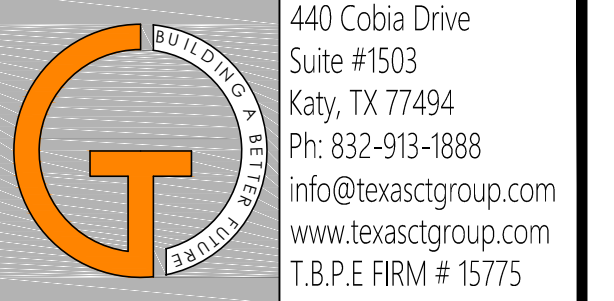


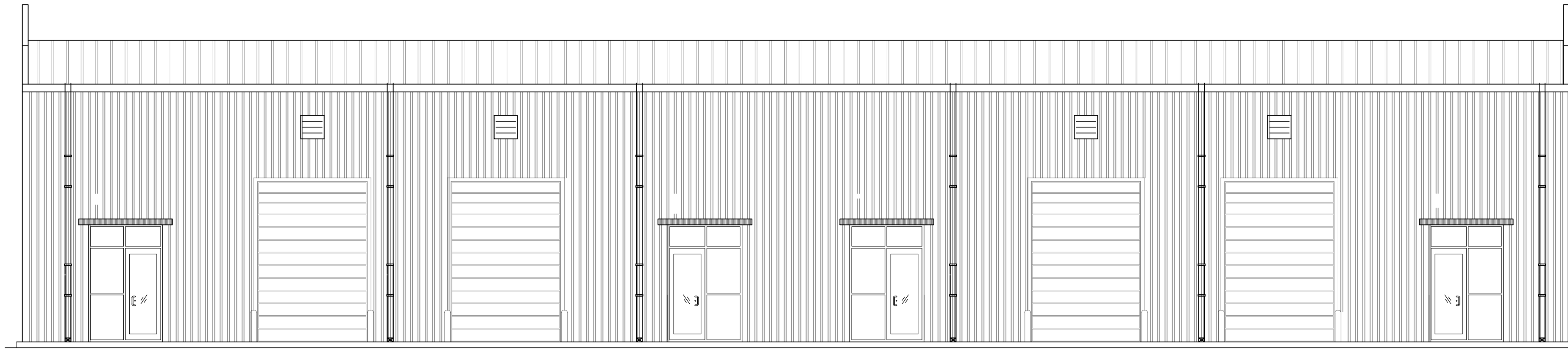
PROP. OFFICE/WAREHOUSE LOCATED AT 7115 FAIRVIEW STREET, HOUSTON, TX-77041.



CATALYST TECHNICAL GROUP, INC.

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No.	DATE	REVISIONS



FRONT ELEVATION

CODE ANALYSIS

PROJECT DESCRIPTION

PROJECT NAME : PROPOSED ONE STORY OFFICE/WAREHOUSE BUILDING
 LOCATION : 7115 FAIRVIEW STREET, HOUSTON, TX-77041.
 PROJECT DESCRIPTION: A GROUND UP CONSTRUCTION OF A ONE STORY SHELL BUILDING 10,164 SQ.FT.

BUILDING CODES:

ALL WORK PROCEDURES, CRAFTSMANSHIP & CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES & AMENDMENTS PER THEIR ADOPTING ORDINANCES.

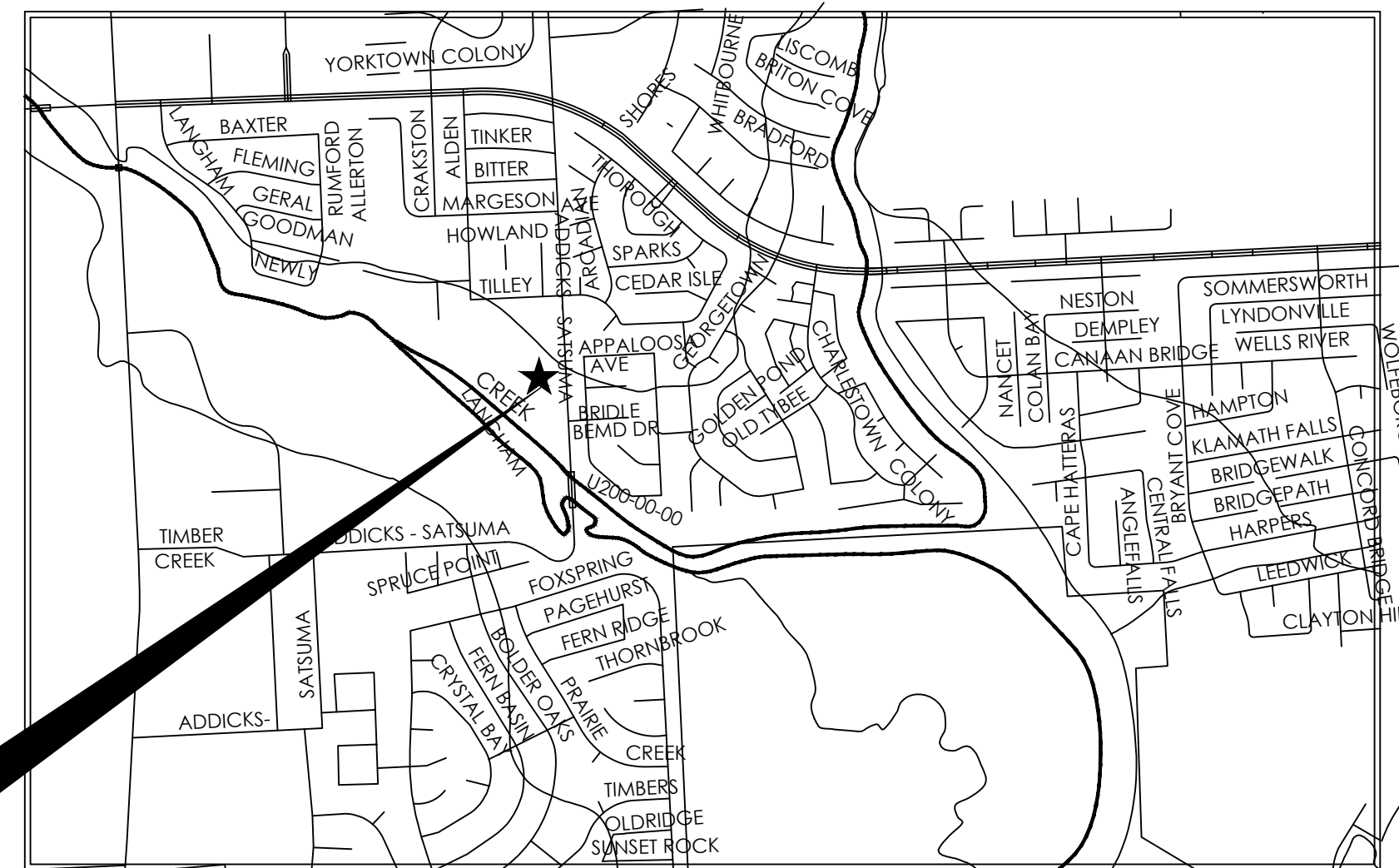
BUILDING	2021 IBC	INTERNATIONAL BUILDING CODE, WITH HARRIS COUNTY AMENDMENTS
FIRE CODE	2021 IFC	INTERNATIONAL FIRE CODE
MECHANICAL	2021 I.M.C	INTERNATIONAL MECHANICAL CODE
ELECTRICAL	2020 NEC	NATIONAL ELECTRICAL CODE
PLUMBING	2021 I.P.C	INTERNATIONAL PLUMBING CODE
ENERGY CODE	2015 IECC	INTERNATIONAL ENERGY CONSERVATION CODE ASHRAE 90.1.2013 ENERGY CODE LATEST EDITION (with all the addendums); TEXAS DEPARTMENT OF LICENSING & REGULATIONS (TDLR)
ACCESSIBILITY	2010 ADA.TD.LR	AMERICAN DISABILITIES ACT LATEST EDITION (with all the addendums); TEXAS DEPARTMENT OF LICENSING & REGULATIONS.

CONTRACTOR SHALL INFORM CITY/COUNTY INSPECTION DEPARTMENT, AND OTHER GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION AND AT ALL STAGES AS REQUIRED AND BY ALL GOVERNING AGENCIES.

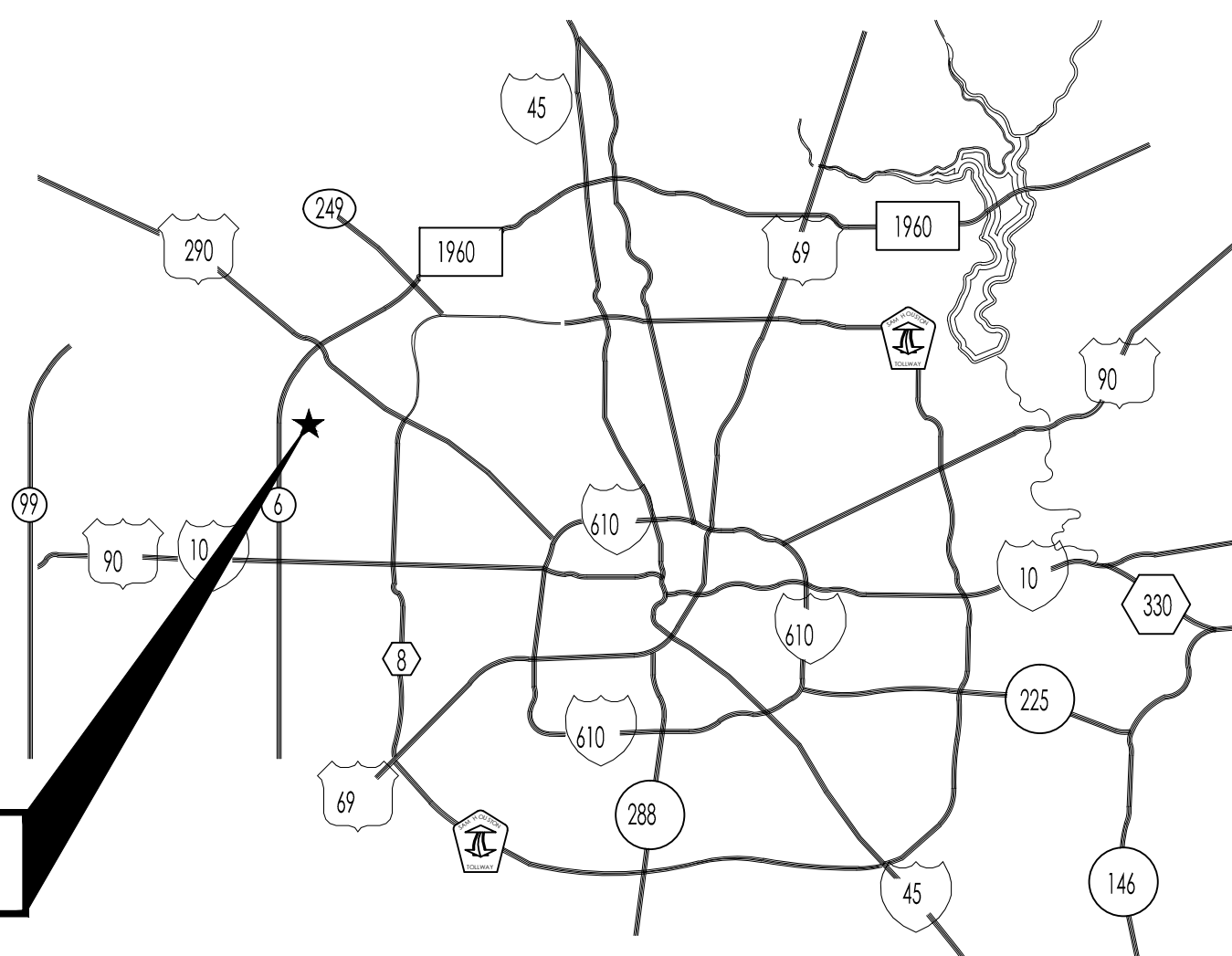
PROJECT TITLE

**FAIRVIEW OFFICE/WAREHOUSE
BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041**

PROJECT LOCATION



KEY MAP



SHEET INDEX

ARCHITECTURAL

- | | |
|-------|-------------------------------|
| FCR | FIRE CODE REVIEW SHEET |
| A-0.0 | COVER SHEET |
| A-0.1 | GENERAL NOTES |
| A-1.0 | FLOOR PLAN |
| A-1.1 | ROOF PLAN |
| A-2.0 | ELEVATIONS |
| A-3.0 | REFLECTED CEILING PLAN |
| A-4.0 | DOOR, WINDOW, FINISH SCHEDULE |
| A-4.1 | REST ROOM DETAILS |
| A-5.0 | PARTITION WALL TYPES |
| A-5.1 | U.L. DESIGN NOTES |
| A-6.0 | BUILDING SECTIONS |
| A-6.1 | BUILDING SECTIONS |
| ADA-1 | ADA NOTES & DETAILS-1 |
| ADA-2 | ADA NOTES & DETAILS-2 |

GENERAL NOTES:

- NOTES:
- CONTRACTOR TO PROVIDE FOUNDATION, FRAMING, STEEL WELDING/ CONNECTION AND ALL RELATED INSPECTION REQUIRED AS PER IBC 2021 CHAPTER 17.
 - CONTRACTOR SHALL APPLY FOR & PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
 - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS &/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.

SPECIAL INSPECTIONS AS PER 2021 IBC, CHAPTER 17 (1704.1704.3, 1705.4 AND 1706.1)

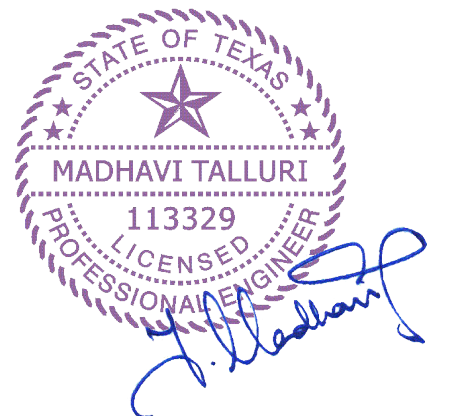
1704.1 GENERAL
SPECIAL INSPECTIONS AND TESTS, STATEMENTS OF SPECIAL INSPECTIONS, RESPONSIBILITIES OF CONTRACTORS, SUBMITTALS TO THE BUILDING OFFICIAL AND STRUCTURAL OBSERVATIONS SHALL MEET THE APPLICABLE REQUIREMENTS OF THIS SECTION.

1704.3 STATEMENT OF SPECIAL INSPECTIONS
WHERE SPECIAL INSPECTIONS OR TESTS ARE REQUIRED BY SECTION 1705, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.3.1 FOR SUBMITTAL BY THE APPLICANT IN ACCORDANCE WITH SECTION 1704.2.3.

1705.4 MASONRY CONSTRUCTION
SPECIAL INSPECTIONS AND TESTS OF MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE QUALITY ASSURANCE PROGRAM REQUIREMENTS OF TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6

1706.1 CONFORMANCE TO STANDARDS
THE DESIGN STRENGTHS AND PERMISSIBLE STRESSES OF ANY STRUCTURAL MATERIAL THAT ARE IDENTIFIED BY A MANUFACTURER'S DESIGNATION AS TO MANUFACTURE AND GRADE BY MILL TESTS, OR THE STRENGTH AND STRESS GRADE IS OTHERWISE CONFIRMED TO THE SATISFACTION OF THE BUILDING OFFICIAL, SHALL CONFORM TO THE SPECIFICATIONS AND METHODS OF DESIGN OF ACCEPTED ENGINEERING PRACTICE OR THE APPROVED RULES IN THE ABSENCE OF APPLICABLE STANDARDS.

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 2029

Drawn By: s.k

Checked By: T.M

Scale: N.T.S

File Path:

\\ctg\unsh\building-4\0-00 cover sheet

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A-0.0



FIRE FLOW CALCULATOR



This is an electronic form please fill out all required fields before printing.

P R O J E C T	Name: <u>FAIRVIEW OFFICE/WAREHOUSE BUILDINGS</u> BLDG PROJECT #: _____
	Address: <u>7115 FAIRVIEW ST</u> Building: <u>BLDG-1, 2, 3, 4</u> Suite: _____
	City: <u>HOUSTON</u> State: <u>TX</u> Zip code <u>77041</u> Key Map: <u>409N</u>

F I R E D E P T	Responding Fire Department: <u>Cy-Fair Volunteer Fire Department</u>
	Address: <u>6404 ELDRIDGE ROAD</u> Station # <u>06</u>
	City: <u>HOUSTON</u> State: <u>TX</u> Zip: <u>77041</u>

B L D G	Most Hazardous Fire Area (*) Or Total Building Square Feet	Average height of the building in feet.	Total cubic feet of the building
	<u>10,164</u>	<u>26</u>	<u>264,264</u>

C A L C S	Exposed hazard	Occupancy classification per IBC 2006	Construction classification per IBC 2006
	<u>Less than 50 feet</u>	<u>Factory group 1</u>	<u>Types II A&B</u>

R E D U C T I O N S	Provided Type of Storage: <input checked="" type="checkbox"/> Fire Water Stored in Above Ground Tank <input type="checkbox"/> Dry hydrant with fire pond
	Fire Protection: <input checked="" type="checkbox"/> Non-Sprinkled <input type="checkbox"/> Fire Sprinkled
	<p align="center">FIRE-FLOW CALCULATION AREA</p> <p>B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.</p> <p>B104.2 Area separation. Portions of buildings that are separated by <i>fire walls</i> without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.</p> <p>B104.3 Type IA and Type IB construction. The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors. Exception: Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.</p> <p>B105.3 Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an <i>approved automatic sprinkler system</i>, the water supply shall be capable of providing the greater of:</p> <ol style="list-style-type: none"> 1. The <i>automatic sprinkler system</i> demand, including hose stream allowance. 2. The required <i>fire flow</i>.

F I N A L	<div style="border: 2px solid red; background-color: red; color: black; padding: 5px; display: inline-block; font-weight: bold; font-size: 1.2em;">46,000</div> Required Water Supply (Gallons)
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OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

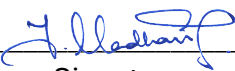
**Building Construction Permits
 Effective October 1, 2025**

Fire Code Permits			
Permit Type	Yes	No	
Compressed gases	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*Please see permit and inspection fees found on OCE and HCFMO websites.
Cryogenix fluids	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Emergency responder communication coverage system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy storage systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flammable and combustible liquids	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fuel cell power systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gas detection systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gates and barricades across fire apparatus access roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
High-Pile Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Industrial ovens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LP-gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Motor vehicle repair rooms and booths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plant extraction systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Smoke control or smoke exhaust systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Solar photovoltaic power systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Spraying or dipping.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Explosion control systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Electric Vehicle Charging Stations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Applicant:

Check the permit type(s) that apply to your project. Complete, sign and include this document with your plan submittal. Each line item must be acknowledged. Individual permits will be added for any item that have "Yes" selected.

I, Madhavi Talluri, P.E., the owner applicant of this project hereby certifies that the information presented on this sheet is true and correct to the best of my knowledge.

