTROLS		46" MAX.
LAVATORIES & SINKS		
RIM OR COUNTER SURFACE	31" MAX.	34" MAX.
KNEE CLEARANCE	24" MIN.	27" MIN.
TO FAUCETS FROM FRONT EDGE (PARALLEL APPROACH PERMITTED FOR AGES 5 YEARS OR YOUNGER WITH COMPLIANT CLEAR FLOOR SPACE)	18" MAX.	25" MAX.
MIRRORS		
TO BOTTOM OF REFLECTIVE SURFACE ABOVE LAVATORIES	37" MAX.	40" MAX.
TO BOTTOM OF REFLECTIVE SURFACE NOT ABOVE LAVS.	35" MAX.	35" MAX.
SHELVES		40"-48"
CONTROLS & OPERATING MECHANISMS (inc. switches & outlets)		
HIGHEST OPERABLE PART - UNOBSTRUCTED		
HIGH FORWARD REACH	36"-44" MAX.**	48" MAX.
LOW FORWARD REACH	16"-20" MIN.**	15" MIN.
HIGHEST OPERABLE PART - UNOBSTRUCTED (over 10" DEEP MAX. obstruction)		
HIGH SIDE REACH	36"-44" MAX.**	48" MAX.
LOW SIDE REACH	16"-20" MIN.**	15" MIN.
HIGHEST OPERABLE PART - OBSTRUCTED		
HIGH FORWARD REACH (over 20" DEEP MAX. obstruction)	48"	48" MAX.
HIGH FORWARD REACH (over 25" DEEP MAX. obstruction)	44"	44" MAX.
HIGHEST OPERABLE PART - OBSTRUCTED		
HIGH SIDE REACH (over 10" DEEP MAX. X 34" HIGH MAX. obstruction)	48" MAX.	48" MAX.
HIGH SIDE REACH (over 10"-24" DEEP MAX. X 34" HIGH MAX. obstruction)	46" MAX.	46" MAX.
THRESHOLDS		
HEIGHT	1/2" MAX.	1/2" MAX.
SIGNAGE		
HEIGHT	5'-0" MAX.	5'-0" MAX.

** ADVISORY IN THE TEXAS ACCESSIBILITY STANDARDS (MARCH 15, 2012)

1 ACCESSIBLE DIMENSIONAL RANGES

5 LIFE SAFETY PLAN - MEZZANINE
1/16" = 1'-0"

COMMON PATH:
75'-0"≤ 75'-0"

EXIT ACCESS TRAVEL DISTANCE: 266'-10"≤ 250'-0"

3 LIFE SAFETY PLAN - F.F.

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4627 S. MACARTHUR DR. STE. 100 ALEXANDRIA, LA 71302 (318) 541-4900
4855 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

NO.	REVISIONS	DATE

DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E.L. FIRM NO. BR-381
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 10110900
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04/30/2026

PICKLEBALL JUNCTION

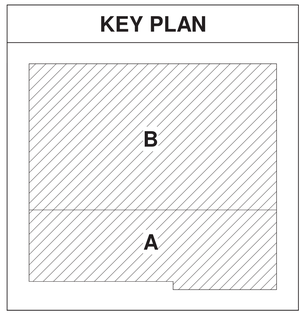
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Building Code Information

CONTRACT NO.
582103

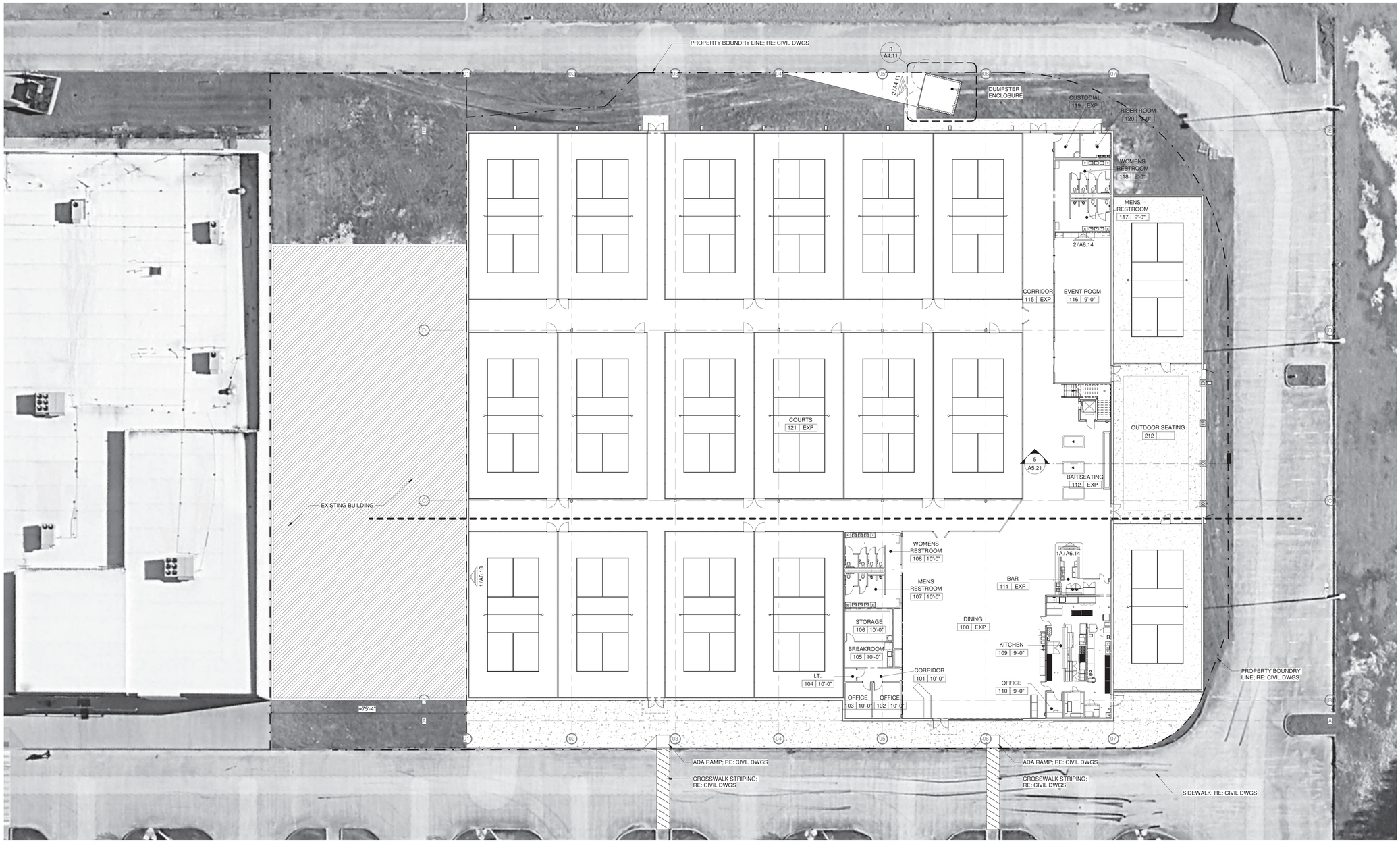
SHEET NO.
A4.01

KEY PLAN



NOTE:

- LOT 1.70 ACRE LOT LOCATED EAST OF TEXAS 6 FRONTAGE ROAD BETWEEN TOWNE CENTER WAY AND MEADOWBROOK DRIVE. ADDRESS: 3175 WILDFLOWER DRIVE
- ANY EXISTING LANDSCAPING, INCLUDING END ISLAND TREES, THAT ARE NOT ALIVE BY THE END OF CONSTRUCTION WILL BE REPLACED PRIOR TO ISSUANCE OF A CO.
- THIS DEVELOPMENT REQUIRES NO BUILDING SETBACKS SINCE IT DOES NOT ADJOIN A PUBLIC STREET AND NO SET BACK IS REQUIRED BETWEEN PROPERTIES WITHIN THIS PD DISTRICT PER ORDINANCE NO. 1636.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

SUBDIVISION: BRYAN TOWNE CENTER	
PROJECT NAME: PICKLEBALL JUNCTION 3175 WILDFLOWER DRIVE, BRYAN, TX 77802 LOT 2R-B, 1.70 ACRES	
OWNER: MARK STASNY-CLM CONSTRUCTION mark@clmenergy.com	

NO.	DATE	REVISIONS

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5/5/2026 4:53:59 PM

DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 10110901

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4627 COLLEGE PARK DR. STE. 100 THE WOODLANDS, TX 77384 (281) 419-5703
455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
JASON M. LASITER
STATE OF TEXAS
05/06/2026

PICKLEBALL JUNCTION

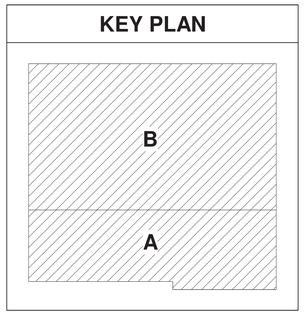
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

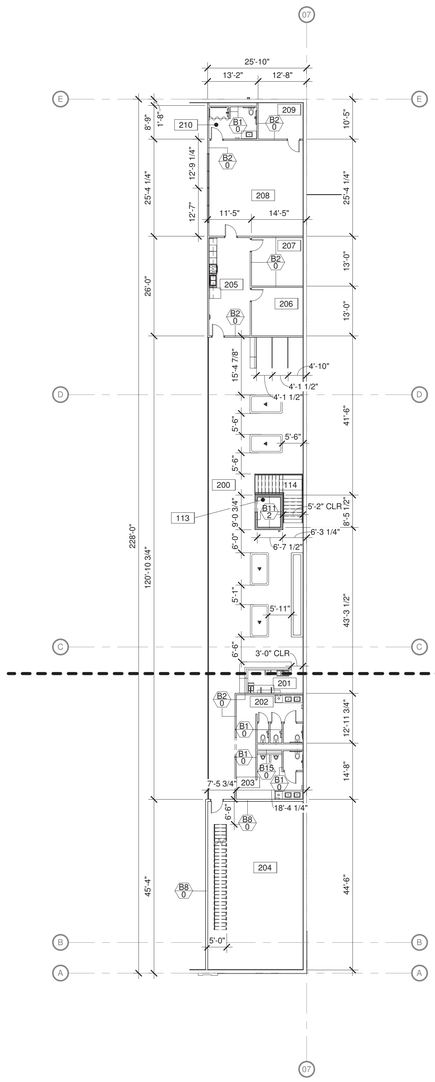
Architectural Site Plan

CONTRACT NO.
582103

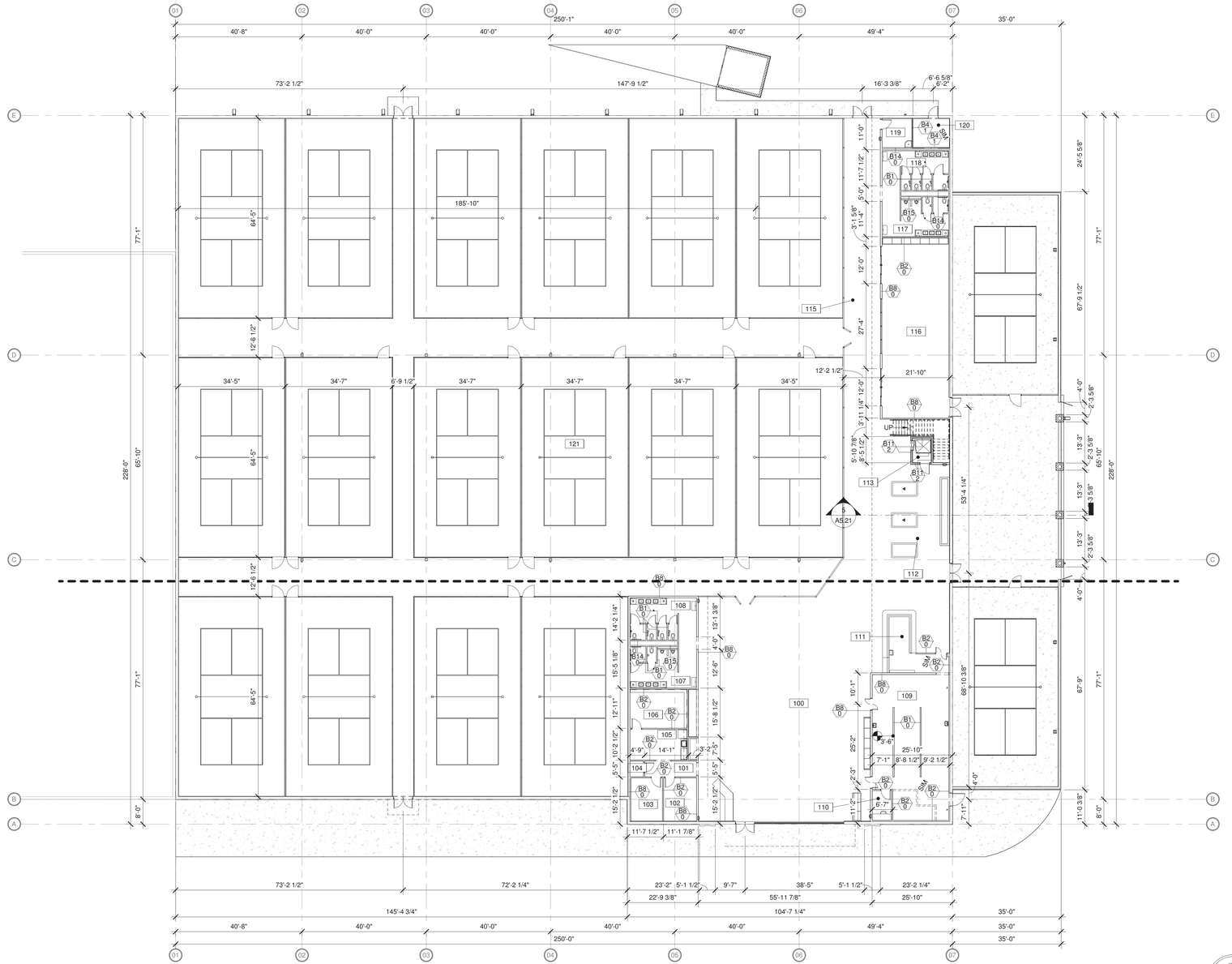
SHEET NO.
A4.02

KEY PLAN





2 DIMENSION & PARTITION MEZZANINE PLAN
1/16" = 1'-0"



0' 8' 16' 32'
SCALE: 1/16"=1'-0"

1 DIMENSION & PARTITION OVERALL PLAN
1/16" = 1'-0"

NO.	DATE	REVISIONS

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T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103900
T.B.P.E.L.S. FIRM NO. 10110900

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4627 CROSS BEND ROAD STE. 100 WACO, TEXAS 76710 (254) 776-3763
4455 ROSE ROAD STE. 1227 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
JASON M. HOLLEMAN
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

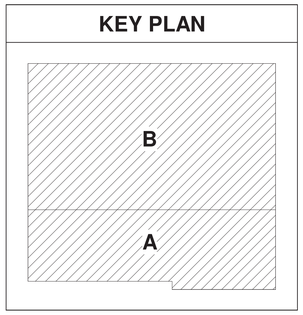
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Overall Dimension & Partition Plan

CONTRACT NO.
582103

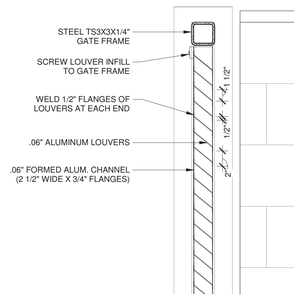
SHEET NO.
A4.03

KEY PLAN

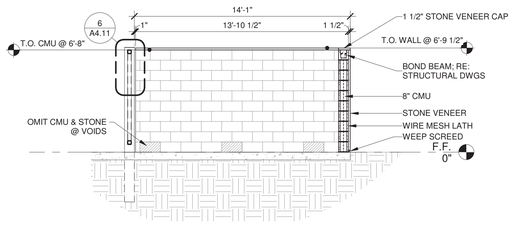


FLOOR PLAN KEYED NOTES

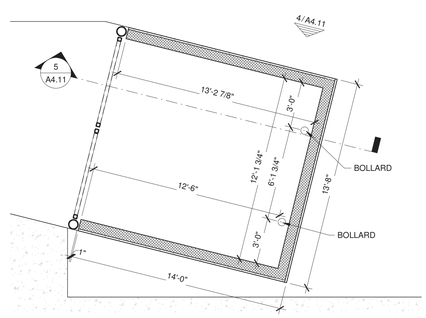
KEY VALUE	KEYNOTE TEXT
02	10'-0" TALL WALL PADS, RE: PROJ MANUAL
03	10'-0" TALL PICKLEGLASS COURT DIVIDER, RE: PROJ MANUAL
04	4'-0" TALL BLACK VINYL CHAIN LINK FENCE W/ 4" EXTENTION & EXTRA TOP RAIL; RE: PROJ MANUAL & DETAIL: 6 / A4.82
06	PICKLEBALL PORTALBLE NET SYSTEM, RE: PROJ MANUAL
15	BABY CHANGING STATION, RE: PROJ MANUAL
16	4'-0"(W) X 4'-4"(H) BLACK VINYL CHAIN LINK GATE, RE: PROJ MANUAL
18	6" CIRCULAR WASTE CHUTE, COUNTERTOP MOUNTED; RE: PROJ MANUAL
19	6' 0" TALL IRON FENCE; RE: PROJ MANUAL
21	LIGHT FIXTURE; RE: MEP DWGS
23	REFRIGERATOR; O.F.C.I.
27	LINE OF SOFFIT ABOVE



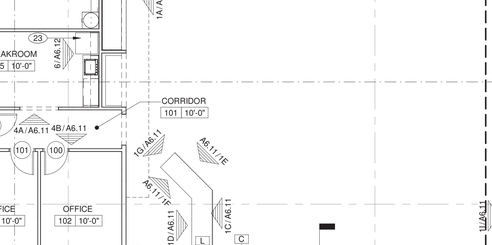
6 SECTION - GATE DETAIL
1 1/2" = 1'-0"



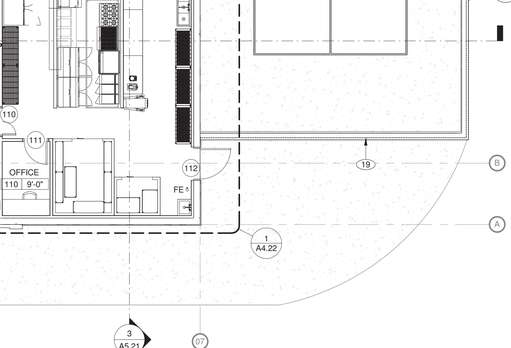
5 SECTION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



3 ENLARGED PLAN - DUMPSTER
1/4" = 1'-0"



4 NORTH ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



2 GATE ELEVATION
1/4" = 1'-0"

1 ARCHITECTURAL FLOOR PLAN-A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

SUBDIVISION: BRYAN TOWNE CENTER

PROJECT NAME: PICKLEBALL JUNCTION
3175 WILDFLOWER DRIVE, BRYAN, TX 77802
LOT 2R-B, 1.70 ACRES

OWNER: MARK STASNY-CLM CONSTRUCTION
mark@clmenergy.com

NO. | DATE | REVISIONS

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DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101120-01

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4455 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
MARK HOLLAND
STATE OF TEXAS
05/06/2026

PICKLEBALL JUNCTION

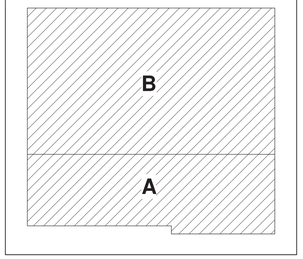
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Architectural Floor Plan-A

CONTRACT NO.
582103

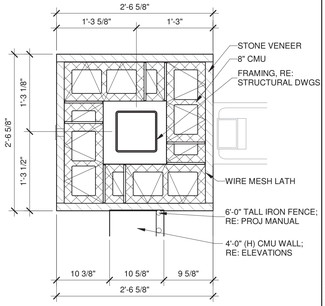
SHEET NO.
A4.11

KEY PLAN

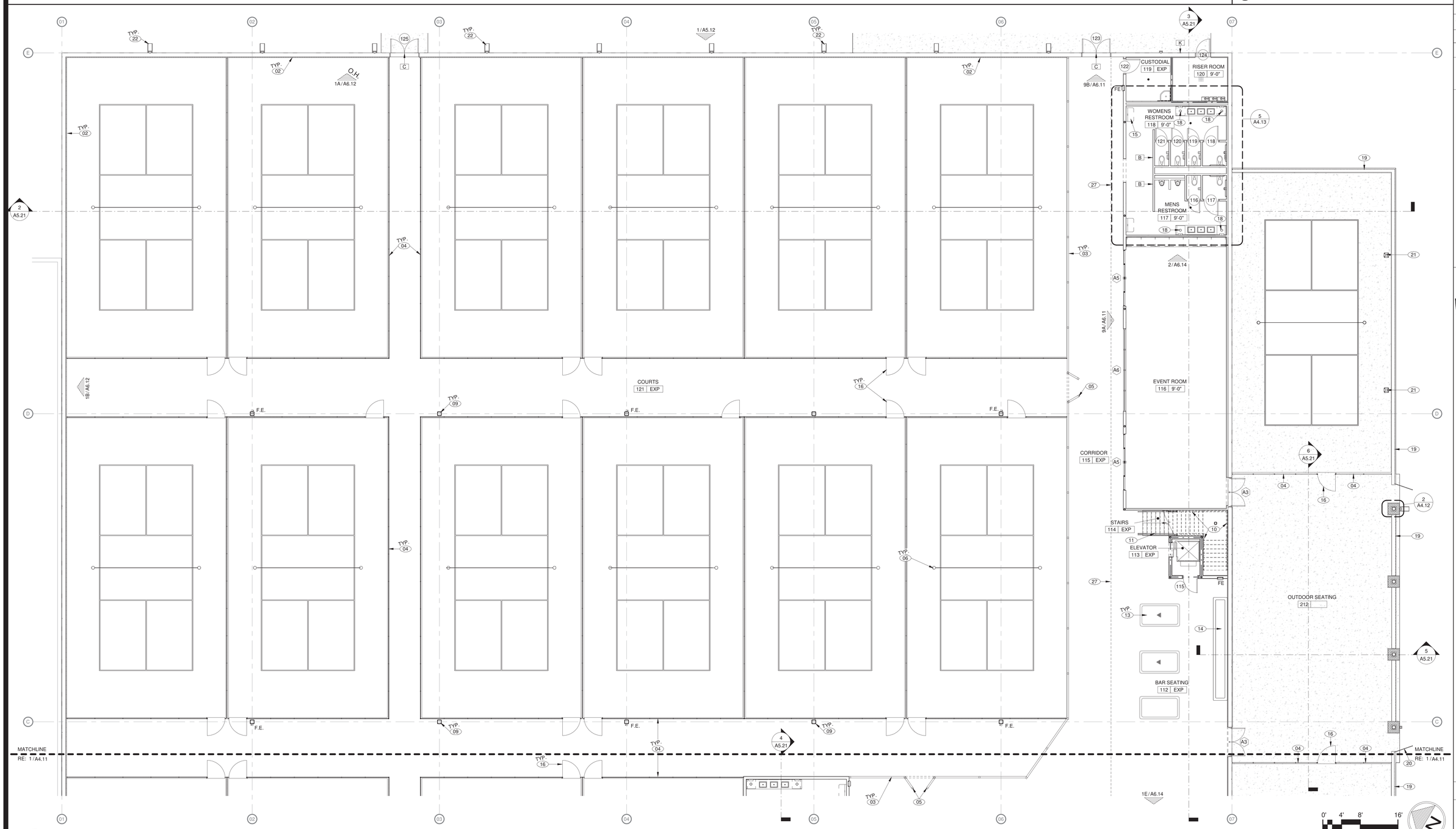


FLOOR PLAN KEYED NOTES

KEY VALUE	KEYNOTE TEXT
02	10'-0" TALL WALL PADS, RE: PROJ MANUAL
03	10'-0" TALL PICKLEGLASS COURT DIVIDER, RE: PROJ MANUAL
04	4'-0" TALL BLACK VINYL CHAIN LINK FENCE W/ 4" EXTENTION & EXTRA TOP RAIL; RE: PROJ MANUAL & DETAIL; 5 / A4.82
05	6'-0"(W) PICKLEGLASS DOUBLE DOORS (TWO)3'-0"(W) X 8'-0"(H), RE: PROJ MANUAL
06	PICKLEBALL PORTALBLE NET SYSTEM, RE: PROJ MANUAL
09	STRUCTURAL FRAMING; RE: STRUCTURAL DWGS
10	WALL MOUNTED HAND RAIL, TYPE K RE: 10 / A4.82
11	FLOOR MOUNTED HAND RAIL, TYPE G RE: 10 / A4.82
13	POOL TABLE, BY OWNER
14	SHUFFLEBOARD TABLE, BY OWNER
15	BABY CHANGING STATION, RE: PROJ MANUAL
16	4'-0"(W) X 4'-4"(H) BLACK VINYL CHAIN LINK GATE, RE: PROJ MANUAL
18	6" CIRCULAR WASTE CHUTE, COUNTERTOP MOUNTED; RE: PROJ MANUAL
19	6'-0" TALL IRON FENCE; RE: PROJ MANUAL
20	4'-0"(W) X 10'-0"(H) IRON GATE; RE: PROJ MANUAL
21	LIGHT FIXTURE; RE: MEP DWGS
22	SPLASH BLOCK; RE: PROJ MANUAL
27	LINE OF SOFFIT ABOVE



2 COLUMN WRAP DETAIL
1" = 1'-0"



1 ARCHITECTURAL FLOOR PLAN-B
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS

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DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101109-01

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4455 RICE ROAD STE. 1227 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
MICHAEL H. HOLLEMAN
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

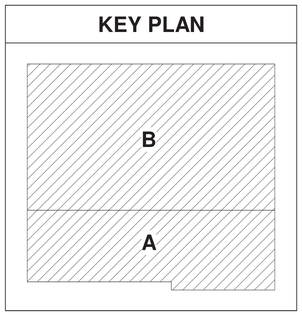
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Architectural Floor Plan-B

CONTRACT NO. 582103

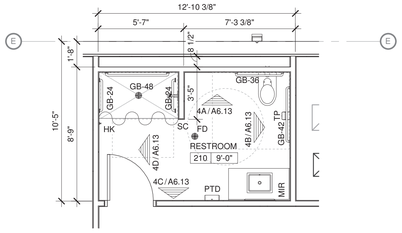
SHEET NO. A4.12

KEY PLAN

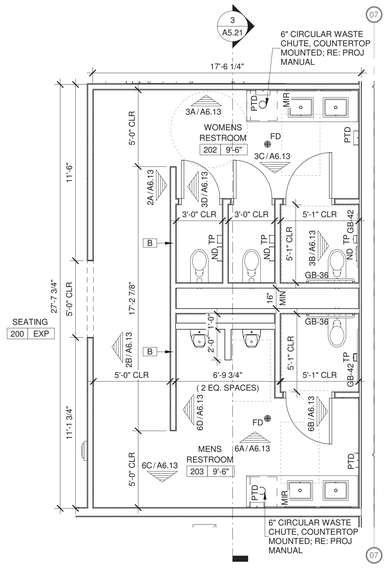


FLOOR PLAN KEYED NOTES

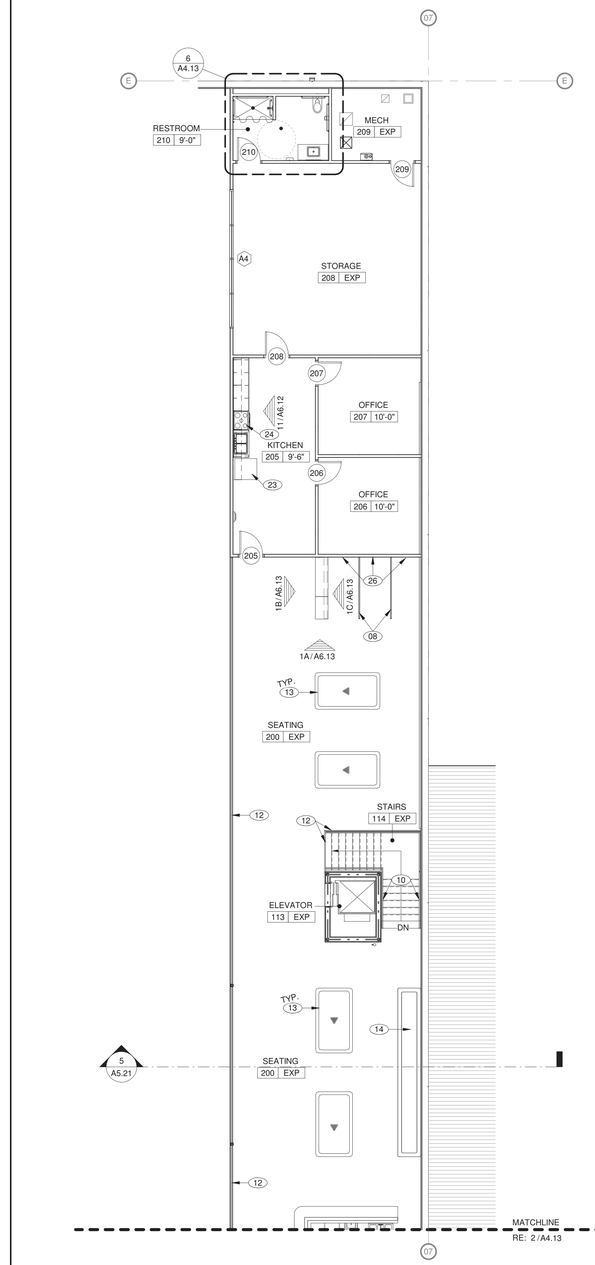
KEY VALUE	KEYNOTE TEXT
08	FLOOR MOUNTED RAIL, TYPE B RE:10 / A4.82
10	WALL MOUNTED HAND RAIL, TYPE K RE: 10 / A4.82
11	FLOOR MOUNTED HAND RAIL, TYPE G RE:10 / A4.82
12	FLOOR MOUNTED GUARD RAIL, TYPE F RE: 10 / A4.82
13	POOL TABLE, BY OWNER
14	SHUFFLEBOARD TABLE, BY OWNER
15	BABY CHANGING STATION, RE: PROJ MANUAL
18	6" CIRCULAR WASTE CHUTE, COUNTERTOP MOUNTED; RE: PROJ MANUAL
23	REFRIGERATOR; O.F.C.I.
24	RANGE; O.F.C.I.
26	DART BOARDS, BY OWNER

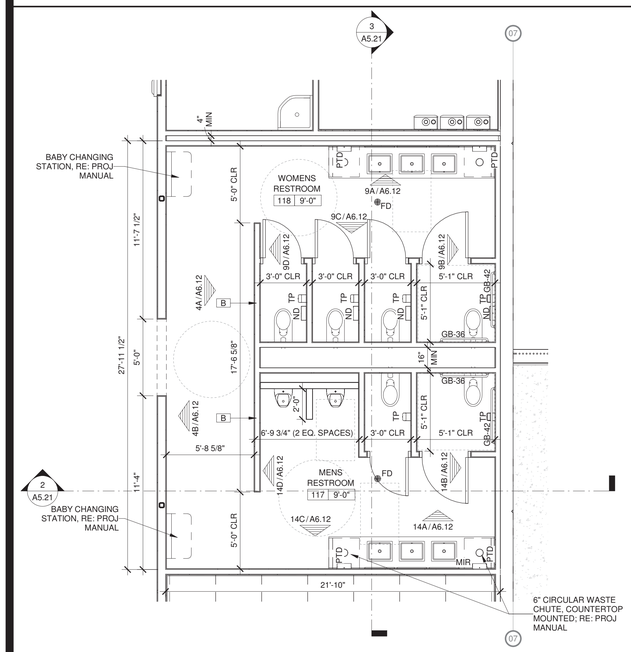


6 ENLARGED PLAN - MEZZANINE RESTROOM 210
1/4" = 1'-0"

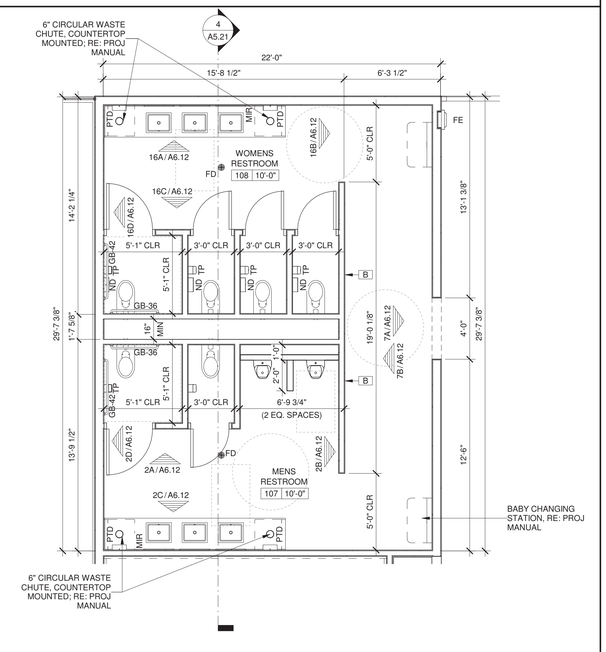


4 ENLARGED RESTROOM 201 & 202
1/4" = 1'-0"

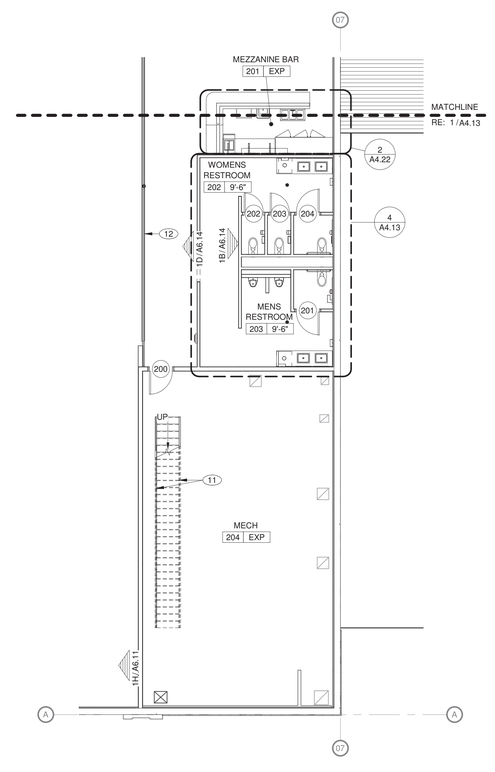




5 ENLARGED RESTROOMS 114 & 115
1/4" = 1'-0"



3 ENLARGED RESTROOMS 107 & 108
1/4" = 1'-0"



2 MEZZANINE FLOOR PLAN - A
1/8" = 1'-0"

1 MEZZANINE FLOOR PLAN -B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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T.B.P.E.L.S. FIRM NO. F-413
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REGISTERED ARCHITECT
JASON M. HOLLEY
STATE OF TEXAS
04/30/2026

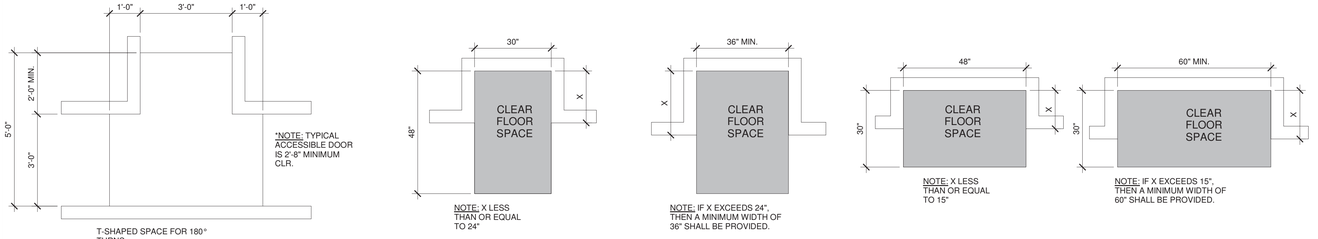
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

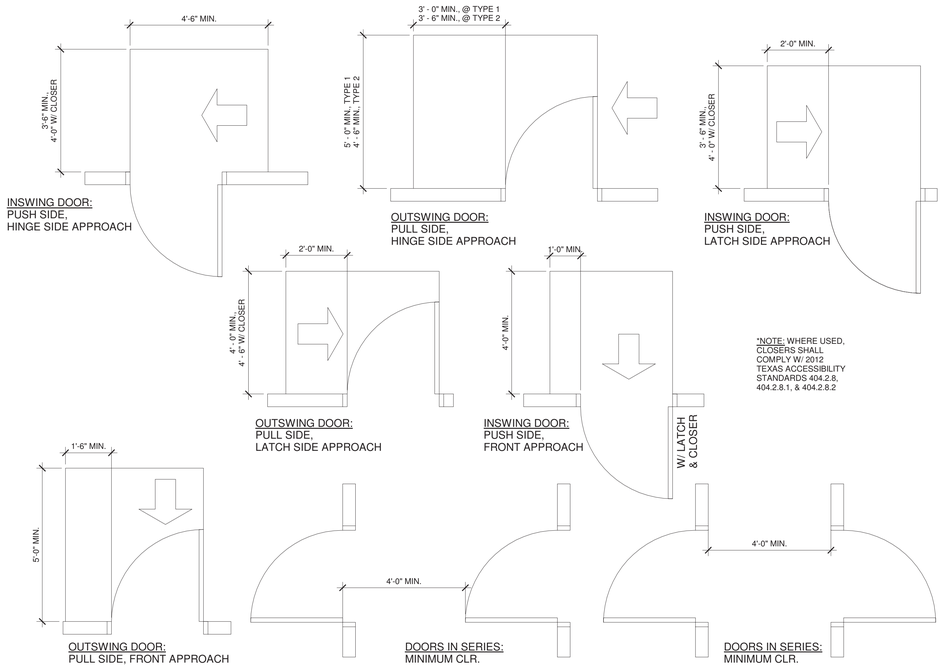
Mezzanine Floor Plan & Enlarged Plans

CONTRACT NO.
582103

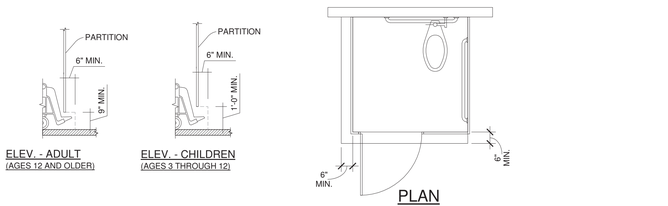
SHEET NO.
A4.13



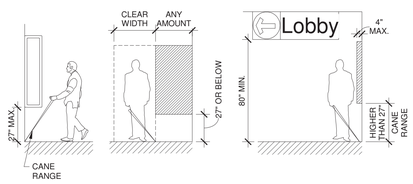
6 MINIMUM WHEELCHAIR CLEAR FLOOR SPACE
1/2" = 1'-0"



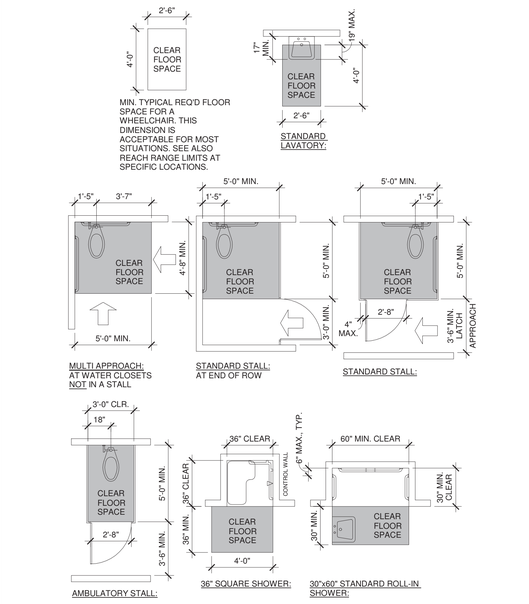
8 TYPICAL CLEAR FLOOR SPACE REQUIREMENTS AT DOORS
1/2" = 1'-0"



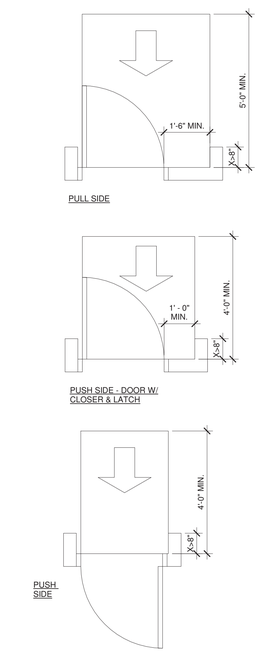
5 TOILET COMPARTMENT TOE CLEARANCE
3/8" = 1'-0"



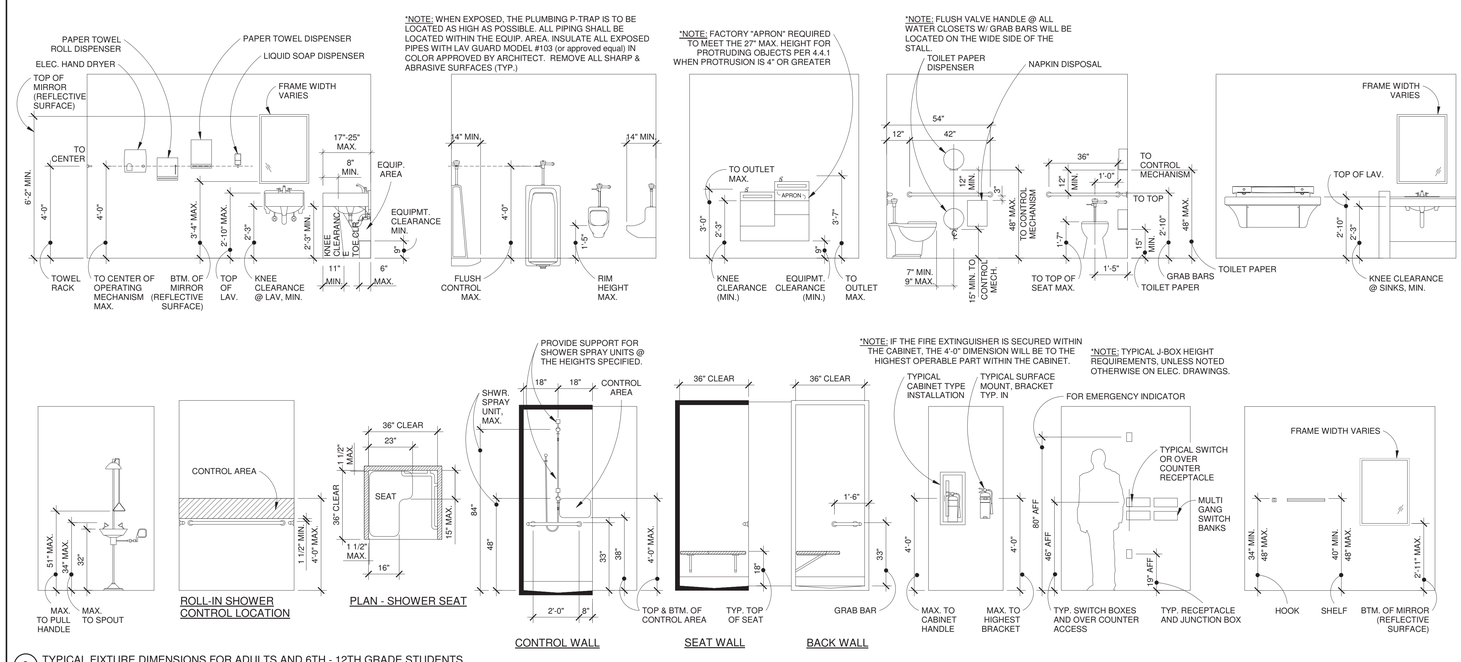
4 HEADROOM & PROTRUDING OBJECT CLEARANCES
1/4" = 1'-0"



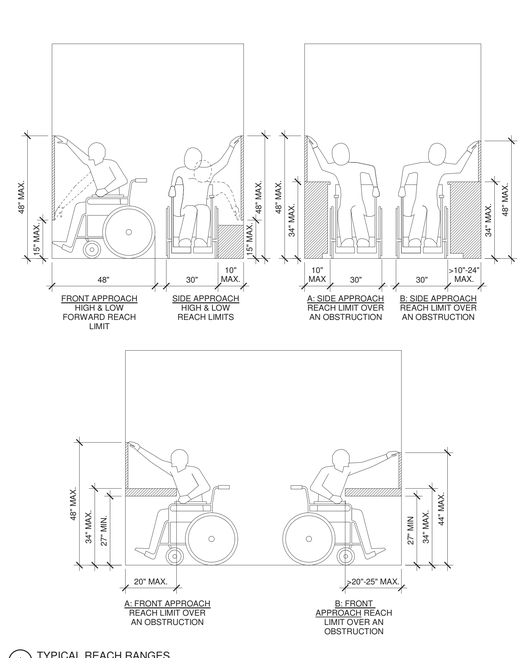
2 TYPICAL MINIMUM CLEAR FLOOR SPACE @ FIXTURES
1/4" = 1'-0"



7 MANEUVERING CLEARANCES AT RECESSED DOORS & GATES
1/2" = 1'-0"



3 TYPICAL FIXTURE DIMENSIONS FOR ADULTS AND 6TH - 12TH GRADE STUDENTS
3/8" = 1'-0"



1 TYPICAL REACH RANGES
1/2" = 1'-0"

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4455 ROSE ROAD STE. 1227 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT JASON HUNTER LASITER STATE OF TEXAS
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Accessibility Information

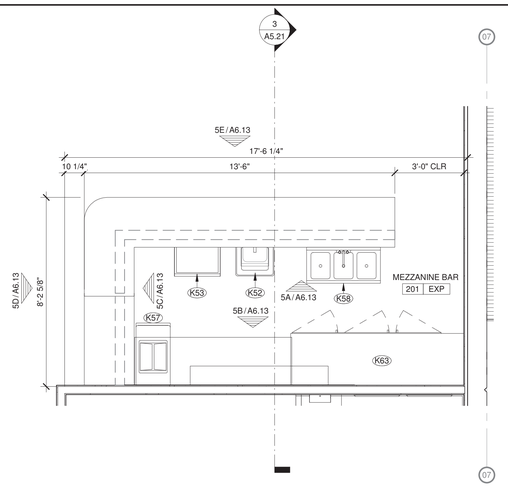
CONTRACT NO. 582103

SHEET NO. A4.21

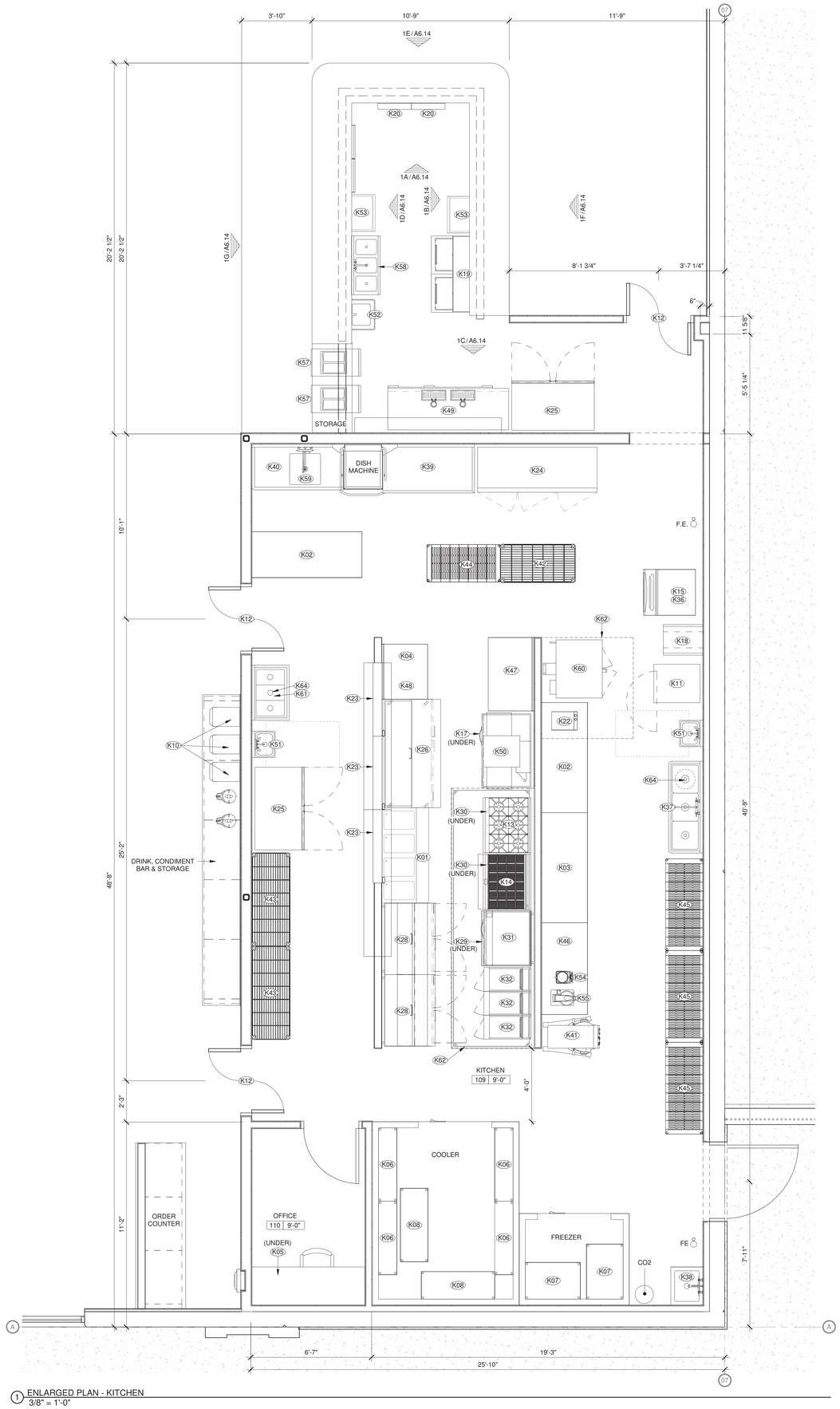
KITCHEN KEY NOTES

KEY VALUE	KEY NOTE	MODEL NUMBER	REMARKS	PLUMBING	ELECTRICAL	GAS
K01	ELECTRIC STEAM TABLE W/ UNDERSHELF	ADVANCE TABCO; HF-3E-240-BS			208V,1-PH, 10.8 AMPS	
K02	72" WORK TABLE 18 GA. W/ UNDERSHELF	REGENCY; 600T3072G				
K03	72" WORK TABLE 16 GA. W/ UNDERSHELF	REGENCY; 600TS3072S				
K04	36" WORK TABLE W/ UNDERSHELF	REGENCY; 600TSB3036S				
K05	STANDARD BLACK STEEL DEPOSITORY SAFE	BARSKA; 242AX11932				
K06	12" X 48" BLACK EPOXY 2-SHELF KIT	REGENCY; 460EB1248K22				
K07	24" X 36" GREEN EPOXY 4-SHELF KIT	REGENCY; 460EG2436K64				
K08	18 "X 48" GREEN EPOXY 4 SHELF KIT	REGENCY; 460EG1848K64				
K09	REMOTE ICE MACHINE CONDENSER	MANITOWOC; 499CVDF0600C				
K10	HALF SIZE CUBE ICE MACHINE FOR BEVERAGE DISPENSER	MANITOWOC; 499IBF0600CA			208V, 1-PH, 11.6 AMPS	
K11	NON-INSULATED PROOFING CABINET	METRO; C519-PFC-U			120V, 12 AMPS	
K12	CUSTOM SWINGING DOORS, RE: DOOR SCHEDULE					
K13	6 BURNER COUNTERTOP RANGE/HOT PLATE	VULCAN; VCRH36-1				
K14	HEAVY DUTY RADIANT CHARBROILER	VOLLRATH; CBGHD-36				
K15	ICE STORAGE BIN	MANITOWOC; D-570				
K16	PASS THROUGH SHELF WITH OVERSHELF	ADVANCE TABCO; PA-18-96-2				
K17	2 DRAWER 36" FREEZER CHEF BASE	BEVERAGE-AIR; WTFCS36HC	VERSATILE REMOTE WIFI REFRIG. MONITORING SYSTEM FOR VERSAHUB PLATFORM; 673VTKIT1		120V, 4.5 AMPS	
K18	20 PAN SHEET PAN RACK	REGENCY; 109APR1820L				
K19	BLACK GLASS FROSTER/PLATE CHILLER	AVANTCO; GF50-HC			120V, 5.3 AMPS	
K20	DOUBLE TIER SPEED RAIL	STEELTON; 712B5522D				
K21	SINGLE TIER SPEED RAIL	STEELTON; 712B5522				
K22	COUNTERTOP INDUCTION RANGE	VOLLRATH; 59300			120V, 15 AMPS	
K23	48" FOOD WARMER	HATCO; GRAM-48				
K24	REACH IN REFRIGERATOR-SOLID DOOR	TRUE; T-72-HC			120V, 6.9 AMPS	
K25	REACH IN REFRIGERATOR-GLASS DOOR	AVANTCO; A-49R-G-HC			120V, 5.8 AMPS	
K26	2 DOOR REFRIGERATED PIZZA PREP TABLE	AVANTCO; APPT-71-HC			120V, 5.8 AMPS	
K27	DISH SHELF	ADVANCE TABCO; 109TDS4				
K28	SANDWICH PREP TABLE	AVANTCO SS-PT-48M-HC			120V, 5.8 AMPS	
K29	2 DRAWER REFRIGERATED CHEF BASE	AVANTCO CBE-48-HC			120V, 7.2 AMPS	
K30	36" EQUIPMENT STAND WITH UNDERSHELF	REGENCY; ESQ-3036-316C				
K31	GRIDDLE	IMPERIAL RANGE; IMGA-3628-1				
K32	FRYER 40LB	DEAN BY FRYMASTER GF14				
K33	STAINLESS STEEL WALL MOUNTED POT RACK W/ 5 HOOKS	REGENCY; 600SLW60				
K34	36"X 24"X8" ALUMINUM DUNNAGE RACK	REGENCY; 600DUN2436S				
K35	48" X 24"X8" ALUMINUM DUNNAGE RACK	REGENCY; 600DUN2448S				
K36	DICE ICE MACHINE 851LB	MANITOWOC; IDT0900A			208V, 3-PH, 9.5 AMPS	
K37	60" 3-COMPARTMENT SINK	REGENCY; S3C1717712	W/ REGENCY 600FW814 WALL MOUNT FAUCET W/ 8" CTRS & SWING SPOUT			
K38	FLOOR MOP SINK	STEELTON; PQ831	W/ REGENCY B-0667-RGH WALL MOUNTED FAUCET W 6 1/2" SPOUT, 8" CTRS, & VACUUM BREAKER			
K39	5' CLEAN DISH TABLE	REGENCY; CDT-60-R				
K40	5' DIRTY DISH TABLE	REGENCY; SDT-60L	WATERLOO 750PRW814 WALL MOUNTED PRE-RINSE FAUCET W/ 8" CTRS & 14" ADD ON FAUCET			
K41	FLOOR MIXER 40 QT.	VARIMIXER; V40-3 V-SERIES				
K42	24" X 48" 4 SHELF WIRE STATIONARY SHELVING UNIT	METRO; A556K3				
K43	24" X 60" 4 SHELF WIRE STATIONARY SHELVING UNIT	METRO; A556K3				
K44	24" X 48" 5 SHELF STATIONARY UNIT	METRO; 5X557G4				
K45	24" X 60" 5 SHELF STATIONARY UNIT	METRO; 5X567G4				
K46	30" X 60" WOOD TOP WORK TABLE	JOHN BOOS & CO.; SNB09				
K47	30" X 48" WORK TABLE WITH UNDERSHELF	REGENCY; 600TSB3048S				
K48	PIZZA DOUGH PRESS	DOUGHXPRESS; DMS-18			120V, 10 AMPS	
K49	DOUBLE TAP KEGERATOR BEER DISPENSER (BLACK)	BEVERAGE-AIR; DD78HC-B			120V, 3.3 AMPS	
K50	DOUBLE STACKED COUNTERTOP IMPINGER ELEC. OVEN	LINCOLN; V2500/1346 DCTI-V	VENTLESS		208V, 1-PH, 27 AMPS EACH	
K51	17" X 15" WALL MOUNTED HAND SINK	REGENCY; 600HS17WBK	WITH GOOSENECK FAUCET			
K52	14 1/2" X 18 3/4" UNDERBAR DUMP SINK	REGENCY; 60B11014K	WITH FAUCET			
K53	18" X 24" UNDERBAR ICE BIN WITH BOTTLE HOLDER 77LB	REGENCY; IB1824				
K54	VIA-PREP BLENDER W 64 OZ CONTAINER	VITAMIX; 062827	VITAMIX 1195 64 OZ CLEAR TRITAN BLENDAR JAR W/ LID & WET BLADE ASSEMBLY (EXTRA JAR)			
K55	FOOD PROCESSOR	ROBOT COUPE; R2BCLR	3 QT./ 3 LITER CLEAR BATCH BOWL		120V, 16 AMPS	
K56	ICE SHAVER	KOLDKISS; K1000				
K57	FROZEN DRINK MACHINE	SPACEMAN; 6690-CL	21.2 QT. ULTRA HIGH OUTPUT COUNTER TOP SHUSHY / GRANITA FROZEN DRINK MACHINE		208V, 1-PH, 15 AMPS	
K58	38 1/2" X 18 3/4" 3 BOWL UNDERBAR SINK WITH FAUCET	REGENCY; 60B3101HK				
K59	19 1/2" X 19 1/2" SCRAP/PRE-RINSE BASKET	REGENCY; 600RSSB20				
K60	5 SHELF DOUBLE CONVECTION OVEN	SOUTHBEND PCG100S/SD	PLATINUM SERIES DOUBLE DECK FULL SIZE STANDARD		120V, 7.9 AMPS EACH	
K61	3 COMPARTMENT SINK	ADVANCE TABCO; 4-3-36	W/ REGENCY 600FW814 WALL MOUNT FAUCET W/ 8" CTRS & SWING SPOUT			
K62	COMMERCIAL KITCHEN HOOD	HALIFAX PSPHO1448 TYPE 1	W/ PSP MAKE UP AIR			
K63	BLACK GLASS DOOR BAR REFRIGERATOR	TRUE T6B-4G-HC-LD 90 3/8"			120V, 2.8 AMPS	
K64	DISPOSAL					

NOTE: COORDINATE WITH OWNER FOR QUANTITIES AND TO VERIFY LOCATION, ALL KITCHEN EQUIPMENT WILL BE CONTRACTOR INSTALLED.



