BAGEL BEE

400 W DAVIS, SUITE 110
CONROE, TX 77301

ISSUED FOR BID AND PERMIT - 05/11/26

SLI DESIGN, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN

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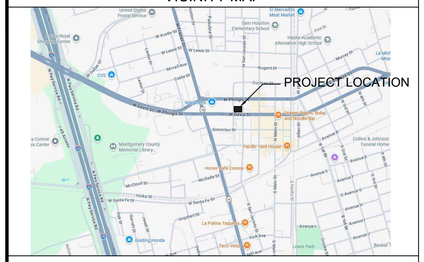
VICINITY MAP



RENDERING

TYPICAL MOUNTING HEIGHTS:

ELECTRICAL	
CONVENIENCE OUTLETS	**15" (FL. TO BOTTOM OF BOX U.N.O. ON PLAN)**
LIGHT SWITCHES	**45" (FLOOR TO BOTTOM OF BOX)**
FIRE ALARM PULL STATIONS	**48" (FLOOR TO HORIZONTAL PULL)**
TELEPHONE OUTLETS	**15" (FLOOR TO BOTTOM OF BOX)**
WALL TELEPHONE OUTLETS	**45" (FLOOR TO BOTTOM OF BOX)**
DATA CABLE OUTLETS	**15" (FLOOR TO BOTTOM OF BOX)**
SMOKE AND/OR HEAT DETECTORS	**CEILING MOUNT**
PLUMBING	
LAVATORIES	**27" min. - 29" (FLOOR TO UNDERSIDE OF APRON)**
HANDICAPPED-ACCESSIBLE (KNEE SPACE)	**34" (FLOOR TO TOP OF APRON)**
WATER CLOSET HANDICAPPED-ACCESSIBLE	**18" (FLOOR TO TOP OF RIM)**
FLUSH CONTROLS	**44" (FLOOR TO CENTER LEVER)**
ARCHITECTURAL	
GRAB BARS	**36" (1 1/2" DIAMETER) (FLOOR TO TOP OF BAR)**
PAPER TOWEL DISPENSER	**40" (FLOOR TO TOWEL SLOT)**
TOILET TISSUE HOLDER	**19" (FLOOR TO CENTER ROLL)**
	36" (MAXIMUM FOR REAR WALL)
SOAP DISPENSER	**48" (FLOOR TO CENTER OF PUSH BOTTOM)**
MIRRORS	**40" (FLOOR TO BOTTOM OF MIRROR)**

(FOR MORE INFORMATION ON MOUNTING HEIGHTS FOR ACCESSIBLE ELEMENTS AND AREAS,SEE SHEETS A-0.0 AND A-0.1.)

