FLOOR PLAN SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL INSULATION		HEADER
	DEMISING WALL	000	DOOR MARKER
	EXTERIOR WALL		BACKING
	COLUMN		

FINISH SCHEDULE

RM NAME	FLOOR	BASE	NOTES
OPEN AREAS	CPT	CPT	–
LOUNGE	LVT	RB	–
RESTROOMS	CT	CT	CERAMIC TILE 4' UP WALLS

NOTE: MOISTURE TEST TO BE PERFORMED BEFORE ANY INSTALL OF FLOORING.

DOOR SCHEDULE

MARK	WIDTH	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	NOTES
001	-	-	-	-	-	EGRESS DOOR, SEE NOTES 1&2
002	3070	1-3/4"	WOOD	REDIFRAME	LOCK	PAINT GRADE, SOLID CORE
003	3070	1-3/4"	WOOD	REDIFRAME	LOCK	PAINT GRADE, SOLID CORE
004	-	-	-	-	-	EGRESS DOOR, SEE NOTES 1&2

NOTE 1 - EGRESS DOORS SHALL BE READILY OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
NOTE 2 - EGRESS DOOR LOCKS AND LATCHES SHALL COMPLY WITH 2012 INTERNATIONAL FIRE CODE, SECTION 1008.1.8.3

DRAWING NOTES

- SQUARE CORNER BEAD TO BE INSTALLED AT ALL CORNER JOINTS.
- ORANGE PEEL TEXTURE TO BE APPLIED.
- LATEX PRIMER TO BE APPLIED.
- EGGSHELL LATEX TO BE APPLIED. COLOR IS T.B.D.

KEY NOTES

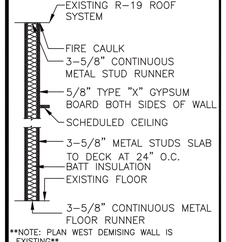
① FLOORING BORDER FOR CARPET AND LVT.
② SHEETROCK TO BE INSTALLED AROUND COLUMNS WHERE INDICATED.
③ EXISTING EXTERIOR DOOR TO BE PAINTED.

BUILDING NOTES

1. RESTROOMS TO HAVE HARD NON–ABSORBANT SURFACE THAT EXTENDS UPWARDS ONTO THE WALL AT LEAST 4'
2. RESTROOM WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON–ABSORBANT SURFACE , TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT AVERSELY AFFECTED BY MOISTURE.
3. USE 5/8 " TYPE "X" GYP. BOARD AT ALL WALLS.
4. VERIFY AND INSTALL 2X FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR MOUNTING OF ALL EQUIPMENT AND ACCESSORIES.
5. PUBLIC USE AREAS SHALL COMPLY WITH ADA/TAS (AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS)
   - 5.1. RESTROOMS
   - 6.1.2 USE COMMERCIAL GRADE HARDWARE WITH LEVER TYPE HANDLE 3'–0" A.F.F.
   - 5.1.3. DOOR OPENING FORCE SHALL NOT EXCEED 5 POUNDS.
   - 5.1.4. THRESHOLD SHALL NOT EXCEED 1/2".
   - 6.1.5 DOOR SIGNAGE SHALL COMPLY WITH ADA/TAS SECTION 703.
   - 5.1.6. MINIMUM DOOR HEIGHT SHALL BE 6'–8".
6. A READILY VISIBLE DURABLE SIGN IS REQUIRED AT THE EGRESS SIDE OF THE MAIN EXTERIOR DOOR POSTED ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND
7. GLAZING IN HAZARDOUS SHALL COMPLY WITH I.B.C. SECTION NO 2406.
8. INSULATION IN BUILDING SHALL HAVE A FLAME SPREAD NOT MORE THAN 25 AND SMOKE DEVELOPMENT RATING NOT MORE THAN 450.
9. ADDRESS IDENTIFYING ADDRESS NO. MUST BE POSTED ON BUILDING PRIOR TO FINAL INSPECTION.
10. GENERAL CONTRACTOR SHALL OBTAIN FROM THE LANDLORD THE TENANT CONSTRUCTION GUIDELINES. THESE GUIDELINES SHALL BE STRUCTURALLY ADHERED TO FOR ALL PHASES OF CONSTRUCTION.