2 MEZZANINE - BAR
3/8" = 1'-0"



1 ENLARGED PLAN - KITCHEN
3/8" = 1'-0"

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REGISTERED ARCHITECT
JASON MICHAEL HOLLEY
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Enlarged Kitchen Plan

CONTRACT NO.
582103

SHEET NO.
A4.22

TYPICAL NOTES

1. DOORS, WINDOWS, AND CASED OPENINGS ARE SCHEDULED IN THE OPENING SCHEDULE. SOME CASED OPENINGS MAY NOT BE SCHEDULED.
2. DOOR OPENING SIZE IS MEASURED TO THE INSIDE OF THE FRAME.
3. WINDOW OPENING SIZE IS MEASURED TO THE OUTSIDE OF THE FRAME.

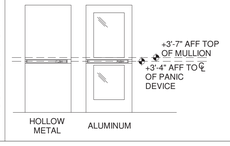
TYPICAL NOTES

TYPICAL ABBREVIATIONS:

AL:	ALUMINUM	ST:	STAIN GRADE
HM:	HOLLOW METAL	CL:	CLEAR GLAZING
SC:	SOLID CORE WOOD	TG:	TINTED GLAZING
PL:	PLASTIC LAMINATE FACE	PF:	PANELED FACE
WD:	WOOD	LTG:	LAMINATE TINTED GLAZING

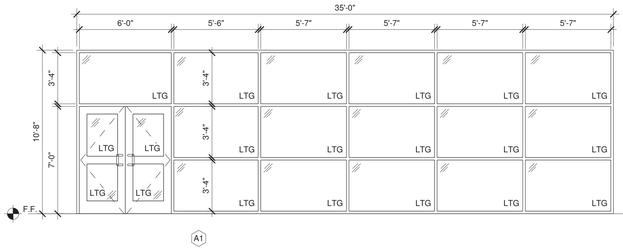
DOOR STOP DTL.

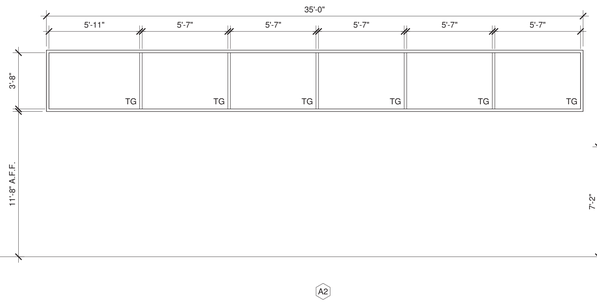
EXIT DEVICE MOUNTING HEIGHT

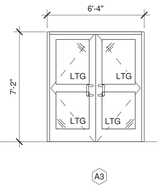


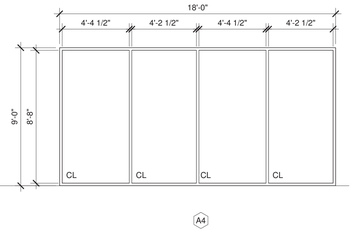
HOLLOW METAL FRAME - OPENING ELEVATIONS

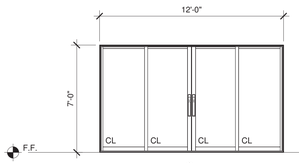
ALUMINIUM FRAME - OPENING ELEVATIONS

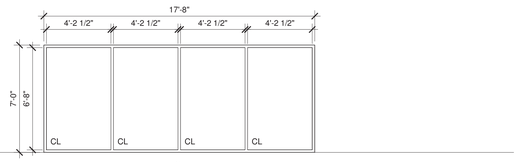










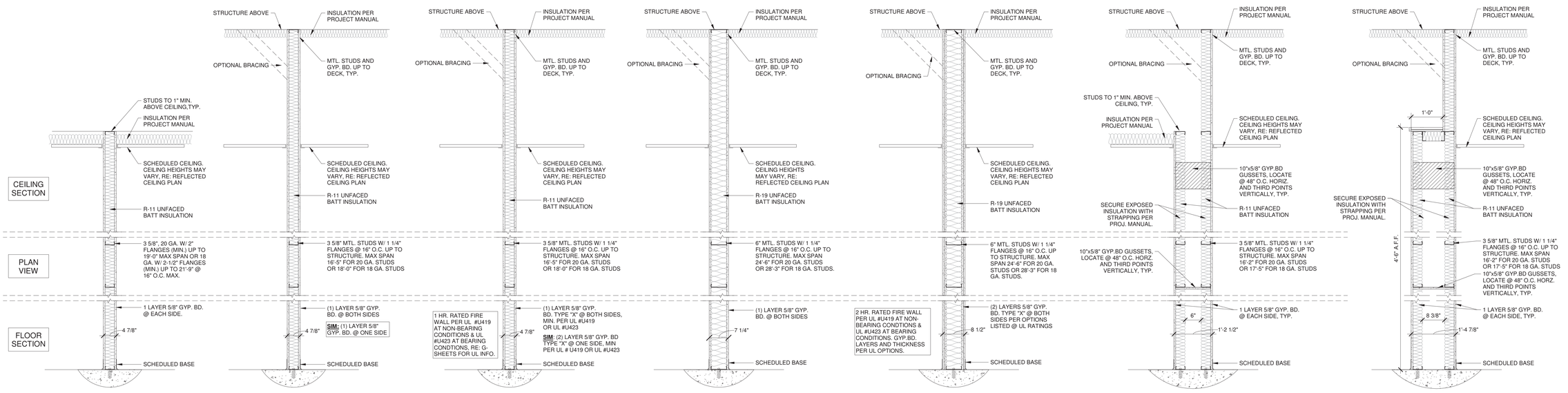


ALUMINUM OPENING SCHEDULE

Mark	Count	Height	Width	Frame Material	Window Frame Color -Int. / Ext.	Window Material	Window Opening Elevations	Fire Rating	Comments
A1	1	9'-0"	10'-0"	AL	BLACK	LTG	A1		
A2	1	4'-0"	35'-0"	AL	BLACK	TG	A2		
A3	3	7'-0"	6'-4"	AL	BLACK	LTG	A3		
A4	1	9'-0"	18'-0"	AL	BLACK	CL	A4		PROVIDE MANUAL WINDOW SHADES
A5	2	7'-0"	12'-0"	AL	BLACK	CL	A5		SLIDING GLASS DOORS; OWNER TO SELECT MFG
A6	1	7'-0"	17'-8"	AL	BLACK	CL	A6		MOTORIZED SHADES; RE: PROJ MANUAL

OPENING SCHEDULE

Circle Mark	Opening Size Height	Opening Size Width	Frame Material	Color Frame Color - Int. / Ext.	Color Door Color - Int. / Ext.	Door Opening Elevations	Door Material	Fire Rating/ Minutes	Comments
100	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
101	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
102	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
103	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
104	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
105	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
106	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
107	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
108	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
109	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
110	7'-0"	3'-6"	AL	PT2/PT2	AL/AL	-	--		CURTRON SERVICE-PRO SERIES 30 DOUBLE ALUMINUM SWINGING TRAFFIC DOOR RE: PROJ MANUAL
111	7'-0"	3'-0"	HM	PT2^/PT2^	PL1/PL1	1	SC/PL		
112	7'-0"	4'-0"	HM	PT2/--	PT2/--	1	HM		
113	7'-0"	3'-6"	AL	PT2/PT2	AL/AL	-	--		CURTRON SERVICE-PRO SERIES 30 DOUBLE ALUMINUM SWINGING TRAFFIC DOOR RE: PROJ MANUAL
114	7'-0"	3'-6"	AL	PT2/PT2	AL/AL	-	--		CURTRON SERVICE-PRO SERIES 30 DOUBLE ALUMINUM SWINGING TRAFFIC DOOR RE: PROJ MANUAL
115	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL	90	
116	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
117	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
118	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
119	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
120	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
121	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
122	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
123	7'-0"	6'-0"	HM	PT2/--	PT2/--	1	HM		
124	7'-0"	3'-0"	HM	PT2/--	PT2/--	1	HM		
125	7'-0"	6'-0"	HM	PT2/--	PT2/--	1	HM		
200	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
201	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
202	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
203	7'-0"	2'-6"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
204	7'-0"	3'-0"	HM	PT2^/PT2^	PL2/PL2	1	SC/PL		
205	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
206	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
207	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
208	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
209	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		PANIC HARDWARE
210	7'-0"	3'-0"	HM	PT2/PT2	PL1/PL1	1	SC/PL		
300	1'-0 19/32"	2'-6"	-			-			ROOF HATCH; RE: PROJ MANUAL



TYPE B1

NOTE: @ PONY WALL LOCATIONS, COORDINATE HEIGHT WITH OWNER

TYPE B2

TYPE B4
1 HOUR RATED ASSEMBLY

TYPE B8

TYPE B11
2 HOUR RATED ASSEMBLY

TYPE B14

TYPE B15

1 METAL STUD PARTITION TYPES
3/4" = 1'-0"

NO. | REVISIONS | DATE

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T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101109-01

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4425 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT MARK HOWARD HAMILTON STATE OF TEXAS

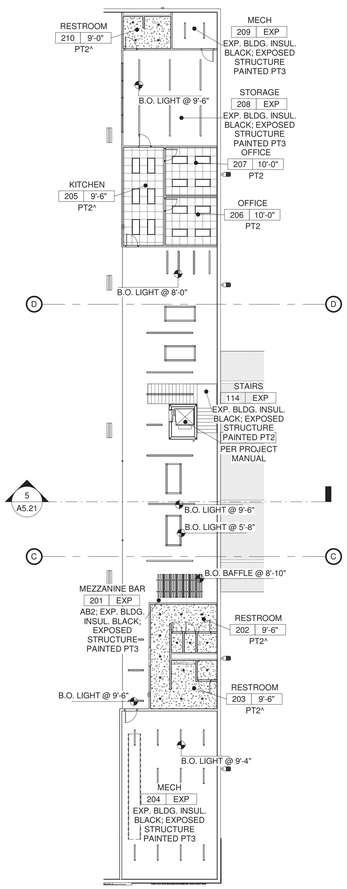
04/30/2026

PICKLEBALL JUNCTION
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

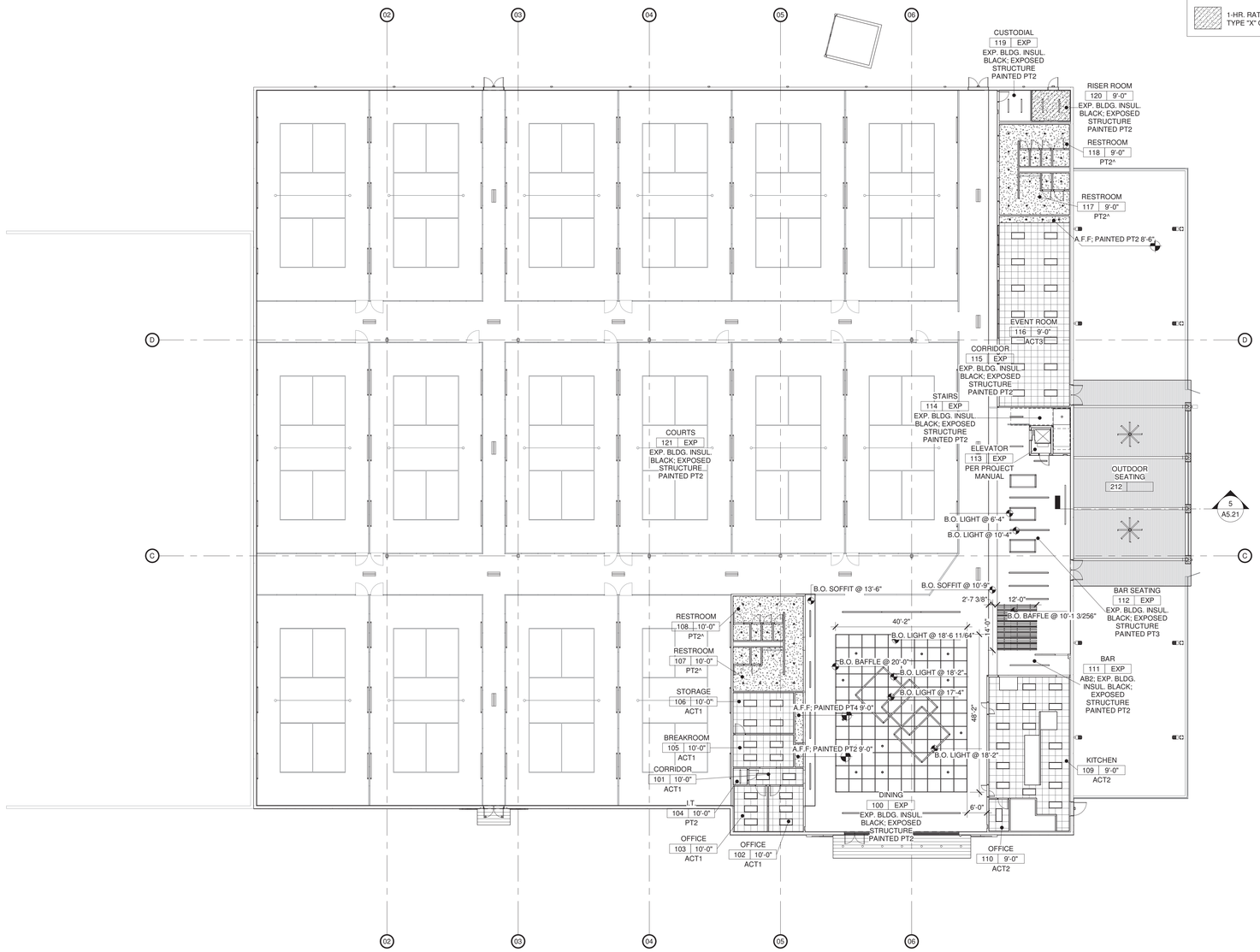
Opening Schedules, Elevations & Partition Types

CONTRACT NO. 582103

SHEET NO. A4.31



2 MEZZANINE
1/16" = 1'-0"



1 F.F.
1/16" = 1'-0"

CEILING LEGEND

- 2'x2' ACT CEILING
- GYP. BD. CEILING
- 1-HR. RATED CEILING, (2) LAYERS TYPE "X" GYP. BD.

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

NO.	DATE	REVISIONS

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455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
JASON M. HOLLEMAN
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

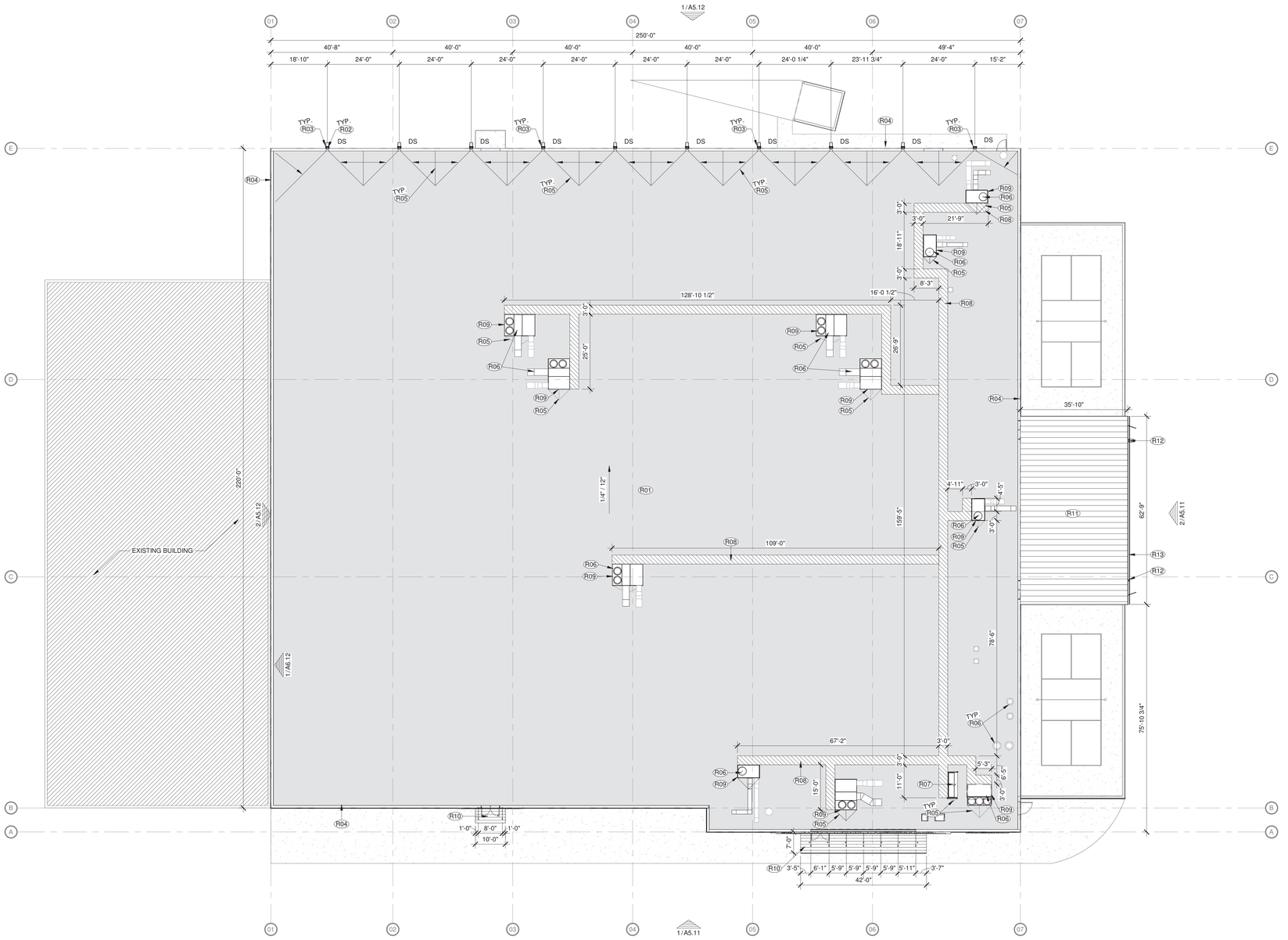
Architectural RCP & Details

CONTRACT NO.
582103

SHEET NO.
A4.51

ROOF PLAN KEYED NOTES

KEY VALUE	KEYNOTE TEXT
R01	PVC MEMBRANE ROOFING W/ R-30 ROOF INSULATION, RE: ROOF DETAILS & PROJ MANUAL
R02	PREFINISHED METAL DOWNSPOUT 8"X8" (MIN.), EMPTY ONTO SPLASH BLOCK
R03	PREFINISHED METAL THRU WALL SCUPPER 10"X8"(MIN.)
R04	PREFINISHED METAL PARAPET CAP
R05	TAPERED INS. CRICKET TYP
R06	MEP EQUIPMENT; RE: MEP DWGS
R07	ROOF HATCH; RE: PROJ MANUAL
R08	WALKWAY PAD ON THE SERVICE SIDE OF EQUIPMENT (FIELD VERIFY LOCATION & SIZE NEEDED)
R09	RTU CURB FLASHING; RE: ROOF DETAILS
R10	ARCHITECTURAL ALUMINUM CANOPY
R11	STRUCTURAL CANOPY; RE: STRUCTURAL DWGS
R12	PREFINISHED METAL DOWNSPOUT 6"X6", EMPTY ONTO SPLASH BLOCK
R13	6" PREFINISHED METAL GUTTER



1 ROOF PLAN
1/16" = 1'-0"

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

N

NO.	DATE	REVISIONS

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AAL	MEH	04/30/26

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REGISTERED ARCHITECT
MATTHEW E. HALL
STATE OF TEXAS

04/30/2026

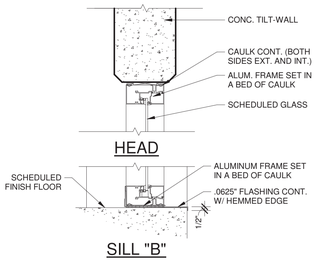
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

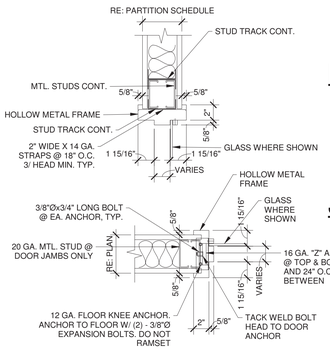
Roof Plan & Details

CONTRACT NO.
582103

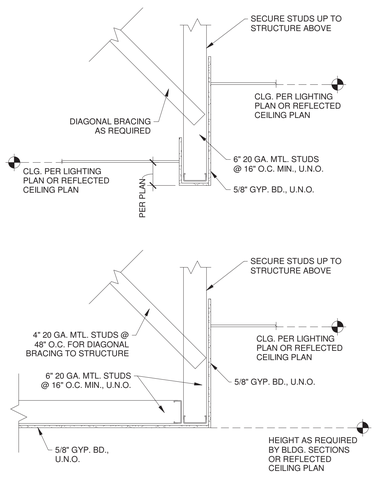
SHEET NO.
A4.61



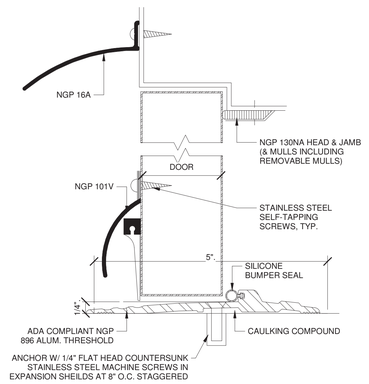
13 ALUMINUM WINDOW DETAIL - EXTERIOR WALL
1 1/2" = 1'-0"



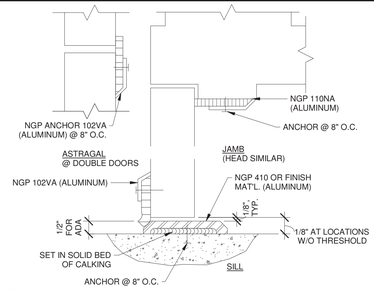
12 HEAD & JAMB DETAIL - METAL STUD
1 1/2" = 1'-0"



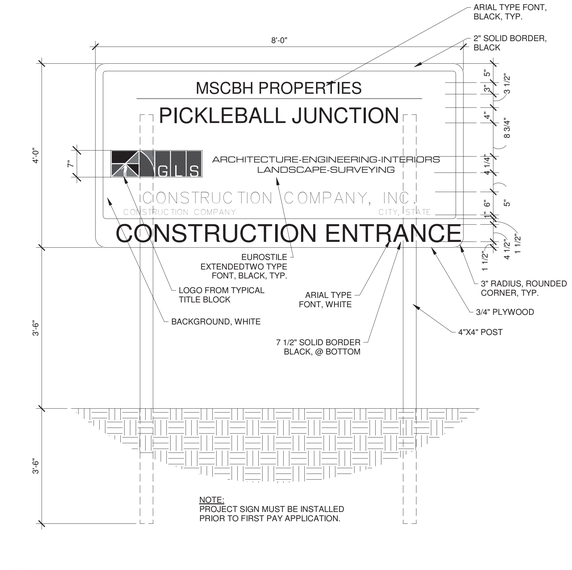
10 TYPICAL FURR-DOWN DETAIL
3/4" = 1'-0"



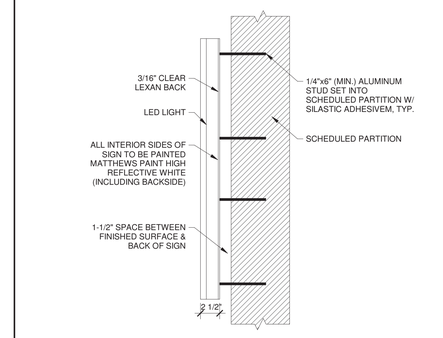
9 DOOR WEATHER STRIPPING
3/4" = 1'-0"



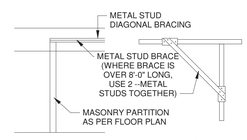
8 DOOR SWEEPS
3/4" = 1'-0"



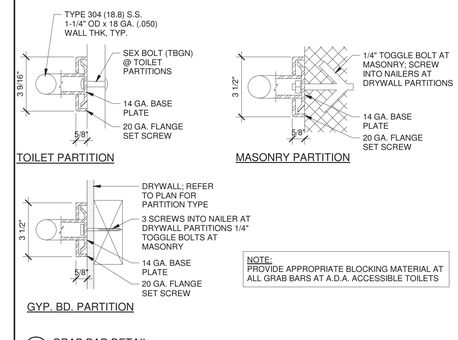
6 PROJECT SIGN
3/4" = 1'-0"



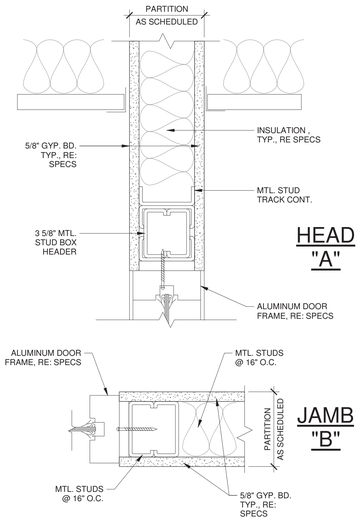
4 STAINLESS STEEL SIGN
1 1/2" = 1'-0"



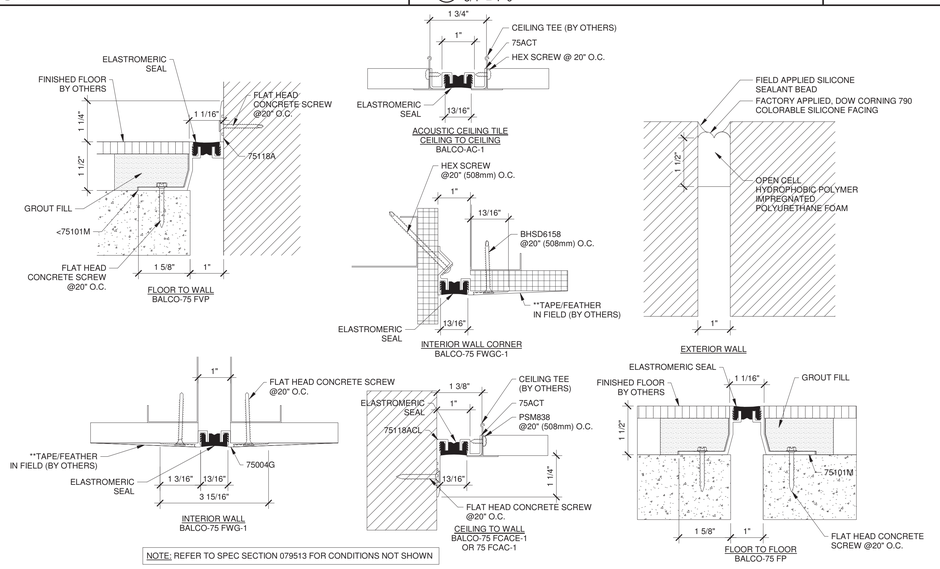
3 PARTITION BRACING DETAIL - METAL STUD
1/4" = 1'-0"



2 GRAB BAR DETAIL
3" = 1'-0"

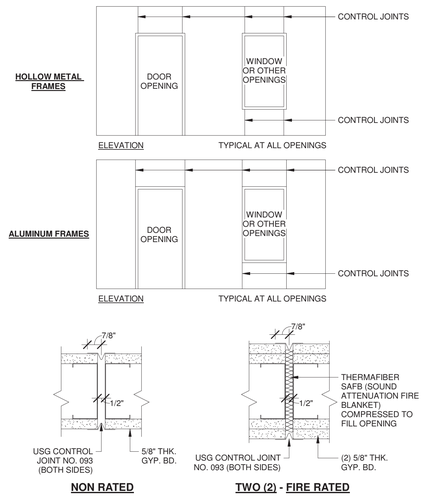


11 INTERIOR ALUMINUM FRAME DETAILS
3" = 1'-0"

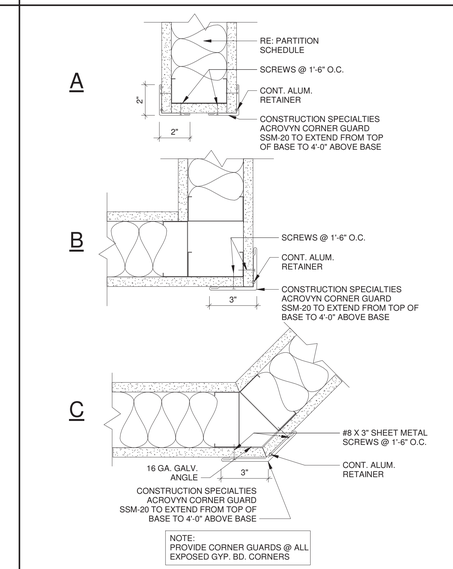


NOTE: REFER TO SPEC SECTION 079513 FOR CONDITIONS NOT SHOWN

7 EXPANSION JOINTS
1/4" = 1'-0"



5 GYP. BD. CONTROL JOINTS - METAL STUD
3" = 1'-0"



1 CORNER GUARD DTLS. - METAL STUD
3" = 1'-0"

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T.B.P.E.L.S. FIRM NO. 10110901

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REGISTERED ARCHITECT MICHAEL H. HOLLOWAY STATE OF TEXAS

04/30/2026

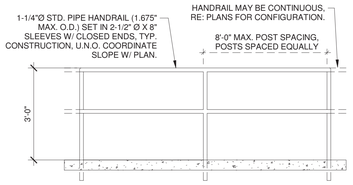
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

General Details

CONTRACT NO.
582103

SHEET NO.
A4.81



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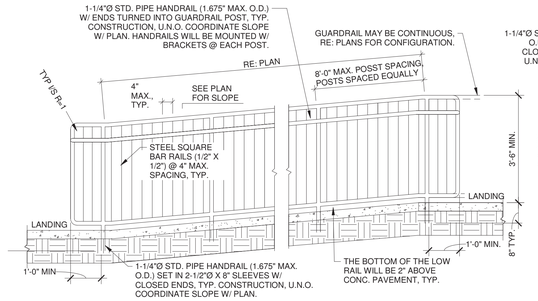

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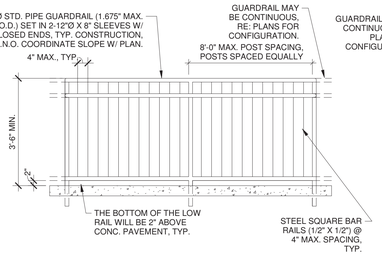
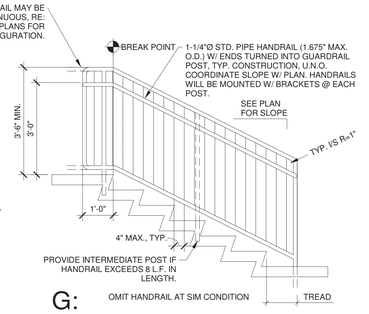
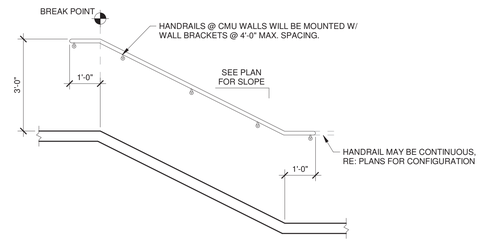


F: HANDRAIL AT SIM CONDITION

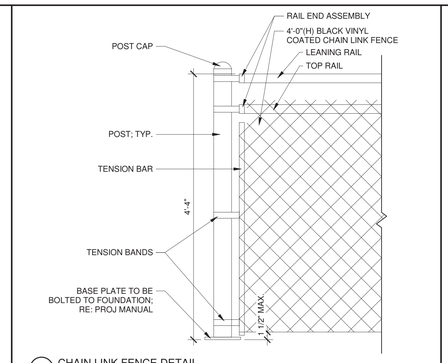


G: OMIT HANDRAIL AT SIM CONDITION

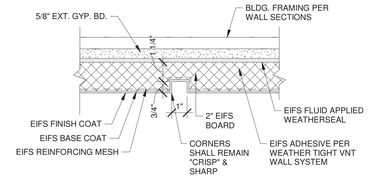


K:

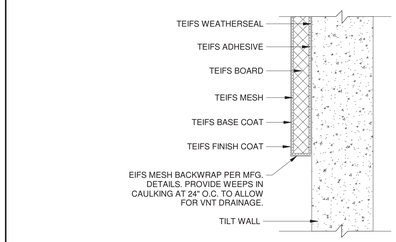
10 HANDRAILS/GUARDRAILS
1/2" = 1'-0"



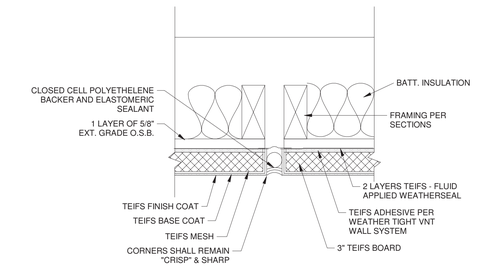
6 CHAIN LINK FENCE DETAIL
1" = 1'-0"



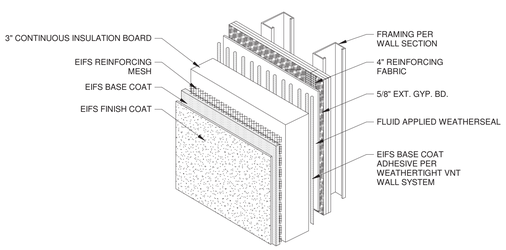
4 EIFS CONTROL JOINT
3" = 1'-0"



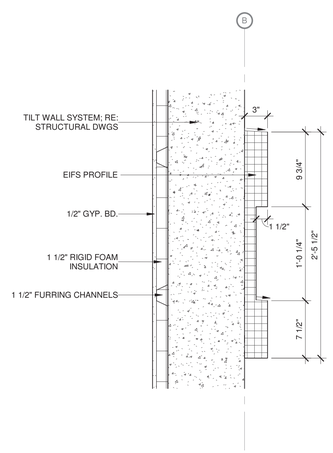
2 EIFS/TILT WALL DETAIL
1 1/2" = 1'-0"



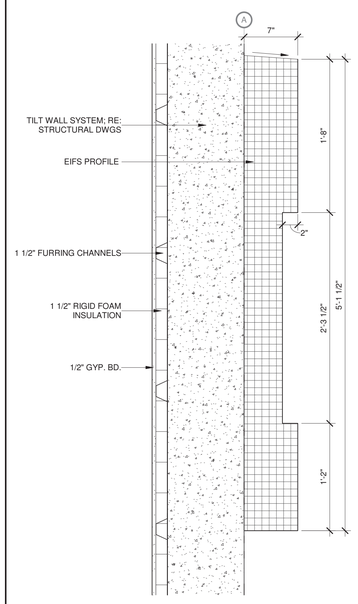
9 EIFS EXPANSION JOINT
3" = 1'-0"



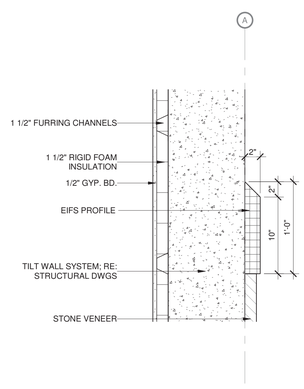
8 EIFS DETAIL
1/2" = 1'-0"



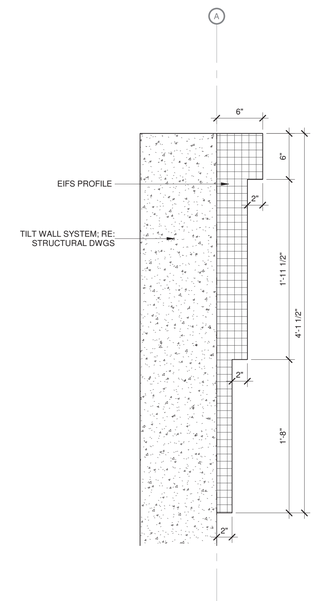
7 DETAIL - EIFS PROFILE 4
1 1/2" = 1'-0"



5 DETAIL - EIFS PROFILE 3
1 1/2" = 1'-0"



3 DETAIL - EIFS PROFILE 2
1 1/2" = 1'-0"



1 DETAIL - EIFS PROFILE 1
1 1/2" = 1'-0"

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T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 10110900

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4477 OSPREY LN. STE. 101 COLLEGE STATION, TEXAS 77845 (979) 703-3703
455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT — JOSEPH M. HOLLAND — STATE OF TEXAS

04/30/2026

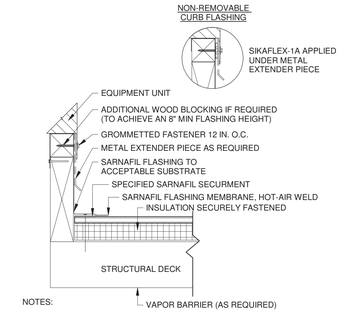
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

General Details

CONTRACT NO.
582103

SHEET NO.
A4.82

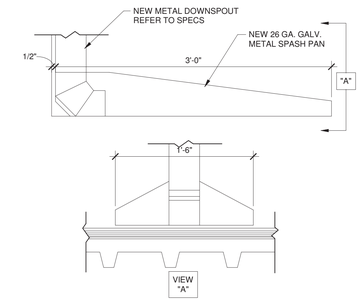


NOTES:

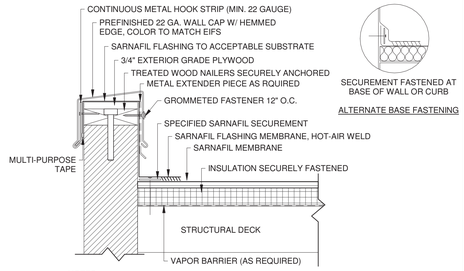
1. METAL EXTENDER PIECE IS REQUIRED IF EXISTING COUNTERFLASHING IS CONTAMINATED AND OR COUNTERFLASHING FASCIA IS LESS THAN 4 INCHES WIDE. FASTENED 12 INCHES O.C. WITH GROMMETTED FASTENER.

2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

8 REMOVABLE CURB FLASHING
3" = 1'-0"



4 SPLASH PAN
1 1/2" = 1'-0"



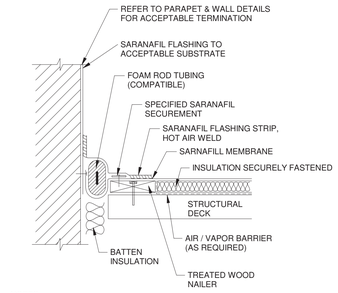
NOTES:

1. NAILERS SHALL BE SECURELY ANCHORED TO THE DECK TO RESIST A MINIMUM FORCE OF 300 POUNDS PER LINEAR FOOT. FOLLOW FACTORY MUTUAL LOSS PREVENTION DATA SHEET 1-49 RECOMMENDATIONS.

2. METAL EXTENDER PIECE IS REQUIRED IF EXISTING COUNTERFLASHING IS CONTAMINATED AND OR COUNTERFLASHING FASCIA IS LESS THAN 4 IN. WIDE

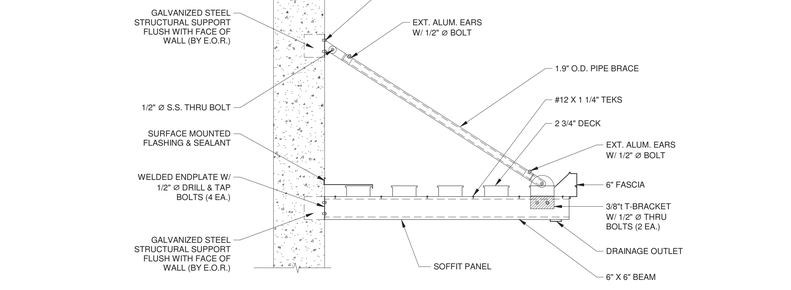
3. VAPOR BARRIER SHALL BE SEALED AT EDGES.

7 PARAPET WALL WITH METAL COPING CAP
3" = 1'-0"

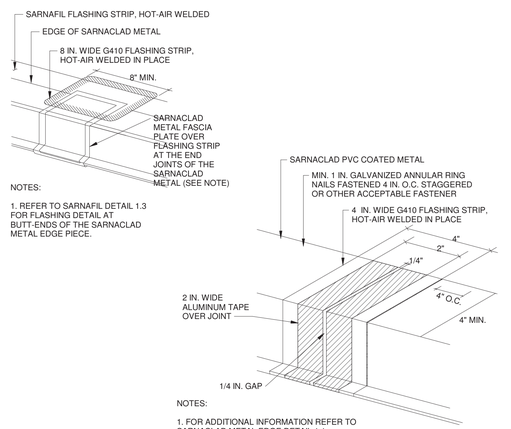


NOTES:
1. NAILERS SHALL BE SECURELY ANCHORED TO THE DECK TO RESIST A FORCE OF 300 POUNDS PER LINEAL FOOT IN ANY DIRECTION.
2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

3 EXPANSION JOINT @ WALL W/ FOAM ROD
6" = 1'-0"



13 AVADECK CANOPY
1" = 1'-0"



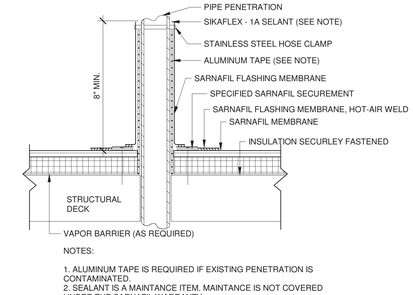
NOTES:

1. REFER TO SARNAFIL DETAIL 1.3 FOR FLASHING DETAIL AT BUTT-ENDS OF THE SARNACLAD METAL EDGE PIECE.

NOTES:

1. FOR ADDITIONAL INFORMATION REFER TO SARNACLAD METAL EDGE DETAIL 1.1

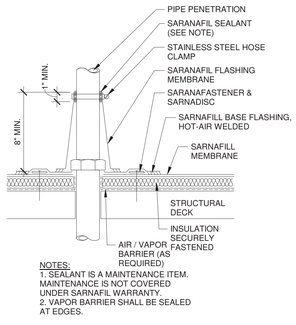
10 FLASHING AT SARNACLAD METAL JOINTS
3" = 1'-0"



NOTES:

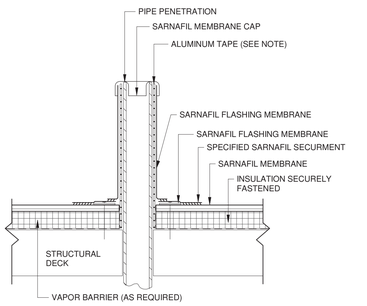
1. ALUMINUM TAPE IS REQUIRED IF EXISTING PENETRATION IS CONTAMINATED.
2. SEALANT IS A MAINTANCE ITEM. MAINTANCE IS NOT COVERED UNDER THE SARNAFIL WARRANTY
3. VAPOR BARRIER SHALL BE SEALED AT EDGES.

6 PIPE PENETRATION FLASHING
3" = 1'-0"



NOTES:
1. SEALANT IS A MAINTENANCE ITEM. MAINTENANCE IS NOT COVERED UNDER SARNAFIL WARRANTY.
2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

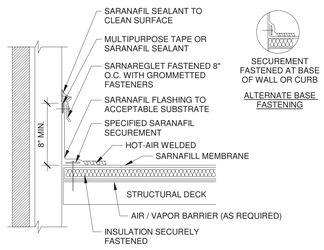
2 CONE FLASHING @ PENETRATION
6" = 1'-0"



NOTES:

1. ALUMINUM TAPE IS REQUIRED IF EXISTING PENETRATION IS CONTAMINATED.
2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

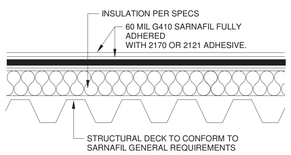
12 VENT STACK FLASHING
3" = 1'-0"



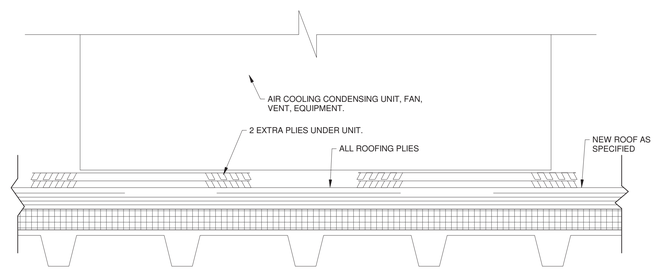
NOTES:
1. SEALANT IS A TWO STEP APPLICATION:
A) BEHIND TOP OF SARNAFIL FLASHING.
B) TOP OF SARNAREGLET
2. SEALANT SHALL BE APPLIED TO CLEAN ACCEPTABLE SURFACES.
3. SEALANT IS A MAINTENANCE ITEM. MAINTENANCE IS NOT COVERED UNDER SARNAFIL WARRANTY.
4. SARNAREGLET SHALL BE SECURELY ANCHORED WITH GROMMETTED FASTENERS & PROVIDE ADEQUATE COMPRESSION OF MEMBRANE FLASHING & SEALANT.
5. VAPOR BARRIER SHALL BE SEALED AT EDGES.

11 SARNAREGLET TERMINATION
6" = 1'-0"

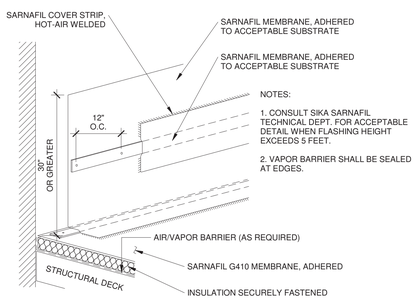
NOTE:
1. COMPLY WITH FM I90.