ABBREVIATIONS

ABBR	DEFINITION	ABBR	DEFINITION
AC	**AIR CONDITIONER**	**INCL**	**INCLUDING**
ACT	**ACOUSTICAL CEILING TILE**	**INS**	**INSULATION**
ADD	**ADDITIONAL**	**INT**	**INTERIOR**
ADJ	**ADJACENT**	**JAN**	**JANITOR**
AFF	**ABOVE FINISH FLOOR**	**JC**	**JANITOR'S CLOSET**
AFC	**AT FINISH CEILING**	**JT**	**JOINT**
ALUM	**ALUMINUM**	**LP**	**LOW POINT**
ARCH	**ARCHITECTURAL**	**LAM**	**LAMINATED**
BD	**BOARD**	**LAV**	**LAVATORY**
BFF	**BELOW FINISH FLOOR**	**LTG**	**LIGHTING**
BLDG.	**BUILDING**	**MAX**	**MAXIMUM**
BLKG	**BLOCKING**	**MBM**	**METAL BUILDING MANUFACTURER**
BM	**BEAM**	**MECH**	**MECHANICAL**
BO	**BOTTOM OF**	**MEMB**	**MEMBRANE**
BRG	**BEARING**	**MFR**	**MANUFACTURER**
CBD	**CHALKBOARD**	**MIN**	**MINIMUM**
CI	**CAST IRON**	**MISC**	**MISCELLANEOUS**
CIP	**CAST-IN-PLACE**	**MO**	**MASONRY OPENING**
CJ	**CONTROL JOINT**	**MTL**	**METAL**
CL	**CENTERLINE**	**NIC**	**NOT IN CONTRACT**
CLG	**CEILING**	**NO**	**NUMBER**
CLR	**CLEAR**	**NTS**	**NOT TO SCALE**
CLO	**CLOSET**	**OC**	**ON CENTER**
CMU	**CONCRETE MASONRY UNIT**	**OHD**	**OVERHEAD DOOR**
CONT	**COLUMN**	**OPNG**	**OPENING**
CONC	**CONCRETE**	**OPP**	**OPPOSITE**
CONT	**CONTINUOUS**	**OPP.HD.**	**OPPOSITE HAND**
CPT	**CARPET**	**PART**	**PARTITION**
CT	**CERAMIC TILE**	**PC**	**PRECAST**
DET	**DETAIL**	**PEMB**	**PRE-ENGINEERED METAL BUILDING**
DF	**DRINKING FOUNTAIN**	**PLAM**	**PLASTIC LAMINATE**
DIA	**DIAMETER**	**PT**	**PRESSURE TREATED**
DN	**DOWN**	**PTD**	**PAINTED**
DR	**DOOR**	**PVC**	**POLYVINYL CHLORIDE**
DWG	**DRAWING**	**QT**	**QUARRY TILE**
EA	**EACH**	**QTY**	**QUANTITY**
EJ	**EXPANSION JOINT**	**R**	**RADIUS or RISER**
ELEC	**ELECTRICAL**	**RA**	**RETURN AIR**
ELEV	**ELEVATION or ELEVATOR**	**RD**	**ROOF DRAIN**
EXT	**EXTERIOR**	**REF**	**REFERENCE**
EQ	**EQUAL**	**REINF**	**REINFORCING or REINFORCED**
EQUIP	**EQUIPMENT**	**REQ**	**REQUIRED**
EXIST	**EXISTING**	**REV**	**REVISION**
FD	**FLOOR DRAIN**	**RM**	**ROOM**
FDN	**FOUNDATION**	**RO**	**ROUGH OPENING**
FE	**FIRE EXTINGUISHER**	**RTU**	**ROOF TOP UNIT**
FEC	**FIRE EXTINGUISHER CABINET**	**SECT**	**SECTION**
FF	**FINISH FLOOR**	**SIM**	**SIMILAR**
FFE	**FINISH FLOOR ELEVATION**	**SPEC**	**SPECIFICATION**
FFT	**FINISH FLOOR TRANSITION**	**SQ**	**SQUARE**
FIN	**FINISH**	**SSTL**	**STAINLESS STEEL**
FIXT	**FIXTURE**	**STD**	**STANDARD**
FR	**FIRE-RATED**	**STL**	**STEEL**
FRP	**FIBERGLASS REINFORCED PLASTIC**	**STRUC**	**STRUCTURAL**
FRT	**FIRE RETARDANT TREATED**	**SUSP**	**SUSPENDED**
FT	**FOOT**	**T**	**TREAD**
FV	**FIELD VERIFY**	**TBD**	**TO BE DETERMINED or TACKBOARD**
GA	**GAUGE**	**TD**	**TRENCH DRAIN**
GALV	**GALVANIZED**	**TO**	**TOP OF**
GC	**GENERAL CONTRACTOR**	**TOC**	**TOP OF CONCRETE**
GL	**GLASS**	**TOS**	**TOP OF STEEL**
GYP BD	**GYPSUM BOARD**	**TOW**	**TOP OF WALL**
HC	**HANDICAP ACCESSIBLE**	**THK**	**THICK**
HDW	**HARDWARE**	**TYP**	**TYPICAL**
HGT	**HEIGHT**	**UNO**	**UNLESS NOTED OTHERWISE**
HM	**HOLLOW METAL**	**VCT**	**VINYL COMPOSITION TILE**
HORIZ	**HORIZONTAL**	**VERT**	**VERTICAL**
HP	**HIGH POINT**	**WD**	**WOOD**
HVAC	**HEATING, VENTILATION, AND AIR CONDITIONING**	**WDW**	**WINDOW**
		WF	**WIDE FLANGE**
IN	**INCH**	**WPR**	**WATERPROOFING**

GENERAL

T-1.00 TITLE SHEET

ARCHITECTURAL

A-0.00 ACCESSIBILITY ROUTE COMPLIANCE
A-0.10 ACCESSIBILITY ELEMENT COMPLIANCE
D-1.00 DEMOLITION FLOOR PLAN
A-1.00 FLOOR PLAN - CONSTRUCTION
A-2.00 DOOR SCHEDULE
A-3.00 INTERIOR PARTITIONS
A-4.00 REFLECTED CEILING PLAN
A-10.00 INTERIOR ELEVATIONS
A-11.00 MILLWORK SECTIONS
A-12.00 INTERIOR FINISH PLAN
A-13.00 ELECTRICAL LAYOUT PLAN

MEP

MEP-1.01 MEP SPECIFICATIONS
MEP-2.01 MEP SPECIFICATIONS
MEP-3.01 MEP SPECIFICATIONS
M-0.01 MECHANICAL INFORMATION SHEET
M-1.01 MECHANICAL PLAN
M-1.02 MECHANICAL PLAN - ROOF
M-2.01 MECHANICAL DETAILS
M-3.01 MECHANICAL DETAILS
E-0.01 ELECTRICAL INFORMATION SHEET
E-1.01 ELECTRICAL LIGHTING PLAN
E-2.01 ELECTRICAL POWER PLAN
E-3.01 ELECTRICAL EQUIPMENT POWER PLAN
E-4.01 ELECTRICAL SCHEDULES
P-0.01 PLUMBING INFORMATION SHEET
P-1.01 PLUMBING PLAN - SANITARY
P-2.01 PLUMBING PLAN - DOMESTIC WATER
P-3.01 PLUMBING PLAN - GAS
P-4.01 PLUMBING DETAILS
P-5.01 PLUMBING RISERS

