

# SPEC SUITE 172

## FOURTH & CHICON

1800 E. 4TH STREET, SUITE 172  
AUSTIN, TEXAS 78702

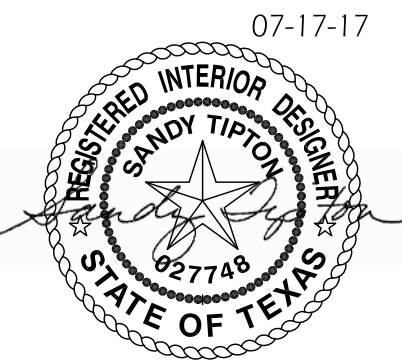
ISSUE DATE: JULY 17, 2018

# CONSTRUCTION DOCUMENTS



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S. Tipton Studio  
809 W. 12th St., Suite F  
Austin, TX 78701  
512.614.2497



### LOCATION PLAN

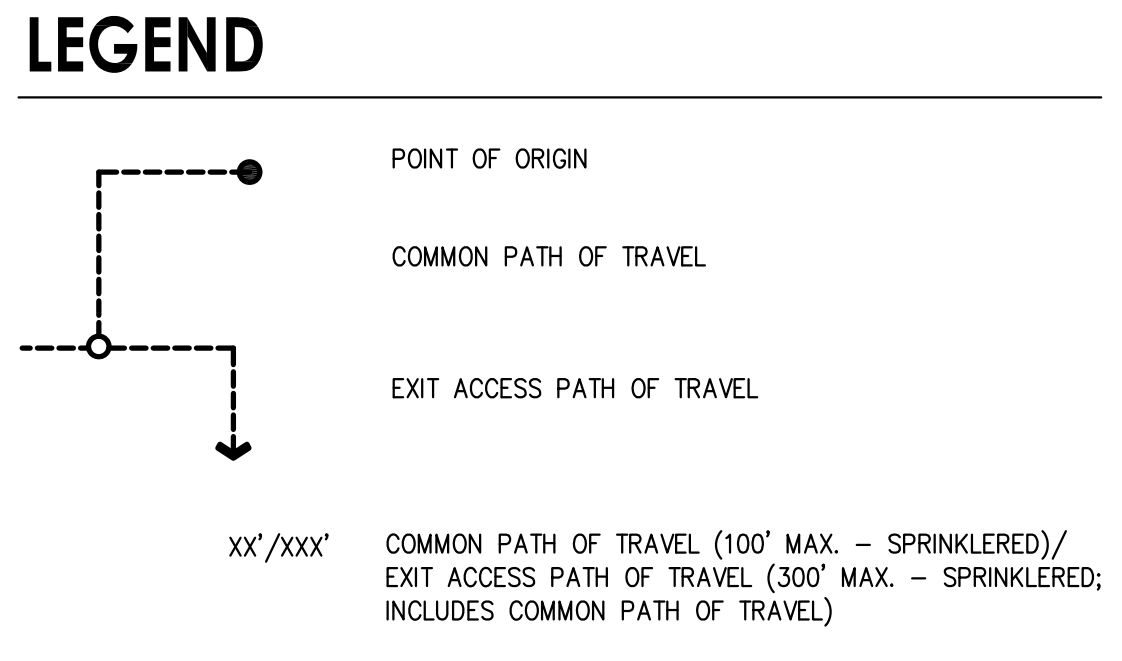
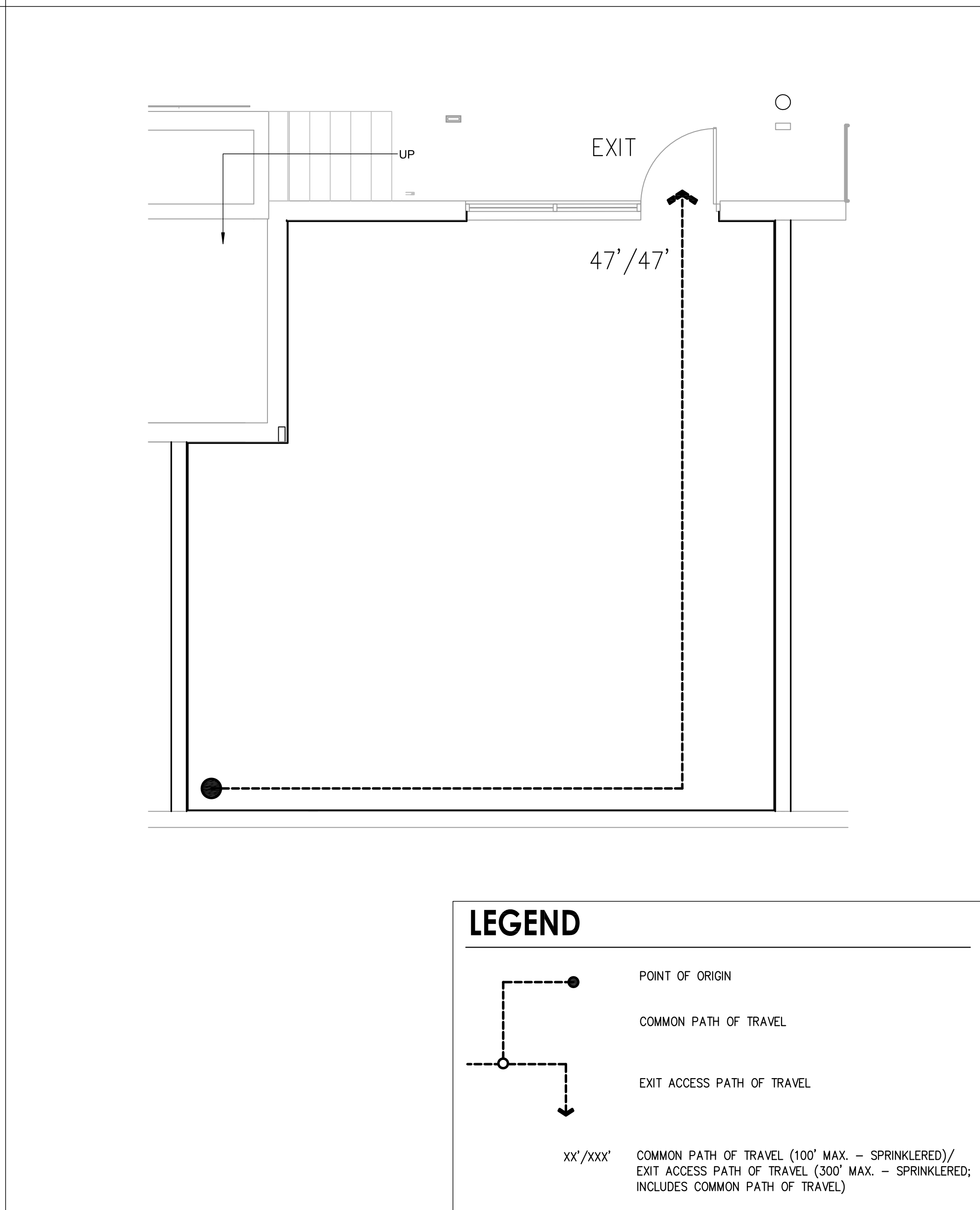
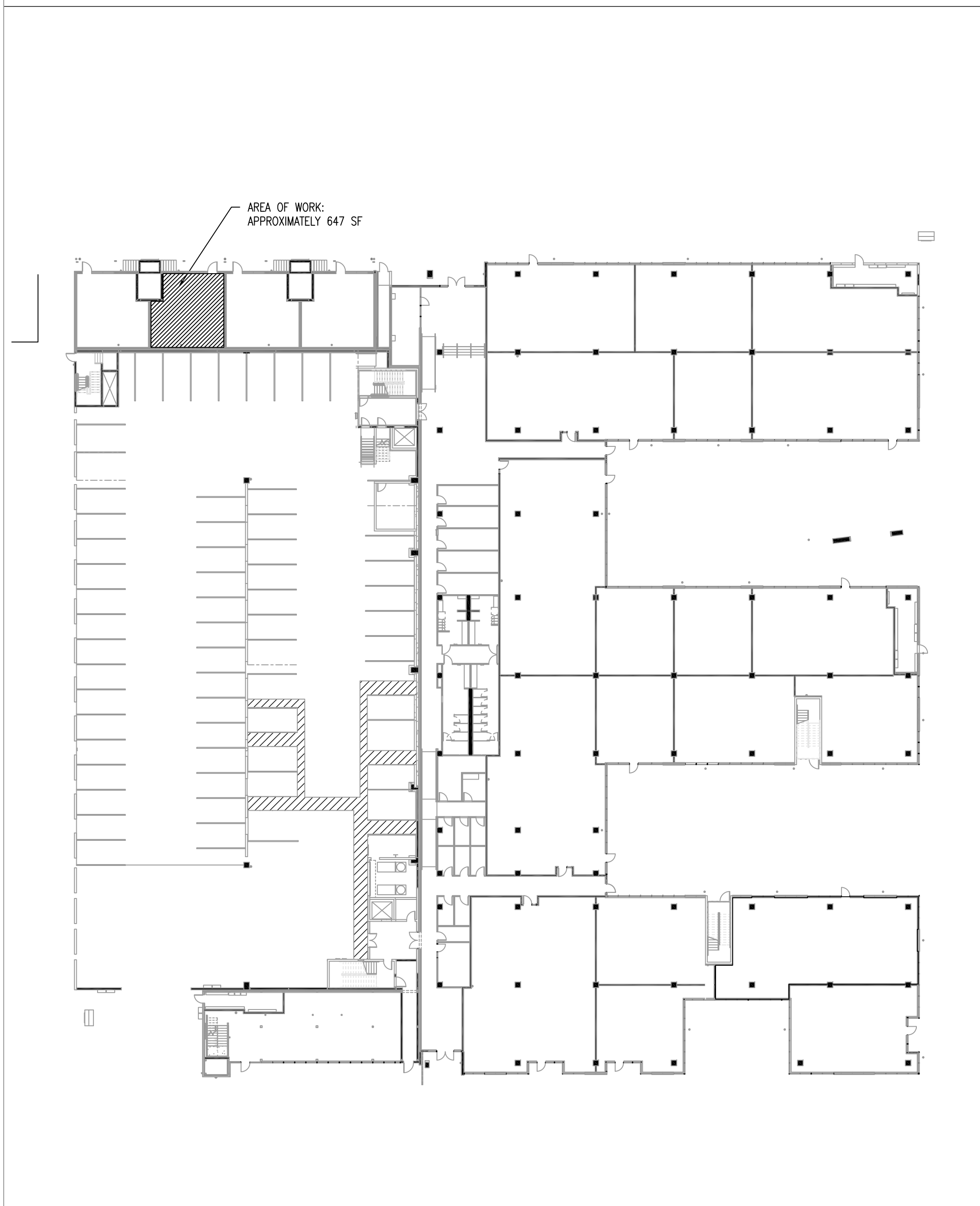
SCALE: 1/32" = 1'-0"

### TENANT EGRESS PLAN

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

### CONTACT DIRECTORY

### SHEET INDEX



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**PROPERTY OWNER**  
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P.O. BOX 29155  
AUSTIN, TEXAS 78755  
P: (512) 541-0247  
CONTACT: PAUL TRACY

