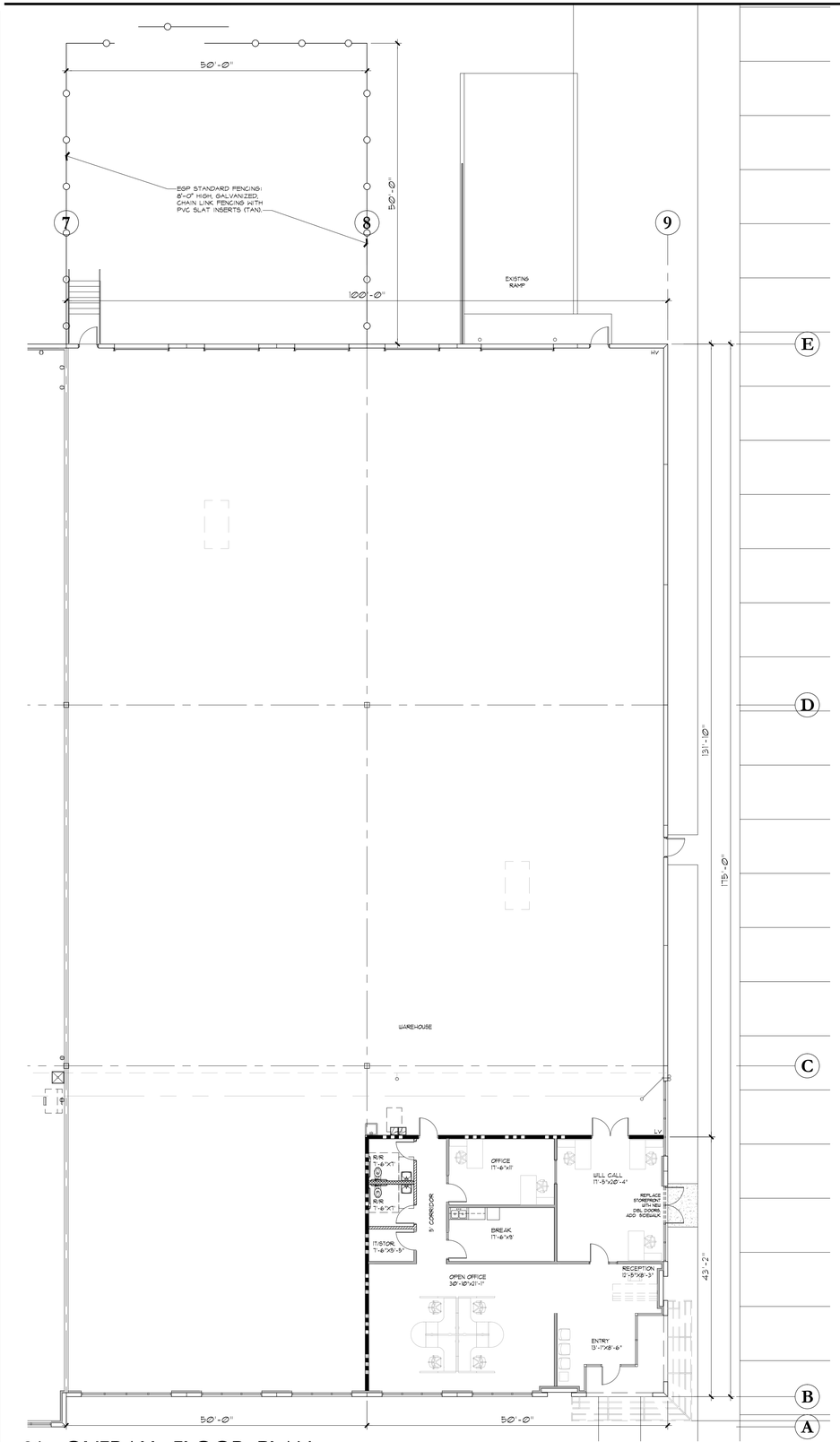


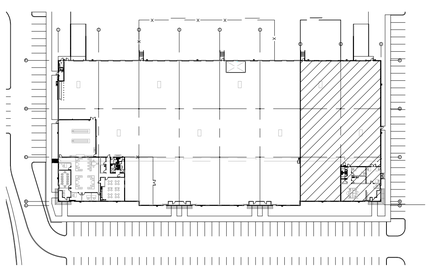
01 OVERALL FLOOR PLAN

SCALE: 3/32"=1'-0"

LEASE AREA:	
OFFICE:	2,153 S.F.
WAREHOUSE:	15,341 S.F.
TOTAL:	17,494 S.F.

WALL CONSTRUCTION LEGEND:

- NEW WALLS TO DECK
- NEW WALLS TO CEILING GRID
- NEW WALLS TO 12" ABOVE CLG. GRID
- EXISTING WALLS TO REMAIN
- DEMOLITION STOREFRONT



KEY_PLAN

GENERAL NOTES:

- EGP standard Fencing : 8'-0" high, galvanized, chain link fencing with PVC slat inserts (tan). For fencing in concrete areas, posts are to be set in concrete (core drilled). Posts shall not be attached to the concrete via expansion or anchor bolts.

Concrete Ramp (if applicable to project) as described below:

- verify with Owner that ramp placement will not interfere with water flow from downspouts to the truck court catch basins. If necessary, include a 5" PVC drain line to effectively channel water from one side of the new ramp to the other side to maintain positive flow.
- Ramp to be 45'-0" long with 40'-0" sloped area and 5'-0" landing at the top.
- Ramp width to be 2'-0" wider than the scheduled door opening, with 6" curbs on each side and 6", core drilled bollards at top of ramp (protecting tilt wall) painted safety yellow.
- Paint sides of ramp to match building dark color.
- Do not paint galvanized hand rails.

