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CODE SUMMARY

SCOPE OF WORK:
THIS PROJECT INVOLVES THE (NEW) 10,720 S.F. SHELL BUILDING CONSTRUCTION & ASSOCIATED SITEWORK IMPROVEMENTS TO BE LOCATED AT THE INTERSECTION OF SPRING STUEBNER @ SPRING PLAZA, SPRING, TEXAS 77388, HARRIS COUNTY

BUILDING DEPARTMENT CONTACT:
HARRIS COUNTY COMMERCIAL PERMITS
10555 NORTHWEST FREEWAY, HOUSTON, TEXAS 77062
TELE (713) 274-3660

APPLICABLE BUILDING CODES:
•INTERNATIONAL BUILDING CODE 2012
•INTERNATIONAL PLUMBING CODE 2012
•INTERNATIONAL MECHANICAL CODE 2012
•INTERNATIONAL FUEL GAS CODE 2012
•INTERNATIONAL FIRE CODE 2012
•NATIONAL ELECTRICAL CODE 2014 NFPA 70

BUILDING DESCRIPTION:
OCCUPANCY GROUP: M (MERCANTILE) Per IBC Section 309
CONSTRUCTION TYPE: II-B, (NON-SPRINKLERED) Per IBC Table 601
MAXIMUM ALLOWABLE AREA: 12,500 Per IBC Table 503
ACTUAL BUILDING AREA: 10,720 (sf)
MAXIMUM ALLOWABLE HEIGHT: 55'-0" (Max) Per IBC Table 503
ACTUAL BUILDING HEIGHT: 30'-0"

OCCUPANT LOAD: SCOPE OF THIS SET IS SHELL ONLY
OCCUPANT LOADS AND CALCULATIONS TO BE DETERMINED, PROVIDED AND APPROVED DURING (FUTURE) TENANT BUILD OUT PHASE OF CONSTRUCTION.

EGRESS CALCCS: (SCOPE OF THIS SET IS SHELL ONLY)
EGRESS CALCULATIONS TO BE PROVIDED AND APPROVED DURING (FUTURE) TENANT BUILD OUT PHASE OF CONSTRUCTION.

