

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

DEPARTMENT: Capital Improvement Department

AGENDA DATE: February 1, 2022

CONTACT PERSON/PHONE: Sam Rodriguez, P.E., City Engineer, 212-0065

DISTRICT(S) AFFECTED: 3

STRATEGIC GOAL: No. # 6: Set the Standard for Sound Governance and Fiscal Management

SUBJECT: Resolution authorizing City Manager or designee to sign a First Amendment to the Lease between the City of El Paso and Southwest Hyundai, L.P. related to the lease of the property commonly known as 8600 Montana Ave. to allow for the construction of improvements, the extension of the lease term for an additional 20 years, and the establishment of the rent amounts during the renewal terms.

BACKGROUND / DISCUSSION:

The City of El Paso desires to amend the Lease between the City of El Paso and Southwest Hyundai, L.P to allow the construction of improvements, to extend the lease term for additional 20 years and establish the annual rental amount of \$257,652.44 beginning April 1, 2026 with a 1% annual increase totaling \$5,673,250.19 revenue to the City of El Paso for the 20 year term extension.

SELECTION SUMMARY:

N/A

PROTEST

No protest received for this requirement.

Protest received.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided? Yes or Not Applicable (Routine)
If yes, select the applicable districts.

- District 1
- District 2
- District 3
- District 4

- District 5
- District 6
- District 7
- District 8
- All Districts

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Samuel Kelly

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, is authorized to sign a First Amendment to Lease between the City of El Paso and Southwest Hyundai, L.P. related to the lease of the property commonly known as 8600 Montana Ave. to allow for the construction of improvements, the extension of the lease term for an additional 20 years, and the establishment of the rent amounts during the renewal terms. Further, that the City Manager, or designee, is authorized to exercise any rights under the lease and First Amendment, perform all duties under the lease and First Amendment, and sign any further amendments provided that such amendments do not increase the term or modify the rental amounts.

ADOPTED this _____ day of _____, 2022.

THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie Jean-Pierre
Leslie Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Sam Rodriguez
Sam Rodriguez
City Engineer

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE (this “Amendment”) is entered into this ____ day of _____ (the “Effective Date”) by and between the City of El Paso (“Lessor”) and Southwest Hyundai, L.P. (“Lessee”).

WHEREAS, Lessor and Lessee are parties to that certain Lease Agreement dated February 15, 2011 (the “Lease”), whereby Lessor leases to Lessee certain grounds and improvements at the Fire Department Administration building, located at 8600 Montana, El Paso, El Paso County, Texas 79925, as further described in such Lease (the “Premises”), and

WHEREAS, Lessee desires to conduct certain improvements at the Premises, and to extend the term of the Lease, and Lessor has agreed to permit Lessee to conduct such improvements and to so amend the terms of the Lease, as further provided in this Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Lessor and Lessee agree and covenant to amend the Lease as follows:

1.01 Approval of Plans. Lessee intends to conduct facility improvements and upgrades on the Premises, as further described by the plans and specifications attached and incorporated into this Amendment as Exhibit “A” (the “Improvements”), and such Improvements are approved in all respects by Lessor and the Capital Assets and Real Estate Manager. Such plans and specifications for the Improvements may be nonmaterially modified without further approval by Lessor and the Capital Assets and Real Estate Manager, provided, however, that if the plans and specifications for the Improvements are materially modified, Lessee shall resubmit such plans and specifications to the Lessor and the Capital Assets and Real Estate Manager for approval, with such approval not to be unreasonably withheld. Notwithstanding this approval, Lessee will still be required to obtain the approval of other departments as required by applicable law in connection with the Improvements, such as Engineering, Municipal Services, or Building and Planning Services. For purposes of this Section, a material change to plans and specifications are any changes that negatively impact the cost or timelines of completion for the Improvements.

1.02 Additional Renewal Terms. The Lease is currently in the final Renewal Term provided by the Lease, which began on March 31, 2021 and will conclude on March 31, 2026 (the “Current Renewal Term”). Provided that Lessee is not in default of any terms of the Lease as amended by this Amendment, the Lease term shall automatically renew after the Current Renewal Term for up to four (4) additional terms of five (5) years each (each a “Renewal Term”), subject to Lessee’s right to terminate by providing a Termination Notice as provided in the Lease.

1.03 Rent During Renewal Terms. Rent during the Renewal Terms after the Current Renewal Term shall be as follows:

<u>YEAR</u>	<u>ANNUAL AMOUNT</u>	<u>MONTHLY AMOUNT</u>
16	\$257,652.44	\$21,471.04
17	\$260,228.97	\$21,685.75
18	\$262,831.26	\$21,902.60
19	\$265,459.57	\$22,121.63

20	\$268,114.17	\$22,342.85
21	\$270,795.31	\$22,566.28
22	\$273,503.26	\$22,791.94
23	\$276,238.29	\$23,019.86
24	\$279,000.68	\$23,250.06
25	\$281,790.68	\$23,482.56
26	\$284,608.59	\$23,717.38
27	\$287,454.68	\$23,954.56
28	\$290,329.22	\$24,194.10
29	\$293,232.52	\$24,436.04
30	\$296,164.84	\$24,680.40
31	\$299,126.49	\$24,927.21
32	\$302,117.75	\$25,176.48
33	\$305,138.93	\$25,428.24
34	\$308,190.32	\$25,682.53
35	\$311,272.22	\$25,939.35

1.04 Miscellaneous. Except as contemplated by this Amendment, the Lease remains unmodified and in full force and effect between Lessor and Lessee. In the event of any conflict between this Amendment and the Lease, this Amendment shall control. Lessor and Lessee may execute this Amendment in counterparts, which may be exchanged electronically, and when combined shall constitute one binding instrument.

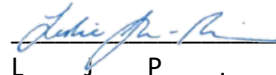
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the Effective Date.

LESSOR: City of El Paso


Tomas Gonzalez, City Manager

APPROVED AS TO FORM:



L S P ,
Assistant City Attorney

APPROVED AS TO CONTENT:



Samuel Rodriguez, City Engineer
Capital Improvement Department

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the ___ day of _____, 20___, by _____, City Manager, City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 20___.

Notary Public in and for the State of Texas
My Commission expires: _____

Lessee: Southwest Hyundai, L.P.

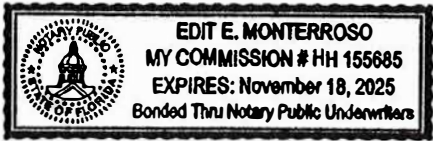
Name: John Rhodes
Title: Vice President

STATE OF ~~TEXAS~~ ^{FLORIDA})

COUNTY OF ~~EL PASO~~ ^{DADE})

This instrument was acknowledged before me on the 9th day of DECEMBER, 2021 by JOHN RHODES on behalf of Southwest Hyundai, L.P.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of DECEMBER, 2021



Notary Public in and for the State of ~~Texas~~ ^{FLORIDA}
My Commission expires: NOVEMBER 18, 2025

EXHIBIT A – Improvements
(Attached)

HYUNDAI OF EL PASO

8600 MONTANA AVE. EL PASO, TX 79925



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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS

**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION

**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

A21077

STAMP / SIGNATURE

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

COVER

SHEET NUMBER

A000

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ARCHITECTURAL / INTERIOR ABBREVIATIONS

Table of architectural abbreviations with columns for abbreviations and their corresponding full names. Includes terms like ANCHOR BOLT, ACUSTICAL CEILING TILE, AREA DRAIN, etc.

DRAWING ANNOTATIONS

Table of drawing annotations with columns for ROOM NAME and ROOM NAME AND NUMBER. Includes symbols for fire extinguisher, door designation, interior aluminum framing, etc.

DRAWING INDEX

Table of drawing index with columns for SHEET NAME, ISSUE DATE, MARK, DATE, and DESCRIPTION. Lists sheets A000 through A603 and their descriptions.

Table of drawing index with columns for SHEET NAME, ISSUE DATE, MARK, DATE, and DESCRIPTION. Lists sheets S201 and S221 and their descriptions.

VICINITY MAP



GENERAL NOTES

- List of 34 general notes detailing construction requirements, including verifying dimensions, providing sound attenuating batt insulation, and ensuring proper framing and finishing.



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CONSULTANT #5 - NAME
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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
AUTO DEALERSHIP
RENOVATION AND EXPANSION

PROJECT ADDRESS
8600 MONTANA AVE. EL PASO,
TX 79925

OWNER INFORMATION
SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE MARK DESCRIPTION

KEY PLAN

SHEET NAME
GENERAL

SHEET NUMBER

A001

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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
ACCESSIBILITY STANDARDS

SHEET NUMBER

A002

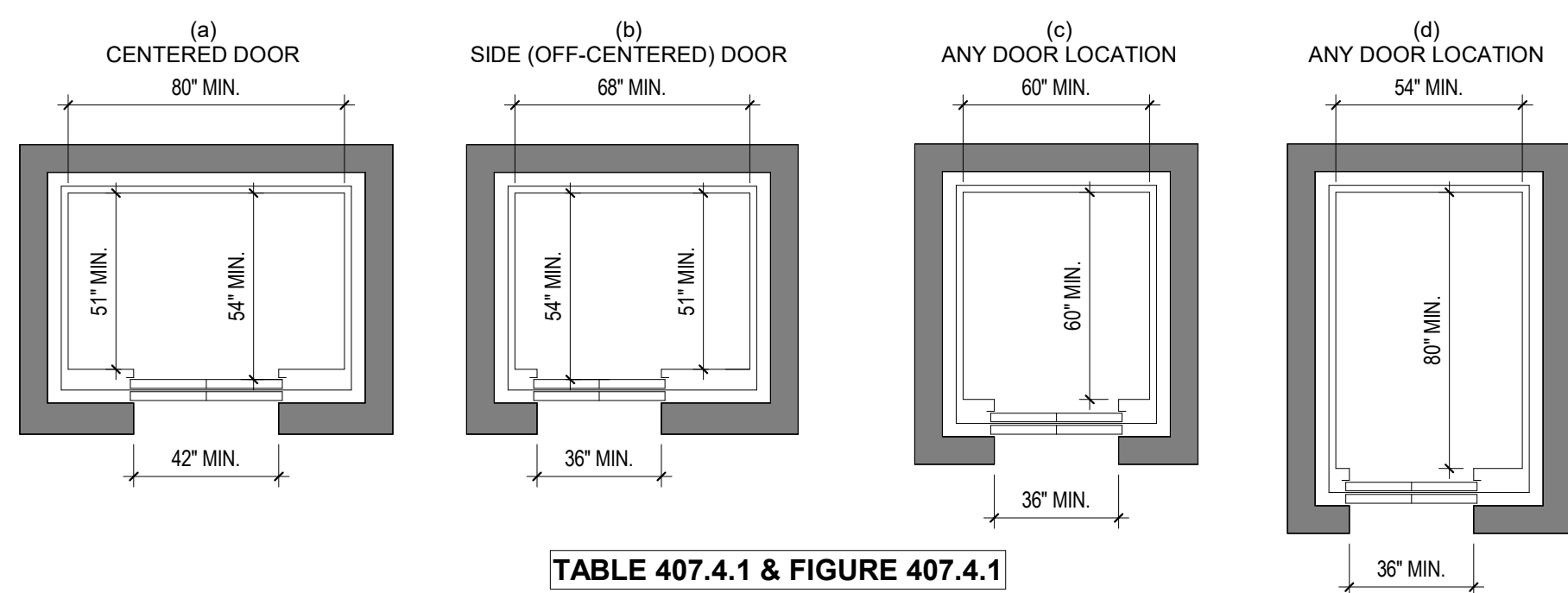
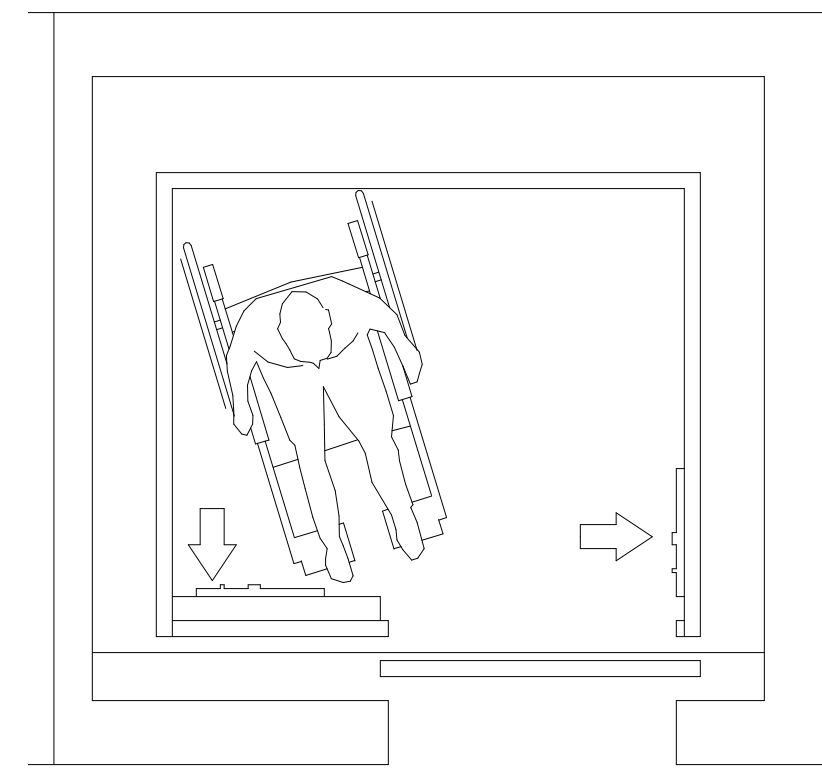


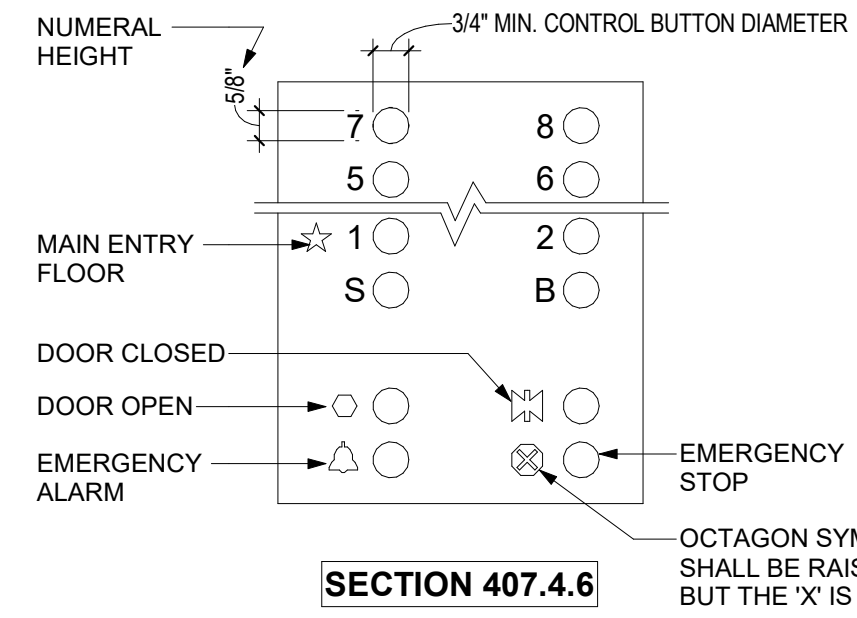
TABLE 407.4.1 & FIGURE 407.4.1

1. AT ALL BUILDINGS 4 STORIES OR HIGHER - IN ADDITION TO MEETING THESE ACCESSIBILITY SIZE REQUIREMENTS ILLUSTRATED AT 6A THRU 6C, IBC REQUIRES THAT AT LEAST ONE ELEVATOR SHALL ACCOMMODATE A 24"x84" AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION.
2. SEE ELEVATOR MANUFACTURER'S SUBMITTALS FOR ADDITIONAL INFORMATION.
3. TACTILE CHARACTER AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED AT BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES.

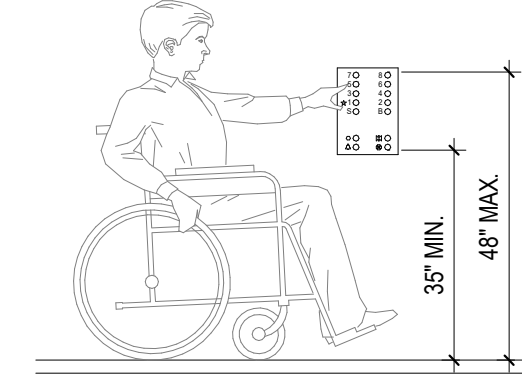
17 ELEVATOR CAB DIMS.
N.T.S.



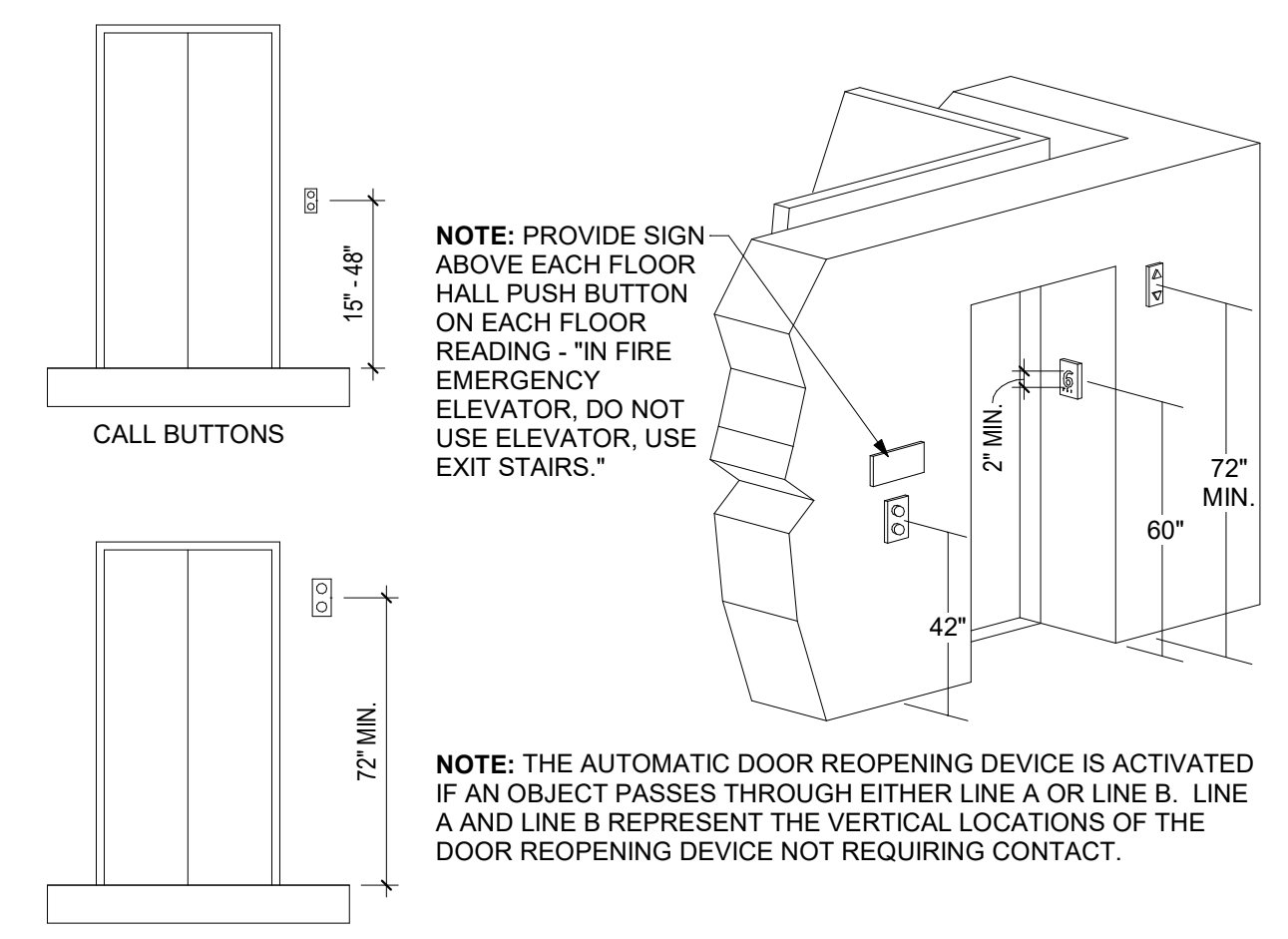
16 CAB CONTROLS
N.T.S.



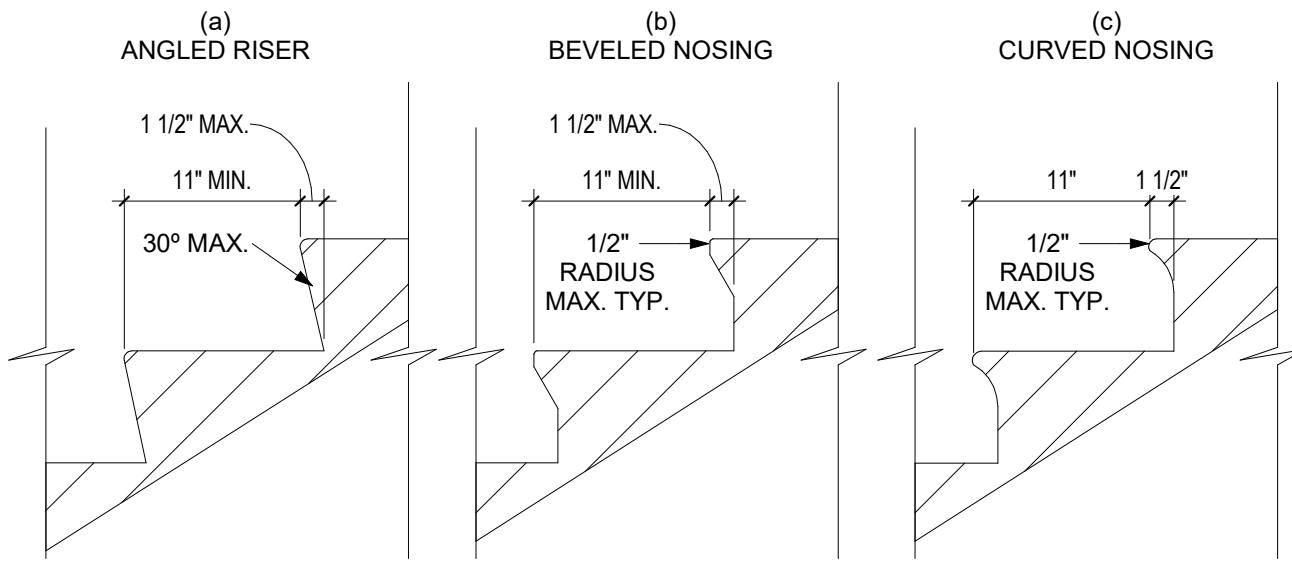
15 CAB CONTROL PANEL
N.T.S.



14 CAB CONTROL HEIGHT
N.T.S.

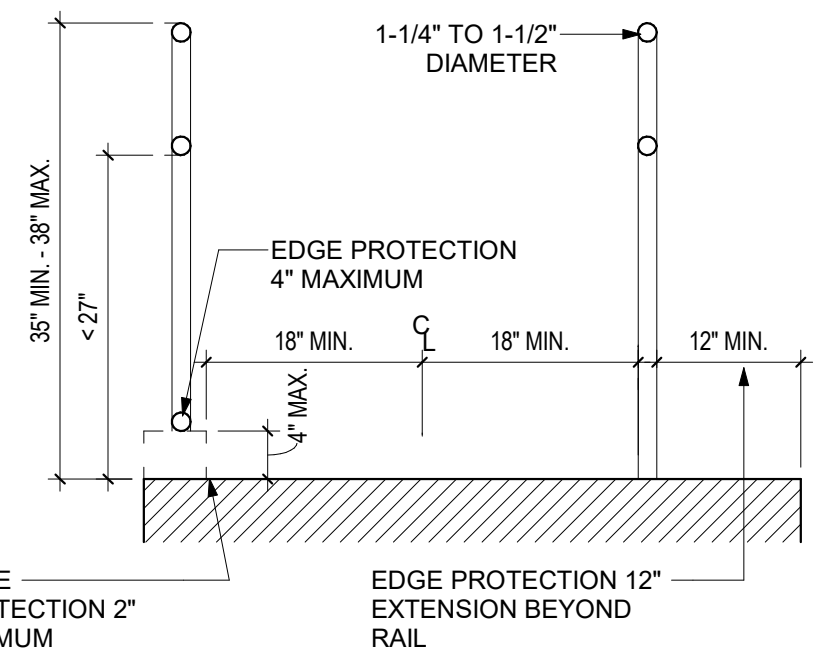


13 ELEVATOR CONTROLS
N.T.S.



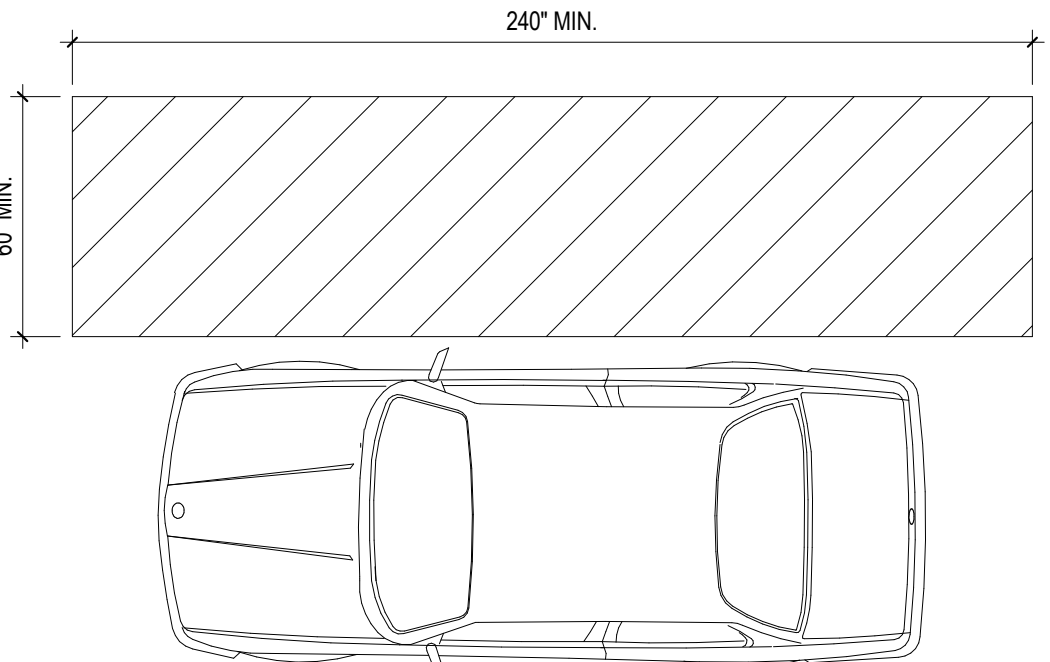
SECTION 504.5 & FIGURE 504.5

12 NOSINGS
N.T.S.



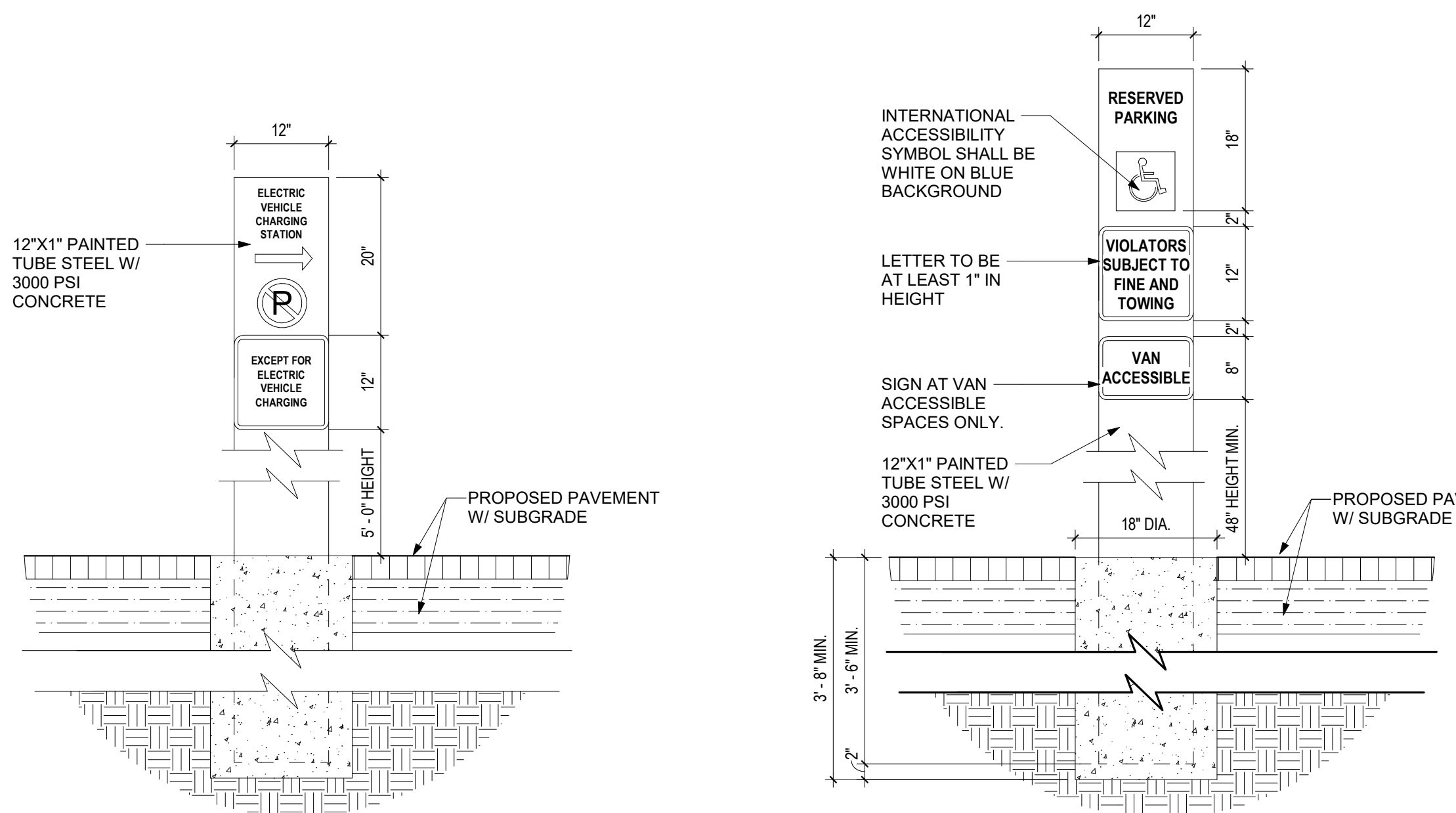
SECTION 405.9.1, 405.9.2

11 RAMP EDGE PROTECTION
N.T.S.



SECTION 503

10 PASSENGER UNLOADING
N.T.S.



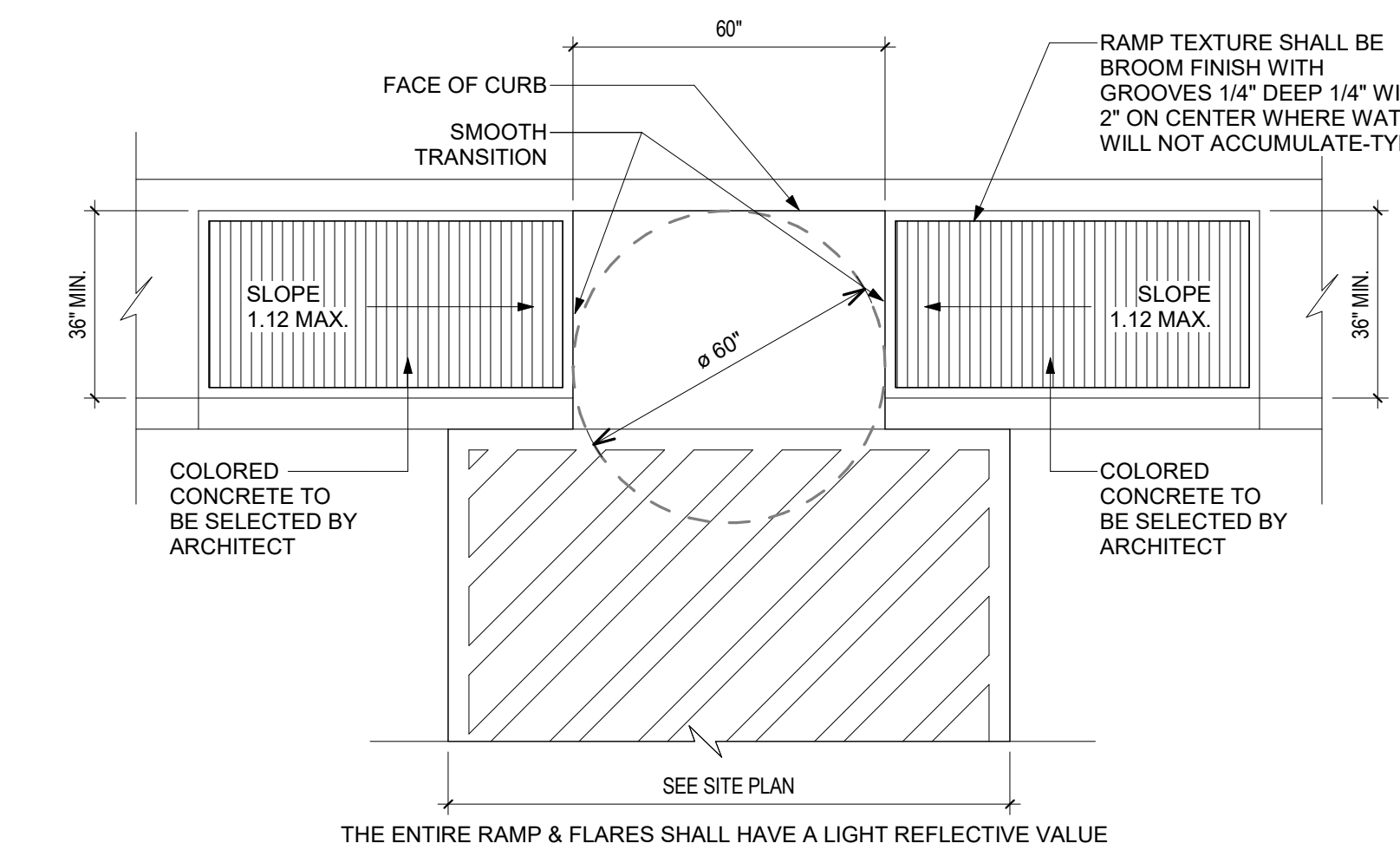
1. BOLT TO GALVANIZED TUBE W/ 3/8" ZINC PLATED, SELF TAPPING SCREWS.
2. CONTACT ARCHITECT IF CONFLICT EXISTS W/ DETAIL AND CURRENT ACCESSIBILITY STANDARDS.
3. SIGNS MAY BE ATTACHED TO BUILDING. CONFIRM LOCATIONS WITH ARCHITECT.

SECTION 502.6, 703.7.2.1

9 SIGNAGE GUIDANCE @ E.V. PARKING
N.T.S.

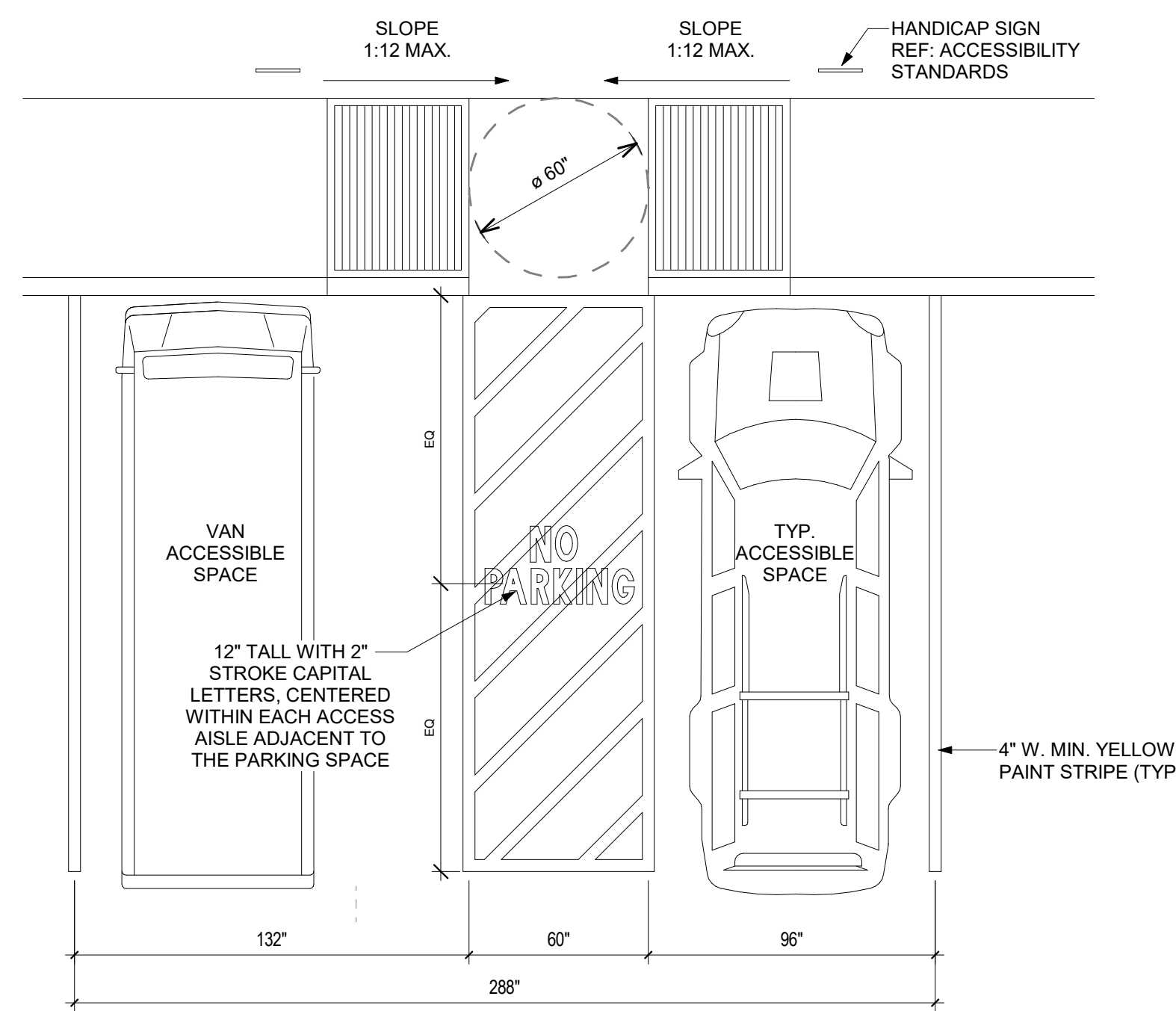
8 PARKING SIGNAGE
N.T.S.

7 ACCESSIBLE ROUTE
N.T.S.



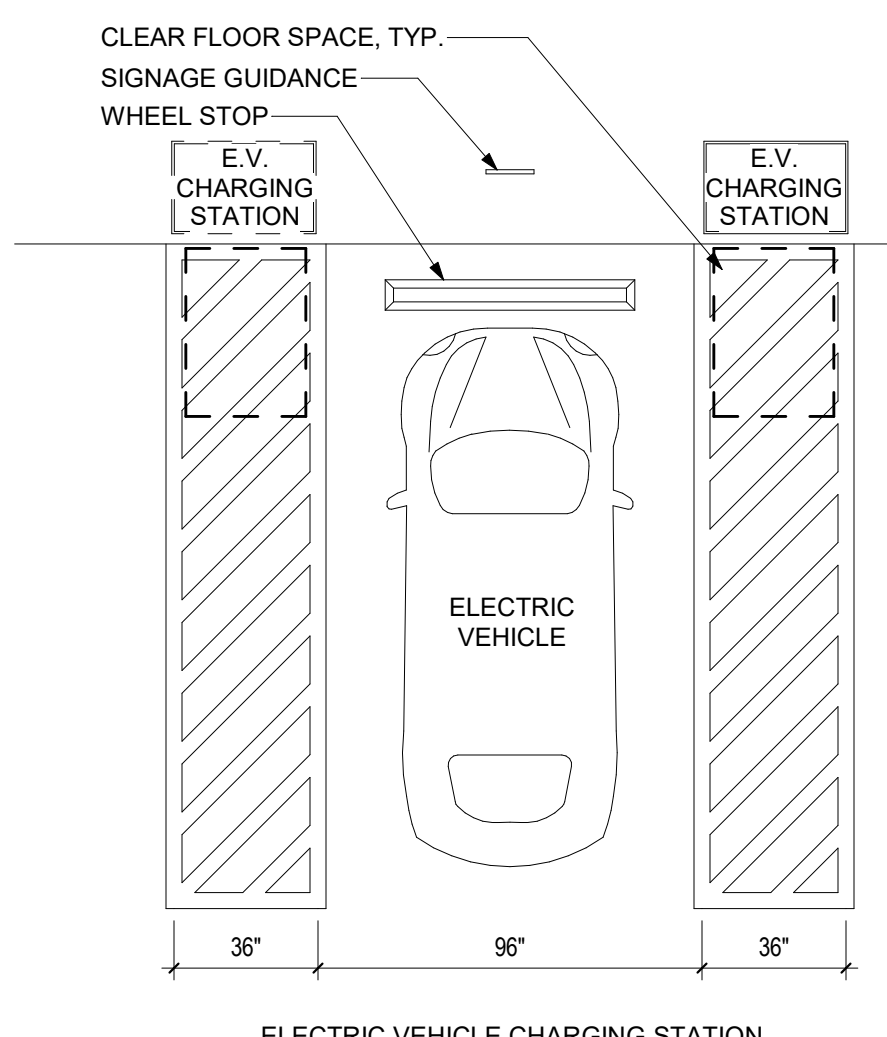
SECTION 406

6 ACCESSIBLE RAMP PLAN PARALLEL TO PARKING
N.T.S.



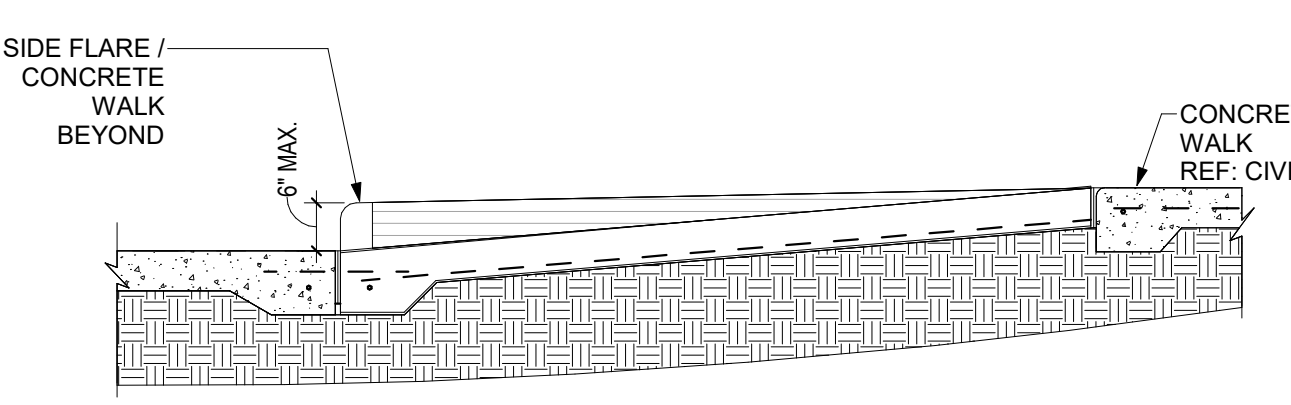
SECTION 406

5 ACCESSIBLE PARKING
N.T.S.



NOTES:
IF ELECTRIC CHARGING STATIONS ARE PROVIDED IN NEW OR EXISTING PARKING LOTS, PARKING GARAGES OR OTHER LOCATION CONTAINING PARKING SPACES, TWENTY PERCENT (20%) BUT NOT LESS THAN ONE, OF EACH TYPE OF CHARGING STATION IN EACH CLUSTER ON A SITE SHALL MEET THE FOLLOWING CRITERIA: CONTROLS AND OPERATING MECHANISMS FOR THE ACCESSIBLE CHARGING STATION SHALL COMPLY WITH TAS 309 AND SHALL BE WITHIN THE FORWARD REACH RANGES SPECIFIED IN TAS 308.2. THE VEHICLE SPACE(S) WITH THE ACCESSIBLE CHARGING STATION SHALL BE AT LEAST 96 INCHES WIDE AND SHALL PROVIDE A 36 INCH WIDE (MINIMUM) ACCESSIBLE ROUTE COMPLYING WITH TAS 402 ON BOTH SIDES OF THE VEHICLE SPACE TO ALLOW THE USER ADEQUATE SPACE TO EXIT THEIR VEHICLE AND ACCESS BOTH SIDES OF THE VEHICLE. STRIPING OF THE ACCESSIBLE ROUTES IS RECOMMENDED BUT NOT REQUIRED. DIRECTIONAL AND INFORMATIONAL SIGNAGE COMPLYING WITH TAS 216.3 SHALL DESIGNATE THE LOCATION OF THE ACCESSIBLE CHARGING STATIONS. THE SYMBOL OF ACCESSIBILITY IS RECOMMENDED BUT NOT REQUIRED. THE FOLLOWING EXAMPLES OF SIGNAGE AND LAYOUT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO IMPLY THAT THERE ARE NO OTHER OPTIONS AVAILABLE.

4 EV CHARGING STATION
N.T.S.



SECTION 406

THE ENTIRE RAMP W/ FLARES SHALL HAVE A LIGHT REFLECTIVE VALUE THAT SIGNIFICANTLY CONTRASTS W/ ADJOINING PEDESTRIAN ROUTES.

3 ACCESSIBLE RAMP SECT.
N.T.S.

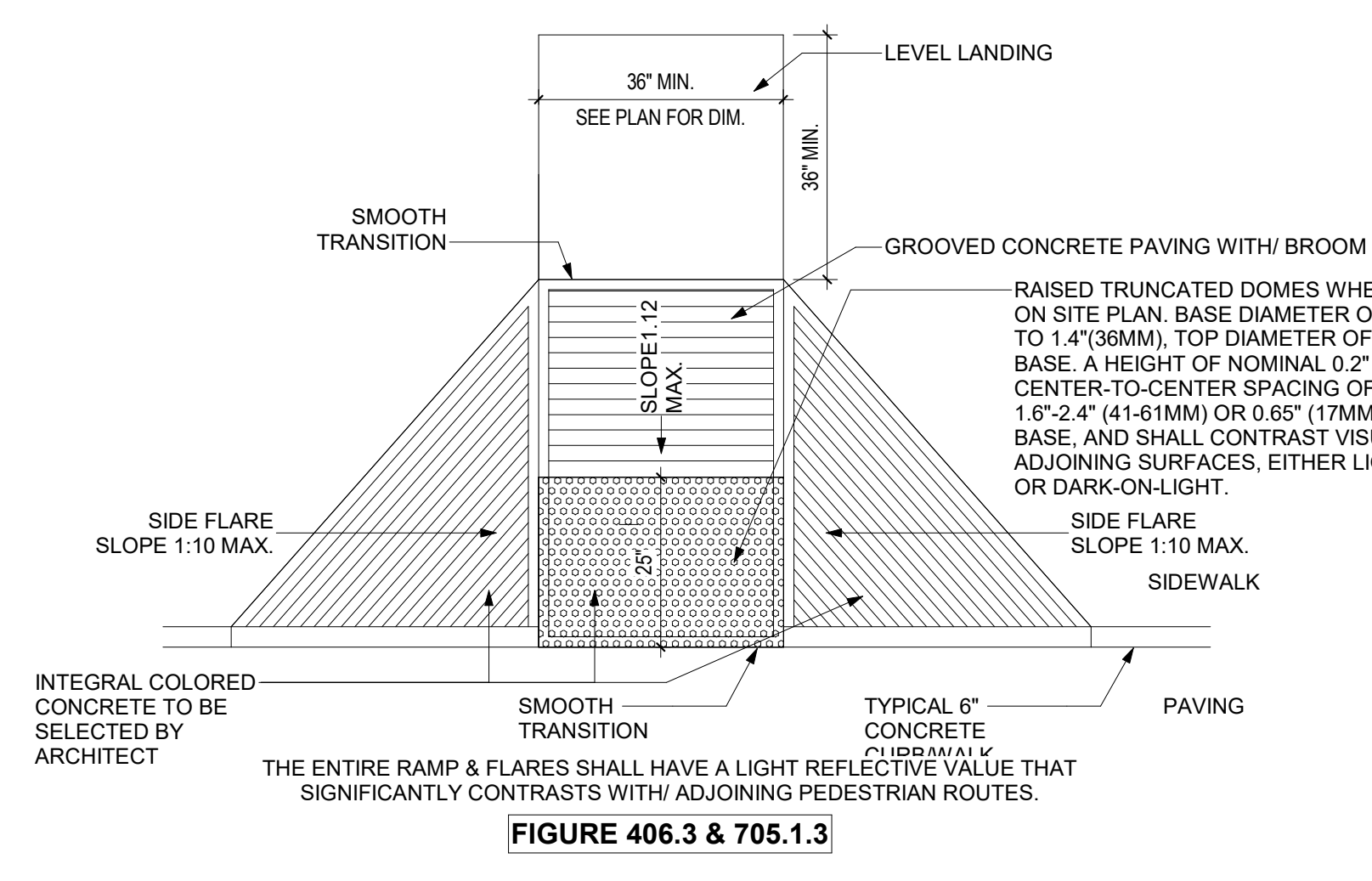


FIGURE 406.3 & 705.1.3

2 ACCESSIBLE RAMP PLAN WITH DETECTABLE WARNINGS
N.T.S.

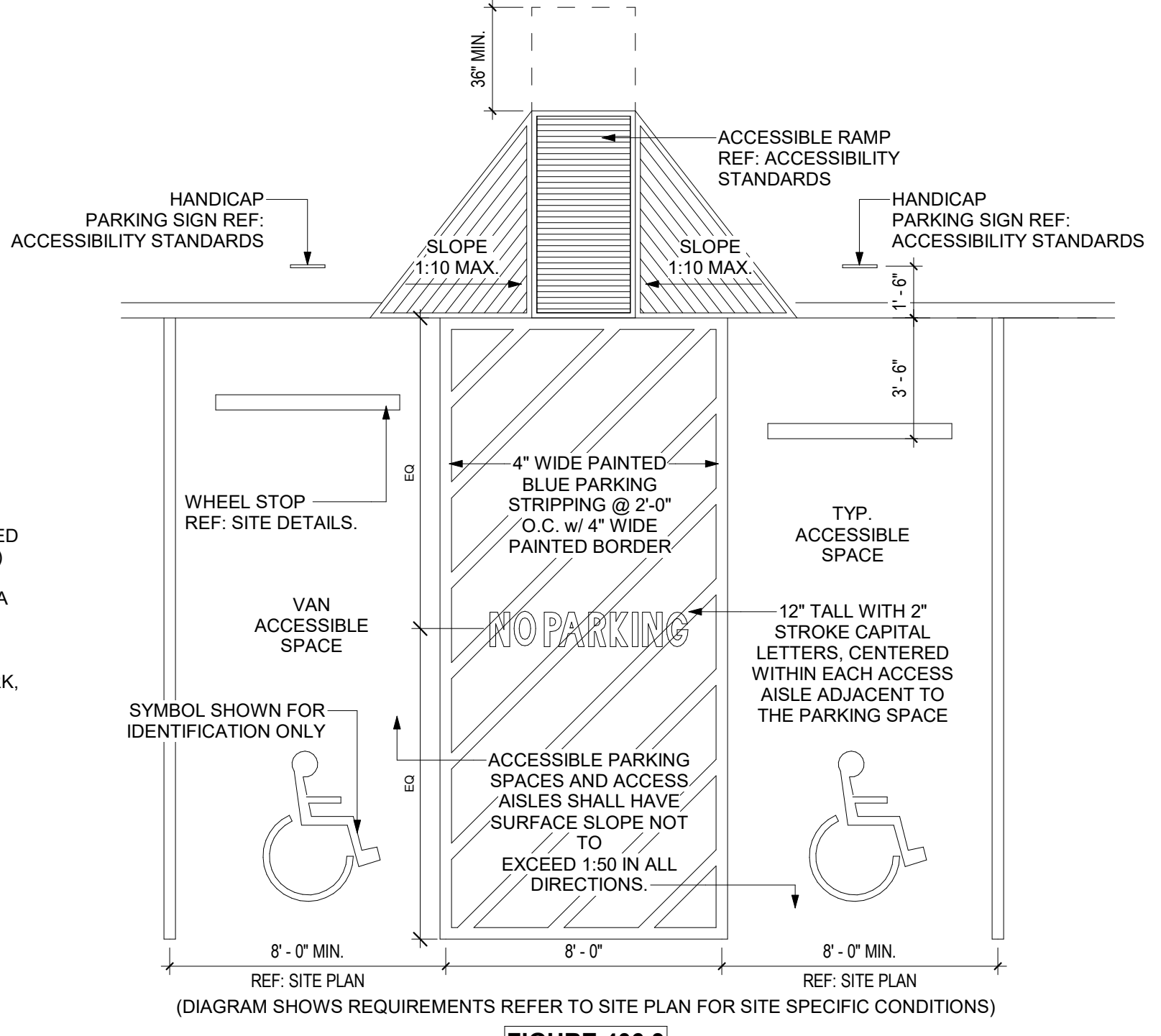


FIGURE 406.3

1 ACCESSIBLE PARKING DIAGRAM
N.T.S.

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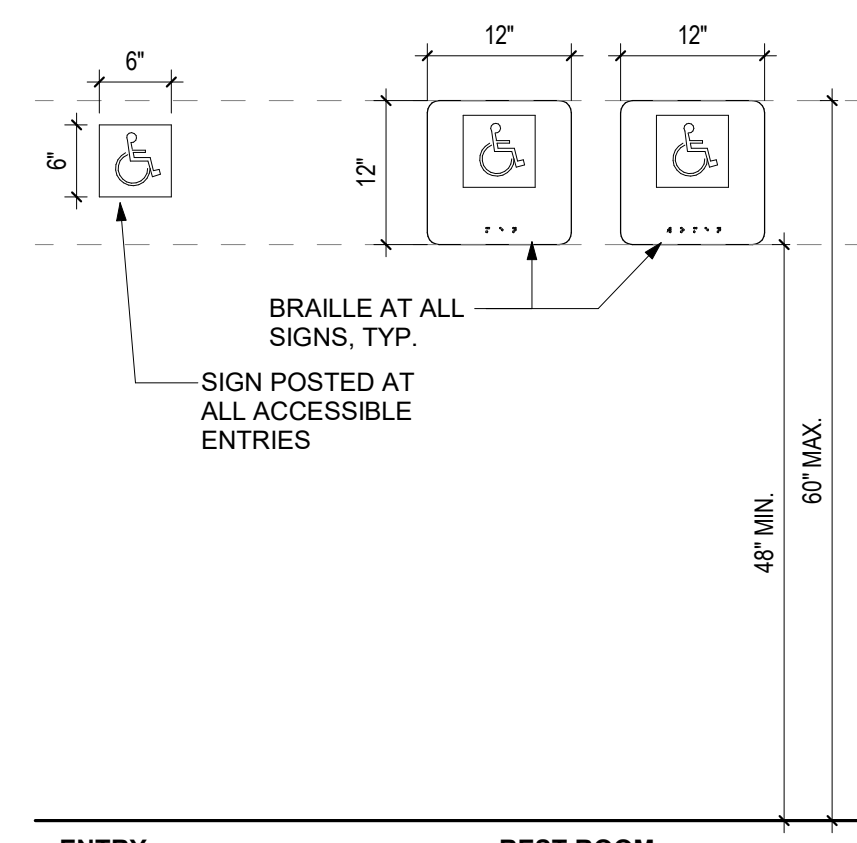


FIGURE 703.6.1

16 ACCESSIBLE SIGNAGE
N.T.S.

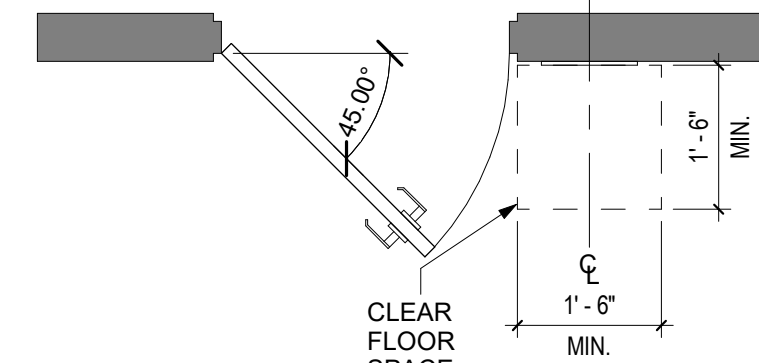


FIGURE 703.4.2

15 LOCATION OF TACTILE SIGNS AT DOORS
N.T.S.

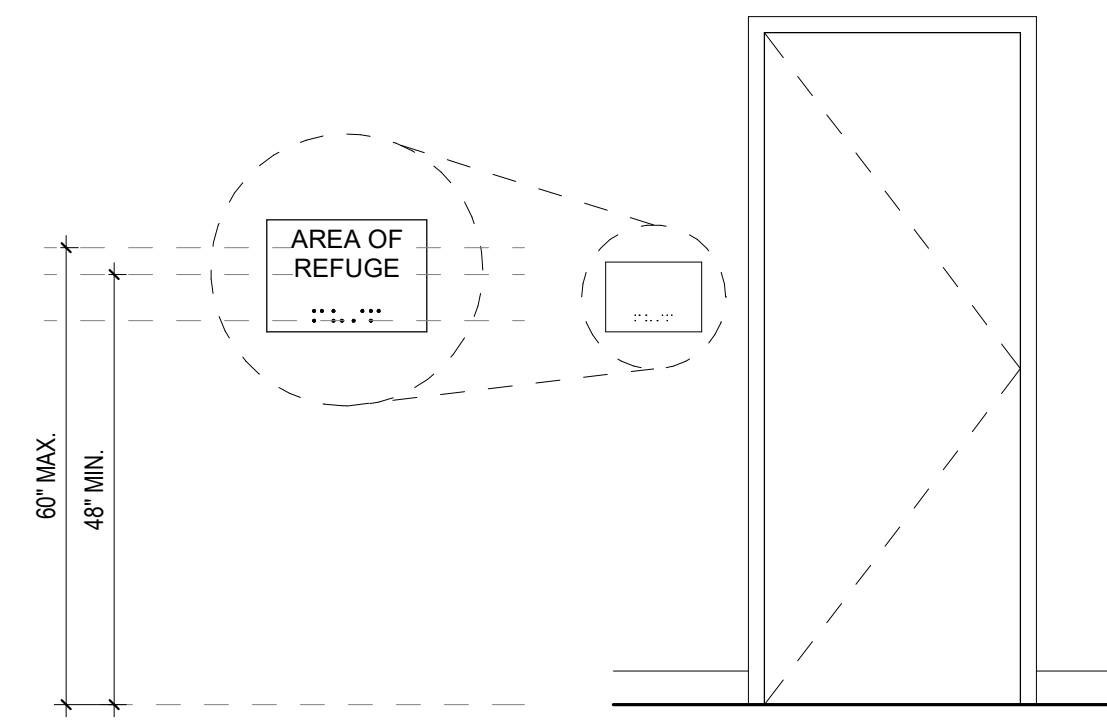
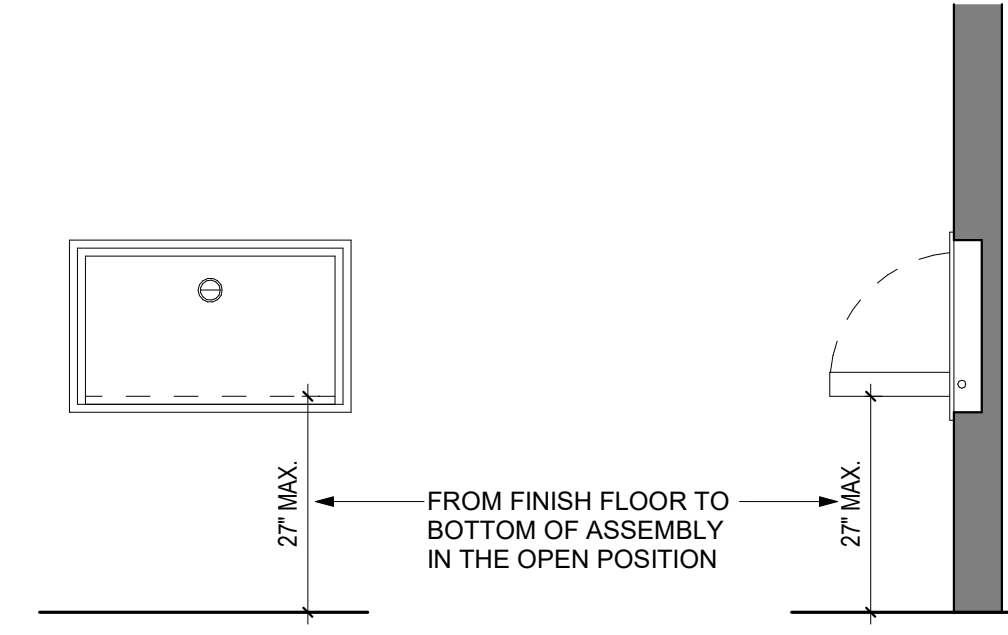
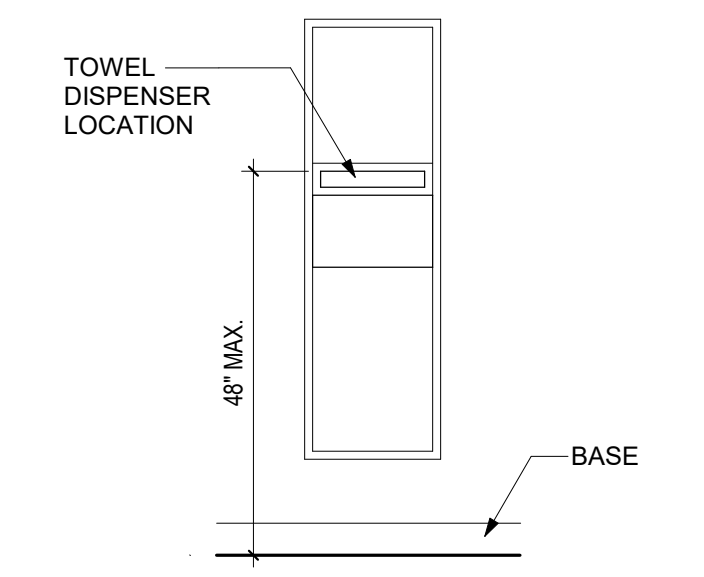


FIGURE 703.4.1

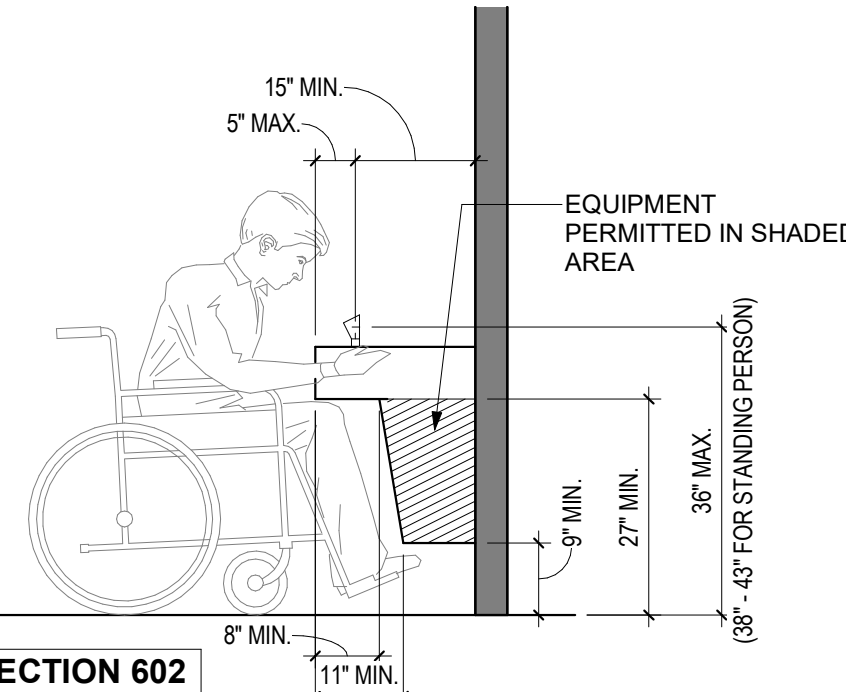
14 ACCESSIBLE SIGNAGE
N.T.S.



