

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Community + Human Development

**AGENDA DATE:** October 15, 2019

**CONTACT PERSON NAME AND PHONE NUMBER:** Nicole Ferrini, 915-212-1659

**DISTRICT(S) AFFECTED:** All

**STRATEGIC GOAL:** Goals 1, 5 + 8

**SUBJECT:**

Discussion and action authorizing the City Manager to sign an interlocal agreement between the Housing Authority of the City of El Paso and the City of El Paso.

**BACKGROUND / DISCUSSION:**

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Upon approval by City Council, the City of El Paso will enter into an interlocal cooperation agreement with the Housing Authority of the City of El Paso in order to provide a vehicle to proceed with disbursement of funding for the construction of a public community meeting and event space in Downtown El Paso, also known as the Center for Civic Engagement.

**PRIOR COUNCIL ACTION:**

Has the Council previously considered this item or a closely related one?

On July 9, 2019 City Council adopted the Annual Action Plan for federal entitlements including the Center for Civic Engagement Project as part of the Community Development Block Grant Public Facilities program.

**AMOUNT AND SOURCE OF FUNDING:**

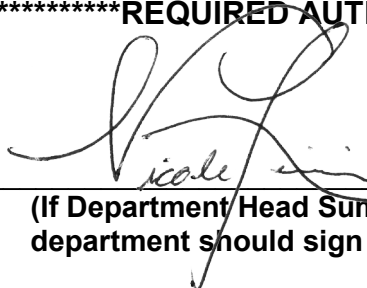
How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**



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(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RESOLUTION**

**That** the Mayor be authorized to sign an Interlocal Agreement between the City of El Paso ("HACEP") and Paisano Housing Redevelopment Corporation ("PHRC"), an affiliate of the Housing Authority for the City of El Paso, for the construction and use of the Downtown Center for Civic Empowerment on the 17th floor of the Blue Flame Building, for consistent with the lease of the 17<sup>th</sup> floor; and

**That** the City will reimburse HACEP an amount up to \$1,500,000.00 in Community Development Block Grant ("CDBG") funds designated by the City Council for the construction of the Center, which will be completed through HACEP's project Developer's contractor; and

**That** HACEP will contribute an additional estimated amount of \$800,000.00 for the construction of the Center and will use the Center at no additional cost; and

**That** HACEP and the City will use the Center in a manner consistent with the national objectives of the CDBG Grant.

**ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.**

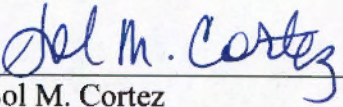
**CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Sol M. Cortez  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Nicole Ferrini, Director  
Community and Human Development



STATE OF TEXAS       )  
                              )  
                              )  
COUNTY OF EL PASO   )

**INTERLOCAL COOPERATION AGREEMENT**

This Interlocal Cooperation Agreement ("*Agreement*") is entered into pursuant to Tex. Gov't Code Chapter 791 ("*Chapter 791*") by and between the City of El Paso, Texas (the "*City*") and the Housing Authority of the City of El Paso ("*HACEP*") for the designated purpose set forth herein:

**Whereas**, the City is a Texas municipality and unit of local government (municipality) pursuant to Tex. Gov't Code § 791.003(4)(A); and

**Whereas**, HACEP is a Texas municipal housing authority that owns, operates, develops, constructs, and manages residential housing for low income families and individuals in El Paso, Texas pursuant to Tex. Loc. Gov't Code Chapter 392 and unit of local government (political subdivision) pursuant to Tex. Gov't Code § 791.003(4)(A); and

**Whereas**, HACEP and its public facility corporations, including Paisano Housing Redevelopment Corporation ("*PHRC*") and development partnerships, including EP Blue Flame, LP (collectively, the "*Affiliates*") are jointly developing the 17-story historic high rise Blue Flame Building, located at 304 Texas Ave., El Paso, Texas 79901 as an adaptive reuse and historic rehabilitation project consisting of (1) low-income housing project with 120 residential housing units on the second through thirteenth floors of the building and (2) retail and commercial office space on the ground floor and four upper floors (14 through 17) (collective, the "*Project*"); and

**Whereas**, PHRC is a Texas public facility corporate under Tex. Loc. Gov't Code Chapter 303 and, as such, is an instrumentality of HACEP and is also itself a unit of local government (political subdivision) pursuant to Tex. Gov't Code § 791.003(4)(A); and

**Whereas**, Tex. Loc. Gov't Code Chapter 791 authorizes the City, HACEP and PHRC to cooperate in providing governmental functions or services; and

**Whereas**, the purpose of this Agreement is to, among other things, (1) provide funding for the construction of a public community meeting, general assembly, and nonprofit/governmental event space in Downtown El Paso, (2) to assist in the redevelopment of the historic Blue Flame Building to support the revitalization of a vibrant Downtown, (3) to add a high-quality public general assembly space for residents of El Paso to use and to create a space that will draw residents and visitors to Downtown, (4) to benefit and enhance the quality of life of residents and visitors of El Paso, (5) to serve as a hub for governmental and nonprofit meetings in Downtown, particularly for the governmental and/or nonprofit entities that lease space in the Blue Flame Building, and (6) for the other purposes described herein; and

**Whereas**, HACEP procured the services of a private developer for the Project; and



**Whereas**, the developer subcontracted the services of architects, engineers and general contractor; and

**Whereas**, the City and PHRC will enter into a lease agreement for the City to lease the 17<sup>th</sup> floor of the Blue Flame Building that will require construction; and

**Whereas**, the City and HACEP believe it is in the best interests of the City, HACEP, and PHRC to enter into this Agreement for the designated purpose stated below of completing the construction through the services subcontracted by the developer.

**Now, therefore**, the City and HACEP agree as follows:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated by reference and made part of this Agreement.
2. **Designated Purpose.** The designated purpose of this Agreement is to provide the general framework for the parties' agreement and cooperation to fund, build, develop, construct, and access the Downtown Center for Civic Empowerment (the "*Center*") on the 17<sup>th</sup> Floor of the Blue Flame Building in accordance with the terms and obligations of the grant which is being used to fund the Center and to meet the national objectives of the grant program.
3. **Factual Background.**
  - a. HACEP and its Affiliates, including EP Blue Flame, LP (the "*Owner*"), in accordance with procurement procedures that reflect state and local regulations, procured the services of and thereafter entered into an agreement with a private developer, Franklin Development Properties, Ltd. (the "*Developer*") to assist HACEP and the Owner in the development of the Project.
  - b. The Developer, in turn, subcontracted the services of architects, engineers, and a general contractor to providing design and construction services for the Project.
  - c. A 2019 application for a large-scale Community Development Block Grant ("*CDBG*") has been awarded to fund the construction of the of a community meeting room and other improvements, referred to as the "Downtown Center for Civic Empowerment," on the 17<sup>th</sup> floor of the Blue Flame Building, referred to herein as the "*Center*".
  - d. In July 2019, following the review of all CDBG applications, public input and other considerations, the El Paso City Council approved an Annual Action Plan including an award of \$1.5 million in CDBG for the construction of the Center.
  - e. The City and PHRC will enter into a lease for the use and utilization of the 17<sup>th</sup> floor of the Blue Flame Building and, moreover, the City will draw upon federal



CDBG funds to reimburse HACEP or PHRC up to \$1.5 million for the construction of the Center.

- f. HACEP has, on its part, agreed to secure or provide additional funding (by or through HACEP or the Affiliates) for the construction of the Center in the approximate (preliminary) amount of \$800,000. This amount does not include other HACEP and PHRC financial contributions to the Blue Flame Building, including for the outdoor patio area adjacent to the Center. Nor does this amount include HACEP's "match" commitment under the CDBG Grant funding the Center. The total HACEP and PHRC contribution related to the Center is estimated to be approximately equivalent to the \$1.5 million of CDBG funds dedicated to this Agreement.

- 4. Purpose of the Downtown Center for Civic Empowerment.** The parties to this Agreement agree to cooperate to construct the Center on the 17<sup>th</sup> floor of the Blue Flame Building, with the construction to be to the general specifications shown in the approved and permitted plan sets referenced in the lease agreement attached to this Agreement as Exhibit A.

Furthermore, the parties agree the Center will, among other things, provide a space for general assembly, community meetings, public service programming, indoor and outdoor meetings, training sessions, access to technology, teleconferencing, and public assembly/Empowerment for the benefit of not only the City of El Paso, the residents of the Blue Flame Building and other HACEP residents, but also for the citizens and general public of El Paso. The Center will be primarily utilized in support of the national objectives of the CDBG Grant for the benefit of vulnerable, low-income population or as otherwise permitted by the law, regulations, and program funding agreements related to the CDBG Grant. The parties agree that the use of the Center is consistent with HUD approved activities in the leased space. The parties agree that benefit to the City of El Paso as set forth in the recitals herein (and in the form of reduced rent for the operation of the Center) is valid and sufficient consideration for the access and use of the Center under the management and control of the City.

The calculation used to qualify the neighborhoods in this area for funding, specifies the primary purpose for the facility is to serve the surrounding low to moderate income neighborhoods.

**5. City's Obligations.**

- a. The City agrees to inspect the progress of the construction of the Center and approve and make reimbursement payments to HACEP upon HACEP's submission of appropriate documentation as set forth in Section 5c below
- b. Upon acceptance of the completed construction progress and upon proof of payment by HACEP in compliance with Section 5c below, the City agrees to reimburse HACEP an amount up to \$1.5 million in CDBG funds for the Project as described in this section, subject to HACEP performing its



obligations herein. These funds will be used for the construction of the Downtown Center for Civic Empowerment on the 17<sup>th</sup> floor of the Blue Flame Building, as generally shown in the specifications approved and permitted plan sets referenced in the lease agreement attached to this Agreement as Exhibit A.

- c. City will not be responsible for the costs of construction above the \$1.5 million identified in this Agreement.
- d. HACEP will be responsible to make initial payments for all design and construction of the Center, and then will be reimbursed up to the maximum amount set forth herein within 45 days of submission of appropriate documentation of the expenditure. Reimbursements paid by the City to HACEP will be made only upon approval by the Director, Community + Human Development ("*Director*"). Such requests are accompanied by documentation of the architect(s) and/or contractor(s) hired by HACEP, which reflects the amount paid by HACEP and the percentage of completion of the construction. Approval of reimbursements may be withheld by the Director if, in the reasonable exercise of the Director's discretion, there is a determination that the request or its backup material is inaccurate or inadequate.
- e. When the construction of the Center is completed, accepted by the City, and ready to be occupied, the City agrees to lease the Center, in the general form of the lease attached hereto as Exhibit B.
- f. The City intends to conduct outreach and enter into a separate agreements with local nonprofits for use of the Center in consideration of providing a benefit to the City, the population to be served by the CDBG Grant, or for the benefit of the public.
- g. The City further intends to develop operating and use policies and rental terms so that individuals and/or organizations can utilize the Center.
- h. The City agrees to make the Center available to HACEP, at no cost to HACEP, for HACEP to use in a manner consistent with the national objectives of the CDGB Grant, to include but not be limited to HACEP's regular and special meetings of its Board of Commissioners (and to the same board, when it meets on behalf of HACEP's affiliates), training, events, resident meetings, provided such meetings and/or uses do not conflict with other planned uses of the Center.

**6. HACEP's Obligations.**

- a. HACEP will provide proof to the City of the costs incurred by HACEP to complete the construction of the Center.
- b. HACEP shall use the up to \$1.5 million in CDBG funds reimbursed by the City set forth above for the construction of the Center on the 17<sup>th</sup> floor of the Blue Flame Building, as generally shown in the specifications approved and permitted plan sets referenced in the lease agreement attached to this Agreement as Exhibit A.



- c. HACEP shall secure such additional funding from other sources or its own sources, in an amount not yet determined in final amount (but estimated to be approximately \$800,000), to ensure the Center is constructed through HACEP Developer's General Contractor and design firm that resulted from the HACEP's procurement. This amount does not include HACEP's match obligation under the CDBG Grant. Although it is not anticipated to occur, the parties will confer with each other in the event there is a need to expend construction costs for the Center that are above the \$1.5 million. In the event this occurs, the parties shall seek to utilize value engineering methodology to update the plans for the Center to be completed within its intended budget. Cost beyond the \$1.5 million for construction shall be HACEP's responsibility. .
  - d. HACEP shall ensure the Owner and its contractors, including the Developer, complete construction of Center and have it ready for occupation and use by July 1, 2020.
  - e. HACEP shall complete and execute all other documents and agreements reasonably required by the City for the provision of CDBG funding to occur.
  - f. HACEP shall make the outdoor patio area outside of the Center available to the City for the use of visitors to the Center at the time the outdoor patio is completed, and in accordance with the building rules and procedures for use of such space.
  - g. HACEP shall be responsible to ensure compliance with all federal, state and local laws, regulations and policies regarding its receipt and use of the CDBG funds referenced herein.
7. **Term.** Unless terminated sooner as allowed under this Agreement, the term of this Agreement expires upon the conclusion of the Lease of the Center.
8. **Termination.** Until such time construction is complete and the Lease commences, this Agreement may be terminated as follows:
- a. Termination for Convenience. Either party may terminate this Agreement for any reason upon a 120-calendar day advance written notice. If the City terminates for convenience prior to the completion of the construction and commencement of the Lease term, the City is responsible to cover any costs associated with the reimbursement of the CDBG funding. If HACEP terminates for convenience prior to the completion of the construction and commencement of the Lease term, HACEP will reimburse the City for all CDBG funds spent by the City as a result of this Agreement.
  - b. Termination for Cause. The City may terminate this Agreement for cause if HACEP is in material breach of the Agreement and fails to cure performance under this Agreement after the receipt of a 60 days written notice to cure. If the City terminates this Agreement for cause prior to the completion of the construction and commencement of the Lease term,



HACEP will reimburse the City (i) all the funds paid by City to HACEP pursuant to this Agreement and (ii) which are required to be reimbursed to the United States Department of Housing and Urban Development.

- c. **Non-Appropriation of Funds.** The City may terminate this Agreement upon six months' advance written notice for a failure from City council to appropriate any funds in a fiscal year to cover the obligations under this Agreement. If the City terminates this Agreement under this provision, then the City will not be obligated to disburse any payments under this Agreement.

After completion of construction and commencement of the Lease, attached hereto as Exhibit B, the Lease provisions regarding termination shall govern the termination of this Agreement.

9. **No Waiver of Sovereign Immunity.** The City and HACEP agree that neither the City nor HACEP waive their sovereign immunity or immunity to suit, liability or limitation upon damages by executing this Agreement or any other contract or agreement related to the Agreement.
10. **No Joint Enterprise.** This Agreement does not create any joint enterprise between the parties.
11. **Amendments.** This Agreement may be amended at any time only by written agreement signed by the parties. Any alterations, additions, or deletions to the terms of this Agreement which are required by changes in federal or state law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date that portion of the law or regulations becomes effective.
12. **Severability.** It is agreed that if any provisions of this Agreement is determined to be invalid, illegal, or unenforceable, applicable law and/or regulations shall take precedence in resolving any inconsistencies, and that the remainder of the Agreement shall remain valid and binding.
13. **Authorization.** Pursuant to Chapter 791, this Agreement shall only be effective after its approval by the City Council on behalf of the City and the Board of Commissioners of HACEP on behalf of HACEP.
14. **Limited Scope.** This Agreement is written to document the parties' agreement with respect to the designated purpose stated herein. This Agreement does not affect, impact, alter, or amend any other agreement between the City and HACEP.
15. **Governmental Function.** Both parties agree that in all things relating to this Agreement, the City and HACEP are performing a governmental function as defined by the Texas Tort Claims Act. The parties agree that the City and HACEP both enter into this Agreement as governmental entities for the purpose of performing a governmental function.



**16. Authorized City Representative.** The City designates the City Manager, or designee, as the person authorized to issue any approvals or requests under this Agreement.

**17. Notices.** The parties will send all notices to the addresses below. All notices must be sent by certified mail and postmarked. Notices under this Agreement are deemed to be received 3 calendar days following the postmark date. The parties may notify to each other, in writing at the addresses below, any changes in address in which case such address in the notice will replace the address described below.

CITY:           Attn: City Manager  
                  300 N. Campbell  
                  El Paso, Texas 79901

With copy to: Director of Community Development  
                  801 Texas, 3<sup>rd</sup> Floor  
                  El Paso, TX 79901

HACEP:        Attn: Gerald Cichon, Chief Executive Officer  
                  5300 E. Paisano Dr.  
                  El Paso, Texas 79905  
                  Email: [gcichon@hacep.org](mailto:gcichon@hacep.org) and [asaenz@hacep.org](mailto:asaenz@hacep.org)

With copy  
To:             Attn: Art Provenghi, Corporate Counsel  
                  5300 E. Paisano Dr.  
                  El Paso, Texas 79905  
                  Email: [aprovenghi@hacep.org](mailto:aprovenghi@hacep.org)

**18. Funding.** Each party paying for performance of governmental functions or services is making such payments from current revenues available to the paying party.

**19. Governing Law and Venue.** This Agreement is governed by Texas law. The venue for any disputes regarding this Agreement lies exclusively in the City and County of El Paso, Texas.

**20. Captions.** The captions of this Agreement are for information purposes only, and in no way affect the substantive terms or conditions of this Agreement.

**21. Complete Agreement.** This Agreement contains all of the agreements between the parties.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

(Signatures begin on the following page.)

**CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

APPROVED AS TO FORM:

Sol M. Cortez  
Sol M. Cortez,  
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Nicole Ferrini, Director  
Community and Human Developer

**Housing Authority of the City of El Paso  
And Paisano Housing Redevelopment Corporation**

By: \_\_\_\_\_  
Gerald W. Cichon  
Secretary and Chief Executive Officer



EXHIBIT "A"



BLUE FLAME TENANT IMPROVEMENT



In\*Situ Architecture  
123 W. Mills Suite 410, El Paso, TX 79901  
915.533.7488

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

DATE: 08.19.19

100% BID SET

CONSULTANTS

STRUCTURAL ENGINEER  
Datum Engineers  
5021 Broadway  
San Antonio, TX. 78209  
210.858.2880

PLUMBING / MECHANICAL  
360 ENGINEERING, LLC  
10600 Montwood Dr. Ste. 115  
El Paso, TX 79935  
915.307.2284

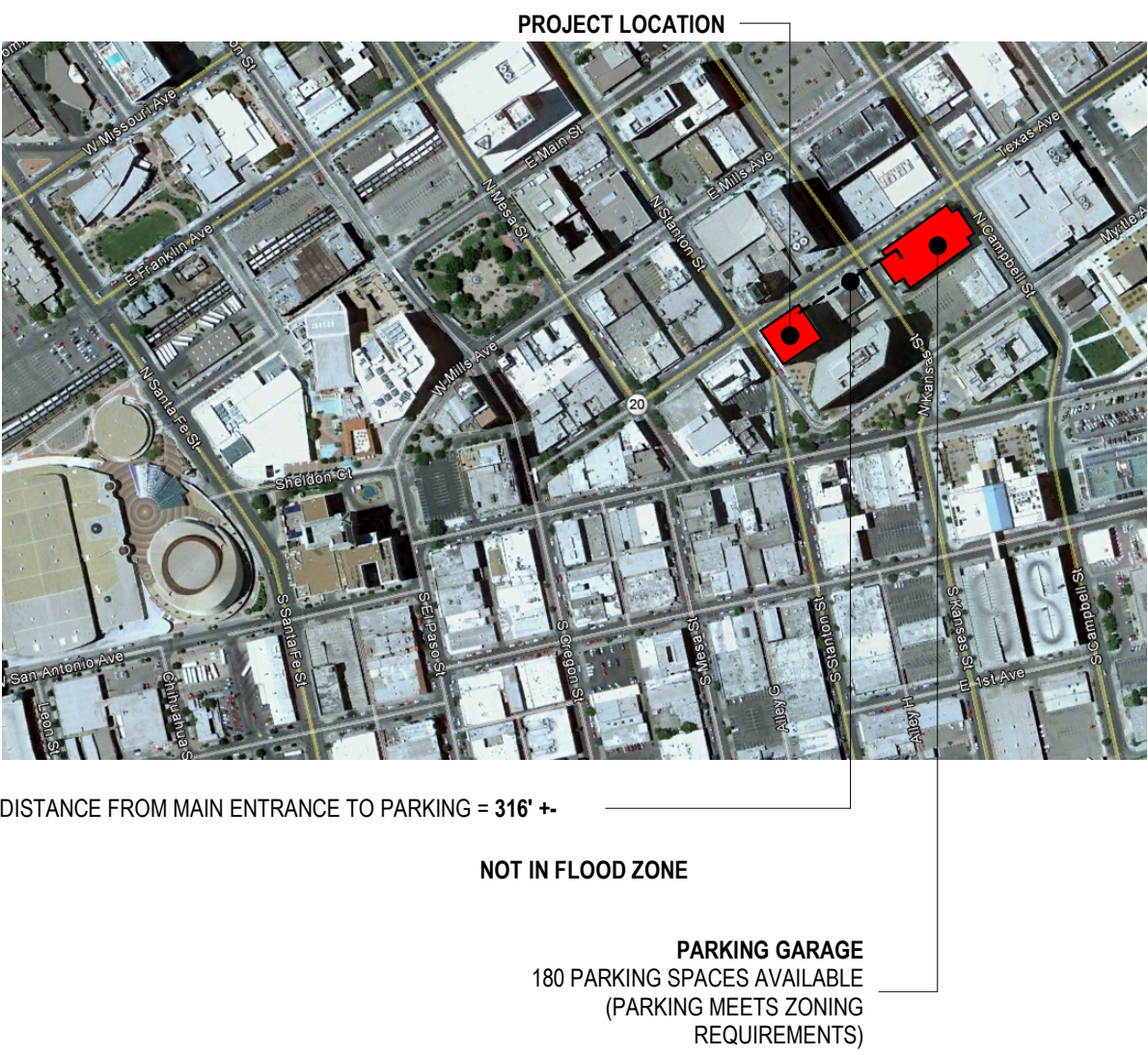
ELECTRICAL  
Robinet Engineering  
1724 Wyoming Ave.  
El Paso, TX 79902  
Phil Robinet  
915.740.5392  
phillip@robinetengineering.com

SHEET INDEX			
GENERAL		MECHANICAL	
G0000	COVER SHEET	M1401	MECHANICAL NOTES
G0001	CODE DATA SHEET / GLOBAL KEYED NOTES	M1402	MECHANICAL NOTES
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G1600	16TH FLOOR CODE DATA SHEET	M1404	MECHANICAL 14TH FLOOR SCHEMATICS
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A1601	OVERALL PLAN - 16TH FLOOR	E1402	POWER PLAN - 14TH FLOOR
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A1603	ENLARGED FLOOR PLANS / MILLWORK DETAILS / INTERIOR ELEVATIONS	E1404	HVAC EQUIPMENT POWER FLOOR PLAN - 14TH FLOOR
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A1701	OVERALL PLAN - 17TH FLOOR	E1502	POWER PLAN - 15TH FLOOR
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A1703	ENLARGED FLOOR PLANS / MILLWORK DETAILS / INTERIOR ELEVATIONS	E1504	HVAC-P EQUIPMENT POWER PLAN - 15TH FLOOR
A1704	FINISH SCHEDULE / FLOOR PLAN - 17TH FLOOR	E1601	FIXTURE SCHEDULE, PANEL SCHEDULE, COMCHECK FORM - 15TH FLOOR
A1705	SECTION / DETAILS - 17TH FLOOR	E1602	POWER FLOOR PLAN - 16TH FLOOR
A1706	EXTERIOR ELEVATIONS - 17TH FLOOR	E1603	LIGHTING FLOOR PLAN - 16TH FLOOR
A5000	TYPICAL DETAILS	E1604	HVAC-P EQUIPMENT POWER FLOOR PLAN - 16TH FLOOR
A6000	SCHEDULES	E1701	FIXTURE SCHEDULE, PANEL SCHEDULE, COMCHECK FORM - 16TH FLOOR
STRUCTURAL		E1702	POWER FLOOR PLAN - 17TH FLOOR
S1.00	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES	E1703	LIGHTING FLOOR PLAN - 17TH FLOOR
S1.01	GENERAL NOTES	E1704	HVAC-P EQUIPMENT POWER FLOOR PLAN - 17TH FLOOR
S2.17	17TH FLOOR FRAMING		FIXTURE SCHEDULE, PANEL SCHEDULE, COMCHECK FORM - 17TH FLOOR
S2.18	18TH LEVEL ROOF FRAMING		
S4.10	DETAILS AND SECTIONS		
S4.11	DETAILS AND SECTIONS		
PLUMBING			
P1401	PLUMBING NOTES & SCHEDULES		
P1402	14TH FLOOR PLUMBING PLAN		
P1403	14TH FLOOR VRF CONDENSATE PLAN		
P1501	15TH FLOOR PLUMBING PLAN		
P1502	15TH FLOOR VRF CONDENSATE PLAN		
P1601	PLUMBING NOTES & SCHEDULES		
P1602	PLUMBING FLOOR PLAN - H&C WATER		
P1603	PLUMBING FLOOR PLAN - W&V		
P1604	PLUMBING FLOOR PLAN - CONDENSATE DRAIN		
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P1703	17TH FLOOR PLUMBING FLOOR PLAN - W&V		
P1704	17TH FLOOR PLUMBING FLOOR PLAN - CONDENSATE		

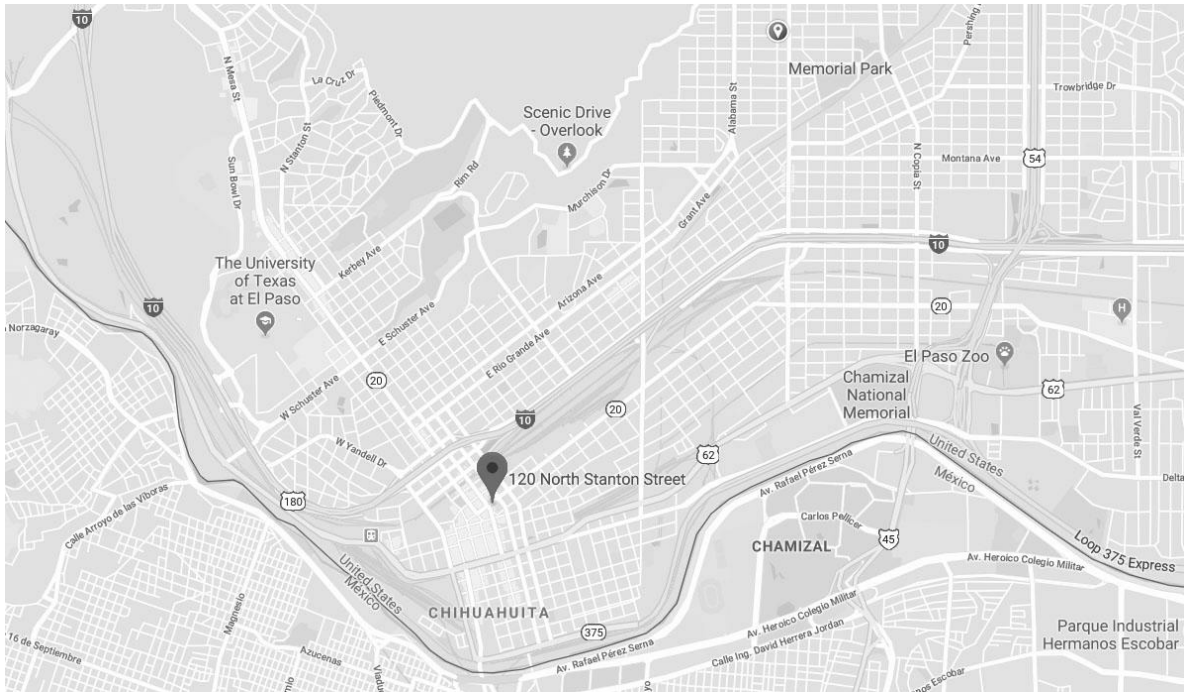
GENERAL NOTES

- G1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
- G2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- G3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- G4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMANLIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT. ALL EXISTING DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO BEGINNING WORK.
- G5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- G6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB- CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- G7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- G8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- G9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- G10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- G11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. SHOULD FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- G12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- G13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- G14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- G15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- G16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- G17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON THE SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS IN RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- G18. REFER TO ADDITIONAL NOTES BY OTHER DISCIPLINES, I.E., STRUCTURAL AND MEP.
- G19. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK.
- G20. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS THE BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.

PROJECT VICINITY MAP



CITY VICINITY MAP



BLUE FLAME TENANT IMPROVEMENT

for:  
304 TEXAS AVENUE  
EL PASO, TEXAS 79901

G0000



1  
F  
E  
D  
C  
B  
A

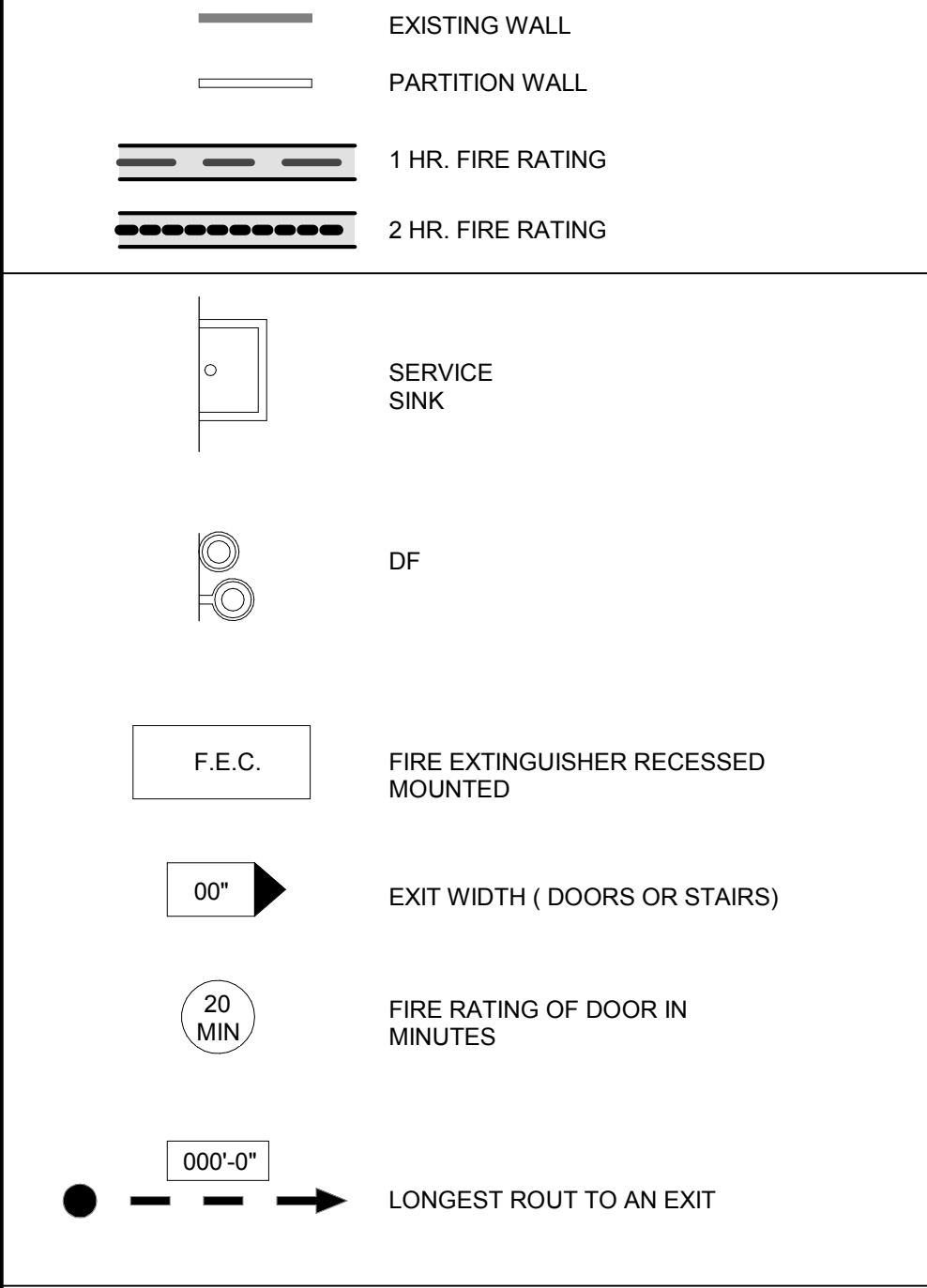
ACCESSIBILITY NOTES

- A. DRAWINGS SHOWN ARE BASED UPON THE GUIDELINES AND REGULATIONS SET FORTH BY THE TAS AND THE ADAAG AS OF THE DATE ON THIS SHEET. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- B. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION IN REGARDS TO ACCESSIBILITY REQUIREMENTS.
- C. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
- D. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- E. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH.
- F. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- G. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 34" AND 48" A.F.F.
- H. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- I. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATIONS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- J. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 6'-8" HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32" WIDE.
- K. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
- L. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

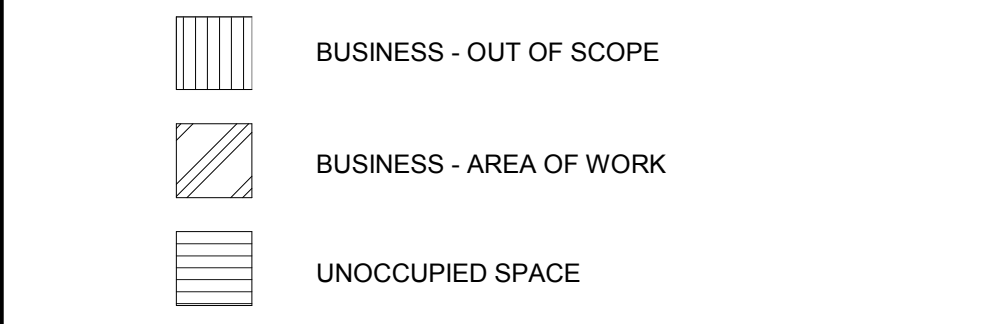
GENERAL NOTES AND SPECIAL CONDITIONS

- G-1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT SUBMITTALS TO ALL LOCAL AND STATE AUTHORITIES AND COORDINATION OF A PERMIT EXPEDITOR.
- G-2 ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, LAWS, ORDINANCES AND ACCESSIBILITY GUIDELINES.
- G-3 GENERAL CONTRACTOR SHALL AT ALL TIMES FOLLOW BUILDING RULES AND REGULATIONS AND SHALL FOLLOW BUILDING RULES AND REGULATIONS AND SHALL FOLLOW BUILDING REQUIREMENTS IN REGARD TO NOISY CONSTRUCTION AND ODORS.
- G-4 GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF (1) YEAR (OR GREATER PROVIDED BY SUBCONTRACTOR OR MANUFACTURER), UPON COMPLETION OF PROJECT.
- G-5 EXCLUSIONS TO CONTRACTOR SCOPE OF WORK: AV EQUIPMENT, NETWORK AND TELEPHONE CABLING, SECURITY SYSTEM, MICROWAVE, REFRIGERATOR AND FURNITURE.
- G-6 THESE DRAWINGS HAVE BEEN PREPARED USING ORIGINAL BASE PLAN DRAWINGS PREPARED BY OTHERS. NO PRESENTATION IF MADE REGARDING THE ACCURACY OF INFORMATION PROVIDED BY OTHERS, BIDDERS ARE ADVICE TO REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID PACKAGE.
- G-7 "APPROVED EQUAL" SHALL BE BASED UPON ARCHITECT AND OWNER APPROVAL.
- G-8 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND REPORT IN WRITING TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS THAT AFFECT THE RESULT OF THE WORK.
- G-9 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, COORDINATION BETWEEN ALL CONSULTANT DRAWINGS AND TRADES AND OWNER SUPPLIED ITEMS.
- G-10 CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HOISTING FACILITIES, SITE SECURITY PARKING, ETC. AND FOR THE HANDLING AND STORAGE OFF-SITE MATERIALS.
- G-11 FINAL CLEANUP IS THE RESPONSIBILITY OF THE CONTRACTOR, REPAIR, TOUCH-UP, OR REPLACE DAMAGED SURFACES AND MAINTAIN CLEANING UNTIL OWNER OCCUPANCY.
- G-12 CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT NEW AND EXISTING UTILITY LINES AND EXISTING CONSTRUCTION.
- G-13 CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE AT PROJECT LOCATION.
- G-14 CONTRACTOR TO PROVIDE ALL SUBMITTALS TO ARCHITECT WITHIN FIRST TWO WEEKS AFTER NTP TO BEGIN CONSTRUCTION IS ISSUED.
- G-15 CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR KEEPING ABREAST OF CONSTRUCTION PROGRESS, IF THERE ARE DELAYS CAUSED BY HIS TEAM, SHALL MAKE THE TIME AT HIS OWN EXPENSE AS NECESSARY TO KEEP THE CONTRACT SCHEDULE. TARGET SUBSTANTIAL COMPLETION DATE: FEB 15, 2018
- G-16 CONTRACTOR SHALL FURNISH AND MAINTAIN THEIR OWN TEMPORARY RESTROOM FACILITIES AND SHALL BE RESPONSIBLE FOR FENCING AND SCREENING AROUND THESE. LOCATION OF TEMPORARY RESTROOM SHALL BE VERIFIED AND APPROVED BY OWNER'S REPRESENTATIVE.
- G-17 CONTRACTOR SHALL CONFIRM PROJECT LIMITS, STAGING AREAS AND PARKING REQUIREMENTS PRIOR TO THE ONSET OF CONSTRUCTION.
- G-18 WASTE MATERIALS, DEBRIS, ETC. SHALL BE PROPERLY DISPOSED OF DAILY, OFF-SITE. EXISTING DUMPSTERS ON SITE FOR PRIVATE, OR USE OF OTHER CONTRACTORS SHALL NOT BE USED. PROJECT SITE MUST REMAIN CLEAN AND RUBBISH FREE AT ALL TIMES. CONTRACTOR IS TO PROVIDE THEIR OWN DUMPSTER OR MASK REMOVAL AT CONTRACTOR COST.

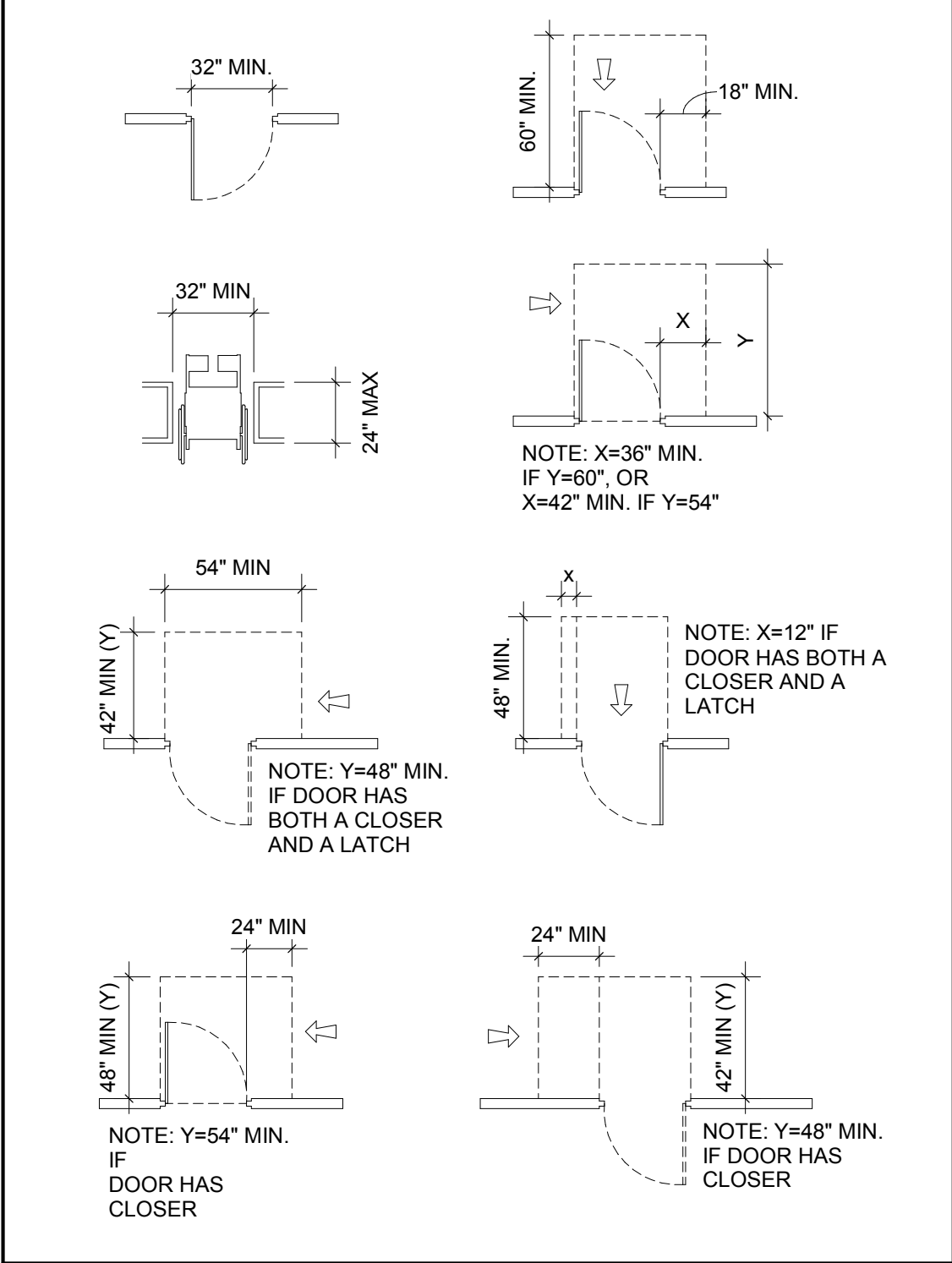
CODE COMPLIANCE  
PLAN LEGEND



OCCUPANCY  
CLASSIFICATIONS



ADAAG/TAS DOOR CLEARANCES



GLOBAL KEYED NOTES

Tag	Text
0	EXISTING TO REMAIN, NOT IN SCOPE
1	DOOR AND WINDOW AS SCHEDULED
2	MILLWORK - REFER TO DETAIL
3	EXISTING COLUMN / FURROUT
4	ALIGN
5	REFRIGERATOR NIC OPCI
6	PLUMBING FIXTURE AS SCHEDULED
7	EXISTING TO REMAIN
8	36" H. WAINSCOT - MODERN DIMENSIONS 4 1/4" X 8 1/2" URBAN PUTTY W/ BULLNOSE - AS MANUF. BY DALTILE
9	PROVIDE BLOCKING FOR MARKER BOARDS OPCI
10	MONITOR OPCI - MOUNT @ 72" H.O.C.
11	2X2 STEEL TUBE LEGS IN-WALL
12	WALL AS SCHEDULED
13	30" X 36" MIRROR WITH 3/4" BEVEL
14	PAPER TOWEL DISPENSER, AS SPECIFIED
15	SOAP DISPENSER, AS SPECIFIED
16	SURFACE MOUNTED TOILET PAPER DISPENSER, AS SPECIFIED
17	WALL BASE, AS SCHEDULED
18	FRAME AS SCHEDULED
19	EXISTING WINDOW TO REMAIN - TYPICAL
20	EXISTING MILLWORK TO REMAIN - PROTECT DURING CONSTRUCTION
22	RECEPTION DESK BY OTHERS
23	I.T. DECK BY OTHERS
24	PROJECTOR SCREEN, OPCI
25	ELECTRICAL OUTLET, REFER TO ELECTRICAL DWGS.
26	PROVIDE 36"X36" ACCESS DOORS TO CRAWL SPACE AS SPECIFIED.
27	FLOOR RECESSED OUTLET AS SPECIFIED - REF. TO ELECTRICAL
28	EXISTING CABINETS TO BE 5'-6" FROM F.F. TO CENTER OF CABINET. OPCI
29	PAPER TOWEL DISPENSER AND TRASH DISPOSAL, AS SPECIFIED
30	EXISTING MILLWORK TO REMAIN, PROTECT DURING CONSTRUCTION. RESTORE AS SPECIFIED
Z1	FRONTIER RAFT BEAM 100 DESIGN AS MANUFACTURED BY AUTEX COLOR EMPIRE - AS SPECIFIED OR APPROVED EQUAL.
Z2	LIGHT FIXTURE AS SCHEDULED.
Z3	PROVIDE ROLL-UP SHADES AS SPECIFIED.
Z4	1x1 SUSPENDED ALUMINUM U-CHANNEL @ 4' O.C. TO SUPPORT SOUND BARRIERS.
Z5	COVE LIGHT AS SPECIFIED.
Z6	PROJECTOR SCREEN AS SPECIFIED.
Z8	EXISTING DOOR TO REMAIN - PROVIDE CARD ACCES READER
Z9	STEP LIGHTS AS SCHEDULED - REER TO ELECTRICAL.
Z10	BOMBAY DOORS ABOVE - DO NOT OBSTRUCT.
Z11	EXISTING STRUCTURE AND FIRE PROFFING TO RECEIVE DRYFALL PAINT AS SCHEDULED
Z12	EXTERIOR SIGNAGE - NIC.
Z17	LIFT AS SPECIFIED.

in\*situ  
ARCHITECTURE

123 W. Mills Avenue | Suite 410 | El Paso, TX 79901  
p 915.533.SITU (7488)  
www.insituarc.com

For Review Only  
Not for Construction

BLUE FLAME TENANT  
IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	Author
CHECKED BY:	Checker

