

# A New Commercial Building

# Sweet Jayne's Bakeshop

205 & 211 N Weaver St, Gainesville, TX, 76240

BACA

100 NORTH TRAVIS STREET  
SUITE NO.500A  
SHERMAN, TEXAS 75090  
903 893 5800  
www.BACA.team



OWNER	ARCHITECT	STRUCTURAL ENGINEER	
<b>Carri Strom</b> 101 W Broadway Ste A Gainesville, Texas 76240 940 902 8038	<b>David Baca Studio 100 N.</b> <b>Travis Street #500A</b> Sherman, Texas 75090 903 893 5800	<b>Skaggs Engineering</b> 1018 Meadow Green CT. Princeton, Texas 75407 972.369.2194	

## LIST OF DRAWINGS

A0.0	COVER
<b>STRUCTURAL</b>	
S-1	FOUNDATION PLAN
S-2	FOUNDATION NOTES & DETAILS
<b>CIVIL</b>	
C1.0	CIVIL SITE PLAN
C2.0	C.O.G. STANDARD DETAILS
C3.0	C.O.G. STANDARD DETAILS
C4.0	C.O.G. STANDARD DETAILS
C5.0	C.O.G. STANDARD DETAILS
C6.0	C.O.G. STANDARD DETAILS
C7.0	C.O.G. STANDARD DETAILS

NO.	REVISIONS	DATE	
		DESCRIPTION	

## LIST OF ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR	EQUIP. EQUIPMENT
ACT. ACOUSTICAL TILE	E.W. EACH WAY
ADD'L. ADDITIONAL	EXIST. EXISTING
A.H.U. AIR HANDLING UNIT	EXP. EXPANSION
ALUM. ALUMINUM	EXH. EXHAUST FAN
A.B. ANCHOR BOLT	F.D. FLOOR DRAIN
APPROX. APPROXIMATE	FDN. FOUNDATION
ARCH. ARCHITECT, ARCHITECTURAL	FIN. FINISH
BM. BEAM	FLX. FLEXIBLE
BRG. BEARING	FLR. FLOOR
BLKG. BLOCKING	F.R. FIRE RETARDANT
BD. BOARD	FTG. FOOTING
BLDG. BUILDING	FURR. FURRING
CAB. CABINET	GA. GAUGE
CPT. CARPET	GALV. GALVANIZED
CLG. CEILING	GEN. GENERAL
C.L. CENTER LINE	GL. GLASS, GLAZED
C.T. CERAMIC TILE	GRD/ GYP. GYPSUM BOARD
COL. COLUMN	CONC. CONCRETE
CONC. CONCRETE	CMU. CONCRETE MASONRY UNIT
COND. CONDENSER	C.J. CONTROL JOINT
C.I. CONTINUOUS	CONTR. CONTRACTOR
CONTR. CONTRACTOR	DET. DETAIL
DET. DETAIL	DIA. DIAMETER
DIM. DIMENSION	DN. DOWN
D.F. DRINKING FOUNTAIN	DWG. DRAINAGE
DN. DOWN	EA. EACH
DWG. DRAINAGE	E.J. EXPANSION JOINT
EA. EACH	ELEV. ELEVATION
E.J. EXPANSION JOINT	LAM. LAMINATE
ELEV. ELEVATION	LAV. LAVATORY
LAM. LAMINATE	LG. LONG
LAV. LAVATORY	LT. LIGHT
LG. LONG	MAS. MASONRY
LT. LIGHT	MAX. MAXIMUM
MAS. MASONRY	MATL. MATERIAL
MAX. MAXIMUM	MECH. MECHANICAL
MATL. MATERIAL	MET. METAL
MECH. MECHANICAL	MFR. MANUFACTURER
MET. METAL	MIN. MINIMUM
MFR. MANUFACTURER	MIR. MIRROR
MIN. MINIMUM	MISC. MISCELLANEOUS
MIR. MIRROR	M.O. MASONRY OPENING
MISC. MISCELLANEOUS	MTD. MOUNTED
M.O. MASONRY OPENING	N.I.C. NOT IN CONTRACT
MTD. MOUNTED	O.C. ON CENTER
N.I.C. NOT IN CONTRACT	O.D. OUTSIDE DIAMETER
O.C. ON CENTER	OFF. OFFICE
O.D. OUTSIDE DIAMETER	OPNG. OPENING
OFF. OFFICE	OPP. OPPOSITE
OPNG. OPENING	PC. PIECE
OPP. OPPOSITE	PL. PLATE
PC. PIECE	P.LAM. PLASTIC LAMINATE
PL. PLATE	PLNG. PLUMBING
P.LAM. PLASTIC LAMINATE	PNT. PAINT
PLNG. PLUMBING	POLY. POLYETHYLENE
PNT. PAINT	P.PLY. PRESSURE TREATED
POLY. POLYETHYLENE	PVC. POLYVINYL CHLORIDE
P.PLY. PRESSURE TREATED	R. RADIUS, RISER
PVC. POLYVINYL CHLORIDE	R.D. ROOF DRAIN
R. RADIUS, RISER	RE. REFER
R.D. ROOF DRAIN	REINF. REINFORCEMENT
RE. REFER	W/ WITH
REINF. REINFORCEMENT	WD. WINDOW
W/ WITH	W.H. WATER HEATER
WD. WINDOW	W/R WATER RESISTANT
W.H. WATER HEATER	W.W.M. WELDED WIRE MESH
W/R WATER RESISTANT	
W.W.M. WELDED WIRE MESH	

## LIST OF SYMBOLS

EXTERIOR ELEVATION	BUILDING SECTION
DETAIL	WALL SECTION
OVERHEAD DOOR	SECTION
DOOR NUMBER	REVISION NOTE
WINDOW LETTER	PLAN NOTE
ROOM NUMBER	ELEVATION
DETAIL	NORTH ARROW
INTERIOR ELEVATION	PARTITION TYPE

## LOCATION MAP



LOCATION MAP

## GENERAL NOTES

- "ARCHITECT," AS USED IN THESE DOCUMENTS, REFERS TO:  
**DAVID BACA STUDIO**  
100 NORTH TRAVIS STREET NO. 500A  
SHERMAN, TEXAS 75090  
PHONE: 903 893 5800
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PRO-CEEDING WITH WORK IN QUESTION OR RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE "OTHER" CONTRACTORS AS REQUIRED.
- CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CITY, STATE AND NATIONAL CODES.
- CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT THE SITE AND THE OWNERS' PROPERTY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PER-MITS REQUIRED FOR CONSTRUCTION.
- PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS:  
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS.  
B. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.  
C. IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.  
D. AT OPENINGS AROUND VENTS, PIPES, AND CHIMNEYS, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND SECTIONS OR DETAILS.

## BUILDING CODE & DATA

APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL FIRE CODE WITH APPENDICES  
2014 NATIONAL ELECTRIC CODE NFPA 70  
2012 TEXAS ACCESSIBILITY STANDARDS  
LOCAL AMENDMENTS

BUILDING AREA: 2,392 S.F. (+/-)

CONSTRUCTION TYPE: V-B

OCCUPANCY CLASSIFICATION:  
ASSEMBLY GROUP A-2

OCCUPANT LOAD:  
ASSEMBLY W/O FIXED SEATS @ 15 NET S.F./OCCUPANT  
687 S.F./15 = 46 OCCUPANTS

KITCHEN @ 200 GROSS S.F./OCCUPANT  
1,186 S.F./200 = 6 OCCUPANTS

ACCESSORY STORAGE @ 300 GROSS S.F./OCCUPANT  
133 S.F./300 = 1 OCCUPANT

BUSINESS AREA @ 100 GROSS S.F./OCCUPANT  
84 S.F./100 = 1 OCCUPANT

TOTAL: 54 OCCUPANTS

**SWEET JAYNE'S BAKESHOP**  
 205 & 211 N WEAVER STREET  
 GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**

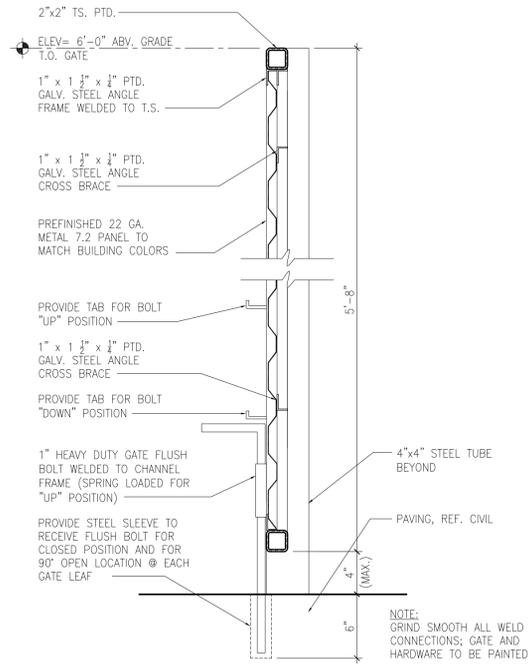
DATE  
**03.29.21**

SHEET NUMBER  
**A0.0**

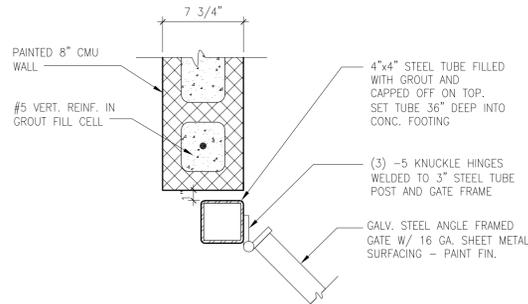
cover sheet



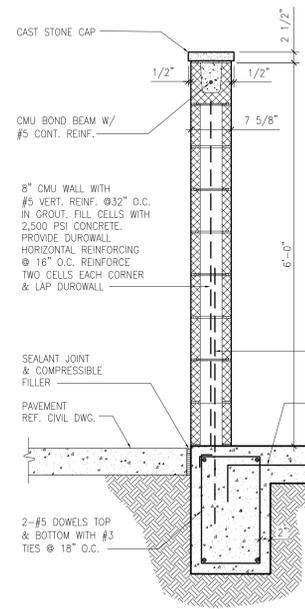
NO.	REVISIONS	DESCRIPTION	DATE



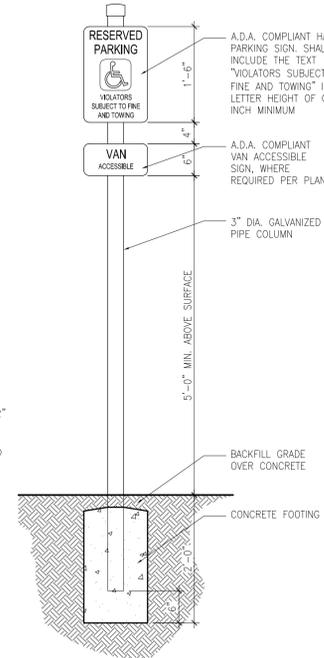
**7 GATE DETAIL**  
SCALE: 1-1/2" = 1'-0"



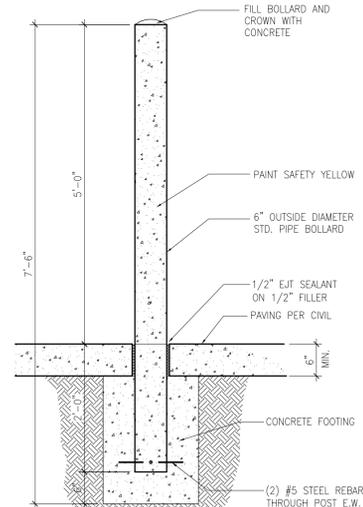
**8 CORNER DETAIL**  
SCALE: 1-1/2" = 1'-0"



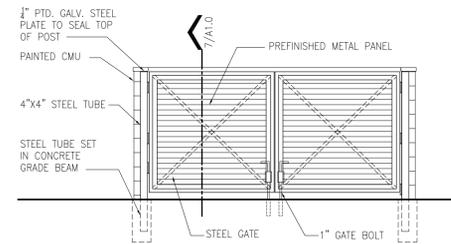
**4 WALL SECTION**  
SCALE: 3/4" = 1'-0"



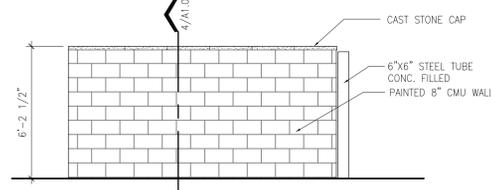
**5 SIGNAGE DETAIL**  
SCALE: 3/4" = 1'-0"



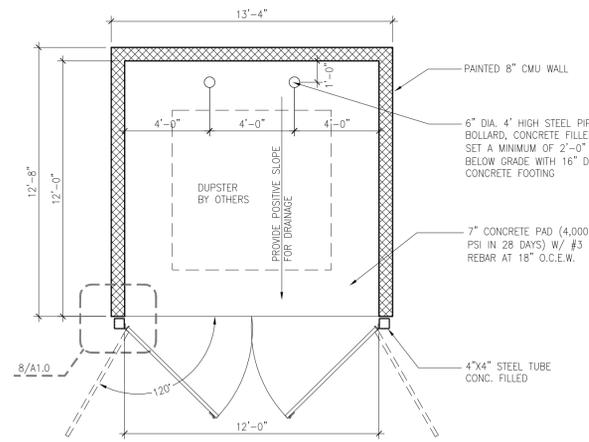
**6 BOLLARD DETAIL**  
SCALE: 3/4" = 1'-0"



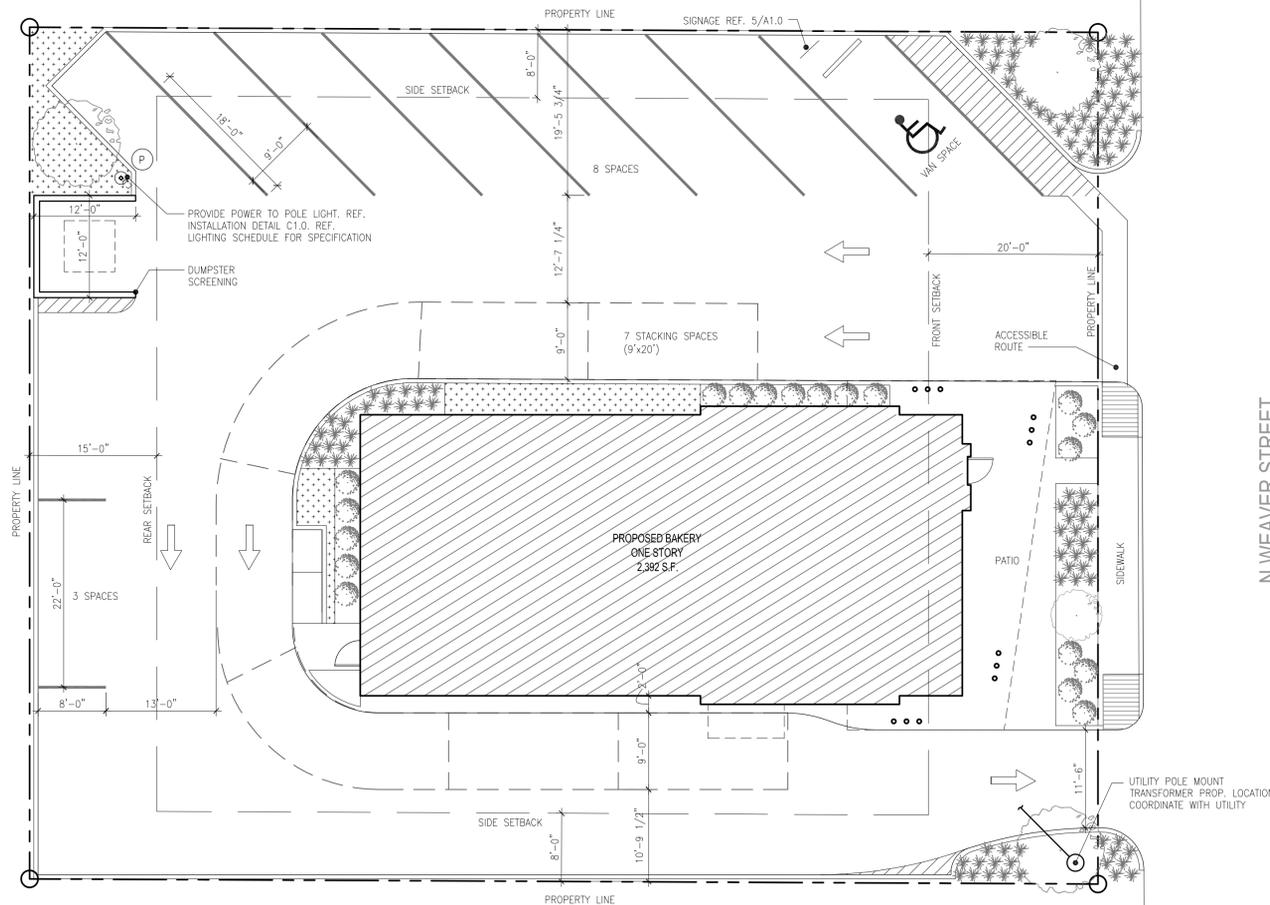
**2 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 10'-0"

**SWEET JAYNE'S BAKESHOP**

205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

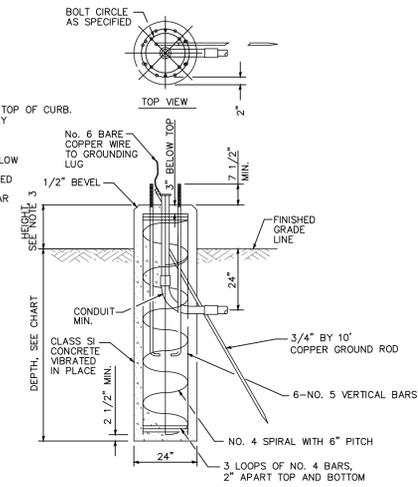
PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**A1.0**

site plan & details



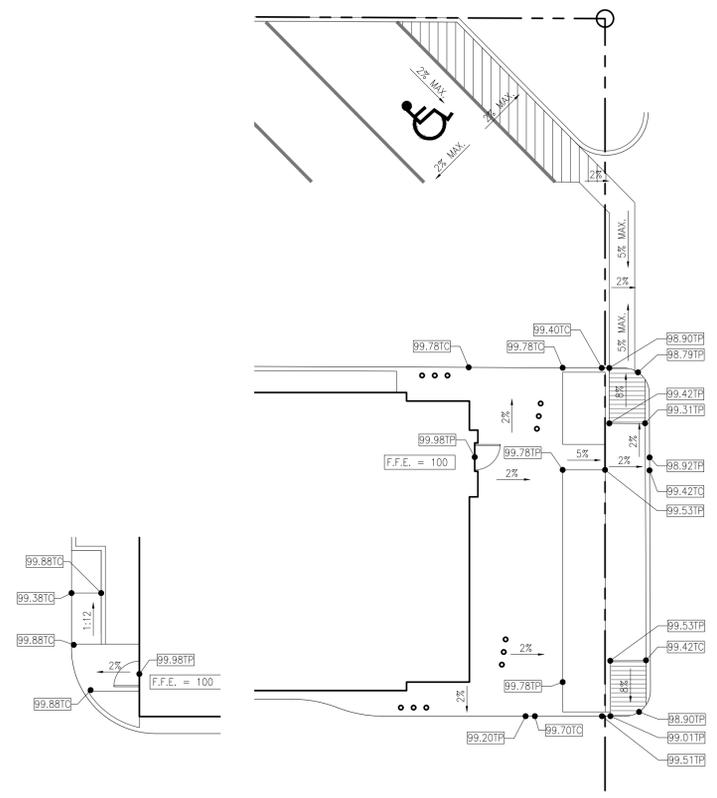
1. ALL BARS ARE TO BE DEFORMED STEEL.
2. DEEPER FOUNDATIONS WILL BE REQUIRED IF SOIL CONDITIONS WARRANT.
3. TOP OF FOUNDATION SHALL BE 24" ABOVE TOP OF CURB.
4. REBAR "CAGE" IS TO BE WELDED OR TIGHTLY WIRED SO AS TO REMAIN RIGID.
5. NOTIFY CITY AND ELECTRICAL INSPECTOR 24 HOURS PRIOR TO POURING.
6. FORMWORK IS TO EXTEND AT LEAST 18" BELOW GRADE.
7. CONCRETE IS TO BE POURED TO UNDISTURBED EARTH.
8. STREET LIGHT FOUNDATION DETAIL IS SIMILAR TO IDOT STANDARD 2378, TYPE E.

