

ADDITION AND IMPROVEMENTS TO:
LONE STAR GOLF CLUB

1510 HAWKINS BLVD.

EL PASO, TX 79925



VICINITY MAP



FAN
STUDIO
ARCHITECT

Addition and Improvements to:
LONE STAR GOLF CLUB
1510 Hawkins Blvd.
EL PASO, TX 79925

CONSTRUCTION DOCUMENTS

Issue Date: 8/01/2023

Revisions

No. Date Description

No.	Date	Description

Project Number: 2307

Designed By: T.F.

Sheet Title:

COVER SHEET

Sheet Number:

G1.0

ARCHITECT

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444 Executive Center, Suite 134
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Structural Engineering
Harder Structural Engineering
108 S Stanton St,
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Landscape Architecture
The Dry Land
110 Montecillo, Suite B
El Paso, TX. 79912
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- Remove Existing Vegetation, Irrigation
- Remove Garden Rock Wall
- Saw Cut & Remove Concrete Curb
- Remove Partition Wall
- Remove Masonry Wall

2125.6 SQ FT

71.7 FT

7.4 FT

32.7 FT

16.0 FT

DEMOLITION GENERAL NOTES

- DISCONNECT UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION. COORDINATE WITH REGULATING AUTHORITIES AND APPROPRIATE UTILITY COMPANIES ONLY IF REQUIRED.
- ANY DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION AND EQUIPMENT SHOULD BE COORDINATED WITH IMPROVEMENT PLAN.
- ALL ITEMS SHOWN OR SCHEDULED TO BE DEMOLISHED AND REMOVED ARE PROPERTY OF THE OWNER. UNLESS OTHERWISE NOTED.
- COORDINATE DEMOLITION OF EXISTING CONSTRUCTION WITH PLUMBING, ELECTRICAL AND MECHANICAL DEMOLITION PLANS. IF THERE ARE ANY DISCREPANCIES CONTACT THE ARCHITECT IMMEDIATELY.
- PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE AS REQUIRED. PERFORM DEMOLITION REQUIRED WITH CARE AND SAFETY PERSONNEL, PUBLIC, AND PROPERTY. PROVIDE ADEQUATE SHORING BRACING AND SUPPORT OF EXISTING AND NEW CONSTRUCTION AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PRECAUTIONS, SUCH AS EXPLORATIONS OR PROBES NECESSARY BEFORE DEMOLITION.
- KEEP CONSTRUCTION SITE FREE OF ACCUMULATION OF DEBRIS AND RUBBISH, THERE WILL BE NO STOCK PILING OF MATERIALS.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED AT ANY TIME.
- THE SALE OF ITEMS ON THE SITE WILL NOT BE PERMITTED.
- EXCAVATION SHOULD BE DONE ACCORDING TO STRUCTURAL AND CIVIL DRAWINGS, NOTES, AND SPECIFICATIONS.
- NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY FOR CLARIFICATION BEFORE CONTINUING WORK.
- INTENT OF DEMOLITION IS TO PREPARE EXISTING BUILDING FOR NEW IMPROVEMENTS, CONTRACTOR SHOULD EXECUTE ALL DEMOLITION WITH CARE. ANY AREAS DAMAGED AND NOT SCHEDULED TO BE DEMOLISHED WILL BE REPAIRED AT NO ADDITIONAL COST.
- SALVAGE EXISTING DOORS AND HARDWARE AND ANY FABRIC FENCE REMOVED TO OWNER.
- SAW CUT EXISTING CONCRETE SLAB AS REQUIRED FOR NEW PLUMBING FIXTURES. REPAIR CONCRETE AND INSTALL #4x18" LONG SMOOTH DOWELS (WARP ONE END) AT 24" O.C. AND EPOXY BETWEEN ALL NEW AND EXISTING CONCRETE.
- ALL EXISTING CONDITIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS OF THE STRUCTURE. ANY DISCREPANCIES SHALL BE IMMEDIATELY NOTIFIED TO ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO REMOVE ALL REQUIRED ITEMS IN THEIR ENTIRETY TO PROVIDE FULL FLOOR PLAN DESIGN.

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- EXISTING INTERIOR PARTITION TO BE REMOVED

DEMOLITION KEYED NOTES

- REMOVE PORTION OF EXISTING INTERIOR PARTITION AND PREPARE AREA TO RECEIVE NEW WORK.
- REMOVE PORTION OF EXISTING MASONRY WALL AND PREPARE AREA TO RECEIVE NEW WORK. PROVIDE STEEL ANGLE LINTELS AS SHOWN IN STRUCTURAL DRAWINGS.
- REMOVE PORTION OF EXISTING MASONRY WALL, CLEAN AND PREPARE AREA TO RECEIVE NEW WORK.
- REMOVE EXISTING DOOR & FRAME.
- REMOVE EXISTING BAR COUNTERTOP AND ALL ASSOCIATED EQUIPMENT/ASSEMBLY IN ITS ENTIRETY.
- REMOVE AND SALVAGE BACK TO OWNER EXISTING KITCHEN EQUIPMENT AND PREPARE AREA TO RECEIVE NEW WORK. CAP AND ABANDON ANY UN-USED PLUMBING/ELECTRICAL LINES AND/OR RE-ROUTE PER NEW IMPROVEMENT PLANS. COORDINATE WITH OWNER FOR EXISTING EQUIPMENT DELIVERY.
- REMOVE EXISTING PLUMBING FIXTURE AND CAP AND ABANDON ANY UN-USED PLUMBING LINES AND/OR RE-ROUTE PER NEW IMPROVEMENT PLANS. REFER TO PLUMBING DRAWINGS.
- TEMPORARY REMOVE EXISTING LAY-IN CEILING SYSTEM AS REQUIRED TO ACCOMMODATE NEW FIRE SUPPRESSION SYSTEM.
- REMOVE PORTIONS EXISTING GYPSUM BOARD CEILING SYSTEM AS REQUIRED TO ACCOMMODATE NEW FIRE SUPPRESSION SYSTEM. EXISTING COLUMN TO REMAIN UNDISTURBED.
- REMOVE PORTION OF EXISTING ROOF SOFFIT/FASCIA AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- PREPARE AREA TO ACCOMMODATE NEW FIRE SUPPRESSION SYSTEM.
- REMOVE EXISTING GYPSUM BOARD FURROWDOWN SOFFIT IN ITS ENTIRETY.
- REMOVE EXISTING CANVAS CANOPY, FRAME STRUCTURE, STEEL POSTS IN ITS ENTIRETY. PATCH AND REPAIR CONCRETE SIDEWALKS AND ANY DAMAGE LEFT BY DEMOLITION.
- REMOVE EXISTING GARDEN ROCK WALL, FOOTING AND BRICK CAP IN ITS ENTIRETY. CLEAN AND PREPARE AREA TO ACCOMMODATE NEW CONSTRUCTION.
- REMOVE EXISTING LANDSCAPE VEGETATION AND PORTION OF IRRIGATION SYSTEM. CLEAN AND PREPARE AREA TO ACCOMMODATE NEW CONSTRUCTION.
- EXISTING SIDEWALK TO REMAIN UNDISTURBED.
- EXISTING ELECTRICAL PANELS TO REMAIN UNDISTURBED. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- REMOVE EXISTING FLOOR FINISH IN THIS AREA AND PREPARE AREA TO RECEIVE NEW WORK.
- REMOVE EXISTING LIGHT FIXTURES AND ANY OTHER ELECTRICAL EQUIPMENT AS REQUIRED, SEE ELECTRICAL PLANS.
- REMOVE EXISTING DIFFUSERS AND ANY OTHER MECHANICAL EQUIPMENT AS REQUIRED, SEE MECHANICAL PLANS.
- EXISTING GAS METER TO REMAIN UNDISTURBED.
- LIMITS OF WORK.
- SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE CURB, CLEAN AND PREPARE AREA TO ACCOMMODATE NEW SIDEWALK.
- EXISTING WINDOW TO REMAIN UNDISTURBED.
- EXISTING PATIO SHADE TO REMAIN UNDISTURBED.
- EXISTING LANDSCAPE AND LIGHT POLES TO REMAIN UNDISTURBED.
- EXISTING FIRE LANE VERTICAL SIGN TO REMAIN UNDISTURBED.



