

PLANS ARE INTENDED TO PROVIDE INFORMATION TO SUBSTANTIALLY BUILD THIS PROJECT ACCORDING TO THE INFORMATION PRESENTED AND CHECKED BY THE BUILDER, OWNER, AND ALL CONTRACTORS OF THE PROJECT. THE BUILDER WILL OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

ALL CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN CLIMATIC LOCATIONS, THE CREATOR OF THESE PLANS DOES NOT ASSUME ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEPENDENCIES ON THESE PLANS. THE BUILDER MUST COMPLY WITH ALL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE BUILDER DISCLAIMS ANY LIABILITY TO CONSTRUCT THIS HOUSE ONLY BY EYE COPYING, TRACING, OR OTHERWISE. THESE PLANS IS NOT PERMITTED TO BE REPRODUCED OR SUBMITTED FOR REPRODUCTION UNDER COPYRIGHT LAWS.

DOOR GENERAL NOTES:

HANDLES,PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN ABOVE FINISHED FLOOR.

CLOSERS: IF A DOOR HAS A CLOSER, THEN IT SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS.

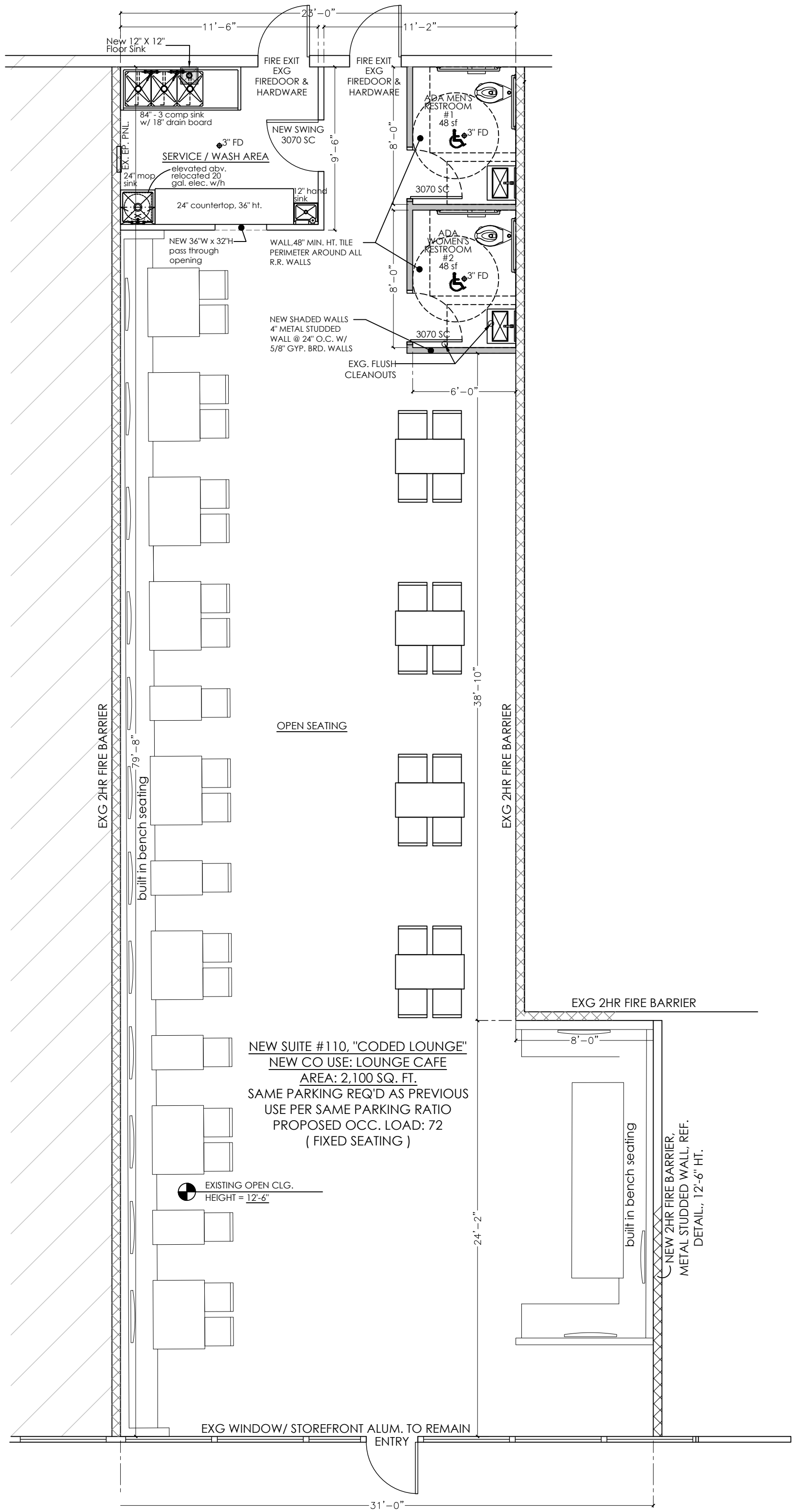
SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.

