ABBREVIATIONS

A

AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
AC	AIR CONDITIONING
ALUM	ALUMINUM
ARCH	ARCHITECT
ASPH	ASPHAULT

B

B.E.S.	BANK EQUIPMENT SUPPLIER
BJ	BAR JOIST
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BW	BOTH WAYS
BLDG	BUILDING
BU ROOF	BUILT-UP ROOFING
BR	BULLET RESISTANT GLASS

C

CAB	CABINET
CPT	CARPET
CI	CAST IRON
CLG	CEILING
CTR	CENTER
CLR	CLEAR (ANCE)
CW	COLD WATER
CONC	CONCRETE
CMU	CONCRETE MASONARY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CJ	CONTROL JOINT

D

DIM	DIMENSION
DW	DISHWASHER
DSP	DISPOSALL
DR	DOOR
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN

E

EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EJ	EXPANSION JOINT
EXT	EXTERIOR
E.I.F.S.	EXTERIOR INSULATING FINISH SYSTEM

F

FIN	FINISH
FFL	FINISHED FLOOR LINE
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FR	FIRE RATED
FLASH	FLASHING
FL	FLOOR (ING) OR FLOW LINE
FD	FLOOR DRAIN
FLOUR	FLOURESCENT
FT	FOOT / FEET
FTG	FOOTING

G

GA	GAGE, GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GB	GRAB BAR
GR BM	GRADE BEAM
GR	GRADE, GRADING
GYP BD	GYPSUM BOARD

H

HDW	HARDWARE
HTG	HEATING
HT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HB	HOSE BIBB
HW	HOT WATER

I

IN	INCH (")
INFO	INSIDE DIAMETER / DIMENSION
IG	INFORMATION
INS	INSULATE

J

JAN	JANITOR'S CLOSET
JS	JANITOR'S SINK
JT	JOINT
JST	JOIST
JB	JUNCTION BOX

K

KPL	KICKPLATE

L

LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LT	LIGHT
LWF	LIGHT WEIGHT FILL
LR	LIVING ROOM
LVR	LOUVER
LB	POUND

M

MH	MANHOLE
MFR	MANUFACTURE (ER)
MO	MASONRY OPENING
MAX	MAXIMUM
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MULL	MULLION

N

ND	NAPKIN DISPOSER
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER (#)

O

OC	ON CENTER
OPNG	OPENING
OPH	OPPOSITE HAND
OZ	OUNCE
OD	OUTSIDE DIAMETER / DIMENSION
OH	OVERHEAD

P

PG	PAGE
PNT	PAINT
PART	PARTITION
PVMT	PAVEMENT
/	PER
%	PERCENT
PC	PIECE
PLAS	PLASTER
P. LAM	PLASTIC LAMINATE
PLMB	PLUMBING
PVC	POLYVINYL CHLORIDE
PPT	PRESSURE PRESERVATIVE TREATED
PTDD	PAPER TOWEL DISPENSER & DISPOSAL

R

R	RADIUS
RE	REFERENCE
REF	REFRIGERATOR
RENF	REINFORCE
RA	RETURN AIR
REQD	REQUIRED
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
ROW	RIGHT OF WAY
RD	ROOF DRAIN
RFG	ROOFING
RO	ROUGH OPENING

S

SCHED	SCHEDULE
SECT	SECTION
SS	SERVICE SINK
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPKR	SPEAKER
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
STD	STANDARD
SST	STAINLESS STEEL
ST	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED

T

TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
THK	THICK
TPD	TOILET PAPER DISPENSER
TC	TOP OF CURB / CONCRETE
TJ	TOP OF JOIST
TS	TOP OF SLAB
TOS	TOP OF STEEL
TYP	TYPICAL
TD	TOWEL DISPENSER

U

UL	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE

V

VAR	VARIABLE (±)
VERT	VERTICAL
VOL	VOLUME

W

WSCT	WAINSCOT
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOFING
WS	WATERSTOP / WEATHERSTRIP
WT	WEIGHT
WWM	WELDED WIRE MESH (FABRIC)
W	WIDE
WW	WINDOW WALL
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOLS USED AS ABBREVIATIONS