13 BABY CHANGING STATION
N.T.S.

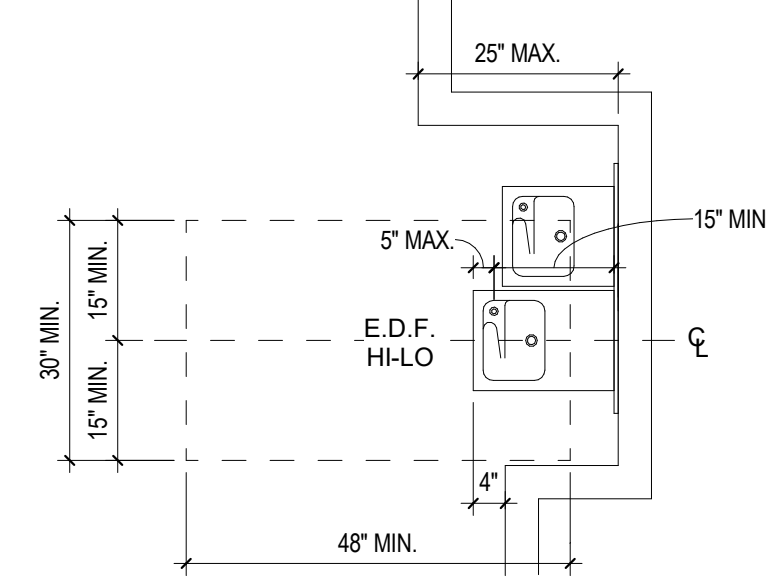


12 DISPENSER / RECEPTACLE
N.T.S.



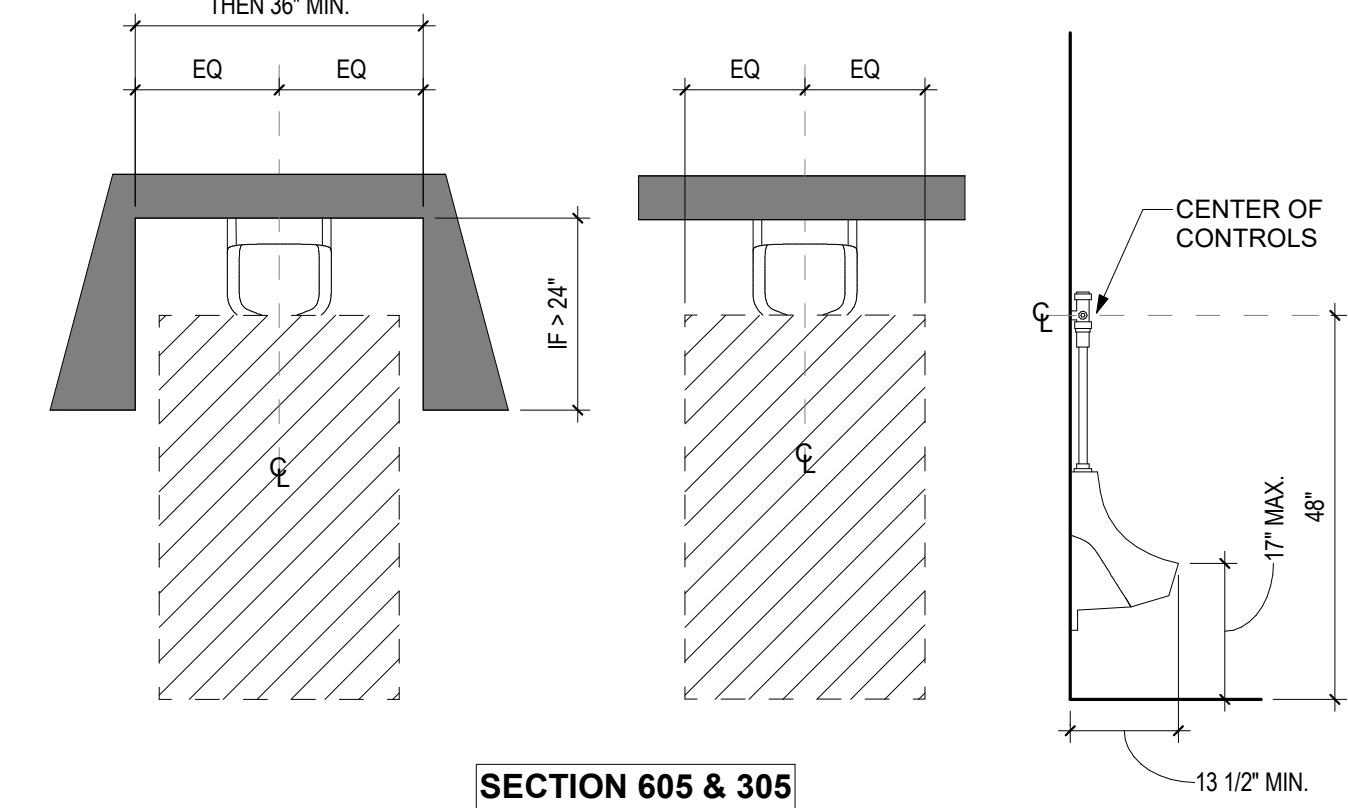
SECTION 602

11 ACCESSIBLE FOUNTAIN
N.T.S.



SECTION 602

10 ACCESSIBLE FOUNTAIN
N.T.S.



SECTION 605 & 305

9 URINAL DETAILS
N.T.S.

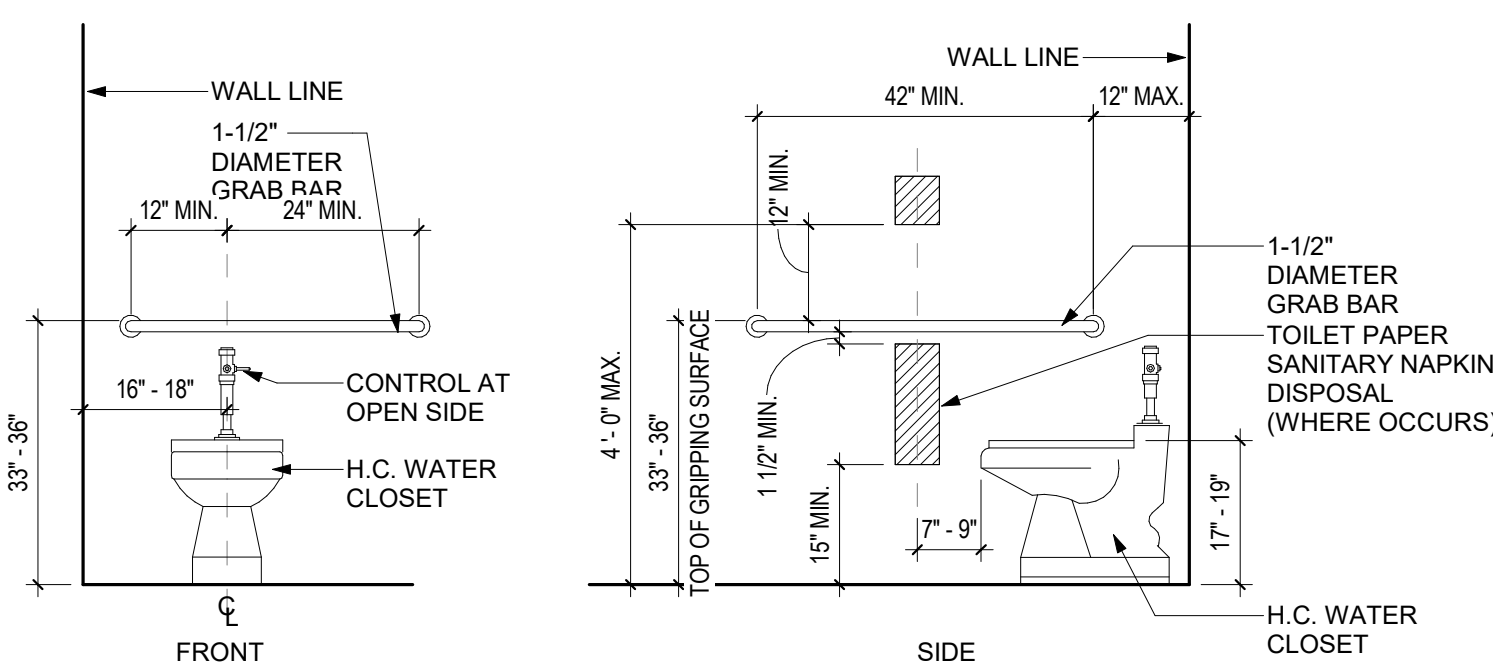
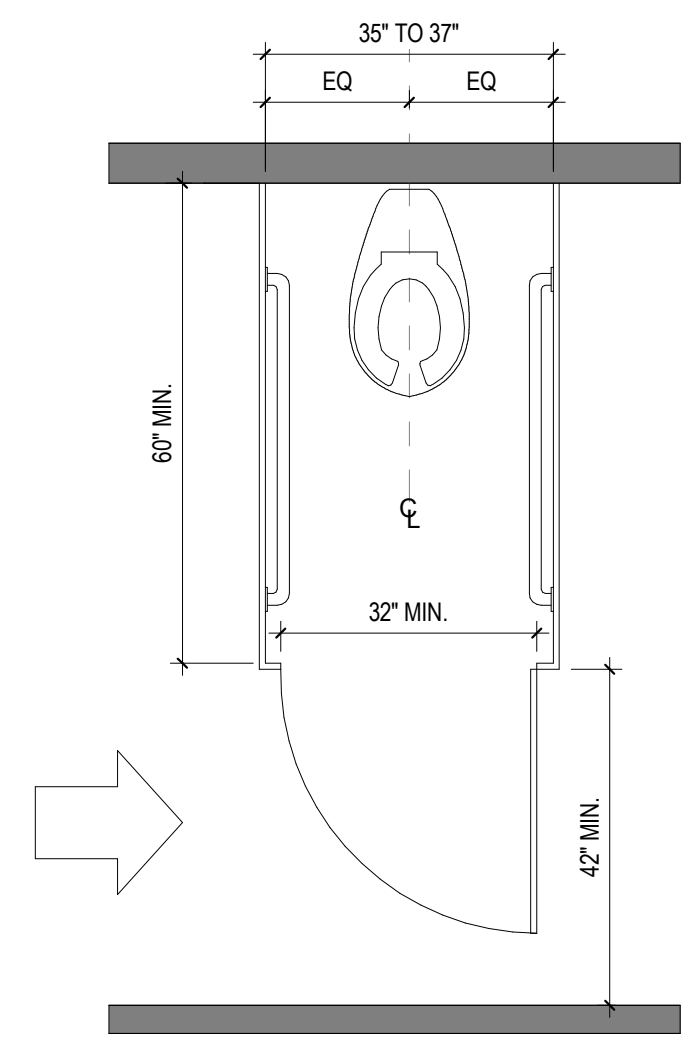


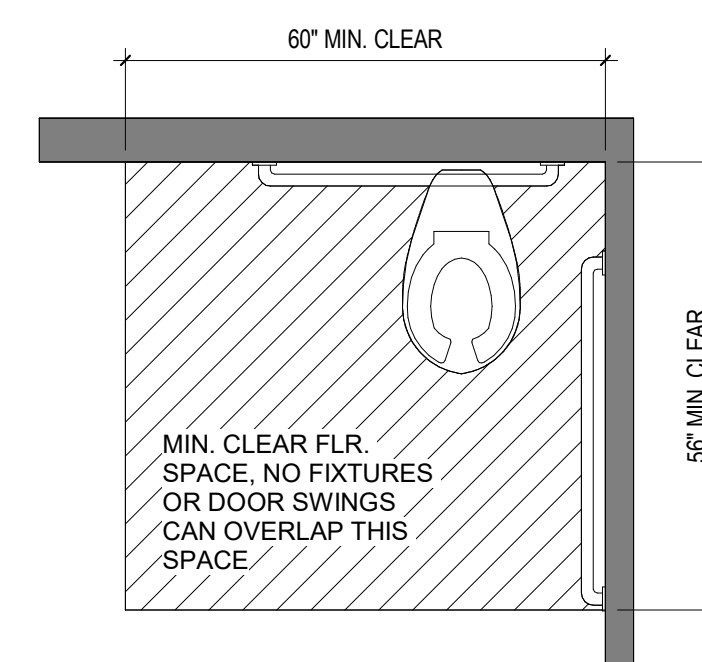
FIGURE 604.5.1, 604.5.2, 604.7, & 609.3a

8 TYP. GRAB BAR DETAIL
N.T.S.



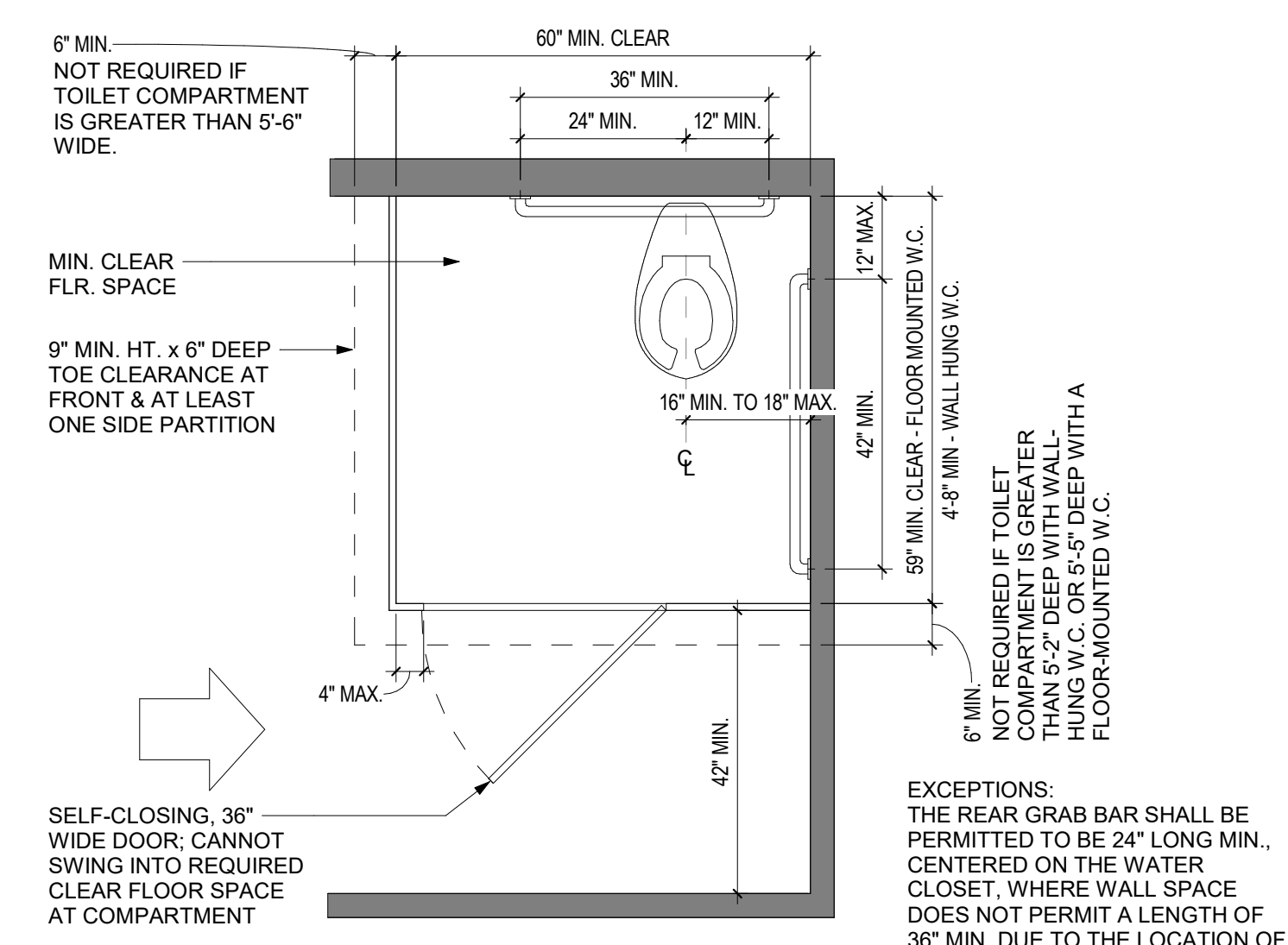
SECTION 604.8.2 & FIGURE 604.8.2

7 AMBULATORY WATER CLOSET
N.T.S.



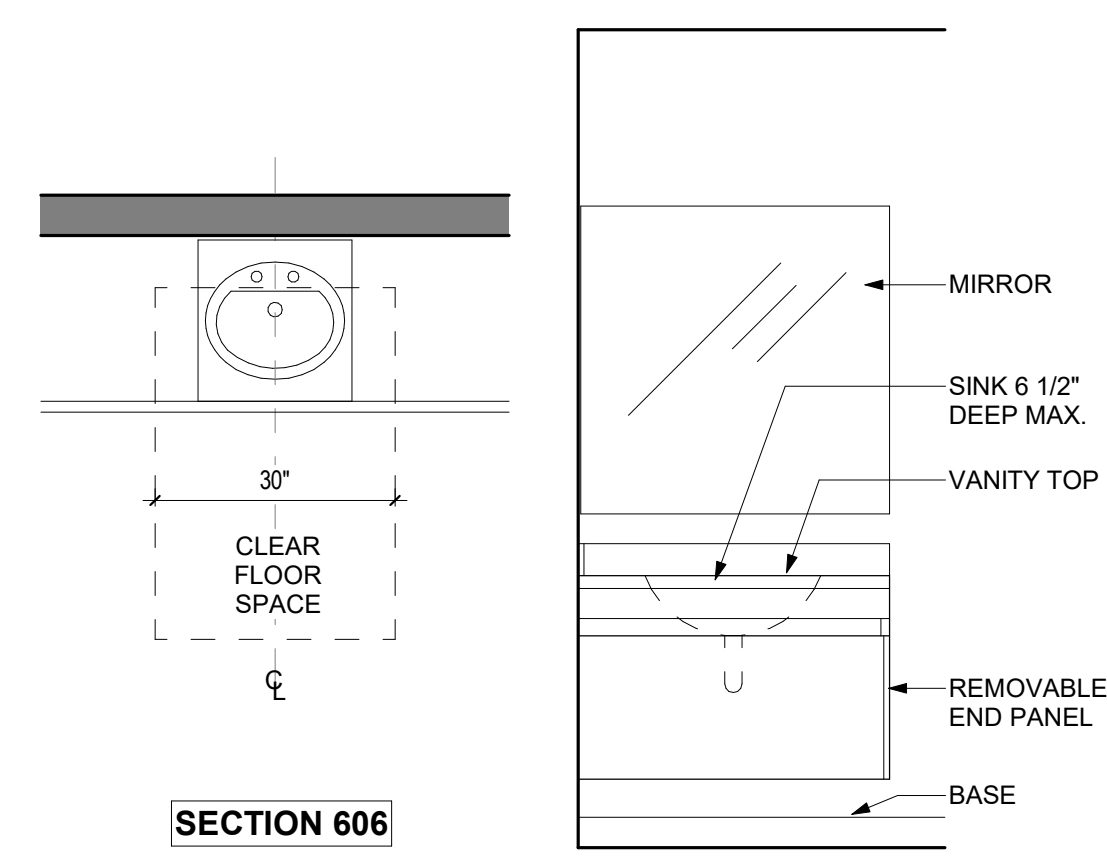
SECTION 604.3.1 & FIGURE 604.3.1

6 CLEARANCE AT WATER CLOSET
N.T.S.



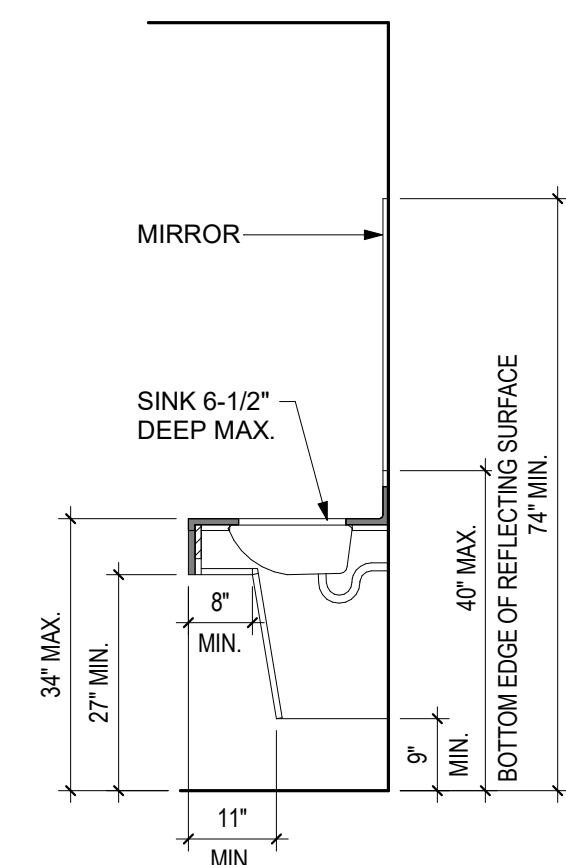
SECTION 604.8.1.1 & FIGURE 604.8.1.1 a & b

5 WHEEL CHAIR ACCESSIBLE WATER CLOSET
N.T.S.



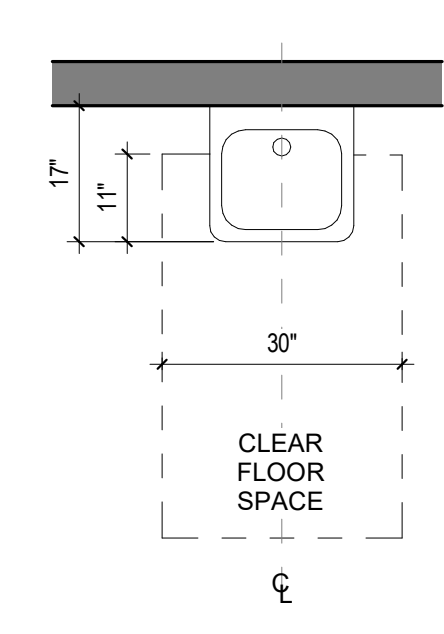
SECTION 606

4 ACCESSIBLE LAVATORY
N.T.S.



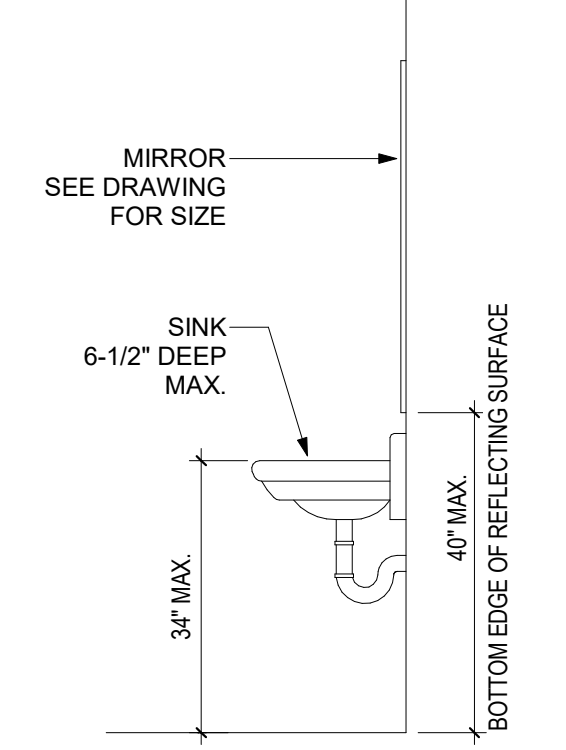
SECTION 606

3 TYP. VANITY SECTION
N.T.S.



SECTION 606

2 ACCESSIBLE LAVATORY
N.T.S.



SECTION 603.3

1 TYP. VANITY SECTION
N.T.S.

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PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

A21077

STAMP / SIGNATURE

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
ACCESSIBILITY STANDARDS

SHEET NUMBER

A003

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CONSULTANTS:
GEOGRAPHICAL
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CIVIL ENGINEER:
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16060 DILLARD DRIVE, SUITE 250
HOUSTON, TX 77040
(713) 688-3530
WWW.PEAGROUP.COM

STRUCTURAL ENGINEER:
DALLY + ASSOCIATES
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
(713) 337-8861
WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
5959 WEST LOOP SOUTH, SUITE 385
BELLAIRE, TEXAS 77401
(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

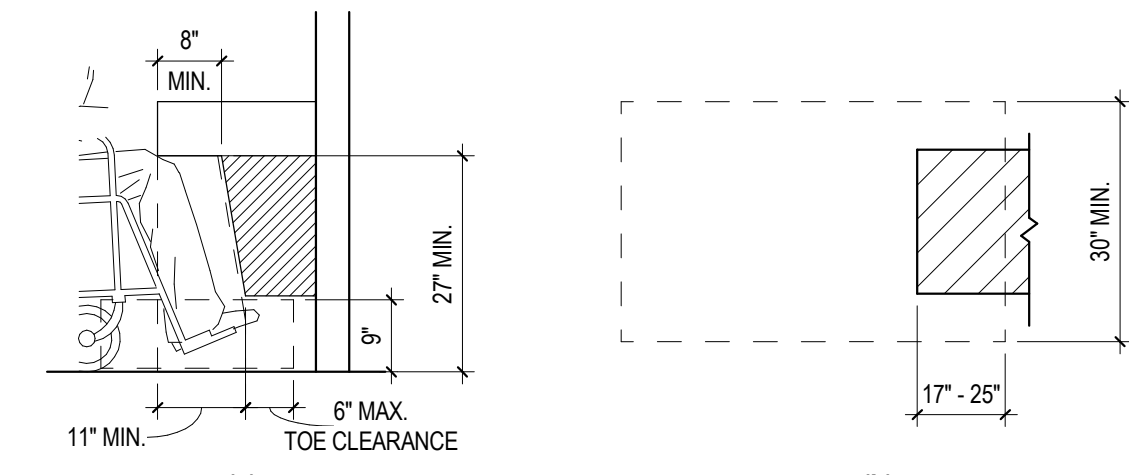
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KEY PLAN

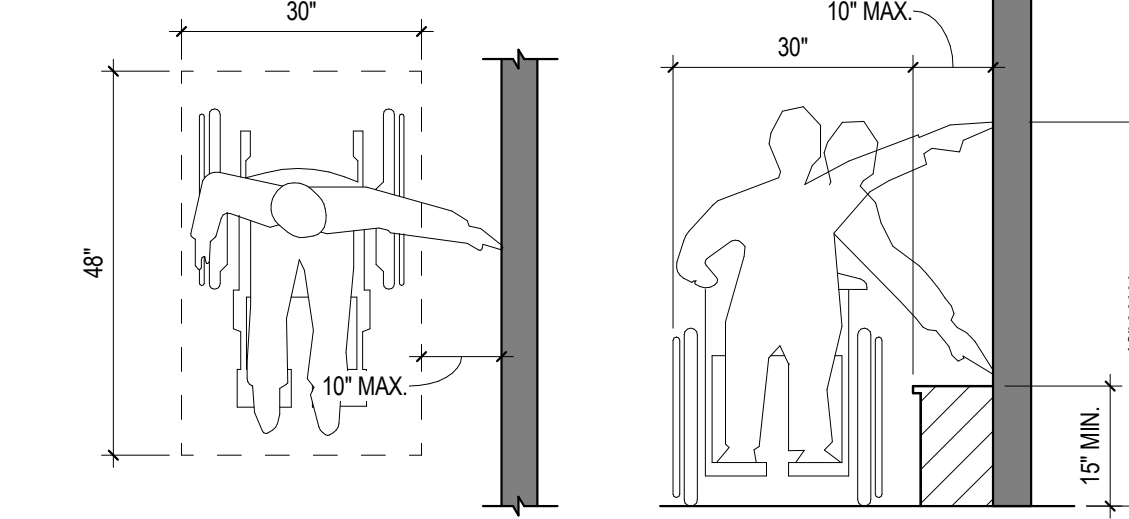
SHEET NAME
ACCESSIBILITY STANDARDS

SHEET NUMBER

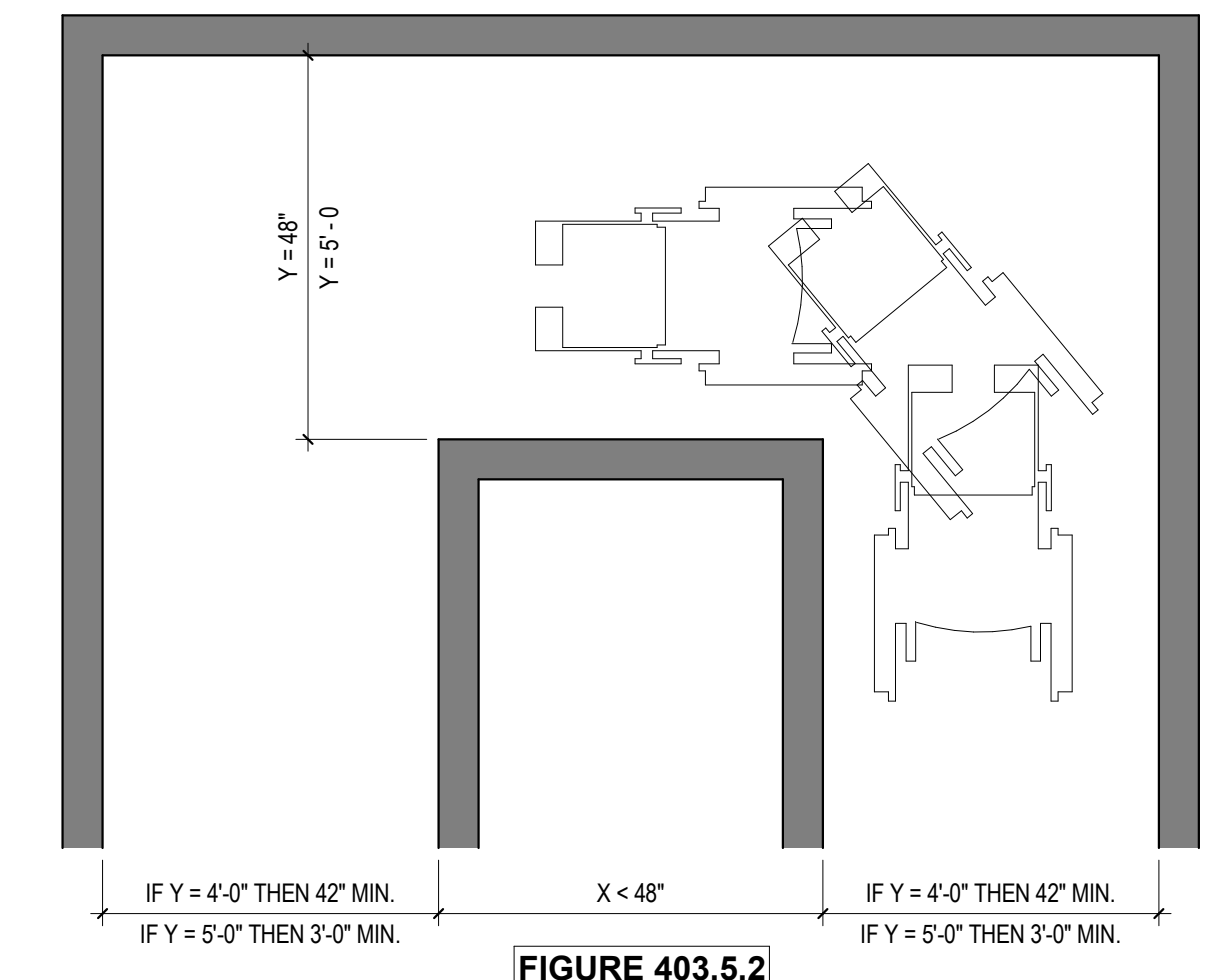
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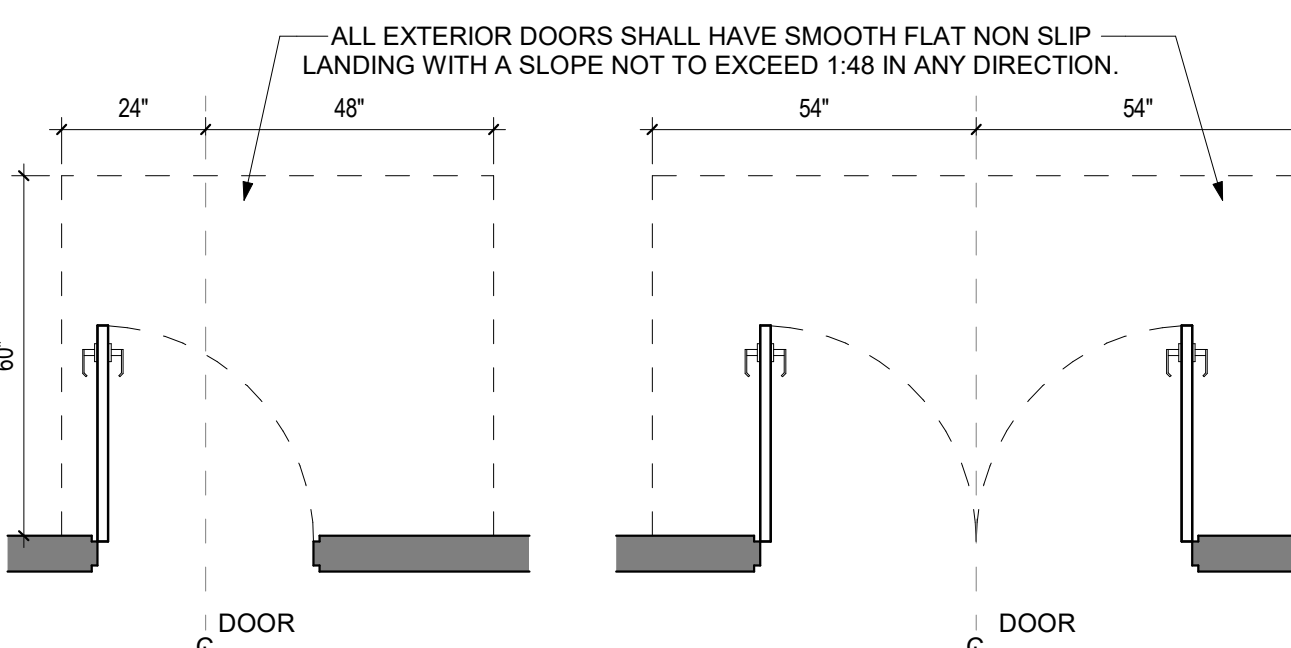
**FIGURE 306.2 AND 306.3
TOE & KNEE CLEARANCE
N.T.S.**



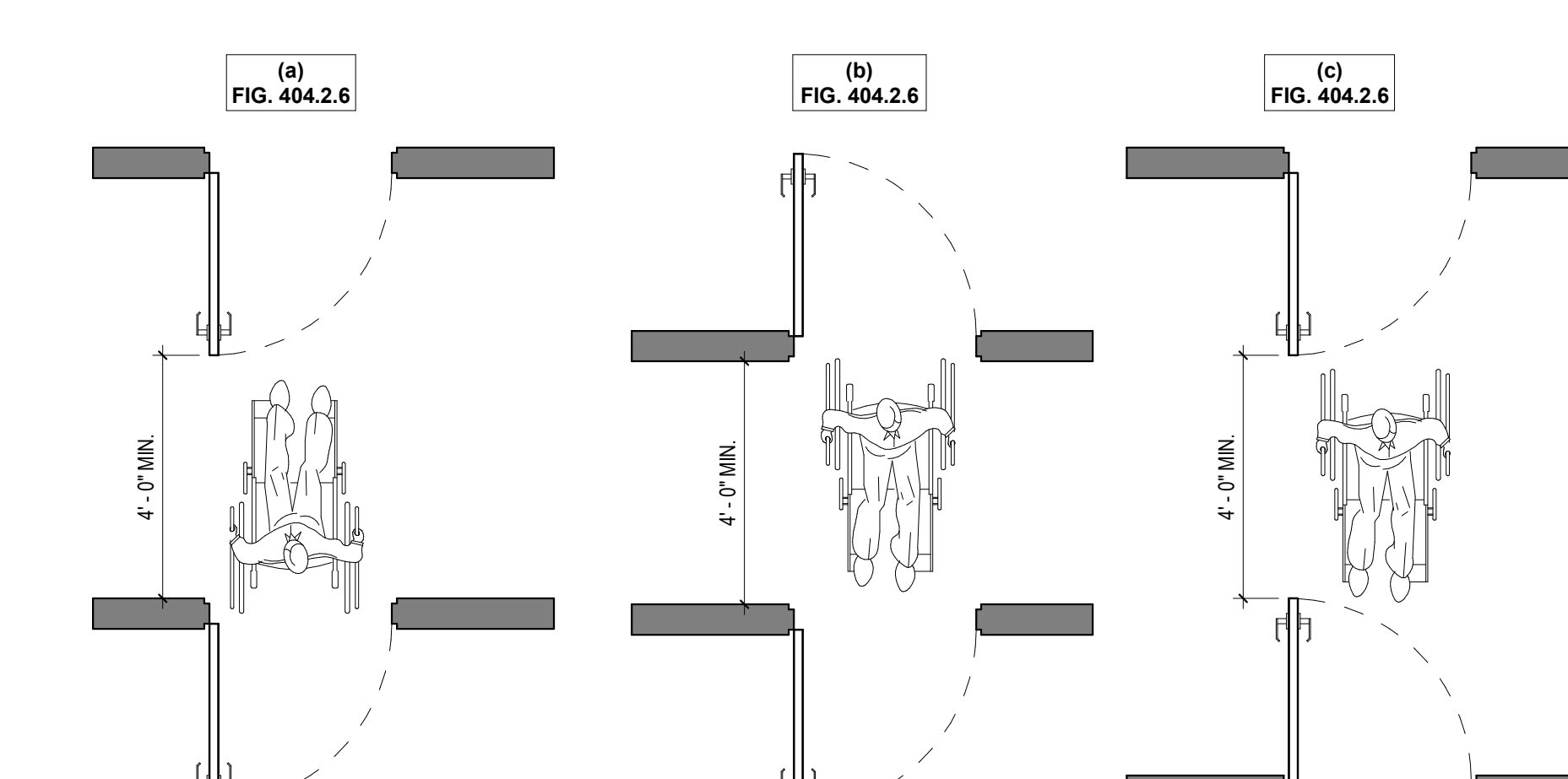
**SECTION 308.3.1 & FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH
N.T.S.**



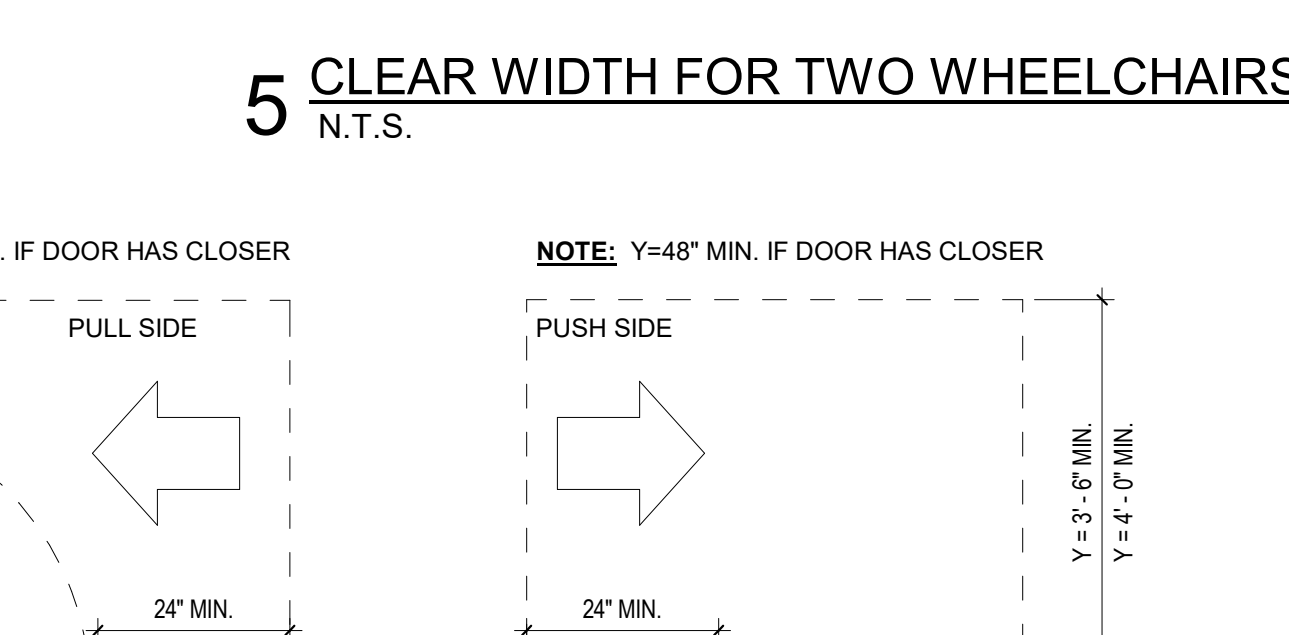
**FIGURE 403.5.2
CLEAR WIDTH @ TURN
N.T.S.**



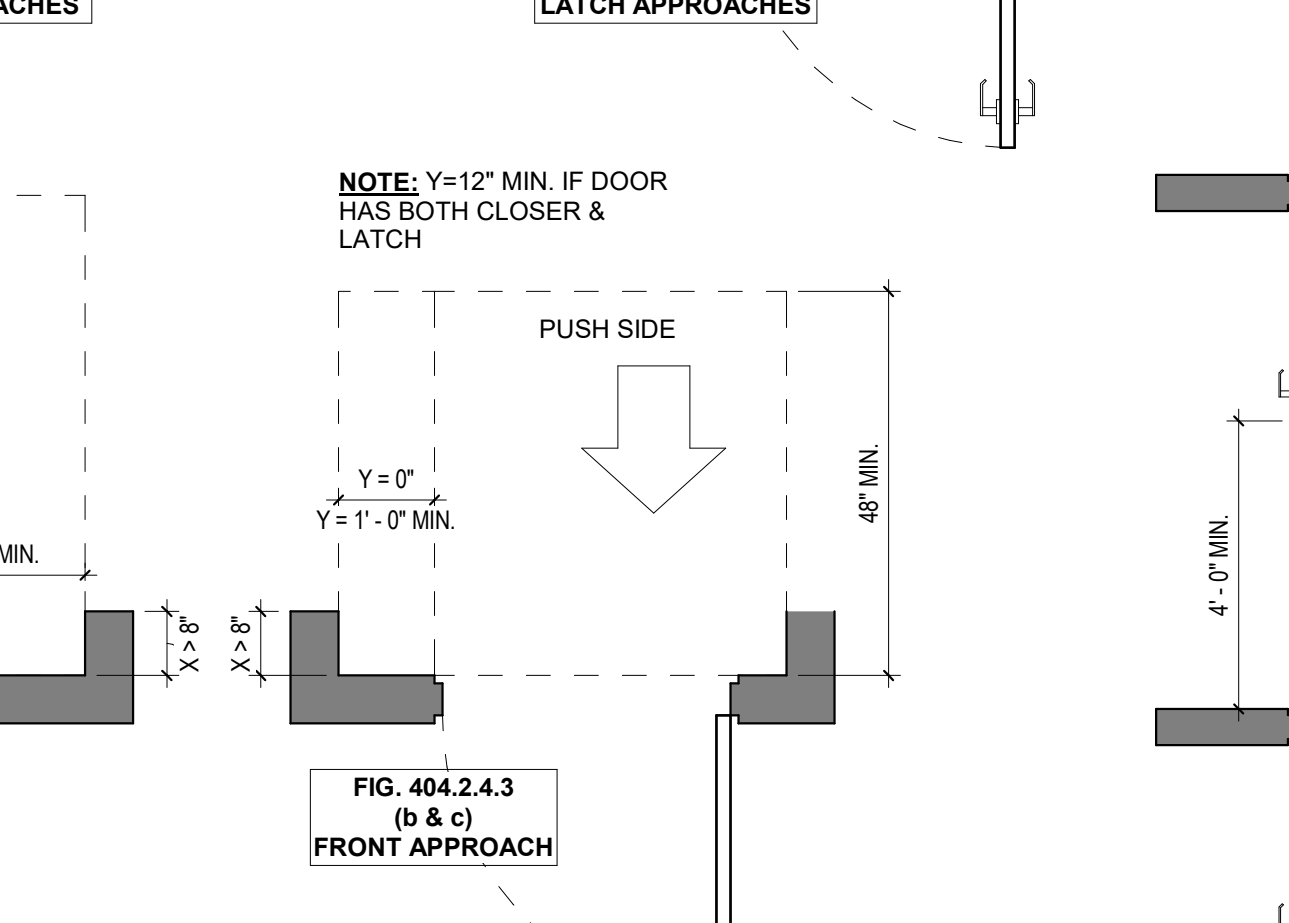
**SECTION 404.2.6 & FIGURE 404.2.6
DOORS IN SERIES & GATES IN SERIES
N.T.S.**



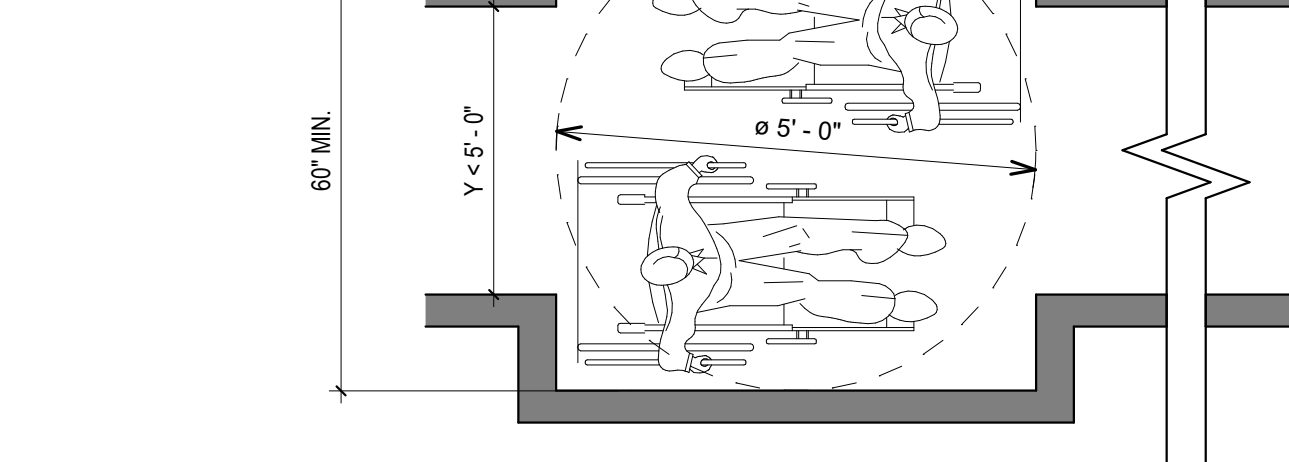
**2 ACCESSIBLE DOOR REQUIREMENTS
N.T.S.**



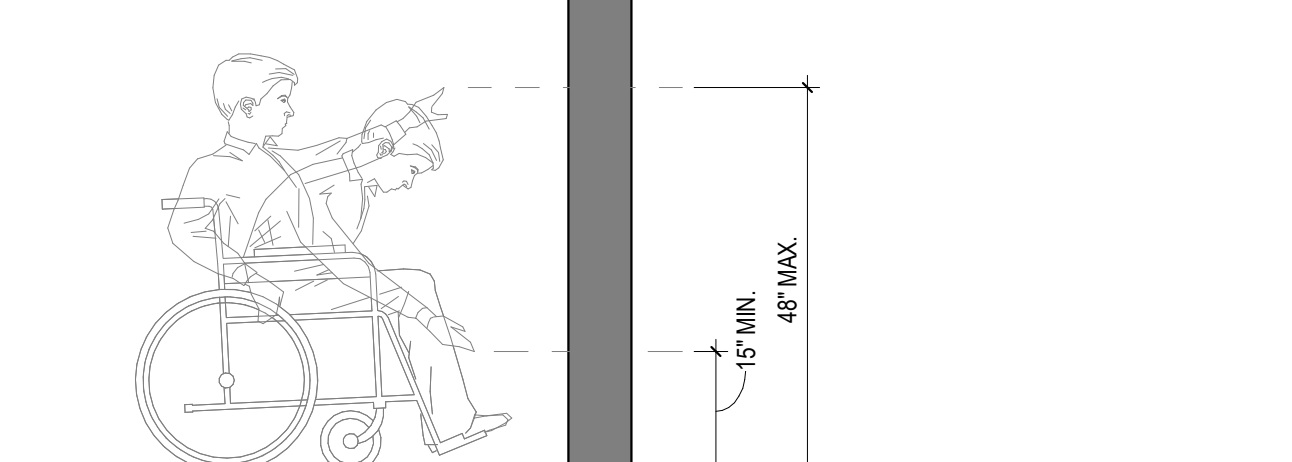
**5 CLEAR WIDTH FOR TWO WHEELCHAIRS
N.T.S.**



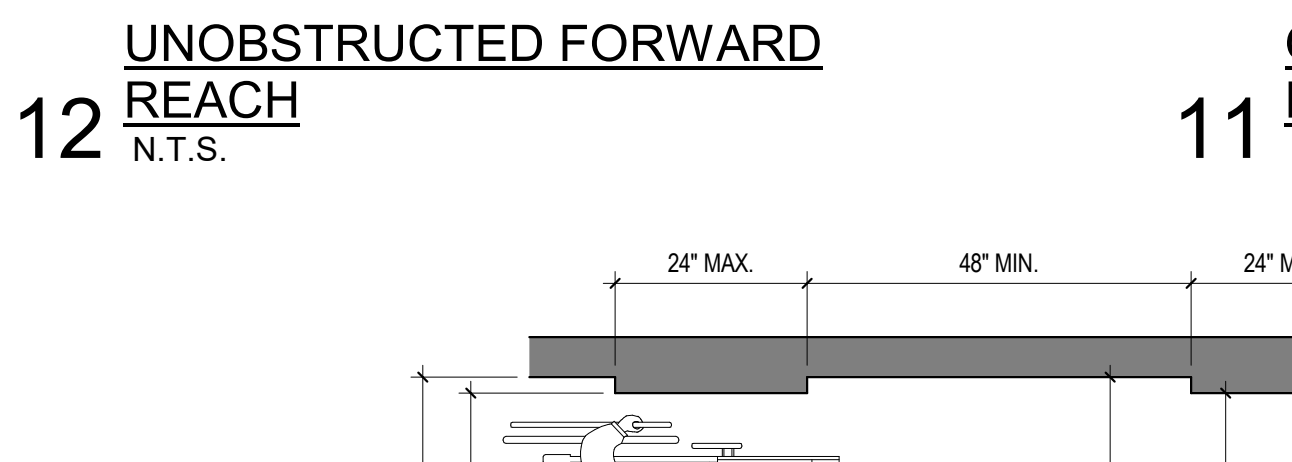
**6 CLEAR WIDTH
N.T.S.**



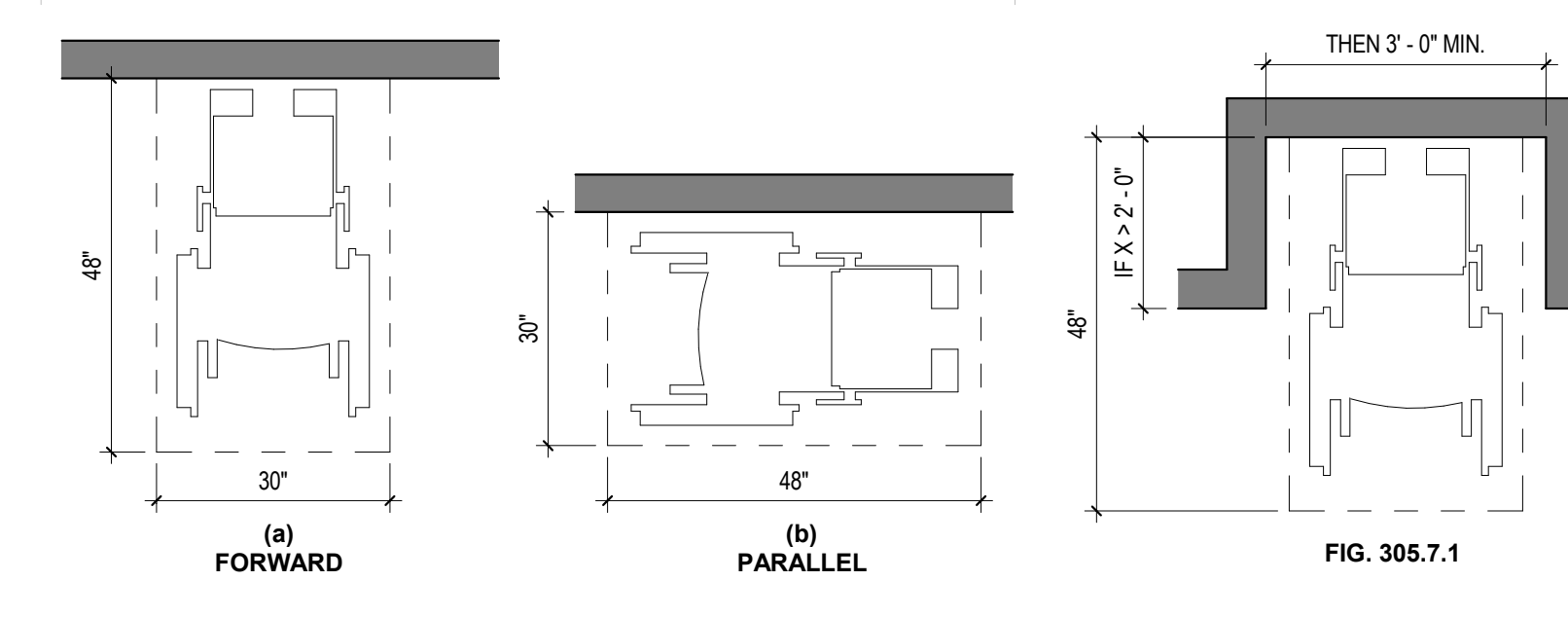
SECTION 403.5.3



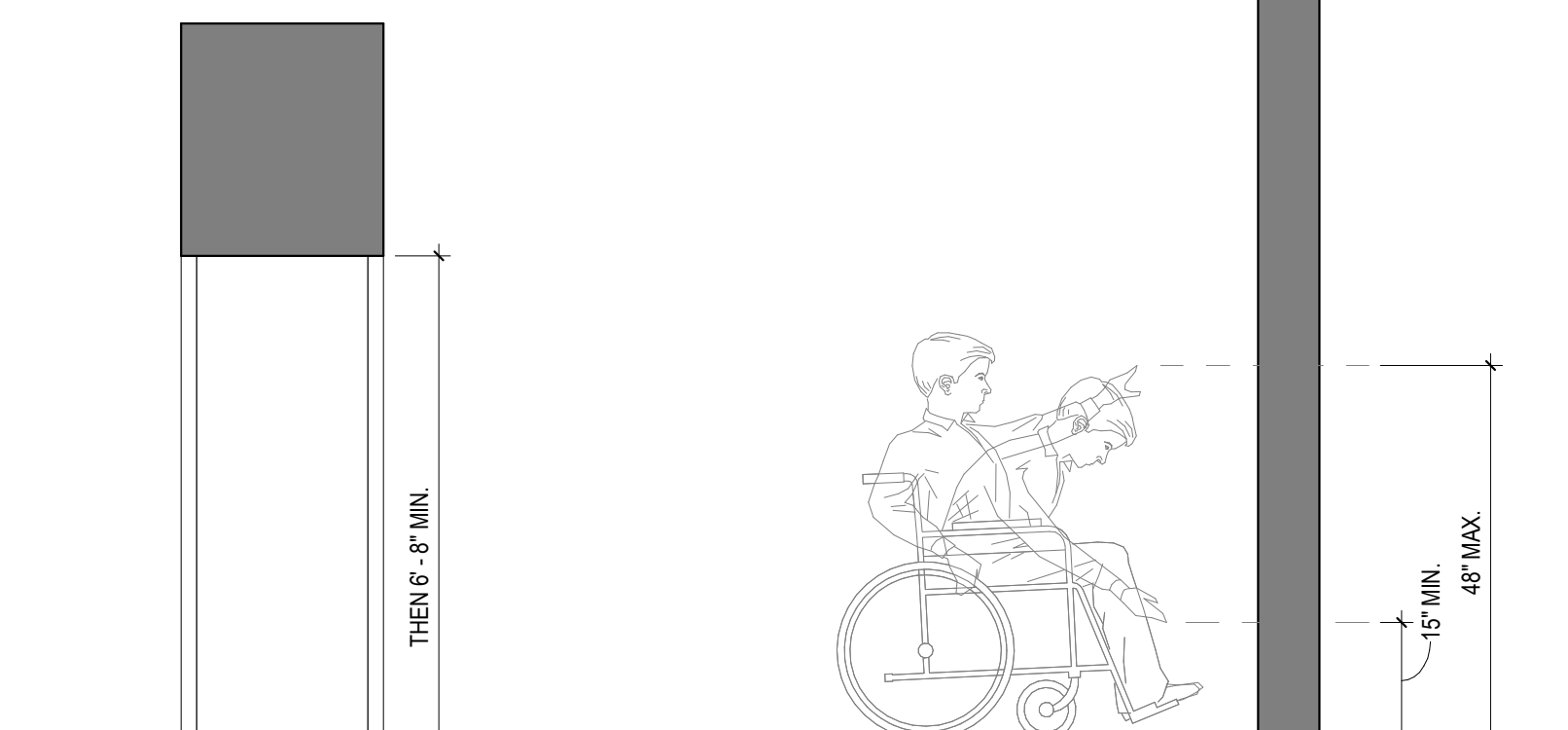
**SECTION 305 & FIGURE 308.2.1
UNOBSTRUCTED FORWARD
REACH
N.T.S.**



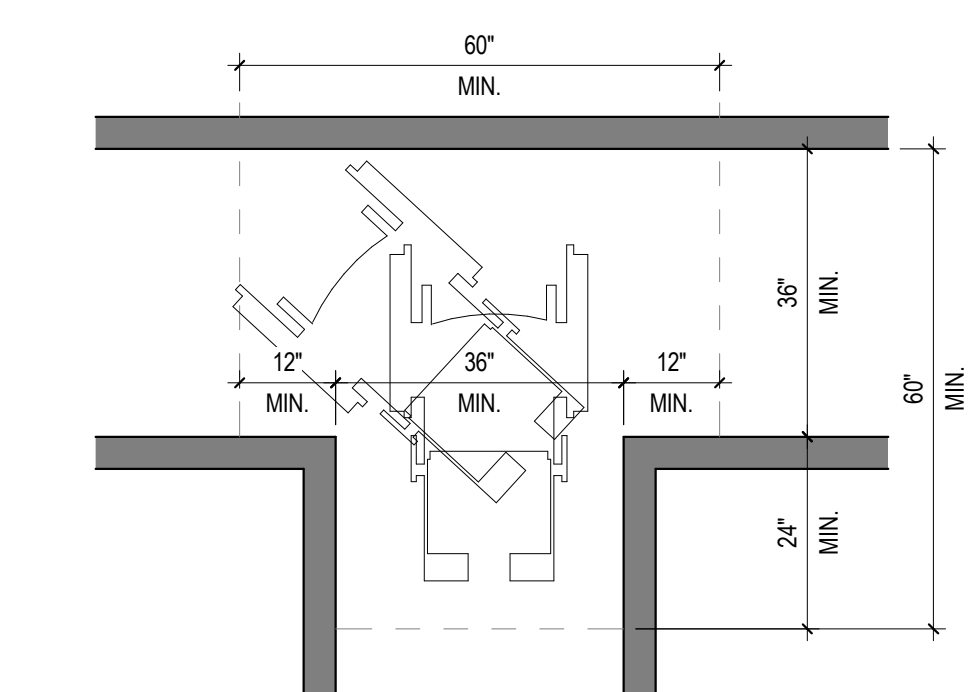
**SECTION 305 & FIGURE 308.2.2
OBSTRUCTED FORWARD
HIGH REACH
N.T.S.**



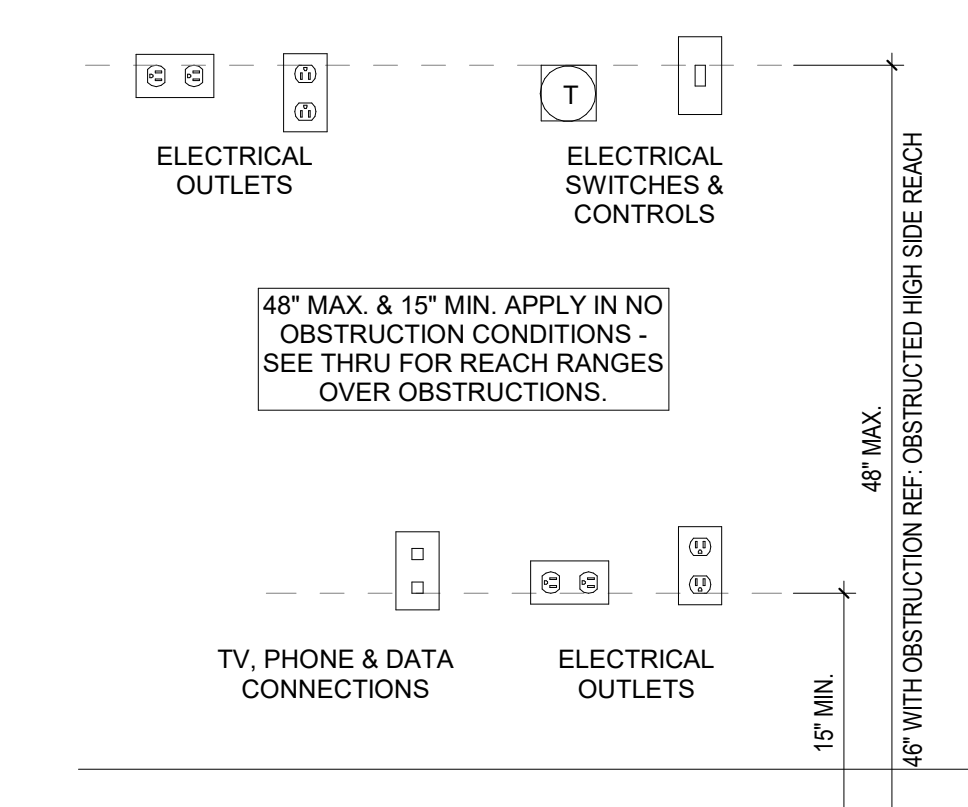
**16 MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS
N.T.S.**



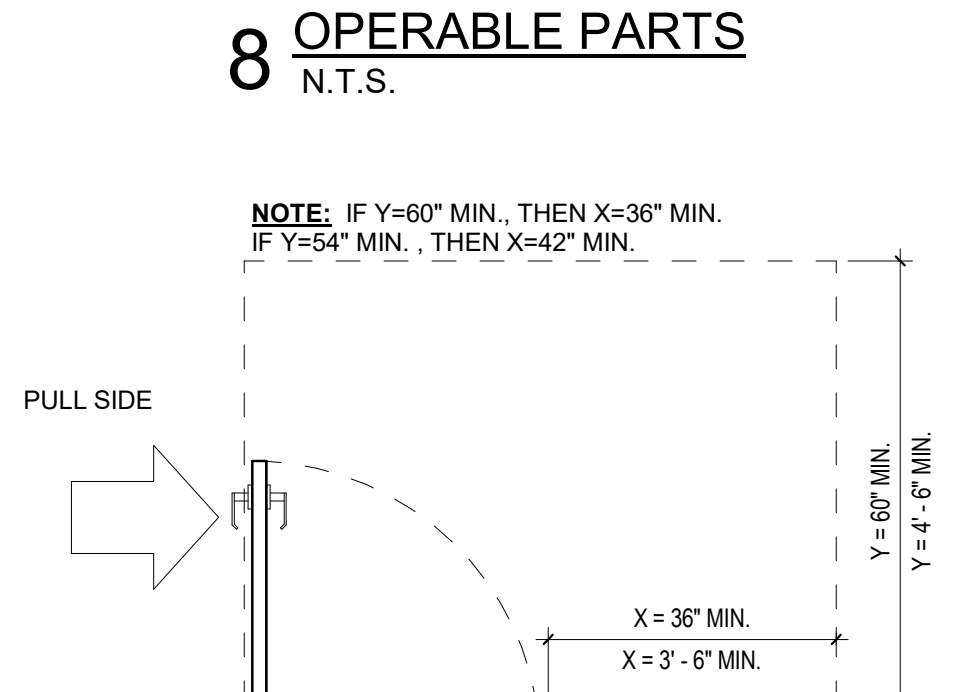
**13 POST MOUNTED PROTRUDING OBJECTS
N.T.S.**



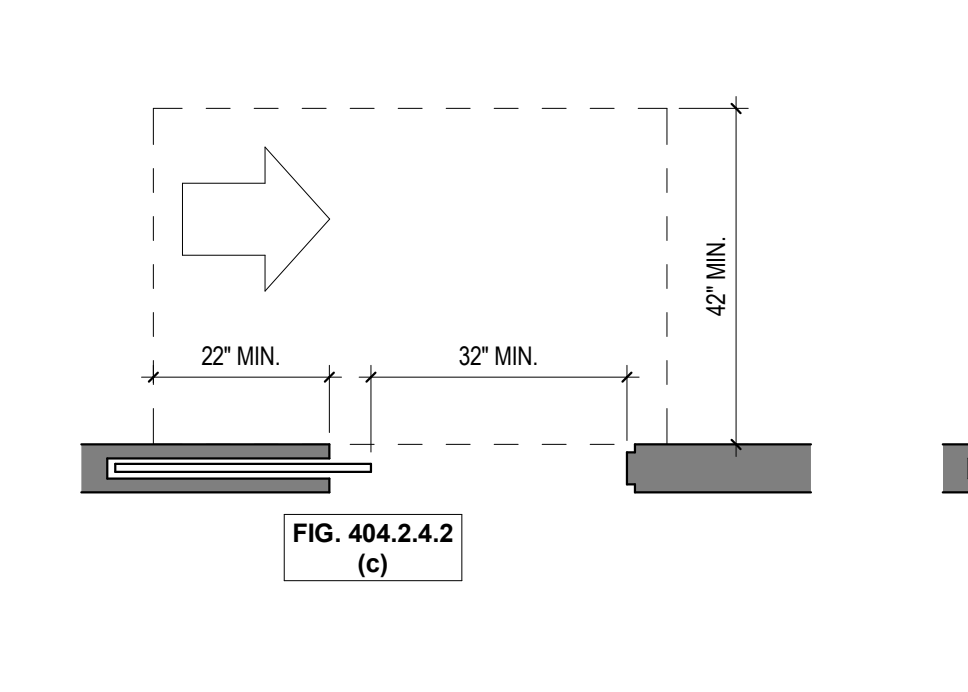
**7 T-SHAPE TURNING
N.T.S.**



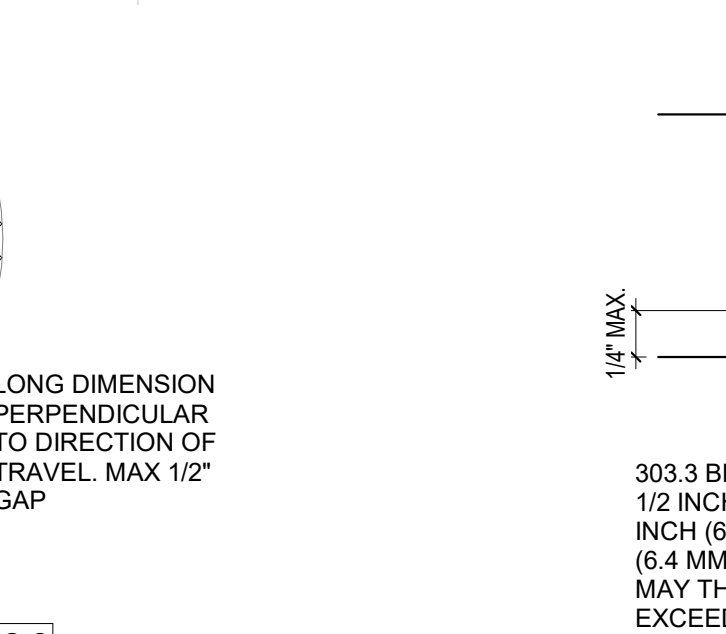
**SECTION 309
OPERABLE PARTS
N.T.S.**



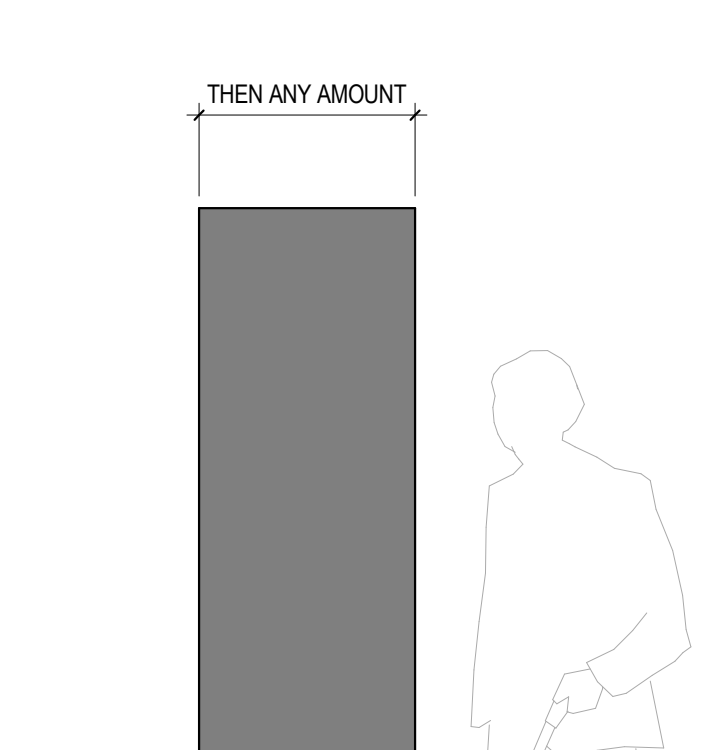
**FIG. 404.2.4.1 (f & g)
HINGE APPROACHES**



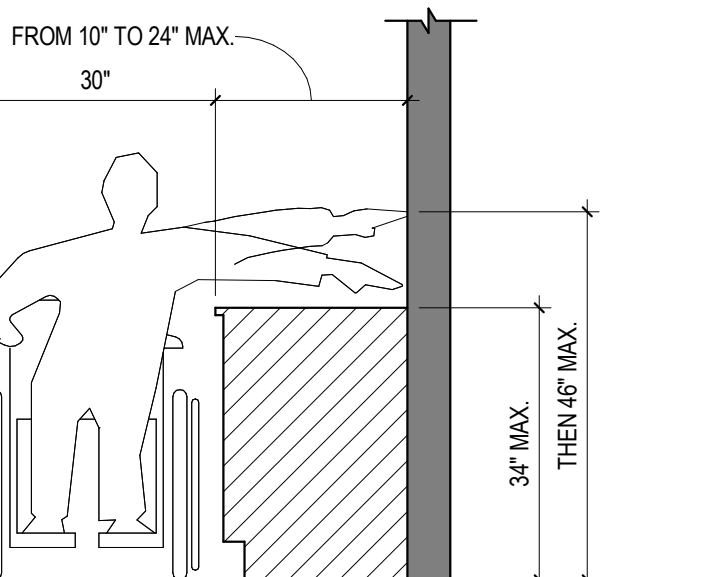
**FIG. 404.2.4.2 (a)
FRONT APPROACHES**



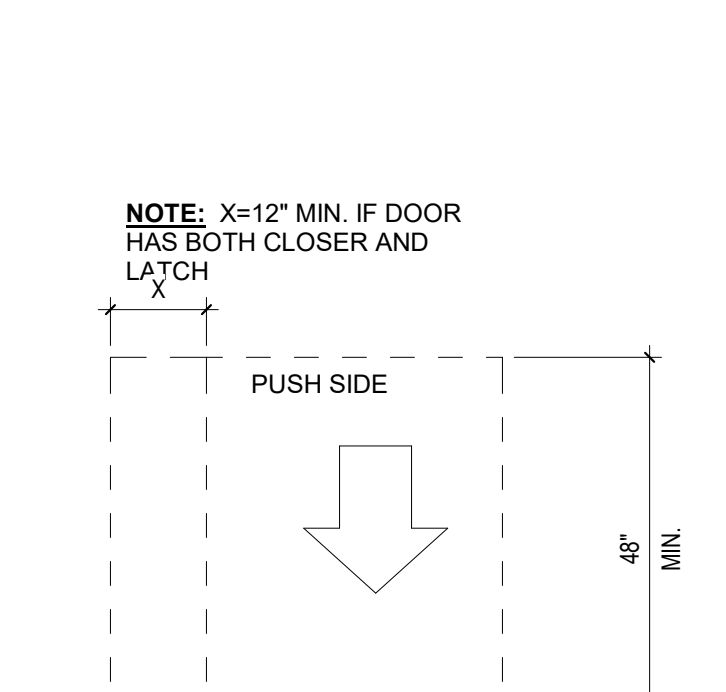
**17 CHANGES IN LEVEL
N.T.S.**



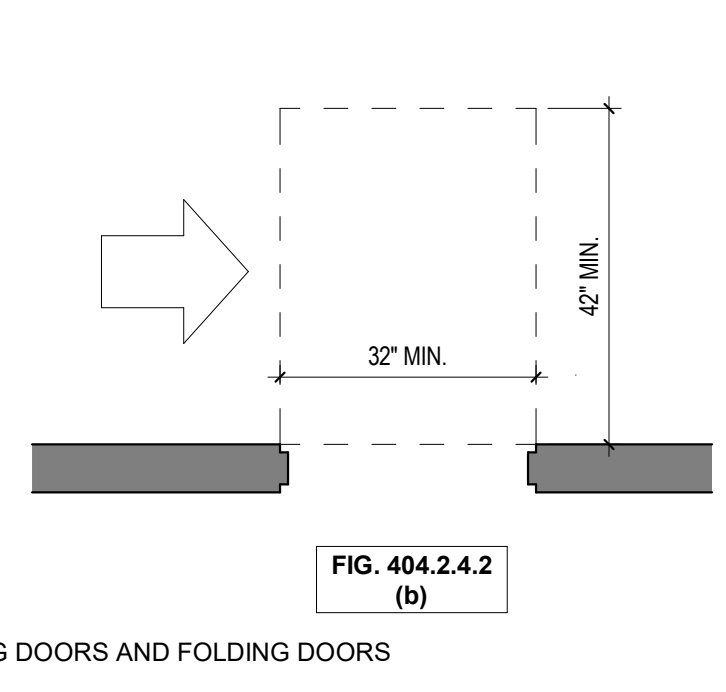
**14 PROTRUDING OBJECTS
N.T.S.**



**9 OBSTRUCTED HIGH SIDE REACH
N.T.S.**

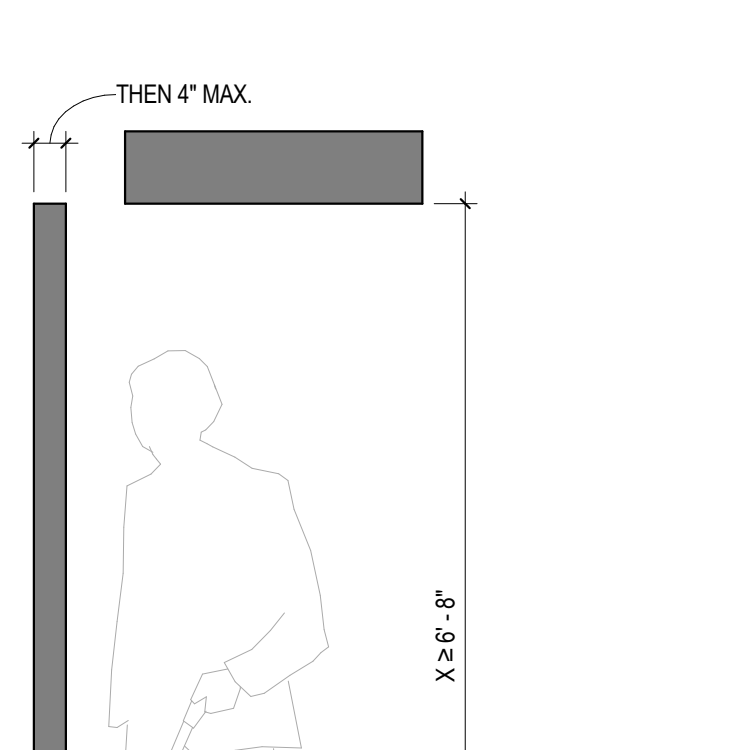


**FIG. 404.2.4.1 (a)
FRONT APPROACHES**

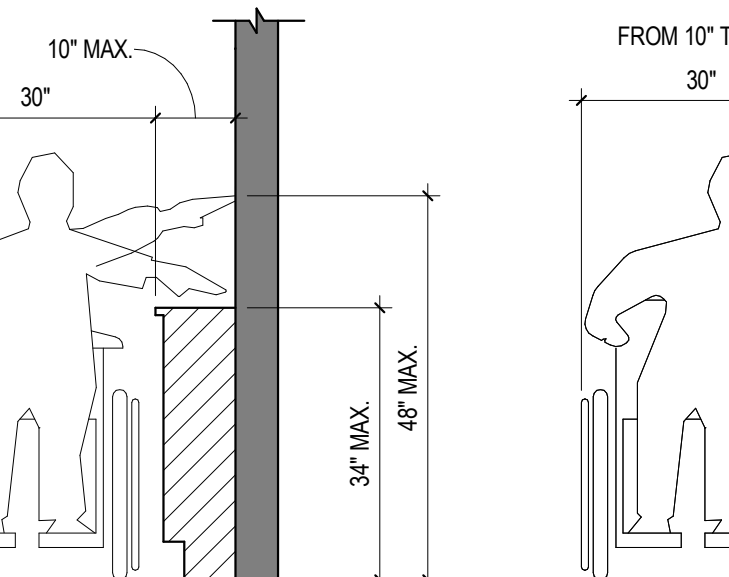


**FIG. 404.2.4.2 (a)
FRONT APPROACHES**

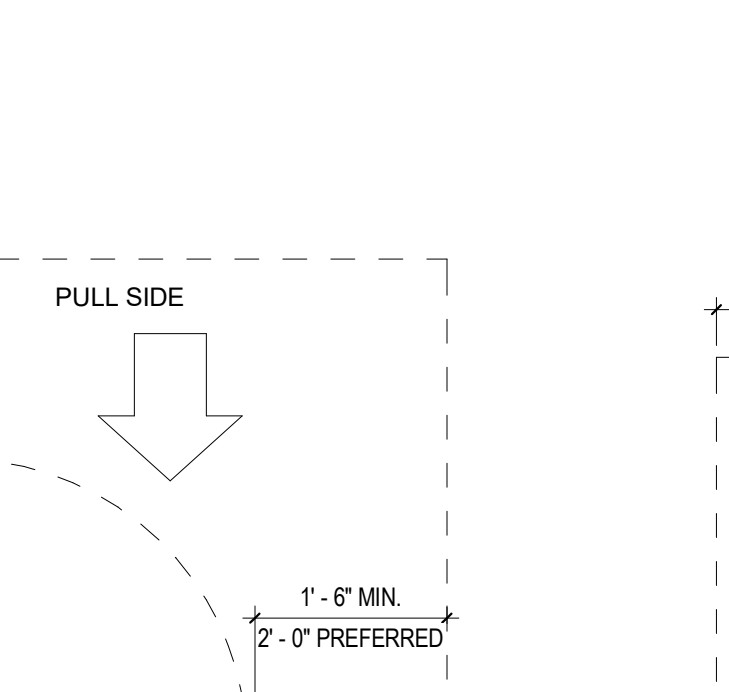
**18 OPENINGS ON FLOOR
N.T.S.**



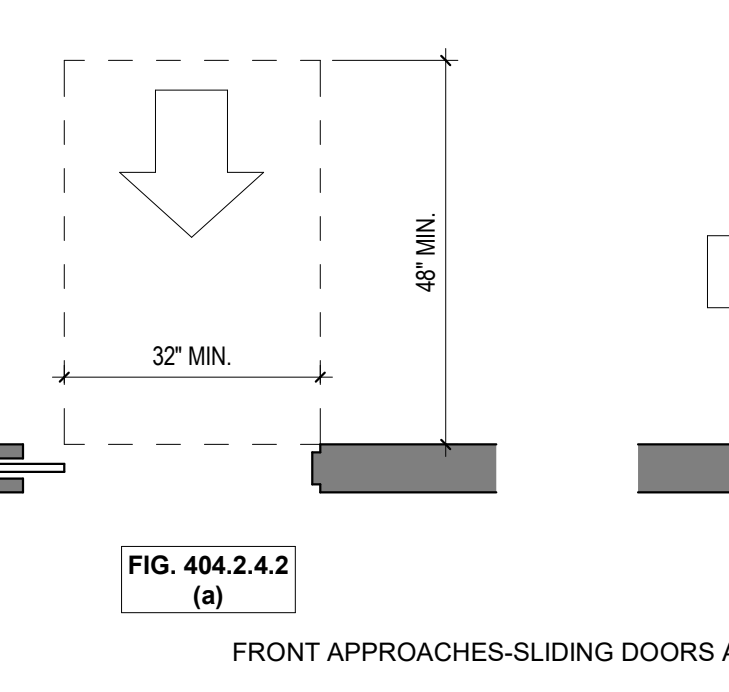
**14 PROTRUDING OBJECTS
N.T.S.**



**9 OBSTRUCTED HIGH SIDE REACH
N.T.S.**



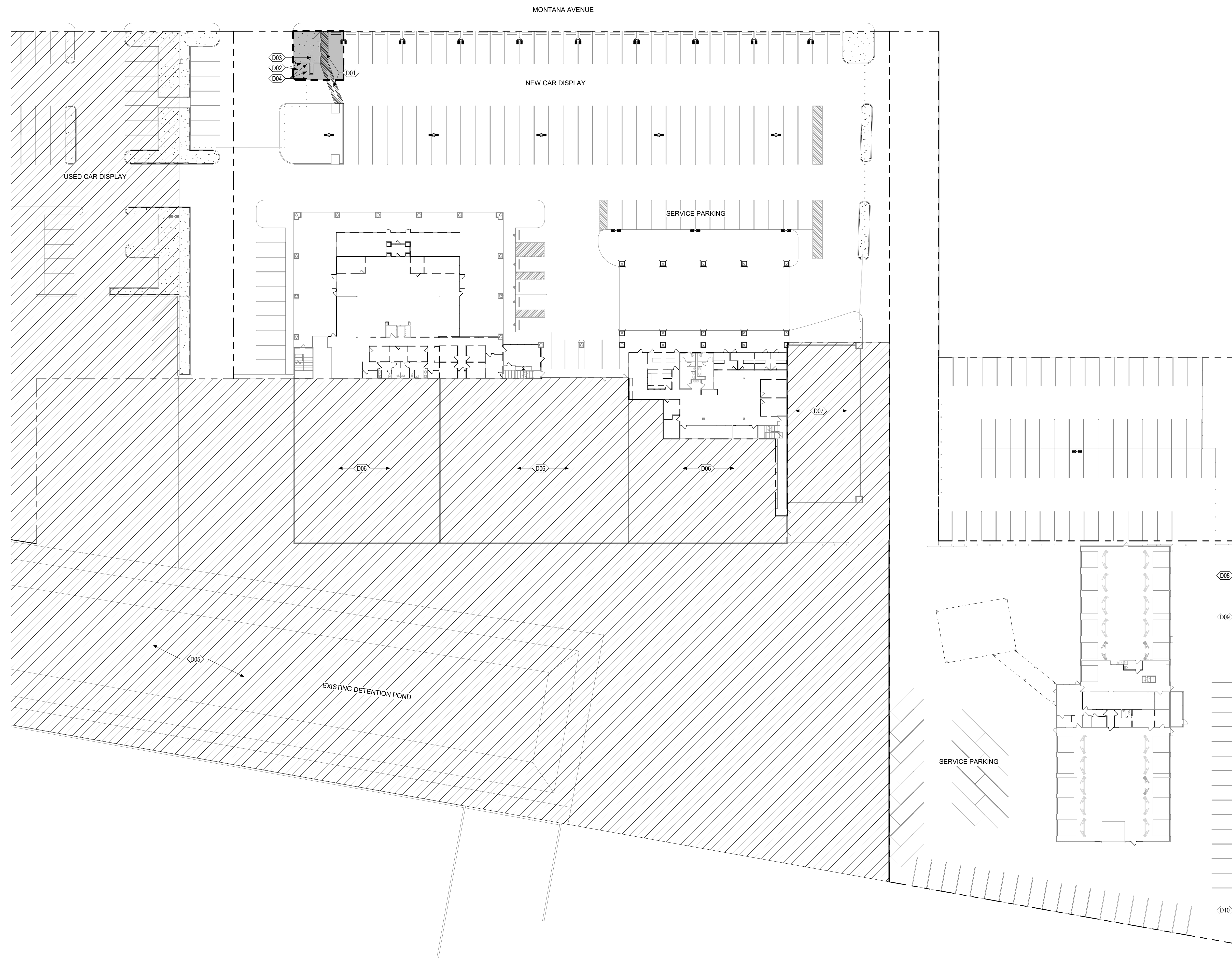
**FIG. 404.2.4.1 (a)
FRONT APPROACHES**



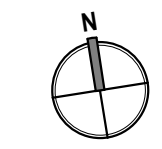
**FIG. 404.2.4.2 (a)
FRONT APPROACHES**

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1 DEMOLITION PLAN - SITE PLAN
 1" = 30'-0"



DEMOLITION GENERAL NOTES:

1. CONTRACTOR IS TO SECURE ALL PERMITS AND EXPEDITE SAME INCLUDING ALL EXPRESS FEES.
2. PROVIDE A COMPREHENSIVE TIME ESTIMATE FOR THE WORK WITH INITIAL PROPOSAL ESTIMATE.
3. ON A WEEKLY BASIS CONTRACTOR SHALL PROVIDE THE OWNER WITH A WEEKLY SCHEDULE CLEARLY OUTLINING WORK TO BE DONE IN THAT WEEK AND ADVISE OWNER OF WORK GOALS COMPLETED AND/OR NOT COMPLETED IN THE PRIOR WEEK.
4. CONTRACTOR TO COORDINATE DEMOLITION WORK WITH THE OWNER'S APPOINTED REPRESENTATIVE, AND PREPARE FOR REVIEW A DETAILED "DEMOLITION SCHEDULE" WITH OWNER'S REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF ANY DEMOLITION WORK TO BE DONE.
5. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS, WINDOWS AND SUPPORTING STRUCTURAL MEMBERS.
6. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION OVER WORK.
7. PROVIDE DEMOLITION IN EXCESS OF THAT REQUIRED FOR NEW CONSTRUCTION, AT EXISTING TO REMAIN CONDITIONS, TERMINATE EXTENTS OF DEMOLITION AT A SIGNIFICANT JOINT INCLUDING BUT NOT LIMITED TO EDGE OF FOUNDATION, STRUCTURE, ROOF OR WALL.
8. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
9. REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
10. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND THE OWNER.
11. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CAPACITIES AND SHALL INCREASE CAPACITY AS REQUIRED FOR NEW CONSTRUCTION, INCLUDING ELECTRICAL SWITCH GEAR, PRIMARY ELECTRICAL SERVICE, HVAC SYSTEMS AND PLUMBING SYSTEMS.
12. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S USE OF EXISTING BUILDINGS IN CONJUNCTION WITH THE WORK AND SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
13. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
14. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
15. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING FEES, INCLUDING REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN OWNER APPROVAL BEFORE STARTING THIS WORK.
16. CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
17. CONTRACTOR SHALL ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS.
18. CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
19. CONTRACTOR SHALL FIELD VERIFY, IDENTIFY AND MARK LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.