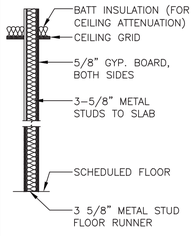
WALL TYPES

A — TYPICAL DEMISING WALL
1 HOUR FIRE RATED BARRIER
UL. NO. 263 DESIGN NO. 465

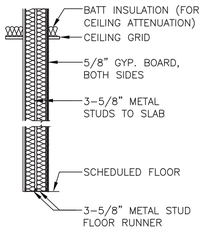


NOTE: PLAN WEST DEMISING WALL IS EXISTING

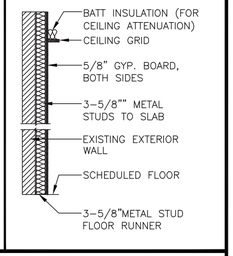
B — TYPICAL INTERIOR WALL
(TERMINATE ABOVE CEILING GRID)



C — DOUBLE INTERIOR WALL
(TERMINATE ABOVE CEILING GRID)



D — TYPICAL EXTERIOR WALL
WITH INTERIOR WALL FRAMING



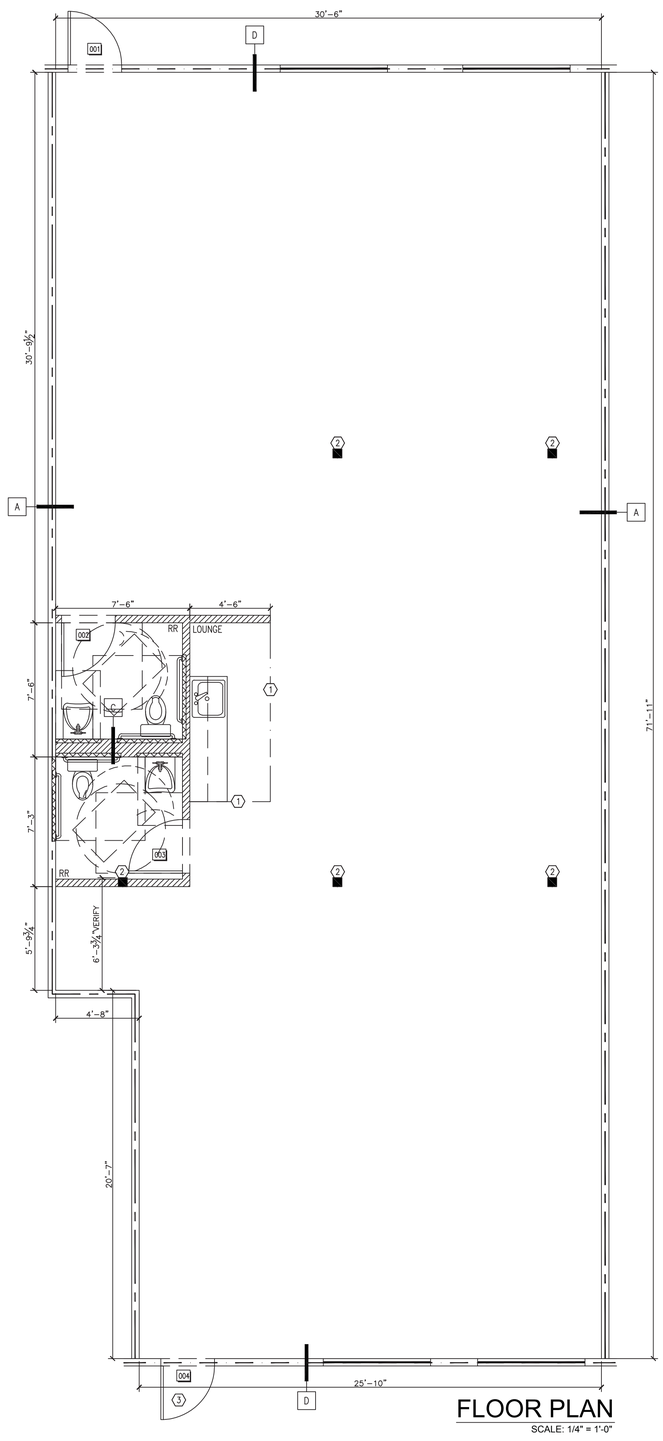
ALL WALL TYPES TO BE TYPE "B" (TYPICAL INTERIOR WALL) UNLESS OTHERWISE NOTED.

