

**ADDENDUM NUMBER ONE**  
**TO PLANS AND SPECIFICATIONS**  
FOR  
**NEW COMPLEX FOR WASHINGTON COUNTY ROAD & BRIDGE**  
**BRENHAM, TEXAS**

*October 17, 2018*

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**PLANNORTH ARCHITECTURAL CO.**

P.O. BOX 2468  
101 SOUTH BAYLOR ST.  
BRENHAM, TEXAS 77833  
PH 979-421-8003

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**NOTICE TO BIDDERS:**

This Addendum shall be considered part of the specifications and drawings for the above-named project as though it had been issued at the same time and incorporated integrally with such plans. Wherein provisions of the following supplementary plans and specifications contained in this Addendum differ from the provisions of the original drawings, the provisions of this Addendum shall govern and take precedence.

Bidders are hereby notified that they are to make any adjustments in their estimates which they may deem necessary because of this Addendum; it will be considered that each bidder's proposal is submitted with full knowledge of all modifications and changes specified herein. This Addendum shall become a component of the Contract Documents.

This document contains:

- Spec. Section 08 71 00 Finish Hardware
- Spec. Section 11 30 13 Residential Appliances
- Spec. Section 32 31 13 Chain Link Fence & Gates
- A1.01 ARCHITECTURAL SITE PLAN
- A1.02 SITE DETAILS
- A5.01 ENLARGED FLOOR PLAN
- A9.01 DOOR TYPES AND WINDOW TYPES / SCHEDULE
- Attendance List from Pre-Bid Conference
- Pre-Bid Conference Questions and Answers

**A. Modifications to Project Manual**

1. Section 00 11 19 Request for Proposal, page 1 – Add to the Advertisement Dates “Thursday, October 18, 2018”
2. Section 08 71 00 Finish Hardware – Hardware Set “Heading 2.1 OFFICE” – Change “1 CLOSER, Model: 5200 X MLT X 1-6 X 5203 X FC, Finish: ALM, MFG: HAG” to read “1 CYLINDER CORE, Model: 6PCC, Finish: US26D. MFG: CAL”. Refer attached Section 08 71 00.
3. Section 11 30 13 Residential Appliances – Omit line 13 (1.1B) Reference to Allowance. There is no appliance allowance. Refer attached Section 11 30 13

4. Section 32 31 13 – Add information related to the pipe fence and cantilevered gate.  
Replace entire Spec. Section 32 31 13.

#### **B. Modifications to Civil Plans**

5. C100 SITE PLAN – In the legend, change “PROPOSED PIPE FENCE” TO “FENCE, REFER A1.01 FOR FENCE TYPES”.

#### **C. Modifications to Architectural Plans**

6. A1.01 ARCHITECTURAL SITE PLAN – Fencing types have been clarified. Added legend designates the 2 fence types (6' high chain link and 2' high pipe fence). Replace entire Sheet A1.01.
7. A1.02 SITE DETAILS – The following details were removed: Accessible Parking Sign, Concrete Walk CJ, Concrete Walk EJ, Bollard, Paving EJ, Walk @ Edge of Bldg, Concrete Wheel Stop. Add Cantilevered Gate Elevation, Pipe Fence Elevation, Round Mount Detail and Pipe Fencing Detail. Replace entire Sheet A1.02.
8. A5.01 ENLARGED FLOOR PLANS – Add dimensions to Enlarged Plans 1, 2, 3, and 4. Change Key Note 16 to read “FLOOR MAT – BY OWNER”. Replace entire Sheet A5.01.
9. A9.01 DOOR TYPES AND WINDOW TYPES / SCHEDULE – Add Door 100 to Door Schedule. Add Hardware Set Numbers to the Door Schedule. Replace entire Sheet A9.01

**END OF DOCUMENT**



October 17, 2018

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**SECTION 08 71 00**

**FINISH HARDWARE**

**CONDITIONS OF THE CONTRACT AND DIVISION 1, AS INDEXED, APPLY TO THIS SECTION.**

**PART 1 - GENERAL**

**1.1 SUBSTITUTION**

- A. Refer to Instructions to Proposers for substitutions.