9 ROOF APPLICATION DETAIL
12" = 1'-0"



5 EQUIPMENT SUPPORT DETAIL
3" = 1'-0"



NOTES:

1. CONSULT SIKA SARNAFIL TECHNICAL DEPT. FOR ACCEPTABLE DETAIL WHEN FLASHING HEIGHT EXCEEDS 5 FEET.

2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

1 ADHERED WALL FLASHING
1 1/2" = 1'-0"

NO.	DATE	REVISIONS

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4/30/2026 1:24:42 PM

DRAWN BY:	APPROVED BY:	ISSUED:
AAL	MHH	04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101109-01

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455 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
MICHAEL H. HOLLEMAN
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

General Roof Details

CONTRACT NO.
582103

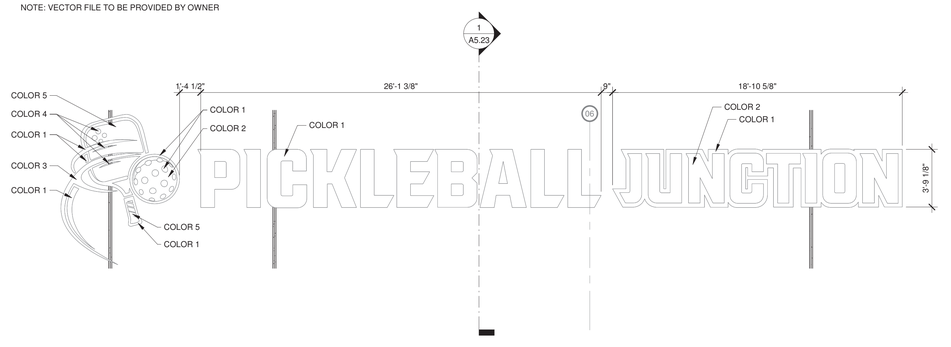
SHEET NO.
A4.84

ELEVATION KEYED NOTES

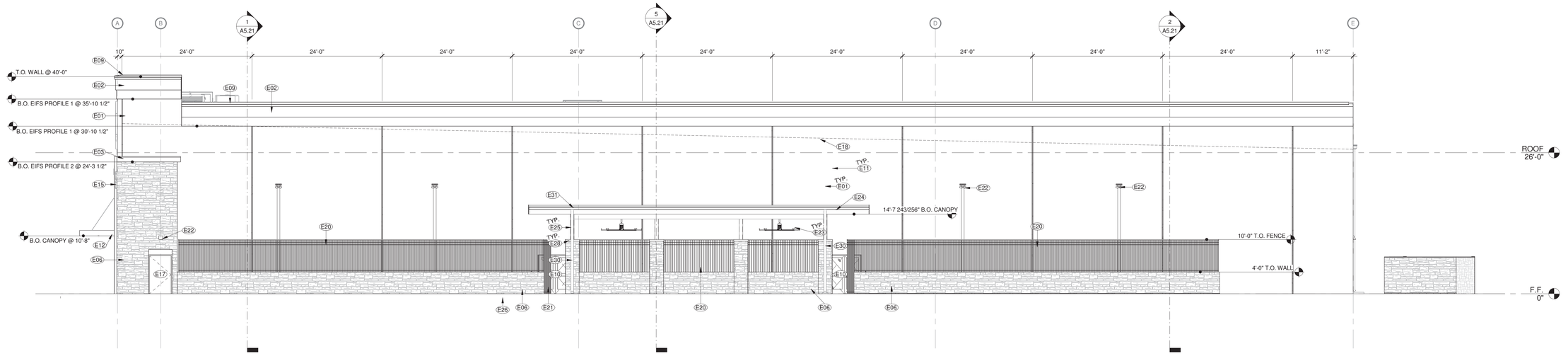
KEY VALUE	KEYNOTE TEXT	COLOR	MFG .
E01	CONCRETE TILT WALL	CANVAS TAN SW7531	SHERWIN WILLIAMS
E02	EIFS PROFILE 1, RE: 1 /A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E03	EIFS PROFILE 2, RE: 3 /A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E04	EIFS PROFILE 3, RE: 5 /A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E05	EIFS PROFILE 4, RE: 7 /A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E06	STONE VENEER	COLOR WHITE	AUSTIN THIN, 4",6",8" SAWN T&B
E07	PREFINISHED METAL DOWNSPOUT 8"X8" (MIN.), EMPTY ONTO SPLASH BLOCK	COAL BLACK	MBCI
E08	PREFINISHED METAL THRU WALL SCUPPER 10" X 6" (MIN.)	COAL BLACK	MBCI
E09	PREFINISHED METAL PARAPET CAP	COAL BLACK	MBCI
E10	ALUMINUM STOREFRONT		
E11	TILT WALL JOINT; RE: STRUCTURAL DWGS		
E12	ARCHITECTURAL ALUMINUM CANOPY, RE:	BLACK	
E13	3'-9" ALUMINUM LETTERS & LOGO		
E14	14" ALUMINUM LETTERS	NAVY	
E15	18" ALUMINUM LETTERS	BLACK	
E17	SCHEDULED OPENING		
E18	ROOF LINE BEYOND		
E19	STRUCTURAL CANOPY		
E20	6'-0" TALL IRON FENCING MAX BALUSTER SPACING 2 3/4", RE: PROJ MANUAL	BLACK	
E21	10'-0" TALL GATE WITH PANIC HARDWARE, RE: PROJ MANUAL	BLACK	
E22	SCHEDULED LIGHT FIXTURE, RE: MEP DWGS		
E23	FAN, RE: MEP DWGS		
E24	STRUCTURAL CANOPY, RE: STRUCTURAL DWGS		
E25	EXPOSED COLUMN, PRIME & PAINT	6258 TRICORN BLACK	SHERWIN WILLIAMS
E26	FOUNDATION, RE: STRUCTURAL DWGS		
E27	MEP EQUIPMENT; RE: MEP DWGS		
E28	PRECAST STONE CAP; RE: PROJ MANUAL		
E29	EXISTING ADJACENT BUILDING		
E30	6"X6" PREFINISHED METAL DOWNSPOUT, EMPTY ONTO SPLASH BLOCK	COAL BLACK	MBCI
E31	6" PREFINISHED METAL GUTTER	COAL BLACK	MBCI
E32	PREFINISHED METAL FACIA	COAL BLACK	MBCI

COLOR 1: NAVY
COLOR 2: GREEN
COLOR 3: ORANGE
COLOR 4: BLACK
COLOR 5: LIGHT BLUE

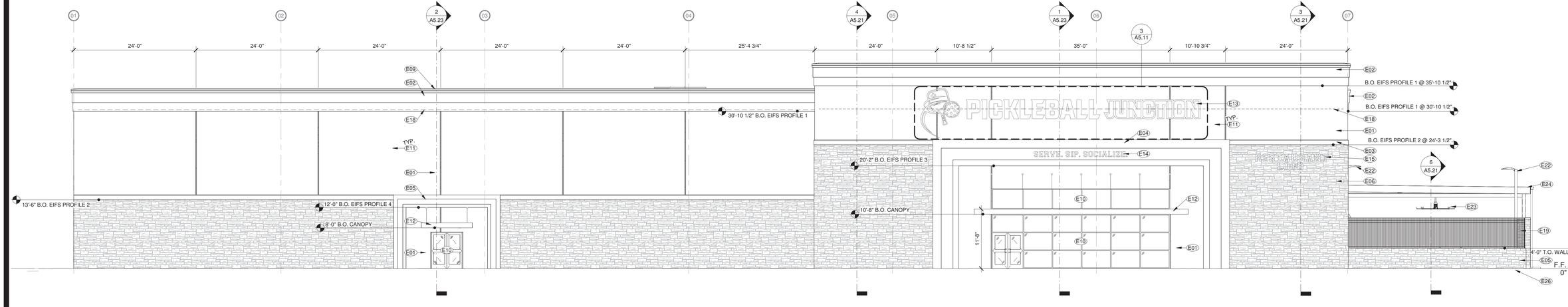
NOTE: VECTOR FILE TO BE PROVIDED BY OWNER



3 LOGO DETAILS
1/4" = 1'-0"



2 EAST ELEVATION - EXTERIOR COURTS
1/8" = 1'-0"



1 SOUTH ELEVATION - ENTRY
1/8" = 1'-0"

NO.	DATE	REVISIONS

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4/30/2026 1:24:45 PM

DRAWN BY:	APPROVED BY:	ISSUED:
AAL	MHH	04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
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455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
JASON T. HOLLIS
STATE OF TEXAS
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Exterior Elevations

CONTRACT NO.
582103

SHEET NO.
A5.11

ELEVATION KEYED NOTES

KEY VALUE	KEYNOTE TEXT	COLOR	MFG
E01	CONCRETE TILT WALL	CANVAS TAN SW7531	SHERWIN WILLIAMS
E02	EIFS PROFILE 1, RE: 1 / A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E03	EIFS PROFILE 2, RE: 3 / A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E04	EIFS PROFILE 3, RE: 5 / A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E05	EIFS PROFILE 4, RE: 7 / A4.82	STRATHMORE MANOR # 244	BENJAMIN MOORE
E06	STONE VENEER	COLOR WHITE	AUSTIN THIN, 4",6",8" SAWN T&B
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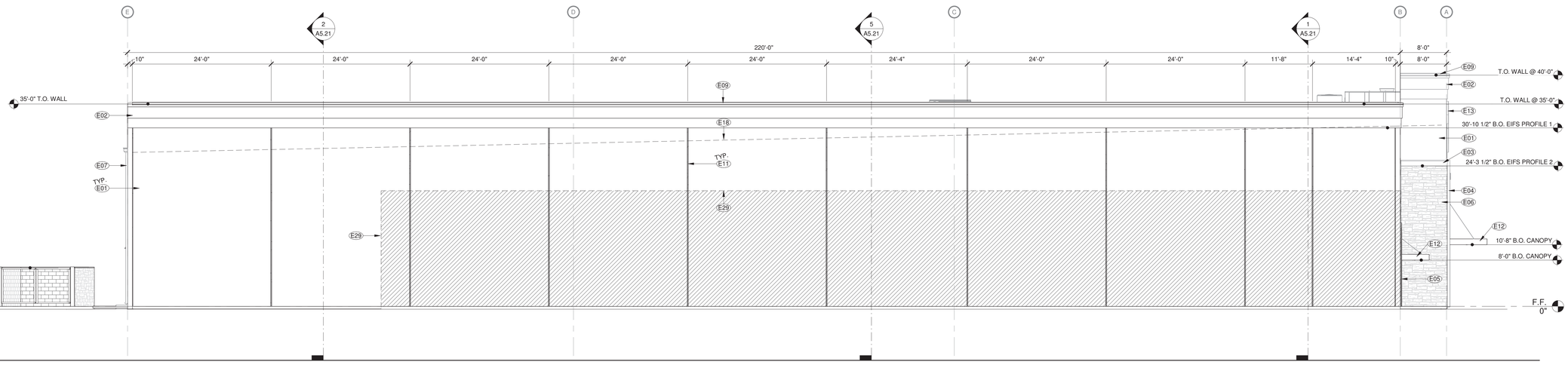
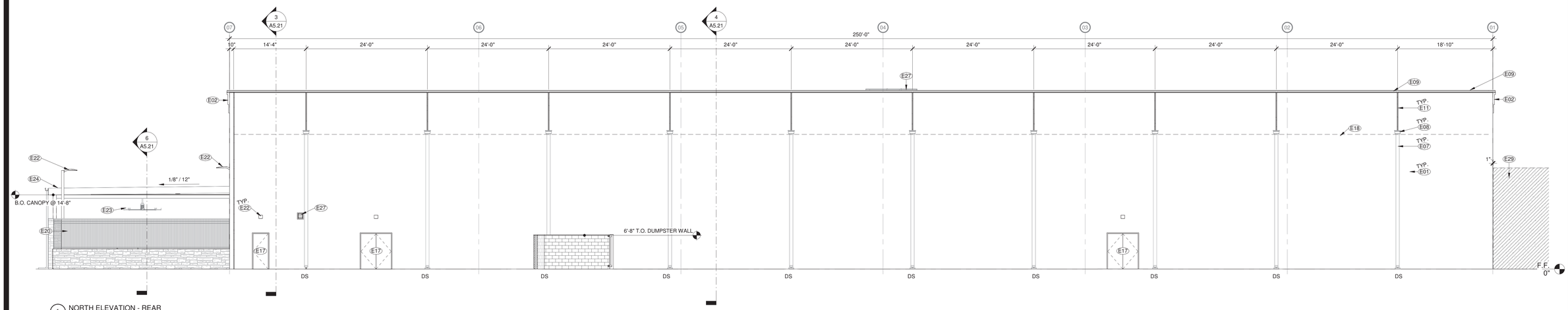
E08	PREFINISHED METAL THRU WALL SCUPPER 10" X 6" (MIN.)	COAL BLACK	MBCI
E09	PREFINISHED METAL PARAPET CAP	COAL BLACK	MBCI
E10	ALUMINUM STOREFRONT		
E11	TILT WALL JOINT; RE: STRUCTURAL DWGS		
E12	ARCHITECTURAL ALUMINUM CANOPY, RE:	BLACK	
E13	3'-9" ALUMINUM LETTERS & LOGO		
E14	14" ALUMINUM LETTERS	NAVY	
E15	18" ALUMINUM LETTERS	BLACK	
E17	SCHEDULED OPENING		
E18	ROOF LINE BEYOND		
E19	STRUCTURAL CANOPY		
E20	6'-0" TALL IRON FENCING MAX BALUSTER SPACING 2 3/4", RE: PROJ MANUAL	BLACK	
E21	10'-0" TALL GATE WITH PANIC HARDWARE, RE: PROJ MANUAL	BLACK	
E22	SCHEDULED LIGHT FIXTURE, RE: MEP DWGS		
E23	FAN, RE: MEP DWGS		
E24	STRUCTURAL CANOPY, RE: STRUCTURAL DWGS		
E25	EXPOSED COLUMN, PRIME & PAINT	6258 TRICORN BLACK	SHERWIN WILLIAMS
E26	FOUNDATION, RE: STRUCTURAL DWGS		
E27	MEP EQUIPMENT; RE: MEP DWGS		
E28	PRECAST STONE CAP; RE: PROJ MANUAL		
E29	EXISTING ADJACENT BUILDING		
E30	6"X6" PREFINISHED METAL DOWNSPOUT, EMPTY ONTO SPLASH BLOCK	COAL BLACK	MBCI
E31	6" PREFINISHED METAL GUTTER	COAL BLACK	MBCI
E32	PREFINISHED METAL FACIA	COAL BLACK	MBCI



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION - REAR
1/8" = 1'-0"

NO.	DATE	REVISIONS

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DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

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T.B.A.S. FIRM NO. BR 261
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T.B.P.E.L.S. FIRM NO. 101102601

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4227 PINE TREE DR. STE. 101 WACO, TEXAS 76710 (254) 776-3703
4455 ROSE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED ARCHITECT
MATTHEW H. HOLLAND
STATE OF TEXAS
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

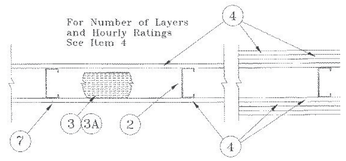
Exterior Elevations

CONTRACT NO.
582103

SHEET NO.
A5.12

Design No. U419
July 03, 2003

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 3 & 4)



1. **Floor and Ceiling Runners —** (Not shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
3. **Batts and Blankets* —** (Required as indicated under Item 4) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
3A. **Batts and Blankets* —** (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
4. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	Min Stud Depth	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 3)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR ; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

4A. **Gypsum Board* —** (As an alternate to Item 4) — 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.

CANADIAN GYPSUM COMPANY — Type SHX.

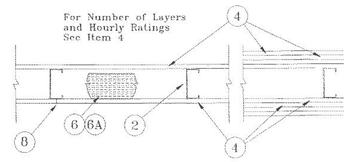
UNITED STATES GYPSUM CO — Type SHX.

USG MEXICO S A DE C V — Type SHX.

5. **Fasteners —** (Not shown) — Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset mm 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
6. **Furring Channels —** (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 4A.
7. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

Design No. U423
July 03, 2003

Bearing Wall Ratings — 45 min, 1, 1-1/2 or 2 Hr (See Items 4 & 6)



1. **Floor and Ceiling Runners —** (Not shown) — Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
2. **Steel Studs —** Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.
3. **Lateral Support Members —** (Not shown) — Where required for lateral support of studs, support shall be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
4. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered when load is reduced to 90 percent of max stud capacity. When load is at 100 percent, horizontal edge joints and horizontal butt joints on opposite sides of studs staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers and percent of design load for the 45 min, 1 hr, 1-1/2 hr, and 2 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	No. of Layers & Thkns of Panel	% of Design Load
45 Min	1 layer, 1/2 in. thick	100
1 hr	1 layer, 5/8 in. thick	100
1-1/2 hr	2 layers, 1/2 in. thick	100
2 hr	2 layers, 5/8 in. thick	80
2 hr@	2 layers, 5/8 in. thick	100
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

@Rating applicable when Batts and Blankets (Item 6) are used.

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type IP-AR, IP-X2, IPC-AR, SCX, SHX, WRX, AR, C, WRC, or; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, IP-AR, IP-X2, IPC-AR, or WRC; 3/4 in. thick Type AR, IP-AR, IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

UNITED STATES GYPSUM CO — 1/2 in. thick Type AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IPC-AR, SCX, SHX, WRX, WRC, FRX-G or IP-X2 ; 3/4 in. thick Type AR, IP-AR or IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

USG MEXICO S A DE C V — 1/2 in. thick Type AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRX, WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Type AR, IP-AR, IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

5. **Fasteners —** (Not shown) — Type S-12 steel screws used to attach panels to runners (Item 1) and studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 12 in. OC when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
6. **Batts and Blankets* —** (Required as indicated under Item 4) — Nom 2 in. thick mineral wool batts, friction fitted between studs and runners. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
6A. **Batts and Blankets* —** (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
7. **Furring Channels —** (Optional on one or both sides, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 panhead steel screws. Not for use with type FRX gypsum panels.
8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layers. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
9. **Siding, Brick or Stucco —** (Optional, not shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.
10. **Caulking and Sealants* —** (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO — Type AS

*Bearing the UL Classification Mark

NO.	DATE	REVISIONS

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4/30/2026 1:24:49 PM

DRAWN BY: AAL | APPROVED BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109500
T.B.P.E.L.S. FIRM NO. 101109501
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455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

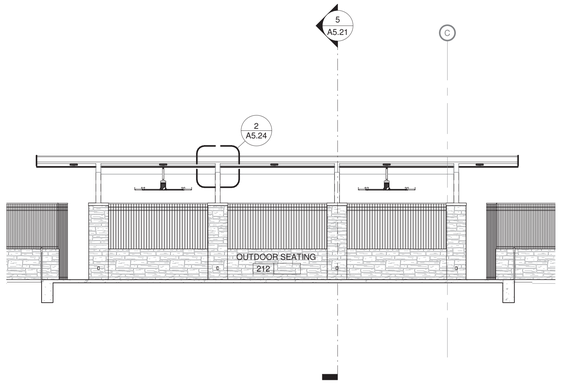
REGISTERED ARCHITECT
MICHAEL H. HOLLAND
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802
UL Information

CONTRACT NO.
582103

SHEET NO.
A5.20



6 BUILDING SECTION THRU STRUCURAL CANOPY
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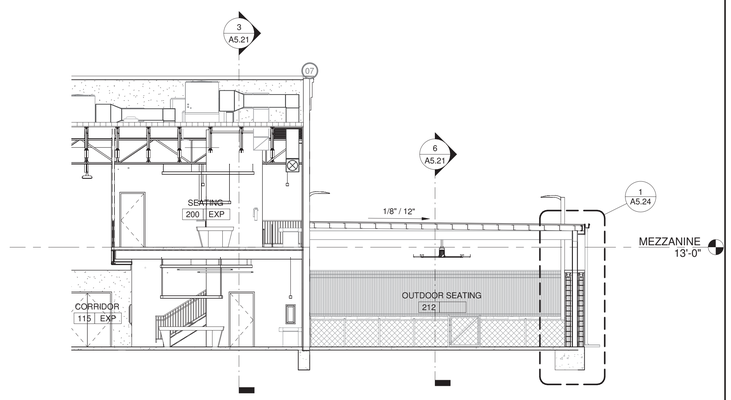

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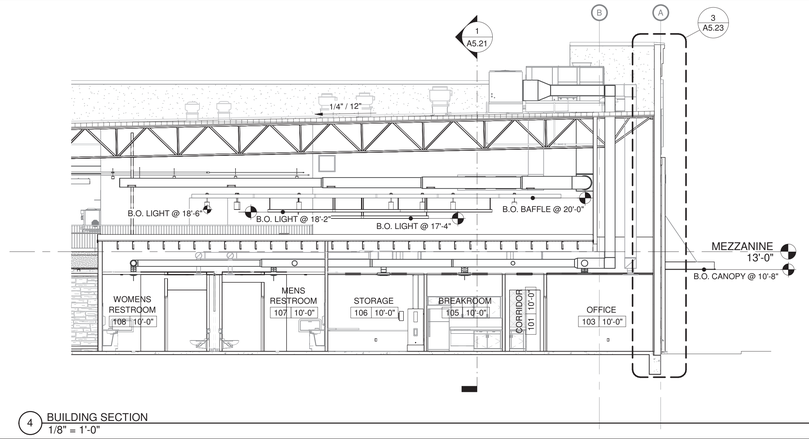
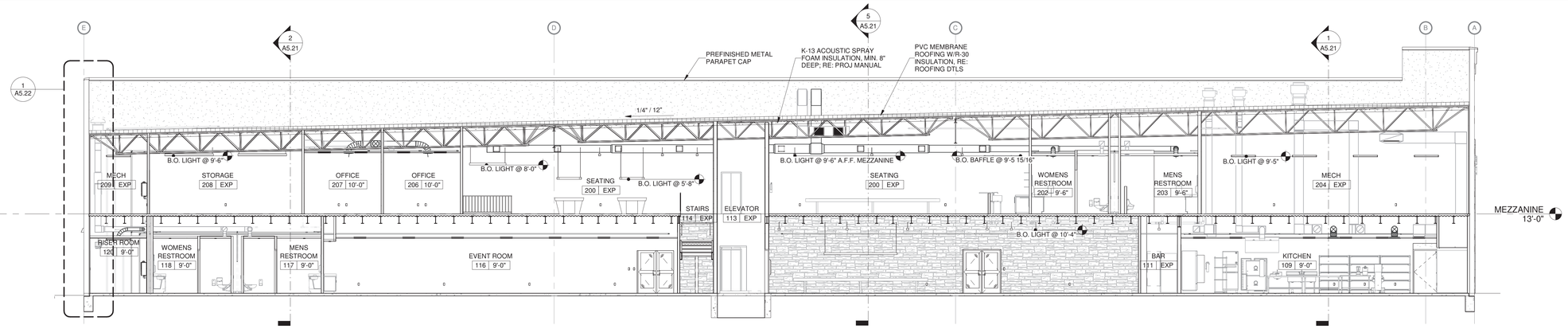


4 BUILDING SECTION
1/8" = 1'-0"



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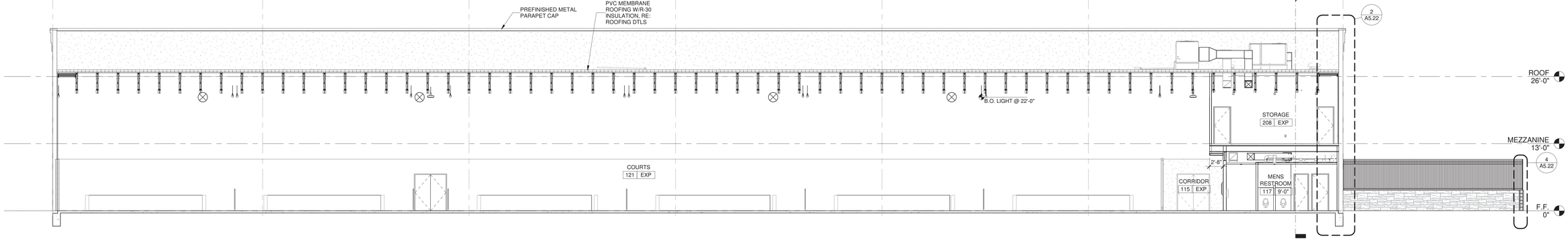

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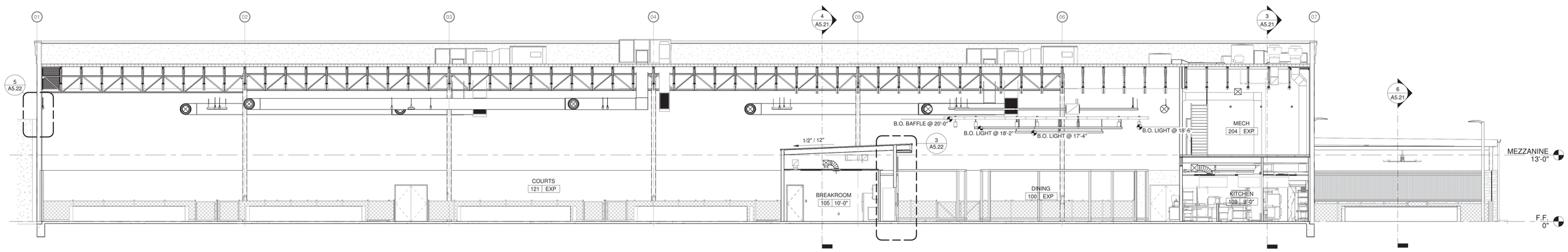
1/8" = 1'-0"



1 BUILDING SECTION
1/8" = 1'-0"

NO.	DATE	REVISIONS

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DRAWN BY:	APPROVED BY:	ISSUED
AAL	MHH	04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101120501

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REGISTERED ARCHITECT
JASON M. HOLLEY
STATE OF TEXAS

04/30/2026

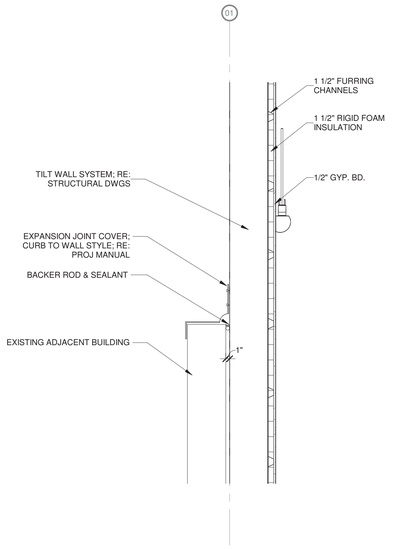
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

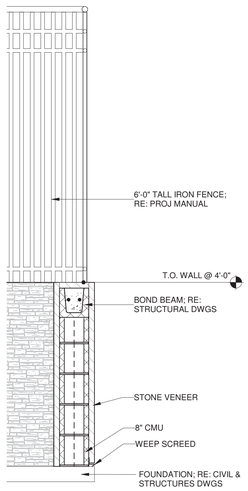
Building Sections

CONTRACT NO.
582103

SHEET NO.
A5.21



5 WALL SECTION @ EXISTING BUILDING
3/4" = 1'-0"



4 WALL SECTION - THRU EXTERIOR FENCE
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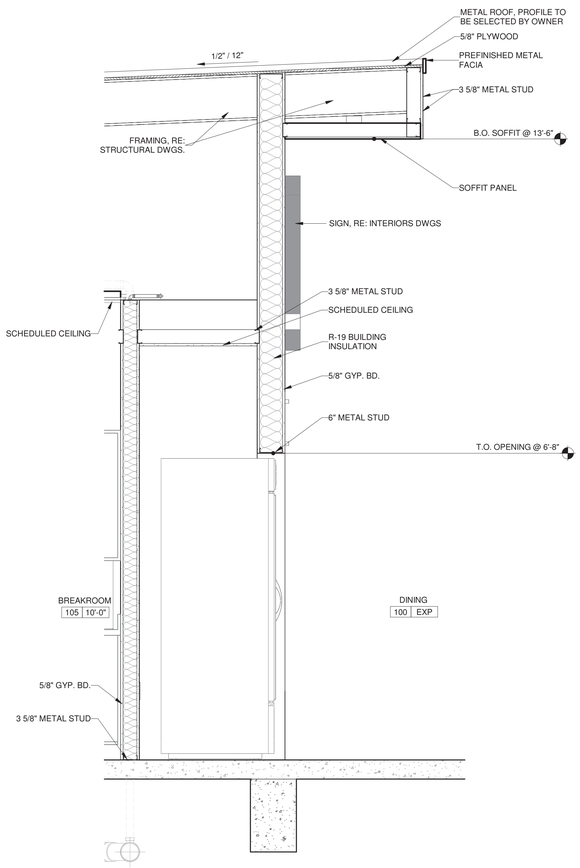
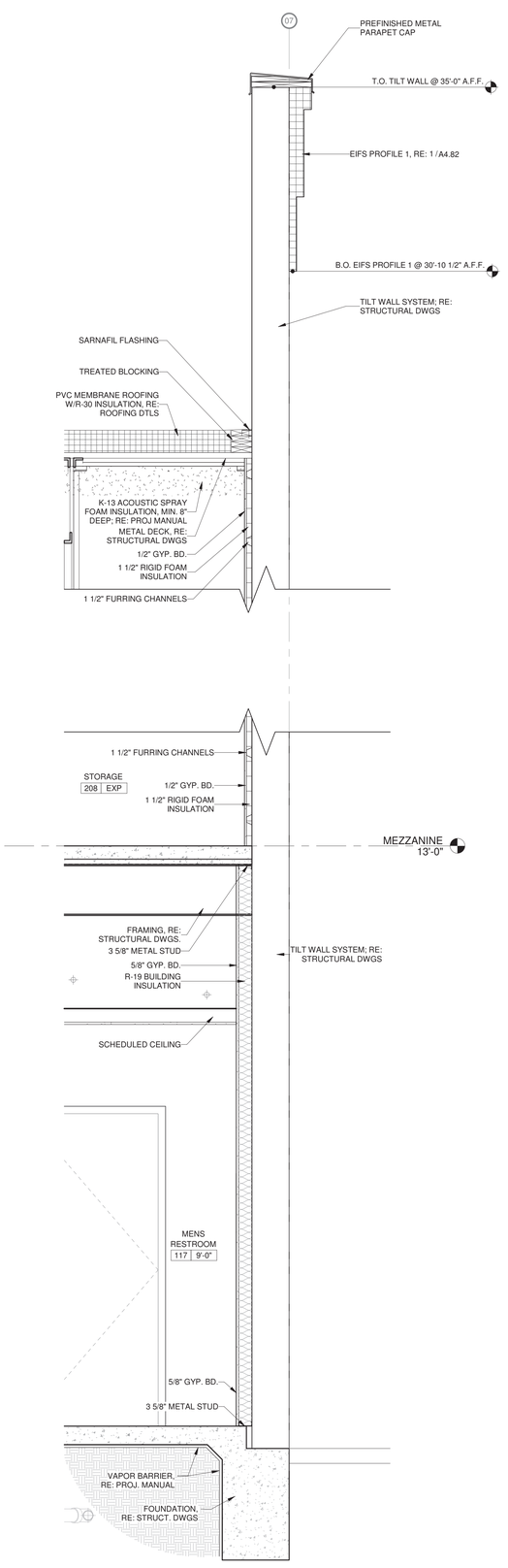
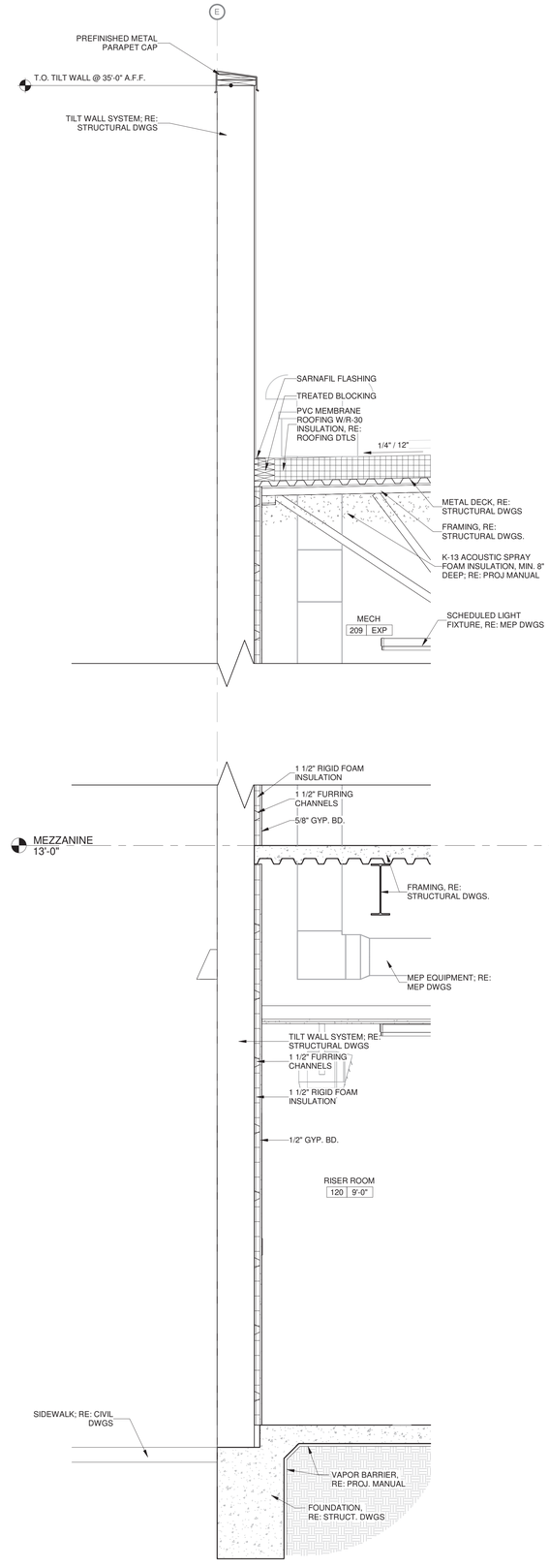


3 WALL SECTION - THRU ENTRY COOLER
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



1 WALL SECTION
3/4" = 1'-0"

NO.	DATE	REVISIONS

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REGISTERED ARCHITECT
JASON HARRIS LINKER
STATE OF TEXAS

04/30/2026

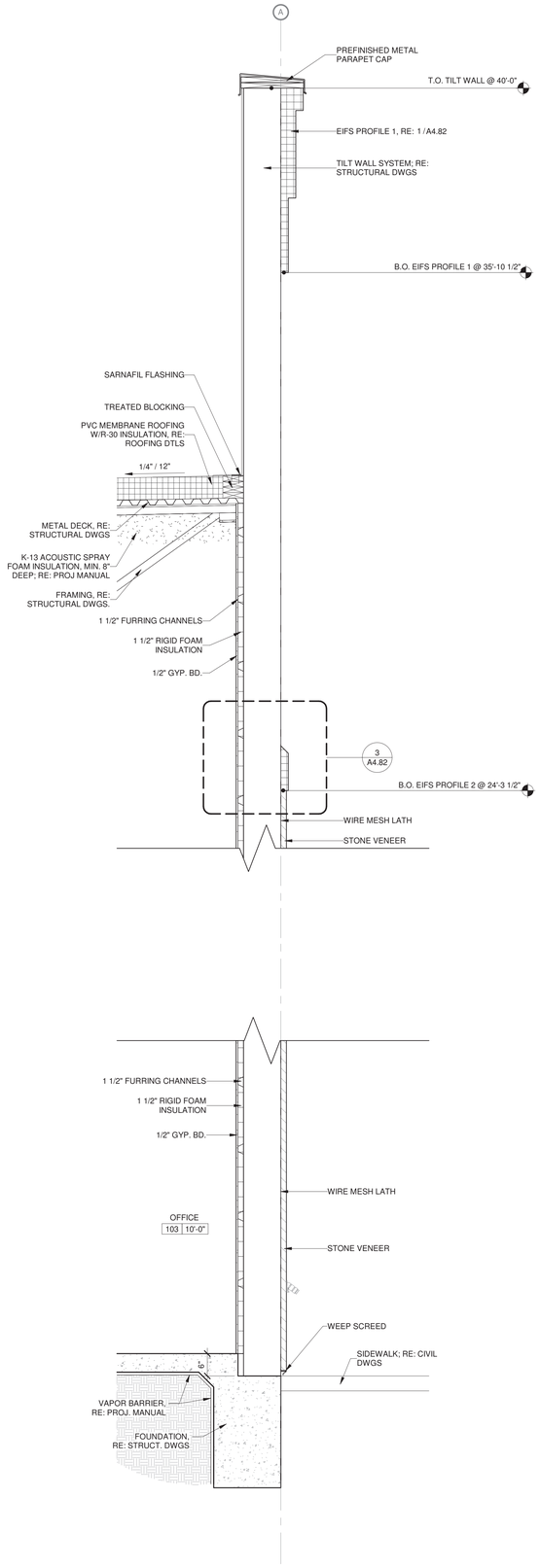
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

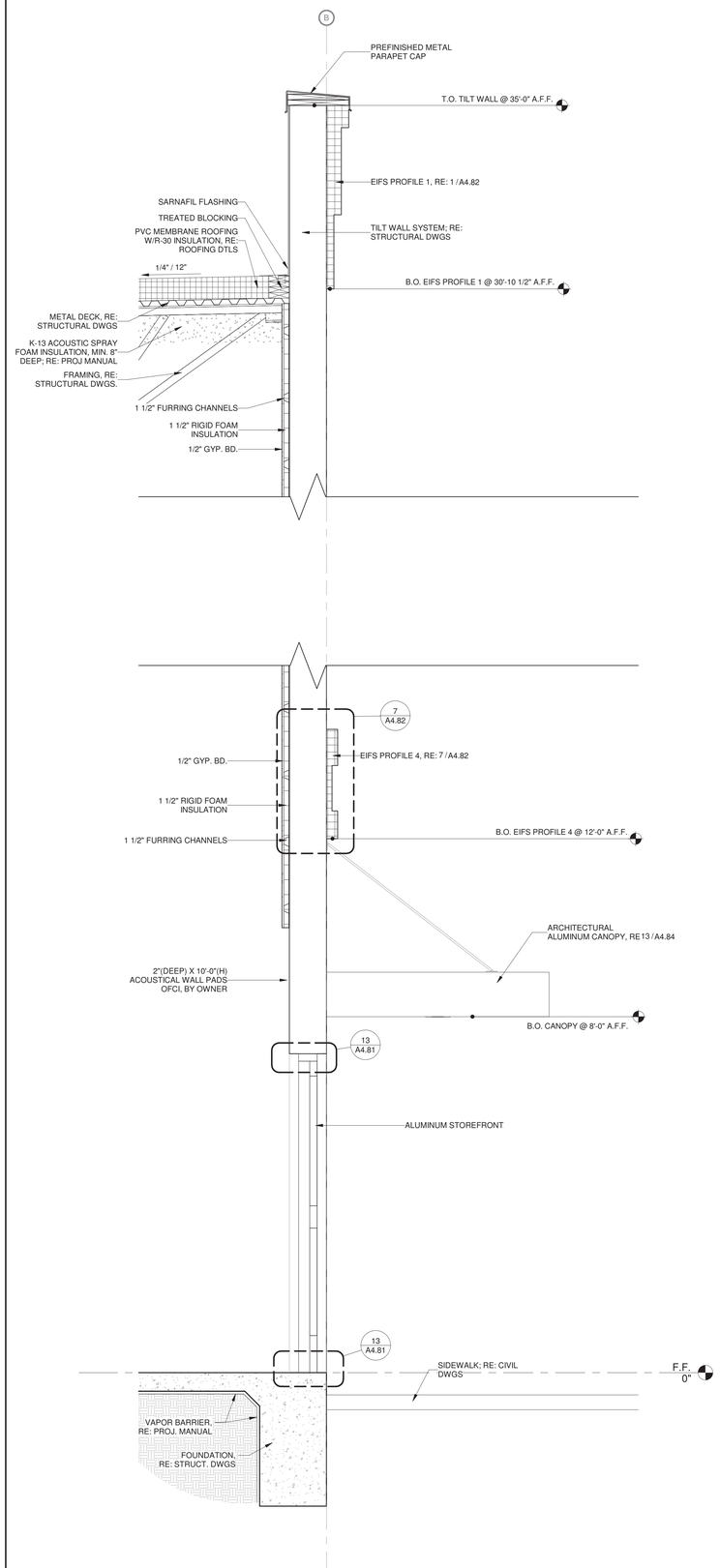
Wall Sections

CONTRACT NO.
582103

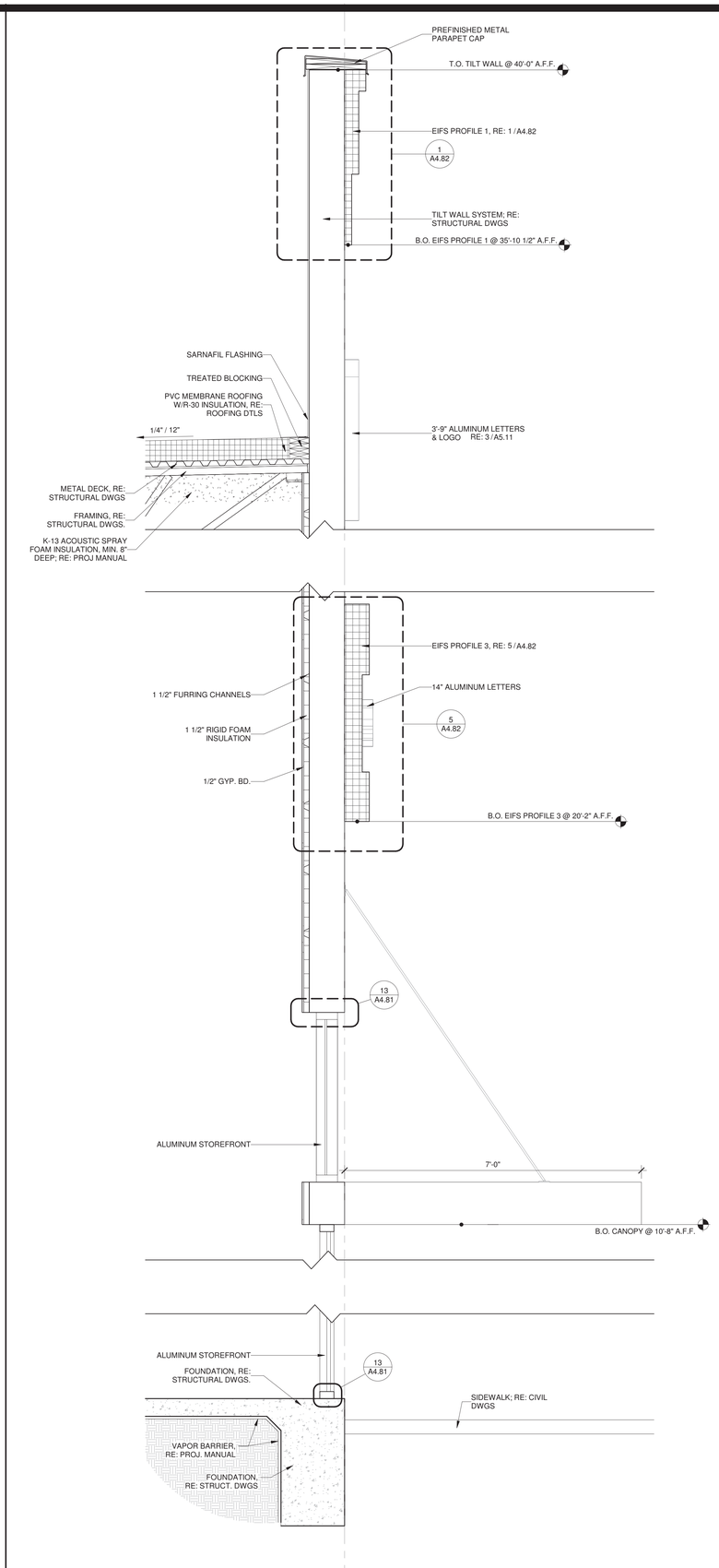
SHEET NO.
A5.22



3 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



1 WALL SECTION THRU ENTRY
3/4" = 1'-0"

NO. | DATE | REVISIONS

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DRAWN BY: AAL | APPVD BY: MHH | ISSUED: 04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
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REGISTERED ARCHITECT
MARK HOWARD HOLLOWAY
STATE OF TEXAS

04/30/2026

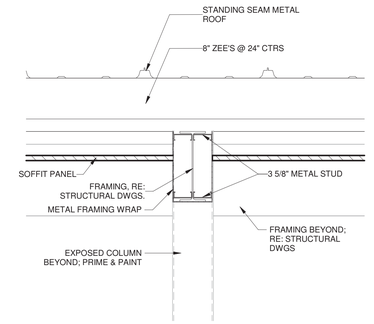
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

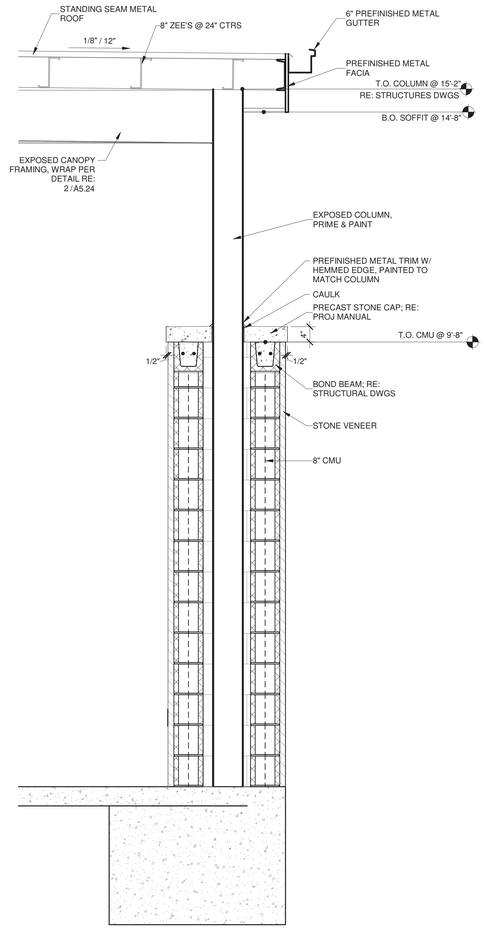
Wall Sections

CONTRACT NO.
582103

SHEET NO.
A5.23



2 CANOPY FRAMING DETAILS
1" = 1'-0"



1 WALL SECTION @ OUTDOOR SEATING COLUMN
3/4" = 1'-0"

NO.	DATE	REVISIONS

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AAL	MHH	04/30/26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101120-01

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REGISTERED ARCHITECT
MICHAEL H. HOLLEMAN
STATE OF TEXAS

04/30/2026

PICKLEBALL JUNCTION

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3175 WILDFLOWER DR, BRYAN, TX 77802

Wall Sections

CONTRACT NO.
582103

SHEET NO.
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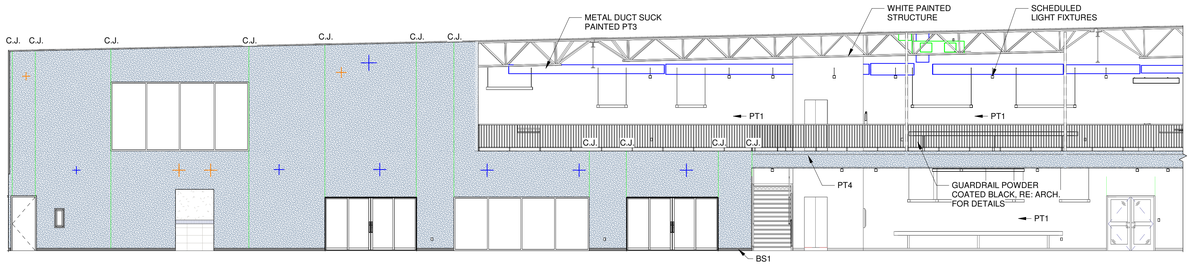
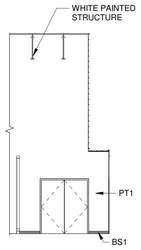
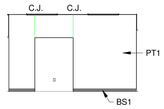


9A



9B CORRIDOR - 115
1/8" = 1'-0"



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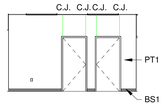
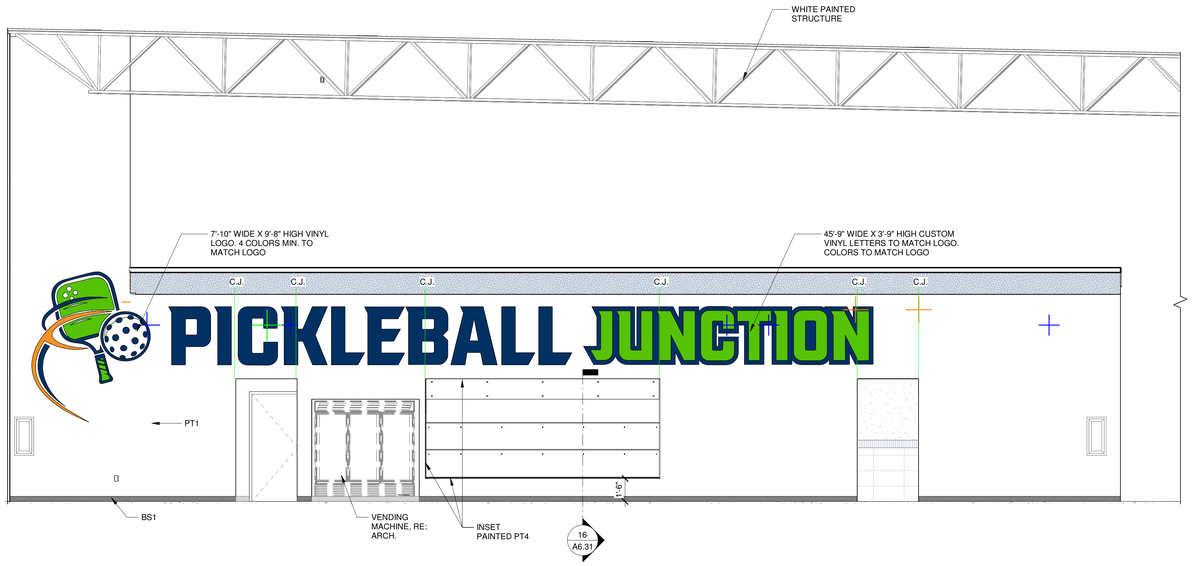
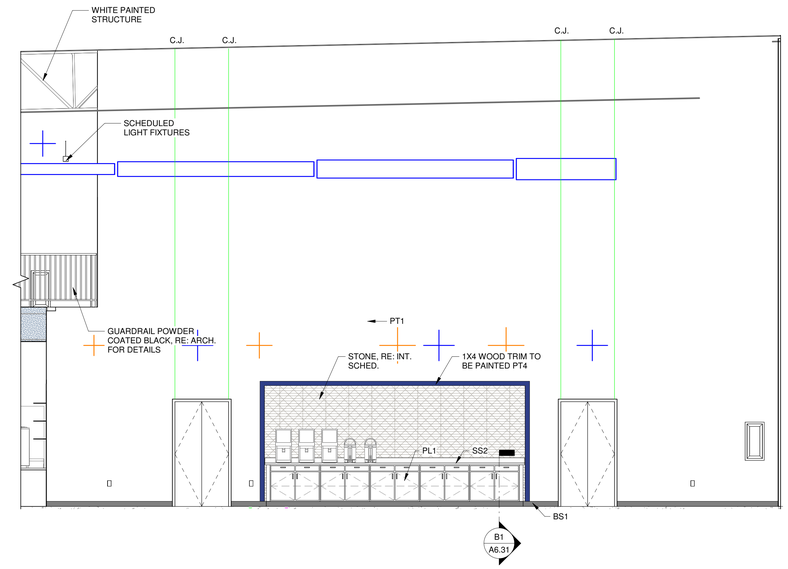


4B CORRIDOR - 101
1/8" = 1'-0"



1A



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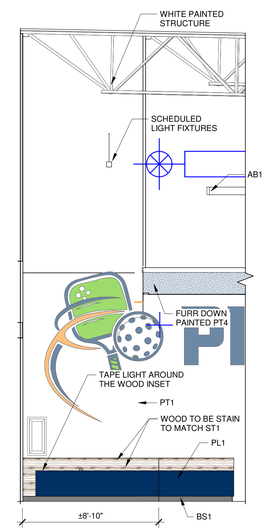

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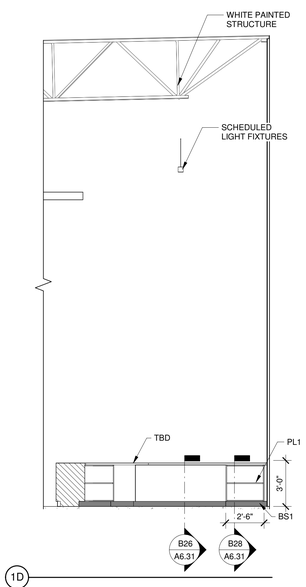

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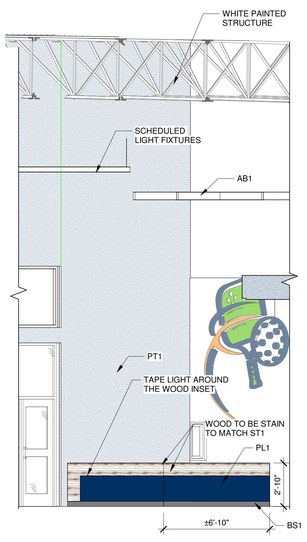

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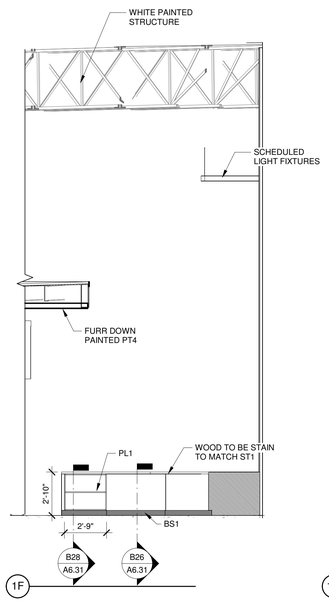

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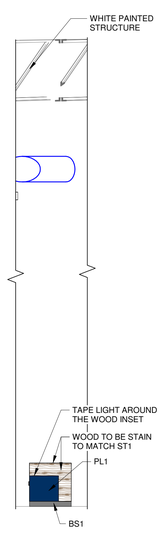

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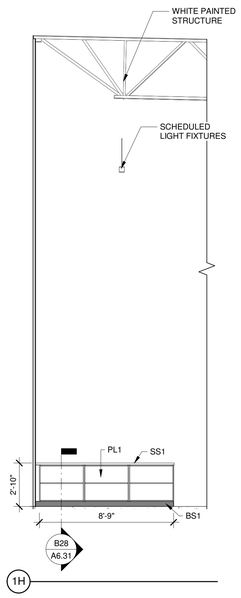

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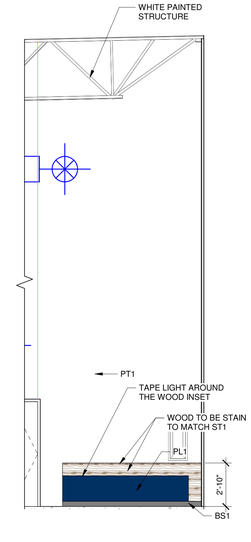

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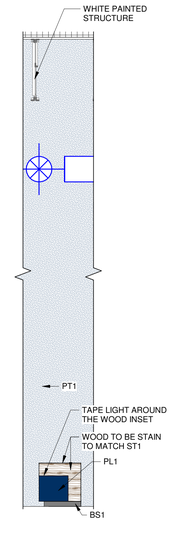

1J DINING - 100
1/4" = 1'-0"

NO.	REVISIONS	DATE

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5/1/2026 8:27:14 AM

DRAWN BY:	APPROVED BY:	ISSUED
CSG	CSG	5-1-2026

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101102601

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4477 DOWLEN RD. STE. 110 BEAUMONT, TEXAS 77706 (409) 347-0303
455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CIRIA S. GILMORE
12920
STATE OF TEXAS
05/01/2026

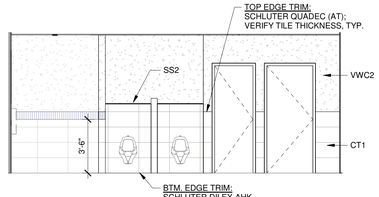
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Interior Elevations