**ARCHITECTURAL SHEETS & SPECIFICATIONS**  
A.00 COVER SHEET  
A.01 GENERAL INFORMATION  
A.02 ACCESSIBILITY INFORMATION  
A.03 INTERIOR SPECIFICATIONS  
A.04 FLOOR, REFLECTED CEILING & FINISH PLANS  
A.05 PARTITION TYPES

**MEP SHEETS & SPECIFICATIONS**  
M.00 MECHANICAL COVER SHEET  
M.01 MECHANICAL SPECIFICATIONS  
M.21 MECHANICAL & PLUMBING PLAN  
E.00 ELECTRICAL NOTES & ABBREVIATIONS  
E.21 ELECTRICAL POWER & LIGHTING PLAN

**TENANT/ BUILDING INFORMATION**

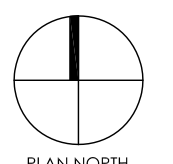
PROJECT IS DESIGNED IN COMPLIANCE WITH THE FOLLOWING:  
2015 INTERNATIONAL BUILDING CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 UNIFORM PLUMBING CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 UNIFORM MECHANICAL CODE WITH CITY OF AUSTIN AMENDMENTS  
2017 NATIONAL ELECTRICAL CODE WITH CITY OF AUSTIN AMENDMENTS  
2012 TEXAS ACCESSIBILITY STANDARDS

BUILDING OCCUPANCY: BUSINESS  
TENANT OCCUPANCY: BUSINESS  
NUMBER OF FLOORS: 3  
TOTAL BUILDING SQUARE FOOTAGE: APPROX. 132,000 SF  
TENANT SQUARE FOOTAGE: 647 USF  
TENANT OCCUPANT LOAD: 7  
BUILDING CONSTRUCTION TYPE: TYPE IIA  
BUILDING IS FULLY SPRINKLERED.

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AUSTIN, TEXAS 78702

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This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.



