

Ivy Kids Standard Materials, Equip. & Finishes

The following items shall be provided, unless disallowed by local codes, ordinances, protective covenants or development restrictions

SITE

- 1. Steel fence / gate** Ameristar Montage Majestic 2" sq., 16 Ga. posts @ 8' O C. 5/8" sq. 18 Ga. picket, 2 rail panel, black finish. 6 feet high around "Perimeter" and 4 foot high in the "Interior" yard, with matching gates. Black

- 2. Trench drain at building edges (two sides)** NDS Spee-D mini channel drain – black

EXTERIOR

- 1. Stone Veneer:** See elevation
- 2. Roof:** See roof plan
- 3. Stucco :** 1" thick Traditional three step plastering. (NO EIFS on builing dacades) See elevation for paint color
- 4. Soffits:** Stucco
- 5. Windows:** See elevations, pre-finished anodized aluminum (All Tempered safety glass) Mahogany – Stained with sherwin william SW3130 Brazilnut on all interior surrounding trim .
- 6. Doors & Jams:** Anodized aluminum frame, with Narrow Stile Door, acceptable manufacturers: Kawneer, Vistawall. or approved equal

- 7. Glazing System:** Refer to A-30 building elevations for additional information For all exterior windows and doors receiving glazing

- 8. Playground equipment** Provide \$100,000.00 allowance for playground equipment

- 9. Gutters & Downspouts:** **Gutters:** Pre-finished Aluminum (color to match building paint color) **Downspouts:** Pre-finished Aluminum (color to match building paint color)

- 10. Bollard:** (see sheet A-90)

- 11. Not used**

- 12. Flagpole:** Ground Set anodized finish aluminum flagpole see site plan for quantity and height, black Complete with internal wench system, revolving truck assembly, door and keylock, counter weight, retainer rings and 6'x10' nylon flag. (Vendor: CVS wholesale flags pole: Z15320265)

- 13. Exterior and Interior signs:** Contractor shall provide a Signage budget allowance of \$55,000. The Contractor shall provide (in the base bid) concrete pads and required power for the signages. note: include door sign of 'fire riser room' .

- 14. Landscaping:** Contractor shall provide irrigation and landscaping as shown on drawings

If material specified is to be substituted shop drawing & data must be submitted to owner

Scope of work for General Contractors includes providing top soil and grading to final elevations.

INTERIOR

- 1. Carpet:** patchcraft 10295 JOT/Color: Discovery

- 1a. Floor reducer:** M.D. Building Products, 72"Lx 2"W w/ fluted silver carpet edging trim, item 6297 Model # 7820 (Lowe's)

- 2. Bulletin Boards:** Quartet Cork board with alum. frame Discount School supply 1 800 627 2829

- 3. Flooring:** Wall pocket Chart 'School smart' Extra Wide Pocket Chart

- 3. Flooring:** LVT – 20 mil, Trinity Lifestyles 20 Caceres Acadia See plan

- 4. Ceramic Tile:** Entrance: Trinity Surface Arabonite / color: Amber

- 5. Wood Base:** Mahogany – 1 x 6" Stained
6. Wood Chair Rail: Mahogany – 1 x 4" stain with sherwin williams SW3130 brazilnut

Provide 1/8" radius round edge top and bottom , typ. for all chair rails

- 7. Paint walls :** RE: pacakge ' Ivy kids color and material brochure

Valspar Arizona Dust 2003-8a
Valspar Blue 4006-6b
Valspar Slumber 4007-9c

- 8. Finger guards** PinchShield Door Finger guards www.pinchshield.com Office:405-521-9054 info@pinchshield.com

- 9. Mirror** Bobrick B1658

Refer to color and material brocure for more information 'Bianco Venato' Quartz for counter top and base cabinets in the lobby, in cluding front desk, plastic laminate 'Pionite Phantasy PH7001' for all other counter tops of the project.

- 10. Caseloads & Cubbies:** Birch (stain grade) with clear varnish finish coats. provide corner/ edge protection on all exposed edge. for rooms 100 and 150. see interior elevations.

- 11. Cabinets:** Carcase & Shelves: Birch plywood stain grade_ with clear varnish finish coats; exposed edges to have solid birch banding

Countertops & Splash: Allen + Roth, Sugarbrush quartz radius all exposed corners of countertops

Doors & Drawer Fronts: Birch plywood (stain grade) with clear varnish finish coats; exposed edges to have solid birch banding.

Hardware: 4" brushed stainless steel wire pulls, concealed hinges and cam locks.

- 12. Kitchen Cabinets:** Carcase & Shelves: Birch plywood (stain grade) with interior surfaces finished with clear varnish coats, exterior surfaces to be plastic laminate

(all exposed surfaces); exposed edges to have solid birch banding.

Doors & Drawer Fronts: Birch plywood clad with Plastic laminate, Plastic laminate, Wilsonart skyline walnut 7964, (all exposed surfaces) Hardware: 4" brushed stainless steel wire pulls and concealed hinges

- 12A. Cabinet in Utility rm** 'Husky' steel tall garage cabinet G3602T-US/20628827-72"h x36"w x18"d

- 13. Front Deaks:** Carcase: Birch plywood (stain grade) with clear varnish finish coats; exposed edges to have solid birch banding. Ledge:

Countertops & Splash: Granite, bull-nosed edge

Drawer Fronts & splash: Birch plywood (stain grade) with clear varnish finish coats; exposed edge to have solid birch banding finish coats. Tambour (front desk): Birch "tambour" (stain grade) with clear varnish Hardware: 4" brushed stainless steel wire pulls and concealed hinges

- 14. Wood Doors:** Birch (paint grade) gloss finish; (hinges bonderized and painted to match jams) stain with Sherwin Williams SW3130 Brazilnut
- Door frames**

- 15. Interior window frame** Clear anodized Alum. frame 1/4" Tempered Glass glazing.

- 16. Ceiling:** 24" x 24" x 3/4" Fissured Tegular edged lay-in tile with Donn "DX" metal grid system (white). Washable type tiles in all wet areas. gypsum wallboard ceilings (smooth finish-painted white) in all Attic areas and Stairs.

- 17. FRP:** Fiber-Reinforced-Plastic (FRP) panels, white, with matching color vinyl trim (above base cabinet in infants rooms)

- 18. Closet Shelves:** Vinyl coated wire (white) "Closet" Maid or similar. NSF approved rack in dry storage.

- 19. Blinds:** Vinyl, Alabaster color, locally available (certified "Lead-Free")

- 20. Stainless Steel Work Table** 30"x72", galvanized undershelf with legs Eagle model CBH3072SE-BS

21. Paper Towel Dispenser: Kimberly Clark # 74305, with smoked plastic cover.

- 22. Toilet Paper Holder:** Bobrick #B-264 Classic Series Toilet Tissue Dispenser for Single Roll. Bright polished chrome-plated steel. Self-locking mechanism.

- 23. Fire Extinguishers:** Typically, ten pound capacity Portable fire extinguishers: 2A10BC Class K-rated portable fire extinguisher in kitchen

24. Freezer Turbo Air, TSF-49SD
25. Refrigerator: QTY 4 Frigidaire 20 – cu ft Top- Freezer refrigerator (white)
26. Range: Vulcan, gas restaurant range, Model # 36LC.
27. Kitchen Refrigerator Avatco SS-2R-HC54 reach in

- 27A NSF Approved stainless steel wire shelving in kitchen pantry, allowanc \$3,500.00
28. All bathroom doors shall be provided with threshold that meet ADA standards
29. All girls' restrooms and food prep. area shall be provided with covered trash receptacles.
30. Weather proofing sealant shall be applied to expansion joints in parking lot and walkway,drive way
31. Contractor shall paint parking lanes and lane dividers at driveway
32. Contractor shall provide one commercial grade basketball hoop adjustable ht.
33. All thermostats will have locked guards to prevent tampering and unauthorized adjustments.
34. Provide FRP wainscoting at all corridors (lobby receive paint wall), see interior elevations

- 35. Security Camera** Allowance \$7,000.00
- 36. Telephone System & Video Monitoring (Ivy Kids)** \$30,000 allowance for tele system Panasonic 624 KXTA:
1 Basic Unit equipped 3 x 8
1 First expansion Board 3 x 8
1 Last expansion Board 0 x 8
1 6 Line digital Telephone c/w paging capability
20 Single Line Phone (mount in all rooms c/w paging capability)
20 Wall mount apparatus Cable and Installation

- 37. Paging System:** Included in the Telephone System

- 38. Alarm System: (min. requirements design per code)**
- 1 Fire Alarm security Control Panel with Dialer
 - 15 Manual Pull Stations
 - 30 Smoke Detectors
 - 1 Wiring to Duct Detectors
 - 2 Heat Detectors
 - 8 Hornstrobes
 - 15 Strobes
 - 1 Design and Permit
 - 17 Door Contacts
 - 2 Key Pads
 - 1 Siren
 - 1 Dead Bolt at Entrance Door (Front entry, Hallway)
 - 2 Front door release buttons, two total, one on each reception seat.
 - 2 buzzers, one on each side out side of entry door
 - 3 Motion Detectors
 - Door contact on every door
 - Cabling and installation

- 39. Mail box:** Architectural Mail box Oasis post mounted locking mailbox, black with outgoing mail indicator, include architectural galvanized post and bracket.

- 40. fireman's lock box** refer to fire marshal for requirement

- 41. Water play option** Allowance 50,000.00

- 42. Washer - QTY 1** Roper 3.5 –cu ft High- Efficiency Top-Load washer (white)

- 43. Dryer - QTY 1** Roper 6.5 cu ft Electrical Dryer (white)

- 44. Microwave - QTY 4** Haier 0.9 cu ft 900-watt countertop microwave (black)

- 45. ADA note** provide wall reinf. for railing, accessories attachment, do not install until inspector mark the location (height) on wall.

- 46. Out door drinking fountain** provide freeze resistant type, HiLo type see plumbing

- 47. Mirror** Bobrick B1658

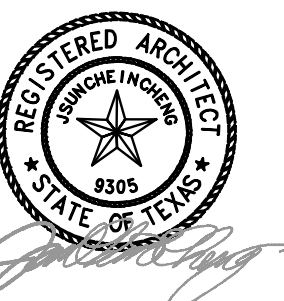
- 48. Overhead projector. screen and sounding sound** Furnished by owner insatlated by contractor.

- 48. Overhead projector. screen and sounding sound** Furnished by owner insatlated by contractor.

REVISIONS AND ISSUANCE

NO. DATE DESCRIPTION
1 08/13/2017 PRICING

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



01/09/2018

DRAWING TITLE
MATERIAL, EQUIP. & FINISH

DRAWN BY CHECKED BY
JC

DATE JOB NO.
03/30/2017 gleannloch

DRAWING NO.
A-0.2

Ivy Kids Standard Materials, Equip. & Finishes

The following items shall be provided, unless disallowed by local codes, ordinances, protective covenants or development restrictions

SITE

1. Steel fence / gate
Ameristar Montage Majestic 2" sq., 16 Ga. posts @ 8' O C.
5/8" sq. 18 Ga. picket, 2 rail panel, black finish.
6 feet high around "Perimeter" and 4 foot high in the "Interior" yard, with matching gates. Black

2. Trench drain at building edges (two sides)
NDS Spee-D mini channel drain – black

EXTERIOR

1. Stone Veneer: See elevation
2. Roof: See roof plan
3. Stucco : 1" thick Traditional three step plastering. (NO EIFS on builing dacades)
See elevation for paint color
4. Soffits: Stucco
5. Windows: See elevations, pre-finished anodized aluminum (All Tempered safety glass)
Mahogany – Stained with sherwin william SW3130 Brazilnut on all interior surrounding trim .

6. Doors & Jambs: Anodized aluminum frame, with Narrow Stile Door, acceptable manufacturers: Kawneer, Vistawall, or approved equal

7. Glazing System: Refer to A-30 building elevations for additional information
For all exterior windows and doors receiving glazing

8. Playground equipment
Provide \$100,000.00 allowance for playground equipment

9. Gutters & Downspouts: **Gutters:** Pre-finished Aluminum (color to match building paint color)
Downspouts: Pre-finished Aluminum (color to match building paint color)

10. Bollard: (see sheet A-90)

11. Not used

12. Flagpole: Ground Set anodized finish aluminum flagpole see site plan for quantity and height, black

Complete with internal wench system, revolving truck assembly, door and keylock, counter weight, retainer rings and 6'x10' nylon flag. (Vendor: CVS wholesale flags pole: Z15320265)

13. Exterior and Interior signs: Contractor shall provide a Signage budget allowance of \$55,000. The Contractor shall provide (in the base bid) concrete pads and required power for the signages.
note: include door sign of 'fire riser room' .

14. Landscaping: Contractor shall provide irrigation and landscaping as shown on drawings
If material specified is to be substituted shop drawing & data must be submitted to owner

Scope of work for General Contractors includes providing top soil and grading to final elevations.

Provide \$35,000.00 allowance for irrigation.

INTERIOR

1. Carpet: patchcraft 10295 JOT/Color: Discovery

1a. Floor reducer: M.D. Building Products, 72"Lx 2"W w/ fluted silver carpet edging trim, item 6297 Model # 7820 (Lowe's)

2. Bulletin Boards: Quartet Cork board with alum. frame
Discount School supply 1 800 627 2829

Wall pocket Chart
'School smart' Extra Wide Pocket Chart

3. Flooring: LVT – 20 mil, Trinity Lifestyles 20 Caceres Acadia
See plan

4. Ceramic Tile: Entrance:
Trinity Surface Arabonite / color: Amber

5. Wood Base: Mahogany – 1 x 6" Stained
6. Wood Chair Rail: Mahogany – 1 x 4" stain with sherwin williams SW3130 brazilnut

Provide 1/8" radius round edge top and bottom , typ. for all chair rails

7. Paint walls : RE: package 'Ivy kids color and material brochure

Valspar Arizona Dust 2003-8a
Valspar Blue 4006-6b
Valspar Slumber 4007-9c

8. Finger guards
PinchShield Door Finger guards
www.pinchshield.com
Office:405-521-9054
info@pinchshield.com

9. Mirror Bobrick B1658

Refer to color and material brocure for more information
"Bianco Venato" Quartz for counter top and base cabinets in the lobby, including front reception desk, pass thru between kitchen and dining, plastic laminate 'Pionite Phantasy PH7001' for all other counter tops of the project, p. lam goes to return and splash.

10. Caseroods & Cubbies: Birch (stain grade) with clear varnish finish coats.
provide corner/ edge protection on all exposed edge. for rooms 100 and 150. see interior elevations.

11. Cabinets: Carcase & Shelves:
Birch plywood stain grade, with clear varnish finish coats; exposed edges to have solid birch banding

Countertops & Splash:
Bianco Venato quartz
radius all exposed corners of countertops

Doors & Drawer Fronts:
Birch plywood (stain grade) with clear varnish finish coats; exposed edges to have solid birch banding.

Hardware: 4" brushed stainless steel wire pulls, concealed hinges and cam locks.

12. Kitchen Cabinets: Carcase & Shelves:
Birch plywood (stain grade) with interior surfaces finished with clear varnish coats, exterior surfaces to be plastic laminate

(all exposed surfaces); exposed edges to have solid birch banding.

Doors & Drawer Fronts:
Birch plywood clad with Plastic laminate, Plastic laminate, Wilsonart skyline walnut 7964, (all exposed surfaces)
Hardware: 4" brushed stainless steel wire pulls and concealed hinges

12A. Cabinet in Utility rm 'Husky' steel tall garage cabinet G3602T-US/20628827-72"h x36"w x18"d

13. Front Desks: Carcase:
Birch plywood (stain grade) with clear varnish finish coats; exposed edges to have solid birch banding.
Ledge:

Countertops & Splash:
Granite, bull-nosed edge

Drawer Fronts & splash:
Birch plywood (stain grade) with clear varnish finish coats; exposed edge to have solid birch banding
finish coats.

Tambour (front desk):
Birch "tambour" (stain grade) with clear varnish

Hardware: 4" brushed stainless steel wire pulls and concealed hinges

14. Wood Doors: Birch (paint grade) gloss finish; (hinges bonderized and painted to match jambs) stain with Sherwin Williams SW3130 Brazilnut

Door frames

15. Interior window frame Clear anodized Alum. frame
1/4" Tempered Glass glazing.

16. Ceiling: 24" x 24" x 3/4" Fissured Tegular edged lay-in tile with Donn "DX" metal grid system (white). Washable type tiles in all wet areas. gypsum wallboard ceilings (smooth finish-painted white) in all Attic areas and Stairs.

17. FRP: Fiber-Reinforced-Plastic (FRP) panels, white, with matching color vinyl trim (above base cabinet in infants rooms)

18. Closet Shelves: Vinyl coated wire (white) "Closet" Maid or similar. NSF approved rack in dry storage.

19. Blinds: Vinyl, Alabaster color, locally available (certified "Lead-Free")

20. Stainless Steel Work Table 30"x72", galvanized undershelf with legs
Eagle model CBH3072SE-BS

21. Paper Towel Dispenser: Kimberly Clark # 74305, with smoked plastic cover.

22. Toilet Paper Holder: Bobrick #B-264 Classic Series Toilet Tissue Dispenser for Single Roll. Bright polished chrome-plated steel. Self-locking mechanism.

23. Fire Extinguishers: Typically, ten pound capacity
Portable fire extinguishers: 2A10BC
Class K-rated portable fire extinguisher in kitchen

24. Freezer Turbo Air, TSF-49SD
25. Refrigerator: QTY 4 Frigidaire 20 – cu ft Top- Freezer refrigerator (white)
26. Range: Vulcan, gas restaurant range, Model # 36LC.
27. Kitchen Refrigerator Avatco SS-2R-HC54 reach in

27A NSF Approved stainless steel wire shelving in kitchen pantry, allowanc \$3,500.00
28. All bathroom doors shall be provided with threshold that meet ADA standards
29. All girls' restrooms and food prep. area shall be provided with covered trash receptacles.
30. Weather proofing sealant shall be applied to expansion joints in parking lot and walkway,drive way
31. Contractor shall paint parking lanes and lane dividers at driveway
32. Contractor shall provide one commercial grade basketball hoop adjustable ht.
33. All thermostats will have locked guards to prevent tampering and unauthorized adjustments.
34. Provide FRP wainscoting at all corridors (lobby receive paint wall), see interior elevations

35. Security Camera Allowance \$7,000.00
36. Telephone System & Video Monitoring (Ivy Kids) \$30,000 allowance for tele system
Panasonic 624 KXTA:
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1 6 Line digital Telephone c/w paging capability
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20 Wall mount apparatus Cable and Installation

37. Paging System: Included in the Telephone System

38. Alarm System: (min. requirements design per code)
1 Fire Alarm security Control Panel with Dialer
15 Manual Pull Stations
30 Smoke Detectors
1 Wiring to Duct Detectors
2 Heat Detectors
8 Hornstrobes
15 Strobes
1 Design and Permit
17 Door Contacts
2 Key Pads
1 Siren
1 Dead Bolt at Entrance Door (Front entry, Hallway)
2 Front door release buttons, two total, one on each reception seat.
2 buzzers, one on each side out side of entry door
3 Motion Detectors
Door contact on every door
Cabling and installation

39. Mail box: Architectural Mail box Oasis post mounted locking mailbox, black with outgoing mail indicator, include architectural galvanized post and bracket.

40. fireman's lock box refer to fire marshal for requirement

41. Water play option Allowance 50,000.00

42. Washer - QTY 1 Roper 3.5 –cu ft High- Efficiency Top-Load washer (white)

43. Dryer - QTY 1 Roper 6.5 cu ft Electrical Dryer (white)
44. Microwave - QTY 4 Haier 0.9 cu ft 900-watt countertop microwave (black)

45. ADA note provide wall reinf. for railing, accessories attachment, do not install until inspector mark the location (height) on wall.

46. Out door drinking fountain provide freeze resistant type, HiLo type see plumbing

47. Mirror Bobrick B1658

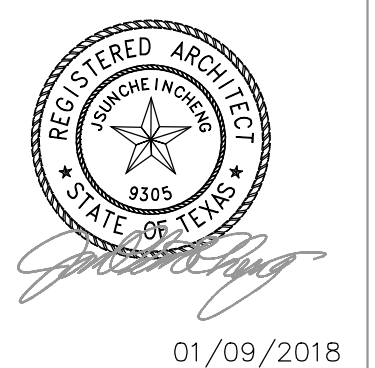
48. Overhead projector. screen and sounding sound Furnished by owner insatlated by contractor.

48. Overhead projector. screen and sounding sound Furnished by owner insatlated by contractor.

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	addendum 1

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE

MATERIAL, EQUIP. & FINISH

DRAWN BY CHECKED BY
JC

DATE JOB NO.
03/30/2017 gleannloch

DRAWING NO.

A-0.2

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

NOETS TO BIDDERS/ GENERAL CONTRACTOR

Scope:

1. General Construction of a new Ivy Kids Early Learning center Ivy Kids Early Learning Center, including site work, structure, HVAC, Electrical and Plumbing.
2. Standard Form of Agreement – AIA 101 and 201, 2017 edition.
3. Project Architect does not have agreement of Construction Administration.

PROCEDURES, CONTROLS, AND PAYMENTS

Scope

- Bidders shall review the issued drawings, be familiar with all the applicable codes, and site conditions, report to any discrepancies to the architect, and owner, should there is any doubt of the scope.
- Contractors responsibility:
 - Supervision.
 - Arranging and perform preconstruction meeting.
 - recording meeting minutes.
- Prepare Daily reports.
- Provide progress schedule.
- Provide schedule of values.
- GC to provide required lab tests.
- GC is responsible for laying out the work, and verifying locations during construction, provide records to owner .
- GC to propose payment request procedures,
- GC to follow Project owner/ bank request for payment schedule.
- GC to clean and provide protection of the work.
- GC shall provide all written warranties applicable to the work, including, but not limited to, manufacturer, contractor and sub-contractor warranties.
- All quantities, finishes, locations and other specific requirements are to be verified by GC. Any cost overruns, not due to specific Franchisee request, are to be paid for by GC.
- All construction shall be completed in accordance with plans and specifications. GC to verify all existing dimensions PRIOR to beginning any construction work reporting any discrepancies immediately to the Architect.
- GC shall be responsible for providing a punch list accompanied by owner's representative and come up with an agreed solution should there is any unsatisfying items.

DIVISION 2 - SITE WORK

SEE CIVIL ENGINEER DRAWINGS FOR ALL OTHER REQUIRED WORK

PART 1 – GENERAL

- SUMMARY
- General site clearing, remove trees, shrubs, grass and other vegetation, improvement or obstructions, includes digging out stumps and roots.
- Shoring and bracing: protect site from caving with extra care.
- Grade ground surfaces to conform with required contours and provide surface drainage.
- Termite control
- vapor retarders: ASTM E 1745 Class A minimum thickness 10 mil.

DIVISION 3 - CONCRETE

SEE CIVIL ENGINEER DRAWINGS FOR ALL OTHER REQUIRED WORK

- Concrete: Code and Standards, ACI 301, ACI 318. GREEN BUILDING PROGRAM, ORD. 06-10-110

SECTION 04400 - STONEMWORK

Standards: Comply with recommendations of stone production and fabrication standards, as follows:

Provide setting arrangement, provisions for jointing, anchoring, and fastening.

Provideof inserts which are to be built into other work.

Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing; one panel for each type of stone and installation.

Provide Mortar Type: S.

Provide Adjustable Inserts: Malleable iron, sized as shown or required.

Dovetail Slots: 22-gage galvanized steel, with filler strips.

Anchorage: For anchoring into concrete, cadmium-plated or hot-dip galvanized; for anchoring into stone, Type 302/304 stainless steel. Type, size, and load capacity as shown or required.

Setting Buttons: Lead or plastic, sized to maintain uniform joint width and sufficient surface area to avoid crushing.

Provide Concealed Flashing: Type 302/304 stainless steel, 2D finish, fully annealed or dead-soft temper, 0.012" thick, unless otherwise shown.

Stone Fabrication: Comply with recommendations and tolerances of applicable stone association. Provide holes and sinkages for anchors, fasteners, supports, and lifting devices.

Installation: Coordinate with other trades for placement of inserts and flashing reglets. Provide templates or drawings as required.

Execute necessary field cutting and fitting stonework by skilled mechanics. Set stone in accordance with drawings, complete with anchors, supports, fasteners, and other attachments to secure stonework in place.

Erect walls plumb and true with uniform joints. Set in full bed of mortar, unless otherwise shown. Use setting buttons to prevent extrusion of mortar.

Cavity Construction: Maintain open space between stone units and back-up, as shown.

Apply non-staining, dampproofing compound on concealed surfaces.

Grouted Construction: Solidly fill space between stone units and back-up with non-staining grout. Pour grout in lifts and rod to eliminate voids.

Joints: Butter vertical joints full width before setting.

SECTION 05500 – METAL FABRICATIONS

Products:

1. Materials:
 - a. Steel plates, shapes, and bars: ASTM A36.
 - b. Steel angles.
 - c. Steel pipe: ASTM A53, schedule 40.
 - d. Bolts: ASTM A325.
 - e. Fasteners: Zinc coated fasteners designed for loading and use.
 - f. Grout: CE CRD-C621, Non-shrink non-metallic grout,
2. Galvanized ferrous metal items of exterior wall and where exposed to weather: one (1) cold primer (shop-applied) elsewhere.
 - a. Galvanizing: ASTM A525.
 - b. Galvanize after fabrication.

DIVISION 6 – WOODS & PLASTICS

SECTION 06100 – ROUGH CARPENTRY

PART – GENERAL

1.01 SUMMARY

- A. Framing with dimension lumber and engineered wood products.
- B. Wood blocking cants and etc.
- C. Plywood sheathing.

1.02 QUALITY ASSURANCE

1. Lumber, General: Manufacture lumber, S4S and grade stamped, to comply with PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.

1.03 MATERIALS

- A. Wood-Preservative-Treated Lumber.
 1. Preservative Treatment: AWPA C2 with chemicals containing no arsenic or chromium.
 - a. AWPA C31 (inorganic boron) may be used in protected locations.
 2. Application: Items indicated and as follows:
 - a. Items in contact with roofing or waterproofing
 - b. Items in contact with concrete or masonry
 - c. Floor plates installed over concrete slabs-on-grade
 - d. Exterior exposed items.
 - e.
 - f.
 - g. B. Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under WWPA, WCLIB, SPIB OR NLGA rules.
- B. Studs

Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under WWPA, WCLIB, SPIB OR NLGA rules.

1.04 INSTALLATION:

- A. Exterior Wall Framing and where indicated : 2x6 in. nominal-size wood studs at spacing re: structural drawings

SECTION 07175 - WATER REPELLENTS

Extent of surfaces to receive water repellent (WR) .

Exposed exterior concrete surfaces.

Exposed interior (unpainted) concrete surfaces.

Exterior unit masonry surfaces.

Exterior stonework surfaces.

Exterior cement plaster or stucco surfaces.

Solvent-Based Silicone Sealer:

Provide light compound, 4.0 to 7.5% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

- Applied Polymers of America, Inc.
- Anti-Hydro Waterproofing Co.
- Toch/Carboline Co.
- Chemprobe Corp.
- L & M Chemical Co.
- Pecora International Corp.
- ProSoCo, Inc.
- Rexnord Chemical Products; Sonneborn Building Products.
- Symons Corp.
- VIP Enterprises, Inc.
- W.R. Meadows.

Water-Based Acrylic Sealer:

RETAIN WHERE SOLVENT-BASED ACRYLIC TOO HAZARDOUS, OR FORBIDDEN BY AIR POLLUTION ORDINANCES.

Provide manufacturer's standard "water-clear" emulsion-type breathing coating of acrylic resins (based on methyl methacrylate) in water recommended by manufacturer for application to interior and exterior concrete and masonry surfaces as a water-repellent coating; averaging 15% to 22% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

- Applied Polymers of America, Inc.
- OKON, Inc.
- Seal-Krete, Inc.
- VIP Enterprises.

SECTION 07175 - WATER REPELLENTS

Extent of surfaces to receive water repellent (WR) .

Exposed exterior concrete surfaces.

Exposed interior (unpainted) concrete surfaces.

Exterior unit masonry surfaces.

Exterior stonework surfaces.

Exterior cement plaster or stucco surfaces.

Solvent-Based Silicone Sealer:

Provide light compound, 4.0 to 7.5% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

- Applied Polymers of America, Inc.
- Anti-Hydro Waterproofing Co.
- Toch/Carboline Co.
- Chemprobe Corp.
- L & M Chemical Co.
- Pecora International Corp.
- ProSoCo, Inc.
- Rexnord Chemical Products; Sonneborn Building Products.
- Symons Corp.
- VIP Enterprises, Inc.
- W.R. Meadows.

Water-Based Acrylic Sealer:

RETAIN WHERE SOLVENT-BASED ACRYLIC TOO HAZARDOUS, OR FORBIDDEN BY AIR POLLUTION ORDINANCES.

Provide manufacturer's standard "water-clear" emulsion-type breathing coating of acrylic resins (based on methyl methacrylate) in water recommended by manufacturer for application to interior and exterior concrete and masonry surfaces as a water-repellent coating; averaging 15% to 22% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

- Applied Polymers of America, Inc.
- OKON, Inc.
- Seal-Krete, Inc.
- VIP Enterprises.

Test Application: Prior to performance of water repellent work, including bulk purchase/delivery of products, prepare a small application in an unobtrusive location and in a manner acceptable to Architect, for purpose of demonstrating final effect (visual and physical/chemical) of planned installation. Proceed with work only after Architect's acceptance of test application, or as otherwise directed.

Clean substrate of substances which might interfere with penetration/adhesion of water repellents. Test for moisture content, in accordance with repellent manufacturer's instructions, to ensure that surface is sufficiently dry.

Coordination with Sealants: Where feasible, delay application of water repellents until installation of sealants has been completed in joints adjoining surfaces to be coated with repellent.

DISION 8 – DOORS AND WINDOWS

SECTION 08110 – STEEL DOORS AND FRAMES (EXTERIOR)

Scope:

1. Provide hollow metal door frames as indicated on the drawings.

Products:

1. Doors & Frames: hollow metal, 14 gauge minimum galvanized.
2. Finish: Paint

Installation:

1. Comply with requirements of SDI-I 00, NFPA 80, and authorities having jurisdiction.

SECTION 08210 – WOOD DOORS

Scope:

1. Provide wood doors and wood doors with glass inset.
2. Warranty of flush solid core doors: life for installation.

Products:

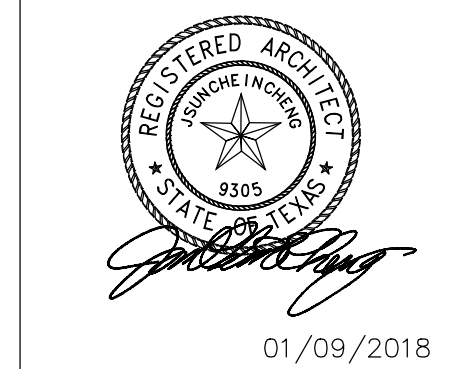
1. Wood doors for clear satin polyurethane finish; solid core flush wood door with particleboard core for interior use, AWI Premium Grade, rotary birch veneer face, natural finish.
2. Solid core wood doors with rotary birch veneer face with ¼” tempered glass light as indicated on drawings. Wood glass stops and trims as required. All doors to receive clear satin polyurethane finish by manufacturer.

Installation;

1. Comply with NWMA IS-L and AWL QUALITY Standards. Pre-fit doors to frames. Pre-machine doors for hardware. Factory level doors.
2. Install doors with not more than 1/8” clearance at top and sides, ¼” at bottom
3. Shop finish: sand and provide all coats of clear satin finish system specified in painting section. Wrap and protect.

GC SHALL BEAR ALL REQUIRED TESTING FEE.

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



01/09/2018

DRAWING TITLE

SPECIFICATIONS

DRAWN BY: JC CHECKED BY: JC

DATE: 03/30/2017 JOB NO.: gleannloch

DRAWING NO. **A-0.2A**

SECTION 08410 – ALUMINUM ENTRANCES, STOREFRONT & WINDOW FRAMING

Scope:

1. Provide aluminum entrances and glazing:
 - a. Front exterior entry doors and frames.
 - b. Vestibule entry doors and frames matching front exterior entrance doors.
 - c. Side corridor and entry doors and frames matching front exterior entrance doors.
 - d. Performed flashings as indicated on the drawings.

Product:

1. Door Type:
 - a. See drawing
2. Glazing
 - a. see energy report
3. Hardware: hinges, concealed closers, stops, keyed cylinders, push/pull, panic hardware with pulls (all exterior doors) as per manufacturer's standard line. Satin chrome finish.
4. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

Installation:

1. Comply with Drawings and manufacturer's written instructions for installing aluminum framed storefront system, accessories, and other components.
2. Anchor securely in place, install plumb, level and in true alignment. Isolate dissimilar metals to prevent corrosion.
3. Coordinate with glass and glazing work, install hardware and adjust for smooth, proper operation.

SECTION 08800 – GLASS AND GLAZING

Scope:

1. Provide glass and glazing for all applications, including sidelights, glazed openings in walls and mirrors.
2. Glass Schedule:
 - a. At interior partitions: ¼ inch thick tempered glass.

Products:

1. Glazing sheets:
 - a. Heat treated glass products. ASTM C1048: Tempered glass
 - b. Mirrors, silvering, copper coating, protective organic coating
2. Glazing materials:
 - a. Acrylic glazing sealant, Tremco Mono.
 - b. Performed glazing tape, Tremco Polyshim Tape.
 - c. Setting blocks, shims and spacers.

Installation

1. Comply with FGMA Glazing Manual and manufacturer's instructions and recommendations.
2. Set mirrors directly to wall adhere to wall with adhesive – Mirror mastic or approved equal or as required for use by child care licensing.

Section 092400 Portland Cement Plastering (Stucco)	
PART 1 – GENERAL	
1.10	SUMMARY
general	A. Specification provides requirements for the applications of a Stucco System, including information, pertaining to the design, materials and application of Stucco.
1.20	ENVIRONMENTAL CONDITIONS
	A. Cold Weather Conditions: <ol style="list-style-type: none"> 1. Do not apply cement plaster when ambient temperature is less than 35°F (2°C). 2. Do not apply cement plaster to any frozen surfaces or surfaces containing frost. Protect plaster coats against freezing for a period of 24 hours after application. 3. Do not use frozen materials. 4. Tenting, heat and ventilation must be provided if cement plastering is done in a temperature below 35°F (2°C).
	B. Warm Weather Conditions: <ol style="list-style-type: none"> 1. Protect the basecoats and finish coat of cement plaster from uneven and excessive evaporation in warm, windy weather. (Refer to section on curing in PART II) 2. Moist curing of cement based plaster is required.
PART 2 – PRODUCTS	
2.10	MOISTURE BARRIER
	A. Water-resistant paper – Federal Specification UU-B-790a, grade D/30-minute or 60-minute.
2.15	WINDOW HEAD, DOOR, LOUVER AND/OR OTHER PENETRATION-PLUS WALL OPENING PAN-TYPE FLASHING – 26-GAUGE GALVANIZED SHEET METAL, OR PVC PLASTIC
2.20	RUNNER- AND CROSS-FURRING CHANNELS
	Cold-rolled galvanized steel channels, 1 1/2 inch (38 mm) and 3/4 inch (19 mm), a minimum of 33,000 psi yield strength and a minimum of 0.0538-inch bare steel thickness, ASTM A526.

Suspended soffits/ceilings – 1 1/2-inch (38 mm) main runner, 3/4-inch (19 mm) cross furring.	
2.25	FURRING "HAT" CHANNELS
	Furring channel, galvanized 7/8-inch (22 mm), 20-gauge.
2.30	MECHANICAL FASTENERS
	A. Non-corroding fasteners, depending on the type framing or substrate: <ol style="list-style-type: none"> 1. Wood Framing – minimum 11 gauge, 7/16 inch (11 mm) diameter head galvanized roofing nails with minimum 3/4 inch (19 mm) penetration into studs or minimum #8 Type S wafer head fully threaded corrosion resistant screws with minimum 3/4 inch (19 mm) penetration into studs. (Nails: FS FF-N-105; Screws: ASTM C646) 2. Steel Framing – minimum #8 Type S or S-12 wafer head fully threaded corrosion resistant screws with minimum 3/8 inch (10 mm) penetration into studs. (Screws: ASTM C646) 3. Concrete or Masonry – minimum #8 wafer head fully threaded corrosion resistant screws for masonry with minimum 1 inch (25 mm) penetration into substrate. (Screws: ASTM C646) 4. Wood framing with EPS board over OSB board or plywood sheathing- Wire lath shall be fastened with corrosion resistant nails or 1" wide crown staples which penetrate at least 1" into the studs.
	B. Tie Wire – 18 gauge galvanized and annealed low-carbon steel in compliance with ASTM A641 with Class I coating. (FS QQ-W-461g, AS)
2.40	LATH
	A. Self-furring diamond-mesh metal lath galvanized, 2.5 or 3.5 lb per sq. yd. Shall comply with ASTM 847.
2.50	TRIM ACCESSORIES
	<ul style="list-style-type: none"> • Trim Accessories shall be fabricated from galvanized steel, zinc (alloy), PVC or anodized aluminum. • Depth (the grounds) of accessories depends on the required thickness of cement plaster basecoat, without the finish coat. • Accessories of PVC plastic or zinc (alloy) are recommended if corrosion is a concern because of environmental conditions.

b. Compliance, ASTM C926 (Type F Plaster)	
EXECUTION	
3.10	EXAMINATION
	A. Prior to starting lathing or plastering work, carefully inspect installed work of other trades to verify that work is complete to the point where work of this section may properly commence.
	B. Notify the architect or proper authorities in writing of conditions detrimental to the proper and timely completion of the lathing and/or plastering work.
	C. Do not begin installation until all unsatisfactory conditions are resolved.
	D. A pre-construction meeting is recommended with the architect and/or owner, primary contractor and representatives responsible for the windows, framing, flashing, roofing, sealants, stucco and any other building components interfacing with the stucco.
PERFORMANCE	
	A. The work shall be performed by a skilled and trained work crew.
	B. Install specified products and/or systems in accordance with reference standards, manufacturer's recommendations, unless indicated otherwise in project documents.
	C. Flashing shall be installed prior to start of lathing or may be required to be integrated at the time of lathing.
INSTALLATION OF STUCCO TRIM ACCESSORIES	
	A. Verify that substrate and work by other trades are complete to the point at which installation of trim accessories may properly commence.
	B. Attachments shall be firm enough to hold trim accessories in place without misalignment during plastering. <ul style="list-style-type: none"> • Flanges or attachment points of trim accessories shall be secured to substrate in accordance with requirements of manufacturers of approved fasteners. Space per manufacturer's directions.
	C. Zinc alloy or PVC is recommended if trim accessories are exposed to a high-salt environment.
	D. Install individual trim-accessory sections to each other at end joints for accurate alignment.
	E. Install trim accessories in a manner that ensures a true, level and plumb stucco surface, and moisture resistant.

A. Steel accessories per ASTM C 841	
B. PVC plastic accessories per ASTM D1784 & C1063	
C. Aluminum accessories from extruded alloy 6063 T5	
STUCCO MATERIALS	
A. Factory proportioned, Portland cement based exterior stucco for use in scratch and brown coat stucco applications. Comply with the following: <ol style="list-style-type: none"> 1. Base Coat – Scratch and Brown Coat Stucco 2. Performance and Physical Properties at 73 degrees F (23 degrees C) and 50 percent relative humidity. <ol style="list-style-type: none"> a. Base Coat Stucco Scratch and Brown Coat (No. 1139-80) <ol style="list-style-type: none"> 1. Compressive Strength, ASTM C109: <ul style="list-style-type: none"> 900 psi (6.2 MPa) @ 7 days 1200 psi (8.3 MPa) @ 28 days 2. Compliance, ASTM C 926 b. Base Coat Stucco with Water-Stop (No. 1139-80) <ol style="list-style-type: none"> 1. Compressive Strength, ASTM C109: <ul style="list-style-type: none"> 900 psi (6.2 MPa) @ 7 days 1,200 psi (8.3 MPa) @ 28 days 2. Wind Driven Rain, ASTM E514: 0.002 lb (0.9 g) per hours 3. Compliance, ASTM C926 	
FINISH COAT MATERIALS	
A. Factory proportioned stucco finish color and texture coat. Comply with the following: <ol style="list-style-type: none"> 1. Finish Coat Stucco 2. Performance and Physical Properties at 73 degrees F (23 degrees C) and 50 percent relative humidity. <ol style="list-style-type: none"> a. Compressive Strength, ASTM C109: <ul style="list-style-type: none"> 900 psi (6.2 MPa) @ 7 days 1200 psi (8.3 MPa) @ 28 days 	

F. Install the trim accessories in accordance with the required thickness of stucco basecoat and finish coat requirement.	
G. Install the longest possible lengths of trim accessories. A minimum continuous section (length) of 7 ft. (2 m) is recommended.	
TRIM ACCESSORY JOINTS	
A. The water-resistant barrier must continue to be unbroken behind trim accessory joints in vertical or horizontal direction.	
B. Locate trim accessory joints strategically at points where building movement is anticipated. <ol style="list-style-type: none"> 1. Wall penetrations 2. Structural plate lines 3. Junctions of dissimilar substrates 4. Existing construction joints in structure 5. Columns 6. Cantilevered areas 	
C. Joints are recommended in stucco assemblies with lath reinforcement but have limited use in direct-applied stucco over concrete or concrete masonry surface.	
D. It is recommended that trim accessory joints be weather-sealed by embedment in caulking at intersections when placed end-to-end and at the terminations.	
E. It is recommended to install vertical joints continuously and abut them to horizontal joints (be sure that water-resistant barrier runs continuously behind joints).	
F. Install longest possible lengths. No termination of a section within 24 inches (600 mm) of an intersection with the exception of pre-manufactured trim accessory joint intersections.	
G. Trim accessory joints shall be installed on framed, sheathed construction so as to create stucco panel of 150 to 180 sq. ft. (14 m² to 17 m²) in as square a configuration as possible.	
H. Trim accessory joints shall be installed with concrete or concrete masonry construction so as to create a stucco assembly (with lath reinforcement) of 200 to 250 sq. ft. (18 m² to 23 m²).	
I. Installing control joints over continuous lath is an approved method.	
J. Sheathed framed construction with vertical trim accessory joints that require the lath to be terminated (cut) and installed on top of the flanges shall be placed at framing member locations. Lath shall be attached with appropriate fasteners through the trim accessory flange, sheathing and into the framing member.	

SUBSTANTIAL COMPLETION

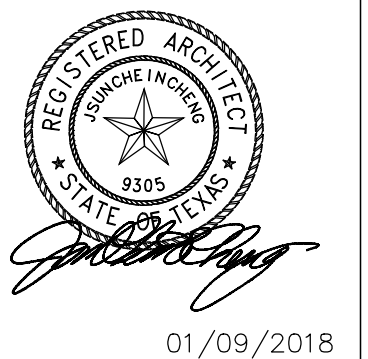
Scope:

- Preparation the following:
 - Punch list
 - Warranties
 - Certifications
 - Occupancy permit
 - Start-up and testing of building systems
 - Changeover of locks
- Prerequisites to final acceptance
 - Final payment request with supporting affidavits
 - Completed punch list & instruction of Franchisee's personnel
- Record document submittals.
 - Provide a copy of "As-Built" drawings and a diskett each to Franchisor and Franchisee.
- GC shall repair, patch and touch-up marred surfaces to match adjacent finishes.
- GC shall clean the entire construction as a brand new facility.
 - At completion of construction GC, Franchisor and Franchisee shall conduct a final walk through before acceptance.
 - GC shall provide no less than a one (1) year warranty on all labor and materials used in constructing the Ivy Kids Early Learning Center Franchise.

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE

SPECIFICATIONS

DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-0.2B

SECTION 08410 – ALUMINUM ENTRANCES, STOREFRONT & WINDOW FRAMING

Scope:

1. Provide aluminum entrances and glazing:
 - a. Front exterior entry doors and frames.
 - b. Vestibule entry doors and frames matching front exterior entrance doors.
 - c. Side corridor and entry doors and frames matching front exterior entrance doors.
 - d. Preformed flashings as indicated on the drawings.

Product:

1. Door Type:
 - a. See drawing
2. Glazing
 - a. see energy report
3. Hardware: hinges, concealed closers, stops, keyed cylinders, push/pull, panic hardware with pulls (all exterior doors) as per manufacturer's standard line. Satin chrome finish.
4. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

Installation:

1. Comply with Drawings and manufacturer's written instructions for installing aluminum framed storefront system, accessories, and other components.
2. Anchor securely in place, install plumb, level and in true alignment. Isolate dissimilar metals to prevent corrosion.
3. Coordinate with glass and glazing work, install hardware and adjust for smooth, proper operation.

Section 092400 Portland Cement Plastering (Stucco)	
PART 1 – GENERAL	
1.10	SUMMARY
general	A. Specification provides requirements for the applications of a Stucco System, including information pertaining to the design, materials and application of Stucco.
1.20	ENVIRONMENTAL CONDITIONS
A.	Cold Weather Conditions:
1.	Do not apply cement plaster when ambient temperature is less than 35°F (2°C).
2.	Do not apply cement plaster to any frozen surfaces or surfaces containing frost. Protect plaster coats against freezing for a period of 24 hours after application.
3.	Do not use frozen materials.
4.	Testing, heat and ventilation must be provided if cement plastering is done in a temperature below 35°F (2°C).
B.	Warm Weather Conditions:
1.	Protect the basecoats and finish coat of cement plaster from uneven and excessive evaporation in warm, windy weather. (Refer to section on curing in PART III)
2.	Moist curing of cement based plaster is required.
PART 2 – PRODUCTS	
2.10	MOISTURE BARRIER
A.	Water-resistant paper – Federal Specification UU-B-790a, grade D30-minute or 60-minute.
2.15	WINDOW HEAD, DOOR, LOUVER AND/OR OTHER PENETRATION-PLUS WALL OPENING PAN-TYPE FLASHING – 24-GAUGE GALVANIZED SHEET METAL, OR PVC PLASTIC
2.20	RUNNER- AND CROSS-FURRING CHANNELS
	Galvanized galvanized steel channels, 1 1/2 inch (38 mm) and 3/4 inch (19 mm) a minimum of 33,000 psi yield strength and a minimum of 0.0538-inch bare steel thickness, ASTM A526.
A. Steel accessories per ASTM C 811	
B. PVC plastic accessories per ASTM D1784 & C1063	
C. Aluminum accessories from extruded alloy 6063 T5	
STUCCO MATERIALS	
A. Factory proportioned Portland cement based exterior stucco for use in scratch and brown coat stucco applications. Comply with the following:	
1.	Base Coat – Scratch and Brown Coat Stucco
2.	Performance and Physical Properties at 73 degrees F (23 degrees C) and 50 percent relative humidity:
a.	Base Coat Stucco Scratch and Brown Coat (No. 1139-80)
1.	Compressive Strength, ASTM C109:
	900 psi (6.2 MPa) @ 7 days
	1200 psi (8.3 MPa) @ 28 days
2.	Compliance, ASTM C 926
b.	Base Coat Stucco with Water-Stop (No. 1139-80)
1.	Compressive Strength, ASTM C109:
	900 psi (6.2 MPa) @ 7 days
	1,200 psi (8.3 MPa) @ 28 days
2.	Wind Driven Rain, ASTM E514: 0.002 lb (0.9 g) per hour
3.	Compliance, ASTM C926
FINISH COAT MATERIALS	
A. Factory proportioned stucco finish coat and texture coat. Comply with the following:	
1.	Finish Coat Stucco
2.	Performance and Physical Properties at 73 degrees F (23 degrees C) and 50 percent relative humidity:
a.	Compressive Strength, ASTM C109:
	900 psi (6.2 MPa) @ 7 days
	1200 psi (8.3 MPa) @ 28 days

SECTION 08800 – GLASS AND GLAZING

Scope:

1. Provide glass and glazing for all applications, including sidelights, glazed openings in walls and mirrors.
2. Glass Schedule:
 - a. At interior partitions: 1/4 inch thick tempered glass.

Products:

1. Glazing sheets:
 - a. Heat treated glass products. ASTM C1048: Tempered glass
 - b. Mirrors, silvering, copper coating, protective organic coating
2. Glazing materials:
 - a. Acrylic glazing sealant, Tremco Mono.
 - b. Preformed glazing tape, Tremco Polyshim Tape.
 - c. Setting blocks, shims and spacers.

Installation

1. Comply with FGMA Glazing Manual and manufacturer's instructions and recommendations.
2. Set mirrors directly to wall adhere to wall with adhesive – Mirror mastic or approved equal or as required for use by child care licensing.

Suspended ceiling/ceilings – 1 1/2-inch (38 mm) main runner, 3/4-inch (19 mm) cross furring.	
2.25	FURRING "HAT" CHANNELS
	Furring channel, galvanized 7/8-inch (22 mm), 20-gauge.
2.30	MECHANICAL FASTENERS
A.	Non-corroding fasteners, depending on the type framing or substrate:
1.	Wood Framing – minimum 11 gauge, 7/16 inch (11 mm) diameter head galvanized roofing nails with minimum 1/4 inch (19 mm) penetration into studs or minimum #8 Type 5 oxide head fully threaded corrosion resistant screws with minimum 3/4 inch (19 mm) penetration into studs. (Nails: FS FF-A-105; Screws: ASTM C646)
2.	Steel Framing – minimum #8 Type 5 or #10 oxide head fully threaded corrosion resistant screws with minimum 3/8 inch (9 mm) penetration into studs. (Screws: ASTM C646)
3.	Concrete or Masonry – minimum #8 oxide head fully threaded corrosion resistant screws for masonry with minimum 1 inch (25 mm) penetration into substrate. (Screws: ASTM C646)
4.	Wood framing with EPDM bonded over OSB board or plywood sheathing. W/6 lath shall be fastened with corrosion resistant nails or 1" wide crown staples which penetrate at least 1" into the studs.
B.	Tie Wire – #8 gauge galvanized and annealed low-carbon steel in compliance with ASTM A614 with Class 1 coating. (FS QQ-9-461g, AS)
2.40	LATH
A.	Self-furring diamond-mesh metal lath galvanized, 2.5 to 3.5 lb per sq. yd. Shall comply with ASTM A87.
2.50	TRIM ACCESSORIES
	• Trim Accessories shall be fabricated from galvanized steel, zinc (alloy), PVC or anodized aluminum.
	• Depth (the protrusion) of accessories depends on the required thickness of cement plaster finish, unless the finish coat.
	• Accessories of PVC plastic or zinc (alloy) are recommended if corrosion is a concern because of environmental conditions.

b.	Compliance, ASTM C926 (Type F Plaster)
EXECUTION	
3.10	EXAMINATION
A.	Prior to starting lathing or plastering work, carefully inspect installed work of other trades to verify that work is complete to the point where work of this section may properly commence.
B.	Notify the architect or proper authorities in writing of conditions detrimental to the proper and timely completion of the lathing and/or plastering work.
C.	Do not begin installation until all unsatisfactory conditions are resolved.
D.	A pre-construction meeting is recommended with the architect and/or owner, primary contractor and representative responsible for the windows, framing, flashing, roofing, scabbing, stucco and any other building components interfacing with the stucco.
PERFORMANCE	
A.	The work shall be performed by a skilled and trained work crew.
B.	Install specified products and/or systems in accordance with reference standards, manufacturer's recommendations, unless indicated otherwise in project documents.
C.	Flashing shall be installed prior to start of lathing or may be required to be integrated at the time of lathing.
INSTALLATION OF STUCCO TRIM ACCESSORIES	
A.	Verify that substrate and work by other trades are complete to the point at which installation of trim accessories may properly commence.
B.	Attachments shall be firm enough to hold trim accessories in place without misalignment during plastering.
	• Flanges or attachment points of trim accessories shall be secured to substrate in accordance with requirements of manufacturers of approved fasteners. Space per manufacturer's directions.
C.	Zinc alloy or PVC is recommended if trim accessories are exposed to a high-salt environment.
D.	Install individual trim-accessory sections to each other at end joints for accurate alignment.
E.	Install trim accessories in a manner that ensures a true, level and plumb stucco surface, and moisture resistant.

SUBSTANTIAL COMPLETION

Scope:

- Preparation the following:
 - Punch list
 - Warranties
 - Certifications
 - Occupancy permit
 - Start-up and testing of building systems
 - Changeover of locks
- Prerequisites to final acceptance
 - Final payment request with supporting affidavits
 - Completed punch list & instruction of Franchisee's personnel
- Record document submittals.
 - Provide a copy of "As-Built" drawings and a diskett each to Franchisor and Franchisee.
- GC shall repair, patch and touch-up marred surfaces to match adjacent finishes.
- GC shall clean the entire construction as a brand new facility.
 - At completion of construction GC, Franchisor and Franchisee shall conduct a final walk through before acceptance.
 - GC shall provide no less than a one (1) year warranty on all labor and materials used in constructing the **Ivy Kids Early Learning Center Franchise**.

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2018	PRONG
2	08/30/2018	ADDENDUM 1

F. Install the trim accessories in accordance with the required thickness of stucco basecoat and finish coat requirement.

G. Install the longest possible lengths of trim accessories. A minimum continuous section (length) of 7 ft. (2 m) is recommended.

TRIM ACCESSORY JOINTS

A. The water-resistant barrier must continue to be unbroken behind trim accessory joints in vertical or horizontal direction.

B. Locate trim accessory joints strategically at points where building movement is anticipated.

1. Wall penetrations
2. Structural plate lines
3. Junctions of dissimilar substrates
4. Existing construction joints in structure
5. Columns
6. Cantilevered areas

C. Joints are recommended in stucco assemblies with lath reinforcement but have limited use in direct-applied stucco over concrete or concrete masonry surface.

D. It is recommended that trim accessory joints be weather-sealed by embedment in caulking at intersections when placed end-to-end and at the terminations.

E. It is recommended to install vertical joints continuously and abut them to horizontal joints (be sure that water-resistant barrier runs continuously behind joints).

F. Install longest possible lengths. No termination of a section within 24 inches (600 mm) of an intersection with the exception of pre-manufactured trim accessory joint intersections.

G. Trim accessory joints shall be installed on framed, sheathed construction so as to create stucco panel of 150 to 180 sq. ft. (14 m² to 17 m²) in as square a configuration as possible.

H. Trim accessory joints shall be installed with concrete or concrete masonry construction so as to create a stucco assembly (with lath reinforcement) of 200 to 250 sq. ft. (18 m² to 23 m²).

I. Installing control joints over continuous lath is an approved method.

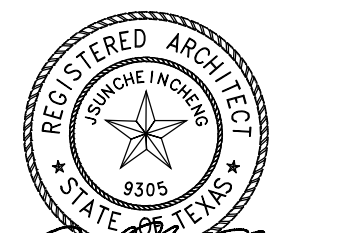
J. Sheathed framed construction with vertical trim accessory joints that require the lath to be terminated (cut) and installed on top of the flanges shall be placed at framing member locations. Lath shall be attached with appropriate fasteners through the trim accessory flange, sheathing and into the framing member.

IVY KIDS EARLY LEARNING CENTER
300 N. COIT ROAD
McKinney Texas 75035

Developer
K&R Frisco Ivy LLC
jay@southerngraceclothing.com

Civil Engineer
Structural Engineer
Mission Engineering, Inc.
10370 Richmond Ave.
Houston Tx, 77072
713 981 0018

MEP
CT Keng
832 452 5370



J C CHENG ARCHITECT
TX Reg. Arch No. 09305
jc@jccarch.com

DRAWN BY: JC
CHECKED BY: JC

DATE: 05052018
JOB NO.: mckinney-1

DRAWING TITLE

SPECIFICATIONS

DRAWING NO.

A-0.2B

Johns Manville's Product Offering for Cool Roofs
Reduce Energy Costs and Mitigate the "Heat Island" Effect of Development

Recommended roof systems include:

- **PVC**
Johns Manville offers white JM PVC with DuPont™ Evaloy™ KEE (Ketone Ethylene Ester) membranes including JM PVC-50, JM PVC-60, JM PVC-80 as well as JM PVC-50 Heece Backed, JM PVC-60 Heece Backed and JM PVC-80 Heece Backed single ply systems, either mechanically attached or fully adhered.
- **TPO**
Johns Manville markets white JM TPO single ply systems either mechanically attached or fully adhered.
- **Bituminous Built-Up Roofing (BUR) and SBS**
CR cap sheets have white minerals and are factory-coated with one coat of TopGard® Base and one coat of TopGard® 5000 to meet cool roof standards.

As another option for bituminous systems, several non-CR BUR and SBS cap sheets may be coated with TopGard Base and TopGard 4000 or TopGard 5000.

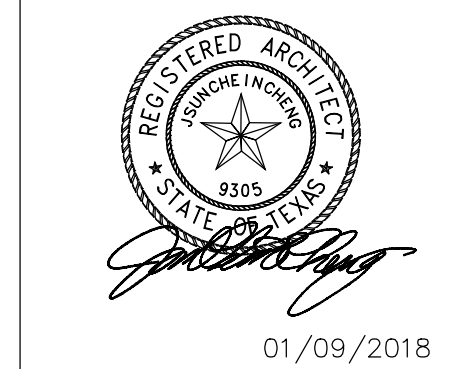
Product	Reflectivity** (ASTM C 1549)	Emissivity** (ASTM C 1371)	SRI* (ASTM 1980-01)
JM PVC	0.86	0.88	108
JM TPO	0.77	0.87	101
GlasKap CR	0.76	0.85	93
TopGard® 4000	0.83	0.88	102
TopGard 5000	0.83	0.88	102
SBS CR Membranes	0.76	0.85	92

* SRI is determined by using the reflectivity values, emissivity values and the steady state temperature equations defined in ASTM F 1989-01.

** LEED's Solar Reflective Index. ** Test Methods used by CRR.

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE
ACCESSIBILITY NOTES & DETAILS

DRAWN BY
 DATE
 03/30/2017

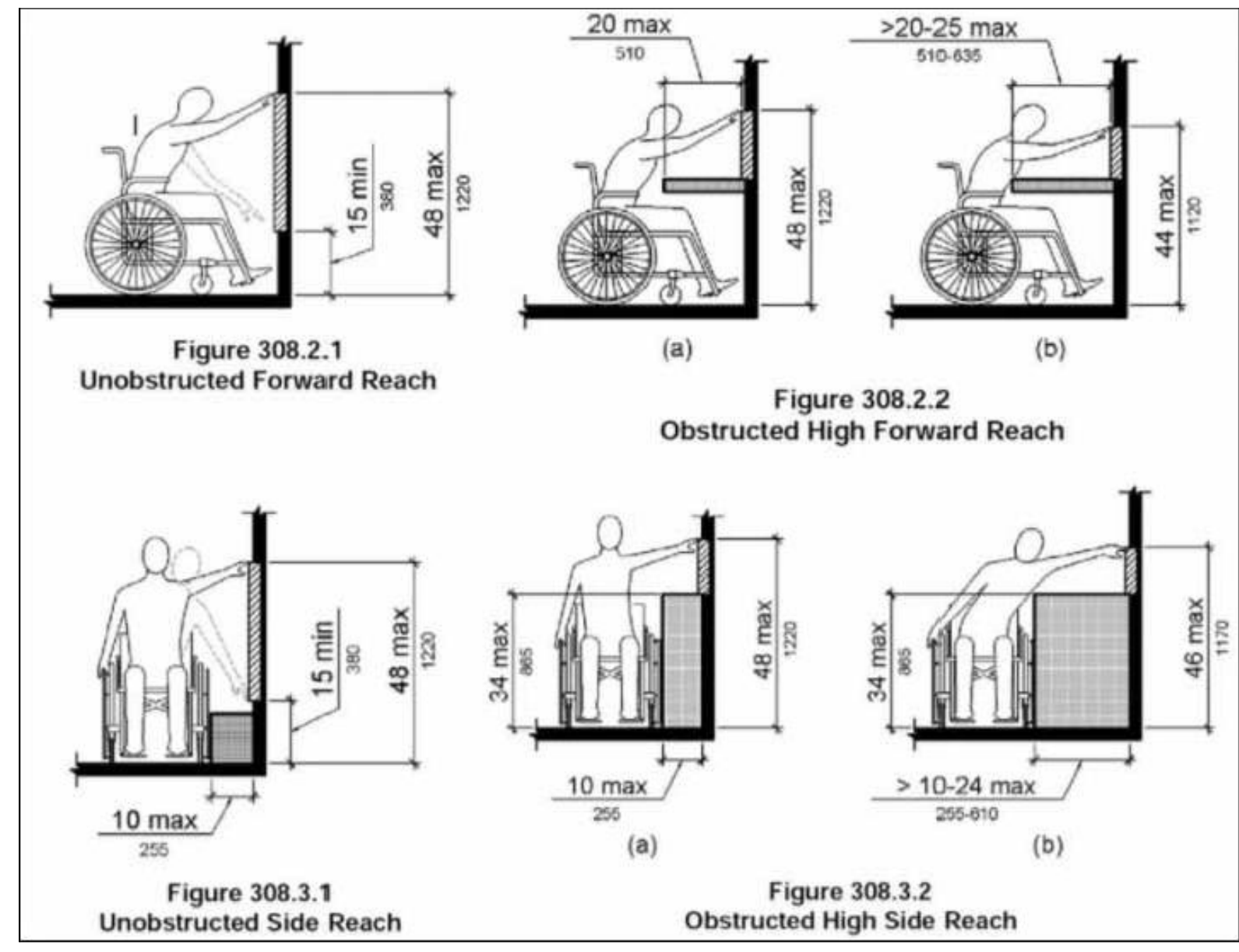
CHECKED BY
 JC
 JOB NO.
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A-0.3

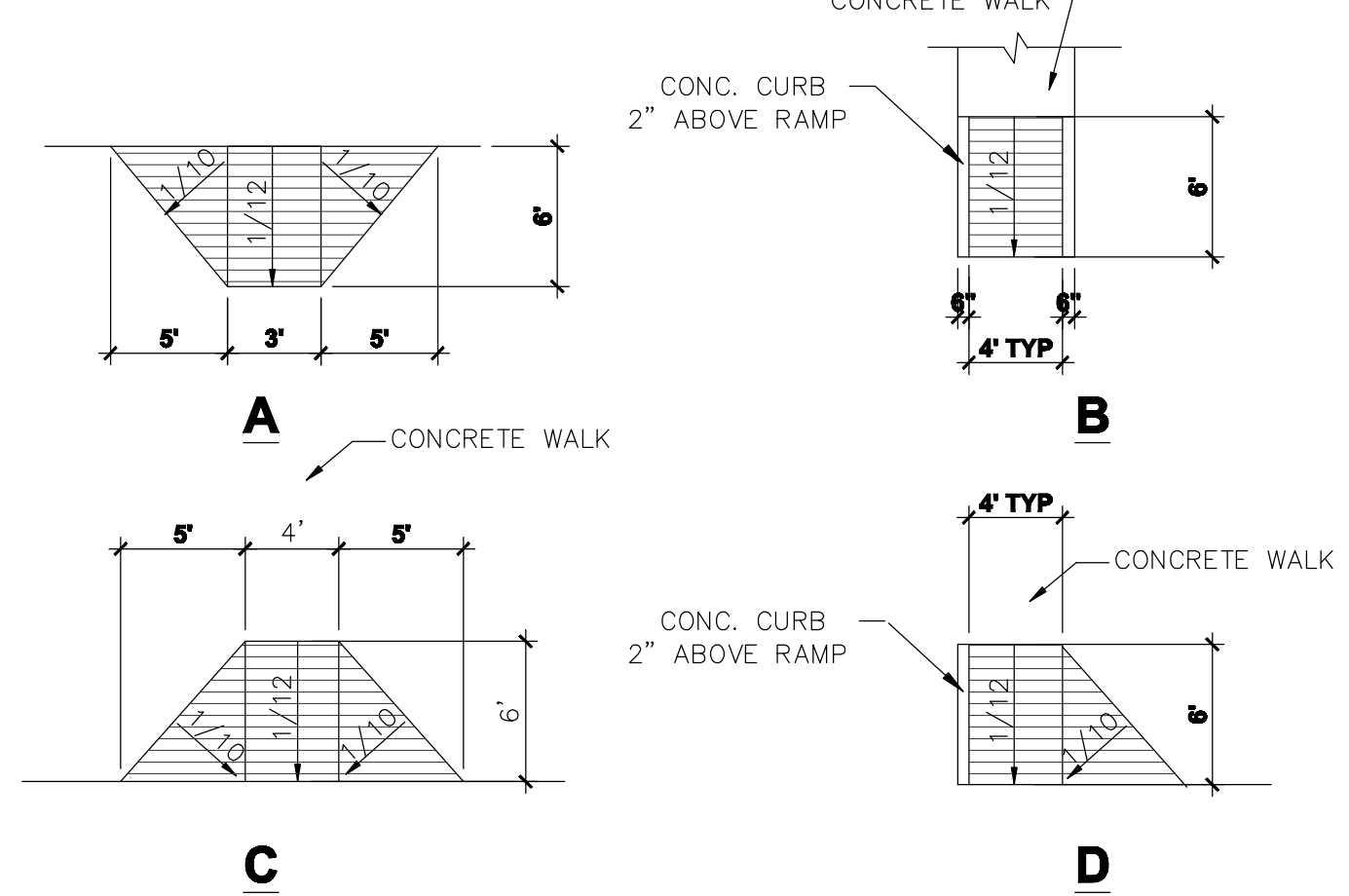
ACCESSIBILITY NOTES

- A. Accessible Route
 Accessible routes from public transportation stops, accessible parking, accessible passenger loading zones, and public street or sidewalk to the building entrance shall not exceed 5% or 1:20 slope in the direction of travel, nor 2% or 1:50 in cross slope.
- B. Parking and Passenger Loading Zones
 Accessible parking spaces shall be located on level or less than 2% sloped ground and is identified by vertical signage that comply with TAS section 4.30.7..
- C. Curb Ramp
 Curb ramps shall comply with TAS section 4.7, see detail 1, 2, 3, 4, 5 & 6/A1.
- D. Elevators
 The elevators shall comply with the city building code and TAS requirements.
- E. The minimum clear width of all accessible routes of travel shall be 36 inches. Changes in level and threshold heights shall conform to TAS code (Texas Accessibility Standards), 1/2" maximum height.
- F. Contractor shall hold a 60" unobstructed turning space within all public toilet rooms. Toilet doors shall not swing into the clear floor space required for any fixture. Grab bars shall be placed above accessible water closet as per TAS. Grab bars and seats shall be designed for 250 pounds live loads. Stall latching hardware shall be mounted 36" A.F.F., and toilet room accessories shall be mounted as noted on sheet AS.2.
- G. Control, Hardware and Mounting height: (comply with TAS sec. 4.27, 4.13)

- M. SIGNAGE:
 1. HEAD ROOM, WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80 IN MINIMUM CLEAR HEAD ROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 IN (NOMINAL DIMENSION), A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.
- N. CONTROLS AND OPERATING MECHANISMS:
 1. CLEAR FLOOR SPACE ALLOWS A FORWARD OR A PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. CONTROLS AND OPERATING MECHANISMS LOCATED IN ALCOVES DEEPER THAN 24" REQUIRE ADDITIONAL MANEUVERING AREA.
 2. THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 IN ABOVE THE FLOOR.
 3. EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
 4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).
- O. ALARMS:
 1. THE LAMP SHALL BE A XENON STROBE TYPE OR EQUIVALENT.
 2. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E., UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
 3. THE MAX. PULSE DURATION SHALL BE TWO TENTHS OF ONE SECOND (0.2 SEC) WITH A MAX. DUTY CYCLE OF 40 %. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% OF MAX. SIGNAL. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
 4. THE FLASH RATE SHALL BE A MIN. OF 1 HZ AND A MAX. OF 3 HZ.
 5. THE APPLIANCE SHALL BE PLACED 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING.

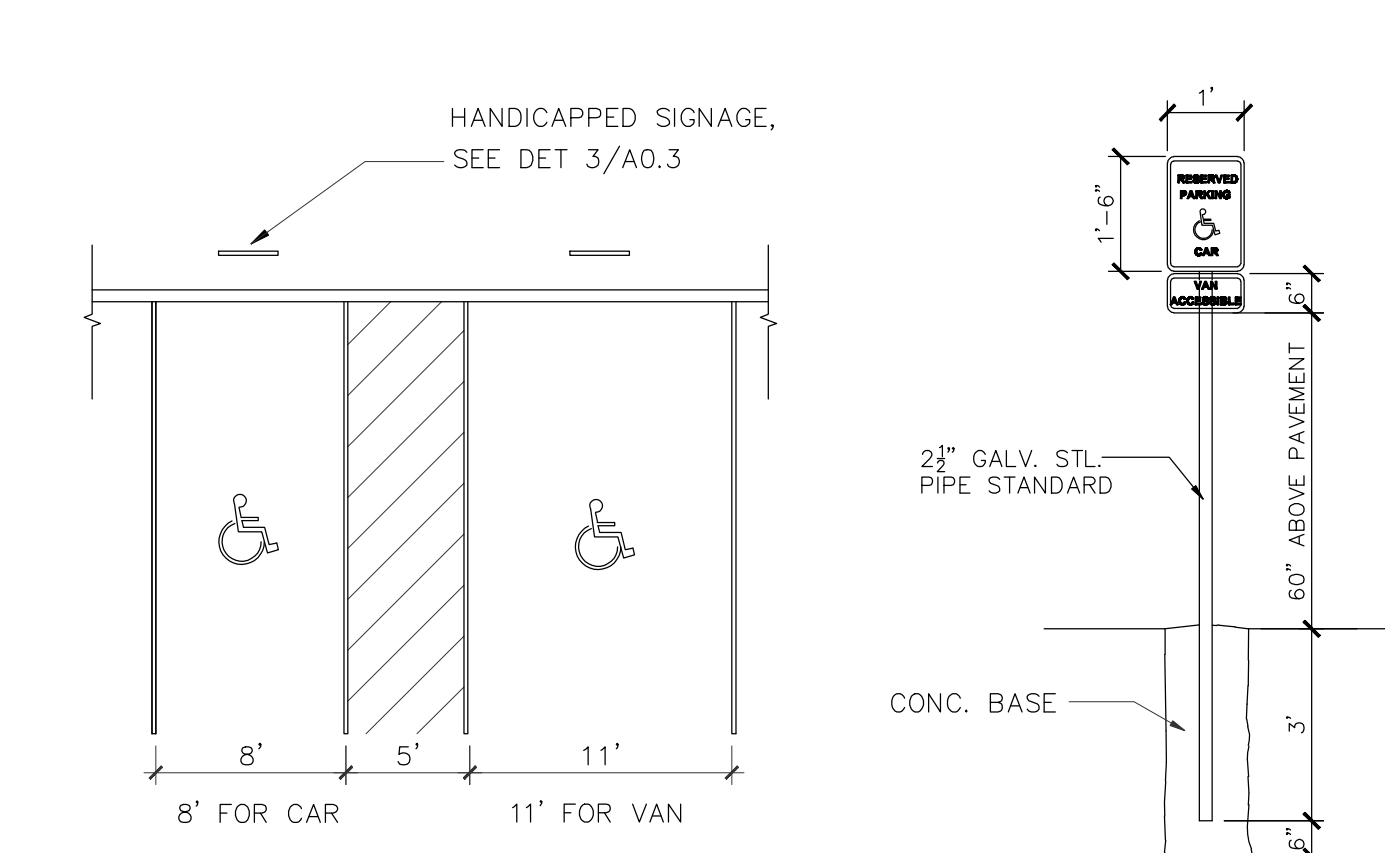


ACCESSIBLE RAMP DETAILS



01 STANDARD HANDICAPPED CURB RAMP

SCALE: 1/8"=1'-0"
 NOTE: The finished surface of the wheel chair ramp is to be grooved laterally with 1/4" wide to prevent slipping and to differentiate its texture from that of the standard sidewalk.



02 HANDICAPPED PARKING AND CURB RAMP
 SCALE: 1/8"=1'-0"
03 HANDICAPPED SIGNAGE
 N.T.S.
 VAN ACCESS SIGN ON VAN PARKING

TEXAS ACCESSIBILITY STANDARDS (TAS)
 TAS: Table of Contents

2.1 Provisions for Adults and Children. The specifications in ADAAG are based upon adult dimensions and anthropometrics and do not set out adjusted specifications suitable for children. Some of the specifications contained in these standards have been derived from human data relative to children between the ages of four and 15 and are presented in 2.1.1 by age and school grade categories.

2.1.1 Mounting Heights for Adults and Children. In addition to the minimum requirements of 4.1, when children under high school age (typically 14 or 15) are the primary users of a building or facility (such as day care centers, elementary or middle schools, children's museums or children's areas of museums, children's reading rooms in libraries, etc.), mounting heights and reach-ranges of various elements, fixtures, and equipment, shall be adjusted to meet the needs of the appropriate age group. The elements, fixtures and equipment listed in the table below shall comply with the corresponding requirements. When facilities serve children under the age of four, the lower dimensions listed shall be used.

EXCEPTION: In facilities serving children under the age of four, water closet seat heights may be lower than 14" but not higher than 15".

	Ages: 4 thru 10 or 11 Grades: Pre-K thru 3 or 6	Ages: 11 thru 14 or 15 Grades: 4 thru 8 or 9
Reach Ranges		
Frontal Approach	42" max.	45" max.
Side Approach	48" max.	51" max.
Ramps and Stairs		
Top of Handrail Gripping Surface	28" - 34"	30" - 34"

TEXAS ACCESSIBILITY STANDARDS (TAS)

Elevators		
Car Control Floor Buttons	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach		
Emergency Communication	42" max.	45" max.
Highest Operable Part		
Phantom Lifts (Wheelchair Lifts)¹	26" - 42"	28" - 45"
Controls/Operating Mechanisms		
Drinking Fountains and Water Coolers		
Frontal Approach		
Spout Height (to outlet)	32" max.	34" max.
Spout Height (to outlet)	26" min.	28" min.
Side Approach		
Spout Height (to outlet)	32" max.	34" max.
Water Closets		
Top of Seat	14" - 15"	15" - 17"
Grab Bars	28" - 30"	30" - 32"
Flush Controls	42" max.	44" max.
Urinals		
Top of Basin	14" max.	16" max.
Flush Controls	42" max.	44" max.
Lavatories and Sinks		
Top of Counter Surface	30" max.	32" max.
Knee Clearance	28" min.	28" min.
To Faucets, From Front Edge	18" max.	20" max.
Mirrors		
To Bottom of Reflective Surface	34" max.	37" max.

TEXAS ACCESSIBILITY STANDARDS (TAS)

Bathrooms		
Top of Seat	14" - 15"	15" - 16"
Grab Bars	28" - 30"	30" - 32"
Hand Shower Head Mounting	42" max.	45" max.
Shower Stalls		
Top of Seat	14" - 15"	15" - 16"
Grab Bars	28" - 30"	30" - 32"
Hand Shower Head Mounting	42" max.	45" max.
Frontal Approach	48" max.	51" max.
Side Approach		
Storage		
Frontal Approach	42" max.	45" max.
Side Approach		
Distance from wheelchair	48" max.	51" max.
0" - 10"	42" max.	45" max.
10" - 21"		
Controls and Operating Mechanisms		
Highest Operable Part		
Frontal Approach	42" max.	45" max.
Side Approach	48" max.	51" max.
Telephones		
Highest Operable Part		
Frontal Approach	42" max.	45" max.
Side Approach	48" max.	51" max.
Flood or Built-In Seating and Tables		
Reading and Study Areas, and Work Stations.		
Height of Tables or Counters	28" - 30"	28" - 32"
Knee Clearances	26"	28"

TEXAS ACCESSIBILITY STANDARDS (TAS)

Dressing and Fitting Rooms		
Top of Bench	14" - 15"	15" - 17"
Food Service Lines		
Top of Tray Slide	30" max.	32" max.

¹ When permitted under Exception A, section 4.13(C).

2.1.2 Mixed Use Buildings and Facilities. When two age groups are primary users (such as in Elementary/Middle Schools and Junior/Senior High Schools), or when facilities are intended for use by various age groups and have no characteristics that reflect a predominant age group (such as community swimming pools and amusement parks), mounting heights shall be determined on a case-by-case basis. Contact the commission for additional information and assistance.

2.2* Equivalent Facilitation. With the approval of the commissioner in accordance with the variance procedures contained in Rule 68.31, departures from particular technical and scoping requirements of this standard by using other designs and technologies may be permitted where the alternative designs and technologies used will provide substantially equivalent or greater access to and usability of the facility.

REFER TO TAS LATEST EDITION FOR ALL OTHER PERTENT SECTIONS.

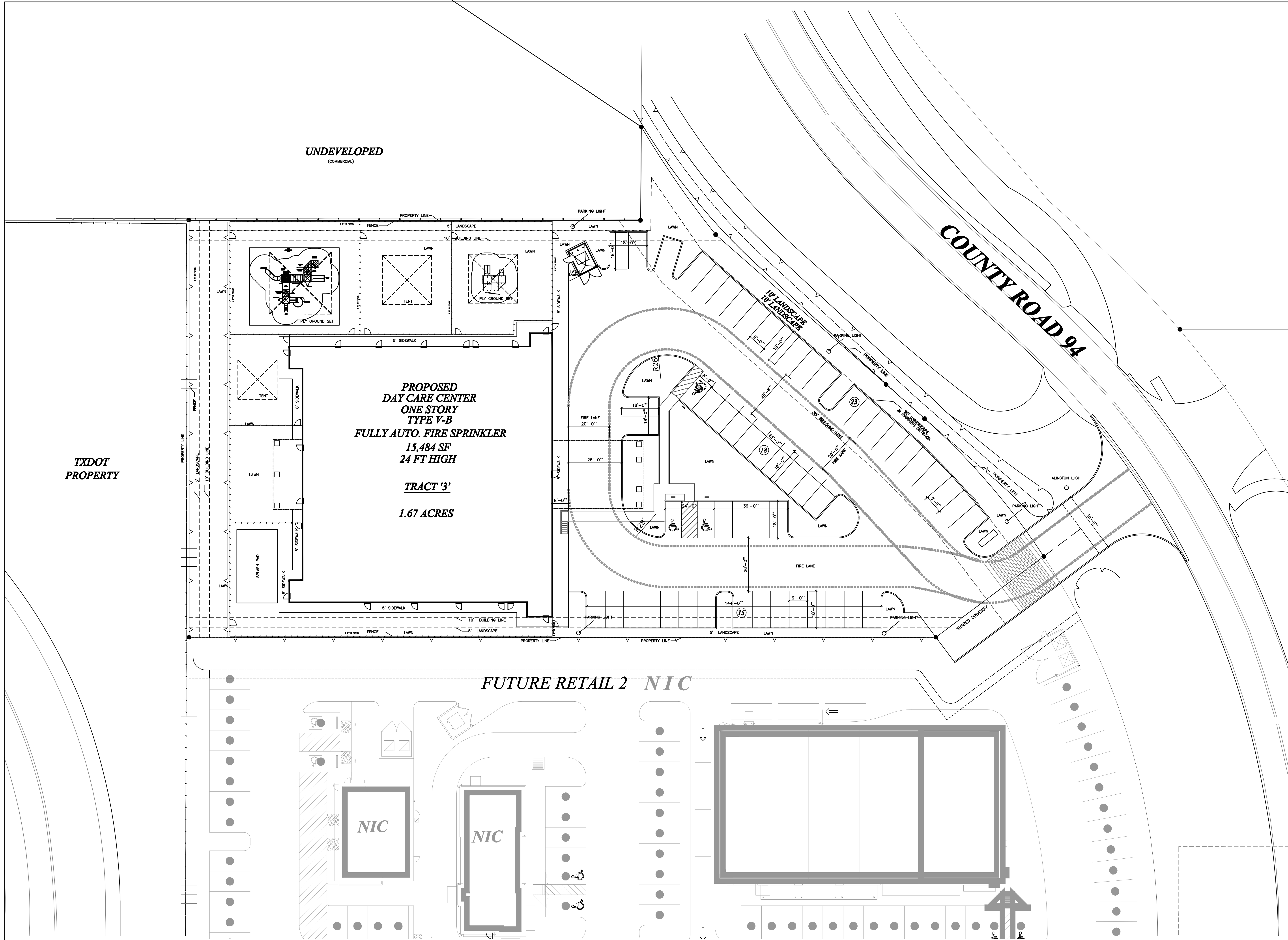
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

IVY KIDS EARLY LEARNING CENTER

4434 CR 94
Manvel, Tx 77578



DRAWING TITLE	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	



UNDEVELOPED
(COMMERCIAL)

TXDOT
PROPERTY

PROPOSED
DAY CARE CENTER
ONE STORY
TYPE V-B
FULLY AUTO. FIRE SPRINKLER
15,484 SF
24 FT HIGH

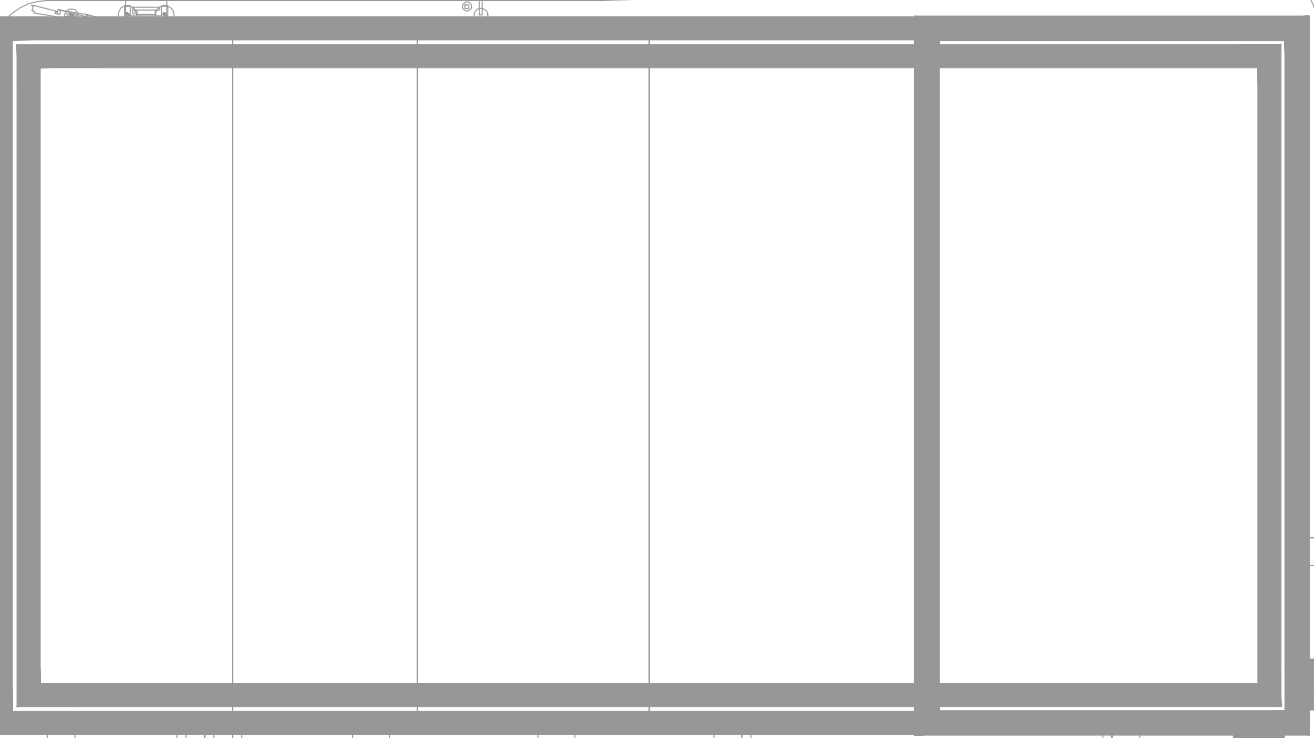
TRACT '3'
1.67 ACRES

FUTURE RETAIL 2 NIC

COUNTY ROAD 94

NIC

NIC



REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

PLEASE SEE SHEET A-2.4 FOR NSF INFORMATION OF THE PROPOSED KITCHEN EQUIPMENT

Partial Finish Schedule for health related items, (see A-01 for a complete schedule)

NO.	DESCRIPTION	Finish				Remarks
		Floor	Base/Trim	Wall	Ceiling	
01	ENTRY					2'-0" Floor and cgl to be selected
02	OFFICE					8'-6" NOT USED
03	OFFICE					8'-6" NOT USED
04	DIRECTORS OFFICE					8'-6" NOT USED
04A	SICK ROOM					8'-6" NOT USED
05	KITCHEN					VINYL FACED CLG TILE
06	RESTROOM					FRP UP TO 4' HT.
07	PANTRY					8'-6" FRP UP TO 4' HT.
08	LUNCH ROOM					8'-6" FRP UP TO 4' HT.
09	STORAGE					8'-6" FRP UP TO 4' HT.
10	UTILITY					8'-6" FRP UP TO 4' HT.
11	RESTROOM					8'-6" FRP UP TO 4' HT.
12	STORAGE					8'-6" FRP UP TO 4' HT.

COLOR OF ALL FRP AND CEILING ARE WHITE
ALL FLOOR, WALL BASE AND WALL FINISH IN KITCHEN (05),
PANTRY (07), LUNCH (08), STORAGE (09), UTILITY (10) RESTROOM (11)
SHALL BE LIGHT BEIGE AND HAVE LEV OF 40 OR GREATER.

HEALTH NOTE:
 ALL NSF CERTIFICATION ARE SHOWN ON A2.4

- PROVIDE FRP AND WAINSCOTING AT CORRIDORS
- ALL INTERIOR WALL EXTEND TO BOTTOM OF TRUSS
- INSULATION ON ALL EXTERIOR WALL

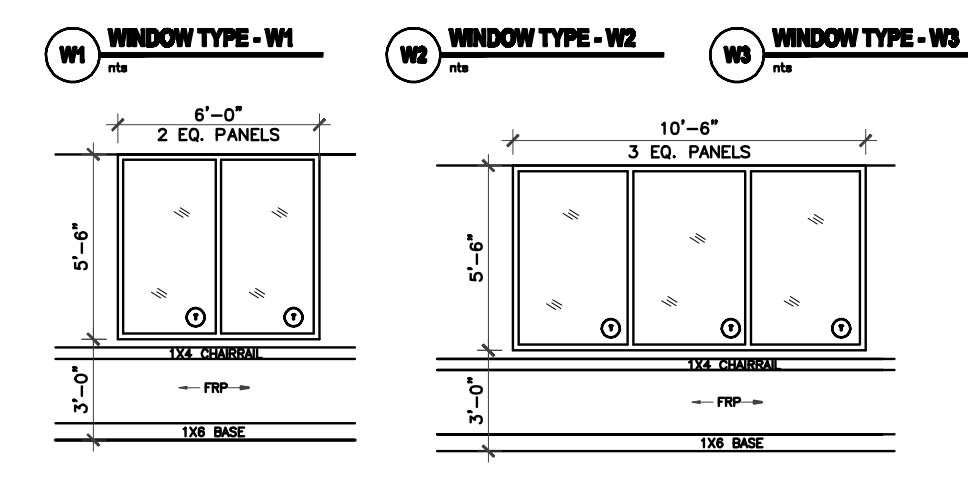
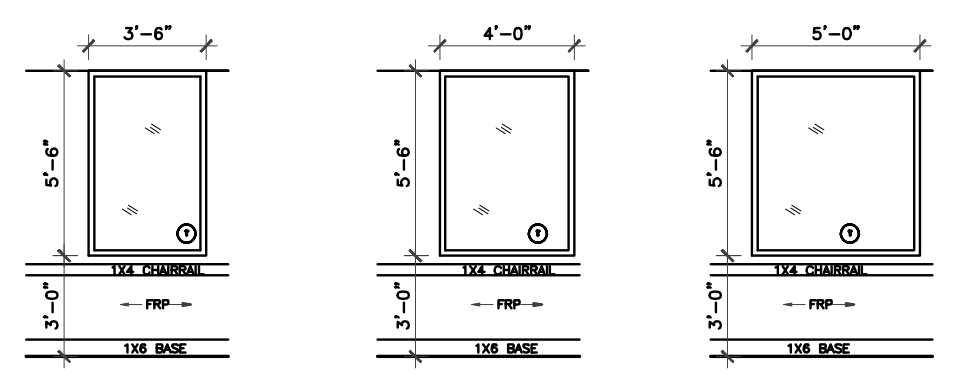
GC NOTES:
 ALL ADA RAILING, REST ROOM ACCESSORIES, SHALL BE INSTALLED AFTER ADA INSPECTOR MARKED THE REQUIRED HEIGHT AT SITE.

NOTE:
 MOISTURE RESISTANT PLYWOOD SUBSTRATE SHALL BE USED AT ALL AREA RECEIVE PLUMBING FIXTURE, PRESS WOOD IS ALLOWED ONLY AT DRY AREA.

LEGEND

- ROOM NAME
- VCT → FLOOR FINISH
- ◇ → MILLWORK CUBBIE, SEE SHEET 6.8
- ① → DOOR NUMBER, SEE SHEET A0.1
- → 2x6 WOOD STUD
- → EGRESS PATH PLAN
- MIRROR NOT SHOWN ON PLAN, SEE ENLARGED ELEVATIONS
- TB → TACK BOARD, BY CLARIDGE, 24"Wx18"H, TOTAL OF 13. ALUM. FRAME WITH LIGHT COLOR CORK.

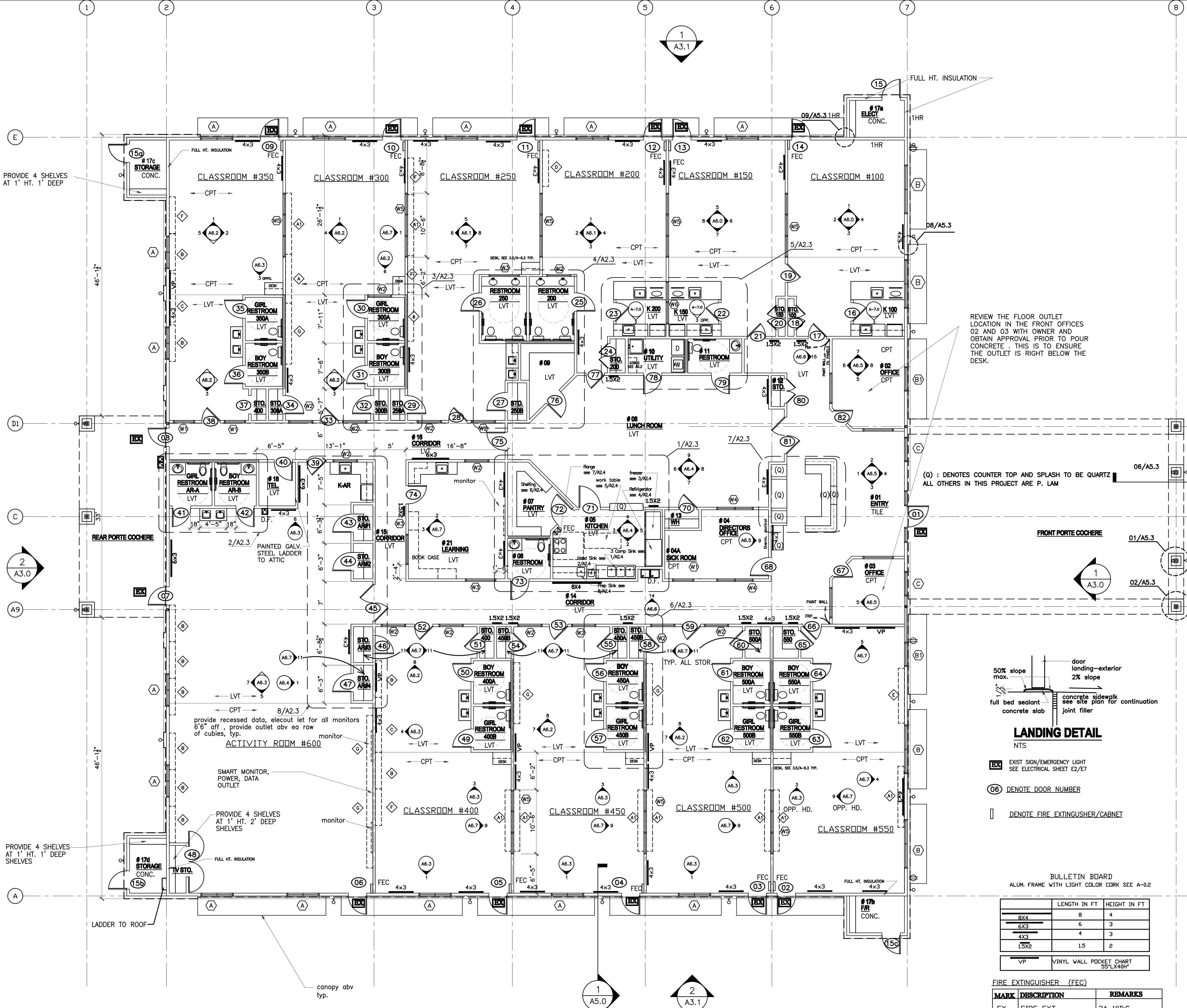
INTERIOR WINDOW SCHEDULE



ALL INTERIOR WINDOW FRAME TO BE ALUMINUM CLEAR ANODIZED
 ALL GLASS 1/4" CLEAR TEMPERED
 see A-0.2 for more information

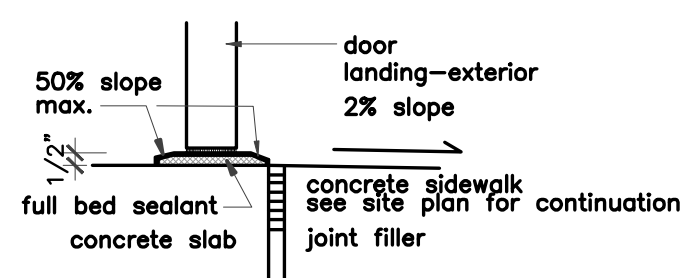
EXTERIOR WINDOW SCHEDULE

DARK BRONZE ANODIZED ALUMINUM WINDOW FIXED WITH GLAZED-IN INSULATING UNITS, SEE PLAN AND ELEVATION FOR SIZE. STAINED CLEAR PINE INTERIOR SURROUNDING.
 see A-0.2 for more information



REVIEW THE FLOOR OUTLET LOCATION IN THE FRONT OFFICES 02 AND 03 WITH OWNER AND OBTAIN APPROVAL PRIOR TO POUR CONCRETE. THIS IS TO ENSURE THE OUTLET IS RIGHT BELOW THE DESK.

(Q) : DENOTES COUNTER TOP AND SPLASH TO BE QUARTZ
 ALL OTHERS IN THIS PROJECT ARE P. LAM



LANDING DETAIL

NTS

EX → EXIST SIGN/EMERGENCY LIGHT SEE ELECTRICAL SHEET E2/E7

06 → DENOTE DOOR NUMBER

→ DENOTE FIRE EXTINGUISHER/CABINET

BULLETIN BOARD

ALUM. FRAME WITH LIGHT COLOR CORK SEE A-0.2

	LENGTH IN FT	HEIGHT IN FT
8x4	8	4
6x3	6	3
4x3	4	3
1.5x2	1.5	2
VP	VINYL WALL POCKET CHART 55"X48"	

FIRE EXTINGUISHER (FEC)

MARK	DESCRIPTION	REMARKS
FX	FIRE EXT.	2A-10BC
FX-K	FIRE EXT.-KITCHEN	K-RATED

PLUS RECESSED FE CABINETS.

INTERIOR WALL AND CEILING FINISH REQUIREMENT BY OCCUPANCY

GROUP	EXIT PASSAGEWAY	CORRIDOR	ROOM AND ENCLOSED SPACES
E	B	C	C

NOTES:

1. BUILDING IS FULLY SPRINKLERED.
2. ALL INTERIOR WALL 2X4 STUDS U.N.O. ALL EXTERIOR WALL 2X6 STUDS
3. 2X6 FOR PLUMBING WALL.
4. ALL BATHROOMS TO BE SLOPED TO FLOOR DRAIN. (SEE P-1)
5. VISUAL ALARM SHALL BE PROVIDED WITH AUDIBLE ALARM IN ALL RESTROOMS, CLASSROOMS, ACTIVITY ROOM, LOBBIES, AND HALLWAYS.
6. THE FRONT DOOR HAS AN ELECTRONIC DOOR LATCH, COMPLETE W/ "BIOMETRIC BASED SAFE PASS DOOR CONTROLLER", THE ELECTRONIC DOOR LATCH SHOULD BE ABLE TO BE OPERATED BY A BUZZER BUTTON FROM INSIDE THE BLDG. FROM RECEPTION DESK, AND W/ A KEY IN THE FRONT
7. ALL LOCKS KEYED TO HAVE THE SAME MASTER KEY
8. TACK BOARDS PROVIDED BY GC.
9. PLACE THERMOSTAD SENSOR NEAR 6 FT AFF.
10. TO AVOID CONFLICT, COORDINATION WITH MILLWORK, FURNITURE, WINDOWS, DOORS AND ALL OTHER EQUIPMENT, DEVICES MUST BE DONE PRIOR TO LOCATE THE WALL SWITCH AND/OR OUTLETS. GC IS RESPONSIBLE TO FIX THE FILED CONFLICT SHOULD IT OCCURS.

1 FLOOR PLAN

1/8" = 1'-0"

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE

FLOOR PLAN

DRAWN BY: JC
 CHECKED BY: JC

DATE: 03/30/2017
 JOB NO.: gleannloch

DRAWING NO. **A-2.0**

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1

PLEASE SEE SHEET A-2.4 FOR NSF INFORMATION OF THE PROPOSED KITCHEN EQUIPMENT

Partial Finish Schedule for health related items, (see A-01 for a complete schedule)

	Floor	Base/Trim	Wall	Ceiling	Remarks
01 ENTRY	FRP	FRP	FRP	FRP	FRP
02 OFFICE	FRP	FRP	FRP	FRP	FRP
03 OFFICE	FRP	FRP	FRP	FRP	FRP
04 DIRECTORS OFFICE	FRP	FRP	FRP	FRP	FRP
04A SICK ROOM	FRP	FRP	FRP	FRP	FRP
05 KITCHEN	FRP	FRP	FRP	FRP	FRP
06 RESTROOM	FRP	FRP	FRP	FRP	FRP
07 PANTRY	FRP	FRP	FRP	FRP	FRP
08 LUNCH ROOM	FRP	FRP	FRP	FRP	FRP
09 STORAGE	FRP	FRP	FRP	FRP	FRP
10 UTILITY	FRP	FRP	FRP	FRP	FRP
11 RESTROOM	FRP	FRP	FRP	FRP	FRP
12 STORAGE	FRP	FRP	FRP	FRP	FRP

COLOR OF ALL FRP AND CEILING ARE WHITE
 ALL FLOOR, WALL, BASE AND WALL FINISH IN KITCHEN(05), PANTRY(07), LUNCH (08), STORAGE (09), UTILITY (10) RESTROOM(11) SHALL BE LIGHT BEIGE AND HAVE LRV OF 40 OR GREATER.

HEALTH NOTE:
 ALL NSF CERTIFICATION ARE SHOWN ON A2.4

- PROVIDE FRP AND WAINSCOTING AT CORRIDORS
- ALL INTERIOR WALL EXTEND TO BOTTOM OF TRUSS
- INSULATION ON ALL EXTERIOR WALL

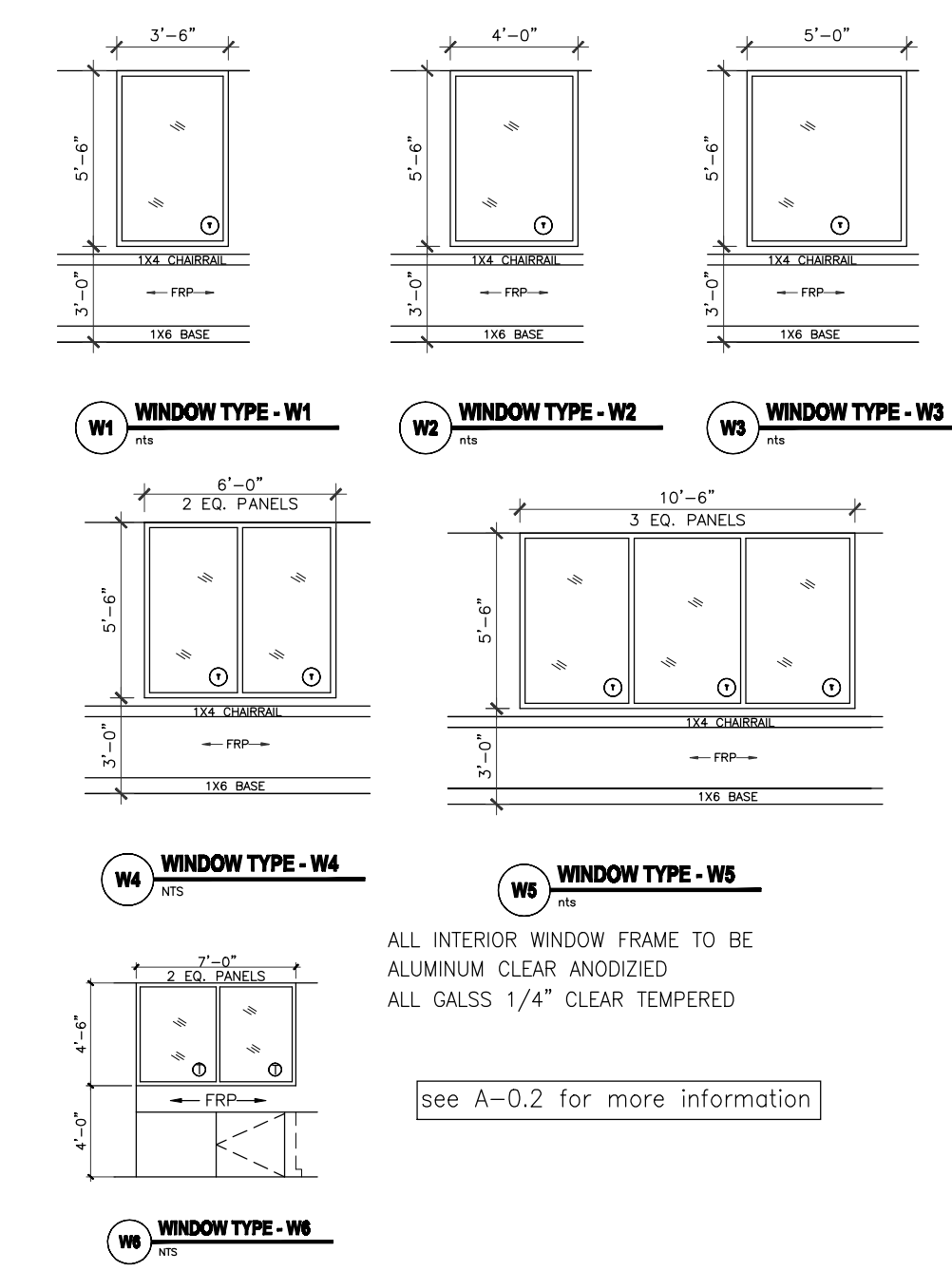
GC NOTES:
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NOTE:
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LEGEND

- ROOM NAME
- VCT → FLOOR FINISH
- ◇ → MILLWORK CUBBIE, SEE SHEET 6.8
- Ⓛ → DOOR NUMBER, SEE SHEET A0.1
- → 2x6 WOOD STUD
- → EGRESS PATH PLAN
- MIRROR NOT SHOWN ON PLAN, SEE ENLARGED ELEVATIONS
- TB → TACK BOARD, BY CLARIDGE, 24"X18"X1/4", TOTAL OF 13. ALUM. FRAME WITH LIGHT COLOR CORK.