CONTRACT NO.
582103

SHEET NO.
A6.11



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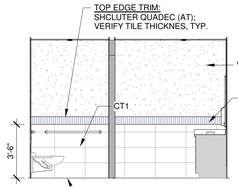

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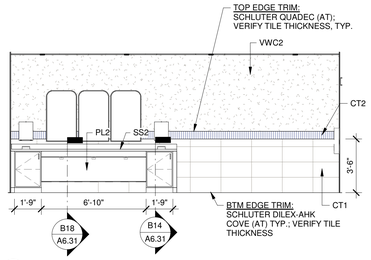

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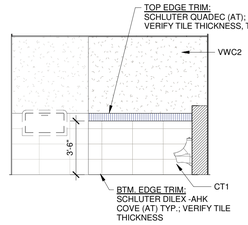
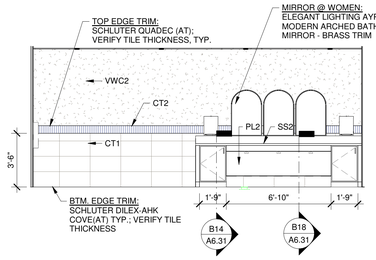


14D MENS RESTROOM - 117
1/4" = 1'-0"



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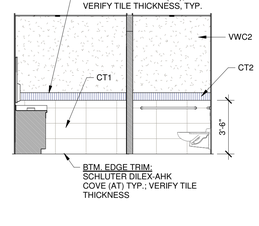

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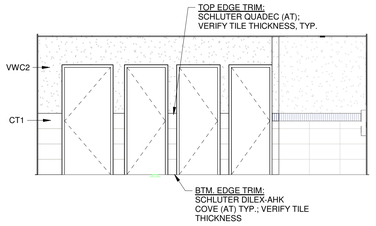

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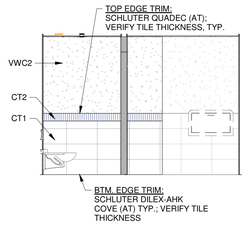
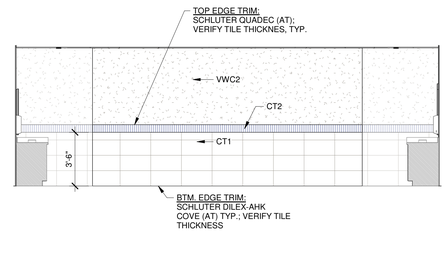


9D WOMENS RESTROOM - 118
1/4" = 1'-0"



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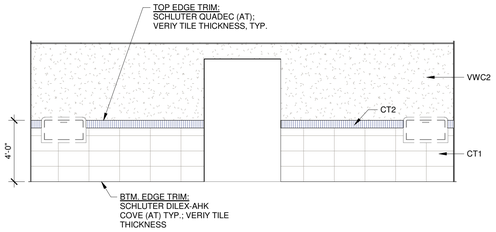
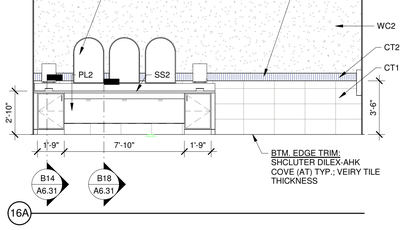


4B MENS RESTROOM - 117 & WOMENS RESTROOM - 118
1/4" = 1'-0"



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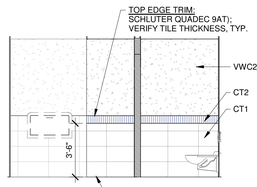

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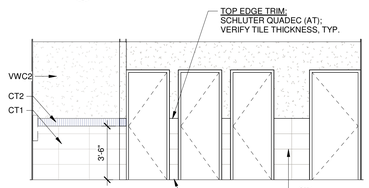

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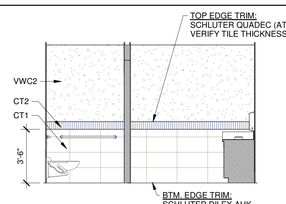

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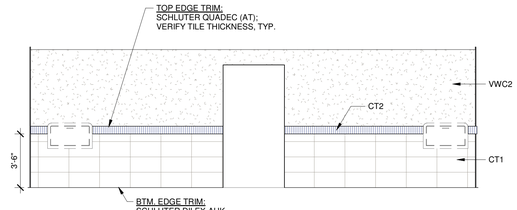

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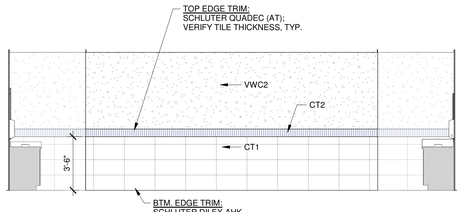

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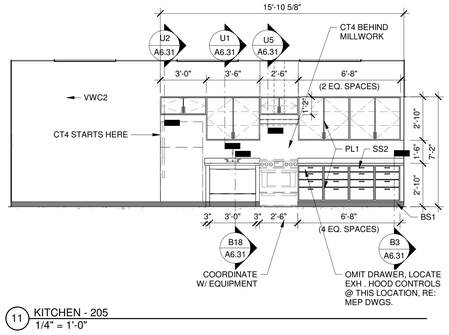

11 KITCHEN - 205
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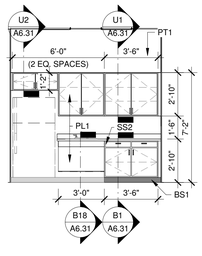
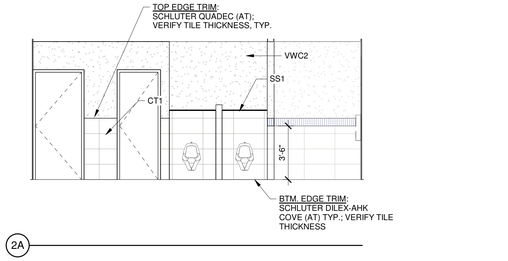


6 BREAKROOM - 105
1/4" = 1'-0"



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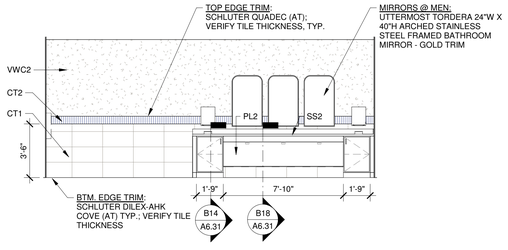

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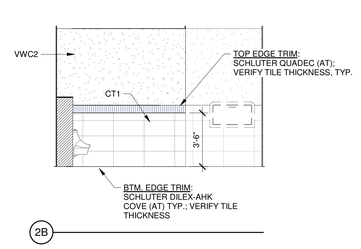

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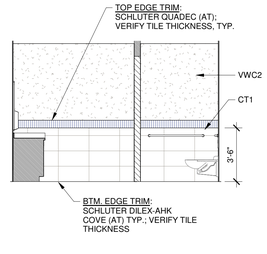

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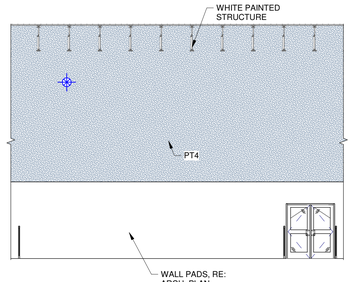

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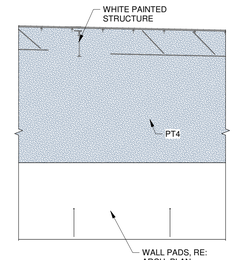

1B COURTS - 121
1/8" = 1'-0"

NO.	DATE	REVISIONS

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5/1/2026 8:27:18 AM

DRAWN BY: CSG | APPROVED BY: CSG | ISSUED: 5-1-2026

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101120501

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4455 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CHRIS S. GILLIAM
12928
STATE OF TEXAS
05/01/2026

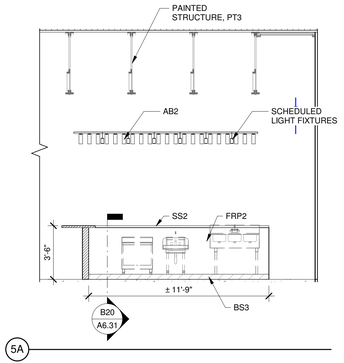
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Interior Elevations

CONTRACT NO.
582103

SHEET NO.
A6.12



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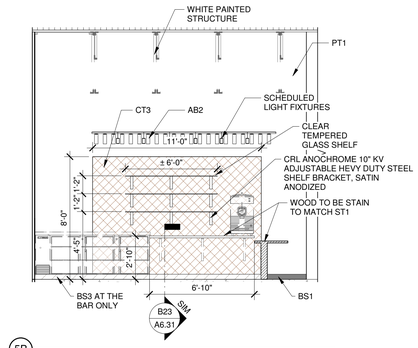

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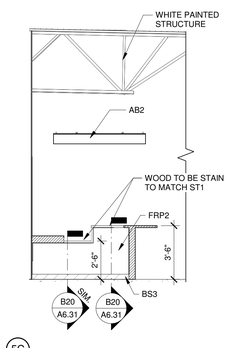

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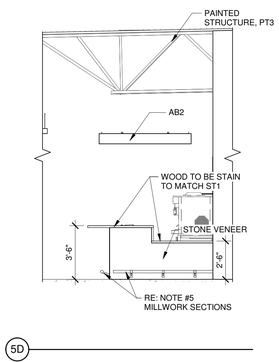

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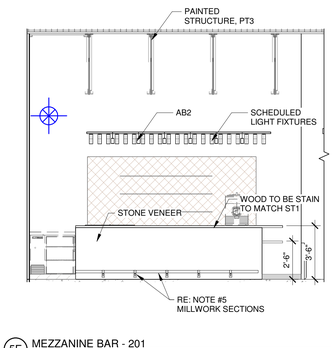
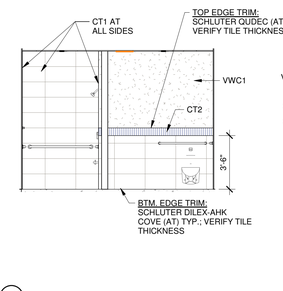


5E MEZZANINE BAR - 201
1/4" = 1'-0"



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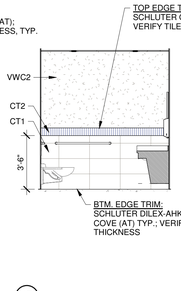

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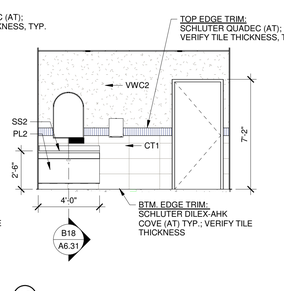

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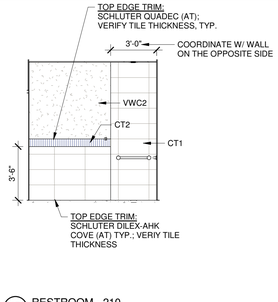

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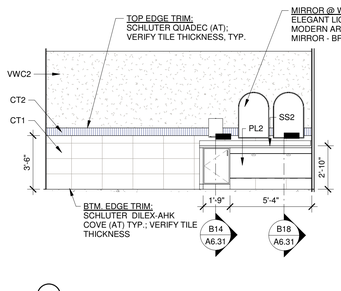
1/4" = 1'-0"



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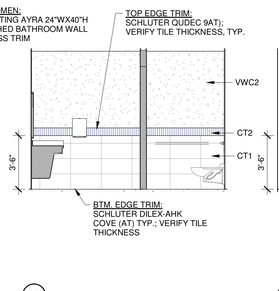

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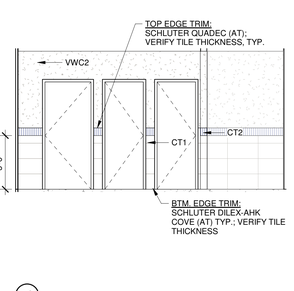

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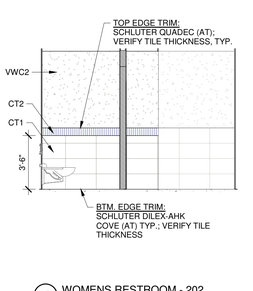

3D WOMENS RESTROOM - 202
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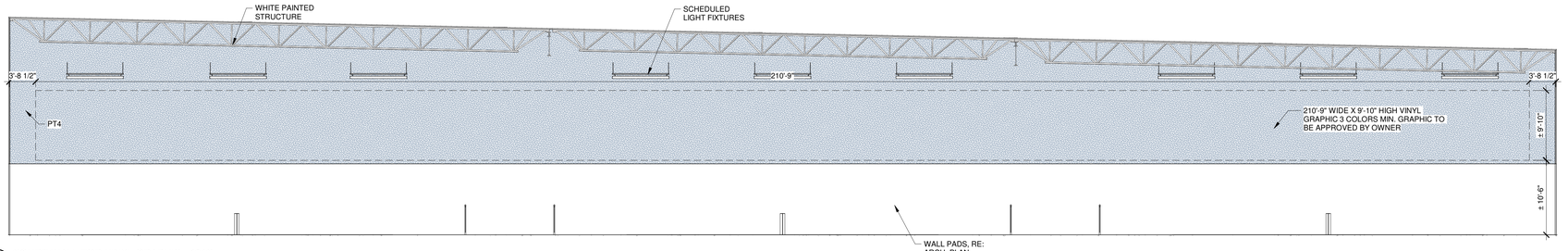
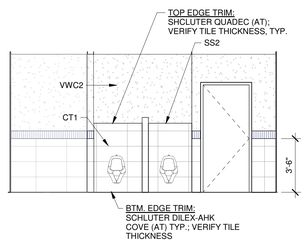


1 COURT WALL FOR VINYL GRAPHIC - 121C
1/8" = 1'-0"



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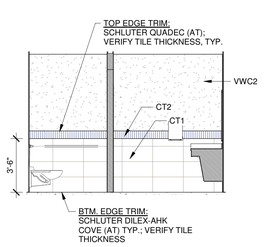

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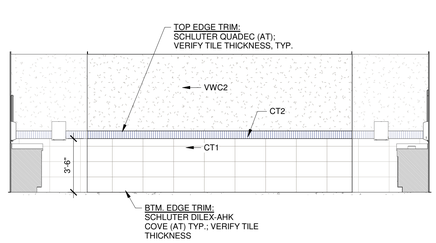
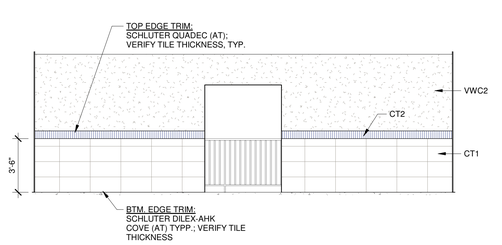
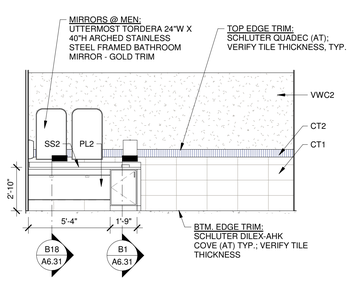


2A



2B WOMENS RESTROOM - 202 & MENS RESTROOM - 203
1/4" = 1'-0"



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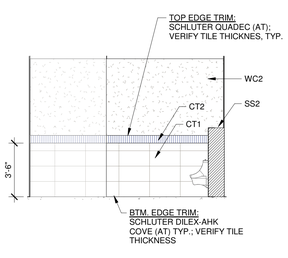
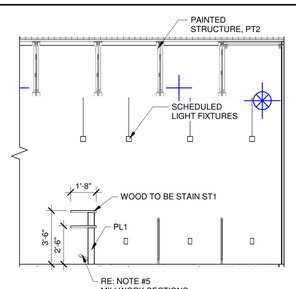
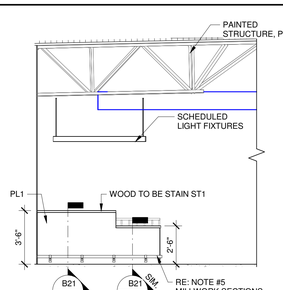


6D MENS RESTROOM - 203
1/4" = 1'-0"



1A



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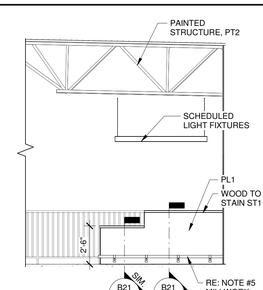

1C SEATING - 200
1/4" = 1'-0"

NO.	DATE	REVISIONS

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T.B.A.S. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 10113900

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455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3825

REGISTERED INTERIOR DESIGNER
CIRIA S. GALVAN
12970
STATE OF TEXAS

05/01/2026

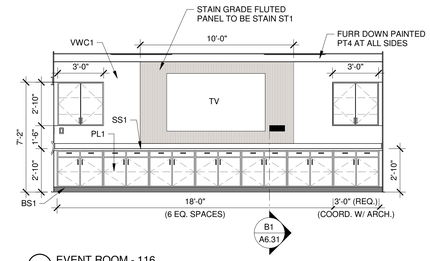
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

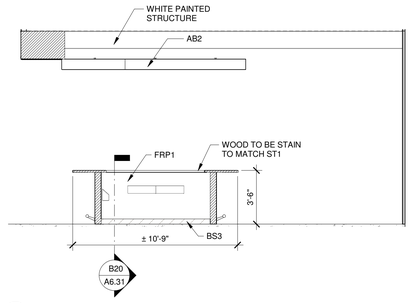
Interior Elevations

CONTRACT NO.
582103

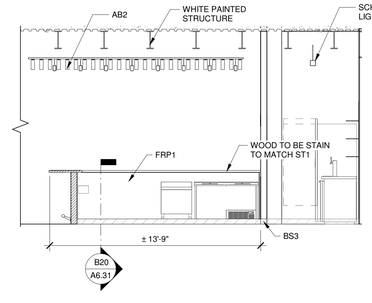
SHEET NO.
A6.13



2 EVENT ROOM - 116
1/4" = 1'-0"



1A BAR - 111A
1/4" = 1'-0"



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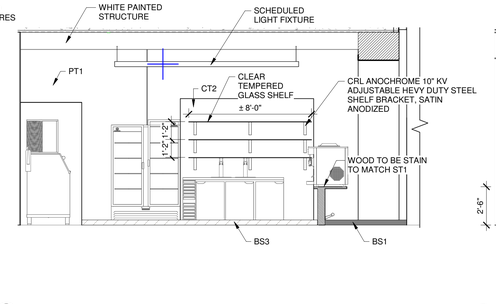

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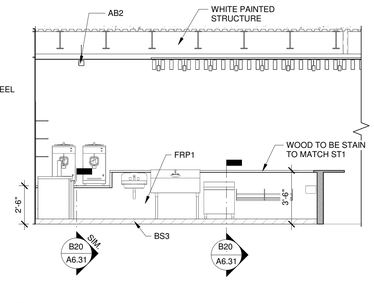

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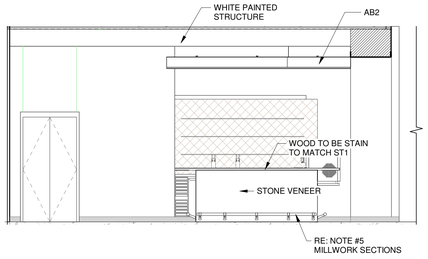

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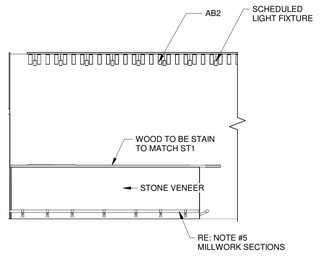

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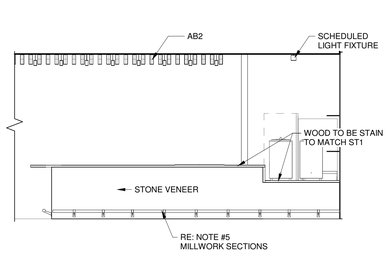

1G BAR - 111
1/4" = 1'-0"

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455 REX ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CINA S. GLASS
12920
STATE OF TEXAS
05/01/2026

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CSG	CSG	5-1-2026

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T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101109-01

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PICKLEBALL JUNCTION

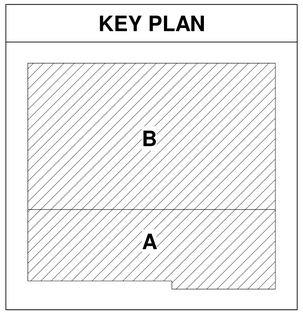
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Interior Elevations

CONTRACT NO.
582103

SHEET NO.
A6.14

KEY PLAN



FLOORING LEGEND				
LUXURY VINYL TILE	RUBBER FLOOR TILE	POURED EPOXY FLOORING	CERAMIC TILE	SEALED CONCRETE
LVT1	RFT1	PEF1 PEF2	CT1	SC1

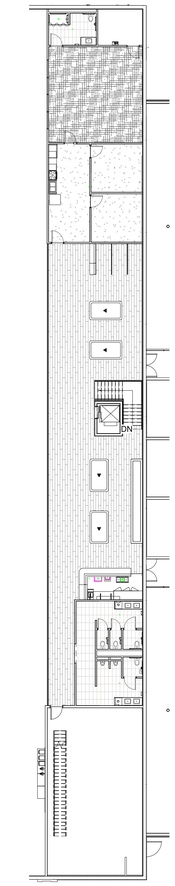
15 FLOORING LEGEND
1/4" = 1'-0"

10

5

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

2 Overall Floor Pattern Plan
1/16" = 1'-0"



0' 8' 16' 32'
SCALE: 1/16"=1'-0"

1 Overall Mezzanine Floor Pattern Plan
1/16" = 1'-0"

NO.	DATE	REVISIONS

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5/1/2026 8:27:28 AM

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4855 RICE ROAD STE. 107 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CIRIA S. GALICIA
12920
STATE OF TEXAS

05/01/2026

PICKLEBALL JUNCTION

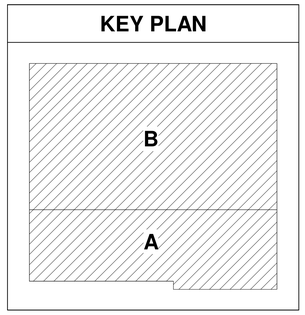
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Overall Floor Pattern Plan

CONTRACT NO.
582103

SHEET NO.
A6.21

KEY PLAN

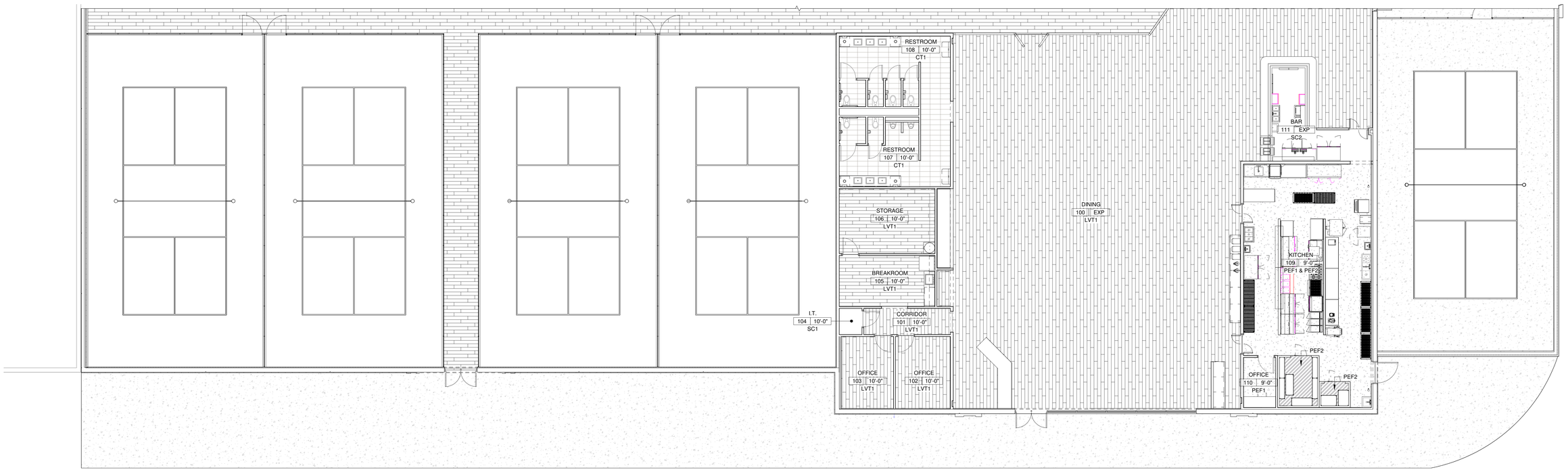


15 10 5

FLOORING LEGEND				
LUXURY VINYL TILE	RUBBER FLOOR TILE	POURED EPOXY FLOORING	CERAMIC TILE	SEALED CONCRETE
LVT1	RFT1	PEF1 PEF2	CT1	SC1

19 FLOORING LEGEND
1/4" = 1'-0"

14 9 4



0' 4' 8' 16'
SCALE: 1/8"=1'-0"

1 Floor Pattern Plan-A
1/8" = 1'-0"

NO.	DATE	REVISIONS

C:\Users\dfiler\Documents\582103-Pickleball Junction_dfilerRHTH.rvt
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T.B.P.E.L.S. FIRM NO. 101109-00
T.B.P.E.L.S. FIRM NO. 101109-01

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4455 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CHRIS S. GILLIAM
12920
STATE OF TEXAS
05/01/2026

PICKLEBALL JUNCTION

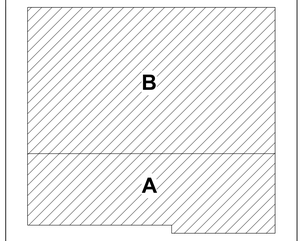
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Floor Pattern Plan-A

CONTRACT NO.
582103

SHEET NO.
A6.22

KEY PLAN

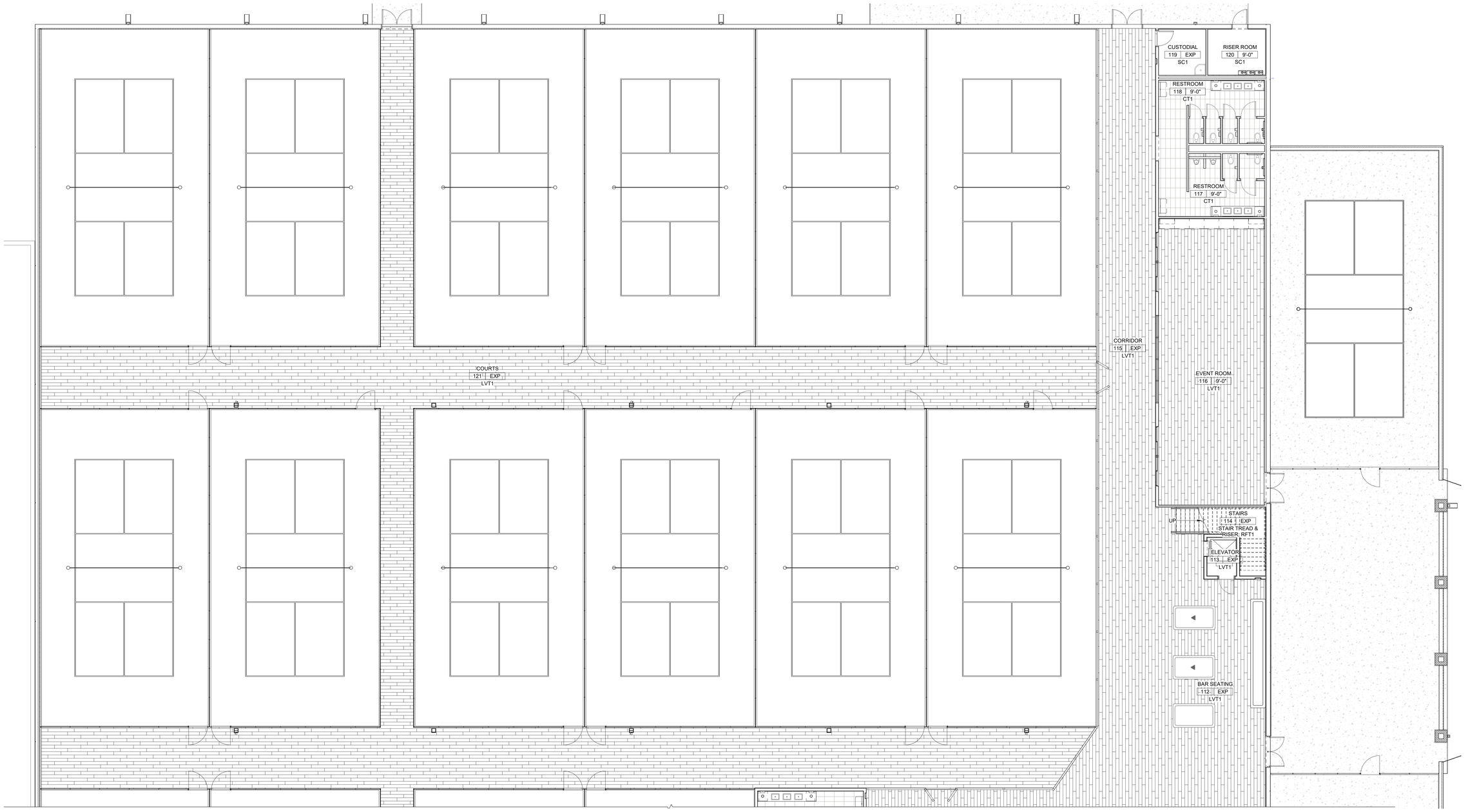


FLOORING LEGEND				
LUXURY VINYL TILE	RUBBER FLOOR TILE	POURED EPOXY FLOORING	CERAMIC TILE	SEALED CONCRETE
LVT1	RFT1	PEF1 PEF2	CT1	SC1

15 FLOORING LEGEND
1/4" = 1'-0"

10

5



0' 4' 8' 16'
SCALE: 1/8"=1'-0"

1 Floor Pattern Plan-B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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4455 RICE ROAD STE. 1227 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CHRIS S. GELICH
12926
STATE OF TEXAS
05/01/2026

PICKLEBALL JUNCTION

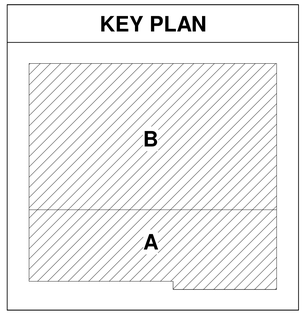
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Floor Pattern Plan-B

CONTRACT NO.
582103

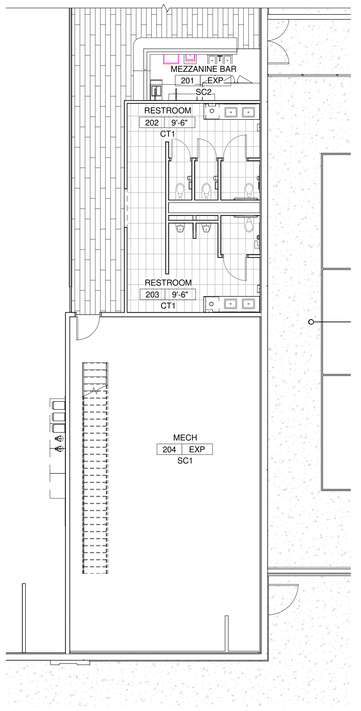
SHEET NO.
A6.23

KEY PLAN



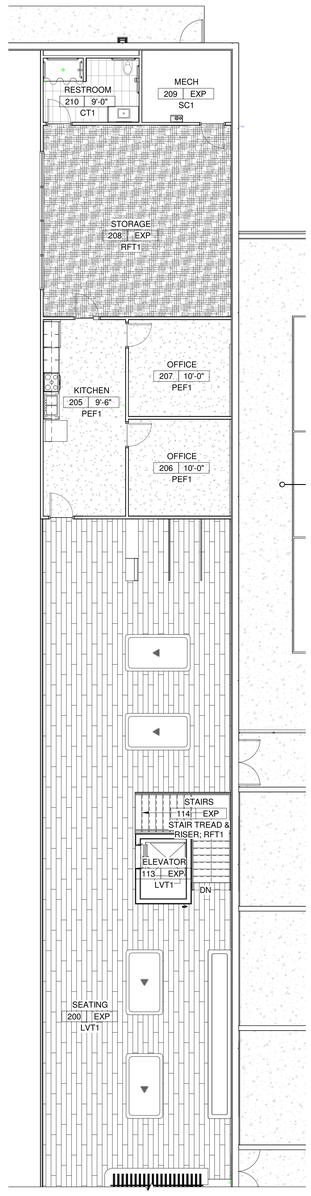
FLOORING LEGEND				
LUXURY VINYL TILE	RUBBER FLOOR TILE	POURED EPOXY FLOORING	CERAMIC TILE	SEALED CONCRETE
LVT1	RFT1	PEF1 PEF2	CT1	SC1

15 FLOORING LEGEND
1/4" = 1'-0"



0' 4' 8' 16'
SCALE: 1/8"=1'-0"

6 Front Mezzanine Floor Pattern Plan
1/8" = 1'-0"



0' 4' 8' 16'
SCALE: 1/8"=1'-0"

1 Rear Mezzanine Floor Pattern Plan
1/8" = 1'-0"

NO.	DATE	REVISIONS

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T.B.P.E.L.S. FIRM NO. 101103900
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4455 RICE ROAD STE. 1627 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CHRIS S. GILLIAM
12920
STATE OF TEXAS
05/01/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Mezzanine Floor Pattern Plans

CONTRACT NO.
582103

SHEET NO.
A6.24

ROOM FINISH SCHEDULE

RM #	DESCRIPTION	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
100	DINING	LVT1	BS1	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	ELEVS., RE: 1/A6.11
101	CORRIDOR	LVT1	BS1	PT1^	N/A	PT1^	PT1^	ACT1	ELEVS., RE: 4/A6.11
102	OFFICE	LVT1	BS1	PT1	PT1	PT1	PT1	ACT1	
103	OFFICE	LVT1	BS1	PT1	PT1	PT1	PT1	ACT1	
104	I.T.	SC1	BS1	PT1	PT1	PT1	PT1	PT2	
105	BREAKROOM	LVT1	BS1	PT1	PT1	PT1	PT1	ACT1	ELEVS., RE: 6/A6.12
106	STORAGE	LVT1	BS1	PT1	PT1	PT1	PT1	ACT1	
107	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 2/A6.12
108	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 16/A6.12 & 7/A6.12
109	KITCHEN	PEF1 & PEF2	BS2	FRP FULL HEIGHT	FRP FULL HEIGHT	FRP FULL HEIGHT	FRP FULL HEIGHT	ACT2	
110	OFFICE	PEF1	BS2	PT1^	PT1^	PT1^	PT1^	ACT2	
111	BAR	SC2	BS3 INSIDE BAR	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	ELEVS., RE: 1/A6.14
112	BAR SEATING	LVT1	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
113	ELEVATOR	LVT1	N/A	PER PROJECT MANUAL	PER PROJECT MANUAL	PER PROJECT MANUAL	PER PROJECT MANUAL	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
114	STAIRS	STAIR TREAD & RISER; RFT1	BS1; RSF1	PT1	PT1	PT1	PT1	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
115	CORRIDOR	LVT1	BS1	PT1^	PT4^	N/A	N/A	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	ELEVS., RE: 9/A6.11
116	EVENT ROOM	LVT1	BS1	RE: INT. ELEVS.	VWC1	VWC1	VWC1	ACT3	ELEVS., RE: 2/A6.14
117	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 14/A6.12
118	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 4/A6.12 & 9/A6.12
119	CUSTODIAL	SC1	BS1	PT1^	PT1^;FRP1	PT1^;FRP1	PT1^	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
120	RISER ROOM	SC1	N/A	PT1^	PT1^	PT1^	PT1^	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
121	COURTS	LVT1	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	ELEVS., RE: 1/A6.12
200	SEATING	LVT1	BS1	PT1^	PT1^	PT1^	PT1^		ELEVS., RE: 1/A6.13
201	MEZZANINE BAR	SC2	BS3 INSIDE BAR	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	RE: INT. ELEVS.	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	ELEVS., RE: 5/A6.13
202	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 2/A6.13 & 3/A6.13
203	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 2/A6.13 & 6/A6.13
204	MECH	SC1	BS1	PT1	PT1	PT1	PT1	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
205	KITCHEN	PEF1	BS1	PT1	PT1	PT1	PT1	PT2^	ELEVS., RE: 11/A6.12
206	OFFICE	PEF1	BS1	PT1	PT1	PT1	PT1	PT2	
207	OFFICE	PEF1	BS1	PT1	PT1	PT1	PT1	PT2	
208	STORAGE	RFT1	BS1	PT1^	PT1^	PT1^	PT1^	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
209	MECH	SC1	BS1	PT1^	PT1^	PT1^	PT1^	EXP. BLDG. INSUL. WHITE; EXPOSED STRUCTURE PAINTED PT2	
210	RESTROOM	CT1	N/A	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	CT1,2;VWC2	PT2^	ELEVS., RE: 4/A6.13
211	WALK-IN FREEZER	PEF2	N/A	N/A	N/A	N/A	N/A	N/A	
212	OUTDOOR SEATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

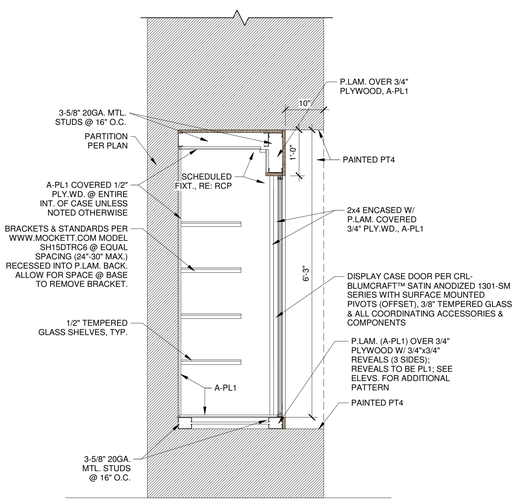
NOTES:
1. PROVIDE WINDOW SHADES @ SCHEDULED LOCATIONS, RE: OPENING ELEVATIONS FOR DIMENSIONS
2. FOR FLOOR PATTERN PLAN RE: A6.21, A6.22, A6.23, A6.24

14 ROOM FINISH SCHEDULE

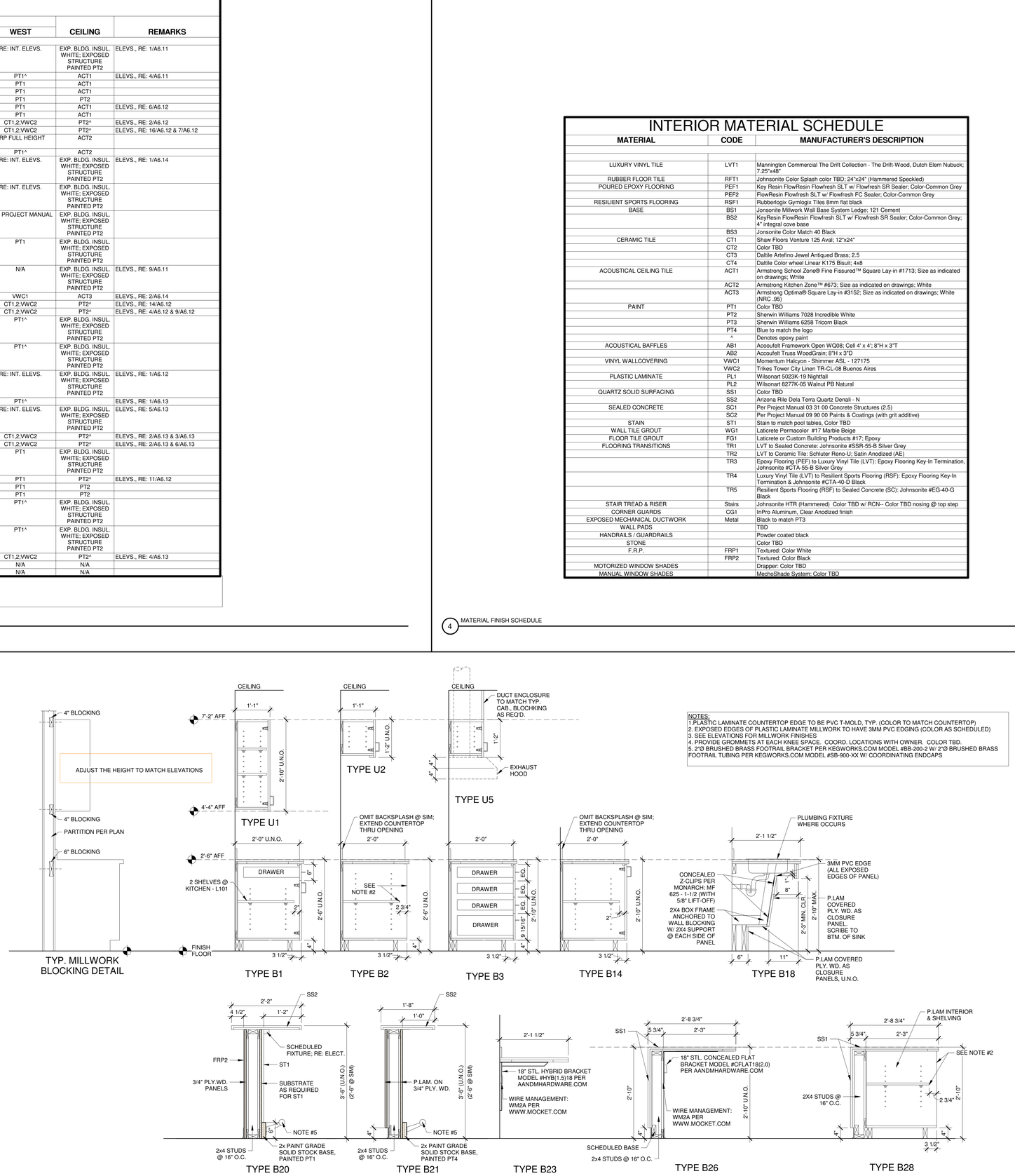
INTERIOR MATERIAL SCHEDULE

MATERIAL	CODE	MANUFACTURER'S DESCRIPTION
LUXURY VINYL TILE	LVT1	Mannington Commercial The Drift Collection - The Drift-Wood, Dutch Elem Nubuck; 7.25"x48"
RUBBER FLOOR TILE	RFT1	Johnsonite Color Splash color TBD; 24"x24" (Hammered Speckled)
POURED EPOXY FLOORING	PEF1	Key Resin FlowResin Flowfresh SLT w/ Flowfresh SR Sealer; Color-Common Grey
	PEF2	FlowResin Flowfresh SLT w/ Flowfresh FC Sealer; Color-Common Grey
RESILIENT SPORTS FLOORING	RSF1	Rubberlogix Gymlogix Tiles 8mm flat black
BASE	BS1	Jonsonite Millwork Wall Base System Ledge; 121 Cement
	BS2	KeyResin FlowResin Flowfresh SLT w/ Flowfresh SR Sealer; Color-Common Grey; 4" integral cove base
	BS3	Jonsonite Color Match 40 Black
CERAMIC TILE	CT1	Shaw Floors Venture 125 Aval; 12"x24"
	CT2	Color TBD
	CT3	Daltile Artefino Jewel Antiqued Brass; 2.5
	CT4	Daltile Color wheel Linear K175 Bisuit; 4x8
ACOUSTICAL CEILING TILE	ACT1	Armstrong School Zone® Fine Fissured™ Square Lay-in #1713; Size as indicated on drawings; White
	ACT2	Armstrong Kitchen Zone™ #673; Size as indicated on drawings; White
	ACT3	Armstrong Optima® Square Lay-in #3152; Size as indicated on drawings; White (NRC .95)
PAINT	PT1	Color TBD
	PT2	Sherwin Williams 7028 Incredible White
	PT3	Sherwin Williams 6258 Tricorn Black
	PT4	Blue to match the logo
	^	Denotes epoxy paint
ACOUSTICAL BAFFLES	AB1	Acooufelt Framework Open WQ08; Cell 4' x 4'; 8"H x 3"T
	AB2	Acoufelt Truss WoodGrain; 8"H x 3"D
VINYL WALLCOVERING	VWC1	Momentum Halcyon - Shimmer ASL - 127175
	VWC2	Trikes Tower City Linen TR-CL-08 Buenos Aires
PLASTIC LAMINATE	PL1	Wilsonart 5023K-19 Nightfall
	PL2	Wilsonart 8277K-05 Walnut PB Natural
QUARTZ SOLID SURFACING	SS1	Color TBD
	SS2	Arizona Rile Dela Terra Quartz Denali - N
SEALED CONCRETE	SC1	Per Project Manual 03 31 00 Concrete Structures (2.5)
	SC2	Per Project Manual 09 90 00 Paints & Coatings (with grit additive)
STAIN	ST1	Stain to match pool tables, Color TBD
WALL TILE GROUT	WG1	Laticrete Permacolor #17 Marble Beige
FLOOR TILE GROUT	FG1	Laticrete or Custom Building Products #17; Epoxy
FLOORING TRANSITIONS	TR1	LVT to Sealed Concrete: Johnsonite #SSR-55-B Silver Grey
	TR2	LVT to Ceramic Tile: Schluter Reno-U; Satin Anodized (AE)
	TR3	Epoxy Flooring (PEF) to Luxury Vinyl Tile (LVT): Epoxy Flooring Key-In Termination, Johnsonite #CTA-55-B Silver Grey
	TR4	Luxury Vinyl Tile (LVT) to Resilient Sports Flooring (RSF): Epoxy Flooring Key-In Termination & Johnsonite #CTA-40-D Black
	TR5	Resilient Sports Flooring (RSF) to Sealed Concrete (SC): Johnsonite #EG-40-G Black
STAIR TREAD & RISER	Stairs	Johnsonite HTR (Hammered) Color TBD w/ RCN-- Color TBD nosing @ top step
CORNER GUARDS	CG1	InPro Aluminum, Clear Anodized finish
EXPOSED MECHANICAL DUCTWORK	Metal	Black to match PT3
WALL PADS		TBD
HANDRAILS / GUARDRAILS		Powder coated black
STONE		Color TBD
F.R.P.	FRP1	Textured: Color White
	FRP2	Textured: Color Black
MOTORIZED WINDOW SHADES		Drapper: Color TBD
MANUAL WINDOW SHADES		MechoShade System: Color TBD

4 MATERIAL FINISH SCHEDULE



16 DISPLAY CABINET
3/4" = 1'-0"



1 PICKLEBALL JUNCTION MILLWORK SECTIONS
3/4" = 1'-0"

NO.	DATE	REVISIONS

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DRAWN BY: CSG | APPRVD BY: CSG | ISSUED: 5-1-2026

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 261
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 10110800
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4855 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

REGISTERED INTERIOR DESIGNER
CHRIS S. CALVIN
12920
STATE OF TEXAS
05/01/2026

PICKLEBALL JUNCTION
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802
Interior Finish Schedules & Sections

CONTRACT NO. 582103

SHEET NO. A6.31

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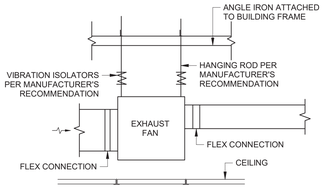
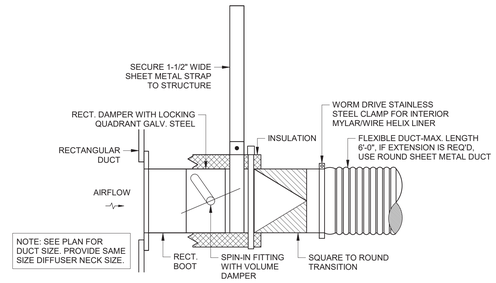


10 IN-LINE EXHAUST FAN DETAIL
N.T.S.



5 DUCT CONNECTION DETAIL
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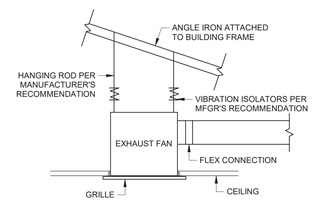

9 CEILING EXHAUST FAN DETAIL
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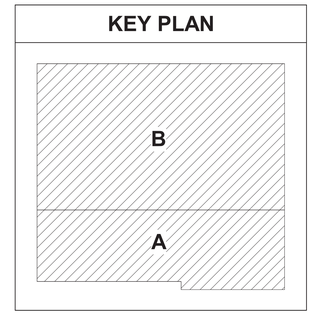

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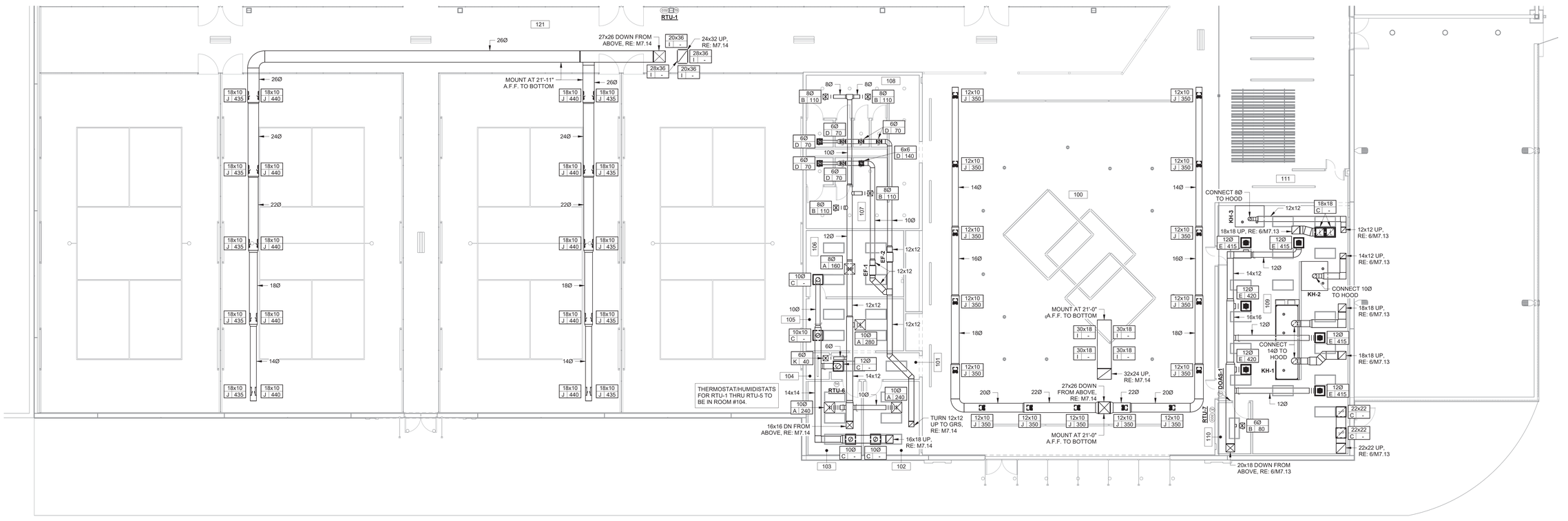

DOAS-1 & KITCHEN HOOD CONTROLS:

DOAS-1 SHALL OPERATE AS FOLLOWS:
- OCCUPIED MODE: HOOD IS ON. DOAS SHALL OPERATE ON 100% OUTSIDE AIR AND MODULATE DISCHARGE AIR TEMPERATURE TO MEET THE SPACE TEMPERATURE AND HUMIDITY SET POINT.
- UNOCCUPIED MODE: HOOD IS OFF. DOAS SHALL OPERATE IN RECIRCULATION MODE AT THE LOW OUTSIDE AIR CFM PER THE MECHANICAL SCHEDULE. UNIT SHALL OPERATE BASED ON THE HEATING, COOLING, OR DEHUMIDIFICATION DEMAND.

REFER TO SHEET M7.13 FOR MECHANICAL NOTES & LEGEND.

ALL EXPOSED RECTANGULAR DUCTS SHALL BE INTERNALLY LINED WITH 1" INSULATION. ALL EXPOSED ROUND DUCTS SHALL BE DOUBLE WALL SPIRAL DUCT WITH 1" INSULATION. PAINT ALL EXPOSED DUCTS PER ARCHITECT.