POLE HEIGHT	DEPTH
UP TO 20'	6'
20' TO 30'	8'
30' TO 40'	11'

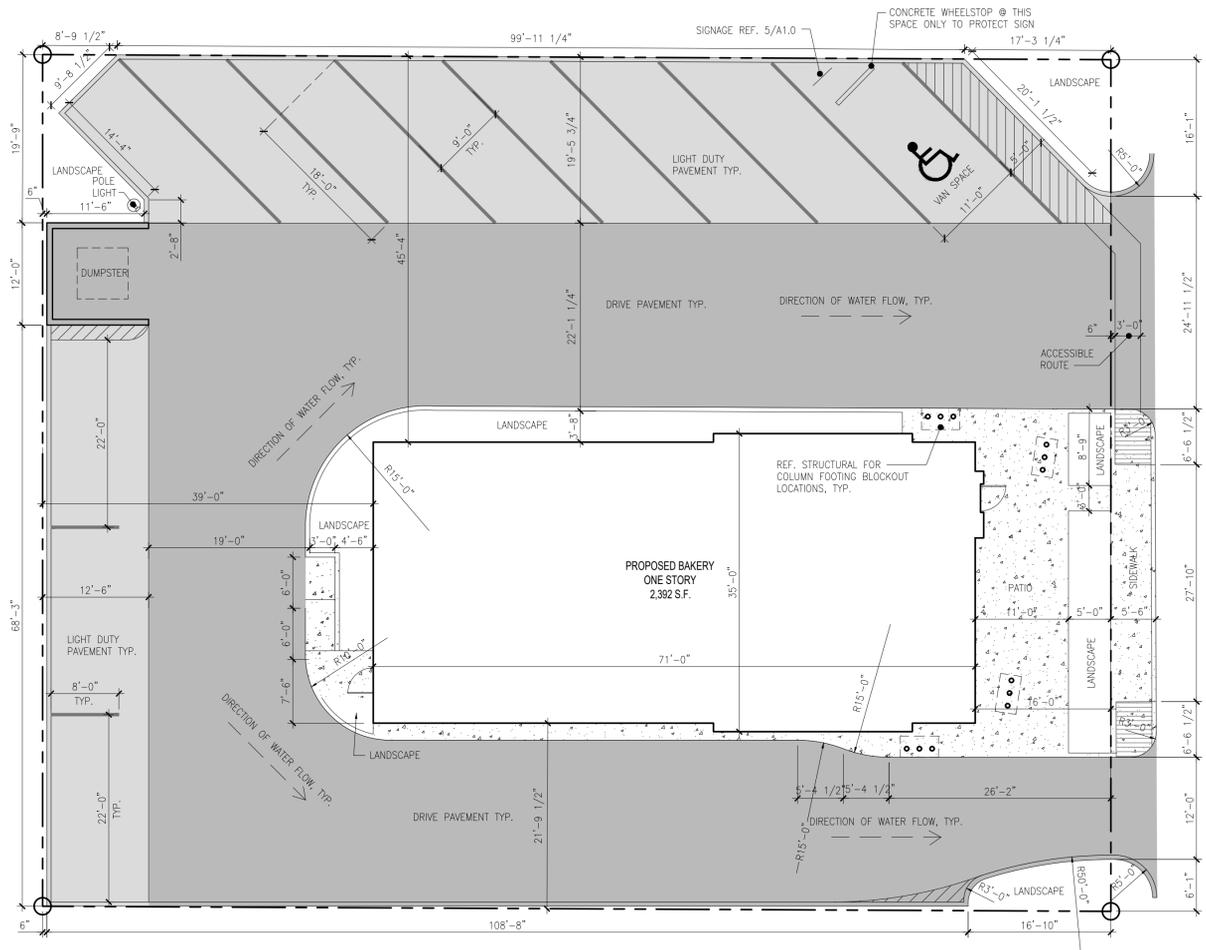


**1 LIGHT POLE INSTALLATION DETAIL**  
N.T.S.

	SIDEWALK PAVEMENT (TYP.) 4"-3,000 PSI CONCRETE W/ #3 BARS @ 18" O.C.E.W. PER CITY STANDARD DETAILS		DRIVE PAVEMENT (TYP.) 6"-3,500 PSI CONCRETE W/ #3 BARS @ 18" O.C.E.W. PER CITY STANDARD DETAILS		LIGHT DUTY PAVEMENT (TYP.) 5"-3,500 PSI CONCRETE W/ #3 BARS @ 18" O.C.E.W.
--	--	--	---	--	--



**ACCESSIBLE ROUTE PLAN**  
SCALE: 1" = 10'-0"



**CIVIL SITE PLAN**  
SCALE: 1" = 10'-0"

NO.	REVISIONS	DESCRIPTION	DATE

## SWEET JAYNE'S BAKESHOP

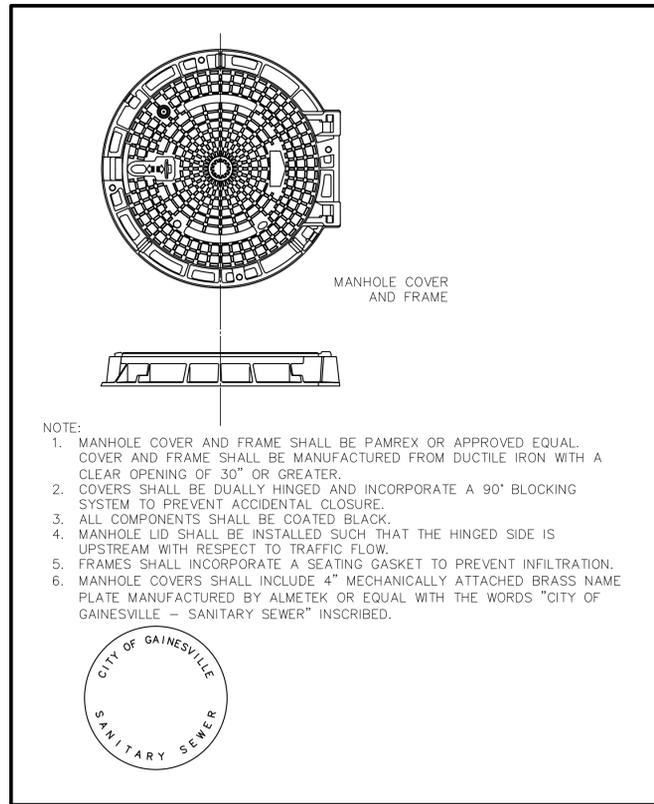
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**C1.0**

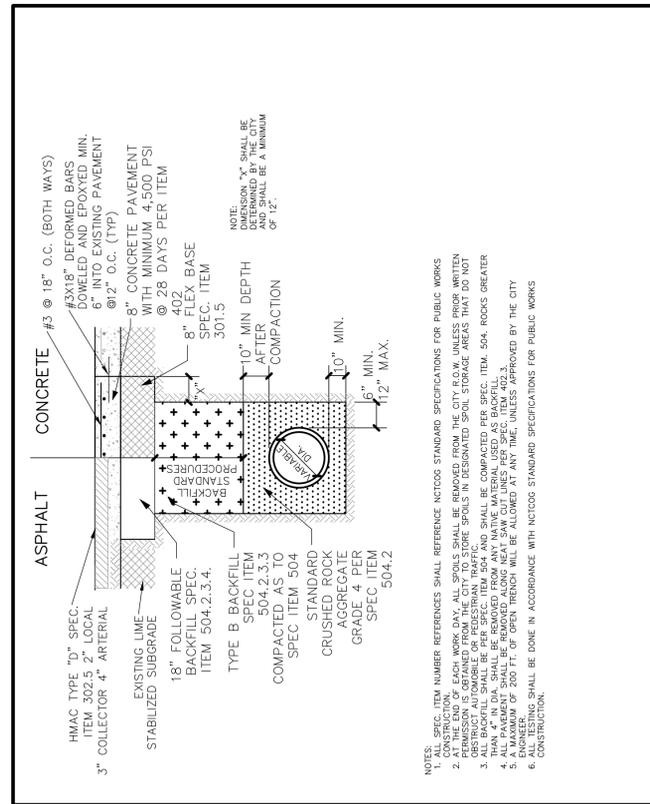
civil site plan



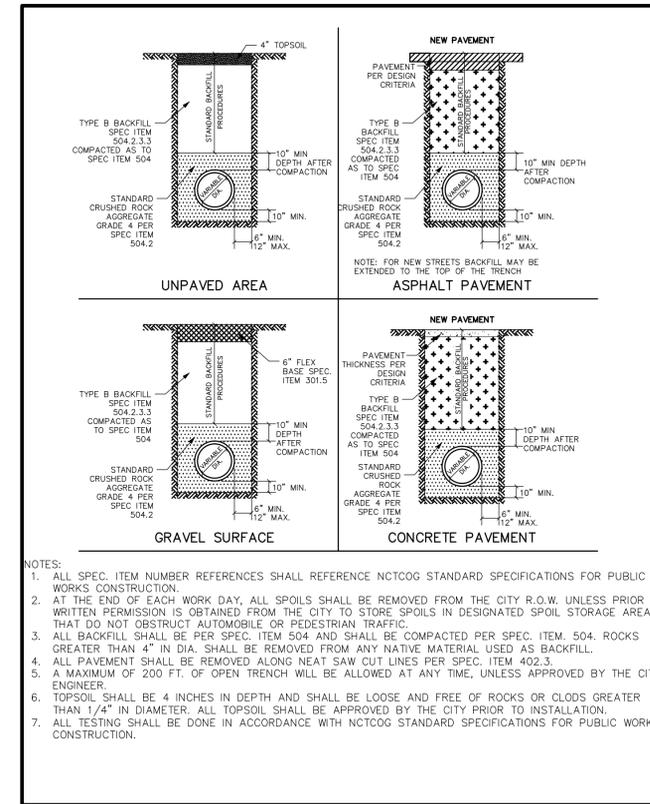




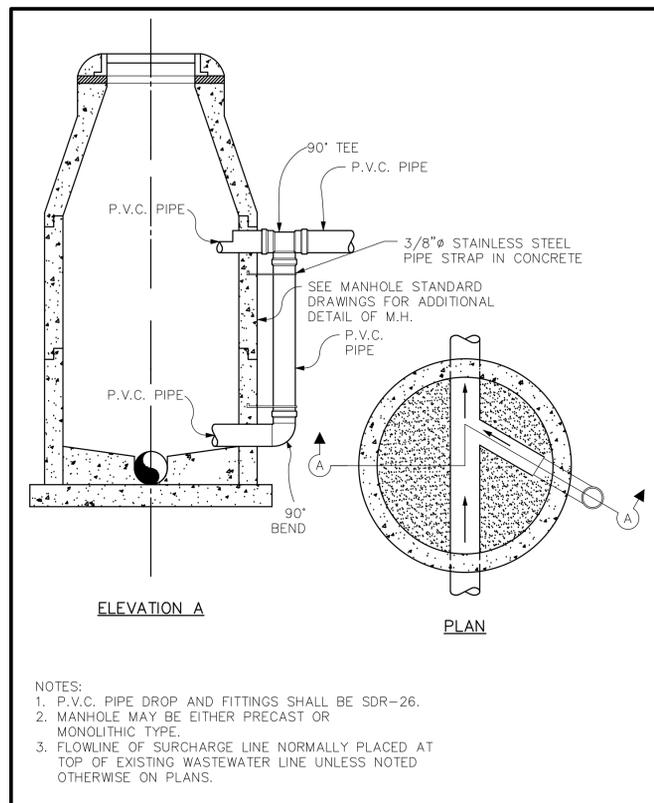
Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
SANITARY SEWER MANHOLE FRAME AND COVER  
REVISED FEB 2018  
FIG-15



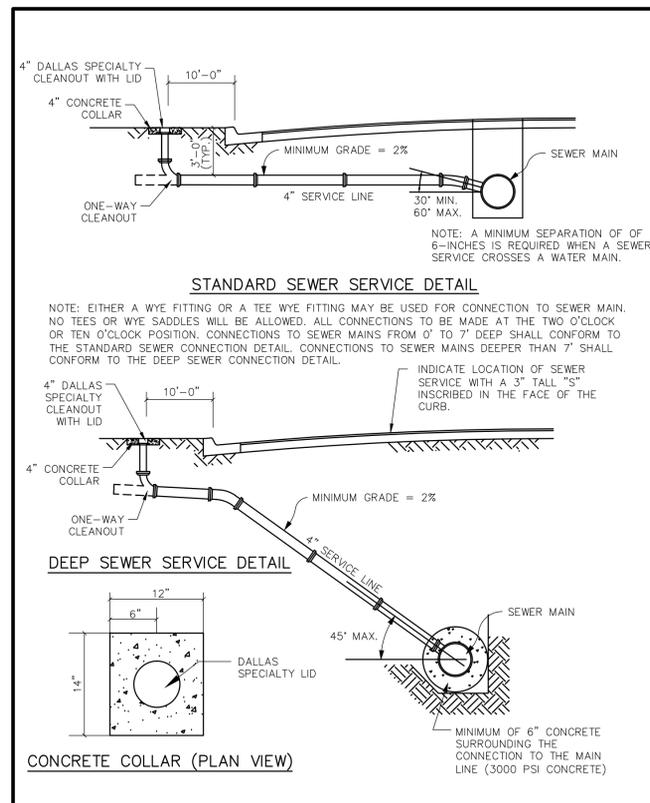
Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
UTILITY TRENCH REPAIR FOR SANITARY SEWER LINE  
REVISED FEB 2018  
FIG-16



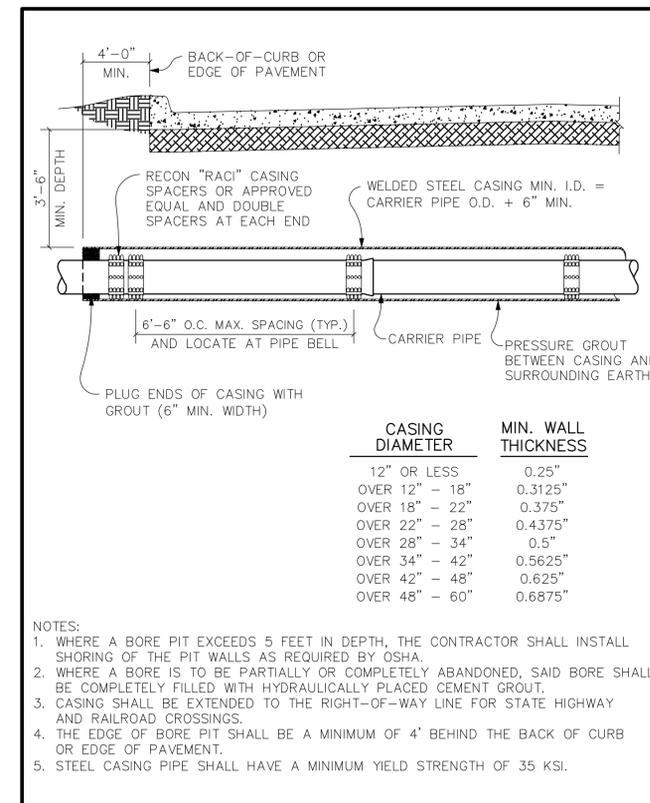
Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL  
REVISED FEB 2018  
FIG-17



Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
SANITARY SEWER MANHOLE DROP CONNECTION  
REVISED FEB 2018  
FIG-18



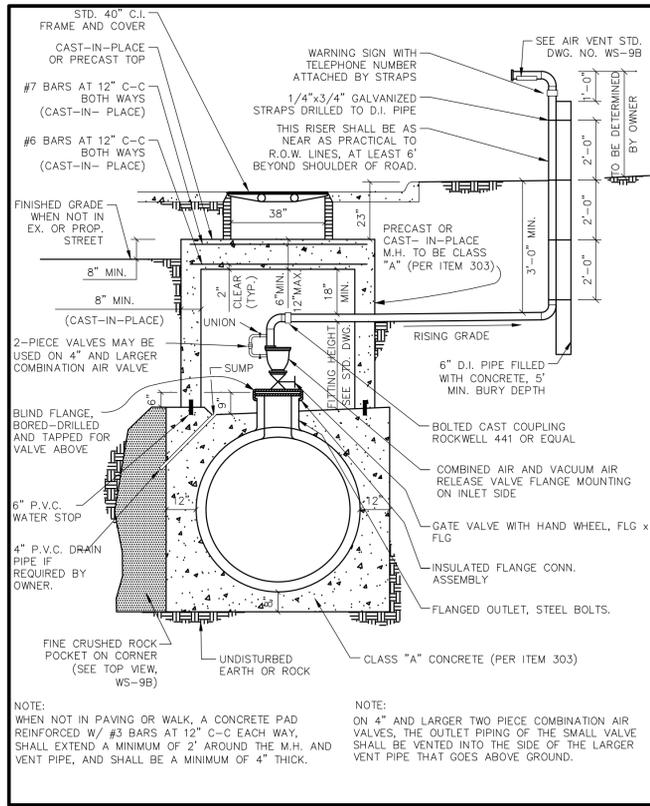
Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
4" SEWER SERVICE  
REVISED FEB 2018  
FIG-19



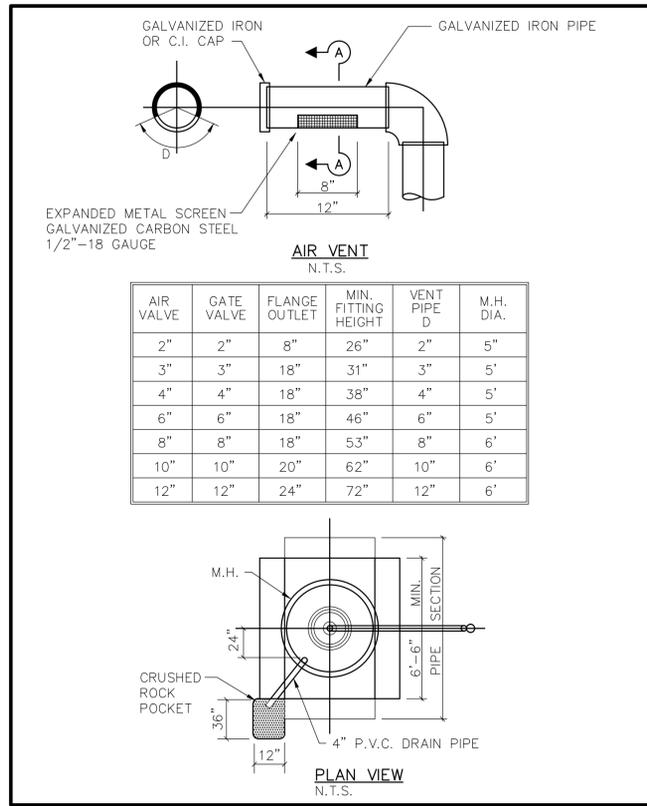
Gainesville CITY OF GAINESVILLE STANDARD DETAILS  
BORE AND CASING  
REVISED FEB 2018  
FIG-20



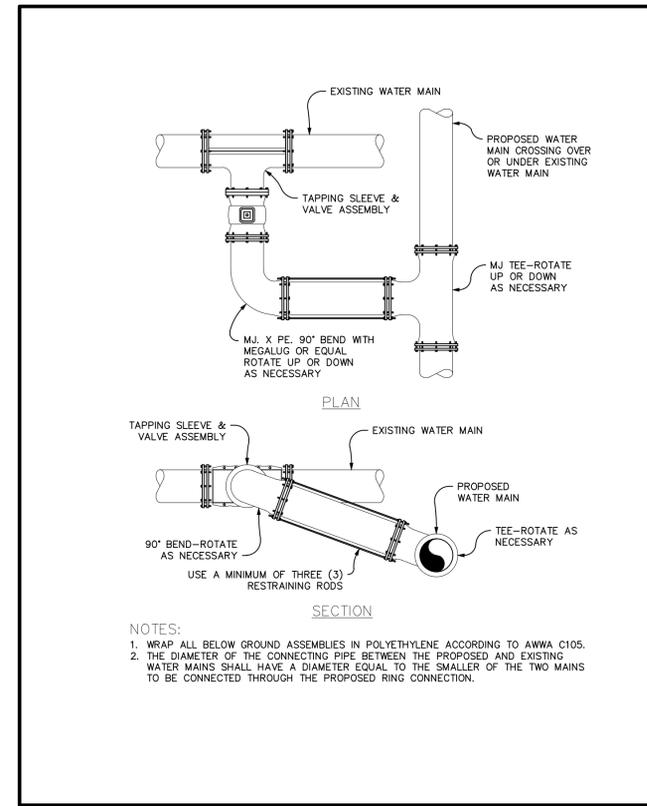
NO.	REVISIONS	DESCRIPTION	DATE



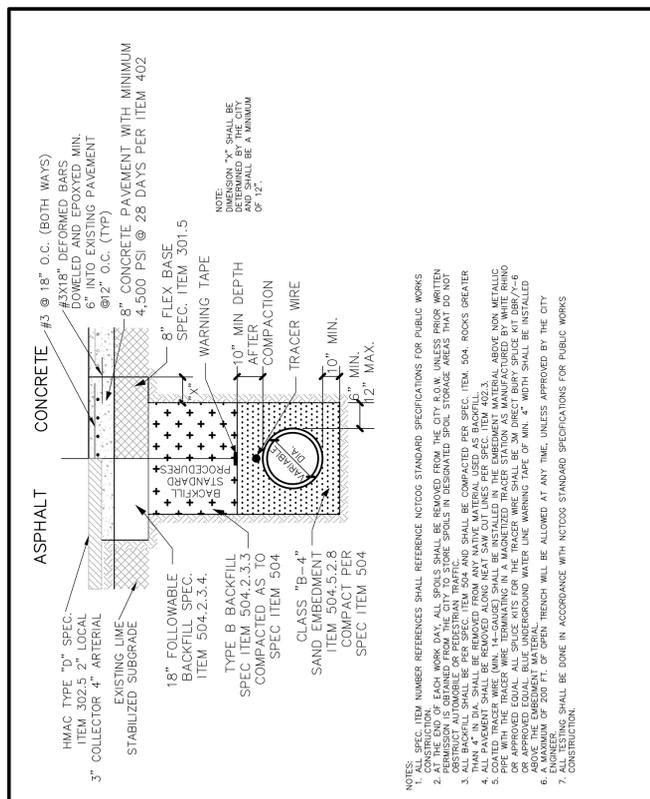
CITY OF GAINESVILLE STANDARD DETAILS  
**AIR RELEASE VALVE TYPE 2**  
 REVISED FEB 2018  
 FIG-21A