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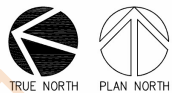
Project Number: 2307

Designed By: T.F.

Sheet Title:
DEMOLITION FLOOR PLAN

Sheet Number:

AD1.1



DEMOLITION PLAN

SCALE: 3/16"=1'-0"

5'-2"

26'-10"

7'-4"



PROJECT GENERAL NOTES PROVIDE INFORMATION CONCERNING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWING OR SHEET.

1. MAKE THE NECESSARY ARRANGEMENTS WITH THE OWNER TO VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL EXAMINE THE EXISTING SITE AND FACILITIES, FIELD VERIFY ALL CONDITIONS. SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT THE CONTRACTOR HAS PHYSICALLY INSPECTED THE SITE AND MADE HIM OR HERSELF FAMILIAR WITH AND UNDERSTANDS THE REQUIRED SCOPE OF WORK.
2. ACTUAL FIELD CONDITIONS FOUND TO BE AT VARIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS ARE NOMINAL AND REQUIRE FIELD VERIFICATION AND COORDINATION. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CYLINDR BOARD OR FACE OF CMU, UNLESS NOTED OTHERWISE, DO NOT SCALE DRAWINGS.
4. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS.
5. GENERAL DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS .
6. ALL FINISHES, TEXTURES, ETC, NOT INDICATED, SHALL BE AS SELECTED BY ARCHITECT.
7. THE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION MUST COMPLY WITH ALL GOVERNING REGULATIONS CONCERNING SAFETY, IS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
9. ALL TEMPORARY UTILITIES SHALL BE PAID BY THE CONTRACTOR.
10. THE BUILDING PERMIT AND INSPECTIONS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED AND PAID BY THE CONTRACTOR.
11. THE CONTRACTOR WILL COORDINATE THE PHASING OF THE WORK WITH THE ARCHITECT AND THE OWNER PRIOR TO BEGINNING THE WORK.

EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED, PERFORM THE WORK IN COMPLIANCE WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT. CONTACT GOVERNING AUTHORITIES DIRECTLY FOR NECESSARY INFORMATION AND DECISIONS HAVING BEARING ON THE PERFORMANCE OF THE WORK.

- ① NEW LANDSCAPE AREA, SEE LANDSCAPE & IRRIGATION DRAWINGS.
- ② EXISTING ASPHALT PAVEMENT.
- ③ 4" THICK CONCRETE SIDEWALK, SEE D.T.L.S. 5&6/AS1.2
- ④ NEW CONCRETE SIDEWALK TO BE FLUSHED WITH ASPHALT.
- ⑤ ACCESSIBLE PARKING SYMBOL, SEE 1/AS1.2
- ⑥ VERTICAL ACCESSIBLE SIGN, SEE 2&3/AS1.2
- ⑦ WHEEL STOP SEE 7/AS1.2
- ⑧ NEW 4" WIDE PAINTED WHITE STRIPES.
- ⑨ (3 BIKES) BICYCLE RACK, SEE D.T.L. 8/AS1.2
- ⑩ 54"W x 72"H. WROUGHT IRON FENCE W/PANIC DEVICE.
- ⑪ EXISTING CONC. CURB SEE CIVIL DRAWINGS.
- ⑫ EXISTING CONCRETE SIDEWALK.
- ⑬ EXISTING LIGHT POLE.
- ⑭ EXISTING 36" WIDE STRIPING AISLE.
- ⑮ PATCH AND REPAIR SIDEWALK FROM ANY DAMAGE LEFT BY DEMOLITION.
- ⑯ PATCH AND REPAIR GARDEN WALL FROM ANY DAMAGE LEFT BY DEMOLITION.
- ⑰ EXISTING MASONRY ENCLOSURE OF ELECTRICAL PANELS. PATCH, REPAIR AND PAINT ANY DAMAGE LEFT BY DEMOLITION.
- ⑱ EXISTING LANDSCAPE TO REMAIN.



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[illegible]

Project Number: 2307

Designed By: T.F.

