

**ALTERATIONS
TO THE
CITY OF SEGUIN MUNICIPAL BUILDING**
205 NORTH RIVER STREET
SEGUIN, TEXAS

MORKOVSKY + ASSOCIATES, INC.
ARCHITECT - PLANNER - CONSULTANT
SAN ANTONIO, TEXAS
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| | |
|-----------------------|------------------------|
| DATE 6-2-25 | DRAWN BY CAM |
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PROJECT NUMBER
CT 25-001

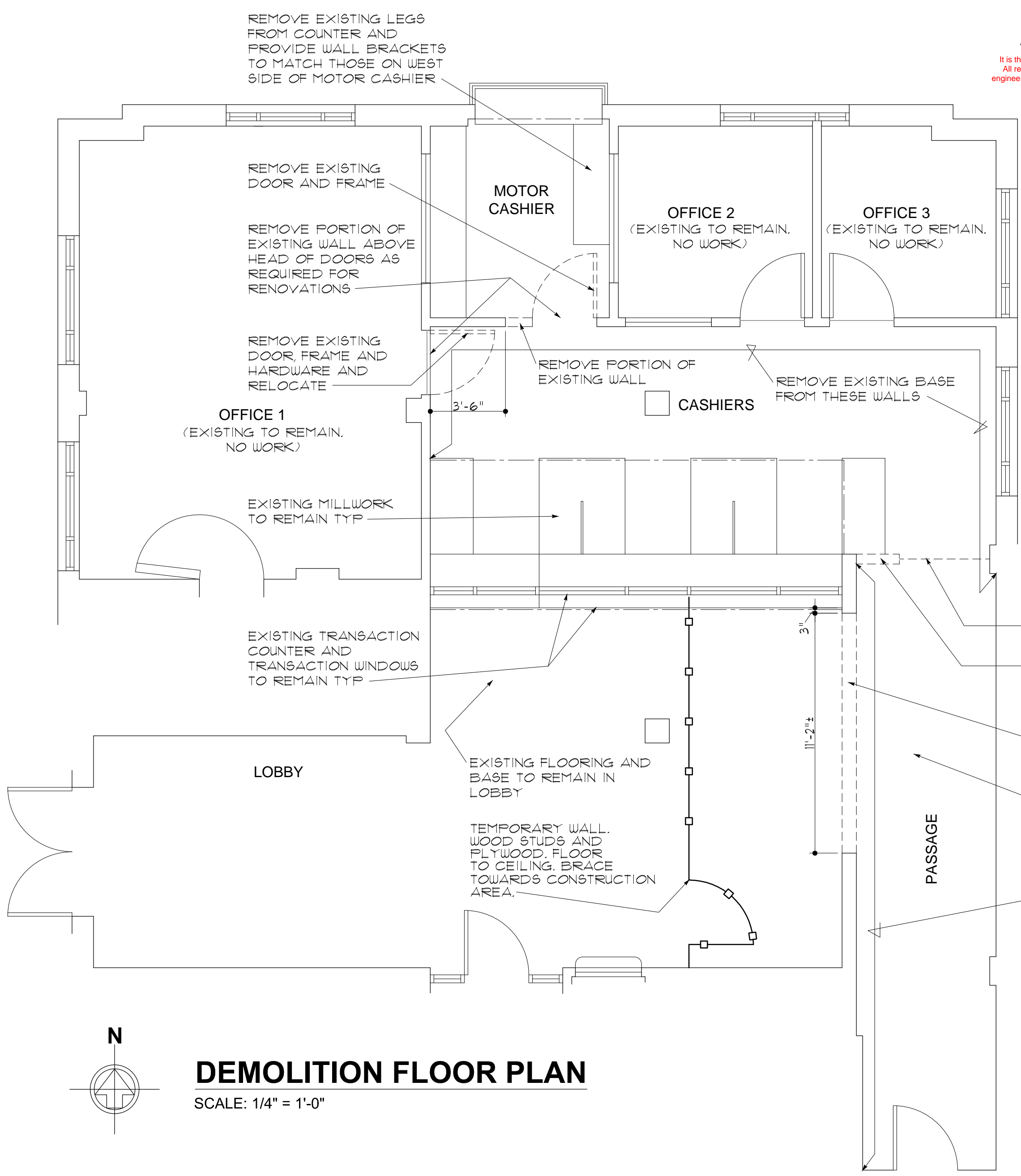
SHEET NUMBER
A-1
1 OF 3
REVISED

APPROVED

It is the responsibility of the property owner to comply with the deed restrictions. All responsibility for the adequacy and accuracy of these plans remains with the engineer who prepared them in approving these plans. The City of Seguin is relying on the adequacy and accuracy of the work of the design engineer.