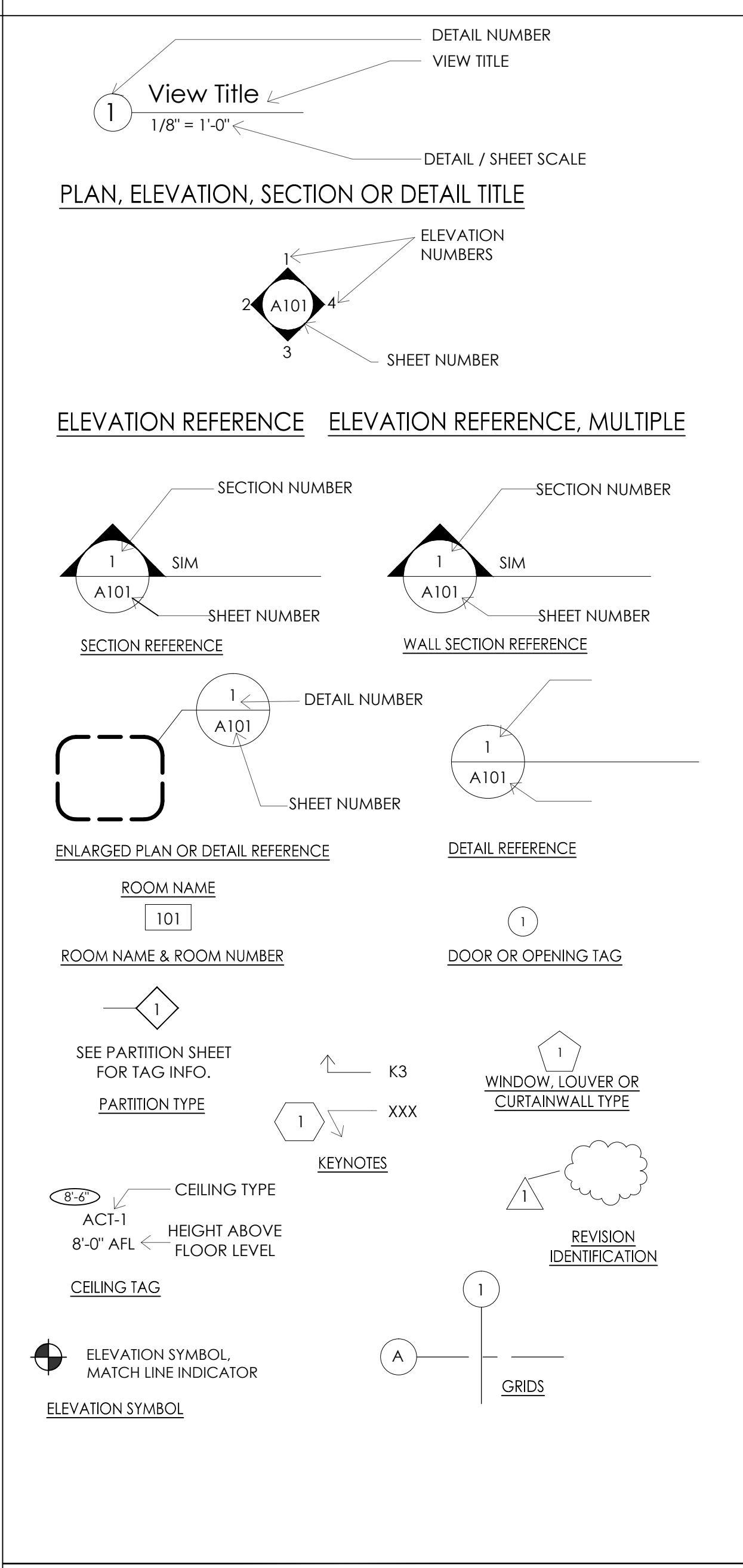


 Signature

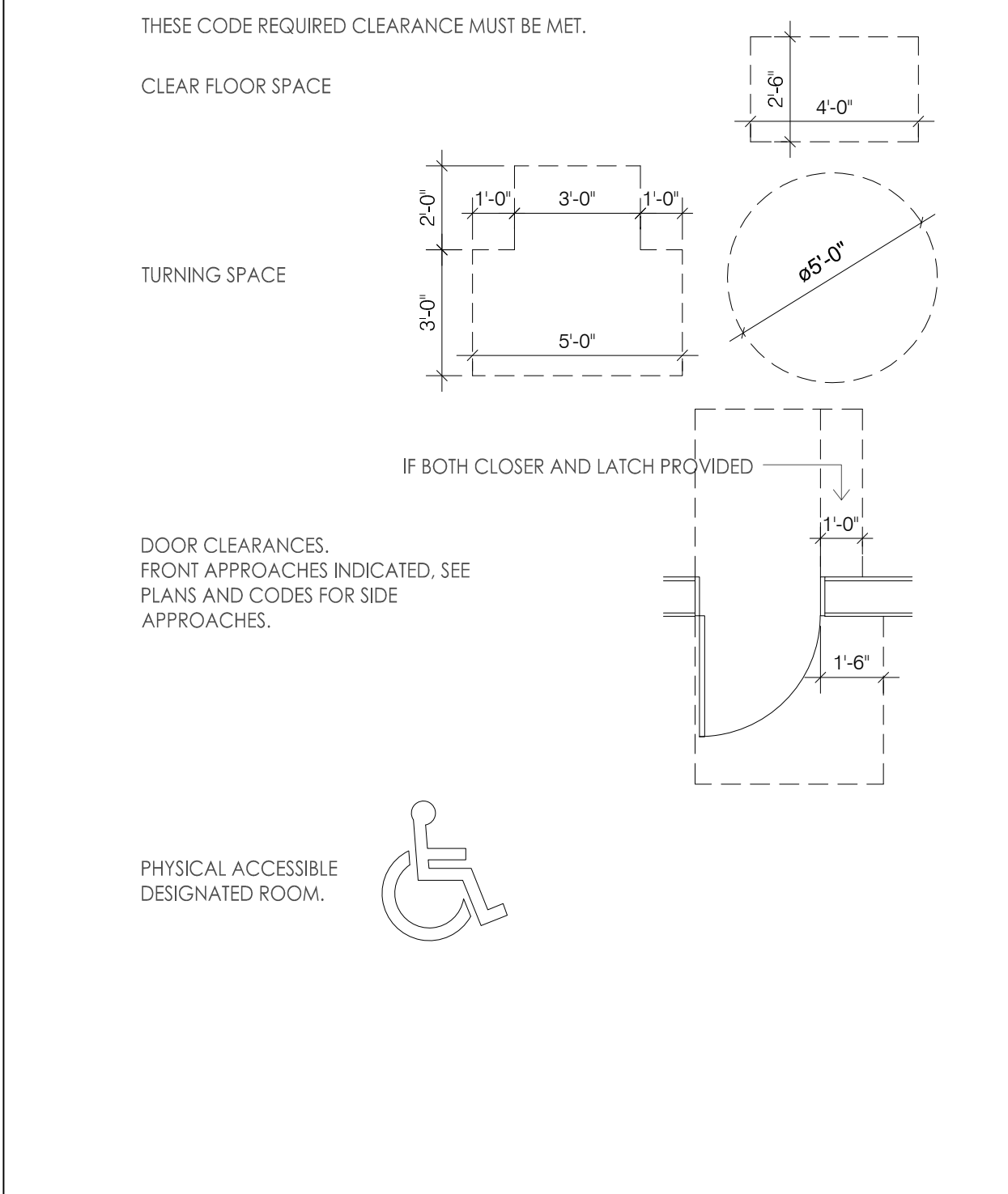
ARCHITECTURAL ABBREVIATIONS

<p> @ = AT # = POUND & = AND A A/C = AIR CONDITION AB = ANCHOR BOLT AC = ASBESTOS CEMENT ACC = ACCESSIBLE OR ACCESS ACT OR AT = ACOUSTICAL CEILING TILE ADJ = ADJOINING OR ADJACENT OR ADJUSTABLE ADMIN = ADMINISTRATION AFF = ABOVE FINISHED FLOOR AHU = AIR HANDLING UNIT ALT = ALTERNATE ALUM OR AL = ALUMINUM APPROX = APPROXIMATE ARCH = ARCHITECTURAL AV = AUDIO VISUAL AVG = AVERAGE B BAL = BALANCE BITUM = BITUMINOUS BKG = BACKING BL = BUILDING LINE BLDG = BUILDING BLKG = BLOCKING BOS = BOTTOM OF STEEL BOT = BOTTOM BR = BRICK BRDG = BRIDGING BRG = BEARING BUR = BUILT-UP ROOFING C C TO C = CENTER TO CENTER CALC = CALCULATE CANT = CANTILEVER CBB OR CB = CONCRETE OR CEMENTITIOUS (BACKER) BOARD CBD = CEMENT BOARD CC = COLOR CODE CD = CONSTRUCTION DOCUMENTS OR CONTRACT DOCUMENT CI = CAST IRON CR = CIRCLE CJ OR CJT = CONSTRUCTION JOINT OR CONTROL JOINT CL = CENTER LINE CLG = CEILING CLR = CLEAR CMU = CONCRETE MASONRY UNIT CO = CLEANOUT COL = COLUMN COMB = COMBINATION, COMBINED COMM = COMMUNICATION CONC OR C = CONCRETE CONT = CONTINUE CPT = CARPET TILE CR = CARD READER CSWK OR CW = CASEWORK CT = CERAMIC TILE CTB = CERAMIC TILE BASE CTF = CERAMIC TILE FLOOR CTRL = CONTROL D DB = DECIBEL DBL = DOUBLE DEL = DELETE DEPT = DEPARTMENT DET = DETAIL DIA = DIAMETER DIM = DIMENSION DIV = DIVIDE OR DIVISION DN = DOWN DOC = DOCUMENT DR = DOOR DS = DOWNSPOUT DW = DISHWASHER DWG = DRAWING E ENTR = ENTRANCE EP OR EPY = EPOXY PAINT EQ = EQUAL ESMT = EASEMENT ETC = AND SO FORTH ET CETERA EW = EACH WAY EWV = ELECTRIC WATER COOLER EXH = EXHAUST EXIST OR EX OR (E) = EXISTING EXP = EXPAND OR EXPANSION OR EXPOSED EXT = EXTERIOR OR EXTERNAL E = EAST EA = EACH EIS = EXTERIOR INSULATION AND FINISH SYSTEM EJ OR EXP JT OR EJT = EXPANSION JOINT EL = ELEVATION ELEC = ELECTRIC ELEV = ELEVATOR F F = FEMALE F/F = FACE TO FACE FAB = FABRIC FD = FLOOR DRAIN FDC = FIRE DEPARTMENT CONNECTION FDR = FIRE DOOR FDN OR FDN OR FND = FOUNDATION FDV = FIRE DEPARTMENT VALVE FE = FIRE EXTINGUISHER FEC = FIRE EXTINGUISHER CABINET FF&E = FURNITURE, FIXTURE, AND EQUIPMENT FFE = FINISH FLOOR ELEVATION FGL = FIBERGLASS FHC = FIRE HOSE CABINET FG = FIGURE FIXT = FIXTURE FLR = FLOOR FP = FIRE PROTECTION OR FIRE PROOF FRA = FIRE RATED ASSEMBLY FRP = FIBER REINFORCED PLASTIC FT = FEET OR FOOT OR FIRE TREATED FURN = FURNISH OR FURNITURE FW = FIRE WALL FWC = FABRIC WALLCOVERING FWP = FABRIC WRAPPED PANEL G GA = GAUGE GAL = GALLON GALV = GALVANIZED GC = GENERAL CONTRACTOR GEN = GENERAL OR GENERATOR GI = GALVANIZED IRON GL = GLASS GLU LAM = GLUED LAMINATED GLZ = GLAZING GMK = GRAND MASTER KEYPED GPC = GYPSUM PLASTER CEILING GT = GLASS TILE GT = GROUT GYM = GYMNASIUM GYP BD OR GYB OR GWB = GYPSUM BOARD GYP SHTG = GYPSUM SHEATHING H HB = HOSE BIBB HC = HANDICAP HD = HAND DRYER HDW OR HDWR OR HW = HARDWARE HEX = HEXAGON HLDN = HOLDDOWN HM = HOLLOW METAL HORIZ = HORIZONTAL HR = HANDRAIL HT = HEIGHT HTR = HEATER HVAC = HEATING, VENTILATING, AND AIR CONDITIONING HYD = HYDRANT I ILLUM = ILLUMINATION INC = INCREASE INFO = INFORMATION INSUL = INSULATION INT = INTERIOR INTERCOM OR IC = INTERCOMMUNICATION IR = INSIDE RADIUS ISO = ISOMETRIC J JAN = JANITOR J-BOX OR JB = JUNCTION BOX JS = JANITOR'S SINK JT = JOINT K KIT = KITCHEN KO = KNOCKOUT KPL = KICKPLATE L LAM = LAMINATE LAU OR LDY = LAUNDRY LAV OR L = LAVATORY LF = LINEAR FEET (FOOT) OR LINEAR FEET LM = LATEX MASTIC FLOORING LMST = LIMESTONE LOC = LOCATION LP = LIGHTPROOF LTD = LIMITED LWC = LINEAR WOOD CEILING LYR = LAYER M MATL OR MAT = MATERIAL MAX = MAXIMUM MECH = MECHANICAL MEMB = MEMBRANE MEP = MECHANICAL, ELECTRICAL & PLUMBING MF = MILL FINISH OR MASTIC FLOOR MFR OR MFG = MANUFACTURER MIN = MINIMUM MISC = MISCELLANEOUS MKD = MASTERKEYED MOD BIT = MODIFIED BITUMEN MLWK = MILLWORK MPC = METAL PAN CEILING MR = MOISTURE RESISTANT MTL OR MET = METAL MW OR MICRO = MICROWAVE N N = NORTH NO = NUMBER NTS = NOT TO SCALE O OA = OVERALL OC = ON CENTER OCC = OCCUPANT OF/CI = OWNER FURNISHED/ CONTRACTOR INSTALLED OF/OI = OWNER FURNISHED/ OWNER INSTALLED OH = OVERHEAD OPNG = OPENING OPT = OPTIONAL P PANB = PANIC BOLT PB = PAINTED BASE PB = PANIC BAR PBD = PARTICLEBOARD PPW = POLYPROPYLENE FABRIC WALLCOVERING PH OR P = PANIC HARDWARE PCF = POUNDS PER CUBIC FOOT PL = PROPERTY LINE PLAM = PLASTIC LAMINATE PLF = POUNDS PER LINEAR FOOT PLUMB = PLUMBING PP = PUSH PLATE PREFAB = PREFABRICATE PRELIM = PRELIMINARY PRES = PLASTIC RESIN PROJ = PROJECT PROP = PROPERTY PS = PULL STATION PT OR P = PAINT PTD OR PTC = PAPER TOWEL DISPENSER PTN OR PART = PARTITION PVC = POLYVINYL CHLORIDE (PLASTIC) PWP = PLASTIC WALL PROTECTION Q QT = QUARRY TILE QTB = QUARRY TILE BASE QTY = QUANTITY R R = RADIUS R = RISER RB = RUBBER BASE RBRB = RUBBER BASE RC = REINFORCED CONCRETE REF = REFLECTED CEILING PLAN RD = ROOF DRAIN REC = RECESSED RECP = RECEPTION REF OR REFR = REFRIGERATOR REIN = REINFORCE REQ OR REQD = REQUIRE OR REQUIRED REST = RESTROOM REV = REVISION OR REVERSE RF = RESILIENT FLOORING RFS = ROOM FINISHES SCHEDULE RM = ROOM RO = ROUGH OPENING ROW = RIGHT OF WAY RR = REST ROOM RTG = RATING RTU = ROOF TOP UNIT S S = SOUTH OR SINK SAN = SANITARY SC = SPECIAL COATING, HIGH BUILD GLAZED COATING SCH = SCHEDULE SEDR = SECTION SHDR OR SD = SHOWER DRAIN SP = STANDPIPE SPEC = SPECIFICATION SS = SANITARY SEWER ST = STAIRS STC = SOUND TRANSMISSION CLASS ST OR STNT = STONE TILE STD = STANDARD STRUCT = STRUCTURAL SV = SHEET VINYL SWDR = SWING DOOR SYM = SYMBOL SYS = SYSTEM T T = THERMOSTAT TC = TERRA COTTA TECH = TECHNICAL TEL = TELEPHONE TEMP = TEMPORARY THK = THICKNESS TR = TREAD OR TOWEL RACK TR = TREAD OR GL (T) = TEMPERED GLASS TOB = TOP OF BEARING TOS = TOP OF STEEL TS = TUBULAR STEEL TV = TELEVISION TYP = TYPICAL U UL = UNDERWRITERS LABORATORIES UNO = UNLESS NOTED OTHERWISE UTIL = UTILITY UON = UNLESS OTHERWISE NOTED V VAR = VARIATION OR VARIES VAN = VANITY VB = VINYL BASE VCT = VINYL COMPOSITION TILE VENT = VENTILATION OR VENTILATOR VERT = VERTICAL VIF = VERIFY IN FIELD VP = VANEER PLASTER VTR = VENT THROUGH ROOF VR = VAPOR RETARDER VVC = VINYL WALL COVERING VWF = VINYL WALL FABRIC W W = WEST W/ = WITH W/O = WITHOUT WB OR WDB = WOOD BASE WC = WATER CLOSET WD = WOOD WFAB OR WF = WALL FABRIC WH = WEEP HOLE WP = WALL PROTECTION WPM = WATERPROOF MEMBRANE WR = WEATHER RESISTANT WS = WEATHERSTRIP WSCT = WAINSCOT WT = WATERTIGHT WWF = WELDED WIRE FABRIC WPM = WATER PROOFING MEMBRANE X XPS = EXTRUDED POLYSTYRENE BOARD Y Y = YARD </p>	<p> Q QT = QUARRY TILE QTB = QUARRY TILE BASE QTY = QUANTITY R R = RADIUS R = RISER RB = RUBBER BASE RBRB = RUBBER BASE RC = REINFORCED CONCRETE REF = REFLECTED CEILING PLAN RD = ROOF DRAIN REC = RECESSED RECP = RECEPTION REF OR REFR = REFRIGERATOR REIN = REINFORCE REQ OR REQD = REQUIRE OR REQUIRED REST = RESTROOM REV = REVISION OR REVERSE RF = RESILIENT FLOORING RFS = ROOM FINISHES SCHEDULE RM = ROOM RO = ROUGH OPENING ROW = RIGHT OF WAY RR = REST ROOM RTG = RATING RTU = ROOF TOP UNIT S S = SOUTH OR SINK SAN = SANITARY SC = SPECIAL COATING, HIGH BUILD GLAZED COATING SCH = SCHEDULE SEDR = SECTION SHDR OR 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PROTECTION WPM = WATERPROOF MEMBRANE WR = WEATHER RESISTANT WS = WEATHERSTRIP WSCT = WAINSCOT WT = WATERTIGHT WWF = WELDED WIRE FABRIC WPM = WATER PROOFING MEMBRANE X XPS = EXTRUDED POLYSTYRENE BOARD Y Y = YARD </p>
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DRAWING SYMBOLOGY LEGEND



ACCESSIBILITY SYMBOLOGY LEGEND



GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODE INDICATED IN THE BUILDING SUMMARY COLUMN AND ALL LOCAL, STATE AND NATIONAL CODE ORDINANCES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE (INCLUDES ICC A117.1 PER IBC).
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE UTILITIES BETWEEN CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.
- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECTS REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS, PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL AFFIX A STAMP TO SUBMITTAL INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT. MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.
- ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- CONTRACTOR SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE FINAL QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT AND/OR BUILDING DEPARTMENT. SEE SYMBOLS LEGEND FOR TYPE OF EXTINGUISHER.
- ALL CONSTRUCTION MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPED RATING OF 50.
- ALL PIPING, LOW VOLTAGE WIRE AND CABLE, OPTICAL FIBER, PNEUMATIC TUBING, AND ALL DUCT AND DUCT COVERINGS, LININGS AND CONNECTORS INSTALLED WITHIN PLENUMS MUST BE RATED FOR PLENUM USE.
- TENANT SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF VOICE AND DATA CABLEING AND EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM. THE DESIGN SHALL BE PER NFPA REQUIREMENTS.
- ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC SECTION 2406.
- IF THE CONTRACTOR FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY THE CONTRACTOR EITHER BY DIRECTION OF THE OWNER OR ARCHITECT.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL OBTAIN AND SUBMIT ALL REQUIRED CERTIFICATES OF INSURANCE TO THE OWNERS AND LANDLORDS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
- NOT USED.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY FASHION DURING THE DURATION OF CONSTRUCTION PERIOD. THE LANDLORDS TRASH FACILITIES SHALL NOT BE USED FOR CONSTRUCTION TRASH AND DEBRIS.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMAN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- NO PENETRATION SHALL OCCUR WITHIN 12' OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- THE CONTRACTOR SHALL SAW CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWINGS. BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING SHALL BE INSTALLED AS PART OF CRITERIA CONSTRUCTION REQUIREMENT.

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No.	DATE	REVISIONS

PROJECT
FAIRVIEW OFFICE/WAREHOUSE BUILDING-4

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4
 LOCATED AT
 7115 FAIRVIEW STREET
 HOUSTON, TX 77041

SEAL

DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 20029

Drawn By: s.k.

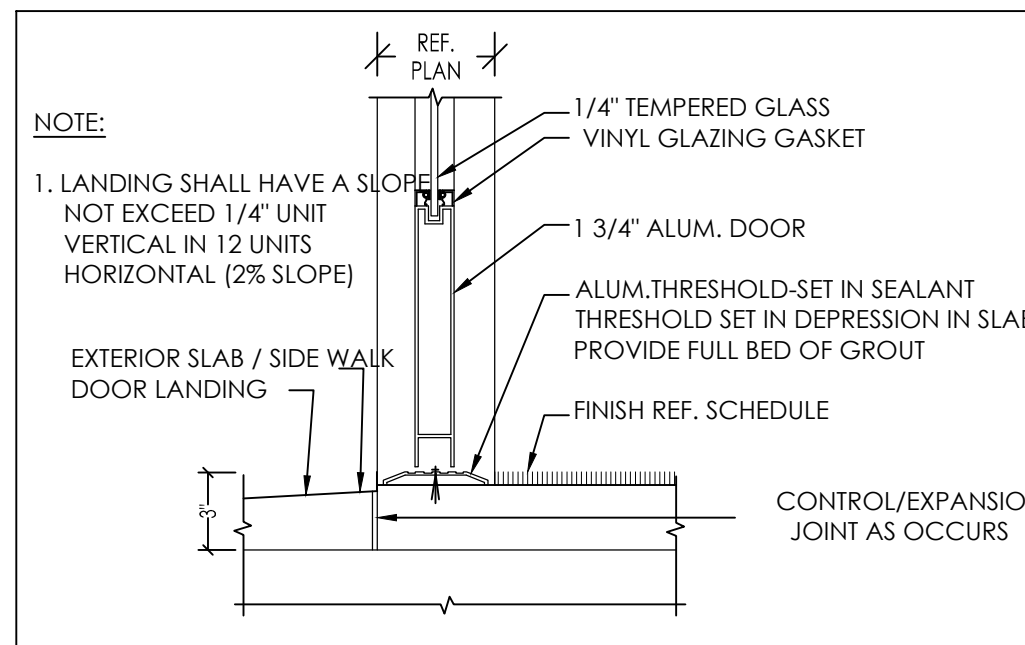
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Scale: N.T.S.

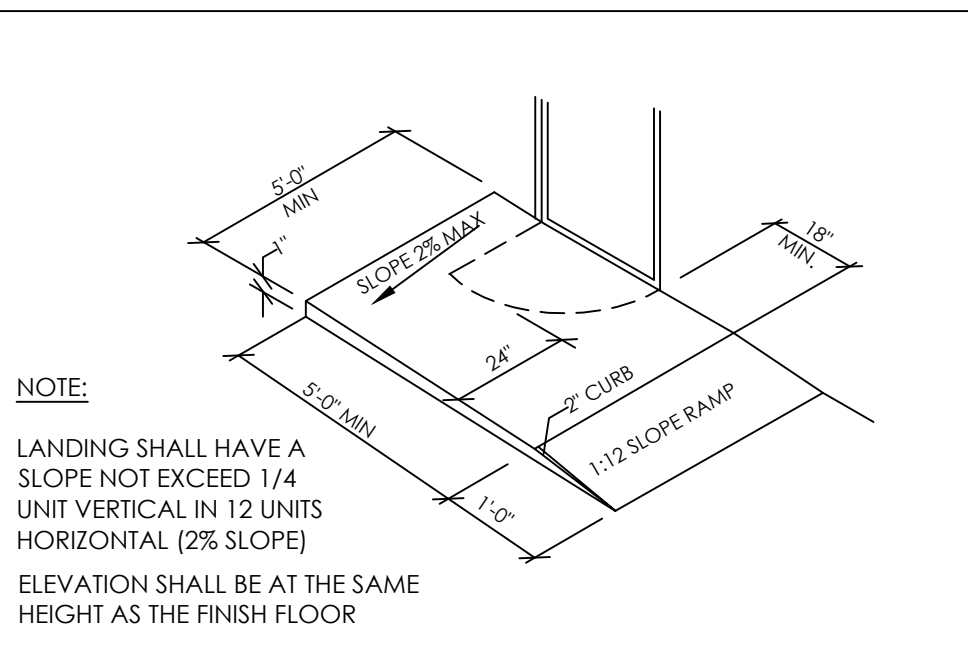
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GENERAL NOTES

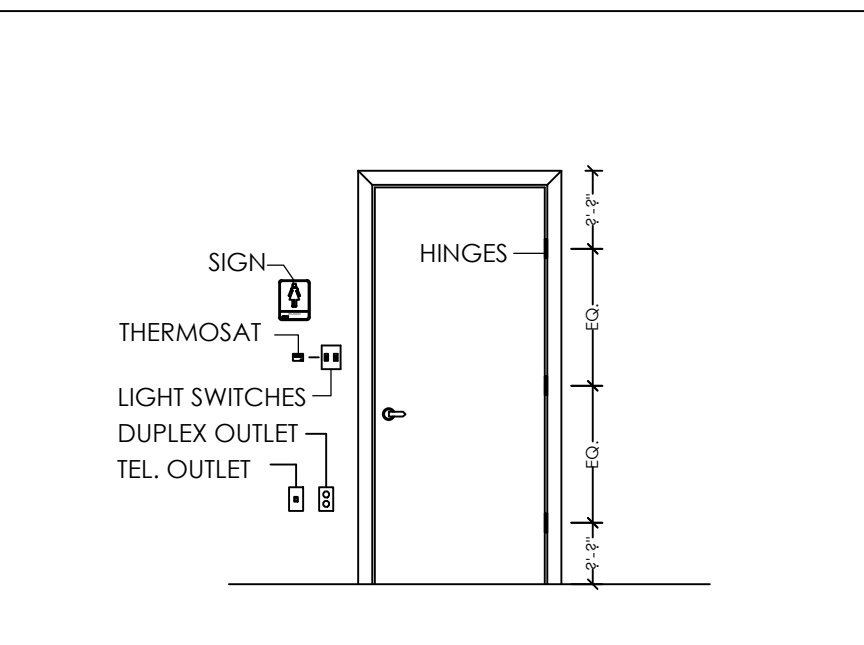
SHEET NUMBER:
A-0.1



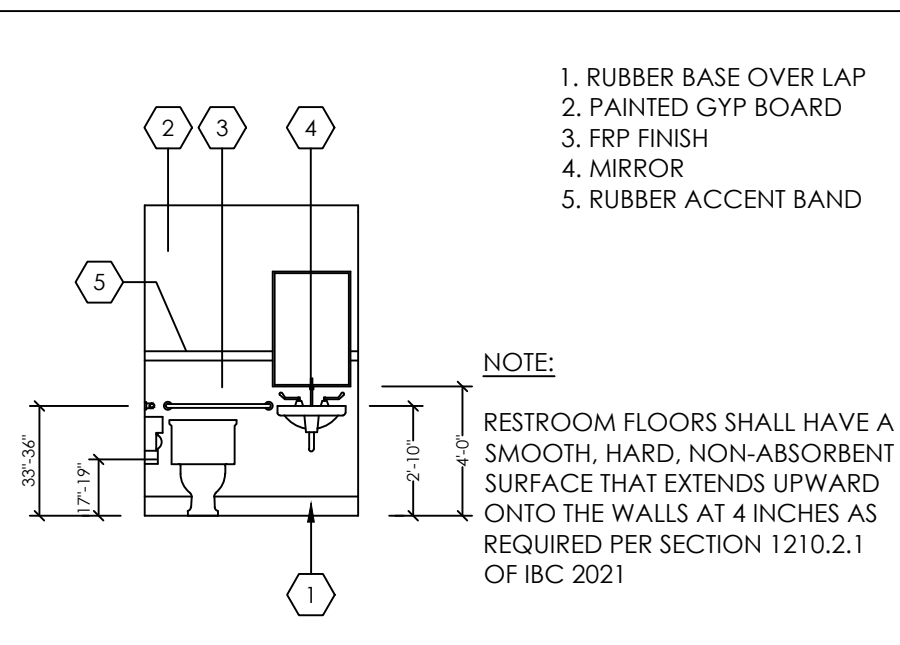
1 DOOR THRESHOLD DETAIL SCALE: N.T.S.



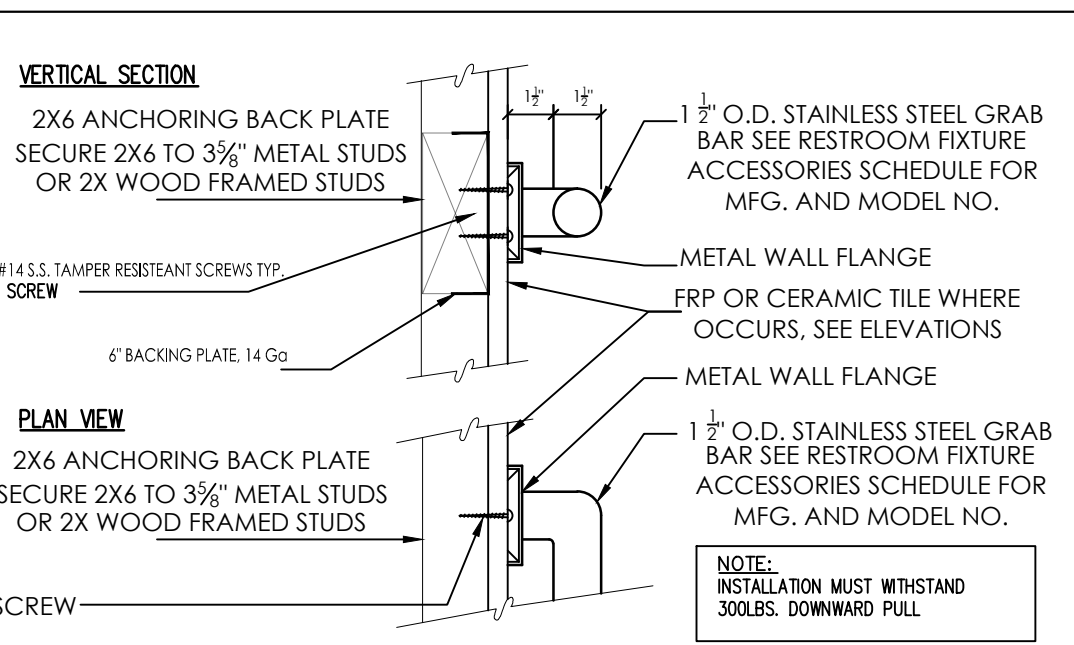
2 LANDING DETAIL SCALE: N.T.S.



