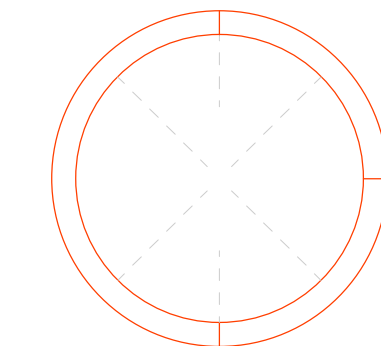


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Email: jose@myreadynest.com



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BUILDING DESIGNER
READY NEST

STRUCTURAL ENGINEER

PROJECT INFORMATION

REFERENCED CODES & CONSTRUCTION STANDARDS:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 UNIFORM PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE + LOCAL AMMENDMENTS
2021 INTERNATIONAL GAS CODE
2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

BUILDING ENVELOPE COMPLIANCE METHOD:
1) INSULATION & FENESTRATION:
A. U-FACTOR (MAX): .40
B. SHGC (MAX): .25
C. CEILING, R-VALUE: R-38
D. WALL, R-VALUE: R-15
E. FLOOR, R-VALUE: N/A

LEGAL DESCRIPTION:
Property ID # =
Lot # =
Block # =
Legal Description =

PROJECT SCOPE

GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED TO MEET THE CURRENTLY ADOPTED BUILDING CODE AND LOCAL CITY AMENDMENTS. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS. THE CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

2. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE BUILDING DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

3. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. BUILDER ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED. ALL COMPONENTS, MATERIALS, ASSEMBLIES, AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES.

4. **DESIGNER** IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. THE BUILDER WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS, AND MECHANIC, ELECTRICAL, AND PLUMBING SYSTEMS.

5. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. BUILDER TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR ON THE PLANS.
6. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE BUILDER IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF WORK.

7. ALL DIMENSIONS SHOWN ON PLANS ARE TO THE STRUCTURAL FACE OF THE WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. BUILDER TO REPORT ANY AND ALL DISCREPANCIES, ERRORS, OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY THE CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING DESIGNER.

8. THE BUILDER IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

9. BUILDER SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMPSITES ONLY.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY PLACE THE BUILDING(S) ON-SITE IN WITH RESPECT TO THE SITE PLAN.

11. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND SITE DIMENSIONS FOR LAYOUT PRIOR TO ANY FORM OF CONSTRUCTION OR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE BUILDING DESIGNER.
12. LOCATIONS OF ALL UTILITIES ARE APPROXIMATE, AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AND TRENCHING ON THE SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE BUILDING DESIGNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE BUILDING DESIGNER SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE SCOPE OF THIS PROJECT UNLESS NOTED OTHERWISE.

13. PENETRATIONS TO FIRE-RATED MATERIALS (IF ANY) OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING OR ANY CODE REQUIREMENTS

14. CONFINE ALL OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS. THE JOB SITE IS TO BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE FROM DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIAL OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS.

15. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
16. ALL CUTTING FITTING OR PATCHING THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY SHALL BE DONE SO AS NOT TO ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED, IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

17. PROVIDE ALL NECESSARY OPENINGS THROUGH FLOORS AND WALLS, BLOCKING, BACKING, ROUGH BUCKS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A/C EQUIPMENT, AND ALL OTHER ITEMS REQUIRING IT TO ENSURE A COMPLETE AND PROPER INSTALLATION OF SURFACE-MOUNTED AND RECESSED ITEMS.

18. WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER STRUCTURE, DUCTS, PIPING OR CONDUIT, THE LARGER STUD SIZE FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNLESS NOTED OTHERWISE.

19. VENT ALL BATHROOM AND KITCHEN FANS TO THE OUTSIDE ATMOSPHERE. BATHROOM & KITCHEN FANS SHALL BE CAPABLE OF THE MINIMUM CODE REQUIRED AIR CHANGES PER HOUR

764 Soechting Road Bldg 2,
New Braunfels, TX 78130

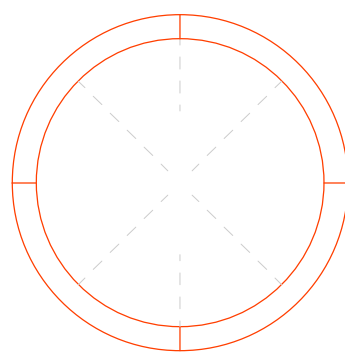
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Bldg 2, New Braunfels,

TX 78130

Project No.