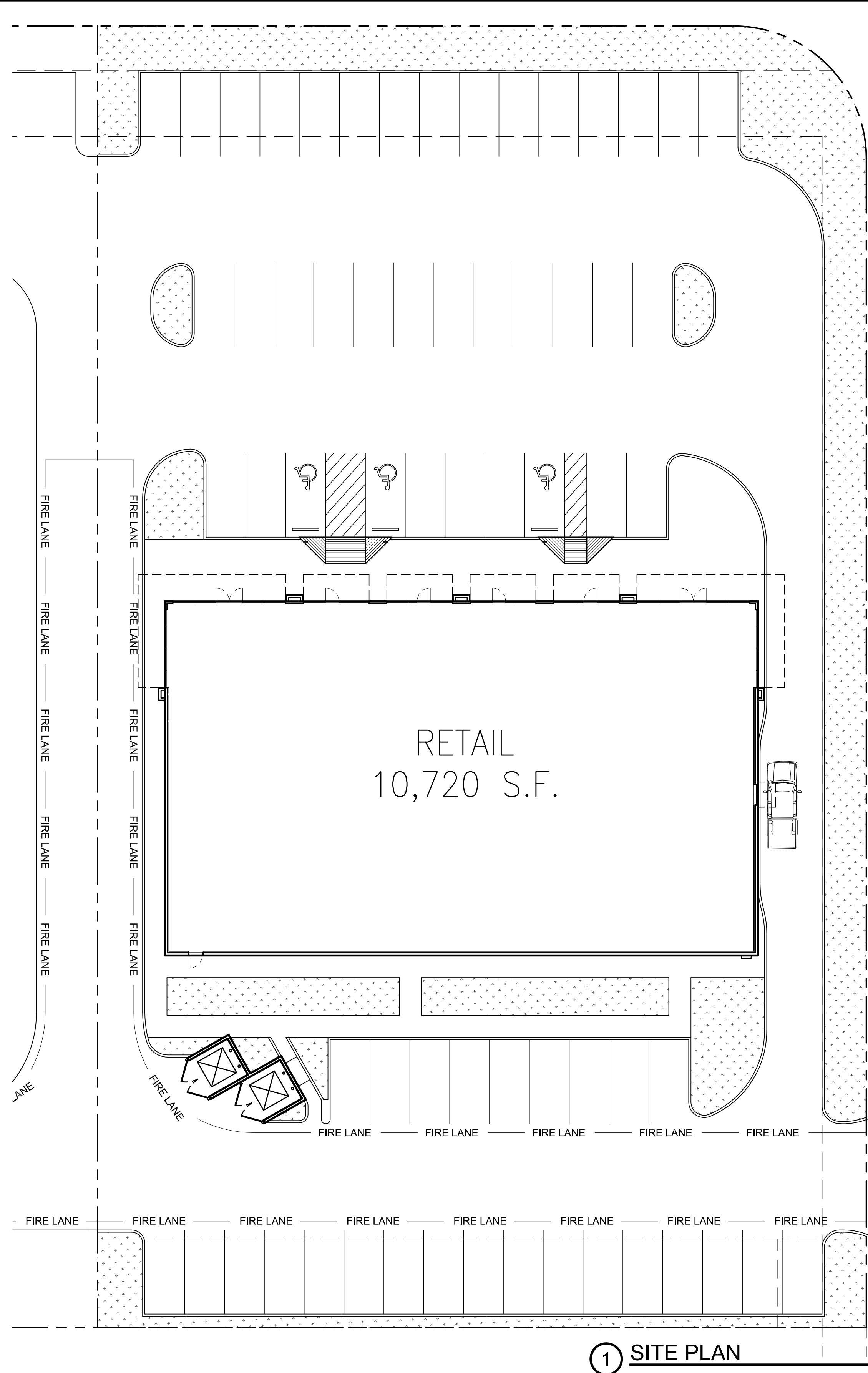
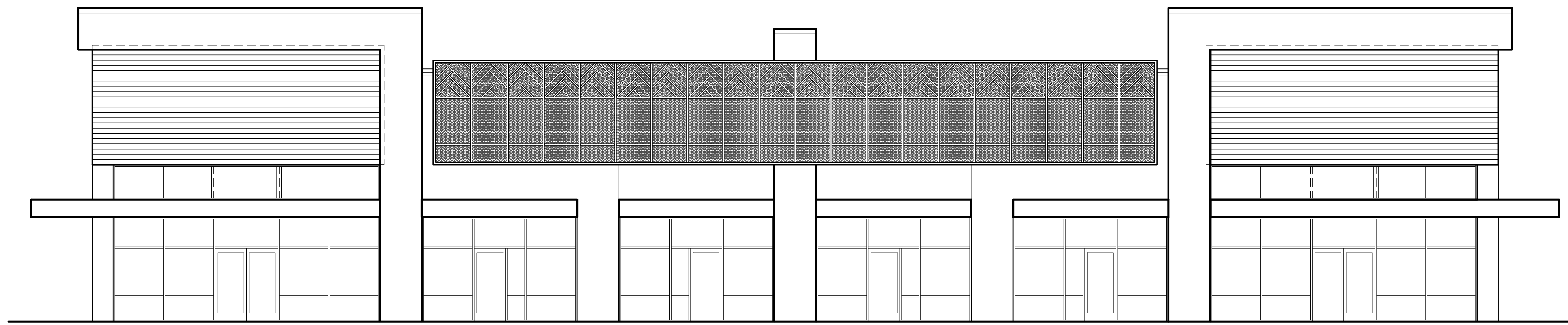
PLUMBING FIXTURES: (SCOPE OF THIS SET IS SHELL ONLY)
PLUMBING FIXTURE QUANTITIES AND LOCATIONS TO BE DETERMINED DURING (FUTURE) TENANT BUILD OUT PHASE OF CONSTRUCTION.

GENERAL NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS THROUGHOUT ENTIRE BUILDING PER IFG 906.
2. CONTRACTOR TO PROVIDE AND INSTALL EXIT SIGNS AND EMERGENCY LIGHTING IN PROPER LOCATIONS WITH BACK-UP POWER. (INSTALLATION TO BE DONE DURING TENANT BUILD-OUT).
3. ACCESS ROADS AND WATER SUPPLIES REQUIRED BY CODE, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
4. FIRE RATED ASSEMBLIES - ALL PENETRATIONS SHALL BE SEALED. ALL FIRE WALLS SHALL HAVE SIGNS OR STENCILING PERMANENTLY INSTALLED ABOVE AND DECORATIVE CEILING AND/OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACED EVERY 12". THE FOLLOWING WORDING IS REQUIRED: (X) RATED FIRE AND SMOKE BARRIER - PROTECT ALL PENETRATIONS.
5. KNOX BOX: VERIFY SIZE & LOCATION WITH HARRIS COUNTY FIRE MARSHAL, 7701 WALSHIRE PLACE, HOUSTON, TEXAS, 77040 TELE: (713) 274-1700
6. BUILDING ADDRESS TO BE VISIBLE FROM ROADWAY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND & SHALL BE AT LEAST 4" HIGH WITH 1/2" INCH WIDE STROKE. INSTALL SUITE NUMBERS ON BACK DOORS.

