

U.L. DESIGN NO. U419
NON BEARING WALL RATINGS - 1, 2, 3, OR 4 HR. (SEE ITEM 3 & 4)

- FLOOR AND CEILING RUNNERS (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 2" O.C. MAX.
- STEEL STUDS-CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL, MIN. WIDTH AS INDICATED UNDER ITEM 4. MIN. 1/4" FLANGES AND 1/4" RETURN, SPACED A MAX OF 24" O.C. STUDS TO BE CUT 3/8" TO 3/4" LESS THAN ASSEMBLY HEIGHT.
- BATTIS AND BLANKETS-REQUIRED AS INDICATED UNDER ITEM 4 MINERAL WOOL BATTIS, FRICTION FITTED BETWEEN STUDS AND RUNNERS, MIN. NOM THICKNESS AS INDICATED UNDER ITEM 4. SEE BATTIS AND BLANKETS (BNV OR BZJ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.
- 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 JOINTS 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:

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

- FASTENERS-(NOT SHOWN)-TYPE S OR S-12 SELF DRILLING, SELF TAPPING STEEL SCREWS USED AT ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). SINGLE LAYER SYSTEMS: 1" LONG FOR 1/2" AND 3/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 12" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 12" O.C. WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEMS: FIRST LAYER: 1" LONG FOR 1/2" AND 3/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 12" O.C. SECOND LAYER: 1-5/8" LONG FOR 1/2" THICK PANELS, SPACED 12" O.C. WITH SCREWS OFFSET 1" FROM FIRST LAYER. THREE LAYER SYSTEMS: FIRST LAYER: 1" LONG FOR 1/2" THICK PANELS, SPACED 24" O.C. SECOND LAYER: 1-5/8" LONG FOR 1/2" THICK PANELS, SPACED 24" O.C. THIRD LAYER: 2-1/4" LONG FOR 1/2" THICK PANELS, SPACED 12" O.C. SCREW OFFSET 1/4" FROM LAYER BELOW. FOUR LAYER SYSTEMS: FIRST LAYER: 1" LONG FOR 1/2" THICK PANELS, SPACED 24" O.C. SECOND LAYER: 1-5/8" LONG FOR 1/2" THICK PANELS, SPACED 24" O.C. THIRD LAYER: 2-1/4" LONG FOR 1/2" THICK PANELS, SPACED 24" O.C. FOURTH LAYER: 2-5/8" LONG FOR 1/2" THICK PANELS, SPACED 12" O.C. SCREW OFFSET 1/4" FROM LAYER BELOW.
- 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" O.C. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUDS WITH 1/2" LONG TYPE S-12 PANHEAD STEEL SCREWS.
- 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.
- SEALS, BRICK OR STUCCO-(OPTIONAL, NOT SHOWN)-ALUMINUM VINYL OR STEEL SEALS, 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 THAN EACH SIXTH COURSE OF BRICK.
- 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 U.L. CLASSIFICATION MARKING

DOOR SCHEDULE:

DRPG. NO.	DOOR TYPE	JAMB	HEAD	SILL
1-6	A	PER MANUFACTURER		91A500

NOTE: TYPE "A" DOORS ARE DOUBLE DOORS OF SIMILAR NATURE.

NOTE: VERIFY LOCATION PRIOR TO INSTALLATION

DRPG. NO.	DOOR TYPE	JAMB	HEAD	SILL
7	B	24A500 SM.	11A500	11A500

NOTE: VERIFY LOCATION PRIOR TO INSTALLATION

ENTRY DOOR(S) HARDWARE SET
LOCKSET: MORTISE CYLINDER W/ CORE ONLY
BALANCE OF HARDWARE BY STOREFRONT / DOOR MANUFACTURER

HOLLOW METAL DOOR HARDWARE SET
(3) SETS BUTT HINGES, TOP, BOTTOM AND INTERMEDIATE
(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

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

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

THIS LEGEND INDICATES THE MAXIMUM STUD HEIGHTS OF UNBRACED 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.

STUD HEIGHT	25 GA.	22 GA.	20 GA.
2 1/2"	11'-0"	12'-0"	13'-0"
2 1/2"	12'-6"	13'-0"	13'-10"
3 5/8"	14'-6"	16'-0"	17'-3"
3 5/8"	16'-0"	17'-3"	17'-11"
4"	17'-3"	18'-6"	19'-2"
6"	20'-0"	25'-3"	26'-1"

LIMITING HEIGHT OF PARTITION: 8'-0" to 28'-0"

GENERAL NOTES:

- INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE FROM FACE OF TILT-PANEL OR FACE OF GYPSUM BOARD, TYPICAL.
- DRYWALL CONTROL JOINTS REQUIRED AT 30'-0" O.C. MAX.
- ALL WOOD MEMBERS SHALL BE FIRE RETARDANT TREATED WOOD AS SPECIFIED.
- ALL RAMP 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 ROUNDED FINISH.
- PAVED WALK AREA TO SLOPE AWAY FROM BUILDING (SLOPE NOT TO EXCEED 1:50 FOR MIN. 10' FROM DOOR).
- 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.
- O.C. TO VERIFY ALL DOOR LOCATION, FRONT AND REAR PRIOR TO FABRICATION.
- DURING TENANT FINISH OUT SCOPE, DEMISING WALLS WILL BE FINISHED BY TENANTS, PER CODES, TO LIMIT SPACES INTO NON-REQUIRE ALLOWABLE FIRE AREAS, (NOT A PART OF THIS SHELL PACKAGE.)
- MINIMIZE EXPOSED ELECTRICAL CONDUIT ON REAR WALLS, RUN CONCEALED UNLESS APPROVED BY ARCHITECT.
- ALL ELECTRICAL PANELS AND CONDUIT TO BE PAINTED TO MATCH WALL COLOR.
- 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:

- SECTION DETAIL NUMBER
- SECTION SHEET NUMBER
- ENLARGED PLAN OR SECTION DETAIL REFERENCE KEY
- COLUMN GRD NUMBER
- DOOR NUMBER
- DOOR TYPE
- ELEVATION SHEET REFERENCE KEY
- FIRE EXTINGUISHER

DOOR GENERAL NOTES:

- ALL DOORS AND HARDWARE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- OPERATING DEVICES ON DOORS SHALL BE NO HIGHER THAN 48" A.F.F.
- EXTERIOR HINGED DOOR SHALL NOT EXCEED 5 L.B.F. EFFORT MAY INCREASE TO 15 POUNDS MAXIMUM AT FIRE DOORS.
- 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.
- 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.
- 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.
- ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXIT DOORS HAVING KEY-LOOKING 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.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT LITERATURE FOR ALL DOORS AND HARDWARE.
- 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 CODE EXTRACTION KEY. OWNER TO BE RESPONSIBLE FOR REKEYING STORE.
- ALL EXTERIOR DOORS ARE TO BE FULLY WEATHERSTRIPPED.
- 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.
- SWEEP PERIOD OF CLOSER SHALL TAKE 5 SECONDS TO MOVE FROM AN OPEN POSITION OF 90 DEGREES TO A POINT 12" FROM LATCH.
- REFER TO SPECIFICATION MANUAL FOR ADDITIONAL DOOR & HARDWARE REQUIREMENTS.

RETAIL SHELL
10,720 S.F.

SCALE: 1/8" = 1'-0"

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PERMIT / BID ISSUE

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ASHTON GRAY
A DEVELOPMENT

FLOOR PLAN

10,720 SF Retail Shell
SPRING STUEBNER @ SPRING PLAZA
SPRING, TEXAS 77389

SCALE: 1/8" = 1'-0"

A100