INTERIOR WINDOW SCHEDULE



ALL INTERIOR WINDOW FRAME TO BE ALUMINUM CLEAR ANODIZED ALL GLASS 1/4" CLEAR TEMPERED
 see A-0.2 for more information

EXTERIOR WINDOW SCHEDULE

DARK BRONZE ANODIZED ALUMINUM WINDOW FIXED WITH GLAZED-IN INSULATING UNITS, SEE PLAN AND ELEVATION FOR SIZE STAINED CLEAR PINE INTERIOR SURROUNDING.
 see A-3.0 for more information

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578

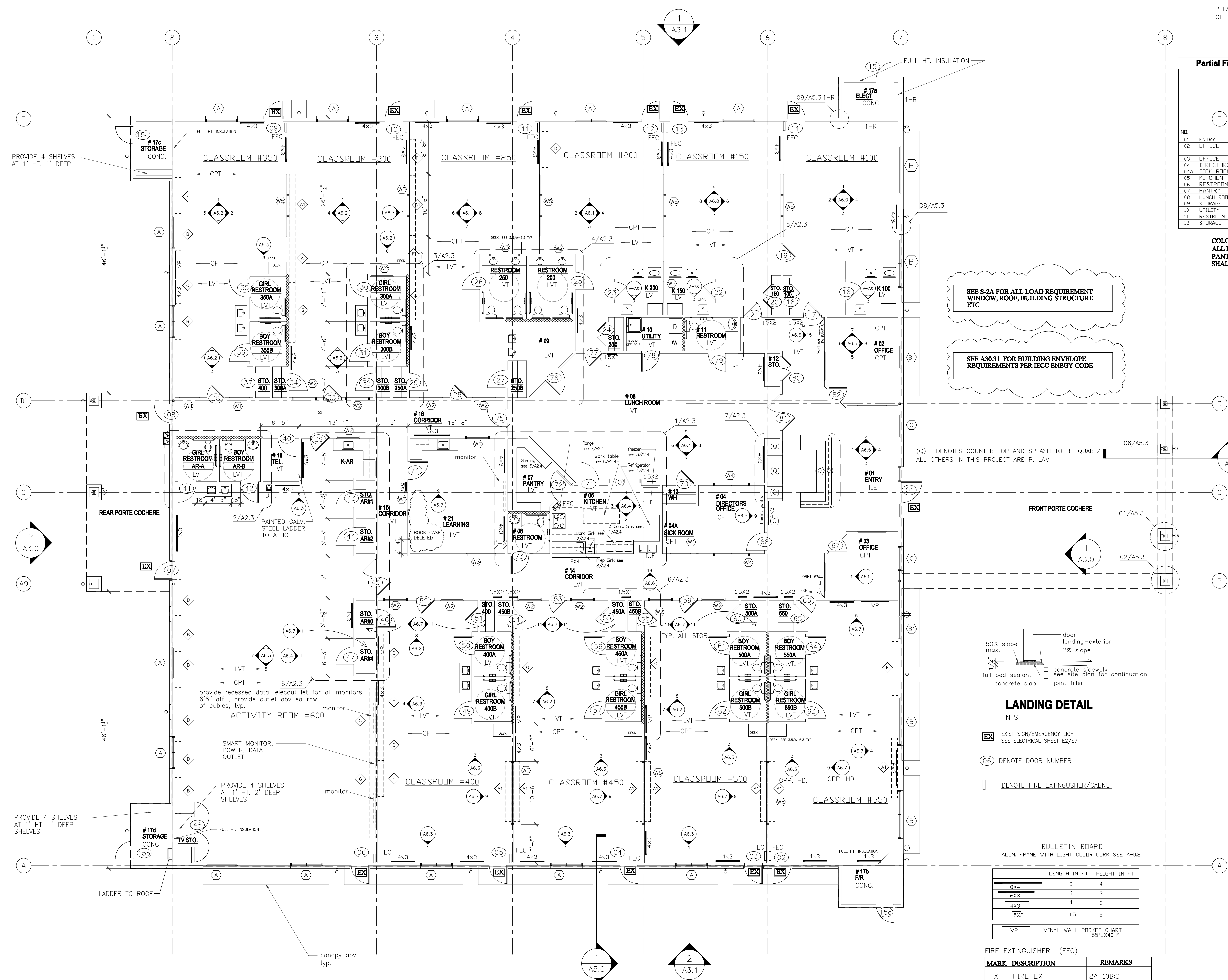


DRAWING TITLE

FLOOR PLAN

DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-2.0



1 FLOOR PLAN
 1/8" = 1'-0"

NOTES:

- BUILDING IS FULLY SPRINKLERED.
- ALL INTERIOR WALL 2X4 STUDS U.N.O. ALL EXTERIOR WALL 2x6 STUDS
- 2X6 FOR PLUMBING WALL.
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- ALL LOCKS KEYS TO HAVE THE SAME MASTER KEY
- TACK BOARDS PROVIDED BY GC.
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- TO AVOID CONFLICT, COORDINATION WITH MILLWORK, FURNITURE, WIDOWS, DOORS AND ALL OTHER EQUIPMENT, DEVICES MUST BE DONE PRIOR TO LOCATE THE WALL SWITCH AND/OR OUTLETS. GC IS RESPONSIBLE TO FIX THE FILED CONFLICT SHOULD IT OCCURS.

	LENGTH IN FT	HEIGHT IN FT
8X4	8	4
6X3	6	3
4X2	4	3
15X2	1.5	2
VP	VINYL WALL POCKET CHART 55"X40"	

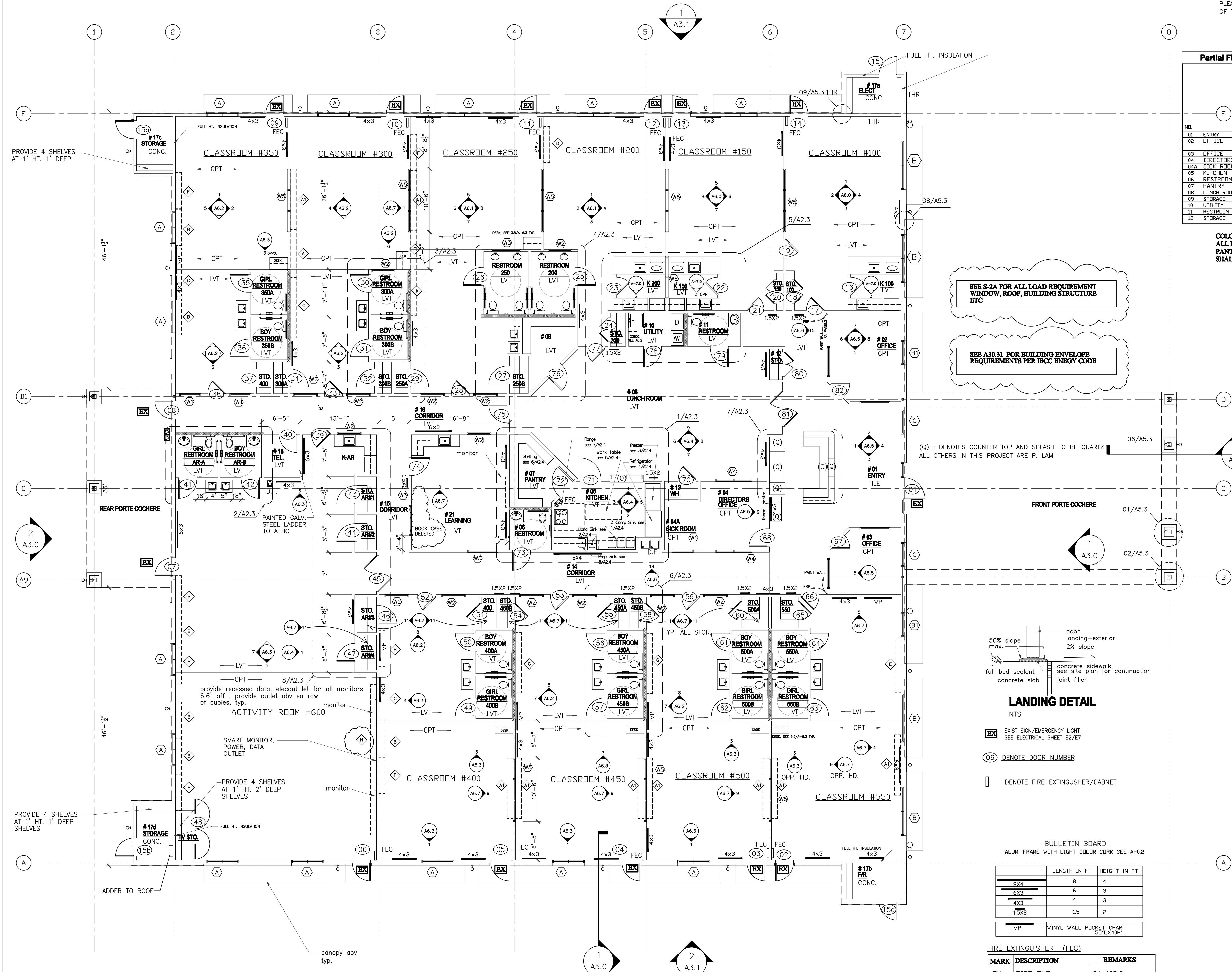
MARK	DESCRIPTION	REMARKS
FX	FIRE EXT.	2A-10B/C
FX-K	FIRE EXT.-KITCHEN	K-RATED

INTERIOR WALL AND DCEILING FINISH REQUIREMENT BY OCCUPANCY

GROUP	EXIT PASSAGEWAY	CORRIDOR	ROOM AND ENCLOSED SPACES
E	B	C	C

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1
3	08/30/2018	ADDENDUM 3

PLEASE SEE SHEET A-2.4 FOR NSF INFORMATION OF THE PROPOSED KITCHEN EQUIPMENT



Partial Finish Schedule for health related items (see A-01 for a complete schedule)

	Floor	Base/Trim	Wall	Ceiling	Remarks
01 ENTRY	FRP	FRP	FRP	FRP	FRP
02 OFFICE	FRP	FRP	FRP	FRP	FRP
03 OFFICE	FRP	FRP	FRP	FRP	FRP
04 DIRECTORS OFFICE	FRP	FRP	FRP	FRP	FRP
04A SICK ROOM	FRP	FRP	FRP	FRP	FRP
05 KITCHEN	FRP	FRP	FRP	FRP	FRP
06 RESTROOM	FRP	FRP	FRP	FRP	FRP
07 PANTRY	FRP	FRP	FRP	FRP	FRP
08 LUNCH ROOM	FRP	FRP	FRP	FRP	FRP
09 STORAGE	FRP	FRP	FRP	FRP	FRP
10 UTILITY	FRP	FRP	FRP	FRP	FRP
11 RESTROOM	FRP	FRP	FRP	FRP	FRP
12 STORAGE	FRP	FRP	FRP	FRP	FRP

COLOR OF ALL FRP AND CEILING ARE WHITE
ALL FLOOR, WALL, BASE AND WALL FINISH IN KITCHEN(05), PANTRY(07), LUNCH (08), STORAGE (09), UTILITY (10) RESTROOM(11) SHALL BE LIGHT BEIGE AND HAVE LRV OF 40 OR GREATER.

HEALTH NOTE:
 ALL NSF CERTIFICATION ARE SHOWN ON A2.4

- PROVIDE FRP AND WAINSCOTING AT CORRIDORS
- ALL INTERIOR WALL EXTEND TO BOTTOM OF TRUSS
- INSULATION ON ALL EXTERIOR WALL

GC NOTES:
 ALL ADA RAILING, REST ROOM ACCESSORIES, SHALL BE INSTALLED AFTER ADA INSPECTOR MARKED THE REQUIRED HEIGHT AT SITE.

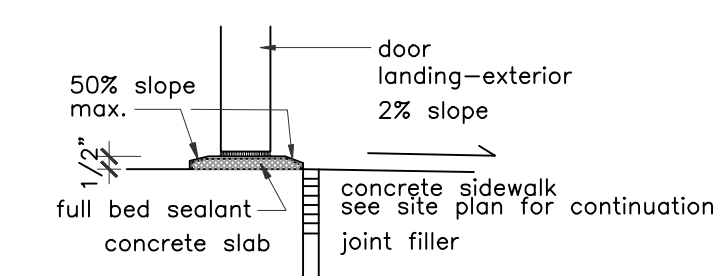
NOTE:
 MOISTURE RESISTANT PLYWOOD SUBSTRATE SHALL BE USED AT ALL AREA RECEIVE PLUMBING FIXTURE, PRESS WOOD IS ALLOWED ONLY AT DRY AREA.

- LEGEND**
- ROOM NAME
 - VCT → FLOOR FINISH
 - ◇ → MILLWORK CUBBIE, SEE SHEET 6.8
 - ⊙ → DOOR NUMBER, SEE SHEET A0.1
 - → 2x6 WOOD STUD
 - → EGRESS PATH PLAN
 - MIRROR NOT SHOWN ON PLAN, SEE ENLARGED ELEVATIONS
 - TB → TACK BOARD, BY CLARIDGE, 24"WX18"H, TOTAL OF 13. ALUM. FRAME WITH LIGHT COLOR CORK.

SEE S-2A FOR ALL LOAD REQUIREMENT WINDOW, ROOF, BUILDING STRUCTURE ETC

SEE A30.31 FOR BUILDING ENVELOPE REQUIREMENTS PER IECC ENBYG CODE

(Q) : DENOTES COUNTER TOP AND SPLASH TO BE QUARTZ
 ALL OTHERS IN THIS PROJECT ARE P. LAM



LANDING DETAIL

- EX → EXIST SIGN/EMERGENCY LIGHT SEE ELECTRICAL SHEET E2/E7
- 06 → DENOTE DOOR NUMBER
- → DENOTE FIRE EXTINGUISHER/CABINET

BULLETIN BOARD
 ALUM. FRAME WITH LIGHT COLOR CORK SEE A-0.2

	LENGTH IN FT	HEIGHT IN FT
8X4	8	4
6X3	6	3
4X3	4	3
15X2	1.5	2
VP	VINYL WALL POCKET CHART 55"LX40"H	

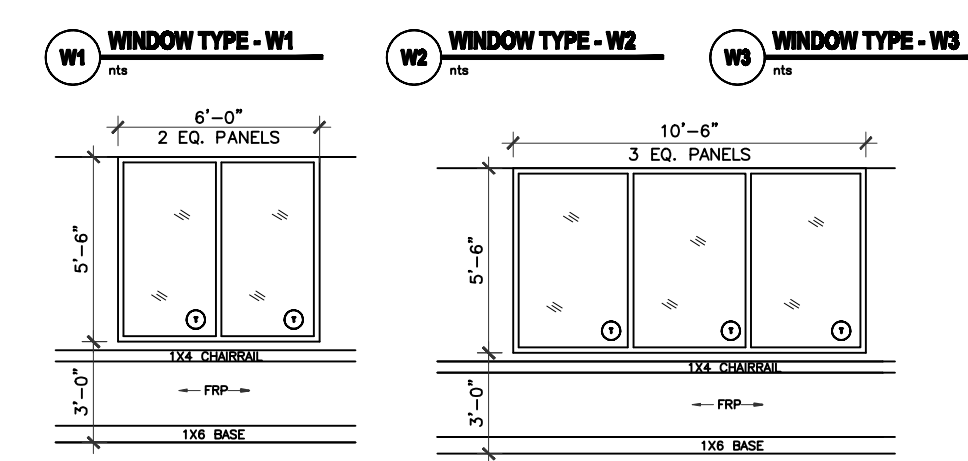
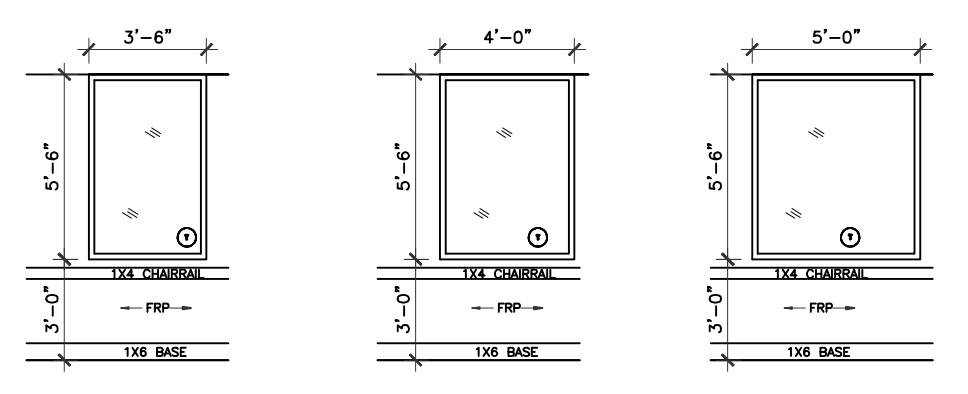
MARK	DESCRIPTION	REMARKS
FX	FIRE EXT.	2A-10B/C
FX-K	FIRE EXT.-KITCHEN	K-RATED

PLUS RECESSED FE CABINETS.

INTERIOR WALL AND DCEILING FINISH REQUIREMENT BY OCCUPANCY

GROUP	EXIT PASSAGEWAY	CORRIDOR	ROOM AND ENCLOSED SPACES
E	B	C	C

INTERIOR WINDOW SCHEDULE



ALL INTERIOR WINDOW FRAME TO BE ALUMINUM CLEAR ANODIZED
 ALL GLASS 1/4" CLEAR TEMPERED
 see A-0.2 for more information

EXTERIOR WINDOW SCHEDULE

DARK BRONZE ANODIZED ALUMINUM WINDOW
 FIXED WITH GLAZED-IN INSULATING UNITS,
 SEE PLAN AND ELEVATION FOR SIZE
 STAINED CLEAR PINE INTERIOR SURROUNDING.

see A-3.0 for more information

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE

FLOOR PLAN

DRAWN BY	CHECKED BY
DATE	JOB NO.
03/30/2017	gleannloch
DRAWING NO.	

A-2.0

1 FLOOR PLAN
 1/8" = 1'-0"

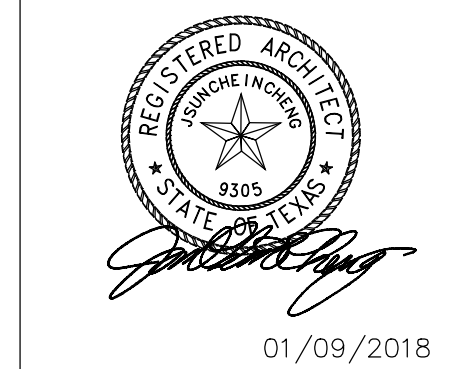
- NOTES:**
- BUILDING IS FULLY SPRINKLERED.
 - ALL INTERIOR WALL 2X4 STUDS U.N.O. ALL EXTERIOR WALL 2X6 STUDS
 - 2X6 FOR PLUMBING WALL
 - ALL BATHROOMS TO BE SLOPED TO FLOOR DRAIN. (SEE P-1)
 - VISUAL ALARM SHALL BE PROVIDED WITH AUDIBLE ALARM IN ALL RESTROOMS, CLASSROOMS, ACTIVITY ROOM, LOBBIES, AND HALLWAYS.

- THE FRONT DOOR HAS AN ELECTRONIC DOOR LATCH, COMPLETE W/ "BIOMETRIC BASED SAFEPASS DOOR CONTROLLER", THE ELECTRONIC DOOR LATCH SHOULD BE ABLE TO BE OPERATED BY A BUZZER BUTTON FROM INSIDE THE BLDG. FROM RECEPTION DESK, AND W/ A KEY IN THE FRONT
- ALL LOCKS KEYS TO HAVE THE SAME MASTER KEY
- TACK BOARDS PROVIDED BY GC.
- PLACE THERMOSTAD SENSOR NEAR 6 FT AFF.

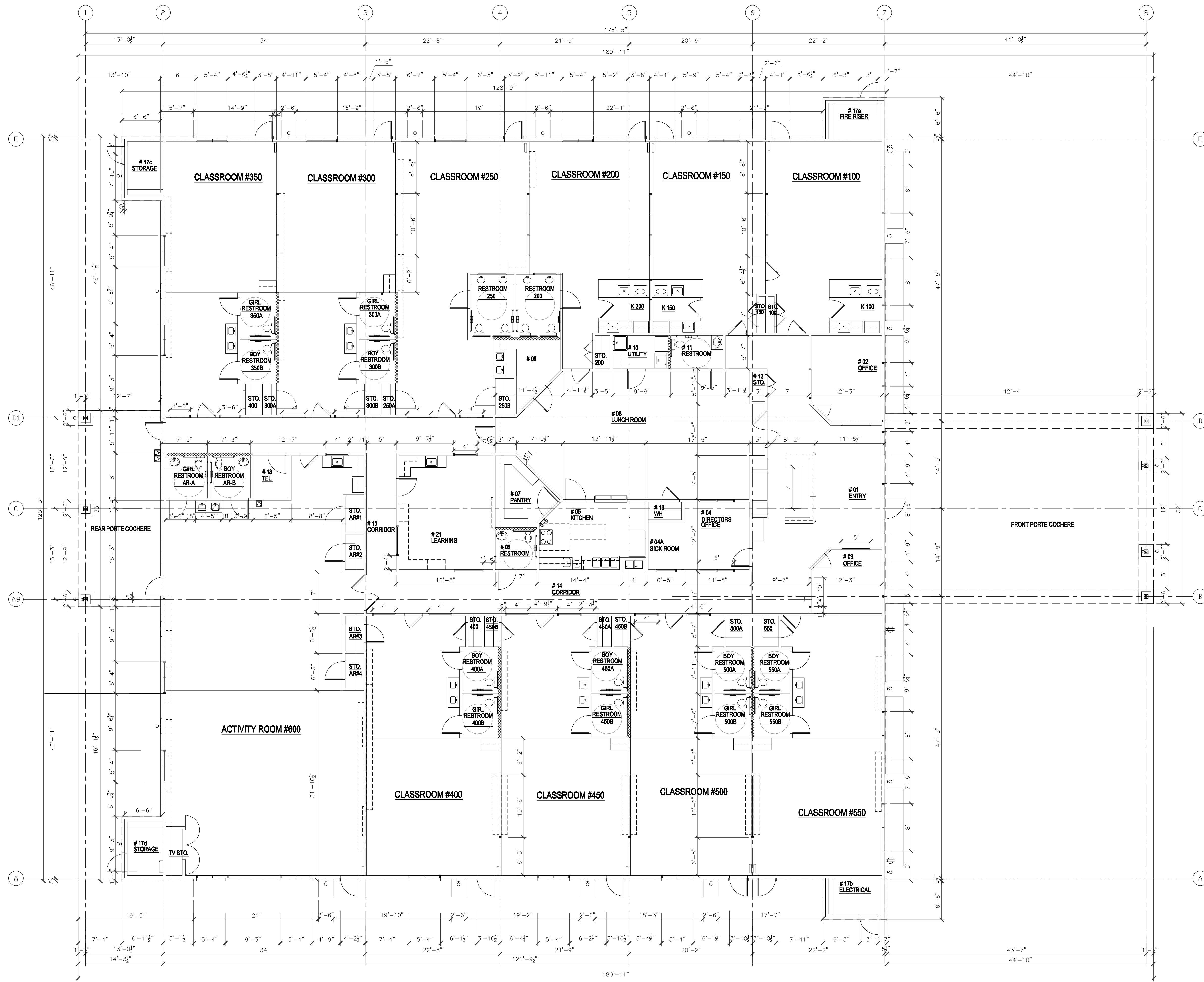
- TO AVOID CONFLICT, COORDINATION WITH MILLWORK, FURNITURE, WIDOWS, DOORS AND ALL OTHER EQUIPMENT, DEVICES MUST BE DONE PRIOR TO LOCATE THE WALL SWITCH AND/OR OUTLETS. GC IS RESPONSIBLE TO FIX THE FILED CONFLICT SHOULD IT OCCURS.

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NO.	DATE	DESCRIPTION
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IVY KIDS EARLY LEARNING CENTER
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Manvel, Tx 77578



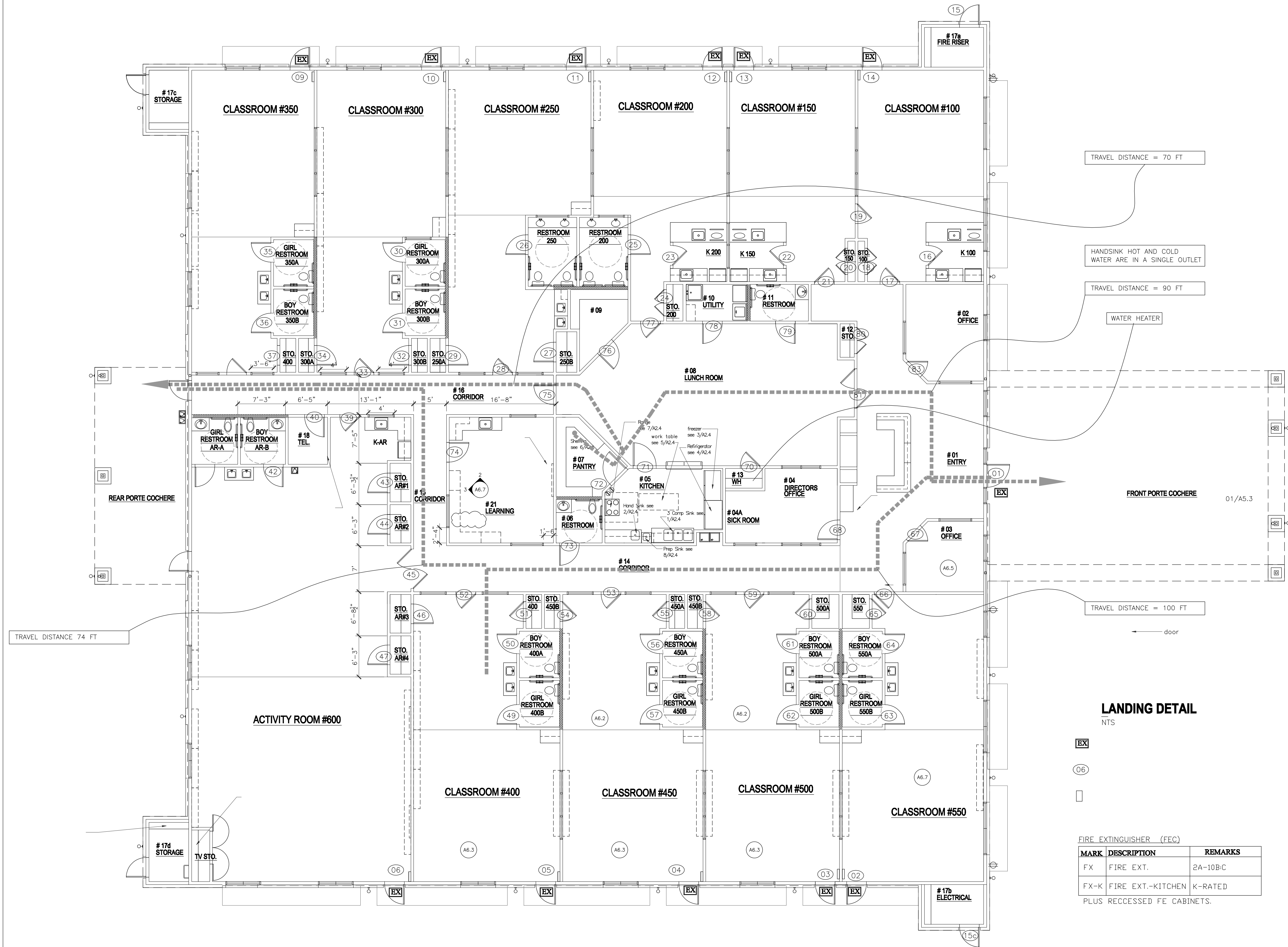
DRAWING TITLE	
FLOOR PLAN DIMENSIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	
A-2.0 DIM	



1 FLOOR PLAN
 1/8" = 1'-0"

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

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LANDING DETAIL
NTS

EX

06

03

02

FIRE EXTINGUISHER (FEC)

MARK	DESCRIPTION	REMARKS
FX	FIRE EXT.	2A-10B-C
FX-K	FIRE EXT.-KITCHEN	K-RATED

PLUS RECESSED FE CABINETS.

1 FLOOR PLAN
 1/8" = 1'-0"



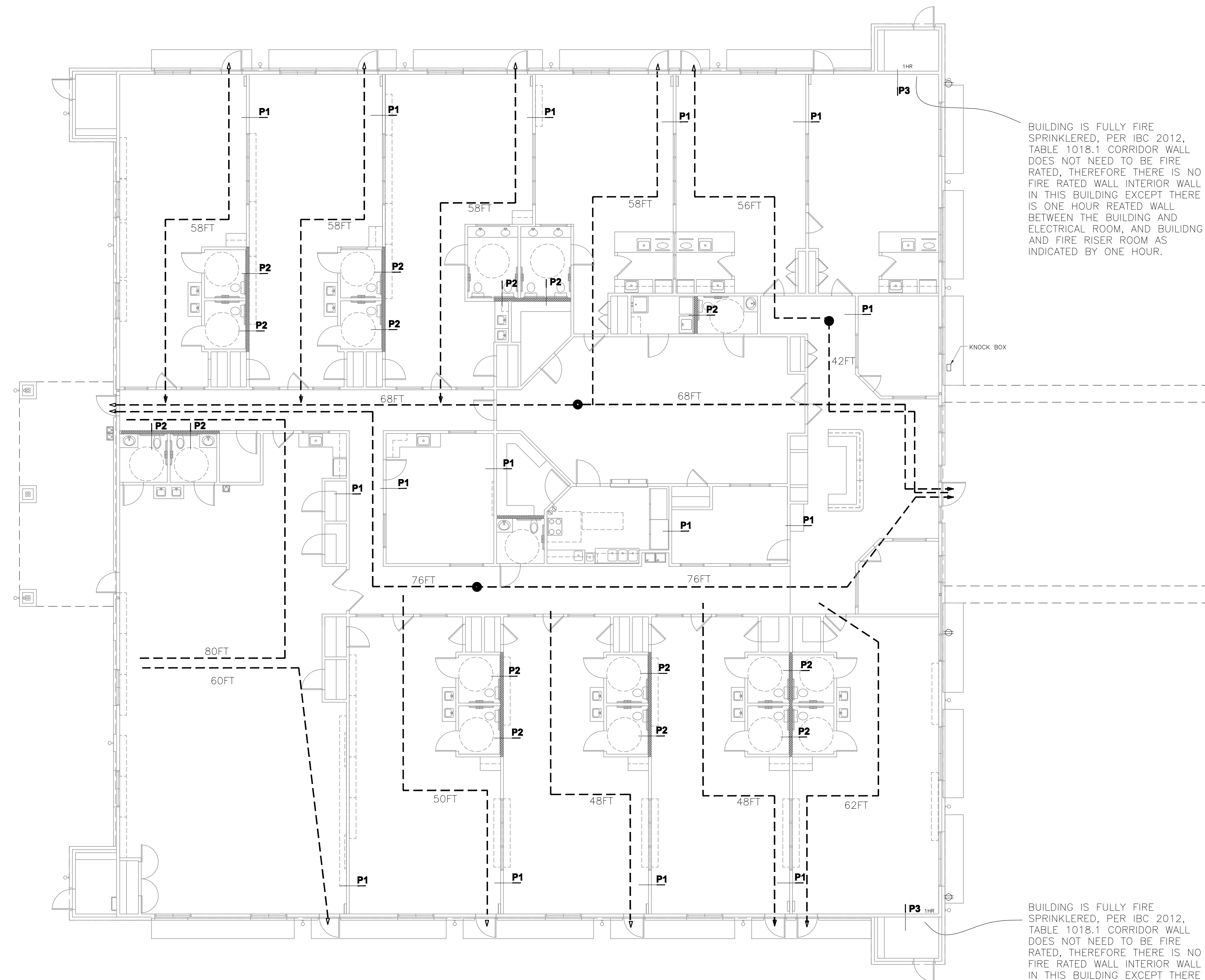
DRAWING TITLE
**FLOOR PLAN
 EXITS AND TRAVEL
 DISTANCE**

DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	gleannloch

A-2.0 ET

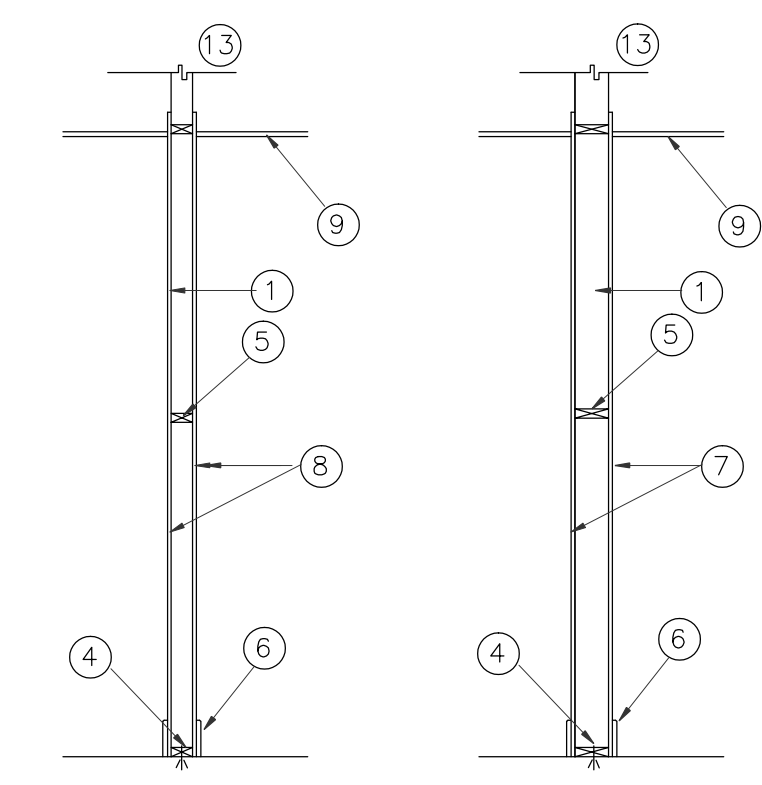
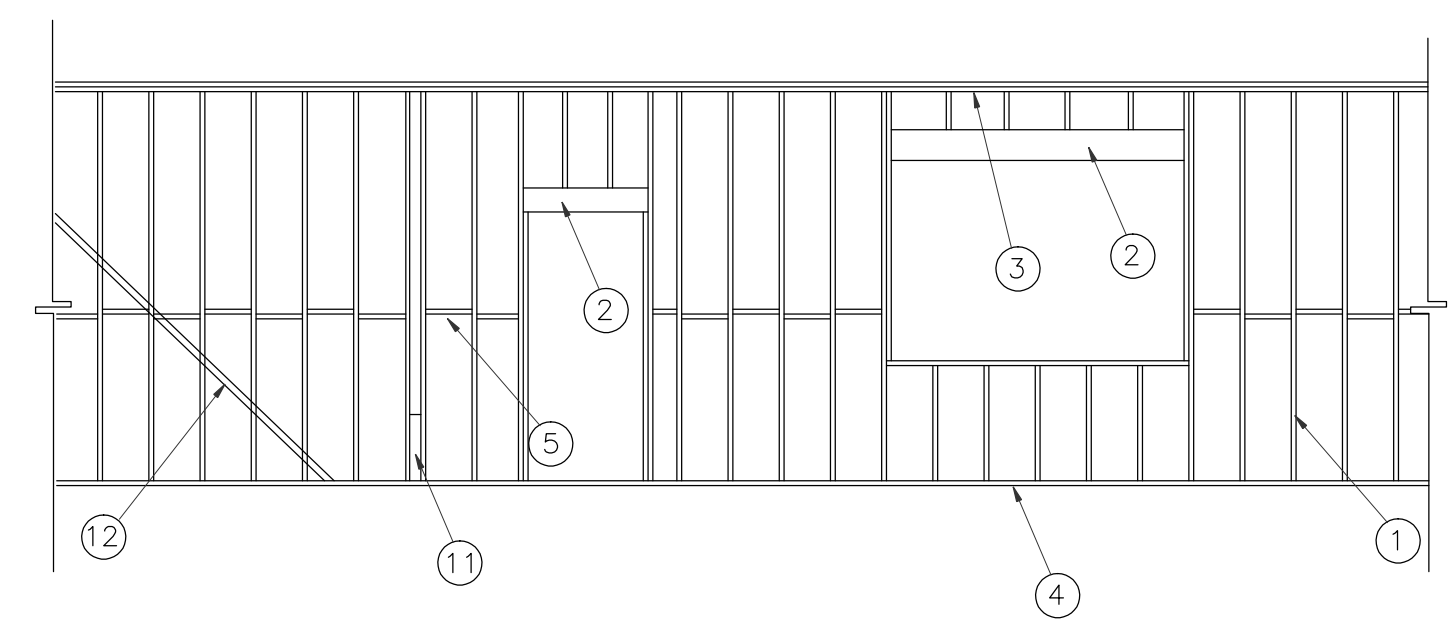
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING-
1	08/30/2018	addendum

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



BUILDING IS FULLY FIRE SPRINKLERED, PER IBC 2012, TABLE 1018.1 CORRIDOR WALL DOES NOT NEED TO BE FIRE RATED, THEREFORE THERE IS NO FIRE RATED WALL INTERIOR WALL IN THIS BUILDING EXCEPT THERE IS ONE HOUR REATED WALL BETWEEN THE BUILDING AND ELECTRICAL ROOM, AND BUILDING AND FIRE RISER ROOM AS INDICATED BY ONE HOUR.

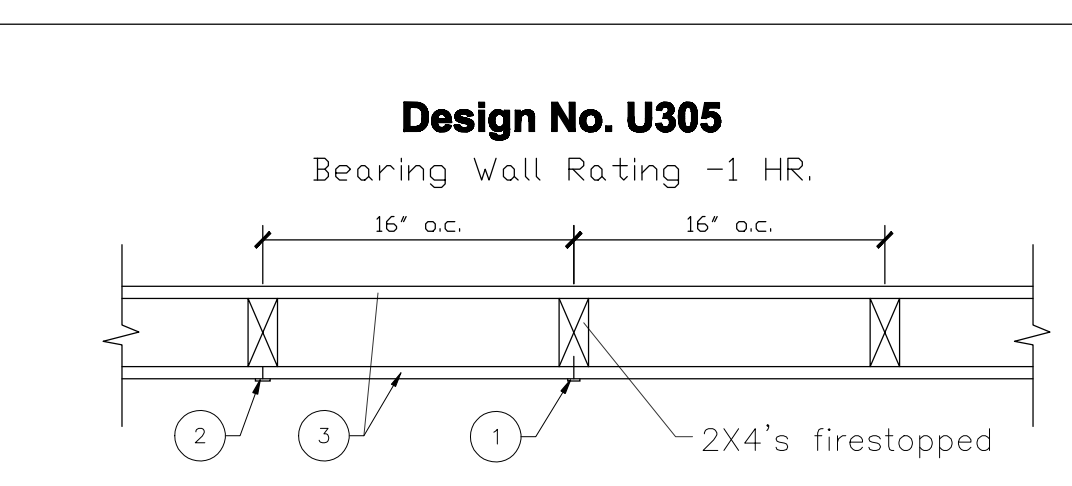
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PARTITION P1
 2X4 WOOD STUDS
 TYP. INTERIOR PARTITION
 NON RATED

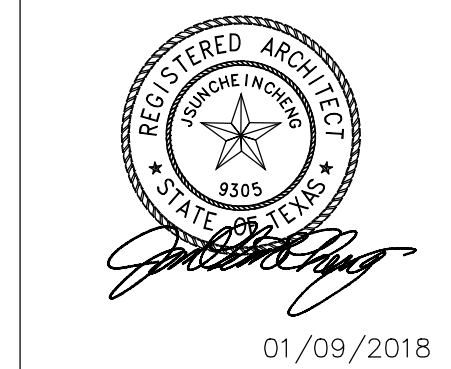
PARTITION P2
 2X6 WOOD STUDS
 TYP. PLUMBING (TOILET) PARTITION
 NON RATED

- ① WOOD STUD SEE NOTE ON S-2A FOR SIZE AND SPACING
- ② HEADR, SEE S2A FOR HEADER AND BEAM SCHEDULE
- ③ DOUBLE TOP PLATE, ATTACH TO BOTTOM OF TRUSS, SEE S6 FOR STRAPING DETAIL, SEE FRAMING NOTES ON S2A
- ④ BOTTOM PLATE, FASTEN TO CONCRETE SLAB, SEE S6 FOR STRAPING AND ANCHORING DETAIL SEE FRAMING NOTES ON S2A
- ⑤ FIRE STOP
- ⑥ SCHEDULED BASE
- ⑦ 5/8 GYP. BOARD, USE GREEN BOARD AT PARTITION RECEIVING PLUMBING WORK
- ⑧ 5/8" GYP BOARD
- ⑨ SCHEDULED CEILING
- ⑩ INSIDE CORNER OF COLUMN
- ⑪ LET-IN DIAGONAL BRACING
- ⑫ ATTACH TO BOTTOM OF TRUSS WHEN PERPENDICULAR TO TRUSS.
- ⑬ WHEN PARALLEL TO TRUSS, PROVIDE WOOD STUDS TO CONNECT TO BOTTOM OF TRUSS, MIN. OF THREE TRUSSES, ATTACH PARTITION TO WOOD STUDS.



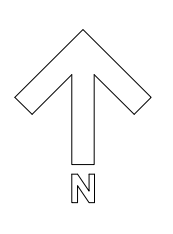
1. Nailheads - Exposed or covered with joint compound.
2. Joints - Exposed or covered with fiber tape and joint compound except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covers with joint compound or fiber tape and joint compound. As an alternate, non 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. Wallboard, Gypsum - 5/8 in. thick wallboard paper or vinyl surfaced, with square or tapered edges, applied either horizontally or vertically. Wallboard nailed 7 in. oc with 6d cement-coated nails 1 7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths of other than 48 in., wallboard is to be installed horizontally.
4. Steel Corner Fasteners - (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges of the wallboard, no greater than 2 in. from corner of wallboard, max. spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement-coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement-coated nails.

PARTITION P3
 ONE HOUR



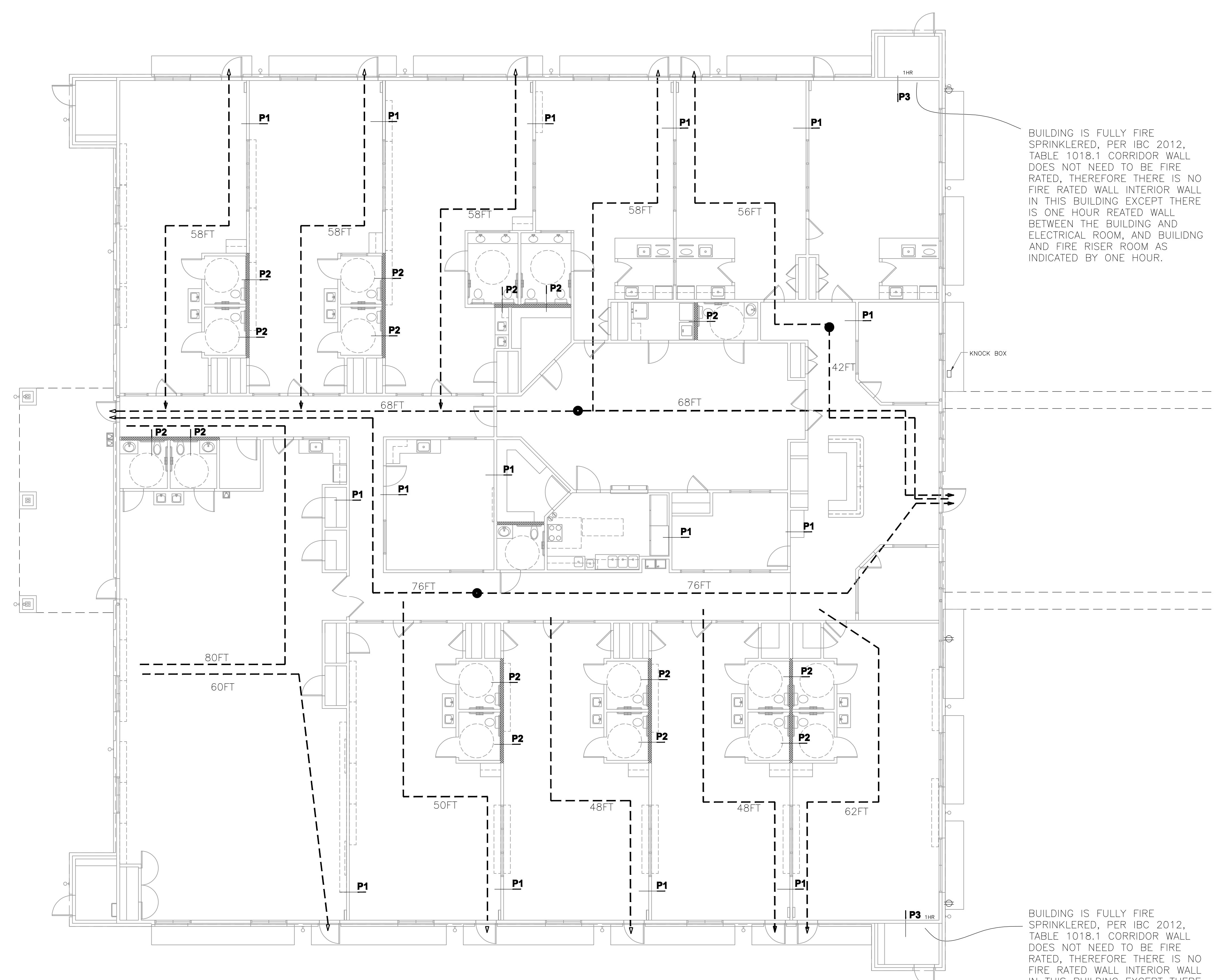
DRAWING TITLE	
FLOOR PLAN TRAVEL DIST. PARTITIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	
A-2.0 F	

1 FLOOR PLAN TRAVEL DISTANCE
 1/8" = 1'-0"



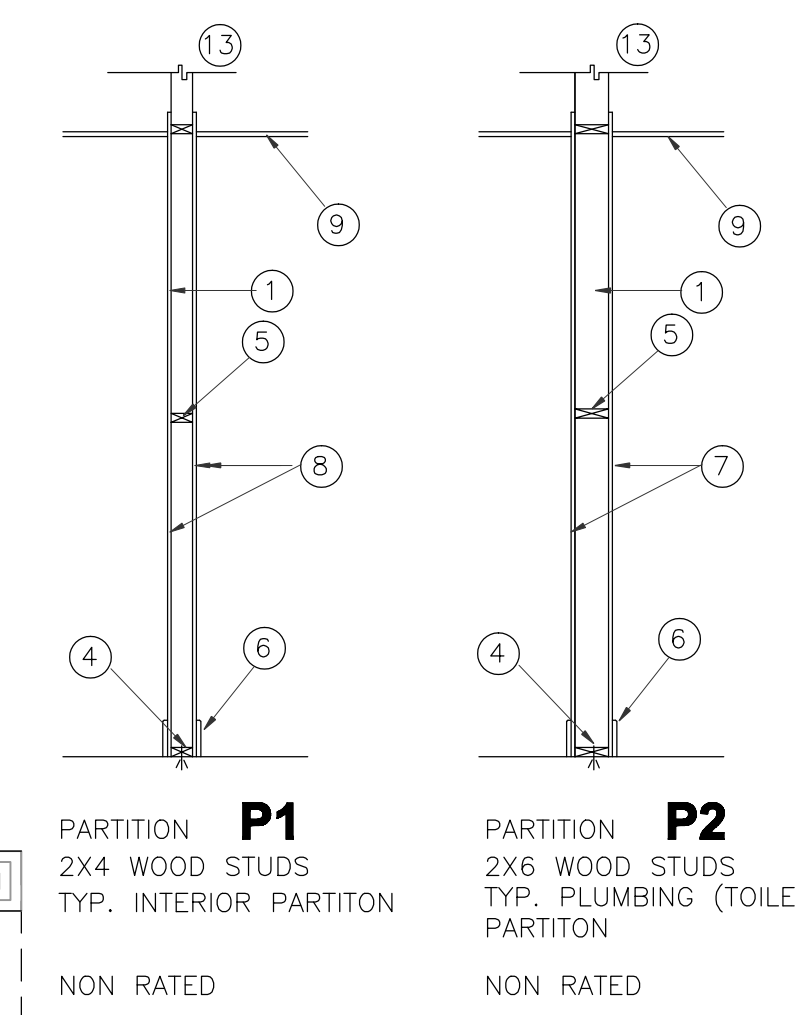
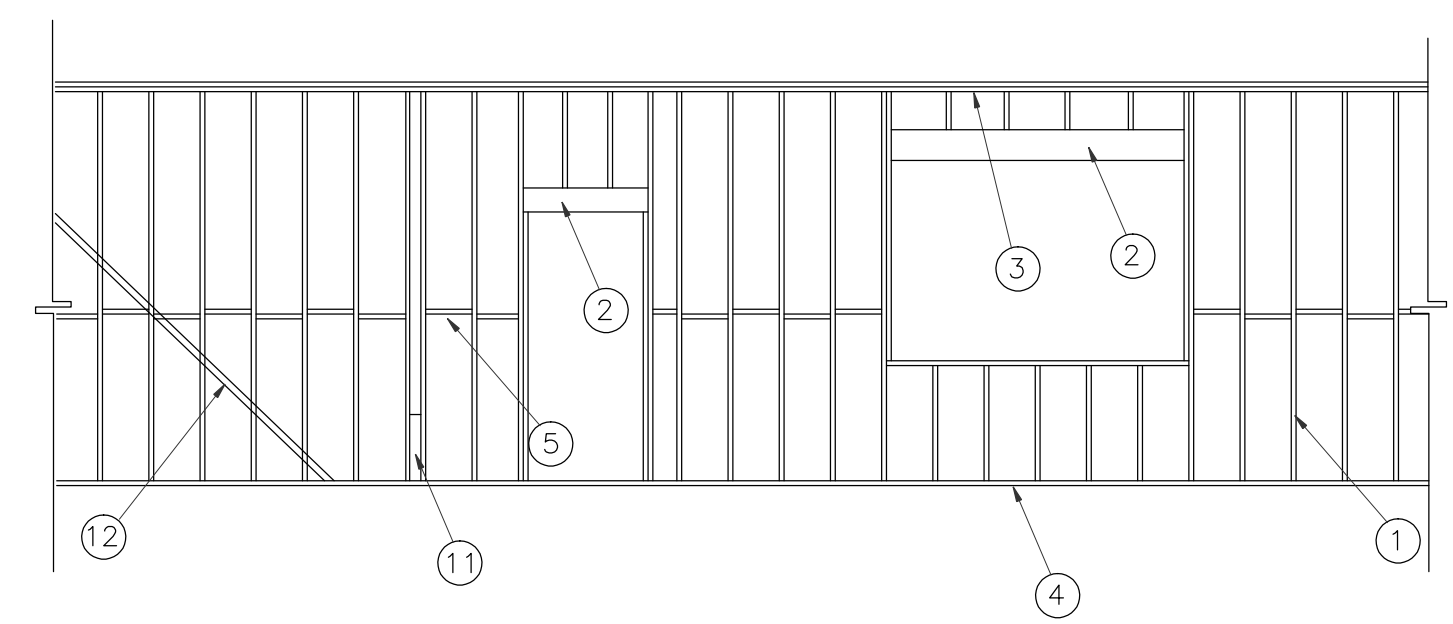
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
1	08/30/2018	addendum

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



BUILDING IS FULLY FIRE SPRINKLERED, PER IBC 2012, TABLE 1018.1 CORRIDOR WALL DOES NOT NEED TO BE FIRE RATED, THEREFORE THERE IS NO FIRE RATED WALL INTERIOR WALL IN THIS BUILDING EXCEPT THERE IS ONE HOUR REATED WALL BETWEEN THE BUILDING AND ELECTRICAL ROOM, AND BUILDING AND FIRE RISER ROOM AS INDICATED BY ONE HOUR.

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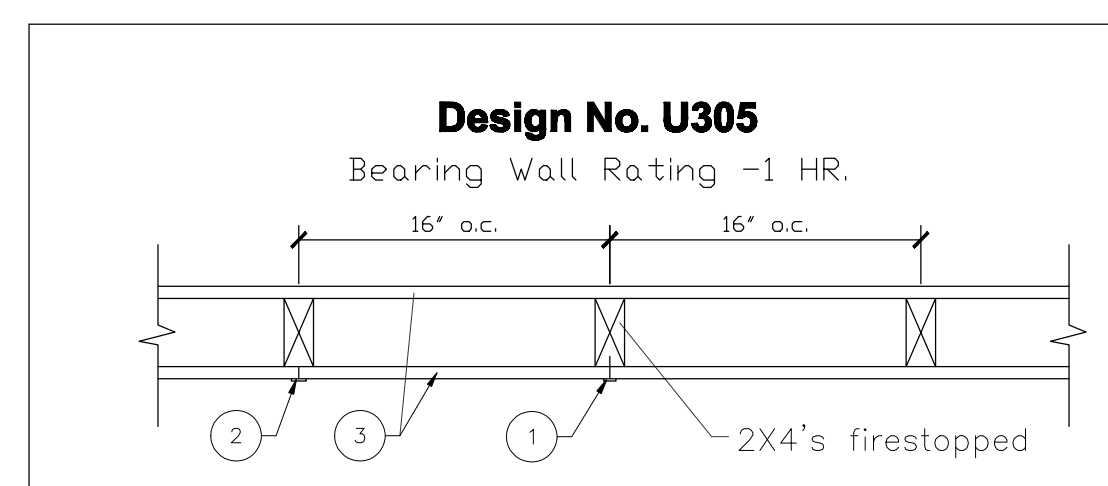
- ① WOOD STUD SEE NOTE ON S-2A FOR SIZE AND SPACING
- ② HEADR, SEE S2A FOR HEADER AND BEAM SCHEDULE
- ③ DOUBLE TOP PLATE, ATTACH TO BOTTOM OF TRUSS, SEE S6 FOR STRAPING DETAIL, SEE FRAMING NOTES ON S2A
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PARTITION P1
 2X4 WOOD STUDS
 TYP. INTERIOR PARTITION
 NON RATED

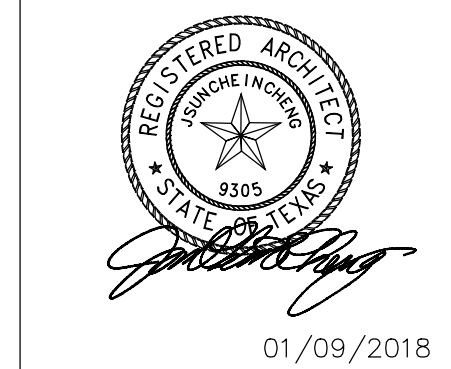
PARTITION P2
 2X6 WOOD STUDS
 TYP. PLUMBING (TOILET) PARTITION
 NON RATED



PARTITION P3
 ONE HOUR

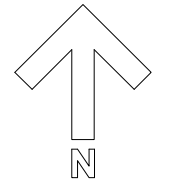


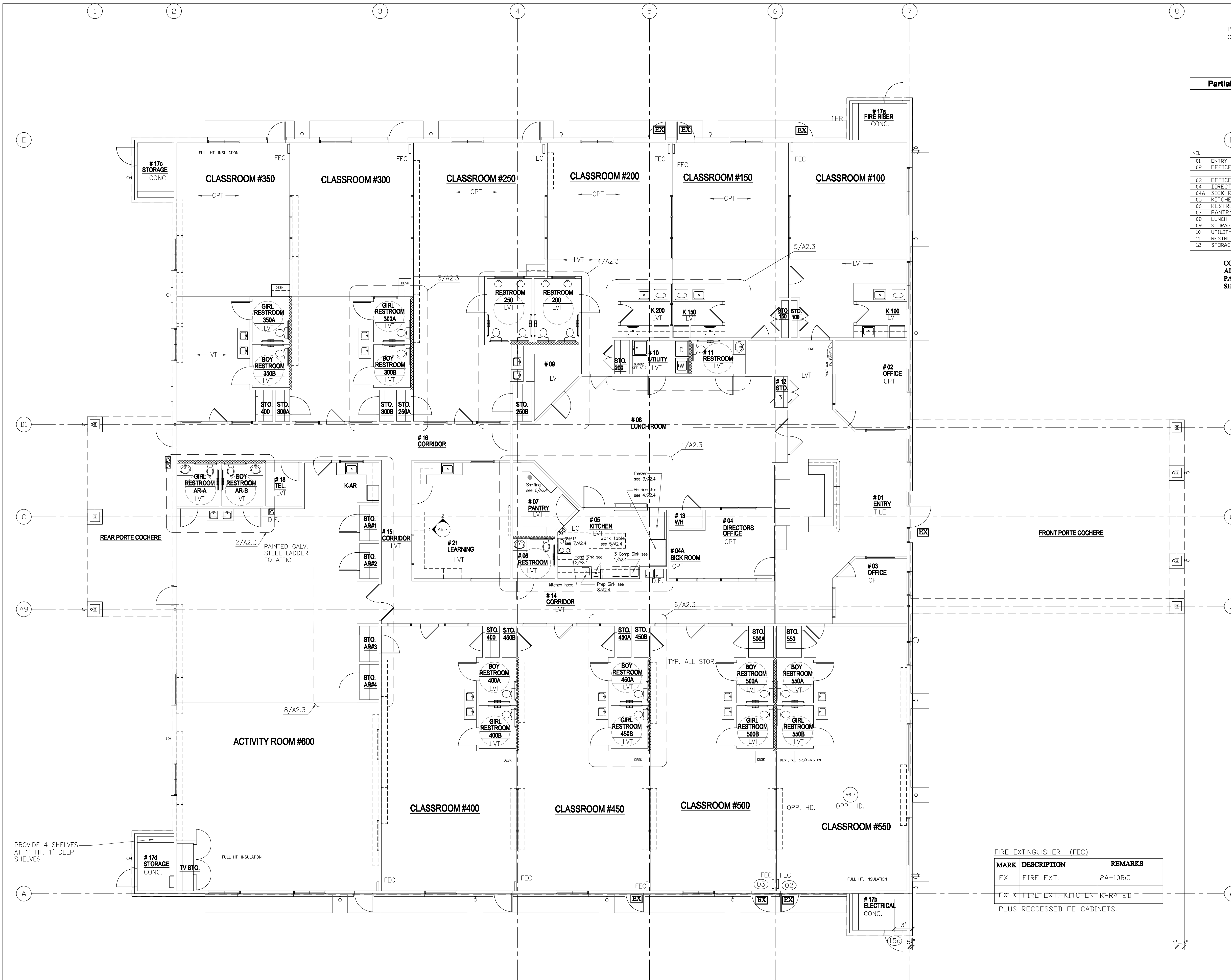
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DRAWING TITLE	
FLOOR PLAN TRAVEL DIST. PARTITIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	
A-2.0 F	

1 FLOOR PLAN TRAVEL DISTANCE
 1/8" = 1'-0"





PLEASE SEE SHEET A-2.4 FOR NSF INFORMATION OF THE PROPOSED KITCHEN EQUIPMENT

Partial Finish Schedule for health (see A-01 for a complete schedule)

	Floor	Base/Trim	Wall	Ceiling	Remarks
01 ENTRY	•	•	•	•	floor and cgl to be selected
02 OFFICE	•	•	•	•	8'-6"
03 OFFICE	•	•	•	•	NDT USED
04 DIRECTORS OFFICE	•	•	•	•	8'-6"
04A SICK ROOM	•	•	•	•	8'-6"
05 KITCHEN	•	•	•	•	VINYL FACED CLG TILE
06 RESTROOM	•	•	•	•	8'-6" FRP UP TO 4' HT.
07 PANTRY	•	•	•	•	8'-6"
08 LUNCH ROOM	•	•	•	•	8'-6" FRP UP TO 4' HT.
09 STORAGE	•	•	•	•	8'-6"
10 UTILITY	•	•	•	•	8'-6" FRP UP TO 4' HT.
11 RESTROOM	•	•	•	•	8'-6" FRP UP TO 4' HT.
12 STORAGE	•	•	•	•	8'-6"

COLOR OF ALL FRP AND CEILING ARE WHITE
 ALL FLOOR, WALL, BASE AND WALL FINISH IN KITCHEN(05),
 PANTRY(07), LUNCH (08), STORAGE (09), UTILITY (10) RESTROOM(11)
 SHALL BE LIGHT BEIGE AND HAVE LRV OF 40 OR GREATER.

HEALTH NOTE:
 ALL NSF CERTIFICATION ARE SHOWN ON A2.4

FIRE EXTINGUISHER (FEC)

MARK	DESCRIPTION	REMARKS
FX	FIRE EXT.	2A-10B-C
FX-K	FIRE EXT.-KITCHEN K-RATED	PLUS RECESSED FE CABINETS.

INTERIOR WALL AND CEILING FINISH REQUIREMENT BY OCCUPANCY

GROUP	EXIT PASSAGEWAY	CORRIDOR	ROOM AND ENCLOSED SPACES
E	B	C	C

1 FLOOR PLAN
 1/8" = 1'-0"

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
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01/09/2018

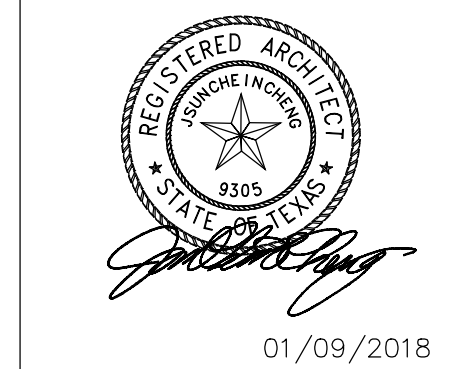
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FLOOR PLAN HEALTH

DRAWN BY	CHECKED BY
DATE	JC
03/30/2017	gleannloch
DRAWING NO.	

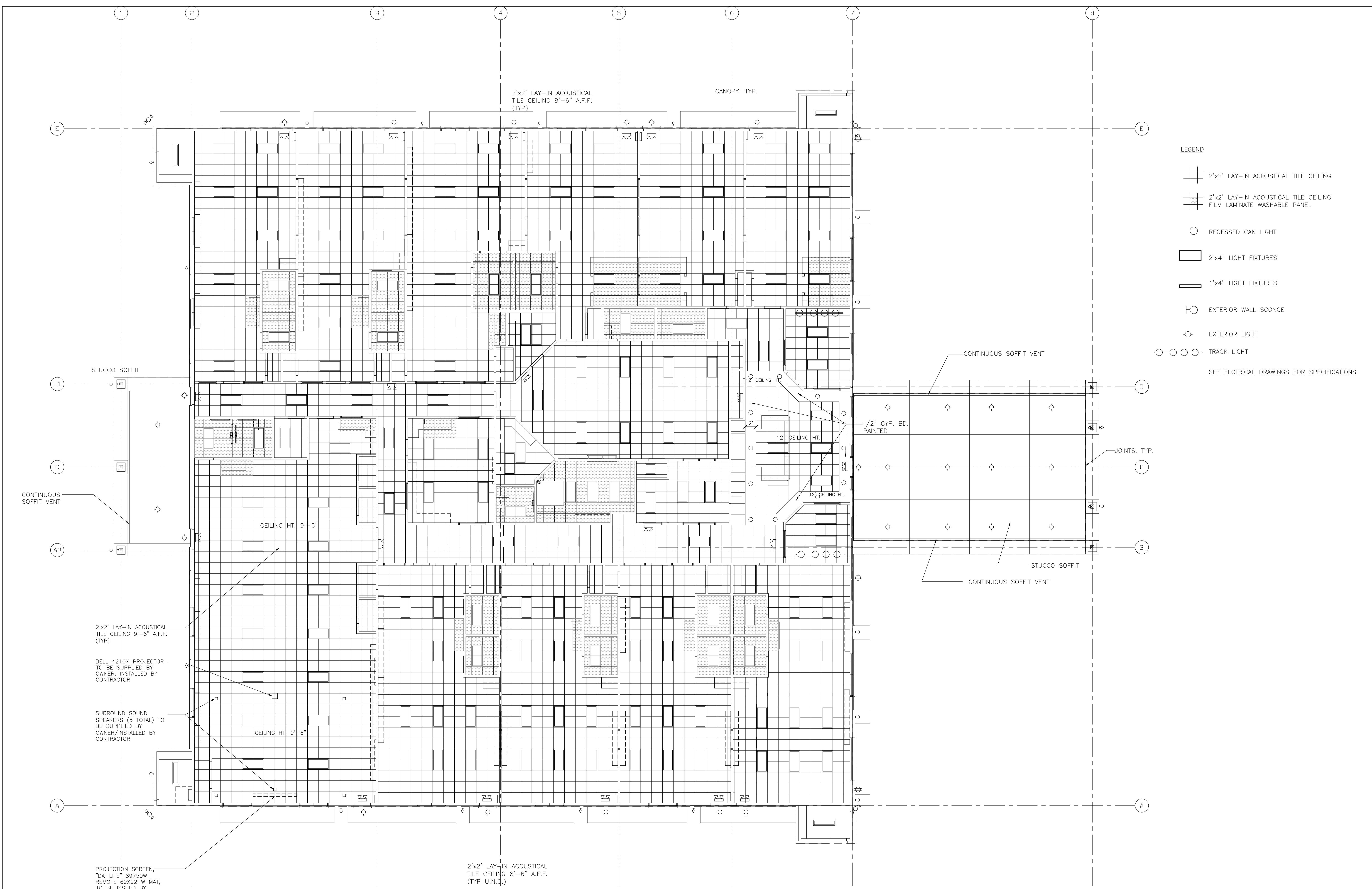
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

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DRAWING TITLE	
REFLECTED CEILING PLAN	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	



- LEGEND**
- 2'x2' LAY-IN ACOUSTICAL TILE CEILING
 - 2'x2' LAY-IN ACOUSTICAL TILE CEILING FILM LAMINATE WASHABLE PANEL
 - RECESSED CAN LIGHT
 -
 -
 - EXTERIOR WALL SCONCE
 - EXTERIOR LIGHT
 - TRACK LIGHT
- SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS

- NOTE:**
- BUILDING IS FULLY SPRINKLERED.
 - SPRINKLER LAY OUT BY SPRINKLER CONTRACTOR. SPRINKLER HEAD SHALL BE LOCATED AT CENTER OF CEILING PANEL.
 - SECURITY, ALARM, SMOKE DETECTORS LAY OUT BY CONTRACTORS.
 - ALL CEILING HEIGHTS AT 8'-6", RAISED CEILING AT LOBBY 12'-0"±, 9'-6" @ ACTIVITY ROOM, GYM, AND CLASSROOM #600.
 - CONCEAL ALL SPRINKLER HEADS WITH WHITE COVER PLATE.

1 REFLECTED CEILING PLAN
 1/8" = 1'-0"

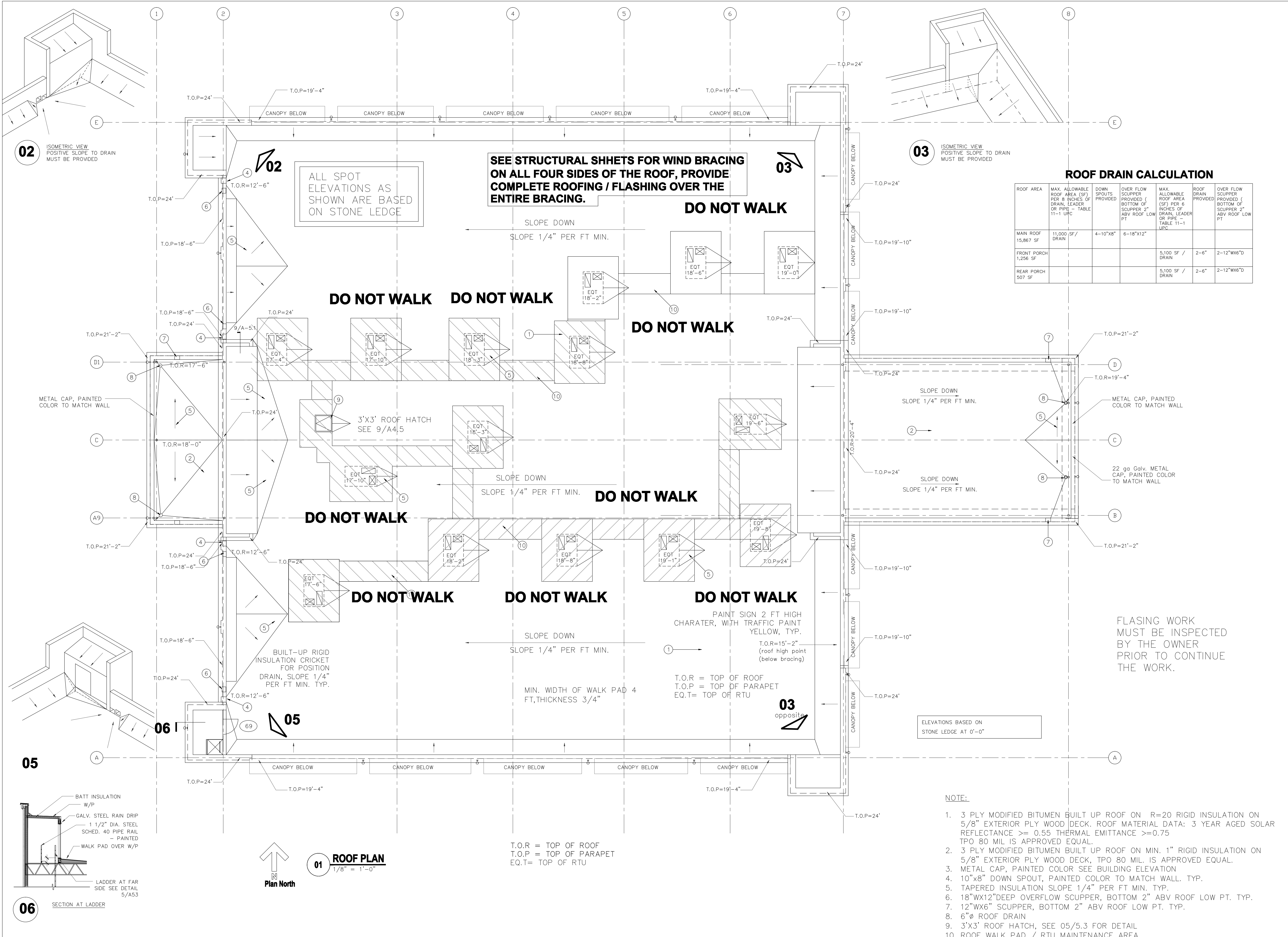
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
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DRAWING TITLE	
ROOF PLAN	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

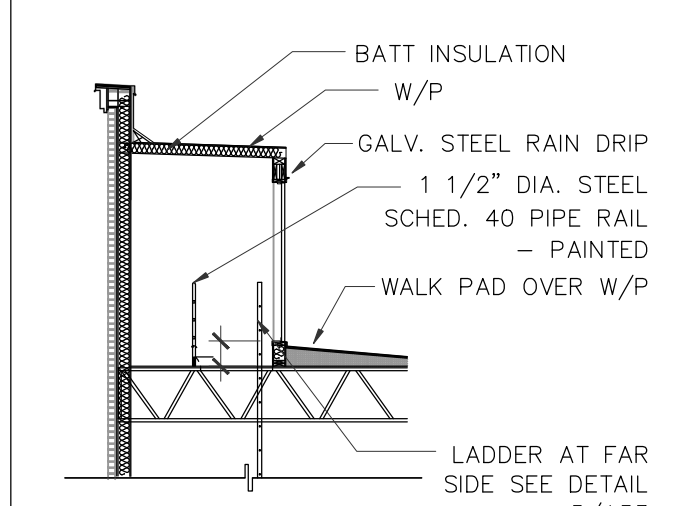
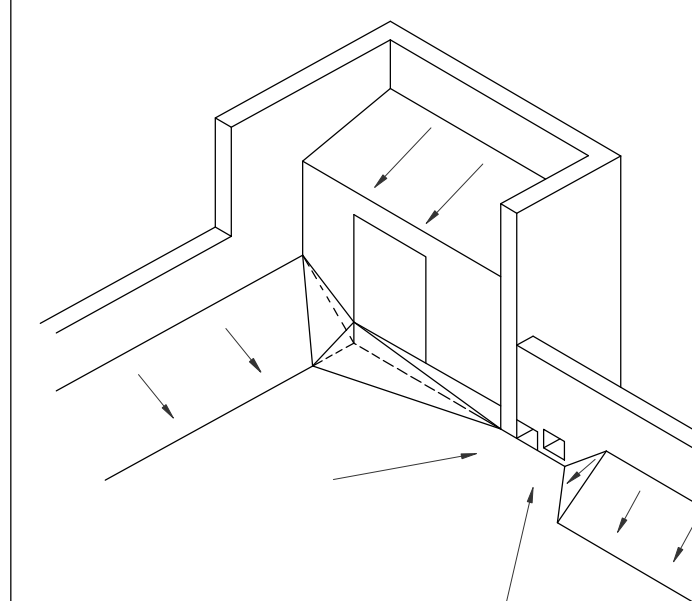
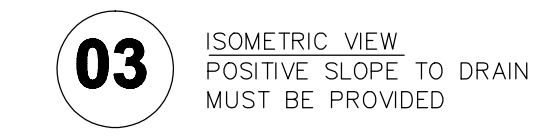
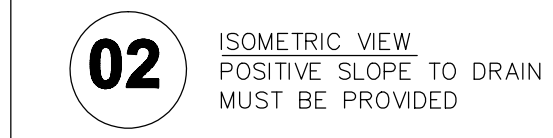
A-2.2



ROOF DRAIN CALCULATION

ROOF AREA	MAX. ALLOWABLE ROOF AREA (SF) PER 8 INCHES OF DRAIN, LEADER OR PIPE - TABLE 11-1 UPC	DOWN SPOUTS PROVIDED	OVER FLOW SCUPPER PROVIDED (BOTTOM OF SCUPPER 2\"/>			
MAIN ROOF 15,867 SF	11,000 SF / DRAIN	4-10"x8"	6-18"x12"			
FRONT PORCH 1,256 SF				5,100 SF / DRAIN	2-6"	2-12"wx6"D
REAR PORCH 507 SF				5,100 SF / DRAIN	2-6"	2-12"wx6"D

- NOTE:**
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=20 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK. ROOF MATERIAL DATA: 3 YEAR AGED SOLAR REFLECTANCE >= 0.55 THERMAL EMITTANCE >=0.75 TPO 80 MIL IS APPROVED EQUAL.
 - 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON MIN. 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK. TPO 80 MIL. IS APPROVED EQUAL.
 - METAL CAP, PAINTED COLOR SEE BUILDING ELEVATION
 - 10"x8" DOWN SPOUT, PAINTED COLOR TO MATCH WALL. TYP.
 - TAPERED INSULATION SLOPE 1/4" PER FT MIN. TYP.
 - 18"wx12"DEEP OVERFLOW SCUPPER, BOTTOM 2" ABV ROOF LOW PT. TYP.
 - 12"wx6" SCUPPER, BOTTOM 2" ABV ROOF LOW PT. TYP.
 - 6"Ø ROOF DRAIN
 - 3'x3' ROOF HATCH, SEE 05/5.3 FOR DETAIL
 - ROOF WALK PAD / RTU MAINTENANCE AREA



06 SECTION AT LADDER



01 ROOF PLAN
1/8" = 1'-0"

05

06

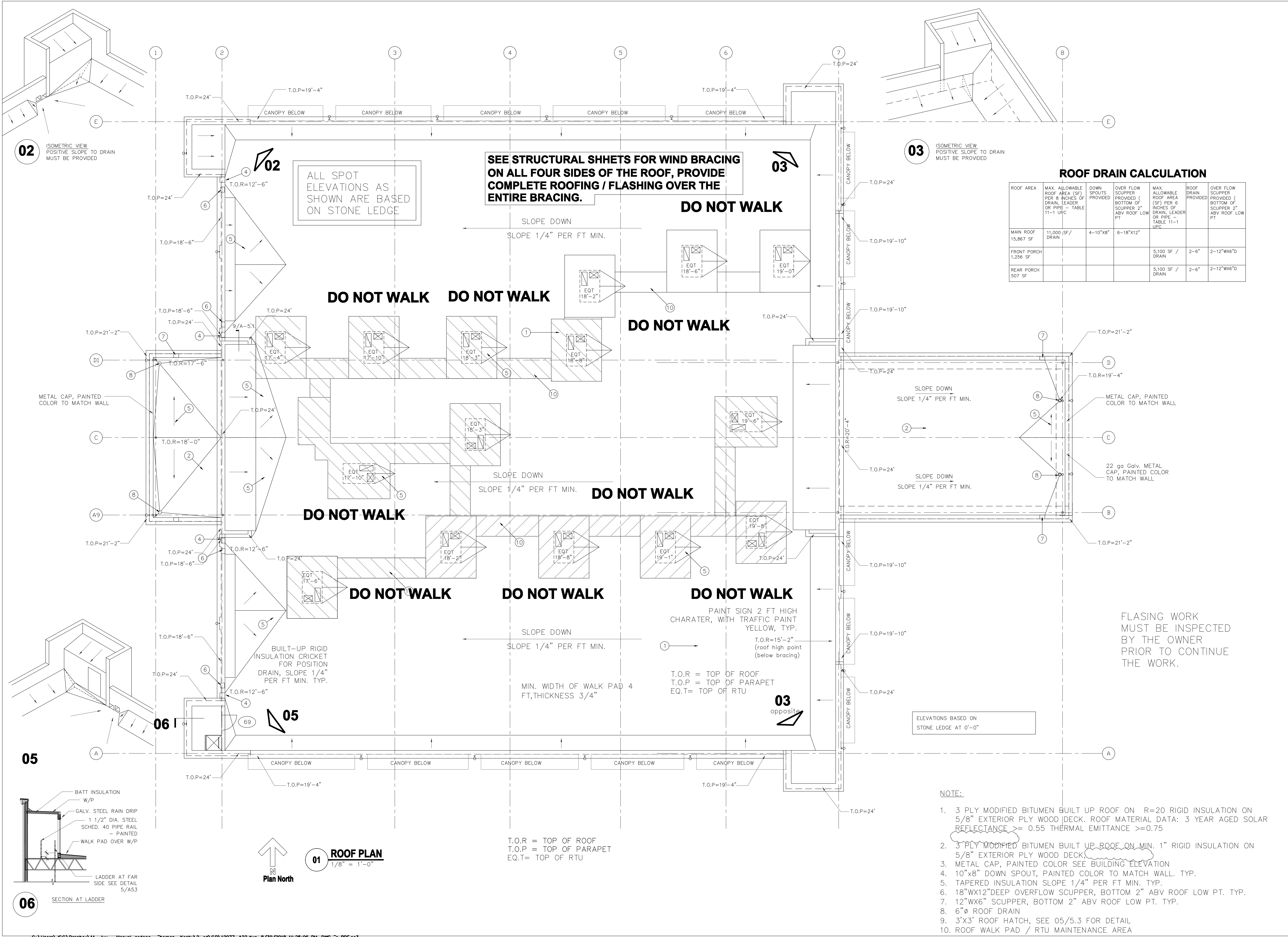
02

03

03 opposite

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	addendum 1

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578

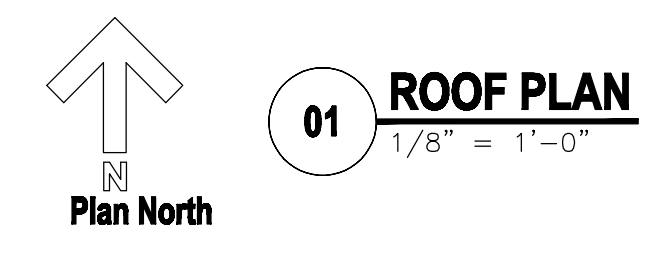
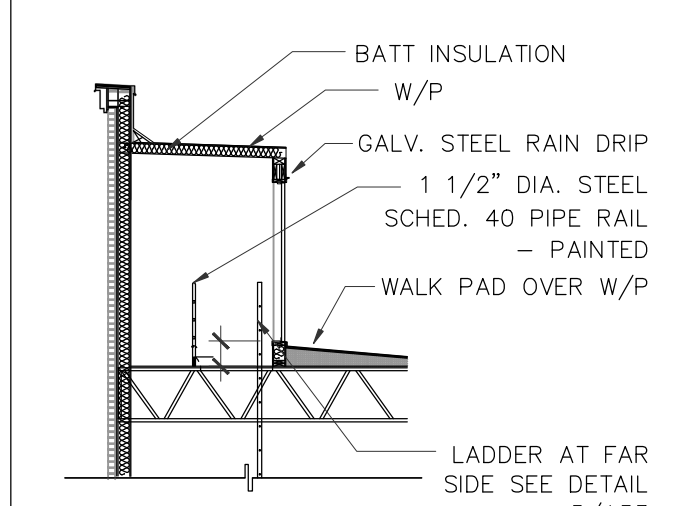
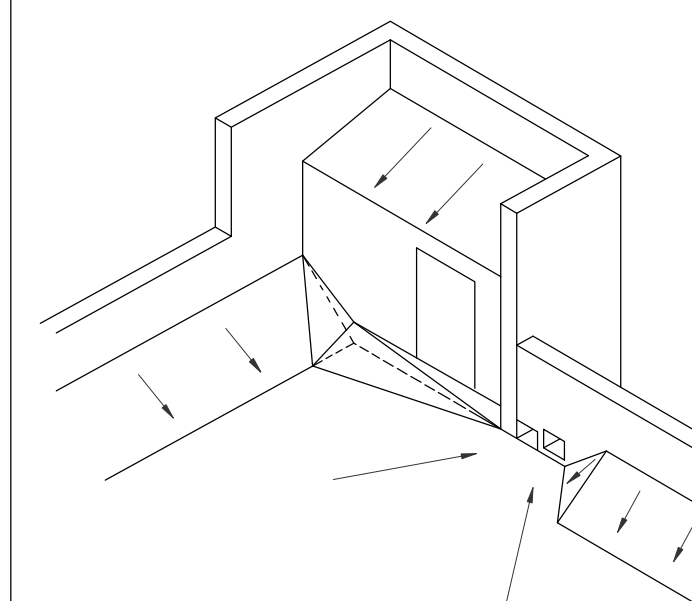
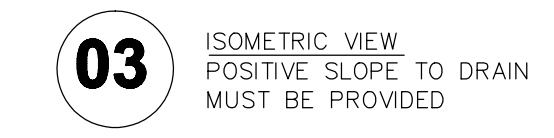
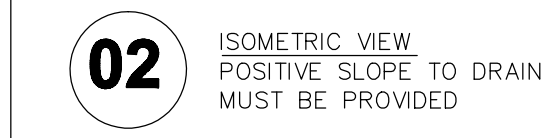


ROOF DRAIN CALCULATION

ROOF AREA	MAX. ALLOWABLE ROOF AREA (SF) PER 8 INCHES OF DRAIN LEADER OR PIPE - TABLE 11-1 UPC	DOWN SPOUTS PROVIDED	OVER FLOW SCUPPER PROVIDED (BOTTOM OF SCUPPER 2\"/>			
MAIN ROOF 15,867 SF	11,000 SF / DRAIN	4-10"x8"	6-18"x12"			
FRONT PORCH 1,256 SF				5,100 SF / DRAIN	2-6"	2-12"wx6"D
REAR PORCH 507 SF				5,100 SF / DRAIN	2-6"	2-12"wx6"D

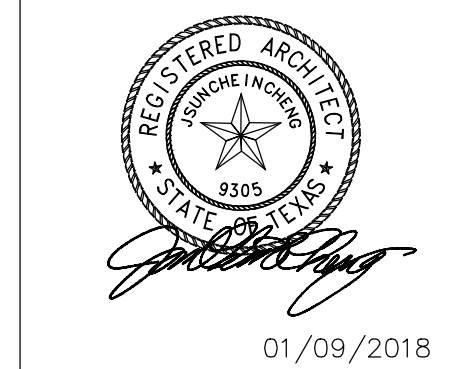
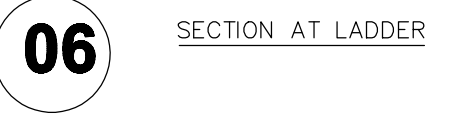
FLASING WORK MUST BE INSPECTED BY THE OWNER PRIOR TO CONTINUE THE WORK.

- NOTE:**
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=20 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK. ROOF MATERIAL DATA: 3 YEAR AGED SOLAR REFLECTANCE >= 0.55 THERMAL EMITTANCE >=0.75
 - 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON MIN. 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK.
 - METAL CAP, PAINTED COLOR SEE BUILDING ELEVATION
 - 10"x8" DOWN SPOUT, PAINTED COLOR TO MATCH WALL. TYP.
 - TAPERED INSULATION SLOPE 1/4" PER FT MIN. TYP.
 - 18"wx12"DEEP OVERFLOW SCUPPER, BOTTOM 2" ABV ROOF LOW PT. TYP.
 - 12"wx6" SCUPPER, BOTTOM 2" ABV ROOF LOW PT. TYP.
 - 6"Ø ROOF DRAIN
 - 3'x3' ROOF HATCH, SEE 05/5.3 FOR DETAIL
 - ROOF WALK PAD / RTU MAINTENANCE AREA



T.O.R = TOP OF ROOF
T.O.P = TOP OF PARAPET
EQ.T= TOP OF RTU

T.O.R = TOP OF ROOF
T.O.P = TOP OF PARAPET
EQ.T= TOP OF RTU



DRAWING TITLE

ROOF PLAN

DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-2.2

ADVANCE TABCO. SMART FABRICATION

STAINLESS STEEL
FABRICATED ECONOMY SINKS NSF
Three & Four Compartments

Item #: _____ Qty #: _____
Model #: FC-3-1818-18R
Project #: _____

Rolled Rim Edge For Additional Strength

Fabricated Bowls are Welded Together at the Seams

K-700 Removable Side Splashes Fits Left OR Right Side

1 3 compartment sink

Efficiently wash and sanitize your hands with this Regency 12" x 16" wall mounted hand sink with gooseneck faucet and sidesplash!

Keep your restaurant up to code without sacrificing space with this hand sink with a single 9" x 9" x 4" bowl and 8" high back and side splashes. This easy-to-clean, compact sink easily fits in tight spaces and securely attaches to the wall or a surface to open up floor space for other uses. Its attractive, yet simple design will be sure to encourage cleanliness in the kitchen.

NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.

2 hand sink

WebstaurantStore <http://www.webstaurantstore.com/9025F495D>

Item #: 9025F495D MFR #: 15P-495D

Each Only **\$4,258.98/Each**

Overall User Rating: **★★★★**

- Self-cleaning condenser system helps prevent service calls
- Digital temperature controls
- Ergonomically designed doors
- 115V

Shipping: Usually Ships in 3-4 Business Days

UPC Code: _____
Condition: _____

Turbo air

Turbo Air 9025F495D	Turbo Air 9025F495D	Turbo Air 9025F495D
15P-495D	15P-495D	15P-495D
\$75.99	\$23.99	\$23.99

Width: 54 3/8 inches
Depth: 30 3/8 inches
Height: 83 1/4 inches
Interior Width: 50 1/2 inches
Interior Depth: 26 1/4 inches

3 freezer

Overhead, balanced refrigeration system with 24 hp compressor, R-404A refrigerant and high density polyurethane insulation help maintain temperatures between -10 and 0 degrees Fahrenheit

- Automatic evaporator fan motor delay
- Ergonomically designed doors with built-in locks, self-closing and stay-open features; magnetic door gaskets
- LED internal lighting lasts longer and enhances illumination compared to fluorescent lights
- 4" level casters

Overall Dimensions:
Width: 54 3/8"
Depth: 30 3/8"
Height: 83 1/4"

Interior Dimensions:
Width: 50 1/2"
Depth: 26 1/4"
Height: 60"
Capacity: 49 cu. ft.

NSF NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.

Energy Star Qualified
This item has been Energy Star Qualified by the US Environmental Protection Agency and the US Department of Energy, making it an energy-efficient product.

ETL US & Canada
This item meets the electrical product safety standards imposed by the ETL, a division of the Intertek Group, for use in the United States and Canada.

5-15P
This unit comes with a NEMA 5-15P plug.

LOOKING FOR REPLACEMENTS?
View replacements or accessories for this item

WebstaurantStore <http://www.webstaurantstore.com/178522HC>

Item #: 178522HC

Avantco SS-2R-HC 54" Solid Door Reach-In Refrigerator

Properly storing food is imperative, so make sure that your operation is equipped with a refrigerator that's durable, reliable, and easy to use. Built with 430 and 304 stainless steel, this unit features interior shelves, self-closing doors, and an automatic defrost feature all designed for your convenience. Maintaining interior temperatures between 33 and 40 degrees Fahrenheit, the refrigerator stays on eco-friendly refrigerant, making it not only beneficial to you and your customers, but to the environment, as well.

Shipping: Usually Ships in 1 Business Day

Quick Shipping

4 refrigerator

Providing impressive performance and dependable durability, this Avantco SS-2R-HC 54" solid door reach-in refrigerator is engineered to hold your cold food investments in a food safe environment.

Properly storing food is imperative, so make sure that your operation is equipped with a refrigerator that's durable, reliable, and easy to use. Built with 430 and 304 stainless steel, this unit features interior shelves, self-closing doors, and an automatic defrost feature all designed for your convenience. Maintaining interior temperatures between 33 and 40 degrees Fahrenheit, the refrigerator stays on eco-friendly refrigerant, making it not only beneficial to you and your customers, but to the environment, as well.

Shipping: Usually Ships in 1 Business Day

WebstaurantStore <http://www.webstaurantstore.com/9025M35N>

Item #: 9025M35N MFR #: 365-63N

Each Only **\$2,520.00/Each**

Shipping: Special Order

UPC Code: _____
Condition: _____

VULCAN
Done to Perfection.

Width: 36 inches
Depth: 34 inches
Height: 58 inches
Oven Interior Width: 26 3/8 inches
Oven Interior Depth: 27 inches
Oven Interior Height: 13 7/8 inches

5 RANGE

Left to Right: 26 3/8"
From to Back: 27"
Height: 13 7/8"

NSF NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.

Commercial Range Buying Guide
Restaurant Equipment Certification Marks Explained
NSF International

Vulcan 36C-28242N Vulcan 36C-28242N Vulcan 36C-28242N Vulcan 36C-3624N

Advance Tabco DBS-1 One Compartment Stainless Steel Drop-In Bar Sink - 12" x 20"

Item #: 909051 MFR #: DBS-1-X

Shipping: Usually Ships in 2-4 Weeks. Not Eligible for Expedited Shipping

UPC Code: _____
Condition: _____

ADVANCE TABCO.
Smart Fabrication

ADVANCE TABCO DBS-1X SPEC

Length: 12 5/16 inches
Width: 21 1/8 inches

- One-piece deep drawn sink bowl
- Compartment measures 10" x 14" x 10"
- 20 gauge, 300 series stainless steel construction
- 6" deck mount swing spout faucet
- Includes 9" high overflow pipe and 1 1/2" IPS drain

6 PREP SINK

Finish all of your daily prep work using this Regency 24" x 72" stainless steel commercial open base work table.

This work table features a durable 16-gauge type 304 stainless steel shelf and legs to ensure a long service life in your business, even in demanding conditions. It's perfect for a variety of tasks, making it extremely versatile. The open base design helps with easy cleaning, and assembly is simple using the included hardware.

NSF NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.

16-Gauge Stainless Steel Shelf
This Regency commercial work table features a durable 16-gauge type 304 stainless steel shelf that can support up to 900 lb. of evenly distributed weight, making it more than capable of handling your daily prep tasks like prepping burger patties, prepping vegetables, or working with dough. It's ideal for bakeries, grocery stores, bars, and much more!

Open Base
This table's open base is perfect for areas with floor drains. With no underneath, the table is easy to clean.

Cross Bracing
Cross bracing adds extra stability to the legs to help ensure that your table won't wobble under the demands of your day operation.

Adjustable Bullfit Feet
Adjustable bullfit feet allow you to level your table on uneven surfaces for the best possible stability.

Stainless Steel Legs
The well-worn stainless steel legs offer only professional-grade performance and corrosion resistance for use in wet conditions.

Ships Unassembled
This table ships unassembled to save you on shipping costs. An Allen wrench and two hex screws are included for easy assembly.

Customer Q&A
Can I put equipment on my work table?
Regency Stainless Steel Work Table Assembly

7 work table

Efficiently wash and sanitize your hands with this Regency 12" x 16" wall mounted hand sink with gooseneck faucet and sidesplash!

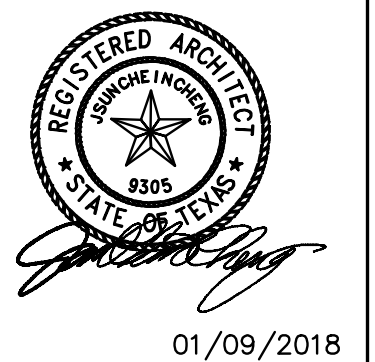
Keep your restaurant up to code without sacrificing space with this hand sink with a single 9" x 9" x 4" bowl and 8" high back and side splashes. This easy-to-clean, compact sink easily fits in tight spaces and securely attaches to the wall or a surface to open up floor space for other uses. Its attractive, yet simple design will be sure to encourage cleanliness in the kitchen.

NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.

8 shelving

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
	01/30/2018	FRANCHISE UPDATE

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



01/09/2018

DRAWING TITLE
KITCHEN EQUIPMENT NSF INFORMATION

DRAWN BY	CHECKED BY
	JC
DATE	JOB NO.
03/30/2017	gleannloch
DRAWING NO.	A-2.4

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING

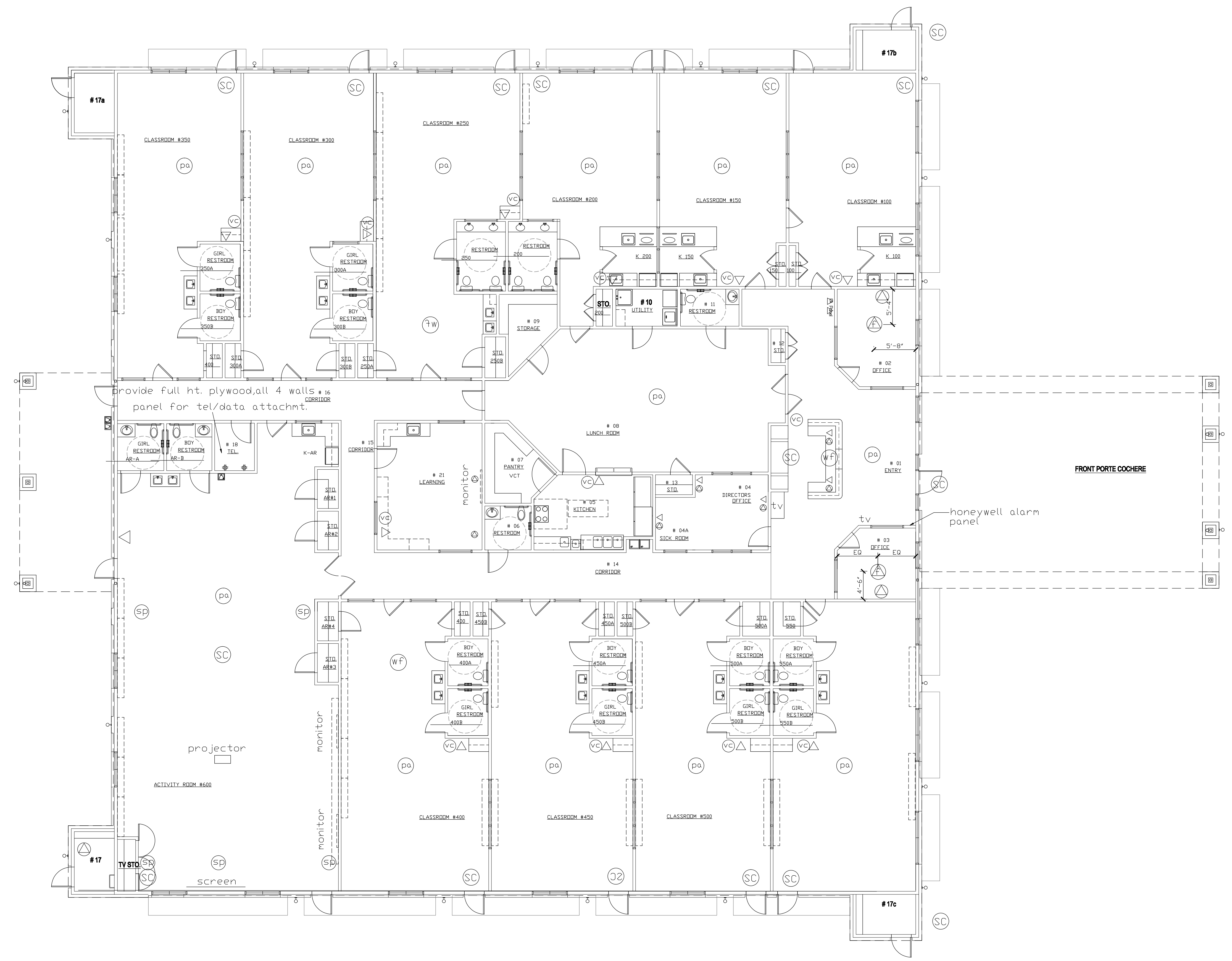
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578

- ⊙ security camera
- ▷ phone jack
- ⊕ floor phone jack
- ⊕ data jack
- ⊙ pa - clg recessed
- ⊙ sp tv speaker - clg recessed
- ⊕ volumn control
- ⊕ ceiling wifi data
- ◆ quadruple receptacle

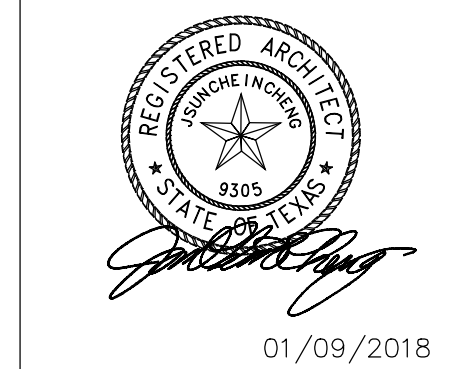
consult with owner for the exact location of outdoor security camera prior to installation

all lines connected to tel room for central control.

all speakers, proj. screen lines connected to tv storage in activity room.



SECURITY CAMERA, TEL, DATA PACKAGE FOR IVY KIDS ATASCOCITA



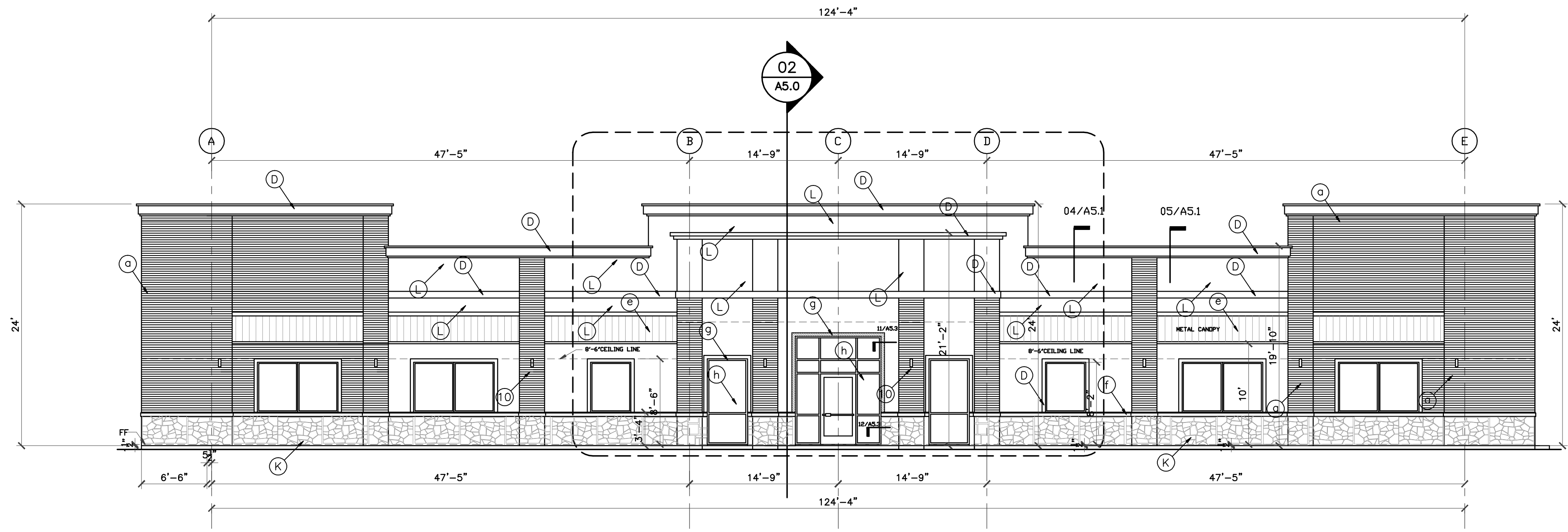
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SECURITY CAMERA, TEL, DATA PACKAGE

DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

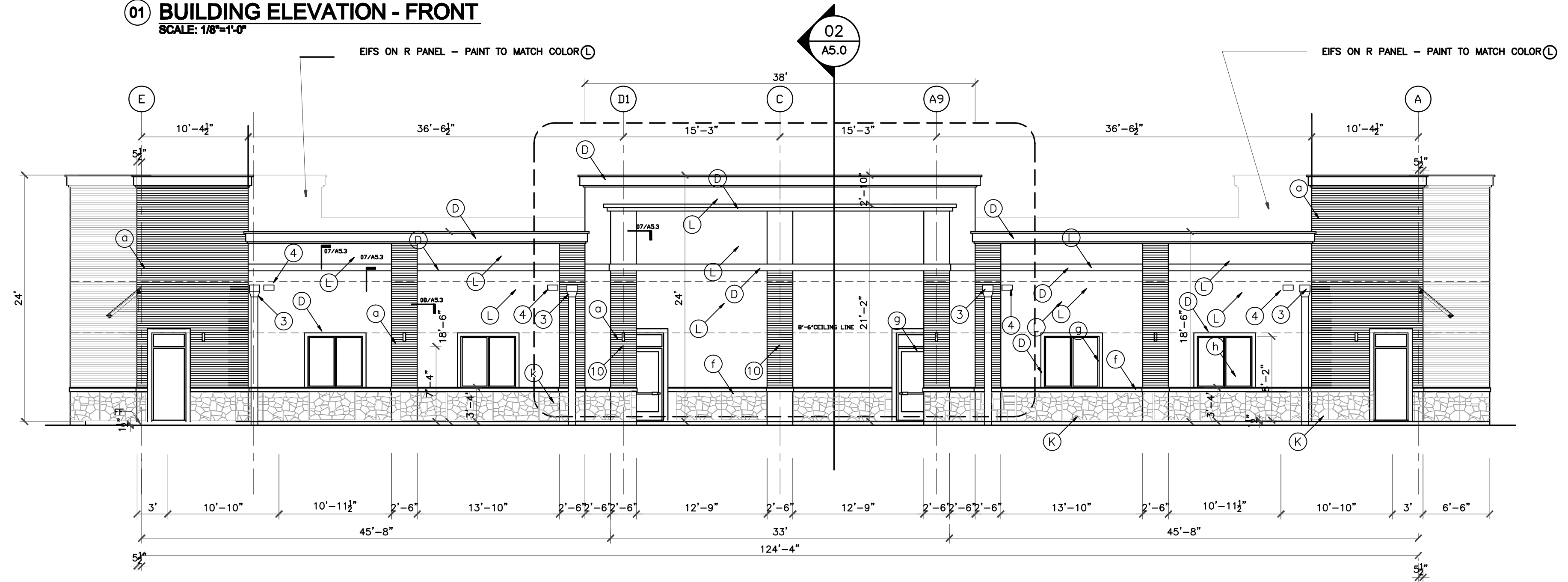
A-2.5

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

06272017 ARC REVIEW



01 BUILDING ELEVATION - FRONT
SCALE: 1/8"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS BASED ON STONE LEDGE = 0'-0"

ALL EXTERIOR ALUM. FRAMES TO BE DARK BRONZE ANODIZED.
ALL INTERIOR ALUM. FRAMES TO BE CLEAR ANODIZED.