DOOR AND GATE HARDWARE: HANDLES,PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON ACCESSIBLE DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

DOOR AND GATE OPENING FORCE: FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2N) MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

DOOR AND GATE SURFACES: SWING DOOR SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE.

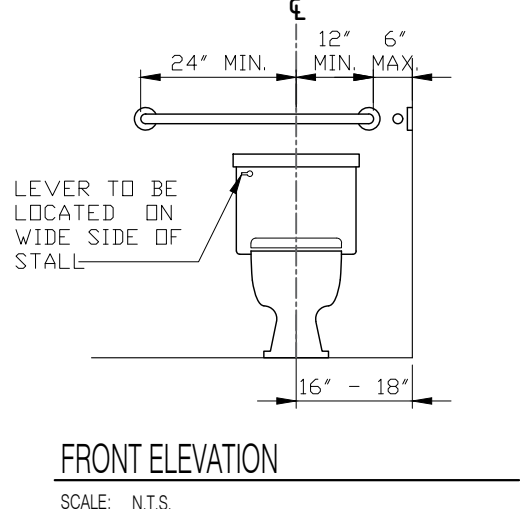
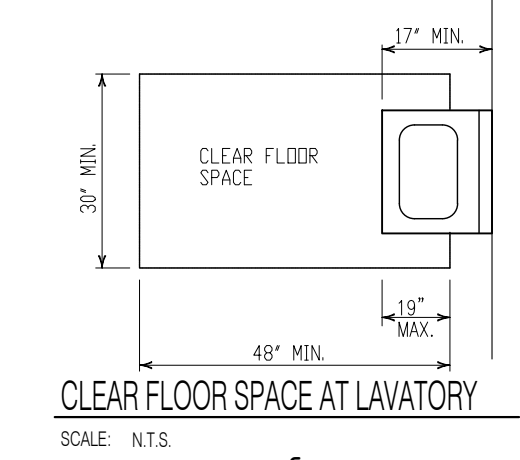
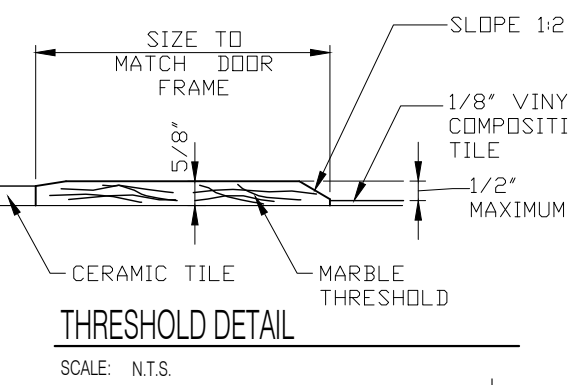
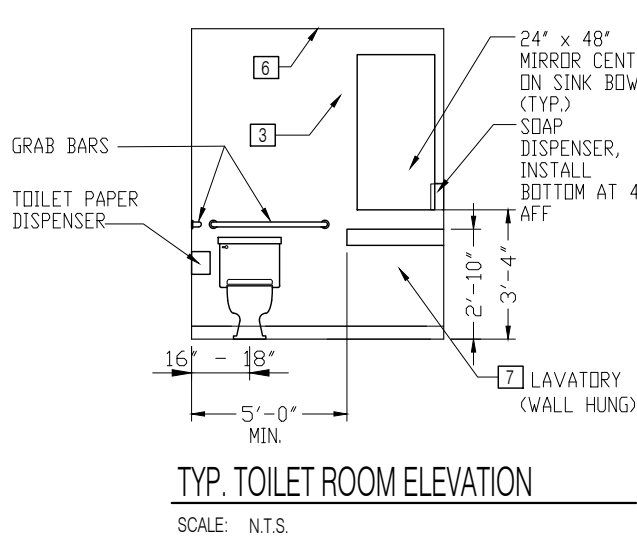


