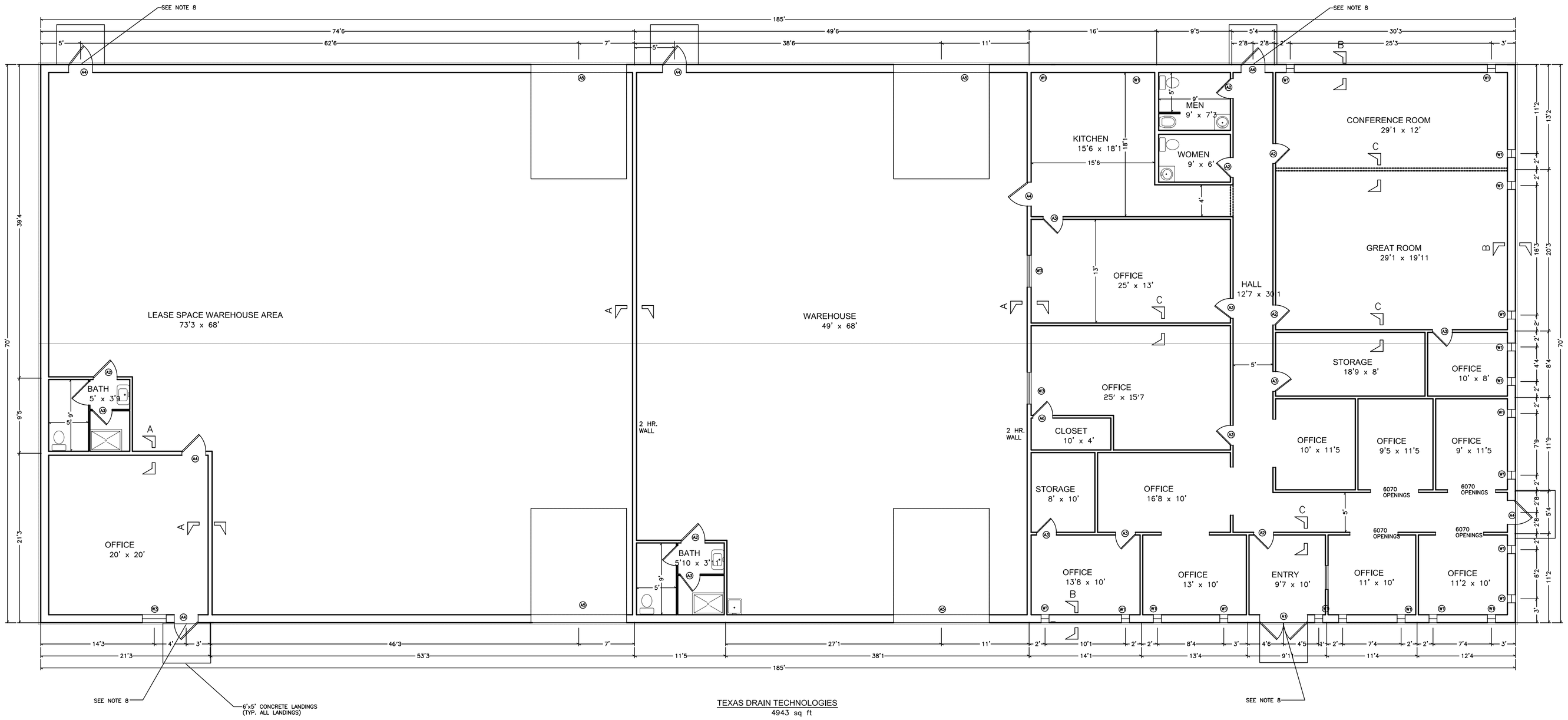


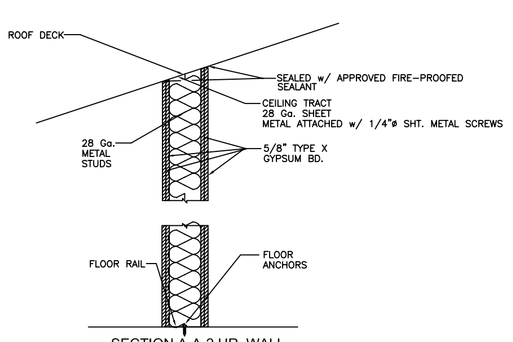

TEXAS DRAIN TECHNOLOGIES
4943 sq ft

## GENERAL NOTES

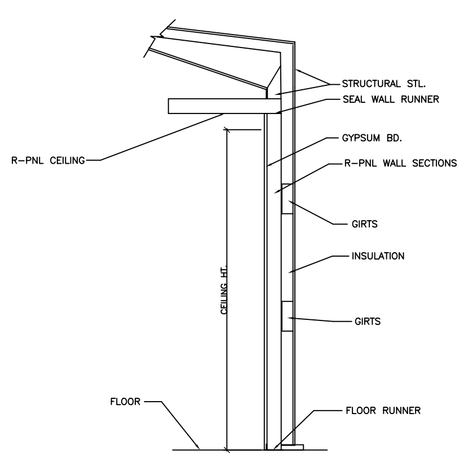
1. All construction performed are within the codes and guidelines of the International Building Codes
2. Occupancy for the office spaces is 18.
3. All entrance and exit clearance are designed for handicap accessibility per Texas Accessibility Standards(T.A.S.) figure 25.
4. All ramps meet all safety and T.A.S. requirements.
5. All Exits are equipped with the prescribed panic hardware per 2003 I. B. C.
6. Floor for entire building is sealed concrete.
7. No food service in this lounge area. Warm-up facility only.
8. All landings for outside to match inside elevations or within 1/4" of threshold. See sht. A.5
9. For R-panel construction, see sht. A.7.

## BUILDING ANALYSIS

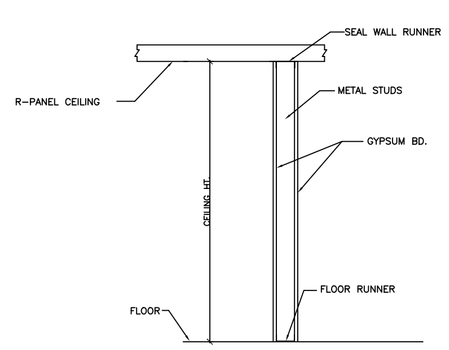
