

BUILDING CODES	
LEGAL JURISDICTION	ARIZONA
BUILDING CODE	2018 IBC
ELECTRICAL CODE	2017 NEC
PLUMBING CODE	2018 IPC
MECHANICAL CODE	2018 IMC
ENERGY CODE	2018 IECC
ACCESSIBILITY STANDARDS	2018 IBC
OCCUPANCY CLASSIFICATION	B
SQFT.	2115
OCCUPANT LOAD	25
TYPE OF CONSTRUCTION	VB
LIVE LOADS:	
OFFICES	50 PSF / 2000 LBS CONCENTRATED LOAD
LOBBY AND CORRIDOR	100 PSF / 2000 LBS CONCENTRATED LOAD
STORAGE ROOM	125 PSF / 2000 LBS CONCENTRATED LOAD
ROOF LIVE LOAD	20 PSF
WIND LOAD	WIND SPEED -MPH:140 VULT/108 VASD
EXPOSURE	B
RISK FACTOR	II
GROUND SNOW LOAD	10 PSF
SEISMIC DESIGN	CATEGORY C
GAS TYPE	NONE

- GENERAL NOTES:
- BUILDING DESIGNED TO BE A MIN OF 10' FROM PROPERTY LINE OR ASSUMED PROPERTY LINE
 - EXTERIOR ACCESSIBILITY FEATURES ON SITE BY OWNER
 - ON PANEL BOX USE #4 BARE COPPER WIRE FROM GROUNDING LUG ON PANEL BOX TO SOLDERLESS GROUNDING BOLT THRU FRAME. EMPTY 1/2" PVC RACE WAY. (SAME LENGTH) AS ENTRANCE) FOR CUSTOMER INSTALLED GROUND WIRE.
 - SERVICE GROUND PER NEC 2014 ARTICLE 250.66 BY OWNER ON SITE
 - VENTILATION OF ATTIC SHALL BE PER SECTION 1203.2 OF THE IBC, AS REQUIRED
 - THE FOUNDATION VENTILATION AS PER SECTION 1203.3.1 OF THE IBC, AS REQUIRED
 - MINIMUM CLEAR AISLE WIDTH SHALL NOT BE LESS THAN 36 INCHES AS PER SECTION 1018 OF THE IBC
 - SERVICE SINK IS TO BE AVAILABLE IN ANOTHER BUILDING ON THE SITE OR BE ADDED AS REQUIRED BY LOCAL OFFICIALS
 - ACCESSIBLE TOILET ROOMS SHALL BE LOCATED ON SITE WITHIN 500' TRAVEL DISTANCE ON AN ACCESSIBLE ROUTE.
 - WATER HEATER SHALL COMPLY WITH IECC SEC. C404
 - UNIT CANNOT BE PLACED IN AREAS WHERE GROUND SNOW LOAD EXCEEDS DESIGN CRITERIA INDICATED ABOVE
 - IF CONCENTRATED FLOOR LOAD IS REQUIRED, ADDITIONAL BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH LOAD REQUIREMENTS OF IBC SEC. 1607 AS REQUIRED
 - ACCESSIBLE DRINKING FOUNTAIN TO BE PROVIDED ON SITE BY OWNER WITHIN 500 FEET OF ACCESSIBLE ROUTE.
 - ANY REQUIRED FIRE/SMOKE DETECTION AND/OR SUPPRESSION SYSTEM TO BE INSTALLED BY OTHER ON SITE IN ACCORDANCE WITH IBC AND IFC.
 - THE COMPLETED DATA PLATE IS ATTACHED IN THE VICINITY OF THE ELECTRICAL PANEL BOX. STATE LABEL IS AFFIXED TO THE BUILDING ON THE BOTTOM LEFT SIDE OF THE REAR WALL OF THE BUILDING.
 - PLAN MAY BE MIRROR IMAGE.
 - IF BUILDING IS PLACED IN A WIND BORNE REGION, IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE AND INSTALL PROTECTION OF OPENINGS, IN ACCORDANCE WITH SECTION 1609.1.2 OF THE 2015 IBC.
 - BUILDING TO NOT BE PLACED IN A FLOOD HAZARD AREA

SHEET LIST	
SHEET NO.	SHEET NAME
A00	COVER PAGE
A01	EQUIPMENT PLAN
A02	CONSTRUCTION PAGE (MODULE C)
A02.1	CONSTRUCTION PAGE (MODULE B)
A02.2	CONSTRUCTION PAGE (MODULE A)
A02.3	CONSTRUCTION DETAILS
A02.4	CONSTRUCTION DETAILS
A02.5	CONSTRUCTION DETAILS
A03	CABINET & COUNTERTOP
A04	REFLECTED CEILING PLAN
D01	CROSS SECTION
D01.1	TRIM DETAILS
D02	ELEVATIONS
E01	ELECTRICAL PLAN
E02	LIGHTING PLAN
E03	ELECTRICAL NOTES
F02	FOUNDATION PAGE
M01	MECHANICAL PLAN
P01	PLUMBING PAGE SUPPLY
P02	PLUMBING PAGE SANITARY

FRAMES

FRAMES TO INCLUDE (1) COAT OF PRIMER AND INDUSTRIAL PAINT

FRAME: 12 X 56 12" I BEAM
AXLE: 1BR - 4DR AXLES
HITCH: REMOVABLE HITCH
TIRES: 14 PLY TIRES

FLOOR

FLOOR JOIST: 2X8 #2 SYP OR BETTER FLOOR JOIST AT 16" O.C.
FLOOR JOIST: 2X8 #2 SYP OR BETTER DOUBLE RIM JOIST
INSULATION: R-30 UNFACED FIBERGLASS FLOOR INSULATION
SUBFLOOR: 3/4" T&G PLYWOOD SUBFLOOR DECKING (SINGLE LAYER)
UNDERSHEATHING: .040 MOBILE FLEX
FLOOR COVERING: COMMERCIAL ARMSTRONG VCT 1/8" X 12" X 12" TILE STAGGERED JOINT INSTALLATION
HOLDBACKS: SUBFLOOR (2-1/4") TILE (5")
MISC: N/A

EXTERIOR WALLS

WALL FRAMING: 2X6 #2 SYP OR BETTER @ 16" O.C.
INSULATION: R-19 UNFACED FIBERGLASS INSULATION
TOP PLATE: DOUBLE
BOTTOM PLATE: SINGLE
INTERIOR COVERING: 1/2" VCG W/ MATCHING BATTENS
FRP COVERING: BEHIND & BESIDE PLUMBING FIXTURES IN R.R.
BASE: 4" VINYL COVE BASE THROUGHOUT
BUILDING WRAP: HOUSEWRAP
EXT. SIDING: 3/8" L.P. SMART PANEL SIDING
EXT. SHEATHING: 7/16" OSB EXTERIOR SHEATHING TO SHEAR WALLS ONLY
EXT. TRIMS:
 3/4" X 4" SMART PANEL TRIM - DOORS, WINDOWS, CORNERS, HVAC, FALSE MANSARD
 3/4" X 8" SMART PANEL TRIM - TOP
 3/8" X 6" SMART PANEL TRIM - BOTTOM

INTERIOR WALLS

FULL HEIGHT STUDS TO BOTTOM OF ROOF RAFTERS THROUGHOUT

WALL FRAMING: 2X4 #2 SYP OR BETTER @ 16" O.C.
INSULATION: R-11 UNFACED FIBERGLASS INSULATION (ALL INTERIOR WALLS)
TOP PLATE: DOUBLE
BOTTOM PLATE: SINGLE
INTERIOR COVERING: 1/2" VCG W/ MATCHING BATTENS
FRP COVERING: BEHIND & BESIDE PLUMBING FIXTURE IN R.R.
BASE: 4" VINYL COVE BASE THROUGHOUT
PLENUM: 1/2" RAW GYP TO INNER SIDE
MISC: 3/4" PLYWOOD WALL PANEL, PAINTED WITH FIRE RETARDENT PAINT 4X8 SHEET IN I.T. ROOM, TO ONE FULL WALL

ROOF

ROOF DESIGN: TRANSVERSE PITCH (SLOPE TO END WALLS)
ROOF FRAMING: 2X8 #2 SYP OR BETTER @ 16" O.C.
ROOF FRAMING: 2X8 #2 SYP OR BETTER SINGLE RIM JOIST
INSULATION: R-38 UNFACED FIBERGLASS INSULATION
RAFTER FINISH: SUPPORT NETTING
CEILING: 2X4 T-GRID SUSPENDED CEILING (GRIDSTONE TILES IN R.R.)
CEILING HEIGHT: 8'-0" TO FLOAT OVER INTERIOR WALLS
ROOF SKINNING: WHITE 45 MIL EPDM MEMBRANE
ROOF SHEATHING: 7/16" OSB W/ "FR" ADHESIVE
MISC: PAINTED L.P. SMART PANEL FALSE MANSARD, NO PROJECTION, FOLLOWS ROOF LINE

OPTION

- SKIRTING

DOOR EQUIPMENT SCHEDULE					
MARK	COUNT	FUNCTION	MODEL	DESCRIPTION	HARDWARE
101	1	Exterior	36" X 80"	TELSTAR PRE-HUNG INSULATED EXT. DOOR W/ 18 GA. FRAME WITH 10X10 LITE KIT	GRADE 2 PASSAGE LEVER, GRADE 2 SINGLE CYLINDER DEADBOLT W/ THUMBLATCH, CLOSER
102	1	Exterior	36" X 80"	TELSTAR PRE-HUNG INSULATED EXT. DOOR W/ 18 GA. FRAME WITH 10X10 LITE KIT	GRADE 2 PASSAGE LEVER, GRADE 2 SINGLE CYLINDER DEADBOLT W/ THUMBLATCH, CLOSER
103	1	Exterior	36" X 80"	TELSTAR PRE-HUNG INSULATED EXT. DOOR W/ 18 GA. FRAME WITH 10X10 LITE KIT	GRADE 2 PASSAGE LEVER, GRADE 2 SINGLE CYLINDER DEADBOLT W/ THUMBLATCH, CLOSER
104	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 PASSAGE LEVER, FLOOR MOUNTED DOOR STOP
105	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 STOREROOM/CLOSET LEVER, FLOOR MOUNTED DOOR STOP
106	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 PRIVACY LEVER, FLOOR MOUNTED DOOR STOP
107	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 PRIVACY LEVER, FLOOR MOUNTED DOOR STOP
108	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 KEYS LEVER, FLOOR MOUNTED DOOR STOP
109	1	Interior	36" X 80"	LEGACY WALNUT (SOLID CORE) WITH STEEL JAMB	GRADE 2 PRIVACY LEVER, FLOOR MOUNTED DOOR STOP

WINDOW EQUIPMENT SCHEDULE			
MARK	COUNT	MODEL	DESCRIPTION
201	5	48"x36"	VINYL LOW E66 HORIZONTAL WINDOW WITH SCREEN AND MINIBLINDS

MECHANICAL EQUIPMENT SCHEDULE			
MARK	COUNT	MODEL	DESCRIPTION
301	3	3 TON	3 TON WALL HUNG SYSTEM WITH 10 KW HEAT
302	1		1 TON MINI SPLIT SYSTEM WITH COOL ONLY AND T-STAT MOUNTED IN I.T. ROOM
303	1		1 TON MINI SPLIT AIR CONDENSER
304	2	75 CFM	EXHAUST FAN

PLUMBING FIXTURE SCHEDULE			
MARK	COUNT	MODEL	DESCRIPTION
401	2	ADA Compliant	WATER CLOSET - TANK, BOWL, ELONGATED SEAT
402	2		WALL HUNG LAVATORY WITH ADA FAUCET
403	1		FLOOR MOUNTED MOP SINK WITH BASIN DRAIN AND WALL MOUNTED FAUCET
404	1	40 GA	ELECTRIC WATER HEATER
405	1		2 GAL EXPANSION PRESSURE TANK
406	1		STAINLESS STEEL BAR SINK WITH ADA CENTER-SET GOOSENECK FAUCET
407	1		REFRIGERATOR VALVE BOX

FURNITURE EQUIPMENT SCHEDULE			
MARK	COUNT	MODEL	DESCRIPTION
501	2		ADA GRAB BAR 36" AT REAR, 42" AT SIDE, 18" AT SIDE VERTICAL
502	2		ADA 18" X 36" WALL MOUNTED FRAMELESS MIRROR
503	2		SINGLE ROLL TOILET PAPER HOLDER- WALL HUNG
504	2		ADA RESTROOM SIGNAGE
505	1		WATER HEATER DRAIN PAN
506	1		36" STAINLESS STEEL MOP / BROOM RACK WITH 4 HOLDERS, WALL MOUNTED

ELECTRICAL EQUIPMENT SCHEDULE	
COUNT	DESCRIPTION
2	EXTERIOR POWER PANEL - NEMA3R 100A/100 MAIN
1	EXTERIOR POWER PANEL - NEMA3R 150A/150 MAIN

ELECTRICAL FIXTURES SCHEDULE	
COUNT	DESCRIPTION
4	20A/125V CLASS 'A' WEATHERPROOF GFCI RECEPTACLE
22	20A/125V DUPLEX RECEPTACLE
4	20A/125V GFCI RECEPTACLE
3	30A/ 125V L530 TWIST LOCK RECEPTACLE
13	DATA OUTLET (STUBBED UP ABOVE T-GRID)
3	DIGITAL 7 DAY PROGRAMMABLE THERMOSTAT

LIGHTING FIXTURES SCHEDULE	
COUNT	DESCRIPTION
27	2X4 LAMP LAY IN LED FLAT PANEL LIGHT FIXTURE
6	2X4 LAMP LAY IN LED FLAT PANEL LIGHT FIXTURE WITH BATTERY BACKUP
4	1600 LUMEN EQ BRONZE LED SECURITY FLOOD LIGHT
3	LED EXTERIOR WALL PACK WITH PHOTOCCELL
3	LIGHTED EXIT SIGN WITH BATTERY BACKUP

LIGHTING SWITCHES SCHEDULE	
COUNT	DESCRIPTION
1	15A/125V FOUR WAY SWITCH
6	15A/125V SINGLE POLE SWITCH W/ OCCUPANCY SENSOR
2	15A/125V THREE WAY SWITCH
3	CEILING MOUNTED OCCUPANCY SENSOR

AIR TERMINAL SCHEDULE	
COUNT	DESCRIPTION
3	8" X 10" X 6" SUPPLY AIR DIFFUSER
20	24" X 24" 4 WAY ADJUSTABLE STEEL DIFFUSER T-GRID SUPPLY WITH FLEX, COLLARS AND DAMPERS
9	24" X 24" PERFORATED FACE T-GRID JUMPER RETURN AIR GRILL WITH FLEX DUCT AND COLLARS

Approved for Construction
 Date: March 31, 2022
 By: Truman Kiyaani, TCRHCC Project Manager

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DATE:	17MAR2022	#	DESCRIPTION	BY	DATE
SCALE:	As indicated	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

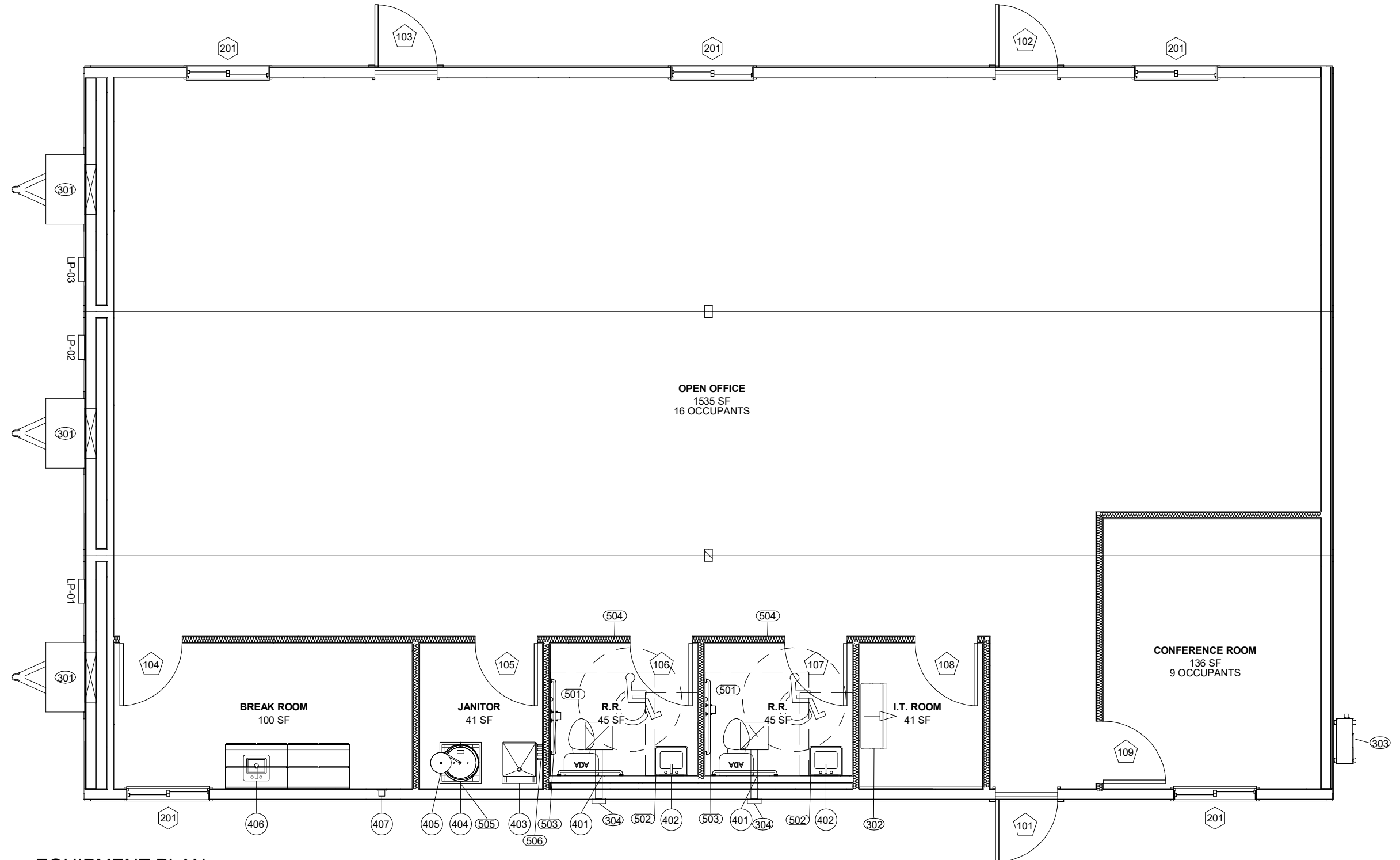
PROJECT TITLE: 36X60 OFFICE		
DRAWING TITLE: COVER PAGE	PROJECT NO: 22683-01	SHEET NO: A00