DEMOLITION SITE PLAN KEYNOTES

- D01 REMOVE EXISTING PAINTED STRIPING. PATCH AND REPAIR AS REQUIRED TO COMPLETE PROJECT SCOPE.
- D02 SAWCUT AND REMOVE EXISTING PAVING AND CURBING AS REQUIRED TO COMPLETE PROJECT SCOPE. REF. CIVIL FOR EXTENTS.
- D03 EXISTING SIGN TO BE REMOVED AS REQUIRED TO COMPLETE PROJECT SCOPE.
- D04 EXISTING BOLLARD TO BE REMOVED AS REQUIRED TO COMPLETE PROJECT SCOPE.
- D05 EXISTING DETENTION POND TO REMAIN.
- D06 EXISTING BUILDING TO REMAIN NOT IN SCOPE OF WORK.
- D07 EXISTING BUILDING / PAVING TO REMAIN NOT IN SCOPE OF WORK.
- D08 DEMO EXISTING STORAGE ENCLOSURE.
- D09 DEMO UNUSED TRANSFORMER PAD.
- D10 DEMO CONCRETE PAD AND PROVIDE PAVING.

CONSULTANTS

GEOTECHNICAL:
CONSULTANT #1 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE

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PEA GROUP
 16060 DILLARD DRIVE, SUITE 250
 HOUSTON, TX 77040
 (713) 688-3530
 WWW.PEAGROUP.COM

STRUCTURAL ENGINEER:
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 9800 RICHMOND AVE., SUITE 460
 HOUSTON, TEXAS 77042
 (713) 337-8861
 WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
 5959 WEST LOOP SOUTH, SUITE 385
 BELLAIR, TEXAS 77401
 (713) 988-8894
 WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
 RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
 TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

FOR ADDITIONAL INFORMATION:

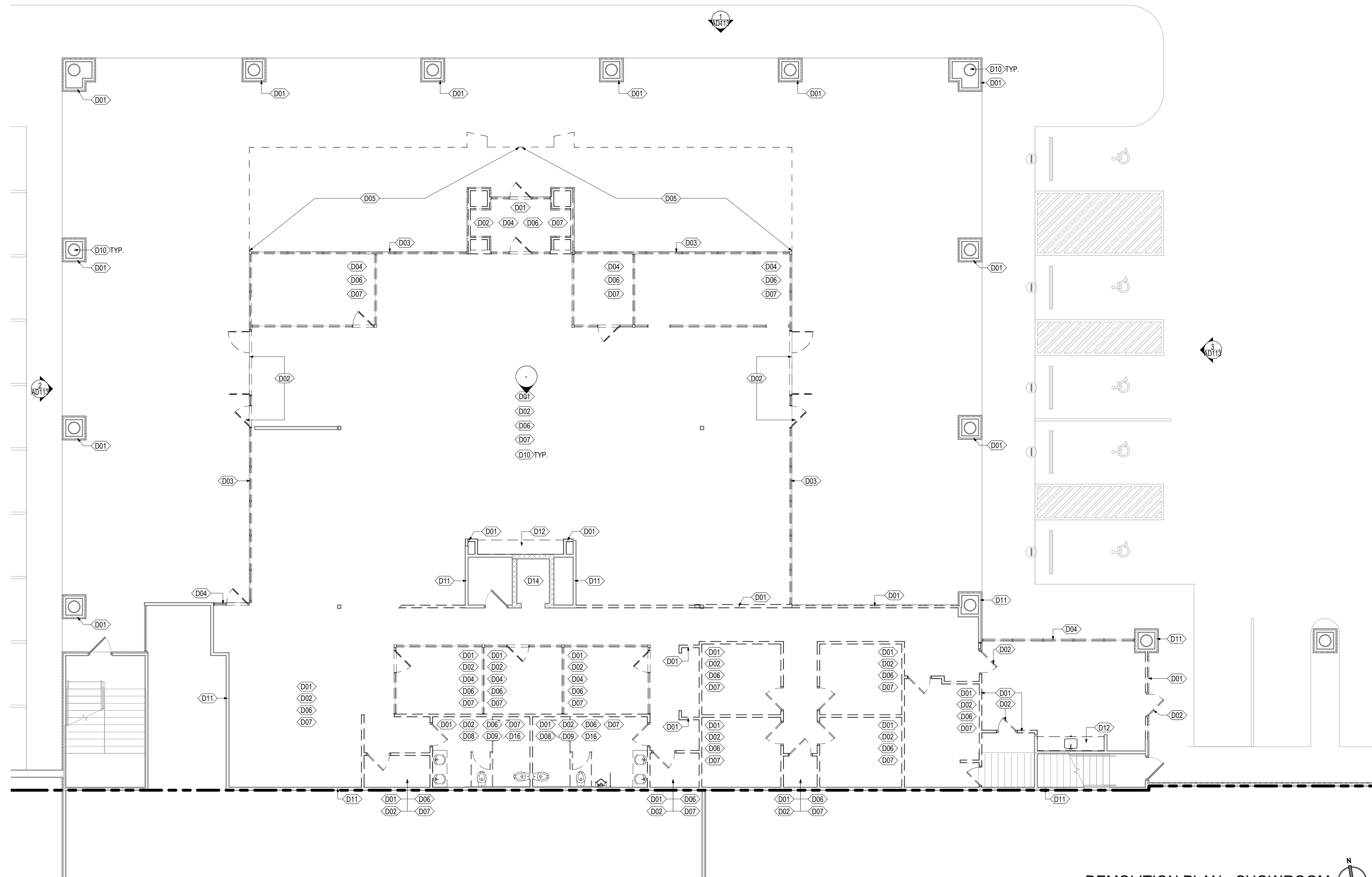
1. REFER TO A120 SERIES FOR DIMENSIONED FLOOR PLANS.
2. REFER TO A130 SERIES FOR NOTED FLOOR PLANS.
3. REFER TO A140 SERIES FOR POWER AND COMMUNICATIONS FLOOR PLANS.
4. REFER TO A150 SERIES FOR FINISH FLOOR PLANS.
5. REFER TO A160 SERIES FOR FURNITURE, FIXTURE, EQUIPMENT FLOOR PLANS.
6. REFER TO A170 SERIES FOR GRAPHICS FLOOR PLANS.
7. REFER TO A180 SERIES FOR REFLECTED CEILING PLANS.
8. REFER TO A190 SERIES FOR ROOF PLAN.
9. REFER TO A200 SERIES FOR BUILDING ELEVATIONS.
10. REFER TO A300 SERIES FOR SECTIONS.
11. REFER TO A400 SERIES FOR ENLARGED PLANS, ELEVATIONS, SECTIONS.
12. REFER TO A500 SERIES FOR DETAILS.
13. REFER TO A600 SERIES FOR SCHEDULES.

SHEET NAME
DEMO SITE PLANS

SHEET NUMBER

AD100

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1 DEMOLITION PLAN - SHOWROOM
 1/8" = 1'-0"

DEMOLITION GENERAL NOTES:

1. CONTRACTOR IS TO SECURE ALL PERMITS AND EXPEDITE SAME INCLUDING ALL EXPRESS FEES.
2. PROVIDE A COMPREHENSIVE TIME ESTIMATE FOR THE WORK WITH INITIAL PROPOSAL ESTIMATE.
3. ON A WEEKLY BASIS CONTRACTOR SHALL PROVIDE THE OWNER WITH A WEEKLY SCHEDULE CLEARLY OUTLINING WORK TO BE DONE IN THAT WEEK AND ADVISE OWNER OF WORK GOALS COMPLETED AND/OR NOT COMPLETED IN THE PRIOR WEEK.
4. CONTRACTOR TO COORDINATE DEMOLITION WORK WITH THE OWNER'S APPOINTED REPRESENTATIVE, AND PREPARE FOR REVIEW A DETAILED "DEMOLITION SCHEDULE" WITH OWNER'S REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF ANY DEMOLITION WORK TO BE DONE.
5. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS, WINDOWS AND SUPPORTING STRUCTURAL MEMBERS.
6. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION OVER WORK.
7. PROVIDE DEMOLITION IN EXCESS OF THAT REQUIRED FOR NEW CONSTRUCTION, AT EXISTING TO REMAIN CONDITIONS, TERMINATE EXTENTS OF DEMOLITION AT A SIGNIFICANT JOINT INCLUDING BUT NOT LIMITED TO EDGE OF FOUNDATION, STRUCTURE, ROOF OR WALL.
8. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
9. REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
10. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND THE OWNER.
11. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CAPACITIES AND SHALL INCREASE CAPACITY AS REQUIRED FOR NEW CONSTRUCTION, INCLUDING ELECTRICAL SWITCH GEAR, PRIMARY ELECTRICAL SERVICE, HVAC SYSTEMS AND PLUMBING SYSTEMS.
12. CONTRACTOR SHALL COORDINATE WITH THE OWNERS USE OF EXISTING BUILDINGS IN CONJUNCTION WITH THE WORK AND SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
13. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
14. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
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17. CONTRACTOR SHALL ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS.
18. CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
19. CONTRACTOR SHALL FIELD VERIFY, IDENTIFY AND MARK LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.

DEMOLITION FLOOR PLAN KEYNOTES

- | | |
|-----|---|
| D01 | REMOVE EXISTING WALLS & OR PARTIALLY REMOVE EXISTING WALL PATCH AND REPAIR AS REQUIRED TO COMPLETE PROJECT SCOPE. |
| D02 | REMOVE EXISTING DOOR AND DOOR FRAMES AS INDICATED. PATCH AND REPAIR AS REQUIRED TO COMPLETE PROPOSED SCOPE. |
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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE

PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

AUTO DEALERSHIP RENOVATION AND EXPANSION

PROJECT ADDRESS

8600 MONTANA AVE. EL PASO, TX 79925

OWNER INFORMATION

**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

A21077

STAMP / SIGNATURE

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

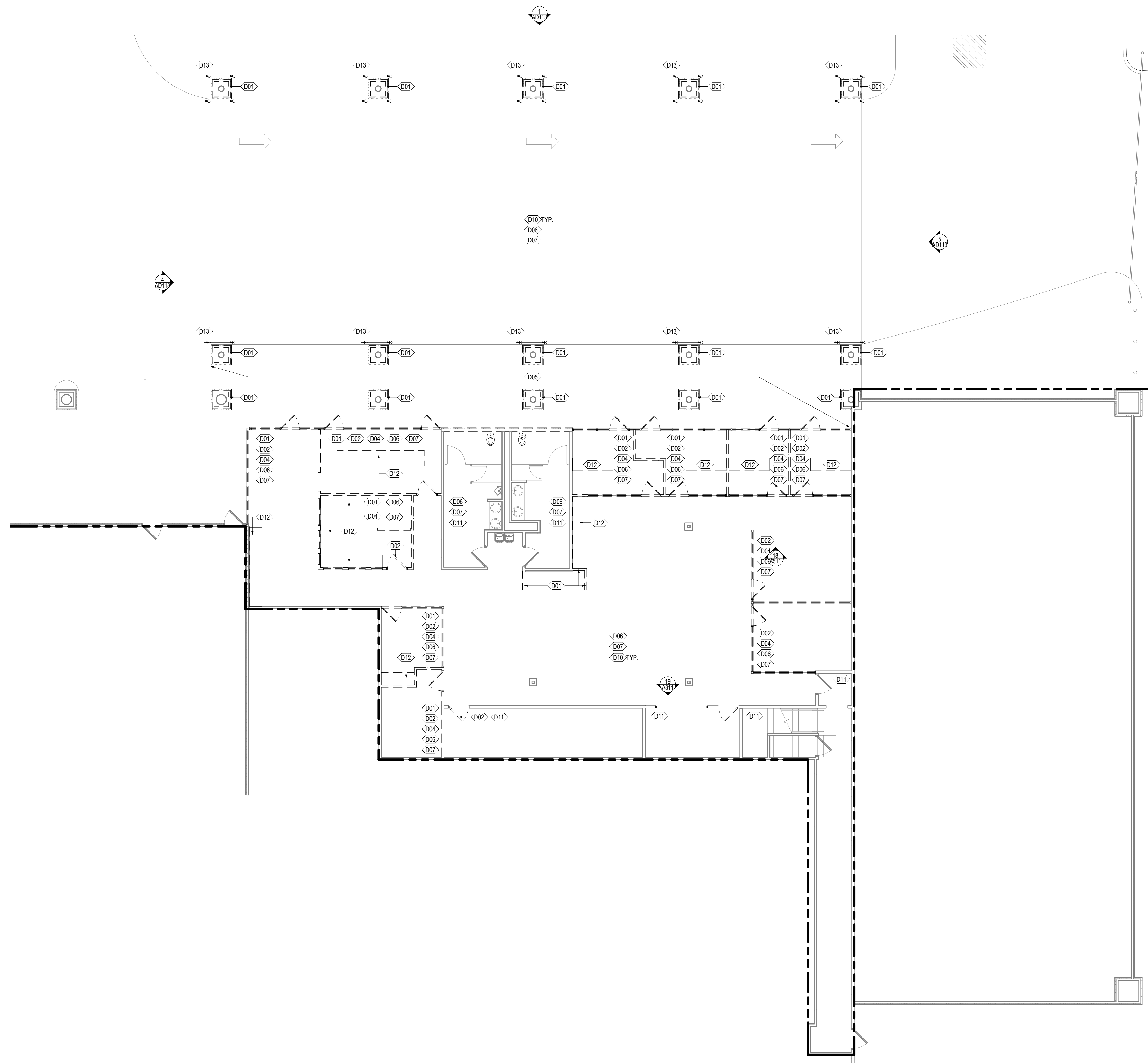
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SHEET NUMBER

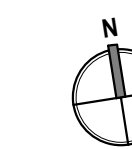
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1 DEMOLITION PLAN - SERVICE WRITERS
 1/8" = 1'-0"



DEMOLITION GENERAL NOTES:

1. CONTRACTOR IS TO SECURE ALL PERMITS AND EXPEDITE SAME INCLUDING ALL EXPRESS FEES.
2. PROVIDE A COMPREHENSIVE TIME ESTIMATE FOR THE WORK WITH INITIAL PROPOSAL ESTIMATE.
3. ON A WEEKLY BASIS CONTRACTOR SHALL PROVIDE THE OWNER WITH A WEEKLY SCHEDULE CLEARLY OUTLINING WORK TO BE DONE IN THAT WEEK AND ADVISE OWNER OF WORK GOALS COMPLETED AND/OR NOT COMPLETED IN THE PRIOR WEEK.
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5. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS, WINDOWS AND SUPPORTING STRUCTURAL MEMBERS.
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8. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
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PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

AUTO DEALERSHIP RENOVATION AND EXPANSION

PROJECT ADDRESS

8600 MONTANA AVE. EL PASO, TX 79925

OWNER INFORMATION

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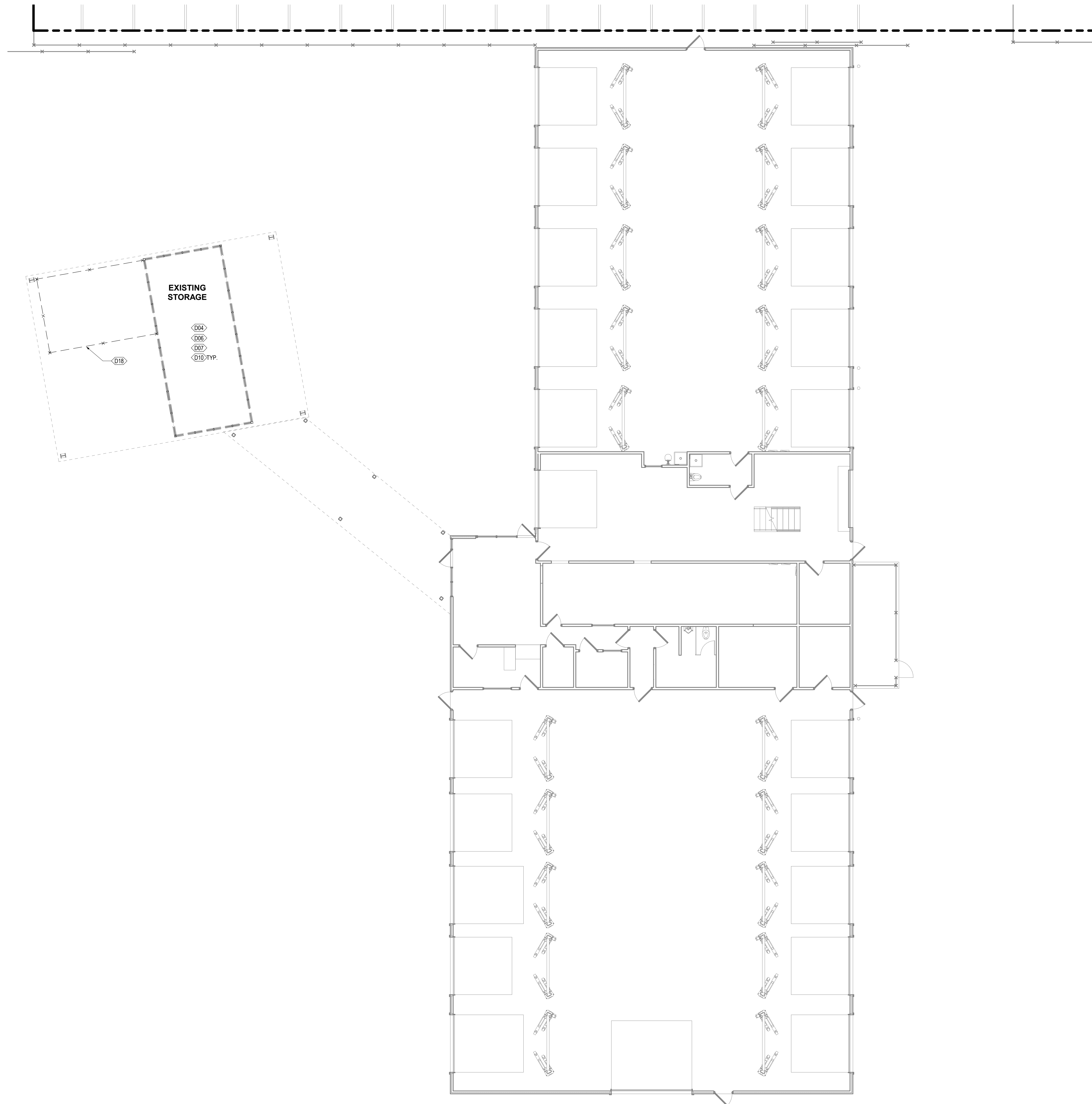
KEY PLAN

SHEET NAME
DEMO PLAN - SERVICE WRITERS

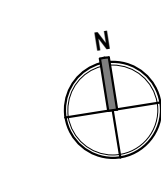
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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
 RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
 TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
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ISSUE HISTORY

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KEY PLAN

SHEET NAME
**DEMO PLAN - SERVICE
 DEPARTMENT**

SHEET NUMBER
AD112

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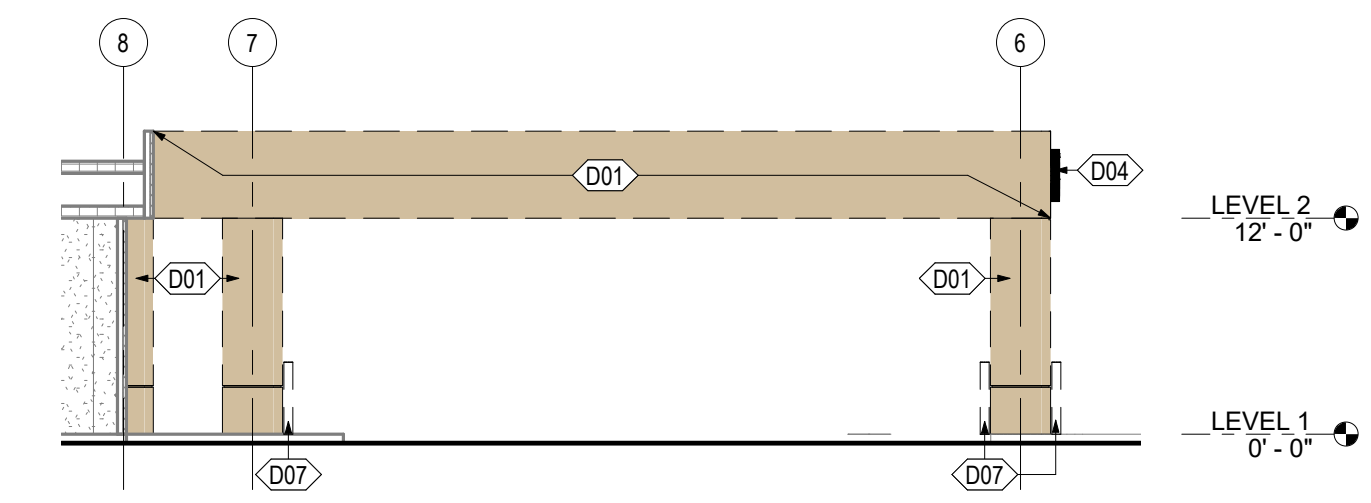
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DEMOLITION GENERAL NOTES:

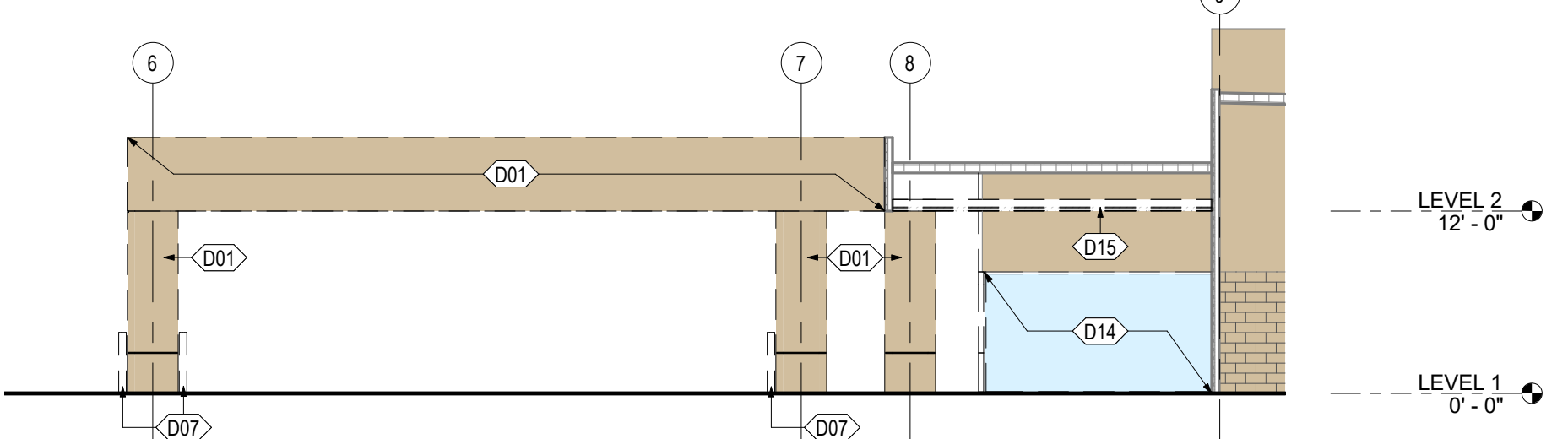
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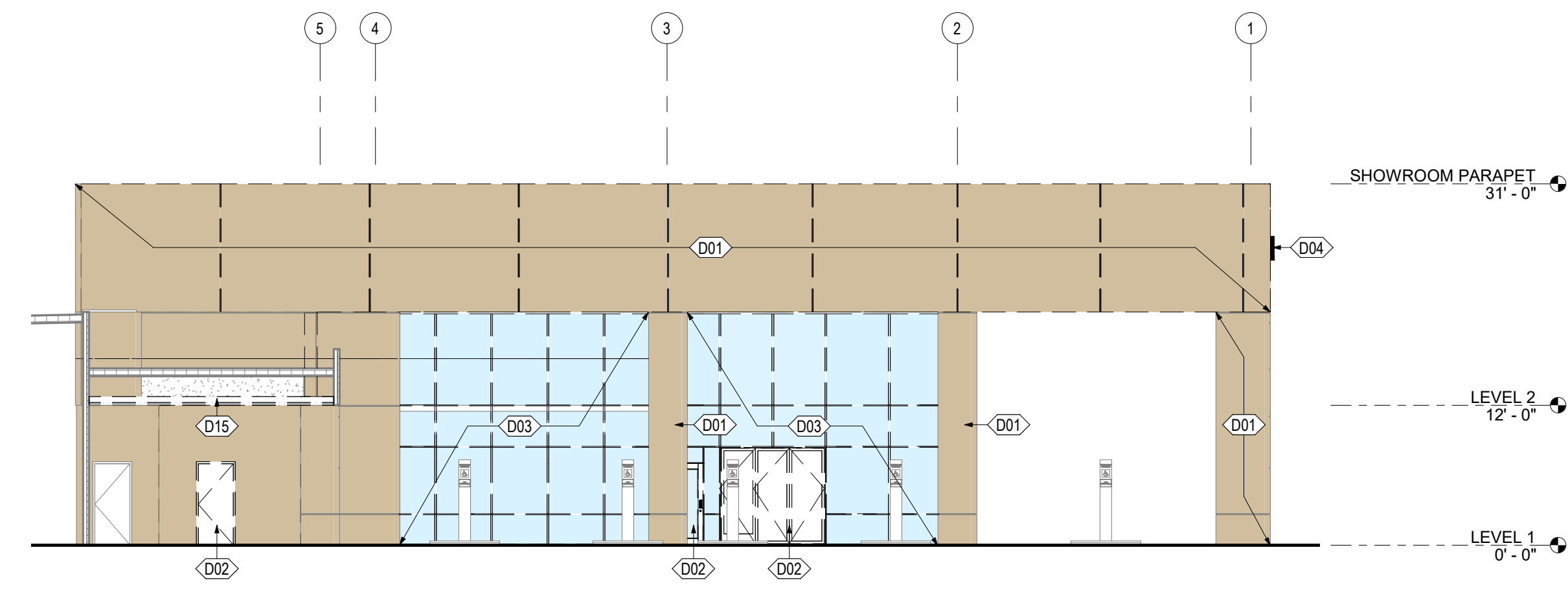
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- D16 EXISTING BUILDING ELEVATION TO REMAIN NO DEMOLITION WORK.



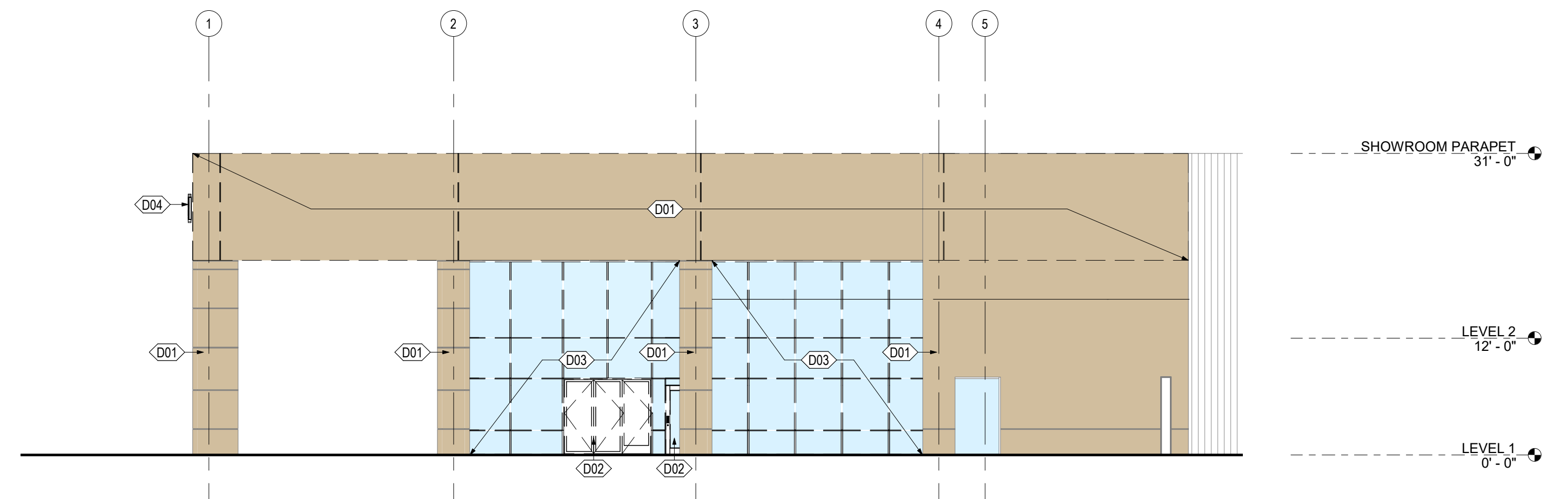
5 DEMO ELEVATION - SERVICE WRITERS - EAST
3/32" = 1'-0"



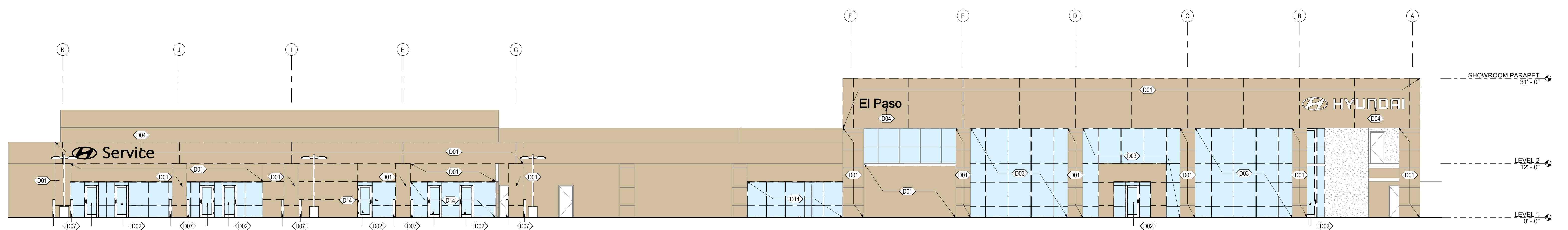
4 DEMO ELEVATION - SERVICE WRITERS - WEST
3/32" = 1'-0"



3 DEMO ELEVATION - SHOWROOM - EAST
3/32" = 1'-0"



2 DEMO ELEVATION - SHOWROOM - WEST
3/32" = 1'-0"



1 DEMO ELEVATION - NORTH
3/32" = 1'-0"

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
AUTO DEALERSHIP RENOVATION AND EXPANSION

PROJECT ADDRESS
8600 MONTANA AVE. EL PASO, TX 79925

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

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ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

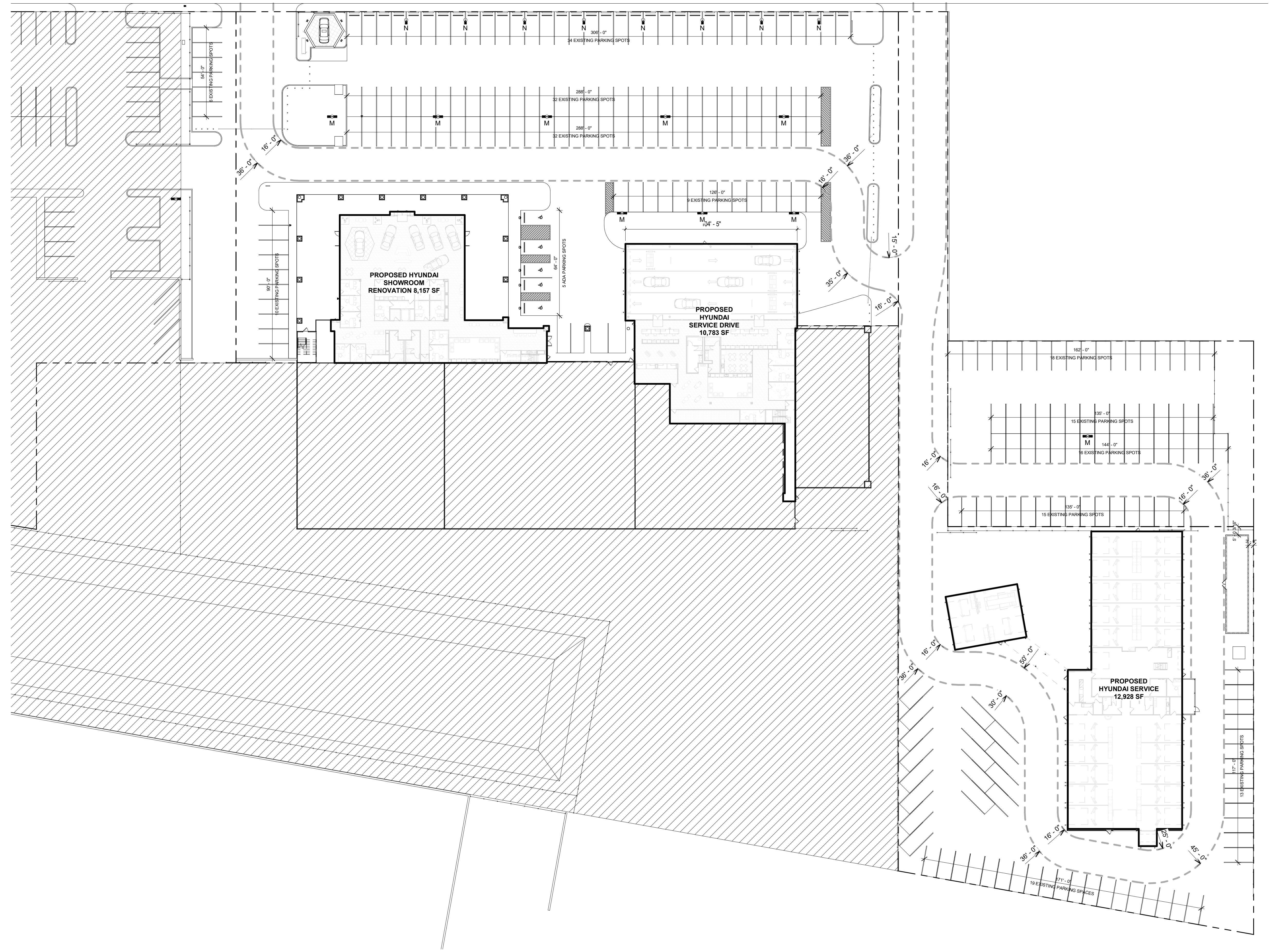
KEY PLAN

SHEET NAME
DEMOLITION ELEVATIONS

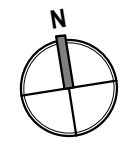
SHEET NUMBER

AD113

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1 DIMENSIONED SITE PLAN
1" = 30'-0"



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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

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**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

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OWNER INFORMATION
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8600 MONTANA AVENUE
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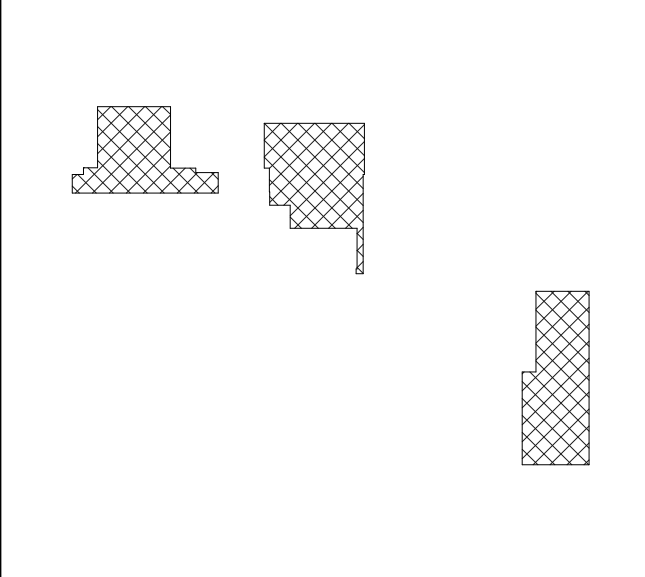
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ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN



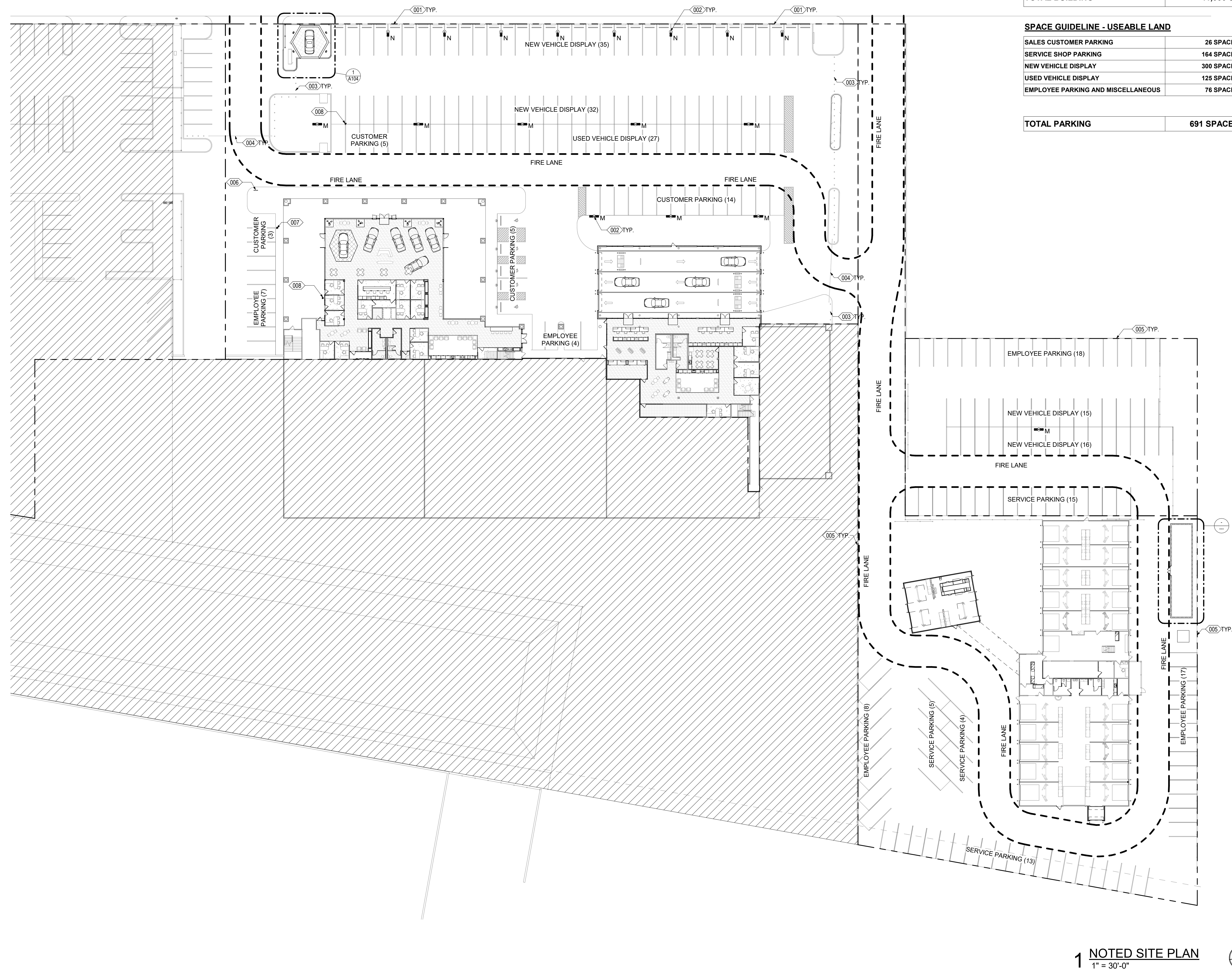
SHEET NAME
DIMENSIONED SITE PLAN

SHEET NUMBER
A101

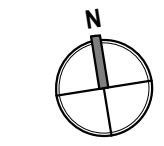
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1 NOTED SITE PLAN
1" = 30'-0"



HMA SITE DATA		
PROGRAM TYPE	REQUIRED UNIT / AREA	PROPOSED UNIT / AREA
SPACE GUIDELINE - BUILDING		
CUSTOMER FOCUS AREAS	7,850 SF	13,520 SF
DISPLAY VEHICLES	6	6
GENERAL ADMIN / BUSINESS OFFICE	1,750 SF	6,145 SF
SERVICE DRIVE	2,700 SF	4,762 SF
SERVICE WORKSHOP	21,525 SF	12,040 SF
SERVICE WORKSHOP (bays with lifts, including alignment rack)	41	*30
PARTS STORAGE	7,175 SF	5,976 SF
*INCLUDES 6 OFFSITE BAYS		
TOTAL BUILDING	41,000 SF	42,433 SF

SPACE GUIDELINE - USEABLE LAND		
SALES CUSTOMER PARKING	26 SPACES	27 SPACES
SERVICE SHOP PARKING	164 SPACES	37 SPACES
NEW VEHICLE DISPLAY	300 SPACES	98 SPACES
USED VEHICLE DISPLAY	125 SPACES	27 SPACES
EMPLOYEE PARKING AND MISCELLANEOUS	76 SPACES	54 SPACES
TOTAL PARKING	691 SPACES	243 SPACES

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 - REFER TO ELECTRICAL PLANS FOR POWER.

- SITE PLAN KEYNOTES**
- EXISTING CONCRETE BARRIER TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS
 - EXISTING CONCRETE POLE AND POLE BASE TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS. LIGHT FIXTURE TO BE UPDATED TO HMA STANDARDS
 - EXISTING PIPE BOLLARD 4TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS
 - EXISTING PIPE GATE TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS
 - EXISTING CHAIN LINK FENCE TO REMAIN. REMOVE ANY BARB WIRE THAT IS ON FENCE. PATCH AND REPAIR AS NEEDED.
 - HYUNDAI DIRECTIONAL SIGNAGE, GC TO COORDINATE WITH OWNER AND VENDOR.
 - STAGE 3 EV CHARGING STATION. REFER TO MEP
 - STAGE 2 EV CHARGING STATION. REFER TO MEP

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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
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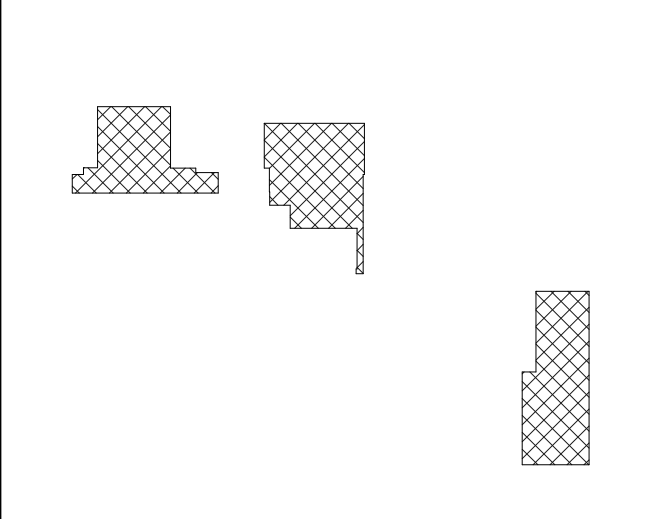
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ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN



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SHEET NAME
NOTED SITE PLAN

SHEET NUMBER
A102

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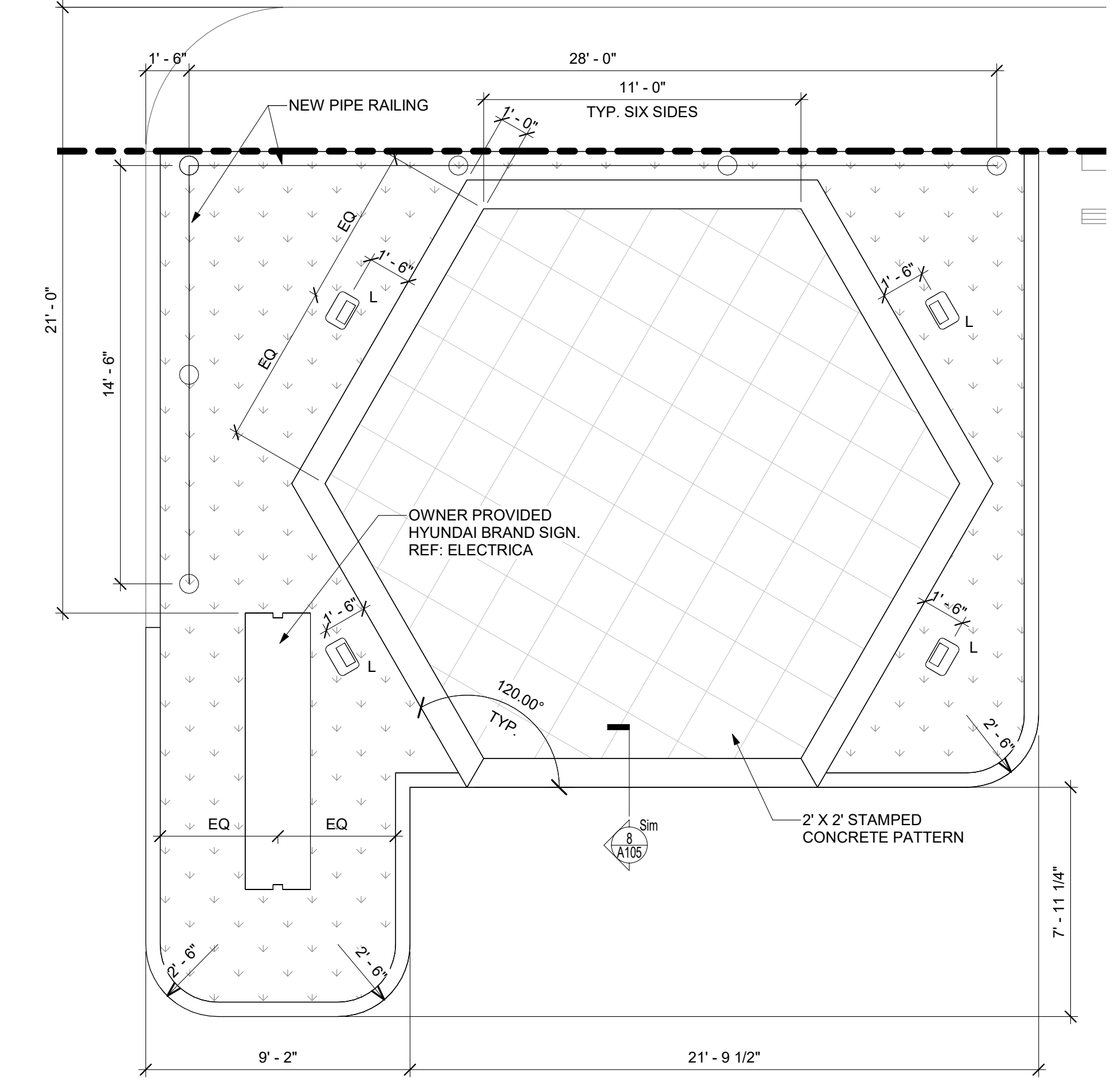
ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
SITE DETAILS

SHEET NUMBER
A104



1 VEHICLE DISPLAY PAD
1/4" = 1'-0"

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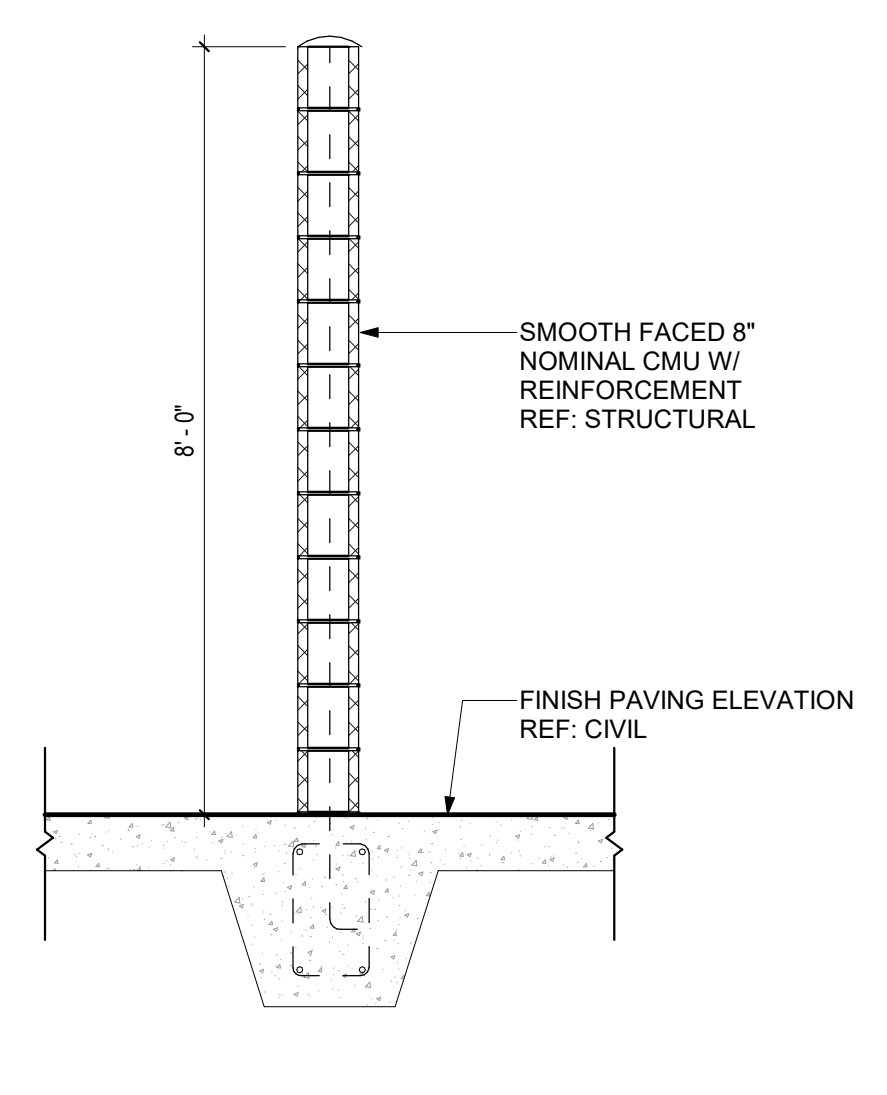
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SITE DETAILS

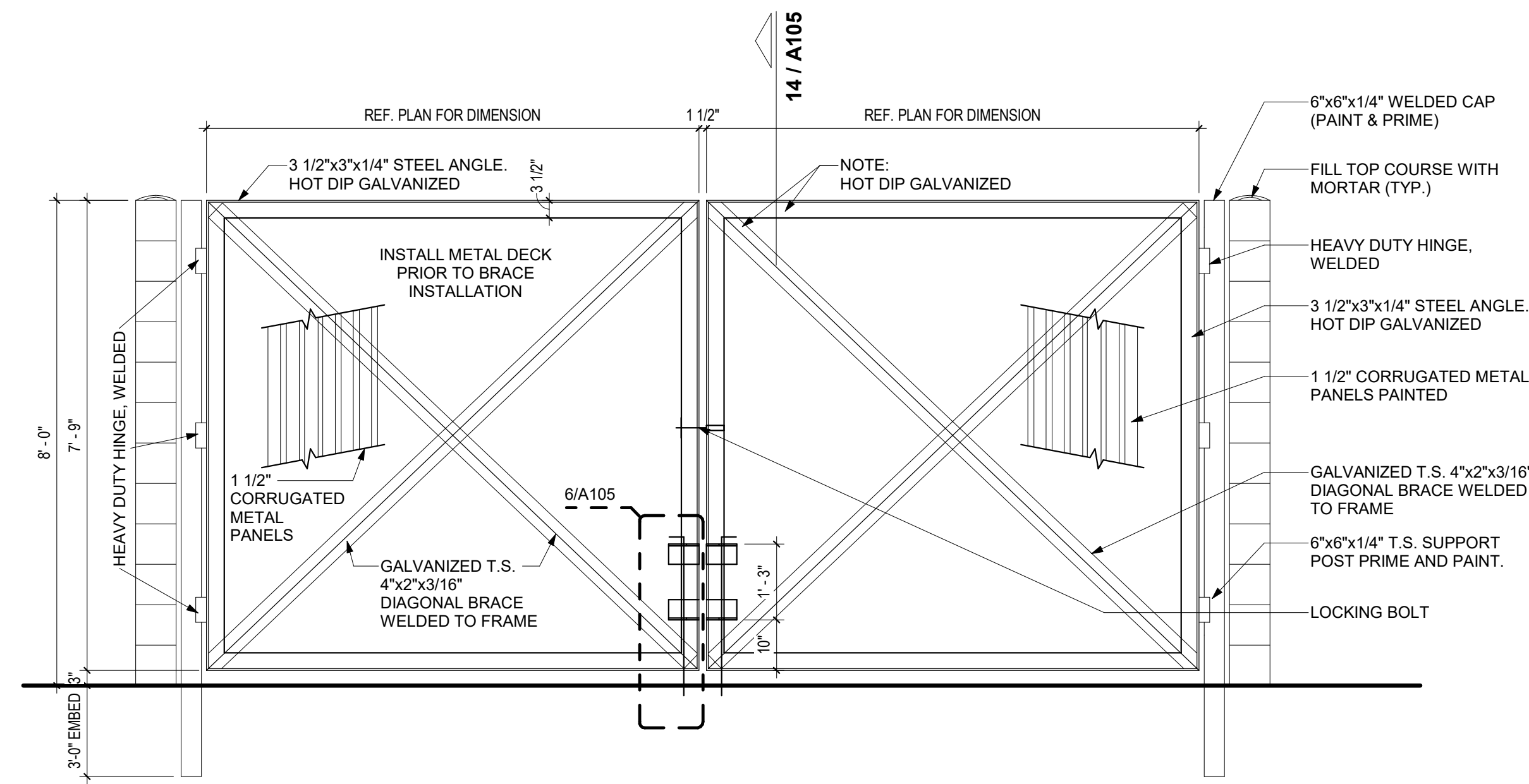
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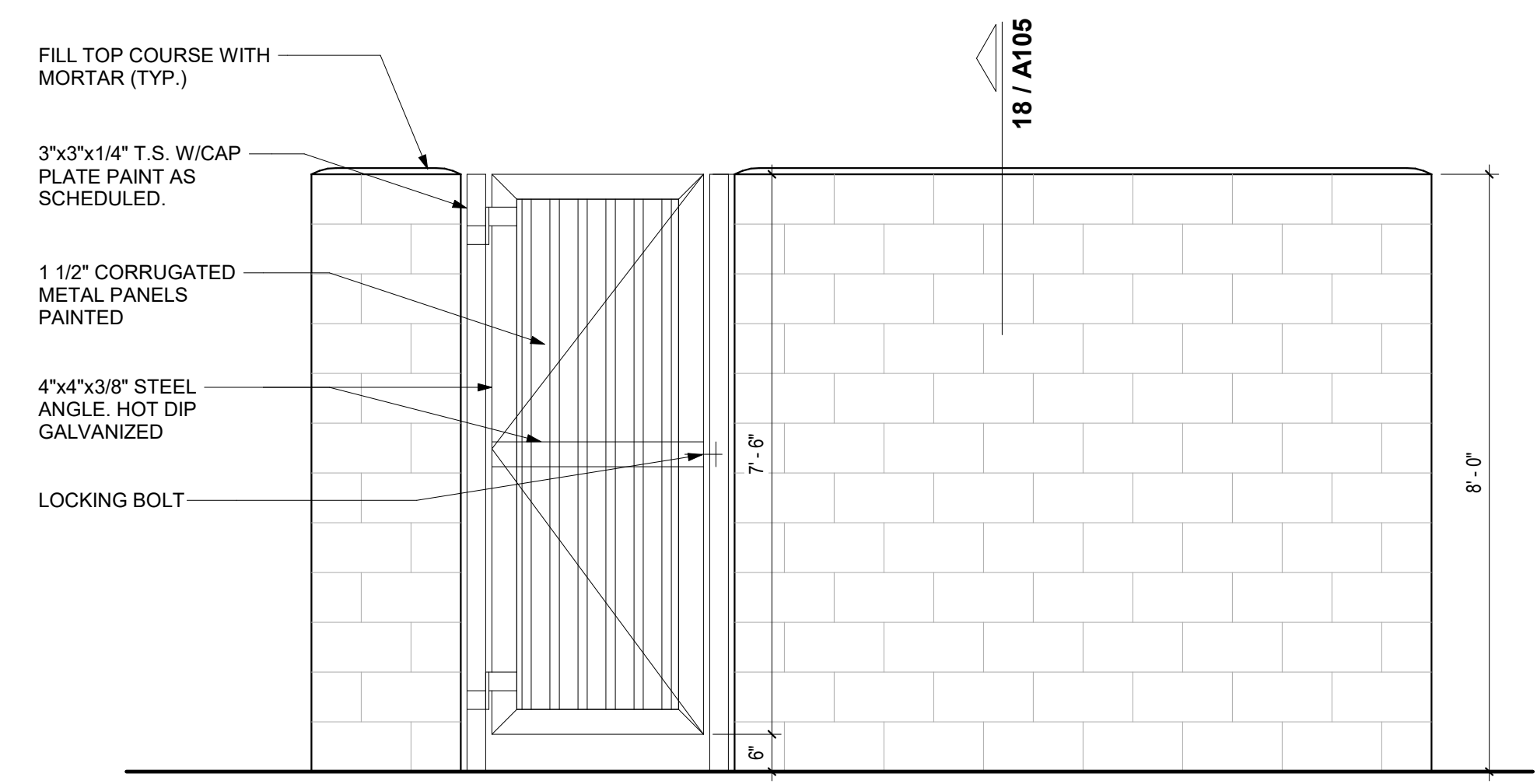
14 DUMPSTER ENCLOSURE WALL SECTION
1/2" = 1'-0"



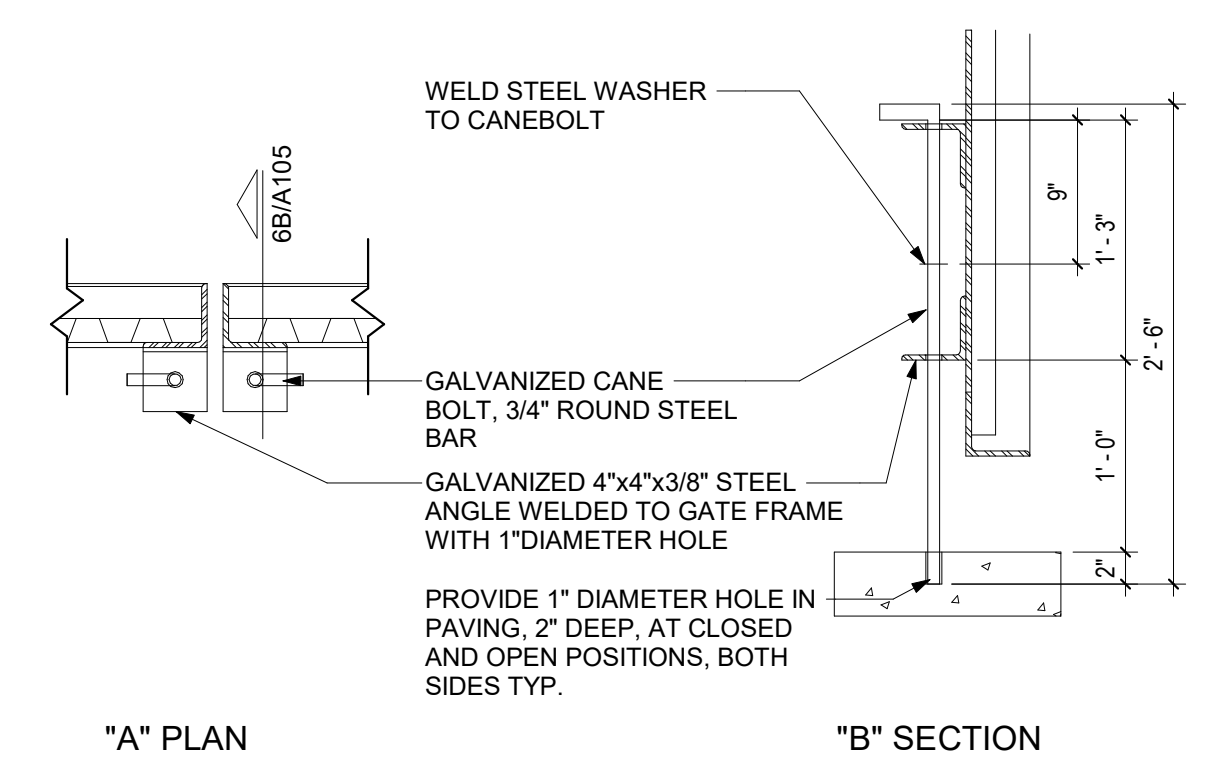
17 DUMPSTER GATE ELEVATION
1/2" = 1'-0"



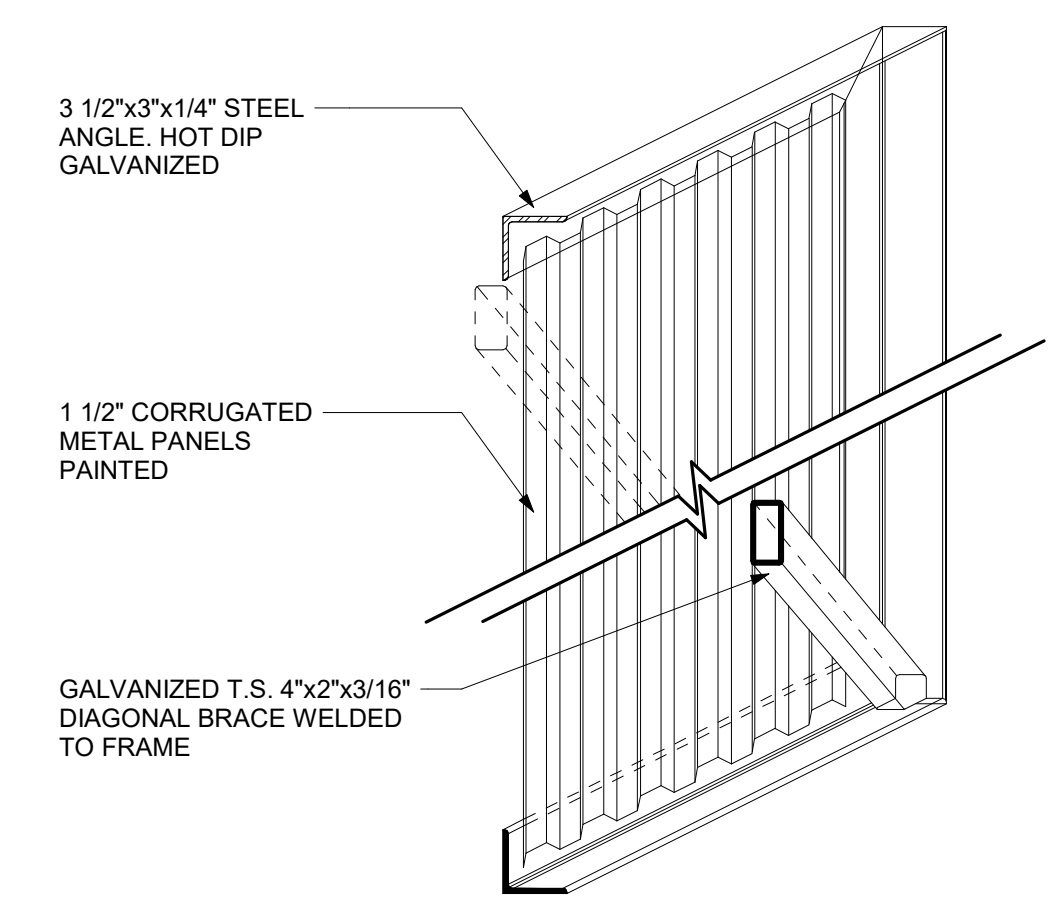
16 DUMPSTER MAN GATE ELEVATION
1/2" = 1'-0"



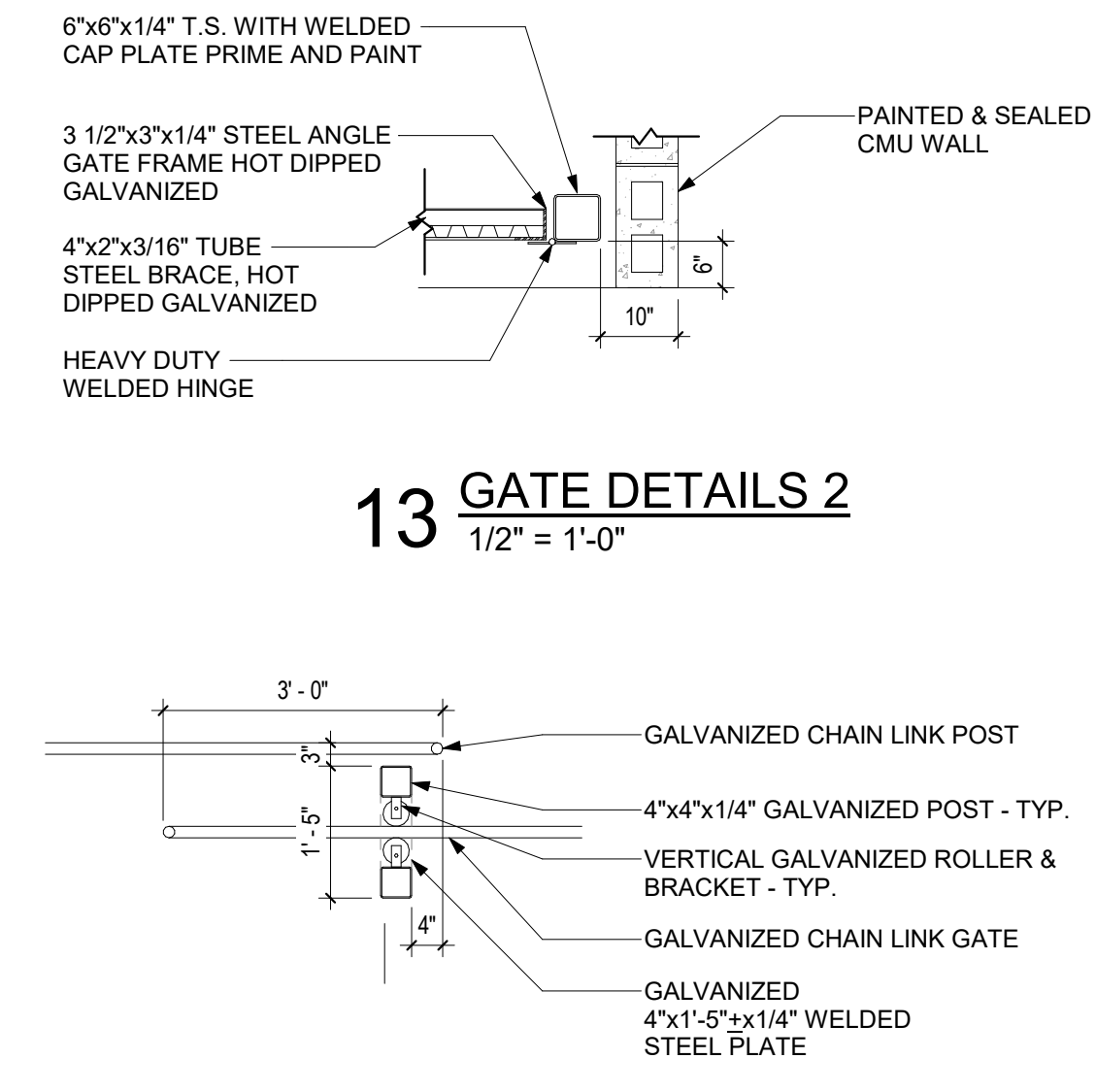
15 GATE DETAILS
1" = 1'-0"



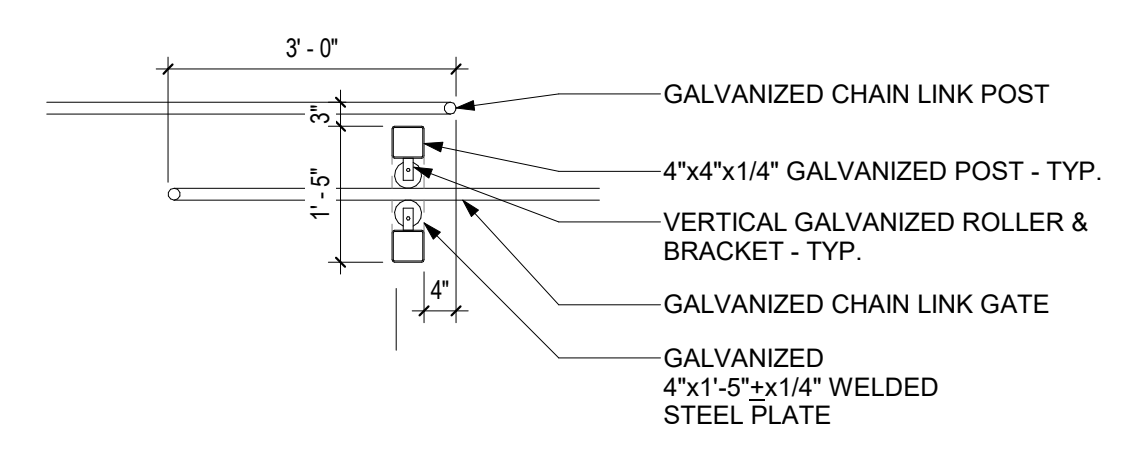
14 DUMPSTER GATE ISOMETRIC
1 1/2" = 1'-0"



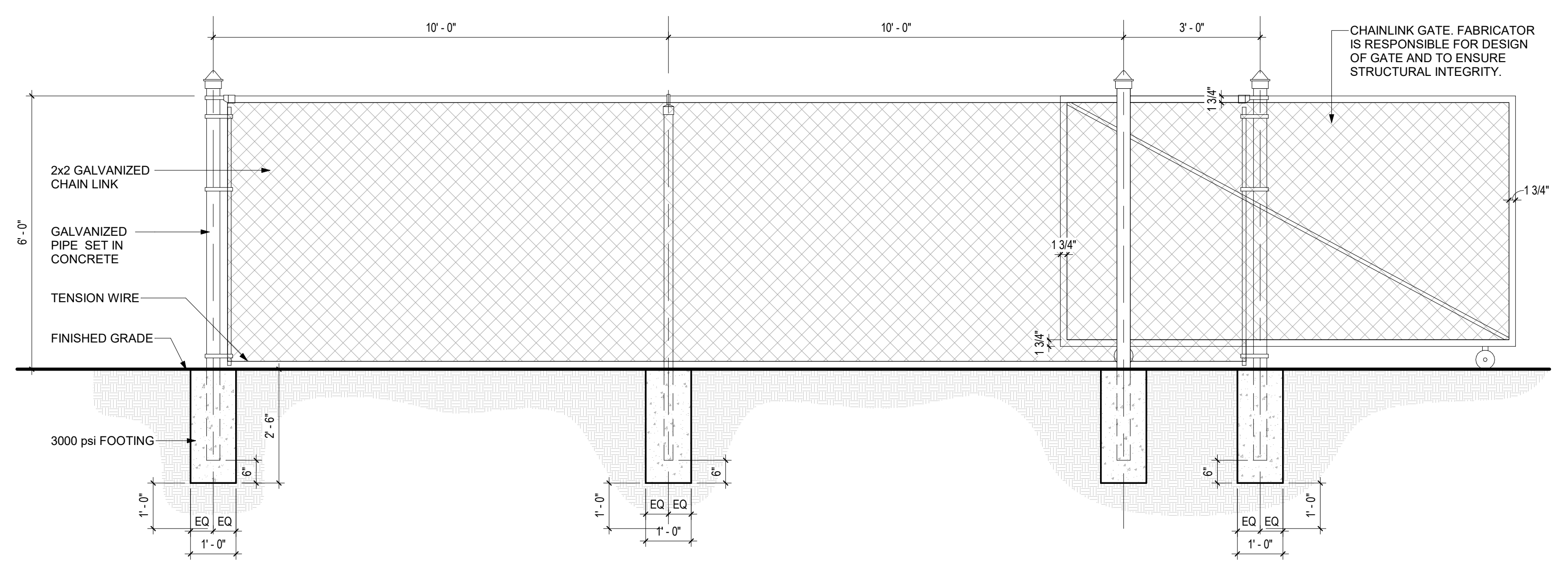
12 CHAIN LINK PLAN GATE DETAIL
1/2" = 1'-0"