3 TYPICAL MOUNTING LOCATION SCALE: N.T.S.



4 REST ROOM ELEVATION SCALE: N.T.S.



5 GRAB BAR - PLAN/SECTION SCALE: N.T.S.

LEGEND

- PROPOSED I GRT (REF. METAL BLDG. PLAN)
- PROPOSED METAL STUD WALL
- EXIT SIGN / EMERGENCY LIGHT COMBO, 120V/277V AC, 8V DC WITH 90 MINUTE BATTERY BACKUP, SURE-LITES
- EMERGENCY EGRESS LIGHT FIXTURE WITH BATTERY BACK-UP-SURELITE#UMB-1 INCANDESCENT LIGHT FIXTURE, 120/277V BALLAST, UNIVERSAL MOUNT, APPROVED FOR W/ET LOCATIONS, 2-8W1 INCANDESCENT SEALED BEAM LAMPS AND 90 MINUTE LEAD CALCIUM BATTERY BACKUP.
- PORTABLE FIRE EXTINGUISHER TYPE 1 CLASS 2A DISTANCE OF 75 FEET
- EXIST ACCESS TRAVEL DISTANCE LINE

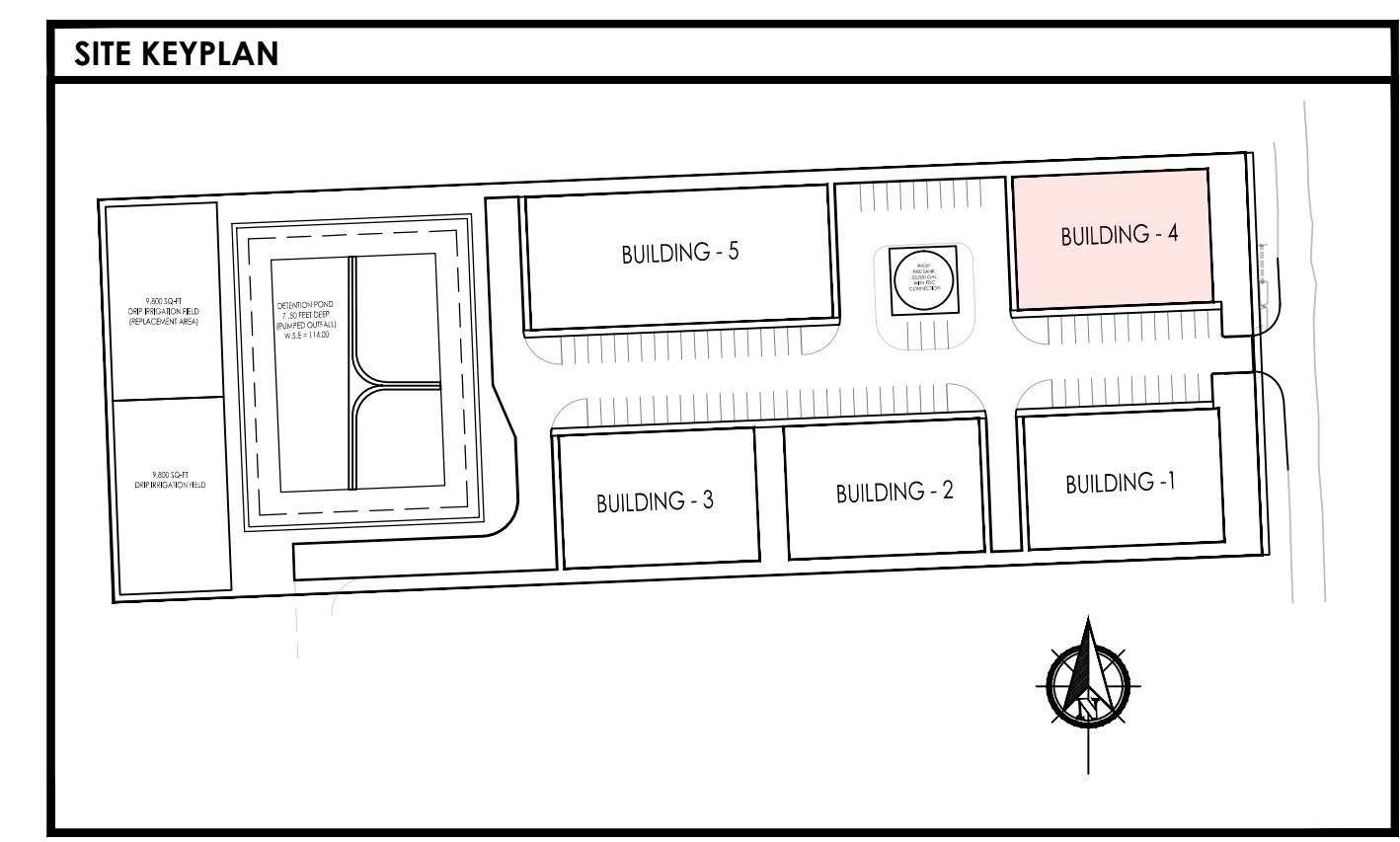
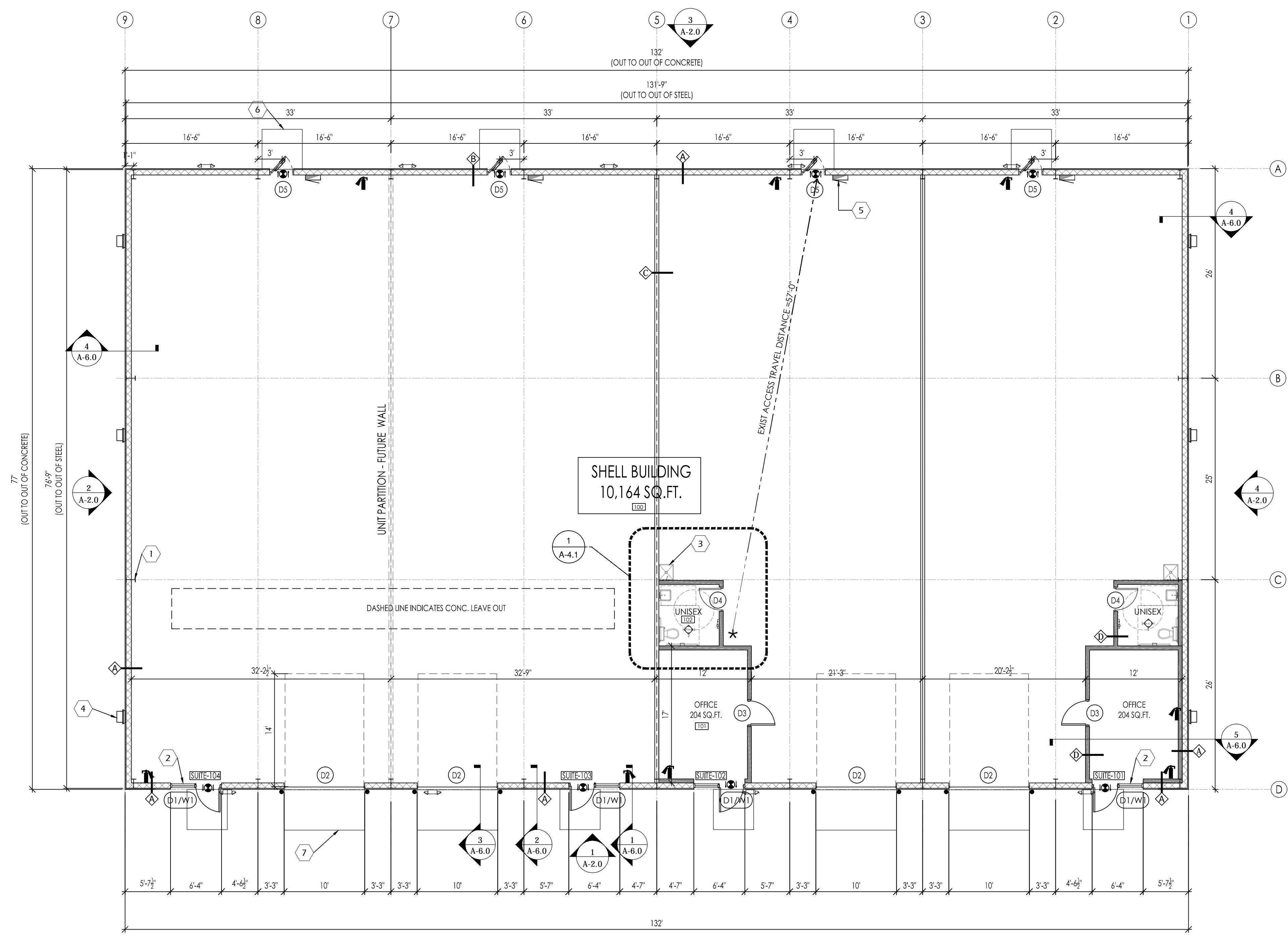
KEY NOTES

- STEEL COLUMN REF: STRUCTURAL
- STORE FRONT WINDOW
- PROPOSED MOP SINK
- EXTERIOR WALL PACK LIGHTING (REF. ELECTRICAL DWG.)
- ELECTRICAL PANEL REF: ELECTRICAL DWG.
- 5' X 5' LANDING AT ALL EXIT DOORS, LANDING LEVEL MATCH WITH BUILDING F.F.E. (REF. DETAIL #2/A-1.0)
- RAMP AT ROLLUP DOORS, REFER CIVIL PLANS.
- PIPE BOLLARDS(PAINTED)

STRUCTURAL NOTES

BAY DIMENSIONS SHOWN FOR REFERENCE ONLY. REFER TO PRE MANUFACTURED METAL BUILDING DRAWINGS FOR DETAILS AND SPECIFICATIONS.

NOTE: THE OFFICEWAREHOUSE BUILDING IS BEING PERMITTED AS A SHELL BLDG AND ANY FUTURE TENANT MUST OBTAIN THE BUILD-OUT PERMIT



No.	DATE	REVISIONS

PROJECT
FAIRVIEW

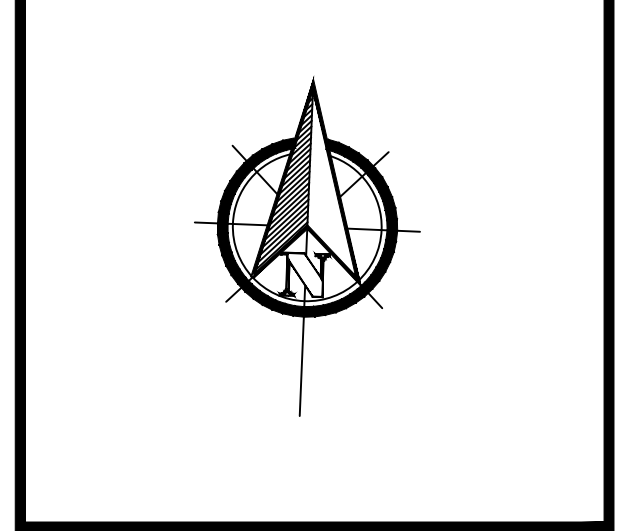
FAIRVIEW OFFICE/WAREHOUSE BUILDING-4 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:



CTG Project Number: 2029

Drawn By: s.k

Checked By: T.M

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

File Path:

\\ctg\proj\2024\dwg\2024 commercial\24029 - 7115 fairview off\ctg\unsh\building-4-1.0 floor plan

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-1.0

- KEY NOTES**
- METAL ROOFING
 - LINE OF CANOPY BELOW
 - GAL. METAL FLASHING AT PARAPET
 - 6" X 6" GALV. COMMERCIAL GUTTER AND DOWNSPOUT SYSTEM. TYPICAL. ALL THE GUTTERS AND DOWNSPOUTS TO BE FIELD PAINTED TO MATCH ADJACENT FINISHED BUILDING SURFACE.
 - AWNING CANOPY REF. ELEVATIONS.

NOTE

ROOFS WITH A SLOPE LESS THAN 2:12 SHALL BE PROVIDED WITH A ROOF COVERING MEETING THE ROOF FOLLOWING CRITERIA FOR A "COOL ROOFS"

A. A MINIMUM TOTAL SOLAR REFLECTION OF 0.70 AS TESTED PER ONE OF THE FOLLOWING: ASTM C 1549, ASTM E903, ASTM W1175, OR ASTM E 1918.

B. MINIMUM THERMAL EMITANCE OF 0.75 WHEN TESTED PER ONE OF THE FOLLOWING: ASTM C 835, ASTM 1371, OR ASTM E 408.

No.	DATE	REVISIONS

PROJECT TITLE

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: T.M

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

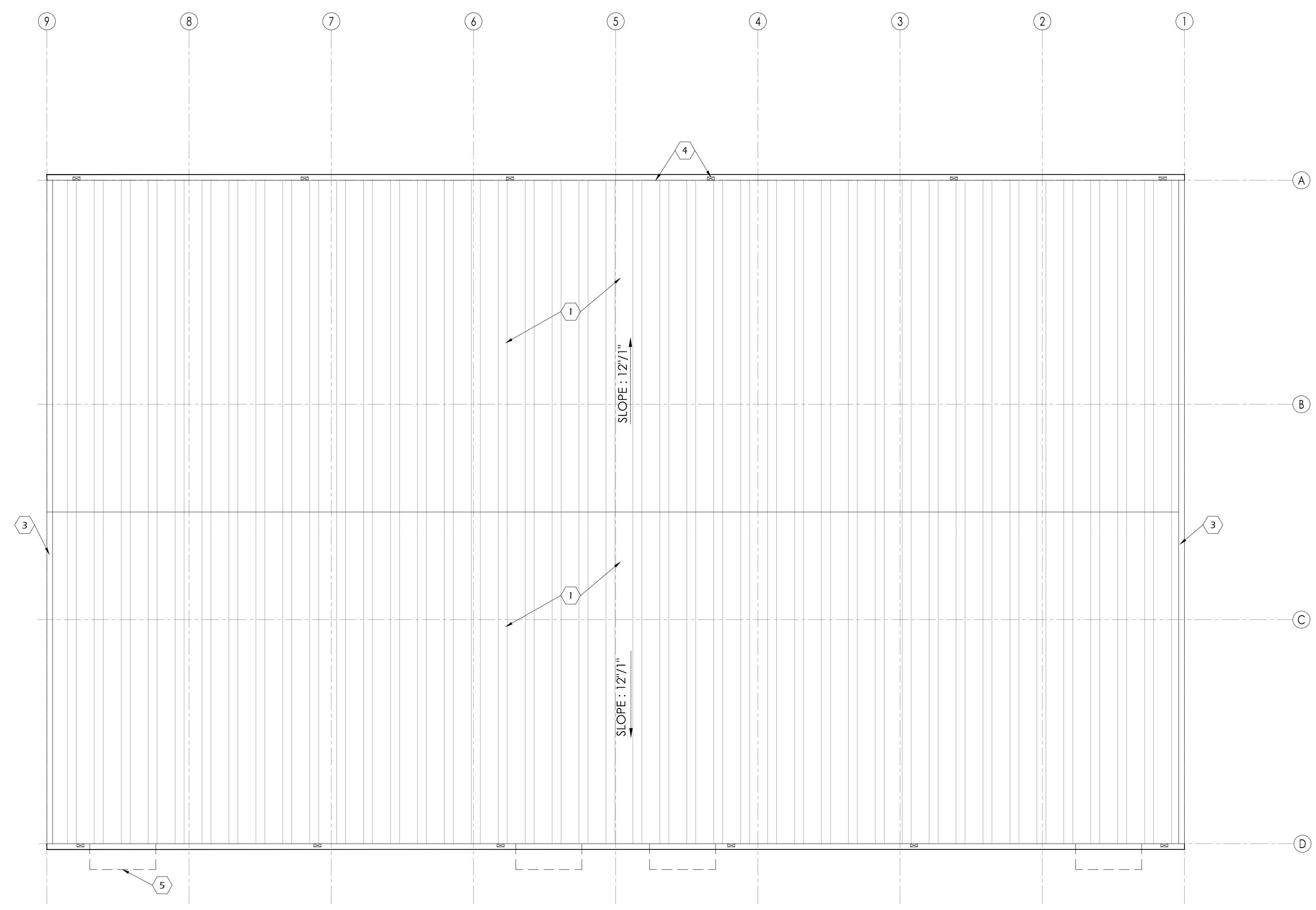
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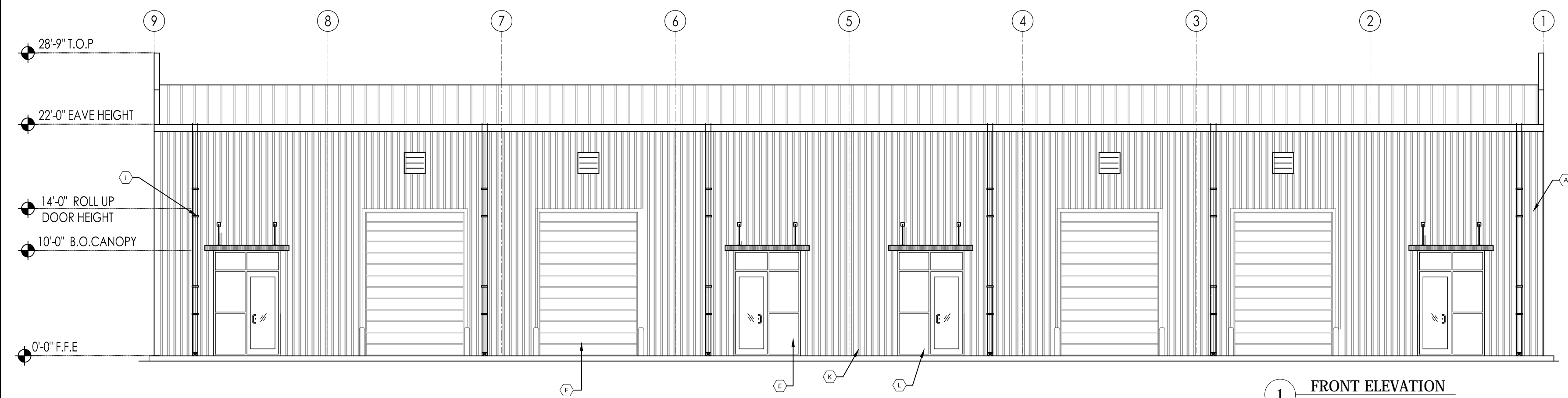
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ROOF PLAN

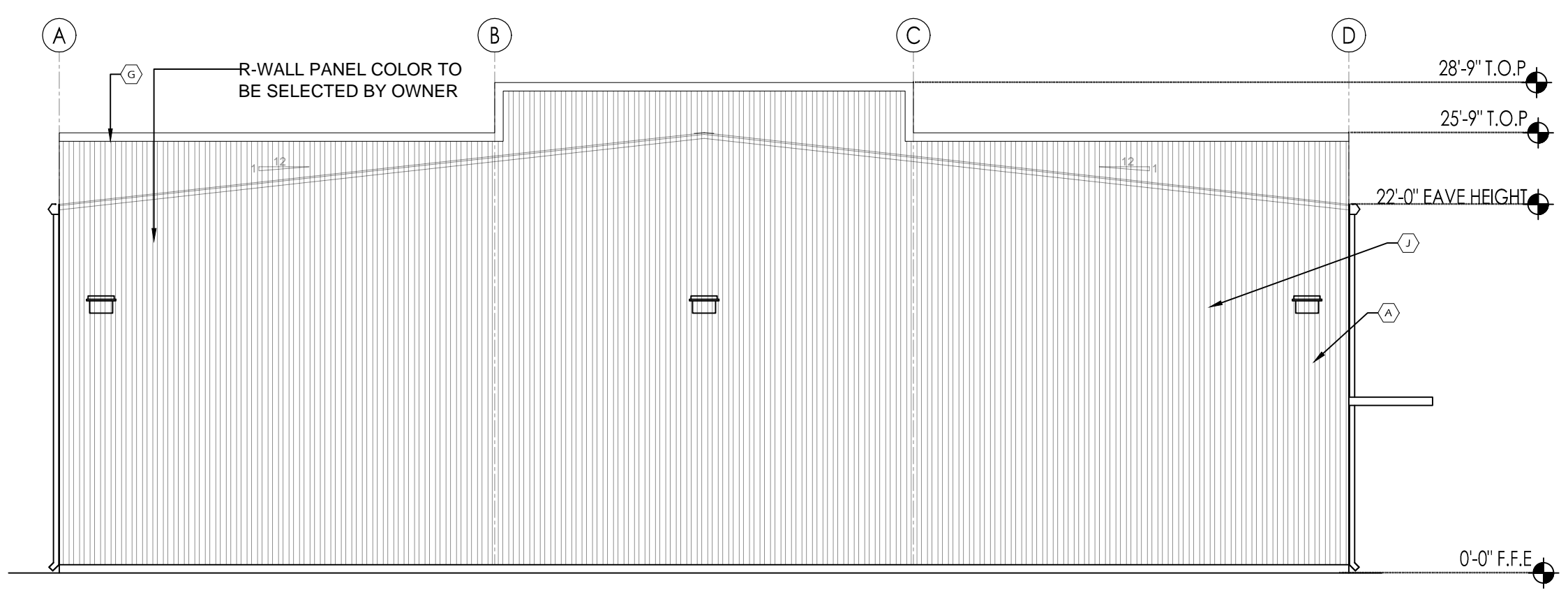
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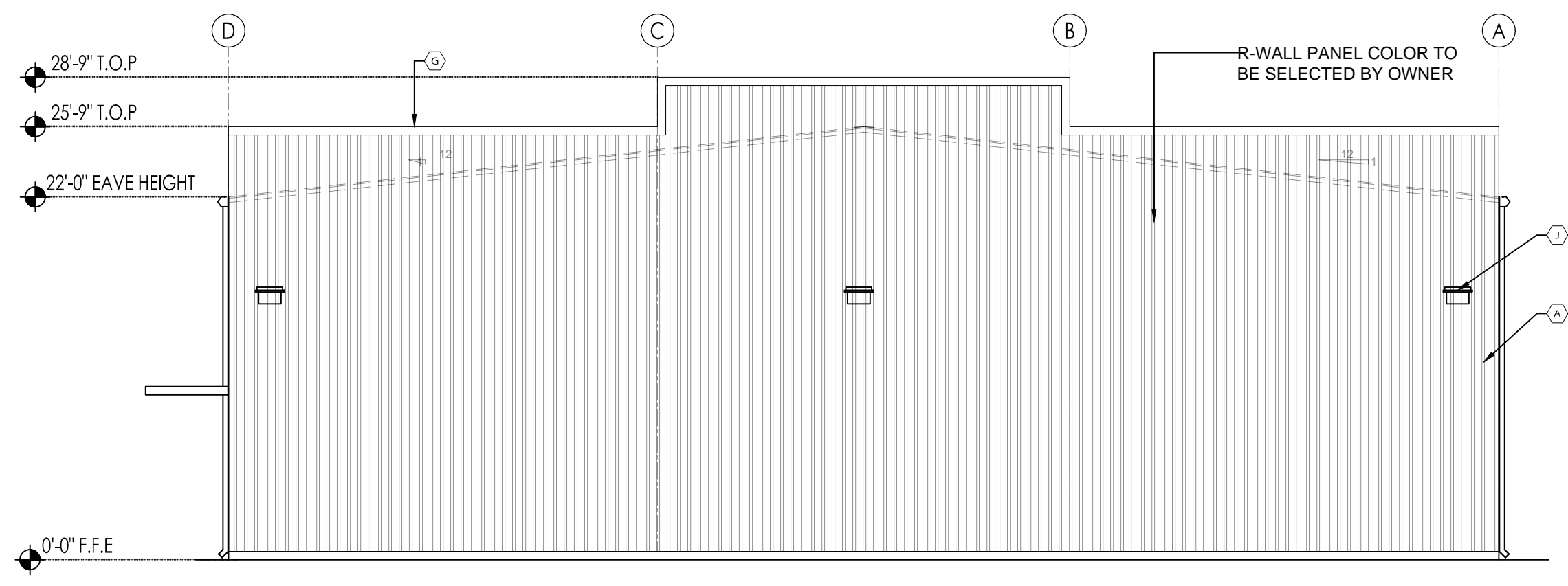




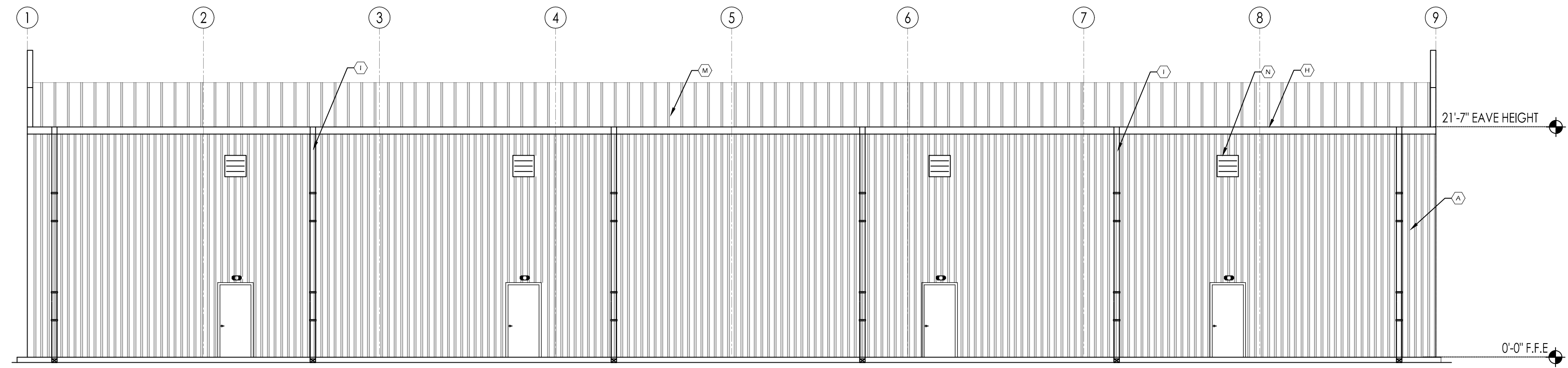
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION

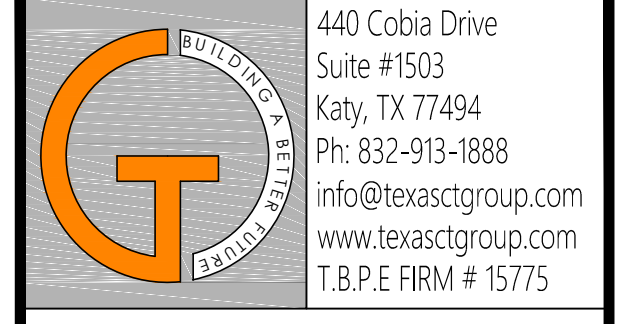


4 RIGHTT SIDE ELEVATION



3 REAR SIDE ELEVATION

- KEY NOTES**
- A. METAL SIDING - REF. PER-FAB METAL BUILDING DWG.
 - B. EMERGENCY EXIT DOOR (COLOR BY OWNER)
 - C. EXTERIOR EGRESS LIGHTING (REF. ELECTRICAL DRAWING)
 - D. INSTALL AWNING WITH BOTTOM AT +10'-0" ABOVE FINISHED FLOOR LEVEL. REF. ELEVATIONS.
 - E. ALUMINUM STOREFRONT WINDOW SYSTEM (COLOR BY OWNER). PROVIDE DOUBLE GLAZED, THERMALLY BROKEN, LOW E CLEAR GLAZING. MAXIMUM SHADING CO-EFFICIENT OF 50 OR LESS (TEMPERED). VERIFY ALL FRAME, GLASS SPECIFICATIONS & COLOR SELECTIONS W / OWNER / ARCHITECT. SUBMIT SHOP DRAWINGS FOR REVIEW. ADD ALTERNATE FOR IMPACT RESISTANT SYSTEM.
 - F. ALUMINUM STOREFRONT ENTRANCE, MEDIUM STILE W / DOUBLE GLAZED, THERMALLY BROKEN, 1/4" THICK TEMPERED GLASS. CLEAR TINT, MAX. SHADING COEFFICIENT OF 80 OR LESS. FRAME COLOR BY OWNER
 - G. PARAPET WALL
 - H. ROOF GUTTER
 - I. DOWN SPOUTS (COLOR SAME AS PAINTED CMU)
 - J. EXTERIOR WALL PACK LIGHTING (REF. ELECTRICAL DWG).
 - K. OVER HEAD - ROLL UP DOOR
 - L. BOLLARDS
 - M. ROOF SHEETING
 - N. WALL MOUNTED AIR INTAKE LOUVERS