1 PROPOSED FLOOR PLAN
Scale: 3/16" = 1'-0"

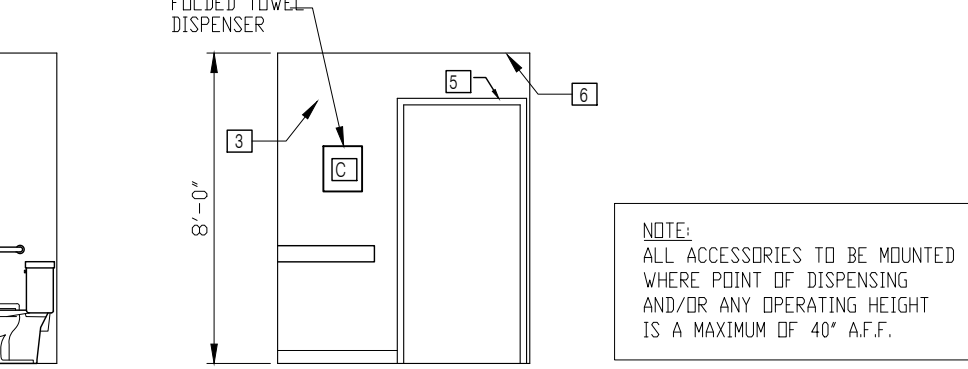
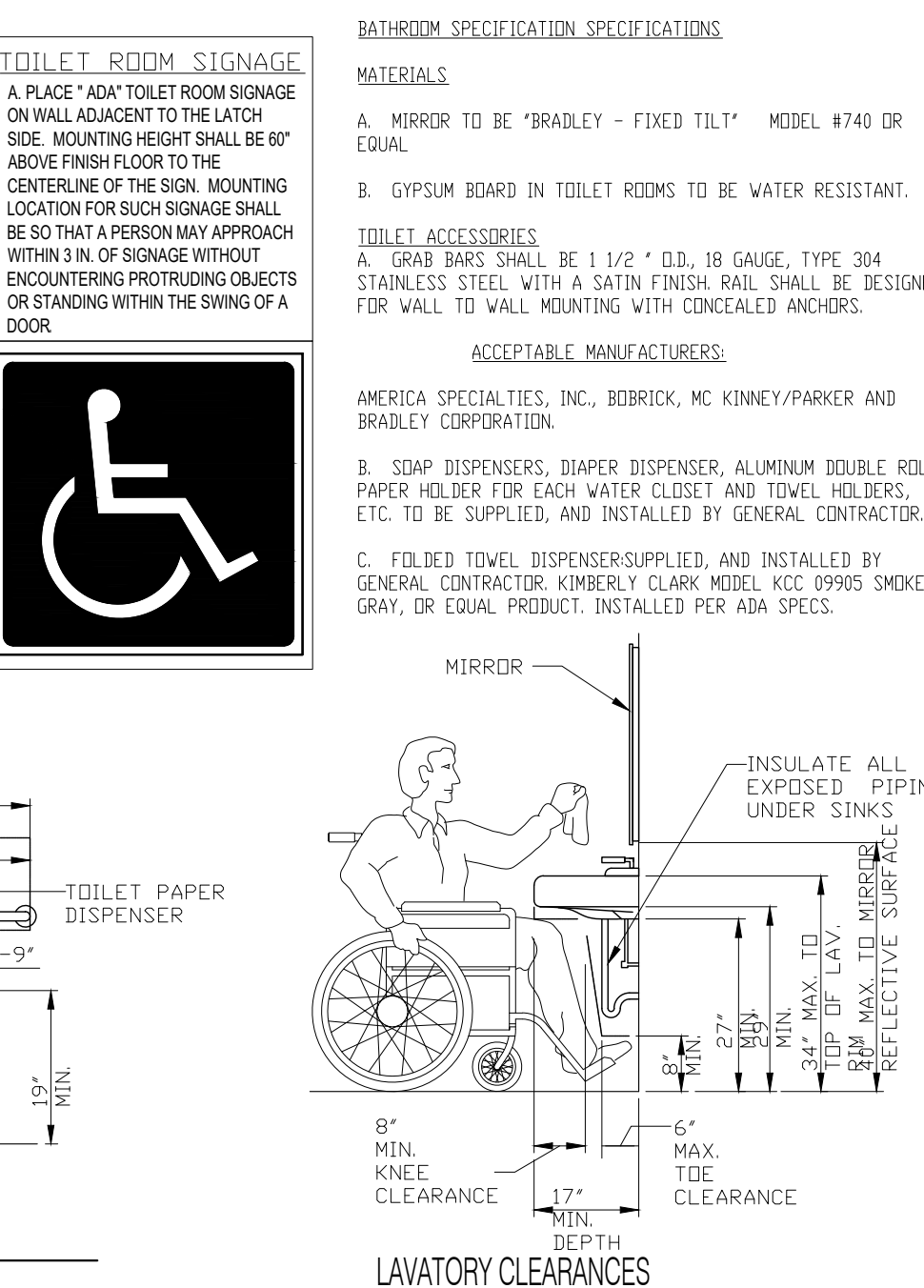
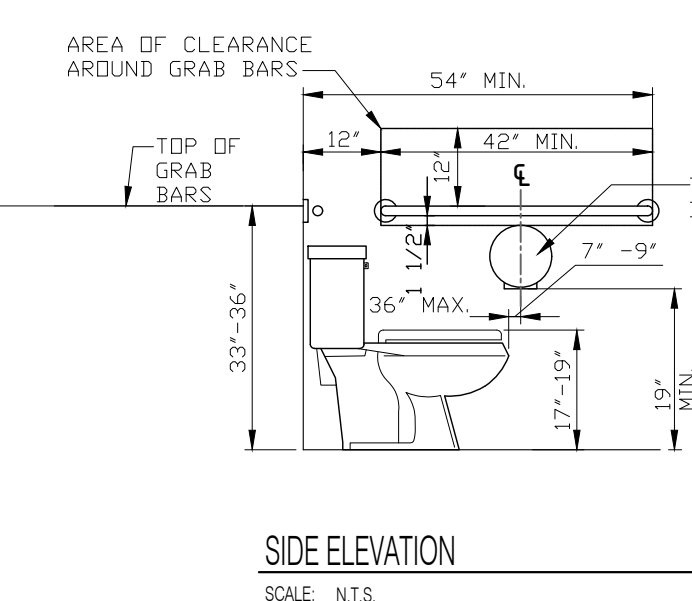
STEEL STUD SCHEDULE FOR WOOD STUD SUBSTITUTIONS