Sheet Title:
PARTIAL SITE PLAN

Sheet Number:

AS1.1

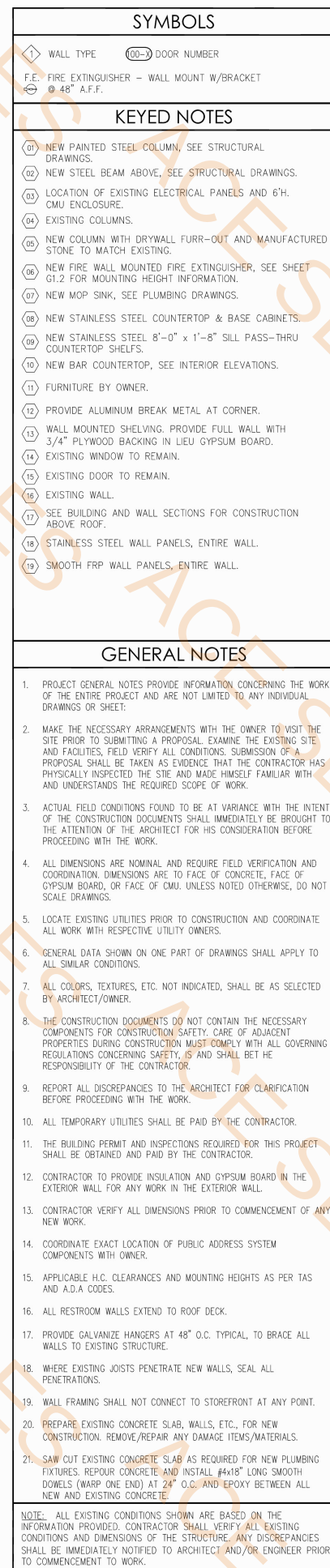


1 SITE PLAN
SCALE: 1" = 10'



SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

[illegible]

Sheet Title:
OVERALL IMPROVEMENT
FLOOR PLAN

Sheet Number

A1.0



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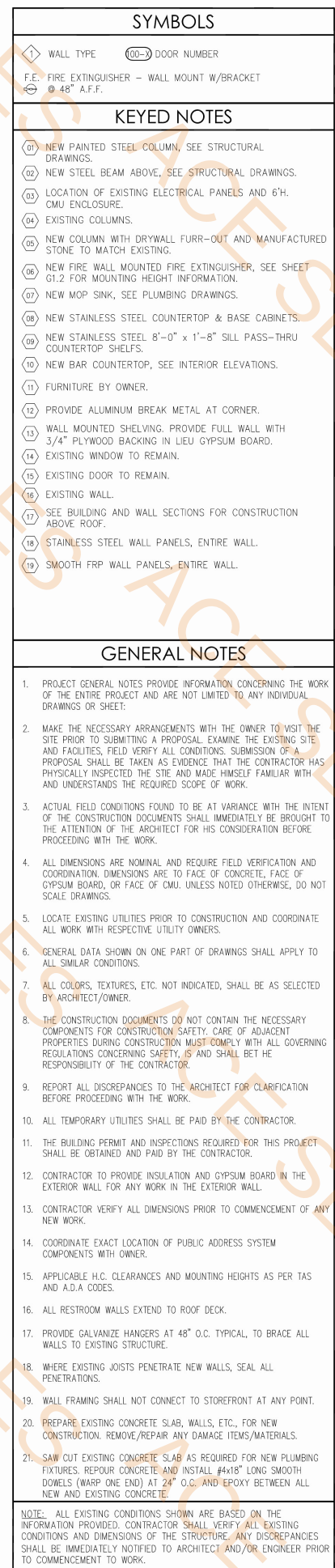


SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

Transition Strip

12.4 FT



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08-01-23

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A1.0

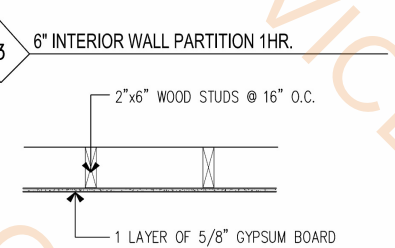
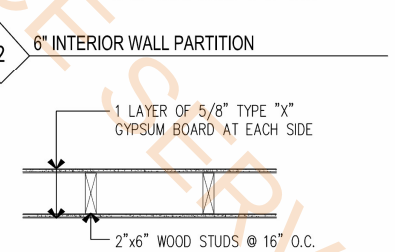
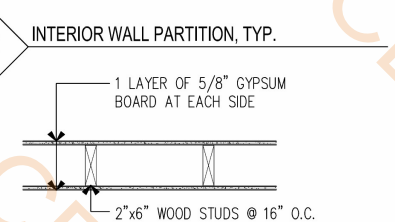
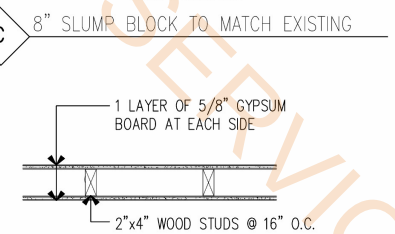
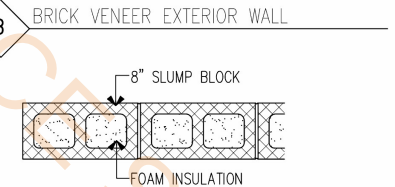
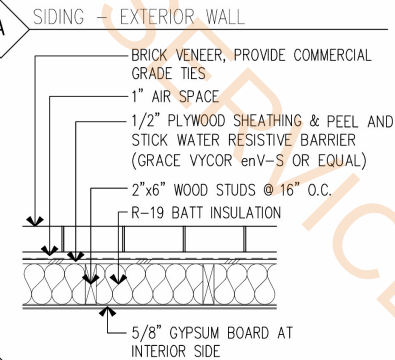
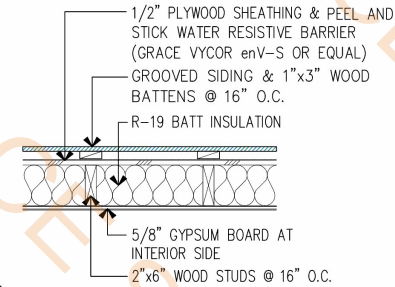
- Wall Tag A @ 20'H
Wall Tag A @ 12'H
Wall Tag#4 @ 12'H
Wall Tag#1 @ 12'H
Wall Tag#2 @ 12'H
Wall Tag A @ 18'H
Wall Tag B @ 18'H
Wall Tag#3 @ 16'H
Wall Tag#2 @ 16'H
Wall Tag#1 @ 16'H

- 34.9 FT
48.6 FT
23.8 FT
23.8 FT
23.8 FT
12.9 FT
10.9 FT
26.2 FT
12.1 FT
2.6 FT

IMPROVEMENTS FLOOR PLAN

SCALE: 3/16"=1'-0"

WALL TYPE LEGEND



SYMBOLS

- 1 WALL TYPE 100-3 DOOR NUMBER
F.E. FIRE EXTINGUISHER - WALL MOUNT W/BACKET
48" A.F.F.