MODULE
"C"

MODULE
"B"

MODULE
"A"



1 EQUIPMENT PLAN
3/16" = 1'-0"

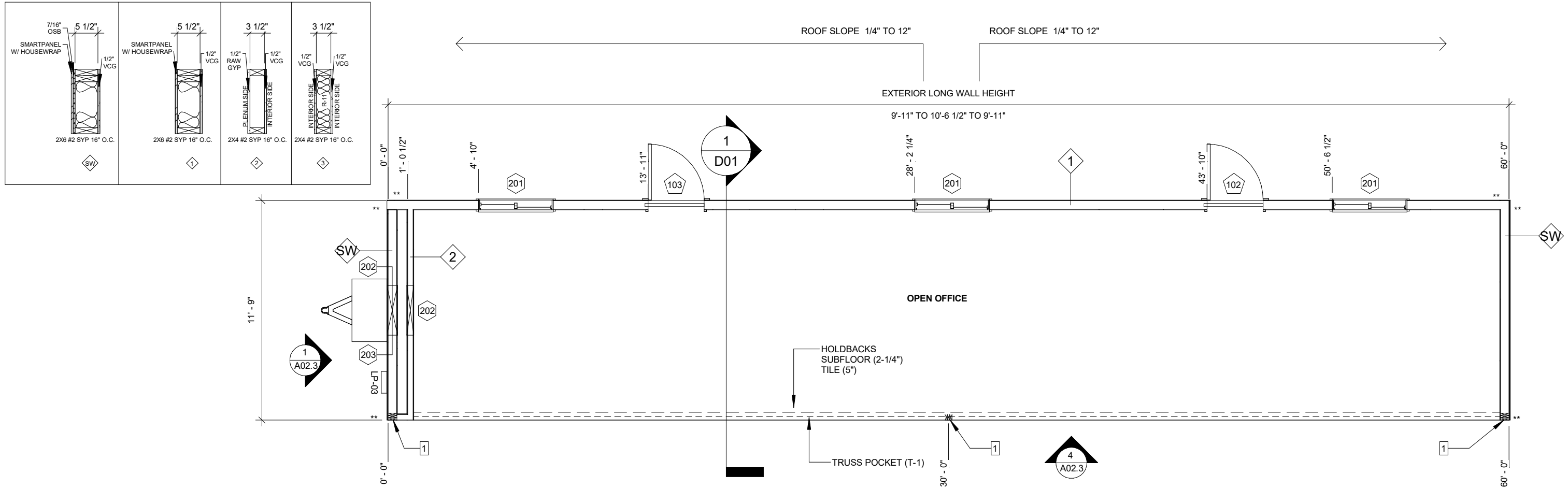
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CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: A01
DRAWING TITLE: EQUIPMENT PLAN		





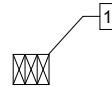
1 CONSTRUCTION PLAN (MODULE C)
3/16" = 1'-0"

CONSTRUCTION NOTES:

- ALL MEASUREMENTS ARE FROM RAW FRAMING MEMBER TO RAW FRAMING MEMBER, EXCEPT WHEN FINISHED I.D. IS CALLED OUT
- ALL EXTERIOR WALLS ARE DRAWN AT 5-1/2"
- ALL INTERIOR ARE DRAWN AS 3-1/2" UNLESS OTHERWISE NOTED.
- ALL DOOR JAMBS ARE 3" AWAY FROM WALL UNLESS OTHERWISE NOTED.
- EXTERIOR DOOR AND WINDOW HEADERS TO DBL 2X4
- VERTICAL STRAP RATED FOR 3150lb MIN. @ 48" O.C. FASTENED WITH (18) 6D NAILS @ EXTERIOR WALLS
- END WALL HEIGHT IS 9'-11"
- LONG WALL HEIGHT IS 9'-11" TO 10'-6 1/2" TO 9'-11"
- MATELINE WALL HEIGHT IS 8'-3"
- PLENUM WALL HEIGHT IS 9'-11 1/4"
- INTERIOR WALL HEIGHT IS LABELED ON DRAWING

** SYMBOL INDICATES LOCATION OF (2) MSTA 15 STRAPS

- NOTES ON TRUSS POCKET
- TAPERED TRUSS - 20" TO 27 1/2" TO 20"
 - 3" TRUSS POCKET
 - BOTTOM OF TRUSS AND POCKET: 8'-3"
 - MIN (3) #2 SYP 2X4 COLUMNS W/ (1) ONE MSTA 15 STRAP EACH MATE LINE



SYMBOL DENOTES BEAM POCKET LOCATIONS

R-11 INSULATION

DOOR SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
101	36"	80 1/2"	0"
102	36"	80 1/2"	0"
103	36"	80 1/2"	0"
104	37 1/4"	81"	0"
105	37 1/4"	81"	0"
106	37 1/4"	81"	0"
107	37 1/4"	81"	0"
108	37 1/4"	81"	0"
109	37 1/4"	81"	0"

WINDOW SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
201	48 1/2"	36 1/2"	39"

ROUGH OPENING SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
202	32"	10 1/2"	105 1/2"
203	29"	14"	75"
204	22 1/2"	10 1/2"	105 1/2"
205	16 1/2"	10 1/2"	105 1/2"

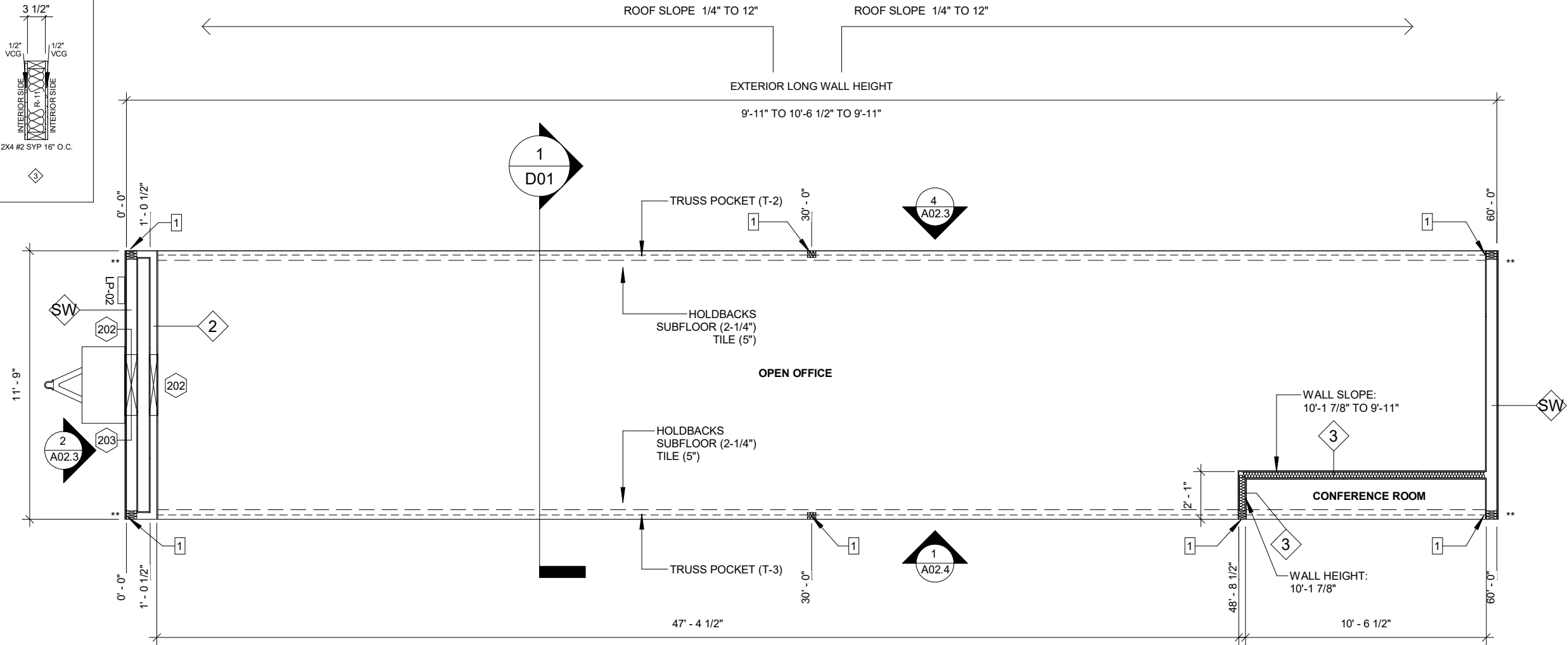
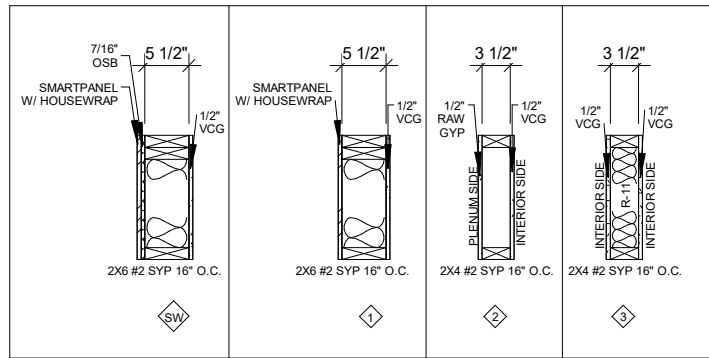
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Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: A02
DRAWING TITLE: CONSTRUCTION PAGE (MODULE C)		





1 CONSTRUCTION PLAN (MODULE B)
3/16" = 1'-0"

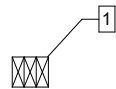
CONSTRUCTION NOTES:

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3. ALL INTERIOR ARE DRAWN AS 3-1/2" UNLESS OTHERWISE NOTED.
4. ALL DOOR JAMBS ARE 3" AWAY FROM WALL UNLESS OTHERWISE NOTED.
5. EXTERIOR DOOR AND WINDOW HEADERS TO DBL 2X4
6. VERTICAL STRAP RATED FOR 3150lb MIN. @ 48" O.C. FASTENED WITH (18) 6D NAILS @ EXTERIOR WALLS
7. END WALL HEIGHT IS 9'-11"
8. LONG WALL HEIGHT IS 9'-11" TO 10'-6 1/2" TO 9'-11"
9. MATELINE WALL HEIGHT IS 8'-3"
10. PLENUM WALL HEIGHT IS 9'-11 1/4"
11. INTERIOR WALL HEIGHT IS LABELED ON DRAWING

** SYMBOL INDICATES LOCATION OF (2) MSTA 15 STRAPS

NOTES ON TRUSS POCKET

- TAPERED TRUSS - 20" TO 27 1/2" TO 20"
- 3" TRUSS POCKET
- BOTTOM OF TRUSS AND POCKET: 8'-3"
- MIN (3) #2 SYP 2X4 COLUMNS W/ (1) ONE MSTA 15 STRAP EACH MATE LINE



SYMBOL DENOTES BEAM POCKET LOCATIONS

R-11 INSULATION

DOOR SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
101	36"	80 1/2"	0"
102	36"	80 1/2"	0"
103	36"	80 1/2"	0"
104	37 1/4"	81"	0"
105	37 1/4"	81"	0"
106	37 1/4"	81"	0"
107	37 1/4"	81"	0"
108	37 1/4"	81"	0"
109	37 1/4"	81"	0"

WINDOW SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
201	48 1/2"	36 1/2"	39"

ROUGH OPENING SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
202	32"	10 1/2"	105 1/2"
203	29"	14"	75"
204	22 1/2"	10 1/2"	105 1/2"
205	16 1/2"	10 1/2"	105 1/2"

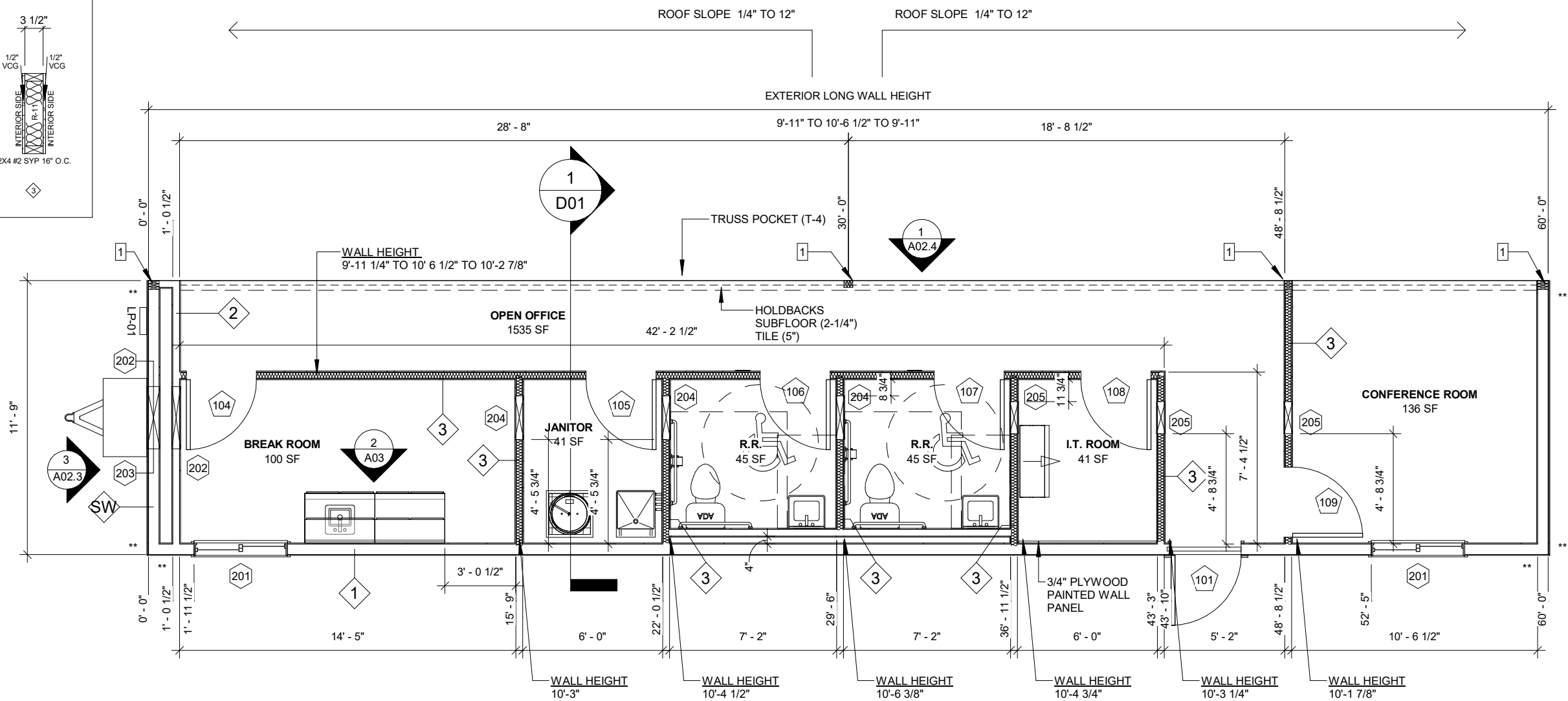
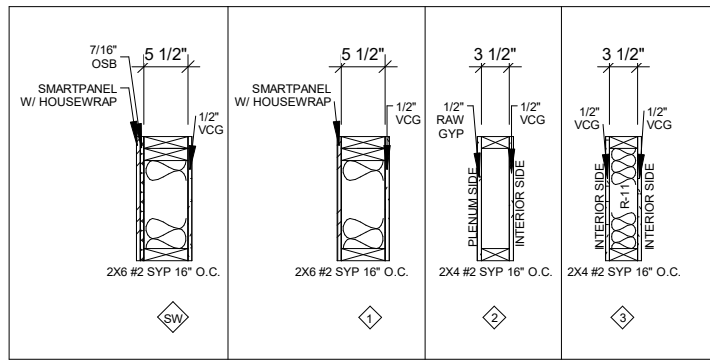
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Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: A02.1
DRAWING TITLE: CONSTRUCTION PAGE (MODULE B)		





1 CONSTRUCTION PLAN (MODULE A)
3/16" = 1'-0"

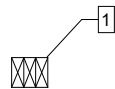
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** SYMBOL INDICATES LOCATION OF (2) MSTA 15 STRAPS

NOTES ON TRUSS POCKET

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- 3" TRUSS POCKET
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- MIN (3) #2 SYP 2X4 COLUMNS W/ (1) ONE MSTA 15 STRAP EACH MATE LINE



SYMBOL DENOTES BEAM POCKET LOCATIONS

R-11 INSULATION

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105	37 1/4"	81"	0"
106	37 1/4"	81"	0"
107	37 1/4"	81"	0"
108	37 1/4"	81"	0"
109	37 1/4"	81"	0"

WINDOW SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
201	48 1/2"	36 1/2"	39"

