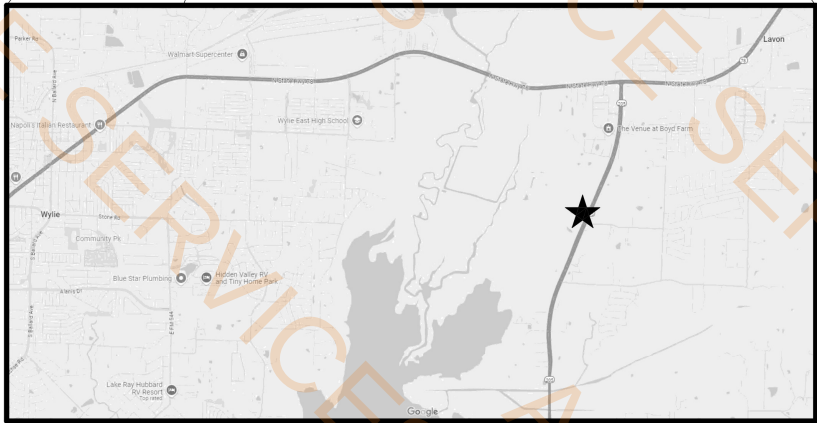
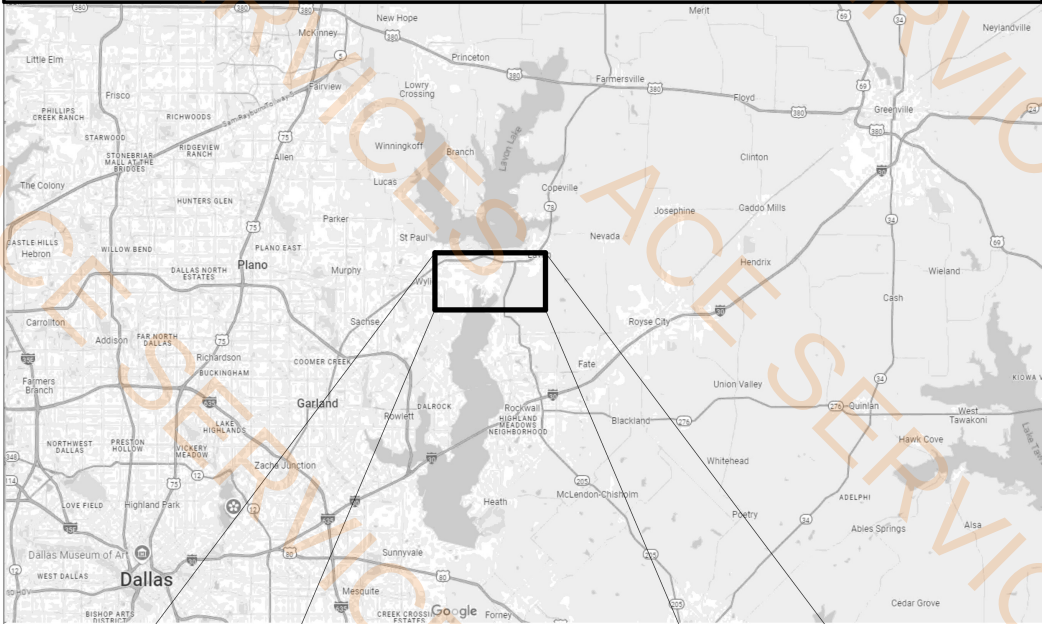
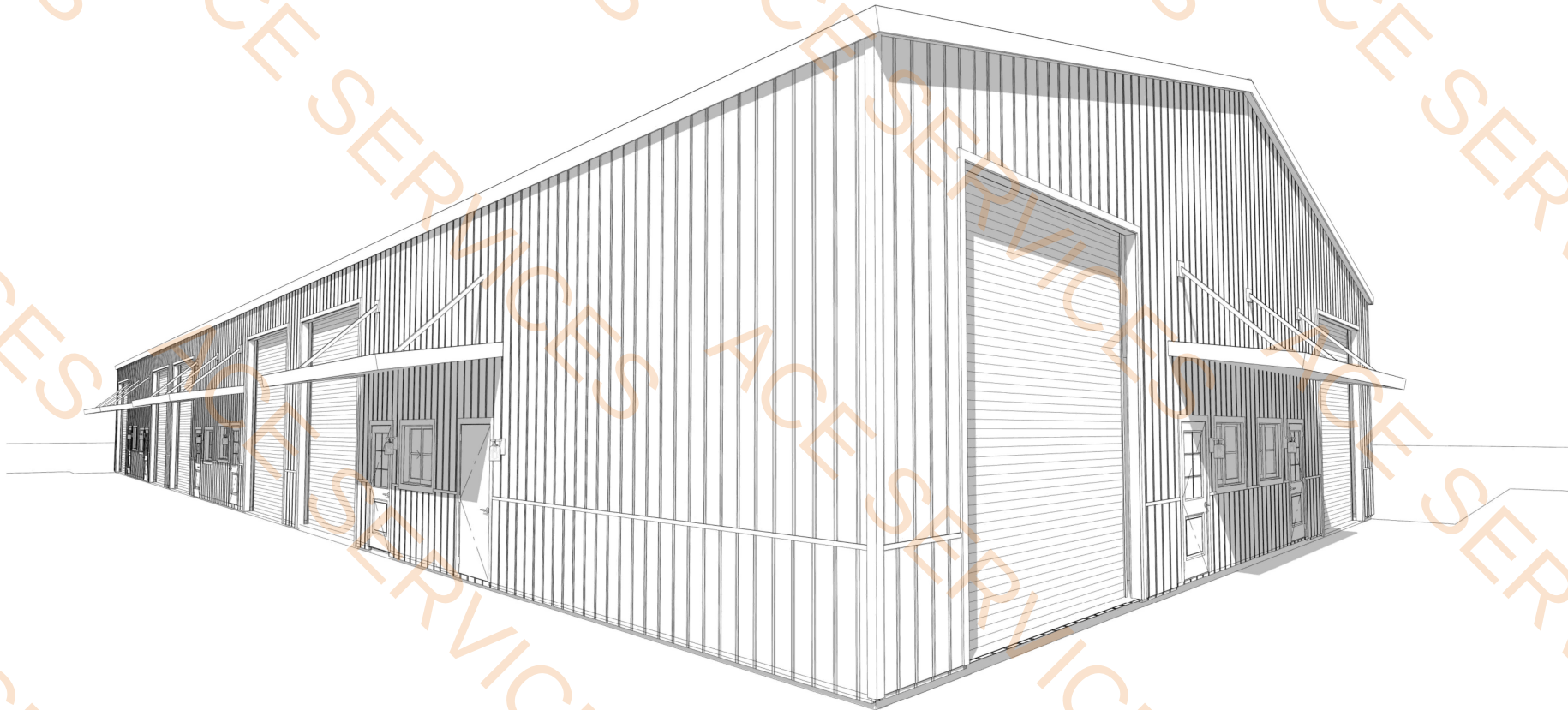


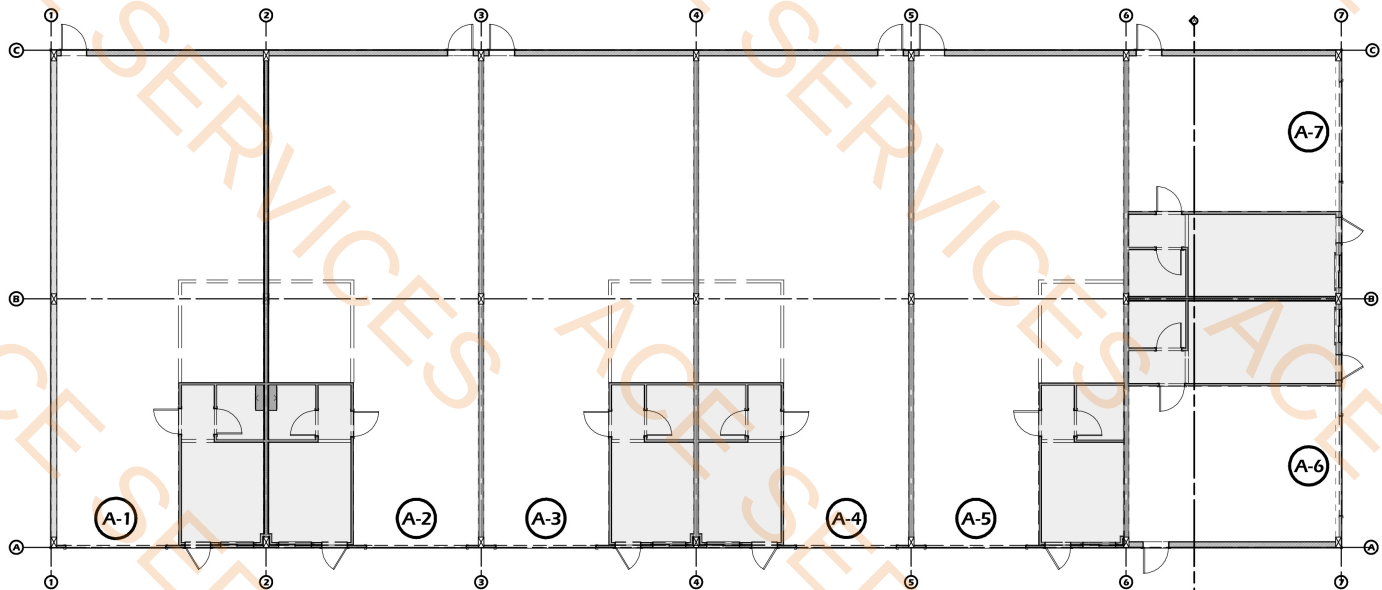
PROJECT LOCATION



LAVON BUSINESS PARK
11160 STATE HWY 205, LAVON, TX 75166



BUILDING - A



OVERHEAD VIEW
SCALE: 3/32" = 1'-0"

SHEET INDEX		
SHEET #	LABEL	SHEET NAME
1	A.01	COVER PAGE
2	A.02	1ST FLOOR PLANS
3	A.03	ENLARGED FLOOR PLANS
4	A.04	ENLARGED FLOOR PLANS
5	A.05	EXTERIOR ELEVATIONS
6	E.01	ELECTRICAL PLANS
7	E.02	ELECTRICAL PLANS
8	P.01	PLUMBING PLAN
9	M.01	HVAC PLAN
10	M.02	HVAC PLAN
11	S.01	WOOD FRAMING PLANS
12	S.02	WOOD FRAMING PLANS
13	S.03	STRUCTURAL STEEL PLANS
14	S.04	STRUCTURAL STEEL PLANS

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-A1 THRU A5	
OFFICE AREA	210
WAREHOUSE AREA	1,350
UNIT AREA	1,560
UNIT-A6 AND A7	
OFFICE AREA	273
WAREHOUSE AREA	507
UNIT AREA	780
TOTAL	9,358

Royse City, TX 75189
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Scott@PhillipsPlans.com
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COVER PAGE
AREA MAP AND & 3D VIEW

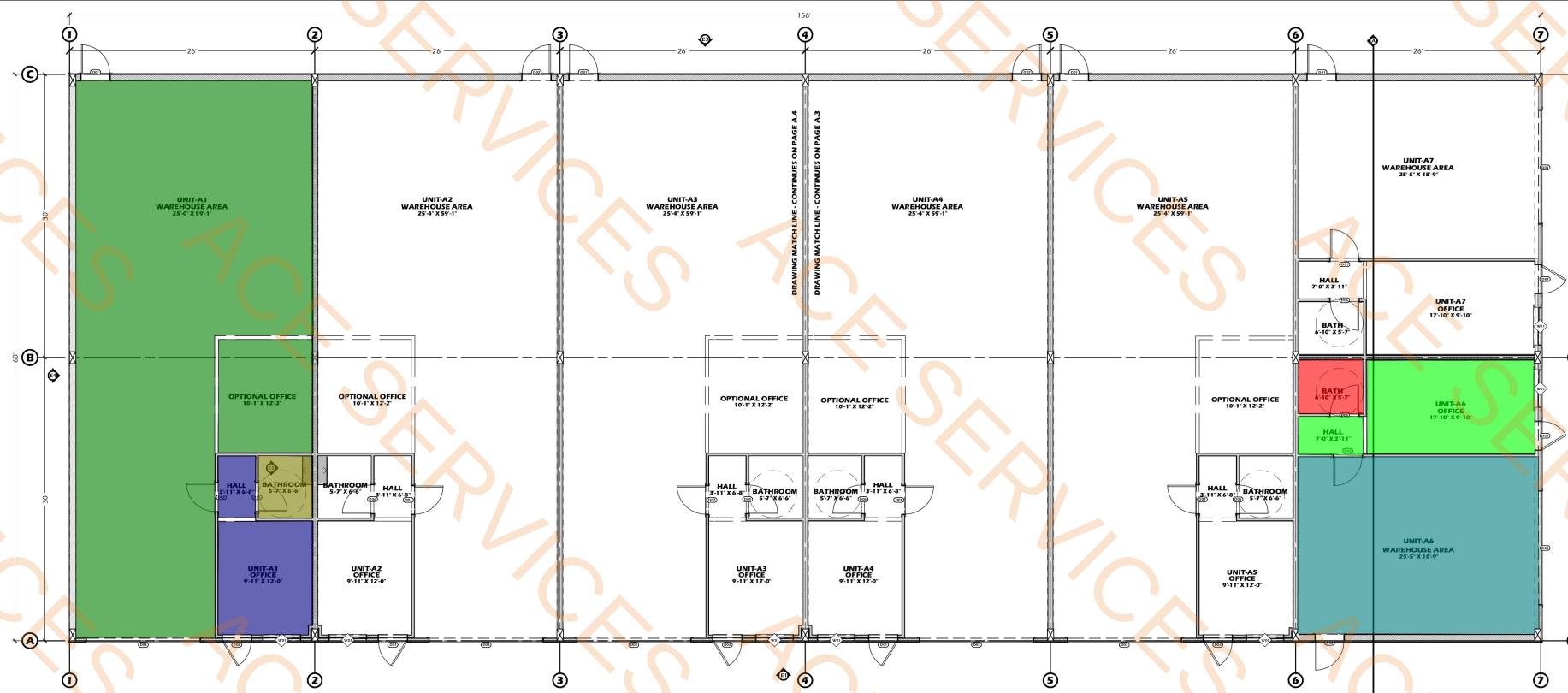
LAVON BUSINESS PARK
BUILDING - A
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
11/16/2024

SHEET NUMBER
A.01
REVISION #: B

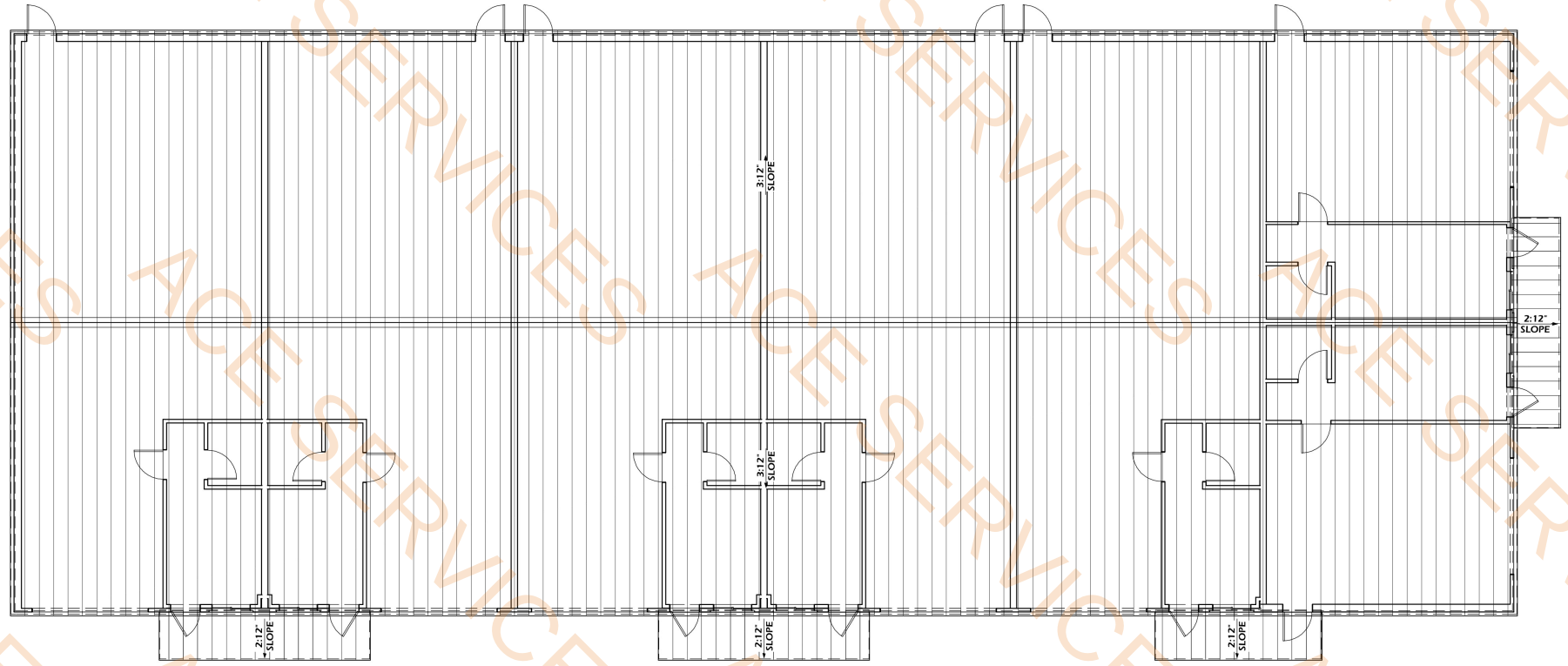
GENERAL NOTES:
THE GENERAL CONTRACTOR SHALL:
1. BE RESPONSIBLE FOR NOTIFYING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
3. COORDINATE BEFORE PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT, INCLUDING THE USE OF TEMPORARY.

	Exposed Ceiling A1-A5	1268.3 SQ FT
	5/8" Moisture Gyp Board Ceiling w Paint A1-A5	37.7 SQ FT
	5/8" Gyp Board Ceiling in Office w Paint (A1-A5)	146.0 SQ FT
	Exposed Ceiling (A6-A7)	480.0 SQ FT
	5/8" Moisture Gyp Ceiling in Bath w Paint (A6-A7)	39.4 SQ FT
	5/8" Gyp Board Ceiling in Office w Paint (A6-A7)	203.3 SQ FT

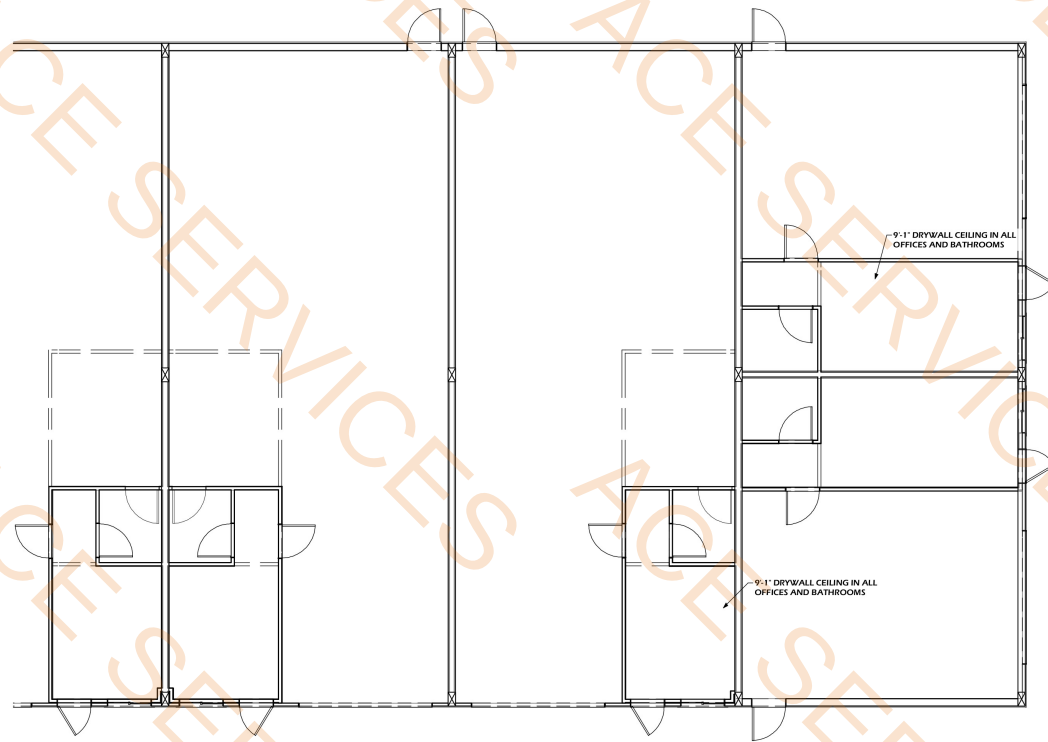
10. INCLUDE ALL EQUIPMENT AND FINISHES SPECIFIED UNLESS REQUIRED BY THE OWNER, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CLOSET ARE ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
11. PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.L.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE "TYPE RETAINMENT")
12. CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING AT INTERIOR CEILING / WALLS.
13. SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER. CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTIONS.
14. ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF STUD WALL FRAMING UNLESS NOTED OTHERWISE, WHERE DIMENSIONS ARE LABELED "CLEAR" OR "HOLD" THESE DIMENSIONS APPLY TO THE FINISHED FACE OF THE MATERIALS.
15. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
16. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE SPACE.
17. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
18. THIS IS A BUILDERS SET. ALL DETAILS MAY NOT BE INCLUDED. IT IS CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
19. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
20. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
21. ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
22. DESIGN INTENT - THE CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVERALL FRAMING, ETC.
23. THE CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS, AND CONNECTIONS TO ENSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. THE CONTRACTOR SHALL ENSURE THE PROPER INSTALLATION OF ALL FIXTURES.
24. ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT. SEE OWNER FOR ALL COLORS AND FINAL MATERIALS.
25. ROOFING SHALL EXCEED TYPE "B" ROOF COVERING.
26. TERMITE TREATMENT REQUIRED PER IRC CODE.
27. 1 Location required.
28. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
a) BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITHAWPAU-11 IN CHINK SPACES OR UNDESIGNATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GRIDDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 1 INCHES (25 MM) TO EXPOSED GROUND.
29. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
30. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
31. THE ENDS OF WOOD GRIDDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
32. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 1/4 INCHES (6.35 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, INTO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
33. WOOD & STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
34. WOOD FLOORING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FLOORING STRIPS OR FRAMING MEMBERS.
35. EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.
36. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.



1 FLOOR PLANS
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 TYP. REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-A1 THRU A5	
OFFICE AREA	210
WAREHOUSE AREA	1,350
UNIT AREA	1,560
UNIT-A6 AND A7	
OFFICE AREA	273
WAREHOUSE AREA	507
UNIT AREA	780
TOTAL	9,358

PHILLIPS
DESIGN SERVICES INC.

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PHILLIPSPLANS.COM

1st FLOOR PLANS
FLOOR PLAN & ROOF PLAN

LAVON BUSINESS PARK
BUILDING - A

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-A1-B
DRAWN BY: J. Scott Phillips
11/16/2024

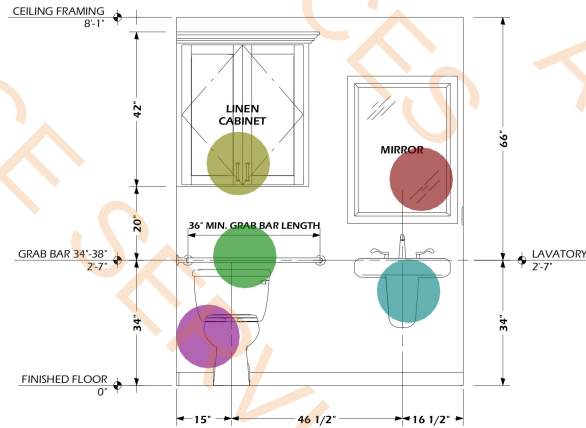
SHEET NUMBER
A.02

REVISION #: **B**

- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL:
1. BE RESPONSIBLE FOR NOTIFYING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
- Sealed Concrete Floor (A1-A5)
Transition Strip For Flooring (A1-A5)
LVT Tile Flooring (A1-A5)
Ceramic Tile Flooring A1-A5
Tag -B Interior (2x6 insulated 2 Hr- Demising 5/8" Fire-Rated Gyp B.S.)Wall Ht 24'-0"
D-Exterior Metal 3x3 Tube Wall (16'-0")
C- Exterior 8" x 25C Flush Wall Girt Ht (16'-0")
C- Exterior 8" x 25C Flush Wall Girt Ht (24'-0")
6" Ht Ceramic Wall Base A1-A5
6" Ht Rubber Wall Base A1-A5
2'x3' Wall Mirror
36" Grab Bar
Linen Cabinets (42" Ht x 12" D)
Water Closet
Lavatory Sink

1276.8 SQ FT
6.2 FT
146.3 SQ FT
38.4 SQ FT
118.4 FT
77.4 FT
77.8 FT
60.0 FT
24.8 FT
214.4 FT
1.0 EA
1.0 EA
1.0 EA
1.0 EA
1.0 EA
1.0 EA

15. ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF STUD WALL FRAMING UNLESS NOTED OTHERWISE, WHERE DIMENSIONS ARE LABELED "CLEAR" OR "HOLD" THESE DIMENSIONS APPLY TO THE FINISHED FACE OF THE MATERIALS.
16. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
17. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE SPACE.
18. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
19. THIS IS A BUILDERS SET. ALL DETAILS MAY NOT BE INCLUDED. IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
20. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSES AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
21. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
22. ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
23. DESIGN INTENT - THE CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVERALL FRAMING, ETC.
24. THE CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS, AND CONNECTIONS TO ENSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. THE CONTRACTOR SHALL ENSURE THE PROPER INSTALLATION OF ALL FIXTURES.
25. ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT. REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
26. ROOFING SHALL EXCEED TYPE "B" ROOF COVERING.
27. TERMITE TREATMENT REQUIRED PER IRC CODE.
- R317.1 Location required.
- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
- BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
1. IN CRACK SPACES OR UNDEVELOPED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GRIDDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLLING WHERE CLOSER THAN 1 INCHES (25 MM) TO EXPOSED GROUND.
2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GRIDDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FRAMING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FRAMING STRIPS OR FRAMING MEMBERS.
8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG, OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
9. EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDED THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.
10. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.



B1 TYPICAL BATHROOM ELEVATION
SCALE: 1/4" = 1'-0"

INTERIOR DOOR SCHEDULE					
2D	TAG	TYPE	QTY	FLOOR	SIZE
D05		HINGED	4	1	30x6 R IN
D06		HINGED	3	1	30x6 L IN

EXTERIOR DOOR SCHEDULE					
2D	TAG	TYPE	QTY	FLOOR	SIZE
D01		HINGED	10	1	30x6 L EX
D02		HINGED	11	1	30x6 R EX
D03		DOORWAY	7	1	120x140

WINDOW SCHEDULE					
2D	TAG	QTY	TYPE	FLOOR	SIZE
W01		7	LEFT SLIDING	1	40x30.5

WALL SCHEDULE			
LABEL	2D SYMBOL	TOTAL WIDTH	DESCRIPTION
A		4 1/2"	INTERIOR INSULATED WALL DRY WALL 2x4, DRY WALL
B		8"	INTERIOR 2x6 INSULATED 2 HOUR DEMISING FIRE WALL
C		9 1/2"	1.5" METAL SIDING, 8" SIDE WALL GIRTS
D		4 1/2"	1.5" METAL R-PANEL SIDING WITH 3X3 TUBE WALL FRAMING

- INTERIOR 2x4 STUD WALL**
SCALE: 1/4" = 1'-0"
- INTERIOR 2x6 2 HOUR FIRE WALL**
SCALE: 1/4" = 1'-0"
- EXTERIOR 8" STEEL WALL GIRTS**
SCALE: 1/4" = 1'-0"
- EXTERIOR METAL 3x3 TUBE WALL**
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-A1 THRU A5	
OFFICE AREA	210
WAREHOUSE AREA	1,350
UNIT AREA	1,560
UNIT-A6 AND A7	
OFFICE AREA	273
WAREHOUSE AREA	507
UNIT AREA	780
TOTAL	9,358

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL:

1. BE RESPONSIBLE FOR NOTIFYING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
3. COORDINATE BEFORE PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT, INCLUDING THE USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS, ETC.
4. COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICTS IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
6. BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION, AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES.
7. BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS ARE BUILDABLE AS SHOWN. IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH SUCH WORK OR RE-ASO CONSTRUCTION.
8. VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO FIXING, ORDERING OR PROCEEDING WITH THE WORK.
9. BE RESPONSIBLE FOR THE CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS, INCLUDING SEQUENCING OR COORDINATION-INDUCED ERRORS.
10. RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
11. INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY THE OWNER, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED COUNTRY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
12. PROVIDE ALL NECESSARY BLOCKING, STEPPERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.L.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE 1" THE RETAINMENT 1")
13. CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT INTERIOR CEILINGS / WALLS.
14. SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
15. ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF STUD WALL FRAMING UNLESS NOTED OTHERWISE, WHERE DIMENSIONS ARE LABELED "CLEAR" OR "GIRD" THESE DIMENSIONS APPLY TO THE FINISHED FACE OF THE MATERIALS.
16. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
17. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE PROJECT.
18. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
19. THIS IS A BUILDERS SET. ALL DETAILS MAY NOT BE INCLUDED. IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MOOIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
20. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
21. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
22. ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
23. DESIGN INTENT - THE CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVERALL FRAMING, ETC.
24. THE CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS, AND CONNECTIONS TO ENSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. THE CONTRACTOR SHALL ENSURE THE PROPER INSTALLATION OF ALL FIXTURES.
25. ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT. REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
26. ROOFING SHALL EXCEED TYPE "B" ROOF COVERING.
27. TERNITE TREATMENT REQUIRED PER IRC CODE.

- R317.1 Location required.
- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
- BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U-11 IN CRACK SPACES OR UNDEVELOPED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND.
- 2) WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
- 3) SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
- 4) THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
- 5) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 1/4 INCHES (6.35 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, INTO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
- 6) WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
- 7) WOOD FLOORING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FLOORING STRIPS OR FRAMING MEMBERS.
- 8) PARTITIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG, OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
- 9) EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.
- 10) WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIERS BY AN IMPERVIOUS MOISTURE BARRIER.

- Sealed Concrete Flooring A6-A7
LVT Tile Flooring (A6-A7)
Transition Strip Floor For (A6-A7)
Ceramic Tile Flooring A6-A7
Tag -B Interior (2x6 insulated 2 Hr- Demising 5/8" Fire-Rated Gyp B.S.) Wall Ht 24'-0"
D-Exterior Metal 3x3 Tube Wall (16'-0")
C- Exterior 8" x 25C Flush Wall Girt Ht (16'-0")
D-Exterior Metal 3x3 Tube Wall (24'-0") with 1.5" MEtal Siding one side
6" Ht Rubeer Wall Base A6-A7
6" Ht Ceramic Wall Base A6-A7

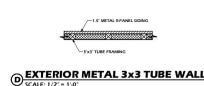
INTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D05	HINGED	4	I	30x8 R IN	38"X81" 1/4"
	D06	HINGED	3	I	30x8 L IN	38"X81" 1/4"

EXTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D01	HINGED	10	I	30x8 L EX	38"X83"
	D02	HINGED	11	I	30x8 R EX	38"X83"
	D03	DOORWAY	7	I	120x140	145 1/2"X168 3/4"

WINDOW SCHEDULE						
2D	TAG	QTY	TYPE	FLOOR	SIZE	HEADER
	W01	7	LEFT SLIDING	I	40x30.5	49"X37"

E2 ENLARGED FLOOR PLANS
SCALE: 1/4" = 1'-0"

WALL SCHEDULE			
LABEL	2D SYMBOL	TOTAL WIDTH	DESCRIPTION
A		4 1/2"	INTERIOR INSULATED WALL DRY WALL 2X4, DRY WALL
B		8"	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
C		9 1/2"	1.5" METAL SIDING, 8" SIDE WALL GIRTS
D		4 1/2"	1.5" METAL R-PANEL SIDING WITH 3X3 TUBE WALL FRAMING



SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-A1 THRU A5	
OFFICE AREA	210
WAREHOUSE AREA	1,350
UNIT AREA	1,560
UNIT-A6 AND A7	
OFFICE AREA	273
WAREHOUSE AREA	507
UNIT AREA	780
TOTAL	9,358

SHEET NUMBER

LAVON BUSINESS PARK
BUILDING - A

A.04

REVISION # B

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips

PROJECT #: 240104-A1-B

ENLARGED FLOOR PLANS

FLOOR PLANS AND SCHEDULES

Royce City, TX 75189
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DESIGN SERVICES INC.PHILLIPS
DESIGN SERVICES INC.

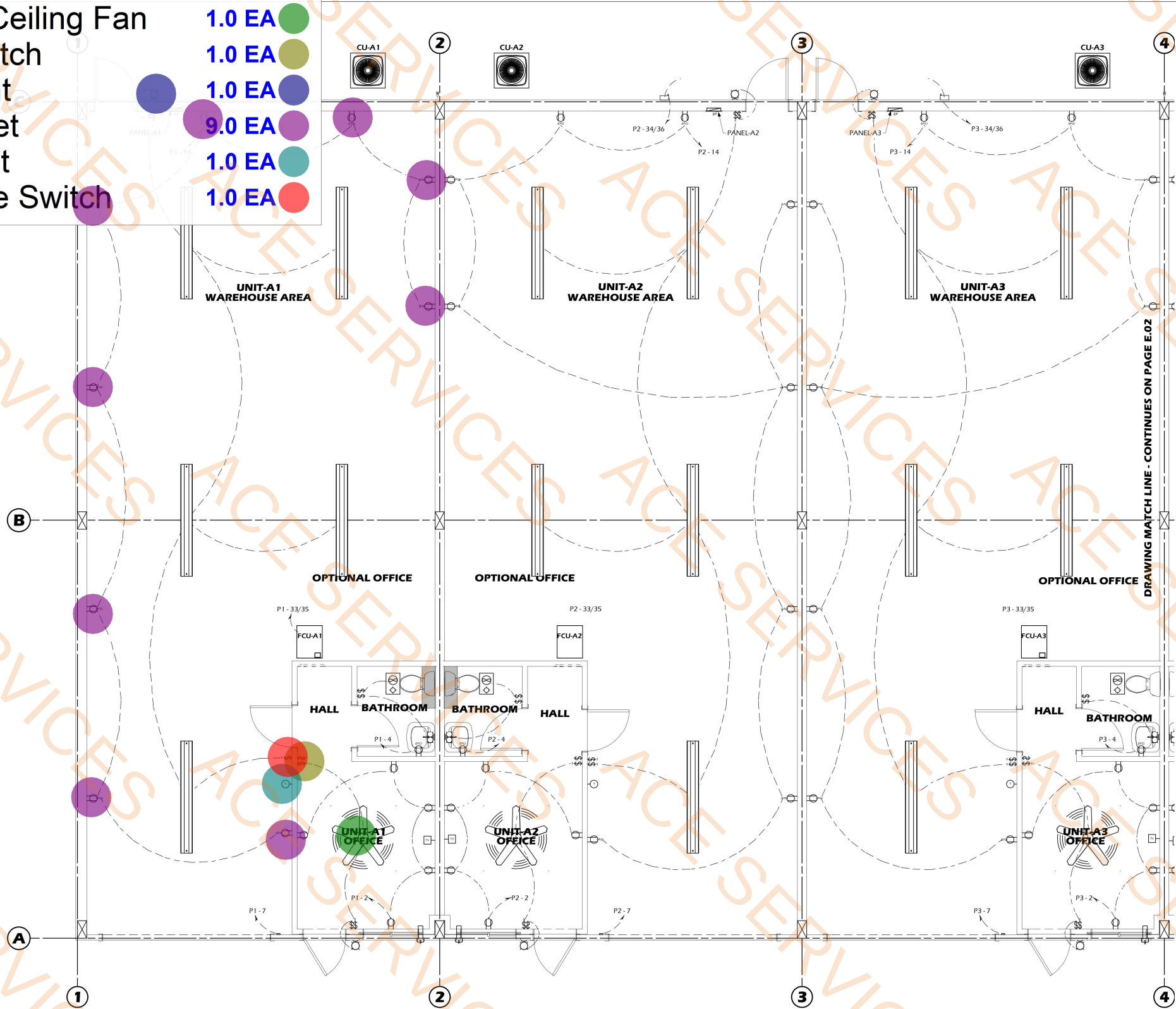
GENERAL POWER NOTES:

- E1 - ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND HVAC FOR GUIDANCE. DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL ARCHITECTURAL DETAILS, AND LOCATIONS OF PIPES AND STRUCTURAL SYSTEMS SHALL BE INSTALLED WITHOUT INTERFERING WITH PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYSTEMS SYMMETRICALLY IN RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWING. LOCATED ON REFLECTED CEILING PLANS. COORDINATE WITH OTHER TRADES FOR PROPER INSTALLATION OF WORK AND FOR TIMELY EXECUTION OF CONSTRUCTION.
- E2 FURNISH ALL LABOR, EQUIPMENT, APPLIANCES, MATERIALS AND PERFORMANCE OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF SYSTEMS IN ACCORDANCE WITH DRAWINGS, CODES, ORDINANCES AND TERMS AND CONDITIONS OF CONTRACT.
- E3 COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
- E4 SYMBOLS IN THE LEGEND ARE APPLICABLE GENERALLY. FOR EXACT REQUIREMENTS, REFER TO THE SCHEDULES, LAYOUTS, AND DETAILS. THE APPEARANCE OF A PARTICULAR SYMBOL DOES NOT NECESSARILY IMPLY THAT THE ITEM IS INCLUDED IN THE CONTRACT.
- E5 PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, STARTERS, RACEWAYS AND OTHER ELECTRICAL EQUIPMENT WHEREVER THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING.
- E6 VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA. SUPPORT RACEWAYS WITH APPROVED TYPES OF WALL BRACKETS OR CEILING TRAPEZE HANGAR. DO NOT SUSPEND FROM DROPPED CEILING, TIE WIRE OR T-BAR. PROVIDE SAFETY WIRES FOR EACH LIGHTING FIXTURE IN NEW DROPPED CEILING SO THAT IN THE EVENT OF CEILING FAILURE, NO PART OF THE FIXTURE WILL DROP MORE THAN 12" BELOW NORMAL CEILING HEIGHT.
- E7 PROVIDE SEAL FITTINGS IN CONDUITS THAT ENTER CONDITIONED AREAS FROM NON-CONDITIONED AREAS.
- E8 PROPERLY GROUND CONDUIT SYSTEM, OUTLETS, FIXTURES, ETC. IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, SECTION 250. PROVIDE ALL BONDING JUMPERS AND WIRE, GROUNDING BUSHINGS, CLAMPS, ETC. REQUIRED FOR COMPLETE GROUNDING. PROVIDE GREEN GROUND WIRE IN EACH RACEWAY.
- E9 CONNECT BRANCH CIRCUIT NEUTRAL TO RECEPTACLE TERMINAL BY MEANS OF A SHORT "PIGTAIL" PERMANENTLY SPLICED TO THE NEUTRAL.
- E10 ALL 120 VOLT, 15 AMP AND 20 AMP CIRCUITS AND DEVICES IN UNITS SHALL BE ARC-FAULT CIRCUITS INTERRUPTER (AFCI) PROTECTED.
- E11 ALL 120 VOLT RECEPTACLES AND CIRCUITS IN BATHROOMS SHALL BE GFCI PROTECTED.
- E12 CONTRACTOR SHALL PROVIDE A TYPED DIRECTORY CARD IN EACH PANEL BOARD.
- E13 CONTRACTOR SHALL NOT INSTALL ANY 15 AMP CIRCUITS UNLESS SPECIFICALLY NOTED. THE MINIMUM SIZE OF A 120 VOLT CIRCUIT SHALL BE 20 AMP.
- E14 ELECTRICAL CONTRACTOR SHALL VERIFY SMOKE DETECTOR REQUIREMENTS AND CONFIRM ALL SMOKE DETECTORS ARE INSTALLED IN REQUIRED LOCATIONS.

SYM.	QTY.	COMMENTS
7	1	EXHAUST FAN - LIGHT
33	1	3-WAY SWITCH
7	1	5-BLADE CEILING FAN
29	1	8" LED SHOP LIGHT
7	1	COAX CABLE OUTLET
37	1	DUPLEX OUTLET
2	1	FLUSH MOUNT DOME LIGHT
60	1	INTERIOR - GFCI OUTLET
28	1	PDS - E SINGLE POLE SWITCH
3	1	SINGLE POLE SWITCH
7	1	VANITY WALL SCORER
25	1	WALL SERVICE LIGHT
7	1	WATER PROOF OUTLET

PANEL 'P1-P9'									
120/240 VOLTS									
22,000 AMP RMS SYM I.C. (SEE NOTE)									
INTEGRATED EQUIPMENT RATING									
1 PHASE 3 WIRE 200 AMP MAIN CKT BRKR									
SERVES	FEEDER	TRIP	KVA	CT	KVA	TRIP	FEEDER	SERVES	
SHOP POWER	*	20-1	1.0	1	2	1.0	20-1	OFFICE B-01	
SHOP POWER	*	20-1	1.0	3	4	1.0	20-1	ADA REST. B-01	
SMOKE DETECTORS	*	20-1	1.0	5	6	1.0	30	POINT OF USE W/H	
G-DOOR OPENER	*	20-1	1.0	7	8	1.0	2	WATER HEATER	
				9	10				
				11	12				
				13	14				
				15	16				
				17	18				
				19	20				
				21	22				
				23	24				
				25	26				
				27	28				
				29	30				
				31	32				
FAN COIL UNIT	**	30	2.5	33	34	2.5	30	OUTDOOR A.C. UNIT	
FCU - B-01 / HEAT		2	2.5	35	36	2.5	2	CU-1	
SPARE				37	38			SPARE	
SPARE				39	40			SPARE	

- Electrical Ceiling Fan 1.0 EA
- 3-Way Switch 1.0 EA
- Dome Light 1.0 EA
- GFCI Outlet 9.0 EA
- Thermostat 1.0 EA
- Single Pole Switch 1.0 EA



SHEET NUMBER
E.01
REVISION #
B

LAVON BUSINESS PARK
BUILDING - A
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DATE: 11/16/2024

ELECTRICAL PLANS

Royse City, TX 75189
(903) 413-5096
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PHILLIPS
DESIGN SERVICES INC.
PHILLIPSPLANS.COM

GENERAL "MEP" CONSTRUCTION PLAN SHEET NOTES:

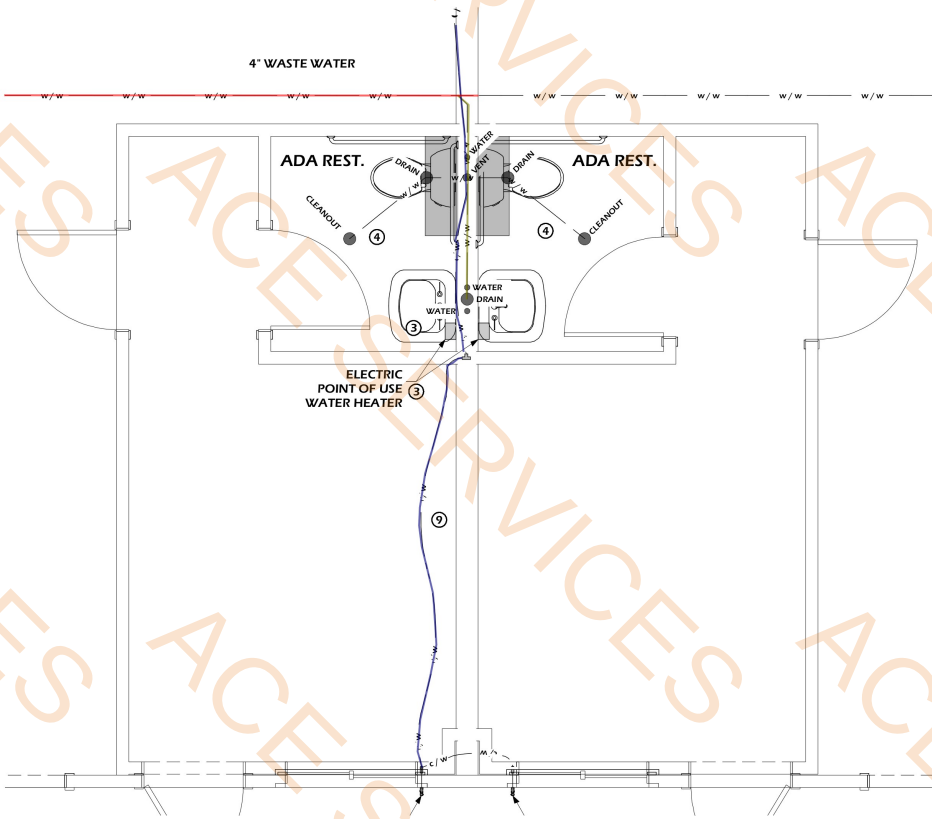
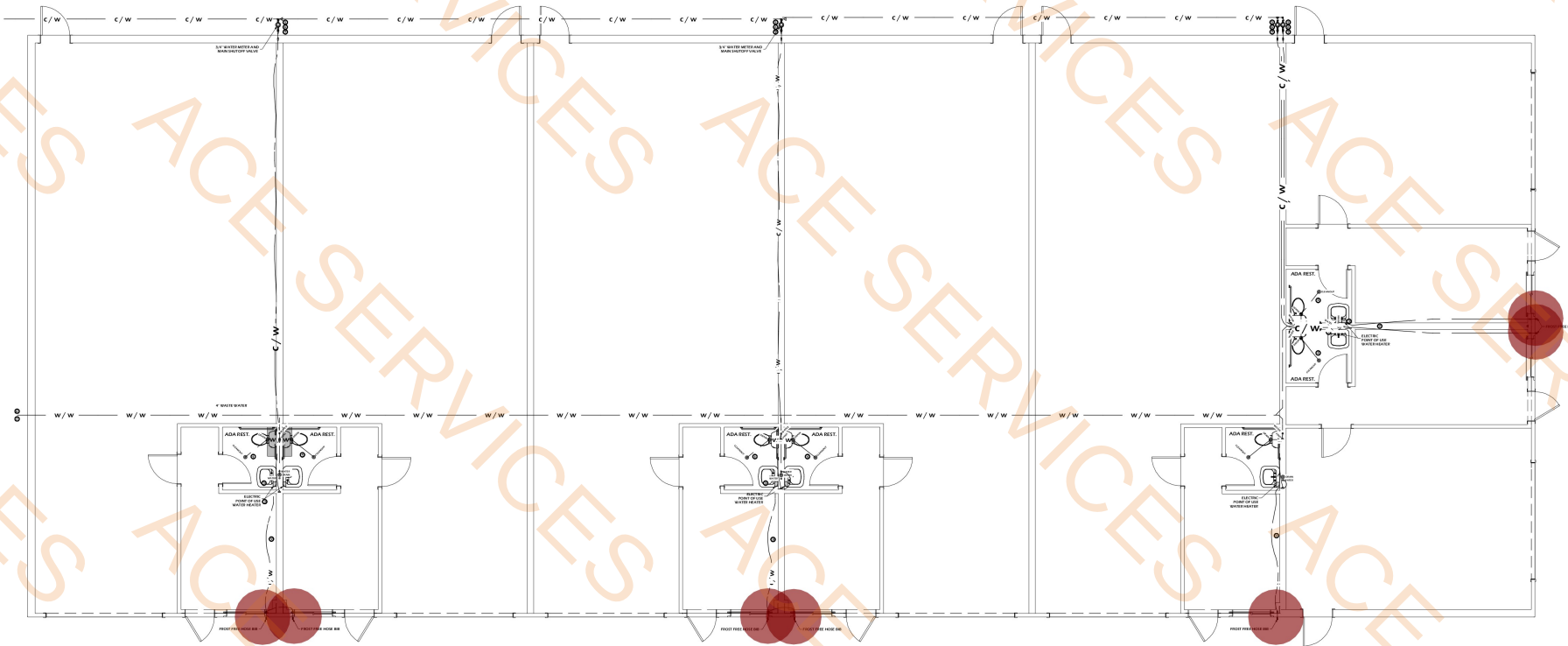
1. All contractors and trades are to review all plan sheets thoroughly. The plan sheets for each division have interrelated aspects of work. Contractors will be held liable for failing to thoroughly examine the plans and the various scopes of work therein.
2. These plans are not assumed to be fully complete and fully accurate in all regards to the true as-built/project site conditions. Field conditions may require adjustments to these plans. Due to the limitations of plans to fully represent all of the actual site/project conditions, all aspects of the design plans are to be field verified as a part of the project. Contractors are responsible for contacting the engineers to coordinate/resolve any discrepancies, unaccounted-for conditions, deficiencies, and unforeseen complications encountered during this project.
3. The plans represent a workable design to achieve the desired designed results. As construction occurs, the possibility of alternates to the Construction Drawings may become apparent. Suppose there are alternates to the design that maintain the design results of equal or improved quality and keep or reduce costs. In that case, the contractor must consult with the engineers for their acceptance/approval. The contractors must consult with the engineers throughout the work process as needed.