KEYED NOTES

- 01 NEW PAINTED STEEL COLUMN, SEE STRUCTURAL DRAWINGS.
02 NEW STEEL BEAM ABOVE, SEE STRUCTURAL DRAWINGS.
03 LOCATION OF EXISTING ELECTRICAL PANELS AND 6"H. CMU ENCLOSURE.
04 EXISTING COLUMNS.
05 NEW COLUMN WITH DRYWALL FURR-OUT AND MANUFACTURED STONE TO MATCH EXISTING.
06 NEW FIRE WALL MOUNTED FIRE EXTINGUISHER, SEE SHEET G1.2 FOR MOUNTING HEIGHT INFORMATION.
07 NEW MOP SINK, SEE PLUMBING DRAWINGS.
08 NEW STAINLESS STEEL COUNTERTOP & BASE CABINETS.
09 NEW STAINLESS STEEL 8'-0" x 1'-8" SILL PASS-THRU COUNTERTOP SHELF.
10 NEW BAR COUNTERTOP, SEE INTERIOR ELEVATIONS.
11 FURNITURE BY OWNER.
12 PROVIDE ALUMINUM BREAK METAL AT CORNER.
13 WALL MOUNTED SHELVING, PROVIDE FULL WALL WITH 3/4" PLYWOOD BACKING IN LIEU GYPSUM BOARD.
14 EXISTING WINDOW TO REMAIN.
15 EXISTING DOOR TO REMAIN.
16 EXISTING WALL.
17 SEE BUILDING AND WALL SECTIONS FOR CONSTRUCTION ABOVE ROOF.
18 STAINLESS STEEL WALL PANELS, ENTIRE WALL.
19 SMOOTH FRP WALL PANELS, ENTIRE WALL.

GENERAL NOTES

1. PROJECT GENERAL NOTES PROVIDE INFORMATION CONCERNING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWINGS OR SHEET.
2. MAKE THE NECESSARY ARRANGEMENTS WITH THE OWNER TO VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL. EXAMINE THE EXISTING SITE AND FACILITIES, FIELD VERIFY ALL CONDITIONS. SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT THE CONTRACTOR HAS PHYSICALLY INSPECTED THE SITE AND MADE HIMSELF FAMILIAR WITH AND UNDERSTANDS THE REQUIRED SCOPE OF WORK.
3. ACTUAL FIELD CONDITIONS FOUND TO BE AT VARIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS ARE NOMINAL AND REQUIRE FIELD VERIFICATION AND COORDINATION. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF GYPSUM BOARD, OR FACE OF CMU, UNLESS NOTED OTHERWISE, DO NOT SCALE DRAWINGS.
5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS.
6. GENERAL DATA SHOWN ON ONE PART OF DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS.
7. ALL COLORS, TEXTURES, ETC. NOT INDICATED, SHALL BE AS SELECTED BY ARCHITECT/OWNER.
8. THE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION MUST COMPLY WITH ALL GOVERNING REGULATIONS CONCERNING SAFETY, IS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. ALL TEMPORARY UTILITIES SHALL BE PAID BY THE CONTRACTOR.
11. THE BUILDING PERMIT AND INSPECTIONS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED AND PAID BY THE CONTRACTOR.
12. CONTRACTOR TO PROVIDE INSULATION AND GYPSUM BOARD IN THE EXTERIOR WALL FOR ANY WORK IN THE EXTERIOR WALL.
13. CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY NEW WORK.
14. COORDINATE EXACT LOCATION OF PUBLIC ADDRESS SYSTEM COMPONENTS WITH OWNER.
15. APPLICABLE H.C. CLEARANCES AND MOUNTING HEIGHTS AS PER TAS AND A.D.A. CODES.
16. ALL RESTROOM WALLS EXTEND TO ROOF DECK.
17. PROVIDE GALVANIZE HANGERS AT 48" O.C. TYPICAL, TO BRACE ALL WALLS TO EXISTING STRUCTURE.
18. WHERE EXISTING JOISTS PENETRATE NEW WALLS, SEAL ALL PENETRATIONS.
19. WALL FRAMING SHALL NOT CONNECT TO STOREFRONT AT ANY POINT.
20. PREPARE EXISTING CONCRETE SLAB, WALLS, ETC., FOR NEW CONSTRUCTION. REMOVE/REPAIR ANY DAMAGE ITEMS/MATERIALS.
21. SAW CUT EXISTING CONCRETE SLAB AS REQUIRED FOR NEW PLUMBING FIXTURES. REPAIR CONCRETE AND INSTALL #4x18" LONG SMOOTH DOWELS (WARP ONE END) AT 24" O.C. AND EPOXY BETWEEN ALL NEW AND EXISTING CONCRETE.

NOTE: ALL EXISTING CONDITIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS OF THE STRUCTURE. ANY DISCREPANCIES SHALL BE IMMEDIATELY NOTIFIED TO ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCEMENT TO WORK.



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596.9 SQ FT
611.7 SQ FT

1. ALL CEILING HEIGHTS TAKEN FROM 0'-0". SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION ON FINISH FLOOR(S) ELEVATION.
2. COORDINATE LIGHT FIXTURES WITH RCP AND ELECTRICAL DRAWINGS.
3. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. ALL WIRING AND ELECTRICAL CONDUIT MUST BE CONCEALED AS MUCH AS POSSIBLE BEHIND STRUCTURAL ELEMENTS.
5. MESSY AND IMPROPER ELECTRICAL INSTALLATION WILL BE REJECTED.
6. WHERE DEVICES OR FIXTURES ARE REMOVED, CONTRACTOR SHALL MAINTAIN CONTINUITY TO REMAINDER OF CIRCUIT.



STONE STAR GOLF CLUB

1510 Hawkins Blvd.

Issue Date: 8/01/2023

[illegible]

Designed By: T.F.