**1.2 SCOPE**

- A. Furnish finish hardware as specified and scheduled.

**1.3 RELATED WORK**

- A. Installation of Finish Hardware. Section 06 10 00
- B. Hardware for aluminum doors. Section 08 41 13

**1.4 SUBMITTALS**

- A. Comply with Section 01 33 00
- B. Shop drawings. Schedule the specified hardware sets correlated to the door numbers shown on the drawings. Submit data sheets of the items proposed for use.
- C. Templates: As soon as schedules are returned, without exception, furnish required template information to the various manufacturers for fabrication purposes.
- D. Upon completion, deliver to Owner (Construction Manager) two copies of approved finish hardware schedule and keying schedule together with one set of clearly marked installation tools and templates.

**1.5 QUALITY ASSURANCE**

- A. Installer. Finish hardware installer shall be a person or firm technically proficient and experienced in this trade and shall be responsible for properly detailing and fitting materials to the condition required by the drawings.
- B. The Hardware Supplier shall be responsible for all Hardware in this specification.
- C. Hardware Supplier is responsible for the complete Hardware function at each door or door opening.
- D. Fire Rated Openings. Provide hardware which complies with NFPA80 and which has been tested and listed by UL or FM for the use indicated.
- E. Meet current standards for ADA.

**PART 2 - PRODUCTS**

**2.1 GENERAL**

- A. Package each item of hardware separately. Mark each package with item number corresponding to item number shown in the hardware schedule.
- B. Keying: [Typical]
  - 01 Furnish cylinders with final cores as applicable for lock type specified.
  - 02 Confer with Owner for precise keying requirements
  - 03 Stamp master keys. "DO NOT DUPLICATE"

- 1                   04     Furnish three (3) keys each set.
- 2                   05     Visual Key Control: Stamp keys and cores with key set symbol.
- 3                   06     Master key and grand master key as required.
- 4                   07     Provide keyed dogging for all panic exit devices.

7     **2.2     APPROVED MANUFACTURES**

8	<b><u>Item</u></b>	<b><u>Specified Manufacturer</u></b>	<b><u>Approved Manufacturers</u></b>
9	Butts	Hager	Hager
10	Closer	Hager	Hager
11	Key CYL	CalRoyal	CalRoyal
12	Entrance Lock	CalRoyal	CalRoyal
13	Storeroom Lock	CalRoyal	CalRoyal
14	Push Plate	Hager	Hager
15	Pull Plate	Hager	Hager
16	Roller Catch	Hager	Hager
17	Door Stop	Hager	Hager
18	Balance	By Door Supplier	By Door Supplier

19  
20     **2.3     HARDWARE SCHEDULE**

21  
22             **Reference attached schedule herein**

23  
24  
25     **PART 3 - EXECUTION**

26  
27     **3.1     COORDINATION**

- 28
- 29     A.     Prepare a complete schedule, including all items proposed for each opening and other
- 30             miscellaneous items. Submit four copies to the Architect for approval before purchase of
- 31             the material.
- 32
- 33     B.     Prior to the final inspection by the Architect, the supplier shall check all closers for proper
- 34             operation after they have been installed and adjusted by the Contractor, and he shall
- 35             make necessary adjustments to those closers, which prove to be difficult to adjust upon
- 36             the initial attempt of the Contractor. He shall verify the keying to ensure proper locations
- 37             of locksets and shall assist the Contractor in correcting faulty operation of any lock called
- 38             to his attention by the Contractor.
- 39
- 40     C.     Supplier shall attend and chair a keying meeting with the Owner, Architect and
- 41             Contractor, once submittals have been reviewed.
- 42
- 43     D.     Marking and Delivery: Mark each item of hardware for opening on which it is to be used,
- 44             and deliver a complete schedule to the Contractor when the hardware is delivered.
- 45             Should the marking of any item become separated from the item after delivery, the item
- 46             will be returned to the supplier by the Contractor for remarking, before attempting to
- 47             install it.
- 48
- 49     E.     Keys shall be hand delivered to the Owner by the hardware supplier upon substantial
- 50             completion.