CODE DATA SHEET /  
GLOBAL KEYED NOTES

G0001

ENGINEERING & CONSTRUCTION MANAGEMENT IBC 2009 CODE DATA SHEET/APPLICATION									
CASE#									
1. GEOGRAPHIC IDENTIFICATION NUMBER: (CENTRAL APPRAISAL, WWW.EPCAD.ORG GO TO PROPERTY EARCH)		M47399903900100		19. INCHES OF EGRESS REQUIRED: (IBC SECTION 1005)		17th: 25.8" REQ. 72" PROVIDED			
2. ADDRESS: (ZONING SECTION OF PLANNING IF NOT PREVIOUSLY DESIGNATED)		Property ID: 365167 Geographic ID: M47399903900100 Name: BLUE FLAME BUILDING Address: 304 Texas Ave. El Paso, TX 79901		20. EXIT ACCESS TRAVEL DISTANCE: (IBC SECTION 1016)		200'-0" Max Allowed, 100'-0" Max Actual			
3. LEGAL DESCRIPTION: (ZONING SECTION PLANNING, TITLE COMPANY OR DEED)		NELLIE D. MUNDY SURV 242 AND TRACTS 61D AND 62E, W/H GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.241 +- ACRES		21. ANY PORTION OF STRUCTURE OVER PUBLIC ROW:		NO			
4. POINT OF CONTACT:		Kevin Wilson Franklin Development Companies 630.853.9955 / kwilson@franklindev.net		22. TABC REQUIRED:		NO			
5. ARCHITECT OR CONTRACTOR:		Architect: Edgar Lopez, AIA Phone: 915.533.7488 Email: elopez@insituarc.com		Architect: William Helm, AIA Phone: 915.533.7488 Email: wchelm@insituarc.com		25. ALLOWABLE AREA: (TABLE 503 IBC)		69,000 SF	
6. OWNER/TENANT:		xxxx		26. BUILDING HEIGHT: (TABLE 503 IBC)		Unlimited			
7. SCOPE OF WORK:		TENANT IMPROVEMENT		27. TOTAL NUMBER OF STORIES IN STRUCTURE:		18			
8. TOTAL # OF STRUCTURES PROPOSED:		N/A		28. REQUIRED FIRE RATED WALLS DESIGNATED: (CHAPTER 7 IBC)		YES			
9. VALUATION OF PROJECT:		\$ xxx.00		29. DISTANCE FROM BUILDING TO THE NEAREST TWO FIRE HYDRANTS SHOWN ON PLOT PLAN: (AS A VEHICLE WOULD TRAVEL)		#2408: 75'-0" #2401: 210'-0"			
10. OCCUPANCY/USE (EXISTING): OCCUPANCY/USE (PROPOSED):		C-5		30. HYDRANT ID NUMBER: (NUMBER STENCILED ON HYDRANT, 4 OR 5 DIGIT NUMBER)		#2408 #2401			
11. FLOOD ZONE VERIFIED. IN FLOOD ZONE: (LAND DEVELOPMENT DIVISION, 541-4425)		N/A		31. SPRINKLERED STRUCTURE: (CHAPTER 9 IBC)		YES			
12. PARKING REQUIRED: (WWW.ELPASOTEXAS.GOV) THEN SELECT ONLINE SERVICES THEN MUNICIPAL CODE 20.14)		N/A		32. FIRE ALARM: (CHAPTER 9 IBC)		YES			
13. ZONE: IF SP OR SC THEN CONTRACT ATTACHED. (PLANNING DIVISION)		B		33. STANDPIPE: (CHAPTER 9 IBC)		YES			
14. AREA SQUARE FOOTAGE (REMODEL):		14TH: 8,648 SF / 15TH: 3,867 SF		34. STRUCTURAL DESIGN VERIFIED: (CHAPTER 16 IBC)		YES			
15. NEW SQUARE FOOTAGE:		N/A		35. GRADING PERMIT REQUIRED: (DEVELOPMENT SECTION, 541-4425)		YES			
16. GROSS SQUARE FOOTAGE (NEW & EXISTING):		11,430 SF		36. PAVEMENT CUTS:		YES			
17. CONSTRUCTION TYPE: (IBC CHAPTER 6)		I-A		37. PLUMBING FIXTURE REQUIREMENTS (IBC Ch. 29)		REQUIRED: Water closets: 1 per first 25 M/F & 1 per 50 after = 3 Required Lavatories: 1 per 40 Occp. = 2 Required Drinking Fountains: 1 Service Sink: 1			
18. OCCUPANT LOAD: (IBC TABLE 1004.1.1)		14th: 8,648 sf / 100 sf = 86.48 = 86Occ.		PROVIDED: Water closets: 7 (2 Male & 3 Female) Lavatories: 7 (2 Male & 2 Female) Drinking Fountains: 2 Service Sink: 1					
DOCUMENTS/DRAWINGS INCLUDED				TAS COMPLIANCE					
1. CIVIL DRAWINGS:		NO		1. DOORS/HARDWARE		YES			
2. ARCHITECTURAL DRAWINGS:		YES		2. ACCESS ROUTE (PUBLIC)		YES			
3. PLUMBING DRAWINGS:		YES		3. SPACE REQUIREMENTS		YES			
4. PLUMBING SCHEDULE AND COUNT:		YES		BATHROOMS		YES			
5. ELECTRICAL DRAWINGS:		YES		5. PARKING/VAN ACCESSIBLE		N/A			
6. ELECTRICAL SCHEDULE AND LOAD CALCS:		YES		COUNTERS		YES			
7. MECHANICAL DRAWINGS:		YES		7. EAB REGISTRATION NUMBER		#_____.			
8. MECHANICAL SCHEDULE AND COUNT:		YES							
9. LANDSCAPE DRAWINGS:		NO							
10. IRRIGATION DRAWINGS:		NO							
11. DARK SKY COMPLIANCE:		YES							
12. LIGHTING ENERGY CODE COMPLIANCE:		YES							
13. ENVELOPE ENERGY CODE COMPLIANCE:		YES							
14. MECHANICAL ENERGY CODE COMPLIANCE:		YES							
15. DOOR SCHEDULE:		YES							
16. WINDOW SCHEDULE:		YES							
17. PLUMBING SCHEDULE:		NO – N/A							
18. ASBESTOS REPORT:		NO							
19. STORM WATER POLLUTION PREVENTION PLAN:		NO – N/A							
20. PRELIMINARY ELEVATION CERTIFICATE:									
NAICS CATEGORY				531120 LESSOR OF NON-RESIDENTIAL BUILDING (EXCEPT MINI WAREHOUSES)					

## CH. 10: MEANS OF EGRESS (EXITING REQUIREMENTS)

	OCCUPANCY	BUILDING LOOR	STAIR #	100% MEANS OF EGRESS SIZING 100% 3.1 STAIRWAYS	MIN. REQ. CORRIDOR WIDTH	PROVIDED CORRIDOR WIDTH	MIN. REQ. STAIR WIDTH	PROVIDED STAIR WIDTH	EXITS PROVIDED	MAX. TRAVEL DISTANCES ALLOWED & EXITS (SPRINKLERED)
BUSINESS &	14TH - 15TH	STAIR #A	22 OCC. X 3" = 6.6"	44"	84"	36"	48"	2	200' (300') AND 2 EXITS - SEE EXITING PLANS	
		STAIR #B	22 OCC. X 3" = 6.6"	44"	84"	36"	48"			
	16TH	STAIR #A	21 OCC. X 3" = 6.3"	44"	84"	36"	48"	2		
		STAIR #B	21 OCC. X 3" = 6.3"	44"	84"	36"	48"			
	17TH	STAIR #A	22 OCC. X 3" = 6.6"	44"	84"	36"	48"	2		
		STAIR #B	22 OCC. X 3" = 6.6"	44"	84"	36"	48"			
	18TH	STAIR #A	21 OCC. X 3" = 6.3"	44"	84"	36"	48"	2		
		STAIR #B	21 OCC. X 3" = 6.3"	44"	84"	36"	48"			

**NOTES:**

REQUIREMENTS:

- BUILDING INCLUDING CORRIDORS AND STAIRS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

**INTERIOR ENVIRONMENT NOTES:**

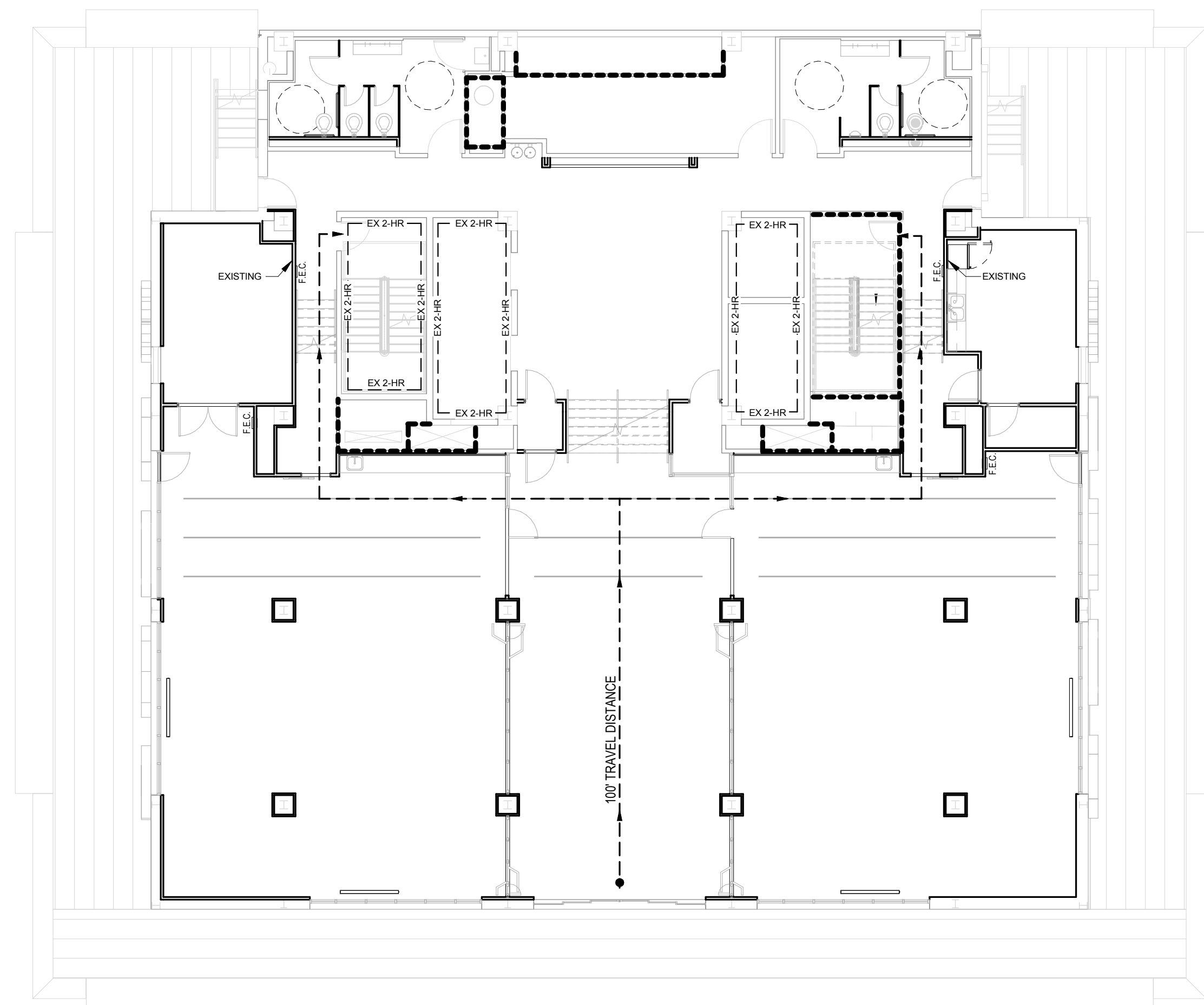
- WALL PARTITION AND FLOOR CEILING ASSEMBLIES SEPARATING DWELLING UNIT FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 FOR AIR-BORNE NOISE.
- FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN DWELLING UNITS AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) OF NOT LESS THAN 50 FOR STRUCTURE-BORNE SOUND.

**EXITING REQUIREMENTS:**

- UNITS UNDER 10 PERSONS REQUIRE ONE EXIT. (2015 IBC SECTION 1006.3.2 EX.5)
- GROUP R-2 OCCUPANCY MAXIMUM TRAVEL DISTANCE 250 FEET TO AN EXIT, SECTION 1017.2 WITH BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 2015 IBC SECTION 903.3.1.2. OR 903.3.1.1

## GENERAL NOTES

- A. IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLAT. USE GRAPHIC SCALE ACCORDINGLY.
- B. KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.
- C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.
- E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.
- F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.
- G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.



1 17th FLOOR - EXITING & FIRE SEPARATION PLAN  
3/32" = 1'-0"

## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

## REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	<b>100% BID SET</b>
ISSUE DATE:	<b>08.19.19</b>
PROJECT NO.:	<b>19007</b>
DRAWN BY:	Author
CHECKED BY:	Checker

# 17TH FLOOR CODE DATA SHEET

# G1700



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Not For Construction

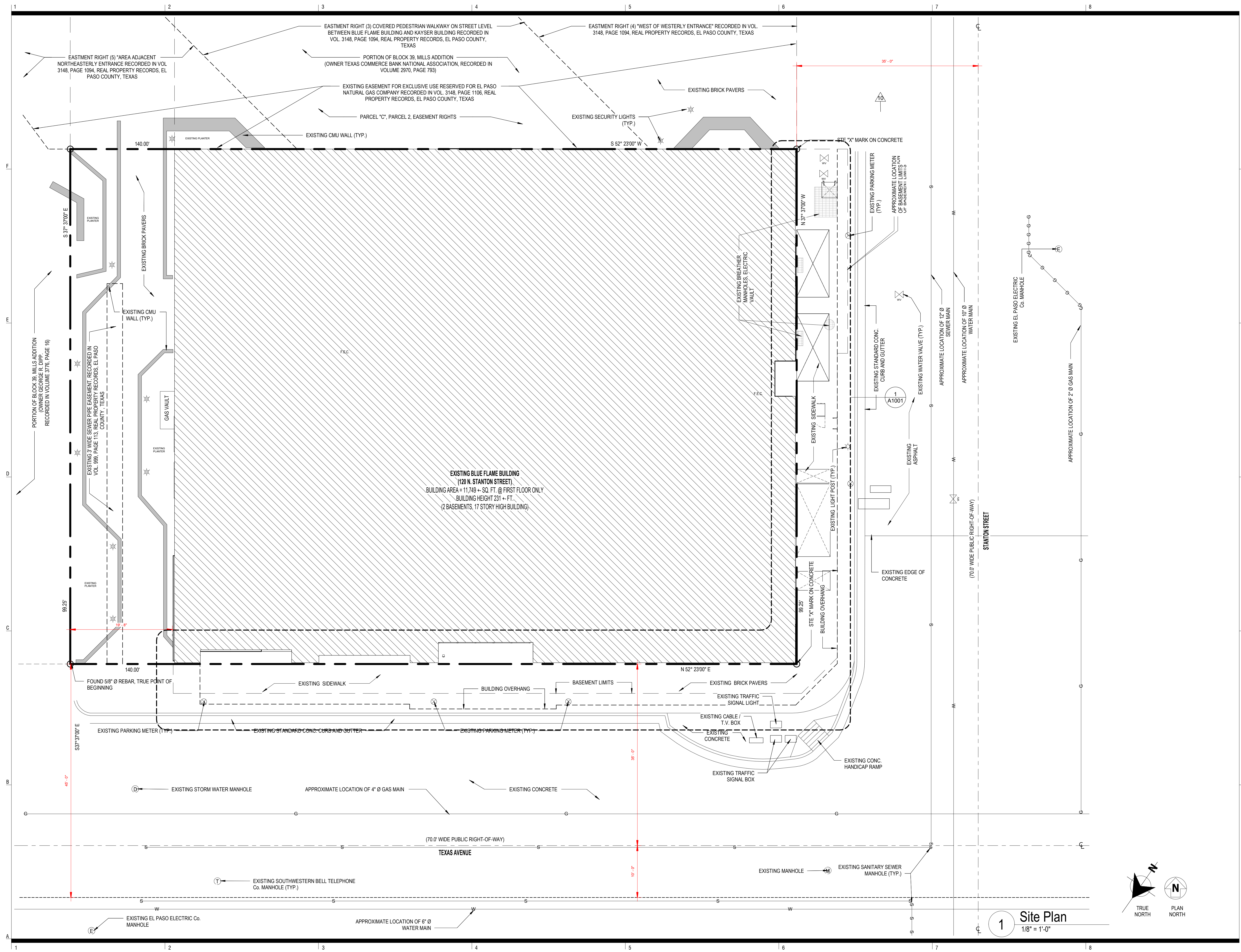
304 TEXAS AVENUE  
EL PASO, TEXAS 79901

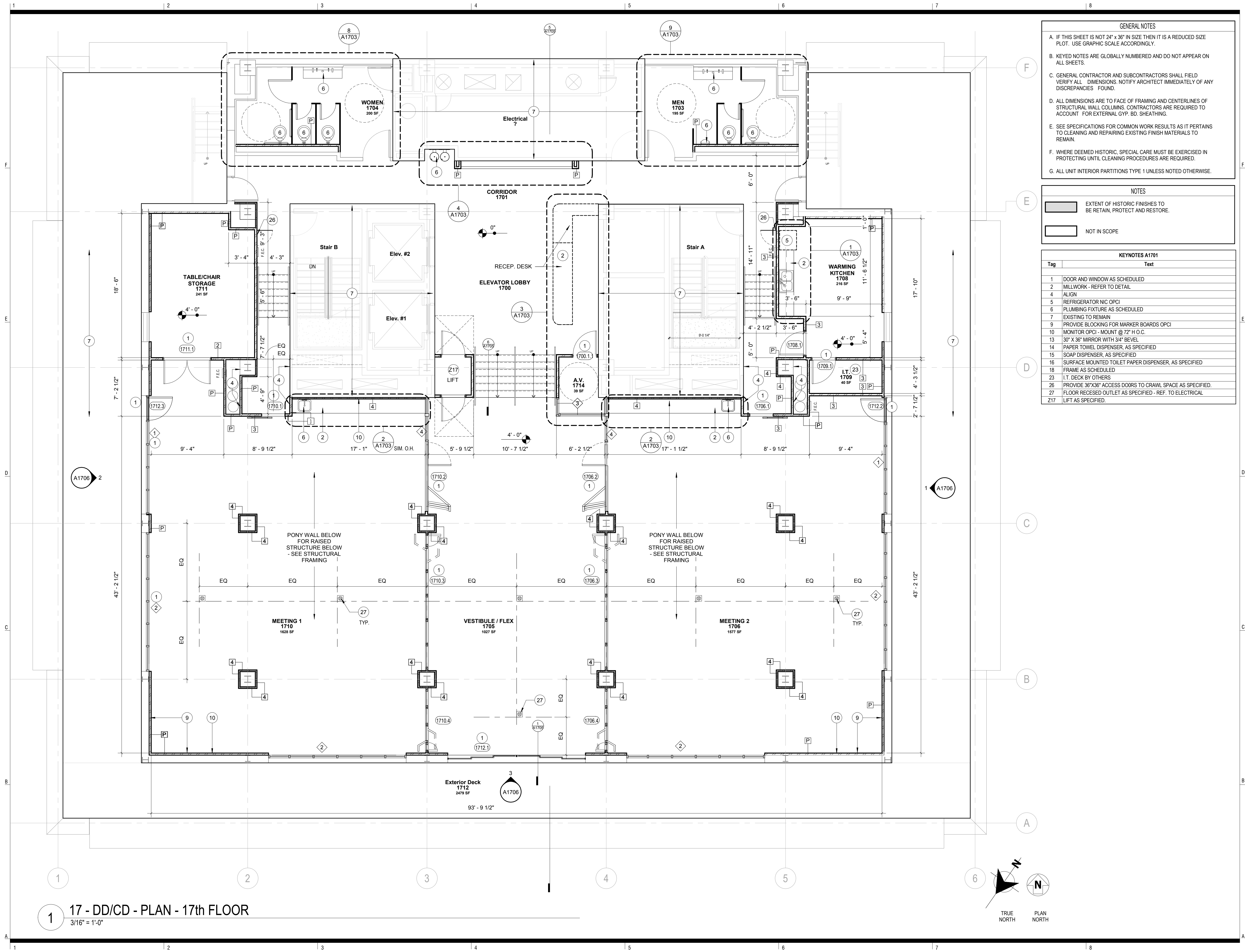
### REVISION SCHEDULE

Number	Date	Description
10	12.13.2018	ASI #9 - ELECTRICAL VAULT MODIFICATIONS

PROJECT STATUS:	<b>100% BID SET</b>
ISSUE DATE:	<b>08.19.19</b>
PROJECT NO.:	<b>19007</b>
DRAWN BY:	ms
CHECKED BY:	WH

# A1000





- GENERAL NOTES
- A. IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
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- G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

- NOTES
- EXTENT OF HISTORIC FINISHES TO BE RETAIN, PROTECT AND RESTORE.
- NOT IN SCOPE

KEYNOTES A1701	
Tag	Text
1	DOOR AND WINDOW AS SCHEDULED
2	MILLWORK - REFER TO DETAIL
4	ALIGN
5	REFRIGERATOR NIC OPCI
6	PLUMBING FIXTURE AS SCHEDULED
7	EXISTING TO REMAIN
9	PROVIDE BLOCKING FOR MARKER BOARDS OPCI
10	MONITOR OPCI - MOUNT @ 72" H O.C.
13	30" X 36" MIRROR WITH 3/4" BEVEL
14	PAPER TOWEL DISPENSER, AS SPECIFIED
15	SOAP DISPENSER, AS SPECIFIED
16	SURFACE MOUNTED TOILET PAPER DISPENSER, AS SPECIFIED
18	FRAME AS SCHEDULED
23	I.T. DECK BY OTHERS
26	PROVIDE 36"X36" ACCESS DOORS TO CRAWL SPACE AS SPECIFIED.
27	FLOOR RECESSED OUTLET AS SPECIFIED - REF. TO ELECTRICAL
Z17	LIFT AS SPECIFIED.

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## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

REVISION SCHEDULE		
Number	Date	Description

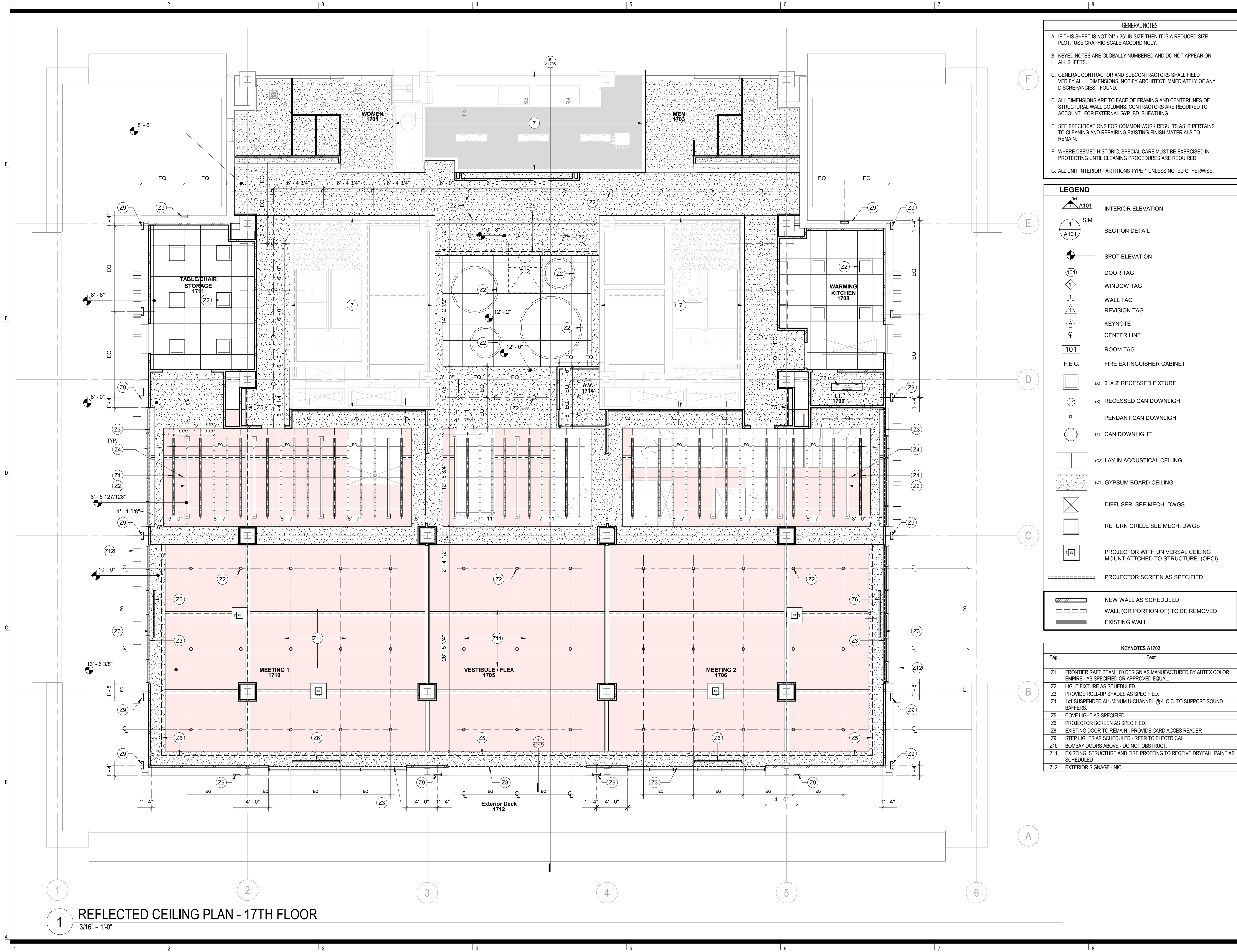
PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	ms pl bh
CHECKED BY:	bh / jh

OVERALL PLAN - 17TH  
FLOOR

# A1701

8/19/2019 7:19:43 PM





GENERAL NOTES

A. IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.

D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.

E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.

F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

LEGEND

Ref A101 INTERIOR ELEVATION

1 SIM SECTION DETAIL

A101 SECTION DETAIL

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WALL TAG

REVISION TAG

KEYNOTE

CENTER LINE

ROOM TAG

F.E.C. FIRE EXTINGUISHER CABINET

(X) 2' X 2' RECESSED FIXTURE

(X) RECESSED CAN DOWNLIGHT

PENDANT CAN DOWNLIGHT

(X) CAN DOWNLIGHT

(C2) LAY IN ACOUSTICAL CEILING

(C1) GYPSUM BOARD CEILING

DIFFUSER SEE MECH. DWGS

RETURN GRILLE SEE MECH. DWGS

PROJECTOR WITH UNIVERSAL CEILING MOUNT ATTACHED TO STRUCTURE. (OPCI)

PROJECTOR SCREEN AS SPECIFIED

NEW WALL AS SCHEDULED

WALL (OR PORTION OF) TO BE REMOVED

EXISTING WALL

KEYNOTES A1702	
Tag	Text
Z1	FRONTIER RAFT BEAM 100 DESIGN AS MANUFACTURED BY AUTEX COLOR EMPIRE - AS SPECIFIED OR APPROVED EQUAL.
Z2	LIGHT FIXTURE AS SCHEDULED.
Z3	PROVIDE ROLL-UP SHADES AS SPECIFIED.
Z4	1x1 SUSPENDED ALUMINUM U-CHANNEL @ 4' O.C. TO SUPPORT SOUND BARRIERS.
Z5	COVE LIGHT AS SPECIFIED.
Z6	PROJECTOR SCREEN AS SPECIFIED.
Z8	EXISTING DOOR TO REMAIN - PROVIDE CARD ACCESS READER
Z9	STEP LIGHTS AS SCHEDULED - REER TO ELECTRICAL.
Z10	BOMBAY DOORS ABOVE - DO NOT OBSTRUCT.
Z11	EXISTING STRUCTURE AND FIRE PROFFING TO RECEIVE DRYFALL PAINT AS SCHEDULED
Z12	EXTERIOR SIGNAGE - NIC.

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## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: 100% BID SET

ISSUE DATE: 08.19.19

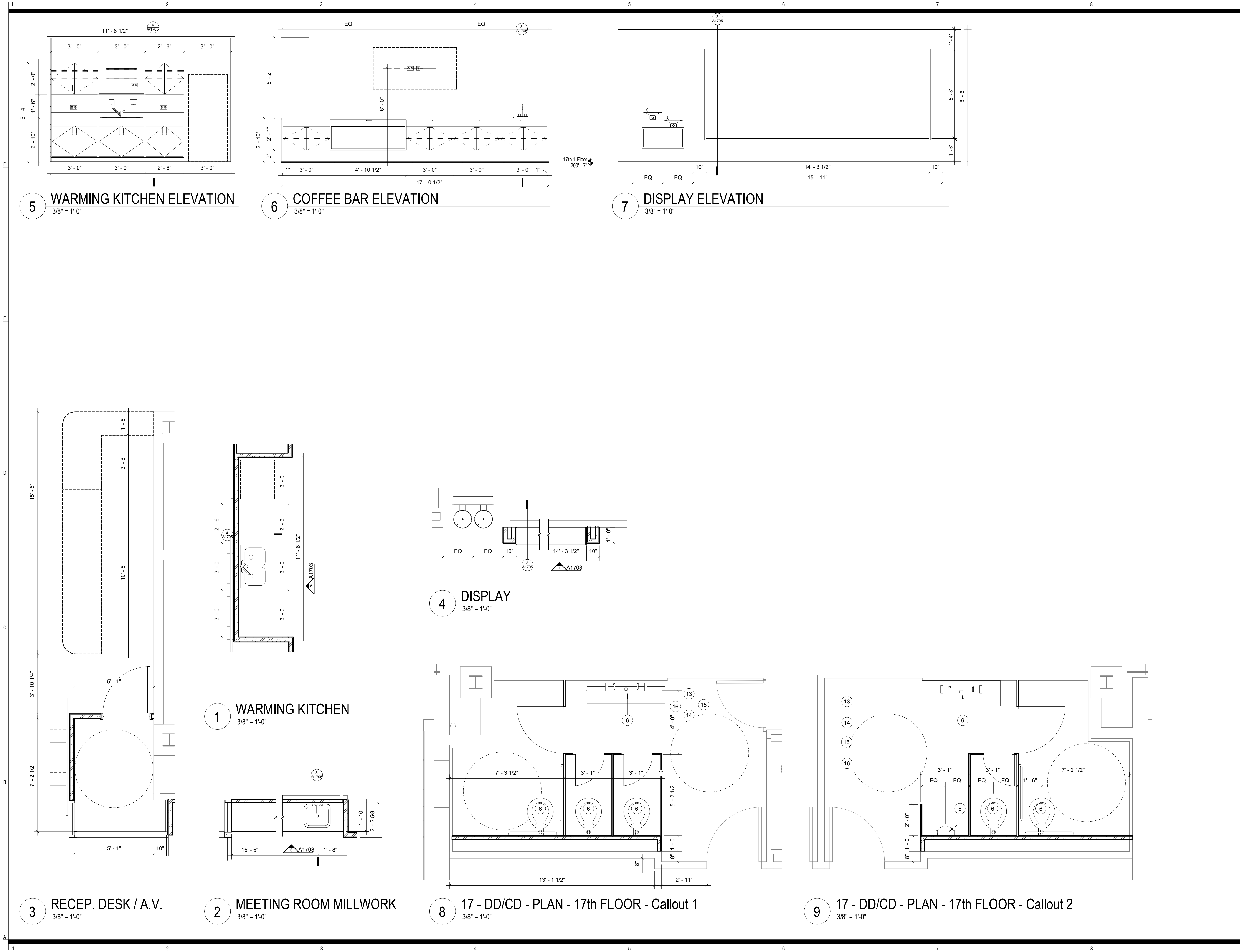
PROJECT NO.: 19007

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CHECKED BY: Checker

RCP - 17TH FLOOR

# A1702



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## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

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DRAWN BY:	Author
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ENLARGED FLOOR  
PLANS / MILLWORK  
DETAILS / INTERIOR  
ELEVATIONS

A1703



DOOR

6"

6"

6"

G1

10"

DOOR

OPERABLE

D1

D2

D3

D4

D5

NANA WALL HSW 66

NANA WALL HSW 60

KAWNEER 1010 - MALL FRONT

WINDOW / FRAME

KAWNEER 451

90°

2"

2"

2"

2"

BEYOND

SLIDING DOOR

1

2

3

4

F1

F2

GLAZING TYPES

G-1 1" INSULATED, TEMPERED

G-2 1/4" CLEAR, TEMPERED

GENERAL NOTES

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E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.

F. WHERE DEEMED HISTORIC. SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

DOOR SCHEDULE - 17TH - T.I.

Mark	TYPE MARK	DOOR			TYPE		FRAME		FIRE RATING	HDW SET	COMMENTS
		SIZE WIDTH HEIGHT	THK.	MAT.	FINISH	MARK	MAT.	FINISH			
1700.1.1	D1	3'-0"	7'-0"	1 3/4"	S.W.		F1	ALUM.		6	
1706.1	D2	3'-0"	7'-0"	1 3/4"	ALUM.		F2	ALUM.		-	
1706.2	D3	9'-0"	8'-0"	2 5/8"	ALUM.		D3	ALUM.		-	
1706.3	D4	17'-8"	10'-0"	2 1/2"	ALUM.		D4	ALUM.		-	
1706.4	D4	8'-4"	10'-0"	2 1/2"	ALUM.		D4	ALUM.		-	
1708.1	D1	3'-0"	7'-0"	1 3/4"	S.W.		F1	H.M.		2	
1709.1	D1	3'-0"	7'-0"	1 3/4"	S.W.		F1	H.M.		6	
1710.1	D2	3'-0"	7'-0"	1 3/4"	ALUM.		F2	ALUM.		-	
1710.2	D3	9'-0"	8'-0"	2 5/8"	ALUM.		D3	ALUM.		-	
1710.3	D4	17'-8"	10'-0"	2 1/2"	ALUM.		D4	ALUM.		-	
1710.4	D4	8'-4"	10'-0"	2 1/2"	ALUM.		D4	ALUM.		-	
1711.1	D1	3'-0"	7'-2"	1 3/4"	S.W.		F1	H.M.		5	
1712.1	D5	8'-10"	9'-0"	1 1/2"	ALUM.		D5	ALUM.		-	
1712.2	D2	3'-0"	7'-0"	2"	ALUM.		*	ALUM.		-	*REFER TO WINDOW TYPE #1.
1712.3	D2	3'-0"	7'-0"	2"	ALUM.		*	ALUM.		-	*REFER TO WINDOW TYPE #1.

LEGEND - COMMON AREA FLOOR FINISH

EXISTING TO REMAIN

CT CARPET TILE

LVT FLOOR TILE

PC POLISHED CONCRETE

GENERAL NOTES:

1. FINISHES ARE FOR INFORMATION ONLY AND DO NOT REFLECT EXACT FLOOR PATTERNS

17 - DD/CD - PLAN - 17th FLOOR

3/32" = 1'-0"

1701 CORRIDOR

1703 MEN

1704 WOMEN

1705 VESTIBULE / FLEX

1706 MEETING 2

1708 WARMING KITCHEN

1709 I.T.

1710 MEETING 1

1711 TABLE/CHAIR STORAGE

1712 Exterior Deck

1714 A.V.

TABLE/CHAIR STORAGE 1711

WOMEN 1704

MEN 1703

WARMING KITCHEN 1708

MEETING 1 1710

VESTIBULE / FLEX 1705

MEETING 2 1706

Exterior Deck 1712

PROJECT STATUS: 100% BID SET

ISSUE DATE: 08.19.19

PROJECT NO.: 19007

DRAWN BY: Author

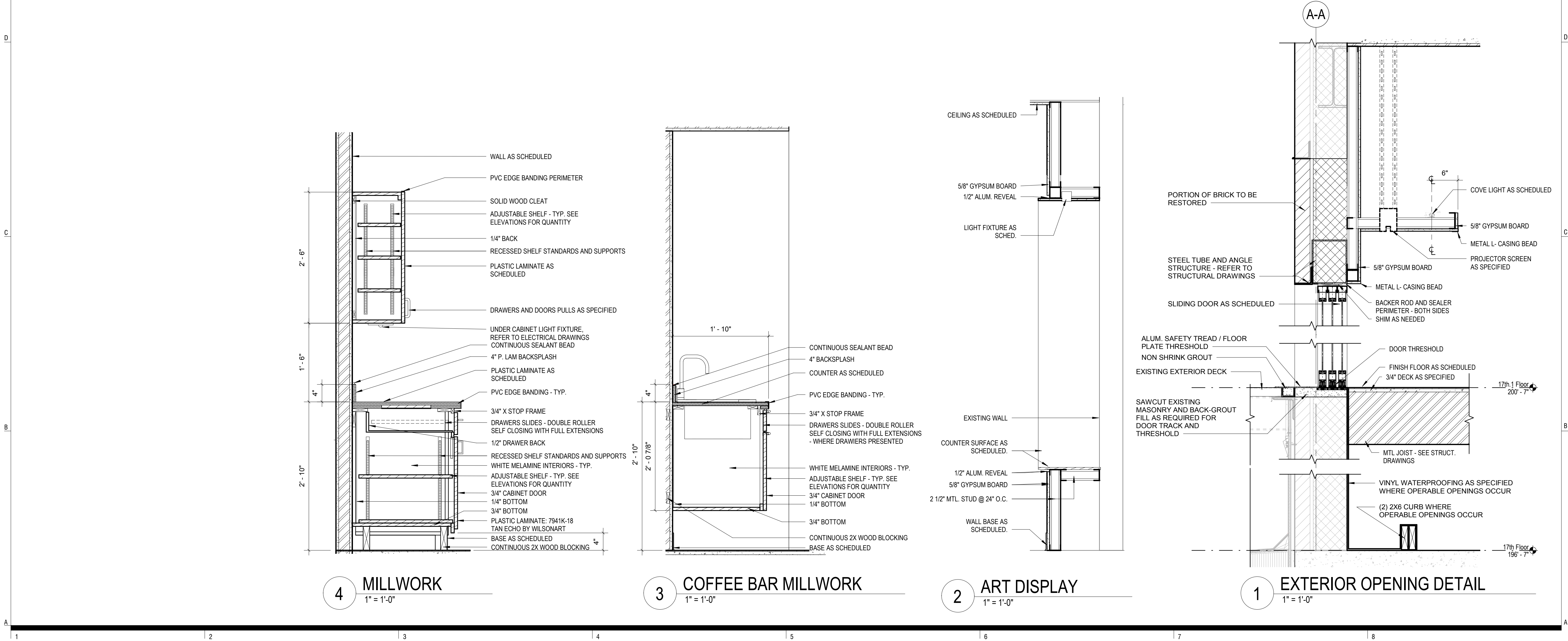
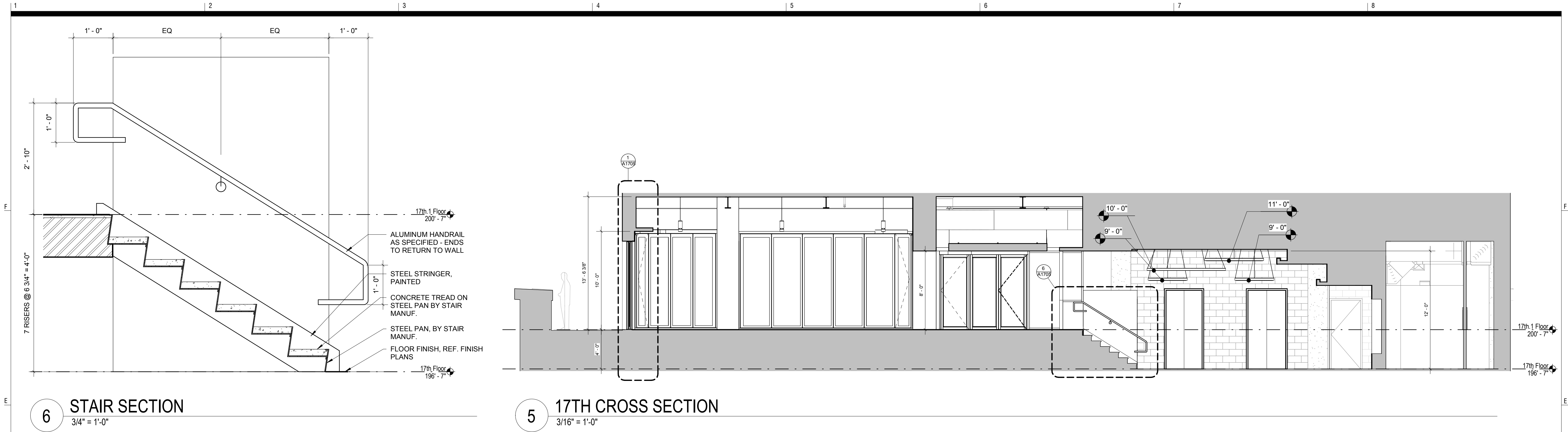
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FINISH SCHEDULE / FLOOR PLAN - 17TH FLOOR

A1704

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**BLUE FLAME TENANT  
IMPROVEMENT**

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

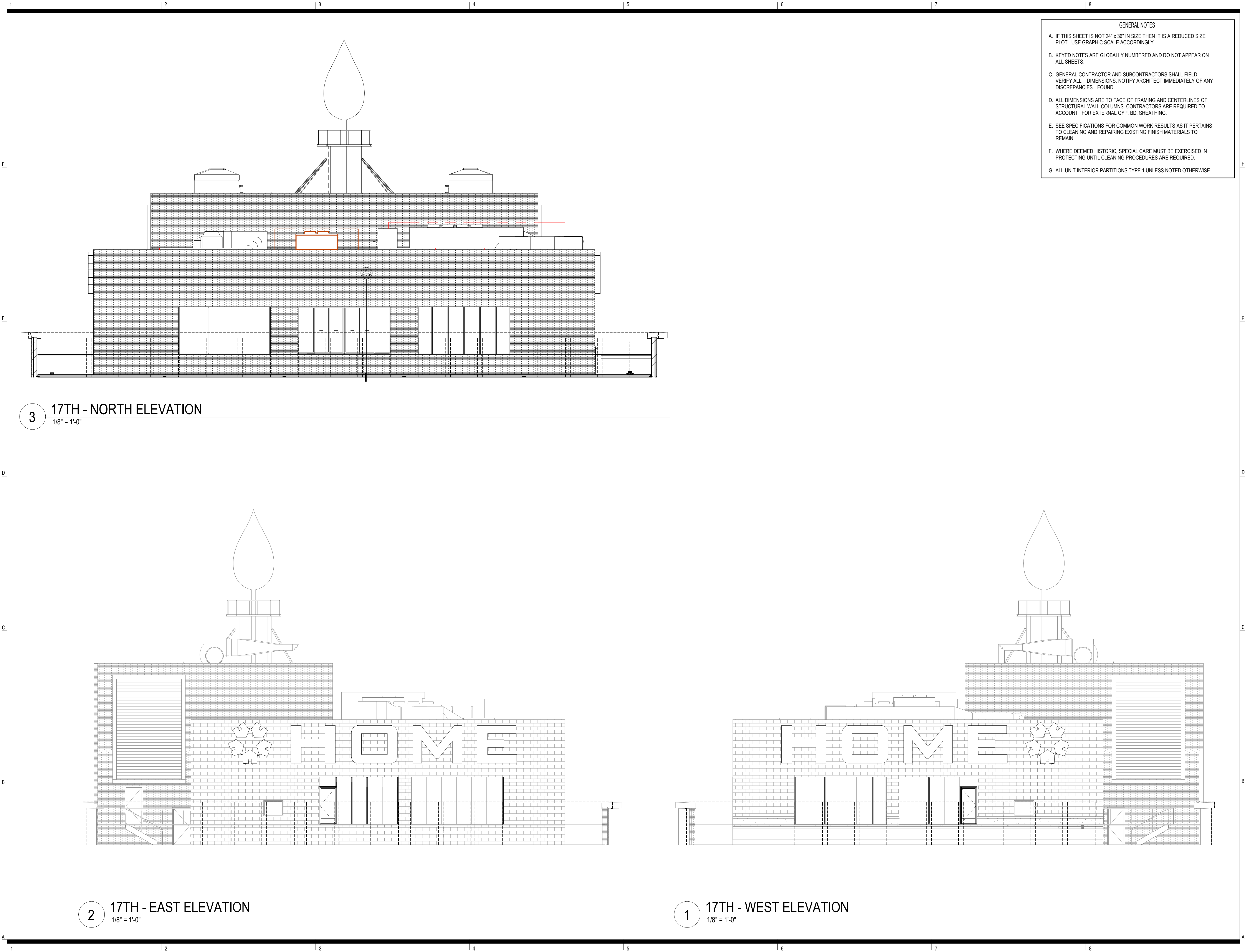
REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
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**SECTION / DETAILS -  
17TH FLOOR**

**A1705**





- GENERAL NOTES
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- G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

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IMPROVEMENT**

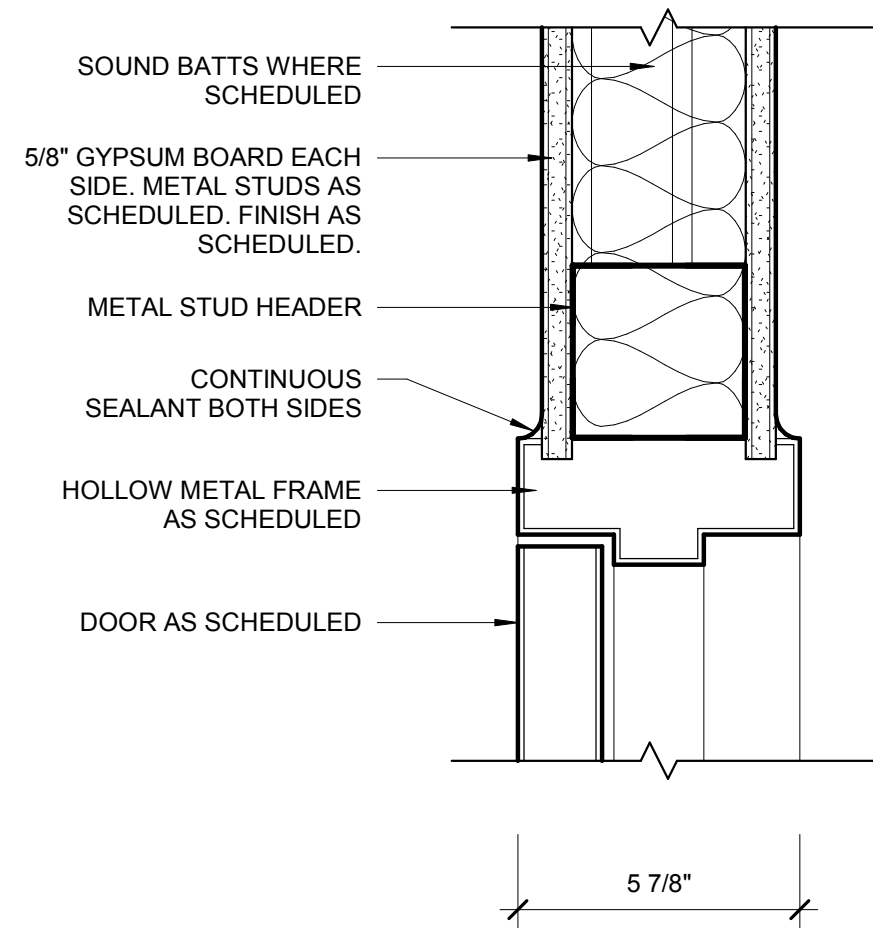
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REVISION SCHEDULE		
Number	Date	Description

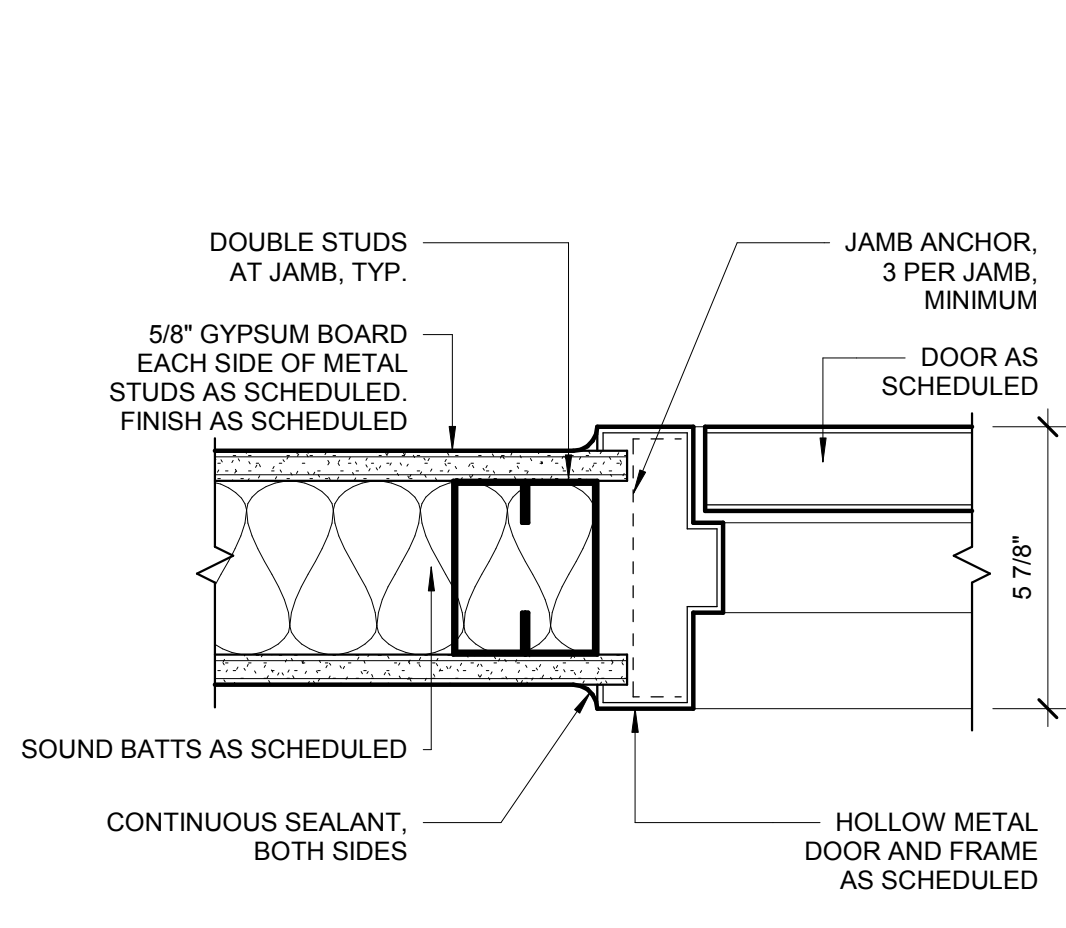
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**EXTERIOR ELEVATIONS  
- 17TH FLOOR**