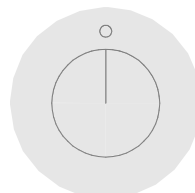
23-015



04-10-2025

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Project North



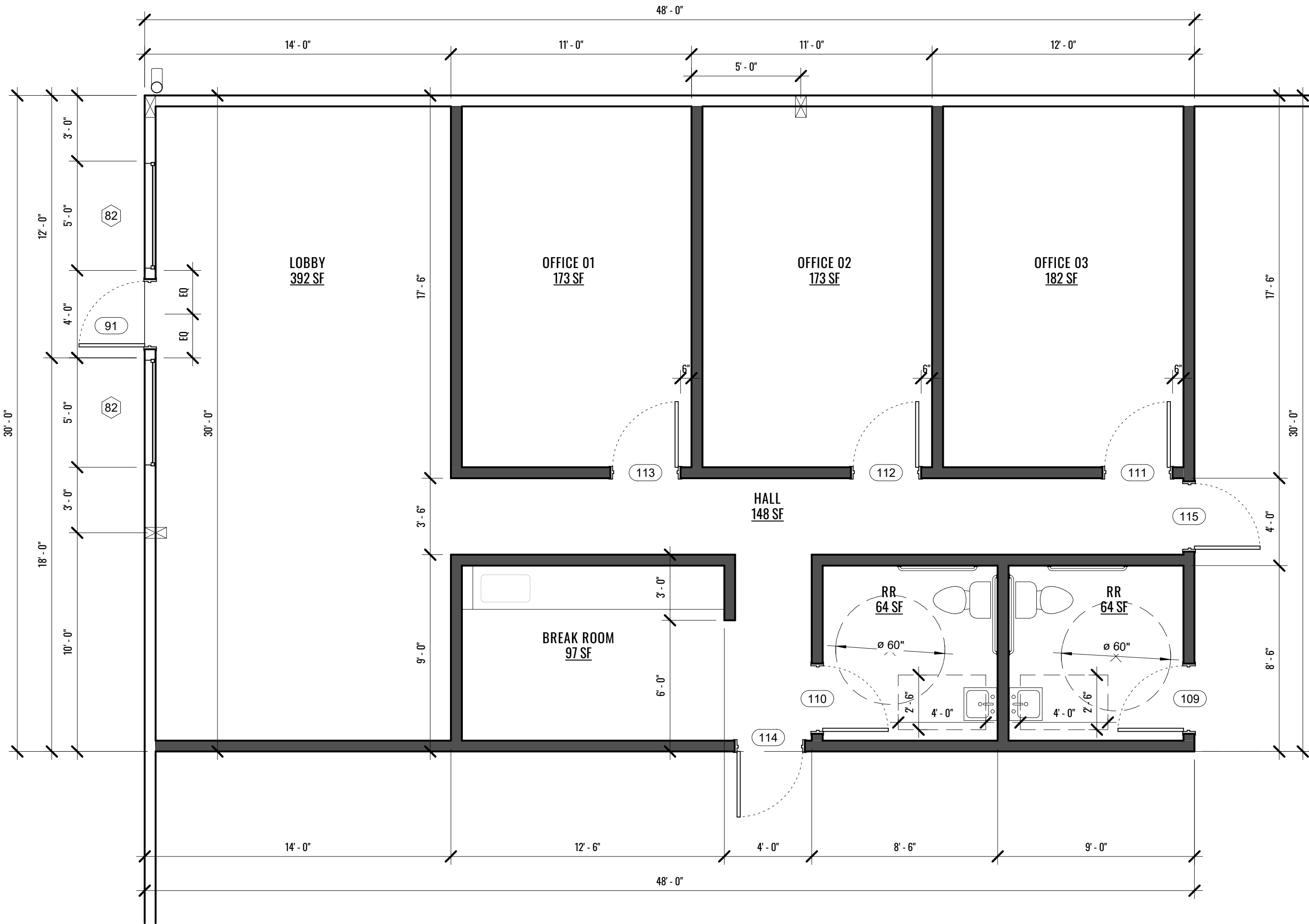
Scale

1/4" = 1'-0"