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53     **3.2     INSTALLATION**

- 54
- 55     A.     Install in accordance with manufacturer's recommendation. Provide expansion shield
- 56             anchors for hardware attachment to masonry and concrete. Provide sex bolts and
- 57             through bolts for all door closers.
- 58
- 59     B.     Permanent cores shall be installed by the Contractor.
- 60

# Hardware Schedule

**Heading: 1.0 STOREFRONT**

Marks:  
100

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
1	CYLINDER CORE	6PCC	US26D	CAL

CYLINDER HOUSING TYPES AND QUANTITIES AS REQUIRED TO MATCH STOREFRONT HARDWARE. BEST STYLE SMALL FORMAT IC CORE.

FREE EGRESS AT ALL TIMES. EXTERIOR DOOR AT CORRIDOR - 108 TO HAVE EMPLOYEE ENTRY/EXIT. CARD READER BY SECURITY CONTRACTOR.

HARDWARE BY DOOR SUPPLIER.

**Heading: 2.0 OFFICE**

Marks:  
104, 105A, 105B, 103B, 109, 119, 121, 114A, 102A, 204A, 204B, 205, 202B

Each Opening to Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	CYLINDRICAL LOCK	ICSAN00 X CAL-SL-234 X ASA	US26D	CAL
1	CYLINDER CORE	6PCC	US26D	CAL
1	WALL STOP	409	US32D	ROC

**Heading: 2.1 OFFICE**

Marks:  
106, 107, 116, 118, 120, 202A, 203A, 203B

Each Opening to Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	CYLINDRICAL LOCK	ICSAN00 X CAL-SL-234 X ASA	US26D	CAL
1	CYLINDER CORE	6PCC	US26D	CAL
1	FLOOR STOP	438	US26D	ROC



**Heading: 3.0 STORAGE**

Marks:  
108, 111, 115, 124

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	CYLINDRICAL LOCK	ICSAN05 X CAL-SL-234 X ASA	US26D	CAL
1	WALL STOP	409	US32D	ROC

**Heading: 3.2 STORAGE**

Marks:

117

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	CYLINDRICAL LOCK	ICSAN05 X CAL-SL-234 X ASA	US26D	CAL
1	CYLINDRICAL DEAD LOCK	3114 X 3940 X 3930 X KD	US26D	HAG
1	CLOSER	5200 X MLT X 1-6 X 5203 X FC	ALM	HAG
1	WALL STOP	409	US32D	ROC
1	THRESHOLD	896HDS	US27	NGP
1	WEATHER STRIPPING	719 3' X 7'	CHARCOAL	HAG

**Heading: 3.3 PANTRY**

Marks:

222

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
6	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
2	PULL PLATE	106 X 70C X TYPE 1	US32D	ROC
2	CLOSER	5200 X MLT X 1-6 X 5203 X FC	ALM	HAG
2	WALL STOP	409	US32D	ROC

**Heading: 5.0 SINGLE RR**

Marks:

123, 206

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	PRIVACY SET	SAN20 X CAL-SL-234 X ASA	US26D	CAL
1	CLOSER	5200 X MLT X 1-6 X 5203 X FC	ALM	HAG

**Heading: 6.0 GANG RR**

Marks:

112, 113, 208

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	PUSH PLATE	70C-RKW	US32D	ROC
1	PULL PLATE	106 X 70C X TYPE 1	US32D	ROC
1	CLOSER	5200 X MLT X 1-6 X 5203 X FC	ALM	HAG
1	WALL STOP	409	US32D	ROC

**Heading: 8.0 EXIT**

Marks:

102B, 114B, 200A, 211D, 213D, 213C, 220, 211C, 210B, 200B

Each Opening To Have:

QTY	DISC	MODEL	FINISH	MFG
3	HINGE, 4 1/2, STD WT	ECBB1100 4 1/2 X 4 1/2	US26D	HAG
1	RIM EXIT DEVICE	7700EO36 x IC36CD7700 X 938 X 357	US32D	CAL
1	EXIT DEVICE LEVER TRIM	ENT00L	US26D	CAL
1	CYLINDER CORE	6PCC	US26D	CAL
1	CLOSER	5200 X MLT X 1-6 X 5203 X FC	ALM	HAG
1	WALL STOP	409	US32D	ROC
1	THRESHOLD	896HDS	US27	NGP
1	WEATHER STRIPPING	719 3' X 7'	CHARCOAL	HAG

**END OF SECTION**

SECTION 11 30 13

RESIDENTIAL APPLIANCES

CONDITIONS OF THE CONTRACT AND DIVISION 1, as indexed, apply to this Section.