0 CONSTRUCTION 07-17-2018

△ Issues

Project Number: 18117-03

Project Director: *GT*

Quality Assurance: *GT*

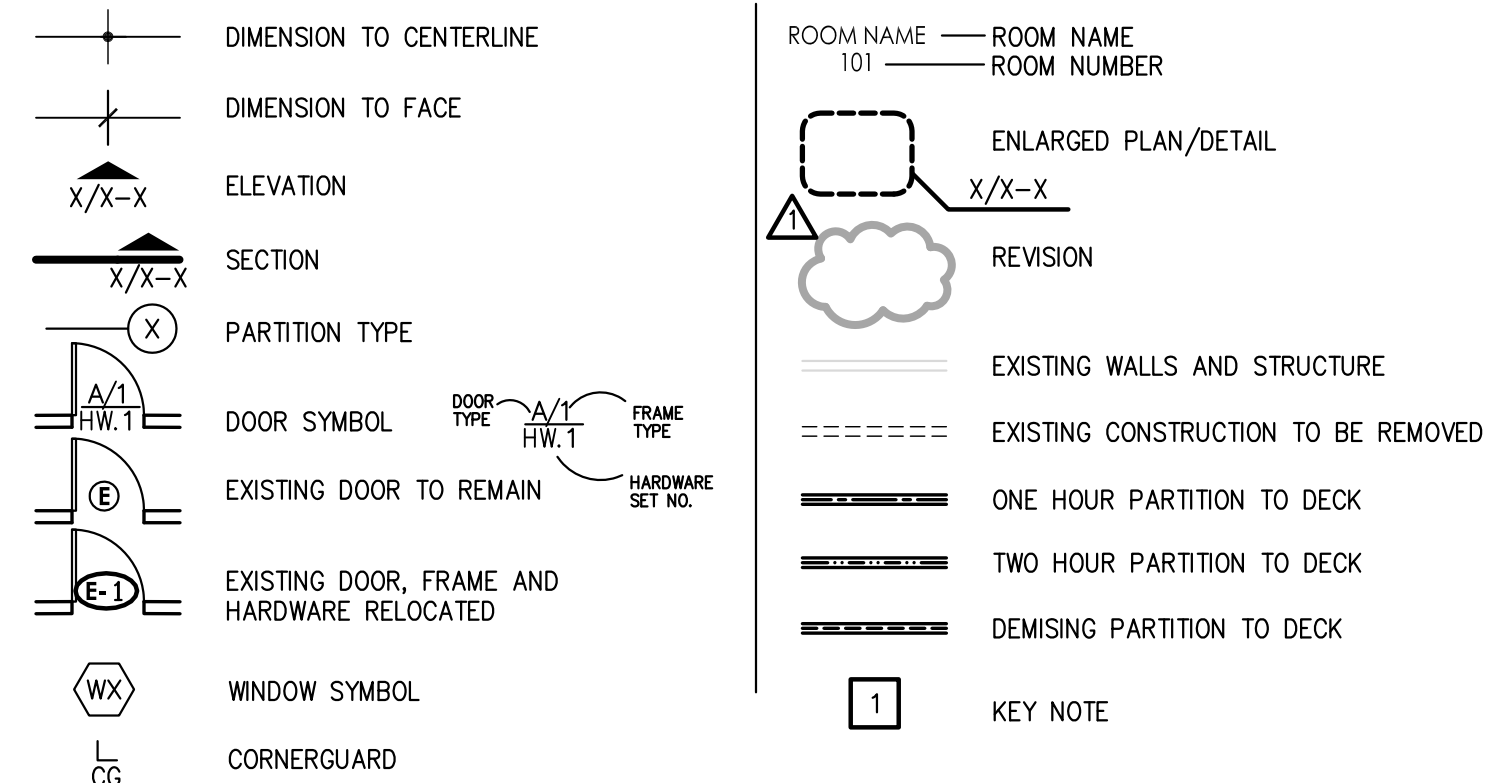
Drawn By: EED

**COVER SHEET**  
**A.00**

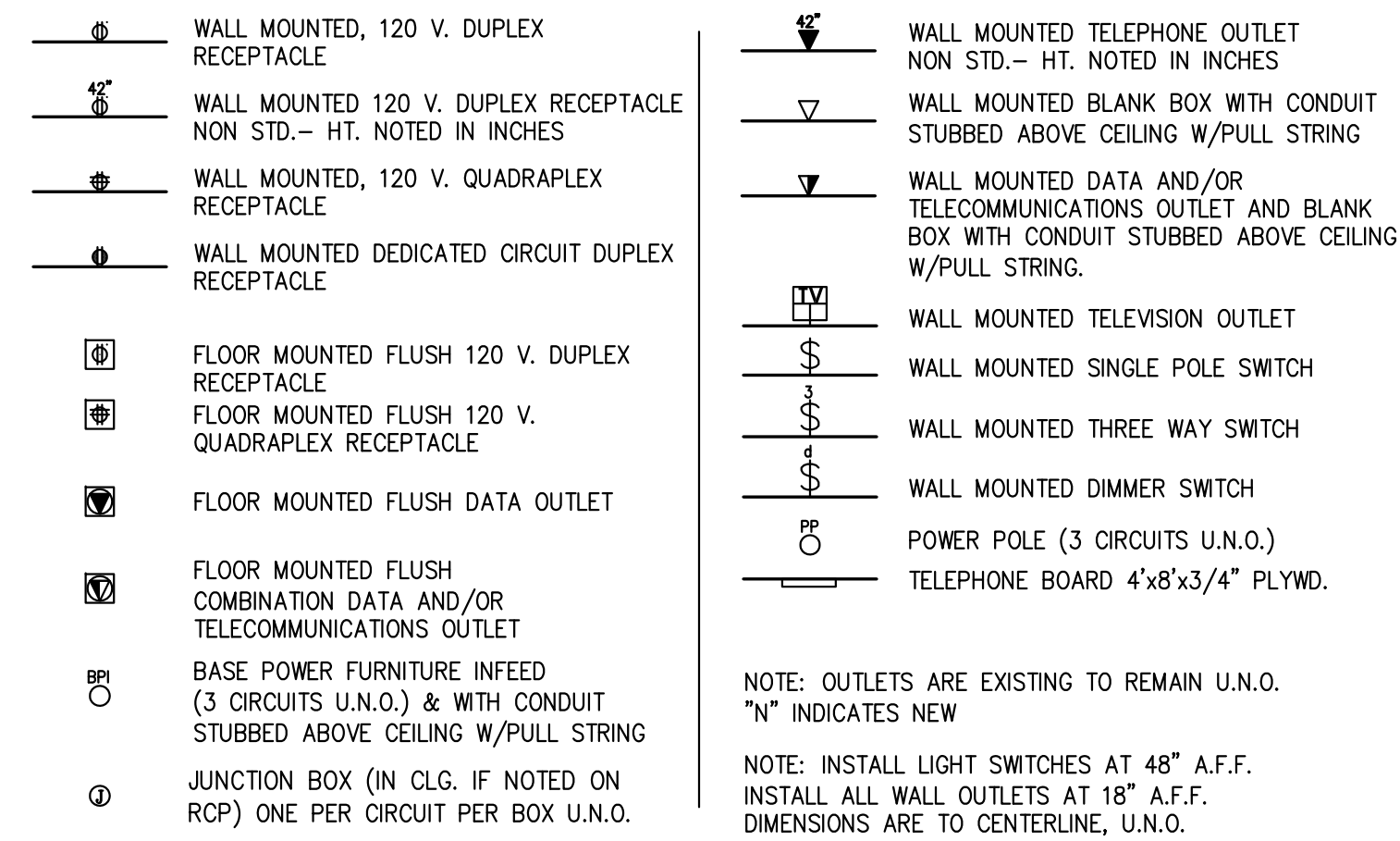
## GENERAL NOTES

- PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE AUTHORITY. DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE TO THE DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTING, ETC.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND SHALL BRING CONFLICTS TO THE ATTENTION OF THE DESIGNER FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM DUE DILIGENCE INSPECTION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF A PROPOSAL. SUBMITTAL OF A PROPOSAL SHALL BE CONSIDERED CONFIRMATION THAT SUCH INSPECTION HAS BEEN MADE, AND NO FURTHER COMPENSATION SHALL BE DUE THE CONTRACTOR FOR CLAIMS ARISING AS A RESULT OF FAILURE TO PERFORM SUCH INSPECTION.
- FURNISH ALL NEW MATERIALS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
- WARRANTY ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR THE DATE OF BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER IS LATER. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.
- REPAIR DAMAGE TO OR HOLES IN EXISTING PARTITIONS TO REMAIN ARISING FROM DEMOLITION OPERATIONS. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.
- THE CONTRACTOR SHALL PERFORM CUTTING AND PATCHING FOR ALL TRADES. CONFIRM LOCATIONS OF STRUCTURAL MEMBERS PRIOR TO CUTTING HOLES IN FLOORS OR ROOFS. DO NOT CUT HOLES IN STRUCTURAL MEMBERS BEFORE OBTAINING WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD.
- CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.
- LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL, MECHANICAL AND ELECTRICAL CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN THE EVENT THAT REQUIRED DIMENSIONS ARE NOT GIVEN.
- ITEMS FURNISHED BY THE OWNER OR TENANT BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I." (OWNER FURNISHED, CONTRACTOR INSTALLED) OR "T.F.C.I." (TENANT FURNISHED, CONTRACTOR INSTALLED). CONTRACTOR SHALL INCLUDE COST FOR INSTALLATION ONLY IN HIS PROPOSAL.
- ITEMS FURNISHED AND INSTALLED BY THE OWNER OR TENANT ARE NOTED "O.F.O.I." (OWNER FURNISHED, OWNER INSTALLED) OR "T.F.T.I." (TENANT FURNISHED, TENANT INSTALLED). CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN HIS PROPOSAL.
- ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C." (NOT IN CONTRACT).
- "ALIGN" AS USED IN THESE DOCUMENTS, MEANS TO ALIGN THE FINISHED FACE OF ELEMENTS IN THE SAME PLANE, EITHER IMMEDIATELY ADJACENT TO ONE ANOTHER OR ACROSS AN OPENING.
- "SIMILAR" OR "SIM.", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL BEING REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.
- "TYPICAL" OR "TYP.", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
- "OPPOSITE HAND" OR "O.H." AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME AS THE REFERENCED ITEM OR DETAIL EXCEPT THAT IT IS EXACTLY OPPOSITE (MIRRORED) IN ORIENTATION.
- DO NOT DISASSEMBLE SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.
- THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR MILLWORK, SPECIAL SYSTEMS, AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS (INCLUDING FIRE PROTECTION SYSTEMS) WHEN REQUIRED BY M.E.P. CONSULTANT'S DOCUMENTS. SUBMIT THREE COPIES OF ALL SHOP DRAWINGS FOR REVIEW AND APPROVAL. ONE COPY WILL BE RETAINED BY THE ARCHITECT OR M.E.P. CONSULTANT; ONE COPY WILL BE PROVIDED TO THE BUILDING OWNER AND ONE COPY WILL BE RETURNED TO THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR DOOR AND FRAMES, HARDWARE, TOILET ACCESSORIES AND FINISHES. SUBMIT FOUR COPIES OF ALL DATA FOR REVIEW AND APPROVAL. ONE COPY WILL BE RETAINED BY THE DESIGNER, ONE COPY WILL BE PROVIDED TO THE BUILDING OWNER AND TWO COPIES WILL BE RETURNED TO THE CONTRACTOR.
- THE DESIGN OF FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR'S FIRE PROTECTION SYSTEMS CONTRACTOR. ALL FIRE PROTECTION SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF TEXAS FOR THE DESIGN OF THIS TYPE OF SYSTEM. M.E.P. CONSULTANT WILL REVIEW DESIGN DRAWINGS FOR FIRE PROTECTION SYSTEMS FOR GENERAL COMPLIANCE WITH M.E.P. DRAWINGS ONLY. COORDINATE INTERFACE WITH EXISTING BUILDING SYSTEMS WITH BUILDING OWNER.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SEQUENCING WITH THE BUILDING OWNER AND SCHEDULE ALL SERVICE INTERRUPTIONS OUTSIDE NORMAL BUSINESS HOURS TO MINIMIZE INCONVENIENCE TO CURRENT TENANTS.
- PROVIDE RECORD DRAWINGS OF THE WORK AT THE CONCLUSION OF CONSTRUCTION. RECORD DRAWINGS MAY BE IN THE FORM OF TWO MARKED-UP COPIES OF CONSTRUCTION DOCUMENTS. DELIVER RECORD DRAWINGS TO THE DESIGNER.
- UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO FURNISH OR INSTALL ANY MATERIALS, ADHESIVES OR PRODUCTS CONTAINING ASBESTOS.

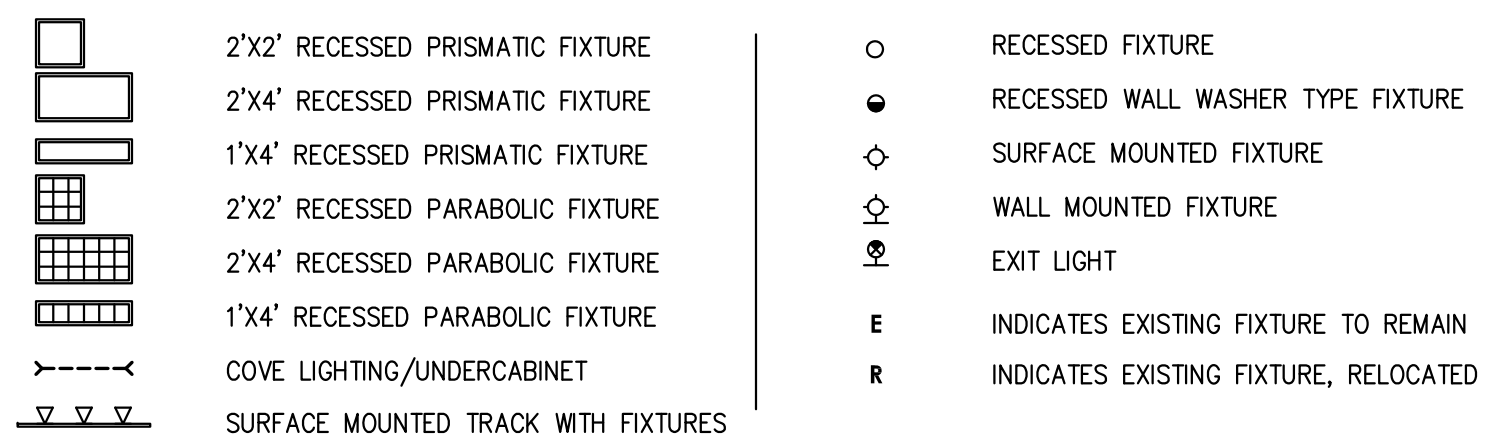
## GENERAL SYMBOLS



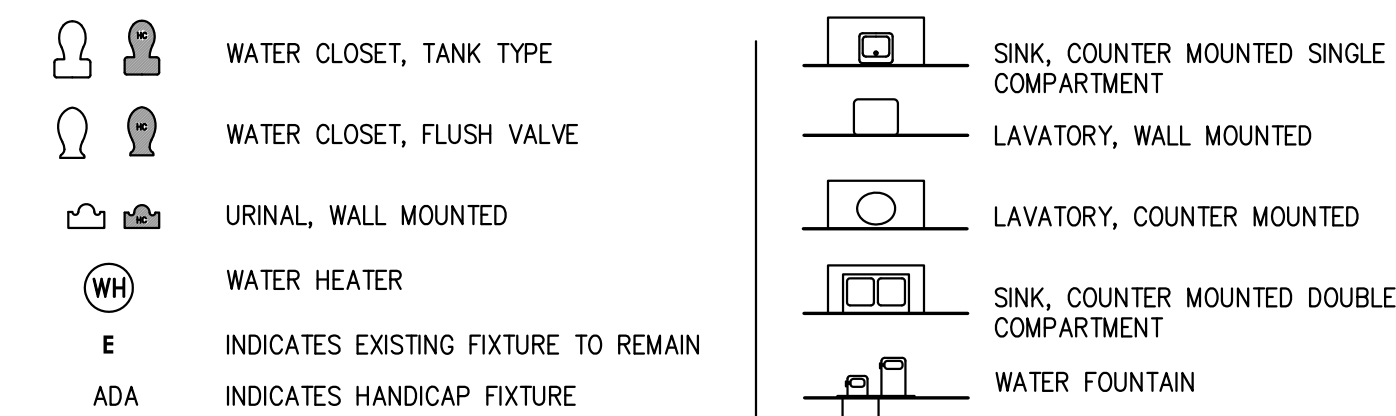
## POWER/COMMUNICATION



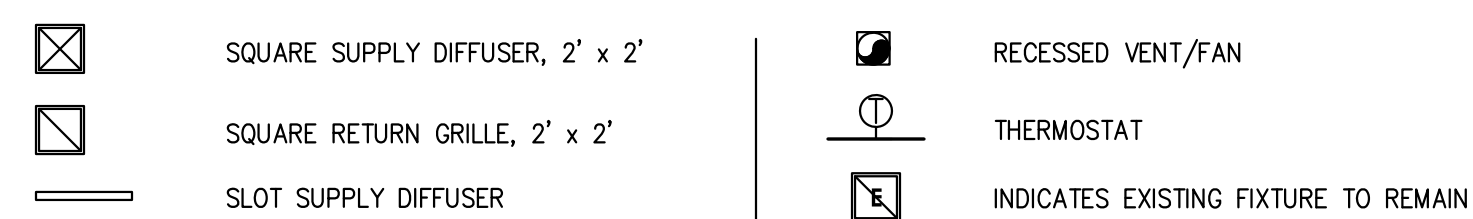
## LIGHTING LEGEND



## PLUMBING LEGEND



## MECHANICAL LEGEND



## APPLIANCES

MW MICROWAVE  
ICE ICE MAKER  
REF REFRIGERATOR  
DW DISHWASHER

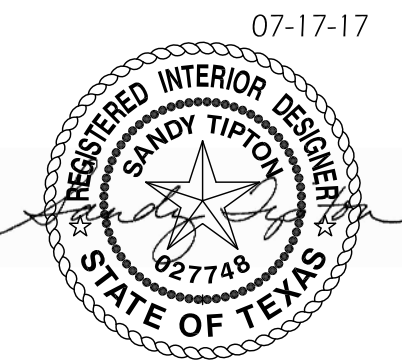
## EQUIPMENT

FEC FIRE EXTINGUISHER CABINET  
FE FIRE EXTINGUISHER ON BRACKET



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This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

0 CONSTRUCTION 07-17-2018

Issues

Project Number: 18117-03

Project Director

Quality Assurance

Drawn By: EED

## GENERAL INFORMATION

# A.01



**DEMOLITION**

- 1. It is the intent of the demolition to remove all existing construction which conflicts with the intent of new construction. Every demolition detail may not necessarily be covered on these drawings. Prior to bid, the contractor shall review the existing conditions and shall include all demolition work required to accommodate new work, even if not specifically noted on drawings.
2. Where existing walls or ceilings are damaged by the contractor for access to services, and new construction is not scheduled or shown on the drawings, the contractor shall be responsible for repairing materials and finishes to match original conditions.
3. Restore exposed finishes of patches areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.
4. Do not cut and patch areas in a manner that could change their load-carrying capacity, load-deflection ratio, or that results in increased maintenance or decreased operational life or safety.
5. If materials suspected of containing hazardous materials are encountered, do not disturb. Support work immediately and notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

**METAL FABRICATIONS**

- 1. See drawings for details of all fabrications, unless noted otherwise.
2. All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.
3. All bolted connections shall be made using ASTM A325 bolts unless otherwise noted or best suited for the intended purpose.
4. All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
5. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be welded because of shipping size limitations.
6. Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touch-up shop-painted surfaces.