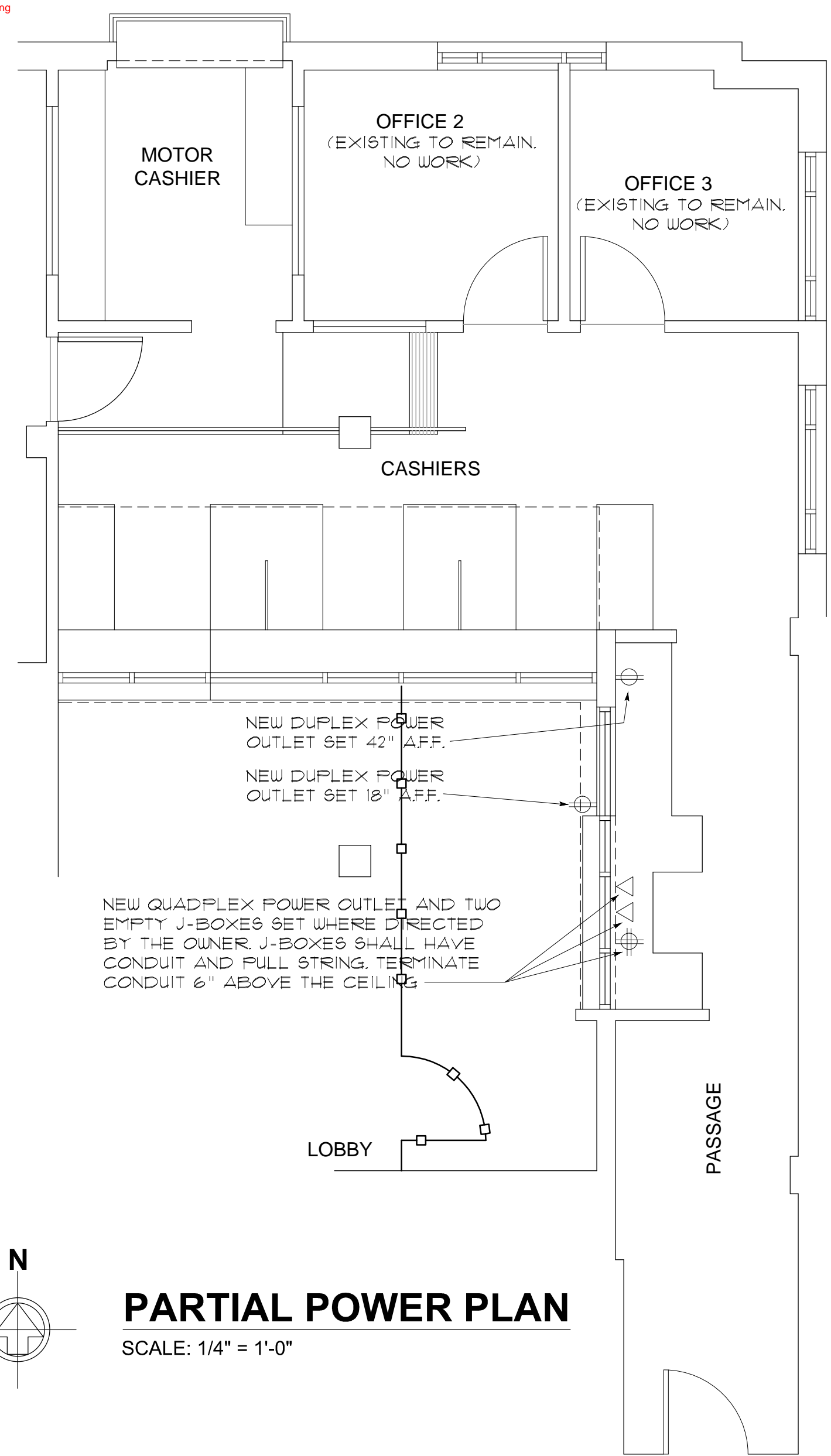
06/23/2025

Wes Carter



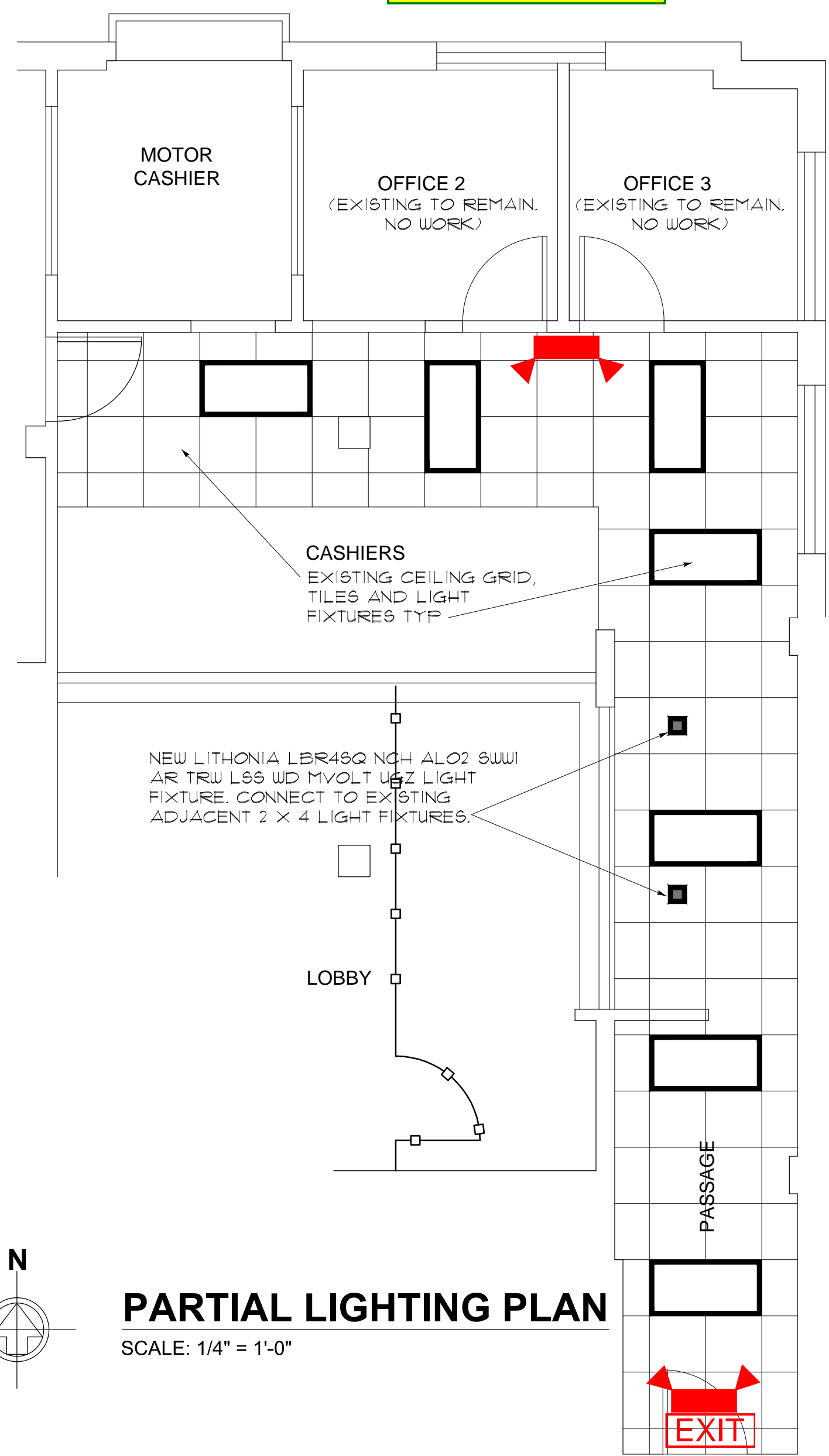
DEMOLITION FLOOR PLAN

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



PARTIAL POWER PLAN

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



PARTIAL LIGHTING PLAN

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

ROOM FINISH SCHEDULE

| ROOM | FLOOR | | | BASE | | | | WALLS | | CEILING | | REMARKS | | | | | | | |
|---------------|-------|--------------------|----------------|------|--------------------|-------|--------------------|-------|-----|---------|-----|---------|-----|-----|-----|-----|-----|-----|---|
| | VCT | EXISTING TO REMAIN | 4" RUBBER COVE | WOOD | EXISTING TO REMAIN | PAINT | EXISTING TO REMAIN | F-1 | F-2 | F-3 | B-1 | | B-2 | B-3 | B-4 | W-1 | W-2 | C-1 | C-2 |
| CASHIERS | | ● | | ● | | | | ● | | ● | | | | | | | | | NEW VCT AT RAMP |
| MOTOR CASHIER | ● | | | ● | | | | ● | | ● | | | | | | | | | |
| PASSAGE | ● | | | ● | | ● | | ● | | ● | | | | | | | | | SEE RENOVATION PLAN FOR 4" RUBBER COVE BASE LOCATIONS |