1 MECHANICAL PLAN - A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS

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DRAWN BY:	APPROVED BY:	ISSUED
ANM	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E.L.S. FIRM NO. BR 281
T.B.P.E.L.S. FIRM NO. 101103900
T.B.P.E.L.S. FIRM NO. 101103901

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STATE OF TEXAS
SAMUEL J. EDWARDS
145722
LICENSED PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

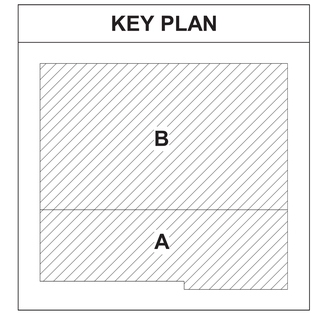
Mechanical Plan & Details

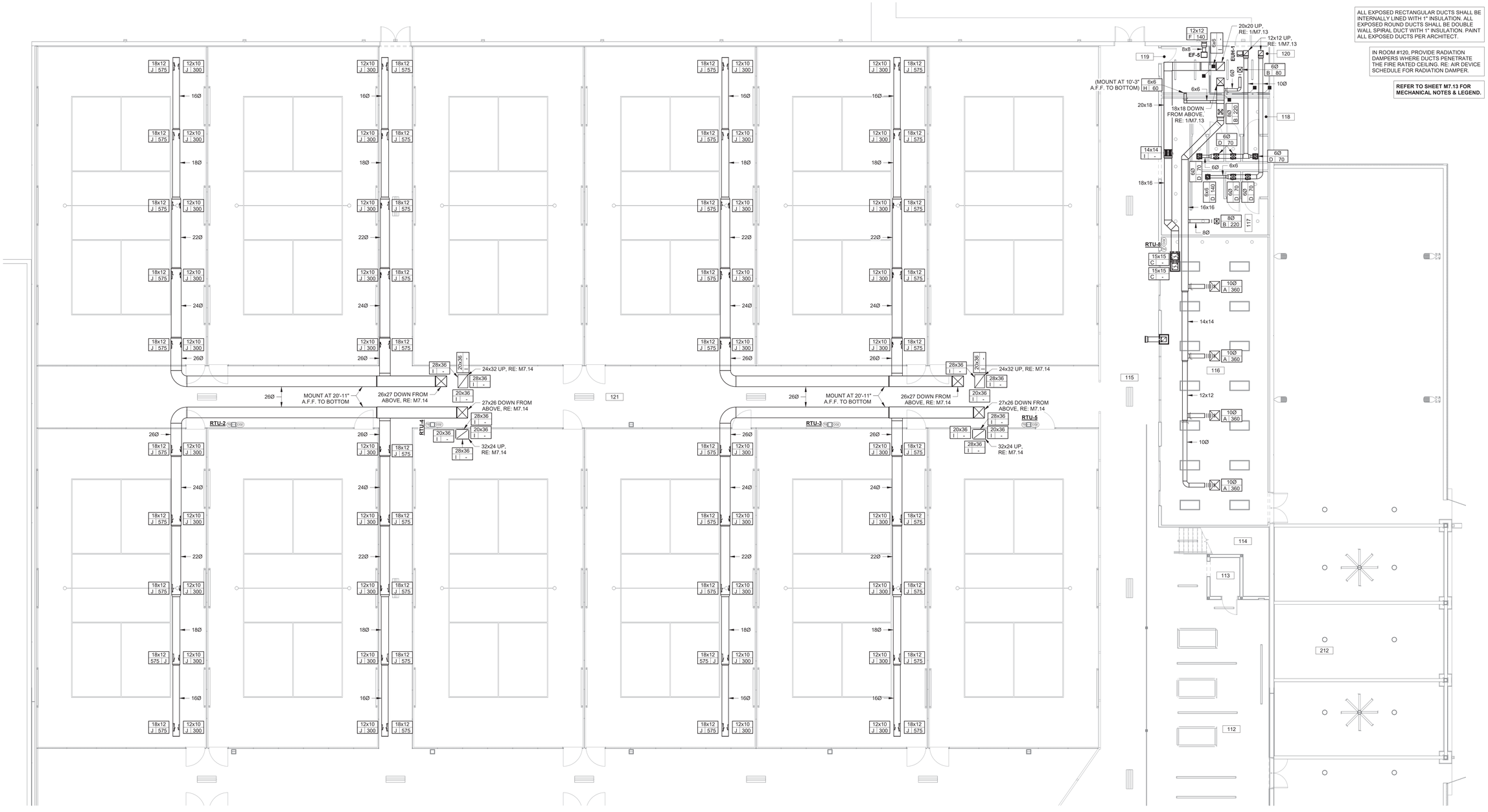
CONTRACT NO.
582103

SHEET NO.
M7.11

20 15 10 5

KEY PLAN





1 MECHANICAL PLAN - B
1/8" = 1'-0"

N

0' 4' 8' 16'

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

ALL EXPOSED RECTANGULAR DUCTS SHALL BE INTERNALLY LINED WITH 1" INSULATION. ALL EXPOSED ROUND DUCTS SHALL BE DOUBLE WALL SPIRAL DUCT WITH 1" INSULATION. PAINT ALL EXPOSED DUCTS PER ARCHITECT.

IN ROOM #120, PROVIDE RADIATION DAMPERS WHERE DUCTS PENETRATE THE FIRE RATED CEILING. RE: AIR DEVICE SCHEDULE FOR RADIATION DAMPER.

REFER TO SHEET M7.13 FOR MECHANICAL NOTES & LEGEND.

NO.	DATE	REVISIONS

DRAWN BY: ANM | APPROVED BY: SJE | ISSUED: 4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR-381
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101120901
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STATE OF TEXAS
SAMUEL J. EDWARDS
145722
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PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

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Mechanical Plan

CONTRACT NO. 582103

SHEET NO. M7.12

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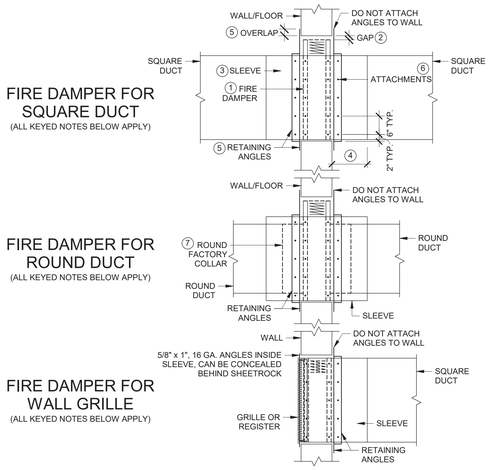


GENERAL NOTES:

INSTALLATION DETAILS ARE FOR 1-1/2 AND 3 HR. RATED FIRE DAMPERS MOUNTED (BLADES MUST BE HORIZONTAL) IN MASONRY, BLOCK, OR STUD WALLS AND FLOORS PER UL 555. INSTALL PER MANUFACTURER'S INSTRUCTIONS & ALL APPLICABLE CODES.

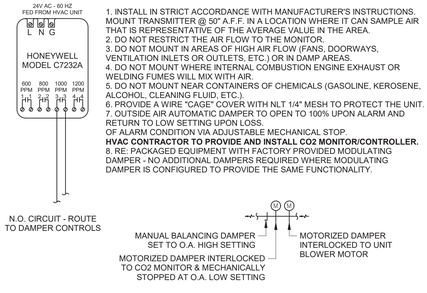
KEYED NOTES:

1. U.L. 555 LISTED DYNAMIC RATED FIRE DAMPER, WITH CURTAIN DAMPER OUT OF AIRSTREAM, EQUAL TO GREENHECK DFD-150, TYPE B (FOR UP TO 3 HOUR WALLS) OR DFD-350, TYPE B (FOR 3 HOUR OR MORE). FOR ROUND DUCTS, USE DFD-150, TYPE CR (FOR UP TO 3 HOUR WALLS) AND DFD-300, TYPE CR (FOR 3 HOUR OR MORE).
2. CLEARANCE AROUND DAMPER REQUIRED ON ALL SIDES, TO ALLOW FOR THERMAL EXPANSION, (1/8" PER FOOT OF DAMPER WIDTH AND HEIGHT); PROVIDE 1/4" MINIMUM.
3. SLEEVE REQUIRED TO EXTEND BEYOND BOTH SIDES OF WALL OR FLOOR AND SHALL CONTAIN THE FIRE DAMPER. ATTACHMENT OF THE DUCT TO THE SLEEVE SHALL BE BREAKAWAY (RECOMMENDED) OR RIGID. BREAKAWAY JOINTS ARE PLAIN "S", HEMMED "S", DOUBLE "S", STANDING "S", ETC., AS DEFINED BY SMACNA. ALL OTHER TYPES ARE CONSIDERED RIGID. MINIMUM SLEEVE THICKNESSES ARE AS FOLLOWS:

TYPE OF DUCT CONNECTION TO SLEEVE	DUCT	DUCT DIMENSIONS	SLEEVE GAUGE
RIGID	ROUND OR RECTANGULAR	24" MAX. DIAMETER 36" MAX. WIDTH OR 24" MAX. HEIGHT	16 (0.060")
RIGID	ROUND OR RECTANGULAR	OVER 24" DIAMETER OVER 36" WIDTH OR OVER 24" HEIGHT	14 (0.075")
BREAKAWAY (OR NO DUCT)	ROUND OR RECTANGULAR	12" WIDE AND UNDER 13" - 30" WIDE 31" - 54" WIDE 55" - 84" WIDE 85" WIDE AND OVER	26 (.018") 24 (.024") 22 (.030") 20 (.036) 18 (.048")

4. SLEEVE SHALL EXTEND A MAXIMUM OF 6" BEYOND WALL OR FLOOR ON EACH SIDE. IF AN ACCESS DOOR IS INCORPORATED INTO THE SLEEVE, THE MAXIMUM EXTENSION SHALL BE 16".
5. RETAINING ANGLES MUST BE LOCATED AT ALL SIDES OF THE SLEEVE, WITH BUTT JOINTS AT EACH CORNER, ON BOTH SIDES OF THE WALL OR FLOOR AS SHOWN. USE A MINIMUM OF 16 GAUGE THICKNESS WITH MINIMUM 1-1/2" x 1-1/2" LEGS, FOR DAMPERS WITH HEIGHT GREATER THAN 48", LEGS SHALL BE MINIMUM 1-1/2" x 2-1/2". RETAINING ANGLES SHOULD NOT BE ATTACHED TO THE WALL OR FLOOR TO ALLOW FOR THERMAL EXPANSION. ANGLES MUST COMPLETELY COVER THE CLEARANCE SPACE BETWEEN THE SLEEVE AND THE WALL OR FLOOR OPENING, PLUS OVERLAP THE WALL/FLOOR BY A MINIMUM OF 1", INCLUDING ALL CORNERS.
6. THE FIRE DAMPER MUST BE ATTACHED TO THE SLEEVE ON ALL SIDES WITH A MINIMUM OF 4 ATTACHMENTS PER SIDE, AT THE DIMENSIONS SHOWN. ATTACHMENTS SHALL BE TACK WELDS, #10 SCREWS, 1/4" BOLTS AND NUTS, OR 3/16" STEEL POP RIVETS. DO NOT PLACE IN THE BLADE CHANNEL. (TO PREVENT INTERFERENCE WITH BLADE CLOSURE). ATTACHMENT OF THE RETAINING ANGLES TO THE SLEEVE SHALL BE IN THE SAME MANNER AND AT THE SPACING SHOWN.
7. FOR GREENHECK TYPE "CR" FIRE DAMPER WITH FACTORY FURNISHED DUCT COLLAR, A BREAKAWAY CONNECTION CAN BE MADE DIRECTLY TO THE COLLAR. FIELD INSTALLED SLEEVE AND RETAINING/CLOSURE ANGLES ARE REQUIRED AS DESCRIBED ABOVE.
8. PROVIDE ACCESS FOR MAINTENANCE (RE: SPECIFICATION SECTIONS).

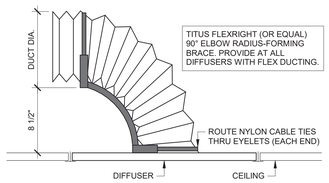
17 FIRE DAMPER DETAIL
N.T.S.



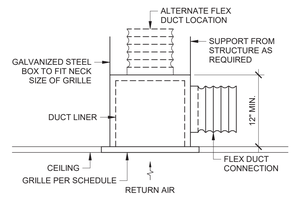
INSTALLATION GUIDELINES

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
MOUNT TRANSMITTER @ 50" A.F.F. IN A LOCATION WHERE IT CAN SAMPLE AIR THAT IS REPRESENTATIVE OF THE AVERAGE VALUE IN THE AREA.
2. DO NOT RESTRICT THE AIR FLOW TO THE MONITOR.
3. DO NOT MOUNT IN AREAS OF HIGH AIR FLOW (FANS, DOORWAYS, VENTILATION INLETS OR OUTLETS, ETC.) OR IN DAMP AREAS.
4. DO NOT MOUNT WHERE INTERNAL COMBUSTION ENGINE EXHAUST OR WELDING FUMES WILL MIX WITH AIR.
5. DO NOT MOUNT NEAR CONTAINERS OF CHEMICALS (GASOLINE, KEROSENE, ALCOHOL, CLEANING FLUID, ETC.).
6. PROVIDE A WIRE "CAGE" COVER WITH NLT 1/4" MESH TO PROTECT THE UNIT.
7. OUTSIDE AIR AUTOMATIC DAMPER TO OPEN TO 100% UPON ALARM AND RETURN TO LOW SETTING UPON LOSS.
OF ALARM CONDITION VIA ADJUSTABLE MECHANICAL STOP.
HVAC CONTRACTOR TO PROVIDE AND INSTALL CO2 MONITOR/CONTROLLER.
8. RE: PACKAGED EQUIPMENT WITH FACTORY PROVIDED MODULATING DAMPER - NO ADDITIONAL DAMPERS REQUIRED WHERE MODULATING DAMPER IS CONFIGURED TO PROVIDE THE SAME FUNCTIONALITY.

16 WALL MOUNTED CO2 MONITOR/CONTROLLER WIRING DIAGRAM
N.T.S.



15 FLEX DUCT 90 DEGREE ELBOW BRACE DETAIL
N.T.S.



14 RETURN AIR ASSEMBLY DETAIL
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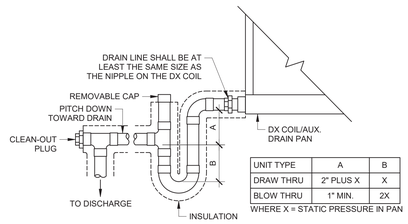


UNIT TYPE	A	B
DRAW THRU	2" PLUS X	X
BLOW THRU	1" MIN.	2X

WHERE X = STATIC PRESSURE IN PAN

NOTES:
ACCEPTABLE P-TRAP IS EZ-TRAP INC., SERIES 100 "CROSS TRAP" WITH INTEGRAL CONDENSATE PAN CLEAN OUT PLUG.

INSULATE ALL PIPING WITH 1/2" CLOSED CELL FOAM INSULATION TO PREVENT SWEATING.

REFER TO EQUIPMENT INSTALLATION DETAIL FOR ADDITIONAL INFORMATION ON ROUTING ABOVE & AROUND PLENUM/PLATFORM.

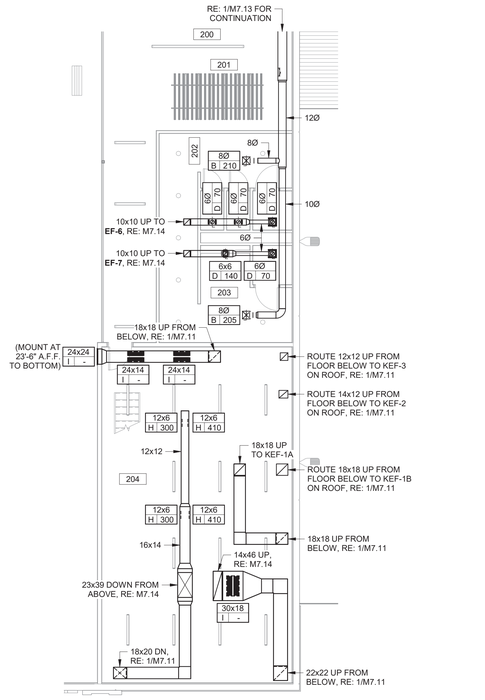
13 CONDENSATE DRAIN DETAIL
N.T.S.

1. ALL MECHANICAL SYSTEMS SHALL CONFORM TO THE 2021 IMC, 2021 IPC, THE 2018 IECC, 2023 NEC, 2012 TAS, AND THE CITY OF BRYAN'S AMENDMENTS TO THE ADOPTED CODES. CITY OF BRYAN'S AMENDMENTS: HTTPS://LIBRARY.MUNICODE.COM/TX/BRYAN/CODES/CODE_OF_ORDINANCES?NODEID=PTIICOOR_CH14BUBURE.
2. INSULATE THE BACK SIDE OF LAY-IN SUPPLY DIFFUSERS WITH 1-1/2" THICK FSK INSULATION.
3. ALL DUCT WORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE CURRENT VERSION OF SMACNA AND ASHRAE STANDARDS.
4. ALL SQUARE AND RECTANGULAR ELBOWS SHALL HAVE AIRFOIL TURNING VANES.
5. LINE ALL INTERIOR SURFACES OF RETURN AIR PLENUMS WITH 1-1/2" THICK, 1-1/2 lb. DENSITY, DUCT LINER. GLUE AND FASTEN PER SMACNA STANDARDS AND SPEC REQUIREMENTS.
6. WRAP ALL UNEXPOSED SUPPLY DUCTS WITH FSK INSULATION PER SPEC REQUIREMENTS. INTERNALLY LINE ALL EXPOSED DUCTS AND ALL EXTERIOR DUCTWORK PER SPEC REQUIREMENTS.
7. WRAP ALL EXHAUST DUCTS TO PREVENT CONDENSATION FROM COLLECTING ON THE DUCTWORK WITH 1" FSK INSULATION.
8. FLEX DUCT SHALL BE INSULATED PER SPEC REQUIREMENTS. SUPPORT FLEX DUCT TO PREVENT EXCESS SAGGING. TOTAL LENGTH OF ANY SECTION OF FLEX DUCT SHALL NOT EXCEED 6 FEET.
9. THE DIMENSIONS SHOWN FOR INTERNALLY LINED DUCTWORK INDICATES THE INSIDE CLEAR DIMENSION. ACTUAL DIMENSIONS FOR THE DUCTWORK MUST BE ADJUSTED TO A LARGER SIZE TO ACCOMMODATE THE THICKNESS OF THE DUCT LINER, TYPICALLY 3" LARGER FOR 1-1/2" LINER.
10. ALL EXHAUST LOUVERS SHALL HAVE 1/8" GALVANIZED WIRE MESH INSECT SCREEN.
11. MINIMUM WALL LOUVER SIZES ARE INDICATED BY THE AIR DEVICE TAG, UNLESS NOTED TO BE LARGER ON THE ARCHITECTURAL DRAWINGS.
12. FIRE DAMPERS AND COMBINATION FIRE/SMOKE DAMPERS MUST BE INSTALLED AT ALL FIRE RATED WALLS AND PARTITIONS PER THE APPLICABLE BUILDING CODE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE RATED WALLS AND PARTITIONS. DAMPERS ARE TO BE "DYNAMIC RATED" PER UL-555 OR UL-555S, CURRENT EDITION. TO AVOID DRAWING CONGESTION, FIRE DAMPERS MAY NOT BE SHOWN AT ALL REQUIRED LOCATIONS ON THE DRAWINGS.
13. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL UNITS AND IN-LINE EXHAUST FANS.
14. EXHAUST DISCHARGE AND PLUMBING VENTS SHALL TERMINATE NO CLOSER THAN A HORIZONTAL DISTANCE OF 10 FEET FROM OUTSIDE AIR INTAKES. WHERE THE HORIZONTAL DISTANCE IS LESS THAN 10 FEET, INTAKES SHALL BE LOCATED A MIN. VERTICAL DISTANCE OF 3 FEET BELOW EXHAUST VENTS.
15. CONDENSATE DRAINS AT AIR HANDLING UNITS SHALL BE ROUTED TO THE NEAREST HUB DRAIN OR FLOOR DRAIN. PROVIDE A P-TRAP AT EACH UNIT. ALL A/C CONDENSATE PIPING SHALL BE INSULATED TO PREVENT SWEATING.
16. ORIENTATION AND LOCATIONS OF HVAC UNITS AS SHOWN ON THE PLANS ARE TO CONVEY THE DESIRE TO OPTIMIZE AIRFLOW TO EACH UNIT AND THE NEED FOR SERVICE ACCESS AND CLEARANCES. FINAL POSITIONING OF EACH UNIT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET THE MANUFACTURER'S CLEARANCE REQUIREMENTS AS WELL AS THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND LOCAL CODES.
17. COORDINATE THE LOCATION OF EACH UNIT O ENSURE PROPER CLEARANCE FOR CHANGING FILTERS AND MAINTAINING THE UNIT.
18. FOR ALL SUPPLY AIR DIFFUSERS WITH NECK MOUNTED OPPOSED BLADE DAMPER AND ALL REGISTERS: DURING THE AIR BALANCING PROCESS, LEAVE THE NECK MOUNTED DAMPER FULLY OPEN AND BALANCE THE AIR FLOW USING THE DAMPER LOCATED AT THE MAIN DUCT TAP.
19. INSTALL (2) TWO-POSITION MOTORIZED DAMPERS AND A BALANCING DAMPER IN THE OUTSIDE AIR DUCT OF EACH AIR HANDLING UNIT OR FURNACE WITH CO2 MONITOR CONTROL. INTERLOCK ONE MOTORIZED DAMPER TO THE BLOWER FAN AND THE OTHER MOTORIZED DAMPER TO THE CO2 MONITOR. MOTORIZED DAMPER INTERLOCKED TO THE CO2 MONITOR TO HAVE ADJUSTABLE MECHANICAL STOP FOR LOW SETTING PER MECHANICAL SCHEDULES. HVAC CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL ANCILLARY ITEMS NECESSARY TO CREATE A FULLY FUNCTIONAL SYSTEM INCLUDING BUT NOT LIMITED TO CIRCUIT BREAKERS, 24V TRANSFORMERS, AND INTERCONNECTING WIRING/CONDUIT/TERMINATIONS AS REQUIRED.
20. ALL FLUE PIPES, FLASHING, CAPS, ETC. ABOVE THE ROOF LINE SHALL BE PAINTED WITH AN APPROVED COATING AS SPECIFIED IN SPEC. COLOR SHALL MATCH THE ROOF.
21. REFER TO THE ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS AND DEMOLITION DRAWINGS FOR PERTINENT INFORMATION RELATED TO THE PROJECT (MECHANICAL) WORK.
22. IF THERMOSTATS/TEMPERATURE SENSORS ARE LOCATED ON HOT/COLD WALLS (EXTERIOR WALLS, MECHANICAL ROOMS, ELECTRICAL ROOMS, ETC.) PROVIDE INSULATED MOUNTING PLATE.
23. IN AREAS WHERE MECHANICAL EQUIPMENT IS SUSPENDED OR DUCT SUPPORTS, DUCTWORK, GAS PIPING, CONDENSATE PIPING, HYDRONIC PIPING, FIRE LINES, OR OTHER ANCILLARY ITEMS WILL BE EXPOSED TO PUBLIC VIEW, COORDINATE WITH OTHER DISCIPLINES AND THE PAINTER. ALL MECHANICAL ITEMS SHALL BE INSTALLED ON TIME FOR THE PAINTER TO COMPLETE WORK COINCIDENT WITH OTHER PAINTING REQUIREMENTS IN THE AREA.

11 MECHANICAL NOTES
N.T.S.

SUPPLY DIFFUSER	RETURN GRILLE & REGISTER
Ø NECK SIZE (FACE SIZE ON SCHEDULE); MARK A, 8Ø, 200 CFM	DUCT SIZE OR LAY-IN MODULE SIZE; MARK D, 24x24, 1000 CFM
RIGID DUCT - SINGLE LINE	TH WALL MOUNTED THERMOSTAT/HUMIDISTAT WITH KEY LOCK COVER
RIGID DUCT - DOUBLE LINE	TS WALL MOUNTED REMOTE TEMPERATURE SENSOR WITH KEY LOCK COVER
FLEX DUCT	S DUCT MOUNTED SMOKE DETECTOR
DUCT TRANSITION	M MOTORIZED DAMPER
DUCT TRANSITION, SQUARE TO ROUND	CO2 WALL MOUNTED CO2 MONITOR/CONTROLLER
SUPPLY AIR DUCT, UP/DOWN	DYNAMIC RATED FIRE DAMPER
RETURN AIR DUCT, UP/DOWN	BALANCING DAMPER WITH QUADRANT LOCK
OUTSIDE & EXHAUST AIR DUCT, UP/DOWN	SPIN-IN WITH BALANCING DAMPER & SCOOP
SINGLE LINE SYMBOL	DOUBLE LINE EQUIVALENT
DN / UP	CHANGE IN ELEVATION IN DIRECTION INDICATED.
	ROUND FLEX; ROUND RIGID; SPIN-IN W/ BALANCING DAMPER & SCOOP
	BRANCH TAKE-OFF
	ROUND FLEX; ROUND RIGID; BANDED END CONNECTION
	ROUND FLEX; SQUARE RIGID; SPIN-IN CONNECTION; CAPPED END
16x14 26x14 (POINTS TOWARD SIZE REDUCTION, NOT AIRFLOW DIRECTION)	SQUARE TRANSITION 16x14 26x14
18Ø 18x18	SQUARE TO ROUND TRANSITION 18Ø 18x18

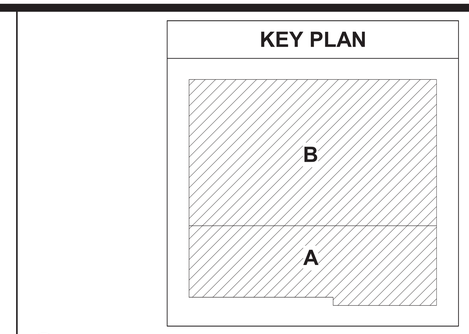
9 MECHANICAL LEGEND
N.T.S.



ROUTE DUCTS IN ROOM # 204 AS HIGH AS POSSIBLE.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

6 MEZZANINE MECHANICAL PLAN - A
1/8" = 1'-0"



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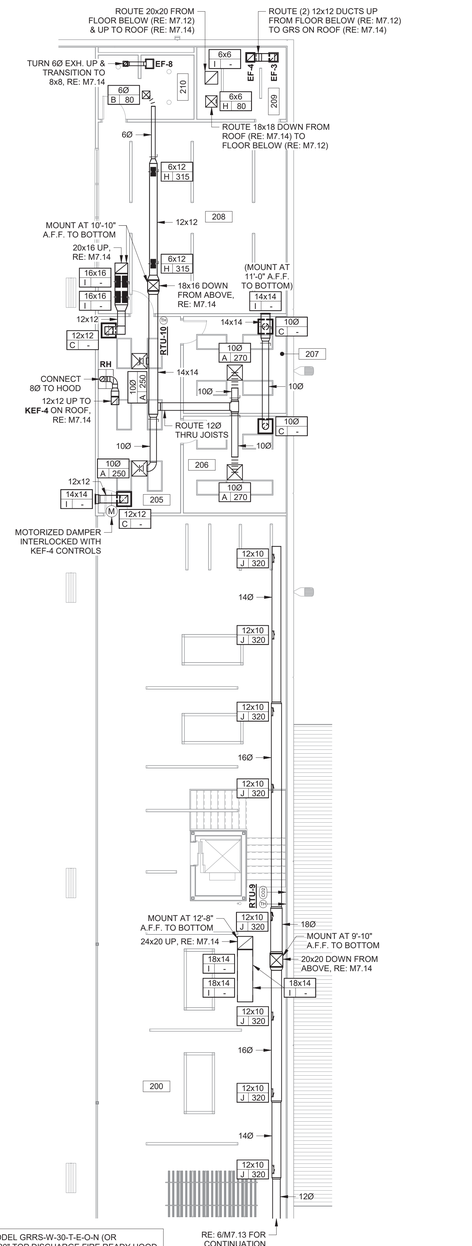

RH: GREENHECK MODEL GRRS-W-30-T-E-O-N (OR APPROVED EQUAL) 30" TOP DISCHARGE FIRE READY HOOD (500 CFM) WITH SELF CONTAINED FIRE SUPPRESSION SYSTEM. SURFACE MOUNTED MANUAL PULL STATION KIT. MOUNT HOOD CONTROLS PER ADA REQUIREMENTS.

ALL EXPOSED RECTANGULAR DUCTS SHALL BE INTERNALLY LINED WITH 1" INSULATION. ALL EXPOSED ROUND DUCTS SHALL BE DOUBLE WALL SPIRAL DUCT WITH 1" INSULATION. PAINT ALL EXPOSED DUCTS PER ARCHITECT.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

1 MEZZANINE MECHANICAL PLAN - B
1/8" = 1'-0"

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ANM	SJE	4-30-26

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T.B.A.E. FIRM NO. BR 263
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 10110900

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04/30/2026

PICKLEBALL JUNCTION

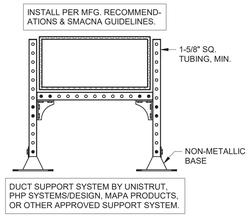
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Mechanical Plans & Details

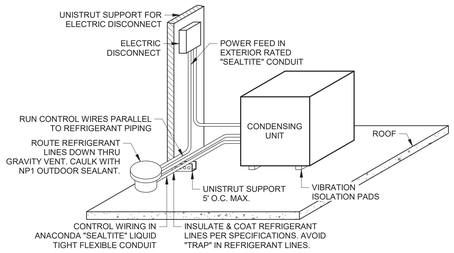
CONTRACT NO.
582103

SHEET NO.
M7.13

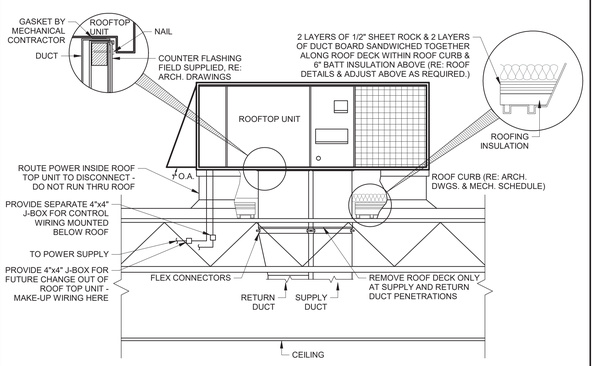
20



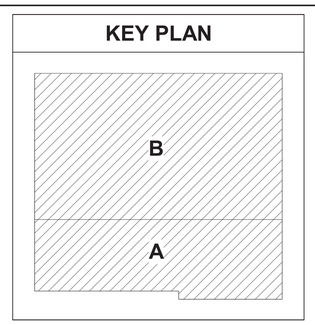
19 DUCT SUPPORT DETAIL
N.T.S.



18 CONDENSING UNIT INSTALLATION DETAIL
N.T.S.



17 ROOFTOP UNIT DETAIL
N.T.S.



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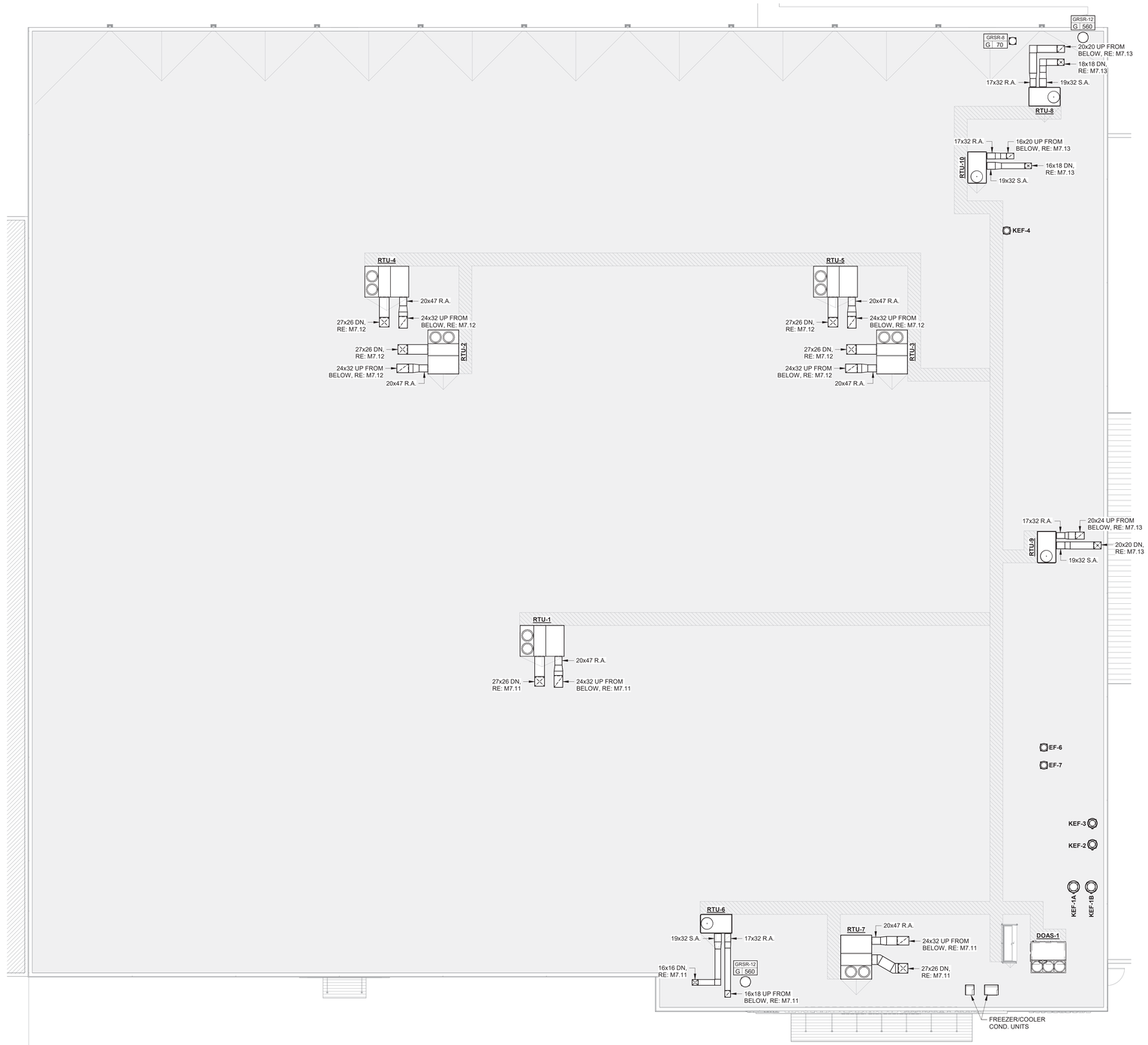

REFER TO SHEET M7.13 FOR MECHANICAL NOTES & LEGEND.

EXTERIOR DUCTWORK SHALL HAVE INTEGRAL LINING IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS, LATEST EDITION, AND NFPA 90A & 90B. R-VALUE SHALL BE R-8 MINIMUM, RE: 19/M7.14 FOR DUCT SUPPORT. PROVIDE TURNING VANES AT 90° ELBOWS.

1 ROOF MECHANICAL PLAN
3/32" = 1'-0"

0' 5'-4" 10'-8" 21'-4"
SCALE: 3/32"=1'-0"

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ANM	SJE	4-30-26

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04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Roof Mechanical Plan & Details

CONTRACT NO.
582103

SHEET NO.
M7.14

20

19

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16

HVLS FAN SCHEDULE

UNIT TAG	FAN-1 & FAN-2
PRIMARY AREA SERVED	212 OUTDOOR SEATING
MACROAIR MODEL NO.	AIRVOLUTION MY08-0100-MA, 8FT
FAN TYPE	CEILING MTD.
DRIVE	DIRECT
SPEED	VARIABLE FREQUENCY DRIVE
FAN DIAMETER	8'-0"
RECOMMENDED FAN RPM	70
MAX FAN RPM	200
VOLTS/PH/HZ	**208/1/60**
MAX AMP DRAW	<10A
RECOMMENDED FUSE	10
MOUNTING HT.	11'-8" A.F.F.
WEIGHT (LBS.)	171
APPLICABLE NOTES	1-7

NOTES:

1) ACCEPTABLE MANUFACTURERS ARE: SERCO, KELLEY, BIG ASS FANS, HUNTER INDUSTRIAL, GREENHECK (OR APPROVED EQUAL).

2) FAN SHALL BE STEEL FRAME WITH ALUMINUM HUB & BLADES, U.N.O. ON PLANS.

3) PROVIDE FACTORY INSTALLED THERMAL OVERLOAD PROTECTION OR MOTOR STARTER W/OVERLOAD PROTECTION AND VIBRATION ISOLATION FOR FAN MOTOR. PROVIDE DISCONNECT SWITCH.

4) PROVIDE STANDARD DIGITAL CONTROLLER.

5) PROVIDE MOUNT SYSTEM INCLUDING GUY WIRES AND SAFETY CABLE. MOUNT AT **11'-8"** A.F.F. TO BOTTOM OF FAN, U.N.O. ON PLANS.

6) VERIFY THAT VOLTAGE MATCHES BRANCH CIRCUIT VOLTAGE AS SHOWN ON PROJECT DRAWINGS.

7) FAN BLADES, HUB, AND MOUNTING SYSTEM SHALL HAVE LIMITED LIFETIME WARRANTY. FAN DRIVE SYSTEM TO HAVE A 10 YEAR LIMITED WARRANTY

14 HVLS FAN SCHEDULE
N.T.S.

EXHAUST FAN SCHEDULE

UNIT TAG	EF-1,2,3,4	EF-5	EF-6,7	EF-8
PRIMARY AREA SERVED	EF-1: 107 MENS RR EF-2: 108 WOMENS RR EF-3: 117 MENS RR EF-4: 118 WOMENS RR	119 CUSTODIAL	EF-6: 202 WOMENS RR EF-7: 203 MENS RR	210 RESTROOM
GREENHECK MODEL NO. (OR APPROVED EQUAL)	SQ-98-VG	SP-A200	CUE-080-D	SP-A90
FAN TYPE	INLINE	CEILING EXHAUST	ROOF	CEILING EXHAUST
DRIVE	DIRECT	DIRECT	DIRECT	DIRECT
CFM	280	140	210	70
EXTERNAL STATIC (I.W.C.)	0.5	0.25	0.5	0.25
VOLTS/PH/HZ	**120/1/60**	**120/1/60**	**120/1/60**	**120/1/60**
MOTOR SIZE (WATTS)	124	52	37	13
SONES	8.9	3.0	7.6	0.3
CONTROL INTERLOCK	ROOM LIGHTS	ROOM LIGHTS	ROOM LIGHTS	ROOM LIGHTS
APPLICABLE NOTES	1-5	1-5	1-5	1-5

NOTES:

1) PROVIDE FLEX CONNECTION ON DUCTED INLET AND OUTLET OF FAN CABINET.

2) PROVIDE HANGING SPRING ISOLATORS. PROVIDE GRAVITY DAMPER ON DISCHARGE.

3) PROVIDE FACTORY INSTALLED THERMAL OVERLOAD PROTECTION AND VIBRATION ISOLATION FOR FAN MOTOR. PROVIDE A DISCONNECT SWITCH INTEGRAL TO THE FAN AND MOTOR STARTER AS REQUIRED.

4) PROVIDE SPEED CONTROL MOUNTED INSIDE A J-BOX IN THE ABOVE CEILING SPACE.

5) VERIFY THAT VOLTAGE MATCHES BRANCH CIRCUIT VOLTAGE AS SHOWN IN PROJECT DRAWINGS. PROVIDE MFGR'S STEP-DOWN TRANSFORMER AS REQ'D; COORDINATE WITH ELECTRICIAN.

12 EXHAUST FAN SCHEDULE
N.T.S.

AIR DEVICE SCHEDULE

Mark	Model	Use	Construction	Color	Remarks
A	TITUS TMS	SUPPLY	24"x24" STEEL LAY-IN DIFFUSER	WHITE	PROVIDE D-100 NECK MOUNTED DAMPER AND INSULATED BACK. SEE PLANS FOR NECK SIZE.
B	TITUS TMS	SUPPLY	12"x12" STEEL LAY-IN DIFFUSER	WHITE	PROVIDE D-100 NECK MOUNTED DAMPER AND INSULATED BACK. SEE PLANS FOR NECK SIZE.
C	TITUS PAR	RETURN	24"x24" STEEL LAY-IN GRILLE	WHITE	PROVIDE INSULATED BACK. SEE PLANS FOR NECK SIZE.
D	TITUS PAR	RETURN	12"x12" STEEL LAY-IN GRILLE	WHITE	PROVIDE INSULATED BACK. SEE PLANS FOR NECK SIZE.
E	TITUS PCS-AA	SUPPLY	24"x24" ALUMINUM LAY-IN DIFFUSER	WHITE	CONFIGURE FOR 4-WAY DISCHARGE. PROVIDE D-100 NECK MOUNTED DAMPER AND INSULATED BACK. SEE PLANS FOR NECK SIZE. PROVIDE WITH SG-LFO-AA ALUMINUM LATTICE SECURITY FACE.
F	RUSKIN ELF375DX	INTAKE/ EXHAUST	EXTRUDED ALUMINUM 4" DEEP FRAME WITH INTEGRAL FLANGE	PER ARCHITECT	STATIONARY LOUVER WITH DRAINABLE BLADES. PROVIDE WITH 1/8" MESH INSECT SCREEN.
G	GREENHECK GRS	INTAKE/ EXHAUST	ALUMINUM	MATCH ROOF	PROVIDE ROOF CURB AND BIRD SCREEN. SIZE AS INDICATED ON PLANS.
H	TITUS 272FS	SUPPLY	SURFACE MOUNTED SIDEWALL GRILLE	WHITE	DOUBLE DEFLECTION GRILLE WITH ADJUSTABLE BLADES. PROVIDE WITH AG-35 OPPOSED BLADE DAMPER. SIZE AS INDICATED ON PLANS.
I	TITUS 33RL	RETURN	SURFACE MOUNTED STEEL GRILLE	WHITE	PROVIDE AG-35 OPPOSED BLADE DAMPER. SIZE AS INDICATED ON PLANS. (BLADES PARALLEL TO THE LONG DIMENSION.)
J	TITUS S300FL	SUPPLY	ALUMINUM SPIRAL DUCT MOUNTED GRILLE	CLEAR ANODIZE	PROVIDE WITH RADIUS END CAP BORDER STYLE (TO MATCH DUCT DIAMETER) AND AIR SCOOP DEVICE. SIZE INDICATED ON PLANS. HORIZONTAL DISCHARGE UNLESS NOTED OTHERWISE.
K	ACCUTHERM TK-C	SUPPLY	12 5/8" SQUARE LAY-IN DIFFUSER	WHITE	VARIABLE VOLUME THERMAL DIFFUSER. PROVIDE WITH AG-100 DAMPER. **COOLING ONLY** SETPOINT OF 68 DEGREES FAHRENHEIT **(CLOSES DURING HEATING.)**
	GREENHECK CRD-1	RADIATION DAMPER	GALVANIZED STEEL	-	INSTALL AT DUCT TO DIFFUSER TRANSISTIONS (WHERE DIFFUSERS ARE INSTALLED IN FIRE RATED CEILINGS.) PROVIDE TB-24 THERMAL BLANKET. USE WITH RECTANGULAR NECKED DIFFUSERS.
	GREENHECK CRD-2	RADIATION DAMPER	GALVANIZED STEEL	-	INSTALL AT DUCT TO DIFFUSER TRANSISTIONS (WHERE DIFFUSERS ARE INSTALLED IN FIRE RATED CEILINGS.) PROVIDE TB-24 THERMAL BLANKET. USE WITH ROUND NECKED DIFFUSERS.
-	TITUS TRM	FRAME	ALUMINUM	WHITE	USE WITH LAY-IN TYPE DIFFUSERS AND GRILLES WHERE INSTALLED IN HARD CEILINGS.

11 AIR DEVICE SCHEDULE
N.T.S.

ELECTRIC UNIT HEATER SCHEDULE

UNIT TAG	EUH-1
PRIMARY AREA SERVED	120 RISER ROOM
QMARK MODEL NO. (OR APPROVED EQUAL)	MVUH5004
TOTAL CAPACITY (W)	1874 W
FAN TYPE	PROPELLER
VOLTS/PH/HZ	208/1/60
HEATER AMPS	9.0A
APPLICABLE NOTES	1-2

NOTES:
1) PROVIDE WITH BUILT IN SINGLE-POLE THERMOSTAT, ADJUSTABLE LOUVERS, HIGH LIMIT CUT-OFF WITH VISUAL ALARM, AND DISCONNECT SWITCH OPTION.

2) INSTALL PER MANUFACTURER'S INSTRUCTIONS.

16 ELECTRIC UNIT HEATER SCHEDULE
N.T.S.

KITCHEN HOOD SCHEDULE

UNIT TAG	KH-1	KH-2	KH-3
MODEL NO. (OR APPROVED EQUAL)	CAPTIVEAIRE 5424 ND-2	CAPTIVEAIRE 6024 VHB-G	CAPTIVEAIRE 4824 VHB-G
WEIGHT (LBS)	1,067	228	167
ALTERNATE MFGR (APPROVED EQUAL)	GREENHECK AVTEC	GREENHECK AVTEC	GREENHECK AVTEC
HOOD TYPE	CANOPY	CANOPY	CANOPY
MOUNTING LOCATION	WALL	WALL	WALL
DESIGN CFM (EXH)	3,200	650	500
HOOD LXWXD (IN)	EXHAUST SECTION: 170" X 54" X 24"	EXHAUST SECTION: 66" X 60" X 24"	EXHAUST SECTION: 48" X 48" X 24"
HOOD LENGTH (OVERALL)	182"	66"	48"
FAN(S) SERVING HOOD	KEF-1A,1B	KEF-2	KEF-3
APPLICABLE NOTES	1-10	1-10	1-10

NOTES:

*10 FT. SEPARATION BETWEEN EXH. & INLET - USE EXTENDED WEATHER HOOD.

1) UNIT SHALL BE U.L. LISTED AND BUILT IN ACCORDANCE WITH NFPA 96 AND APPLICABLE BLDG CODE AND SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL.

2) CONSTRUCTION SHALL BE ALL WELDED FROM 18 GA. MIN. BRUSHED 304 STAINLESS STEEL AT ALL EXPOSED SURFACES AND GALVANIZED ELSEWHERE. SET THE BOTTOM OF THE HOOD AT 6'-6" ABOVE FINISHED FLOOR. PROVIDE UL LISTED STAINLESS STEEL BAFFLE FILTERS.

3) PROVIDE U.L. LISTED, PRE-WIRED, RECESSED LED LIGHT FIXTURES INSIDE THE HOOD. PROVIDE A HOOD LIGHT SWITCH AND EXHAUST FAN SWITCH ON THE HOOD FACE AS WELL AS A REMOTE, WALL MOUNTED 3-WAY SWITCH TO CONTROL HOOD FANS.

4) PROVIDE U.L. LISTED CLASSIFIED GREASE FILTERS, GREASE TROUGH, AND REMOVABLE GREASE CONTAINER.

5) PROVIDE THE FOLLOWING; A FACTORY INSTALLED, U.L. LISTED, LIQUID FIRE SUPPRESSION SYSTEM PER U.L. 300 AND NFPA 96, HOOD MOUNTED UTILITY CABINET TO HOUSE THE FIRE SUPPRESSION EQUIPMENT, MECHANICAL SHUTOFF VALVE FOR GAS SUPPLY. COORD. VOLTAGE W/ELEC. COORD. VALVE SIZE W/PLUMBING. SYSTEM TO BE PRE-PIPED AND ALL EXPOSED PIPING TO BE CHROME PLATED. - UTILITY CABINET NOT TO EXCEED UL TEST OF 120F INSIDE CABINET DURING FIRE CONDITION.

6) INTERLOCK FAN OPERATION WITH HOOD MOUNTED SWITCH.

7) INTERLOCK MAKE-UP UNIT TO SHUTDOWN FROM HOOD FIRE SUPPRESSION SYSTEM.

8) RE: KITCHEN HOOD DUCTWORK/FANS SHOWN ON MECHANICAL DRAWINGS.

9) THE EQUIPMENT MANUFACTURER WILL BE RESPONSIBLE FOR ANY MODIFICATION OF THE EQUIPMENT AS NECESSARY TO MEET THE REQUIRED PERFORMANCE AND THE STATED WARRANTY WHEN INSTALLED PER THE PROJECT DRAWINGS AND SPECIFICATIONS.

10) ELECTRICAL CONTRACTOR IS TO CONNECT REQUIRED ELECTRICAL FOR FIRE SUPPRESSION SYSTEM LOCATED IN UTILITY CABINET. ANY SHUNT-TRIP BREAKERS REQUIRED FOR EQUIPMENT UNDER EXHAUST HOOD TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

8 KITCHEN HOOD SCHEDULE
N.T.S.

DOAS UNIT SCHEDULE

UNIT TAG NO.		DOAS-1
AREA SERVED		KITCHEN
MAKE/MODEL NO. (OR APPROVED EQUAL)		CAPTIVEAIRE "PARAGON" CAS-HVAC3-1400-22-30T
NOMINAL TONS		30
UNIT WEIGHT (LBS)		3,148
MIN. IEER		14.9
AIRFLOW ORIENTATION		DOWN FLOW
SUPPLY FAN REQ'MENTS	SUPPLY CFM	4,000
	EXTERNAL STATIC (I.W.C.)*	1.0
	FAN H.P.	5.0
	FAN MOTOR TYPE	PLENUM BLOWER
	FAN DRIVE	DIRECT
	SPEED CONTROL	VARIABLE
	FILTER TYPE	2" PLEATED
DESIGN CONDITIONS	OUTDOOR DB/WB (F)	103.0/74.7
	LOW O.A. CFM	330 (OR LOWEST MFGR'S LOWEST OPERATING CFM)
	HIGH O.A. CFM	4,000
	LEAVING DB/WB (F)	46.7/46.6
MIN. COOLING CAPACITY	TOTAL NET BTUH	348,900
	SENSIBLE NET BTUH	244,800
HEATING REQ'MENTS	TYPE	NAT. GAS
	INPUT (BTUH)	348,500
	OUTPUT (BTUH)	282,300
	NO. OF STAGES	MODULATING
COOLING SECTION REQ'MENTS	REFRIGERANT	R-454B
	COMPRESSOR QTY.	1
	MIN. STEPS OF CAPACITY**	VARIABLE INVERTER
	NO. CONDENSER FANS/FLA	3
ELECTRICAL REQ'MENTS	VOLTS/PH/HZ	**208/3/60**
	MIN. CIRCUIT AMPACITY	135.7
	MAX CIR. PROT. RATING	150
APPLICABLE NOTES		1-9

NOTES:

*EXTERNAL STATIC PRESSURE INCLUDES THE HEATING SECTION, THE INTAKE FILTER (DIRTY) AND THE SUPPLY DUCTWORK, PLENUMS, GRILLES, ETC.

1) PROVIDE SINGLE POINT ELECTRICAL CONNECTION INCLUDING FUSED DISCONNECT OR HVACR CIRC. BREAKER MOUNTED ON UNIT, INTEGRAL STARTERS, AND CONTROLS

2) PROVIDE THE FOLLOWING:
- FACTORY INSTALLED HOT GAS REHEAT
- RETURN DUCT MOUNTED SMOKE DETECTOR
- LOUVERED GRILLE FOR HAIL AND VANDALISM PROTECTION
- HIGH AND LOW PRESSURE SAFETY PROTECTION
- DRAIN PAN OVERFLOW SWITCH
- FACTORY INSTALLED NON-POWERED GFCI SERVICE OUTLET
- 14" GALVANIZED CHANNEL SUPPORTS (LM CURBS, DECKTITE, HVAC EQUIPMENT MANUFACTURER'S, OR APPROVED EQUAL)

3) PROVIDE ONE SPARE SET OF FILTERS.

4) PROVIDE DCV CONTROLS TO MODULATE THE DOAS UNIT & HOOD FANS BETWEEN 80%-100% CAPACITY BASED ON THE COOKING LOAD UNDER THE HOODS.

5) PROVIDE PLEATED FILTERS REQUIRED AT THICKNESS SHOWN. EFFICIENCY AND PRESSURE DROP PER SPECIFICATIONS.

6) PROVIDE INTEGRAL, FACTORY INSTALLED 3-PHASE VOLTAGE MONITOR AT POWER CONNECTIONS. INTERFACE WITH THERMOSTAT CONTROLS TO STOP THE UNIT IF THERE IS A PHASE LOSS CONDITION.

7) PROVIDE MANUFACTURERS WI-FI CAPABLE CONTROLS. COORDINATE FULLY WITH OWNER, ARCHITECT, AND ENGINEER; SUBMIT FOR WRITTEN APPROVAL PRIOR TO PURCHASE.

8) THE EQUIPMENT MANUFACTURER WILL BE RESPONSIBLE FOR ANY MODIFICATION OF THE EQUIPMENT AS NECESSARY TO MEET THE REQUIRED PERFORMANCE AND THE STATED WARRANTY WHEN INSTALLED PER THE PROJECT DRAWINGS AND SPECIFICATIONS.

9) INCLUDE ASSISTANCE WITH MANUFACTURER'S SERVICE TECHNICIAN AT STARTUP & UP TO 8 HOURS OF TRAINING.

6 DOAS UNIT SCHEDULE
N.T.S.

KITCHEN FAN SCHEDULE

UNIT TAG	KEF-1A,1B	KEF-2	KEF-3	KEF-4
AREA SERVED	KH-1	KH-2	KH-3	205 KITCHEN RANGE HOOD
CAPTIVAIRE MODEL NO. (OR APPROVED EQUAL)	MODEL # DU85HFA	MODEL # DU33HFA	MODEL # DU33HFA	GREENHECK MODEL # CUE-099-VG
FAN TYPE	ROOF FAN	ROOF FAN	ROOF FAN	ROOF FAN
WEIGHT (LBS)(FAN+CURB)	135	86	86	70
DRIVE	DIRECT / 1,361 RPM	DIRECT / 1,155 RPM	DIRECT / 992 RPM	DIRECT / 1,197 RPM
CFM	1,600	650	500	500
EXTERNAL STATIC (I.W.C.)	1.0	0.25	0.25	0.5
VOLTS/PH/HZ	**208/1/60**	**208/1/60**	**208/1/60**	**115/1/60**
MOTOR SIZE (FLA)	1.0 HP (6.9A)	1/3 HP (2.5A)	1/3 HP (2.5A)	1/4 HP (3.8A)
CONTROL INTERLOCK	HOOD SWITCH	HOOD SWITCH	DISHWASHER	HOOD SWITCH
APPLICABLE NOTES	1-10	1-10	1-10	1-10

NOTES:

*10 FT. SEPARATION BETWEEN EXH. & INLET.