10,720 SF RETAIL SHELL BUILDING & ASSOCIATED SITE WORK

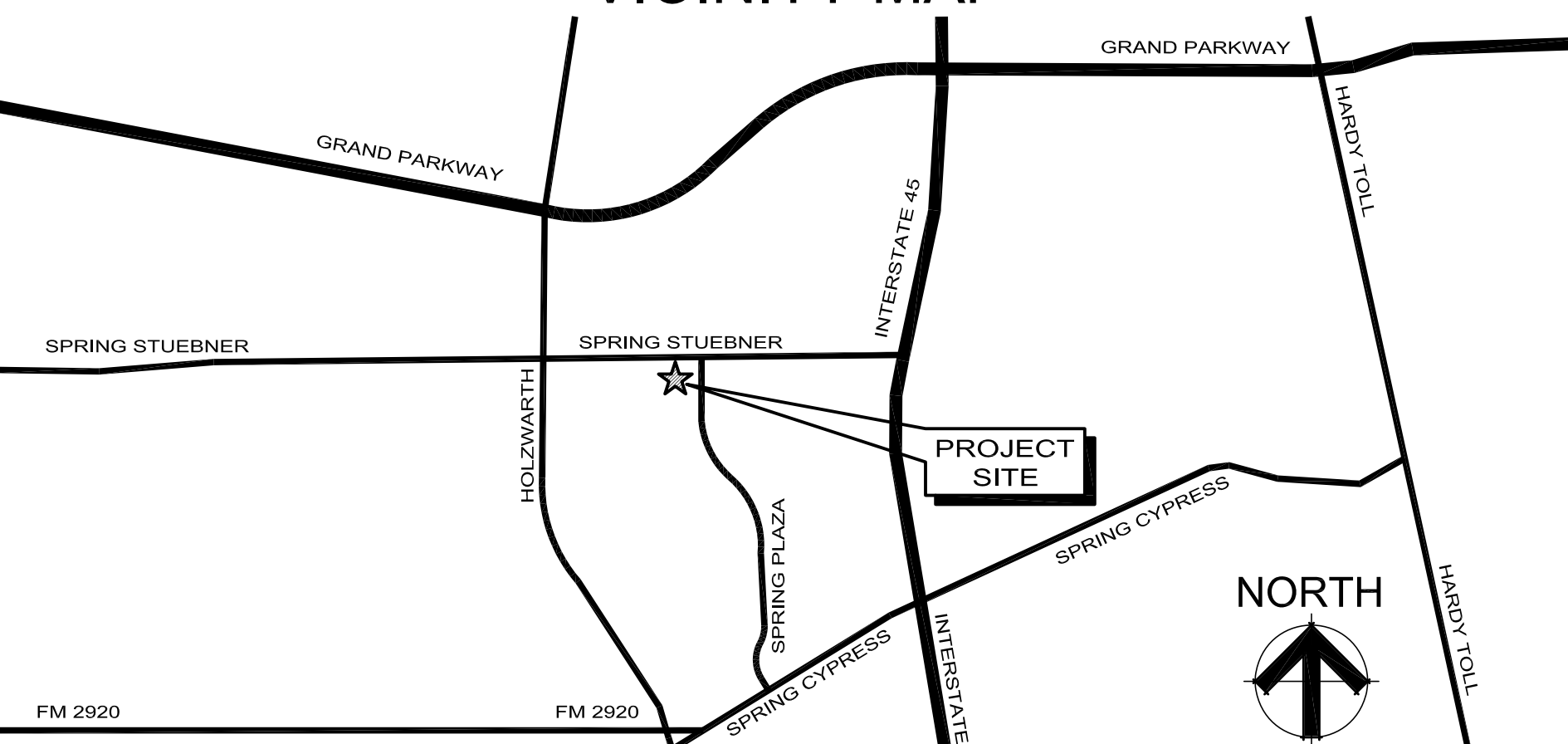
SPRING STUEBNER @ SPRING PLAZA, SPRING TX



DEVELOPMENT SYNOPSIS

LAND AREA	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
50,859 S.F., 1.16 AC.	10,720 S.F. (85% OF GSF = 9,112)	46 SPACES (1 SPACE PER 200 S.F. PFA)	63 SPACES	6.91 / 1000

VICINITY MAP



OWNER

ASHTON GREY DEVELOPMENT
3 SUGAR CREEK CENTER, SUITE 100
SUGAR LAND, TX 77478
PH: (281) 912-3364
FAX: (281) 966-1597
ATTN: SHAUN VEM BUTTY

ARCHITECT

CDA ARCHITECTS
20445 STATE HIGHWAY 249, SUITE 200
HOUSTON, TEXAS 77070
PH: (832) 678-9232
FAX: (832) 678-9240
ATTN: RAY DUERER, A.I.A.