**ROUGH CARPENTRY**

- 1. Provide preservative treatment by pressure process in accordance with AWPAC C2 and AWPAC C9 for rough carpentry at the following locations:
A. Wood cants, nailing curbs, equipment support bases, blocking, stringers, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
B. Wood sills, sleepers, blocking, furring, stripping, and similar members in contact with masonry or concrete.
C. Wood floor plates that are installed over concrete slabs directly in contact with earth.
2. Provide fire-retardant-treated materials that comply with performance requirements in AWPAC C20 and AWPAC C27 where indicated or required by local building codes.
3. Telephone and electrical equipment backing panels shall be DCC PS 1, exposure 1, C-D plugged, fire-retardant treated, in thickness indicated, but not indicated, not less than 3/4 inch.
4. Provide fasteners of size and type appropriate for installation. Where rough carpentry is exposed to weather, in ground contact, or in areas of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A.
5. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Locate hangers, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

**INTERIOR ARCHITECTURAL WOODWORK**

- 1. Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.
2. Fabricate woodwork in accordance with AWI section 400 custom grade, flush overlay construction unless noted otherwise.
3. Wood cabinets for transparent finish:
A. Wood species, cut, and grain matching as indicated in the finish schedule
B. Shop Finished: AWI finish system TR-6: Catalyzed polyurethane, satin sheen.
4. Plastic laminate cabinets:
A. Horizontal surfaces, vertical surfaces, and edges to be HGS high-pressure decorative laminate.
B. Postformed surfaces to be HGP high-pressure decorative laminate.
5. Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.
6. Install woodwork to comply with AWI section 1700 for the same grade specified.
7. Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or doweled and glued.
8. Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use face fastening, unless covered by trim.

**STEEL DOORS AND FRAMES**

- 1. Provide steel doors and frames where scheduled, complying with ANSI A250.8 and NFPA 80 for fire-rated assemblies.
2. Exterior door construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless). Close top and bottom edges of doors flush with adjacent 0.5 inch thick steel channels, seal watertight.
3. Interior door and frame construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless).
4. Fabricate frames of .053 inch thick steel with mitered or beveled and continuously welded corners. Knock-down frames are not acceptable.
5. At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame assemblies of galvanized steel with minimum R-value of 11.
6. Where shown or scheduled, provide door and frame assemblies fabricated as sound-reducing type with STC sound rating of 33 or better.
7. Supply doors and frames with manufacturer's standard, factory-applied coat of rust-inhibiting primer, ready for painting.

**INTERIOR ALUMINUM FRAMES**

- 1. Provide extruded aluminum components of not less than .062 inch thick material. Comply with NFPA 80 for fire-rated assemblies.
2. Fabricate frames for drywall slip-on type with throat size as required for scheduled partition type thickness.
3. Install ceiling track and trim in longest practical lengths with a section less than 48 inches long. Use concealed installation clips to ensure that splices and connections are tightly fitted and properly aligned.
4. Factory finish all components so that any part exposed to view upon completion of installation will be uniform in finish and color.

**FLUSH WOOD DOORS**

- 1. Fire-rated wood doors shall comply with NFPA 80 and shall be listed and labeled by a testing and inspection agency acceptable to authorities having jurisdiction for fire ratings indicated.
2. Provide warranty on manufacturer's standard form, signed by Manufacturer, Installer, and Contractor, in which Manufacturer agrees to repair or replace doors that are defective in materials or workmanship warranty shall be in effect from date of Substantial Completion for life of installation.
3. Construct doors with fire-resistive stiles and rails bonded to core, then the fire-resistive core is planed before faces and crossbanded with fire-resistive core to be periodically complying with NFPA 80, Grade LD-2. Provide manufacturer's standard minimum core construction as needed to achieve fire rating indicated. Provide blocking in doors as required to eliminate through-bolting hardware.
4. Door facing as indicated in door schedule shall be as follows:
A. Wood veneer (WV):
1. Grade: AWI Premium, with Grade A faces
2. Species, Cut and grain matching as indicated in door schedule
3. Slices: Same species as faces
4. Finish: Premium grade, AWI system TR-6: catalyzed polyurethane, satin sheen.
B. Plastic-Laminate (PL):
1. Grade: AWI Premium
2. Laminate Faces: High-pressure decorative laminates complying with NEMA LD 3, Grade HGS
3. Colors, Patterns, and Finishes: As indicated in door schedule
4. Slices: Hardwood species matching
5. Provide manufacturer's standard wood beads for life openings in non-rated wood doors of same species as door faces. At 20 minute fire-rated, wood-core doors, provide wood beads and metal clips approved for such use. Provide manufacturer's standard metal frame formed of 0.0478-inch thick, cold-rolled steel sheet, factory primed and applied for use in doors of fire rating indicated.
6. Install doors to comply with manufacturer's written instructions, AWI quality standards, and as indicated. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.
7. Construct the meeting edges of fire-rated pairs to eliminate the use of metal edges and astragals.

**GLAZING**

- 1. Glass thickness indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and service conditions. Provide glass lites for various size openings in nominal thickness indicated, but not less than thickness and in strengths (annealed or heat treated) required to meet or exceed ASTM E 1300.
2. Comply with NFPA 80 for glazing in fire rated door and window assemblies.
3. Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.
4. Glazing schedule:
GL.1 Float glass: ASTM C1036, Type I (transparent glass, flat) Quality a3 (glazing select), Class 1 (clear) unless noted otherwise.
GL.2 Wired Glass: ASTM C 1036, Type II, Class 1 (clear), Quality a3 (glazing), Form 1 (wire, polished both sides), Mesh 2 (square).
GL.3 Patterned Glass: Sherwin Williams ProMar 200 Zero VOC Latex Semi-Gloss, or approved equal. Form 3 (patterned), Quality q3 (glazing), Finish F1 (pattern on side).
5. Unframed mirrors (framed mirrors are scheduled with Toilet Accessories): Annealed Float Glass, ASTM C 1048, Type I, Class 1 (clear), Quality a2 (mirror) with coating system complying with FS DD-M-411, with polished edges. Prepare substrate and install glass in accordance with manufacturer's written installation instructions. Provide permanent means of support along bottom and top edges.

**GYPSUM BOARD ASSEMBLIES**

- 1. Install metal studs, framing and gypsum board in accordance with ASTM C840, GA-201, GA-214, GA-216 and GA-600.
2. Contractor shall determine size and gauge of studs based on the stud manufacturer's limiting height tables for the application. Studs shall be installed in full lengths unless height exceeds markings are scheduled.
3. Penetrations in demising and sound insulated partitions above finished ceiling shall be effectively sealed to prevent sound leakage.
4. Screws or any other mechanical fasteners shall not attach partitions abutting window mullions. Provide soundproof closure strips at partition terminations at windows.
5. All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.
6. All gypsum board is to be 5/8" type X fire rated unless noted otherwise.
7. Install 5/8" cement board at all shower stalls and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.
8. Install control joints according to ASTM C840, GA-216 and in specific locations approved by Architect for visual effect.
9. All partitions identified as demising or sound insulated to be min. of 48 STC. No back-to-back wall boxes. Separate boxes a minimum 24".
10. Finish gypsum board in accordance with ASTM C840 to levels indicated below:
Level 1: Embed tape at joints above finished ceiling areas concealed from view unless a higher level of finish is required for fire-resistance or sound-rated assemblies.
Level 2: Embed tape and apply separate first coat of joint compound to tape, fasteners, and trim flanges where panels are substrate for tile and where light to medium weight wallcoverings are scheduled.
Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated. Apply full coat of drywall primer.
Level 4: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply full coat of drywall primer.
Level 5: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply skim coat of joint compound and full coat of drywall primer to entire surface.

**CERAMIC AND STONE TILE**

- 1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignment. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.
2. Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of tile units to adjacent work.
3. For tile installed on walking surfaces, provide products with the following slip coefficient of friction values as determined by testing identical protocols per ASTM C 1028:
Level surfaces: Minimum 0.6
Step treads: Minimum 0.6
Ramp surfaces: Minimum 0.8
4. Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone materials.
5. Seal stone and grout materials with sealers, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone surfaces as recommended by stone tile manufacturer for application indicated.
6. Tile installation schedule according to Tile Council of America (TCA) systems:
Interior floor installation over concrete; thin-set mortar; TCA F113.
Interior wall installation over gypsum board on metal studs; organic adhesive; TCA W244.
Interior wall installation over water-resistant gypsum backer board; organic adhesive; TCA W242.
Interior wall installation over shower-receptor installation; thin-set mortar over cementitious backer units; TCA B415 and TCA W244.
7. Where showers are indicated on the drawings, provide and install York Copper Fabric Shower Pans (5 oz.) unless noted otherwise. Pans to be factory fabricated to required size including minimum 6" upturn all around.

**ACOUSTIC TILE CEILINGS**

- 1. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid borders less than half width tiles at borders.
2. Suspend ceiling hangers from building's structural members in a manner that prevents contact with insulation or other objects within ceiling plenum. Splay hangers only where required to clear obstructions; offset resulting horizontal forces by bracing, countersplicing, or other equally effective means. Minimum width of ducts and other construction within ceiling plenum produces hanger spacing that interfere with location of hangers, use trapezoids or equivalent devices.
3. Locate light fixtures, fire detection devices and alarms, and other ceiling-mounted electrical devices centered in ceiling tile. Locate spring hangers to equal distance in two directions from tile edges but not less than 2" from tile edge.
4. Provide attic check for each type of acoustical tile equal to 10% of the total of each type used, unless noted otherwise in the drawings.

**WOOD FLOORING**

- 1. Maintain relative humidity planned for building occupants and ambient temperature between 65 and 75 deg. F in spaces to receive wood flooring for at least seven days before installation, during installation, and for at least seven days after installation. Lay wood flooring into spaces where it will be installed at least seven days before installation.
2. Comply with flooring manufacturer's written instructions, but not less than recommendations in NOFMA's "Installing Hardwood Flooring".
3. Provide expansion space at walls and other obstructions and termination of flooring as recommended by flooring manufacturer or supplier. Install shoe mold to cover expansion space. Nail shoe mold to wood base, not to flooring.
4. Unless wood flooring is scheduled as prefinished, finish in accordance with the following: Water-based urethane system recommended by flooring manufacturer and finish manufacturer for the application indicated, formulated for multicoat application. Color to match sample approved by Architect.

**RESILIENT FLOORING**

- 1. Prepare substrates according to manufacturer's written recommendations to ensure adhesion of resilient products.
2. Lay out tiles from center marks established with principal walls, discounting minor offsets. Lay tiles at opposite edges of room or original width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
3. Scribe, cut, and fit tiles to butt tightly and tightly to vertical faces and perimeter fixtures including built-in furniture, cabinets, pipes, outlets, doors, door frames, thresholds, and sliding door and window frames, door reveals, closets and similar openings.
4. Adhere tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raveling and puckering. Telegraphing of adhesive spreader marks, and other surface imperfections.
5. Install base on solid backing board, tightly to wall and floor surfaces. Miter internal corners; at external corners, "V" cut back of base strip to 1/3 of its thickness and fold. At exposed ends, use pre-molded units.
6. When tile patterns are given in drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile from centerlines to avoid edge pieces of less than one half tile unless noted otherwise.
7. Provide attic check for each type of resilient flooring equal to 5% of the total area of each type used, unless noted otherwise.

