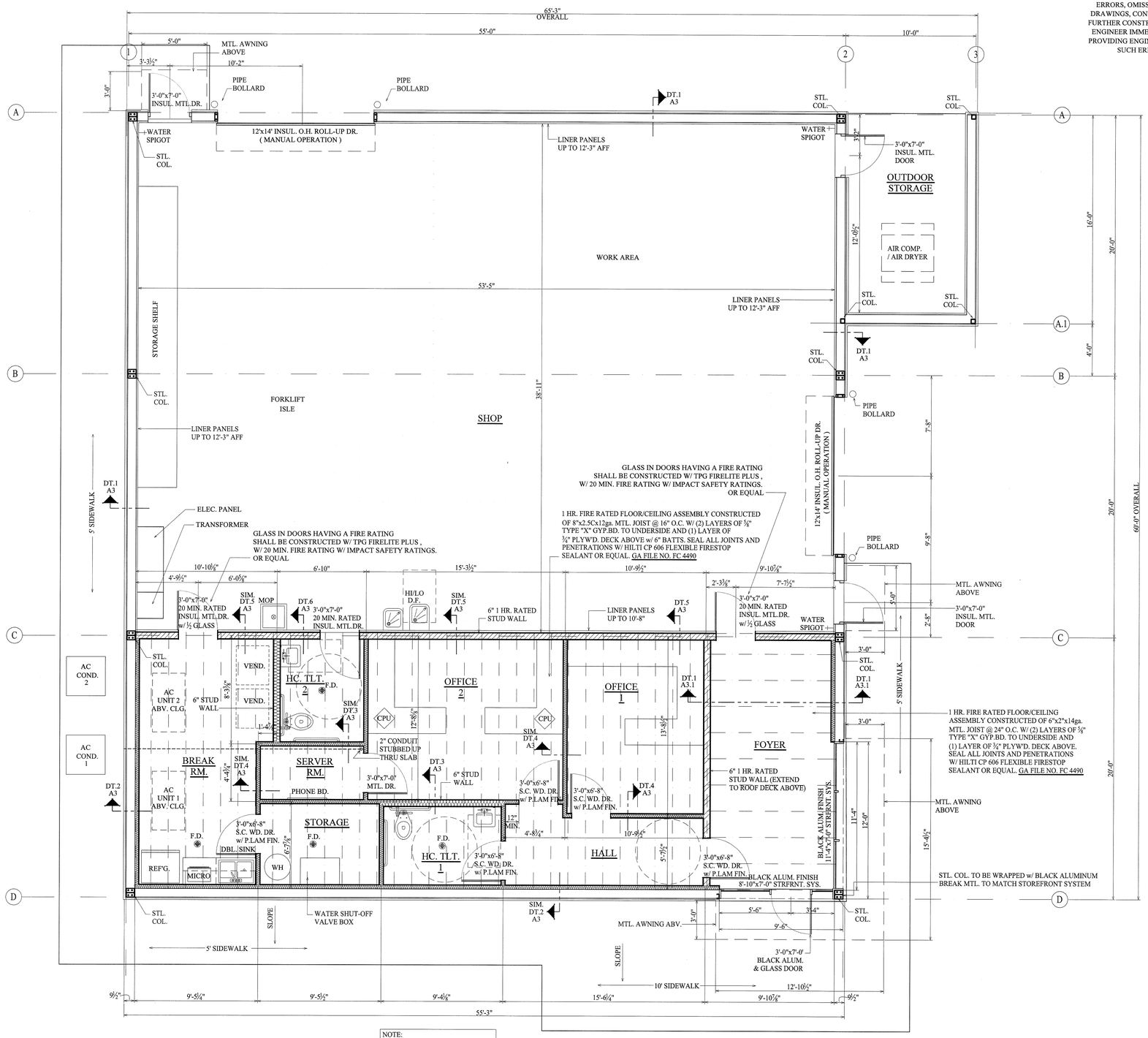

NOTE:
PROVIDE 2x BACKER BOARD FOR HANDRAIL, T.P. HOLDER, ETC.