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Refer to Instructions to Proposers for substitutions.
- B. ~~Appliances By Allowance/Owner~~



1.2 SUBMITTALS

- A. Comply with Section 01 33 00.
- B. Shop Drawings:
  - 01 Manufacturer's specifications and other data needed to prove compliance with specified requirements.
  - 02 Manufacturer's installation instructions.
  - 03 Samples of color charts showing manufacturer's full range of colors.

PART 2 - PRODUCTS

2.1 MATERIALS AND MANUFACTURERS

- A. Refrigerator (QTY 2)
  - 01 Manufacturer: GE, Equal units by Whirlpool are approved.
  - 02 Model No.: GFE24JSKSS
  - 03 Color: Stainless Steel.
- B. Microwave (QTY 2)
  - 01 Manufacturer: GE, Equal units by Whirlpool are approved.
  - 02 Model No.: PEB7226SFSS
  - 03 Color: Stainless Steel.
- F. Ice Maker
  - 01 Manufacturer: MAXX ICE. Equal units by Whirlpool are approved.
  - 02 Model No.: MIM 250
  - 03 Color: Stainless Steel.
  - 04 Provide Backflow preventer with initial inspection tag.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's printed instructions.
- B. Adjust for proper operation.

END OF SECTION



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**SECTION 32 31 13**

**CHAIN LINK FENCE & GATES**

CONDITIONS OF THE CONTRACT AND DIVISION 1, as indexed, apply to this Section.

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. Refer to Section 00 21 16 for substitutions.

**1.2 REFERENCES**

- A. American Society for Testing Materials:  
01 ASTM A120-78  
02 A153-78 (Galvanizing)
- B. "Industrial Steel Specifications for Fence Posts, Gates and Accessories" by Chain Link Fence Manufacturers Institute.

**1.3 SUBMITTALS**

- A. Shop Drawings: Indicate size, material, and finish, show locations and installation procedures. Include details of joints, attachments and clearances.
- B. Product Data: Submit schedules, charts, literature, and illustrations indicating the performance, fabrication procedures, product variations and accessories.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. Chain Link Fabric:  
01 Diamond mesh (2 inch), helically-woven and inter-woven  
02 9-gauge copper bearing steel wire hot dip galvanized  
03 Twisted and barbed (double knuckle) finished at top and bottom selvages (no exposed barbs)  
04 Wire Tensile Strength: 70,000 psi
- B. Framing:  
01 All components hot dip galvanized  
a. Line posts 2-5/8 inch o.d. for 4 foot and 6 foot fence, and 2-7/8 inch o.d. for 7'-10', 3 inch o.d. for 12 foot fence, schedule 40 pipe  
b. Terminal and pull posts shall be 3-inch o.d. schedule 40 pipe with conical tops.
- C. Top Rail:  
01 For 6 and 8 foot Fences: 1-5/8 inch, schedule 40 continuous top rail.  
02 Attach to fabric at 18-inch intervals with 9-gauge tie wire.