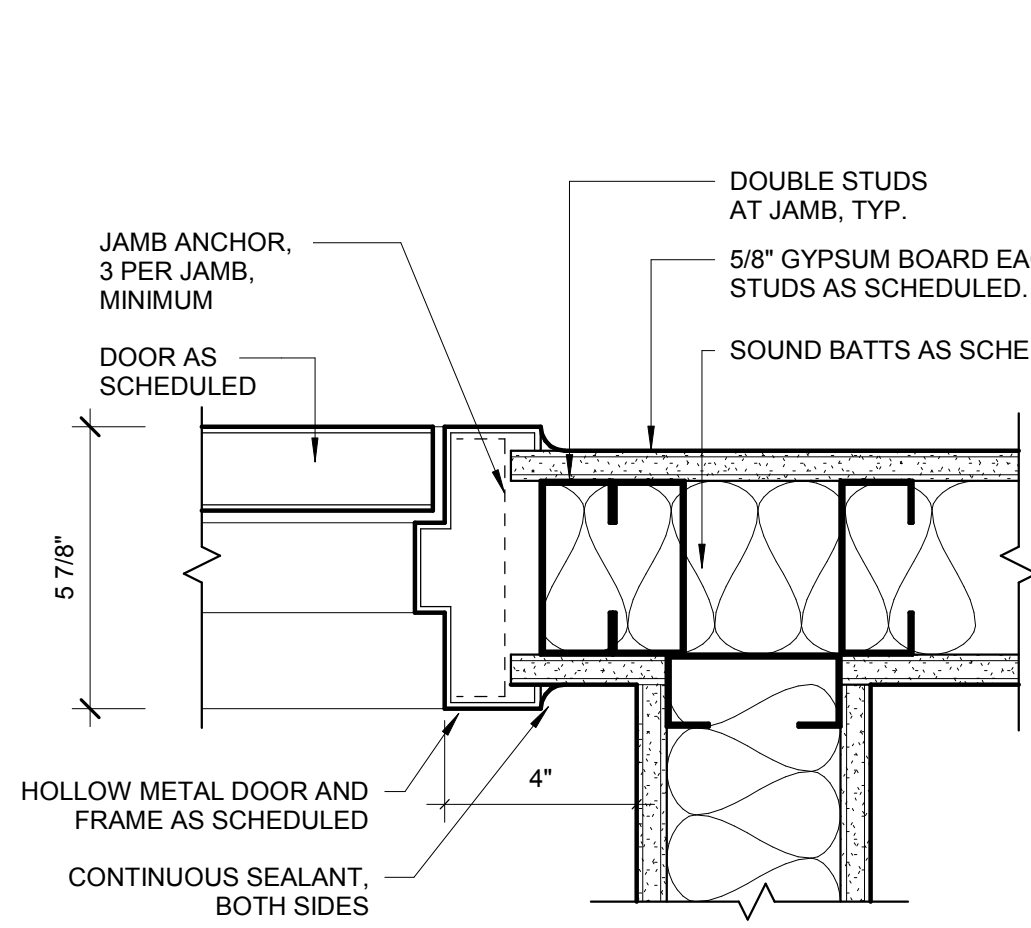
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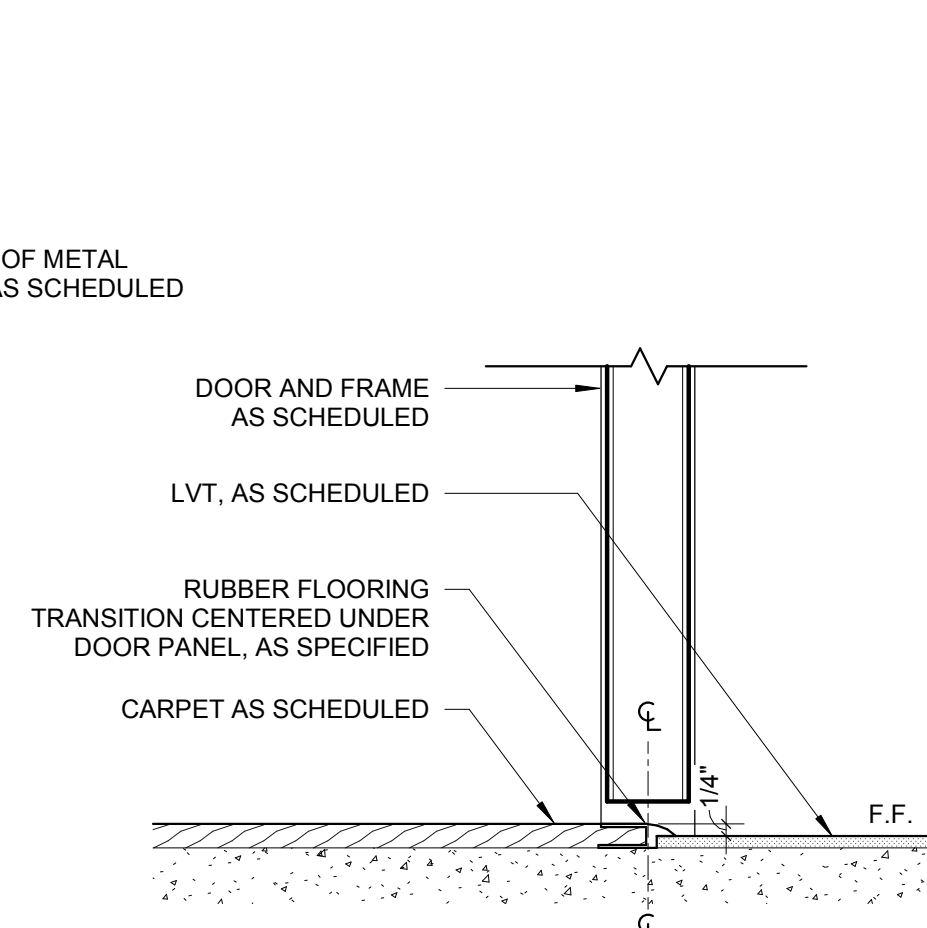
1 5 7/8 H.M. - DOOR HEAD  
3" = 1'-0"



2 5 7/8 H.M. DOOR JAMB  
3" = 1'-0"

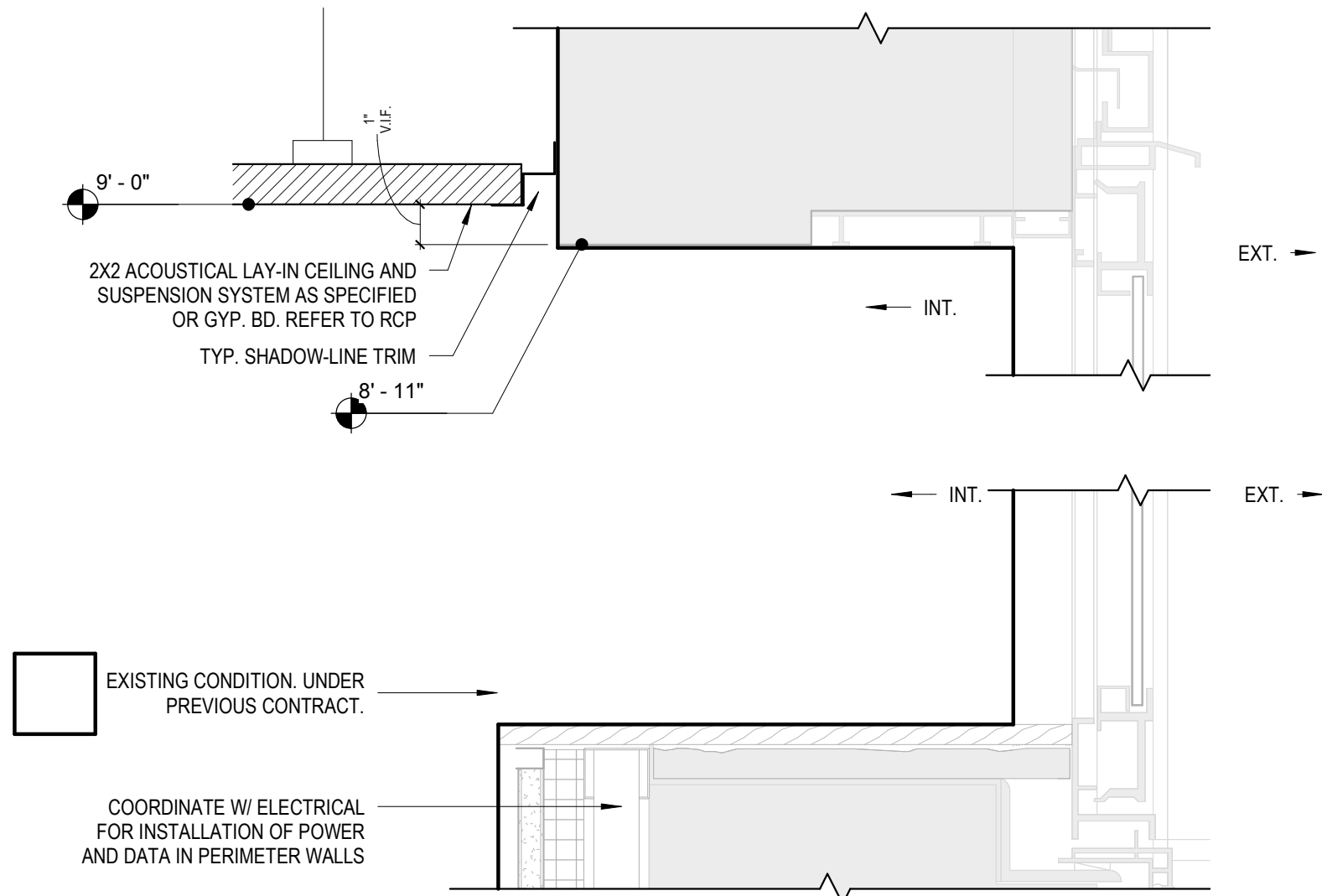


3 5 7/8 H.M. DOOR JAMB  
3" = 1'-0"

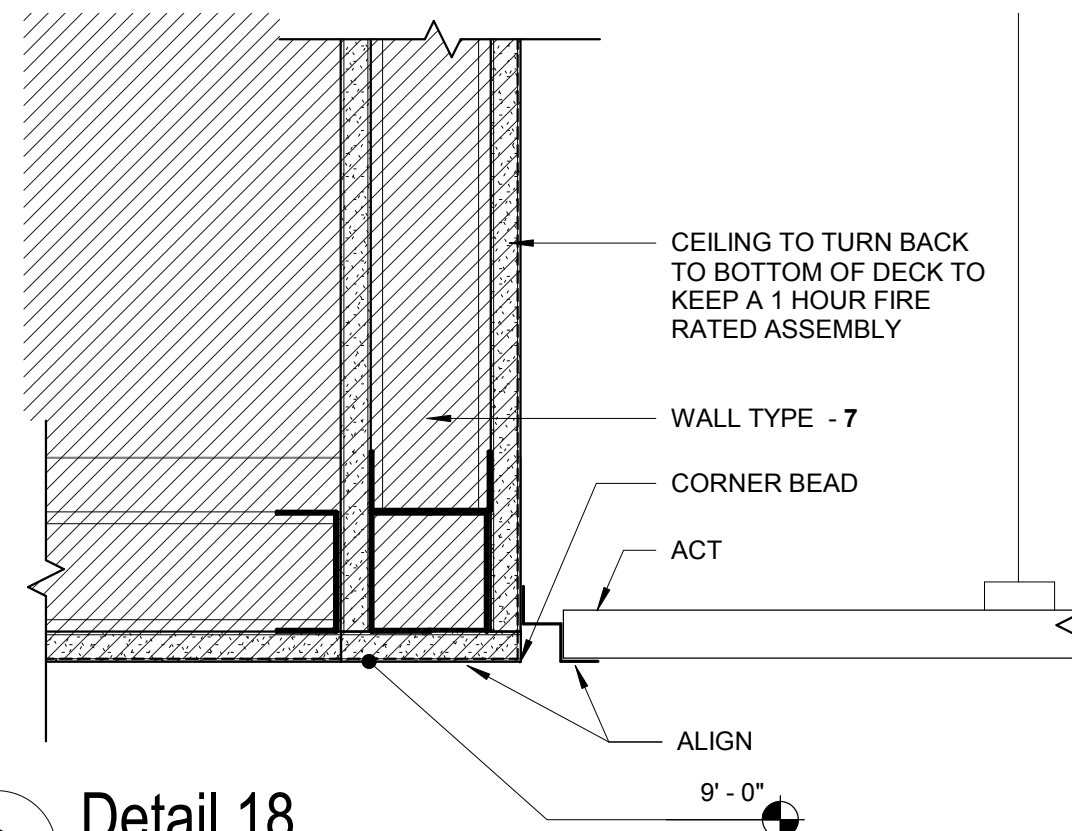


4 DOOR SILL  
3" = 1'-0"

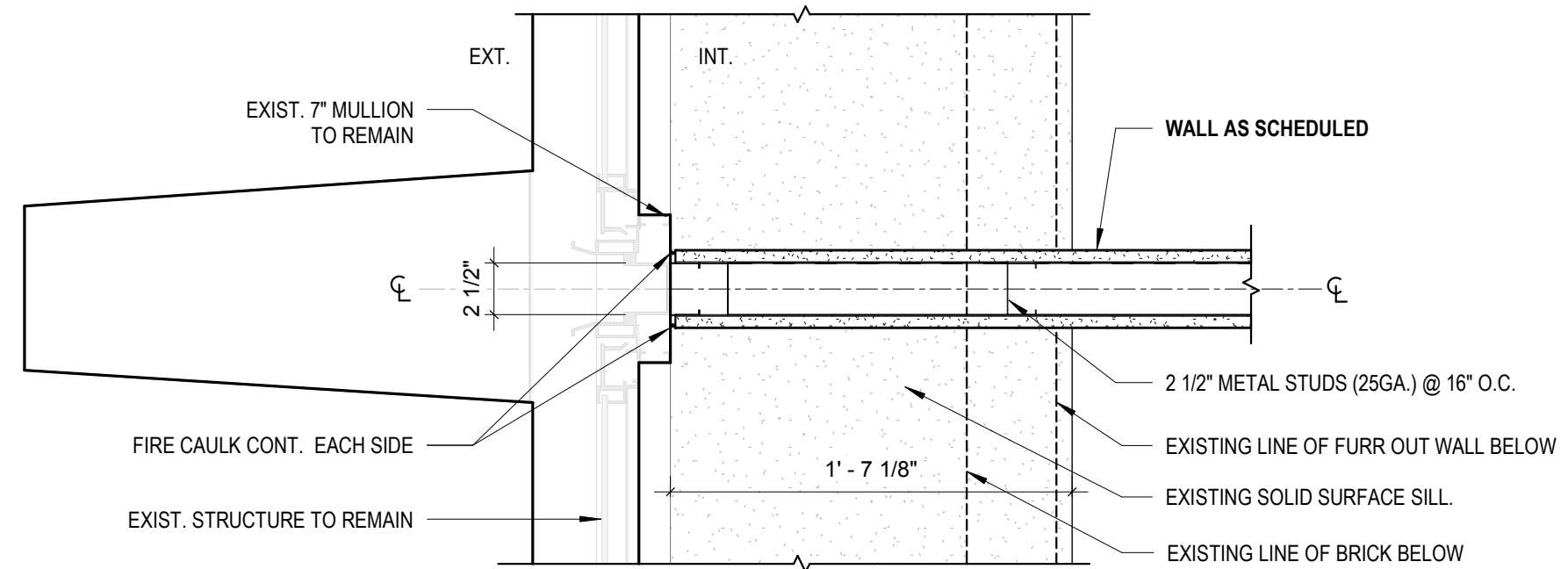
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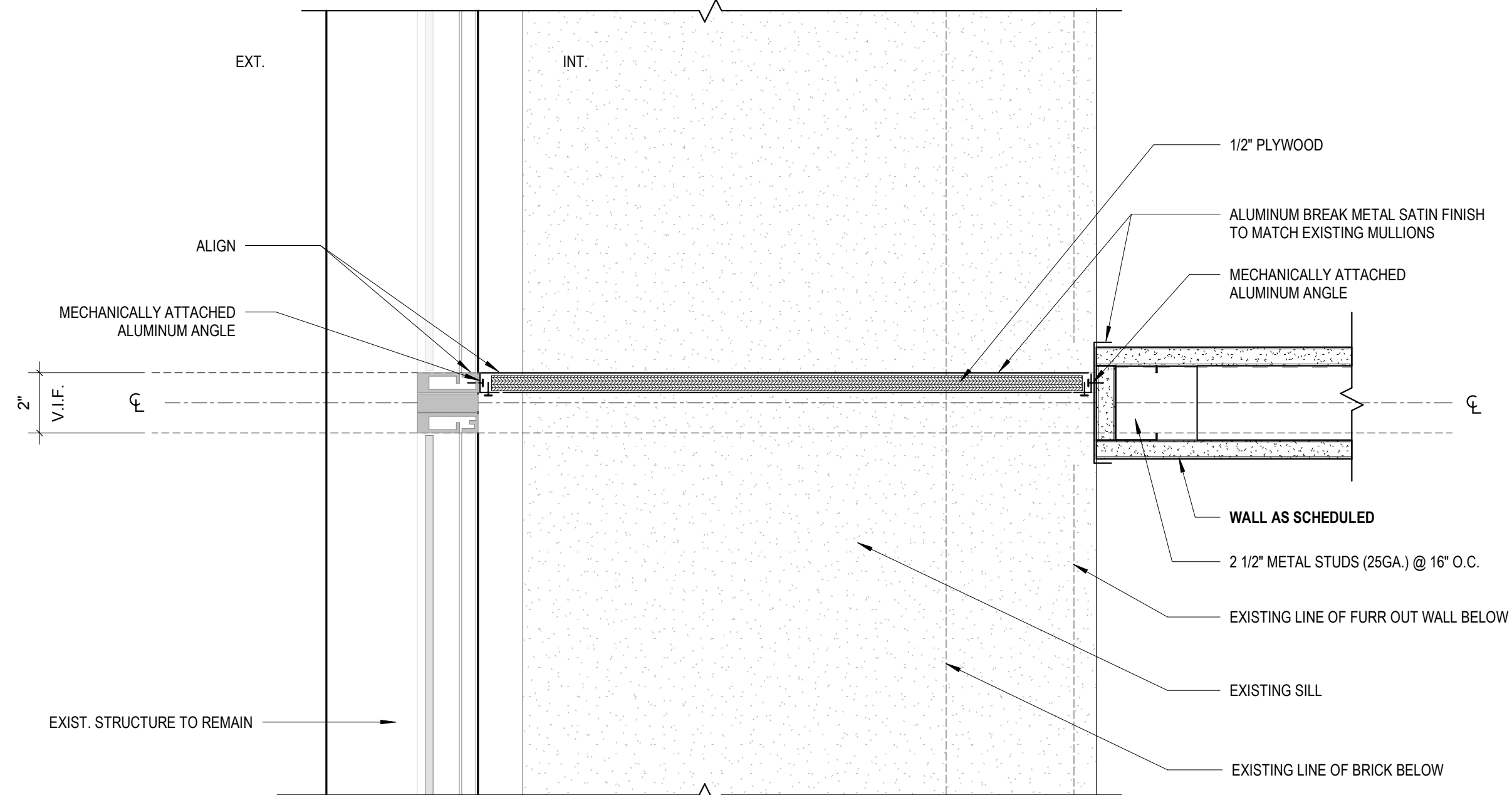
5 WINDOW - SILL / HEAD (EXISTING)  
3" = 1'-0"



6 Detail 18  
3" = 1'-0"



7 PLAN DETAIL @ UNIT DEMISING / WINDOW  
1 1/2" = 1'-0"



8 PLAN DETAIL @ UNIT DEMISING / WINDOW  
3" = 1'-0"

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## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
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PROJECT NO.:	19007
DRAWN BY:	FT
CHECKED BY:	EL / JH

## TYPICAL DETAILS

**A5000**



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BLUE FLAME TENANT  
IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
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PROJECT NO.:	19007
DRAWN BY:	FT / MS / ER
CHECKED BY:	EL / JH

SCHEDULES

A6000

LEGEND - COMMON AREA FLOOR FINISH	GENERAL NOTES:
<div>EXISTING TO REMAIN</div> <div>CT CARPET TILE</div> <div>LVT FLOOR TILE</div> <div>PC POLISHED CONCRETE</div>	1. FINISHES ARE FOR INFORMATION ONLY AND DO NOT REFLECT EXACT FLOOR PATTERNS

WALL PARTITION SCHEDULE				SCALE: 1/2" = 1'-0"
				<div>1 DEMISING PARTITION, 1 HR/STC 48 HEIGHT: TO B.O. SLAB/DECK UL DES U419</div> <div>2 3 3/4" PARTITION - STANDARD HEIGHT: TO 6" ABOVE CEILING</div> <div>3 3 3/4" PARTITION - INSULATED STC48 HEIGHT: TO B.O. SLAB/DECK</div> <div>4 3 1/8" FURROUT HEIGHT: TO B.O. SLAB/DECK</div>
NOTE: ALL WALL TO BE LEVEL 4 AND SMOOTH FINISH - ALL WALL S AND CEILINGS TO BE PAINTED WITH EGGSHELL PAINT FINISH				

FINISHES LEGEND																				
COMMON AREAS	FLOOR TYPE				BASE TYPE		WALL TYPE		CEILING TYPE		DOOR FRAMES		PLASTIC LAMINATE		SOLID CORE WOOD DOORS					
			<ul style="list-style-type: none"><li>TERRAZZO</li><li>LVT</li><li>POLISHED CONCRETE</li></ul>		<ul style="list-style-type: none"><li>MARBLE</li><li>RUBBER BASE</li></ul>		<ul style="list-style-type: none"><li>PAINTED GWB</li><li>WALLPAPER (W8)</li></ul>		<ul style="list-style-type: none"><li>PAINTED GWB</li><li>ACT</li><li>DRYFALL PAINT (17TH FLOOR ONLY)</li></ul>						EGGERS INDUSTRIES - PLAIN SLICED AFRICAN MAHOGANY #2 PECAN & #7 DARK OAK					
SCHEME A ( GRAY )	F1	INTERFACE CARPET PLANKS PROGRESSION II 105509 ECLIPSE			B1	ROPPE RUBBER WALL BASE 123 CHARCOAL		W1	SW 6253 OLYMPUS WHITE ( FIELD )		C1	ARMSTRONG 2X2 - DUNE		FR1	SW 7674 PEPPERCORN		PL1	WILSONART 4941K-18 COSMIC STRANDZ		
	F2	INTERFACE CARPET PLANKS OFFLINE 104337 PEPPER / LIME				W2	SW 6257 GIBRALTAR ( ACCENT )		C2	PAINTED GYPSUM BD - SW 6253 OLYMPUS WHITE		PL2	WILSONART 4882-38 OILED SOAPSTONE							
	F3	INTERFACE CARPET PLANKS ONLINE 103798 LIME					PL3	WILSONART 4795-60 OILED WINDSWEPT PEWTER												
	F4	INTERFACE LVT - A00310 DARK CONCRETE																		
	F5	INTERFACE LVT - A00901 CITRINE																		
SCHEME B ( BLUE )	F6	INTERFACE CARPET PLANKS PROGRESSION I 105500 EVENING DUSK			B2	ROPPE RUBBER WALL BASE 187 BLUE		W3	SW 7008 ALABASTER ( FIELD )		C3	ARMSTRONG 2X2 - DUNE		FR2	SW 7615 SEA SERPENT		PL4	WILSONART D91K-18 SLATE GREY		
	F7	INTERFACE CARPET PLANKS PROGRESSION II 105506 EVENING DUSK				W4	SW 7604 SMOKEY BLUE ( ACCENT )		C4	PAINTED GYPSUM BD - SW 7008 ALABASTER ( FIELD )		PL5	WILSONART 4651-60 NAVY LEGACY							
	F8	INTERFACE LVT - A00306 JERSEY MARBLE ( GREY ) - FIELD					W5	SW 7615 SEA SERPENT ( ACCENT )												
	F9	INTERFACE LVT - A00301 POLISHED CEMENT ( BEIGE ) ACCENT																		
	F10	INTERFACE LVT - A00103 COOL IMPALA MARBLE ( BLUE ) ACCENT																		
SCHEME C ( BROWN )	F11	INTERFACE CARPET PLANKS PROGRESSION I 105499 & III 105535 DESERT SHADOW			B3	ROPPE RUBBER WALL BASE 193 BLACK BROWN		W6	SW 7647 CRUSHED ICE ( FIELD )		C5	ARMSTRONG 2X2 - DUNE		FR3	SW 7048 URBANE BRONZE		PL6	WILSONART 7964K-12 SKYLINE WALNUT		
	F12	INTERFACE LVT - TEXTURE STONES A00104 WARM IMPALA MARBLE				W7	SW 7046 ANONYMOUS ( ACCENT )		C6	PAINTED GYPSUM BD - SW 7647 CRUSHED ICE		PL7	WILSONART 7966K - 12 5TH AVE ELM							
	F13	INTERFACE LVT - TEXTURE STONES A00305 EMPERADOR TAUPE																		
16TH FLOOR								W8	WALL PAPER - TBD BY ARCHITECT											



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## TYPICAL STRUCTURAL ABBREVIATIONS

ALL ABBREVIATIONS SHOWN  
ARE NOT NECESSARILY USED

<b>A</b>		
ABOVE FINISH FLOOR	—	AFF
ADDITIONAL	—	ADDN'L
ADJACENT	—	ADJ.
AGGREGATE	—	AGGR.
ALTERNATE	—	ALT.
ANCHOR BOLT	—	A.B.
AND	—	&
ANGLE	—	L
APPROVED	—	APPD.
APPROXIMATE	—	APPROX.
ARCHITECT	—	ARCH.
ARCHITECTURAL	—	ARCH'L
ARCH'L FINISH SURFACE	—	A.F.S.
AT	—	@
AIR CONDITIONER	—	A/C
AIR HANDLING UNIT	—	AHU

<b>B</b>		
BACK FACE	—	B.F.
BACK TO BACK	—	B. TO B.
BASEMENT	—	BSMT.
BEAM	—	BM.
BEARING	—	BRG.
BELOW FINISH FLOOR	—	BFF
BETWEEN	—	BTWN.
BEVEL (ED)	—	BEV (D)
BLOCK	—	BLK.
BLOCKING	—	BLKG.
BLOCK-OUT	—	B.O.
BOTTOM	—	BOT.
BRACKET	—	BRKT.
BRICK LEDGE ELEVATION	—	B.L.E.
BRIDGING	—	BRDG.
BUILDING	—	BLDG.
BUILDING LINE	—	B.L.

<b>C</b>		
CANTILEVER	—	CANT.
CAST IRON	—	C.I.
CAST-IN-PLACE	—	C.I.P.
CEILING	—	CLG.
CENTER LINE	—	C.L.
CENTER OF GRAVITY	—	C.G.
CENTER TO CENTER	—	C. TO C.
CHANNEL	—	C.
CLEAR OR CLEARANCE	—	CLR.
COLUMN	—	COL.
COMPRESSION	—	C OR COMP.
CONCRETE	—	CONC.
CONCRETE MASONRY UNIT	—	CMU
CONNECTION (S)	—	CONN(S).
CONTINUOUS	—	CONT.
CONTRACTOR	—	CONTR.
CONTROL JOINT	—	CT.J.
CONSTRUCTION	—	CONST.
CONSTRUCTION JOINT	—	C.J.
CORNER	—	COR.
COVER PLATE	—	COV. PL.

<b>D</b>		
DETAIL	—	DET.
DEAD LOAD	—	DL
DEFORMED BAR ANCHOR	—	D.B.A.
DIAGONAL	—	DIAG.
DIAMETER	—	DIA.
DIMENSION(S)	—	DIM(S).
DOVETAIL	—	DVTL.
DOWNSPOUT	—	DS.
DRAWING(S)	—	DWG(S).
DOUBLE	—	DBL
DOWEL(S)	—	DWL(S).

<b>E</b>		
EACH	—	EA.
EACH FACE	—	E.F.
EACH WAY	—	E.W.
EDGE ANGLE OFFSET	—	E.A.O.
ELECTRICAL	—	ELEC.
ELEVATION	—	EL.
ELEVATOR	—	ELEV.
ENGINEER	—	ENGR.
ENTRANCE	—	ENT.
EQUAL	—	EQ.
EQUIPMENT	—	EQUIP.
EXPANSION	—	EXP.
EXPANSION JOINT	—	E.J.
EXISTING	—	EXIST.
EXTERIOR	—	EXT.
EXTRA STRONG	—	X-STR.

<b>F</b>		
FACE TO FACE	—	F. TO F.
FABRICATOR	—	FABR.
FAR SIDE	—	F.S.
FIELD VERIFY	—	(F.V.)
FINISH(ED)	—	FIN.
FINISHED FLOOR	—	FIN. FL.
FIREPROOF(ING)	—	FP.
FLANGE	—	FLG.
FLOOR	—	FL.
FLOOR DRAIN	—	F.D.
FOUNDATION	—	FDN.

<b>G</b>		
GAGE OR GAUGE	—	GA.
GALVANIZED	—	GALV.
GALVANIZED IRON	—	G.I.
GALVANIZED STEEL	—	G.S.
GENERAL CONTRACTOR	—	G.C.
GOVERNMENT	—	GOVT.
GRADE	—	GR.
GRADE BEAM	—	GR. BM.
	—	GEN. CONTR.

<b>H</b>		
HEADED STUDS	—	H.S.
HEIGHT	—	HT.
HIGH POINT	—	H.P.
HOLLOW STRUCTURAL SHAPE	—	HSS
HORIZONTAL	—	HORIZ.
HOOK	—	HK.

<b>I</b>		
INFORMATION	—	INFO.
INSIDE DIAMETER	—	I.D.
INSIDE FACE	—	I.F.
INTERIOR	—	INT.
INTERMEDIATE	—	INTERM.

<b>J</b>		
JOINT(S)	—	JT(S).
JOIST(S)	—	JST(S).

<b>K</b>		
KIPS (1000 LBS)	—	k
KIP PER LINEAR FOOT	—	KLF
KIP PER SQUARE FOOT	—	KSF

<b>L</b>		
LIGHTWEIGHT CONCRETE	—	LWT. CONC.
LIVE LOAD	—	LL
LONGITUDINAL	—	LONG.
LONG LEG HORIZONTAL	—	LLH
LONG LEG VERTICAL	—	LLV
LOW POINT	—	L.P.

<b>M</b>		
MANUFACTURE(R)	—	MFR.
MASONRY OPENING	—	M.O.
MATERIAL	—	MAT.
MAXIMUM	—	MAX.
MECHANICAL	—	MECH.
MEZZANINE	—	MEZZ.
MIDDLE	—	MID.
MINIMUM	—	MIN.
MISCELLANEOUS	—	MISC.
MOMENT	—	M
MOMENT CONNECTION(S)	—	M.C. OR

<b>N</b>		
NEAR FACE	—	N.F.
NOMINAL	—	NOM.
NON-SHRINK	—	N.S.
NOT IN CONTRACT	—	N.I.C.
NOT TO SCALE	—	N.T.S.
NUMBER	—	NO. OR #

<b>O</b>		
ON CENTER	—	O.C.
OPENING(S)	—	OPNG(S).
OPPOSITE	—	OPP.
OPPOSITE HAND	—	O.H.
OUTSIDE FACE	—	O.F.
OUTSIDE DIAMETER	—	O.D.
OUTSTANDING	—	OSTG.

<b>P</b>		
PAN	—	P
PARALLEL	—	PAR.
PARTITION	—	PARTN.
PENETRATION	—	PEN.
PERPENDICULAR	—	PERP.
PIECE	—	PC.
PLATE	—	PL.
POINT	—	PT.
POUNDS PER SQUARE FOOT	—	P.S.F.
POUNDS PER SQUARE INCH	—	P.S.I.
POWER DRIVEN FASTENER	—	PDF
PRECAST CONCRETE	—	P/C
PRE-ENGINEERED BUILDING MANUFACTURER	—	PEBM
PRE-ENGINEERED METAL BUILDING	—	PEMB
PREFABRICATED	—	PREFAB.
PRELIMINARY	—	PRELIM.
PROJECTION	—	PROJ.

<b>R</b>		
RADIUS	—	R
REINFORCED CONCRETE PIPE	—	RCP
REINFORCE(ING) (ED) (MENT)	—	REINF.
REMAINDER	—	REM. OR R
REQUIRE	—	REQ.
RETENTION SYSTEM	—	RET. SYS.
REQUIRED	—	REQ'D.
RISER	—	RIS.
ROOF	—	RF.
ROOF DRAIN	—	R.D.
ROOF OPENING	—	RF. OPNG.
ROOM	—	RM.
ROUND	—	RND.

<b>S</b>		
SCHEDULE(D)	—	SCHED.
SECTION	—	SECT.
SHEAR	—	V
SHEET	—	SHT.
SIDEWALK	—	SW.
SIMILAR	—	SIM.
SPACE	—	SPA.
SPECIFICATION(S)	—	SPEC(S)
SPECIFIED	—	SPEC'D.
SQUARE FOOT (FEET)	—	S.F.
STANDARD	—	STD.
STEEL	—	STL.
STIFFENER	—	STIFF.
STRAIGHT	—	STR.
STIRRUPS	—	STIR.
STRUCTURE	—	STRUCT.
STRUCTURAL	—	STRUCT'L.
SYMMETRICAL	—	SYM.
SUBCONTRACTOR	—	SUBCONTR.
SUPPORT(S)	—	SUPT(S).

<b>T</b>		
TAPERED BEAM	—	T.B.
TEMPERATURE	—	TEMP.
TENSION	—	T
TERRAZZO	—	TERR.
THICK	—	THK.
TONGUE & GROOVE	—	T & G
TOP AND BOTTOM	—	T & B
TOP OF	—	T.O.
TOP OF BEAM	—	T.O.B.
TOP OF FOOTING	—	T.O.F.
TOP OF PIER	—	T.O.P.
TOP OF PIER CAP	—	T.O.P.C.
TOP OF RETAINING WALL	—	T.R.W.
TOP OF STEEL	—	T.O.S.
TOP OF STRUCTURAL CONCRETE	—	T.O.S.C.
TOP OF WALL	—	T.O.W.
TREAD	—	TR.
TUBE STEEL	—	TS
TYPICAL	—	TYP.

<b>U</b>		
UNLESS NOTED OTHERWISE	—	U.N.O.

<b>V</b>		
VERTICAL	—	VERT.

<b>W</b>		
WATERSTOP	—	WS.
WATERPROOFING	—	WPFG.
WELDED WIRE MESH	—	W.W.M.
WIND BRACE	—	WB
WIND LOAD	—	W.L.
WINDOW	—	WDW.
WITH	—	W/
WORK POINT	—	W.P.
WOOD	—	WD.
WROUGHT IRON	—	W.I.

## TYPICAL SYMBOLS LEGEND

**WB-1** INDICATES WIND BRACE - SEE WIND BRACE ELEVATIONS.

**TRUSS** INDICATES TRUSS - SEE TRUSS ELEVATIONS.

INDICATES MOMENT CONNECTION -  
SEE MOMENT CONNECTION DETAILS.

INDICATES STEEL BEAM SPLICE -  
SEE STRUCTURAL STEEL SIMPLE BEAM CONNECTION DETAILS SBX-1

INDICATES STRUCTURE OVER  
VOID -  
SEE EXPANSIVE CLAY SOIL  
DETAILS CES-1.

INDICATES THAT COLUMN STARTS UPWARD FROM THIS LEVEL.

INDICATES THAT COLUMN STOPS AT THIS LEVEL.

## STRUCTURAL SYMBOLS

THE FOLLOWING SYMBOLS ARE USED TO REPRESENT THE MATERIALS SHOWN ON THE  
STRUCTURAL DRAWINGS. SEE SPECIFICATIONS AND GENERAL NOTES FOR MATERIAL  
QUALITIES REQUIRED.

CAST-IN-PLACE CONCRETE

STRUCTURAL PRECAST CONCRETE

SAND GRAVEL, OR LOW P.I. FILL

EARTH

ROCK

ARCHITECTURAL PRECAST CONCRETE

NON-SHRINK GROUT

SAND CEMENT GROUT

STYROFOAM

EXISTING

C.M.U.

BRICK

STRUCTURAL STEEL

WOOD (CONTINUOUS)

WOOD (NON-CONTINUOUS)

PLYWOOD

GLUE LAMINATED LUMBER (GLU-LAM)

MICRO LAMINATED LUMBER (MICRO-LAM)

ROOF TOP MECHANICAL UNIT ON PLAN

BEAM BOTTOM CHORD BRACING ON PLAN

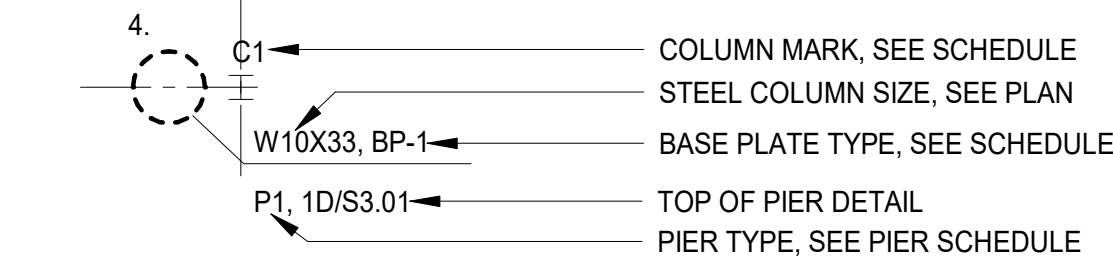
## TYPICAL PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ACTUAL SEA LEVEL ELEVATION RELATED TO DATUM  
ELEVATION = 100'-0" SHOWN ON DRAWINGS.
  - SEE PLAN FOR TOP OF STRUCTURAL CONCRETE (T.O.S.C.) ELEVATION.
  - T.O.S. EL. = BOTTOM OF METAL DECK ELEVATION SEE PLAN FOR TOP OF STEEL (T.O.S.) ELEVATION.
  - T.O. WOOD EL. = TOP OF PLYWOOD DECK / TONGUE & GROOVE DECK ELEVATION. SEE PLAN FOR TOP OF WOOD ELEVATION.

- SHEET INDEX:  
THE DETAILS IN THE DRAWINGS, INCLUDING THOSE DRAWINGS REFERENCED BY THIS INDEX, WHICH  
ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS  
WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF  
WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS.

SHEET LIST	
SHT. NO.	SHEET NAME
S1000	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES
S1001	GENERAL NOTES
S1701	17TH FLOOR FRAMING
S1801	18TH LEVEL ROOF FRAMING
S4010	DETAILS AND SECTIONS
S4011	DETAILS AND SECTIONS

- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FLOOR DROPS, FLOOR SLOPES, CURBS,  
MISCELLANEOUS ELEVATIONS, DETAILS AND DIMENSIONS NOT SHOWN ON PLAN.



- SEE ARCH'L DWGS. FOR SIZES & LOCATIONS OF ROOF OPENINGS.

- REPETITIVE MEMBERS SUCH AS PURLINS AND JOISTS SHALL BE EQUALLY SPACED BETWEEN  
DIMENSIONED POINTS, U.N.O.

- NOTE TO CONTRACTOR:**  
FIELD VERIFY ALL EXISTING DIMENSIONS & ELEVATIONS PRIOR TO FABRICATION  
OF MATERIALS AND CONSTRUCTION.

## GENERAL NOTES

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT  
COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING.

- REFER TO THE PLAN NOTES, LOCATED IN THESE GENERAL NOTES, FOR APPLICATION OF DETAILS WHICH  
ARE DESIGNATED AS "TYPICAL DETAILS" IN THIS SET OF DRAWINGS.
- SLEEVES AND BLOCKOUTS REQUIRED FOR PASSAGE OF DUCTWORK, PIPING, DRAINS, CONDUIT, ETC.,  
AND ANCHORS REQUIRED FOR ANCHORING EQUIPMENT AND PIPING ARE NOT GENERALLY INDICATED  
ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL DETERMINE SUCH REQUIREMENTS FROM  
OTHER SERIES DRAWINGS, SUBCONTRACTORS, AND SUPPLIERS AND SHALL COORDINATE THE  
LOCATIONS AND DETAILS FOR THESE ITEMS PRIOR TO FABRICATION OR CONSTRUCTION OF THE  
STRUCTURE. ANY CONFLICTS BETWEEN THESE ITEMS AND THE BUILDING STRUCTURE SHALL BE  
BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- VERIFY, OR ESTABLISH, LOCATIONS AND DIMENSIONS OF ALL FRAMED OPENINGS RELATED TO  
EQUIPMENT OR DUCTWORK, INCLUDING INSULATION, IF ANY. WHERE SUBSTANTIAL RELOCATION  
OR RECONFIGURATION IS REQUIRED, SUBMIT A DRAWING TO THE ARCHITECT FOR REVIEW.
- LOCATE EXISTING REINFORCEMENT, USING APPROPRIATE IMAGING EQUIPMENT, PRIOR TO CUTTING  
OR DRILLING INTO EXISTING CONCRETE. DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT. IF  
THE REQUIRED OPERATIONS MAKE DAMAGING EXISTING REINFORCING UNAVOIDABLE, INFORM  
ARCHITECT SO THAT THE CONDITION MAY BE EVALUATED AND ALTERNATIVE DIRECTIONS GIVEN.
- MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL WHICH ARE NOT AS SPECIFIED IN THE  
DOCUMENTS SHALL BE ACCOMPANIED BY A CURRENT ES REPORT (BY ICC EVALUATION SERVICE, INC.)  
OR ICBO REPORT (BY INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS). MATERIALS OR  
PRODUCTS THAT DO NOT HAVE AN ES OR ICBO REPORT INDICATING THE SUBSTITUTED MATERIAL  
OR PRODUCT TO BE EQUAL TO THAT SPECIFIED, WILL NOT BE CONSIDERED.

## EXISTING CONDITIONS

- FIELD VERIFY ALL RELEVANT DIMENSIONS AND CONDITIONS AT EXISTING STRUCTURES PRIOR TO  
STARTING SHOP DRAWINGS AND THE CONSTRUCTION PROCESS IN THOSE AREAS. SUBMIT APPROPRIATE  
PLANS AND DETAILS REFLECTING THE FIELD VERIFIED EXISTING CONDITIONS FOR THE ARCHITECT'S USE.
- EXISTING CONDITIONS WHICH REQUIRE MODIFICATIONS TO THE DESIGN OF THE PROPOSED  
CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE TESTING LABORATORY SHALL EXAMINE AND REPORT ON THE CONDITION OF PORTIONS OF THE  
EXISTING STRUCTURE WHICH WILL BE ALTERED OR WHICH WILL SUPPORT NEW FRAMING, WITH SPECIAL  
EMPHASIS ON THE FOLLOWING:
  - EXISTING BOLTED CONNECTIONS: IDENTIFY MISSING, DAMAGED OR OTHERWISE DETERIORATED  
BOLTS AND CONNECTION PLATES.
  - EXISTING WELDED CONNECTIONS: VERIFY THAT WELDS WERE COMPLETED AND ARE STILL  
IN GOOD CONDITION, SUITABLE FOR SUPPORT OF ADDITIONAL LOADS SHOWN ON DRAWINGS.
  - GENERAL CONDITION OF FRAMING IN AREAS TO BE LOADED OR ALTERED. CONFIGURATION AND  
EVIDENCE OF EXCESSIVE CORROSION OR OTHER DAMAGE SHALL BE REPORTED.

**in\*situ**  
ARCHITECTURE

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## BLUE FLAME APARTMENTS

### Owner

120 N. STANTON STREET  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **CONSTRUCTION DOCUMENTS**

ISSUE DATE: **2019-08-16**

PROJECT NO.: **2017-60**

DRAWN BY: BGV, LRR

CHECKED BY: LRR

## TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES

**S1000**

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## TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES

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## SUBSTITUTIONS

1. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT.

## CODES & DESIGNS SPECIFICATIONS

1. BUILDING CODE: 2105 INTERNATIONAL BUILDING CODE. (2015 IBC)
2. STRUCTURAL STEEL: AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-10 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
3. STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)," THE AMERICAN CONCRETE INSTITUTE.

## DESIGN LOADS

1. DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS AND ALLOWANCES FOR PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.
2. LOADINGS FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
3. DESIGN LIVE LOADING IS AS FOLLOWS:

ROOF.....	20 PSF
OFFICES (NOT INCLUDING NON-PERMANENT PARTITIONS).....	50 PSF
PARTITION ALLOWANCE IN OFFICE AND CLASSROOM AREAS.....	20 PSF
EXTERIOR BALCONIES.....	100 PSF
STAIRWAYS.....	100 PSF
PUBLIC CORRIDORS.....	100 PSF
CORRIDORS ABOVE FIRST FLOOR.....	80 PSF
ALL SLABS-ON-GRADE.....	100 PSF
RETAIL STORES, FIRST FLOOR.....	100 PSF
STORAGE (LIGHT).....	125 PSF
STORAGE (HEAVY).....	250 PSF
MECHANICAL ROOM (MIN).....	150 PSF
ELEVATOR MACHINE ROOM.....	150 PSF
HANDRAIL IMPACT LOAD.....	50 PLF
4. LIVE LOAD REDUCTIONS, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.
5. DESIGN WIND LOADING IS AS FOLLOWS (NOTE: PER ASCE 7-10, WIND LOADS ARE ULTIMATE. SERVICE LOADS MAY BE OBTAINED BY DIVIDING THE STATED LOADS BY 1.6.):

WIND DESIGN OPTION.....	DIRECTIONAL PROCEDURE
BASIC WIND SPEED (3-SECOND GUST).....	120 MPH
RISK CATEGORY.....	III
EXPOSURE CATEGORY.....	B
INTERNAL PRESSURE COEFFICIENT.....	0.18

WIND DESIGN OPTION.....DIRECTIONAL PROCEDURE	
BASIC WIND SPEED (3-SECOND GUST).....	120 MPH
RISK CATEGORY.....	III
EXPOSURE CATEGORY.....	B
INTERNAL PRESSURE COEFFICIENT.....	0.18
ROOF PRESSURE(+) SUCTION(-) LOADS (NET -- INCLUDING INTERNAL PRESSURE -- LOADS MAY BE LINEARLY INTERPOLATED BETWEEN VALUES FOR THE GIVEN TRIBUTARY AREAS)	
INTERIOR ZONES -- MORE THAN 14' FROM EDGE, HIP, OR RIDGE (ZONE 1)	
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -38.17 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -34.94 PSF
END ZONES - WITHIN 14' OF EDGE, HIP, OR RIDGE (ZONE 2)	
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -64.05 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -41.41 PSF
CORNER ZONES - WHERE ZONE 2 AREAS OVERLAP (ZONE 3)	
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -96.40 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -41.41 PSF
ON CANOPIES AND OVERHANGS	
ENDS (ZONE 2) (10 SQ.FT. OF TRIBUTARY AREA).....	+18.76 / -54.99 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -51.76 PSF
CORNERS (ZONE 3) (10 SQ.FT. OF TRIBUTARY AREA).....	+18.76 / -90.58 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -25.88 PSF
CURTAINWALL DESIGN PRESSURE/SUCTION	
INTERIOR ZONE (ZONE 4) (10 SQ.FT. OF TRIBUTARY AREA).....	+34.94 / -37.85 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+26.20 / -29.11 PSF
EXTERIOR ZONE (ZONE 5) (10 SQ.FT. OF TRIBUTARY AREA).....	+34.94 / -46.58 PSF
(100 SQ.FT. OF TRIBUTARY AREA).....	+26.20 / -29.11 PSF

- |  |        |
|--|--------|
| RELIABLE ROOF DEAD LOAD TO RESIST WIND UPLIFT..... | .5 PSF |
| INTERIOR PRESSURE ON STRUCTURAL ELEMENTS.....      | .5 PSF |
7. SEISMIC DESIGN DATA (IBC):

RISK CATEGORY.....	II
MAPPED SPECTRAL RESPONSE ACCELERATIONS, SS & S1.....	0.11/0.03
SITE CLASS.....	C
SPECTRAL RESPONSE COEFFICIENTS SDS /SD1.....	0.09/0.03
SEISMIC DESIGN CATEGORY.....	A
BASIC SEISMIC FORCE-RESISTING SYSTEM.....	ORDINARY STEEL MOMENT FRAME
DESIGN BASE SHEAR.....	215K
SEISMIC RESPONSE COEFFICIENT, CS.....	0.010
RESPONSE MODIFICATION FACTOR, R.....	1.5
ANALYSIS PROCEDURE USED.....	EQUIVALENT LATERAL FORCE
DEFLECTION AMPLIFICATION FACTOR.....	3
  8. SNOW LOADING (ASCE 7, SECTION 7):

GROUND SNOW LOAD.....	5PSF
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  9. STACKS OF MATERIALS OR OTHER CONSTRUCTION LOADS PLACED ON THE STRUCTURE SHALL NOT EXCEED THE STATED DESIGN LIVE LOAD FOR THE AREA AFFECTED UNLESS ADEQUATELY SHORED.