ROUGH OPENING SCHEDULE			
MARK	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT
202	32"	10 1/2"	105 1/2"
203	29"	14"	75"
204	22 1/2"	10 1/2"	105 1/2"
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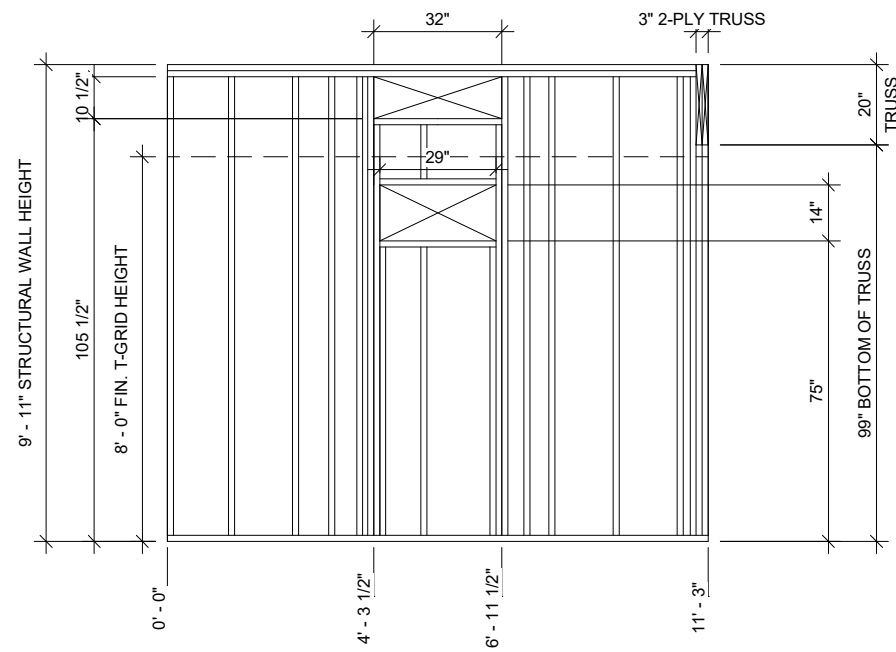
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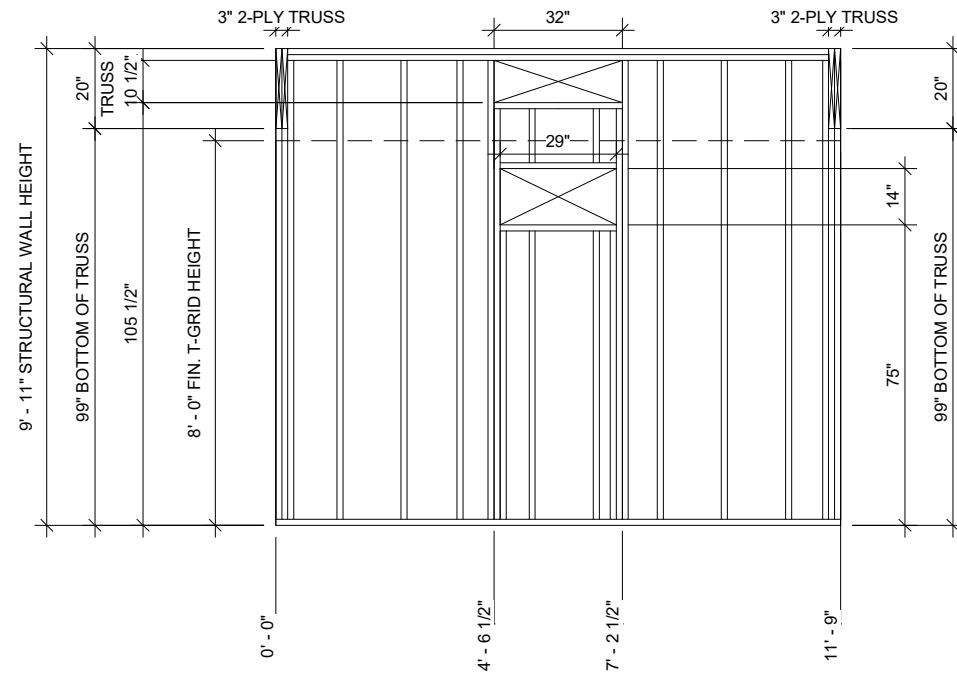
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SCALE:	As indicated	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: A02.2
DRAWING TITLE: CONSTRUCTION PAGE (MODULE A)		

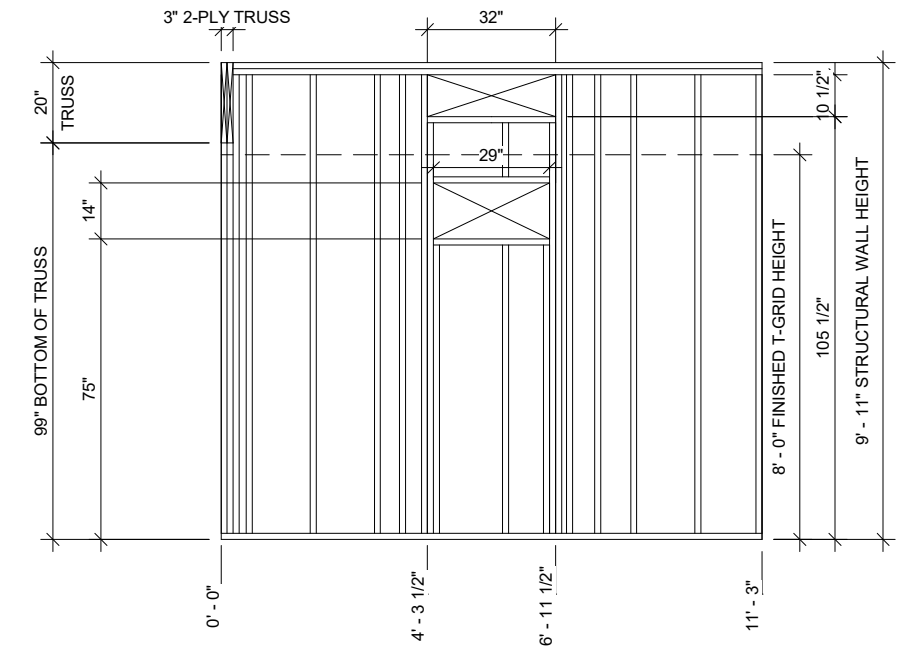




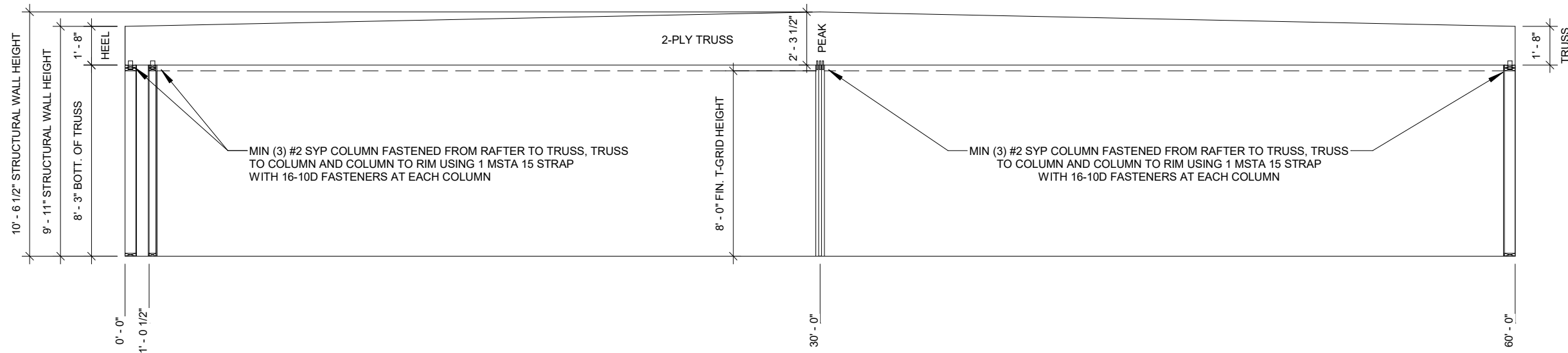
① HVAC FRAMING 3 TON (MODULE C)
1/4" = 1'-0"



② HVAC FRAMING 3 TON (MODULE B)
1/4" = 1'-0"



③ HVAC FRAMING 3 TON (MODULE A)
1/4" = 1'-0"



④ UNIT C/B MATE LINE WALL FRAMING
3/16" = 1'-0"

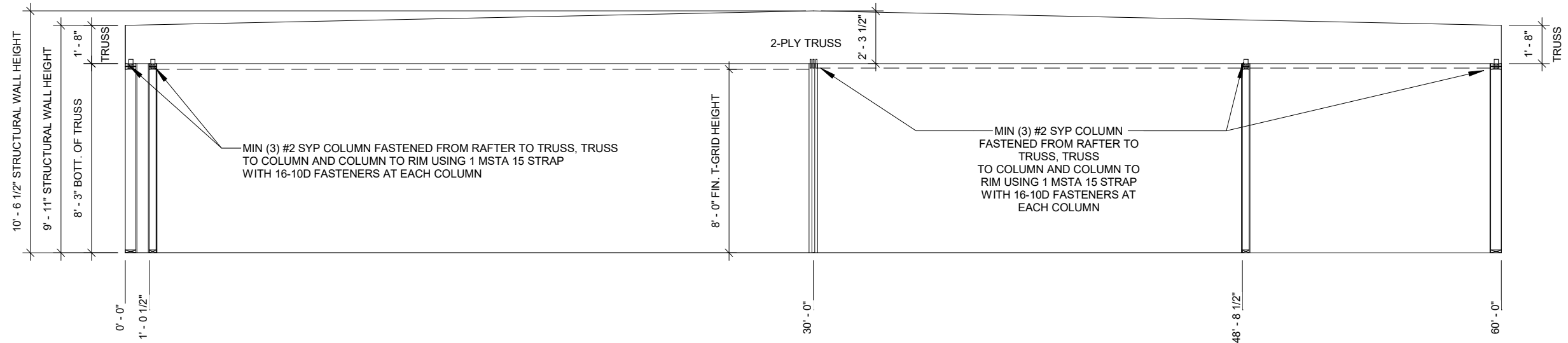
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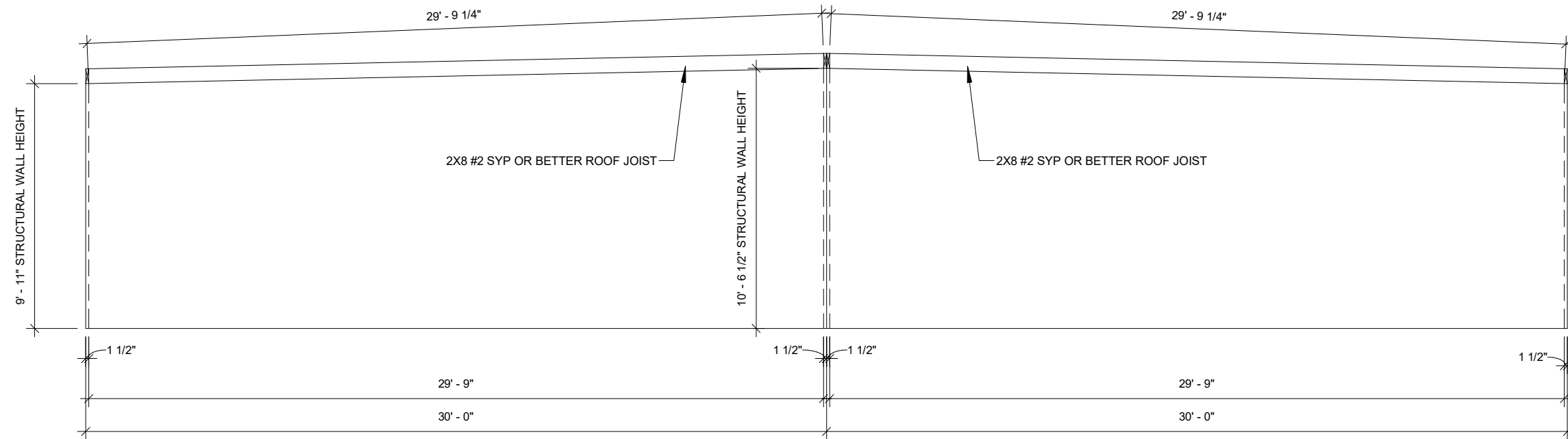
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SCALE:	As indicated	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE:	36X60 OFFICE	
DRAWING TITLE:	PROJECT NO:	SHEET NO:
CONSTRUCTION DETAILS	22683-01	A02.3





① UNIT B/A MATE LINE WALL FRAMING
3/16" = 1'-0"



② ROOF JOIST DETAIL
3/16" = 1'-0"

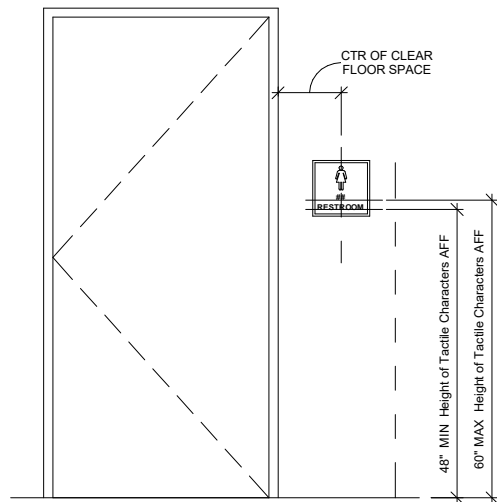
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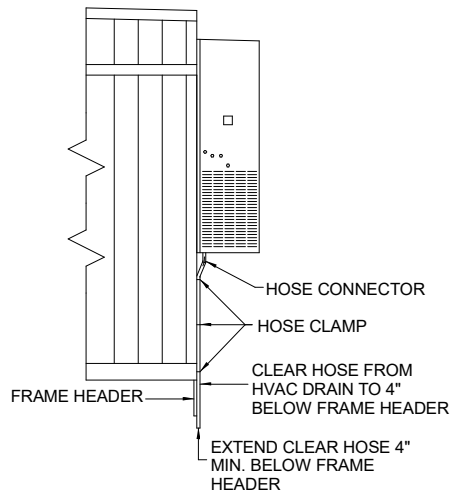
DATE:	17MAR2022	#	DESCRIPTION	BY	DATE
SCALE:	3/16" = 1'-0"	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE		
DRAWING TITLE: CONSTRUCTION DETAILS	PROJECT NO: 22683-01	SHEET NO: A02.4

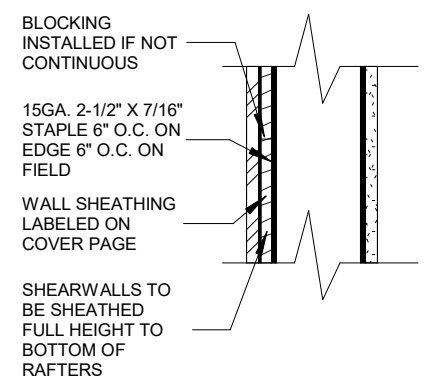




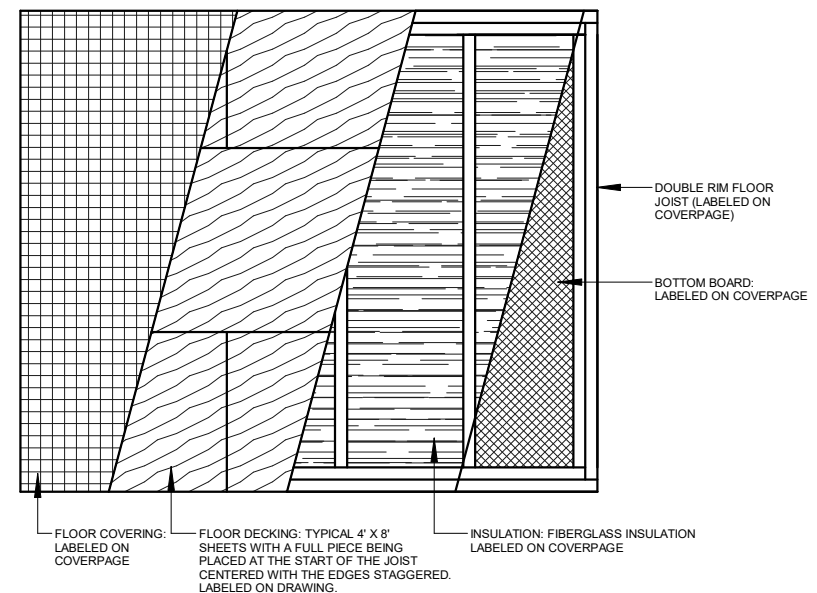
1 SIGN DETAIL
3/8" = 1'-0"



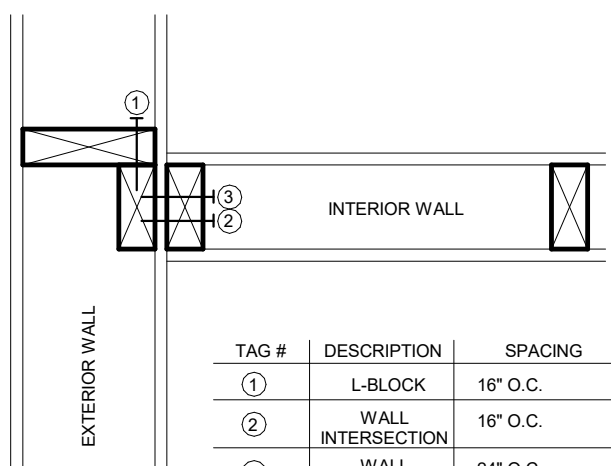
2 CONDESATE DETAIL
3/16" = 1'-0"