- Electrical conduit coming out of the top of the meter can not extend up the tilt-wall on the exterior of the building any more than 18". Penetrate the building exterior wall and run the conduit up the inside of the exterior wall to the joist height.
- Confirming placement of any items to be placed over the building gutter/wireway (meter can, disconnect, etc.) with owner prior to installation.
- Installing lighting no closer than 5'-0" to any skylight, at an interval of 1 per bay in the warehouse.
- Install a light switch near the office/warehouse door on warehouse side for operation of all warehouse lighting (if not allowed by code, confirm timer set up with Owner prior to installation).
- HV and LV panel placement at locations shown on the attached space plan drawing, including 4", core drilled bollards painted safety yellow for protection.
- 9'-0" ceilings typical in all areas or as defined by owner/architect.
- Tenant separation wall to be 1 hour rated, wall, constructed to deck.
- Standard wall installation (no insulation) at office walls.
- Carrying the wall 1'-0" above ceiling grid, wall insulation, and insulation above the ceiling tile for restrooms.
- Light Fixtures:

-Office fixtures shall be 2'-0" x 4'-0", LED lay in fixtures, approximately 4000 lumens per fixture. Lighting layout shall be sufficient to meet energy code and industry standards (55 -60 foot candles in the office area).

-Unless otherwise noted, warehouse lighting shall be 2x2, LED, high bay fixtures, with motion sensors on each light fixture. All fixtures shall be installed with lamps and ballasts as required by energy code requirements and be mounted to the bottom of the joist. Install 1 light switch, located adjacent to an office/warehouse door, to operate all warehouse high bay lighting. If code requires a timer, sensor, etc., confirm with Owner prior to installation. Warehouse lighting shall not be installed any closer than 5' 10" to a building skylight.

- All interior light switches to be Leviton motion sensor switches or equal.

- Include all egress lighting (interior and exterior) as required by code/fire marshall.
- Double basin sink in Break room (purchase sink with drain holes at back of sink for possible future TFTI disposal).
- (1) each, in-wall water connection for refrigerator.
- Placement of an in-wall master water shut-off valve @ 48" A.F.F for all office water usage in warehouse on office/warehouse separation wall.
- Installation of a mop sink, proximate to the location called out for the master shut-off valve. Include FRP on the warehouse drywall.
- Condensate to run to floor sink or mop sink on warehouse side of office/warehouse separation wall (do not run to open drain line in the break room or other office area).
- Provide high/low ADA water fountains. Include FRP on the warehouse drywall.
- Water heater to be located above restrooms.
- Installation of floor mounted, flush valve toilets only (no tank type).
- Showers to be residential-style installation. Pre-fabricated showers are not allowed.
- Eggshell finish for all new painting.
- Bright White FRP in wet areas and VCT locations only.
- Toilet Partitions to be prefinished metal, floor mounted. Neutral color or Stainless Steel.
- New storefront door to match building construction.
- Interior doors shall be flush 3'x9'x1-3/4", Wilsonart plastic laminate solid core doors with pre-finished aluminum frames by Raco.
- Provide 18" sidelights on office, conference, break room doors.
- 0'-6"x3'-0" safety lite kits in doors between office and warehouse to meet TAS requirements.
- Installation of suite number(s) and/or "Door to remain open during business hours" text at storefront door by Lee Coley at Advanced Graphics/A-1 Engravers (210) 823-1730) -no exceptions.
- Building hardware as described below:
  - -Installation of SFIC Stanley Best locksets (QCL100 series) at all hollow metal exterior doors.
  - -Installation of SFIC commercial series Stanley Best locksets at all interior doors.
  - -Coordination with Stanley-Best for completing this project as a "cores included" project. I will provide you with the keying information so that you can forward to your hardware supplier for pinning of the cores.
  - -Coordination with Stanley-Best to secure and install SFIC cores in the building's storefront doors (cores supplied by and pinned by Stanley-Best but core installation shall be by contractor).
- Flooring as described below:
  - -Ceramic tile in Entry, multi- stall restrooms. VCT in single stall restrooms, break room, storage. Broadloom carpet in offices.
  - -2-1/2" wall base.
- Use shell building installing contractor for any required roofing work -no exceptions.
- RTU's by Carrier, Trane or Lennox.
- All RTU equipment shall be set back from the building edge a minimum of 35'-0".
- RTU zone layouts shall be confirmed by owner prior installation and shall be on zone controllers.
- Obtain letter from engineer of record (i.e. Bihner Chen Engineering) that placement / weights of all roof-mounted mechanical equipment are acceptable for your proposed/installed locations if they fall outside of the RTU zone shown on the shell CD drawings.
- 4'x8' piece of plywood in Data/Tel, painted to match wall color.
- Installing walking pads around the new RTUs for this project only (do not install walking pads between the roof hatch ladder and the RTUs). This building has a single ply, 60 mil, TPO roof system.
- Circuiting warehouse freeze protection heater(s) within this space to the new tenant electrical service, including removal of feeders from the heaters to the house panel as well as removing the breakers from the house panel and installing fillers. New heaters shall be the same make/model as existing and installed with tamper proof t-stats, set to 40 degrees.
- Adjust warehouse sprinkler heads to maintain proper distances and intervals as needed for demising wall locations.
- Wands for mini-blinds shall be 1/2". Mini blinds to be 1" anodized aluminum.

REVISIONS DATE	#

These drawings and accompanying Specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at the job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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OVERALL FLOOR PLAN

CED GREENTECH
EISENHAUER POINT - BUILDING 3
SAN ANTONIO, TEXAS

DRAWN	AEV
CHECKED	MDN
DATE	05/03/18
PROJECT	CED GREENTECH
JOB. NO.	18-106
SHEET	SK1