ALL STUCCO TO BE TRADITIONAL 3 STEPS
PLASTERING WORK IN THIS PROJECT

EXTERIOR FINISH SCHEDULE

- (A) BRICK BY ACME Elgin plant' Gray Wolf' blade cut texture, ELP372,809660
- (L) STUCCO Paint PPG Color 314-1 MILK PAINT
- (D) STUCCO Paint PPG Color 314-4 SPICED VINEGAR
- (B) Down Spout - galv. paint to match wall
- (E) STANDING SEAM METAL ROOF CANOPY, by 'BERRIDGE - 'Champagne'
- (F) Limestone cap - cream color
- (G) Dark Bronze Anodized frame
- (H) tinted glass - insulating unit
- (K) Stone-Bisque veneer stone - ashlar pattern

MAXIMUM GLAZING FACTOR PER
ENERGY CODE IECC 2015

		NORTH	EAST	SOUTH	WEST
WINDOW	U	.45	.45	.40	.45
	SHGC	.40	.40	.25	.40
DOOR	U	.65	.65	.65	.65
	SHGC	.40	.40	.40	.40

- ① 1" STUCCO W 1/2" DEEP REVEAL, TYP.
- ② GALVANIZED METAL FLASHING, PAINTED
- ③ 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, CIVIL DRAWING.
- ④ 16"Wx12"H OVERFLOW SCUPPER
- ⑤ NOT USED
- ⑥ CROWN MOLDING
- ⑦ GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- ⑧ EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- ⑨ WALL SCONCE, TYP.

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



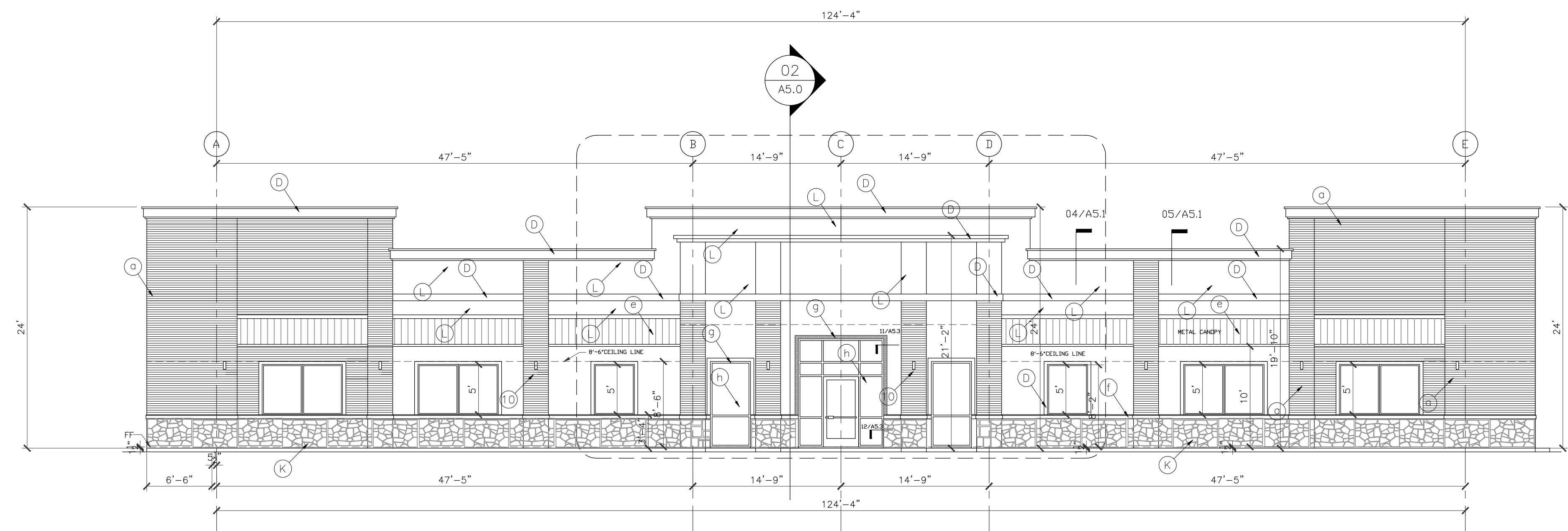
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY: JC
CHECKED BY: JC

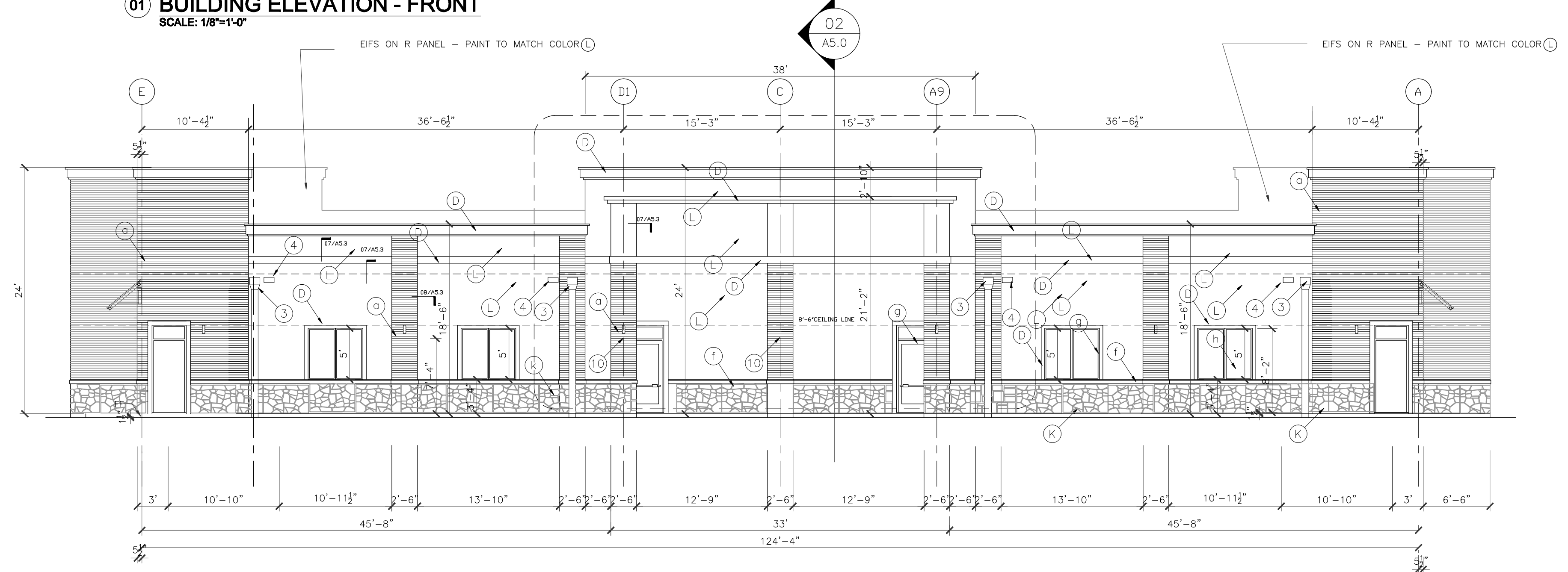
DATE: 03/30/2017
JOB NO.: gleannloch

DRAWING NO.: **A-3.0**

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1



01 BUILDING ELEVATION - FRONT
SCALE: 1/8"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS BASED ON STONE LEDGE = 0'-0"

ALL EXTERIOR ALUM. FRAMES TO BE DARK BRONZE ANODIZED.
ALL INTERIOR ALUM. FRAMES TO BE CLEAR ANODIZED.

ALL STUCCO TO BE TRADITIONAL 3 STEPS
PLASTERING WORK IN THIS PROJECT

- EXTERIOR FINISH SCHEDULE**
- (1) BRICK BY ACME Elgin plant' Gray Wolf' blade cut texture, ELP372,809660
 - (L) STUCCO Paint PPG Color 314-1 MILK PAINT
 - (D) STUCCO Paint PPG Color 314-4 SPICED VINEGAR
 - (b) Down Spout - galv. paint to match wall
 - (e) STANDING SEAM METAL ROOF CANOPY, by 'BERRIDGE - 'Champagne'
 - (f) Limestone cap - cream color
 - (g) Dark Bronze Anodized frame
 - (h) tinted glass - insulating unit
 - (K) Stone-Bisque veneer stone - ashlar pattern

- ① 1" STUCCO W 1/2" DEEP REVEAL, TYP.
- ② GALVANIZED METAL FLASHING, PAINTED
- ③ 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, CIVIL DRAWING.
- ④ 16"Wx12"H OVERFLOW SCUPPER
- ⑤ NOT USED
- ⑥ CROWN MOLDING,
- ⑦ GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- ⑧ EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF WALL SCOUNCE, TYP.

ENERGY INFORMATION OF THE BUILDING ENVELOPE , ROOF , WALL AND MAXIMUM GLAZING FACTOR PER ENERGY CODE IECC 2012

	R VALUE	U VALUE	SHGC
ROOF	24		
WALL	19		
WINDOW		.65	.60
DOOR		.65	.70

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



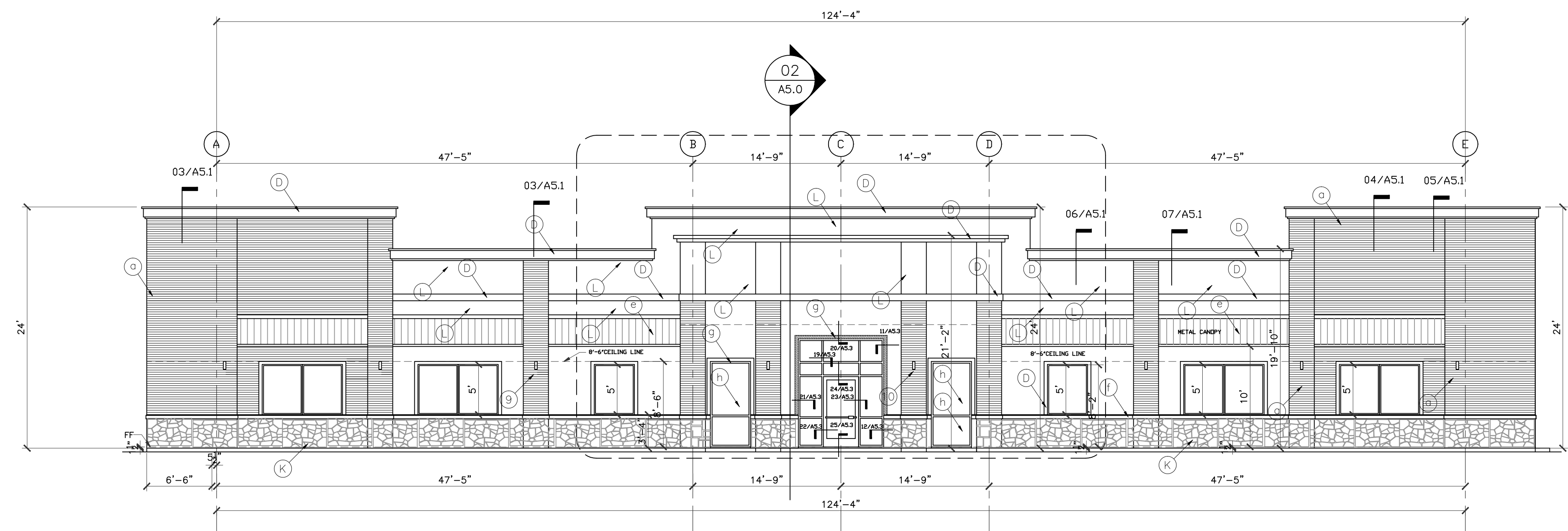
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY
DATE
03/30/2017

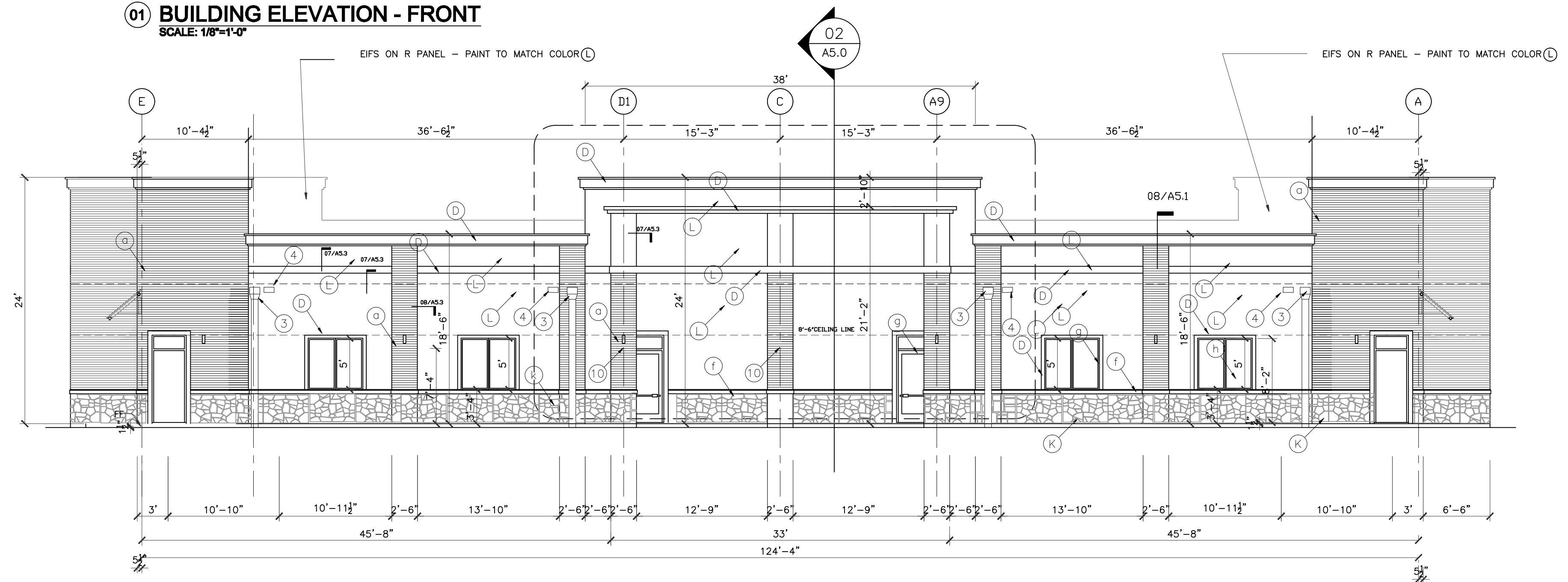
CHECKED BY
JC
JOB NO.
gleannloch

DRAWING NO.
A-3.0

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1
3	08/30/2018	ADDENDUM 2



01 BUILDING ELEVATION - FRONT
SCALE: 1/8"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/8"=1'-0"

ELEVATIONS BASED ON STONE LEDGE = 0'-0"

ALL EXTERIOR ALUM. FRAMES TO BE DARK BRONZE ANODIZED.
ALL INTERIOR ALUM. FRAMES TO BE CLEAR ANODIZED.

ALL STUCCO TO BE TRADITIONAL 3 STEPS
PLASTERING WORK IN THIS PROJECT

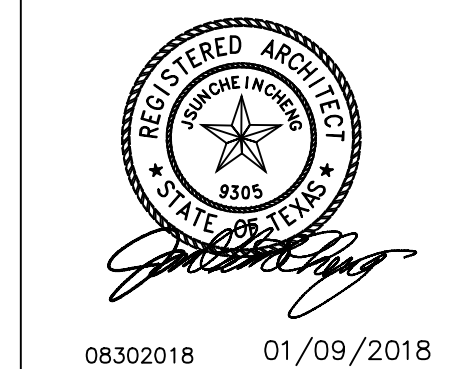
- EXTERIOR FINISH SCHEDULE**
- (A) BRICK BY ACME Elgin plant' Gray Wolf' blade cut texture, ELP372,809660
 - (L) STUCCO Paint PPG Color 314-1 MILK PAINT
 - (D) STUCCO Paint PPG Color 314-4 SPICED VINEGAR
 - (b) Down Spout - galv. paint to match wall
 - (E) STANDING SEAM METAL ROOF CANOPY, by 'BERRIDGE - 'Champagne'
 - (f) Limestone cap - cream color
 - (g) Dark Bronze Anodized frame
 - (h) glass - insulating unit
 - (K) Stone-ACME Legacy,cream ledgestone, or Apache Gold (Upchurch Kimbrough or approved equal - ashlar pattern

- ① 1" STUCCO W 1/2" DEEP REVEAL, TYP.
- ② GALVANIZED METAL FLASHING, PAINTED
- ③ 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, CIVIL DRAWING.
- ④ 18"Wx12"H OVERFLOW SCUPPER
- ⑤ NOT USED
- ⑥ CROWN MOLDING,
- ⑦ GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- ⑧ EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- ⑨ WALL SCONCE, TYP.

ENERGY INFORMATION OF THE BUILDING ENVELOPE , ROOF , WALL AND MAXIMUM GLAZING FACTOR PER ENERGY CODE IECC 2012

	R VALUE	U VALUE	SHGC
ROOF	24		
WALL	19		
WINDOW		.65	.60
DOOR		.65	.70

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY
DATE
03/30/2017

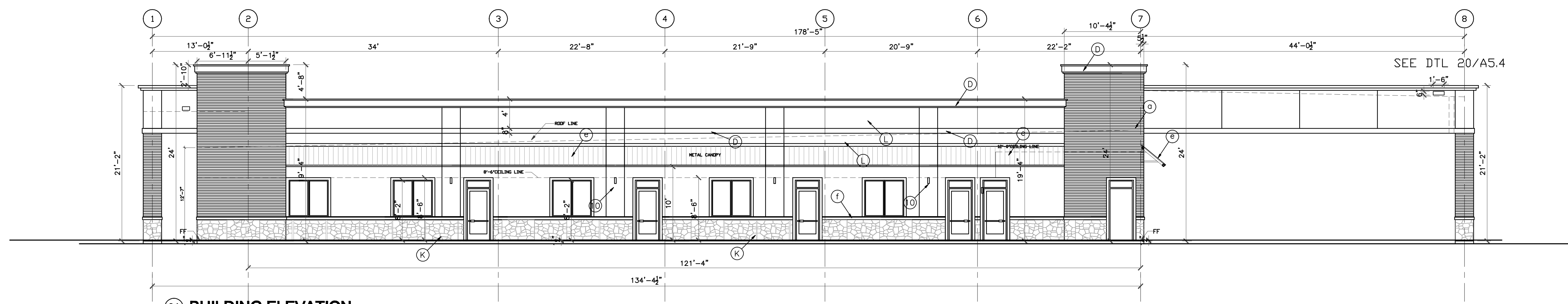
CHECKED BY
JC
JOB NO.
gleannloch

DRAWING NO.
A-3.0

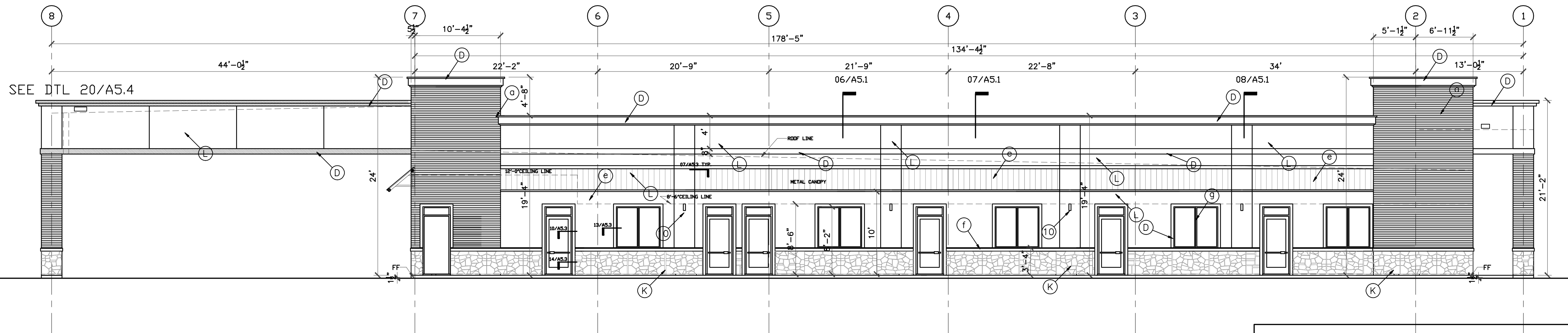
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

06272017 ARC REVIEW

ELEVATIONS BASED ON STONE LEDGE = 0'-0"



01 BUILDING ELEVATION
SCALE: 1/8"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK BY ACME Elgin plant' Gray Wolf' blade cut texture, ELP372,809660
- (L) STUCCO Paint PPG Color 314-1 MILK PAINT
- (D) STUCCO Paint PPG Color 314-4 SPICED VINEGAR
- (B) Down Spout - galv. paint to match wall
- (E) STANDING SEAM METAL ROOF CANOPY, by 'BERRIDGE - 'Champagne'
- (F) Limestone cap - cream color
- (G) Dark Bronze Anodized frame
- (H) tinted glass - insulating unit
- (K) Stone-Bisque veneer stone - ashlar pattern

MAXIMUM GLAZING FACTOR PER ENERGY CODE IECC 2015

		NORTH	EAST	SOUTH	WEST
WINDOW	U	.45	.45	.40	.45
	SHGC	.40	.40	.25	.40
DOOR	U	.65	.65	.65	.65
	SHGC	.40	.40	.40	.40

- 1 1" STUCCO W 1/2" DEEP REVEAL, TYP.
- 2 GALVANIZED METAL FLASHING, PAINTED
- 3 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, CIVIL DRAWING.
- 4 16"Wx12"H OVERFLOW SCUPPER
- 5 NOT USED
- 6 CROWN MOLDING
- 7 GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- 8 EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- 9 WALL SCONCE, TYP.

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578



DRAWING TITLE

EXTERIOR ELEVATIONS

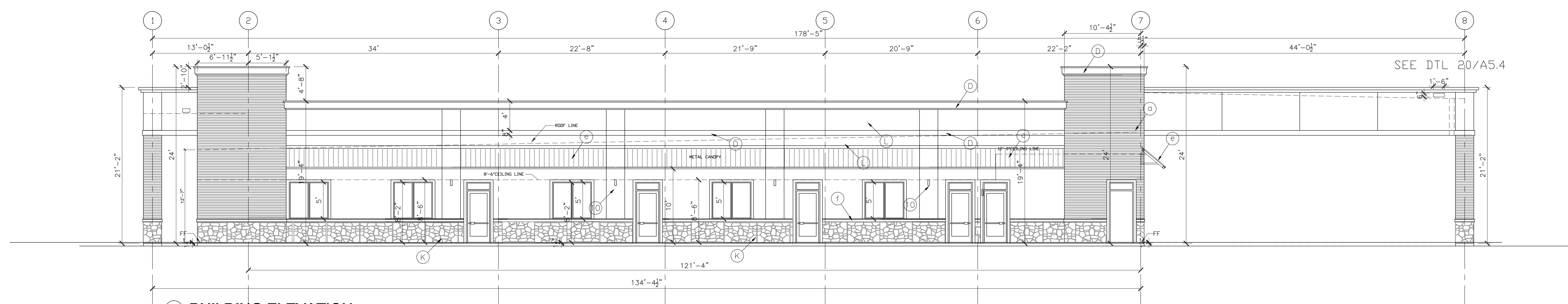
DRAWN BY: CHECKED BY: JC

DATE: 03/30/2017 JOB NO. gleannloch

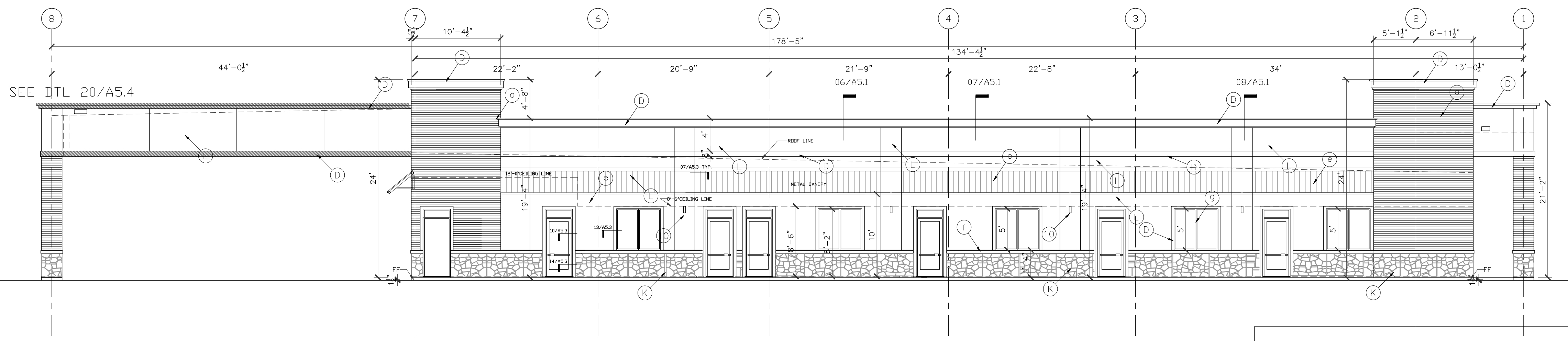
DRAWING NO. **A-3.1**

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM

ELEVATIONS BASED ON STONE LEDGE = 0'-0"



01 BUILDING ELEVATION
SCALE: 1/8"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

- (a) BRICK BY ACME Elgin plant' Gray Wolf' blade cut texture, ELP372,809660
- (L) STUCCO Paint PPG Color 314-1 MILK PAINT
- (D) STUCCO Paint PPG Color 314-4 SPICED VINEGAR
- (b) Down Spout - galv. paint to match wall
- (e) STANDING SEAM METAL ROOF CANOPY, by 'BERRIDGE - 'Champagne'
- (f) Limestone cap - cream color
- (g) Dark Bronze Anodized frame
- (h) tinted glass - insulating unit
- (K) Stone-Bisque veneer stone - ashlar pattern

ENERGY INFORMATION OF THE BUILDING ENVELOPE, ROOF, WALL AND MAXIMUM GLAZING FACTOR PER ENERGY CODE IECC 2012

	R VALUE	U VALUE	SHGC
ROOF	24		
WALL	19		
WINDOW		.65	.60
DOOR		.65	.70

- ① 1" STUCCO W 1/2" DEEP REVEAL, TYP.
- ② GALVANIZED METAL FLASHING, PAINTED
- ③ 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, CIVIL DRAWING.
- ④ 16"Wx12"H OVERFLOW SCUPPER
- ⑤ NOT USED
- ⑥ CROWN MOLDING,
- ⑦ GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- ⑧ EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- ⑨ WALL SCOUNCE, TYP.

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



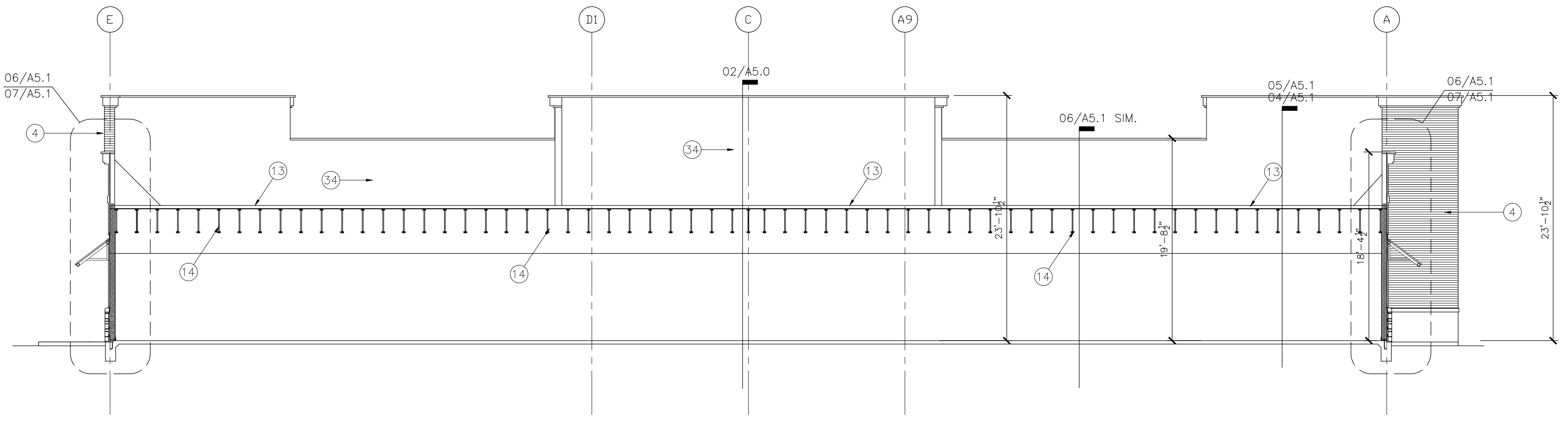
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CHECKED BY: JC

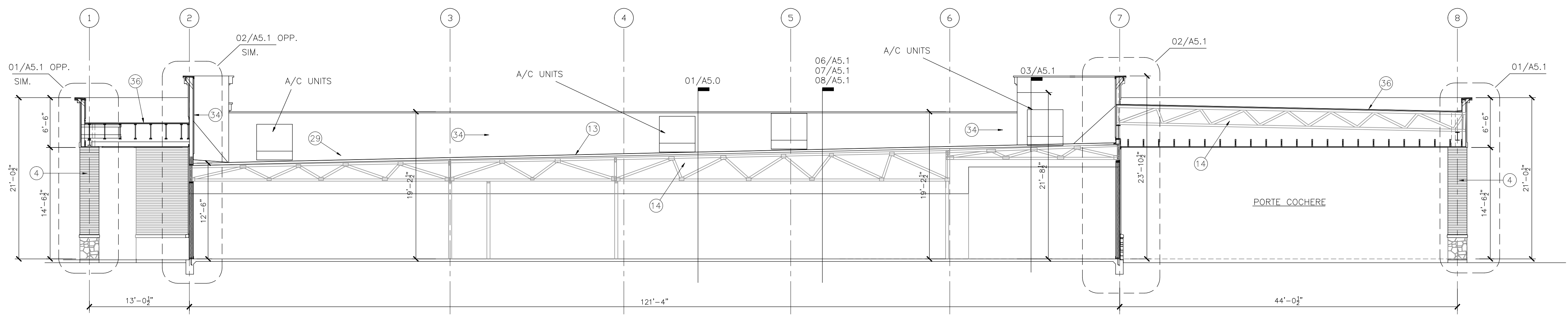
DATE: 03/30/2017
JOB NO.: gleannloch

DRAWING NO.: **A-3.1**

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	07/20/2017	PRICING



01 BUILDING SECTION
SCALE: 1/8"=1'-0"



02 BUILDING SECTION
SCALE: 1/8"=1'-0"

1. 1" STUCCO ON STEEL WIRE MESH, PAINTED
2. STUCCO BAND
3. STANDING SEAM METAL ROOF, by "BERRIDGE"
4. BRICK
5. LIMESTONE CAP
6. GALVANIZED METAL FLASHING
7. 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
8. 12"Wx8"H OVERFLOW SCUPPER
9. 10"Wx8"H ROOF SCUPPER WITH DRAIN BOX
10. CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
11. GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
12. EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
13. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=30 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
14. ROOF TRUSS, SEE STRUCTURAL
15. S 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
16. 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
17. BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
18. WEEP HOLES @ 24" O.C.
19. PLASTIC FLASHING (THRU-WALL TYPE)
20. 1/2"X1/2" LG. A.B. @ 36" O.C.
21. 5/8" GYPSUM BOARD, PAINTED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
22. SCHEDULED DOOR
23. SCHEDULED WINDOW
24. SCHEDULED BASE
25. HOLLOW METAL FRAME / DOOR
26. STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
27. SEALANT AND BACKER ROD
29. ROOF HATCH, SEE PLAN FOR LOCATION, SEE SOFFIT.
30. CONTINUOUS CAULK
32. SOFFIT.
33. CONTINUOUS SOFFIT VENT
34. "R" METAL PANEL SIDING, PREFINISHED
35. 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
36. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
37. STEEL BEAM, SEE STRUCTURAL
38. 2x TREATED WOOD BLOCK CONTINUOUS
39. STONE
40. WOOD STAINED

GENERAL NOTES

1. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.

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01/09/2018

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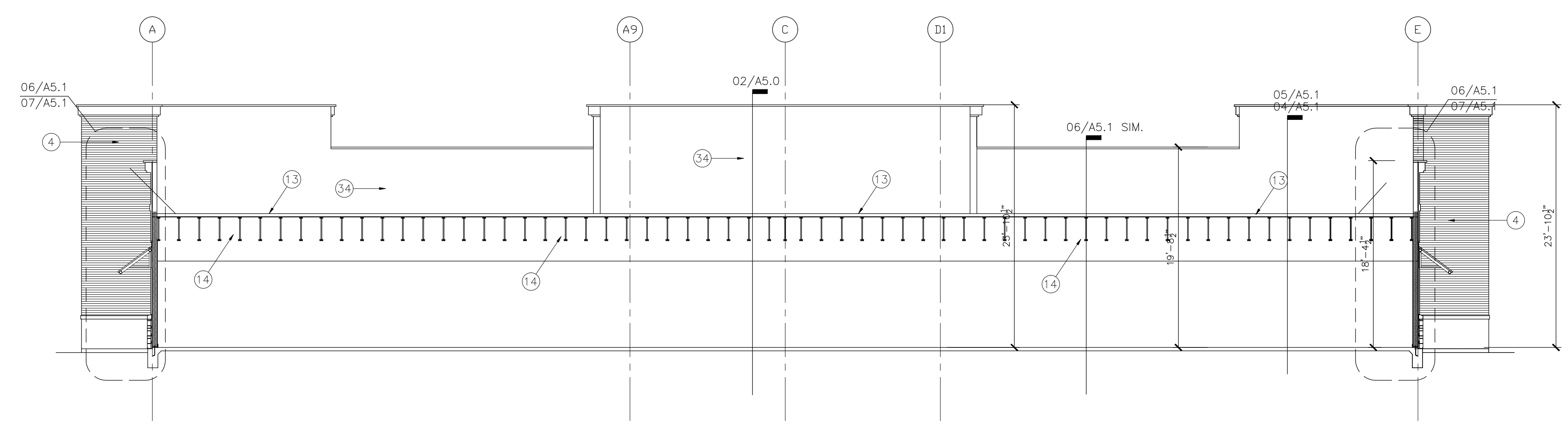
BUILDING SECTIONS

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JC

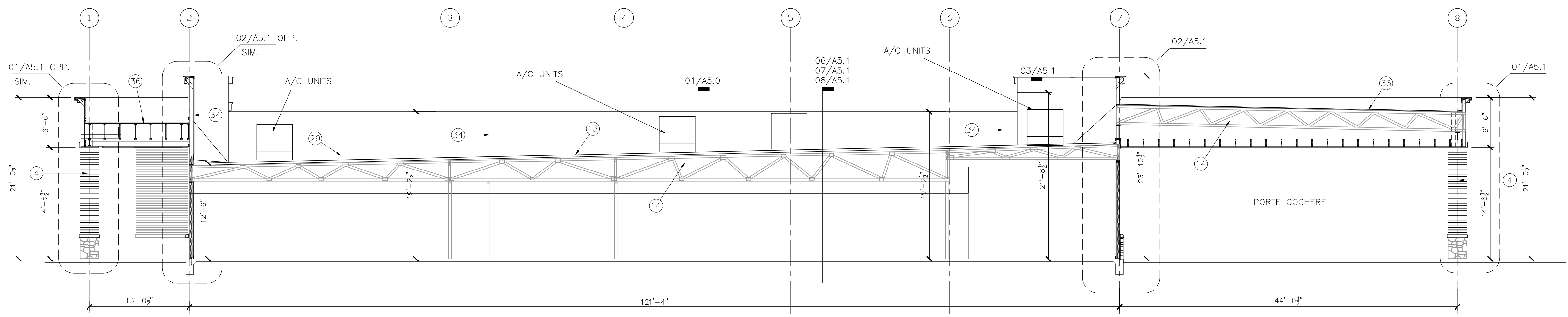
DATE JOB NO.
03/30/2017 gleannloch

DRAWING NO.
A-5.0

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2019	ADDENDUM



01 BUILDING SECTION
SCALE: 1/8"=1'-0"



02 BUILDING SECTION
SCALE: 1/8"=1'-0"

1. 1" STUCCO ON STEEL WIRE MESH, PAINTED
2. STUCCO BAND
3. STANDING SEAM METAL ROOF, by "BERRIDGE"
4. BRICK
5. LIMESTONE CAP
6. GALVANIZED METAL FLASHING
7. 10"X8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
8. 12"Wx8"H OVERFLOW SCUPPER
9. 10"Wx8"H ROOF SCUPPER WITH DRAIN BOX
10. CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
11. GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
12. EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
13. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
14. ROOF TRUSS, SEE STRUCTURAL
15. S. 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
16. 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
17. BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
18. WEEP HOLES @ 24" O.C.
19. PLASTIC FLASHING (THRU-WALL TYPE)
20. 1/2"X1/2" LG. A.B. @ 36" O.C.
21. 5/8" GYPSUM BOARD, PAINTED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
22. SCHEDULED DOOR
23. SCHEDULED WINDOW
24. SCHEDULED BASE
25. HOLLOW METAL FRAME / DOOR
26. STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
27. SEALANT AND BACKER ROD
29. ROOF HATCH, SEE PLAN FOR LOCATION, SEE SOFFIT.
30. CONTINUOUS CAULK
32. SOFFIT.
33. CONTINUOUS SOFFIT VENT
34. "R" METAL PANEL SIDING, PREFINISHED
35. 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
36. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
37. STEEL BEAM, SEE STRUCTURAL
38. 2x TREATED WOOD BLOCK CONTINUOUS
39. STONE
40. WOOD STAINED

GENERAL NOTES

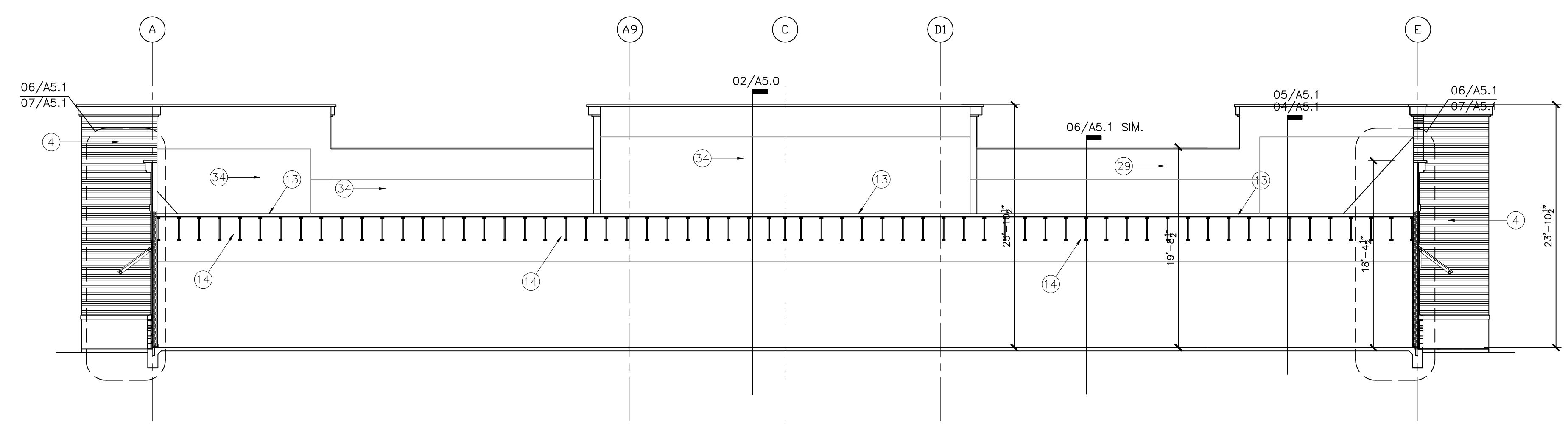
1. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.

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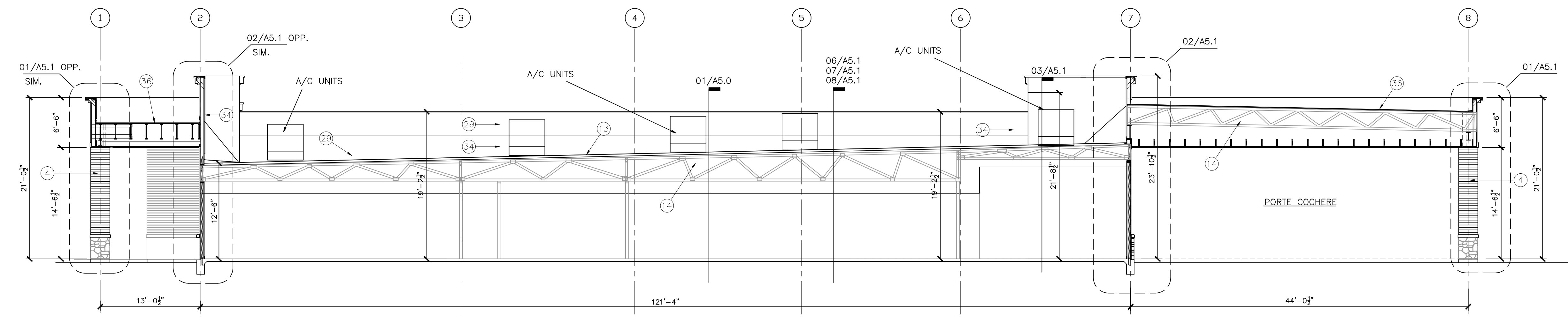


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DRAWN BY	CHECKED BY
DATE	JC
03/30/2017	gleannloch
DRAWING NO.	
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2019	ADDENDUM



01 BUILDING SECTION
SCALE: 1/8"=1'-0"



02 BUILDING SECTION
SCALE: 1/8"=1'-0"

1. 1" STUCCO ON STEEL WIRE MESH. PAINTED
2. STUCCO BAND
3. STANDING SEAM METAL ROOF, BY "BERRIDGE"
4. BRICK
5. LIMESTONE CAP
6. GALVANIZED METAL FLASHING
7. 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
8. 18"Wx12"H OVERFLOW SCUPPER
9. 18"Wx12"H ROOF SCUPPER WITH DRAIN BOX
10. CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
11. GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
12. STRUCTURAL FRAME, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
13. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R-24 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK (single ply is not acceptable)
14. ROOF TRUSS, SEE STRUCTURAL (TRUSS ORIENTATION AS SHOWN MAY VARY)
15. 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
16. 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
17. BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
18. WEEP HOLES @ 24" O.C.
19. PLASTIC FLASHING (THRU-WALL TYPE)
20. 1/2"x12" LG A.B. @ 36" O.C.
21. 5/8" GYPSUM BOARD, PAINED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
22. SCHEDULED DOOR
23. SCHEDULED WINDOW
24. SCHEDULED BASE
25. HOLLOW METAL FRAME / DOOR
26. STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
27. SEALANT AND BACKER ROD
28. 1" R PANEL SIDING, PREFINISHED
29. CONTINUOUS CAULK
30. SOFFIT
31. CONTINUOUS SOFFIT VENT
32. W/P MEMBRANE OVER PLYWOOD SHEATHING ON STUDS, SEE BRACING NOTES ON STRUCTURAL DRAWING
33. 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
34. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK (single ply is not acceptable)
35. STEEL BEAM, SEE STRUCTURAL
36. 2x TREATED WOOD BLOCK CONTINUOUS
37. STONE

GENERAL NOTES

1. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.

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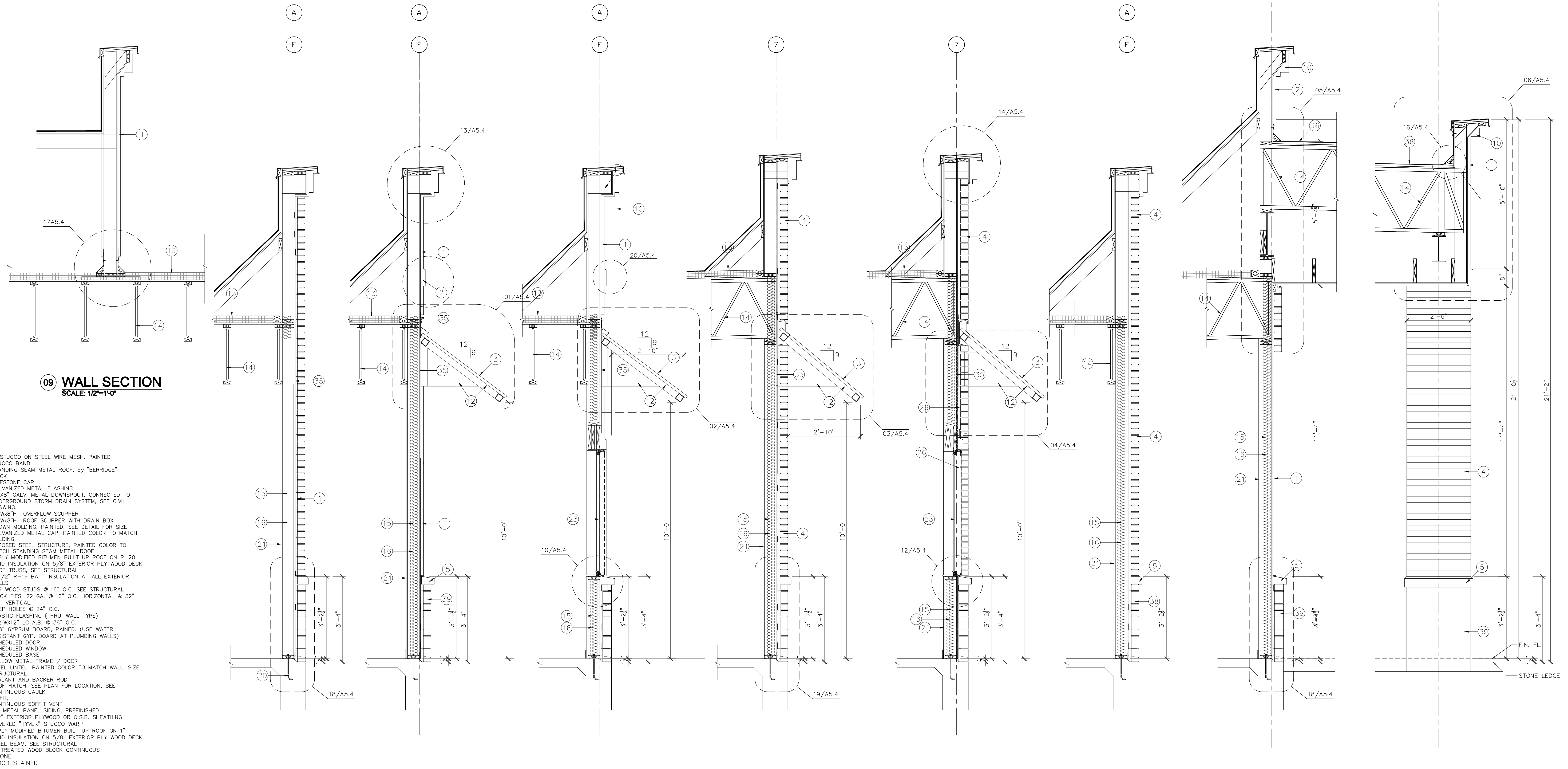
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DATE	JOB NO.
DRAWING NO.	

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REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
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09 WALL SECTION
 SCALE: 1/2"=1'-0"

1. 1" STUCCO ON STEEL WIRE MESH, PAINTED
2. STUCCO BAND
3. STANDING SEAM METAL ROOF, by "BERRIDGE"
4. BRICK
5. LIMESTONE CAP
6. GALVANIZED METAL FLASHING
7. 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
8. 12"x8"x4" OVERFLOW SCUPPER
9. 10"x8"x4" ROOF SCUPPER WITH DRAIN BOX
10. CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
11. GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
12. EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
13. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=20 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
14. ROOF TRUSS, SEE STRUCTURAL
15. 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
16. 2x6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
17. BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
18. WEEP HOLES @ 24" O.C.
19. PLASTIC FLASHING (THRU-WALL TYPE)
20. 1/2"x12" LG A.B. @ 36" O.C.
21. 5/8" GYPSUM BOARD, PAINTED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
22. SCHEDULED DOOR
23. SCHEDULED WINDOW
24. SCHEDULED BASE
25. HOLLOW METAL FRAME / DOOR
26. STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
27. SEALANT AND BACKER ROF
28. ROOF HATCH, SEE PLAN FOR LOCATION, SEE
29. CONTINUOUS CAULK
30. SOFFIT
31. CONTINUOUS SOFFIT VENT
32. "R" METAL PANEL SIDING, PREFINISHED
33. 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WRAP
34. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
35. STEEL BEAM, SEE STRUCTURAL
36. 2x TREATED WOOD BLOCK CONTINUOUS
37. STONE
38. WOOD STAINED

08 WALL SECTION
 SCALE: 1/2"=1'-0"

07 WALL SECTION
 SCALE: 1/2"=1'-0"

06 WALL SECTION
 SCALE: 1/2"=1'-0"

05 WALL SECTION
 SCALE: 1/2"=1'-0"

04 WALL SECTION
 SCALE: 1/2"=1'-0"

03 WALL SECTION
 SCALE: 1/2"=1'-0"

02 WALL SECTION
 SCALE: 1/2"=1'-0"

01 WALL SECTION
 SCALE: 1/2"=1'-0"



01/09/2018

DRAWING TITLE

WALL SECTIONS

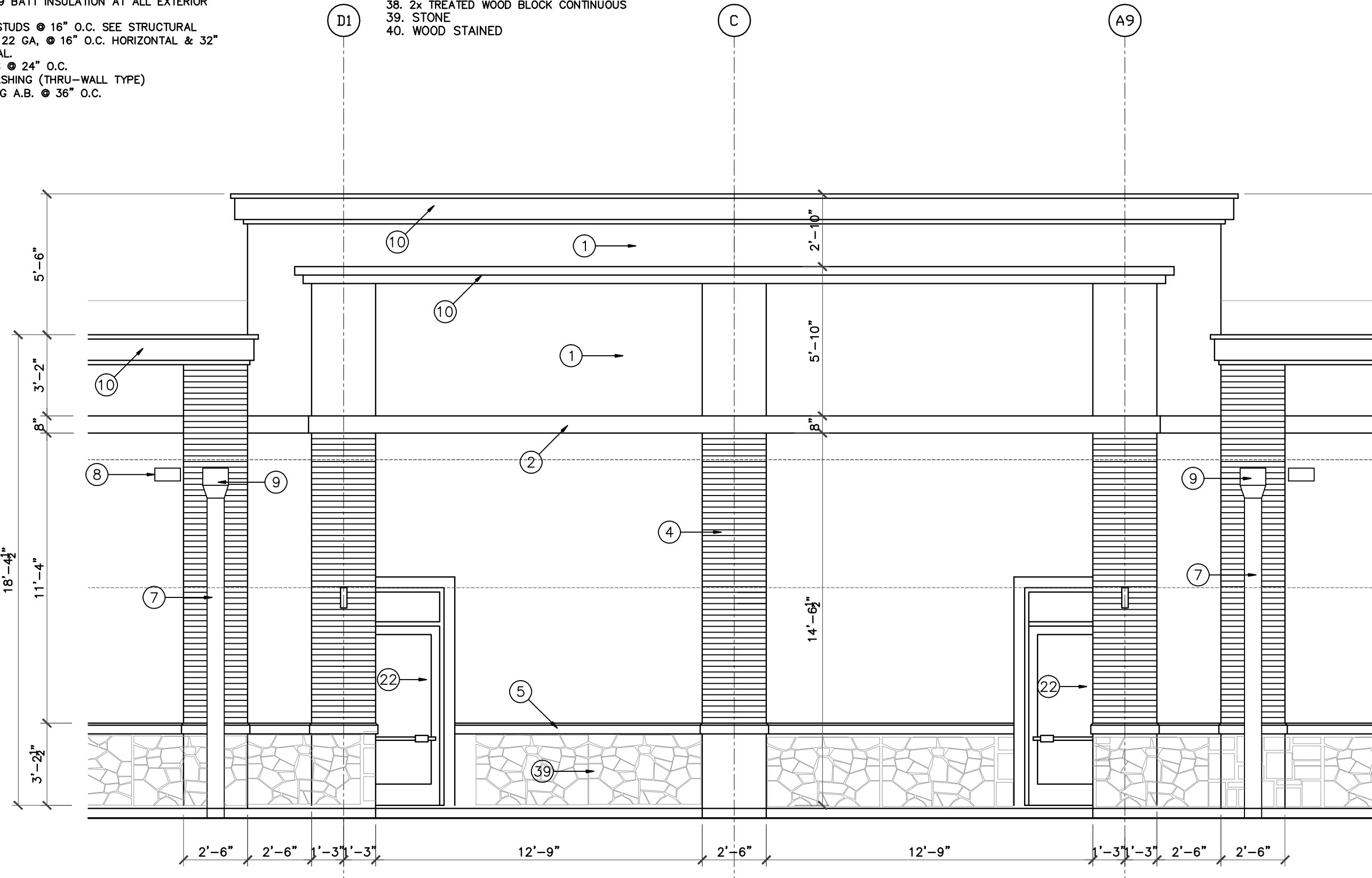
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DATE: 03/30/2017 JOB NO.: gleannloch

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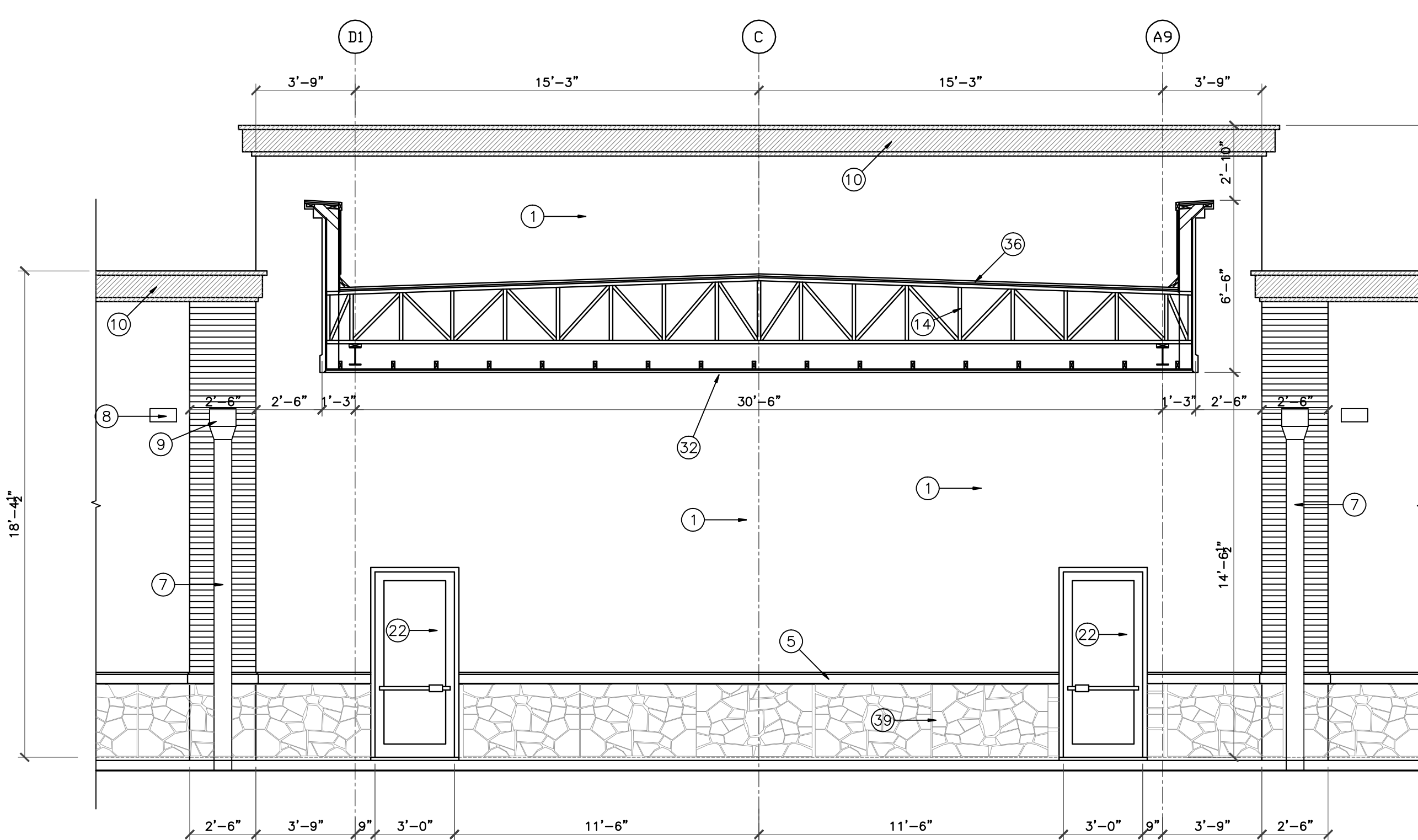
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2. STUCCO BAND
3. STANDING SEAM METAL ROOF, BY "BERRIDGE"
4. BRICK
5. LIMESTONE CAP
6. GALVANIZED METAL FLASHING
7. 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
8. 12"Wx8"H OVERFLOW SCUPPER
9. 10"Wx8"H ROOF SCUPPER WITH DRAIN BOX
10. CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
11. GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
12. EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
13. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=20 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
14. ROOF TRUSS, SEE STRUCTURAL
15. 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
16. 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
17. BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
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22. SCHEDULED DOOR
23. SCHEDULED WINDOW
24. SCHEDULED BASE
25. HOLLOW METAL FRAME / DOOR
26. STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
27. SEALANT AND BACKER ROD, SEE
28. ROOF HATCH, SEE PLAN FOR LOCATION, SEE
29. CONTINUOUS CAULK
30. SOFFIT
31. CONTINUOUS SOFFIT VENT
32. "R" METAL PANEL SIDING, PREFINISHED
33. 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WRAP
34. 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
35. STEEL BEAM, SEE STRUCTURAL
36. 2x TREATED WOOD BLOCK CONTINUOUS
37. STONE
38. WOOD STAINED



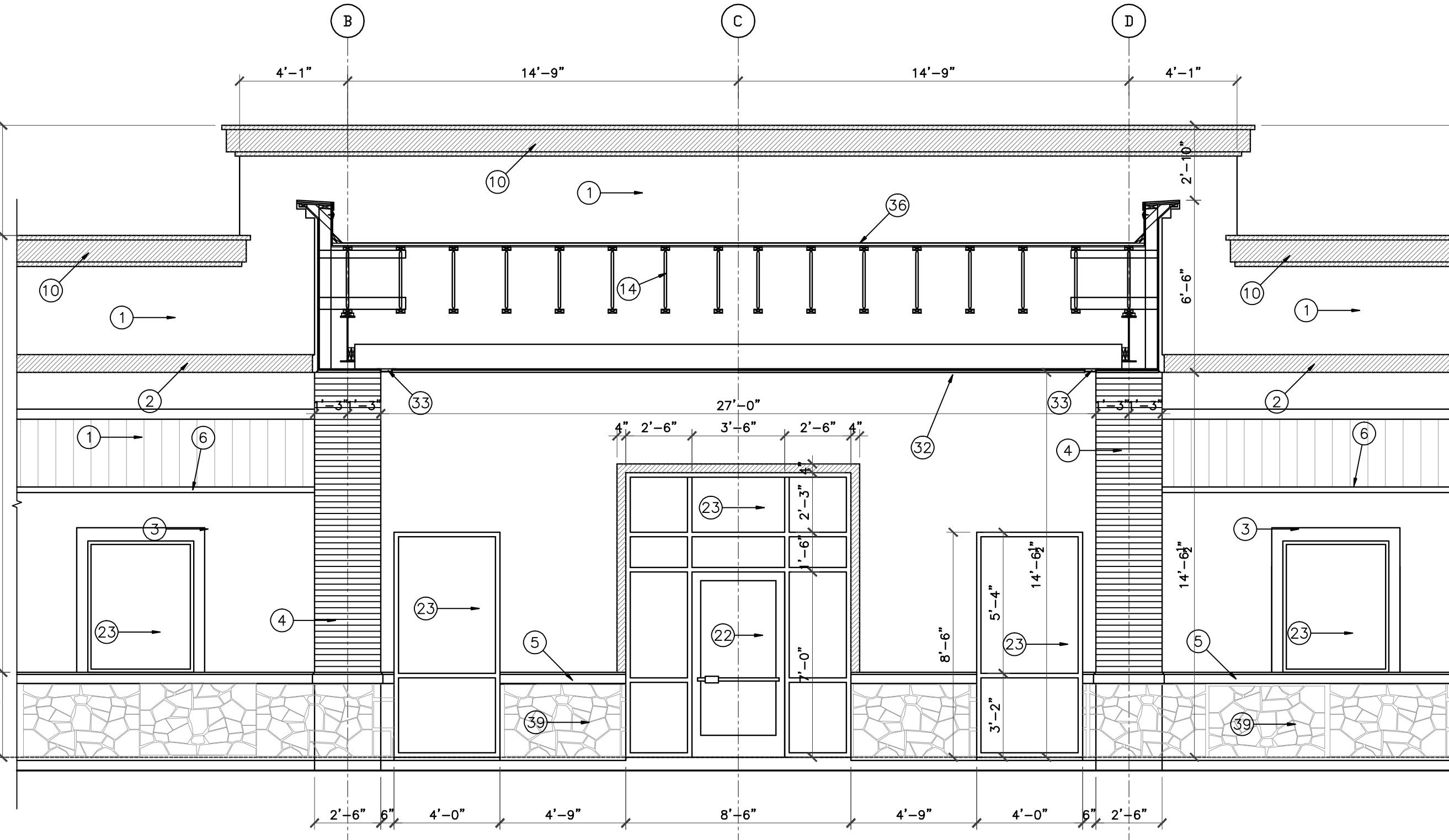
01 BUILDING ELEVATION
SCALE: 1/4"=1'-0"



02 BUILDING ELEVATION
SCALE: 1/4"=1'-0"



03 BUILDING SECTION
SCALE: 1/4"=1'-0"



04 BUILDING SECTION
SCALE: 1/4"=1'-0"

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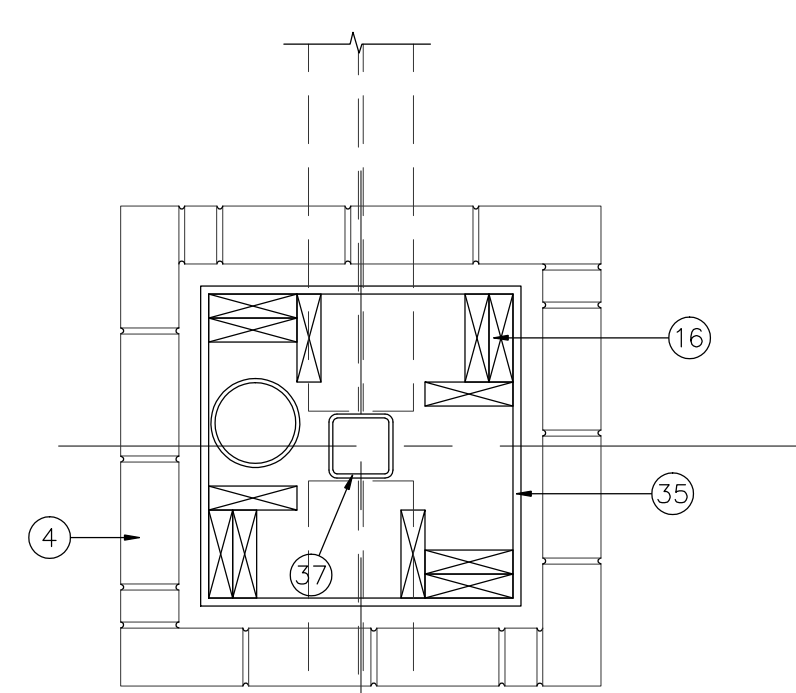


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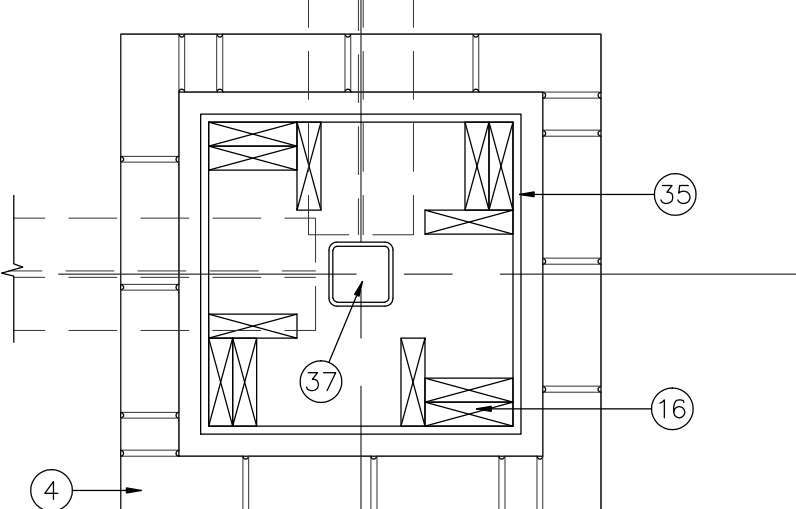
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DATE	JOB NO.
03/30/2017	gleannloch

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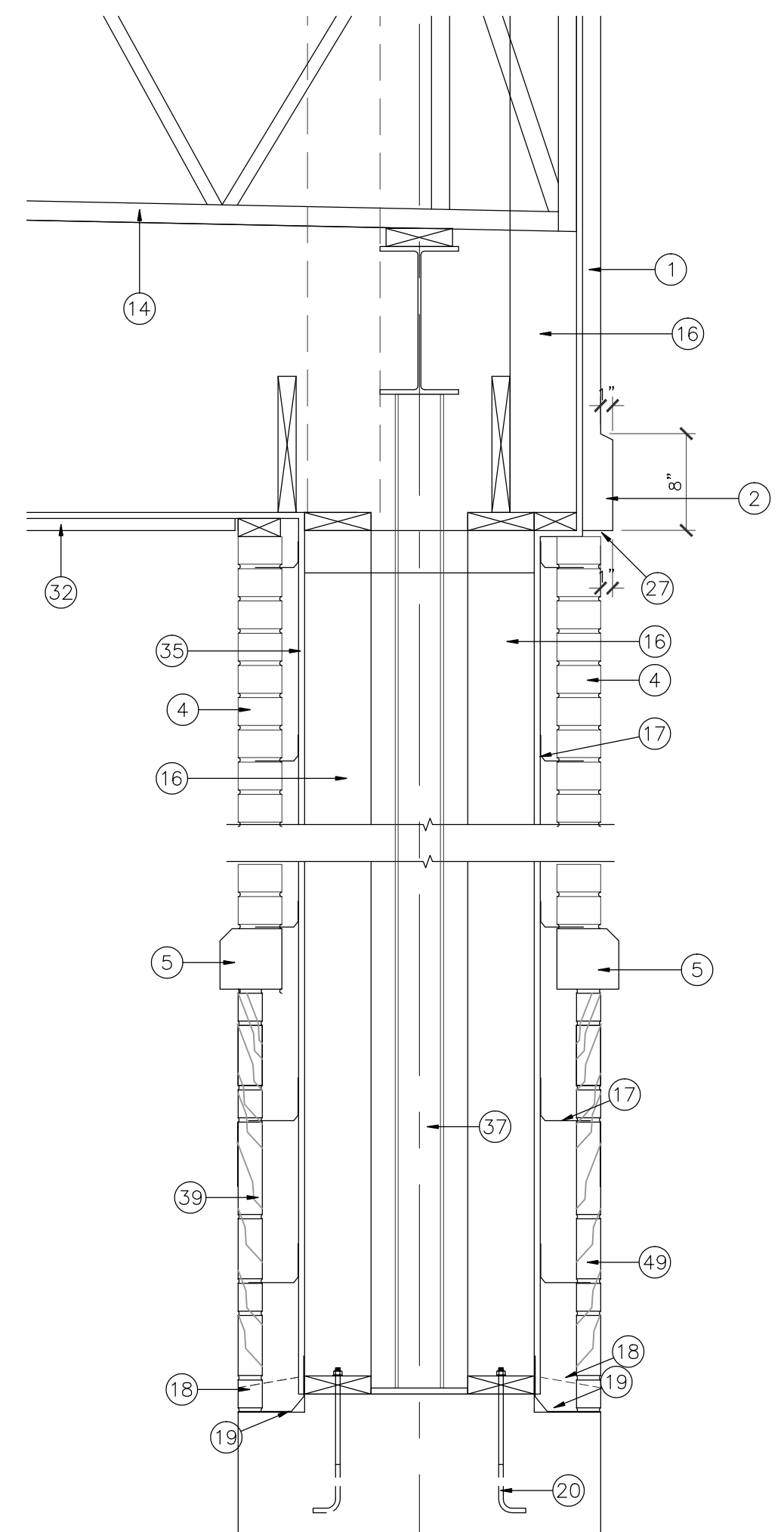
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NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
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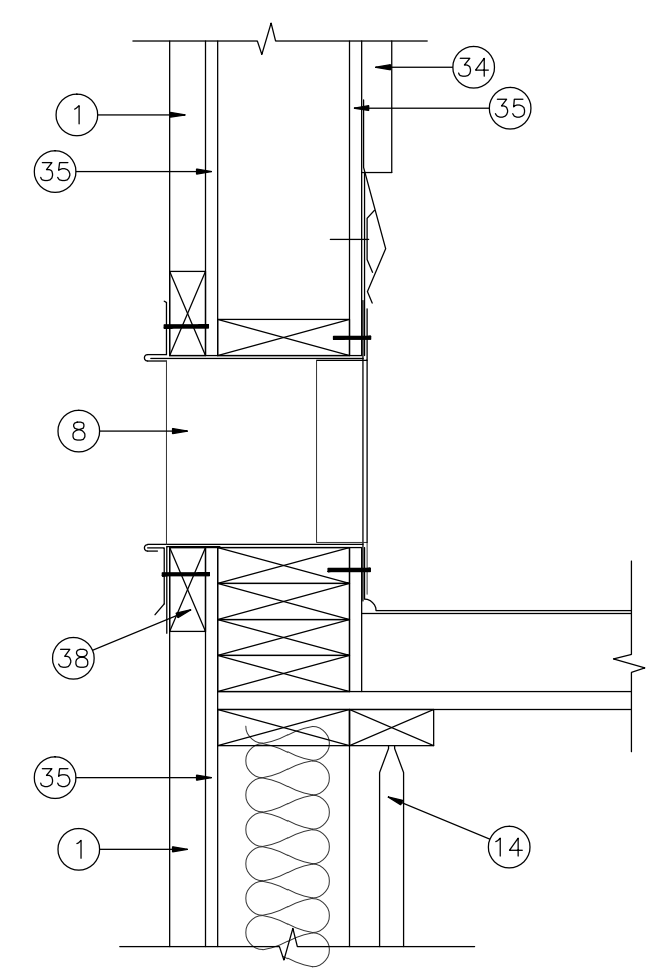
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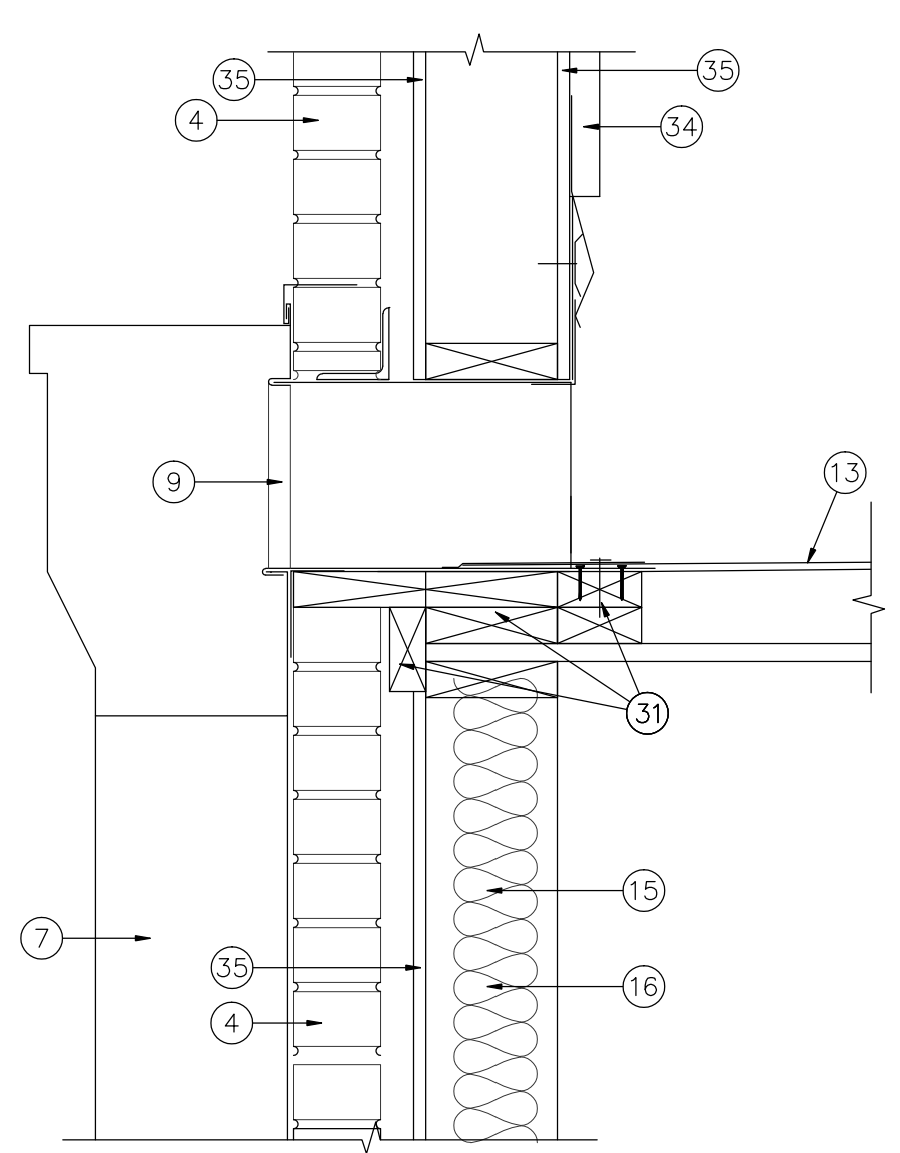
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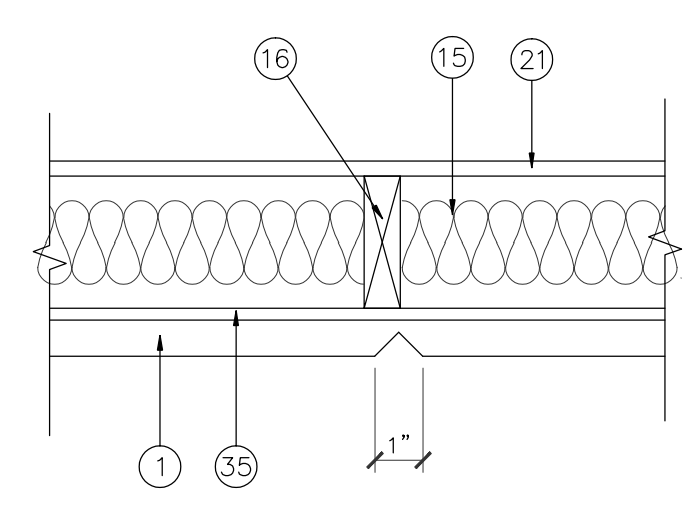
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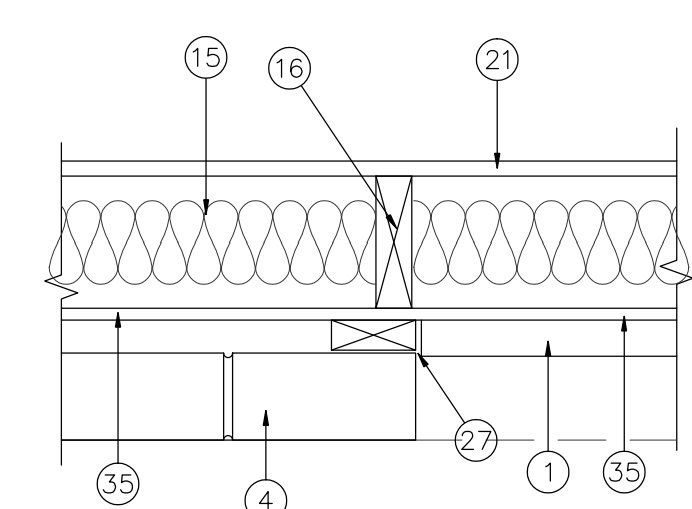
03 DETAIL
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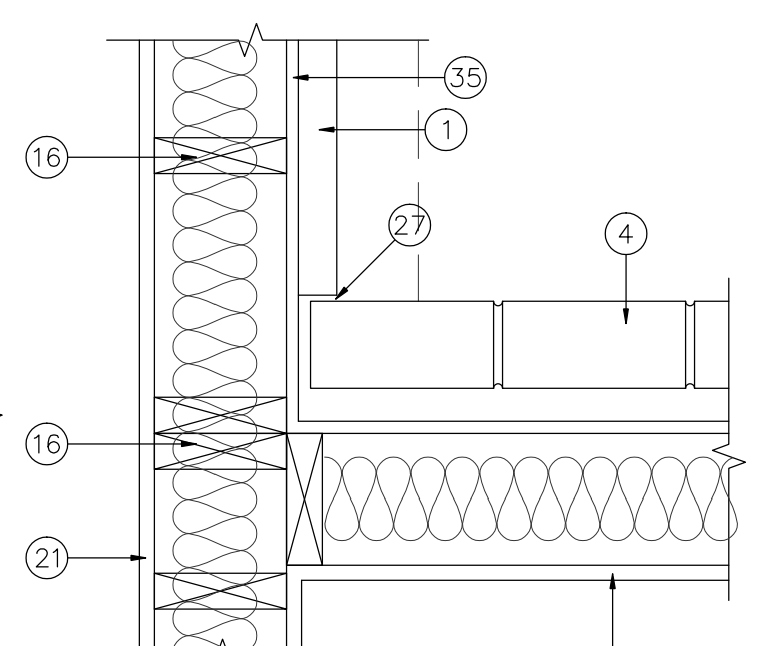
04 DETAIL
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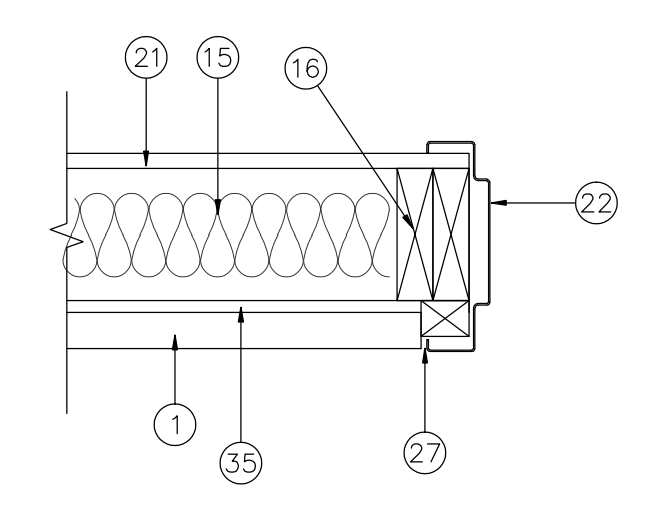
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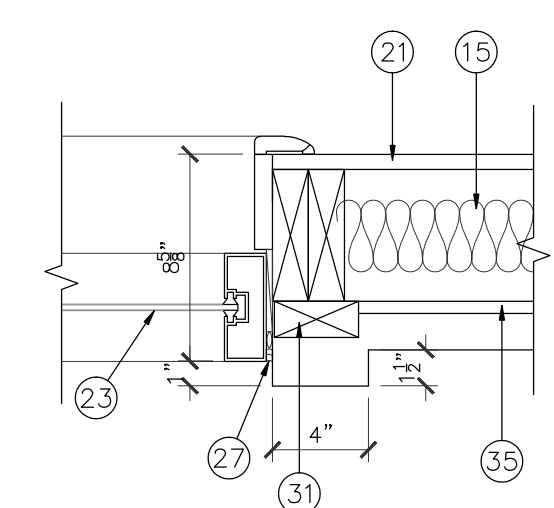
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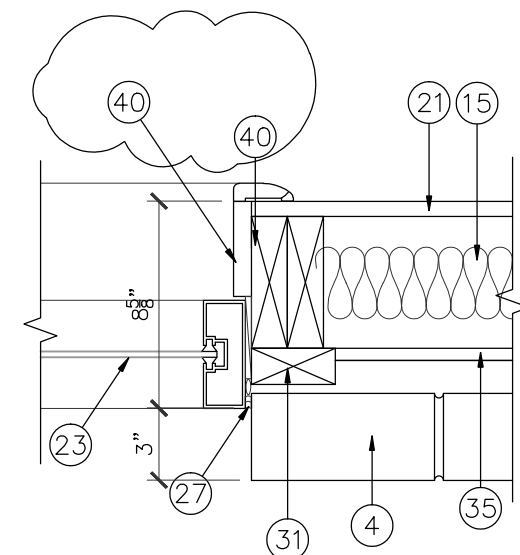
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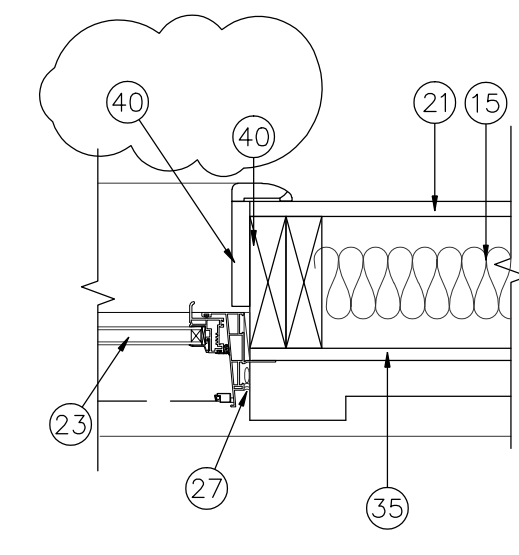
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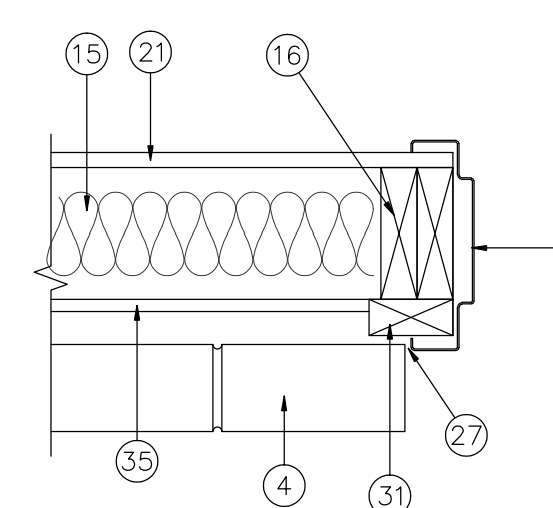
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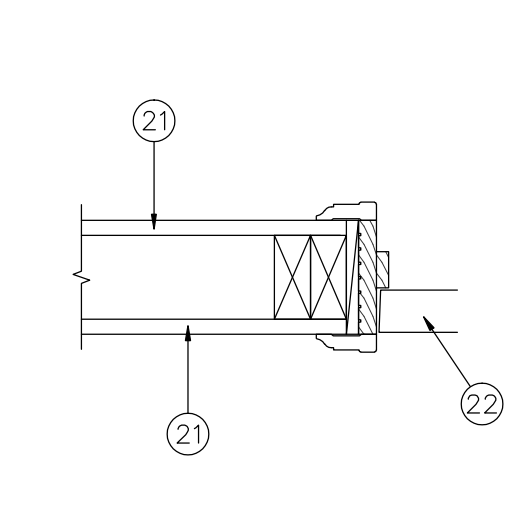
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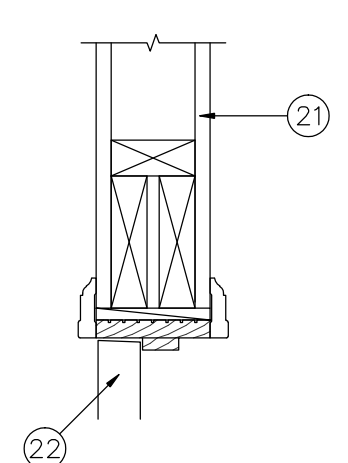
13 DETAIL
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14 DETAIL
SCALE: 1 1/2"=1'-0"

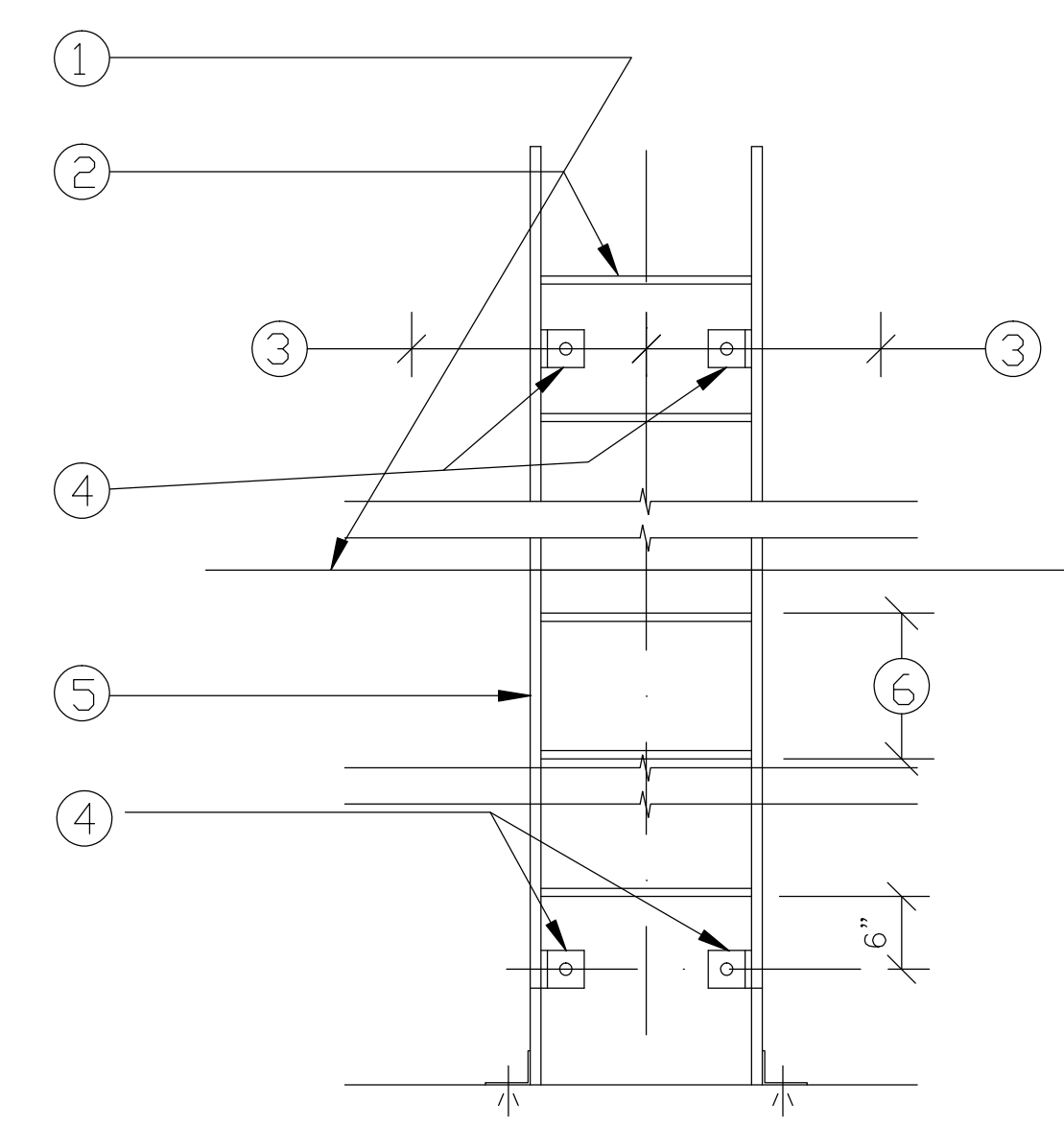


15 INTERIOR DOOR JAMB- DETAIL
SCALE: 1 1/2"=1'-0"



16 INTERIOR DOOR HEADER- DETAIL
SCALE: 1 1/2"=1'-0"

- FLOOR LINE
- STEEL ROD RING 3/4" DIAMETER MINIMUM. PLUG WELD TO RAILS. GRIND WELDS FLUSH.
- MINIMUM CLEARANCE TO PERPENDICULAR OBSTRUCTION = 15".
- BRACKET 3" X 1/4" STEEL PLATE OF SUFFICIENT LENGTH TO PROVIDE 7" STANDDFF FROM CENTERLINE OF RINGS. BEND TO FORM A 2" ANGLE. WELD TO RAIL AND BOLT TO STRUCTURE.
- STEEL BAR RAIL 3/8" X 2". PUNCH FOR RINGS. RAIL, 1 PIECE UNLESS OVER 16 FEET LONG.
- EQUAL RING SPACING, 1'-0" MAXIMUM.



05 ROOF LADDER DETAIL
SCALE: 1/2"=1'-0"

- 1" STUCCO ON STEEL WIRE MESH. PAINTED
- STUCCO BAND
- STANDING SEAM METAL ROOF, by "BERRIDGE"
- BRICK
- LIMESTONE CAP
- GALVANIZED METAL FLASHING
- 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM. SEE CIVIL DRAWING.
- 12"x8"x4" OVERFLOW SCUPPER
- 10"x8"x4" ROOF SCUPPER WITH DRAIN BOX
- CROWN MOLDING, PAINTED. SEE DETAIL FOR SIZE
- GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=20 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
- ROOF TRUSS, SEE STRUCTURAL
- 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
- 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
- BRICK TIES, 22 GA. @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL.
- WEEP HOLES @ 24" O.C.
- PLASTIC FLASHING (THRU-WALL TYPE)
- 1/2"x12" LG A.B. @ 36" O.C.
- 5/8" GYPSUM BOARD, PAINTED (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
- SCHEDULED DOOR
- SCHEDULED WINDOW
- SCHEDULED BASE
- HOLLOW METAL FRAME / DOOR
- STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
- SEALANT AND BACKER ROD
- ROOF HATCH, SEE PLAN FOR LOCATION, SEE
- CONTINUOUS CAULK
- SOFFIT.
- CONTINUOUS SOFFIT VENT
- 6" METAL PANEL SIDING, PREFINISHED
- 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
- STEEL BEAM, SEE STRUCTURAL
- 2x TREATED WOOD BLOCK CONTINUOUS
- STONE
- WOOD STAINED

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



01/09/2018

DRAWING TITLE	
DETAILS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-5.3

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578



01/09/2018

DRAWING TITLE

DETAILS

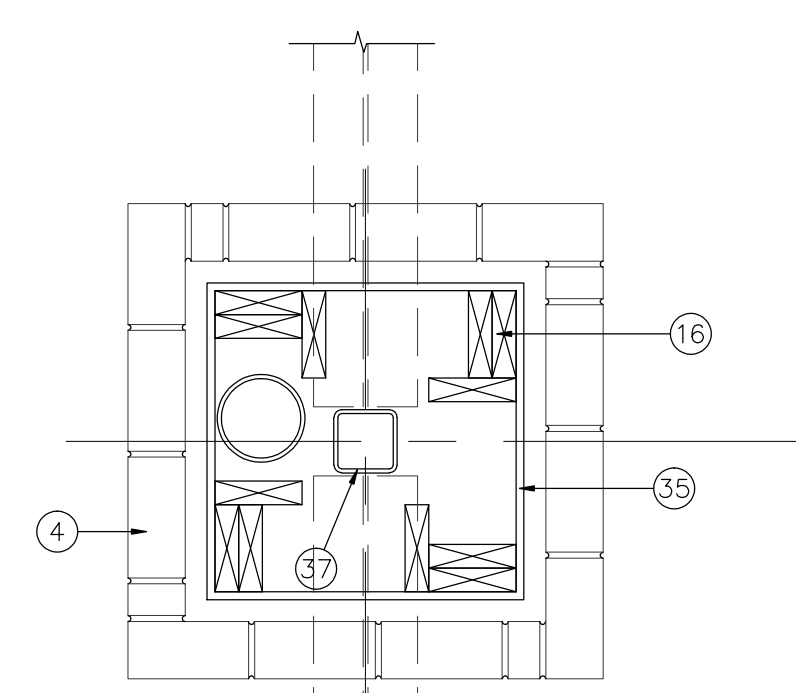
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CHECKED BY: JC

DATE: 03/30/2017
JOB NO.: gleannloch

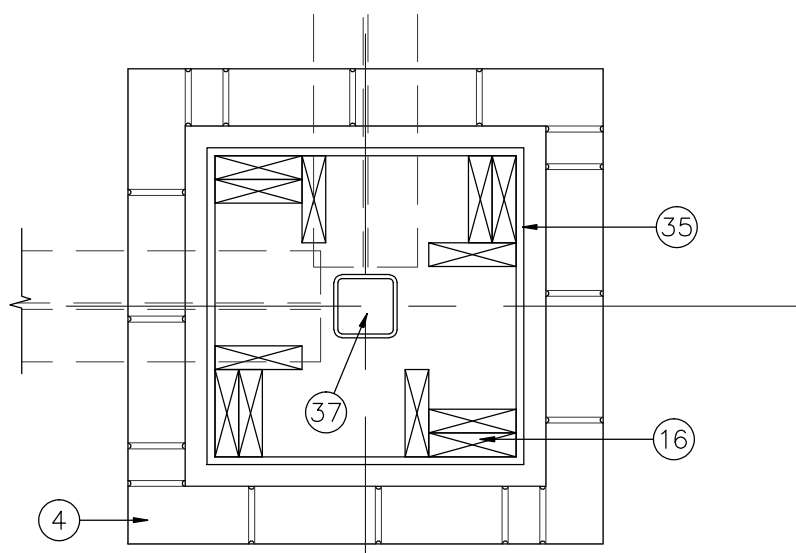
DRAWING NO. **A-5.3**

- FLOOR LINE
- STEEL ROD RING 3/4" DIAMETER MINIMUM. PLUG WELD TO RAILS. GRIND WELDS FLUSH.
- MINIMUM CLEARANCE TO PERPENDICULAR OBSTRUCTION = 15".
- BRACKET 3" X 1/4" STEEL PLATE OF SUFFICIENT LENGTH TO PROVIDE 7" STANDOFF FROM CENTERLINE OF RINGS. BEND TO FORM A 2" ANGLE. WELD TO RAIL AND BOLT TO STRUCTURE.
- STEEL BAR RAIL 3/8" X 2". PUNCH FOR RINGS. RAIL, 1 PIECE UNLESS OVER 16 FEET LONG.
- EQUAL RING SPACING, 1'-0" MAXIMUM.