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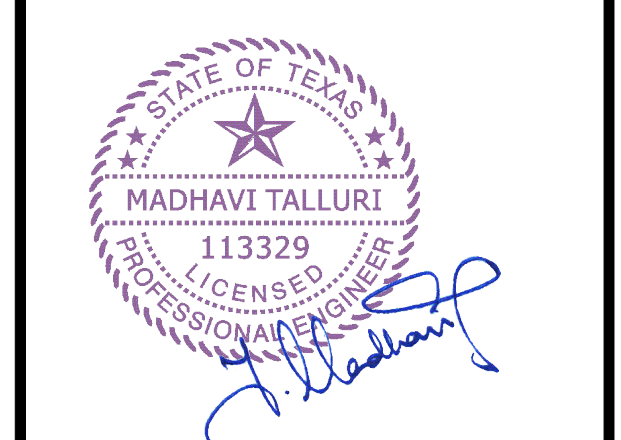
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No.	DATE	REVISIONS

PROJECT TITLE

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: T.M

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

File Path: \\s:\dep\2024 dep\2024 commercial\24029 - 7115 fairview office\unsh\building-4-a-2.0 elevations

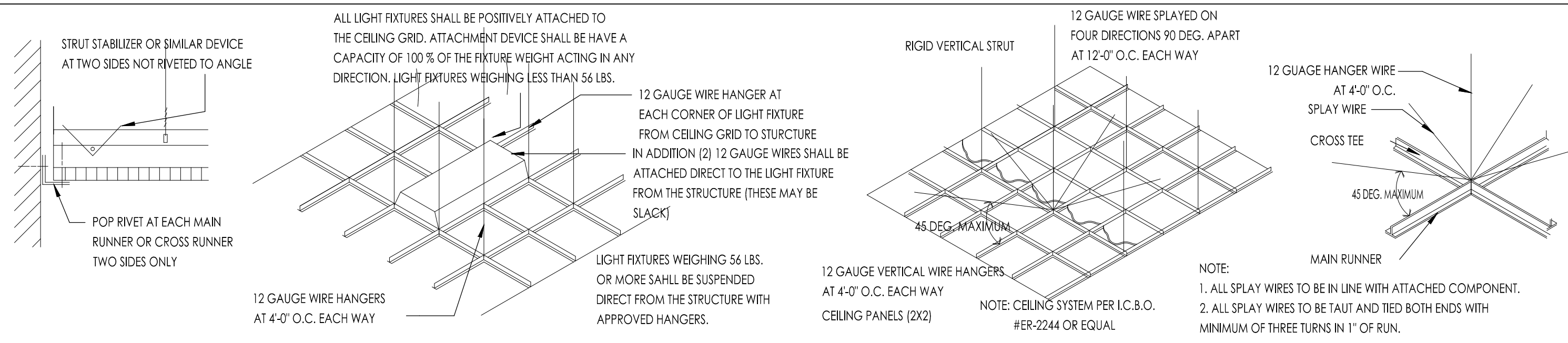
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BUILDING ELEVATIONS

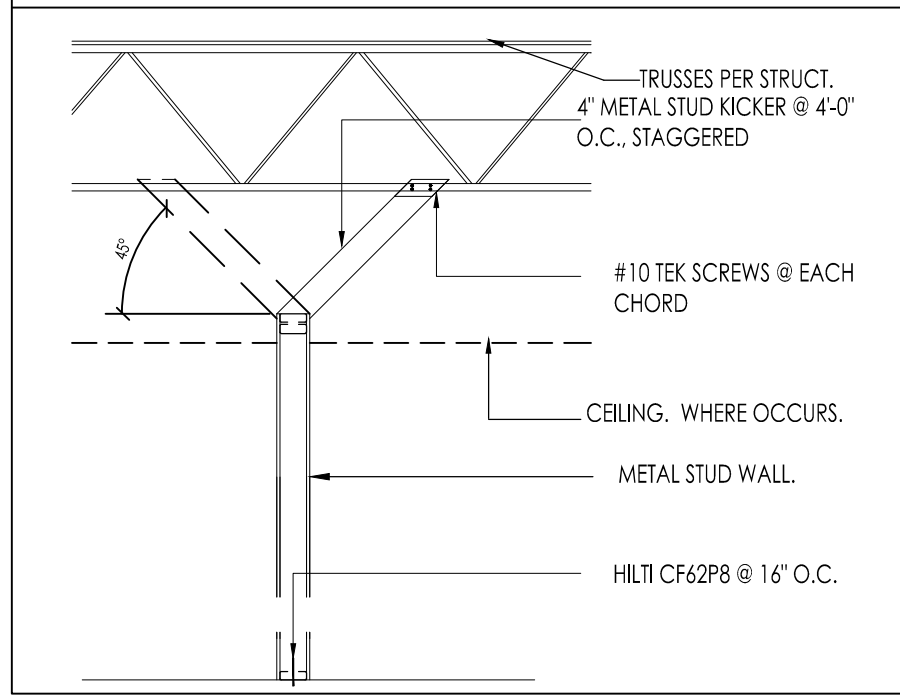
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A-2.0

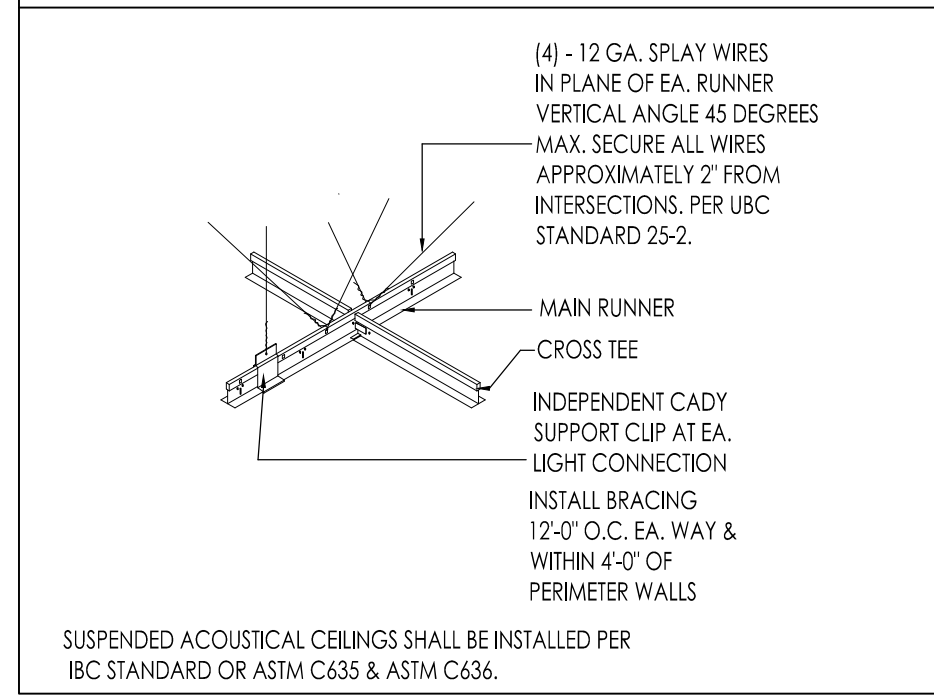
CEILING STANDARD DETAILS



WALL BRACING



SUSPENDED CLG. GRID



LEGEND

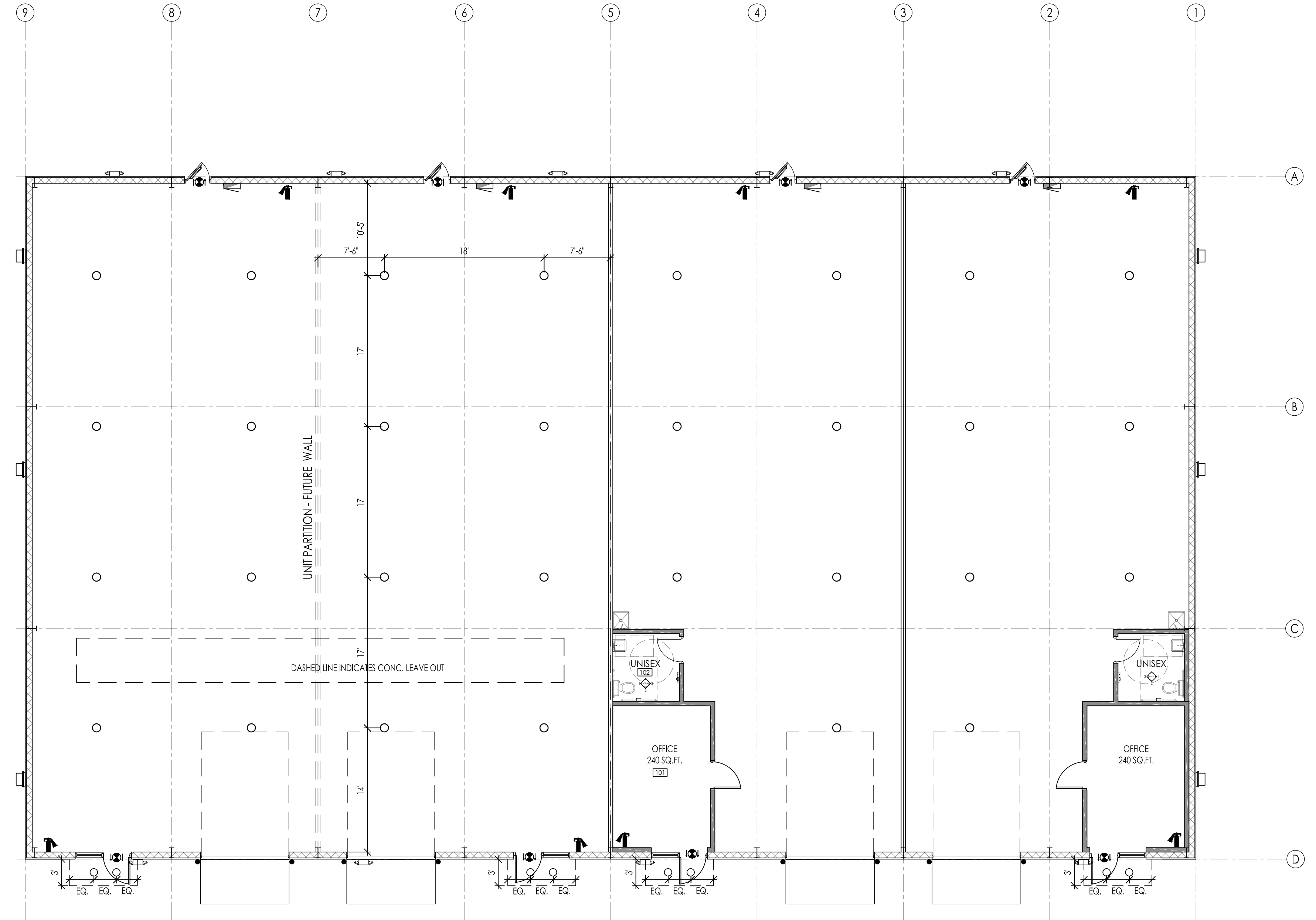
SYMBOL	DESCRIPTION
○-0' CLG.	CEILING HEIGHT
[Grid Symbol]	2X4 LAY-IN ACOUSTICAL CEILING TILE SUSPENDED FROM METAL BUILDING FRAME
[Grid Symbol]	2x4 LAY-IN FLOUROCENT
[Square Symbol]	A/C DIFFUSER
[Circle Symbol]	EGRESS LIGHT WITH EMERGENCY BACKUP
[Circle Symbol]	EXHAUST FAN
[Circle Symbol]	EXPOSED UFO-LED BAY LIGHT FIXTURES
[Grid Symbol]	GYP BOARD CEILING
[Square Symbol]	2X2 FLUORESCENT
[Circle Symbol]	EXTERIOR WEATHER PROOF LIGHT CANS

RCP GENERAL NOTES

1. THIS REFLECTED CEILING PLAN HAS BEEN PREPARED FOR PURPOSES OF SHOWING THE LIGHTING FIXTURE LOCATION ONLY AND THE SPECIFICATION OF THE LIGHTING FIXTURE AND IS NOT TO BE CONSIDERED AN ENGINEERING DRAWING. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, QUANTITY AND CIRCUITING.
2. ALL LIGHT FIXTURES ARE TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR LOCATIONS ARE CRITICAL AND NEED TO BE COORDINATED. IF ANY PROBLEMS OR DISCREPANCIES OCCUR WHICH AFFECT THIS LAYOUT, NOTIFY THE ARCHITECT.
3. BEFORE STARTING GRID PLACEMENT VERIFY LAYOUT W/ ARCHITECT & WITH FIELD DIMENSIONS.
4. REFER TO DETAILS ON THIS SHEET FOR TYPICAL CEILING DETAILS.
5. REFER TO THE ELECTRICAL DRAWINGS FOR THE FIXTURE SCHEDULE.

KEYNOTES

1. PROVIDE 2'-0" X 2'-0" SMOOTH CEILING VINYL FACE TILES
2. 2x2 RECESSED LIGHT FIXTURE, TYPICAL. (SEE ELEC DWGS)
3. MECHANICAL DIFFUSER. (SEE MECH DWGS)
4. MECHANICAL RETURN GRILL. (SEE MECH DWGS)



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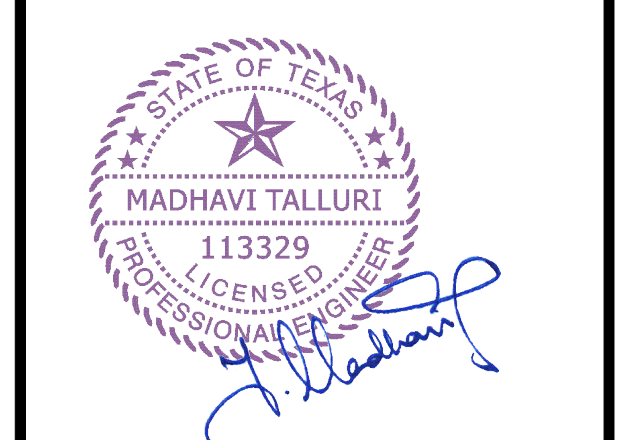
No.	DATE	REVISIONS

PROJECT

FAIRVIEW OFFICE/WAREHOUSE BUILDING-1

FAIRVIEW OFFICE/WAREHOUSE BUILDING-1 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: T.M

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

File Path:

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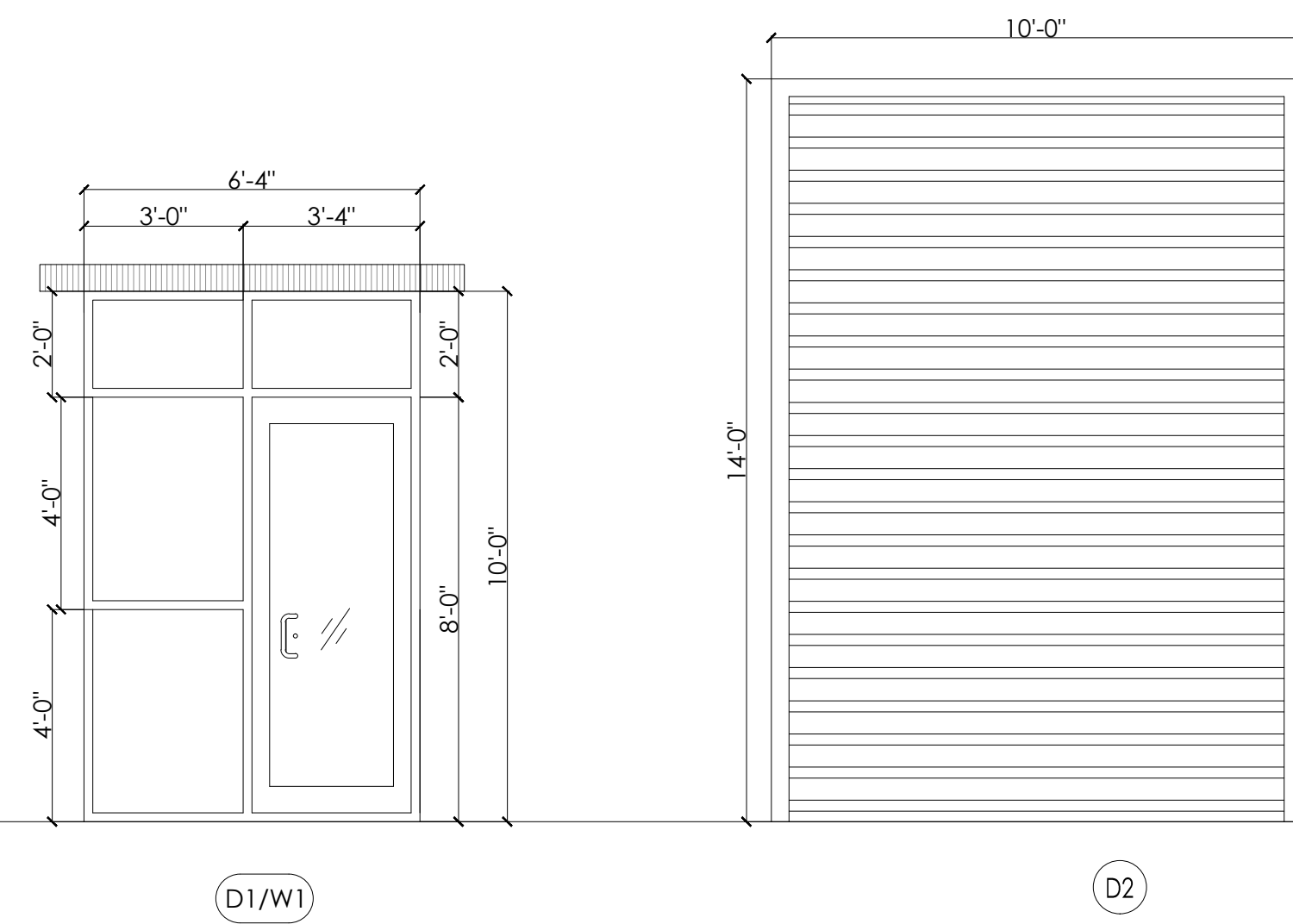
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RCP PLAN

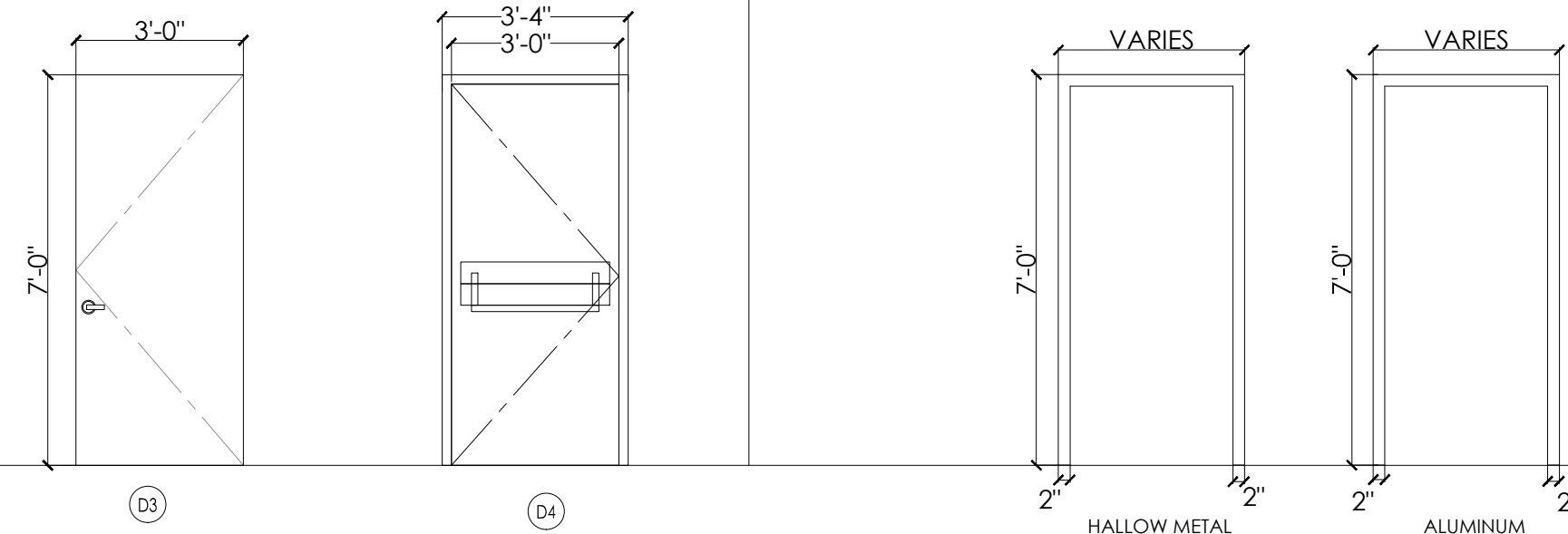
SHEET NUMBER:

A-3.0

DOOR ELEVATIONS



DOOR FRAMES



DOOR NOTES

- IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70% THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURE TO THE LEADING EDGE OF THE DOOR.
- MAXIMUM OPENING FORCE FOR EXTERIOR DOOR SHALL BE 8 POUNDS.
- MAXIMUM OPENING FORCE FOR INTERIOR DOOR SHALL BE 5 POUNDS.
- DOOR WITH LEVEL HANDLE SHALL BE INSTALLED @ MAX. 42" A.F.F.
- DIMENSIONS INDICATED ARE NOMINAL FOR DOOR OPENING, CONTRACTOR IS TO TAKE INTO ACCOUNT ANY NECESSARY UNDERCUTS, FRAME CLEARANCE, ETC.
- ALL HARDWARE IS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT & TASC
- THE MAXIMUM ALLOWABLE THRESHOLD HEIGHT IS 1/2" ABOVE THE FINISHED FLOOR.
- PER IBC 2021 - SECTION 1008.1.8.4 - WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE MOUNTED HARDWARE.

DOOR HARDWARE

- DEAD BOLT LOCK SET WITH THUMB TURN AND DOOR SLIDE
- SECURITY.
- PRIVACY BUTTON ON BATHROOM SIDE OF DOOR.
- LATCH SET WITH CLOSER.
- DEAD BOLT LOCK SET FOR A PAIR OF DOORS WITH CLOSURES
- ON EACH DOOR.
- LOCK SET WITH CLOSER.
- LOCK SET FOR EXTERIOR DOORS WITH CLOSER.
- BLOCKING SHALL BE PROVIDED BEHIND ANY AND ALL WALL
- FIXTURES ALL DOORS TO RECEIVE DOOR STOPS UNLESS
- OTHERWISE NOTED. LOCK ON ROOM SIDE, PROVIDE PEEP HOLE
- AT 4" AFF AND CLOSER. ALL HARDWARE IS TO BE CHROME FINISH UNLESS OTHERWISE NOTED
- DOOR LATCH SHALL BE RELEASE WHEN SUBJECTED TO A 5 POUNDS FORCE FOR INTERIOR DOOR AND 8.5 POUNDS FORCE FOR EXTERIOR DOOR FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL FORCE.
- THE LATCH SHALL HAVE THE LEVER AND SHALL BE MOUNTED AT 42" ABOVE THE FINISH FLOOR (A.F.F.), EXCEPT AT ACCESSIBLE STALLS WHICH SHALL BE MOUNTED BETWEEN 34" TO 36" A.F.F.
- ELECTRICAL SWITCHES SHALL BE MOUNTED AT 42" A.F.F.
- RECEPTACLES ON WALL SHALL BE MOUNTED A MIN. OF 15" A.F.F.

WINDOW NOTES

- FINAL LOCATION OF THE INTERIOR WINDOWS SHALL BE COORDINATED WITH THE OWNER.
- ATLAS ARCHITECTURAL METALS INC. STOREFRONT ALUMINUM FINISH, OR APPROVED EQ.
- STOREFRONT SUPPLIER TO VERIFY ALL ROUGH OPENINGS PRIOR TO BUILDING STOREFRONT WINDOWS.
- ALL GLAZING SHALL BEAR MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
- SAFETY GLAZING SHALL BE IDENTIFIED BY LABEL WHICH SHALL SPECIFY THE LABELER, & STATE THAT SAFETY GLAZING HAS BEEN UTILIZED.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER, ETCHED ON THE GLASS AND VISIBLE AFTER INSTALLATION.
- CONTRACTOR TO COORDINATE ALL WINDOW DIMENSIONS & REQUIREMENTS PRIOR TO ROUGH-INS.
- STOREFRONT DOORS TO BE MEDIUM STYLE DOOR WITH OFFSET PIVOT HINGES AND CLOSURE. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLASS (2) 1/4" GLASS WITH 1/2" THERMAL SPACE. LOW 'E' CLEAR GLAZING, UNLESS NOTED OTHERWISE.
- 1/4" CLEAR TEMPERED GLAZING PER 2021 I.B.C. CHAPTER 24.
- ALL GLASS MUST COMPLY WITH TESTING REQUIREMENTS OF I.B.C. STD. 54-2, PART-1
- SIGN PACKAGE AND CORRESPONDING SIGNAGE IN GRADE 2 RAILEE PER A.D.A. REQ. (I.T.A.S. 4.30) SIGNS TO BE FURNISHED & INSTALLED BY THE GENERAL CONTRACTOR.
- WINDOWS WITHIN 24" OF DOOR TO BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHOULD BE TEMPERED FOR IMPACT RESISTANCE. ALL GLASS WITHIN 18" FROM FLOOR, WITHIN 24" ARC FROM DOORS EDGE, AND IF BOTTOM EDGE OF GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE. SUCH GLASS SHOULD BE TEMPERED.