PLUMBING NOTES BY SYMBOL "1":

- 1 NEW SANITARY SEWER LINE
- 2 NEW COLD WATER LINE
- 3 NEW HOT WATER LINE
- 4 DOUBLE CLEAN OUT, TYPICAL
- 5 PROVIDE SHUT OFF VALVE FOR ALL WATER HEATER PIPING CONNECTIONS, TYPICAL
- 6 SEE SITE PLAN FOR CONTINUATION, COORDINATE WITH CIVIL PLANS
- 7 SANITARY SEWER TO 5 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN SANITARY SEWER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR
- 8 COLD WATER TO 2 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN COLD WATER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR.
- 9 DOMESTIC SERVICE WATER PIPING UP INSIDE SURFACES OF WALL. EXTEND PIPING UP AND ACROSS / ABOVE LEVEL 1 CEILING SPACE. BE SURE TO INSULATE WATER PIPING IN WALLS.
- 10 INSTALL NEW DOUBLE CHECK BACKFLOW PREVENTER OR REDUCED PRESSURE ZONE VALVE ASSEMBLY DEVICE (RPZ) AS REQUIRED FOR THE NEW COLD WATER SERVICES PIPING.
- 11 COLD WATER PIPING UP. EXTEND PIPING UP AND ACROSS ABOVE IN LEVEL 1 CEILING SPACE. COORDINATE WITH ALL ELEMENTS IN THE FIELD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR / OWNER.
- 12 3" VENT PIPING UP AND THROUGH EXTERIOR WALL
- 13 EXTEND WATER PIPING ACROSS IN CEILING SPACE TO SERVE FROST-FREE HOSE BIBB. EXTEND PIPING DOWN IN WALL TO SERVE FROST-FREE HOSE BIBB. BE SURE TO INSULATE WATER PIPING IN WALLS.
- 14 WCO - WALL CLEAN OUT (TYPICAL). FCO - FLOOR CLEAN OUT (TYPICAL)
- 15 2" HUB DRAIN FOR WATER HEATER T&P PIPING
- 16 SANITARY SEWER PIPING INSTALLED IN LEVEL 1 CEILING
- 17 EXTEND SANITARY SEWER UNDERGROUND

- Frost Free Hose Bib
- 2" Waste Water Pipe
- 2" Cold And Hot Water Pipe
- 4" Waste Water Pipe

- 7.0 EA
- 6.4 FT
- 22.9 FT
- 14.3 FT



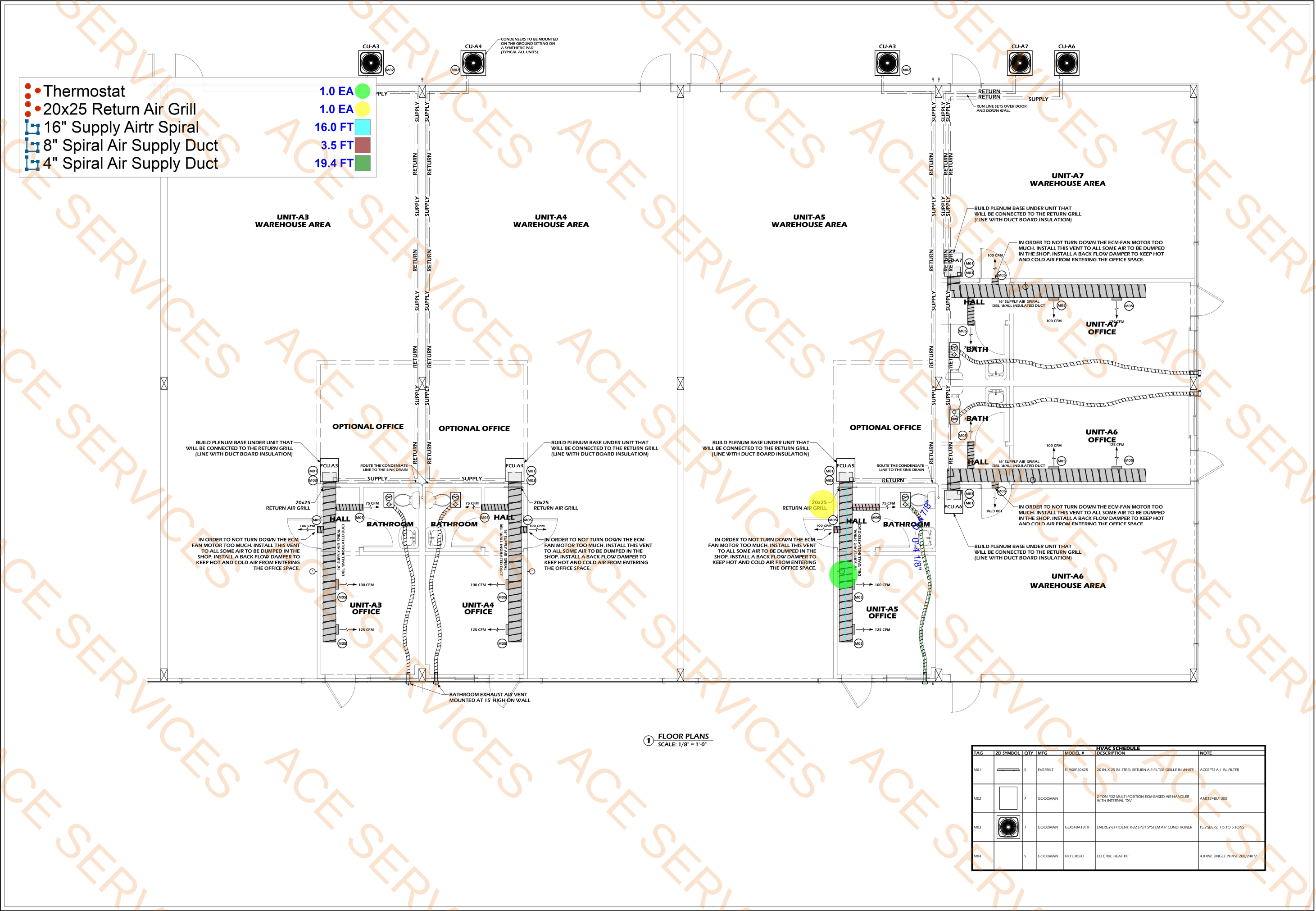
D-1 ENLARGED PLUMBING PLAN DETAIL
SCALE: 3/8" = 1'-0"

SHEET NUMBER
P.01
REVISION #
B

LAVON BUSINESS PARK
BUILDING - A
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #:
240104-A1-B
DRAWN BY:
J. Scott Phillips

PLUMBING PLAN

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DESIGN SERVICES INC.
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1 FLOOR PLANS
SCALE: 1/8" = 1'-0"

TAG	2D SYMBOL	QTY	MFG	MODEL #	HVAC SCHEDULE	NOTE
					DESCRIPTION	
M01		5	EVERBILT	E130RF20X25	20 IN. X 25 IN. STEEL RETURN AIR FILTER GRILLE IN WHITE	ACCEPTS A 1 IN. FILTER
M02		7	GOODMAN		2-TON R32 MULTIPosition ECM-BASED AIR HANDLER WITH INTERNAL TXV	AM524BU1300
M03		7	GOODMAN	GLX54BA1810	ENERGY EFFICIENT 8.32 SPLIT SYSTEM AIR CONDITIONER	15.2 SEER2, 1 1/2 TO 5 TONS
M04		5	GOODMAN	HKTS20SX1	ELECTRIC HEAT KIT	4.8 KW, SINGLE PHASE 208/240 V

PHILLIPS
DESIGN SERVICES INC.

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PHILLIPSPLANS.COM

HVAC Plan

LAVON BUSINESS PARK
BUILDING - A

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B

SHEET NUMBER

M.02

REVISION #

B

11/16/2024

CONTRACTOR / END USER RESPONSIBILITIES

It is the responsibility of the contractor/end user to ensure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that the manufacturer or its design engineer is acting as the engineer of record for the project or design professional for a construction project.

The contractor/end user must secure all required approvals and permits from the appropriate agency. Approval of the drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract, customer drawings, and applicable building codes to the design of the building system.

- W8x15 Column Post (Ht 18'-0")
- W12x14 Column Beam
- 3x3 SQ Tube Flush With front Wall ht 22'
- D1) Corner Column Plate
- D2) Corner Column Plate
- D3) Column SideWall Plate
- D4) Column Side Wall Plate
- D5) End Wall Middle Plate
- W8x15 Column Post (Ht 26'-0")

- 16.0 EA
- 416.3 FT
- 10.0 EA
- 4.0 EA
- 38.0 EA
- 12.0 EA
- 6.0 EA
- 1.0 EA
- 5.0 EA

These temporary supports shall secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces, and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion, or collision. (Sect. 7.9.1 AISC Code of Standard Practice, 9th ed.)

Warning: in no case should galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosion effects on the aluminum zinc alloy coating when they are used in contact with galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto galvalume should be avoided as it can cause damage to the finish and void the warranty.

BOLT TIGHTENING REQUIREMENTS

All high strength bolts are A325 unless noted otherwise. High strength bolts shall be tightened by the "snug tight" method in accordance with the latest edition AISC "Specification for Structural Joints using ASTM A325 or A490 bolts". A325 bolts shall be installed without washers when tightened by the "snug tight" method. All bolted connections, for shear/bearing connection type with bolt threads excluded from the shear plane shall be snug tight only.

PRIMER

All structural steel to receive a rust inhibitive primer. This primer is not a final paint finish and is not intended for long term exposure to the elements.

APPROVAL NOTES

The following conditions apply if these drawings are used as approval drawings: It is imperative that any changes to these drawings be made in contrasting ink (preferably red ink), have all instances of change clearly indicated, and be legible and unambiguous. A signature and date are required on all pages.

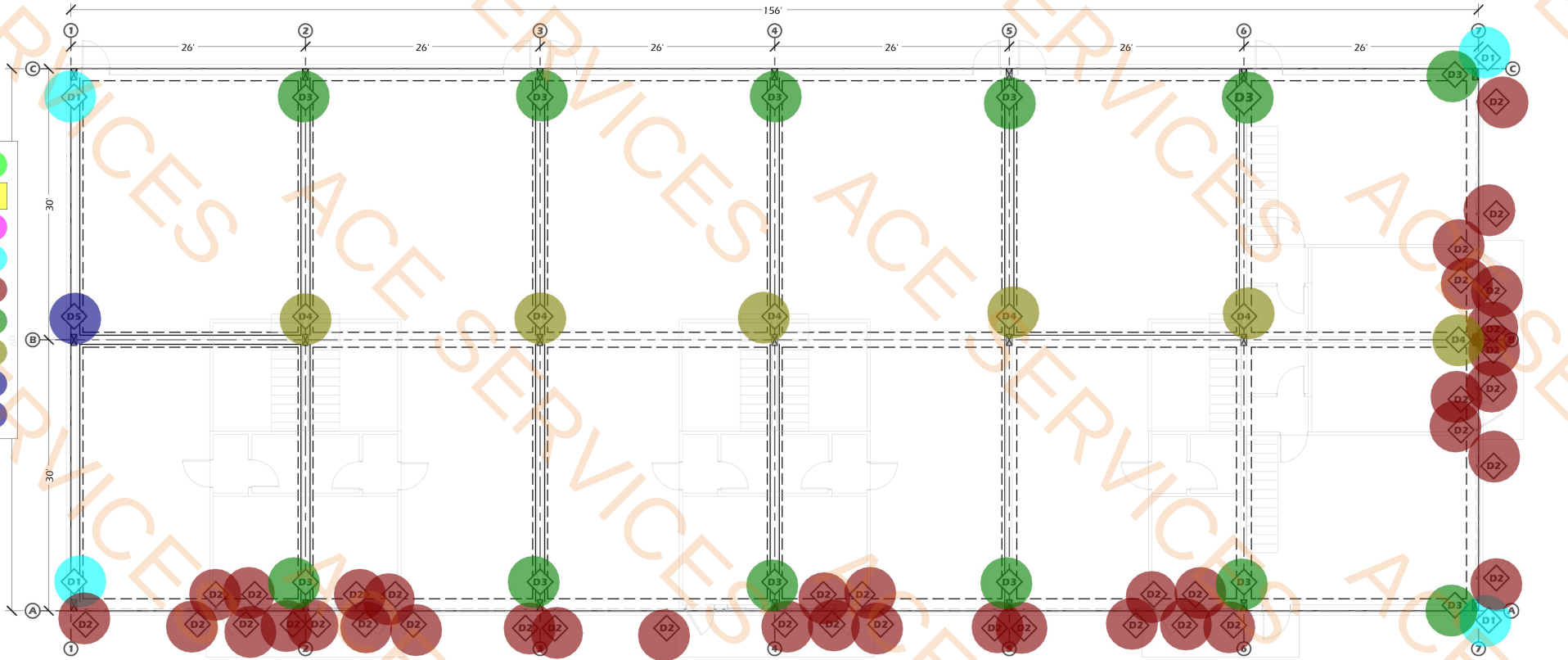
The manufacturer reserves the right to re-submit drawings with additional details or changes as required to avoid fabrication errors. This may impact the delivery schedule.

Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract documents and drawings, and further constitutes agreement that the building as shown on the manufacturer's plans, with indicated changes, represents the total of the materials to be supplied by the manufacturer to fulfill the contract agreement.

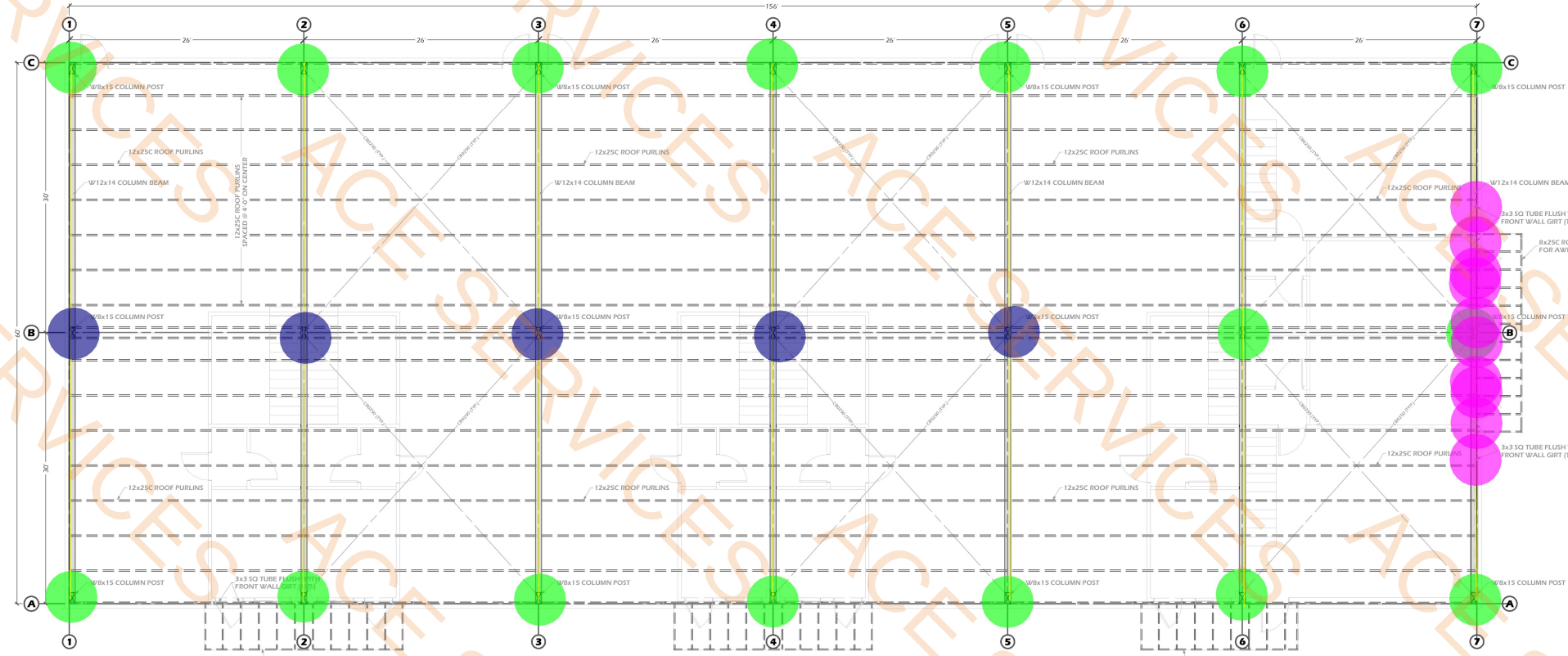
Any changes noted on the drawings not in conformance with the terms and requirements of the contract between the manufacturer and its customer are not legally binding unless, subsequently, specifically acknowledged and agreed to in writing by change order or separate documentation.

The manufacturer recognizes that "rubber stamps" are routinely used for indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, the manufacturer does not accept changes or additions to contractual terms and conditions that may appear with use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alterations to these drawing notes and will not alter the contractual rights and obligations existing between the manufacturer and its customer.

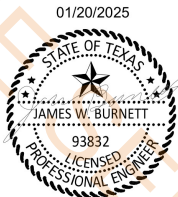
Final detailing, fabrication, and delivery date of this project cannot be completed until signed approvals are returned to the manufacturer.



1 BUILDING-A WELD PLATE PLANS
SCALE: 1/8" = 1'-0"



2 BUILDING-A ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



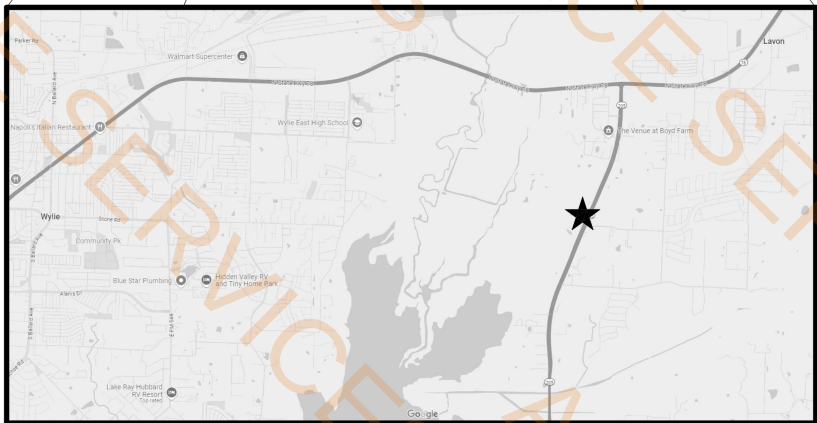
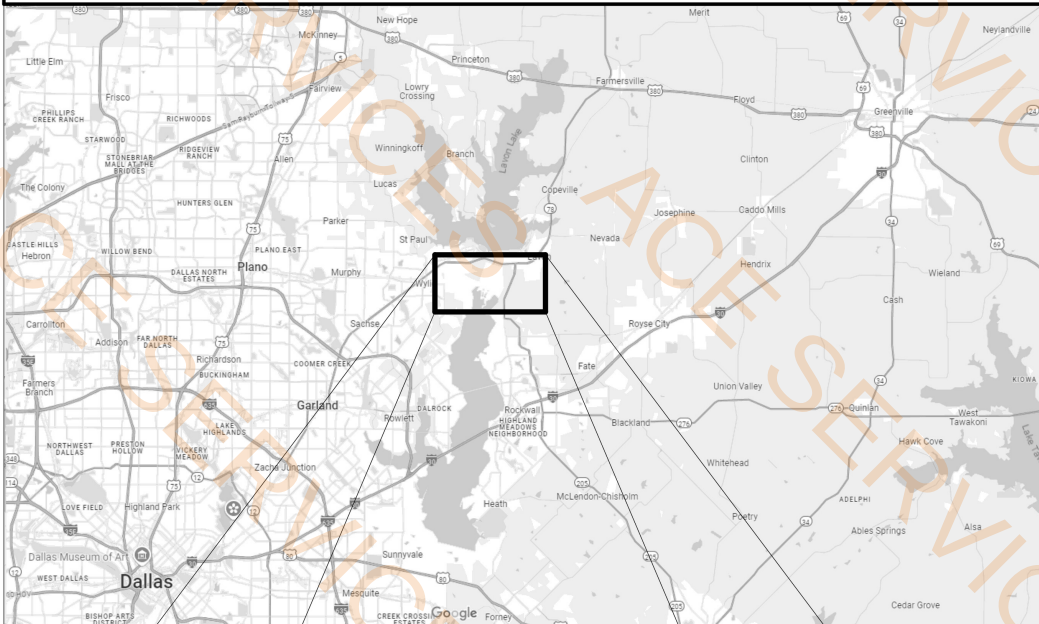
SHEET NUMBER
S. 8
REVISION # B

LAVON BUSINESS PARK
BUILDING - A
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DATE: 11/16/2024

STRUCTURAL STEEL PLANS
WELD PLATE & ROOF FRAMING

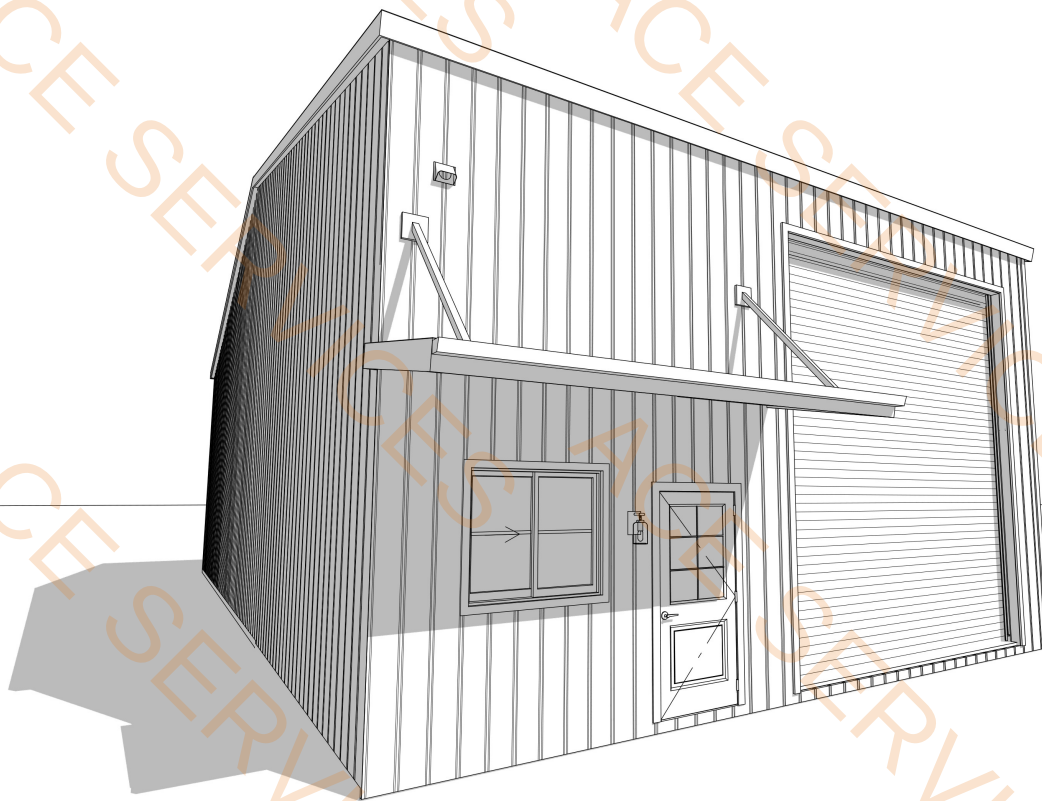
Royce City, TX 75189
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PHILLIPS DESIGN SERVICES INC.
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PROJECT LOCATION



LAVON BUSINESS PARK

11160 STATE HWY 205, LAVON, TX 75166



BUILDING-B1

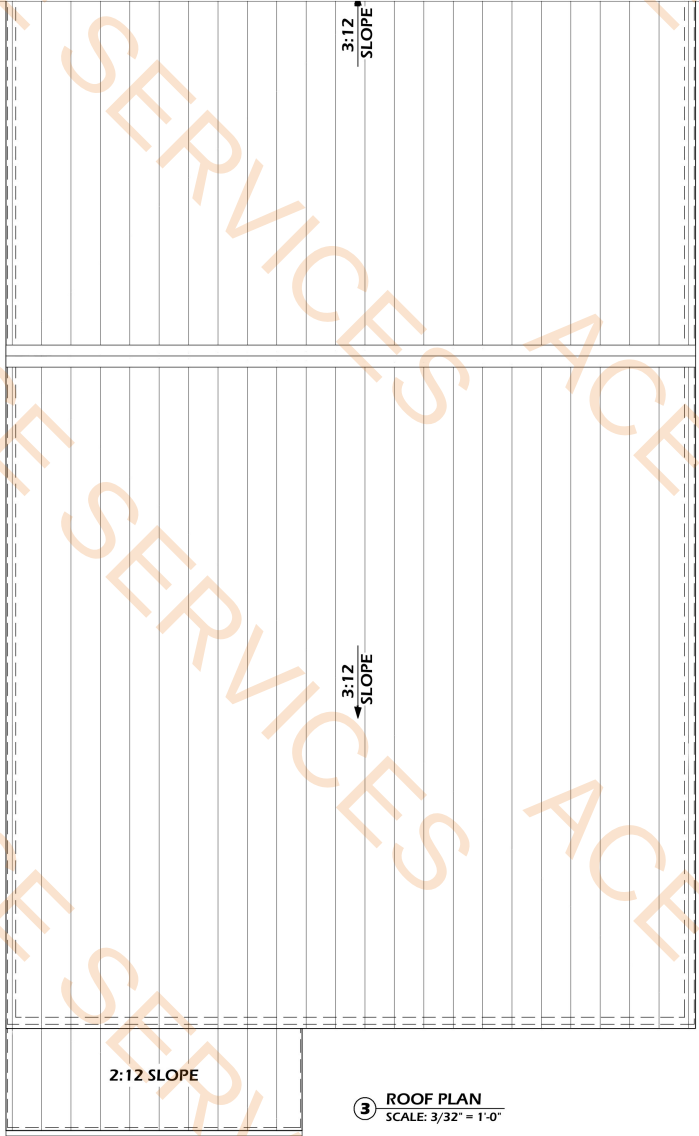
CONTRACTOR / END USER RESPONSIBILITIES

- 1) BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 2) EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
- 3) COORDINATE PRIOR TO PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT INCLUDING USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS, ETC.
- 4) COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICTS IN THE LOCATION, INSTALLATION, AS CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 5) BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
- 6) BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION AND EXACTION OF CONSTRUCTION METHODS AND PROCEDURES.
- 7) BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS ARE BUILD-ABLE AS SHOWN, IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH SUCH WORK OR RELATED CONSTRUCTION.
- 8) VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
- 9) BE RESPONSIBLE FOR CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS, INCLUDING SEQUENCING OR COORDINATION INDUCED ERRORS.
- 10) RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
- 11) INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY OWNER, ACCORDING TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETRY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
- 12) PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE " FIRE RETARDANT ")
- 13) CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT interior CEILINGS / WALLS.
- 14) SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
- 15) ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING UNLESS NOTED OTHERWISE
- 16) NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS
- 17) ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
- 18) THIS IS A BUILDERS SET, ALL DETAILS MAY NOT BE INCLUDED, IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
- 19) WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
- 20) MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
- 21) ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
- 22) DESIGN INTENT - CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVER ALL FRAMING, ETC.
- 23) CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS AND CONNECTIONS TO INSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. CONTRACTOR SHALL ENSURE PROPER INSTALLATION OF ALL FIXTURES.
- 24) ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT, REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
- 25) ROOFING SHALL EXCEED TYPE "B" ROOF COVERING

SHEET INDEX		
SHEET #	LABEL	SHEET NAME
1	A.01	COVER PAGE
2	A.02	1ST FLOOR PLANS
3	A.06	EXTERIOR ELEVATIONS
4	E.01	ELECTRICAL PLANS
5	P.01	PLUMBING PLAN
6	M.01	HVAC PLAN
7	S.01	WOOD FRAMING PLANS
8	S.03	STRUCTURAL STEEL PLANS
9	S.05	STRUCTURAL STEEL PLANS

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-B9	
OFFICE AREA	234
WAREHOUSE AREA	1,566
TOTAL	1,800

Exposed Ceiling (B1-B8)	1484.7 SQ FT
5/8" Moisture Gyp Ceiling B1-B8	43.8 SQ FT
5/8" Gyp Ceiling (B1-B8)	160.2 SQ FT
Sealed Concrete Flooring(B1-B8)	1484.8 SQ FT
6" Ht Rubber Wall Base (B1-B8)	220.6 FT
6" Ht Ceramic Wall Base (B1-B8)	23.3 FT
LVT Flooring (B1-B8)	162.5 SQ FT
Ceramic Tile Flooring (B1-B8)	43.8 SQ FT
Floor Transition Strip	6.2 FT

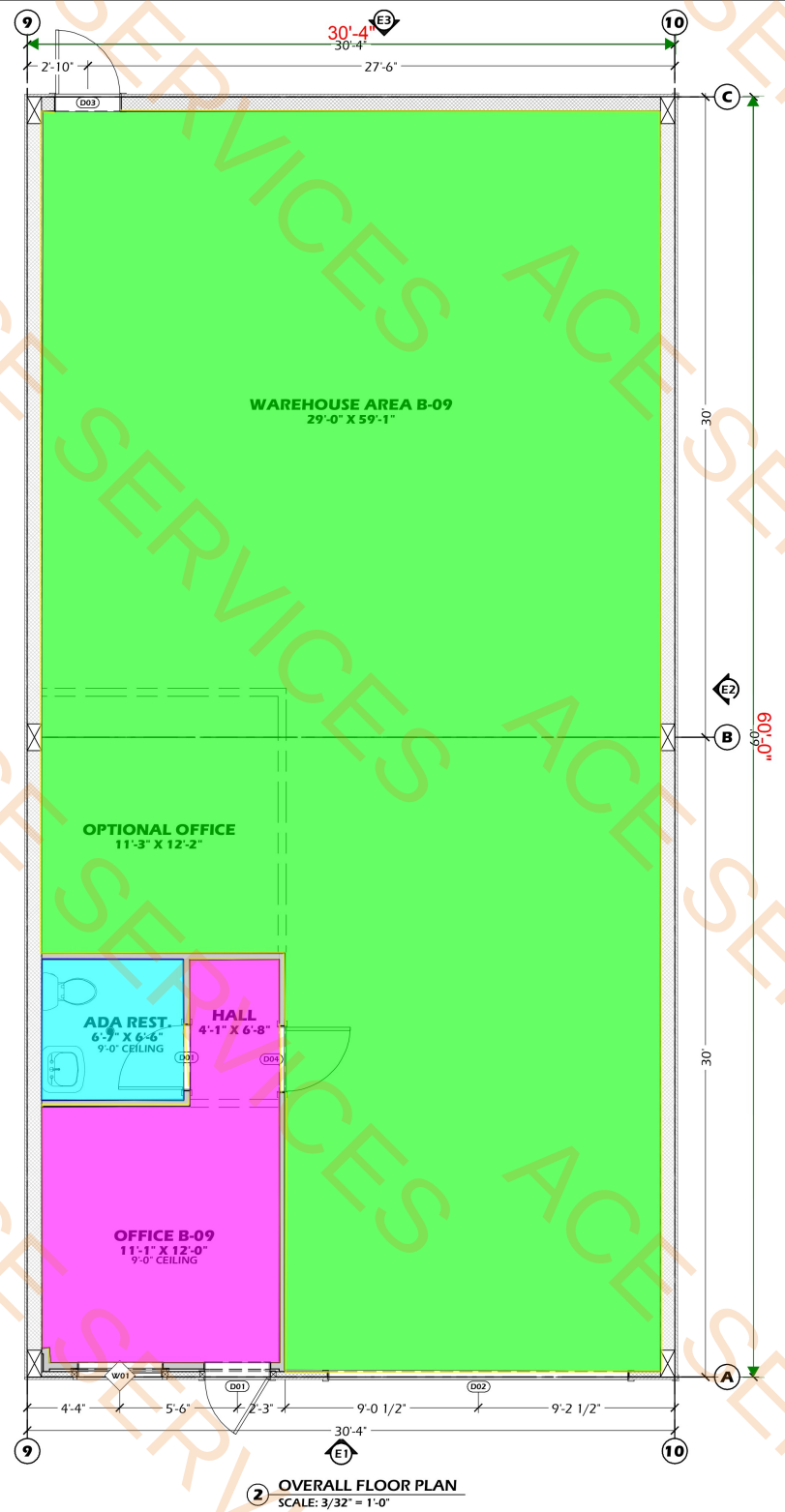


INTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D01	HINGED	1	1	3068 L IN	38"X81 1/4"
						2"X6"X41" (2)

WINDOW SCHEDULE						
2D	TAG	TYPE	QTY	SIZE	R/O	HEADER
	W01	LEFT SLIDING	1	4036LS	49"X43"	
						2"X8"X52" (2)



EXTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	SIZE	R/O	HEADER
	D01	HINGED	1	3068 L EX	38"X83"	2"X6"X41" (2)
	D02	DOORWAY	1	140160	169 1/2"X192 3/4"	2"X12"X169 1/2" (2)
	D03	HINGED	1	3068 L EX	38"X83"	2"X6"X41" (2)
	D04	HINGED	1	3068 L EX	38"X83"	2"X6"X41" (2)



PHILLIPS
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1st FLOOR PLANS

LAVON BUSINESS PARK
PHASE I BUILDING - B SINGLE BAY
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-B1
10/30/2024

SHEET NUMBER
A.02

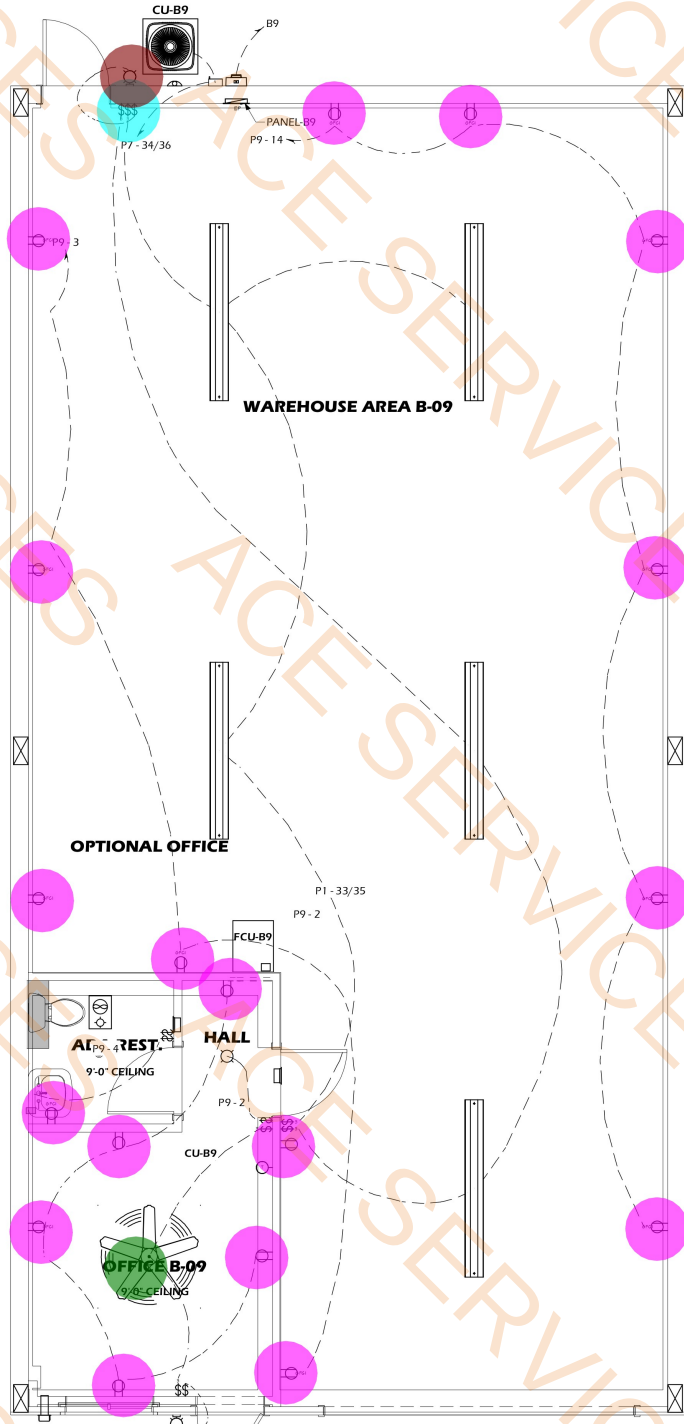
REVISION #
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GENERAL POWER NOTES:

- E1 - ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND HVAC FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL AND ARCHITECTURAL DETAILS, AND LOCATIONS OF PIPES AND STRUCTURAL STEEL. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYSTEMS SYMMETRICALLY IN PROPER RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWINGS OR LOCATED ON REFLECTED CEILING PLANS. COORDINATE WITH OTHER TRADES FOR PROPER INSTALLATION OF WORK AND FOR TIMELY EXECUTION OF CONSTRUCTION. ALL
- E2 FURNISH ALL LABOR, EQUIPMENT, APPLIANCES, MATERIALS AND PERFORM OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF SYSTEMS SPECIFIED IN ACCORDANCE WITH DRAWINGS, CODES, ORDINANCES AND TERMS AND CONDITIONS OF CONTRACT.
- E3 COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
- E4 SYMBOLS IN THE LEGEND ARE APPLICABLE GENERALLY. FOR EXACT REQUIREMENTS, REFRE THE SCHEDULES, LAYOUTS, AND DETAILS. THE APPEARANCE OF A PARTICULAR SYMBOL DOES NOT NECESSARILY IMPLY THAT THE ITEM IS INCLUDED IN THE CONTRACT.
- E5 PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, STARTERS, RACEWAYS AND OTHER ELECTRICAL EQUIPMENT WHEREVER THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING.
- E6 VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA. SUPPORT RACEWAYS WITH APPROVED TYPES OF WALL BRACKETS OR CEILING TRAPEZE HANGAR. DO NOT SUSPEND FROM DROPPED CEILING, TIE WIRE OR T-BAR. PROVIDE SAFETY WIRES FOR EACH LIGHTING FIXTURE IN NEW DROPPED CEILING SO THAT IN THE EVENT OF CEILING FAILURE, NO PART OF THE FIXTURE WILL DROP MORE THAN 12" BELOW NORMAL CEILING HEIGHT.
- E7 PROVIDE SEAL FITTINGS IN CONDUITS THAT ENTER CONDITIONED AREAS FROM NON-CONDITIONED AREAS.
- E8 PROPERLY GROUND CONDUIT SYSTEM, OUTLETS, FIXTURES, ETC. IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, SECTION 250. PROVIDE ALL BONDING JUMPERS AND WIRE, GROUNDING BUSHINGS, CLAMPS, ETC. REQUIRED FOR COMPLETE GROUNDING. PROVIDE GREEN GROUND WIRE IN EACH RACEWAY.
- E9 CONNECT BRANCH CIRCUIT NEUTRAL TO RECEPTACLE TERMINAL BY MEANS OF A SHORT "PIGTAIL" PERMANENTLY SPLICED TO THE NEUTRAL.
- E10 ALL 120 VOLT, 15 AMP AND 20 AMP CIRCUITS AND DEVICES IN UNITS SHALL BE ARC-FAULT CIRCUITS INTERRUPTER (AFCI) PROTECTED
- E11 ALL 120 VOLT RECEPTACLES AND CIRCUITS IN BATHROOMS SHALL BE GFCI PROTECTED.
- E12 CONTRACTOR SHALL PROVIDE A TYPED DIRECTORY CARD IN EACH PANEL BOARD.
- E13 CONTRACTOR SHALL NOT INSTALL ANY 15 AMP CIRCUITS UNLESS SPECIFICALLY NOTED. THE MINIMUM SIZE OF A 120 VOLT CIRCUIT SHALL BE 20 AMP.
- E14 ELECTRICAL CONTRACTOR SHALL VERIFY SMOKE DETECTOR REQUIREMENTS AND CONFIRM ALL SMOKE DETECTORS ARE INSTALLED IN REQUIRED LOCATIONS.