**CARPET**

- 1. Maintain a uniformity of carpet direction and lay of pile. At doorways, center seams under door in closed position. Bind or seal cut edges as recommended by carpet manufacturer.
2. Refer to Finish Key for specific carpet products.
3. Do not install carpet over concrete slabs until slabs have cured and have sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by manufacturer.
4. Comply with Carpet and Rug Institute (CRI) 1001.
5. Provide carpet warranty in which manufacturer agrees to replace carpet that fails within 10 years from date of Substantial Completion. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
6. Recycle used carpet under the Carpet Reclamation Program. Reclamation agency and carpet remover shall certify in writing the used carpet was removed and recycled in accordance with the Carpet Reclamation Program.
7. Provide stock of each carpet tile selection and each roll stock selection equal to 10% of the total area of each type of carpet tile used, and 5% of the total area of each type of roll stock carpet used, unless otherwise noted.

**PAINTING**

- 1. Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Designer from mockup samples. Provide additional samples if requested on the finish schedule.
2. Furnish Owner with 1 gallon of extra point of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.
3. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
4. Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
5. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
6. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.
7. Paint surfaces of ducts with a flat, non specular black paint where visible through registers or grilles.
8. Paint schedule:
A. Concrete and Masonry:
1) Sherwin Williams Loxon Concrete & Masonry Primer, or approved equal
2) 2 finish coats: Sherwin Williams ProMar 200 Zero VOC Latex Semi-Gloss, or approved equal
B. Concrete Unit Masonry:
1) Sherwin Williams PrepRite Block Filler, or approved equal
2) 2 finish coats: Sherwin Williams ProMar 200 Zero VOC Latex Semi-Gloss, or approved equal
C. Gypsum Board:
1) Sherwin Williams ProMar 200 Zero VOC Latex Primer, or approved equal
2) 2 finish coats: Sherwin Williams ProMar 200 Zero VOC Latex Egg-Shell (flat for ceilings), or approved equal
D. Ferrous Metal:
1) Sherwin Williams ProIndustrial Pro-Cryl Universal Metal Primer, or approved equal
2) 2 finish coats: Sherwin Williams ProIndustrial High Performance Acrylic Semi-Gloss, or approved equal
E. Zinc-Coated Metal:
1) Sherwin Williams ProIndustrial Pro-Cryl Universal Metal Primer, or approved equal
2) 2 finish coats: Sherwin Williams ProIndustrial High Performance Acrylic Semi-Gloss, or approved equal

**HARDWARE**

- 1. Quality standard hardware shall be BHMA Grade 1 for corridor doors and Grade 2 for all other doors.
2. Hardware components are noted on the drawings.
3. Match building hardware standard, unless noted otherwise.
4. Key all locks to building grand master system. Provide construction notes during construction phase. General contractor is responsible for changing all construction keys prior to beneficial occupancy.
5. Adjust door closers to comply with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.). Maximum door opening force for interior doors shall not exceed 5 lbs.

**TOILET COMPARTMENTS**

- 1. Locations and types of compartments and screens are indicated on the Drawings. Unless noted otherwise, match building standard.
2. Provide shop drawings for each type and style of toilet compartment and screen indicated. Include details of construction relative to materials, fabrication and installation. Include details of anchors, hardware and fastenings. Include plans, elevations, sections, details and attachments to other work. Show location of reinforcement and cutouts for compartment-mounted toilet accessories.
3. Verify dimensions in areas of installation by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
4. Comply with manufacturer's written installation instructions. Install units rigid, straight, plumb and level. Provide clearances of not more than 1/2 inch between pilasters and panels and not more than 1 inch between panels and walls. Secure units in position with manufacturer's recommended devices.
5. Secure panels to walls and other panels with not less than 2 strap brackets attached near top and bottom of panel. Locate wall brackets so holes for wall anchors are clear of masonry or tile joints. Align brackets at pilasters with brackets at walls.
6. Attach urinal screens with anchoring devices according to manufacturer's written instructions and to suit supporting structure. Set units level and plumb and free of lateral impact.
7. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
8. Adjust and lubricate hardware according to manufacturer's written instructions for proper operation. Set hinges on out-swinging doors to hold open at approximately 30 degrees from closed position when latched. Set hinges on out-swinging doors to return to fully closed position.
9. Provide final protection and maintain conditions that ensure toilet compartments and screens are without damage or deterioration at the time of Substantial Completion.

**SIGNS**

- 1. Unless noted otherwise, match existing building sign standards.
2. Submit shop drawings for all sign types. Indicate location for each sign. Show all pertinent details and information relating to fabrication and installation, including mounting method, location, lighting, reinforcement, accessories, electrical requirements and other installation details.
3. Verify that items provided under other sections of work are sized and located to accommodate signs.
4. Examine supporting members to ensure that surfaces are locations indicated, required to comply with authorities having jurisdiction and are free from dirt and other deleterious matter. Proceed with installation only after unsatisfactory conditions have been corrected.
5. Install signs level, plumb and at heights indicated or otherwise required using methods described in manufacturer's written instructions.
6. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).

**FIRE PROTECTION SPECIALTIES**

- 1. Unless otherwise indicated, match building standard fire extinguisher cabinets at all locations.
2. Verify required quantities and locations of fire extinguishers and cabinets with local fire department officials prior to installation.
3. Coordinate sizes of cabinets with type and capacity of fire extinguishers required, or provided by Tenant/Owner.
4. At locations indicated "FEC", provide a cabinet and a fire extinguisher. At locations indicated "FE", provide a fire extinguisher mounted on a bracket.
5. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
6. Provide rated cabinets where cabinets are located in rated partitions. Rating shall match the rating of the partition in which the cabinet is installed.
7. Comply with manufacturer's written instructions for installing fire protection specialties.

**TOILET AND BATH ACCESSORIES**

- 1. Toilet room accessories are scheduled on the Drawings.
2. Provide scheduled manufacturer's accessories, unless substitutions are authorized in writing prior to installation.
3. Confirm that recessed accessories have sufficient depth for installation in locations indicated prior to installation.
4. Install accessories according to manufacturer's written instructions, using fasteners appropriate to the substrate indicated and recommended by the accessory manufacturer. In locations level, plumb and firmly anchored in locations and heights indicated. All installations shall meet the requirements of the Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
5. Secure framed mirrors to walls in a concealed, longer-resistant manner with special hangers, toggle bolts or screws. Set units level, plumb and square at locations indicated, according to manufacturer's written instructions for substrate indicated.
6. Install grab bars to withstand a downward load of at least 250 lbf when tested according to method in ASTM F 446.
7. Adjust accessories for unimpeded, smooth operation and verify that mechanisms function properly. Replace damaged or defective items.
8. Remove temporary labels and protective coatings and clean and polish exposed surfaces according to manufacturer's written recommendations.

**APPLIANCES**

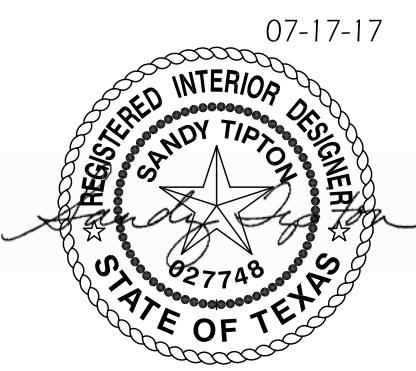
- 1. Appliances are scheduled on the Drawings. Appliances noted "N.I.C." are furnished and installed by others.
2. Examine rough-in for plumbing, mechanical, and electrical services with Installer present, to verify actual locations of services before appliance installation.
3. Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
4. Built-in Equipment: Securely attach units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
5. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

NOTE: ALL SPECIFICATION REQUIREMENTS DO NOT NECESSARILY APPLY TO THIS PROJECT.



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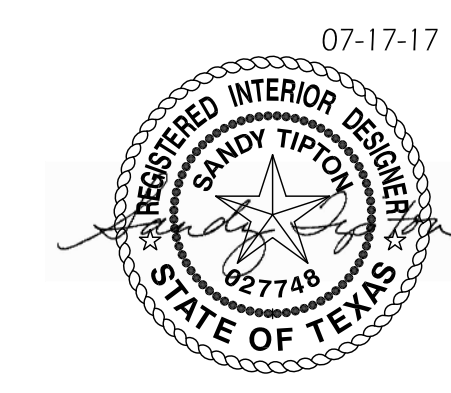
Project Number: 18117-03

Project Director: [Signature]

Quality Assurance: [Signature]

Drawn by: EED

INTERIOR SPECIFICATIONS
A.03



**FINISH SCHEDULE**

PNT.1	PAINT: MFR: SHERWIN WILLIAMS / PRODUCT: SEE SPEC BELOW IN GENERAL NOTES: FINISH PLAN / COLOR: PURE WHITE (SW 7005) / FINISH: EGGSHELL AT WALLS, SEMI GLOSS AT WALL BASE (WB.1.)
PNT.2	PAINT: MFR: SHERWIN WILLIAMS / PRODUCT: SEE SPEC BELOW IN GENERAL NOTES: FINISH PLAN / COLOR: DORIAN GRAY (SW 7017) / FINISH: EGGSHELL
SC.1	SEALED CONCRETE: WATER BASED SEALANT (MUST MEET VOC LIMITS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 113)
WB.1	WOOD BASE: 1" X 6" PAINTED MDF (PNT.1)