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- D. Mid Rails and Truss Braces:
  - 01 Provide 1-5/8 inch o.d. schedule 40 mid rails at no greater than 6'-0" o.c. vertically and at the base of fences over 6 feet tall. Provide 5/16-inch truss rod and turnbuckle between terminal posts and adjacent posts.
- E. Tension Bars:
  - 01 Attach to post with clips for securing fabric to posts.
- F. Swing Gates: ASTM F900
  - 01 General: Gate frames shall be constructed of 2 inch round steel tubing of the sizes listed in chart below. Gate shall be joined at the corners by arc welding to form a rigid, one-piece unit and filled with specified chain link fabric to match the fence. Fasten fabric to the frame on all four sides by means of adjustable hook bolts and tension rods. Equip all gates with galvanized steel hinges and latch.
  - 02 Single leaf 4 ft.: 2-1/4 inch o.d. 4.1 pounds per foot, ASTM A120, galvanized schedule 50 pipe or 2-1/2 inch X 2-1/2 inch roll section, ASTM A501, hot dipped galvanized.
  - 03 Single leaf 10 ft. or double leaf 20 ft.: 4 inch o.d. 9.11 pounds per foot, ASTM A120, galvanized schedule 50 pipe or 3" x 3" roll section, ASTM A501.

- G. Cantilever Gates & Access:
  - 01 Frames: Vertical and horizontal 2" square aluminum tubing x 1/8" thickness
  - 02 Posts: 4" schedule 40 galvanized x .125 thickness
  - 03 Cantilever Gate Rollers: 4" cast iron roller with cover.
  - 04 Gate size: 24' wide x 6' high
  - 05 Motor at electric gates: (Locations shown on site plan): Lift Master SL585UL: AC Heavy Duty Industrial Slide Gate Operator. 1/2 HP. Include accessories: Monitored Retro-Reflective Photo Eye and Monitored Small Profile Resistive Edge.
  - 06 Wired Keypad at electric gates: Lift Master KPR2000 Wired Keypad and Proximity Reader. Include Gooseneck Pedestal (PED64), Trim Plate Kit (142A0271), Power Supply (PS12D2A), and Prox Card II 1326 Clamshell 26 Bit Card (LMPC2-ST) . Provide 50 cards for Owner use.
- H. Pipe Fencing:
  - 01 Posts & Rails: 2 3/8" diam. New or salvaged drill stem pipe. Welded.
- I. Pipe Gate:
  - 01 Posts & Rails: 2 3/8" diam. New or salvaged drill stem pipe. Welded.
  - 02 Locking tabs at receiver post.
  - 03 Round mount hinges: Carbon steel galvanized



**PART 3 - EXECUTION**

- A. Spacing:
  - 01 Space line posts at 8'-0" o.c. maximum.
  - 02 Space pull posts where grade changes more than 30 degree slope.
- B. Footings:
  - 01 Line Posts: Set in 9-inch diameter concrete post a minimum of 24 inches with a 3-inch concrete cover at the bottom.

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- 02 All end, corner, and pull posts shall be set in concrete piers, a minimum of 12 inches in diameter, with a minimum of 36 inch post embedment in concrete, with an additional 3 inch concrete cover at bottom (typically).
- 03 All concrete shall be 3,000-psi minimum (28 days)

C. Installation over concrete:

- 01 Provide welded baseplate for through bolt (at second floor/mezz.) or expansion anchor (where inaccessible below)

D. Install in strict accordance with Chain Link Manufacturers Institute recommendations.

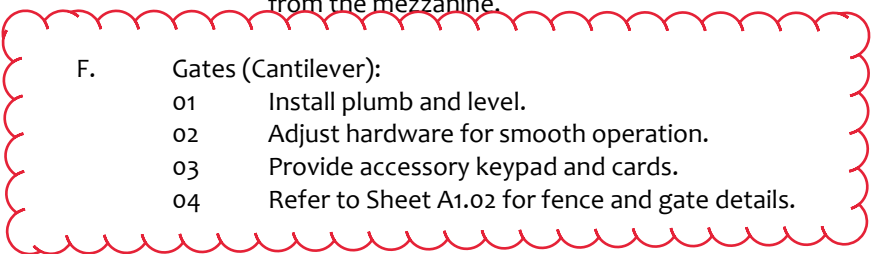
- 01 Stretch fabric to proper tension between terminal posts and securely fasten to frame. Bottom of fabric shall be held as uniformly as practical to the finished grade.
- 02 Fasten chain link fabric securely to terminal posts with 3/16" x 3/4" tension bars and 11 gauge tie wires, spacing not to exceed 14 inches apart. Tie fabric to top rail with 9-gauge tie wires, spacing not to exceed 24 inches.
- 03 Stretch bottom tension wire taut between terminal posts. Securely anchor to each intermediate post 6 inches above grade and secure to fence fabric with hog rings at 24 inches on center.