## STRUCTURAL STEEL

1. COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.
2. **TOLERANCE REQUIREMENTS** - STRUCTURAL DRAWINGS INDICATE MISCELLANEOUS STEEL ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORT MEMBERS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES FOR OPENINGS AND PERIMETER CONDITIONS WHICH ARE INTENDED TO SUPPORT OR BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. IT IS THE INTENT OF THESE DRAWINGS THAT THESE ELEMENTS BE FIELD ATTACHED BY FIELD WELDING OR BOLTING TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN A.I.S.C. TOLERANCES FOR STRUCTURAL STEEL. CONTRACTOR SHALL COORDINATE TRADES AND FIELD INSTALL MISCELLANEOUS STEEL ELEMENTS AND THE STRUCTURAL STEEL FRAME TO COMPLY WITH THE TOLERANCE CRITERIA FOR PROPER INSTALLATION OF MATERIALS BY OTHER TRADES.
3. STRUCTURAL STEEL MATERIAL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

WIDE FLANGE (W) SHAPES AND TEES	A 992 (50 KSI YIELD)
OTHER ROLLED SHAPES, PLATES AND RODS	A 36 (36 KSI YIELD)
HOLLOW STRUCTURAL SHAPES (HSS OR TS)	A 500, GRADE B
(42 KSI YIELD ROUND/46 KSI YIELD SQUARE)	
PIPE A 53, GRADE	B (35 KSI YIELD)
BOLTS FOR CONNECTIONS	A 325N
ANCHOR BOLTS (ANCHOR RODS)	F 1554 (36 KSI YIELD)
4. CONNECTIONS WHICH ARE NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE FABRICATOR.
5. ALL MOMENT CONNECTIONS SHALL BE FULL WELDED CONNECTIONS DESIGNED TO DEVELOP THE FULL CROSS-SECTION OF THE MEMBER. STIFFENER PLATES, WHERE SHOWN, ARE MANDATORY AND MAY NOT BE OMITTED. MOMENT CONNECTIONS ARE INDICATED ON THE PLANS BY A TRIANGULAR BULB ON THE END OF THE BEAM, OR BY THE LETTERS "MC".
6. CANTILEVER BEAMS MOMENT CONNECTED TO THE FRAME SHALL BE THE SAME SIZE AS THE BACK-UP SPAN IF NO SIZE IS GIVEN.
7. ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION.
8. BACK TO BACK CHANNELS OR DOUBLE ANGLES ACTING AS COMPRESSION MEMBERS SHALL BE CONNECTED TO EACH OTHER AT THIRD POINTS ALONG THE LENGTH BY WELDING IN SPACER PLATES OF EQUAL THICKNESS TO THE GUSSET PLATES. UNEQUAL LEG ANGLES SHALL BE ORIENTED LONG LEG DOWN UNLESS NOTED OTHERWISE.
9. TEMPORARY CONSTRUCTION BRACING OF STRUCTURAL STEEL FRAME SHALL REMAIN IN PLACE UNTIL AFTER ALL PERMANENT BRACING COMPONENTS HAVE BEEN COMPLETED.
10. SHELF ANGLES SHOWN AS CONTINUOUS IN THE SECTIONS SHALL BE INSTALLED IN 20'-0" MAXIMUM LENGTHS, LEAVING A 1/4" GAP BETWEEN ENDS AND AT CORNERS. LOCATE GAPS TO MATCH MASONRY CONTROL JOINTS. AT BUILDING EXPANSION JOINT, LEAVE A GAP TO MATCH EXPANSION JOINT WIDTH.
11. CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.
12. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT OF RUST INHIBITIVE PRIMER.
13. WHERE ANGLES ARE NOTED TO BE CONTINUOUS, PROVIDE FULL BUTT WELD AT SPLICES.

## LIGHT-GAUGE STEEL

1. WALL STUDS SHALL BE MINIMUM 33 KSI, PUNCHED "C" STUDS SPACED AS SHOWN ON PLAN.
2. JOISTS SHALL BE MINIMUM 50 KSI, PUNCHED "C" JOISTS, SPACED AS SHOWN ON PLAN. PLACE JOIST DIRECTLY OVER WALL STUDS.
3. BOTTOM TRACKS OF STUD WALLS SHALL BE SECURED TO THE FLOOR. REFER TO DETAIL 11/S4010.
4. PROVIDE A WEB STIFFENER AT ALL SUPPORT POINTS OF HORIZONTAL JOISTS AND WHEREVER SPECIFIED ON THE DRAWINGS.
5. SIMILAR COMPONENTS SHALL BE WELDED TOGETHER. DISSIMILAR STUD COMPONENTS SHALL BE ATTACHED BY WELDING. SCREW ATTACHING OR BOLTING. WIRE TYING OF FRAMING COMPONENTS IN STRUCTURAL APPLICATIONS WILL NOT BE PERMITTED.
6. MINIMUM WELD BETWEEN COMPONENTS SHALL BE 1/16" FILLET WELD, 3" LONG. SEE MANUFACTURER'S DATA FOR RECOMMENDED TYPE OF WELDING APPARATUS.
7. PROVIDE BRIDGING BETWEEN JOISTS 8'-0" OR MORE IN LENGTH, AT THE LESSER OF 8'-0", OR CENTERED BETWEEN SUPPORTS. REFER TO DETAIL 10/S4010
8. STUDDING SHALL BE DOUBLED AT ALL CORNERS AND AROUND ALL OPENINGS.

## CEMENT DECKING

1. SUBFLOOR DECKING SHALL BE USG STRUCTURAL PANEL CONCRETE SUBFLOOR, 3/4" THICK, TONGUE AND GROOVE PANELS, OR APPROVED EQUAL. PANELS SHALL BE LABELED WITH MANUFACTURER AND PRODUCT DESCRIPTION.
2. TONGUE AND GROOVE JOINTS SHALL BE ORIENTED PERPENDICULAR TO SUPPORTING JOISTS.
3. PANELS SHALL BE INSTALLED IN A RUNNING BOARD PATTERN, BRIDGING A MINIMUM OF 2 FRAMING SPANS. THE MINIMUM PANEL WIDTH, MEASURED PARALLEL TO THE FRAMING SHALL BE NO LESS THAN 24".
4. PANEL FASTENERS SHALL BE TYPE CGH8158LG #8 x 1 5/8" WINGED SELF-DRILLING SCREWS, BY GRABBER CONSTRUCTION PRODUCTS, INC. INSTALL FASTENERS FLUSH OR SLIGHTLY BELOW THE SURFACE.
5. ATTACH PANELS TO SUPPORTING MEMBERS AS FOLLOWS:

A. AT PERIMETER, BEARING ON JOISTS - 6" O.C.
B. AT FIELD, BEARING ON JOISTS - 12" O.C.
C. PANEL EDGE - AT EACH SUPPORT, 1"
6. DO NOT INSTALL FASTENERS CLOSER THAN 2" FROM PANEL CORNERS, OR CLOSER THAN 1" FROM PANEL EDGES.
7. UP TO 6" x 6" CUTOUT IS ALLOWED W/OUT BLOCKING.
8. PANELS SHALL BE STORED IN A DRY LOCATION. REFER TO MANUFACTURER'S INSTRUCTIONS.
9. PANELS SHALL BE PROTECTED FROM CONSTRUCTION ABRASIVE WEAR AND IMPACT AFTER PANEL INSTALLATION UNTIL THE FLOOR HAS ITS FINAL FINISH APPLIED. REFER TO MANUFACTURER'S INSTRUCTIONS.

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## BLUE FLAME APARTMENTS

### Owner

120 N. STANTON STREET  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **CONSTRUCTION DOCUMENTS**

ISSUE DATE: **2019-08-16**

PROJECT NO.: **2017-60**

DRAWN BY: BGV, LRR

CHECKED BY: LRR

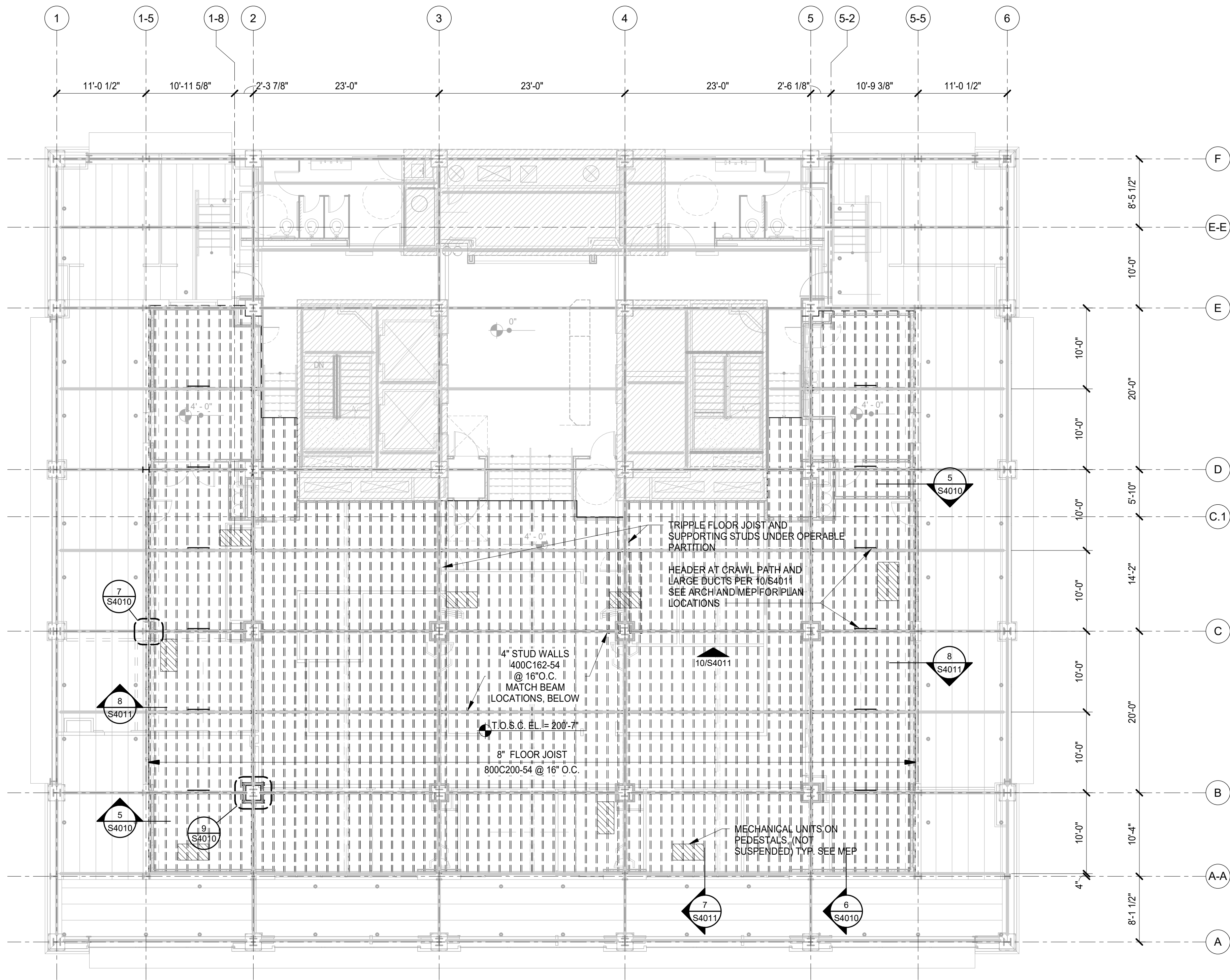
## GENERAL NOTES

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214-358-0174 512-468-9490 210-858-2880  
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**1 17TH FLOOR FRAMING PLAN**  
1/8" = 1'-0"

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**BLUE FLAME APARTMENTS**

**Owner**

120 N. STANTON STREET  
EL PASO, TEXAS 79901

**REVISION SCHEDULE**

Number	Date	Description
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PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
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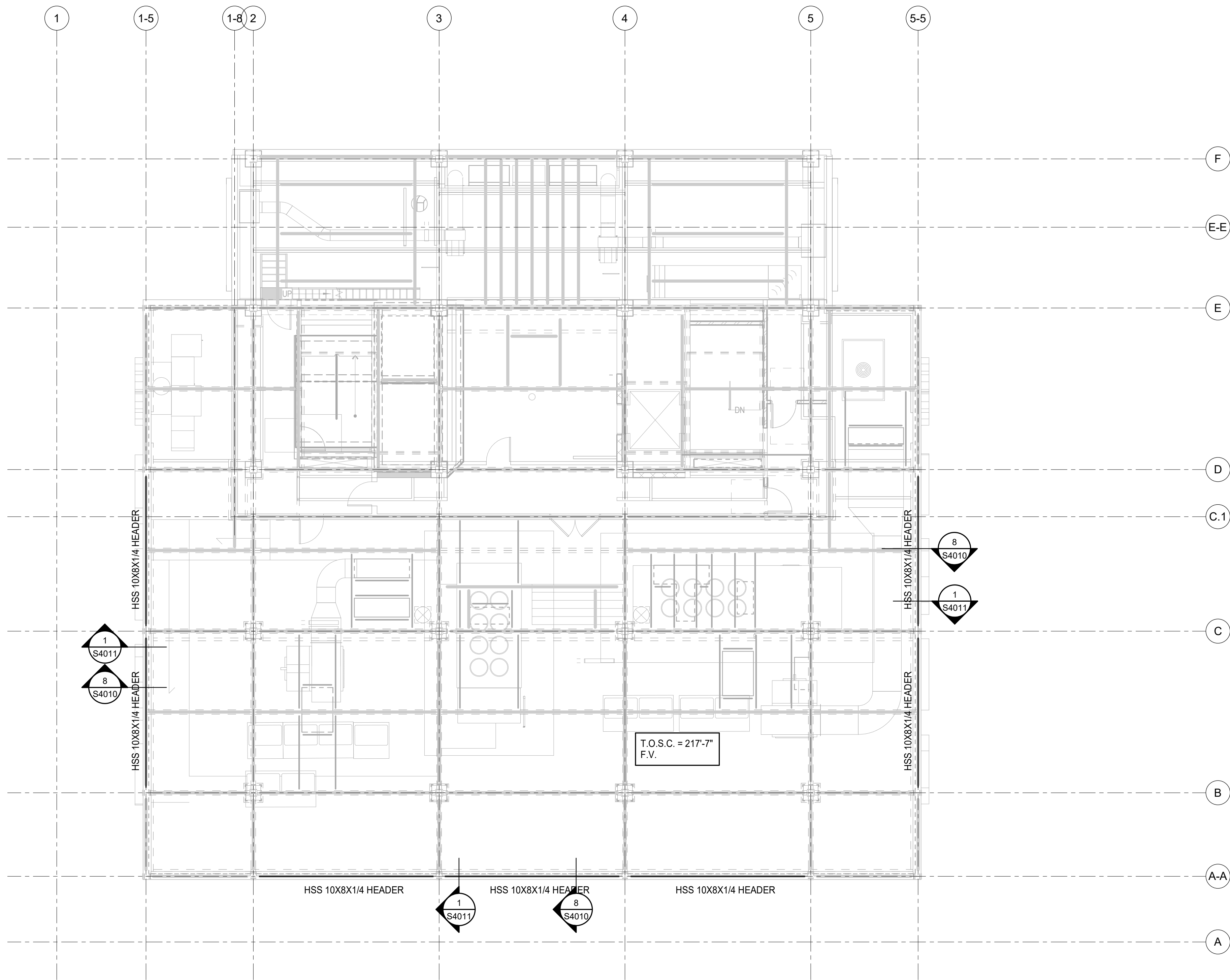
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**S1701**

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1 Level 18 - Floor Framing New Tenant  
1/8" = 1'-0"

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BLUE FLAME APARTMENTS

Owner

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REVISION SCHEDULE

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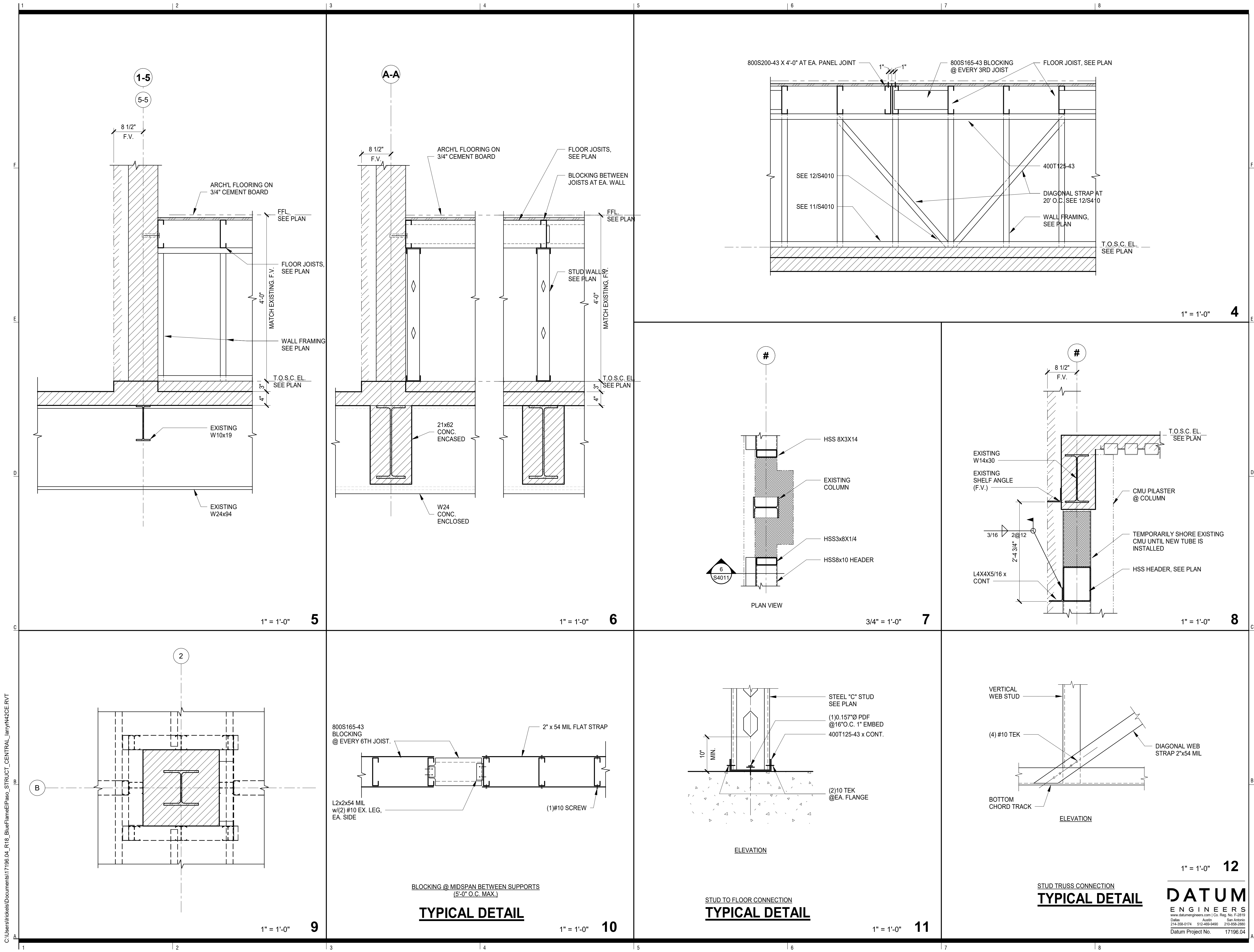
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18TH LEVEL ROOF  
FRAMING

S1801

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## BLUE FLAME APARTMENTS

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### REVISION SCHEDULE

Number	Date	Description
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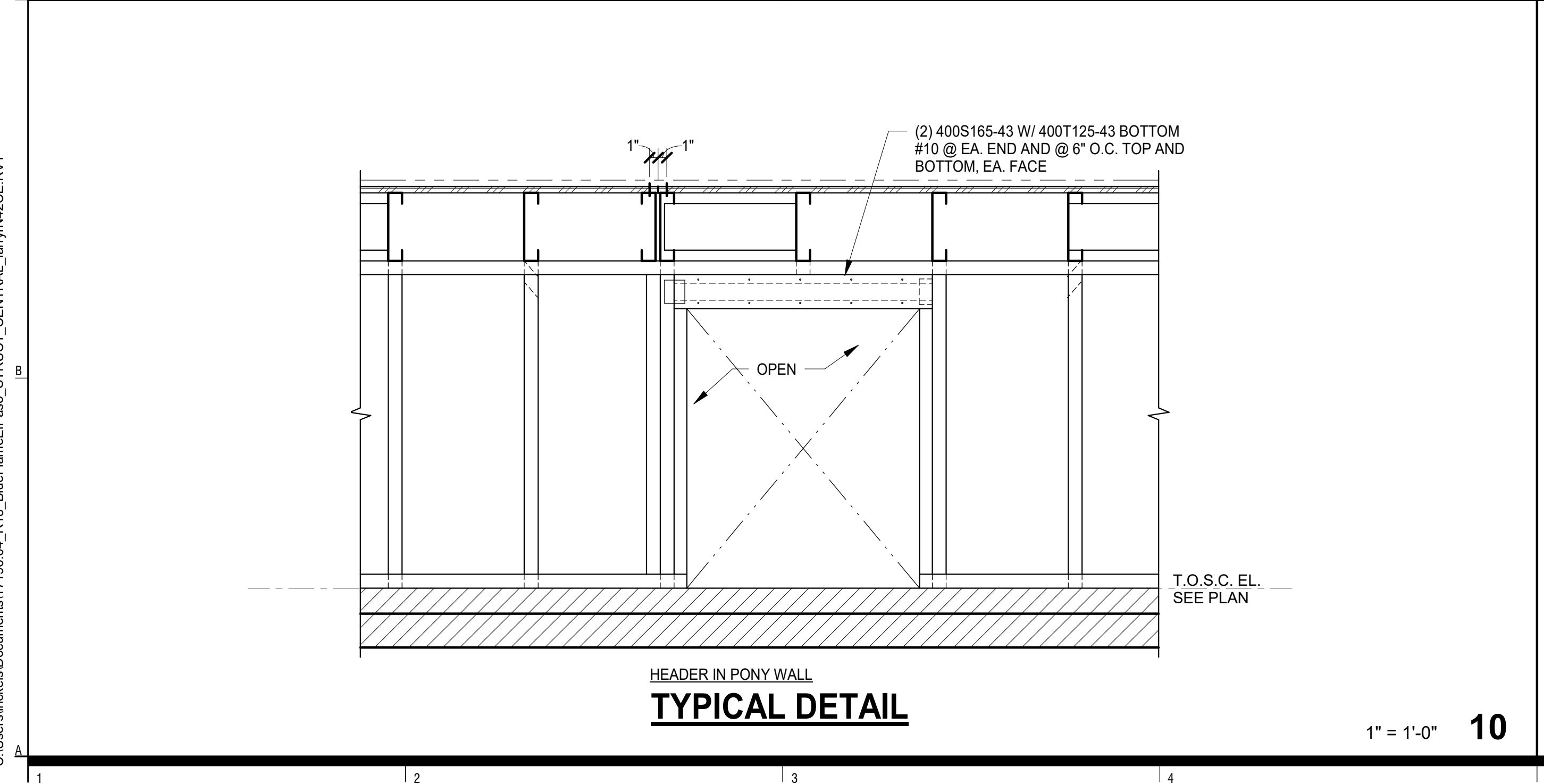
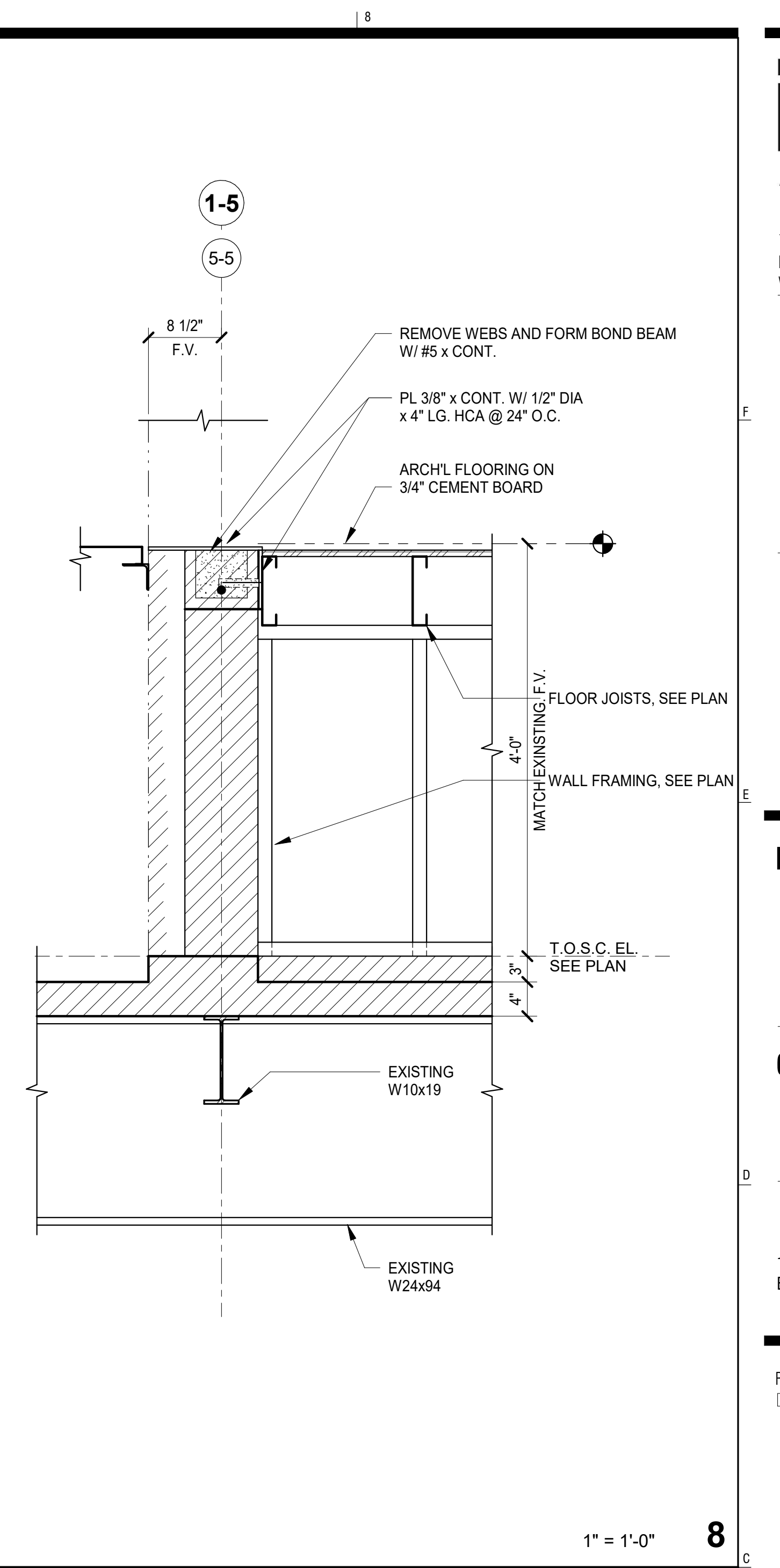
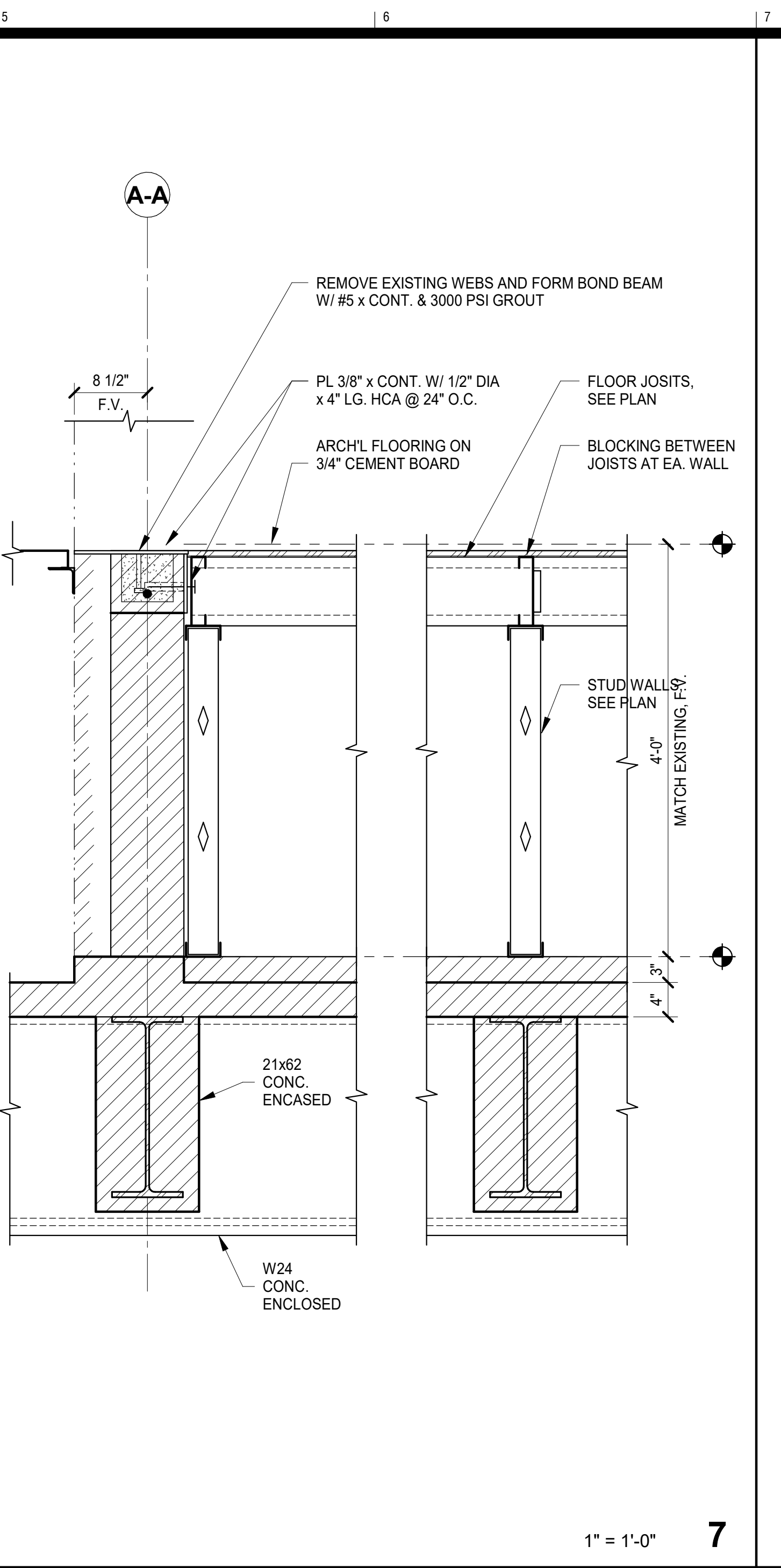
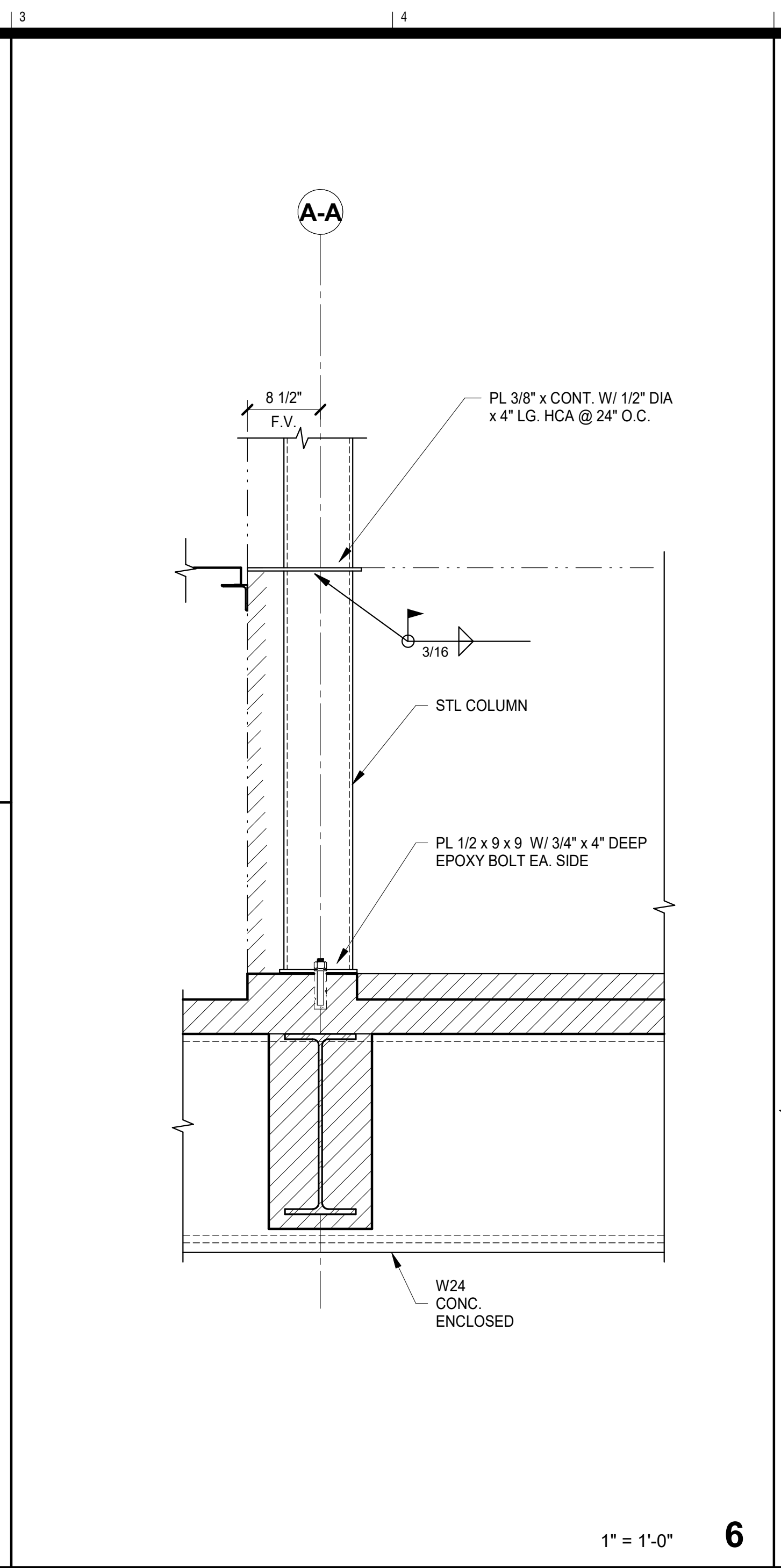
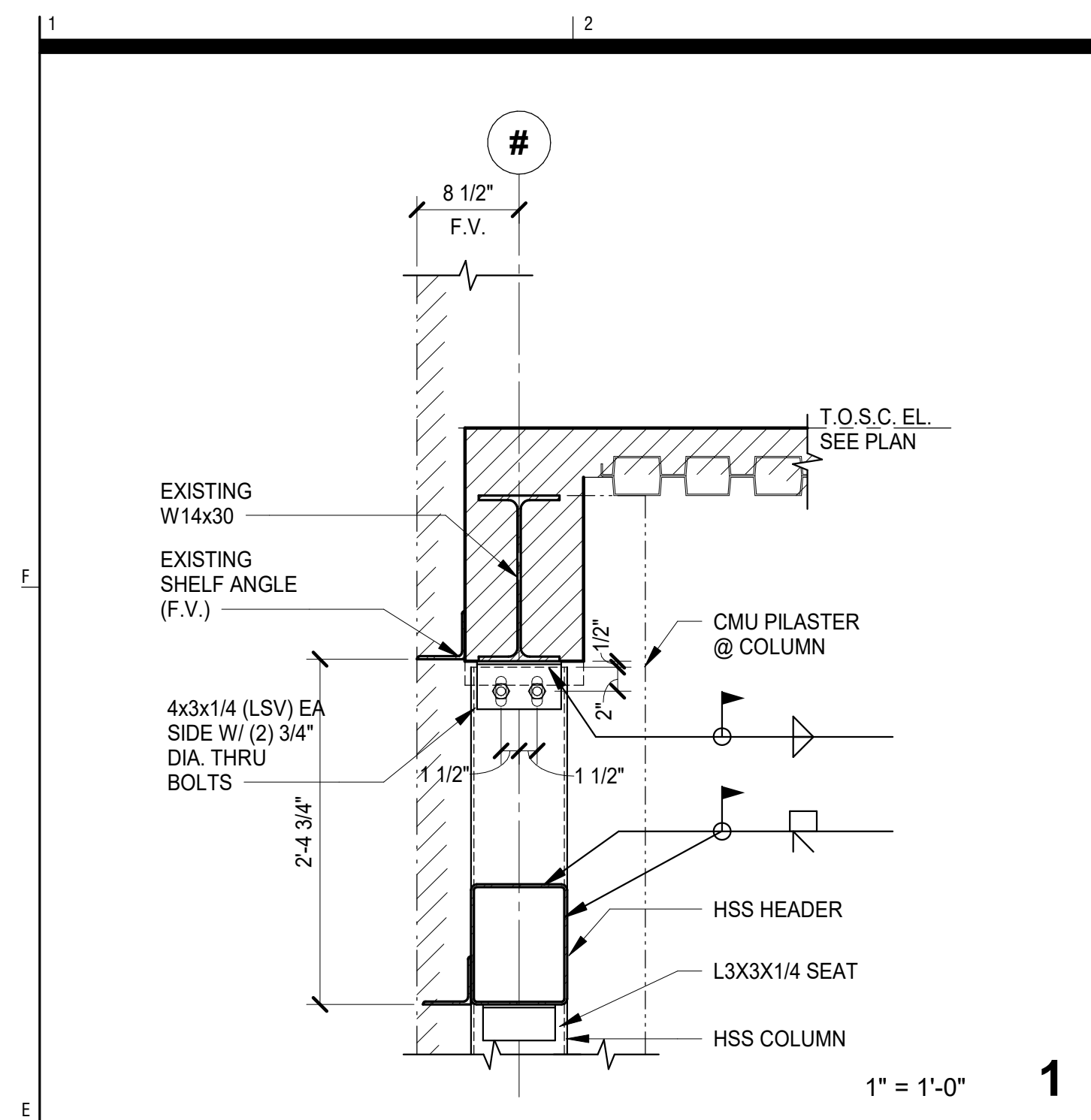
PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
PROJECT NO.:	2017-60
DRAWN BY:	BGV, LRR
CHECKED BY:	LRR

## DETAILS AND SECTIONS

**S4010**

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## BLUE FLAME APARTMENTS

## Owner

120 N. STANTON STREET  
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REVISION SCHEDULE		
Number	Date	Description

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## DETAILS AND SECTIONS

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ELECTRICAL LEGEND

- ⌀

- 20 AMP, 120 VOLT DUPLEX RECEPTACLE, 'C' DENOTES MOUNTED ON FACE OF CEILING FOR PROJECTOR.
- ⌀

- 20 AMP, 120 VOLT QUADRAPLEX RCPT.
- S<sub>a</sub>

- 120 VOLT TOGGLE SWITCH, 20A. LETTER DENOTES CONTROL.
- S<sub>3</sub>

- TOGGLE SWITCH, 3 INDICATES 3-WAY SWITCH.
- S<sub>DP</sub>

- DOUBLE POLE TOGGLE SWITCH, AMPERAGE AS REQUIRED.
- S<sub>M</sub>

- MANUAL MOTOR STARTER, AMPERAGE AS REQUIRED.
- S<sub>D</sub>

- DIMMER SWITCH SENSOR AND OVERRIDE.
- S<sub>OS</sub>

- VACANCY SENSOR SINGLE SWITCH, 20 MINUTE DELAY PROVIDE FULL DIMMING 0-100%, 1-10V.
- ⓵

- J-BOX.
- Ⓜ

- MOTOR OR EXH. FAN.
- ⓧ

- DISCONNECT SWITCH.
- ⓧ

- EXIT SIGN WITH UNIVERSAL DIRECTIONAL ARROWS, AND EMERGENCY BATTERY BACK - UP.
- ▣

- 2X2 LAY-IN FIXTURE- "d" INDICATES FIXTURE TO BE PROVIDED WITH INTEGRAL PHOTOCELL FOR DAYLIGHT DIMMING.
- ▣

- 2X2 LAY-IN FIXTURE WITH GTR AND CONNECTED TO EMERGENCY GENERATOR PANEL.
- ⓧ

- EMERGENCY "BUG-EYES" FIXTURE WITH INTEGRAL BATTERY BACK-UP.
- ⌀Δ<sub>TV</sub>

- DUPLEX RECEPTACLE, VOICE/DATA OUTLET AND COAX OUTLET (WHERE SHOWN) AT +72" FOR T.V. PROVIDE 2" CONDUIT FOR VOICE/DATA OUTLET AND COAX OUTLET (WHERE SHOWN). LEGRAND #TV3WTVSS.
- ⌀Δ

- RECESSED FLOOR RECEPTACLES AND VOICE/DATA OUTLETS. REFER TO ELECTRICAL NOTES FOR SPECIFICATIONS.
- ⌀Δ<sub>E</sub>

- EXISTING DEVICES TO REMAIN.
- Δ

- VOICE/DATA OUTLET RUN 1" E.C. UP TO CEILING SPACE AND STUB-OUT.
- ⌒

- CONDUIT ABOVE FLOOR SLAB.
- ⌒

- CONDUIT BELOW FLOOR SLAB.
- P

- POWER POLE WITH (5) POWER AND VOICE/DATA COMPARTMENTS, WIREMOLD #30TC-4V (FURNISHED BY TENANT, INSTALLED BY CONTRACTOR).
- ⏏

- GROUND.
- NF

- NON FUSED.
- WP

- WEATHERPROOF.
- GFI

- GROUND FAULT CIRCUIT INTERRUPTER.
- US

- UN-SWITCHED.
- E.C.

- EMPTY CONDUIT WITH PULL WIRE.
- NL

- NIGHT LIGHT.
- EM

- EMERGENCY LIGHT FIXTURE WITH GTR AND CONNECTED TO EMERGENCY GENERATOR PANEL.
- OS

- CEILING-MOUNTED OCCUPANCY SENSOR 20 MINUTE DELAY.
- D

- DAYLIGHT SENSOR FOR CONTROLLING PERIMETER LIGHT FIXTURES.
- GTR

- GENERATOR TRANSFER RELAY.

ELECTRICAL NOTES:

1.

ALL ELECTRICAL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL AUTHORITY POWER COMPANY AND REQUIREMENTS AS APPLICABLE.
2.

THIS CONTRACT IS TO INCLUDE ALL CONTINGENCIES WHICH MAY ARISE AND WHICH MAY BE REQUIRED BY ALTERATION AND DEMOLITION WORK.
3.

ALL MATERIALS SHALL BE NEW U.L. LABELED UNLESS OTHERWISE INDICATED.
4.

ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE THE FOLLOWING WITH THE MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.

A)

LOCATION OF EQUIPMENT (I.E. MOTORS, T-STATS, ETC).

B)

ELECTRICAL CHARACTERISTICS (I.E. VOLTAGE, H.P., AMPS, CONTROL WIRING).
5.

ALL WIRING SHALL BE RUN IN EMT CONDUIT. MC CABLE IS NOT ALLOWED.
6.

GROUNDING OF ELECTRICAL EQUIPMENT SHALL BE AS PER APPLICABLE CODES AND AS INDICATED ON DRAWINGS.
7.

ALL CONDUCTORS SHALL BE TYPE THHN COPPER. BRANCH CIRCUIT WIRING TO BE MINIMUM #12 AWG. OTHER SIZES SHALL BE AS INDICATED OR AS REQUIRED BY CODE.
8.

UPON COMPLETION OF THE WORK, THE VARIOUS SYSTEMS SHALL BE TESTED FOR SHORT CIRCUITS AND GROUNDS IN ACCORDANCE WITH THE METHOD AND RESISTANCE VALUES OUTLINED IN THE NATIONAL ELECTRICAL CODE AND FOR LOAD BALANCE ON FEEDERS AND BRANCH CIRCUITS. THE COMPLETED SYSTEM SHALL OPERATE SATISFACTORILY IN EVERY RESPECT. MAKE ANY REPAIRS OR ADJUSTMENTS NECESSARY TO THIS END TO THE SATISFACTION OF THE OWNER.
9.

AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE (1) COMPLETE AND FINAL CORRECTED SET OF WORKING DRAWINGS. THIS SET OF WORKING DRAWINGS SHALL BE NEW, UNUSED AND IN GOOD CONDITION. ACTUAL CIRCUIT NUMBERS SHALL BE RECORDED ON THE AS-BUILT DRAWINGS.
10.

THE WORK PERFORMED SHALL BE GUARANTEED, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AGAINST FAULTY WORKMANSHIP AND/OR MATERIALS. ANY FAILURE OR TROUBLE DUE TO SUCH CAUSES WITHIN THE PERIOD OF THE GUARANTEE SHALL BE MADE GOOD UPON DEMAND OF THE OWNER AND WITHOUT COST TO THE OWNER.
11.

SITE OBSERVATION BY THE ENGINEER IS FOR THE EXPRESS PURPOSE OF VERIFYING COMPLIANCE BY THE CONTRACTOR WITH THE
12.

THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT THIS WORK. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.
13.

CIRCUIT DIRECTORIES NEED TO BE UP-DATED WITH NEW CIRCUITS AND TYPE-WRITTEN FOR EXISTING PANELS. PROVIDE NEW TYPE-WRITTEN CIRCUIT DIRECTORIES FOR EXISTING PANELS.
14.

GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, PIPING, CONDUITS, ETC., PRIOR TO START OF CONSTRUCTION WITH THE EXECUTION OF THE CONSTRUCTION CONTRACT. THE GENERAL CONTRACTOR AGREES TO INDEMNIFY THE ARCHITECT, ENGINEER, AND OWNER FROM ANY ACTION ARISING AS A RESULT OF DAMAGE TO ANY EXISTING UTILITIES.
15.

EVERY BRANCH CIRCUIT SHALL BE PROVIDED WITH A SEPARATE, DEDICATED NEUTRAL IN ACCORDANCE WITH NEC, WHETHER SHOWN ON DRAWINGS OR NOT. CIRCUIT BREAKER HANDLE TIES WILL NOT BE ACCEPTED.
16.

LABEL ALL RECEPTACLES, DISCONNECT SWITCHES, LIGHT SWITCHES, AND ALL JUNCTION BOXES (INCLUDING ABOVE CEILINGS) WITH PANEL DESIGNATION AND CIRCUIT NUMBER (I.E. A-14). LABELING SHALL BE MADE WITH EMBOSSED PERMANENT TAPE.
17.

CONTRACTOR SHALL INSTALL EQUIPMENT AS PER MANUFACTURER REQUIREMENTS.
18.

ALL LIGHTS FIXTURES SHALL BE HUNG FROM AND/OR FASTENED TO THE BUILDING STRUCTURAL NOT FROM CEILING.
19.