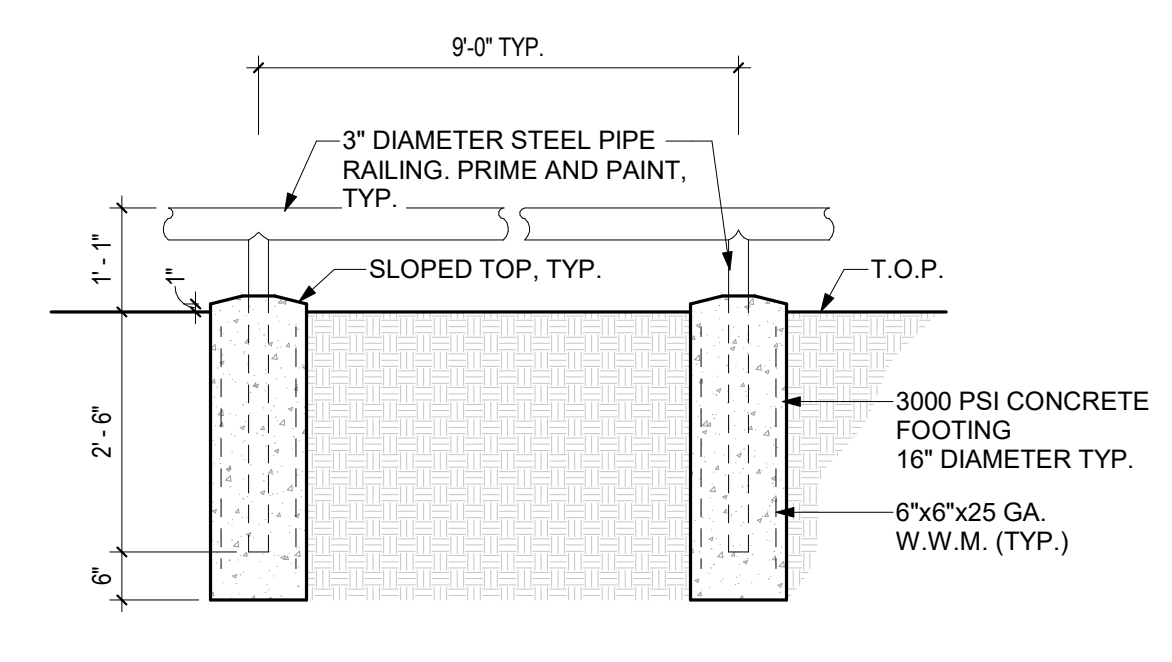
13 GATE DETAILS 2
1/2" = 1'-0"



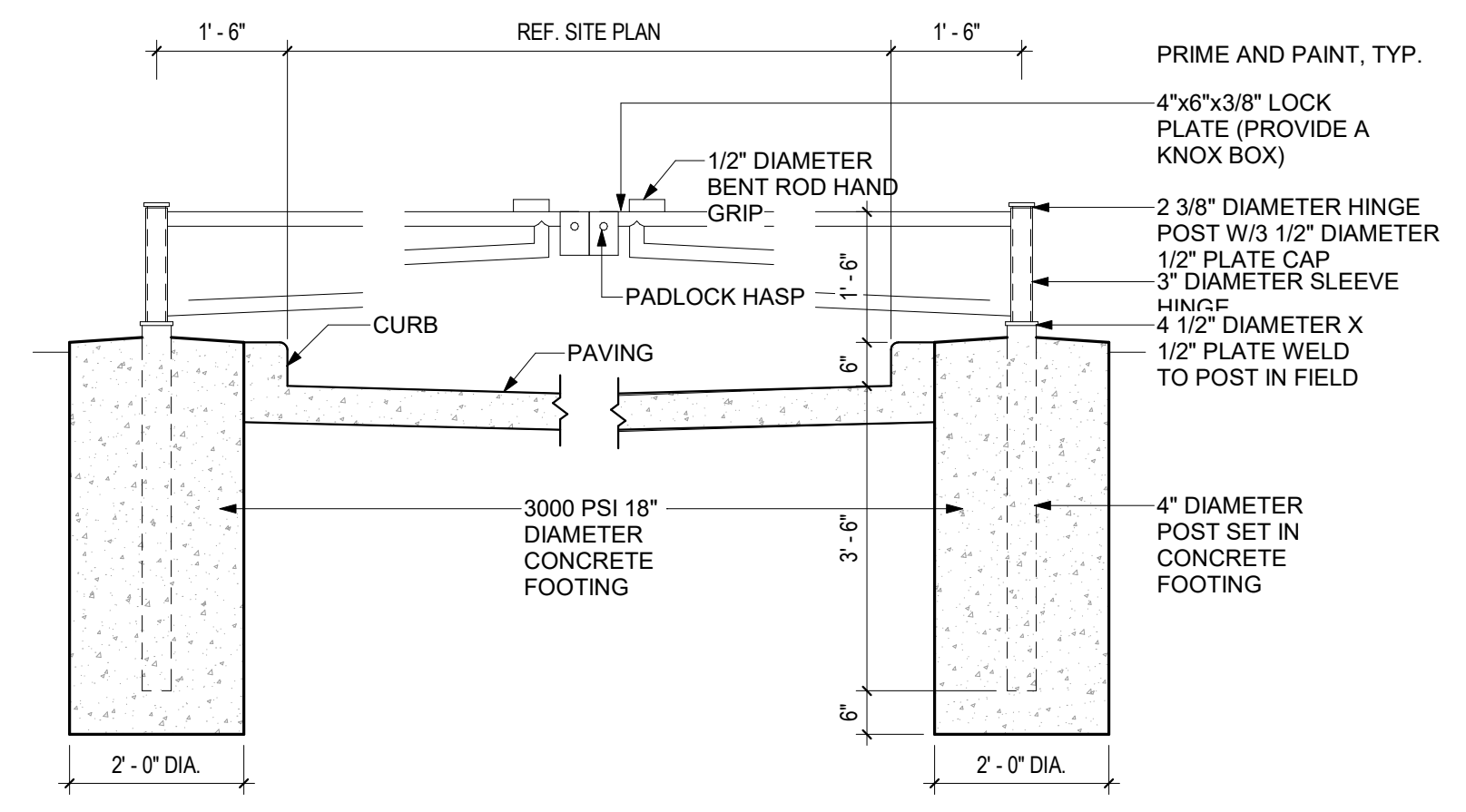
11 CHAIN LINK FENCE AND GATE DETAIL
1/2" = 1'-0"



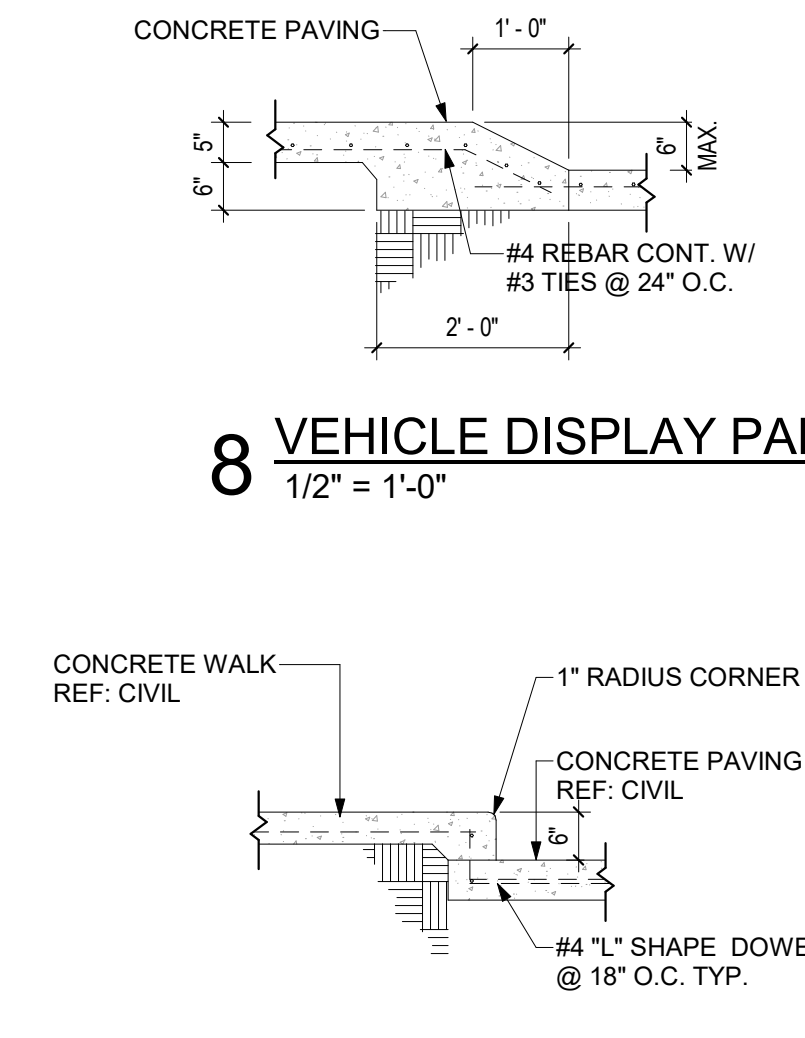
10 PIPE RAIL DETAIL
1/2" = 1'-0"



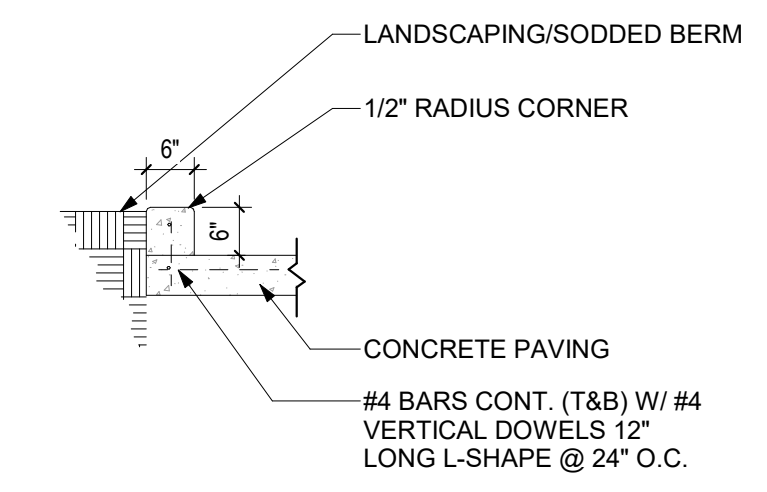
9 SWING GATE DETAIL OVER 20'
1/2" = 1'-0"



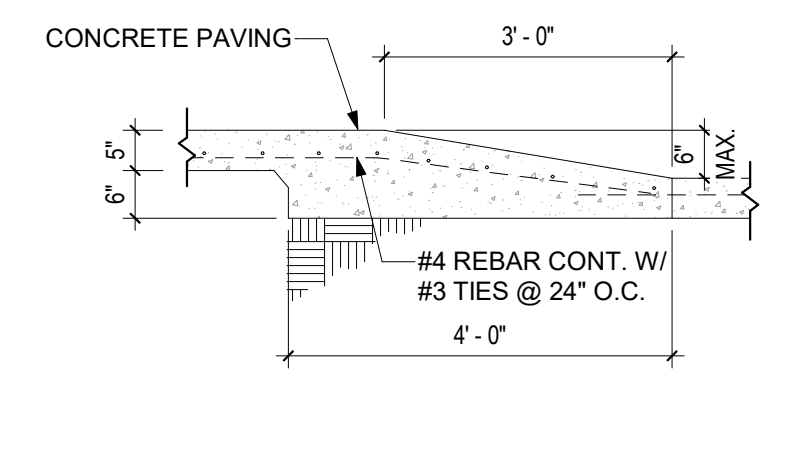
7 CONCRETE WALK DETAIL
1/2" = 1'-0"



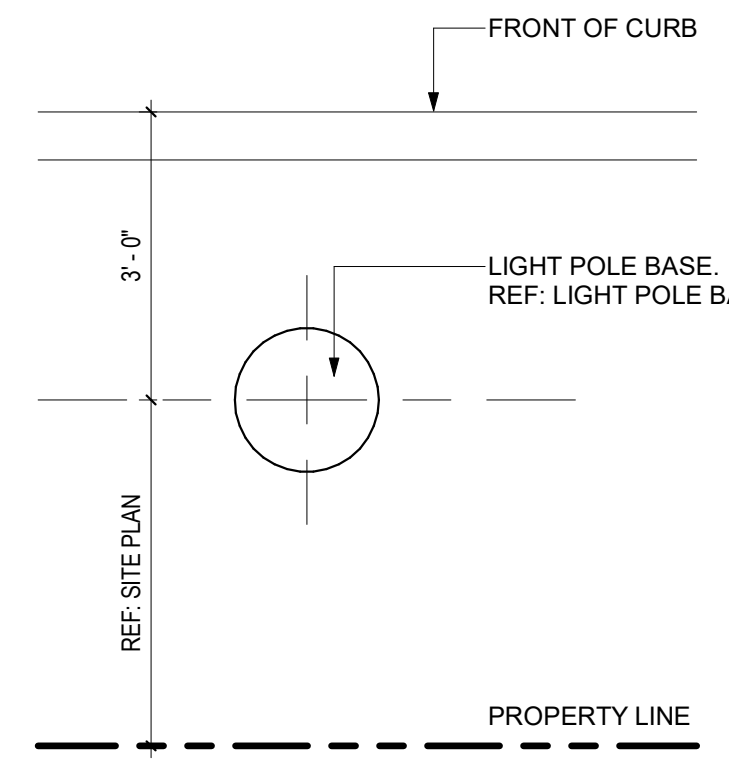
6 CONCRETE CURB DETAIL
1/2" = 1'-0"



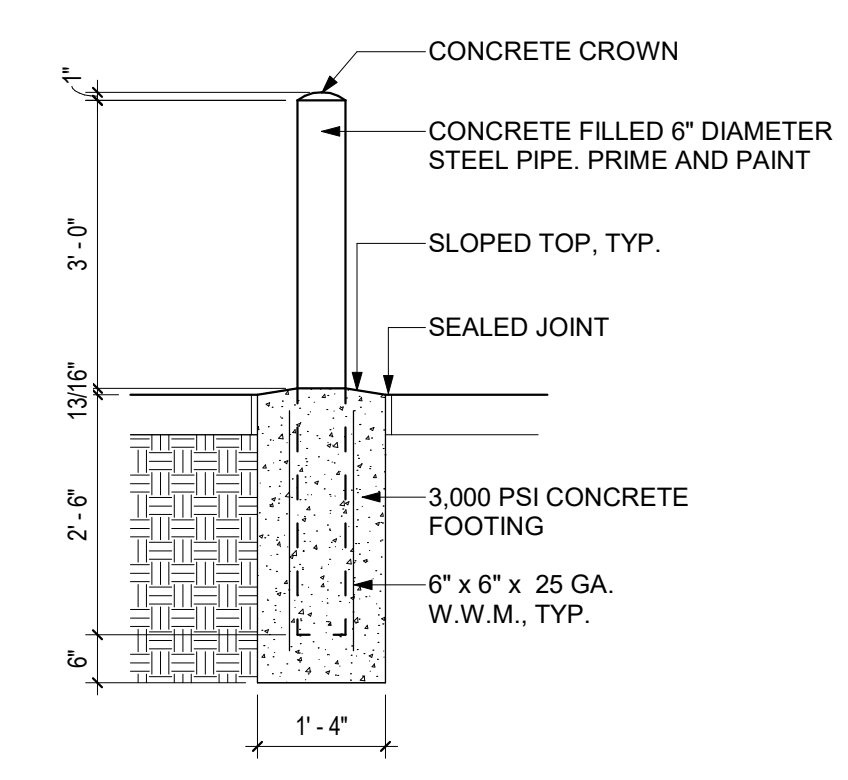
5 ROLLOVER CURB DETAIL
1/2" = 1'-0"



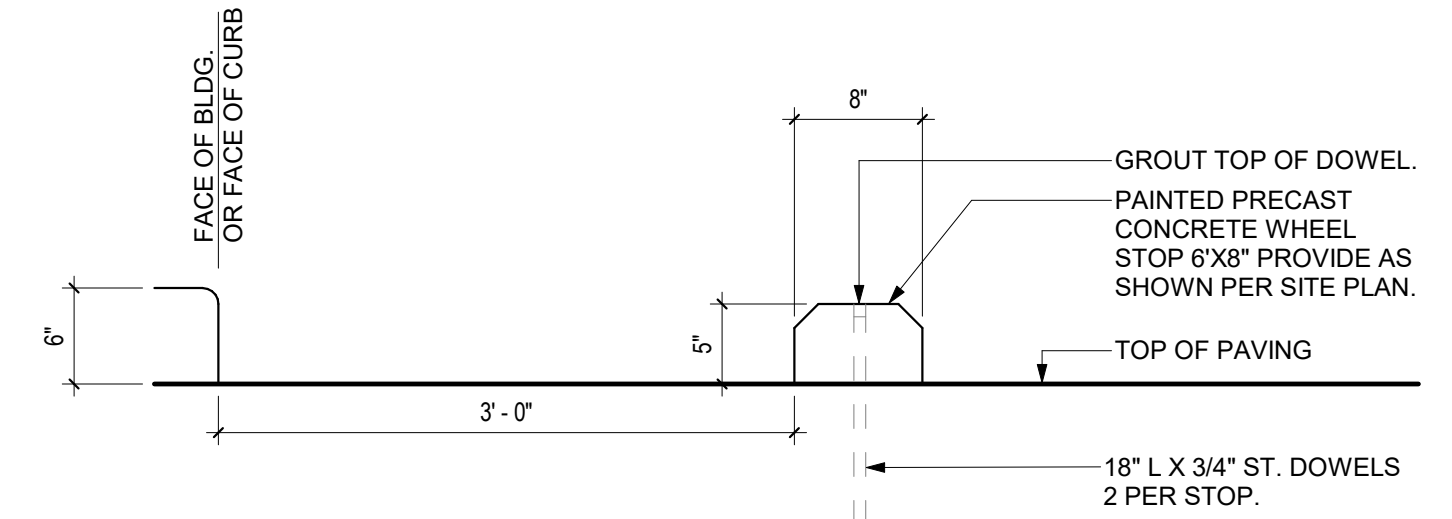
3 LIGHT BASE AT FRONT ROW
1/2" = 1'-0"



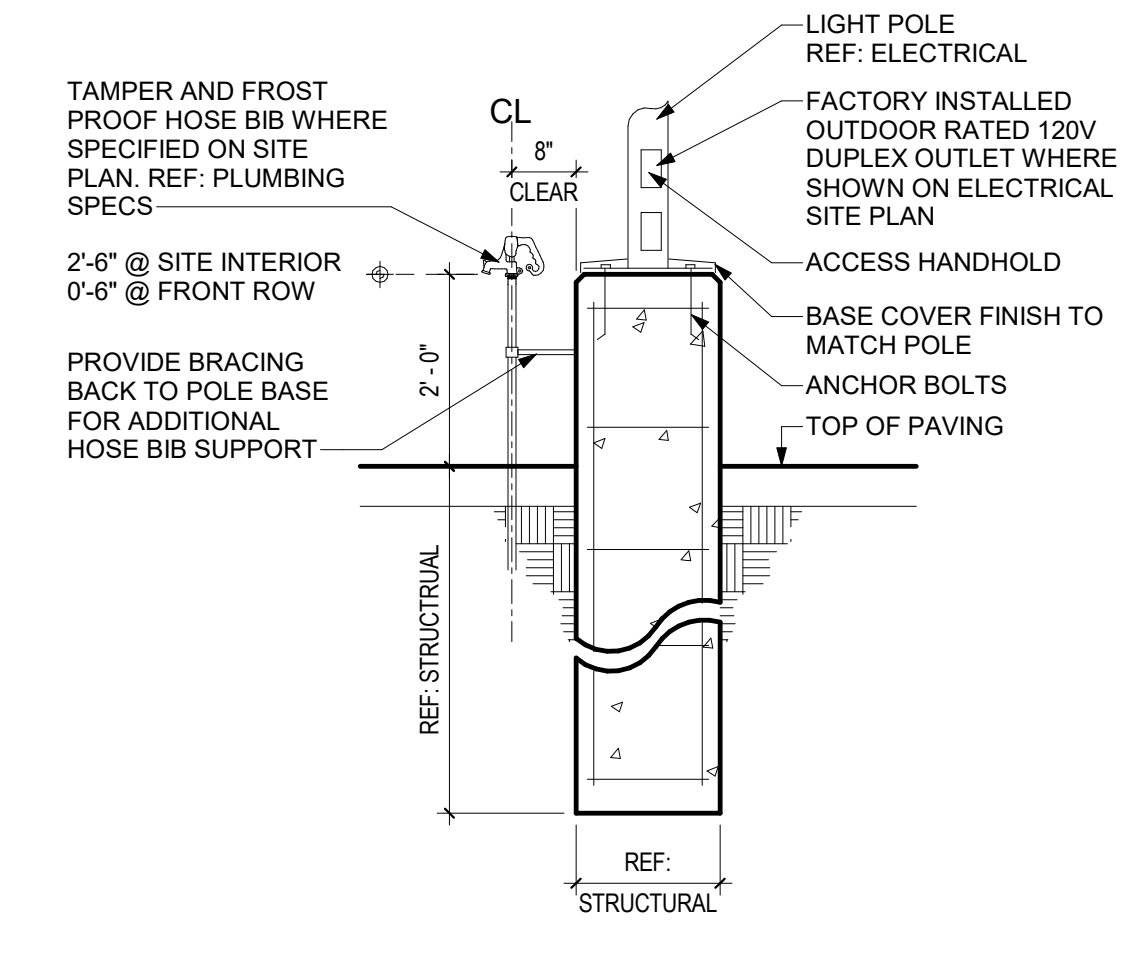
2 BOLLARD DETAIL
1/2" = 1'-0"



1 WHEEL STOP
1" = 1'-0"

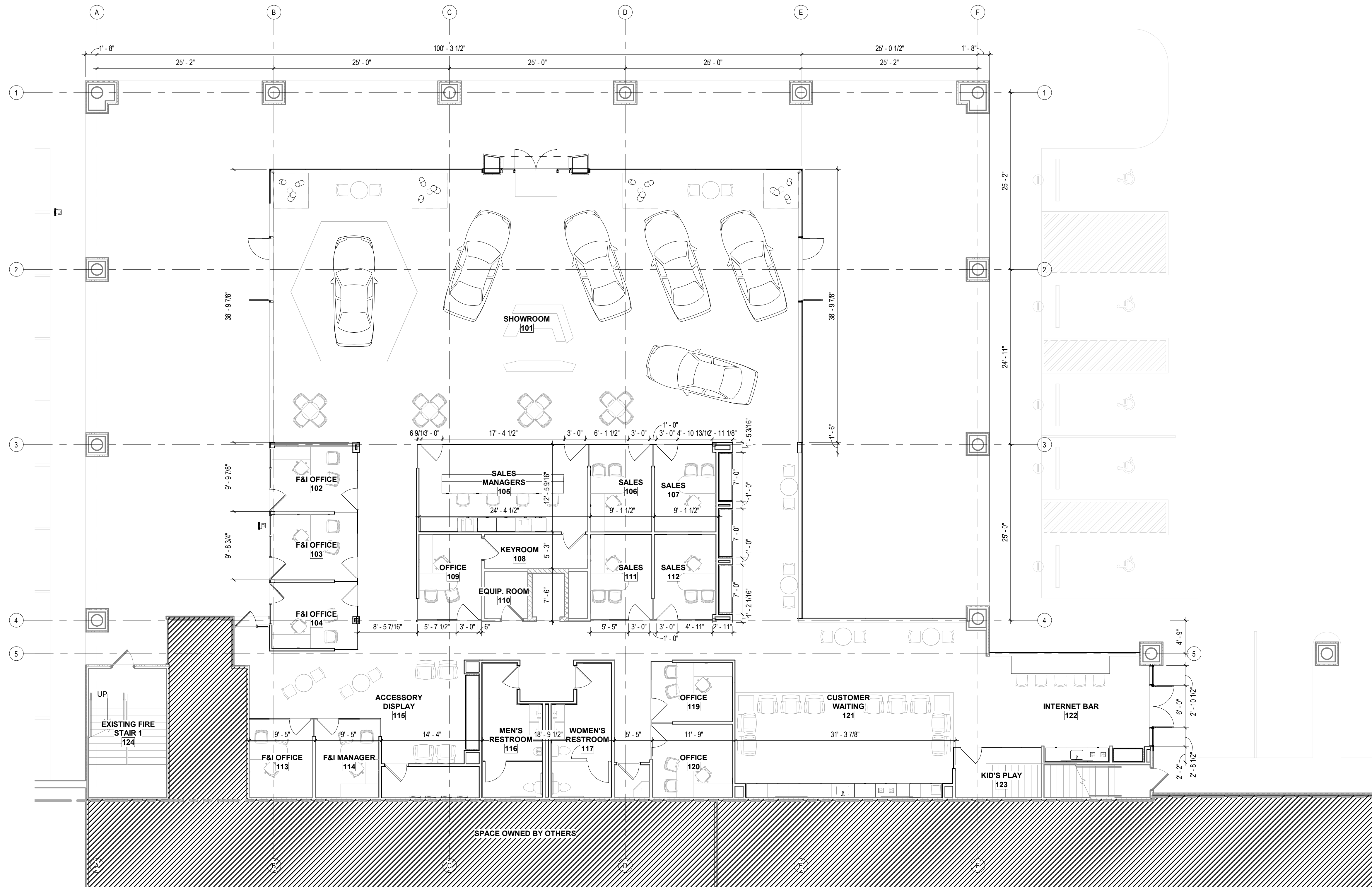


4 LIGHT POLE BASE
1/2" = 1'-0"



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1 DIMENSIONED PLAN - FIRST FLOOR
1/8" = 1'-0"

- SHEET NOTES:**
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WWW.PEAGROUP.COM

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MEP ENGINEER:
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WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS

**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION

**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

A21077

STAMP / SIGNATURE

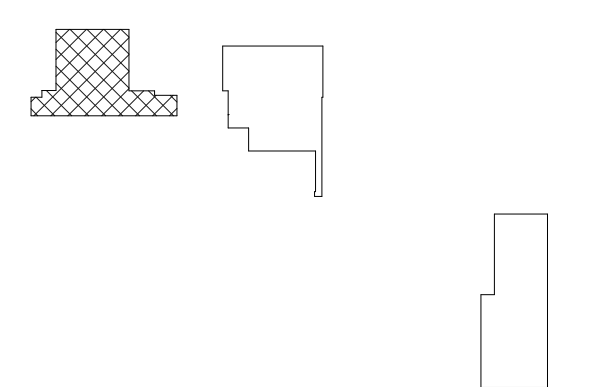
ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN



FOR ADDITIONAL INFORMATION:

1. REFER TO A120 SERIES FOR DIMENSIONED FLOOR PLANS.
2. REFER TO A130 SERIES FOR NOTED FLOOR PLANS.
3. REFER TO A140 SERIES FOR POWER AND COMMUNICATIONS FLOOR PLANS.
4. REFER TO A150 SERIES FOR FINISH FLOOR PLANS.
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12. REFER TO A500 SERIES FOR DETAILS.
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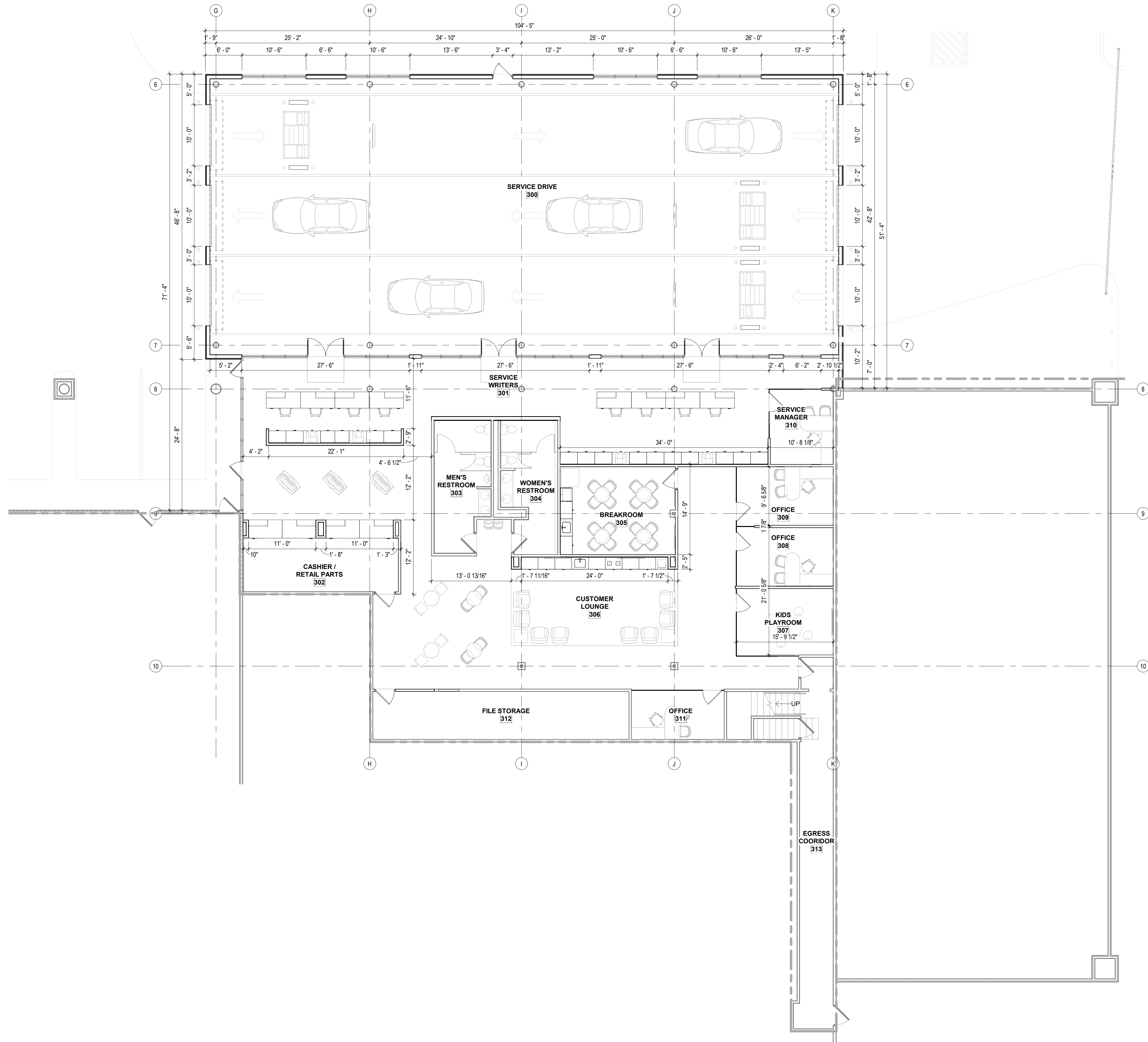
SHEET NAME
**DIMENSION PLAN -
SHOWROOM**

SHEET NUMBER

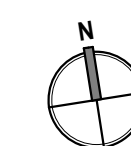
A120

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1/8" = 1'-0"



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RENOVATION AND EXPANSION**

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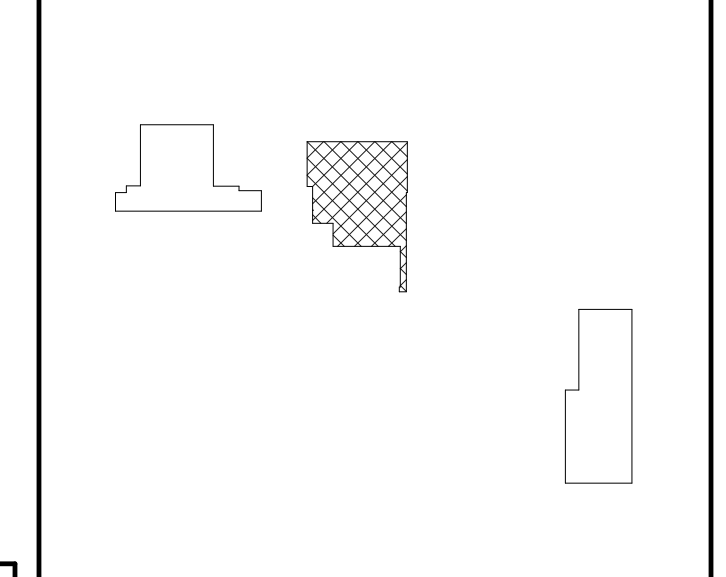
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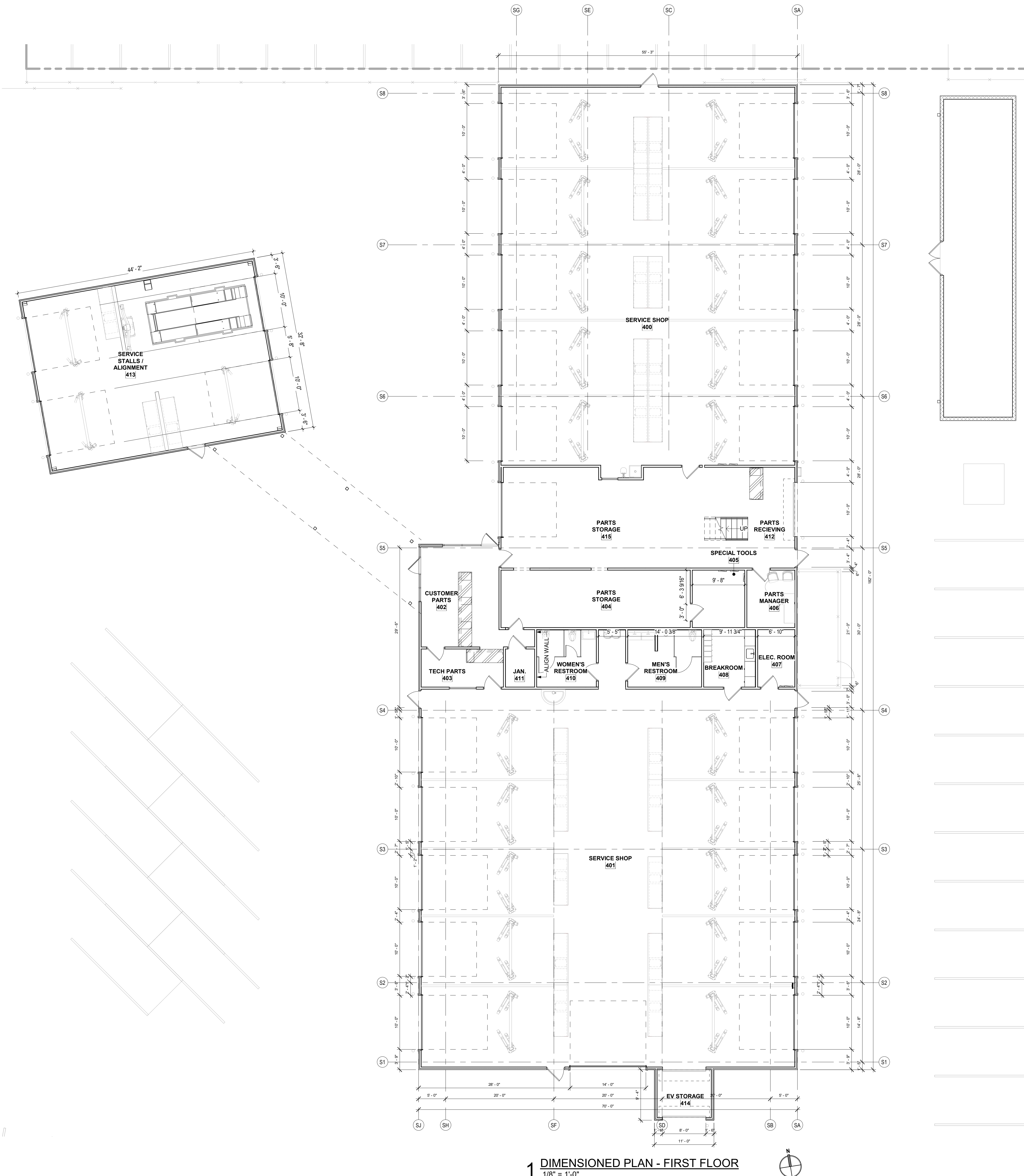
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12. REFER TO A500 SERIES FOR DETAILS.
13. REFER TO A600 SERIES FOR SCHEDULES.

SHEET NAME
**DIMENSION PLAN - SERVICE
WRITERS**

SHEET NUMBER

A122

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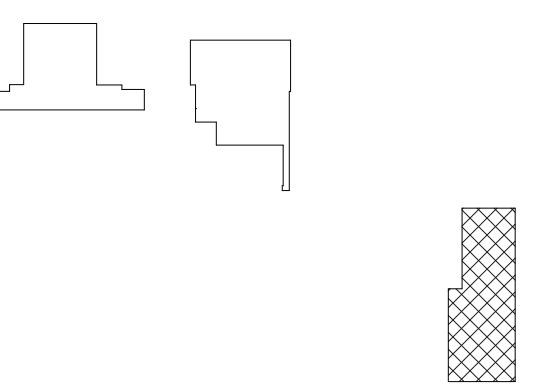
ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

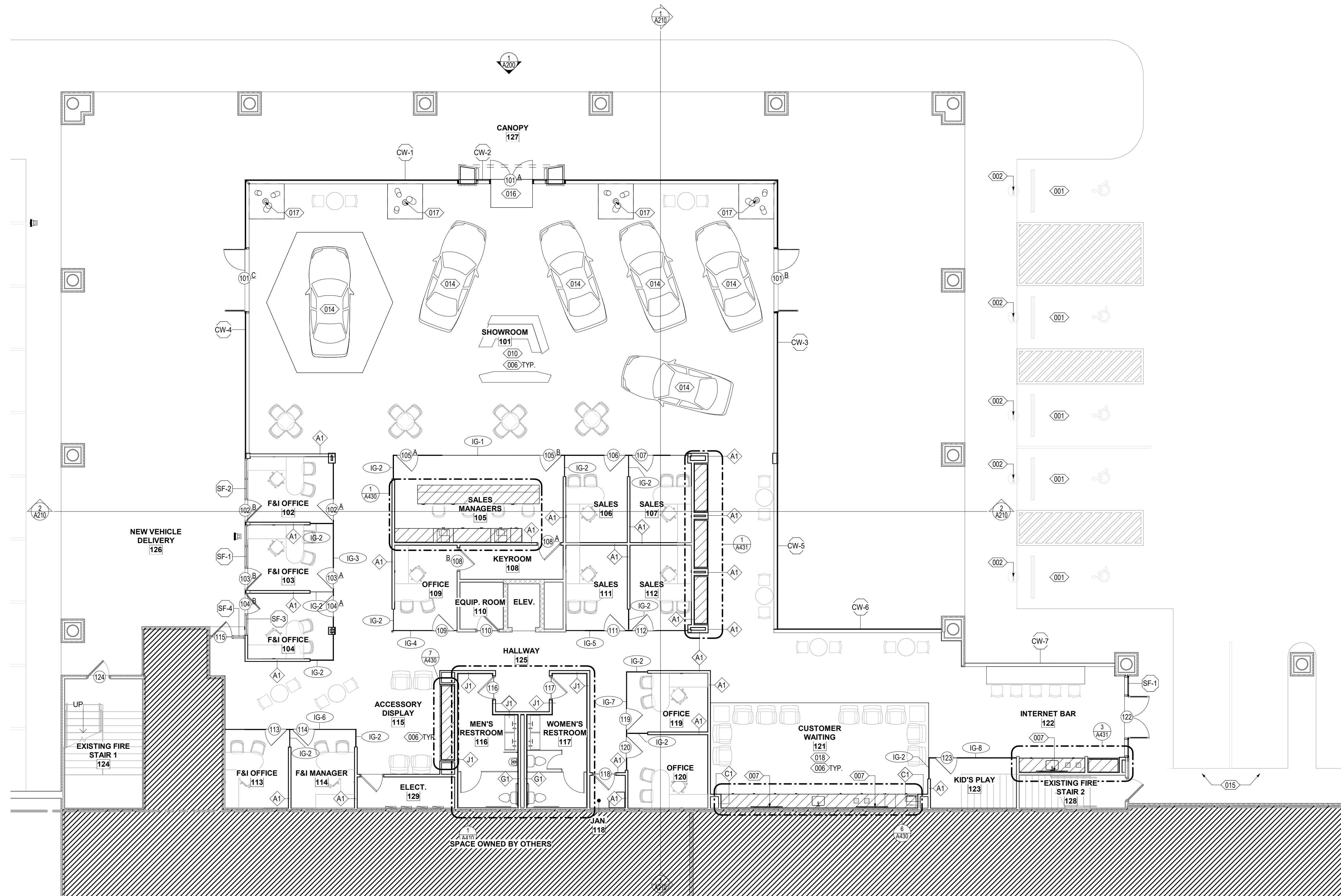


SHEET NAME
**DIMENSION PLAN - SERVICE
DEPARTMENT**

SHEET NUMBER

A123

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- GENERAL PLAN NOTES:**
- INTERIOR PARTITIONS TO BE TYPE 'A1' UNLESS NOTED OTHERWISE.
 - THE WORK SHALL CONFORM TO REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - PROVIDE FULL HEIGHT 8/8" CEMENT BACKER BOARD AT TOILET AND JANITOR ROOMS, AND AT WALLS TO RECEIVE TILE.
 - PROVIDE AND INSTALL SOUND DAMPENING INSULATION AT ALL PERIMETER METAL STUD WALLS OF RESTROOMS AND MECHANICAL ROOMS. EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
 - REFER TO NOTED FLOOR PLANS AND CODE ANALYSIS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR ALL FIRE-RATED SHUTTERS IN WALL CAVITIES.
 - PROVIDE AND INSTALL THERMAL BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
 - REFER TO ACCESSIBILITY STANDARDS SHEETS FOR ACCESSIBILITY REQUIREMENTS. THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 - ACCESSIBLE RESTROOMS SHALL CONFORM TO LOCAL, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE BLOCKING WHERE REQUIRED FOR TOILET ACCESSORIES.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONNECTIONS OF THE EQUIPMENT. THE CONTRACTOR SHALL COORDINATE WITH OWNERS VENDORS FOR ITEMS REQUIRING HOOK-UPS.
 - CONTRACTOR SHALL PROVIDE (3) 4'-0" x 8'-0" x 3/4" THICK A-C GRADE PAINTED PLYWOOD PANEL BOARDS FOR COMMUNICATION AND DATA EQUIPMENT. LOCATION TO BE DETERMINED BY ARCHITECT.
 - GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
 - PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES AT ROOMS NOTED AS "PAINT EXPOSED STRUCTURE."
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 - PROVIDE CORNER GUARDS AT WALLS INDICATED AND SPECIFIED.

FLOOR PLAN KEYNOTES

- EXISTING ADA PARKING STALL TO BE UPDATE TO MEET CURRENT ADA STANDARDS. REFER TO ACCESSIBILITY SHEETS.
- EXISTING ADA PARKING SIGN TO BE UPDATE TO MEET CURRENT ADA STANDARDS. REFER TO ACCESSIBILITY SHEETS.
- EXISTING BOLLARD TO REMAIN AND BE PAINTED PT-2 DETAILS.
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- KEY DROP BOX
- FURNITURE PROVIDED BY OWNER, G.C. TO PROVIDE DATA AND POWER CONNECTIONS. TYPICAL REFER TO ELECTRICAL DRAWINGS
- TV BY OWNER. GC TO PROVIDE POWER & DATA. REFER TO ELECTRICAL DRAWINGS
- EXISTING FENCE TO REMAIN. BARBED WIRE TO BE REMOVED.
- ALL NEW EQUIPMENT AND BENCHES MUST BE PER HYUNDAI STANDARDS.
- PROVIDE FLOOR OUTLET WITH POWER, PHONE, AND DATA CONNECTIONS FOR RECEPTION DESK AND BRAND WALL. REFER TO ELECTRICAL.
- FUTURE DIGITAL INFORMATION DISPLAYS. REFER TO MEP FOR PREWIRE INFORMATION
- ABOVE-GROUND LIFT BY OWNER, G.C. TO COORDINATE WITH OWNER AND VENDOR. PROVIDE POWER AND HOOK UP. REFER TO ELECTRICAL DRAWINGS
- EXISTING ABOVE-GROUND TO REMAIN.
- DISPLAY VEHICLES BY OWNER. REFER TO ELECTRICAL FOR FLOOR BOX LOCATIONS
- STAGE 2 EV CHARGING STATION. REFER TO MEP
- LIGHT FIXTURE A. REF. INTERIOR LIGHT FIXTURE SCHEDULE
- DEDICATED CUSTOMER INTERNET ACCESS IN CUSTOMER LOUNGE AREAS. PROVIDED BY OWNER
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- TREAD READER EQUIPMENT. GC TO COORDINATE WITH VENDOR FOR LOCATION AND INSTALLATION REQUIREMENTS
- ALIGNMENT CHECK EQUIPMENT. GC TO COORDINATE WITH VENDOR FOR LOCATION AND INSTALLATION REQUIREMENTS
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 (713) 988-8894
 WWW.GK-MEP.COM
GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
 RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
 TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

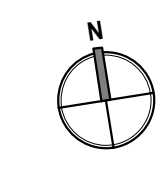
SHEET NAME
NOTED PLAN - SHOWROOM

SHEET NUMBER

A130

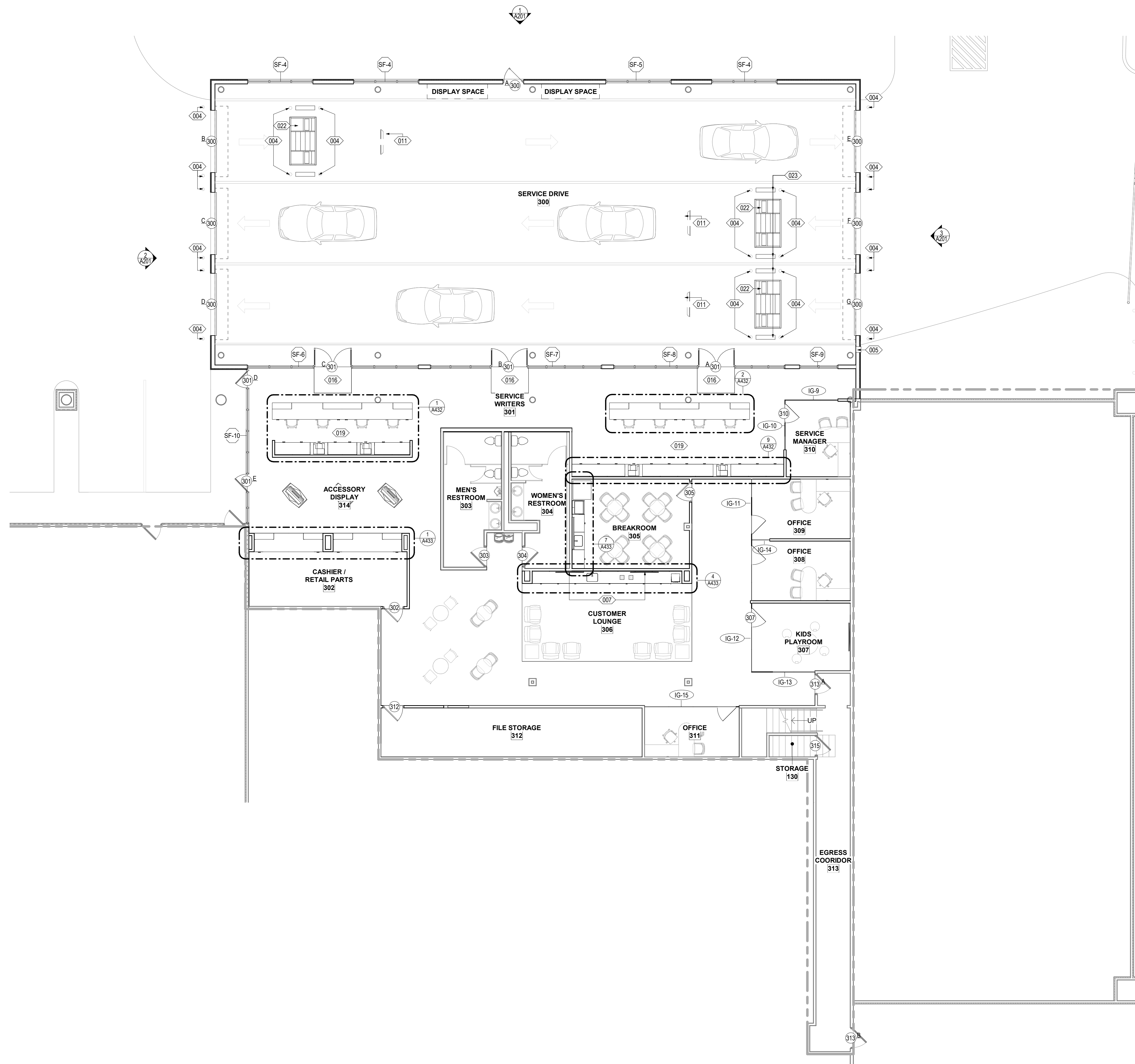
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1 NOTED PLAN - SHOWROOM
 1/8" = 1'-0"



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NOTED PLAN - SERVICE WRITERS
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- 004 CONCRETE FILLED, PAINTED P-2, STEEL PIPE BOLLARD REFER TO SITE DETAILS.
- 005 KEY DROP BOX
- 006 FURNITURE PROVIDED BY OWNER, G.C. TO PROVIDE DATA AND POWER CONNECTIONS. TYPICAL REFER TO ELECTRICAL DRAWINGS
- 007 TV BY OWNER. GC TO PROVIDE POWER & DATA. REFER TO ELECTRICAL DRAWINGS
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5151 San Felipe Street, Suite 1700
Houston, Texas 77056
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(713) 698-3590
WWW.PEAGROUP.COM

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(713) 337-8881
WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
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BELLAIRE, TEXAS 77401
(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

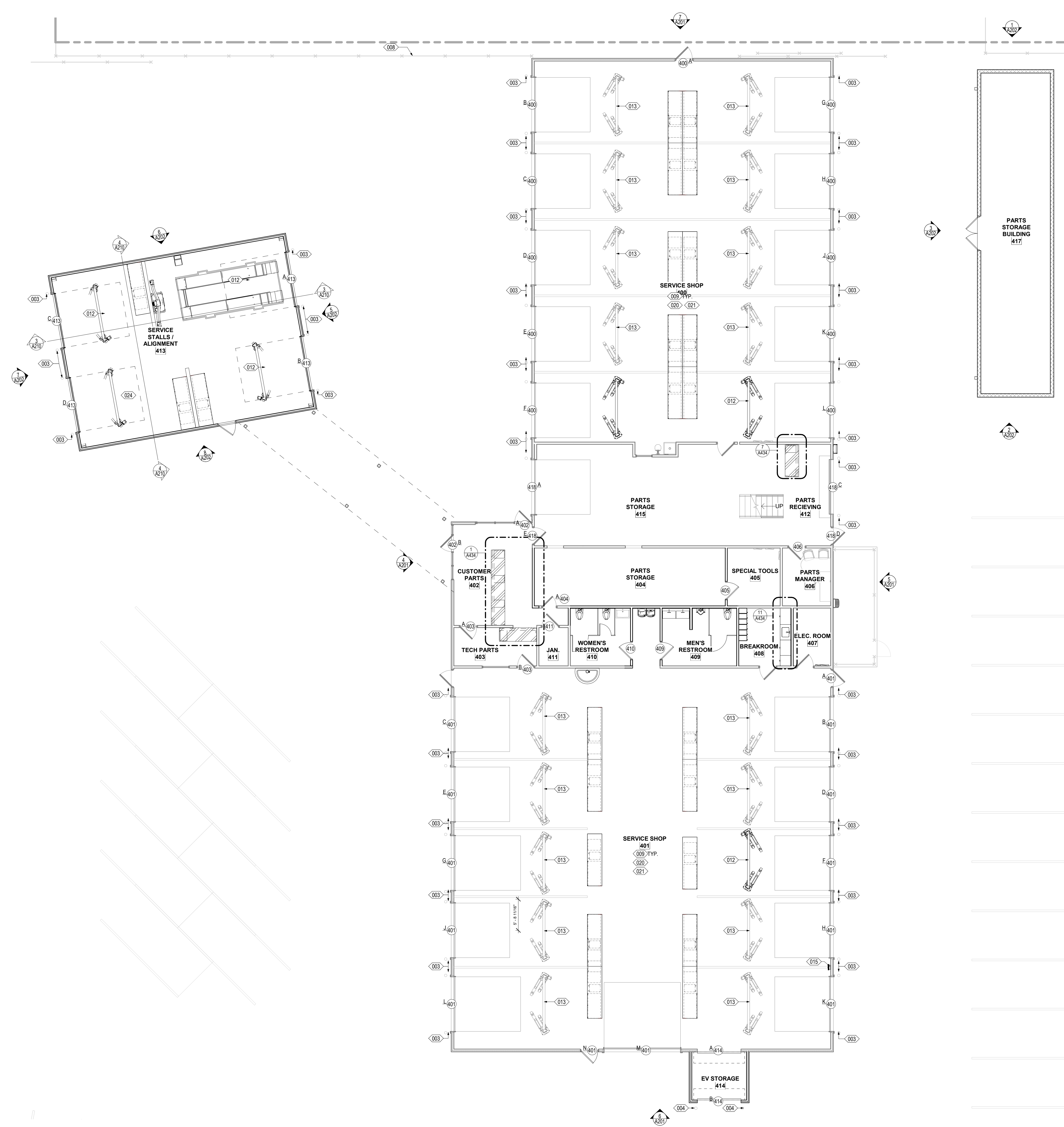
KEY PLAN

SHEET NAME
**NOTED PLAN - SERVICE
WRITERS**

SHEET NUMBER
A132

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1 NOTED PLAN - SERVICE DEPARTMENT
1/8" = 1'-0"

- GENERAL PLAN NOTES:**
1. INTERIOR PARTITIONS TO BE TYPE 'A1' UNLESS NOTED OTHERWISE.
 2. THE WORK SHALL CONFORM TO REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. PROVIDE FULL HEIGHT 8" CEMENT BACKER BOARD AT TOILET AND JANITOR ROOMS, AND AT WALLS TO RECEIVE TILE.
 5. PROVIDE AND INSTALL SOUND DAMPENING INSULATION AT ALL PERIMETER METAL STUD WALLS OF RESTROOMS AND MECHANICAL ROOMS. EXTEND PARTITION WALLS TO UNDERSIDE OF DECK.
 6. REFER TO NOTED FLOOR PLANS AND CODE ANALYSIS FOR FIRE-RATED WALLS. PROVIDE SOLID BACKING FOR ALL FIRE-RATED SHUTTERS IN WALL CAVITIES.
 7. PROVIDE AND INSTALL THERMAL BATT INSULATION AT INTERIOR METAL STUD PARTITION WALLS ADJOINING AIR CONDITIONED AREAS WITH NON-AIR CONDITIONED AREAS.
 8. REFER TO ACCESSIBILITY STANDARDS SHEETS FOR ACCESSIBILITY REQUIREMENTS. THE WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 9. ACCESSIBLE RESTROOMS SHALL CONFORM TO LOCAL, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
 10. CONTRACTOR SHALL PROVIDE BLOCKING WHERE REQUIRED FOR TOILET ACCESSORIES.
 11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONNECTIONS OF THE EQUIPMENT. THE CONTRACTOR SHALL COORDINATE W/ OWNERS VENDORS FOR ITEMS REQUIRING HOOK-UPS.
 12. CONTRACTOR SHALL PROVIDE (3) 4'-0" x 8'-0" x 3/4" THICK A-C GRADE PAINTED PLYWOOD PANEL BOARDS FOR COMMUNICATION AND DATA EQUIPMENT. LOCATION TO BE DETERMINED BY ARCHITECT.
 13. GENERAL CONTRACTOR SHALL SECURE AND PAY FOR BUILDING PERMITS, APPLICATIONS FEES, SERVICE FEES, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
 14. PAINT EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES IN ROOMS NOTED AS "PAINT EXPOSED STRUCTURE."
 15. PAINT VISIBLE CONDUIT, PIPING, BUILDING COMPONENTS, ACCESSORIES, DUCTWORK AND PIPING RACEWAY ACCESSORIES ABOVE RETURN AIR GRILLS WHEN RETURN AIR PLENUM IS DESIGNED.
 16. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL, BOTH SIDES, UNLESS NOTED OTHERWISE, TYP.
 17. PROVIDE CORNER GUARDS AT WALLS INDICATED AND SPECIFIED.

FLOOR PLAN KEYNOTES

- 001 EXISTING ADA PARKING STALL TO BE UPDATE TO MEET CURRENT ADA STANDARDS. REFER TO ACCESSIBILITY SHEETS.
- 002 EXISTING ADA PARKING SIGN TO BE UPDATE TO MEET CURRENT ADA STANDARDS. REFER TO ACCESSIBILITY SHEETS.
- 003 EXISTING BOLLARD TO REMAIN AND BE PAINTED PT-2 DETAILS.
- 004 CONCRETE FILLED, PAINTED P-2, STEEL PIPE BOLLARD REFER TO SITE DETAILS.
- 005 KEY DROP BOX
- 006 FURNITURE PROVIDED BY OWNER, G.C. TO PROVIDE DATA AND POWER CONNECTIONS. TYPICAL REFER TO ELECTRICAL DRAWINGS
- 007 TV BY OWNER. GC TO PROVIDE POWER & DATA. REFER TO ELECTRICAL DRAWINGS
- 008 EXISTING FENCE TO REMAIN. BARBED WIRE TO BE REMOVED.
- 009 ALL NEW EQUIPMENT AND BENCHES MUST BE PER HYUNDAI STANDARDS.
- 010 PROVIDE FLOOR OUTLET WITH POWER, PHONE, AND DATA CONNECTIONS FOR RECEPTION DESK AND BRAND WALL. REFER TO ELECTRICAL.
- 011 FUTURE DIGITAL INFORMATION DISPLAYS. REFER TO MEP FOR PREWIRE INFORMATION
- 012 ABOVE-GROUND LIFT BY OWNER, G.C. TO COORDINATE WITH OWNER AND VENDOR, PROVIDE POWER AND HOOK UP. REFER TO ELECTRICAL DRAWINGS
- 013 EXISTING ABOVE-GROUND TO REMAIN.
- 014 DISPLAY VEHICLES BY OWNER. REFER TO ELECTRICAL FOR FLOOR BOX LOCATIONS
- 015 STAGE 2 EV CHARGING STATION. REFER TO MEP
- 016 WALK OFF MATT. REFER TO FINISH SCHEDULE
- 017 LIGHT FIXTURE A. REF. INTERIOR LIGHT FIXTURE SCHEDULE
- 018 DEDICATED CUSTOMER INTERNET ACCESS IN CUSTOMER LOUNGE AREAS. PROVIDED BY OWNER
- 019 DEDICATED SERVICE ADVISORS INTERNET ACCESS IN SERVICE WRITE UP AREA. PROVIDED BY OWNER
- 020 DEDICATED SERVICE TECHNICIAN INTERNET ACCESS IN SERVICE SHOP AND PARTS. PROVIDED BY OWNER
- 021 REPAINT STRIPING - 4" WIDE (EPX - 2), AS REQUIRED TO COMPLETE PROPOSED SCOPE OF WORK.
- 022 TREAD READER EQUIPMENT. GC TO COORDINATE WITH VENDOR FOR LOCATION AND INSTALLATION REQUIREMENTS
- 023 ALIGNMENT CHECK EQUIPMENT. GC TO COORDINATE WITH VENDOR FOR LOCATION AND INSTALLATION REQUIREMENTS
- 024 ALIGNMENT BY OWNER, G.C. TO COORDINATE WITH OWNER AND VENDOR, PROVIDE POWER AND HOOK UP. REFER TO ELECTRICAL DRAWINGS

- FOR ADDITIONAL INFORMATION:**
1. REFER TO A120 SERIES FOR DIMENSIONED FLOOR PLANS.
 2. REFER TO A130 SERIES FOR NOTED FLOOR PLANS.
 3. REFER TO A140 SERIES FOR POWER AND COMMUNICATIONS FLOOR PLANS.
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HYUNDAI OF EL PASO

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 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
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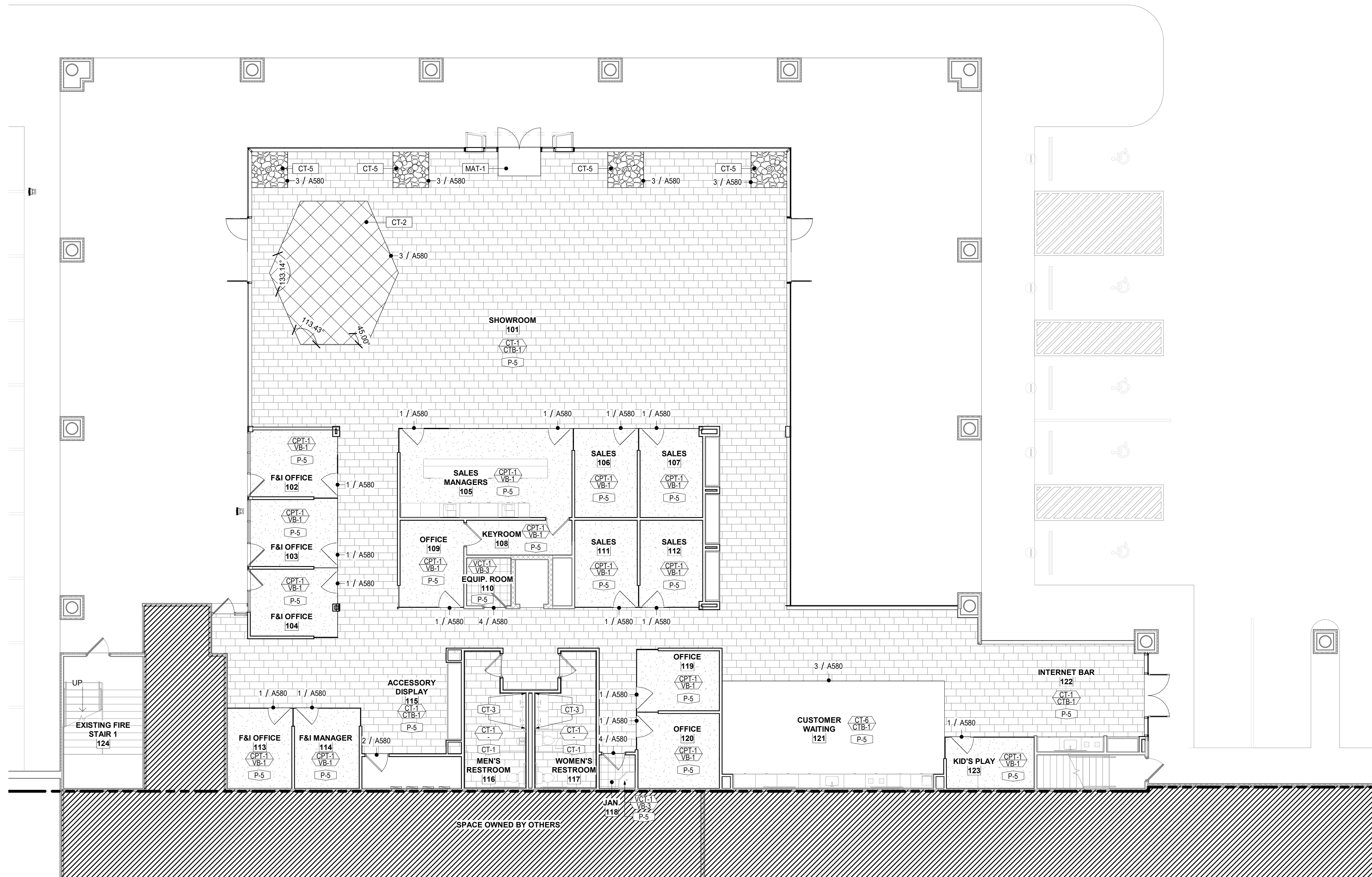
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KEY PLAN

SHEET NAME
NOTED PLAN - SERVICE DEPARTMENT

SHEET NUMBER
A133

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1 FINISH PLAN - FIRST FLOOR
1/8" = 1'-0"

- FLOOR FINISH GENERAL NOTES:**
1. PROVIDE AND INSTALL BASE FOR BOTH CARPET AND HARD SURFACE FLOORING AREAS. COORDINATE WITH CABINET CONTRACTOR WITH RESPECT TO BASE DETAILS ON CABINETRY.
 2. CHANGES IN FINISH FLOORING MATERIALS OCCURRING AT DOORWAYS SHALL BE AT THE CENTERLINE OF THE DOORWAY UNLESS NOTED OTHERWISE. ALL FLOOR MATERIAL TRANSITIONS SHALL BE ACCOMPLISHED SMOOTHLY.
 3. PROVIDE ALUMINUM SCHEDULED TRANSITION STRIPS AT FLOOR FINISH TRANSITIONS.
 4. IT IS THE CONTRACTOR'S (OR HIS SUB-CONTRACTOR'S) RESPONSIBILITY TO CONFORM TO APPLICABLE LOCAL, CODES, REGULATIONS AND ORDINANCES AS WELL AS TRADE STANDARDS OF HIGH QUALITY WORKMANSHIP.
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 9. WHEN POSSIBLE, CONTRACTOR SHALL PROVIDE WHOLE AND/OR UN CUT MATERIALS.
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GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
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EL PASO, TEXAS 79925**

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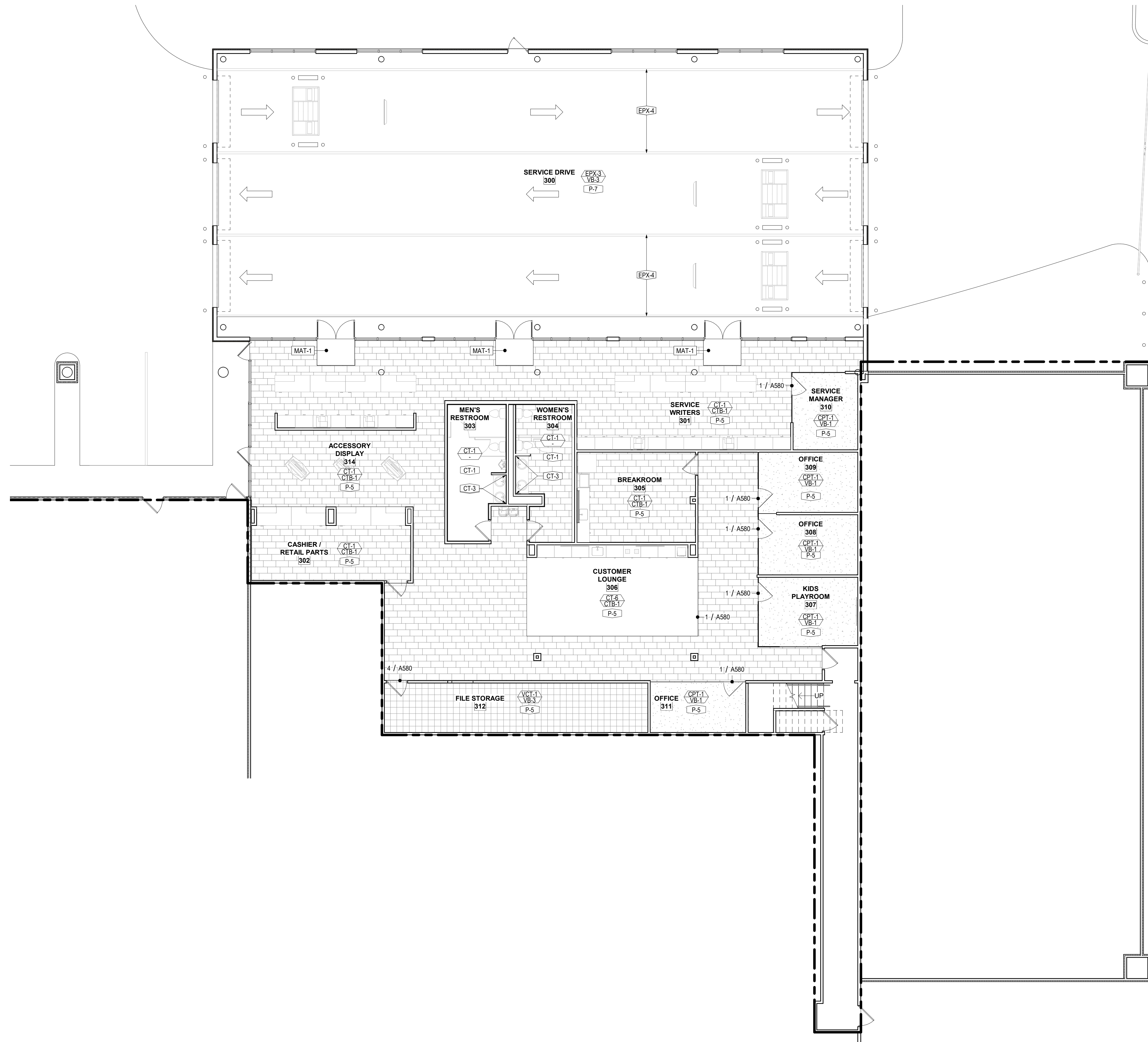
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SHEET NAME
FINISH PLAN - SHOWROOM

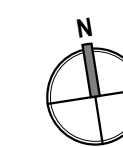
SHEET NUMBER
A150

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1 FINISH PLAN - FIRST FLOOR
1/8" = 1'-0"



FLOOR FINISH GENERAL NOTES:

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10. CONTRACTOR SHALL CONFIRM ALLOWABLE MATERIAL VARIATIONS AND PATTERNS WITH ARCHITECT PRIOR TO INSTALLATION.