E. Gates (Swing):

- 01 Install plumb and level.
- 02 Adjust hardware for smooth operation.
- 03 Provide latch that will accept a keyed/pad lock
- 04 Provide cane bolt at double gates
- 05 At 2<sup>nd</sup> level access gate from the Shop up to Mezzanine , provide stop to prevent gates from swinging into the shop space. Gate shall open into and be accessed from the mezzanine.

F. Gates (Cantilever):

- 01 Install plumb and level.
- 02 Adjust hardware for smooth operation.
- 03 Provide accessory keypad and cards.
- 04 Refer to Sheet A1.02 for fence and gate details.



**END OF SECTION**

# PLANNNORTH



ARCHITECTURAL CO.

Prebid Conference Attendance: October 15, 2018

Project: WC Road and Bridge

Contractor Name	Individual Contact	Email	Phone #	Division of Work (GC or Sub)
ARCH-KATE BURKH	PN	kate@plannorth.com	979-421-8003	Arch-Plannorth
Caprock Construction	Justin McDaniel	caprocktx.com justin.mcdaniel@caprocktx.com	979-450-0270 254-338-6063	GC
CAPROCK CONST.	ROB KIMMEL	rob.kimmel@caprocktx.com	979-251-4500	GC
KEN BURKH-PLANNNORTH		ken@plannorth.com	979-436-1141	Architect
KARONKA CONST, INC	STEVEN KARONKA	5pk3kps@yuhk.com	810-427	GC
Salomon Cisneros Co	Salomon Cisneros	Salcisneros@stgignus.com	0391	Sub