1) PROVIDE ALUMINUM CONSTRUCTION. MUST MEET UL 762 FOR GREASE-LADEN AIRSTREAM AND TESTED FOR GREASE EXHAUST CLASSIFICATION.
PROVIDE GREASE TRAP ON DRAIN TROUGH. PROVIDE CURB EXTENSION PER NFPA 96. DISCHARGE HEIGHT OF FAN IS 40" ABOVE ROOF. KITCHEN
EXHAUST FANS MUST MEET UL972.

2) PROVIDE GALVANIZED BIRD SCREEN AT FAN OUTLET. PROVIDE EXTERNALLY MOUNTED NEMA-3R DISCONNECT SWITCH.

3) PROVIDE FACTORY FURNISHED BAKED ENAMEL COATING FOR ROOF CURB, CURB EXTENSION, FAN AND FAN ACCESSORIES. COLOR TO MATCH THE WALL AND SHALL BE APPROVED BY THE ARCHITECT.

4) PROVIDE NON-STICK WHEEL COATING AND CLEANOUT PURT/PLUG IN FAN HOUSING.

5) PROVIDE FACTORY INSTALLED THERMAL OVERLOAD PROTECTION AND VIBRATION ISOLATION FOR FAN MOTOR.

6) INTERLOCK FAN OPERATION WITH HOOD MOUNTED SWITCH.

7) RE: KITCHEN HOOD DUCTWORK/FANS SHOWN ON MECHANICAL DRAWINGS. COORDINATE ROOF CURB REQUIREMENTS WITH ROOFING CONTRACTOR.

8) PROVIDE HINGE KIT TO ALLOW EXHAUST FAN TO TILT FROM BASE FOR CLEANING ACCESS. PROVIDE NON-STICK WHEEL COATING AND CLEANOUT
PORT/PLUG IN FAN HOUSING.

9) THE EQUIPMENT MANUFACTURER WILL BE RESPONSIBLE FOR ANY MODIFICATION OF THE EQUIPMENT AS NECESSARY TO MEET THE REQUIRED
PERFORMANCE AND THE STATED WARRANTY WHEN INSTALLED PER THE PROJECT DRAWINGS AND SPECIFICATIONS.

10) ELECTRICAL CONTRACTOR IS TO CONNECT REQUIRED ELECTRICAL FOR FIRE SUPPRESSION SYSTEM LOCATED IN UTILITY CABINET. ANY SHUNT-TRIP BREAKERS REQUIRED FOR EQUIPMENT UNDER EXHAUST HOOD TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

3 KITCHEN FAN SCHEDULE
N.T.S.

ROOFTOP PACKAGED AC UNIT SCHEDULE

UNIT TAG NO.		RTU-1 THRU 5	RTU-6	RTU-7	RTU-8	RTU-9	RTU-10
AREA SERVED		100 COURTS	101 CORRIDOR 102 OFFICE 103 OFFICE 104 MECH 105 BREAKROOM 106 STORAGE 107 MENS RR 108 WOMENS RR	100 DINING AREA 110 BAR	113 EVENT ROOM 114 MENS RR 115 WOMENS RR 116 CUSTODIAL 117 RISER ROOM	200 SEATING 201 WOMENS RR 202 MENS RR 201 MEZZANINE BAR	204 MECH 205 KITCHEN 206 OFFICE 207 OFFICE 208 STORAGE 209 RESTROOM
MAKE/MODEL NO. (OR APPROVED EQUAL)		TRANE "PRECEDENT" YHK300	TRANE "PRECEDENT" YHK048	TRANE "PRECEDENT" YHK180	TRANE "PRECEDENT" YHK072	TRANE "PRECEDENT" YHK102	TRANE "PRECEDENT" YHK060
NOMINAL TONS		25	4	15	6	8.5	5
UNIT WEIGHT (LBS)		2790	1193	2640	1305	1366	1221
MIN. IEER/EER2		15.5/10.8	16.4 SEER2	18.0/12.3	17.2/12.2	16.3/12.1	16.4 SEER2
AIRFLOW ORIENTATION		HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL
SUPPLY FAN REQ'MENTS	SUPPLY CFM	8,750	1,400	5,250	2,100	2,975	1,750
	EXTERNAL STATIC (I.W.C.)*	0.8	0.8	0.8	0.8	0.8	0.8
	FAN H.P. (B.H.P.)	3	3	3	3	3	3
	FAN MOTOR TYPE	VFD	ECM	VFD	VFD	VFD	ECM
	FAN DRIVE	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
	SPEED CONTROL	VARIABLE SPEED	VARIABLE SPEED	VARIABLE SPEED	VARIABLE SPEED	VARIABLE SPEED	VARIABLE SPEED
	FILTER TYPE	2" PLEATED	2" PLEATED	2" PLEATED	2" PLEATED	2" PLEATED	2" PLEATED
DESIGN CONDITIONS	OUTDOOR DB/WB (F)	103/74.7	103/74.7	103/74.7	103/74.7	103/74.7	103/74.7
	COIL ENT. DB/WB (F)	78.8/64.3	77.3/63.6	80.8/65.3	80.4/65.1	80.4/65.1	78.1/64.0
	LOW O.A. CFM	570	NO CO2 CONTROLS	860	200	290	NO CO2 CONTROLS
	HIGH O.A. CFM	1,230	120	1,140	420	600	200
	INDOOR DB/WB (F)	75/63	75/63	75/63	75/63	75/63	75/63
MIN. COOLING CAPACITY	TOTAL NET BTUH	281,000	50,000	183,000	79,000	108,000	62,400
	SENSIBLE NET BTUH	210,750	37,500	137,250	59,250	81,000	46,800
HEATING REQ'MENTS	TYPE	NAT. GAS	NAT. GAS	NAT. GAS	NAT. GAS	NAT. GAS	NAT. GAS
	INPUT (BTUH)	250,000	80,000	250,000	80,000	120,000	80,000
	OUTPUT (BTUH)	202,500	64,800	202,500	64,800	97,200	64,800
	THERMAL EFFICIENCY	81.0%	81.0%	81.0%	81.0%	81.0%	81.0%
COOLING SECTION REQ'MENTS	REFRIGERANT	R454B	R454B	R454B	R454B	R454B	R454B
	COMPRESSOR QTY.	3	1	2	2	2	1
	MIN. STEPS OF CAPACITY**	4	2	3	3	3	2
	NO. CONDENSER FANS/FLA	2/2.5A	1/.7A	2/1.3A	1/1.5A	1/1.4A	1/.7A
ELECTRICAL REQ'MENTS	VOLTS/PH/HZ	**208/3/60**	**208/3/60**	**208/3/60**	**208/3/60**	**208/3/60**	**208/3/60**
	MIN. CIRCUIT AMPACITY	118.0	32.0	79.0	38.0	53.0	34.0
	MAX CIR. PROT. RATING	150	45	110	50	70	45
APPLICABLE NOTES		1-10	1-10	1-10	1-10	1-10	1-10

NOTES:

ALL EQUIPMENT MUST COMPLY WITH ALL 2023 DEPARTMENT OF ENERGY (D.O.E.) EFFICIENCY REGULATIONS AND ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) MANDATES AND ASSOCIATED STANDARDS.

*EXTERNAL STATIC PRESSURE INCLUDES THE HEATING SECTION, THE R/A FILTER (DIRTY) AND THE SUPPLY AND RETURN DUCTWORK, PLENUMS, GRILLES, ETC.

**TWO-STAGE COOLING SHALL CONSIST OF FULLY INDEPENDENT REFRIGERANT CIRCUITS.

1) PROVIDE SINGLE POINT ELECTRICAL CONNECTION INCLUDING FUSED DISCONNECT OR HVACR CIRC. BREAKER MOUNTED ON UNIT, INTEGRAL STARTERS, AND CONTROLS

2) PROVIDE THE FOLLOWING:
- FACTORY INSTALLED HOT GAS REHEAT
- RETURN DUCT MOUNTED SMOKE DETECTOR FOR UNITS GREATER THAN 2,000 CFM
- LOUVERED GRILLE FOR HAIL AND VANDALISM PROTECTION
- HIGH AND LOW PRESSURE SAFETY PROTECTION
- THRU-THE-BASE ELECTRICAL ARRT
- DRAIN PAN OVERFLOW SWITCH
- FACTORY INSTALLED NON-POWERED GFCI SERVICE OUTLET
- BAROMETRIC RELIEF DAMPER WITH EXHAUST HOOD
- 18" ROOF CURB (LM CURBS, DECKTITE, HVAC EQUIPMENT MANUFACTURER'S, OR APPROVED EQUAL)

3) PROVIDE ONE SPARE SET OF FAN BELTS AND FILTERS.

4) PROVIDE PLEATED FILTERS REQUIRED AT THICKNESS SHOWN. EFFICIENCY AND PRESSURE DROP PER SPECIFICATIONS.

5) PROVIDE INTEGRAL, FACTORY INSTALLED 3-PHASE VOLTAGE MONITOR AT POWER CONNECTIONS, ICM CORPORATION, MODEL ICM 450 (800/365-5525), OR EQUAL. INTERFACE WITH THERMOSTAT CONTROLS TO STOP THE UNIT IF THERE IS A PHASE LOSS CONDITION.

6) PROVIDE FIELD INSTALLED CO2 SENSING OPTION TO OPEN OUTSIDE AIR DAMPERS BASED ON CO2 PPM.

7) PROVIDE TWO MOTORIZED OUTSIDE AIR DAMPERS. INTERFACE OUTSIDE AIR DAMPERS TO OPEN UPON CO2 LEVELS ABOVE 800 PPM (ADJUSTABLE). RE: MECH. NOTES AND DETAIL.

8) THERMOSTATS SHALL BE HONEYWELL VISION PRO MODEL TH8321WF1001 WIFI CAPABLE THERMOSTATS. COORDINATE WITH DATA INSTALLER & OWNER.

9) THE EQUIPMENT MANUFACTURER WILL BE RESPONSIBLE FOR ANY MODIFICATION OF THE EQUIPMENT AS NECESSARY TO MEET THE REQUIRED PERFORMANCE AND THE STATED WARRANTY WHEN INSTALLED PER THE PROJECT DRAWINGS AND SPECIFICATIONS.

10) INCLUDE ASSISTANCE WITH MANUFACTURER'S SERVICE TECHNICIAN AT STARTUP & UP TO 8 HOURS OF TRAINING.

1 ROOFTOP PACKAGED AC UNIT SCHEDULE
N.T.S.

NO.	DATE	REVISIONS

D:\582\582103 - PICKLEBALL JUNCTION\08-CD\MEP\582103 - M7.21.DWG

DRAWN BY:	APPVD BY:	ISSUED:
ANM	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-412
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S. FIRM NO. 10110900
T.B.P.E.L.S. FIRM NO. 10110901

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4155 RICE ROAD STE. 107 · TYLER, TEXAS 75703 · (903) 581-3805

STATE OF TEXAS
SAMUEL J. EDWARDS
145722
LICENSED
PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION
MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802
Mechanical Schedules

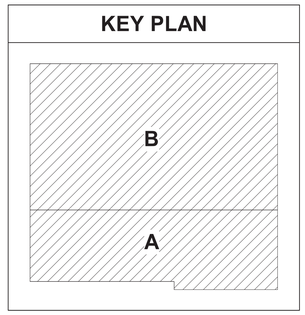
CONTRACT NO.
582103

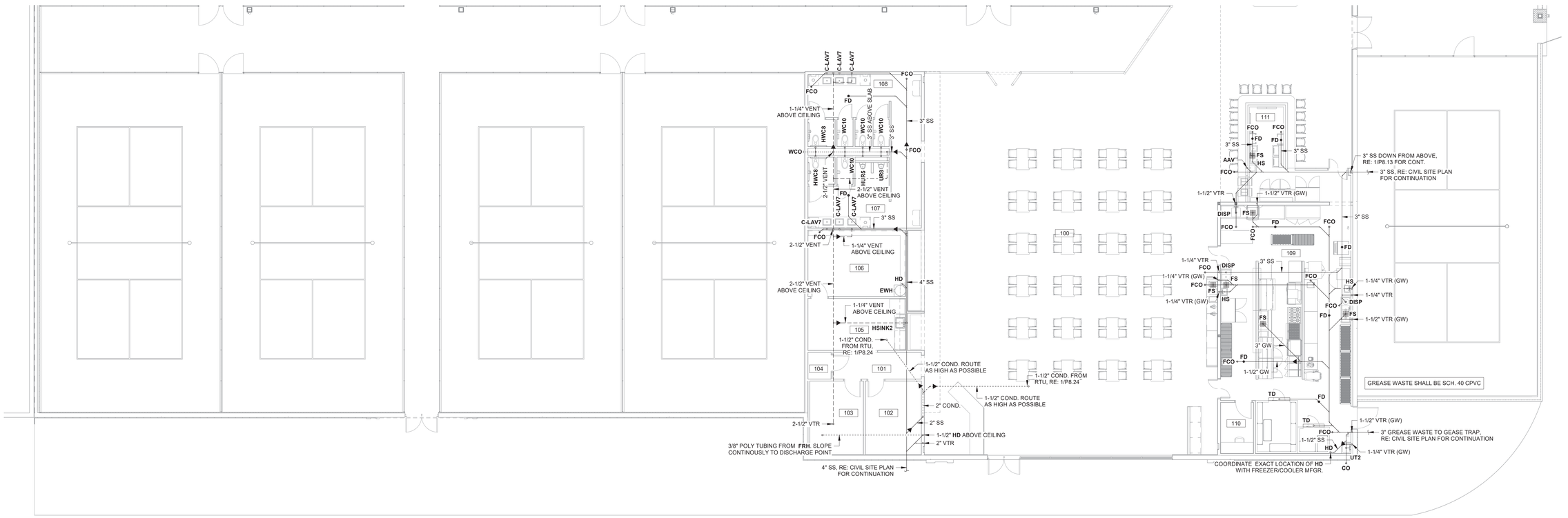
SHEET NO.
M7.21

20 15 10 5

19 14 9 4

KEY PLAN





REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

1 SANITARY SEWER PLAN - A
1/8" = 1'-0"

N

0' 4' 8' 16'

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

NO.	DATE	REVISIONS

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DRAWN BY:	APPROVED BY:	ISSUED
JTB	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 281
T.B.P.E.L.S. FIRM NO. 101103900
T.B.P.E.L.S. FIRM NO. 101112801

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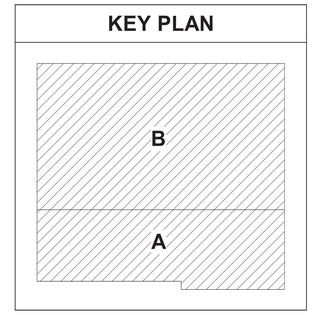
Sanitary Sewer Plan

CONTRACT NO.
582103

SHEET NO.
P8.11

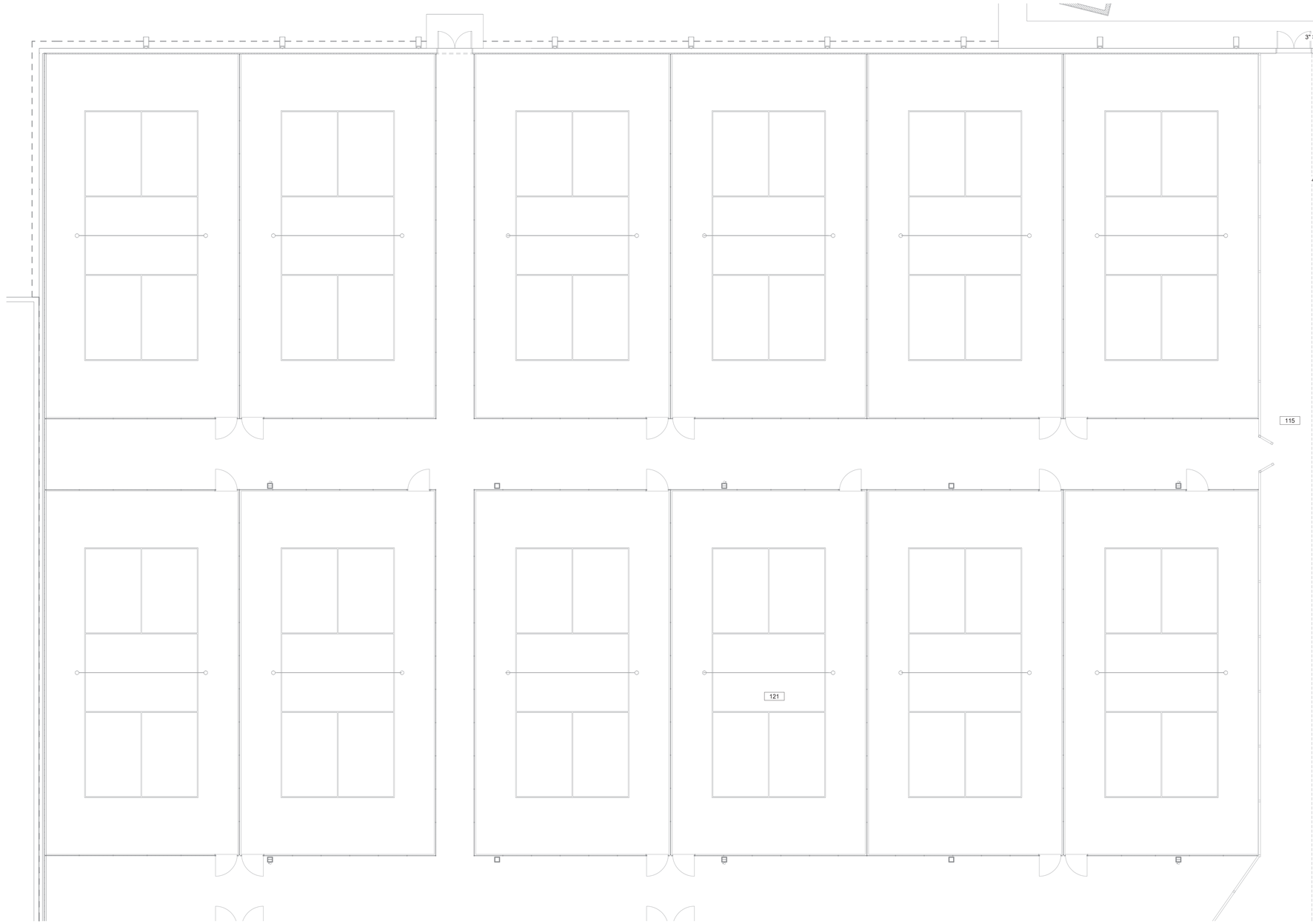
20 | 15 | 10 | 5



N

0' 4' 8' 16'

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



REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

1 SANITARY SEWER PLAN - B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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JTB	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 561
T.B.P.E.L.S. FIRM NO. 101103900
T.B.P.E.L.S. FIRM NO. 101120901

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Sanitary Sewer Plan

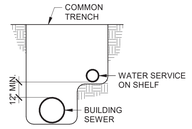
CONTRACT NO.
582103

SHEET NO.
P8.12

20

15

10 SEWER/WATER CLEARANCES
N.T.S.



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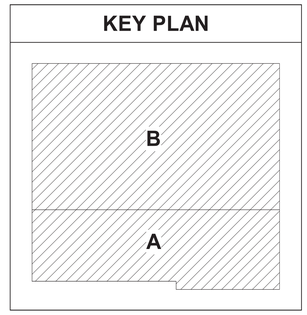


19

MARK	FIXTURE	MANUFACTURER & MODEL	W	CW	HW
HWC8	HANDICAP WATER CLOSET - WALL MOUNTED WITH HARDWIRED SENSOR (SEAT @ 17"-19")	AMERICAN STANDARD 3353.001 AFWALL, BACK SPUD, 1.6 G.P.F., WITH CHURCH 9500 CT OPEN FRONT SEAT & SLOAN CX SENSOR FLUSHOMETER CX 8158-1.6-OR BATTERY WITH HARDWIRED OPTION, POLISHED CHROME, ELECTRICAL OVERRIDE, PROVIDE MFGR'S LOW VOLTAGE TRANSFORMER. COLOR TO BE SELECTED BY OWNER.	3"	1-1/4"	-
WC10	WATER CLOSET - WALL MOUNTED WITH HARDWIRED SENSOR (SEAT @ 15")	AMERICAN STANDARD 3353.001 AFWALL, BACK SPUD, 1.6 G.P.F., WITH CHURCH 9500 CT OPEN FRONT SEAT & SLOAN CX SENSOR FLUSHOMETER CX 8158-1.6-OR BATTERY WITH HARDWIRED OPTION, POLISHED CHROME, ELECTRICAL OVERRIDE, PROVIDE MFGR'S LOW VOLTAGE TRANSFORMER. COLOR TO BE SELECTED BY OWNER.	3"	1-1/4"	-
C1	CLOSET CARRIER - VERTICAL	WADE 330-XB NO-HUB, SINGLE OR DOUBLE ADJUSTABLE VERTICAL CARRIER FITTING WITH 4" SIDE INLET & 2" VENT	-	-	-
C2	CLOSET CARRIER - HORIZONTAL	WADE 311-XB NO-HUB, SINGLE OR DOUBLE ADJUSTABLE HORIZONTAL CARRIER FITTING WITH 4" SIDE INLET/OUTLET & 2" VENT	-	-	-
HUR5	WALL HUNG URINAL WITH HARDWIRED SENSOR (ADA)	AMERICAN STANDARD WASHBROOK FLOWISE UNIVERSAL URINAL MODEL 6515.001 UNIVERSAL BACK SPUD WITH SLOAN CX SENSOR FLUSHOMETER CX 8198-0.5-OR BATTERY WITH HARDWIRED OPTION, POLISHED CHROME, ELECTRICAL OVERRIDE, PROVIDE MFGR'S LOW VOLTAGE TRANSFORMER. COLOR TO BE SELECTED BY OWNER.	2"	3/4"	-
UR8	WALL HUNG URINAL WITH HARDWIRED SENSOR (STANDARD HEIGHT)	AMERICAN STANDARD WASHBROOK FLOWISE UNIVERSAL URINAL MODEL 6515.001 UNIVERSAL BACK SPUD WITH SLOAN CX SENSOR FLUSHOMETER CX 8198-0.5-OR BATTERY WITH HARDWIRED OPTION, POLISHED CHROME, ELECTRICAL OVERRIDE, PROVIDE MFGR'S LOW VOLTAGE TRANSFORMER. COLOR TO BE SELECTED BY OWNER.	2"	3/4"	-
C-LAV7	COUNTERTOP LAVATORY WITH HARDWIRED SENSOR FAUCET	KOHLER VERTICYL RECTANGLE UNDERMOUNT BATHROOM SINK MODEL K-2882, WITH SLOAN OPTIMA SENSOR FAUCET MODEL ETF-410-PLG-TEE-CP-0.5GPM-MLM-BAA-FCT, PROVIDE MFGR'S LOW VOLTAGE TRANSFORMER, PROVIDE A TEMPERED WATER-TEMPERATURE LIMITING DEVICE (110°F). COLOR TO BE SELECTED BY OWNER.	1-1/2"	1/2"	1/2"
HSINK	ADA COUNTERTOP SINK, DOUBLE COMPARTMENT, 5-1/2" DEEP	ELKAY LRAD332155, WITH DELTA 26C3943-R7 FAUCET, HEAVY DUTY GOOSENECK, 1.5 GPM AERATOR, 76mm BLADE HANDLES, LK3SL STRAINER WITH ELBOW	1-1/2"	1/2"	1/2"
DW	DISHWASHER	RE: KITCHEN EQUIPMENT PLAN	-	-	-
KSINK	KITCHEN SINK	RE: KITCHEN EQUIPMENT PLAN	-	-	-
HS	HAND SINK	RE: KITCHEN EQUIPMENT PLAN, PROVIDE A TEMPERED WATER-TEMPERATURE LIMITING DEVICE (110°F)			
UT2	UTILITY SINK	RE: KITCHEN EQUIPMENT PLAN			
MS	FLOOR MOUNTED MOP SINK, WALL MOUNTED FAUCET @ 42" A.F.F.	AMERICAN STANDARD 7741.000 FLORWELL SERVICE SINK WITH 7745.811 RIM GUARD & 7721.038 STRAINER, DELTA 28C2383 COMMERCIAL FAUCET WITH TOP BRACE SPOUT, INTEGRAL VAC. BREAKER HOSE- THREAD OUTLET. MOP HANGER, HOSE, & BRACKET	3"	1/2"	1/2"
SHR5	WALL SHOWER (SET HEAD HEIGHT @ 6'-6" A.F.F.)	AMERICAN STANDARD TIMES SQUARE TU184507 SHOWER ONLY TRIM KIT WITH PRESSURE BALANCE CARTRIDGE WITH INTEGRATED CHECK VALVES & HOT LIMIT SAFETY STOP. COLOR TO BE SELECTED BY OWNER.	-	1/2"	1/2"
FD	FLOOR DRAIN	WADE 1100-A CAST IRON FLOOR DRAIN, WITH ADJUSTABLE STRAINER, P-TRAP, & TRAP GUARD	3"	-	-
FS	FLOOR SINK	WADE 9140-64-3TY-15-48 SQUARE 12"x12"x8" FLOOR SINK WITH HALF GRATE, P-TRAP & PRIMER OR TRAP GUARD BY PROSET SYSTEMS, ALUMINUM DOME STRAINER, & A.R.C. INTERIOR	3"	-	-
HD	HUB DRAIN	HUB DRAIN WITH P-TRAP & TRAP GUARD BY PROSET SYSTEMS OR EQUAL. SIZE NOTED ON PLANS	2"	-	-
TD	TRENCH DRAIN	ZURN Z886 "PERMA-TRENCH" DRAINAGE SYSTEM, 6" SIDE, 0.75% PRE-SLOPED, HI-DENSITY POLYETHYLENE STRUCTURAL COMPOSITE WITH INTEGRAL REBAR CLIPS, 80" MODULAR LENGTHS, PER, LIGHT DUTY 304 S.S. PERFORATED GRATE (PS). 3" NH BOTTOM OUTLETS (U3). VERIFY TOTAL LENGTHS SHOWN ON PLANS	3"	-	-
FCO	FLOOR CLEANOUT	ZURN MODEL ZN1400 ADJUSTABLE FLOOR CLEANOUT WITH NEO-LOCK OR WADE 8130	3" U.N.O.	-	-
WCO	WALL CLEANOUT	ZURN MODEL Z1440 OR Z1445, WITH ROUND COVER	3" U.N.O.	-	-
DISP	FOOD WASTE DISPOSER	SALVAJOR 100-SA-ARSS-2 (208/60/1), 1 H.P., WITH 3-1/2" SINK COLLAR, AUTO REV. CONTROL	1-1/2"	-	-
FRH	FREEZELESS ROOF HYDRANT	WOODFORD MODEL RHY2-1-MS WITH MOUNTING SYSTEM. 3/4" HOSE CONNECTION WITH DUAL CHECK BACKFLOW PREVENTER	3/8"	3/4"	
FHB	FREEZELESS HOSE BIBB	WOODFORD 65 FREEZELESS, ANTI-SIPHON, AUTO-DRAIN HOSE BIBB, WITH KEY HANDLE	-	3/4"	-
IMV	ICEMAKER SHUT-OFF VALVE IN WALL BOX	IPS/GUY GRAY BIM875AB, 1/2" FIP INLET & 1/4" OD COMPRESSION OUTLET, BRASS BODY VALVE, GALVANIZED WALL BOX	-	1/2"	-
GT-1500	GREASE INTERCEPTOR	PARK ENVIRONMENTAL EQUIPMENT, GREASE INTERCEPTOR MODEL GT-1500, 1500 GAL., COORDINATE INSTALLATION INSTRUCTIONS, PROVIDE SAMPLING STATION & TRAFFIC RATED COVER	4"	-	-
AAV	AIR ADMITTANCE VALVE	STUDOR ENGINEERED PRODUCTS OR EQUAL, SIZE NOTED ON SEWER PLAN	-	-	-
EWH	"LOW BOY" ELECTRIC WATER HEATER	50 GALLON ELECTRIC, A.O. SMITH MODEL DEL-50, DUAL NON-SIMULTANEOUS 1000 WATT ELEMENTS, 208V/1PH, 28.8 FLA, 3 YEAR COMMERCIAL TANK WARRANTY	-	3/4"	3/4"
TWH	INDOOR/OUTDOOR COMMERCIAL CONDENSING TANKLESS WATER HEATER (48" A.F.F. TO BOTTOM OF UNIT) ACCEPTABLE MANUFACTURER'S ARE NORITZ & RINNAI	RINNAI SENSEI SUPER-HIGH-EFFICIENT CX199iN, INDOOR/OUTDOOR, 199,000 BTU/H, CONDENSING, 120 VAC, 60HZ, SCALE SHIELD WITH CARTRIDGE (INSULATE), 97% EFFICIENT, SAFETY DEVICES, FACTORY ISOLATION VALVE KIT, TO BOTTOM OF UNIT) ACCEPTABLE MANUFACTURER'S ARE NORITZ & RINNAI (COMMERCIAL USE) & 5 YEAR PARTS & COMPONENTS	1-1/2"	3/4"	3/4"

16 PLUMBING SCHEDULE
N.T.S.

1. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO APPLICABLE PLUMBING CODES, ENERGY CODES, AND LOCAL ORDINANCES.

2. ALL FIXTURES SHALL COMPLY WITH TEXAS DEPARTMENT OF HEALTH WATER SAVING PERFORMANCE STANDARDS.

3. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT OF THE SYSTEMS - CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO START OF JOB.

4. WATER PIPING INSIDE THE BUILDING SHALL BE TYPE "L" COPPER WATER TUBE - USE LEAD-FREE SOLDER. ALTERNATE: HIGH DENSITY CROSS-LINKED POLYETHYLENE PEX PIPING MAY BE USED IN LIEU OF TYPE "L" COPPER, RE: SPECIFICATION SECTIONS. INSTALLATION TRAINING CERTIFICATION FROM MANUFACTURER REQUIRED BEFORE PERFORMING WORK. CHECK WITH THE LOCAL AUTHORITY PRIOR TO USE. WATER PIPING OUTSIDE SHALL BE SCHEDULE 40 ASTM 1785 PVC.

5. PROVIDE APPROVED WATER HAMMER ARRESTOR AT WATER CONNECTION TO FIXTURES PER MANUFACTURER'S RECOMMENDATIONS.

6. PROVIDE HEAT TRAPS AT WATER HEATERS.

7. ALL WATER PIPING IN THE ABOVE CEILING SPACE, WALLS, OR OTHER NON-CONDITIONED SPACE, SHALL BE INSULATED PER SPECIFICATIONS.

8. WHERE ALL PIPING PENETRATES FIRE ASSEMBLIES, PROVIDE U.L. LISTED FIRESTOP. WHERE PLASTIC PIPE PENETRATES FIRE ASSEMBLIES, PROVIDE U.L. LISTED FIRESTOP COLLAR (3M, PROSET, OR PRE-APPROVED SUBSTITUTE). FIRESTOP RATING TO MATCH ASSEMBLY FIRE RATING. INSTALL FIRESTOPS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

9. EXTEND UTILITIES 5 FEET BEYOND THE BUILDING LINE.

10. IF THE SUPPLY WATER PRESSURE IS GREATER THAN 80 P.S.I., PROVIDE A PRESSURE REDUCING VALVE. COORDINATE WITH WATER SUPPLY ENTITY TO VERIFY WATER PRESSURE.

11. WATER PIPING SHALL BE HYDROSTATICALLY TESTED TO 100 PSI WITH NO PRESSURE DROP IN 12 HOURS.

12. ALL WATER PIPING SHALL BE FLUSHED AT A VELOCITY OF 3 FT/SEC. AND DISINFECTED BY THE CONTRACTOR PER THE PLUMBING CODE.

13. PROVIDE HUB DRAIN OR FLOOR DRAIN FOR EACH HVAC EQUIPMENT UNIT AS INDICATED ON PLANS OF SCHEDULE 40 PVC PIPE, EXCEPT WHERE ROUTED THROUGH A RETURN AIR PLENUM. USE COPPER TUBING INSIDE ALL RETURN AIR PLENUMS WITH RATED INSULATION.

14. ALL EXPOSED UNDER SINK DRAIN AND SUPPLY WATER PIPING AND VALVES, FITTINGS, ETC. SHALL BE COVERED WITH A.D.A. APPROVED UNDER SINK PROTECTIVE PIPE COVERS CONSISTING OF GLOSS WHITE, FLEXIBLE, ANTI-MICROBIAL, MOLDED VINYL WITH NO EXPOSED CABLES OR FASTENERS, SUCH AS TRUEBRO LAV GUARD, MCGUIRE PROWRAP, OR PRE-APPROVED EQUAL.

15. ALL FLOOR DRAIN TRAPS AND HUB DRAIN TRAPS SHALL HAVE A PROSETS SYSTEMS, OR PRE-APPROVED EQUAL, TRAP GUARD.

16. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER AND VENT PIPING SHALL BE SCHEDULE 40 PVC, ASTM D-2665.

17. ALL EXPOSED P-TRAPS AND TAILPIECES UNDER SINKS SHALL BE WRAPPED BY A PROTECTIVE COVERING, AND SHALL BE PVC, NOT CHROMED BRASS.

18. DWV PIPING SHALL BE TESTED PER APPLICABLE PLUMBING CODE TO A MINIMUM OF 10 FEET WATER HEAD FOR 30 MINUTES. BLEED OFF ALL AIR FROM PIPE STANDS.

19. COORDINATE PLUMBING VENT STACK LOCATIONS WITH MECHANICAL DRAWINGS TO ENSURE THAT VENTS ARE LOCATED NO CLOSER THAN 10 FEET FROM HVAC FRESH AIR INTAKES.

20. ALL VENT STACKS AND ROOF JACKS ABOVE THE ROOF LINE SHALL BE PAINTED WITH AN APPROVED COATING AS SPECIFIED IN SPEC. 9901. COLOR SHALL MATCH THE ROOF.

21. **FOR ALL FLOOR DRAINS:** SET TOP OF FLOOR DRAIN AT 1/2" BELOW THE FINISHED FLOOR. REFER TO FOUNDATION DETAILS FOR SLOPING REQUIREMENTS.

22. REFER TO "ACCESSIBILITY INFORMATION" ON "G" SHEETS, FOR REQUIRED MOUNTING HEIGHTS OF PLUMBING FIXTURES.

23. REFER TO THE ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, AND DEMOLITION DRAWINGS FOR PERTINENT INFORMATION RELATED TO THE PROJECT PLUMBING WORK.

24. SEWER, WATER, AND GAS PIPING SHOWN DIAGRAMMATICALLY. CONCEAL ALL ABOVE GRADE PIPE IN WALLS, BETWEEN FLOORS, AND/OR ABOVE CEILING IN THE ROOM WHERE FIXTURES ARE LOCATED (INSTALL GAS LINES IN VENTED SPACE). INSTALL IN ACCORDANCE WITH 2015 IECC REQUIREMENTS.

25. WHEN ROUTING UNDERGROUND PIPING, THE TOP OF THE PIPING IS TO BE AT 12" MINIMUM BELOW FINISHED FLOOR ELEVATION (UNLESS MAINTAINING SANITARY SEWER SLOPE REQUIRES OTHERWISE) AND SHALL PENETRATE FOUNDATION BEAMS AT APPROXIMATELY THE MID-DEPTH OF THE BEAM. WHERE PIPING INTERSECTS FOUNDATION BEAMS, THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE PIPING AND THE LONGITUDINAL AXIS OF THE FOUNDATION BEAM IS TO BE IDEALLY 90 DEGREES BUT NOT LESS THAN 45 DEGREES. ALL VAPOR BARRIERS SHALL BE SEALED TO THE PIPING AT THE PENETRATIONS.

26. WHEN TRENCHING IS REQUIRED, REFER TO SPECIFICATION SECTIONS AND GEOTECH REPORT REQUIREMENTS FOR UTILITY TRENCH BACKFILL.

27. IN AREAS WHERE PLUMBING AND ANCILLARY ITEMS WILL BE EXPOSED TO PUBLIC VIEW, COORDINATE WITH OTHER DISCIPLINES AND THE PAINTER. ALL PLUMBING ITEMS SHALL BE INSTALLED ON TIME FOR THE PAINTER TO COMPLETE WORK COINCIDENT WITH OTHER PAINTING REQUIREMENTS IN THE AREA.

NATURAL GAS NOTES

1. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO APPLICABLE GAS CODE AND LOCAL ORDINANCES.

2. GAS PIPING SHALL BE ASTM A53 SCHEDULE 40 BLACK IRON PIPE WITH ASME B16 FITTINGS. THE INSTALLED SYSTEM SHALL BE TESTED PER STANDARD GAS CODE. REPAIR LEAKS AND DEFECTS AND RETEST AS NECESSARY.

3. INSTALL ALL "HORIZONTAL" GAS PIPING AT A UNIFORM GRADE OF 0.1 PERCENT SLOPE UPWARD TOWARDS RISERS.

4. BURIED GAS PIPE OUTSIDE BUILDING MAY BE POLYETHYLENE (SDR 11, P.E. 2406/ ASTM D-2513, 1248, D3350) WITH HEAT-FUSION JOINTS, OR COATED AND MILL WRAPPED BLACK IRON.

5. SERVICE LINE RISERS SHALL BE BLACK IRON PIPE OR PE PIPE WITH A STEEL PIPE CASING. EXPOSED METAL SHALL BE COATED WITH AN OIL-BASED RUST INHIBITING PRIMER AND GRAY ALKYD-ENAMEL EXTERIOR USE TOP-COAT.

6. ALL GAS SERVICE REGULATORS AND GAS STOPS SHALL BE AGA/ISA LISTED AND STAMPED. ATMOSPHERIC VENTS SHALL HAVE CORROSION RESISTANT SCREEN.

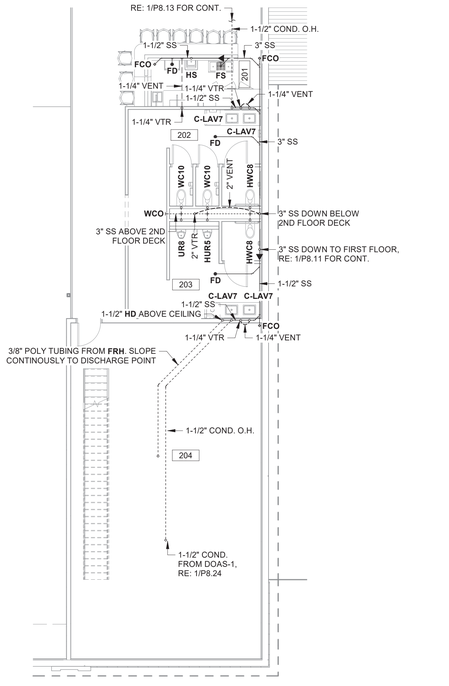
7. ALL FLUE PIPES, FLASHING, CAPS, ETC., ABOVE THE ROOF LINE SHALL BE PAINTED WITH AN APPROVED COATING AS SPECIFIED IN SPEC 09901. COLOR SHALL MATCH THE ROOF.

DO NOT USE AN OPEN FLAME OF ANY KIND TO TEST FOR LEAKS

11 PLUMBING NOTES
N.T.S.

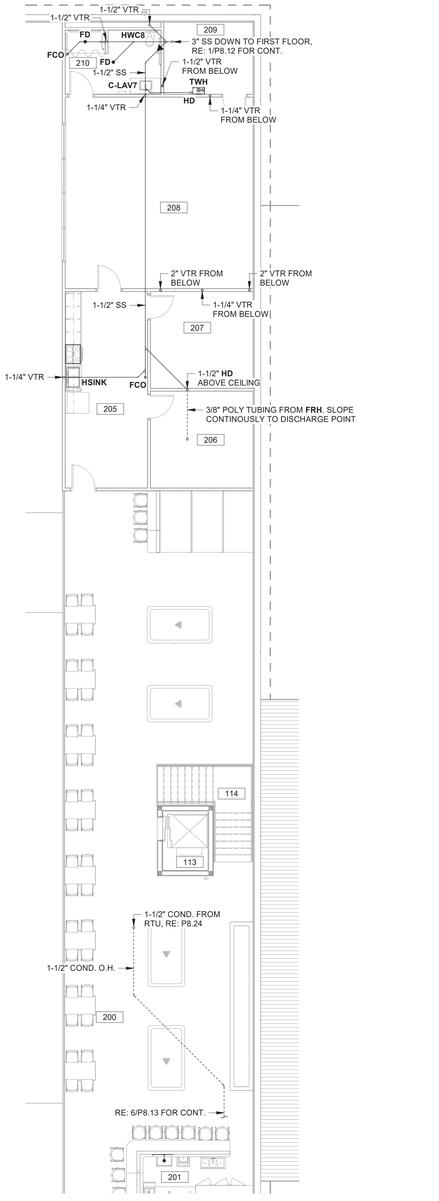
SANITARY VENT PIPING		○ FD	FLOOR DRAIN
AC CONDENSATE DRAIN LINE		○ HD	HUB DRAIN
ELBOW UP/ELBOW DOWN		☒ CO	CLEAN OUT
1/4 TURN, FULL-PORT BALL VALVE, UL LISTED FOR SERVICE		○ FCO	FLOOR CLEAN OUT
3/4 CW		⊣ WCO	WALL CLEAN OUT
SIZE OF PIPE IN INCHES	PIPE SYSTEM TYPE	○ VTR	VENT TO ROOF
	SS SANITARY SEWER CW COLD WATER HW HOT WATER GAS GAS LINE		

9 PLUMBING LEGEND
N.T.S.



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

6 MEZZANINE SANITARY SEWER PLAN - A
1/8" = 1'-0"



REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

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

1 MEZZANINE SANITARY SEWER PLAN - B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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JTB	SJE	4-30-26

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T.B.A.L. FIRM NO. BR 561
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04/30/2026

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Sanitary Sewer Plans & Details

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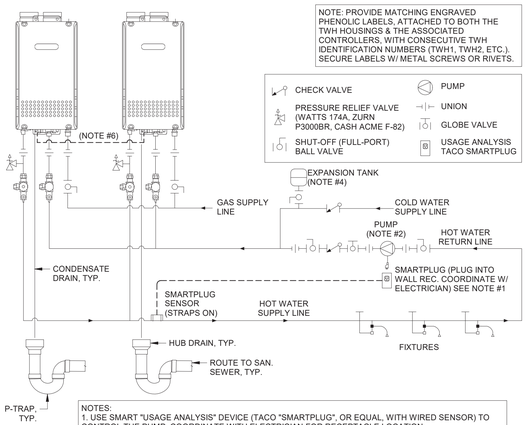
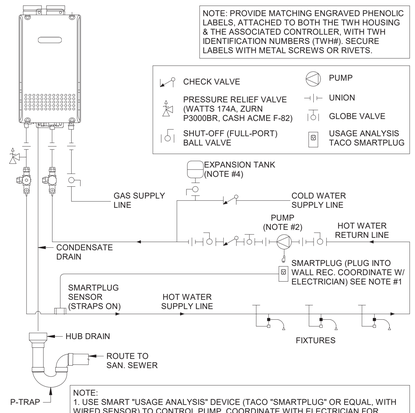
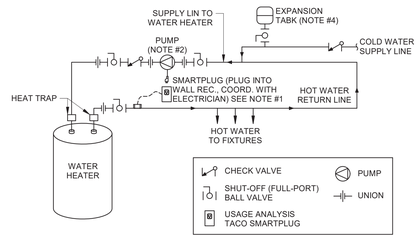


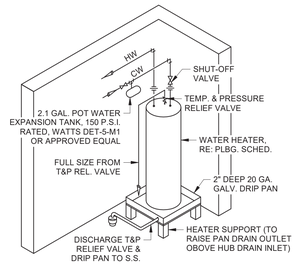
19 MULTI-UNIT TWH W/ RECIRCULATION DETAIL
N.T.S.



14 TANKLESS WATER HEATER WITH RECIRCULATION DETAIL
N.T.S.

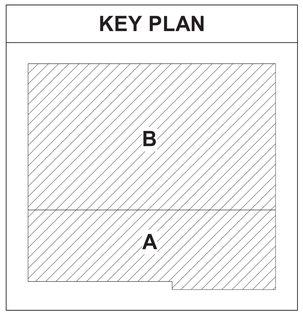


9 HOT WATER RECIRCULATING SYSTEM
N.T.S.



5 WATER HEATER ON PLATFORM
N.T.S.

KEY PLAN



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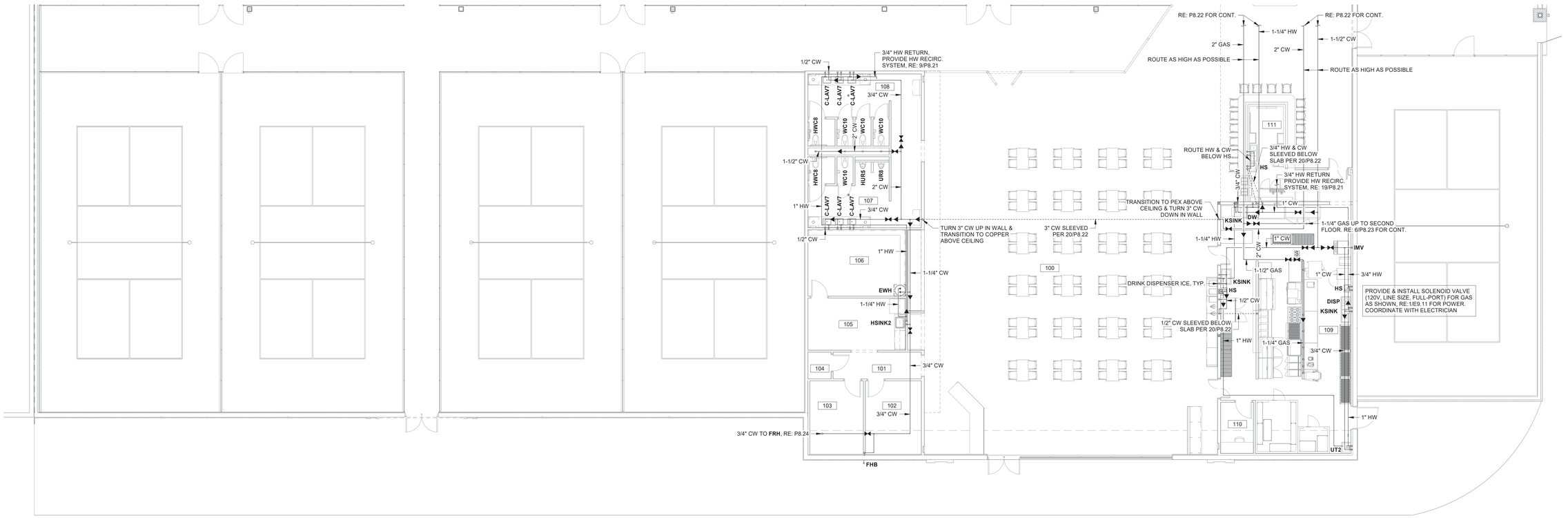

REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

WATER PIPE SIZES SHOWN ARE BASED ON COPPER MATERIAL. PEX MATERIAL IS ALLOWED; SEE PLUMBING NOTES, SPECS., & "COPPER/PEX EQUIVALENT PIPE SIZES" DRAWING DETAIL

1 HOT/COLD WATER & GAS PLAN - A
1/8" = 1'-0"

N

0' 4' 8' 16'

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

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T.B.P.E.L.S. FIRM NO. F-413
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LICENSED PROFESSIONAL ENGINEER
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PICKLEBALL JUNCTION

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Water/Gas Plan & Details

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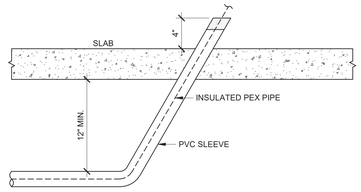


NOTE: SLEEVES TO BE SCH. 40, SIZE: 2 SIZES (MIN.) LARGER THAN WATER LINE, W/ LONG RADIUS ELBOWS (OR LIQUIDTIGHT FLEXIBLE NON-METALLIC CONDUIT, LFNC, LISTED FOR DIRECT BURIAL - ANACONDA SEALTITE BRAND TYPE UA OR APPROVED EQUAL). COPPER TUBING FOR UNDERGROUND RUNS IS ALLOWED ONLY TO BE TYPE K (SOFT) W/ NO JOINTS UNDER SLAB. CENTER TUBING IN SLEEVE AND SEAL WATERTIGHT ALL AROUND W/ LIBERAL AMOUNTS OF NON-HARDENING DUCT SEAL (RAINBOW TECHNOLOGY CORP. OR EQUAL). TURN UP TO 12" A.F.F. (MIN.) IN WALL OR CHASE BEFORE JOINING. PROVIDE 1" THICK ARMACELL FOAM INSULATION AROUND ALL EXPOSED PIPE ENDS DURING CONSTRUCTION.

20 UNDERGROUND PEX PIPE SLEEVE DETAIL
N.T.S.

EQUIVALENT PIPE SIZES	
COPPER	PEX
1/2"	3/4"
3/4"	1"
1"	1-1/4"
1-1/4"	1-1/2"
1-1/2"	2"
2"	3"

NOTES:

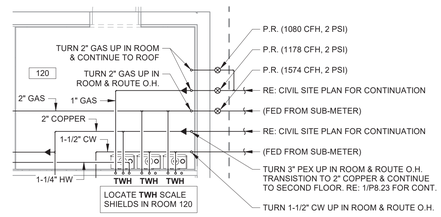
1) COPPER OR PEX TUBING MAY BE USED FOR DOMESTIC WATER SUPPLIES.

2) 1/2" PEX MAY BE USED FOR LAVATORIES & SINKS WHERE FLOW RATE IS 4 GPM OR LESS.

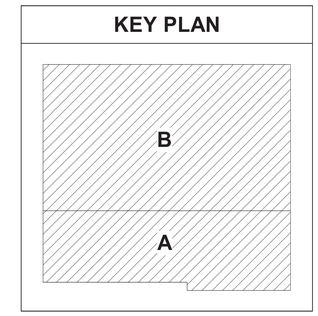
3) RE: PEX - INSTALLATION TRAINING CERTIFICATE(S) REQUIRED FROM MANUFACTURER. CHECK WITH LOCAL AUTHORITIES PRIOR TO USE.

4) SEE ALSO PLUMBING NOTES & SPECS.

