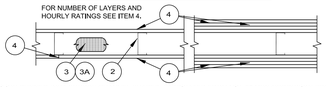
U.L. DESIGN NO. U419

NON BEARING WALL RATINGS - 1, 2, 3 OR 4 HR, (SEE ITEM 3 & 4)



1. FLOOR AND CEILING RUNNER-(NOT SHOWN)-CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL, MIN. WIDTH TO ACCOMMODATE STUD SIZE, WITH MIN. 1" LONG LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24" OC MAX.
2. STEEL STUDS-CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL, MIN. WIDTH AS INDICATED UNDER ITEM 4; MIN 1-1/4" FLANGES AND 1/4" RETURN, SPACED A MAX OF 24" OC, STUDS TO BE CUT 3/8 TO 3/4" LESS THAN ASSEMBLY HEIGHT.
3. BATTS AND BLANKETS*-(REQUIRED AS INDICATED UNDER ITEM 4)-MINNERAL WOOL BATTS, FRICTION FITTED BETWEEN STUDS AND RUNNERS, MIN. NOM THICKNESS AS INDICATED UNDER ITEM 4. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

3A. BATTS AND BLANKETS*-(OPTIONAL)-PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE, SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

4. WALLBOARD, GYPSUM*-GYPSUM PANELS WITH BEVELED, SQUARED OR TAPED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF THE STUDS, VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY, HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS STAGGERED A MIN OF 12", HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINT AS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 12 IN, THE THICKNESS AND NUMBER OF LAYERS FOR THE 1HR,, 2HR,, 3HR,, AND 4HR,, RATINGS ARE AS FOLLOWS:

WALLBOARD PROTECTION ON EACH SIDE OF WALL

RATING	MIN STUD DEPTH	NO. OF LAYERS AND THICKNESS OF PANELS	MIN THICKNESS OF INSULATION (ITEM 3B)
1	3-1/2	1 LAYER, 5/8" THICK	OPTIONAL
1	2-1/2	1 LAYER, 1/2" THICK	1-1/2"
2	1-5/8	2 LAYER, 1/2" THICK	OPTIONAL
2	1-5/8	2 LAYER, 5/8" THICK	OPTIONAL
2	3-1/2	1 LAYER, 3/4" THICK	3"
3	1-5/8	3 LAYER, 1/2" THICK	OPTIONAL
3	1-5/8	2 LAYER, 3/4" THICK	OPTIONAL
4	1-5/8	4 LAYER, 1/2" THICK	OPTIONAL
4	2-1/2	2 LAYER, 3/4" THICK	2"

CANADIAN GYPSUM CO.-1/2" THICK TYPE C, WRC OR IP-X2; 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, WRC OR IP-X2; 3/4" THICK ULTRACODE OR TYPE IP-X3,

UNITED STATES GYPSUM CO.-1/2" THICK TYPE C, WRC OR IP-X2; 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, WRC OR IP-X2; 3/4" THICK ULTRACODE OR TYPE IP-X3,

YESO PANAMERICANO SA DE CV.-1/2" THICK TYPE C, WRC OR IP-X2; 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, WRC OR IP-X2; 3/4" THICK ULTRACODE OR TYPE IP-X3,