| LOBBY | ● | | | ● | | ● | | ● | | ● | | | | | | | | | SEE RENOVATION PLAN FOR NEW WOOD BASE AND EXISTING BASE LOCATIONS |

VCT - VCT FLOOR SHALL BE TARKETT 12" X 12" X 1/8" VCT II VINYL COMPOSITION TILE. COLOR SELECTED BY OWNER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE EXCESS ADHESIVE, DUST MOP, THEN MOP FLOOR WITH MANUFACTURER APPROVED DETERGENT. APPLY THREE COATS OF HIGH QUALITY COMMERCIAL FLOOR POLISH AS RECOMMENDED BY THE MANUFACTURER. WHERE VCT ABUTS CARPET, FURNISH AND INSTALL ROPPE RUBBER EDGE GUARD. COLOR SELECTED BY OWNER.
 4" RUBBER COVE BASE - RUBBER COVE BASE SHALL BE 4" WITH OUTSIDE CORNERS BY ROPPE. MINIMUM DIMENSION BETWEEN JOINTS SHALL BE 18". COLOR SELECTED BY OWNER.
 PAINT - PAINT SHALL BE SHERWIN WILLIAMS. NEW WALLS - PRIMER AND 2 COATS OF PROMAR 200 INTERIOR LATEX SATIN. EXISTING WALLS - 1 COAT OF PROMAR 200 INTERIOR LATEX SATIN.
 NEW METAL HANDRAIL - PRIMER AND 2 COATS OF PROMAR 200 INTERIOR ALKYD SEMI-GLOSS
 EXISTING HOLLOW METAL FRAMES - 1 COAT OF PROMAR 200 INTERIOR ALKYD SEMI-GLOSS
 WOOD BASE AND MILLWORK - 2 COATS OF STAIN AND POLYURETHANE SEALER TO MATCH EXISTING ADJACENT.