@	AT
∠	ANGLE
℄	CENTERLINE
[	CHANNEL
°	DEGREES
'	FEET OR MINUTES
"	INCHES, SECONDS OR DITTO
#	NUMBER OR POUNDS
/	PER
%	PERCENT
℄	PLATE (OR PROPERTY LINE)
±	PLUS OR MINUS
Ø	ROUND, OR DIAMETER

LEGEND

- FILL/BACKFILL
- EARTH - EXISTING
- GRAVEL OR POROUS FILL
- SAND
- CONCRETE (LARGE SCALE)
- CONCRETE (SMALL SCALE)
- LIGHTWEIGHT INSULATING CONCRETE FILL
- CONCRETE MASONRY UNITS (LARGE SCALE)
- CONCRETE MASONRY UNITS (SMALL SCALE)
- BRICK
- CLAY TILE, TERRA COTTA
- STONE
- PLASTER ON METAL LATH
- PLYWOOD
- PLASTIC LAMINATE (ON PLYWOOD)
- PARTICLE BOARD
- WOOD, FRAMING
- WOOD BLOCKING
- WOOD FINISH
- METAL (LARGE SCALE)
- METAL (SMALL SCALE)
- INSULATION, LOOSE, BATT OR UNSPECIFIED
- RIGID INSULATION
- ACOUSTIC INSULATION
- RESILIENT MATERIAL (CORK, RUBBER)

OFFICE 104 — ROOM NAME & NUMBER; SEE FINISH SCHEDULE

112 — DOOR NUMBER; SEE DOOR SCHEDULE

108 / 2'0 — DOOR NUMBER; HARDWARE TYPE; DOOR TYPE

B — PARTITION TYPE; SEE DETAILS

A — WINDOW TYPE; SEE DETAILS

16 — SPECIFIC KEY NOTE; REFER TO SCHEDULE

2 — REVISION NUMBER

8 A17 — LARGE SCALE DETAIL DRAWN AS NO.8 ON SHEET A17

3 A12 — DETAIL DRAWN AS NO. 3 ON SHEET A12

4 A10 — BUILDING SECTION DRAWN AS NO.4 ON SHEET A10

3 A2.1 — ELEVATION DRAWN AS NO. 3 ON SHEET A2.1

DESIGNATED FINISH SEE FINISH SCHEDULE

S / C — COLUMN LINE DESIGNATION

DIMENSION TO FINISH FACE

DIMENSION TO CENTER LINE

DIMENSION TO FACE OF EXIST., CONST.,FACE OF NEW CONSTRUCTION, OR FOUNDATION

ELEVATION (ABOVE FINISHED FLOOR OR OTHER REFERENCE PLANE)

PROPERTY LINE (SHOULD ALWAYS BE LABELED ALSO)

72 — PROPOSED OR FINISHED CONTOURS

68 — EXISTING CONTOURS

NORTH ARROW

INDICATES CORNER GUARD AS SPECIFIED

4" — DOUBLE DOOR ACTIVE LEAF

GENERAL INFORMATION

1. **SUMMARY OF THE WORK:**
DEMOLITION OF EXISTING FINISH-OUT, AND CONSTRUCTION OF A NEW BANK FIT-UP AT THE 6623 FM 1960 WEST OFFICE BUILDING. NEW WORK INCLUDES LIMITED SITE IMPROVEMENTS, MISCELLANEOUS BUILDING RENOVATION ITEMS, INTERIOR FINISHES, AND MEP ITEMS.

INTERIOR FIT-UP INCLUDES METAL STUDS, GYPSUM BOARD, SUSPENDED CEILING, CARPET, VINYL COMPOSITION TILE, PAINTING, HARDWARE, WOOD DOORS, ALUMINUM FRAMES, MILLWORK, SIGNAGE, STRUCTURAL VAULT SLAB AND MEP.

2. **RELATED WORK UNDER SEPARATE CONTRACTS:**
   - A. BANK EQUIPMENT PURCHASE; SETTING IN PLACE, AND FINAL HOOK-UP
   - B. SECURITY SYSTEM DEVICES AND CABLING
   - C. DATA SYSTEM DEVICES AND CABLING
   - D. TELEPHONE SYSTEM DEVICES AND CABLING (CONDUITS/PULL STRINGS BY G.C.)
   - E. LANDSCAPING, PLANTING AND TOPSOIL INSTALLATION
   - F. IRRIGATION SYSTEM PIPING AND DEVICES
   - G. BUILDING AND SITE GRAPHICS AND SIGNAGE (ELECTRICAL BY G.C.)