- PDS-E GFCI 18.0 EA
- 3-Way Switch 1.0 EA
- E-Flush Dome 1.0 EA
- Ceiling Fan 1.0 EA

ELECTRICAL SCHEDULE	
SYM	QTY
13	PDS - E GFCI
6	3-WAY SWITCH
5	SHOPLIGHT (LONG) (15 1/4"W)
5	PDS - E - DUPLEX
4	SINGLE POLE SWITCH
2	SWITCH (DECORATOR)
2	MAIN STREET WALL SCONCE
1	ELECTRIC TANKLESS WATER HEATER - 13KW AT 240 VOLTS
1	CEILING FAN - MID-SHAFT MOUNT
1	EXHAUST FAN - LIGHT
1	PDS - E FLUSH DOME
1	ELECTRICAL PANEL - RECESSED
1	ELECTRIC METER
1	WALL GLOBE
1	THERMOSTAT



PANEL 'P1-P9' 120/240 VOLTS									
22.00 AMPS RMS SYM L.C. (SEE NOTE) INTEGRATED EQUIPMENT RATING 1 PHASE 3 WIRE 200 AMPS MAIN CKT BRKR									
SERVES	FEEDER	TRIP	KVA BA RC	CKT NO.	KVA BA RC	TRIP	FEEDER	SERVES	
SHOP POWER	*	20-1	1.0	1	2	1.0	20-1	*	OFFICE B-01
SHOP POWER	*	20-1	1.0	3	4	1.0	20-1	*	ADA REST. B-01
SMOKE DETECTORS	*	20-1	1.0	5	6	6.0	30	*	POINT OF USE W/H
G-DOOR OPENER	*	20-1	1.0	7	8	6.0	2	*	WATER HEATER
				9	10				
				11	12				
				13	14				
				15	16				
				17	18				
				19	20				
				21	22				
				23	24				
				25	26				
				27	28				
				29	30				
				31	32				
FAN COIL UNIT	**	30	2.5	33	34	2.5	30	**	OUTDOOR A.C. UNIT
FCU - B-01 / HEAT		2	2.5	35	36	2.5	2		CU-1
SPARE				37	38				SPARE
SPARE				39	40				SPARE

SHEET NUMBER
E.01

LAVON BUSINESS PARK
PHASE I BUILDING - B SINGLE BAY
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-B1
DRAWN BY: J. Scott Phillips
10/30/2024

ELECTRICAL PLANS
UNITS B1 THRU B3

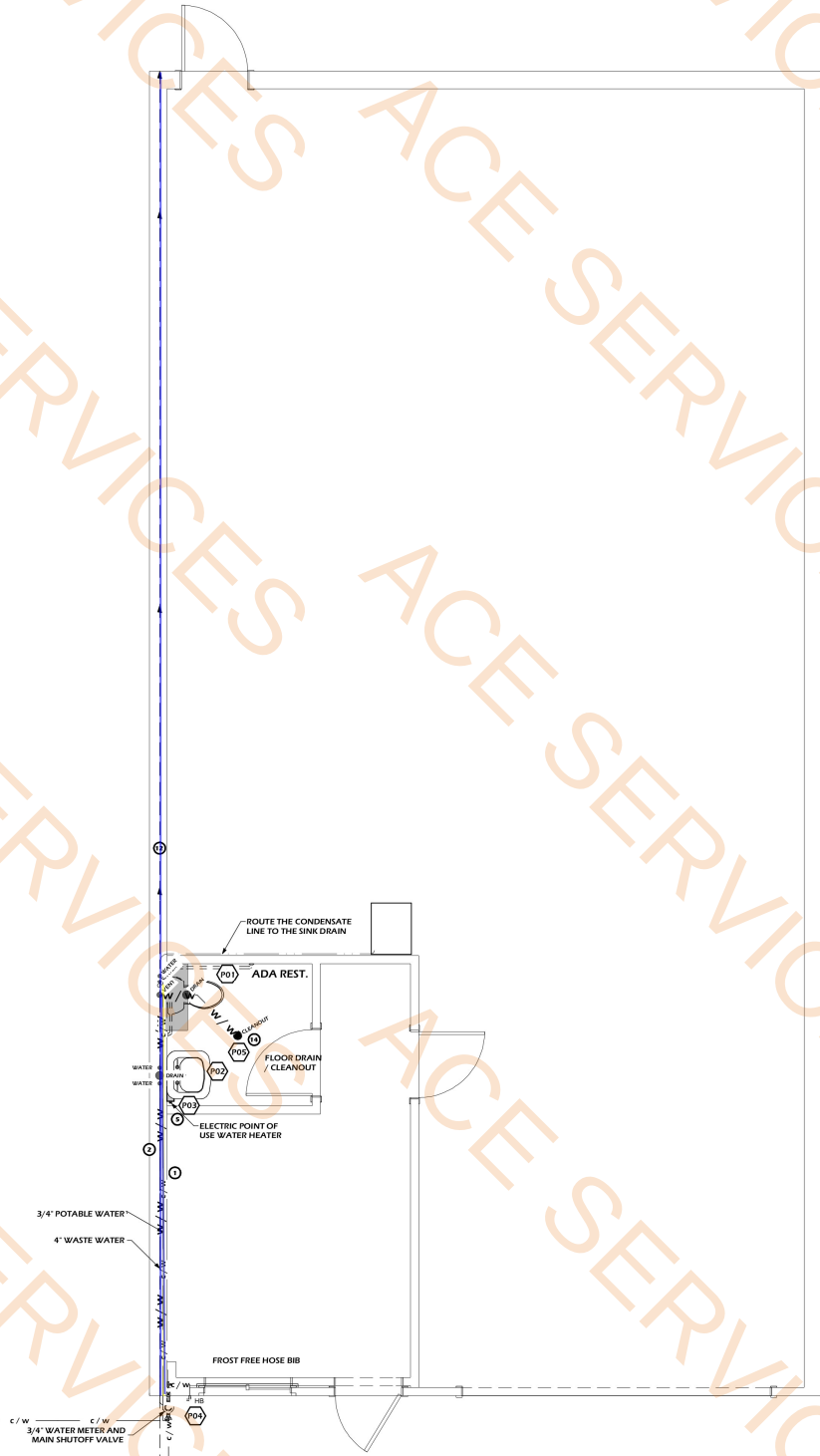
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GENERAL PLUMBING NOTES:

- P1 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CODES OR ALL REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES.
- P2 HOT/COLD WATER LINES ARE TO BE TYPE "L" COPPER JOINED WITH HOT/ COLD WATER LINES ARE TO BE TYPE "L" COPPER JOINED WITH 95/5 TIN-ANTIMONY SOLDER AND SUSPENDED USING COPPER CLAD CLEVIS TYPE HANGERS WITH ALL THREAD ROD. PROVIDE 18 GAUGE GALVANIZED STEEL SHIELD OVER INSULATION IN 180 DEGREE SEGMENTS FOR INSULATED PIPING, MINIMUM 12 INCHES LONG AT PIPE SUPPORT. PEX PIPING IS ACCEPTABLE WHERE ALLOWED BY LOCAL CODE. PEX LINES INSIDE ARE TO BE TYPE PEX B TUBING, RED AND BLUE. CONNECTIONS ARE TO BE MADE WITH COPPER CRIMP RINGS, USING PEX CUTTING AND CRIMPING TOOLS. TUBING TO BE SECURED EVERY 6 FEET WITH SCREW FASTENERS. USE COPPER STUB OUTS AT THE WATER HEATER, UNDER LAVS, UNDER SINKS, UNDER WATER CLOSETS, AND FOR ALL VALVES WHICH REQUIRE SOLDERED CONNECTIONS. INSTALL TUBING AS IF IT IS RIGID PIPING AND NOT FLEXIBLE, BEING CAREFUL TO MAKE RUNS STRAIGHT AND PLUMB. DO NOT CHRIS CROSS TUBING. WHERE TUBING IS INSTALLED THROUGH A STUD OR PLATE, DEBUR/CLEAN THE BORE HOLE ON BOTH SIDES. PROTECT THE PIPING WITH A METAL PLATE NAILED TO THE STUD AS REQUIRED BY CODE.
- P3 SANITARY SEWER, WASTE, AND VENTS PIPING IS TO BE, SCHEDULE 40 PVC IS ACCEPTABLE WHERE ALLOWED BY LOCAL CODE.
- UNDERGROUND GAS LINE PIPING INSIDE 5 FEET OF THE BUILDING IS TO BE SCHEDULE 40 STEEL PIPE, FORGED STEEL WELD TYPE FITTINGS WITH POLYETHYLENE JACKET OR DOUBLE LAYER HALF-LAPPED 10 MIL POLYETHYLENE TAPE.
- P4 GAS LINE PIPING ABOVE GRADE IS TO BE SCHEDULE 40 STEEL PIPE WITH MALLEABLE IRON OR FORGED STEEL WELD TYPE FITTINGS. JOINTS TO BE SCREWED FOR PIPE 2 INCHES AND UNDER, WELDED FOR PIPE OVER 2 INCHES. SUPPORT GAS LINES ON ROOF WITH MAPA-4 POLYETHYLENE ROLLER SUPPORTS EVERY 6' ON CENTER, OR OTHER SUPPORT MEANS APPROVED BY ROOFING CONTRACTOR. SUPPORT GAS LINES UNDER ROOF WITH 3/8" ALL THREAD AND CLEVIS TYPE HANGERS. PROVIDE 5'x5'x5' EXPANSION LOOP EVERY 100'. POLYETHYLENE PIPING IS ACCEPTABLE WHERE ALLOWED BY LOCAL CODE.
- P5 ALL HOT WATER LINES ARE TO BE INSULATED WITH 1" THICK WALL FIBERGLASS INSULATION COVERED WITH AN ALL SERVICE JACKET. ALL COLD WATER LINES ARE TO BE INSULATED WITH 1" THICK WALL FIBERGLASS INSULATION COVERED WITH AN ALL SERVICE JACKET. ALL OF THE TUBING AND FITTINGS ARE TO BE COVERED WITH NO GAPS IN THE INSULATION. THE INSULATION IS TO BE MITERED SO THAT THE FITTINGS ARE COVERED. NEAT AND PROFESSIONAL WORKMANSHIP IS REQUIRED. REFER TO IECC AND FOLLOW ALL INSULATION REQUIREMENTS AS PER CODE.
- P6 INSTALL TRAP PRIMERS AS REQUIRED AT FLOOR DRAINS, HUB DRAINS, OR OTHER PLUMBING DEVICES.
- P7 CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE PLUMBING WITH THE ELECTRICAL SYSTEM, SPRINKLER LINES, AND HVAC DUCTWORK IN THE FIELD.
- P8 ALL PIPE OR EQUIPMENT LOCATIONS, AS INDICATED ON THE DOCUMENTS, DO NOT SHOW EVERY TRANSITION, OFFSET, OR EXACT LOCATION. ALL TRANSITIONS, OFFSET CLEARANCES, AND EXACT LOCATIONS SHALL BE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS, COORDINATED WITH STRUCTURAL, ARCHITECTURAL, AND OTHER RELEVANT PLANS, AND SUBMITTED ON THE SHOP DRAWINGS FOR APPROVAL. ALL TRANSITIONS, OFFSETS, AND RELOCATIONS AS REQUIRED BY THE ACTUAL FIELD CONDITIONS SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- P9 SAWCUT CONCRETE AS REQUIRED AND EXCAVATE FOR UNDERGROUND PIPING TO A DEPTH ENSURING SUFFICIENT PIPE COVERAGE, MAINTAIN A UNIFORM GRADE ON UNDISTURBED SOIL. IF ROCK IS ENCOUNTERED, EXCAVATE 6" BELOW DESIRED PIPE LEVEL, LAY A 6" CUSHION OF SELECT FILL ON WHICH PIPE IS TO BE INSTALLED.
- P10 THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, APPLIANCES, SERVICES, HOISTING, SCAFFOLDING, SUPERVISION, AND OVERHEAD FOR THE FURNISHING AND INSTALLING OF THE GAS, WATER, SEWER, AND RELATED WORK COMPLETE, IN ACCORDANCE WITH THE DRAWINGS, SCHEDULES, AND NOTES/SPECIFICATIONS. IF THERE IS A DISAGREEMENT BETWEEN THE DRAWINGS, SCHEDULES, AND/OR SPECIFICATIONS, ALWAYS USE THE MOST STRINGENT OR MOST EXPENSIVE REQUIREMENT AND CONTACT THE ENGINEER IN REGARD TO THE DISCREPANCY.
- P11 ROOFTOP PLUMBING EQUIPMENT STRUCTURAL STEEL SUPPORT BY GENERAL CONTRACTOR.
- P12 ALL 24 VOLT CONTROL WIRING FOR PLUMBING DEVICES BY PLUMBING CONTRACTOR.
- P13 THE TESTING OF PLUMBING SYSTEMS TO BE PERFORMED BY PLUMBING CONTRACTOR.
- P14 PLUMBING CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR INSTALLATION/SERVICE WARRANTY FROM THE DATE OF ACCEPTANCE.
- P15 LATEST EDITION OF INTERNATIONAL ENERGY CODE, INTERNATIONAL PLUMBING CODE, AND THE PARTICULAR CODE FOR THE LOCAL CITY/AREA IN WHICH THE PROJECT IS BEING BUILT, AND ALL NATIONAL CODES ARE APPLICABLE.
- P16 LATEST EDITION OF INTERNATIONAL ENERGY CODE, INTERNATIONAL PLUMBING CODE, AND THE PARTICULAR CODE FOR THE LOCAL CITY/AREA IN WHICH THE PROJECT IS BEING BUILT, AND ALL NATIONAL CODES ARE APPLICABLE.

3/4" CW Pipe Building B
3" Vent Pipe
2" Sanitary Pipe

18.7 FT
60.2 FT
18.2 FT



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

GENERAL "MEP" CONSTRUCTION PLAN SHEET NOTES:

- All contractors and trades are to review all plan sheets thoroughly. The plan sheets for each division have interrelated aspects of work. Contractors will be held liable for failing to thoroughly examine the plans and the various scopes of work therein.
- These plans are not assumed to be fully complete and fully accurate in all regards to the true as-built/project site conditions. Field conditions may require adjustments to these plans. Due to the limitations of plans to fully represent all of the actual site/project conditions, all aspects of the design plans are to be field verified as a part of the project. Contractors are responsible for contacting the engineers to coordinate/resolve any discrepancies, unaccounted-for conditions, deficiencies, and unforeseen complications encountered during this project.
- The plans represent a workable design to achieve the desired designed results. As construction occurs, the possibility of alternates to the Construction Drawings may become apparent. Suppose there are alternates to the design that maintain the design results of equal or improved quality and keep or reduce costs. In that case, the contractor must consult with the engineers for their acceptance/approval. The contractors must consult with the engineers throughout the work process as needed.

PLUMBING NOTES BY SYMBOL "1":

- NEW SANITARY SEWER LINE
- NEW COLD WATER LINE
- NEW HOT WATER LINE
- DOUBLE CLEAN OUT, TYPICAL
- PROVIDE SHUT OFF VALVE FOR ALL WATER HEATER PIPING CONNECTIONS, TYPICAL
- SEE SITE PLAN FOR CONTINUATION, COORDINATE WITH CIVIL PLANS
- SANITARY SEWER TO 5 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN SANITARY SEWER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR
- COLD WATER TO 2 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN COLD WATER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR.
- DOMESTIC SERVICE WATER PIPING UP INSIDE SURFACES OF WALL. EXTEND PIPING UP AND ACROSS / ABOVE LEVEL 1 CEILING SPACE. BE SURE TO INSULATE WATER PIPING IN WALLS.
- INSTALL NEW DOUBLE CHECK BACKFLOW PREVENTER OR REDUCED PRESSURE ZONE VALVE ASSEMBLY DEVICE (RPZ) AS REQUIRED FOR THE NEW COLD WATER SERVICES PIPING.
- COLD WATER PIPING UP. EXTEND PIPING UP AND ACROSS ABOVE IN LEVEL 1 CEILING SPACE. COORDINATE WITH ALL ELEMENTS IN THE FIELD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR / OWNER.
- 3" VENT PIPING UP AND THROUGH EXTERIOR WALL
- EXTEND WATER PIPING ACROSS IN CEILING SPACE TO SERVE FROST-FREE HOSE BIBB. EXTEND PIPING DOWN IN WALL TO SERVE FROST-FREE HOSE BIBB. BE SURE TO INSULATE WATER PIPING IN WALLS.
- WCO - WALL CLEAN OUT (TYPICAL). FCO - FLOOR CLEAN OUT (TYPICAL)
- 2" HUB DRAIN FOR WATER HEATER T&P PIPING
- SANITARY SEWER PIPING INSTALLED IN LEVEL 1 CEILING
- EXTEND SANITARY SEWER UNDERGROUND

PLUMBING SCHEDULE					
NUM	LABEL	SYM	QTY	MEG	DESCRIPTION
P01	K-3578		1	KOHLER	K-3578 BARRINGTON, COMFORT HEIGHT, TWO-PIECE ELONGATED TOILET
P02	ADA SINK		1	KOHLER	GREENWICH WALL-MOUNT BATHROOM SINK
P03	ECO 11		1	ECOSMART	ELECTRIC TANKLESS WATER HEATER - 13KW AT 240 VOLTS
P04	HOSE BIBB		1		HOSE BIBB
P05	K-9132		3	KOHLER	K-9132 SHOWER DRAIN

SHEET NUMBER

P.01

REVISION #

D

LAVON BUSINESS PARK

PHASE I BUILDING - B SINGLE BAY

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips PROJECT #: 240104-B1 DRAWN: 10/30/2024

PLUMBING PLAN

Royse City, TX 75189

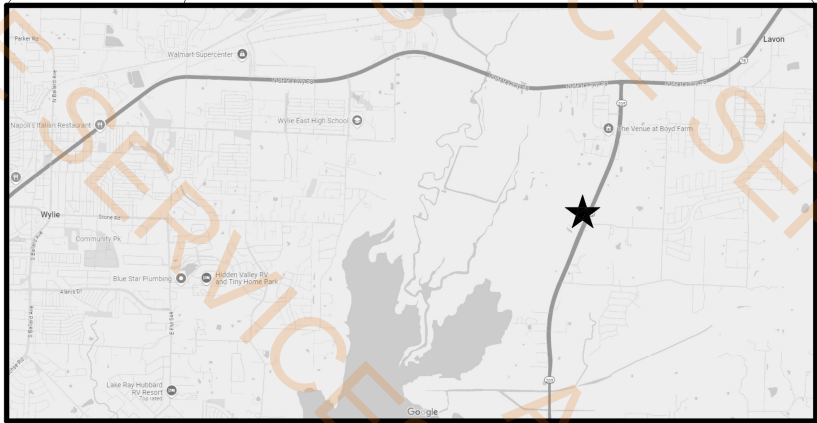
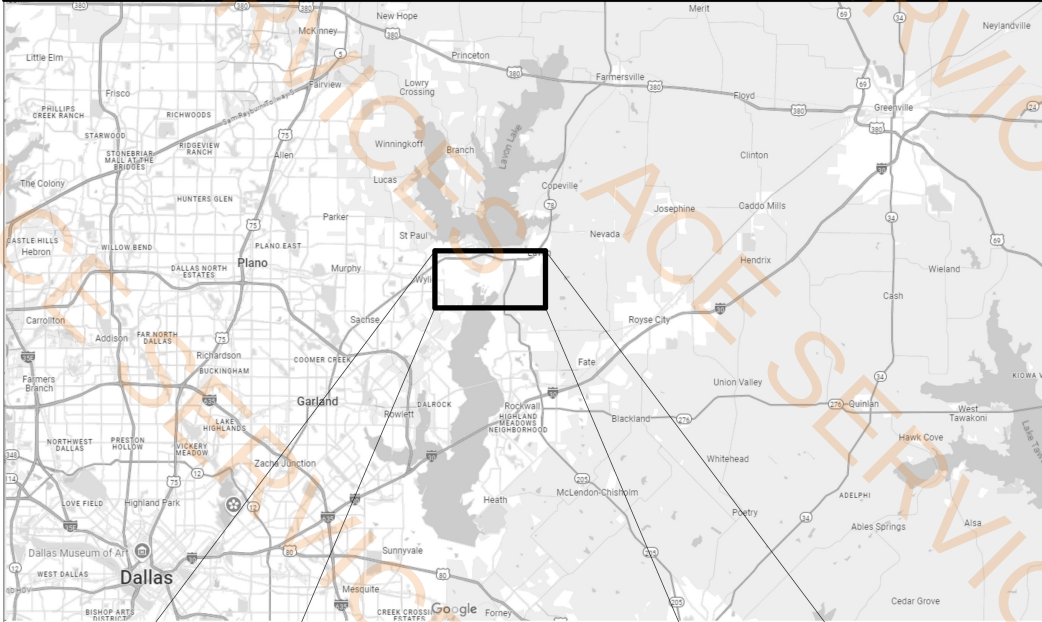
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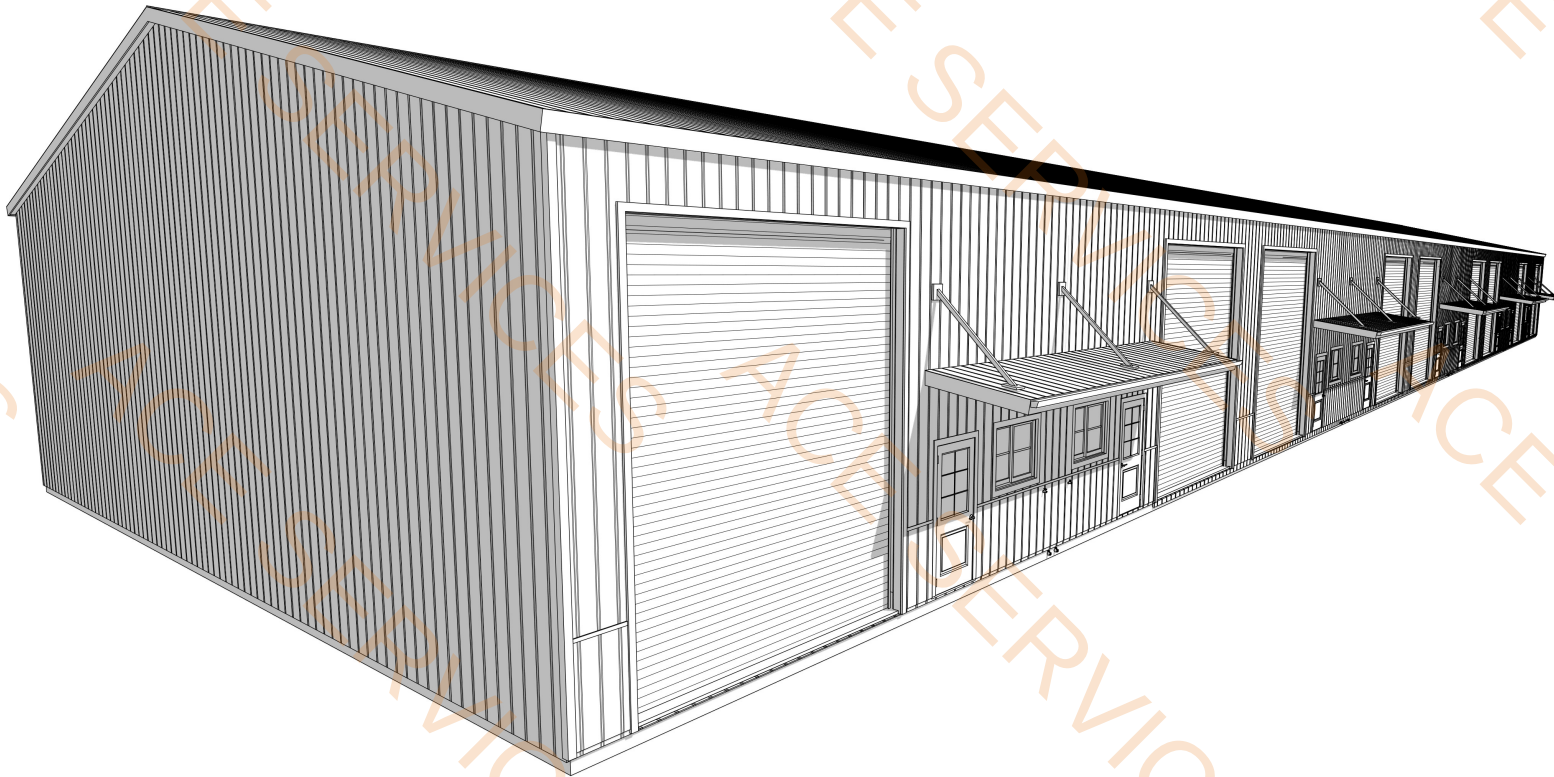
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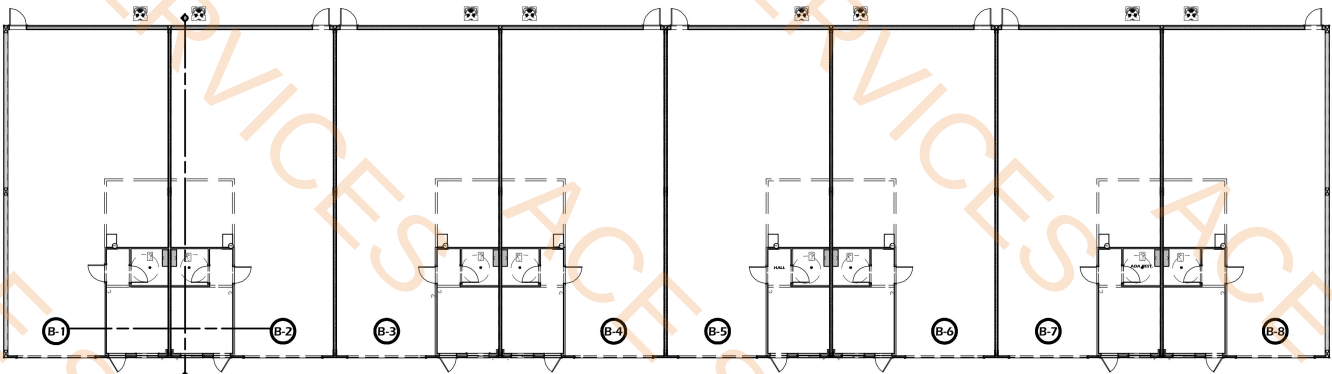
PROJECT LOCATION



LAVON BUSINESS PARK
11160 STATE HWY 205, LAVON, TX 75166



BUILDING-B2



1 OVERHEAD VIEW
SCALE: 1/16" = 1'-0"

SHEET INDEX		
SHEET #	LABEL	SHEET NAME
1	A.01	COVER PAGE
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4	A.04	ENLARGED FLOOR PLANS
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7	E.01	ELECTRICAL PLANS
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13	M.03	HVAC PLAN
14	S.01	WOOD FRAMING PLANS
15	S.02	WOOD FRAMING PLANS
16	S.03	STRUCTURAL STEEL PLANS
17	S.04	STRUCTURAL STEEL PLANS

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-B1 THRU B9	
OFFICE AREA	234
WAREHOUSE AREA	1,566
UNIT AREA	1,800
TOTAL	16,200

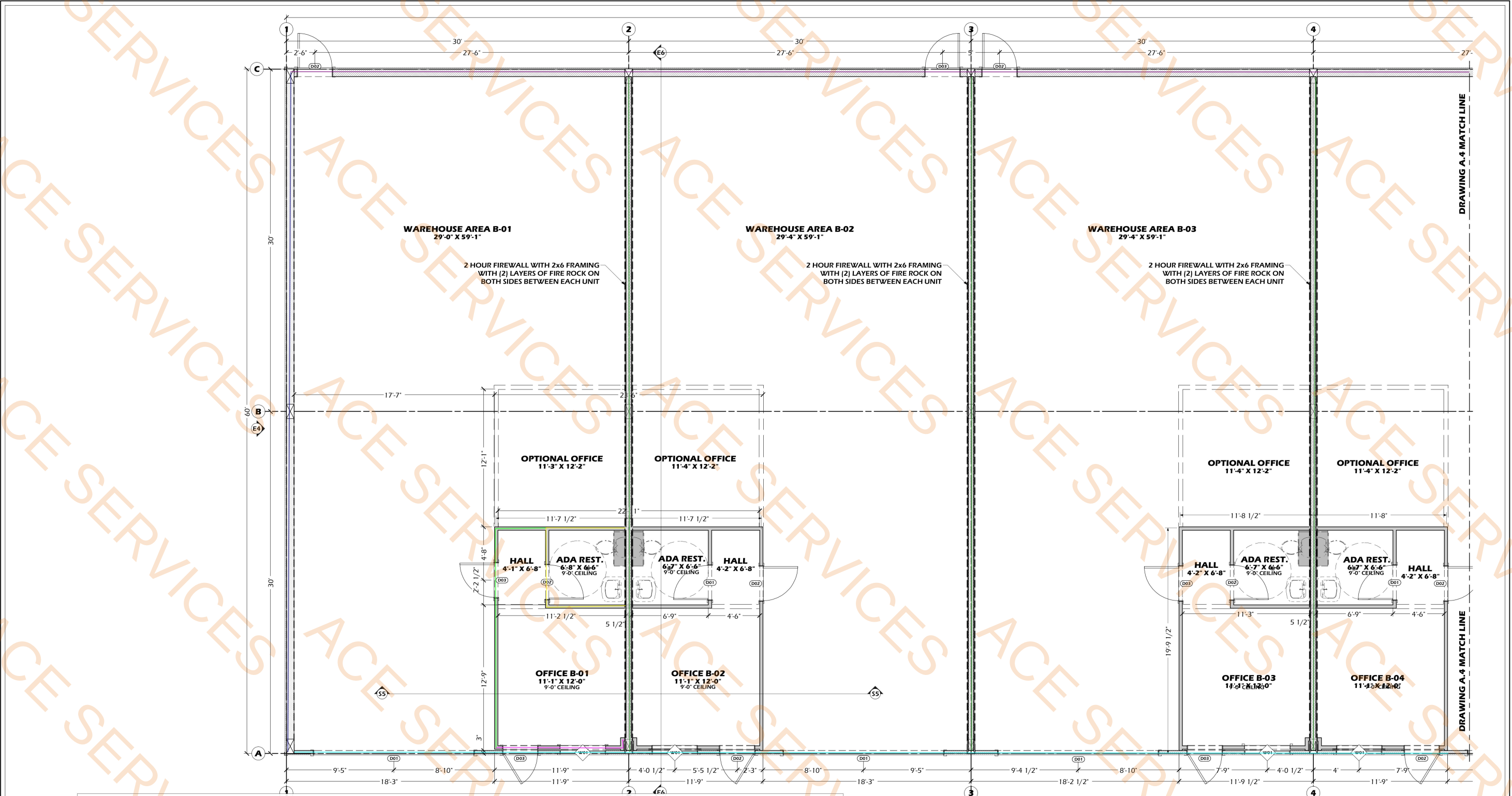
SHEET NUMBER
A-01
REVISION #
C

LAVON BUSINESS PARK
BUILDING - B2
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-B2
DRAWN BY: J. Scott Phillips
DATE: 10/30/2024

COVER PAGE
AREA MAP, BUILDING OVER VIEW, SCHEDULES

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- 2x4 Stud w 5/8" Gyp on B.S W mineral Wool Insulation (Wall Ht-22'-0") (B1-... 23.7 FT
- 2x4 Stud w 5/8" Moist Gyp One Side W mineral Wool Insulation (Wall Ht-9'-0... 20.9 FT
- 2x4 Stud w 5/8" Gyp one side W mineral Wool Insulation (Wall Ht-9'-0") (B1-... 12.0 FT
- Tag- D (Metal 3x3 Tube Wall) w (1.5 metal R Panel Siding) Ht 16'-0" (B1-B8) 101.2 FT
- Tag- B Interior 2x6 Stud W 2Hr fire 5/8" Gyp b.S (Ht 25'-0") (Building B) 177.3 FT
- Tag- C (8" Steel Wall Girts) Ht 25'-0" 59.6 FT
- Tag- C (8" Steel Wall Girts) Ht 16'-0" 103.3 FT

ID	TAG	TYPE
D01		HINGED
D02		HINGED

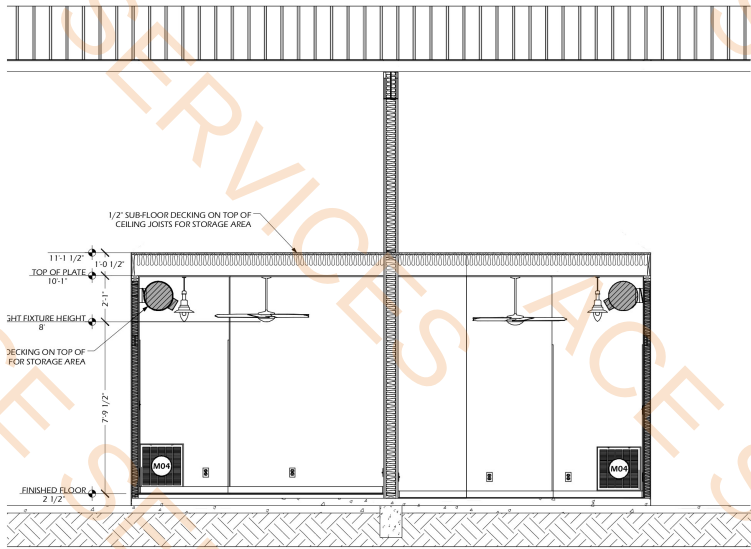
ID	TAG	TYPE
D01		DOOR
D02		HINGED
D03		HINGED

ID	TAG	QTY	TYPE	WINDOW SCHEDULE	EGRESS TEMPERED GLASS	HEADER
W01		8	LEFT SLIDING	4036LS	47'X13'	2'X8'X52' (2)



1 ENLARGED FLOOR PLANS
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-B1 THRU B9	
OFFICE AREA	234
WAREHOUSE AREA	1,566
UNIT AREA	1,800
TOTAL	16,200



AA BUILDING SECTION VIEW
SCALE: 1/4" = 1'-0"



2 ENLARGED FLOOR PLANS
SCALE: 1/4" = 1'-0"

- Tag- B Interior 2x6 Stud W 2Hr fire 5/8" Gyp b.S (Ht 25'-0") (Building B)
- Tag- D (Metal 3x3 Tube Wall) w (1.5 metal R Panel Siding) Ht 16'-0" (B1-B8)
- C- Exterior 8" x 25C Flush Wall Girt Ht (16'-0")

177.1 FT
84.1 FT
84.3 FT

INTERIOR DOOR SCHEDULE						
2/D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D01	HINGED	6	1	30x8 L IN	38"x81 1/4" 2"x6"x41" (2)
	D02	HINGED	6	1	30x8 R IN	38"x81 1/4" 2"x6"x41" (2)

EXTERIOR DOOR SCHEDULE						
2/D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D01	DOORWAY	8	1	140160	169 1/2"x192 3/4" 2"x12"x169 1/2" (2)
	D02	HINGED	12	1	30x8 L EX	38"x83" 2"x6"x41" (2)
	D03	HINGED	12	1	30x8 R EX	38"x83" 2"x6"x41" (2)

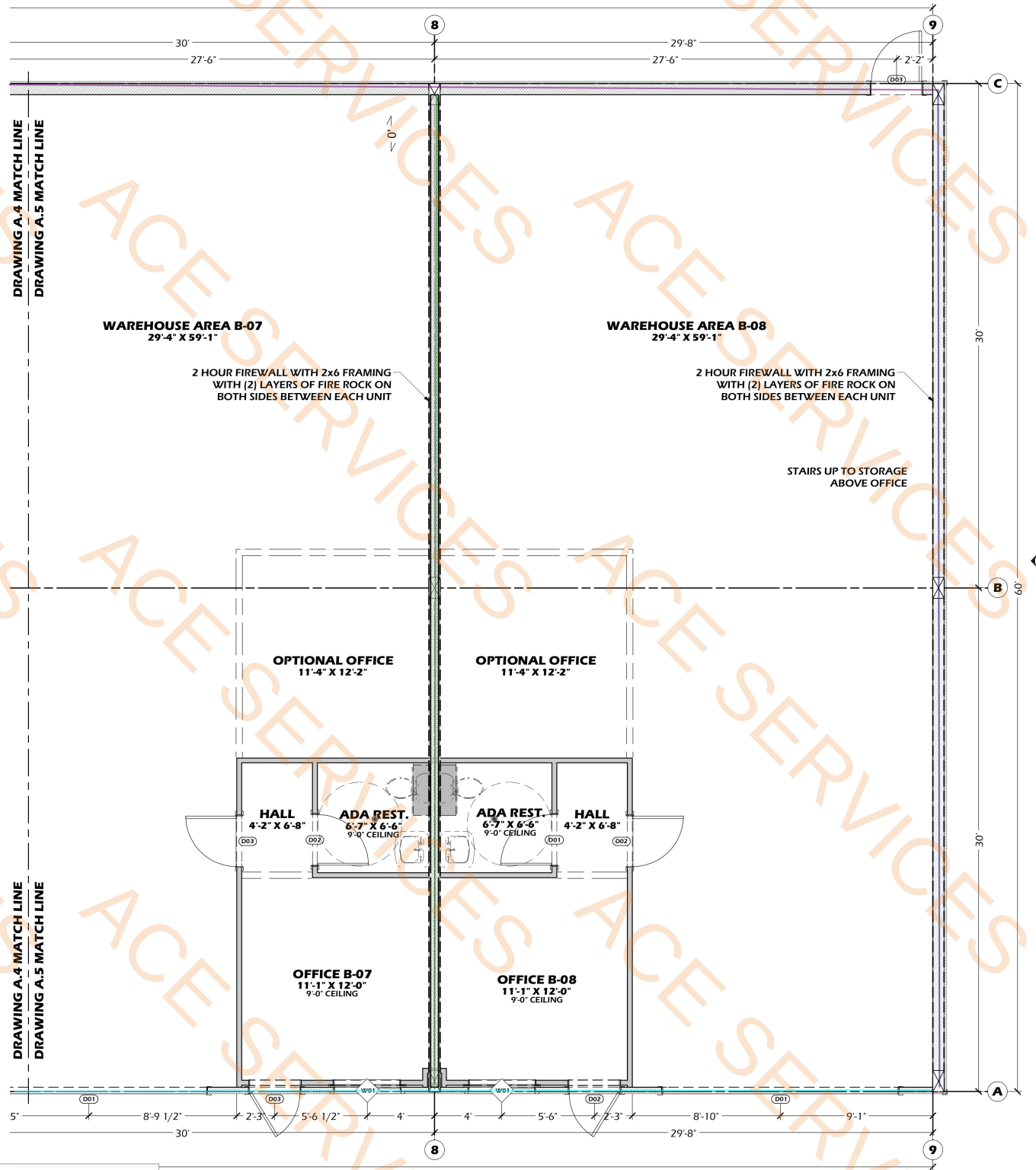
WINDOW SCHEDULE						
2/D	TAG	QTY	TYPE	FLOOR	SIZE	HEADER
	W01	8	LEFT SLIDING	1	403615	49"x43" 2"x8"x52" (2)

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-B1 THRU B9	
OFFICE AREA	234
WAREHOUSE AREA	1,566
UNIT AREA	1,800
TOTAL	16,200

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL:

1. BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
3. COORDINATE BEFORE PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT, INCLUDING THE USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS, ETC.
4. COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICTS IN THE LOCATION, INSTALLATION, AS CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
6. BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION, AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES.
7. BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS ARE BUILDABLE AS SHOWN. IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH SUCH WORK OR RELATED CONSTRUCTION.
8. VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
9. BE RESPONSIBLE FOR THE CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS, INCLUDING SEQUENCING OR COORDINATION-INDUCED ERRORS.
10. RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
11. INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY THE OWNER, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
12. PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE "FIRE RETARDANT")
13. CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT INTERIOR CEILING / WALLS.
14. SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
15. ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF STUD WALL FRAMING UNLESS NOTED OTHERWISE. WHERE DIMENSIONS ARE LABELED "CLEAR" OR "HOLD" THESE DIMENSIONS APPLY TO THE FINISHED FACE OF THE MATERIALS.
16. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
17. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE SPACE.
18. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
19. THIS IS A BUILDERS SET. ALL DETAILS MAY NOT BE INCLUDED. IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
20. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
21. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
22. ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
23. DESIGN INTENT - THE CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVERALL FRAMING, ETC.
24. THE CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS, AND CONNECTIONS TO ENSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. THE CONTRACTOR SHALL ENSURE THE PROPER INSTALLATION OF ALL FIXTURES.
25. ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT, REF. OWNER FOR



3 ENLARGED FLOOR PLANS
SCALE: 1/4" = 1'-0"

- Tag- B Interior 2x6 Stud W 2Hr fire 5/8" Gyp b.S (Ht 25'-0") (Building B) 59.2 FT
- Tag- C (8" Steel Wall Girts) Ht 25'-0" 59.4 FT
- Tag- D (Metal 3x3 Tube Wall) w (1.5 metal R Panel Siding) Ht 16'-0" (B1-B8) 54.6 FT
- Tag- C (8" Steel Wall Girts) Ht 16'-0" 55.4 FT

INTERIOR DOOR SCHEDULE						
QTY	TAG	TYPE	FLOOR	SIZE	R/O	HEADER
1	D01	HINGED	6	1	3068 L IN	38'x81 1/4" 2'x6'x41" (2)
1	D02	HINGED	6	1	3068 R IN	38'x81 1/4" 2'x6'x41" (2)

EXTERIOR DOOR SCHEDULE						
QTY	TAG	TYPE	FLOOR	SIZE	R/O	HEADER
1	D01	DOORWAY	8	1	140 I60	169 1/2'x192 3/4" 2'x12'x169 1/2" (2)
1	D02	HINGED	12	1	3068 L EX	38'x83' 2'x6'x41" (2)
1	D03	HINGED	12	1	3068 R EX	38'x83' 2'x6'x41" (2)

WINDOW SCHEDULE						
QTY	TAG	TYPE	FLOOR	SIZE	R/O	EGRESS / TEMPERED
1	W01	LEFT SLIDING	1	4036LS	49'x63'	2'x8'x52' (2)

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-B1 THRU B9	
OFFICE AREA	234
WAREHOUSE AREA	1,566
UNIT AREA	1,800
TOTAL	16,200

CONTRACTOR / END USER RESPONSIBILITIES

It is the responsibility of the contractor/end user to ensure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that the manufacturer or its design engineer is acting as the engineer of record for the project or design professional for a construction project.

The contractor/end user must secure all required approvals and permits from the appropriate agency. Approval of the drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract, customer drawings, and specifications as were supplied to the manufacturer. (Sect. 4.2.1 AISC code of standard practices, 9th ed.)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (Sect. 3.3 AISC Code of Standard Practice 9th ed.)

Design considerations of any materials in the structure which are not furnished by the manufacturer are the responsibility of the contractor/end user and/or their engineers and not the manufacturer.

The contractor/end user is responsible for erection of steel and associated work in compliance with the manufacturer's "for construction" drawings.

All bracing's as shown and provided by the manufacturer for this building is required and shall be installed by the erector as a permanent part of the structure.

Temporary supports, such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, furnished, and installed by the erector. These temporary supports shall secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces, and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion, or collision. (Sect. 7.9.1 AISC Code of Standard Practice, 9th ed.)

Warning: in no case should galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosion effects on the aluminum zinc alloy coating when they are used in contact with galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto galvalume should be avoided as it can cause damage to the finish and void the warranty.

BOLT TIGHTENING REQUIREMENTS

All high strength bolts are A325 unless noted otherwise. High strength bolts shall be tightened by the "snug tight" method in accordance with the latest edition AISC "Specification for Structural Joints using ASTM A325 or A490 bolts". A325 bolts shall be installed without washers when tightened by the "snug tight" method. All bolted connections, for shear/bearing connection type with bolt threads excluded from the shear plane shall be snug tight only.

PRIMER

All structural steel to receive a rust inhibitive primer. This primer is not a final paint finish and is not intended for long term exposure to the elements.

APPROVAL NOTES

The following conditions apply if these drawings are used as approval drawings:
It is imperative that any changes to these drawings be made in contrasting ink (preferably red ink), have all instances of change clearly indicated, and be legible and unambiguous. A signature and date are required on all pages.

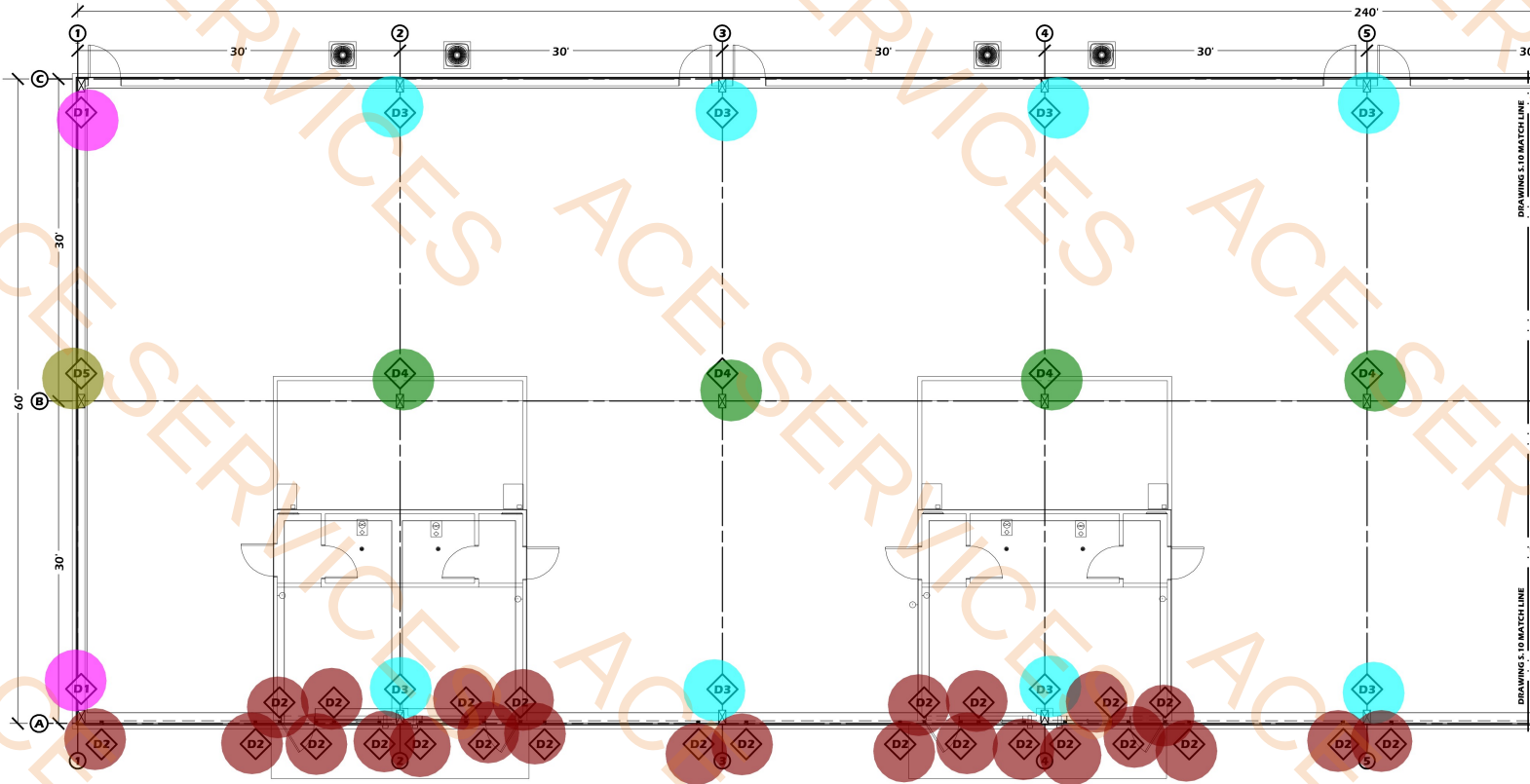
The manufacturer reserves the right to re-submit drawings with additional details or changes as required to avoid fabrication errors. This may impact the delivery schedule.

Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract documents and drawings, and further constitutes agreement that the building as shown on the manufacturer's plans, with indicated changes, represents the total of the materials to be supplied by the manufacturer to fulfill the contract agreement.