1 FLOOR PLAN
1/4"=1'-0"

CONTRACTOR'S RESPONSIBILITY TO PROVIDE NOTICE:

IF CONTRACTOR KNOWS OR HAS REASON TO KNOW OF ANY ERRORS, OMISSIONS OR INCONSISTENCIES IN ENGINEER'S DRAWINGS, CONTRACTOR, BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION RELATED THERETO, SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING FOR THE PURPOSE OF PROVIDING ENGINEER WITH AN OPPORTUNITY TO CURE ANY SUCH ERROR, OMISSION OR INCONSISTENCY.

WALL LEGEND

EXTERIOR WALL (SHOP AREA) - CONSTRUCTED OF RIGID STEEL FRAME w/ 26ga. REVERSE RUN MTL."U" PANELS OVER ⅞" MTL. HATCH CHANNELS FASTENED VERTICALLY TO WALL GIRTS @ 24" O.C. HORIZ. TO EXTERIOR w/ 8" GIRTS w/ R-7 VINYL-FACED INSUL. & R-13 BATTS w/ PRE-FINISHED LINER PANELS UP TO 12'-3" AFF. TO INTERIOR. FROM 12'-3" AND ABOVE, PROVIDE R-20 HELD IN PLACE INSULATION w/ WHITE METAL STRAPS @ 2'-0" OC.

EXTERIOR WALL (OFFICE AREAS) - CONSTRUCTED OF RIGID STEEL FRAME w/ 26ga. REVERSE RUN MTL. "U" PANELS OVER ⅞" MTL. HAT CHANNELS FASTENED VERTICAL TO TO WALL GIRTS @ 24" O.C. HORIZ. TO EXTERIOR w/ 8" GIRTS w/ R-7 VINYL-FACED INSUL. w/ 3 ⅝" MTL. STUDS UP TO 10'-8" w/ R-13 BATTS INSUL. w/ ⅝" GYP.BD. TO INTERIOR. FROM 10'-8" AND ABOVE, CONTINUE R-20 HELD IN PLACE INSULATION w/ WHITE METAL STRAPS @ 2'-0" OC. AT EXTERIOR FOYER WALLS, CONTINUE 3 ⅝" MTL. STUD FRAMING AND R-20 INSUL. UP TO 20'-0" AFF. FROM 20'-0" AND ABOVE, PROVIDE R-20 HELD IN PLACE INSULATION w/ WHITE METAL STRAPS @ 2'-0" OC.

1 HR. RATED WALL - CONSTRUCTED OF 6" MTL. STUDS @ 16" OC. w/ w/ FULL BATTS INSULATION w/ (1) LAYER ⅝" TYPE "X" GYP.BD. TO EACH SIDE. EXTEND WALL TO MECHANICAL STORAGE PLATFORM ABOVE AND SEAL AIRTIGHT ALL JOINTS AND PENETRATIONS w/ HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR EQUAL. UL # W415

1 HR. RATED WALL - CONSTRUCTED OF 6" MTL. STUDS @ 16" OC. w/ w/ FULL BATTS INSULATION w/ (1) LAYER ⅝" TYPE "X" GYP.BD. TO EACH SIDE. EXTEND WALL TO ROOF DECK ABOVE AND SEAL ALL JOINTS AND PENETRATIONS w/ HILTI CP 606 FLEXIBLE FIRESTOP SEALANT OR EQUAL. UL # W415