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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
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RENOVATION AND EXPANSION**

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**8600 MONTANA AVE. EL PASO,
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**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
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SHEET NAME
**FINISH PLAN - SERVICE
WRITERS**

SHEET NUMBER
A152

CONSULTANTS

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HYUNDAI OF EL PASO

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RENOVATION AND EXPANSION**

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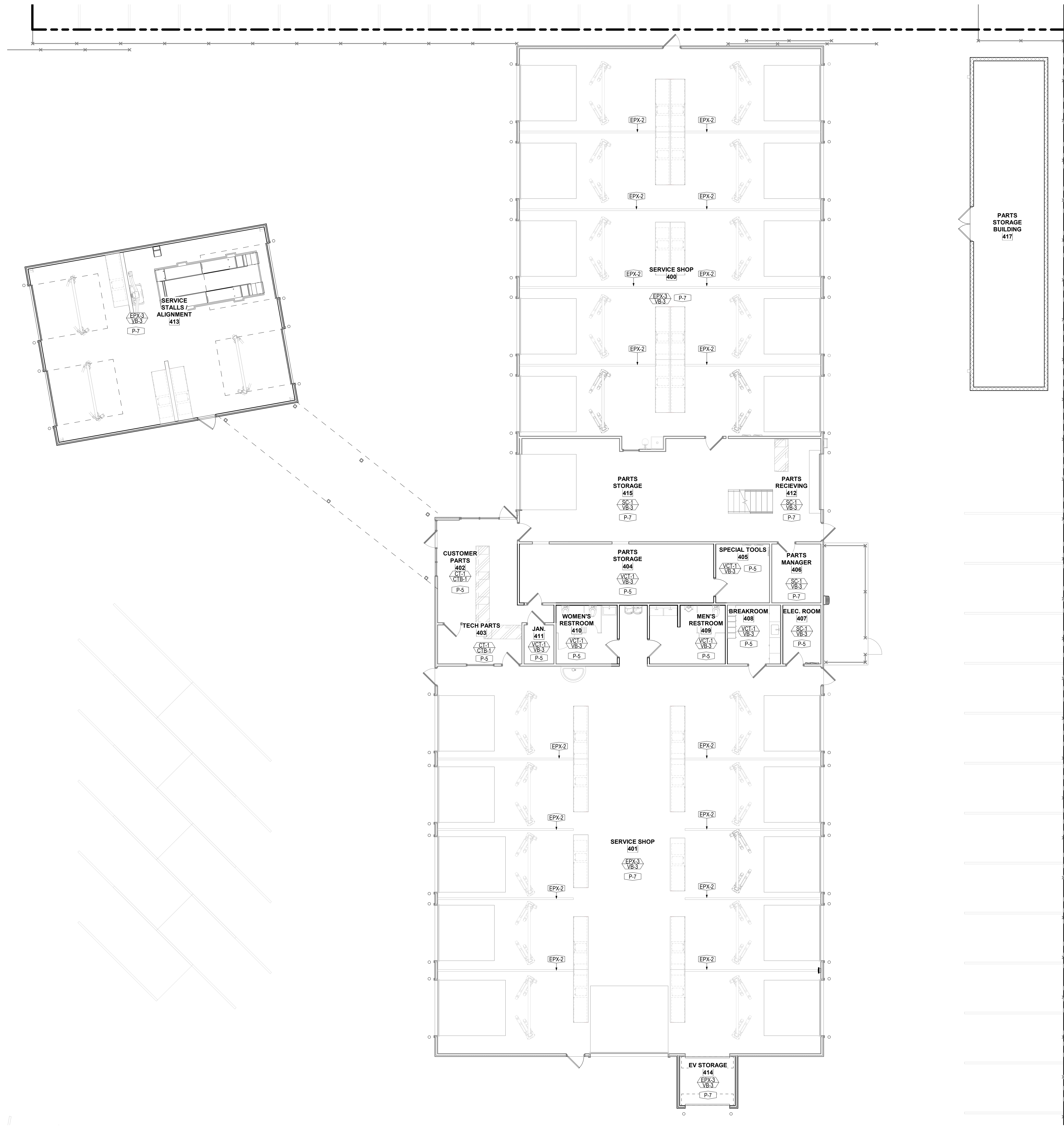
DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
**FINISH PLAN - SERVICE
DEPARTMENT**

SHEET NUMBER

A153



1 FINISH PLAN - FIRST FLOOR
1/8" = 1'-0"

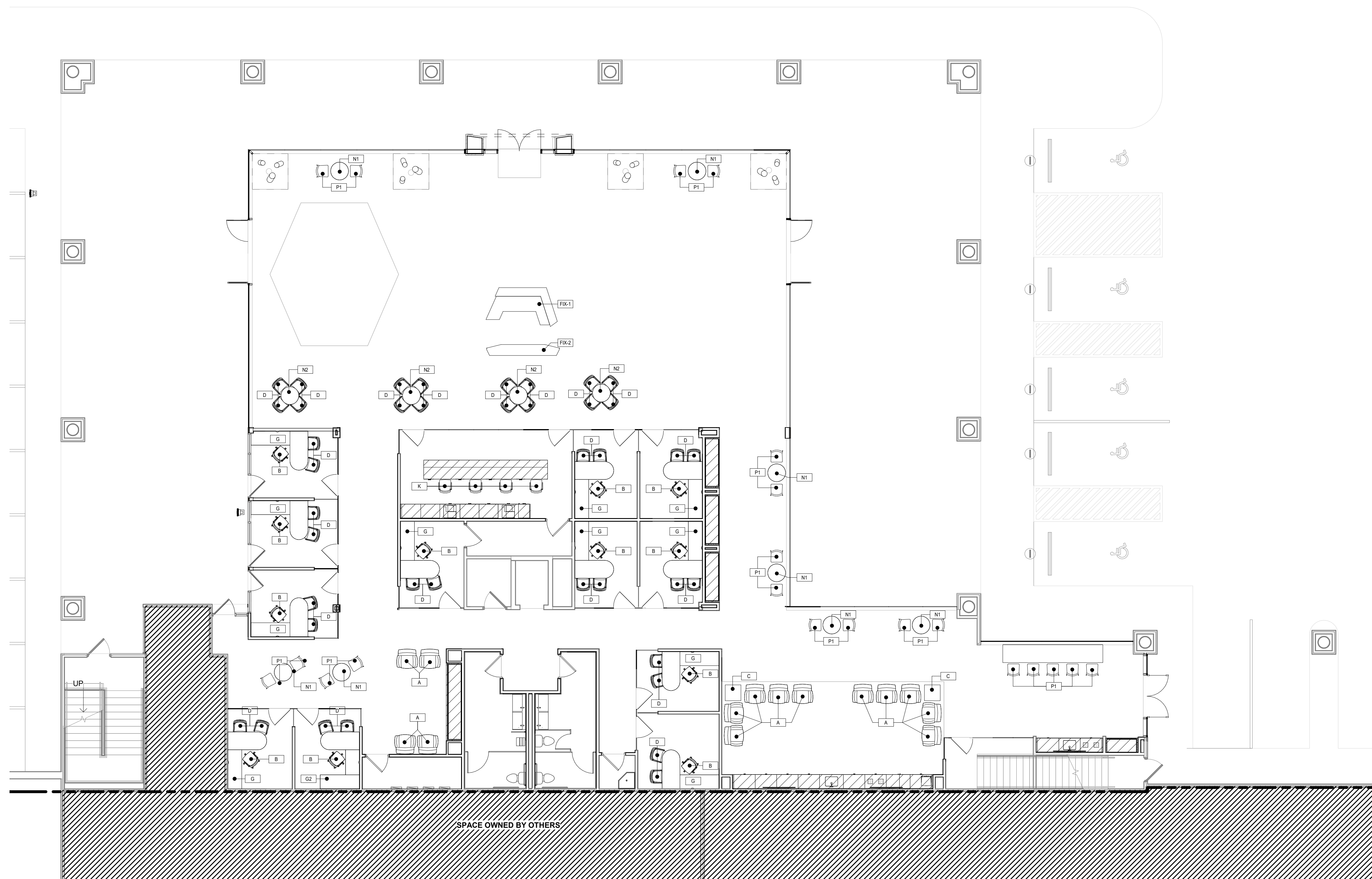
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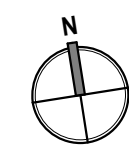
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FURNITURE SCHEDULE		
MARK	DESCRIPTION	COMMENTS
A	CUSTOMER LOUNGE CHAIR	STEELCASE JENNY LOUNGE BACK/SEAT: QUICKSILVER LEGS: ALUMINUM
B	HIGH BACK TASK CHAIR	STEELCASE SERIES 1 SEAT: QUICKSILVER BACK: MALT FRAME: SEAGULL
C	COFFEE TABLE	STEELCASE JENNY COFFEE TABLE LAMINATE: ARTIC WHITE LEGS: ALUMINUM
D	CUSTOMER CHAIR	STEELCASE MOVE CHAIR SEAT: ROYAL BLUE SHELL: WHITE
G	OFFICE DESK	STEELCASE UNIVERSAL OFFICE WORKSURFACES: GRAPHITE WALNUT TACKBOARD: LATCH COOL GRAY SUPPORTS/STORAGE: ARCTIC WHITE
G2	OFFICE DESK	STEELCASE UNIVERSAL OFFICE WORKSURFACES: GRAPHITE WALNUT TACKBOARD: LATCH COOL GRAY SUPPORTS/STORAGE: ARCTIC WHITE
K	EMPLOYEE CHAIR	STEELCASE SERIES 1 SEAT: QUICKSILVER BACK: MALT FRAME: SEAGULL
L	CHILDREN'S PLAY AREA TABLE	TURNSTONE SIMPLE TABLE SURFACE: GRAPHITE WALNUT BASE/EDGE: ARTIC WHITE
M	CHILDREN'S PLAY AREA CHAIR	BUOY SEAT
N1	CAFE TABLE STOOL HEIGHT	TURNSTONE SIMPLE TABLE 42" HEIGHT SURFACE: GRAPHITE WALNUT BASE/EDGE: WHITE
N2	CAFE TABLE SEATED HEIGHT	STEELCASE GROUPWORK SURFACE: GRAPHITE WALNUT BASE/EDGE: ARTIC WHITE
P	CUSTOMER STOOL	STEELCASE MOVE STOOL 29.5" HEIGHT SEAT: ROYAL BLUE SHELL: WHITE FRAME: PLATINUM

FIXTURE SCHEDULE		
MARK	DESCRIPTION	COMMENTS
FIX-1	RECEPTION DESK AND FILE DRAWER CABINET, IW46692-C2000, SIZE: 116" L X 48" H X 64" D	MILLWORK
FIX-2	BRAND WALL, IW46692-C1000, SIZE: 122" L X 88" H X 19" D	MILLWORK
FIX-3	MULTI-MEDIA DISPLAY, IW46692-C4000, SIZE: 46" L X 74" H X 28" D	MILLWORK
		NOTE: REQUIRES A POWER OUTLET AND DEDICATED RJ45 DATA JACK WITH INTERNET CONNECTIVITY. BRAND WALL MUST BE ANCHORED TO THE FLOOR FOR SEISMIC AND SAFETY.
		CONTACT: MIKE MUTZA, (414)277-6326, MMUTZA@GMAIL.COM
FIX-3	ACCESSORY DISPLAY	MILLWORK



1 FURNITURE, FIXTURE, AND EQUIPMENT PLAN - FIRST FLOOR
1/8" = 1'-0"



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WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
5959 WEST LOOP SOUTH, SUITE 385
BELLAIRE, TEXAS 77401
(713) 988-8884
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

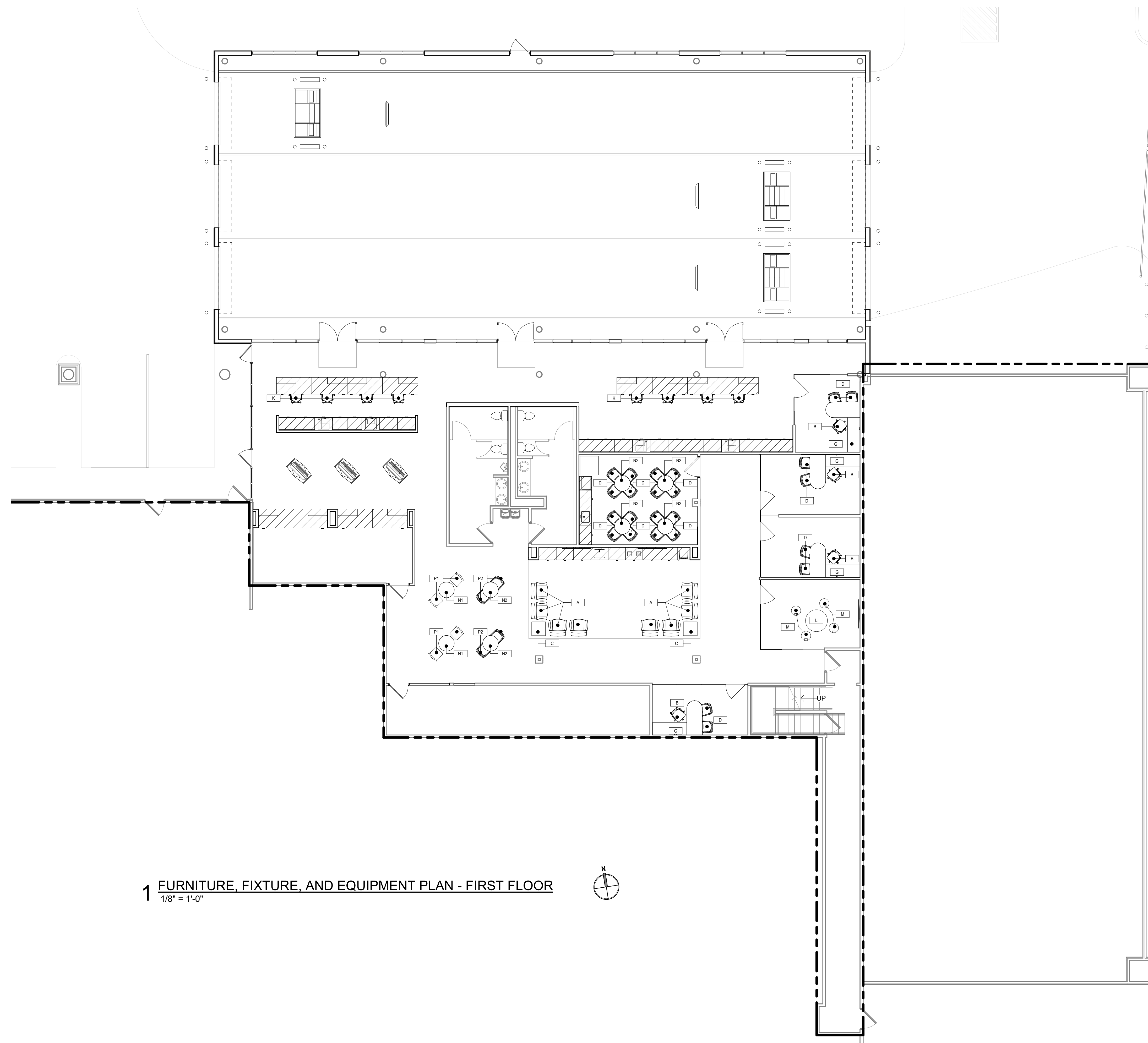
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SHEET NAME
**FURNITURE, FIXTURE, AND
EQUIP. PLAN - SHOWROOM**

SHEET NUMBER

A160

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1 FURNITURE, FIXTURE, AND EQUIPMENT PLAN - FIRST FLOOR
1/8" = 1'-0"

EQUIPMENT KEYNOTES

Goree
Interiors | Architecture | Brand
5151 San Felipe Street, Suite 1700
Houston, Texas 77056
713-660-6102
www.goree.com

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GEOTECHNICAL:
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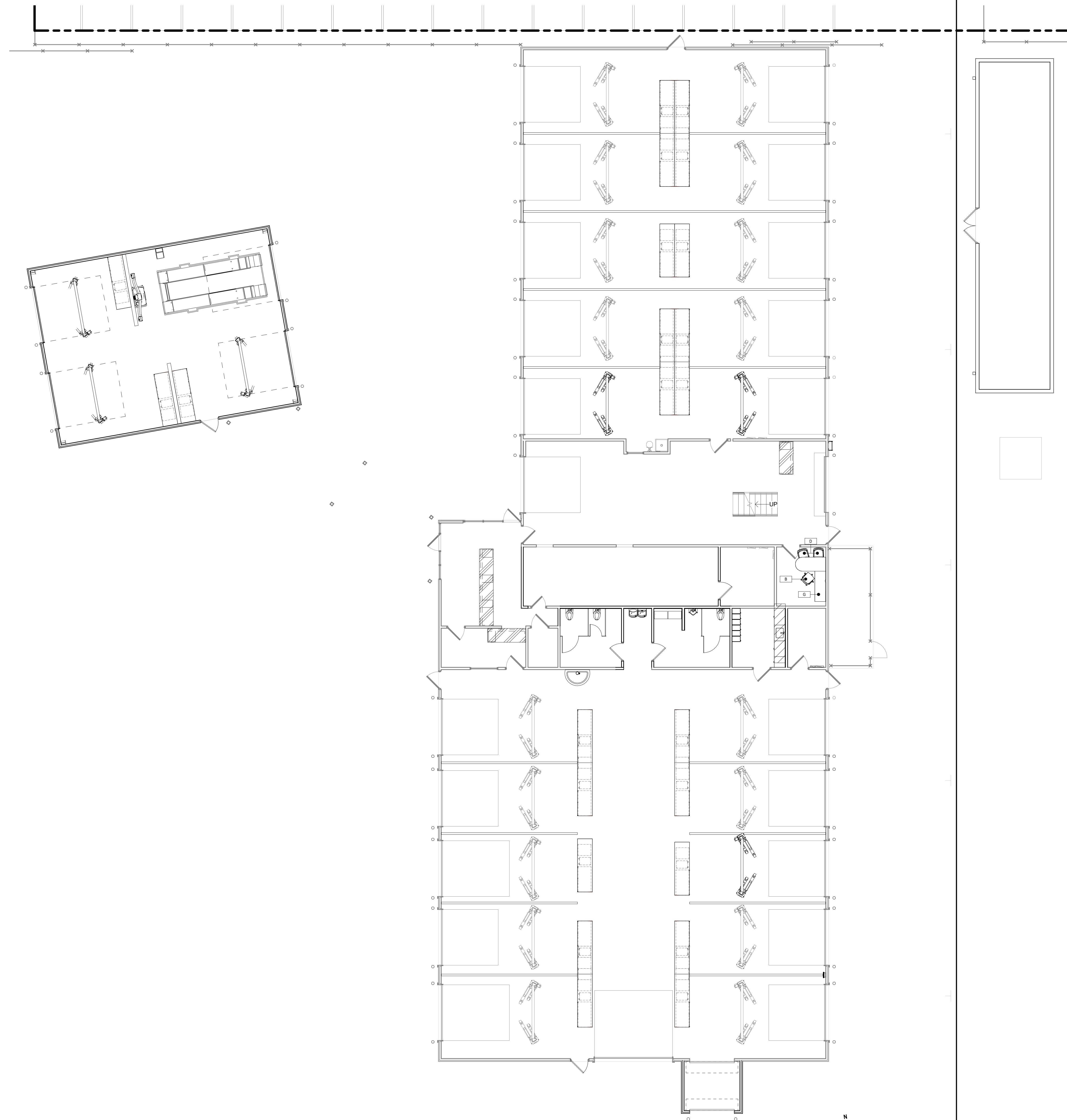
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SHEET NAME
**FURNITURE, FIXTURE, AND
EQUIP. PLAN - SERVICE
WRITERS**

A162

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1 FURNITURE, FIXTURE, AND EQUIPMENT PLAN - FIRST FLOOR
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**FURNITURE, FIXTURE, AND
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INTERIOR LIGHT FIXTURE SCHEDULE				
MARK	MANUFACTURER	MODEL	TRIM FINISH / COLOR	COMMENTS
A	LSI Industries	XIG-LED-19-350-WW-UE-SP10-NA-SST-INGROUND	BRASS	
B	LSI Industries	LAD6-LED-41L-40-WF-TR6R-SF-HAZ	WHITE	
C	LSI Industries	LAD6-LED-14L-40-WF-TR6R-SF-HAZ-9' MH	WHITE IF MOUNTED ON GYP / BLACK IF MOUNTED ON ACM	
D	LSI Industries	LAD6-LED-41L-40-WF-TR6R-SF-HAZ-BLK	BLACK	
E4	LSI Industries	SDL6-LED-80L-FL-50-9' MH		
E8	LSI Industries	SDL4-LED-40L-FL-50		UNDERCABINET LIGHTING
G	LSI Industries	SLI22-LED-SS-NW-UE-9'	WHITE	
H	Finelite, Inc	S11-LED Micro Profile		UNDERCABINET LIGHTING
K	LSI Industries	ALI2-2LEDSE-30L-LL-W-50	WHITE	

EXTERIOR LIGHTING FIXTURE SCHEDULE				
MARK	MANUFACTURER	MODEL	TRIM FINISH / COLOR	COMMENTS
L	LSI Industries	XFLM-HF-40L	BRONZE	
M	LSI Industries	MRM LED * SIL 5W * DIM 50 70 BRZ	BRONZE	
N	LSI Industries	MRM LED * SIL FT * DIM 50 70 BRZ	BRONZE	
S	LSI Industries	LAD6-LED-25L-40-WF-TR6RL-SF-HAZ-14' MH	BLACK	
W	LSI Industries	XWM-FT-LED-08-50	BRONZE	
W1	LSI Industries	XWM-FT-LED-08-50	BRONZE	

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CEILING PLAN KEYNOTES

001 LIGHT FIXTURE A AT THE BASE OF ALL INCLUDED COLUMN CLUSTERS



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 TX 79925**

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 EL PASO, TEXAS 79925**

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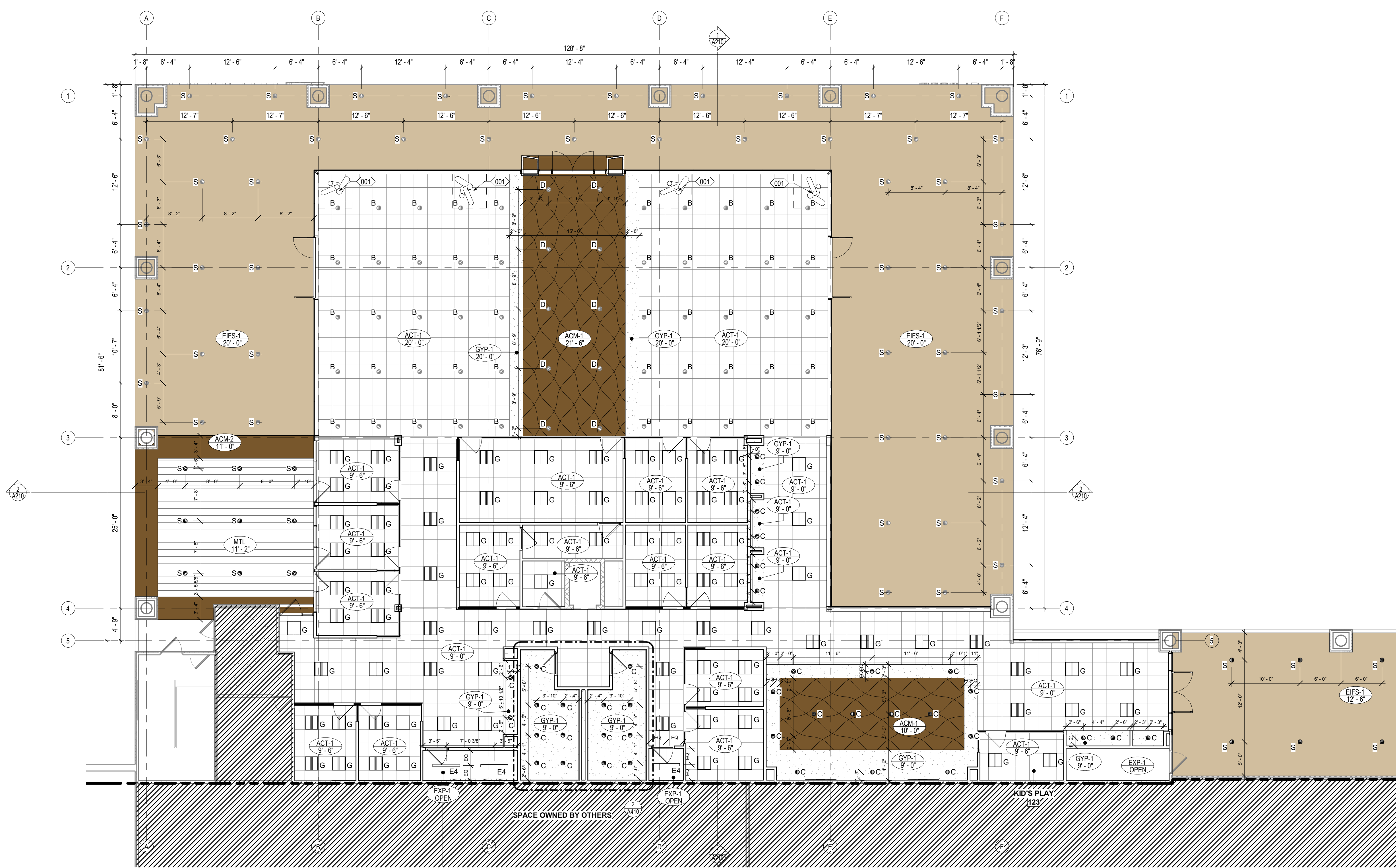
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SHEET NAME
**REFLECTED CEILING PLAN -
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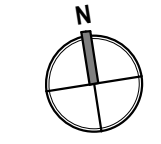
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A180

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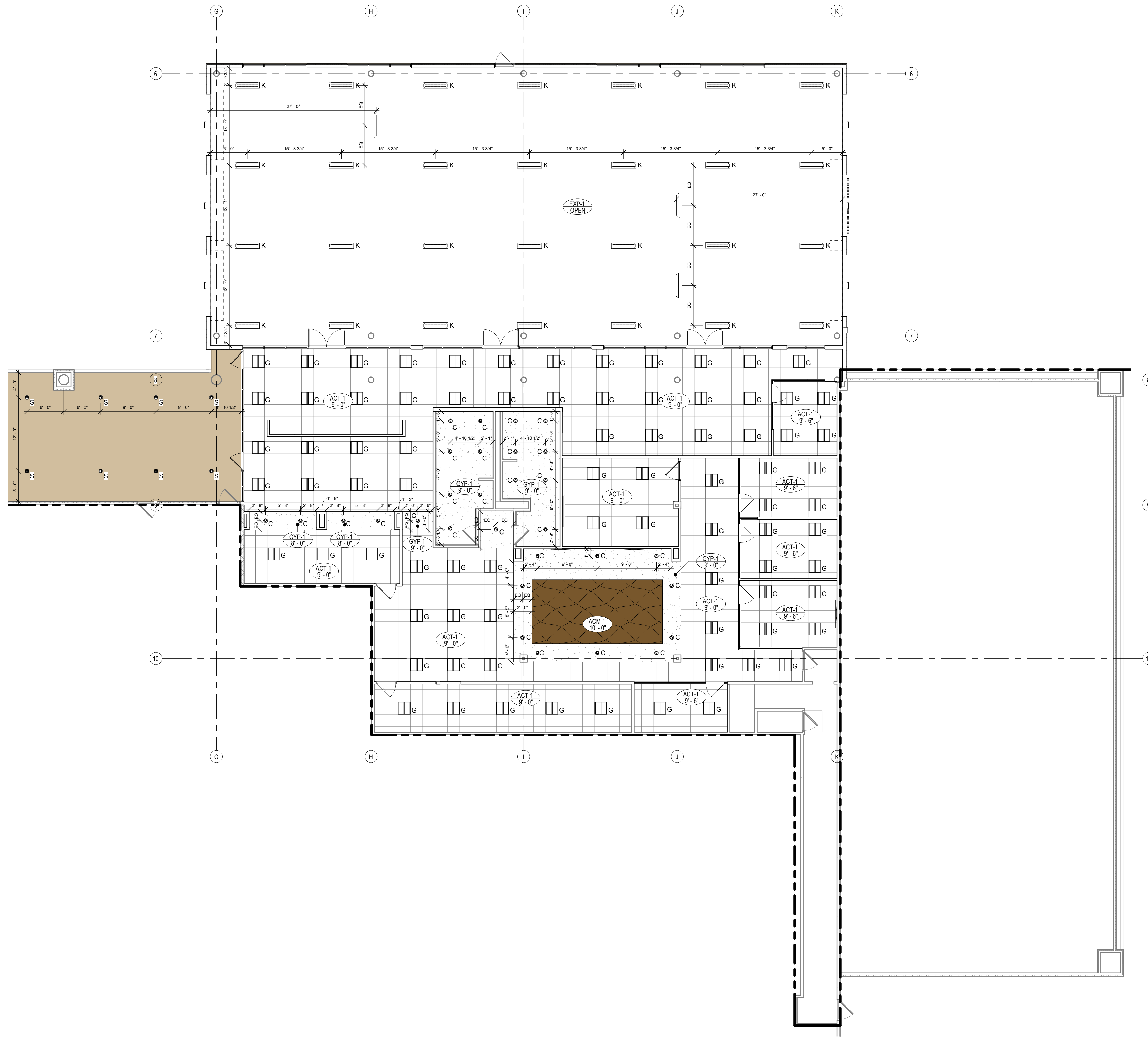


1 REFLECTED CEILING PLAN - FIRST FLOOR
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WEBSITE

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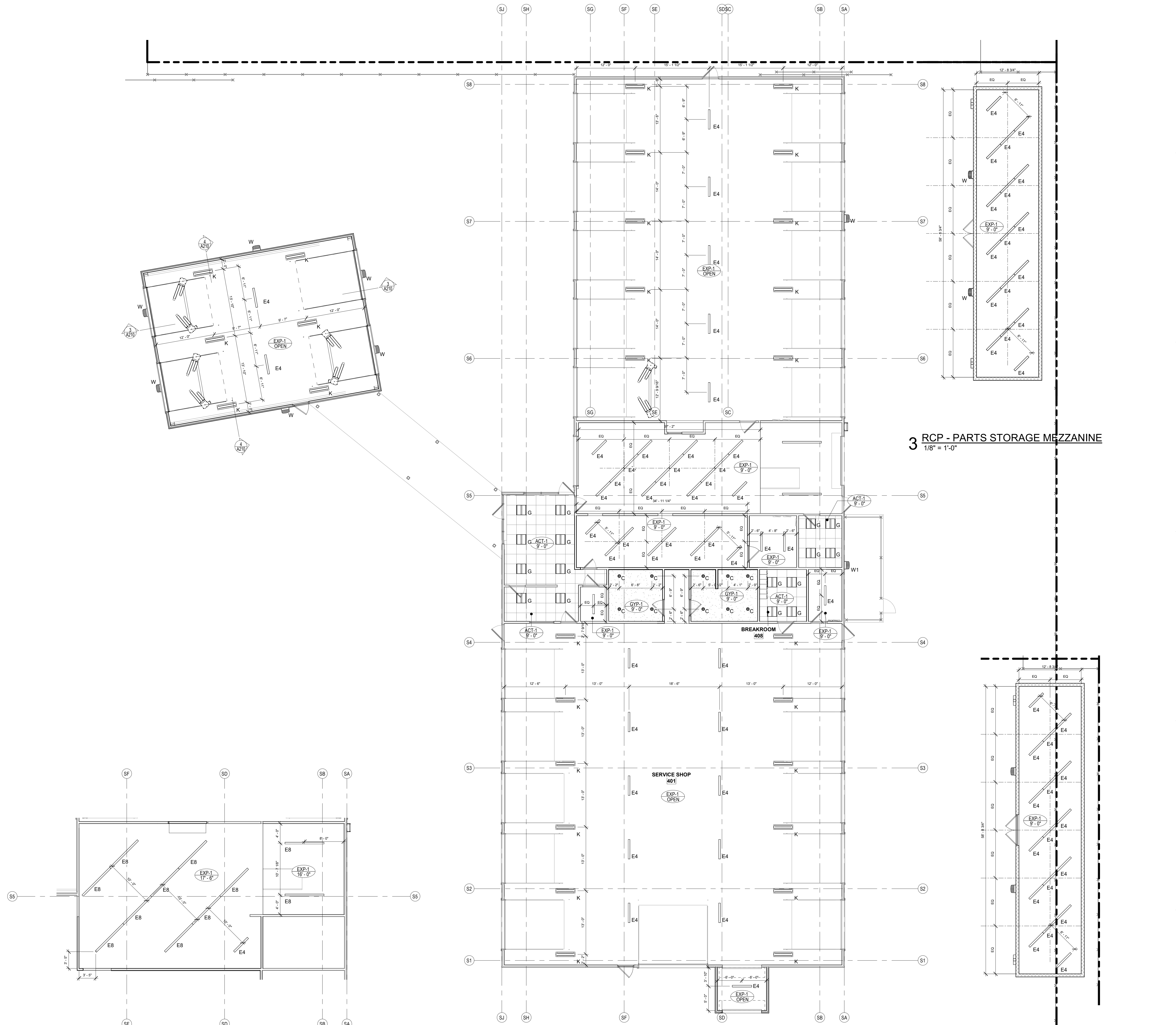
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**REFLECTED CEILING PLAN -
SERVICE WRITERS**

SHEET NUMBER

A182

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4 RCP - PARTS MEZZANINE
1/8" = 1'-0"

1 REFLECTED CEILING PLAN - FIRST FLOOR
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2 REFLECTED CEILING PLAN - FIRST FLOOR
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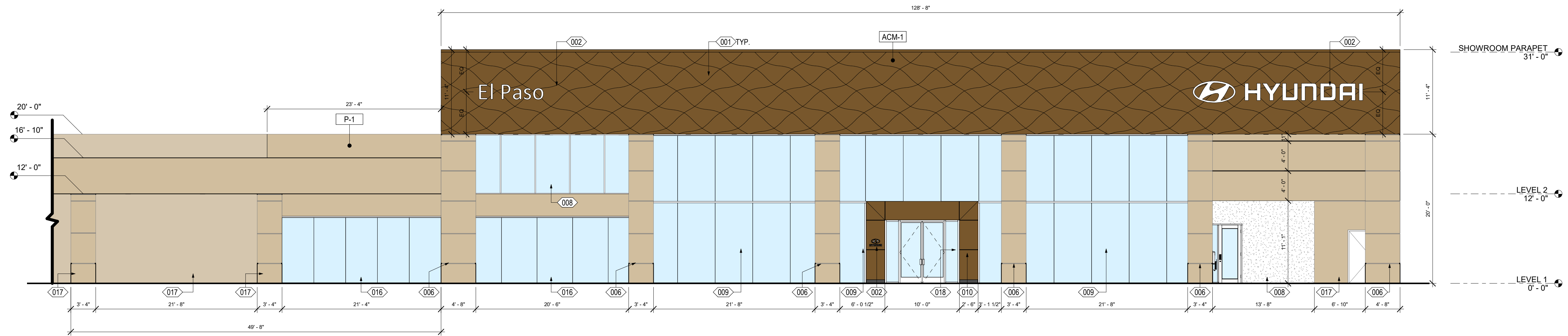
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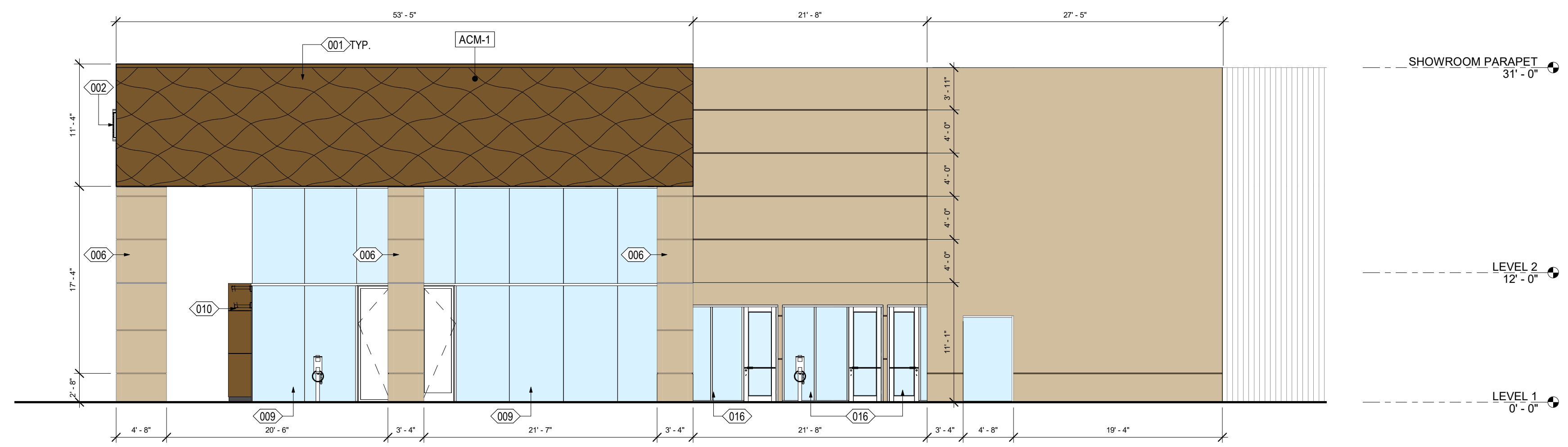
SHEET NAME
**REFLECTED CEILING PLAN -
SERVICE DEPARTMENT**

SHEET NUMBER
A183

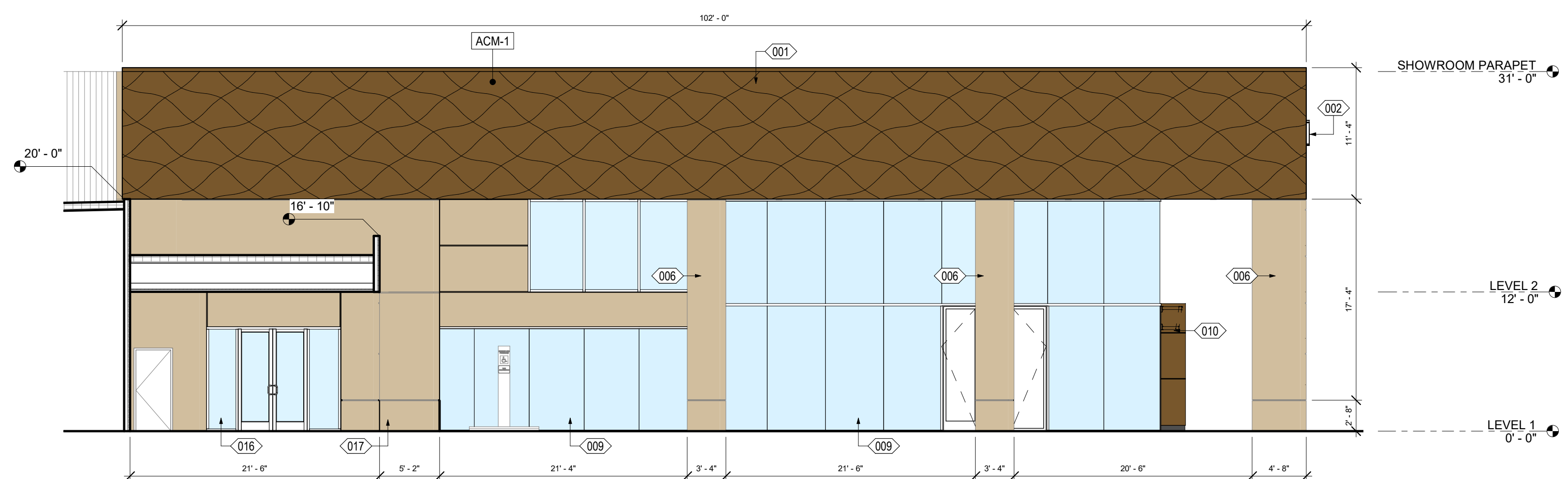
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1 SHOWROOM ELEVATION - NORTH
1/8" = 1'-0"



3 SHOWROOM ELEVATION - WEST
1/8" = 1'-0"



4 SHOWROOM ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 001 "SHAPED SKY" ACM PANELS, INSTALLED OVER BLACK ACM PANELS. DRY JOINT WITH INTEGRATED ACM CAP.
- 002 BUILDING SIGNAGE BY OWNER, G.C. TO PROVIDE PROPER MOUNTING, POWER, AND HOOK UP.
- 003 18" X 18" SERVICE DRIVE DIRECTIONAL SIGNAGE BY G.C., PROVIDE POWER, CONTROLS, AND HOOK UP.
- 004 6" DIAMETER STEEL PIPE BOLLARD PRIMED AND PAINTED (P-2), REF: SITE DETAILS.
- 005 HYUNDAI BRANDED KEY DROP BOX
- 006 EIFS WALL FINISH, COLOR TO MATCH SHERWIN WILLIAMS P-1 #9111 "ANTLER VELVET"
- 007 EIFS WALL FINISH, COLOR TO MATCH SHERWIN WILLIAMS P-2 #6104 "KAFFEE"
- 008 EXISTING STOREFRONT GLAZING TO REMAIN.
- 009 STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEM WITH CLEAR ANODIZED ALUMINUM. SOLARBAN 72 ON STARCHIRE GLASS.
- 010 ENTRY ELEMENT FRAMING BY CONTRACTOR. ACM PANELS, "HYUNDAI NORTH AMERICA BRONZE", DRY JOINT
- 011 VERTICAL METAL WALL FINISH, COLOR TO MATCH SHERWIN WILLIAMS P-1 #9111 "ANTLER VELVET"
- 012 VERTICAL METAL WALL FINISH, COLOR TO MATCH SHERWIN WILLIAMS P-2 #6104 "KAFFEE"
- 013 EXISTING PIPE BOLLARD TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS
- 014 EXISTING FENCE TO REMAIN. BARBED WIRE TO BE REMOVED.
- 015 EXISTING DOOR TO REMAIN, PAINTED P-1.
- 016 NEW STOREFRONT GLAZING, REF: GLAZING ELEVATIONS
- 017 EXISTING EIFS WALL FINISH TO BE PAINTED TO MATCH SHERWIN WILLIAMS #9111 "ANTLER VELVET"
- 018 KNOX COMPANY BRAND LOCKING KEY BOX WITH THE EL PASO FIRE DEPARTMENT'S KEYWAY
- 019 NEW DOOR, REF: DOOR SCHEDULE



5151 San Felipe Street, Suite 1700
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BELLAIRE, TEXAS 77401
(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

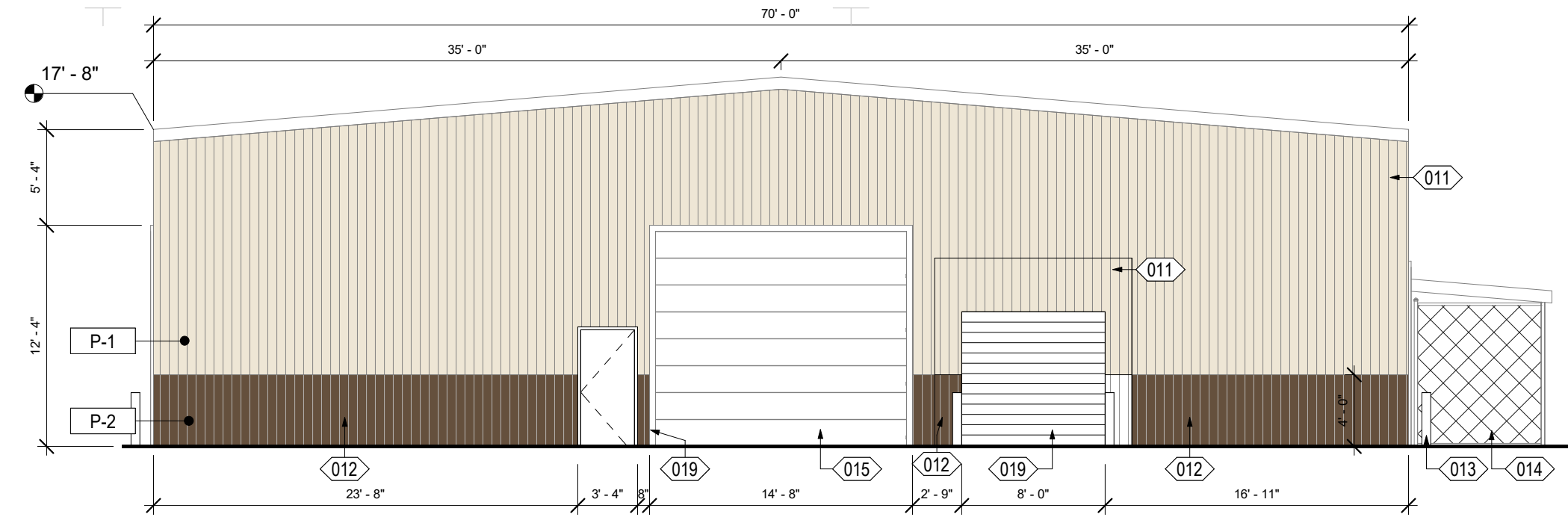
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A200

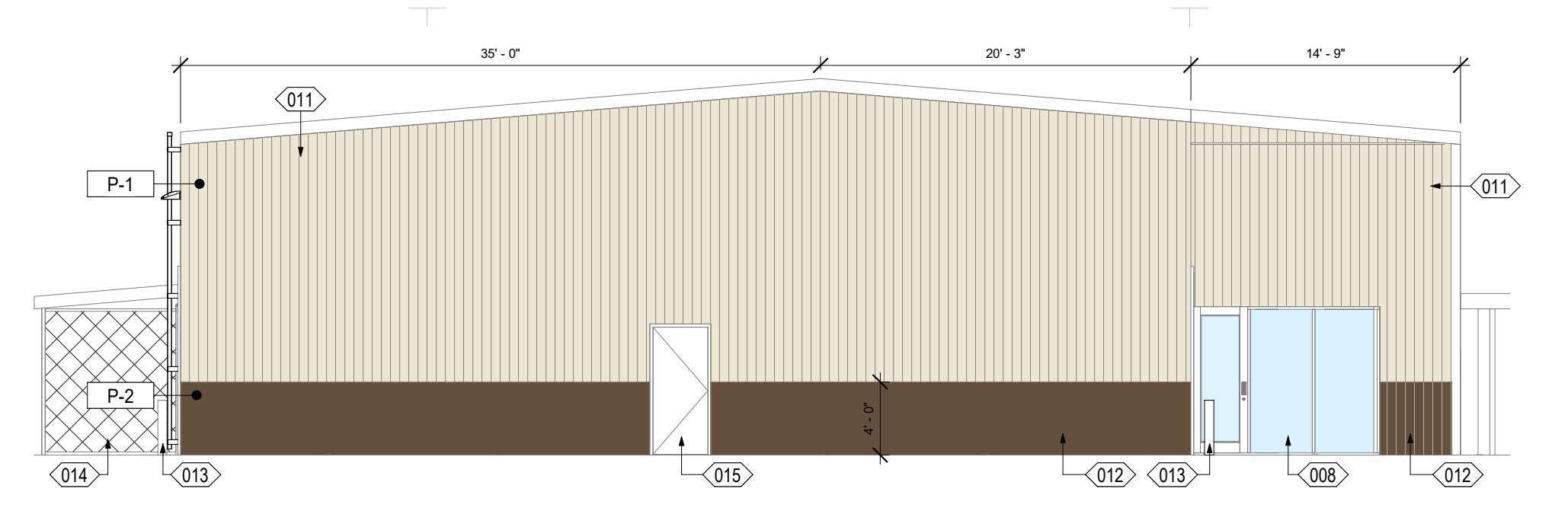
- FOR ADDITIONAL INFORMATION:**
1. REFER TO A120 SERIES FOR DIMENSIONED FLOOR PLANS.
 2. REFER TO A130 SERIES FOR NOTED FLOOR PLANS.
 3. REFER TO A140 SERIES FOR POWER AND COMMUNICATIONS FLOOR PLANS.
 4. REFER TO A150 SERIES FOR FINISH FLOOR PLANS.
 5. REFER TO A160 SERIES FOR FURNITURE, FIXTURE, EQUIPMENT FLOOR PLANS.
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 10. REFER TO A300 SERIES FOR SECTIONS.
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 12. REFER TO A500 SERIES FOR DETAILS.
 13. REFER TO A600 SERIES FOR SCHEDULES.

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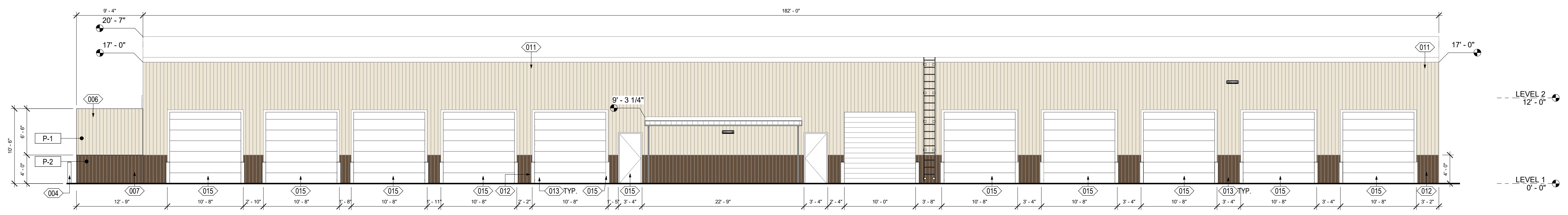
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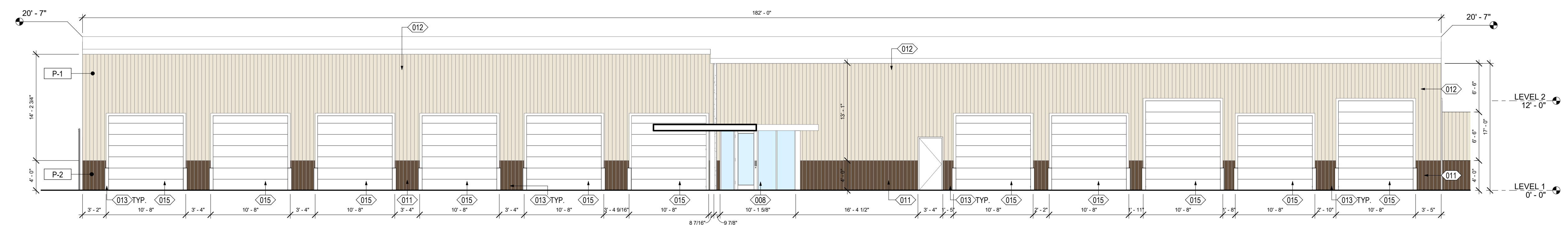
6 SERVICE DEPARTMENT ELEVATION - SOUTH
1/8" = 1'-0"



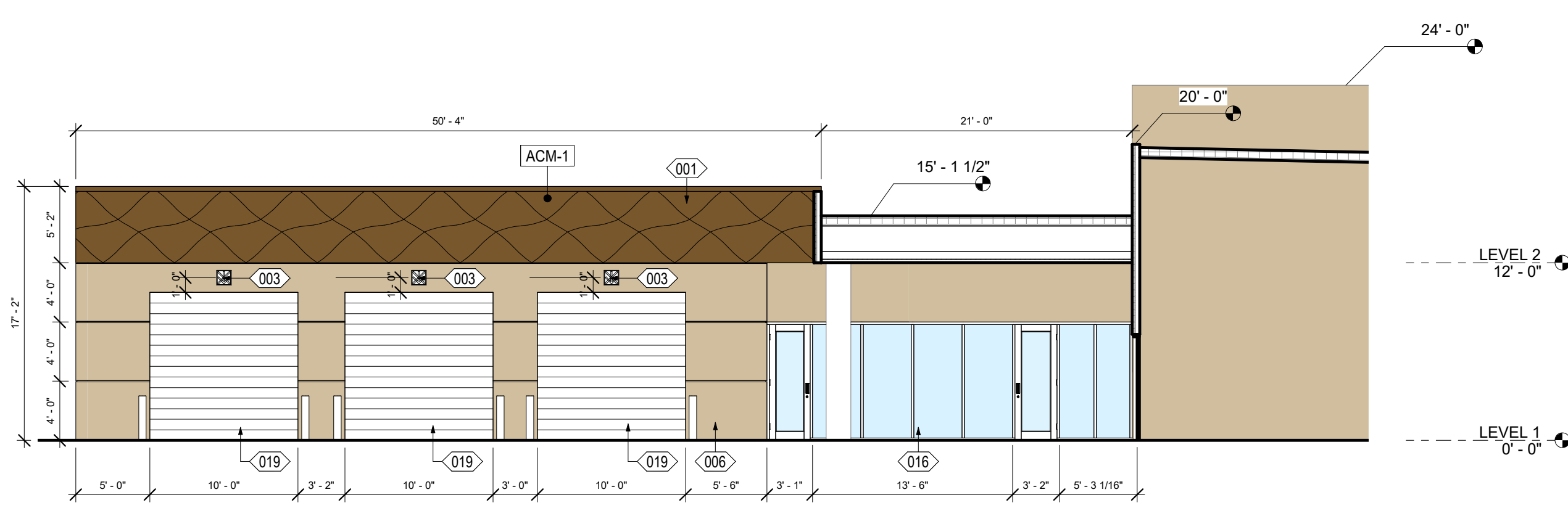
7 SERVICE DEPARTMENT ELEVATION - NORTH
1/8" = 1'-0"



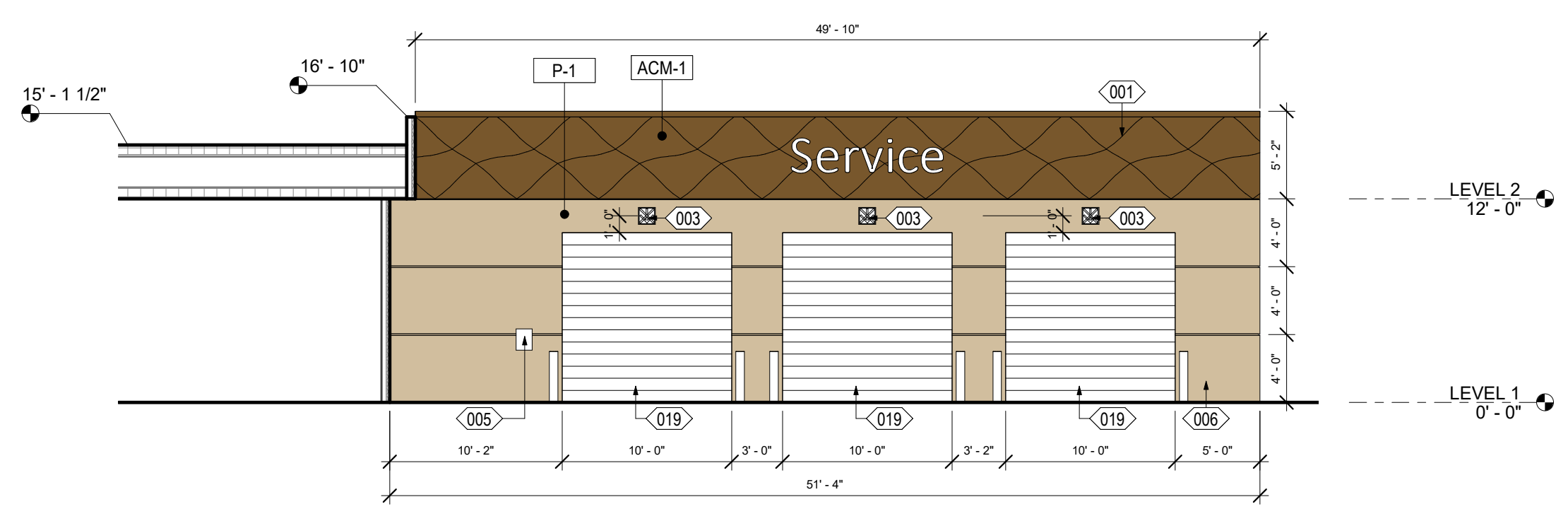
5 SERVICE DEPARTMENT ELEVATION - EAST
1/8" = 1'-0"



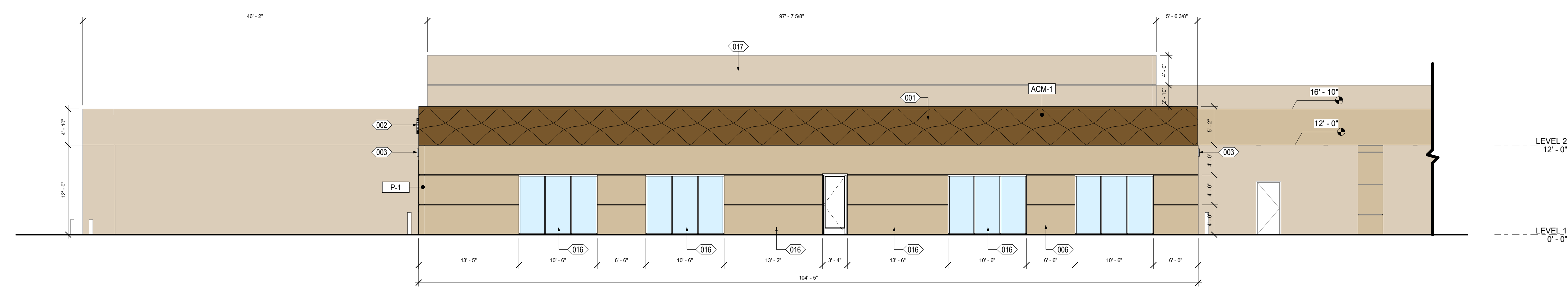
4 SERVICE DEPARTMENT ELEVATIONS - WEST
1/8" = 1'-0"



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



3 SERVICE WRITERS ELEVATION - EAST
1/8" = 1'-0"



1 SERVICE WRITERS ELEVATIONS - NORTH
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
001	"SHAPED SKY" ACM PANELS, INSTALLED OVER BLACK ACM PANELS, DRY JOINT WITH INTEGRATED ACM CAP
002	BUILDING SIGNAGE BY OWNER, G.C. TO PROVIDE PROPER MOUNTING, POWER, AND HOOK UP.
003	18" X 18" SERVICE DRIVE DIRECTIONAL SIGNAGE BY G.C., PROVIDE POWER, CONTROLS, AND HOOK UP.
004	6" DIAMETER STEEL PIPE BOLLARD PRIMED AND PAINTED (P-2), REF: SITE DETAILS.
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013	EXISTING PIPE BOLLARD TO BE REPAINTED P-2 "KAFFEE" TO MATCH HMA STANDARDS
014	EXISTING FENCE TO REMAIN, BARBED WIRE TO BE REMOVED.
015	EXISTING DOOR TO REMAIN, PAINTED P-1.
016	NEW STOREFRONT GLAZING, REF GLAZING ELEVATIONS
017	EXISTING EIFS WALL FINISH TO BE PAINTED TO MATCH SHERWIN WILLIAMS #9111 "ANTLER VELVET"
018	KNOX COMPANY BRAND LOCKING KEY BOX WITH THE EL PASO FIRE DEPARTMENT'S KEYWAY
019	NEW DOOR, REF: DOOR SCHEDULE

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 WWW.GK-MEP.COM
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CONSULTANT #5 - NAME
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 PHONE NUMBER
 WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
 RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
 TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
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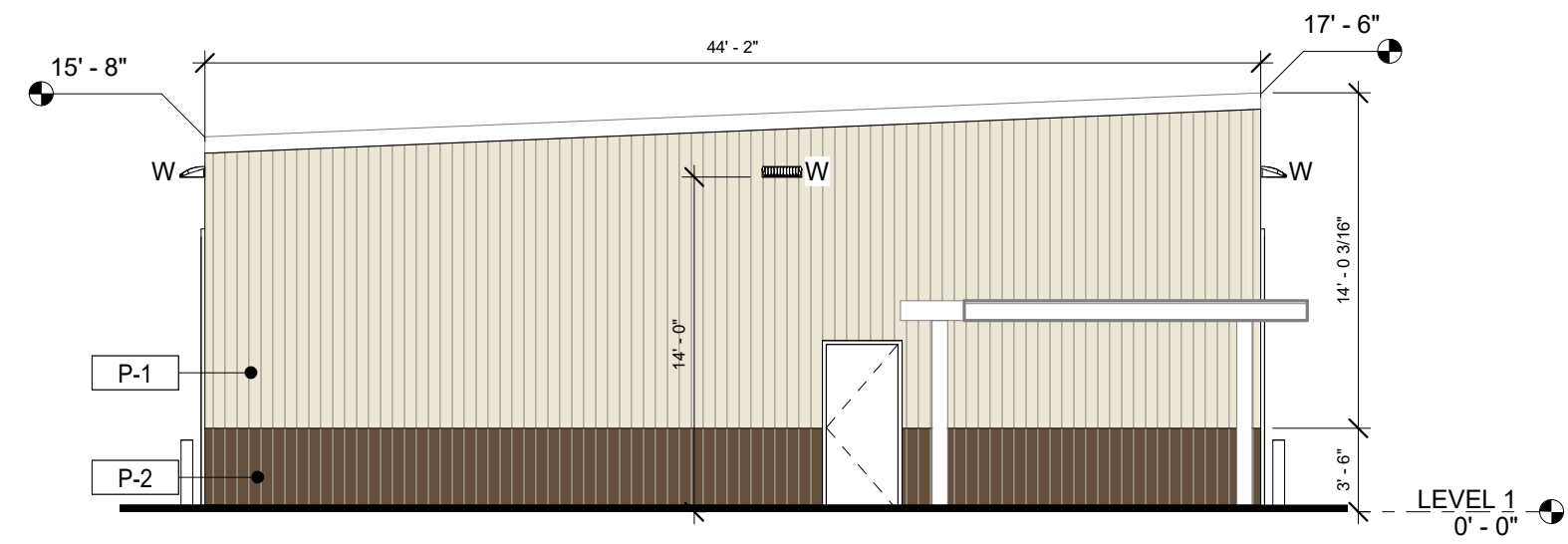
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 - REFER TO A600 SERIES FOR SCHEDULES.

SHEET NAME
BUILDING ELEVATIONS

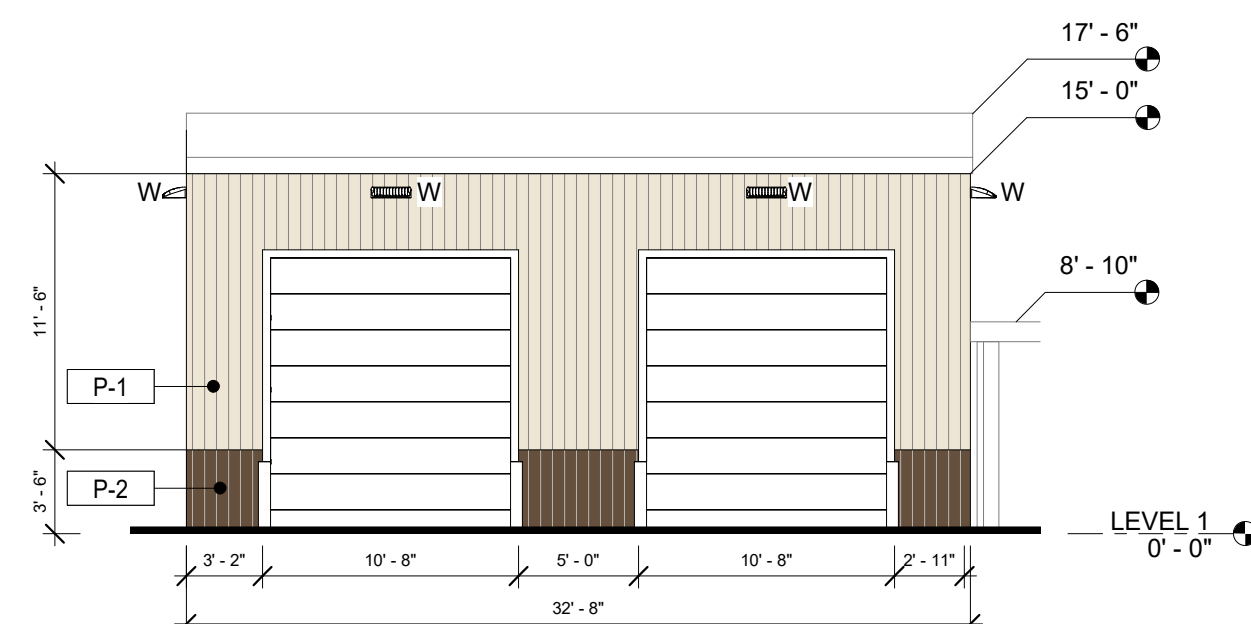
SHEET NUMBER
A201

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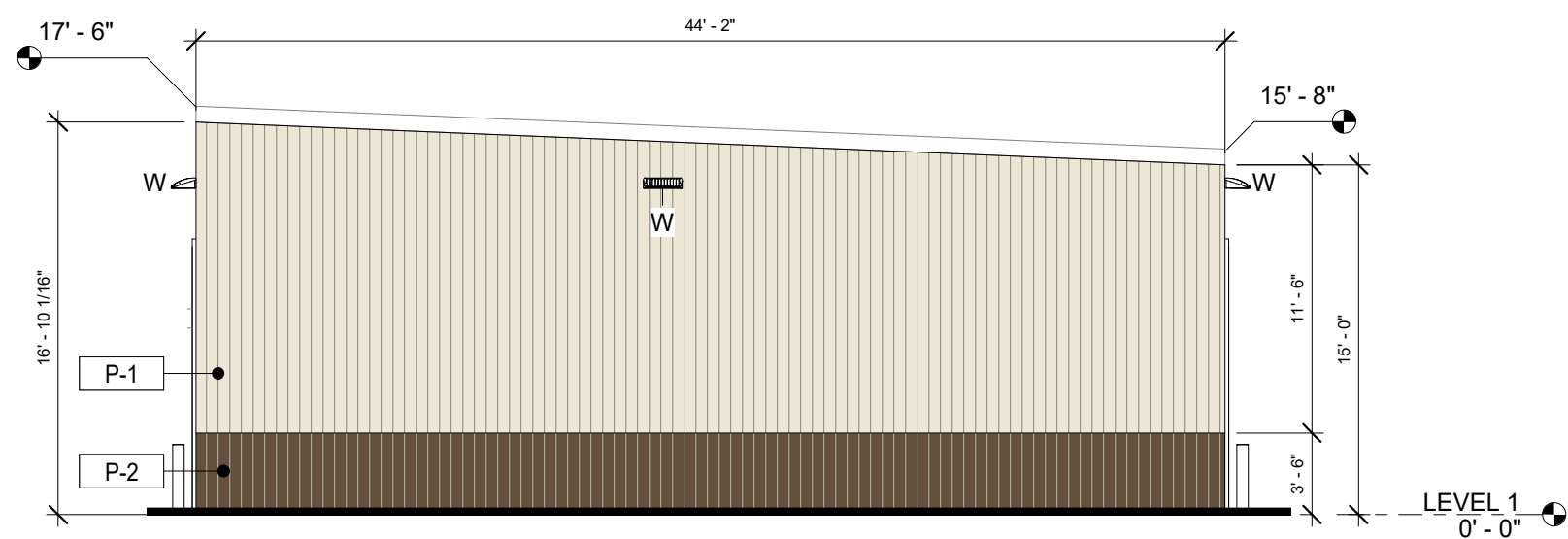
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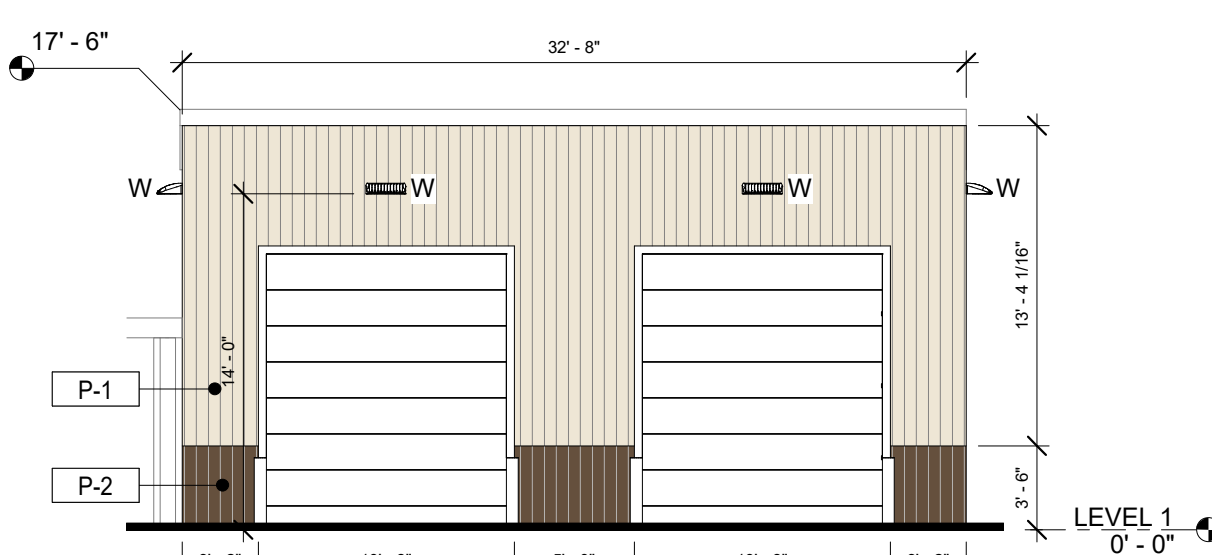
8 SERVICE STALLS ELEVATION - SOUTH
1/8" = 1'-0"



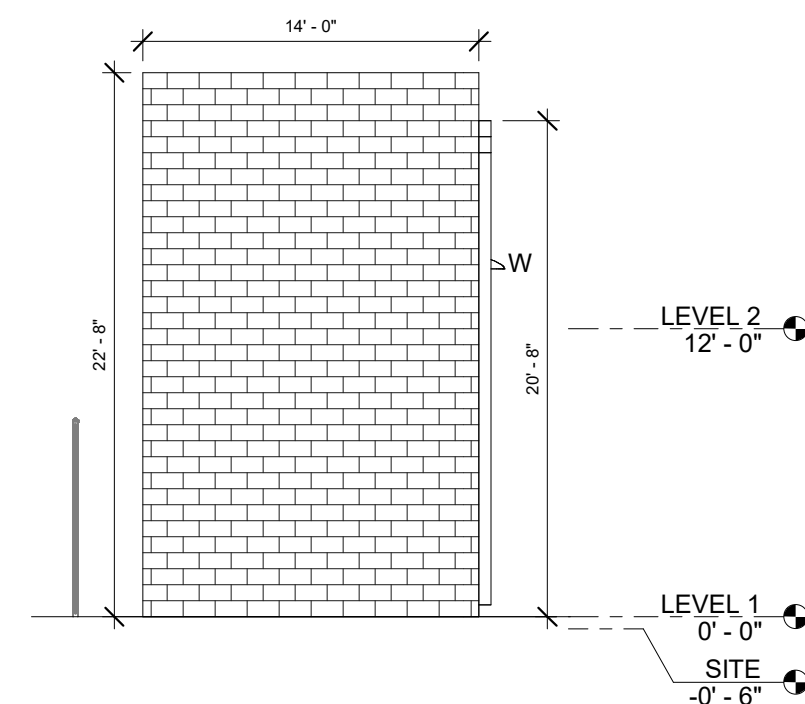
7 SERVICE STALLS ELEVATION - WEST
1/8" = 1'-0"



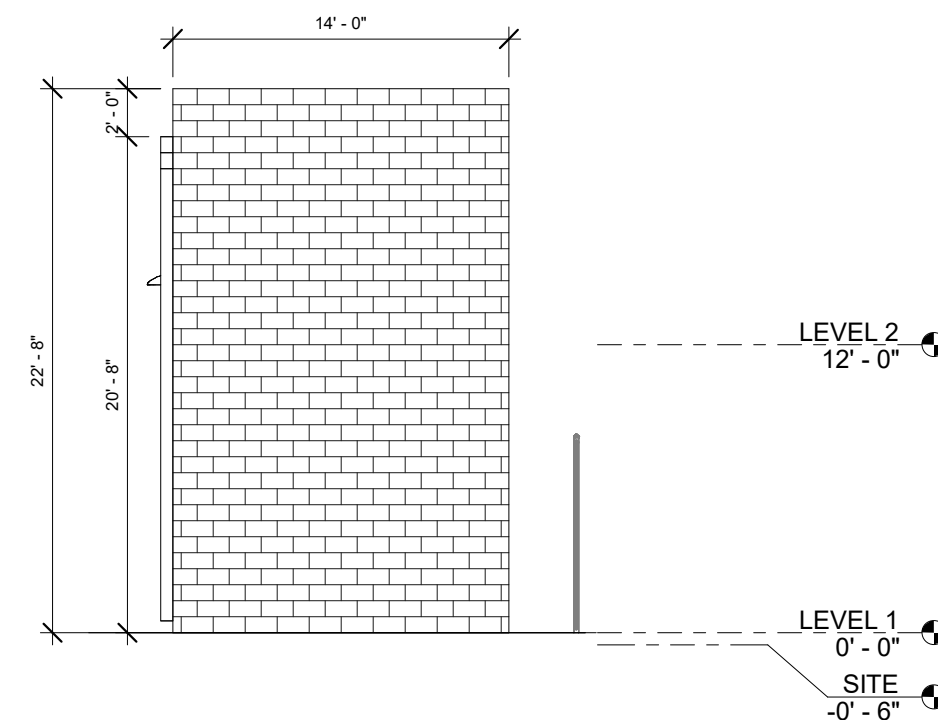
6 SERVICE STALLS ELEVATION - NORTH
1/8" = 1'-0"



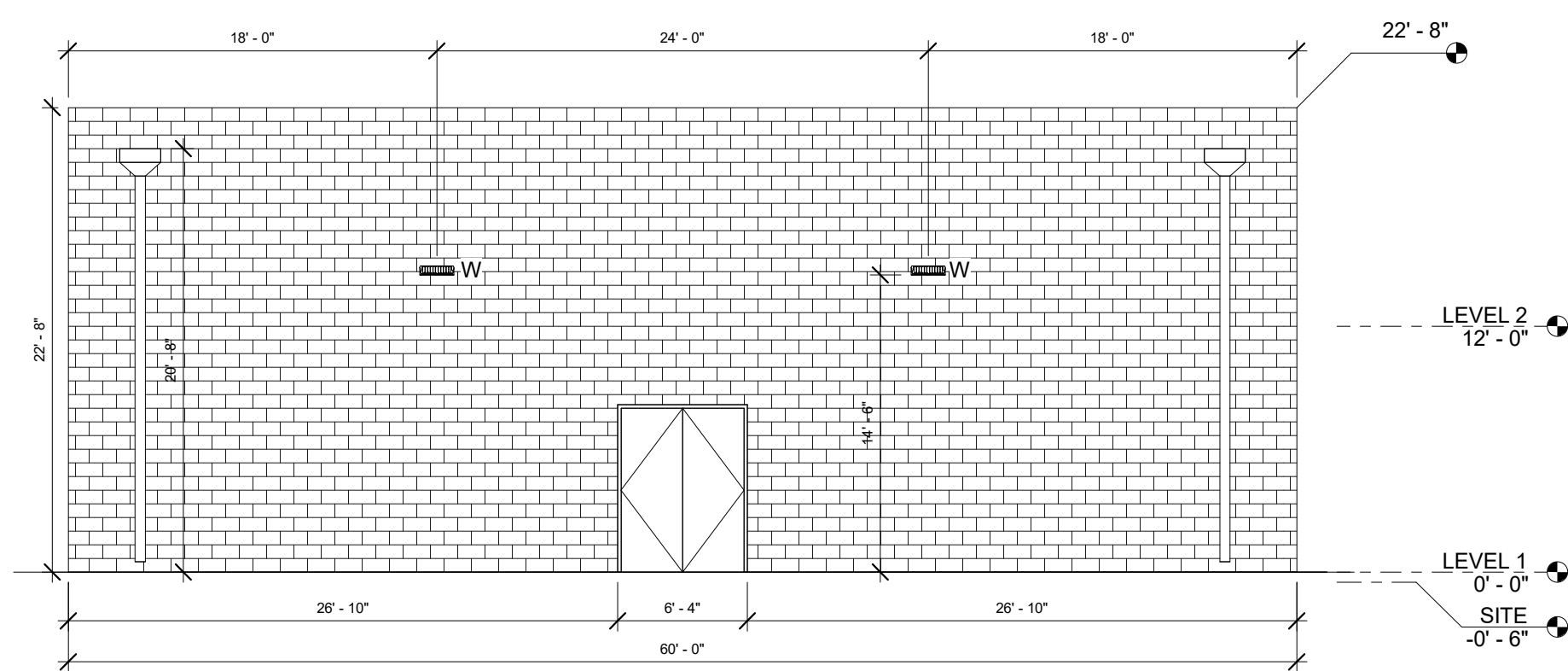
5 SERVICE STALLS ELEVATION - EAST
1/8" = 1'-0"



1 PARTS STORAGE ELEVATION - NORTH
1/8" = 1'-0"



2 PARTS STORAGE ELEVATION - SOUTH
1/8" = 1'-0"



3 PARTS STORAGE ELEVATION - WEST
1/8" = 1'-0"

- CONSULTANTS
- GEO TECHNICAL:**
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CONSULTANT #5 - NAME
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PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
AUTO DEALERSHIP
RENOVATION AND EXPANSION

PROJECT ADDRESS
8600 MONTANA AVE. EL PASO,
TX 79925

OWNER INFORMATION
SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925

GOREE PROJECT NUMBER
A21077

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XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION
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KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