15 COPPER/PEX EQUIVALENT PIPE SIZES
N.T.S.



10 ENLARGED HOT/COLD WATER & GAS PLAN
1/4" = 1'-0"



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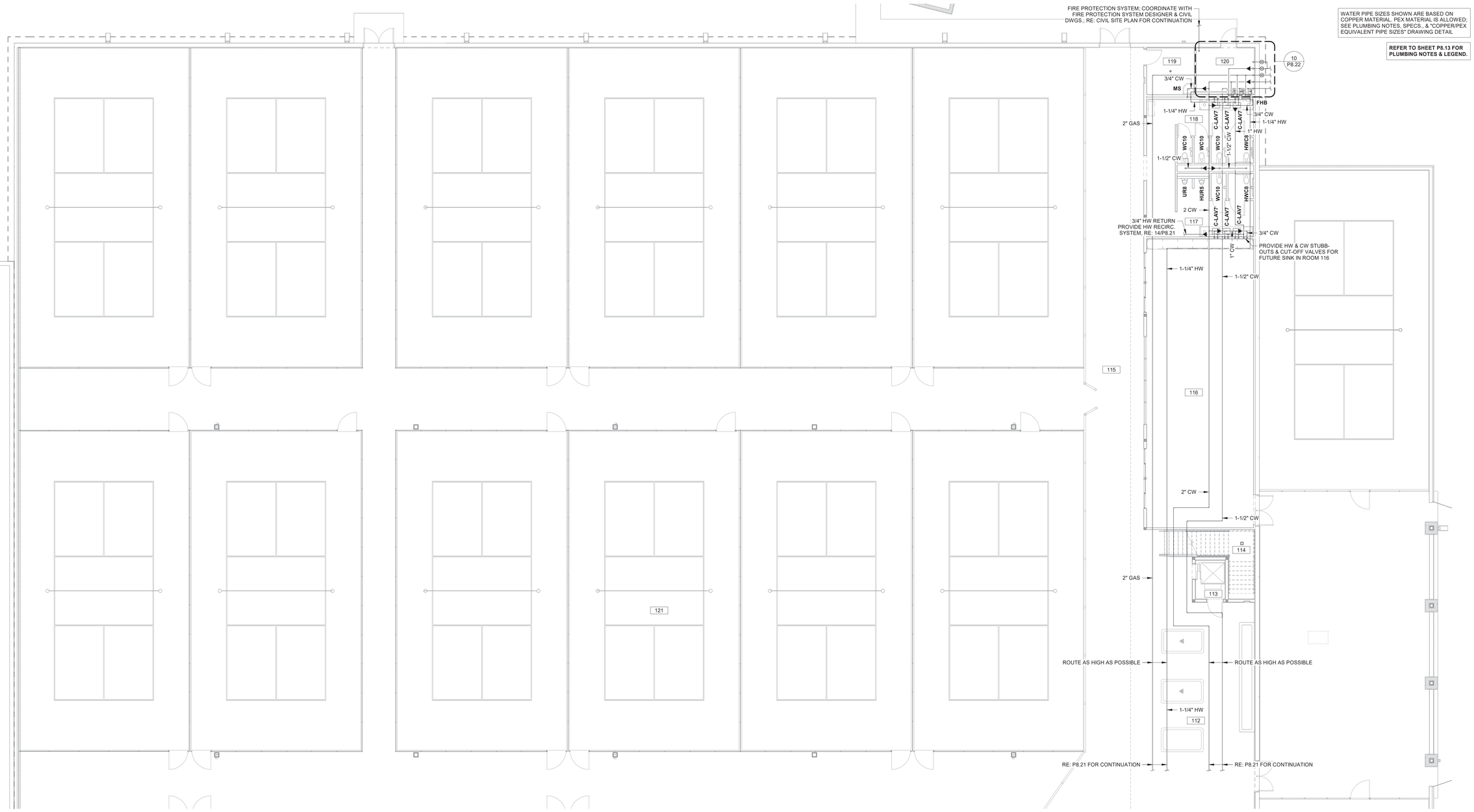

1 HOT/COLD WATER & GAS PLAN - B
1/8" = 1'-0"

N

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

WATER PIPE SIZES SHOWN ARE BASED ON COPPER MATERIAL. PEX MATERIAL IS ALLOWED; SEE PLUMBING NOTES, SPECS., & "COPPER/PEX EQUIVALENT PIPE SIZES" DRAWING DETAIL

REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

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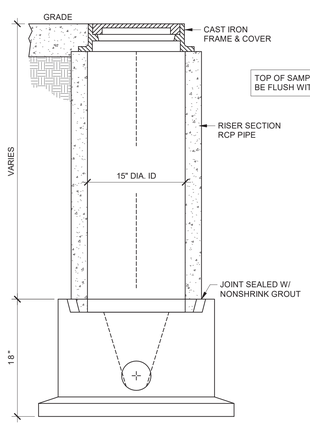
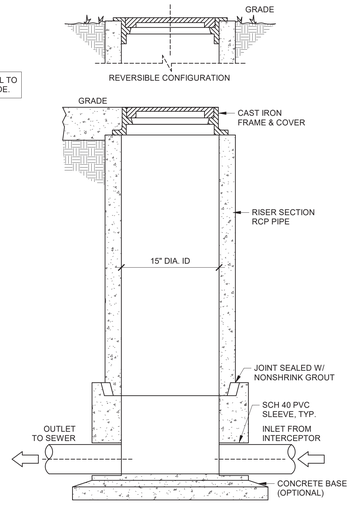
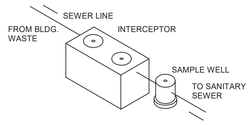


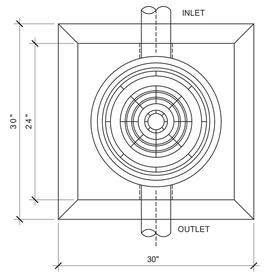
FRONT VIEW



SIDE VIEW



MODEL	PIPE SIZE
SWB-154	4"
SWB-156	6"

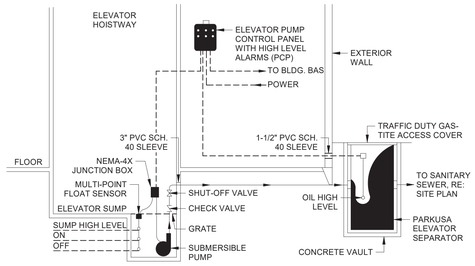


PLAN VIEW

NOTES:

1. SAMPLING WELL MUST BE INSTALLED UNDER A SEPARATE PLUMBING PERMIT.
2. USE 15" T&G R.C.P. FOR INSTALLATION 6'-0" DEEP & LESS.
3. USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STD RING & M.H. COVER REQUIRED).
4. SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE).
5. INSIDE INSTALLATION NOT PERMITTED, WHERE OUTSIDE INSTALLATION IS POSSIBLE.
6. INSTALLATION INSIDE BUILDING MUST BE POURED IN PLACE (15" MIN.) NO CONCRETE PIPE IS PERMITTED, (AIR-TIGHT COVER REQUIRED).
7. LAWN INSTALLATION MUST BE 4" ABOVE FINISHED GRADE.
8. DRIVE & SIDEWALK INSTALLATION MUST BE BROUGHT TO FINISH GRADE.
9. TO BE INSTALLED ON PRIVATE PROPERTY, IN AN ACCESSIBLE LOCATION TO CITY PERSONNEL.

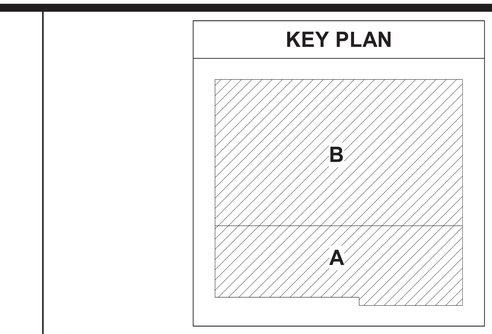
14 SAMPLE WELL BASIN
N.T.S.



PARKUSA ELEVATOR SUMP SYSTEM SCHEDULE									
SYSTEM MODEL		SEPARATOR DATA							
SYSTEM SIZE	ELEVATORS	SEPARATOR MODEL	FLOW CAP GPM	TOTAL CAPACITY	OIL SPILL CAPACITY	DIA D	HEIGHT H	INLET FL1	OUTLET FL2
ELVC-100	1	EC-100	50	100 GAL	50 GAL	44"	54"	39"	36"
ELVC-150	2	EC-150	100	150 GAL	75 GAL	44"	70"	55"	52"
ELVC-200	3	EC-200	150	200 GAL	100 GAL	44"	88"	73"	70"
ELVC-250	4	EC-250	200	250 GAL	125 GAL	44"	78"	63"	60"

PARKUSA ELEVATOR SUMP SYSTEM SCHEDULE								
SYSTEM MODEL		SUBMERSIBLE PUMP DATA						
SYSTEM SIZE	ELEVATORS	FLOW CAP GPM	TDH	DISCH SIZE	RPM	HP	VOLT/PH	MODEL
ELVC-100	1	50	15'	1 1/4"	1750	.50	115/1	XX
ELVC-150	2	100	15'	1 1/4"	1750	.75	115/1	XX
ELVC-200	3	150	15'	1 1/2"	1750	1.0	115/230/1 OR 230/460/3	XX
ELVC-250	4	200	15'	2"	1750	1.5	115/230/1 OR 230/460/3	XX

9 EXTERIOR ELEVATOR SUMP SYSTEM W/ OUTSIDE SEPARATOR
N.T.S.



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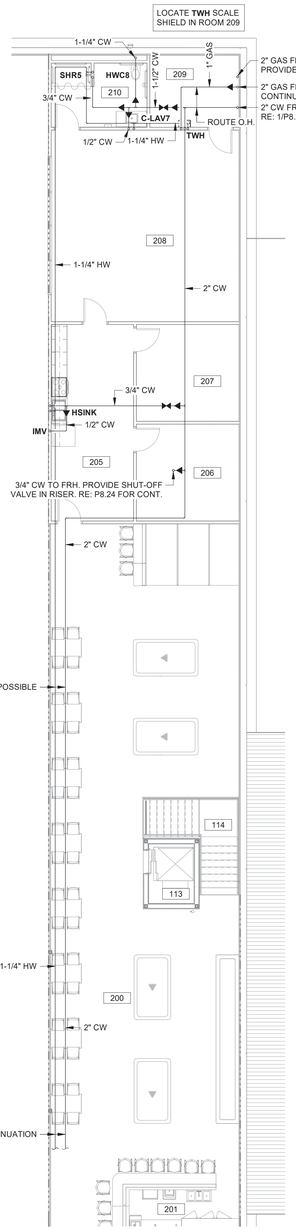
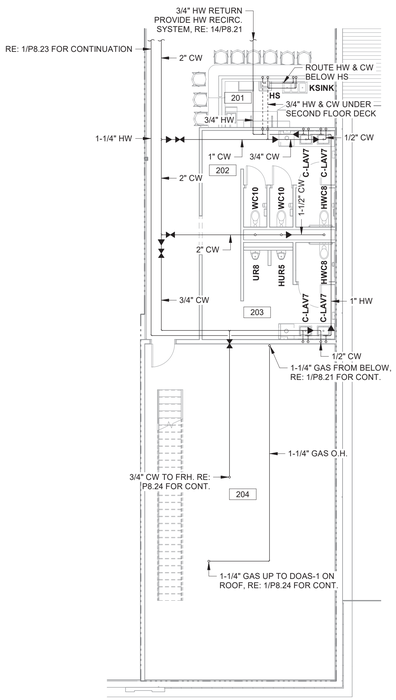


REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

WATER PIPE SIZES SHOWN ARE BASED ON COPPER MATERIAL. PEX MATERIAL IS ALLOWED; SEE PLUMBING NOTES, SPECS., & "COPPER/PEX EQUIVALENT PIPE SIZES" DRAWING DETAIL

1 MEZZANINE HOT/COLD WATER & GAS PLAN - B
1/8" = 1'-0"



6 MEZZANINE HOT/COLD WATER & GAS PLAN - A
1/8" = 1'-0"

NOTES:

1) GREASE INTERCEPTOR SHALL BE EQUAL TO SERIES GT AS MANUFACTURED BY PARK EQUIPMENT CO., HOUSTON, TX. (713-937-7602) OR TRUSS & SON PRECAST (936-639-3960). VERIFY DIMENSIONS WITH SITE INSTALLATION REQUIREMENTS

2) THE GREASE INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED TO CONFORM TO UPC/IPC AND REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

3) MANUFACTURER SHALL PROVIDE SHOP DRAWINGS THAT INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY LICENSED PROFESSIONAL ENGINEER UPON REQUEST.

4) CONSULT WITH MANUFACTURER FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

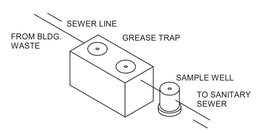
CONSTRUCTION:

CONCRETE : CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED, SLIDE-IN TYPE IS NOT ACCEPTABLE)

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY USGal	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-500	500	1,200	9,500	7'-10"	4'-4"	4'-6"	3'-3"	3'-0"
GT-750	750	1,700	9,900	7'-10"	4'-4"	6'-0"	4'-5"	4'-2"
GT-1000	1,000	2,300	13,350	8'-8"	5'-0"	6'-0"	4'-9"	4'-6"
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"
GT-2000	2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-6"
GT-2500	2,500	5,700	27,050	13'-0"	7'-0"	7'-0"	5'-9"	5'-6"
GT-3000	3,000	6,900	33,150	13'-0"	7'-0"	8'-0"	6'-9"	6'-6"
GT-3500	3,500	8,000	38,550	13'-0"	7'-0"	8'-6"	7'-3"	7'-0"
GT-4000	4,000	9,300	38,100	16'-0"	8'-6"	7'-0"	5'-9"	5'-6"



11 GREASE INTERCEPTOR
N.T.S.

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2007 E. 29TH ST. STE. 101 BRYAN, TEXAS 77802 (979) 703-4703
4575 SSE LOOP 323 STE. 107 TYLER, TEXAS 75703 (903) 581-3625

NO.	REVISIONS	DATE

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DRAWN BY:	APPROVED BY:	ISSUED
JTB	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E.L. FIRM NO. BR 263
T.B.P.E.L.S. FIRM NO. 10110900
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STATE OF TEXAS
SAMUEL J. EDWARDS
145722
LICENSED PROFESSIONAL ENGINEER
04/30/2026

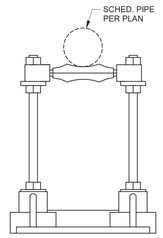
PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Water/Gas Plans & Details

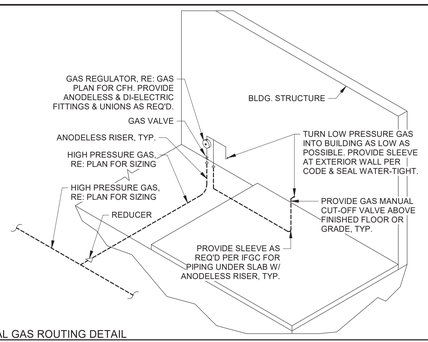
CONTRACT NO.
582103

SHEET NO.
P8.23

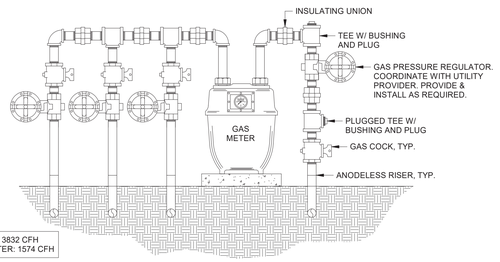


1. FOR LINES UP TO 2-1/2" O.D. USE SS8-R BY PHP SYSTEMS/DESIGN.
2. FOR LINES 3" & UP, USE PIPING TECHNOLOGY & PRODUCTS INC. FIG. 240 ADJUSTABLE ROLLER STAND.
3. CONTRACTOR TO PROVIDE ISOLATION PADS ON A FLAT ROOF WITH SLOPE OF 2 TO 12.

20 PIPE SUPPORT DETAIL
N.T.S.

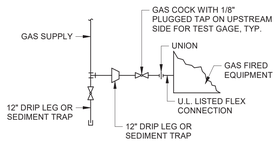


19 TYPICAL GAS ROUTING DETAIL
N.T.S.

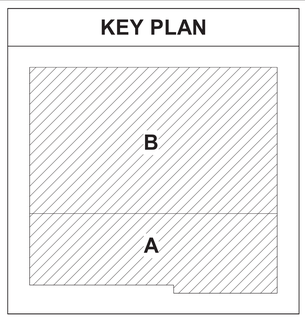


TOTAL GAS LOAD: 3832 CFH
KITCHEN SUB-METER: 1574 CFH

18 GAS SERVICE CONNECTION DETAIL
N.T.S.



17 GAS CONNECTION DETAIL
N.T.S.



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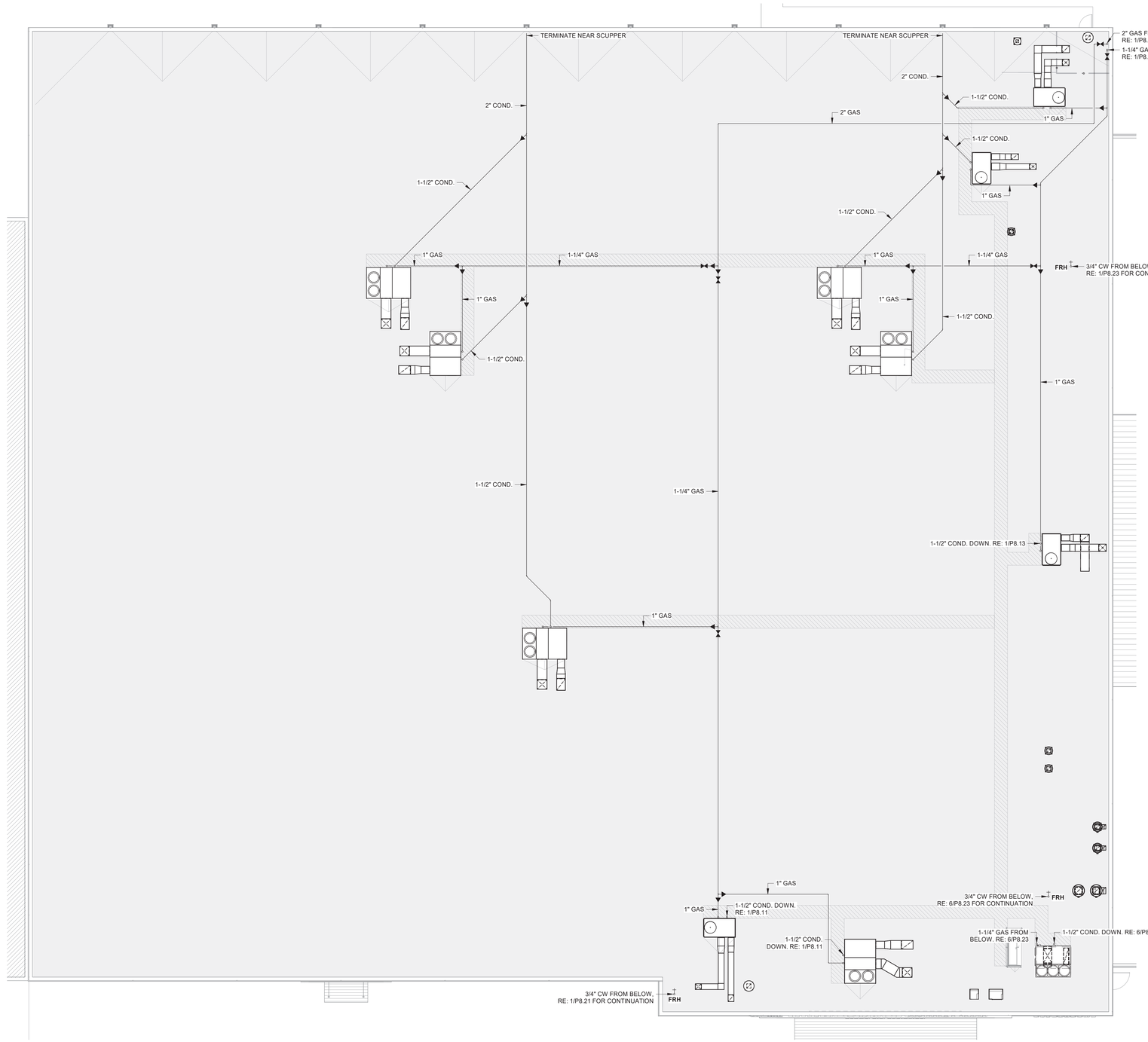

REFER TO SHEET P8.13 FOR PLUMBING NOTES & LEGEND.

FOR CONDENSATE ON ROOF, USE GRAY SCH. 40 PVC, RE: 20/P8.24 FOR PIPE SUPPORT DETAIL

PROVIDE LOCAL GAS PRESSURE REGULATOR AT EACH PIECE OF EQUIPMENT AS REQUIRED. INDOOR REGULATORS SHALL BE PROVIDED AND LABELED FOR USE WITH A VENT-LIMITING DEVICE.

1 ROOF PLUMBING PLAN
3/32" = 1'-0"

N

0' 5'-4" 10'-8" 21'-4"
SCALE: 3/32"=1'-0"

NO.	DATE	REVISIONS

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JTB	SJE	4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.S. FIRM NO. BR 061
T.B.P.E.L.S. FIRM NO. 101103600
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4855 RICE ROAD STE. 127 TYLER, TEXAS 75703 (903) 581-3625

STATE OF TEXAS
SAMUEL J. EDWARDS
145722
LICENSED
PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

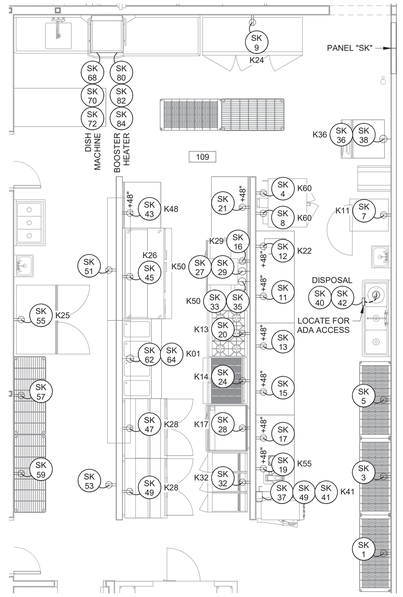
Roof Plumbing Plan & Details

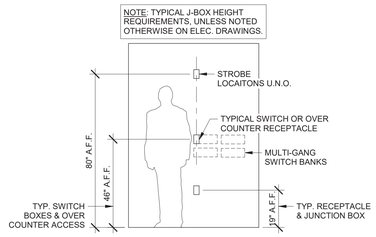
CONTRACT NO.
582103

SHEET NO.
P8.24

20

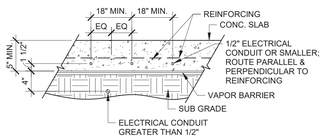
15





5 TYP. J-BOX MOUNT HEIGHT DETAIL
N.T.S.

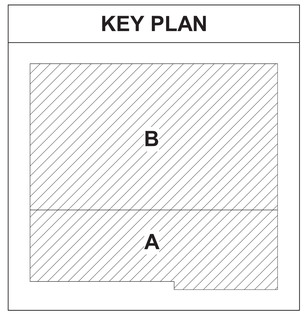
19

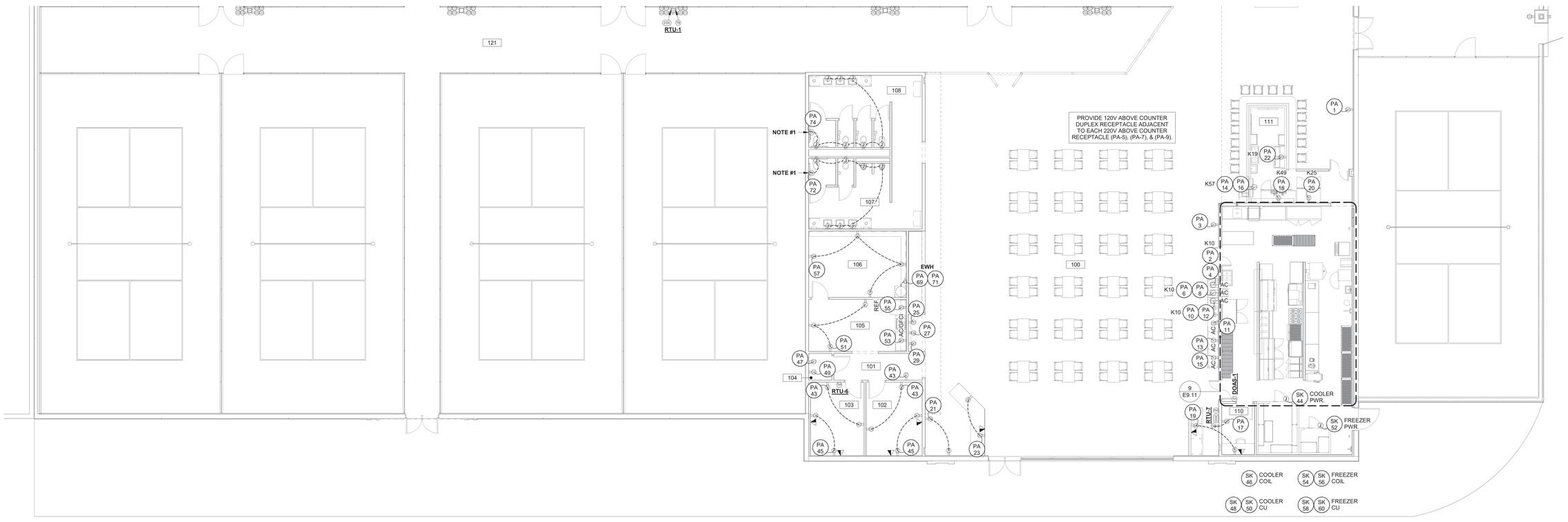


14 SLAB CONDUIT STANDARD DETAIL
N.T.S.

9 ENLARGED POWER PLAN - KITCHEN
1/4" = 1'-0"

4





REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

NOTE #1: PLUMBING FIXTURES WITH SENSORS WILL HAVE ONE OR MORE CONDUITS IN THE WALL WITHABOVE-CEILING J-BOXES FOR THE FIXTURE TRANSFORMERS. COORDINATE LOCATIONS & QUANTITY REQUIRED WITH THE PLUMBING DRAWINGS. COORDINATE WITH THE PLUMBER. (PLUMBER SHALL PROVIDE THE FIXTURE MANUFACTURE'S OPTIOAL TRANSFORMERS.) INSTALL TRANSFORMERS & L.V. WIRING TO THE FIXTURE SENSOR TO MAKE A COMPLETE WORKING SYSTEM. POWER NOT MORE THAN TEN SENSORS FROM ONE TRANSFORMER.

1 POWER PLAN - A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

NO. | REVISIONS | DATE

DRAWN BY: JR | APPROVED BY: JRF | ISSUED 4-30-26

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E.L.S. FIRM NO. BR 381
T.B.P.E.L.S. FIRM NO. 101103900
T.B.P.E.L.S. FIRM NO. 101120901

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STATE OF TEXAS
JUSTIN R. FENLEY
118566
LICENSED PROFESSIONAL ENGINEER
04/30/2026

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PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Power Plans & Details

CONTRACT NO.
582103

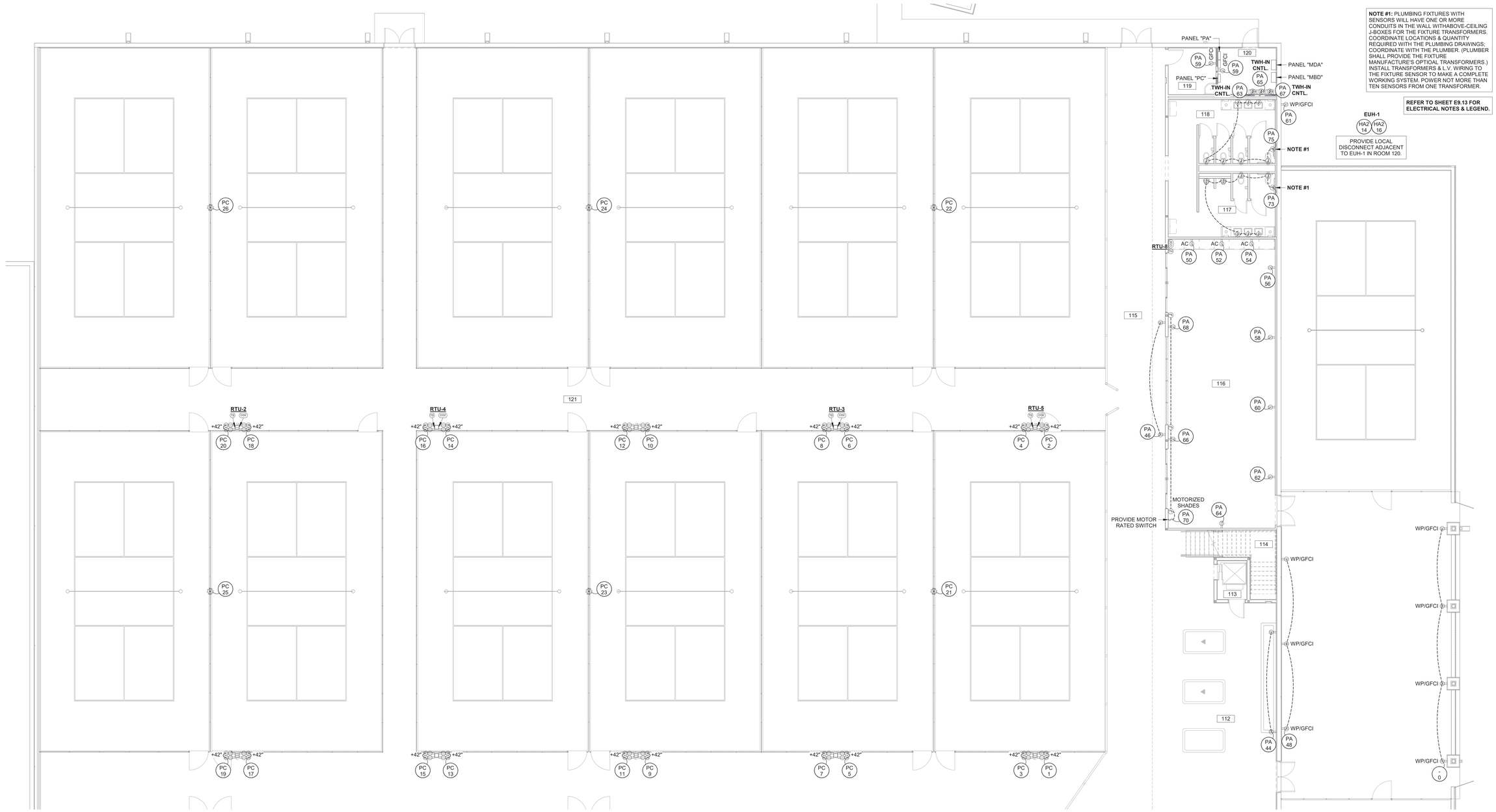
SHEET NO.
E9.11

20 15 10 5

KEY PLAN

B

A



NOTE #1: PLUMBING FIXTURES WITH SENSORS WILL HAVE ONE OR MORE CONDUITS IN THE WALL WITHABOVE-CEILING J-BOXES FOR THE FIXTURE TRANSFORMERS. COORDINATE LOCATIONS & QUANTITY REQUIRED WITH THE PLUMBING DRAWINGS; COORDINATE WITH THE PLUMBER. (PLUMBER SHALL PROVIDE THE FIXTURE MANUFACTURE'S OPTIOAL TRANSFORMERS.) INSTALL TRANSFORMERS & L.V. WIRING TO THE FIXTURE SENSOR TO MAKE A COMPLETE WORKING SYSTEM. POWER NOT MORE THAN TEN SENSORS FROM ONE TRANSFORMER.

REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

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

1 POWER PLAN - B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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JR	JRF	4-30-26

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STATE OF TEXAS
JUSTIN R. FENLEY
118566
LICENSED PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Power Plan

CONTRACT NO.
582103

SHEET NO.
E9.12

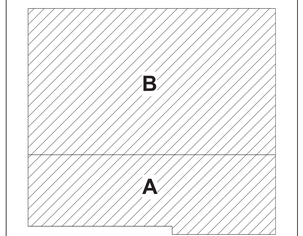
20

15

⊖	110 DUPLEX RECEPTACLE WITH 1 GANG BOX
⊖⊖	110 QUADRAPLEX RECEPTACLE WITH 2 GANG BOX
⊖ 220	220 RECEPTACLE WITH 1 GANG BOX, TYPE AS MARKED
□	EQUIPMENT SERVICE DISCONNECT, NON-FUSED, LOCKABLE UNLESS NOTED OTHERWISE
(R)	CONTROL RELAY
(TC)	TIMECLOCK
(PE)	PHOTOELECTRIC
AC	J-BOX MOUNTED AT 10" ABOVE COUNTER, UNLESS NOTED OTHERWISE, COORDINATE J-BOX HEIGHT WITH MILLWORK
WC	WEATHERPROOF/WATERPROOF WITH GFCI
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
- - - -	CONDUIT UNDER SLAB OR IN SLAB
—UGE—	UNDERGROUND CONDUIT
(J)	1 GANG JUNCTION BOX - 1"ø EMPTY CONDUIT TO 12" ABOVE CEILING
▽	DATA ONLY WALL OUTLET FOR CAMPUS NETWORK
▼	VOICE ONLY WALL OUTLET
▼▽	COMBINED VOICE & CAMPUS NETWORK DATA WALL OUTLETS IN SAME FACEPLATE
⊙	CEILING MOUNTED 110 DUPLEX

5

KEY PLAN



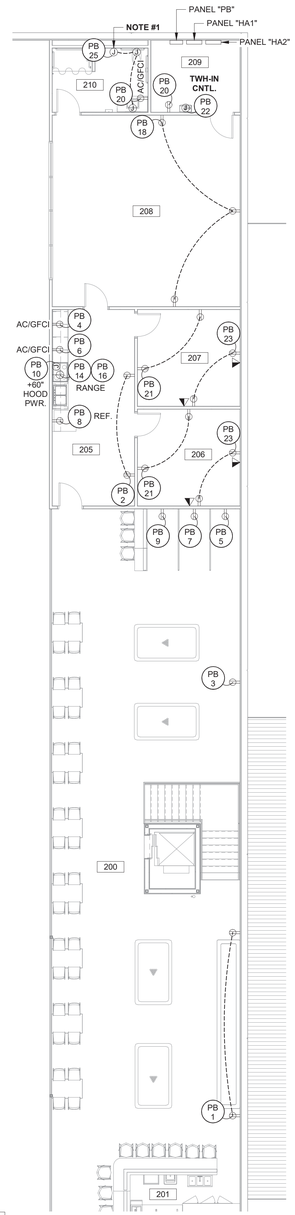
19

14 ELEVATOR DETAIL
N.T.S.

ELEVATOR NOTES:
1. COORDINATE ELEVATOR POWER REQUIREMENTS WITH MANUFACTURER. PROVIDE TELEPHONE CIRCUIT(S) AS REQUIRED BY MANUFACTURER. INSTALLATION TO COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.
2. PROVIDE LOCKABLE FUSED DISCONNECT SWITCH FOR ELECTRICAL EQUIPMENT (100A NON-TIME DELAY, 80A THERMAL CIRCUIT BREAKER, 60A DUAL ELEMENT TIME DELAY FUSE) FOR 10 HP AT 208V, 3-PHASE.
3. PROVIDE 120V, 1-PHASE, 20A DISCONNECT SWITCH FOR ELEVATOR LIGHT & EXHAUST FAN. DISCONNECT SWITCH SHALL BE LOCKABLE IN "OFF" POSITION. PROVIDE GFCI PROTECTION.
4. PROVIDE U.L. LISTED MODEM & AUTO DIALER TIED TO ALARM. COORDINATE PHONE CONTACTS WITH OWNER & COORDINATE REQUIREMENTS WITH FIRE ALARM SYSTEM PROVIDER.
5. PROVIDE (1) GFCI RECEPTACLE IN ELEVATOR PIT, NEMA-3R, JUNCTION BOX FOR SUMP PUMP POWER & MOTOR-RATED, KEYED SWITCH FOR SUMP PUMP, EMERGENCY STOP SWITCH LOCATED NEAR LADDER, & SWITCH FOR THE PIT LIGHTS TYPE "B1".
6. PROVIDE HEAT DETECTORS AT THE TOP OF THE ELEVATOR SHAFT AS REQUIRED BY APPLICABLE CODES TO OPERATE SHUNT TRIPS.
7. PROVIDE ELEVATOR CONTROL PANEL INPUT CARD, MODEM, & ANALOG LINE CARD (IF TELEPHONE SYSTEM IS DIGITAL) TO DIAL OUT TO FIRE STATION IF FLOW AND/OR TAMPER SWITCHES AT THE SPRINKLER RISER TRIP. INCLUDE CONDUIT AS REQUIRED.
8. CONTRACTOR SHALL PROVIDE TWO DRY, NORMALLY OPEN CONTACTS FOR INTERFACE BETWEEN ELEVATOR & FIRE ALARM PANEL. COORDINATE WITH ELEVATOR INSTALLER & FIRE ALARM SYSTEM INSTALLER.

PB 56, PB 58, PB 60 (NOTE #2)	PB 53 MODEM (NOTE #4)	PB 49 PIT RECEPTACLE 120V POWER GFCI (NOTE #6)	PB 49 SUMP PUMP (NOTE #5)	PB 53 ELEVATOR CONTROL 120V POWER GFCI	PB 41 ELEVATOR LIGHT & EXHAUST FAN (NOTE #3)	PB 45 PIT LIGHTS (NOTE #5)

9 ELECTRICAL LEGEND
N.T.S.



18

1. ELECTRICAL TO CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (N.E.C.) AND APPLICABLE ENERGY CODE.

2. ELECTRICAL CONTRACTOR TO SUPPLY CUT SHEETS FOR PROPOSED CONSTRUCTION FOR ACTUAL EQUIPMENT USED AND SUBMIT TO THE ENGINEER FOR APPROVAL.

3. ELECTRICAL SERVICE FOR BUILDING TO BE PROVIDED BY CONTRACTOR. COORDINATE ELECTRICAL SERVICE WITH POWER COMPANY AND OWNER.

4. PROVIDE ELECTRICAL LIGHT SWITCH AND RECEPTACLES AT LOCATIONS AS SHOWN ON THE PLANS. UNLESS OTHERWISE NOTED ON THE PLANS, THE HEIGHT OF WALL SWITCHES AND RECEPTACLES SHALL COMPLY WITH ALL APPLICABLE CODE REQUIRED ACCESSIBILITY REQUIREMENTS. PROVIDE STAINLESS STEEL COVERS FOR LIGHT SWITCHES, RECEPTACLES, AND COVER PLATES. (U.N.O.)

5. BUILDING WIRING TO BE MINIMUM 12-GAUGE GROUNDED COPPER WIRING INSTALLED IN METALLIC CONDUIT (EMT).

6. ALL CONDUIT TO EQUIPMENT IN PUBLIC AREAS SHALL BE IN WALLS.

7. USE MULTIPLE GANG J-BOX AND COVER PLATE WHENEVER POWER RECEPTACLES AND/OR SWITCHES ARE IN CLOSE PROXIMITY TO EACH OTHER.

8. COMPUTER/DATA/COMMUNICATIONS/CABLE TERMINALS SHALL NOT BE COMBINED WITH ADJACENT POWER RECEPTACLES INTO A COMMON J-BOX.

9. FIXTURES, RECEPTACLES, EQUIPMENT, ETC., WILL BE WIRED TO CIRCUITS AS SHOWN ON DRAWINGS. PROPOSED MODIFICATIONS TO THE DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

10. FOR ELECTRICAL PANELS WITH SPARE CIRCUIT BREAKERS SHOWN, STUB UP 1"ø CONDUIT TO 6" ABOVE THE CEILING WITH A PULL STRING. CAP THE OPEN END OF THE CONDUIT.

11. WIRE SIZES SHOWN ARE BASED ON ESTIMATED LENGTHS. FOR BRANCH CIRCUITS EXCEEDING 75 FEET ACTUAL LENGTH, VERIFY THAT THE VOLTAGE DROP DOES NOT EXCEED 3% PER N.E.C. RECOMMENDATIONS. AMPACITY OF MULTIPLE CONDUCTORS IN A SINGLE CONDUIT SHALL BE ADJUSTED PER N.E.C. RECOMMENDATIONS. IF CONDUCTOR SIZE IS INCREASED, INCREASE GROUND WIRE AS REQUIRED BY CURRENT N.E.C. WIRE SIZES SHALL BE ADJUSTED PER N.E.C. FOR HIGH TEMPERATURE (EX: ROOFTOP LOCATIONS). REFERENCE N.E.C. 310.15(C) "ADJUSTMENT FACTORS".

12. UNLESS OTHERWISE NOTED, SWITCHES, RECEPTACLES, J-BOXES, ETC., ARE DIAGRAMMATICALLY SHOWN ON THE THE PLANS TO CONVEY THE APPROXIMATE LOCATIONS FOR INSTALLATION. EVEN IF SHOWN BACK TO BACK ON THE PLANS, ALL BOXES ON EITHER SIDE OF A WALL OR PARTITION MUST BE SEPARATED HORIZONTALLY BY AT LEAST 6 INCHES. UNLESS SHOWN ON THE PLANS, REFER TO NOTES, LEGENDS, ADA REQUIREMENTS, ETC. FOR CORRECT MOUNTING HEIGHTS.

13. REFER TO THE ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, FOR PERTINENT INFORMATION RELATED TO THE PROJECT (ELECTRICAL/PLUMBING/MECHANICAL) WORK.

14. ALL WIRES AND CABLES WILL BE SUPPORTED AS REQUIRED BY THE CURRENT VERSION OF THE N.E.C., WIRES AND CABLES **WILL NOT** BE SUPPORTED BY THE CEILING GRID. **NO EXCEPTIONS.**

15. IF A KITCHEN EXHAUST FAN IS A PART OF THE PROJECT, THE SUPPLY FAN, AND ALL EQUIPMENT UNDER THE HOOD SHALL BE SHUT DOWN BY SHUNT-TRIP BREAKERS, FURNISHED AND INSTALLED BY ELECTRICIAN.

16. ALL CIRCUITS WITH SENSITIVE ELECTRONIC EQUIPMENT (EXAMPLES: COMPUTERS AND PRINTERS) ARE TO BE POWERED FROM A QUALITY UPS (UNINTERRUPTIBLE POWER SUPPLY). NOTE: PROVISION OF UPS'S ARE NOT IN THE SCOPE OF THE PROJECT.

17. WHEN ROUTING UNDERGROUND CONDUITS, THE TOP OF THE CONDUIT IS TO BE AT 12" MINIMUM BELOW FINISHED FLOOR ELEVATION AND SHALL PENETRATE FOUNDATION BEAMS AT APPROXIMATELY THE MID-DEPTH OF THE BEAM. WHERE CONDUIT INTERSECTS FOUNDATION BEAMS, THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE CONDUIT AND THE LONGITUDINAL AXIS OF THE FOUNDATION BEAM IS TO BE IDEALLY 90 DEGREES BUT NOT LESS THAN 45 DEGREES. ALL VAPOR BARRIERS SHALL BE SEALED TO THE CONDUIT AT THE PENETRATIONS.

18. ALL OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE-STOPPED USING U.L. APPROVED MATERIALS AND METHODS TO MAINTAIN THE FIRE RESISTANCE RATING IN ACCORDANCE WITH N.E.C. 300.21 AND APPLICABLE CODES.

19. ALL ABOVE COUNTER RECEPTACLES SHALL BE MOUNTED ABOVE BACK SPLASH, RE: INTERIOR PLANS.

20. CONTRACTOR SHALL COORDINATE ALL WALL MOUNTED ITEMS WITH INTERIOR ELEVATIONS. PENETRATIONS AND CUTOUTS IN ACOUSTICAL WALL PANELS SHALL NOT BE ALLOWED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED ACOUSTICAL WALL PANELS.

21. CONTRACTOR TO PROVIDE AND INSTALL LOCAL DISCONNECT AND CONNECT TO HVAC SINGLE POINT ELECTRICAL CONNECTION, RE: MECHANICAL SCHEDULES. [IF DISCONNECT IS PROVIDED INTEGRAL WITH EQUIPMENT, PROVIDE POWER AS REQUIRED; NO NEED FOR SEPARATE DISCONNECT.]

22. COORDINATE WITH MILLWORK FOR LOCATION OF RECEPTACLES.

23. DATA CABLES SHALL NOT EXCEED 300 LINEAR FEET.

24. WHEN TRENCHING IS REQUIRED, REFER TO SPECIFICATION SECTIONS AND GEOTECH REPORT REQUIREMENTS FOR UTILITY TRENCH BACKFILL.

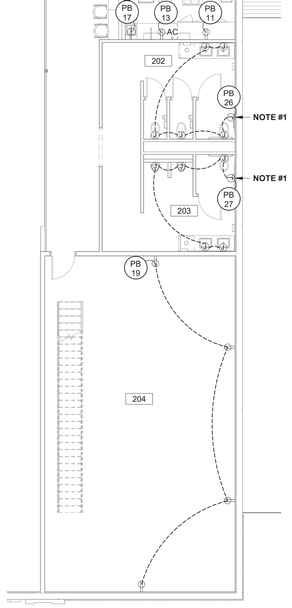
25. CONTRACTOR SHALL PROVIDE LABELING ON ALL JUNCTION BOXES AND COVER PLATES IDENTIFYING BRANCH CIRCUIT. PROVIDE ADDITIONAL LABELING IN ACCORDANCE WITH N.E.C. AND A.H.J. REQUIREMENTS.

26. IN AREAS WHERE ELECTRICAL SUPPORTS, DEVICES, AND CONDUITS WILL BE EXPOSED TO PUBLIC VIEW, COORDINATE WITH OTHER DISCIPLINES AND THE PAINTER. ALL ELECTRICAL SUPPORTS, DEVICES, AND CONDUITS SHALL BE INSTALLED ON TIME FOR THE PAINTER TO COMPLETE WORK COINCIDENT WITH OTHER PAINTING REQUIREMENTS IN THE AREA.

17

16

11 ELECTRICAL NOTES
N.T.S.



REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

NOTE #1: PLUMBING FIXTURES WITH SENSORS WILL HAVE ONE OR MORE CONDUITS IN THE WALL WITHABOVE-CEILING J-BOXES FOR THE FIXTURE TRANSFORMERS. COORDINATE LOCATIONS & QUANTITY REQUIRED WITH THE PLUMBING DRAWINGS; COORDINATE WITH THE PLUMBER. (PLUMBER SHALL PROVIDE THE FIXTURE MANUFACTURE'S OPTIOAL TRANSFORMERS.) INSTALL TRANSFORMERS & L.V. WIRING TO THE FIXTURE SENSOR TO MAKE A COMPLETE WORKING SYSTEM. POWER NOT MORE THAN TEN SENSORS FROM ONE TRANSFORMER.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

6 MEZZANINE POWER PLAN - A
1/8" = 1'-0"

REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

NOTE #1: PLUMBING FIXTURES WITH SENSORS WILL HAVE ONE OR MORE CONDUITS IN THE WALL WITHABOVE-CEILING J-BOXES FOR THE FIXTURE TRANSFORMERS. COORDINATE LOCATIONS & QUANTITY REQUIRED WITH THE PLUMBING DRAWINGS; COORDINATE WITH THE PLUMBER. (PLUMBER SHALL PROVIDE THE FIXTURE MANUFACTURE'S OPTIOAL TRANSFORMERS.) INSTALL TRANSFORMERS & L.V. WIRING TO THE FIXTURE SENSOR TO MAKE A COMPLETE WORKING SYSTEM. POWER NOT MORE THAN TEN SENSORS FROM ONE TRANSFORMER.

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

1 MEZZANINE POWER PLAN - B
1/8" = 1'-0"

NO.	DATE	REVISIONS

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T.B.P.E.L.S. FIRM NO. F-413
T.B.A.L.S. FIRM NO. BR 263
T.B.P.E.L.S. FIRM NO. 101103600
T.B.P.E.L.S. FIRM NO. 101120801

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STATE OF TEXAS
JUSTIN R. FENLEY
118566
LICENSED PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Power Plans & Details

CONTRACT NO. 582103

SHEET NO. E9.13

20

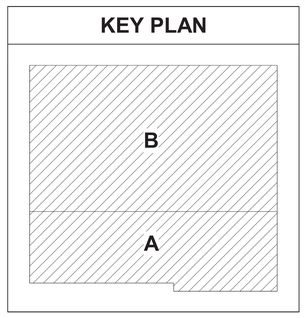
19

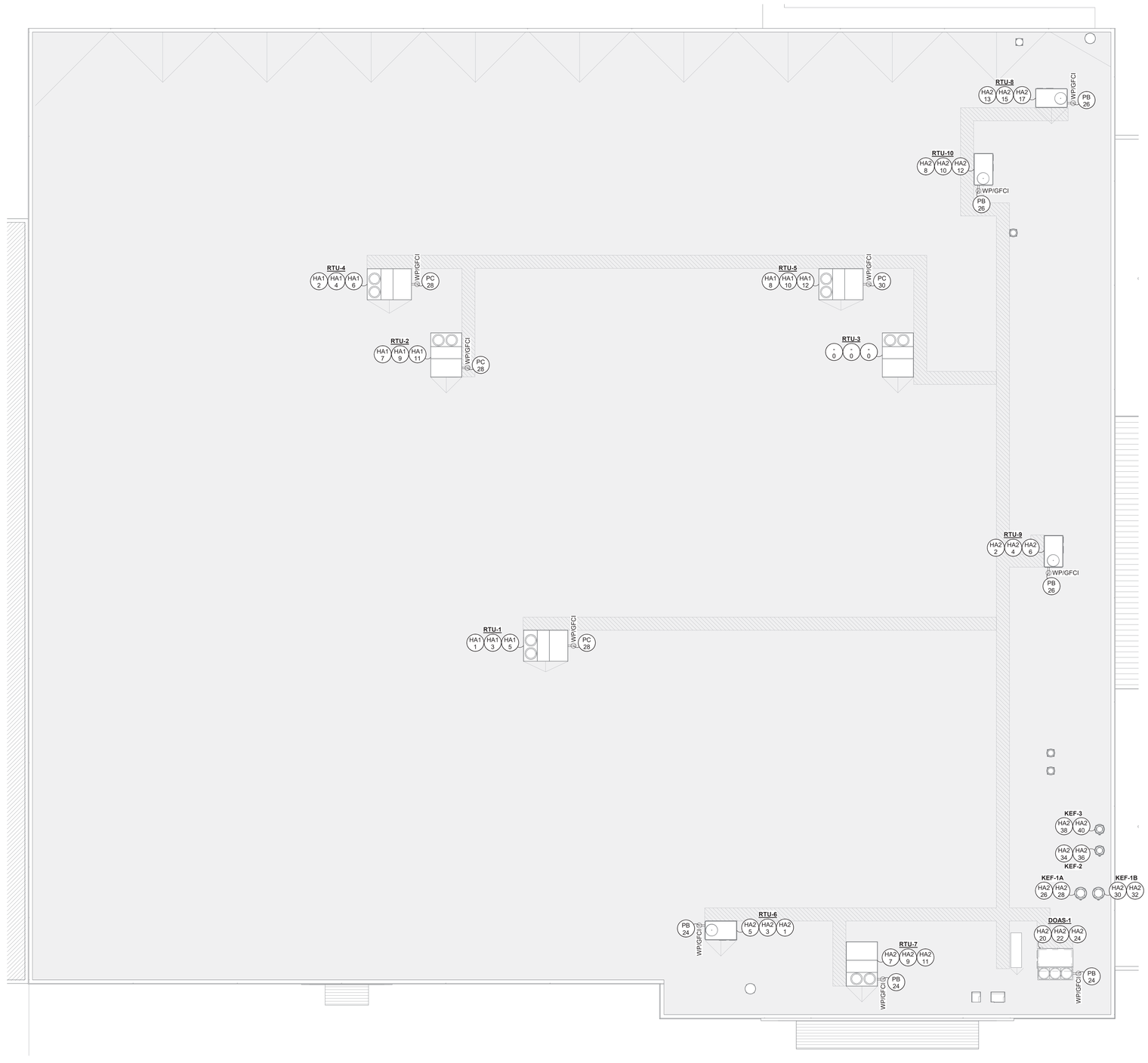
18

17

16

KEY PLAN





REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

CONTRACTOR SHALL CONNECT TO LOCAL DISCONNECT PROVIDED WITH EQUIPMENT.

CONTRACTOR SHALL PROVIDE 120V POWER TO WP/GFCI RECEPTACLE PROVIDED WITH EQUIPMENT.

1 ROOF POWER PLAN
3/32" = 1'-0"

N

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

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JR	JRF	4-30-26

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Roof Power Plan

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SHEET NO.
E9.14

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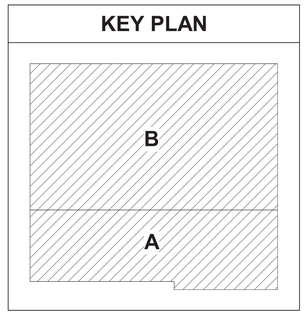

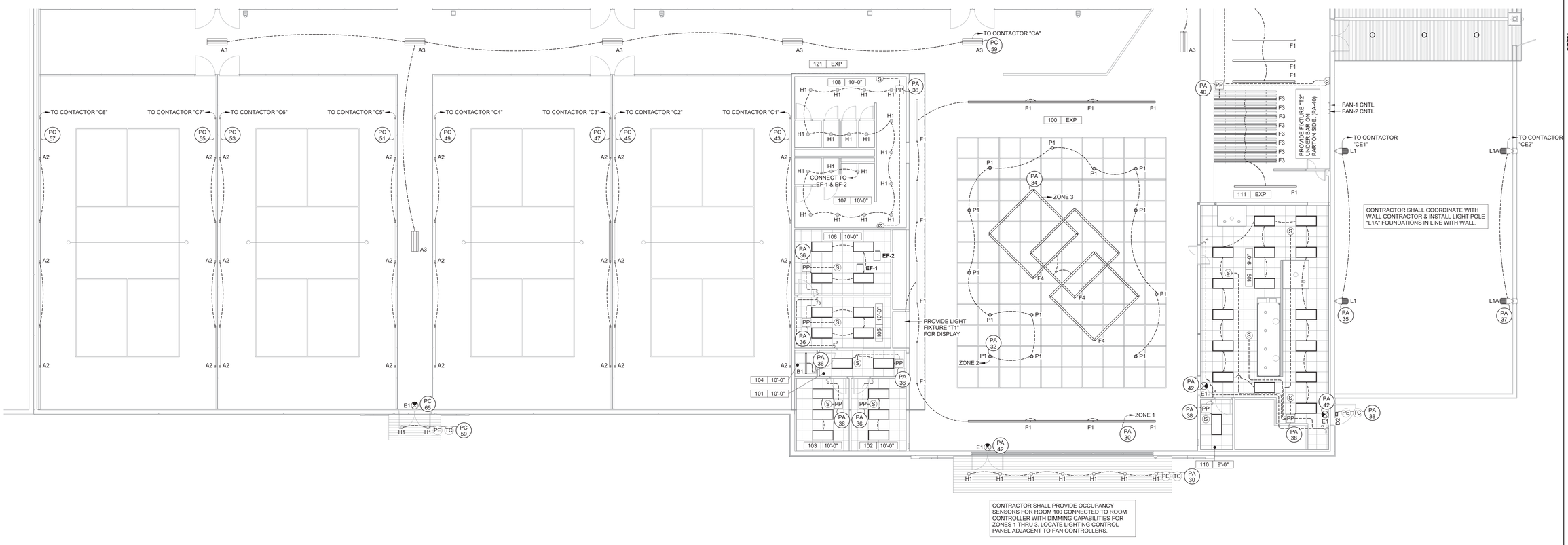

REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

ALL LIGHT FIXTURES ARE TYPE "A1" UNLESS NOTED OTHERWISE.