LABEL THE COVERS OF ALL ELECTRICAL PANELS WITH PHENOLIC NAMEPLATES. LABEL SHALL SAY THE PANEL NAME, VOLTAGE, AND AMP RATING (I.E. PANEL L3 120/208/2PH, 200AMP). PROVIDE NEW TYPE-WRITTEN CIRCUIT DIRECTORIES FOR ALL NEW PANELS.
20.

COLOR OF DEVICES AND COVER PLATES SHALL BE SELECTED BY ARCHITECT.
21.

DEVICE PLATES IN ALL AREAS SHALL BE FURNISHED. THERMO PLASTIC COVER PLATES

CONTRACT DOCUMENTS, AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPER VISION OR INDICATION OF APPROVAL OF THE MANNER OR LOCATION IN WHICH THE WORK IS BEING PERFORMED AS BEING A SAGE PRACTICE OR PLACE.

SHALL BE FURNISHED FOR RECESSED DEVICE (COLOR BY ARCHITECT), COORDINATE ALL OUTLET LOCATION WITH ALL OTHER DRAWINGS PRIOR TO ROUGH-IN AND NOTIFY THE ARCHITECT WHERE ANY CONFLICTS EXISTS.

COVER PLATES FOR RECESSED FLOOR RECEPTACLES SHALL BE COMPLETELY FLUSH WITH FINISHED FLOOR. NO BEVELED EDGES ALLOWED.

WHERE FLOOR RECEPTACLES AND FLOOR VOICE/DATA OUTLETS ARE SHOWN SIDE-BY-SIDE, CONTRACTOR SHALL INSTALL THEM IN (1) 2-GANG FLOOR BOX WITH THE SAME COVERS ALREADY SPECIFIED.

THE COVER PLATES FOR THE FLOOR RECEPTACLES AND FLOOR VOICE/DATA OUTLETS SHALL BE PARALLEL/ PERPENDICULAR TO BUILDING LINES, WALL, TILE EDGES, ETC., NO EXCEPTIONS.

FLOOR RECEPTACLES AND VOICE/DATA OUTLETS SHALL BE LEGRAND SERIES 6AT WITH (2) DUPLEX RECEPTACLES AND (4) VOICE/DATA RECEPTACLES. PROVIDE BLANK FILLER AND PLATES FOR ALL UNUSED OPENINGS INSIDE. ENTIRE ASSEMBLY SHOULD BE FLUSH WITH FINISHED FLOOR, INCLUDING COVER PLATE.

ALL LIGHTING AND LIGHTING CONTROLS SHALL BE IN ACCORDANCE WITH THE IECC 2015 ENERGY CODE.

THE MOUNTING HEIGHTS OF ALL RECEPTACLES, SWITCHES, AND ALL OTHER PERTINENT ELECTRICAL DEVICES AND EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS, ADA, AND TAS. PRIOR TO ROUGH-IN, THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. IF THERE ARE NO MOUNING HEIGHTS SPECIFIED ON THE ARCHITECTURAL DRAWINGS THEN THE CONTRACTOR SHALL USE THE MOUNTING HEIGHTS AS SPECIFIED BY ADA AND/OR TAS.

WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATIONS, THEY SHALL BE INSTALLED IN GANG-TYPE CONTROLS UNDER ONE COVER PLATE. DIMMER SWITCHES, THERMOSTATS, FAN CONTROLS OR OTHER DEVICES WHICH CAN NOT BE INSTALLED UNDER THE SAME GANG-TYPE COVER PLATE SHALL BE CLOSELY SPACED AND ALIGNED HORIONTALLY WITH THE LIGHT SWITCHES.

5-YEAR MANUFACTURER WARRANTY IS REQUIRED FOR ALL LED DRIVERS.

DISABLE PHOTO SENSORS ON ALL OCCUPANCY SENSORS UNLESS NOTED WITH A "PC" AND/OR NOTED ON THE FLOOR PLANS.

DISABLE "SELF-ADAPTIVE" MODE ON ALL OCCUPANCY SENSORS.

SET "DELAYED OFF" SETTING TO 20 MINUTES ON ALL OCCUPANCY SENSORS.

SET WALL-MOUNTED OCCUPANCY SENSORS TO "MANUAL ON".

SET POWER PACKS TO "MANUAL ON".

LIGHT SWITCH/DIMMERS ASSOCIATED WITH POWER PACKS SHALL BE CONNECTED TO THE LOAD SIDE OF THE POWER PACK.

WHERE MULTIPLE OCCUPANCY SENSORS ARE INDICATED WITH "LIKE" SWITCH LEG, CONNECT ALL OCCUPANCY SENSORS IN PARALLEL SO THAT ANY OF THE OCCUPANCY SENSORS WILL ACTIVATE THE "OCCUPIED" MODE FOR THAT AREA.

LABEL THE COVER OF EVERY JUNCTION BOX (EPOSED OR IN CEILING), RECEPTACLE, SWITCH, AND EVERY OTHER TYPE OF CONNECTION WITH ELECTRICAL PANEL NAME AND CIRCUIT NUMBER. J-BOX LABELING SHALL BE DONE LEGIBLY WITH PERMANENT MARKER. LABELING ON RECEPTACLES, SWITCHES AND OTHER EXPOSED SURFACES SHALL BE DONE WITH TYPED STENCILED PERMANENTLY ADHERED TO THE SURFACE.

ALL LIGHTING CONTROLS AND/OR OTHER SWITCHES SHALL BE LOCATED ON THE STRIKE SIDE OF THE DOOR, OR PAST THE EDGE OF THE DOOR IN THE OPEN POSITION (WHERE THE STRIKE SIDE OF THE DOOR IS GLASS), WHETHER SHOWN ON THE DRAWINGS OR NOT.

INSTALL A PULL WIRE IN ALL EMPTY CONDUITS.

IN GENERAL, UNLESS NOTED OTHERWISE RECEPTACLES SHALL BE INSTALLED AT A HEIGHT OF 18" ABOVE FINISHED FLOOR. EXTERIOR RECEPTACLES SHALL BE INSTALLED AT A HEIGHT OF +24" A.F.G.

ANYTHING THAT IS NOT RELATED TO THE I.T. ROOMS EQUIPMENT SHALL NOT PASS THROUGH THESE ROOMS, NOR IN THE CEILING ABOVE IT (DUCTWORK, CONDUIT, ETC.), TYPICAL FOR SERVER ROOM ALSO.

DATA CONDUITS MUST HAVE AN INSULATED BUSHING AT EACH END.

DATA CONDUITS ENTERING/LEAVING THE SERVER ROOM AND I.T. SHALL ENTER/LEAVE BELOW THE CEILING.

PROVIDE UN-SWITCHED HOT CONDUCTOR TO ALL EMERGENCY BATTERIES OF FIXTURES. THIS HOT CONDUCTOR SHALL BY-PASS ANY SWITCHES, OCCUPANCY SENSORS, AND LIGHTING CONTROL RELAYS. TYPICAL.

ALL EXTERIOR RECEPTACLES SHALL HAVE LOCKING, IN-USE COVERS.

REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT.

DEMOLITION NOTES:

CONTRACTOR SHALL REMOVE ALL EXISTING FIXTURES, RECEPTACLES, VOICEDATA OUTLETS, ETC. EXCEPT WHERE SHOWN TO BE EXISTING TO REMAIN (EX). ANY ADDITIONAL ITEMS ENCOUNTERED WITH THE CONSTRUCTION SHALL BE REMOVED AT NO ADDITIONAL COST.

ALL DEMO ITEMS, AND MATERIALS SHALL BE RE-USED OR DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL USE EXTREME CARE AND CAUTION. DURING DEMOLITION AS TO PREVENT ANY EXCESSIVE INTERFERENCE WITH NORMAL BUSINESS ACTIVITIES.

ALL DEMOLITION WORK SHALL BE EXECUTED WITH THE GREATEST CARE SO AS NOT TO DAMAGED TO THE EXISTING CONSTRUCTION TO REMAIN SHALL BE REPAIRED AT THE COST OF THE DEMOLITION CONTRACTOR.

ALL POWER SHUT-DOWNS AND SWITCHOVER SHALL BE COORDINATED WITH OWNER 7 DAYS IN ADVANCE.

THERE ARE EXISTING CIRCUITS. RECEPTACLES AND LIGHT FIXTURES BEING REMOVED AND REPLACED. CONTRACTOR TO ABANDON CONDUIT IN PLACE AND REMOVE WIRING WITHOUT CONFLICTS TO NEW CONDUIT AND WIRING.

ALL NEW ELECTRICAL COMPONENTS SHALL HAVE NEW CONDUIT AND WIRING.

WHERE EXISTING RECEPTACLES, LIGHT FIXTURES, AND SWITCHES ARE BEING REMOVED, KEEP ALL DOWNSTREAM DEVICES AND FIXTURES THAT ARE REMAINING ENERGIZED.

FIRE ALARM NOTE

THE FIRE ALARM SYSTEM SHALL BE FURNISHED AND INSTALLED AS A DESIGN-BUILD, TURN-KEY SYSTEM UNDER THE CONTRACT OF THE ELECTRICAL CONTRACTOR. THE FIRE ALARM SYSTEM SHALL BE REQUIRED TO MEET CODE AND SATISFY THE REQUIREMENTS OF THE FIRE MARSHALL'S OFFICE, THE CITY OF EL PASO, HACEP, AND THE TENANT. FURNISH ALL DRAWINGS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED. ALL FIRE ALARM COMPONENTS MUST BE COMPATIBLE WITH, AND TIE INTO, THE BUILDING'S EXISTING FIRE ALARM SYSTEM.

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EL PASO, TEXAS 79902



BLUE FLAME T.I. PACKAGE 1

REVISION SCHEDULE

Number	Date	Description
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304 TEXAS AVENUE  
EL PASO, TEXAS 79901

PROJECT STATUS: CONSTRUCTION DOCUMENTS

ISSUE DATE: 08.15.19

PROJECT NO.: 2017-60

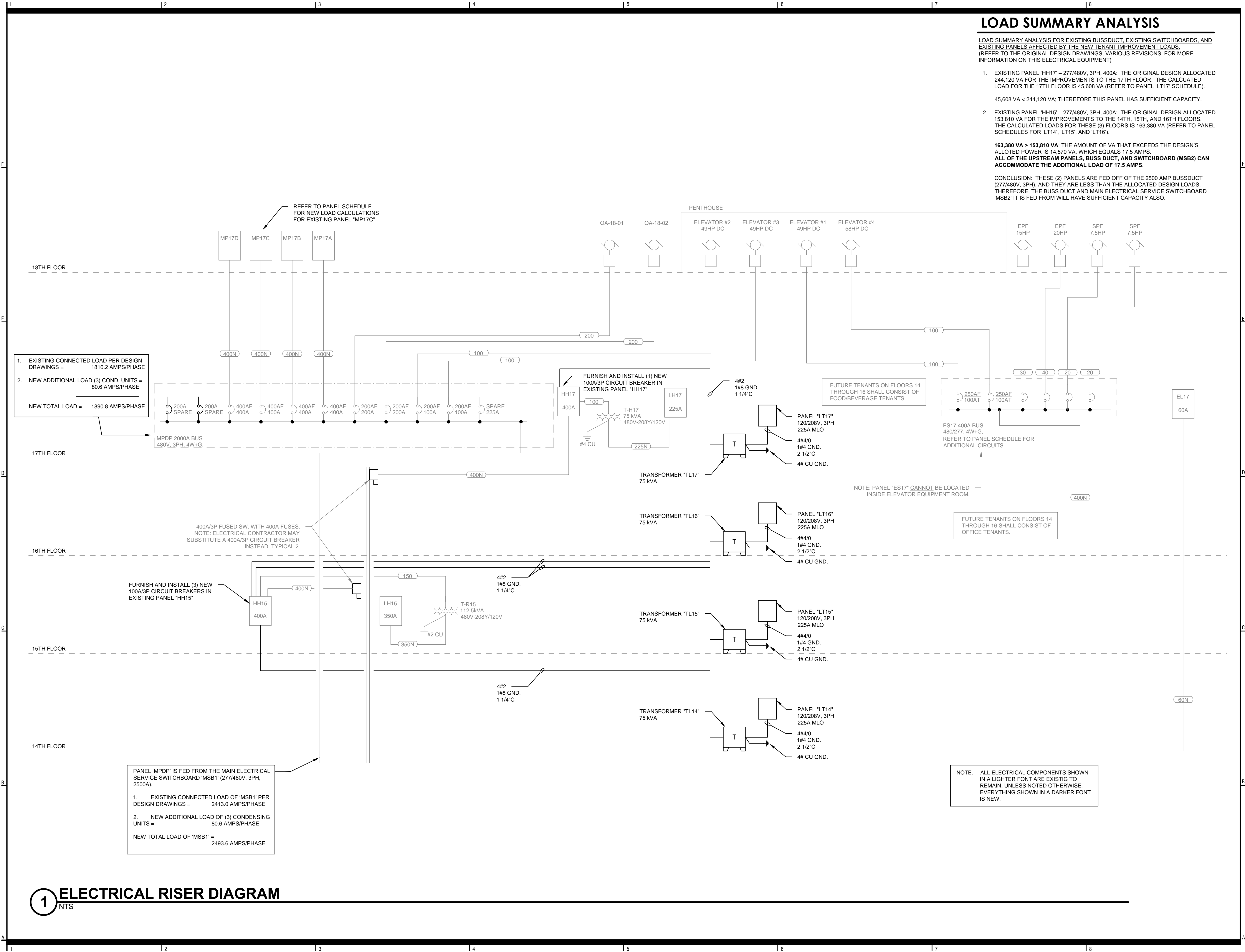
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GENERAL NOTES &  
LEGEND

E1000





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**ROBINET**  
ELECTRICAL ENGINEERING, INC.

FIRM# F-15848  
1724 WYOMING AVE  
EL PASO, TEXAS 79902



**BLUE FLAME T.I. PACKAGE 1**

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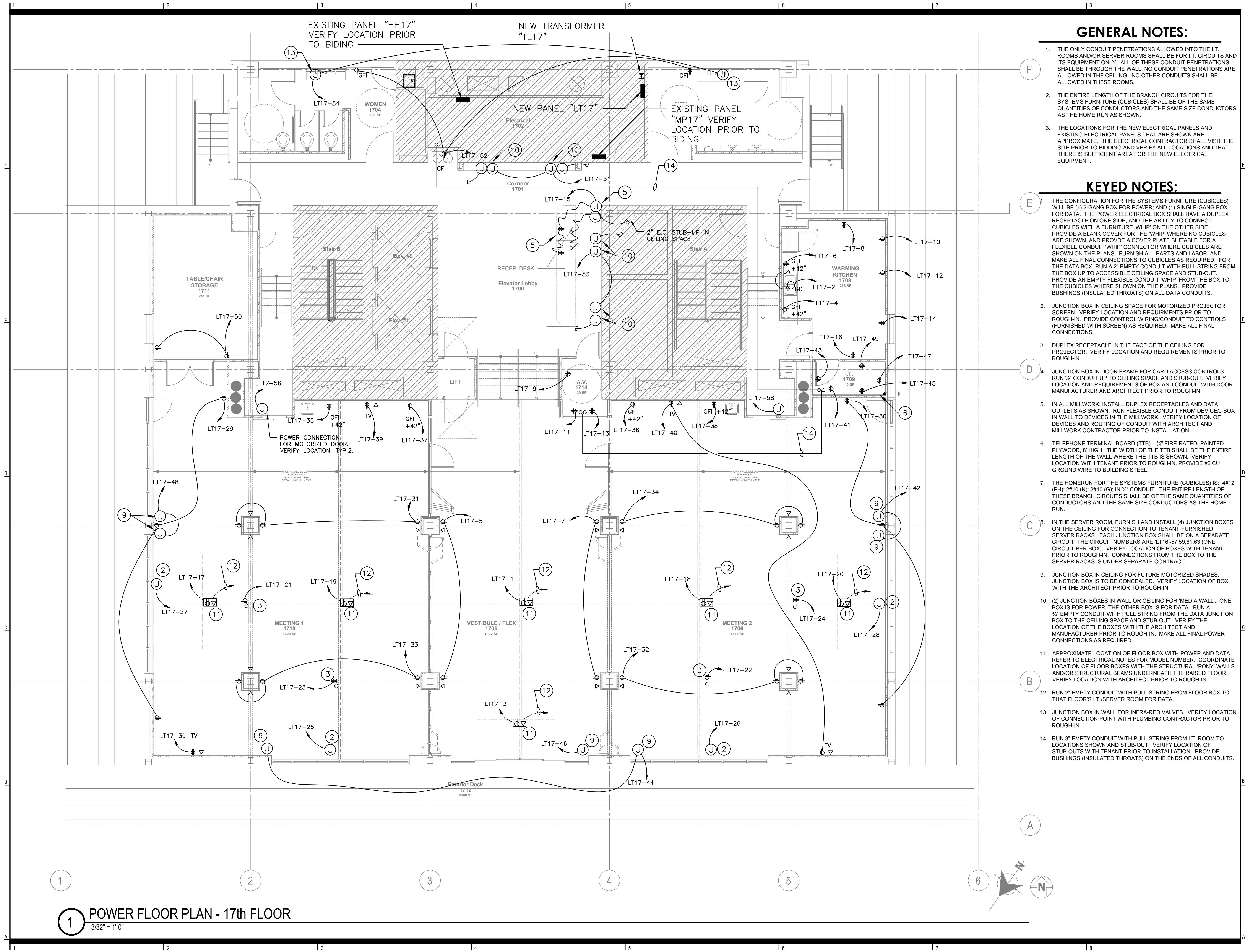
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**ELECTRICAL ONE-LINE  
DIAGRAM AND LOAD  
CALCULATIONS**

**E1001**





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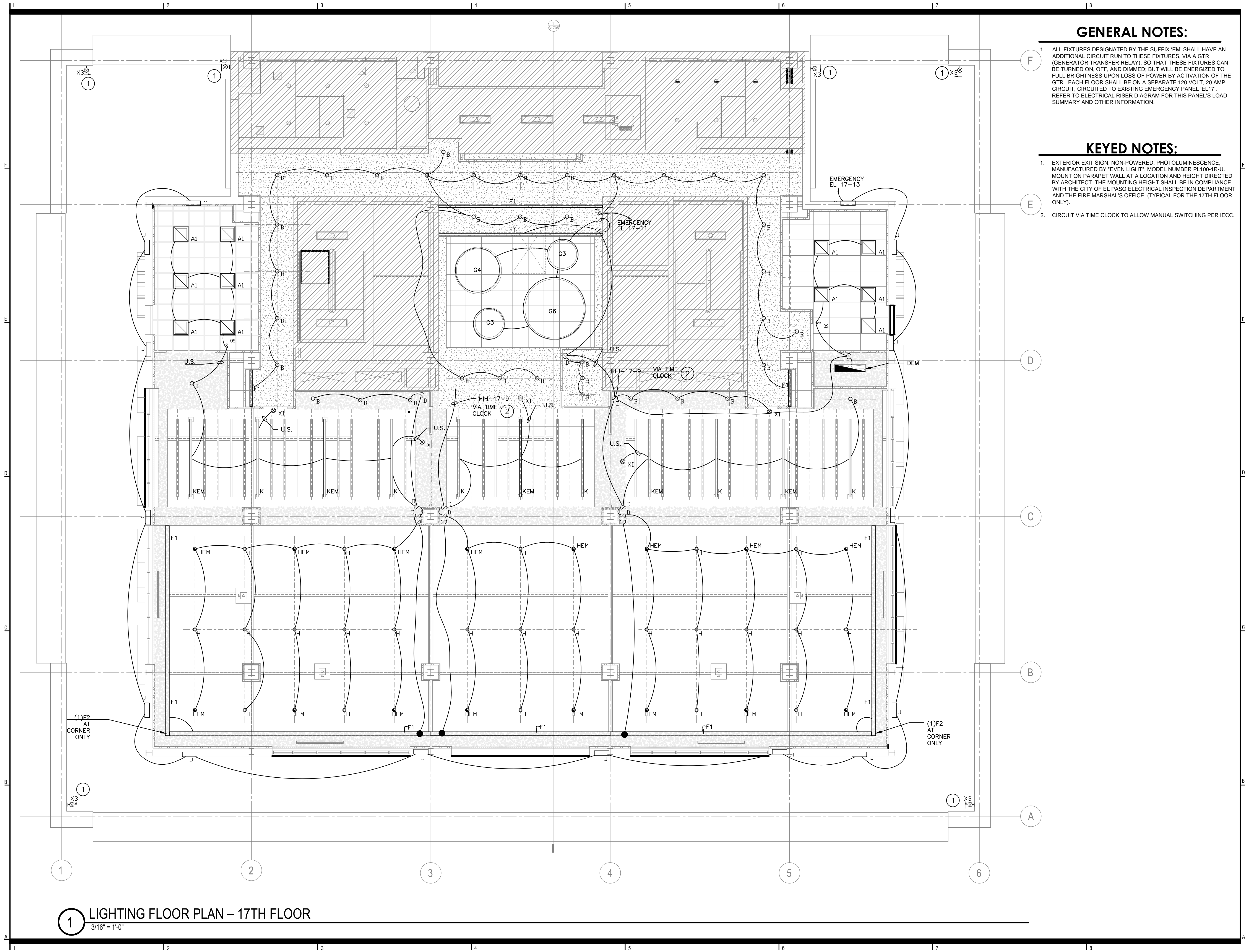
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**POWER FLOOR PLAN -  
17TH FLOOR**

# E1701





**GENERAL NOTES:**

1. ALL FIXTURES DESIGNATED BY THE SUFFIX 'EM' SHALL HAVE AN ADDITIONAL CIRCUIT RUN TO THESE FIXTURES, VIA A GTR (GENERATOR TRANSFER RELAY), SO THAT THESE FIXTURES CAN BE TURNED ON, OFF, AND DIMMED, BUT WILL BE ENERGIZED TO FULL BRIGHTNESS UPON LOSS OF POWER BY ACTIVATION OF THE GTR. EACH FLOOR SHALL BE ON A SEPARATE 120 VOLT, 20 AMP CIRCUIT, CIRCUITED TO EXISTING EMERGENCY PANEL 'EL17'. REFER TO ELECTRICAL RISER DIAGRAM FOR THIS PANEL'S LOAD SUMMARY AND OTHER INFORMATION.

**KEYED NOTES:**

1. EXTERIOR EXIT SIGN, NON-POWERED, PHOTOLUMINESCENCE, MANUFACTURED BY "EVEN LIGHT", MODEL NUMBER PL100-1R-U. MOUNT ON PARAPET WALL AT A LOCATION AND HEIGHT DIRECTED BY ARCHITECT. THE MOUNTING HEIGHT SHALL BE IN COMPLIANCE WITH THE CITY OF EL PASO ELECTRICAL INSPECTION DEPARTMENT AND THE FIRE MARSHAL'S OFFICE. (TYPICAL FOR THE 17TH FLOOR ONLY).
2. CIRCUIT VIA TIME CLOCK TO ALLOW MANUAL SWITCHING PER IECC.

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FIRM# F-15848  
1724 WYOMING AVE  
EL PASO, TEXAS 79902



**BLUE FLAME T.I. PACKAGE 1**

REVISION SCHEDULE		
Number	Date	Description

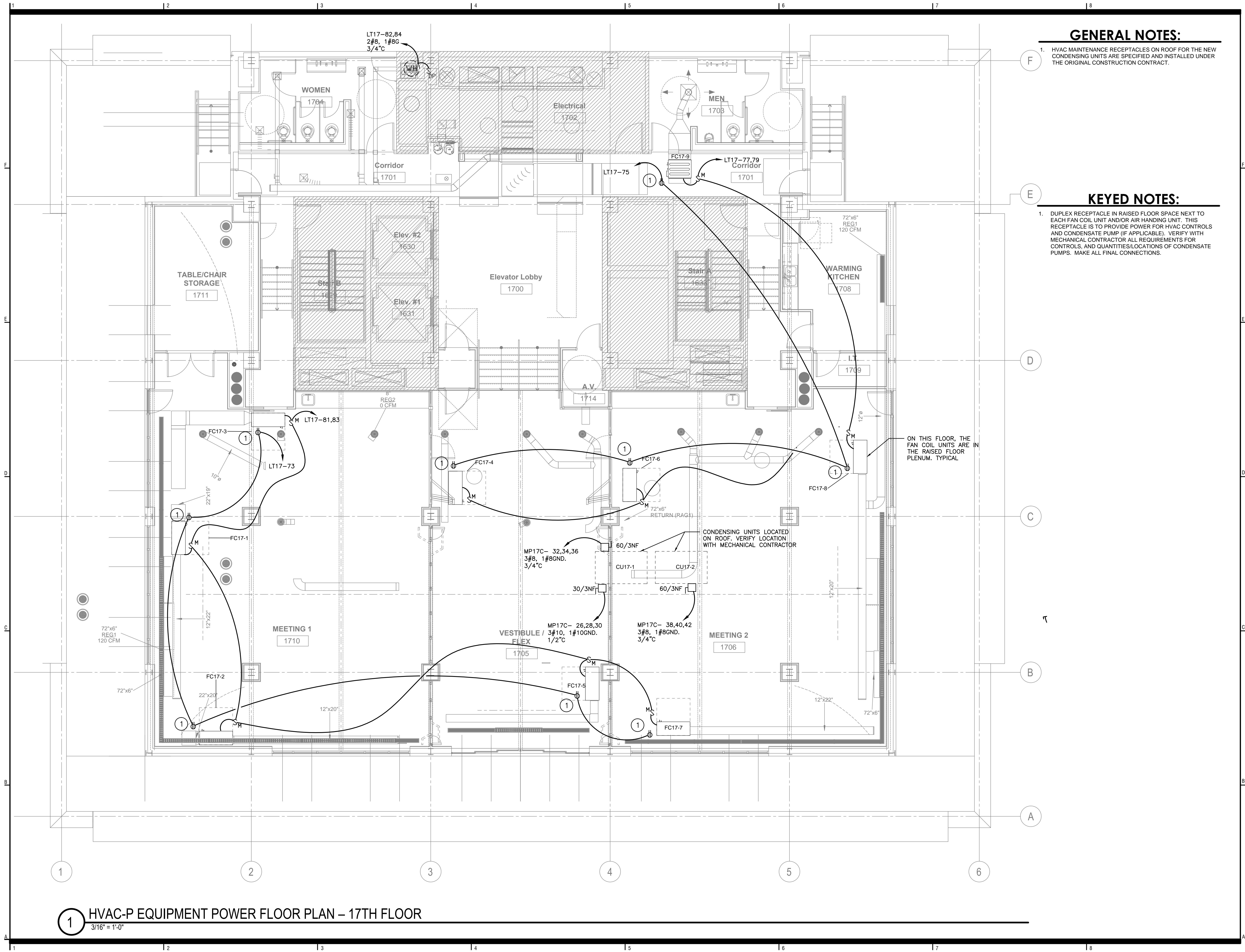
304 TEXAS AVENUE  
EL PASO, TEXAS 79901

PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	08.15.19
PROJECT NO.:	2017-60
DRAWN BY:	WWW.BEEPERSPECTIVE.COM
CHECKED BY:	P.R.

**LIGHTING FLOOR PLAN**  
- 17TH FLOOR

**E1702**





**GENERAL NOTES:**

1. HVAC MAINTENANCE RECEPTACLES ON ROOF FOR THE NEW CONDENSING UNITS ARE SPECIFIED AND INSTALLED UNDER THE ORIGINAL CONSTRUCTION CONTRACT.

**KEYED NOTES:**

1. DUPLEX RECEPTACLE IN RAISED FLOOR SPACE NEXT TO EACH FAN COIL UNIT AND/OR AIR HANDING UNIT. THIS RECEPTACLE IS TO PROVIDE POWER FOR HVAC CONTROLS AND CONDENSATE PUMP (IF APPLICABLE). VERIFY WITH MECHANICAL CONTRACTOR ALL REQUIREMENTS FOR CONTROLS, AND QUANTITIES/LOCATIONS OF CONDENSATE PUMPS. MAKE ALL FINAL CONNECTIONS.

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**BLUE FLAME T.I. PACKAGE 1**

**REVISION SCHEDULE**

Number	Date	Description
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304 TEXAS AVENUE  
EL PASO, TEXAS 79901

PROJECT STATUS: **CONSTRUCTION DOCUMENTS**

ISSUE DATE: **08.15.19**

PROJECT NO.: **2017-60**

DRAWN BY: **WWW.BEEPERSPECTIVE.COM**

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**HVAC-P EQUIPMENT  
POWER FLOOR PLAN  
- 17TH FLOOR**

**E1703**



1  
F  
E  
D  
C  
B  
A

PANEL LT17	TYPE	MOUNTING SURFACE	120/208/3Ø/4W				MAIN 225 MLO			
USE AND / OR AREA	C/B	CIR. NO	LOAD				C/B	USE AND / OR AREA		
			Ø A	Ø B	Ø C	CIR. NO				
VEST./FLEX. - FLR. RCPTS.	20	1	400 720			2	20	GARB. DISPOSAL		
VEST./FLEX. - FLR. RCPTS.	20	3		400 1500		4	20	WARM. KIT. 1708 - RCPTS.		
VEST./FLEX. - FLR. RCPTS.	20	5			400 1500	6	20	WARM. KIT. 1708 - RCPTS.		
VEST./FLEX. - FLR. RCPTS.	20	7	400 200			8	20	WARM. KIT. 1708 - RCPTS.		
A.V. - QUAD.	20	9		400 200		10	20	WARM. KIT. 1708 - RCPTS.		
A.V. - QUAD.	20	11			400 200	12	20	WARM. KIT. 1708 - RCPTS.		
A.V. - QUAD.	20	13	400 200			14	20	WARM. KIT. 1708 - RCPTS.		
LOBBY - RCPTS.	20	15		400 200		16	20	WARM. KIT. 1708 - RCPTS.		
MEETING 1 - FLOOR RCPTS.	20	17			400 400	18	20	MEETING 2 - FLOOR RCPTS.		
MEETING 1 - FLOOR RCPTS.	20	19	400 400			20	20	MEETING 2 - FLOOR RCPTS.		
MEETING 1 - PROJECTOR	20	21		1000 1000		22	20	MEETING 2 - PROJECTOR		
MEETING 1 - PROJECTOR	20	23			1000 1000	24	20	MEETING 2 - PROJECTOR		
MEETING 1 - SCREEN	20	25	1000 1000			26	20	MEETING 2 - SCREEN		
MEETING 1 - SCREEN	20	27		1000 1000		28	20	MEETING 2 - SCREEN		
MEETING 1 - RCPTS.	20	29			600 600	30	20	MEETING 2 - RCPTS.		
MEETING 1 - RCPTS.	20	31	600 600			32	20	MEETING 2 - RCPTS.		
MEETING 1 - RCPTS.	20	33		600 600		34	20	MEETING 2 - RCPTS.		
MEETING 1 - RCPTS.	20	35			200 200	36	20	MEETING 2 - RCPTS.		
MEETING 1 - RCPTS.	20	37	200 200			38	20	MEETING 2 - RCPTS.		
MEETING 1 - TV RCPTS.	20	39		400 400		40	20	MEETING 2 - TV RCPTS.		
I.T. - QUAD.	20	41			400 1200	42	20	FUTURE MOTORIZED SHADES		
I.T. - QUAD.	20	43	400 1200			44	20	FUTURE MOTORIZED SHADES		
I.T. - QUAD.	20	45		400 1200		46	20	FUTURE MOTORIZED SHADES		
I.T. - QUAD.	20	47			400 1200	48	20	FUTURE MOTORIZED SHADES		
I.T. - QUAD.	20	49	400 400			50	20	STORAGE - RCPTS.		
SPARE	20	51		400 600		52	20	EWCR/RR - RCPTS.		
SPARE	20	53			400 200	54	20	IR F.V.		
SPARE	20	55				56	20	MOTORIZED DOOR		
SPARE	20	57	1200			58	20	MOTORIZED DOOR		
SPARE	20	59				60	20	SPARE		
SPARE	20	61				62	20	SPARE		
SPARE	20	63				64	20	SPARE		
SPARE	20	65				66	20	SPARE		
SPARE	20	67				68	20	SPARE		
SPARE	20	69				70	20	SPARE		
SPARE	20	71				72	20	SPARE		
FCU RCPTS.	20	73	1000			74	20	SPARE		
FCU RCPTS.	20	75		800		76	20	SPARE		
(4) FCU'S	20	77			864	78	20	SPARE		
1.8 A EA.	2	79	864			80	20	SPARE		
(5) FCU'S	20	81		1080 3000		82	40	W.H. 6 KW		
1.8 A EA.	2	83			1080 3000	84	2			
TOTAL V.A. PER PHASE			12,184	17,780	15,644			10,000 MIN C/B A.I.C		
TOTAL AMP PER PHASE			101.53	148.17	130.37					

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	MODEL NO.	LAMPS - LED	MOUNTING	REMARKS	
A1	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85	39 W; 4392 L	LAY-IN	PROVIDE 22FK & FD-301 WHERE APPLICABLE	
A2	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85-FS355	39 W; 4392 L	LAY-IN	PROVIDE 22FK & FD-301 WHERE APPLICABLE	
AEM	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85-FS355-GTR	39 W; 4392 L	LAY-IN	PROVIDE GEN. TRANS. RELAY GTR: FD-301 WHERE APP.	
B	ELCO	EL490ICA/EL44130W	14 W; 700 L	RECESSED	DOWNLIGHT-PROVIDE WET LOCATION IN CEO RR #1619	
C	LUMINII	LL18-35K-X-X-15FT	24 W; 1875 L	BEHIND MIRROR	VERIFY LENGTH, TYPES OF CONNECTORS	
DEM	COLUMBIA	RLV4 35 MW FA W E U GTD	29 W; 3800 L	SURFACE/CEILING	WRAPAROUND, EMERGENCY	
F1	ECOSENCE	SCD H 48 35 MULT	32 W; 3280 L	COVE	REFER TO ARCH. DETAILS FOR MOUNTING	
F2	ECOSENCE	SCD H 12 35 MULT	8 W; 820 L	COVE	REFER TO ARCH. DETAILS FOR MOUNTING	
G3	GLIGHTING	GL-2736 36LED35 LO CBA	46 W; 4357 L	SUSPENDED	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
G4	GLIGHTING	GL-2721 48LED35 LO CBA	64 W; 6058 L	SUSPENDED	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
G6	GLIGHTING	GL-2722 72LED35 LO CBA	104 W; 10,159 L	SUSPENDED	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
H	METEOR	AS4 25 359 UNV SPV 60 GLR CBA AD10 DF	25 W; 2180 L	SUSPENDED-AIRCRAFT CABLE	VERIFY COLOR AND CABLE LENGTH WITH ARCHITECT	
J	INSIGHT	OD 12 35K BW 27 277 CBA VS CRF	24 W; 1512 L	RECESSED IN WALL	VERIFY COLOR AND MOUNTING HEIGHT WITH ARCHITECT	
X1	EXITRONIX	902E U 2C117 GW BA	LED-FURNISHED WITH FIXTURE	CEILING	SINGLE-FACED EXIT SIGN	
X2	EXITRONIX	903E U 2C117 GW BA	LED-FURNISHED WITH FIXTURE	CEILING	DOUBLE-FACED EXIT SIGN	
X3	EVENLIGHT	PL100-1R-U	N/A	WALL-VERIFY HEIGHT W/ARCH	PHOTOLUMINESCENCE EXTERIOR EXIT SIGN	

- NOTES:
1. ALL DRIVERS SHALL HAVE A FULL 5-YEAR WARRANTY, INCLUDING PARTS AND LABOR.
  2. ALL LED FIXTURES SHALL BE 0-10V FULLY DIMMABLE DOWN TO 1%.
  3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH DRIVERS THAT ARE COMPATIBLE WITH THE DIMMING SYSTEM.
  4. ALL FIXTURES SHALL BE UNIVERSAL VOLTAGE SUITABLE FOR 120V OR 277V IN THE FIELD.
  5. ALL LIGHTING AND LIGHTING CONTROLS SHALL BE PROGRAMMED AND COMMISSIONED BY THE MANUFACTURER'S FACTORY- AUTHORIZED PERSONNEL. PROVIDE TRAINING FOR OWNER AS REQUIRED.
  6. ALL LED LAMPS SHALL BE 400K UNLESS NOTED OTHERWISE.
  7. ALL LIGHTING AND LIGHTING CONTROLS SHALL COMPLY WITH THE IECC, LATEST EDITION.
  8. NOT ALL OF THESE FIXTURES TYPES APPLY TO EVERY FLOOR.



COMcheck Software Version 4.0.7.2 Review

## Interior Lighting Compliance Certificate

### Project Information

Energy Code: 2015 IECC  
Project Title: Blue Flame Bldg. - Ten, Imp. 17th Floor  
Project Type: New Construction

Construction Site:  
304 Texas Ave.  
El Paso, TX 79901

Owner/Agent:

Designer/Contractor:  
Phillip Robinet PE  
Robinet Electrical Engineering, Inc.  
1724 Wyoming Ave.  
El Paso, TX 79902  
915-740-5392  
phillip@robinetengineering.com

### Additional Efficiency Package

Unspecified

### Allowed Interior Lighting Power

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts (B X C)
1-Office (Office)	9414	0.82	7719
Total Allowed Watts =			7719

### Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office (Office)				
Fixture A, A2, AEM: LED Panel 40W:	1	10	39	390
Fixture B: LED A Lamp 11W:	1	37	11	407
Fixture DEM: LED Other Fixture Unit 28W:	1	1	29	29
Fixture F1: LED Linear 17W:	1	34	16	544
Fixture F2: LED MR 4W:	1	6	4	24
Fixture G3: LED Linear 33W:	1	2	48	96
Fixture G4: Other:	1	1	64	64
Fixture G4: Other:	1	1	104	104
Fixture H: LED A Lamp 25W:	1	39	25	975
Fixture K: Other:	1	11	48	528
Total Proposed Watts =				3161

Interior Lighting PASSES: Design 59% better than code

### Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.7.2 Review and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: Blue Flame Bldg. - Ten, Imp. 17th Floor  
Data filename: C:\Users\Phil Robinet\Documents\COMcheck\BlueFlameTI-17thFloor.cck

Report date: 08/12/19  
Page 1 of 6

Phillip Robinet PE - President  
Signature

8-15-19  
Date

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1724 WYOMING AVE  
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## BLUE FLAME T.I. PACKAGE 1

### REVISION SCHEDULE

Number	Date	Description
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304 TEXAS AVENUE  
EL PASO, TEXAS 79901

PROJECT STATUS: CONSTRUCTION DOCUMENTS

ISSUE DATE: 08.15.19

PROJECT NO.: 2017-60

DRAWN BY: WWW.BEEPERSPECTIVE.COM

CHECKED BY: P.R.

FIXTURE SCHEDULE, PANEL  
SCHEDULE, COMCHECK  
FORM - 17TH FLOOR

E1704



MECHANICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONDENSING UNIT		VOLUME DAMPER
			FLEXIBLE DUCT
	FAN COIL UNITS		FLEXIBLE DUCT WITH ELBOW
	ENERGY RECOVERY UNIT (ERV)		ELBOW WITH VANES
	ROOF TOP UNIT		LONG RADIUS ELBOW
	CEILING EXHAUST FAN		SUPPLY DUCT THROUGH ROOF
	ROOF EXHAUST FAN		RETURN DUCT THROUGH ROOF
	SUPPLY, RETURN AND FRESH DUCTWORK		EXHAUST DUCT THROUGH ROOF
	ERV EXHAUST AIR DUCTWORK		VENT DUCT THROUGH ROOF
	DUCTWORK WITH DUCT LINER		DIFFUSER SQUARE NECK
	INCLINED DROP (D) OR RISE (R) ARROW IN DIRECTION OF AIR FLOW		DIFFUSER ROUND NECK
	DUCTWORK TRANSITIONS		RETURN GRILLE
	TAKEOFF WITH EQUALIZING GRID		EXHAUST GRILLE
	SPLITTER DAMPER		
	DUCT SIZE, WHERE FIRST DIMENSION IS VISIBLE DUCT		
FC/CU-1-100	UNIT TYPE LEVEL ITS DESIGNATED ROOM NUMBER		

Minimum Duct Insulation R-Value,a Combined Heating & Cooling Supply Ducts &	
Climate Zone	Minimum Duct Insulation R-Value
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
43	1
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67	1
68	1
69	1
70	1
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80	1
81	1
82	1
83	1
84	1
85	1
86	1
87	1
88	1
89	1
90	1
91	1
92	1
93	1
94	1
95	1
96	1
97	1
98	1
99	1
100	1

Duct Location							
Climate Zone	Exterior	Ventilated Attic	Unvented Attic with Above Insulated Ceiling	Unvented Attic with Roof Insulation	Unconditioned Space b	Indirectly Conditioned Space	Buried

Supply Ducts							
3B	R-8	R-6	R-6	R-3.5	R-6	none	R-6
Return Ducts							
3B	R-8	R-6	R-6	none	R-6	none	R-6

a. Insulation R-value, measured in (h·ft<sup>2</sup>·°F)/Btu, are for the insulation as installed and do not include film resistance. The required minimum thickness does not consider water vapor transmission and possible surface condensation. Where exterior walls are used as plenum walls, wall insulation shall be as required by most restrictive condition of section 6.4.4.2 of ASHRAE Standard 90.1-2013 or section 5. Insulation resistance measured on a horizontal plane in accordance with ASTM C518 at a mean temperature of 75°F at the installed thickness.

c Includes return air plenums with or without exposed roofs above.

---

RECTANGULAR DUCT HANGERS MINIMUM SIZE									
MAXIMUM HALF OF DUCT PERIMETER	Pair at 10 ft Spacing		Pair at 8 ft Spacing		Pair at 5 ft Spacing		Pair at 4 ft Spacing		
	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD	
	P2 = 30"	1" x 22 ga. 10 ga. (.135")	1" x 22 ga. 10 ga. (.135")	1" x 22 ga. 12 ga. (.106")	1" x 22 ga. 12 ga. (.106")	1" x 22 ga. 12 ga. (.106")	1" x 22 ga. 12 ga. (.106")	1" x 22 ga. 12 ga. (.106")	
	P2 = 72"	1" x 18 ga. 3/8"	1" x 20 ga. 1/4"	1" x 22 ga. 1/4"	1" x 22 ga. 1/4"	1" x 22 ga. 1/4"	1" x 22 ga. 1/4"	1" x 22 ga. 1/4"	
	P2 = 96"	1" x 16 ga. 3/8"	1" x 18 ga. 3/8"	1" x 20 ga. 3/8"	1" x 20 ga. 3/8"	1" x 22 ga. 3/8"	1" x 22 ga. 3/8"	1" x 22 ga. 3/8"	
	P2 = 120"	1 1/2" x 16 ga. 1/2"	1" x 16 ga. 3/8"	1" x 18 ga. 3/8"	1" x 18 ga. 3/8"	1" x 20 ga. 3/8"	1" x 20 ga. 1/4"	1" x 20 ga. 1/4"	
	P2 = 168"	1 1/2" x 16 ga. 1/2"	1 1/2" x 16 ga. 1/2"	1" x 16 ga. 3/8"	1" x 16 ga. 3/8"	1" x 18 ga. 3/8"	1" x 18 ga. 3/8"	1" x 18 ga. 3/8"	
	P2 = 192"	Not given	1/2"	1 1/2" x 16 ga. 1/2"	1/2"	1" x 16 ga. 3/8"	1" x 16 ga. 3/8"	1" x 16 ga. 3/8"	
	P2 = 192" UP					SPECIAL ANALYSIS REQUIRED			
	SINGLE HANGER MAXIMUM ALLOWABLE LOAD								
STRAP					WIRE OR ROD (Dia.)				
1" x 22 GA. - 260 lbs.					0.106" - 80 lbs.				
1" x 20 GA. - 320 lbs.					0.135" - 120 lbs.				
1" x 18 GA. - 420 lbs.					0.162" - 160 lbs.				
1" x 16 GA. - 700 lbs.					1/4" - 270 lbs.				
1 1/2" x 16 GA. - 1100 lbs.					3/8" - 680 lbs.				
					1/2" - 1250 lbs.				
					5/8" - 2000 lbs.				
					3/4" - 3000 lbs.				
NOTES:									
1. Tables allow for end gage are in inches.									
2. Tables allow for duct weight, 1 lb/ft insulation weight and normal reinforcement and trapeze weight.									
3. Straps are galvanized steel, other materials are uncoated steel.									
4. Allowable loads for p/2 assume that ducts are 6 ga. Maximum, except that when maximum duct dimension (w) is over 60" then P/2 max. is 125w.									
5. 12, 10, 8 or 6 ga. Wire is steel of black annealed, bright basic or galvanized type.									
6. Duct hangers shall be painted. coordinate with architect.									

STATIC PRESSURE CLASS (INCHES Pa/W.G.)	+1/2"	-1/2"	+1"	-1"	+2"	-2"	+3"	-3"	+4"	-4"	+6"	-6"	+10"	-10"
Rectangular	A	A	STD	STD	STV	A	A	A	A	A	A	A	A	A
Round					STV	STD								
Fiberglass Reinforced Plastic Sole	A	A	STD	STD	STV	A				A			A	

**NOTES FOR TABLE**

For STV denotes standard (for variable volume) or fixed construction requirements (regardless of actual velocity level) for compliance with this document for all cases in which the designer does not designate the pressure classification for the duct system independent of fan static rating. STV denotes the standard construction classification for variable volume ducts for compliance with this document when the designer does not designate a class for this application.

2. A denotes other pressure classes for which construction or installation details are given in this document and are available for designation in contract documents prepared by designers.

3. The pressure class number in Tables 1-1 and 1-15 denotes construction suitable for a maximum level not less than the maximum operating pressure in the portion of the system receiving the classification from the designer.

4. Designer selection of duct construction pressure class is acknowledgment of acceptable static velocity level and pressure level including any overpressure or underpressure conditions that may occur during normal and special modes of operation.

5. Designation of a pressure class pertains to straight duct and duct fittings except for equipment and special components inserted into the ductwork systems; such items are governed by separate specifications in the contract documents.

ROUND DUCT HANGERS MINIMUM SIZE					Minimum Duct Seal Level				
DIAMETER	Maximum Spacing	WIRE DIA.	ROD	STRAP	Duct Location	Duct Type			
						Supply	+2 in. w.c.b.	Exhaust	Return
0" - 6"	12"	One 12 ga.	1/4"	1" x 22 ga.	Outdoor	A	A	C	A
6" - 18"	12"	Two 12 ga.	1/4"	1" x 22 ga.		B	A	C	B
18" - 24"	12"	Two 10 ga.	1/4"	1" x 22 ga.	Unconditioned Spaces	B	A	C	B
24" - 36"	12"	Two 8 ga.	3/8"	1" x 20 ga.	Conditioned Spaces	B	B	B	B
36" - 50"	12"		Two 3/8"	Two 1" x 20 ga.	A. Includes indirectly conditioned spaces such as return air plenums.				
50" - 60"	12"		Two 3/8"	Two 1" x 18 ga.	B. Duct Design static pressure classification.				
60" - 84"	12"		Two 3/8"	Two 1" x 16 ga.	Seal Level		Seal Requirements		

NOTES:	
1. Tables allow for conventional wall thickness, and joint systems plus 1 lb/sq insulation weight. If pressure ducts are to be installed, adjust hanger sizes to be within their load limits.	A
2. All transverse joints, longitudinal seams, and duct wall penetrations. Pressure-ventilating tape shall not be used as the primary sealant, unless it has been certified to comply with UL-181A or UL-181B by an independent testing laboratory and the tape is used in accordance with that certification.	A
3. Straps are galvanized steel, rods are uncoated or galvanized steel, wire is black annealed, bright black, or galvanized steel. All are alternatives.	B
4. Duct hangers shall be painted, coordinate with architect.	C

Transverse joints only.

A longitudinal seam is joints oriented in the direction of airflow. Transverse joints are connections of two duct sections oriented perpendicular to airflow. Both seal and connections are openings made in any system (main, joint, or air). Longitudinal seams in a duct or for oval but need not be sealed, if either connections are exhaust transverse joints, resulting but not sealed by tape or tape, and either flange connections, access door flanges and joints. And:

Climate Zone	Ventilation Air Intake		Exhaust/Relief	
	Non-motorized	Motorized	Non-motorized	Motorized
3	---	---	20	10
Any Height	20	10	---	---

a. Damper smaller than 24 in. in either dimension may have leakage of 40 cfm/ft².