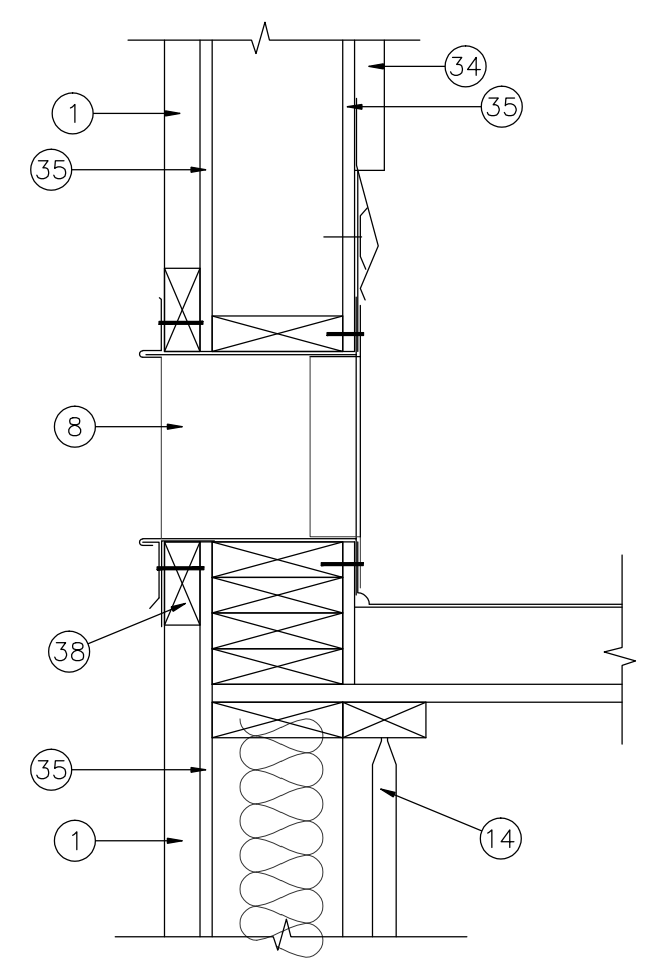
- 1" STUCCO ON STEEL WIRE MESH. PAINTED
- STUCCO BAND
- STANDING SEAM METAL ROOF, by "BERRIDGE"
- BRICK
- LMESTONE CAP
- GALVANIZED METAL FLASHING
- 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM. SEE CIVIL DRAWING.
- 12"x8"x4" OVERFLOW SCUPPER
- 10"x8"x4" ROOF SCUPPER WITH DRAIN BOX
- CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
- GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- EXPOSED STEEL STRUCTURE, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=24 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
- ROOF TRUSS, SEE STRUCTURAL
- 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
- 2x6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
- BRICK TIES, 22 GA, @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL.
- WEEP HOLES @ 24" O.C.
- PLASTIC FLASHING (THRU-WALL TYPE)
- 1/2"x12" LG A.B. @ 36" O.C.
- 5/8" GYPSUM BOARD, PAINTED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
- SCHEDULED DOOR
- SCHEDULED WINDOW
- SCHEDULED BASE
- HOLLOW METAL FRAME / DOOR
- STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
- SEALANT AND BACKER ROD
- ROOF HATCH, SEE PLAN FOR LOCATION, SEE CONTINUOUS CAULK
- SOFFIT
- CONTINUOUS SOFFIT VENT
- 7" METAL PANEL SIDING, PREFINISHED
- 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK
- STEEL BEAM, SEE STRUCTURAL
- 2x TREATED WOOD BLOCK CONTINUOUS
- STONE
- WOOD STAINED



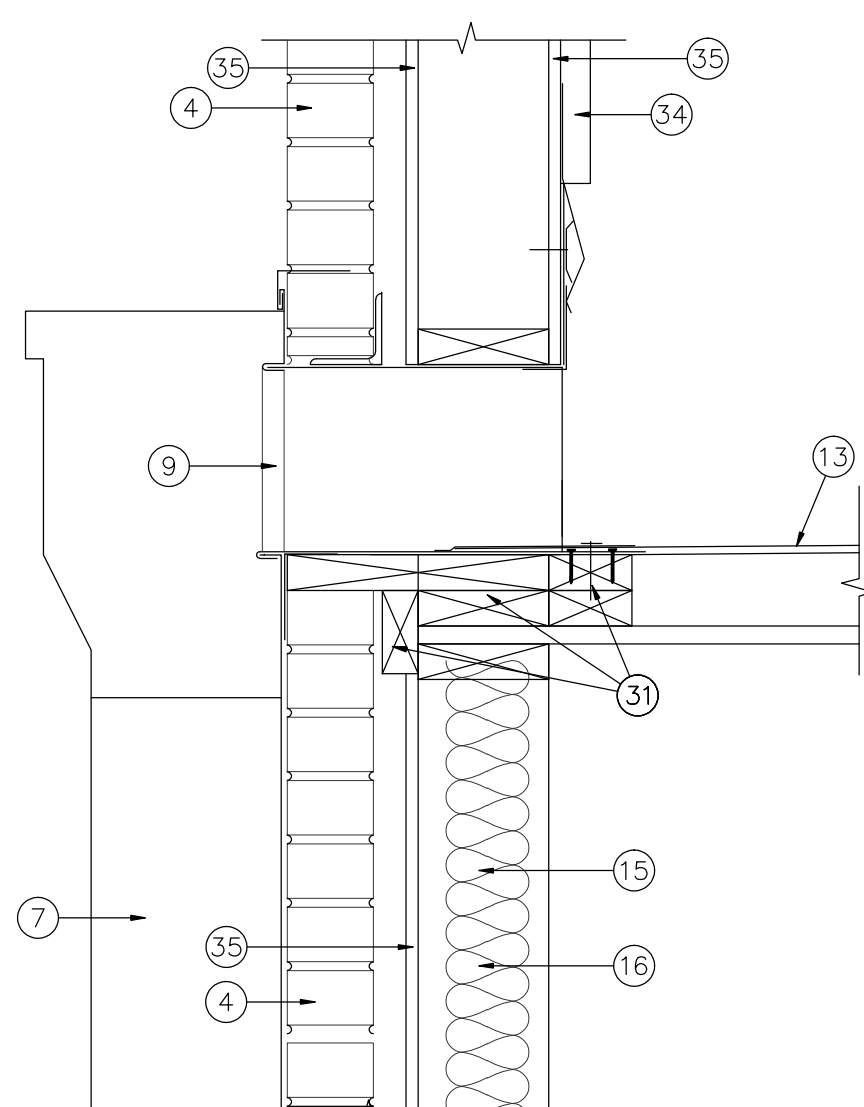
01 COLUMN PLAN
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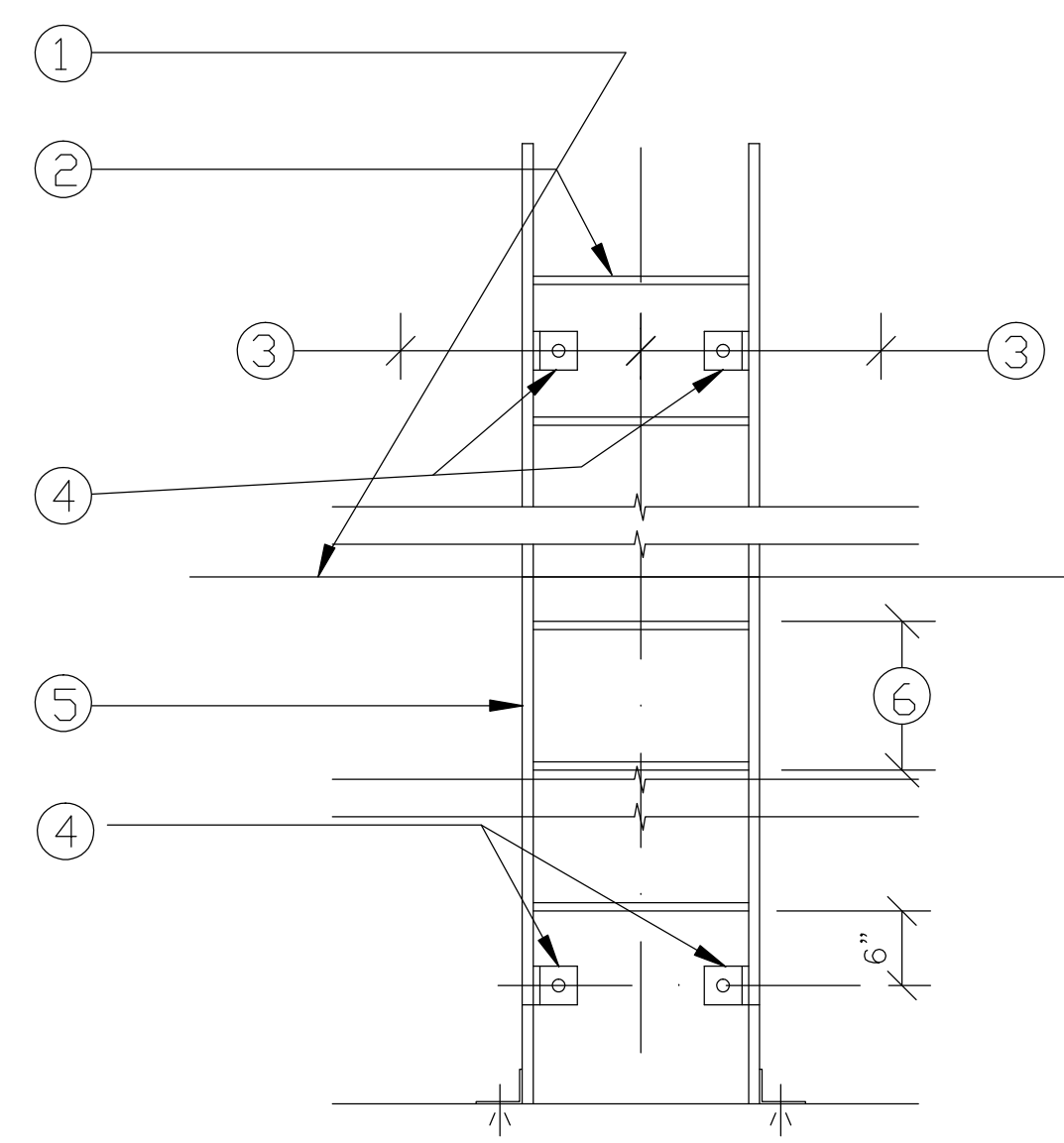
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SCALE: 1"=1'-0"



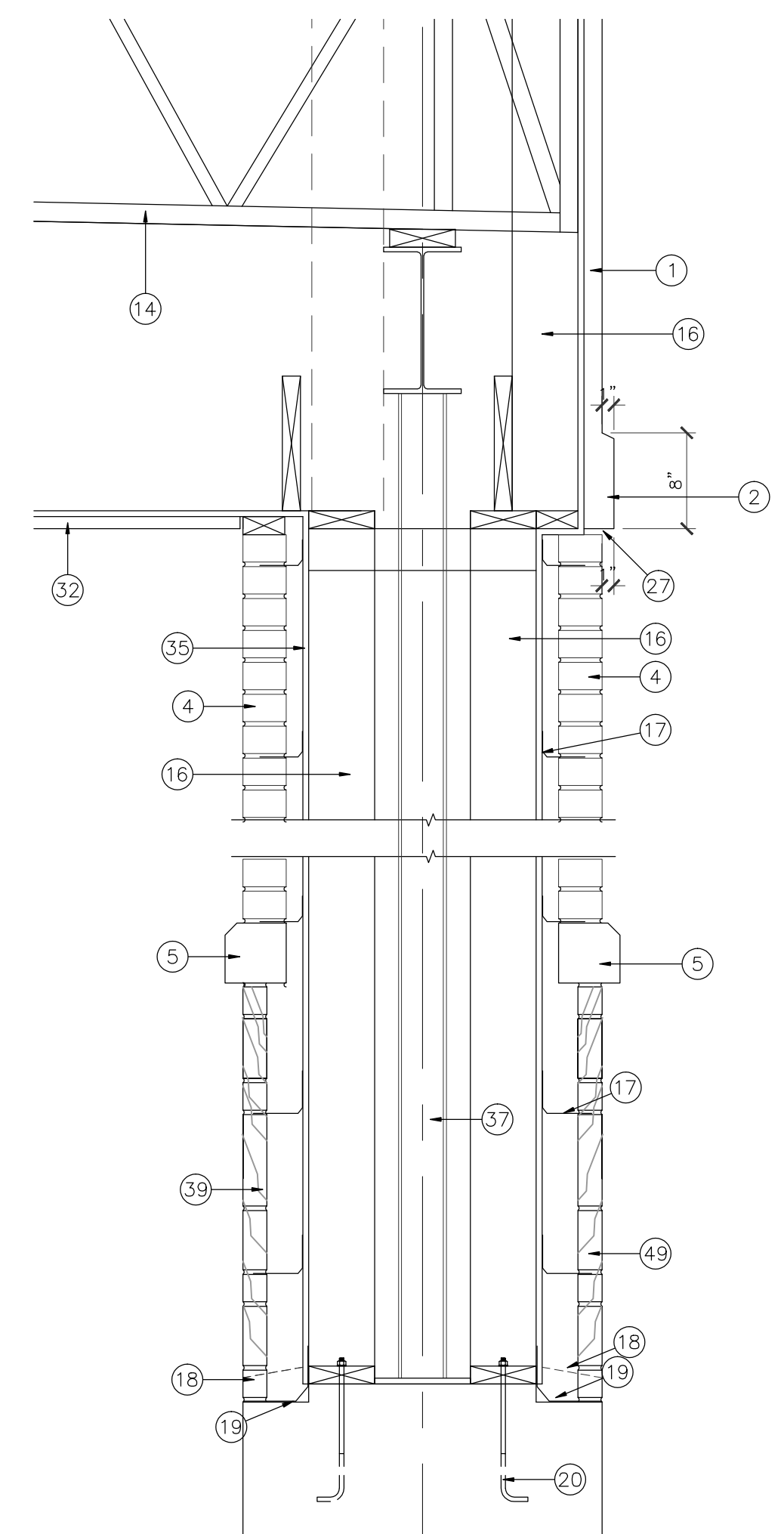
03 DETAIL
SCALE: 1 1/2"=1'-0"



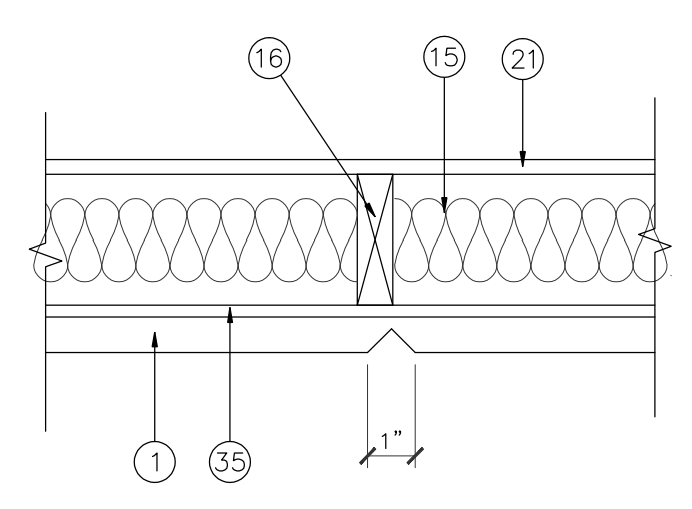
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SCALE: 1 1/2"=1'-0"



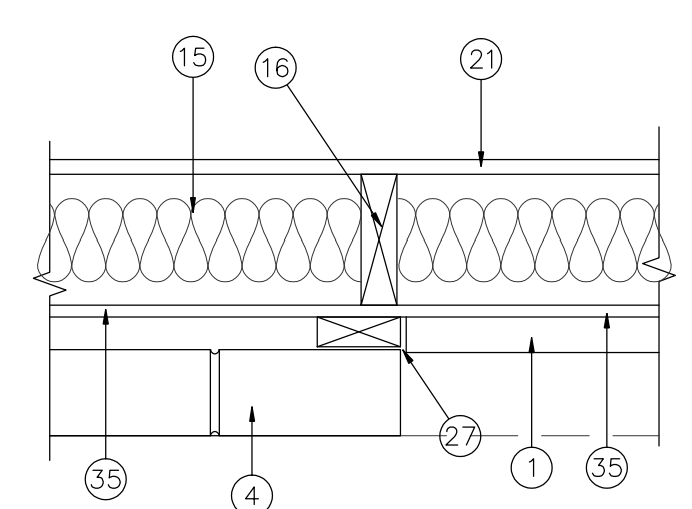
05 ROOF LADDER DETAIL
SCALE: 1"=1'-0"



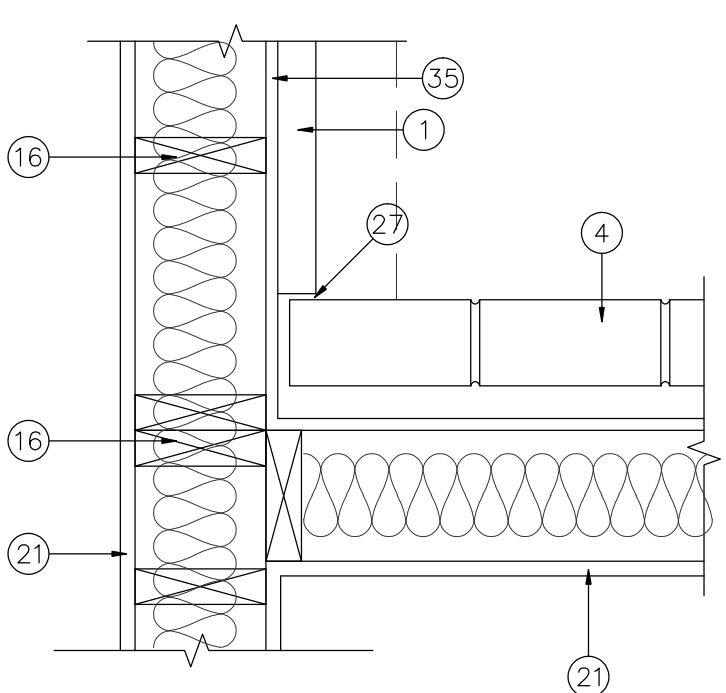
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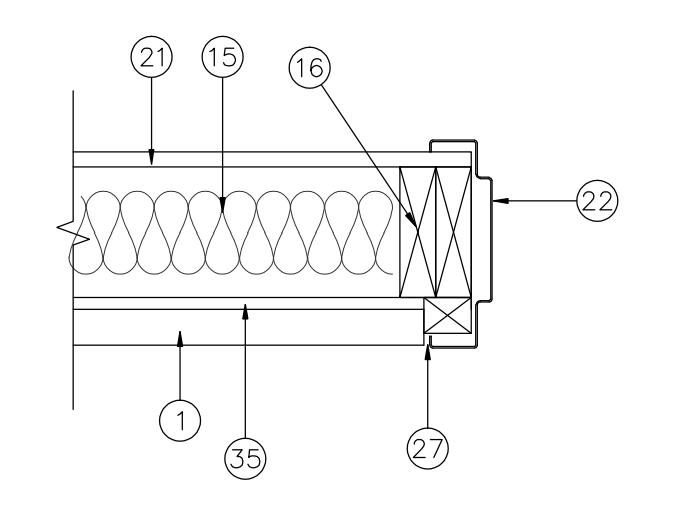
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SCALE: 1 1/2"=1'-0"



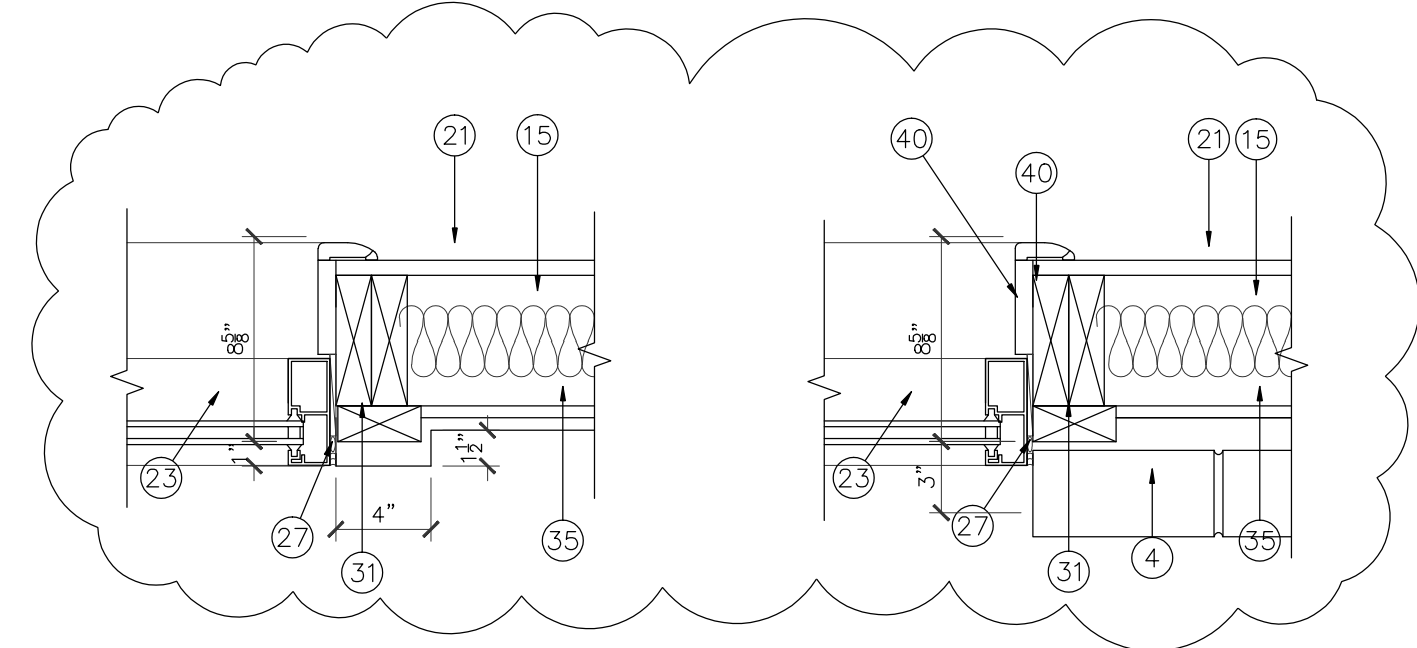
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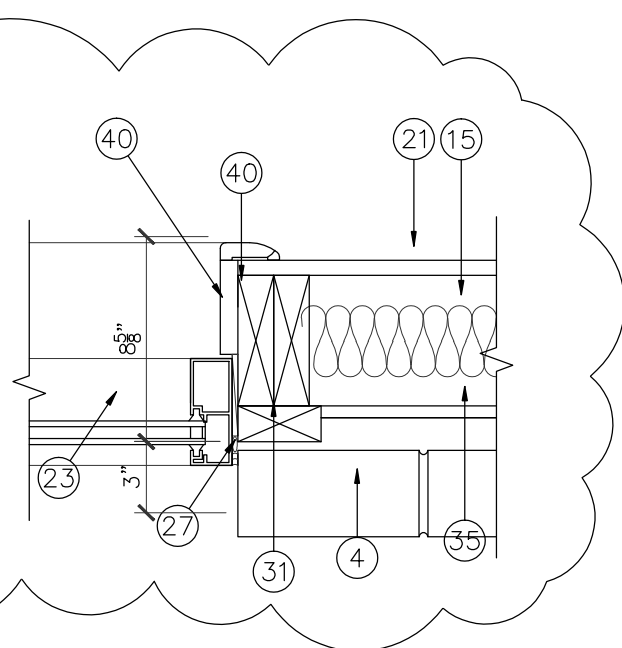
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SCALE: 1 1/2"=1'-0"



10 DETAIL
SCALE: 1 1/2"=1'-0"

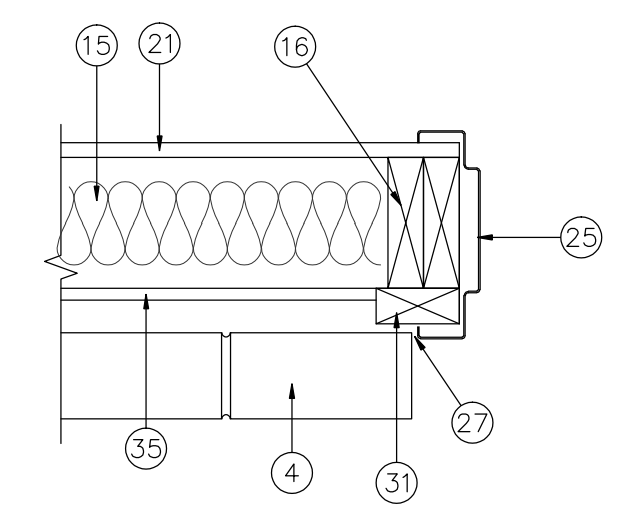


11 DETAIL
SCALE: 1 1/2"=1'-0"



12 DETAIL
SCALE: 1 1/2"=1'-0"

13 DETAIL
SCALE: 1 1/2"=1'-0"



14 DETAIL
SCALE: 1 1/2"=1'-0"

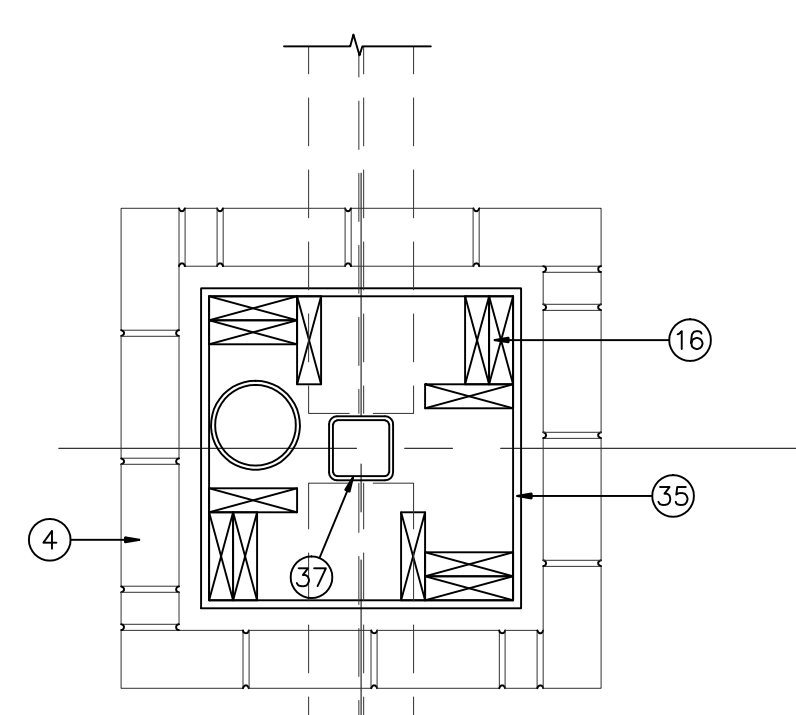
15 INTERIOR DOOR JAMB- DETAIL
SCALE: 1 1/2"=1'-0"

16 INTERIOR DOOR HEADER- DETAIL
SCALE: 1 1/2"=1'-0"

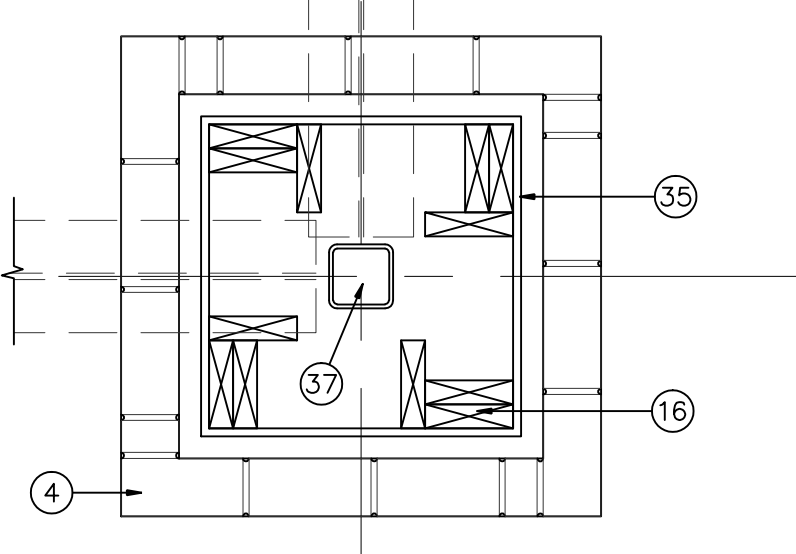
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM 1

- FLOOR LINE
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- STEEL BAR RAIL 3/8" X 2". PUNCH FOR RINGS. RAIL, 1 PIECE UNLESS OVER 16 FEET LONG.
- EQUAL RING SPACING, 1'-0" MAXIMUM.

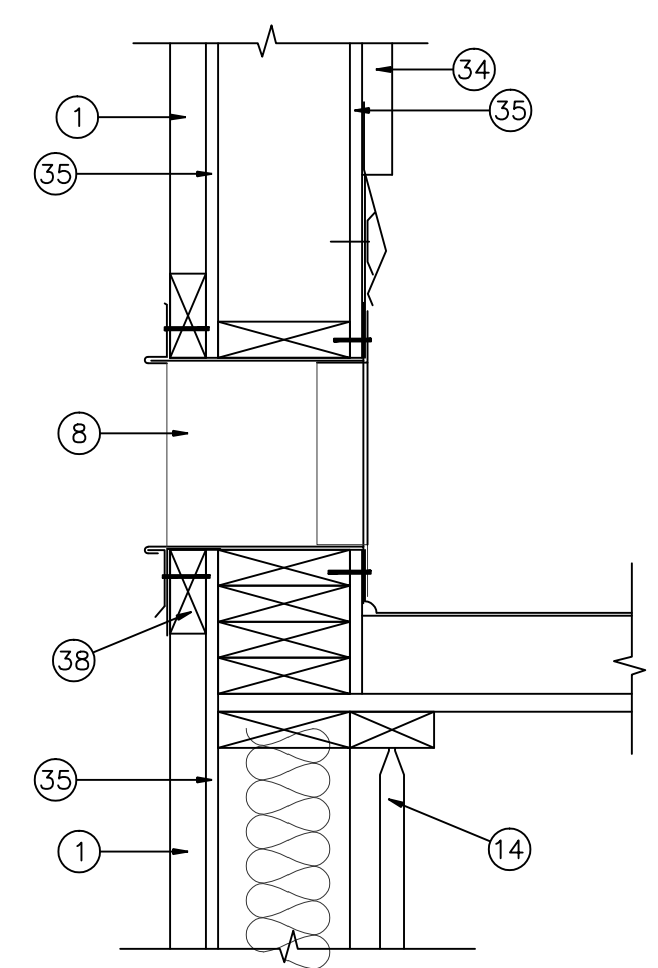
- 1" STUCCO ON STEEL WIRE MESH. PAINTED
- STUCCO BAND
- STANDING SEAM METAL ROOF, by "BERRIDGE"
- BRICK
- LIMESTONE CAP
- GALVANIZED METAL FLASHING
- 10"x8" GALV. METAL DOWNSPOUT, CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM, SEE CIVIL DRAWING.
- 18"x12" OVERFLOW SCUPPER
- 18"x12" ROOF SCUPPER WITH DRAIN BOX
- CROWN MOLDING, PAINTED, SEE DETAIL FOR SIZE
- GALVANIZED METAL CAP, PAINTED COLOR TO MATCH MOLDING
- STRUCTURAL FRAME, PAINTED COLOR TO MATCH STANDING SEAM METAL ROOF
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON R=24 RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK (single ply is not acceptable)
- ROOF TRUSS, SEE STRUCTURAL (TRUSS ORIENTATION AS SHOWN MAY VARY)
- 5 1/2" R-19 BATT INSULATION AT ALL EXTERIOR WALLS
- 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL
- BRICK TIES, 22 GA. @ 16" O.C. HORIZONTAL & 32" O.C. VERTICAL
- WEEP HOLES @ 24" O.C.
- PLASTIC FLASHING (THRU-WALL TYPE)
- 1/2"x12" LG A.B. @ 36" O.C.
- 5/8" GYPSUM BOARD, PAINTED. (USE WATER RESISTANT GYP. BOARD AT PLUMBING WALLS)
- SCHEDULED DOOR
- SCHEDULED WINDOW
- SCHEDULED BASE
- HOLLOW METAL FRAME / DOOR
- STEEL LINTEL, PAINTED COLOR TO MATCH WALL, SIZE SEE STRUCTURAL
- SEALANT AND BACKER ROD
- "R" PANEL SIDING, PREFINISHED
- CONTINUOUS CAULK
- SOFFIT
- CONTINUOUS SOFFIT VENT
- W/P MEMBRANE OVER PLYWOOD SHEATHING ON STUDS, SEE BRACING NOTES ON STRUCTURAL DRAWING
- 1/2" EXTERIOR PLYWOOD OR O.S.B. SHEATHING COVERED "TYVEK" STUCCO WARP
- 3 PLY MODIFIED BITUMEN BUILT UP ROOF ON 1" RIGID INSULATION ON 5/8" EXTERIOR PLY WOOD DECK (single ply is not acceptable)
- STEEL BEAM, SEE STRUCTURAL
- 2x TREATED WOOD BLOCK CONTINUOUS
- STONE



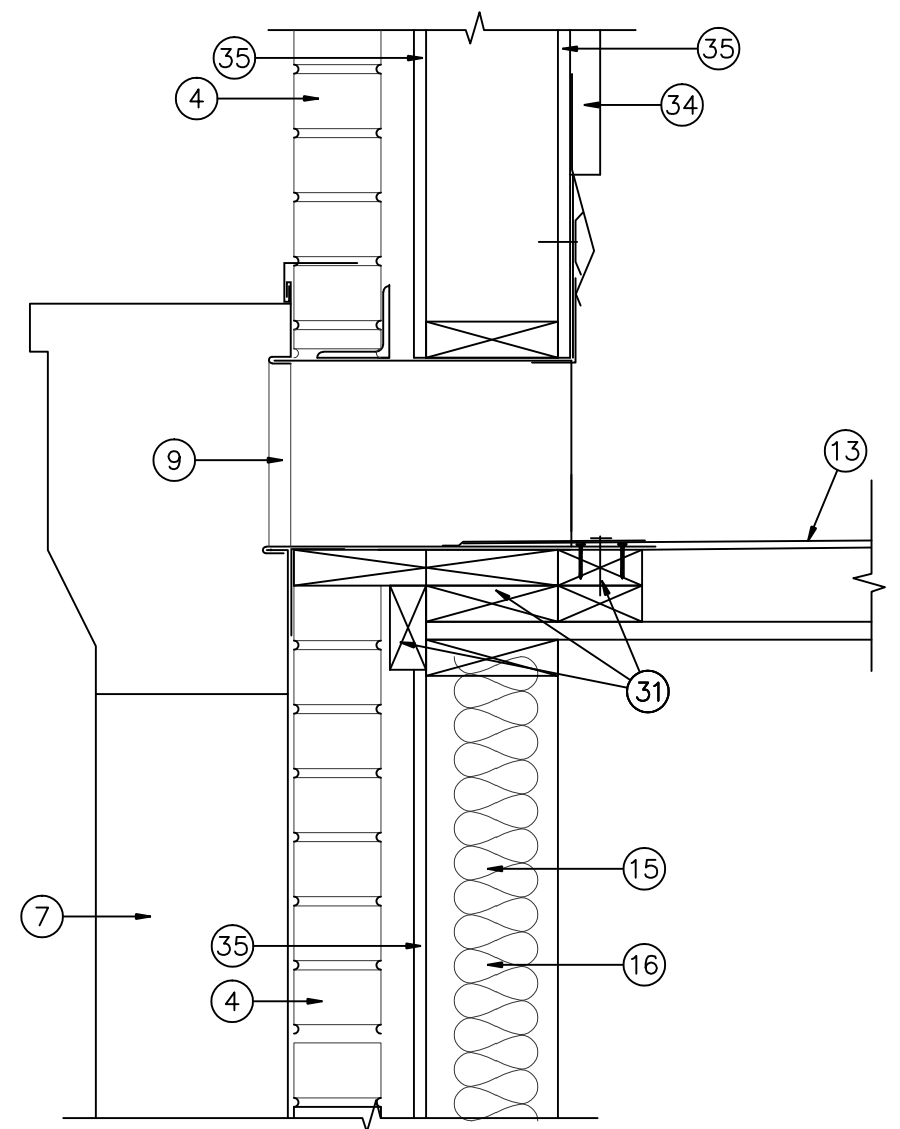
01 COLUMN PLAN
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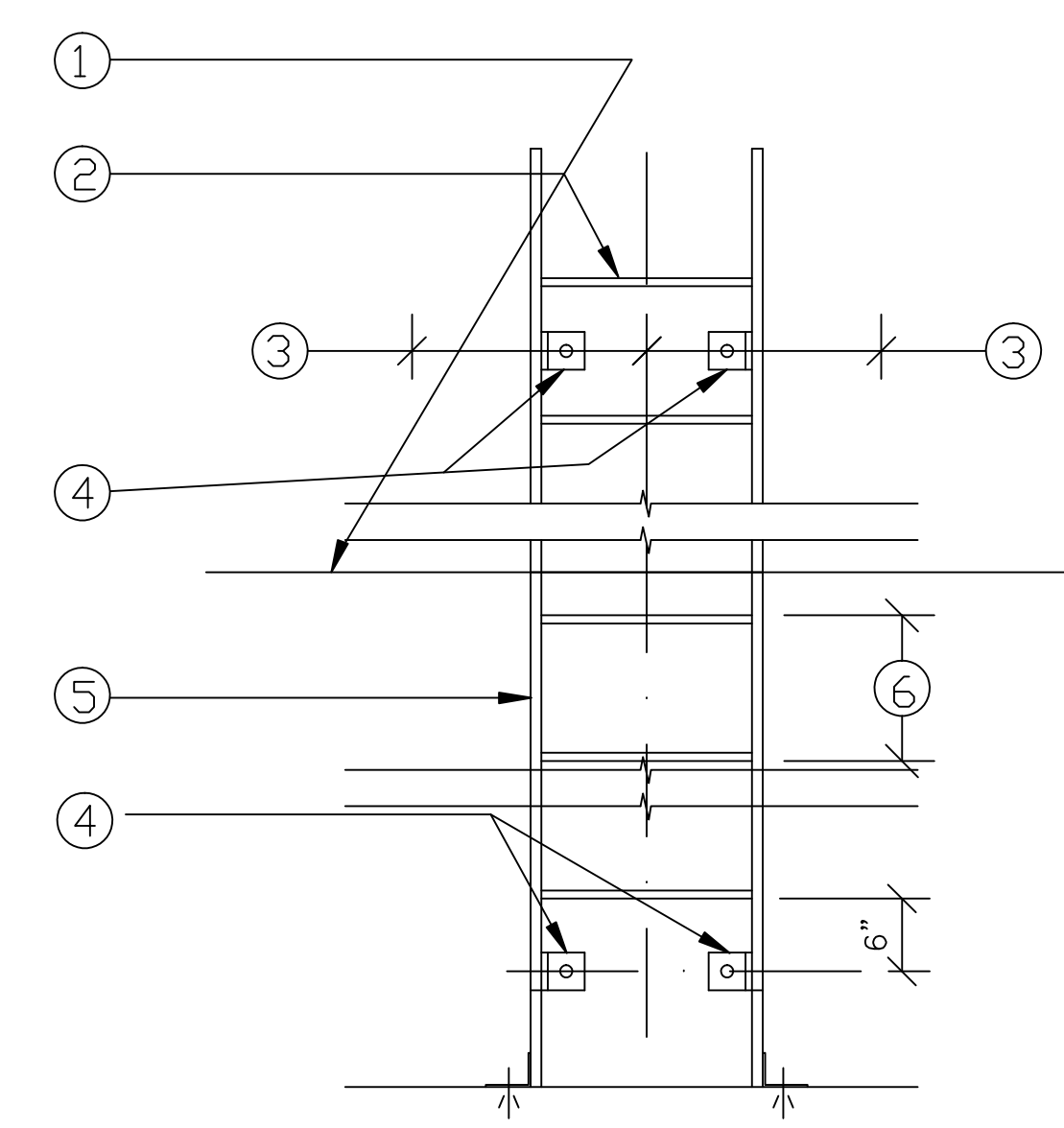
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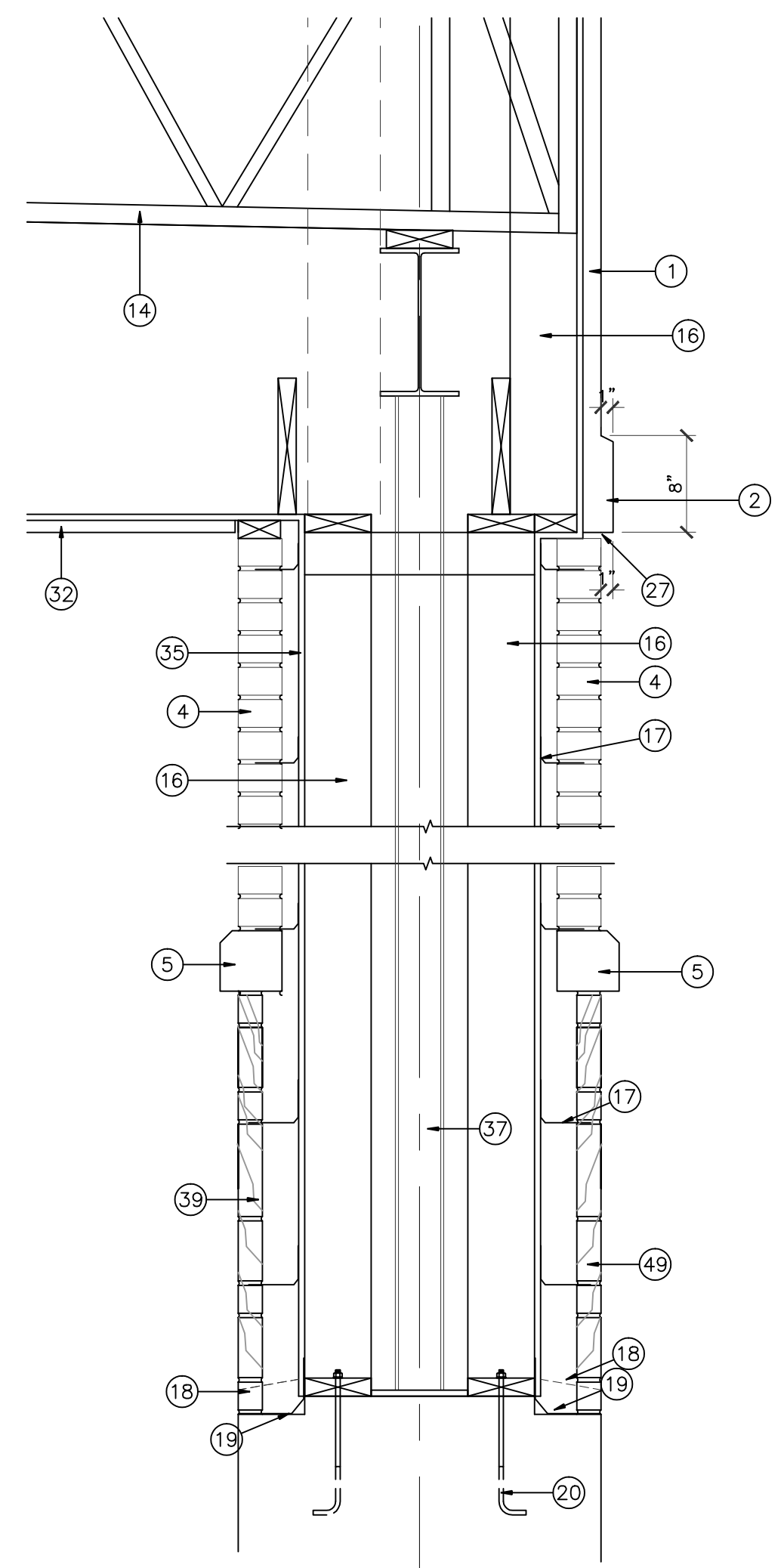
03 DETAIL
SCALE: 1 1/2"=1'-0"



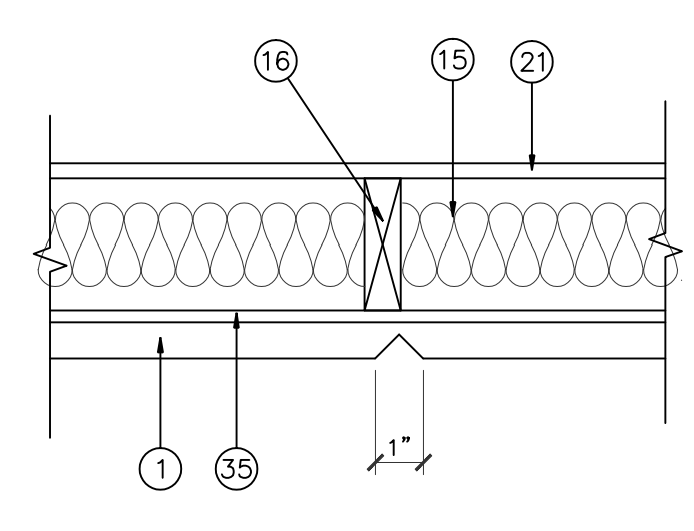
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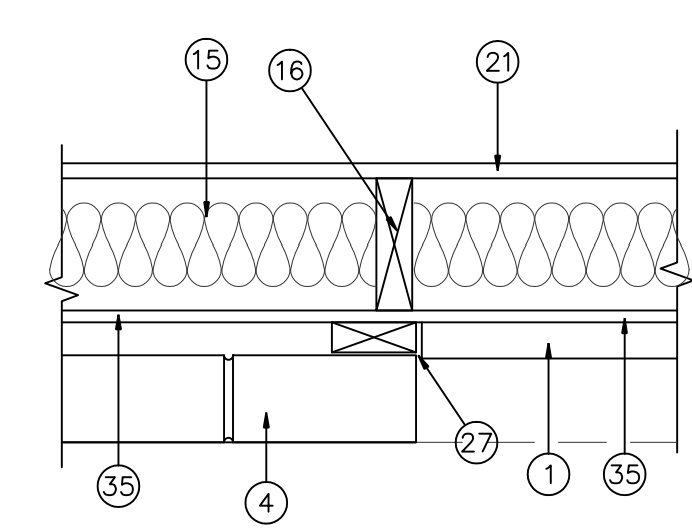
05 ROOF LADDER DETAIL
SCALE: 1/2"=1'-0"



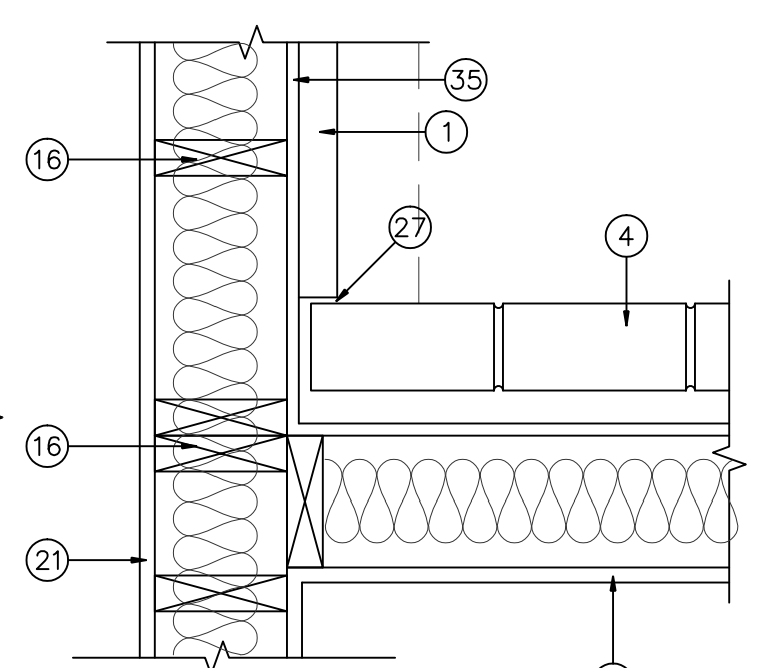
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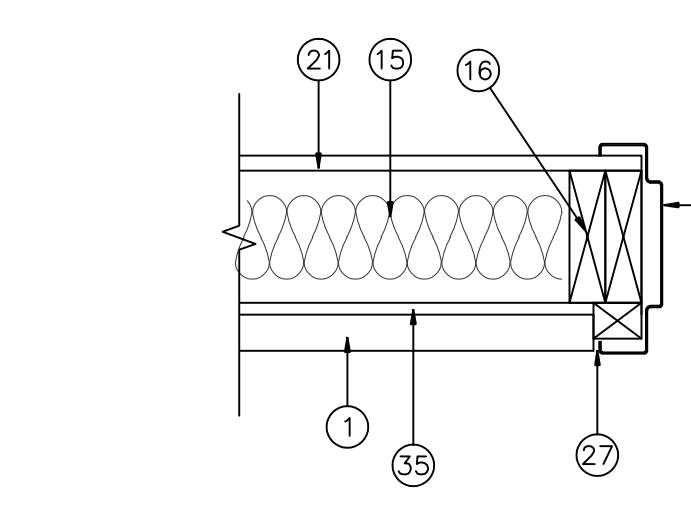
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SCALE: 1 1/2"=1'-0"



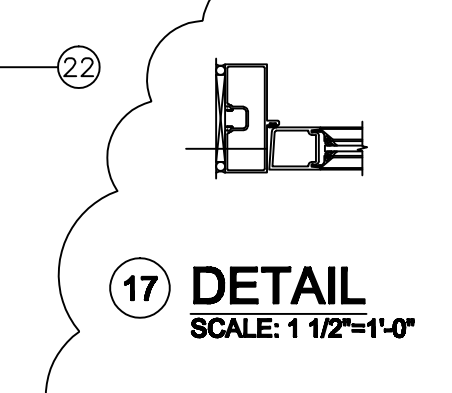
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SCALE: 1 1/2"=1'-0"



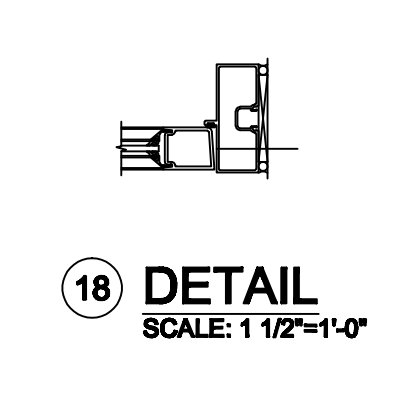
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SCALE: 1 1/2"=1'-0"



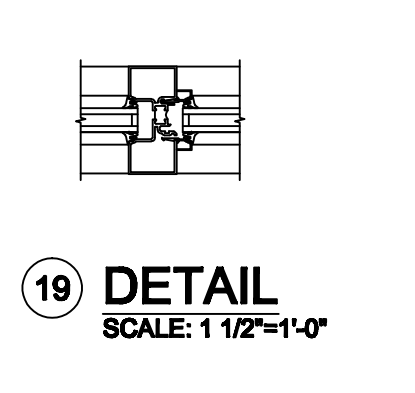
10 DETAIL
SCALE: 1 1/2"=1'-0"



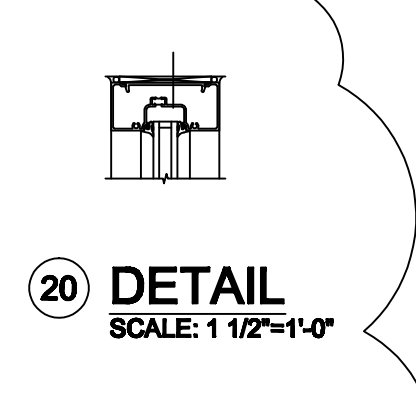
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SCALE: 1 1/2"=1'-0"



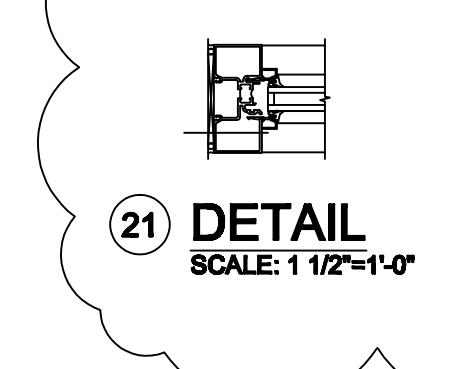
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SCALE: 1 1/2"=1'-0"



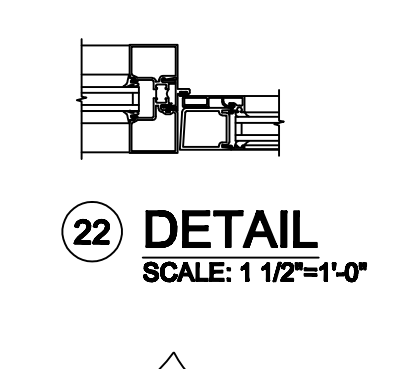
19 DETAIL
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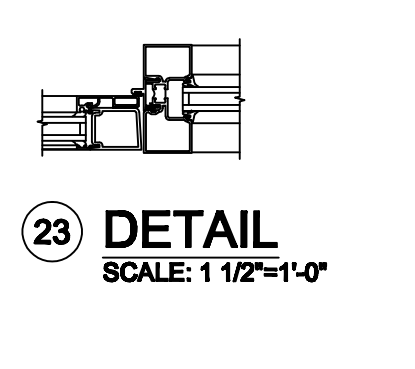
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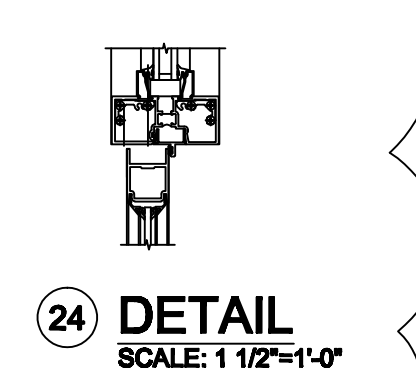
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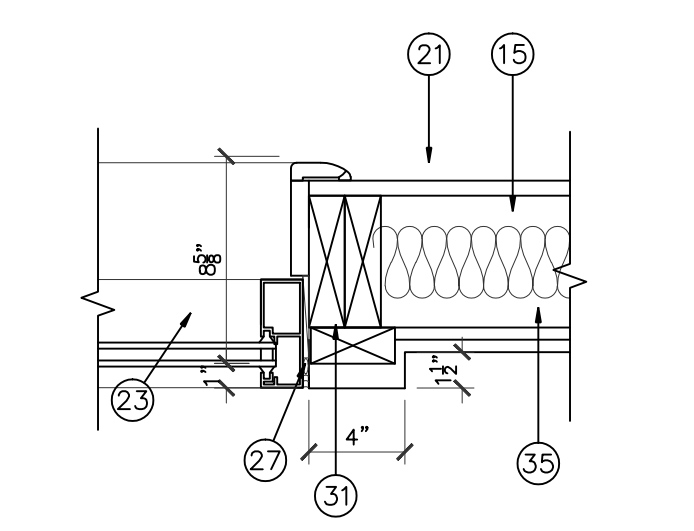
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SCALE: 1 1/2"=1'-0"



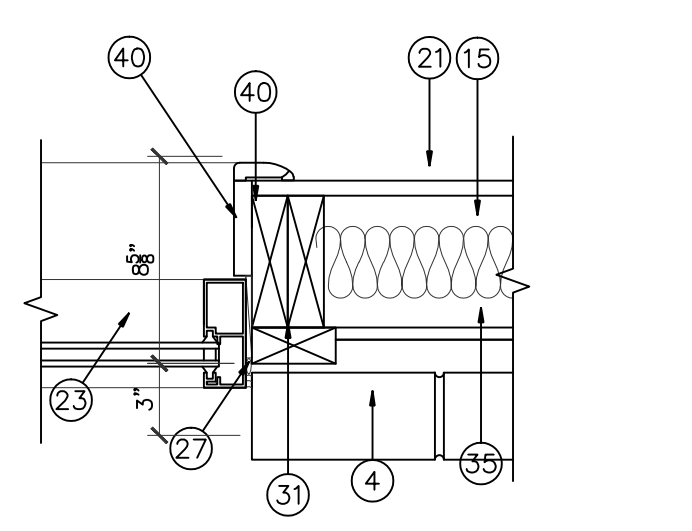
23 DETAIL
SCALE: 1 1/2"=1'-0"



24 DETAIL
SCALE: 1 1/2"=1'-0"



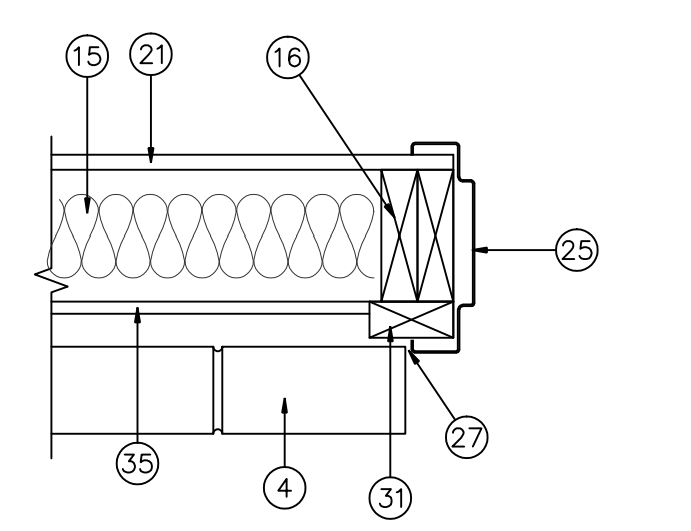
11 DETAIL
SCALE: 1 1/2"=1'-0"



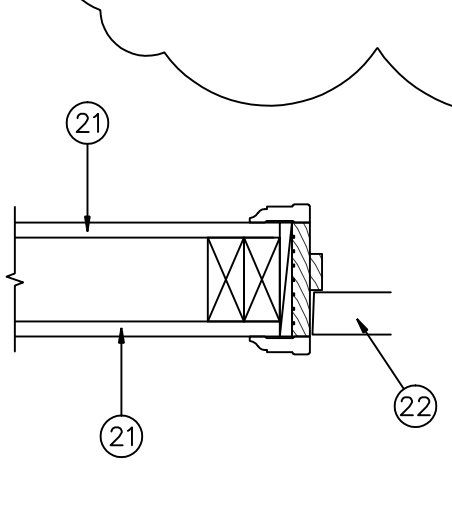
12 DETAIL
SCALE: 1 1/2"=1'-0"



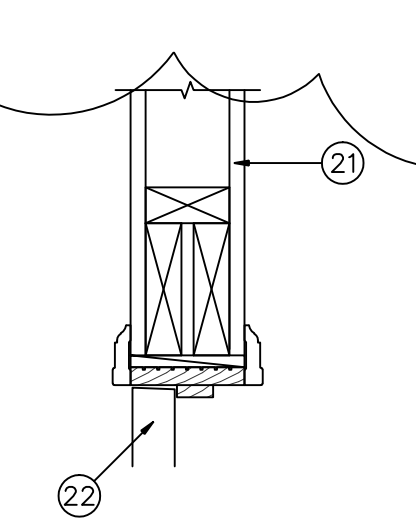
13 DETAIL
SCALE: 1 1/2"=1'-0"



14 DETAIL
SCALE: 1 1/2"=1'-0"



15 INTERIOR DOOR JAMB- DETAIL
SCALE: 1 1/2"=1'-0"



16 INTERIOR DOOR HEADER- DETAIL
SCALE: 1 1/2"=1'-0"

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578



DRAWING TITLE	
DETAILS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-5.3

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578

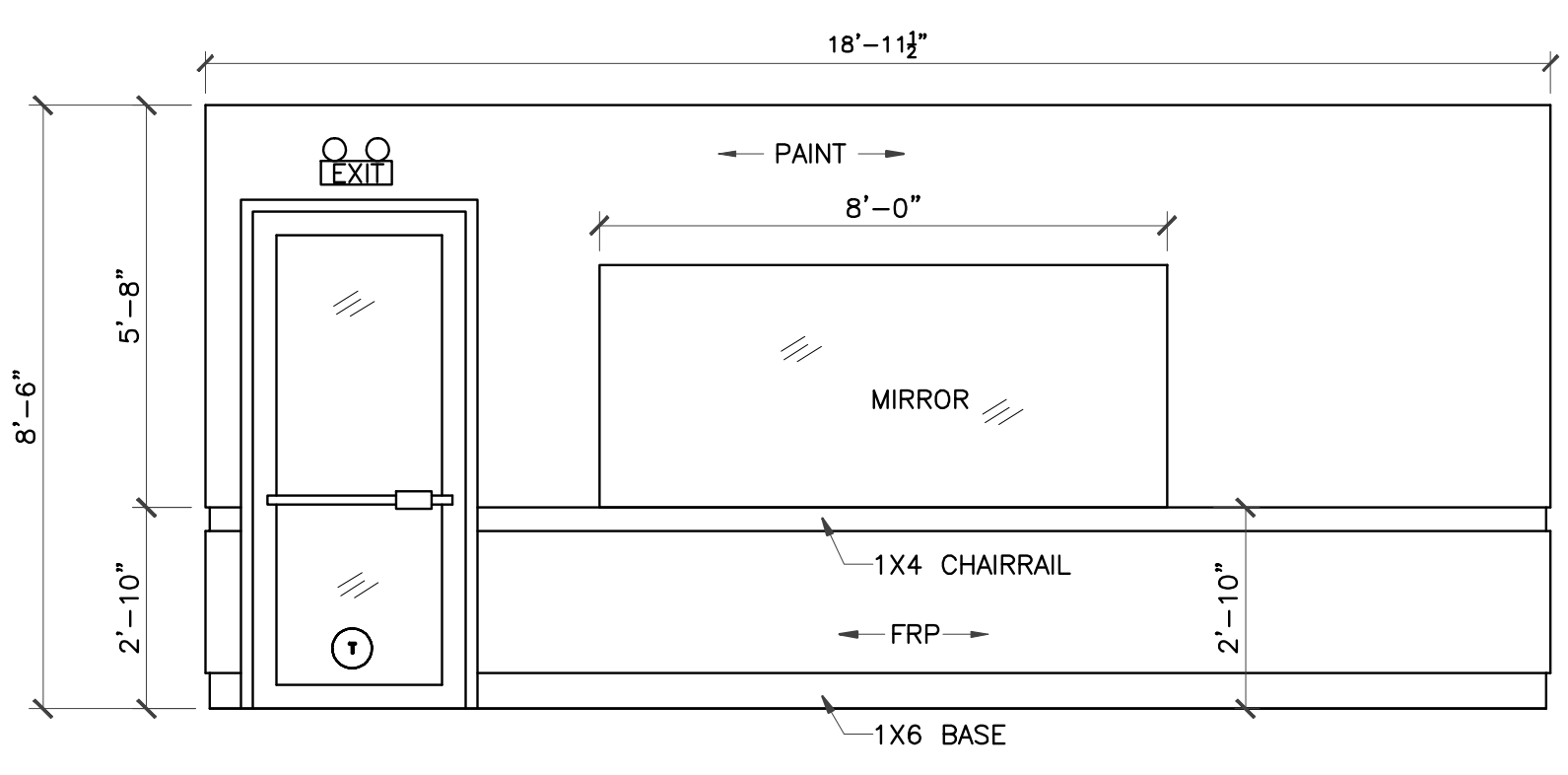
NOT ALL WALL OUTLETS, FIRE ALARM, FIRE SAFETY DEVICES ARE SHOWN, PREFER TO ALL OTHER PERTINENT DRAWINGS FOR COMPLETE INFORMATION

SEE A-6.8 FOR CUBBIE HOLE DESIGN

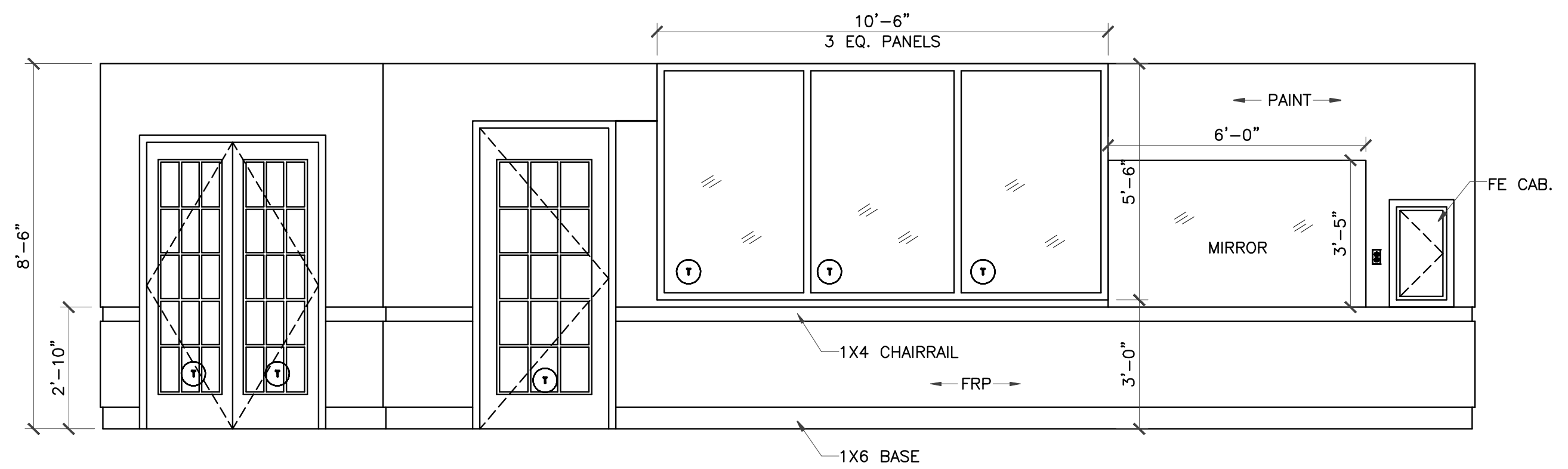


DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

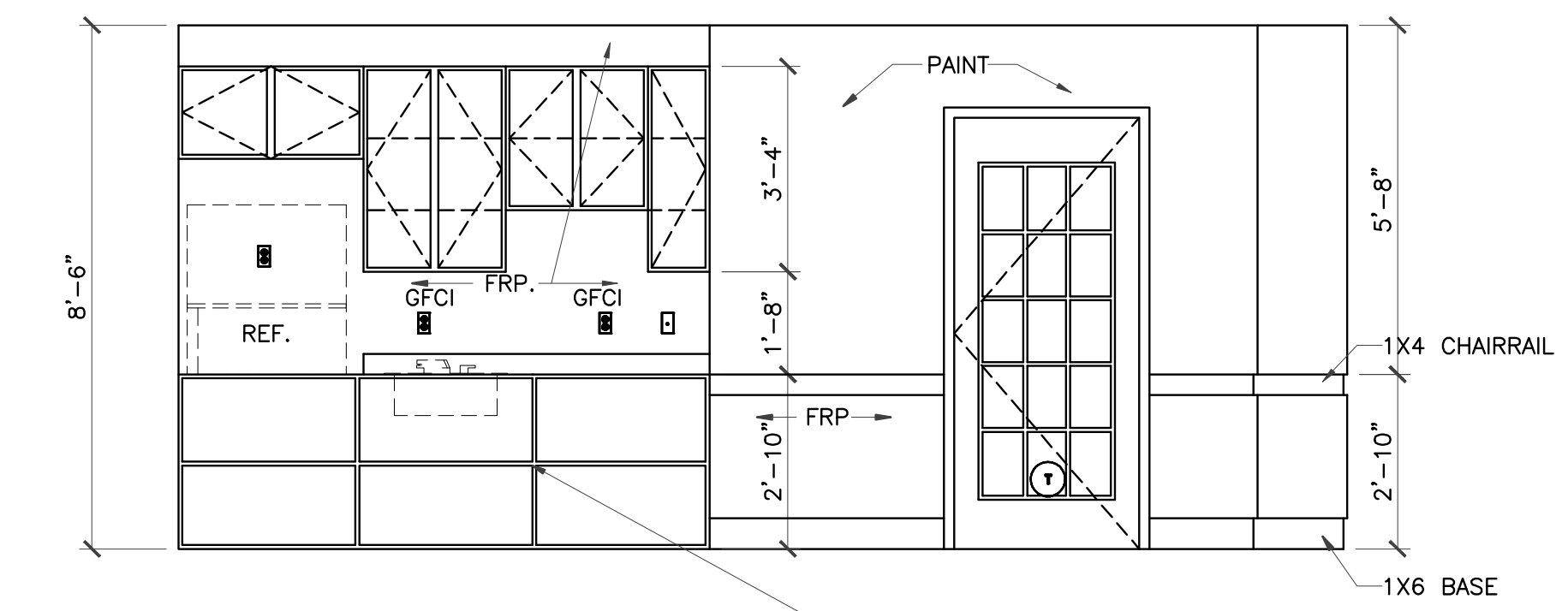
A-6.0



1 CLASSROOM #100 ELEVATION
 3/8" = 1'-0"

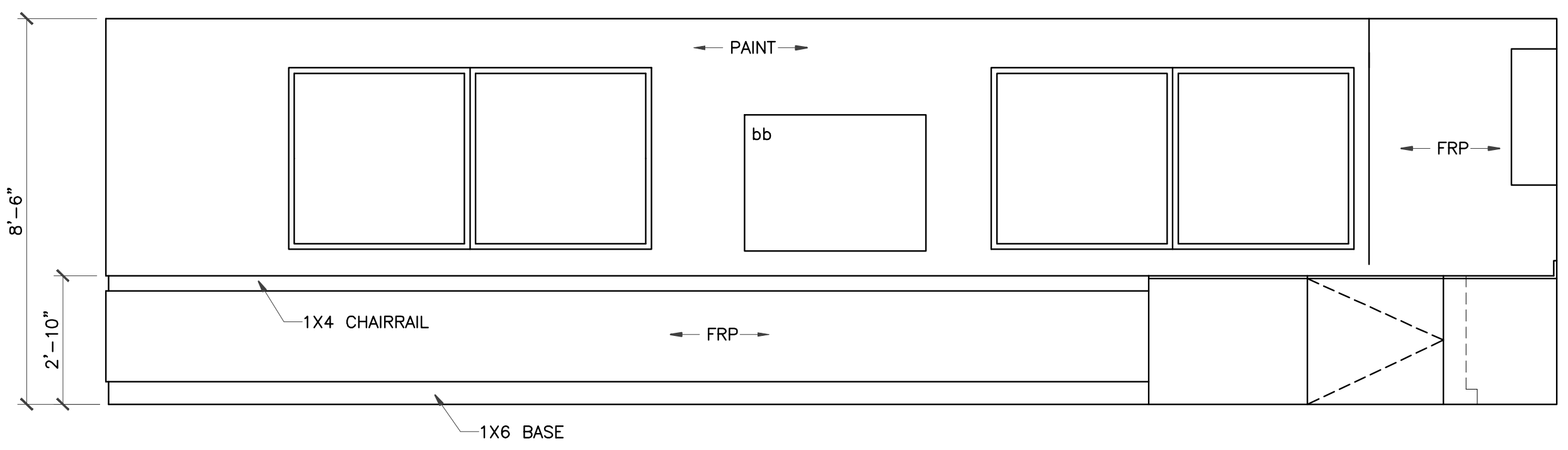


2 CLASSROOM #100 ELEVATION
 3/8" = 1'-0"

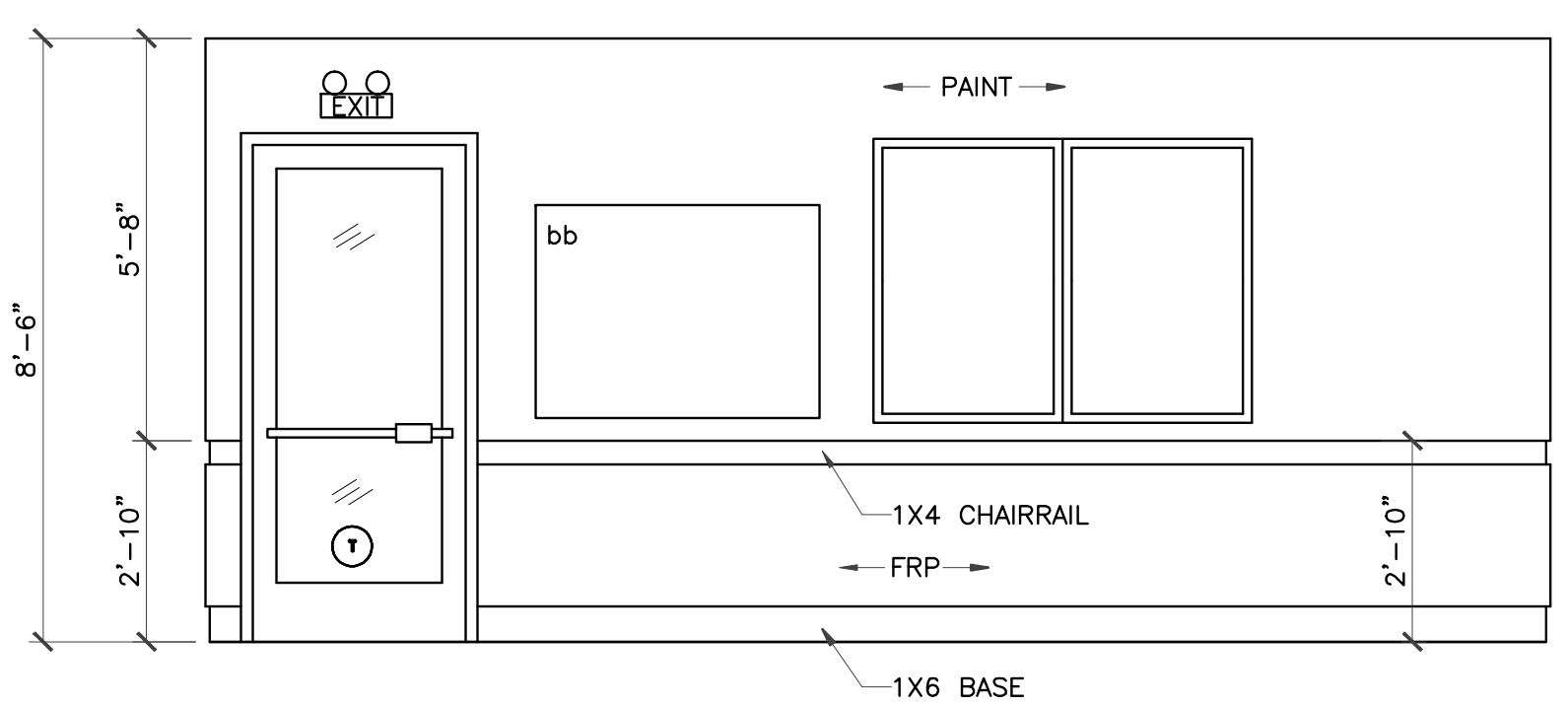


3 CLASSROOM #100 ELEVATION
 3/8" = 1'-0"

APPLY EDGE PROTECTION, MULTI-PURPOSE EDGES AND CORNER GUARDS SET Bebe Earth, www.julieearth.com, rooms 100 and 150 only

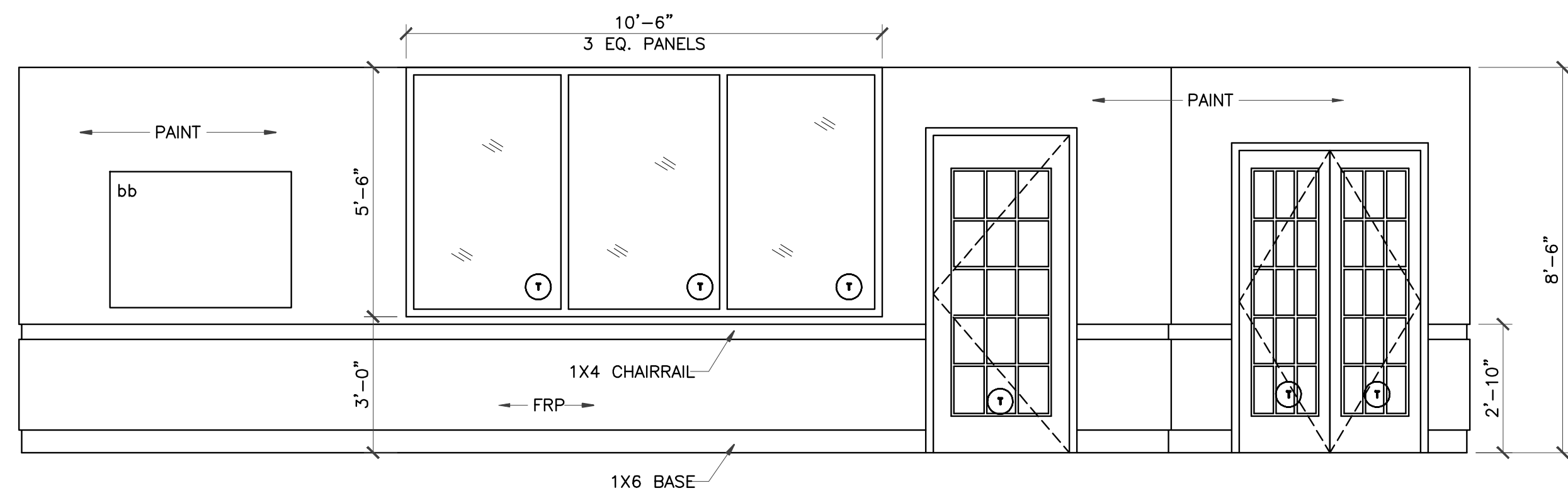


4 CLASSROOM #100 ELEVATION
 3/8" = 1'-0"

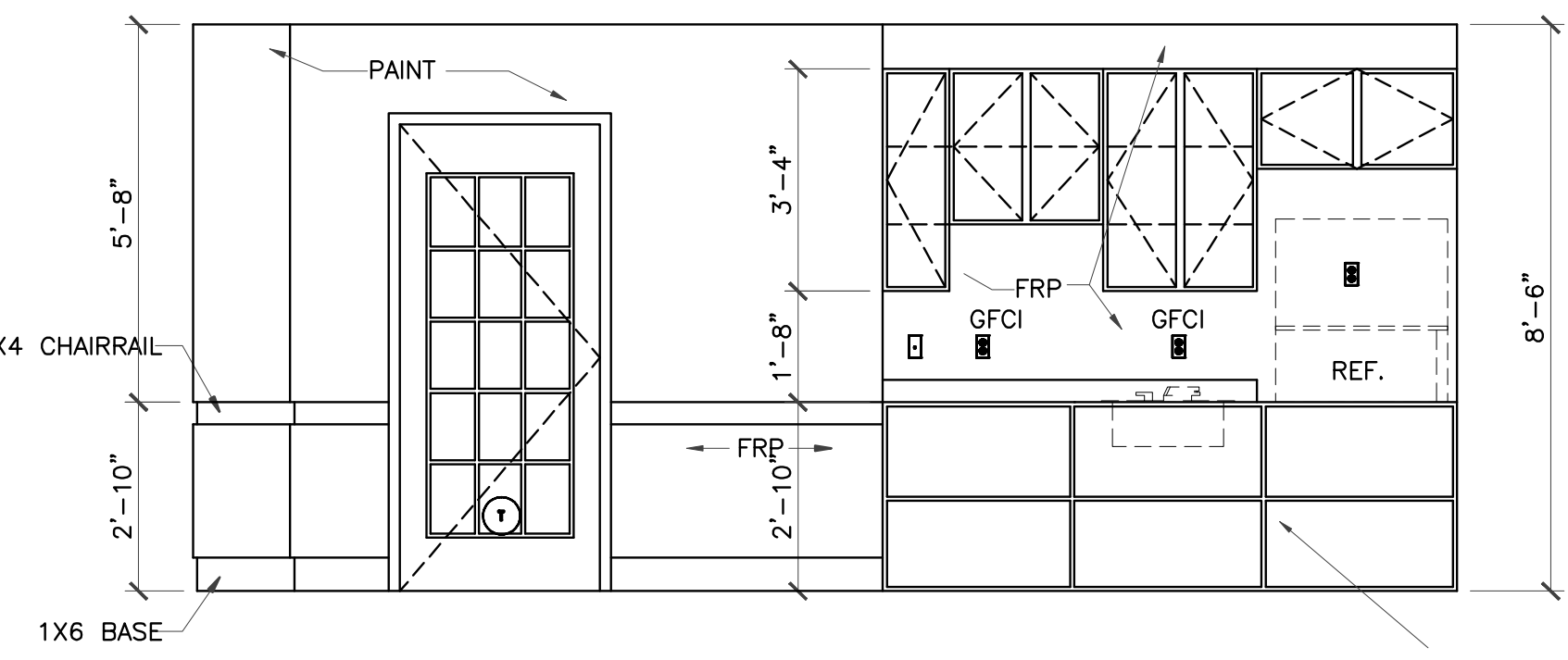


5 CLASSROOM #150 ELEVATION
 3/8" = 1'-0"

LEGEND
 bb Bulletin Board
 SEE A-2.0

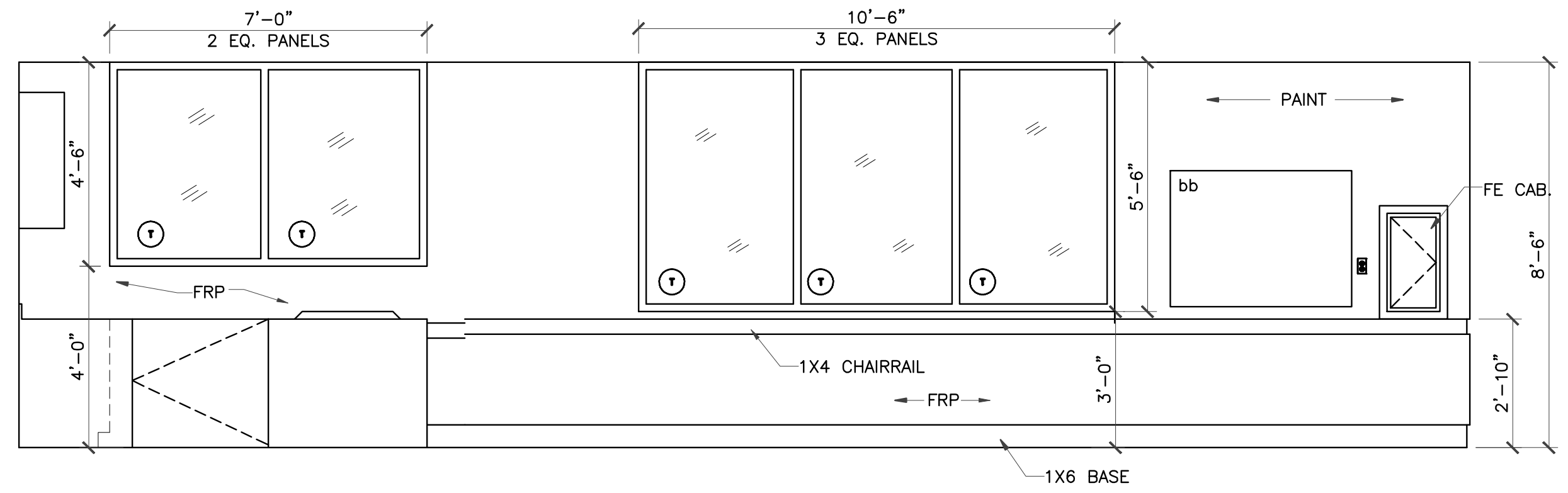


6 CLASSROOM #150 ELEVATION
 3/8" = 1'-0"



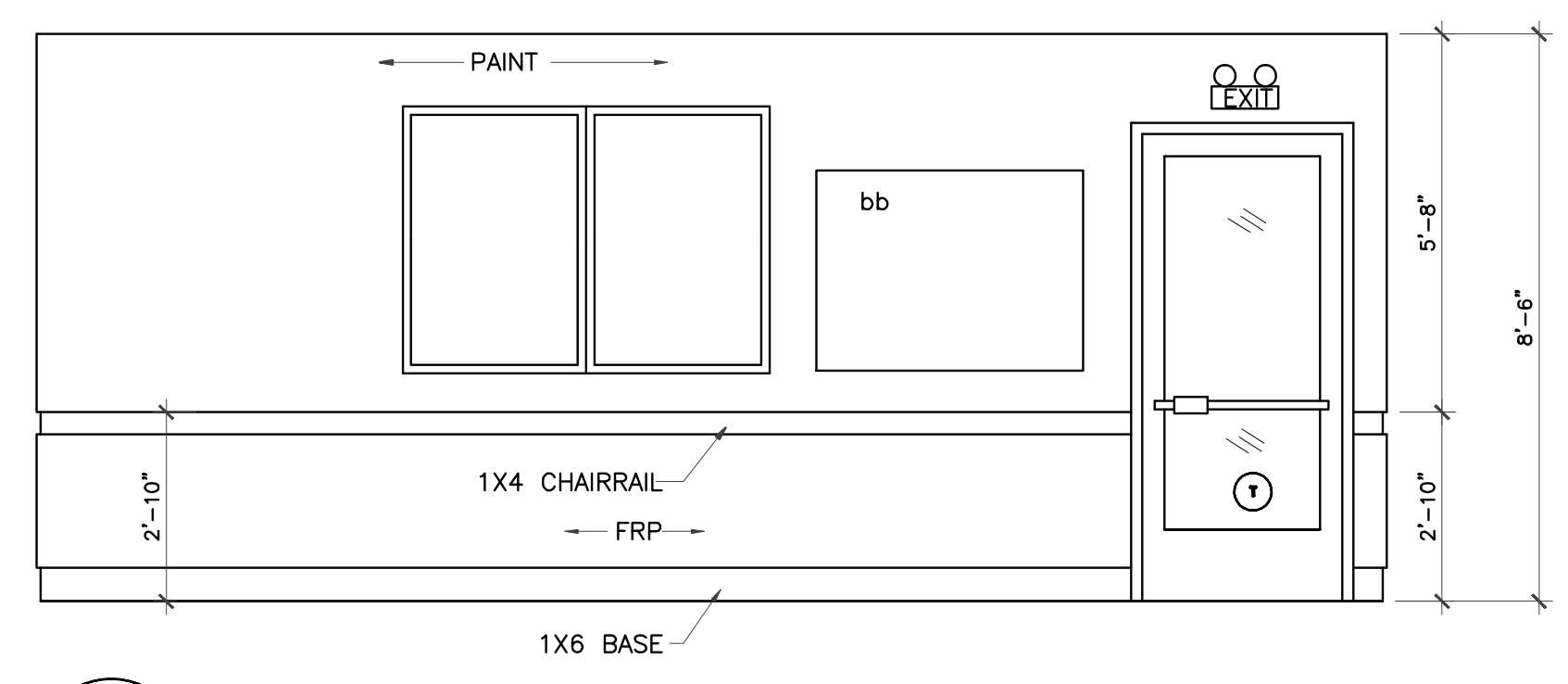
7 CLASSROOM #150 ELEVATION
 3/8" = 1'-0"

APPLY EDGE PROTECTION, MULTI-PURPOSE EDGES AND CORNER GUARDS SET Bebe Earth, www.julieearth.com, rooms 100 and 150 only

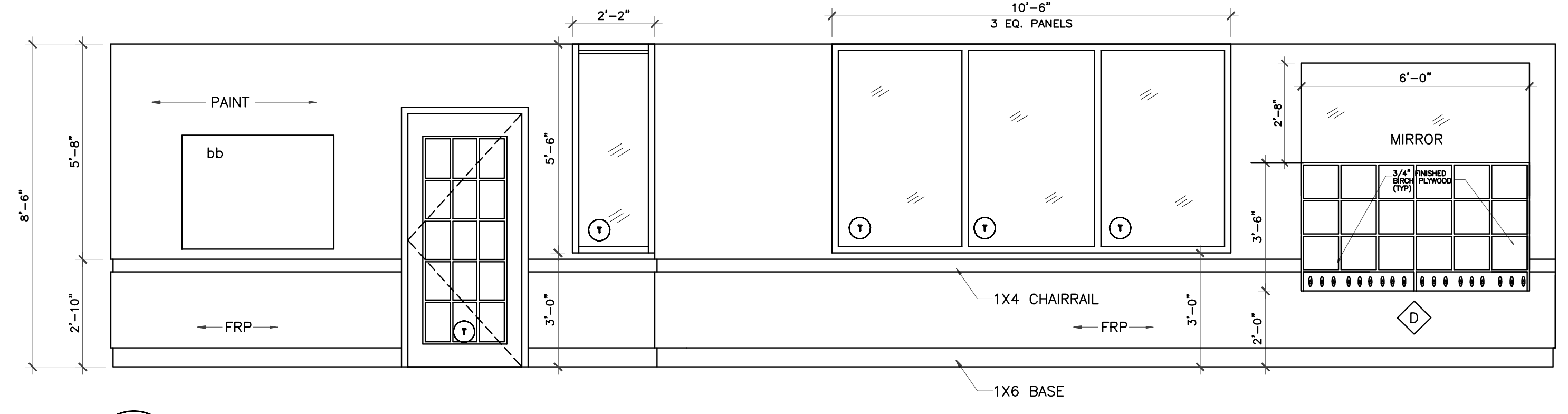


8 CLASSROOM #150 ELEVATION
 3/8" = 1'-0"

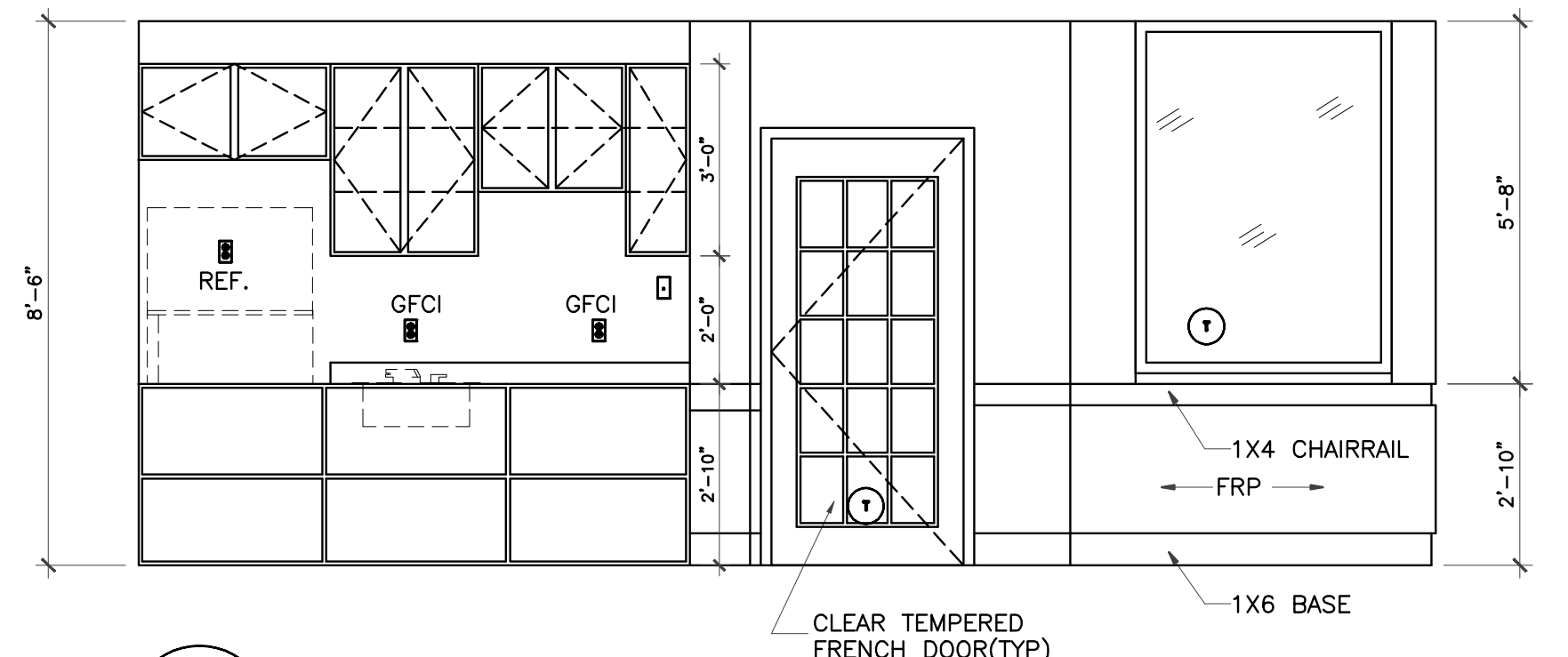
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



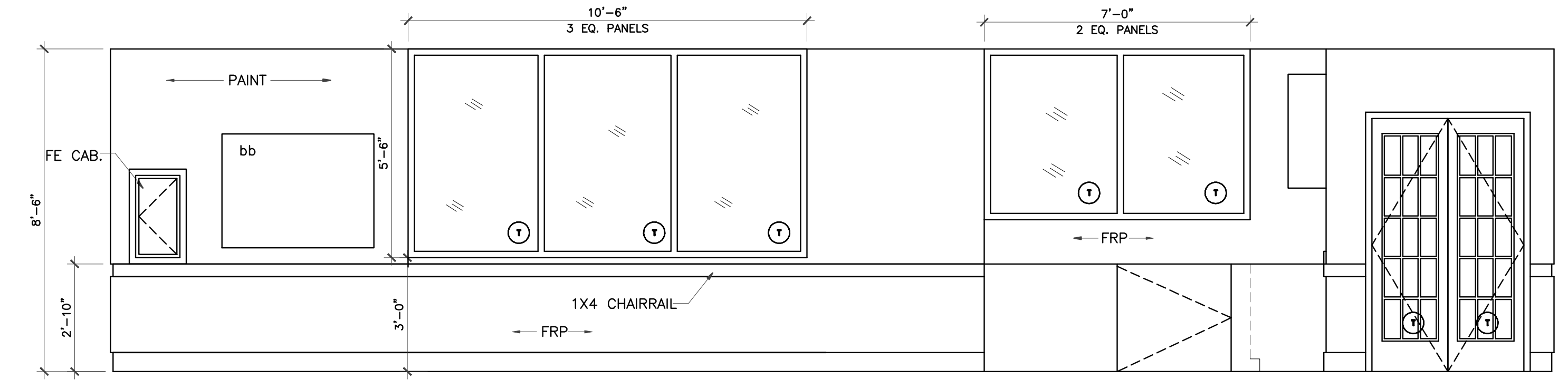
1 CLASSROOM #200 ELEVATION
3/8" = 1'-0"



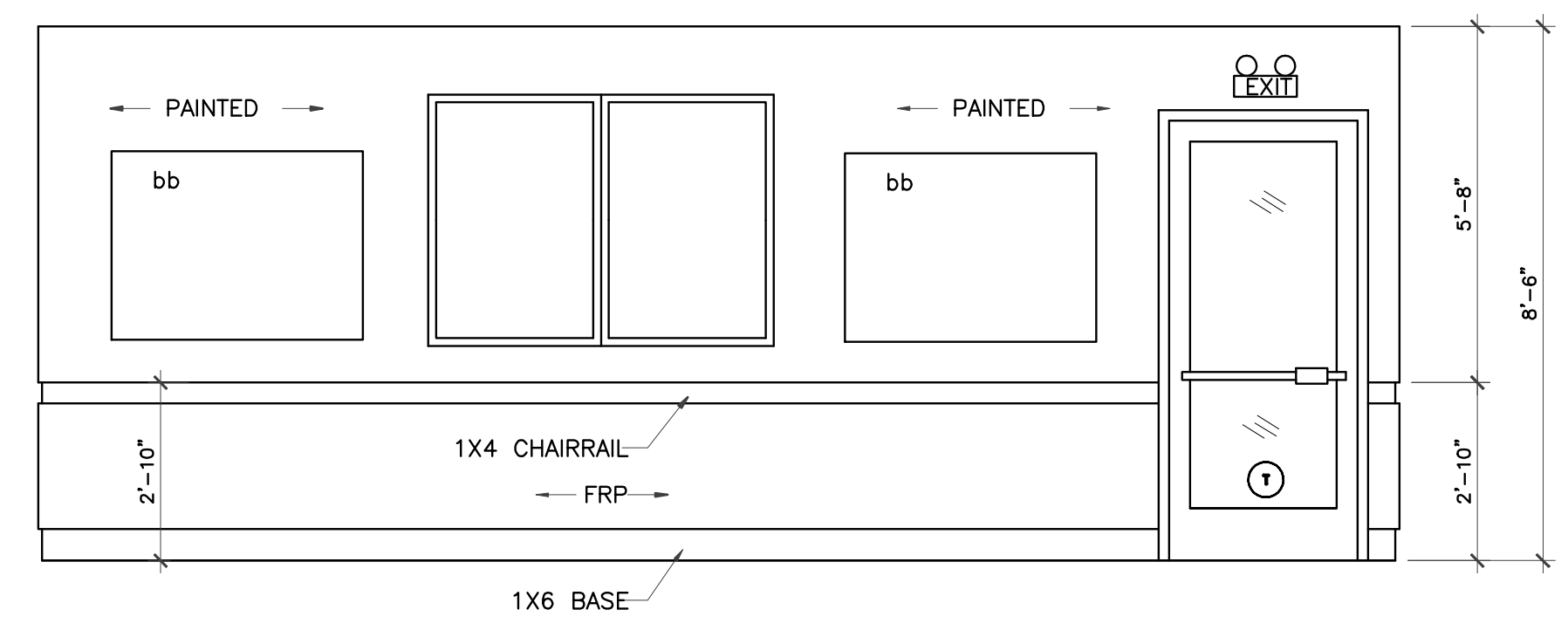
2 CLASSROOM #200 ELEVATION
3/8" = 1'-0"



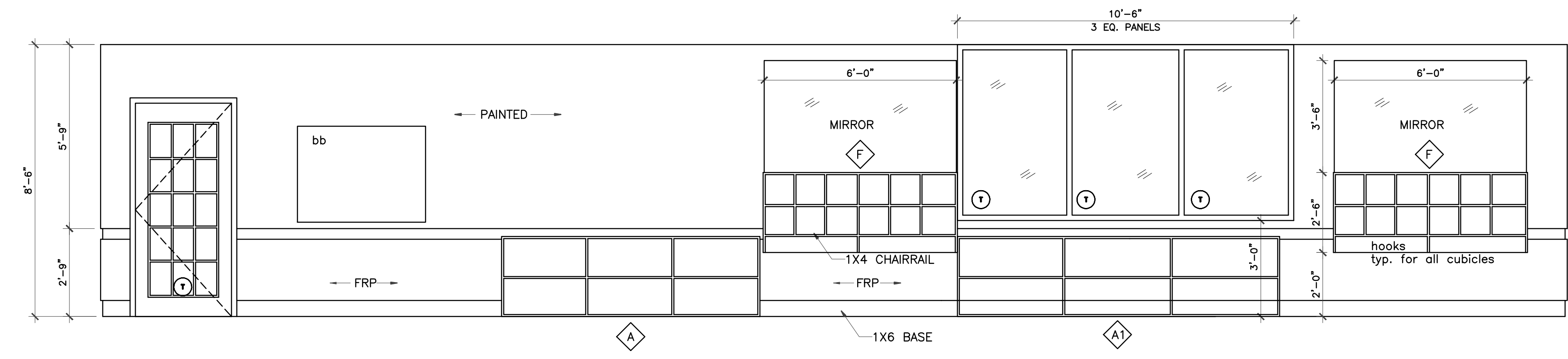
3 CLASSROOM #200 ELEVATION
3/8" = 1'-0"



4 CLASSROOM #200 ELEVATION
3/8" = 1'-0"

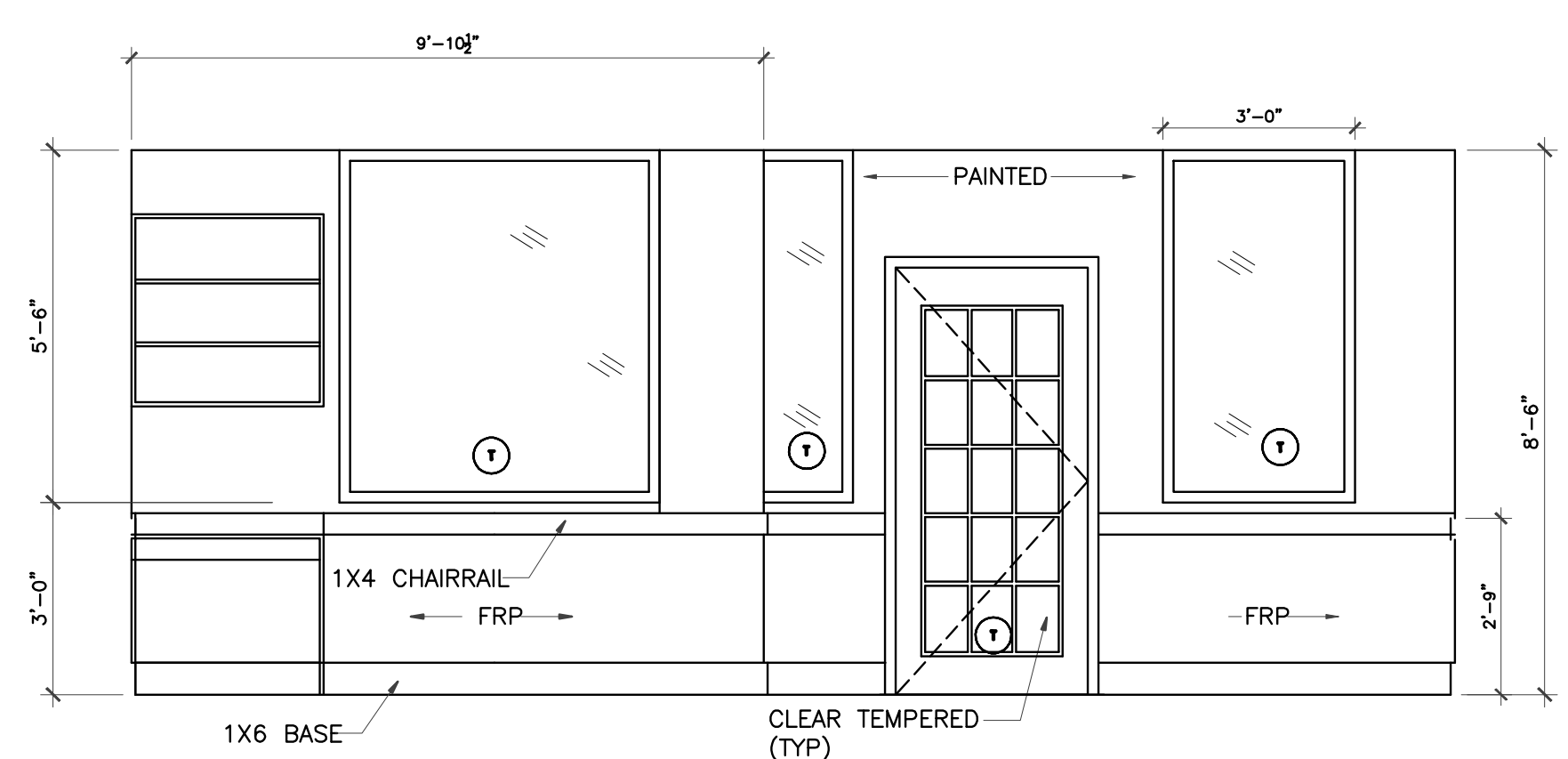


5 CLASSROOM #250 ELEVATION
3/8" = 1'-0"

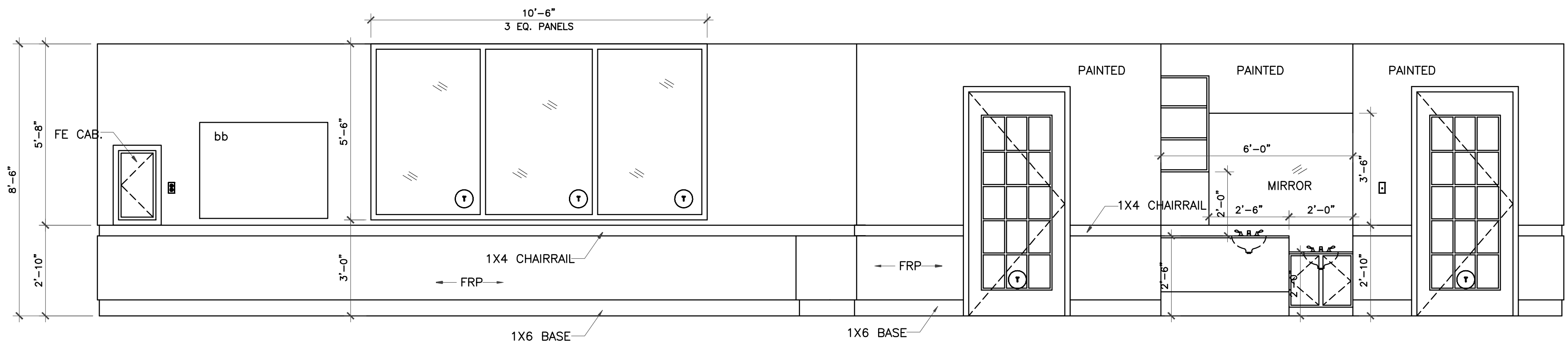


6 CLASSROOM #250 ELEVATION
3/8" = 1'-0"

A COBBY HOLE RECEIVES A HOOK, TYP.