NEW INSULATED WALL - CONSTRUCTED OF 3 ⅝" MTL. STUDS (6" WHERE INDICATED) @ 16" O.C. w/ ¾" GYP.BD. ON EACH SIDE w/ FULL BATTS INSUL.EXTEND WALL A MIN. 6" ABOVE CLG.VERIFY EXACT LOCATIONS w/ OWNER.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AT THE SITE PRIOR TO COMMENCING CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
2. ALL WORK IS TO BE COORDINATED WITH ALL OTHER TRADES FOR PROPER FIT AND LOCATION.
3. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF HEWITT.
4. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE W/ FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, & THE LATEST TEXAS ACCESSIBILITY STANDARDS (T.A.S.). REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
5. FIRE SPRINKLER SYSTEM NOT REQUIRED AS PER TABLE 903 OF THE 2015 I B C.
6. FIRE ALARM SYSTEM IS NOT REQUIRED AS PER SECTION 907 OF THE 2015 I B C.
7. FIRE EXSTINGUISHERS TO BE PLACED ACCORDING TO THE INTERNATIONAL BUILDING CODE.
8. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR TO FIELD VERIFY DIMENSIONS OF PLUMBING FIXTURES VS PARTITION TYPES BEFORE COMMENCING FRAMING.
10. CONTRACTOR TO VERIFY ALL DIMENSIONS W/ MANUFACTURER ON FIXTURES & EQUIPMENT SUPPLIED, PRIOR TO CONSTRUCTION.
11. FOR SIZE & SPACING OF STUDS - REFER TO STRUCTURAL DWGS. AND NOTES, EXCEPT "6 WALLS", WHICH HAVE BEEN CALLED OUT ON ARCHITECTURAL DRAWINGS. PROVIDE SPACING PER STRUCT. DRAWINGS.
12. DIMENSIONS ARE TO CENTER OF NEW INTERIOR STUD OR COLUMN, TO FACE OF EXTERIOR STUD OR TO FACE OF MASONRY, UNLESS NOTED OTHERWISE (UNO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE COMMENCING WORK ON FOOTING AND FOUNDATION.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVING, SHOWER SEAT, EXTERIOR LIGHT FIXTURES, ETC.
14. INSTALL MINIMUM R-19 BATTS INSULATION IN ANY EXTERIOR WALL AND A MINIMUM R-38 BATTS HELD IN PLACE INSULATION w/ VINYL-FACE FINISH w/ WHITE METAL STRAPS @ 24" O.C. (SAG & BAG) TO UNDERSIDE OF ROOF DECK.
15. FULL BATTS INSULATION TO BE INSTALLED WHERE INDICATED ON THE PLANS FOR SOUND DEADINING. VERIFY EXACT LOCATIONS w/ OWNER.
16. WINDOWS WITHIN 24" OF DOOR OR 18" ABOVE FINISH FLOOR TO BE TEMPERED GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHOULD BE TEMPERED FOR IMPACT RESISTANCE.
17. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS:
    A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL
    B) AT HOLLOW METAL FRAMES, BOTH SIDES
    C) ALL WOOD DOOR FRAMES, BOTH SIDES
18. ALL GYPSUM BOARD IN WET AREAS TO BE WATER RESISTANT.
19. ALL FINISHES SHALL BE SELECTED BY OWNER.
20. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

WINDOW NOTES

1) EXTERIOR WINDOWS SHALL BE BLACK ALUM. STOREFRONT, 1/4" TEMP. , REFLECTIVE BLACK TINT, LOW E, INSULATED, DOUBLE PANE-UNLESS NOTED OTHERWISE.
2) EXTERIOR WINDOWS SHALL HAVE: SHGC RATING OF .23 AND U-FACTOR OF .33
3) WINDOWS TO BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4) CONTRACTOR OR VENDOR TO PROVIDE CUT SHEETS SIGNED BY GLASS SUPPLIER.

DOOR NOTES

FINAL SELECTIONS BY OWNER.

NOTE: ALL EXTERIOR DOORS TO BE PRE-FINISHED AND SHALL HAVE A MINIMUM U-FACTOR OF .60

1) PROVIDE HANDICAP HARDWARE PER FEDERAL, STATE AND LOCAL CODES.

   * INSURE ACCESSIBLE DOORS PROVIDE A SMOOTH SURFACE ON THE PUSH SIDE OF THE DOOR. THE SMOOTH SURFACE SHALL BE WITHIN 10" OF THE FINISH FLOOR AND EXTEND THE FULL WIDTH OF THE DOOR.

2) PROVIDE METAL STRIP THRESHOLD AT DISSIMILAR FLOOR MATERIALS.

3) PROVIDE ALUMINUM THRESHOLD WITH VINYL INSERT AND WEATHER-STRIPPING AT ALL BUILDING ENTRY DOORS .

4) WHERE DOOR CLOSERS ARE SCHEDULED, PROVIDE EITHER 2 ANTI-FRICTION SELF-CLOSING HINGES OR ADJUSTABLE TENSION DOOR CLOSERS.

5) ALL PUBLIC TOILET ROOM DOORS TO HAVE A KICK PLATE, NAME PLATE, AND HANDICAP HARDWARE.

6) PROVIDE WALL STOPS WHEREVER POSSIBLE.

7) AT ALL BUILDING ENTRY DOORS PROVIDE NON-LOCKING PANIC EXIT DEVICE WITH HANDICAP HARDWARE.

8) PROVIDE SOUND ATTENUATION GROMMETS ON ALL METAL FRAMES.