BUILDING OCCUPANCY RATING: B/F-2
TYPE OF CONSTRUCTION: TYPE IIB
WALL CONSTRUCTION: EXTERIOR- HEAVY METAL FRAMING WITH 26 Ga. R-PANEL SHEATHING
INTERIOR- LIGHT STEEL METAL STUD FRAMING w/ 1/2" SHEETROCK FACING (BOTH SIDES)
ROOF CONSTRUCTION: SEAMLESS SHEET METAL w/ 26 Ga. R-PANEL ROOF
FLOOR CONSTRUCTION: SEALED CONCRETE.
EGRESS: ALL EXIT COURTS TO OUTSIDE OF THE BUILDING.
EXIT COURTS: (2)TWO PROVIDED ALL HALL CORRIDORS LEADING TO EXIT COURTS ARE TO BE 10' IN HT. FROM FINISHED FLOOR.
EXTERIOR WIND LOADING: 110 M.P.H. PER I.B.C. 2003 STANDARDS.




SECTION A-A-2 HR. WALL
N.T.S.



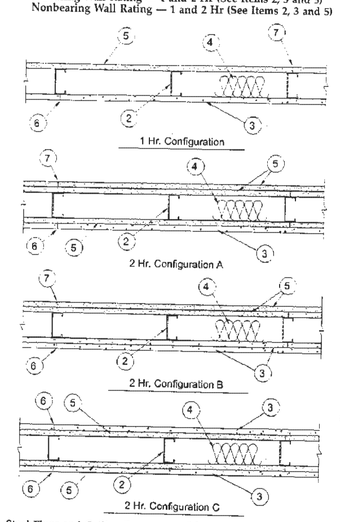

EXTERIOR WALL DETAIL-SEC. B-B




INTERIOR WALL DETAIL-SEC. C-C

## — Design No. U404 —

Bearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 5)
Nonbearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 5)