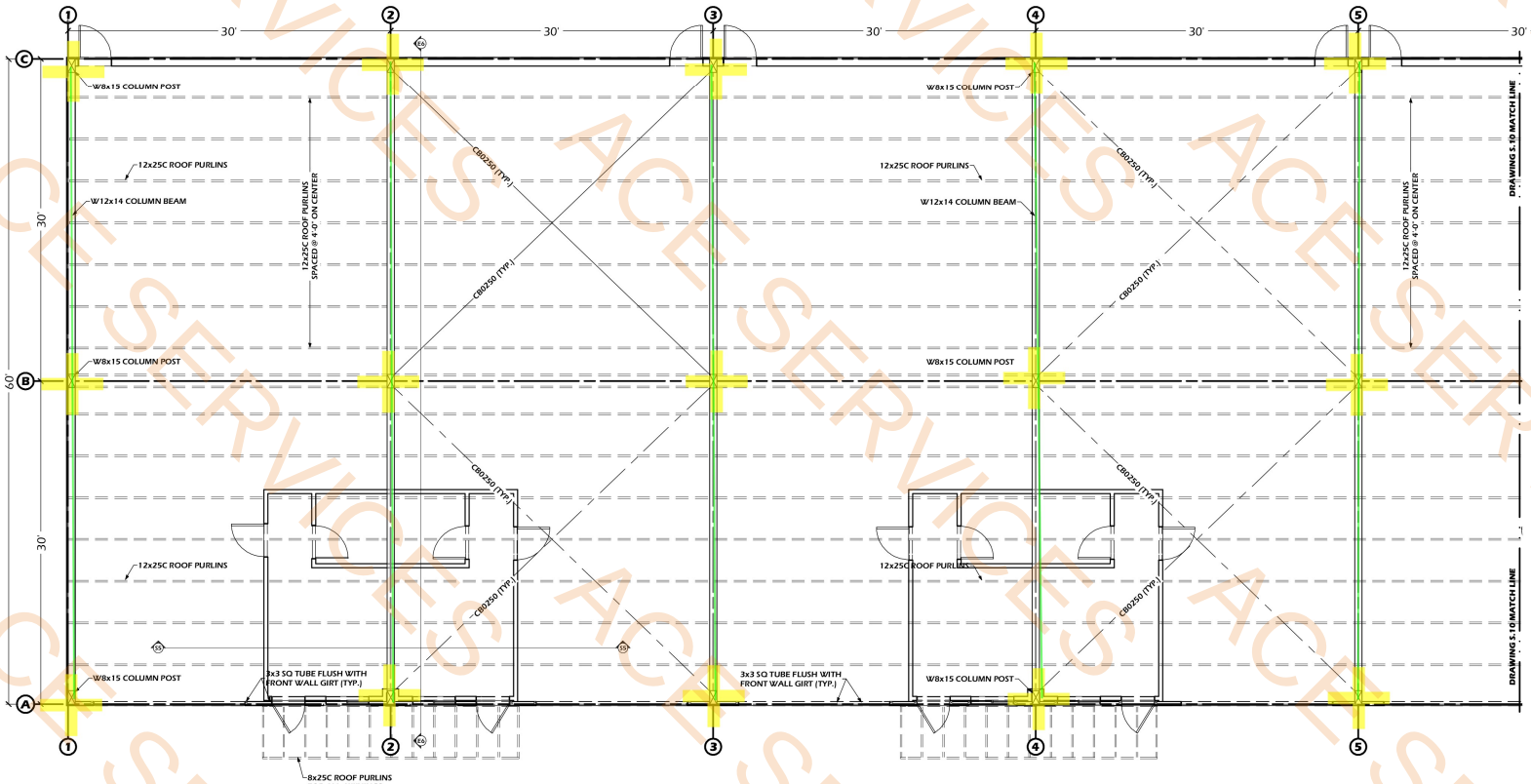
Any changes noted on the drawings not in conformance with the terms and requirements of the contract between the manufacturer and its customer are not legally binding unless, subsequently, specifically acknowledged and agreed to in writing by change order or separate documentation.

The manufacturer recognizes that "rubber stamps" are routinely used for indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, the manufacturer does not accept changes or additions to contractual terms and conditions that may appear with use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alternations to these drawing notes and will not alter the contractual rights and obligations existing between the manufacturer and its customer.

Final detailing, fabrication, and delivery date of this project cannot be completed until signed approvals are returned to the manufacturer.

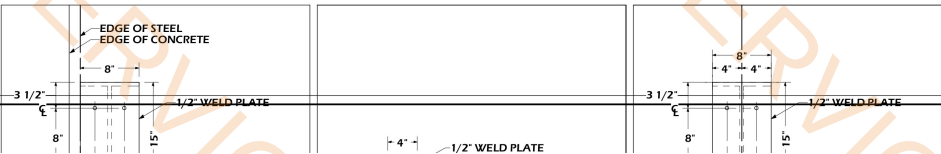


1 BUILDING-B WELD PLATE PLANS
SCALE: 3/32" = 1'-0"



2 BUILDING-B ROOF FRAMING PLAN
SCALE: 3/32" = 1'-0"

• WBx15 column Post Build B	15.0 EA
• (b) D1	2.0 EA
• (b) D3	8.0 EA
• b) D2	25.0 EA
• b) D4	4.0 EA
• b) D5	1.0 EA
W12x14 Beam For Building B	394.8 FT

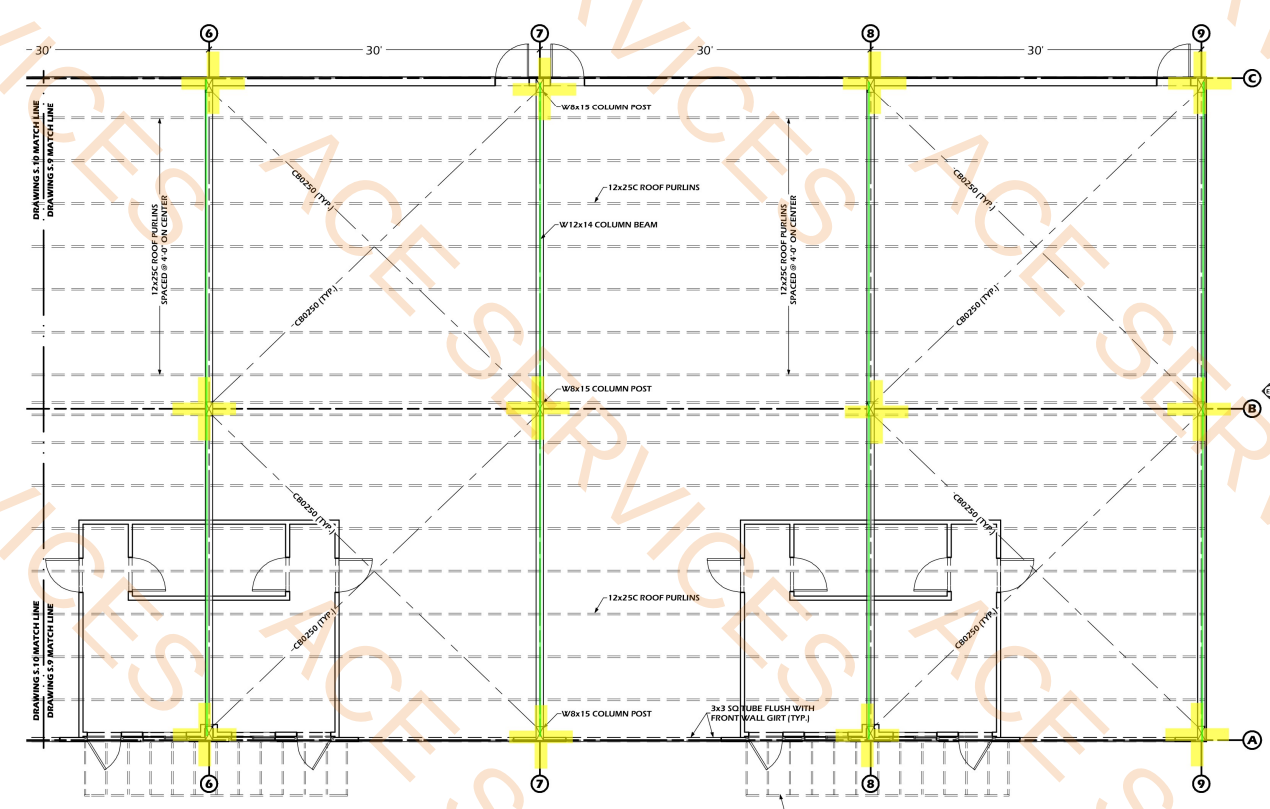
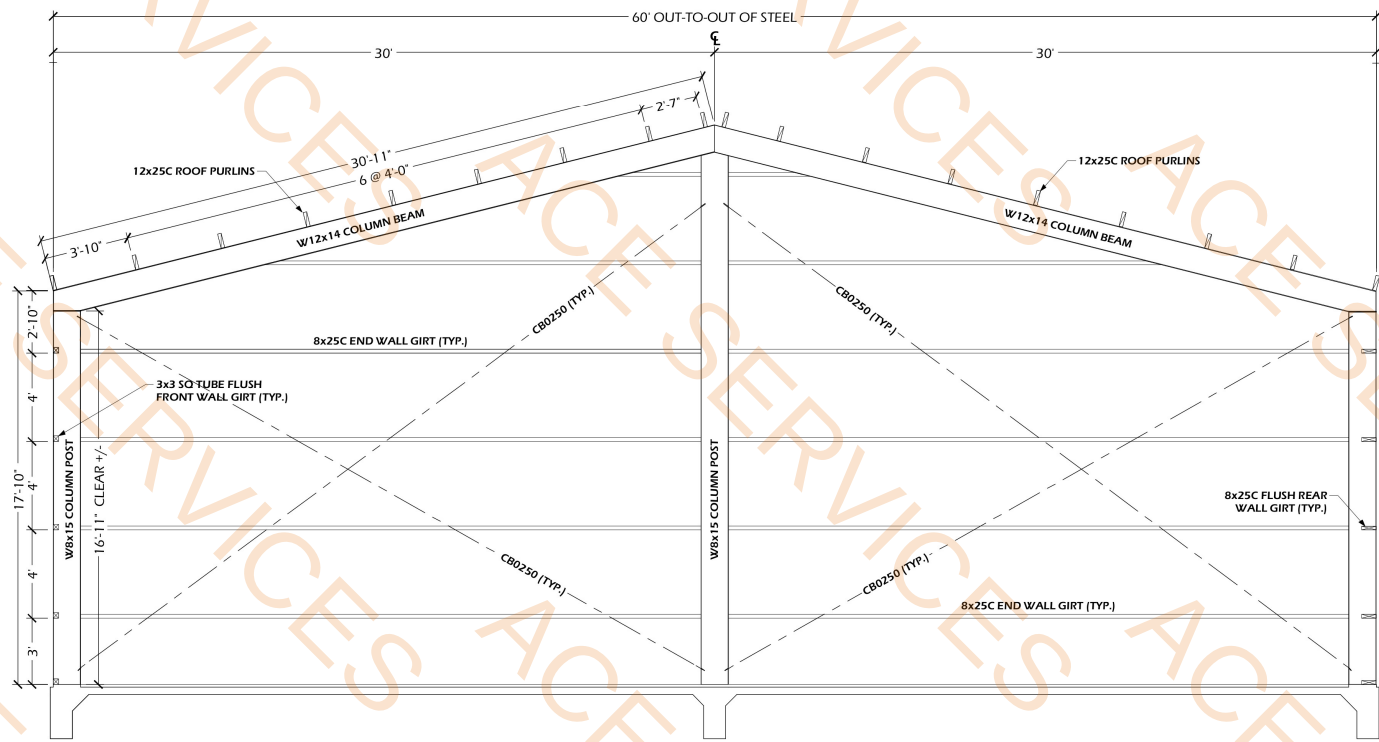
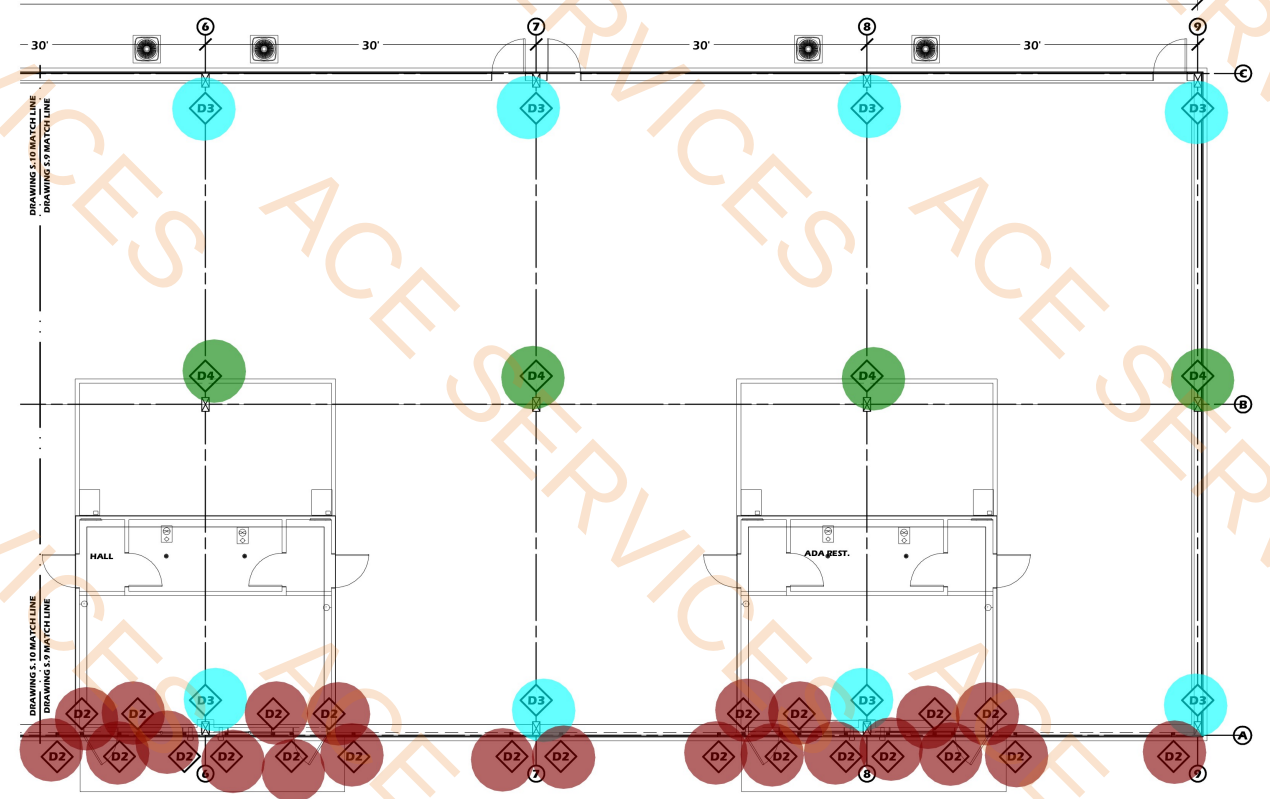
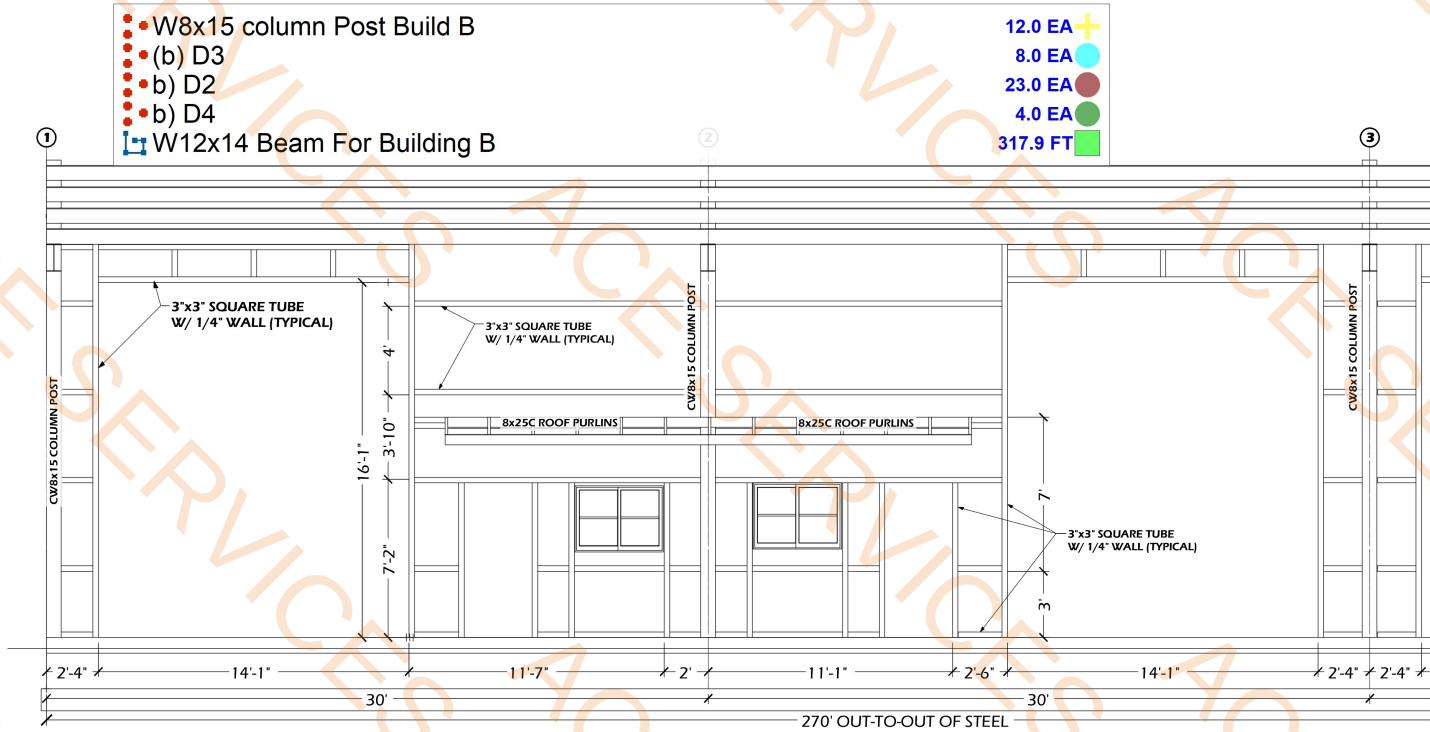


SHEET NUMBER
S.03

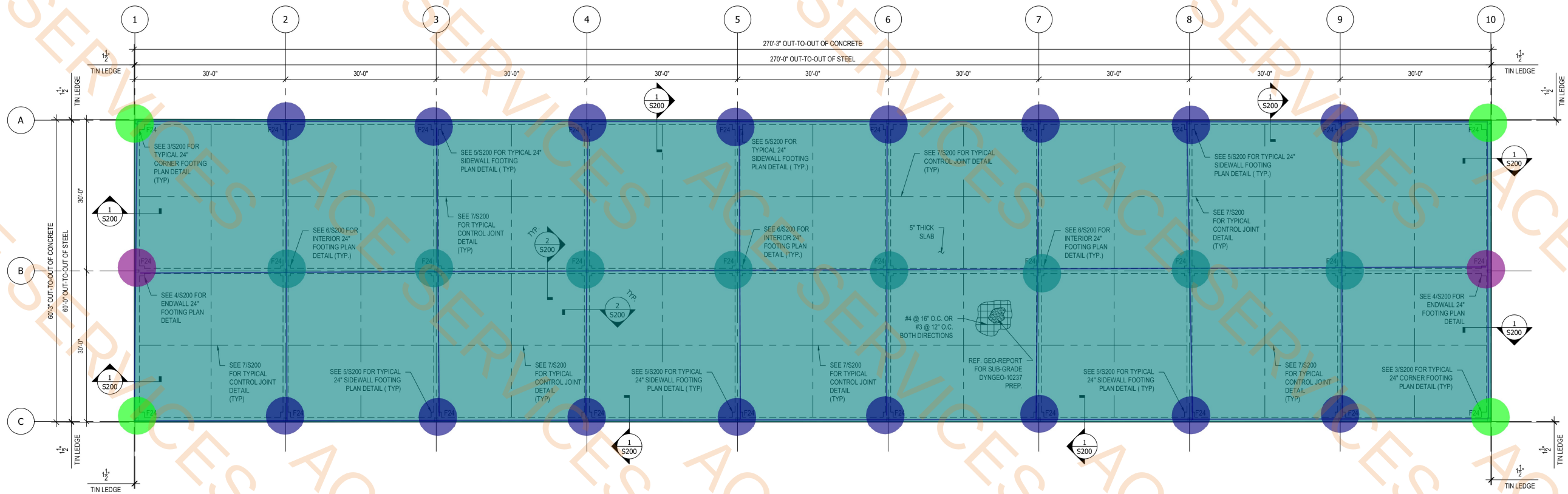
LAVON BUSINESS PARK
BUILDING - B2
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-B2
DRAWN BY: J. Scott Phillips
10/30/2024

STRUCTURAL STEEL PLANS
WELD PLATE & ROOF FRAMING

Phillips
DESIGN SERVICES INC.
Royce City, TX 75189
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM



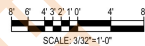
QUALITY CONTROL:
THE FOLLOWING INSPECTIONS & FIELD TESTING ARE REQUIRED:
• PRE-POUR FOUNDATION INSPECTION
• SELECT FILL LAB TESTING FOR COMPLIANCE WITH REQUIREMENTS
• DENSITY & MOISTURE CONTENT TESTING OF SUB-GRADE AND SELECT FILL



1 BUILDING-B FOUNDATION PLAN
Scale: 3/32"=1'-0"

- 5" Thick Slab Building B
- F24 - Width 1'-0" And Depth 2'-2"
- Section 3/S200
- Section 5/200
- Section 4/200
- Section 6/S200

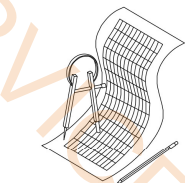
16280.1 SQ FT
1393.7 FT
4.0 EA
16.0 EA
2.0 EA
8.0 EA



LOCATE ALL EDGE FORMS, FLOATING FORMS, RECESSED AREAS, PLUMBING, AND ELECTRICAL PER THE ARCHITECTURAL DRAWINGS. DIMENSIONS PROVIDED ON THIS DRAWING FOR THESE ITEMS ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY THE ARCHITECTURAL DRAWING SHALL GOVERN.

Lavon Business Park

LAVON, TX



DYNAMIC
Engineering
Consultants
PLLC

PROFESSIONAL
ENGINEERING
SERVICES
717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX
75482

TEL: 903-382-3444
E-MAIL: jburnett@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-0215

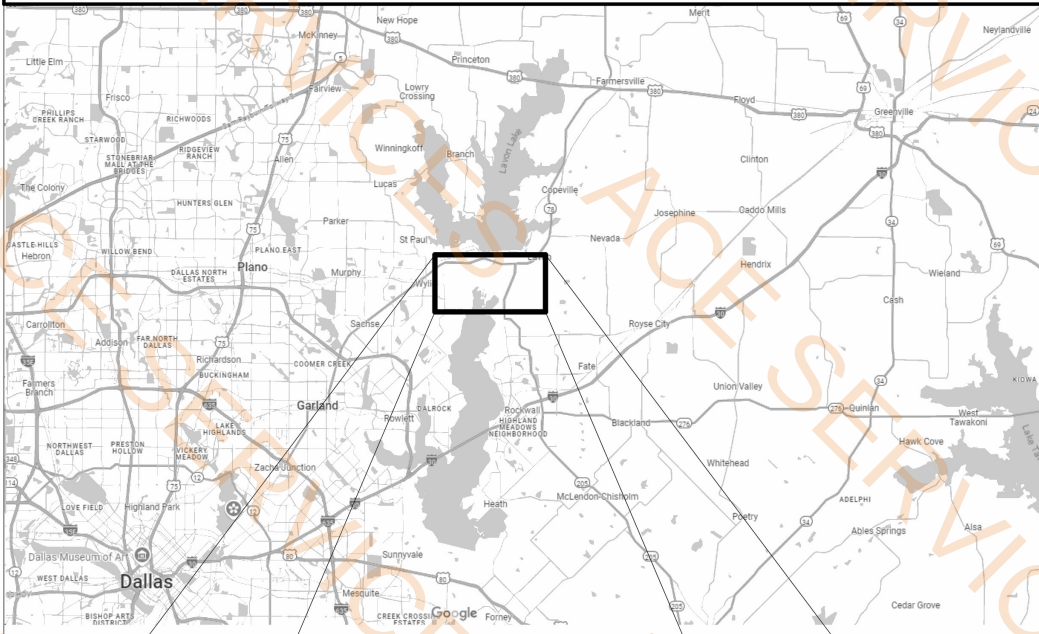


NAME	DATE
D. HORTON	1/7/2025
J.W. BURNETT	1/7/2025

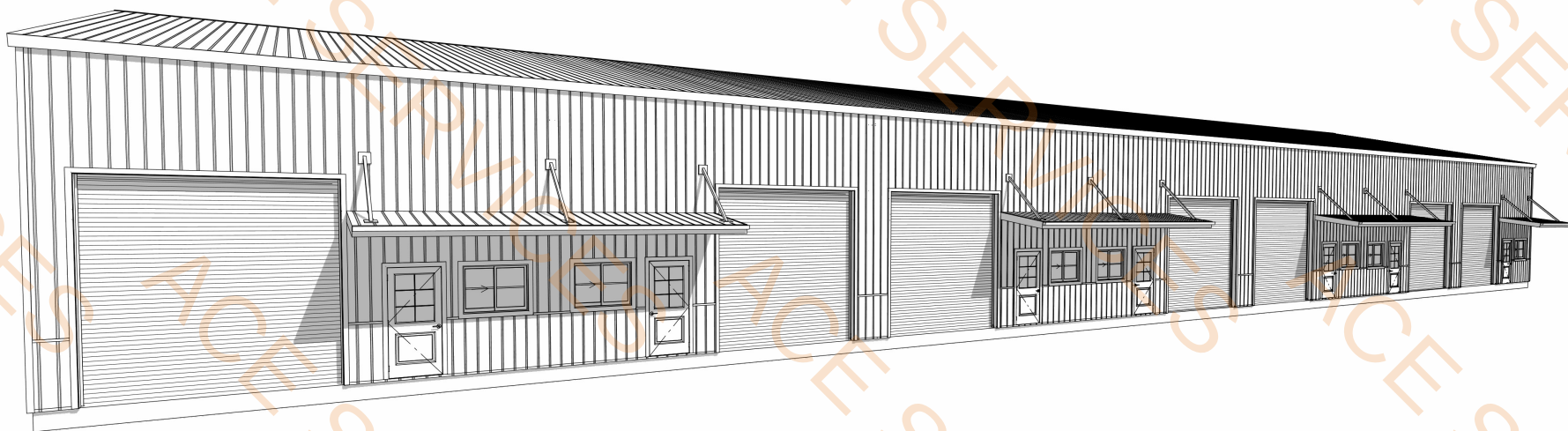
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
DRAWING IS THE SOLE PROPERTY OF
DYNAMIC ENGINEERING. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
DYNAMIC ENGINEERING IS PROHIBITED.

BUILDING B - FOUNDATION PLAN
PROJECT # 10237
SHEET NUMBER
S102

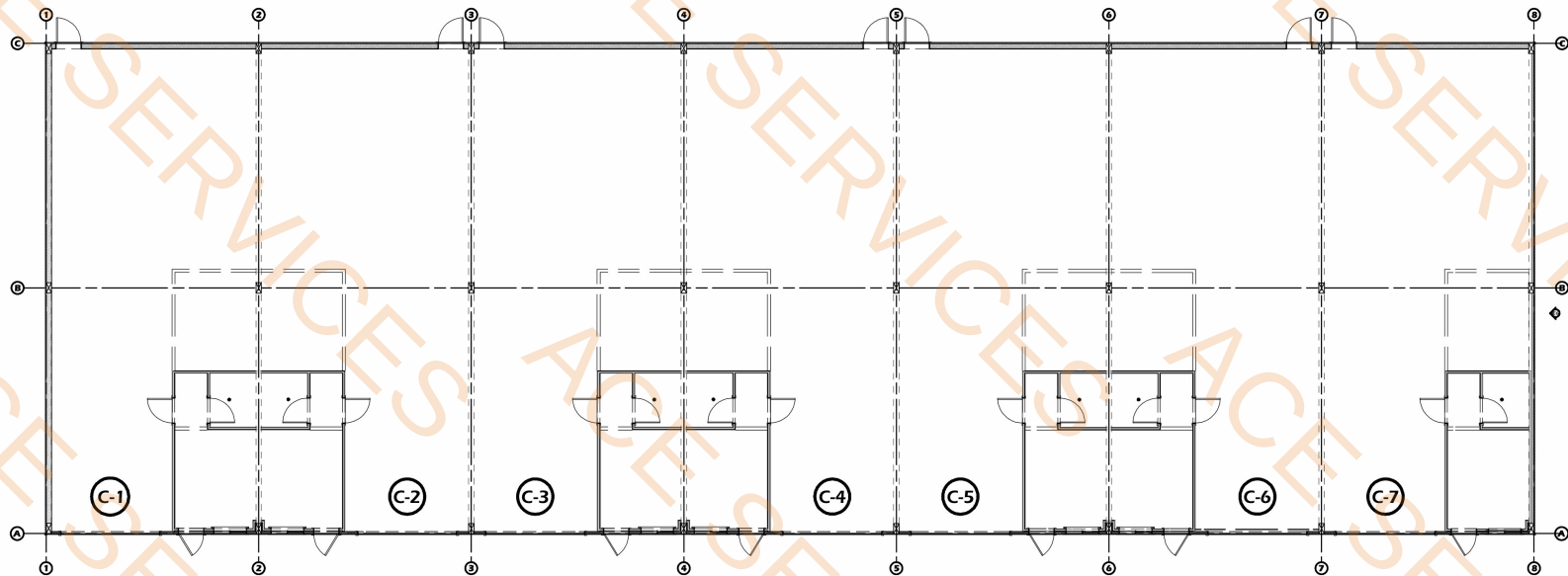
PROJECT LOCATION



LAVON BUSINESS PARK
11160 STATE HWY 205, LAVON, TX 75166



BUILDING - C



1 OVERHEAD VIEW
SCALE: 3/32" = 1'-0"

SHEET INDEX		
SHEET #	PAGE #	SHEET NAME
1	A.01	COVER PAGE
2	A.02	1ST FLOOR PLANS
3	A.03	ENLARGED FLOOR PLANS
4	A.04	ENLARGED FLOOR PLANS
5	A.05	EXTERIOR ELEVATIONS
6	E.01	ELECTRICAL PLAN
7	E.02	ELECTRICAL PLAN
8	P.01	PLUMBING PLAN
9	P.02	PLUMBING PLAN
10	M.01	HVAC PLAN
11	M.02	HVAC PLAN
12	S.01	WOOD FRAMING PLAN
13	S.02	WOOD FRAMING PLAN
14	S.03	WOOD FRAMING PLAN
15	S.04	STRUCTURAL STEEL PLANS
16	S.05	STRUCTURAL STEEL PLANS

SHEET NUMBER
A.01
REVISION #
B

LAVON BUSINESS PARK
BUILDING-C
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DATE: 1/3/2025

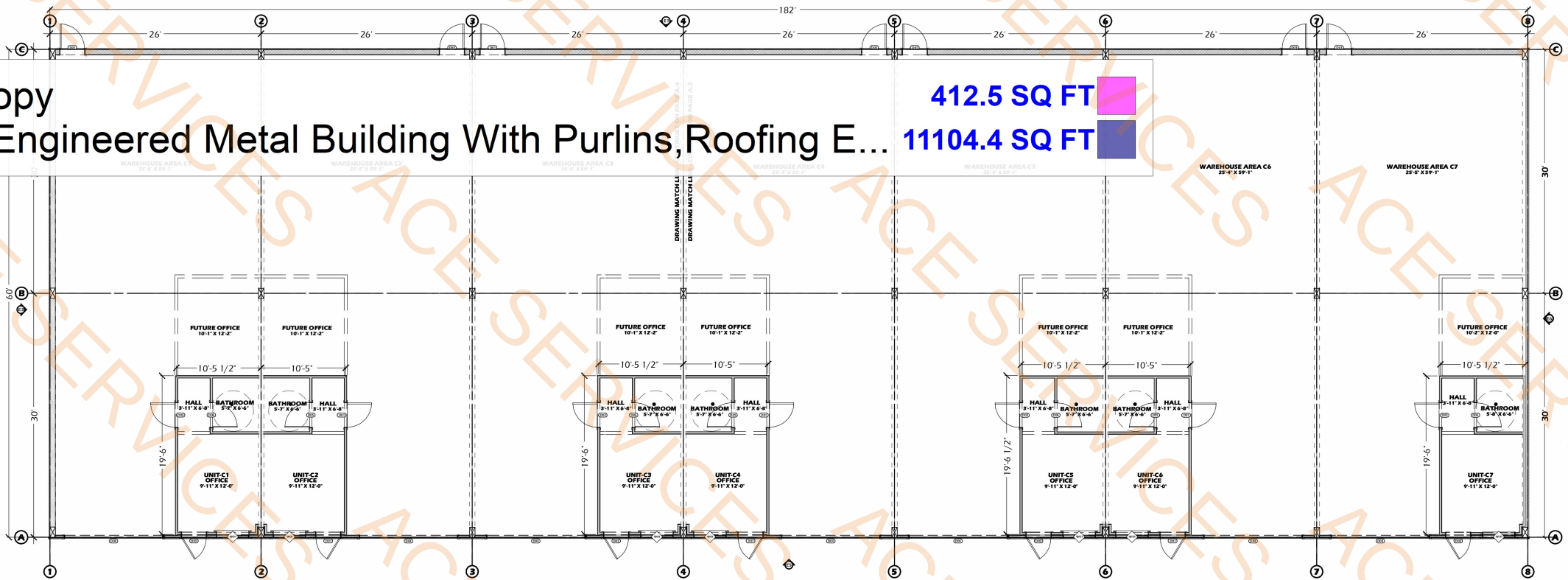
COVER PAGE
AREA MAP AND 3D VIEW

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Scot@PhillipsPlans.com
PHILLIPS PLANS.COM

PHILLIPS
DESIGN SERVICES INC.

CONTRACTOR / END USER RESPONSIBILITIES

- 1) BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 2) EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
- 3) COORDINATE PRIOR TO PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT INCLUDING USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS, ETC.
- 4) COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICTS IN THE LOCATION, INSTALLATION, AS CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 5) BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
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- 8) VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
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- 10) RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
- 11) INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY OWNER, ACCORDING TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
- 12) PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE " FIRE RETARDANT ")
- 13) CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT interior CEILINGS / WALLS.
- 14) SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
- 15) ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING UNLESS NOTED OTHERWISE
- 16) NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS
- 17) ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
- 18) THIS IS A BUILDERS SET, ALL DETAILS MAY NOT BE INCLUDED, IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
- 19) WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
- 20) MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
- 21) ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
- 22) DESIGN INTENT - CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVER ALL FRAMING, ETC.
- 23) CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS AND CONNECTIONS TO INSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. CONTRACTOR SHALL ENSURE PROPER INSTALLATION OF ALL FIXTURES.
- 24) ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT, REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
- 25) ROOFING SHALL EXCEED TYPE "B" ROOF COVERING



1 FLOOR PLANS
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER

A.02

REVISION # B

LAVON BUSINESS PARK

BUILDING-C

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips PROJECT #: 240104-A1-B

1st FLOOR PLANS

FLOOR PLAN & ROOF PLAN

Royse City, TX 75189
(903) 413-5096
Scott@PhillipsPlans.com

PHILLIPS PLANS.COM

PHILLIPS DESIGN SERVICES INC.

WALL SCHEDULE	
2D	DESCRIPTION
	STANDARD RIVER RANCH EXTERIOR WALL
	PDS - DRY WALL, 2X6, DRY WALL - WET WALL
	PDS - DRY WALL, 2X4, DRY WALL
	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL

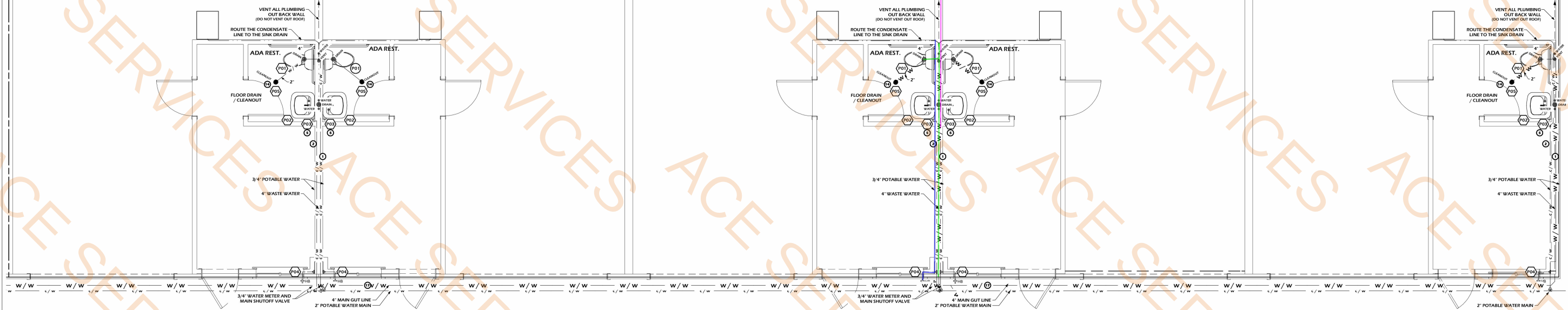
PHILLIPS
DESIGN SERVICES INC.

Royse City, TX 75189
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

DRAWING MATCH LINE - CONTINUES ON PAGE P.01

- 4" Waste Water Pipe Unit 1-7
- 3/4" Potable Water Pipe Unit 1-7
- 3" Vent Pipe Unit 1-7

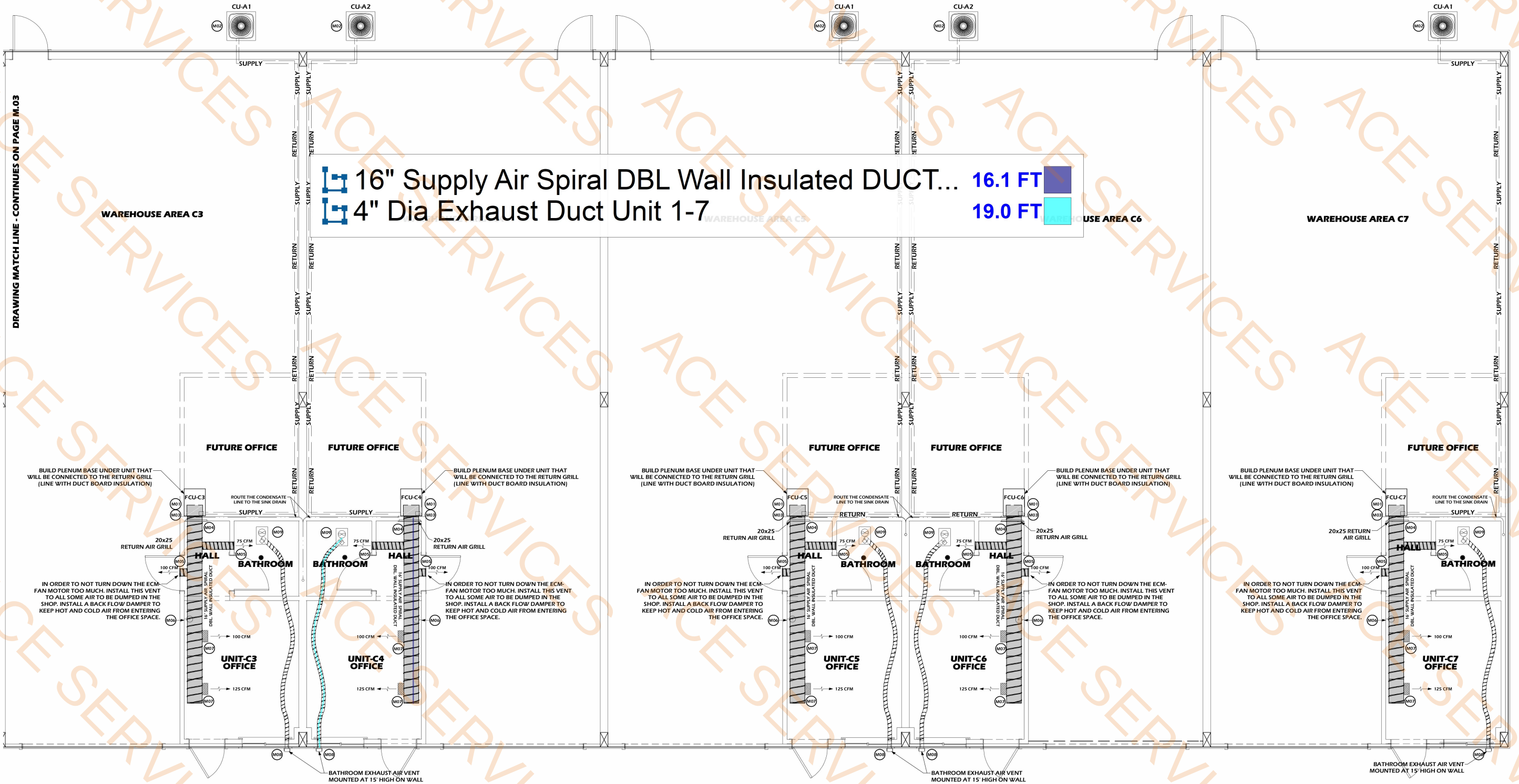
21.2 FT
21.2 FT
46.8 FT



PLUMBING SCHEDULE					
NUM.	LABEL	SYM.	QTY.	MFGR.	DESCRIPTION
P01	K-3578		7	KOHLER	K-3578 BARRINGTON, COMFORT HEIGHT, TWO-PIECE ELONGATED TOILET
P02	ADA SINK		7	KOHLER	GREENWICH WALL MOUNT BATHROOM SINK
P03	ECO 11		7	ECCOSMART	ELECTRIC TANKLESS WATER HEATER - 130W AT 240 VOLTS
P04	HOSE BIBB		7		HOSE BIBB
P05	K-9132		7	KOHLER	K-9132 SHOWER DRAIN

2 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

DRAWING MATCH LINE - CONTINUES ON PAGE M.03



HVAC EQUIPMENT SCHEDULE									
NUMBER	LABEL	SYM	QTY	MFGR	MODEL #	DESCRIPTION	NOTE		
M01	FCU-B		7	GOODMAN		2-TON 832 MULTI-POSITION ECM-BASED AIR HANDLER WITH INTERNAL TXV	AM512 48U1 300		
M02	CU-B		7	GOODMAN	GLX54BA1810	ENERGY-EFFICIENT R-32 SPLIT SYSTEM AIR CONDITIONER	15.2 SEER2, 1 1/2 TO 5 TONS		
M03	HK-B		7	GOODMAN	HKTSD05K1	ELECTRIC HEAT KIT	4.8 KW, SINGLE PHASE 208/240 V		
M04	FA		7	EVERILT	E110R020K25	20 IN. X 25 IN. STEEL RETURN AIR FILTER GRILLE IN WHITE	ACCEPTS A LULU FILTER		
M05	DV		14			ROUND LOUVER EXHAUST	9x9" ROUND SUPPLY VENT		
M06	THERMOSTAT		1			THERMOSTAT	WATER PROOF OUTLET		
M07	DV		14			DUCT VENT	12x6 DUCT VENT		
M08	EV		7			EXTERIOR VENT EXHAUST HOOD			
M09	EF-1		1			EXHAUST FAN + LIGHT	EXHAUST FAN + LIGHT		

2 HVAC PLAN
SCALE: 1/4" = 1'-0"

SHEET NUMBER
M.02

REVISION #
B

LAVON BUSINESS PARK
BUILDING-C

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-A1-B
DRAWN BY: J. Scott Phillips

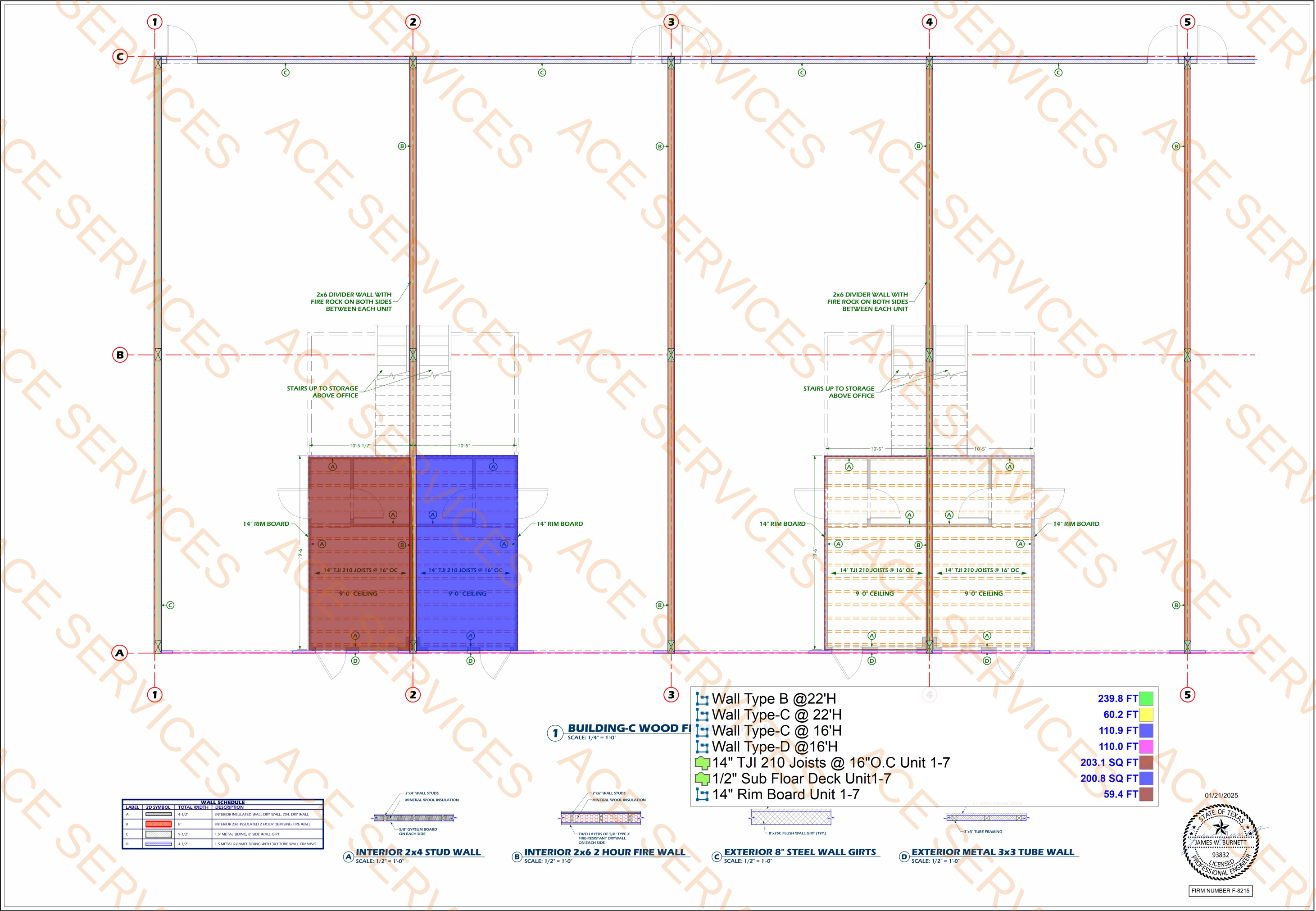
DATE: 1/3/2025

HVAC Plan

FLOOR PLAN, SCHEDULES AND NOTES

Royse City, TX 75189
(903) 413-5096
Scot@PhillipsPlans.com
PHILLIPS PLANS

PHILLIPS
DESIGN SERVICES INC.