	STUD DESIGN	STUD WIDTH	PARTITION		FURRING 1 LAYER	NOTES
			1 LAYER	2 LAYER		
'ST' SERIES (BASED ON INTERIOR LIMITING HEIGHTS CHARTS)	25 GA.	1 5/8"	9'-6"	10'-6"	8'-3"	1. LIMITING HEIGHTS DATA IS FROM THE USG SYSTEM FOLDER #SA-923, AND RELATE ONLY TO THE USE OF USG PRODUCTS. OTHER MANUFACTURERS MAY VARY. 2. HEIGHTS INDICATED ARE BASED UPON UNBRACED HEIGHTS. UNBRACED STEEL STUD HEIGHTS GREATER THAN LISTED SHALL BE ENGINEERED BY THE STEEL STUD MANUFACTURER AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. 3. USE ONE LAYER HEIGHTS FOR UNBALANCED ASSEMBLIES; TWO LAYER FOR MULTIPLE LAYER ASSEMBLIES. 4. STUDS EXCEEDING 12'-0" IN HEIGHT IN FURRED WALLS SHALL BE BRACED BACK TO THE NEAREST FULL PARTITION OR SHALL REQUIRE A MID-HEIGHT ANCHOR DIRECTLY TO THE EXTERIOR WALL. 5. LIMITING CRITERIA: DEFLECTION, UNLESS NOTED ON TABLE W/ 'F' - BENDING STRESS 6. L/240 SHALL BE THE MAXIMUM DEFLECTION ALLOWED FOR INTERIOR WALLS, PARTITIONS, FURR-OUTS, AND CHASE WALLS. 7. FOR EXTERIOR WALL STUDS REF. TO STRUCTURE DWGS/ SPECS
		2 1/2"	12'-6"	13'-6"	11'-0"	
		3 5/8"	16'-0"	16'-9"	14'-6"	
		6"	20'-0"	20'-0"	20'-0"	
	22 GA.	2 1/2"	13'-0"	14'-0"	12'-0"	
		3 5/8"	17'-3"	18'-0"	16'-0"	
		6"	25'-3"	26'-0"	23'-9"	
		2 1/2"	14'-0"	14'-9"	13'-0"	
	20 GA.	3 5/8"	18'-3"	19'-0"	17'-3"	
		6"	26'-6"	27'-6"	25'-6"	
		20 GA.	3 5/8"	19'-9"	19'-9"	
		18'-3"	18'-3"	18'-3"	18'-3"	