440 Cobia Drive
Suite #1503
Katy, TX 77494
Ph: 832-913-1888
info@texasctgroup.com
www.texasctgroup.com
T.B.P.E. FIRM # 15775

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No.	DATE	REVISIONS

PROJECT

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041

SEAL

DATE: 11/20/2025

GENERAL NOTES:

FINISH SCHEDULE																		
NO	ROOM NAME	FLR	BASE			WALL MATERIAL		WALL FINISH		CEILING		REMARKS						
			EXPOSED CONCRETE	VINYL	RUBBER	TILE COVE	VINYL	NONE	GYP.BD	GREEN GYP.BD	EXPOSED		WALL COVERING	PAINTED GYPBOARD	EXPOSED METAL STUDS	GYP.BD (PAINED)	ACCDUST. LAY-IN CEILING TILE (2'x4')	EXPOSE CEILING ROOF TRUSSES
100	WAREHOUSE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
101	OFFICE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

MARK	LOCATION	SIZE			TYPE	MATERIAL	FINISH	REMARKS
		WIDTH	HEIGHT	THICK.				
1	STORE FRONT WINDOW (SEE PLANS)					1" INSULATED GLASS (2 - 1/4" THK. GLASS WITH 1/2" GAP), CLEAR GLASS W/ STEEL FRAME	ANODIZED BRONZE	

DOOR SCHEDULE																			
DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	MATERIAL	FRAME	SELF CLOSING	PRIVACY LOCK	KEYED LOCK	CARD READER	DOOR STOP	PASSAGE LOCK	KICK PLATE	WEATHER STRIP	PANIC HDWR	PUSH/PULL HANDLE BAR	LEVER HANDLE	DOOR CLOSER	FIRE RATING	FINISH	NOTE # (HARDWARE GROUP)
D1	3'-0"	8'-0"	AL/GLASS	AL	X		X	X			X	X		X		X			READILY DISTINGUISHABLE LOCKING DEVICE - GROUP (A) SEE: GROUP (A) AND NOTE# (J)
D2	10'-0"	14'-0"	METAL	H.M															ROLL UP DOOR (ALL HARDWARE TO BE HEAVY DUTY)
D3	3'-0"	7'-0"	METAL	H.M															OFFICE DOOR
D4	3'-0"	7'-0"	METAL	H.M		X										X	X		REST ROOM DOOR
D5	3'-0"	7'-0"	METAL	H.M															READILY DISTINGUISHABLE LOCKING DEVICE - SEE: GROUP (B) AND NOTE# (J)

NOTES : PANIC & FIRE EXIT HARDWARE TO BE INSTALLED BY CONTRACTOR PER 1010.2.9, IBC 2021

ATLAS ARCHITECTURAL METALS INC (4-1/2" FLUSH GLAZE FOR 1" GLAZE)

GLASS	AIR INFILTRATION	STRUCTURAL	U-VALUE SINGLE DOOR	WIND RESISTANCE
1" STUD (1/8" - 1")	ASTM E283 0.06 CFM PSF ASTM E331 2.86 CFM PSF	30 PSF LOAD	0.79	139 MPH

ALUMINUM VERTICAL MULLIONS TO BE REINFORCED
A MINIMUM WIND SPEED DESIGN AS REQUIRED BY TABLE 1604.5 OF THE AMENDED 2021 IBC.

STRUCTURAL PERFORMANCE

- * MAXIMUM DEFLECTION TO 1/175 OF THE SPAN
- * ALLOWABLE STRESS WITH A SAFETY FACTOR OF 1.65.

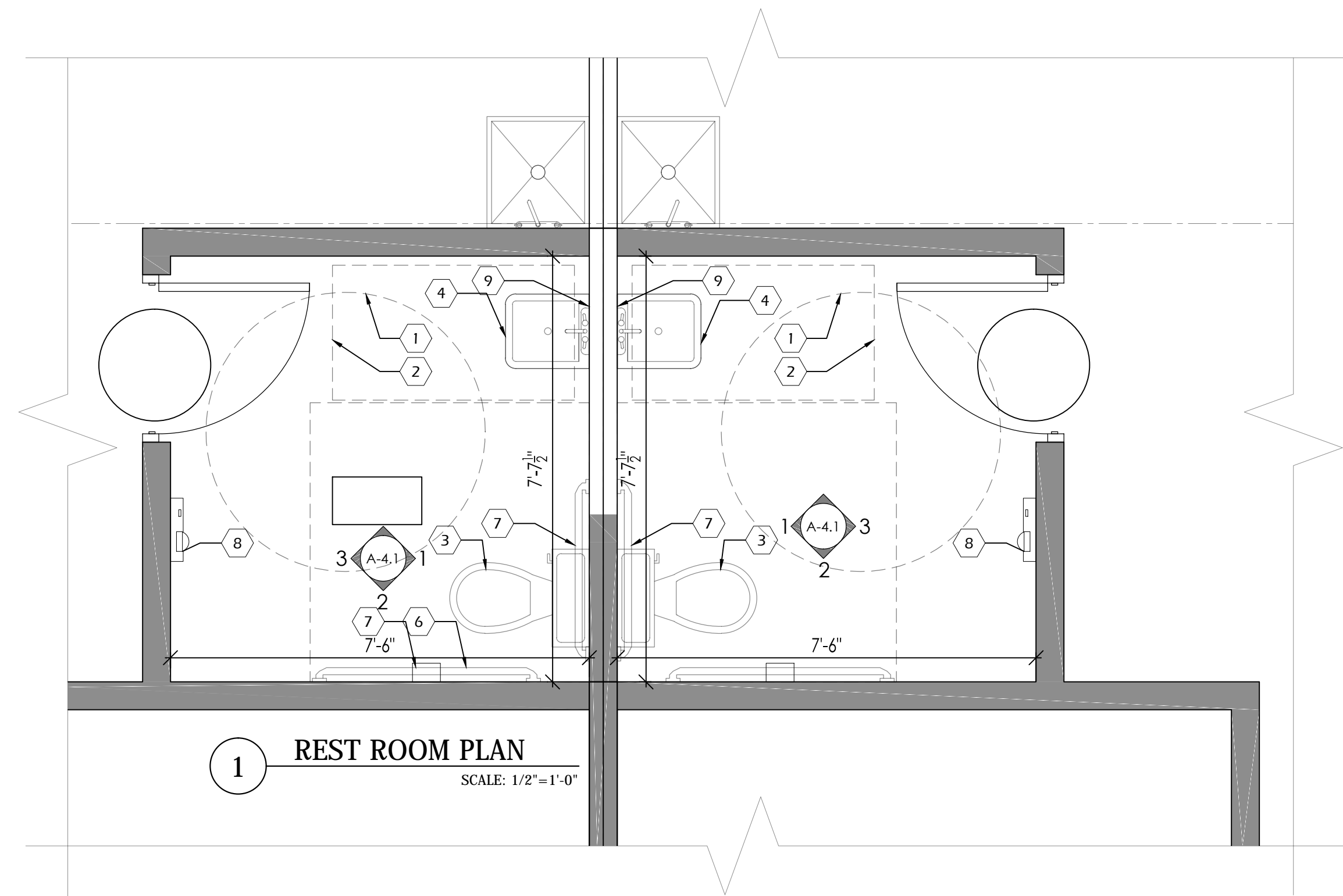
HARDWARE SCHEDULE

GROUP	DESCRIPTION
(A)	MEDIUM STYLE GLASS STOREFRONT FRAMING SYSTEM TO BE PROVIDED BY THE FOLLOWING HARDWARE FOR EACH DOORS: 1 : PAIR OFFSET PIVOTS BY DOOR MANUFACTURER. 1 : EA. CLOSER NORTON 1601 BF. 1 : EA. LOCK, ADAMS RITE MS - 1850 A ANSI x US 260. 2 : EA. DOOR WITH PUSH AND PULL DOOR MANUFACTURER STD. ACCESSIBLE. 1 : EA. CYLINDER & THUMB TURN DOOR MANUFACTURER STD. WEATHER STRIPPING. DOOR MANUFACTURER. 1 : EA. THRESHOLD (ALUM). DOOR MFR - 1/2" HC ACCESSIBLE. 1 : EA. LOCK PLATE COVER, ALUM- GUARD. ALL THE ENTRANCE DOOR TO BE MARK WITH "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" READILY DISTINGUISHABLE LOCKING DEVICE MUST BE PROVIDED AT MAIN ENTRANCE.
(B)	DOOR WITH PANIC HARDWARE ,DOOR CLOSER ,1/2" MAX. @ LEVEL THRESHOLD, WEATHER STRIPPING & METAL THRESHOLD.
(C)	5400LN Series Lever Locks ,1/2" MAX. @ LEVEL THRESHOLD, WEATHER STRIPPING & METAL THRESHOLD.

GENERAL MOUNTING HEIGHTS:

LOCKS AND LATCHES	: 40" FLOOR TO CENTER LINE OF STRIKE
PUSH PLATE	: 45" FLOOR TO CENTER LINE OF PLATE
PULLS (INTERIOR)	: 38" FLOOR TO CENTER LINE OF PUSH BAR WITH PULL INSTALLED ABOVE PUSH BAR.
PUSH/PULL	: 42" FLOOR TO CENTER LINE OF GRIP
DEAD LOCKS	: 48" FLOOR TO CENTER LINE OF STRIKE.(WITH LOCKS OR LATCHES)
PANIC HARDWARE	: 38" FLOOR TO CENTER LINE OF TOUCH PAD/CROSS BAR.
HINGES	: DOOR MANUFACTURER'S STANDARD LOCATION.

A-4.0



KEY NOTES

- 5'-0" DIA ADA WHEELCHAIR TURNING SPACE.
- 30" X 48" MIN. CLEAR FLOOR SPACE AT LAVATORIES.
- WATER CLOSET (ADULT 18" RIM HT.) PROVIDE FLUSH LEVER ON OPEN SIDE OF TOILET. (TYP.)
- WALL HUNG LAVATORY (TYP.)
- 36" STAINLESS STEEL GRAB BAR
- 42" STAINLESS STEEL GRAB BAR
- TOILET PAPER DISPENSER (TYP.)
- HAND DRYER
- TEMPERED GLASS MIRROR
- 4" CERAMIC TILE DOVE -GRAY18 CERAMIC
- GYP BOARD

GENERAL NOTES

- LAVATORY FAUCETS SHALL BE LEVER OR PUSH TYPE, SELF-CLOSING CONTROLS TO REMAIN ON FOR AT LEAST 10 SECONDS.
- ALL ACCESSIBILITY REQUIREMENTS SHALL COMPLY PER ADA / ADAAG & CITY CODE REQUIREMENTS.
- Men's & Women's TOILET SIGN W/ HANDICAP SYMBOL & BRAILLE. LAMINATED PLASTIC. MOUNT @ 60" A.F.F. TO CENTERLINE. [PER ADA]
- LAVATORY CLEARANCES TO COMPLY W/ ANSI A117.1-1992, FIGURE B4.20.3.1.

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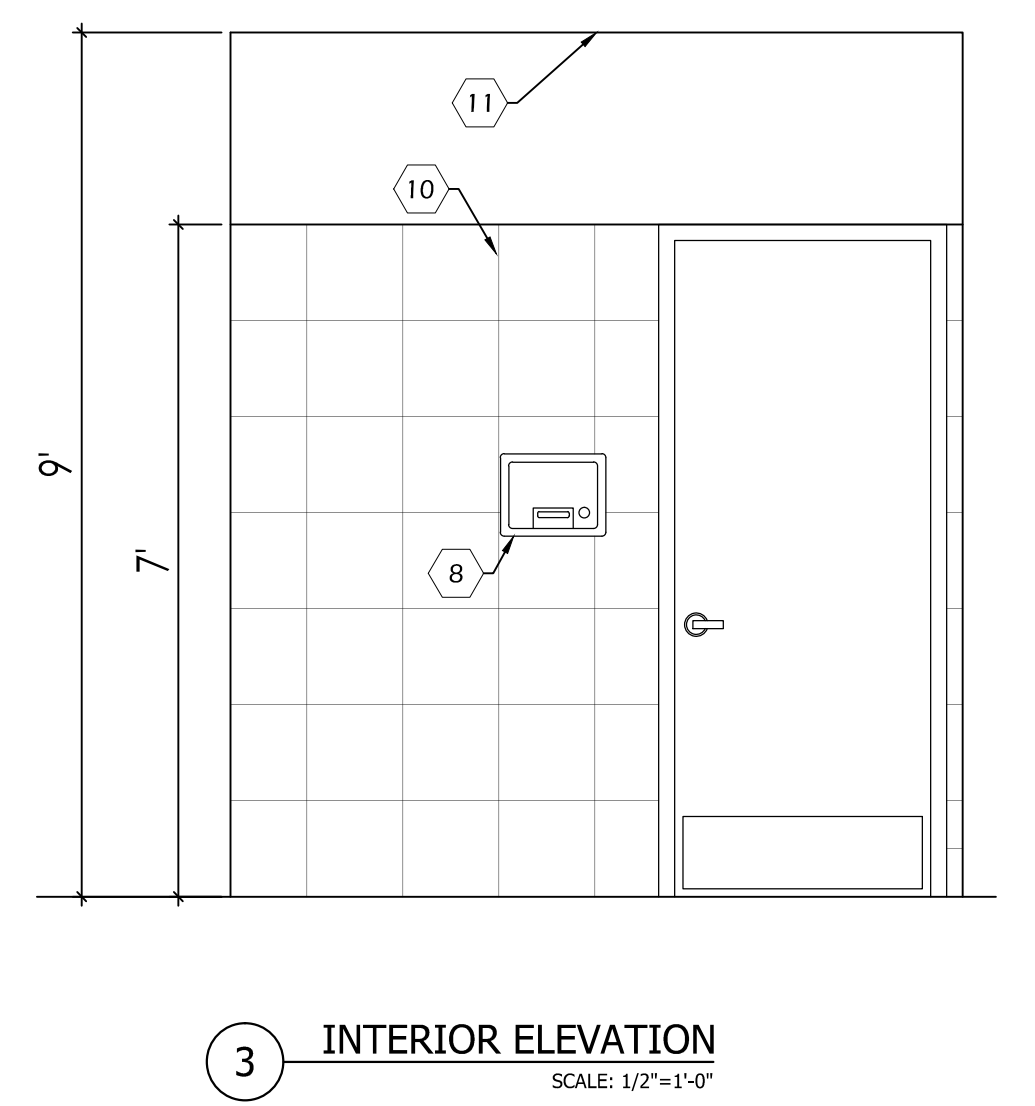
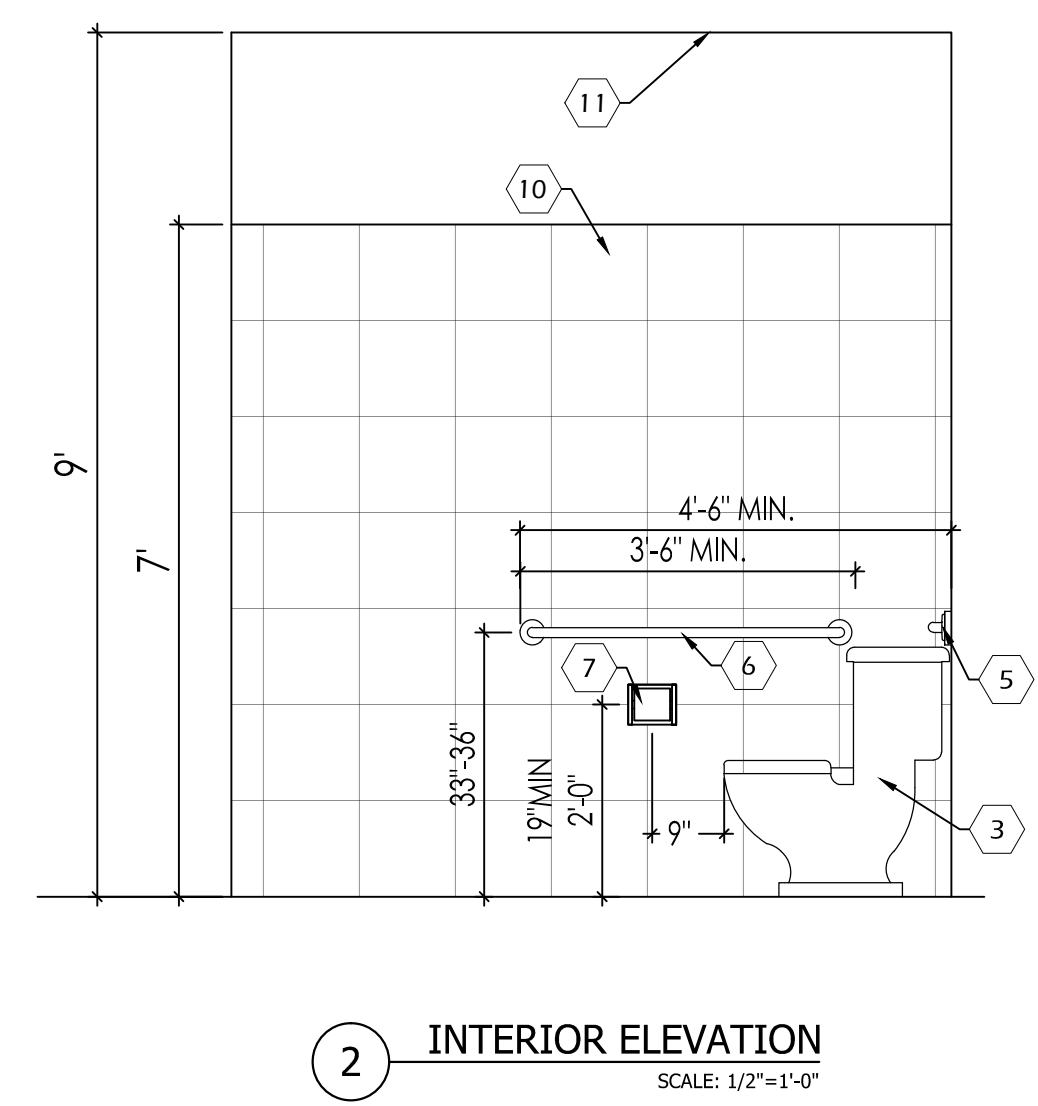
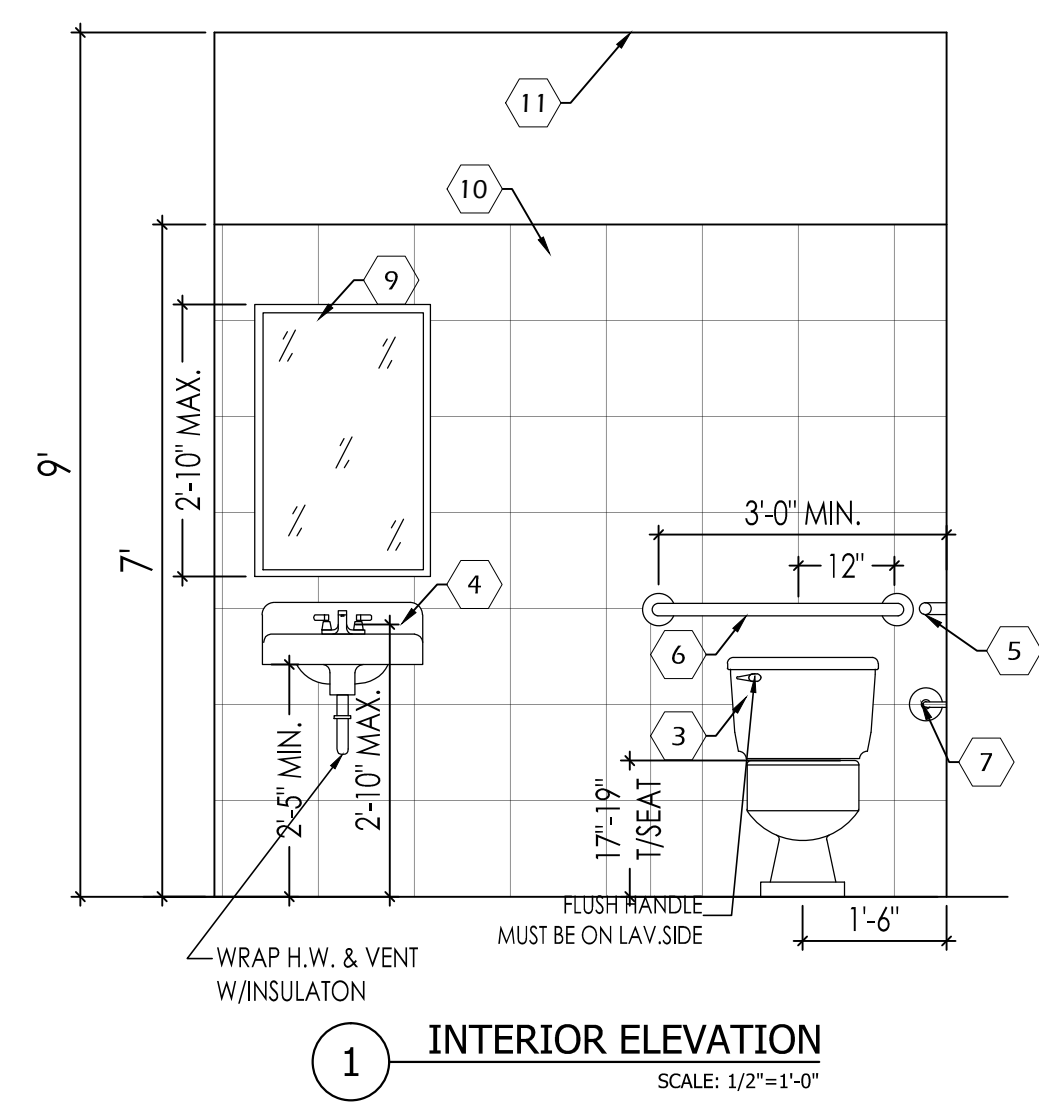
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No.	DATE	REVISIONS