3. **BUILDING CODE INFORMATION:**

BUILDING CODE:	NO CODE REQUIRED; UNIFORM BUILDING CODE, 1991 EDITION, HOUSTON AMENDMENTS USED AS GUIDELINE.
SITE AREA:	38,086 SQUARE FEET (1.66 ACRES)
TOTAL BUILDING AREA:	3 STORY, 15,053 TOTAL GROSS SF
BANK LEASE AREA:	GROUND FLOOR, 4,023 NET LEASE SPACE
OCCUPANT LOAD:	4,023 ÷ 100 = 41
PARKING SPACES:	55 FULL SIZE (@ 9'-0" WIDE) 3 HANDICAP 58 TOTAL PARKING SPACES
OCCUPANCY:	B2 (OFFICE/BANK BUILDING)
TYPE OF CONSTRUCTION:	TYPE V - 1 HR
BUILDING HEIGHT:	3 STORY, 40 FEET (50 ALLOWED)
ALLOWABLE AREA:	28,000 S.F. + INCREASES

4. **A.D.A. COMPLIANCE:**
THIS FACILITY FALLS UNDER THE PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES CATEGORIES AS DEFINED BY TITLE III OF AMERICANS WITH DISABILITIES ACT OF 1990. THIS EXISTING FACILITY IS BEING ALTERED, AND THE ALTERED AREAS COMPLY WITH KNOWN A.D.A. AND TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS ACT, EFFECTIVE APRIL 1, 1994.

GENERAL CONSTRUCTION REQUIREMENTS FOR TENANT BUILD-OUT

A. CONTRACTORS SHALL CONFINE THEMSELVES TO CONSTRUCTION AREAS. CONSTRUCTION PARKING ONLY IN DESIGNATED LOCATIONS.

B. CONTRACTOR SHALL PROVIDE OWN SOURCES FOR WATER AND CONSTRUCTION POWER REQUIREMENTS. DO NOT USE RESTROOMS FOR TOOL, BRUSH, ETC. CLEANING.

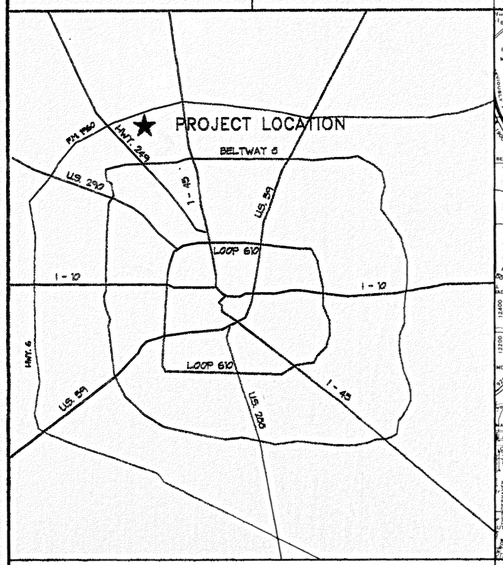
C. NO FLOOR DRILLING OR OTHER EXCESSIVELY NOISY ACTIVITIES SHALL BE PERMITTED DURING REGULAR BUSINESS HOURS IN EXISTING FACILITIES WITH OCCUPANCY, UNLESS WITH PRIOR APPROVAL.

D. PRIOR ARRANGEMENTS WITH BUILDING MANAGEMENT SHALL BE MADE BY CONTRACTOR FOR HIS AND SUBCONTRACTORS CREW TO ACCESS PARTS OF BUILDING OTHER THAN CONSTRUCTION AREAS TO FACILITATE CONSTRUCTION. THIS WORK SHALL PLACE OUTSIDE REGULAR BUSINESS HOURS.