Sheet Number:

A2.0



SCALE: 3/16"=1'-0"



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Addition and Improvements to:

CONSTRUCTION DOCUMENTS

Issue Date: 8/01/2023

Project Number: 2307

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Sheet Title:

INTERIOR ELEVATIONS

Sheet Number:

A7.0



SCALE: $3/8"=1'-0"$



SCALE: $3/8"=1'-0"$



SCALE: $3/8"=1'-0"$



SCALE: 1" = 1'-0"

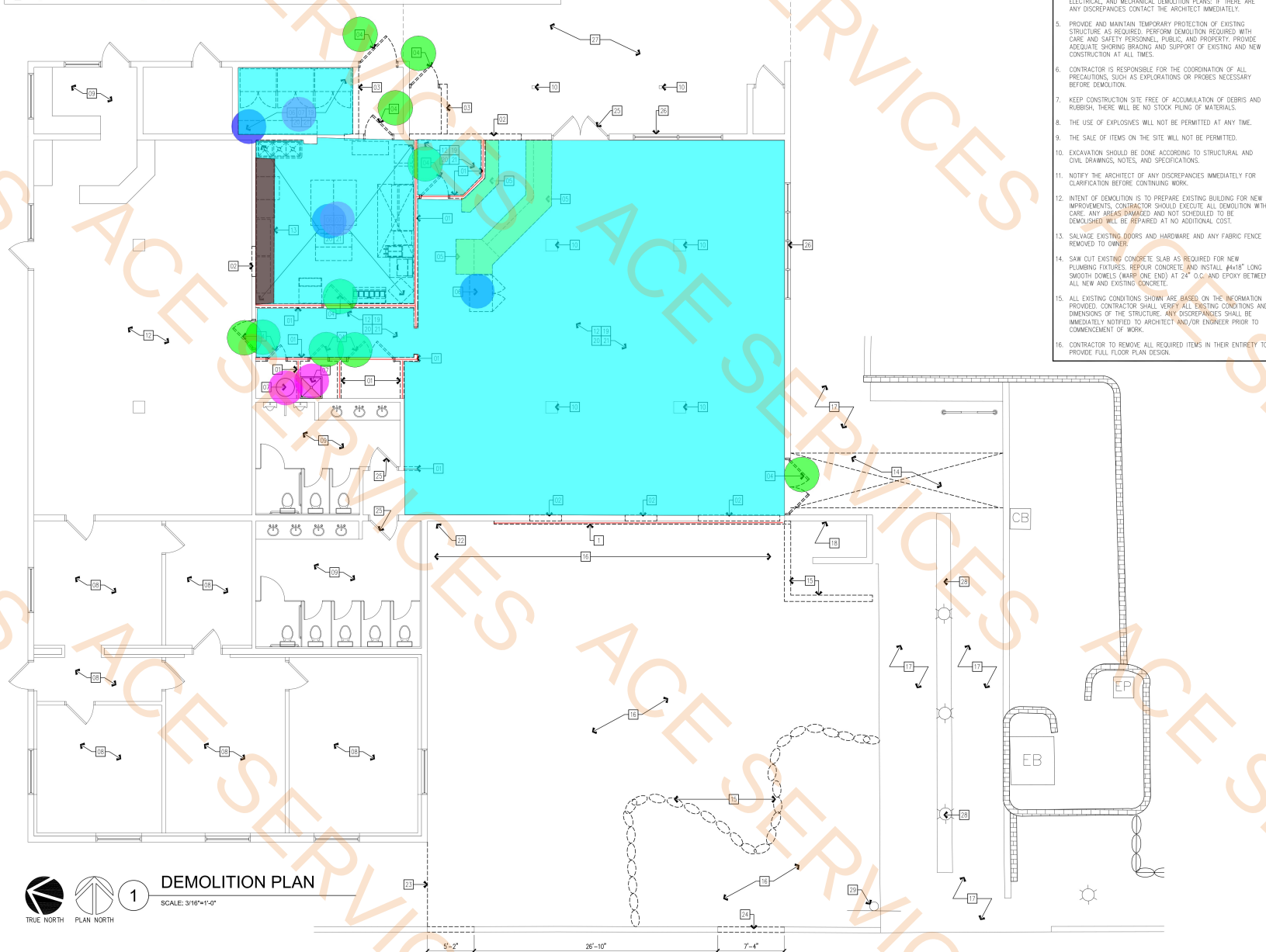


SCALE: 1" = 1'-0"

NOTES :

ALL MILLWORK DRAWINGS ARE ARE FOR BIDDING AND BUILDING PERMIT PURPOSES ONLY. UNLESS OTHERWISE NOTED.

PROVIDE FINISHES SAMPLES AND COORDINATE WITH ARCHITECT/OWNER BEFORE OF INSTALLATION.



1. DISCONNECT UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION COMMENCED WITH REGULATING AUTHORITIES AND APPROPRIATE UTILITY COMPANIES ONLY IF REQUIRED.
2. ANY DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION AND EQUIPMENT SHOULD BE CONTAIN REMOVAL WITH IMPROVEMENT OF AIR.
3. ALL ITEMS SHOWN ON SCHEDULED TO BE DEMOLISHED AND REMOVED ARE PROPERTY OF THE OWNER, UNLESS OTHERWISE NOTED.
4. COORDINATE DEMOLITION OF EXISTING CONSTRUCTION WITH PLUMB, ELECTRICAL, AND MECHANICAL DEMOLITION PLANS: IF THERE ARE ANY DISCREPANCIES CONTACT THE ARCHITECT IMMEDIATELY.
5. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF EXISTING UTILITIES AS REQUIRED.
6. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES WITH CARE AND SAFETY PERSONNEL, PUBLIC, AND PROPERTY. PROVIDE ADEQUATE SIGHTING BRACING AND SUPPORT OF EXISTING AND NEW CONSTRUCTION AT ALL TIMES.
7. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PRECAUTIONS, SUCH AS EXPLORATIONS OR PROBES NECESSARY BEFORE DEMOLITION.
8. KEEP CONSTRUCTION SITE FREE OF ACCUMULATION OF DEBRIS AND RUBBER. THERE WILL BE NO STOCK PILING OF MATERIALS.
9. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED AT ANY TIME.
10. THE SALE OF ITEMS ON THE SITE WILL NOT BE PERMITTED.
11. EXCAVATION SHOULD BE DONE ACCORDING TO STRUCTURAL AND U/C DRAWINGS, NOTES, AND SPECIFICATIONS.
12. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY FOR IDENTIFICATION BEFORE CONTINUING WORK.
13. CLARIFICATION IS TO PREPARE EXISTING BUILDING FOR NEW REMOVAL. CONTRACTOR SHALL REMOVE EXISTING CONSTRUCTION. CAR. AREA DAMAGES AND NOT SCHEDULED TO BE DEMOLISHED WILL BE REPAIRED AT NO ADDITIONAL COST.
14. SAVE EXISTING DOORS AND HARDWARE AND ANY FABRIC FINE FURNITURE FOR THE OWNER.
15. SAW CUT EXISTING CONCRETE SLAB AS REQUIRED FOR NEW FOUNDATION FOOTINGS. REPAIR CRACKS AND INSTALL BAY" LONG SMOOTHED DOWELS (WARP ONE END) AT 24" O.C. AND EPOXY BETWEEN ALL NEW AND EXISTING CONCRETE.
16. ALL EXISTING CONDITIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. VERIFY EXISTING CONDITIONS AND DIMENSIONS OF THE STRUCTURE. ANY DISCREPANCIES SHALL BE IMMEDIATELY NOTIFIED TO ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCEMENT OF WORK.
17. CONTRACTOR TO REMOVE ALL REQUIRED ITEMS IN THEIR ENTIRETY TO PROVIDE FULL FLOOR PLAN DESIGN.