A202

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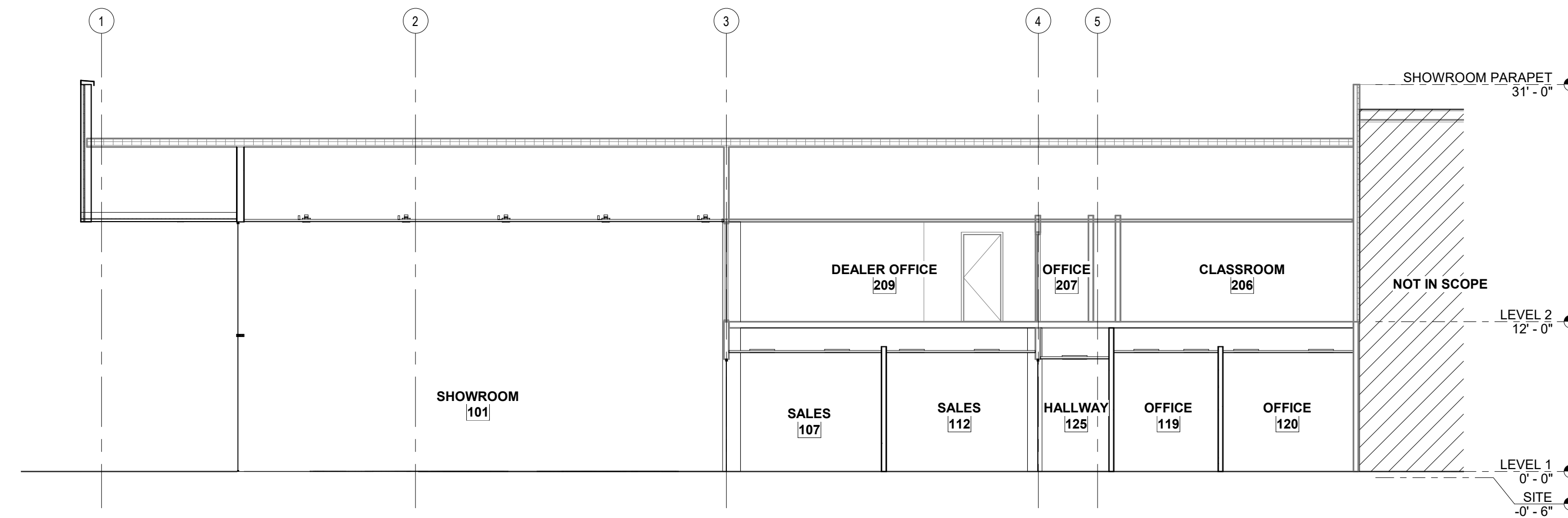
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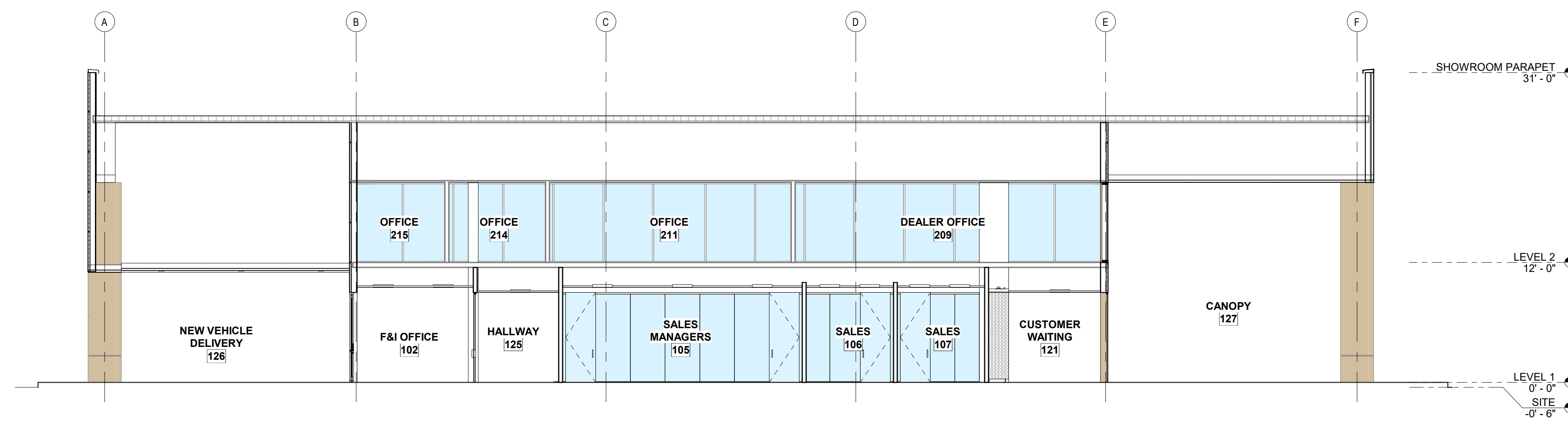
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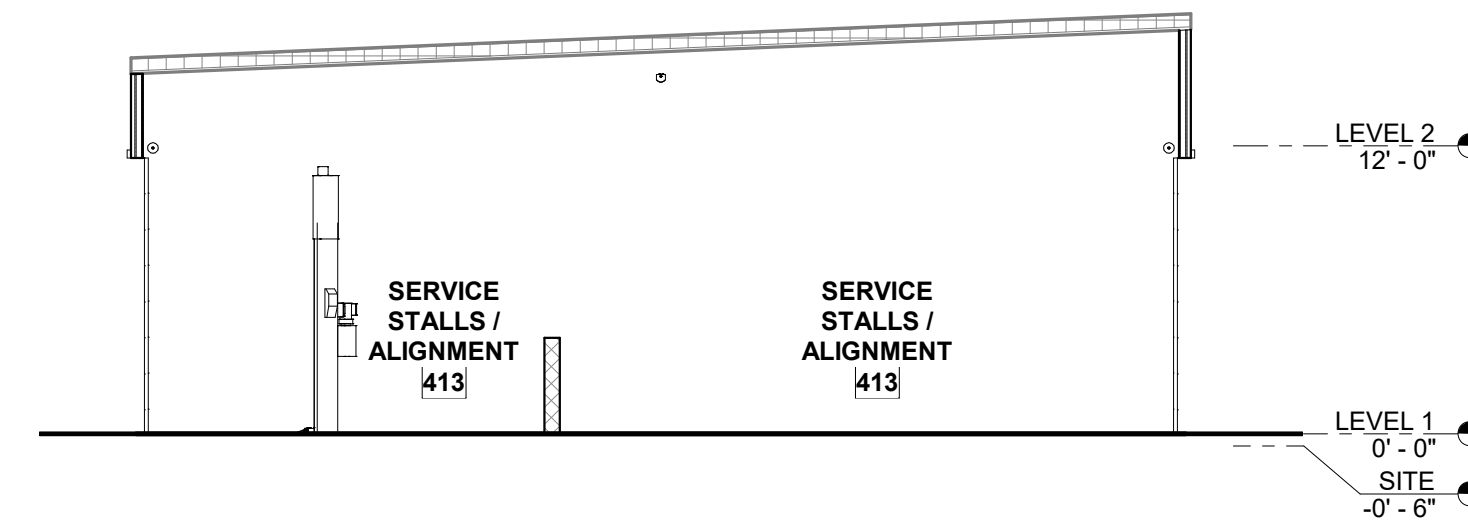
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PHONE NUMBER
WEBSITE



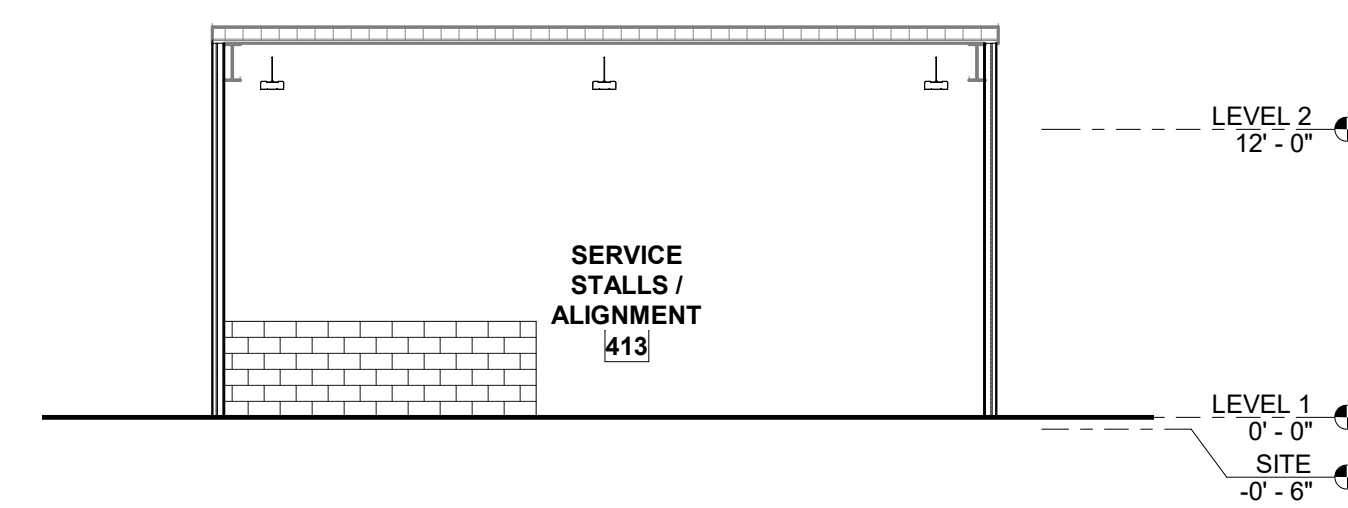
1 BUILDING SECTION
1/8" = 1'-0"



2 SHOWROOM SECTION 2
1/8" = 1'-0"



3 SERVICE STALLS SECTION 1
1/8" = 1'-0"



4 SERVICE STALLS SECTION 2
1/8" = 1'-0"

PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS

**8600 MONTANA AVE. EL PASO,
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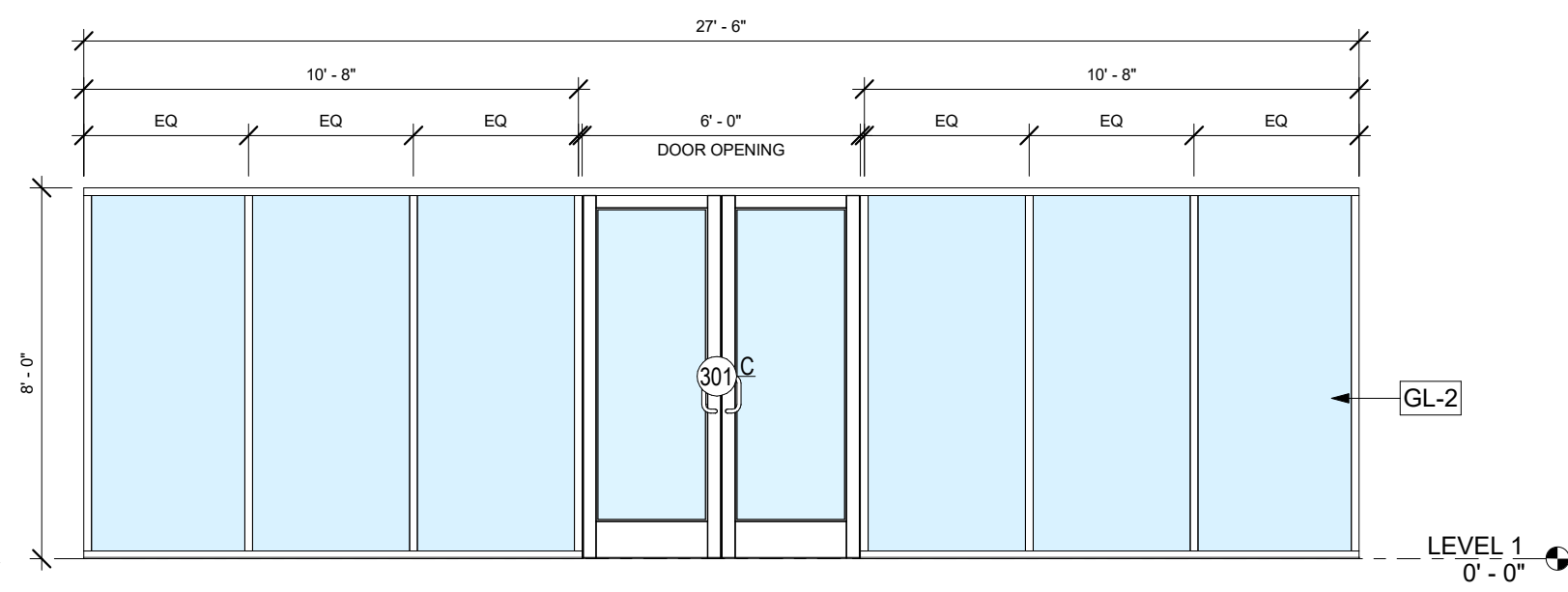
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BUILDING SECTIONS

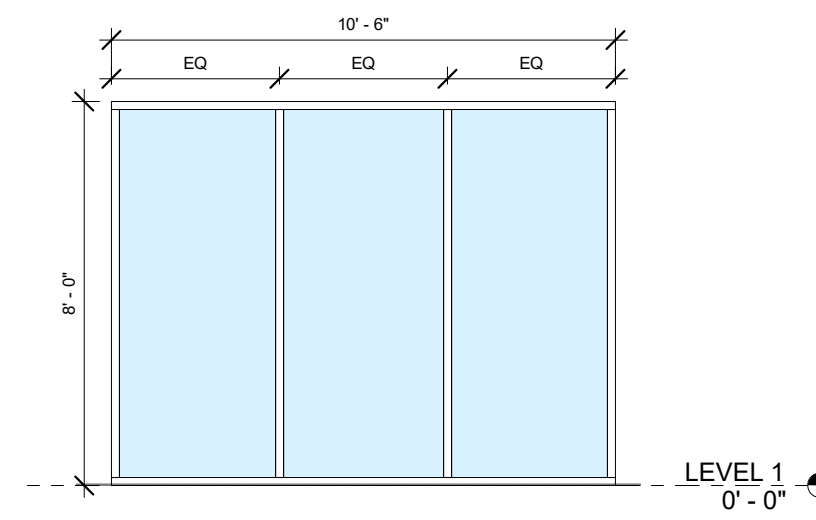
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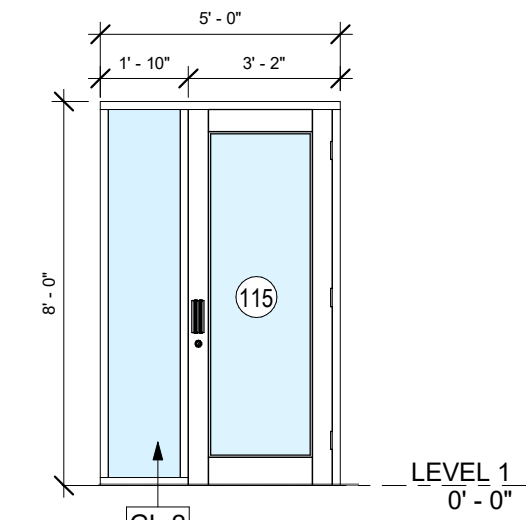
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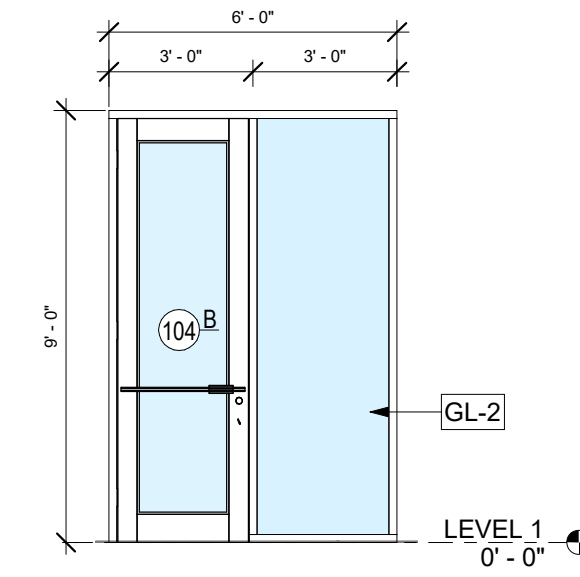
12 SF-6
1/4" = 1'-0"



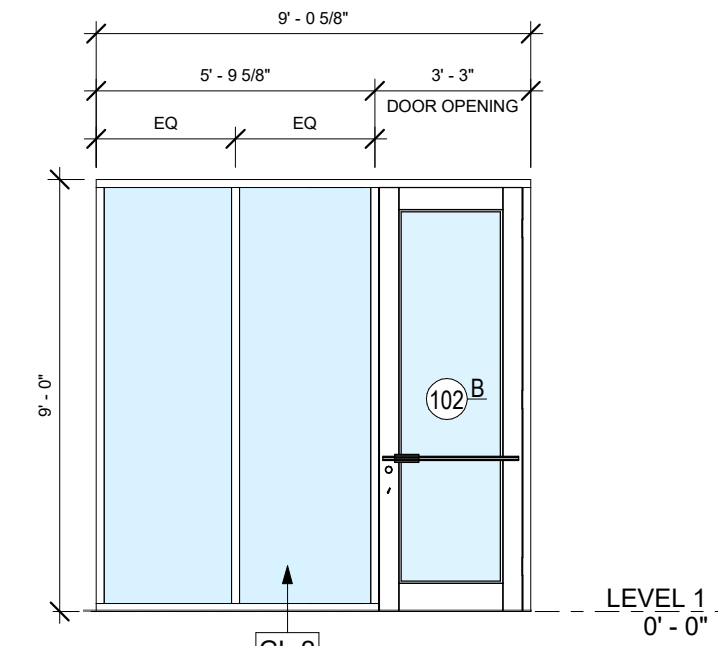
11 SF-5
1/4" = 1'-0"



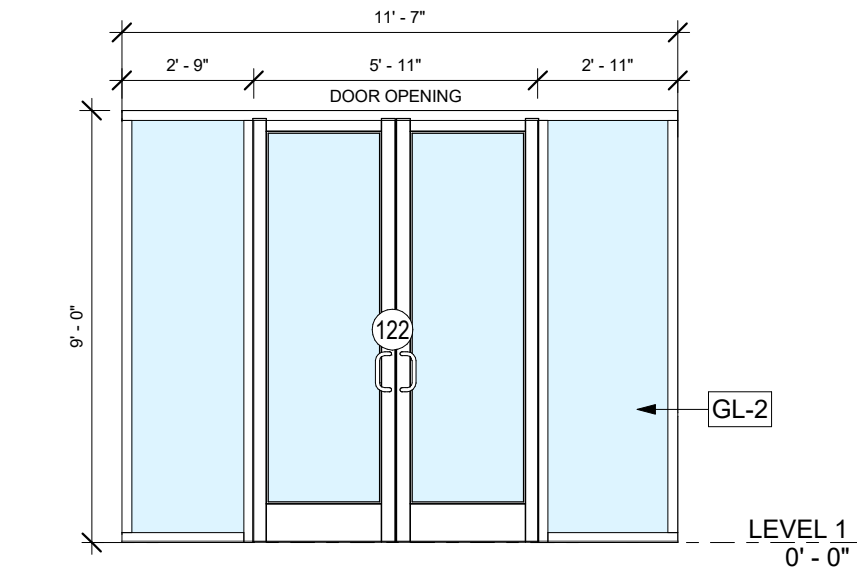
10 SF-4
1/4" = 1'-0"



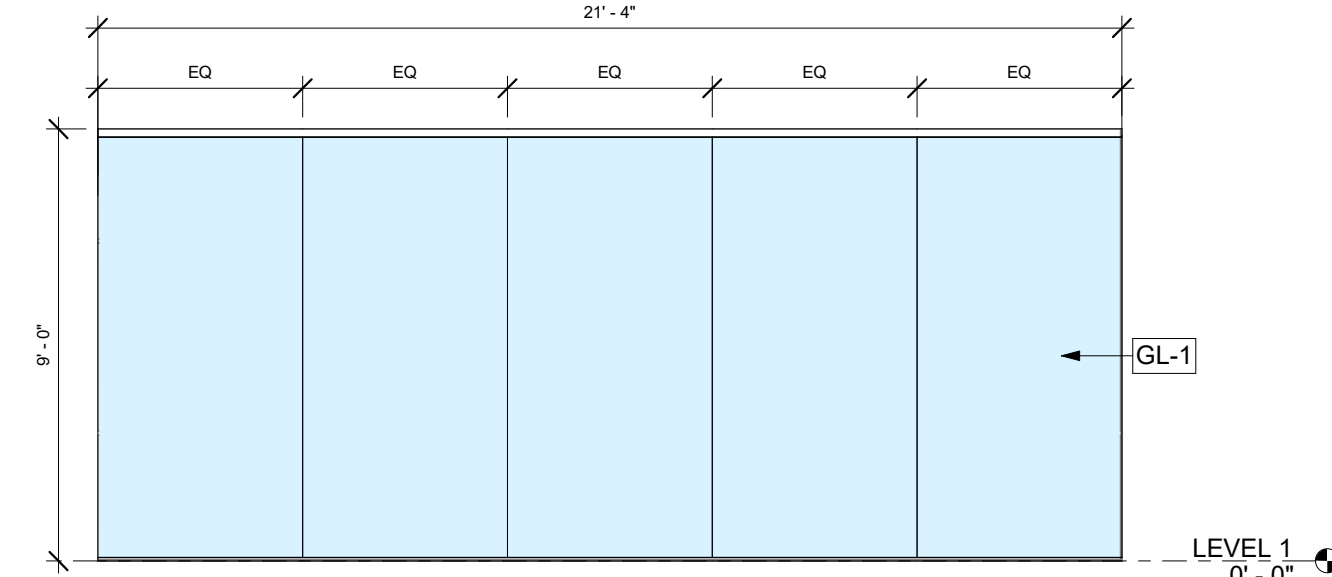
9 SF-3
1/4" = 1'-0"



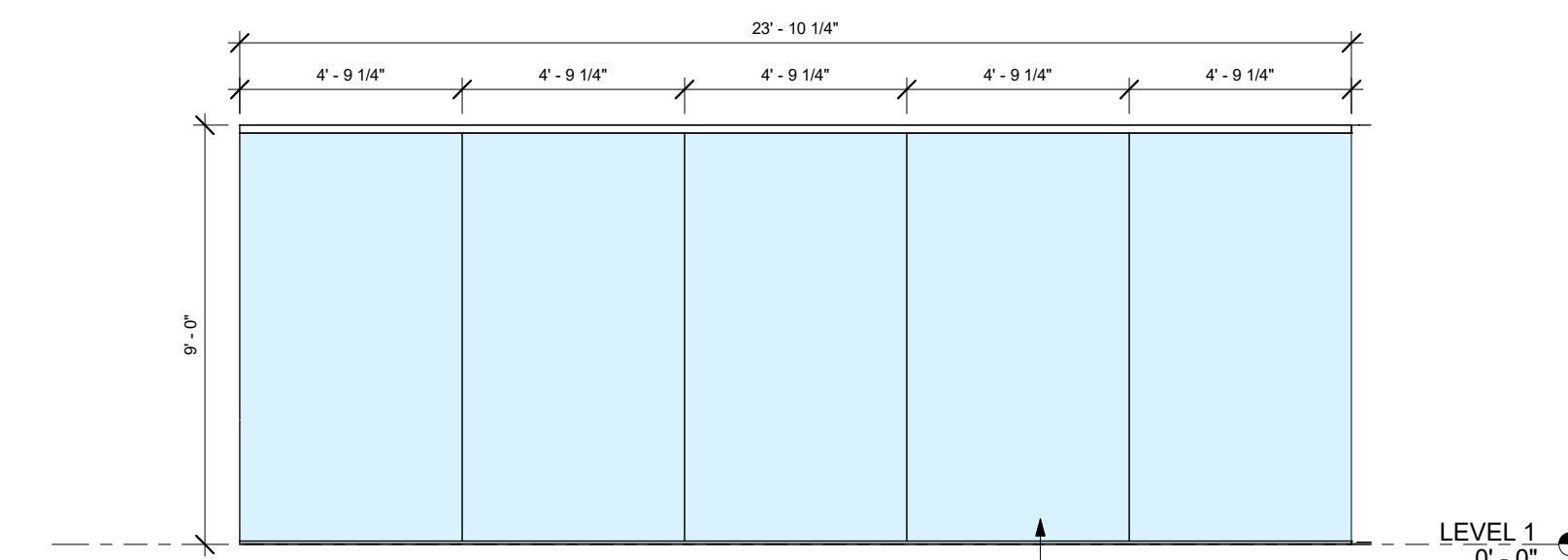
8 SF-2
1/4" = 1'-0"



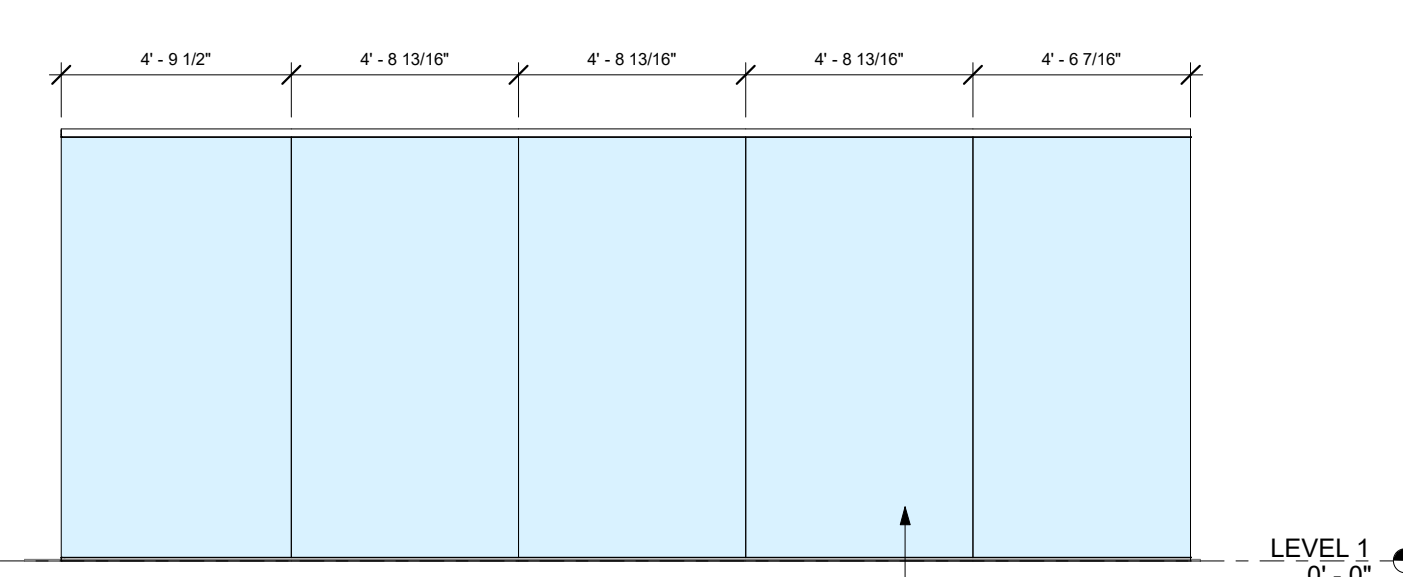
7 SF-1
1/4" = 1'-0"



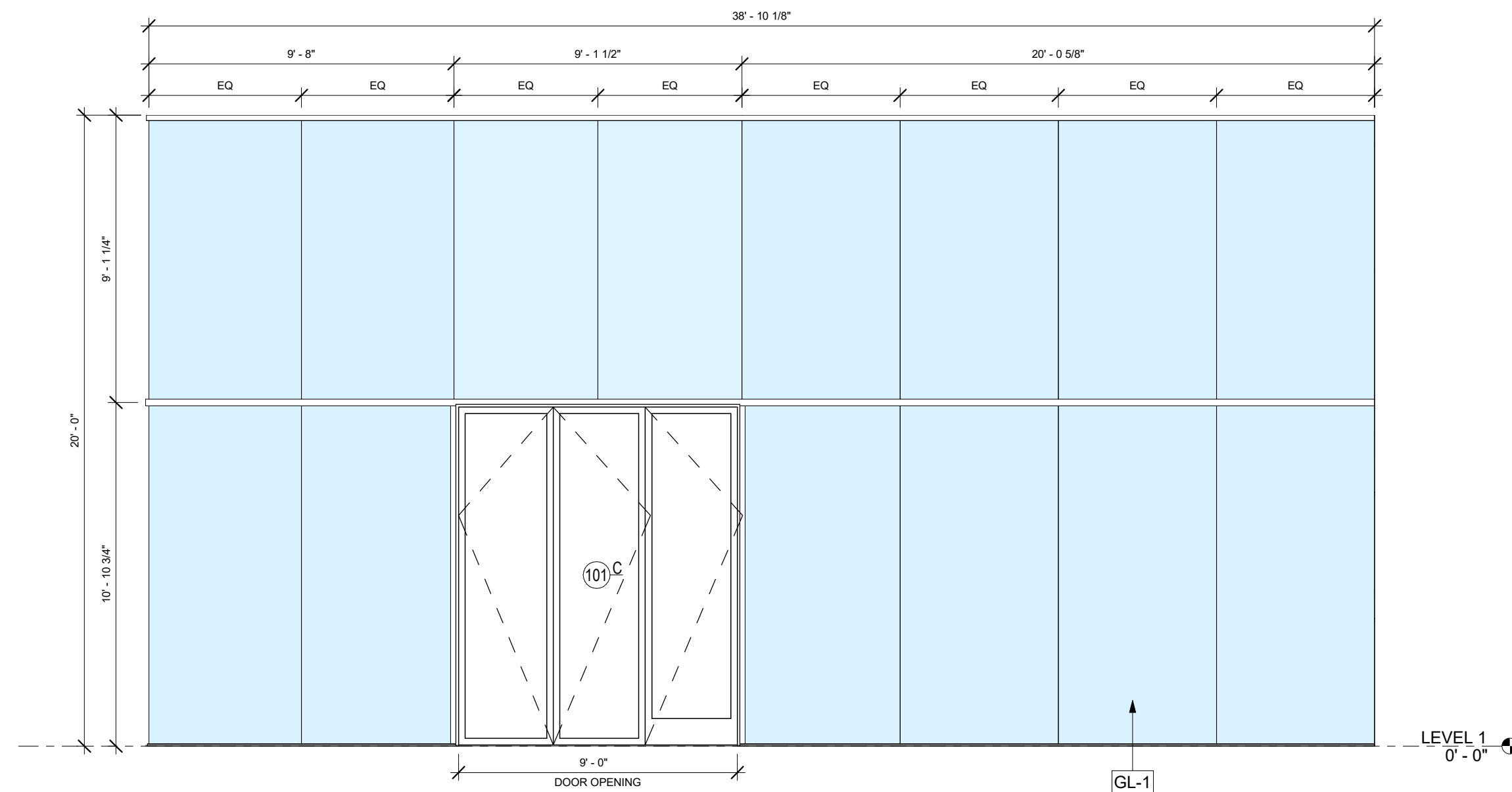
6 CW-7
1/4" = 1'-0"



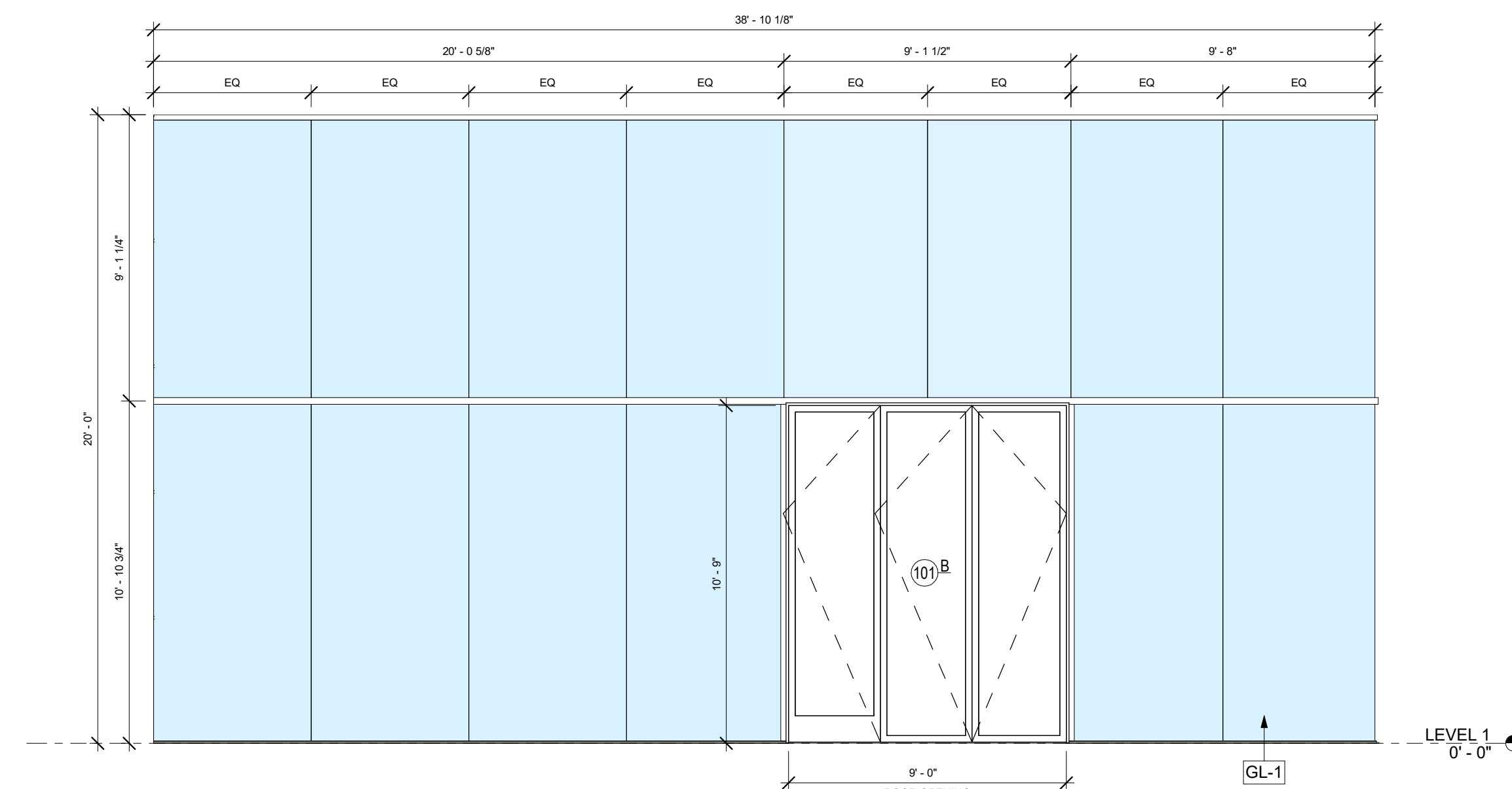
5 CW-6
1/4" = 1'-0"



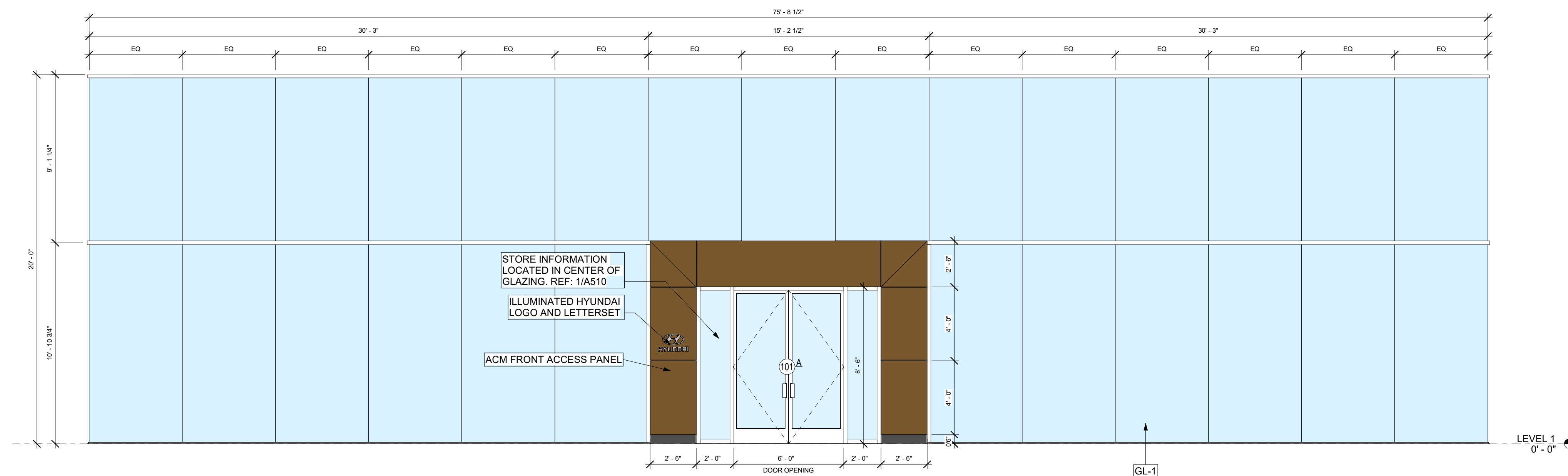
4 CW-5
1/4" = 1'-0"



3 CW-4
1/4" = 1'-0"



2 CW-3
1/4" = 1'-0"



1 CW-1 & CW-2
1/4" = 1'-0"

WINDOW/GLAZING GENERAL NOTES:

- PROVIDE 1/4" THICK CLEAR PLATE GLASS MIRRORS WHERE SCHEDULED. MIRRORS SHALL BE THE LENGTH OF LAVATORY WITH THE HEAD HEIGHT AT 7'-0" MINIMUM ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
- ALL GLAZING ADJACENT TO DOORS SHALL BE SAFETY GLAZING:
 - WITHIN 24" ARC OF THE DOOR, IN A CLOSED POSITION.
 - WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2408.4 2012 INTERNATIONAL BUILDING CODE SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR 1201, LISTED IN CHAPTER 35. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN BUILDING CODE LISTED ON CODE ANALYSIS.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR, AND
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- GENERAL CONTRACTOR TO FIELD VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.

CONSULTANTS
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- REFER TO A150 SERIES FOR FINISH FLOOR PLANS.
- REFER TO A160 SERIES FOR FURNITURE, FIXTURE, EQUIPMENT FLOOR PLANS.
- REFER TO A170 SERIES FOR GRAPHICS FLOOR PLANS.
- REFER TO A180 SERIES FOR REFLECTED CEILING PLANS.
- REFER TO A190 SERIES FOR ROOF PLAN.
- REFER TO A200 SERIES FOR BUILDING ELEVATIONS.
- REFER TO A300 SERIES FOR SECTIONS.
- REFER TO A400 SERIES FOR ENLARGED PLANS, ELEVATIONS, SECTIONS.
- REFER TO A500 SERIES FOR DETAILS.
- REFER TO A600 SERIES FOR SCHEDULES.

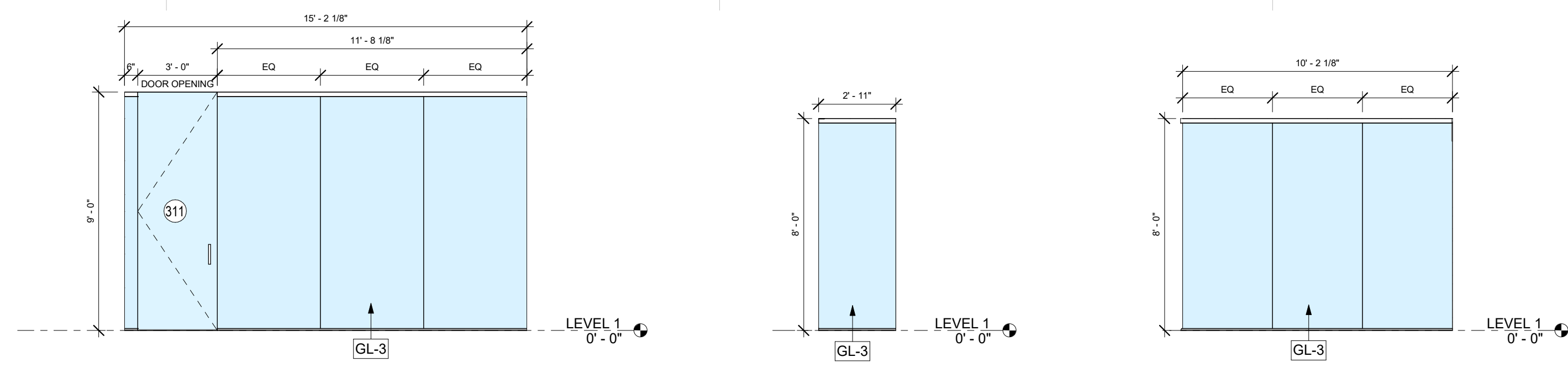
SHEET NAME
GLAZING TYPES & ELEVATIONS

SHEET NUMBER

A310

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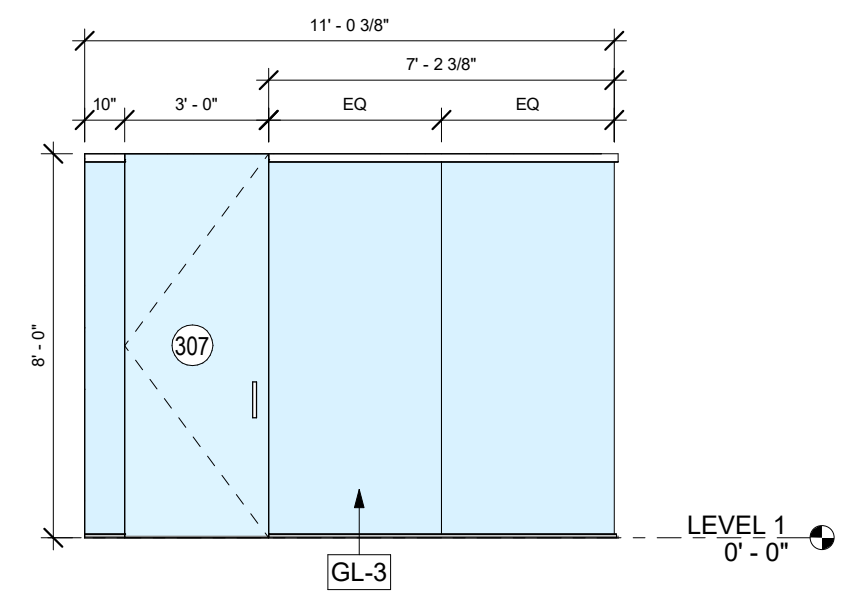
GLAZING SCHEDULE				
TAG	MANUFACTURER	MODEL / SERIES	STYLE / COLOR	NOTES / CONTACT
GLASS TYPE				
GL-1	SOLARBAN	SOLARBAN 72 STARPHIRE GLASS, TINT: NONE	-SUMMER U-VALUE: .26 (MAX) -SHGC: .27 (MAX) -VISIBLE LIGHT TRANSMISSION AIR FILLED: 64% (MIN)	
GL-2	SOLARBAN	SOLARBAN 90 STARPHIRE GLASS, TINT: NONE	-SUMMER U-VALUE: .27 (MAX) -SHGC: .23 (MAX) -VISIBLE LIGHT TRANSMISSION AIR FILLED: 54% (MIN)	
GL-3	CRL	FRAMELESS CRL CASCADE	1/2" ULTRACLEAR FULLY TEMPERED GLASS PARTITIONS	CRL-ARCH.COM
GLAZING SYSTEM				
CW	KAWNEER	1800 STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEM	MULLIONS: 2-1/2" X 7-1/2" CLEAR ANODIZED ALUMINUM*, OUTSIDE GLAZING	CONTACT: KAWNEER AT 877-767-9107
IG	CRL	CRL FRAMELESS 10 2000 CLEAR VIEW FRAMELESS GLASS WALL OFFICE SYSTEM	CLEAR ANODIZED ALUMINUM SILL AND HEAD TRACKS WITH CLEAR SILICONE-GLAZED VERTICAL JOINTS	CRL-ARCH.COM
SF	KAWNEER	VG 451 THERMAL CENTER PLANE	MULLIONS: 2" X 4-1/2" CLEAR ANODIZED ALUMINUM	CONTACT: KAWNEER AT 877-767-9107



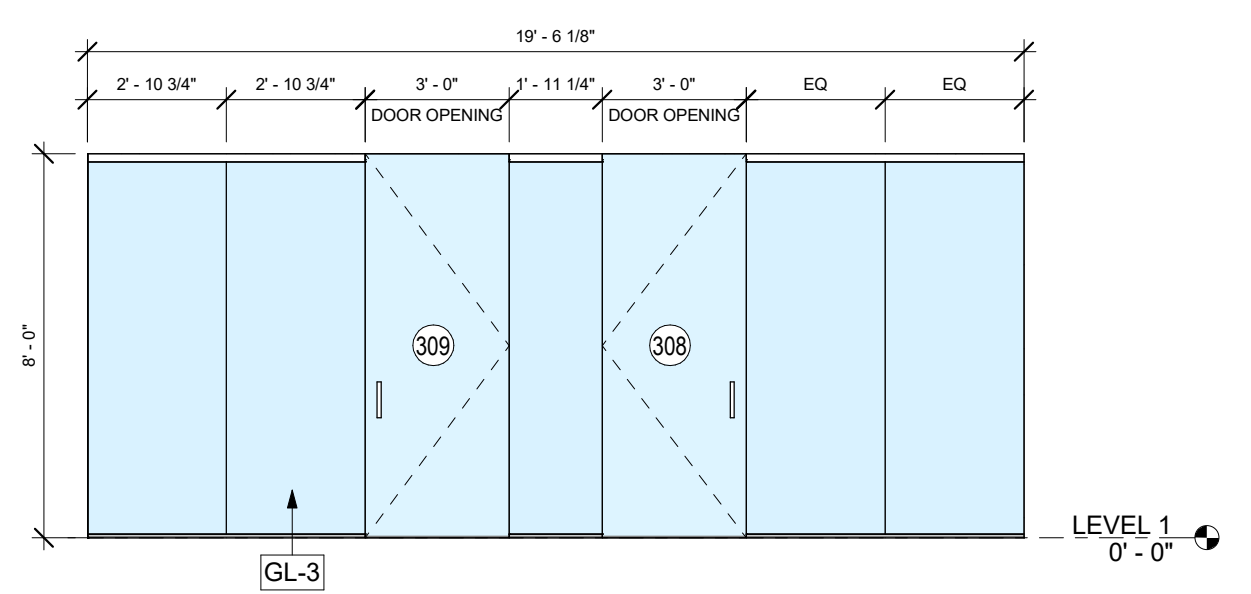
19 IG-15
1/4" = 1'-0"

18 IG-14
1/4" = 1'-0"

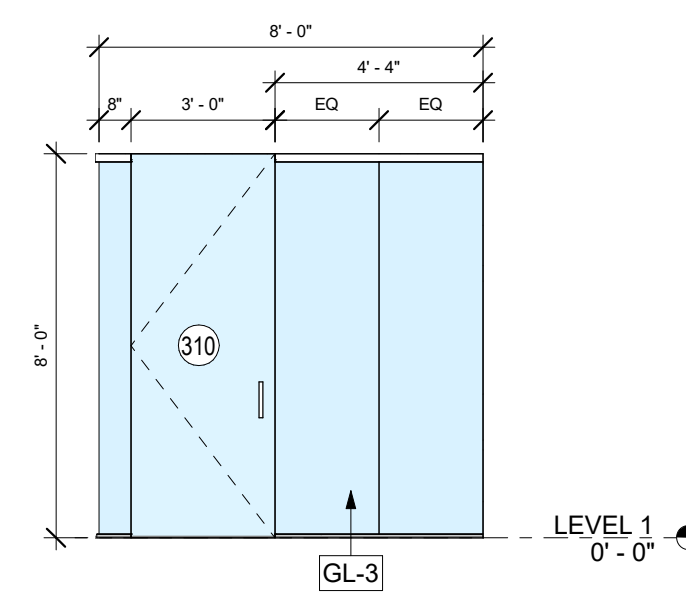
17 IG-13
1/4" = 1'-0"



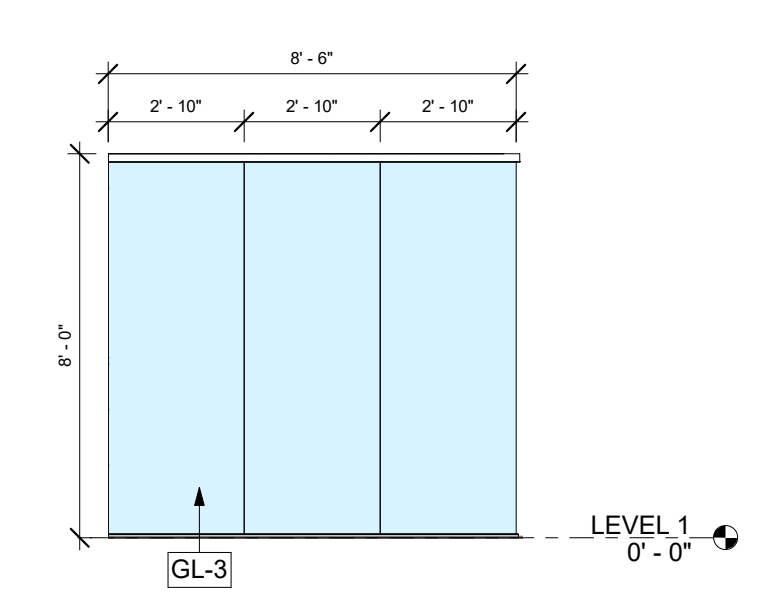
16 IG-12
1/4" = 1'-0"



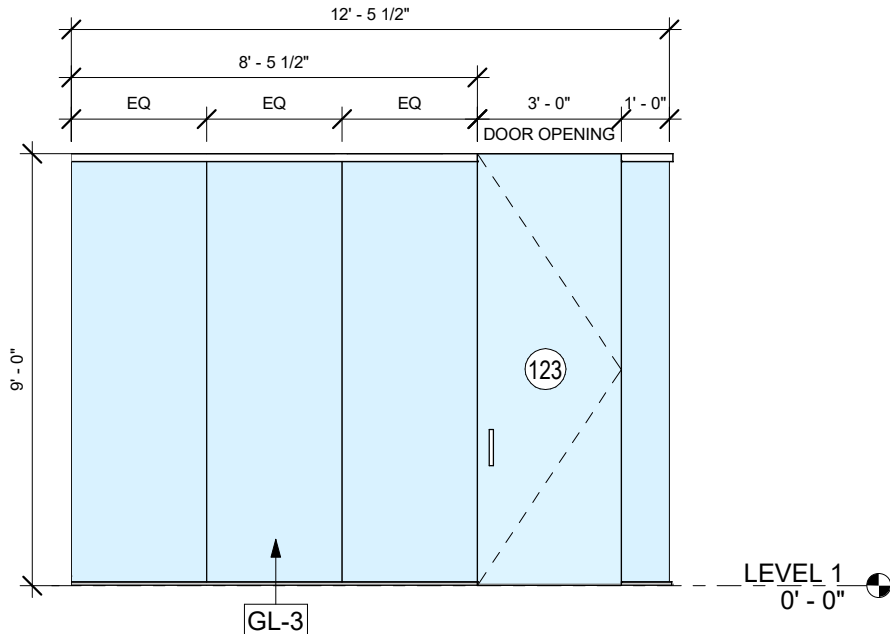
15 IG-11
1/4" = 1'-0"



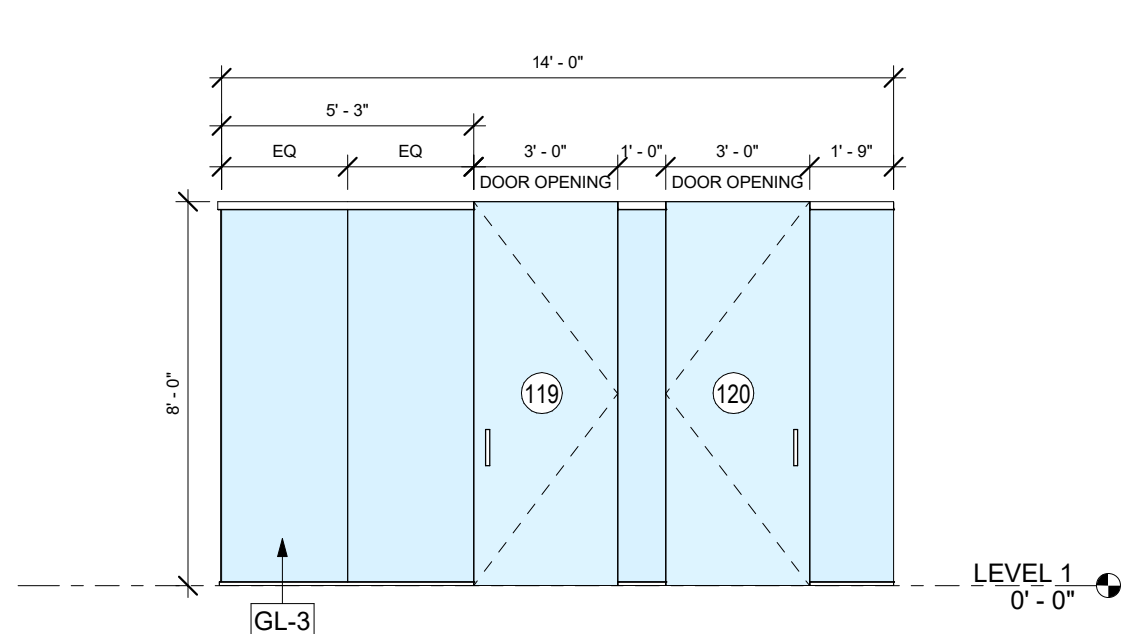
14 IG-10
1/4" = 1'-0"



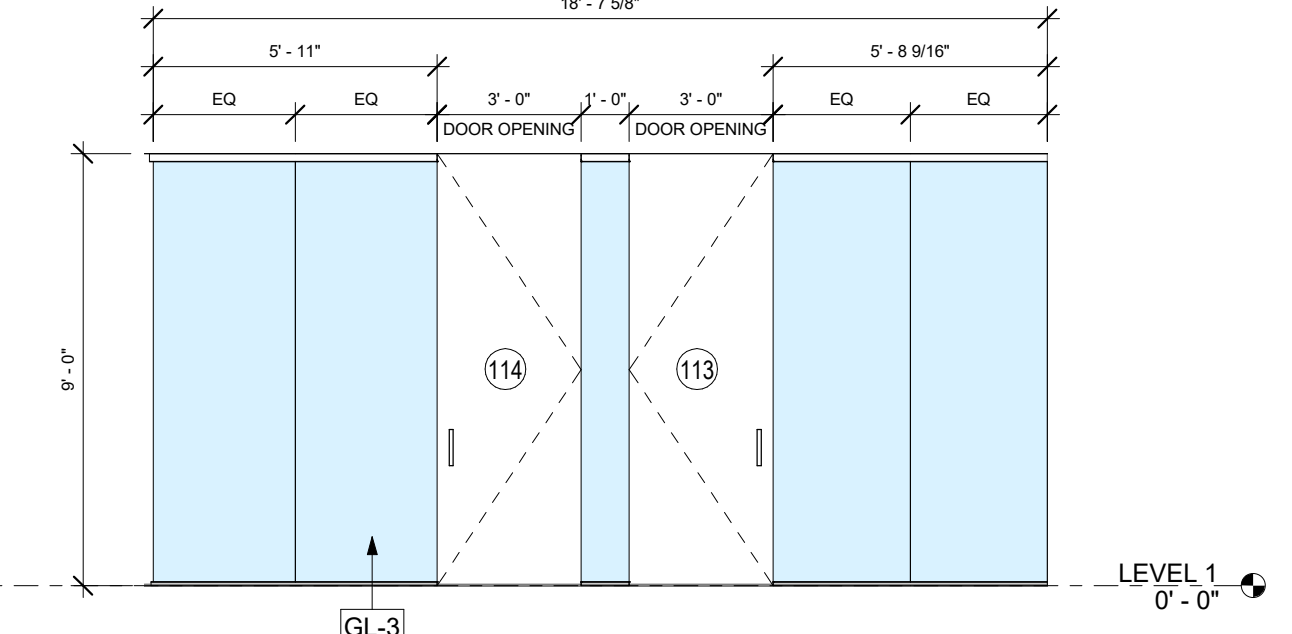
13 IG-9
1/4" = 1'-0"



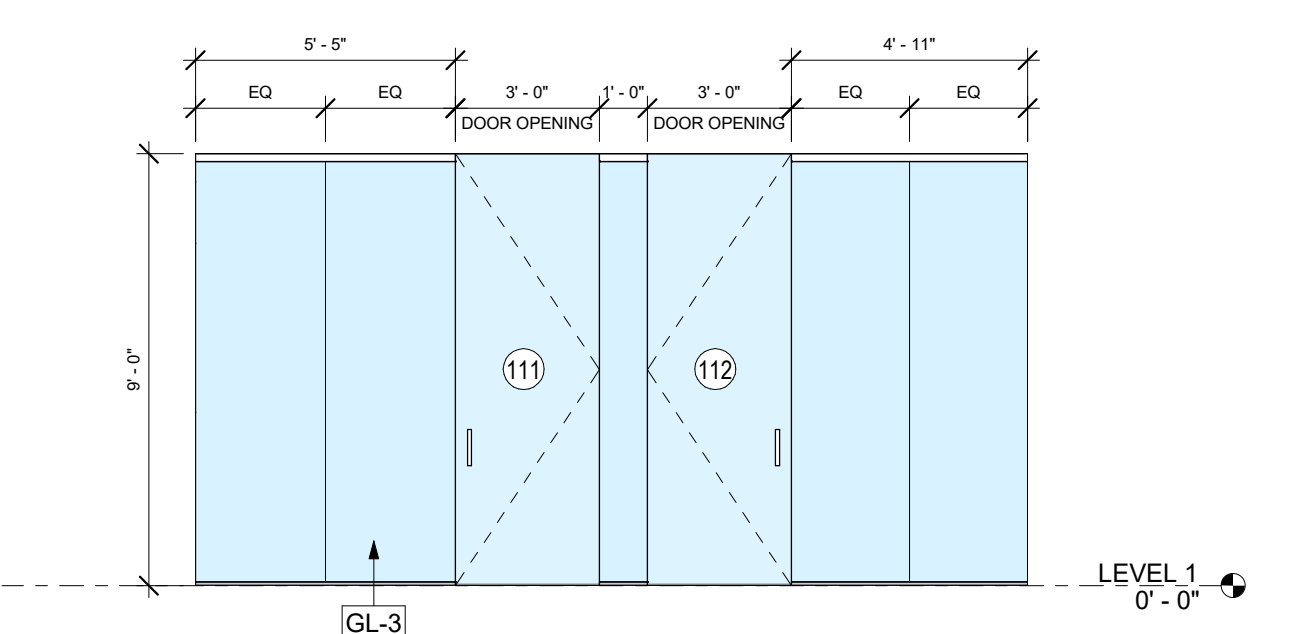
12 IG-8
1/4" = 1'-0"



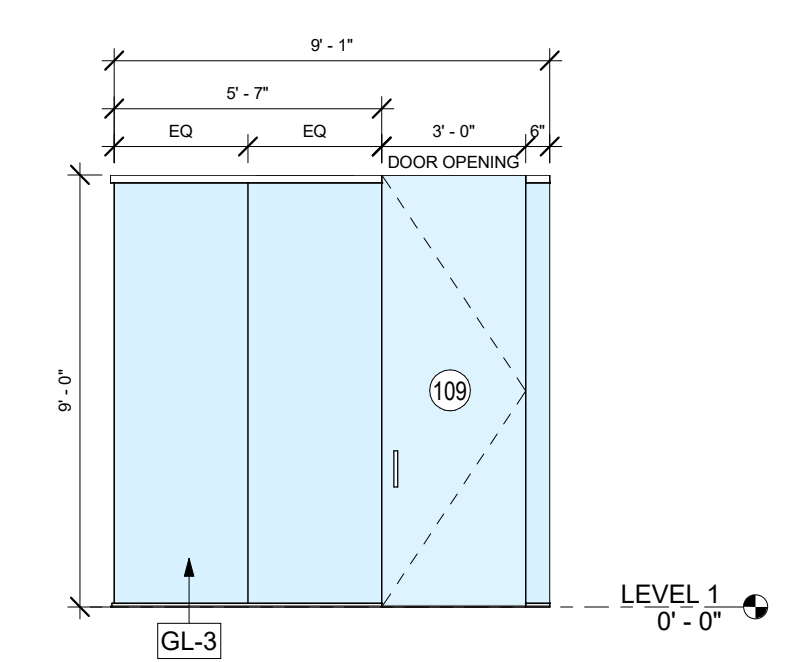
11 IG-7
1/4" = 1'-0"



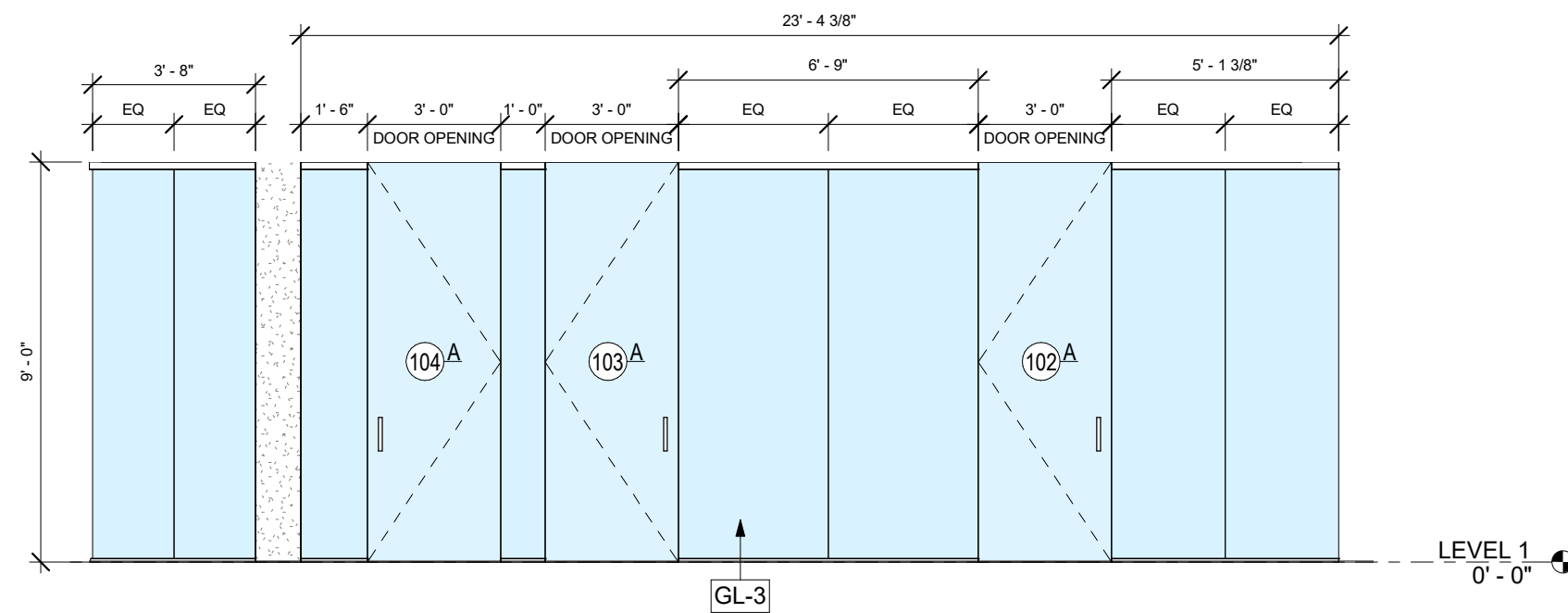
10 IG-6
1/4" = 1'-0"



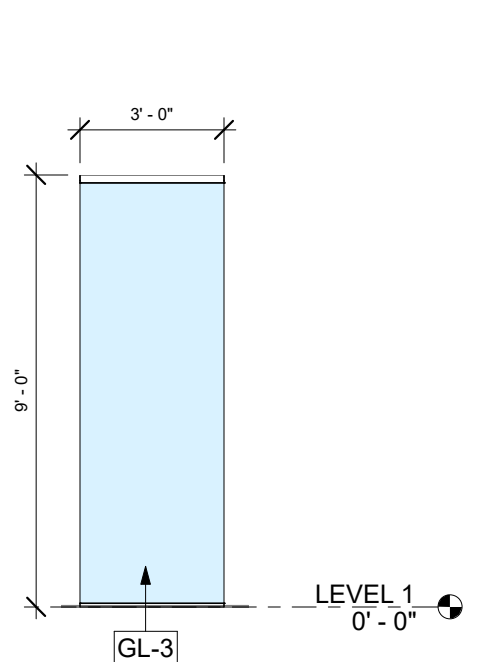
9 IG-5
1/4" = 1'-0"



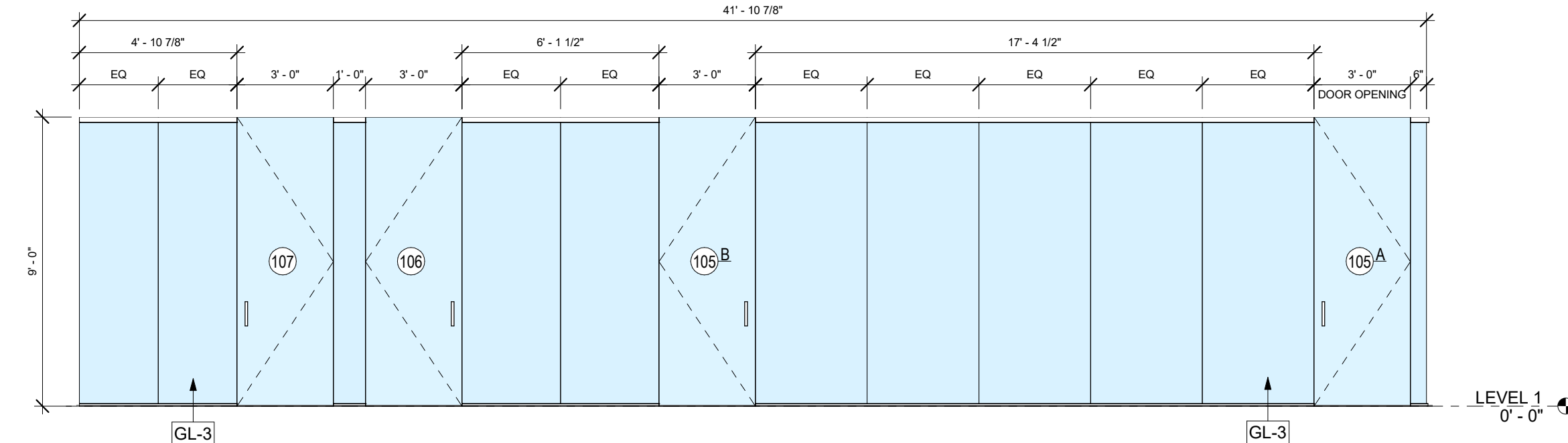
8 IG-4
1/4" = 1'-0"



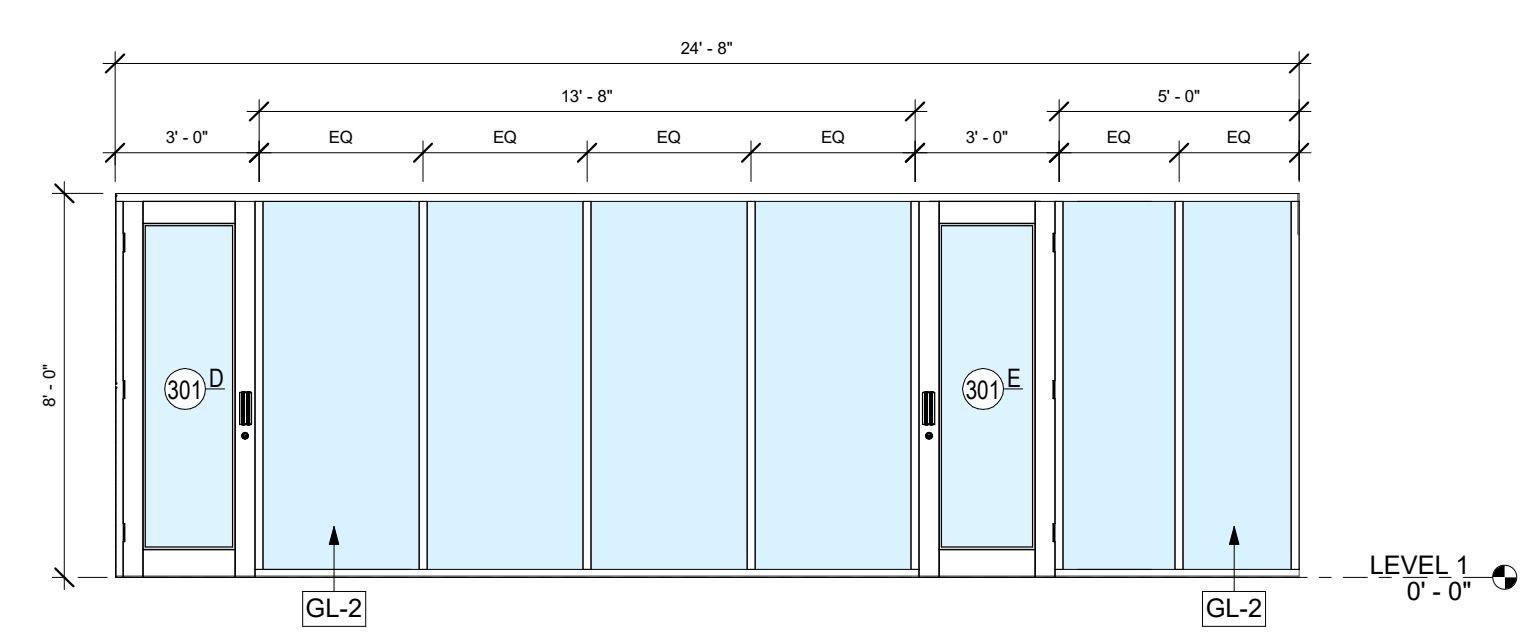
7 IG-3
1/4" = 1'-0"



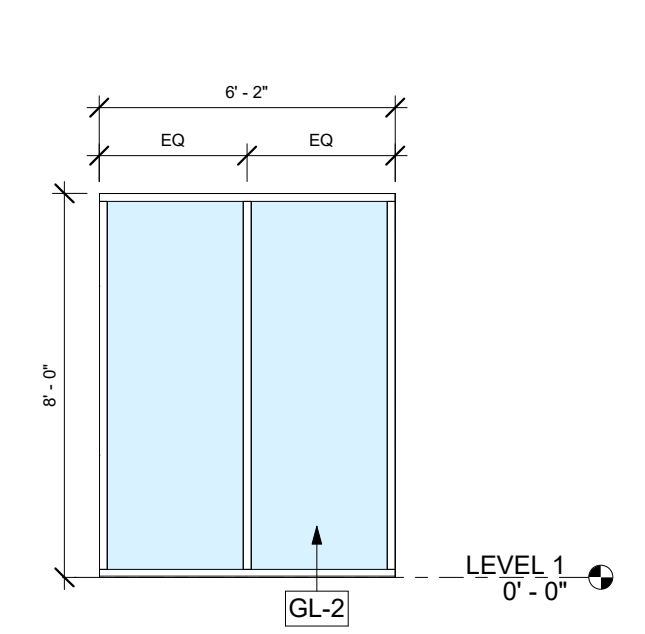
6 IG-2
1/4" = 1'-0"



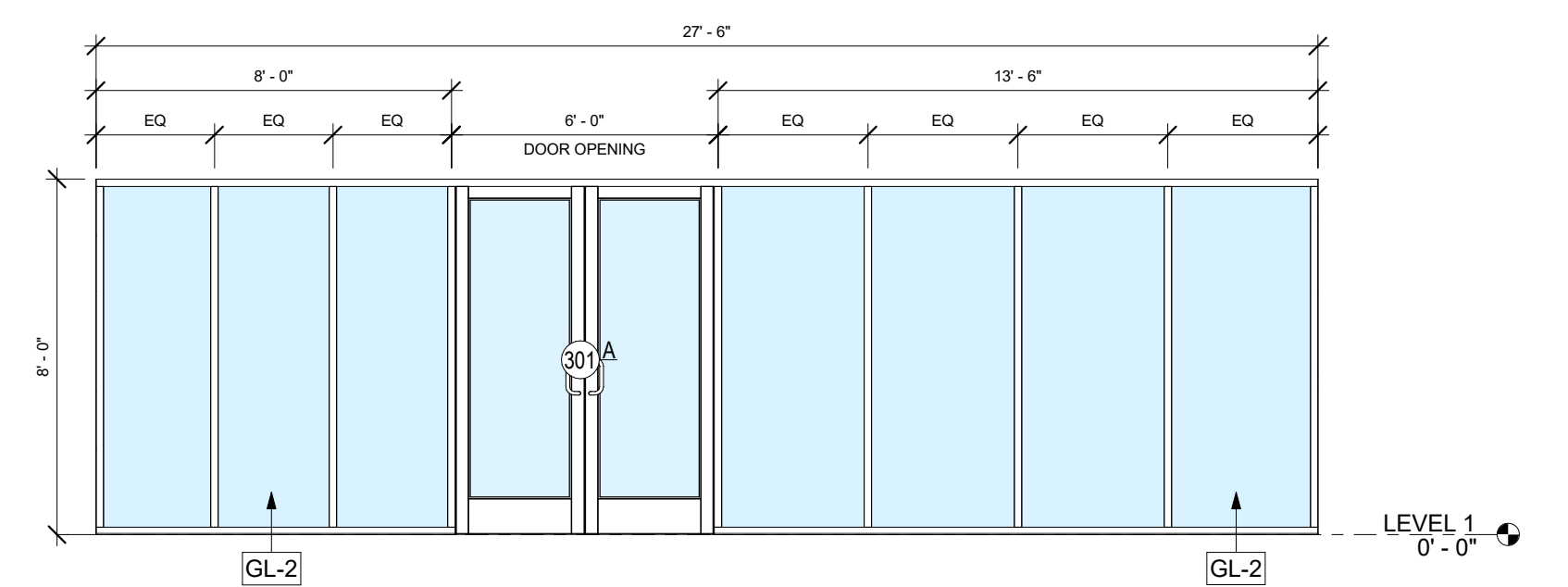
5 IG-1
1/4" = 1'-0"



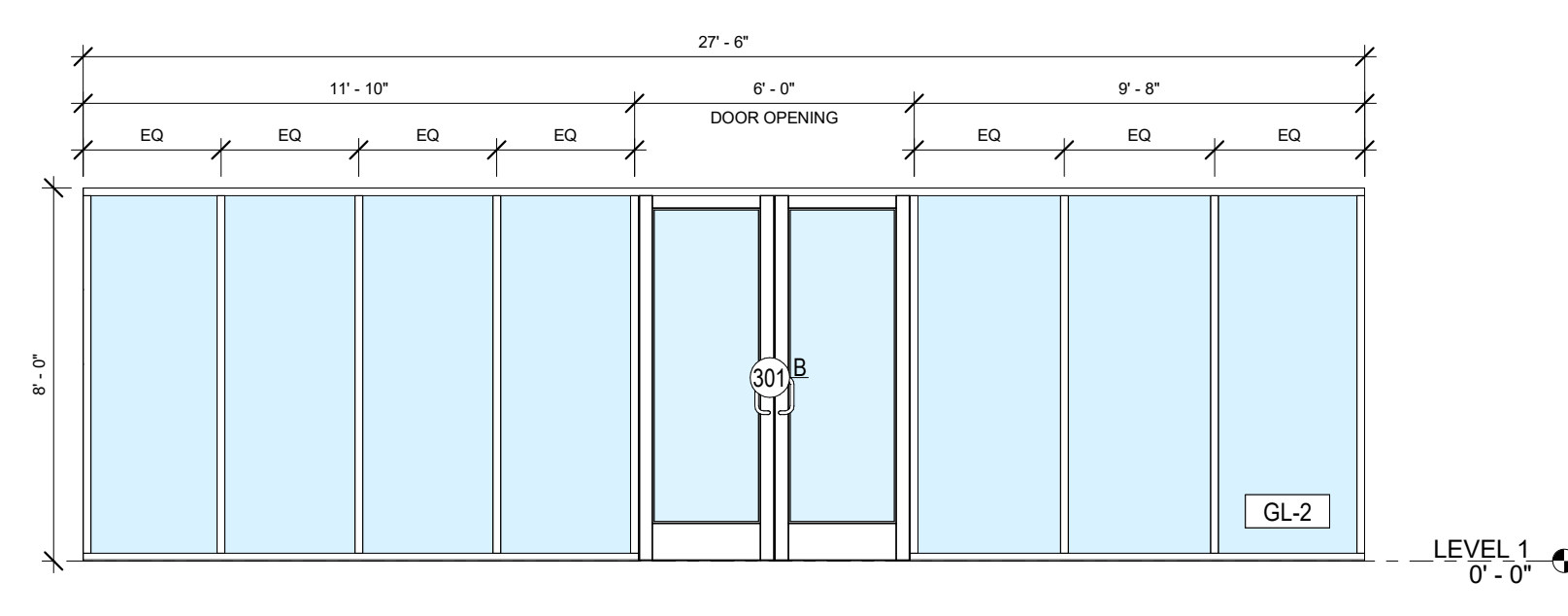
4 SF-10
1/4" = 1'-0"



3 SF-9
1/4" = 1'-0"



2 SF-8
1/4" = 1'-0"



1 SF-7
1/4" = 1'-0"

WINDOW/GLAZING GENERAL NOTES:

- PROVIDE 1/4" THICK CLEAR PLATE GLASS MIRRORS WHERE SCHEDULED. MIRRORS SHALL BE THE LENGTH OF LAVATORY WITH THE HEAD HEIGHT AT 7'-0" MINIMUM ABOVE FINISHED FLOOR. UNLESS NOTED OTHERWISE.
- ALL GLAZING ADJACENT TO DOORS SHALL BE SAFETY GLAZING:
 - WITHIN 24" ARC OF THE DOOR, IN A CLOSED POSITION.
 - WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2408.4.2012 INTERNATIONAL BUILDING CODE SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR 1201. LISTED IN CHAPTER 35. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN BUILDING CODE LISTED ON CODE ANALYSIS.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR AND
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- GENERAL CONTRACTOR TO FIELD VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.