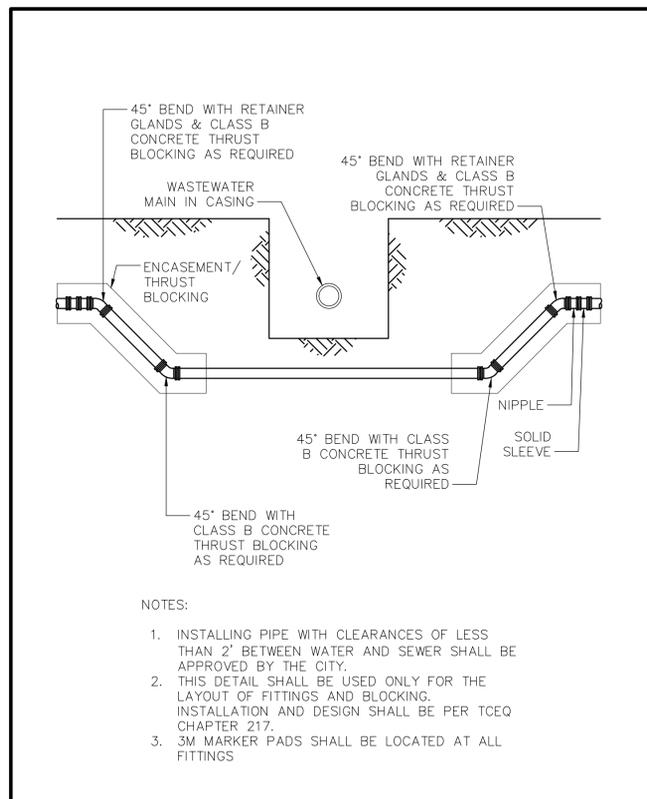
CITY OF GAINESVILLE STANDARD DETAILS  
**AIR RELEASE VALVE TYPE 2**  
 REVISED FEB 2018  
 FIG-21B



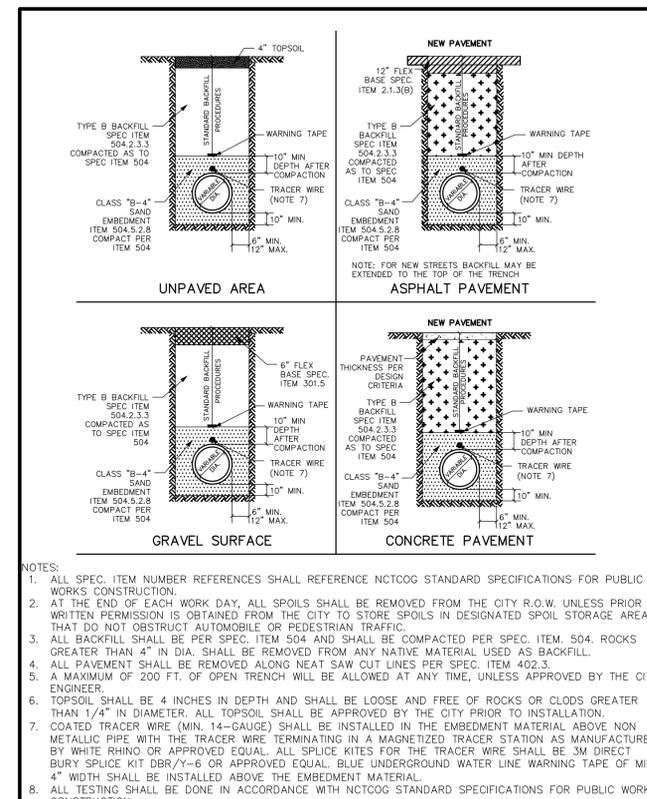
CITY OF GAINESVILLE STANDARD DETAILS  
**TYPICAL RING CONNECTION**  
 REVISED FEB 2018  
 FIG-22



CITY OF GAINESVILLE STANDARD DETAILS  
**UTILITY TRENCH REPAIR FOR WATER LINE**  
 REVISED FEB 2018  
 FIG-23



CITY OF GAINESVILLE STANDARD DETAILS  
**WATER LINE LOWERING**  
 REVISED FEB 2018  
 FIG-24



CITY OF GAINESVILLE STANDARD DETAILS  
**STANDARD WATER LINE EMBEDMENT AND BACKFILL**  
 REVISED FEB 2018  
 FIG-25



NO.	REVISIONS	DESCRIPTION	DATE



**HORIZONTAL BLOCKING TABLE**  
DIMENSION "X" TO BE A MINIMUM OF (1) FOOT, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
		"A"	MIN. AREA sf	"B"	MIN. AREA sf	"C"	MIN. AREA sf	"D"	MIN. AREA sf	"E"	MIN. AREA sf
6"	1'-6"	1'-0"	1.06	1'-2"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	1'-3"	1.89	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	1'-6"	1'-9"	2.95	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	1'-6"	2'-0"	4.25	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	2'-0"	2'-7"	7.54	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

**NOTES:**  
1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.  
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.  
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

Gainesville CITY OF GAINESVILLE STANDARD DETAILS HORIZONTAL BLOCKING REVISED FEB 2018 FIG-31

**CONCRETE CRADLE TABLE**  
"D" = 6" MINIMUM OR TO UNDISTURBED SOIL

PIPE SIZE	90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf
6"	6"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

**NOTES:**  
1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.  
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.  
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

Gainesville CITY OF GAINESVILLE STANDARD DETAILS CONCRETE CRADLE AT VERTICAL BENDS REVISED FEB 2018 FIG-32

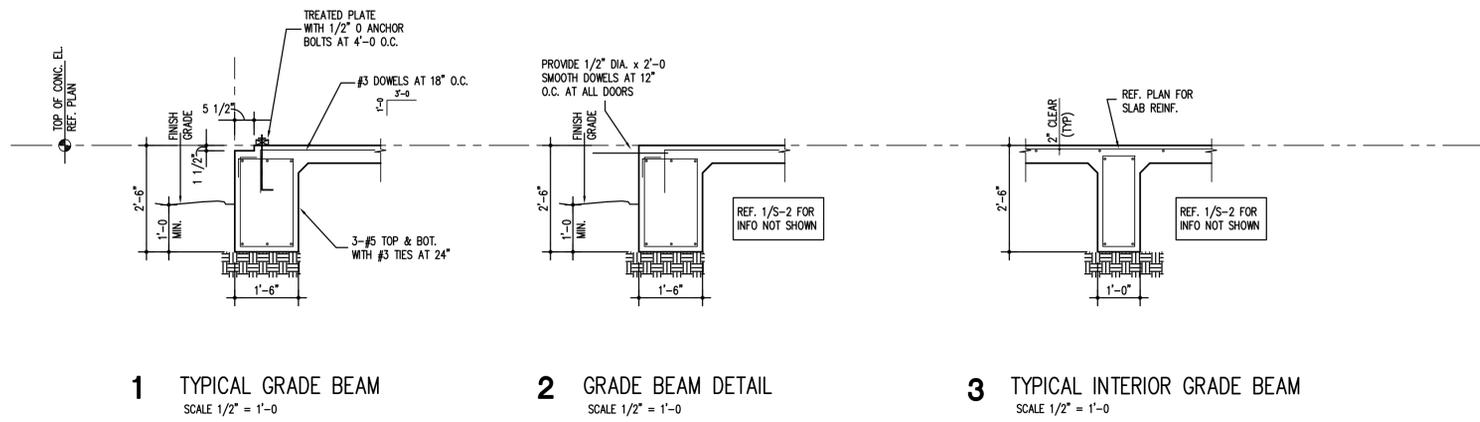
Note: This is a standard drawing for a 6" curb only, smaller curbs will require smaller drain pipe and must be approved by city inspector prior to installation. Curb must be saw-cut, no sledge hammers shall be used to demo curbs. Two drain pipes may be installed with a minimum 24" separation. All curb cuts must be a minimum of 6 inches from any expansion joint.

Gainesville CITY OF GAINESVILLE STANDARD DETAILS Yard Drain for 6" Curb REVISED FEB 2018 FIG-36



NO.	REVISIONS DESCRIPTION	DATE	





**GENERAL NOTES**

- FOUNDATION DESIGN AND SUBSURFACE INFORMATION IS BASED ON THE SOIL INVESTIGATION PREPARED BY EW REPORT NO. CS205751 DATED SEPTEMBER 25, 2020. FOUNDATION SHALL CONSIST OF A REINFORCED STIFFENED SLAB ON GRADE. GRADE BEAMS DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
- FLOOR SLAB SHALL BE PLACED OVER A TEN (10) MIL STEGO WRAP VAPOR RETARDER OVER MODIFIED SUBGRADE. SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND MUST ACHIEVE A MAXIMUM PVR OF ONE (1") INCH.
- THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE.
- DESIGN LOADS ARE AS LISTED BELOW:

ROOF LIVE	20 PSF
WIND (ULTIMATE)	115 MPH WIND SPEED EXPOSURE C
WIND UPLIFT	20 PSF
SEISMIC PER 2015 IBC	DESIGN CATEGORY A SITE CLASS C SDS=.083      SDI=.065

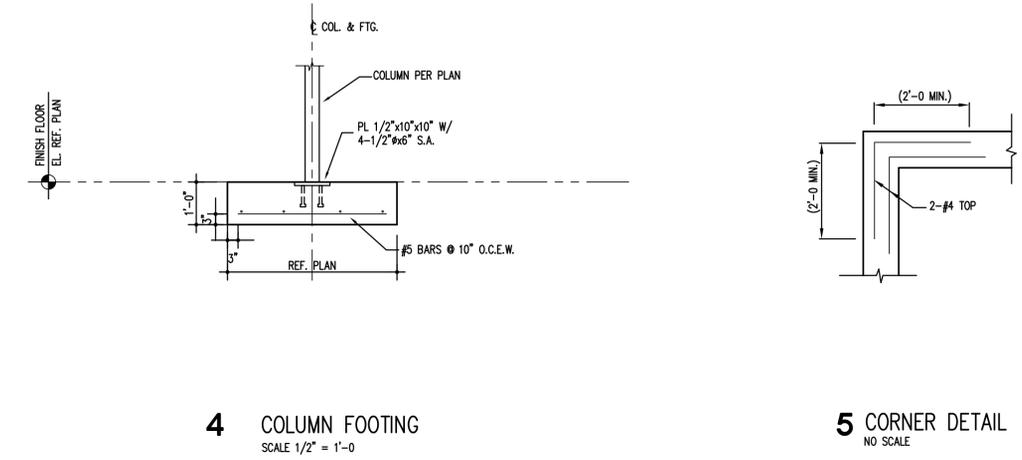
- PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, CURBS, INSERTS AND OTHER OPENINGS NOT SHOWN. THE CONTRACTOR SHALL PROVIDE FOR ALL OPENINGS WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT. SIZE AND LOCATION OF ALL OPENINGS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
- SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.

8. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED AND SHALL MEET THE REQUIREMENTS OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318). CONCRETE SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS:

COMPRESSIVE STRENGTH @ 28 DAYS	TYPE AGGREGATE + AIR ENTRAINMENT	USAGE
3000 PSI	HARD ROCK	ALL CONCRETE

- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH ACI 318 AND ACI 301.
  - CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS NOTED BELOW. REFERENCE ACI 318 SECTION 7.7 FOR CONDITIONS NOTE NOTED.
- |                                  |  |
|----------------------------------|--|
| PILASTERS                        | 3" BACKFILLED SIDES<br>2" NON-BACKFILLED SIDES |
| ALL CONCRETE PLACED AGAINST SOIL | 3"   |
| SLABS ON GRADE                   | 2" TOP   |

- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615 - GRADE 60. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE ACI 315 AND ACI 318.
- STRUCTURAL STEEL SHALL BE NEW AND SHALL CONFORM TO AISC. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST APPROVED ADDITION.



NO.	REVISIONS DESCRIPTION	DATE	
		DATE	DATE

**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.12.21**  
SHEET NUMBER  
**S-2**

Skaggs Engineering  
1018 MEADOW GREEN CT.  
PRINCETON, TEXAS 75407  
972-369-2194  
skaggsengineering@yahoo.com

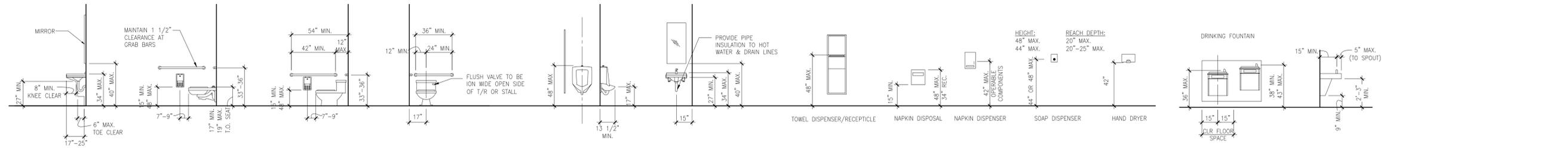


NO.	REVISIONS	DESCRIPTION	DATE

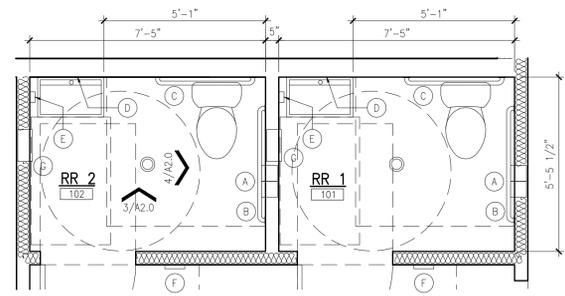
**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**A2.0**

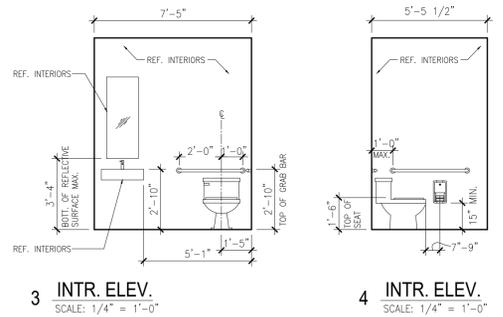
floor plan



**TOILET FIXTURE & ACCESSORIES MOUNTING HEIGHT REQUIREMENTS**  
SCALE: 1/4" = 1'-0"



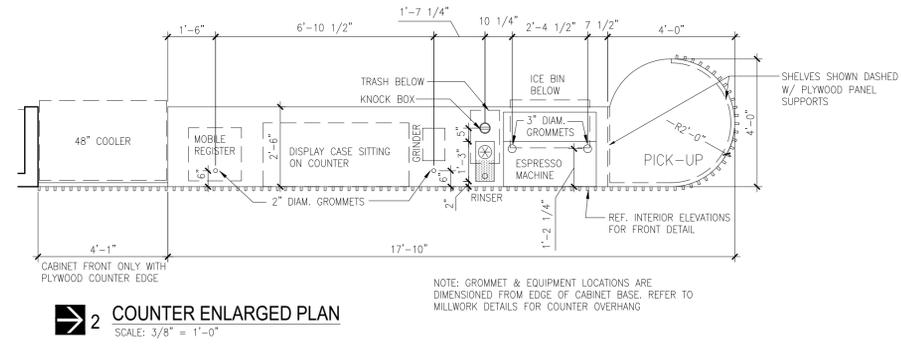
**2 RESTROOM PLAN - ENLARGED**  
SCALE: 3/8" = 1'-0"



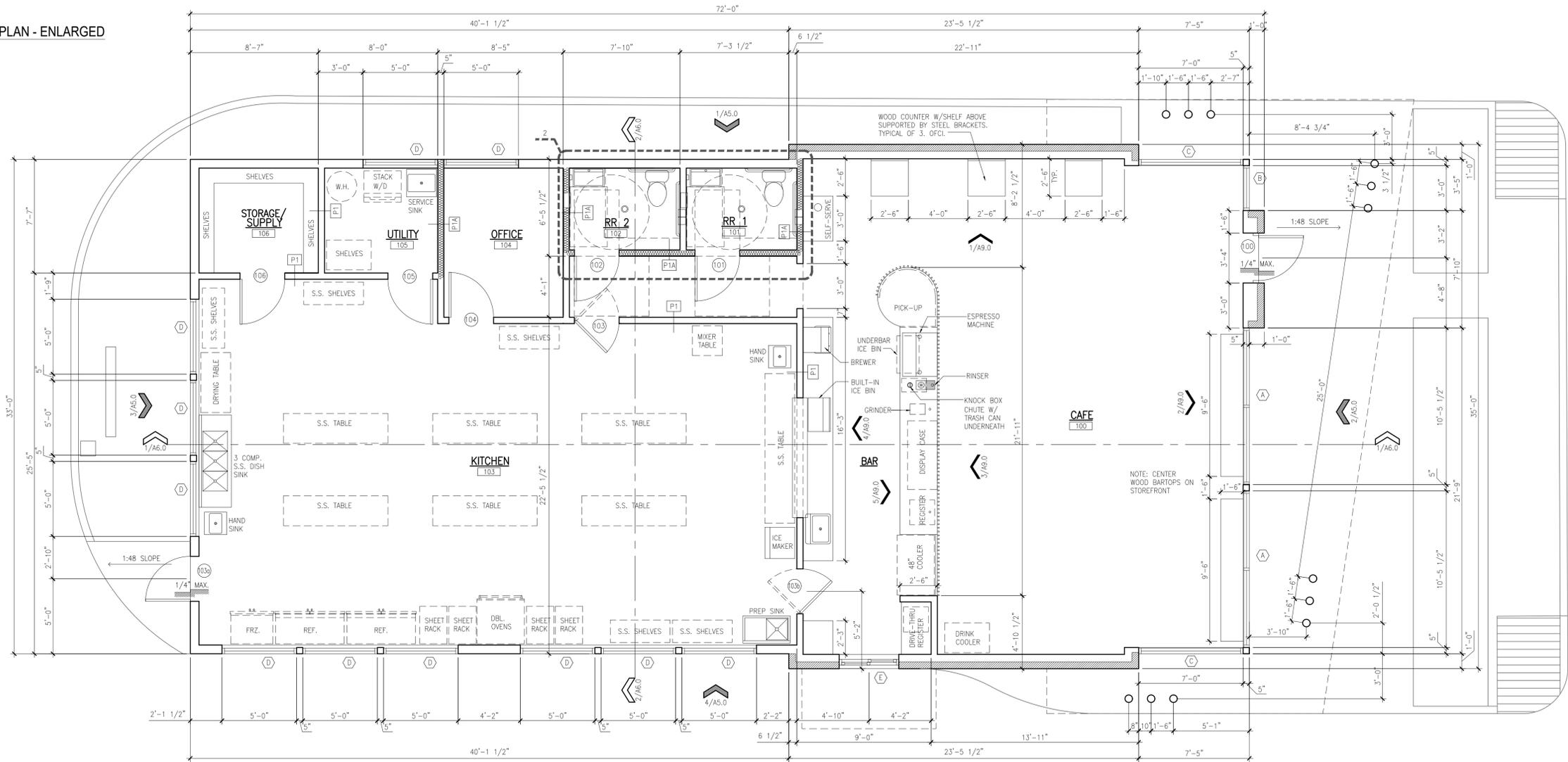
**3 INTR. ELEV.** SCALE: 1/4" = 1'-0"  
**4 INTR. ELEV.** SCALE: 1/4" = 1'-0"

TOILET ACCESSORIES KEY	
MARK	DESCRIPTION
A	RECESSED TOILET TISSUE DISPENSER (BOBRICK B6977)
B	42" STAINLESS STEEL GRAB BAR
C	36" STAINLESS STEEL GRAB BAR
D	MIRROR - BOTTOM OF REFLECTIVE EDGE 40" A.F.F. MAX.
E	LIQUID SOAP DISPENSER
F	ADA COMPLIANCE RESTROOM SIGNAGE
G	RECESSED PAPER TOWEL DISPENSER (BOBRICK B369)

NOTE: REFER TO TEXAS ACCESSIBILITY REQUIREMENTS (TAS) FOR MOUNTING HEIGHT, LOCATION AND REACH REQUIREMENTS FOR ACCESSORIES IN ACCESSIBLE RESTROOMS.