 EXISTING EXTERIOR WALL
 EXISTING INTERIOR WALL
 EXISTING INTERIOR PARTITION TO BE REMOVED

01	REMOVE PORTION OF EXISTING INTERIOR PARTITION AND PREPARE AREA TO RECEIVE NEW WALL.
02	REMOVE PORTION OF EXISTING MASONRY WALL AND PREPARE AREA TO RECEIVE NEW WALL. PROVIDE STEEL ANGLE LINTELS AS REQUIRED TO RECEIVE NEW CONSTRUCTION.
03	REMOVE PORTION OF EXISTING MASONRY WALL, CLEAN AND PREPARE AREA TO RECEIVE NEW WALL.
04	REMOVE EXISTING DOOR & FRAME.
05	REMOVE EXISTING BACK COUNTERTOP AND ALL ASSOCIATED EQUIPMENT REMAINING IN ITS' ENTIRETY.
06	REMOVE AND SALVAGE BACK TO OWNER EXISTING KITCHEN EQUIPMENT AND PREPARE AREA TO RECEIVE NEW WALL, CAP AND ABANDON ANY UN-USED PLUMBING/ELECTRICAL LINES AND/OR RE-ROUTE FEE NEW IMPROVEMENT PLANS. COORDINATE WITH OWNER FOR EXISTING EQUIPMENT DELIVERY.
07	REMOVE EXISTING PLUMBING FIXTURE AND CAP AND ABANDON ANY UN-USED PLUMBING LINES AND/OR RE-ROUTE FEE NEW IMPROVEMENT PLANS FOR EXISTING PLUMBING.
08	TEMPORARY REMOVE EXISTING LAY-IN-CEILING SYSTEM AS REQUIRED TO ACCOMMODATE NEW PLUMBING SYSTEM.
09	REMOVE PORTIONS EXISTING GYPSUM BOARD CEILING SYSTEM AS REQUIRED TO ACCOMMODATE NEW PLUMBING SYSTEM. EXISTING COLUMN TO REMAIN UNDISTURBED.
10	REMOVE PORTION OF EXISTING ROOF SOFFIT/ASCAS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
11	PREPARE AREA TO ACCOMMODATE NEW FIRE SUPPRESSION SYSTEM.
12	REMOVE EXISTING GYPSUM BOARD FURRED/SOFT IN ITS' ENTIRETY.
13	REMOVE EXISTING GYPSUM CANOPY, FRAME STRUCTURE, STEEL POSTS IN ITS' ENTIRETY. PATCH AND REPAIR CONCRETE SIDEWALKS AND ANY DAMAGE LEFT BY DEMOLITION.
14	REMOVE EXISTING GARDEN CROCK WALL, FOULING AND BROCK CAP IN ITS' ENTIRETY. CLEAN AND PREPARE AREA TO ACCOMMODATE NEW CONSTRUCTION.
15	REMOVE EXISTING LANDSCAPE VEGETATION AND PORTION OF EXISTING IRRIGATION SYSTEM. CLEAN AND PREPARE AREA TO ACCOMMODATE NEW CONSTRUCTION.
16	EXISTING SIDEWALK TO REMAIN UNDISTURBED.
17	EXISTING ELECTRICAL PANELS TO REMAIN UNDISTURBED. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
18	REMOVE EXISTING FLOOR FINISH IN THIS AREA AND PREPARE AREA TO RECEIVE NEW CONSTRUCTION.
19	REMOVE EXISTING LIGHT FIXTURES AND ANY OTHER ELECTRICAL EQUIPMENT AS REQUIRED, SEE ELECTRICAL PLANS.
20	REMOVE EXISTING OUTLETS/AND ANY OTHER MECHANICAL EQUIPMENT AS REQUIRED, SEE MECHANICAL PLANS.
21	EXISTING GAS METER TO REMAIN UNDISTURBED.
22	LIMITS OF WORK.
23	SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE CURB, CLEAN AND PREPARE AREA TO ACCOMMODATE NEW SIDEWALK.
24	EXISTING DOOR TO REMAIN UNDISTURBED.
25	EXISTING WINDOW TO REMAIN UNDISTURBED.
26	EXISTING PORCH SHADE TO REMAIN UNDISTURBED.
27	EXISTING LANDSCAPE AND LIGHT POLES TO REMAIN UNDISTURBED.
28	EXISTING FIRE LANE VERTICAL SIGN TO REMAIN UNDISTURBED.



Addition and Improvements to:

LONE STAR GOLF CLUB

EL PASO, TX 79925

1510 Hawkins Blvd.

[illegible]

Sheet Number:

AD1.1



SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

102.1 FT
42.0 FT
43.1 FT

Diagram illustrating the roof assembly components and their installation:

- 1/2" PLYWOOD SHEATHING & PEEL AND STICK WATER RESISTIVE BARRIER (GRACE VYCOR em-5 OR EQUAL)
- GROOVED SIDING & 1"x3" WOOD BATTENS @ 16" O.C.
- R-19 BATT INSULATION
- 5/8" GYPSUM BOARD AT INTERIOR SIDE
- 2"x6" WOOD STUDS @ 16" O.C.