WORKING SCHEDULE

1. ALL WORK SHALL BE DONE AS NECESSARY TO DISRUPT EXISTING OCCUPANTS AS LITTLE AS POSSIBLE DURING WORKING HOURS. VERIFY EXACT WORK SCHEDULE WITH BUILDING REPRESENTATIVE PRIOR TO BID/CONSTRUCTION.
2. ALL DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 7:00AM AND 9:00AM. ANY DEVIATION FROM THIS TIME MUST REQUESTED AND APPROVED 24 HOURS IN ADVANCE.

EXISTING CONSTRUCTION

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONSTRUCTION TO REMAIN WITHIN THE CONSTRUCTION AREA AND EXISTING CONSTRUCTION ALONG THE ACCESS ROUTE TO THE CONSTRUCTION AREA CAUSED BY HIS WORK OR THROUGH THE NEGLIGENCE OF HIS WORKMEN. ALL PATCHING AND REPAIRING OF DAMAGED WORK SHALL BE DONE UNDER THE DIRECTION OF THE BUILDING REPRESENTATIVE, AND AT THE EXPENSE OF THE CONTRACTOR.

FINISH MATERIALS

ALL CONTRACTORS APPLYING OR INSTALLING FINISH MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE FINISH OF HIS WORK AND THEREFORE SHALL NOT COMMENCE ANY PART OF IT UNTIL THE SURFACE IS IN PROPER CONDITION IN EVERY RESPECT. IF THE CONTRACTOR CONSIDERS ANY SURFACE UNSUITABLE FOR THE PROPER FINISH OF HIS WORK ON HIS PART, HE SHALL NOT APPLY ANY MATERIALS UNTIL THE UNSUITABLE SURFACES HAVE BEEN MADE SATISFACTORY, OR THE ARCHITECT HAS INSTRUCTED HIM TO PROCEED WITH THE WORK. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CORRECTIVE MEASURES FOR UNACCEPTABLE WORK DONE ON UNSUITABLE SURFACES WITHOUT THE ARCHITECT'S CONSENT.

GENERAL NOTES :

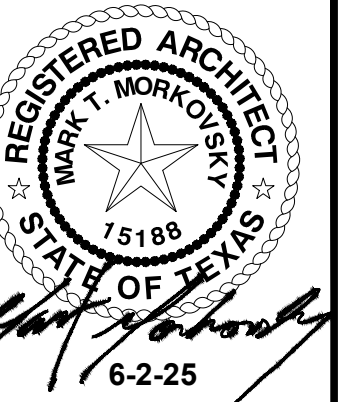
1. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, GRADES, ETC. (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY PHASE OF THIS WORK. AS HE WILL BE HELD RESPONSIBLE FOR ALL WORK FITTING AS INTENDED BY THESE DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE GIVEN TO FINISH SURFACES, UNLESS OTHERWISE NOTED.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL OPENINGS, LINTELS, ETC. REQUIRED TO INSTALL GRILLES, LOUVERS, DUCTS, VENTS, PIPES, ETC. FOR ALL OTHER TRADES.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE MEP AFFECTING THEIR PORTION OF THE WORK.
5. GENERAL CONTRACTOR SHALL CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS. EXAMPLES INCLUDE: MILLWORK TO WALLS, SPLASHERS TO WALLS, WOOD BASE TO WALLS, ACCESSORIES TO WALLS, ETC.
6. GENERAL CONTRACTOR SHALL PROVIDE 2 X 6 BLOCKING OR 3/4" THICK PLYWOOD BLOCKING IN WALL FOR ALL WALL HUNG ITEMS SUCH AS, BUT NOT LIMITED TO, WALL DOOR STOPS, WALL CABINETS, ETC.

BUILDING CODE ANALYSIS:

- BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2018 INTERNATIONAL FIRE CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2018 INTERNATIONAL PLUMBING CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2018 INTERNATIONAL MECHANICAL CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2018 INTERNATIONAL ENERGY CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2018 NATIONAL FIRE PROTECTION CODE WITH RULES FOR THE ENFORCEMENT
- BASED ON 2020 NATIONAL ELECTRIC CODE WITH RULES FOR THE ENFORCEMENT
- CLASSIFICATION OF WORK = ALTERATIONS - LEVEL 2
- EXISTING BUILDING IS NOT SPRINKLED
- AREA TO BE ALTERED = APPROX 830 SQ. FT.