**2 COUNTER ENLARGED PLAN**  
SCALE: 3/8" = 1'-0"

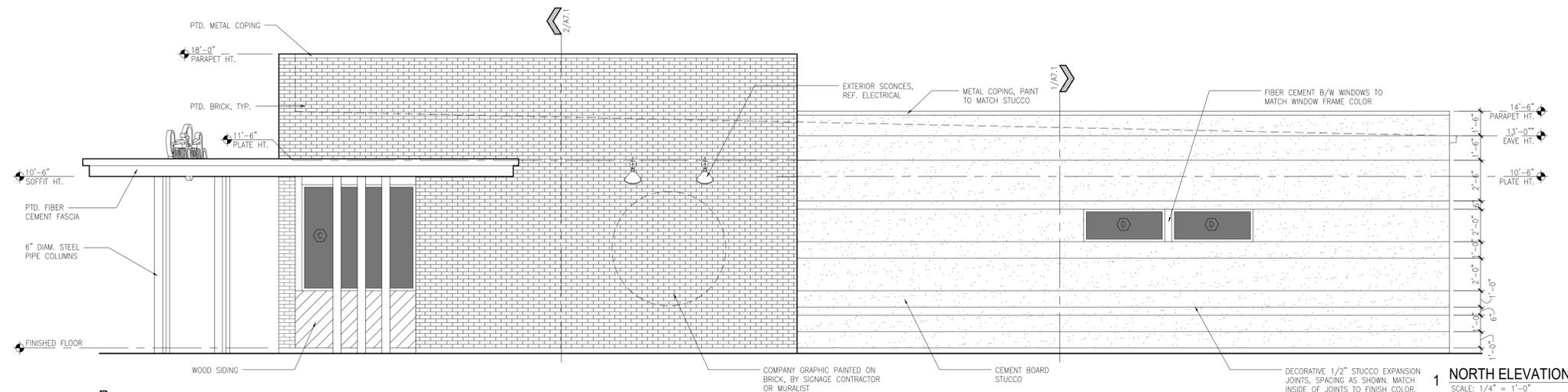


**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

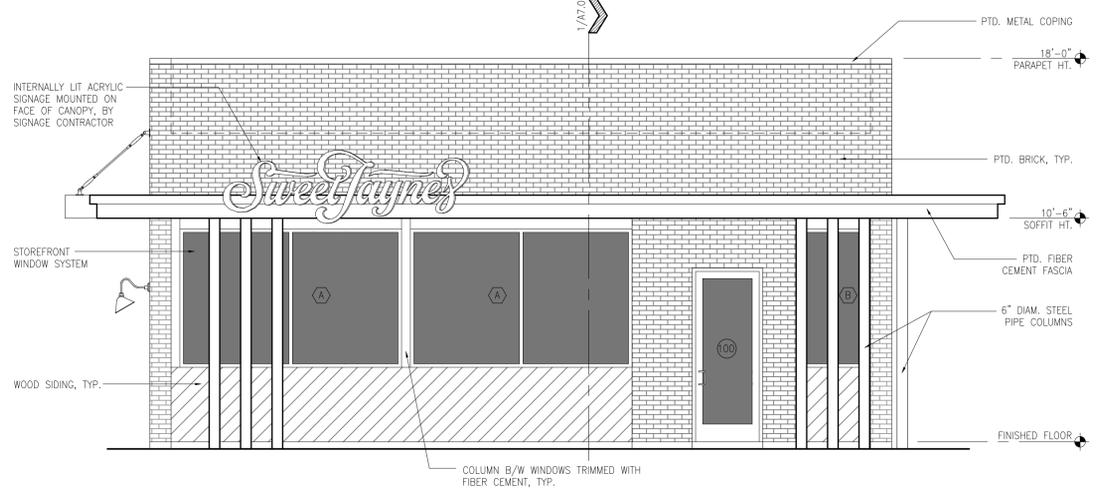
INSULATION SPECIFICATIONS					
SUBMITTALS	MATERIAL	DESCRIPTION	PRODUCT MANUF. BASIS OF DESIGN	LOCATION	R-VALUE MIN.
●	FIBERGLASS	FACED BATT	OWENS CORNING	EXTERIOR WALLS	R-19
●	POLYSTY	FOIL FACED RIGID FOAM INSULATION BOARD	JOHNS MANVILLE	ROOF (CONTINUOUS OVER DECK)	R-20
●	FIBERGLASS	UNFACED SOUND ATTENUATION BATT	OWENS CORNING	INTERIOR WALLS PER PLAN	R-11



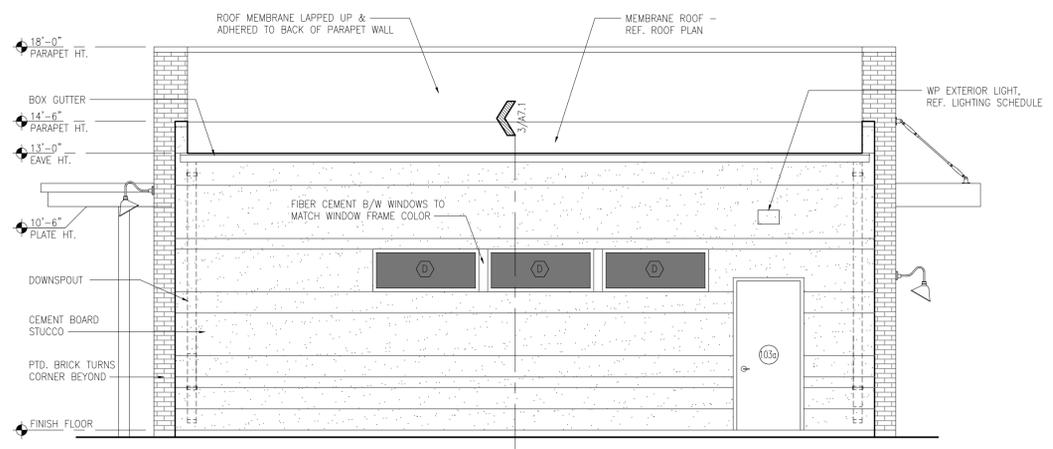
NO.	REVISIONS	DESCRIPTION	DATE



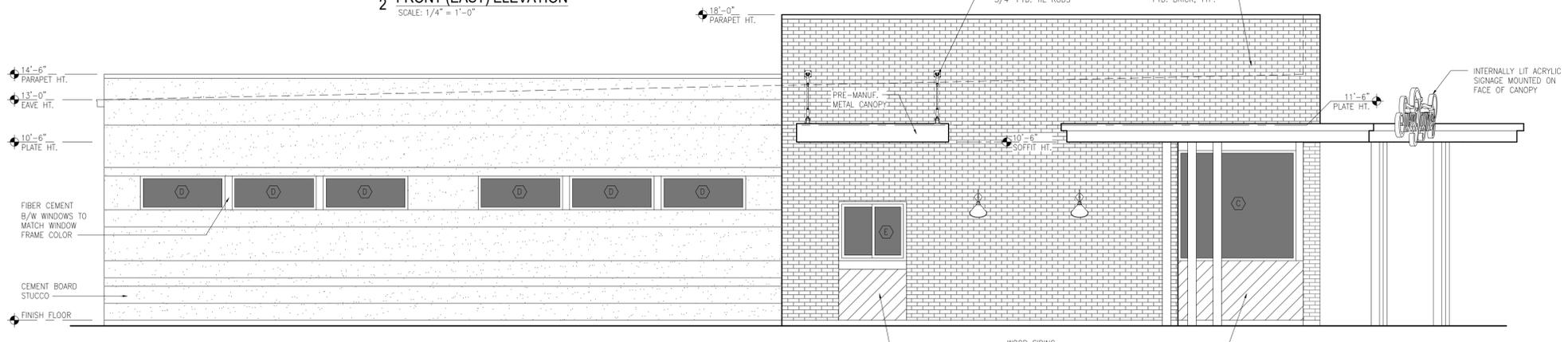
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS AND COLORS SCHEDULE				
SUBMITTALS	MATERIAL	DESCRIPTION	PRODUCT	COLOR
●	PAINTED BRICK	MODULAR SIZE PAINTED W/ ELASTOMERIC EXTERIOR FINISH	MNFR. TBD BY OWNER	SW 7029 AGREEABLE GRAY VERIFY WITH OWNER
●	STUCCO	CEMENT BOARD STUCCO SYSTEM, 1/2" EXPANSION JOINTS AS SHOWN	MNFR. TBD BY OWNER	CHARCOAL VERIFY WITH OWNER
●	WOOD SIDING	T&G WESTERN RED CEDAR, 6" EXPOSURE. INSTALL AT 45° ANGLE	CEDAR SUPPLY INC. OR EQUAL	OIL-BASED TRANSPARENT PENETRATING STAIN & SEALER
●	METAL COPING	PREFINISHED ALUMINUM W/ CLEATS, 3" FACE	MBCI OR EQUAL	CHARCOAL
●	MORTAR	TYPE S OR N	TXI	WHITE (& PAINT OVER)
●	ALUMINUM (B/W WINDOWS)	SEAMLESS ALUMINUM	N/A	MATCH STOREFRONT FRAME
●	FIBER CEMENT FASCIA	4/4 SMOOTH	JAMES HARDIE	SW 7674 PEPPERCORN VERIFY WITH OWNER
●	SOFFITS	T&G WESTERN RED CEDAR, 6" EXPOSURE. REF. RCP FOR ORIENTATION	CEDAR SUPPLY INC. OR EQUAL	OIL-BASED TRANSPARENT PENETRATING STAIN & SEALER
●	GUTTERS AND DOWNSPOUTS	SEAMLESS ALUMINUM	N/A	MATCH CANOPY FASCIA COLOR
●	PVC MEMBRANE ROOF	60 MIL, FULLY ADHERED	GAF	WHITE
●	PAINT (METALS)	SEMIGLOSS QUICK-DRY ENAMEL	SHERWIN-WILLIAMS	SW 7674 PEPPERCORN VERIFY WITH OWNER
●	STOREFRONT FRAMES	ANODIZED ALUMINUM STOREFRONT SYSTEM	MNFR. TBD BY OWNER	CHARCOAL, REFER TO WINDOW SCHEDULE
●	ANCHORS	H-0 GALV STEEL 2 WAY ADJUSTABLE	HALFEN ANCHORING SYSTEMS (BRICK) HOHMANN & BARNARD HB-200 (STONE)	N/A
●	JOINT-SEALANT	NEUTRAL-CURING SILICONE	LATICRETE LATASIL	CHECK ELEVATION
●	FLEXIBLE FLASHING	RUBBERIZED ASPHALT SHEET 40 MILS	DOW ROOFING SYSTEMS	ENERGY EFFICIENT WHITE

MOCK-UP PANEL REQUIREMENTS:  
4'x4' PAINTED BRICK, 4'x4' WOOD SIDING, & 4'x4' STUCCO WITH JOINTS. PLACE THEM SIDE BY SIDE.

**MASONRY GENERAL NOTES:**

- MORTAR ASTM C270, PROPORTION SPECIFICATION SHOULD BE MASONRY CEMENT TXI OR REVIEWED EQUAL AND FOR SETTING MORTAR USE TYPE S FOR AREAS BELOW GRADE AND TYPE N FOR ALL OTHER AREAS.
- FOR CULVERT SET UNITS IN FULL BED OF MORTAR WITH FULL HEAD JOINTS, UNLESS OTHERWISE INDICATED. BUILD VENER ANCHORS INTO MORTAR JOINTS AS STONE IS SET. EMBED VENER ANCHORS IN MORTAR JOINTS OF STONE MASONRY AT LEAST HALFWAY, BUT NOT LESS THAN 1-1/2 INCHES. THROUGH STONE MASONRY AND WITH AT LEAST 5/8-INCH COVER ON OUTSIDE FACE. SPACE ANCHORS TO PROVIDE NOT LESS THAN ONE ANCHOR PER 2 SQ. FT. OF WALL AREA. INSTALL ADDITIONAL ANCHORS WITHIN 12 INCHES OF OPENINGS, SEALANT JOINTS, AND PERIMETER AT INTERVALS NOT EXCEEDING 12 INCHES. PROVIDE 1-INCH CAVITY BETWEEN STONE MASONRY AND BACKUP CONSTRUCTION UNLESS OTHERWISE INDICATED. FILL DONUT HOLES AND ANCHOR SLOTS WITH MORTAR. FILL COLLAR JOINTS SOLID AS UNITS ARE SET. BUILD CONCEALED FLASHING INTO MORTAR JOINTS AS UNITS ARE SET. KEEP HEAD JOINTS IN COPING AND OTHER UNITS WITH EXPOSED HORIZONTAL SURFACES OPEN TO RECEIVE SEALANT. KEEP JOINTS AT SHELF ANGLES OPEN TO RECEIVE SEALANT. FOR TOOL EXPOSED JOINTS FLUSH WHEN THUMBPRINT HARD. UNLESS OTHERWISE INDICATED. PROVIDE EXPANSION, CONTROL, AND PRESSURE-RELIEVING JOINTS OF WIDTHS AND AT LOCATIONS INDICATED. KEEP JOINTS FREE OF MORTAR AND OTHER RIDG MATERIALS. PREPARE JOINTS INDICATED TO RECEIVE SEALANT AND APPLY SEALANT OF TYPE AND AT LOCATIONS INDICATED TO COMPLY WITH APPLICABLE REQUIREMENTS IN DIVISION 7 SECTION "JOINT SEALANTS." WHEN STOPPING AND RESUMING WORK BACK BACK UNITS, DO NOT TOOTH. STONE SHOULD HAVE A 16"x32" UNIFORM SIZE IN RUNNING BOND.

- IF UNITS NEED CUTTING CUT WITH SAW AND INSTALL WITH CUT SURFACES AND EDGES CONCEALED. MIX UNITS FOR EXPOSED UNIT MASONRY FROM SEVERAL PALLETS OR CUBES AS THEY ARE PLACED TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES. TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD. UNLESS OTHERWISE INDICATED. KEEP CAVITIES CLEAN OF MORTAR DROPPINGS AND OTHER MATERIALS DURING CONSTRUCTION. INSTALL LINTELS WHERE INDICATED.  
MINIMUM BEARING OF EIGHT INCHES AT EACH JAMB, UNLESS OTHERWISE INDICATED. RAKE JOINTS FLUSH WITH FACE OF STONE.
- INSTALL EMBEDDED FLASHING AND WEEP HOLES IN MASONRY AT SHELF ANGLES, LINTELS, LEDGES, OTHER OBSTRUCTIONS TO THE DOWNWARD FLOW OF WATER IN THE WALL, AND WHERE INDICATED. PLACE THROUGH-WALL FLASHING ON SLOPING BED OF MORTAR AND COVER WITH MORTAR. SEAL PENETRATIONS IN FLASHING BEFORE COVERING WITH MORTAR. EXTEND FLASHING 4 INCHES INTO MASONRY AT EACH END AND TURN UP TWO INCHES TO FORM A PAN. FOR STONE WEEP HOLES USE ROUND POLYETHYLENE TUBING, 3/8-INCH OD.
- AFTER MORTAR IS THOROUGHLY CURED, CLEAN EXPOSED MASONRY. WET WALL SURFACES WITH WATER BEFORE APPLYING ACIDIC CLEANER (SURE-KLEAN MASONRY CLEANER BY PROSOCC 800.649.8782 OR REVIEWED EQUAL), THEN REMOVE CLEANER PROMPTLY BY RINSING THOROUGHLY WITH CLEAR WATER. CLEAN MASONRY WITH A PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

**EXTERIOR PAINT GENERAL NOTES:**

- PAINT EXPOSED SURFACES UNLESS OTHERWISE INDICATED. PAINT THE BACK SIDE OF ACCESS PANELS. DO NOT PAINT PREFINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED. SUBMITTALS SHOULD INCLUDE PRODUCT DATA INCLUDING PRINTOUT OF "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED AND SAMPLES. A MOCKUP OF FULL-COAT FINISH SAMPLE OF EACH TYPE OF COATING, COLOR, AND SUBSTRATE, APPLIED WHERE DIRECTED. EXTRA MATERIALS IN THE AMOUNT OF 1 GAL. OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT SHOULD BE DELIVERED TO OWNER IN CONTAINERS, PROPERLY LABELED AND SEALED.
- BEFORE PAINTING REMOVE ALL HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.
- APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. USE SPRAY OR BRUSHES ONLY FOR EXTERIOR PAINTING AND WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPIENESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE. APPLY STAINS AND TRANSPARENT FINISHES TO PRODUCE SURFACE FILMS WITHOUT COLOR IRREGULARITY, CLOUDINESS, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, ROPIENESS, OR OTHER IMPERFECTIONS. USE MULTIPLE COATS TO PRODUCE A SMOOTH SURFACE FILM OR EVEN LUSTER.

- EXTERIOR PAINT APPLICATION SCHEDULE: FOR DRESSED LUMBER WITH SEMITRANSSPARENT STAIN USE TWO COATS MPI EXT 6.3D. FOR DRESSED LUMBER WITH SEMIGLOSS VARNISH USE THREE COATS OVER SEMITRANSSPARENT STAIN MPI EXT 6.3E. FOR FIBER-REINFORCED CONCRETE PRODUCTS (INCLUDING paneled siding) USE SATIN OIL-BASED TWO COATS OVER PRIMER MPI EXT 6.4K. FOR STEEL USE SEMIGLOSS, QUICK-DRY ENAMEL TWO COATS OVER RUST-INHIBITIVE PRIMER MPI EXT 5.1A

**JOINT SEALANTS GENERAL NOTES:**

- ENVIRONMENTAL LIMITATIONS: DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR ARE BELOW 40 DEG F.
- SEALANT FOR USE IN BUILDING EXPANSION JOINTS: SINGLE-COMPONENT, NEUTRAL-CURING SILICONE SEALANT, ASTM C 920, TYPE S; GRADE NS; USES T, M, AND Q, WITH THE ADDITIONAL CAPABILITY TO WITHSTAND 50 PERCENT MOVEMENT IN BOTH EXTENSION AND COMPRESSION FOR A TOTAL OF 100 PERCENT MOVEMENT. USE SINGLE-COMPONENT, NEUTRAL-CURING SILICONE SEALANT, ASTM C 920, TYPE-S, GRADE NS; CLASS 2S; USES I, NT, M, G, A, AND Q FOR ALL GENERAL EXTERIOR USE WHERE ANOTHER TYPE IS NOT SPECIFIED. CYLINDRICAL SEALANT BACKING ASTM C 1330 OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.
- INSTALLATION SHOULD COMPLY WITH ASTM C 1193 AND ASTM C 919 FOR USE OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