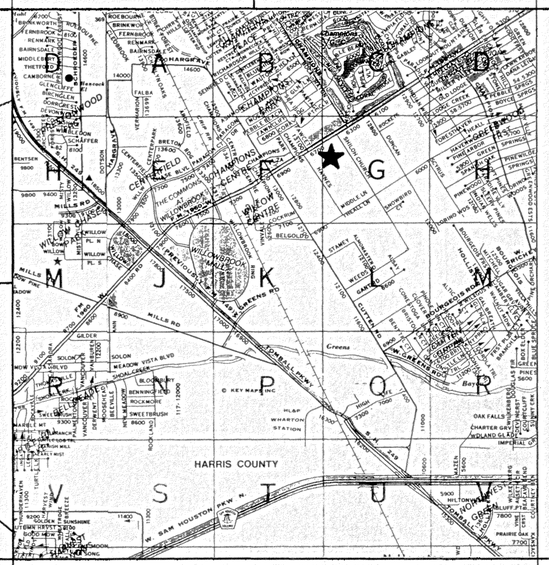
E. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL, ACCOMPANIED BY REPRESENTATIVE OF BUILDING MANAGEMENT, TAKE AND DOCUMENT INVENTORY OF EXISTING FINISHES AND SYSTEMS TO REMAIN IN CONSTRUCTION AREA, AND ESTABLISH ANY EXISTING DAMAGE. ANY SUBSEQUENT DAMAGE ATTRIBUTABLE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR COMPENSATED FOR BY CONTRACTOR.

F. WHERE APPLICABLE, OBTAIN A COPY OF THE BUILDING MANAGEMENT'S "CONSTRUCTION RULES" PRIOR TO BIDDING FOR ADDITIONAL AND UPDATED REQUIREMENTS AND RESTRICTIONS. ABIDE BY THESE RULES AT ALL TIMES.

G. CLEAN CONSTRUCTION AREA THOROUGHLY UPON COMPLETION. DO NOT USE BUILDING DUMPSTERS. DISPOSE OF DEBRIS IN ACCORDANCE WITH LOCALLY APPROVED REGULATIONS. USE OF ELEVATOR ONLY AFTER BUILDING HOURS.



AREA MAP
HOUSTON, TEXAS



KEY MAP
MAP NO. 370
HOUSTON, TEXAS

COORDINATING PARTIES

OWNER: TEXAS FIRST NATIONAL BANK
8278 BELLAIRE BLVD.
HOUSTON, TX 77036
CONTACT: JASON C. CHANG
PHONE: (713) 777-3838
FAX: (713) 777-8049

ARCHITECT: MCCLEARY/GERMAN ASSOCIATES, INC.
2425 WEST LOOP SOUTH, SUITE 665
HOUSTON, TEXAS 77027-4207
CONTACT: BILL GERMAN
PHONE: (713) 552-0707
FAX: (713) 552-9810

CIVIL ENGINEERING: VANO T. WILSON
5601 VALERIE
HOUSTON, TX 77081
CONTACT: VANO T. WILSON
PHONE: (713) 772-8008
FAX: (713) 895-7045

STRUCTURAL ENGINEER: SHEPARD CRANE & ASSOCIATES
ONE PARC PLAZA, SUITE 222
11104 WEST AIRPORT BLVD.
STAFFORD, TX 77477
CONTACT: MARK SHEPARD
PHONE: (713) 879-7252
FAX: (713) 879-7739

MEP ENGINEER: MSS ENGINEERING
5444 WESTHEIMER, SUITE 1680
HOUSTON, TX 77056
CONTACT: MARK S. SHEETS
PHONE: (713) 960-9191
FAX: (713) 626-7613

BANK EQUIPMENT: LEFEBURE
CONTACT: FRANK EASLEY
PHONE: (713) 240-3238
FAX: (713) 240-5196

ATM: DIEBOLD
CONTACT:
PHONE:
FAX:

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McCLEARY GERMAN ASSOCIATES
ARCHITECTURE
PLANNING
INTERIOR DESIGN

2425 WEST LOOP SOUTH
SUITE 665
HOUSTON TEXAS 77027
FAX 713·552·9810
713·552 0707

PROJECT NO.
94-988.A

DRAWN BY: S. CLANTON
CHECKED BY: D. LEWIS
SF CHECKED BY:
DATE: 10/27/1994

REVISIONS/ DATE:
1 REVISION 1 10/31/94

Texas First National Bank
6623 FM 1960 Branch

GENERAL INFORMATION

SHEET NO.
A-0.1
GENINFO2.VWF

10-27-94
REGISTERED ARCHITECT
WILLIAM P. Z. GERMAN
6933-7
STATE OF TEXAS