5. FASTENERS-(NOT SHOWN)-TYPE S OR S-12 SELF DRILLING, SELF TAPING STEEL SCREWS USED OT ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). SINGLE LAYER SYSTEMS: 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPADED 8" OC WHEN PANELS ARE APPLIED HORIZONTALLY, OR 12" OC WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEM: FIRST LAYER 1" LONG FOR 1/2" AND 5/8" THICK PANELS OF 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" OC, SECOND LAYER 1-5/8" LONG FOR 1/2" THICK PANELS OR 2-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" OC WITH SCREWS OFFSET 8" FORM FIRST LAYER. THREE LAYER SYSTEM: FIRST LAYER- 1" LONG FOR 1/2" THICK PANELS, SPACED 24" OC. SECOND LAYER- 1-5/8" LONG FOR 1/2" THICK PANELS, SPACED 24" OC. THIRD LAYER- 2-1/4" LONG FOR 1/2" THICK PANELS, SPACED 12" OC. SCREW OFFSET MIN 6" FROM LAYER BELOW. FOUR LAYER SYSTEM: FIRST LAYER- 1" LONG FOR 1/2" THICK PANELS, SPACED 24" OC. SECOND LAYER- 1-5/8" LONG FOR 1/2" THICK PANELS, SPACED 24" OC. THIRD LAYER- 2-1/4" LONG FOR 1/2" THICK PANELS, SPACED 24" OC. FOURTH LAYER- 2-5/8" LONG FOR 1/2" THICK PANELS, SPACED 12" OC. SCREW OFFSET MIN 6" FROM LAYER BELOW,
6. FURRING CHANNEL-(OPTIONAL, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS)-RESILIENT FURRING CHANNELS FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL, SPACED VERTICALLY A MAX OF 24" OC. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUDS WITH 1/2" LONG TYPE S-12 PANHEAD STEEL SCREWS,
7. JOINT AND TAPE COMPOUND-VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER PANELS,
8. SIDING, BRICK OR STUCCO-(OPTIONAL, NOT SHOWN)-ALUMINUM, VINYL OR STEEL SIDING, BRICK VENEER, OR STUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES, INSTALLED OVER GYPSUM PANELS, BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAT EACH SIXTH COURSE OF BRICK
9. CAULKING AND SEALANT*-(OPTIONAL, NOT SHOWN)-A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL,
   UNITED STATES GYPSUM CO. - TYPE AS
   * BEARING THE UL CLASSIFICATION MARKING

GENERAL NOTES:

1. INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE FROM FACE OF TILT-PANEL OR FACE OF GYPSUM BOARD, TYPICAL.
2. DRYWALL CONTROL JOINTS REQUIRED AT 30'-0" O.C. MAX.
3. ALL WOOD MEMBERS SHALL BE FIRE RETARDANT TREATED WOOD AS SPECIFIED.
4. ALL RAMPS TO CONFORM TO T.A.S. STANDARDS W/MAX SLOPE OF 1:12 ON MAIN RAMP & 1:12 ON FLARED SIDES WITH SLIP RESISTANT SURFACES. WITH ROUGH BROOM FINISH.
5. PAVED WALK AREA TO SLOPE AWAY FROM BUILDING (SLOPE NOT TO EXCEED 1:50 FOR MIN. 10' FROM DOOR)
6. THE HEIGHT OF ANY FLOOR LEVEL CHANGE PLUS THE HEIGHT OF ANY APPLIED THRESHOLD AT DOORWAY SILLS SHALL NOT EXCEED 1/2" AND SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 1:2.
7. GC TO VERIFY ALL DOOR LOCATION, FRONT AND REAR PRIOR TO FABRICATION.
8. DURING TENANT FINISH OUT SCOPE, DEMISING WALLS WILL BE FINISHED BY TENANTS, PER CODES, TO DIVIDE SPACES INTO NO MORE THAN REQUIRED ALLOWABLE FIRE AREAS, (NOT A PART OF THIS SHELL PACKAGE.)
11. MINIMIZE EXPOSED ELECTRICAL CONDUIT ON REAR WALLS, RUN CONCEALED UNLESS APPROVED BY ARCHITECT
12. ALL ELECTRICAL PANELS AND CONDUIT TO BE PAINTED TO MATCH WALL COLOR.
13. ALL CODE REQUIRED FIRE STOPPING AT DEMISING WALL TO BE LANDLORD PROVIDED.

WALL LEGEND:

- 8" CONCRETE MASONRY UNITS
- METAL STUDS
- ALUM. STOREFRONT GLAZING SYSTEM AS SPEC.