3 EXT. WALL SHEATHING DETAIL
1 1/2" = 1'-0"

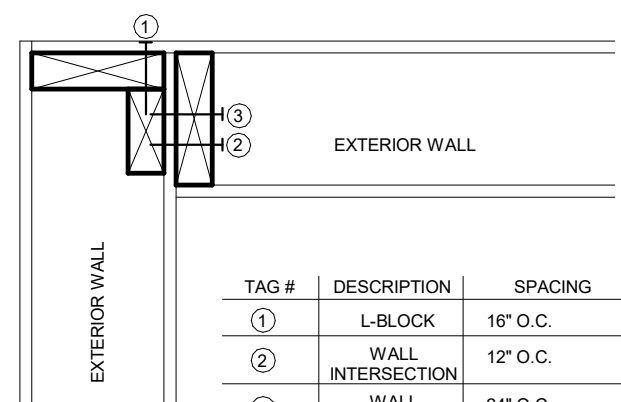


4 FLOOR CONSTRUCTION DETAIL
1/2" = 1'-0"



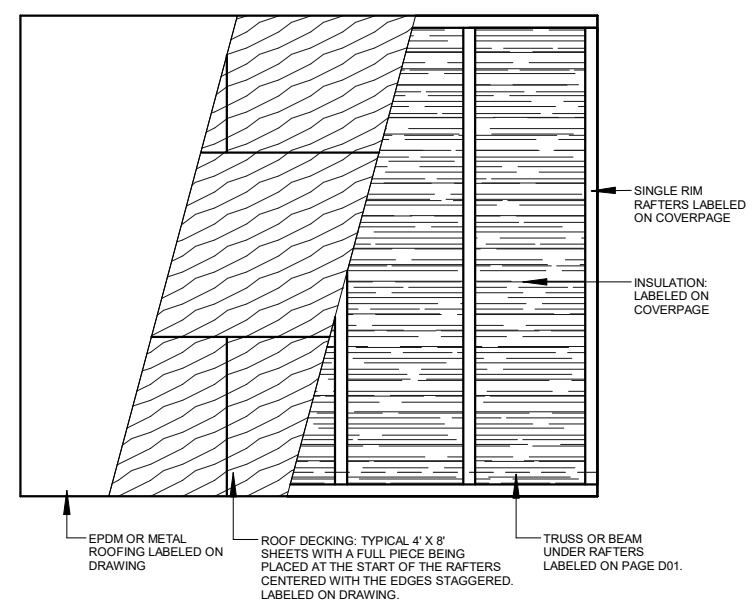
TAG #	DESCRIPTION	SPACING	FASTENER
1	L-BLOCK	16" O.C.	3" X 0.131 FRAMING NAIL
2	WALL INTERSECTION	16" O.C.	3" X 0.131 FRAMING NAIL
3	WALL INTERSECTION	24" O.C.	5/16" X 3 LAG W/WASHER

5 FASTENING SCHEDULE INTERSECTING WALL DETAIL
1 1/2" = 1'-0"



TAG #	DESCRIPTION	SPACING	FASTENER
1	L-BLOCK	16" O.C.	3" X 0.131 FRAMING NAIL
2	WALL INTERSECTION	12" O.C.	3" X 0.131 FRAMING NAIL
3	WALL INTERSECTION	24" O.C.	5/16" X 3 LAG W/WASHER

6 EXTERIOR WALL DETAIL
1 1/2" = 1'-0"



7 ROOF CONSTRUCTION DETAIL
1/2" = 1'-0"

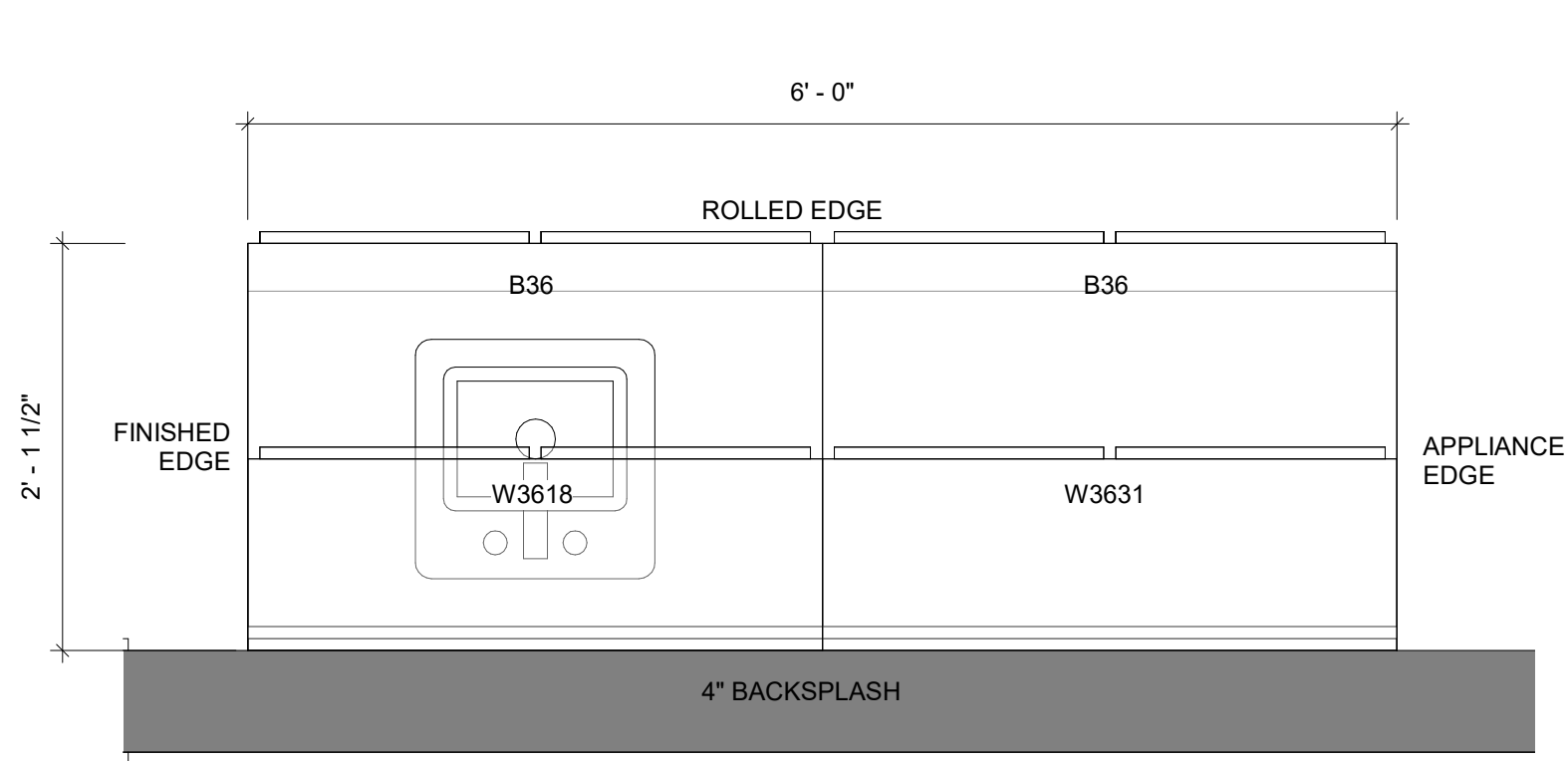
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CHECKER:					
Bid #:	7212597-R1				

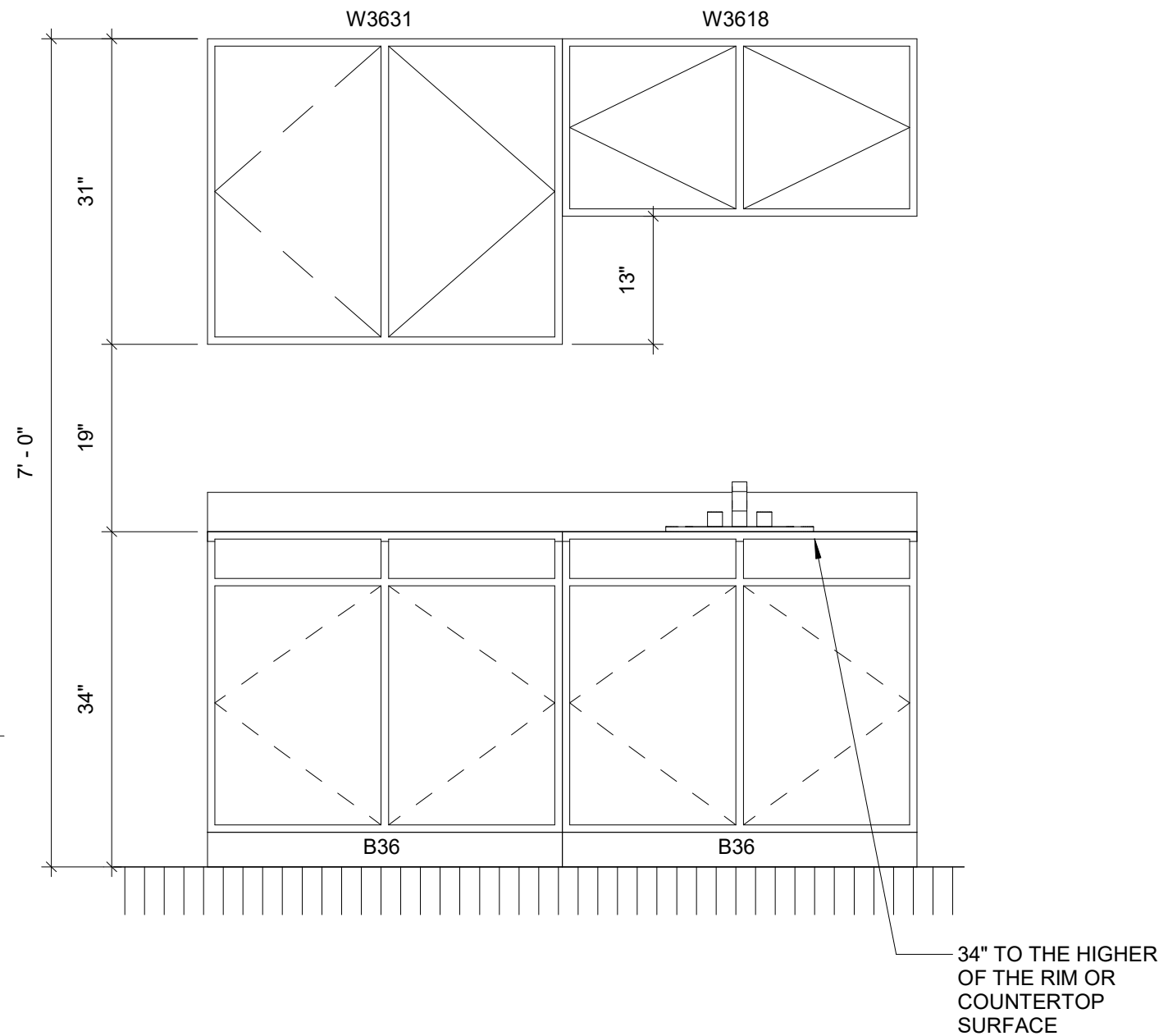
PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: A02.5
DRAWING TITLE: CONSTRUCTION DETAILS		





1 CABINET AND COUNTERTOP DETAIL (PLAN VIEW)
1" = 1'-0"

NOTE: MILLWORK MATERIALS: CABINET DOOR/DRAWER PULLS



2 CABINET AND COUNTERTOP DETAIL (ELEVATION VIEW)
3/4" = 1'-0"

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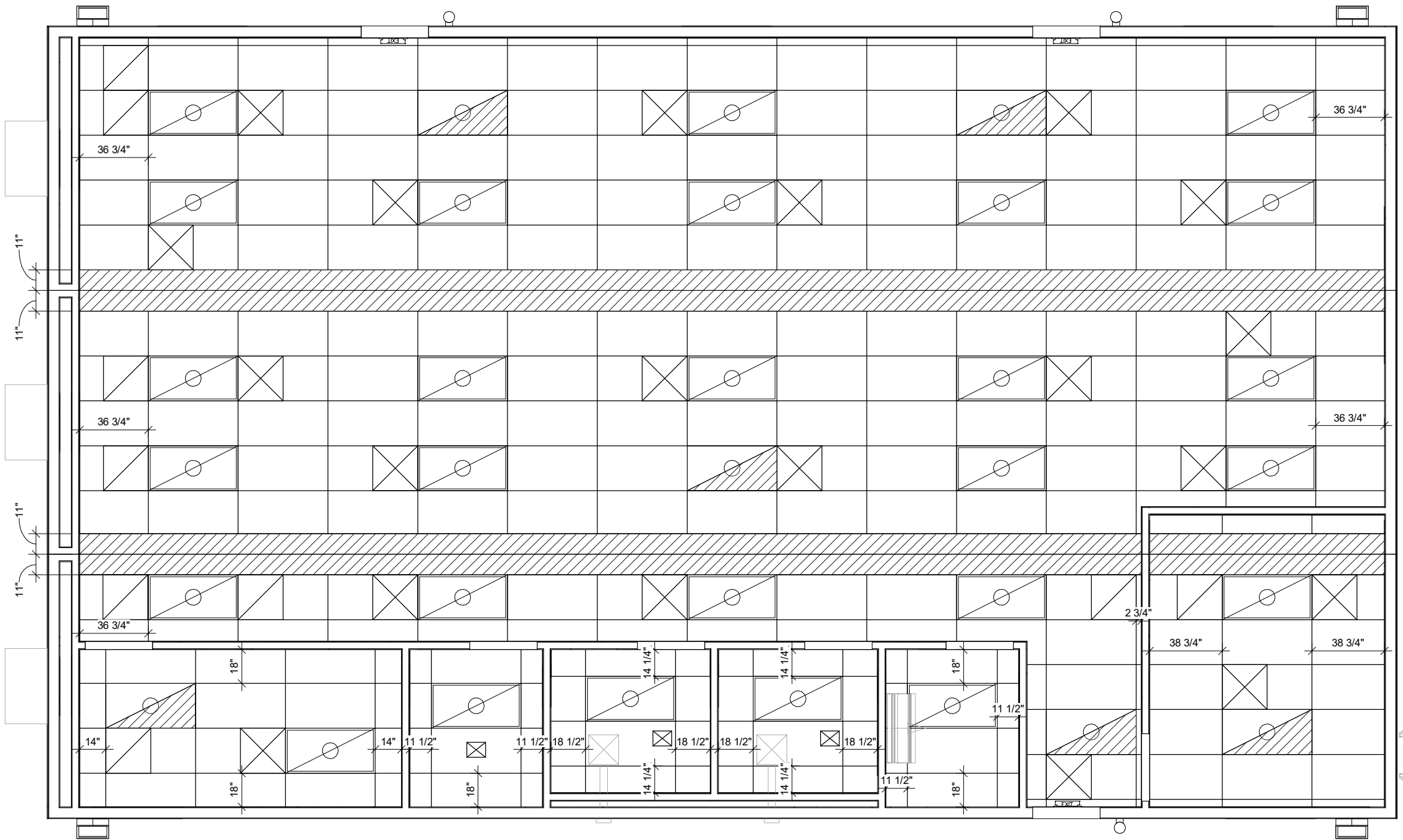
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SCALE:	As indicated	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE		
DRAWING TITLE: CABINET & COUNTERTOP	PROJECT NO: 22683-01	SHEET NO: A03

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BUILDING INNOVATION

REFLECTED CEILING PLAN	
	24" X 48" LAMP LAY IN LED LIGHT FIXTURE
	24" X 48" LAMP LAY IN LED LIGHT FIXTURE WITH BATTERY BACKUP
	24" X 24" 4 WAY ADJUSTABLE STEEL SUPPLY AIR DIFFUSER T-GRID SUPPLY WITH FLEX, COLLARS AND DAMPER
	24" X 24" PERFORATED FACE T-GRID RETURN AIR GRILL WITH FLEX DUCT AND COLLARS
	8" X 10" X 6" SUPPLY AIR DIFFUSER
	75 CFM EXHAUST FAN



1 REFLECTED CEILING PLAN
3/16" = 1'-0"

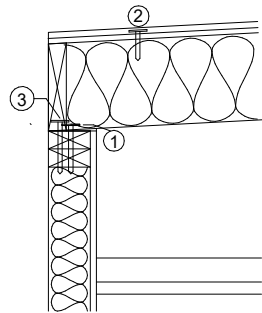
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DATE:	17MAR2022	#	DESCRIPTION	BY	DATE
SCALE:	3/16" = 1'-0"	0	ISSUE FOR BID	MAJ	17MAR2022
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CHECKER:					
Bid #:	7212597-R1				

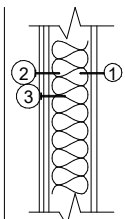
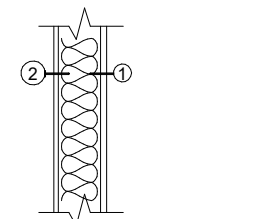
PROJECT TITLE:	36X60 OFFICE	
DRAWING TITLE:	REFLECTED CEILING PLAN	
PROJECT NO:	22683-01	SHEET NO: A04





TAG #	DESCRIPTION	SPACING	FASTENER
①	DOUBLE TOP PLATE	4" O.C. STAGGERED	3" X .131 FRAMING NAIL
②	7/16" FR DECKING TO JOIST	CONTINUOUS 4" O.C. ON EDGE 8" O.C. ON FIELD 16" O.C. ON EDGE 16" O.C. FIELD	8D NAIL #8 X 1-3/4" WOODSCREW
②	WALL TO ROOF	48" O.C. 2 PER FRAMING CELL	5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL

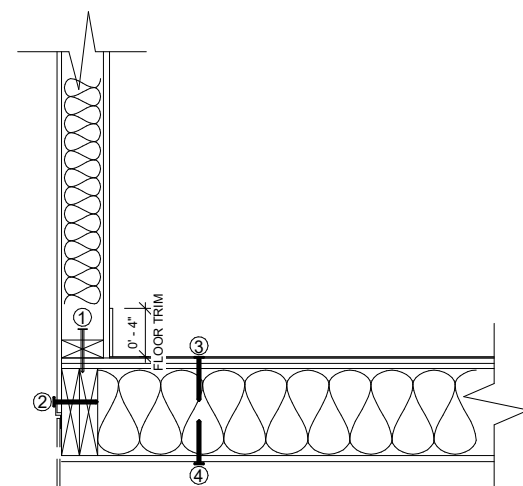
2 FASTENING SCHEDULE ROOF
3/4" = 1'-0"