PROJECT
FILE

**FAIRVIEW OFFICE/WAREHOUSE
BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041**



SEAL

DATE: 11/20/2025

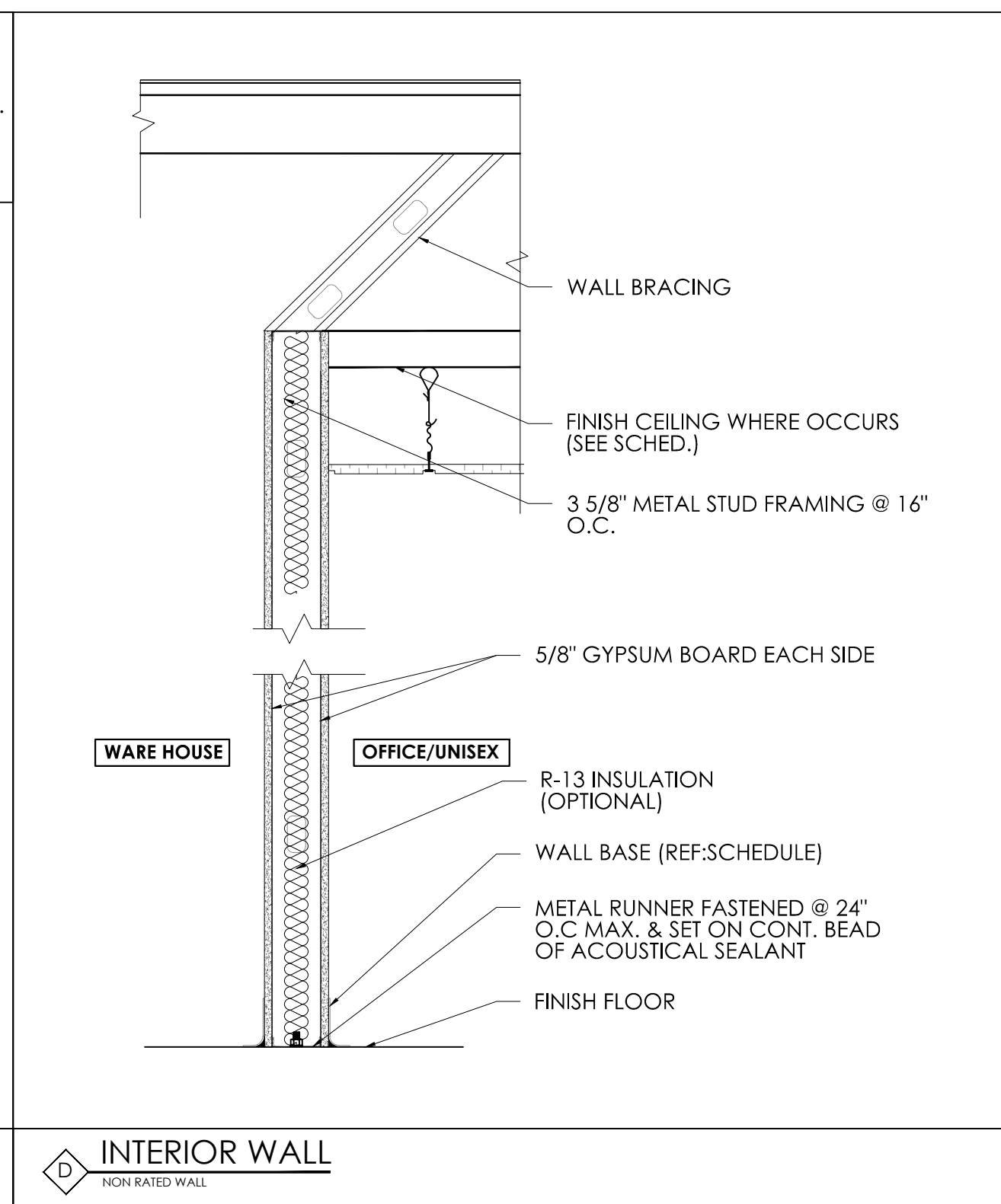
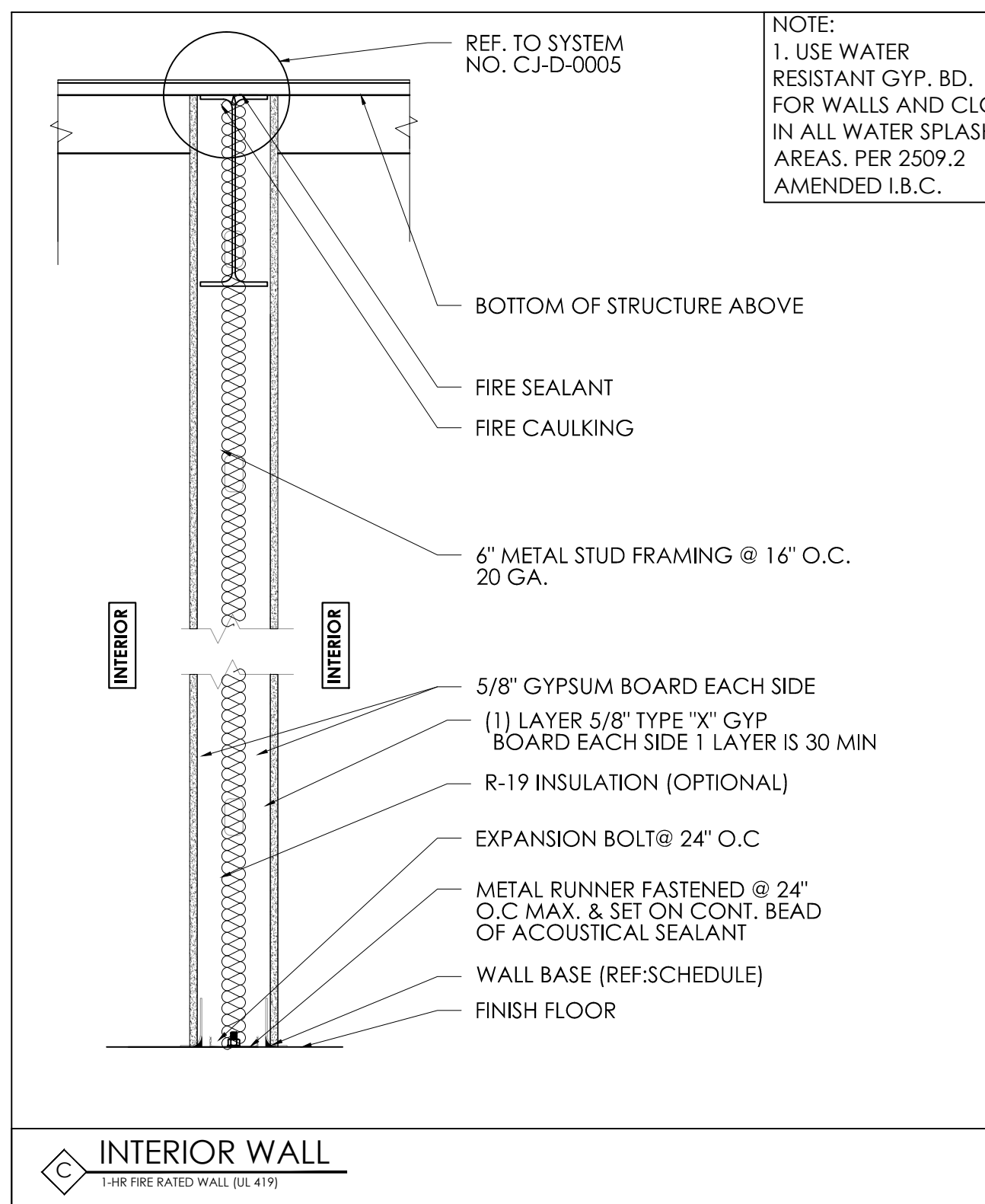
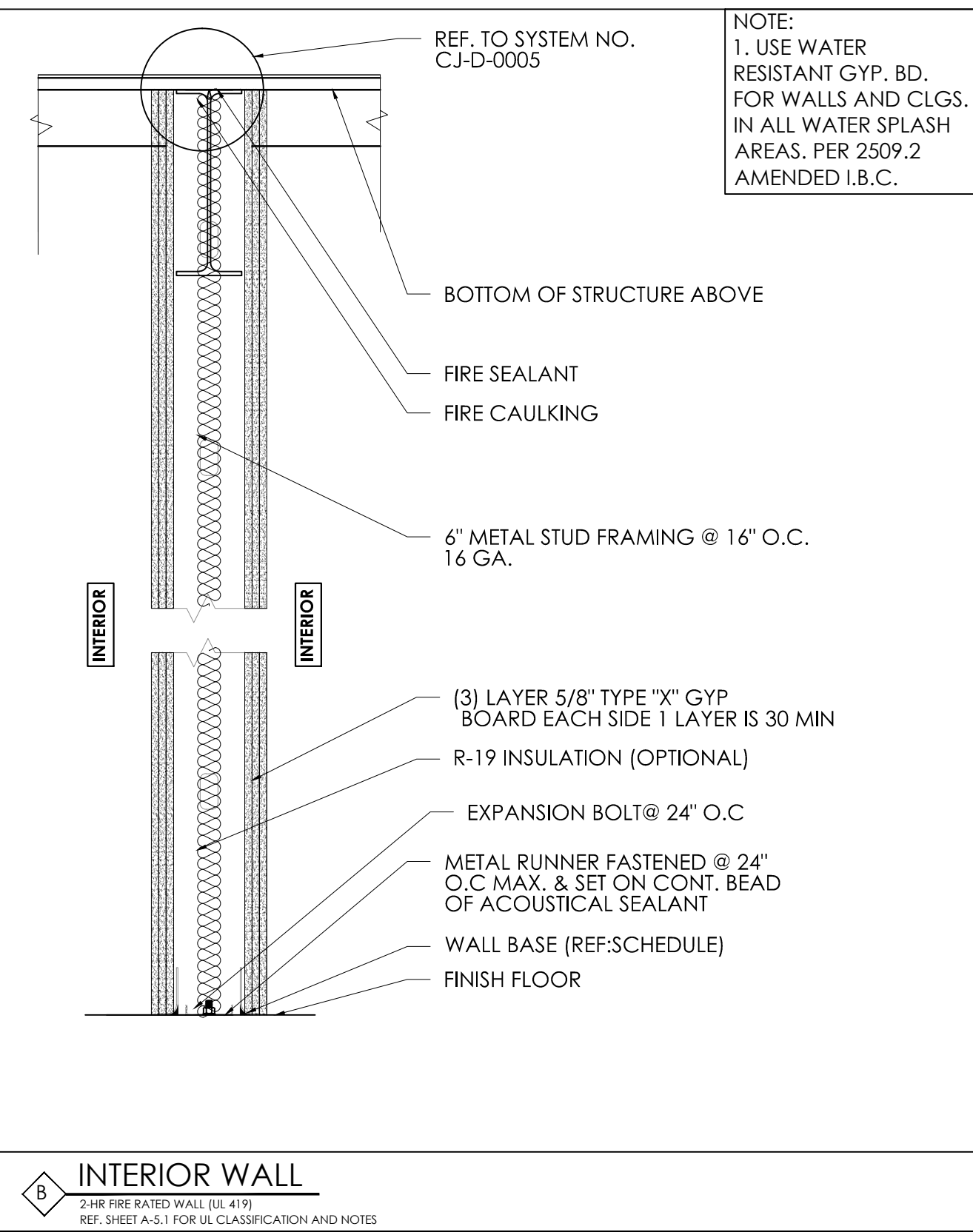
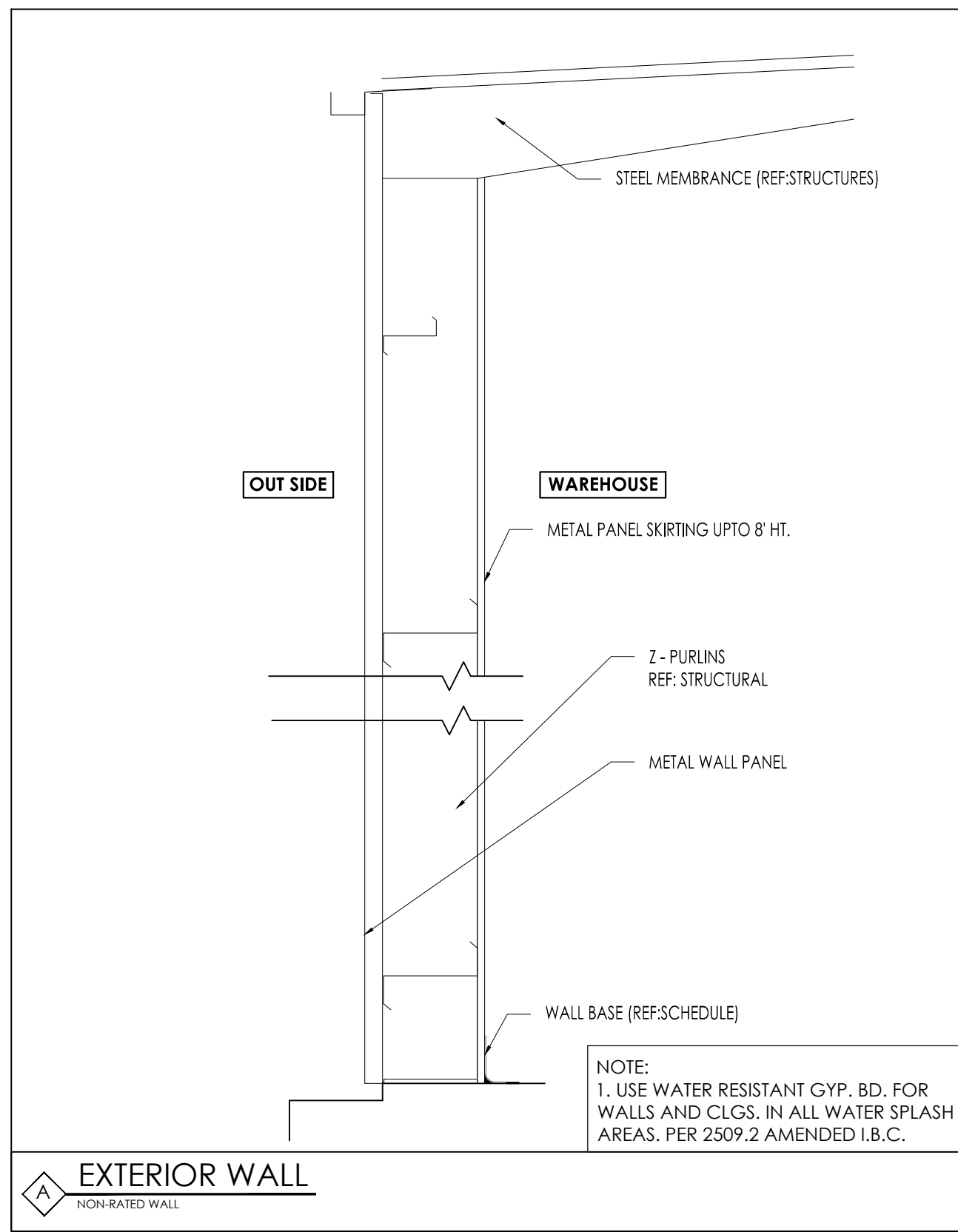
GENERAL NOTES:

CTG Project Number: 24029
 Drawn By: s.k.
 Checked By: T.M.
 Scale: 1/2"=1'-0"
 File Path:
 \\dep\2024 dep\2024 commercial\24029 - 7115 fairview office\unsh\building-4-a-4.1 rest room elevations

SHEET TITLE:
**REST ROOM
ELEVATIONS**

SHEET NUMBER:

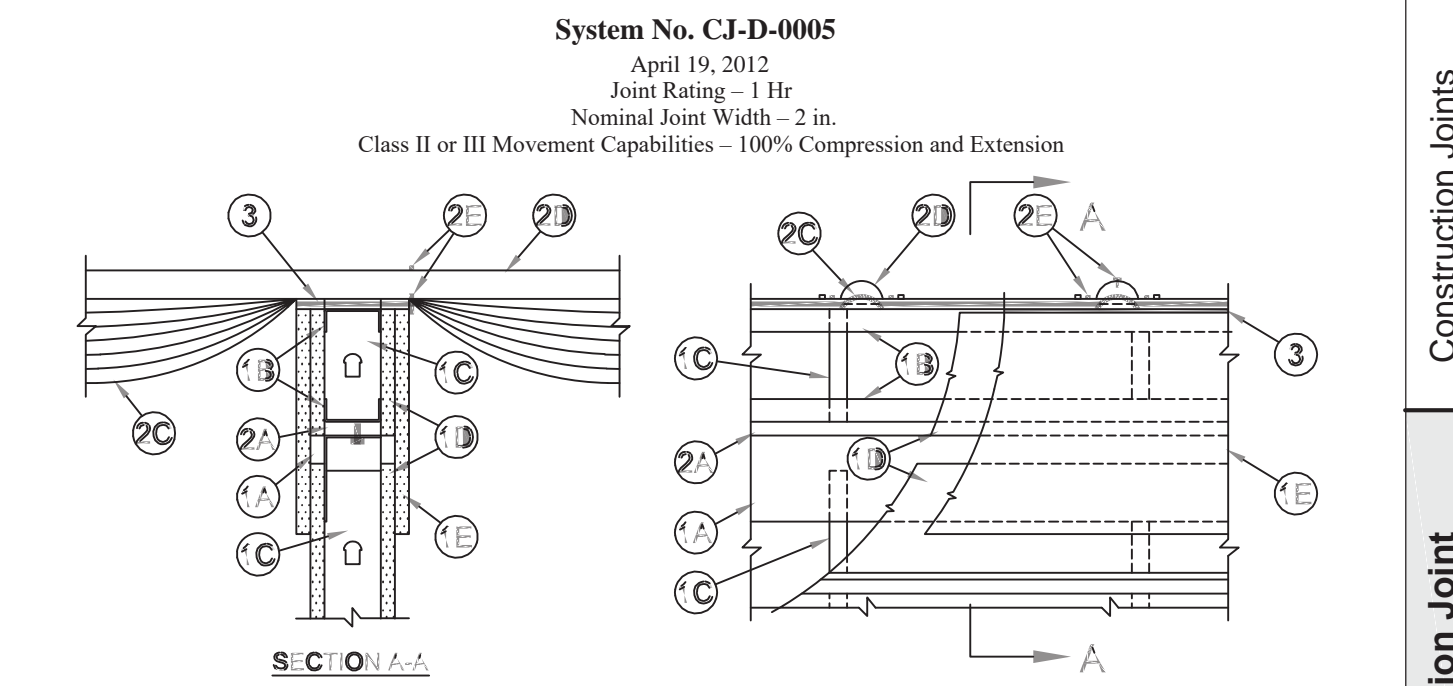
A-4.1



NOTE:
1. USE WATER RESISTANT GYP. BD. FOR WALLS AND CLGS. IN ALL WATER SPLASH AREAS. PER 2509.2 AMENDED I.B.C.

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1. USE WATER RESISTANT GYP. BD. FOR WALLS AND CLGS. IN ALL WATER SPLASH AREAS. PER 2509.2 AMENDED I.B.C.



1. Wall Assembly - The minimum 1 hr fire rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
- A. Ceiling Deflection Channel - U-shaped channel formed from min 16 ga steel sized to accommodate steel studs (Item 1C) and provided with nom 5 in. (127 mm) flanges. Deflection channel installed parallel with and aligned with web of purlin and secured to bottom flange of purlin with min No. 14 self-tapping, hex-head, plated steel or stainless steel screws spaced max 24 in. (610 mm) OC.
 - B. Steel Floor and Ceiling Runners - Floor runner of the wall assembly and the floor and ceiling runners of the cripple wall above the wall assembly shall consist of min 1-1/4 in. (32 mm) deep min 25 ga galv steel channels sized to accommodate steel studs (Item 1C). Floor runner of cripple wall aligned with and resting atop flange of purlin. Ceiling runner of cripple wall installed to compress insulation (Item 2C) to min thickness of 3/8 in. (10 mm) by wedging lengths of stud (Item 1C) between the runners. Steel studs of cripple wall attached to web of purlin with steel screws driven through opposite side of purlin web.
 - C. Studs - Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut max 2 in. (51 mm) less in length than the wall assembly height with bottom nesting in and resting on the floor runner and with top nesting in ceiling deflection channel without attachment. Width of stud to be equal to or greater than width of purlin flange. Stud spacing not to exceed 24 in. (610 mm) OC. Studs of cripple wall cut to length as required to compress insulation (Item 2C) to min thickness of 3/8 in. (10 mm) and spaced max 24 in. (610 mm) OC.
 - D. Gypsum Board* - (CKNX) - Min 5/8 in. (16 mm) thick gypsum board sheets installed on each side of wall. Wall to be constructed as specified in the individual U400, V400 or W400 Series Design in the UL Fire Resistance Directory except that a max 2 in. (51 mm) wide gap shall be maintained between the gypsum board of the wall assembly below the purlin and the gypsum board of the cripple wall. Top edge of gypsum board of wall assembly to be max 2 in. (51 mm) below top of ceiling deflection channel. Bottom edge of gypsum board of cripple wall to be flush with top of ceiling deflection channel. Screws securing gypsum board to steel studs of wall assembly to be located 2-1/4 in. to 2 1/2 in. (57 to 64 mm) below flange of ceiling deflection channel. Screws securing gypsum board of cripple wall to be driven into web of purlin and into studs and runners of cripple wall. No screws are to be driven into flanges of ceiling deflection channel.
 - E. Gypsum Board* - (CKNX) - Min 5/8 in. (16 mm) thick "rip strip" of gypsum board installed to cover first layer of gypsum board on cripple wall and to lap min 3 in. (76 mm) onto gypsum board of wall assembly on each side of wall. The "rip strip" of gypsum board is to be the same material used for the wall assembly and is to be secured to the web of purlin and into studs and runners of the cripple wall. No screws are to be driven into flanges of ceiling deflection channel. Joints of "rip strip" to be offset from joints of gypsum board on wall assembly.
- Max separation between top of wall assembly gypsum board and bottom of cripple wall gypsum board (at time of installation of joint system) is 2 in. (51 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width.
2. Nonrated Horizontal Assembly - The nonrated horizontal assembly shall be constructed of the materials and in the manner described in the individual Roof Deck Constructions (Guide TGXX) in the UL Roofing Materials and Systems Directory and shall include the following construction features:
- A. Purlin - Min 16 ga coated steel. Max spacing as specified in the individual Roof Deck Construction.
 - B. Lateral Bracing - (Not Shown) - As required.
 - C. Batts and Blankets* - Insulation - Any faced compressible glass-fiber blanket insulation having a min 6 in. (152 mm) thickness before compression and a min density of 0.6 pcf (9.6 kg/m³). Insulation draped over purlins prior to installation of panel clips (Item 2F) and/or metal roof deck panels (Item 2D). Side edges of the batts shall be butted or overlapped a max of 3 in. (76 mm). See Batts and Blankets (BZZZ) category in the UL Fire Resistance Directory or Batts and Blankets (BKNV) category in the UL Building Materials Directory for names of manufacturers.
 - D. Metal Roof Deck Panels* - Min 26 ga coated steel. Panels continuous over two or more spans. Roof panel end laps, if required, centered over purlins with min 3 in. (76 mm) panel overlap as specified in the individual Roof Deck Construction. A line of tube sealant or tape sealant may be used at panel end and side laps.

www.3M.com/firestop 1-800-328-1687 CJD 0005 • 1 of 2 3M Fire Protection Products Through Penetrations Applicators and Specifiers Guide

Design No. CJ-D-0005 continued

See Metal Roof Deck Panels (TJPV) category in the UL Roofing Materials and Systems Directory for names of manufacturers.

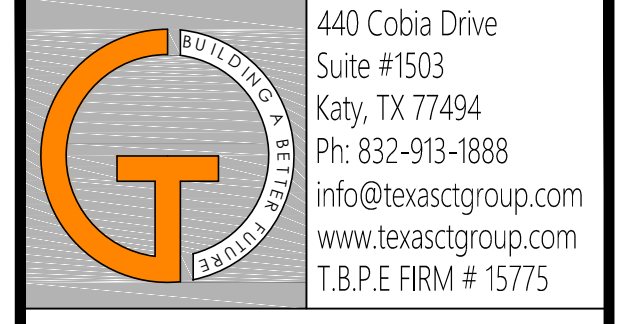
- E. Fasteners - Fasteners used for panel-to-purlin and panel-to-panel connections to be self-tapping, hex-head, plated steel or stainless steel screws with either an integral or a separate steel washer fitted with a compressible sealing washer. Fastener type, length, pilot hole diam and spacing to be as specified in the individual Roof Deck Construction.
- F. Roof Deck Fasteners* - Panel Clips - (Not Shown) - Panel clips used for panel-to-purlin connections to be secured to purlin through insulation as specified in the individual Roof Deck Construction. See Roof Deck Fasteners (TLSX) category in the UL Roofing Materials and Systems Directory for names of manufacturers.
- G. Thermal Spacer Blocks - (Not Shown) - Expanded polystyrene strips cut to fit between panel clips (Item 2F) as specified in the individual Roof Deck Construction. Thermal spacer blocks, when used, are to be installed between insulation (Item 2C) and metal roof deck panels (Item 2D) over purlins.

3. Fill, Void or Cavity Material* (XHHW) - Caulk - Min 5/8 in. (16 mm) thickness of fill material installed to fill any gap between top of cripple wall gypsum board and insulation (Item 2C) or purlin flange on each side of the wall.

3M COMPANY
3M FIRE PROTECTION PRODUCTS - CP 25WB+ Caulk
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Construction Joints
Expansion Joint

CJD



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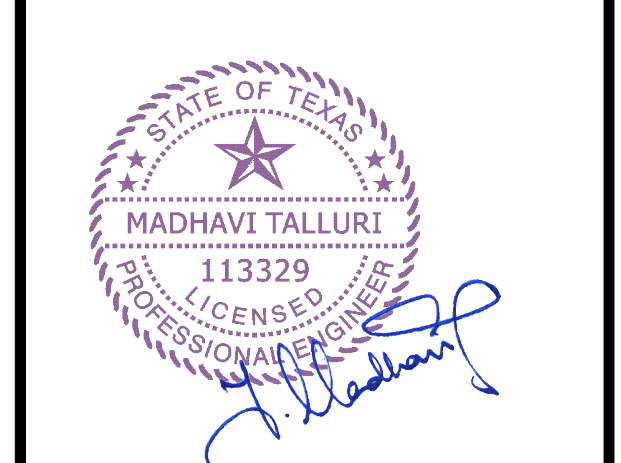
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No.	DATE	REVISIONS

PROJECT TITLE

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 2029
 Drawn By: s.k.
 Checked By: T.M.
 Scale: 1"=1'-0"
 File Path: \\ctg\dep\2024 dep\2024 commercial\2029 - 7115 fairview of\ctg\unsh\building-4\c-5.0.partition wall types

SHEET TITLE:
PARTITION WALL TYPES

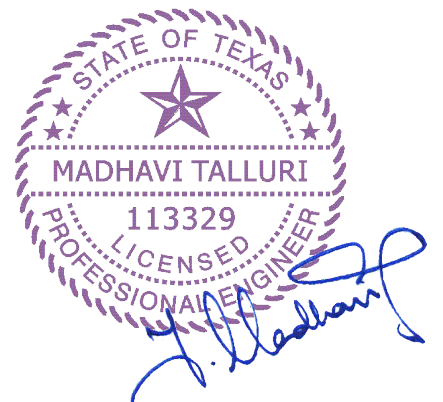
SHEET NUMBER:
A-5.0

No.	DATE	REVISIONS

PROJECT
FAIRVIEW OFFICE/WAREHOUSE

**FAIRVIEW OFFICE/WAREHOUSE
BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041**

SEAL



DATE: 11/20/2025

GENERAL NOTES:

- 11. **Lead Baton Strips** – (Not Shown) – For use with Item 54 – Lead baton strips, 2 1/4" wide, max 10' long with a max thickness of 1.40". Strips placed on the interior face of studs and attached to the stud with two min. 1/4" long min. Type 5-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip, with one min. 1/4" long min. Type 5-8 pan head steel screw at the top of the strip. Lead baton strips to have a purity of 99.9% meeting the Federal Specification QQ-2011, Grade 78, C or D. Lead baton strips required behind vertical joints of lead backed gypsum wallboard and optional of remaining stud locations.
- 12. **Lead Discs or Tabs** – (Not Shown) – For use with Item 58 – Used in lieu of or in addition to the lead baton strips (Item 11) or optional at other locations – Max 3/4" diam by max 0.125" in. thick lead disc compression fitted or affixed over screw heads or max 1/2" by 1/2" in. dia, by max 0.125" in. thick lead tabs placed on gypsum boards (Item 50) underneath screw locations for the installation of the system. Lead discs or tabs to have a purity of 99.9% meeting the Federal Specification QQ-2011, Grade 78, C or D.
- 13. **Lead Baton Strips** – (Not Shown) – For use with Item 55 – Lead baton strips, 2 1/4" wide, max 10' long with a max thickness of 1.40". Strips placed on the interior face of studs and attached to the stud with two min. 1/4" long min. Type 5-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip, with one min. 1/4" long min. Type 5-8 pan head steel screw at the top of the strip. Lead baton strips to have a purity of 99.9% meeting the Federal Specification QQ-2011, Grade 78, C or D. Lead baton strips required behind vertical joints of lead backed gypsum wallboard and optional of remaining stud locations.
- 14. **Lead Flange** – (Not Shown) – For use with Item 52 – 2 in. wide, 5/8 in. long with a max thickness of 0.142 in. Flange friction fit around face of stud, the stud folded back flange, and the back face of the stud. Flange required at each lead stud location. Flange to be made of embossed aluminum. Flange to be attached to stud with one min. 1/4" long min. Type 5-8 pan head steel screw. Lead tabs to have a purity of 99.9% meeting the Federal Specification QQ-2011, Grade 78. Lead tabs may be held in place with standard adhesive tape if necessary.

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Item #	Min Stud Depth, In	No. of Layers & Thickness of Panel	Min Thickness of Resilient Channel (Item #)
1	2-1/2	2 1/2	1 layer, 5/8 in. thick	Optional
1	1-5/8	1 1/2	1 layer, 1/2 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional	Optional
2	1-5/8	3 layers, 1/2 in. thick	Optional	Optional
2	1-5/8	3 layers, 5/8 in. thick	Optional	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional	Optional
3	1-5/8	2 layers, 5/8 in. thick	Optional	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional	Optional

CGC INC – 1/2 in. thick Type C, IP-22 or IP-CAR, 5/8 in. thick Type 48, C, IP-48, IP-X1, IP-X2, IP-CAR, SCK, SHK, WRC or WRC 3/4 in. thick Type IP-X3 or ULTRACODE

UNITED STATES OYSPHM CO – 1/2 in. thick Type C, IP-22 or IP-CAR, 5/8 in. thick Type SCK, SCK, SHK, WRC, IP-X1, AL, C, WRC, IP-X2, IP-X3, IP-CAR, 3/4 in. thick Type IP-X3 or ULTRACODE

USG BORAL DRYWALL 5/2 LCC – 1/2 in. Type C, 5/8 in. Types C, SCK, SCK, ULTRACODE

USG HEXICO 5 A DE C V – 1/2 in. thick Type C, IP-X2, IP-CAR or WRC, 5/8 in. thick Type AL, C, IP-48, IP-X1, IP-X2, IP-CAR, SCK, SHK, WRC or 3/4 in. thick Type IP-X3 or ULTRACODE

CGC INC – Type SHK

UNITED STATES OYSPHM CO – Type IP-X3, SHK

USG HEXICO 5 A DE C V – Type SHK

CGC INC – Type SHK

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File Path:

Scale: N.T.S.