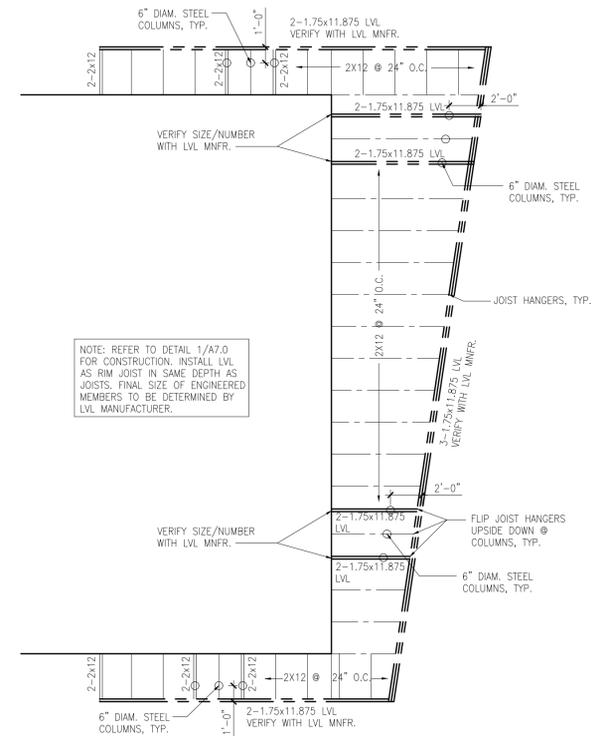
exterior elevations

SWEET JAYNE'S BAKESHOP  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

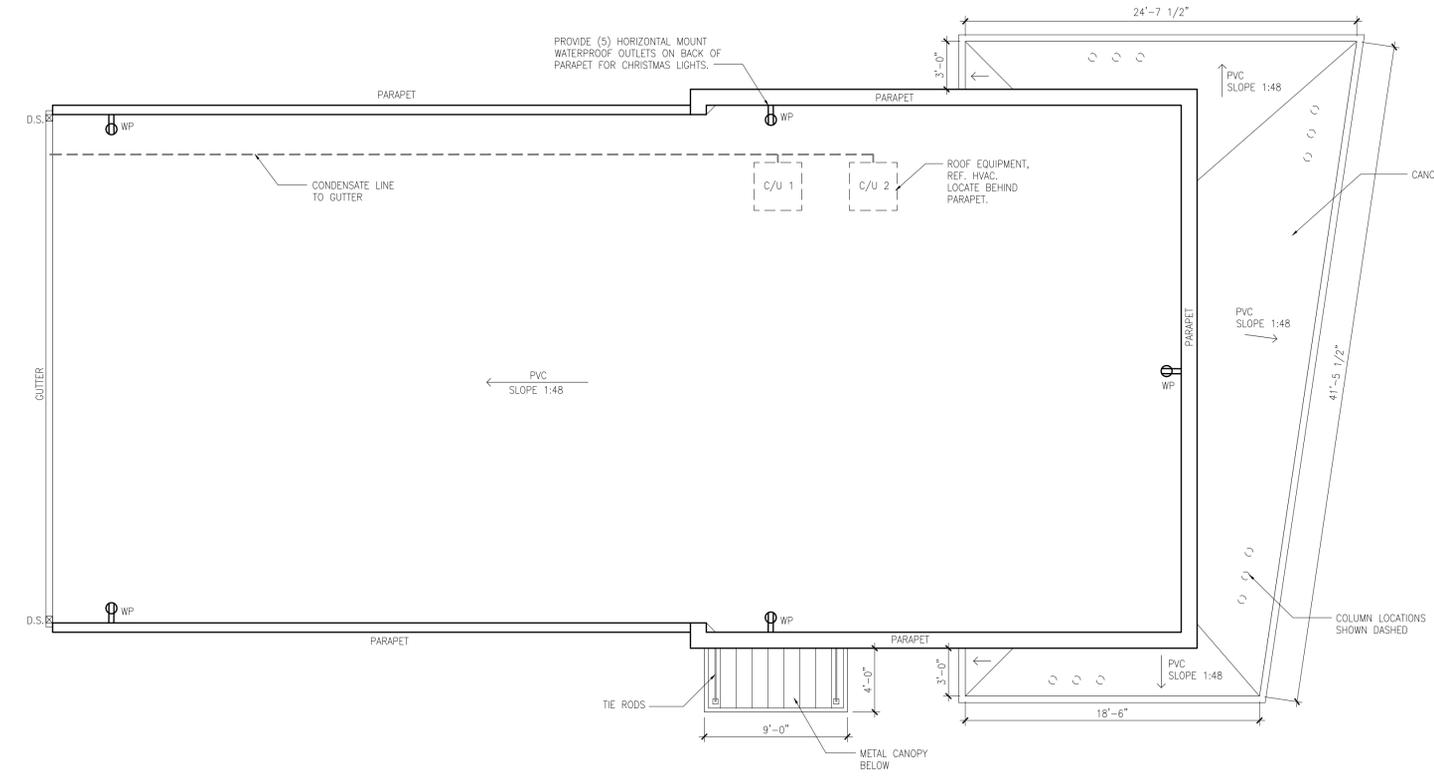
PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**A3.0**



NO.	REVISIONS	
	DESCRIPTION	DATE



**2 PORCH ROOF FRAMING PLAN**  
SCALE: 3/16" = 1'-0"



**1 ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**MEMBRANE ROOFING (PVC) GENERAL NOTES:**

1. SUB-CONTRACTOR SHALL BE CERTIFIED TO INSTALL THE PRODUCT THROUGH THE ROOFING MANUFACTURER.
2. FIRE RESISTANCE PERFORMANCE RATING SHOULD BE A MINIMUM OF UL CLASS B WHEN TESTED ACCORDING TO UL-790. DRAINAGE REQUIREMENT THAT ALL WATER DISSIPATES ROOF WITHIN 48 HOURS AFTER PRECIPITATION ENDS. PACKAGING SHALL BEAR THE UL AND FM LABELS.
3. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH: SOLID MASONRY, WOOD AND METAL, PLUS INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR RECEIVING ADHERED ROOFING MEMBRANES. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.
4. FOR INSTALLATION TO MECHANICAL ATTACHMENT INSULATION BOARDS SHALL BE ATTACHED WITH MANUFACTURER APPROVED INSULATION PLATES AND FASTENERS. INSTALL MEMBRANE ROOFING, PIPE FLASHING, AND EXPANSION JOINTS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS. FOR FLASHING INSTALLATION PERIMETERS, CURBS, VENTS, EXPANSION JOINTS, DRAINS, AND OTHER DETAILS SHALL BE FLASHED. UNDER NO CIRCUMSTANCES SHALL FLASHINGS COVER WEEP HOLES OR ANY FORM OF THROUGH WALL DRAINAGE. DO NOT FLASH TO LEAD.
5. UPON COMPLETION OF THE INSTALLATION, AN INSPECTION WILL BE PERFORMED BY A REPRESENTATIVE OF THE ROOFING MANUFACTURER TO ASCERTAIN THAT THE ROOFING MEMBRANE SYSTEM HAS BEEN INSTALLED ACCORDING TO APPROVED SPECIFICATIONS AND DETAILS. UPON APPROVAL OF THE PROJECT, A WARRANTY SHALL BE WRITTEN.

INSULATION SPECIFICATIONS					
SUBMITTALS	MATERIAL	DESCRIPTION	PRODUCT MANUF. BASIS OF DESIGN	LOCATION	R-VALUE MIN.
●	FIBERGLASS	FACED BATT	OWENS CORNING	EXTERIOR WALLS	R-19
●	POLYISO	FOIL FACED RIGID FOAM INSULATION BOARD	JOHNS MANVILLE	ROOF (CONTINUOUS OVER DECK)	R-20
●	FIBERGLASS	UNFACED SOUND ATTENUATION BATT	OWENS CORNING	INTERIOR WALLS PER PLAN	R-11

**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**A4.0**

roof plan



NO.	REVISIONS	DESCRIPTION	DATE

SWEET JAYNE'S BAKESHOP

205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER

2014

DATE

03.29.21

SHEET NUMBER

A5.0

reflected ceiling plan

PLAN NOTES KEY:

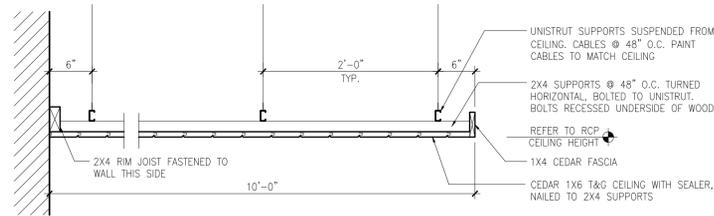
C1	5/8" GYP. BD. CEILING OR FURR DOWN, T&P
C2	OPEN TRUSSES TO STRUCTURE, COLOR TBD BY OWNER & INTERIOR DESIGNER
C3	T&G CEDAR, 6" EXPOSURE, REF. EXTERIOR MATERIALS SCHEDULE FOR DETAILS
C4	WOOD CEILING CLOUD, SEE DETAIL
C5	METAL SOFFIT PANELS BY METAL CANOPY MNFR.

GYPSUM BOARD GENERAL NOTES:

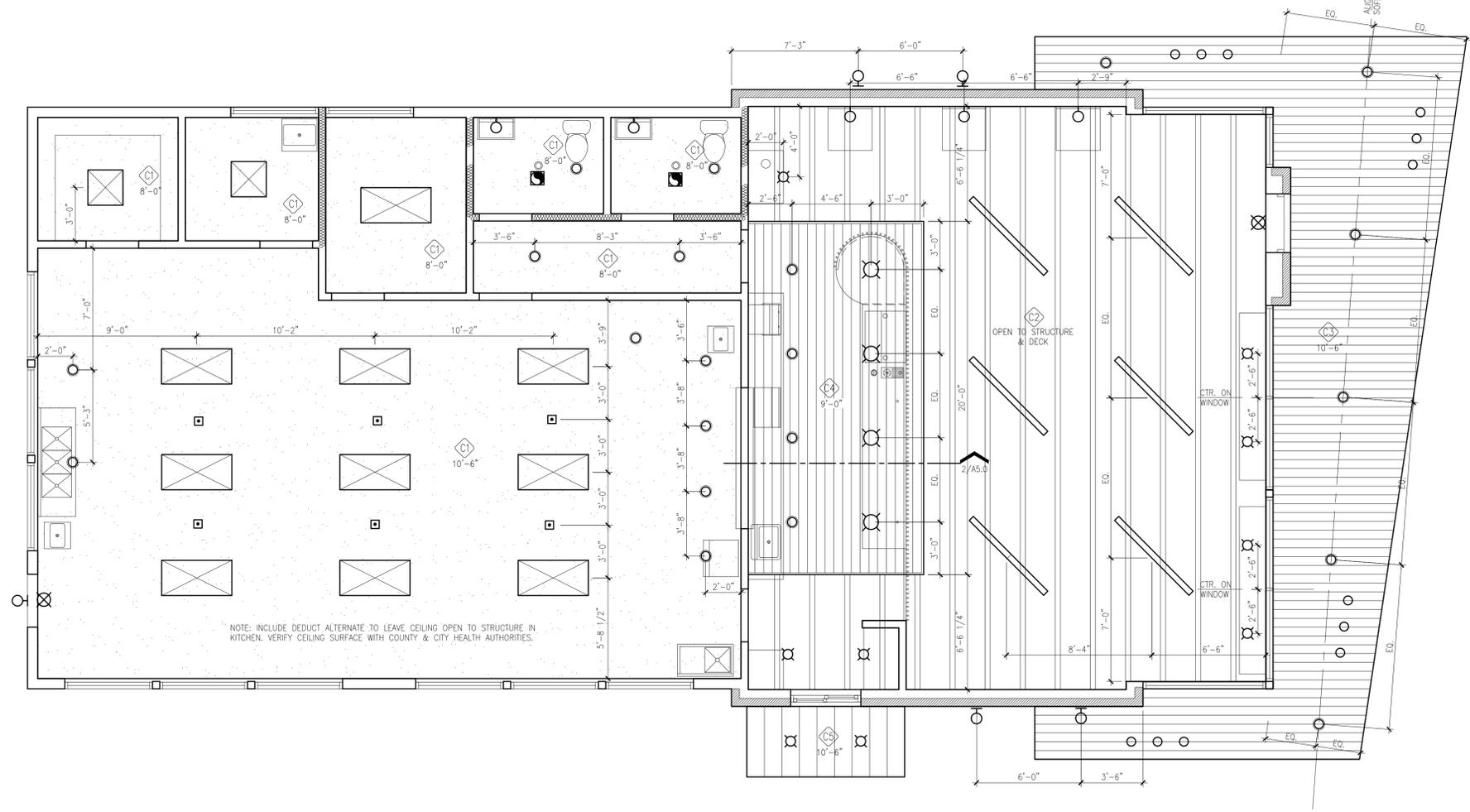
- FOR FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. FOR STC-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 90 AND CLASSIFIED PER ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY.
- TRIM ACCESSORIES SHOULD MEET ASTM C 1047, FORMED FROM GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED-STEEL SHEET. FOR EXTERIOR TRIM, USE ACCESSORIES FORMED FROM HOT-DIP GALVANIZED-STEEL SHEET, PLASTIC, OR ROLLED ZINC. PROVIDE CORNERBEAD AT OUTSIDE CORNERS UNLESS OTHERWISE INDICATED. PROVIDE LC-BEAD (J-BEAD) AT EXPOSED PANEL EDGES. PROVIDE CONTROL JOINTS WHERE INDICATED. JOINT-TREATMENT MATERIALS SHOULD MEET ASTM C 475/C 475M. JOINT TAPE SHOULD BE PAPER UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER. JOINT COMPOUNDS SHOULD BE SETTING-TYPE COMPOUNDS. CEMENTITIOUS BACKER UNIT JOINT-TREATMENT MATERIALS SHOULD BE PRODUCTS RECOMMENDED BY CEMENTITIOUS BACKER UNIT MANUFACTURER. ACOUSTICAL SEALANT FOR EXPOSED AND CONCEALED JOINTS SHOULD BE NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834.
- INSTALL GYPSUM BOARD TO COMPLY WITH ASTM C 840. ISOLATE GYPSUM BOARD ASSEMBLIES FROM ABUTTING STRUCTURAL AND MASONRY WORK. PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT. SINGLE-LAYER FASTENING METHODS, FASTEN GYPSUM PANELS TO SUPPORTS WITH SCREWS. INSTALL CEMENTITIOUS BACKER UNITS TO COMPLY WITH ANSI A108.11. FIRE-RESISTANCE-RATED ASSEMBLIES SHOULD COMPLY WITH REQUIREMENTS OF LISTED ASSEMBLIES. FINISHING GYPSUM BOARD TO COMPLY WITH ASTM C 840. AT CONCEALED AREAS, UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE LEVEL 1 FINISH. EMBED TAPE AT JOINTS, AT SUBSTRATES FOR TILE. PROVIDE LEVEL 2 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. UNLESS OTHERWISE INDICATED, PROVIDE LEVEL 4 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. WHERE INDICATED, PROVIDE LEVEL 5 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. APPLY SKIM COAT TO ENTIRE SURFACE. CEMENTITIOUS BACKER UNITS SHOULD BE FINISHED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

INTERIOR PAINT GENERAL NOTES:

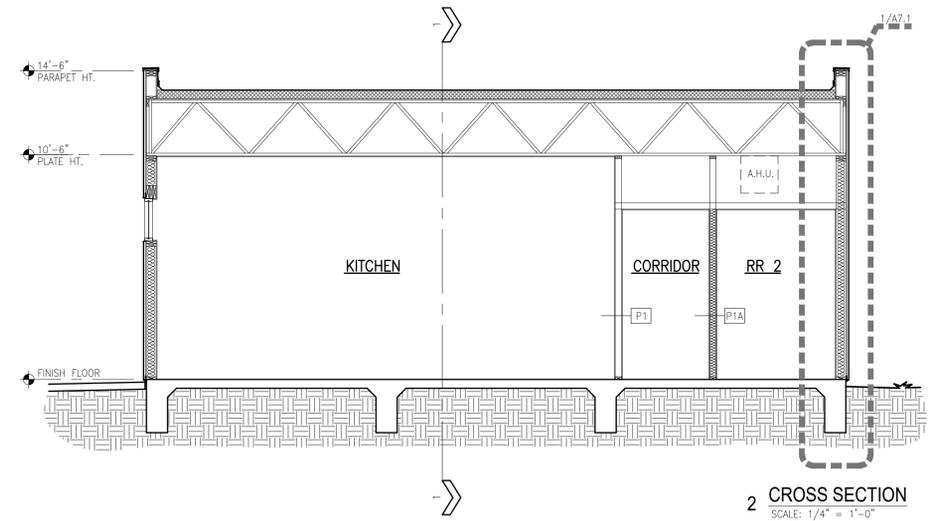
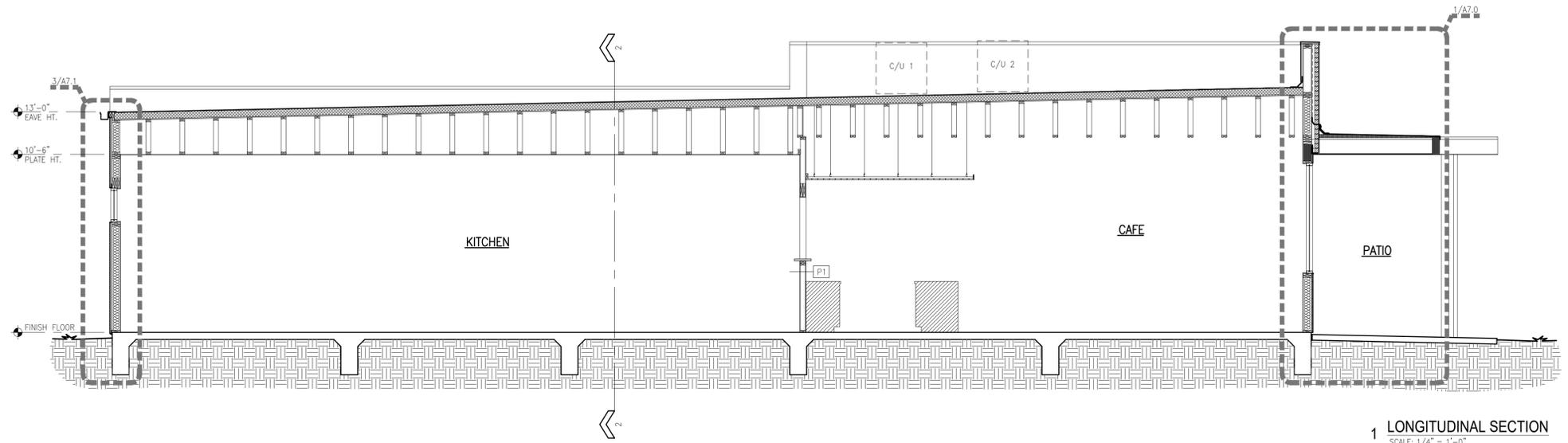
- PAINT EXPOSED SURFACES UNLESS OTHERWISE INDICATED. PAINT THE BACK SIDE OF ACCESS PANELS. DO NOT PAINT PREFINISHED ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED. SUBMITTALS SHOULD INCLUDE PRODUCT DATA INCLUDING PRINTOUT OF MFI APPROVED PRODUCTS LIST WITH PRODUCT HIGHLIGHTED AND SAMPLES. A MOCKUP OF FULL-COAT FINISH SAMPLE OF EACH TYPE OF COATING, COLOR, AND SUBSTRATE, APPLIED WHERE DIRECTED, EXTRA MATERIALS IN THE AMOUNT OF 1 GAL. OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT SHOULD BE DELIVERED TO OWNER IN CONTAINERS, PROPERLY LABELED AND SEALED.
- BEFORE PAINTING REMOVE ALL HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.
- APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. SPRAY OR USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE. APPLY STAINS AND TRANSPARENT FINISHES TO PRODUCE SURFACE FILMS WITHOUT COLOR IRREGULARITY, CLOUDINESS, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, ROPINESS, OR OTHER IMPERFECTIONS. USE MULTIPLE COATS TO PRODUCE A SMOOTH SURFACE FILM OR EVEN LUSTER.
- INTERIOR PAINT APPLICATION SCHEDULE: FOR GYPSUM BOARD CEILINGS USE FLAT LATEX TWO COATS OVER PRIMER/SEALER MPI INT 9.2A. FOR GYPSUM BOARD WALLS USE SATIN LATEX ONE COAT OVER PRIMER/SEALER MPI INT 9.2A.