**GENERAL NOTES: FINISH PLAN**

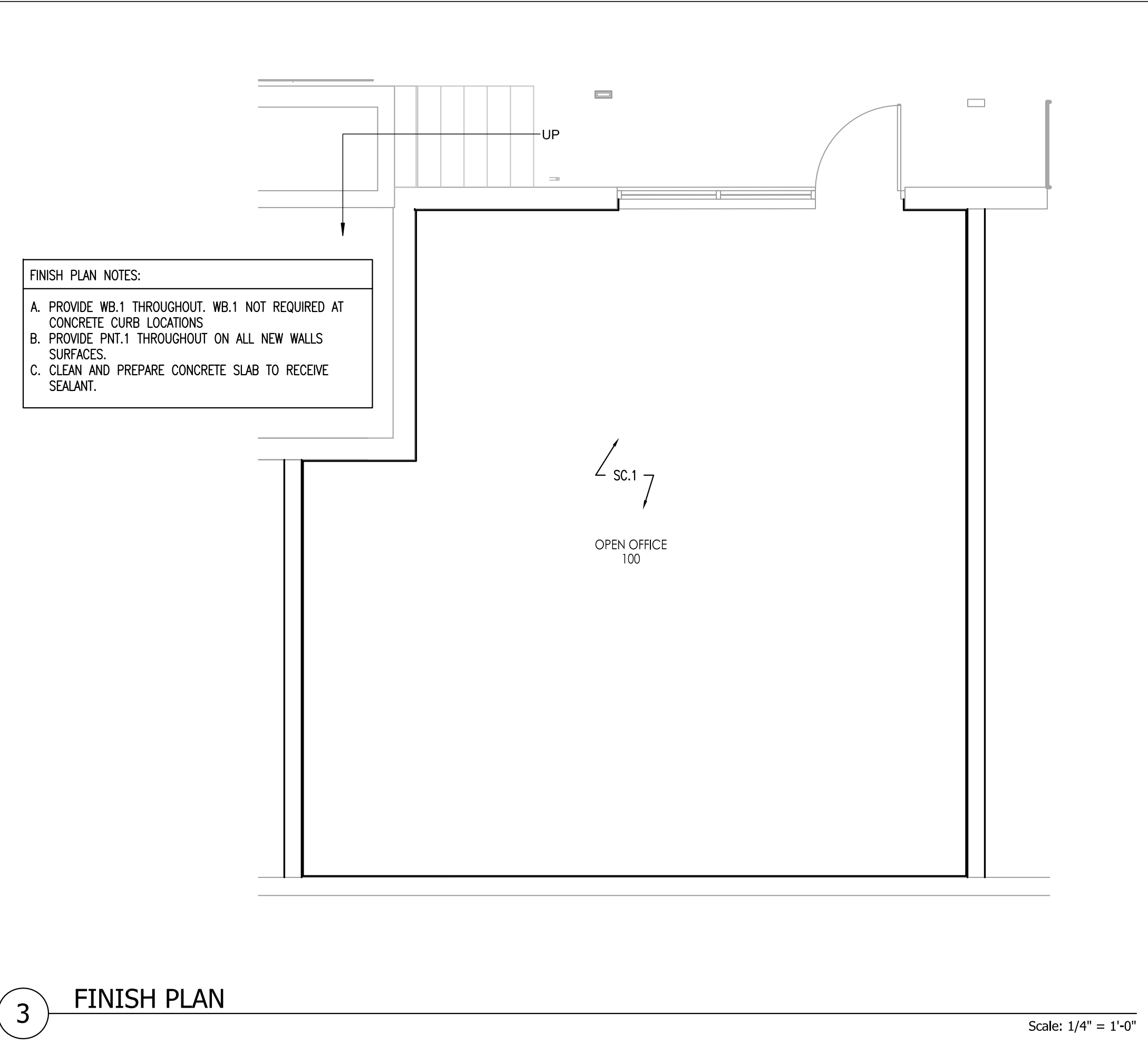
- REFER TO FINISH PLAN, REFLECTED CEILING PLAN, ELEVATIONS, AND DETAILS FOR ACCENT FINISH LOCATIONS, APPLICATION, AND TERMINATION.
  - REFER TO REFLECTED CEILING PLAN FOR LAYOUT OF SUSPENDED ACOUSTICAL CEILING TILE.
  - REFER TO DOOR SCHEDULE FOR DOOR TYPES, FRAME TYPES, AND FINISH REQUIREMENTS.
  - ALL EXTERIOR WINDOWS TO HAVE BUILDING STANDARD BLINDS.
  - CLEAN ALL EXISTING BLINDS.
  - ALL FLOORING FINISH TRANSITIONS TO BE MADE AT CENTERLINE OF DOORS AND CASED OPENING FRAMES, UNLESS OTHERWISE SHOWN.
  - AT ALL FABRIC-COVERED PARTITIONS, WRAP SWITCHES AND ELECTRICAL COVER PLATES WITH FABRIC TO MATCH THE WALL FINISH.
  - AT ALL WOOD paneled PARTITIONS, PROVIDE STANDARD BROWN COVER PLATES FOR SWITCHES AND ELECTRICAL OUTLETS, UNLESS NOTED OTHERWISE.
  - PROVIDE WOOD SHOE MOULD AT WOOD FLOOR ONLY, UNLESS OTHERWISE INDICATED.
  - WHERE EXISTING PARTITIONS EXIST WITHIN SPACE, ALL NEW WALL TEXTURE TO MATCH EXISTING, UNLESS NOTED OTHERWISE. WHERE NO EXISTING WALL TEXTURE EXISTS TEXTURE TO BE "LIGHT ROLLER STIPPLE".
  - PAINT SPECIFICATIONS: BY SHERWIN WILLIAMS, OR APPROVED EQUAL
- GYP-SUM BOARD PARTITIONS OR CEILINGS:**  
PROMAR 200 ZERO VOC INTERIOR LATEX EG-SHEL (FLAT FINISH AT CEILINGS)
- WOOD TRIM/MILLWORK:**  
ProCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS  
**PRIMER:**  
PROMAR 200 ZERO VOC PRIMER

**GENERAL NOTES: REFLECTED CEILING PLAN**

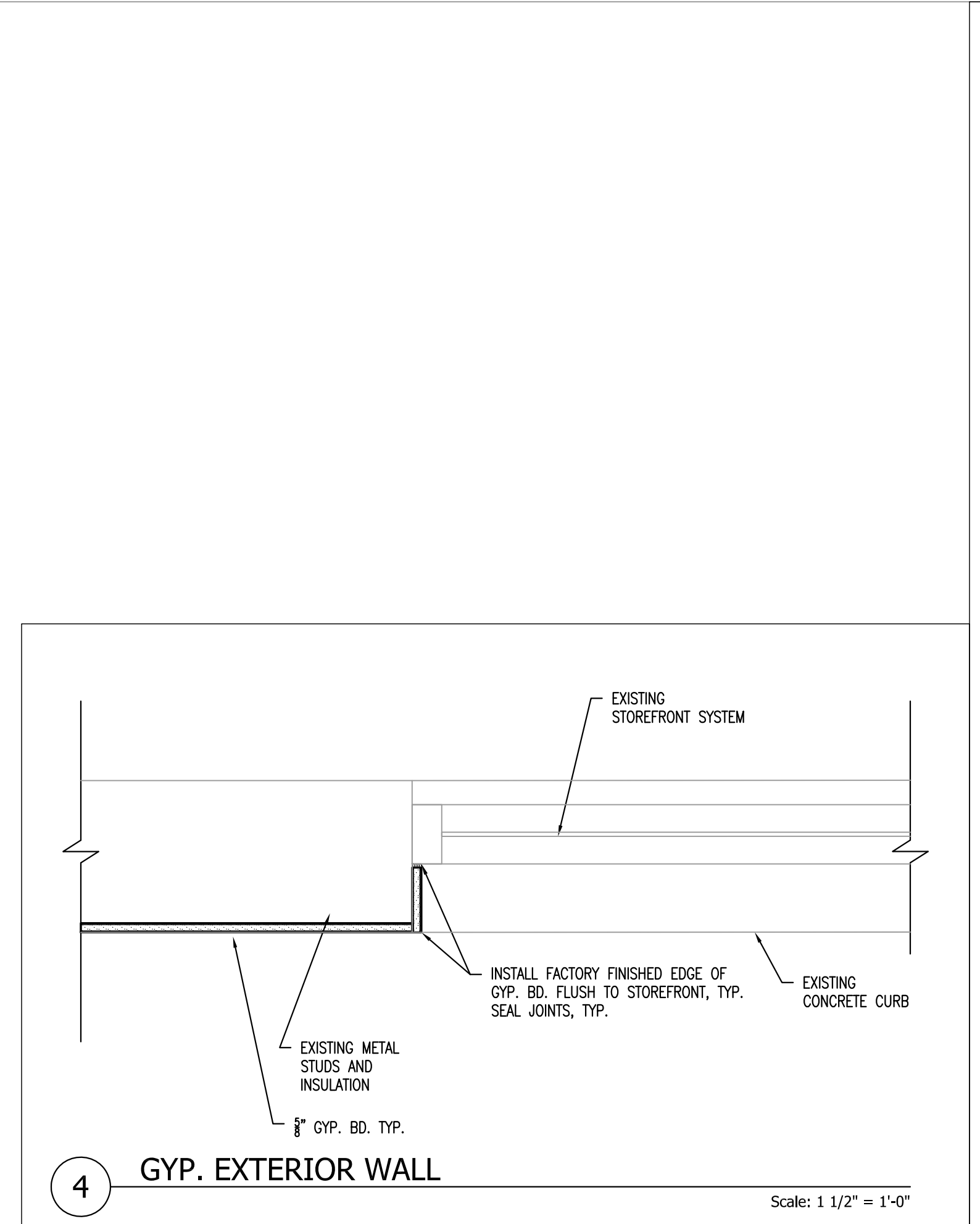
- INFORM DESIGNER IMMEDIATELY OF CONFLICTS DISCOVERED ON SITE BETWEEN DRAWINGS AND FIELD CONDITIONS. OBTAIN CLARIFICATION OR RESOLUTION OF CONFLICTS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
- CONFIRM EXISTING LAYOUT FOR FIXTURES TO REMAIN. INFORM DESIGNER OF DEVIATIONS FROM EXISTING LAYOUT SHOWN.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSERS, FIXTURES, EQUIPMENT, GRILLES AND DUCT TYPES AND SIZES, ETC. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.). IF MEP DRAWINGS ARE NOT INCLUDED, MATCH BLDG. STD. DIFFUSERS, FIXTURES, EQUIPMENT, GRILLES, DUCT TYPES AND SIZES, ETC. LOCATIONS OF FIXTURES SHALL BE SHOWN ON ARCHITECTURAL PLANS AND DETAILS.
- LOCATIONS OF LIGHT FIXTURES, HVAC DEVICES AND OTHER CEILING-MOUNTED ELEMENTS ON ARCHITECTURAL REFLECTED CEILING PLANS HAVE PRECEDENCE OVER LOCATIONS SHOWN ON M.E.P. DRAWINGS.
- VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTS, STRUCTURAL ELEMENTS, AND OTHER APPLICABLE ITEMS. ARRANGE AND MODIFY NONVISIBLE ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING LAY-OUT AS SHOWN.
- REFER TO PLUMBING AND FIRE PROTECTION GENERAL NOTES FOR INFORMATION PERTAINING TO FIRE SPRINKLER SYSTEMS.
- REUSE EXISTING CEILING TILE AND GRID AS SHOWN UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLAN.
- REPLACE ALL EXISTING DAMAGED TILE IN AREAS OF SUSPENDED CEILING TO REMAIN.
- REPLACE ALL NEW TILE AND GRID DAMAGED DURING THE COURSE OF CONSTRUCTION PRIOR TO TENANT MOVE-IN.
- CEILING AND SOFFIT HEIGHTS ARE NOTED ON THE REFLECTED CEILING PLANS.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ADDITIONAL FIRE ALARM DEVICES, VISUAL ALARM LIGHTS, SPEAKERS, AND WIRING THAT ARE REQUIRED TO MEET THE UNIFORM BUILDING CODE, LIFE SAFETY CODE REQUIREMENTS, AND T.A.S. REQUIREMENTS.
- FINAL SPRINKLER HEAD LOCATIONS SHALL BE SET BY ENGINEER AND COORDINATED WITH DESIGNER. CENTER HEADS IN ACOUSTICAL TILE OR CEILING PANELS WHERE POSSIBLE, U.N.O.
- REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR ADD'L INFORMATION CONCERNING CEILING HEIGHTS, CEILING MATERIAL AND FURRED CEILINGS.
- ALL LIGHT SWITCHES SHALL BE LOCATED 48" TO CENTERLINE ABOVE FINISH FLOOR AND BE LOCATED 6" FROM STRIKE SIDE OF DOOR, U.N.O.
- ALL THERMOSTATS SHALL BE LOCATED 48" TO CENTERLINE ABOVE FINISH FLOOR. WHEN LIGHT SWITCH AND THERMOSTATS OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY AT CENTERLINE.
- ALL GYPSUM BOARD CEILINGS SHALL BE 5/8" TYPE "X" GYPSUM BOARD ON SUSPENDED LIGHT GAUGE FRAMING PER THE SPECIFICATIONS.
- PROVIDE CONTINUOUS SOUND BATT INSULATION ABOVE ALL TOILET ROOM CEILINGS.
- PROVIDE ACCESS PANELS IN GYP. CEILINGS AS PER CODE AND SPECIFICATIONS.
- WHEN A SINGLE LIGHT FIXTURE IS PRESENT IN AN ENCLOSED ROOM IT SHOULD BE CENTERED IN ROOM, U.N.O.