NA = Not allowed

[illegible]

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ARCHITECTURE

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El Paso, TX 79935

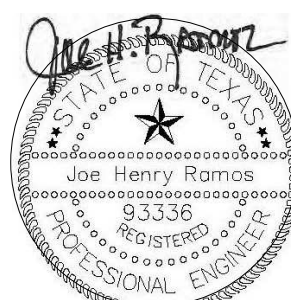
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Arizona Engineering Firm #18665

Arizona Engineering Firm # 10009



08/16/19

## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

## REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **100% BID SET**

ISSUE DATE: 08/16/19

PROJECT NO. 2017-60

DRAWN BY: OC

CHECKED BY: JHR

## MECHANICAL NOTES

# M1701



Multi V Outdoor Unit Equipment Schedule - Air																						
Mark	Model	Type	Quantity	Total Capacity (BTU/h)		Corrected Capacity (BTU/h)		Outdoor Temperature (°F)			Efficiency		Refrigerant	Piping Connections (in.)		Power				Sound		
	Number			Total Cooling	Total Heating	Total Cooling	Total Heating	Cooling DB	Cooling WB	Heating DB	Cooling IEER (SEER)	Heating COP (HSPF)		Liquid	LP Gas	Volts	Phase	Hz	MCA	MOP	Power	
CU-17-2	ARUM216DTE5	MULTI V 5	1	216000	243000	118252	192817	102	75	18	24.8	3.53	R410A	5/8	1+1/8	460V	3Ph	60Hz	38.3	50	88	
CU-17-1	ARUM241DTE5	MULTI V 5	1	240000	243000	172398	242407	102	75	18	22.5	3.35	R410A	5/8	1+3/8	460V	3Ph	60Hz	41.4	50	88	
REMARKS																						
1. PROVIDE HAIL GUARD, BIG FOOT VRF EQUIPMENT STAND, AC SMART BACNET GATEWAY TO INTERLOCK WITH BUILDING BMS SYSTEM.																						

Multi V Indoor Unit Equipment Schedule																				
Location	Mark	Model	Type	Quantity	Nominal Capacity (BTU/h)			Corrected Capacity (BTU/h)			Entering (Return) Air Temperature (°F)			Fan Airflow (CFM)	Piping Connections (in.)		Power			
		Number			Total Cooling	Sensible Cooling	Heating	Total Cooling	Sensible Cooling	Heating	Cooling DB	Cooling WB	Heating DB		Liquid	Gas	Volts	Phase	Hz	RLA
CU-17-2	FC17-9	ARNU183LZG4	DUCT_LOW_STATIC	1	19100	13600	21500	11329	10337	17833	73	57	72	530 / 450 / 360	1/4	1/2	208~230V	1Ph	60Hz	0.76
CU-17-2	FC17-6-8	ARNU543NKA4	Vertical_AHU	3	54000	37300	60000	32029	29224	49766	73	57	72	1,475/1,400/1,260	3/8	5/8	208~230V	1Ph	60Hz	1.8
CU-17-1	FC17-4-5	ARNU483NKA4	Vertical_AHU	2	48000	33100	54000	28474	25981	44790	73	57	72	1,400/1,260/1,000	3/8	5/8	208~230V	1Ph	60Hz	1.8
CU-17-1	FC17-1-3	ARNU543NKA4	Vertical_AHU	3	54000	37300	60000	32033	29228	49766	73	57	72	1,475/1,400/1,260	3/8	5/8	208~230V	1Ph	60Hz	1.8
REMARKS																				
1. PROVIDE CONDENSATE PUMP LITTLE GIANT (VCMA-15), CONDENSATE SAFETY SWITCH (DIVERSITECH CS-1), FAN COIL UNITS TO BE INSTALLED UNDER FLOOR PROVIDE 10" STAND TO SUPPORT UNIT , FAN COIL UNITS TO BE CONTROLLED VIA BUILDING BMS SYSTEM. .																				

AIR DEVICE SCHEDULE					
SYMBOL	MANUFACTURE - MODEL No.	TYPE	DESCRIPTION	CEILING MODULE	BORDER TYPE
CD1	PRICE- SCD	CEILING SUPPLY	FULL FACE, THREE STEP DOWN SQUARE DIFFUSER, NECK SIZE AS SHOWN ON DRAWINGS, 4-WAY THROW, 24 GA STEEL.	24x24	SURFACE
REG1	PRICE-LFG-16A	FLOOR MOUNTED SUPPLY	1" 15 DEGREE DEFLECTION, MANDREL CORE, CONTINUES LOOK, PROVIDE MC90 MITERED CORNERS. FINISH PER ARCHITECT	-----	SURFACE
REG2	PRICE-MFD- DP 8R	FLOOR MOUNTED SUPPLY	MODULAR FLOOR DIFFUSER, DISPLACEMENT PATTERN, BASKET WITH DAMPER, ROUND FLOOR COLLAR, FINISH PER ARCHITECT	-----	SURFACE
REG3	PRICE-22	SIDEWALL SUPPLY	DOUBLE DEFLECTION SUPPLY GRILLE, 3/4" BLADE SPACING, 1 1/4" WIDE BORDER, HORIZONTAL BLADES PARALLEL TO LONG DIMENSION, ZERO DEGREE DEFLECTION, NOMINAL FACE SIZE AS SHOWN ON DRAWING, BALANCING DAMPER @ DUCT TAP.	-----	SURFACE
RAG1	PRICE- LFG	FLOOR MOUNTED RETURN	1" 15 DEGREE DEFLECTION, MANDREL CORE, CONTINUES LOOK, PROVIDE MC90 MITERED CORNERS. FINISH PER ARCHITECT	-----	SURFACE
RAG2	PRICE- PDDR	CEILING RETURN	PERFORATED CEILING DIFFUSER, 51% FREE AREA, WITHOUT PATTERN CONTROLLER.	24x24	SURFACE
NOTES:					
1	BORDER TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPE FOR THE ROOM IN WHICH THE AIR DEVICE IS.				
2	SEE THE PLANS FOR LOCATION AND AIR QUANTITIES OF EACH AIR DEVICE.				
3	ALL AIR DEVICES SHALL BE TESTED IN ACCORDANCE WITH ASHRAE STANDARD 70-2006.				
4	UNLESS SPECIFIED OTHERWISE, ALL AIR DEVICES SHALL BE #26 WHITE.				
5	WHERE INTERIOR OF DUCTWORK IS VISIBLE THROUGH ANY AIR DEVICE, INSIDE OF DUCT SHALL BE PAINTED WITH FLAT BLACK PRIMER, OR INSIDE SHALL HAVE BLACK FACING.				
6	APPROVED EQUIVALENT MANUFACTURES: METAL-AIRE, NAILOR, & CARNES.				

DAMPER SCHEDULE			
SYMBOL	MANUFACTURE - MODEL No.	TYPE	DESCRIPTION
MD1	GREENHECK - MBD-15	MANUAL BALANCING	HEAVY GAUGE GALVANIZED STEEL, MEETS SMACNA RECOMMENDED CONSTRUCTION REQUIREMENTS FOR MANUAL BALANCING DAMPER, OPERATOR 0.5 IN. DIA. LOCKING MANUAL QUADRANT.
MD2	GREENHECK - MBDR-50	MANUAL BALANCING	HEAVY GAUGE GALVANIZED STEEL, MEETS SMACNA RECOMMENDED CONSTRUCTION REQUIREMENTS FOR MANUAL BALANCING DAMPER, OPERATOR 0.5 IN. DIA. LOCKING MANUAL QUADRANT.
SPI	AIR-TRAC - SI-6	SPIN-IN	WITH SCOOP AND DAMPER 90o, AIR GASKET TAKE-OFF SEAL.
FD	GREENHECK - DFD-150x10	DYNAMIC RATED	1 1/2 HOUR UL FIRE DAMPER LABEL, UL-555 CLASSIFIED, GALVANIZED CURTAIN STYLE BLADES, 165oF FUSIBLE LINK, 10 IN. SLEEVE LENGTH, 20 GA. SLEEVE, DAMPER LOCATION 5IN.
NOTES:			
1.00000	APPROVED EQUIVALENT MANUFACTURES: AIR BALANCE, POTTORFF, & RUSKIN.		

SPLIT-SYSTEM AIR CONDITIONING SCHEDULE *	
SYMBOL	CUIT17-1 / FCIT17-1
SERVES	IT ROOM
MODEL	LAU240HYV1/ LAN240HYV1
TONNAGE	2.0
AIRFLOW APPLICATION	WALL MOUNTED
UNIT EFFICIENCY	HIGH
RATED CAPACITY COOLING, MBH	27
AMBIENT TEMPERATURE, F	105
COOLING ENTERING DRY BULB, F	78
COOLING ENTERING WET BULB, F	60
SUPPLY CFM	565
EXTERNAL STATIC PRESSURE, IN W.G.	0.20
SEER @ ARI, EER	22
ELECTRICAL SPECS: OUTDOOR UNIT	
VOLTAGE/PHASE	208-240/1
MCA	19 OUTDOOR ( .4 FLA INDOOR )
WEIGHT, LBS. - OUTDOOR UNIT	34
WEIGHT, LBS. - INDOOR UNIT	122
NOTES:	
1.00000	MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL UNITS.
2.00000	COOLING PERFORMANCE IS RATED AT 4,000 FEET ALTITUDE.
3.00000	PROVIDE UNITS WITH REFRIGERANT SAFETY KIT, MINI CONDENSATE PUMP, PIPE MOUNTED CONDENSATE SAFETY SWITCH (DIVERSITECH CS-1) , LOW AMBIENT KIT, WIND BAFFEL, MOUNTING PAD, WALL MOUNTED WIRED CONTROLLER.
4.00000	APPROVED EQUIVALENT MANUFACTURES: MITSUBISHI

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08/16/19

## BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

### REVISION SCHEDULE

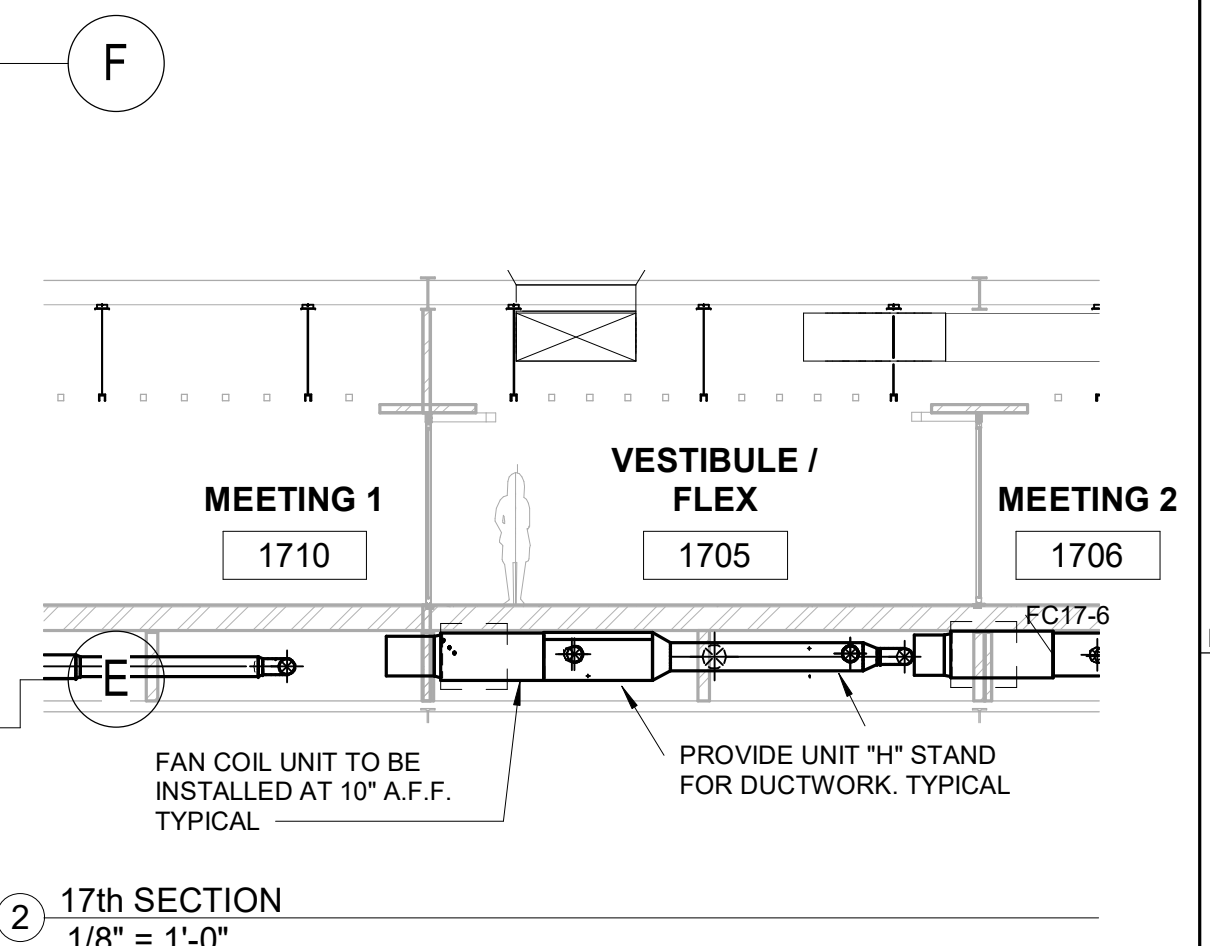
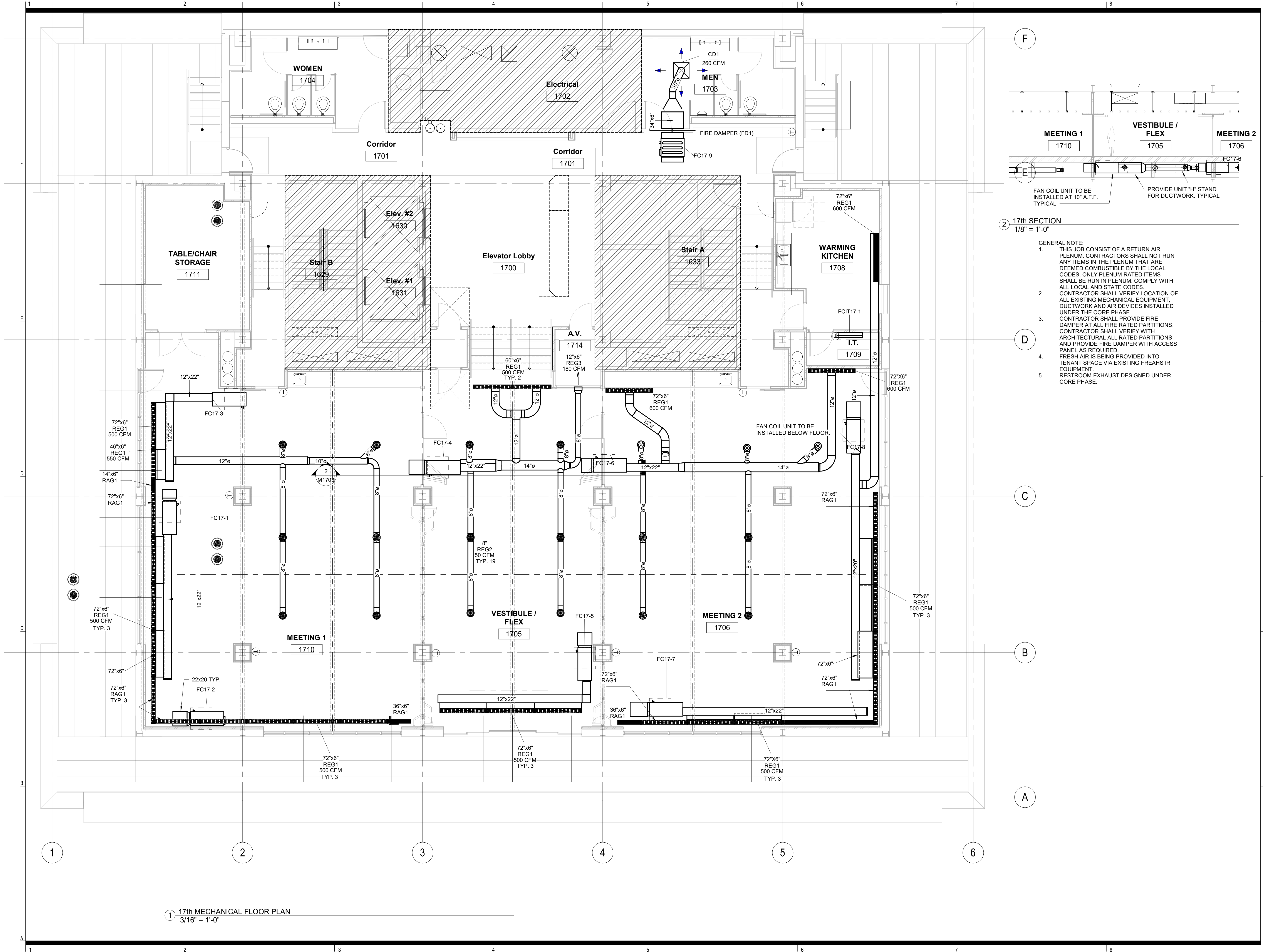
Number	Date	Description
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PROJECT STATUS:	100% BID SET
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DRAWN BY:	OC
CHECKED BY:	JHR

## MECHANICAL SCHEDULES

**M1702**





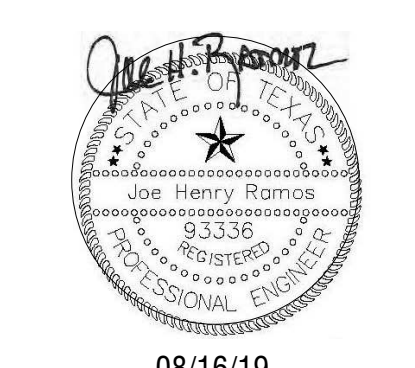
- GENERAL NOTE:
1. THIS JOB CONSIST OF A RETURN AIR PLENUM. CONTRACTORS SHALL NOT RUN ANY ITEMS IN THE PLENUM THAT ARE DEEMED COMBUSTIBLE BY THE LOCAL CODES. ONLY PLENUM RATED ITEMS SHALL BE RUN IN PLENUM. COMPLY WITH ALL LOCAL AND STATE CODES.
  2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK AND AIR DEVICES INSTALLED UNDER THE CORE PHASE.
  3. CONTRACTOR SHALL PROVIDE FIRE DAMPER AT ALL FIRE RATED PARTITIONS. CONTRACTOR SHALL VERIFY WITH ARCHITECTURAL ALL RATED PARTITIONS AND PROVIDE FIRE DAMPER WITH ACCESS PANEL AS REQUIRED.
  4. FRESH AIR IS BEING PROVIDED INTO TENANT SPACE VIA EXISTING FREAHS IR EQUIPMENT.
  5. RESTROOM EXHAUST DESIGNED UNDER CORE PHASE.

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## BLUE FLAME TENANT IMPROVEMENT

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EL PASO, TEXAS 79901

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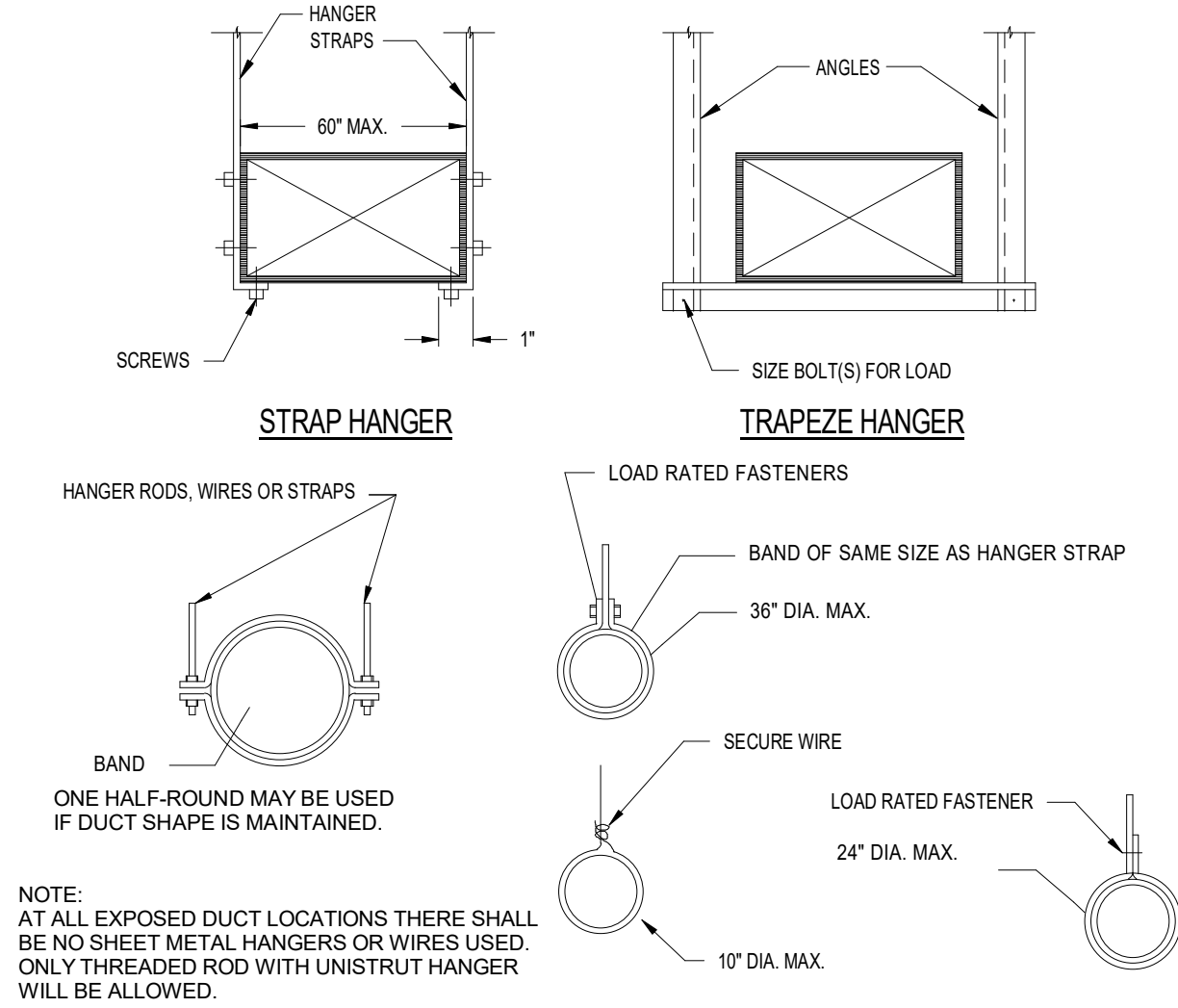
PROJECT STATUS:	100% BID SET
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DRAWN BY:	OC
CHECKED BY:	JHR

## MECHANICAL FLOOR PLAN

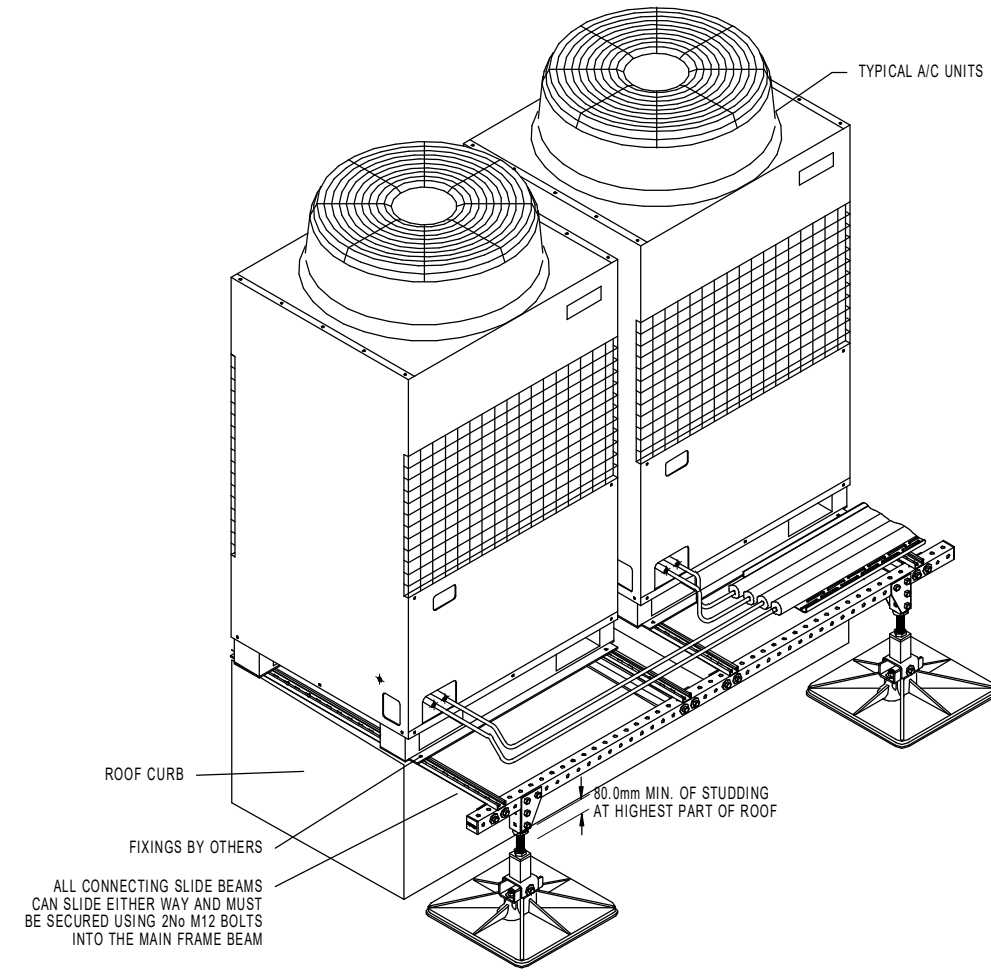
# M1703

1 17th MECHANICAL FLOOR PLAN  
3/16" = 1'-0"

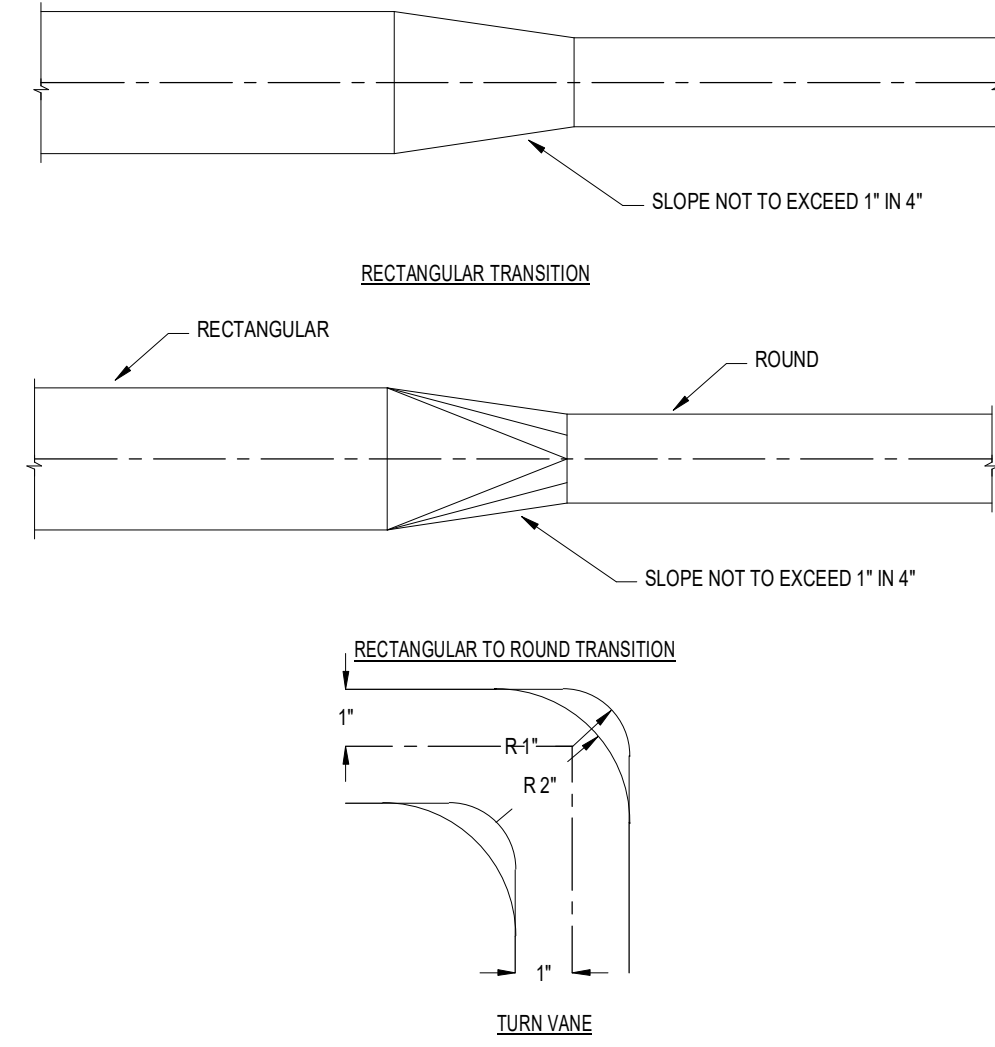




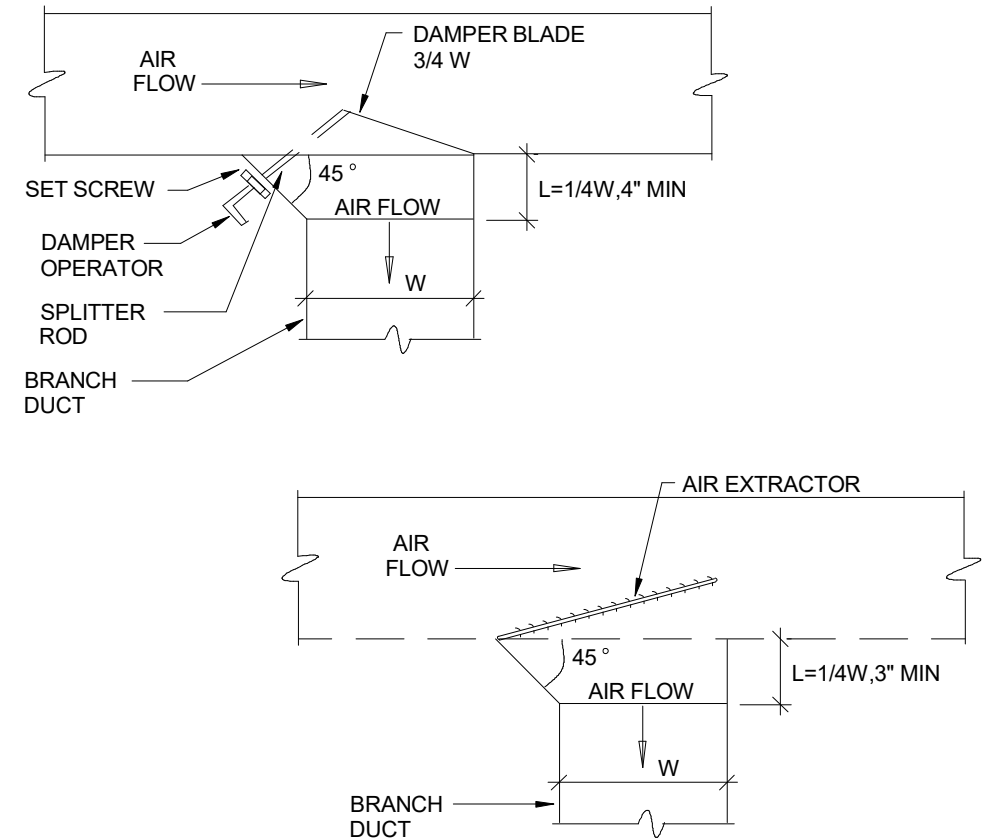
DUCT HANGER DETAIL  
NOT TO SCALE



COMMERCIAL CONDENSING UNIT MOUNTING  
NOT TO SCALE



DUCT LAYOUT DETAILS  
NOT TO SCALE



**INSTALLATION INSTRUCTION**

MOUNTING AND EXPANSION CLEARANCE (SEE INSTALLATION NOTES)

1" CLEARANCE REQUIRED FOR PROPER LINK STRAP INSTALLATION BOTH SIDES

ANGLE FRAMES FIELD MOUNT TO SLEEVE. DO NOT FASTEN TO WALL (SEE INSTALLATION NOTES)

ANGLE FRAME INSTALLATION FOR FLUSH MOUNTING

**1 INSPECTION**

BEFORE INSTALLING, MAKE SURE:

**THE UNIT**

- WAS NOT DAMAGED IN SHIPPING
- IS THE MODEL AND SIZE SPECIFIED
- IF THERE ARE DISCREPANCIES, CHECK WITH JOB SUPERINTENDENT BEFORE INSTALLING

**THE INSTALLATION SITE**

- IS THE CORRECT SIZE
- IS STRAIGHT, PLUMB, AND CLEAN. THE MOUNTING SURFACE SHOULD BE AS LEVEL AS POSSIBLE

**2 INSTALLATION**

DUCT-SLEEVE CONNECTIONS

SECURE THE DAMPER TO THE SLEEVE, ALLOWING 1" CLEARANCE BETWEEN SLEEVE ENDS AND DAMPER BODY, WITH 1" DIA. BOLTS AND NUTS, OR BY TACK WELDING WITH BEADS 1" ± 1" IN LENGTH, OR WITH #10 SHEET METAL SCREWS, OR WITH 4" STEEL POP RIVETS. FASTENERS OR WELD BEADS SHOULD BE MAS 8" ON CENTER, AND 28" FROM CORNERS.

THE SLEEVE SHALL BE OF SAME GAUGE OR HEAVIER THAN THE DUCT TO WHICH IT IS ATTACHED. GAUGES SHALL CONFORM TO SMACNA OR ASHRAE DUCT STANDARDS.

SLEEVES SHALL BE INSTALLED SO DAMPER IS WITHIN FIRE WALL OR FLOOR SLAB AND SO THAT THE LENGTH OF THE SLEEVE OF FRAME EXTENDING BEYOND THE WALL OR FLOOR OPENING SHALL NOT EXCEED 6 INCHES ON EACH SIDE (PER UL555).

SLEEVE MUST BE INSTALLED SO DAMPER BLADE LOCKS ARE UPPERMOST IN HORIZONTAL INSTALLATIONS AND TOWARD ACCESS DOOR IN ALL CASES. WHEN SIZING MASONRY OPENING, ALLOW ONE INCH OVER BOTH LISTED WIDTH AND HEIGHT FOR DAMPER BODY CLEARANCE.

SECURE ANGLES TO SLEEVE ONLY, SO AS TO FRAME THE WALL OPENING. ANGLES SHALL BE A MINIMUM OF 11" x 2" x 16 GA. FASTEN TO SLEEVE ONLY USING THE SAME MEANS AS REQUIRED FOR FASTENING THE DAMPER TO THE SLEEVE. DAMPERS SHALL HAVE A CLEARANCE OF W PER FOOT ON HEIGHT AND WIDTH, AND ANGLES SHALL INCREASE IN SIZE PROPORTIONATELY, SO THAT THERE WILL BE A MINIMUM OD 1" OF OVERLAP ON THE PARTITION.

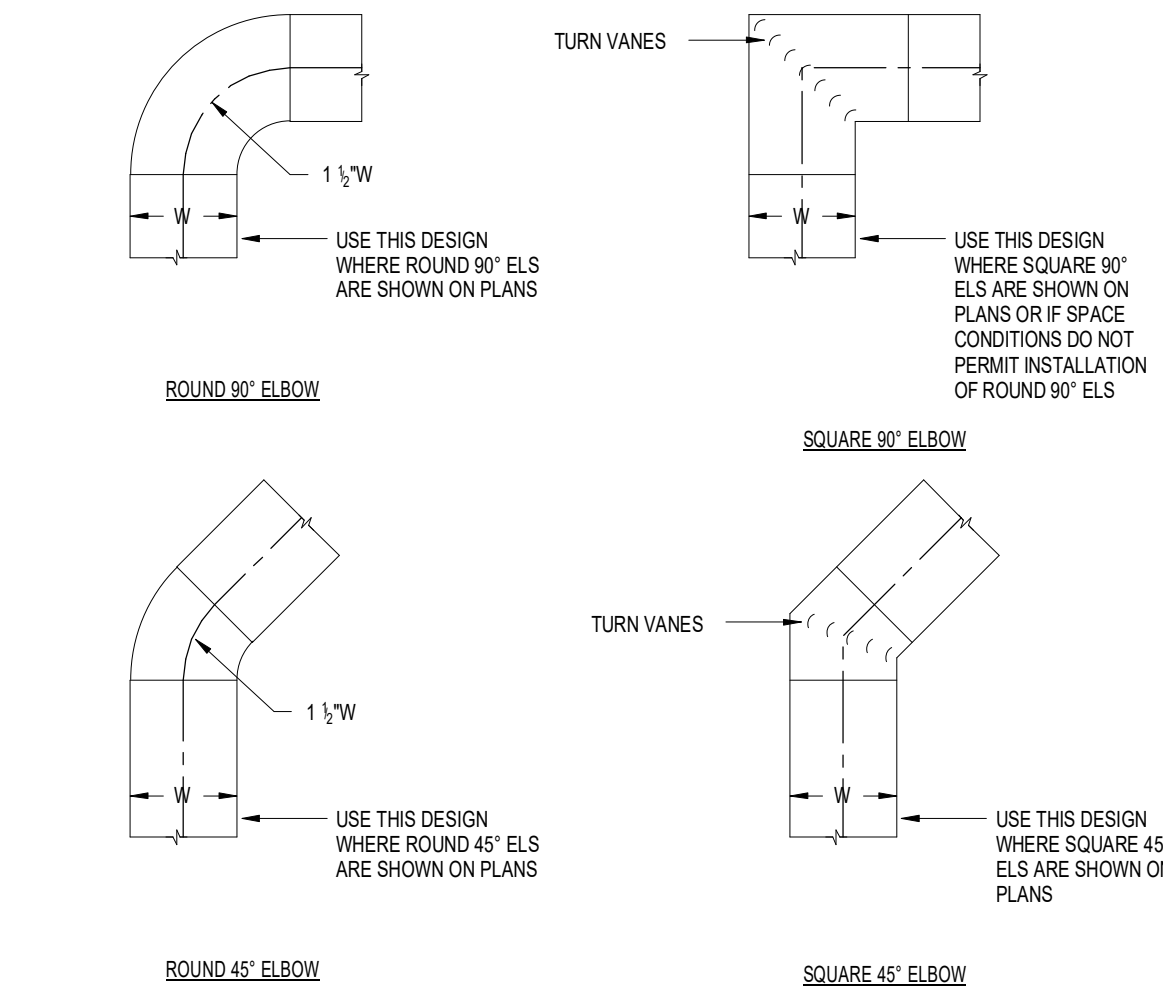
AT LEFT SEE THE DUCT-SLEEVE CONNECTIONS WHICH MAY BE USED ON ALL SYSTEMS.

WHEN THE FOLLOWING DUCT-SLEEVE CONNECTIONS ARE USED, THE MINIMUM GAUGE OF SLEEVE SHALL BE 16 GA. ON DAMPERS NOT EXCEEDING 36" WIDE OR 24" HIGH, AND 14 GA. ON LARGER DAMPERS:

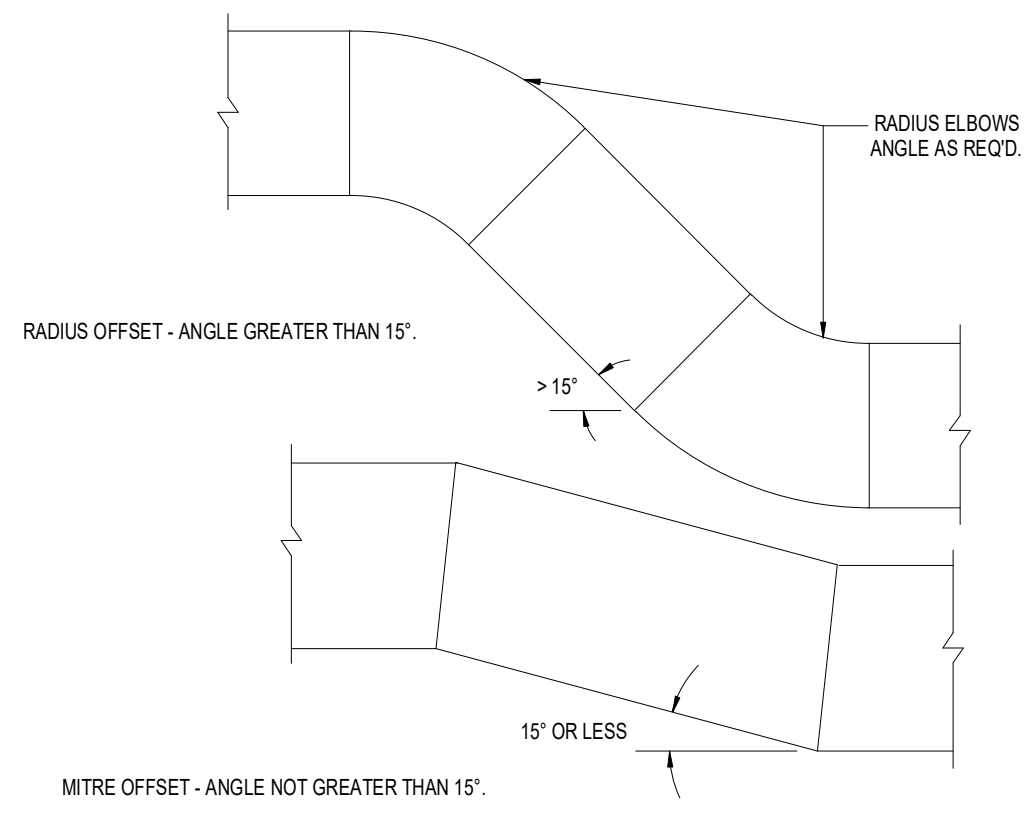
- 1) ANGLE REINFORCED STANDING SEAM
- 2) ANGLE REINFORCED POCKET LOCK
- 3) COMPANION ANGLES
- 4) METAL FASTENERS SPACING A MINIMUM OF 16" ON CENTER.