7 CLASSROOM #250 ELEVATION
3/8" = 1'-0"



8 CLASSROOM #250 ELEVATION
3/8" = 1'-0"

LEGEND
bb Bulletin Board

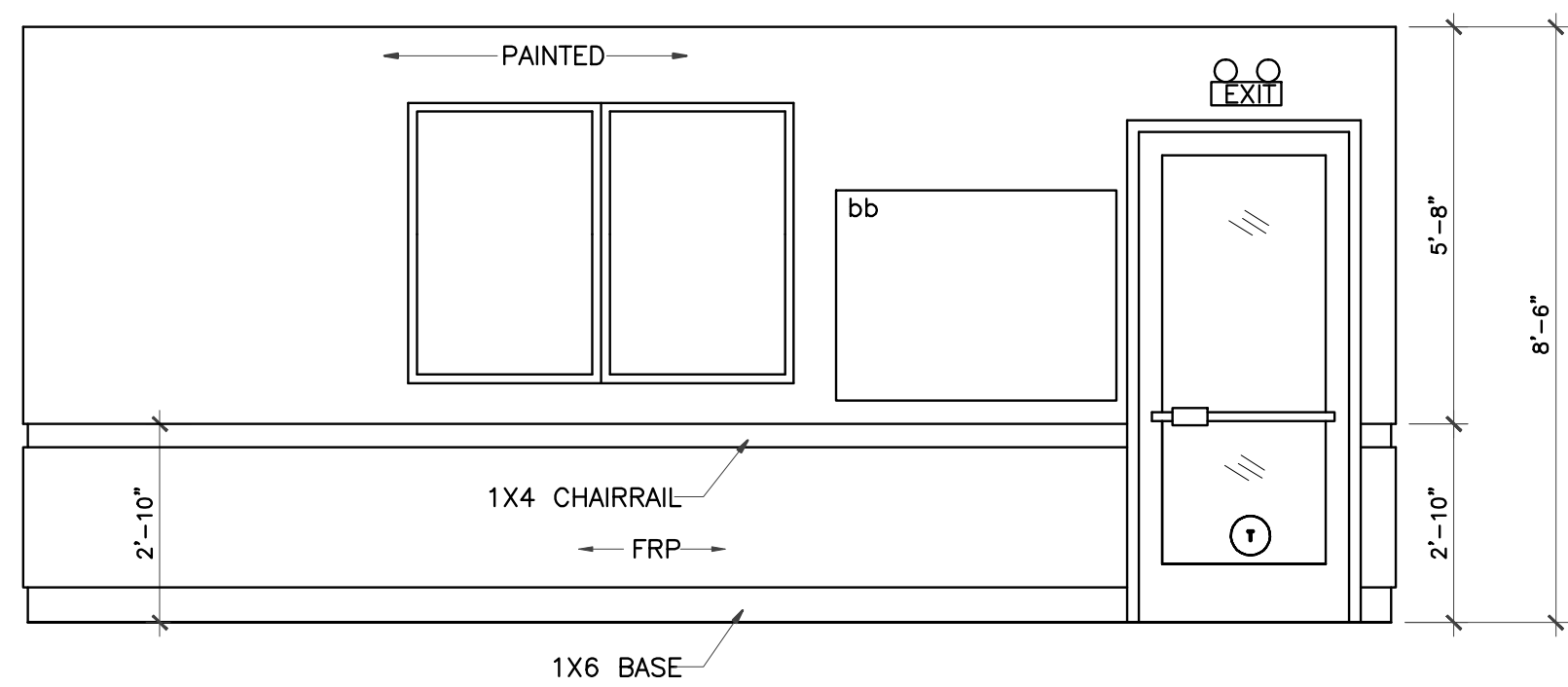
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



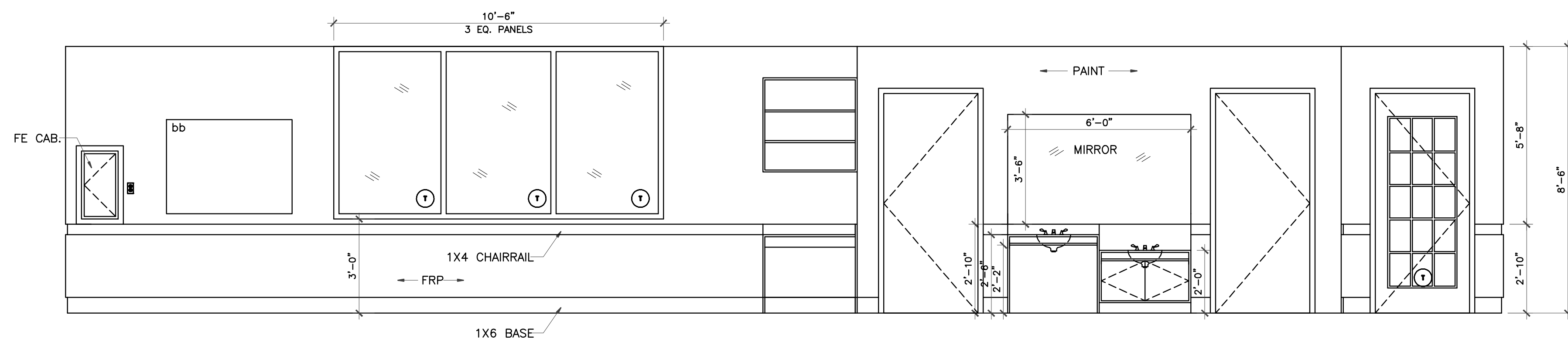
DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-6.1

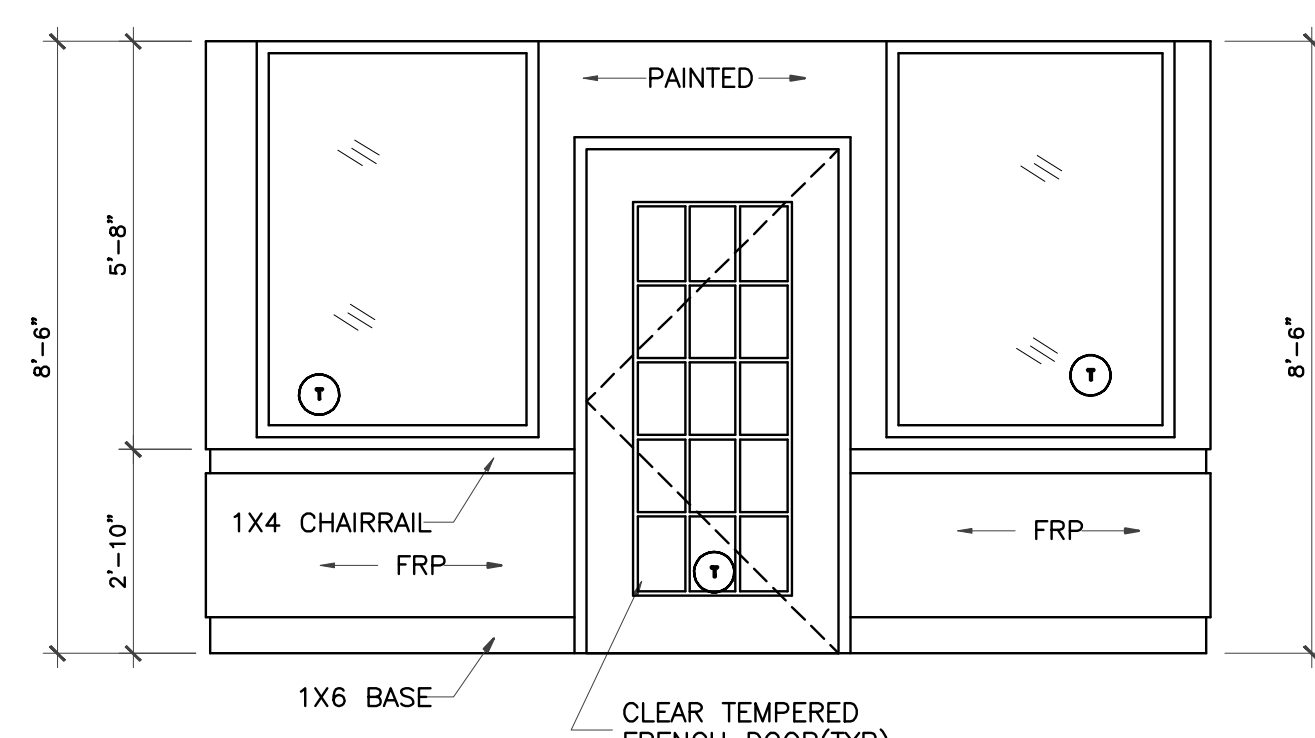
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



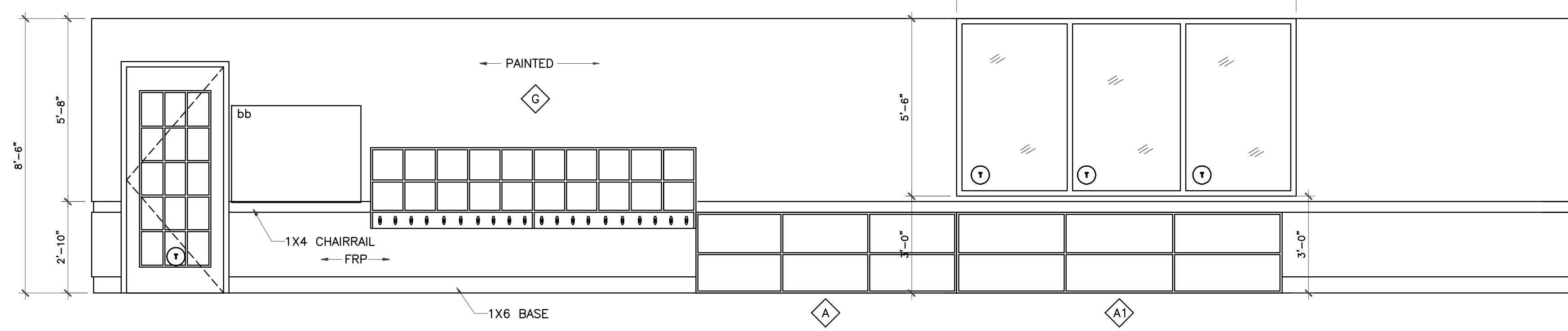
1 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300
 CLASSROOM #350 (less window)
 CLASSROOM #400



2 CLASSROOM #350 ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300

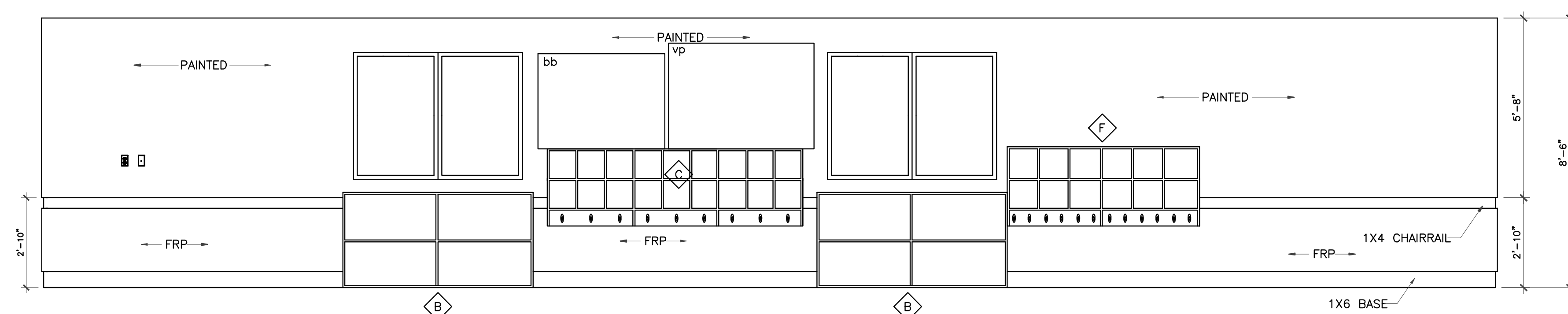


3 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300
 CLASSROOM #350
 CLASSROOM #400

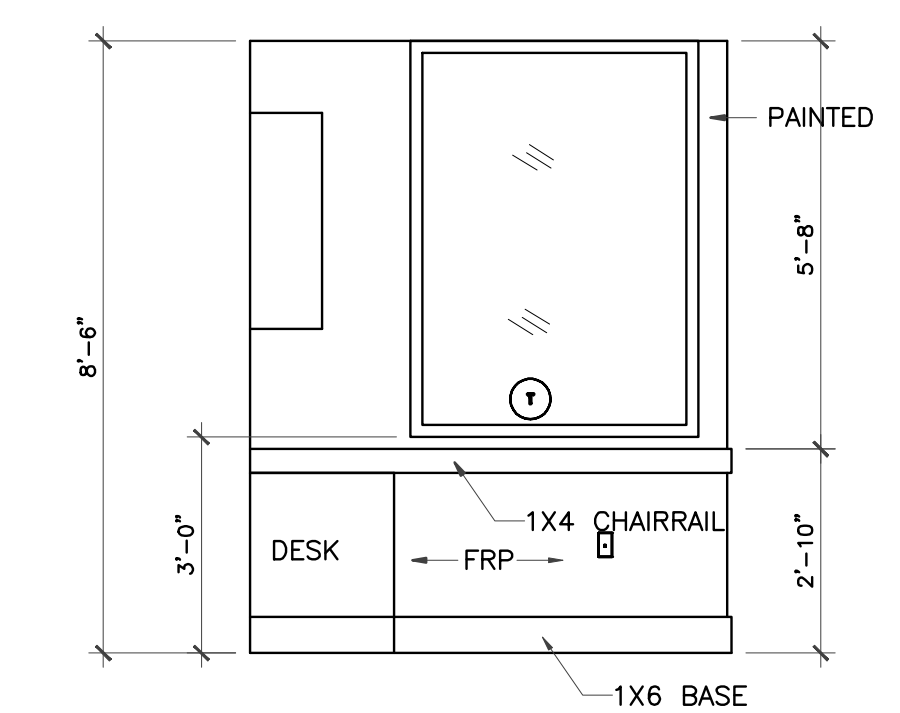


4 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300

A COBBY HOLE RECEIVES A HOOK, TYP.



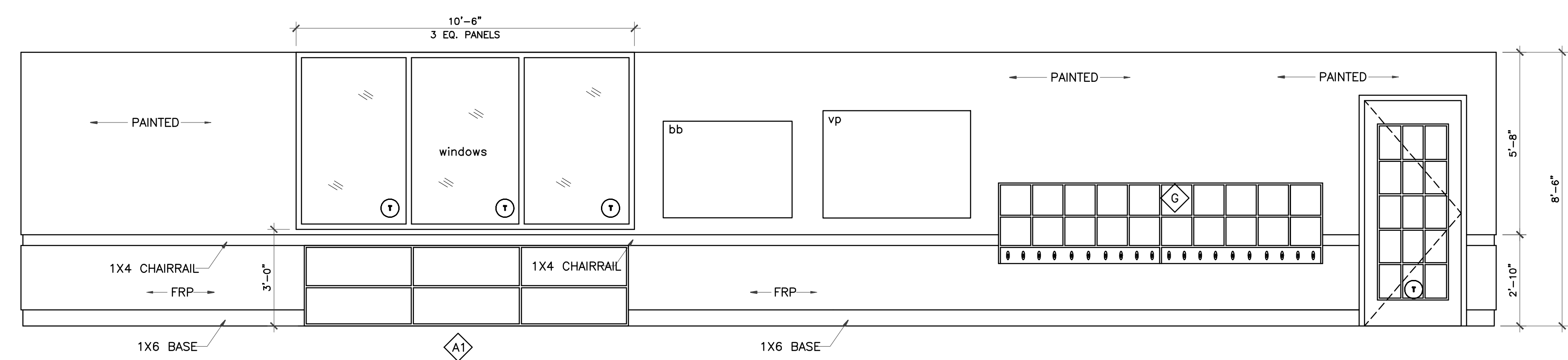
5 CLASSROOM #350,400 ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300
 CLASSROOM #350



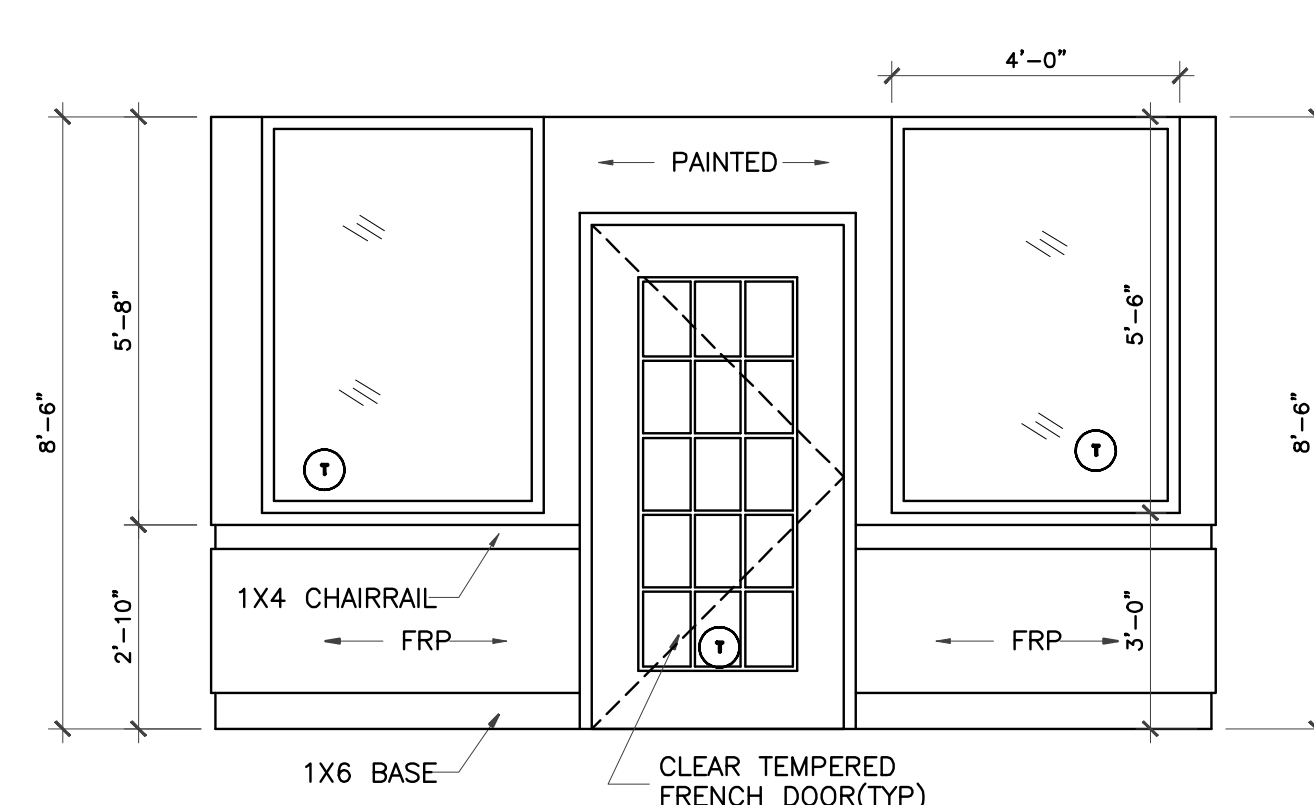
6 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300
 CLASSROOM #350

LEGEND:
 bb: Bulletin Board, see plan
 vp: Vinyl wall pocket chart

NOTE: NOTE ALL WALL OUTLET, FIRE ALARM, FIRE SAFETY DEVICES ARE SHOWN RE: PERTINENT DRAWINGS FOR COMPLETE INFORMATION



7 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #450 (no windows)
 CLASSROOM #550



8 CLASSROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #450
 CLASSROOM #500
 CLASSROOM #550

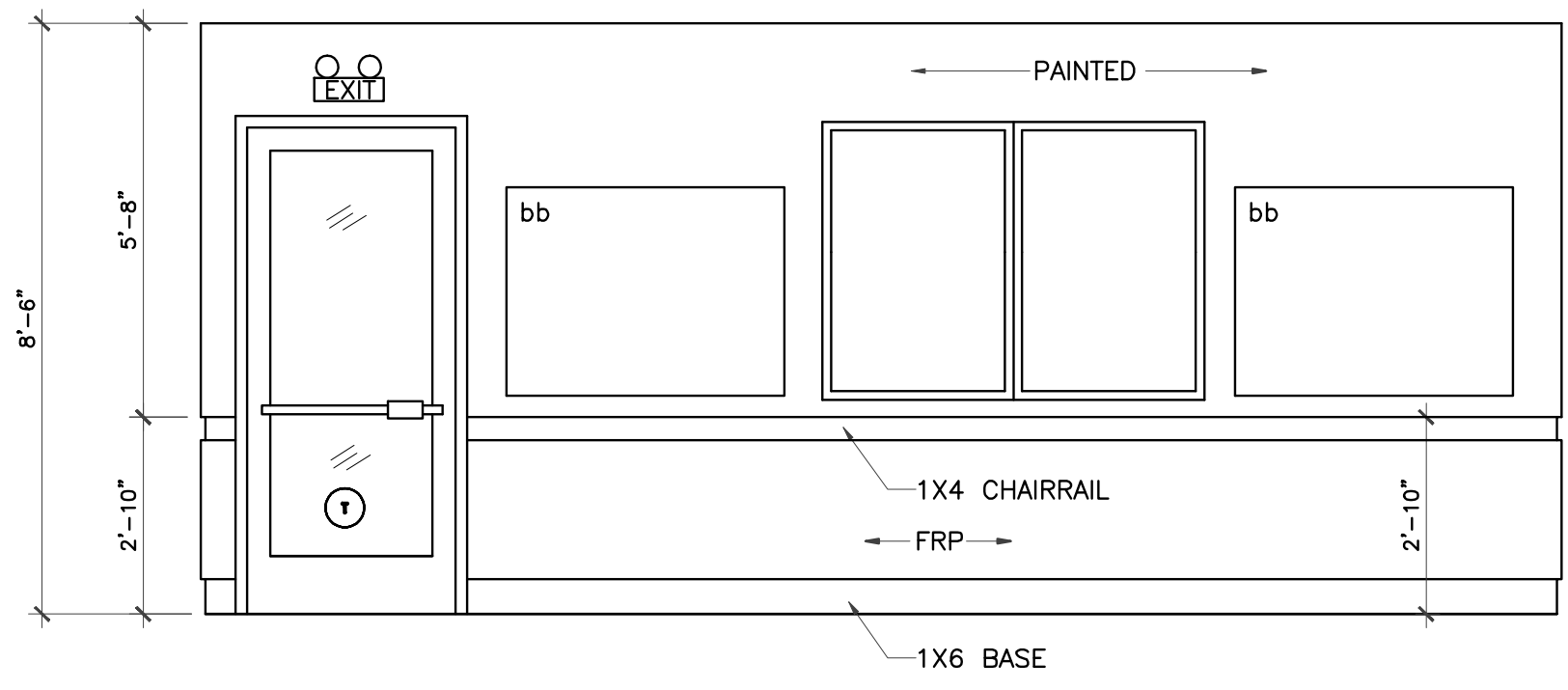
IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
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DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

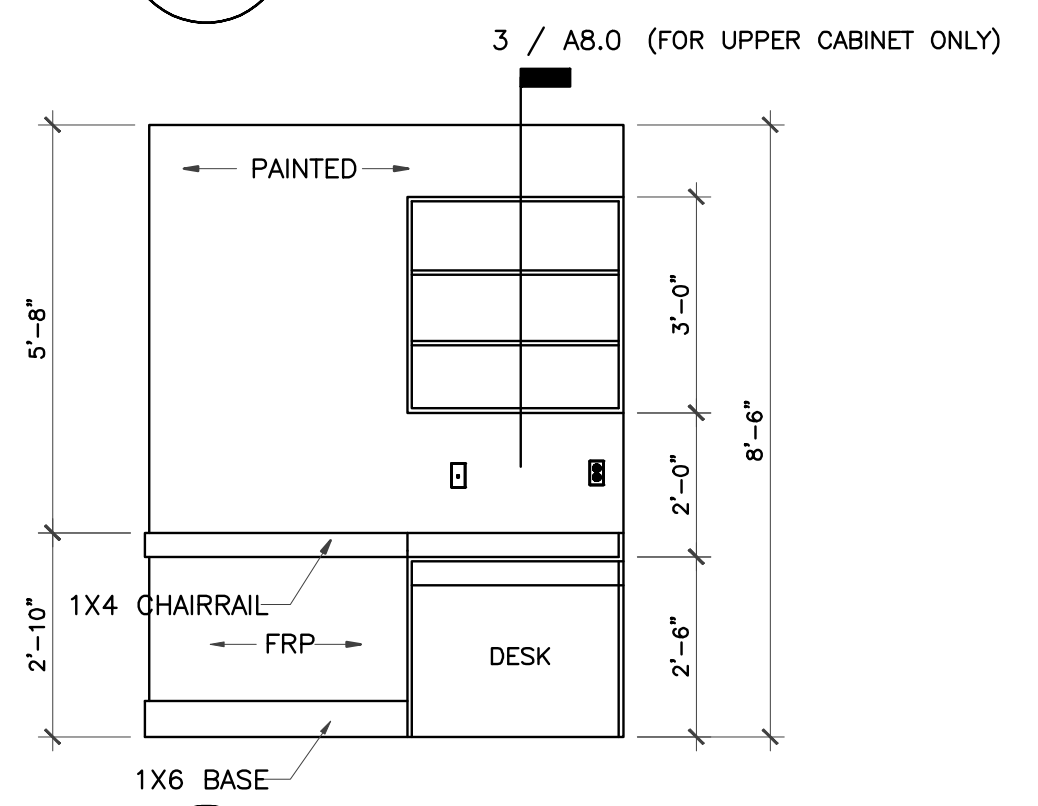
A-6.2

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

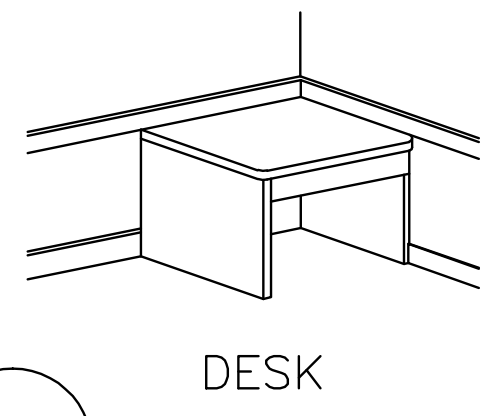


1 CLASSROOM ELEVATION
3/8" = 1'-0"

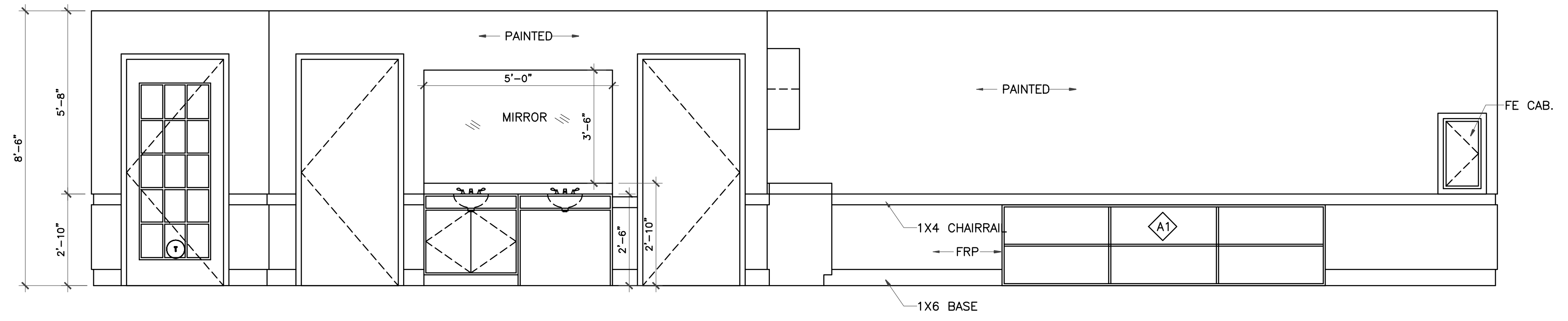
LEGEND
bb Bulletin Board



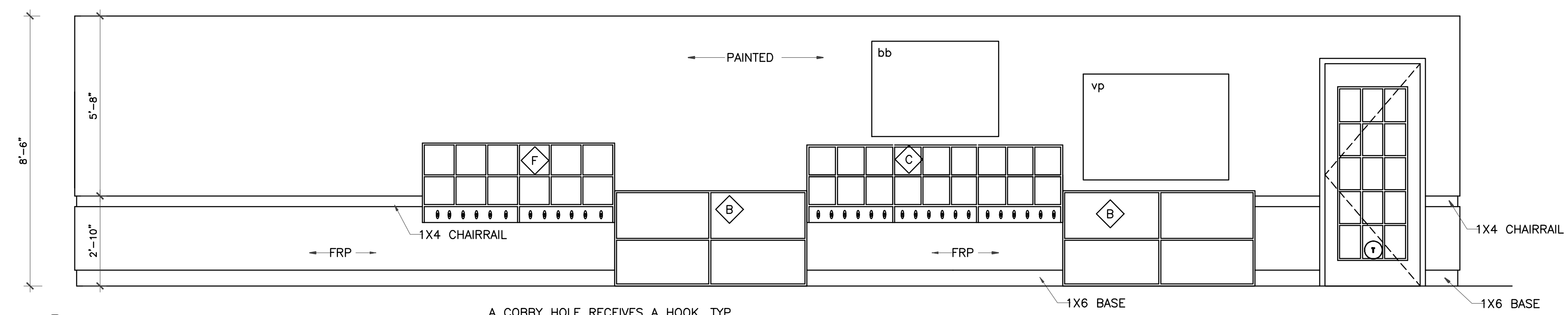
3 CLASSROOM ELEVATION
3/8" = 1'-0"



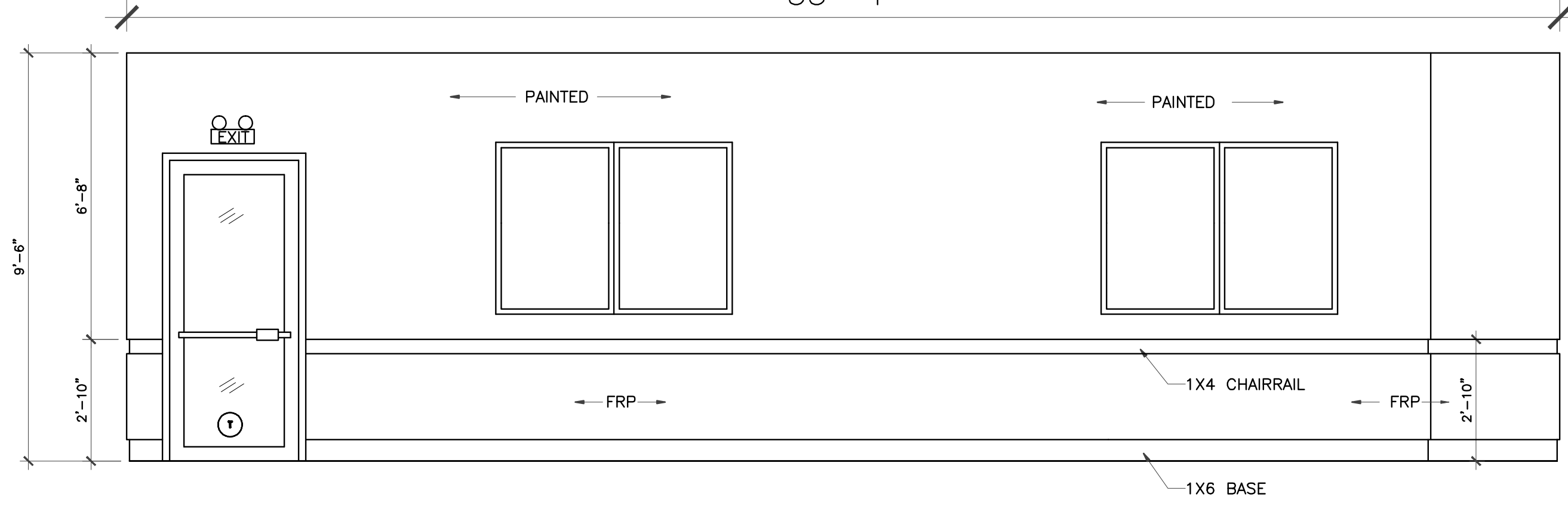
3.5
DESK
33'-4"



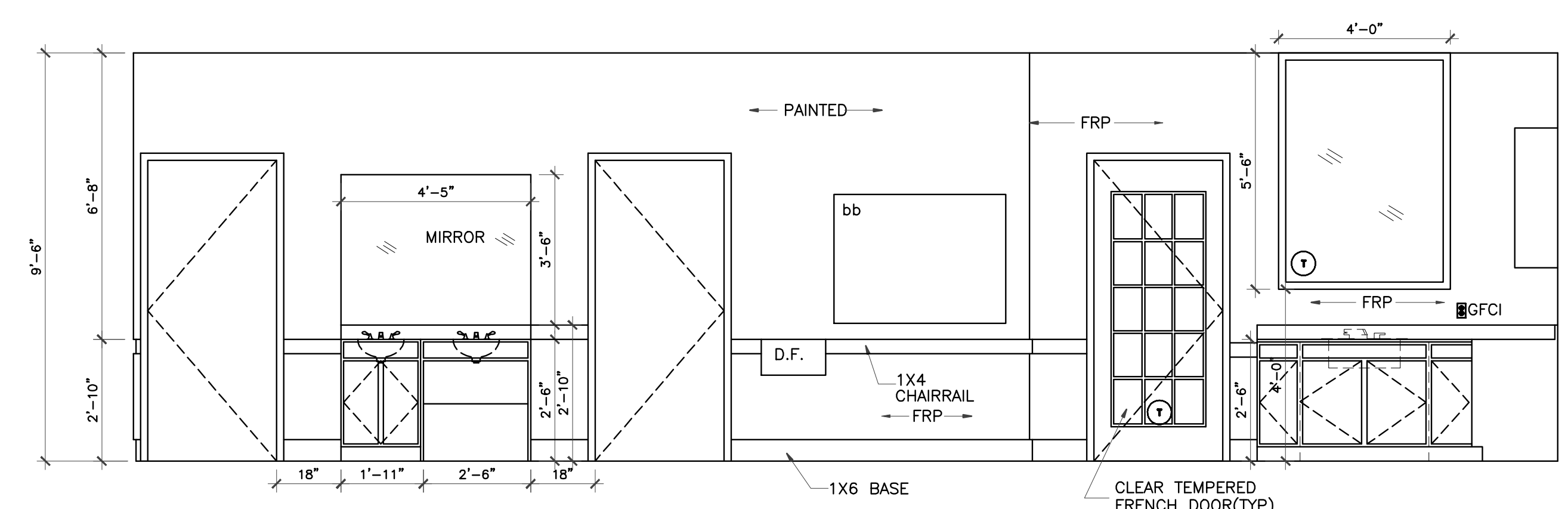
2 CLASSROOM #450 ELEVATION
3/8" = 1'-0"



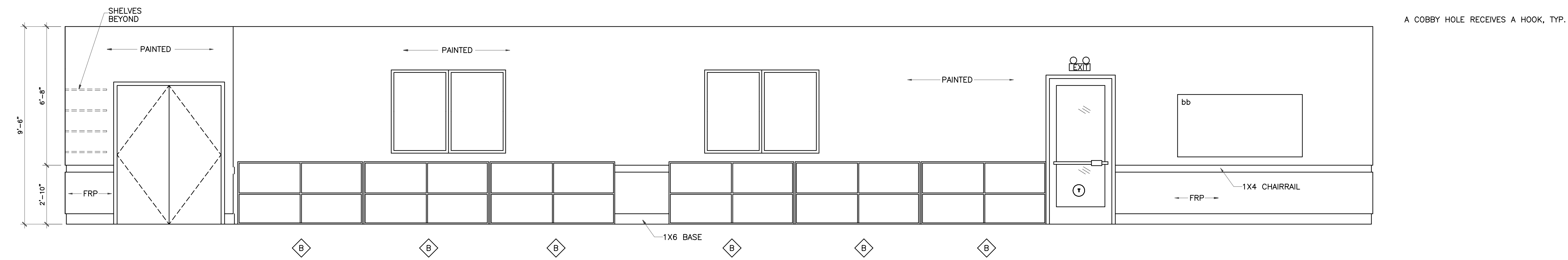
4 CLASSROOM #400 ELEVATION
3/8" = 1'-0"



5 ACTIVITY ROOM ELEVATION
3/8" = 1'-0"



6 ACTIVITY ROOM ELEVATION
3/8" = 1'-0"



7 ACTIVITY ROOM ELEVATION
3/8" = 1'-0"

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01/09/2018

DRAWING TITLE

INTERIOR ELEVATIONS

DRAWN BY

CHECKED BY
JC

DATE

JOB NO.

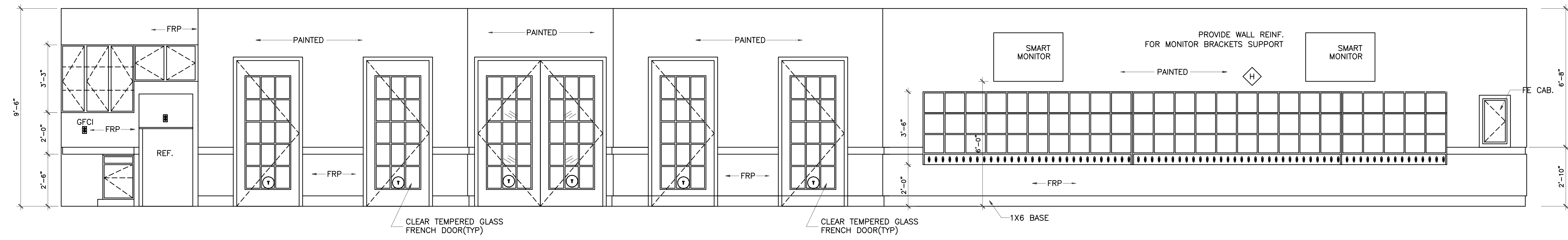
03/30/2017

gleannloch

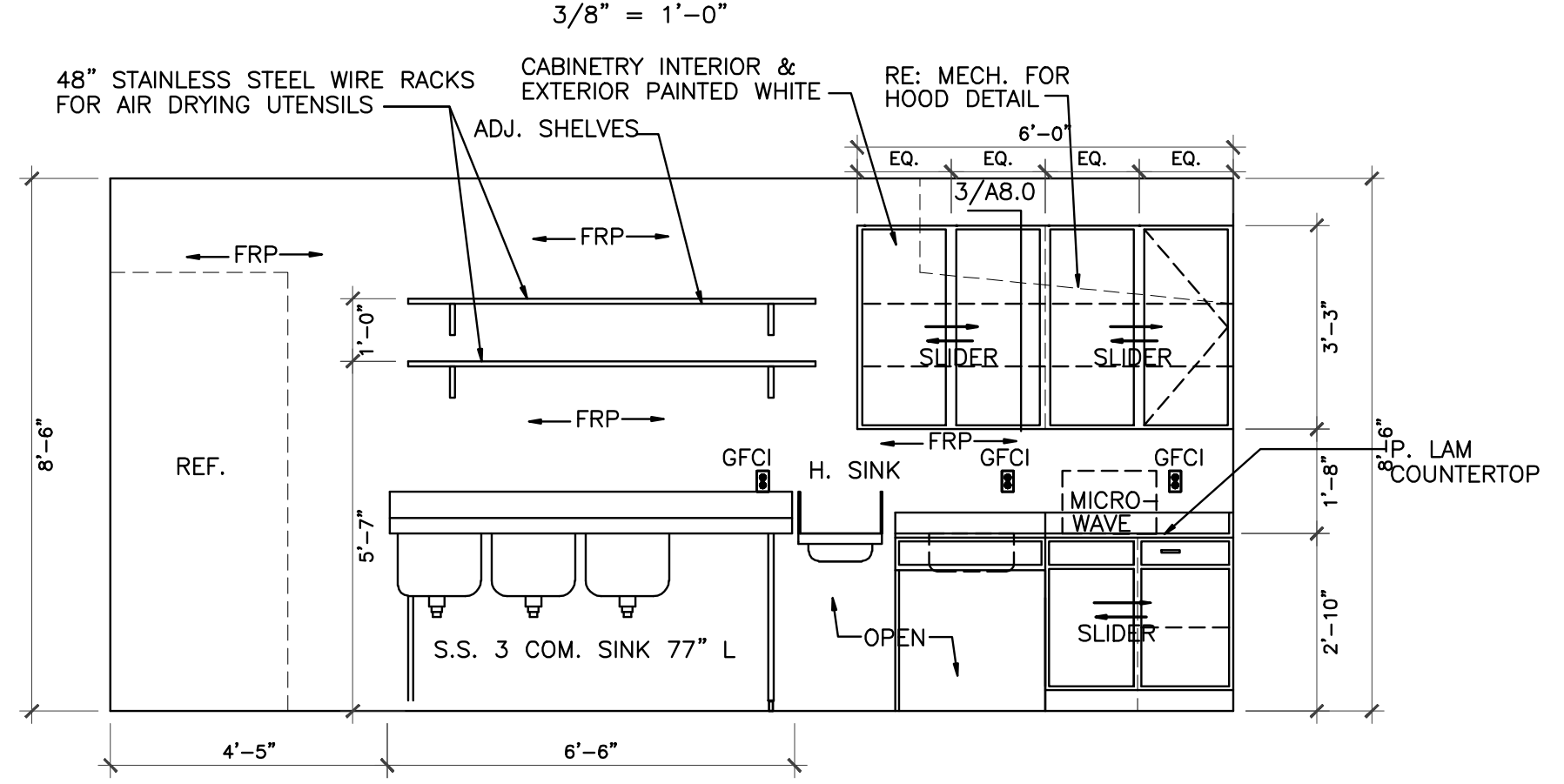
DRAWING NO.

A-6.3

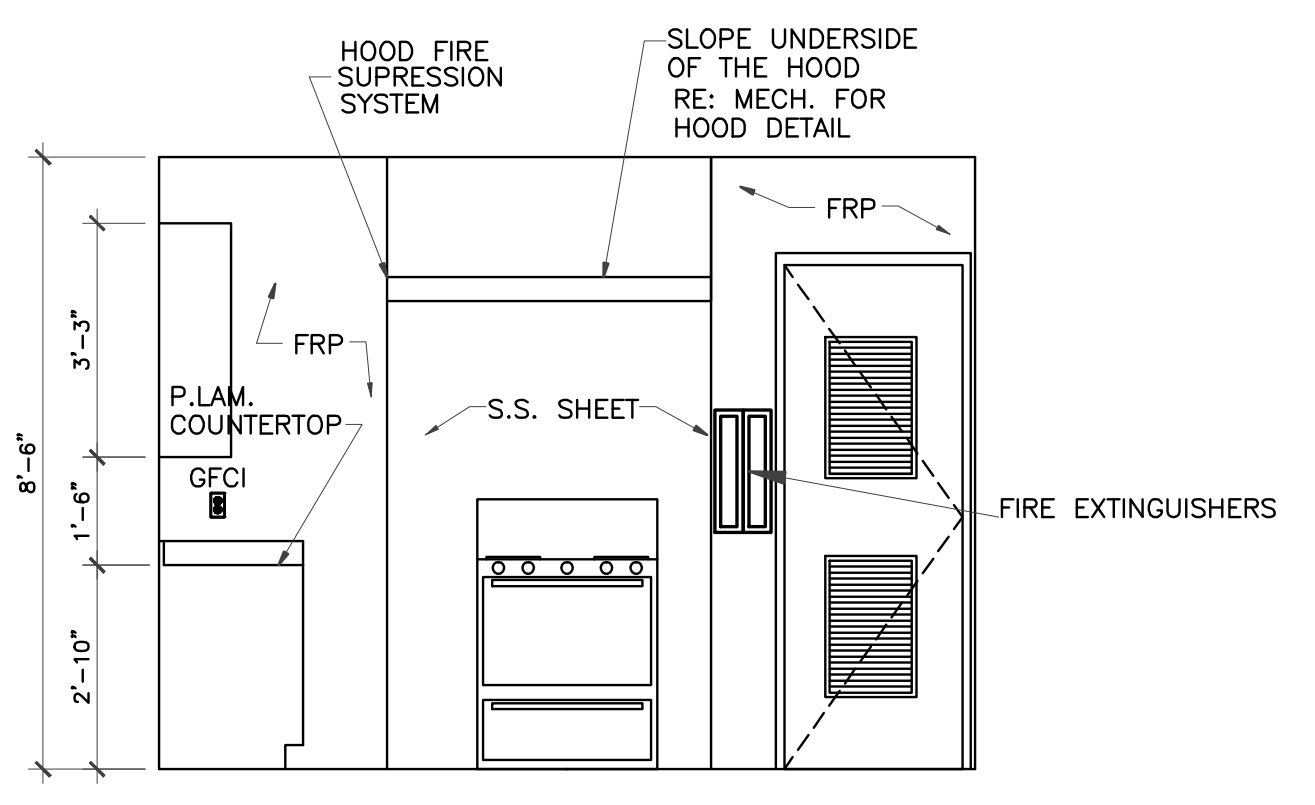
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



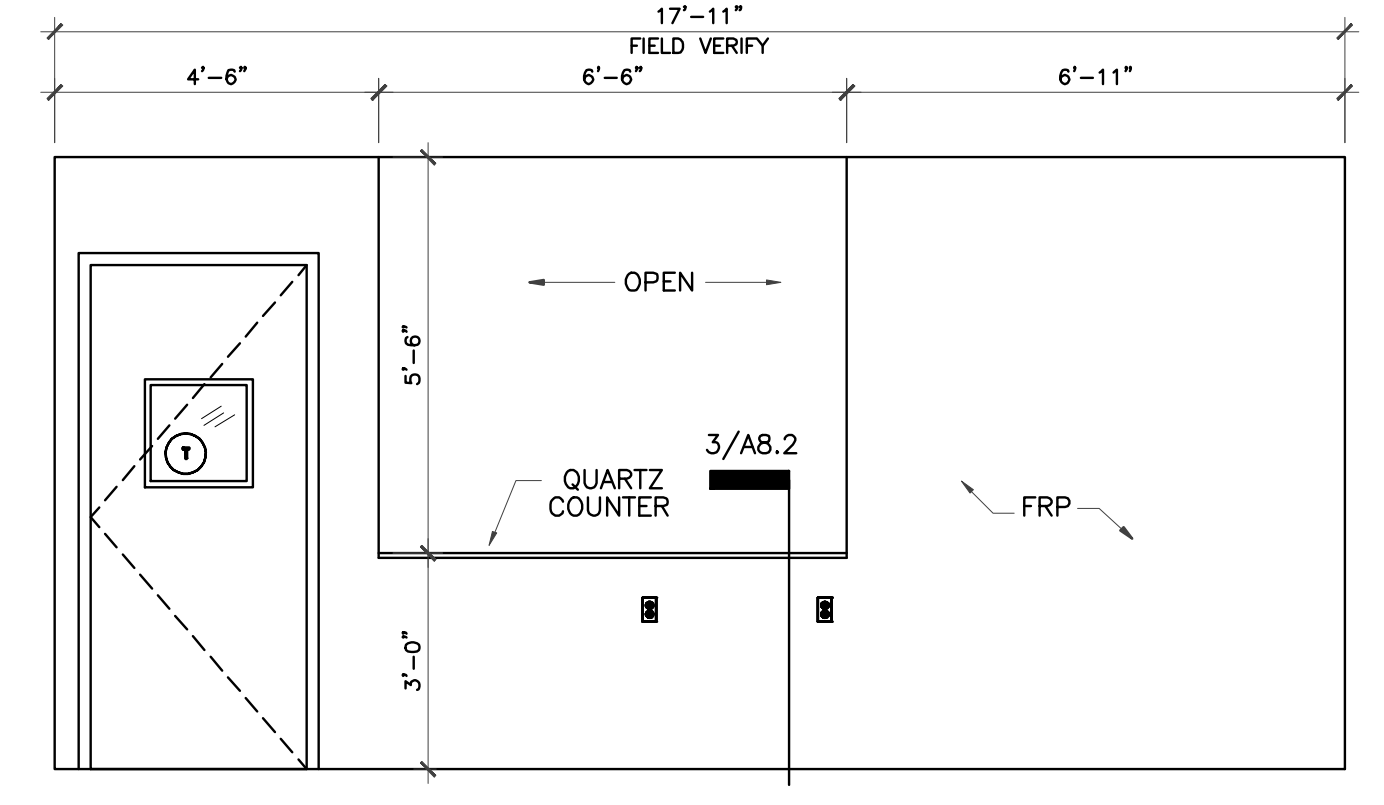
ACTIVITY ROOM ELEVATION
3/8" = 1'-0"



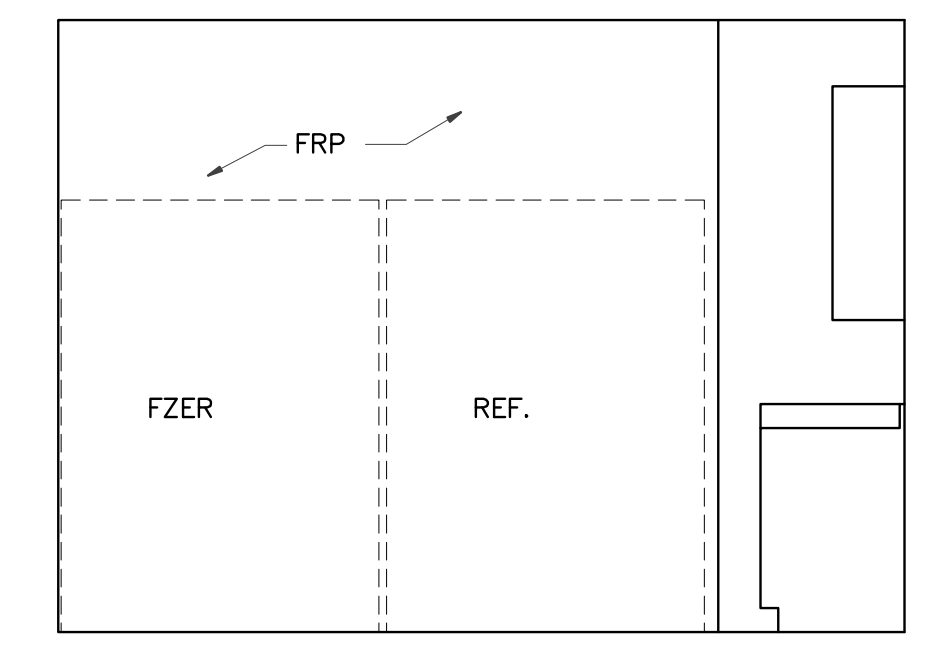
2 KITCHEN ELEVATION
3/8" = 1'-0"



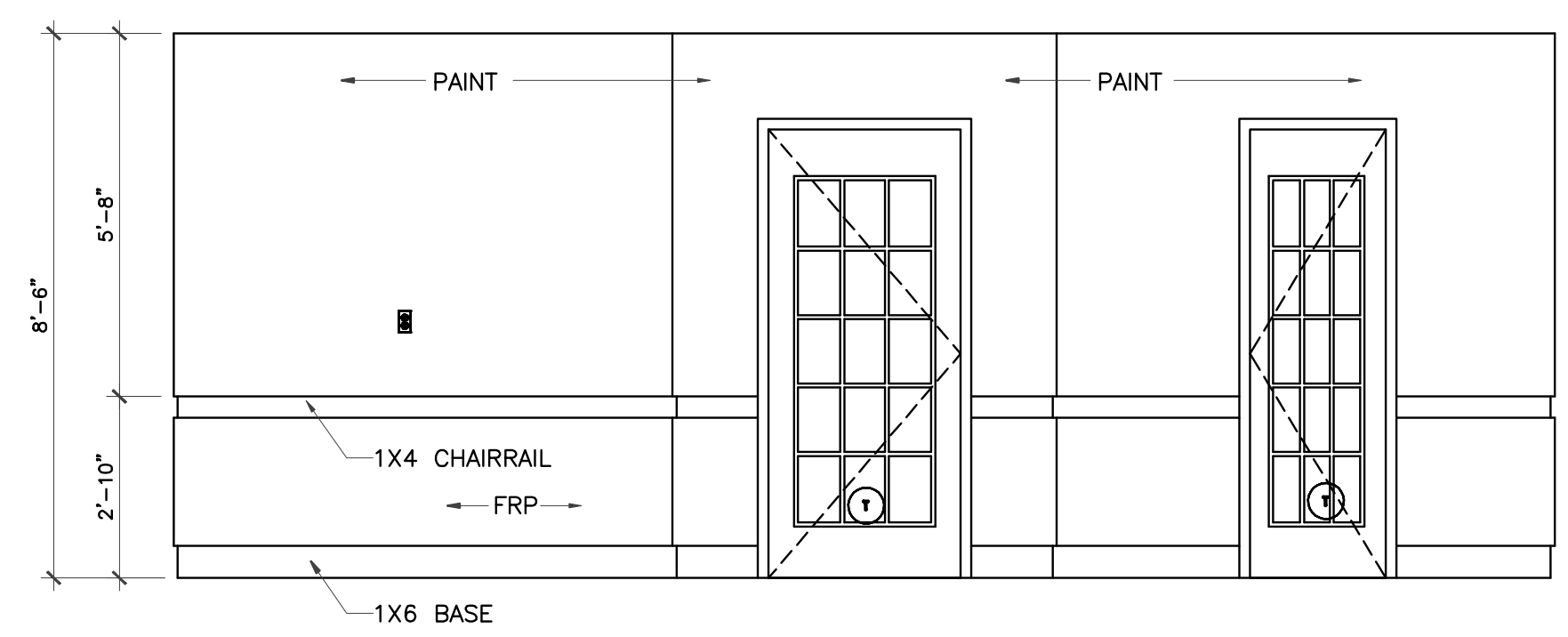
3 KITCHEN ELEVATION
3/8" = 1'-0"



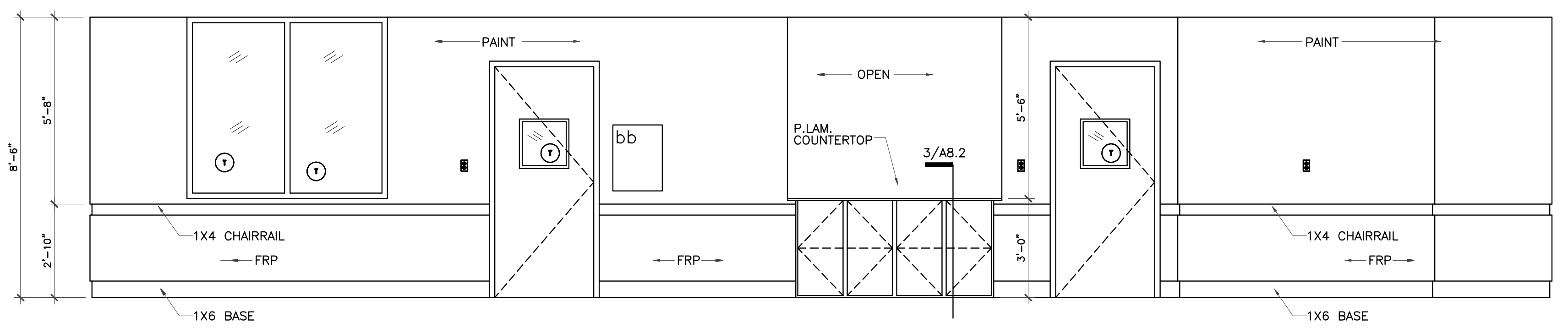
4 KITCHEN ELEVATION
3/8" = 1'-0"



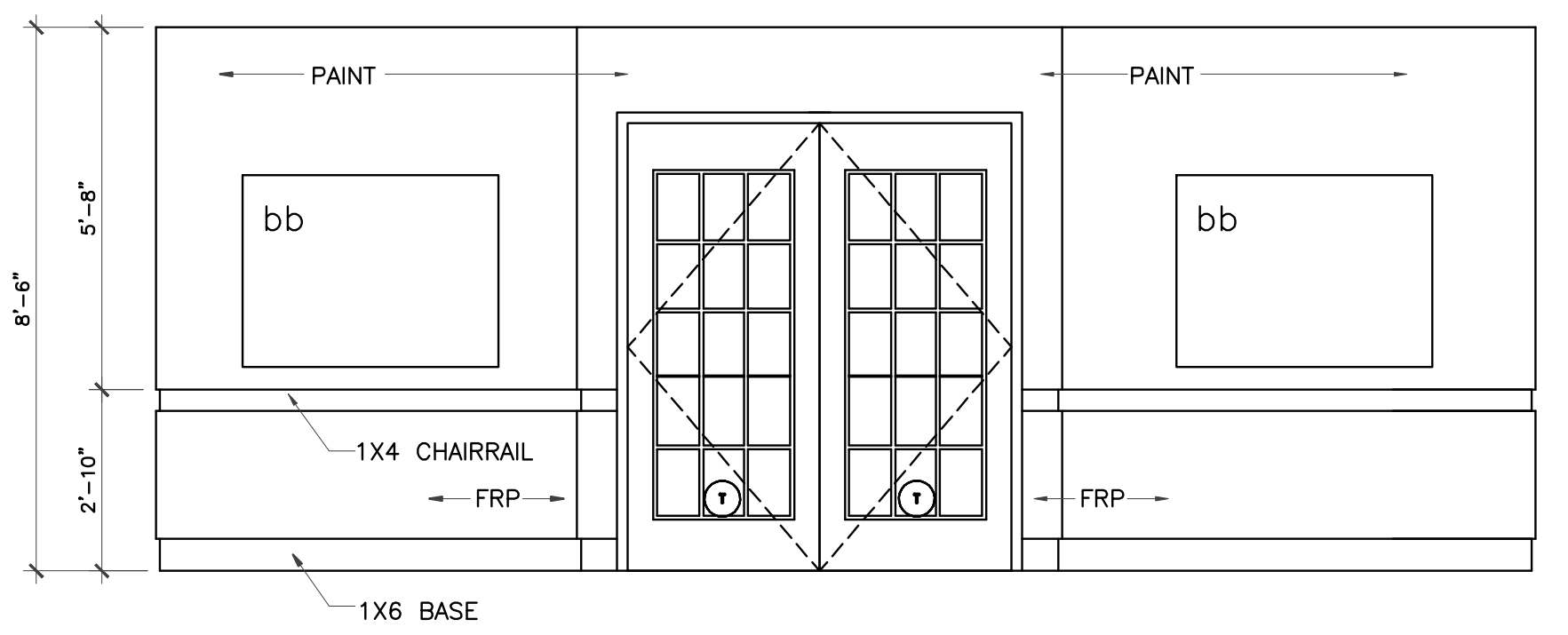
5 KITCHEN ELEVATION
3/8" = 1'-0"



6 LUNCH ROOM ELEVATION
3/8" = 1'-0"

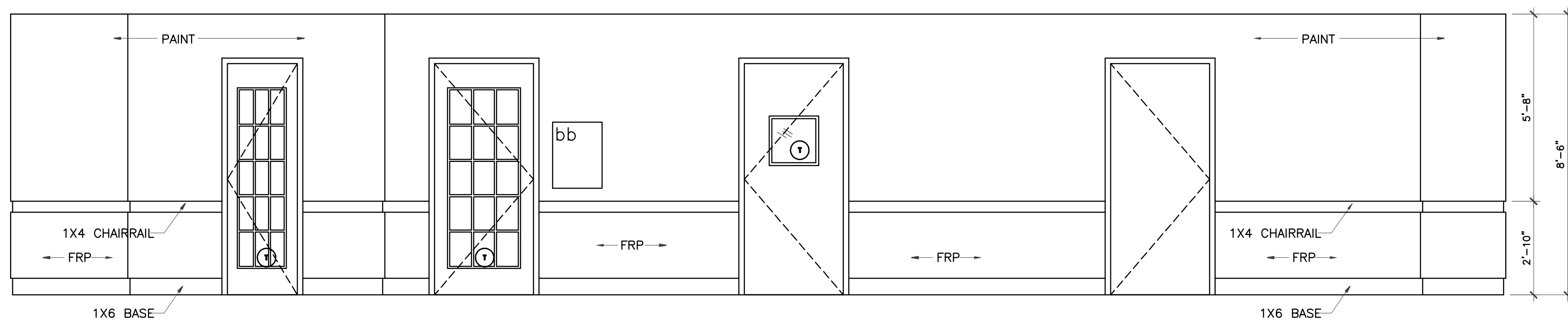


7 LUNCH ROOM ELEVATION
3/8" = 1'-0"



8 LUNCH ROOM ELEVATION
3/8" = 1'-0"

LENGEND
bb Bulletin Board



9 LUNCH ROOM ELEVATION
3/8" = 1'-0"

• PROVIDE 2250 TOTAL L/F OF STAIN GRADE CHAIR RAIL & BASE THROUGHOUT INSTEAD OF PAINT GRADE

IVY KIDS EARLY LEARNING CENTER
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01/09/2018

DRAWING TITLE

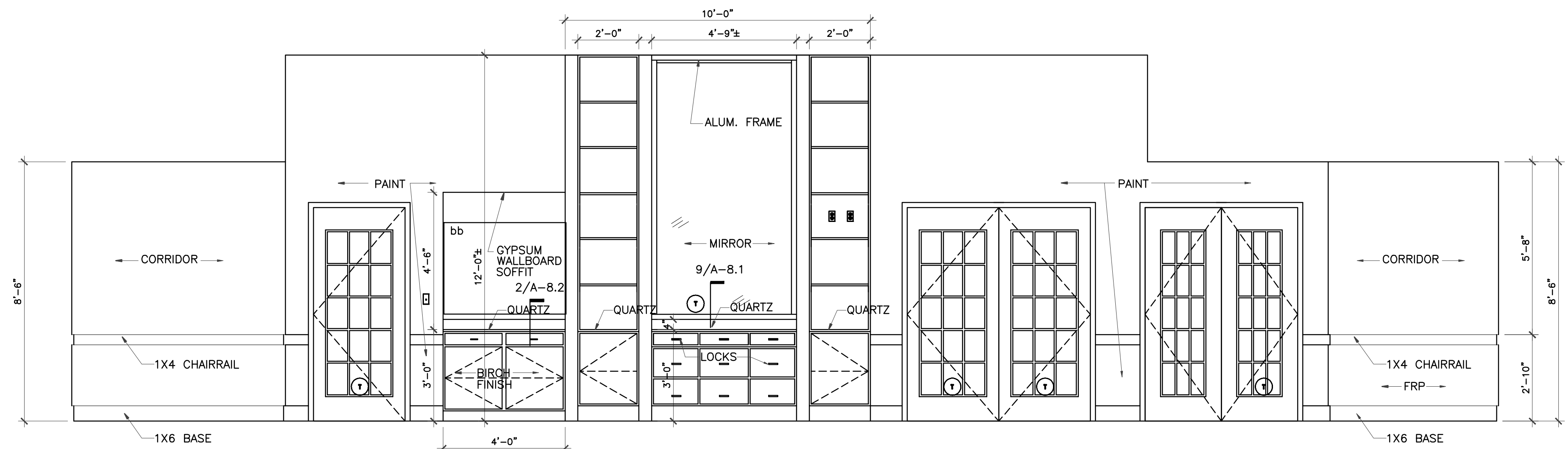
INTERIOR ELEVATIONS

DRAWN BY: JC CHECKED BY: JC

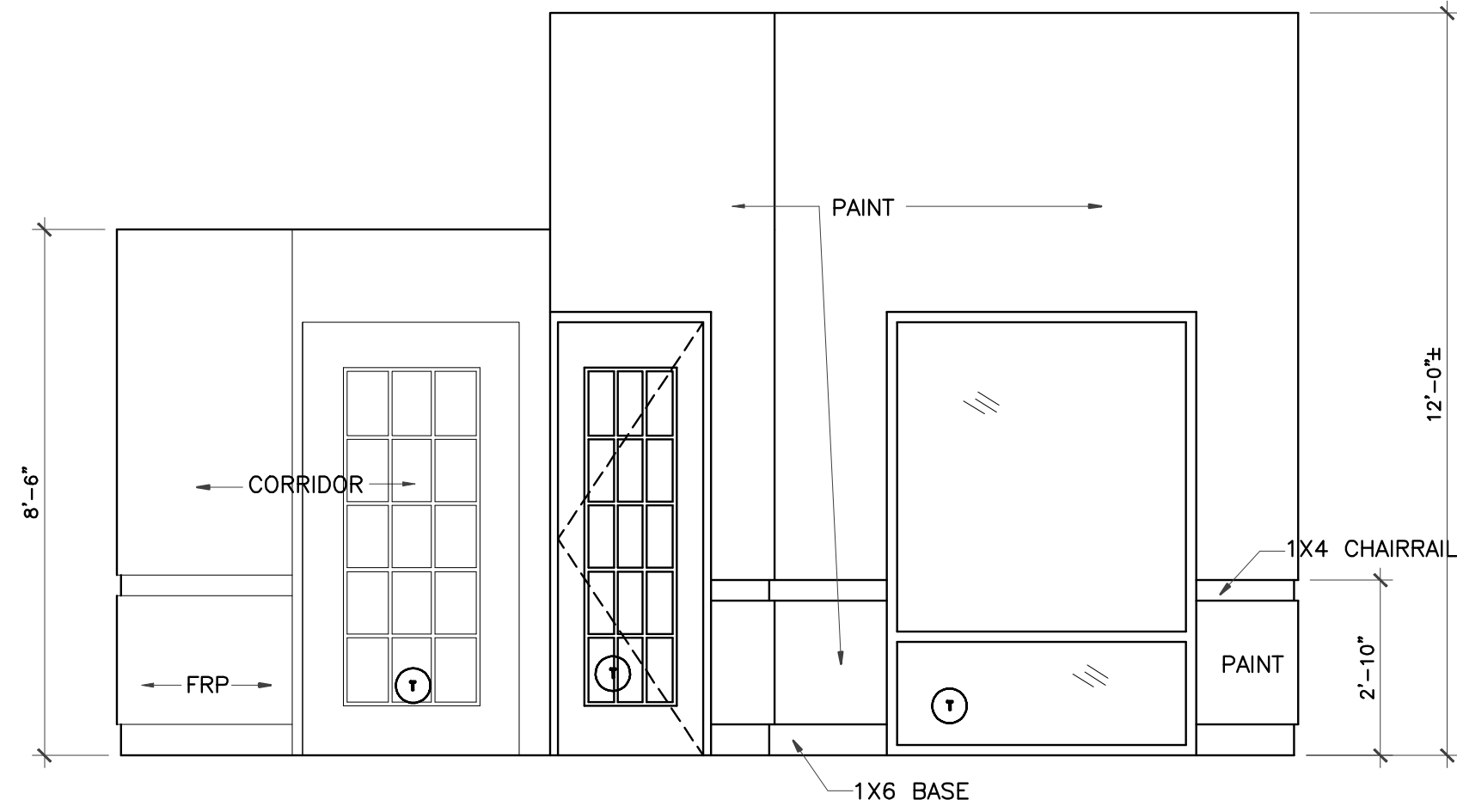
DATE: 03/30/2017 JOB NO.: gleannloch

DRAWING NO.: **A-6.4**

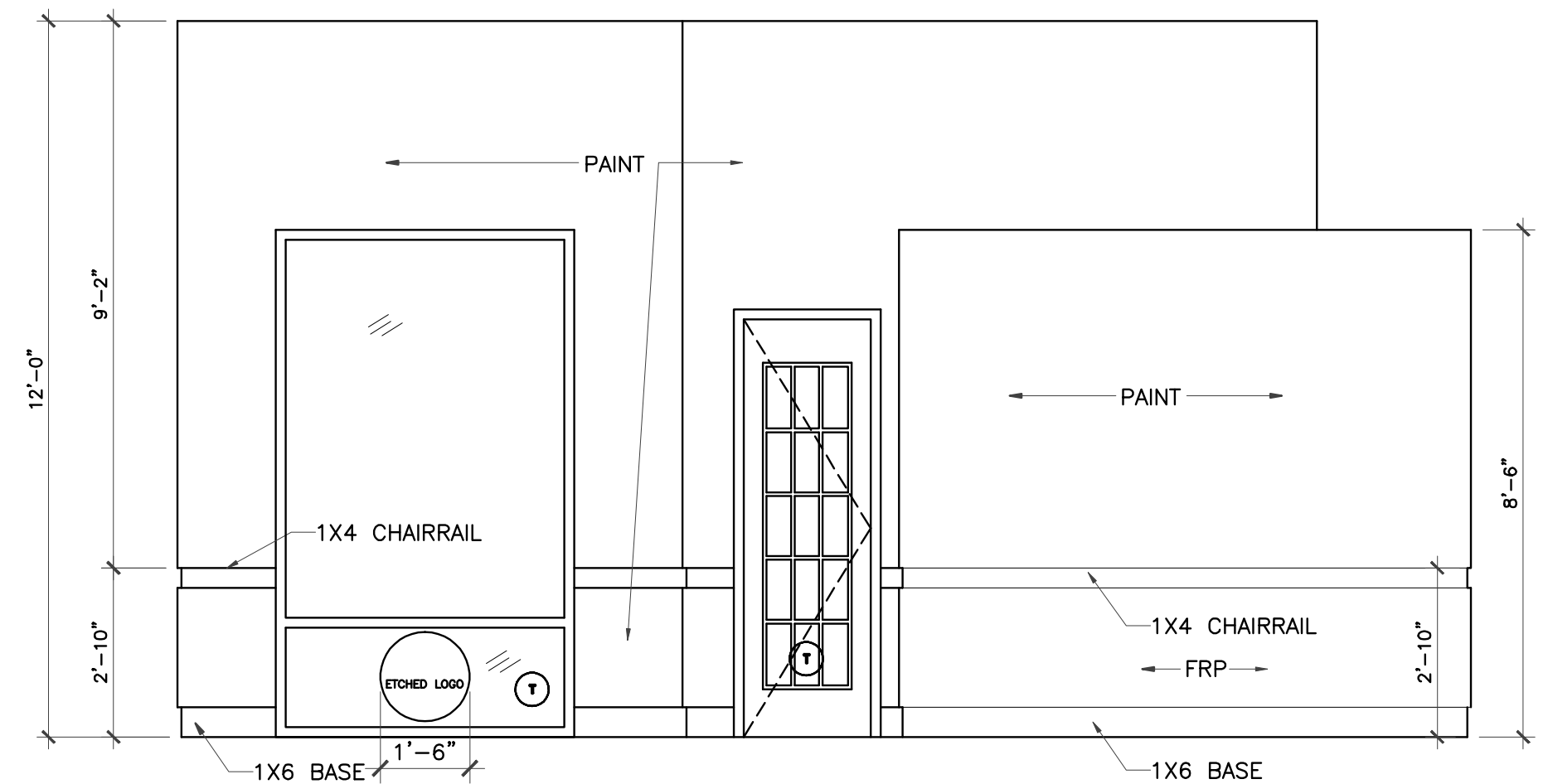
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



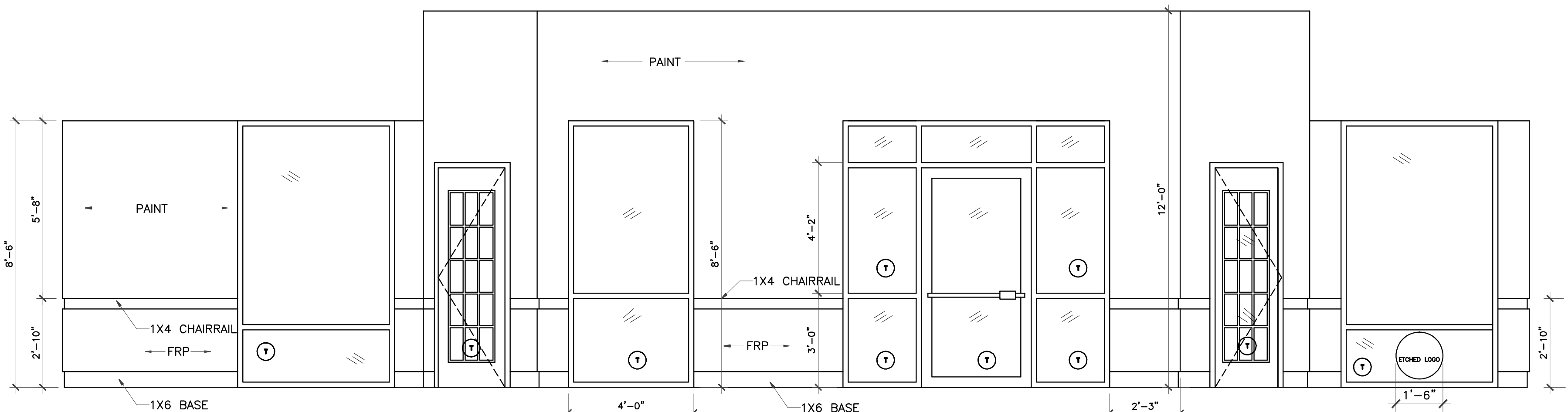
1 LOBBY ELEVATION
3/8" = 1'-0"



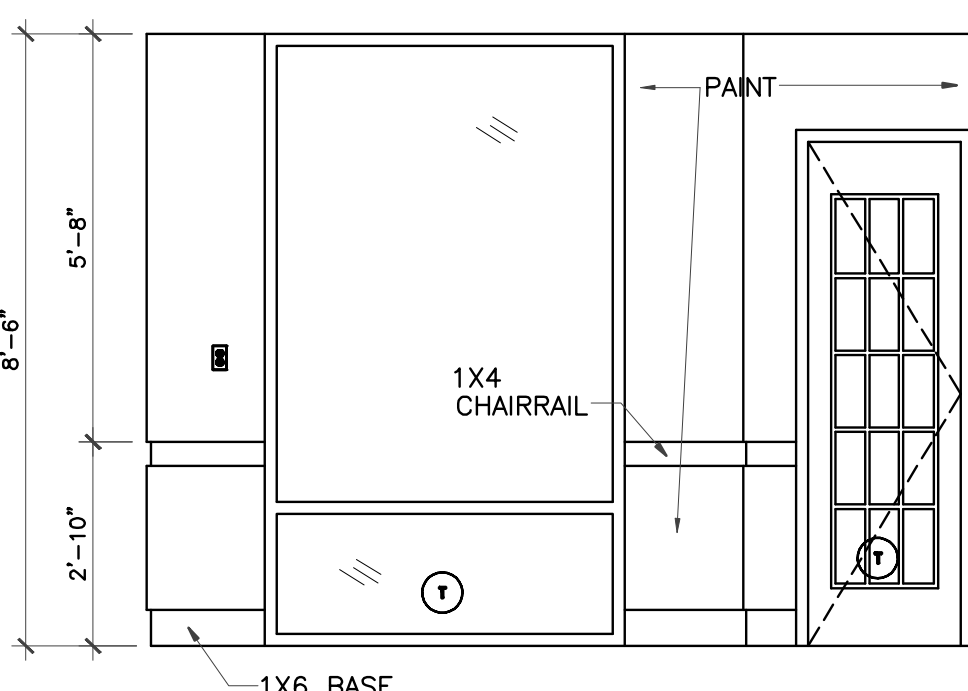
2 LOBBY ELEVATION
3/8" = 1'-0"



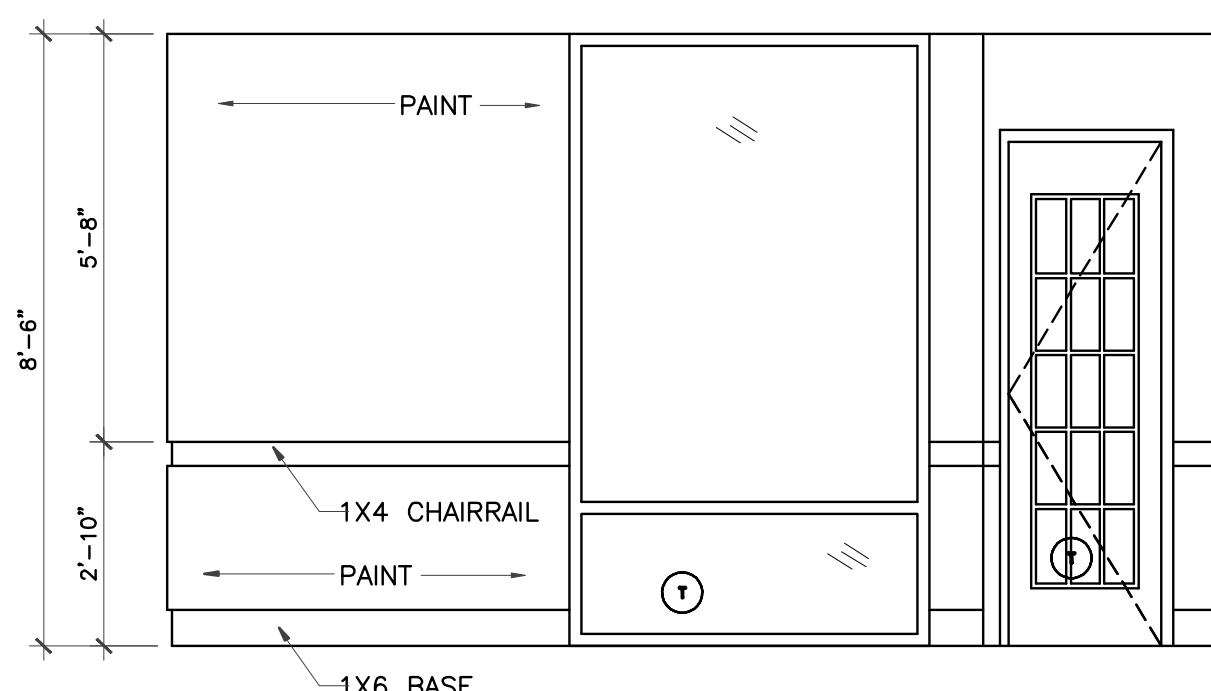
3 LOBBY ELEVATION
3/8" = 1'-0"



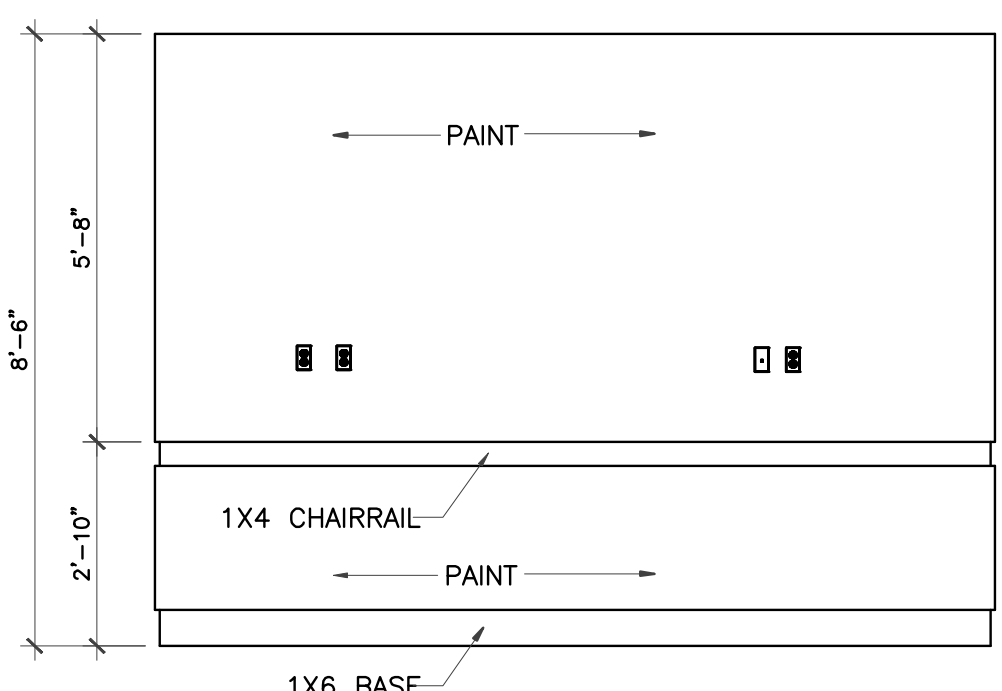
4 LOBBY ELEVATION
3/8" = 1'-0"



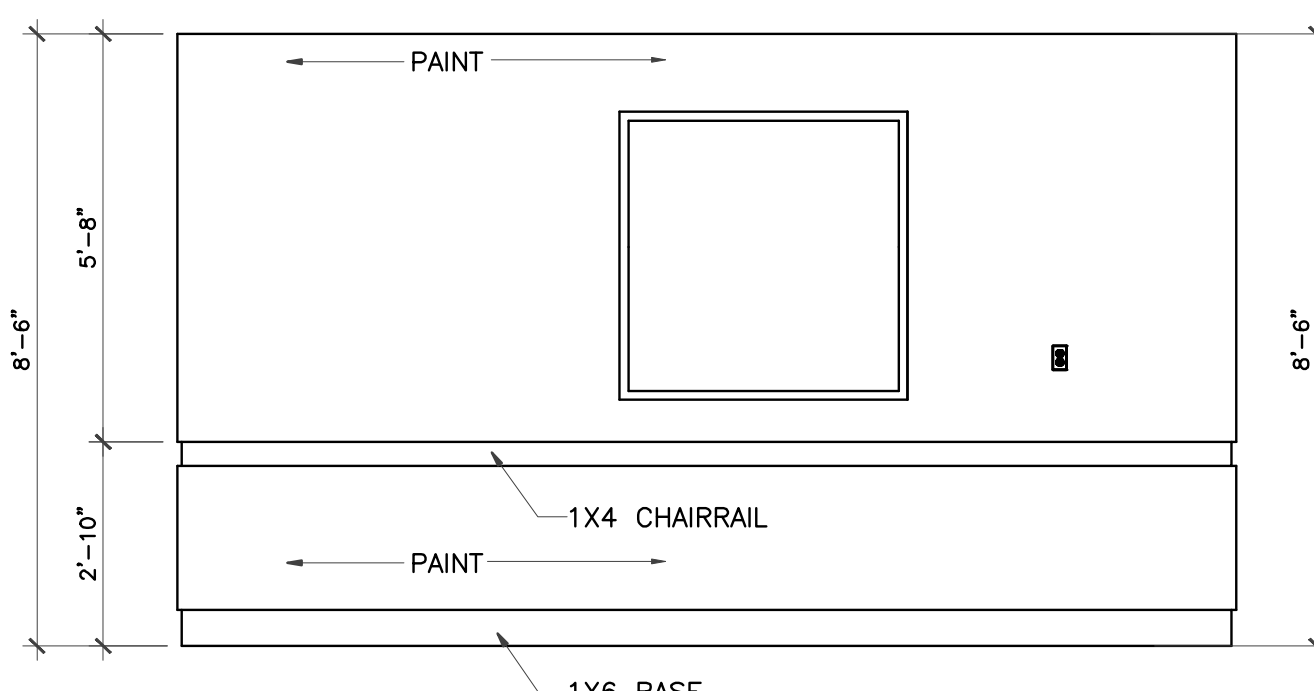
5 OFFICE ELEVATION
3/8" = 1'-0"



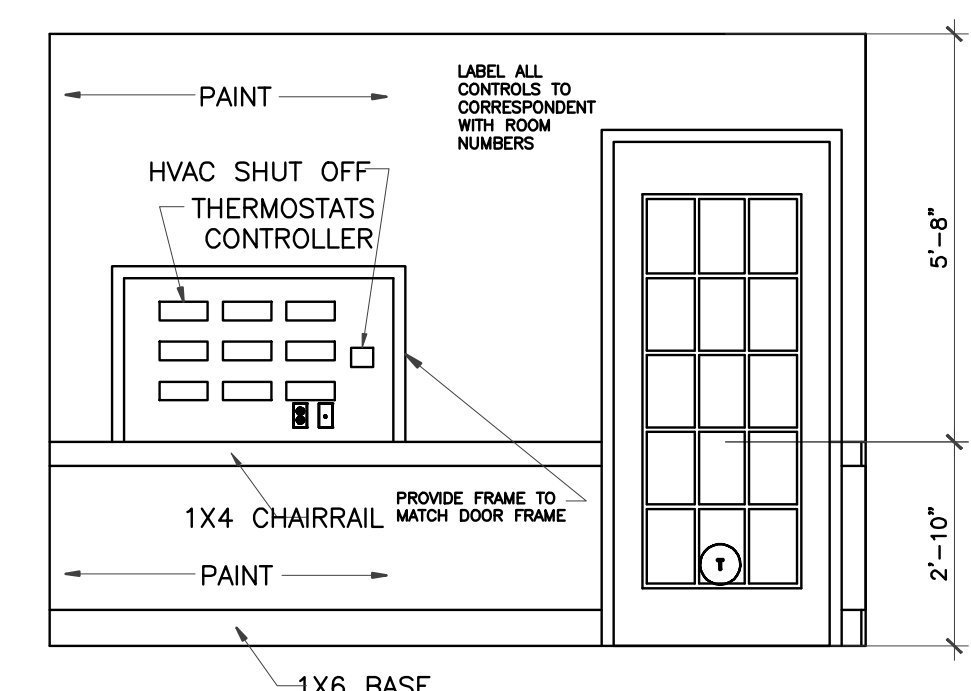
6 OFFICE ELEVATION
3/8" = 1'-0"



7 OFFICE ELEVATION
3/8" = 1'-0"



8 OFFICE ELEVATION
3/8" = 1'-0"



9 DIRECTOR'S OFFICE ELEVATION
3/8" = 1'-0"

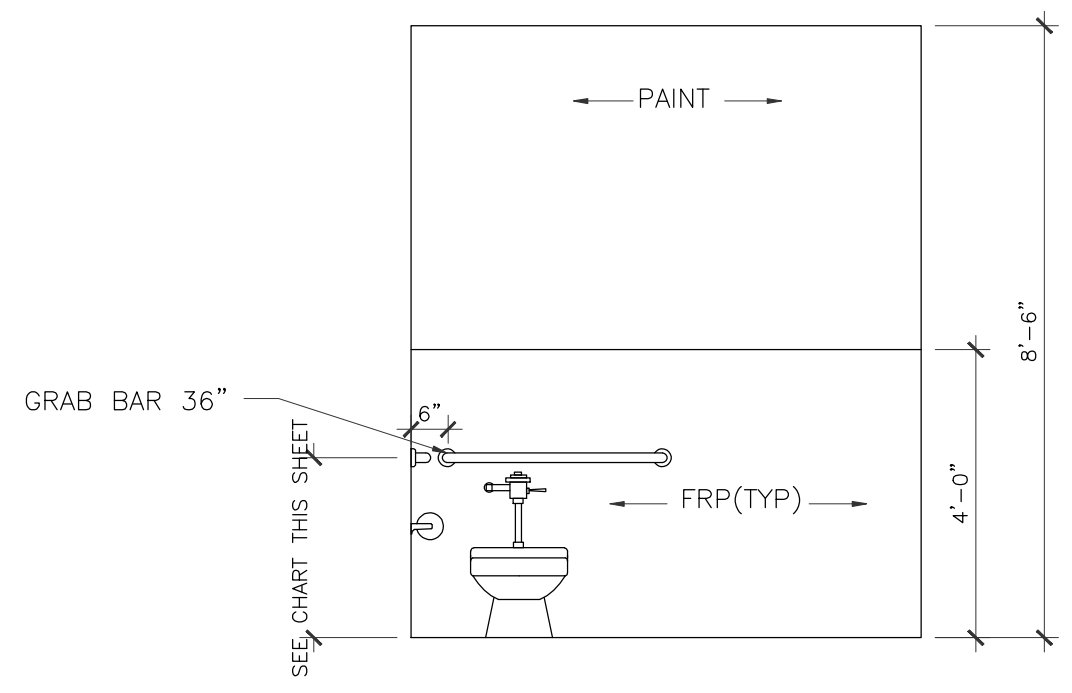
IVY KIDS EARLY LEARNING CENTER
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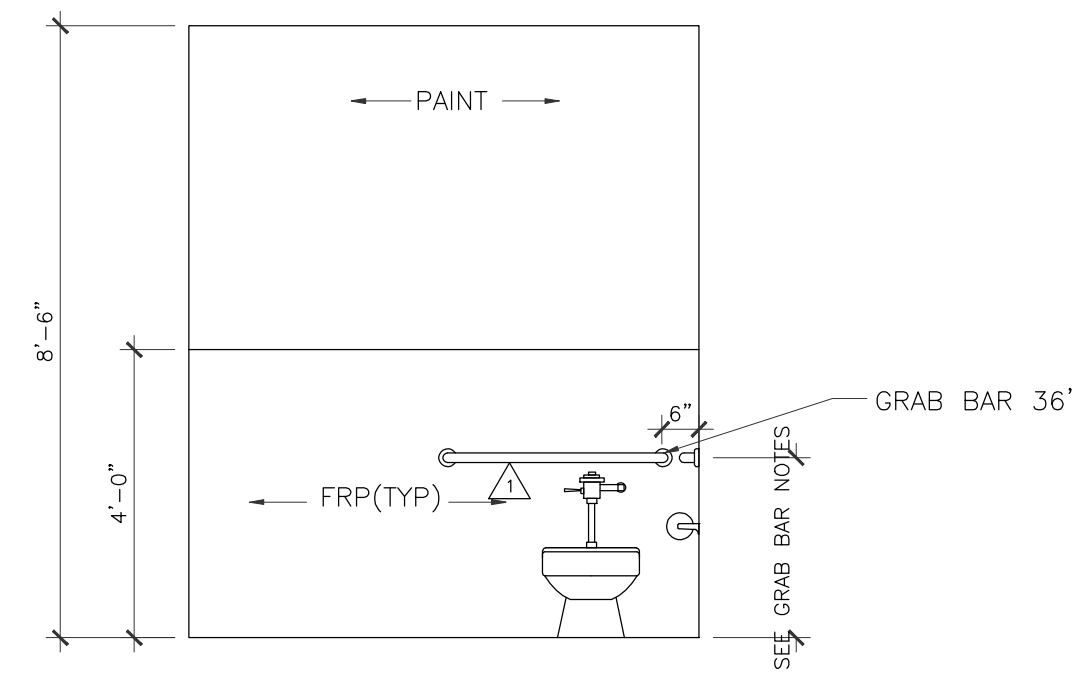
DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-6.5

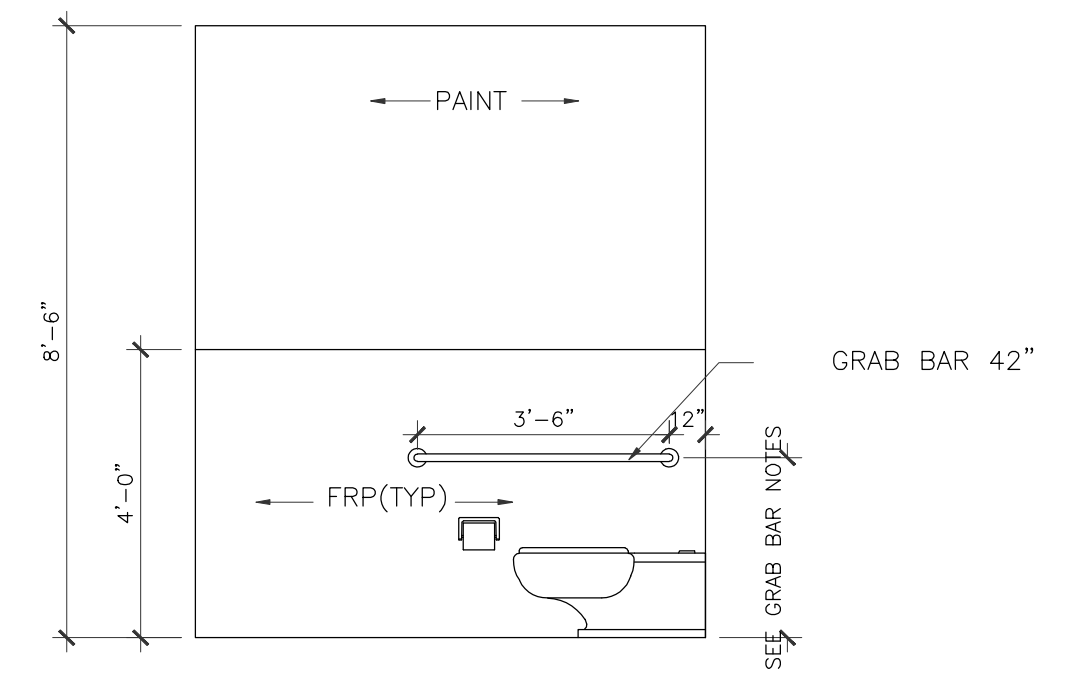
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



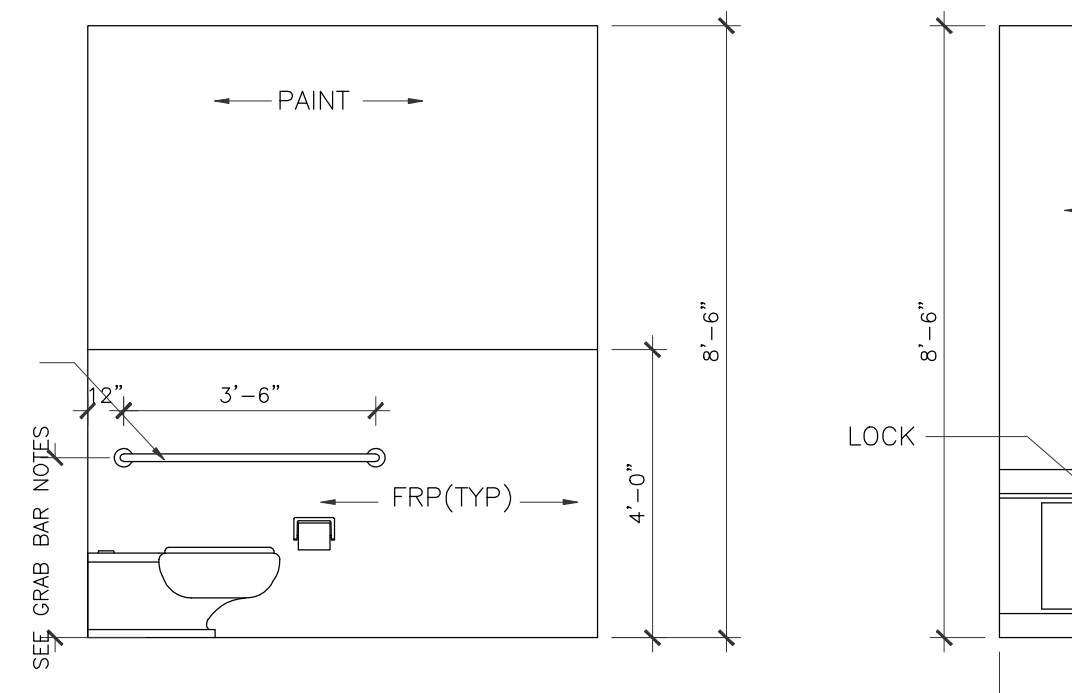
1 GIRLS' RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300 CLASSROOM #450
 CLASSROOM #350 CLASSROOM #500
 CLASSROOM #400 CLASSROOM #550



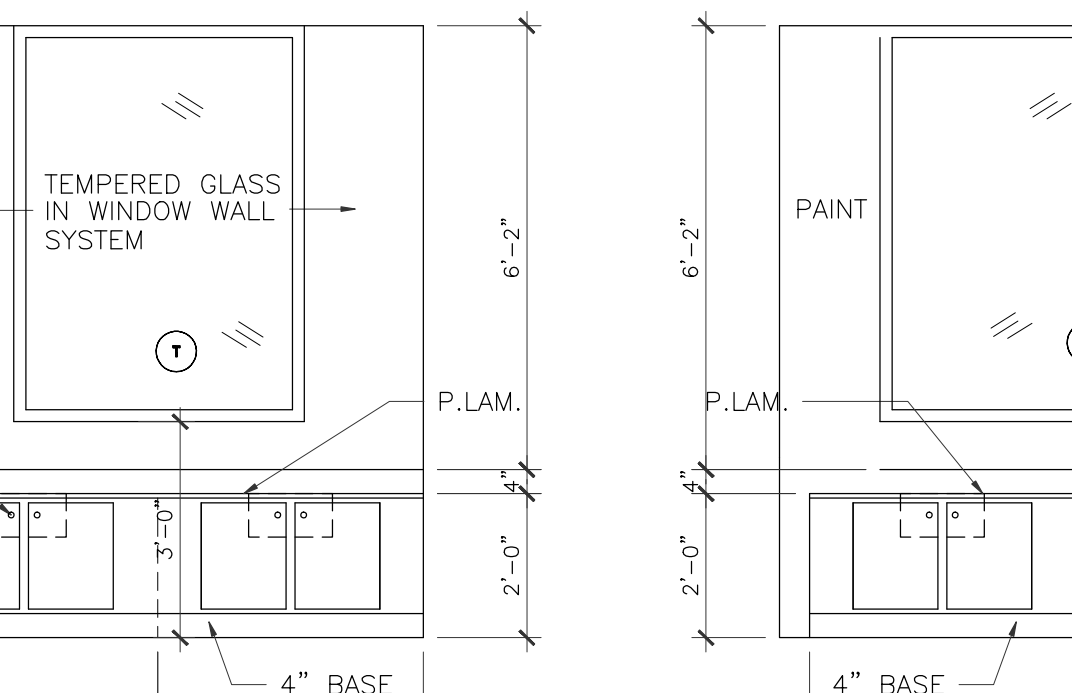
2 BOYS' RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300 CLASSROOM #450
 CLASSROOM #350 CLASSROOM #500
 CLASSROOM #400 CLASSROOM #550



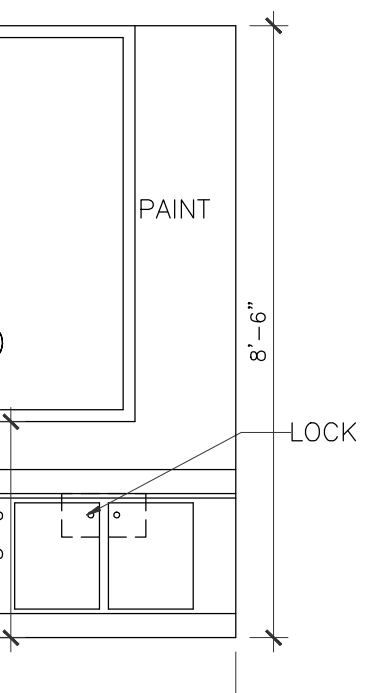
3 GIRLS' RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300 CLASSROOM #450
 CLASSROOM #350 CLASSROOM #500
 CLASSROOM #400 CLASSROOM #550



4 BOYS' RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300 CLASSROOM #450
 CLASSROOM #350 CLASSROOM #500
 CLASSROOM #400 CLASSROOM #550

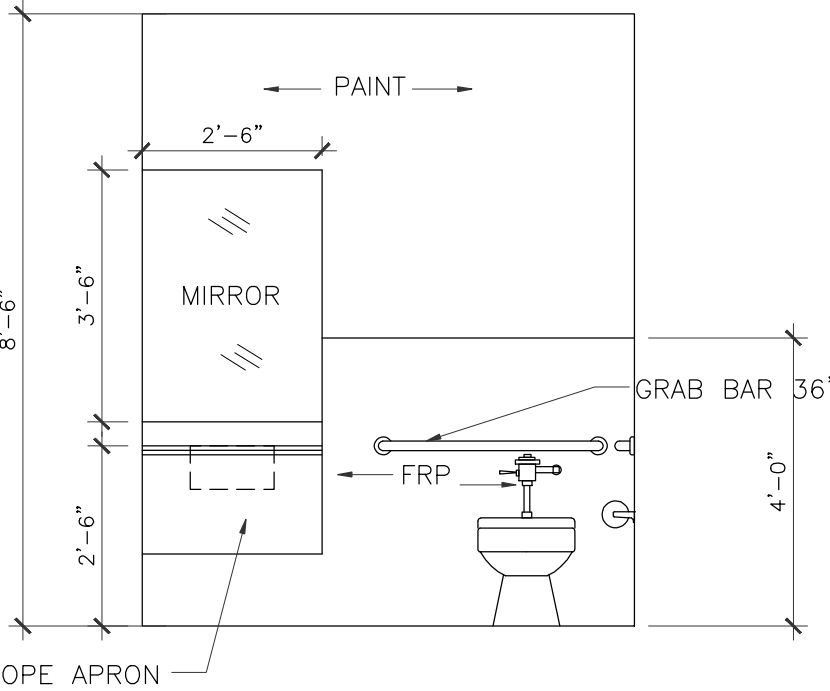


5a RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #250

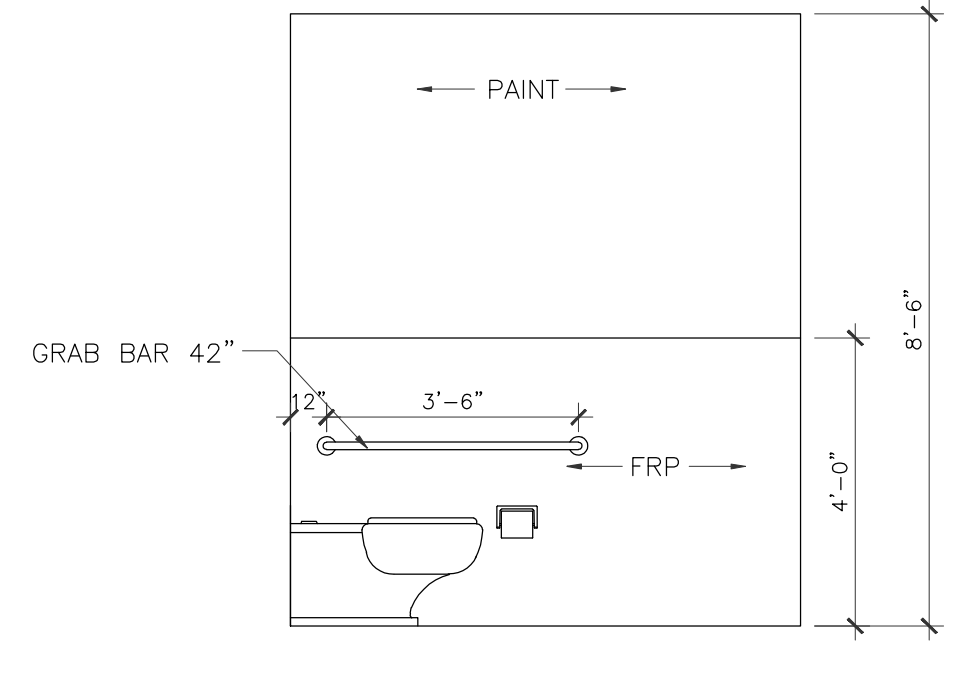


5b RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #200

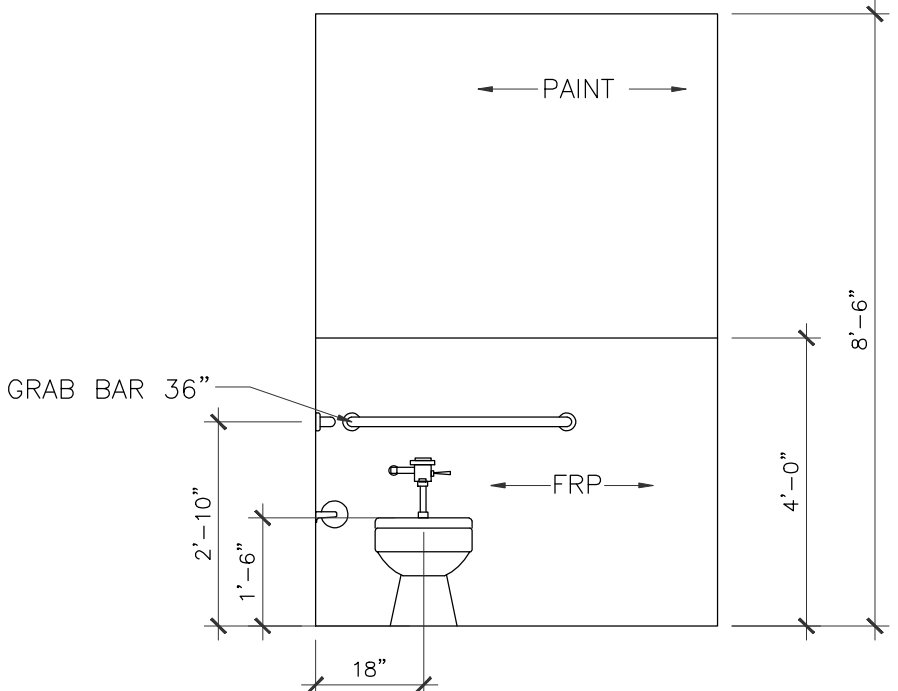
PROVIDE REIN. IN WALL FOR RAILING OR RESTROOM ACCESSORIES SUPPORTS. DO NOT INSTALL RAILING OR TOILET ACCESSORIES UNTIL ADA INSPECTOR MARK THE HEIGHT AT SITE.