DRAWING SYMBOLS LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	NORTH ARROW	P3	PARTITION TYPE	A B 1 2	COLUMN GRID
01 FLOOR PLAN 1/8" = 1'-0"	DRAWING NAME, NUMBER, AND SCALE	W1	WINDOW TYPE	CL	CENTERLINE
A4.0	ENLARGED DETAIL REFERENCE	101	DOOR IDENTIFICATION		BREAK LINE
1 A6.0	EXTERIOR ELEVATION	OFFICE 325	ROOM NAME ROOM NUMBER		SPOT ELEVATION
1 A7.0 / 2 A7.0	BUILDING SECTION	02/A10.0	INTERIOR ELEVATION		
1 A8.0	WALL SECTION	2'-0" / 2'-0"	DIMENSION LINES		
1 A9.0	SECTION DETAIL		MATCH LINE		
FIRST FLOOR 1/8" = 1'-0"	VERTICAL ELEVATION	1	REVISION NUMBER & AFFECTED AREA		
		FE	FIRE EXTINGUISHER		

GENERAL NOTES:

1. **NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS.**
2. **ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.**
3. **ALL DIMENSIONS ARE TO FINISHED FACE OF PARTITIONS.**
4. **ALL DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE A MIN. 18" CLEAR ON THE PULL SIDE, A MIN. 12" CLEAR ON THE PUSH SIDE WHEN DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.**
5. **ALL DOORS TO RECEIVE NEW AMERICAN DISABILITIES ACT COMPLIANT HARDWARE.**
6. **COMPLY WITH ALL 2012 TAS GUIDELINES**

TDLR PROJECT NUMBER
TABS

BUILDING CODE AND PROJECT INFORMATION

SCOPE OF WORK
INTERIOR BUILDOUT OF TENANT SUITE

BUILDING CODE
2012 IBC WITH CITY OF CONROE AMENDMENTS
2023 NEC WITH CITY OF CONROE AMENDMENTS
2009 IEBC WITH CITY OF CONROE AMENDMENTS
2015 IECC WITH CITY OF CONROE AMENDMENTS
2009 IPC WITH CITY OF CONROE AMENDMENTS
2009 IFC WITH CITY OF CONROE AMENDMENTS
2009 IMC WITH CITY OF CONROE AMENDMENTS
2012 TEXAS ACCESSIBILITY STANDARDS

OCCUPANCY CLASSIFICATION, EGRESS & OCCUPANT LOADS

OCCUPANCY TYPE: A2 - ASSEMBLY
CONSTRUCTION TYPE: IB - EXISTING

OCCUPANCY SEATING, UNCONCENTRATED - 1 PER 15 NET
KITCHEN, COMMERCIAL - 1 PER 200 GROSS

LEASE SPACE SQ. FT. 1,295 SQ.FT.
SEATING - 533 SQ.FT. NET
KITCHEN - 638 SQ.FT. GROSS

SEATING - 533 SQ.FT./15 NET = 35
KITCHEN - 638 SQ.FT. / 200 GROSS = 3
TOTAL OCCUPANT LOAD 38

EXITS REQUIRED: 1
EXITS PROVIDED: 2

WIDTH OF EXITS REQUIRED: 7.6"
WIDTH OF EXITS PROVIDED: 108"

MAXIMUM ALLOWABLE TRAVEL DISTANCE: 250 FT.
MAXIMUM ACTUAL TRAVEL DISTANCE: 57 FT. 4 IN.

PLUMBING FACILITIES	REQUIRED	EXISTING	TOTAL
WATER CLOSETS FOR MEN:	1	3	3
WATER CLOSETS FOR WOMEN:	1	3	3
LAVATORIES FOR MEN:	1	3	3
LAVATORIES FOR WOMEN:	1	3	3

FIRE RESISTANCE

	(HRS.)
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
STRUCTURAL FRAME	0
CORRIDORS	0
SHAFT ENCLOSURE	0
ROOFS/CEILINGS:	0
EXTERIOR DOORS AND WINDOWS	0
SMOKE BARRIER SEPERATIONS	0

FIRE EXTINGUISHERS	CLASS	MAX. SEP.
	2A	75 FT.

PROJECT TEAM

ARCHITECT/CONTRACTOR
SLI GROUP
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650

MEP ENGINEER
E|B|E CONSULTING ENGINEERS
12603 SOUTHWEST FREEWAY, SUITE 170
STAFFORD, TX 77477
713-840-0177

BAGEL BEE
400 W. DAVIS, SUITE 110
CONROE, TX 77301

PROJECT NUMBER : 8981

	DATE
ISSUED FOR CLIENT APPROVAL	
ISSUED FOR BIDDING	05/11/26
ISSUED FOR PERMIT	05/11/26
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

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PRINT DATE May 08, 2026 – 2:58pm

REGISTERED ARCHITECT MASSAL 12288 STATE OF TEXAS 05/11/26

DRAWING TITLE Title Sheet/Code Information

DRAWN BY	CM
CHECKED BY	TB
APPROVED BY	TB
SHEET NO.	T-1.00