



## PROJECT REVIEW

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**PR Number:** #1

**Date:** 12/16/2010

**Project Number:** 10211.000

**To:** Mitch Gruberg

**Company:** The Woodlands Development Company

**From:** Kevin Pfeiffer – Mechanical Review  
Butch Gilbert – Electrical Review  
Plas Vera – Plumbing Review

**Subject:** La Guadalupana Restaurant Plan Review

### Sheet M1.00:

1. In the service corridor 108, there is a conflict between return air grill and the light fixture.
2. Existing chilled water lines should be 1-1/4" in lieu of 1/4 "
3. Conflict with duct work and down lights located in the seating area below 20/12 supply duct.
4. Show return opening in the elevator equipment room wall.

### Sheet M1.01:

1. Refrigerant pipe routing conflicts with gas roof mounted water heaters.

### Sheet M2.00:

1. Under the mechanical general notes 19b and 20, freeze random diameter symbol below notes.
2. In the detail 7: CO2 should be located in return air duct before outside duct connection.

### Sheet M3.00:

1. AHU-1 has a DX coil not chilled water.

### Electrical General Notes:

1. Provide building key plan.
2. Provide energy calculations using comcheck to comply with energy code.
3. Kitchen hood supply and exhaust shall shut down upon activation of the hood fire suppression system. Provide shunt trip breakers or motor starters to comply.
4. All 120 volt 15 and 20 amp receptacles shall be GFCI to comply with 210.8 (B) of the 2008 N.E.C.
5. Correct transformer grounding detail 2 on E4.00.  
The XO bushing shall be connected to the grounding electrode conductor. Details show case being connected to the G.E.C.
6. Specify SPD(TVSS) to comply with 3<sup>rd</sup> edition of UL1449.
7. Diversity of all kitchen loads and providing the correct loads for the chef's load center will reduce the service size, transformer size and entire electrical distribution size.  
Change the dish machine item 78 to 480 volt. It would also help reduce the transformer size.
8. Exterior receptacles cannot be floor mounted.
9. Fire alarm plan FA-1
  - a. Provide sealed drawings.
  - b. Provide riser diagram including connecting to base building system.
  - c. Provide remote L.E.D. indicator for duct detectors.
  - d. Provide one additional audible visual device in the kitchen
  - e. Provide smoke detector and visual device in dry storage.
  - f. Provide remote power supply for visual devices.

### Sheet P1.00:

1. Plumbing key note #6, the 2" vent line is the wrong size.
2. Plumbing key note #7, show routing of piping to point of connection.
3. Cold water supply line to water closets are undersized.
4. Cold water tenant point of connection is shown incorrectly.
5. Vents shown shall connect to base building stub out, not the riser.
6. Automatic gas shut-off shall be connected to the ansul system.
7. 4" FD-3 by the cooking line needs to have a vent.
8. Disposer shall be piped to by-pass grease interceptor.
9. Keyed note #3 says grease line; the line indicates sanitary.
10. In elevator equipment room, the drain needs a back water valve.
11. in elevator equipment room, the drain indicates to be 4", the line size shown is 3".
12. Overall, sizes are missing on waste and vent lines.
13. Note: Check pipe sizes to water closets. The 1" is the rough-in size, not the supply line size.

**Sheet P1.01:**

1. Plumbing key note #1 is not shown on plan.
2. Plumbing key note #5, no gas roof support detail has been provided.
3. Plumbing plan indicating the gas meter, shall be labeled #2.
4. Piping and equipment is in conflict with existing water heaters and mechanical equipment. (Field coordinate with other tenants' design documents.)
5. Note: Provide detail for all roof penetrations.

**Sheet P2.00:**

1. Plumbing notes A, no gate valves are allowed.
2. Detail 1, FS-2.0 indicates 2" size drain, refer to floor plans for actual drain size.

**Sheet P3.00:**

1. Detail 10:
  - a. Provide water tight seal at wall penetration.
  - b. Verify horse power of sump pump.
  - c. Verify size of pump discharge for 50 qpm.
  - d. Indicate required size of pit.
3. Water heater detail shall be labeled #8.
  - a. The mop sink is not an approved receptor.
  - b. Delete 2 lines that are shown and not labeled which are leaving the water heater.
  - c. Show duplex piping installation detail.

**Sheet P4.00:**

1. Gas meter and regulator is incorrect and does not match floor plan.
2. Gas water heater piping connection does not match detail.
3. Need roof penetration detail.
4. Based on maximum developed height of 100 ft., the main gas line is undersized.
5. 1" cold water piping to WC-2 (water closet) is undersized for flush valve type.
6. Detail 1: need to size gas shut off valves for all kitchen equipment.
7. Need to verify all pipe sizes on the gas system.
8. Show all horizontal vent piping on plumbing riser.

**Sheet P5.00:**

1. Plumbing Scope & Specification:
  - a. Under item D: gas service is already provided, refer to base building drawings.
  - b. The city and the code references are wrong under the applicable local codes and regulations.
  - c. Valves: No gate valves are allowed.
2. Gas Water Heater: the set maximum water temperature shall be 140 degrees fahrenheit in GWH-1 and GWH-2.

3. **Pipe Material List:** All piping, valves and fittings shall be by a U.S.A. manufacturer.
4. **Fire Sprinkler System:** Modifications to existing system are required.

**Original to Follow in Mail**    ☐ **Yes**    ☒ **No**