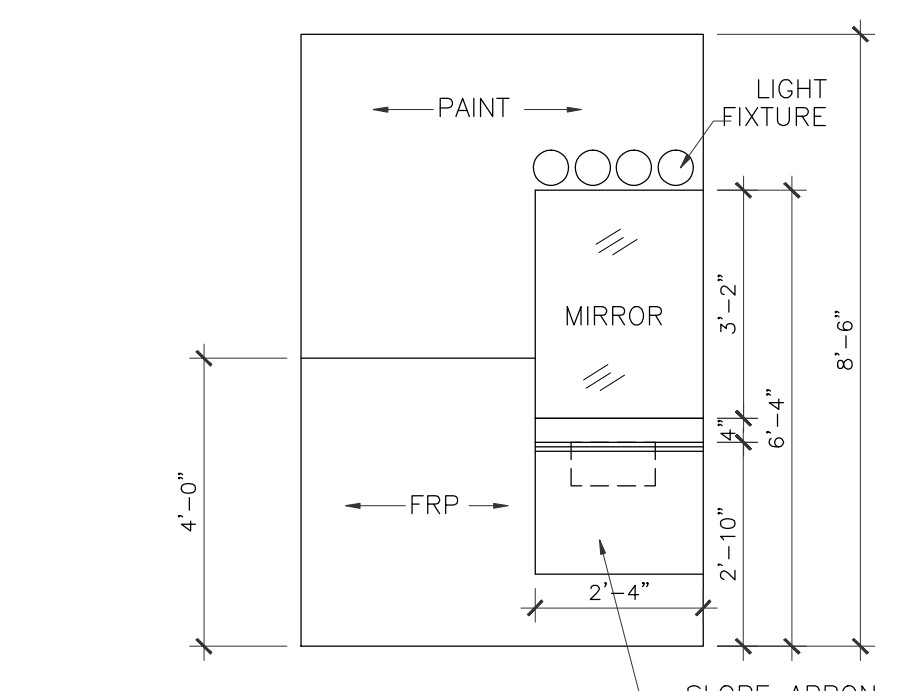
6 RESTROOM ELEVATION @ ACTIVITY
 3/8" = 1'-0"



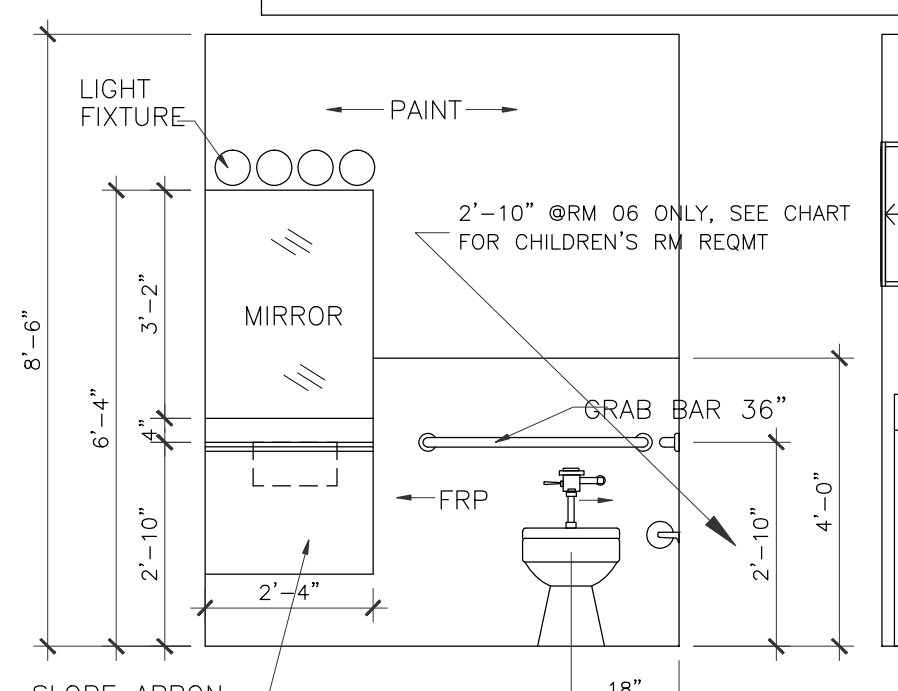
7 RESTROOM ELEVATION @ ACTIVITY
 3/8" = 1'-0"



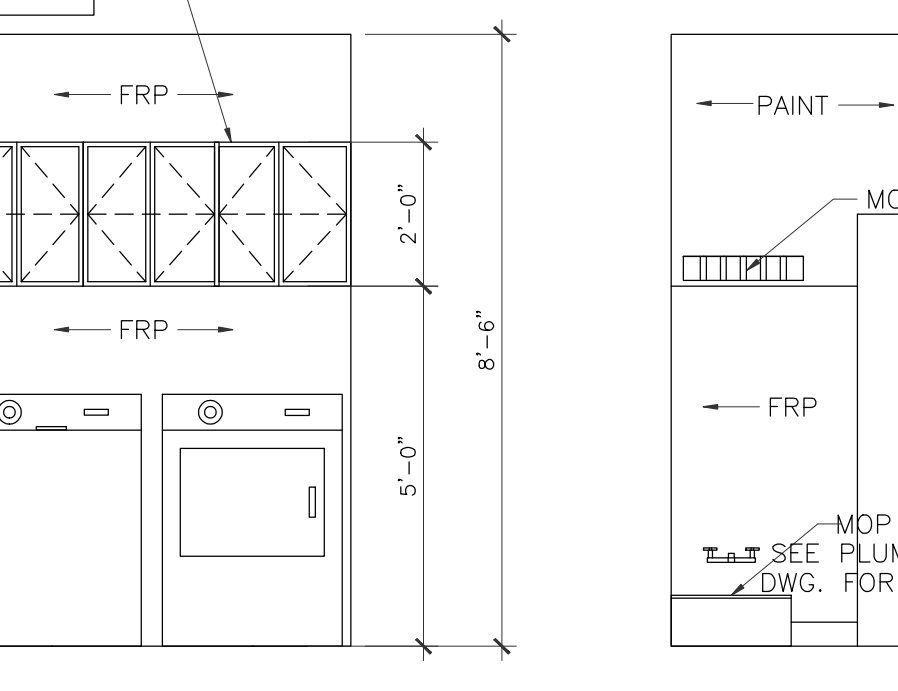
8 RESTROOM ELEVATION @ LUNCH
 3/8" = 1'-0"



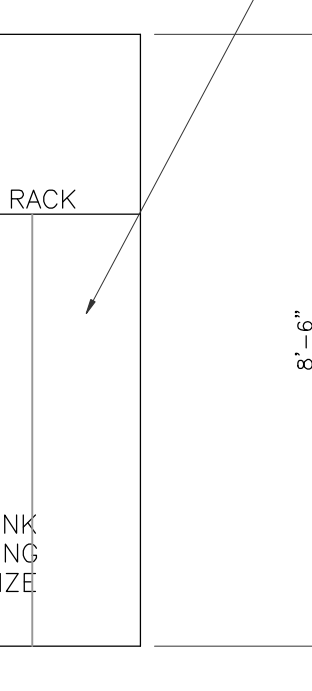
9 RESTROOM ELEVATION @ LUNCH
 3/8" = 1'-0"



10 RESTROOM ELEVATION
 3/8" = 1'-0"



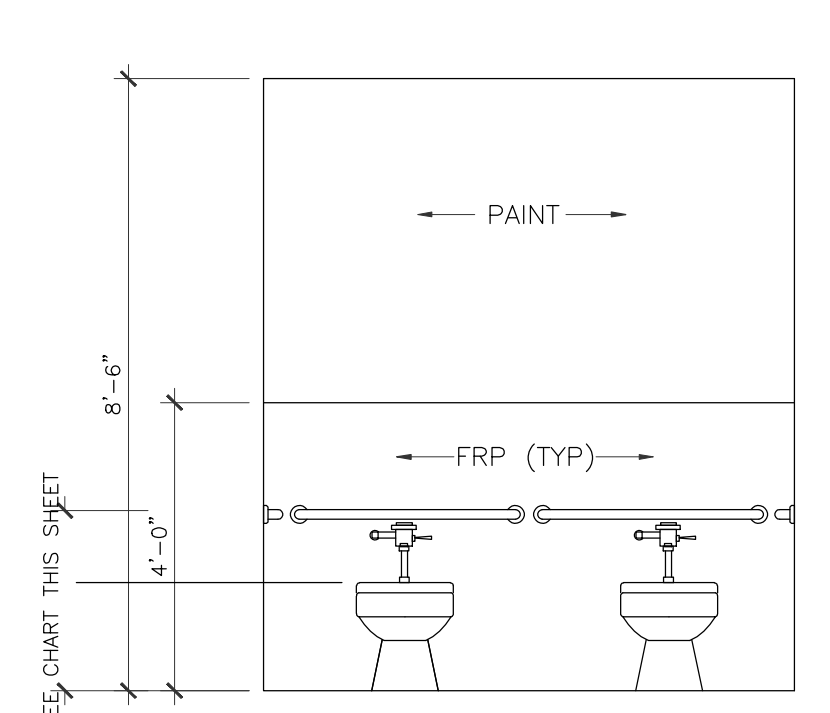
11 UTILITY ELEVATION
 3/8" = 1'-0"



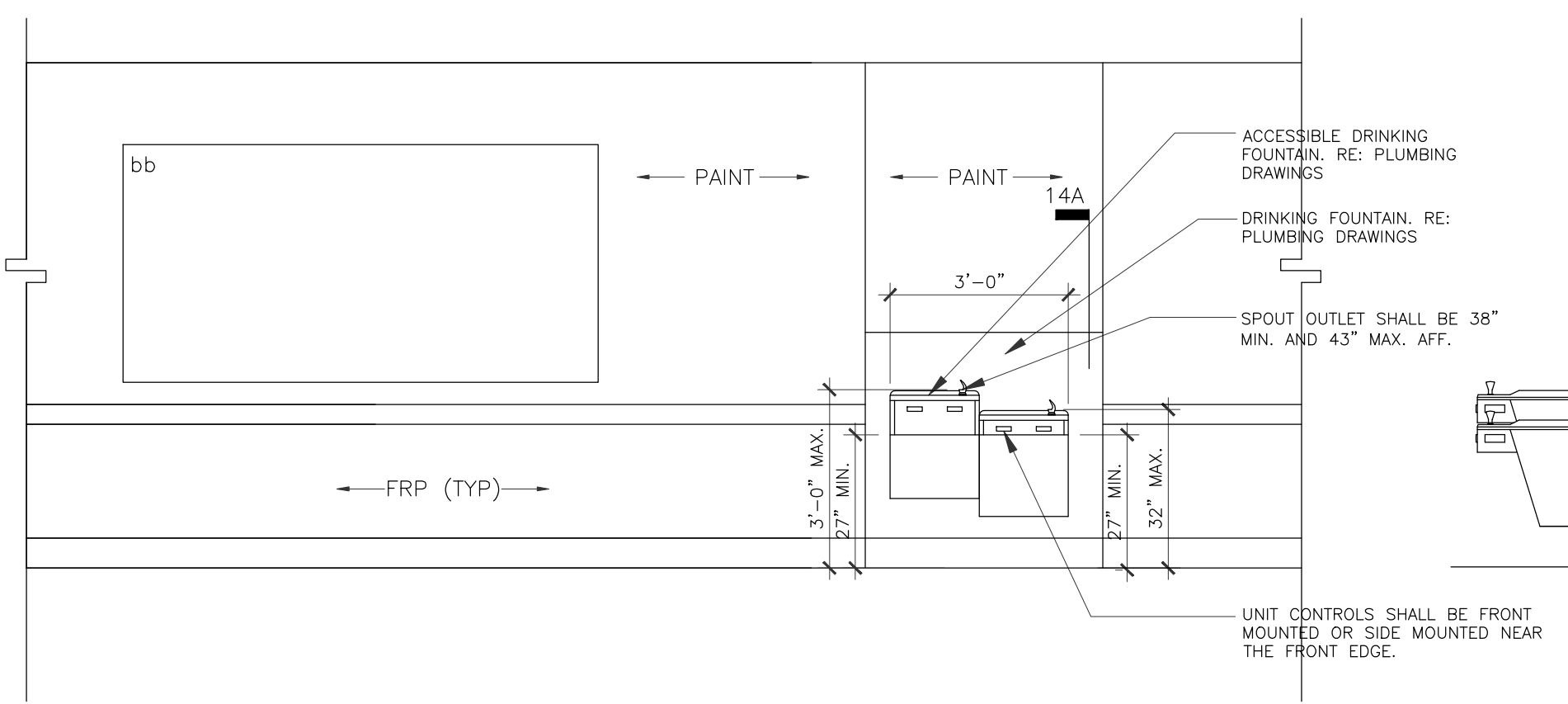
12 UTILITY ELEVATION
 3/8" = 1'-0"

LEGEND

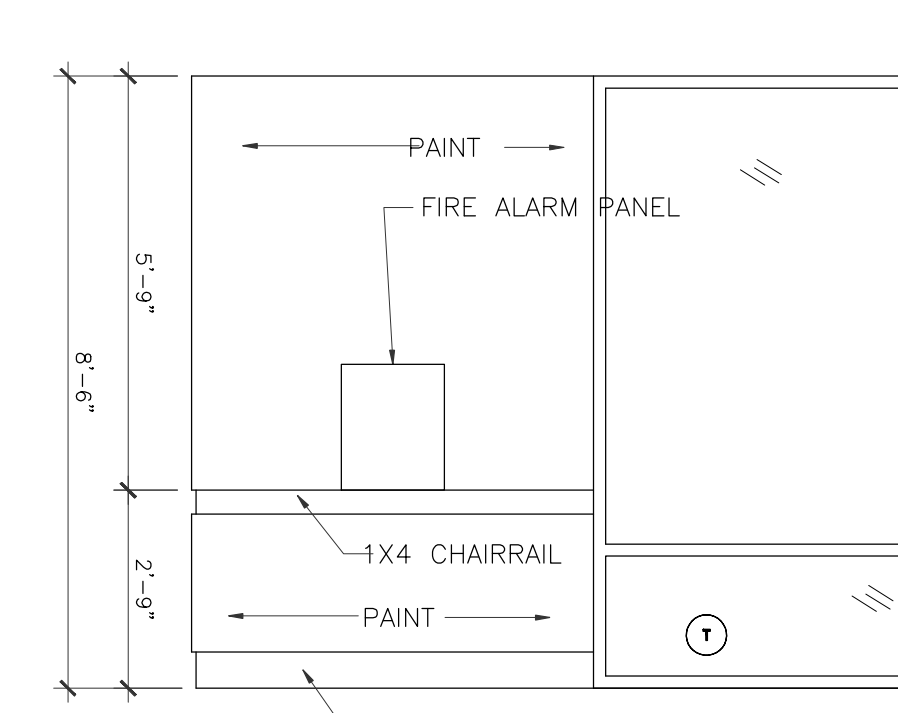
bb Bulletin Board



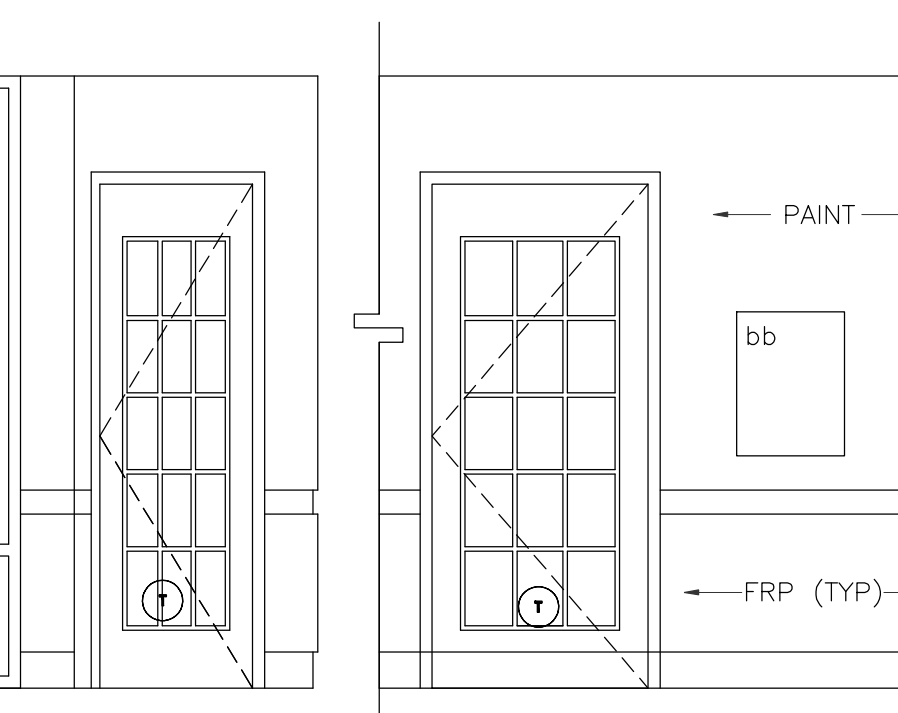
13 RESTROOM ELEVATION
 3/8" = 1'-0"
 CLASSROOM #200
 CLASSROOM #250



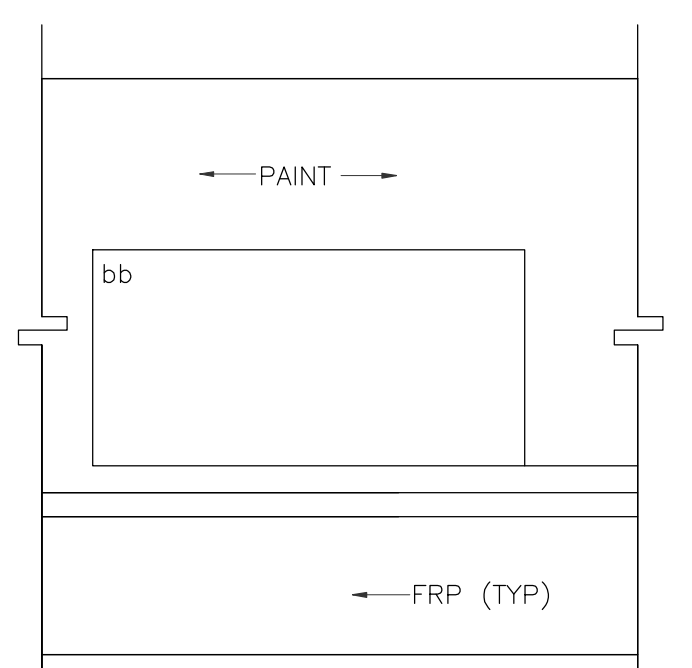
14 DRINKING FOUNTAIN
 3/8" = 1'-0"



15 FIRE ALARM WALL
 3/8" = 1'-0"



16 WALL ELEVATION
 3/8" = 1'-0"



17 WALL ELEVATION
 3/8" = 1'-0"

- NOTES:**
- FRP WILL BE IN ALL RESTROOMS AT 48" HIGH WITH PAINTED GYP. BD. ABOVE
 - WATER CLOSET HEIGHT IN CLASSROOM #500, AND ACTIVITY ROOM IS 15" PER ADA REQUIREMENTS.
 - WATER CLOSET HEIGHT IN LUNCH ROOM IS 18" PER ADA REQUIREMENTS.
 - WATER CLOSET HEIGHT IN CLASSROOM #200 #250, #300, #350, #400, #450 IS 12" PER ADA REQUIREMENTS.

- GRAB BAR NOTES**
- GRAB BAR HEIGHTS FOR TOILETS IN ROOMS 300-450 ARE AT 18"-20" A.F.F.
 - GRAB BAR HEIGHTS FOR TOILETS IN ROOMS 500-550 AND ACTIVITY ROOM ARE AT 20"-25" A.F.F.

WATER CLOSET / LAV / GRAB BAR MOUNTING HT CHART				
ROOM	WC seat HEIGHT	LAV HEIGHT	WC CL. TO SIDE WALL	GRAB BAR HEIGHT
200-250	10"	24"	12"	18"-20"
300-350	11"	24"/30"	12"	18"-20"
400-450	12"	30"	14"	20"-25"
500-600	15"	30"	14"	20"-25"
ADULT	17"	34"	18"	34"

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578



DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-6.6

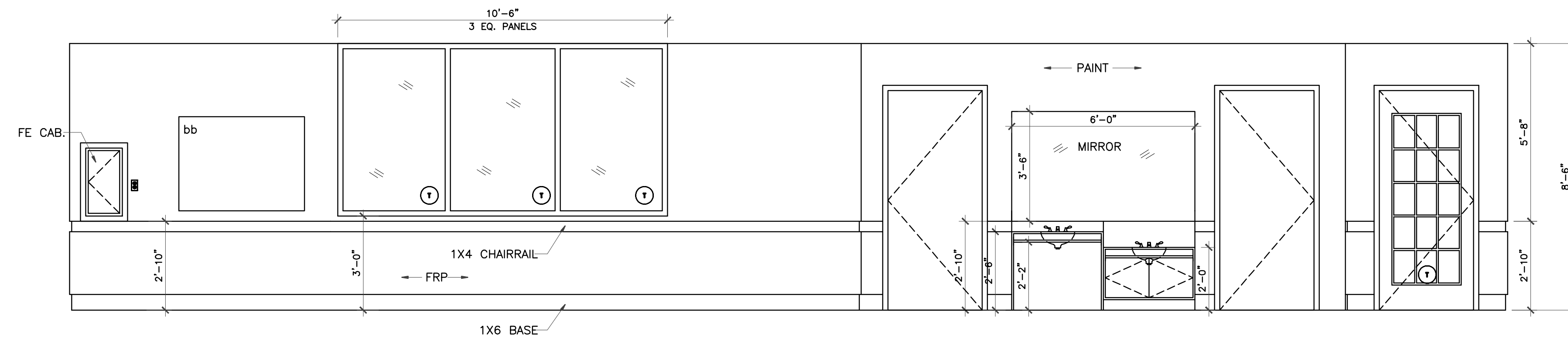
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578

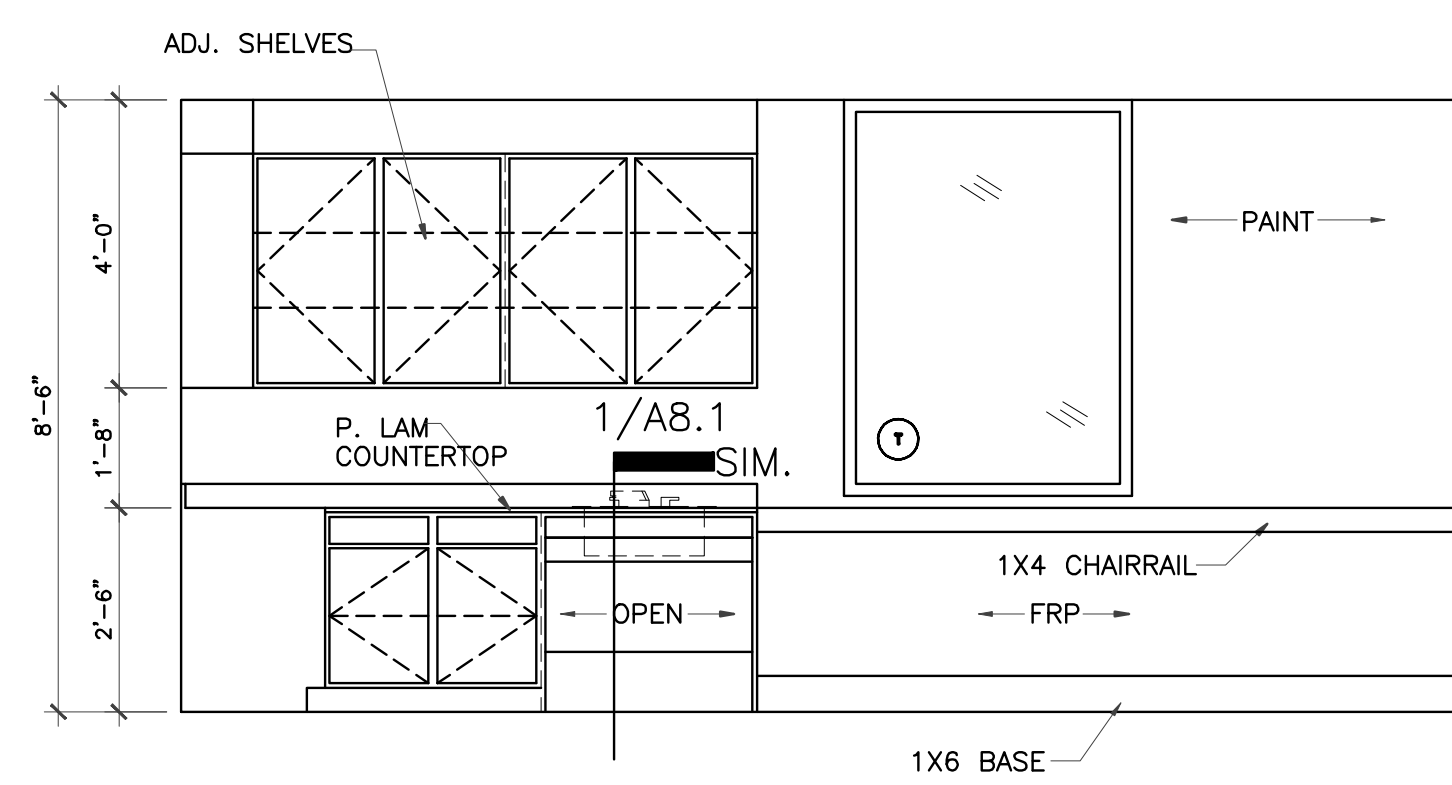


DRAWING TITLE	
INTERIOR ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-6.7

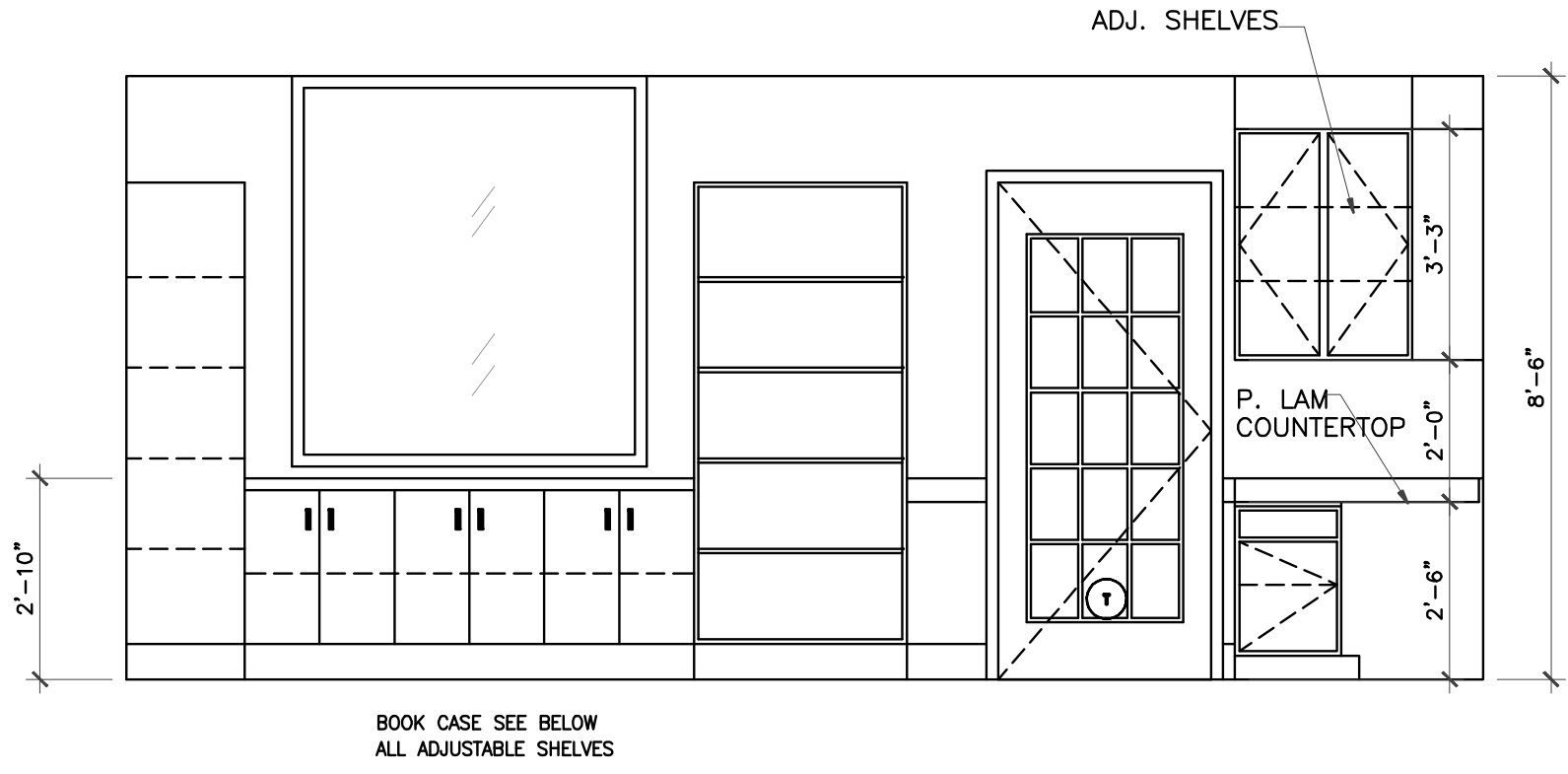


1 CLASSROOM #300 ELEVATION
3/8" = 1'-0"



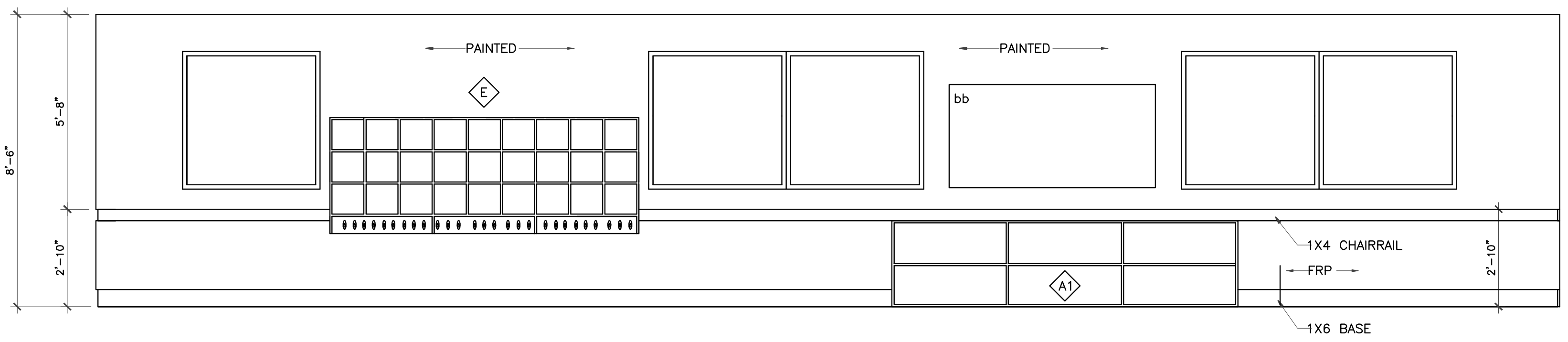
2 LEARNING ELEVATION
3/8" = 1'-0"

Q: ALLEN+ROTH
SUGARBRUSH QUARTZ

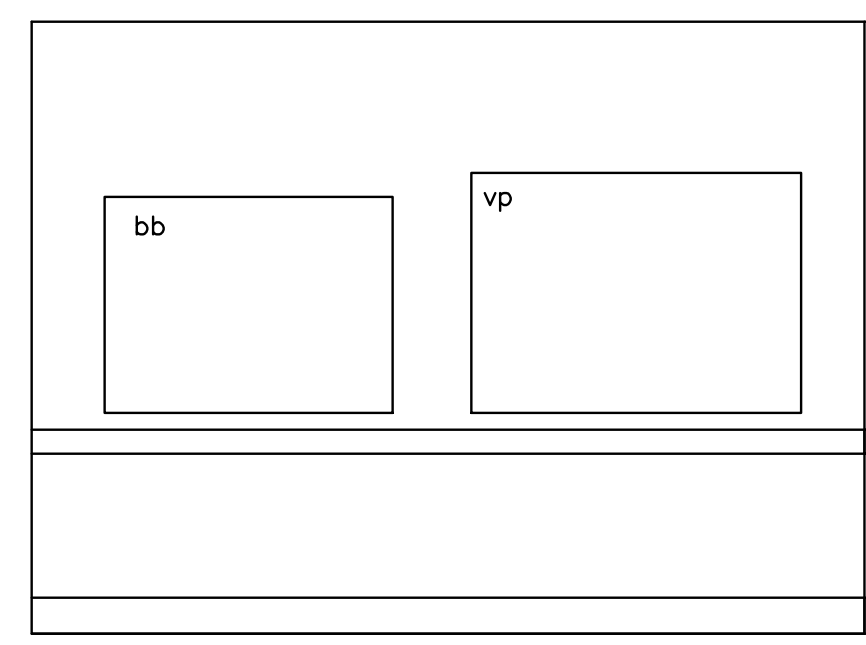
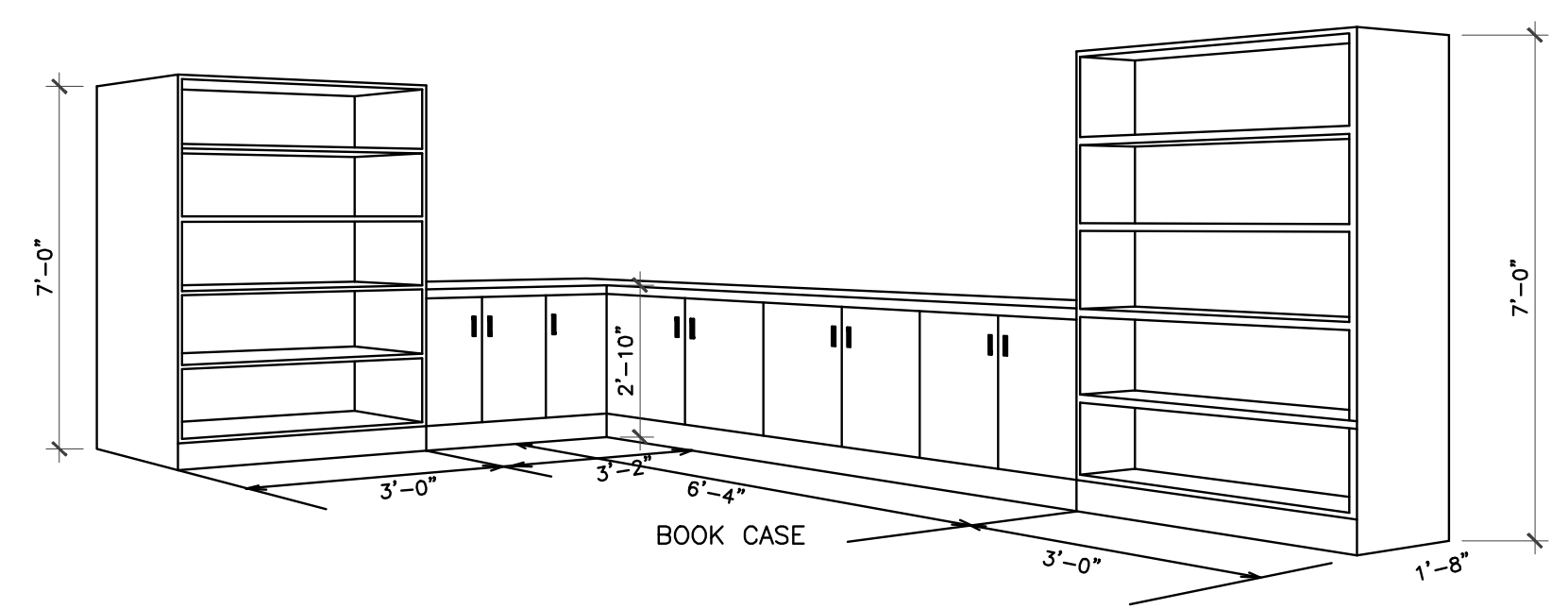


3 LEARNING ELEVATION
3/8" = 1'-0"

BOOK CASE SEE BELOW
ALL ADJUSTABLE SHELVES

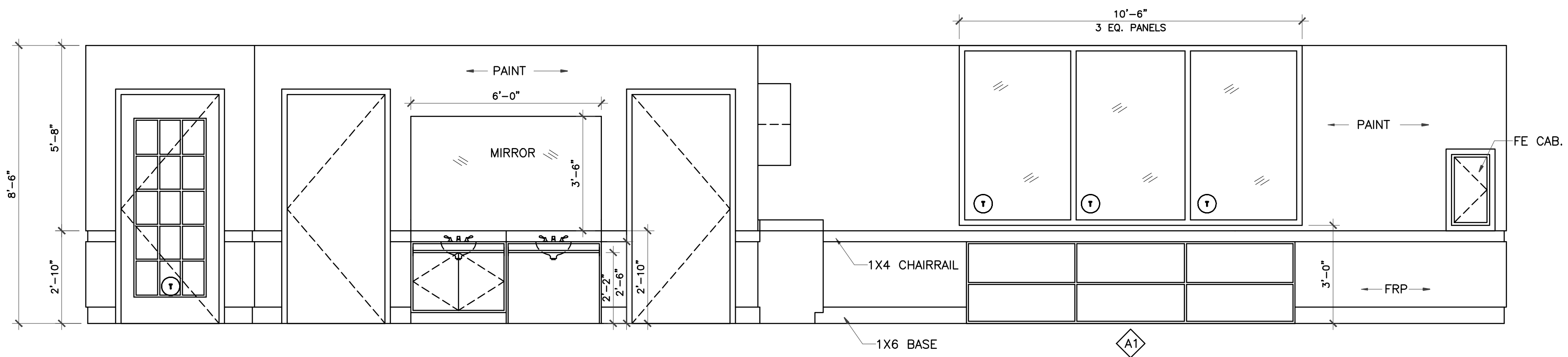


4 CLASSROOM #550 ELEVATION
3/8" = 1'-0"



5 CLASSROOM #550 ELEVATION
3/8" = 1'-0"

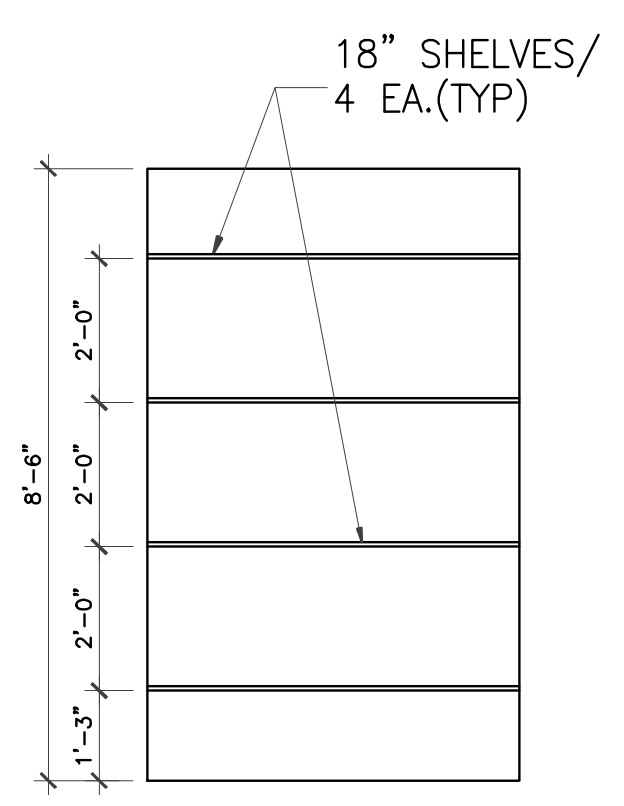
LEGEND:
bb Bulletin Board
vp vinyl wall pocket chart



9 CLASSROOM ELEVATION
3/8" = 1'-0"

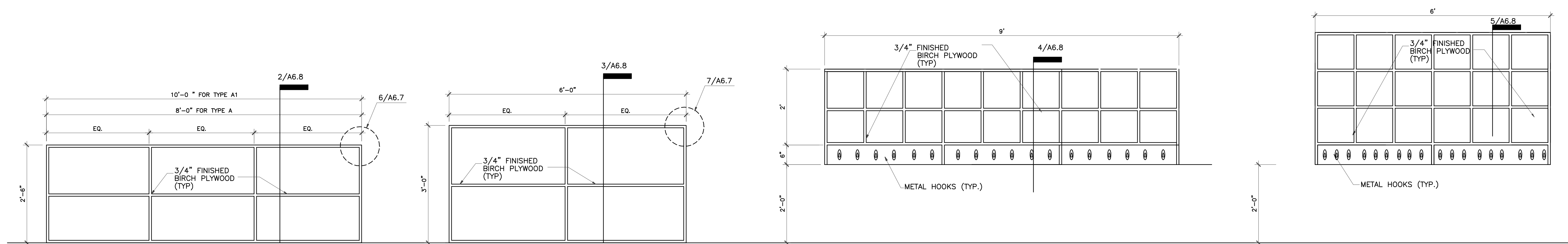
CLASSROOM #400
CLASSROOM #450
CLASSROOM #500
CLASSROOM #550 - OPP. HD.

6 7 8 10 NOT USED

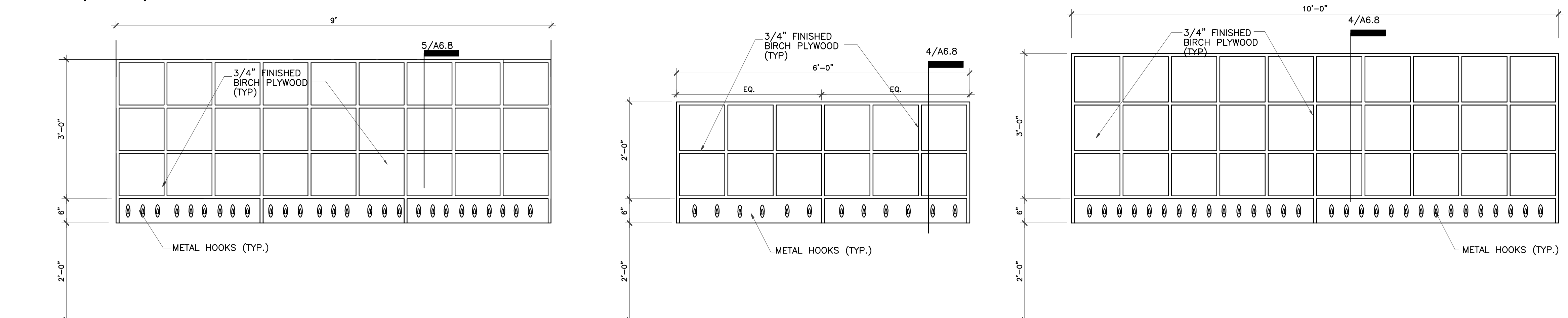


11 STO. ELEVATION(TYP)
3/8" = 1'-0"

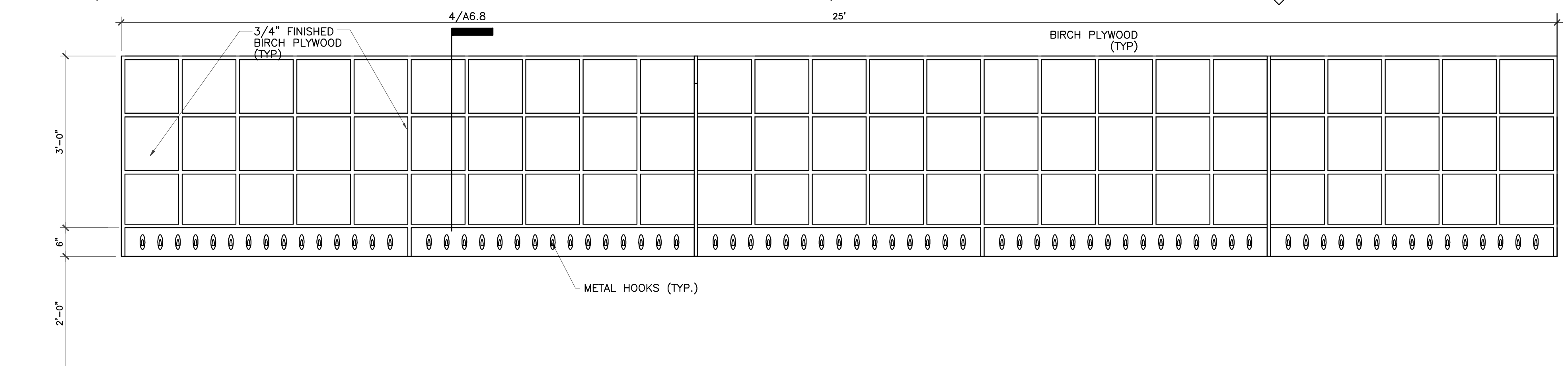
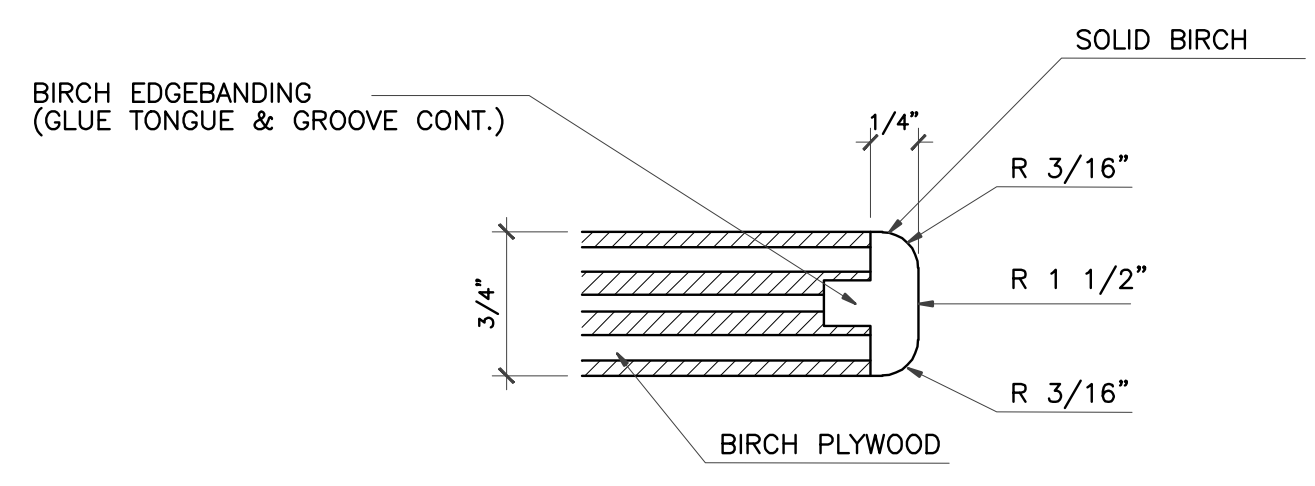
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



A **A1** **MILWORK-TOYSHELF** **B** **MILWORK-TOYSHELF** **C** **MILWORK-CUBBIE** **D** **MILWORK-CUBBIE**

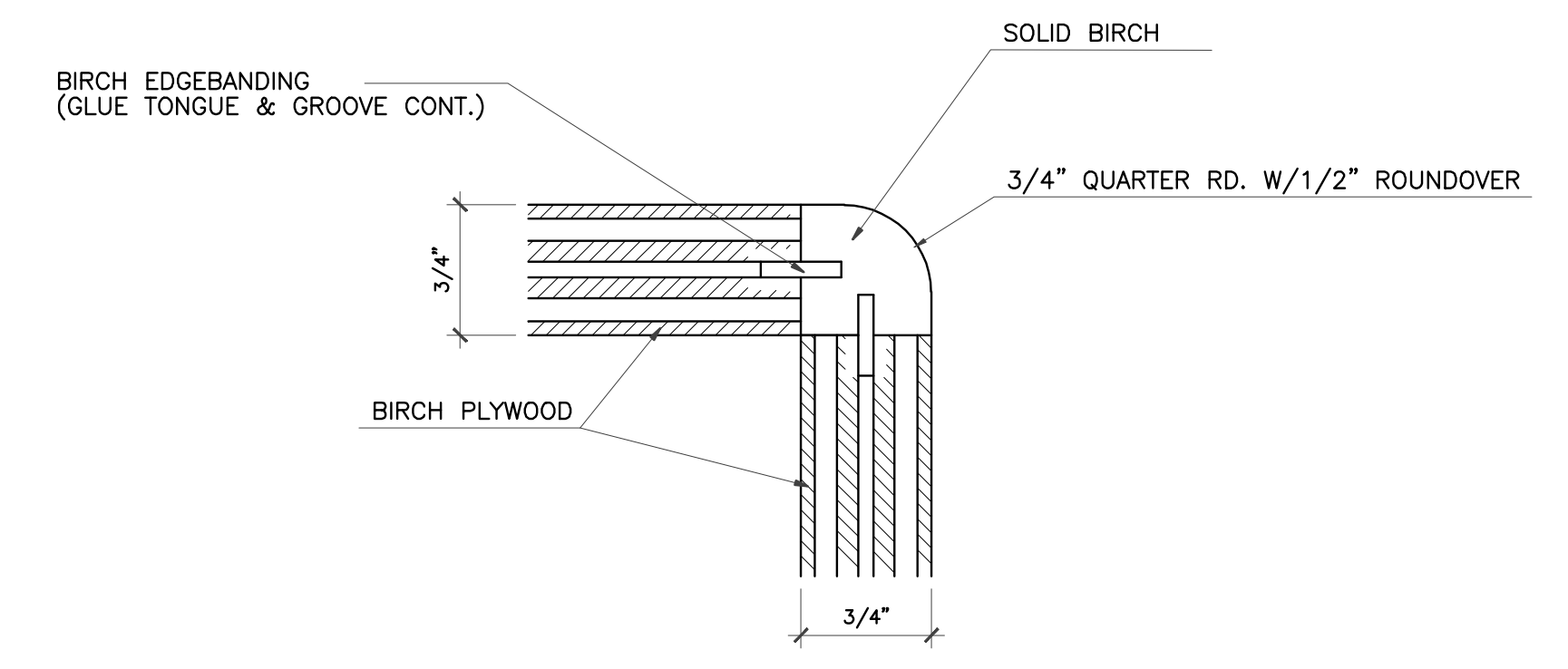


E **MILWORK-CUBBIE** **F** **MILWORK-CUBBIE** **G** **MILWORK-CUBBIE**



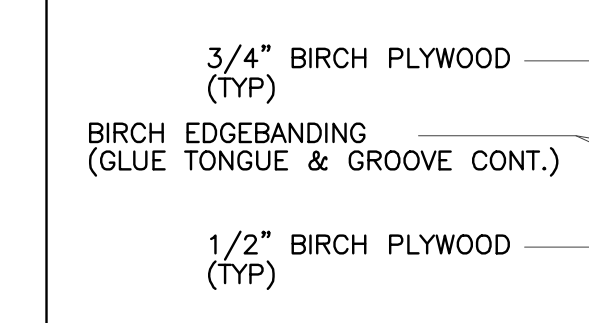
H **MILWORK-CUBBIE**

all interior face of cubbies shall be white

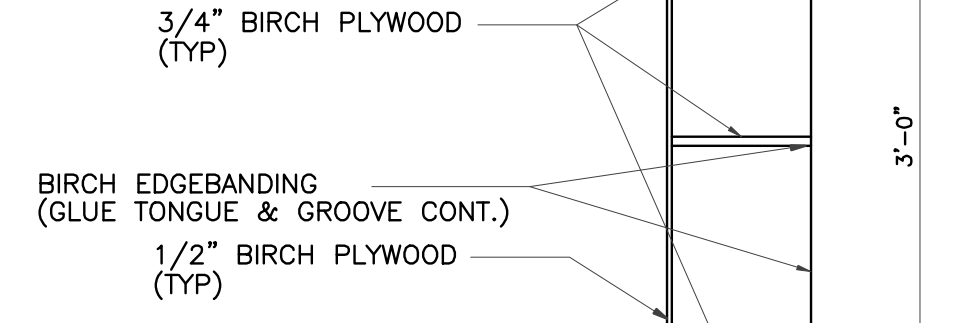


7 **EDGEBANDING DETAIL**
FULL SCALE

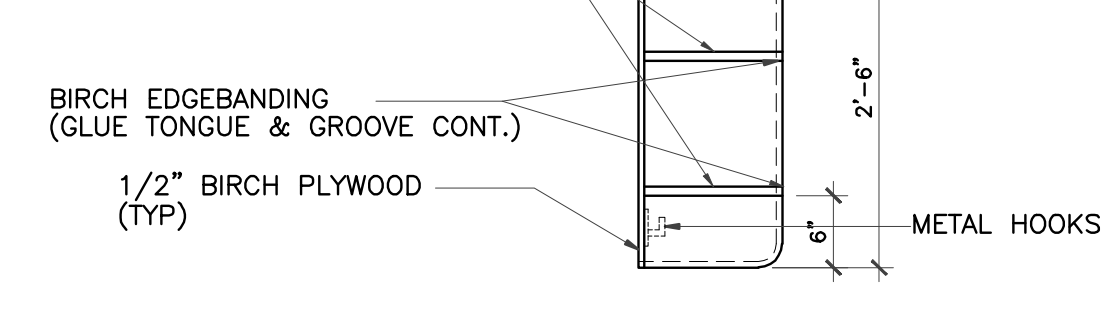
- NOTES:
1. ALL JOINTS SHALL BE RABBETED/ DADOED AND GLUED
2. ALL FASTENERS SHALL BE CONCEALED
3. ALL EXPOSED EDGES SHALL BE EDGEBANDED



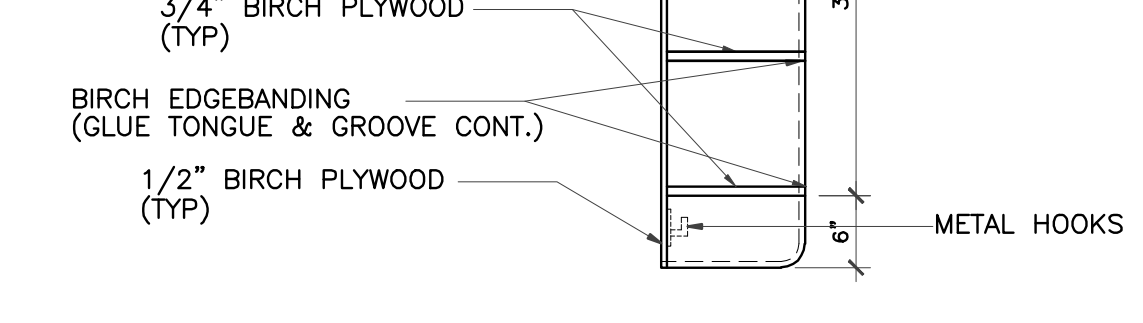
2 **TOY SHELF SECTION**
3/4" = 1'-0"



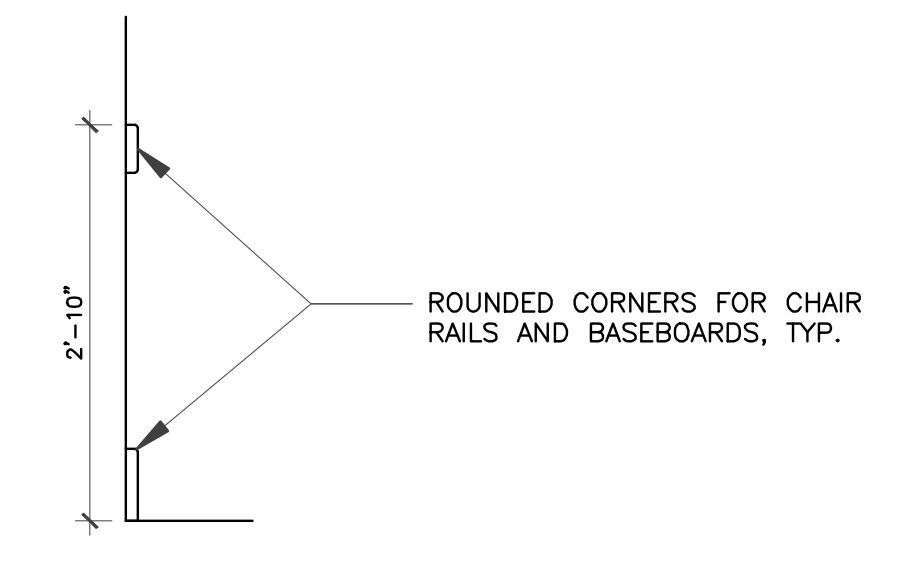
3 **TOY SHELF SECTION**
3/4" = 1'-0"



4 **CUBBIE SECTION**
3/4" = 1'-0"



5 **CUBBIE SECTION**
3/4" = 1'-0"



8 **CHAIR RAIL AND BASEBOARD DETAIL**
3/4" = 1'-0"

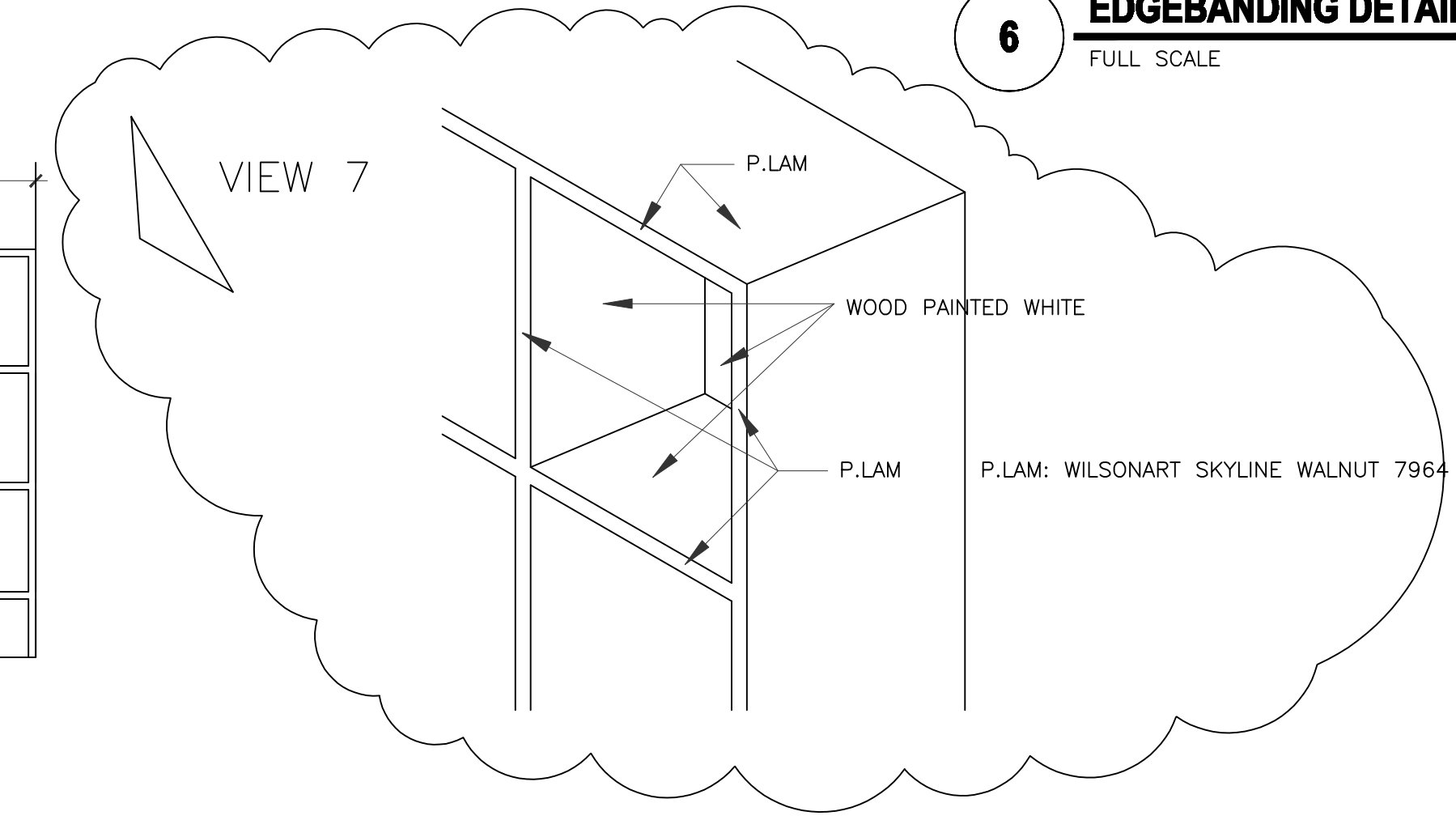
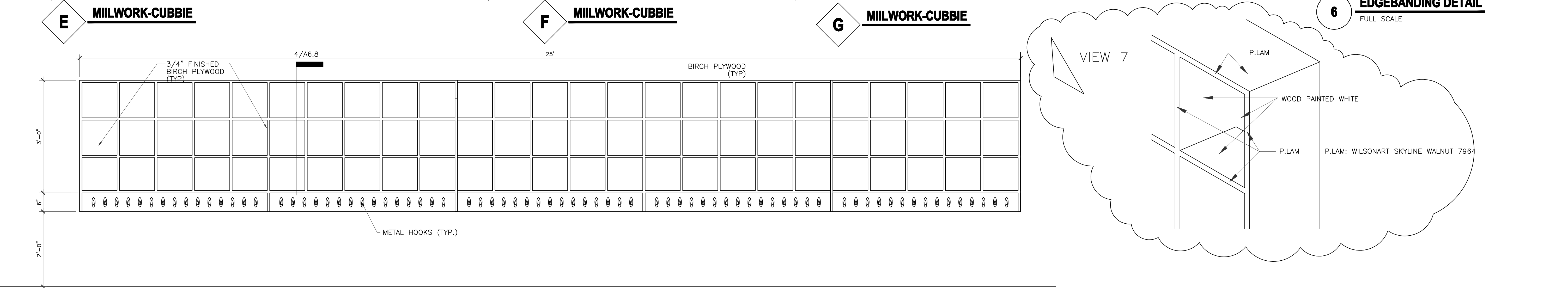
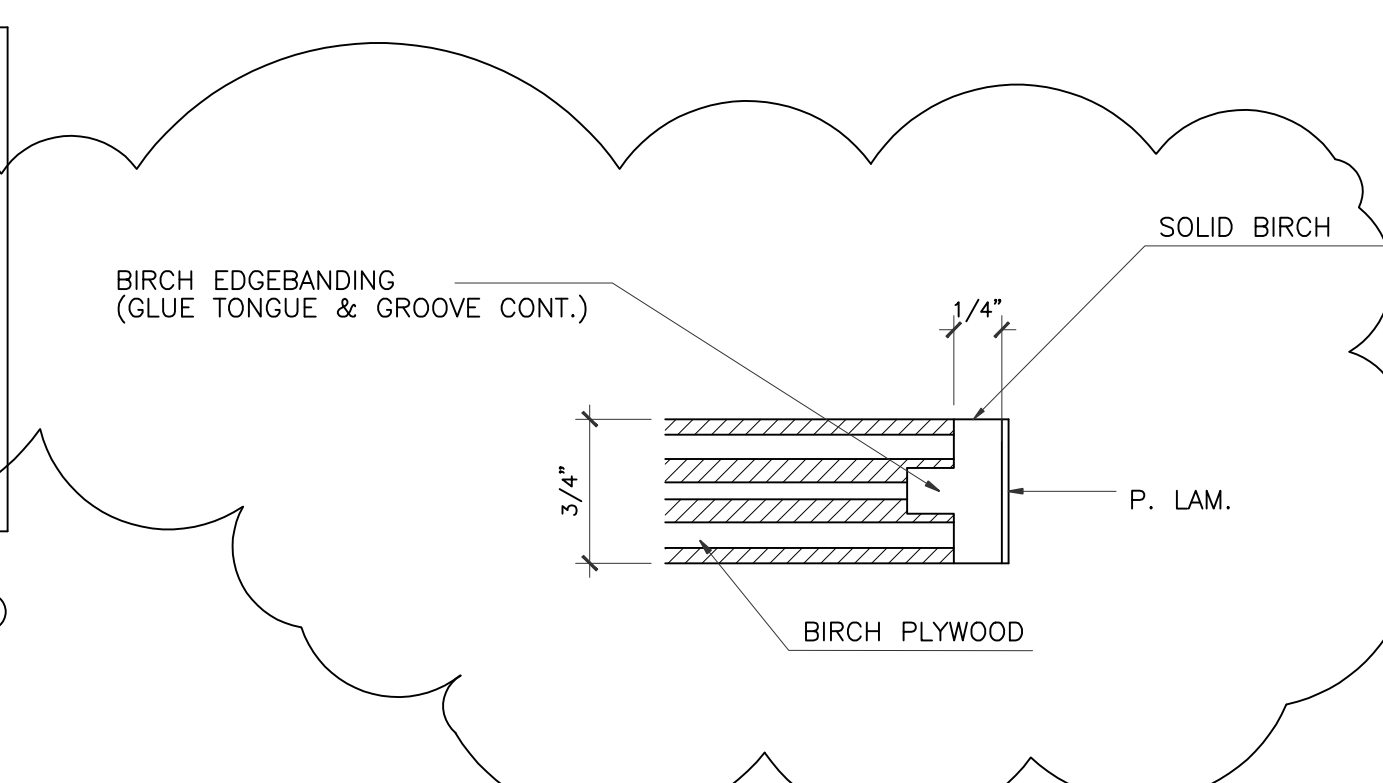
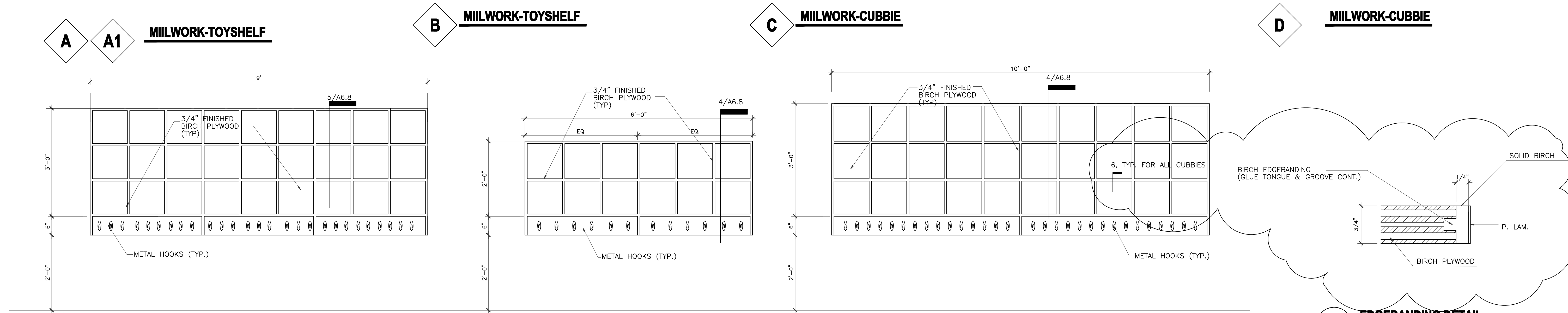
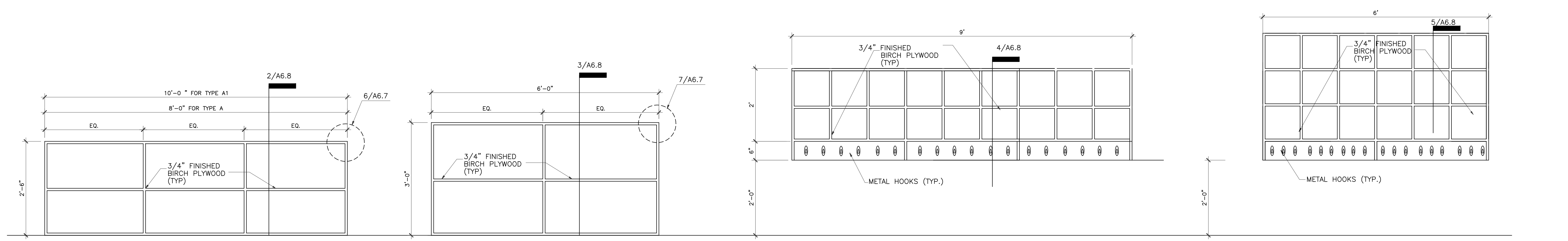
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE	
CUBBIES & TOY SHELVES	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

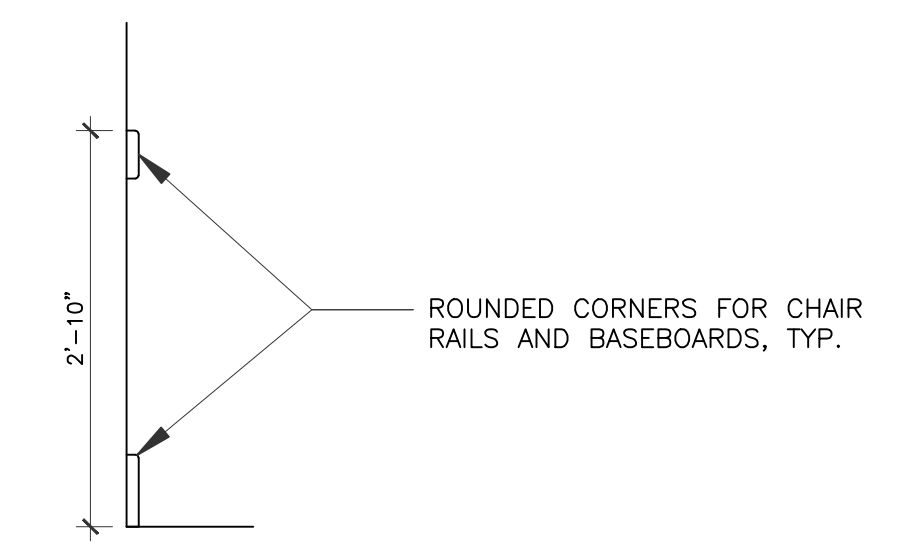
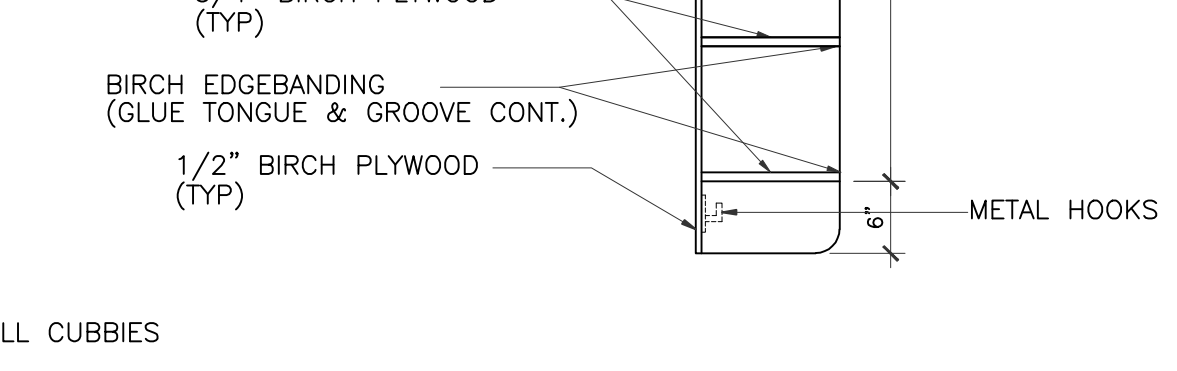
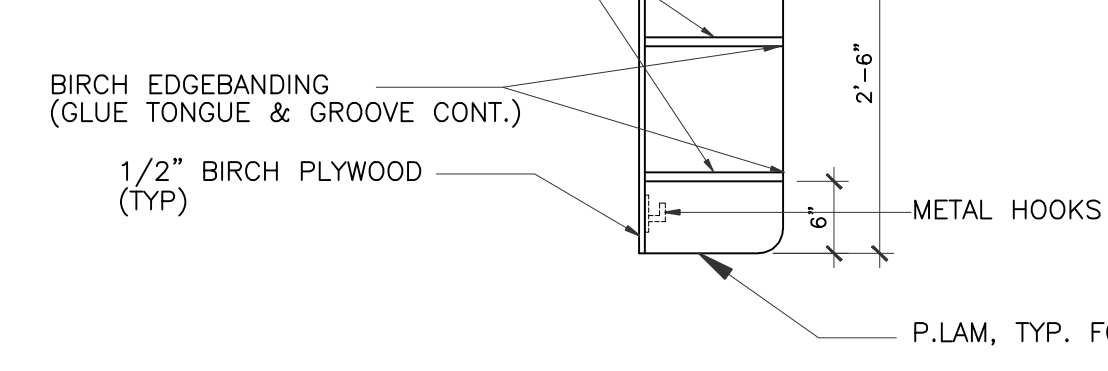
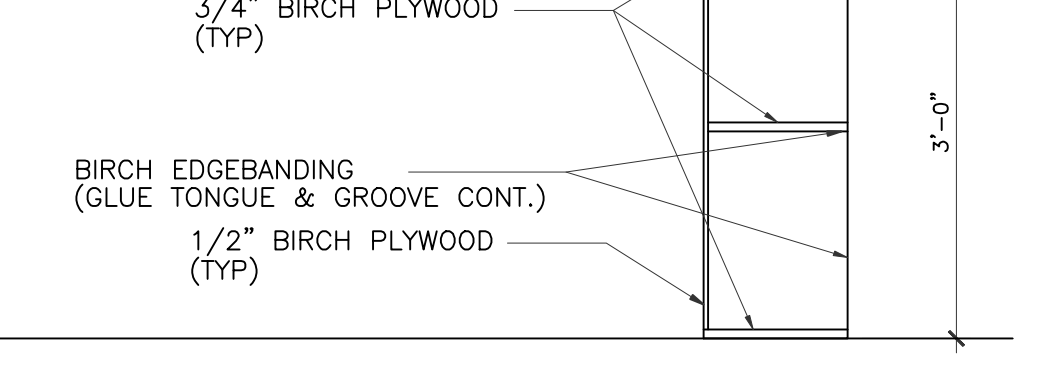
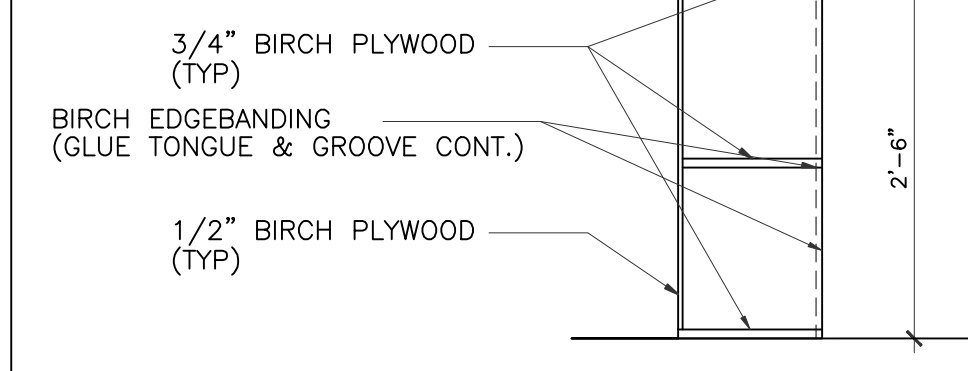
A-6.8

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	09/03/2018	ADDENDUM 3



all interior face of cubbies shall be white

- NOTES:
1. ALL JOINTS SHALL BE RABBITED/ DADOED AND GLUED
 2. ALL FASTENERS SHALL BE CONCEALED
 3. ALL EXPOSED EDGES SHALL BE EDGEBANDED



MY KIDS EARLY LEARNING CENTER
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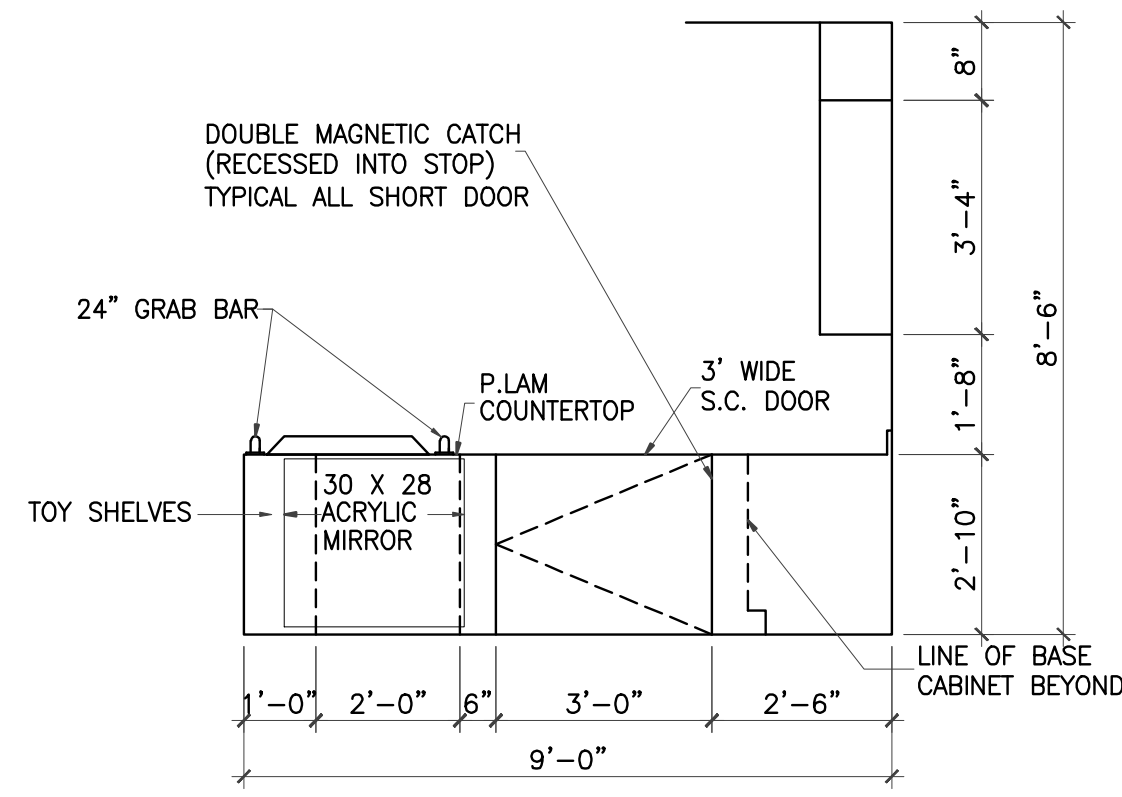
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CUBBIES & TOY SHELVES

DRAWN BY
03/30/2017

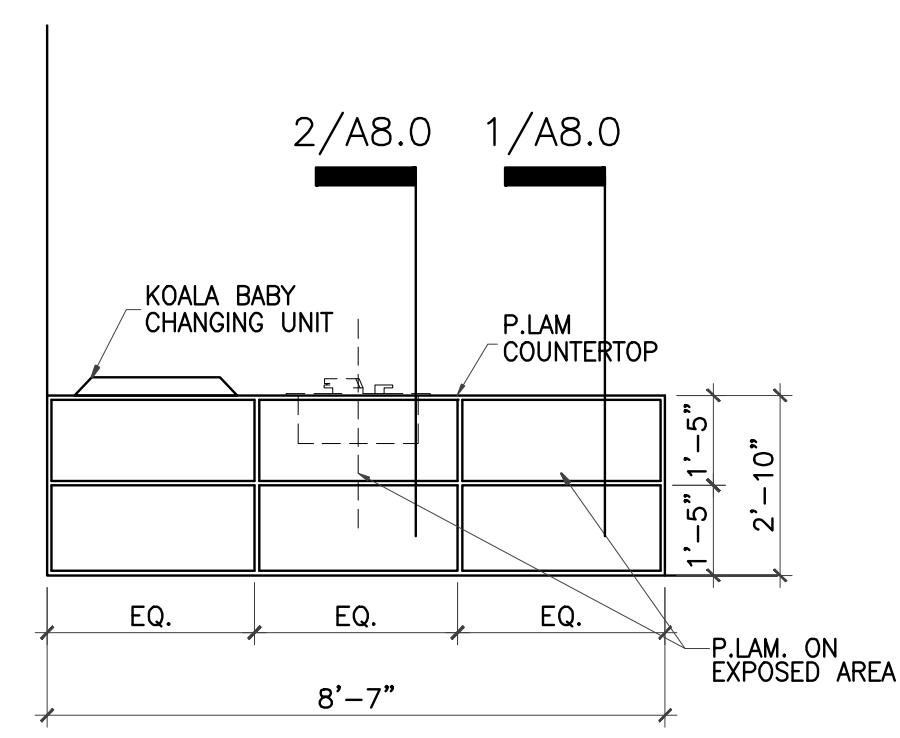
CHECKED BY
JC
gleannloch

DRAWING NO.
A-6.8

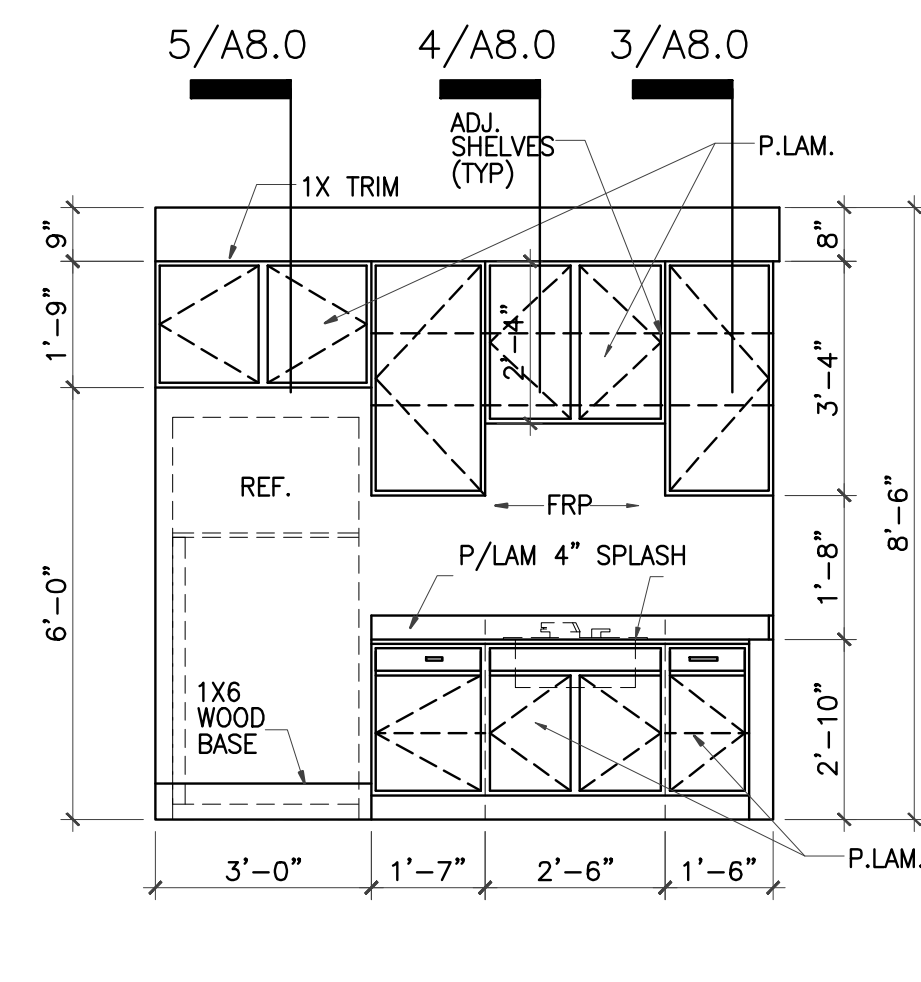
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING



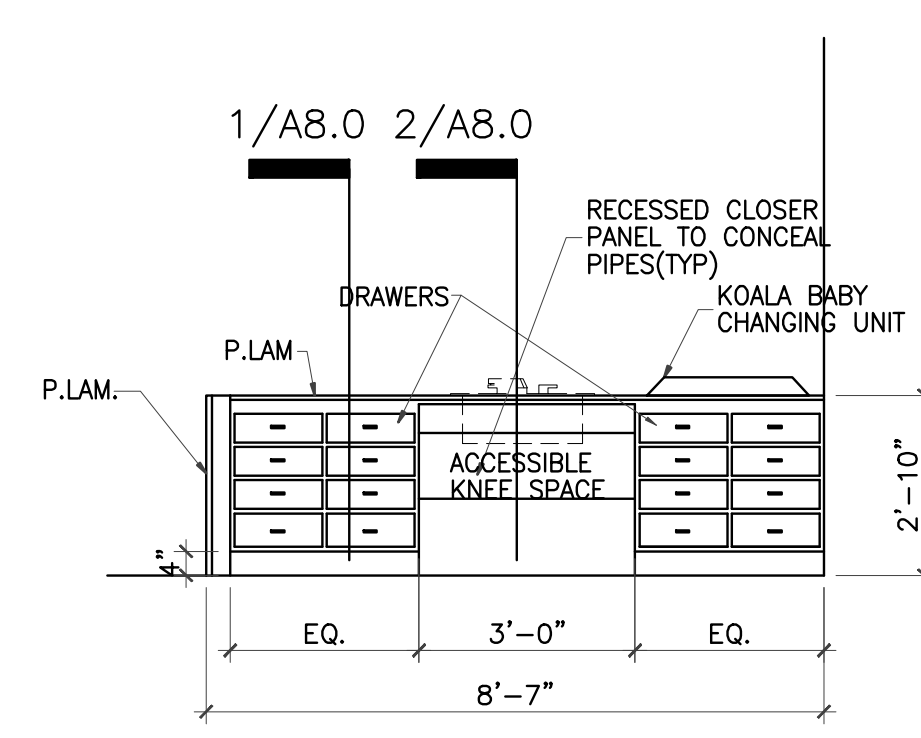
1 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #100
 CLASSROOM #150 (OPP. HD.)
 CLASSROOM #200



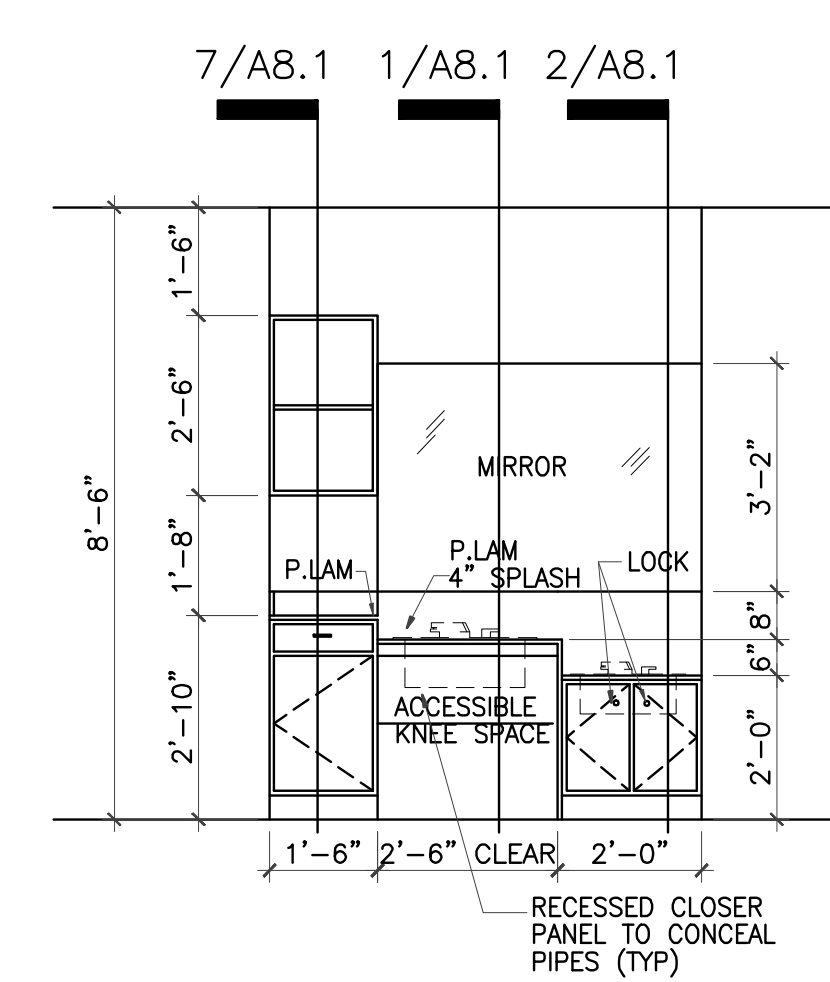
2 MILLWORK ELEVATION-TOY SHELVES
 3/8" = 1'-0"
 CLASSROOM #100
 CLASSROOM #150 (OPP. HD.)
 CLASSROOM #200



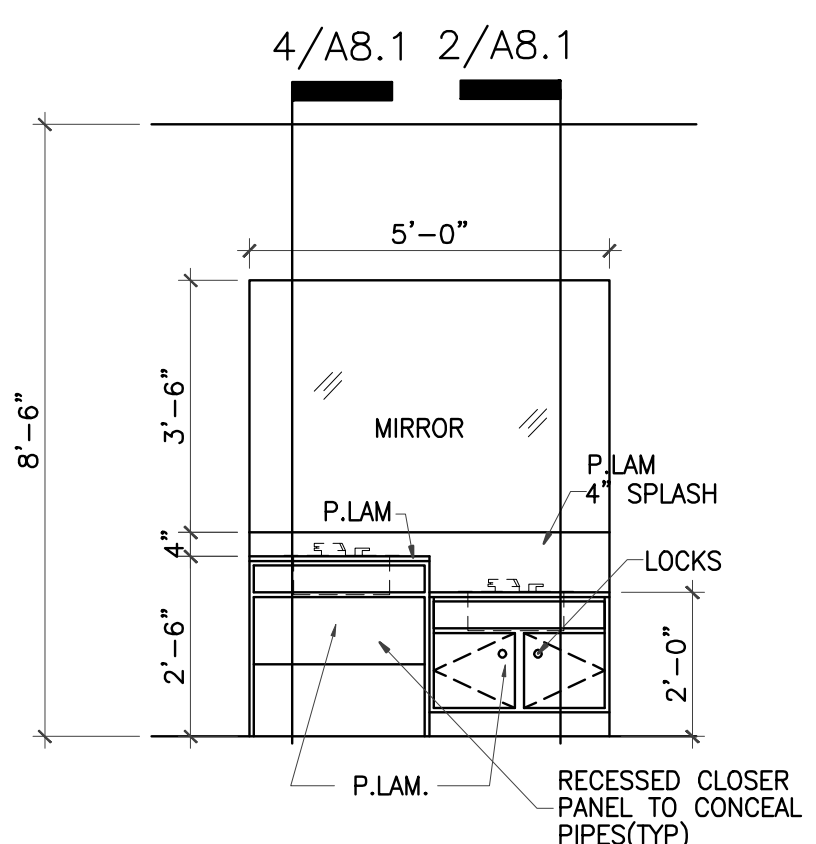
3 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #100
 CLASSROOM #150 (OPP. HD.)
 CLASSROOM #200



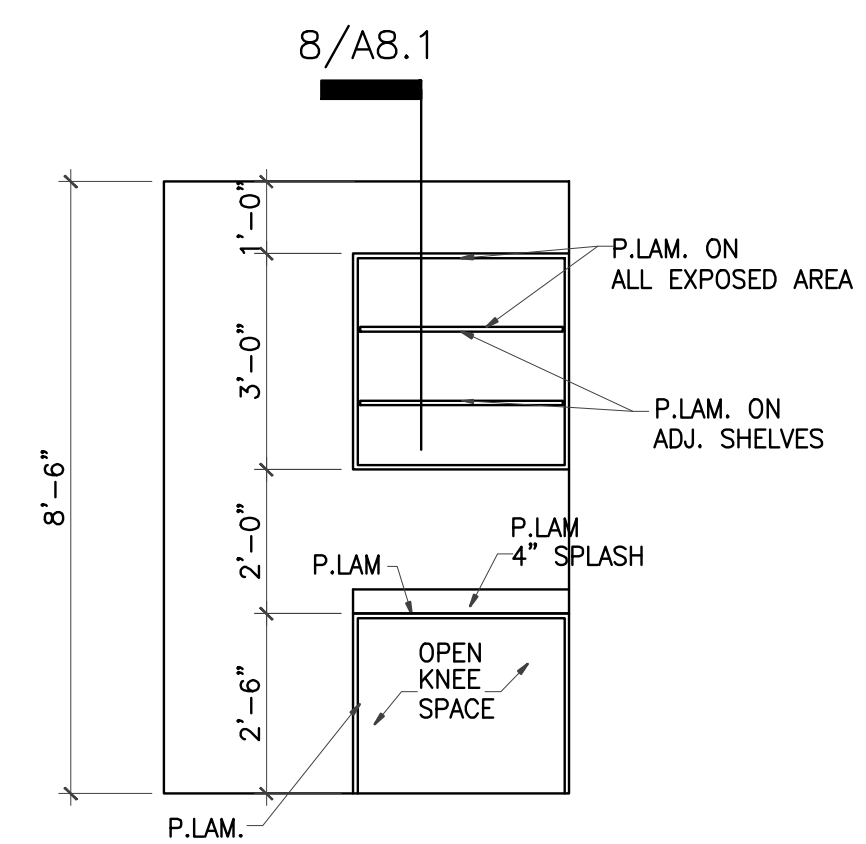
4 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #100
 CLASSROOM #150 (OPP. HD.)
 CLASSROOM #200



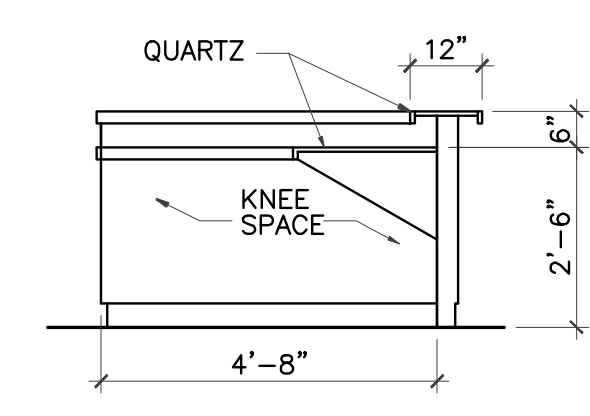
5 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #250



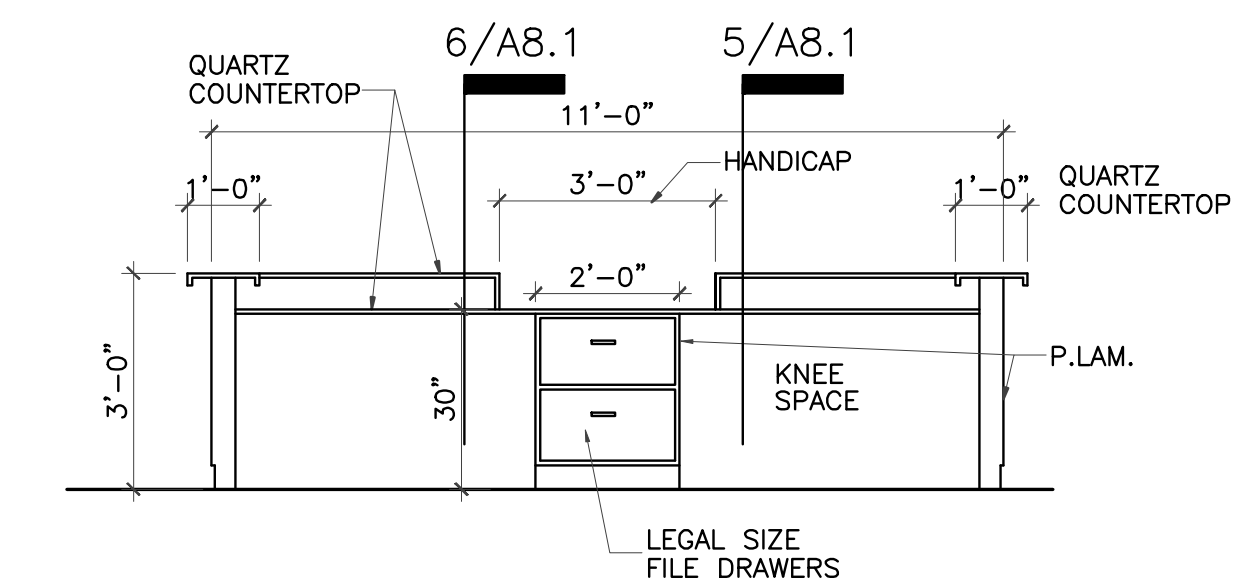
6 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #300
 CLASSROOM #350



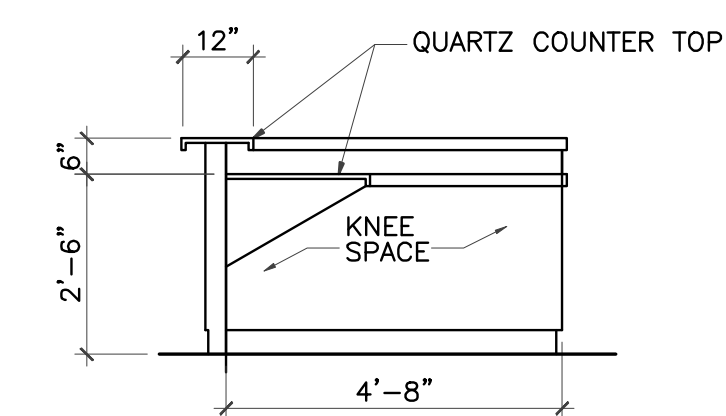
7 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #450
 CLASSROOM #500
 CLASSROOM #550



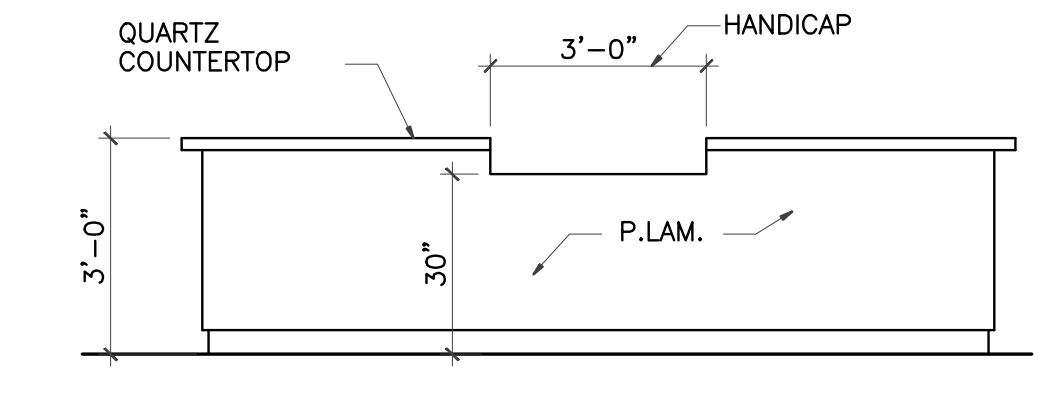
9 MILLWORK ELEVATION-RECEPTION
 3/8" = 1'-0"



11 MILLWORK ELEVATION-RECEPTION
 3/8" = 1'-0"

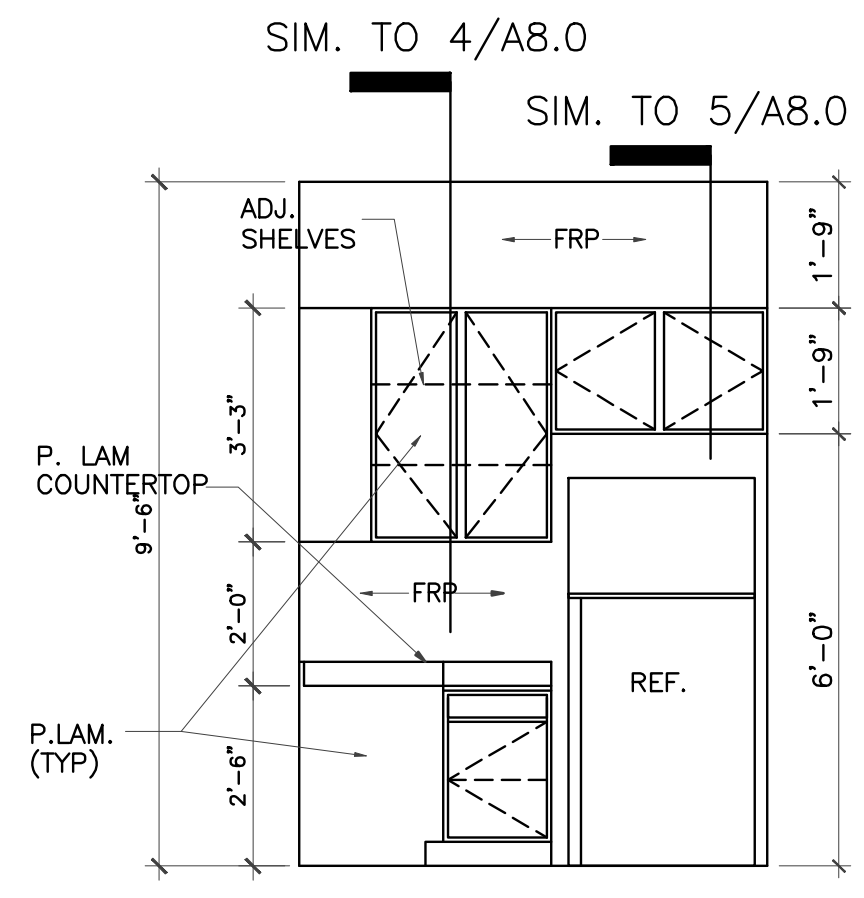


10 MILLWORK ELEVATION-RECEPTION
 3/8" = 1'-0"

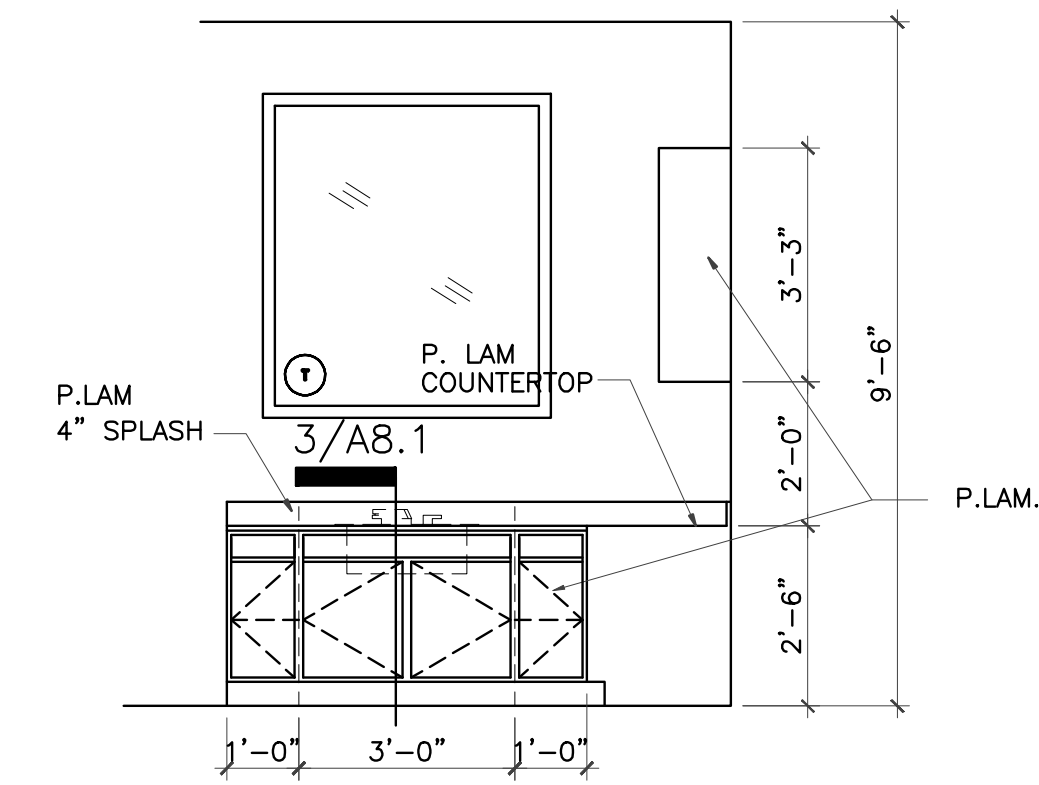


12 MILLWORK ELEVATION-RECEPTION
 3/8" = 1'-0"

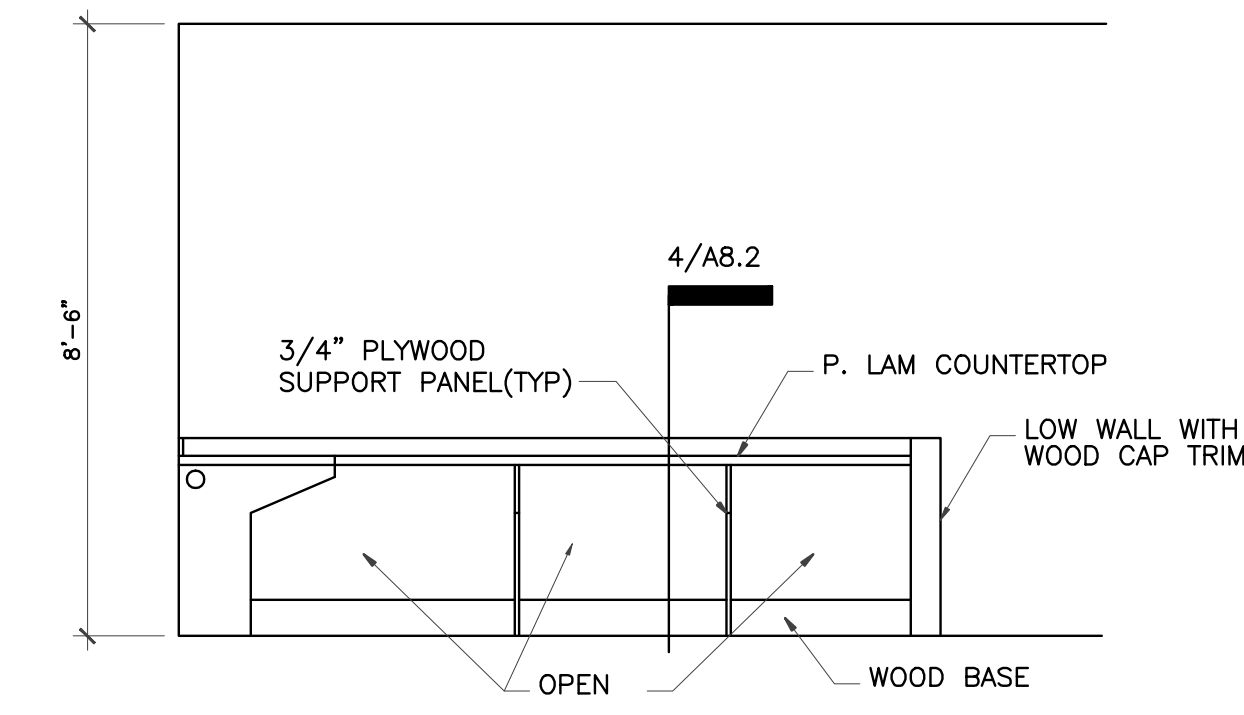
NOT USED
8 MILLWORK ELEVATION @ LOBBY
 3/8" = 1'-0"