WALL SCHEDULE			
LABEL	2D SYMBOL	TOTAL WIDTH	DESCRIPTION
A		4 1/2"	INTERIOR INSULATED WALL DRY WALL, 2X4 DRY WALL
B		8"	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
C		9 1/2"	1.5" METAL SIDING, 8" SIDE WALL GIRTS
D		4 1/2"	1.5 METAL R-PANEL SIDING WITH 3X3 TUBE WALL FRAMING

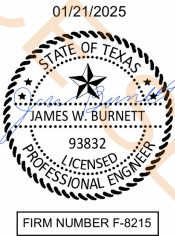
A INTERIOR 2x4 STUD WALL
SCALE: 1/2" = 1'-0"

B INTERIOR 2x6 2 HOUR FIRE WALL
SCALE: 1/2" = 1'-0"

C EXTERIOR 8" STEEL WALL GIRTS
SCALE: 1/2" = 1'-0"

D EXTERIOR METAL 3x3 TUBE WALL
SCALE: 1/2" = 1'-0"

- Wall Type B @22'H
- Wall Type-C @ 22'H
- Wall Type-C @ 16'H
- Wall Type-D @16'H
- 14" TJI 210 Joists @ 16"O.C Unit 1-7
- 1/2" Sub Floor Deck Unit1-7
- 14" Rim Board Unit 1-7

239.8 FT60.2 FT110.9 FT110.0 FT203.1 SQ FT200.8 SQ FT59.4 FT

ACE SERVICES

PHILLIPS PLANS, INC.

ROYSE CITY, TX 75189
(903) 413-5096
scott@phillipsplans.com
PHILLIPSPLANS.COM

WOOD FRAMING PLAN

OFFICE WALLS AND CEILINGS

LAVON BUSINESS PARK
BUILDING-C

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DRAWN: 1/3/2025

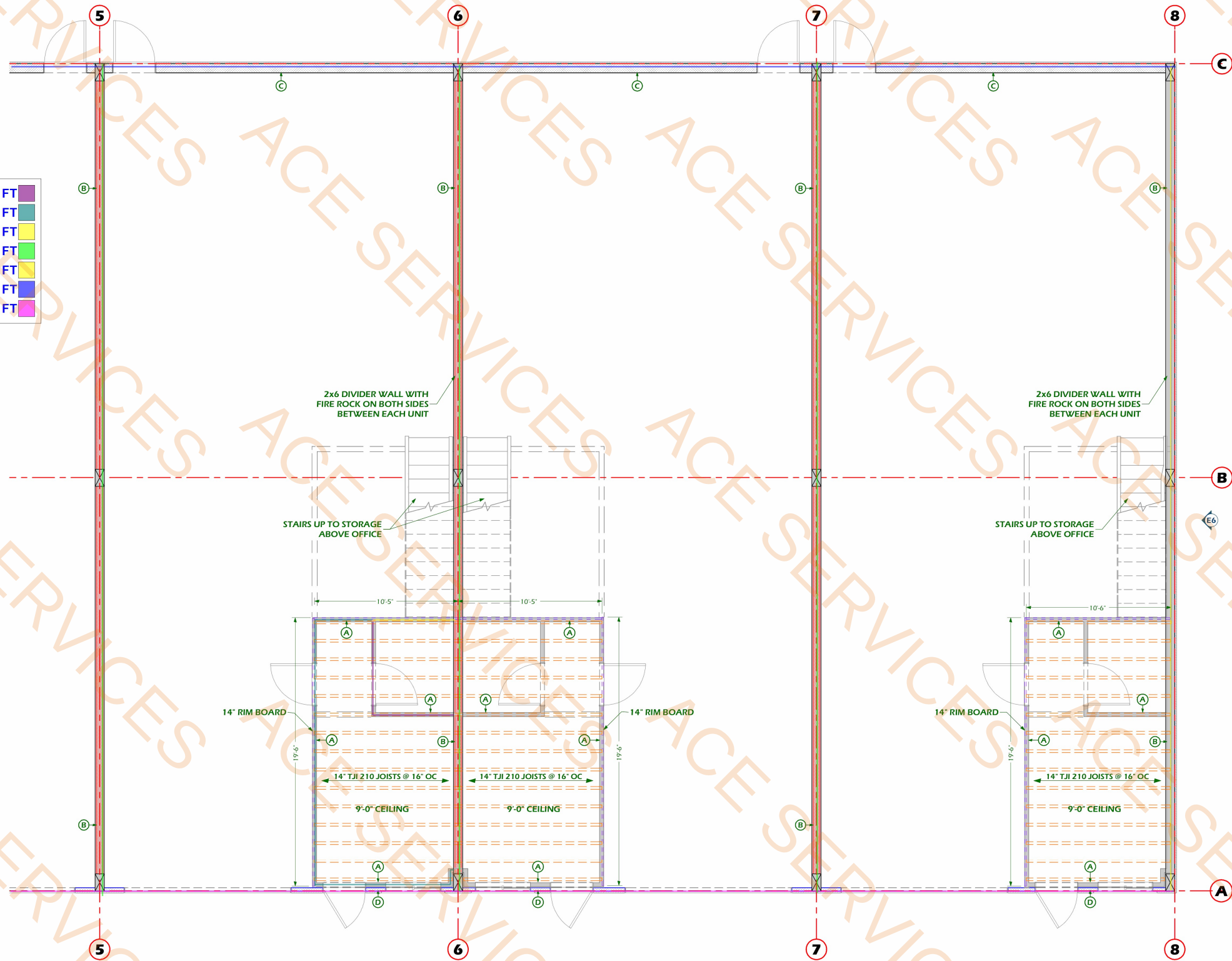
SHEET NUMBER

S. 7

REVISION #

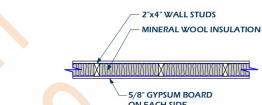
B

Wall Type-A @9'H One Side Moisture Resistant U...	12.7 FT
Wall Type-A @22'H Unit 1-7	34.6 FT
Wall Type-A @22'H One Side Moisture Resistant U...	5.9 FT
Wall Type B @22'H	180.6 FT
Wall Type-C @ 22'H	60.0 FT
Wall Type-C @ 16'H	84.5 FT
Wall Type-D @16'H	84.4 FT

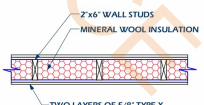


1 BUILDING-C WOOD FRAMING PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE			
LABEL	2D SYMBOL	TOTAL WIDTH	DESCRIPTION
A	[Symbol]	4 1/2"	INTERIOR INSULATED WALL DRY WALL, 2X4, DRY WALL
B	[Symbol]	8"	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
C	[Symbol]	9 1/2"	1.5" METAL SIDING, 8" SIDE WALL GIRTS
D	[Symbol]	4 1/2"	1.5" METAL R-PANEL SIDING WITH 3X3 TUBE WALL FRAMING



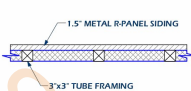
A INTERIOR 2x4 STUD WALL
SCALE: 1/2" = 1'-0"



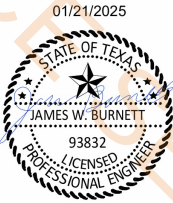
B INTERIOR 2x6 2 HOUR FIRE WALL
SCALE: 1/2" = 1'-0"



C EXTERIOR 8" STEEL WALL GIRTS
SCALE: 1/2" = 1'-0"



D EXTERIOR METAL 3x3 TUBE WALL
SCALE: 1/2" = 1'-0"



FIRM NUMBER F-8215

CONTRACTOR / END USER RESPONSIBILITIES

It is the responsibility of the contractor/end user to ensure that all project plans and specifications comply with the applicable requirements of any governing building codes. The contractor/end user shall not imply or constitute an agreement that the manufacturer is acting as the engineer of record for the project.

The contractor/end user shall secure all required approvals and permits from the appropriate authorities. The manufacturer's drawings and calculations indicate that the design is in accordance with the applicable requirements of the applicable building codes. The manufacturer's drawings and calculations were supplied to the manufacturer.

When the manufacturer's drawings and calculations are used for the design of the structure, the manufacturer's drawings and calculations shall govern. (See 2010 AISC Code of Standard Practice 9th ed.)

Design considerations of any materials in the structure which are not furnished by the manufacturer are the responsibility of the contractor/end user and/or their engineers and not the manufacturer.

The contractor/end user is responsible for erection of steel and associated work in compliance with the manufacturer's drawings for construction drawings.

All bracing's as shown and provided by the manufacturer for this building is required and shall be installed by the erector as a permanent part of the structure.

Temporary supports, such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, furnished, and installed by the erector. These temporary supports shall secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces, and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion, or collision. (See 7.9.1 AISC Code of Standard Practice, 9th ed.)

Warning: in no case should galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosion effects on the aluminum zinc alloy coating when they are used in contact with galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto galvalume should be avoided as it can cause damage to the finish and void the warranty.

BOLT TIGHTENING REQUIREMENTS

All high strength bolts are A325 unless noted otherwise. High strength bolts shall be tightened by the "snug tight" method in accordance with the latest edition AISC "Specification for Structural Joints using ASTM A325 or A490 bolts". A325 bolts shall be installed without washers when tightened by the "snug tight" method. All bolted connections, for shear/bearing connection type with bolt threads excluded from the shear plane shall be snug tight only.

PRIMER

All structural steel to receive a rust inhibitive primer. This primer is not a final paint finish and is not intended for long term exposure to the elements.

APPROVAL NOTES

The following conditions apply if these drawings are used as approval drawings:

It is imperative that any changes to these drawings be made in contrasting ink (preferably red ink), have all instances of change clearly indicated, and be legible and unambiguous. A signature and date are required on all pages.

The manufacturer reserves the right to re-submit drawings with additional details or changes as required to avoid fabrication errors. This may impact the delivery schedule.

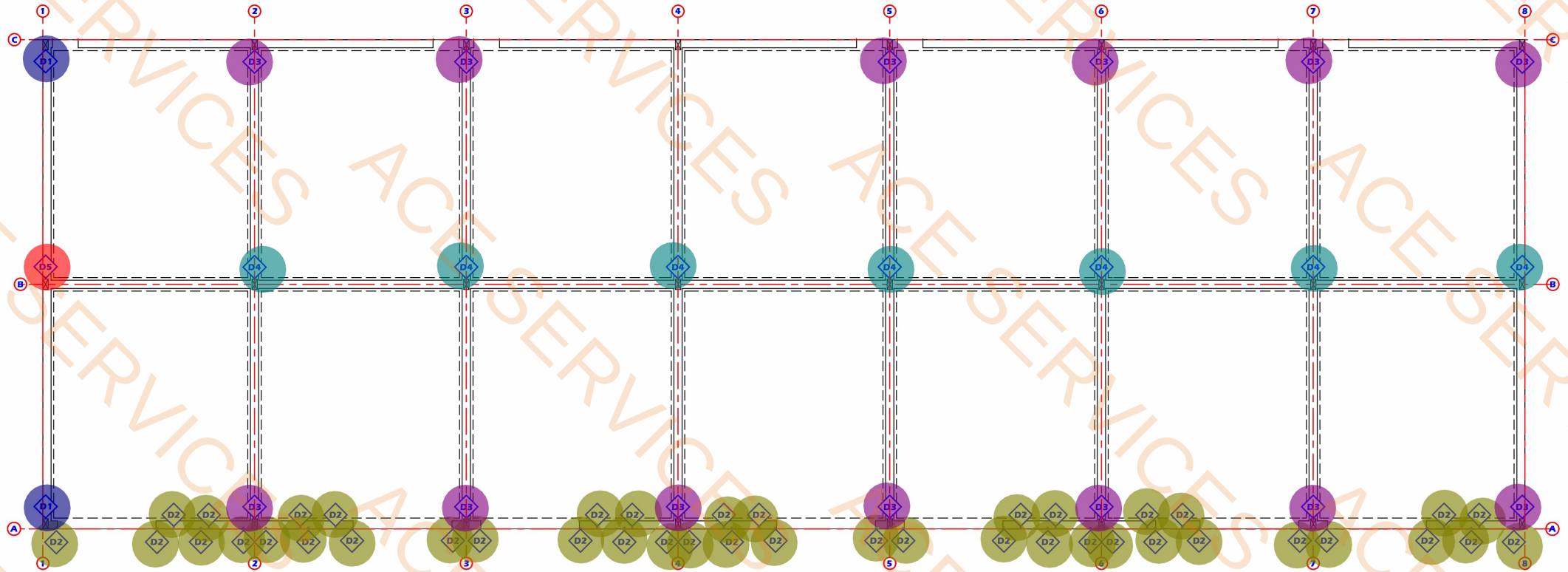
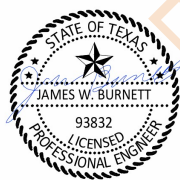
Approval of these drawings indicates conclusively that the manufacturer has correctly interpreted the contract documents and drawings, and further constitutes agreement that the building as shown on the manufacturer's plans, with indicated changes, represents the total of the materials to be supplied by the manufacturer to fulfill the contract agreement.

Any changes noted on the drawings not in conformance with the terms and requirements of the contract between the manufacturer and its customer are not legally binding unless, subsequently, specifically acknowledged and agreed to in writing by change order or separate documentation.

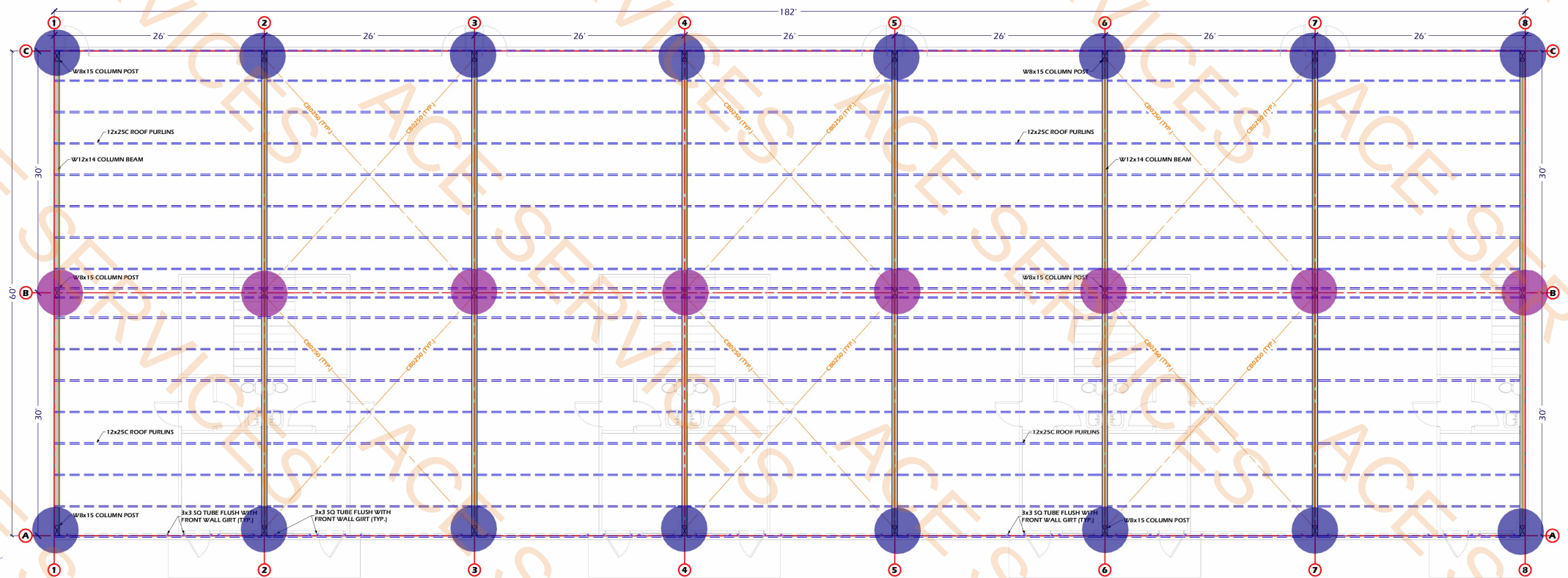
The manufacturer recognizes that "rubber stamps" are routinely used for indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, the manufacturer does not accept changes or additions to contractual terms and conditions that may appear with use of a stamp or similar indication of approval, disapproval, etc. Such language applied to the manufacturer's drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alternations to these drawing notes and will not alter the contractual rights and obligations existing between the manufacturer and its customer.

Final detailing, fabrication, and delivery date of this project cannot be completed until signed approvals are returned to the manufacturer.

01/21/2025



1 BUILDING-C WELD PLATE PLANS
SCALE: 1/8" = 1'-0"



2 BUILDING-C ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER

S. 9

REVISION # B

LAVON BUSINESS PARK
BUILDING-C

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips PROJECT #: 240104-A1-B

STRUCTURAL STEEL PLANS

WELD PLATE & ROOF FRAMING

Royse City, TX 75189

(903) 413-5096

Scott@PhillipsPlans.com

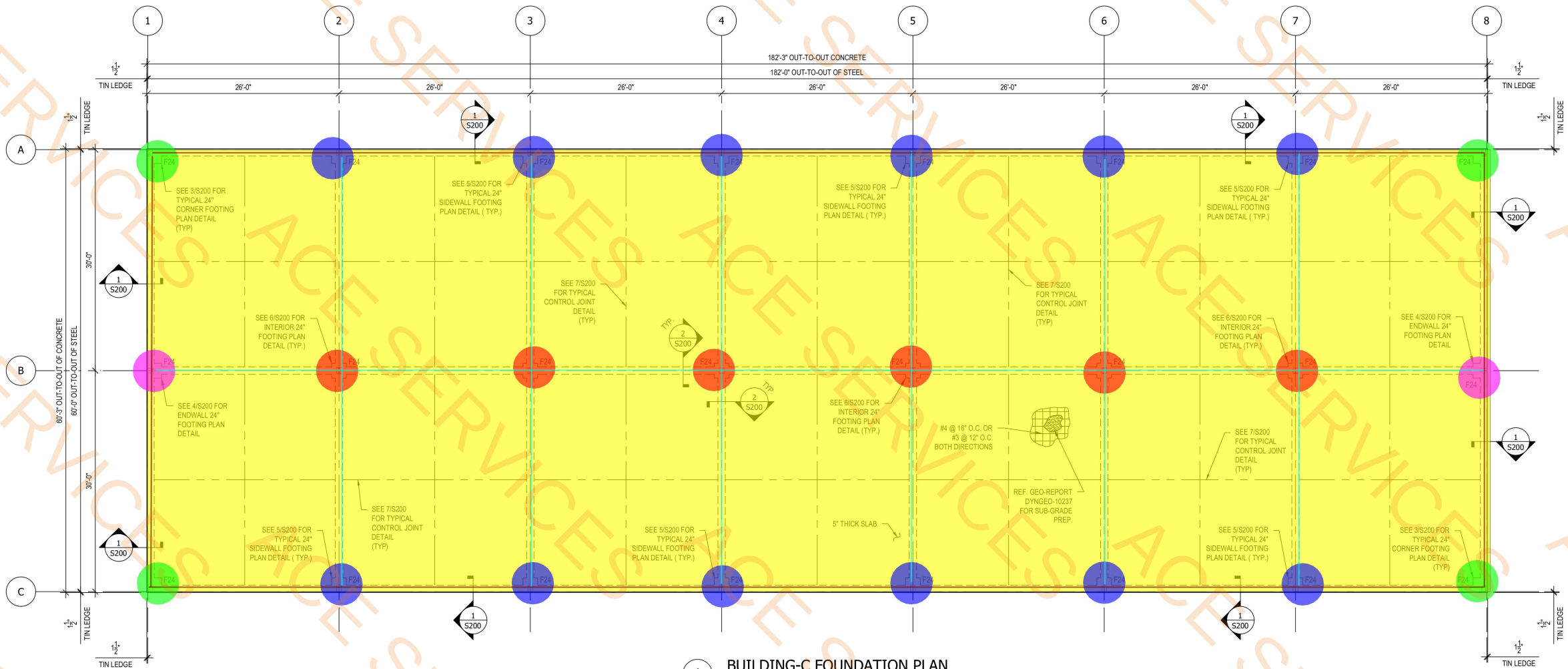
PHILLIPSPLANS.COM

PHILLIPS
DESIGN SERVICES INC.

- 5" Thick Concrete Slab
- Footing F24 Section 5/S200
- Footing F24 Section 4/S200
- Footing F-24 Sec 3/S200
- Footing F-24 Sec 6/S200
- Section 2/S200
- Section 1/S00

10953.6 SQ FT
12.0 EA
2.0 EA
4.0 EA
6.0 EA
530.4 FT
480.0 FT

QUALITY CONTROL:
THE FOLLOWING INSPECTIONS & FIELD TESTING ARE REQUIRED:
• PRE-POUR FOUNDATION INSPECTION
• SELECT FILL LAB TESTING FOR COMPLIANCE WITH REQUIREMENTS
• DENSITY & MOISTURE CONTENT TESTING OF SUB-GRADE AND SELECT FILL



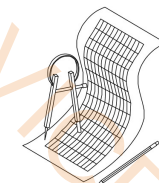
1 BUILDING-C FOUNDATION PLAN
Scale: 1/8"=1'-0"



LOCATE ALL EDGE FORMS, FLOATING FORMS, RECESSED AREAS, PLUMBING, AND ELECTRICAL PER THE ARCHITECTURAL DRAWINGS. DIMENSIONS PROVIDED ON THIS DRAWING FOR THESE ITEMS ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY THE ARCHITECTURAL DRAWING SHALL GOVERN.

Lavon Business Park

LAVON, TX



DYNAMIC
Engineering
Consultants
PLLC

PROFESSIONAL
ENGINEERING
SERVICES
717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX
75482

TEL: 800-582-3444
E-MAIL: jburnett@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-6215



ENGINEERING SEAL 1/7/2025

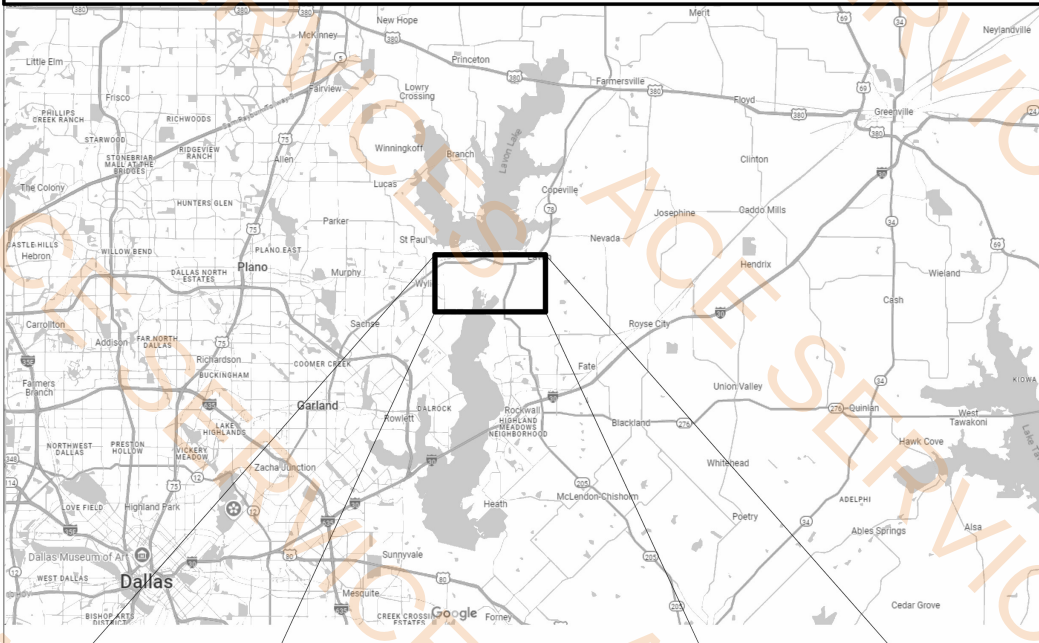
DRAWN	D. HORTON	DATE	1/7/2025
CHECKED			
ENG APPR.	J.W. BURNETT		1/7/2025
Q.A.			

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
DRAWING IS THE SOLE PROPERTY OF
DYNAMIC ENGINEERING. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
DYNAMIC ENGINEERING IS PROHIBITED.

BUILDING C - FOUNDATION PLAN
PROJECT # 10237
SHEET NUMBER

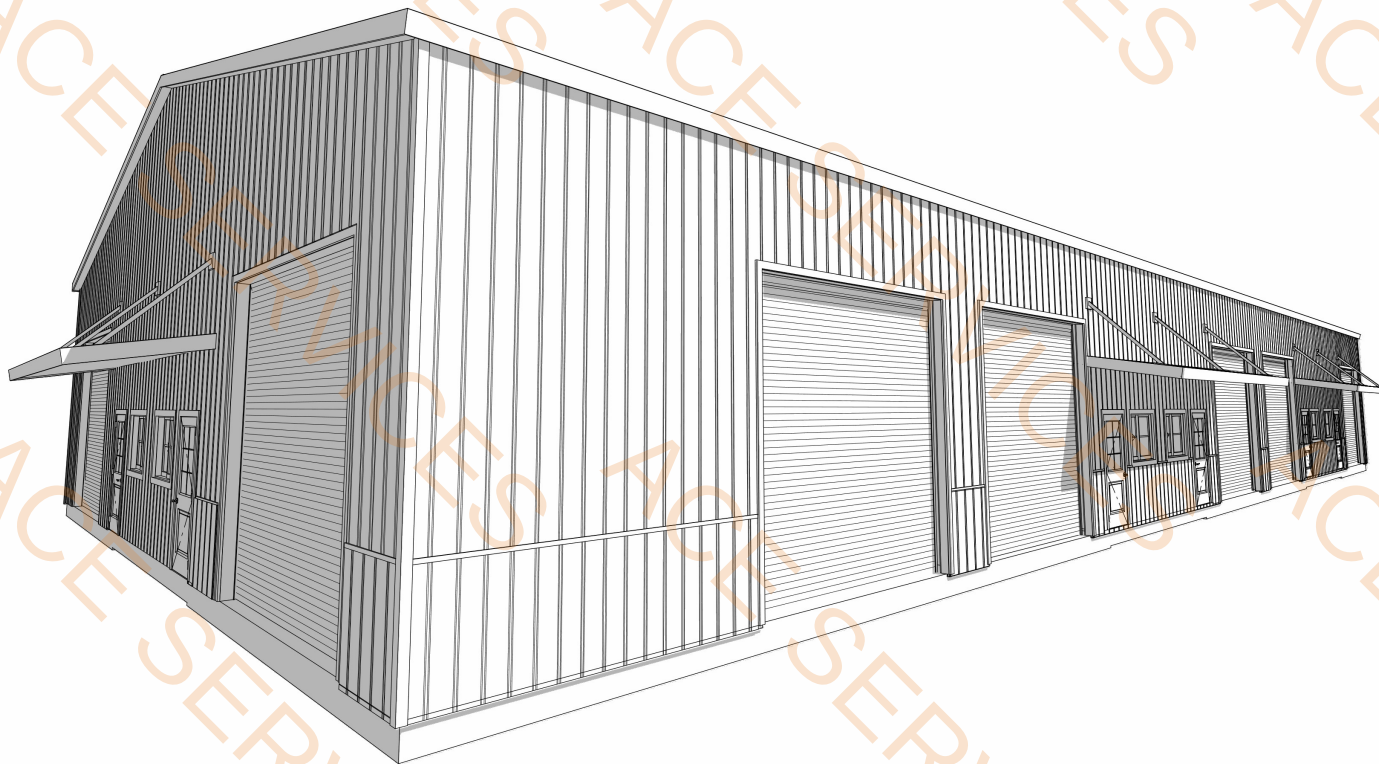
S103

PROJECT LOCATION

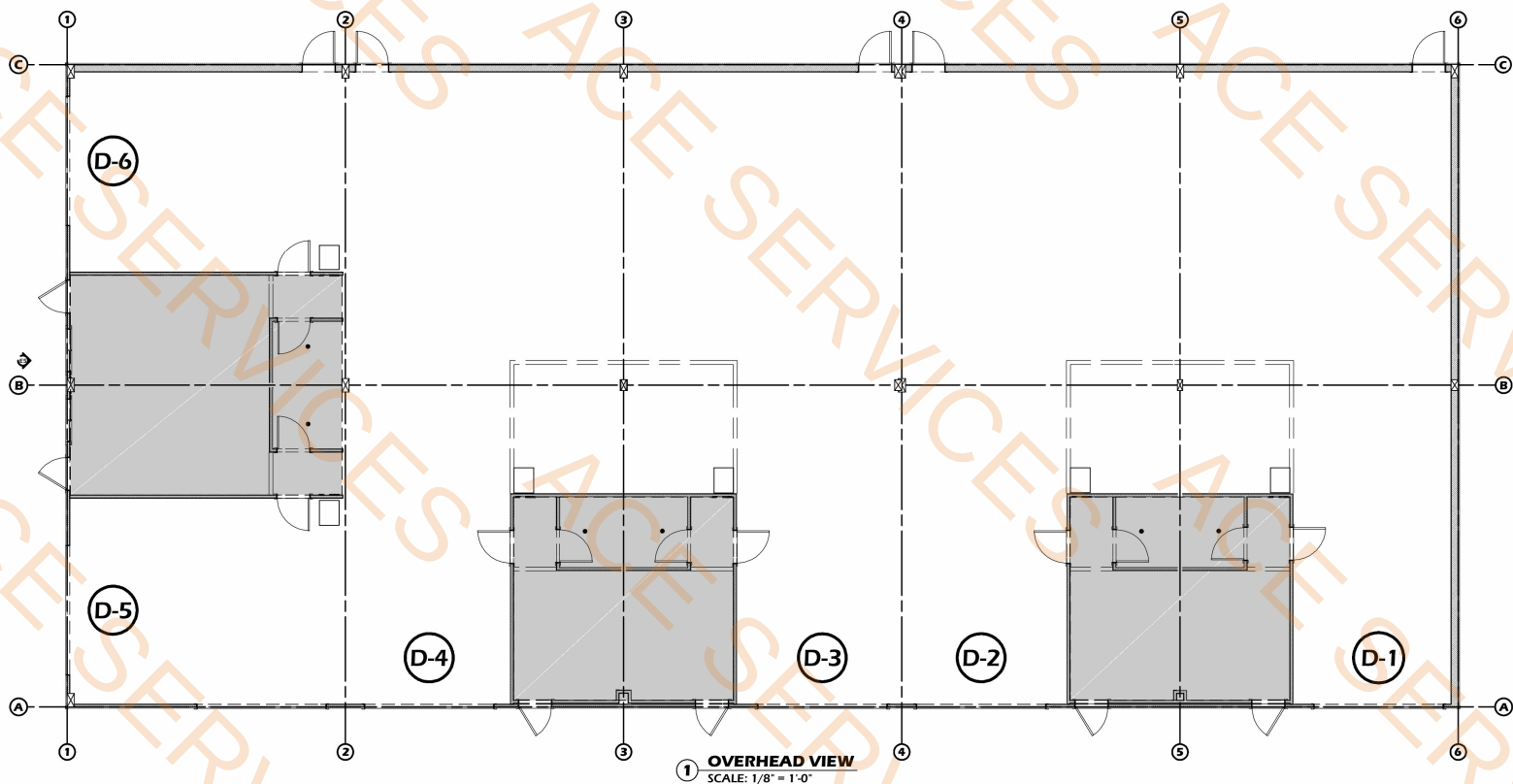


LAVON BUSINESS PARK

11160 STATE HWY 205, LAVON, TX 75166



BUILDING - D



SHEET INDEX		
SHEET #	PAGE#	SHEET NAME
1	A.1	COVER PAGE
2	A.2	FLOOR PLANS
3	A.3	ENLARGED FLOOR PLANS
4		ENLARGED FLOOR PLANS
5		EXTERIOR ELEVATIONS
6		ELECTRICAL PLANS
7		PLUMBING PLAN
8		HVAC PLAN
9		HVAC PLAN
10	S.6	WOOD FRAMING PLAN
11	S.7	WOOD FRAMING PLAN
12	S.8	STRUCTURAL STEEL PLANS
13	S.9	STRUCTURAL STEEL PLANS

SQUARE FOOTAGE	
DESCRIPTION	SO. FEET
UNIT-D1 THRU D4	
OFFICE AREA	207
WAREHOUSE AREA	1,347
UNIT AREA	1,554
UNIT-D5 AND D6	
OFFICE AREA	280
WAREHOUSE AREA	517
UNIT AREA	797
TOTAL	7,810

SHEET NUMBER
A.01
REVISION #
B

LAVON BUSINESS PARK
BUILDING-D
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DATE: 03/05/2025

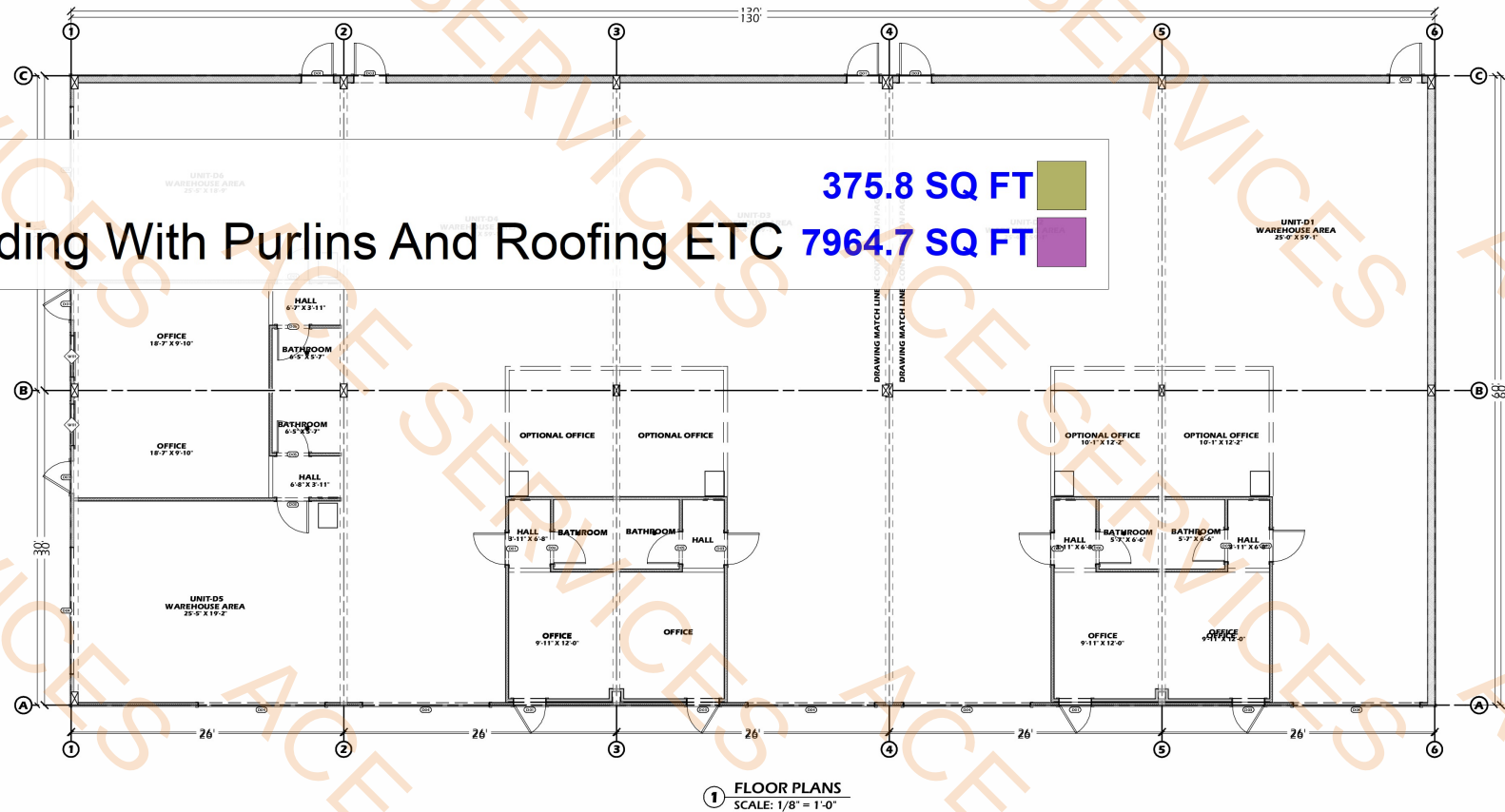
COVER PAGE
AREA MAP AND 3D VIEW

Royse City, TX 75189
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPS PLANS

PHILLIPS
DESIGN SERVICES INC.

CONTRACTOR / END USER RESPONSIBILITIES

- 1) BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 2) EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
- 3) COORDINATE PRIOR TO PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT IN CONNECTION WITH THE LOCATION, INSTALLATION, AS TO AVOID CONFLICTS IN CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 4) COORDINATE ALL FACETS OF THE WORK AS REQUIRED WITH THE BUILDING MANAGEMENT IN CONNECTION WITH THE LOCATION, INSTALLATION, AS TO AVOID CONFLICTS IN CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 5) BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
- 6) BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION AND EXACTION OF CONSTRUCTION METHODS AND PROCEDURES.
- 7) BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS ARE BUILD-ABLE AS SHOWN, IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH SUCH WORK OR RELATED CONSTRUCTION.
- 8) VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
- 9) BE RESPONSIBLE FOR CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS, INCLUDING SEQUENCING OR COORDINATION INDUCED ERRORS.
- 10) RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
- 11) INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY OWNER, ACCORDING TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
- 12) PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE " FIRE RETARDANT ")
- 13) CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT interior CEILINGS / WALLS.
- 14) SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
- 15) ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING UNLESS NOTED OTHERWISE
- 16) NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS
- 17) ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
- 18) THIS IS A BUILDERS SET, ALL DETAILS MAY NOT BE INCLUDED, IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
- 19) WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
- 20) MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
- 21) ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
- 22) DESIGN INTENT - CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVER ALL FRAMING, ETC.
- 23) CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS AND CONNECTIONS TO INSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. CONTRACTOR SHALL ENSURE PROPER INSTALLATION OF ALL FIXTURES.
- 24) ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT, REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
- 25) ROOFING SHALL EXCEED TYPE "B" ROOF COVERING



INTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D05	HINGED	3	1	3068 L IN	38"X81 1/4"
	D06	HINGED	3	1	3068 R IN	38"X81 1/4"

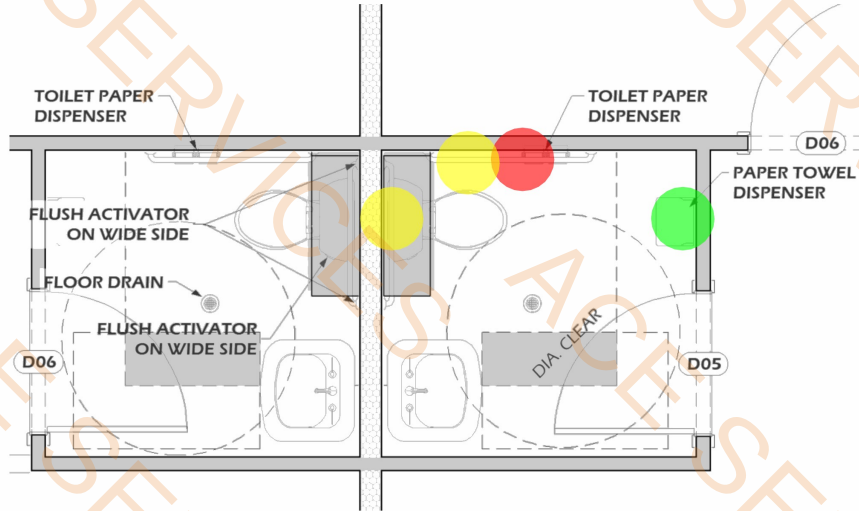
EXTERIOR DOOR SCHEDULE						
2D	TAG	TYPE	QTY	FLOOR	SIZE	HEADER
	D01	HINGED	9	1	3068 R EX	38"X83"
	D03	HINGED	8	1	3068 L EX	38"X83"
	D04	DOORWAY	7	1	120120	145 1/2X148 3/4"

WINDOW SCHEDULE						
2D	TAG	QTY	TYPE	FLOOR	SIZE	HEADER
	W01	2	LEFT SLIDING	1	4030L5	49"X37"

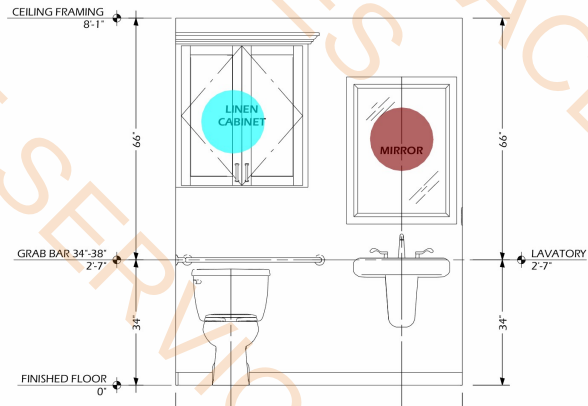
2D SYMBOL	WALL SCHEDULE
	DRYWALL, 2X6 INSULATION, DRYWALL
	DRYWALL, 2X6 INSULATION, DRYWALL
	HYBRID STEEL BUILDING WALL - 3X3 TUBE FRAMING
	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
	1.5" METAL SIDING, 8" WALL PURLINS ON 48" CENTERS

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
UNIT-D1 THRU D4	
OFFICE AREA	207
WAREHOUSE AREA	1,347
UNIT AREA	1,554
UNIT-D5 AND D6	
OFFICE AREA	280
WAREHOUSE AREA	517
UNIT AREA	797
TOTAL	7,810

- Ceramic Tiles Unit 1-4
LVT Unit 1-4
Transition Strip Unit 1-4
Sealed Concrete Unit 1-4
Rubber Base @ 6" H Unit 1-4
Ceramic Tile Base @ 6" H Unit 1-4
Gyp Board Ceiling w/ Paint Unit 1-4
Moisture Resistant Gyp Board Ceiling w/ Paint Unit 1-4
Exposed Ceiling Unit 1-4
Ceramic Tile Unit 5-6
LVT Unit 5-6
Sealed Concrete Unit 5-6
Transition Strip Unit 5-6
Rubber Base @ 6" H Unit 5-6
Ceramic Tile Base @ 6" H Unit 5-6
Gyp Board Ceiling w/ Paint Unit 5-6
Moisture Resistant Gyp Board Ceiling w/ Paint Unit 5-6
Exposed Ceiling Unit 5-6
Fole Dispenser
Paper Towel Dispenser
ADA Grab Bar
Linen Cabinet Unit 1-4
Mirror 3'x4'
- 36.7 SQ FT
111.3 SQ FT
1.3 FT
128.3 SQ FT
108.4 FT
71.4 FT
141.1 SQ FT
38.4 SQ FT
38.6 SQ FT
218.8 SQ FT
480.9 SQ FT
8.8 FT
13.3 FT
21.4 FT
211.8 SQ FT
37.9 SQ FT
480.9 SQ FT
1.8 EA
1.8 EA
1.8 EA
1.8 EA