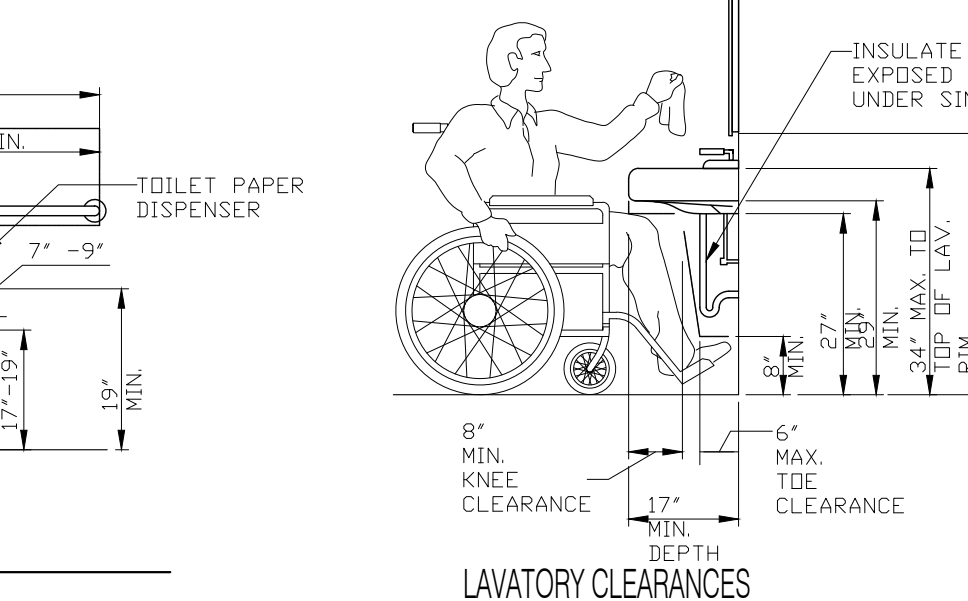
Veener Plaster Partitions / Steel Framing	
No. Fire Rating	Ref. Design No. Description
FIRE - SOUND	
SINGLE LAYER - 3 5/8" STUDS	
Thr.	5/8"(13) Kd Kore Fire-Shield Type X 16-impact Plaster base screw attached vertically to both sides of 3 5/8" (92.1 mm) 20 gage steel studs 16" o.c. (406 mm). Wallboard joints staggered.
2hr.	2-1/2" (63.5 mm) glass fiber in cavity Base layer 5/8"(13.9 mm) Fire-Shield Gypsum Wallboard screw attached vertically both sides to 2 1/2"(63.5mm) steel studs 24" o.c.(610mm). Face layer terminated or screw attached vertically both sides 2 1/2"(63.5mm) mineral wool or glass fiber in cavity. Wallboard joints staggered. Two layers 5/8"(15.9mm) Fire-Shield Gypsum Wallboard screw attached horizontally with vertical and horizontal joints staggered 2 1/2"(63.5mm) mineral wool or glass fiber in cavity.