1 REFLECTED CEILING PLAN - A
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

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Reflected Ceiling Plan

CONTRACT NO.
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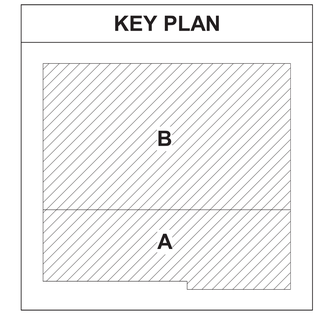

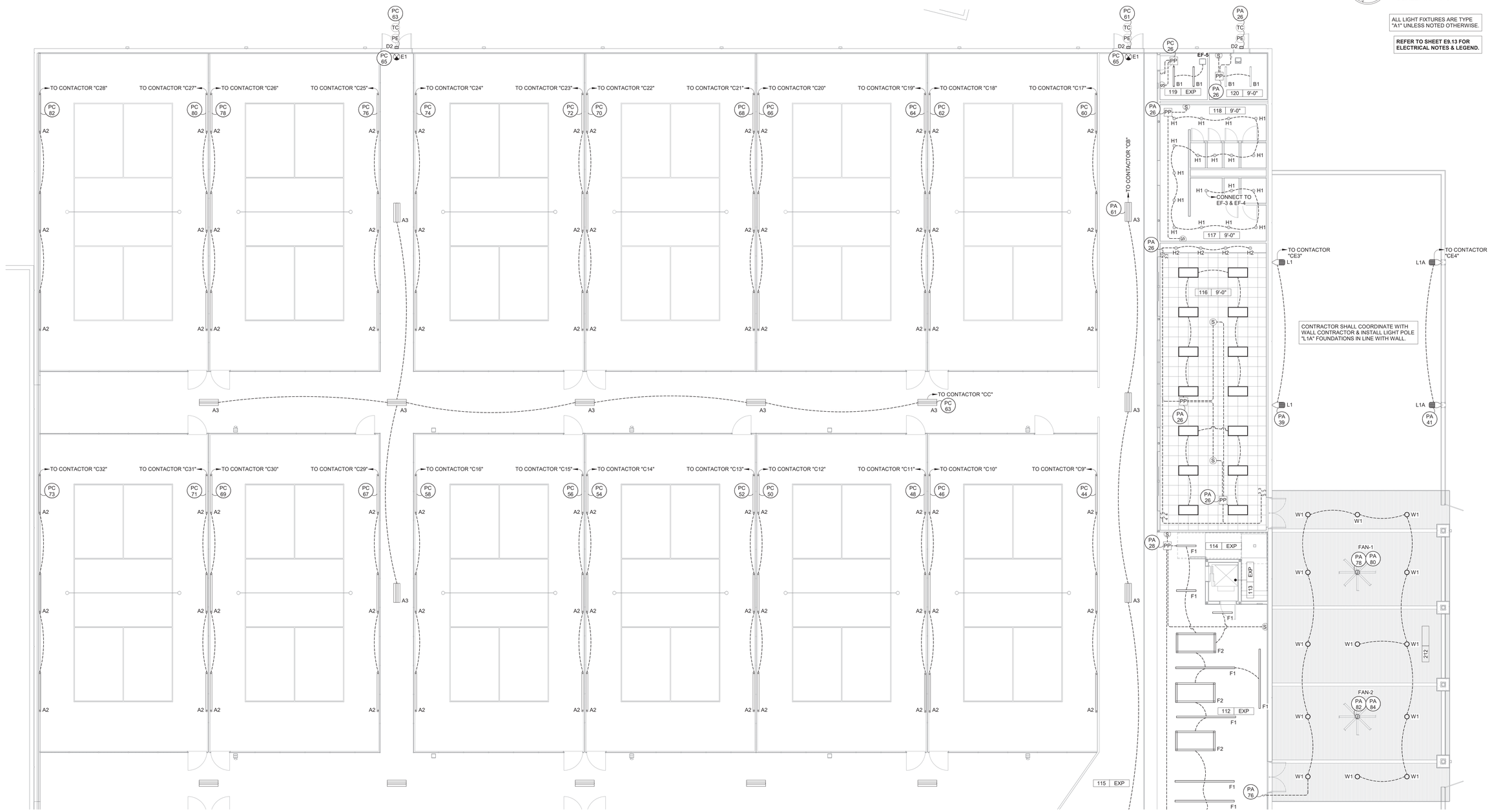

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SCALE: 1/8"=1'-0"

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Reflected Ceiling Plan

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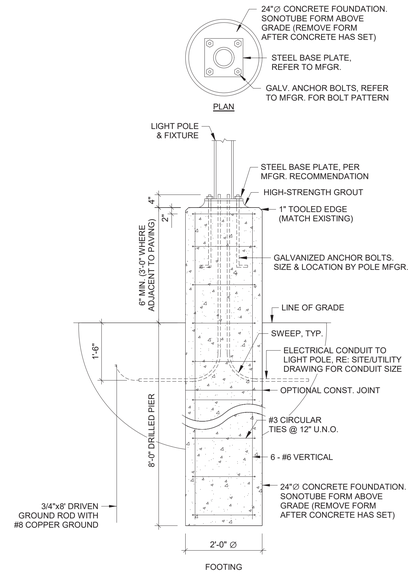

9 LIGHT POLE FOUNDATION DETAIL
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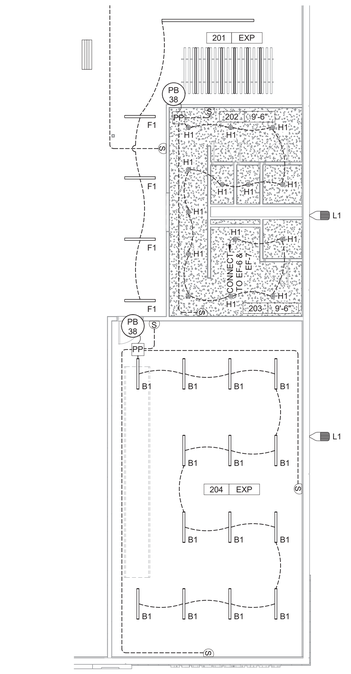

REFER TO SHEET E9.13 FOR ELECTRICAL NOTES & LEGEND.

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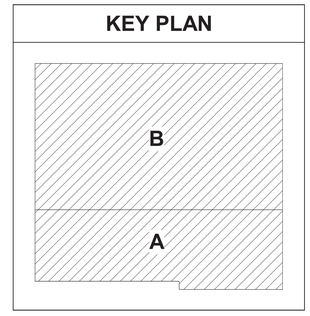
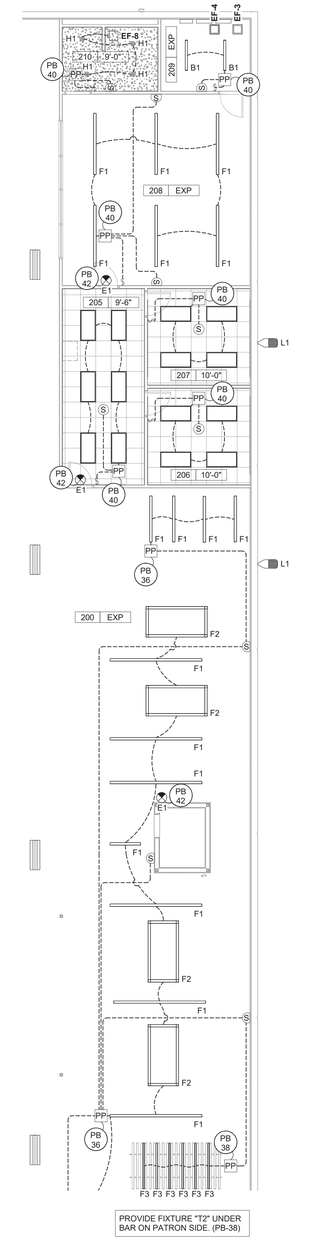
6 MEZZANINE REFLECTED CEILING PLAN - A
1/8" = 1'-0"





ALL FIXTURES ARE TYPE "A1" UNLESS NOTED OTHERWISE.

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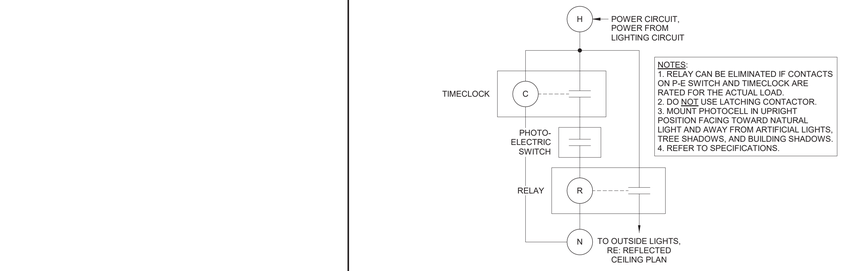

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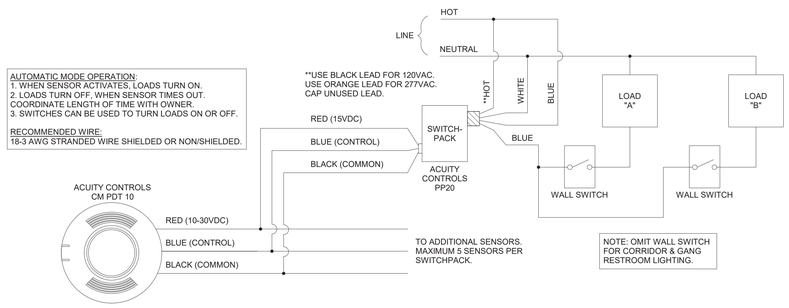

11 CEILING SENSOR WIRING DIAGRAM
N.T.S.

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

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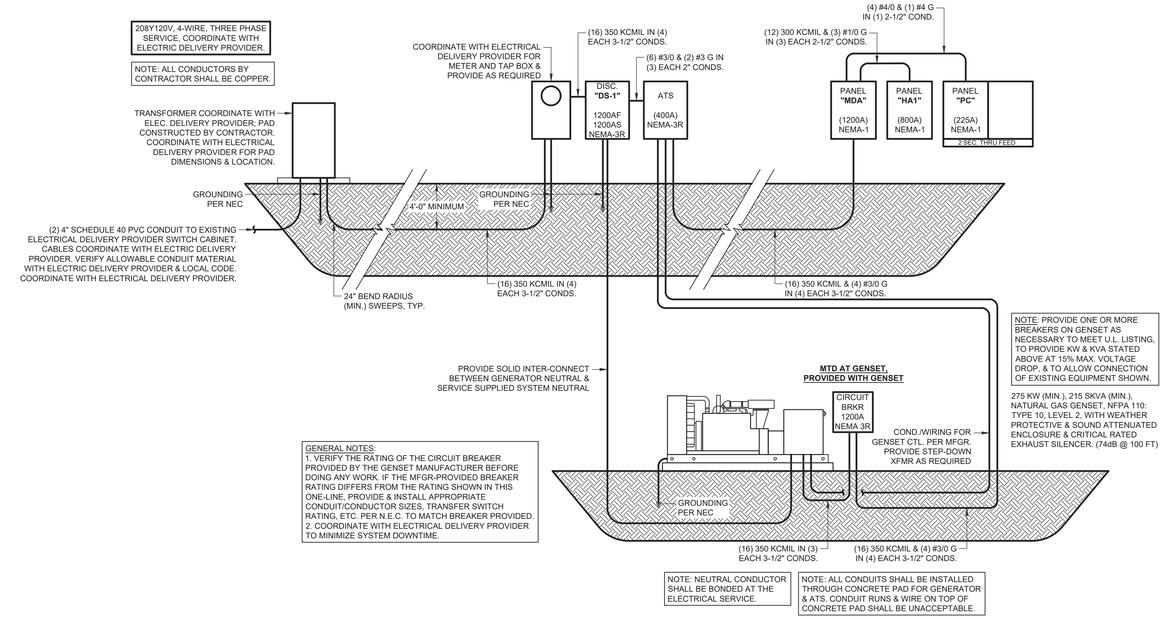

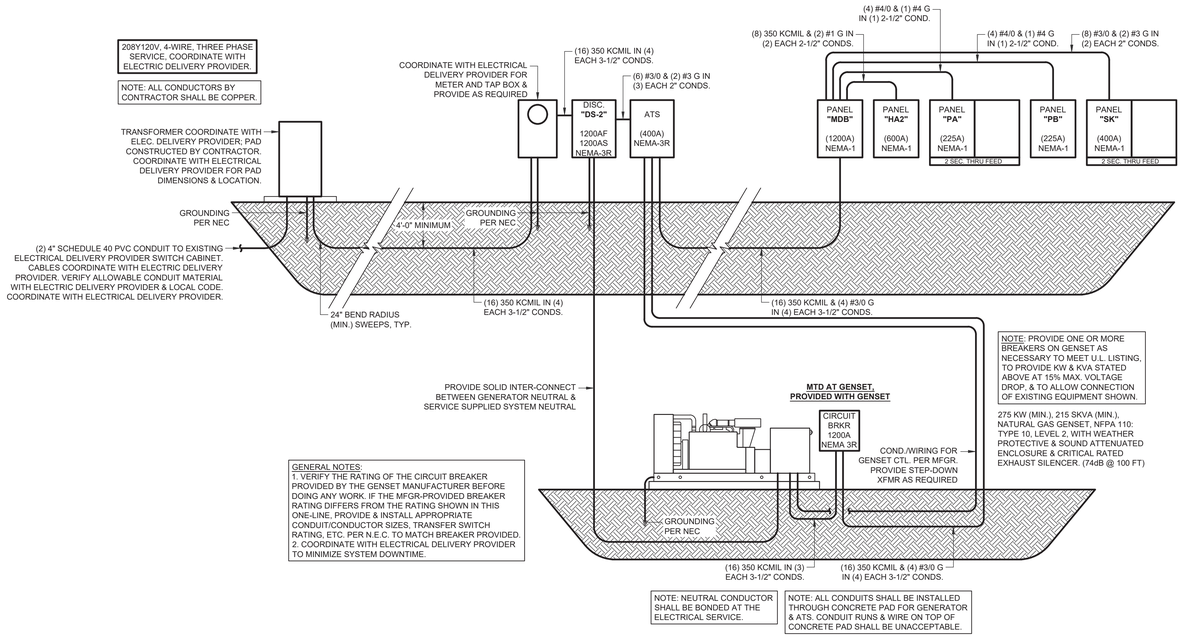

1 ONE-LINE DIAGRAMS
N.T.S.

NO. | REVISIONS | DATE

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DRAWN BY: JR | APPVD BY: JRF | ISSUED: 4-30-26

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T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S FIRM NO.: 10110900
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STATE OF TEXAS
JUSTIN R. FENLEY
118566
LICENSED PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

One-Line Diagrams

CONTRACT NO.
582103

SHEET NO.
E9.31

PANEL SCHEDULE "PA"

(14) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	1	2	Rm 100 - Ice (K10)	1,206	2 #12 & 1 #12 G	1,386		
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	3	4	(15A)**	1,206	in 1/2" cond.		1,386	
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	5	6	Rm 100 - Ice (K10)	1,206	2 #12 & 1 #12 G			1,386
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	7	8	(15A)**	1,206	in 1/2" cond.	1,386		
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	9	10	Rm 100 - Ice (K10)	1,206	2 #12 & 1 #12 G		1,386	
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	11	12	(15A)**	1,206	in 1/2" cond.			1,386
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	13	14	Rm 111 - Frozen Drink (K57)	1,560	2 #12 & 1 #12 G	1,740		
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	15	16	(20A)**	1,560	in 1/2" cond.		1,740	
3 #12 in 1/2" cond.	360	Rm 100,110 - 2 Rec	17	18	Rm 111 - Beer Disp. (K49)	396	3 #12 in 1/2" cond.			756
3 #12 in 1/2" cond.	720	Rm 100,110 - 2 Comp Rec	19	20	Rm 111 - Ref (K25)	696	3 #12 in 1/2" cond.	1,416		
3 #12 in 1/2" cond.	360	Rm 100 - 2 Rec	21	22	Rm 111 - Plate Chiller (K19)	636	3 #12 in 1/2" cond.		996	
3 #12 in 1/2" cond.	720	Rm 100 - 2 Comp Rec	23	24	SPARE	500				1,220
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	25	26	Rm 116-120 - 41 Lts, 3 EF	1,524	4 #12 in 1/2" cond.	1,704		
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	27	28	Rm 112 - 12 Lts	897	4 #12 in 1/2" cond.		1,077	
3 #12 in 1/2" cond.	180	Rm 100 - 1 Rec	29	30	Rm 100 - 17 Lts, (Z1)	751	4 #12 in 1/2" cond.			931
3 #12 in 1/2" cond.	720	Exterior - 4 Rec	31	32	Rm 100 - 13 Lts (Z2)	455	4 #12 in 1/2" cond.	1,175		
	500	SPARE	33	34	Rm 100 - 3 Lts (Z3)	828	4 #12 in 1/2" cond.		1,328	
4 #12 in 1/2" cond.	918	Ext. Court Lts (CE1)	35	36	Rm 101-108 - 35 Lts, 2 EF	1,427	4 #12 in 1/2" cond.			2,345
4 #12 in 1/2" cond.	918	Ext. Court Lts (CE2)	37	38	Rm 109,110 - 16 Lts	731	4 #12 in 1/2" cond.	1,649		
4 #12 in 1/2" cond.	918	Ext. Court Lts (CE3)	39	40	Rm 111 - 9 Lts	495	4 #12 in 1/2" cond.		1,413	
4 #12 in 1/2" cond.	918	Ext. Court Lts (CE4)	41	42	Exit Lights	500	3 #12 in 1/2" cond.			1,418
3 #12 in 1/2" cond.	900	Rm 101-103 - 5 Rec	43	44	Rm 112 - 2 Rec	360	3 #12 in 1/2" cond.	1,260		
3 #12 in 1/2" cond.	1,440	Rm 102,103 - 4 Comp Rec	45	46	Rm 115 - 2 Rec	360	3 #12 in 1/2" cond.		1,800	
3 #12 in 1/2" cond.	180	Rm 104 - 1 Rec	47	48	Exterior - 3 Rec	540	3 #12 in 1/2" cond.			720
3 #12 in 1/2" cond.	180	Rm 104 - 1 Rec	49	50	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.	360		
3 #12 in 1/2" cond.	540	Rm 105 - 3 Rec	51	52	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.		720	
3 #12 in 1/2" cond.	180	Rm 105 - 1 Rec	53	54	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.			360
3 #12 in 1/2" cond.	1,800	Rm 105 - Refrigerator	55	56	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.	1,980		
3 #12 in 1/2" cond.	720	Rm 106 - 4 Rec	57	58	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.		900	
3 #12 in 1/2" cond.	360	Rm 119,120 - 2 Rec	59	60	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.			540
3 #12 in 1/2" cond.	180	Exterior - 1 Rec	61	62	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.	360		
3 #12 in 1/2" cond.	360	Rm 120 - TWH-IN CNTL	63	64	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.		540	
3 #12 in 1/2" cond.	360	Rm 120 - TWH-IN CNTL	65	66	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.			540
3 #12 in 1/2" cond.	360	Rm 120 - TWH-IN CNTL	67	68	Rm 116 - 1 Rec	180	3 #12 in 1/2" cond.	540		
2 #8 & 1 #10 G	2,995	Rm 106 - EWH	69	70	Rm 116 - Shades	500	3 #12 in 1/2" cond.		3,495	
in 3/4" cond.	2,995	(40A)**	71	72	SPARE	500				3,495
	500	SPARE	73	74	SPARE	500		1,000		
	500	SPARE	75	76	Ext. - 13 Lts	270	4 #12 in 1/2" cond.		770	
	500	SPARE	77	78	FAN-1	832	2 #12 & 1 #12 G			1,332
Wire Per	0	Surge Protective	79	80	(15A)**	832	in 1/2" cond.	832		
Mfgr.	0	-----	81	82	FAN-2	832	2 #12 & 1 #12 G		832	
-----	0	Device	83	84	(15A)**	832	in 1/2" cond.			832
								16,789	18,383	17,261

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE**: Verify circuit breaker and wire size with manufacturer.

TOTAL LOAD ON PANEL: 52,433 VA
Diversified Load = -4,510 VA
/360 **(208/3/60 VAC)**
133.12 AMPS

PANEL SCHEDULE "SK"

(12) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	1	2	**SHUNT TRIP**			180		
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	3	4	Rm 109 - Conv. Oven (K60)	948	3 #12 in 1/2" cond.		1,128	
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	5	6	**SHUNT TRIP**					180
3 #12 in 1/2" cond.	1,440	Rm 109 - Proofer (K11)	7	8	Rm 109 - Conv. Oven (K60)	948	3 #12 in 1/2" cond.	2,388		
3 #12 in 1/2" cond.	828	Rm 109 - Ref (K24)	9	10	**SHUNT TRIP**				828	
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	11	12	Rm 109 - Induction (K22)	1,800	3 #12 in 1/2" cond.			1,980
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	13	14	**SHUNT TRIP**			180		
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	15	16	Rm 109 - Ref Base (K29)	864	3 #12 in 1/2" cond.		1,044	
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	17	18	**SHUNT TRIP**					180
3 #12 in 1/2" cond.	1,920	Rm 109 - Food Proc. (K55)	19	20	Rm 109 - Range (K13)	180	3 #12 in 1/2" cond.	2,100		
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	21	22	**SHUNT TRIP**				180	
	500	SPARE	23	24	Rm 109 - Charbroiler (K14)	180	3 #12 in 1/2" cond.			680
		SHUNT TRIP	25	26	**SHUNT TRIP**			0		
2 #8 & 1 #10 G	2,808	Rm 109 - Pizza Oven (K50)	27	28	Rm 109 - Freezer Base (K17)	540	3 #12 in 1/2" cond.		3,348	
in 3/4" cond.	2,808	(50A)**	29	30	**SHUNT TRIP**					2,808
		SHUNT TRIP	31	32	Rm 109 - Fryers (K32)	180	3 #12 in 1/2" cond.	180		
2 #8 & 1 #10 G	2,808	Rm 109 - Pizza Oven (K50)	33	34	SPARE	500			3,308	
in 3/4" cond.	2,808	(50A)**	35	36	Rm 109 - Ice Machine (K36)	988	2 #12 & 1 #12 G			3,796
3 #12 & 1 #12 G	1,139	Rm 109 - Mixer (K41)	37	38	(15A)**	988	in 1/2" cond.	2,127		
in 1/2" cond.	1,139	-----	39	40	Rm 109 - Disposal	1,373	2 #12 & 1 #12 G		2,512	
-----	1,139	(20A)**	41	42	(20A)**	1,373	in 1/2" cond.			2,512
3 #12 in 1/2" cond.	1,200	Rm 109 - 1 Rec (K48)	43	44	Walk-In Cooler PWR	120	3 #12 in 1/2" cond.	1,320		
3 #12 in 1/2" cond.	696	Rm 109 - Prep Table (K26)	45	46	Walk-In Cooler Coil	192	3 #12 in 1/2" cond.		888	
3 #12 in 1/2" cond.	696	Rm 109 - Prep Table (K28)	47	48	Walk-In Cooler CU	1,955	2 #12 & 1 #12 G			2,651
3 #12 in 1/2" cond.	696	Rm 109 - Prep Table (K28)	49	50	(20A)**	1,955	in 1/2" cond.	2,651		
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	51	52	Walk-In Freezer PWR	120	3 #12 in 1/2" cond.		300	
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	53	54	Walk-In Freezer Coil	1,019	2 #12 & 1 #12 G			1,199
3 #12 in 1/2" cond.	696	Rm 109 - Ref (K25)	55	56	(15A)**	1,019	in 1/2" cond.	1,715		
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	57	58	Walk-In Freezer CU	2,600	2 #10 & 1 #10 G		2,780	
3 #12 in 1/2" cond.	180	Rm 109 - 1 Rec	59	60	(30A)**	2,600	in 1/2" cond.			2,780
	500	SPARE	61	62	Rm 109 - Steam Table (K01)	1,123	2 #12 & 1 #12 G	1,623		
	500	SPARE	63	64	(20A)**	1,123	in 1/2" cond.		1,623	
	500	SPARE	65	66	**SHUNT TRIP**					500
	500	SPARE	67	68	Rm 109 - Dish Machine	1,199	3 #12 & 1 #12 G	1,699		
	500	SPARE	69	70	-----	1,199	in 1/2" cond.		1,699	
	500	SPARE	71	72	(15A)**	1,199	-----			1,699
	500	SPARE	73	74	SPARE	500		1,000		
	500	SPARE	75	76	SPARE	500			1,000	
	500	SPARE	77	78	**SHUNT TRIP**					500
Wire Per	0	Surge Protective	79	80	Rm 109 - Booster Heater	5,398	3 #6 & 1 #10 G	5,398		
Mfgr.	0	-----	81	82	-----	5,398	in 3/4" cond.		5,398	
-----	0	Device	83	84	(60A)**	5,398	-----			5,398
								22,562	26,037	26,864

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE**: Verify circuit breaker and wire size with manufacturer.

TOTAL LOAD ON PANEL: 75,462 VA
Diversified Load = 0 VA
/360 **(208/3/60 VAC)**
209.62 AMPS

PANEL SCHEDULE "HA1"

(11) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
3 #1/0 & 1 #6 G	14,154	RTU-1	1	2	RTU-4	14,154	3 #1/0 & 1 #6 G	28,307		
in 1-1/2" cond.	14,154	-----	3	4	-----	14,154	in 1-1/2" cond.		28,307	
-----	14,154	(150A)**	5	6	(150A)**	14,154	-----			28,307
3 #1/0 & 1 #6 G	14,154	RTU-2	7	8	RTU-5	14,154	3 #1/0 & 1 #6 G	28,307		
in 1-1/2" cond.	14,154	-----	9	10	-----	14,154	in 1-1/2" cond.		28,307	
-----	14,154	(150A)**	11	12	(150A)**	14,154	-----			28,307
3 #1/0 & 1 #6 G	14,154	RTU-3	13	14	Space			14,154		
in 1-1/2" cond.	14,154	-----	15	16					14,154	
-----	14,154	(150A)**	17	18						14,154
		Space	19	20				0		
			21	22					0	
			23	24						0
			25	26				0		
			27	28					0	
			29	30						0
			31	32				0		
			33	34					0	
			35	36						0
Wire Per	0	Surge Protective	37	38				0		
Mfgr.	0	-----	39	40					0	
-----	0	Device	41	42						0
								70,769	70,769	70,769

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE**: Verify circuit breaker and wire size with manufacturer.

TOTAL LOAD ON PANEL: 212,306 VA
Diversified Load = 0 VA
/360 **(208/3/60 VAC)**
589.74 AMPS

PANEL SCHEDULE "PB"

(5) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
3 #12 in 1/2" cond.	360	Rm 200 - 2 Rec	1	2	Rm 205 - 2 Rec	360	3 #12 in 1/2" cond.	720		
3 #12 in 1/2" cond.	180	Rm 200 - 1 Rec	3	4	Rm 205 - 1 Rec	180	3 #12 in 1/2" cond.		360	
3 #12 in 1/2" cond.	180	Rm 200 - 1 Rec	5	6	Rm 205 - 1 Rec	180	3 #12 in 1/2" cond.			360
3 #12 in 1/2" cond.	180	Rm 200 - 1 Rec	7	8	Rm 205 - Refrigerator	1,800	3 #12 in 1/2" cond.	1,980		
3 #12 in 1/2" cond.	180	Rm 200 - 1 Rec	9	10	Rm 205 - Hood PWR	300	3 #12 in 1/2" cond.		480	
3 #12 in 1/2" cond.	336	Rm 201 - Bar Ref (K63)	11	12	**SHUNT TRIP**					336
3 #12 in 1/2" cond.	180	Rm 201 - 1 Rec	13	14	Rm 205 - Range	4,472	3 #8 & 1 #10 G	4,652		
2 #12 & 1 #12 G	1,560	Rm 201 - Frozen Drink (K57)	15	16	(50A)** ***	4,472	in 3/4" cond.		6,032	
in 1/2" cond.	1,560	(20A)**	17	18	Rm 208 - 3 Rec	540	3 #12 in 1/2" cond.			2,100
3 #12 in 1/2" cond.	720	Rm 204 - 4 Rec	19	20	Rm 209,210 - 2 Rec	360	3 #12 in 1/2" cond.	1,080		
3 #12 in 1/2" cond.	720	Rm 206,207 - 4 Rec	21	22	Rm 209 - TWH-IN CNTL	360	3 #12 in 1/2" cond.		1,080	
3 #12 in 1/2" cond.	1,440	Rm 206,207 - 4 Comp Rec	23	24	Roof - 3 Rec	540	3 #12 in 1/2" cond.			1,980
	500	SPARE	25	26	Roof - 3 Rec	540	3 #12 in 1/2" cond.	1,040		
	500	SPARE	27	28	SPARE	500			1,000	
	500	SPARE	29	30	SPARE	500				1,000
	500	SPARE	31	32	SPARE	500		1,000		
	500	SPARE	33	34	SPARE	500			1,000	
	500	SPARE	35	36	Rm 200 - 19 Lts	1,265	4 #12 in 1/2" cond.			1,765
	500	SPARE	37	38	Rm 201-204 - 35 Lts, 2 EF	952	4 #12 in 1/2" cond.	1,452		
		SHUNT TRIP ***	39	40	Rm 205-210 - 26 Lts, 1 EF	1,230	4 #12 in 1/2" cond.		1,230	
3 #12 in 1/2" cond.	500	Elevator Light & Exhaust Fan	41	42	Exit Lights	500	4 #12 in 1/2" cond.			1,000
		SHUNT TRIP ***	43	44	SPARE	500		500		
3 #12 in 1/2" cond.	500	Elevator Pit Lights	45	46	SPARE	500			1,000	
		SHUNT TRIP ***	47	48	SPARE	500				500
3 #12 in 1/2" cond.	500	Elevator Pit Receptacle	49	50	SPARE	500		1,000		
		SHUNT TRIP ***	51	52	SPARE	500			500	
3 #12 in 1/2" cond.	500	Elevator Controls	53	54	**SHUNT TRIP *****					500
Wire Per	0	Surge Protective	55	56	Elevator	3,694	3 #4 & 1 #8 G	3,694		
Mfgr.	0	-----	57	58	-****	3,694	in 1-1/4" cond.		3,694	
-----	0	Device	59	60	(80A)**	3,694	-----			3,694
								17,118	16,377	13,235

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE****: If elevator has a 3-phase motor, provide phase monitor (see elect. dtl).

NOTE**: Verify circuit breaker and wire size with manufacturer.

NOTE***: Verify appliance is provided with 4-prong plug and replace as necessary.

TOTAL LOAD ON PANEL: 46,730 VA
Diversified Load = -789 VA
/360 **(208/3/60 VAC)**
127.61 AMPS

NOTE***: Locate shunt trip system per elevator codes. Verify circuit breakers and wire sizes with manufacturer.

PANEL SCHEDULE "HA2"

(4) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
3 #8 & 1 #10 G	3,838	RTU-6	1	2	RTU-9	6,357	3 #4 & 1 #8 G	10,195		
in 3/4" cond.	3,838	-----	3	4	-----	6,357	in 1" cond.		10,195	
-----	3,838	(45A)**	5	6	(70A)**	6,357	-----			10,195
3 #2 & 1 #6 G	9,476	RTU-7	7	8	RTU-10	4,078	3 #8 & 1 #10 G	13,554		
in 1-1/4" cond.	9,476	-----	9	10	-----	4,078	in 3/4" cond.		13,554	
-----	9,476	(110A)**	11	12	(45A)**	4,078	-----			13,554
3 #8 & 1 #10 G	4,558	RTU-8	13	14	EUH-A1	936	2 #12 & 1 #12 G	5,494		
in 3/4" cond.	4,558	-----	15	16	(15A)**	936	in 1/2" cond.		5,494	
-----	4,558	(50A)**	17	18	**SHUNT TRIP**					4,558
		Space	19	20	DOAS-1	16,277	3 #1/0 & 1 #6 G	16,277		
			21	22	-----	16,277	in 1-1/2" cond.		16,277	
			23	24	(150A)**	16,277	-----			16,277
			25	26	KEF-1A	718	2 #12 & 1 #12 G	718		
			27	28	(15A)**	718	in 1/2" cond.		718	
			29	30	KEF-1B	718	2 #12 & 1 #12 G			718
			31	32	(15A)**	718	in 1/2" cond.	718		
			33	34	KEF-2	260	2 #12 & 1 #12 G		260	
			35	36	(15A)**	260	in 1/2" cond.			260
Wire Per	0	Surge Protective	37	38	KEF-3	260	2 #12 & 1 #12 G	260		
Mfgr.	0	-----	39	40	(15A)**	260	in 1/2" cond.		260	
-----	0	Device	41	42	Space					0
								47,215	46,758	45,562

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE**: Verify circuit breaker and wire size with manufacturer.

TOTAL LOAD ON PANEL: 139,535 VA
Diversified Load = -16,984 VA
/360 **(208/3/60 VAC)**
340.42 AMPS

PANEL SCHEDULE "MDB"

(3) N.T.S.

WIRE/COND	CIRCUIT LOAD	LOAD NAME	CKT	CKT	LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	B	C
-----	16,789	Panel "PA"	1	2	Panel "PB"	17,118	-----	33,906		
----*	18,383	-----	3	4	-----	16,377	----*		34,760	
-----	17,261	(225A)	5	6	(225A)	13,235	-----			30,497
-----	22,562	Panel "SK"	7	8	Space			22,562		
----*	26,037	-----	9	10					26,037	
-----	26,864	(400A)	11	12						26,864
-----	47,215	Panel "HA2"	13	14				47,215		
----*	46,758	-----	15	16					46,758	
-----	45,562	(600A)	17	18						45,562
		Space	19	20				0		
			21	22					0	
			23	24						0
Wire Per	0	Surge Protective	25	26				0		
Mfgr.	0	-----	27	28					0	
-----	0	Device	29	30						0
								103,684	107,554	102,922

TOTAL LOAD ON PANEL: 314,160 VA
Diversified Load = -27,683 VA
/360 **(208/3/60 VAC)**
795.77 AMPS

NOTE*: For feeder wire/conduit reference one-line diagram.

PANEL TEMPLATE

(1) N.T.S.

SPECIAL SUBMITTAL REQUIREMENTS

SUBMIT MAXIMUM AVAILABLE FAULT CURRENT AS PART OF THE ELECTRICAL GEAR SUBMITTALS. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN FIELD, AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED, WITH MAXIMUM AVAILABLE FAULT CURRENT AND DATE CALCULATED. PROVIDE ARC-FLASH LABELING IN ACCORDANCE WITH NEC 110.16 AND OTHER APPLICABLE CODES.

SWITCHBOARD "DS-1"

CUTLER HAMMER POW-R-LINE C SWITCHBOARD, 1,200 AMP MAIN STRUCTURE, 1,200 AMP TRIP SETTING (DIGITRIP 310+ LSIG), 208Y120V, 3-PHASE, 4 WIRE, 65kA MIN INTERRUPT RATING, NEMA 3R FLOOR MOUNTED, FLAT ROOF, COPPER BUS, COPPER NEUTRAL RATED AT 100%, SERVICE ENTRANCE RATED, NAME-PLATE, LABEL.

SWITCHBOARD "MDA"

CUTLER HAMMER POW-R-LINE C SWITCHBOARD, 1,200 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 18 POLE BRANCH SECTION (MOLDED CASE CIRCUIT BREAKERS AS SHOWN IN PANEL SCHEDULE), 64kA MIN INTERRUPT RATING, NEMA 1 FLOOR MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, LABEL, EXTERNAL SPD RATED 320 KA/PHASE, 208Y120V, 3-PHASE, 4-WIRE+GROUND, NEMA-4.

PANEL "HA1"

CUTLER HAMMER POW-R-LINE 3A PANELBOARD, 800 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 42 POLE BRANCH SECTION, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

PANEL "PC"

CUTLER HAMMER POW-R-LINE 2A PANELBOARD, 225 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 84 POLE BRANCH SECTION, 2 SECTION THRU-FEED, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

SWITCHBOARD "DS-2"

CUTLER HAMMER POW-R-LINE C SWITCHBOARD, 1,200 AMP MAIN STRUCTURE, 1,200 AMP TRIP SETTING (DIGITRIP 310+ LSIG), 208Y120V, 3-PHASE, 4 WIRE, 65kA MIN INTERRUPT RATING, NEMA 3R FLOOR MOUNTED, FLAT ROOF, COPPER BUS, COPPER NEUTRAL RATED AT 100%, SERVICE ENTRANCE RATED, NAME-PLATE, LABEL.

SWITCHBOARD "MDB"

CUTLER HAMMER POW-R-LINE C SWITCHBOARD, 1,200 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 30 POLE BRANCH SECTION (MOLDED CASE CIRCUIT BREAKERS AS SHOWN IN PANEL SCHEDULE), 64kA MIN INTERRUPT RATING, NEMA 1 FLOOR MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, LABEL, EXTERNAL SPD RATED 320 KA/PHASE, 208Y120V, 3-PHASE, 4-WIRE+GROUND, NEMA-4.

PANEL "HA2"

CUTLER HAMMER POW-R-LINE 3A PANELBOARD, 600 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 42 POLE BRANCH SECTION, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

PANEL "PA"

CUTLER HAMMER POW-R-LINE 2A PANELBOARD, 225 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 84 POLE BRANCH SECTION, 2 SECTION THRU-FEED, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

PANEL "PB"

CUTLER HAMMER POW-R-LINE 2A PANELBOARD, 225 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 60 POLE BRANCH SECTION, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

PANEL "SK"

CUTLER HAMMER POW-R-LINE 2A PANELBOARD, 400 AMP MAIN LUG ONLY, 208Y120V, 3-PHASE, 4 WIRE, 84 POLE BRANCH SECTION, 2 SECTION THRU-FEED, 22kA MIN INTERRUPT RATING, NEMA 1 SURFACE MOUNTED, COPPER BUS, COPPER NEUTRAL RATED AT 100%, NAME-PLATE, CIRCUIT SCHEDULE PLACARD, CVX050208Y SURGE PROTECTIVE DEVICE.

NO.	DATE	REVISIONS

D:\582\582103 - PICKLEBALL JUNCTION\06-CD\MEP\582103 - E9.32.DWG

DRAWN BY: JR | APPV'D BY: JRF | ISSUED: 4-30-26

T.B.P.E.L.S FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S FIRM NO. 10110900
T.B.P.E.L.S FIRM NO. 10110901

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455 RICE ROAD STE. 107 - TYLER, TEXAS 75703 - (903) 581-3805

STATE OF TEXAS
JUSTIN R. FENLEY
118566
LICENSED
PROFESSIONAL ENGINEER
04/30/2026

PICKLEBALL JUNCTION

MSCBH PROPERTIES
3175 WILDFLOWER DR, BRYAN, TX 77802

Panel Schedules

CONTRACT NO.
582103

SHEET NO.
E9.32

WIRE/COND	CIRCUIT LOAD	LOAD NAME				LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	PHASE LOADS B	PHASE LOADS C
----	19,705	Panel "PC"	1		2	Space			19,705		
---*	19,362	----	3		4					19,362	
----	18,227	**(225A)**	5		6						18,227
----	70,769	Panel "HA1"	7		8				70,769		
---*	70,769	----	9		10					70,769	
----	70,769	**(800A)**	11		12						70,769
Wire Per	0	Surge Protective	13		14				0		
Mfgr.	0	----	15		16					0	
----	0	Device	17		18						0
									90,474	90,131	88,996

TOTAL LOAD ON PANEL: 269,600 VA
Diversified Load = -9,673 VA
/360 **(208/3/60 VAC)**
722.02 AMPS

NOTE*: For feeder wire/conduit reference one-line diagram.

13 PANEL SCHEDULE "MDA"
N.T.S.

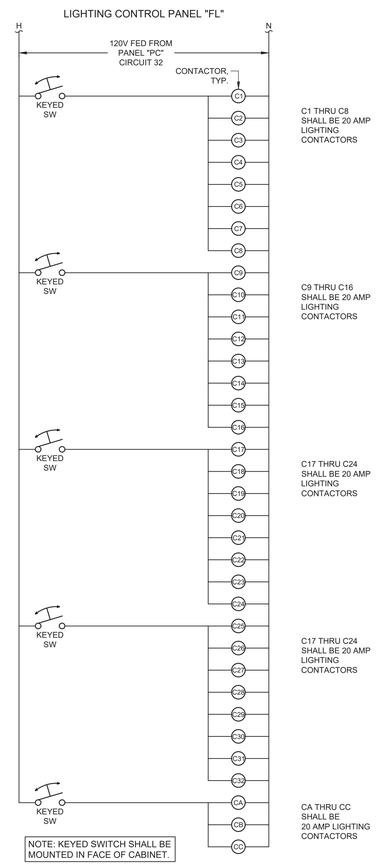
WIRE/COND	CIRCUIT LOAD	LOAD NAME				LOAD NAME	CIRCUIT LOAD	WIRE/COND	PHASE LOADS A	PHASE LOADS B	PHASE LOADS C
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	1		2	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.	1,440		
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	3		4	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.		1,440	
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	5		6	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.			1,440
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	7		8	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.	1,440		
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	9		10	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.		1,440	
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	11		12	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.			1,440
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	13		14	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.	1,440		
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	15		16	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.		1,440	
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	17		18	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.			1,440
3 #12 in 1/2" cond.	720	Rm 121 - 4 Rec	19		20	Rm 121 - 4 Rec	720	3 #12 in 1/2" cond.	1,440		
3 #12 in 1/2" cond.	180	Rm 121 - 1 Rec	21		22	Rm 121 - 1 Rec	180	3 #12 in 1/2" cond.		360	
3 #12 in 1/2" cond.	180	Rm 121 - 1 Rec	23		24	Rm 121 - 1 Rec	180	3 #12 in 1/2" cond.			360
3 #12 in 1/2" cond.	180	Rm 121 - 1 Rec	25		26	Rm 121 - 1 Rec	180	3 #12 in 1/2" cond.	360		
	500	SPARE	27		28	Roof - 3 Rec	540	3 #12 in 1/2" cond.		1,040	
	500	SPARE	29		30	Roof - 2 Rec	360	3 #12 in 1/2" cond.			860
	500	SPARE	31		32	Lighting Controller	500	3 #12 in 1/2" cond.	1,000		
	500	SPARE	33		34	SPARE	500			1,000	
	500	SPARE	35		36	SPARE	500				1,000
	500	SPARE	37		38	SPARE	500		1,000		
	500	SPARE	39		40	SPARE	500			1,000	
	500	SPARE	41		42	SPARE	500				1,000
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C1)	43		44	Rm 121 - Court Lts (C9)	912	4 #12 in 1/2" cond.	1,824		
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C2)	45		46	Rm 121 - Court Lts (C10)	912	4 #12 in 1/2" cond.		1,824	
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C3)	47		48	Rm 121 - Court Lts (C11)	912	4 #12 in 1/2" cond.			1,824
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C4)	49		50	Rm 121 - Court Lts (C12)	912	4 #12 in 1/2" cond.	1,824		
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C5)	51		52	Rm 121 - Court Lts (C13)	912	4 #12 in 1/2" cond.		1,824	
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C6)	53		54	Rm 121 - Court Lts (C14)	912	4 #12 in 1/2" cond.			1,824
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C7)	55		56	Rm 121 - Court Lts (C15)	912	4 #12 in 1/2" cond.	1,824		
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C8)	57		58	Rm 121 - Court Lts (C16)	912	4 #12 in 1/2" cond.		1,824	
4 #12 in 1/2" cond.	981	Rm 121 - 8 Lts (CA)	59		60	Rm 121 - Court Lts (C17)	912	4 #12 in 1/2" cond.			1,893
4 #12 in 1/2" cond.	644	Rm 121 - 5 Lts (CB)	61		62	Rm 121 - Court Lts (C18)	912	4 #12 in 1/2" cond.	1,556		
4 #12 in 1/2" cond.	1,113	Rm 121 - 8 Lts (CC)	63		64	Rm 121 - Court Lts (C19)	912	4 #12 in 1/2" cond.		2,024	
4 #12 in 1/2" cond.	500	Exit Lights	65		66	Rm 121 - Court Lts (C20)	912	4 #12 in 1/2" cond.			1,412
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C29)	67		68	Rm 121 - Court Lts (C21)	912	4 #12 in 1/2" cond.	1,824		
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C30)	69		70	Rm 121 - Court Lts (C22)	912	4 #12 in 1/2" cond.		1,824	
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C31)	71		72	Rm 121 - Court Lts (C23)	912	4 #12 in 1/2" cond.			1,824
4 #12 in 1/2" cond.	912	Rm 121 - Court Lts (C32)	73		74	Rm 121 - Court Lts (C24)	912	4 #12 in 1/2" cond.	1,824		
	500	SPARE	75		76	Rm 121 - Court Lts (C25)	912	4 #12 in 1/2" cond.		1,412	
	500	SPARE	77		78	Rm 121 - Court Lts (C26)	912	4 #12 in 1/2" cond.			1,412
Wire Per	0	Surge Protective	79		80	Rm 121 - Court Lts (C27)	912	4 #12 in 1/2" cond.	912		
Mfgr.	0	----	81		82	Rm 121 - Court Lts (C28)	912	4 #12 in 1/2" cond.		912	
-----	0	Device	83		84	SPARE	500				500
									19,705	19,362	18,227

NOTE: Unless otherwise noted, all single pole breakers are 20 Amp with #12 THHN copper wire. All breakers serving motor loads shall be HACR type or Motor Circuit rated per NEC requirements.

NOTE**: Verify circuit breaker and wire size with manufacturer.

TOTAL LOAD ON PANEL: 57,294 VA
Diversified Load = -9,673 VA
/360 **(208/3/60 VAC)**
132.28 AMPS

11 PANEL SCHEDULE "PC"
N.T.S.



NOTE: KEYED SWITCH SHALL BE MOUNTED IN FACE OF CABINET.

NOTE: PROVIDE NEMA-1 ENCLOSURE FOR CONTACTORS.

6 COURT LIGHTS CONTROLS
N.T.S.

MARK	TYPE	MOUNTING	MANUFACTURER CATALOG NO.	LAMPS TYPE	REMARKS
A1	2'X4' FLUSH LED FIXTURE	CEILING GRID LAY-IN	LITHONIA LIGHTING CPX 2X4 4000LM 80CRI 40K SWL MIN10 ZT MVOLT	36.7W LED, 4000K, 4936 LUMENS	SATIN WHITE FINISH
A2	LED DIRECT / INDIRECT PICKLEBALL LIGHTS	RACK MOUNTED, RACK PROVIDED WITH FIXTURES	BRITE COURT SPORTS LIGHTING PICKLEIGHT DI 8'	243.14W, 4000K	PROVIDE AND INSTALL PER MANUFACTURER
A3	LED HIGH BAY	CABLE MOUNTED, REFER TO ELEVATION SHEETS FOR MOUNTING HEIGHT	1ST SOURCE LIGHTING BAY LHB4 3 18000 50K DAC U CC D10 C__	125W LED, 5000K, 18,094 LUMENS	DIFFUSED ACRYLIC LENS, CABLE MOUNTED, 0-10V DIMMING, WHITE FINISH
B1	4' SURFACE LED FIXTURE	WALL OR SURFACE MOUNTED	LITHONIA LIGHTING CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH WITH LSXR 610 SENSOR	20.3W LED, 4000K, 3190 LUMENS	FLAT DIFFUSE LENS, WITH OPTIONAL SENSOR
D2	EXTERIOR LED WALL PACK DOWN LIGHT	WALL MOUNTED, RE: ELEV. PLANS FOR MOUNTING HEIGHT	LITHONIA LIGHTING WEDGE1 LED P2 40K 80CRI VW MVOLT SRM DDBXD	15W LED, 4000K, 1982 LUMENS	DARK BRONZE FINISH, NON-INTEGRAL PHOTOCELL, WET LOCATION RATED
E1	LED EMERGENCY EXIT SIGN WITH BATTERY BACKUP, STEEL HOUSING	WALL OR CEILING MOUNTED	EELP LIGHTING STXE1RWEMSD	3.8W LED LAMP CONT. ON	DIRECTION ARROWS ◀▶ SHADED PORTION INDICATES LIGHTED FACE
F1	LED, DIRECT, HIGH PERFORMANCE 4"	PENDANT MOUNTED RE: ELEV. PLANS	FINELITE HP-4-P-D-_-B-840-F-96LG-120-SC-FC-10%-FA50-C4-FE-SW	4.6W/FT LED, 4000K, 477 LUMENS/FT	FLAT ENDCAP, LOW GLOSS WHITE REFLECTOR, WHITE FINISH
F2	LED, DIRECT, HIGH PERFORMANCE 4", WITH 90 DEGREE CORNERS	PENDANT MOUNTED, RE: ELEVATION SHEETS FOR MOUNTING HEIGHT	FINELITE HP-4-P-D-_-S-840-F-96LG-120-SC-FC-10%-FA50-C4-FE-__	3.6W/FT LED, 4000K, 379 LUMENS/FT	FLAT ENDCAP, 90 DEGREE CORNERS, RE: R.C.P.'S FOR LENGTH, FLUSH OPTICS, LOW GLOSS WHITE REFLECTOR, FINISH TBD
F3	LED, DIRECT, HIGH PERFORMANCE 2"	PENDENT MOUNTED, BOTTOM OF FIXTURE TO MATCH BAFFLES	FINELITE HP-2-P-D-_-S-840-F-96LG-120-SC-FC-10%-C4-FE-__	3.6W/FT LED, 4000K, 329 LUMENS/FT	FLAT ENDCAP, FLUSH OPTICS, LOW GLOSS WHITE REFLECTOR, FINISH TBD
F4	LED, DIRECT, HIGH PERFORMANCE 4", WITH 90 DEGREE CORNERS	PENDANT MOUNTED, RE: ELEVATION SHEETS FOR MOUNTING HEIGHT	FINELITE HP-4-P-D-_-H-840-F-96LG-120-SC-FC-10%-FA50-C4-FE-__	7.1W/FT LED, 4000K, 720 LUMENS/FT	FLAT ENDCAP, 90 DEGREE CORNERS, RE: R.C.P.'S FOR LENGTH, FLUSH OPTICS, LOW GLOSS WHITE REFLECTOR, FINISH TBD
H1	6" LED ULTRA-THIN WAFER DOWNLIGHT	CEILING RECESSED	JUNO WF6 SWW5 90CRI MW WF6 PAN	12W LED, 4000K, 1000 LUMENS	MATTE WHITE FINISH, WET LOCATION RATED
H2	4" LED ULTRA-THIN WAFER DOWNLIGHT	CEILING RECESSED	JUNO WF4 SWW5 90CRI MW WF4 PAN	9W LED, 4000K, 742 LUMENS	MATTE WHITE FINISH, WET LOCATION RATED
L1	LED OUTDOOR SPORTS LIGHT	WALL MOUNTED, HEIGHT TO MATCH POLE MOUNTED FIXTURES L1A, 20'	LSI ZNM 48L CT UNV 40 __	367W LED, 4000K, 48,402 LUMENS	FINISH TBD, NO INTERNAL CONTROLS
L1A	LED OUTDOOR SPORTS LIGHT	5" SQUARE, POLE MOUNTED @ 20'	LSI ZNM 48L CT UNV 40 __ SQUARE POLE 5SQ	367W LED, 4000K, 48,402 LUMENS	FINISH TBD, NO INTERNAL CONTROLS
P1	6" LED CYLINDER DOWNLIGHT	PENDENT MOUNTED, BOTTOM OF FIXTURE TO MATCH GRID	GOTHAM EVO6CC TUWH PROR/30 __ MD LSS MVOLT JBX CCAN C180 ZT SF ___	28W LED, 4000K, 2940 LUMENS	FINISH TBD, DIMMING DRIVER
T1	FLEXIBLE CONCEALED LINEAR LED	SURFACE MOUNTED CONCEALED IN DISPLAY CABINET	CMLIGHTING LTR-P-24V-4.5W-40K-100	4.5W PER FOOT LED, 4000K	CUT TO LENGTH AS SHOWN ON PLANS, MOUNT TO VERTICAL PIECES & ALONG TOP OF TROPHY CASES, PROVIDE MFTR'S RECOMMENDED TRANSFORMER AND DRIVERS AS REQUIRED, INSTALL PER MFTR'S INSTRUCTONS
T2	FLEXIBLE CONCEALED LINEAR LED	SURFACE MOUNTED CONCEALED UNDER BAR	CMLIGHTING LTR-P-24V-4.5W-40K-100	4.5W PER FOOT LED, 4000K	CUT TO LENGTH AS SHOWN ON PLANS, PROVIDE MFTR'S RECOMMENDED TRANSFORMER AND DRIVERS AS REQUIRED, INSTALL PER MFTR'S INSTRUCTONS, WET LOCATION RATED
W1	OUTDOOR GENERAL PURPOSE LED FLUSH MOUNT	SURFACE MOUNTED	LITHONIA LIGHTING OLCFM 15 DDB	16.6W LED, 4000K, 1077 LUMENS	DARK BRONZE FINISH, WHITE ACRYLIC DIFFUSER, WET LOCATION RATED

LED LIGHTING: PROVIDE A TRANSFORMER/DRIVER THAT MEETS THE MANUFACTURER'S REQUIREMENTS. VERIFY WITH THE MANUFACTURER THE MINIMUM AND MAXIMUM NUMBER OF FIXTURES THAT CAN BE POWERED FROM A SINGLE TRANSFORMER/DRIVER SO AS TO PROVIDE STABLE, FLICKER-FREE OPERATION AND LONG LIFE.

1 LIGHTING SCHEDULE
N.T.S.

NO.	DATE	REVISIONS

D:\582\582103 - PICKLEBALL JUNCTION\06-CD\MEP\582103 - E9.33.DWG

DRAWN BY: JR | APPVD BY: JRF | ISSUED: 4-30-26

T.B.P.E.L.S FIRM NO. F-412
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S FIRM NO.: 10110900
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JUSTIN R. FENLEY
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LICENSED PROFESSIONAL ENGINEER
04/30/2026

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Panel Schedules & Details

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