OFFICE FLOOR

PLAN

A 1.0



1 OFFICE PLANS

1/4" = 1'-0"

DOOR SCHEDULE

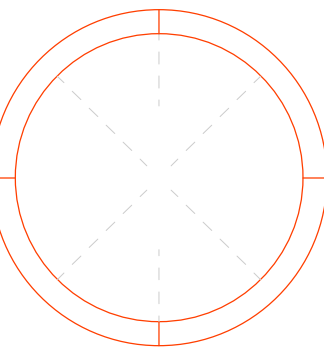
Door #	Width	Height	Notes
91	3'-0"	7'-0"	
102	14'-0"	14'-0"	O.H.D.
103	14'-0"	14'-0"	O.H.D.
104	14'-0"	14'-0"	O.H.D.
105	3'-0"	7'-0"	
106	3'-0"	7'-0"	
107	3'-0"	7'-0"	
108	14'-0"	14'-0"	O.H.D.
109	3'-0"	7'-0"	
110	3'-0"	7'-0"	
111	3'-0"	7'-0"	
112	3'-0"	7'-0"	
113	3'-0"	7'-0"	
114	3'-0"	7'-0"	
115	3'-0"	7'-0"	

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT
82	5'-0"	3'-0"

764 Soechting Road
Bldg 2, New Braunfels,
TX 78130

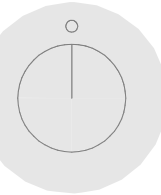
Project No. 23-015



04-10-2025

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Project North

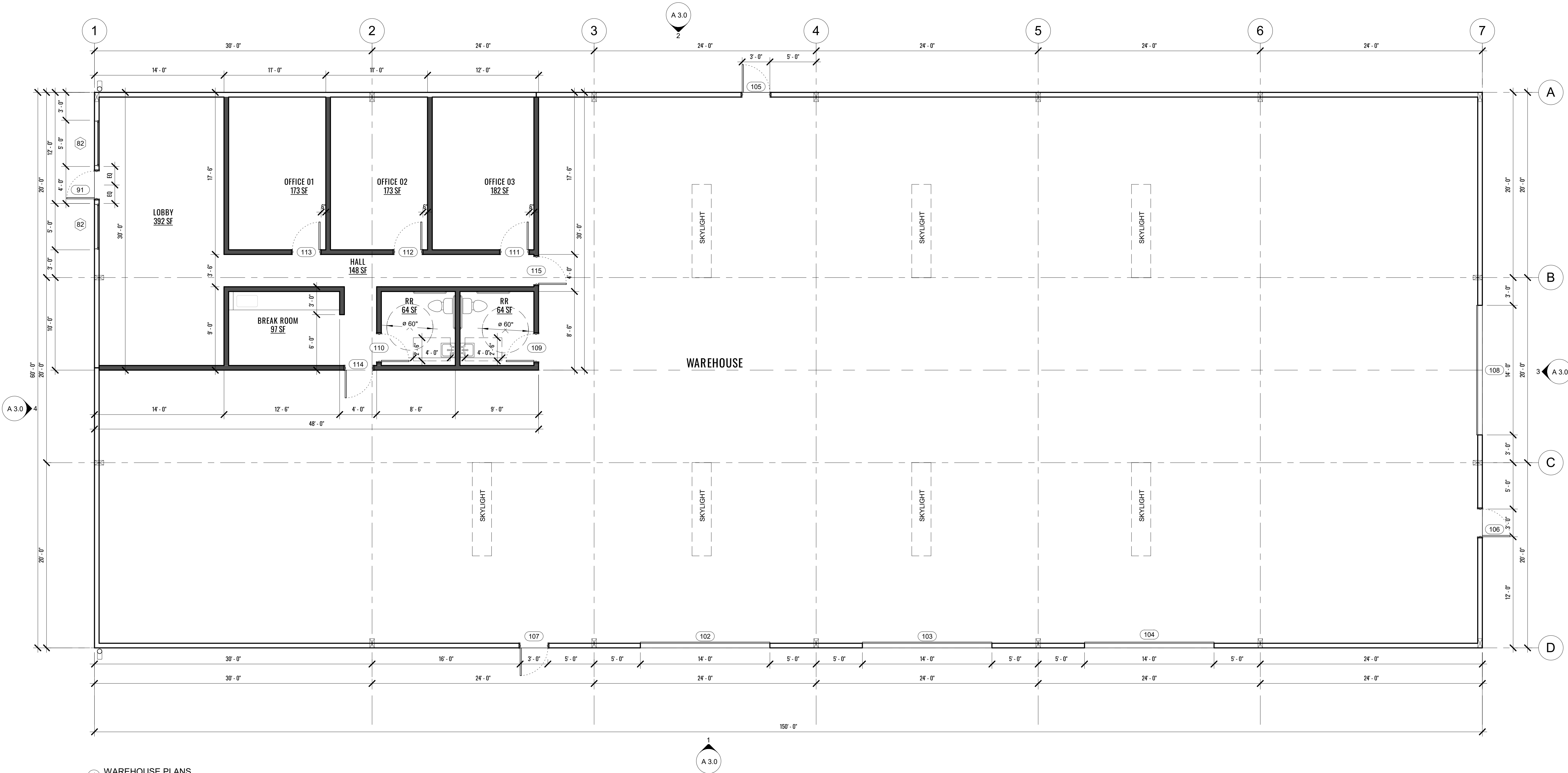


Scale 3/16" = 1'-0"