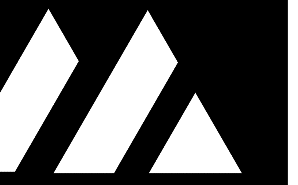
INDEX OF DRAWINGS:

- A-1 DEMOLITION, POWER AND LIGHTING PLANS, CODE ANALYSIS
- A-2 RENOVATION PLAN AND ELEVATIONS
- A-3 SECTIONS AND DETAILS



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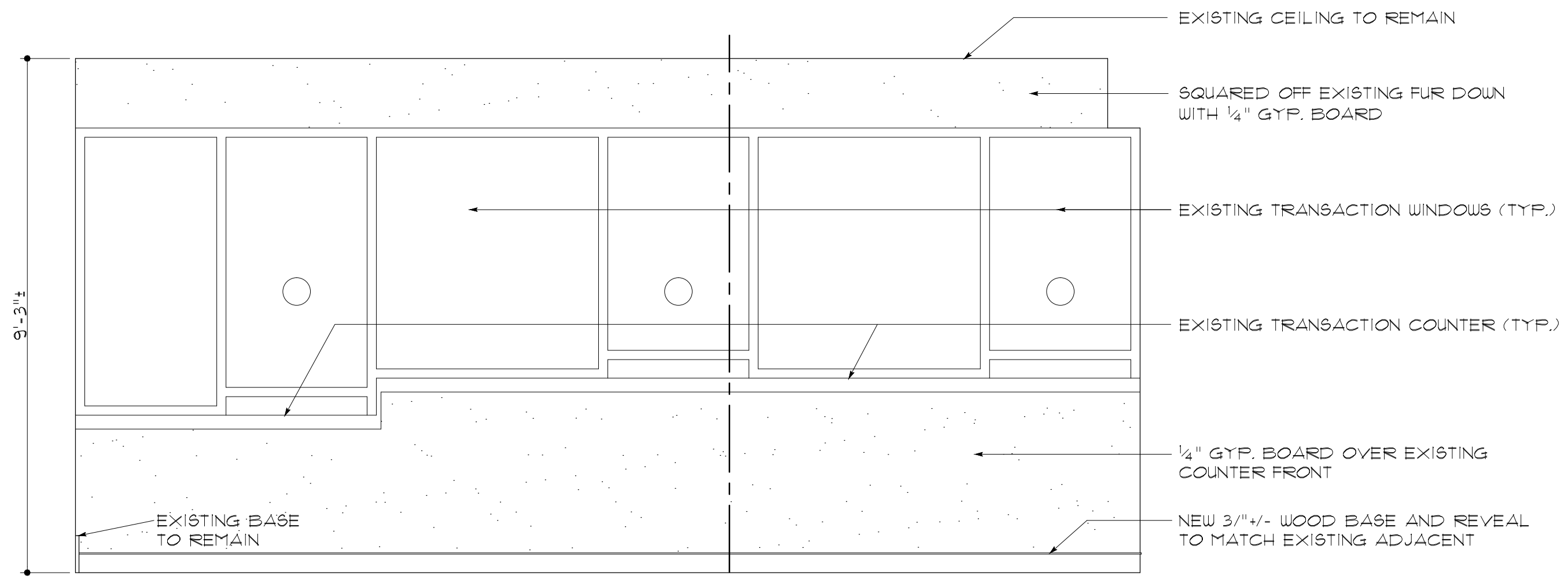