1 TYPICAL BATHROOM PLAN
SCALE: 1/2" = 1'-0"



1 TYPICAL BATH ELEVATION
SCALE: 1/2" = 1'-0"

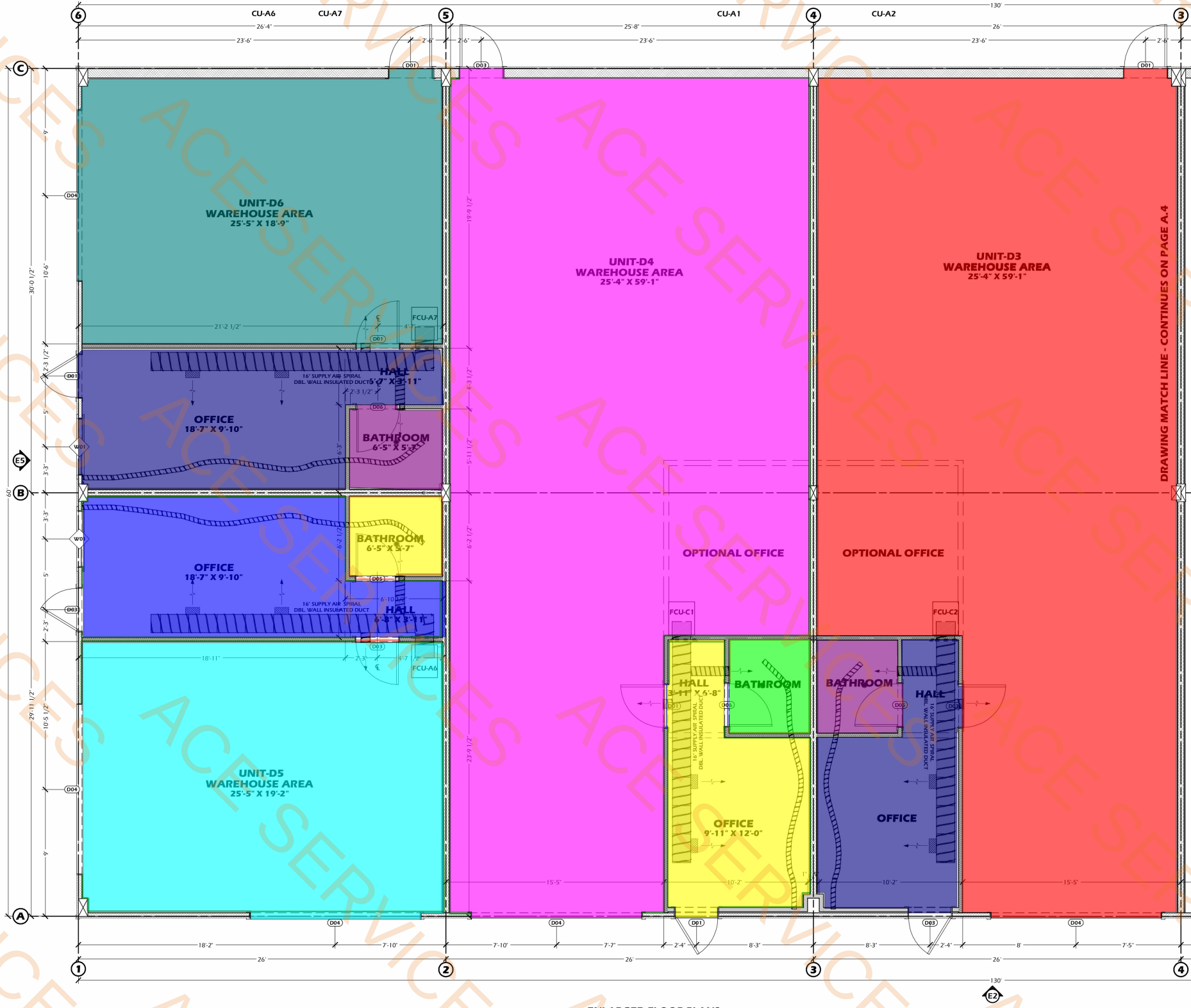
INTERIOR DOOR SCHEDULE					
2D	TAG	TYPE	QTY	FLOOR SIZE	HEADER
D05		HINGED	3	1	3068 L IN 38"X81 1/4" 2'X6"X41" (2)
D06		HINGED	3	1	3068 R IN 38"X81 1/4" 2'X6"X41" (2)

EXTERIOR DOOR SCHEDULE					
2D	TAG	TYPE	QTY	FLOOR SIZE	HEADER
D01		HINGED	9	1	3068 R EX 38"X83" 2'X6"X41" (2)
D03		HINGED	8	1	3068 L EX 38"X83" 2'X6"X41" (2)
D04		DOORWAY	7	1	120120 145 1/2"X144 3/4" 2'X12"X148 1/2" (2)

WINDOW SCHEDULE					
2D	TAG	QTY	TYPE	FLOOR SIZE	HEADER
W01		2	LEFT SLIDING	1	4030LS 49"X37" 2'X8"X52" (2)

WALL SCHEDULE	
2D SYMBOL	COMMENTS
[Symbol]	DRYWALL 2X4 INSULATION DRYWALL
[Symbol]	DRYWALL 2X6 INSULATION DRYWALL
[Symbol]	HYBRID STEEL BUILDING WALL - 3X3 TUBE FRAMING
[Symbol]	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
[Symbol]	1.5" METAL SIDING, 8" WALL PURLENS ON 48" CENTERS

SQUARE FOOTAGE		
DESCRIPTION	SO. FEET	
UNIT-D1 THRU D4		
OFFICE AREA	207	
WAREHOUSE AREA	1,347	
UNIT AREA	1,554	
UNIT-D5 AND D6		
OFFICE AREA	280	
WAREHOUSE AREA	517	
UNIT AREA	797	
TOTAL	7,810	



1 ENLARGED FLOOR PLANS
SCALE: 1/4" = 1'-0"

GENERAL "MEP" CONSTRUCTION PLAN SHEET NOTES:

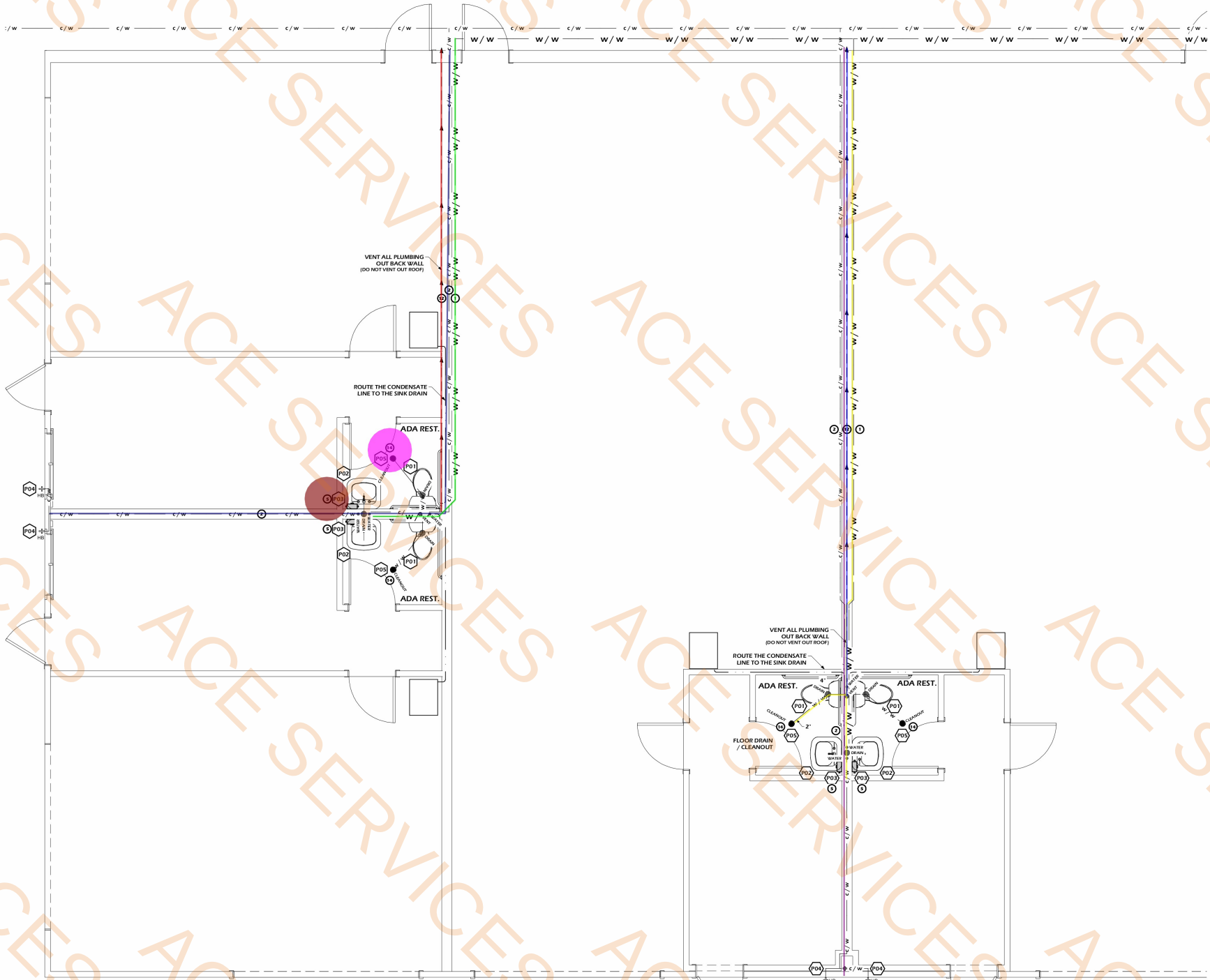
- All contractors and subcontractors shall coordinate with each division before construction begins to ensure the plans and the various scopes of work are properly coordinated.
- These plans are not to be used as a basis for construction without the limitations of plans to fully represent all of the work to be performed. Plans are to be field verified as a part of the project. Contractors must coordinate/resolve any discrepancies, omissions, or complications encountered during this project.
- The plans represent the designed results. As construction occurs, the possibility of alternate methods or materials may be required. If some appear to have alternatives to the design that maintain the quality and reduce costs, in that case, the contractor must consult with the engineers for their acceptance/approval. The contractors must consult with the engineers throughout the work process as needed.

PLUMBING NOTES BY SYMBOL "1":

- NEW SANITARY SEWER LINE
- NEW COLD WATER LINE
- NEW HOT WATER LINE
- DOUBLE CLEAN OUT, TYPICAL
- PROVIDE SHUT OFF VALVE FOR ALL WATER HEATER PIPING CONNECTIONS, TYPICAL
- SEE SITE PLAN FOR CONTINUATION, COORDINATE WITH CIVIL PLANS
- SANITARY SEWER TO 5 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN SANITARY SEWER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR
- COLD WATER TO 2 FEET OUTSIDE OF BUILDING / CONNECTION POINT TO NEW MAIN COLD WATER SERVICE LINE. COORDINATE WITH CIVIL PLANS AND SITE UTILITIES CONTRACTOR.
- DOMESTIC SERVICE WATER PIPING UP INSIDE SURFACES OF WALL. EXTEND PIPING UP AND ACROSS / ABOVE LEVEL 1 CEILING SPACE. BE SURE TO INSULATE WATER PIPING IN WALLS.
- INSTALL NEW DOUBLE CHECK BACKFLOW PREVENTER OR REDUCED PRESSURE ZONE VALVE ASSEMBLY DEVICE (RPZ) AS REQUIRED FOR THE NEW COLD WATER SERVICES PIPING.
- COLD WATER PIPING UP. EXTEND PIPING UP AND ACROSS ABOVE IN LEVEL 1 CEILING SPACE. COORDINATE WITH ALL ELEMENTS IN THE FIELD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR / OWNER.
- 3" VENT PIPING UP AND THROUGH EXTERIOR WALL
- EXTEND WATER PIPING ACROSS IN CEILING SPACE TO SERVE FROST-FREE HOSE BIBB. EXTEND PIPING DOWN IN WALL TO SERVE FROST-FREE HOSE BIBB. BE SURE TO INSULATE WATER PIPING IN WALLS.
- WCO - WALL CLEAN OUT [TYPICAL], FCO - FLOOR CLEAN OUT [TYPICAL]
- 2" HUB DRAIN FOR WATER HEATER T&P PIPING
- SANITARY SEWER PIPING INSTALLED IN LEVEL 1 CEILING
- EXTEND SANITARY SEWER UNDERGROUND

PLUMBING SCHEDULE					
NUM	LABEL	SYM	QTY	MFG	DESCRIPTION
P01	K-3578		10	KOHLER	K-3578 BARRINGTON, COMFORT HEIGHT, TWO-PIECE ELONGATED TOILET
P02	ADA SINK		4	KOHLER	GREENWICH WALL-MOUNT BATHROOM SINK
P03	ECO 1.1		6	ECOSMART	ELECTRIC TANKLESS WATER HEATER - 13KW AT 240 VOLTS
P04	HOSE BIBB		6		HOSE BIBB
P05	K-9132		6	KOHLER	K-9132 SHOWER DRAIN

55.8 FT	
60.4 FT	
30.0 FT	
35.8 FT	
51.5 FT	
42.1 FT	
1.0 EA	
1.0 EA	



1 TYPICAL PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NUMBER

P.01

REVISION # B

LAVON BUSINESS PARK

BUILDING-D

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips PROJECT #: 240104-A1-B 03/05/2025

PLUMBING PLAN

FLOOR PLAN, SCHEDULES, AND NOTES

Royse City, TX 75189

(903) 413-5096

Scot@PhillipsPlans.com

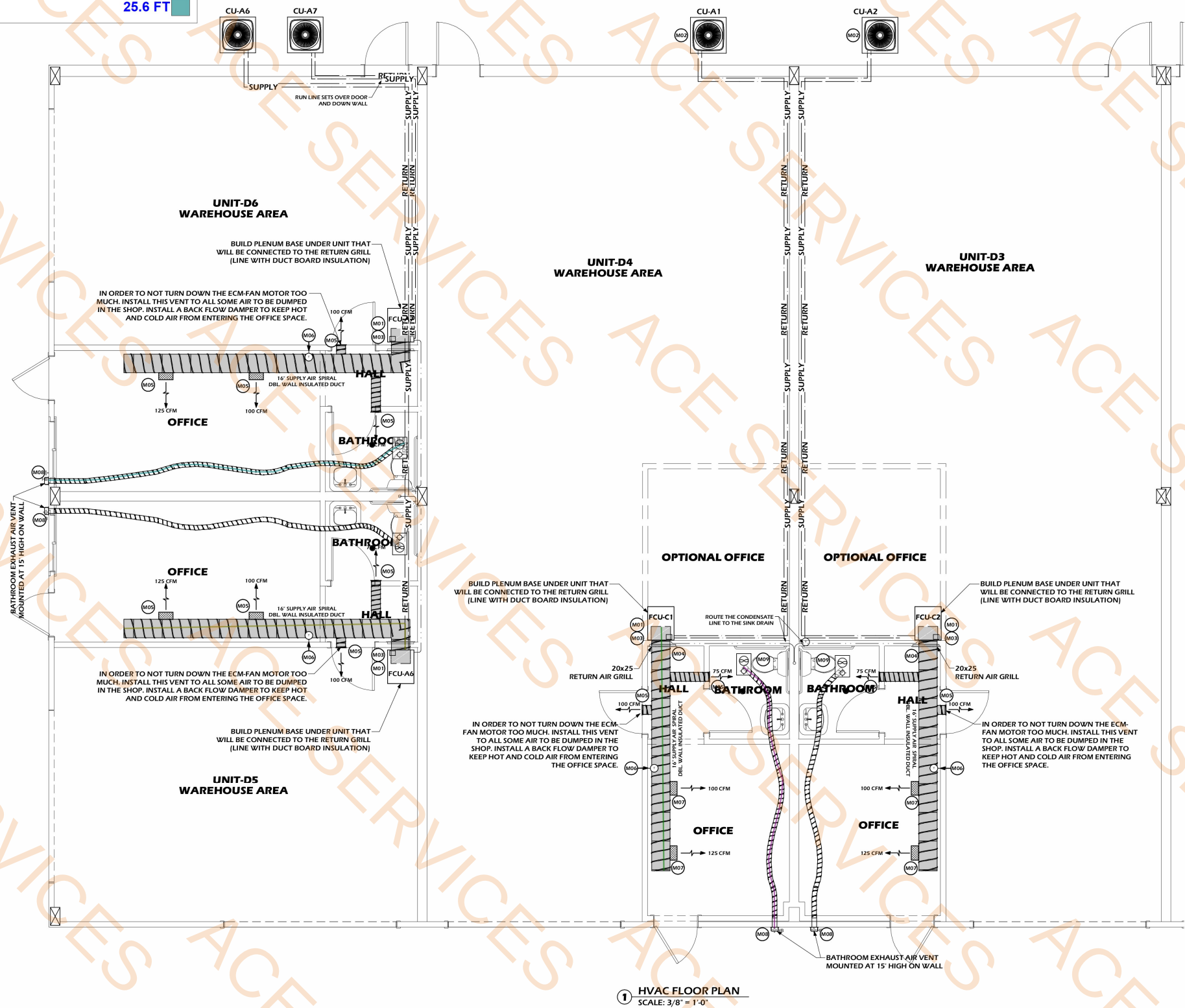
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PHILLIPS
DESIGN SERVICES INC.

- 16" Supply Air Spiral DBL Wall Insulated Duct Unit 1-4
16" Supply Air Spiral DBL Wall Insulated Duct Unit 5-6
4" Dia Exhaust Duct Unit 1-4
4" Dia Exhaust Duct Unit 5-6

17.1 FT
21.5 FT
19.3 FT
25.6 FT

HVAC SCHEDULE						
TAG	2D SYMBOL	QTY	MFG	MODEL #	DESCRIPTION	NOTE
M01		6	GOODMAN		2-TON R32 MULTI-POSITION ECM-BASED AIR HANDLER WITH INTERNAL TXV	AMST24BU1300
M02		6	GOODMAN	GLX54BA1810	ENERGY EFFICIENT R-32 SPLIT SYSTEM AIR CONDITIONER	15.2 SEER2, 1 1/2 TO 5 TONS
M03		6	GOODMAN	HRTSD05K1	ELECTRIC HEAT KIT	4.8 KW, SINGLE PHASE 208/240 V
M04		8	EVERILT	E190RF20Q25	20 IN. X 25 IN. STEEL RETURN AIR FILTER GRILLE IN WHITE	ACCEPTS A 1 IN. FILTER
M05		12			DUCT VENT	12X6 DUCT VENT
M06		7			THERMOSTAT	WATER PROOF OUTLET
M07		12			ROUND LOUVER EXHAUST	9X9 ROUND SUPPLY VENT
M08		4			EXTERIOR VENT EXHAUST HOOD	
M09		2			EXHAUST FAN + LIGHT	EXHAUST FAN + LIGHT



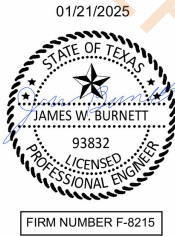
SHEET NUMBER
M.02

LAVON BUSINESS PARK
BUILDING-D
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
PROJECT #: 240104-A1-B
DRAWN BY: J. Scott Phillips
REVISION #: B
DATE: 03/05/2025

HVAC Plan
FLOOR PLAN AND SCHEDULES

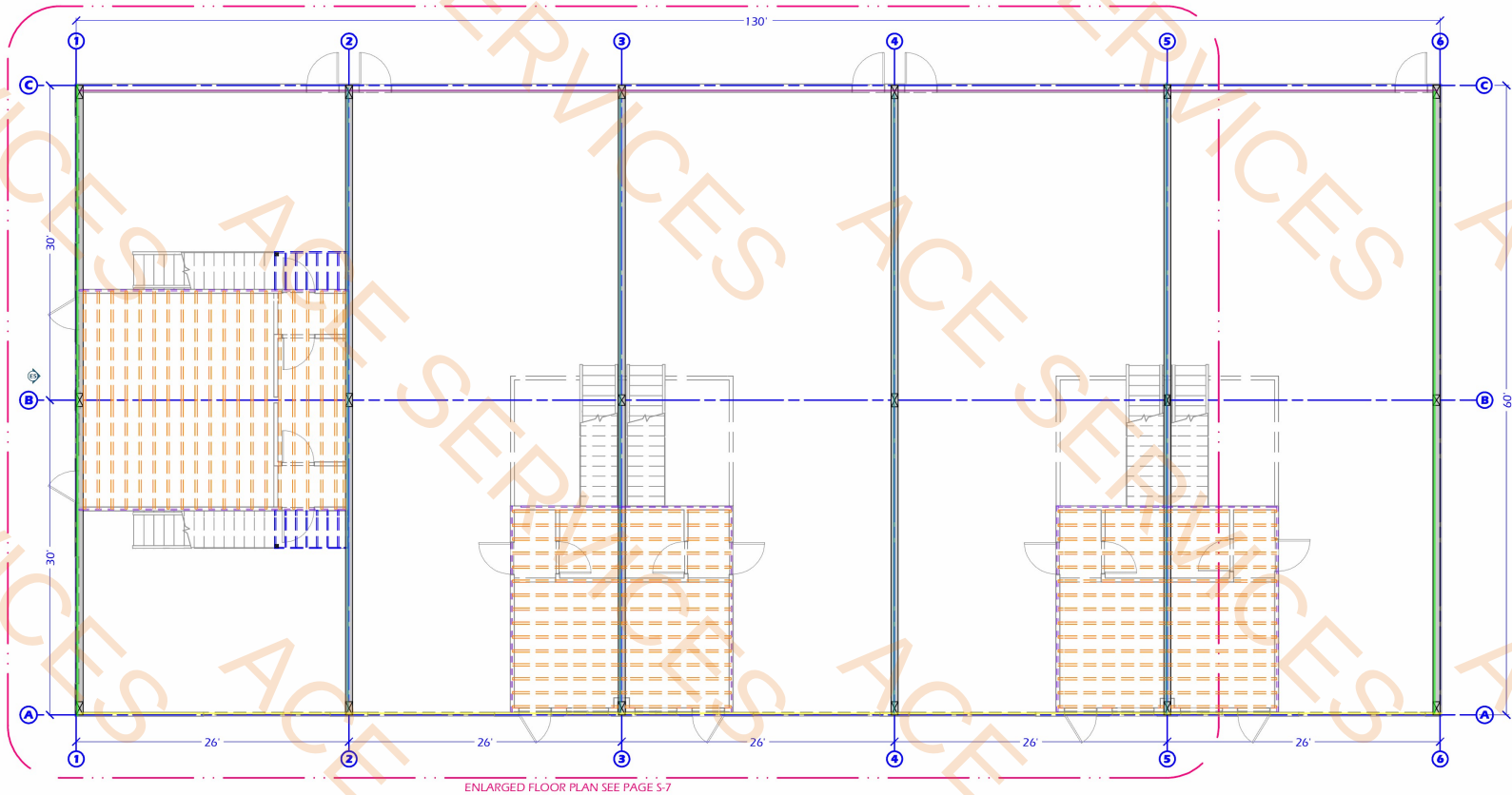
Royse City, TX 75189
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PHILLIPS PLANS

PHILLIPS
DESIGN SERVICES INC.



- Wall Type D @16'H
Wall Type C @16'H
Wall Type B @ 22'H
Wall Type D @ 22'H

173.2 FT
172.8 FT
317.3 FT
159.5 FT



1 BUILDING-C WOOD FRAMING PLAN

SCALE: 3/32" = 1'-0"

WOOD FRAMING NOTES

1. UNLESS OTHERWISE INDICATED, WOOD FRAMING NAILING SHALL COMPLY WITH TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOB SITE.

2. UNLESS NOTED OTHERWISE ON PLANS, MINIMUM LUMBER GRADES FOR EACH APPLICATION SHOULD BE AS FOLLOWS:

USE	GRADE	SPECIES
STUD WALLS	STUD AND #2	D.F.L. (REF. TO STUD SCHED.)
TOP AND BOTTOM PLATES	#2	S.Y.P.
HEADERS AND BEAMS	#2	S.Y.P.
COLUMNS	#2	D.F.L.

3. PLACE A SINGLE PRESSURE-TREATED PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. OFFSET SPLICES 4'-0" MIN. IN THE TOP PLATE AND OVERLAP AT CORNERS.

EXTERIOR NON-SHEAR WALL SILL PLATES SHALL BE BOLTED TO THE CONCRETE SLAB WITH 1/2" DIA. ANCHORS BOLTS EMBEDDED AT 9". AT A MAXIMUM OF 4'-0" O.C. INTERIOR (NON-SHEAR WALL) SILL PLATES SHALL BE NAILED TO SLAB WITH POWDER ACTUATED FASTENERS, SUCH AS HILTI X-CP72P8 S23 (1" MIN & 1 1/2" MAX. EMBED.) WITH PRE-MOUNTED WASHERS @ 18" O.C. REFER TO SHEAR WALL SCHEDULE FOR SHEAR WALL SILL ANCHORAGE.

4. ALL WOOD SHALL HAVE A MOISTURE CONTENT OF 19% MAXIMUM, U.N.O.

5. SILL PLATES RESTING ON THE FOUNDATION OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH PRESERVATIVES.

6. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AROUND ALL OPENINGS AND TRIPLE AT ALL SHEAR WALL ENDS (U.N.O.)

7. PROVIDE DOUBLE JOISTS (U.N.O. ON PLAN) UNDER ALL INTERIOR PARTITION WALLS RUN PARALLEL TO JOISTS.

8. THE STUDS IN WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING JOISTS, OR FLOOR) UNLESS DETAILED OTHERWISE. DO NOT INTERRUPT STUD FRAMING WITH AN INTERMEDIATE HEAD PLATE IN A TALL WALL. USE FULL HEIGHT STUDS.

9. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.

10. DO NOT BEAR JOISTS OR BEAMS DIRECTLY ON CONCRETE OR MASONRY. SET JOISTS AND BEAMS ON 2X SILL PLATES, PRESSURE TREATED WITH PRESERVATIVE.

11. ROOF SHEATHING SHALL BE 19/32" THICK APA-RATED SHEATHING WITH AN EXPOSURE 1 RATING. FLOOR SHEATHING SHALL BE 23/32" THICK APA-RATED SHEATHING EXPOSURE 1 T&G. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE LONG DIMENSION ORIENTED PERPENDICULAR ON ALL SIDES. ROOF SHEATHING SHALL BE NAILED WITH 8d COMMON NAIL @ 6" O.C. AT PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. FLOOR SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8d RING OR SCREW SHANK NAILS AT 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL EDGES. SPACE NAILS @ 12" O.C. ALONG INTERMEDIATE FRAMING.

12. SHEAR WALL SHEATHING SHALL BE AS SPECIFIED IN THE SHEAR WALL SCHEDULE.

13. PROVIDE CONTINUOUS BLOCKING AT THE EDGES OF ALL SHEETS OF SHEARWALL SHEATHING.

14. PROVIDE X" GYP-CRETE ON TYPICAL RESIDENTIAL UPPER FLOOR.

CEILING JOIST SPAN SCHEDULE		
MAX DEFLECTION 20 LB/FT ² LOAD #2 SP CEILING JOIST (LIMITED STORAGE)	LENGTH (ft)	L / 240
2x6 MAX CEILING JOIST SPAN ON 16" CENTER	12'-0"	
2x8 MAX CEILING JOIST SPAN ON 16" CENTER	15'-3"	
2x10 MAX CEILING JOIST SPAN ON 16" CENTER	18'-1"	
2x12 MAX CEILING JOIST SPAN ON 16" CENTER	21'-4"	
2x6 MAX CEILING JOIST SPAN ON 24" CENTER	9'-10"	
2x8 MAX CEILING JOIST SPAN ON 24" CENTER	12'-6"	
2x10 MAX CEILING JOIST SPAN ON 24" CENTER	14'-9"	
2x12 MAX CEILING JOIST SPAN ON 24" CENTER	17'-5"	

TYPICAL FLOOR & CEILING JOIST HANGER HARDWARE SCHEDULE			
FLOOR JOIST MEMBER SIZE	HANGER TYPE	CEILING JOIST MEMBER SIZE	HANGER TYPE
2x6	LUS26	2x6	LUS26
2x8	LUS28	2x8	LUS26
2x10	LUS210	2x10	LUS28
2x12	LUZ10	2x12	LUS210

NOTES

- FOR JOISTS SPANNING INTO THE SIDE OF WOOD POSTS, PROVIDE CONCEALED FLANGE VERSION OF THE ABOVE SPECIFIED HANGER, IF APPLICABLE.
- REFER TO PLAN NOTES AND DETAILS FOR JOIST HANGERS AT STEEL SUPPORT BEAMS, IF APPLICABLE.
- SPECIFIED HANGERS ARE SIMPSON STRONG-TIE HANGERS WITH MAXIMUM NAILING SIZE AND QUANTITY REQUIRED. OTHER MANUFACTURER'S HANGERS OF EQUAL OR GREATER STRENGTH MAY BE SUBSTITUTED UPON ENGINEER'S APPROVAL.
- THE HANGERS SPECIFIED WITHIN THIS SCHEDULE ARE TO BE USED THROUGHOUT THE PROJECT UNLESS NOTED OTHERWISE ON DRAWINGS.



TB-824

TECHNICAL BULLETIN

October 2023 (Expires 10/2024)

Trus Joist® TJI® Ceiling Joist Supporting Attic Load and Roof Thrust Load

The following information is intended to assist designers in the specification of TJI® for ceiling joist applications supporting both attic load and roof thrust load, as prescribed in 2015/2018/2021 IRC Chapter 8. It is the responsibility of the designer of record to confirm the conditions of the ceiling joist to be within the limitations of the tables provided in this document. For additional design information regarding TJI® joists, reference Trus Joist® TJI® Joist Specifier's Guide (TJ-4000).

Ceiling Joists Supporting Attic Load and Roof Thrust Load

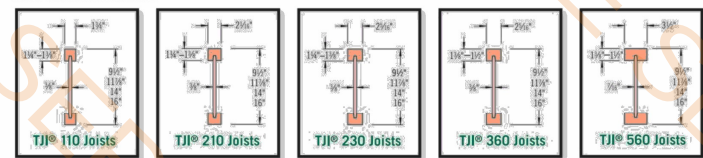
Table 1 provides maximum clear spans for TJI® ceiling joists supporting "uninhabitable attics with limited storage" or "areas other than sleeping areas" as defined by 2015/2018/2021 IRC Table R301.5 and a roof thrust load based on IRC prescribed connections between roof rafters and ceiling joists. The nailing requirements for the rafter-to-ceiling joist connection are given by 2015 IRC Table R802.5.1(9), 2018 IRC Table R802.5.2, and 2021 IRC Table R802.5.2(1). Prior to fastening the rafter-to-ceiling joist connection, the TJI® joist must be reinforced to accommodate both the thrust load and tapered end cut (see Trus Joist® TJI® Rafter Cut/Thrust Load Reinforcement Detail). For ceiling joists supporting only attic load, reference Trus Joist® TJI® Ceiling Joist Supporting Attic Load (TB-805).

TABLE 1: TJI® CEILING JOIST SUPPORTING ATTIC LOAD AND ROOF THRUST LOAD⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

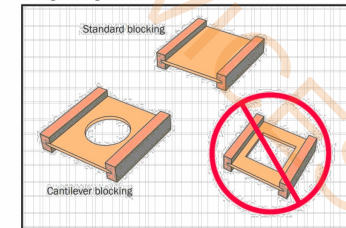
Depth	TJI®	Maximum Clear Span ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾							
		20 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load	40 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load	20 PSF Live Load / 10 PSF Dead Load
9 1/2"	110	22'-3"	20'-1"	18'-11"	17'-6"	15'-10"	14'-10"	13'-8"	
	210	23'-6"	21'-3"	20'-0"	18'-6"	16'-8"	15'-8"	14'-5"	
	230	24'-4"	22'-0"	20'-8"	19'-1"	17'-3"	16'-2"	14'-11"	
	360	26'-7"	24'-1"	22'-6"	20'-1"	20'-11"	18'-11"	17'-5"	15'-6"
	560	28'-1"	25'-5"	23'-10"	22'-0"	22'-1"	19'-11"	18'-8"	17'-0"
11 1/2"	110	29'-0"	26'-3"	24'-8"	22'-9"	22'-9"	20'-7"	19'-4"	17'-10"
	210	30'-10"	27'-11"	26'-2"	24'-3"	24'-3"	21'-11"	20'-6"	18'-11"
	230	35'-6"	32'-1"	30'-2"	27'-11"	27'-11"	25'-2"	23'-7"	21'-10"
	360	38'-0"	34'-3"	31'-8"	28'-7"	28'-7"	26'-10"	24'-9"	
	560	36'-0"	33'-2"	30'-8"	28'-1"	28'-1"	25'-8"	23'-5"	20'-10"
14"	110	33'-2"	28'-8"	26'-1"	23'-3"	23'-3"	20'-2"	18'-0"	
	210	35'-5"	31'-5"	28'-8"	25'-7"	25'-7"	22'-4"	20'-2"	19'-9"
	230	36'-0"	33'-1"	30'-3"	27'-0"	27'-0"	25'-6"	23'-5"	20'-10"
	360	36'-0"	35'-2"	33'-0"	30'-6"	30'-6"	27'-7"	25'-10"	21'-5"
	560	36'-0"	36'-0"	36'-0"	35'-1"	35'-1"	31'-8"	29'-9"	25'-2"

- Uniform loads only.
- Roof thrust load calculated based on 30 PSF roof live load and 10 PSF dead load.
- Roof pitch 6:12 to 12:12. Maximum roof overhang is 24".
- Studs or joists supporting roof framing or purlin lines must not be braced to joists.
- Single span only.
- Minimum bearing length of 24" end.
- Total load deflection limited to L/240 and live load deflection limited to L/360, assumed no composite action.
- For TJI® 310, maximum on-center spacing of bracing is 32" o.c.; for all other TJI® joists, use 36" o.c.
- Maximum clear span limited by scope of IRC table.

Joist Identification

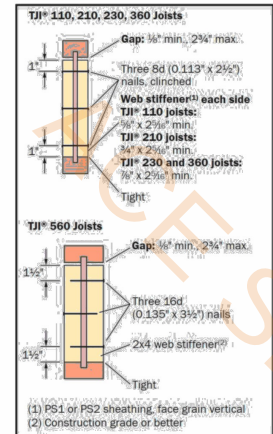


Cutting Blocking Panels



CAUTION:
Do not walk on unbraced joists.

Web Stiffeners



SHEET NUMBER
S. 6

REVISION #
B

LAVON BUSINESS PARK
BUILDING-D

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DRAWN: 1/3/2025

WOOD FRAMING PLAN
OFFICE WALLS AND CEILING FRAMING

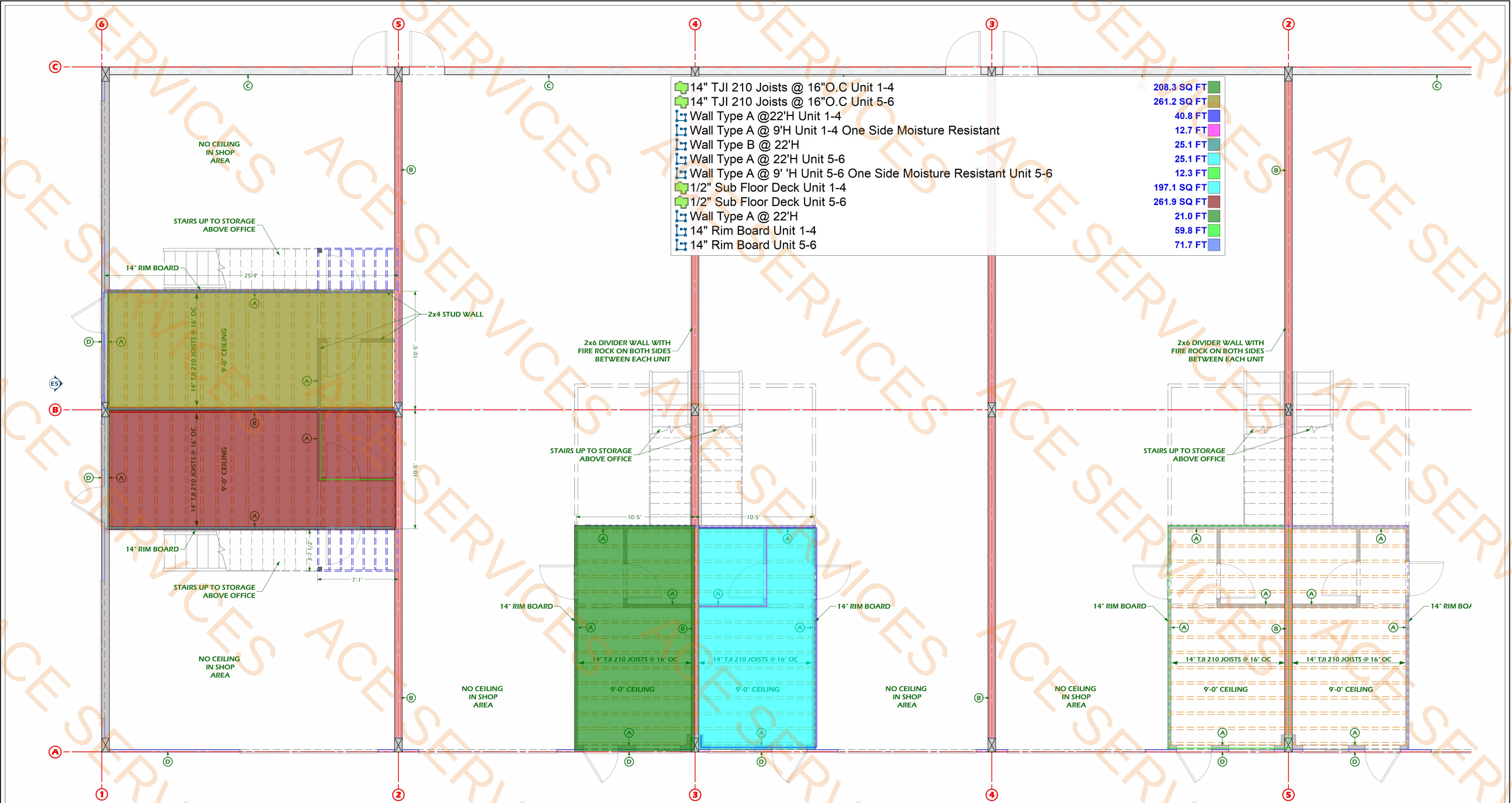
Royce City, TX 75189
(936) 413-5096
Scott@PhillipsPlans.com
PHILLIPS PLANS.COM

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DESIGN SERVICES INC.

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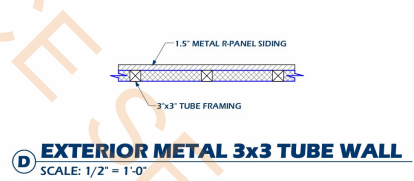
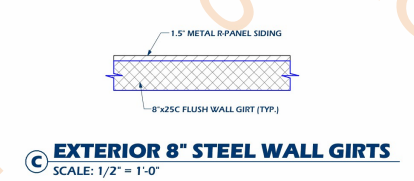
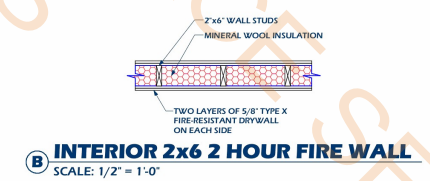
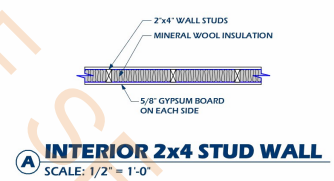


Page 1 of 2



1 BUILDING-D WOOD FRAMING PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE			
LABEL	2D SYMBOL	TOTAL WIDTH	DESCRIPTION
A		4 1/2"	INTERIOR INSULATED WALL DRY WALL, 2X4, DRY WALL
B		8"	INTERIOR 2X6 INSULATED 2 HOUR DEMISING FIRE WALL
C		9 1/2"	1.5\"/>
D		4 1/2"	1.5\"/>



01/21/2025
STATE OF TEXAS
JAMES W. BURNETT
93832
LICENSED PROFESSIONAL ENGINEER
FIRM NUMBER F-8215

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DESIGN SERVICES INC.

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WOOD FRAMING PLAN

OFFICE WALLS AND CEILING FRAMING

LAVON BUSINESS PARK
BUILDING-D

11160 STATE HIGHWAY 205, LAVON, TEXAS 75166

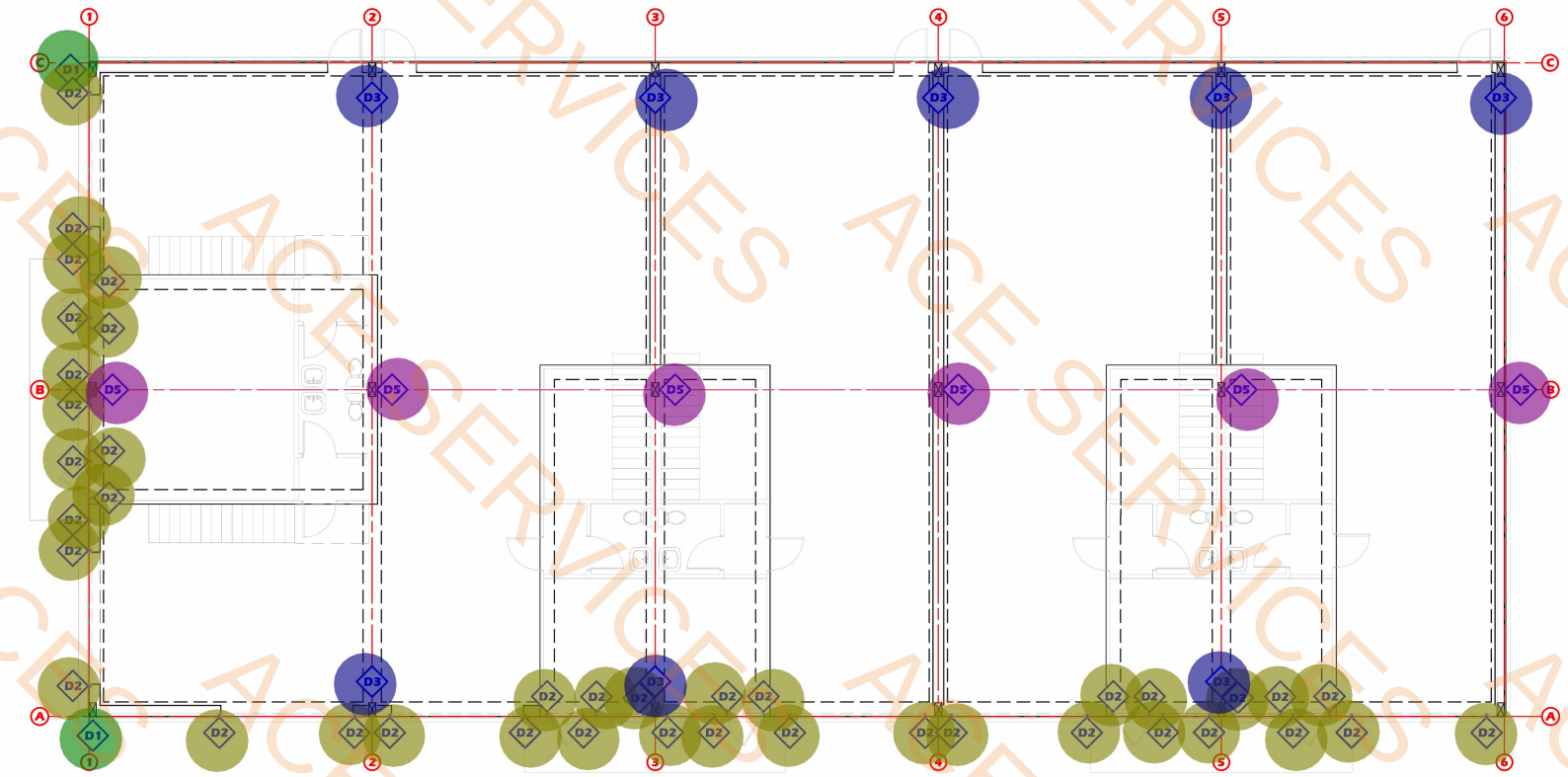
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B

SHEET NUMBER
S. 7

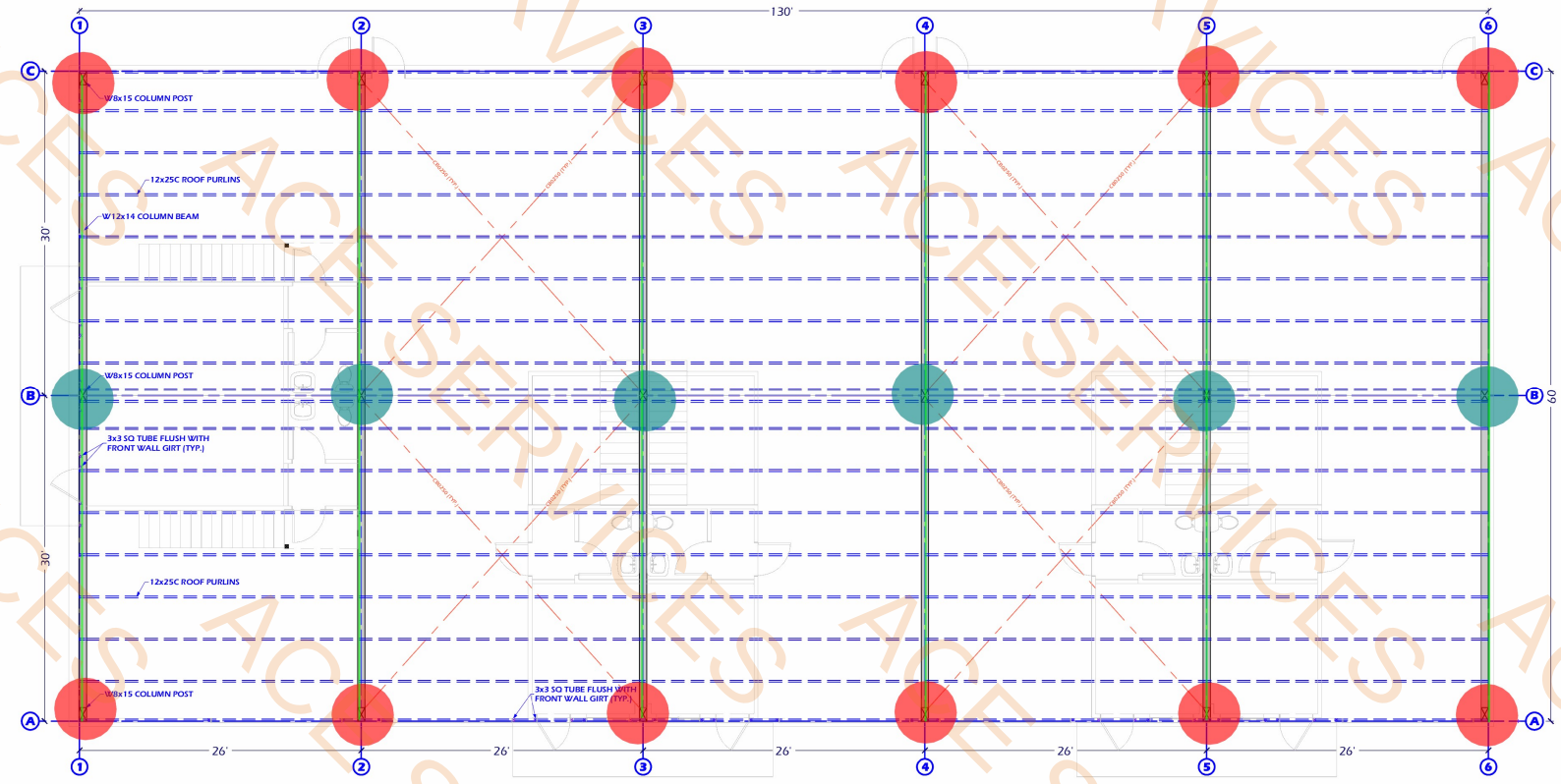
REVISION #
B

1/3/2025

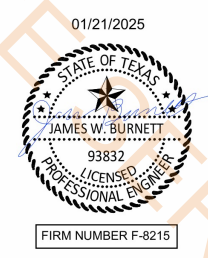
- D1 Weld Plate
 - D2 Weld Plate
 - D3 Weld Plate
 - D5 Weld Plate
 - W8x15 Column Post @26'H
 - W8x15 Column Post @18'H
 - W12x14 Column Beam
- | | |
|----------|--|
| 2.0 EA | |
| 40.0 EA | |
| 8.0 EA | |
| 6.0 EA | |
| 6.0 EA | |
| 12.0 EA | |
| 359.4 FT | |



1 BUILDING-D WELD PLATE PLANS
SCALE: 1/8" = 1'-0"



2 BUILDING-D ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



PHILLIPS
DESIGN SERVICES INC.