WALL WITHOUT SHEATHING WALL WITH SHEATHING

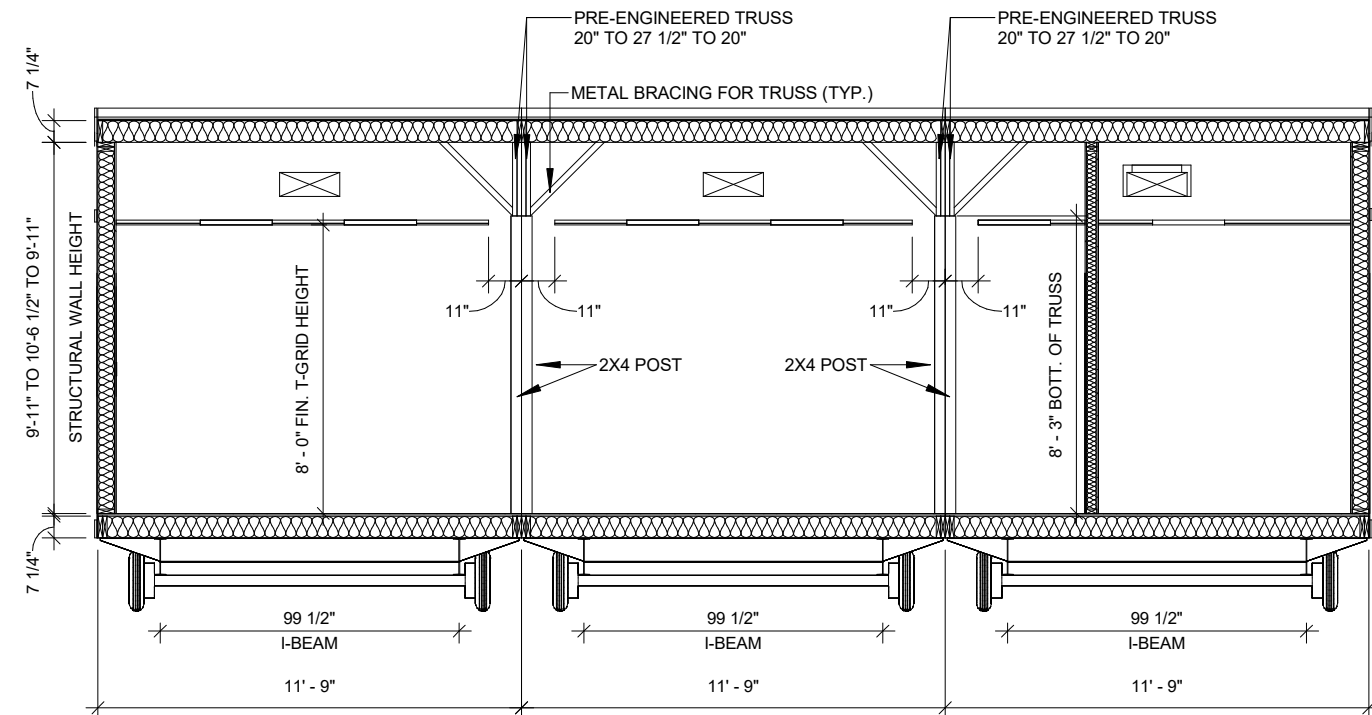
TAG #	DESCRIPTION	SPACING	FASTENER
①	1/2" OR 5/8" VCG	8" O.C. ON EDGE SOLID BEAD DOWN FIELD STUD	5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
②	SMART PANEL TO STUD	6" O.C. ON EDGE 12" O.C. FIELD	WIRE COIL NAIL 2-1/4" X 0.92"
②	RIB SIDING TO STUD	BOTTOM, MID, TOP EVERY LOW PANEL	1-1/2" WOODGRIP SCREW
②	7/16" OSB TO ENDWALLS	6" O.C. ON EDGE, 6" O.C. ON FIELD	8D NAIL

3 FASTENING SCHEDULE WALLS
3/4" = 1'-0"



TAG #	DESCRIPTION	SPACING	FASTENER
①	WALL TO FLOOR	48" O.C. 2 PER FRAMING CELL	5/16" X 5" LAG W/ WASHER 3" X .131 FRAMING NAIL
②	DOUBLE RIM JOIST	4" O.C. STAGGERED	3" X .13 FRAMING NAIL
③	T&G PLYWOOD TO JOIST	6" O.C. ON EDGE 12" O.C. FIELD	15GA. 2-1/2" X 7/16" STAPLE #8 X 1-3/4" WOODSCREW
④	MOBILE FLEX TO JOIST	3" O.C. PERIMETER	16GA. 1-1/4" X 1 STAPLE

4 FASTENING SCHEDULE FLOORS
3/4" = 1'-0"



1 CROSS SECTION
3/16" = 1'-0"

FRAMES

FRAMES TO INCLUDE (1) COAT OF PRIMER AND INSUSTRIAL PAINT

FRAME: 12 X 56 12" I BEAM
AXLE: 1BR - 4DR AXLES
HITCH: REMOVABLE HITCH
TIRES: 14 PLY TIRES

FLOOR

FLOOR JOIST: 2X8 #2 SYP OR BETTER FLOOR JOIST AT 16" O.C.
FLOOR JOIST: 2X8 #2 SYP OR BETTER DOUBLE RIM JOIST
INSULATION: R-30 UNFACED FIBERGLASS FLOOR INSULATION
SUBFLOOR: 3/4" T&G PLYWOOD SUBFLOOR DECKING (SINGLE LAYER)
UNDERSHEATHING: .040 MOBILE FLEX
FLOOR COVERING: COMMERCIAL ARMSTRONG VCT 1/8" X 12" X 12" TILE
STAGGERED JOINT INSTALLATION
HOLDBACKS: SUBFLOOR (2-1/4") TILE (5")
MISC: N/A

EXTERIOR WALLS

WALL FRAMING: 2X6 #2 SYP OR BETTER @ 16" O.C.
INSULATION: R-19 UNFACED FIBERGLASS INSULATION
TOP PLATE: DOUBLE
BOTTOM PLATE: SINGLE
INTERIOR COVERING: 1/2" VCG W/ MATCHING BATTENS
FRP COVERING: BEHIND & BESIDE PLUMBING FIXTURES IN R.R.
BASE: 4" VINYL COVE BASE THROUGHOUT
BUILDING WRAP: HOUSEWRAP
EXT. SIDING: 3/8" L.P. SMART PANEL SIDING
EXT. SHEATHING: 7/16" OSB EXTERIOR SHEATHING TO SHEAR WALLS ONLY
EXT. TRIMS:
3/4" X 4" SMART PANEL TRIM - DOORS, WINDOWS, CORNERS, HVAC, FALSE MANSARD
3/4" X 8" SMART PANEL TRIM - TOP
3/8" X 6" SMART PANEL TRIM - BOTTOM

INTERIOR WALLS

FULL HEIGHT STUDS TO BOTTOM OF ROOF RAFTERS THROUGHOUT

WALL FRAMING: 2X4 #2 SYP OR BETTER @ 16" O.C.
INSULATION: R-11 UNFACED FIBERGLASS INSULATION (ALL INTERIOR WALLS)
TOP PLATE: DOUBLE
BOTTOM PLATE: SINGLE
INTERIOR COVERING: 1/2" VCG W/ MATCHING BATTENS
FRP COVERING: BEHIND & BESIDE PLUMBING FIXTURE IN R.R.
BASE: 4" VINYL COVE BASE THROUGHOUT
PLENUM: 1/2" RAW GYP TO INNER SIDE
MISC: 3/4" PLYWOOD WALL PANEL, PAINTED WITH FIRE RETARDENT PAINT 4X8 SHEET IN I.T. ROOM, TO ONE FULL WALL

ROOF

ROOF DESIGN: TRANSVERSE PITCH (SLOPE TO END WALLS)
ROOF FRAMING: 2X8 #2 SYP OR BETTER @ 16" O.C.
ROOF FRAMING: 2X8 #2 SYP OR BETTER SINGLE RIM JOIST
INSULATION: R-38 UNFACED FIBERGLASS INSULATION
RAFTER FINISH: SUPPORT NETTING
CEILING: 2X4 T-GRID SUSPENDED CEILING (GRIDSTONE TILES IN R.R.)
CEILING HEIGHT: 8'-0" TO FLOAT OVER INTERIOR WALLS
ROOF SKINNING: WHITE 45 MIL EPDM MEMBRANE
ROOF SHEATHING: 7/16" OSB W/ "FR" ADHESIVE
MISC: PAINTED L.P. SMART PANEL FALSE MANSARD, NO PROJECTION, FOLLOWS ROOF LINE

OPTION

1. SKIRTING

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CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE:

36X60 OFFICE

DRAWING TITLE:

CROSS SECTION

PROJECT NO:

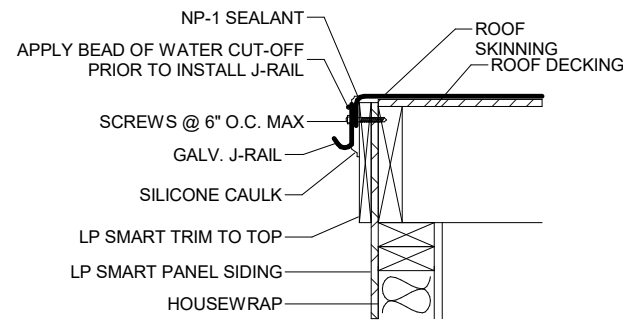
22683-01

SHEET NO:

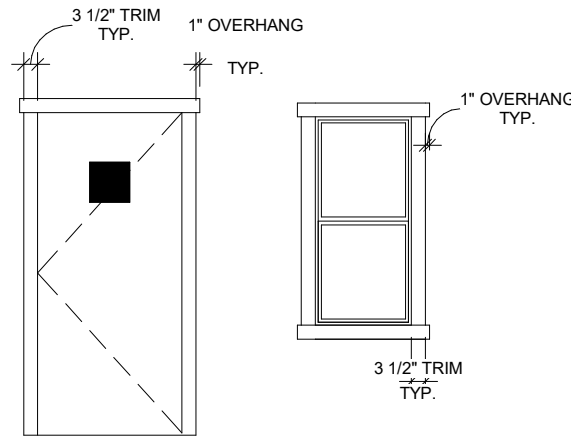
D01

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BUILDING INNOVATION

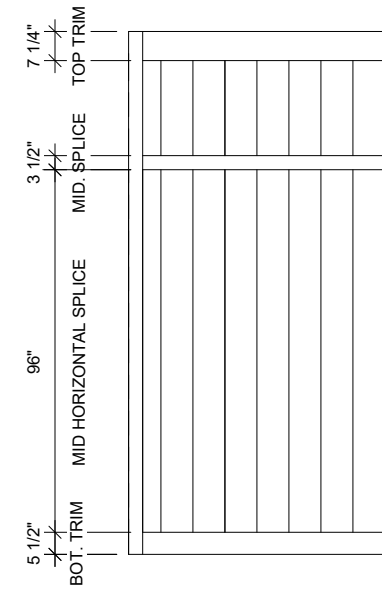


1 LP TRIM - TOP
1" = 1'-0"

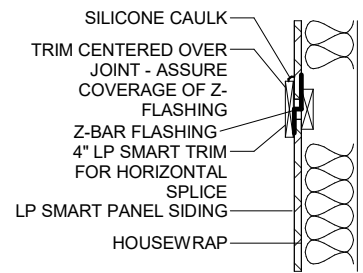


DETAIL IS ONLY FOR TRIM. DOOR AND WINDOW MAY NOT BE IN SCOPE OF WORK.

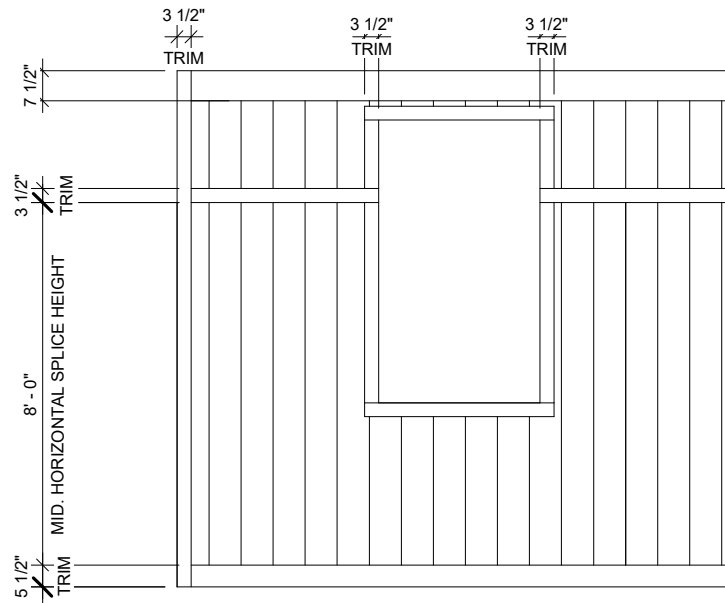
4 TRIM DETAIL SmartPanel Trim (Doors & Window)
1/4" = 1'-0"



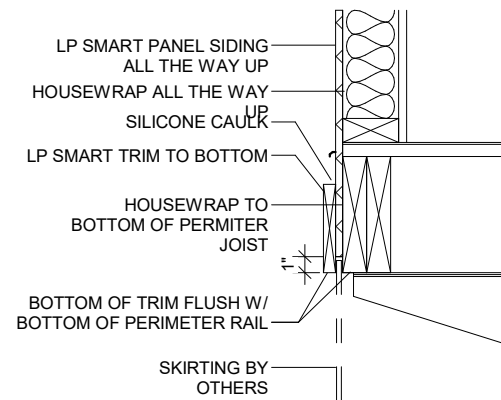
6 TRIM DETAIL SmartPanel Mansard Trim
1/4" = 1'-0"



2 LP TRIM - DIVIDER
1" = 1'-0"



5 TRIM DETAIL SmartPanel Trim Hvac
1/4" = 1'-0"



3 LP TRIM - BOTTOM
1" = 1'-0"

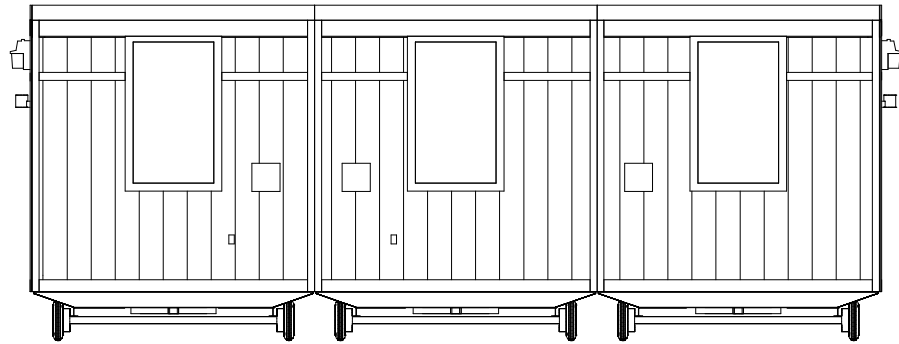
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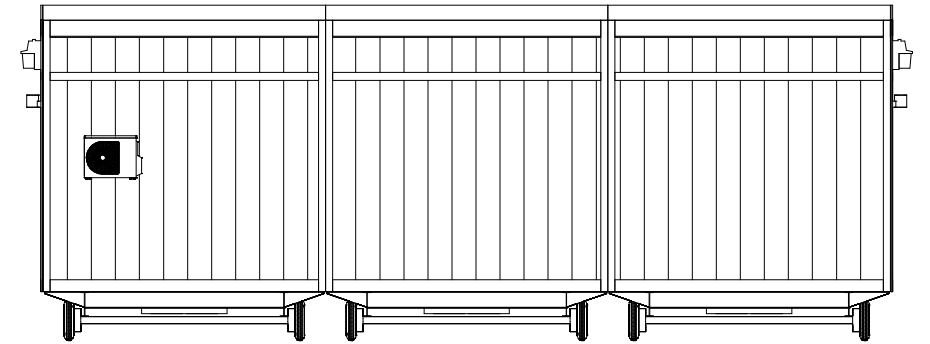
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DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: D01.1
DRAWING TITLE: TRIM DETAILS		