RCP SYMBOL LEGEND

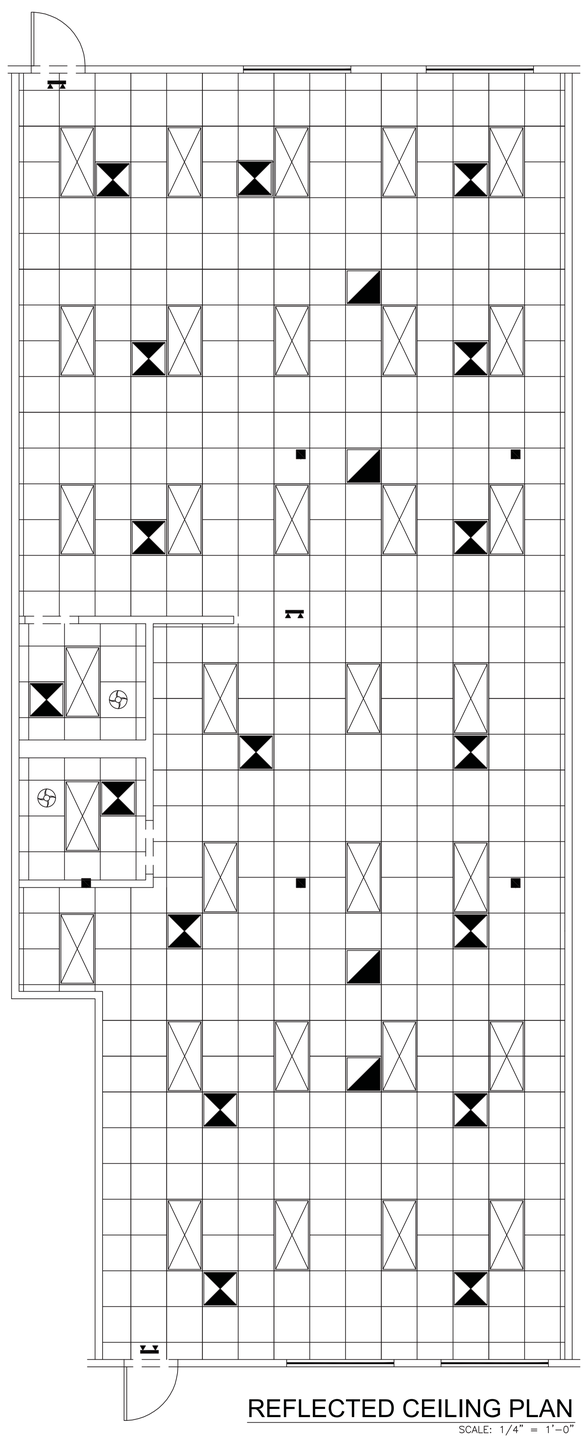
SYMBOL	DESCRIPTION
	24x24 SUPPLY AIR DIFFUSER
	24x24 RETURN AIR DIFFUSER
	24x48 FLUORESCENT PRISMATIC LAY–IN LIGHT
	EMERGENCY EXIT SIGN WITH LIGHTS
	80 CFM EXHAUST FAN

RCP GENERAL NOTES

1. CEILING HEIGHT TO BE 10'–0" A.F.F. THROUGHOUT.
2. USE DOOR SCHEDULE FOR DOOR HEADER HEIGHTS.
3. 2x2 STANDARD EDGE CEILING TILE.
4. PROVIDE 6" BATT INSULATION HUNG BELOW TRUSSES WITH CHICKEN WIRE. FINAL ASSEMBLY SHALL HAVE AN R–VALUE OF R–38.



FLOOR PLAN
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'–0"

NO	DATE	DESCRIPTION	BY
	07.16.15	PERMIT SET	DK

DESCRIPTION

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SPEC SPACE 200
6960 PARKWOOD SUITE 200
FRISCO, TX 75034

FARHAD GOLESTAN
708 BRYSON WAY
SOUTHLAKE, TX 76092

P.E. STAMP

FLOOR PLAN & REFLECTED CEILING PLAN

DESIGNED:	BN
DRAWN:	DK
CHECKED:	DK
DATE DRAWN:	07.15.15

SHEET NO.
ENGR-1