Royse City, TX 75189
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STRUCTURAL STEEL PLANS
WELD PLATE & ROOF FRAMING

LAVON BUSINESS PARK
BUILDING-D
11160 STATE HIGHWAY 205, LAVON, TEXAS 75166
DRAWN BY: J. Scott Phillips
PROJECT #: 240104-A1-B
DRAWN: 1/3/2025

SHEET NUMBER
S. 8

REVISION #
B

5" Thick Slab

Footing F-24 Sec 6/S200

Footing F-24 Sec 5/S200

Footing F-24 Sec 4/S200

Footing F-24 Sec 3/S200

Section 1/S200

Section 2/S200

7862.1 SQ FT

4.0 EA

8.0 EA

2.0 EA

4.0 EA

379.1 FT

362.6 FT

QUALITY CONTROL:
THE FOLLOWING INSPECTIONS & FIELD TESTING ARE REQUIRED:
• PRE-POUR FOUNDATION INSPECTION
• SELECT FILL LAB TESTING FOR COMPLIANCE WITH REQUIREMENTS
• DENSITY & MOISTURE CONTENT TESTING OF SUB-GRADE AND SELECT FILL

1 BUILDING-D FOUNDATION PLAN
Scale: 3/16"=1'-0"

LOCATE ALL EDGE FORMS, FLOATING FORMS, RECESSED AREAS, PLUMBING, AND ELECTRICAL PER THE ARCHITECTURAL DRAWINGS. DIMENSIONS PROVIDED ON THIS DRAWING ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY THE ARCHITECTURAL DRAWING SHALL GOVERN.

Lavon Business Park

LAVON, TX

DYNAMIC
Engineering
Consultants
PLLC

PROFESSIONAL
ENGINEERING
SERVICES

717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX
75482

TEL: 930-582-3444
E-MAIL: jburnett@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-6215

ENGINEERING SEAL 1/7/2025

	NAME	DATE
DRAWN	D. HORTON	1/7/2025
CHECKED		
ENG APPR.	J.W. BURNETT	1/7/2025
Q.A.		

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DYNAMIC ENGINEERING. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
DYNAMIC ENGINEERING IS PROHIBITED.

BUILDING D - FOUNDATION PLAN
PROJECT # 10237
SHEET NUMBER

S104

— GAS — GAS — GAS —	GAS LINE
— OHE — OHE — OHE —	PROPOSED OVERHEAD ELECTRICAL LINE
— P —	EXISTING OVERHEAD ELECTRICAL LINE
— UGE — UGE — UGE —	UNDERGROUND ELECTRICAL LINE
— W — W — W —	PROPOSED WATER SERVICE LINE
— ... —	EXISTING WATER LINE
— FOC W/E —	FIBER OPTIC CABLE W/ ELECTRIC
— SS —	PROPOSED SANITARY SEWER LINE
— ... —	EXISTING SANITARY SEWER LINE
— ... —	EXISTING UTILITY EASEMENT
— ... —	PROPOSED UTILITY EASEMENT
— X — X — X — X —	EXISTING FENCE
— F — F — F —	PROPOSED FIRE LINE
— F — F — F —	PROPOSED FIRE LINE

LIGHT DUTY CONCRETE PAVEMENT:
PROPOSED 5" LIGHT DUTY CONCRETE
PER. DET. ON SHEET C4.1

 SIDEWALK PAVEMENT:
PROPOSED 4" SIDEWALK
PER DET ON SHEET C4.1

LANDSCAPE AREA

 PROPOSED TxDOT SIDEWALK

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY LOCATING THE UTILITIES BY FIELD PITTS OR BY OTHER MEANS. THE CONTRACTOR SHALL DISCOVERING THE CLEARANCES AROUND UTILITIES, AND NOT SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT DYNAMIC ENGINEERING CONSULTANTS, PLLC. AT 803-382-3444.
2. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURED REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURED REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURED REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURED REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
4. CALL BEFORE YOU DIG TEXAS ONE-CALL 811.
5. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, PARISH, AND/OR LOCAL STANDARDS, WHOEVER IS MORE RESTRICTIVE.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS, TDOOT OR CITY STANDARDS, WHOEVER IS MORE RESTRICTIVE.
7. THE CONTRACTOR SHALL COMPLY WITH ALL ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF THE UTILITY ENTRANCE POINTS, TRANSFORMER, SLOPED PAVING, TRUCK DOCKS RAMPS, SITE LIGHTING PLANS, EXIT PORCHES, VESTIBULE, PRECISE BUILDING DIMENSIONS, ETC.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITIONS OF ALL OF THE UNDERGROUND UTILITIES, STORM DRAIN AND CONSTRUCTION STAKEOUTS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR PREPARE THE REQUIRED AS-BUILT INFORMATION FOR SUBMITTAL TO GOVERNING AGENCIES. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE COST OF RELEASE, SOD, AND REMEDIATION. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES AS REQUIRED.
9. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE OF ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THESE PLANS.
10. THE CONTRACT SHALL INCLUDE IN THE PRICE ANY AND ALL COSTS ASSOCIATED WITH PROVIDING PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY, UNDERGROUND UTILITIES, ETC.

SITE NOTES:

1. PROPERTY BOUNDARY INFILTRATION SHOWN HEREIN IS TAKEN FROM A/LA/ACMA LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR FULTON SCHOOL BY BYLINE SURVEYING. EMORY, TX. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CONTAINED WITHIN THE PROJECT.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AND ALIGNMENT.
3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATION OF ALL GOVERNING AGENCIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES PRIOR TO CONSTRUCTIONS, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DUE TO ANY EXISTING ITEMS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, BEING RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING UTILITIES, AND TO MAINTAIN ALL EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STARTS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN, WHEN APPLICABLE, ALL EXISTING DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METER AND WATER LINES, WELL SIDEWALKS, SIGN POLES, UNDERGROUND GAS AND CONCRETE PAVING, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW UTILITIES TO BE INSTALLED AS SHOWN ON PLANS.
7. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
8. CONTRACTOR SHALL SHOW TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY UNLESS NOTE OTHERWISE. SEE PAVING PLAN SHEETS FOR PAVEMENT SPECS.
9. BUILDING AND CANOPY EXCAVATION FOR FOUNDATIONS, BUILDING ENTRANCE PLATFORMS, PORCHES, PADDS, BUILDING AND CANOPY LITTLE EXCAVATIONS, SIDEWALK ADJACENT TO THE BUILDING, AND LOADING DOCK.
10. RAMP/CURBS/RETAINING WALLS ARE DETAILED AND SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
11. DITCHES TO BE EXCAVATED BY THE REPRESENTATIVE.
12. THE CONTRACTOR IS TO PROVIDE TRASH RECEPTACLES FOR USE OF SUBCONTRACTORS AND THEIR EMPLOYEES, ALL DUMPSTER SHOULD BE LOCATED OFF STREETS AND RIGHT OF WAYS. BLOCKING PERMITS ARE REQUIRED FOR ANY USE OF THE STREETS AND SIDEWAYS.
13. PROVIDE CONTAINERS FOR GARBAGE AND MINOR TRASH IN EATING AREAS, IN PARKING LOTS, AND ALONG WALKWAYS.
14. SERVICE TRASH CONTAINERS ADDED.
15. CONTRACTOR SHALL KEEP THE JOB SITE CLEAN AND FREE OF TRASH AND MUD ORIGINATING FROM THE SITE.
16. REMOVE ALL WASTE HAULERS TO COVER TRUCKS BEFORE LEAVING SITE.
17. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, POWER LINES, CURB AND GUTTERS OR OTHER PUBLIC PROPERTY. DAMAGE MUST BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS.

AUTHORITY AND RESPONSIBILITY:

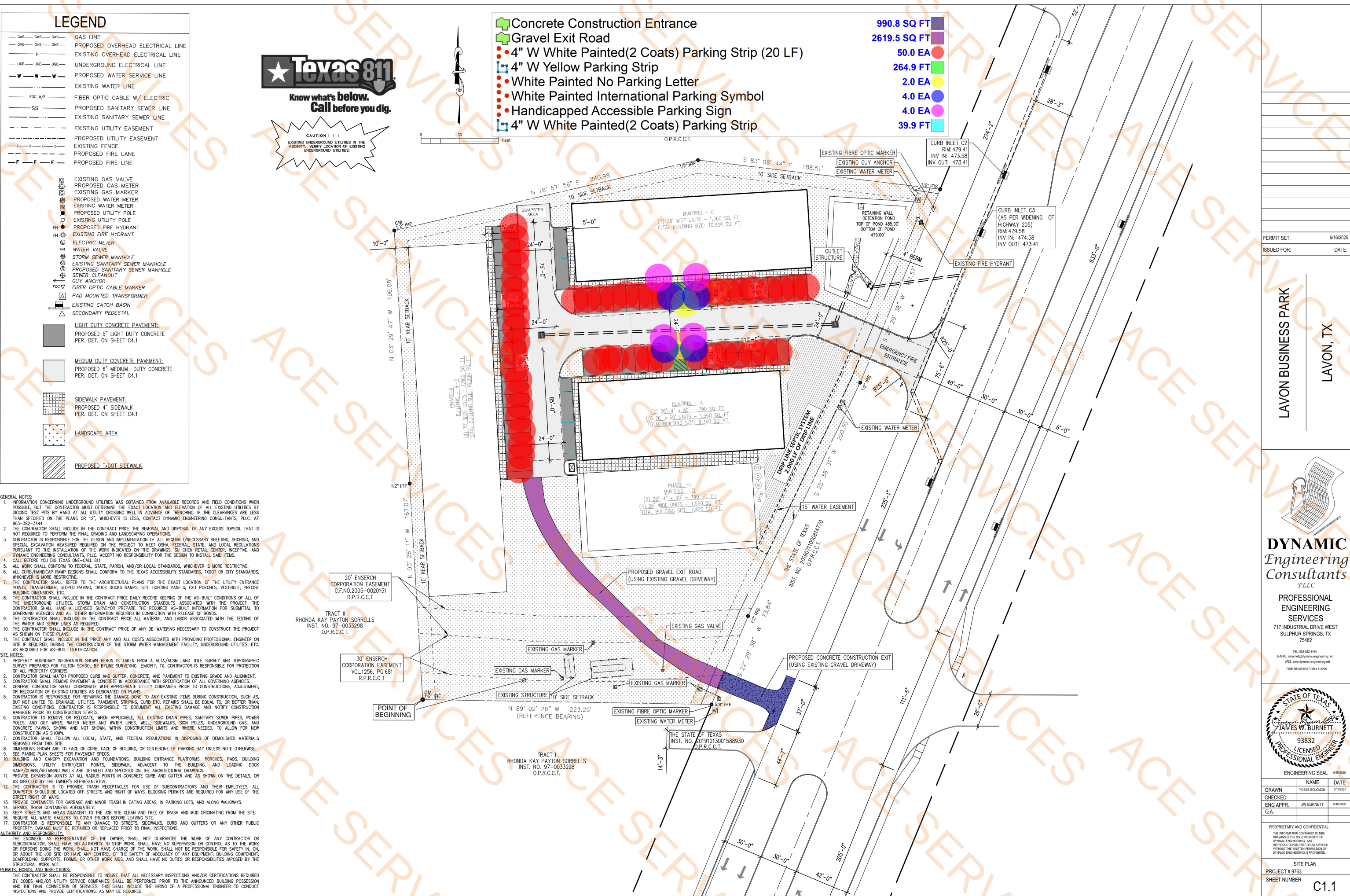
THE ENGINEER AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK. SHALL HAVE NO SUPERVISION OR CONTROL AS TO THE WORK OR PERSONS DOING THE WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OF ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.

PERMITS, BONDS, AND INSPECTIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THIS SHALL INCLUDE THE HIRING OF A PROFESSIONAL ENGINEER TO CONDUCT INSPECTIONS AND PROVIDE CERTIFICATIONS, AS MAY BE REQUIRED.



CAUTION ! ! !
EXISTING UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.

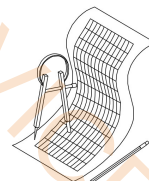


PERMIT SET: 6/16/2025

ISSUED FOR: DATE:

LAVON BUSINESS PARK

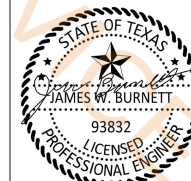
LAVON, TX



DYNAMIC
Engineering
Consultants
P.L.L.C.

**PROFESSIONAL
ENGINEERING
SERVICES**
717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX
75482

TEL: 903-382-3444
E-MAIL: jwburns@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-3215



ENGINEERING SEAL 6/16/2025

	NAME	DATE
DRAWN	YOSAB SOLOMON	6/16/2025
CHECKED		
ENG APPR.	JW BURNETT	6/16/2025
Q.A.		

PROPRIETARY AND CONFIDENTIAL

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SITE PLAN
PROJECT # 9763
SHEET NUMBER

C1.1



CAUTION !!!
EXISTING UNDERGROUND UTILITIES IN THE
VICINITY. VERIFY LOCATION OF EXISTING
UNDERGROUND UTILITIES.

LEGEND

- GAS — GAS — GAS LINE
- OHE — OHE — PROPOSED OVERHEAD ELECTRICAL LINE
- UGE — UGE — EXISTING OVERHEAD ELECTRICAL LINE
- W — W — W — PROPOSED WATER SERVICE LINE
- FOC W/E — FOC W/E — FIBER OPTIC CABLE W/ ELECTRIC
- — — PROPOSED SANITARY SEWER LINE
- — — EXISTING SANITARY SEWER LINE
- — — EXISTING UTILITY EASEMENT
- — — PROPOSED UTILITY EASEMENT
- — — EXISTING FENCE
- — — PROPOSED FIRE LANE
- F — F — F — PROPOSED FIRE LINE

- EXISTING GAS VALVE
- PROPOSED GAS METER
- EXISTING GAS MARKER
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ELECTRIC METER
- WATER VALVE
- STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- GUY ANCHOR
- FIBER OPTIC CABLE MARKER
- PAD MOUNTED TRANSFORMER
- EXISTING CATCH BASIN
- SECONDARY PEDESTAL

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSING WELLS IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT DYNAMIC ENGINEERING CONSULTANTS, PLLC AT 903-382-3444.
2. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURED REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SU CHEN RETAIL CENTER, INCORPORATED, AND DYNAMIC ENGINEERING CONSULTANTS, PLLC ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL BEFORE YOU DIG TEXAS ONE-CALL 811.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE, PARISH, AND/OR LOCAL STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS, TDDOT OR CITY STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF THE UTILITY ENTRANCE POINTS, TRANSFORMER, SLOPED PAVING, TRUCK DOCKS RAMP, SITE LIGHTING PANELS, EXIT PORCHES, VESTIBULE, PRECISE BUILDING DIMENSIONS, ETC.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITIONS OF ALL OF THE UNDERGROUND UTILITIES, STORM DRAIN AND CONSTRUCTION STAKEOUTS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR PREPARE THE REQUIRED AS-BUILT INFORMATION FOR SUBMITTAL TO GOVERNING AGENCIES AND ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
9. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES AS REQUIRED.
10. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE OF ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL INCLUDE IN THE PRICE ANY AND ALL COSTS ASSOCIATED WITH PROVIDING PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.

SITE NOTES:

1. PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY FULTON SCHOOL BY DYLNE SURVEYING. EMORY, TX. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AND ALIGNMENT.
3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATION OF ALL GOVERNING AGENCIES.
4. GENERAL CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTIONS, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEMS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STORING, CURB ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STARTS.
6. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METER AND WATER LINES, WELL, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, AND CONCRETE PAVING, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
7. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
8. DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY UNLESS NOTE OTHERWISE.
9. SEE PAVING PLAN SHEETS FOR PAVEMENT SPECS.
10. BUILDING AND CANOPY EXCAVATION AND FOUNDATIONS, BUILDING ENTRANCE PLATFORMS, PORCHES, PADS, BUILDING DIMENSIONS, UTILITY ENTRY/EXIT POINTS, SIDEWALK, ADJACENT TO THE BUILDING, AND LOADING DOCK RAMP/CURBS/RETAINING WALLS ARE DETAILED AND SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
11. PROVIDE EXPANSION JOINTS AT ALL RADIUS POINTS IN CONCRETE CURB AND GUTTER AND AS SHOWN ON THE DETAILS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR IS TO PROVIDE TRASH RECEIPTABLES FOR USE OF SUBCONTRACTORS AND THEIR EMPLOYEES, ALL DUMPSTER SHOULD BE LOCATED OFF STREETS AND RIGHT OF WAYS. BLOCKING PERMITS ARE REQUIRED FOR ANY USE OF THE STREET RIGHT OF WAYS.
13. PROVIDE CONTAINERS FOR GARBAGE AND MINOR TRASH IN EATING AREAS, IN PARKING LOTS, AND ALONG WALKWAYS.
14. SERVICE TRASH CONTAINERS ADEQUATELY.
15. KEEP STREETS AND AREAS ADJACENT TO THE JOB SITE CLEAN AND FREE OF TRASH AND MUD ORIGINATING FROM THE SITE.
16. REQUIRE ALL WASTE HAULERS TO COVER TRUCKS BEFORE LEAVING SITE.
17. CONTRACTOR IS RESPONSIBLE TO ANY DAMAGE TO STREETS, SIDEWALKS, CURB AND GUTTERS OR ANY OTHER PUBLIC PROPERTY. DAMAGE MUST BE REPAIRED OR REPLACED PRIOR TO FINAL INSPECTIONS.

AUTHORITY AND RESPONSIBILITY:

THE ENGINEER, AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO SUPERVISION OR CONTROL AS TO THE WORK OR PERSONS DOING THE WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OF ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.

PERMITS, BONDS, AND INSPECTIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THIS SHALL INCLUDE THE HIRING OF A PROFESSIONAL ENGINEER TO CONDUCT INSPECTIONS AND PROVIDE CERTIFICATIONS, AS MAY BE REQUIRED.

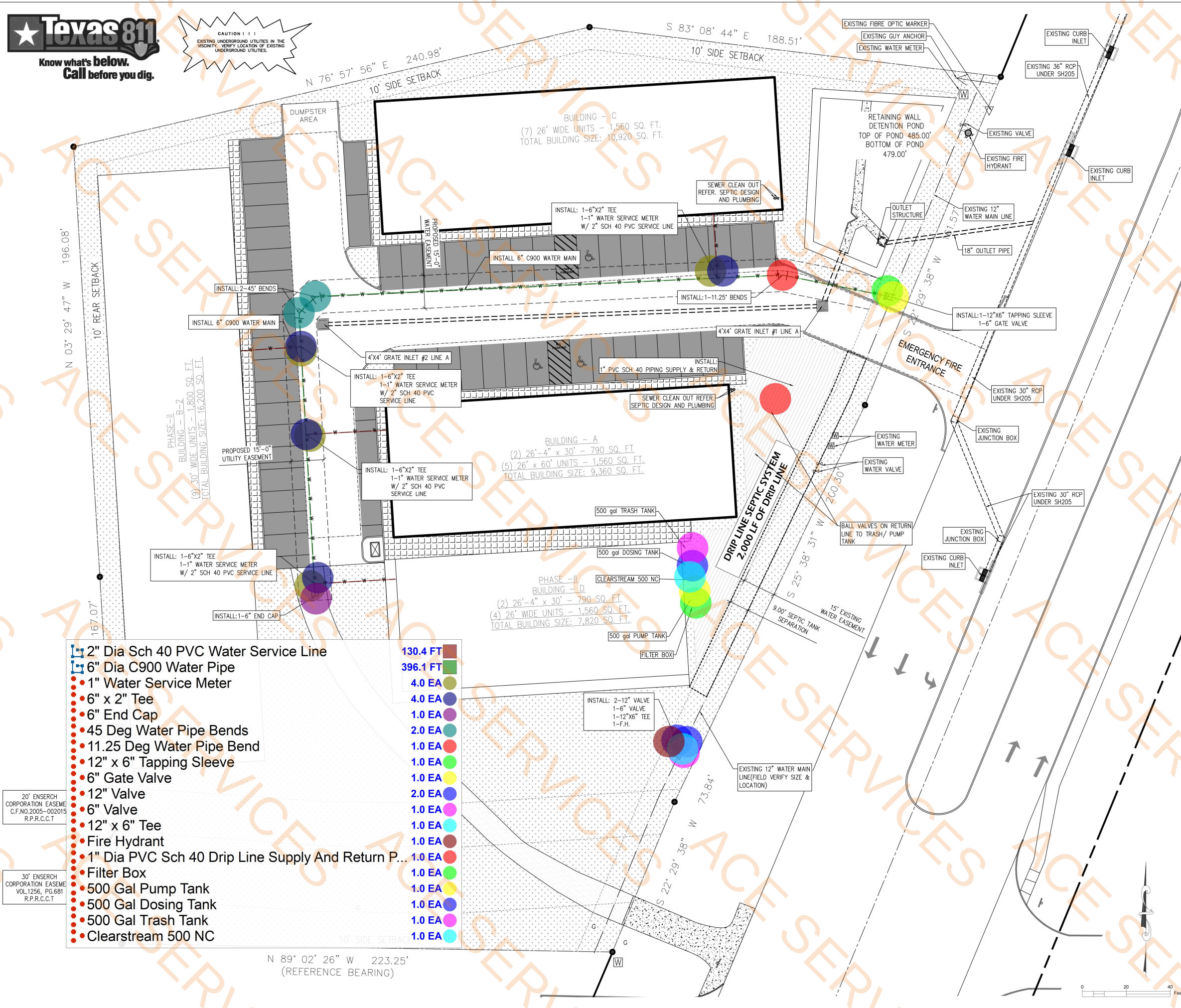
20' ENSERCH
CORPORATION EASEMENT
VOL.1256, PG.681
R.P.R.C.C.T

30' ENSERCH
CORPORATION EASEMENT
VOL.1256, PG.681
R.P.R.C.C.T

- 2" Dia Sch 40 PVC Water Service Line
- 6" Dia C900 Water Pipe
- 1" Water Service Meter
- 6" x 2" Tee
- 6" End Cap
- 45 Deg Water Pipe Bends
- 11.25 Deg Water Pipe Bend
- 12" x 6" Tapping Sleeve
- 6" Gate Valve
- 12" Valve
- 6" Valve
- 12" x 6" Tee
- Fire Hydrant
- 1" Dia PVC Sch 40 Drip Line Supply And Return P...
- Filter Box
- 500 Gal Pump Tank
- 500 Gal Dosing Tank
- 500 Gal Trash Tank
- Clearstream 500 NC

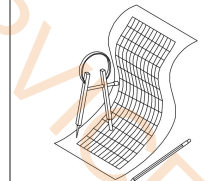
- 130.4 FT
- 396.1 FT
- 4.0 EA
- 4.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA
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N 89° 02' 26" W 223.25'
(REFERENCE BEARING)



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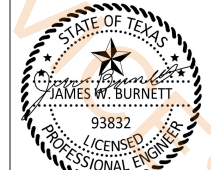
LAVON BUSINESS PARK
LAVON, TX



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PLLC

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ENGINEERING
SERVICES
717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX
75482

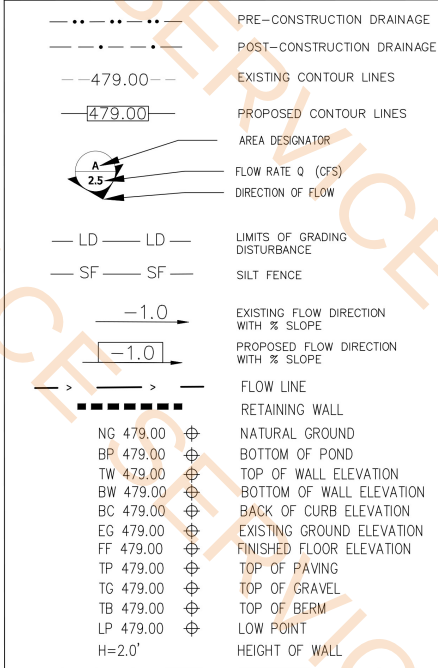
TEL: 903.382.3444
E-MAIL: jburnett@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-8215



ENGINEERING SEAL 6/16/2025
NAME DATE
DRAWN YOSAB SOLOMON 6/16/2025
CHECKED
ENG APPR. J.W. BURNETT 6/16/2025
Q.A.

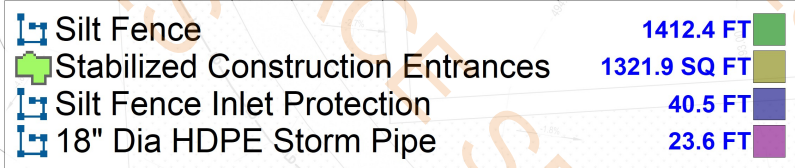
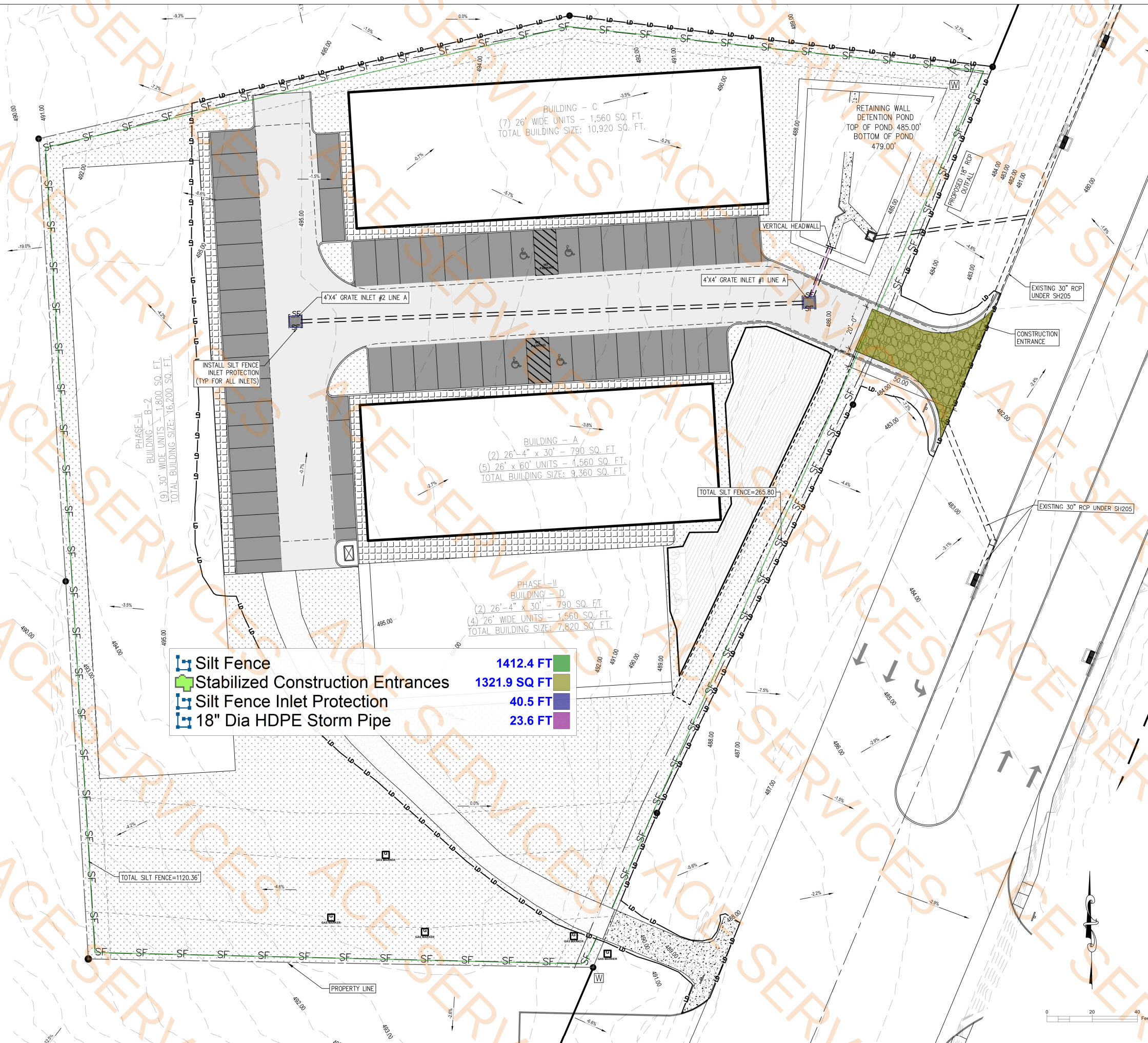
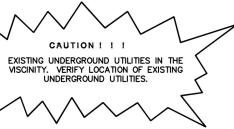
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UTILITY PLAN
PROJECT # 9763
SHEET NUMBER
C1.2



SITWORK NOTES

1. PROPOSED GRADES ARE TO BE ATTAINED BY RESHAPING EXISTING SITE BY CUT AND FILL OPERATIONS. FILL OPERATIONS ARE TO BE ACCOMPLISHED BY PLACING MATERIALS IN 8" MAX. LIFTS AND COMPACTING TO 95% DENSITY AS DETERMINED BY ASTM D698. SITE SHALL BE CLEARED & GRUBBED IS APPLICABLE SCARIFIED AND TOP SOIL REMOVED PRIOR TO CONSTRUCTION. TOPSOIL AS REQUIRED FOR PLANTING SHALL BE STOCKPILED ON-SITE & REUSED. DISPOSE OF EXCESS SITE MATERIALS. EXCESS TOPSOIL REMOVED FROM THE SITE WHICH MUST BE REPLACED FOR SITE PLANTING & LANDSCAPING SHALL BE REPLACED WITH SIMILAR QUALITY MATERIALS AT CONTRACTORS EXPENSE. IMPORT FILL MATERIALS SHALL BE SELECT FILL SANDY CLAY OR CLAYEY SAND MATERIALS MEETING THE REQUIREMENTS FOR THE GEOTECHNICAL REPORT.
2. FOUR (4) INCHES OF TOPSOIL SHALL BE RETURNED TO AREAS TO BE SEED OR SODDED AND FERTILIZED TO ACHIEVE FINISHED GRADES.
3. MAXIMUM CUT OR FILL SLOPES ARE NOT TO EXCEED 4 FT. HORIZONTAL TO 1 FT. VERTICAL UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL DURING AND AFTER CONSTRUCTION. UNTIL COVER IS ESTABLISHED & EROSION SILTATION HAS STABILIZED, CONTRACTOR SHALL FURNISH TEMPORARY SILT CONTROL MEASURES (SILT FENCE, STRAW BALES, ETC.) AS REQUIRED DURING CONSTRUCTION & SHALL REMOVE THESE TEMPORARY MEASURES AFTER COVER IS ESTABLISHED. THIS PROJECT RESULTS IN THE TOTAL DISTURBANCE OF MORE THAN 1 ACRE OF GROUND SURFACE. TCEQ STORM WATER PERMIT REQUIREMENTS ARE APPLICABLE. A WRITTEN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED AND WILL BE ON THE SITE AT ALL TIMES WORK IS IN PROGRESS. TCEQ REQUIREMENTS FOR POSTING, INSPECTION, MAINTENANCE & RECORD KEEPING SHALL BE FOLLOWED DURING CONSTRUCTION. SILT FENCE WILL NOT BE ALLOWED TO EXIT THE SITE TO NEIGHBORING PROPERTIES & EROSION / SILTATION WILL BE STABILIZED PRIOR TO ACCEPTANCE OF THE WORK. THE WRITTEN PLAN WITH INSPECTION AND MAINTENANCE REPORTS WILL BE TURNED OVER TO THE OWNER AT PROJECT COMPLETION. CONTRACTOR SHALL PREPARE THE WRITTEN PLAN PRIOR TO BEGINNING WORK & SHALL SUBMIT REQUIRED NOTICES OF INTENT AND TERMINATION WITH REQUIRED FILING FESS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
5. MAINTAIN SITE IN "FIRST CLASS" CONDITION. THE WORK SITE SHALL BE CLEANED UP AT THE END OF EACH DAY.
6. INSURE THAT NO DRAINAGE ON OR OFF THE SITE OS BLOCKED BY PROPOSED CONSTRUCTION. FINISHED GRADES ARE TO BE SLOPED TO PROVIDE PROPER DRAINAGE.
7. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUNOFF.
8. NEAR COMPLETION OF WORK, REMOVE ALL SITE / CONSTRUCTION DEBRIS AND FINE GRADE ALL DISTURBED AREAS IN PREPARATION FOR LANDSCAPING, HYDROMULCH SEEDING OR SODDING.
9. UPON SUBSTANTIAL COMPLETION AND APPROVAL OF FINAL GRADING, HYDROMULCH SEED & FERTILIZE ALL AREAS WHERE CONSTRUCTION HAS BEEN DISTURBED SOIL. GRASS AREAS SHOWN ON LANDSCAPE PLAN SHALL BE SODDED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS. AREAS WITH FINISHED GRADES EXCEEDING TO 6 TO 1 & DRAINAGE SWALES SHALL ALSO BE SODD SODDED PER LANDSCAPING SPECIFICATIONS. OTHER DISTURBED AREAS WILL BE HYDROMULCH SEED WITH SAHARA BERMUDA.
10. EXCESS EXCAVATED MATERIAL AND DEBRIS IS TO BE REMOVED FROM SITE AND DISPOSED OF.
11. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL FOR STREETS AND HIGHWAYS.
12. DROP-OFFS GREATER THAN 2 INCHES ADJACENT TO THE EXISTING STREETS WILL NOT BE ALLOWED TO REMAIN OPEN OVERNIGHT.
13. DRESS-UP AND CLEAN-UP PERIMETER TRANSITION AROUND SITE.
14. VERIFY FLOW LINES OF ALL CULVERTS AND CURB LINES PRIOR TO CONSTRUCTION.
15. ANY ROOTS, TRASH OR OTHER MATERIALS EXPOSED OR UNCOVERED DURING SITE WORK SHALL BE REMOVED & DISPOSED OF.
16. PAVEMENT MARKING SHALL BE 4" WIDE STRIPS APPLIED IN TWO COATS OF REFLECTIVE YELLOW TRAFFIC MARKING PAINT. SURFACES TO BE CLEAN AND DRY PRIOR TO APPLICATION.



PERMIT SET: 6/16/2025
ISSUED FOR: DATE:

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LAVON, TX

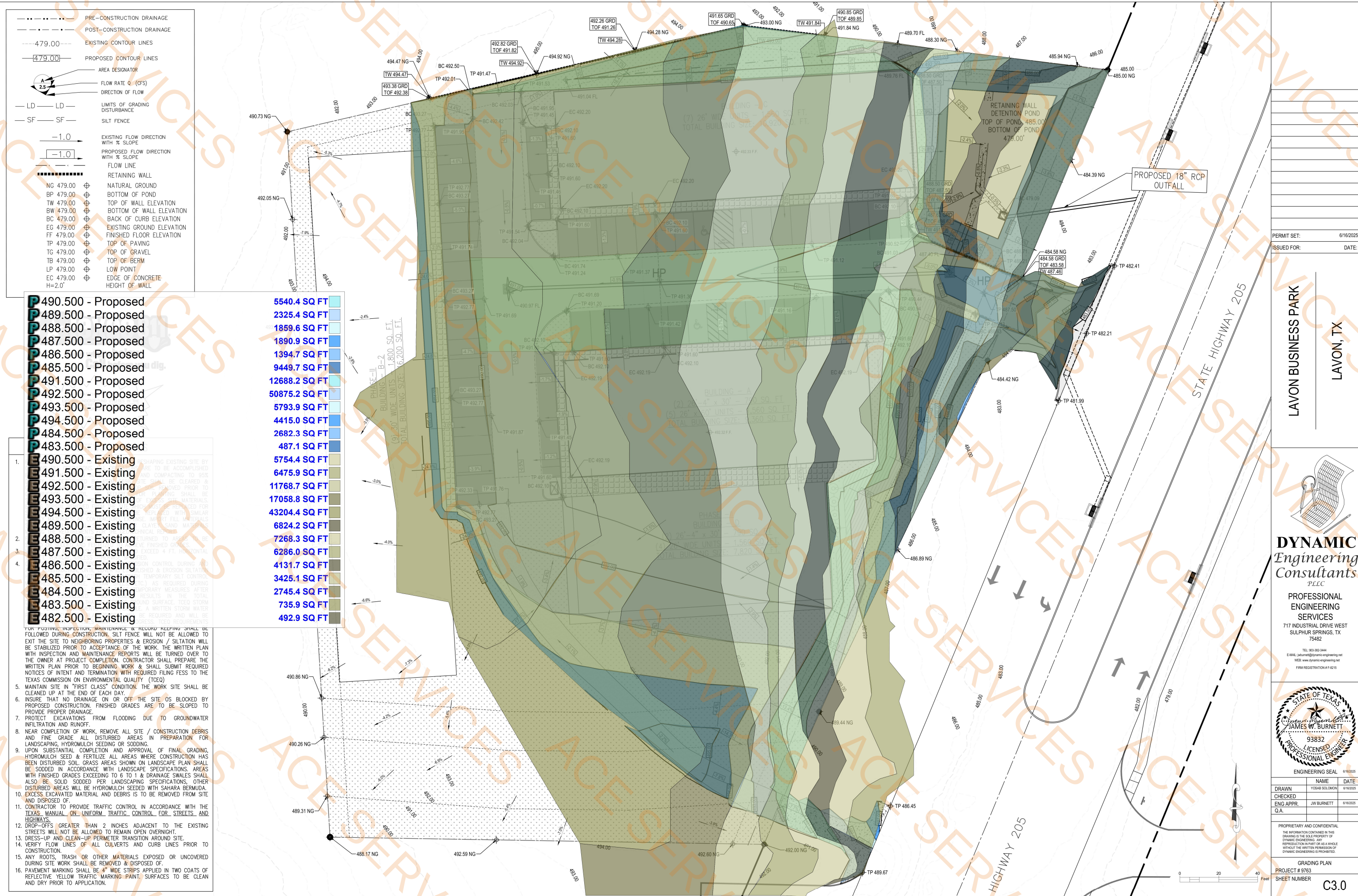
DYNAMIC Engineering Consultants PLLC
PROFESSIONAL ENGINEERING SERVICES
717 INDUSTRIAL DRIVE WEST
SULPHUR SPRINGS, TX 75482
TEL: 800.383.3444
E-MAIL: info@dynamic-engineering.net
WEB: www.dynamic-engineering.net
FIRM REGISTRATION # F-8215

STATE OF TEXAS
James W. Burnett
93832
LICENSED PROFESSIONAL ENGINEER
ENGINEERING SEAL 6/16/2025

NAME	DATE
YOSAB SOLOMON	6/16/2025
ENG APPR.	J.W. BURNETT
Q.A.	

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EROSION CONTROL PLAN
PROJECT # 9763
SHEET NUMBER C2.1

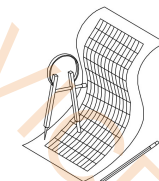


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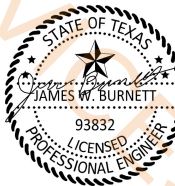
LAVON, TX



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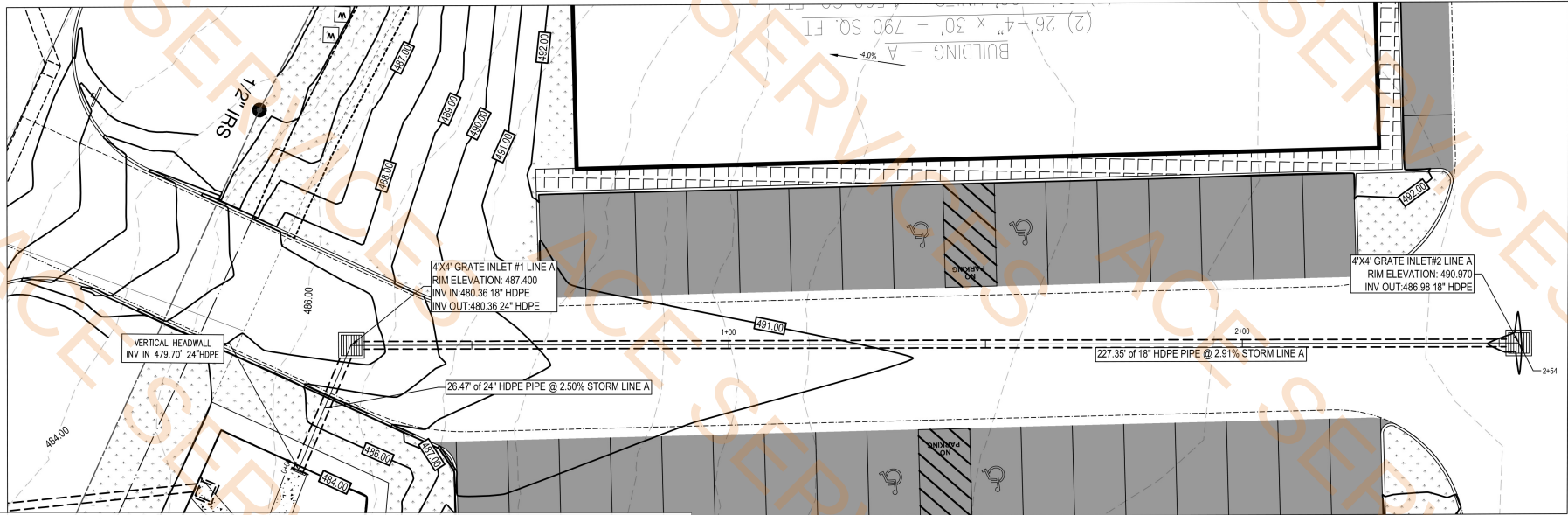
ENGINEERING SEAL 6/16/2025

	NAME	DATE
DRAWN	YOSAB SOLOMON	6/16/2025
CHECKED		
ENG APPR.	JW BURNETT	6/16/2025
Q.A.		