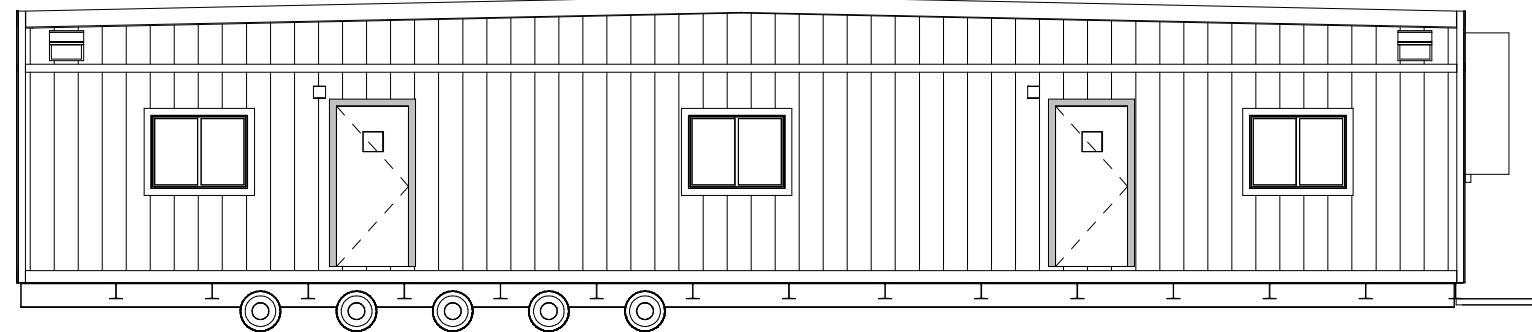




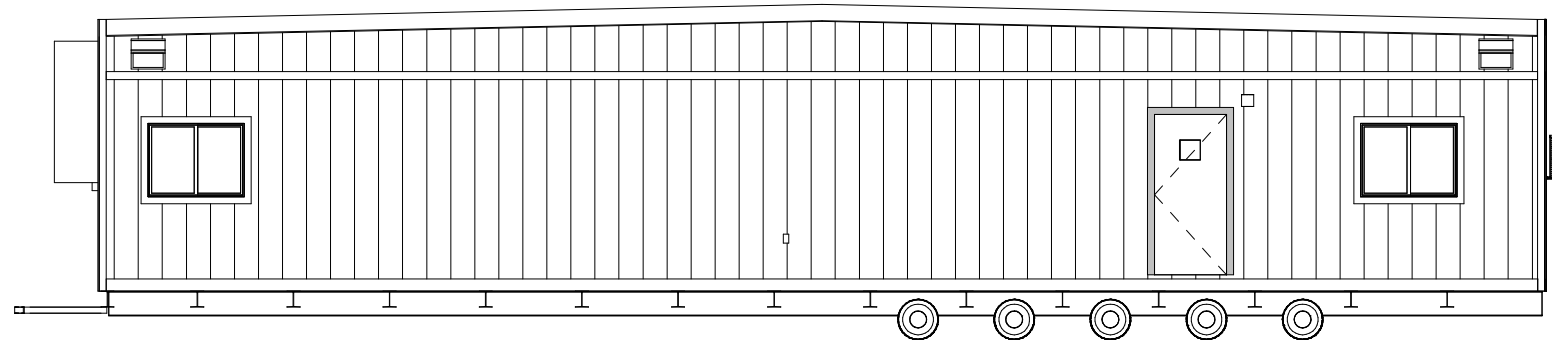
① WEST ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



④ SOUTH ELEVATION
1/8" = 1'-0"

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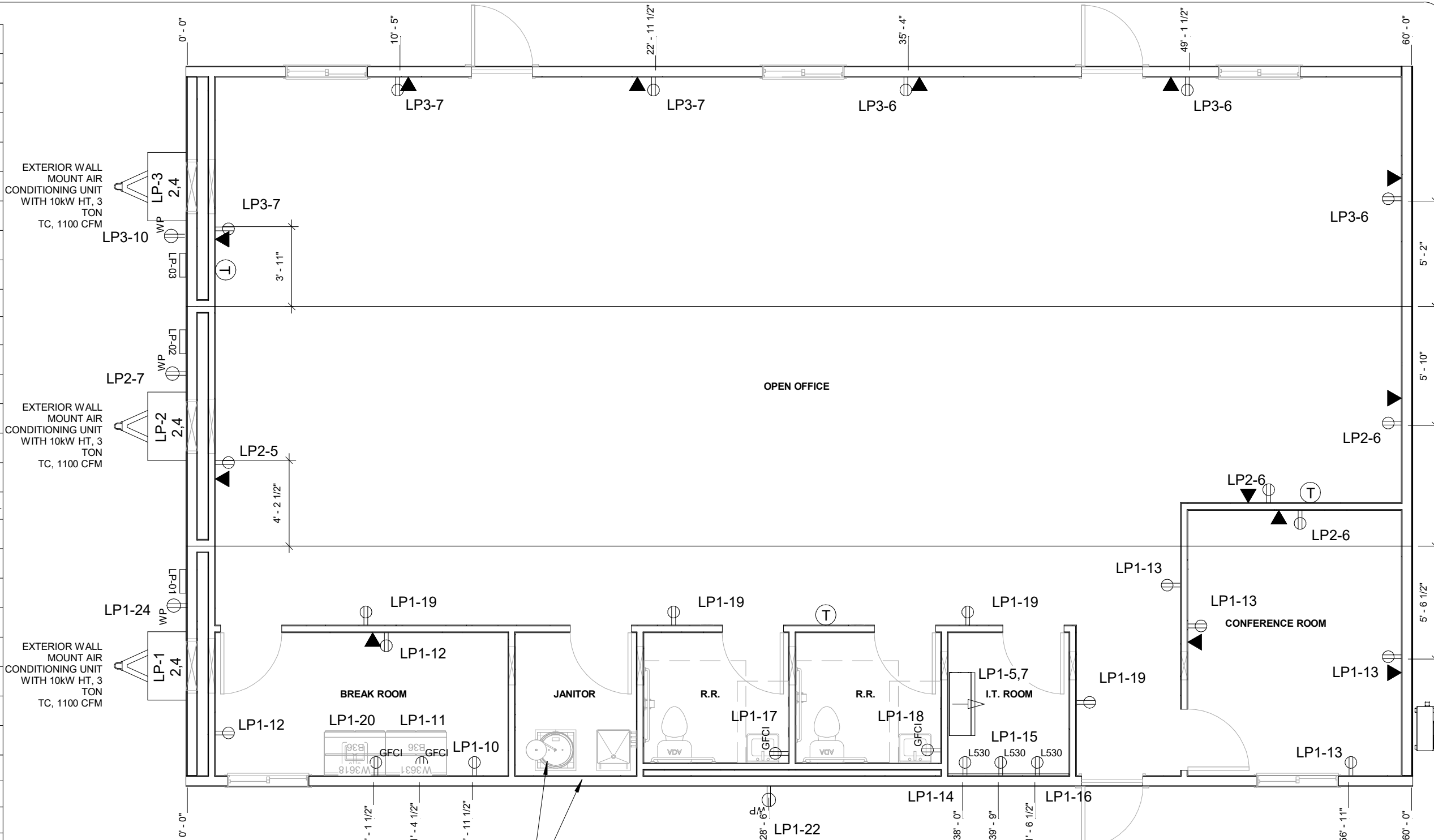
DATE:	17MAR2022	#	DESCRIPTION	BY	DATE
SCALE:	1/8" = 1'-0"	0	ISSUE FOR BID	MAJ	17MAR2022
DRAWN BY:	MAJ				
CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE		
DRAWING TITLE: ELEVATIONS	PROJECT NO: 22683-01	SHEET NO: D02



SYMBOL	DESCRIPTION
	20A/125V CLASS 'A' QUAD RECEPTACLE
	30A(50A) 125/250V NEMA 14-30R RECEPTACLE
	20A/125V CLASS 'A' GFCI RECEPTACLE
	20A/125V CLASS 'A' WEATHERPROOF GFCI RECEPTACLE
	20A/125V DUPLEX RECEPTACLE C/W USB PORT
	20A/125V DUPLEX RECEPTACLE
	20A/125V SIMPLEX RECEPTACLE
	15A/125V SINGLE POLE SWITCH OCCUPANCY SENSOR
	15A/125V 3-WAY SWITCH
	15A/125V 4-WAY SWITCH
	DATA OUTLET (STUBBED ABOVE T-GRID)
	DISCONNECT SWITCH - 30A/1 POLE
	EXHAUST FAN-cfm AS NOTED
	2x4 LAY IN LED LIGHT FIXTURE
	2x4 LAY IN LED LIGHT FIXTURE WITH BATTERY BACKUP
	EXTERIOR MOTION SENSING PORCH LIGHT W/ PHOTOCELL
	SURFACE MOUNT LOW PROFILE LED
	RECESSED CAN LIGHT
	9V CO DETECTOR @12" AFF
	HEAT/COOL THERMOSTAT
	JUNCTION BOX
	OCCUPANCY SENSOR (CEILING MOUNTED)
	SMOKE DETECTOR (ALL DETECTORS MOUNTED ON THE SAME CIRCUIT)
	INTERIOR FLUSH MOUNT PANEL
	LIGHTED EXIT SIGN WITH DUAL HEAD EMERGENCY FLOOD LIGHT COMBO & BATTERY BACKUP
	LED EXTERIOR REMOTE HEAD EMERGENCY LIGHT WITH BATTERY BACKUP - MOUNTED ABOVE EXT. EGRESS DOOR
	EXTERIOR REMOTE HEAD EMERGENCY LIGHT W/ BATTERY BACK UP - MOUNTED ABOVE EGRESS DOOR
	60 AMP DISCONNECT

NOTE: GENERIC ELECTRICAL LEGEND INTENDED TO CAPTURE ALL POSSIBLE CIRCUMSTANCES. NOT ALL OBJECTS MAY BE PRESENT IN UNIT



1 E01 ELECTRICAL PLAN
3/16" = 1'-0"

NOTE:
ELECTRICAL & LIGHTING FIXTURE DIMENSIONS ARE APPROXIMATE; ALWAYS PLACE FIXTURE ON NEAREST STUD

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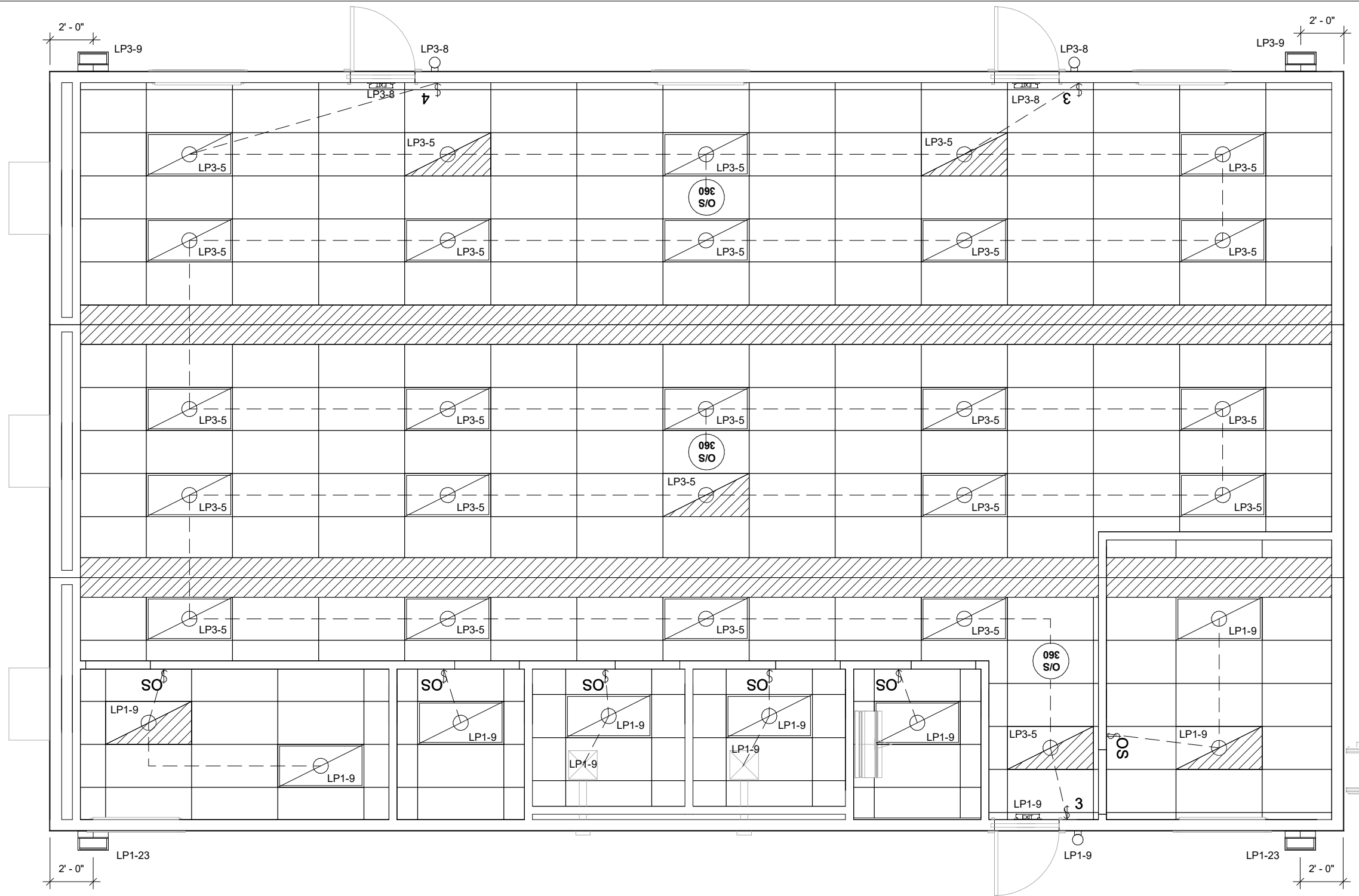
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CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: E01
DRAWING TITLE: ELECTRICAL PLAN		



SYMBOL	DESCRIPTION
	20A/125 CLASS 'A' QUAD RECEPTACLE
	30A(50A)/125/250V NEMA 14-30R RECEPTACLE
	20A/125V CLASS 'A' GFCI RECEPTACLE
	20A/125V CLASS 'A' WEATHERPROOF GFCI RECEPTACLE
	20A/125V DUPLEX RECEPTACLE C/W USB PORT
	20A/125V DUPLEX RECEPTACLE
	20A/125V SIMPLEX RECEPTACLE
	15A/125V SINGLE POLE SWITCH: OCCUPANCY SENSOR
	15A/125V 3-WAY SWITCH
	15A/125V 4-WAY SWITCH
	DATA OUTLET (STUBBED ABOVE T-GRID)
	DISCONNECT SWITCH - 30A/1 POLE
	EXHAUST FAN-cfm AS NOTED
	2x4 LAY IN LED LIGHT FIXTURE
	2x4 LAY IN LED LIGHT FIXTURE WITH BATTERY BACKUP
	EXTERIOR MOTION SENSING PORCH LIGHT W/ PHOTOCELL
	SURFACE MOUNT LOW PROFILE LED
	RECESSED CAN LIGHT
	9V CO DETECTOR @12" AFF
	HEAT/COOL THERMOSTAT
	JUNCTION BOX
	OCCUPANCY SENSOR (CEILING MOUNTED)
	SMOKE DETECTOR (ALL DETECTORS MOUNTED ON THE SAME CIRCUIT)
	INTERIOR FLUSH MOUNT PANEL
	LIGHTED EXIT SIGN WITH DUAL HEAD EMERGENCY FLOOD LIGHT COMBO & BATTERY BACKUP
	LED EXTERIOR REMOTE HEAD EMERGENCY LIGHT WITH BATTERY BACKUP - MOUNTED ABOVE EXT. EGRESS DOOR
	EXTERIOR REMOTE HEAD EMERGENCY LIGHT W/ BATTERY BACK UP - MOUNTED ABOVE EGRESS DOOR
	60 AMP DISCONNECT

NOTE: GENERIC ELECTRICAL LEGEND INTENDED TO CAPTURE ALL POSSIBLE CIRCUMSTANCES. NOT ALL OBJECTS MAY BE PRESENT IN UNIT



1 E01 LIGHTING PLAN
3/16" = 1'-0"

NOTE:
ELECTRICAL & LIGHTING FIXTURE DIMENSIONS ARE APPROXIMATE; ALWAYS
PLACE FIXTURE ON NEAREST STUD

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Bid #:	7212597-R1				

PROJECT TITLE:
36X60 OFFICE

DRAWING TITLE:
LIGHTING PLAN

PROJECT NO:
22683-01

SHEET NO:
E02

britco
BUILDING INNOVATION

LP-01 150A, 120/240V, 1 DIA, 3w, 60Hz panelboard c/w 2p 150 Main NEMA3r 2"EMT stub down incoming power							
W	CKT	Load Name	Rating	Rating	Load Name	CKT	W
	LP1-1	MAIN	--	60 A/2/	HVAC	LP1-2	/6\
	LP1-3	BREAKER	--	--	--	LP1-4	/6\
/12\	LP1-5	MINISPLIT	20 A/2/	30 A/2/	WATER HEATER	LP1-6	/10\
/12\	LP1-7	--	--	--	--	LP1-8	/10\
/12\	LP1-9	LIGHTING	20 A/1/	20 A/1/	DED. FRIDGE	LP1-10	/12\
/12\	LP1-11	GFCI	20 A/1/	20 A/1/	BREAK ROOM	LP1-12	/12\
/12\	LP1-13	CONFERENCE	20 A/1/	20 A/1/	L530 RECEPT	LP1-14	/12\
/12\	LP1-15	L530 RECEPT	20 A/1/	20 A/1/	L530 RECEPT	LP1-16	/12\
/12\	LP1-17	R.R. GFCI	20 A/1/	20 A/1/	R.R. GFCI	LP1-18	/12\
/12\	LP1-19	OPEN AREA	20 A/1/	20 A/1/	GFCI	LP1-20	/12\
/12\	LP1-21	CIRC PUMP	20 A/1/	20 A/1/	HEAT TRACE	LP1-22	/12\
/12\	LP1-23	FLOOD LIGHTS	20 A/1/	20 A/1/	WP GFCI	LP1-24	/12\
	LP1-25					LP1-26	
	LP1-27					LP1-28	
	LP1-29					LP1-30	

GENERAL NOTES:

1. WIRING METHOD TO BE MC CABLE, COPPER, MINIMUM #12AWG
2. BLANK SPACES IN PANEL MAY BE OMITTED TO MAKE US OF SMALLER PANELS. BREAKER SIZE AND QUANTITY SHALL REMAIN THE SAME.
3. ALL ELECTRICAL CONNECTIONS TO BE MOUNTED 14" AFF UNLESS OTHERWISE SPECIFIED. ALL HEIGHTS ARE MEASURED TO THE BOTTOM OF BOX.
4. TELE/DATA OUTLETS ARE TO HAVE A 3/4" FLEXIBLE CONDUIT STUBBED UP INTO THE CEILING SPACE UNLESS NOTED.
5. ALL CONDUIT TO CONTAIN AN INSULATED GROUND CONDUCTOR SIZED AS REQUIRED BY 2014 N.E.C., MINIMUM #14 AWG.
6. ELECTRICAL INSTALLATION SHALL BE IN COMPLIANCE WITH 2014 N.E.C.
7. ALL WIRING IN RETURN AIR PLENUMS SHALL MEET RATING REQUIREMENTS OF 2014 N.E.C.
8. MOUNTING HEIGHTS FOR ALL WALL MOUNTED DEVICES SHALL BE FROM FLOOR TO BOTTOM OF DEVICE BOX
9. ALL 125 VOLT, 15&20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (2014 N.E.C., ART. 406-12)
10. REMOVE ALL GROUNDING BONDS FROM APPLIANCES.