2 CEILING CLOUD DETAIL  
SCALE: 1" = 1'-0"



1 REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



NO.	REVISIONS	
	DESCRIPTION	DATE

building sections

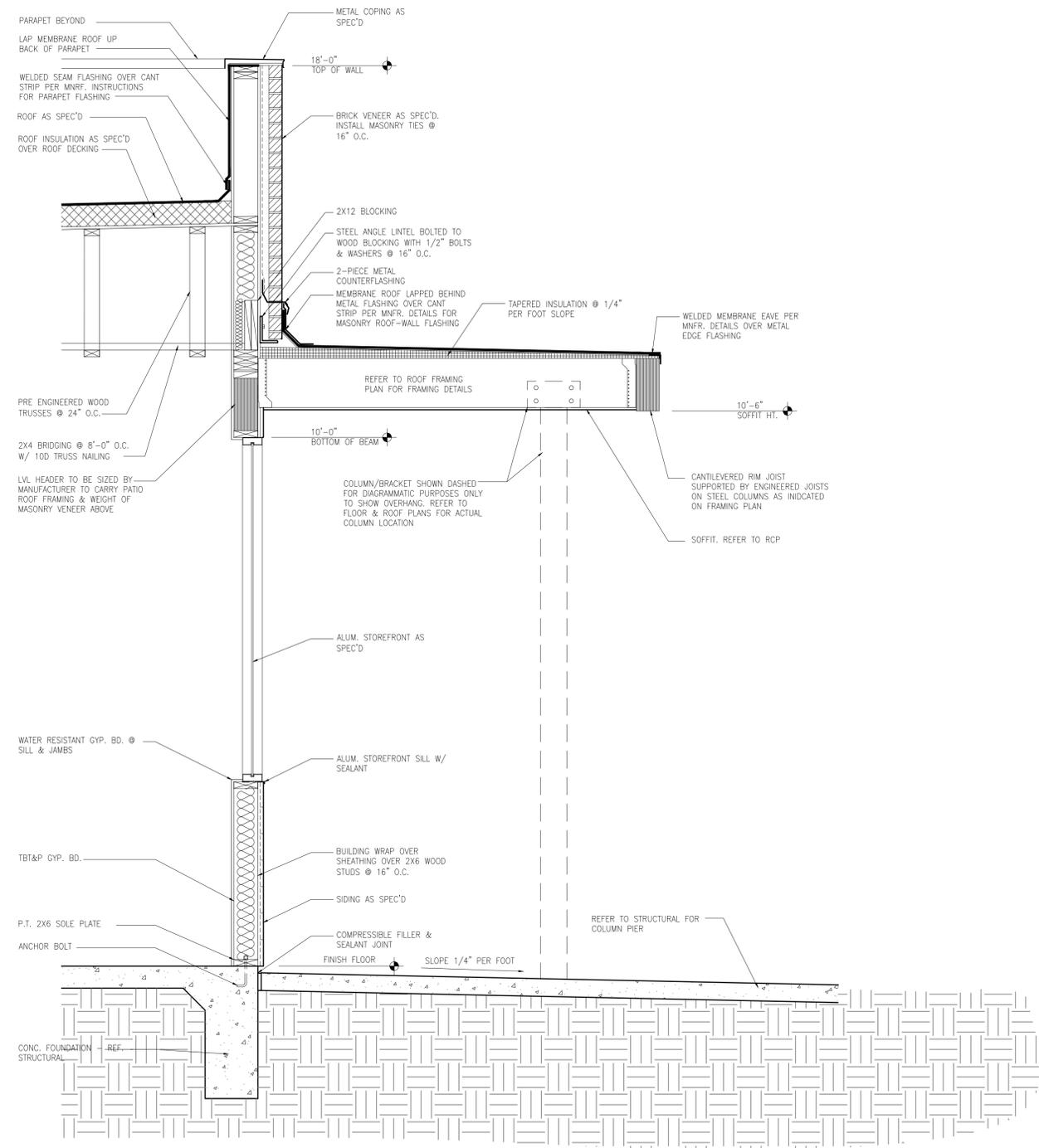
SWEET JAYNE'S BAKESHOP

205 & 211 N WEAVER STREET  
 GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
 DATE  
**03.29.21**  
 SHEET NUMBER  
**A6.0**



REVISIONS	
NO.	DESCRIPTION



1 WALL SECTIONS  
 SCALE: 3/4" = 1'-0"

sections and details

**SWEET JAYNE'S BAKESHOP**

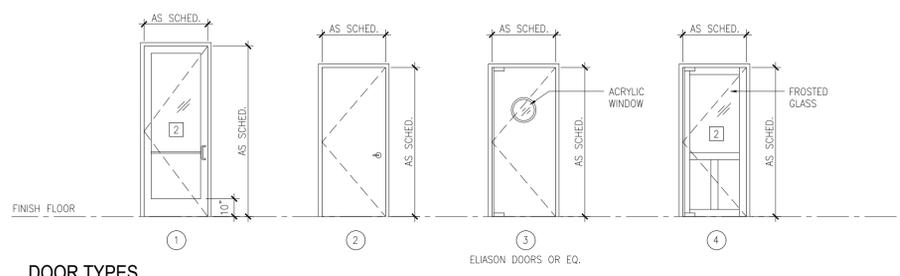
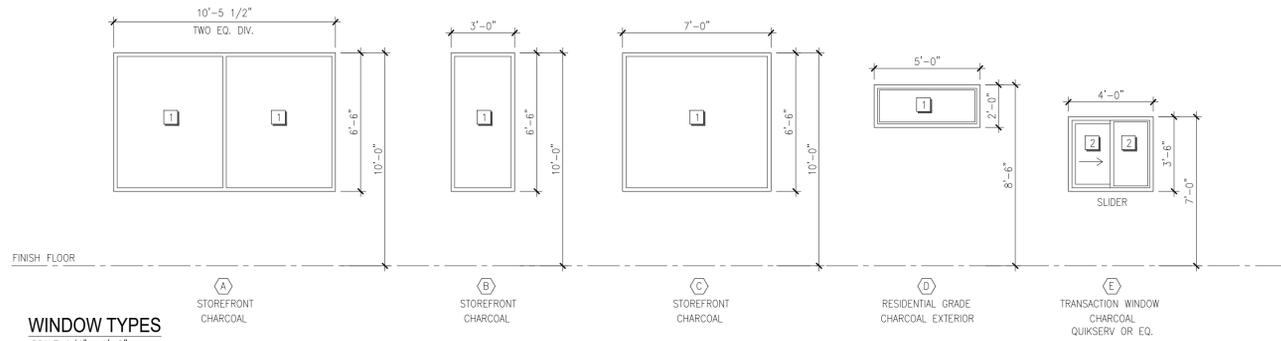
205 & 211 N WEAVER STREET  
 GAINESVILLE, TX 76240

PROJECT NUMBER	2014
DATE	03.29.21
SHEET NUMBER	A7.0





NO.	REVISIONS DESCRIPTION	DATE



DOOR SCHEDULE									
MARK	FRAME	SIZE	DOOR MATERIAL	LOCATION	HARDWARE FUNCTION	FIRE RATING	REMARKS		
	ALUMINUM STOREFRONT NO TIMELY PREFINISHED FRAME OR EQ. WELDED HOLLOW METAL		TYPE ALUMINUM/GLASS SOLID CORE WOOD (PAINT) SOLID CORE WOOD FRAME & GLASS HOLLOW METAL (INSULATED) SOLID CORE STAINLESS STEEL/ACRYLIC				1. EXTERIOR DOOR 2. INTERIOR DOOR 3. EXIT DEVICE 4. OCCUPANCY INDICATOR LEVER (MUST UNLATCH WITH ONE OPERATION) 5. PIVOT BOLT DEADBOLT 6. DOUBLE ACTING 7. ACRYLIC WINDOW 8. TEMPERED GLASS 9. CLOSER		
100	●	3'-0"x 8'-0"	1	●	CAFE	PUSH/PULL W/ DB	---	#1, #5, #8, #9	
101	●	3'-0"x 7'-0"	2	●	S.O. RR	PRIVACY	---	#2, #4, #9	
102	●	3'-0"x 7'-0"	2	●	S.O. RR	PRIVACY	---	#2, #4, #9	
103	●	3'-0"x 7'-0"	3	●	KITCHEN	N/A	---	#2, #6, #7	
103a	●	3'-0"x 7'-0"	2	●	KITCHEN	ENTRY	---	#1, #3, #9	
103b	●	3'-0"x 7'-0"	4	●	KITCHEN	N/A	---	#2, #6, #8	
104	●	3'-0"x 7'-0"	2	●	OFFICE	OFFICE	---	#2	
105	●	3'-0"x 7'-0"	2	●	UTILITY	OFFICE	---	#2	
106	●	3'-0"x 7'-0"	2	●	SUPPLY	OFFICE	---	#2	

**WINDOW AND GLAZING NOTES:**

- VERIFY ALL ROUGH OPENING PRIOR TO STOREFRONT AND WINDOW FABRICATION.
- SAFETY (TEMPERED) GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS (IBC 2406.3):  
ALL GLAZING WITHIN DOORS IS REQUIRED TO BE SAFETY (TEMPERED) GLAZING.  
AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.  
AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS: (1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. (2) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. (3) ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- FLASH AND WEATHER STRIP ALL EXTERIOR WINDOWS TO PROVIDE WATER TIGHT ASSEMBLY.
- REFER TO WINDOW SCHEDULE ELEVATIONS FOR STOREFRONT FRAME COLORS.

**GLAZING KEY**

MARK	DESCRIPTION
1	INSULATED ANNEALED GLASS WITH LOW-E COATING (TYPICAL)
2	INSULATED TEMPERED GLASS WITH LOW-E COATING

DOOR & STOREFRONT GLAZING IS TO INSULATED LOW-E WITH THE FOLLOWING PROPERTIES:  
U-FACTOR: 0.28, SHGC: 0.27, VISIBLE TRANSMITTANCE: 64%  
EXT. LITE: 1/4" SOLARBAN 70 GLASS  
SPACER: 1/2" SPACER  
INT. LITE: 1/4" CONVENTIONAL CLEAR  
INSULATED HOLLOW METAL DOORS TO HAVE POLYSTYRENE CORE WITH THE FOLLOWING PROPERTIES:  
U-FACTOR: 0.16 (MAXIMUM)

**PARTITION NOTES:**

- ALL INTERIOR PARTITIONS ARE TYPE P1 UNLESS INDICATED OTHERWISE ON FLOOR PLAN. SEE FLOOR PLANS FOR LOCATIONS OF FIRE RATED PARTITIONS.
- MISCELLANEOUS FURRING: 5/8" GYPSUM BOARD ON 3-5/8" METAL CHANNEL AT 24 INCHES OC UNLESS INDICATED OTHERWISE.
- EXTEND STUDS A MINIMUM OF 6" ABOVE FIN. CLG. U.N.O AND PROVIDE LATERAL BRACING AS REQ'D. RUN GYP. BD. A MINIMUM OF 6" ABOVE FIN. CLG.
- PROVIDE CONTROL JOINTS IN GYP. BD. AS REQ'D BY MFR OR LOCAL REQUIREMENTS. ADVISE ARCHITECT OF PROPOSED LOCATIONS OF CJ'S PRIOR TO INSTALLATION. MAINTAIN REQ'D FIRE RATING.
- STUD SPACING FOR 3-1/2" STUDS WITH ONE LAYER EACH SIDE MAXIMUM OF 16 INCHES O.C.
- FRAMING SPACING FOR TILE FINISHES: MAXIMUM OF 16 INCHES OC.
- ISOLATE ALL DUCTWORK FROM WALLS AND FRAMING TO PREVENT VIBRATION FROM EQUIPMENT.
- USE CONCRETE BACKER BOARD BEHIND TILE IN WET AREAS

**FIRE RATED PARTITIONS:**

- COMPLY WITH REQUIREMENTS OF DESIGNATED UL ASSEMBLY AS LISTED IN UL FIRE RESISTANCE DIRECTORY.
- WHEN FIRE RATED PARTITIONS INTERSECT WITH NON-RATED CONSTRUCTION, CARRY FIRE RATED ASSEMBLY THROUGH NON-RATED CONSTRUCTION.
- CUTOUTS FOR ELECTRIC DEVICES ON OPPOSITE SIDES OF PARTITION IN SAME STUD SPACE OR WITHIN 24" NO ALLOWED, UNLESS WALL OPENING PROTECTIVE MATERIAL IS USED PRIOR TO WALL CLOSURE (HILTI CP-617, CP-617-L, FIRE STOP PUTTY PAD).
- FIRESTOPPING AND FIRE SAFING: PROVIDE UL LISTED PENETRATION AND JOINT SYSTEMS AT PENETRATIONS AND TERMINATIONS IN ACCORDANCE WITH SECTION 07900 AND SCHEDULE BELOW.
- ENSURE CONTINUITY OF FIRE RATED ENCLOSURES.

**FULL HEIGHT PARTITIONS:**

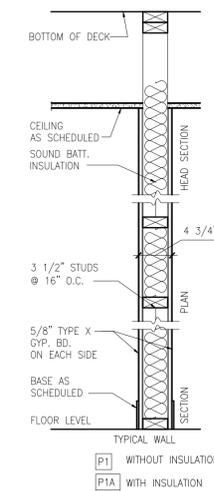
- PROVIDE FOR DEFLECTION OF STRUCTURE AT TERMINATION OF PARTITION WITH STRUCTURE ABOVE. PROVIDE CONT. LONG LEG TRACK & SLIP JOINT AT HEAD OF DRYWALL PARTITIONS WHICH EXTEND TO OR ARE BRACED TO DECK OR OTHER STRUCTURAL ELEMENTS. DO NOT ATTACH STUDS TO HEAD TRACK. CUT GYP. BD. SHORT TO ALLOW FOR DEFLECTION.
- FIRE RATED PARTITIONS: PROVIDE FIRE STOPPING AND FIRE SAFING AT TOP OF PARTITION TERMINATIONS TO COMPLY WITH FIRE RATED ASSEMBLY REQUIREMENTS AND EXTEND RATINGS TO STRUCTURAL DECK ABOVE.

**CHASE WALL PARTITIONS:**

- SIDE WITH PLUMBING FIXTURES: PROVIDE NEXT LARGER SIZE STUD IN GAGES, AND SPACING AS REQUIRED TO PROPERLY SUPPORT FIXTURES. COORDINATE ALL CLEARANCES REQ'D.
- BRACING: PROVIDE BRACING BETWEEN STUDS ON OPPOSITE SIDES AS RECOMMENDED BY MANUFACTURER.
- FIRE RATED PARTITIONS: MAINTAIN FIRE RATED CONSTRUCTION.
- AT LIMITS OF ANY PRESSURIZED LOBBY, CORRIDORS, HVAC CHASES, ETC. PROVIDE SEALANT, TIGHT JOINTS, PROPERLY LIMITED WALL CHASES, ETC. AS REQUIRED FOR SMOKE BARRIER, REQ'D RATING, AIR-TIGHTNESS, AND CONTINUITY OF HVAC PATHWAYS.
- FIRE RATED PARTITIONS: MAINTAIN FIRE RATED CONSTRUCTION.

**MECHANICAL CHASE PARTITIONS:**

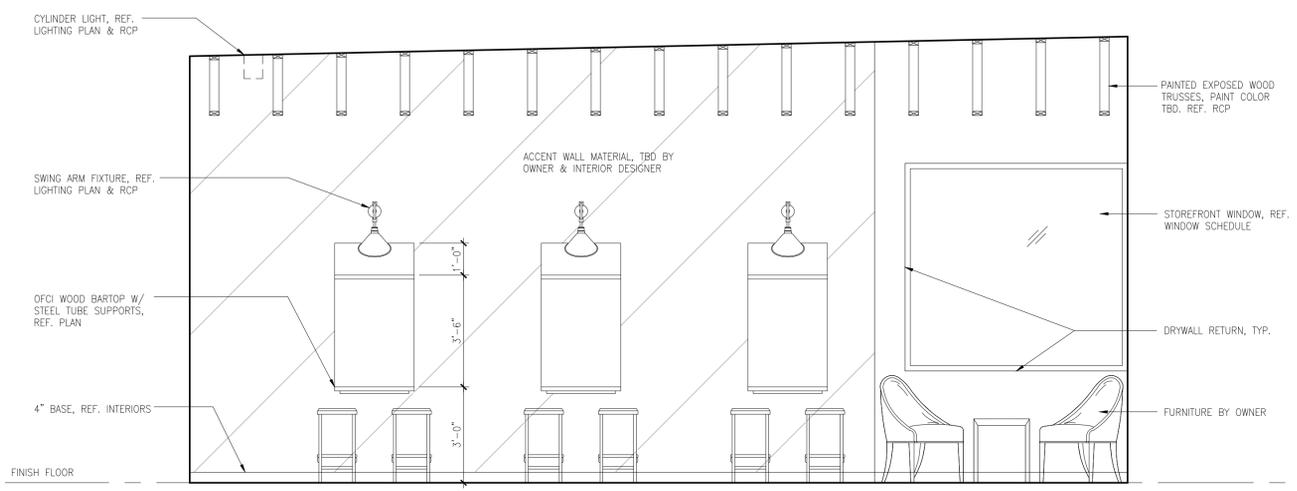
- USE SEALANT AT ALL WALLS FORMING CHASES USED FOR AIR TRANSFER TO MAINTAIN AIR-TIGHTNESS OF CHASE.
- FIRE RATED PARTITIONS: MAINTAIN FIRE RATED CONSTRUCTION.



**PARTITION DETAIL**  
SCALE: 1" = 1'-0"



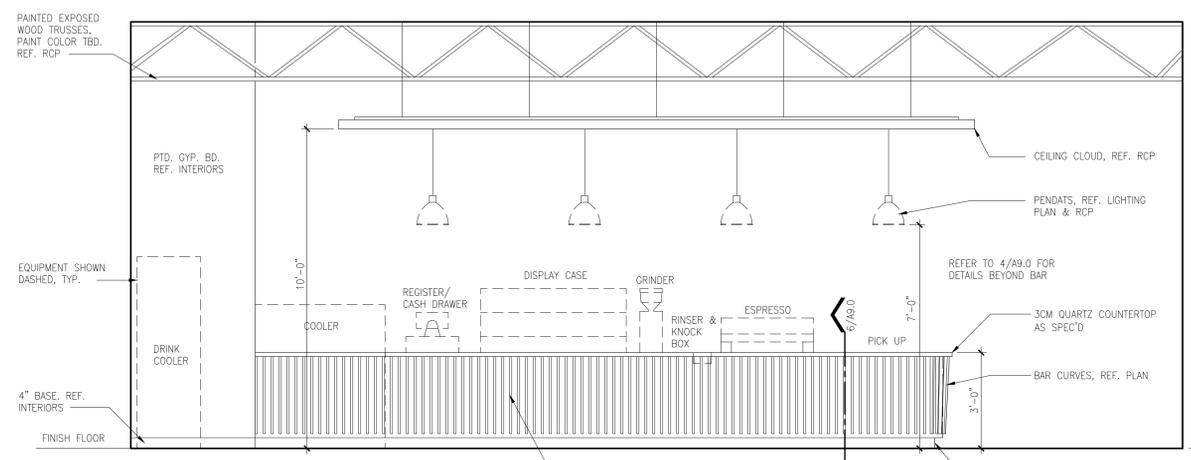
NO.	REVISIONS	DESCRIPTION	DATE



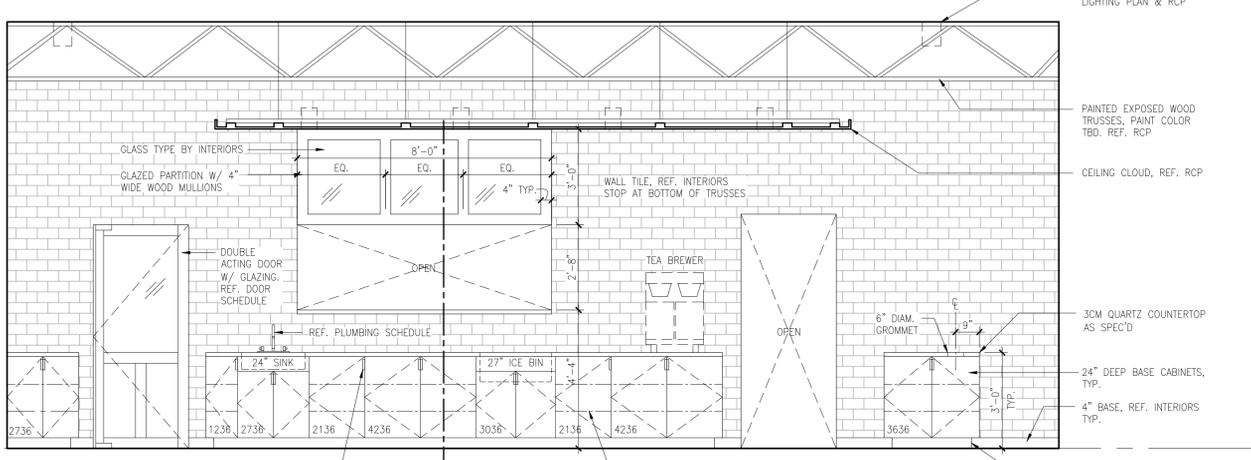
**1 INTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



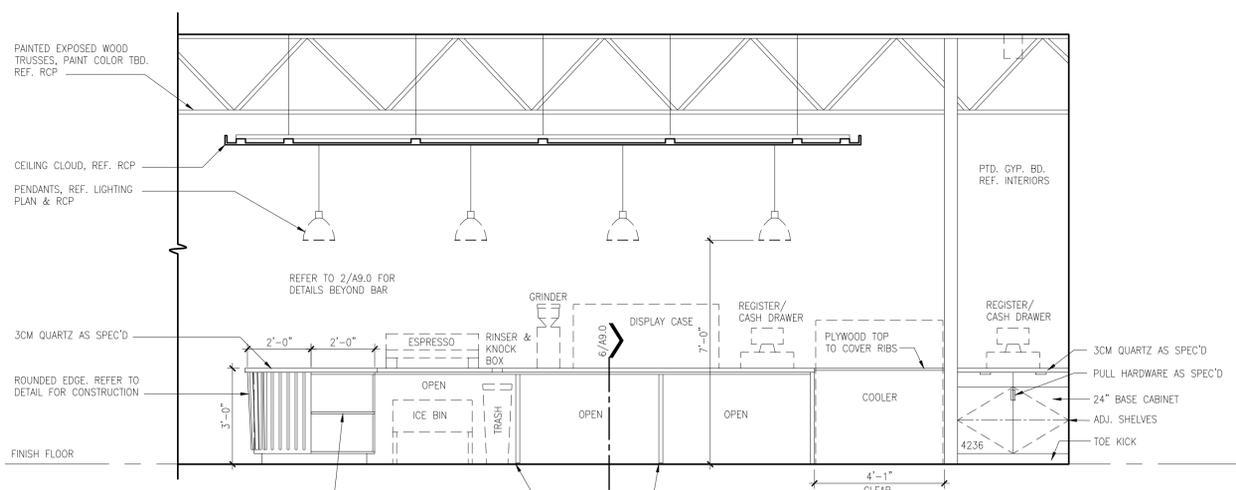
**2 INTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