BRICK VENEER, PROVIDE COMMERCIAL
GRADE TIES

1" AIR SPACE

1/2" PLYWOOD SHEATHING & PEEL AND
STICK WATER RESISTIVE BARRIER
(GRACE VYCOR enV-S OR EQUAL)

2"x6" WOOD STUDS @ 16" O.C.

R-19 BATT INSULATION

5/8" GYPSUM BOARD AT
INTERIOR SIDE

1 LAYER OF 5/8" GYPSUM BOARD AT EACH SIDE

2" x 4" WOOD STUDS @ 16" O.C.

1 LAYER OF 5/8" GYPSUM BOARD AT EACH SIDE

2"x6" WOOD STUDS @ 16" O.C.

1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT EACH SIDE

2"x6" WOOD STUDS @ 16" O.C.

2"x6" WOOD STUDS @ 16" O.C.

1 LAYER OF 5/8" GYPSUM BO.

✓

1 WALL TYPE (100-X) DOOR NUMBER
F.E. FIRE EXTINGUISHER - WALL MOUNT W/BACKET
⊗ 48" A.F.F.

- 60 NEW PAINTED STEEL COLUMN, SEE STRUCTURAL DRAWINGS.
- 61 NEW STEEL BEAM ABOVE, SEE STRUCTURAL DRAWINGS.
- 62 LOCATION OF EXISTING ELECTRICAL PANELS AND E.H. OUT ENCLOSURE.
- 63 EXISTING COLUMNS.
- 64 NEW COLUMN WITH DRYWALL FURR-OUT AND MANUFACTURED STEEL TO MATCH EXISTING.
- 65 NEW FIRE WALL MOUNTED FIRE EXTINGUISHER, SEE SHEET 01-2 FOR MOUNTING HEIGHT INFORMATION.
- 66 NEW MOP SINK, SEE PLUMBING DRAWINGS.
- 67 NEW STAINLESS STEEL COUNTERTOP & BASE CABINETS.
- 68 NEW STAINLESS STEEL 8'-0" x 1'-8" SILL PASS-THRU COUNTERTOP SHELF.
- 69 NEW BAR COUNTERTOP, SEE INTERIOR ELEVATIONS.
- 70 FURNITURE BY OWNER.
- 71 PROVIDE ALUMINUM BRED METAL AT CORNER.
- 72 WALL MOUNTED SHELVING, PROVIDE FULL WALL WITH 3/4" PLYWOOD BACKING & 1/2" GYPSUM BOARD.
- 73 EXISTING WINDOW TO REMAIN.
- 74 EXISTING DOOR TO REMAIN.
- 75 EXISTING WALL.
- 76 SEE BUILDING AND WALL SECTIONS FOR CONSTRUCTION ABOVE ROOF.
- 77 STAINLESS STEEL WALL PANELS, ENTIRE WALL.
- 78 SMOOTH FRP WALL PANELS, ENTIRE WALL.

1. PROJECT GENERAL NOTES PROVIDE INFORMATION REGARDING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWINGS OR SHEETS.
2. MAKE THE NECESSARY ARRANGEMENTS WITH THE OWNER TO VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL, EXAMINE THE EXISTING SITE AND FACILITIES, FIELD VERIFY ALL CONDITIONS, SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT THE CONTRACTOR HAS PHYSICALLY INSPECTED THE SITE AND MAKE HIS/HERSELF FAMILIAR WITH AND UNDERSTANDS THE REQUIRED SCOPE OF WORK.
3. ACTUAL FIELD CONDITIONS FOUND TO BE AT VARIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENT SHALL CONSIDERED BY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS ARE NOMINAL AND REQUIRE FIELD VERIFICATION AND COORDINATE DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF GYPSUM BOARD, OR FACE OF JOINT UNLESS NOT OTHERWISE, DO NOT SCALE DRAWINGS.
5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS.
6. ALL GENERAL DATA SHOWN ON ONE PART OF DRAWINGS SHALL APPLY TO ALL SIMILAR DATA THROUGHOUT THE PROJECT.
7. ALL COLORS, TEXTURES, ETC. NOT INDICATED, SHALL BE AS SELECTED BY ARCHITECT/OWNER.
8. THE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SURETY, CARE OF ADJACENT PROPERTIES AND CONSTRUCTION MUST COMPLY WITH ALL GOVERNING REGULATIONS CONCERNING SAFETY, IS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. ALL TEMPORARY UTILITIES SHALL BE PAID BY THE CONTRACTOR.
11. THE BUILDING PERMIT AND INSPECTIONS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED BY THE CONTRACTOR AT HIS/HER OWN RISK.
12. CONTRACTOR TO PROVIDE INSULATION AND GYPSUM BOARD IN THE EXTERIOR WALL FOR ANY MOLD IN THE EXTERIOR WALL.
13. CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY NEW WORK.
14. COORDINATE EXACT LOCATION OF PUBLIC ADDRESS SYSTEM COMPONENTS WITH OWNER.
15. APPLICABLE I.E.C. CLEARANCES AND MOUNTING HEIGHTS AS PER TAT AND A.D.A CODES.
16. ALL RESTROOM WALLS EXTEND TO ROOF DECK.
17. PROVIDE GALVANIZED HANGERS AT 4" O.C. TYPICAL, TO BRACE ALL WALLS TO EXISTING STRUCTURE.
18. WHERE EXISTING JOISTS PENETRATE NEW WALLS, SEAL ALL PENETRATIONS.
19. WALL FRAMING SHALL NOT CONNECT TO STOREFRONT AT ANY POINT.
20. PREPARE EXISTING CONCRETE SLAB, WALLS, ETC., FOR NEW CONSTRUCTION, REMOVE/REPAIR ANY DAMAGE, ITEMS/MATERIALS.
21. SAW CUT EXISTING CONCRETE SLAB AS REQUIRED FOR NEW PUMBLING FATHERS, REMOVE CONCRETE TO INSTALL 4"X16" LOGS (CROSS SECTION: WARP ONE END) AT 24" O.C. AND EPOXY BETWEEN ALL NEW AND EXISTING CONCRETE.

NOTE: ALL EXISTING CONDITIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS OF THE STRUCTURE. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCEMENT OF WORK.



LONE STAR GOLF CLUB

EL PASO, TX 79925

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CONSTRUCTION DOCUMENTS

Issue Date: 8/01/2002

[illegible]

Project Number: 2307

Designed By: T.F.