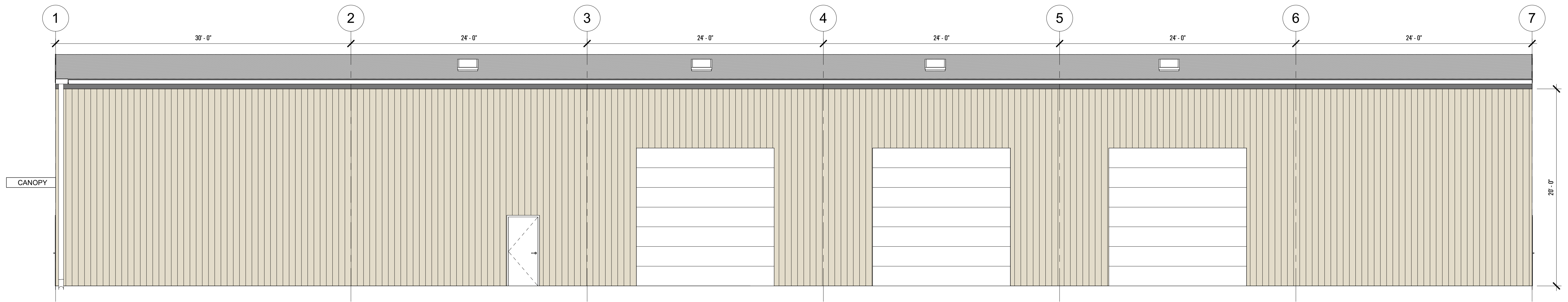
WAREHOUSE
FLOOR PLAN

A 2.0

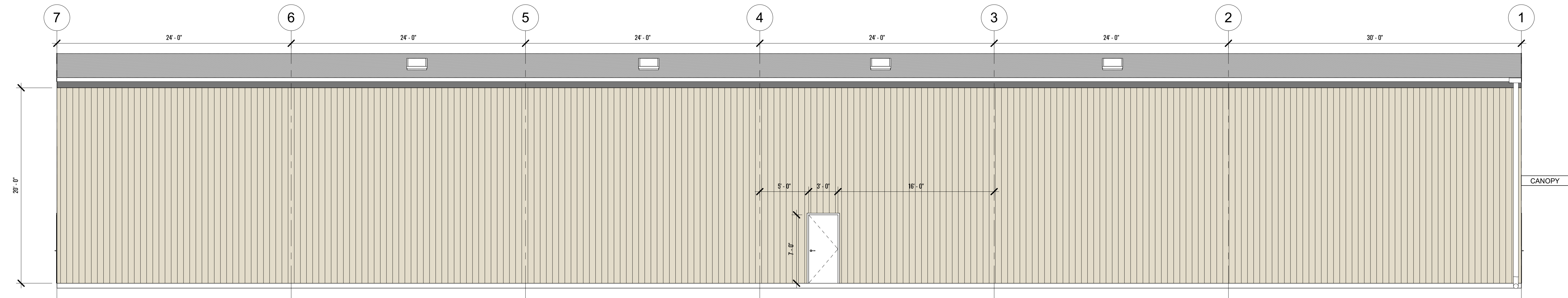