## **New Complex for Washington County Road and Bridge**

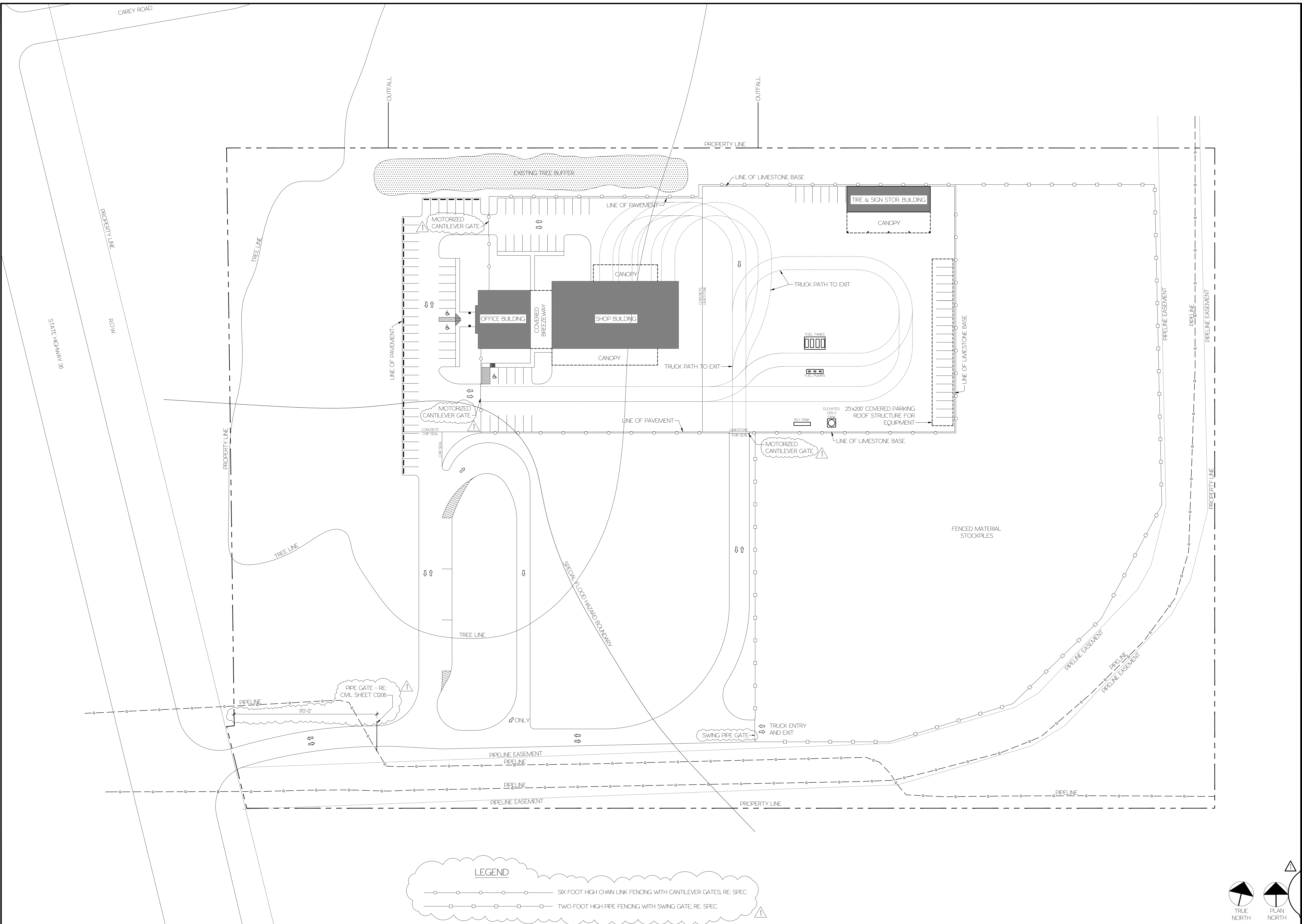
### **Pre-Bid Conference**

**October 15, 2018; 2pm**

#### **Questions & Answers**

1. What is the budget? Response: No budget released
2. What is the timeframe? Response: No end date required for county move-in
3. What are the utility connections to the city? Response:
  - a. Power – Bluebonnet Electric, pending pricing coordination
  - b. Gas – Natural gas main along property
  - c. Sewer – On-site Sewage Facilities (Designed by Installing Contractor)
  - d. Water – Currently in plans for extension of main waterline from City of Brenham
4. Is burning on-site allowed? Response: No. Use the local city receptacle site, Citizens Collection Station if needed.
5. Will there be city permit or inspection? Response: The property is out of city limits. No building permit. Follow notifications required by Materials Testing Spec. and Engineers requirements. 01 45 23.
6. Were site elevations taken in the field or from GPS maps? Response: On-site survey
7. Was there a subsurface investigation? Response: Yes. Soils Report available on request per Section 00 31 00

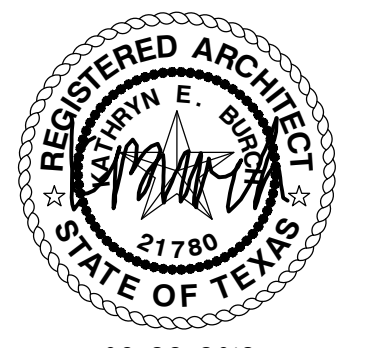
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PROJECT NUMBER  
**1802PN**

# NEW COMPLEX FOR WASHINGTON COUNTY ROAD AND BRIDGE

STATE HIGHWAY 36  
BRENHAM, TEXAS



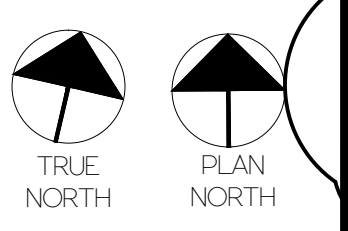
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**RECORD OF DRAWINGS**

BID SET		09/28/2018
1	Addendum 1	10/17/2018

<b>ISSUE</b>	
BID SET	
<b>DRAWN BY</b>	SAW
<b>CHECKED BY</b>	SAW

<b>SHEET NUMBER</b>	<b>SHEET NAME</b>
A1.01	ARCHITECTURAL SITE PLAN
<b>DATE</b>	09/28/2018



SCALE: 1" = 50'-0"