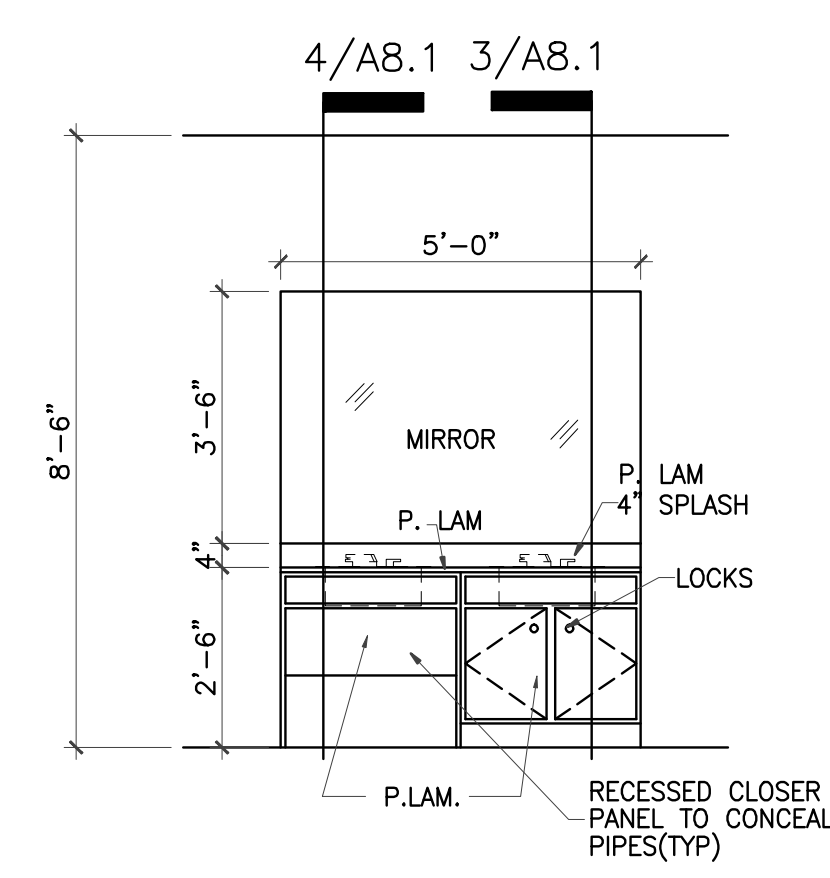
13 MILLWORK ELEVATION-ACTIVITY
 3/8" = 1'-0"



14 MILLWORK ELEVATION-ACTIVITY
 3/8" = 1'-0"



15 MILLWORK ELEVATION-LIBRARY/COMP.
 3/8" = 1'-0"



16 MILLWORK ELEVATION
 3/8" = 1'-0"
 CLASSROOM #400
 CLASSROOM #450
 CLASSROOM #500
 CLASSROOM #550
 ACTIVITY ROOM

IVY KIDS EARLY LEARNING CENTER
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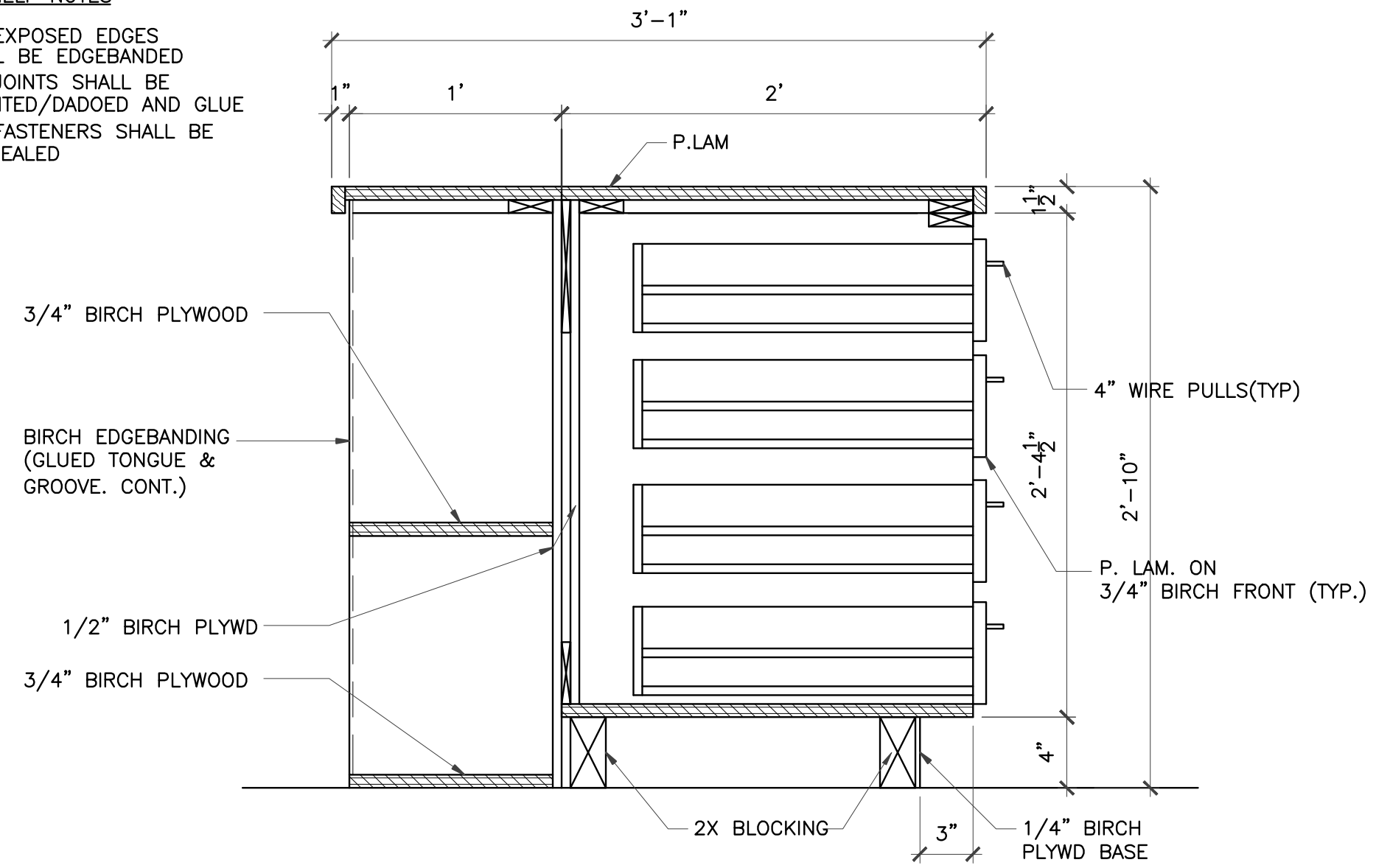


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MILLWORK ELEVATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	gleannloch

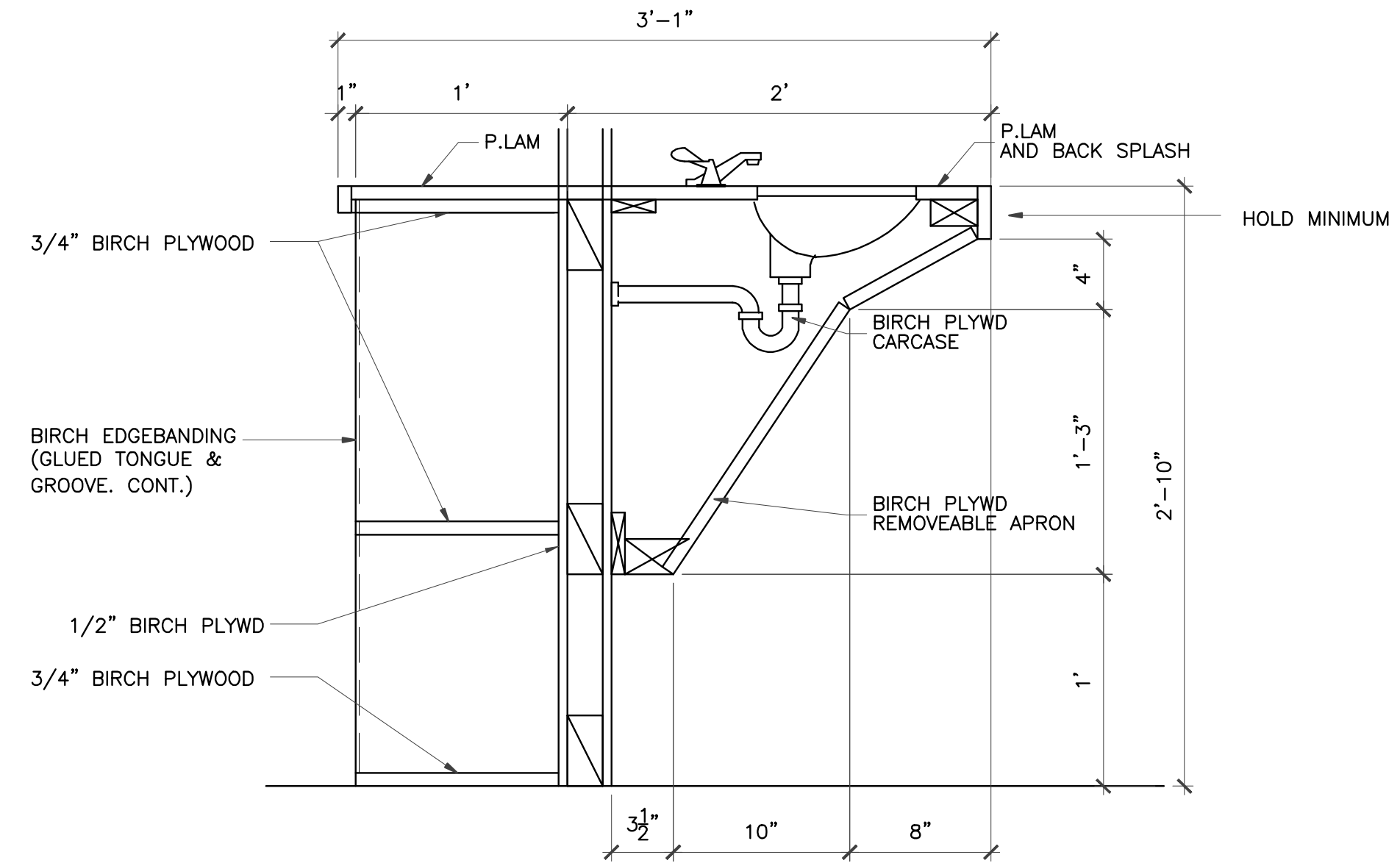
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

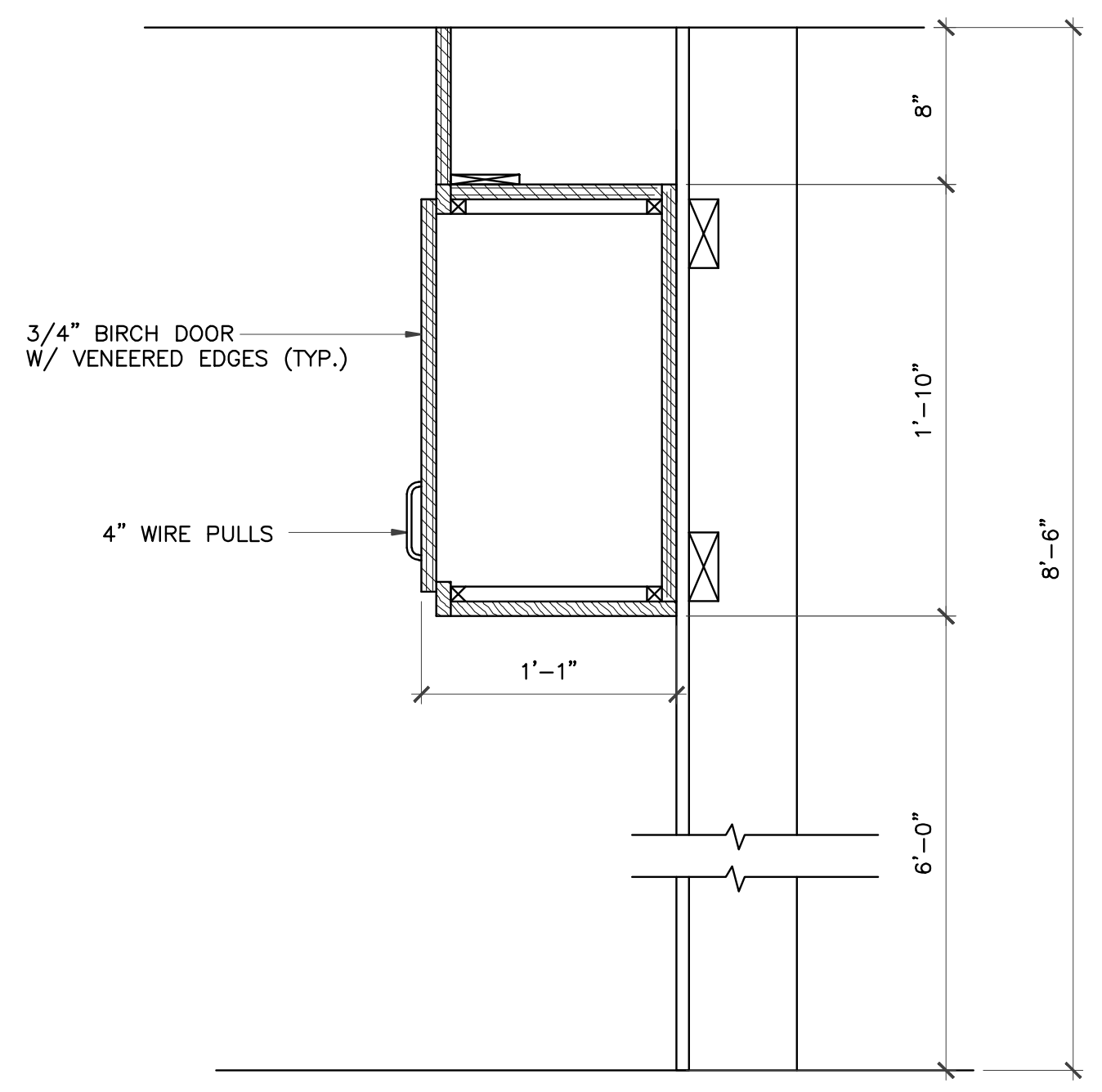
TOY SHELF NOTES
 1. ALL EXPOSED EDGES SHALL BE EDGEBANDED
 2. ALL JOINTS SHALL BE RABBETED/DADOED AND GLUE
 3. ALL FASTENERS SHALL BE CONCEALED



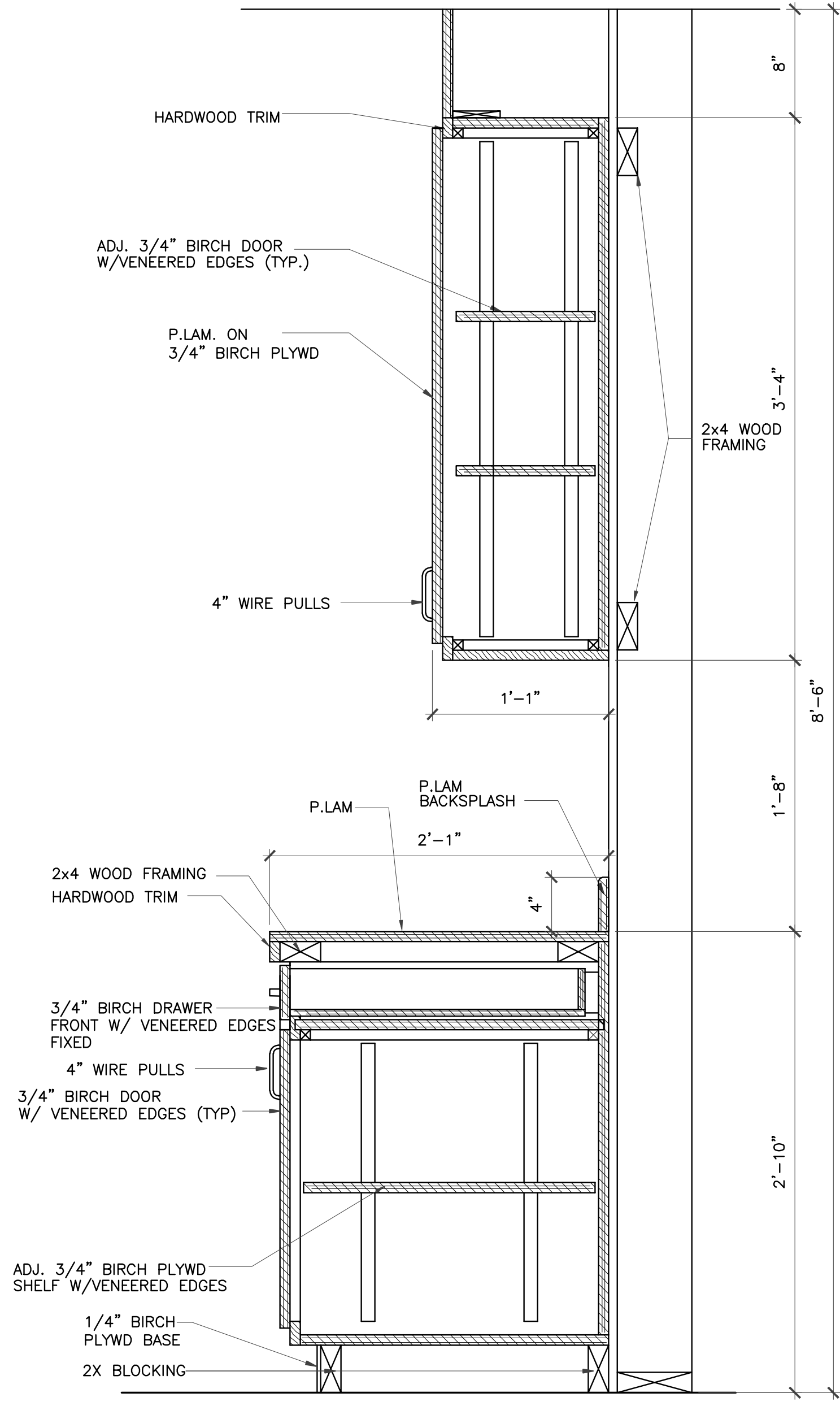
1 MILLWORK SECTION CLASSROOM #100, #150, #200
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



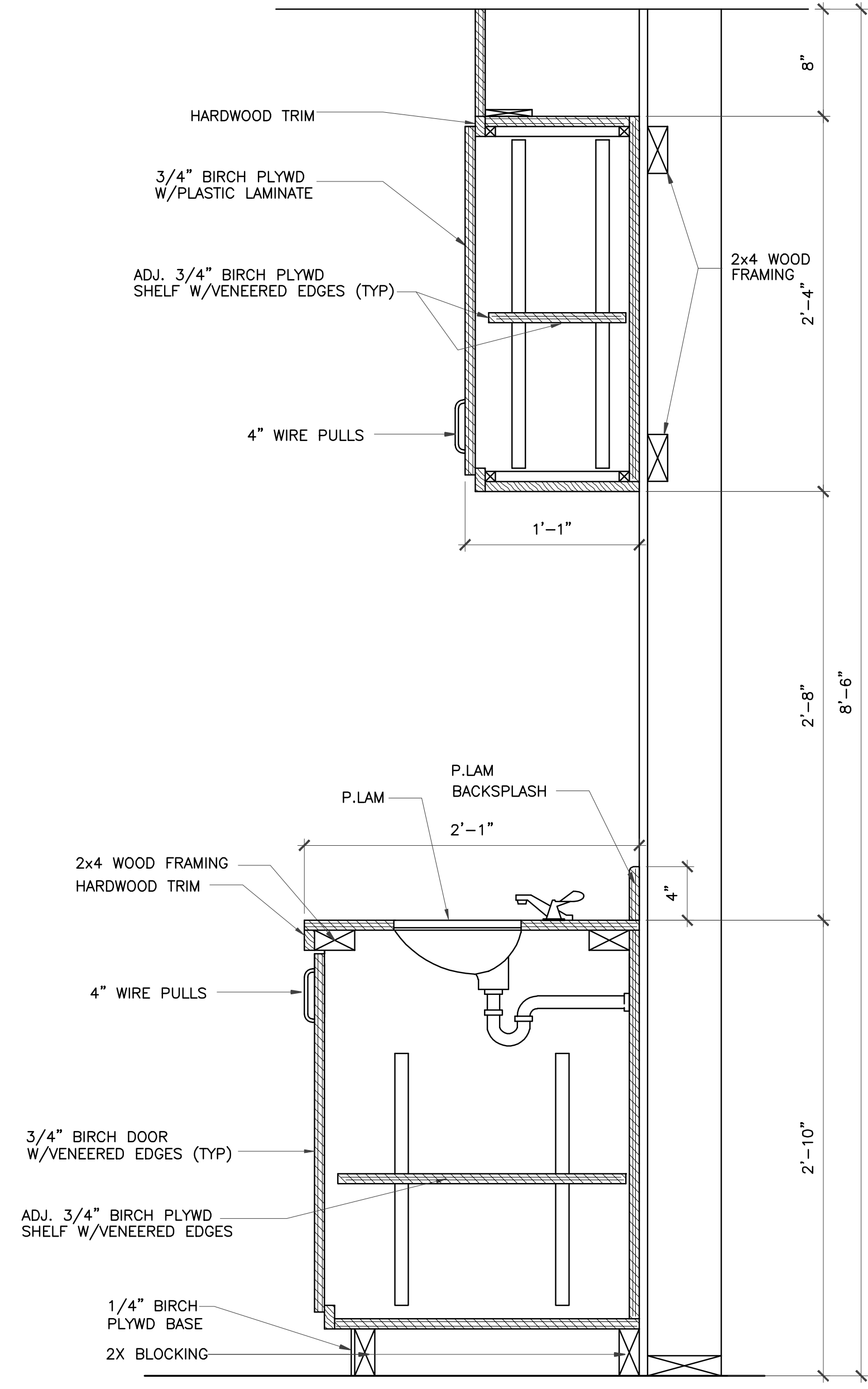
2 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200
 NOTE: THESE DIMENSIONS MUST BE MAINTAINED TO MEET ADA REQUIREMENTS



5 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



3 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



4 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
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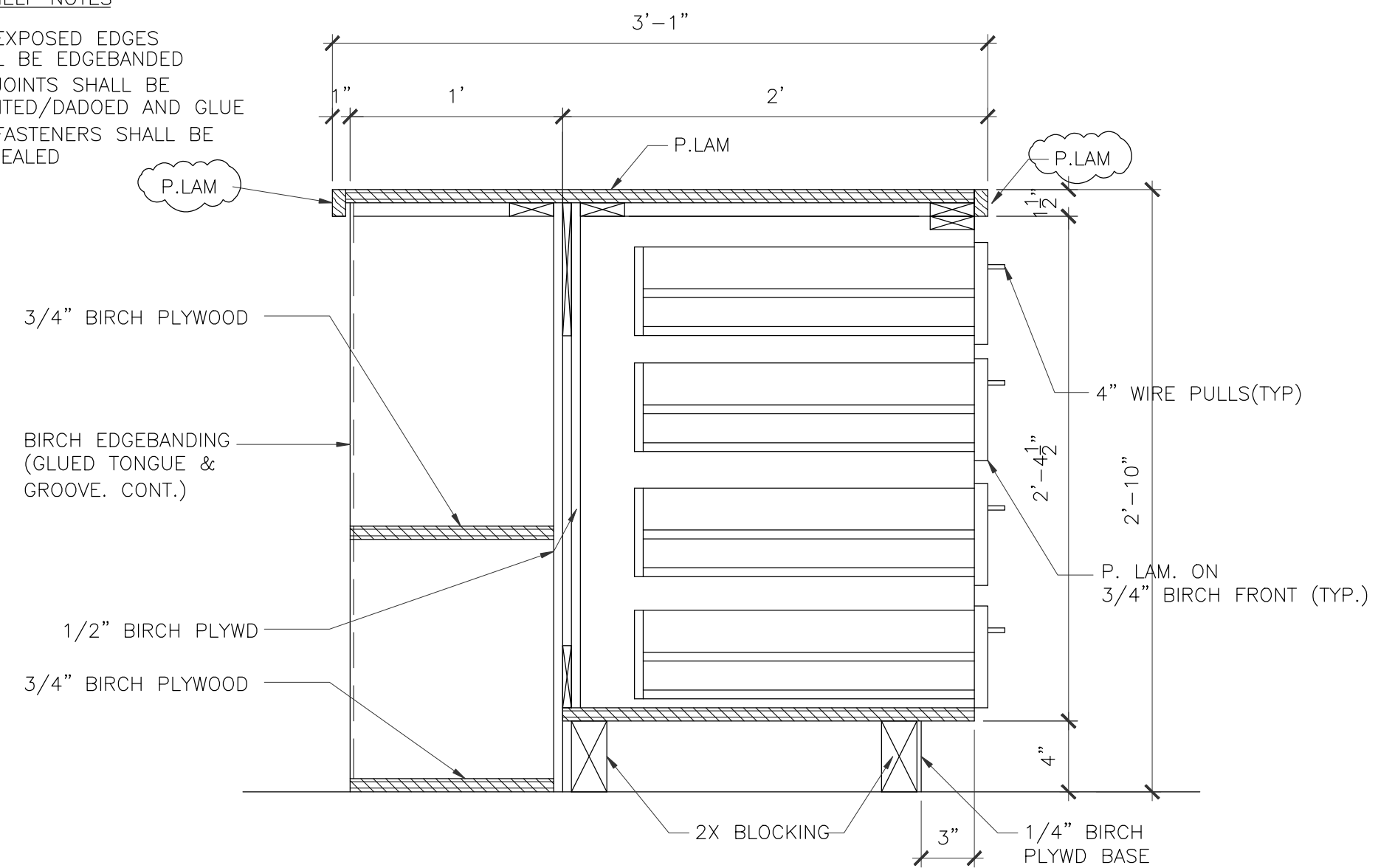
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MILLWORK SECTIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-8.0

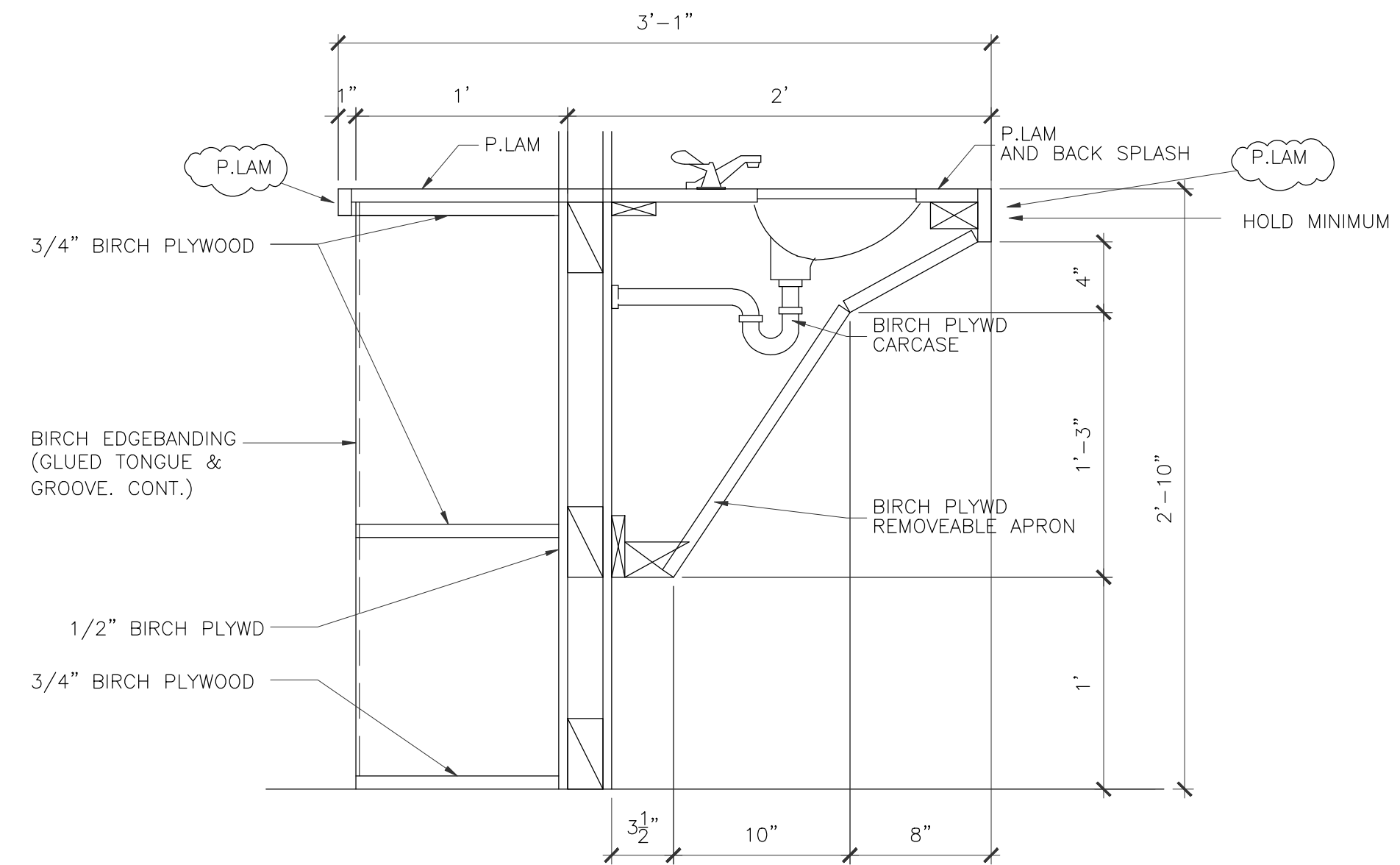
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	08/30/2018	ADDENDUM

TOY SHELF NOTES

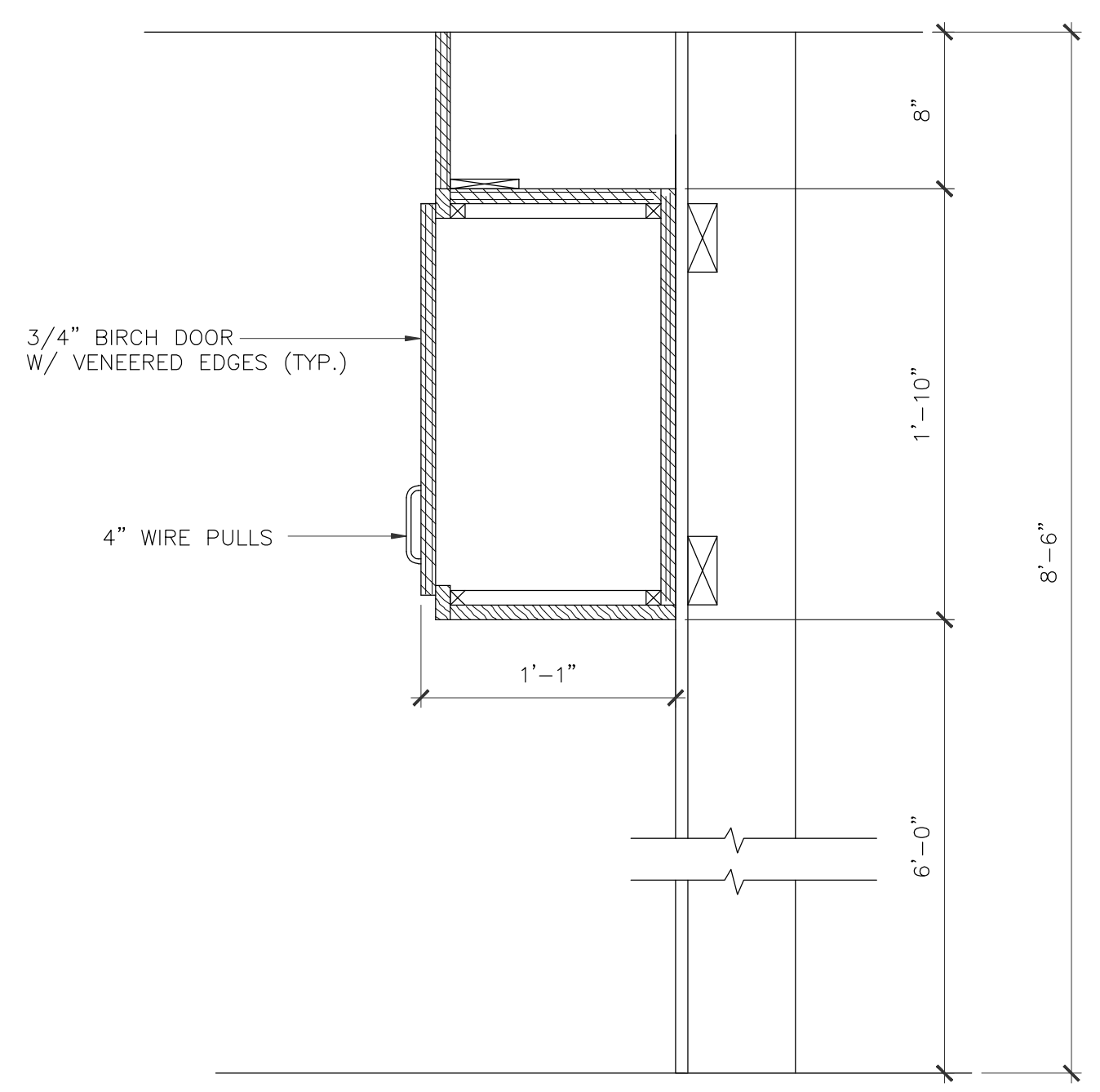
1. ALL EXPOSED EDGES SHALL BE EDGEBANDED
2. ALL JOINTS SHALL BE RABBETED/DADOED AND GLUE
3. ALL FASTENERS SHALL BE CONCEALED



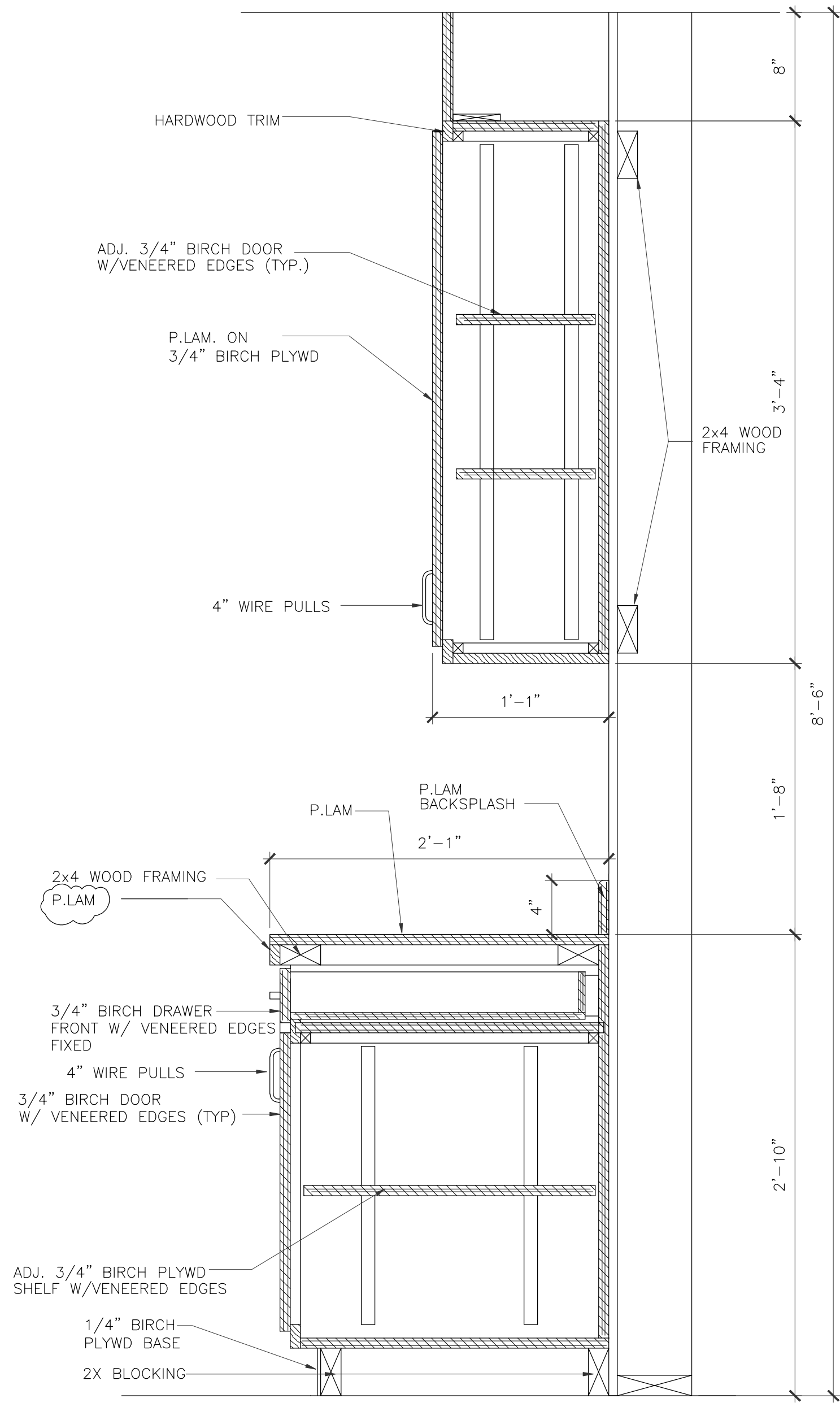
1 MILLWORK SECTION CLASSROOM #100, #150, #200
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



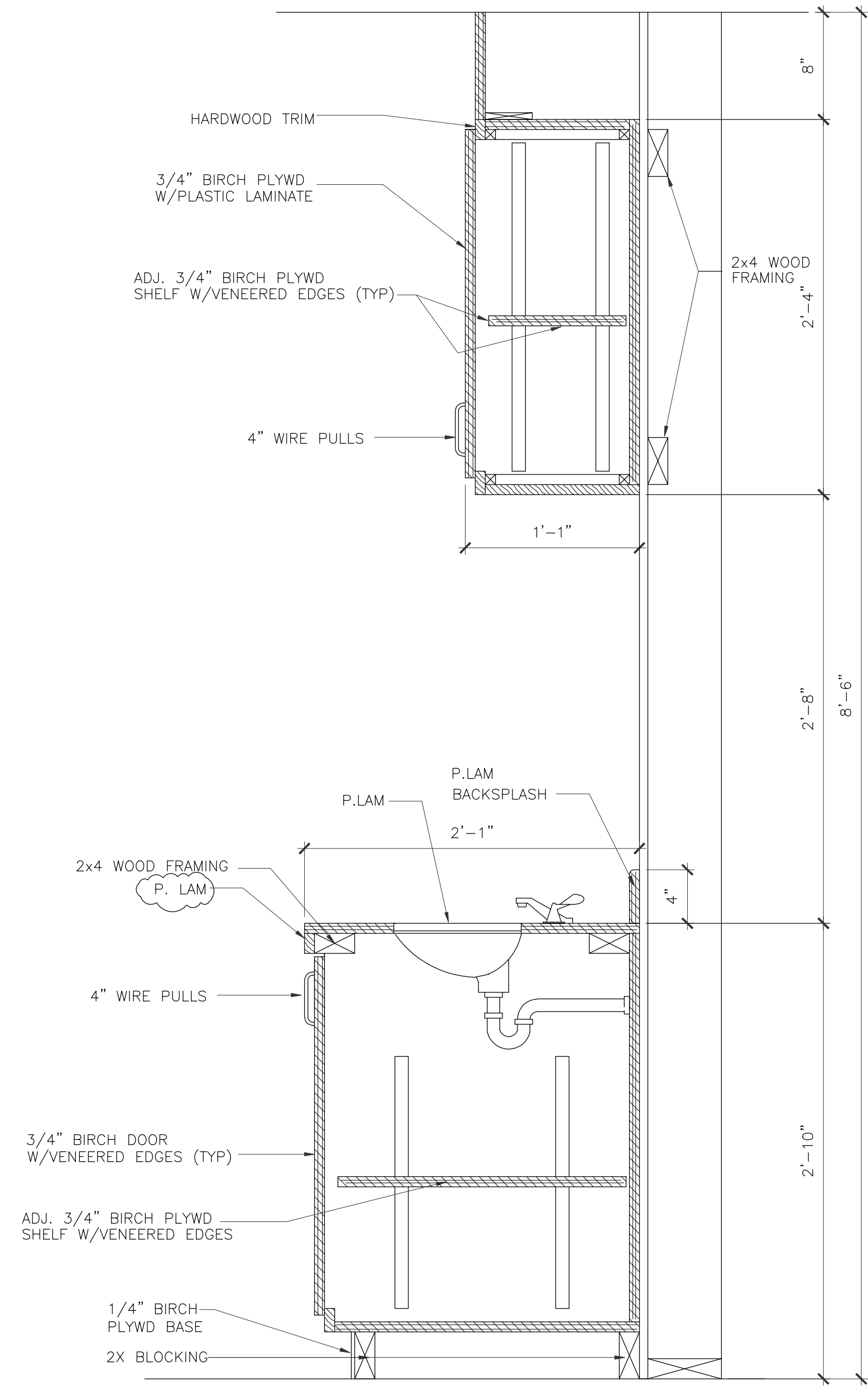
2 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200
 NOTE: THESE DIMENSIONS MUST BE MAINTAINED TO MEET ADA REQUIREMENTS



5 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



3 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200



4 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #100, #150, #200

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
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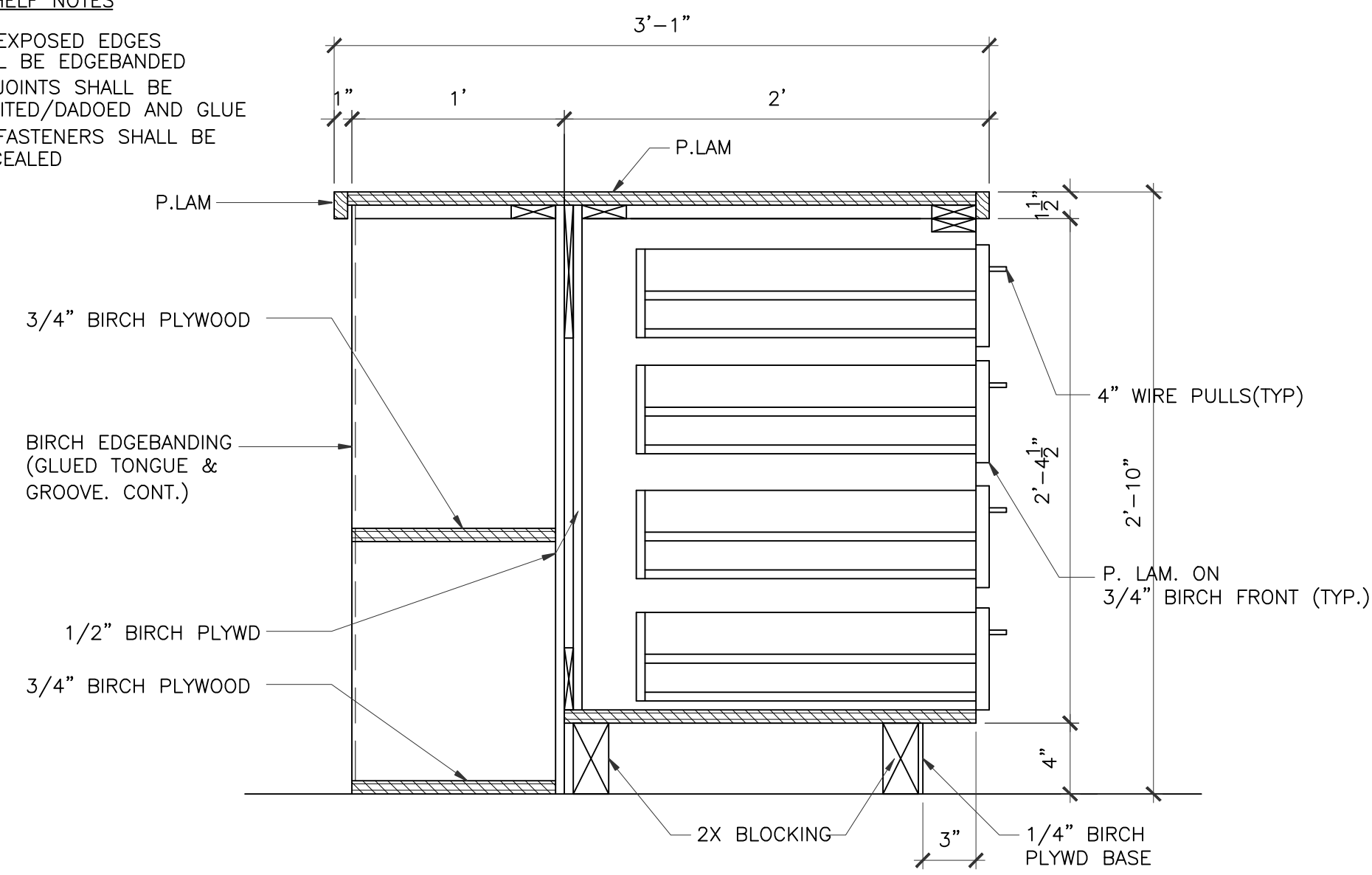


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MILLWORK SECTIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

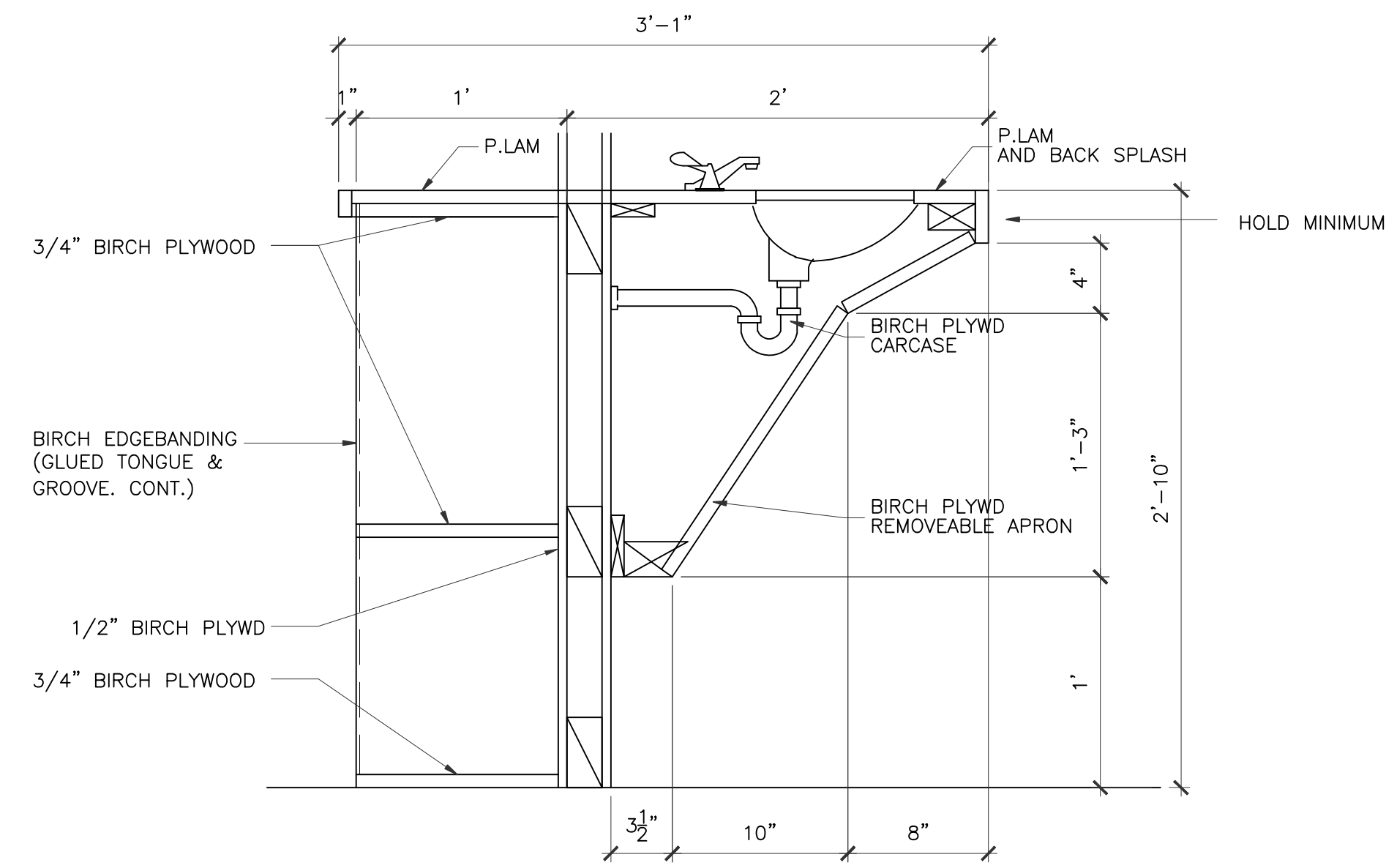
A-8.0

TOY SHELF NOTES

1. ALL EXPOSED EDGES SHALL BE EDGEBANDED
2. ALL JOINTS SHALL BE RABBITED/DADOED AND GLUE
3. ALL FASTENERS SHALL BE CONCEALED

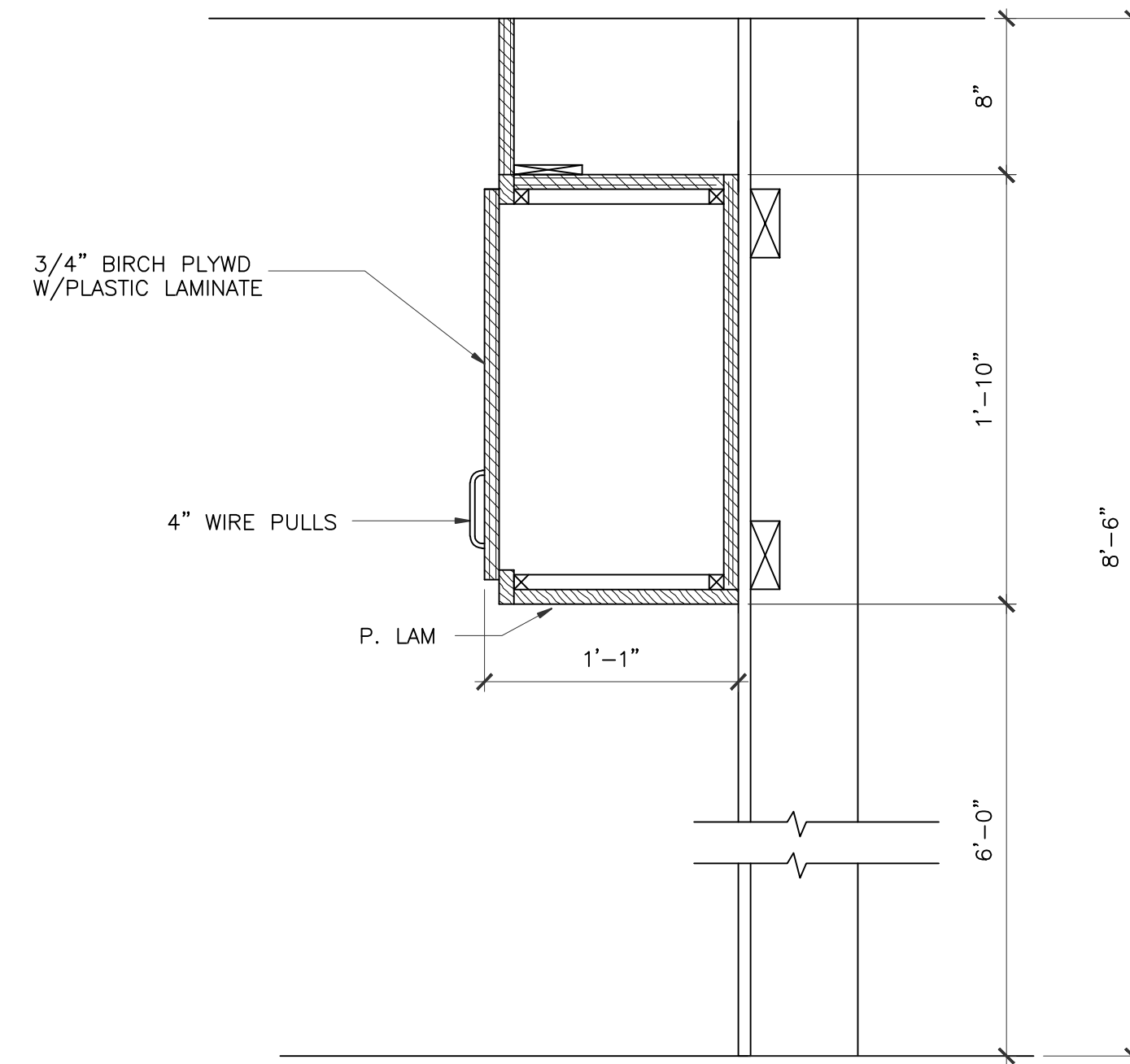


1 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #100, #150, #200

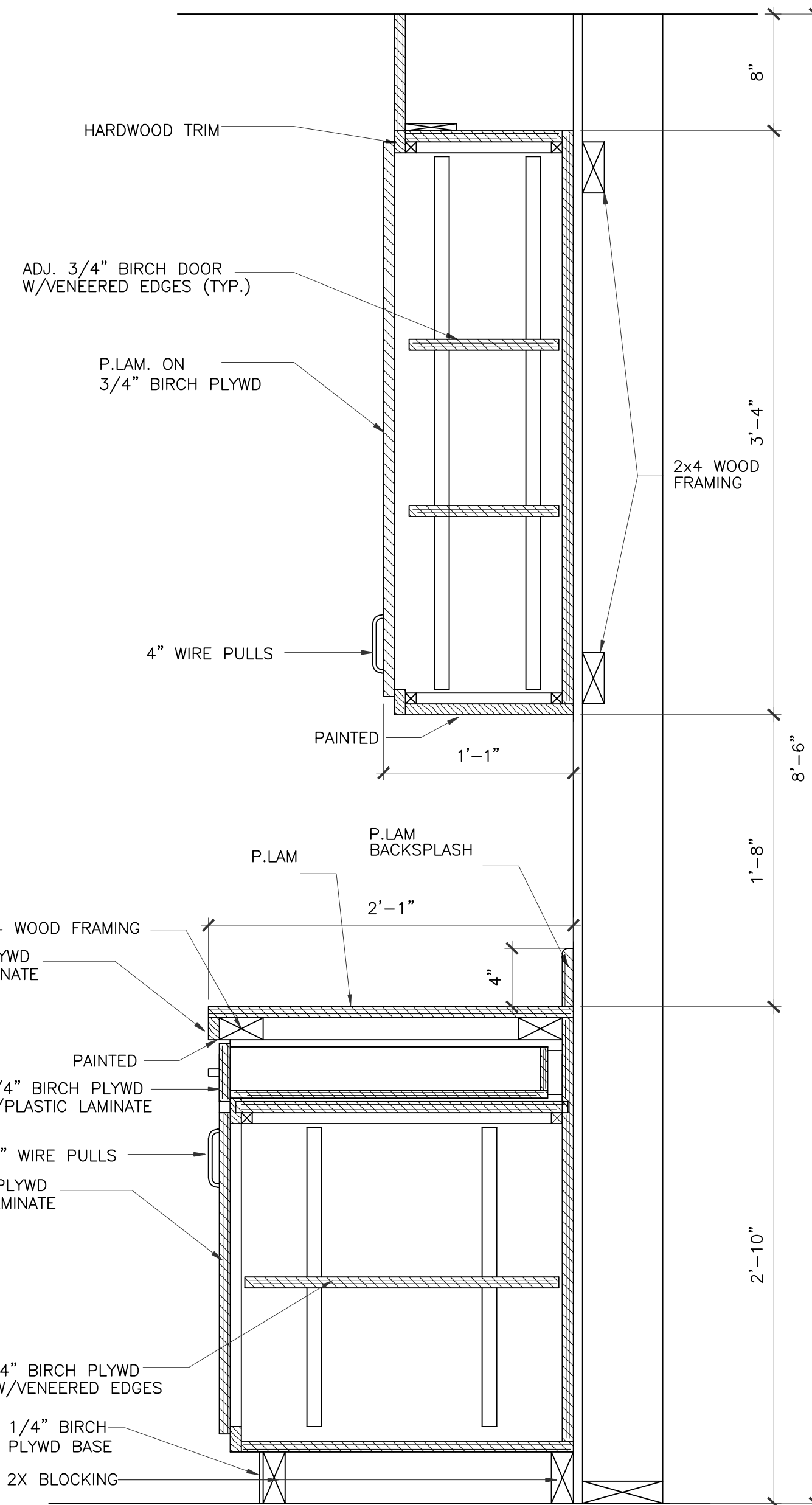


2 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #100, #150, #200

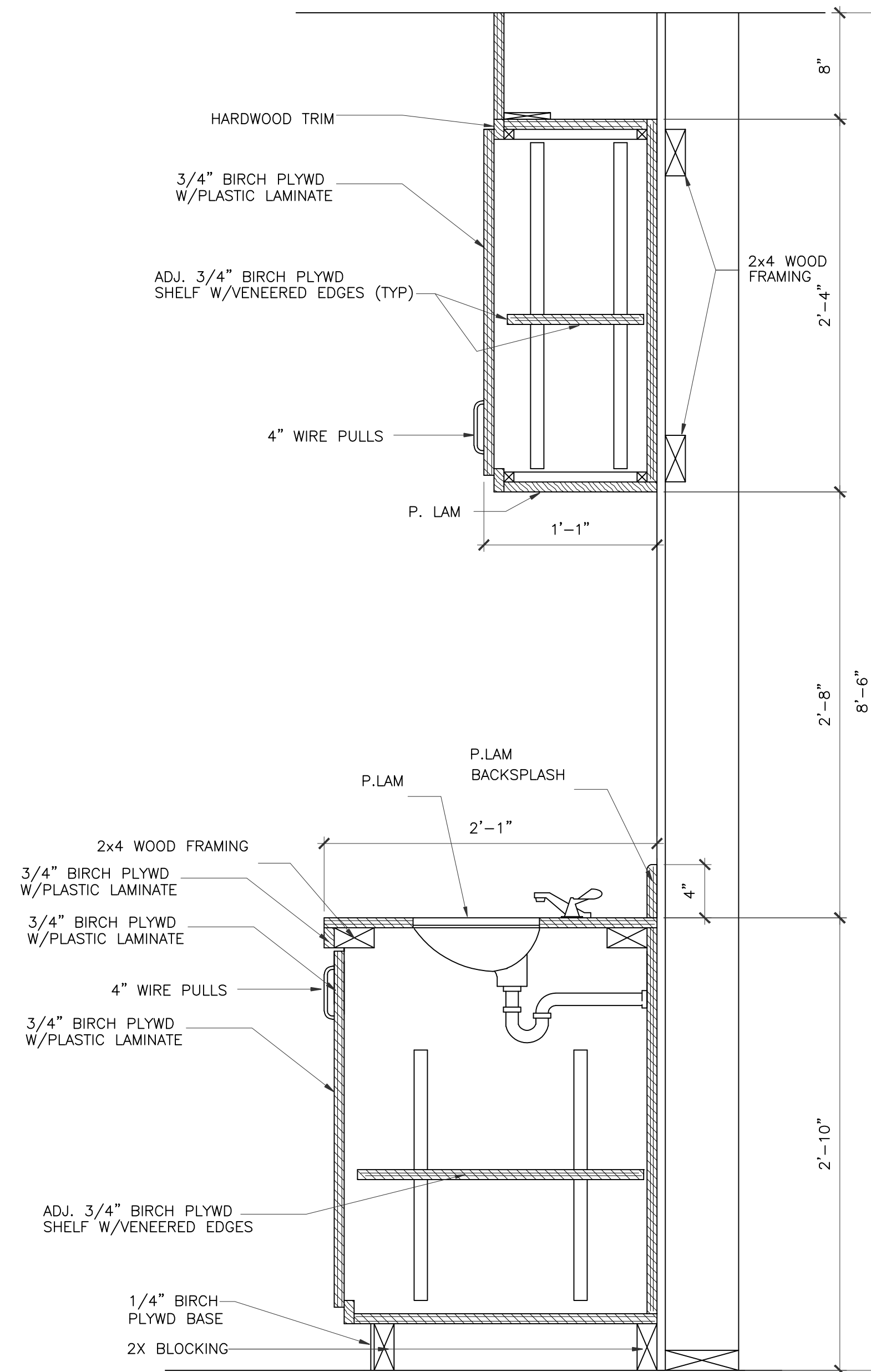
NOTE:
THESE DIMENSIONS MUST BE MAINTAINED TO MEET ADA REQUIREMENTS



5 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #100, #150, #200



3 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #100, #150, #200



4 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #100, #150, #200

P. LAM Counter Top, Splash AND Return:
Pionite Phantasy PH 7001
P. LAM Cabinet: Wilsonart Skylite Walnut
7964

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION
1	07/20/2018	PRING
2	09/03/2018	ADDENDUM 3

Ivy Kids Early Learning Center
300 N. COIT ROAD
McKinney Texas 75035

Developer
K&R Frisco Ivy LLC
joy@southerngraceclothing.com

Civil Engineer
Structural Engineer
Mission Engineering, Inc.
10370 Richmond Ave.
Houston Tx. 77072
713 981 0018

MEP
CT Keng
832 452 5370



J C CHENG ARCHITECT
TX Reg. Arch No. 09305
jc@jccarch.com

DRAWN BY	CHECKED BY
DATE	JOB NO.
05052018	mckinney-1

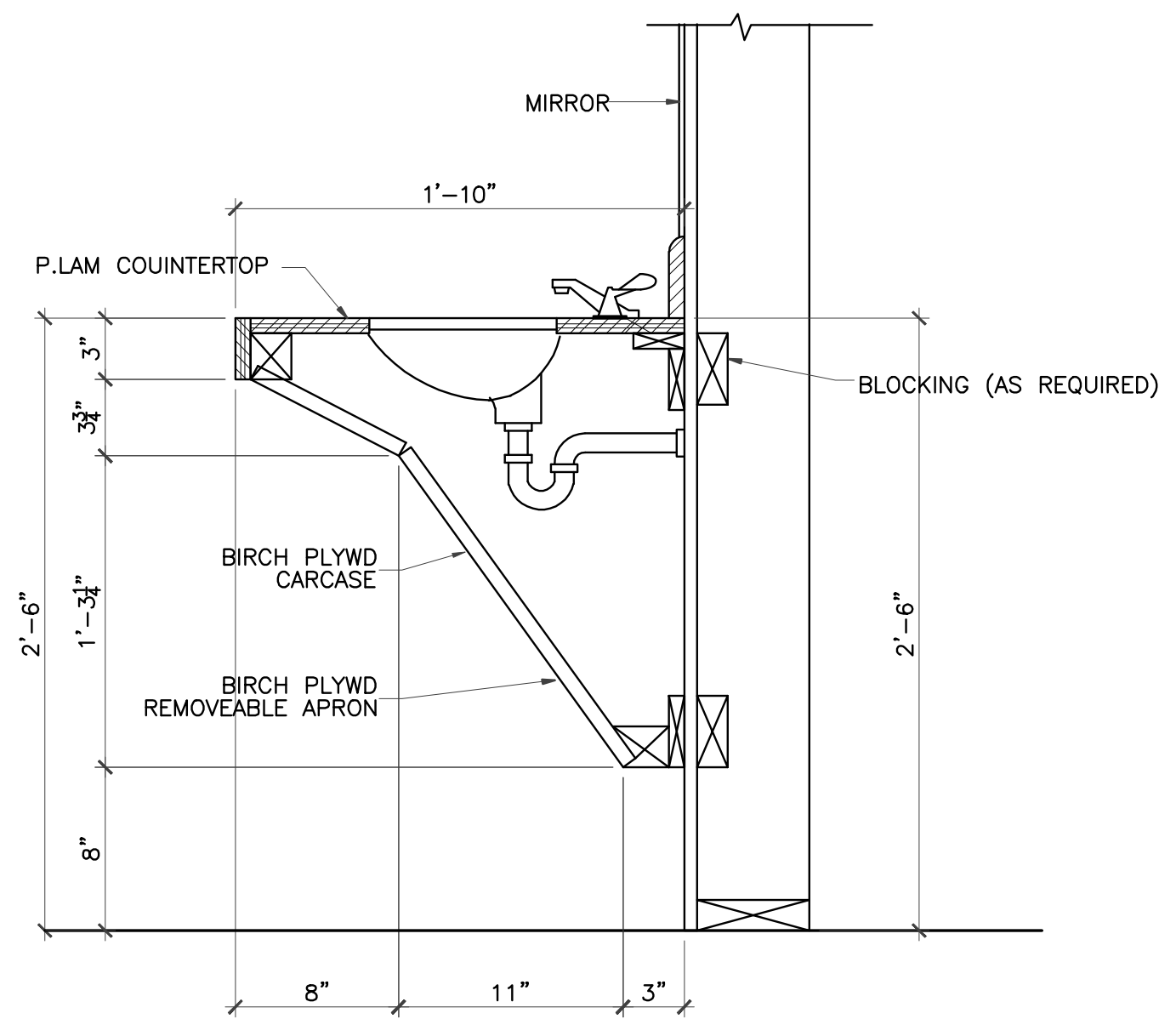
DRAWING TITLE

MILLWORK SECTIONS

DRAWING NO.

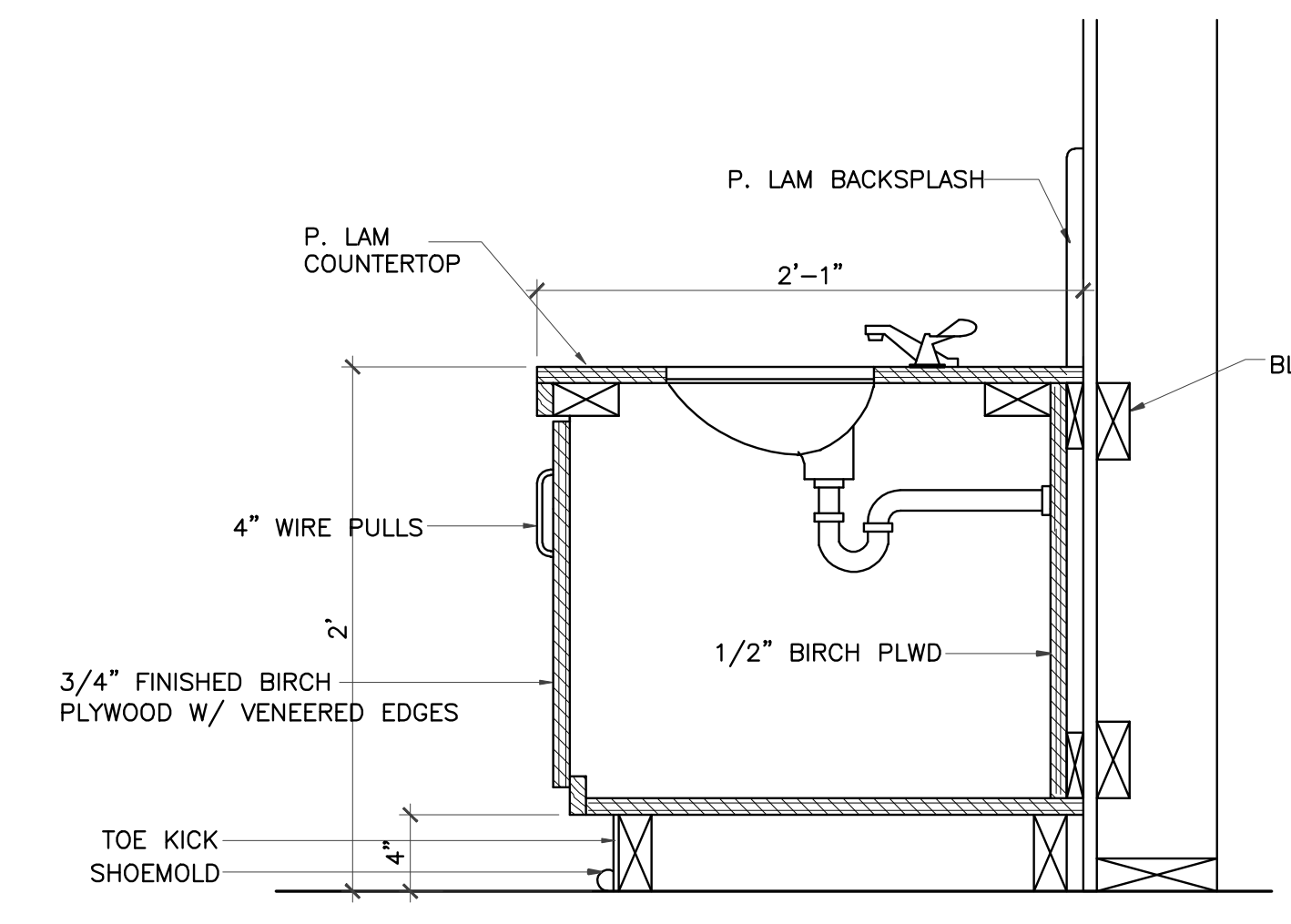
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING

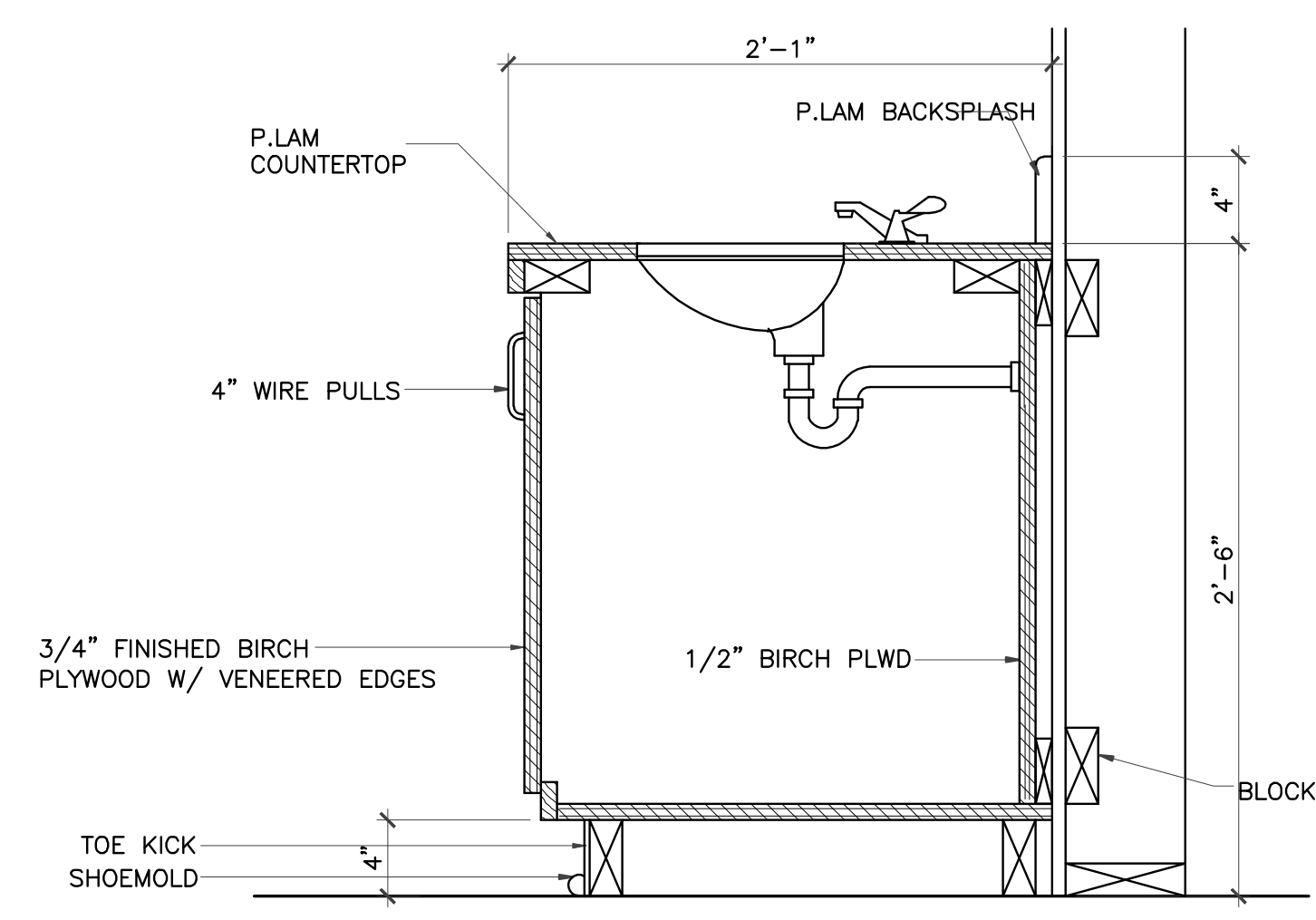


1 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #250, #300, #350, #400, #450, #500, #550, ACTIVITY ROOM

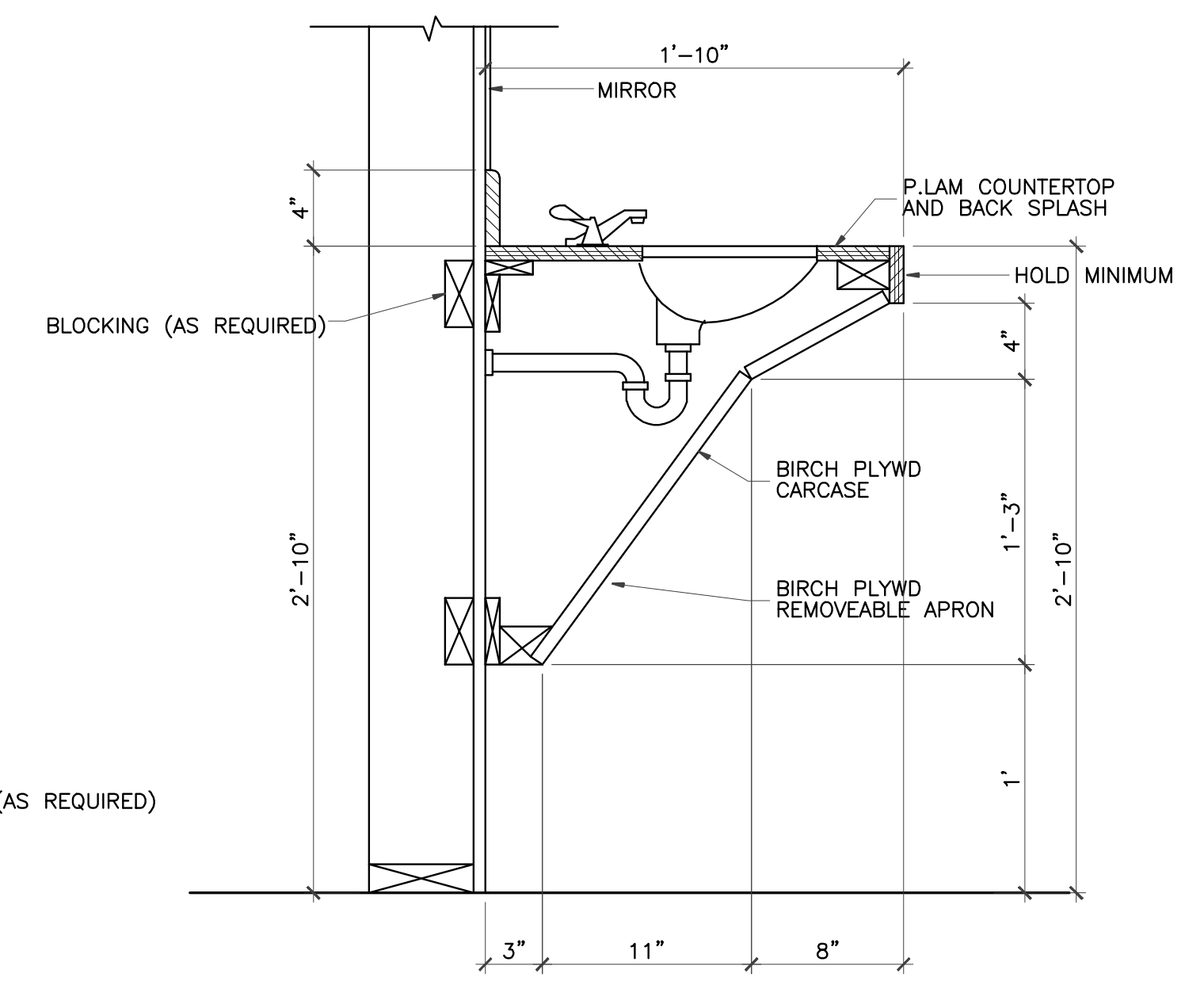
NOTE:
 THESE DIMENSIONS MUST BE MAINTAINED
 TO MEET ADA REQUIREMENTS



2 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #200, #250, #300, #350

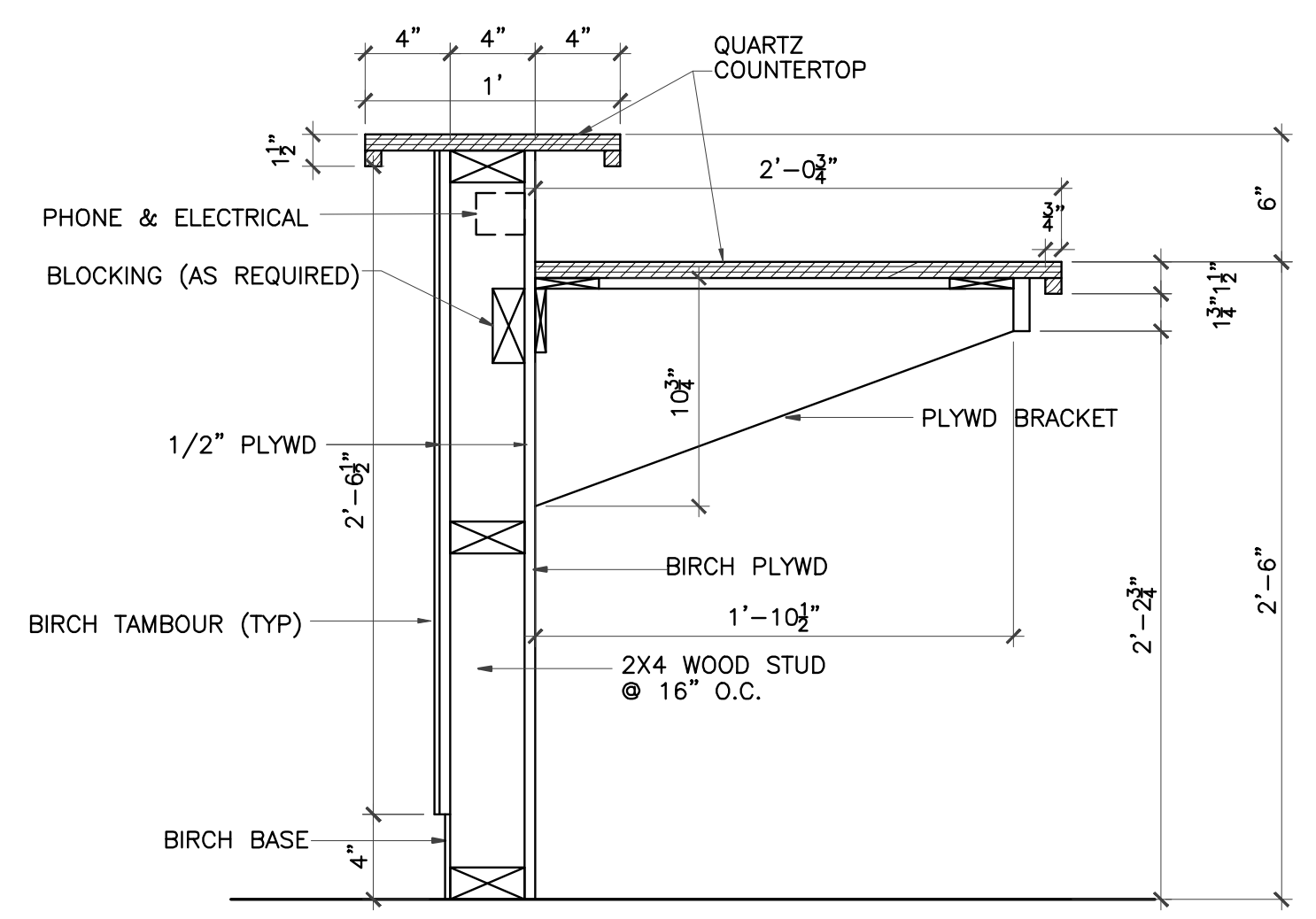


3 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #400, #450, #500, #550, ACTIVITY ROOM

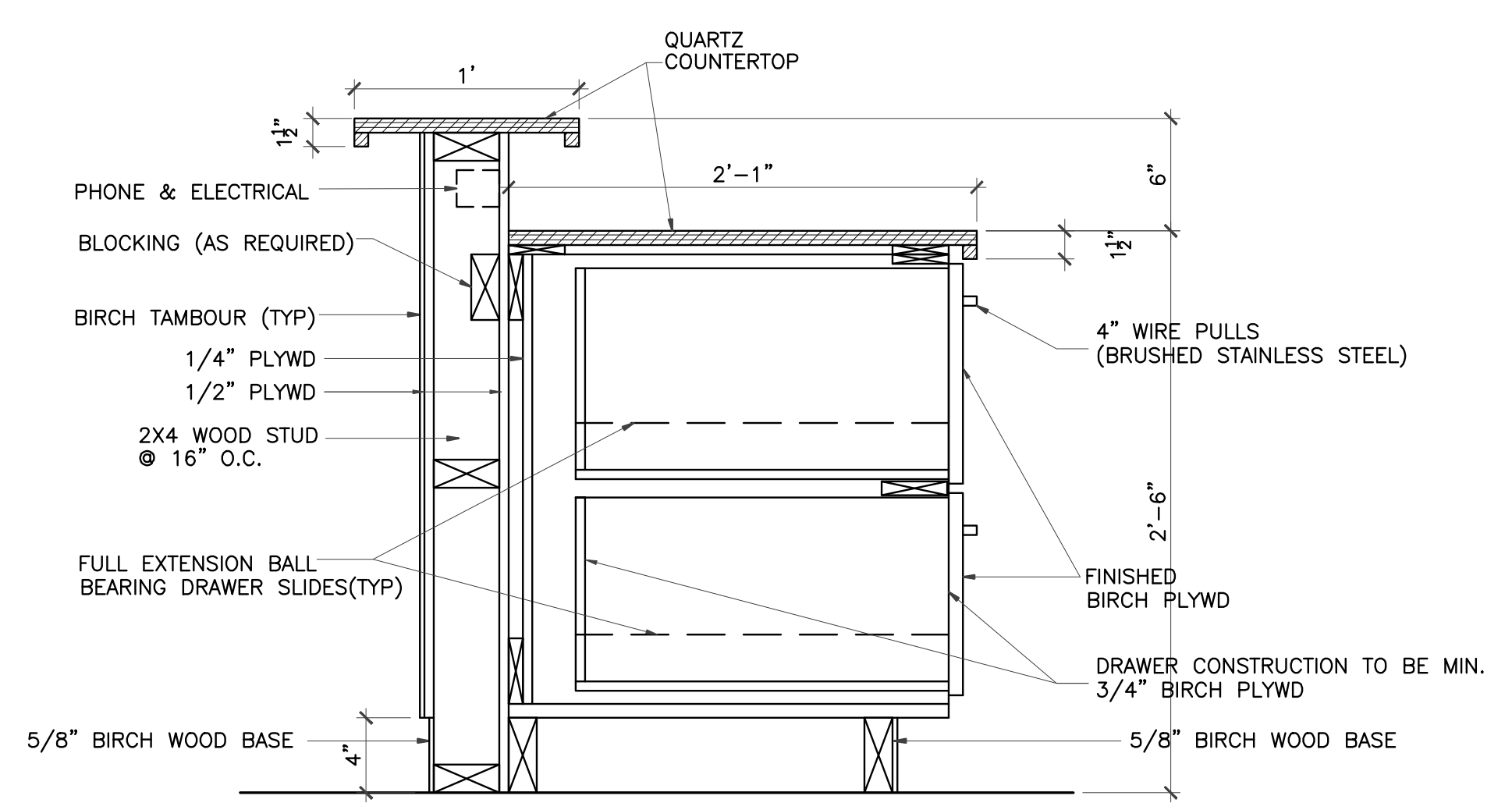


4 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 LUNCHROOM RESTROOM,

NOTE:
 THESE DIMENSIONS MUST BE MAINTAINED
 TO MEET ADA REQUIREMENTS

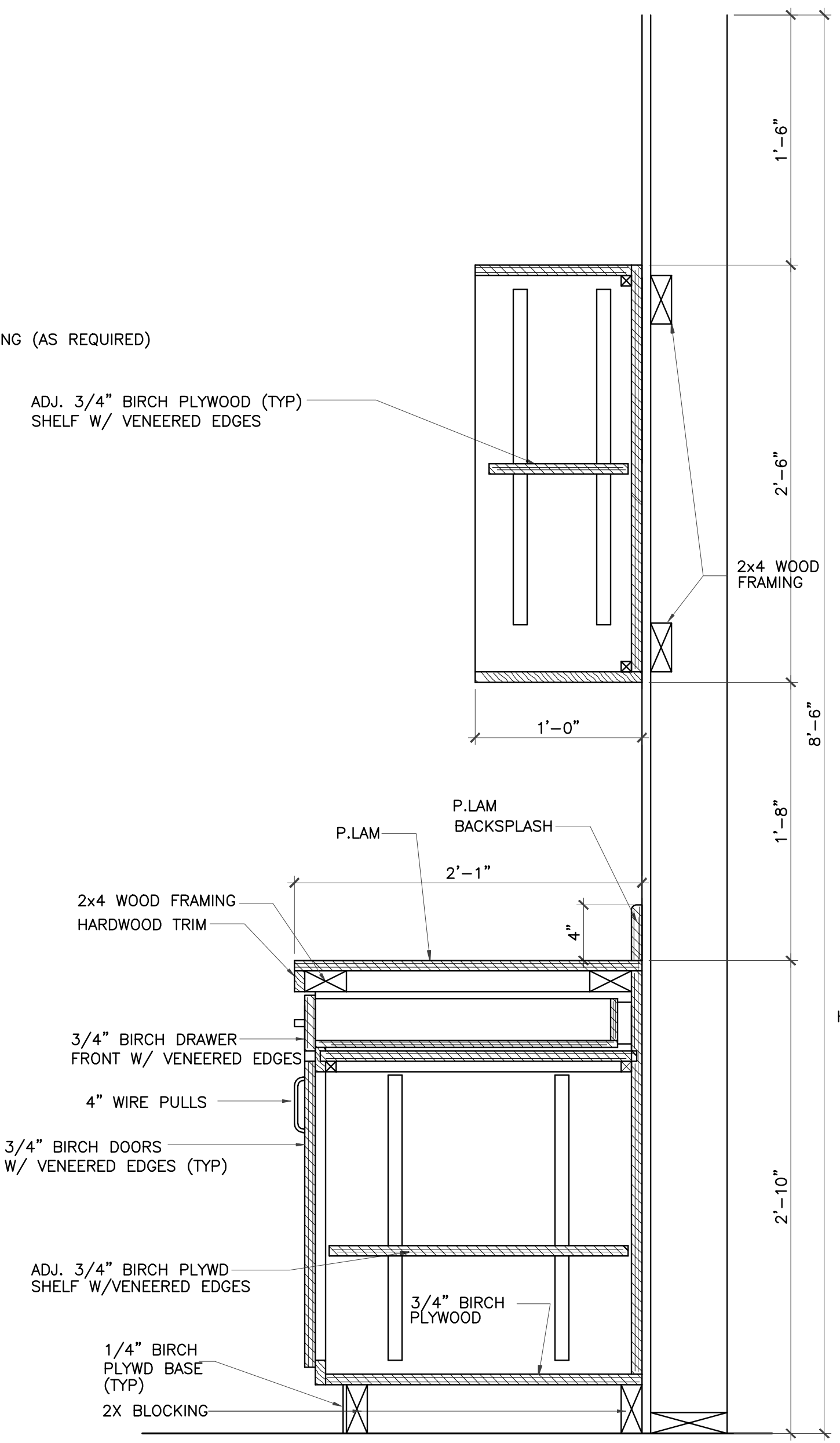


5 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 RECEPTION

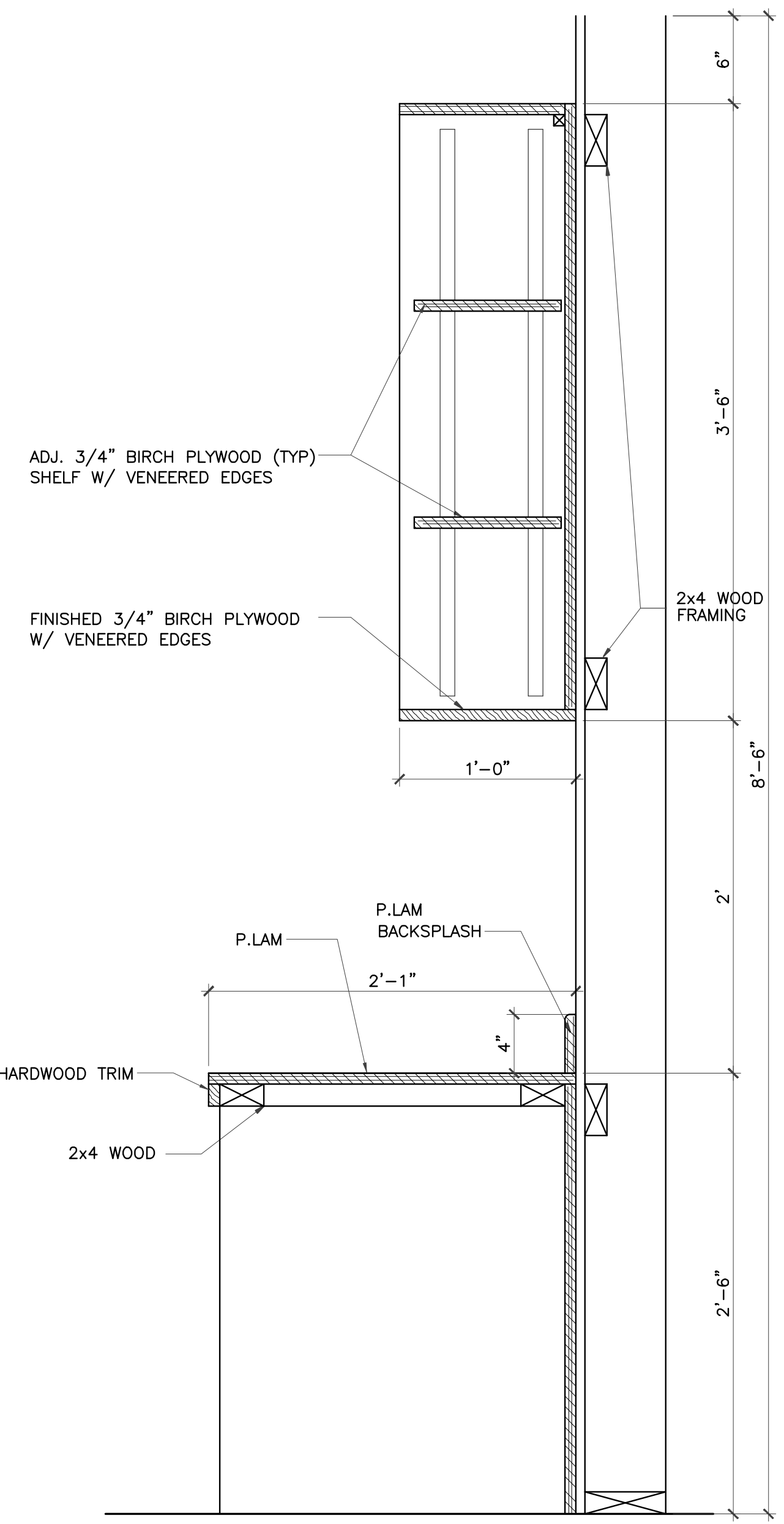


6 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 RECEPTION

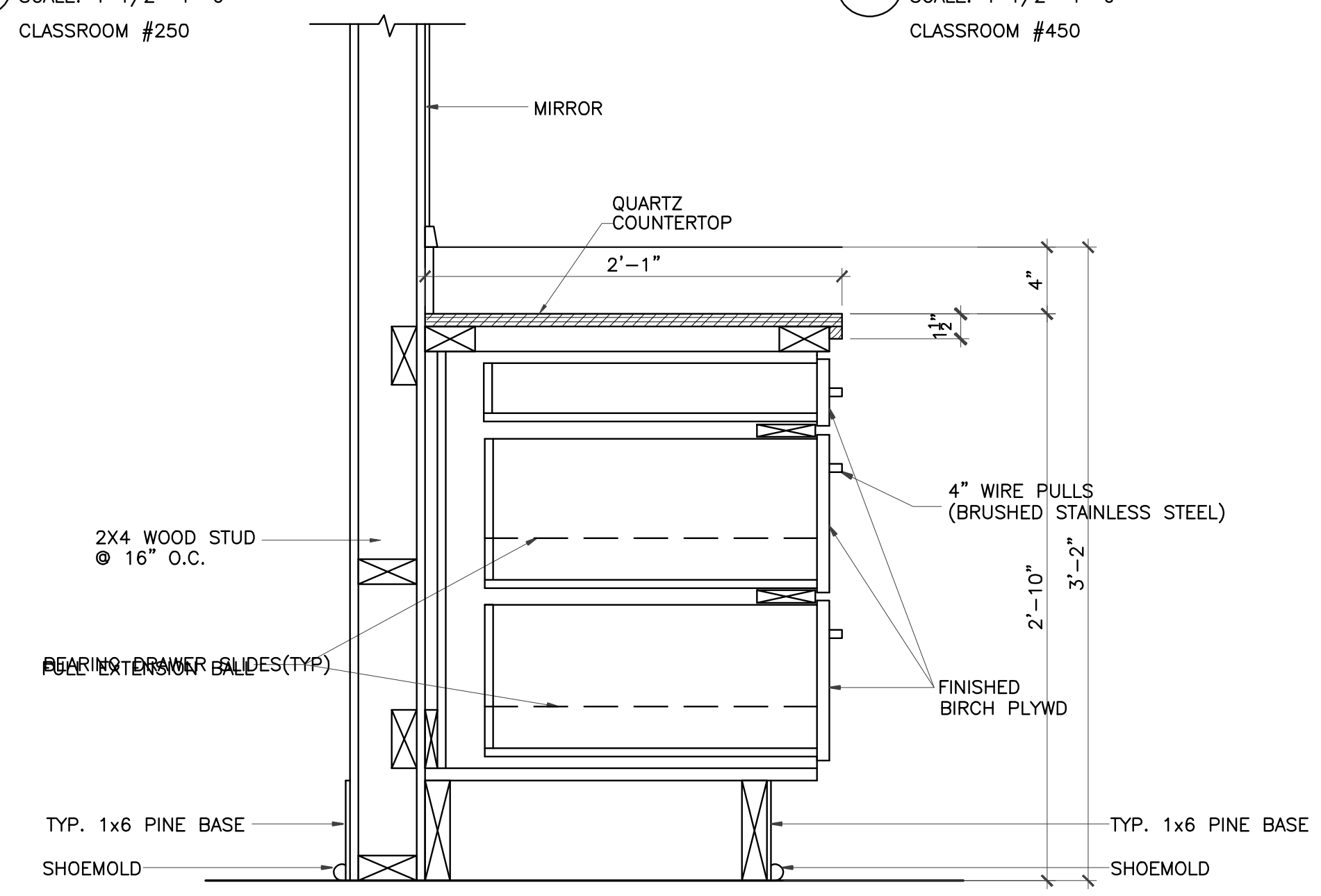
NOTE:
 EDGE BAND ALL EXPOSED (VISIBLE) EDGES
 ON DRAWER AND CABINET FACES.