**GENERAL NOTES: CONSTRUCTION**

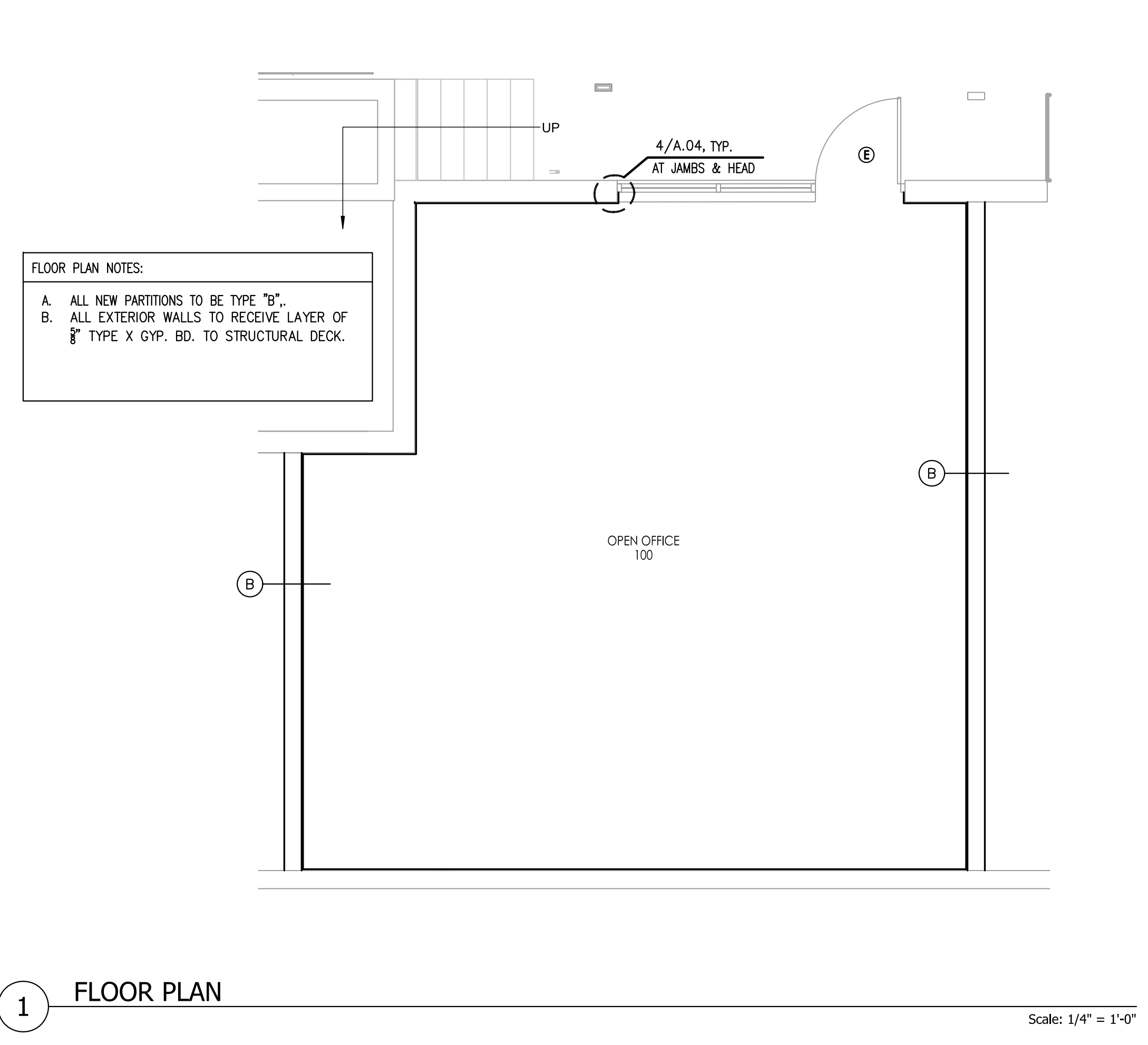
- ALL DOORS SHALL HAVE MANEUVERING CLEARANCES AS REQUIRED BY ADA/TAS AND LOCAL ACCESSIBILITY STANDARDS. ALL DOORS AND HARDWARE TO BE ADA/TAS COMPLIANT.
- CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, ETC.
- INSTALL DOORS 6" FROM NEAREST ADJACENT PERPENDICULAR PARTITION, U.N.O.



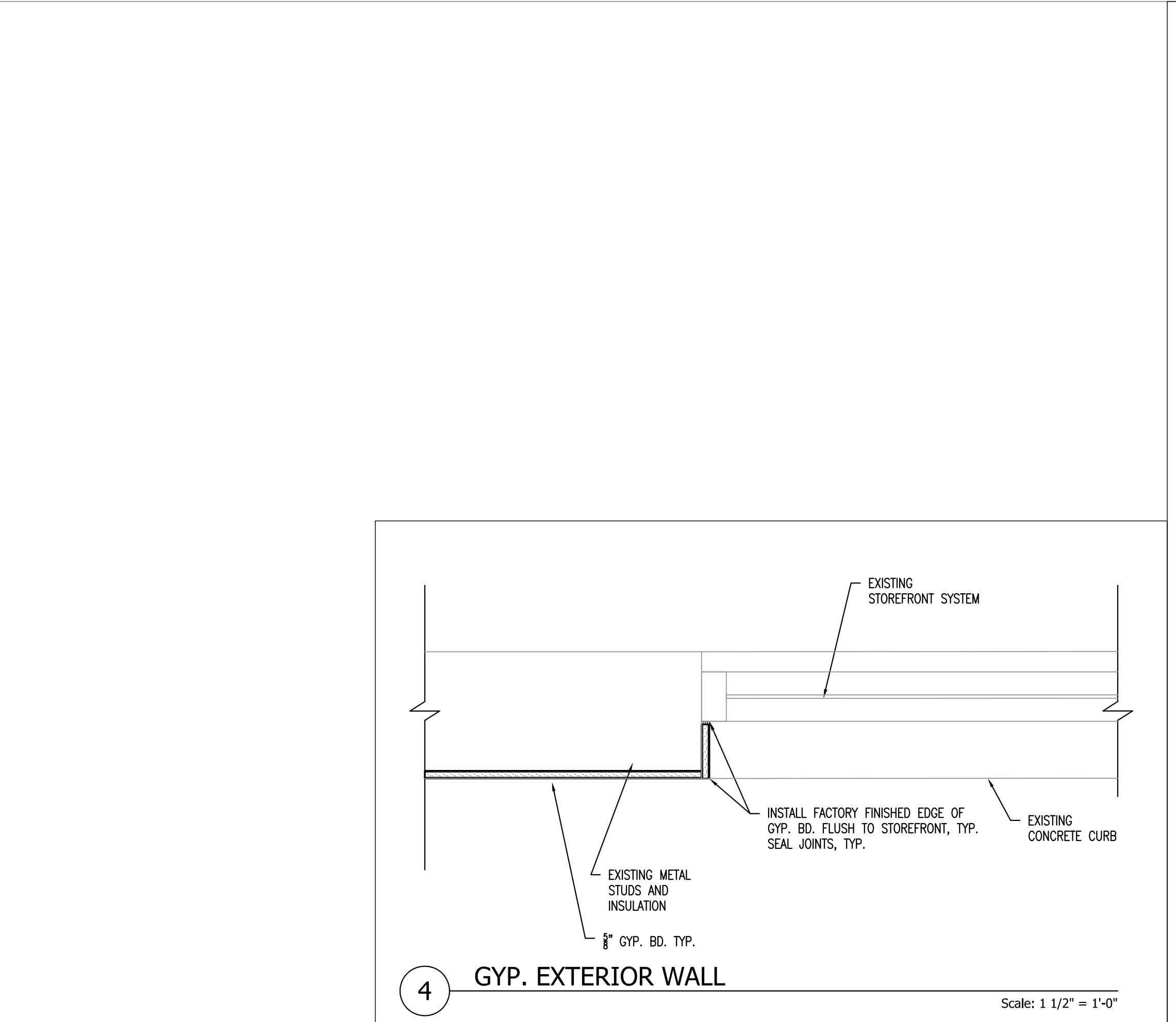
**3 FINISH PLAN**



**4 GYP. EXTERIOR WALL**



**1 FLOOR PLAN**

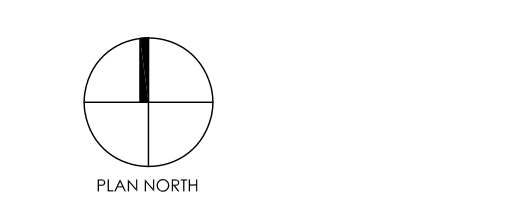


**2 REFLECTED CEILING PLAN**

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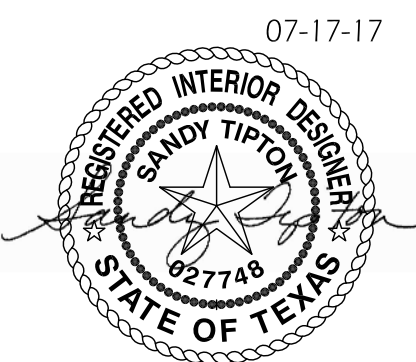
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Project Director: *GT*  
Quality Assurance: *GT*  
Drawn By: EED