PLAIN "S" SLIP, HEMMED "S" SLIP, STANDING "S" SLIP, STANDING "S" SLIP (ALTERNATE BAR), STANDING "S" SLIP (ANGLE REINFORCED), STANDING "S" SLIP (BAR REINFORCED), INSIDE SLIP JOINT, DOUBLE "S" SLIP

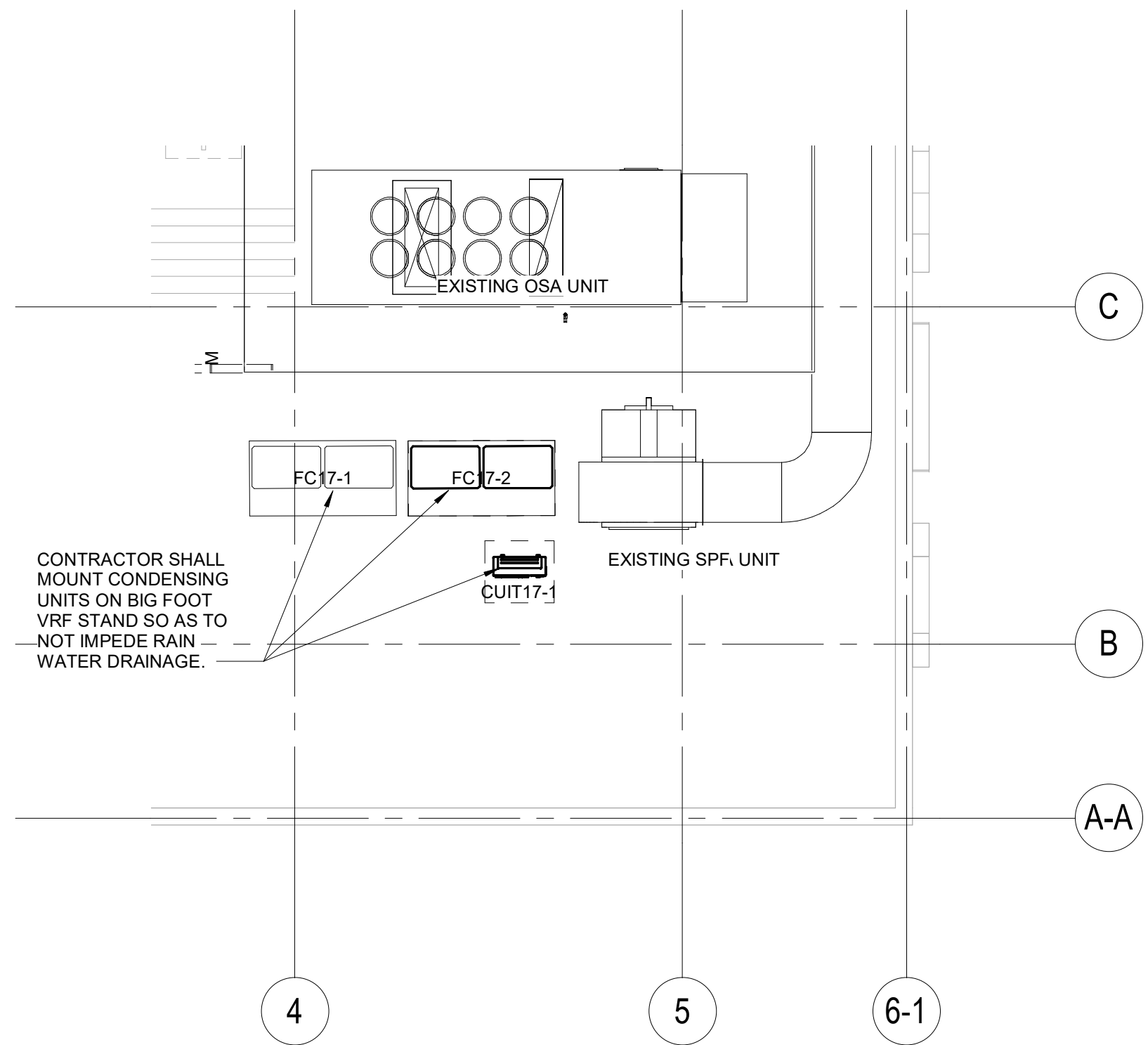
FIREDAMPER DETAIL  
NOT TO SCALE



DUCT LAYOUT DETAILS  
NOT TO SCALE



DUCT LAYOUT DETAILS  
NOT TO SCALE



18th MECHANICAL ROOF PLAN  
1/8" = 1'-0"



08/16/19

BLUE FLAME TENANT  
IMPROVEMENT

304 TEXAS AVENUE  
EL PASO, TEXAS 79901

REVISION SCHEDULE

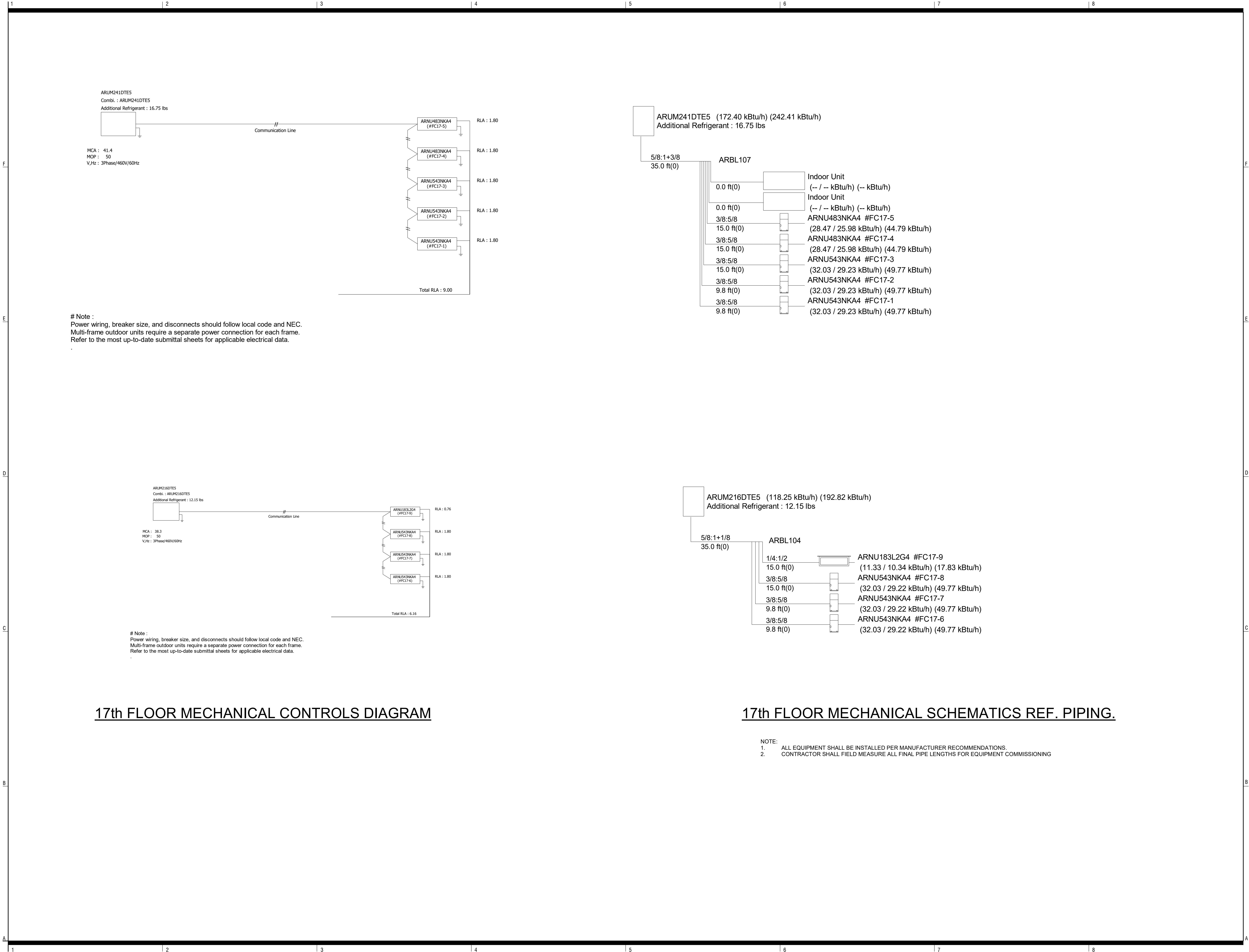
Number	Date	Description
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MECHANICAL ROOF  
PLAN AND DETAILS

M1704

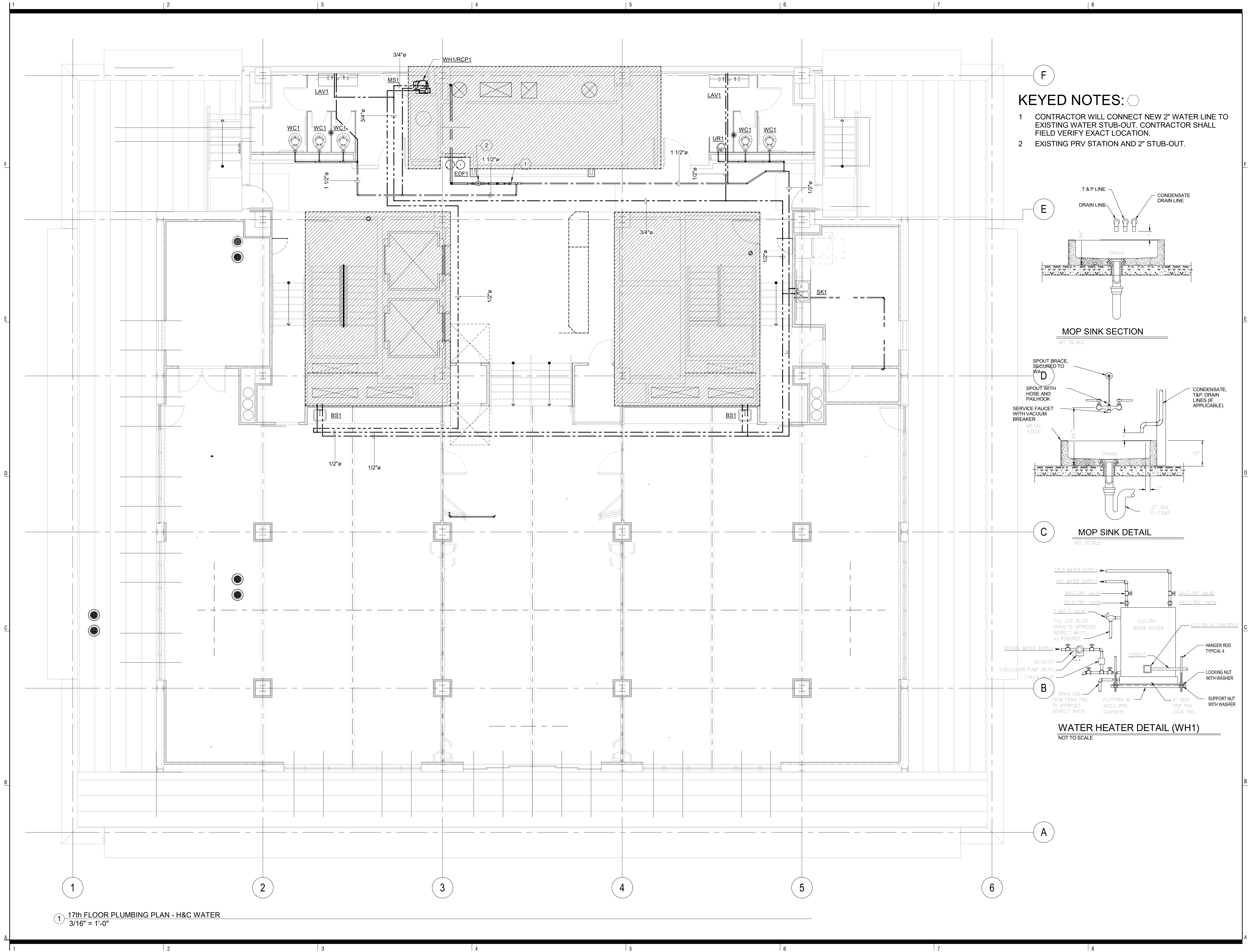






[illegible][illegible]



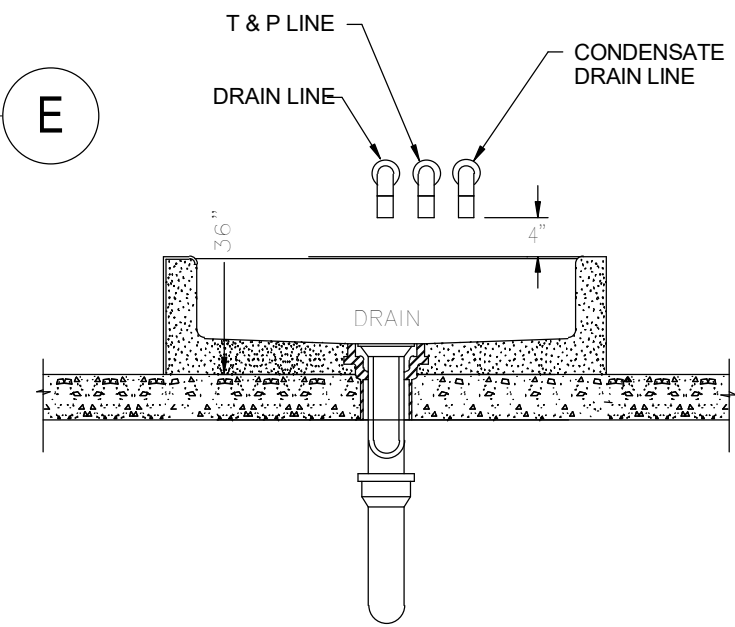


F

KEYED NOTES:

- 1 CONTRACTOR WILL CONNECT NEW 2" WATER LINE TO EXISTING WATER STUB-OUT. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
- 2 EXISTING PRV STATION AND 2" STUB-OUT.

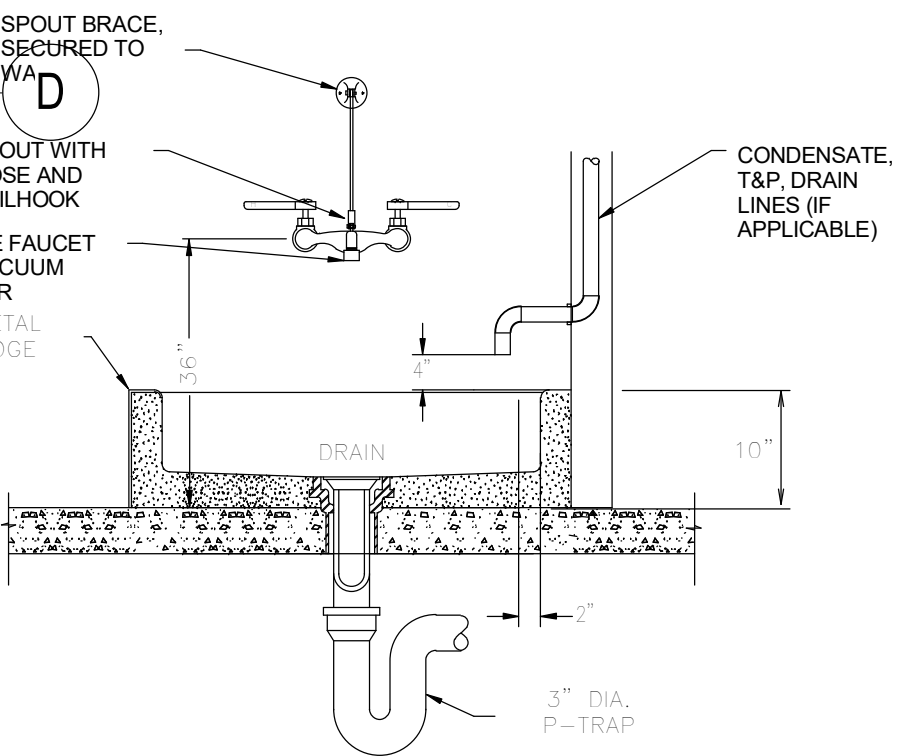
E



MOP SINK SECTION

NO SCALE

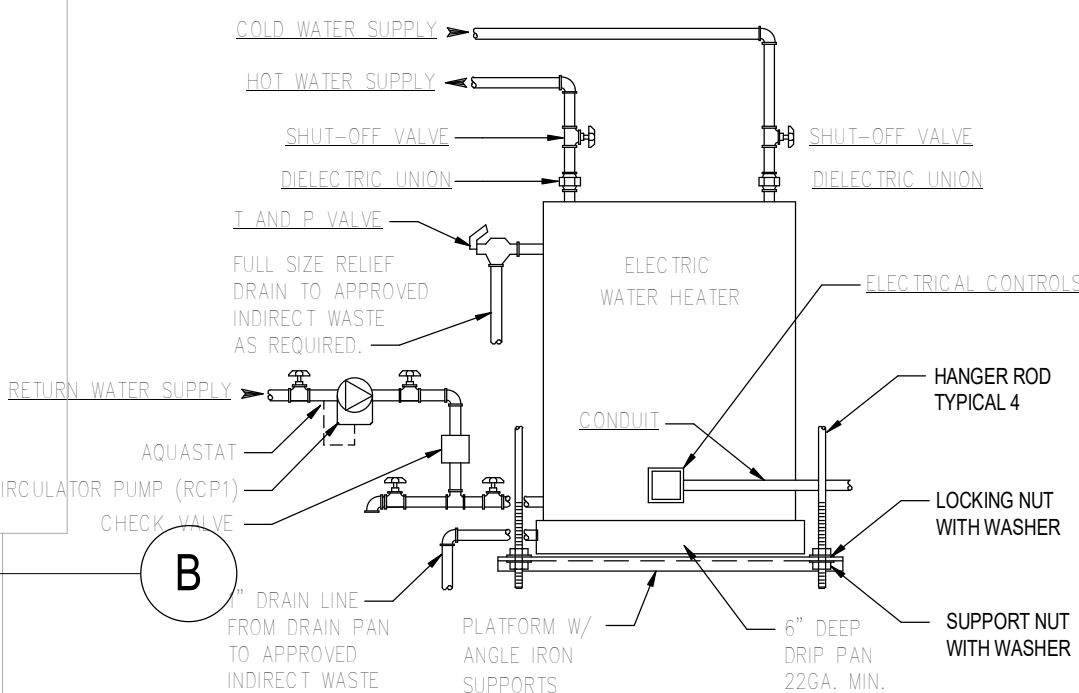
D



MOP SINK DETAIL

NO SCALE

C



WATER HEATER DETAIL (WH1)

NOT TO SCALE

B

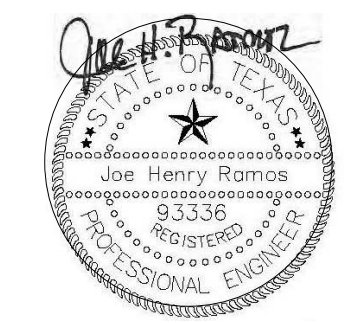
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BLUE FLAME TENANT  
IMPROVEMENT

304 TEXAS AVENUE  
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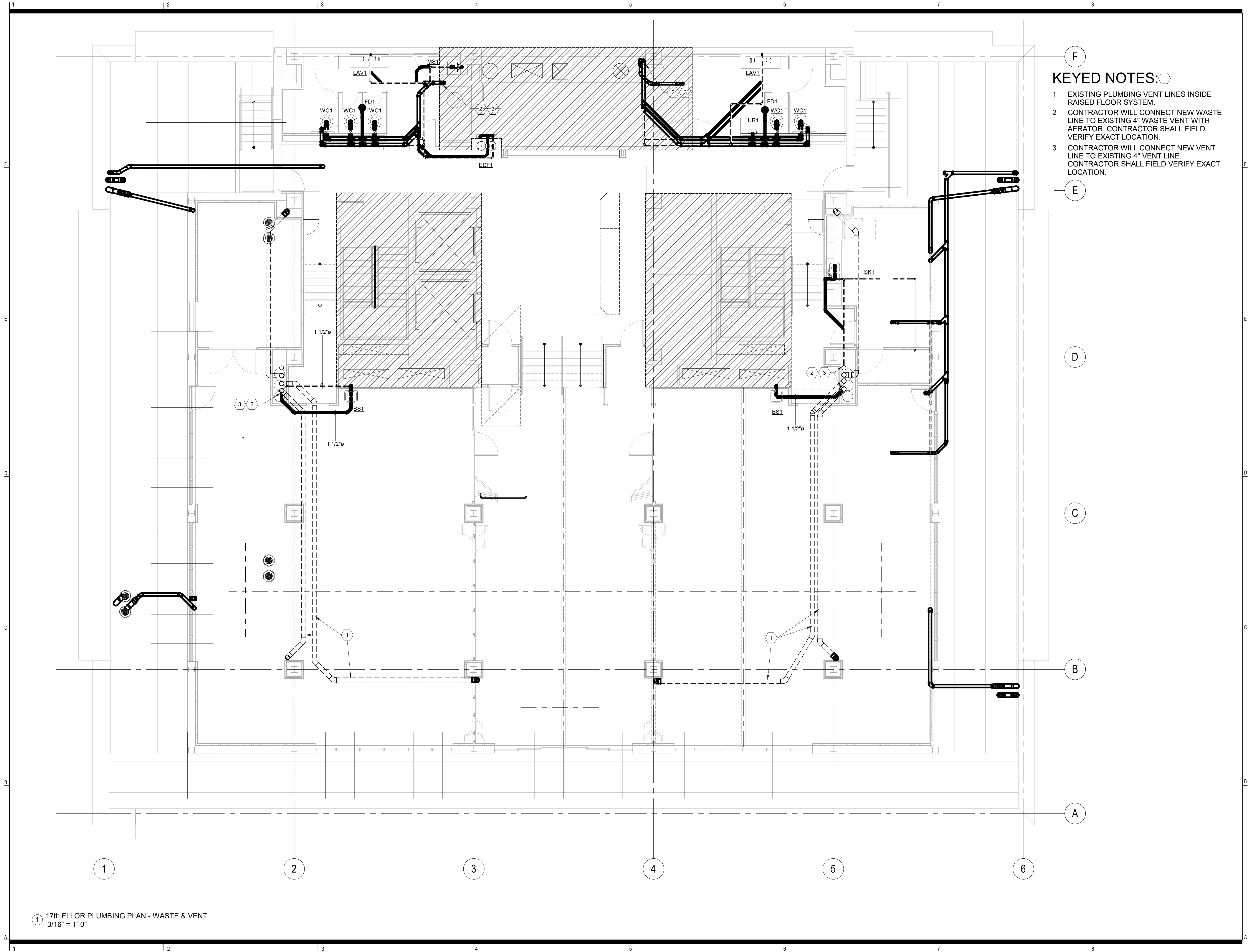
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CHECKED BY:	JHR

17TH FLOOR PLUMBING  
FLOOR PLAN - HOT &  
COLD WATER

P1702





F

KEYED NOTES:

- 1 EXISTING PLUMBING VENT LINES INSIDE RAISED FLOOR SYSTEM.
- 2 CONTRACTOR WILL CONNECT NEW WASTE LINE TO EXISTING 4" WASTE VENT WITH AERATOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
- 3 CONTRACTOR WILL CONNECT NEW VENT LINE TO EXISTING 4" VENT LINE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.

E

D

C

B

A

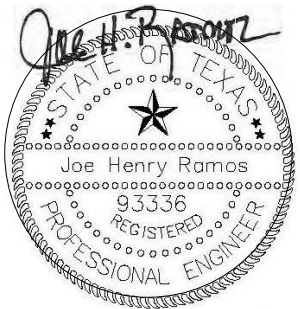
1 17th FLOR PLUMBING PLAN - WASTE & VENT  
3/16" = 1'-0"

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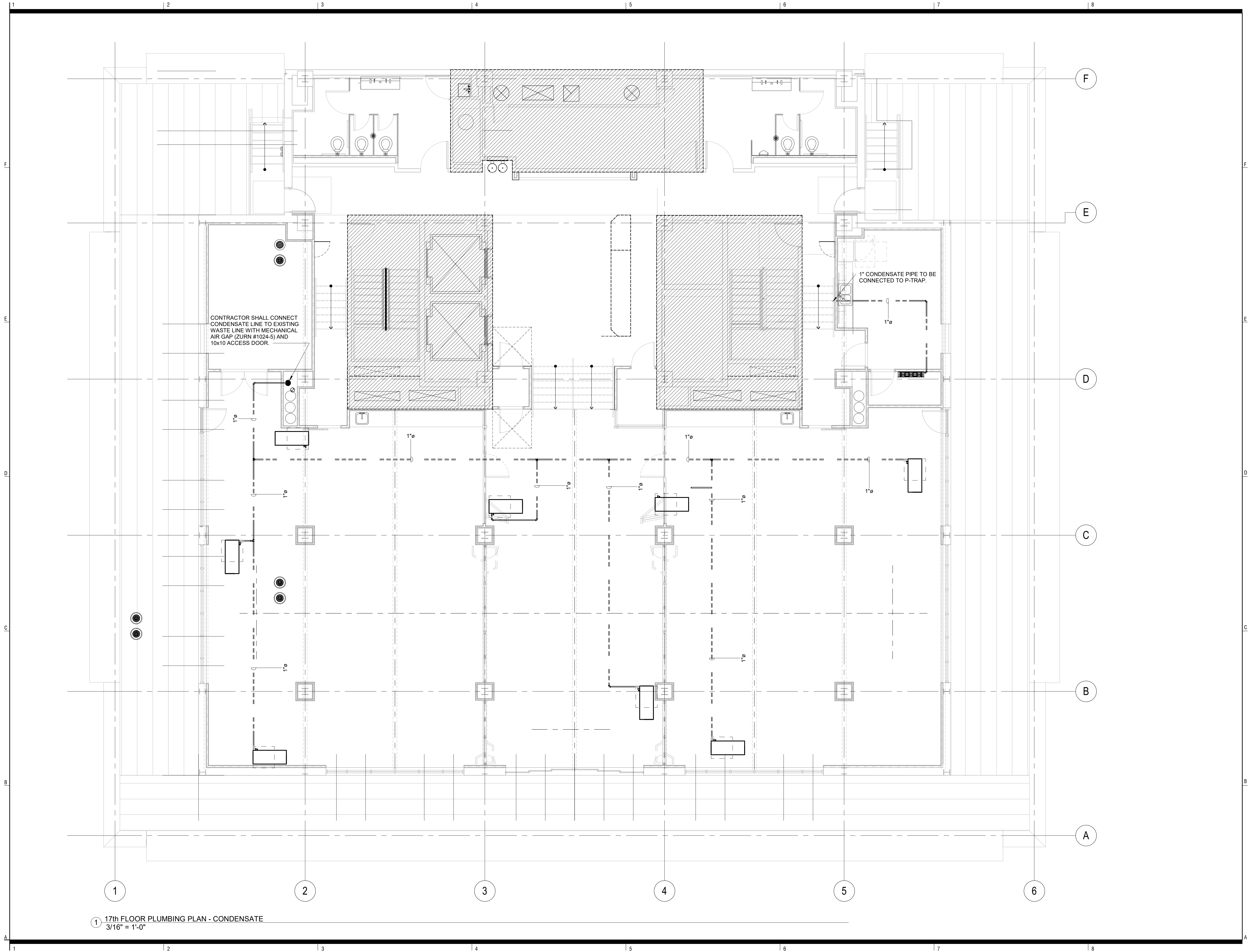
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CHECKED BY: JHR

17TH FLOOR PLUMBING  
FLOOR PLAN - W&V

P1703



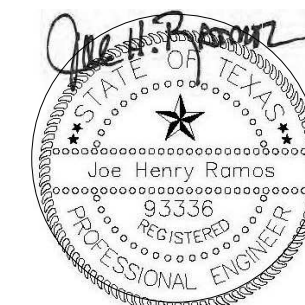


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CHECKED BY:	JHR

## 17TH FLOOR PLUMBING FLOOR PLAN - CONDENSATE

# P1704



## EXHIBIT "B"



## **Lease Agreement**

This Lease Agreement ("*Lease*") is entered as of this \_\_\_\_ day of October 2019 by and between Paisano Housing Redevelopment Corporation ("*Landlord*") and the City of El Paso, Texas ("*Tenant*").

**Whereas**, the Tenant is seeking appropriate space to house the Tenant's Center for Civic Empowerment; and

**Whereas**, the Tenant has approached the Landlord for the use of the 17<sup>th</sup> floor of the Blue Flame building located at 304 Texas Avenue; and

**Whereas**, the 17<sup>th</sup> floor is currently a mechanical space floor not fit for leasing; and

**Whereas**, the 17<sup>th</sup> floor will need improvements to get the floor to condition fit for occupation;

**Whereas**, the Tenant and Landlord are willing to work together to improve the 17<sup>th</sup> floor to house the Center for Civic Empowerment; and

**Whereas**, the Tenant and Landlord, by separate agreement between them, have obtained and approved the use of Community Development Block Grant ("*CDBG*") funds to contribute to the construction of the Center for Civic Empowerment:

**Now therefore**, the parties agree as follows:

### **Article 1: Premises, Term, and Use**

#### **1.01 Leased Premises.**

A. Upon the terms, provisions and conditions hereof, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the meeting room space known as the "Center for Civic Empowerment" reflected on the floor plans set forth in Exhibit "A" hereto in the Building known as The Blue Flame Building, 304 Texas Ave., El Paso, Texas 79901 (the "*Building*," which term shall also include the related parking areas, landscaping, and other similar improvements), constructed or to be constructed on the land described in Exhibit "B" hereto. The Center for Civic Empowerment, together with any other space in the Building leased by Tenant pursuant hereto, are herein called the "*Leased Premises*." The Leased Premises does not include the outdoor patio area immediately outside of the Leased Premises.

B. The net rentable of the initial Leased Premises for office space is approximately 6,115 square feet on the 17<sup>th</sup> Floor of the Building, and the rentable area for the commercial office space of the Building is approximately 42,191 square feet. This amount does not include the residential portions of the Building.



C. Before or on the commencement date of the Term of this Lease, the Landlord will deliver the Leased Premises to the City in accordance to the final approved plans and specifications attached to this Agreement as Exhibit "C".

**1.02 Term.**

A. Initial Term. Subject to the terms, provisions and conditions hereof, this Lease shall continue in force for a term ("*Term*") of ten (10) years, beginning on the later to occur of receipt of Certificate of Occupancy from City of El Paso or 1st day of July 2020, and ending on the last day of the 120<sup>th</sup> month or 30th day of June, 2030 respectively. If the Leased Premises are not ready for occupancy by such commencement date for any reason, Landlord shall not be liable for any claims, damages, or liabilities in connection therewith or by reason thereof, and the Term shall commence on the date the Leased Premises are ready for occupancy by Tenant. Should the Term commence on a date other than that specified above, Landlord and Tenant will, at the request of either, execute a declaration specifying the actual commencement date. In such event, rental under this Lease shall not commence until the actual commencement date, and the stated Term shall thereupon commence and the expiration date shall be extended so as to give effect to the full Term stated above.

B. Renewal Option. Landlord hereby grants to Tenant, and Tenant shall have, the right and option to extend the Term of this Lease for two (2) periods of five (5) years (a "*Renewal Term*"). The Renewal Term, if exercised by Tenant, shall commence upon the next day following the last day of the initial Term. Tenant shall notify Landlord in writing of Tenant's election to extend the lease for the Renewal Term at least 60 days prior to the expiration of the Term, time being of the essence with respect to such notification. If Landlord does not receive written notice of the exercise of a renewal option by Tenant as required herein, the Lease shall expire as of the term then in effect as if the Renewal Term was not granted and did not apply. The Renewal Term shall be upon all of the terms and conditions of this Lease, except the Base Monthly Rent shall be increased as stated in Section 2.01 of this Agreement.

**1.03 Tenant's Use.** The Leased Premises shall be used and occupied by Tenant solely and exclusively for the purposes as a general assembly space, trainings, and special events.

**1.04 Landlord's Mixed-Use of the Building.** Landlord maintains and operates the Building as a combination of affordable housing apartments, retail, and commercial office space, referred to as a mixed-use building. This Lease does not permit or grant rights to Tenant to provide retail services or residential living, as the retail and residential components of the Building are subject to a separate form of lease. By executing this Lease, however, Tenant agrees to and accepts Landlord's current and future mixed usages of the Building as set forth herein.

**1.05 Use of Shared Use Spaces.** Tenant may use all publicly shared use spaces within the Building including the patio located outside the Leased Premises, excluding the private residential floors and secure areas of the underground facilities.



## Article 2: Rent

### 2.01 Rental Rates.

A. Base Rental. During the Term, Tenant shall pay an annual base rental ("*Base Rental*") in the sum per the schedule below; Base Rental includes Initial Basic Operating Costs (hereafter defined). Such annual Base Rental together with all increases thereof provided for herein shall be due and payable in advance in twelve (12) equal installments on the first day of each calendar month during the Term, at Landlord's address as provided herein (or at such other place as Landlord may hereafter designate) without demand, deduction, abatement, or set off (except as otherwise expressly provided for in Sections 5.01 and 5.02. If the Term commences or ends on other than the first or last day of a calendar month, then the installment of Base Rental or such month shall be appropriately prorated.

Year	Net Rentable Square Foot Rate	Base Rental/Year	Rent Per Month
1	\$11.50	\$70,317	\$5,859.78
2	\$11.85	\$72,427	\$6,035.57
3	\$12.20	\$74,600	\$6,216.64
4	\$12.57	\$76,838	\$6,403.14
5	\$12.94	\$79,143	\$6,595.23
6	\$13.33	\$81,517	\$6,793.09
7	\$13.73	\$83,963	\$6,996.88
8	\$14.14	\$86,481	\$7,206.79
9	\$14.57	\$89,076	\$7,422.99
10	\$15.00	\$91,748	\$7,645.68

B. Base Rental for Renewal Term(s). Base Rental for the Renewal Terms shall increase by two percent (2.0%) each year.

### 2.02 Tenant's Share of Basic Operating Costs.

A. Tenant shall also pay, as hereinafter provided, Tenant's Share (hereafter defined) of any increases in the Basic Operating Costs (hereinafter defined) for the commercial office space of the Building (Floors 1 and 14 through 17, excluding the outdoor patio area on 17<sup>th</sup> floor) over the Initial Basic Operating Costs. The "*Initial Basic Operating Costs*" (on a per square foot of rentable area per year basis) is hereby stipulated to be \$5.00. The Initial Basic Operating Cost is included in, and not in addition to, the Base Rental amount paid by Tenant. Prior to the commencement of each calendar year during the Term, Landlord shall provide a then current estimate of Basic Operating Costs for the initial calendar year, and thereafter, Tenant shall pay, as additional rent, in twelve (12) equal monthly installments at the time and place provided in Section 2.01, Tenant's Share of the estimated difference between Basic Operating Costs and Initial Basic Operating Costs for the calendar year in question.

B. Within one hundred fifty (150) days or as soon thereafter as possible of the conclusion of each calendar year of the Term, whichever is earlier, Landlord shall furnish to Tenant



a statement of actual Basic Operating Costs for such year, and within ten (10) business days thereafter an appropriate cash adjustment shall be made between Landlord and Tenant to reflect any difference between Landlord's estimate of, and the Actual, Basic Operating Costs. The Landlord will either refund or credit to Tenant any excess payments of Basic Operating Costs made by the Tenant as stated above.

C. Basic Operating Costs shall be paid by Tenant in the proportion (herein called "*Tenant's Share*") which the net rentable area of the Leased Premises bears to the total net rentable area of the commercial office space portion of the Building.

D. "*Basic Operating Costs*" shall mean the operating expenses solely of the commercial office space of the Building. All operating expenses shall be determined on an accrual basis in accordance with generally accepted accounting principles which shall be consistently applied. Such operating expenses shall include all expenses, costs and disbursements of every kind and nature which Landlord shall become obligated to pay because of or in connection with the ownership, operation, and maintenance of the commercial office space of the Building, including, but not limited to, the following:

(1) Wages and salaries of all employees engaged in direct operation and maintenance of the commercial office space portion of the Building, employer's social security taxes, unemployment taxes or insurance, and any other taxes which may be levied on such wages and salaries, the cost of disability and hospitalization insurance and pension or retirement benefits for such employees;

(2) All supplies and materials used in the operation and maintenance of the commercial office space portion of the Building;

(3) Cost of all utilities for the commercial office space portion of the Building, including the cost of water, electricity, power, heating, lighting, air conditioning, and ventilating for the Leased Premises (excluding Tenant's own after-hours utility usage for the Leased Premises, which is addressed in Section 3.01A(5) below );

(4) Cost of all maintenance and service agreements for the commercial office space portion of the Building, the equipment therein and grounds, including janitorial service, security service, landscape maintenance, alarm service, window cleaning and elevator maintenance;

(5) Cost of the trash and waste removal services, including the Leased Premises and the commercial office space portion of the use of the compactor and waste removal services shared with Stanton Tower;

(6) All taxes and assessments and governmental charges, whether federal, state, county, or municipal and whether they be by taxing districts or authorities presently taxing the Leases Premises or by others, subsequently created or otherwise, and any other taxes and assessments attributable to the Building or its operation excluding, however, federal and state taxes on income and ad valorem taxes on Tenant's personal property and on the



value of leasehold improvements to the extent the same exceeds standard building allowances;

(7) Cost of repairs and general maintenance for the common areas and commercial office space portion of the Building (excluding such repairs and general maintenance paid by insurance proceeds or by Tenant or other third parties and alterations attributable solely to tenants of the Building other than Tenant);

(8) Legal expenses, accounting expenses, and management fees incurred with respect to the commercial office space portion of the Building;

(9) Costs incurred in compliance with new or revised federal or state laws or municipal ordinances or codes or regulations promulgated under any of the same; and

E. Basic Operating Costs shall not include (i) expenditures classified as capital expenditures for Federal income tax purposes (except as set forth in Section 2.02 D.(10), (ii) costs for which Landlord is entitled to specific reimbursement by Tenant, any other tenant of the Building, or any other third party, (iii) costs of initial construction of the Building, (iv) cost of renovating or modifying space in the Building for lease to other tenants, (v) leasing commissions, ground rentals, and all non-cash expenses (including depreciation), (vi) debt service on any indebtedness secured by the Building, (vii) the cost of maintaining the retail or residential portions of the Building, (viii) tenant improvements, (ix) any replacement reserves, (xi) capital expenditures, and (xii) state or local taxes, including property taxes on the value of property or improvements in the Leased Premises, provided that the Tenant continues to use the Leased Premises for tax exempt purposes. Tenant will provide documentation to Landlord showing that the Leased Premises are tax exempt.

F. If the commercial office space of the Building is not fully occupied during any year, an adjustment shall be made in computing the Basic Operating Costs for such year so that the Basic Operating Costs shall be computed as though ninety-five percent (95%) of the commercial office space portions of the Building has been occupied during such year. At no time will the computation of operating costs be based on a percentage lower than 95% as provided in the previous sentence.

G. Notwithstanding anything to the contrary and to provide budgeting certainty to Tenant, Landlord agrees that the Basic Operating Costs shall not increase above the following maximum amounts during the initial term of the Lease:

Year	Maximum Amount of Basic Operating Costs
1	5.00
2	7.50
3	7.73
4	7.96
5	8.20
6	8.44
7	8.69
8	8.96



9	9.22
10	9.50

Basic Operating Costs shall increase no more than 10 percent after year 10 of this Lease. Notwithstanding anything to the contrary, the Tenant will only pay the Tenant's actual share of the Basic Operating Costs provided that such costs do not exceed the Basic Operating Cost caps established above under Section 2.02(G).

**2.03 Audit.** Tenant, at its expense, shall have the right upon giving reasonable notice, to audit Landlord's books and records relating to any increased or additional rental payable hereunder for any periods within one (1) year prior to such audit; or at Landlord's sole discretion, Landlord will provide an audit or report prepared by a certified public accountant, which audit or report for purposes of this Lease shall be conclusive. The right to audit shall be limited to the Landlord's costs and expenses related to the commercial office portion of the Building. Notwithstanding anything to the contrary, if the U.S. Department of Housing and Urban Development ("HUD") requests from the Tenant documents exceeding the one year period in this Section, then Landlord will work with Tenant to provide such documents to HUD.

**2.04 Commencement Date Triggers Base Rental Payments.** All obligations to pay Base Rental, including Tenant's share of Basic Operating Costs, commence upon the delivery of the Leased Premises to the Tenant in accordance with the terms of this Agreement.

### **Article 3: Landlord's Services**

#### **3.01 Services to Be Furnished by Landlord.**

A. At Landlord's expense and subject to the Building Rules and Regulations (hereinafter defined) and Tenant's performance of its obligations hereunder, the Landlord will furnish to Tenant the following services:

(1) Air conditioning and heating in season, during Normal Building Operating Hours (hereafter defined), at such temperatures and in such amounts as are considered by Landlord to be standard; HVAC will be provided by Landlord to maintain the temperature in the Leased Premises between 66 degrees and 78 degrees Fahrenheit, a range Landlord and Tenant agree provides a reasonably comfortable working environment and that is recommended by OSHA to assist in the prevention or alleviation of indoor air quality problems (see the OSHA Technical Manual).

(2) Hot and cold water at those points of supply provided for lavatory and drinking purposes only;

(3) Janitor service in and about the Building and the Leased Premises five (5) days per week, and periodic window washing; however, Tenant shall pay, as additional rent the additional costs attributable to the cleaning of improvements within the Leased Premises other than building standard improvements;



(4) Access to the Leased Premises 24 hours for all days during the term of this Lease. Elevators for access to and egress from the Leased Premises and the Building twenty-four (24) hours a day, seven (7) days a week;

(5) Electricity and proper facilities to furnish sufficient electrical power during Normal Building Operating Hours for normal office machines and other equipment including lighting of low electrical consumption, but not including electricity required for electronic data processing equipment, special lighting in excess of building standard, or any other item of electrical equipment which singly consumes more than 0.5 kilowatts per hour at rated capacity or requires a voltage other than 120 volts single phase except electrical consumption that is separately metered. Should such electrical service for the Premises for normal office machines and other equipment including lighting of low electrical consumption be separately metered, Tenant shall pay for electric current supplied or used in the premises at the rate as established by the company providing electricity to the premises. Electric current shall be measured by meter. Tenant will be billed monthly for such current. Landlord will maintain an energy management tracking system that will track each commercial tenant's electrical consumption, segregated by each tenant, including electrical consumption by each tenant that occurs either during and/or outside (i.e., after-hours) of Normal Building Operating Hours. Thus, Landlord will invoice Tenant, and Tenant agrees to pay, for Tenant's actual after-hours consumption of electricity for the Leased Premises, without any markup on such consumption.

(6) Replacement of lamps/bulbs in Building Standard light fixtures installed by Landlord and replacement in all public areas.

(7) Sewer services and trash disposal for the Leased Premises.

B. *"Normal Building Operating Hours"* for purposes of this Lease shall be, for the retail and commercial office portions of the building, from 7:00 a.m. to 6:00 p.m. Monday through Friday, and closed Saturday, Sunday and holidays. The normal operations of the residential portion of the building, which is not applicable to this Lease or to Tenant, shall be a 24-hour per day basis.

C. Failure by Landlord, to any extent to any extent to furnish such services or any cessation thereof of Landlord shall not render Landlord liable in any respect for damages to either person or property, nor be construed as an eviction of Tenant, nor work and abatement of rent, nor relieve Tenant from fulfillment of any covenant or agreement hereof. Should any of such services be interrupted, Landlord shall use reasonable diligence to restore same promptly, but Tenant shall have no claim for rebate of rent or damages or eviction on account thereof. Notwithstanding anything to the contrary, if the Landlord fails to furnish services and such failure to furnish services prevents the Tenant from accessing the Leased Premises for more than 30 calendar days and causes the Tenant to become liable to the United States Department of Housing and Urban Development ("HUD") for any amount of Community Development Block Grant ("CDBG") funds, then this failure by the Landlord will constitute a material default of this Agreement. No default is considered if Landlord's failure to provide services is caused by natural catastrophic event.



D. Landlord is responsible for the operation and maintenance of the Building and Leased Premises, including but not limited to providing all operations and services covered by the Basic Operating Costs.

**3.02 Access by Tenant Prior to Commencement of Term.** Landlord, at its discretion, may permit Tenant and its employees, agents, suppliers, contractors and work crews to enter the Leased Premises prior to the commencement of the Term to enable Tenant to do such things as may be required by Tenant to make the Leased Premises ready for Tenant's occupancy. If such permission is granted, such parties will not interfere with or delay the performance of any activities by Landlord or other occupants to the Building. Landlord may withdraw such permission upon twenty-four (24) hours' notice to Tenant if Landlord determines that any such interference or delay has been or may be caused. Any such entry into the Leased Premises shall be at Tenant's own risk and Landlord shall not be liable in any way for personal injury, death, or property damage which may be suffered in or about the Leased Premises or the Building by Tenant or its employees, agents, contractors, suppliers or work crews.

**3.03 Repair and Maintenance by Landlord.** Landlord shall not be required to make any improvements or repairs of any kind or character to the Leased Premises, except such repairs as may be required to the Building corridors, lobby, utility infrastructure, fire sprinkler equipment, walls (interior and exterior), flooring support, frame, structural members of the Building (including roof), and equipment used to provide the services referred to in Section 3.01, and such additional maintenance to such corridors, lobbies or structural members as may be necessary because of damage by persons other than Tenant, its agents, employees, invitees or visitors. The obligation of Landlord to so maintain and repair the Leased Premises shall be limited to Building Standard items. Tenant will promptly give Landlord written notice of any damage in the Leased Premises. This Section shall not apply in the case of damage or destruction by fire or other casualty (as to which Section 5.02 shall apply), or damage resulting from an eminent domain taking (as to which Section 5.01 shall apply).

**3.04 Parking.**

A. **General Parking.** There is no parking on-site at, or below, the Building. However, Landlord maintains an agreement with a third-party (the "*Parking Owner*") that owns and operates a parking structure located at 122 N. Kansas, El Paso, Texas adjacent to the Building (the "*Parking Structure*"). Any of Tenant's rights related to parking at the Parking Structure through this Lease are set forth on Exhibit "D" hereto. Any parking at the Parking Structure are subject to the rules and regulations set by the Parking Owner.

B. **Assigned Parking Spaces in the Parking Structure.** As of the Commencement Date, Landlord will assign to Tenant two (2) non-reserved, general use parking spaces in the Parking Structure. Tenant may choose to lease the (2) spaces directly from the third party operator of the Parking Structure. The Parking Structure is owned and operated by a third-party. Any rights to use the Parking Structure are subject to the terms, restrictions, and hours of the facility as offered to the public by the third-party operator of the Parking Structure.



C. **Public Access to Parking Structure.** Tenant is free to seek or utilize additional parking for its employees, guests, or customers at the Parking Structure, at Tenant's own expense, subject to availability and the rules and operations of the third-party that operates the Parking Structure.

#### **Article 4: Tenant's Covenants**

**4.01 Payments by Tenant.** Tenant shall timely pay all Base Rental and sums provided to be paid to Landlord hereunder at the times and in the manner herein provided and to occupy at all times the Leased Premises. If Tenant should fail to pay Landlord by more than six (6) days after when due any installment of Base Rental or any sum to be paid hereunder by the first day of each such month in which such installment or payment is due, Tenant will pay Landlord on demand a late charge fee calculated as five percent (5%) of the late amount each and every month such installment is past due in order to reimburse Landlord for additional expenses and costs in an amount that is not readily ascertainable and which has not been elsewhere provided for between the parties hereto, to the extent allowed under law. Late charge fees shall not be constructed as liquidated damages or limiting Landlord's remedies in any manner.

**4.02 Certain Taxes.** Tenant shall pay all ad valorem taxes, if any, assessed on all improvements installed in the Leased Premises that are in excess of those installed by Landlord from time to time as Building Standard.

**4.03 Repairs by Tenant.** Tenant shall, at its cost, repair or replace any damage to the Building, or any part thereof, caused by Tenant or Tenant's agents, employees, invitees or visitors.

**4.04 Care of the Leased Premises.** Tenant shall maintain the Leased Premises in a clean, attractive condition, and not commit or allow any waste or damage to be committed on or to any portion of the Leased Premises, and at the expiration or termination of this Lease shall deliver up the Leased Premises to Landlord in as good condition as at date of possession by Tenant, ordinary wear and tear excepted.

**4.05 Transfer by Tenant.** Tenant's right to transfer any interest in this Lease or the Leased Premises, directly or indirectly, are limited as follows:

A. Tenant shall not assign or sublease, in whole or in part, this Lease, or allow it to be assigned, in whole or in part, by operation of law or otherwise (including, without limitation, by transfer of a majority interest of stock, merger, dissolution, or death which transfer of majority interest of stock, merger, dissolution, or death shall be deemed an assignment) or mortgage or pledge the same, or sublet the Premises, in whole or in part, without the prior written consent of Landlord which shall not be unreasonably withheld. Upon an approved assignment of this Lease by Landlord, the Tenant shall be released from all obligation under this Lease.

B. If Tenant files a petition under any Chapter of the Federal Bankruptcy Code, or under any successor statute governing liquidation, then this Lease shall terminate as soon as permitted by the provisions of the Federal Bankruptcy Code. By this Lease, the trustee in



bankruptcy or debtor in possession, as applicable, is hereby requested to assume or reject the unexpired Lease of Tenant within the shortest period of time permitted by law.

C. If Tenant becomes insolvent, if a writ of attachment or execution is levied upon this Lease, the Premises, Tenant's interest in either or in any part of them, if a receiver is appointed with authority to take possession of the Premises or if any part of either occurs without Landlord's prior written consent, then Landlord may terminate this Lease at Landlord's option. This provision shall be binding upon all of Tenant's heirs, assigns and other successors in interest.

**4.06 Alterations, Additions, Improvements.** Tenant will make no alteration, change, improvement, repair, replacement, or addition to the Leased Premises without the prior written consent of Landlord, such consent which shall not be unreasonably withheld. Tenant may remove its trade fixtures, office supplies, office equipment, and movable office furniture and equipment not attached to the Building provided such removal is made prior to the termination or expiration of the Term; Tenant is not then in default in the timely performance of any obligation or covenant under this Lease; and Tenant promptly repairs all damage caused by such removal. All other property at the Leased Premises (including but not limited to wall-to-wall carpeting, drywall, partitions, paneling or other wall covering) and any other article attached or affixed to the floor, wall, or ceiling of the Leased Premises shall become the property of the Landlord and shall be surrendered with the Leases Premises as part thereof at the termination of this Lease, without payment or compensation thereof.

**4.07 Compliance with Laws and Usage; Liens.** Tenant, at its cost, shall comply with all federal, state, municipal and other laws and ordinances, and the Building Rules and Regulations applicable to the Leased Premises and the business conducted therein by Tenant; will not engage in any activity which would cause landlord's fire and extended coverage insurance to be canceled or the rate therefore to be increased (or, at Landlord's option, will pay any such increase); will not commit any act which is a nuisance or annoyance to Landlord or to other tenants, or tend to injure or depreciate the Building; and will not commit or permit waste in the Leased Premises or Building. Tenant has no authority to encumber the Building or Leased Premises with any lien, and Tenant shall not suffer or permit any such lien to exist. Should any such lien hereafter be filed, Tenant shall promptly discharge the same at its sole cost.

**4.08 Access by Landlord.** Tenant shall permit Landlord or its agents or representatives to enter into and upon any part of the Leased Premises at all reasonable hours to clean. Upon a minimum 24 hour advance notice, the Landlord may enter the Leased premises to inspect, make repairs, alterations, or additions to the Leased Premises. Upon prior written approval from the Tenant, the Landlord may enter the Leased Premises to show the Leased Premises to prospective purchasers or tenants; or for any other purpose deemed reasonable by Landlord.

**4.09 Landlord's Mortgagee.** Tenant agrees with Landlord and with the mortgagee of any mortgage or the beneficiary of any deed of trust or other loan now or hereafter constituting a lien on the Building or the Leased Premises ("*Landlord's Mortgagee*") that any Landlord's Mortgagee shall have the right at any time to elect, by notice in writing given to Tenant, to make this Lease superior to the lien of such mortgage or deed of trust and upon the giving of such notice to Tenant, this Lease shall be deemed prior and superior to the mortgage or deed of trust in respect



to which such notice is given; and at Landlord's Mortgagee's request Tenant shall execute a reasonable and recordable memorandum of this Lease establishing this Lease as superior to such lien; or Landlord's Mortgagee may, by like notice, make this Lease subordinate to such mortgage or deed of trust. If Landlord's Mortgagee shall elect to make this Lease subordinate to such mortgage or deed of trust, the same shall be self-operative and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, Tenant shall execute promptly any reasonable instrument that Landlord may request or need for its lender(s) or investor(s), provided that such document does not modify the terms of this Lease or obligate the Tenant to new obligations. In the event of the enforcement by Landlord's Mortgagee of the remedies provided by law or by such mortgage, deed of trust, or loan, Tenant will, upon request of any person or party succeeding the interest of Landlord as a result of such enforcement, automatically become the Tenant of such successor in interest without change in terms or other provisions of such Lease provided, however, that such successor in interest shall not be bound by any payments in the nature of security for the performance by Tenant of its obligations under this Lease, unless such successor is in actual possession of such security, or any amendment or modification of this Lease made without the written consent of such trustee or such beneficiary or such successor in interest. Upon request by such successor in interest, Tenant shall execute and deliver reasonable instruments confirming the attornment provided for herein, provided that such attornment does not modify the terms of this Lease or obligate the Tenant to any new responsibilities.

**4.10 Estoppel Certificate.** At Landlord's request Tenant will promptly execute an estoppel certificate addressed to Landlord's Mortgagee or any other third party certifying as to such notice provisions and other matters as Landlord's Mortgagee or any other third party may reasonably request. At Landlord's request from time to time, Tenant will execute a certificate stating the commencement and expiration dates of the Term, the rental then payable hereunder, that there are no defaults on the part of Landlord or claims against Landlord hereunder (or if there are any, stating the same with particularity), and such other information pertaining to this Lease as Landlord may reasonably request. Provided however, that Tenant will not be obligated to sign an estoppel certificate if Landlord is in material default under this Lease.