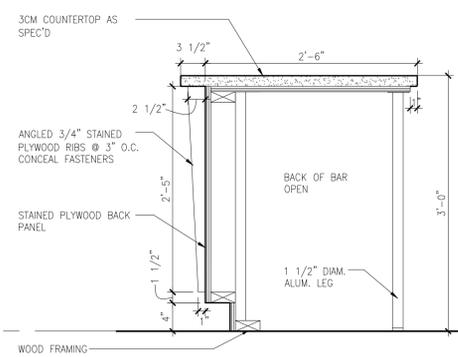
**3 INTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



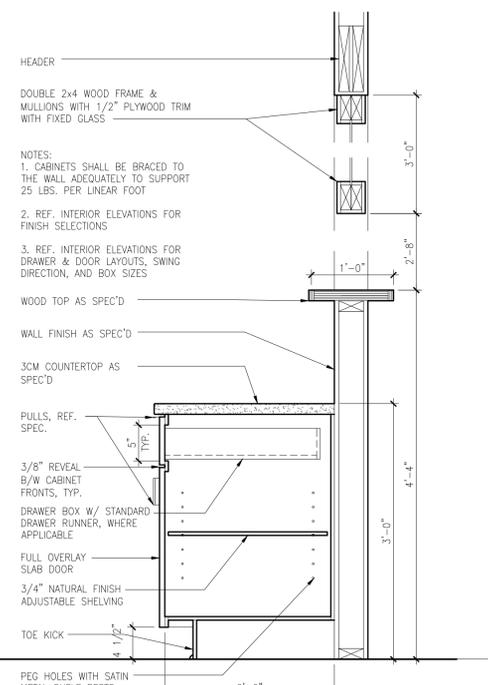
**4 INTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



**5 INTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



**6 MILLWORK DETAIL**  
SCALE: 1" = 1'-0"



**7 MILLWORK DETAIL**  
SCALE: 1" = 1'-0"

interior elevations

**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**A9.0**



**INTERIOR PAINT GENERAL NOTES:**

1. PAINT EXPOSED SURFACES UNLESS OTHERWISE INDICATED. PAINT THE BACK SIDE OF ACCESS PANELS. DO NOT PAINT PREFINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED. SUBMITTALS SHOULD INCLUDE PRODUCT DATA INCLUDING PRINTOUT OF "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED AND SAMPLES. A MOCKUP OF FULL-COAT FINISH SAMPLE OF EACH TYPE OF COATING, COLOR, AND SUBSTRATE, APPLIED WHERE DIRECTED. EXTRA MATERIALS IN THE AMOUNT OF 1 GAL. OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT SHOULD BE DELIVERED TO OWNER IN CONTAINERS, PROPERLY LABELED AND SEALED.
2. BEFORE PAINTING REMOVE ALL HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.
3. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. SPRAY OR USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE. APPLY STAINS AND TRANSPARENT FINISHES TO PRODUCE SURFACE FILMS WITHOUT COLOR IRREGULARITY, CLOUDINESS, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, ROPINESS, OR OTHER IMPERFECTIONS. USE MULTIPLE COATS TO PRODUCE A SMOOTH SURFACE FILM OR EVEN LUSTER.
4. INTERIOR PAINT APPLICATION SCHEDULE: FOR GYPSUM BOARD CEILINGS USE FLAT LATEX TWO COATS OVER PRIMER/SEALER MPI INT 9.2A. FOR GYPSUM BOARD WALLS USE SATIN LATEX ONE COAT OVER PRIMER/SEALER MPI INT 9.2A

**GYPSUM BOARD GENERAL NOTES:**

1. FOR FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. FOR STC-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 90 AND CLASSIFIED PER ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY.
2. TRIM ACCESSORIES SHOULD MEET ASTM C 1047, FORMED FROM GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED-STEEL SHEET. FOR EXTERIOR TRIM, USE ACCESSORIES FORMED FROM HOT-DIP GALVANIZED-STEEL SHEET, PLASTIC, OR ROLLED ZINC. PROVIDE CORNERBEAD AT OUTSIDE CORNERS UNLESS OTHERWISE INDICATED. PROVIDE LC-BEAD (J-BEAD) AT EXPOSED PANEL EDGES. PROVIDE CONTROL JOINTS WHERE INDICATED. JOINT-TREATMENT MATERIALS SHOULD MEET ASTM C 475/C 475M. JOINT TAPE SHOULD BE PAPER UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER. JOINT COMPOUNDS SHOULD BE SETTING-TYPE COMPOUNDS. CEMENTITIOUS BACKER UNIT JOINT-TREATMENT MATERIALS SHOULD BE PRODUCTS RECOMMENDED BY CEMENTITIOUS BACKER UNIT MANUFACTURER. ACOUSTICAL SEALANT FOR EXPOSED AND CONCEALED JOINTS SHOULD BE NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834.
3. INSTALL GYPSUM BOARD TO COMPLY WITH ASTM C 840. ISOLATE GYPSUM BOARD ASSEMBLIES FROM ABUTTING STRUCTURAL AND MASONRY WORK. PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT. SINGLE-LAYER FASTENING METHODS, FASTEN GYPSUM PANELS TO SUPPORTS WITH SCREWS. INSTALL CEMENTITIOUS BACKER UNITS TO COMPLY WITH ANSI A108.11. FIRE-RESISTANCE-RATED ASSEMBLIES SHOULD COMPLY WITH REQUIREMENTS OF LISTED ASSEMBLIES. FINISHING GYPSUM BOARD TO COMPLY WITH ASTM C 840. AT CONCEALED AREAS, UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE LEVEL 1 FINISH: EMBED TAPE AT JOINTS. AT SUBSTRATES FOR TILE, PROVIDE LEVEL 2 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. UNLESS OTHERWISE INDICATED, PROVIDE LEVEL 4 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. WHERE INDICATED, PROVIDE LEVEL 5 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. APPLY SKIM COAT TO ENTIRE SURFACE. CEMENTITIOUS BACKER UNITS SHOULD BE FINISHED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

**CERAMIC TILE GENERAL NOTES:**

1. GLAZED WALL TILE EXTERNAL CORNERS FOR THIN-SET MORTAR INSTALLATIONS SURFACE BULLNOSE. FOR INTERNAL CORNERS COVE. GLAZED WALL TILE TRIM UNITS: MATCHING CHARACTERISTICS OF ADJOINING FLAT TILE AND COORDINATED WITH SIZES AND COURSING OF ADJOINING FLAT TILE WHERE APPLICABLE. BASE FOR THIN-SET MORTAR INSTALLATIONS: STRAIGHT, MODULAR SIZE MATCHING WALL TILE. WANSLOT CAP FOR THIN-SET MORTAR INSTALLATIONS: SURFACE BULLNOSE, MODULE SIZE MATCHING WALL TILE.
2. THRESHOLDS COMPLYING WITH ASTM C 615 FABRICATED TO BE NOT MORE THAN 1/2-INCH ABOVE ADJOINING FINISHED FLOOR SURFACES. WITH TRANSITION EDGES BEVELED ON A SLOPE OF NO GREATER THAN 1:2.
3. INSTALLATION MATERIALS: VOC LIMIT FOR ADHESIVES AND FLUID-APPLIED WATERPROOFING MEMBRANES: 65 G/L WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24). SETTING AND GROUTING MATERIALS SHOULD COMPLY WITH MATERIAL STANDARDS IN ANSI'S "SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE" THAT APPLY TO MATERIALS AND METHODS INDICATED. THIN-SET MORTAR TYPE SHOULD BE DRY-SET PORTLAND CEMENT. GROUT TYPE SHOULD BE STANDARD CEMENT UNLESS OTHERWISE INDICATED.
4. FOR INSTALLATION COMPLY WITH TILE INSTALLATION STANDARDS IN ANSI'S "SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE" THAT APPLY TO MATERIALS AND METHODS INDICATED. COMPLY WITH TCA'S HANDBOOK FOR CERAMIC TILE INSTALLATION." FLOOR TILE INSTALLATION METHOD SHOULD BE OVER CONCRETE SUBFLOORS TCA F113 (THIN-SET MORTAR ON CONCRETE). WALL TILE INSTALLATION METHOD SHOULD BE OVER GYPSUM BOARD TCA W243 (THIN-SET MORTAR ON GYPSUM BOARD). LAY TILE IN SPECIFIED PATTERN (SPECIFIED PATTERN IN FINISHES TABLE). ALIGN JOINTS WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE THE SAME SIZE. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE. ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO PLATES, COLLARS, OR COVERS OVERLAP TILE.

**JOINT SEALANTS GENERAL NOTES:**

1. ENVIRONMENTAL LIMITATIONS: DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR ARE BELOW 40 DEG F.
2. SEALANT FOR USE IN INTERIOR JOINTS IN CERAMIC TILE AND OTHER HARD SURFACES IN KITCHENS AND TOILET ROOMS AND AROUND PLUMBING FIXTURES USE SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT. ASTM C 920, TYPE S; GRADE US; CLASS 25; USES NT, G, A, AND D. FORMULATED WITH FUNGICIDE. SEALANT FOR INTERNAL USE AT PERIMETERS OF DOOR AND WINDOW FRAMES USE LATEX SEALANT, SINGLE-COMPONENT, NONSAG, MILDEW-RESISTANT, PAINTABLE, ACRYLIC-EMULSION SEALANT COMPLYING WITH ASTM C 834.
3. INSTALLATION SHOULD COMPLY WITH ASTM C 1193 AND ASTM C 919 FOR US OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

NO.	REVISIONS		DATE
	DESCRIPTION		

interior finish general notes

**SWEET JAYNE'S BAKESHOP**

205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER	2014
DATE	03.29.21
SHEET NUMBER	A9.2



NO.	REVISIONS	DESCRIPTION	DATE

**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**M1.0**

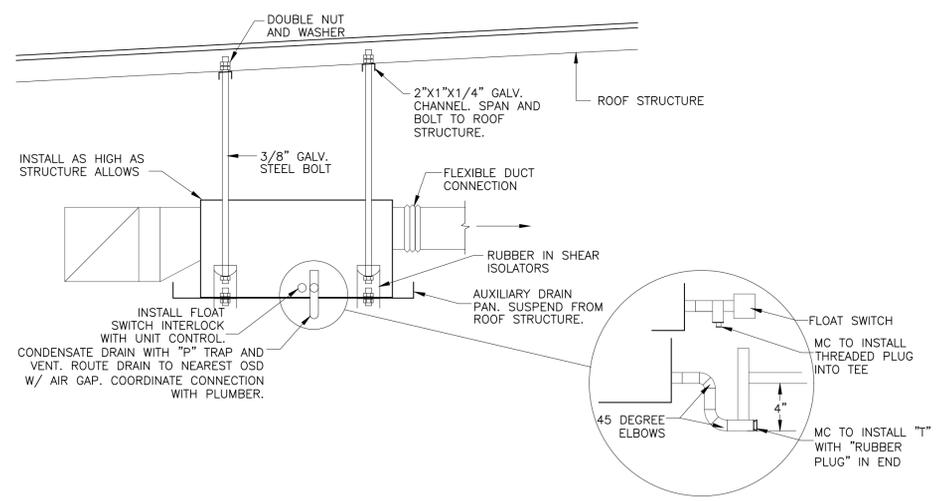
hvac zone plan

MECHANICAL EQUIPMENT	
ITEM	DESCRIPTION
ZONE-1	4-TON RESIDENTIAL MULTIPOISE UNIT, TRANE TWO STAGE FURNACE MODEL TUH8060 CONVERT UNIT TO HORIZONTAL MOUNTING CONFIGURATION. TRANE 14 SEER ONE STAGE CONDENSING UNIT, INCLUDE BALL BEARING FAN MOTOR, COMPRESSOR START ASSIST AND RELAY, CRANKCASE HEATER CYCLE PROTECTOR, EVAPORATOR FREEZE STAT, MOTORMASTER LOW AMBIENT CONTROLLER, LIQUID LINE SOLENOIDVALVE, VILTER DRIER, SIGHT GLASS, HARD SHUT OFF TXV. FURNISH AND INSTALL WITH 2 STAGE COOL, 2 STAGE HEAT PROGRAMMABLE TSTAT HONEWELL TH8321WF.
ZONE-2	5-TON RESIDENTIAL MULTIPOISE UNIT, TRANE TWO STAGE FURNACE MODEL TUH8060 CONVERT UNIT TO HORIZONTAL MOUNTING CONFIGURATION. TRANE 14 SEER ONE STAGE CONDENSING UNIT, INCLUDE BALL BEARING FAN MOTOR, COMPRESSOR START ASSIST AND RELAY, CRANKCASE HEATER CYCLE PROTECTOR, EVAPORATOR FREEZE STAT, MOTORMASTER LOW AMBIENT CONTROLLER, LIQUID LINE SOLENOIDVALVE, VILTER DRIER, SIGHT GLASS, HARD SHUT OFF TXV. FURNISH AND INSTALL WITH 2 STAGE COOL, 2 STAGE HEAT PROGRAMMABLE TSTAT HONEWELL TH8321WF.

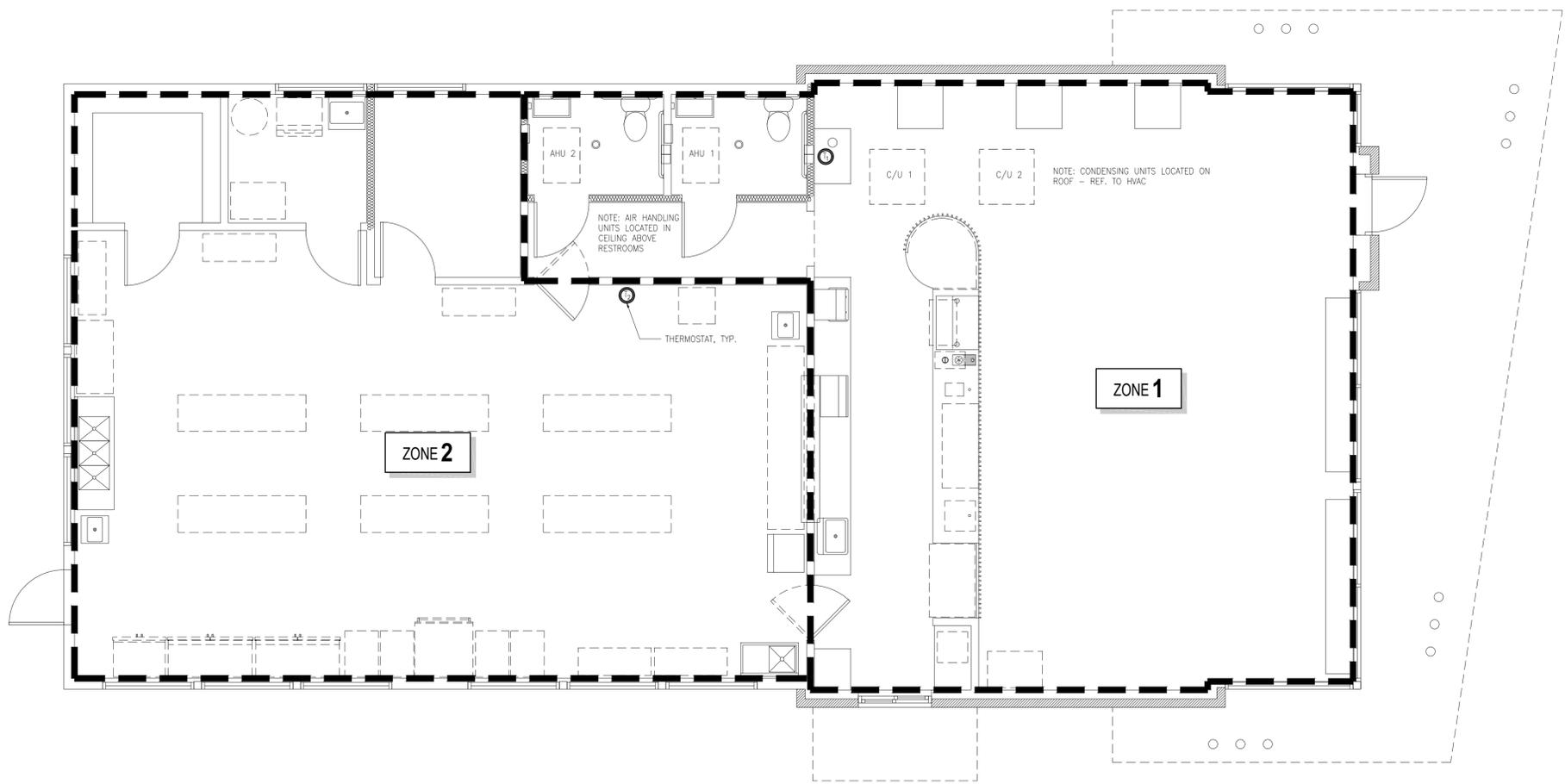
NOTE:  
1. COORDINATE HVAC UNIT ELECTRICAL WITH MANUFACTURER'S REQUIREMENTS.  
2. PROVIDE STANDARD MANUFACTURER'S WARRANTY ON ALL COMPONENTS.  
3. DUCTWORK IS TO BE LAID OUT THROUGH ATTIC IN THE FIELD.  
4. PRODUCT INFORMATION ABOVE IS INTENDED AS A "BASIS OF DESIGN", SUBSTITUTIONS WILL BE CONSIDERED IF SUBSTITUTION IS EQUAL TO THE BASIS OF DESIGN AS CONSIDERED BY THE OWNER AND ARCHITECT.

GENERAL MECHANICAL NOTES:

- MECHANICAL SYSTEM SHALL BE SIZED BY MECHANICAL SUBCONTRACTOR WITH APPROVAL OF OWNER. PROVIDE MINIMUM AIR CHANGES PER HOUR PER ZONE USE IN ACCORDANCE WITH ASHRAE STANDARDS.
- THE MECHANICAL SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM, INCLUDING NECESSARY WORK AND MATERIALS NOT SHOWN IN THESE DRAWINGS, AT NO ADDITIONAL COST. THE MECHANICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL HVAC SYSTEM REQUIREMENTS INCLUDING GRILLES, DIFFUSERS, DUCTWORK, CONTROLS, CONTROL WIRING, DUCTWORK EQUIPMENT, HVAC PIPING, CUTTING AND PATCHING, ETC.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, MAKE ADJUSTMENTS TO AVOID CONFLICT, NOTIFY THE ARCHITECT IN WRITING OF SIGNIFICANT CONSTRUCTABILITY ISSUES.
- ALL RECTANGULAR AND ROUND DUCTWORK SHALL BE GALVANIZED SHEET METAL, FABRICATED AND SUPPORTED TO SMACNA STANDARDS. ALL SUPPLY DUCT SHALL HAVE 2", 1.5# BLANKET INSUL W/ VAPOR BARRIER (R-8). EXPOSED DUCTWORK THAT IS ROUND TO BE SPIRAL AND TO HAVE 1" LINER, INSIDE DIAMETER AS SHOWN. FURNISH AND INSTALL NEOPRENE FLEX CONNECTION BETWEEN DUCTWORK AND RTUS/AHUS.
- FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE V OR EQUAL FIBERGLASS INSULATED TYPE. FLEX DUCT SHALL NOT EXCEED 6' IN LENGTH. RIGID ROUND DUCT WITH EXTERIOR INSULATION. USE RIGID ELBOW FITTINGS WHENEVER POSSIBLE TO AVOID UNNECESSARY CHANGE OF DIRECTION WITH FLEXDUCT.
- SEAL ALL DUCTWORK SEAMS WITH FIBERGLASS TAPE IMBEDDED IN ARABOL SEALER OR ALUMINUM TAPE. DUCT TAPE IS NOT ACCEPTABLE. VAPOR SEAL ALL EXTERIOR INSULATION WITH ALUMINUM TAPE.
- CONTRACTOR SHALL ADJUST CURB PLACEMENT AND TRANSITION DUCTWORK AS REQUIRED TO CLEAR STRUCTURAL AND OTHER OBSTACLES.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, REGULATIONS, LAWS AND THE DETERMINATIONS OF THE LOCAL BUILDING OFFICIAL AT NO EXTRA COST. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY CONFLICT BETWEEN THE PLANS AND APPLICABLE CODES.
- ALL MATERIALS WILL BE NEW AND IN NEW CONDITION. SCRATCH AND DENTED, SECONDHAND, SURPLUS, ETC ARE NOT ACCEPTABLE.
- ELECTRICAL CONNECTIONS 120V OR HIGHER SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. MECHANICAL SHALL COORDINATE THIS WORK. MECHANICAL SHALL FURNISH DUCT SMOKE DETECTORS AS REQUIRED TO ELECTRICAL FIRE ALARM INSTALLATION.
- THE MECHANICAL SUBCONTRACTOR SHALL START UP EACH UNIT, TEST FOR HEAT AND COOL OPERATION, INSURE ALL DUCTWORK IS FREE OF RATTLES, LEAKS, WHISTLES, ETC.
- SYSTEM SHALL BE BALANCED UPON INSTALLATION TO ENSURE THAT AIR IS EVENLY DISTRIBUTED THROUGHOUT THE BUILDING.
- WHEN SYSTEMS ARE COMPLETE AND OPERATIONAL A "PUNCH LIST" INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR. SUCH AN INSPECTION SHALL NOT BE CONDUCTED ON INCOMPLETE OR NON-OPERATIONAL SYSTEMS.
- ALL DUCTWORK (SUPPLY AND RETURN) IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MINIMUM VALUE OF R-5 INSULATION. ALL DUCTS OUTSIDE OF THE BUILDING ENVELOPE SHALL BE INSULATED WITH R-8 MINIMUM.
- DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. FLEXIBLE AND OTHER FACTORY MADE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR SYSTEMS WITH A DESIGN CAPACITY GREATER THAN 2000 CFM IN THE RETURN AIR DUCT OR PLENUM UPSTREAM OF ANY FILTERS, EXHAUST AIR CONNECTIONS, OUTDOOR AIR CONNECTIONS, OR DECONTAMINATION EQUIPMENT AND APPLIANCES.
- EQUIPMENT SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPLICABLE CODES. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR INSPECTION.
- ALL COVERING LININGS, ADHESIVES, WHEN USED SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 25 AND SMOKE DEVELOPED RATING NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM-E84.