CIVIL

ISD ENGINEERING GROUP
13430 NORTHWEST FREEWAY, SUITE 700
HOUSTON, TEXAS 77040
Ph: (713) 462-3178
ATTN: CAROL HARRISON, P.E.

IRRIGATION / LANDSCAPE

CMB LANDSCAPE ARCHITECTURE
18135 FM 362
NAVASOTA, TEXAS 77868
Ph: (832) 428-1209
ATTN: CHARLES BRIDGES

STRUCTURAL

ASA DALLY, I NC.
9800 RICHMOND AVENUE, SUITE 460
HOUSTON, TEXAS 77042
Ph: (713) 337-8881
FAX: (713) 33-8882
ATTN: ERASMO MORALES JR., P.E.

M.E.P.

SALAS O'BRIEN
10930 W. SAM HOUSTON PARKWAY, SUITE 900
HOUSTON, TEXAS 77064
Ph: (281) 664-1900
FAX: (281) 664-1912
ATTN: BRAD KALMANS, P.E.

CONTRACTOR NOTICE

ARCHITECTURAL CAD FILES FOR USE BY GENERAL CONTRACTOR OR SUB CONTRACTOR MAY BE OBTAINED FROM CDA ARCHITECTS FOR A FEE OF \$75.00 PER DRAWING FILE. THE END USER OF THE FILE(S) WILL BE REQUIRED TO SIGN A RELEASE FORM PRIOR TO THE DISTRIBUTION OF THE CAD FILE(S). SUBMIT YOUR REQUEST TO THE CDA PROJECT MANAGER FOR REVIEW.

THE ARCHITECTS CONSULTANTS CAD FILES MUST BE OBTAINED DIRECTLY FROM THE CONSULTANTS AT THE CONSULTANTS DISCRETION.

ADA REQUIREMENTS

- A. REFERENCES TO THE ACCESSIBILITY REQUIREMENTS IN THESE DRAWINGS MAY BE FOUND ON SHEET G001, G002, AND THROUGHOUT THE CONSTRUCTION DOCUMENTS.
- B. THESE REFERENCES TO THE REGULATIONS ARE NOT INTENDED TO REPLACE THE ACCESSIBILITY STANDARDS IN EFFECT AS OF THE DATE OF THIS PROJECT ISSUE AND THOSE COMPLETE STANDARDS APPLY WHETHER OR NOT SPECIFICALLY REFERENCED IN THESE DOCUMENTS. THE REFERENCES MADE ON THESE DRAWINGS ARE DESCRIBED IN MORE DETAIL ON SHEET G001, BUT ARE NOT LIMITED TO THE REGULATIONS AS THEY APPEAR ON SHEET G001.
- C. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACCESSIBILITY REGULATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION. FAILURE BY THE G.C. TO BRING THESE DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION WILL RESULT IN THE G.C. MAKING THE CORRECTIVE WORK AT HIS / HER OWN EXPENSE.

SYMBOLS LEGEND

- WALL SECTION SECTION DETAIL NUMBER
- DETAIL MARK ENLARGED PLAN OR SECTION DETAIL REFERENCE KEY
- COLUMN GRID DESIGNATION COLUMN GRID LETTER
- BUILDING ELEVATION ELEVATION SHEET REFERENCE KEY
- DOOR IDENTIFICATION NUMBER DOOR TYPE
- ELEVATION HEIGHT DOOR NUMBER

02/13/2019
 PREPARED BY: [Name]
 DATE: 02/13/2019
 CDA Architects
 Member American Institute of Architects
 20445 State Hwy 249, Suite 200
 Houston, Texas 77070
 832/678-9232 Fax 832/678-9240
 ASHTON GRAY DEVELOPMENT
 COVER SHT, DWG INDEX & PROJ INFO
 10,720 SF Retail Shell
 SPRING STUEBNER @ SPRING PLAZA
 SPRING, TEXAS 77389
 SCALE AS NOTED
 PROJECT 19077
 DATE 01/31/19
 SHEET NO. G000