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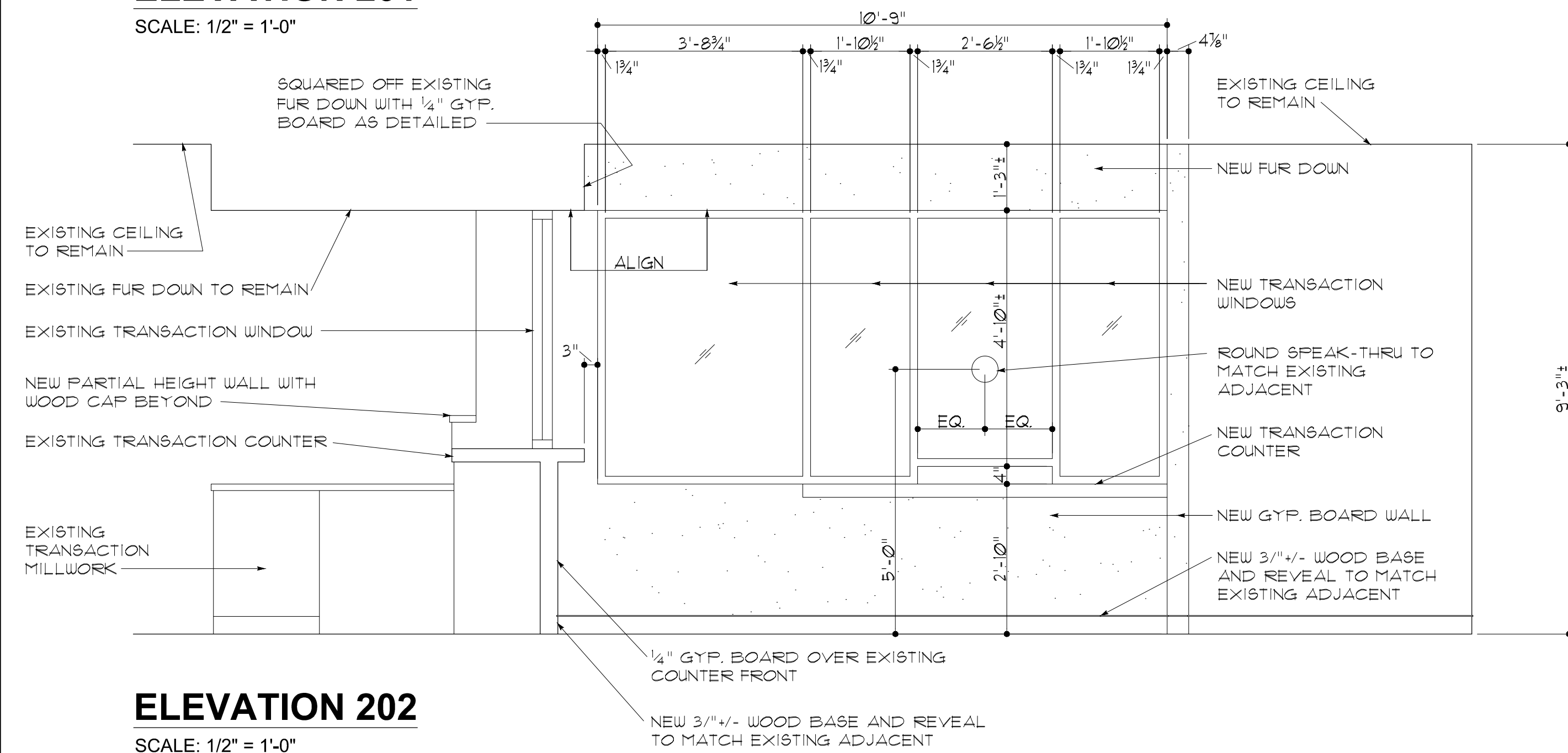
SHEET NUMBER
A-2
2 OF 3