TOILET ROOM FINISH SCHEDULE	
1	CERAMIC TILE FLOOR (6"x6" OR 8"x8") COLOR: DAL-TILE BY 336 - GRAY
2	CERAMIC TILE BASE (6"x6" OR 8"x8") COLOR: DAL-TILE BY 336 - GRAY
3	GROUT COLOR TO MATCH TILE
4	CERAMIC COVE BASE (6"x6" OR 8"x8") COLOR: DAL-TILE BY 336 - GRAY
5	GYPSON BOARD - PAINTED COLOR TO BE DETERMINED
6	WALL BOARD AND FRAME, PAINT TO MATCH COLOR: P-L "HEATHSTONE" PDR-226-300
7	GYPSON BOARD CEILING PAINT COLOR: WHITE, SEMI GLOSS
8	LAVATORY (WALL HUNG) COLOR: WHITE PILLAR TAP: METERING FAUCET MODEL #1340MDS (AMERICAN STANDARD) CAST SPOUT 1.5 GPM VANDAL RESISTANT



BATHROOM SPECIFICATION, SPECIFICATIONS	
MATERIALS	
A.	MIRROR TO BE "BRADLEY - FIXED TILT" MODEL #740 OR EQUAL.
B.	GYPSON BOARD IN TOILET ROOMS TO BE WATER RESISTANT.
TOILET ACCESSORIES	
A.	GRAB BARS SHALL BE 1 1/2" O.D., 18 GAUGE, TYPE 304 STAINLESS STEEL, WITH A SATIN FINISH. RAIL SHALL BE DESIGNED FOR WALL TO WALL MOUNTING WITH CONCEALED ANCHORS.
ACCEPTABLE MANUFACTURERS	
A.	AMERICA SPECIALTIES, INC., BOBICK, MC KINNEY/PARKER AND BRADLEY CORPORATION.
B.	SOAP DISPENSERS, DIAPER DISPENSER, ALUMINUM DOUBLE ROLL PAPER HOLDER FOR EACH WATER CLOSET AND TOWEL HOLDERS, ETC. TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.
C.	FOLDED TOWEL DISPENSER(SUPPLIED, AND INSTALLED BY GENERAL CONTRACTOR; KEMPERLY CLARK MODEL KCT-09905 SMOKE GRAY, OR EQUAL PRODUCT, INSTALLED PER ADA SPECS.



GREEN/ENERGY CODES

WATER EFFICIENCY:

- ALL LAV. FAUCETS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
- ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
- ALL TOILETS TO BE 1.3 GAL. PER FLUSH OR DUAL FLUSH OR WATER SENSE

ENERGY EFFICIENCY:

- INDOOR AREA TO BE EITHER 15% ABOVE 2021 IECC USING IC3 SOFTWARE OR BE ENERGY STAR RATED HERS 75 TYPE
- EXG. EXTERIOR WALL CONSTRUCTION OF METAL FRAME MEET R-13+7.5ci REQUIRE.

HEAT ISLAND MITIGATION:

- 2:12 OR GREATER SLOPED ROOFS MUST BE ENERGY STAR QUALIFIED OR MAY USE A RADIANT BARRIER OR USE SPRAY FOAM INSULATION AT THE ROOF DECK

INDOOR AIR QUALITY:

- ALL DUCTWORK MUST BE OUTSIDE OF THE RATED GARAGE ENVELOPE
- CONDITIONED SPACE ABOVE OR ADJACENT TO GARAGE - ALL PENETRATIONS MUST BE SEALED. FLOOR AND CEILING JOISTS SEALED, PAINTED WALLS AND CEILINGS OF CONDITIONED SPACES AND DOORS WEATHER-STRIPPED

HARDWARE/R.R. GENERAL NOTES:

MAIN ENTRY DOOR MAY BE PROVIDED WITH A LATCH OR LOCK WHICH REQUIRES A KEY OR SPECIAL KNOWLEDGE IF IN ADDITION A SIGN TO BE PLACED ADJACENT TO DOOR WHICH STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" SIGN TO READILY VISIBLE WITH MINIMUM 1" LETTER HEIGHT ON A CONTRASTING BACKGROUND.