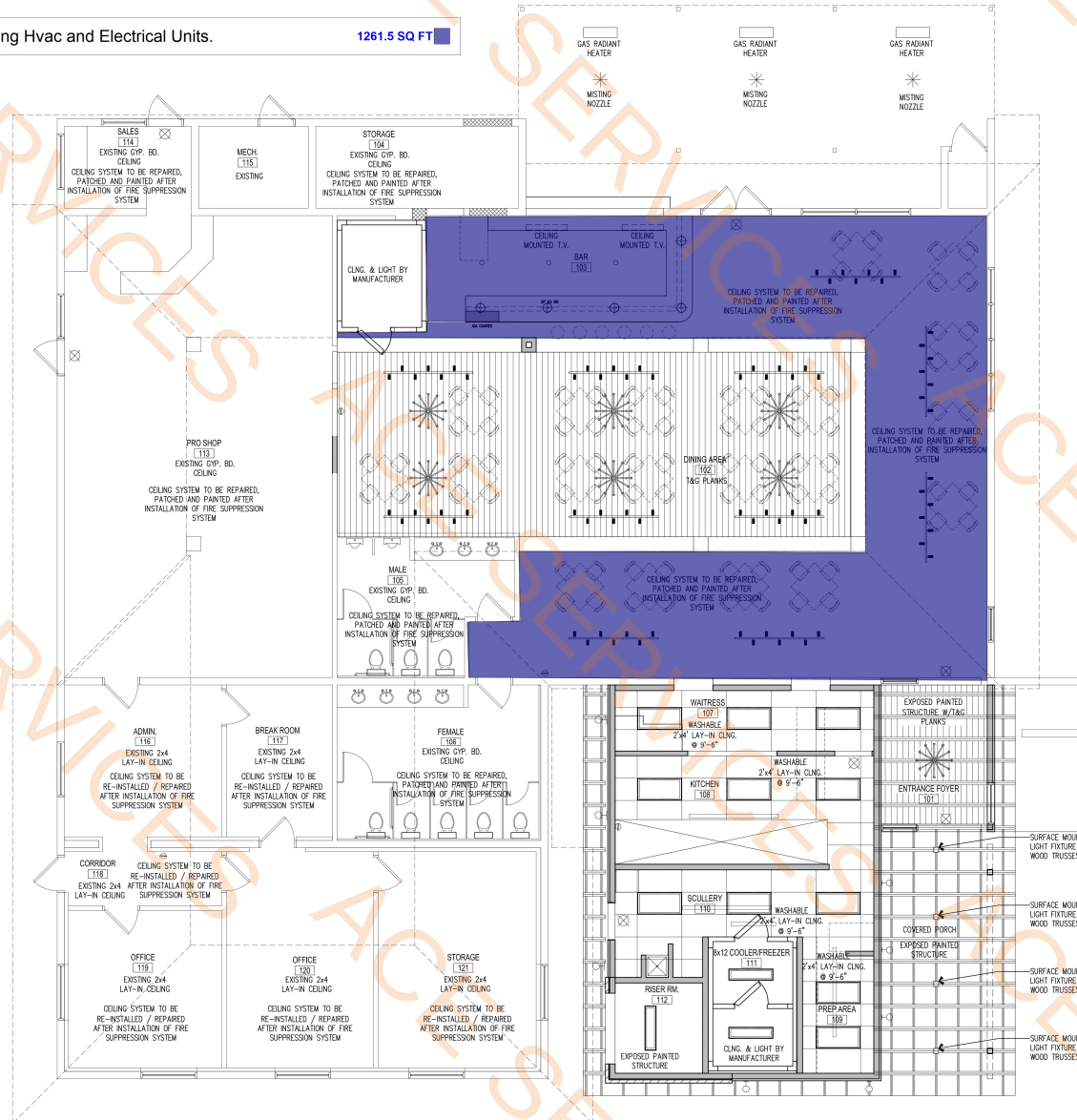
Sheet Title:
OVERALL IMPROVEMENT
FLOOR PLAN

Sheet Number:

A1.0

Repaired And Patch Ceiling System After Removing Hvac and Electrical Units.

1261.5 SQ FT



REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW PARTITION: REFER TO WALL TYPE SYMBOL ON FLOOR PLAN AND REFERENCE TO WALL TYPES ON SHEET AXX FOR PARTITION TYPE

NOTE: RATED PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UL (UNDERWRITERS LABORATORIES INC.) DESIGN NUMBER'S REFERENCE.

KEYED NOTES

01
02
03
04

RCP LEGEND

- NEW 1/2" GYPSUM BOARD OVER 5/8" METAL STUDS
- NEW 2'-0" x 4'-0" ACoustICAL LAY-IN CEILING TILE AND GRID SYSTEM TO REMAIN
- NEW 2'-0" x 4'-0" VINYL FACED (WASHABLE) ACoustICAL LAY-IN CEILING TILE AND GRID SYSTEM
- NEW TONGUE & GROOVE CEILING PLANKS
- NEW RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
- NEW 2'-0" x 4'-0" LIGHT FIXTURE - REFER ELECTRICAL DRAWINGS
- NEW 2'-0" x 2'-0" LIGHT FIXTURE - REFER ELECTRICAL DRAWINGS
- NEW TRACK LIGHTING - REFER ELECTRICAL DRAWINGS
- CHANDIEUER LIGHT FIXTURE

GENERAL NOTES

- ALL CEILING HEIGHTS TAKEN FROM 0'-0" - SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION ON FINISH FLOOR(S) ELEVATION.
- COORDINATE LIGHT FIXTURES WITH RCP AND ELECTRICAL DRAWINGS.
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WIRING AND ELECTRICAL CONDUIT MUST BE CONCEALED AS MUCH AS POSSIBLE BEHIND STRUCTURAL ELEMENTS.
- MESSY AND IMPROPER ELECTRICAL INSTALLATION WILL BE REJECTED.
- WHERE DEVICES OR FIXTURES ARE REMOVED CONTRACTOR SHALL MAINTAIN CONTINUITY TO REMANDER OF CIRCUIT.



FAN
STUDIO
ARCHITECT

Addition and Improvements to:

LONE STAR GOLF CLUB

EL PASO, TX 79925

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CONSTRUCTION DOCUMENTS

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Revisions

No. Date Description

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CEILING PLAN

Sheet Number:

A2.0