**4.11 Environmental.**

A. As used in this Lease: (i) "*Environmental Claim*" means any investigative, enforcement, cleanup, removal, containment, remedial or other governmental or regulatory action at any time threatened, instituted or completed pursuant to any applicable Environmental Requirement (hereinafter defined) against Landlord, Tenant or against or with respect to the Leased Premises or any use or activity on the Leased Premises, and any claim at any time threatened or made by any person against Landlord, Tenant or against or with respect to the Leased Premises or any use or activity on the Leased Premises, relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Substance; (ii) "*Environmental Requirement*" means any legal requirement which pertains to ground or air or water or noise pollution or contamination, underground or aboveground tanks, health or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("*CERCLA*"), the Resource Conservation and Recovery Act of 1976, as amended ("*RCRA*"), the Texas Water Code and the Texas Solid



Waste Disposal Act; and (iii) "Hazardous Substance" means any substance, whether solid, liquid or gaseous; (x) which is listed, defined or regulated as a "hazardous substance," "hazardous waste," or "solid waste," or otherwise classified as hazardous or toxic, in or pursuant to any Environmental Requirement; or (y) which is or contains asbestos, radon, any polychlorinated biphenyl, urea formaldehyde foam insulation, or explosive or radioactive material; or (z) which causes or poses a threat to cause a contamination or nuisance on the Leased Premises or on any adjacent premises or a hazard to the environment or the health or safety of persons on the Leased Premises. As used in this paragraph, the word "on" when used with respect to the Leased Premises or adjacent premises means "on, in, under, above, or about."

B. Tenant will not cause, commit, permit, or allow to continue any violation of any Environmental Requirement by Tenant or by or with respect to the Leased Premises or any use or activity on the Leased Premises, or the attachment of any environmental lien to the Leased Premises. Tenant will not place, install, dispose of or release, or cause, permit or allow the placing, installation, disposal or release of, any Hazardous Substance or storage tank (or similar vessel) on the Leased Premises and will keep the Leased Premises free of any Hazardous Substance.

C. Tenant will promptly advise Landlord in writing of any Environmental Claim or of the discovery of any Hazardous Substance on the Leased Premises, as soon as Tenant first obtains knowledge thereof, including a full description of the nature and extent of the Environmental Claim and/or Hazardous Substance and all relevant circumstances.

D. If Landlord through an inspection confirms the existence of any Hazardous Substance on the Leased Premises, or if any Environmental Claim is made or threatened, or if a default shall have occurred, Tenant will at its expense provide to Landlord from time to time, in each case within 30 days of Landlord's request, a report (including all drafts thereof if requested by Landlord) of an environmental assessment of the Leased Premises made after the date of Landlord's request and of such reasonable scope (including but not limited to the taking of soil borings, air and groundwater samples and other above and below ground testing) as Landlord may request and by a consulting firm acceptable to Landlord. Tenant will cooperate with each consulting firm making any such assessment and will supply to the consulting firm, from time to time and promptly on request, all information available to Tenant to facilitate the completion of the assessment and report.

E. Without limitation of Landlord's rights to declare an Event of Default and to exercise all remedies available by reason thereof, if any Hazardous Substance is discovered on the Leased Premises at any time and provided such cause was not caused by the Landlord or any other tenant of the building, Tenant shall: (i) promptly at Tenant's sole risk and expense remove, treat and dispose of the Hazardous Substance in compliance with all applicable Environmental Requirements and solely under Tenant's name (or if removal is prohibited by any Environmental Requirement, take whatever action is required by applicable Environmental Requirements), in addition to taking such other action as is necessary to have the full use and benefit of the Leased Premises, and provide Landlord with satisfactory evidence thereof; and (ii) if requested by Landlord, provide to Landlord within 30 days of Landlord's request a bond, letter of credit or other financial assurance evidencing to Landlord's satisfaction that all necessary funds are readily available to pay the costs and expenses of the actions required by clause (i) preceding and to



discharge any assessments or liens established against the Leased Premises as a result of the presence of the Hazardous Substance on the Leased Premises.

F. If the Leased Premises or any condition existing on the Leased Premises is ever determined to be in violation of any law, ordinance, or regulation which requires correction or clean-up, as provided in any law, ordinance, or regulation relating to environment protection, occupational health or safety, public health or safety, or public nuisance or menace, Landlord, in its discretion, but without the obligation to do so, may correct the condition or violation and will conclusively be deemed to be acting reasonably and for the purpose of protecting the value of the Leased Premises. Landlord may charge all costs of correcting the condition or violation to the Tenant.

**4.12 Vending Machines.** Tenant shall not place, or allowed to be placed, or operate, any soft drink, snack or other food vending machines in the Leased Premises.

**4.13 ADA Compliance.**

A. **Landlord's Compliance Obligation.** Tenant requires that the Building, Leased Premises and site (collectively, the "*Project*") be in compliance with all laws and codes including without limitation the Americans with Disabilities Act of 1990 ("*ADA*") and The Texas Architectural Barriers Act, as amended, and laws of a similar nature (collectively "*Disability Access Laws*"). Should the Building not be in compliance with Disability Access Laws, Landlord shall, at its sole cost and expense, make any changes or alterations required to so comply and such costs shall be excluded from the calculation of Operating Expenses.

B. **Tenant's Compliance Obligation.** Tenant shall, at its sole expense, be responsible (i) for compliance with the ADA, to the extent that the ADA imposes obligations on the procedure and design of any alterations to the Leased Premises made by Tenant, and (ii) for making modifications in its policies, practices and procedures in connection with the operation of Tenant's business if failure to make such modifications would constitute a violation of the ADA.

**4.14 Tenant Ratio.** Tenant will not exceed the occupancy limits of the Leased Premises in accordance to local ordinances and fire code.

**4.15 Non-Interference with Residential Tenants.** Tenant shall not interfere with the residential tenants use and enjoyment of the residential component of the Building.

**Article 5: Mutual Covenants**

**5.01 Condemnation and Loss or Damage.** If the Leased Premises, Building, or any part thereof shall be taken or condemned for any public purpose (or conveyed in lieu or in settlement thereof) to such an extent as to render the remainder of the Building or Leased Premises, in the opinion of the Landlord and Tenant, not reasonably suited for occupancy, this Lease shall, at the option of either party, forthwith cease and terminate. All proceeds from any taking or condemnation of the Building, as unencumbered by the Tenant's leasehold estate, shall be paid to the Landlord and all proceeds awarded for any Tenant-owned improvements and the Leasehold



estate shall belong to and be paid to the Tenant. If this Lease is not so terminated, Landlord shall repair any damage resulting from such taking, to the extent and in the manner provided in Section 5.02, and Base Rental hereunder shall be abated to the extent the Leased Premises are rendered untenable during the period of repair, and thereafter be adjusted on an equitable basis considering the areas of the Leased Premises taken and remaining.

**5.02 Fire or Other Casualty; Certain Repairs.**

A. In the event of a fire or other casualty in the Building and/or the Leased Premises not caused by the Tenant, the Landlord shall repair/rebuild the Building and/or Leased Premises to the condition of the Leased Premises prior to the fire or casualty, including improvements made by Tenant. Landlord will complete all repairs/rebuilding within 9 months of the fire or casualty date. All amounts owed by Tenant under this Lease will be abated as to the portion of the Leased Premises rendered untenable until such time as the Leased Premises are made Tenable. If the Building is damaged in a manner that prevents access to the Leased Premises, then all amounts owed by the Tenant under this Lease will be abated until the damages to the Building are repaired to allow safe access to the Leased Premises. If the Landlord cannot complete repairs/rebuilding within 9 months of the fire or casualty date or if the Landlord decides not to rebuild the Building or the Leased Premises after a fire or casualty not caused by the Tenant, then the Landlord will reimburse the Tenant all costs of improvements made by the Tenant to the Leased Premises, including any grants used by the City to improve the Leased Premises, and this Lease will terminate. The Tenant will provide Landlord proof of costs incurred by the City in improving the Leased Premises.

**5.03 Lien for Amounts Due.** To the extent allowed by law, as security for payment of Base Rental, damages and all other payments required to be made by this Lease, Tenant hereby grants to Landlord a lien upon all property of Tenant now or subsequently located in the Premises. If Tenant abandons or vacates any substantial portion of the Premises or is in default in the payment of any Base Rental, damages or other payments required to be made by this Lease or is in default of any other provision of this Lease, Landlord may enter upon the Premises, and take possession of all or any part of the personal property, and may sell all or any part of the personal property at a public or private sale, in one or successive sales, with or without notice, to the highest bidder for cash, and, on behalf of Tenant, sell and convey all or part of the personal property to the highest bidder, delivering to the highest bidder all of Tenant's title and interest in the personal property sold. The proceeds of the sale of the personal property shall be applied by Landlord toward the reasonable costs and expenses of the sale, including attorney's fees, and then toward the payment of all sums then due by Tenant to Landlord under the terms of this Lease. Any excess remaining shall be paid to Tenant or any other person entitled thereto by law. This Lease is intended as and constitutes a security agreement within the meaning of the Texas Business and Commerce Code ("Code") and Landlord, in addition to the rights prescribed in this Lease, shall have all of the rights, titles, liens, and interests in and to Tenant's property now or hereafter located upon the Premises which are granted a security party, as that term is defined, under the Code to secure to Landlord payment of all sums due under and the full performance of all Tenant's covenants under this Lease. Tenant will on request execute and deliver to Landlord a financing statement for the purpose of perfecting Landlord's security interest under this Lease or Landlord may file this Lease or a copy thereof as a financing statement. Unless otherwise provided by law and for the purpose of



exercising any right pursuant to this section, Landlord and Tenant agree that reasonable notice shall be met if such notice is given by five (5) days written notice, certified mail, return receipt requested to Landlord or Tenant at the addresses specified herein.

**5.04 Holding Over.** If Tenant should remain in possession of the Leased Premises after the termination or expiration of the Term without the execution by Landlord and Tenant of a new lease, Tenant will: (a) do so as a month-to-month tenant and (b) pay Landlord 150% of the of the annual Net Base Rent in effect for the last month of the Lease Term, plus Additional Rent computed in accordance with the Lease, for any additional holdover. Landlord will not be entitled to consequential damages as a result of Tenant's holdover, but such holding over shall not extend the Term. If Tenant does not exercise option to renew, then the Landlord will provide to the Tenant notice of the expiration of the Lease 60 calendar days in advance. Such notice must provide the expiration date of the Lease and a provision notifying Tenant of the hold over provisions in this Section.

**5.05 Assignment by Landlord.** If Landlord disposes of its reversionary interest in the Leased Premises during the term of this Lease, then Landlord shall immediately be relieved of any and all further obligations to perform Landlord's covenants under this Lease.

**5.06 Limitation to Landlord's Liability.** Tenant specifically agrees to look solely to Landlord's interest in the Building or policies of insurance held by the Landlord or third parties for the recovery of any judgment from Landlord, it being agreed that Landlord shall never be personally liable for any such judgment. The provisions contained in the foregoing sentence shall not limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord, or any other action not involving the liability of Landlord to respond in monetary damages from assets other than Landlord's interest in the Building or policies of insurance held by the Landlord or third parties.

**5.07 Control of Common Areas and Parking Facilities by Landlord.** All automobile parking areas, driveways, entrances and exits thereto, and other facilities furnished by Landlord, including all parking areas, truck way or ways, loading areas, pedestrian walkways, ramps, landscaped areas, stairways and other areas and improvements provided by Landlord for the general use, in common, of tenants, their officers, agents, employees, invitees, licensees, visitors and customers shall be at all times subject to the exclusive control and management of Landlord, and Landlord shall have the right from time to time to establish, modify and enforce reasonable rules and regulations (herein called the "*Building Rules and Regulations*") with respect to all facilities and areas mentioned in this Section; the initial Building Rules and Regulations are set out in Exhibit "E" hereto and are of equal dignity herewith, provided such rules and regulations do not modify the terms of this Lease or add any additional obligations on the Tenant that are not included in this Lease.

**5.08 Termination.**

A. Each of the following occurrences relative to Tenant shall constitute an "Event of Default" for purposes of this Lease:



(1) Abandonment or vacating of the Leased Premises or any significant portion thereof; or

(2) the filing or execution or occurrence of a petition in bankruptcy or other insolvency proceeding by or against Tenant or any guarantor of Tenant; or petition or answer seeking relief under any provision of the Bankruptcy Act; or as assignment for the benefit of creditors or composition; or a petition of other proceeding by or against the Tenant for the appointment of a trustee, receiver or liquidator of Tenant or any of Tenant's property; or a proceeding by any governmental authority for the dissolution or liquidation of Tenant or any guarantor of Tenant; or

(3) Failure by Tenant in the performance or compliance with any of the agreements, terms, covenants or conditions provided in this Lease, including timely payment of any rental or other sums payable under this Lease, for a period of 30 calendar days after notice from Landlord to Tenant specifying the items in default; or

(4) Failure by any guarantor to fulfill his, her or its obligations under any guaranty required by Section 5.26 hereof, of such guarantor's revocation or attempt to revoke any such guaranty; or

(5) The occurrence of any other event herein provided to be an Event of Default.

B. This Lease and the Term and estate hereby made are subject to the limitation that if and whenever any Event of Default shall occur, Landlord may, at its option and without further written notice to Tenant, in addition to all other remedies given hereunder or by law or equity, do anyone or more of the following:

(1) Terminate this Lease, in which event Tenant shall immediately surrender possession of the Leased Premises to Landlord; or

(2) Terminate this Lease and enter upon and take possession of the Leased Premises and expel or remove Tenant and any other occupant therefrom; or

(3) Alter locks and other security devices at the Leased Premises.

C. Exercise by Landlord of any one or more remedies shall not constitute an acceptance or surrender of the Leased Premises by Tenant, whether by agreement or by operation of law, it being understood that such surrender can be effected only by the written agreement of Landlord and Tenant.

D. If Landlord terminates this Lease by reason of an Event of Default, Tenant shall pay to Landlord the sum of all Base Rental and operating costs accrued to the date of such termination, and the City will be released from all further obligations under this Agreement. No other rents will be owed by the City under this Lease following payment as provided in this Subsection.



E. In case of an Event of Default, to the extent the same were not deducted under Section 5.08 D, Tenant shall also pay to Landlord: the cost of removing and storing Tenant's or any other occupant's property; and the cost of repairing, altering, remodeling or otherwise putting the Leased Premises into the same condition as originally provided to the Tenant; and all reasonable expenses incurred by Landlord in enforcing Landlord's remedies, including reasonable attorneys' fees and court costs if any.

F. If Tenant should fail to make any payment, perform any obligation, or cure any defect hereunder after notice from Landlord to Tenant, Landlord, without obligation to do so and without thereby waiving such failure or default, may make such payment, perform such obligation, and/or remedy such other default for the account of Tenant (and enter the Leased Premises for such purpose), and Tenant shall pay upon demand all costs, expenses and disbursements (including reasonable attorneys' fees) incurred by Landlord in taking such remedial action.

G. Landlord's exercise, following a default by Tenant under this Lease, of any right granted hereunder or under any applicable law to lock out or change the locks securing the Leased Premises, shall not impose upon Landlord any duty to notify Tenant of the name and address or telephone number of the individual or company from whom a new key may be obtained, nor shall Landlord have any duty to provide Tenant with a new key or any other means of access to the Leased Premises.

H. Failure by Landlord to perform any obligations under this Agreement after written notice by Tenant and a calendar day opportunity to cure, will constitute an event of default by Landlord. If the Landlord defaults, then the Tenant may terminate this Lease and the Tenant will not be obligated to pay for any further obligations under this Lease incurred after the date of termination for default by Landlord. Upon a termination for default by Landlord, Landlord will reimburse the City any amounts that the City is required, after reasonable due diligence to avoid any refund obligation, to refund back to the United States Department of Housing and Urban Development ("HUD") related to the construction of the Center.

I. To the extent permitted by Tenant's CDBG Grant and without creating liability to Landlord under the CDBG Grant, Tenant may terminate this Lease upon six (6) months advance written notice if the City Council for the City of El Paso votes to terminate the Lease for public interest purposes or for a failure to appropriate funds to cover the costs under this Lease. If the Tenant terminates the Lease under this Provision, then the City will only be obligated to pay the Base Rental, Basic Operating Costs, and any past due Base Rental or Operating Costs, owed up to the date of termination of the Lease.

**5.09 Non-Waiver.** Neither acceptance of rent by Landlord nor failure by Landlord or Tenant to complain of any action, non-action or default of Tenant or Landlord shall constitute a waiver of any of Landlord's or Tenant's rights hereunder. Waiver by Landlord or Tenant of any right for any default of Tenant or Landlord shall not constitute a waiver of any right for either a subsequent default of the same obligation or any other default.



**5.10 Independent Obligations.** The obligation of Tenant to pay all Base Rental and other sums hereunder provided to be paid by Tenant and the obligation of Tenant to perform Tenant's other covenants and duties hereunder constitute independent unconditional obligations to be performed at all times provided for hereunder, save and except only when an abatement thereof or reduction therein is hereinabove expressly provided for and not otherwise. Tenant waives and relinquishes all rights which Tenant might have to claim any nature of lien against or withhold against, or deduct from or offset against any Base Rental and other sums provided hereunder to be paid Landlord by Tenant.

**5.11 Time of Essence.** In all instances where any act is required at a particular indicated time or within an indicated period, it is understood and stipulated that time is of the essence.

**5.12 Remedies Cumulative.** Landlord may restrain or enjoin any breach or threatened breach of any covenant, duty, or obligation of Tenant herein contained without the necessity of proving the inadequacy of any legal remedy or irreparable harm. The remedies of Landlord hereunder shall be deemed cumulative and no remedy of Landlord, whether exercised by Landlord or not, shall be deemed to be in exclusion of any other. Except as otherwise specified herein, Landlord will provide Tenant written notice and a 30 calendar day opportunity to cure any defect or default before taking any action under this Agreement.

**5.13 Insurance, Subrogation, Liability, and Waiver.**

A. Landlord shall maintain fire and extended coverage insurance on the portion of the Building constructed by Landlord including building standard leasehold improvements. Such insurance shall be maintained with an insurance company authorized to do business in Texas, in amounts desired by Landlord and payments for losses thereunder shall be made solely to Landlord. Tenant shall maintain at its expense fire and extended coverage insurance for all tenant improvements constructed on the leased Premises by Tenant and on all of its personal property, including removable trade fixtures, located in the Leased Premises and on its non-building standard leasehold improvements and all additions and improvements made by Tenant and not required to be insured by Landlord above.

B. Landlord shall maintain a policy or policies of comprehensive general liability insurance, including contractual liabilities, with the premiums thereon fully paid, issued by and binding upon some solvent insurance company, such insurance to afford minimum protection (which may be affected by primary and/or excess coverage) with bodily injury limits of not less than \$1,000,000 for each occurrence and \$1,000,000 in the aggregate and property damage liability of not less than \$500,000 for each occurrence and \$500,000 in the aggregate.

C. Tenant shall handle all negligence claims involving the Tenant, its employees, contractors, or agents in regards to the use or operation of the Leased premises in accordance to the Texas Tort Claims Act and in accordance with Tenant's practice for responding to such claims at the time any such claim is made.

D. Anything herein to the contrary notwithstanding each party hereto hereby releases and waives all claims, rights of recovery and causes of action that either party or any party claiming



by, through or under such party by subrogation or otherwise may now or hereafter have against the other party or any of the other party's directors, officers, employees or agents for any loss or damage that may occur to the Building, Leased Premises, Tenant improvements or any of the contents of any of the foregoing by reason of fire or other casualty, or any other cause including negligence of the parties hereto or their directors, officers, employees, or agents, that is insured against under the terms of (1) standard fire and extended coverage insurance policies with vandalism and malicious mischief endorsement and sprinkler leakage endorsement (where applicable) or (2) any other loss covered by insurance of the respective parties except gross negligence or willful misconduct; provided, however, that this waiver shall be ineffective against any insurer of Landlord or Tenant to the extent that such waiver (i) is prohibited by the laws and insurance regulations of the State of Texas or (ii) would invalidate any insurance coverage of Landlord or Tenant. The waiver set forth in this Section 5.13D shall not apply to any deductible on policies carried by Landlord nor to any coinsurance penalty which Landlord might sustain.

**E. TO THE EXTENT ALLOWED BY LAW, LANDLORD WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AGAINST ANY THIRD PARTY CLAIMS FOR INJURY, PROPERTY DAMAGE, PROPERTY LOSS, OR DEATH OCCURRING ON THE BUILDING OR CAUSED BY THE LANDLORD OR THE LANDLORD'S AGENTS, CONTRACTORS, INVITEES, LICENSEES, OR TENANTS. THE LANDLORD'S INDEMNIFICATION OBLIGATIONS UNDER THIS LEASE DOES NOT EXTEND TO CLAIMS ARISING OUT OF THE TENANT'S ACTIONS.**

F. Tenant shall deposit all insurance policies or duplicates or certificates thereof (or proof of Tenant's self-insurance program) with Landlord and said policies (or self-insurance program) shall provide that same may not be canceled or altered without at least thirty (30) days prior written notice to Landlord. If Tenant fails to provide its self-insurance program (or, in its place, procure such insurance with equivalent coverage or pay when due any insurance premium for any policy), Landlord may (but shall not be required to) procure such insurance and/or make such payments, and the costs thereof shall be deemed additional rent and paid by Tenant to Landlord with the next payment of rent. Landlord shall provide Tenant annually copy of certificate of insurance for all policies under this Lease along with a copy of all policy endorsements.

**5.14 Venue: Governing Law.** This Lease shall be governed by the laws of the State of Texas and the United States of America. All monetary and other obligations of Landlord and Tenant are performable exclusively in El Paso County, Texas.

**5.15 Notice.** Any notice which may or shall be given under the terms of this Lease shall be in writing and shall be either delivered by hand or sent by United States Registered or Certified Mail, postage prepaid, if for Landlord to the address provided herein; or if for Tenant, to the Leased Premises. Such addresses may be changed from time to time by either party by giving notice as provided above. Notice shall be deemed given when delivered (if delivered by hand) or when postmarked (if sent by mail).

**5.16 Entire Agreement, Binding Effect, and Severability.** This Lease and any written addenda and all exhibits hereto (which are expressly incorporated herein by this reference) shall constitute the entire agreement between Landlord and Tenant; no prior written or prior or



contemporaneous oral promises or representations shall be binding. This Lease shall not be amended, changed or extended except by written instruments signed by both parties hereto. The provisions of this Lease shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties, but this provision shall in no way alter the restrictions on assignment and subletting applicable to the Tenant hereunder. If any provision of this Lease or application thereof to any person or circumstance shall at any time or to any extent be held invalid or unenforceable, and the basis of the bargain between the parties hereto is not destroyed or rendered ineffective thereby, the remainder of this Lease or the application of such provisions to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby.

**5.17 Right of Re-Entry.** Upon the expiration or termination of the Term or extended term if applicable for whatever cause, Landlord shall have the right to immediately re-enter and reassume possession of the Leased Premises and remove Tenant's property therefrom, and Tenant expressly acknowledges such right.

**5.18 Number and Gender; Captions; References.** Pronouns, where used herein, of whatever gender, shall include natural persons, corporations, and associations of every kind and character, and the singular shall include the plural and vice versa where appropriate. Article and section headings under this Lease are for convenience of reference and shall not affect the construction of interpretation of this Lease. Whenever the terms "hereof," "herein," or words of similar import are used in this Lease, they shall be construed as referring to this Lease in its entirety rather than to a particular section or provision, unless the context specifically indicates to the contrary. Any reference to a particular "Article" or "Section" shall be construed as referring to the indicated article or section of this Lease.

**5.19 Security Deposit** – omitted, not applicable

**5.20 Delinquent Payments: Handling Charge.** Any payments required of Tenant hereunder, whether as rental or otherwise, shall bear interest from the time due until paid at the maximum rate of interest allowed, if any interest is allowed to be charged, under Chapter 2251 of the Texas Government Code for municipalities.

**5.21 Quiet Enjoyment.** Tenant, on paying all sums herein called for and performing and observing all of its covenants and agreements hereunder, shall and may peaceably and quietly have, hold, occupy, use, and enjoy the Leased Premises during the Term subject to the provisions of this Lease and applicable governmental laws, rules, and regulations; and Landlord agrees to warrant and forever defend Tenant's right to such occupancy against the claims of any and all persons whomsoever lawfully claiming the same or any part thereof, subject only to the provisions of this Lease and all applicable governmental laws, rules, and regulations.

**5.22 Signs.** No signs, symbols, or identifying marks shall be placed upon the Building or in the halls, elevators, staircases, entrances, parking areas or upon the doors of walls without prior written approval of Landlord which shall not be unreasonably withheld. Any and all exterior signs need to comply with applicable City of El Paso ordinances and/or laws regarding exterior signage, as well as any exterior sign requirements or permits/approvals required by the Texas



Historic Commission, National Parks Service, and/or City of El Paso. Landlord agrees to provide and install, at Tenant's cost, all letters or numerals on doors in the Leased Premises. All such letters and numerals shall be in the Building standard graphics, and no others shall be used or permitted on the Leased Premises.

**5.23 Condition of Leased Premises; Limitations on Warranties.** Tenant has been or will be entitled to inspect every aspect of the Leased Premises to Tenant's satisfaction. Tenant understands that Tenant may employ professionals to advise Tenant on every aspect of the Leased Premises, and Tenant has agreed to do so rather than to rely on Landlord for such information. Tenant is not relying on any of Landlord's representations, statements, or assertions concerning the Leased Premises. Tenant is not relying on Landlord to provide any information on the Leased Premises that Tenant has not independently verified. Tenant is relying solely upon Tenant's independent verifications, rather than Landlord's information, assertions, statements, or representations. LANDLORD DISCLAIMS AND TENANT WAIVES ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR HABITABILITY. TENANT ACCEPTS THE LEASED PREMISES' CONDITION AND VALUE AS IS AND WITH ALL FAULTS, INCLUDING WITHOUT LIMITATION, LATENT AND PATENT DEFECTS. LANDLORD HAS GIVEN NO EXPRESS WARRANTIES, WHETHER BY AFFIRMATION, PROMISE, DESCRIPTION, SAMPLE, OR OTHERWISE. Tenant has thoroughly inspected the Leased Premises to determine the existence of any conditions posing unreasonable risk of harm. To the extent such conditions have been discovered, Tenant will prevent persons from being subject to the risks of such conditions and Tenant will exercise reasonable care to reduce or eliminate the risks.

**5.24. Personal Guarantee.** Not Applicable.

## **Article 6: Miscellaneous**

### **6.01 Construction of Premises.**

A. **CDBG-Funded Grant Improvements by Tenant.** Separate from the improvements to be made by Landlord under this Lease Tenant will make improvements to the Leased Premises as set forth in a separate Interlocal Agreement between Tenant and the Housing Authority for the City of El Paso (the "*CDBG Improvements*"), with the terms of such Interlocal Agreement incorporated into this Lease.

B. **Property Manager.** Landlord shall have the right to designate a third-party property management company to serve as Landlord's property manager for the commercial space of the Building.

C. **No Additional Amounts.** In no event shall Landlord be obligated to make disbursements for designs or improvements to the Premises that are not required by the Lease or exceed the total Tenant Improvement Allowance and Design Allowance set forth in this paragraph 36.



**6.02 Brokers' Fees.** The parties represent neither is represented by a broker or agent and there shall be no brokers' or agents' fees related to the lease of the Premises.

EXECUTED in multiple counterparts, each of which shall have the force and effect of an original on the date first above written.

[Signature Page Landlord]

**Landlord:**

**Paisano Housing Redevelopment Corporation**

By: \_\_\_\_\_  
**Gerald W. Cichon**  
**Secretary and Chief Executive Officer**

**ACKNOWLEDGMENT**

**THE STATE OF \_\_\_\_\_)**

**)**

**COUNTY OF \_\_\_\_\_)**

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Gerald W. Cichon, Chief Executive Officer of Paisano Housing Redevelopment Corporation on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission Expires:



[Signature Page Tenant]

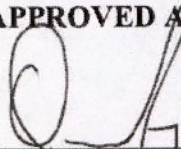
**TENANT:** City of El Paso, Texas

\_\_\_\_\_  
Tomás González  
City Manager

**APPROVED AS TO CONTENT**

\_\_\_\_\_  
Nicole Ferrini, Director  
Community & Human Development

**APPROVED AS TO FORM**

  
\_\_\_\_\_  
Omar De La Rosa  
Assistant City Attorney

**ACKNOWLEDGMENT**

**THE STATE OF** \_\_\_\_\_ )

)

**COUNTY OF** \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Tomás González, City Manager for the City of El Paso, Texas on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission Expires:



**Exhibit "A" to the  
Lease Agreement dated \_\_\_\_\_, 2020  
by and between EP Blue Flame, LP as Landlord and \_\_\_\_\_ as Tenant**

**Floor Plans of the Leased Premises**



**Exhibit "B" to the  
Lease Agreement dated \_\_\_\_\_, 2020**  
**by and between EP Blue Flame, LP as Landlord and \_\_\_\_\_ as Tenant**

**Description of the Building**

**304 Texas Ave.  
El Paso, Texas 79901**

**(formerly, 120 N. Stanton, El Paso, Texas 79901)**

**Legal Description of Building Property**

A portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, Plus the portion of the adjacent alley on the east vacated by Ordinance No. 5320 dated 5/2/74 and filed in Volume 519, Page 535, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

**PARCEL 2: (EASEMENT RIGHTS)**

Easement rights pursuant to that certain Easement Grant dated May 25, 1982 filed in Volume 1262, Page 78, Real Property Records, El Paso County, Texas, from the State of California Public Employees' Retirement System to El Paso Natural Gas Building Company, and amended by Amendment to Easement Grant dated December 27, 1996 and filed in Volume 3148, Page 1094, Real Property Records, El Paso County, Texas.



**Exhibit "C" to the  
Lease Agreement dated \_\_\_\_\_, 2020  
by and between EP Blue Flame, LP as Landlord and \_\_\_\_\_ as Tenant**

**CDBG Improvements**



**Exhibit "D" to the**  
**Lease Agreement dated \_\_\_\_\_, 2020**  
**by and between EP Blue Flame, LP as Landlord and \_\_\_\_\_ as Tenant**

**Tenant's Right to Parking at the Parking Structure**

**See Attached Parking Agreement, as Amended**



**Exhibit "E" to the  
Lease Agreement dated \_\_\_\_\_, 2020  
by and between EP Blue Flame, LP as Landlord and \_\_\_\_\_ as Tenant**

**Building Rules and Regulations  
For the Commercial Offices of The Blue Flame Building**

We welcome you and hope that your tenancy with us is beneficial and enjoyable. These Building Rules and Regulations have been written and incorporated into your Lease to ensure that you, your employees, and your visitors may safely, securely and pleasantly use the Leased Premises and common areas of the Building.

These Building Rules and Regulations apply to the commercial portions of the Building, as well as any common spaces, including the lobby, outside grounds, walkways, and passageways. Capitalized terms have the definitions provided for in the Lease.

**Security Notice.** We want to discuss security first and foremost. We take security seriously and expect you and your employees to do the same. While the Building and your Leased Premises may have certain security devices, security systems or security patrols, as Landlord, we must warn you that commercial properties may be targets for criminal activity and that you, as Tenant, should take all reasonable and necessary precautions to safeguard yourself, your employees, your visitors, and your property because there is no security system, security device or patrol service available to completely protect you and/or your property from criminal actions.

As Landlord, we must state that we cannot provide assurances, guarantees, or representations as to any protection afforded by the use of any security system and, it is because the inability of the security devices, security systems or patrol service to completely protect you as Tenant, your employee, and your invitees/guests/visitors from crime or injury, that we are hereby confirming our understanding that you have received no representations, guarantees or warranties, either express or implied, from Landlord or any of its representatives in connection with any security (or the effectiveness of such security) with regard to the Building or Leased Premises or lack thereof, and you further acknowledge that it is your sole responsibility as Tenant under this Lease (as well as the responsibility of local law enforcement agencies) to protect yourself, your employees, your guests and invitees, and your property and theirs, from crime and/or the criminal element.

If there are security devices, security systems or patrol services in the Building, they are simply an attempt by Landlord to better serve you as Tenant. However, to be clear – there is no security device, security system, or security patrol that is perfect and will absolutely protect you or prevent injury, theft, vandalism, or damage to you or your property. Therefore, neither us the Landlord nor our agents, employees and representatives shall be liable or responsible in any way for any loss suffered as a result of any criminal activity or action, or from any failure of any security device, system, or patrol, whether provided or not, at the Building or Leased Premises.

As Landlord, we urge you to contact your insurance agent and ensure that you, as Tenant, maintain adequate and appropriate insurance coverage for your organization, your own person, your

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Lease Agreement-Blue Flame Building- Center for Civic Engagement | OAR Rev HACEP



personal belongings and those of your guests and employees, your business assets, and keep in a readily accessible place the telephone number for local law enforcement agencies.

- 1. Shared Mixed-Use Facilities.** The Building is a mixed-use development consisting of residential apartments, retail, and commercial offices. Tenants are required to respect the rights of, not only the other tenants of the commercial offices, but the residential and retail tenants of the building. Inappropriate or lewd behavior of any type directed at residents or retail tenants, or their guests, is not permitted. The Building was originally constructed as part of a single corporate campus by the El Paso Natural Gas Company. Thus, the Building shares outdoor and indoor access to the adjacent building, 100 N. Stanton, known as the "Stanton Tower." Tenant are required to respect the rights of the tenants of the Stanton Tower. This includes observing and respecting the reserved areas maintained by the Stanton Tower for its tenants, guest, and visitors.
- 2. Basement Facilities.** There is a basement loading dock area beneath the ground floor of the Building. Access to the basement level loading area is available through the building property management on an appointment basis only. The basement level is shared in use with the owner of 100 Stanton, the "Stanton Tower" building (currently, El Paso Electric) and is an access-controlled area.
- 3. Waste/Refuse.** As a commercial office tenant, Tenant's refuse will be placed in basement level waste facilities. Access to the basement level waste facilities is strictly limited to building property management.
- 4. Walk and Passageway Obstruction.** The sidewalks, entries, passages, courts, corridors, stairways and elevators shall not be obstructed by Tenant, Tenant's employees or agents or used by them for other purposes than for ingress and egress to and from their respective suites. The halls, passages, exits, entrances, elevators, escalators and stairways are not for the general public, and Landlord shall in all cases retain the right to control and prevent access thereto of all persons whose presence in the judgment of Landlord would be prejudicial to the safety, character, reputation and interests of the Building and its tenants; provided, that nothing herein contained shall be construed to prevent such access to persons with whom any tenant normally deals in the ordinary course of its business, unless such persons are engaged in illegal activities. Tenant, and no employee, invitee, agent, license or contractor of Tenant, shall be upon or be entitled to use any portion of the roof of the Building.
- 5. Heavy Equipment; Large/Heavy Merchandise; Furniture Movement.** All safes or other heavy articles shall be carried up or into the Building only at such manner as shall be prescribed by Landlord and Landlord shall in all cases have the right to specify the proper weight and position of any such safe or other heavy article. Any damage done to the Building by taking in or removing any safe or other heavy article or from overloading any floor in any way shall be paid by Tenant. Maximum live floor loads shall not exceed fifty (50) pounds per square foot. Defacing or injuring in any way any part of the Building by Tenant, its/his/her agents or employees, shall be paid by Tenant. Movement of future or receipt of Tenant of any heavy equipment, bulky material, or merchandise which requires use of elevators or stairways, or movement through the Building's service or lobby entrance shall be restricted to such hours as Landlord shall designate. All such movement shall be in a manner to be agreed up between Tenant (upon Tenant's initiation)



and Landlord in advance. The time, method, and routing of movement and limitations for safety or other concern which may prohibit any article, equipment, or other item from being brought into the Building shall be subject to Landlord's discretion and control. Any hand trucks, carryalls, or similar appliances or devices used for the delivery or receipt of merchandise or equipment shall be equipped with rubber tires, side guards, and such other safeguards as the Building shall require. Although Landlord or its personnel may participate in or assist in the supervision of such movement, Tenant assumes full and final responsibility for all risks as to damage to articles moved and injury to persons or property engaged in such movement, including equipment, property and personnel of Landlord if damaged or injured as a result of acts in connection with carrying out his service for Tenant, from the time of entering the Building to completion of work. Landlord shall not be liable for the acts of any person engaged in, or any damage or loss to any of said property or persons resulting from any act in connection with such service performed for Tenant.

**6. Signs, Directories.** All exterior signs, including paint or decals that appear on windows, must comply with the Lease. No sign, advertisement or notice shall be inscribed, painted or affixed on any part of the inside or outside of the Building unless approved by Landlord. Tenant shall not mark, paint, drill into or in any way deface the walls, ceilings, partitions or floors of the Building and shall not put therein any spikes, hooks, screws or nails. A building directory in a conspicuous place, with the names of the tenants will be provided by Landlord; any necessary revision in such directory will be made by Landlord within a reasonable time after written notice from Tenant of the change making the revision necessary, but Landlord shall not be responsible for any inconvenience or damage caused to Tenant as a result of any error in such directory. Landlord will provide and install, at Tenant's cost, Tenant's name and suite number on the main entrance of Leased Premises, and will provide strips on the building directories. All such letters and numerals shall be in the Building's standard graphics, and no other shall be used or permitted on the Leased Premises.

Interior: Tenant will be allowed signage on the designated building standard sign panels for office tenants and will be installed and located in front of tenant suite(s) next to the Suite entrance door. Tenant will provide Landlord with a draft of Tenant's proposed signage artwork, if any, for approval prior to Tenant installing any building standard tenant signage. Tenant will utilize only the sign vendor for the building which will be provided to tenant by Landlord. All tenant's building standard signage will be the sole responsibility and expense of the Tenant. Tenant will be listed on any building directory lobby signage.

All signage is subject to approvals from Texas Historic Commission, National Parks Service, City of El Paso, and Landlord or designee. Tenant will submit any sign design to Landlord for advance approval by Landlord.

**7. Non-Smoking Building.** The Blue Flame Buildings is designated as a "smoke free" building, both in the residential and commercial areas. Therefore, there shall be no smoking of tobacco or any other products inside the building, including inside the Leased Premises and Common Areas.



**8. Display Cases.** No showcase or any other fixture or objects whatsoever shall be placed in front of the Building or in the lobby, corridor, or other public areas, within the Building or the grounds contiguous therewith by Tenant, without written consent of Landlord.

**9. Janitorial Service.** Tenant shall not employ any person or persons other than the approved janitor of the Landlord (the "*Janitor*") for the purpose of cleaning or taking charge of the Leased Premises, without the written consent of the Landlord, it being understood and agreed that the Landlord shall be in no way responsible to any Tenant for any loss of property from the Leased Premises, however occurring, or for any damage done to the furniture by the Janitor or any of its/his/her employees or contractors, or by any other person or persons whomsoever. Any person or persons employed by Tenant to clean or repair the Building or Leased Premises, with the written consent of Landlord, must be subject to and under the control and direction of the Janitor in the Building. The Janitor may at all times keep a master/pass key, and the Janitor and agents designated by Landlord, shall at all times be allowed admittance to said Leased Premises. Janitor and its/his/her employees or contractors shall not be hindered by Tenants in the performance of janitorial duties. Tenant shall not cause or permit any unnecessary labor, time, or expense to be incurred by Janitor or Landlord due to Tenant's carelessness or indifference to the good order and cleanliness of the Leased Premises or shared spaces of the Building.

**10. Locks.** Landlord will furnish Tenant, free of charge, with two keys for each corridor door entering the Leased Premises, additional keys to be furnished at a reasonable charge by Landlord on an order signed by Tenant or Tenant's authorized representatives. All such keys shall remain the property of Landlord. No additional locks shall be allowed on any door of the Leased Premises without Landlord's permission, and Tenant shall not make or permit to be made any duplicate keys, except those furnished by Landlord. Upon termination of this Lease, Tenant shall surrender to Landlord all keys to the Leased Premises and give to Landlord the explanation of the combination of all locks for safes, safe cabinets and vault doors, if any, in the Leased Premises.

**11. Building Security.** The Landlord specifically reserves the right to refuse admittance to the Building after 6:00 p.m. daily, or Saturday, Sunday, or on legal holidays to any person or persons who cannot furnish satisfactory identification or to any person or persons who for any other reason should be denied access to the premises. Landlord will use reasonable efforts to provide security to the Building (but shall have no obligation to do so) during the weekends and after normal working hours during the week; provided, however, Landlord shall not be liable to Tenant for losses due to theft or burglary, or for damage done by unauthorized persons in the Building. Tenant assumes any and all responsibility for protecting its Premises from theft, robbery and pilferage. Such responsibility shall include keeping doors locked and other means of entry to the Premises closed.

**12. Light and Air Passageways.** The doors, skylights and windows that reflect or admit light and air into the corridors and passageways, or to any place in said Building shall not be covered or obstructed by Tenant.

**13. Plumbing Fixtures.** The water closets and other water fixtures shall not be used for any purpose other than those for which they were constructed, and any damage resulting to them from misuse or the defacing or injury of any part of the Building shall be paid for by Tenant, excepting



only where the defacing or injury is by Landlord or an agent of Landlord. Tenant shall not waste water by interfering with the faucets or otherwise.

**14. Noise.** Tenant shall not disturb the occupants of the Building by the use of any musical or sound producing instrument, making unseemly noises, or by interference in any way, Tenant shall not bring any dogs or other animals into the building, with the exception of lawfully-approved service animals.

**15. Bicycles, Skateboards, Etc.** Tenant shall not bring bicycles, skateboards, roller skates or similar types of devices or objects into the inside of the Building.

**16. Debris.** Nothing shall be thrown out of doors of the Buildings, out windows, or down the stairways, or left in passageways or walkways by Tenants or their guests.

**17. Excess Trash or Waste Disposal.** In the event Tenant must dispose of crates, boxes, etc., which will not fit into office waste disposal bins, it is the responsibility of Tenant to dispose of same. In no event will Tenant set or leave excess trash or debris in public hallways or passageways or public areas of the Building. Any excess trash or waste must be left in Tenant's own Leased Premises.

**18. Elevator Service.** Landlord shall not be liable for any damages from stoppage of elevators for necessary or desirable repairs or improvements, or delays of any sort or duration in connection with the elevator service. Advance notice of arriving or departing shipments will enable the Building Management to give better assistance.

**19. Electric/Power Service; Wiring for Computer Systems, Security, IT, Music, etc.** If Tenant desires to add, alter, or modify the wiring in the Leased Space or any portion of the Building for purposes such as alarm systems, IT systems, computers, routers, background music, telegraphic, telephonic, or other electric communications, the Landlord or its agents will direct the electricians, security professionals, or IT professionals, as to where and how any such wires may be introduced, and without such directions, no boring or cutting for or of wires will be permitted.

**20. Canvassing and Soliciting.** Canvassing, soliciting, distribution of handbills or written materials, and peddling by Tenant or anyone under Tenant's control inside the Residence or Building is prohibited and Tenant shall cooperate to prevent the same.

**21. Vehicle Parking.** If Tenants have purchased or obtained access to parking in the Parking Structure, Tenant agrees to comply with the rules and regulations imposed by the Parking Owner. In addition, Tenant will ensure that all vehicles will be parked within striped lanes as designated by Landlord or the Parking Owner from time to time. Parking across the stripes or in unmarked areas, blocking of walkways, loading areas, entrances or driveways, will not be permitted. Tenants and their employees shall observe rules, regulations and restrictions as may be imposed by Landlord from time to time on such parking areas. Without limitation of other remedies available at law or set forth herein, Landlord may at owner's cost and without liability to the Landlord, tow away or cause to be towed away all vehicles owned by Tenant or Tenant's employees parked in any reserved parking areas in violation of this provision or parked in any other area in violation of



this agreement or any other agreement, rule or regulation relating to the parking. Landlord reserves the right to utilize the parking areas during other than normal building operating hours. Landlord shall not be liable for violations of any parking agreement, rule, regulation, or law by any other party.

**22. Unattended Premises.** Tenant, its agents, representatives, and employees before leaving the Leased Premises unattended shall close and lock all doors, turn off any lights (excluding emergency lighting) and secure any windows.

**23. Carpet Damage.** Tenant will be responsible for any damage to carpeting and flooring as a result of rust or corrosion of file cabinets, pot holders, roller chairs and metal objects, spilled beverages and stains.

**24. Extra Utility Usage.** In the event Tenant desires utility or air conditioning service at other than normal operating hours the request must be made at the Property Manager's Office. This service will be made available at the then prevailing rate established on an hourly basis.

**25. Additional Rules.** The Landlord reserves the right to make such other and further reasonable rules and regulations as in its judgment may from time to time be needed for the safety care and cleanliness of the Building and Leased Premises and for the preservation of good order therein.

**26. Housekeeping.** Tenant space that is visible from public areas must be kept neat and clean. All freight and passenger elevator lobbies are to be kept neat and clean. The disposal of trash or storage of materials in these areas is prohibited.

**27. Thermostat Settings.** Tenant shall not tamper with or attempt to adjust temperature control thermostats in Leased Premises. Landlord shall adjust thermostats as required to maintain the building standard temperature.

**28. Locking and Securing Doors.** All doors leading from public corridors to the Leased Premises are to be kept closed when not in use, and locked during the night, or when the space is unoccupied. Tenant must be responsible for key entry into its own suite. Under no circumstances will Landlord allow entry into an office without adequate proof of identity and authorization by Tenant.

**29. Notices.** Tenant shall give immediate notice to the Property Manager's Office in case of accidents in the Leased Premises or in the Building or of detects therein or in any fixtures or equipment, or of any known emergency in the Building.

**30. Cooking and Lodging Prohibited.** No cooking shall be done or permitted by Tenant on the Leased Premises; nor shall sleeping or lodging of any type be permitted.

**31. Services.** Tenant will refer all contractors, contractors' representatives and installation technicians rendering any service for Tenant to Landlord for Landlord's supervision and/or approval before performance of any such contractual services. This shall apply to all work



performed in the Building including but not limited to installation of telephones, telegraph equipment, and electrical devices and attachments, and installations of any and every nature affecting floors, walls, woodwork, trim, windows, ceilings, equipment or any other physical portion of the Building. None of this work will be done by the Tenant without Landlord's written approval first had and obtained, except as otherwise expressly provided in the Lease.

**32. Windows and Doors.** Tenant shall not place anything or allow anything to be placed near the glass of any window, door, partition or wall which may appear unsightly from outside the Premises. No awnings or other projection shall be attached to the outside walls of the Building without the prior written consent of Landlord. No curtains, blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the Premises, other than Building standard materials, without the prior written consent of Landlord. Tenant shall keep corridor doors closed and shall close window coverings at the end of each business day.

**33. Vending Machines.** Tenant shall not install, maintain or operate upon the Premises any vending machines without the prior written consent of Landlord, which shall not be unreasonably withheld.

**34. Heating and Air Conditioning.** Tenant shall not use any method of heating or air-conditioning other than that supplied by Landlord.

**35. HVAC and Lighting, Etc.** Tenant will be responsible for all charges incurred by building for its use of afterhours services including but not limited to electricity for heating, cooling, lighting, etc. Prevailing after- hours hourly rates apply and are subject to change. HVAC services will be available to Tenant during normal operating hours of the building, which are from 7:00am to 6:00pm on weekdays and from 8:00am to 1:00 pm on Saturdays. HVAC services required after-hours will be provided, upon request, with an additional charge based upon Tenant's actual consumption, with no markup by Landlord, with such cost to be paid by Tenant within 30 days of invoice for same.

**36. Sale of Goods.** Tenant shall not sell, or permit the sale at retail, of newspapers, magazines, periodicals, theater tickets, or any other goods or merchandise to the general public in or on the Leased Premises or the Building.

**37. Questions.** If you have any questions about the Lease or these rules, please visit or call the Property Manager at \_\_\_\_\_. You can also email the Property Manager at \_\_\_\_\_.