LP-01 EXTERIOR // CALCULATION AMPS						
C K T	Load Name	Qty	AMPS	Phase A	Phase B	
LP1-2,4	HVAC	1	41.67	41.67	41.67	
LP1-5,7	MINISPLIT	1	15	15	15	
LP1-6,8	WATER HEATER	1	18.75	18.7	18.7	
LP1-9	LIGHTING	12	.36	4.32		
LP1-10	DED. FRIDGE	1	1.5	1.5		
LP1-11	GFCI	1	1.5		1.5	
LP1-12	BREAK ROOM	2	1.5		3.0	
LP1-13	CONFERENCE	4	1.5	6.0		
LP1-14	L530 RECEPT	1	30	30		
LP1-15	L530 RECEPT	1	30		30	
LP1-16	L530 RECEPT	1	30		30	
LP1-17	R.R. GFCI	1	1.5	1.5		
LP1-18	R.R. GFCI	1	1.5	1.5		
LP1-19	OPEN AREA	4	1.5		6.0	
LP1-20	GFCI	1	1.5		1.5	
LP1-21	CIRC PUMP	1	1.5	1.5		
LP1-22	HEAT TRACE	1	1.5	1.5		
LP1-23	FLOOD LIGHTS	2	1.16		2.32	
LP1-24	WP GFCI	1	1.5		1.5	

TOTAL CALCULATED AMPS 123.19 151.19

LOAD CALCULATION TOTAL COMPLEX

LP-01
 LIGHTING LOAD = 705 SQFT X 3.5 VA = 2 468 VA
 RECEPT LOAD 17 @ 180 = 3 060 VA
 WATER HEATER 1 @ 4500 KW = 4 500 VA
 APPLIANCE LOAD 1 @ 1500 KW = 1 500 VA
 L530 RECEPTACLE = 11 250 VA
 EXHAUST FAN = 360 VA
 HEATING LOAD 1 @ 10kw X 1.25VA = 12 500 VA
 COMPLEX TOTAL LOAD = 35 638 VA

MINIMUM SERVICE SIZE
 35 638 VA / 240v 148.49 A

STANDARD OUTLET MOUNTING HEIGHTS			
HEIGHT IN INCHES TO BOTTOM OF BOX UNLESS OTHERWISE NOTED			
ELECTRICAL BOX TYPE	MTG HT (AFF)	ELECTRICAL BOX TYPE	MTG HT (AFF)
WALL RECEPTACLE	16	PHONE	44
LIGHT SWITCH	44	TELE/DATA OUTLET	16
MICROWAVE RECEPT.	75	WATER HEATER	16
TV RECEPT.	60	EXTERIOR LIGHT	78
ANTENNA BOX	88	EXTERIOR RECEPT.	16
KITCHEN RECEPT.	42	WASHER	36
LOWER BUNK LIGHT	40	DRYER	36
UPPER BUNK LIGHT	83	THERMOSTAT - CL	48
BUNK LIGHT DIMMER	38	OFFICE UPPER...	39
STOVE	16	OFFICE LOWER...	16
BEDROOM VALENCE LIGHT	60	VANITY GFCI	38
DISHWASHER	16	OFFICE DUPLEX	39

LP-02 100A, 120/240V, 1 DIA, 3w, 60Hz panelboard c/w 2p 100 Main NEMA3r 2"EMT stub down incoming power							
W	CKT	Load Name	Rating	Rating	Load Name	CKT	W
	LP2-1	MAIN	--	60 A/2/	HVAC	LP2-2	/6\
	LP2-3	BREAKER	--	--	--	LP2-4	/6\
/12\	LP2-5	OPEN AREA	20 A/1/	20 A/1/	RECEPTACLES	LP2-6	/12\
/12\	LP2-7	WP GFCI	20 A/1/			LP2-8	
	LP2-9					LP2-10	
	LP2-11					LP2-12	
	LP2-13					LP2-14	
	LP2-15					LP2-16	

LP-02 EXTERIOR // CALCULATION AMPS						
C K T	Load Name	Qty	AMPS	Phase A	Phase B	
LP2-2,4	HVAC	1	41.67	41.67	41.67	
LP2-5	OPEN AREA	1	1.5	1.5		
LP2-6	RECEPTACLES	3	1.5	4.5		
LP2-7	WP GFCI	1	1.5		1.5	

TOTAL CALCULATED AMPS 47.67 43.17

LOAD CALCULATION TOTAL COMPLEX

LP-01
 LIGHTING LOAD = 705 SQFT X 3.5 VA = 2 468 VA
 RECEPT LOAD 5 @ 180 = 900 VA
 HEATING LOAD 1 @ 10kw X 1.25VA = 12 500 VA
 COMPLEX TOTAL LOAD = 15 848 VA

MINIMUM SERVICE SIZE
 15 848 VA / 240v 66 A

LP-03 100A, 120/240V, 1 DIA, 3w, 60Hz panelboard c/w 2p 100 Main NEMA3r 2"EMT stub down incoming power							
W	CKT	Load Name	Rating	Rating	Load Name	CKT	W
	LP3-1	MAIN	--	60 A/2/	HVAC	LP3-2	/6\
	LP3-3	BREAKER	--	--	--	LP3-4	/6\
/12\	LP3-5	LIGHTING	20 A/1/	20 A/1/	OPEN AREA 1	LP3-6	/12\
/12\	LP3-7	OPEN AREA 2	20 A/1/	20 A/1/	EXT. LIGHT	LP3-8	/12\
/12\	LP3-9	FLOOD LIGHTS	20 A/1/	20 A/1/	WP GFCI	LP3-10	/12\
	LP3-11					LP3-12	
	LP3-13					LP3-14	
	LP3-15					LP3-16	

LP-03 EXTERIOR // CALCULATION AMPS						
C K T	Load Name	Qty	AMPS	Phase A	Phase B	
LP3-2,4	HVAC	1	41.67	41.67	41.67	
LP3-5	LIGHTING	25	.36	9		
LP3-6	OPEN AREA 1	3	1.5	4.5		
LP3-7	OPEN AREA 2	3	1.5		4.5	
LP3-8	EXT. LIGHT	4	.36		1.44	
LP3-9	FLOOD LIGHTS	2	1.16	2.32		
LP3-10	WP GFCI	1	1.5	1.5		

TOTAL CALCULATED AMPS 58.99 47.61

LOAD CALCULATION TOTAL COMPLEX

LP-01
 LIGHTING LOAD = 705 SQFT X 3.5 VA = 2 468 VA
 RECEPT LOAD 7 @ 180 = 1 260 VA
 HEATING LOAD 1 @ 10kw X 1.25VA = 12 500 VA
 COMPLEX TOTAL LOAD = 16 228 VA

MINIMUM SERVICE SIZE
 16 228 VA / 240v 67.61 A

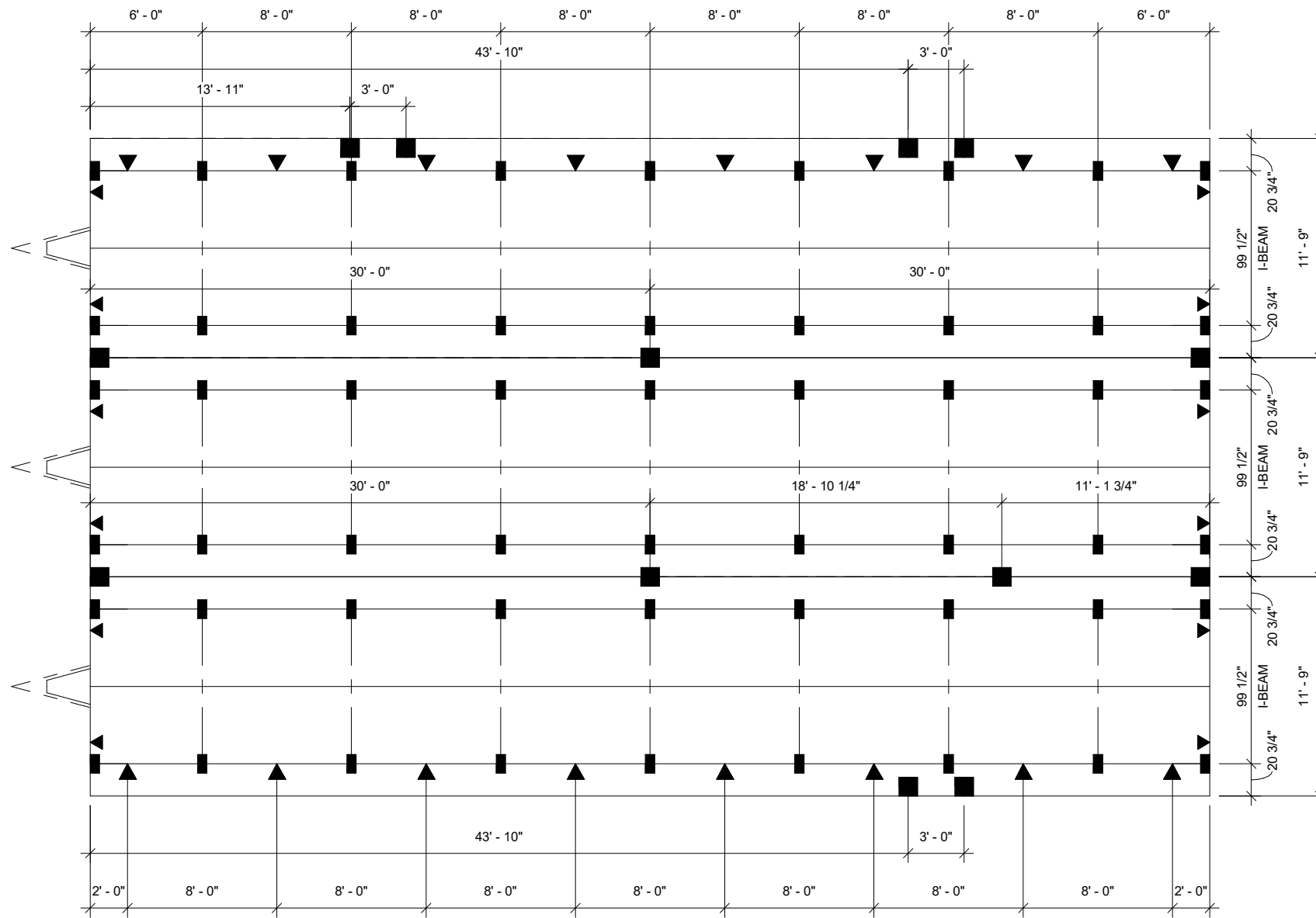
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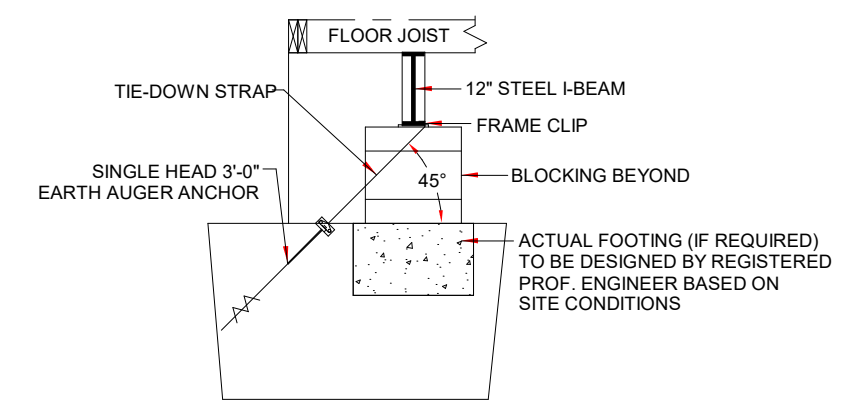
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Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: E03
DRAWING TITLE: ELECTRICAL NOTES		





1 FOUNDATION PLAN 60' LENGTH
1/8" = 1'-0"



2 SUGGESTED ANCHORING METHOD
3/8" = 1'-0"

- INDICATES SUGGESTED MAXIMUM I-BEAM BLOCKING SPACING - PIERS AND FOOTINGS DESIGNED BY LOCAL PROFESSIONAL IN ACCORD. WITH ALL LOCAL AND STATE REQUIREMENTS BASED ON SITE CONDITIONS
- INDICATES REQUIRED MATE LINE BLOCKING LOCATION - PIERS AND FOOTINGS DESIGNED BY LOCAL PROFESSIONAL IN ACCORD. W/ ALL LOCAL AND STATE REQUIREMENTS BASED ON SITE CONDITIONS
- INDICATES REQUIRED FRAME-TIE GROUND ANCHOR (MIN. 4725 LBS. HOLDING STRENGTH) LOCATION FOR ALL WIND LOADS - NOTE: ALTERNATE ANCHORING DESIGN MAY BE MADE BY REGISTERED PROFESSIONAL ENGINEER.

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PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: F02
DRAWING TITLE: FOUNDATION PAGE		

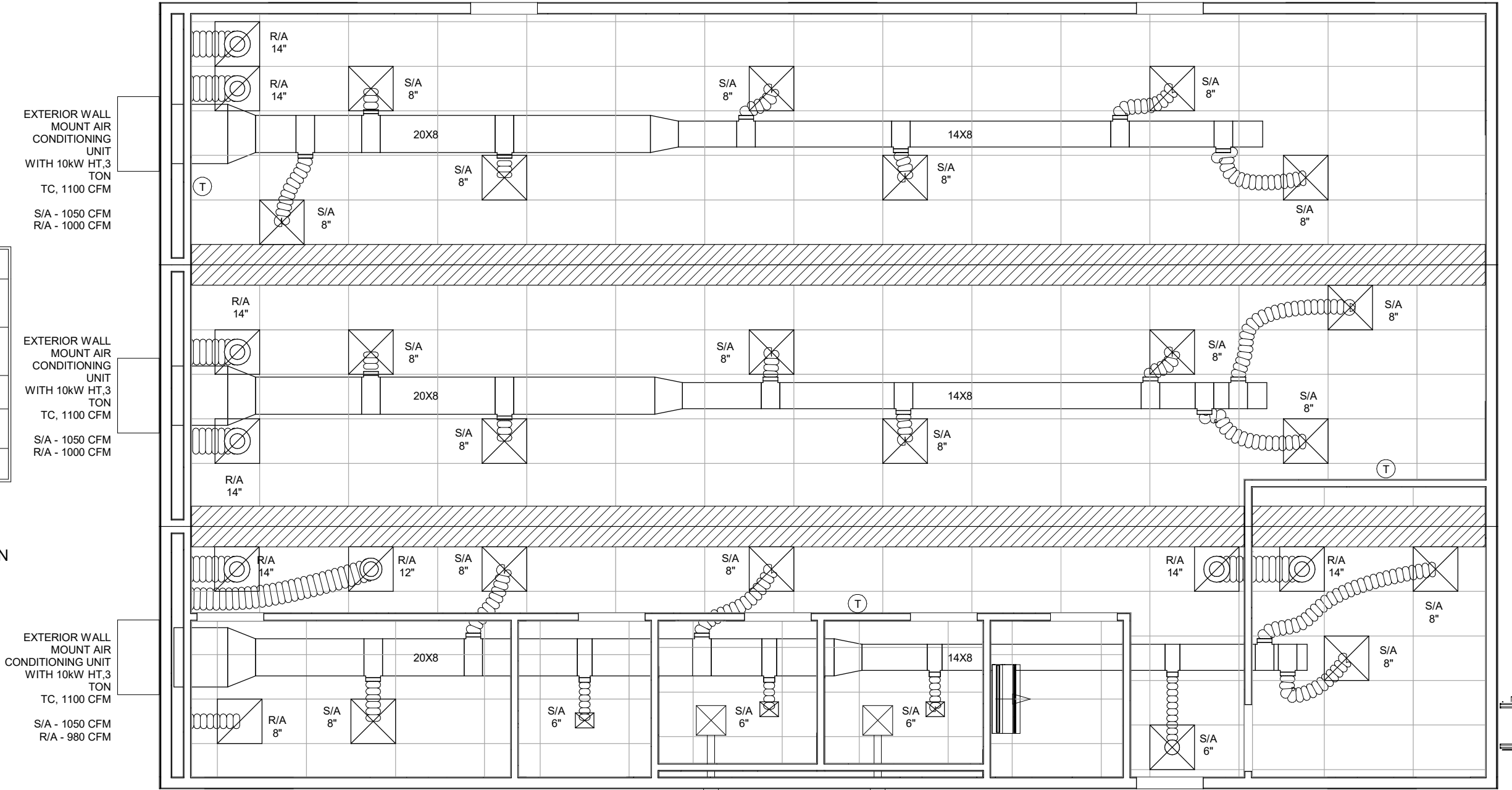


FLEXIBLE DUCT		
DUCT SIZE	DESIGN AIRFLOW	RETURN AIRFLOW
6"	68 CFM	52 CFM
8"	150 CFM	115 CFM
10"	265 CFM	205 CFM
12"	430 CFM	330 CFM
14"	650 CFM	500 CFM

MECHANICAL LEGEND	
	24X24 4 WAY ADJ STEEL DIFFUSER
	24X24 PERFORATED RETURN JUMPER GRILLE
	8X10X6 SUPPLY AIR DIFFUSER
	THERMOSTAT
	70 CFM EXHAUST FAN

- NOTES:**
- MECHANICAL DUCT IS 1" R-4.3 FIBERGLASS DUCT BOARD.
 - 36" METAL DUCT WRAPPED WITH INSULATION FROM HVAC TO TRANSITION OF FIBERGLASS DUCTWORK
 - MECHANICAL DUCT TO BE STRAPPED TO RAFTERS USING NYLON STRAPS