7 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #250



8 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 CLASSROOM #450



9 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 RECEPTION

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 Manvel, Tx 77578

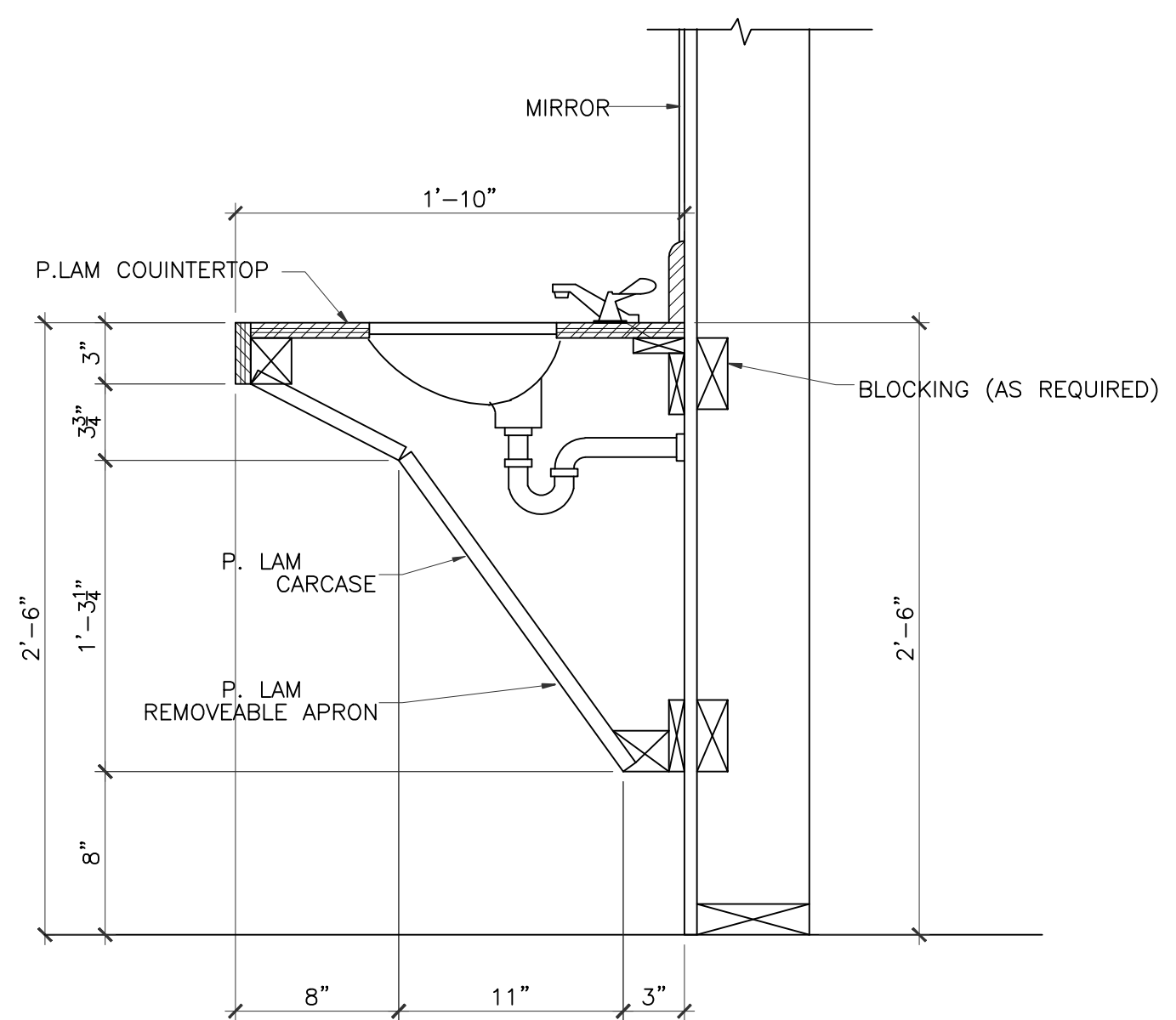


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MILLWORK SECTIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

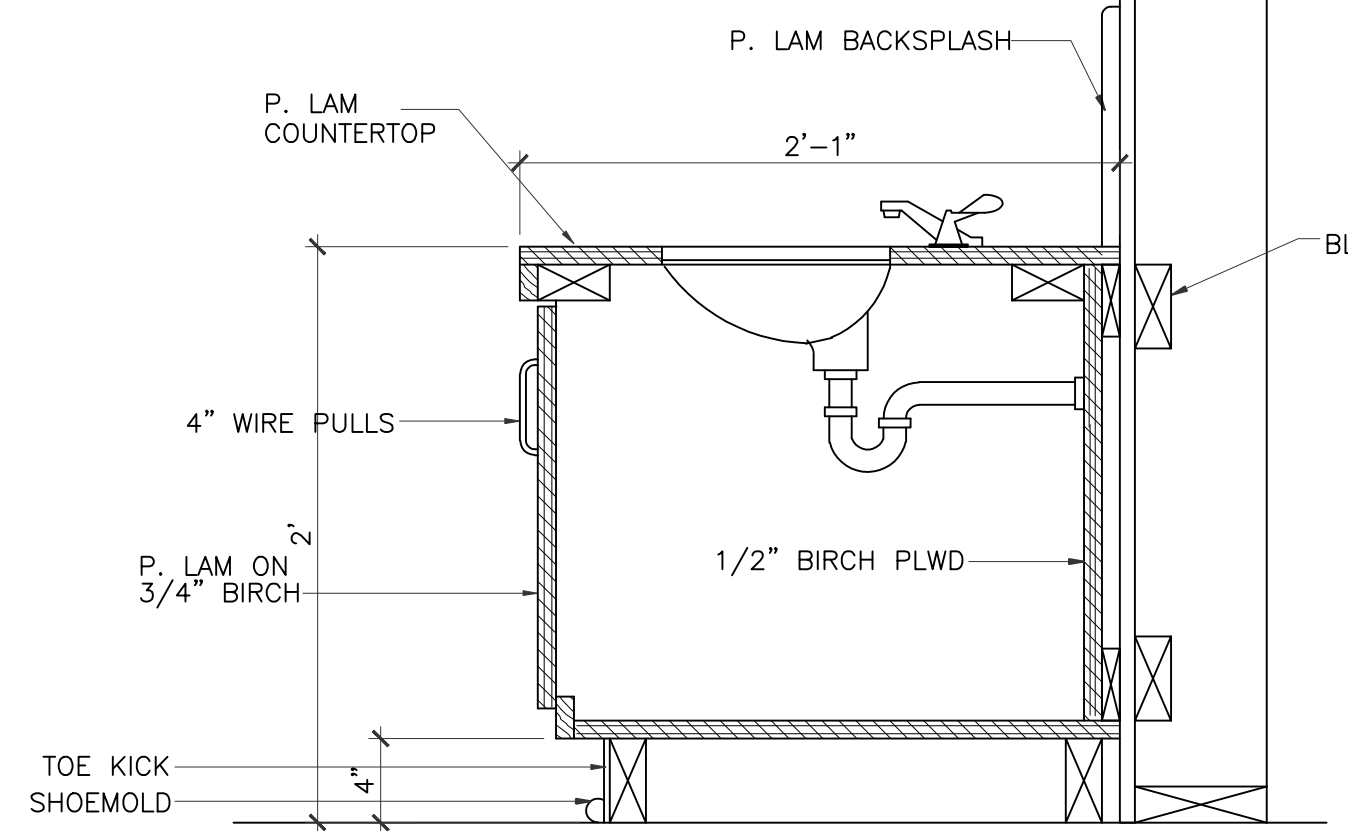
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	09/03/2018	ADDENDUM 3

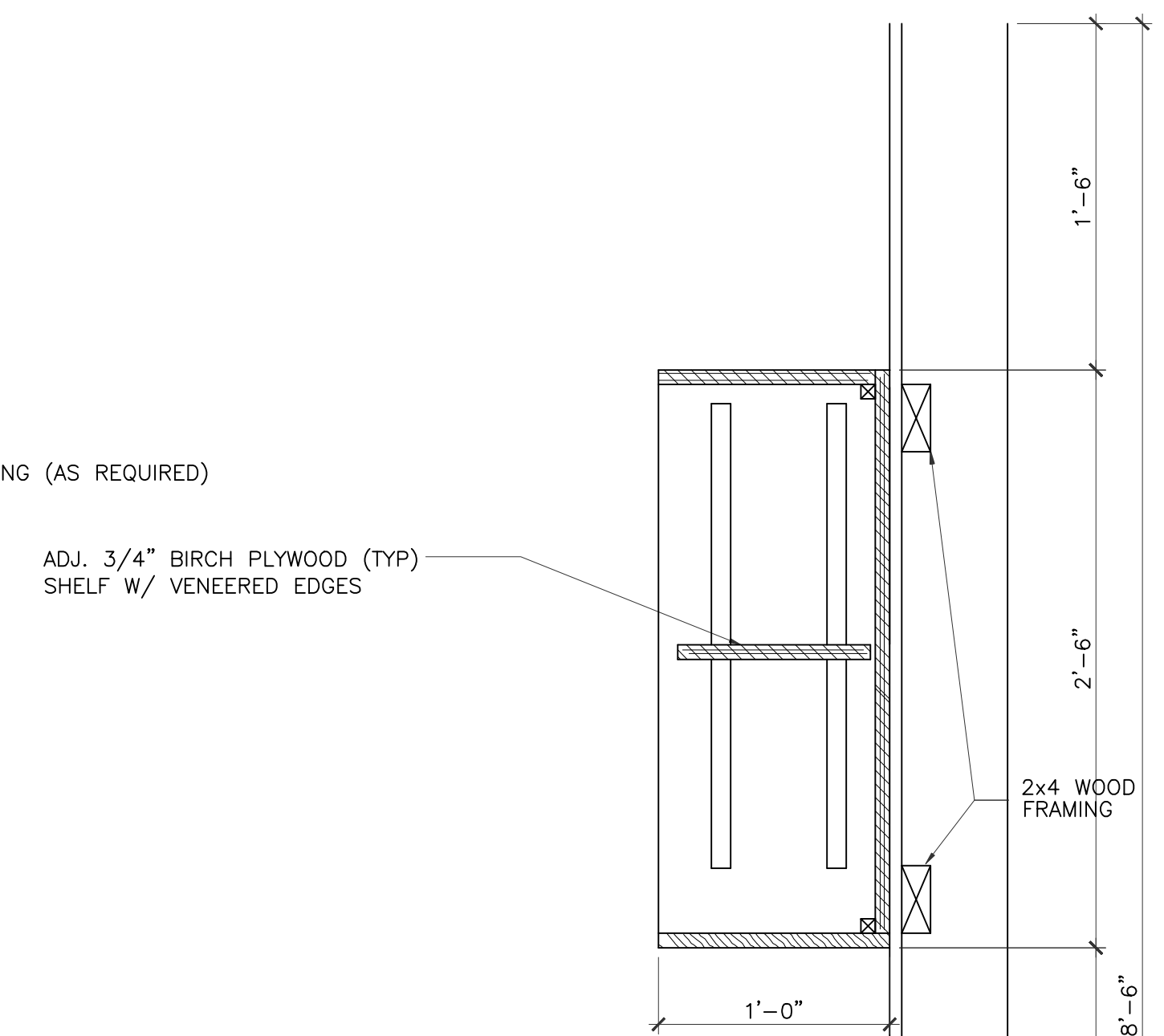
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



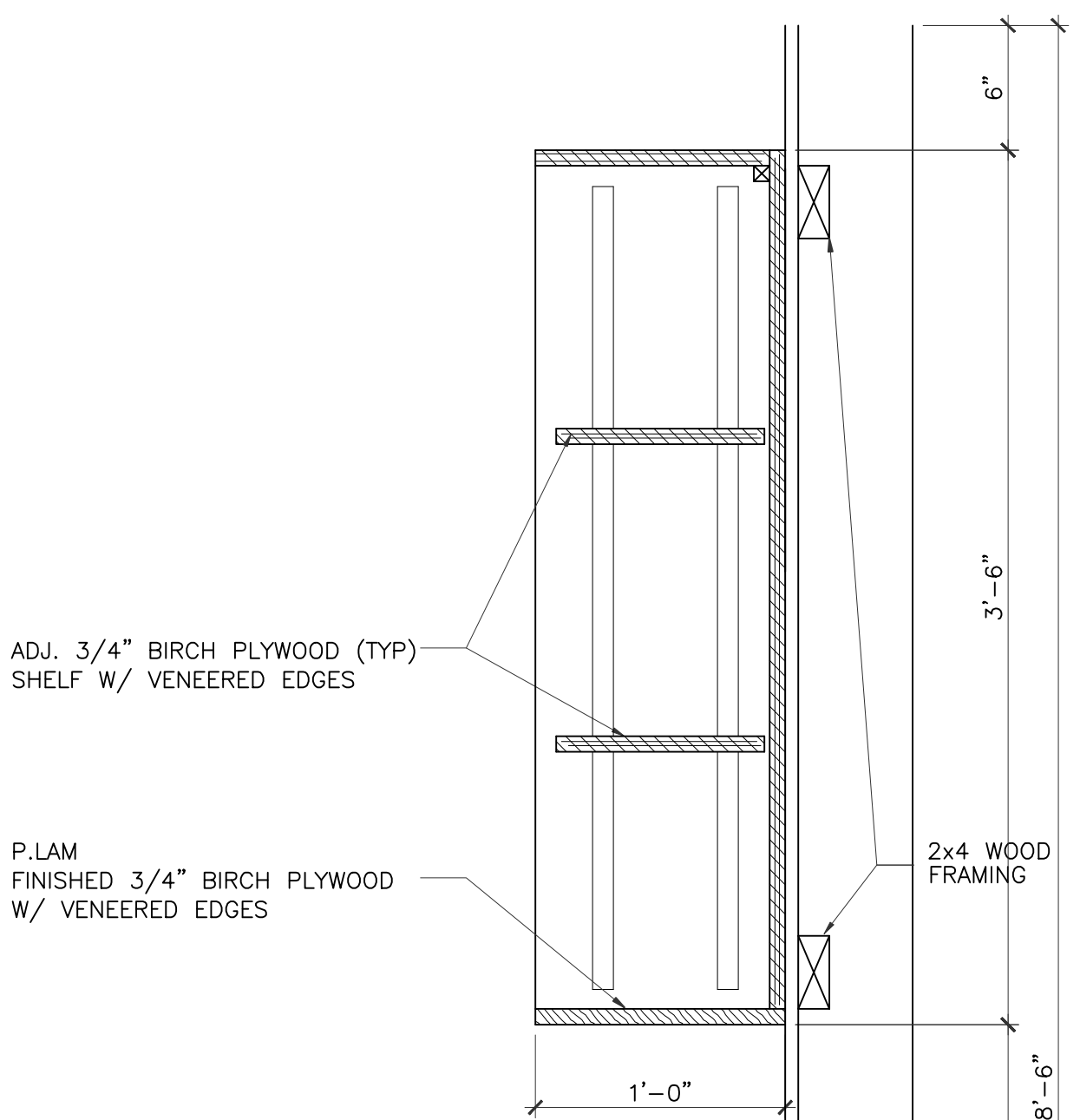
1 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
NOTE: THESE DIMENSIONS MUST BE MAINTAINED TO MEET ADA REQUIREMENTS
CLASSROOM #250, #300, #350, #400, #450, #500, #550, ACTIVITY ROOM



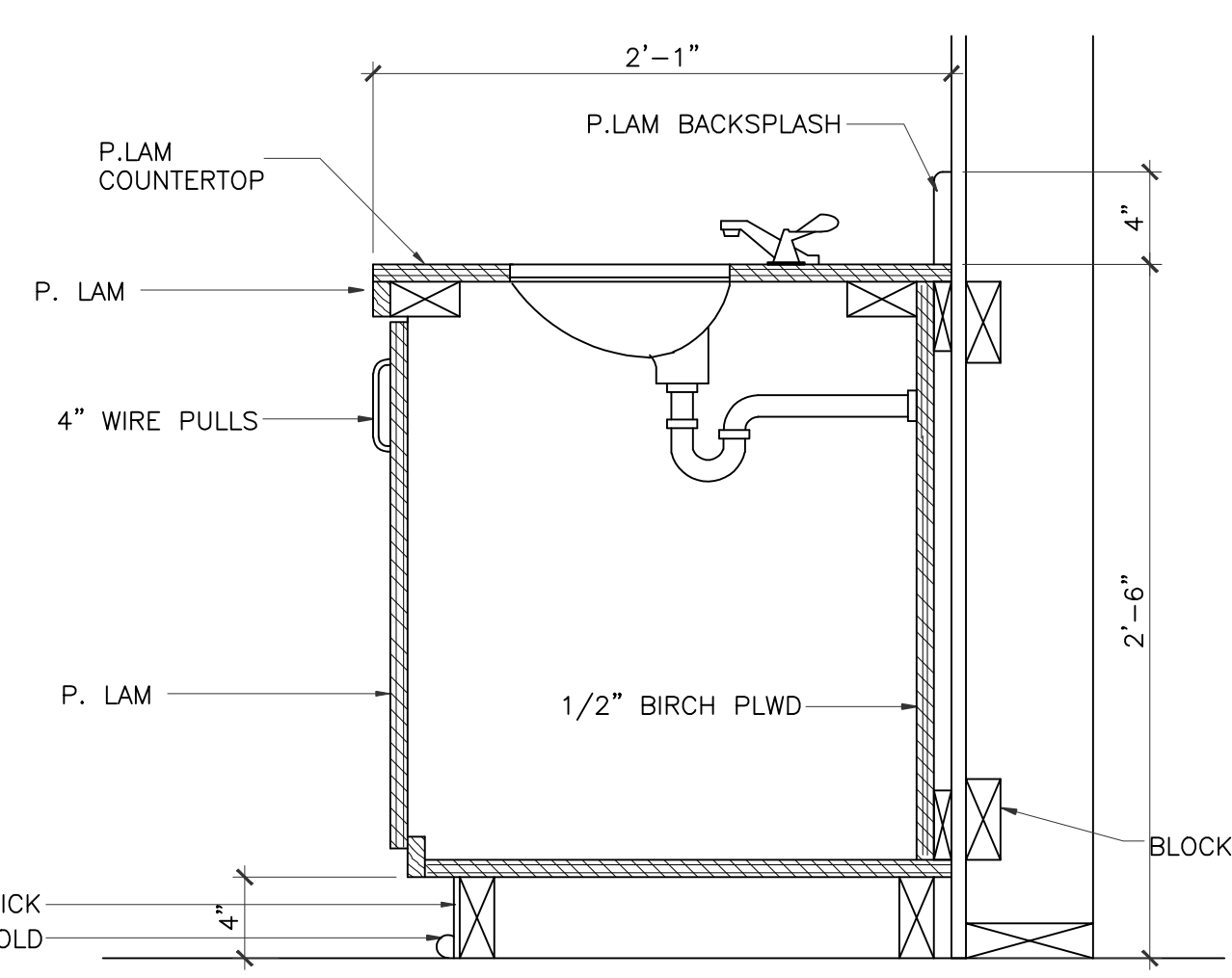
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CLASSROOM #200, #250, #300, #350



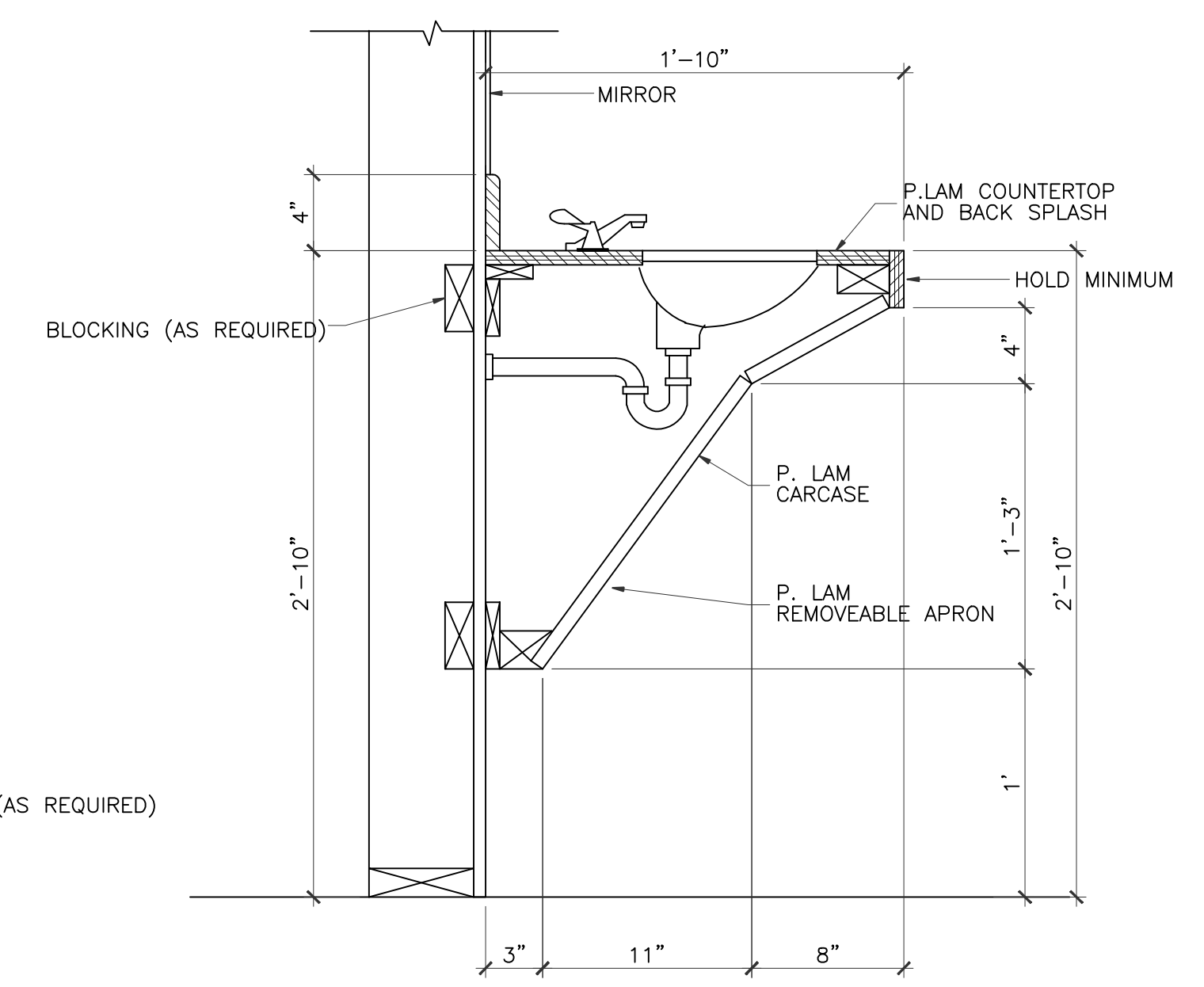
7 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #250



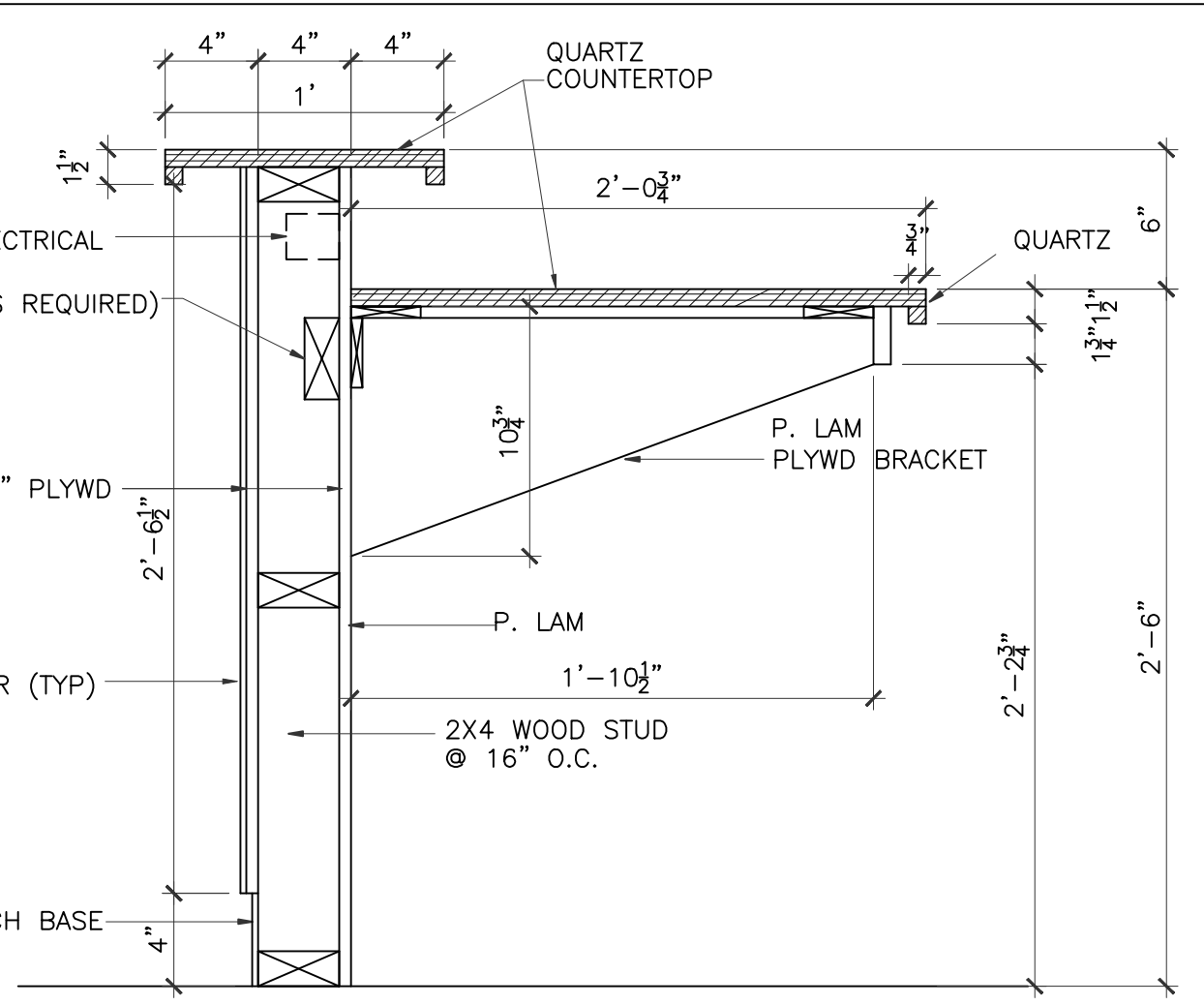
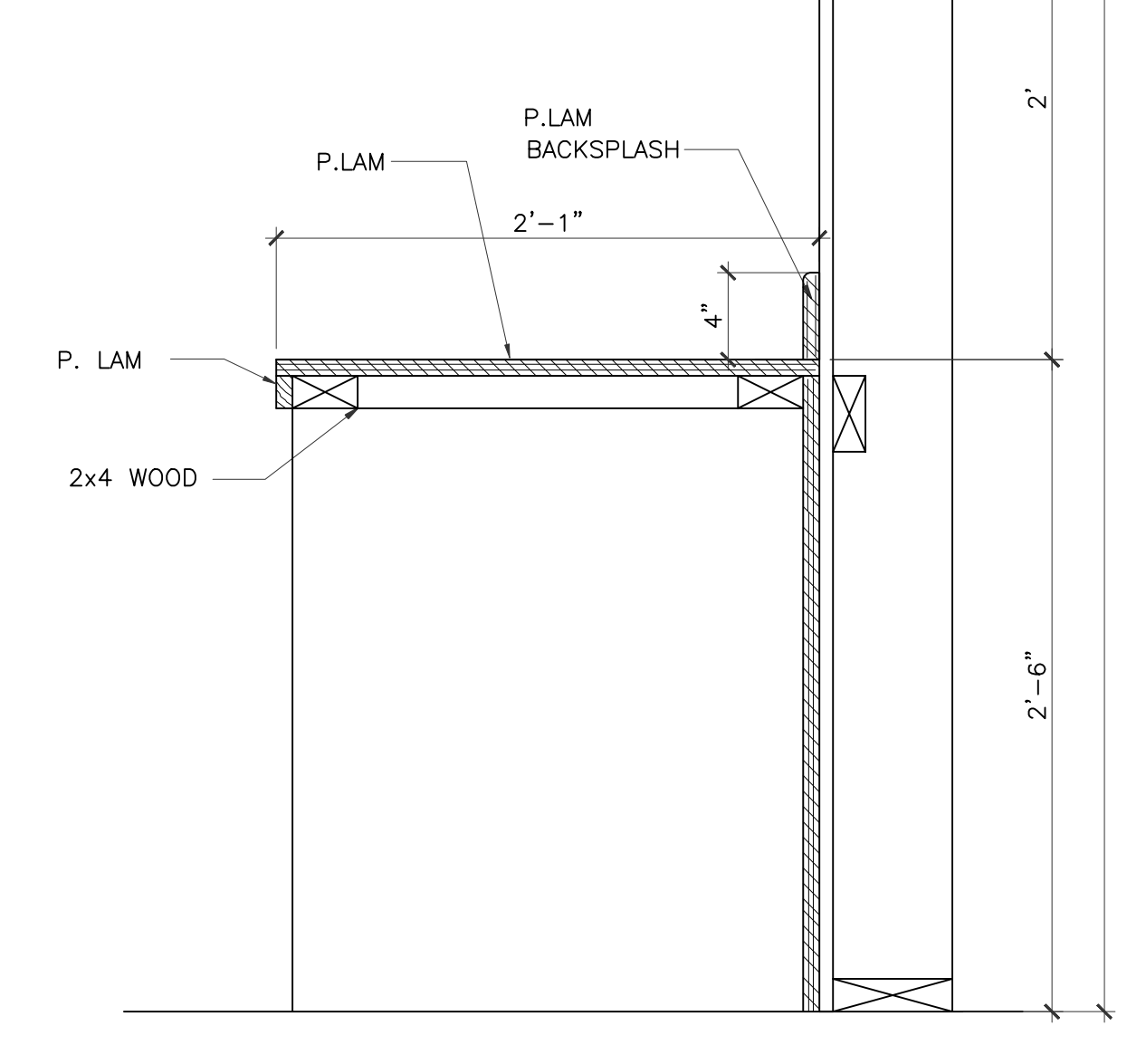
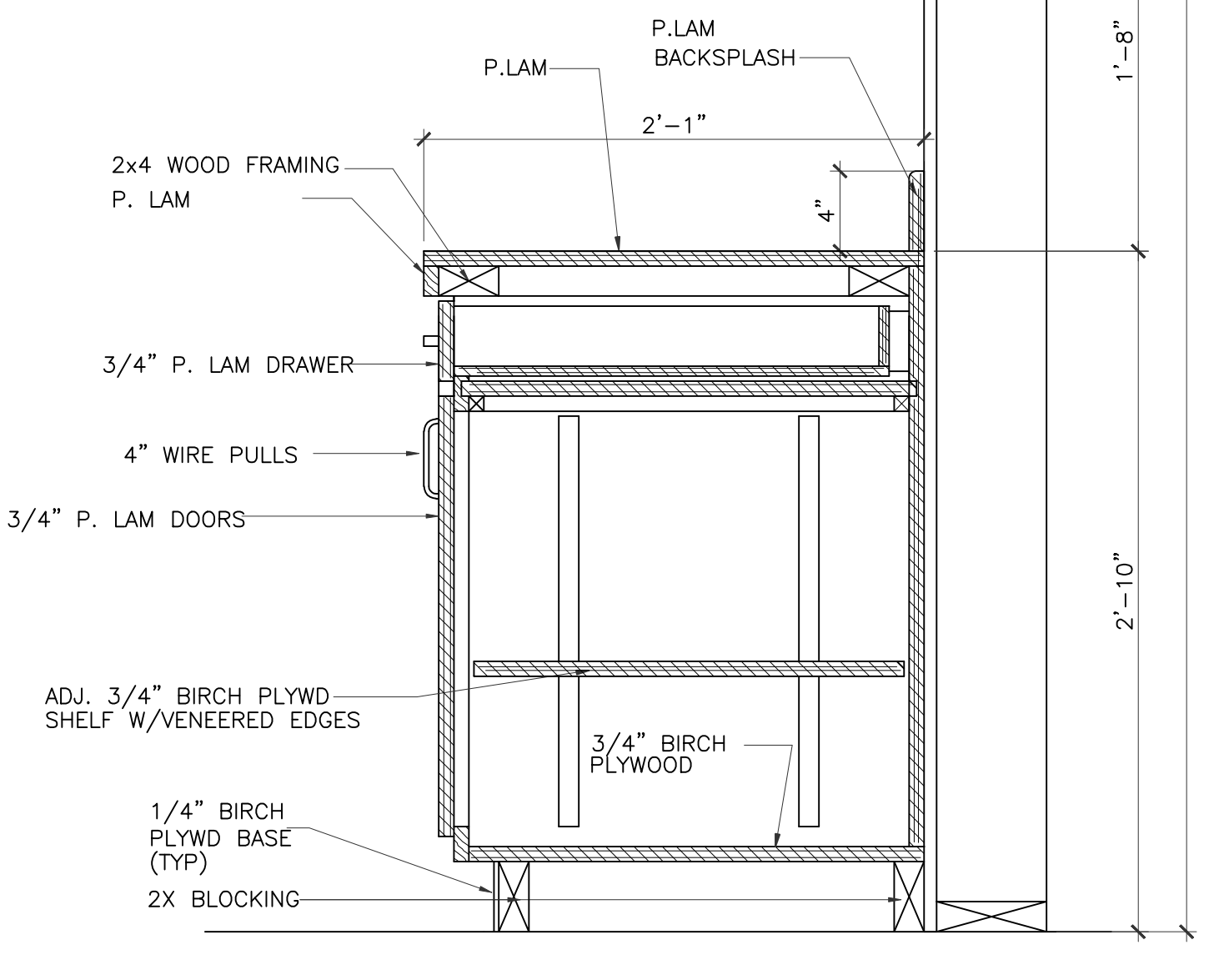
8 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #450



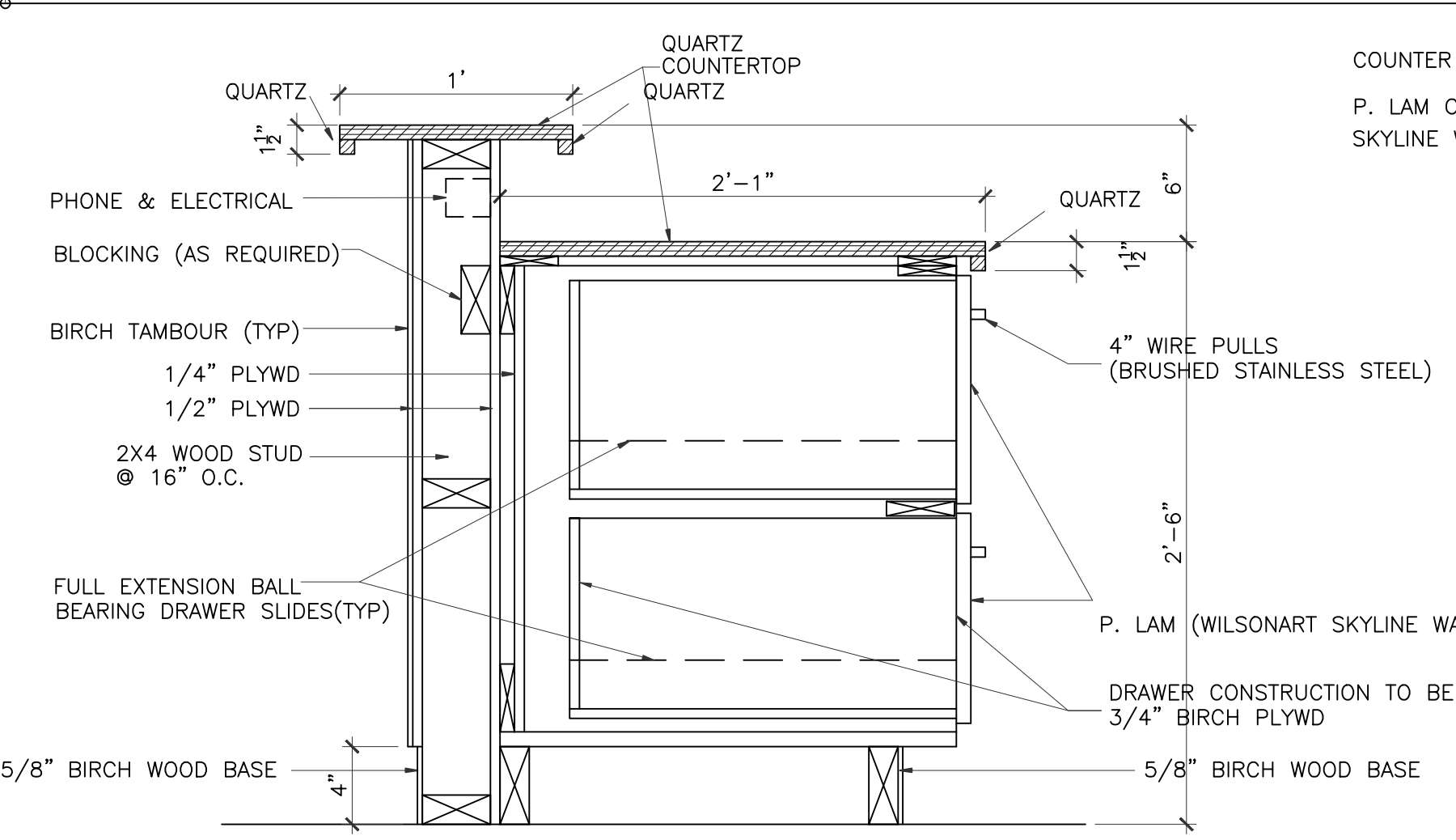
3 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
CLASSROOM #400, #450, #500, #550, ACTIVITY ROOM



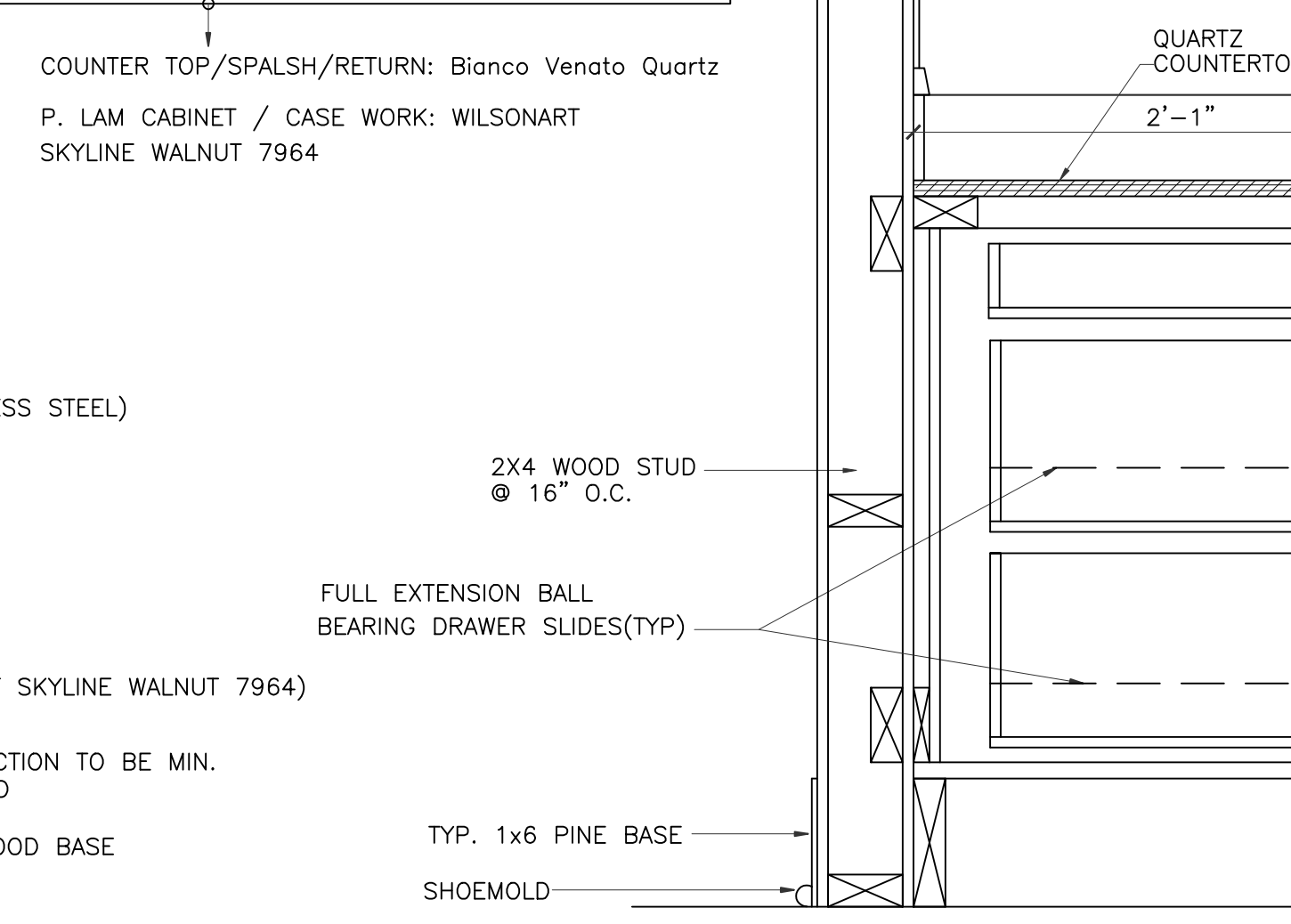
4 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
LUNCHROOM RESTROOM,
NOTE: THESE DIMENSIONS MUST BE MAINTAINED TO MEET ADA REQUIREMENTS



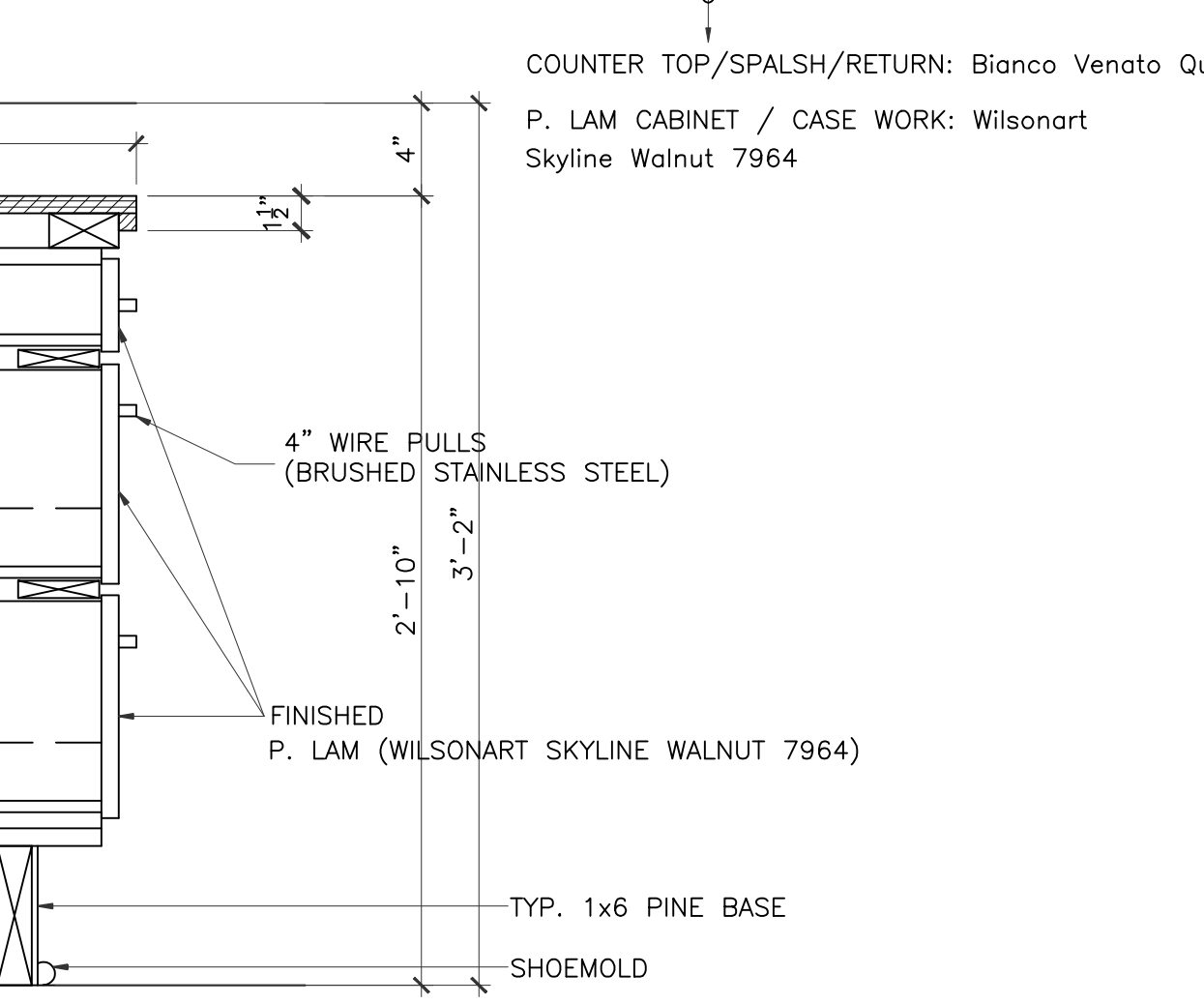
5 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
RECEPTION



6 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
RECEPTION
NOTE: EDGEBAND ALL EXPOSED (VISIBLE) EDGES ON DRAWER AND CABINET FACES.



9 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
RECEPTION

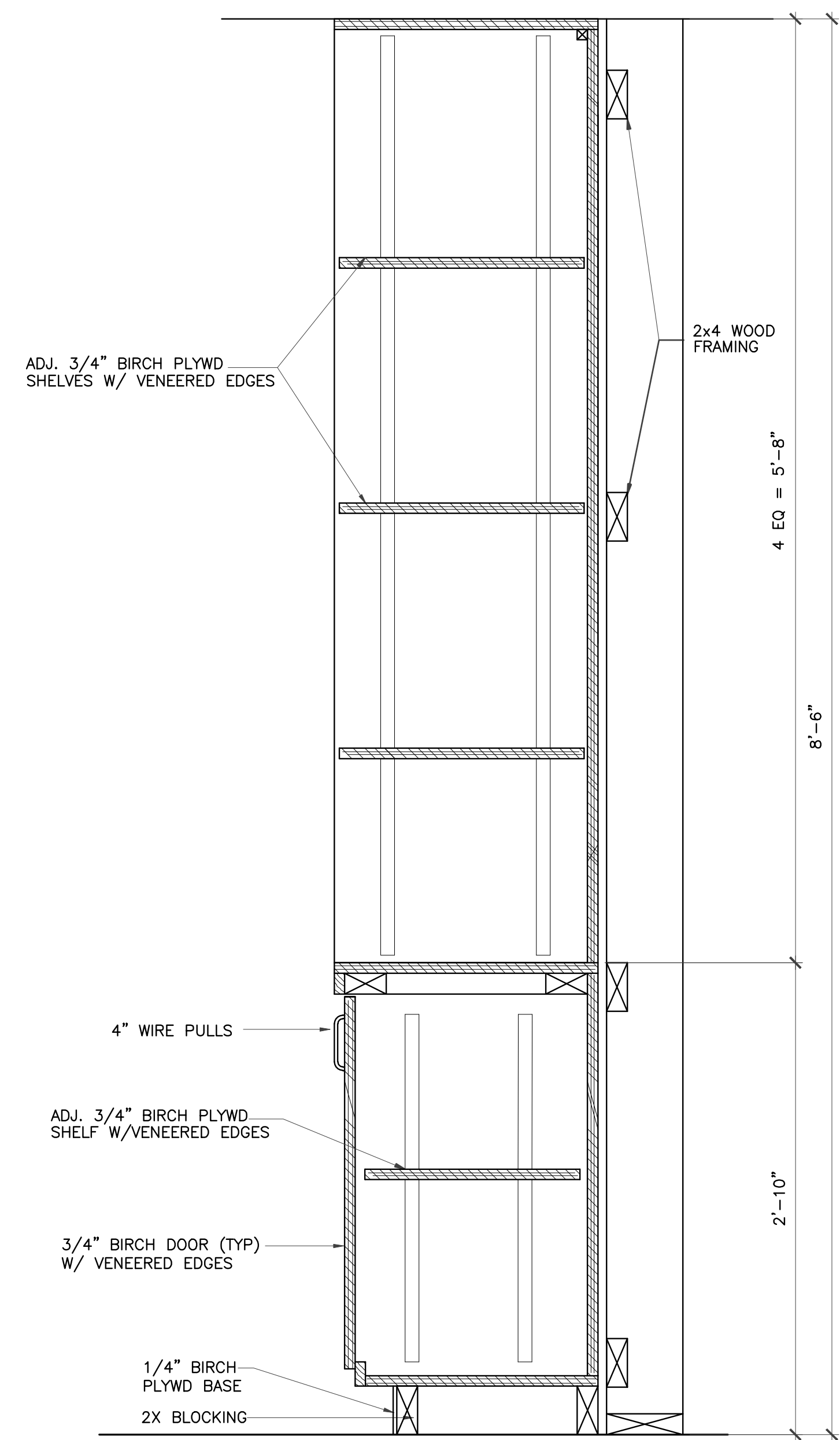


01/09/2018
DRAWING TITLE

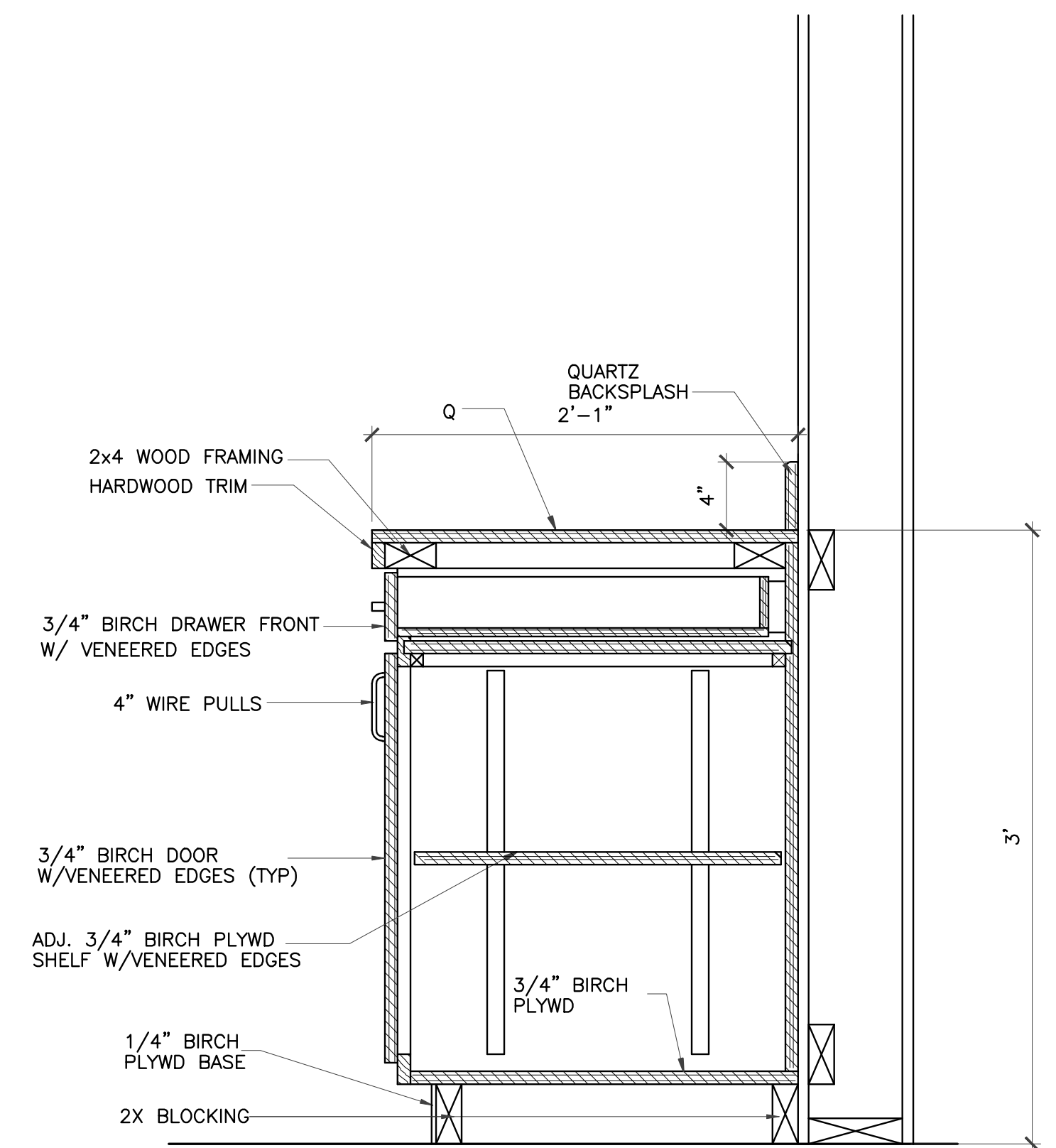
MILLWORK SECTIONS
DRAWN BY: JC
CHECKED BY: JC
DATE: 03/30/2017
JOB NO.: gleannloch
DRAWING NO.: A-8.1

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
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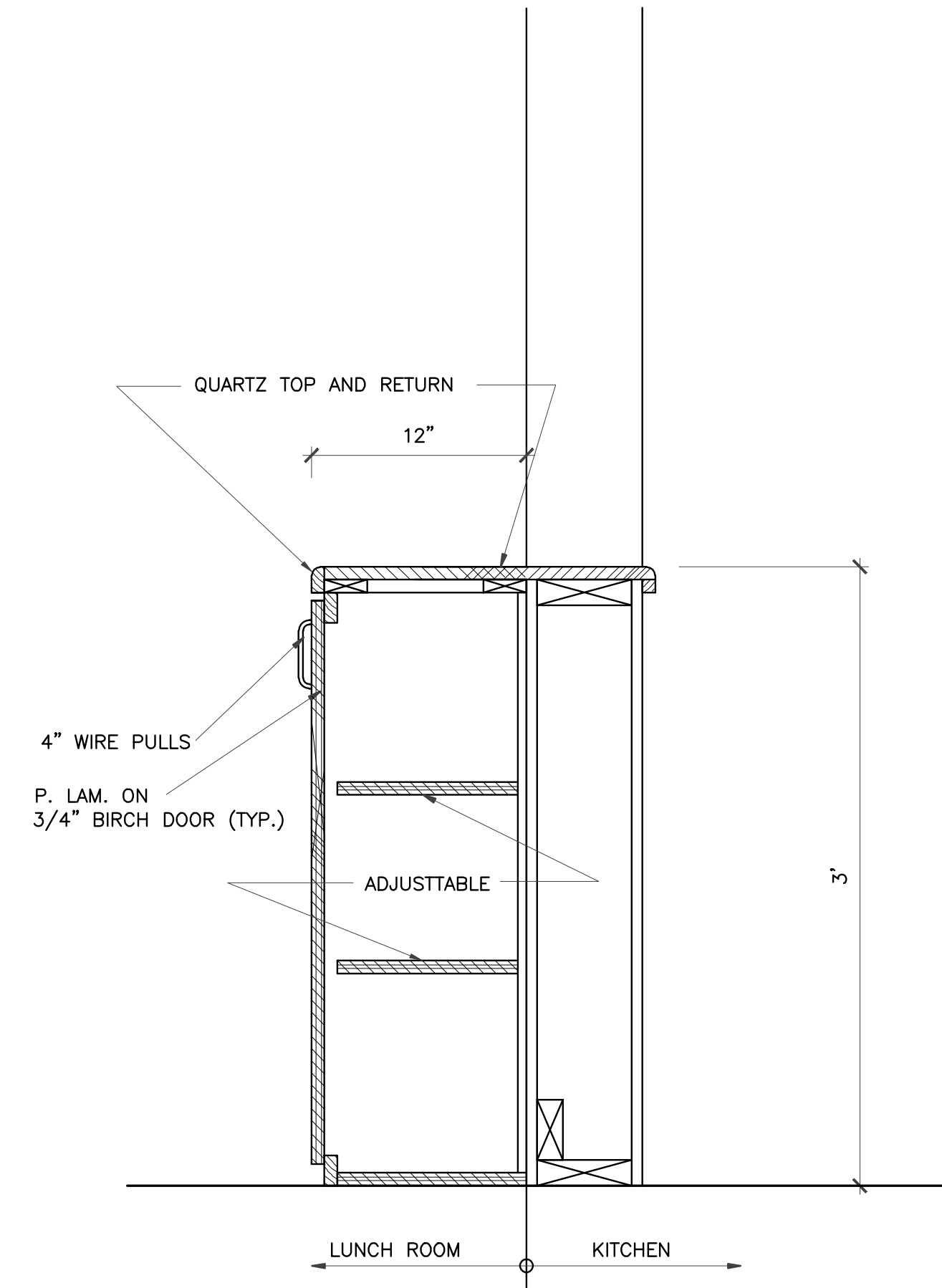
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



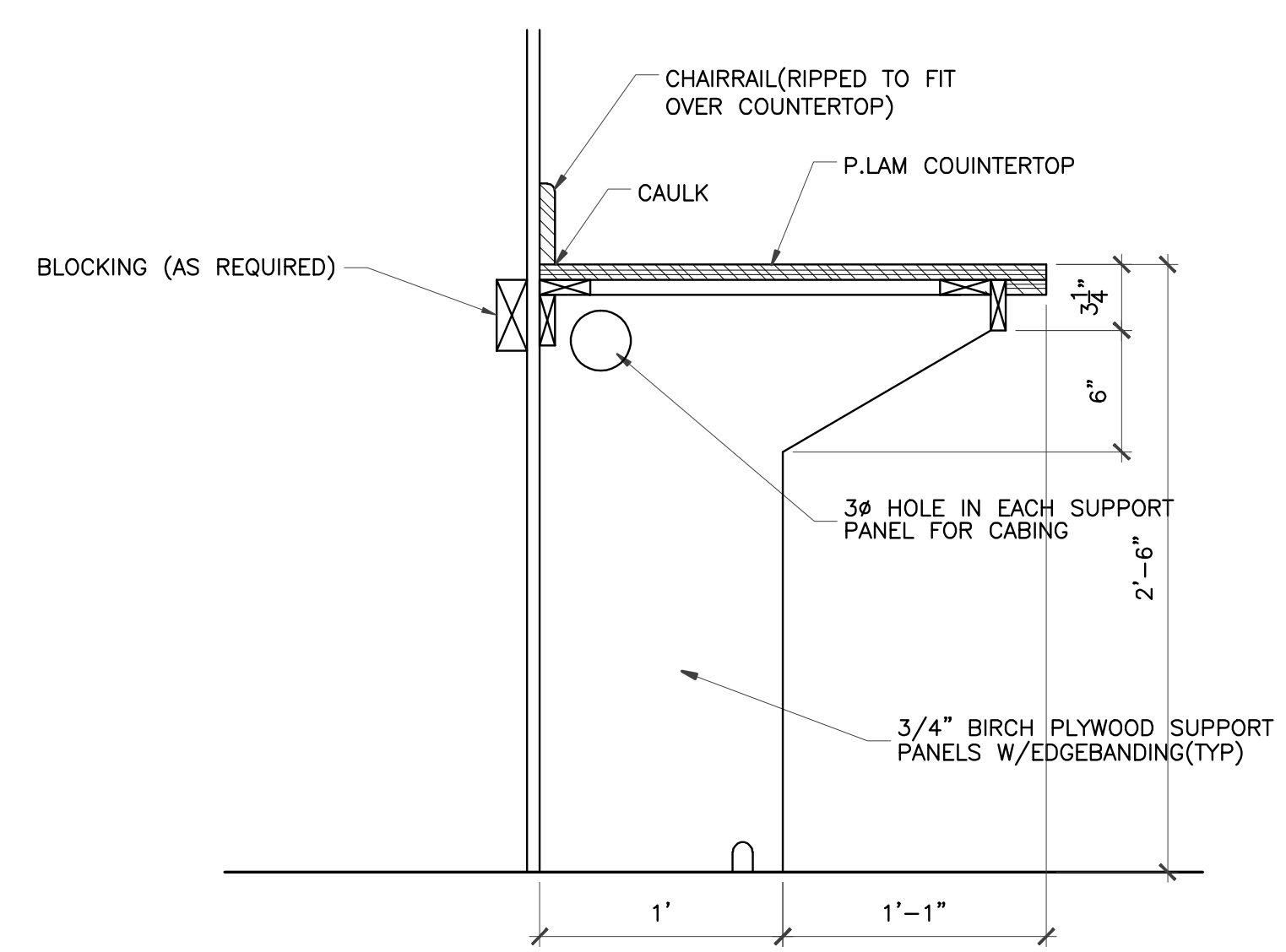
1 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 RECEPTION



2 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 KITCHEN



3 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"
 KITCHEN/LUNCH ROOM



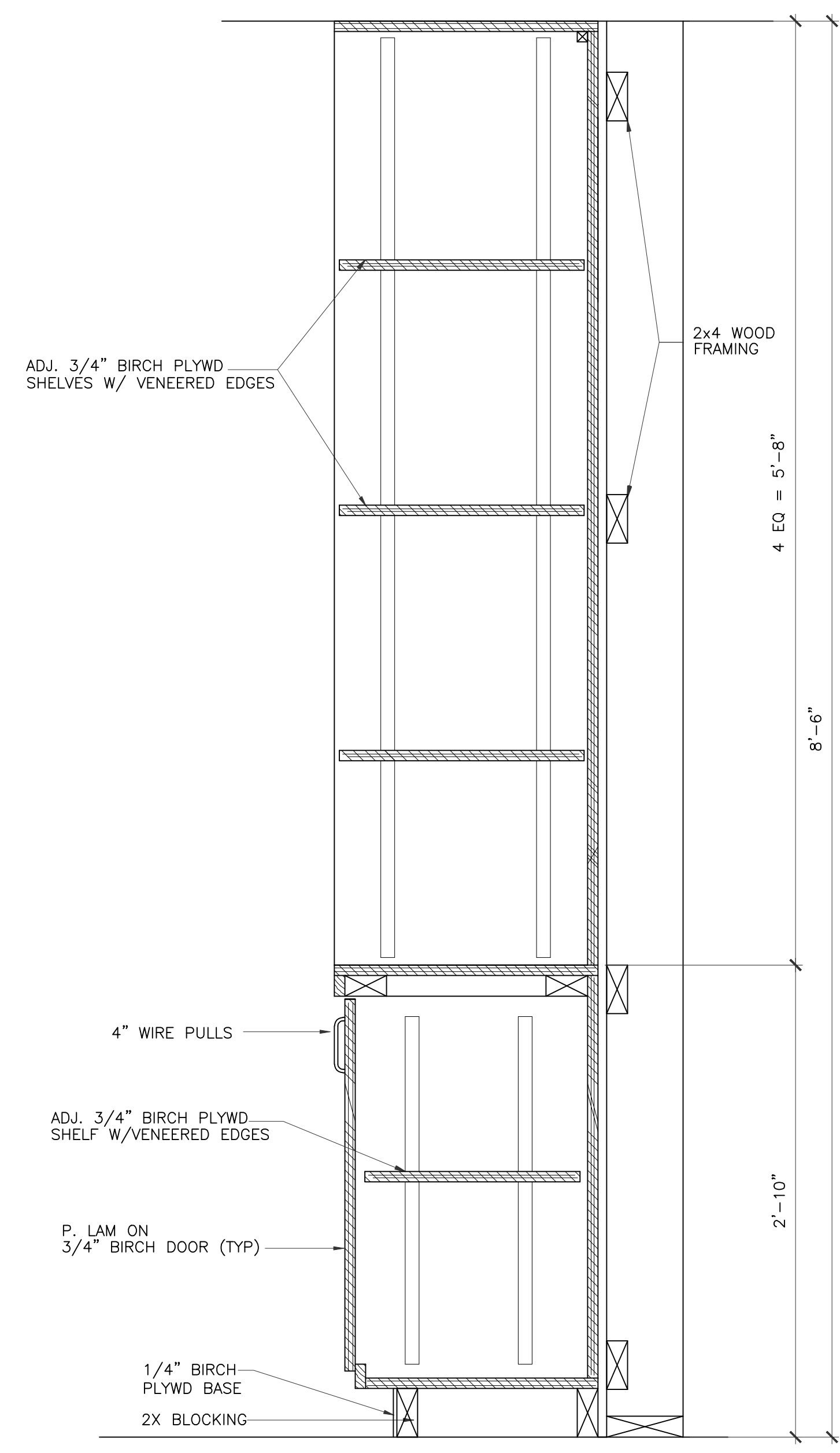
4 MILLWORK SECTION
 SCALE: 1 1/2"=1'-0"


 01/09/2018

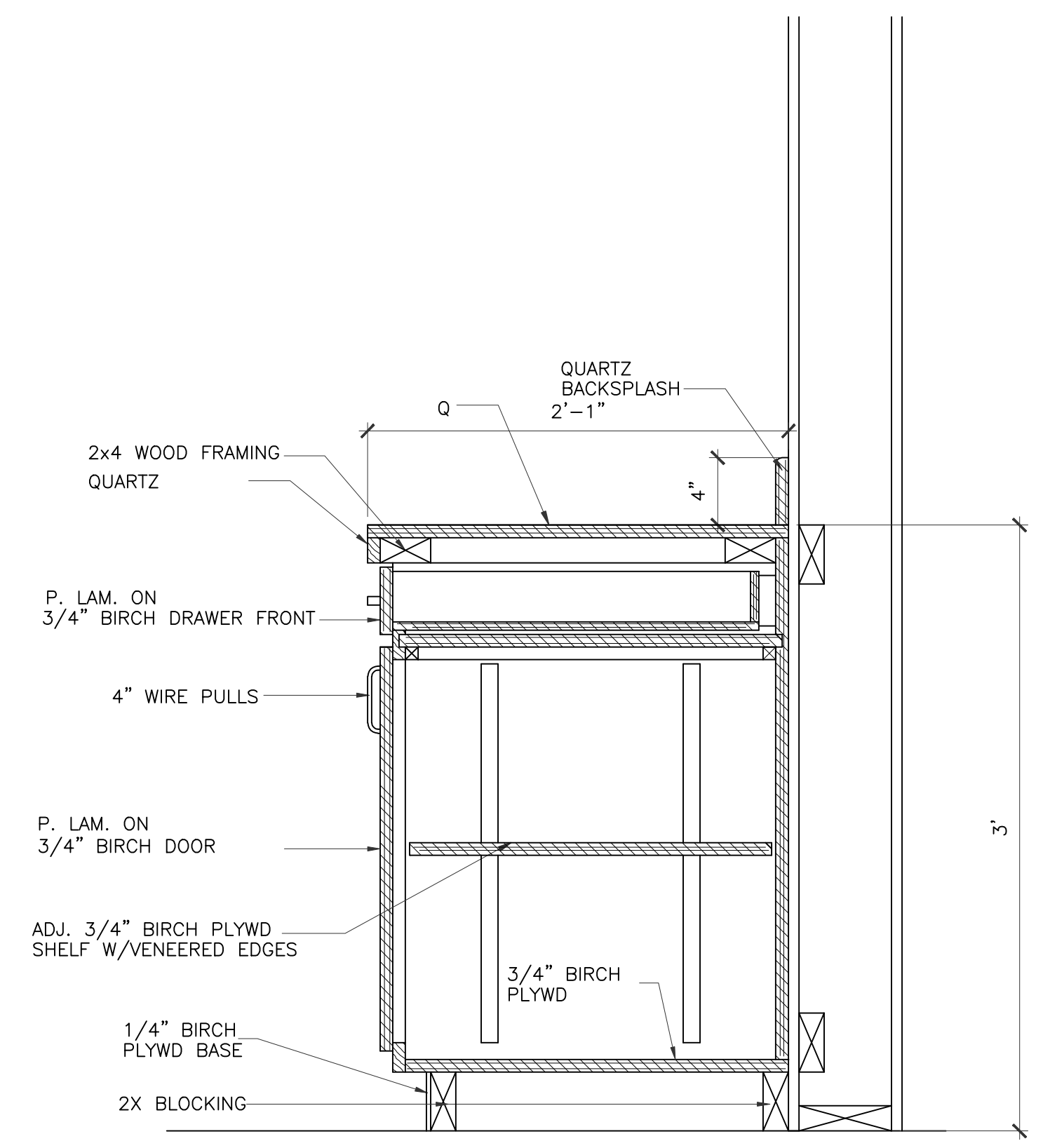
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DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-8.2

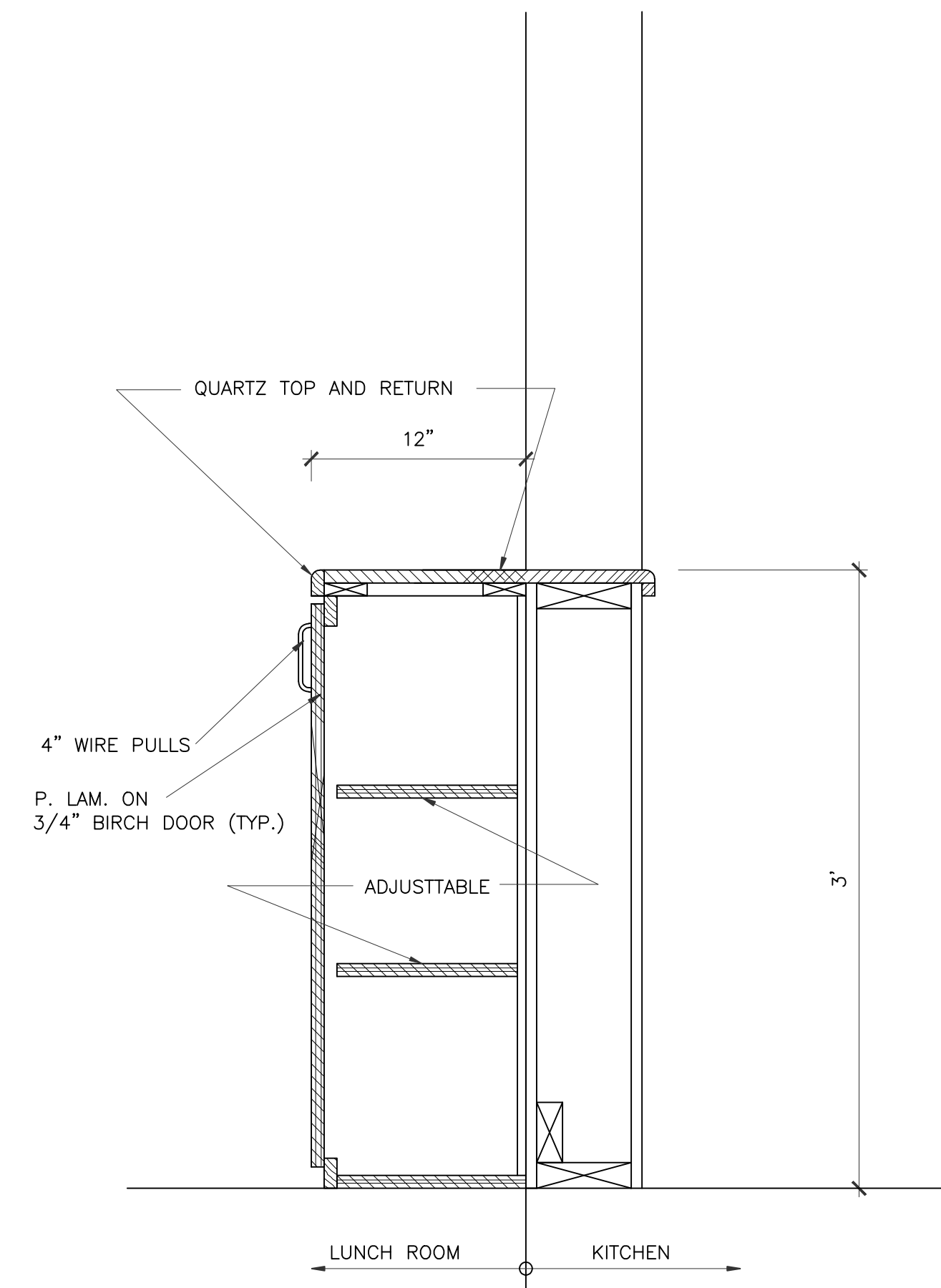
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/13/2017	PRICING
2	09/03/2018	ADDENDUM 3



1 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
RECEPTION



2 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
KITCHEN



3 MILLWORK SECTION
SCALE: 1 1/2"=1'-0"
KITCHEN/LUNCH ROOM

IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE	
MILLWORK SECTIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

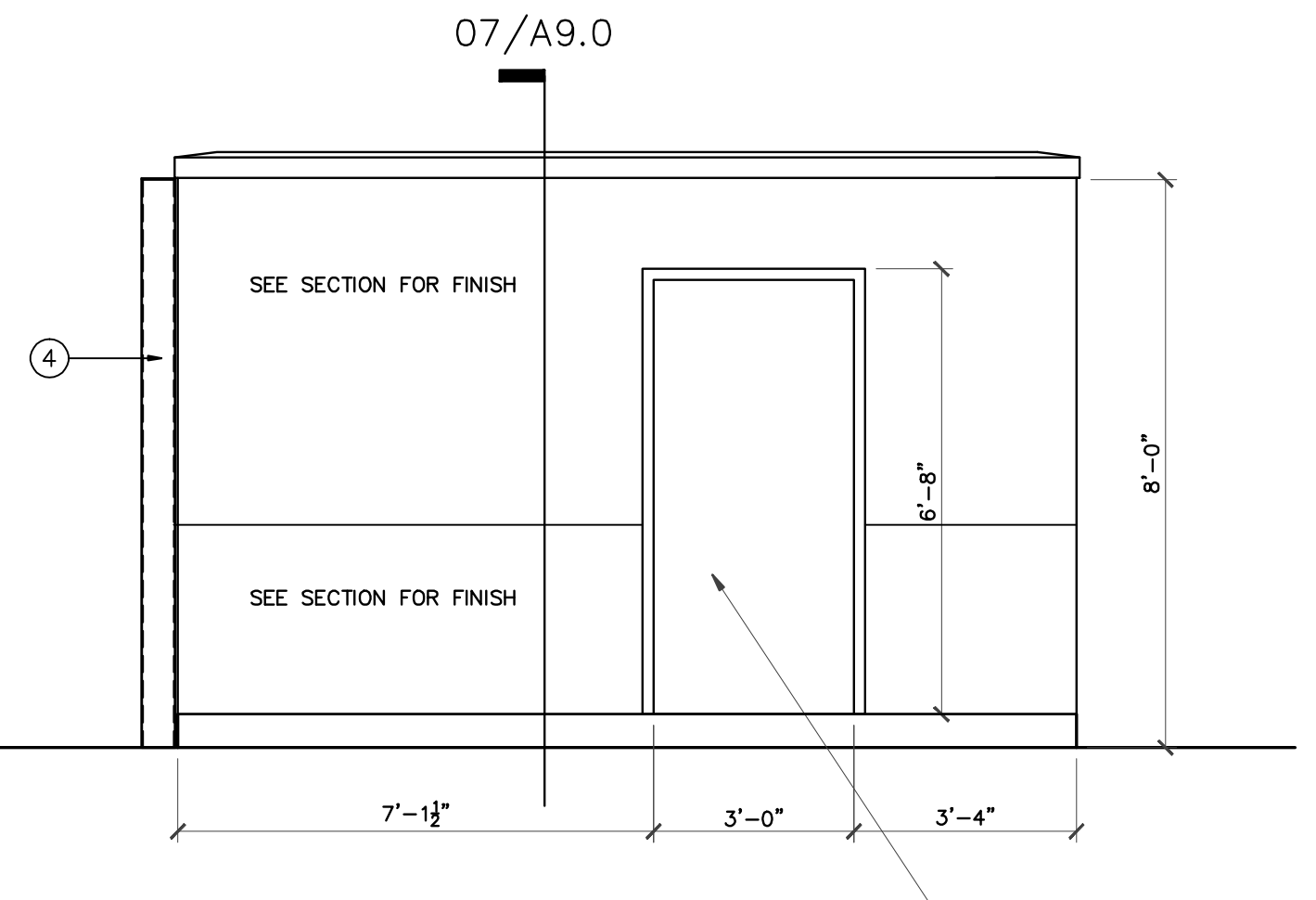
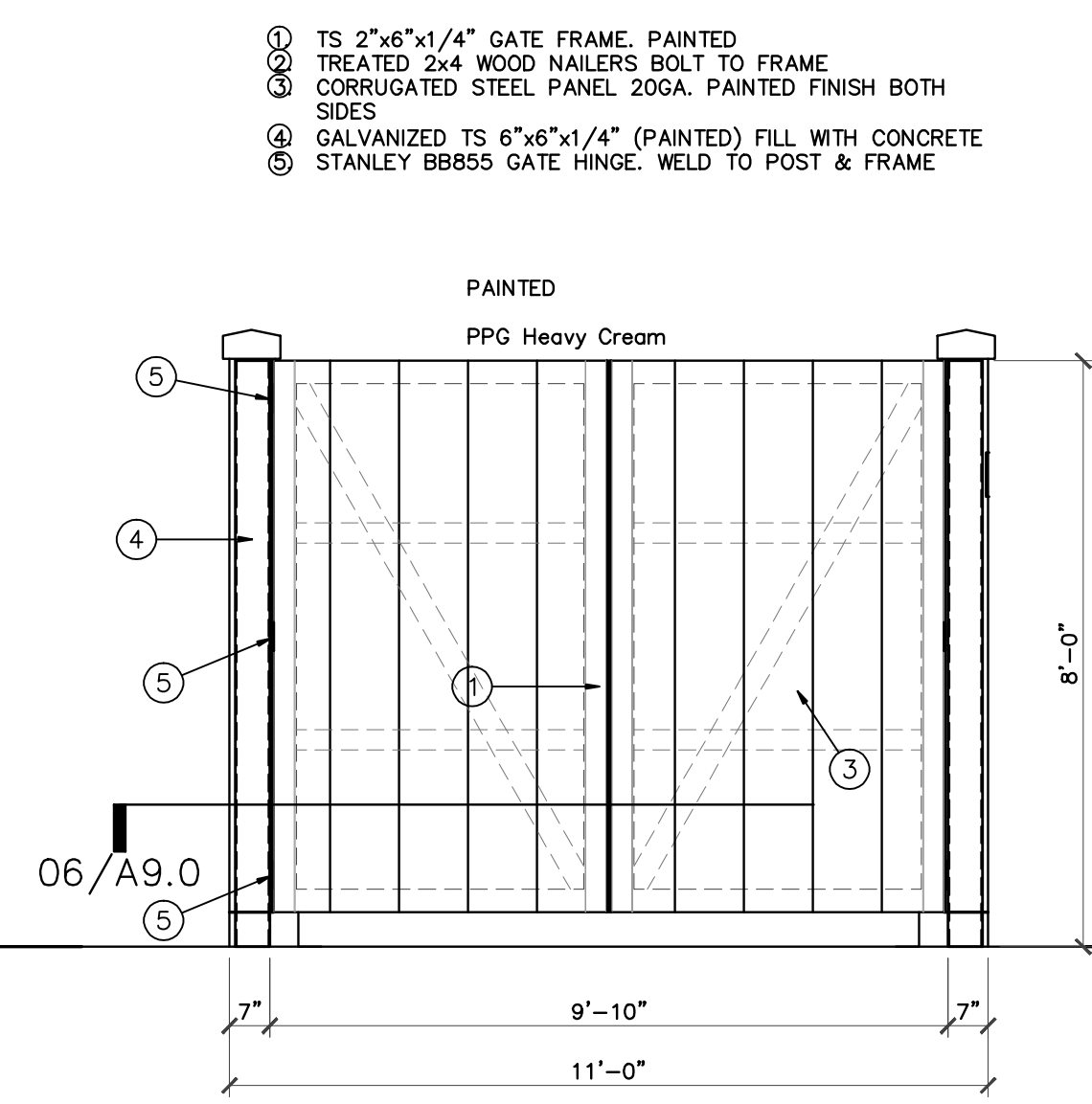
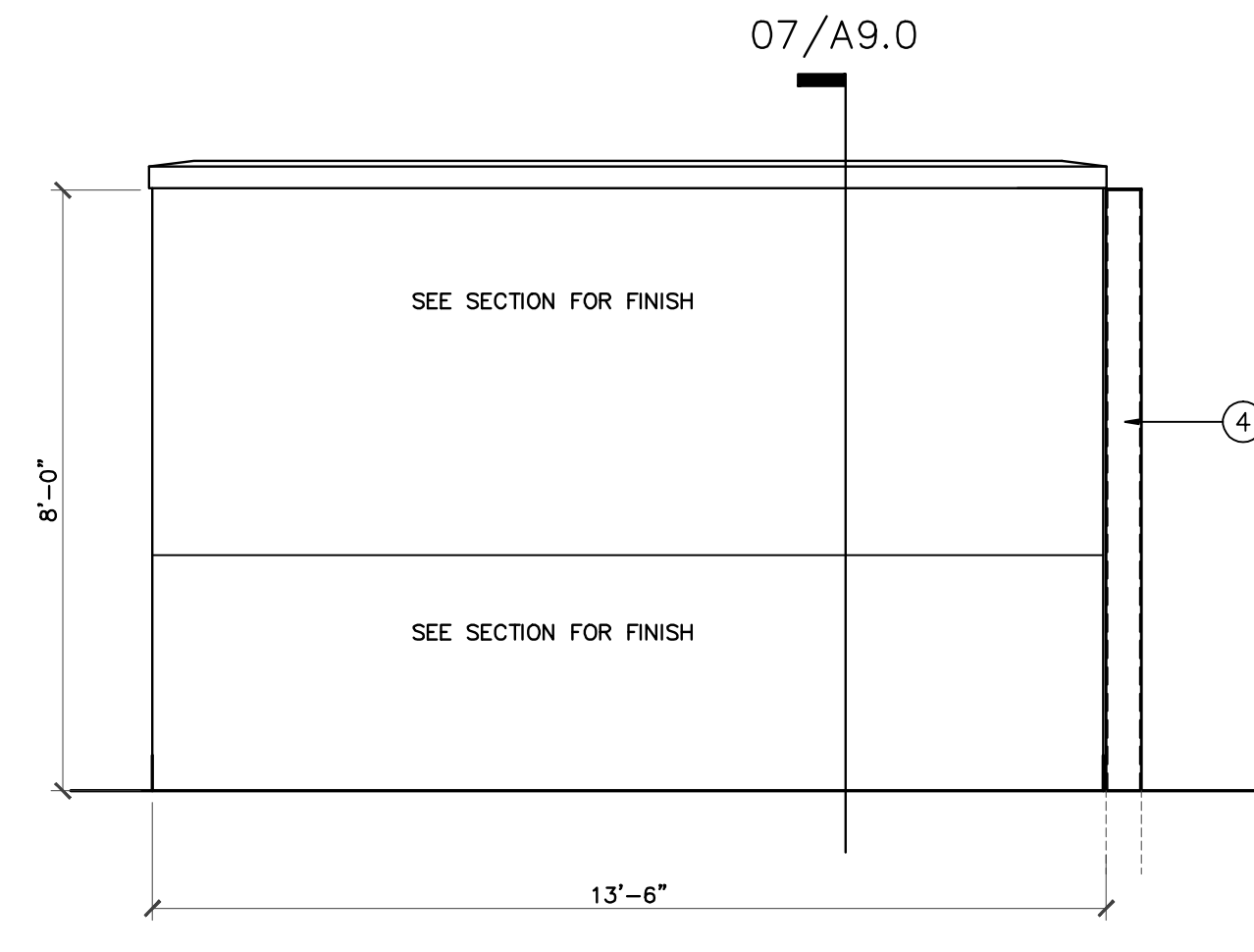
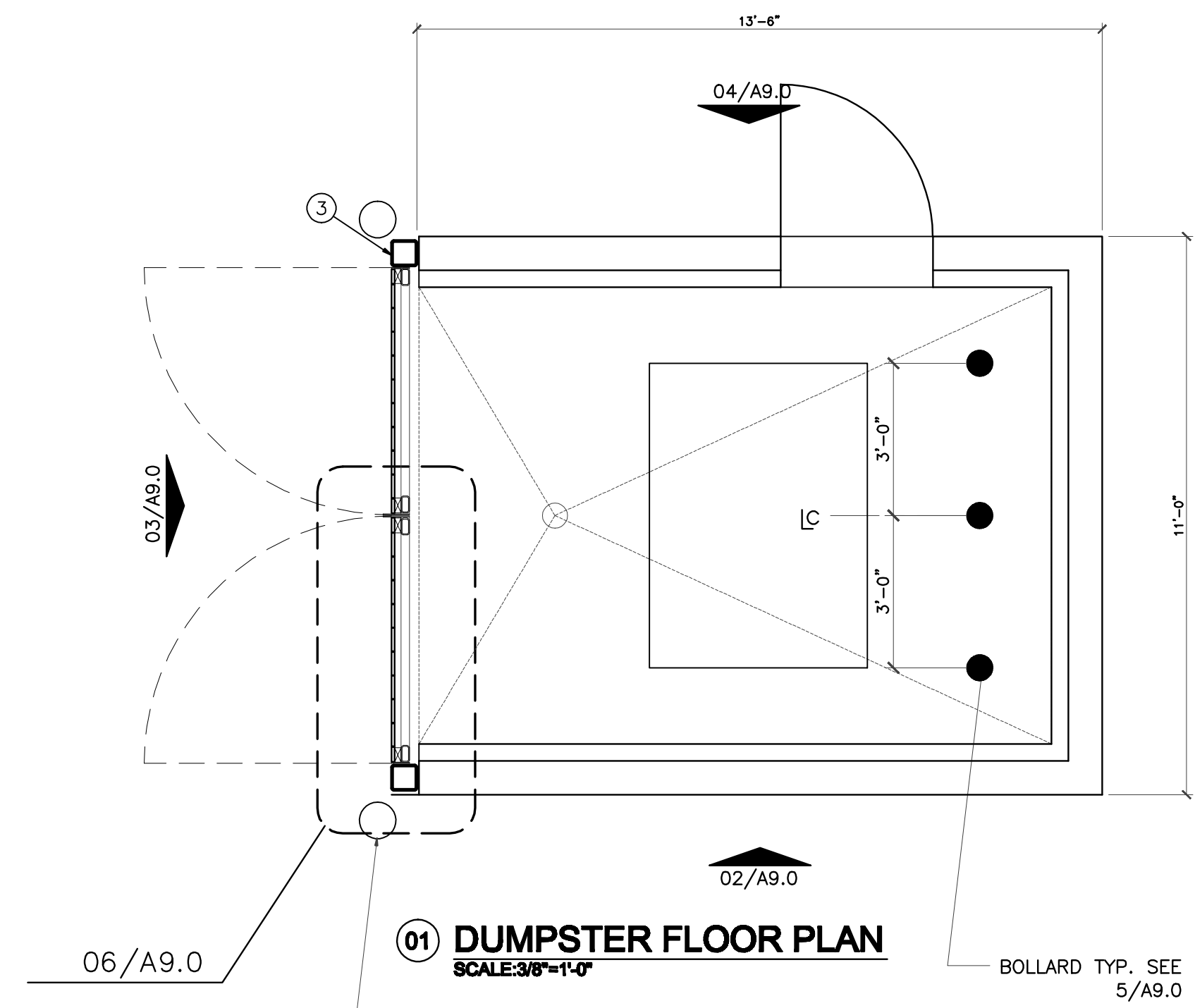
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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
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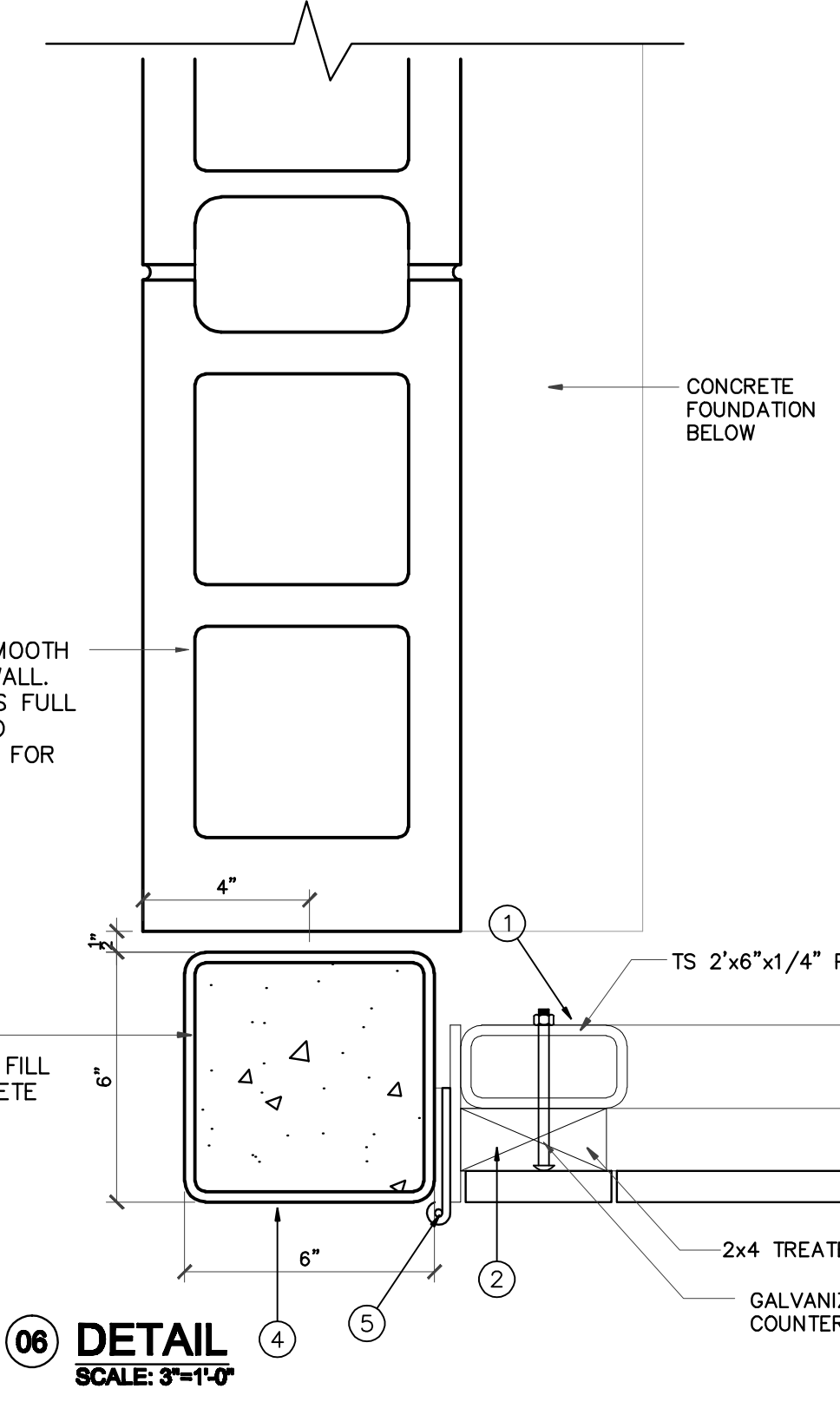
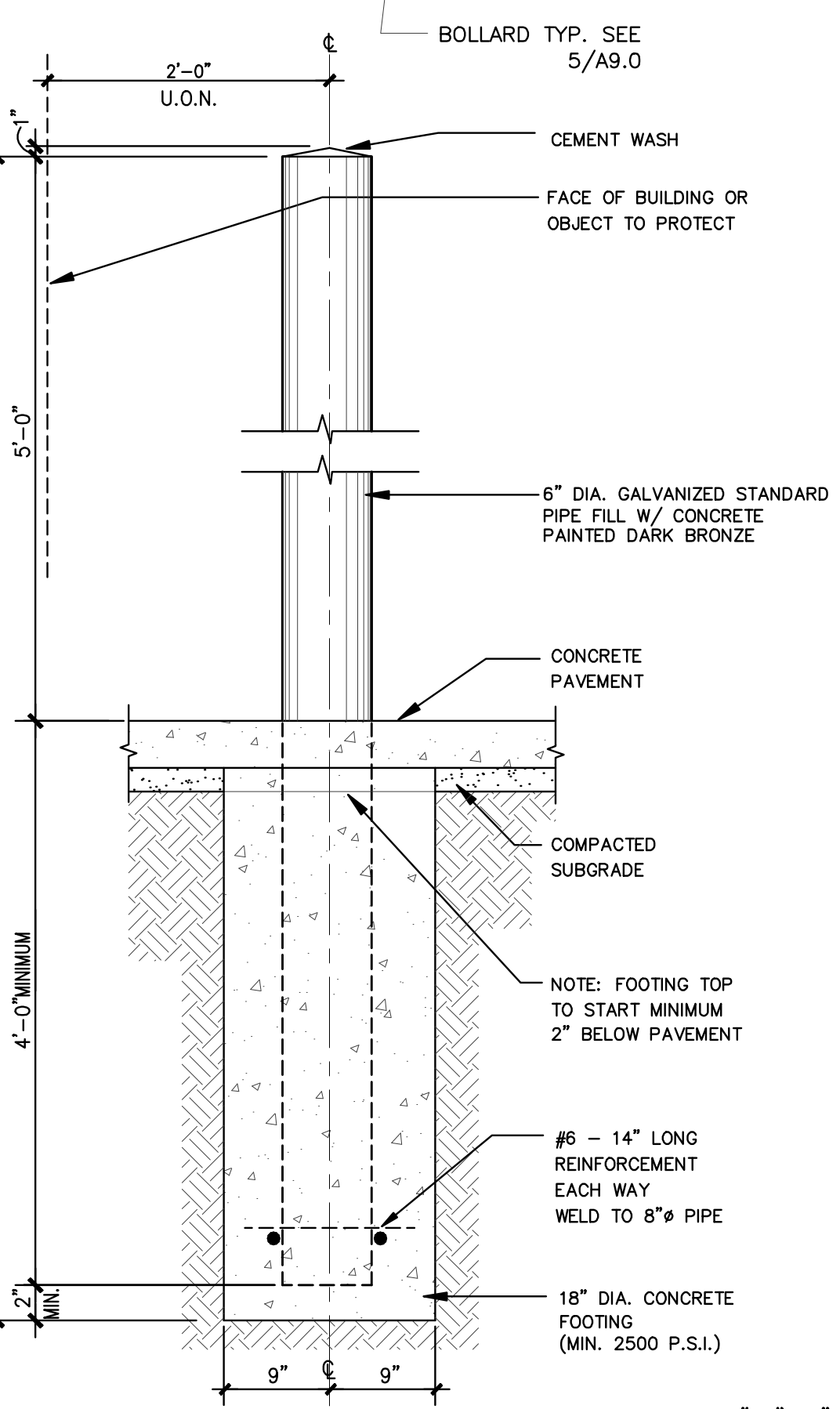
IVY KIDS EARLY LEARNING CENTER
4434 CR 94
Manvel, Tx 77578



DRAWING TITLE
DUMPSTER ENCLOSURE PLAN, ELEV., & DETAILS
 DRAWN BY JC
 CHECKED BY JC
 DATE 03/30/2017
 JOB NO. gleannloch
 DRAWING NO. **A-9.0**

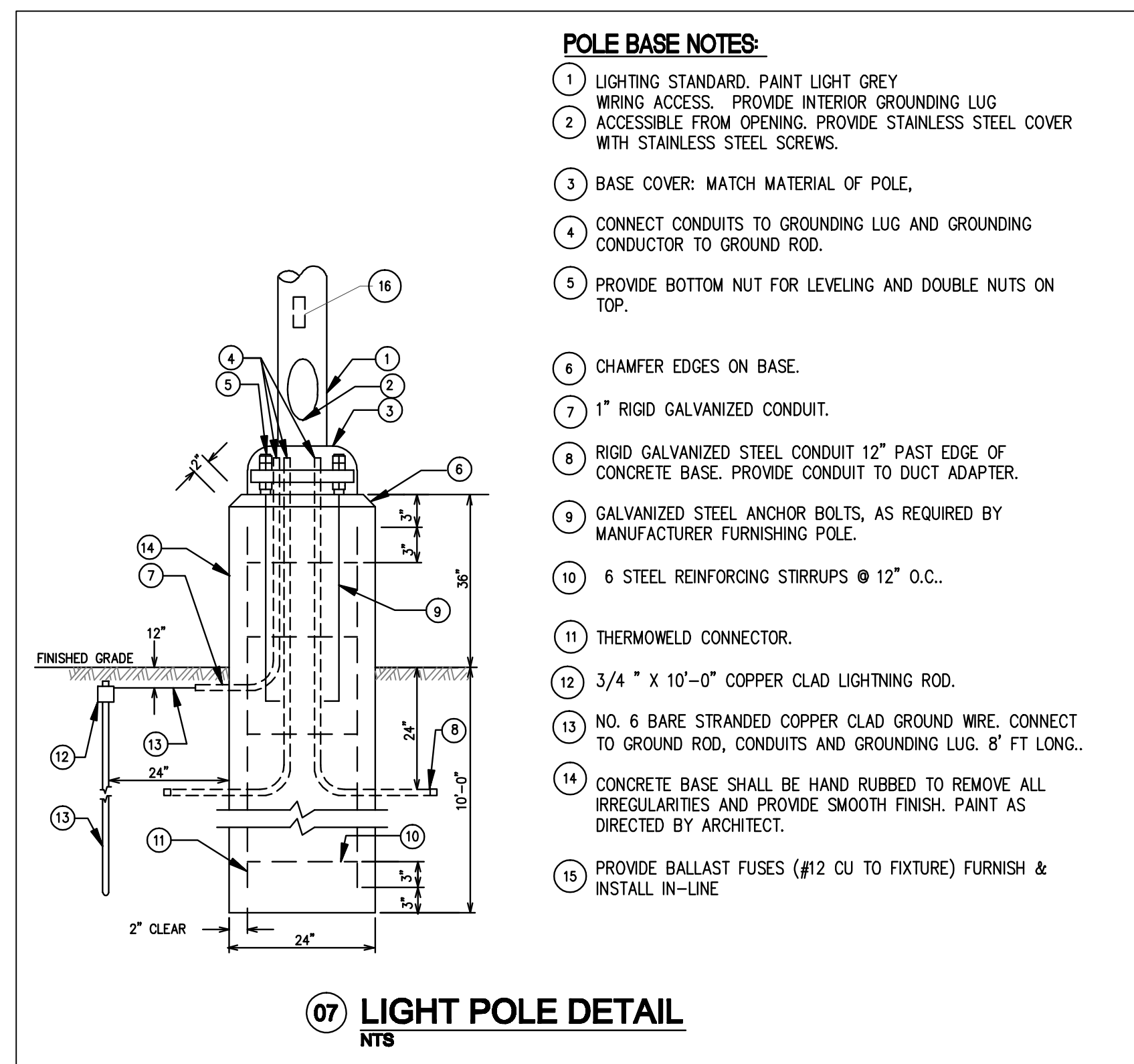


3'x7'H HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH BUILDING MAIN STUCCO COLOR

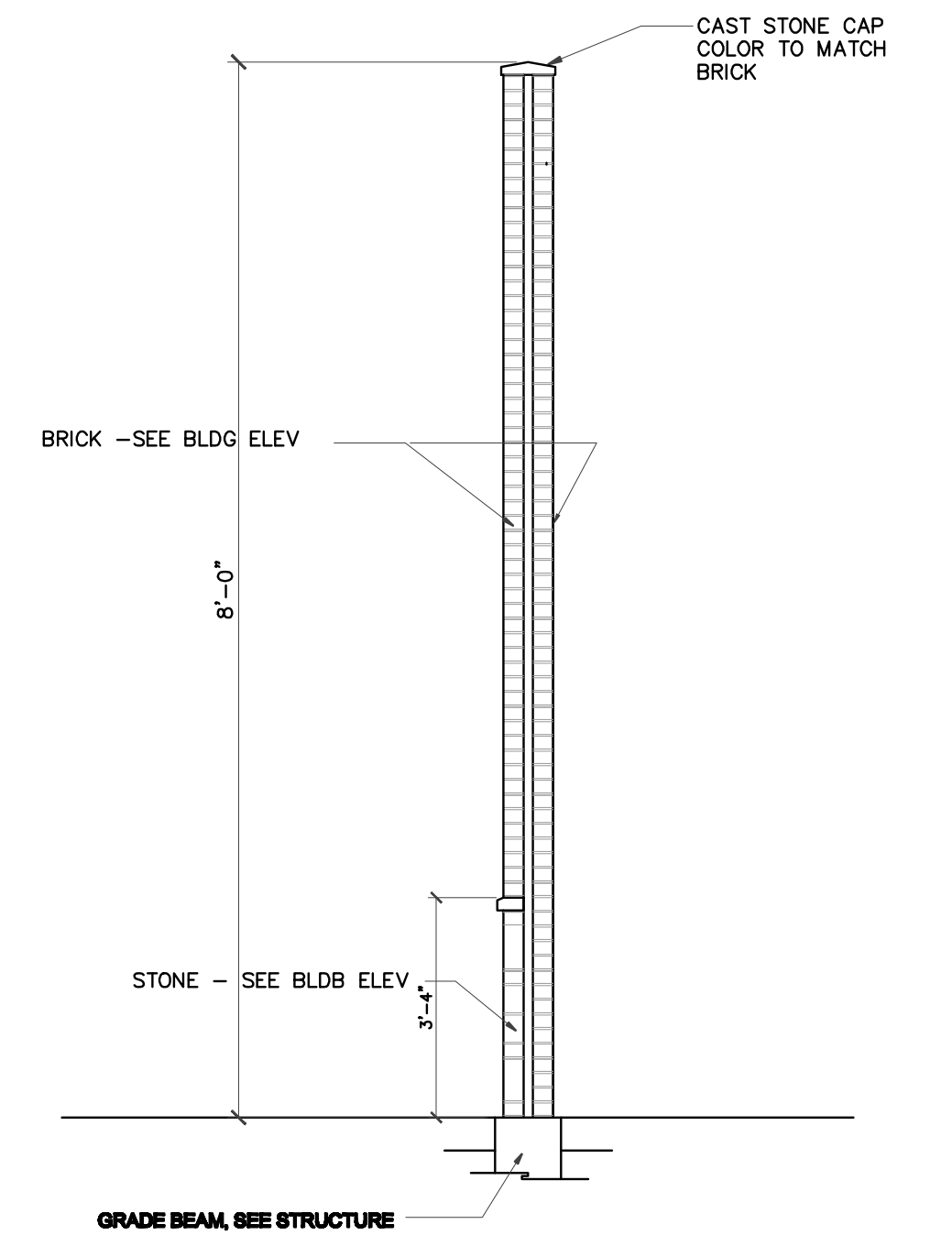


- ① TS 2"x6"x1/4" GATE FRAME, PAINTED
- ② TREATED 2x4 WOOD NAILERS BOLT TO FRAME
- ③ CORRUGATED STEEL PANEL 20GA. PAINTED FINISH BOTH SIDES
- ④ GALVANIZED TS 6"x6"x1/4" (PAINTED) FILL WITH CONCRETE
- ⑤ STANLEY BB855 GATE HINGE, WELD TO POST & FRAME

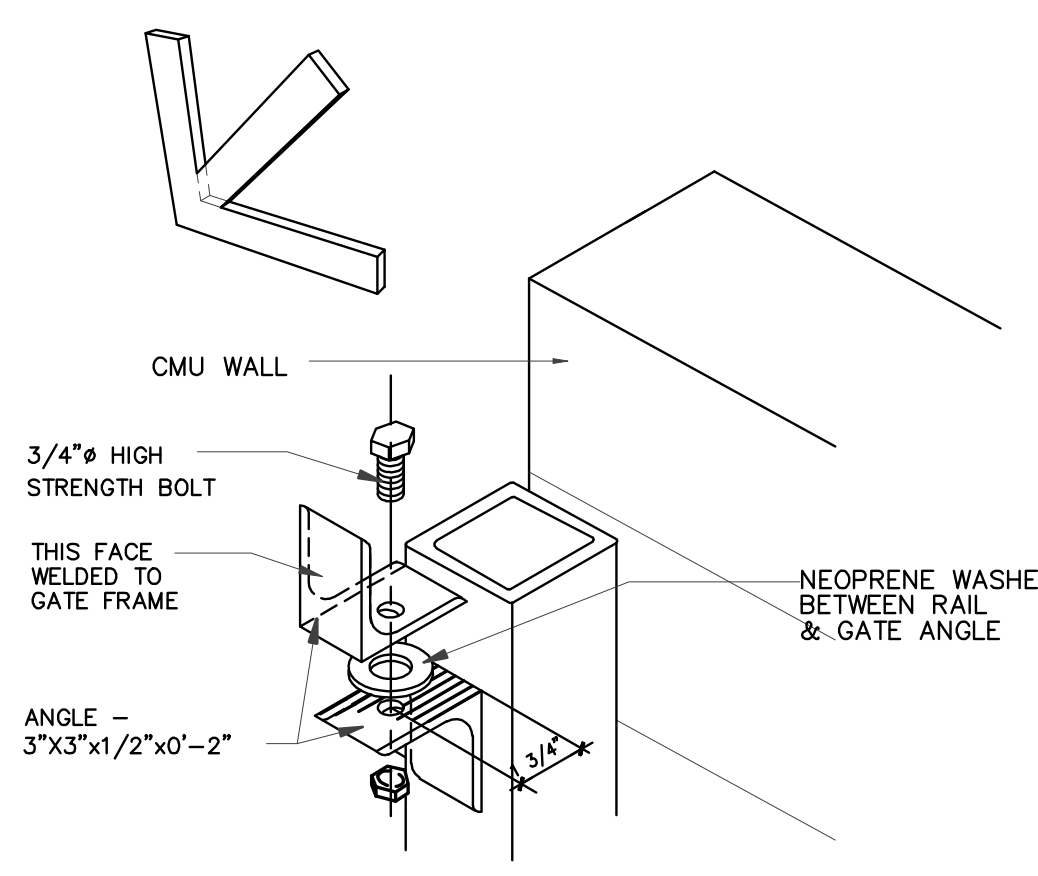
GATES, POSTS, SKIN TO BE PAINTED WITH PPG 1084-4 HAPPY TRAIL



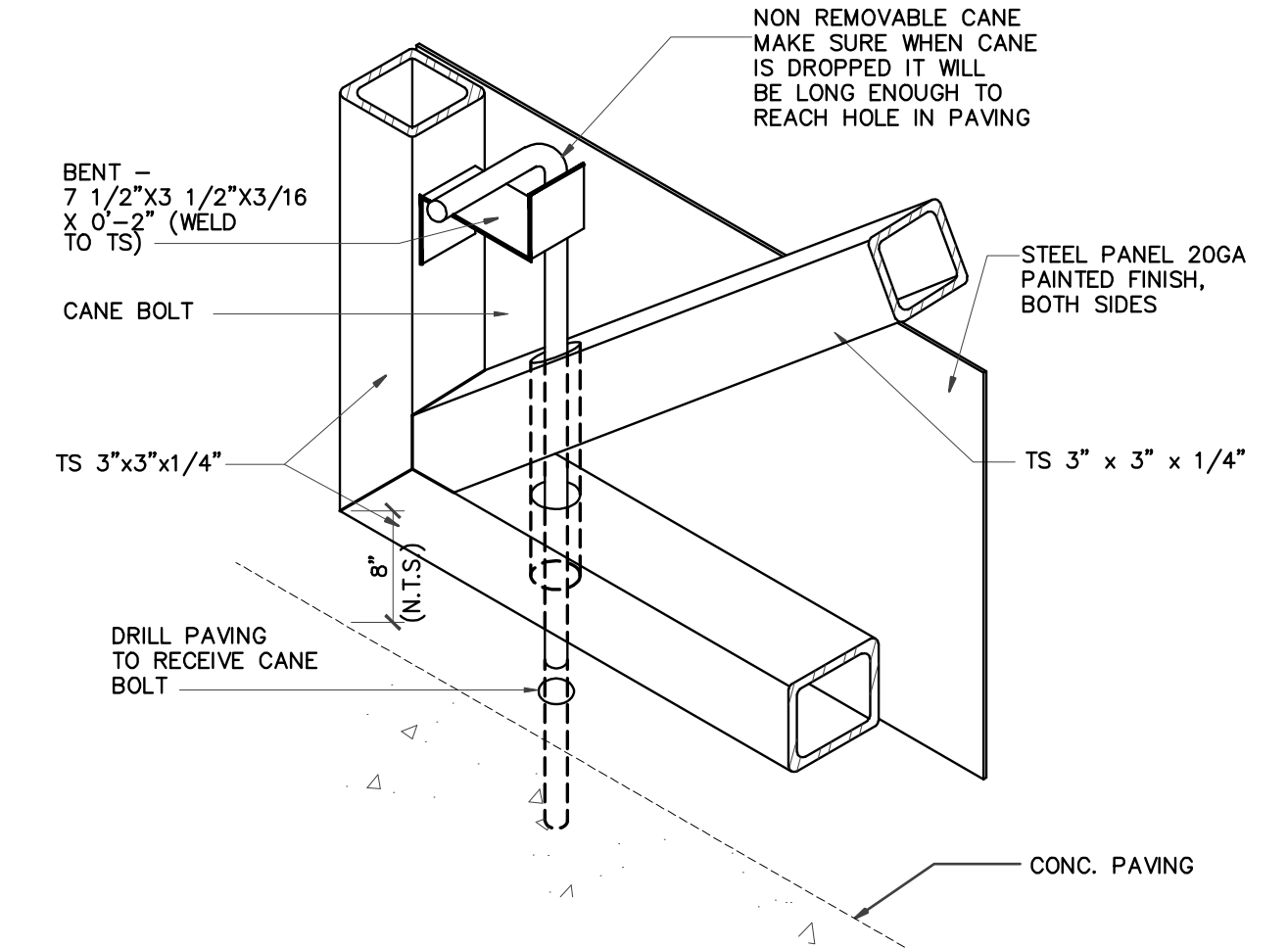
- POLE BASE NOTES:**
- ① LIGHTING STANDARD, PAINT LIGHT GREY
 - ② WIRING ACCESS. PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING. PROVIDE STAINLESS STEEL COVER WITH STAINLESS STEEL SCREWS.
 - ③ BASE COVER: MATCH MATERIAL OF POLE.
 - ④ CONNECT CONDUITS TO GROUNDING LUG AND GROUNDING CONDUCTOR TO GROUND ROD.
 - ⑤ PROVIDE BOTTOM NUT FOR LEVELING AND DOUBLE NUTS ON TOP.
 - ⑥ CHAMFER EDGES ON BASE.
 - ⑦ 1" RIGID GALVANIZED CONDUIT.
 - ⑧ RIGID GALVANIZED STEEL CONDUIT 12" PAST EDGE OF CONCRETE BASE. PROVIDE CONDUIT TO DUCT ADAPTER.
 - ⑨ GALVANIZED STEEL ANCHOR BOLTS, AS REQUIRED BY MANUFACTURER FURNISHING POLE.
 - ⑩ 6 STEEL REINFORCING STIRRUPS @ 12" O.C.
 - ⑪ THERMOWELD CONNECTOR.
 - ⑫ 3/4" x 10'-0" COPPER CLAD LIGHTNING ROD.
 - ⑬ NO. 6 BARE STRANDED COPPER CLAD GROUND WIRE. CONNECT TO GROUND ROD, CONDUITS AND GROUNDING LUG. 8' FT LONG.
 - ⑭ CONCRETE BASE SHALL BE HAND RUBBED TO REMOVE ALL IRREGULARITIES AND PROVIDE SMOOTH FINISH. PAINT AS DIRECTED BY ARCHITECT.
 - ⑮ PROVIDE BALLAST FUSES (#12 CU TO FIXTURE) FURNISH & INSTALL IN-LINE



07 DUMPSTER WALL SECTION
SCALE: NTS



08 DETAIL
NTS



09 DETAIL
NTS