Sheet No. ©2021



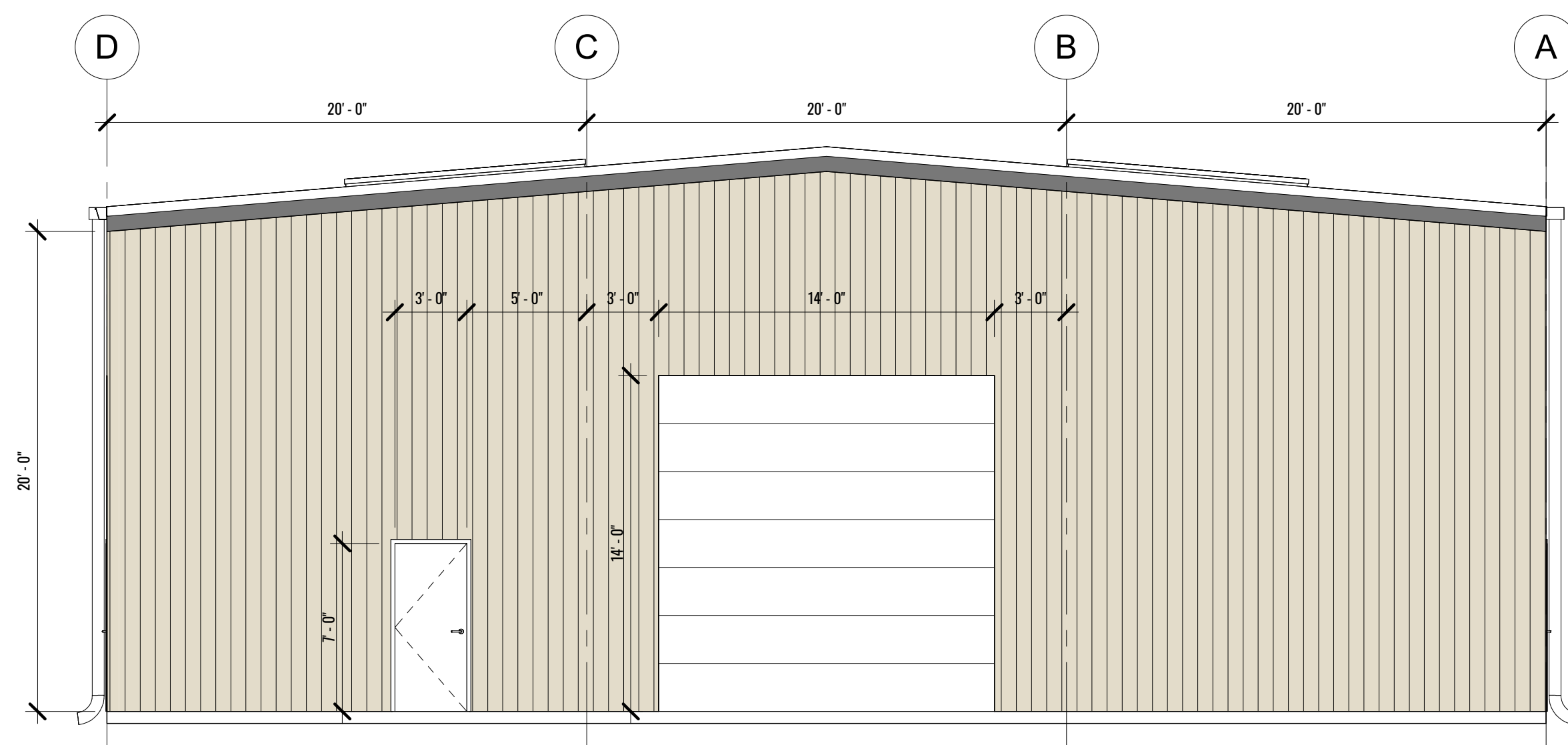
1 WAREHOUSE PLANS
3/16" = 1'-0"