2 INSIDE UNIT INSTALLATION DETAIL  
N.T.S.



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





NO.	REVISIONS	DESCRIPTION	DATE

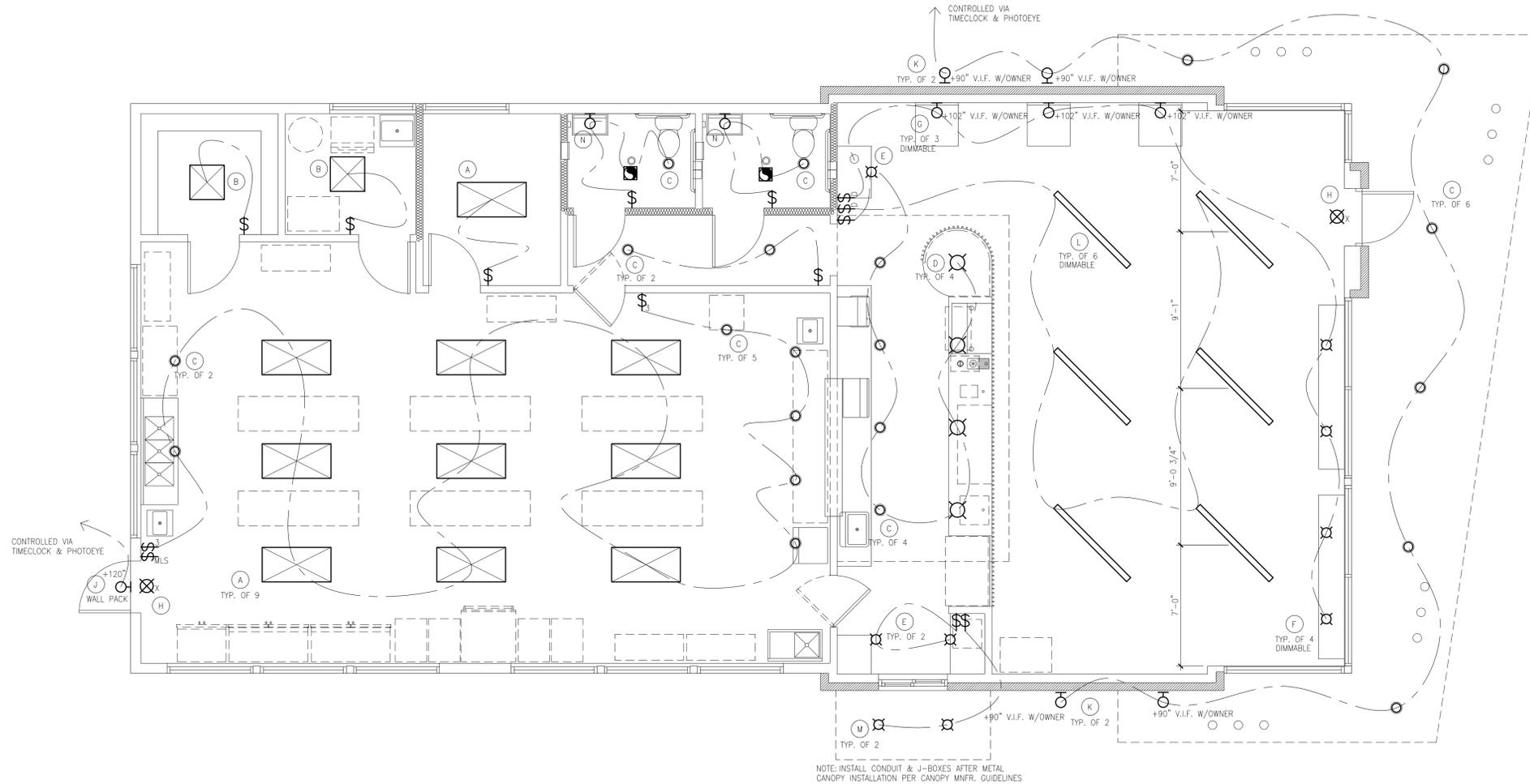
**SWEET JAYNE'S BAKESHOP**  
205 & 211 N WEAVER STREET  
GAINESVILLE, TX 76240

PROJECT NUMBER  
**2014**  
DATE  
**03.29.21**  
SHEET NUMBER  
**E2.0**

LIGHTING SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	2x4 FIXTURE
	2x2 FIXTURE
	LINEAR LED FIXTURE
	RECESSED CAN
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE
	DIRECTIONAL FIXTURE (WALL WASH)
	EXHAUST FAN
	EXIT LIGHT W/ GREEN LETTERS
	LOW VOLTAGE LANDSCAPE LIGHT
*	INDICATES NIGHT LIGHT (UNSWITCHED) W/ BATTERY BACKUP
	POLE LIGHT
	2-WAY SWITCH, WHITE WITH WHITE PLATE COVER
	DIMMER SWITCH, WHITE WITH WHITE PLATE COVER
	3-WAY SWITCH, WHITE WITH WHITE PLATE COVER
	4-WAY SWITCH, WHITE WITH WHITE PLATE COVER
	MASTER LIGHT SWITCH: ROCKER SWITCH OVERRIDE FOR ALL LIGHTING CIRCUITS IN THE OFFICE; EMERGENCY LIGHTS OMITTED.

- GENERAL LIGHTING NOTES:
1. OUTDOOR LIGHTS CONTROLLED BY PHOTO CELL WITH TIMER AND SWITCH OVERRIDE ON SEPARATE CIRCUIT.
  2. PROVIDE 3000K LAMPS FOR ALL FIXTURES U.N.O.
  3. REFER TO RCP FOR CEILING MATERIALS AND INSURE QUANTITIES AND FIXTURE TYPES PER CEILING TYPE.

LIGHTING SCHEDULE			
TAG	DESCRIPTION	MAKE	MODEL (BASIS OF DESIGN)
A	2'x4" SURFACE MOUNT FLAT LED PANEL	LITHONIA	EPANL 2X4 7200LM 80CRI 35K MIN10 MVOLT
B	2'x2" SURFACE MOUNT FLAT LED PANEL	LITHONIA	EPANL 2X2 3400LM 80CRI 35K MIN10 MVOLT
C	6" ROUND DOWNLIGHT	LITHONIA	LDN6 35/15 L06 AR LSS MVOLT GZ10
D	PENDANT LIGHT TBD BY OWNER & INTERIOR DESIGNER	TBD	TBD \$200 ALLOWANCE
E	6" ROUND SURFACE MOUNT CYLINDER LIGHT, CHARCOAL FINISH	LITHONIA	LDN6CYL 35/15 L06 AR LSS MVOLT GZ10 FCM DGC
F	PENDANT LIGHT TBD BY OWNER & INTERIOR DESIGNER	TBD	TBD \$200 ALLOWANCE
G	WALL MOUNT SWING ARM FIXTURE TBD BY OWNER & INTERIOR DESIGNER	TBD	TBD \$200 ALLOWANCE
H	EDGE LIT EXIT SIGN WITH RECESSED MOUNT, GREEN LETTERS, BRUSHED ALUM. HOUSING	LITHONIA	LRP 1 RC 120/277 EL N
J	ARCHITECTURAL WALL SCONCE, DARK BRONZE FINISH	LITHONIA	WST LED P2 40K VF MVOLT DDBXD
K	EXTERIOR GOOSENECK SCONCE, DARK BRONZE FINISH	TROY RLM LIGHTING	2 RA10 LED12 MB / 2 SL23 MB
L	LINEAR DECORATIVE PENDANT LIGHT (DIMMABLE) TBD BY OWNER & INTERIOR DESIGNER	TBD	TBD \$150 ALLOWANCE INCLUDE DUCT ALTERNATE TO LEAVE OUT LINEAR PENDANTS
M	8" SURFACE MOUNT LED DOWNLIGHT	NICOR	DSE 8 2 120 4K RD WH
N	EDGE LIT MIRROR TBD BY OWNER & INTERIOR DESIGNER	TBD	TBD
P	POLE LIGHT, DARK BRONZE FINISH	LITHONIA	DSXO LED P3 40K 14M MVOLT SPA DDBXD
	INSTALL 20' POLE 4" SQUARE SHAFT WITH 0.1793" WALL, BASE COVER, HAND HOLE COVER, DARK BRONZE	LITHONIA	SSS 20 4G DM19AS SBC4 SSS HHC DDB



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

lighting plan



NO.	REVISIONS	DATE	
		DESCRIPTION	

plumbing plan

TAG	DESCRIPTION	MAKE	MODEL (BASIS OF DESIGN)
P1	ADA COMPLIANT FLOOR MOUNT, ELONGATED BOWL, TOP SPUD WATER CLOSET	AMERICAN STANDARD	MADERA 3461.001 WHITE
	INCLUDE MANUAL TWO-OPTION EFFICIENT FLUSHMETER	SLOAN	UPPERCUT
P2	ADA COMPLIANT WALL HUNG CERAMIC LAVATORY, PROVIDE CONCEALED WALL SUPPORT.	"WS BATH COLLECTIONS"	"SIMPLE" 60.50A 23.5" x 19.7" GLOSSY WHITE
	SINGLE HOLE LAVATORY FAUCET	MISENO	MIA MN01343SLFB FLAT BLACK
P3	MOP SINK WITH SERVICE FAUCET	MUSTEE	63M
	INSTALL SERVICE FAUCET & VACUUM BREAKER MOUNTED	AMERICAN STANDARD	8344.012.002 INSTALL HOSE, BRACKET, MOP HANGER, & WALL GUARDS
P4	HAND WASH SINK WITH SIDE SPLASHES & FAUCET. INSTALL FAUCET PER VENDOR	BY VENDOR	BY VENDOR
P5**	24" W UNDERMOUNT STAINLESS STEEL BAR SINK	BY VENDOR	BY VENDOR
	SINGLE HOLE BAR SINK FAUCET	MISENO	MIA MN00030FB FLAT BLACK
P6**	3 COMPARTMENT DISH SINK, STAINLESS STEEL. INSTALL FAUCET PER VENDOR.	BY VENDOR	BY VENDOR INDEPENDENT WASTE RECEPTOR FOR EACH SINK WELL.
P7**	BAR & CAFE RINSER WATER SUPPLY UNDER SLAB	ESPRESSO PARTS.COM	BARISTA BASICS 7" X 15"
P8	19 GALLON ELECTRIC WATER HEATER	AO SMITH	DEL-20. INSTALL DRAIN PAN & ALL REQUIRED COMPONENTS. DRAIN TO MOP SINK WITH AIR GAP
P9	FREEZEPROOF HOSE BIB 3/4" SIZE	WOODFORD	B65
P10**	STAINLESS DROP IN ICE BIN, 27" W DRAIN ONLY	BY VENDOR	BY VENDOR
P11**	UNDERBAR ICE BIN, 30" W DRAIN ONLY	BY VENDOR	BY VENDOR
P12	DUAL TEA BREWER WATER SUPPLY ONLY	BY VENDOR	BY VENDOR
P12**	FOOD PREP SINK. INSTALL FAUCET PER VENDOR	BY VENDOR	BY VENDOR

TAG	DESCRIPTION	MAKE	MODEL (BASIS OF DESIGN)
E1**	ESPRESSO MACHINE 35"W X 28"D. INSTALL PRESSURE REDUCING VALVE/REGULATOR	SLAYER	STEAM LP 2
	PROVIDE WATER FILTRATION SYSTEM UNDER BAR	EVERPURE OR EQ.	INSTALL PER VENDOR RECOMMENDATION AFTER TESTING WATER SUPPLY
E2**	ICE MACHINE	BY VENDOR	BY VENDOR
E3 OFCI	STACK WASHER & DRYER	TBD BY OWNER	TBD BY OWNER
E4 OFCI	DRINK COOLER	TBD BY OWNER	TBD BY OWNER
E5	COFFEE GRINDER	BY VENDOR	BY VENDOR
E6	DOUBLE OVENS, 38"W. PURCHASE & INSTALL ADDITIONAL STACK OVEN TO MATCH CURRENT MODEL	MATCH EXST'G	MATCH EXST'G
E7 OFCI	COMMERCIAL REFRIGERATOR 56"W	BY VENDOR	BY VENDOR
E8 OFCI	COMMERCIAL FREEZER 34"W	BY VENDOR	BY VENDOR
E9 OFCI	COOLER 48"W. PROVIDE 1" CLEARANCE IN CABINET	EXST'G	EXST'G

\*\*PROVIDE INDIRECT WASTE PIPE WITH AIR GAP AT ALL EQUIPMENT & FIXTURES USED FOR THE STORAGE, PREPARATION, & HANDLING OF FOOD OR DRINK OR FOR THE WASHING, RINSING, OR SANITIZING OF FOOD UTENSILS, DISHES, POTS & PANS.

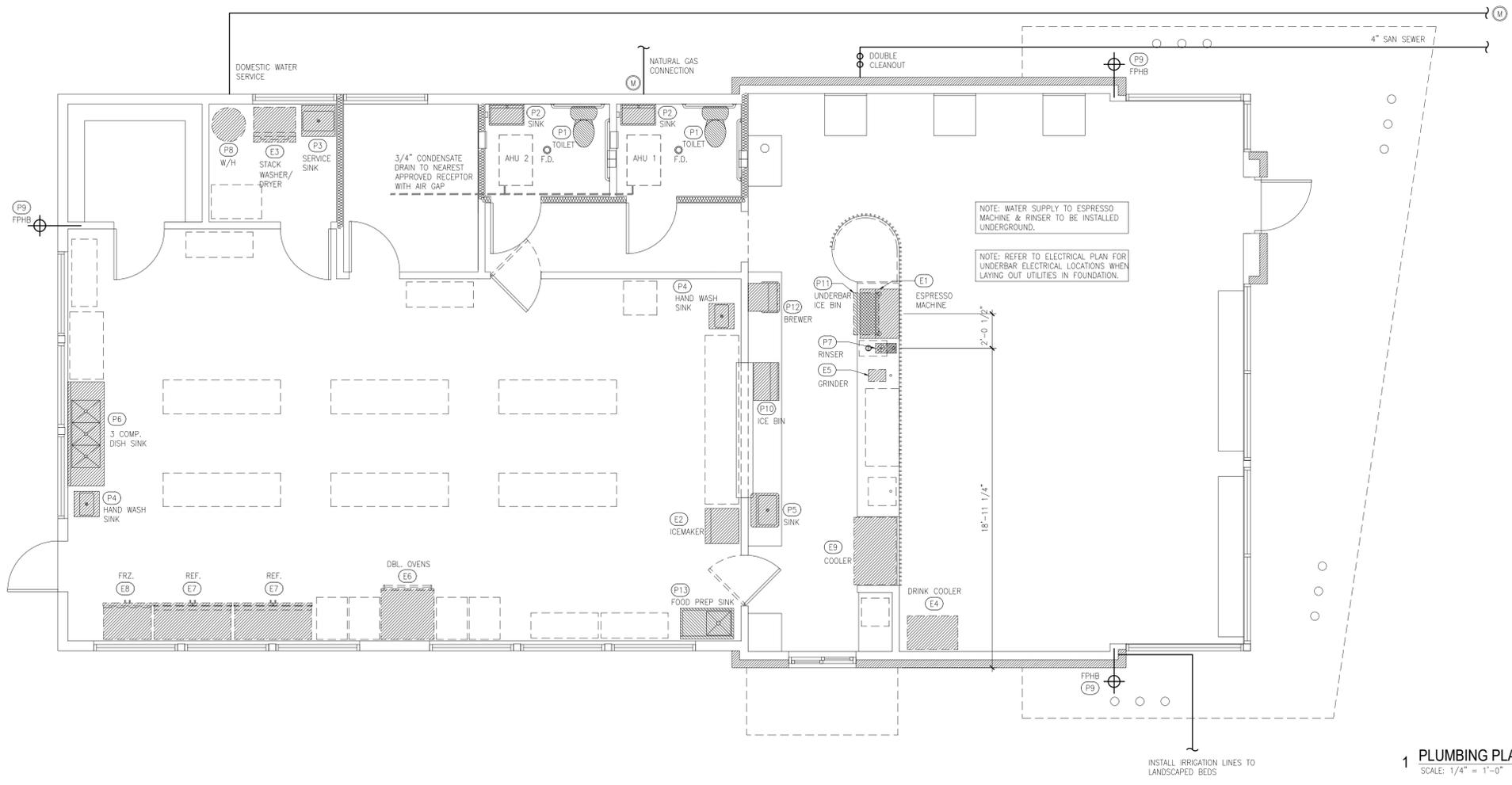
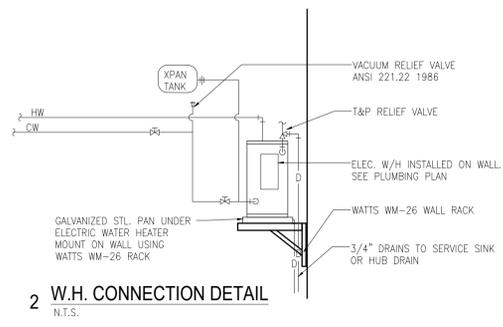
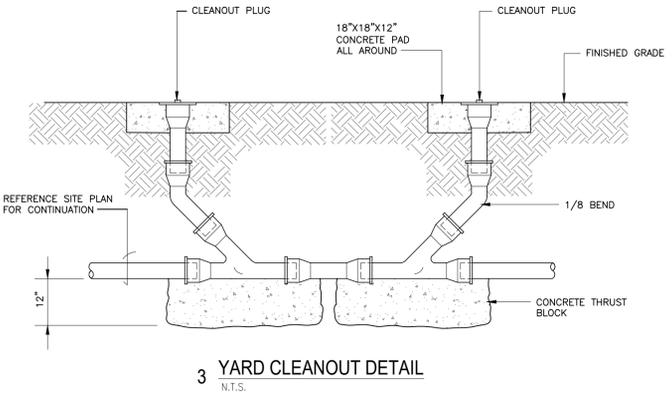
ALLOWABLE WATER MATERIALS	ALLOWABLE WATER MATERIALS					
	USE	PVC SCH 40	COPPER K	COPPER L	PEX	POLY
SERVICE LINE	YES	NO	NO	NO	YES	YES
CW ABOVE FLOOR	NO	NO	NO	YES	YES	NO
CW BELOW GROUND	NO	NO	NO	YES	YES	NO
HW ABOVE FLOOR	NO	NO	NO	YES	YES	NO
HW BELOW GROUND	NO	NO	NO	YES	YES	NO

ALLOWABLE WASTE/VENT MATERIALS	ALLOWABLE WASTE/VENT MATERIALS				
	USE	CAST IRON	PVC DWV	PVC SOLID CORE	COPPER DWV
WASTE ABV FLOOR	NO	YES	YES	NO	NO
WASTE BLW GROUND	NO	NO	YES	NO	NO
VENT ABV FLOOR	NO	YES	YES	NO	NO
VENT BLW GROUND	NO	NO	YES	NO	NO
CONDENSATE	NO	NO	NO	NO	YES

NOTES:  
1. NO SUBSTITUTIONS. NO MATERIALS NOT LISTED.  
2. COPPER PIPE TO BE SOLDERED USING LEAD FREE SOLDER OR PROGRESS FITTING.

PLUMBING FIXTURE CONNECTION SCHEDULE	PLUMBING FIXTURE CONNECTION SCHEDULE				
	DESCRIPTION	CW	HW	VENT	WASTE
WATER CLOSET	1/2"	---	2"	4"	
LAVATORY	1/2"	1/2"	1-1/2"	2"	
SINK	1/2"	1/2"	1-1/2"	2"	
MOP SINK	3/4"	3/4"	2"	4"	
HOSE BIB	3/4"	---	---	---	



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