9) PROVIDE CUT SHEETS SHOWING RATED DOOR HARDWARE IS COMPATIBLE WITH WALL RATINGS.

FINISHES

FINISH IS ON ALL WALLS

FINISH IS ON ONE WALL

ROOM	FLOORS: STAINED BLACK CONC. w/ CLEAR EPOXY & URETHANE COAT	FLOORS: SEALED CONCRETE w/ EPOXY & URETHANE COAT	FLOORS: 28oz. MIN. GLUE DOWN CARPET-COLOR SELECTED BY OWNER	BASE: 4" RESILIENT	BASE: NONE	WALLS: 5/8" GYP. TEXTURE & PAINT	WALLS: 5/8" MOISTURE RESIST. GYP.	WALLS: TILE WAINSCOT UP TO 54" AFF	WALLS: PRE-FIN. LINER PANELS UP TO 12'-3" AFF	CLG.: 5/8" GYP.BD.	CLG.: 5/8" MOISTURE RESISTANT GYP.BD.	CLG.: 2x2 LAY-IN CLG.	CLG.: EXPOSED STRUCTURE ABOVE	CLG.: 1 HR. RATED CLG. ASSEMBLY	CLG.: NOT
FOYER	●				●		●				●		●		20'
HALL	●				●		●				●		●		9'
OFFICE 1		●			●		●				●		●		9'
OFFICE 2		●			●		●				●		●		9'
HC TLT. 1 & HC TLT. 2	●				●			●	●			●			9'
SEVER RM.	●				●		●				●		●		9'
STORAGE	●				●			●			●		●		9'
BREAK RM.	●				●		●				●		●		9'
SHOP		●			●				●				●		-
OUTSIDE STORAGE		●			●				●				●		-

* SMOKE & FIRE DEVELOPMENT RATINGS SHALL BE PROVIDED BY VENDORS AND CONTRACTOR. SMOKE DEVELOPMENT RATINGS OF WALL AND CEILING MATERIALS SHALL NOT EXCEED 450 AND A FLAME SPREAD INDEX NOT TO EXCEED 25.

CONTRACTOR TO PROVIDE NECESSARY INFORMATION AS REQUIRED.

1) ALL FINISHES TO BE SELECTED BY OWNER.
2) WATER RESISTANT GYPSUM BOARD TO BE INSTALLED AT ALL WET AREAS (WALLS & CEILINGS)
3) REFER TO FLOOR PLANS FOR WALLS HAVING SOUND DEADENING INSULATION.
4) PROVIDE METAL BLOCKING SUPPORT AS REQUIRED BY EACH MANUFACTURER FOR GRAB BARS, TOILET ACCESSORIES, ETC.
5) REFER TO UL DESIGN FOR SCREW SIZE & SPACING.
6) ALL ELECTRICAL SWITCHES, OUTLETS, AND TELEPHONE BOXES IN ALL WALLS SHALL OCCUR IN SEPERATE STUD SPACES, TYP. DO NOT LOCATE BOXES BACK TO BACK. COORDINATE WITH AUTHORITY HAVING JURISDICTION ON THE ACCEPTABLE METHOD TO SEPERATE BOXES IN STUD SPACES.

DENNIS K. DYKE 52248 LICENSED PROFESSIONAL ENGINEER
14 May 2019
Abacus Engineering, Inc
Texas Registered Engineering Firm F-9865

PROFESSIONAL ENGINEERING & DESIGN SERVICES
ENERGY
ELECTRICAL
INDUSTRIAL
COMMERCIAL
RESIDENTIAL

DATE	REVISION NOTES:
3/15/19	REVISED PER OWNER

THESE DOCUMENTS ARE THE PROPERTY OF ABACUS ENGINEERING INC. DO NOT COPY WITHOUT WRITTEN PERMISSION. UNAUTHORIZED DUPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED ALL APPLICABLE COPY RIGHT LAWS APPLY.

ABACUS ENGINEERING, INC.
TEXAS REGISTERED ENGINEERING FIRM F-9865
P.O. BOX 1822 WACO, TEXAS 76703 abacus@abacuseng.com 254.420.0800

DATE: 2/15/19 | SCALE: AS NOTED | DRAWN BY: JE

McANINCH WAREHOUSE
103 AVA DR. HEWITT, TEXAS

FLOOR PLAN

A1

COPYRIGHT © 2019 ABACUS ENGINEERING INC.