REVISED



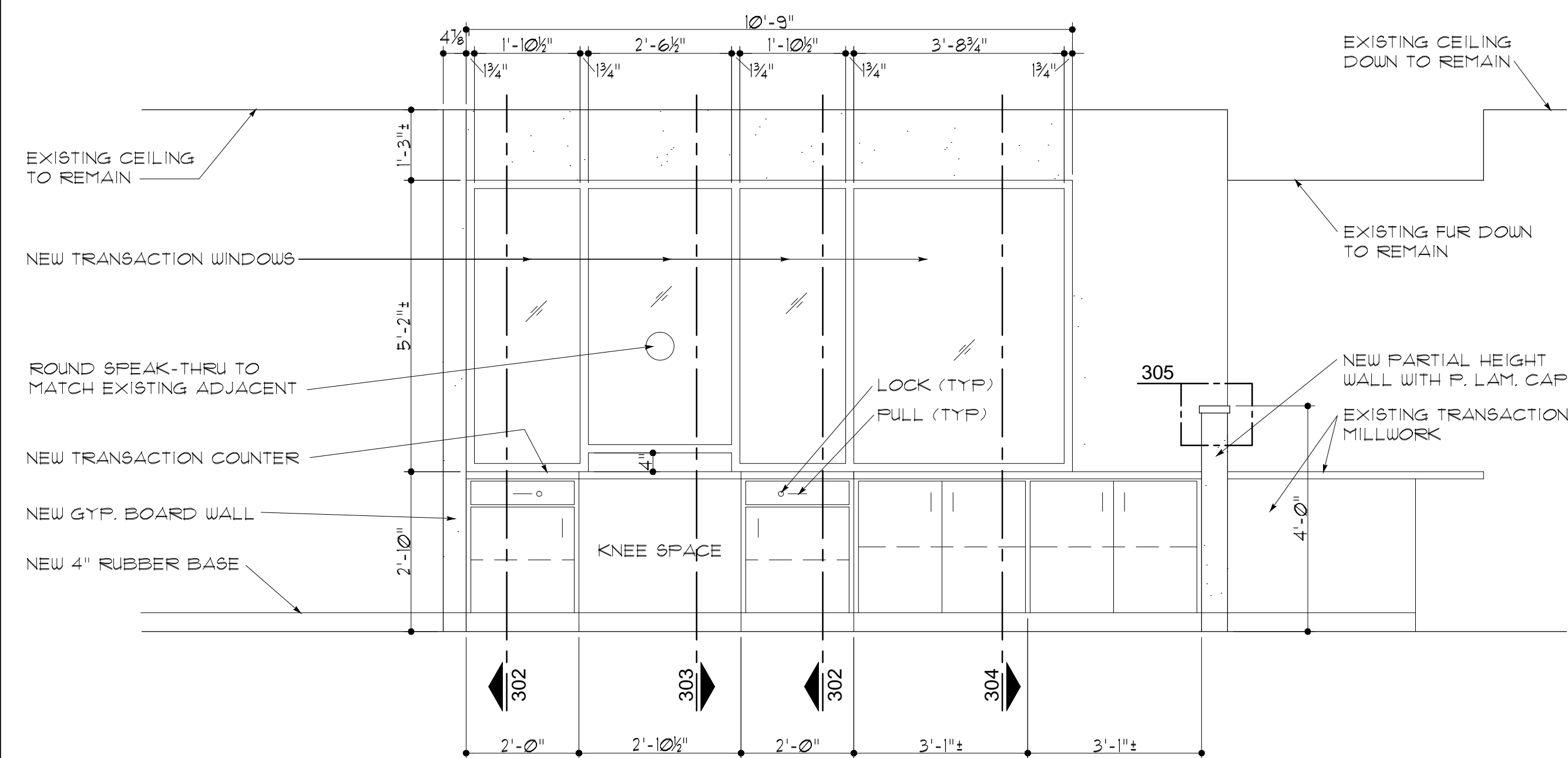
ELEVATION 201

SCALE: 1/2" = 1'-0"



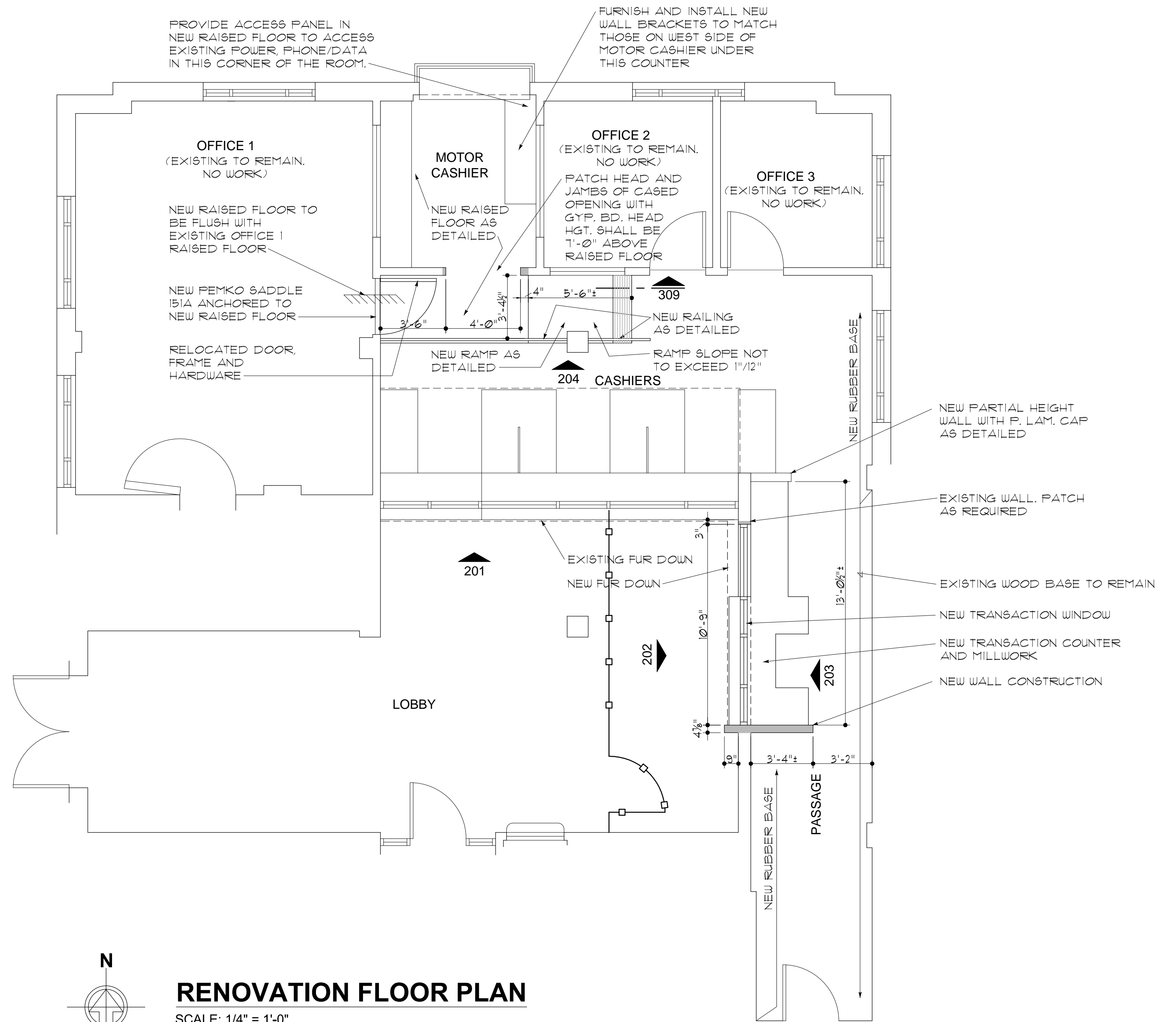
ELEVATION 202

SCALE: 1/2" = 1'-0"