RESTROOM WALLS AND FLOORS MUST BE PROVIDED WITH AN APPROVED NONABSORBENT FINISH TO A HEIGHT OF 48" NOTE: PAINT IS NOT ACCEPTABLE AS A NONABSORBENT FINISH UNLESS LISTED BY ICBO FOR WET AREA USE.

RESTROOM SHALL PROVIDE WITH AN EXHAUST FAN THAT WILL PROVIDE A MINIMUM OF FOUR (4) AIR CHANGES PER HOUR. EXHAUST FANS SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE WITH DISCHARGE AT LEAST THREE (3) FEET FROM ANY BUILDING OPENING.

FOR OTHER THAN FIRE DOORS THE REQUIRED OPENING FORCE FOR PUSHING OR PULLING DOORS OPEN SHALL NOT EXCEED 5 POUNDS MAXIMUM.

OPERABLE PARTS OF ACCESSIBLE FACILITIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE PINCHING, TIGHT GRASPING, OR TWISTING OF THE WRIST.

WHERE CUSTOMERS SALES AND SERVICE COUNTERS OR WINDOWS ARE PROVIDED, A PORTION OF THE COUNTER OR AT LEAST ONE WINDOW AND WORK SURFACE SHALL BE ACCESSIBLE.

ONE REFRIGERATED FOOD CASE, ONE MICROWAVE AND ONE COFFEE MACHINE WILL BE ON TOP OF THE COUNTER. TWO BEVERAGE COOLERS WILL BE UNDERNEATH.

SANITATION GENERAL NOTES:

- ALL EQUIPMENT SHOWN TO BE COMMERCIAL GRADE EQUIPMENT.
- PROVIDE SOAP AND TOWEL DISPENSERS FOR ALL HANDWASH SINKS.
- ALL WALLS MUST BE LIGHT IN COLOR, SMOOTH FINISH AND EASY TO CLEAN.
- ALL FLOORS MUST BE WATER TIGHT AND SEALED.
- ALL RESTROOMS TO BE PROPERLY VENTED TO OUTSIDE
- SELF CLOSING DOORS REQUIRED FOR ALL RESTROOMS
- PROVIDE SHOP DRAWINGS FOR HAND SINK AND PREP SINK FOR REVIEW TO CITY OF DUNCANVILLE HEALTH DEPARTMENT
- ALL LIGHT FIXTURES MUST BE PLASTIC COATED
- OUTSIDE TRASH DUMPSTER MUST BE LOCATED ON CONCRETE PAD
- CEILING AND WALLS IN DRY STORAGE AREA MUST BE SMOOTH FINISH AND LIGHT IN COLOR AND EASY TO CLEAN.



INNOVA DESIGN GROUP

INNOVA DESIGN GROUP, LLC

JONATHAN ESTRADA

KICCH GROUP TOWER

1111 W. MCCOY STREET, SUITE 470

DALLAS, TX 75247

PH: (214) 296-7930

FAX: (214) 296-7930

PROJECT ADDRESS:

2661 MIDWAY RD

SUITE 110

CARROLLTON, TX 75006

REVISIONS:

V	DATE:	DESC:
00	5.30.25	IST DRAFT

PROJECT DATA:

COMM. INTERIOR REMODEL, NEW LOUNGE "CODED LOUNGE" NEW CO. EXISTING FOOD ESTABLISHMENT TO BE SEPARATED TO 2 SUITES CRESTVIEW CORNERS BLK C LOT 2 & 463 ACS

SHEET DATA:

PROPOSED FLOOR PLAN

A - 2.0

SCALE:

3/16" = 1'-0"

DATE:

07.08.25

PROPOSED FLOOR PLAN

A - 2.0

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