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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

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ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

FOR ADDITIONAL INFORMATION:

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SHEET NAME
GLAZING TYPES & ELEVATIONS

SHEET NUMBER

A311

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GENERAL CONTRACTOR
CONSULTANT #5 - NAME
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PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

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**8600 MONTANA AVE. EL PASO,
TX 79925**

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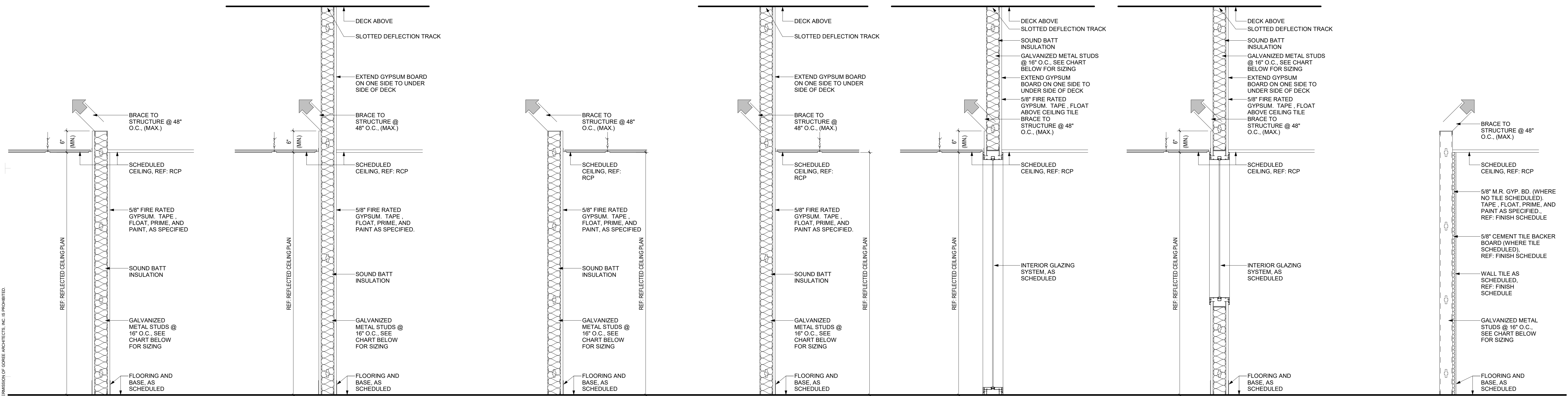
DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
PARTITION TYPES

SHEET NUMBER

A320



'A-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO 6" (MIN.) ABOVE CEILING W/ GYPSUM BOARD EACH SIDE.

MARK	FRAMING
A1	20 GA., 3-5/8" METAL STUDS
A2	20 GA., 6" METAL STUDS
A3	20 GA., 2-1/2" METAL STUDS

'B-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO UNDERSIDE ROOF DECK W/ GYPSUM BOARD EACH SIDE.

MARK	FRAMING
B1	20 GA., 3-5/8" METAL STUDS
B2	20 GA., 6" METAL STUDS
B3	20 GA., 2-1/2" METAL STUDS

'C-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO 6" (MIN.) ABOVE CEILING W/ GYPSUM BOARD ONE SIDE.

MARK	FRAMING
C1	20 GA., 3-5/8" METAL STUDS
C2	20 GA., 6" METAL STUDS
C3	20 GA., 2-1/2" METAL STUDS

'D-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO UNDERSIDE ROOF DECK W/ GYPSUM BOARD ONE SIDE.

MARK	FRAMING
D1	20 GA., 3-5/8" METAL STUDS
D2	20 GA., 6" METAL STUDS
D3	20 GA., 2-1/2" METAL STUDS

'E-SERIES' PARTITIONS
GALVANIZED METAL STUDS W/ GYP. BD. EACH SIDE ABOVE INTERIOR GLAZING SYSTEM.

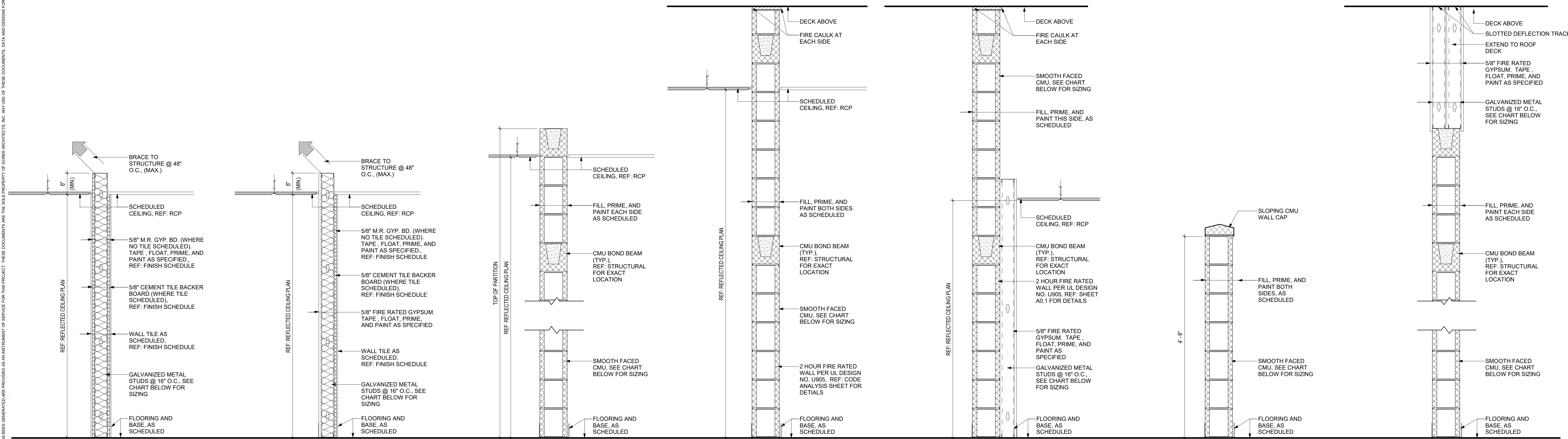
MARK	FRAMING
E1	20 GA., 3-5/8" METAL STUDS
E2	20 GA., 6" METAL STUDS
E3	20 GA., 2-1/2" METAL STUDS

'F-SERIES' PARTITIONS
GALVANIZED METAL STUDS W/ GYP. BD. EACH SIDE WITH INTERIOR GLAZING SYSTEM.

MARK	FRAMING
F1	20 GA., 3-5/8" METAL STUDS
F2	20 GA., 6" METAL STUDS
F3	20 GA., 2-1/2" METAL STUDS

'G-SERIES' PARTITIONS
CHASE WALL - GALVANIZED METAL STUDS TO 6" (MIN.) ABOVE CEILING W/ TILE EACH SIDE.

MARK	FRAMING
G1	20 GA., 3-5/8" METAL STUDS
G2	20 GA., 6" METAL STUDS
G3	20 GA., 2-1/2" METAL STUDS



'H-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO 6" (MIN.) ABOVE CEILING W/ TILE EACH SIDE, AS SCHEDULED.

MARK	FRAMING
H1	20 GA., 3-5/8" METAL STUDS
H2	20 GA., 6" METAL STUDS
H3	20 GA., 2-1/2" METAL STUDS

'J-SERIES' PARTITIONS
GALVANIZED METAL STUDS TO 6" (MIN.) ABOVE CEILING W/ TILE ONE SIDE.

MARK	FRAMING
J1	20 GA., 3-5/8" METAL STUDS
J2	20 GA., 6" METAL STUDS
J3	20 GA., 2-1/2" METAL STUDS

'K-SERIES' PARTITIONS
CMU TO ABOVE CEILING

MARK	CONCRETE MASONRY
K1	NOMINAL 8" H. x 8" D. x 16" W. CMU
K2	NOMINAL 8" H. x 10" D. x 16" W. CMU
K3	NOMINAL 8" H. x 6" D. x 16" W. CMU

'L-SERIES' PARTITIONS
OCCUPANCY SEPARATION - CMU TO UNDERSIDE OF ROOF DECK, REF. CODE ANALYSIS FOR UL INFO.

MARK	CONCRETE MASONRY
L1	NOMINAL 8" H. x 8" D. x 16" W. CMU
L2	NOMINAL 8" H. x 10" D. x 16" W. CMU
L3	NOMINAL 8" H. x 6" D. x 16" W. CMU

'M-SERIES' PARTITIONS
CHASE WALL - CMU TO ABOVE CEILING W/ METAL STUD FRAMING ABOVE.

MARK	CONCRETE MASONRY
M1	NOMINAL 8" H. x 8" D. x 16" W. CMU, 20 GA., 3-5/8" METAL STUDS
M2	NOMINAL 8" H. x 8" D. x 16" W. CMU, 20 GA., 6" METAL STUDS
M3	NOMINAL 8" H. x 8" D. x 16" W. CMU, 20 GA., 2-1/2" METAL STUDS

'N-SERIES' PARTITIONS
PARTIAL HEIGHT CMU

MARK	CONCRETE MASONRY
N1	NOMINAL 8" H. x 8" D. x 16" W. CMU
N2	NOMINAL 8" H. x 10" D. x 16" W. CMU
N3	NOMINAL 8" H. x 6" D. x 16" W. CMU

'P-SERIES' PARTITIONS
CMU TO 9'-8" W/ METAL STUDS AND GYP. BD. ABOVE

MARK	CONCRETE MASONRY
P1	NOMINAL 8" H. x 8" D. x 16" W. CMU, 20 GA., 3-5/8" METAL STUDS
P2	NOMINAL 8" H. x 10" D. x 16" W. CMU, 20 GA., 3-5/8" METAL STUDS
P3	NOMINAL 8" H. x 6" D. x 16" W. CMU, 20 GA., 2-1/2" METAL STUDS

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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
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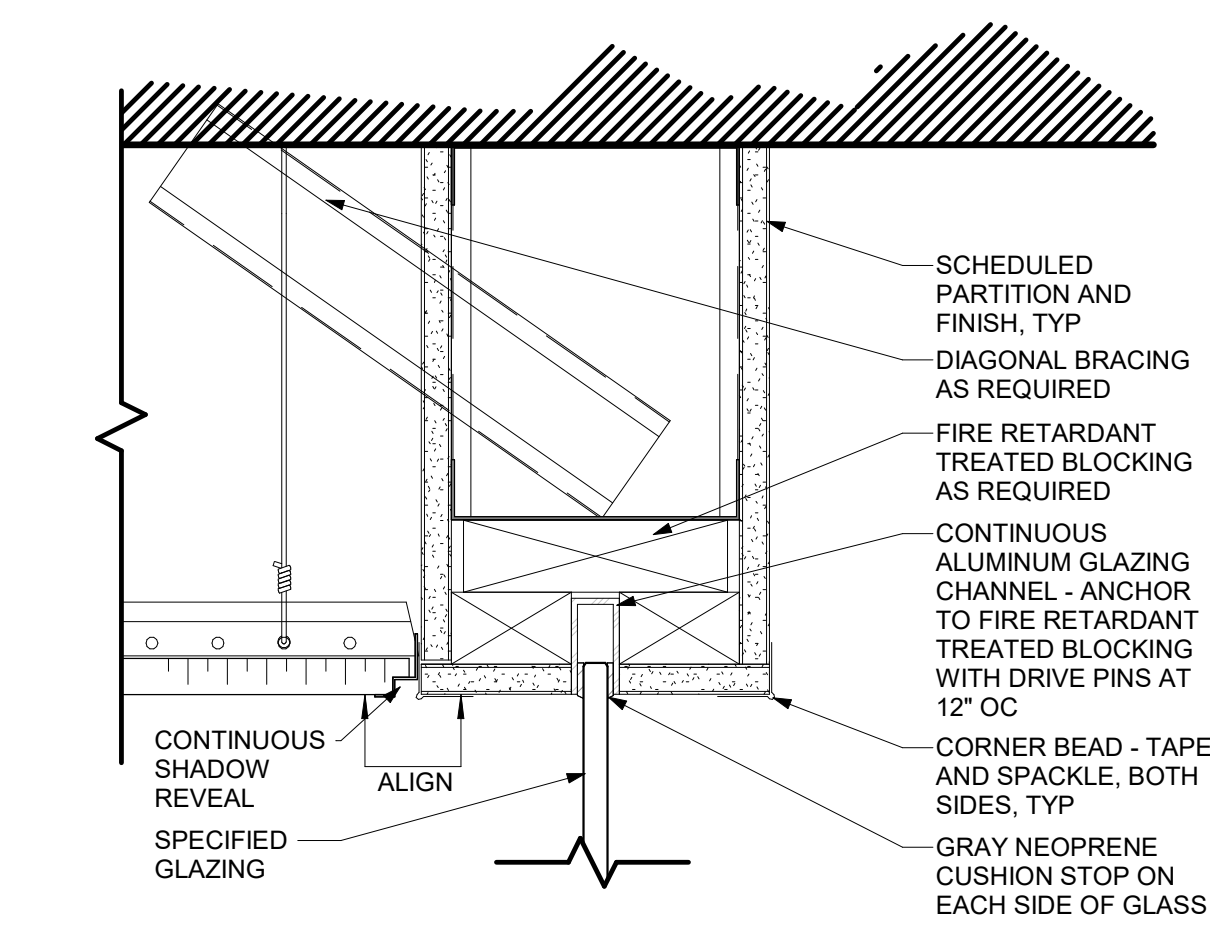
DATE	MARK	DESCRIPTION

KEY PLAN

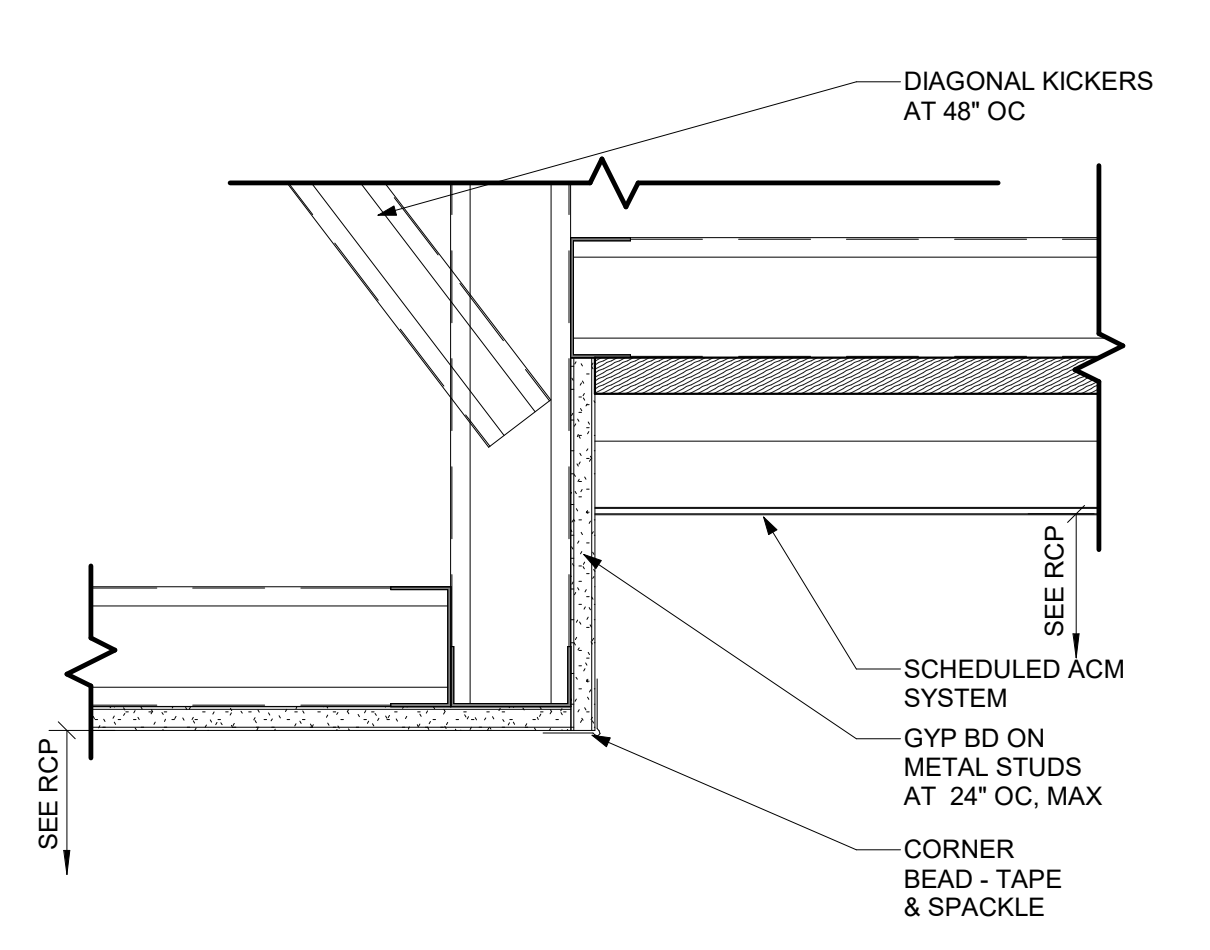
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WALL DETAILS

SHEET NUMBER

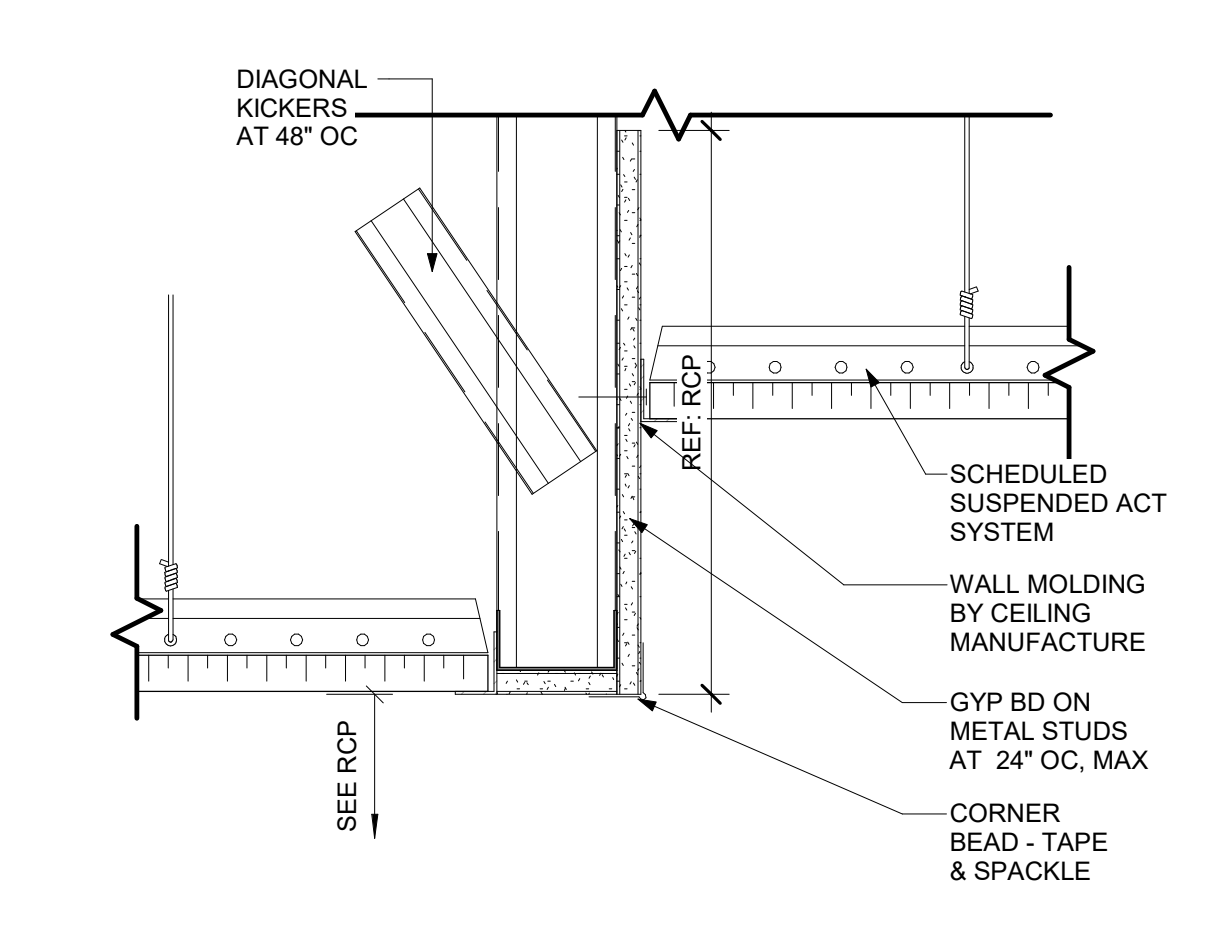
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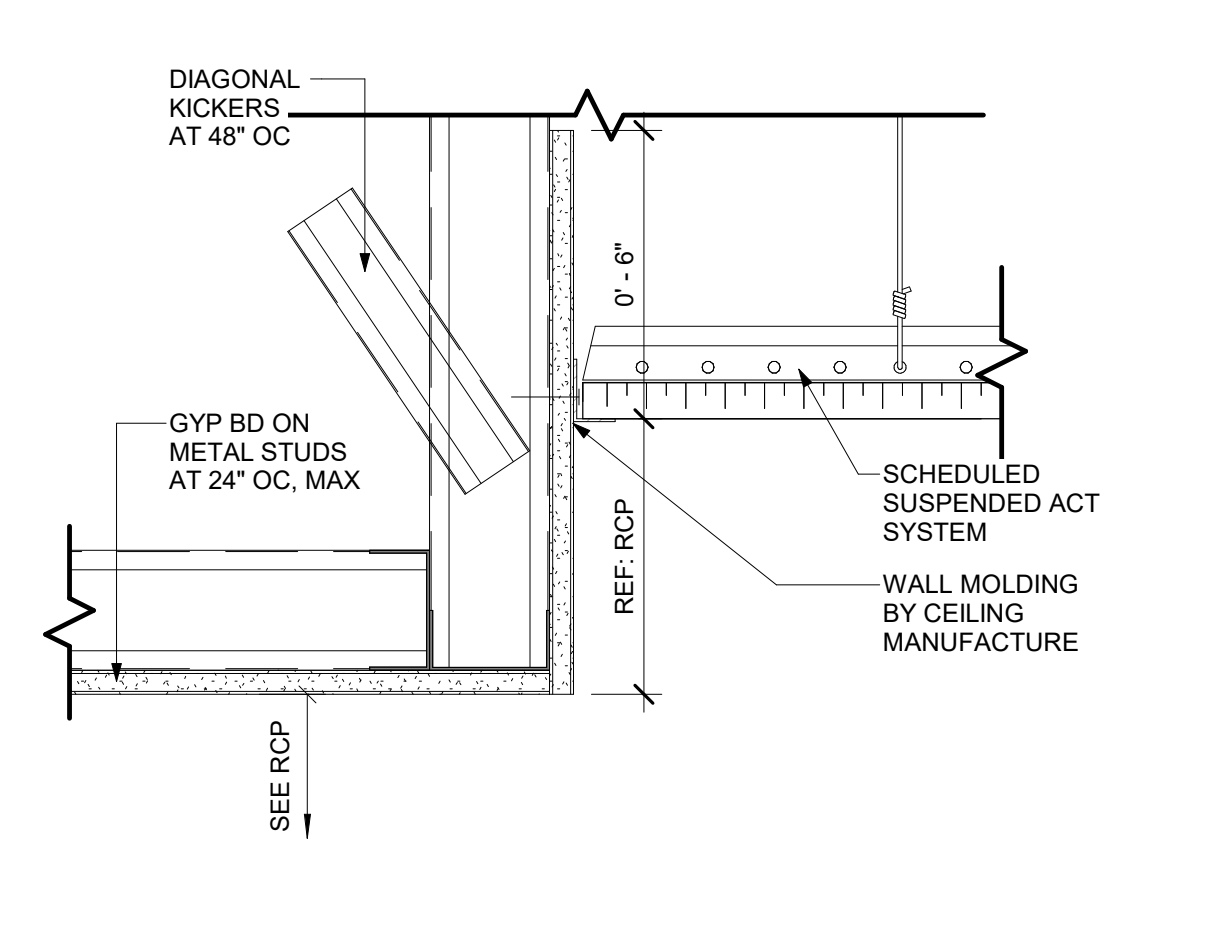
12 FRAMELESS GLASS HEAD W/ OPEN CLG
3" = 1'-0"



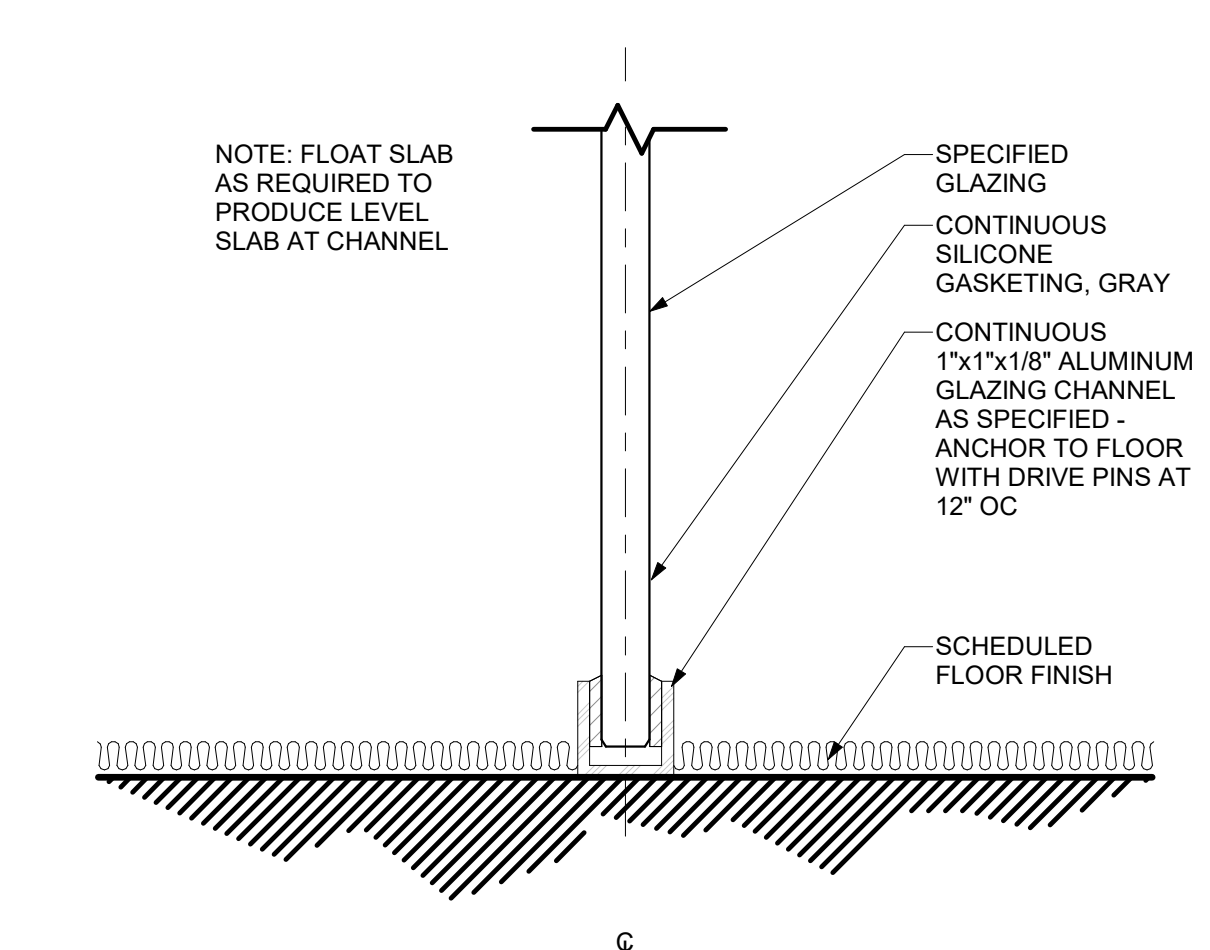
11 INTERIOR ACM CEILING
3" = 1'-0"



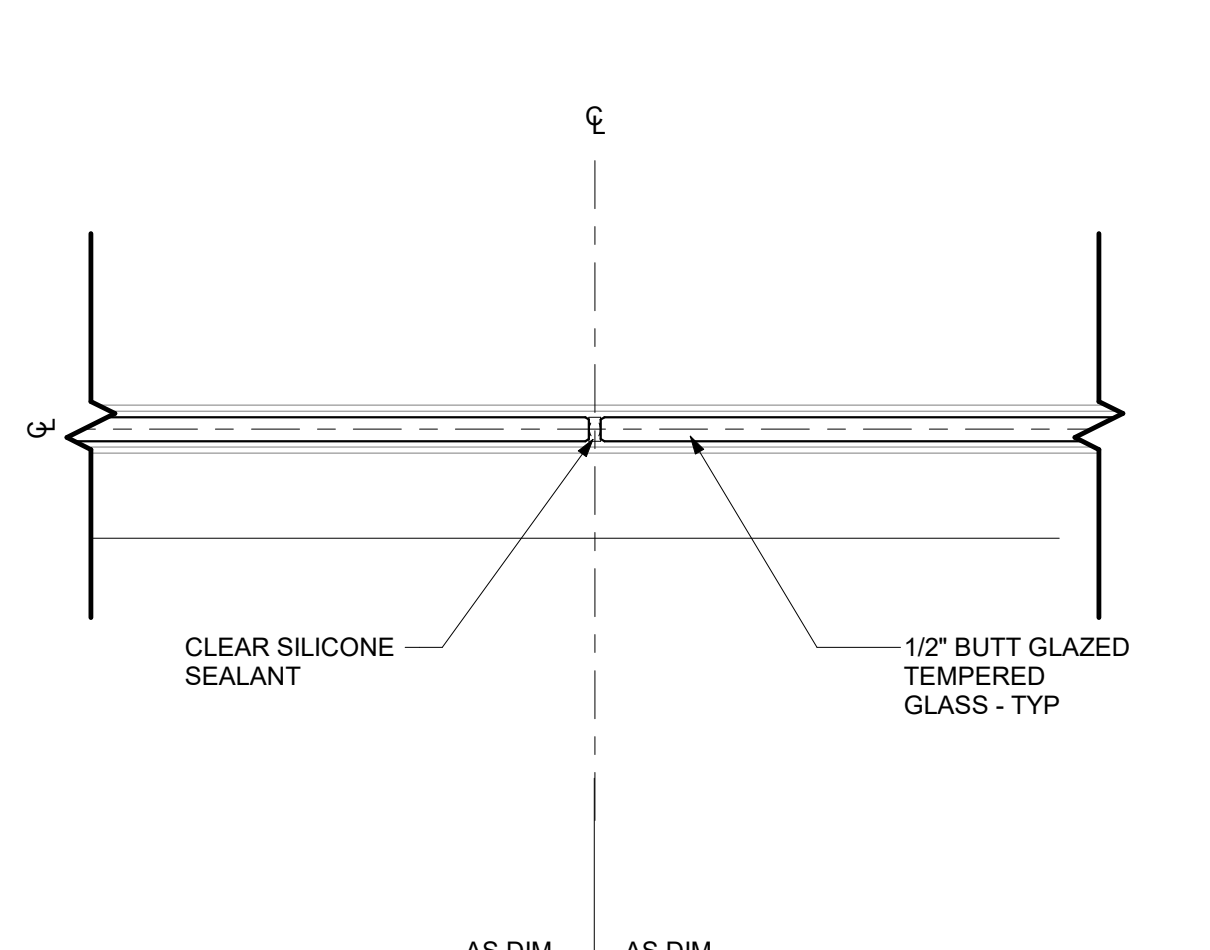
10 ACT TO ACT OFFSET
3" = 1'-0"



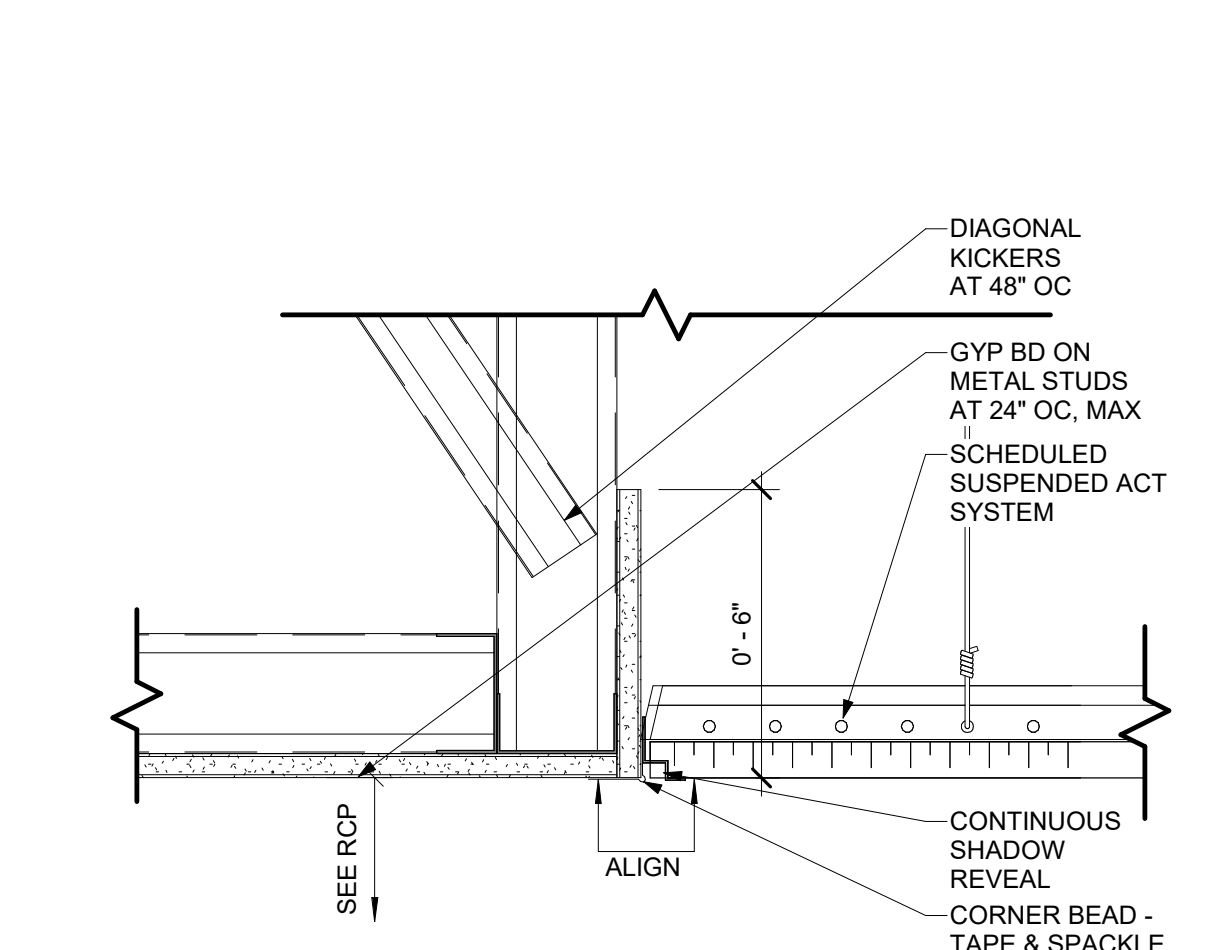
9 GYP BD TO ACT OFFSET
3" = 1'-0"



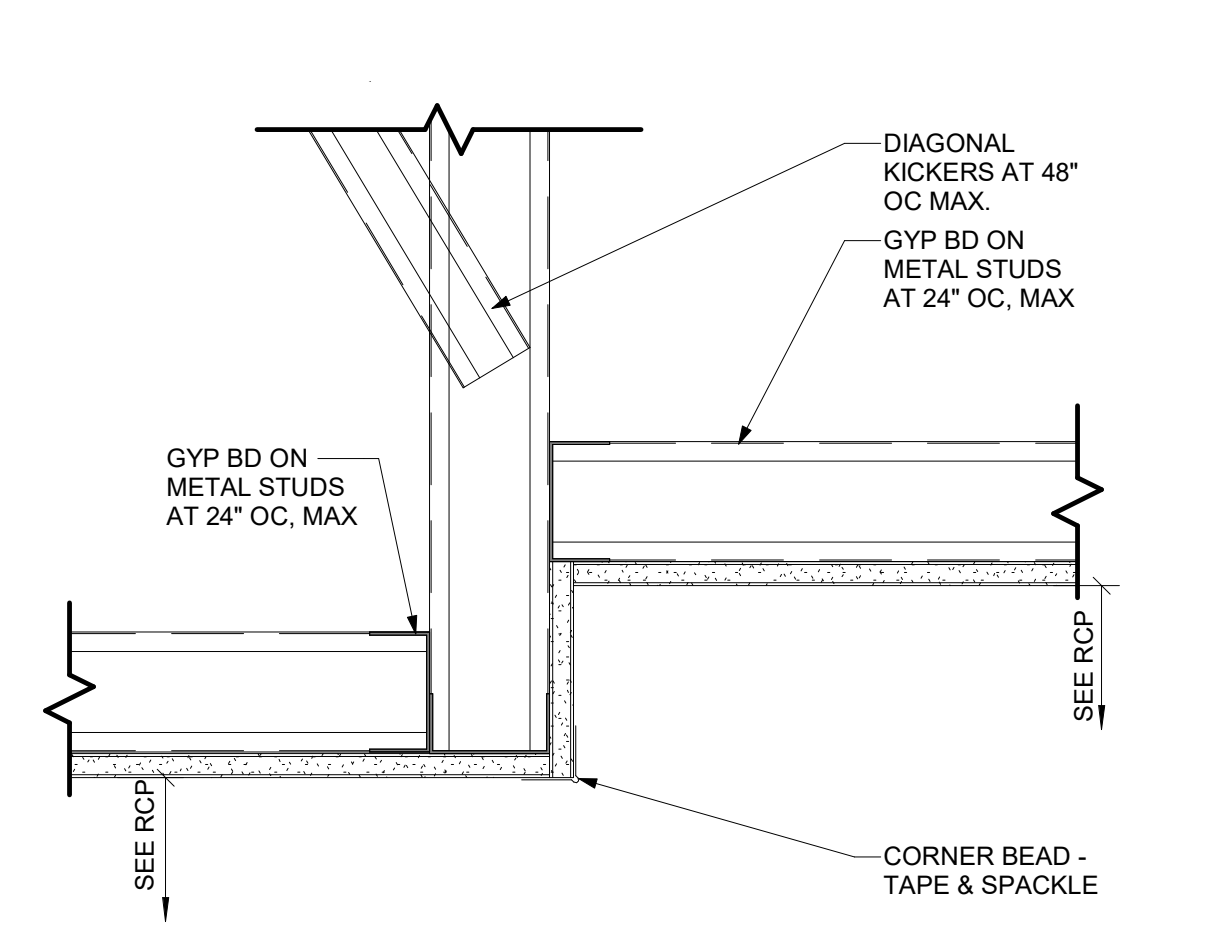
8 FRAMELESS GLASS BOTTOM
6" = 1'-0"



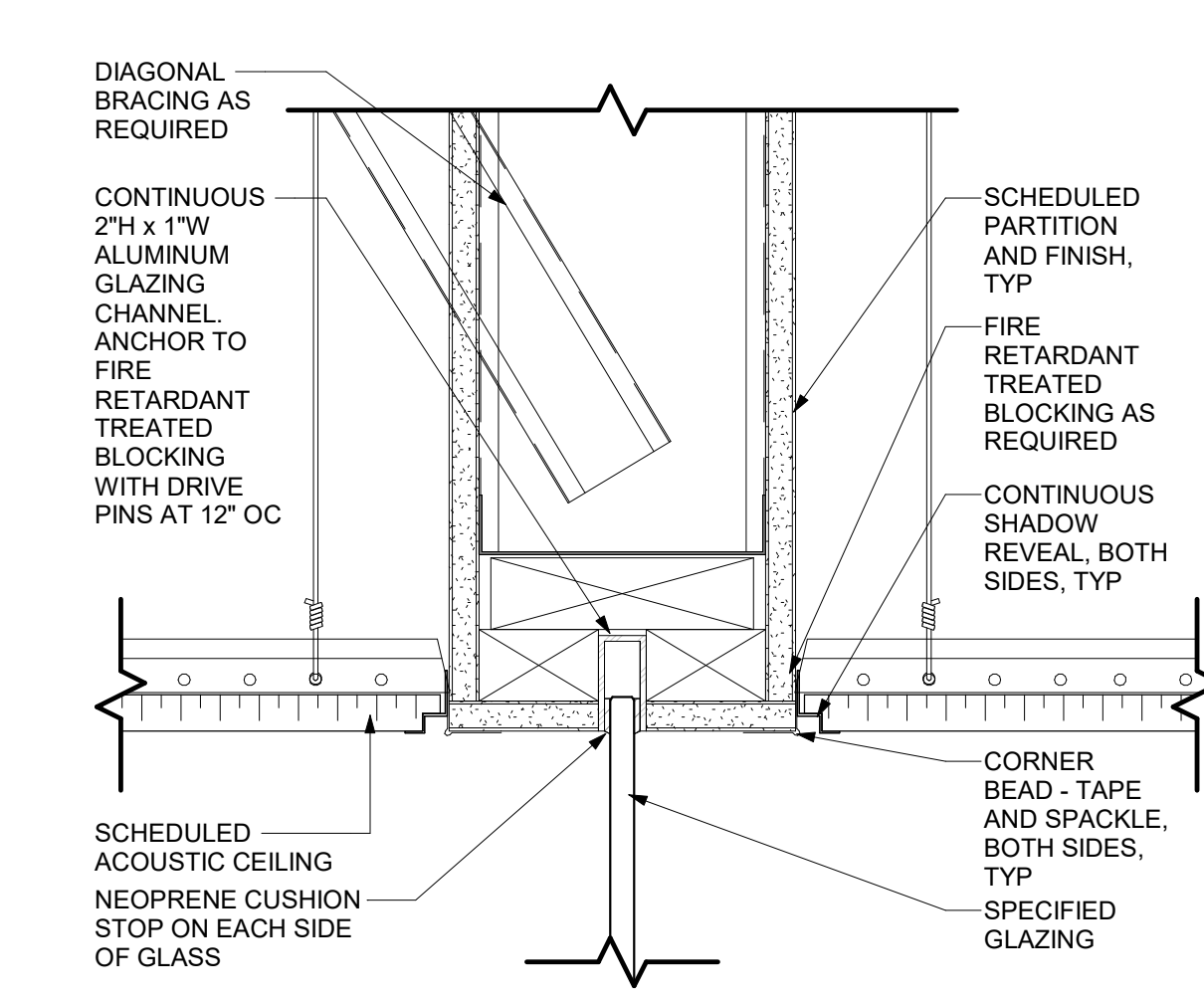
7 BUTT GLAZING JOINT - TYP
3" = 1'-0"



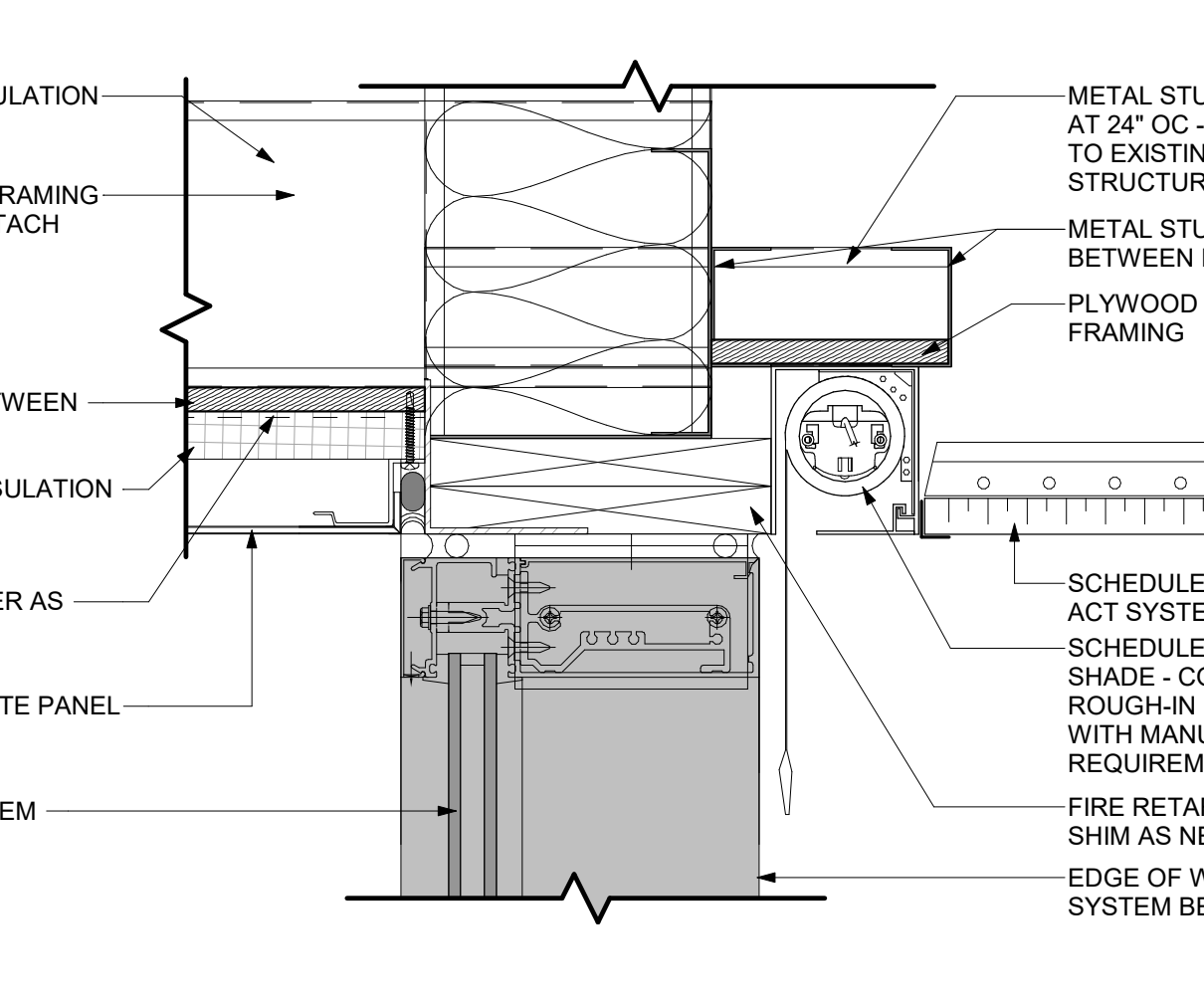
6 GYP BD TO ACT FLUSH
3" = 1'-0"



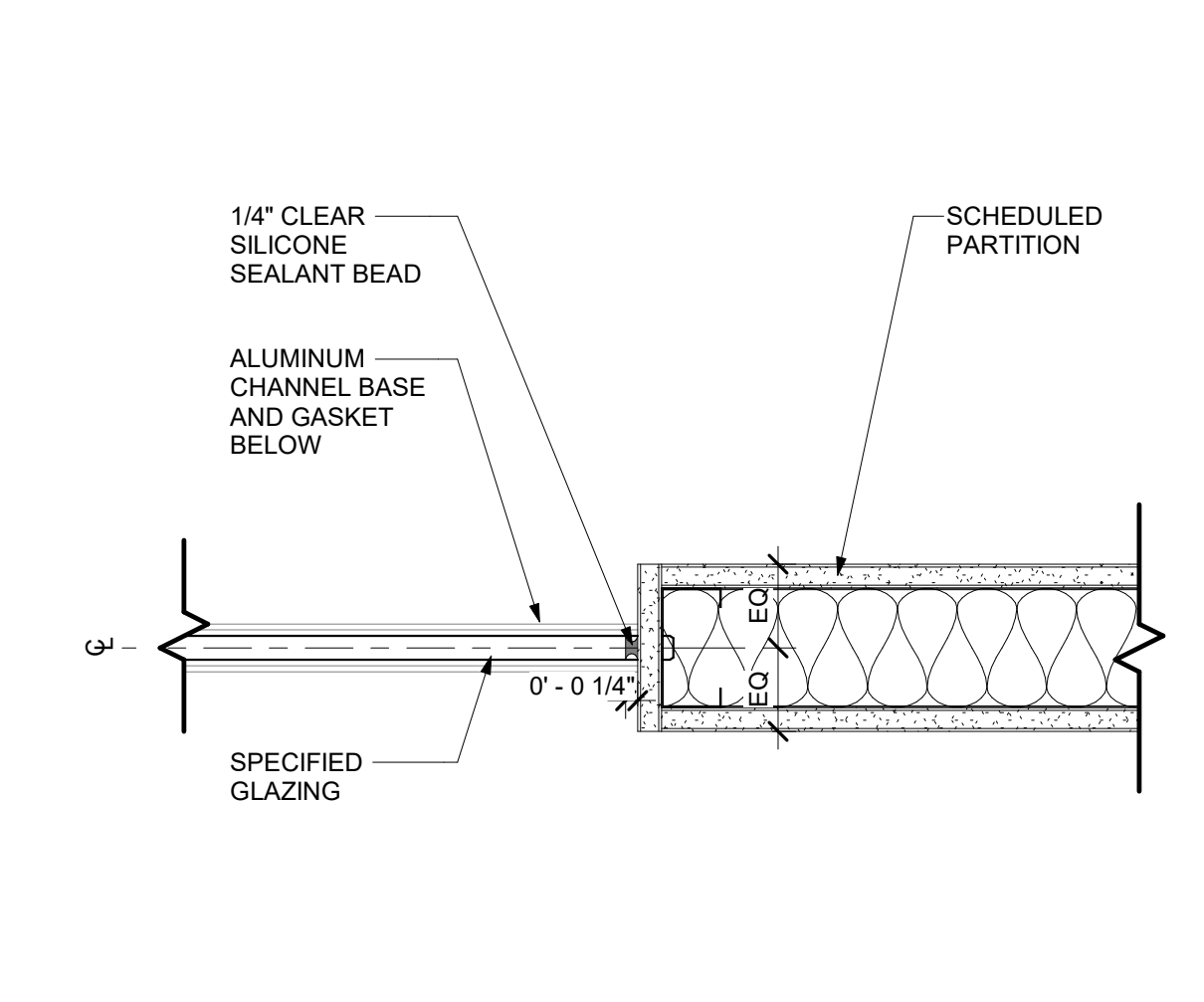
5 GYP BD BULKHEAD
3" = 1'-0"



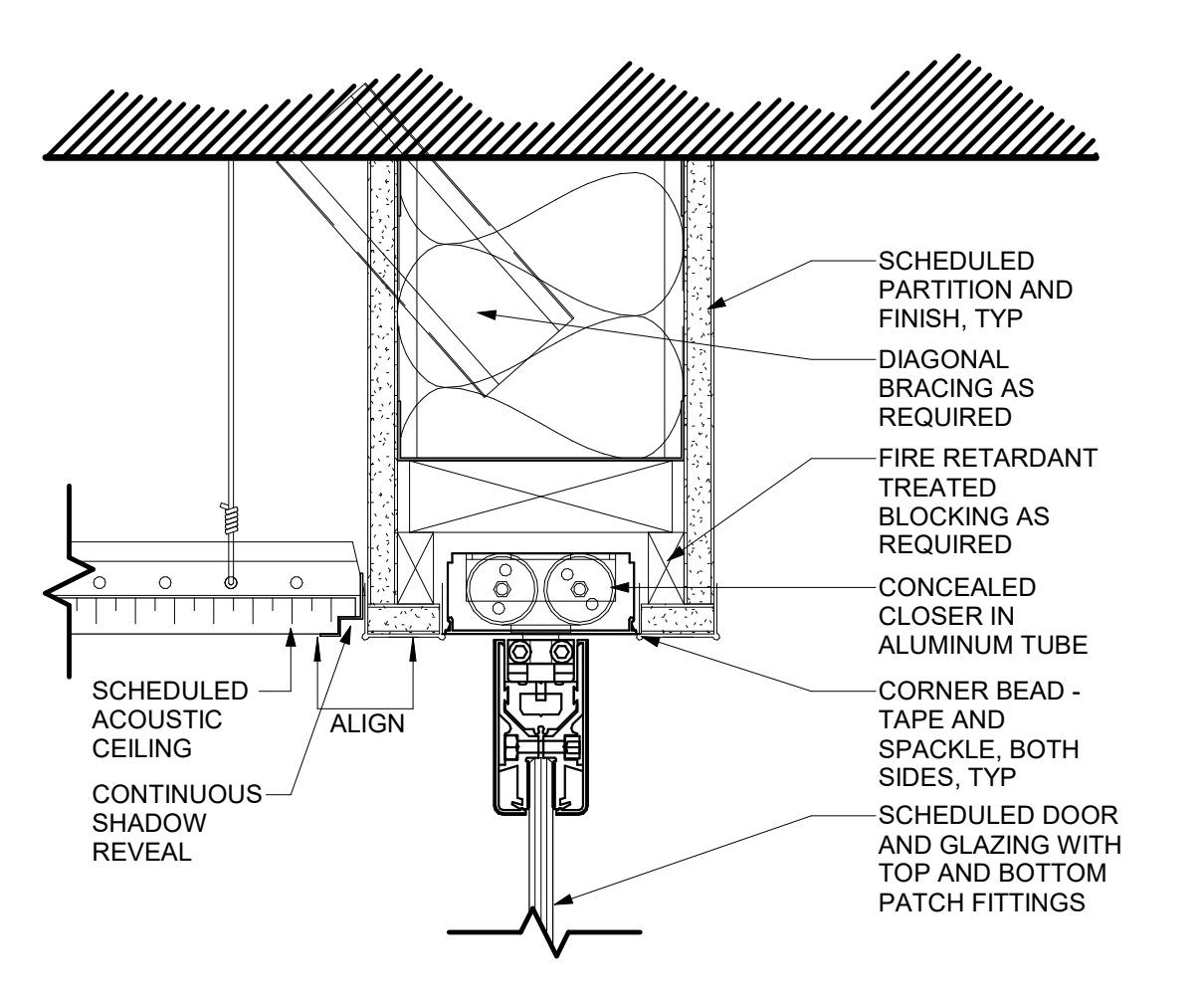
4 FRAMELESS GLASS HEAD W/ ACT CLG
3" = 1'-0"



3 ROLLER SHADE
3" = 1'-0"



2 FRAMELESS GLASS TO GYP BD PARTITION
3" = 1'-0"



1 GLASS DOOR HEADER
3" = 1'-0"

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(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
A21077

STAMP / SIGNATURE

ISSUE DATE
XX/XX/XXXX

ISSUE HISTORY

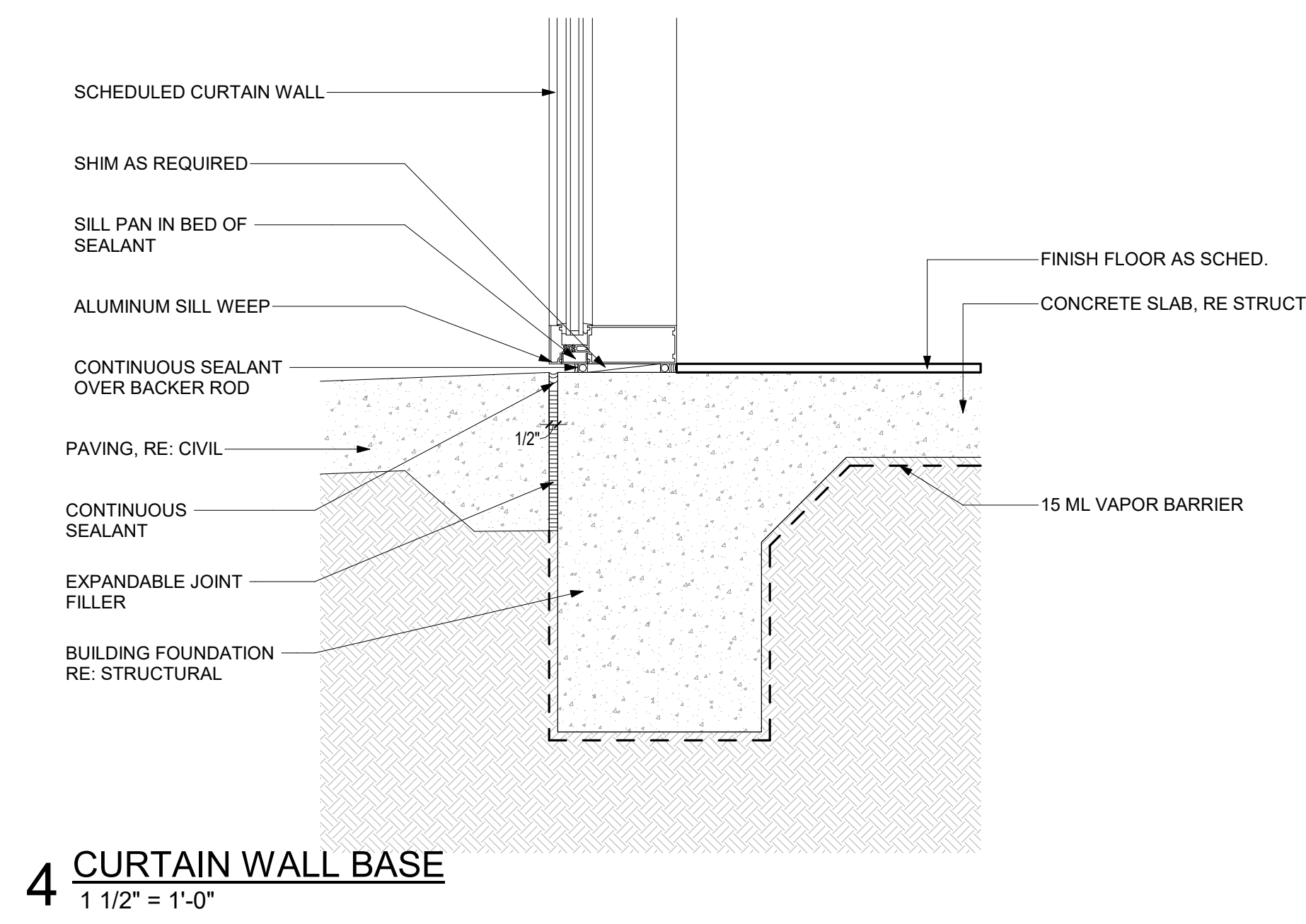
DATE	MARK	DESCRIPTION

KEY PLAN

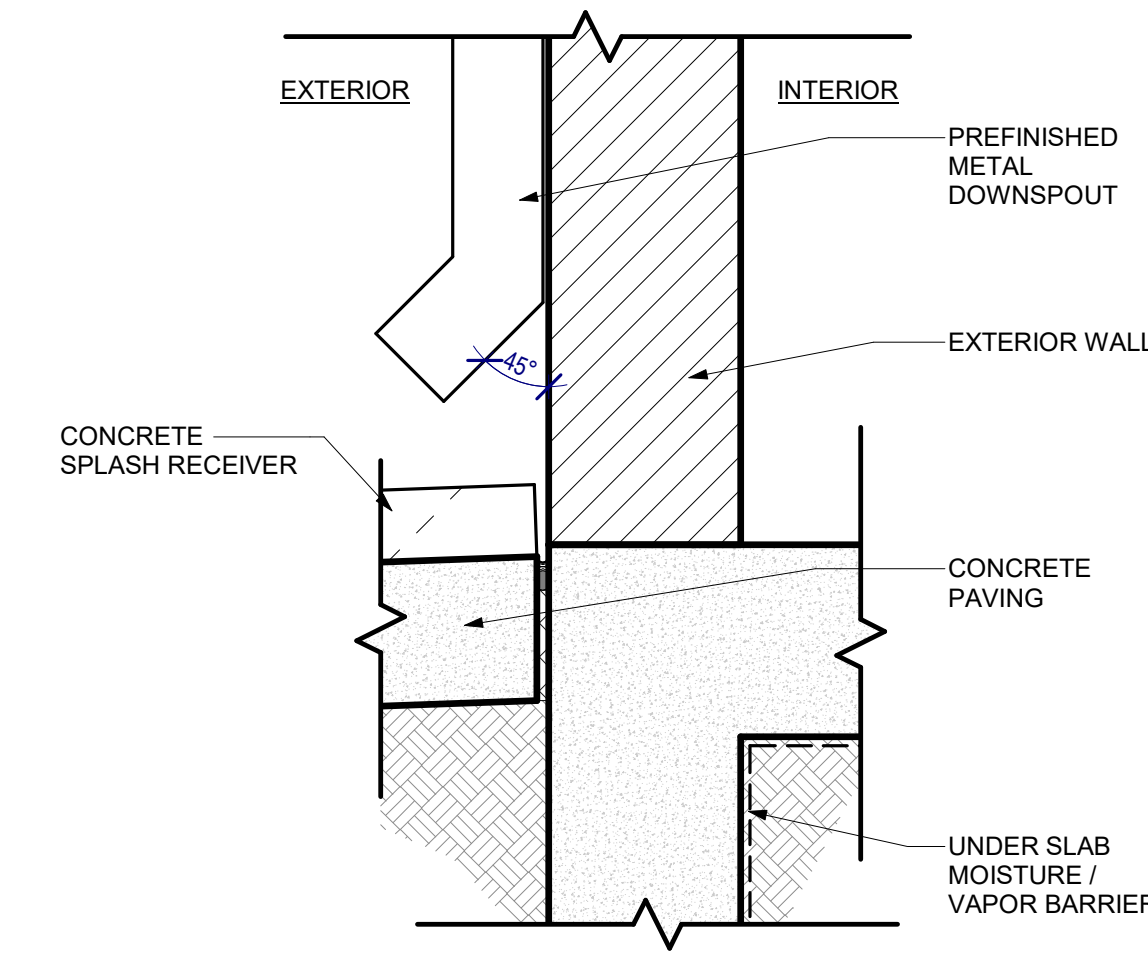
SHEET NAME
WALL DETAILS

SHEET NUMBER

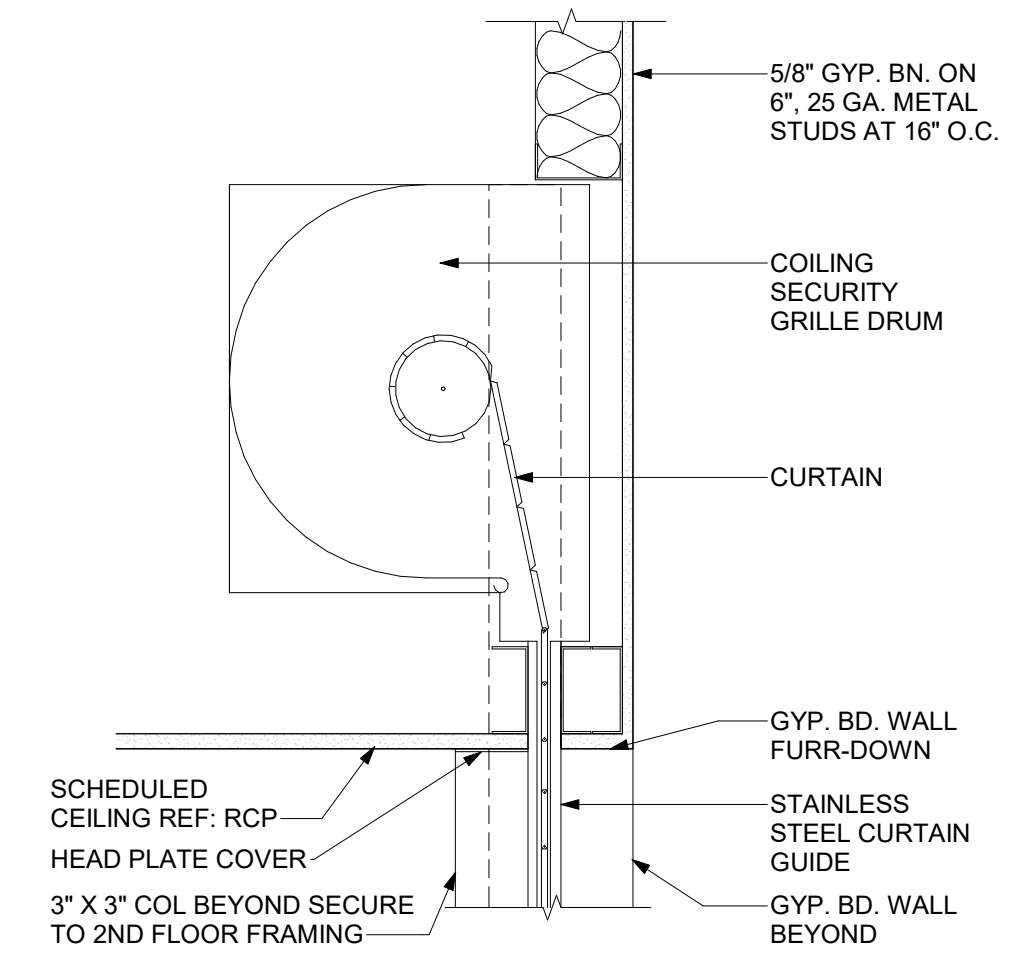
A511



4 CURTAIN WALL BASE
1 1/2" = 1'-0"



3 DS AT SURFACE DRAIN - SURFACE MTD
1 1/2" = 1'-0"



2 ROLLING GRILLE HEAD DETAIL
1 1/2" = 1'-0"



1 HOURS OF OPERATION @ SHOWROOM
6" = 1'-0"

CONSULTANTS

GEOTECHNICAL:
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CIVIL ENGINEER:
PEA GROUP
16060 DILLARD DRIVE, SUITE 250
HOUSTON, TX 77040
(713) 688-2550
WWW.PEAGROUP.COM

STRUCTURAL ENGINEER:
DALLY + ASSOCIATES
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
(713) 337-8881
WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
5959 WEST LOOP SOUTH, SUITE 385
BELLAIRE, TEXAS 77401
(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
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PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
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EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER
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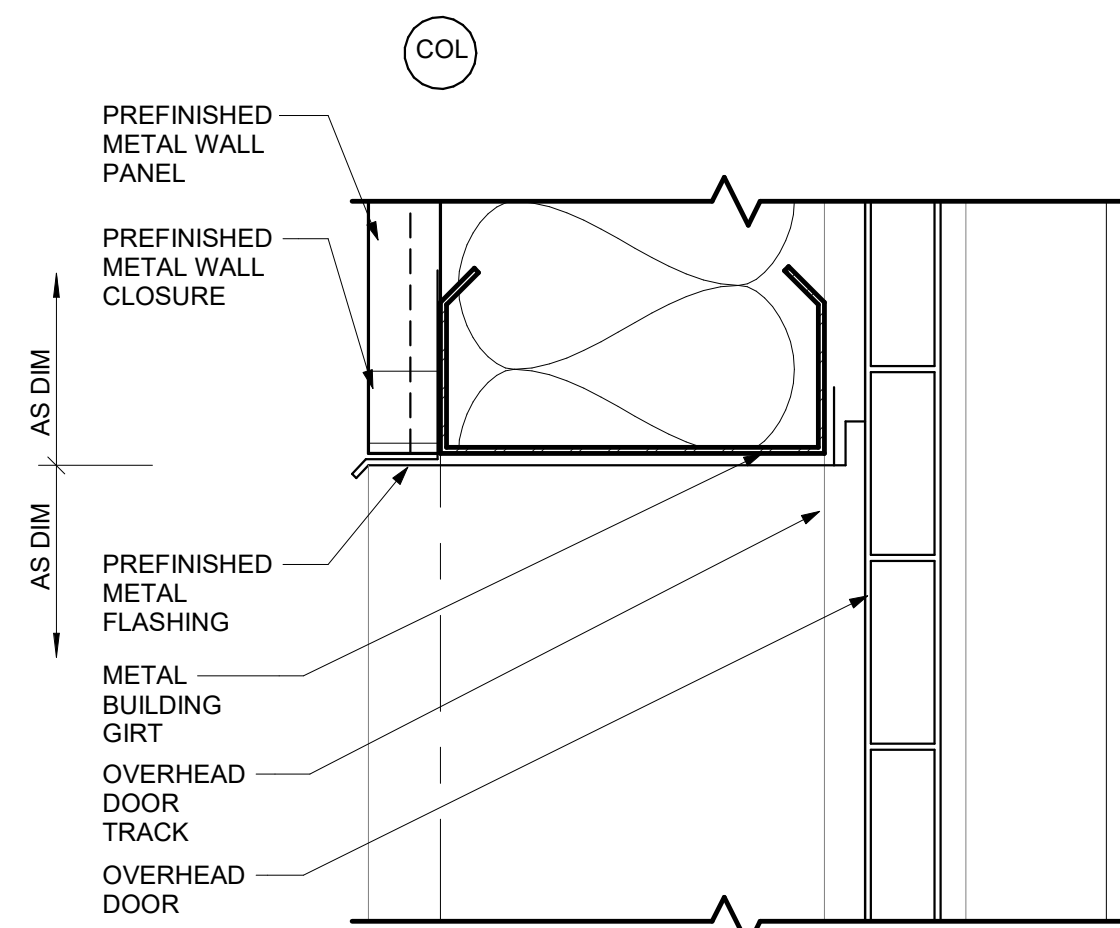
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KEY PLAN

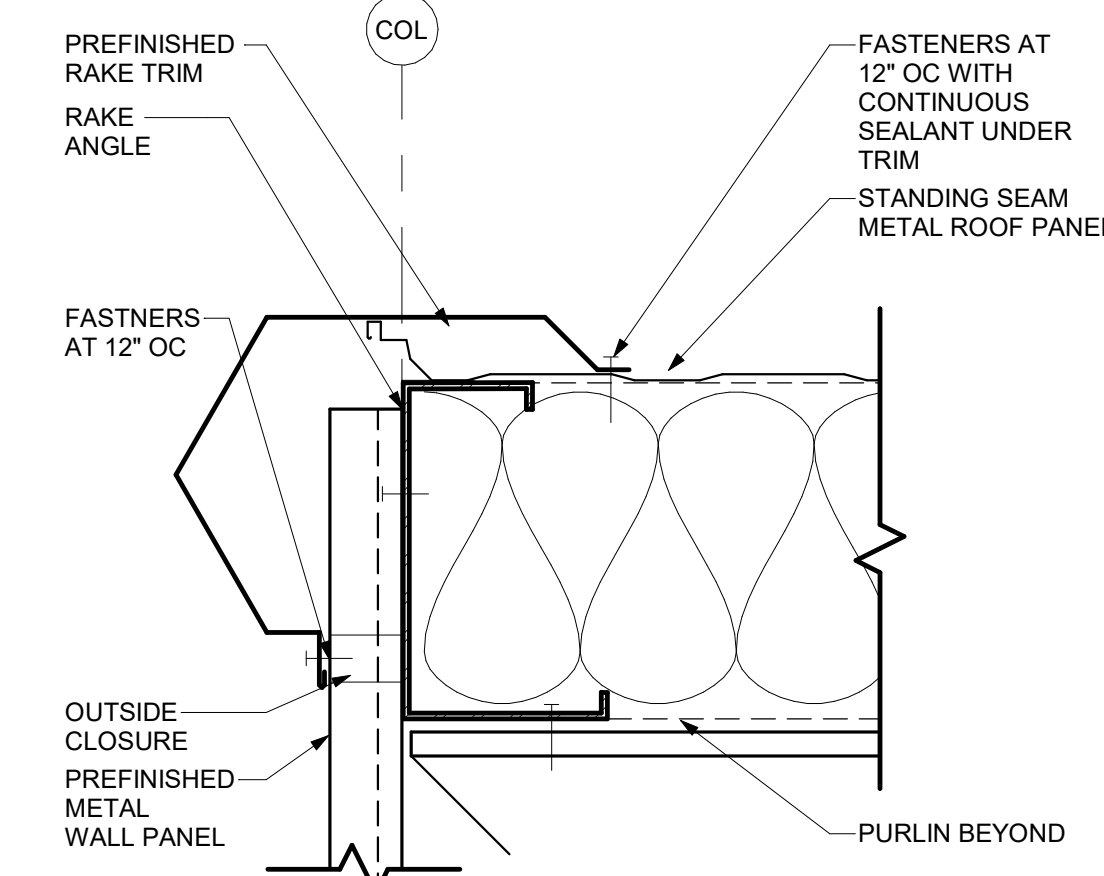
SHEET NAME
PEMB DETAILS

SHEET NUMBER

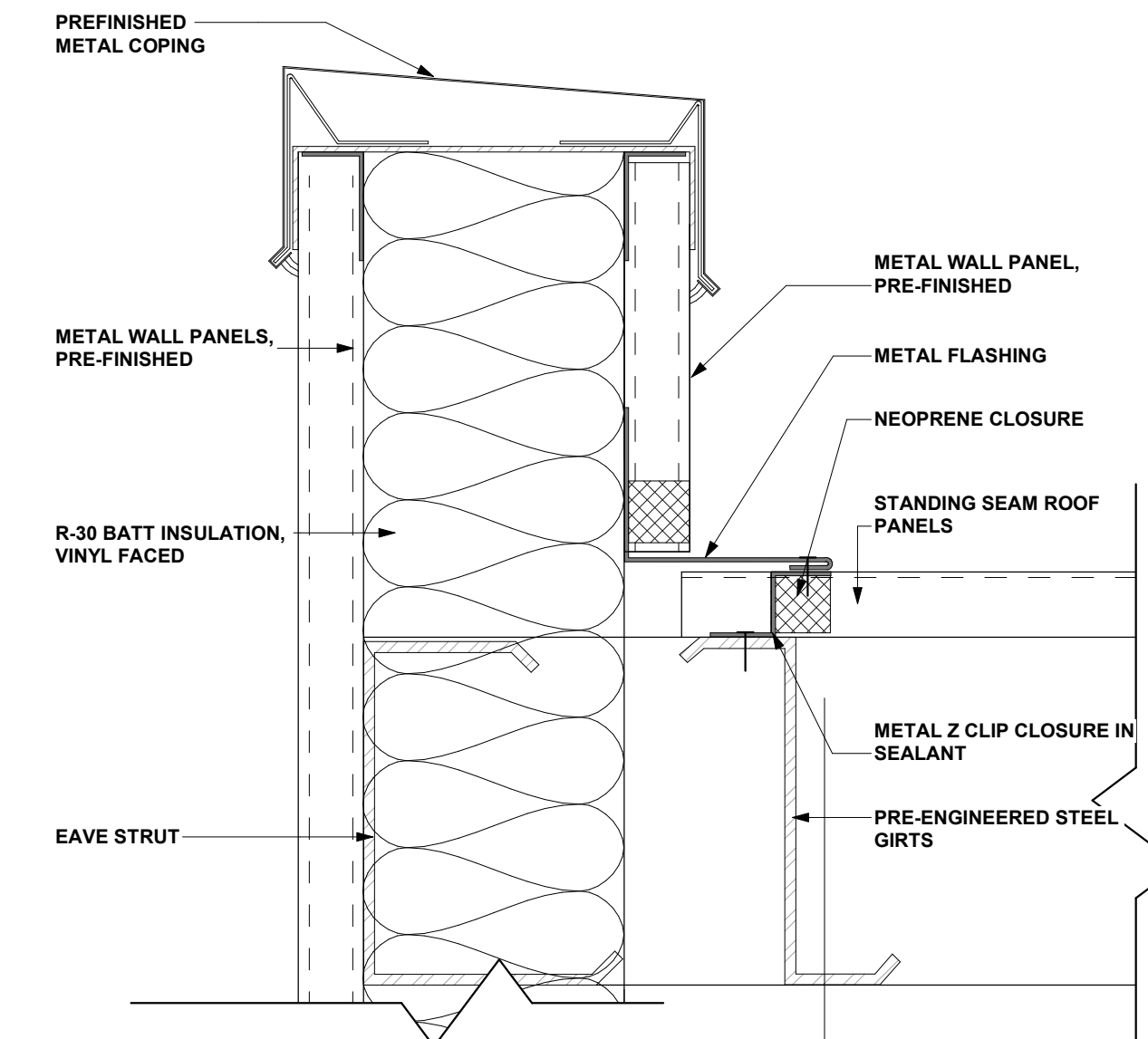
A512



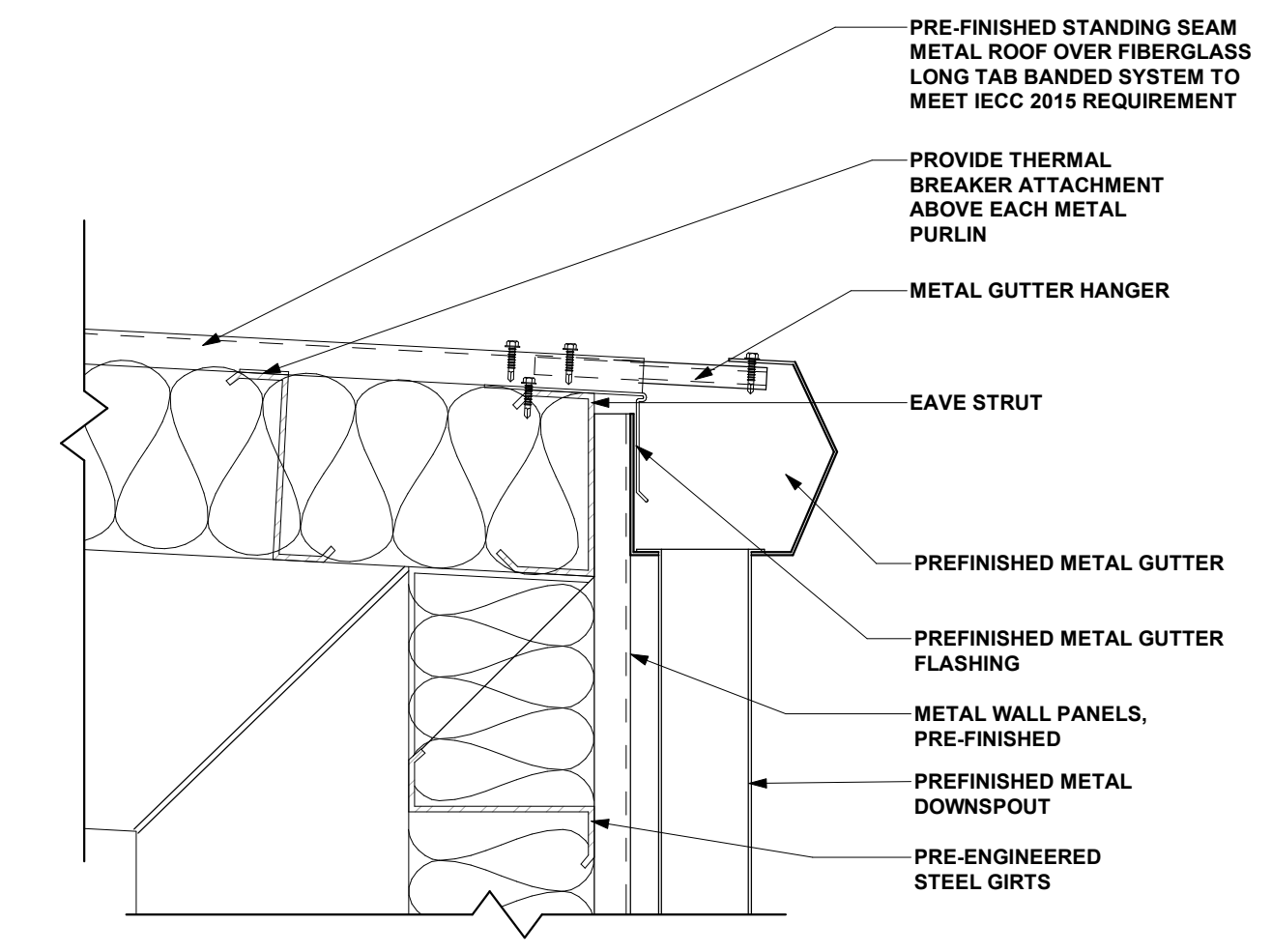
4 OVERHEAD DOOR HEAD IN METAL PANEL - TYP
3" = 1'-0"