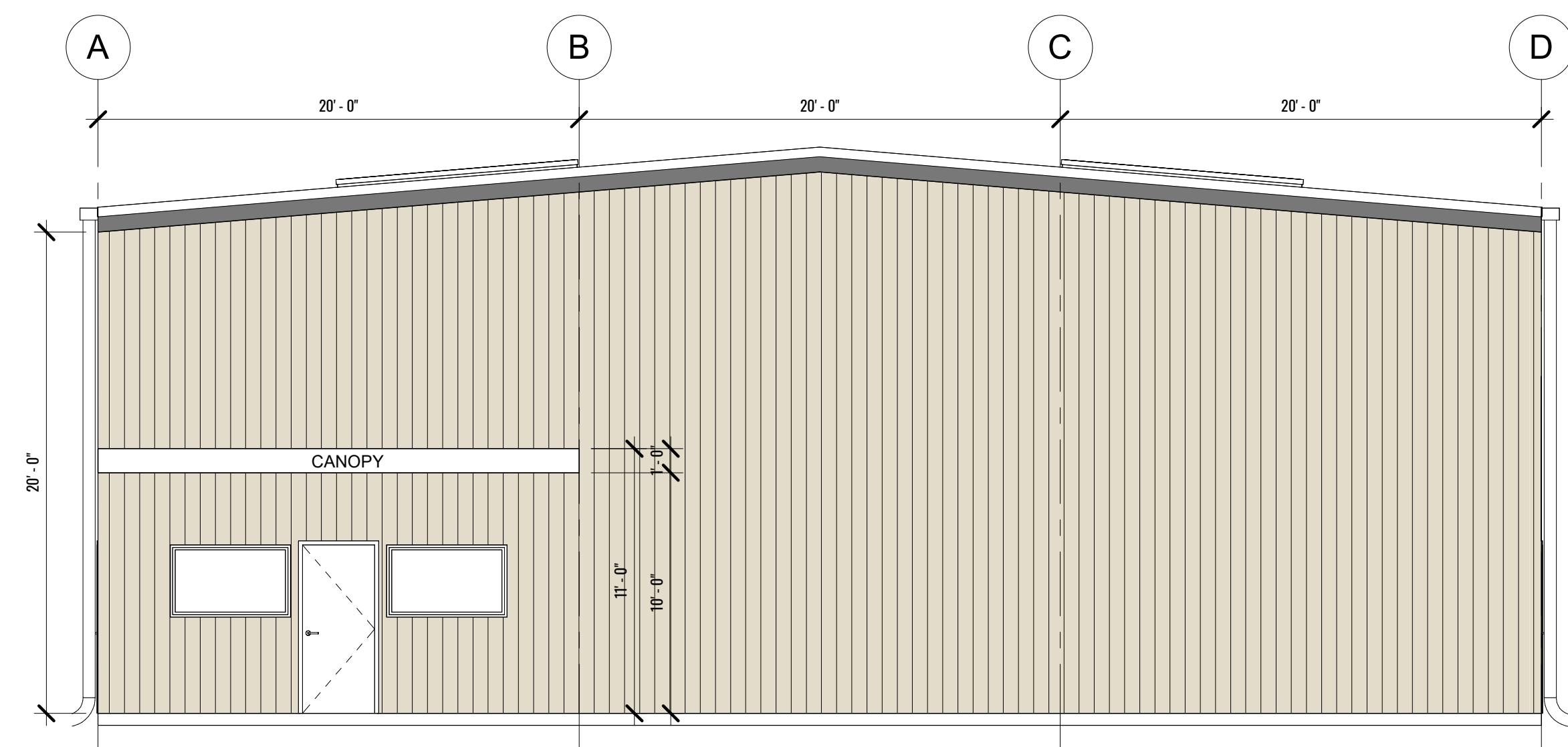
① SIDE ELEVATION 01
3/16" = 1'-0"



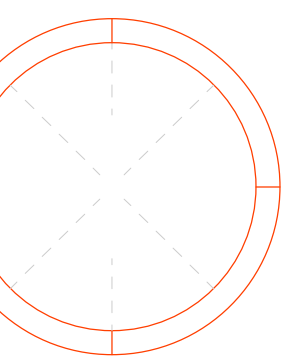
② SIDE ELEVATION 02
3/16" = 1'-0"



③ BACK ELEVATION
3/16" = 1'-0"



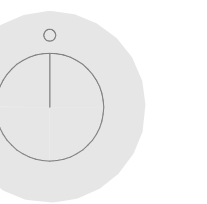
④ FRONT ELEVATION
3/16" = 1'-0"



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Project North



Scale 3/16" = 1'-0"

ELEVATIONS