SYMBOL LEGEND:

- 3 / A000 — SECTION DETAIL NUMBER / SECTION SHEET NUMBER
- 9/A6.1 — ENLARGED PLAN OR SECTION DETAIL REFERENCE KEY
- A — COLUMN GRID NUMBER
- 6 / A — DOOR NUMBER / DOOR TYPE
- X/AX.X — ELEVATION SHEET REFERENCE KEY
- FIRE EXTINGUISHER

DOOR GENERAL NOTES:

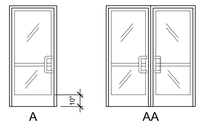
1. ALL DOORS AND HARDWARE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
2. OPERATING DEVICES ON DOORS SHALL BE NO HIGHER THAN 48" A.F.F.
3. EXTERIOR HINGED DOOR SHALL NOT EXCEED 5 L.B.F. EFFORT MAY INCREASE TO 15 POUNDS MAXIMUM AT FIRE DOORS.
4. THE HEIGHT OF ANY DOOR LEVEL CHANGE PLUS THE HEIGHT OF ANY APPLIED THRESHOLD AT DOORWAY SILLS SHALL NOT EXCEED 1/2" AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
5. ALL EXTERIOR HOLLOW METAL DOORS TO BE 16 GA, GALV, STEEL IN 16 GA, GALV, HOLLOW METAL FRAME PRESSED, FLUSH TYPE WITH MITERED AND WELDED CORNERS UNLESS NOTED OTHERWISE, FRAMES ARE TO BE REINFORCED AND PREPARED FOR HARDWARE.
6. ALL EXTERIOR HOLLOW METAL DOORS ARE TO BE FACTORY PRIMED STEEL, FLUSH TYPE WITH INSULATED WEATHER SEALED CORE: STIFFENING: HARDWARE REINFORCING: CLOSED TOP & BOTTOM CHANNELS; AND, HANDED FOR INDICATED SWING. DO NOT USE UNIVERSAL TYPE DOORS.
7. ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS.
8. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXIT DOORS HAVING KEY-LOCKING OR ELECTRONIC HARDWARE SHALL DISPLAY A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. WHEN ELECTRONIC LOCKING HARDWARE IS USED, THERE SHALL BE A PUSH-BUTTON DEACTIVATING DEVICE LOCATED NEAR THE DOOR ALONG WITH A SIGN STATING "PUSH TO OPEN DOOR". HARDWARE FOR HANDICAPPED SHALL CONFORM TO LOCAL CODES OR A.N.S.I. 4.13.10 AS RULES APPLY. FIRE EXIT DOORS AND FRAMES SHALL BE U.L. "B" LABEL RATED FOR 1 1/2 HOURS.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT LITERATURE FOR ALL DOORS AND HARDWARE.
10. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION CORES FOR ALL EXTERIOR DOORS PRIOR TO TURN OVER. AT TIME OF TURN OVER CONTRACTOR IS TO TURN OVER TO OWNER CORE EXTRACTION KEY. OWNER TO BE RESPONSIBLE FOR REKEYING STORE.
11. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHERSTRIPPED,
12. ALL DOOR LOCATIONS MUST BE VERIFIED BY OWNER PRIOR TO INSTALLATION. REAR DOORS LOCATION MUST BE VERIFIED PRIOR TO FRAME BEING LOCATED IN CONCRETE PANEL.
13. SWEEP PERIOD OF CLOSER SHALL TAKE 5 SECONDS TO MOVE FROM AN OPEN POSITION OF 90 DEGREES TO A POINT 12" FROM LATCH.
14. REFER TO SPECIFICATION MANUAL FOR ADDITIONAL DOOR & HARDWARE REQUIREMENTS.

DOOR SCHEDULE:

OPNG. NO.	DOOR TYPE	JAMB	HEAD	SILL
1-6	A	PER MANUFACTURER		9/A500

NOTE: TYPE "AA" DOORS ARE DOUBLE DOORS OF SIMILAR NATURE,

NOTE: VERIFY LOCATION PRIOR TO INSTALLATION



WIDTH PER PLAN X 7'-0" ENTRY/EXIT DOOR W/ TEMPERED GLASS AND ALUMINUM FRAME, SEE SPEC.