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GRADING PLAN
PROJECT # 9763
SHEET NUMBER

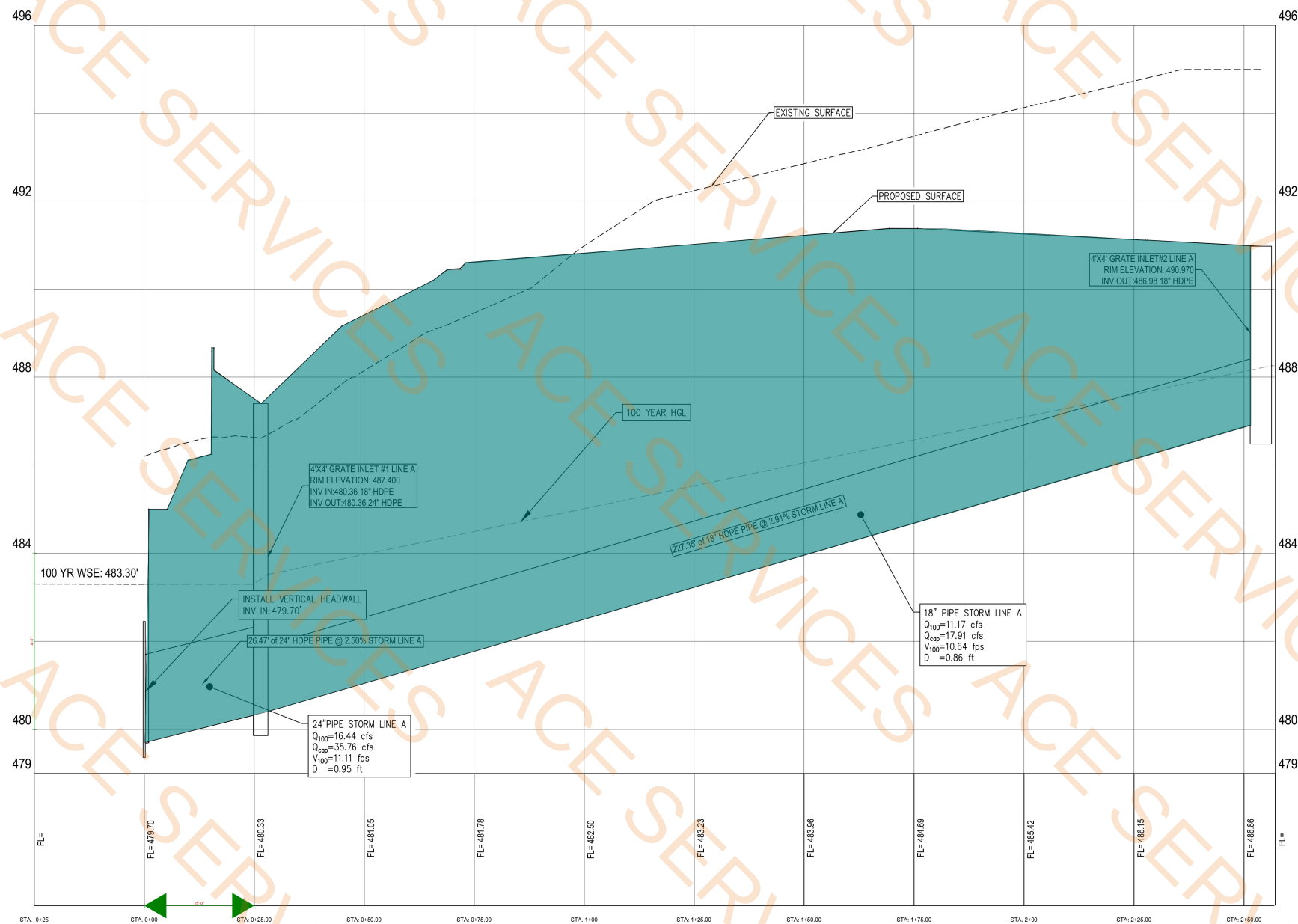
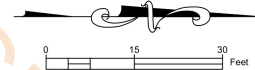
C3.0



Excavation Area For Storm Pipes

1755.1 SQ FT

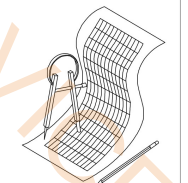
STORM LINE A PLAN & PROFILE



PERMIT SET: 6/16/2025

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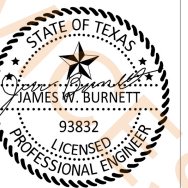
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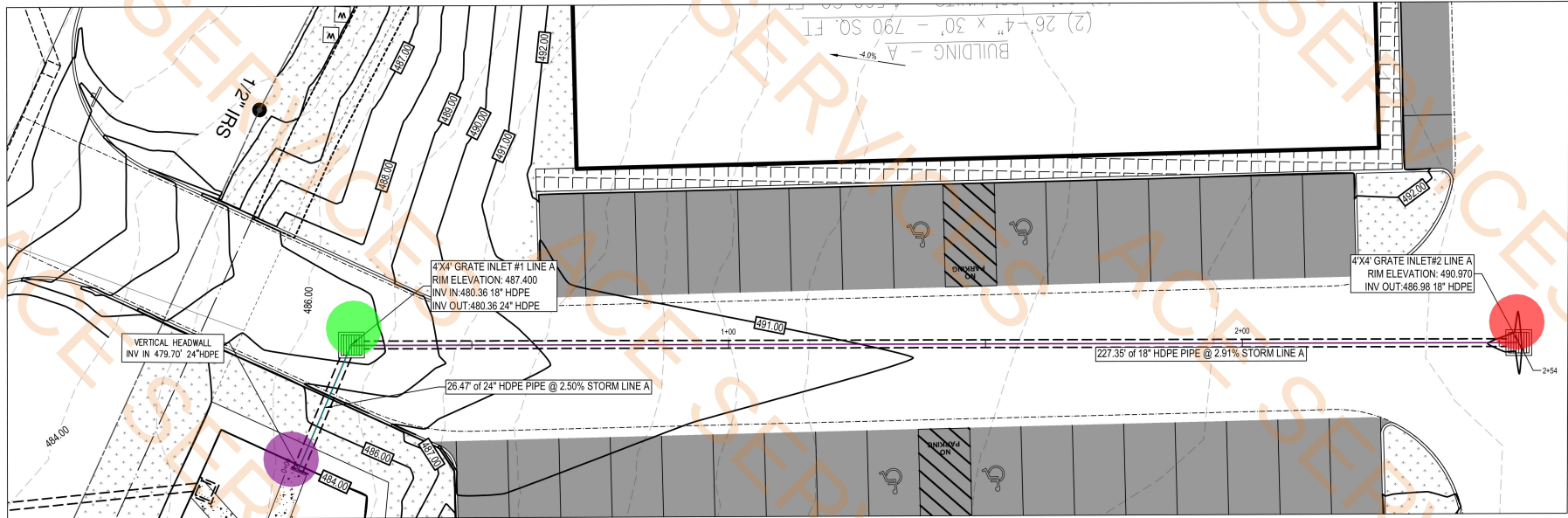
ENGINEERING SEAL 6/16/2025

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DRAWN YOSAB SOLOMON	6/16/2025
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STORM PLAN & PROFILE
PROJECT # 9763
SHEET NUMBER

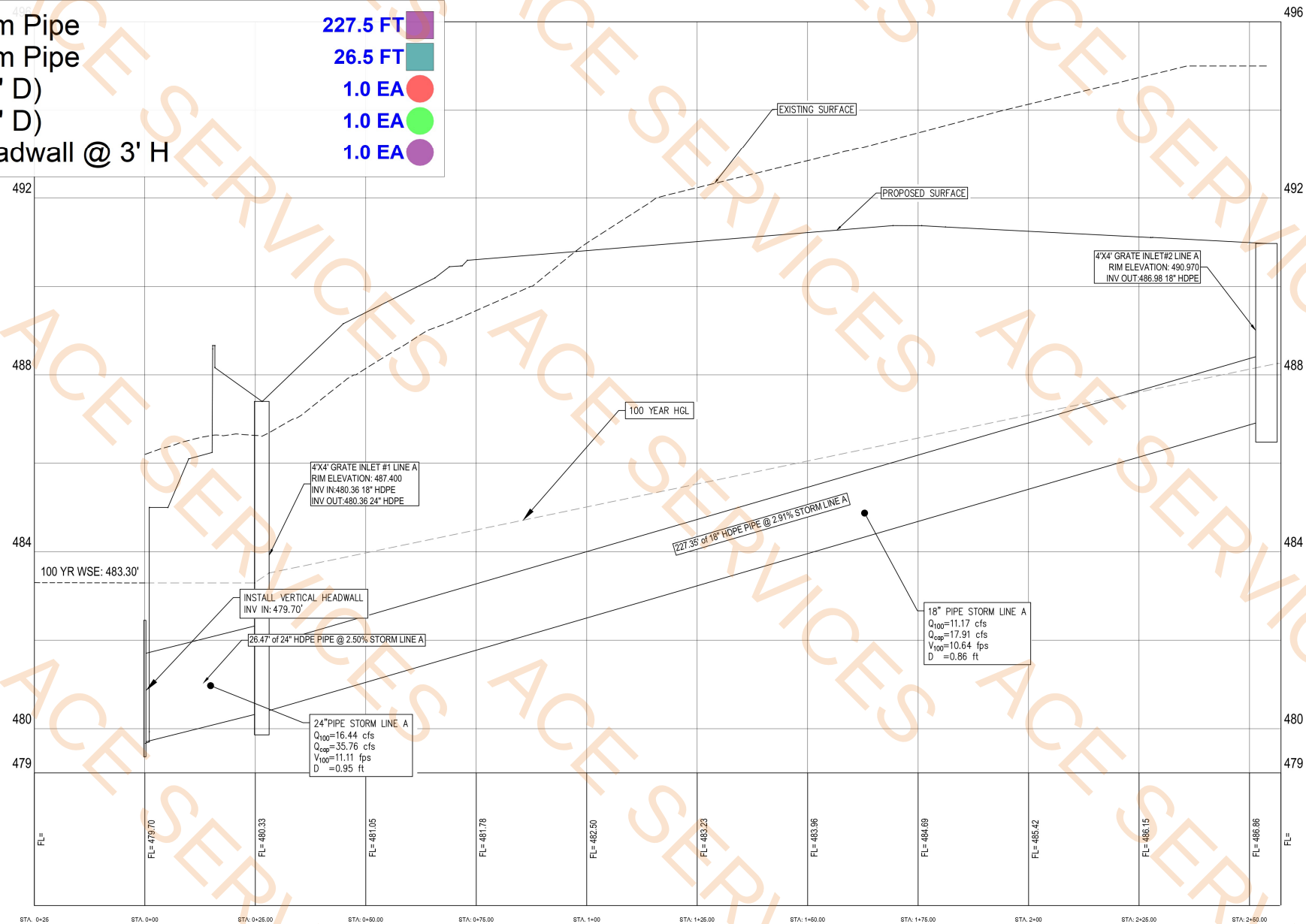
C3.4



STORM LINE A PLAN & PROFILE

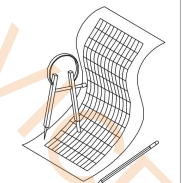
- 18" Dia HDPE Storm Pipe
- 24" Dia HDPE Storm Pipe
- 4' x 4' Grate Inlet (4' D)
- 4' x 4' Grate Inlet (7' D)
- Precast Vertical Headwall @ 3' H

- 227.5 FT
- 26.5 FT
- 1.0 EA
- 1.0 EA
- 1.0 EA



PERMIT SET: 6/16/2025
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ENGINEERING SEAL 6/16/2025

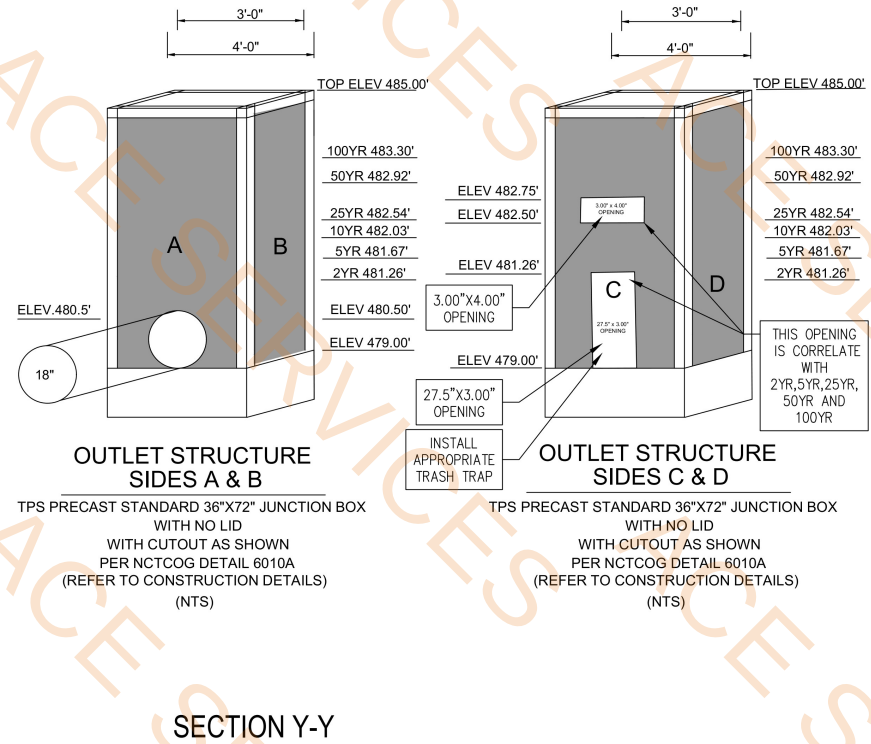
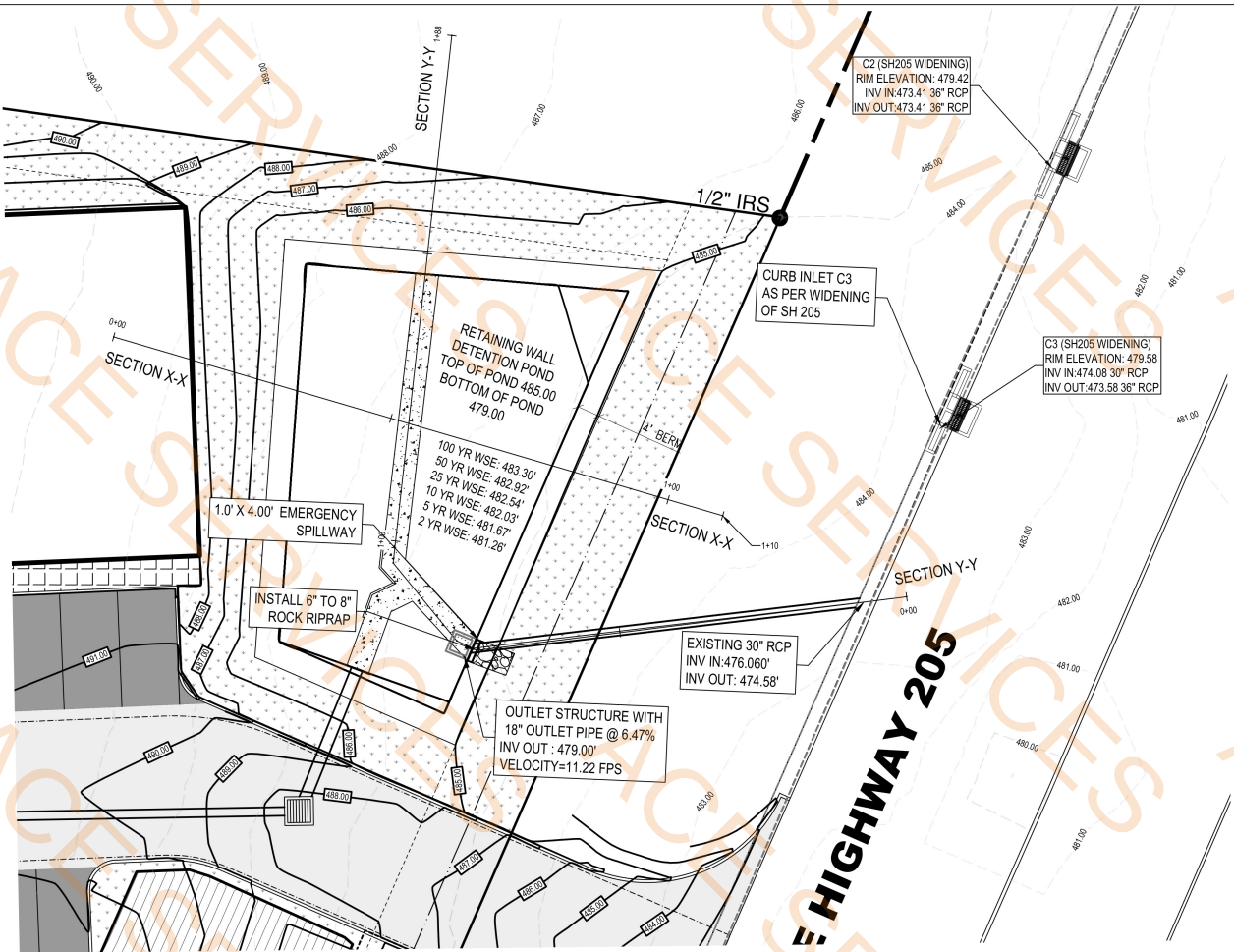
NAME	DATE
DRAWN YOSAB SOLOMON	6/16/2025
CHECKED ENG APPR. Q.A.	JW BURNETT 6/16/2025

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STORM PLAN & PROFILE
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SHEET NUMBER

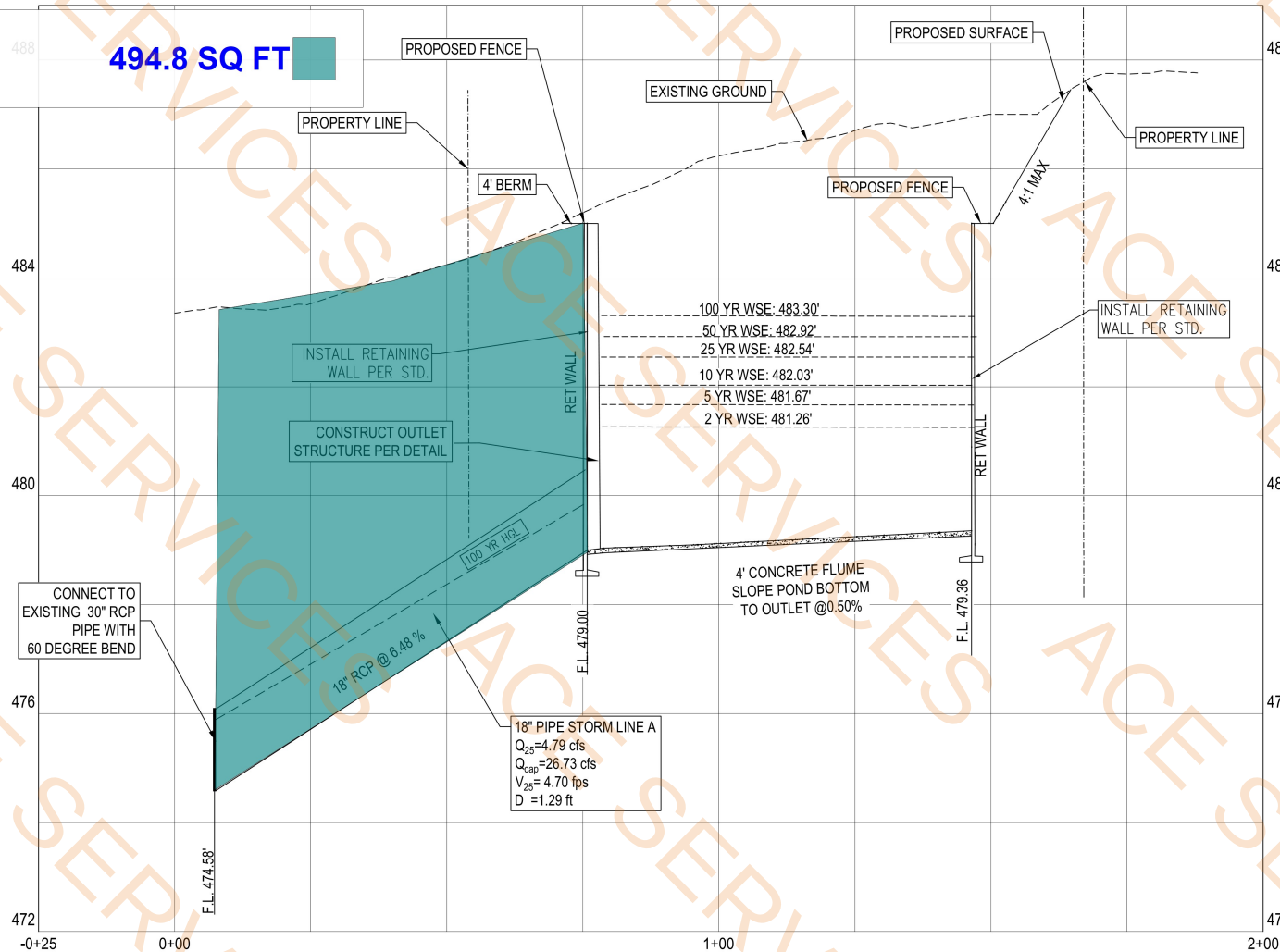
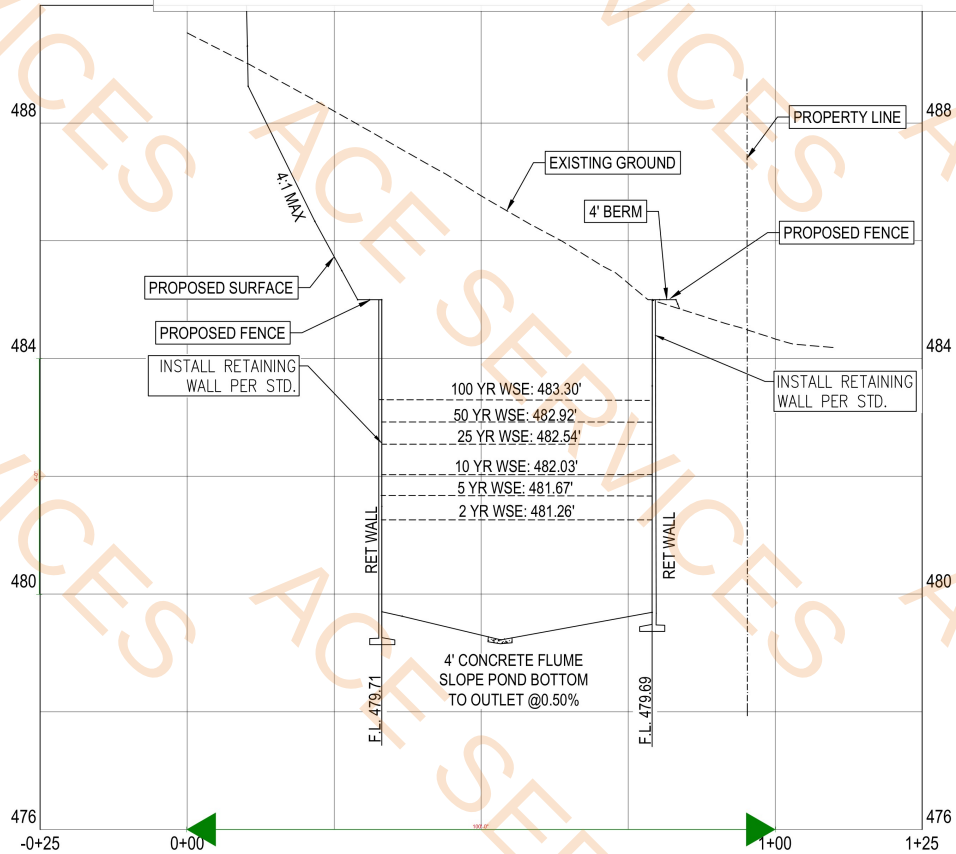
C3.4

- SITework NOTES**
- PROPOSED GRADES ARE TO BE ATTAINED BY RESHAPING EXISTING SITE BY CUT AND FILL OPERATIONS. FILL OPERATIONS ARE TO BE ACCOMPLISHED BY PLACING MATERIALS IN 8" MAX. LIFTS AND COMPACTING TO 95% DENSITY AS DETERMINED BY ASTM D698. SITE SHALL BE CLEARED & GRUBBED IS APPLICABLE SCARIFIED AND TOP SOIL REMOVED PRIOR TO CONSTRUCTION. TOPSOIL AS REQUIRED FOR PLANTING SHALL BE STOCKPILED ON-SITE & REUSED. DISPOSE OF EXCESS SITE MATERIALS. EXCESS TOPSOIL REMOVED FROM THE SITE WHICH MUST BE REPLACED FOR SITE PLANTING & LANDSCAPING SHALL BE REPLACED WITH SIMILAR QUALITY MATERIALS AT CONTRACTORS EXPENSE. IMPORT FILL MATERIALS SHALL BE SELECT FILL SANDY CLAY OR CLAYEY SAND MATERIALS MEETING THE REQUIREMENTS FOR THE GEOTECHNICAL REPORT.
 - FOUR (4) INCHES OF TOPSOIL SHALL BE RETURNED TO AREAS TO BE SEED OR SOODED AND FERTILIZED TO ACHIEVE FINISHED GRADES.
 - MAXIMUM CUT OR FILL SLOPES ARE NOT TO EXCEED 4 FT. HORIZONTAL TO 1 FT. VERTICAL, UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL DURING AND AFTER CONSTRUCTION. UNTIL COVER IS ESTABLISHED & EROSION SILTATION HAS STABILIZED, CONTRACTOR SHALL FURNISH TEMPORARY SILT CONTROL MEASURES (SILT FENCE, STRAW BALES, ETC.) AS REQUIRED DURING CONSTRUCTION & SHALL REMOVE THESE TEMPORARY MEASURES AFTER COVER IS ESTABLISHED. THIS PROJECT RESULTS IN THE TOTAL DISTURBANCE OF MORE THAN 1 ACRE OF GROUND SURFACE. TCEQ STORM WATER PERMIT REQUIREMENTS ARE APPLICABLE. A WRITTEN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED AND WILL BE ON THE SITE AT ALL TIMES WORK IS IN PROGRESS. TCEQ REQUIREMENTS FOR POSTING, INSPECTION, MAINTENANCE & RECORD KEEPING SHALL BE FOLLOWED DURING CONSTRUCTION. SILT FENCE WILL NOT BE ALLOWED TO EXIT THE SITE TO NEIGHBORING PROPERTIES & EROSION / SILTATION WILL BE STABILIZED PRIOR TO ACCEPTANCE OF THE WORK. THE WRITTEN PLAN WITH INSPECTION AND MAINTENANCE REPORTS WILL BE TURNED OVER TO THE OWNER AT PROJECT COMPLETION. CONTRACTOR SHALL PREPARE THE WRITTEN PLAN PRIOR TO BEGINNING WORK & SHALL SUBMIT REQUIRED NOTICES OF INTENT AND TERMINATION WITH REQUIRED FILING FEES TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
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 - PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUNOFF.
 - NEAR COMPLETION OF WORK, REMOVE ALL SITE / CONSTRUCTION DEBRIS AND FINE GRADE ALL DISTURBED AREAS IN PREPARATION FOR LANDSCAPING, HYDROMULCH SEEDING OR SOODING.
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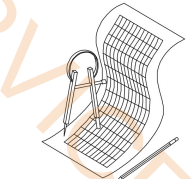
Excavation Area For Storm Pipes

494.8 SQ FT



LAVON BUSINESS PARK

LAVON, TX

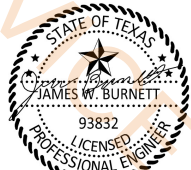


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ENGINEERING SEAL 6/16/2025

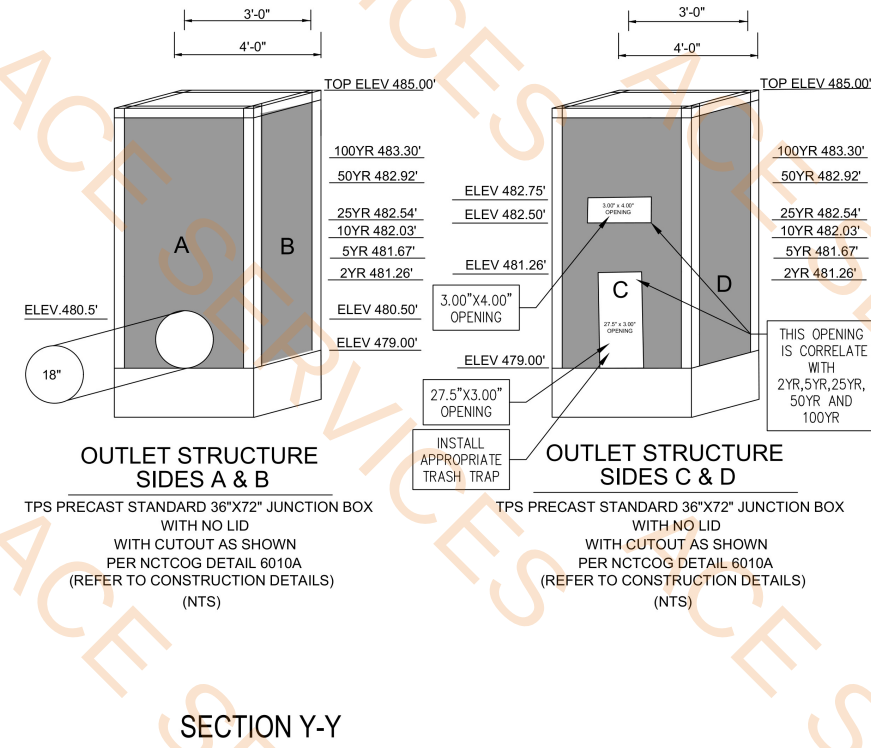
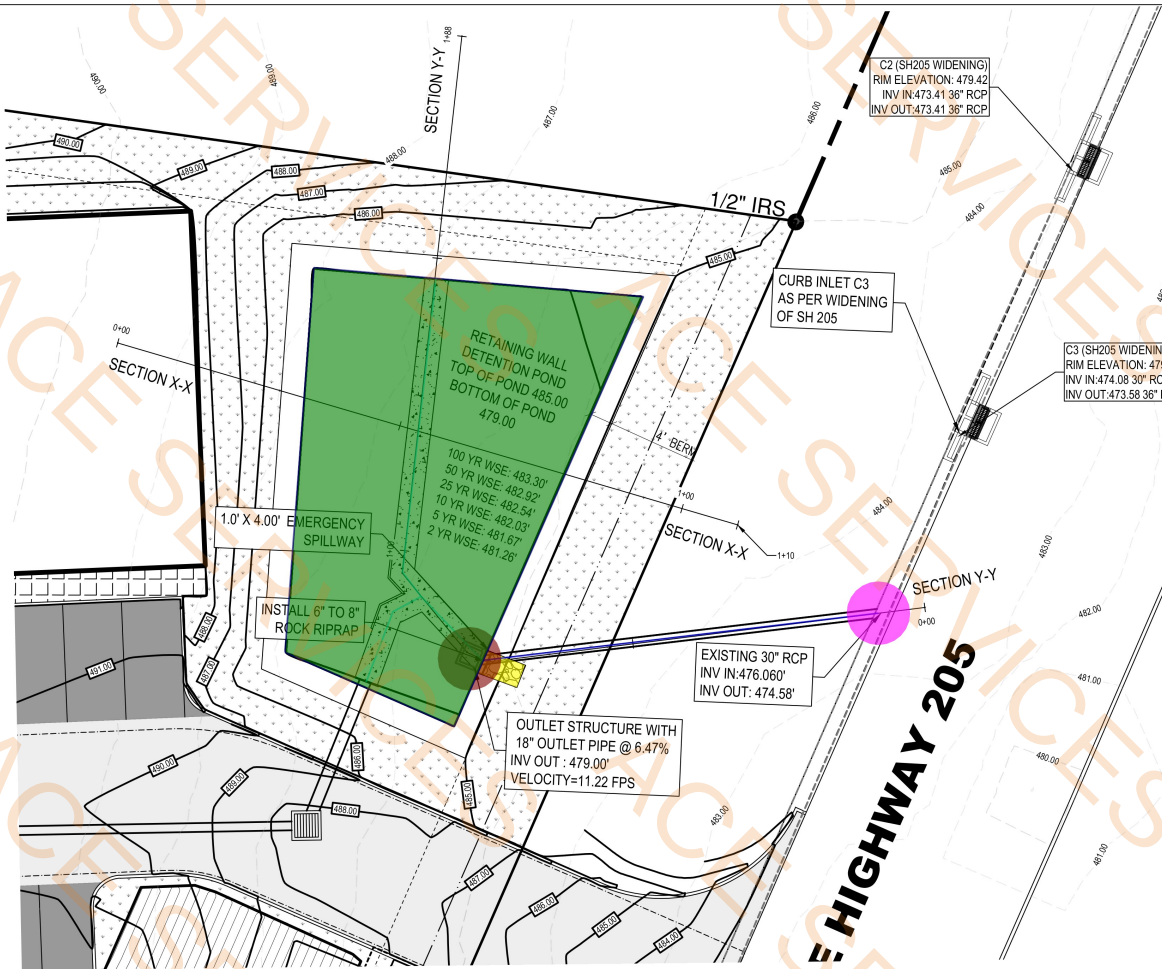
DRAWN	NAME	DATE
CHECKED	YOSAB SOLOMON	6/16/2025
ENG APPR.	JW BURNETT	6/16/2025
Q.A.		

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DETENTION POND PLAN
PROJECT # 9763
SHEET NUMBER

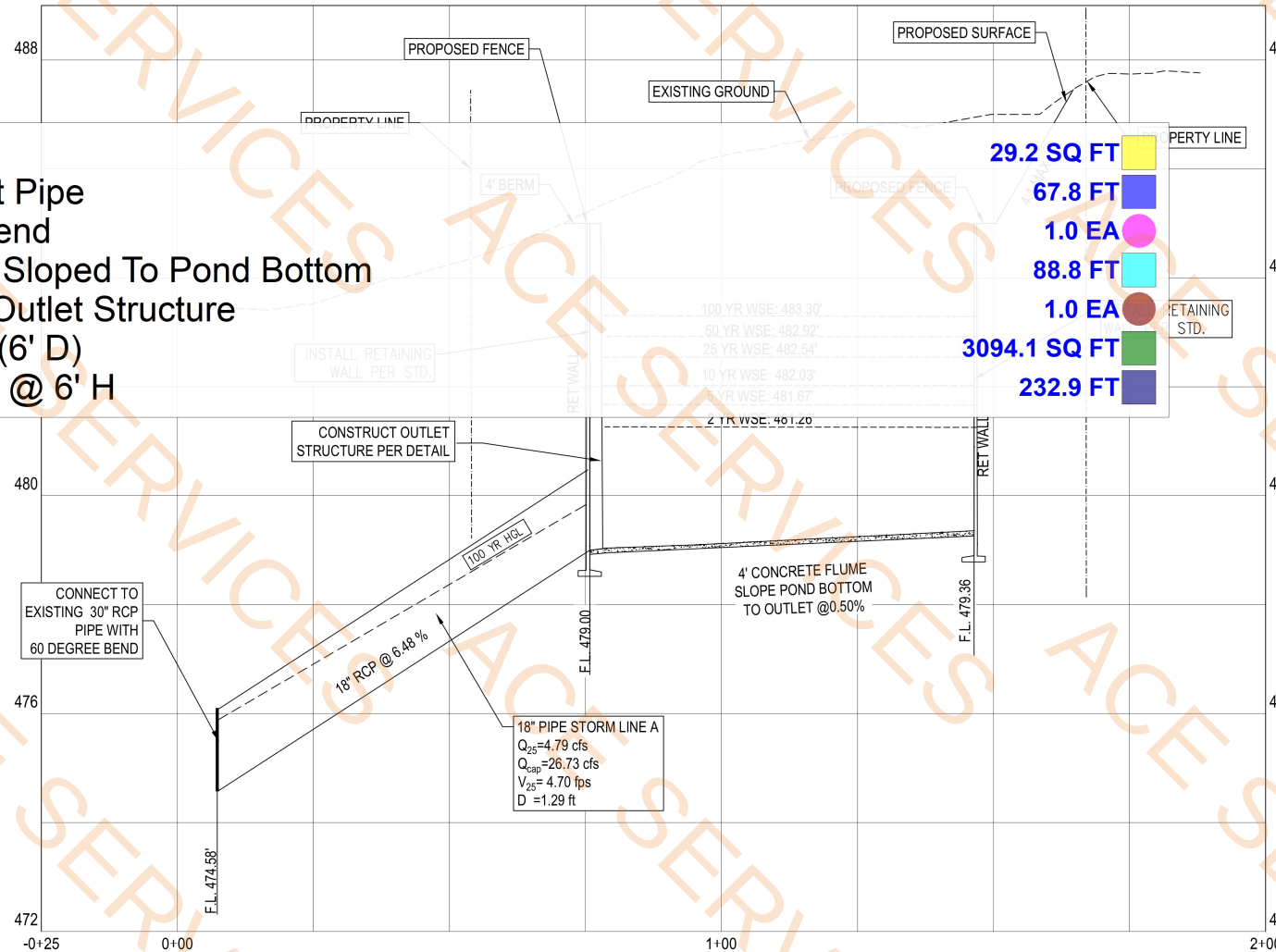
C3.5

- SITework NOTES**
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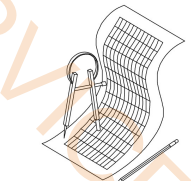


SECTION X-X

- 6"-8" Rock Rip Rap
- 18" RCP Storm Outlet Pipe
- 60 Deg Storm Pipe Bend
- 4' W Concrete Flume Sloped To Pond Bottom
- 4' x 4' x 6' D Precast Outlet Structure
- Detention Pond Area (6' D)
- 8" Thk Retaining Wall @ 6' H

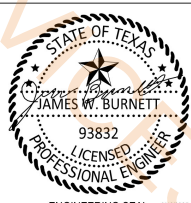


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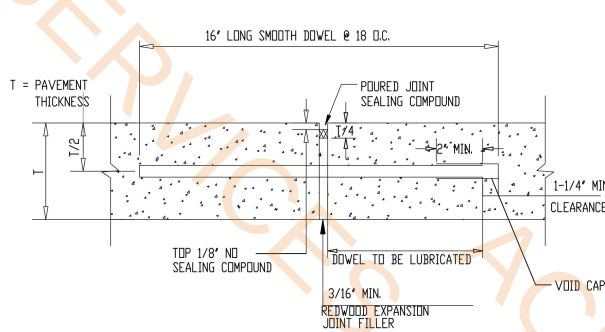
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NAME	DATE
JAMES W. BURNETT	6/16/2025

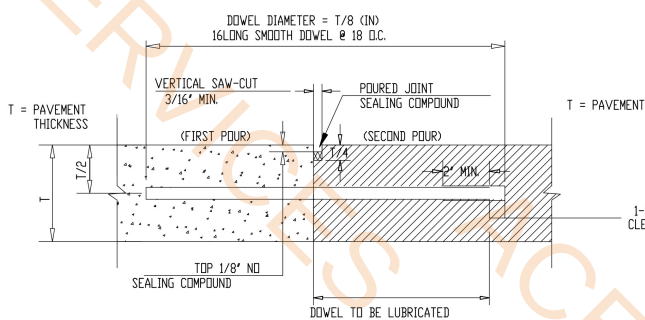
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DETENTION POND PLAN
PROJECT # 9763
SHEET NUMBER
C3.5



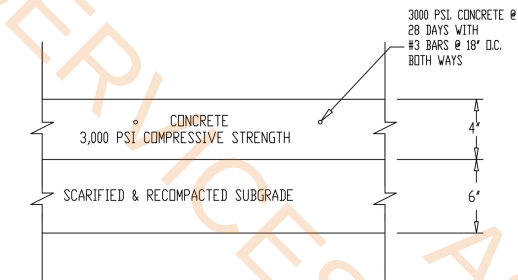
NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TO BE PLACED ON A GRID PATTERN WITH MAX. OF 180" O.C.E.W.

PAVEMENT EXPANSION JOINT



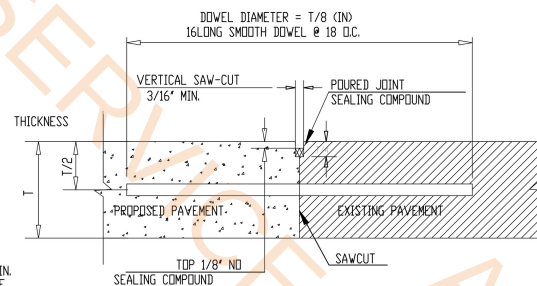
NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TO BE USED BETWEEN NEW AND RECENTLY COMPLETED POURS.

PAVEMENT CONSTRUCTION JOINT



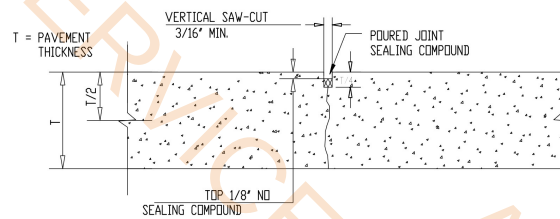
SIDEWALK SECTION

SCALE: NONE

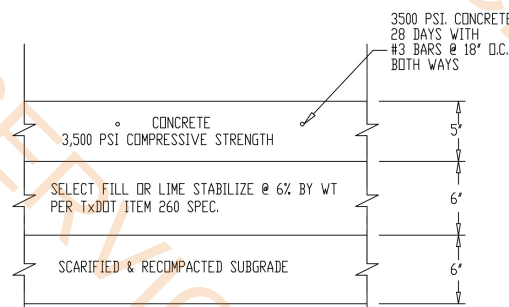


NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. TO BE USED WHEREVER NEW CONCRETE PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING CONCRETE PAVEMENT.

PAVEMENT BUTT JOINT

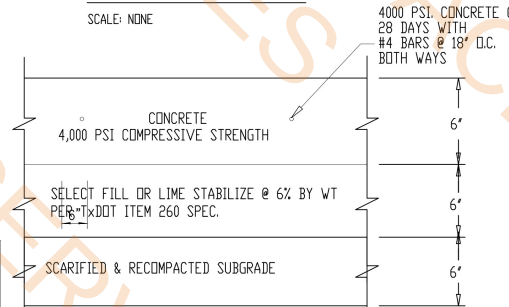


PAVEMENT CONTROL JOINT



LIGHT DUTY RIGID

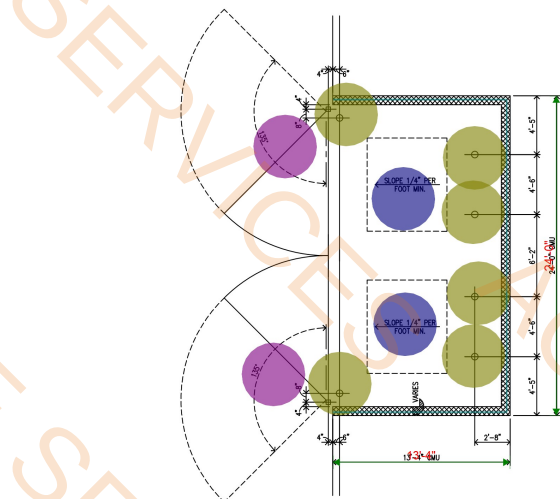
SCALE: NONE



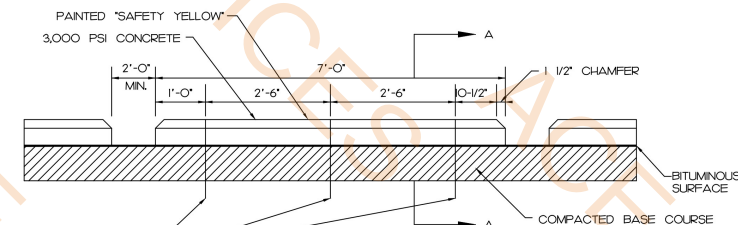
MEDIUM DUTY RIGID

SCALE: NONE

CONCRETE PAVEMENT SECTIONS

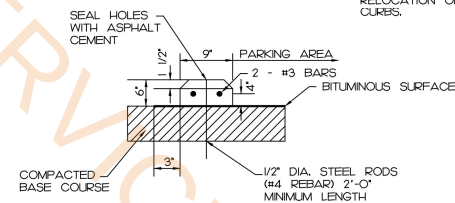


DOUBLE ENCLOSURE DUMPSTER
N.T.S.



ELEVATION

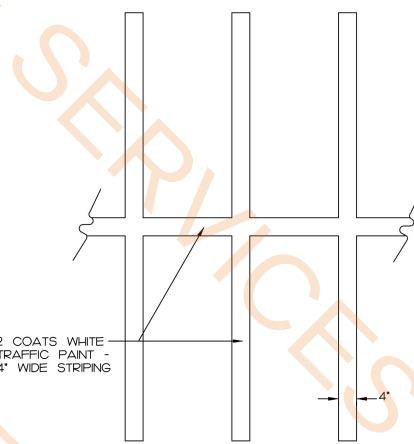
NOTE:
ANCHOR RODS TO BE SLEEVED OR GREASED THRU CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.



SECTION A-A

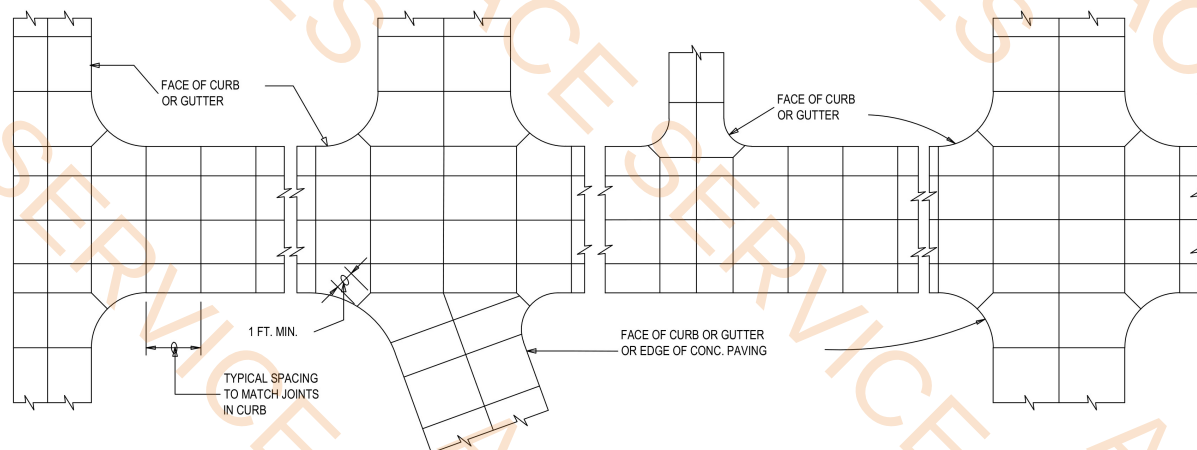
CURB STOP DETAIL

(N.T.S.)

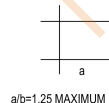


PARKING STRIPING DETAIL

(N.T.S.)



CONTRACTION
JOINT DETAIL FOR
CONCRETE PAVING



JOINT SPACING

NOTES:
1. ALL TRANSVERSE CONTRACTION JOINTS SHALL MATCH AND ALIGN WITH JOINTS IN CURB AND GUTTER UNLESS PAVING AND CURBS ARE SEPARATED BY AN ISOLATION JOINT. JOINTS IN CUL DE SAC CURB SHOULD BE PLANNED TO MATCH JOINT PATTERN IN PAVING.
2. MAXIMUM JOINT SPACING IN FEET SHALL BE 3 TIMES THE PAVEMENT THICKNESS IN INCHES.
3. SPECIAL TREATMENT WILL BE REQUIRED FOR JOINTING ADJACENT TO MANHOLES, VAULTS, OR OTHER STRUCTURES INTRUDING INTO PAVING SURFACE.

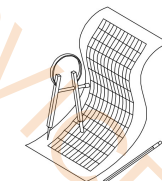
- 6" Dia Steel Pipe Bollards
- dumpster Enclosure
- 11' W x 7' H Dumpster Gate
- 8" Thk CMU Wall At Dumpster W/Concrete Footing

6.0 EA
2.0 EA
2.0 EA
49.8 FT

PERMIT SET: 6/16/2025
ISSUED FOR: DATE:

LAVON BUSINESS PARK

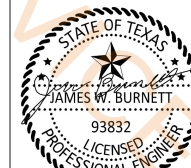
LAVON, TX



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ENGINEERING SEAL 6/16/2025

NAME	DATE
DRAWN YOSAB SOLOMON	6/16/2025
CHECKED	
ENG APPR. J.W. BURNETT	6/16/2025
Q.A.	

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PAVING DETAILS
PROJECT # 9763
SHEET NUMBER

C4.1