OUTDOOR AIRFLOW RATE
per 403.3.1.1 Equation 4-1 2015 IMC
 $Vbz = RpPz + RaAz$
 $Vbz = 5(25) + .06(2115)$
 $Vbz = 125 + 126.9 = 251.9$



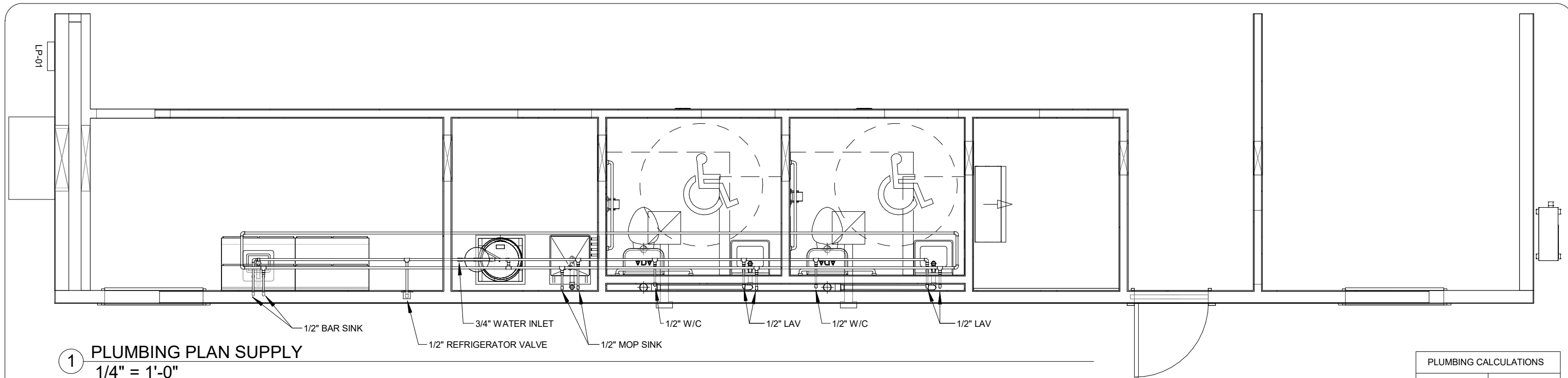
1 M01 REFLECTED CEILING PLAN
3/16" = 1'-0"

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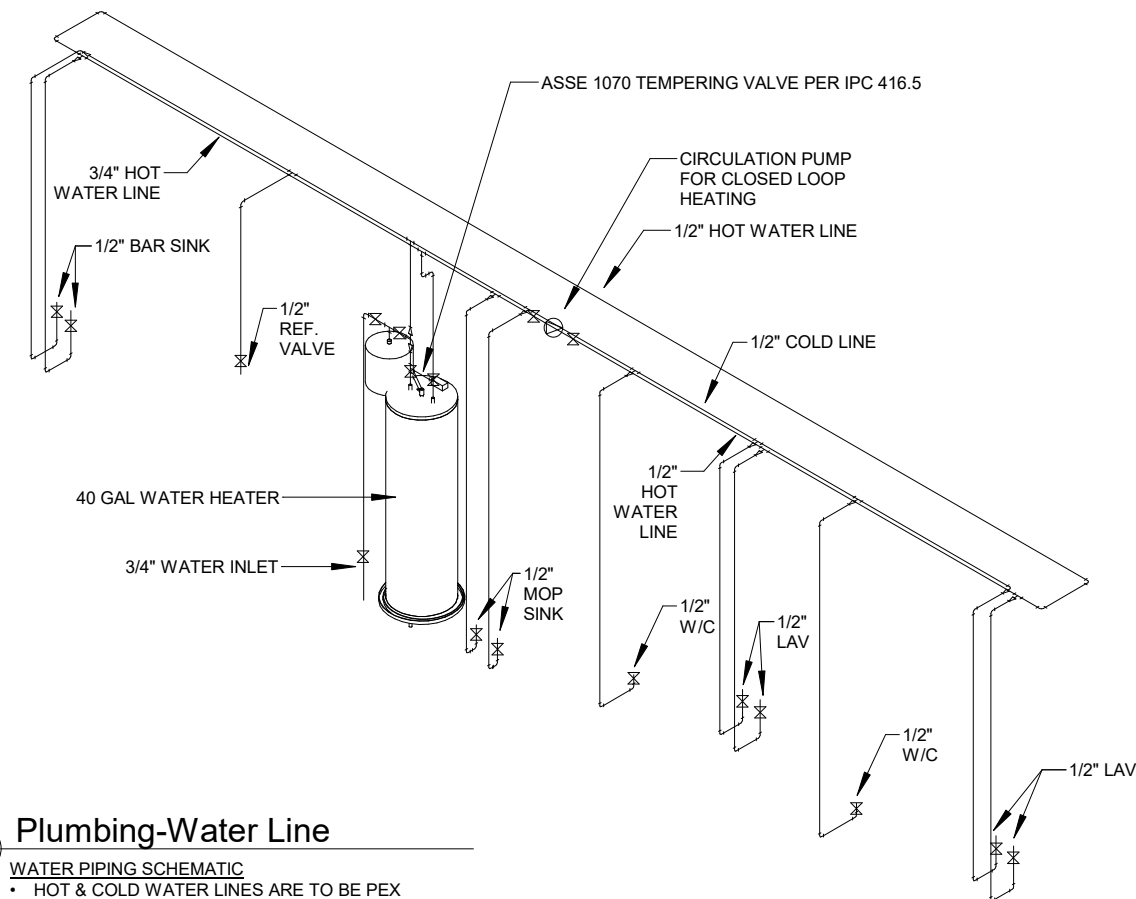
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CHECKER:					
Bid #:	7212597-R1				

PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: M01
DRAWING TITLE: MECHANICAL PLAN		





1 PLUMBING PLAN SUPPLY
1/4" = 1'-0"



3 Plumbing-Water Line

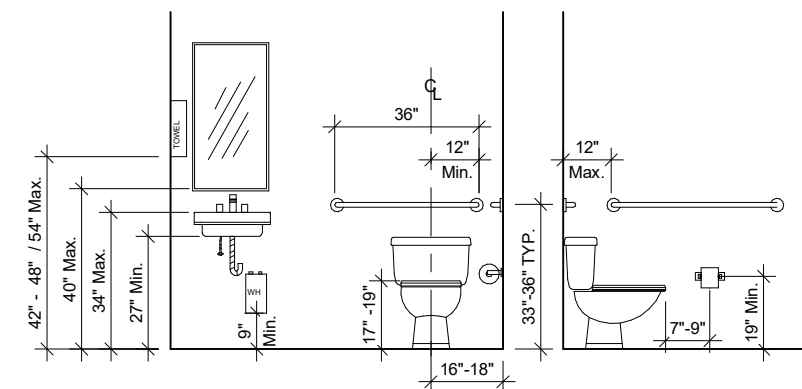
- WATER PIPING SCHEMATIC**
- HOT & COLD WATER LINES ARE TO BE PEX
 - ALL PLUMBING LINES TO BE CONCEALED WHERE POSSIBLE
 - X INDICATES SHUT OFF WATER VALVE

- NOTES:**
1. WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT
 2. LAVATORY CONTROLS TO COMPLY WITH 2012 TAS SECTION 309.4 LEVER ONLY
 3. ALL HOT WATER PIPING NOT LOCATED WITHIN AN INSULATED ASSEMBLY SHALL BE INSULATED WITH 1" TUBULAR INSULATION, PER IECC 2015 TABLE C403.2.10 & SECTION C404.4
 4. INSTALL ASSE 1070 TEMPERING VALVE ABOVE WATER HEATER AS REQUIRED BY 2015 IPC SECTION 416.5
 5. ALL PIPES STUBBED THRU FLOOR & CONNECTED ON SITE BY OTHERS.
 6. INSULATE WATER SUPPLY AND DRAIN NO SHARP OR ABRASIVE SURFACES.

FIXTURE	QTY	HOT	COLD	SIZING TOTAL	TOTAL	PIPE SIZE
W/C	2	0	5	5	10	0.5
LAV	2	1.5	1.5	2	4	0.5
SINK	1	2	3	4	4	0.5
SERV SINK	1	2.25	2.25	3	3	0.5
TOTAL					2	

- NOTES:**
1. TOTAL PIPE DEVELOPMENT LENGTH: 160
 2. OVERALL MAXIMUM DEVELOPED LENGTH: 192
 3. LOAD VALUES ARE TAKEN FROM TABLE E103.3(2) OF THE 2015 IPC

PLUMBING CALCULATIONS	
MDL TOTAL	192
MDL COLD	96
MDL HOT	96
WSFU COLD	18.25
WSFU HOT	8.25
WSFU TOTAL	21



4 PLUMBING FIXTURE HEIGHTS
1/4" = 1'-0"

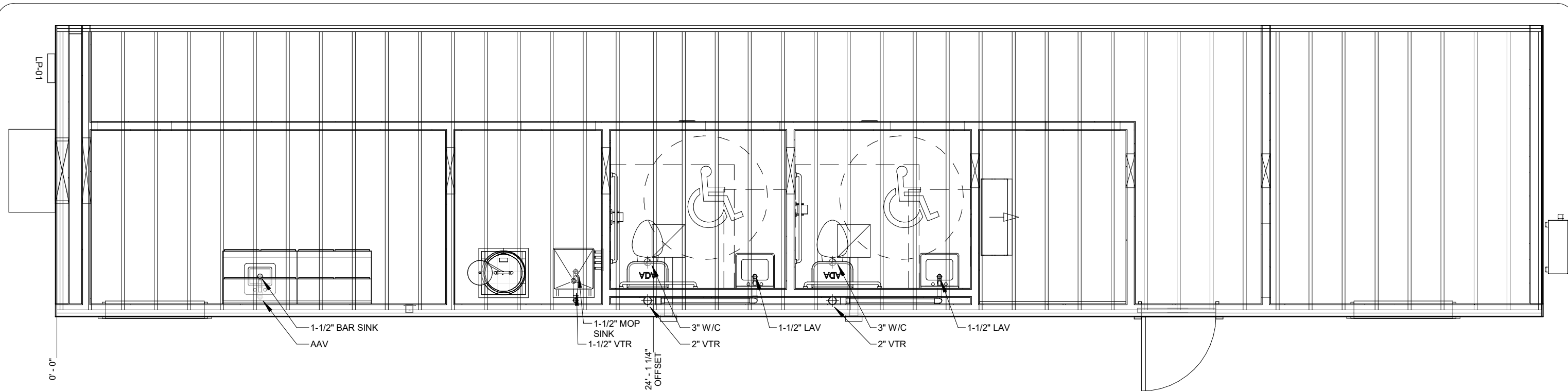
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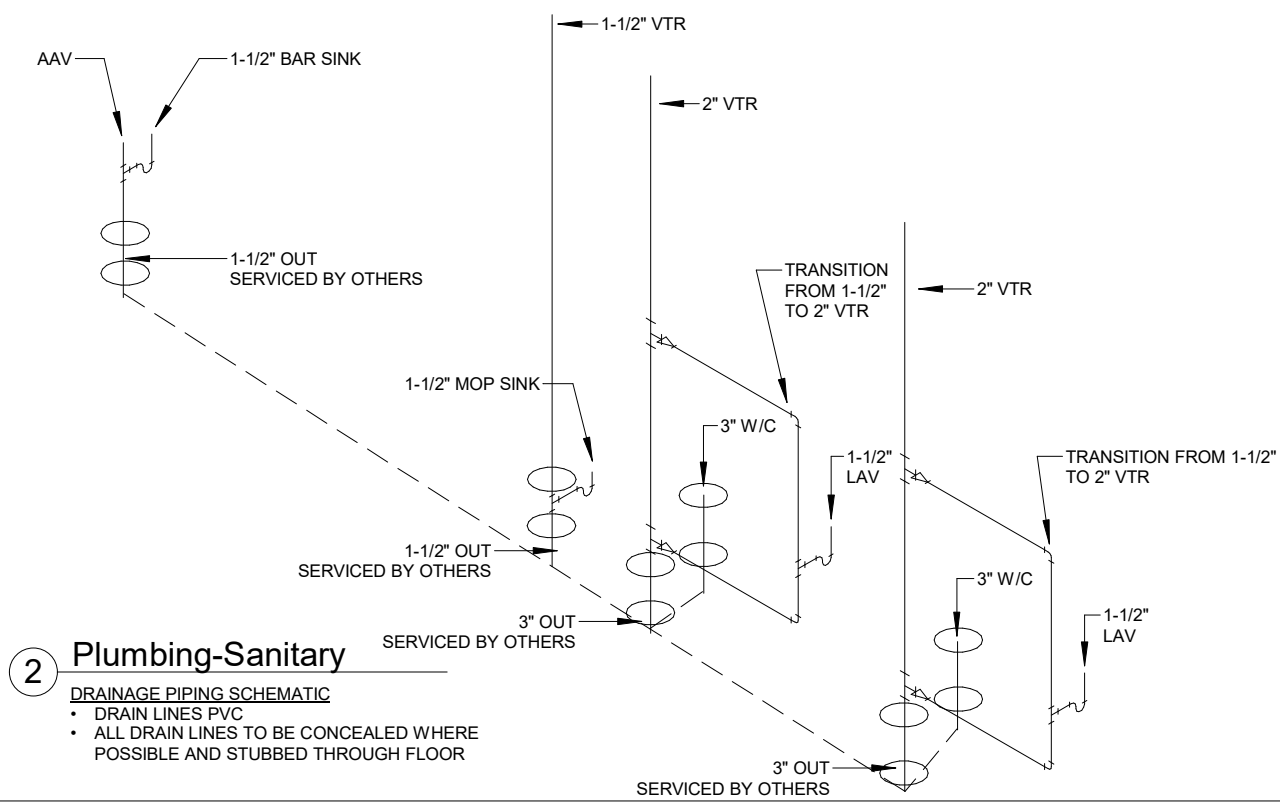
PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: P01
DRAWING TITLE: PLUMBING PAGE SUPPLY		





1 PLUMBING PLAN SANITARY
1/4" = 1'-0"

- NOTES:**
1. WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT
 2. LAVATORY CONTROLS TO COMPLY WITH 2012 TAS SECTION 309.4 LEVER ONLY
 3. ALL HOT WATER PIPING NOT LOCATED WITHIN AN INSULATED ASSEMBLY SHALL BE INSULATED WITH 1" TUBULAR INSULATION, PER IECC 2015 TABLE C403.2.10 & SECTION C404.4
 4. INSTALL ASSE 1070 TEMPERING VALVE ABOVE WATER HEATER AS REQUIRED BY 2015 IPC SECTION 416.5
 5. ALL PIPES STUBBED THRU FLOOR & CONNECTED ON SITE BY OTHERS.
 6. INSULATE WATER SUPPLY AND DRAIN NO SHARP OR ABRASIVE SURFACES.



2 Plumbing-Sanitary
DRAINAGE PIPING SCHEMATIC

- DRAIN LINES PVC
- ALL DRAIN LINES TO BE CONCEALED WHERE POSSIBLE AND STUBBED THROUGH FLOOR

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PROJECT TITLE: 36X60 OFFICE	PROJECT NO: 22683-01	SHEET NO: P02
DRAWING TITLE: PLUMBING PAGE SANITARY		



36'-0" X 60'-0" OFFICE COMPLEX TUBA CITY

MATERIAL / COLOR SHEET		
SPEC. #	DESCRIPTION	COLOR SPEC.
03.000	FLOORING	COLOR
	FLOORING 12 x 12 VCT - THROUGHOUT	"CHARCOAL" #51915
	VINYL COVE BASE	"GUN METAL" #095
04.000	EXTERIOR WALLS	COLOR
	EXTERIOR SIDING - SMART PANEL	"KAYENTA BROWN"
	FALSE MANSARD	"BUFFALO BROWN"
	EXTERIOR TOP TRIM (JOINT)	"BUFFALO BROWN"
	EXTERIOR BOTTOM TRIM	"KAYENTA BROWN"
	EXTERIOR CORNER TRIM	"KAYENTA BROWN"
	EXTERIOR DOOR/WINDOW TRIM	"BUFFALO BROWN"
	INTERIOR FINISH - VCG	"BUCK SKIN"
05.000	INTERIOR WALLS	COLOR
	COVE BASE	"GUN METAL" #095
	WALL COVERING - VCG	"BUCK SKIN"
08.000	ROOFING	COLOR
	ROOF MATERIAL (.045 EPDM)	WHITE
	CEILING TYPE - T-GRID THROUGHOUT	CELOTEX - WHITE
10.000	DOORS	COLOR
	EXTERIOR DOORS	"KAYENTA BROWN"
	DOOR EXTENSIONS / CASING	TO MATCH WALLS
20.000	WINDOWS	COLOR
	WINDOWS	VINYL - WHITE
	MINI BLINDS	VINYL - WHITE
	WINDOWS EXTENSIONS	TO MATCH WALLS
	WINDOWS CASING	BATTENS TO MATCH WALLS
40.000	CABINETS AND COUNTERTOPS	COLOR
	CABINETS / COUNTERTOPS	OAK / MILANO BROWN
59.000	HVAC SYSTEM	COLOR
	TYPE / SIZE / MANUFACTURER	TAN
150.000	ELECTRICAL	COLOR
	WALL PLUGS / SWITCHES / PLATES	WHITE

NOTE: APEX PROVIDED A COLOR SAMPLE FOR FRP, SO THE HR TEAM SELECTED "LIGHT GRAY" FOR THIS. FRP WILL GO IN THE BATHROOM AREAS.



REVISION	1. ISSUE FOR BID 03.17.22
	2.
	3.
	4.

TUBA CITY
36X60 OFFICE

LOCATION: ARIZONA	JOB NO: 22-001
SCALE: NTS	DRAWN BY: AC
DATE: 03-17-2022	

COLOR SHEET