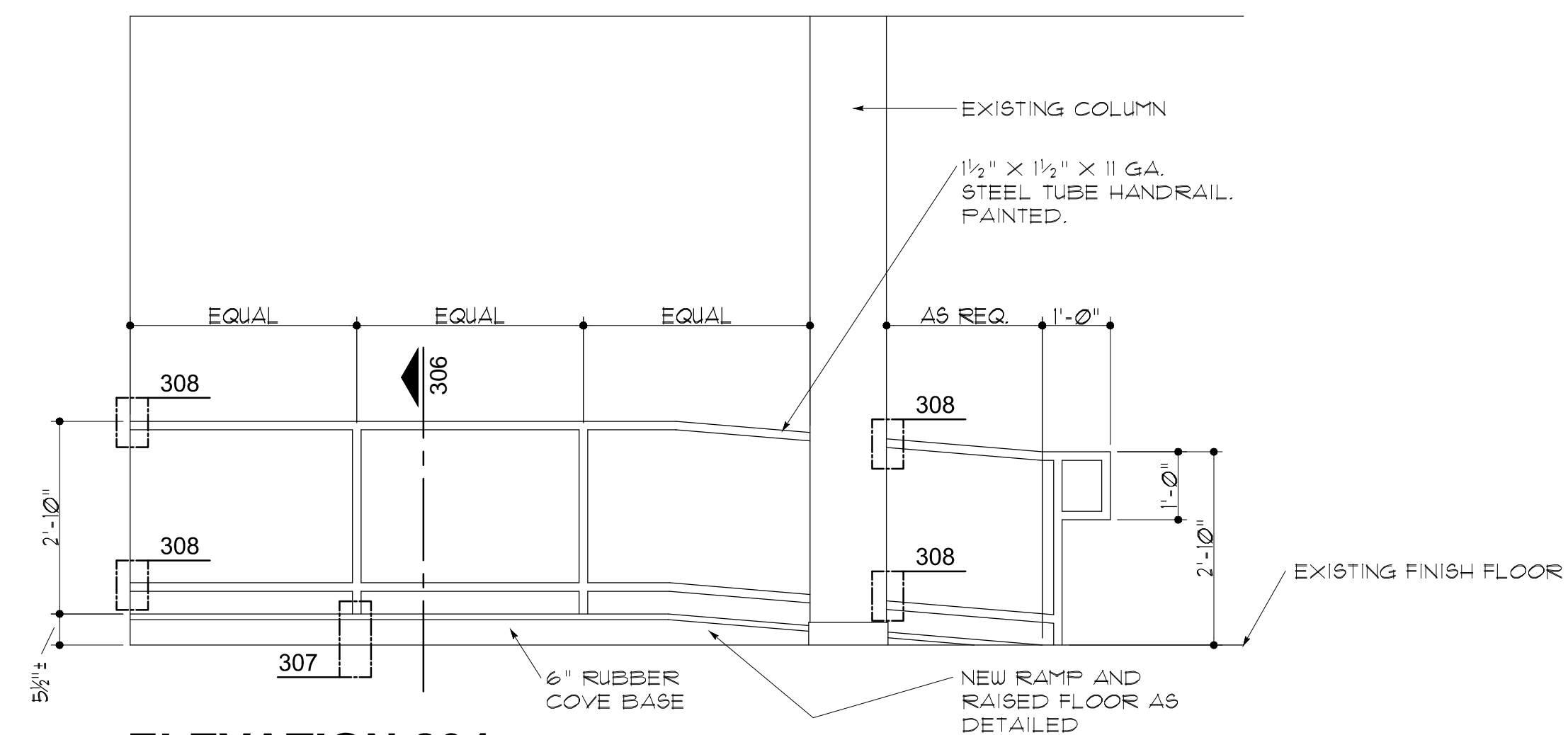
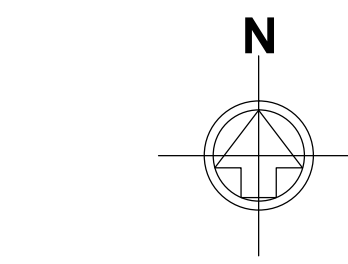
ELEVATION 203

SCALE: 1/2" = 1'-0"



RENOVATION FLOOR PLAN

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



ELEVATION 204

SCALE: 1/2" = 1'-0"

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