ENTRY DOOR(S) HARDWARE SET

LOCKSET: MORTISE CYLINDER W/ CORE ONLY

BALANCE OF HARDWARE BY STOREFRONT / DOOR MANUFACTURER

OPNG. NO.	DOOR TYPE	JAMB	HEAD	SILL
7	B	24/A500 SIM.	11/A500	11/A500

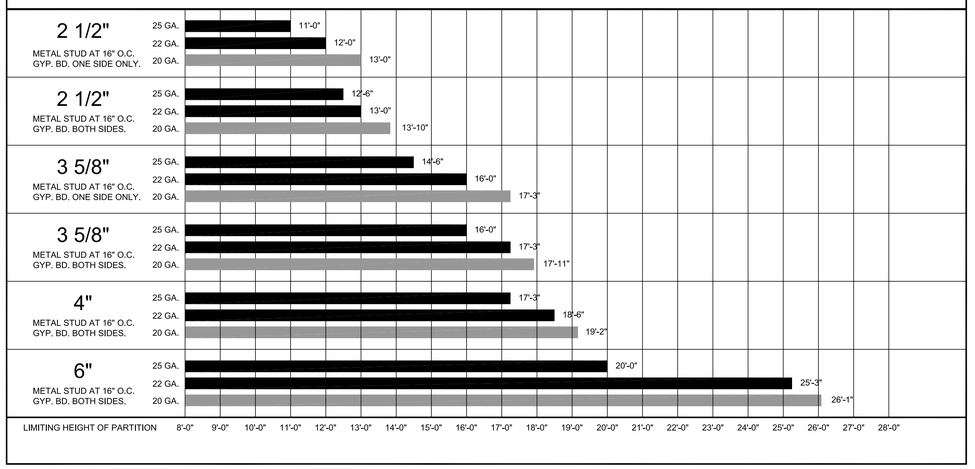
NOTE: VERIFY LOCATION PRIOR TO INSTALLATION

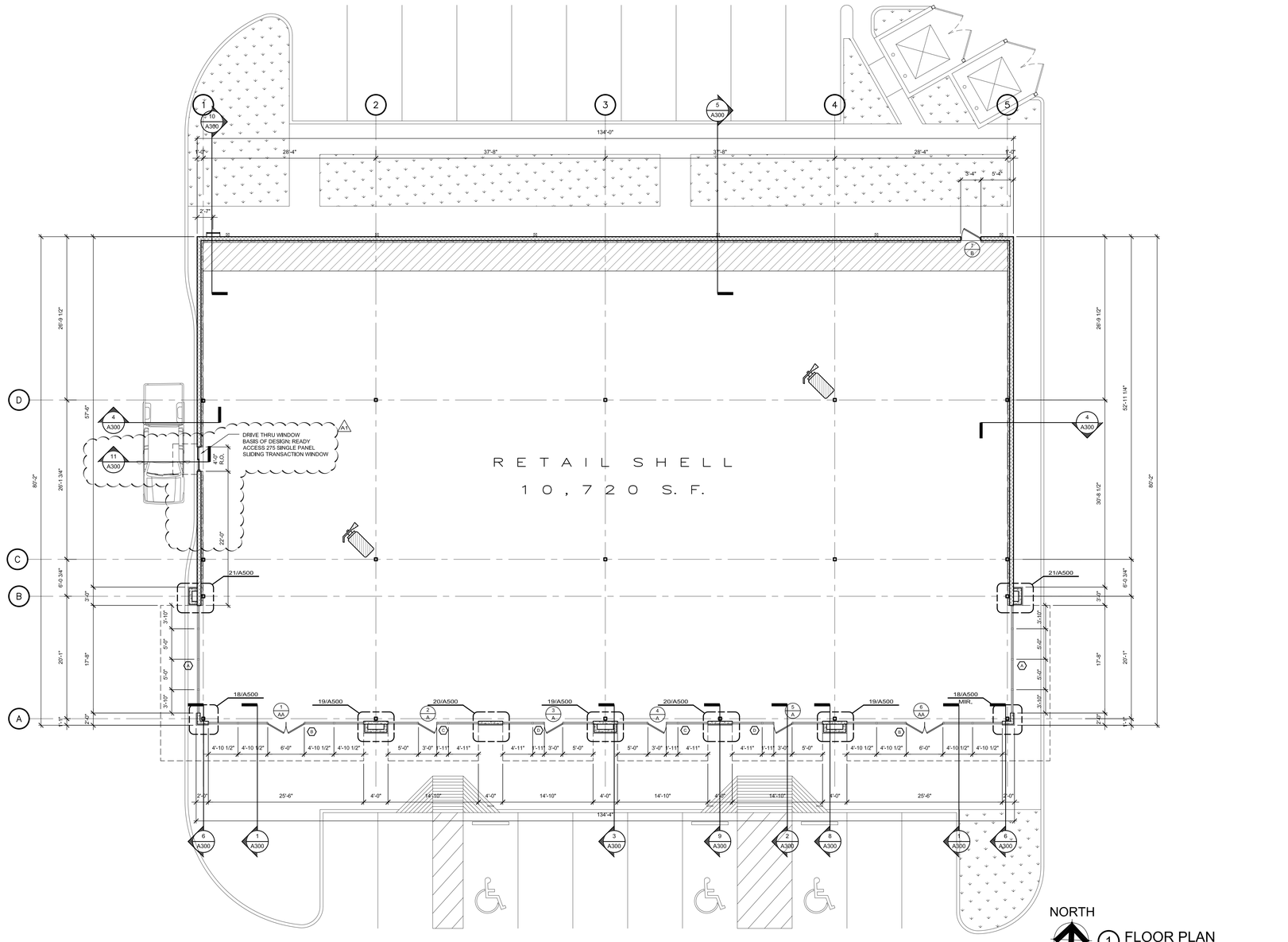
3'-0" x 7'-0" 16 GA. H.M. DOORS IN 16 GA. H.M. FRAME TYP. @ ALL REAR DOORS. PROVIDE HARDWARE AS SPEC.

HOLLOW METAL DOOR HARDWARE SET
(3) SETS BUTT HINGES, TOP, BOTTOM AND INTERMEDIATE
(1) PANIC DEVICE
(1) BEST 7-PIN CYLINDER
(1) OVERHEAD CLOSER
(1) 2-1/2" ALUMINUM RAIN DRIP
(1) DOOR SWEEP
(1) ALUMINUM THRESHOLD
(1) KICKPLATE (INTERIOR) FULLY WEATHERSTRIPPED

LIMITING HEIGHTS OF METAL STUDS - TYPICAL PARTITIONS ONLY - SPACED AT 16" O.C.

THIS LEGEND INDICATES THE MAXIMUM STUD HEIGHTS OF UN-BRACED METAL STUDS WITH A MINIMUM YIELD STRENGTH OF 33 KSI, IN COMPOSITE WALL SYSTEMS, WHERE STUDS ARE RIGIDLY BRACED AT OR BELOW MAXIMUM HEIGHT, THE OVERALL PARTITION HEIGHT MAY BE INCREASED 50% (MAX), SEE LIMITATIONS FOR INCREASES BY INDIVIDUAL STUD MANUFACTURERS, AND ASTM C754.





02/13/2019 PERMIT / BID ISSUE
03/05/2019 ADDENDUM #01

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ASHTON GRAY DEVELOPMENT

Date: 02/13/2019

FLOOR PLAN

10,720 SF Retail Shell

SPRING STUEBNER @ SPRING PLAZA
SPRING, TEXAS 77389

SCALE: AS NOTED	PROJECT: 19007	DATE: 01/31/19	SHEET NO.
			A100