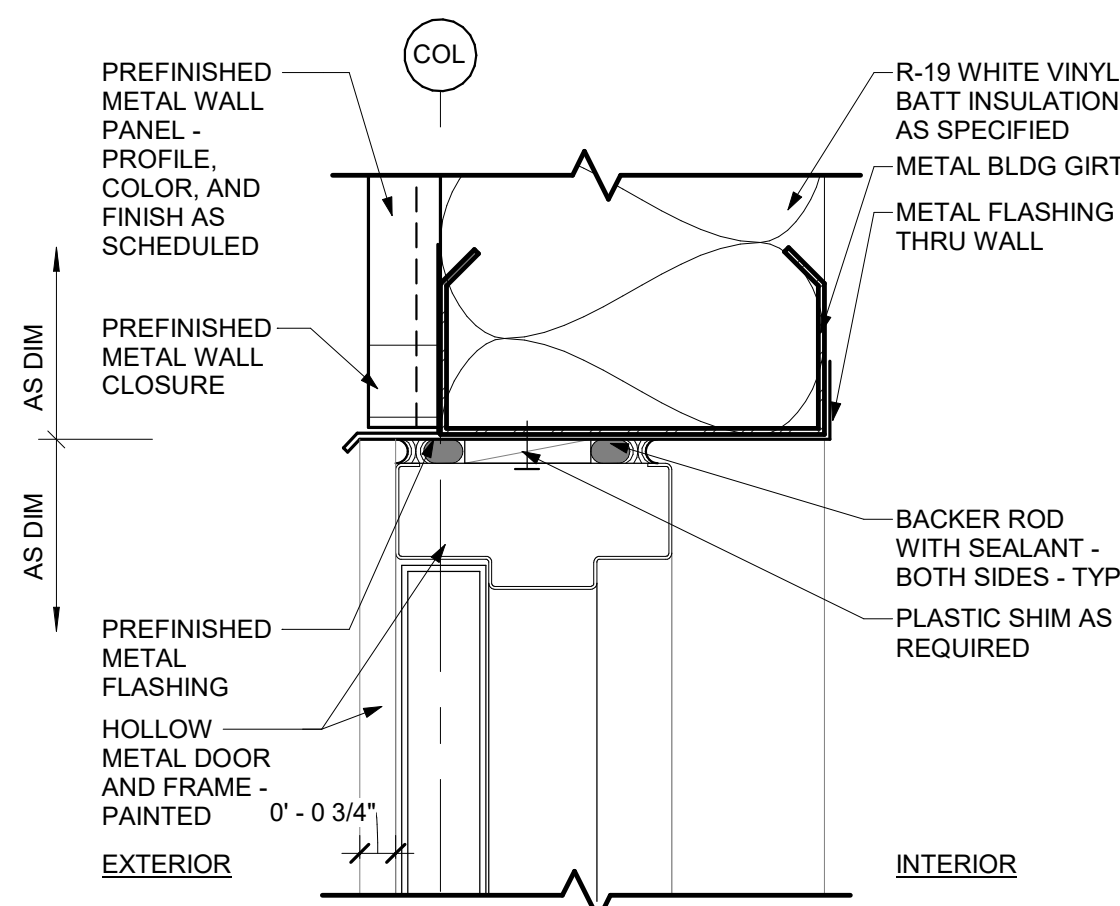
9 RAKE TRIM AT METAL ROOF EDGE - TYP
3" = 1'-0"



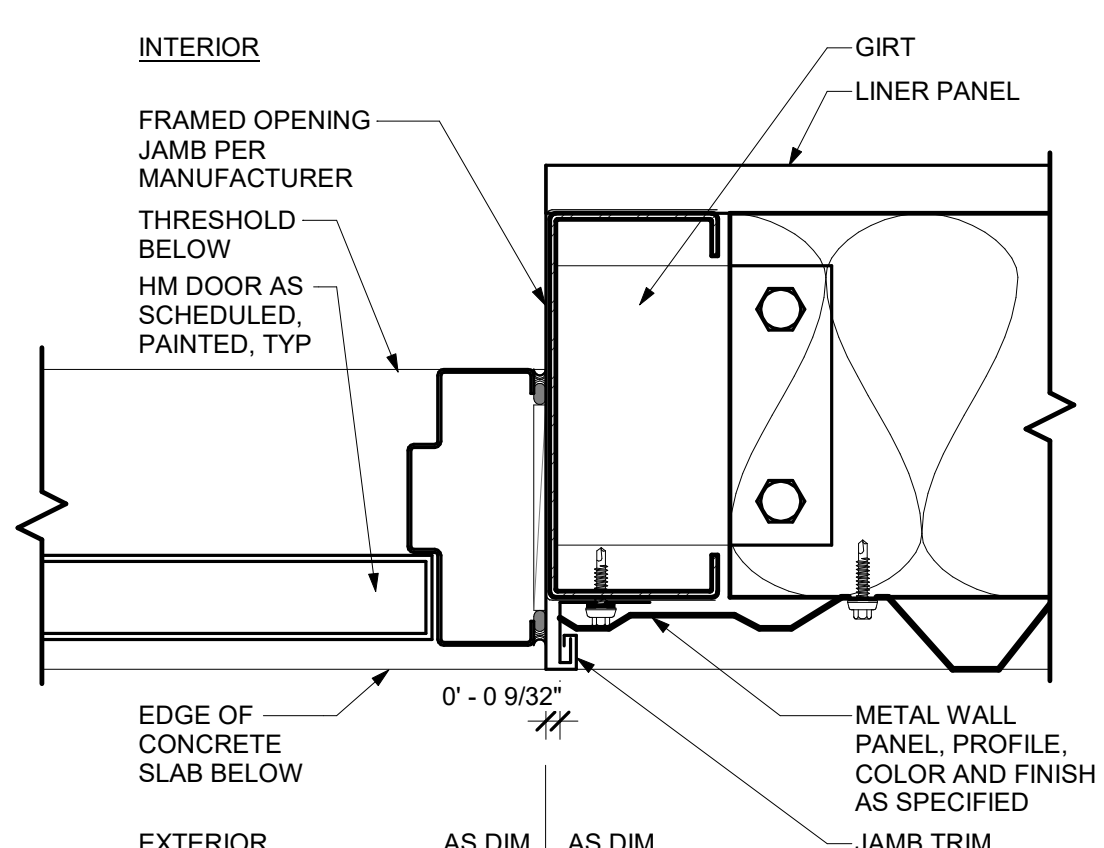
11 PARAPET AT PEMB ROOF TRANSITION
3" = 1'-0"



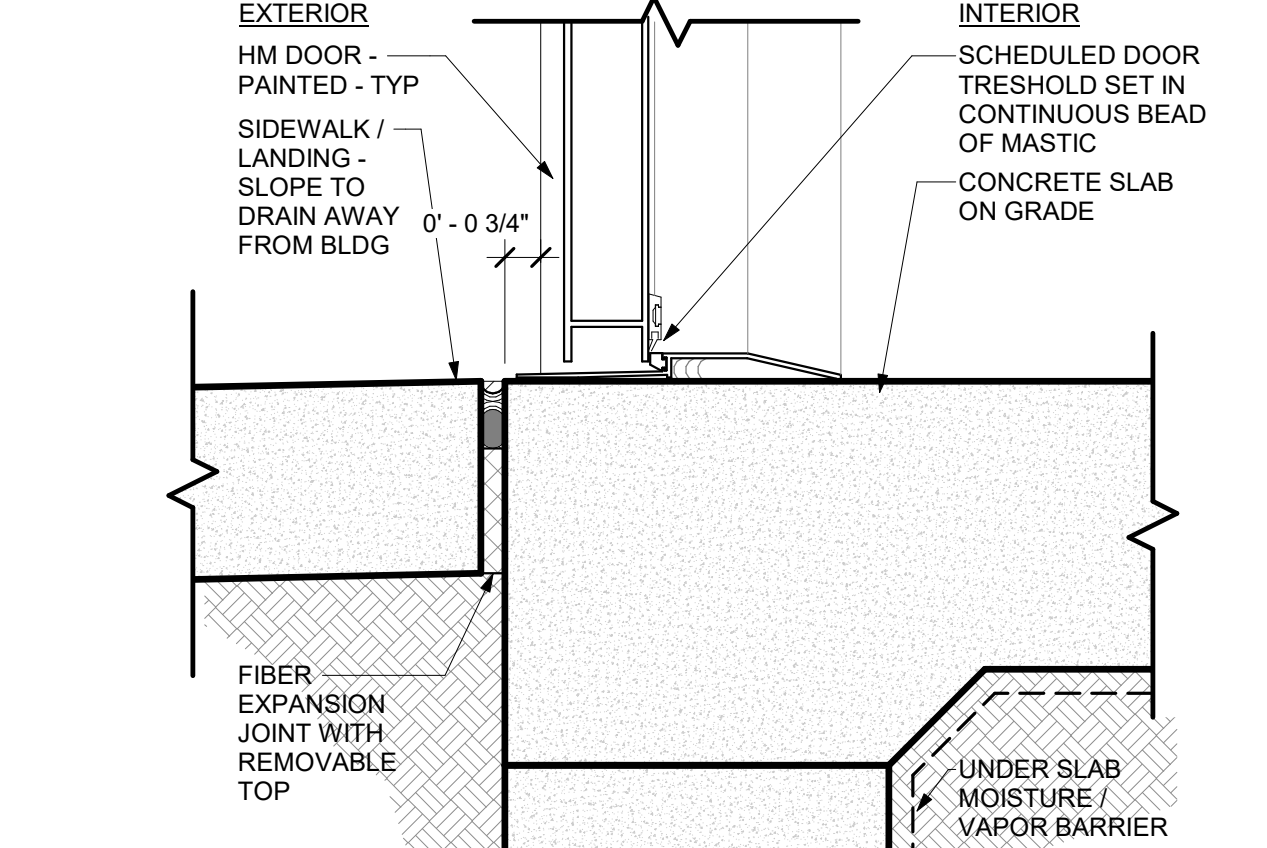
10 GUTTER AT PEMB AT MTL PANEL ROOF
1 1/2" = 1'-0"



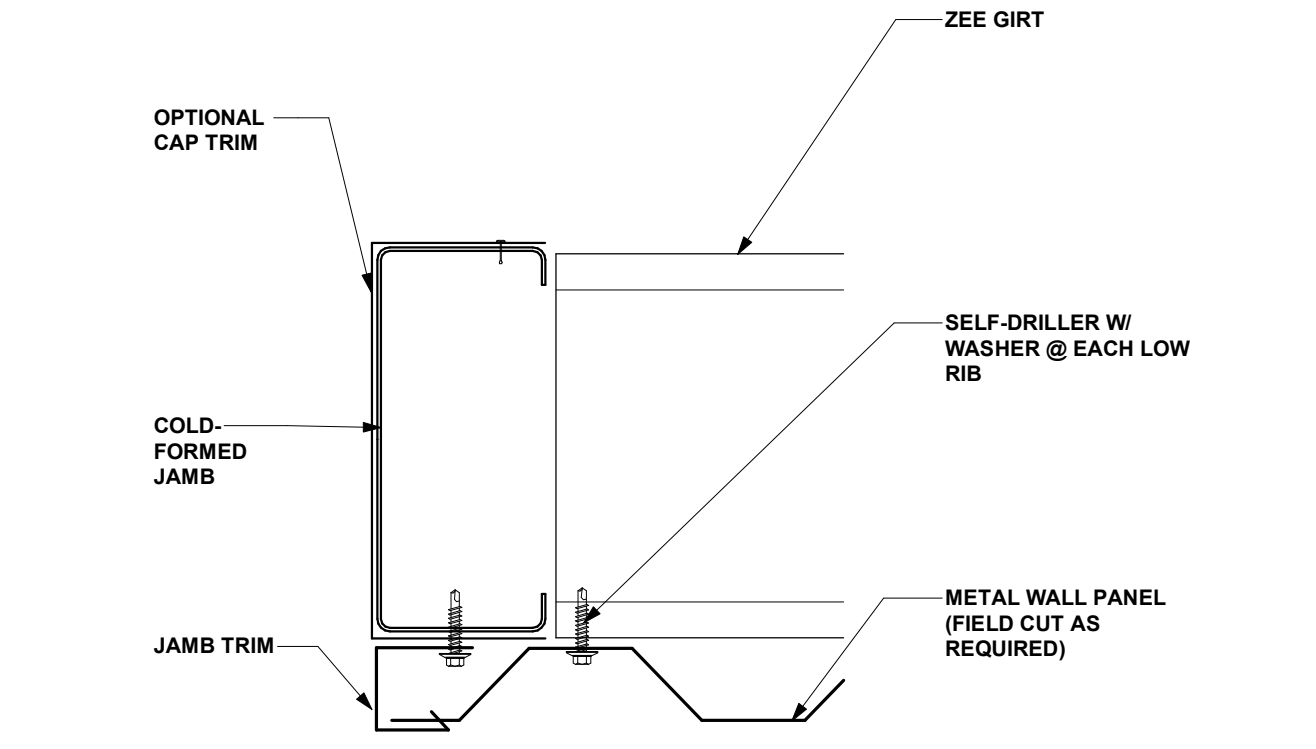
8 HM DOOR HEAD AT METAL WALL - TYP
3" = 1'-0"



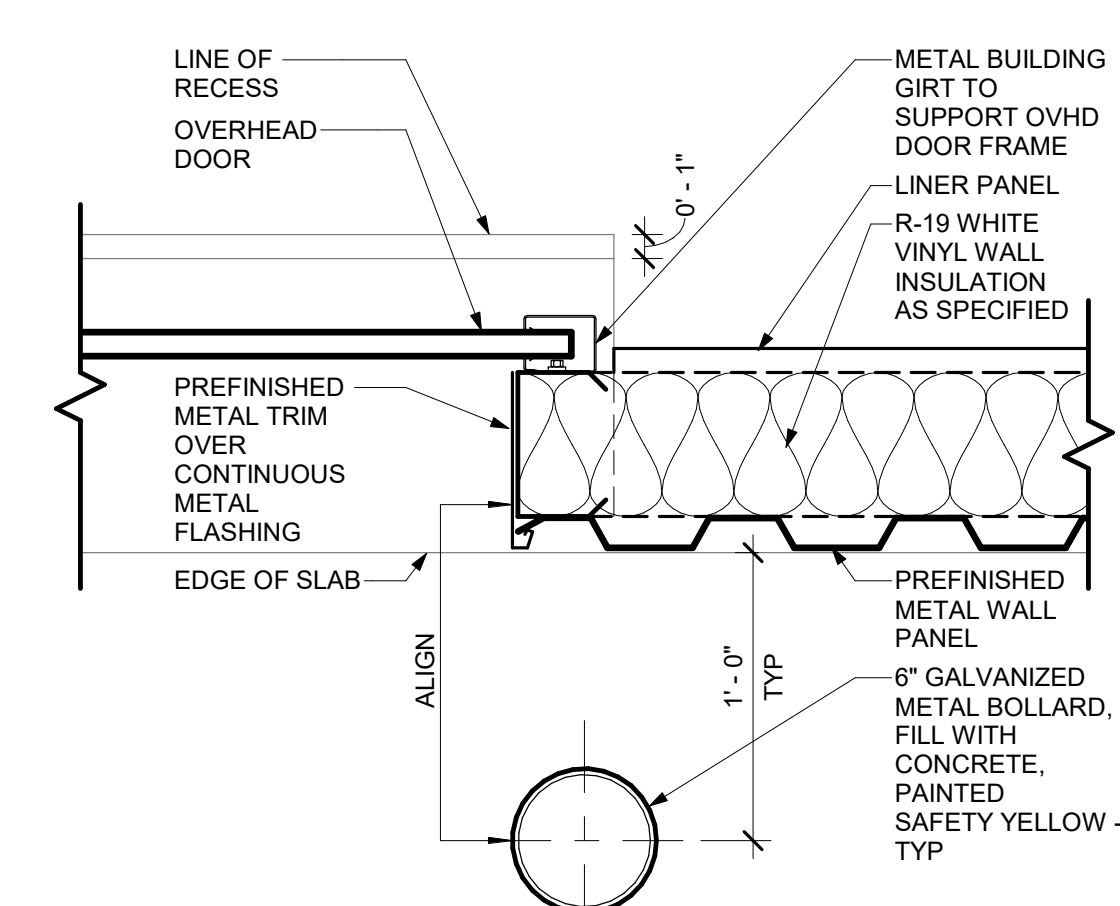
7 HM DOOR JAMB AT METAL PANEL
3" = 1'-0"



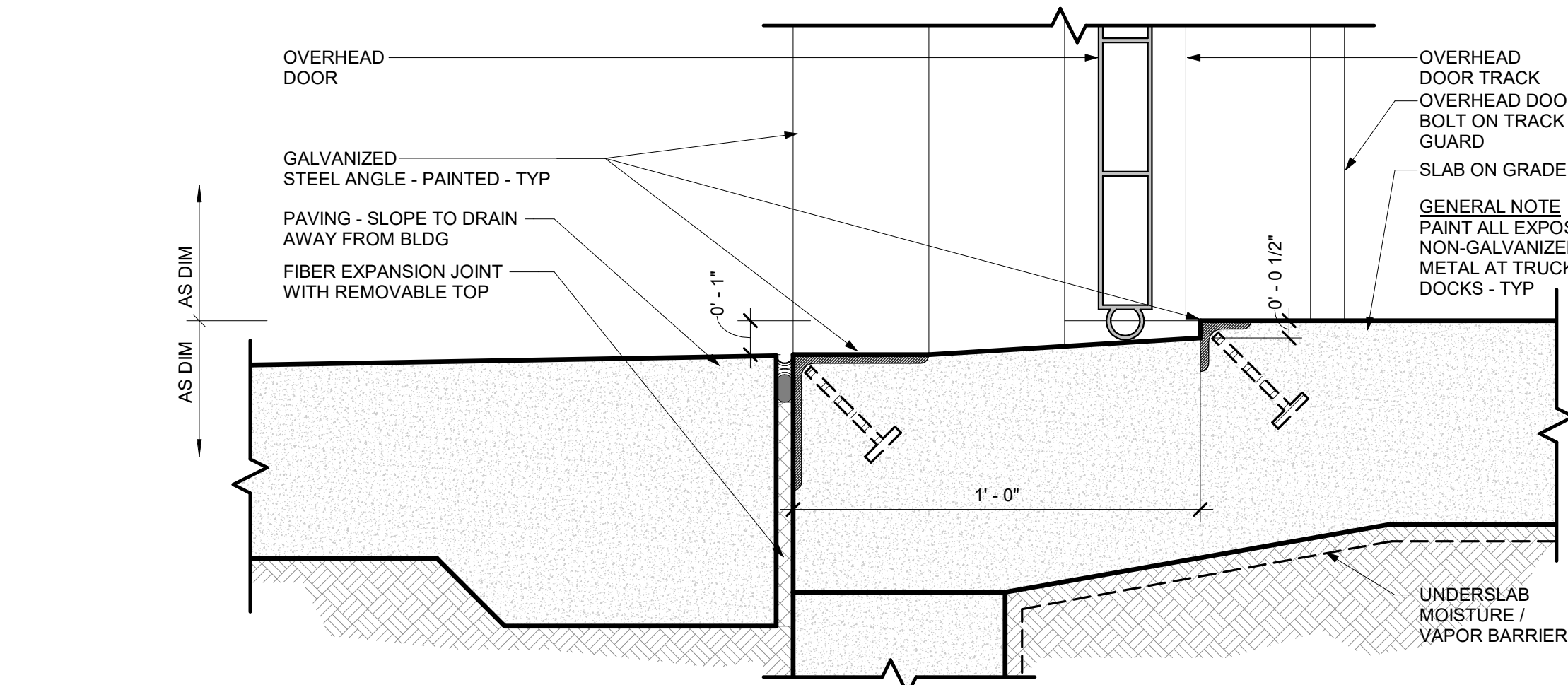
6 HM DOOR SILL AT METAL PANEL
3" = 1'-0"



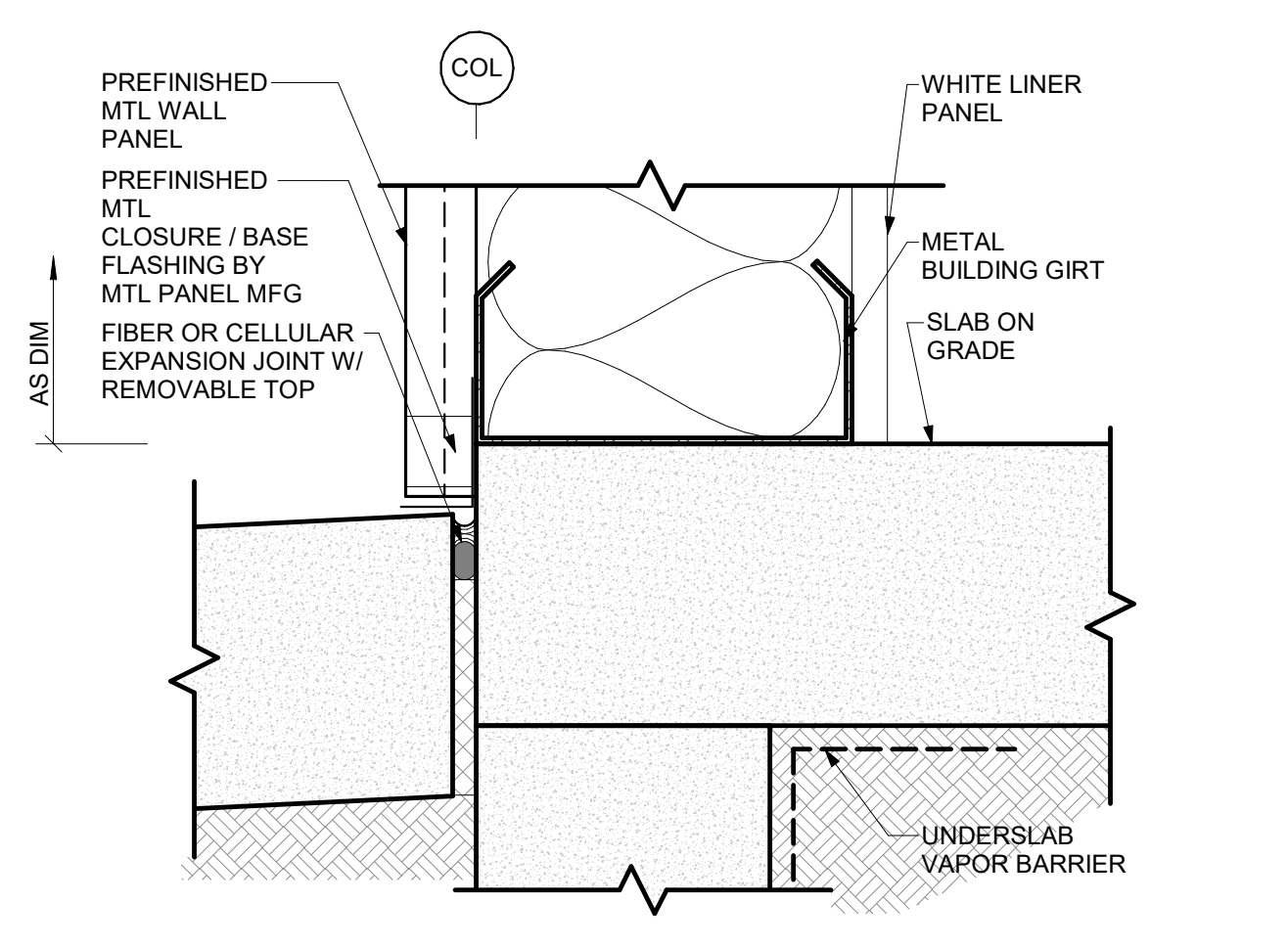
5 FRAMED OPENING JAMB DETAIL
3" = 1'-0"



3 OVERHEAD DOOR JAMB AT METAL PANEL - TYP
1 1/2" = 1'-0"



2 OVERHEAD DOOR SILL - @ GRADE
3" = 1'-0"



1 METAL WALL PANEL AT SLAB - TYP
3" = 1'-0"

CONSULTANTS

GEO TECHNICAL:
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CIVIL ENGINEER:
PEA GROUP
16060 DILLARD DRIVE, SUITE 250
HOUSTON, TX 77040
(713) 688-3530
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STRUCTURAL ENGINEER:
DALLY + ASSOCIATES
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
(713) 337-8861
WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
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BELLAIRE, TEXAS 77401
(713) 988-8894
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

HYUNDAI OF EL PASO

PROJECT DESCRIPTION

**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS

**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION

**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

A21077

STAMP / SIGNATURE

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

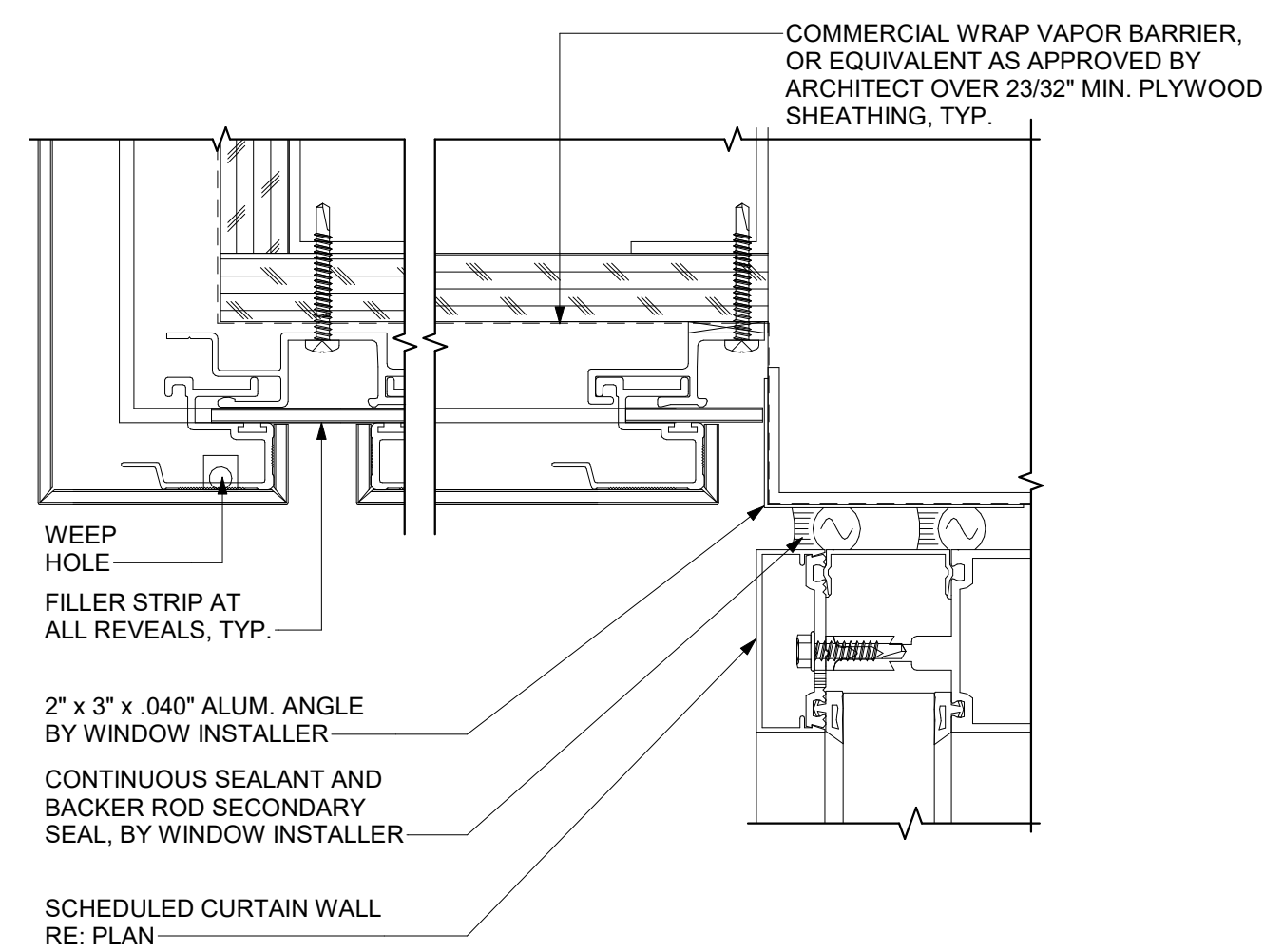
DATE	MARK	DESCRIPTION

KEY PLAN

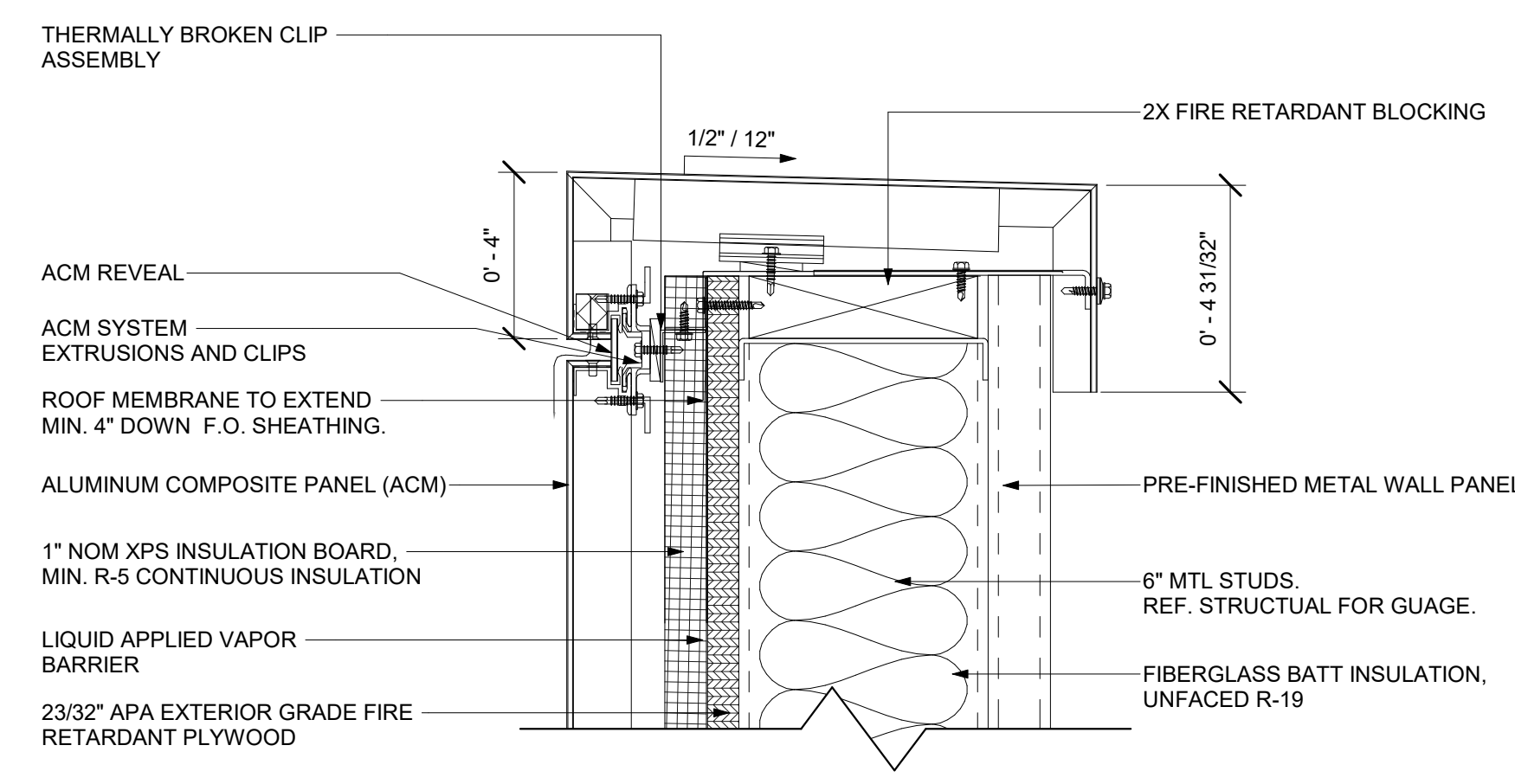
SHEET NAME
ACM DETAILS

SHEET NUMBER

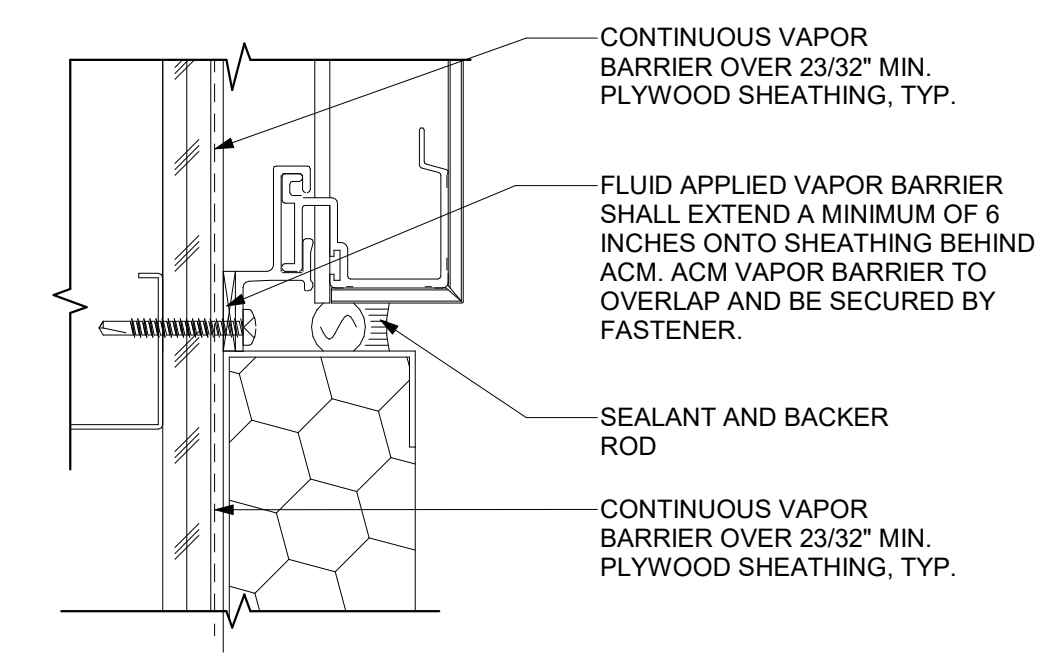
A550



3 SOFFIT DETAIL
6" = 1'-0"



2 PARAPET CONDITION DETAIL
3" = 1'-0"



1 ACM TO EIFS JOINT DETAIL
6" = 1'-0"

CONSULTANTS

GEOTECHNICAL:
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CIVIL ENGINEER:
PEA GROUP
16060 DILLARD DRIVE, SUITE 250
HOUSTON, TX 77040
(713) 688-2550
WWW.PEAGROUP.COM

STRUCTURAL ENGINEER:
DALLY + ASSOCIATES
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
(713) 337-8861
WWW.DALLYASSOCIATES.COM

MEP ENGINEER:
GK ENGINEERS
5959 WEST LOOP SOUTH, SUITE 385
BELLAIRE, TEXAS 77401
(713) 988-8884
WWW.GK-MEP.COM

GENERAL CONTRACTOR:
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WEBSITE

PROJECT NAME
HYUNDAI OF EL PASO

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE. EL PASO,
TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
8600 MONTANA AVENUE
EL PASO, TEXAS 79925**

GOREE PROJECT NUMBER

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STAMP / SIGNATURE

ISSUE DATE
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ISSUE HISTORY

DATE	MARK	DESCRIPTION

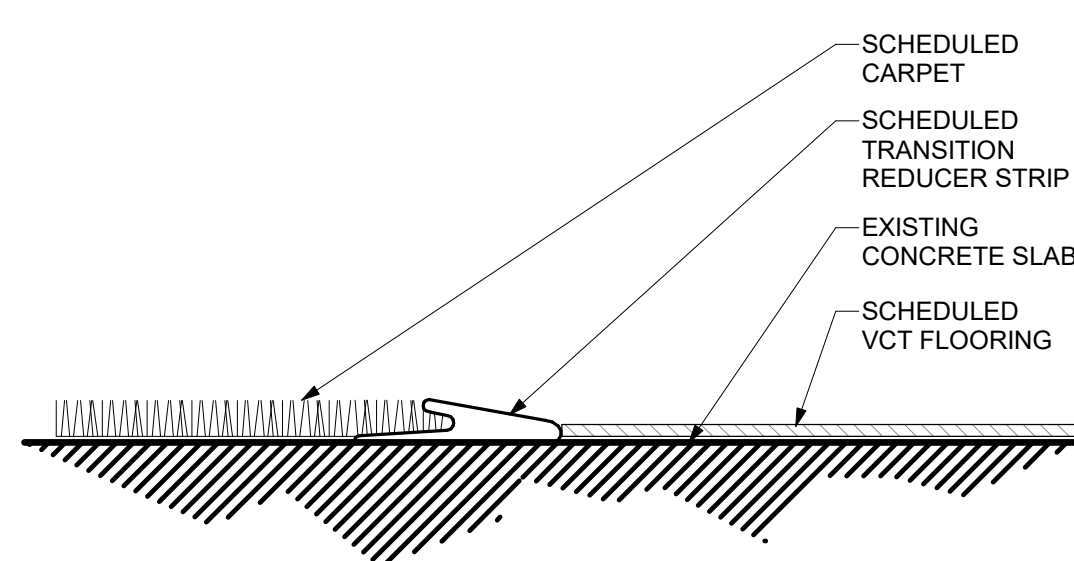
KEY PLAN

SHEET NAME
**HORIZONTAL AND VERTICAL
TRANSITIONS DETAILS**

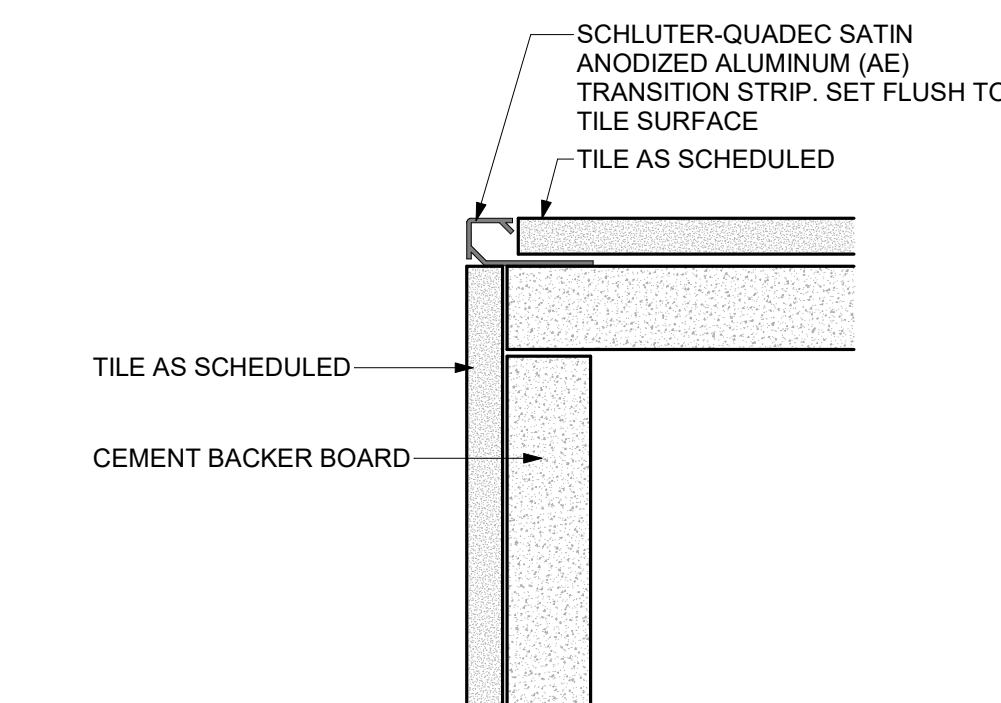
SHEET NUMBER

A580

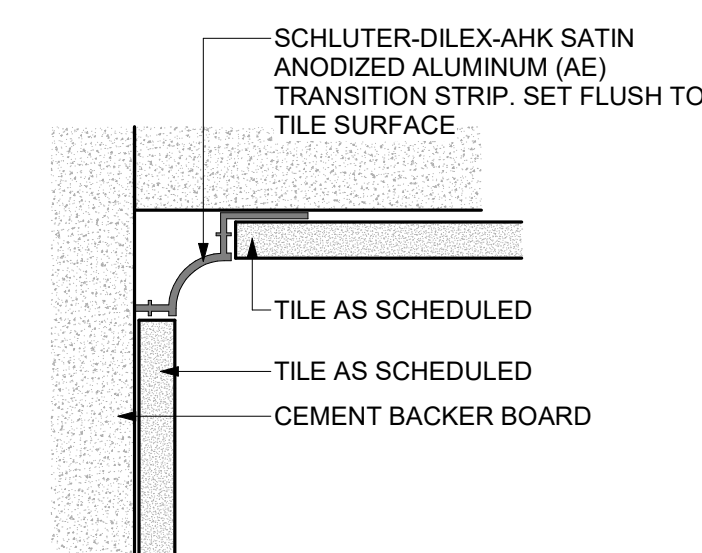
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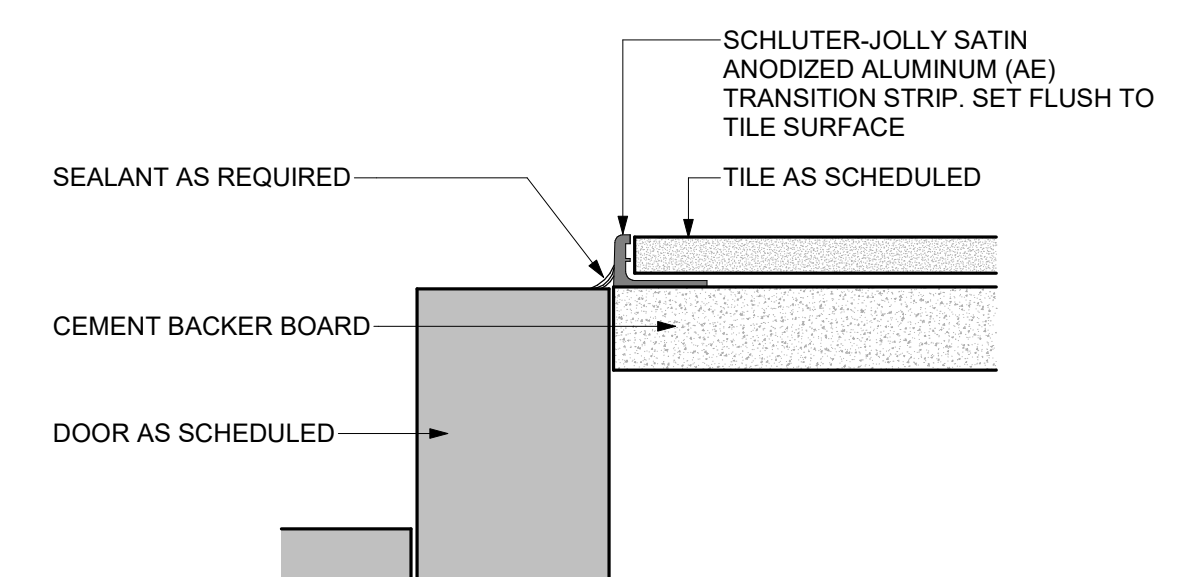
9 FLOORING TRANSITION - CARPET TO VCT
6" = 1'-0"



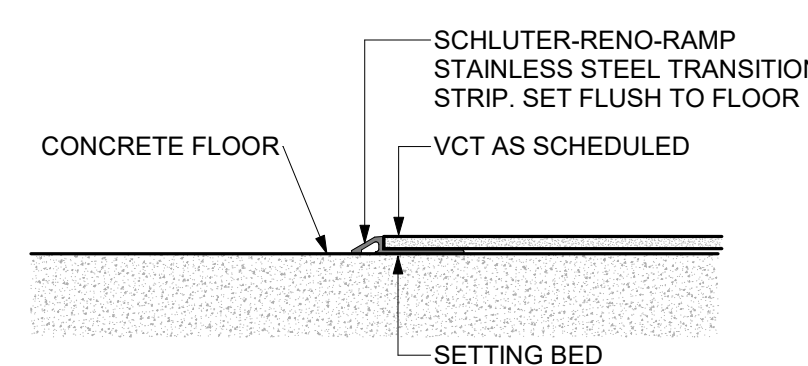
8 TILE WALL OUTSIDE CORNER
6" = 1'-0"



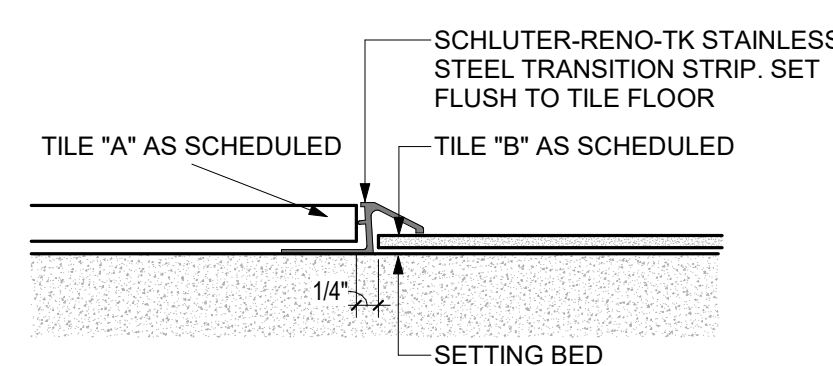
7 TILE WALL INSIDE CORNER
6" = 1'-0"



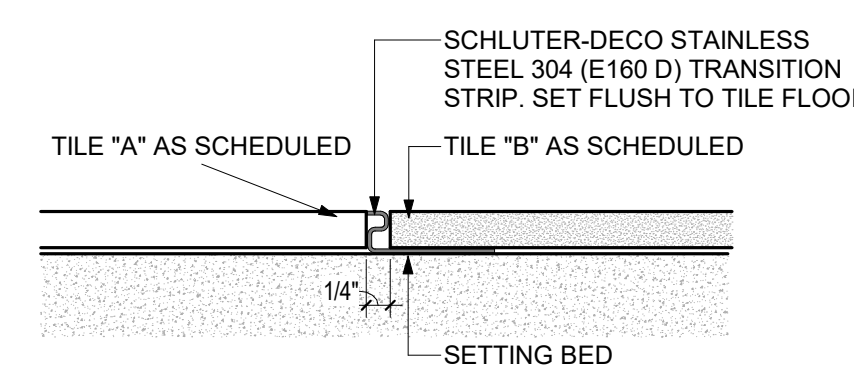
6 TILE WALL EDGE
6" = 1'-0"



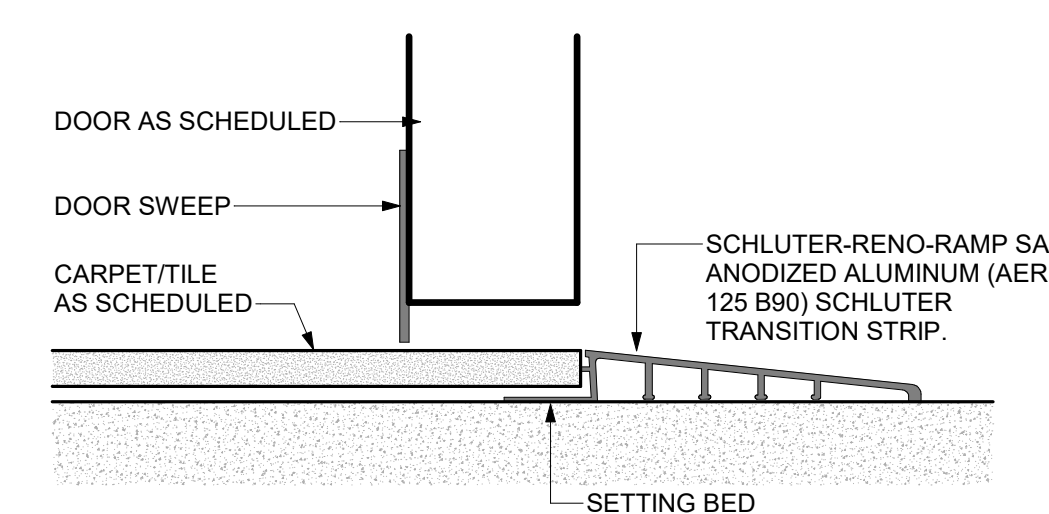
5 VCT TO CONCRETE
6" = 1'-0"



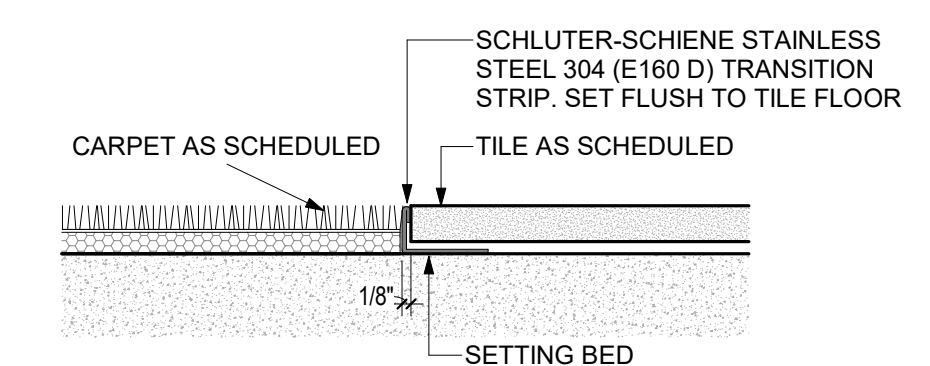
4 TILE TO VCT
6" = 1'-0"



3 TILE TO TILE
6" = 1'-0"



2 TILE TO CONCRETE
6" = 1'-0"



1 TILE TO CARPET
6" = 1'-0"

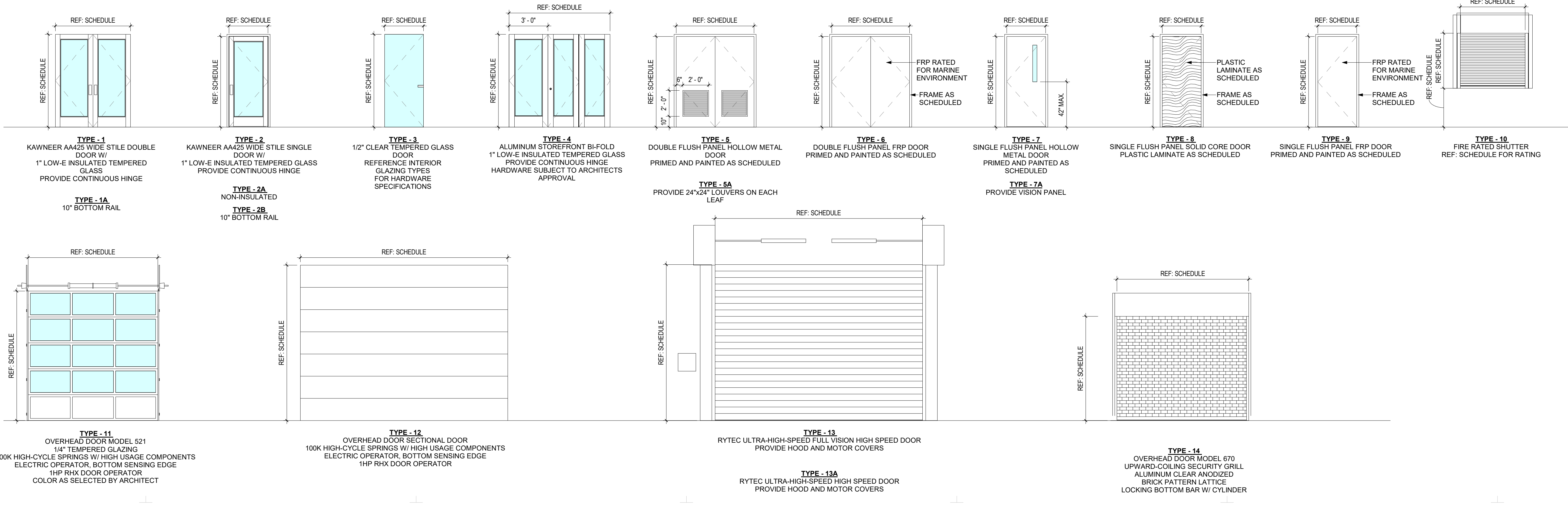
DOOR SCHEDULE table with columns: NO., TYPE, STYLE, WIDTH, HEIGHT, DOOR MATERIAL, FINISH, FRAME MATERIAL, FINISH, FIRE RATING, NOTES, NO. Includes rows 101A-400D.

DOOR SCHEDULE table with columns: NO., TYPE, STYLE, WIDTH, HEIGHT, DOOR MATERIAL, FINISH, FRAME MATERIAL, FINISH, FIRE RATING, NOTES, NO. Includes rows 400E-442E.

DOOR SCHEDULE NOTES table with columns: TAG, NOTES. Includes items A-J detailing door specifications.

Project information including GOREE logo, CONSULTANTS (GK ENGINEERS), PROJECT NAME (HYUNDAI OF EL PASO), PROJECT DESCRIPTION (AUTO DEALERSHIP RENOVATION AND EXPANSION), PROJECT ADDRESS, OWNER INFORMATION, and SHEET NAME (DOOR SCHEDULE).

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CONSULTANTS

GEOTECHNICAL CONSULTANT #1 - NAME ADDRESS PHONE NUMBER WEBSITE

CIVIL ENGINEER: PEAGROUP 16060 DILLARD DRIVE, SUITE 250 HOUSTON, TX 77040 (713) 688-5530 WWW.PEAGROUP.COM STRUCTURAL ENGINEER: DALLY + ASSOCIATES 9800 RICHMOND AVE., SUITE 460 HOUSTON, TEXAS 77042 (713) 337-8881 WWW.DALLYASSOCIATES.COM MEP ENGINEER: GK ENGINEERS 5959 WEST LOOP SOUTH, SUITE 385 BELLARE, TEXAS 77401 (713) 988-8894 WWW.GK-MEP.COM CONSULTANT #5 - NAME ADDRESS PHONE NUMBER WEBSITE

PROJECT NAME HYUNDAI OF EL PASO

PROJECT DESCRIPTION AUTO DEALERSHIP RENOVATION AND EXPANSION

PROJECT ADDRESS 8600 MONTANA AVE. EL PASO, TX 79925

OWNER INFORMATION SOUTHWEST HYUNDAI, LP 8600 MONTANA AVENUE EL PASO, TEXAS 79925

GOREE PROJECT NUMBER A21077

STAMP / SIGNATURE

ISSUE DATE XX/XX/XXXX

ISSUE HISTORY

DATE MARK DESCRIPTION

KEY PLAN

SHEET NAME FINISH SCHEDULE

SHEET NUMBER

A601

ROOM FINISH SCHEDULE NOTES

Table with columns # and NOTES. Includes notes for paint ceiling, structure, and existing finish.

ROOM FINISH SCHEDULE

Main schedule table with columns for room name, floor, walls, ceilings, drywall, and notes. Lists various rooms like showrooms, offices, and service areas.

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SITE MATERIAL SCHEDULE

Table with columns TAG, MANUFACTURER, MODEL / SERIES, STYLE / COLOR, NOTES / CONTACT. Lists materials for landscaping and paving.

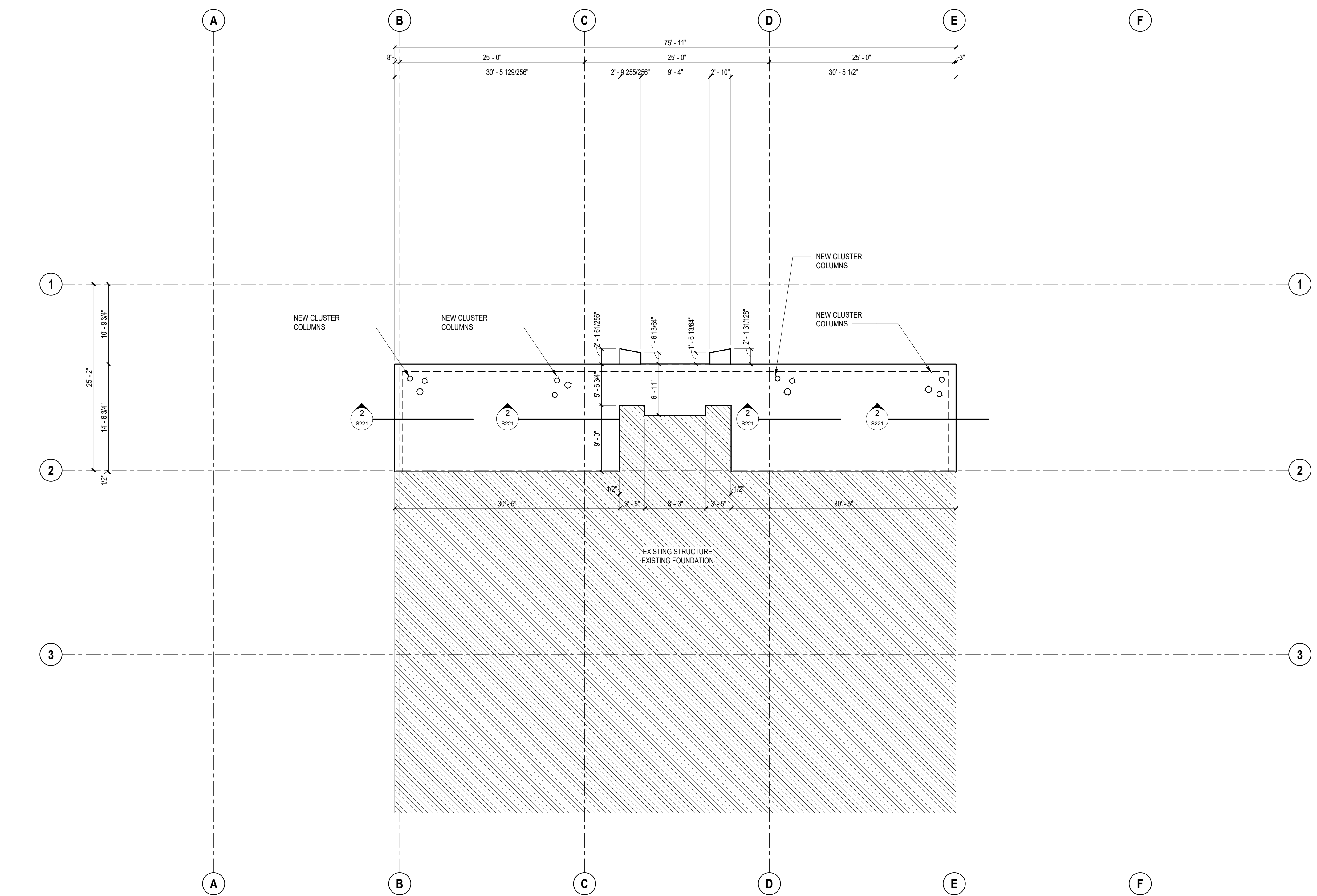
INTERIOR MATERIAL SCHEDULE

Table with columns TAG, MANUFACTURER, MODEL / SERIES, STYLE / COLOR, NOTES / CONTACT. Lists interior finishes like ceilings, floors, walls, and paint.

EXTERIOR MATERIAL SCHEDULE

Table with columns TAG, MANUFACTURER, MODEL / SERIES, STYLE / COLOR, NOTES / CONTACT. Lists exterior finishes like paint, wall bases, and cladding.

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1 PARTIAL FOUNDATION PLAN
1/8" = 1'-0"

Goree
Interiors | Architecture | Brand
5151 San Felipe Street, Suite 1700
Houston, Texas 77056
713-660-6102
www.goree.com

CONSULTANTS
 CONSULTANT #1 - DISCIPLINE
CONSULTANT #1 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE
 CONSULTANT #2 - DISCIPLINE
CONSULTANT #2 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE
 CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE
 CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE
 CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE
 CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
 ADDRESS
 PHONE NUMBER
 WEBSITE

PROJECT NAME
EL PASO HYUNDAI

PROJECT DESCRIPTION
**AUTO DEALERSHIP
 RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE.
 EL PASO, TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
 8600 MONTANA AVENUE
 EL PASO, TEXAS 79925**

Dally
 + ASSOCIATES
 STRUCTURAL | CIVIL
 9800 Richmond Avenue, Suite 460
 Houston, Texas 77042
 713.337.5881
 Texas Registered Engineering Firm
 F-003426
 PROJECT: 21-357-00

GOREE PROJECT NUMBER
A21077

STA / SIGNATURE
Dally + Associates
 STRUCTURAL | CIVIL
INTERIM REVIEW ONLY
 Document Incomplete.
 Not intended for permit or construction.
 Engineer: **FRED DALLY**
 P.E. Serial No.: **90904**
 Date:
 Texas Registered Engineering Firm F-003426

ISSUE DATE
05/19/17

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
FOUNDATION PLAN

SHEET NUMBER
S201

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CONSULTANTS	
CONSULTANT #1 - DISCIPLINE	
CONSULTANT #1 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	
CONSULTANT #2 - DISCIPLINE	
CONSULTANT #2 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	
CONSULTANT #3 - DISCIPLINE	
CONSULTANT #3 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	
CONSULTANT #4 - DISCIPLINE	
CONSULTANT #4 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	
CONSULTANT #5 - DISCIPLINE	
CONSULTANT #5 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	
CONSULTANT #6 - DISCIPLINE	
CONSULTANT #6 - NAME	
ADDRESS	
PHONE NUMBER	
WEBSITE	

PROJECT NAME
EL PASO HYUNDAI

PROJECT DESCRIPTION
**AUTO DEALERSHIP
RENOVATION AND EXPANSION**

PROJECT ADDRESS
**8600 MONTANA AVE.
EL PASO, TX 79925**

OWNER INFORMATION
**SOUTHWEST HYUNDAI, LP
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EL PASO, TEXAS 79925**



9800 Richmond Avenue, Suite 460
Houston, Texas 77042
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F-003426
PROJECT: 21-357-00

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A21077

STA / SIGNATURE
Dally + Associates
STRUCTURAL / CIVIL
INTERIM REVIEW ONLY
Not intended for permit or construction.
Engineer: **FRED DALLY**
P.E. Serial No.: 90904
Date: _____
Texas Registered Engineering Firm F-003426

ISSUE DATE
05/19/17

ISSUE HISTORY

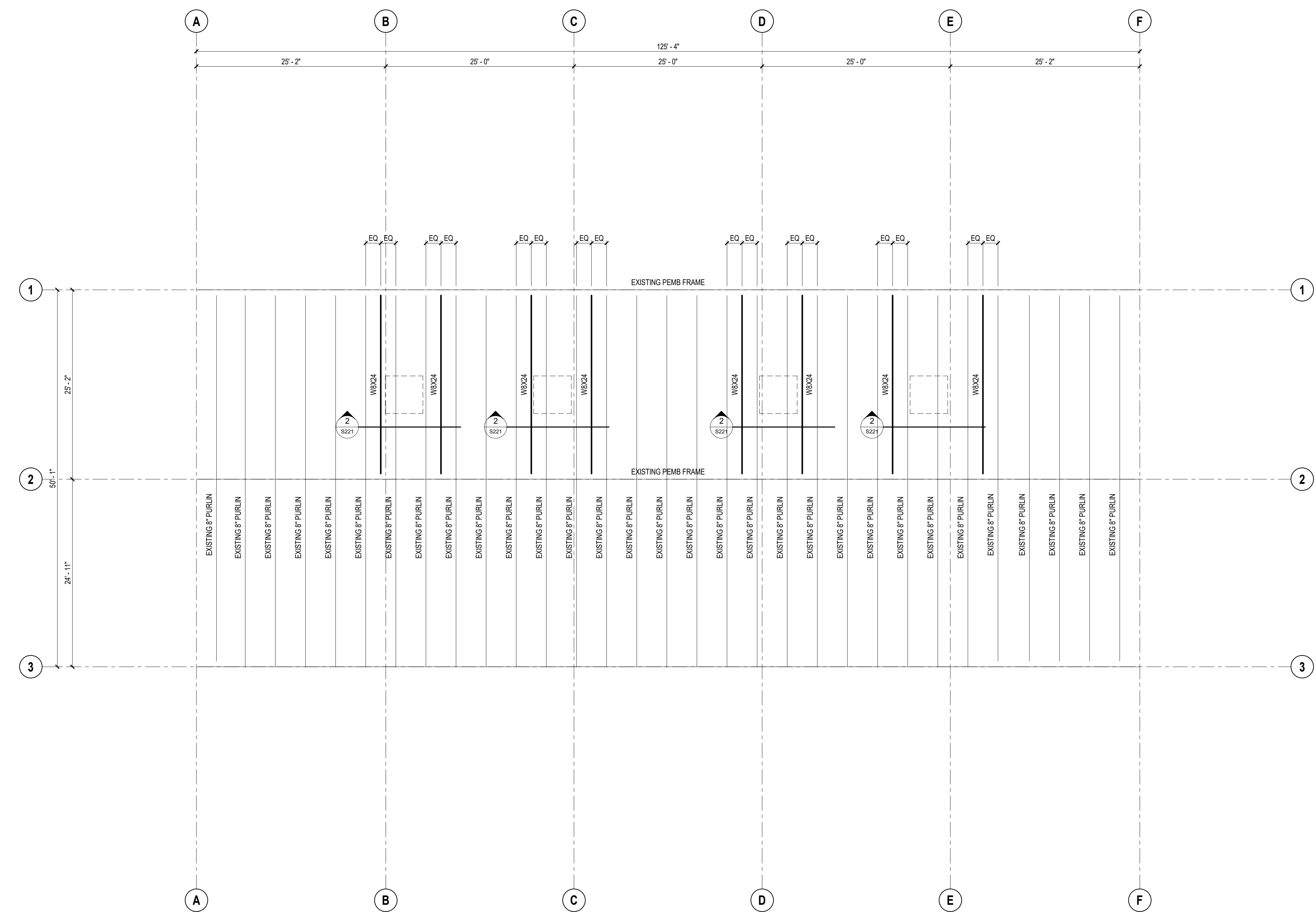
DATE	MARK	DESCRIPTION

DATE	MARK	DESCRIPTION

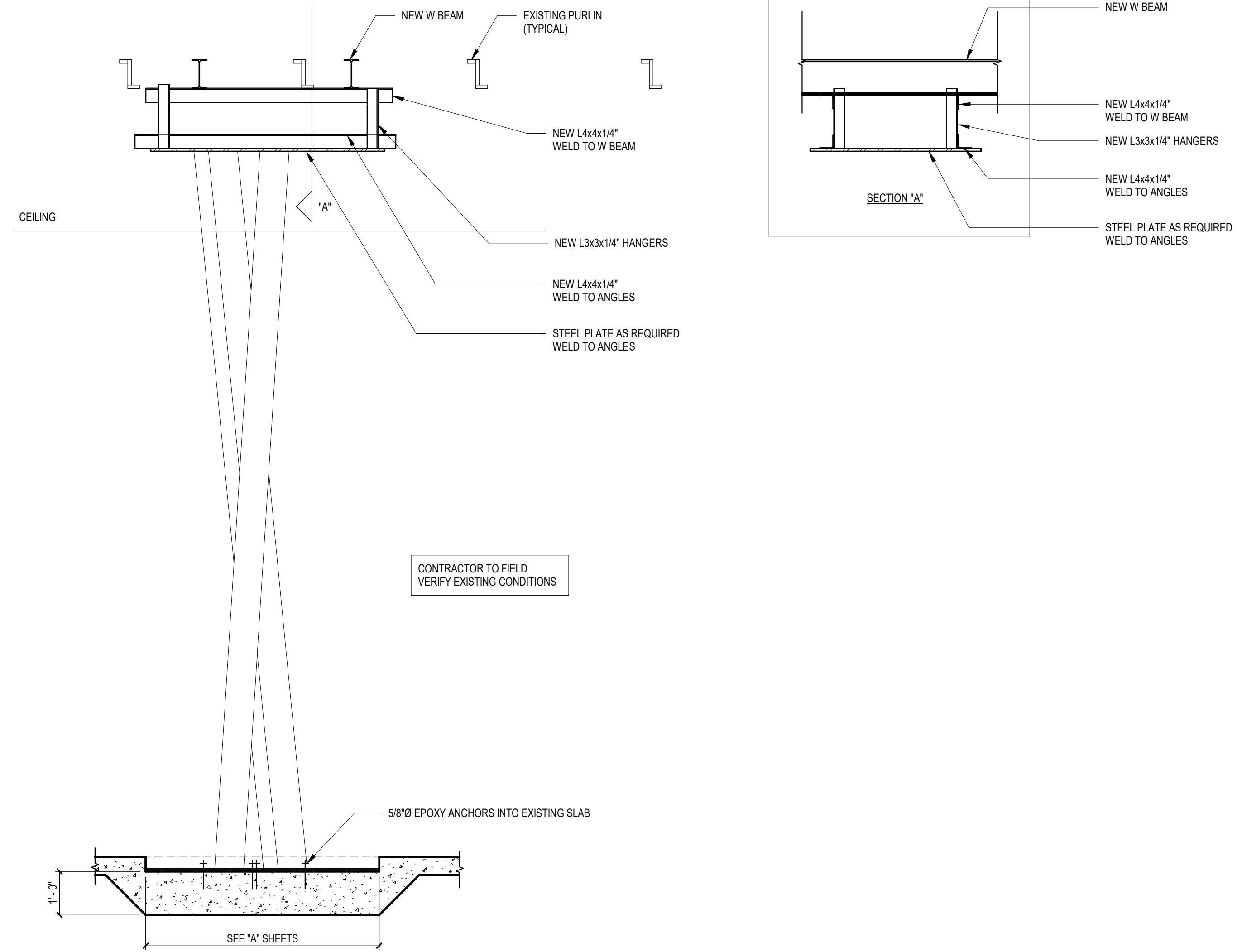
KEY PLAN

SHEET NAME
ROOF FRAMING PLAN

SHEET NUMBER
S221



1 PARTIAL ROOF FRAMING PLAN
1/8" = 1'-0"



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

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