**FLOOR, REFLECTED CEILING & FINISH PLANS**

**A.04**

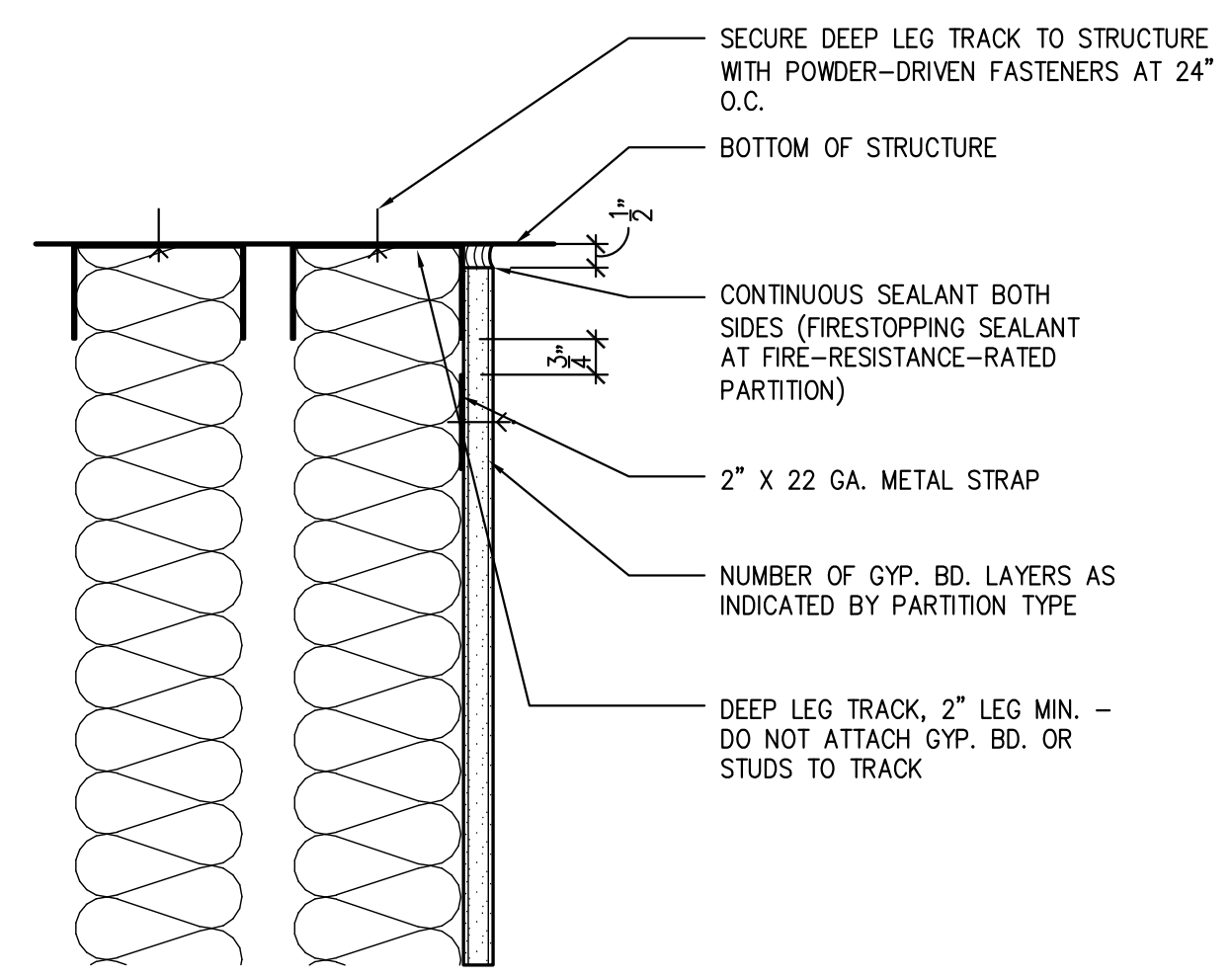


**GENERAL PARTITION NOTES:**

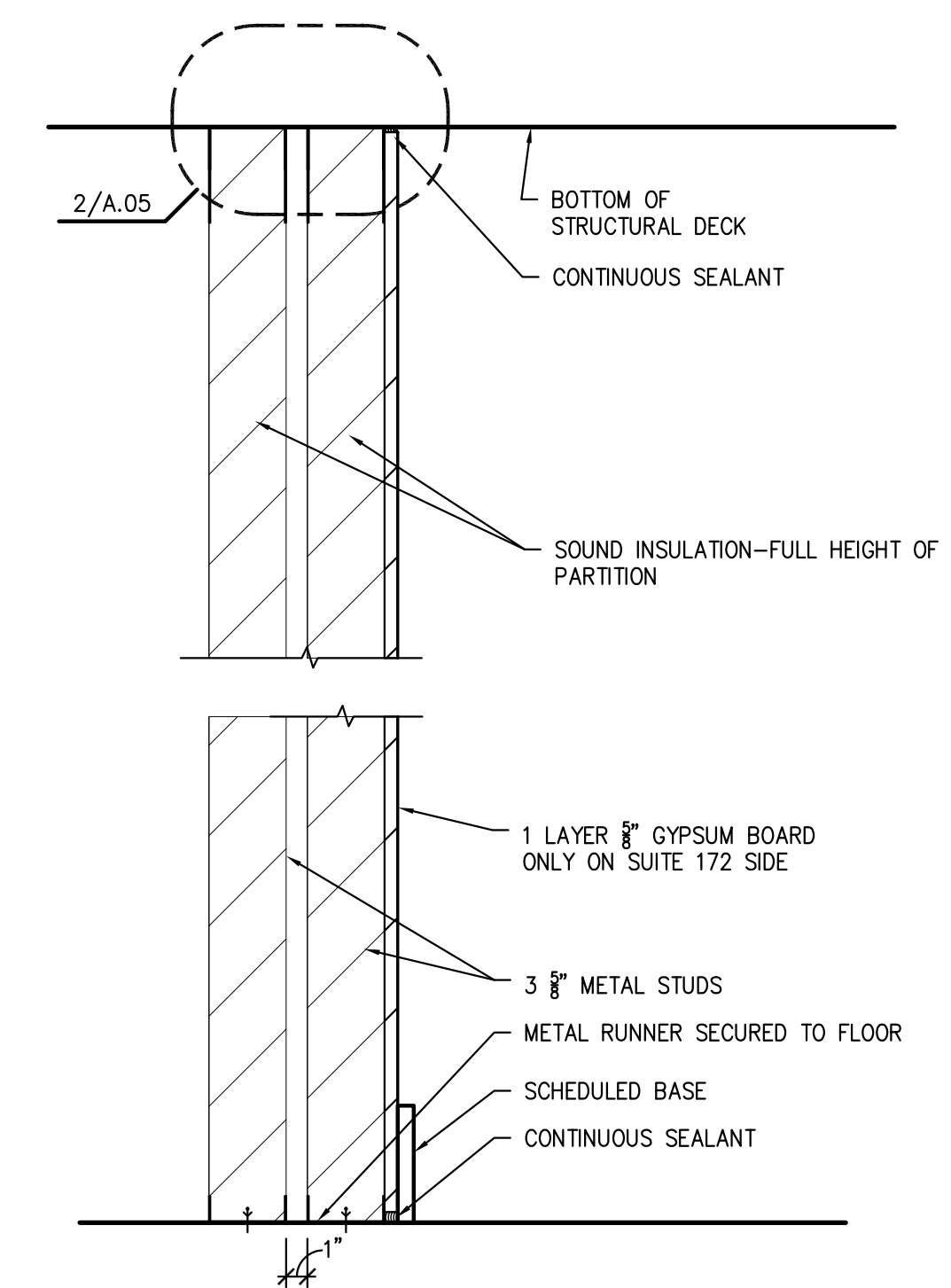
- UNLESS INDICATED OTHERWISE, ALL NEW INTERIOR PARTITIONS ARE TYPE B.
- PARTITION TYPE DESIGNATIONS ARE SHOWN ON FLOOR PLANS. WHERE PLANS ARE ENLARGED, DESIGNATIONS ARE FOUND ONLY ON THE ENLARGED PLANS.
- DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE, FOR ALL METAL STUD CONSTRUCTION.
- UNLESS NOTED OTHERWISE, ALL METAL STUDS ARE 3 5/8" DEEP. STUD SIZES OTHER THAN 3 5/8" ARE NOTED WITH A NUMERICAL SUFFIX CORRESPONDING TO THE STUD SIZE, ACCORDING TO THE FOLLOWING:

SUFFIX	METAL STUD SIZE
1	1 5/8"
2	2 1/2"
NONE	3 5/8" (DEFAULT - SEE NOTE 4)
4	4"
6	6"

- UNLESS NOTED OTHERWISE, ALL METAL STUDS ARE 25 GA. UNLESS PROJECT CONDITIONS REQUIRE HEAVIER MATERIAL DUE TO VERTICAL SPAN. BASIS OF DESIGN IS THE LIMITING HEIGHT TABLES FROM UNITED STATES GYPSUM CO., AND INCLUDE AN ALLOWANCE OF 5 P.S.F. HORIZONTAL LOAD. THE LIMIT OF DEFLECTION FOR ALL PARTITIONS IS L/360 FOR TYPICAL CONDITIONS, AND L/600 FOR CONDITIONS THAT INCLUDE RIGID APPLIED FINISHES, SUCH AS TILE OR STONE.
- ALL GYPSUM BOARD IS 5/8" TYPE X.
- CEMENTITIOUS BACKER UNITS AT ALL WET AREAS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL WALLS OF RESTROOMS, JANITOR ROOMS, BATHING ROOMS, BEHIND SINKS (I.E. @ COUNTERS) EXTENDING 3'-0" BEYOND THE EDGE OF SINK IN ANY DIRECTION.
- UNLESS NOTED OTHERWISE OR AS REQUIRED TO ACHIEVE DEFLECTION LIMIT, THE MAXIMUM SPACING OF METAL STUDS IS 16 INCHES O.C.. SHAFTWALL STUD SPACING IS 24 INCHES O.C., MAXIMUM.
- ALL METAL STUDS ARE CONTINUOUS FOR THE FULL HEIGHT OF THE PARTITION. NO SPLICING OF METAL STUDS IS PERMITTED.
- TAPE AND FLOAT ALL JOINTS FOR THE FULL HEIGHT OF PARTITIONS.
- FULL-HEIGHT PARTITIONS EXTEND FROM THE TOP OF STRUCTURAL CONCRETE FLOORS TO THE UNDERSIDE OF STRUCTURE OF THE FLOOR OR ROOF ABOVE.
- PARTITION TYPES DO NOT APPLY TO EXTERIOR WALLS. SEE WALL SECTION FOR EXTERIOR WALL INFORMATION.
- PARTITIONS ARE DRAWN AT THEIR ACTUAL THICKNESS AND DO NOT INCLUDE APPLIED FINISHES.
- SEE REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
- REFER TO WALL SECTIONS AND OTHER DRAWINGS FOR FLOOR-TO-FLOOR DIMENSIONS.
- PROVIDE VERTICAL CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL PARTITIONS, AND WHERE OTHERWISE INDICATED FOR AESTHETIC REASONS. CONTROL JOINTS IN FIRE-RESISTANCE-RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE LISTED FIRE-RESISTANCE-RATED ASSEMBLY.
- CONSTRUCTION OF FIRE-RESISTANCE-RATED PARTITIONS SHALL BE IN ACCORDANCE WITH THE LISTED ASSEMBLY TO ACHIEVE THE REQUIRED RATING CLASSIFICATION.
- AT ALL LOCATIONS WHERE A FIRE-RESISTANCE-RATED PARTITION ASSEMBLY ABUTS OR ATTACHES TO A PROTECTED STRUCTURAL MEMBER, MAINTAIN THE RATING OF BOTH THE PARTITION AND THE STRUCTURAL MEMBER IN A MANNER THAT IS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
- WHERE ITEMS ARE RECESSED INTO A FIRE-RESISTANCE-RATED ASSEMBLY, PROVIDE CONSTRUCTION THAT MAINTAINS THE INTEGRITY OF THE FIRE-RESISTANCE-RATED ASSEMBLY.
- PROVIDE 2X4 MIN. SIZE FIRE-TREATED WOOD BLOCKING OR 6" 20 GA. STEEL STUD/RUNNER REINFORCEMENT BEHIND ALL WALL HUNG ITEMS. SECURE WOOD BLOCKING WITH MIN. 2 SCREWS @ EACH END AND 4 SCREWS @ EA END FOR STEEL STUDS OR RUNNERS. PROVIDE BLOCKING AND STEEL BACKING ADEQUATE TO SUPPORT LOADS IMPOSED ON WALL.



**2** **DETAIL AT STRUCTURE-CONCRETE**  
Scale: 3" = 1'-0"



**1** **PARTITION TYPES**  
Scale: 1 1/2" = 1'-0"

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