1. **Steel Floor and Ceiling Runners** — (Not Shown) — Channel shaped, 3-1/2 in. wide by1-1/4 in. deep, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.
2. **Steel Studs** — 3-1/2 in. wide, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel, spaced max 16 in. OC. For bearing walls, studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the bearing wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer and shall meet the requirements of all applicable local code agencies. Steel studs attached to floor and ceiling runners with 3/8 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. For nonbearing walls, studs to be cut 3/8 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners .
3. **Cementitious Backer Units*** — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with corrosion resistant, chamfered, ribbed water head screws with a minimum head diameter of .800 inch. Horizontal joints need not be backed by framing. **1 Hr System** - Screws shall be min 1-1/4 in. long and spaced a max of 8 in. OC. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. **2-Hr System** - For the base layer in Configuration B, the screws shall be min 1-1/4 in. long and spaced a max of 12 in. OC. For the face layers, screws shall be 1-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset min 12 in. from underlying base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
   **UNITED STATES GYPSUM CO** —DUROCK Exterior Cement Board, or DUROCK Brand Cement Board.
4. **Batts and Blankets*** — Min 3 in. thick mineral wool insulation batts, friction-fitted between studs.
   **THERMAFIBER I. I. C** —Type SAFB.
5. **Gypsum Board*** — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws. **1-Hr System** - For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. **2-Hr System** - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 16 in. OC to studs and runners. Base layer with an overlying cement board face layer, fastened with 1 in. long screws spaced max 12 in. OC to studs and runners. Face layers fastened with 1-5/8 in. long screws spaced max 16 in. OC to studs and runners with screws offset 8 in. from face layer screws. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
   **CANADIAN GYPSUM COMPANY** —Types AR, C, FRX, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
   **UNITED STATES GYPSUM CO** —Type AR, C, FRX, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
   **USG MEXICO S. A DE C V** —Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
6. **Joints** — Covered with glass fiber mesh tape and latex modified Portland cement mortar or basecoat, or Type I organic adhesive.
7. **Joints** — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified venoer baseboard with joints reinforced. When square-edge gypsum board is used, treatment of joints is optional.
8. **Vapor Retarder, Water Barrier or Weather Resistive Barrier** — (Optional — Not shown) — As required.

*Bearing the UL Classification Mark

## HARDWARE SCHEDULE

| MARK# | QTY. | DESCRIPTION/ CLOSERS & PANIC EQUIP. | MAT'L. | EQUIP. |
|---|---|---|---|---|
| A1, A4 | | LCN TRIFTEC CLOSER-EXTERIOR 3'-0" PANIC THRESHOLD-896-SIA FINISH | METAL | 1070/1071 |
| A2 | | 36" INSIDE DOOR w/ LEVER HANDLE & RYOBI DOORMAN CLOSERS | | DM103ULI |
| | | | | |
| | | | | |
| | | | | |

NOTE: ALL CLOSERS OPENING & CLOSURE FORCE TO BE SET TO 5 LBS PER ADA STD.

## ROOM SCHEDULE

| ROOM | CEILING | FLOOR | WALLS |
|---|---|---|---|
| ASSY. AREA | ACOUSTICAL TILE | VINYL TILE | 1/2" GYPSUM BD. |
| OFFICE | | | |
| RESTROOMS | VINYL COATED TILE | | 1/2" GREEN-ROCK |
| WAREHOUSE | OPEN | | 1/2" GYPSUM BD. |
| LOUNGE | VINYL COATED TILE | | |
| | | | |

## DOOR SCHEDULE

| MARK# | QTY. | DESCRIPTION | MAT'L. | OPENING SIZE |
|---|---|---|---|---|
| A1 | 4 | 72" DOUBLE DOORS w/ LEVER HANDLE & UPPER CLOSER | METAL | 76"Wx82"H |
| A2 | 8 | 36" INSIDE DOOR w/ LEVER HANDLE & UPPER CLOSER | WOOD | 40"Wx82"H |
| A3 | 9 | 32" INSIDE DOOR w/ LEVER HANDLE & UPPER CLOSER | WOOD | 36"Wx82"H |
| A4 | 7 | 36" OUTSIDE DOOR w/ LEVER HANDLE & UPPER CLOSER | METAL | 40"Wx82"H |
| A5 | 4 | 11'x14' OVERHEAD PULL-DOWN GARAGE DOORS | METAL | 40"Wx82"H |
| A6 | 1 | 24" CLOSET DOOR w/ROUND DOOR HANDLE | WOOD | 28"Wx82"H |

## WINDOW SCHEDULE

| MARK# | QTY. | DESCRIPTION | MAT'L. |
|---|---|---|---|
| W1 | 11 | 1060 SLIM-LINE FIXED GLASS | METAL |
| W2 | 1 | 3030 LEFT SLIDING GLASS | METAL |
| W3 | 2 | 4040 FIXED GLASS | METAL |

| No. | Revision/Issue | Date |
|---|---|---|
| | | |

Firm Name and Address
THE PORTER DRAFTING CO.
6710 FINCH Rd.
HOUSTON, TX 77028

# FLOOR PLAN

Project Name and Address
TEXAS DRAIN TECHNOLOGIES
4920 PINEMONT DR.
HOUSTON, TX 77092

Sheet A.1

Project OFFICE/WAREHOUSE
Date 6/13/07
Scale 1/4"=1'-0"