SHEET TITLE:

U.L. DESIGN NOTES

SHEET NUMBER:

A-5.1

10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

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Design No. U419
BXUV-U419
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

1. Authorities having jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, materials, systems, and assemblies.

2. Authorities having jurisdiction should be consulted before construction.

3. The fire resistance assemblies and products are developed by the design manufacturer and have been investigated by UL in compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field. When field conditions arise, it is recommended that the user consult the technical service staff provided by the manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.

4. Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U419
BXUV-U419
Fire Resistance Ratings - ANSI/UL 263

Nonbearing Wall Ratings – 1, 2, 3 or 4 Hr (See Items 4 & 5 through 3K)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

http://database.ul.com/cgi-bin/XY/V/html/D,EXE/T/F/FRAME/shoepage.htm?Name=BXUV-U419&ConstrUse=Fire-Resistance-Ratings+ANSI... 1/12

10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

1. **Floor and Ceiling Runners** – (Not Shown) – For use with Item 2 – Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, max 1-1/4 in. long type, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members** – **Floor and Ceiling Runners** – Not Shown – In lieu of Item 1 – For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper20™ Track

CGC MFG INC – SmartTrack20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper25™ Track

FUSION BUILDING PRODUCTS – Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC – Viper25™ Track

1B. **Framing Members** – **Floor and Ceiling Runners** – Not Shown – In lieu of Item 1 – For use with Item 2C, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper20™ Track

FUSION BUILDING PRODUCTS – Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC – Viper20™ Track

1C. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 1 – Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max.

ALISTEEL & OYSPHM PRODUCTS INC – Type SUPREME D24/30E20 and Type SUPREME D20

http://database.ul.com/cgi-bin/XY/V/html/D,EXE/T/F/FRAME/shoepage.htm?Name=BXUV-U419&ConstrUse=Fire-Resistance-Ratings+ANSI... 2/12

10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV – Type SUPREME D24/30E20 and Type SUPREME D20

QUAL RUN BUILDING MATERIALS INC – Type SUPREME D24/30E20 and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO – Type SUPREME D24/30E20 and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC – Type SUPREME D24/30E20 and Type SUPREME D20

UNITED METAL PRODUCTS INC – Type SUPREME D24/30E20 and Type SUPREME D20

10. **Floor and Ceiling Runners** – (Not Shown) – For use with Item 2A – Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, max 1-1/4 in. long type, attached to floor and ceiling with fasteners 24 in. OC max.

1E. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 1 – For use with Item 2E, 3/4 in. x 3/4 in. x 5/16 in. only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max.

CLANKOTRECH BUILDING SYSTEMS – CD-ProTRAK

HSA METALS L.L.C. – Ram-ProTRAK

MBH METAL FABRICATING – ProTRAK

RAM SALES L.L.C. – Ram-ProTRAK

STEEL STRUCTURAL PRODUCTS L.L.C. – Triv-5 ProTRAK

1F. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 1 – For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1-1/8 in. long type fabricated from min 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

SUPER STUD BUILDING PRODUCTS – The Edge

10. **Framing Members** – **Floor and Ceiling Runners** – For use with Item 20, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.

STUCCO BUILDING SYSTEMS – CROCKSTUCC Track

1H. **Floor and Ceiling Runners** – (Not Shown) – Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long type, for use with studs spaced from and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper20™ Track V1100

FUSION BUILDING PRODUCTS – Viper20™ Track V1100

IMPERIAL MANUFACTURING GROUP INC – Viper20™ Track V1100

1I. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – As an alternate to Item 1 – For use with Item 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L.L.C. – Truiz-TRACK™

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10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

11. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 21, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L.L.C. – Viper25™ Track

1K. **Framing Members** – **Floor and Ceiling Runners** – Not Shown – In lieu of Item 1 – For use with Item 21, proprietary channel shaped runners, 3-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L.L.C. – Viper20™ Track

11. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 1 – For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. in. deep, fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALPHATRAX

10. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – As an alternate to Item 1 – For use with Item 20, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD – Rondo Wall Track

12. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – As an alternate to Item 1 – For use with Item 20, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

DEG BUILDING MATERIALS – DEG Track

10. **Framing Members** – **Floor and Ceiling Runners** – (Not Shown) – In lieu of Item 1 – For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper X Track

12. **Steel Studs** – Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

24. **Steel Studs** – (As an alternate to Item 2, For use with Items 5B, 5C, 5D, 5E, 5F, 5G and 5K) – Channel shaped, fabricated from min 25 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction fit into floor ceiling runners. Studs to be cut 3/8 to 3/4 in. less than assembly height.

28. **Framing Members** – **Floor and Ceiling Runners** – (As an alternate to Item 2, For use with Items 5C, 5I or 5J) – Proprietary channel shaped studs, 2-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLANKOTRECH BUILDING SYSTEMS – CD-ProTRAK

DMCWBS L.L.C. – ProTRAK

MBH METAL FABRICATING – ProTRAK

RAM SALES L.L.C. – Ram-ProTRAK

STEEL STRUCTURAL PRODUCTS L.L.C. – Triv-5 ProTRAK

21. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – For use with Items 5F or 5G or 5I or 5J or 5K, channel shaped studs, min depth as indicated under Item 5C, 5E or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLANKOTRECH BUILDING SYSTEMS – CD-ProTRAK

DMCWBS L.L.C. – ProTRAK

MBH METAL FABRICATING – ProTRAK

RAM SALES L.L.C. – Ram-ProTRAK

STEEL STRUCTURAL PRODUCTS L.L.C. – Triv-5 ProTRAK

21. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than assembly height.

SUPER STUD BUILDING PRODUCTS – The Edge

20. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than assembly height. Spaced 24 in. OC max.

DEG BUILDING MATERIALS – DEG Stud

RONDO BUILDING SERVICES PTY LTD – Rondo Lipped Wall Stud

20. **Framing Members** – **Steel Studs** – As an alternate to Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. bare metal thickness). Studs to be cut 3/8 to 3/4 in. less than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper X

21. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. bare metal thickness). Studs to be cut 3/8 to 3/4 in. less than assembly height.

UNITED STATES OYSPHM CO – 5/8 in. thick Type ULX

2H. **Framing Members** – **Steel Studs** – (Not Shown) – As an alternate to Item 2 – Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

TELLING INDUSTRIES L.L.C. – TRUIE-TRUCK™

2I. **Framing Members** – **Steel Studs** – (As an alternate to Item 2, For use with Items 5C, 5I or 5J) – Proprietary channel shaped studs, 2-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height and installed with 3/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper20™

TELLING INDUSTRIES L.L.C. – Viper20™

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10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

FUSION BUILDING PRODUCTS – Viper20™

IMPERIAL MANUFACTURING GROUP INC – Viper20™

20. **Framing Members** – **Steel Studs** – In lieu of Item 2 – Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALISTEEL & OYSPHM PRODUCTS INC – Type SUPREME D24/30E20 and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV – Type SUPREME D24/30E20 and Type SUPREME D20

QUAL RUN BUILDING MATERIALS INC – Type SUPREME D24/30E20 and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO – Type SUPREME D24/30E20 and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC – Type SUPREME D24/30E20 and Type SUPREME D20

UNITED METAL PRODUCTS INC – Type SUPREME D24/30E20 and Type SUPREME D20

2E. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – For use with Items 5F or 5G or 5I or 5J or 5K, channel shaped studs, min depth as indicated under Item 5C, 5E or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLANKOTRECH BUILDING SYSTEMS – CD-ProTRAK

DMCWBS L.L.C. – ProTRAK

MBH METAL FABRICATING – ProTRAK

RAM SALES L.L.C. – Ram-ProTRAK

STEEL STRUCTURAL PRODUCTS L.L.C. – Triv-5 ProTRAK

20. **Framing Members** – **Steel Studs** – As an alternate to Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less than assembly height. Spaced 24 in. OC max.

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Studite™

20. **Framing Members** – **Steel Studs** – As an alternate to Item 2 – For use with Item 5, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CGC MFG INC – SmartTrack20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper25™

FUSION BUILDING PRODUCTS – Viper25™

IMPERIAL MANUFACTURING GROUP INC – Viper25™

2C. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – Proprietary channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper20™

TELLING INDUSTRIES L.L.C. – Truiz-TRACK™

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10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

20. **Framing Members** – **Steel Studs** – As an alternate to Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less than assembly height. Spaced 24 in. OC max.

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Studite™

20. **Framing Members** – **Steel Studs** – As an alternate to Item 2 – For use with Item 5, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CGC MFG INC – SmartTrack20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper25™

FUSION BUILDING PRODUCTS – Viper25™

IMPERIAL MANUFACTURING GROUP INC – Viper25™

2C. **Framing Members** – **Steel Studs** – (Not Shown) – In lieu of Item 2 – Proprietary channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO – Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC – Viper20™

TELLING INDUSTRIES L.L.C. – Truiz-TRACK™

http://database.ul.com/cgi-bin/XY/V/html/D,EXE/T/F/FRAME/shoepage.htm?Name=BXUV-U419&ConstrUse=Fire-Resistance-Ratings+ANSI... 6/12

10/19/2018 BXUV-U419 - Fire Resistance Ratings - ANSI/UL 263

4C. **Fiber, Spray-on** – (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required – Spray applied granular mineral fiber material. The fiber is applied with adhesive to a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions associated with the product. See Fiber Spray-on (C-2).

AMERICAN ROCKWOOL MANUFACTURING, LLC – Type Rockwool Premium Plus

5. **Gypsum Board** – Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent bays (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Resilient edge joints and horizontal butt joints in adjacent bays (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Item #	Min Stud Depth, In	No. of Layers & Thickness of Panel	Min Thickness of Resilient Channel (Item #)
1	2-1/2	2 1/2	1 layer, 5/8 in. thick	Optional
1	1-5/8	1 1/2	1 layer, 1/2 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional	Optional
2	1-5/8	3 layers, 1/2 in. thick	Optional	Optional
2	1-5/8	3 layers, 5/8 in. thick	Optional	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional	Optional
3	1-5/8	2 layers, 5/8 in. thick	Optional	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional	Optional

CGC INC – 1/2 in. thick Type C, IP-22 or IP-CAR, 5/8 in. thick Type 48, C, IP-48, IP-X1, IP-X2, IP-CAR, SCK, SHK, WRC or WRC 3/4 in. thick Type IP-X3 or ULTRACODE

UNITED STATES OYSPHM CO – 1/2 in. thick Type C, IP-22 or IP-CAR, 5/8 in. thick Type SCK, SCK, SHK, WRC, IP-X1, AL, C, WRC, IP-X2, IP-X3, IP-CAR, 3/4 in. thick Type IP-X3 or ULTRACODE

USG BORAL DRYWALL 5/2 LCC – 1/2 in. Type C, 5/8 in. Types C, SCK, SCK, ULTRACODE

USG HEXICO 5 A DE C V – 1/2 in. thick Type C, IP-X2, IP-CAR or WRC, 5/8 in. thick Type AL, C, IP-48, IP-X1, IP-X2, IP-CAR, SCK, SHK, WRC or 3/4 in. thick Type IP-X3 or ULTRACODE

When Item 5, **Steel Framing Members</**

No.	DATE	REVISIONS

PROJECT

FILE

**FAIRVIEW OFFICE/WAREHOUSE
BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041**

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: T.M

Scale: 3/4" = 1'-0"

File Path:

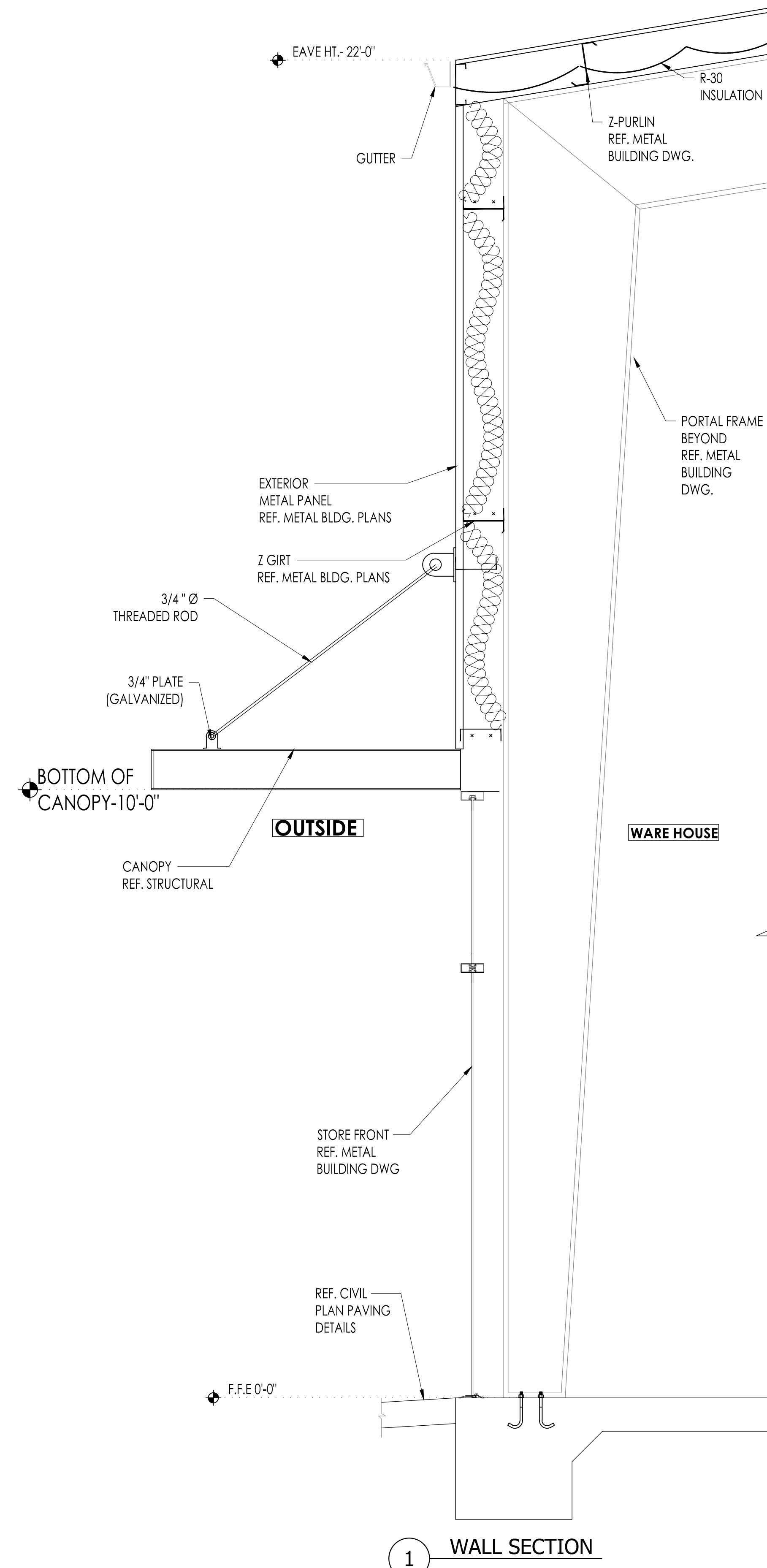
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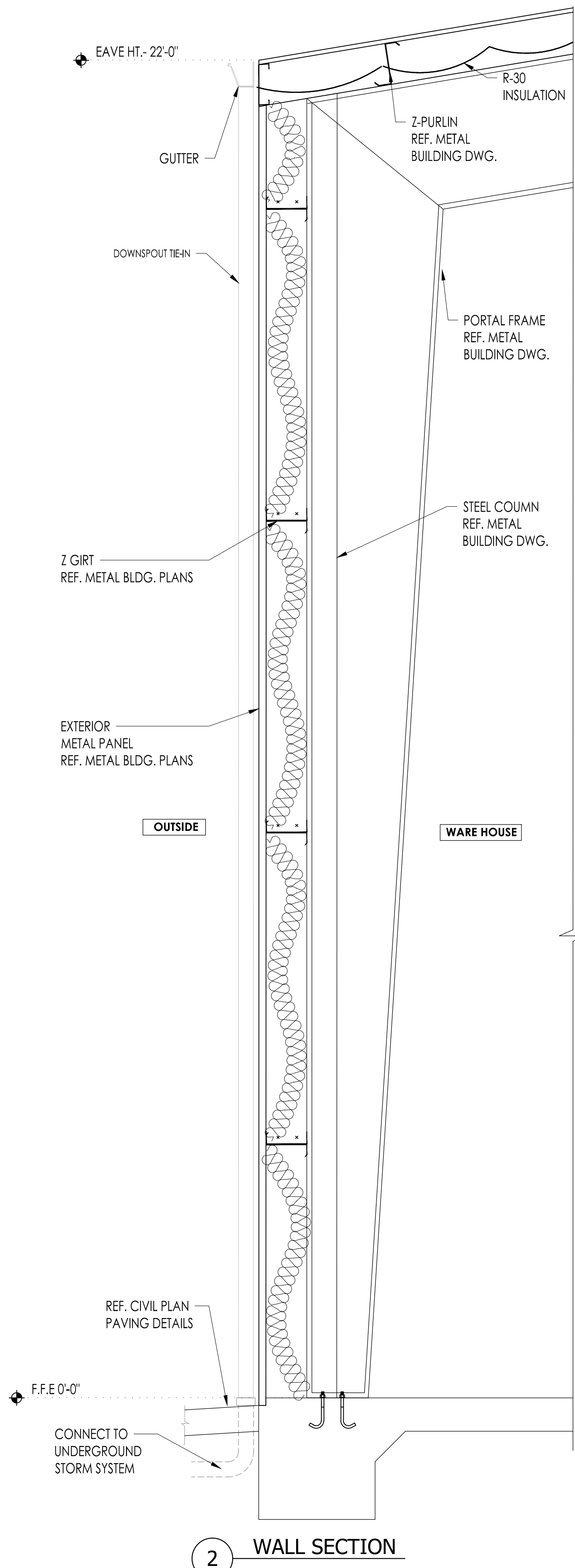
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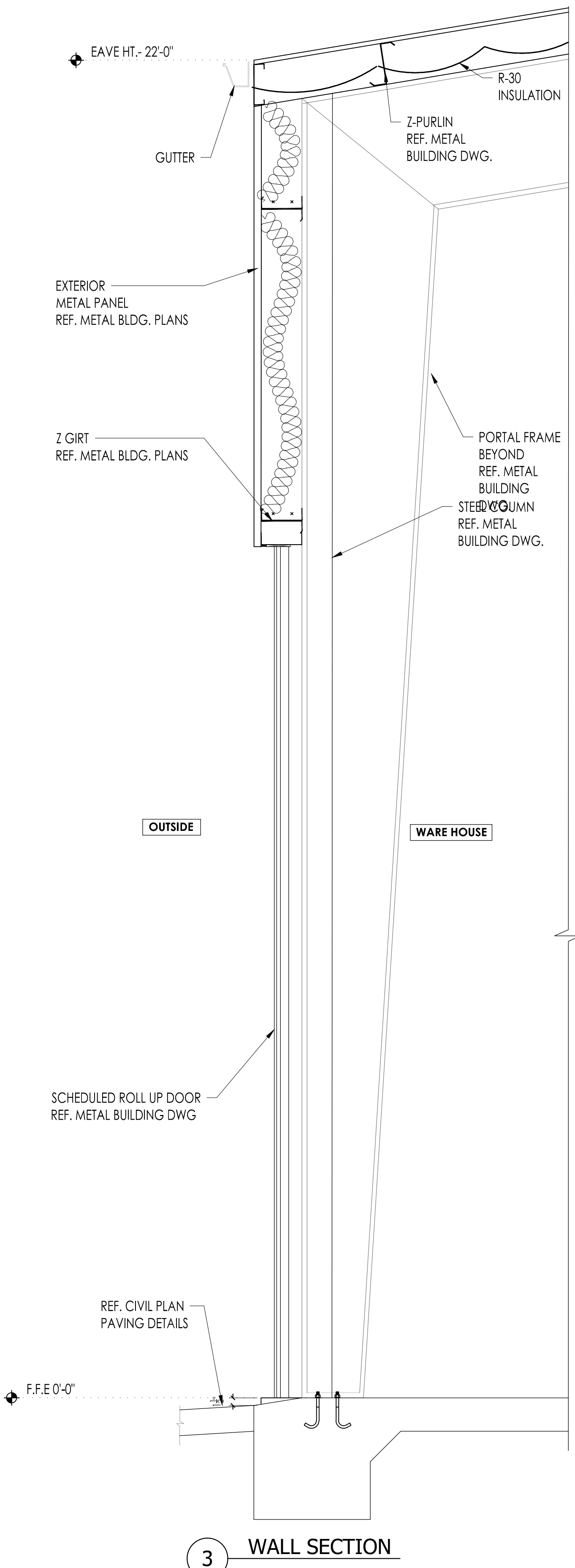
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1 WALL SECTION



2 WALL SECTION



3 WALL SECTION

No.	DATE	REVISIONS

PROJECT
#1115

**FAIRVIEW OFFICE/WAREHOUSE
BUILDING-4
LOCATED AT
7115 FAIRVIEW STREET
HOUSTON, TX 77041**

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: T.M

Scale: 3/4" = 1'-0"

File Path:

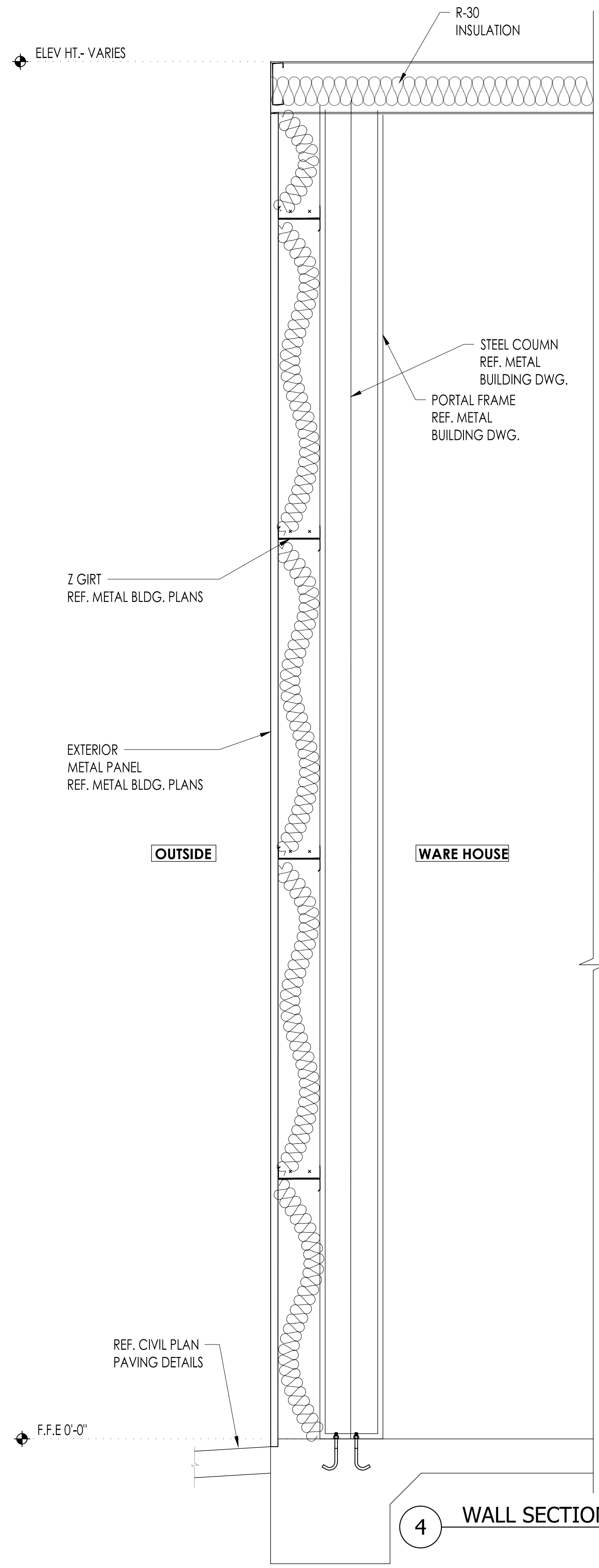
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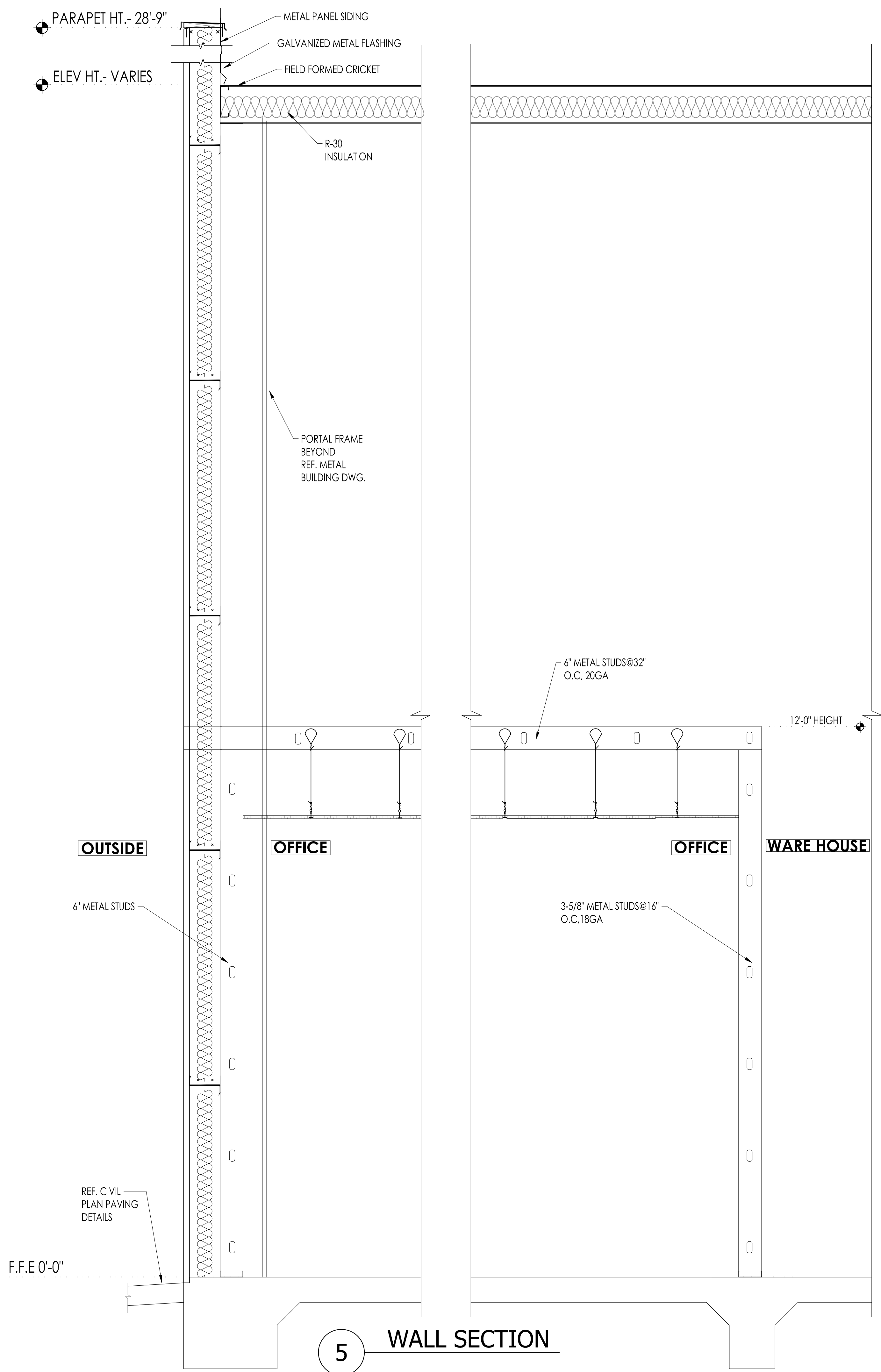
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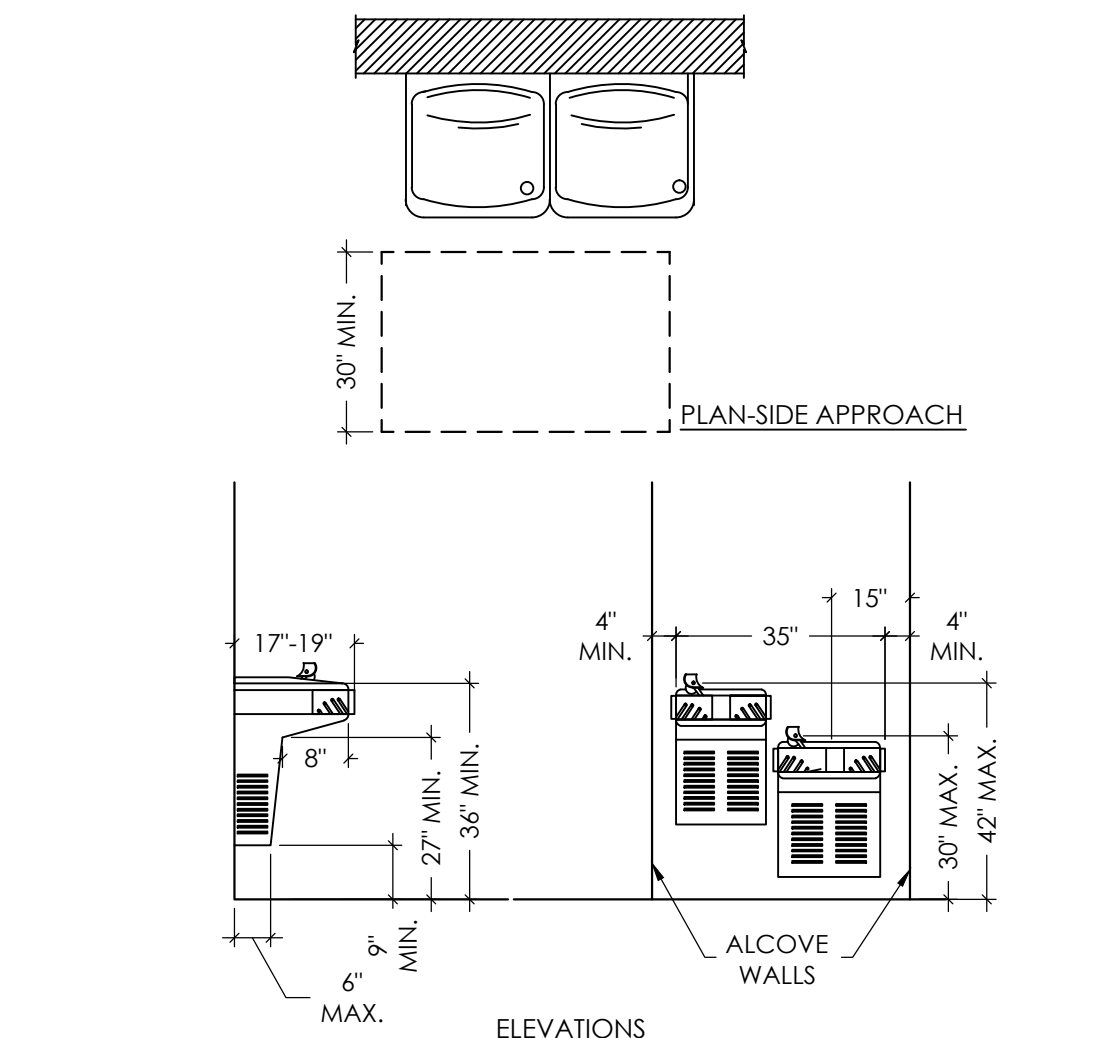
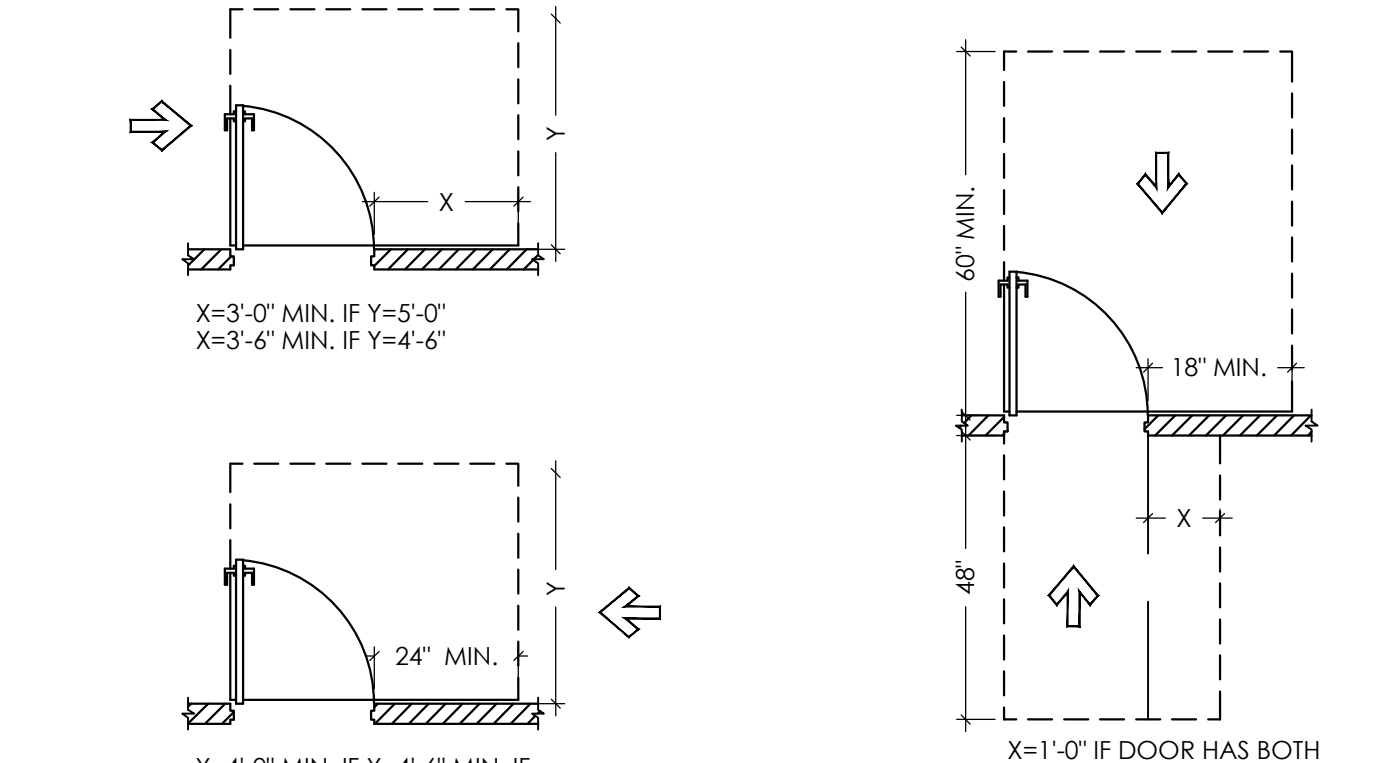
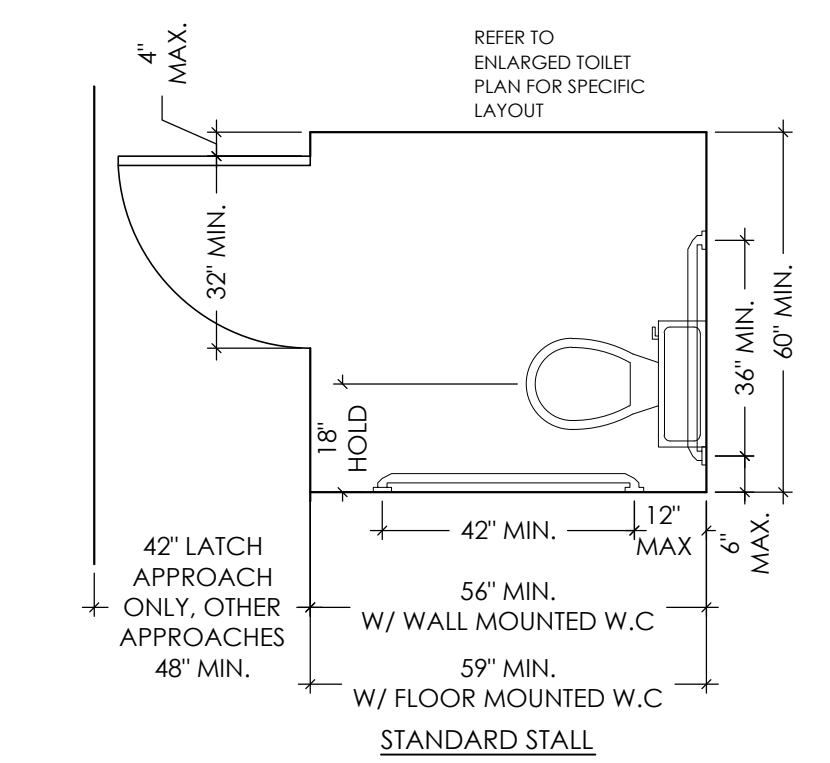
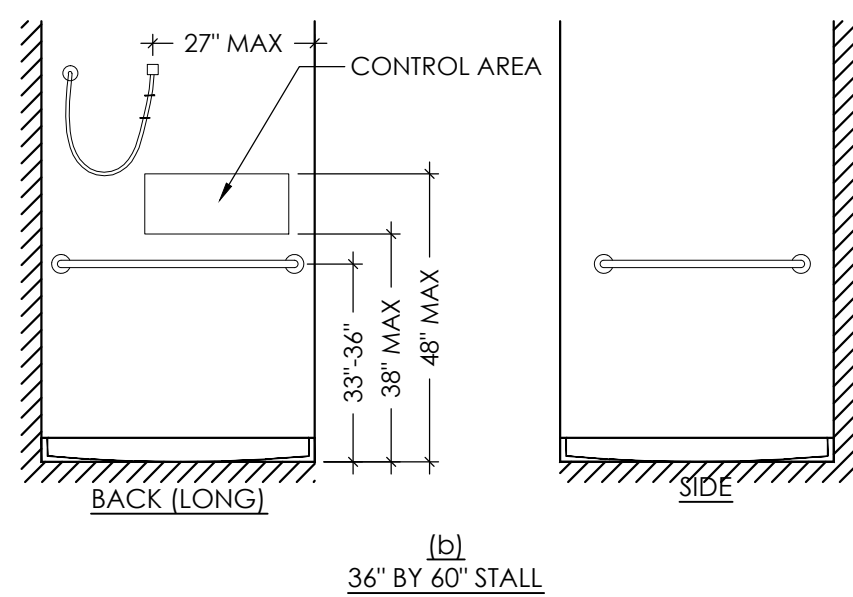


4 WALL SECTION



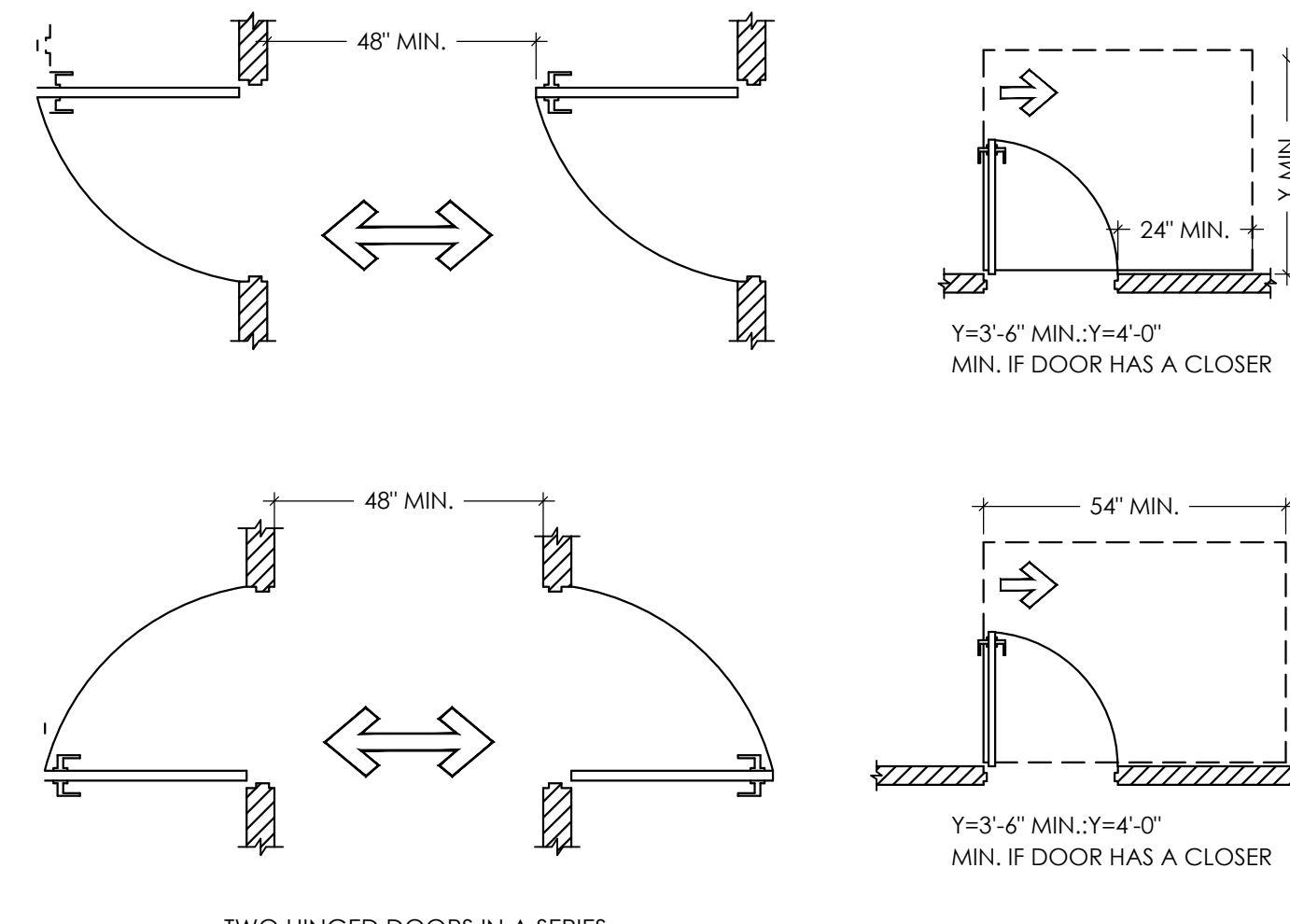
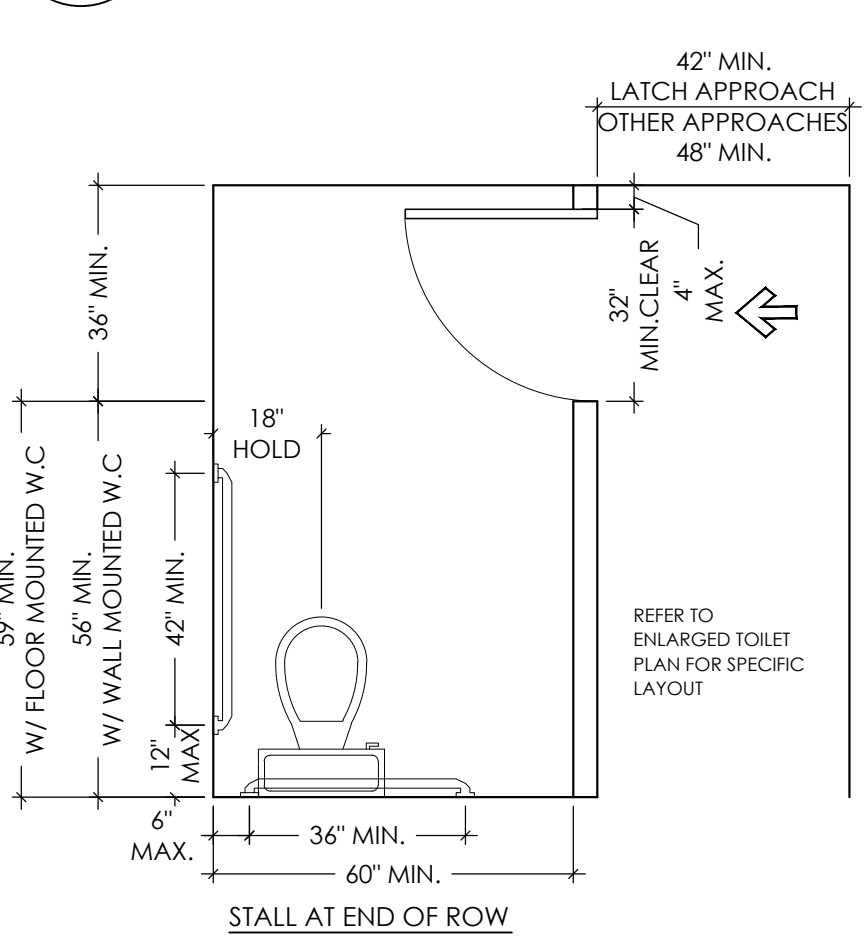
5 WALL SECTION

NOTE:
SHOWERHEAD AND CONTROL AREA MAY BE ON BACK (LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL

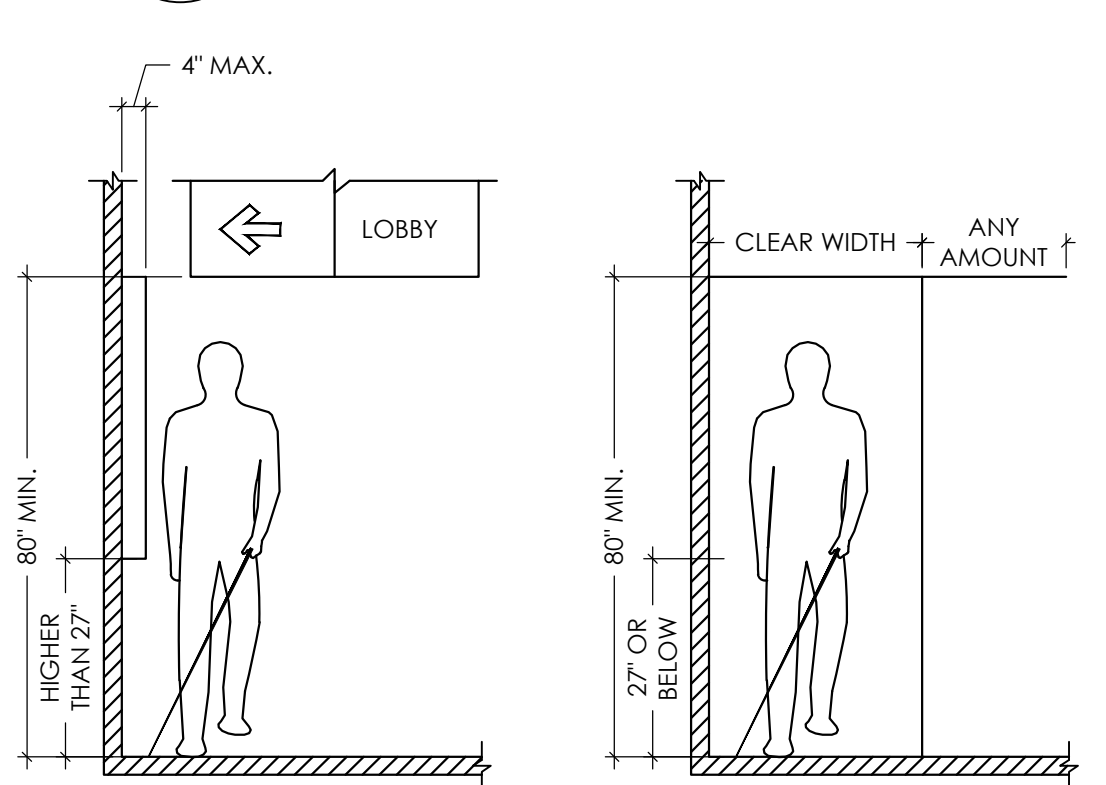


- ACCESSIBILITY NOTES**
- IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
 - FLOOR SURFACES SHALL BE SLIP-RESISTANT.
 - EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN CLEAR WIDTH.
 - ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL, BE OTHERS WITH A SLOPE OF NO GREATER THAN 1:2.
 - LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR FINISH.
 - CENTER HAND ACTIVATED DOOR OPENING HARDWARE 30" AND 44" ABOVE FINISHED FLOOR.
 - MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS, AND 5 POUNDS FOR INTERIOR DOORS. MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLAN OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
 - THE BOTTOM 10" OF ALL DOORS, (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED USING A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
 - EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
 - WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
 - THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60", AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
 - FLOORS OR LANDINGS SHALL BE NOT MORE THAN 21" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 41" AND 21" SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 1:2.
 - TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STEP WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
 - ELECTRICAL RECEPTACLES CANNOT BE LESS THAN 15" FROM THE FLOOR, AS MEASURED TO THE LOWEST OPERABLE PART MAKING THE BOTTOM OF THE OUTLET NO LESS THAN 15" FROM THE FLOOR.

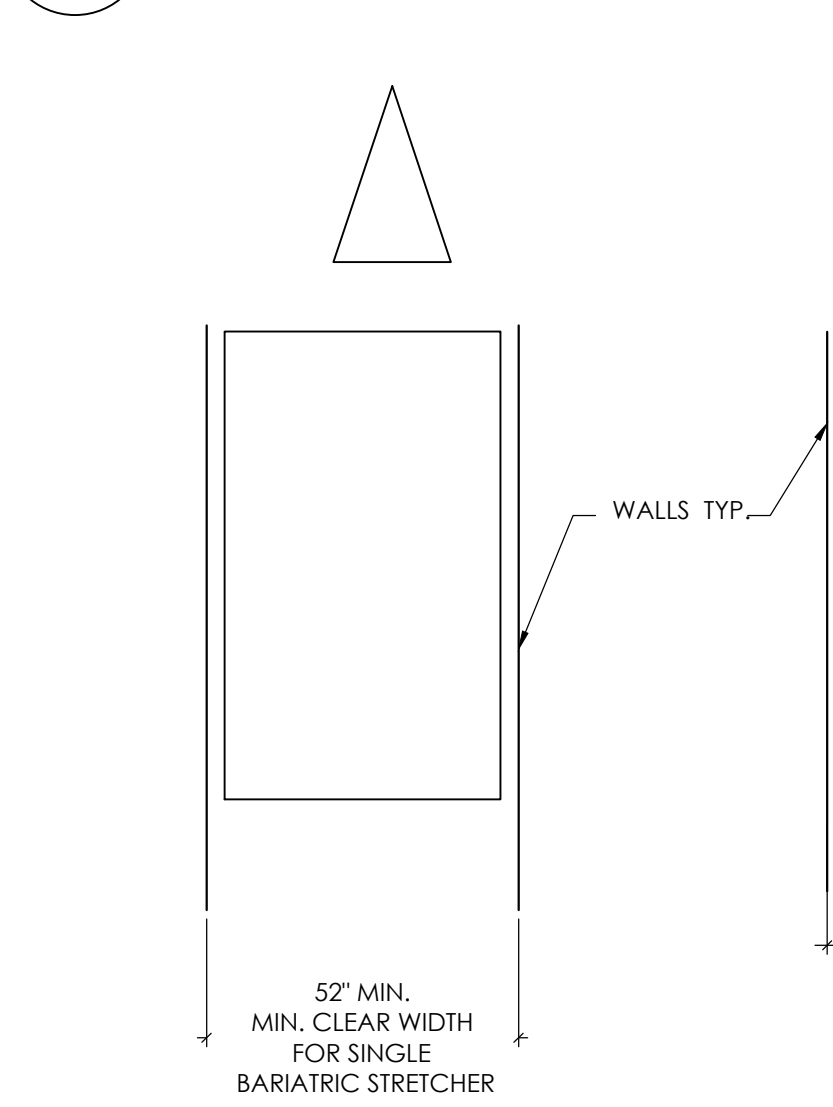
09 MULTI USER TOILET
Scale: 3/8"=1'-0"



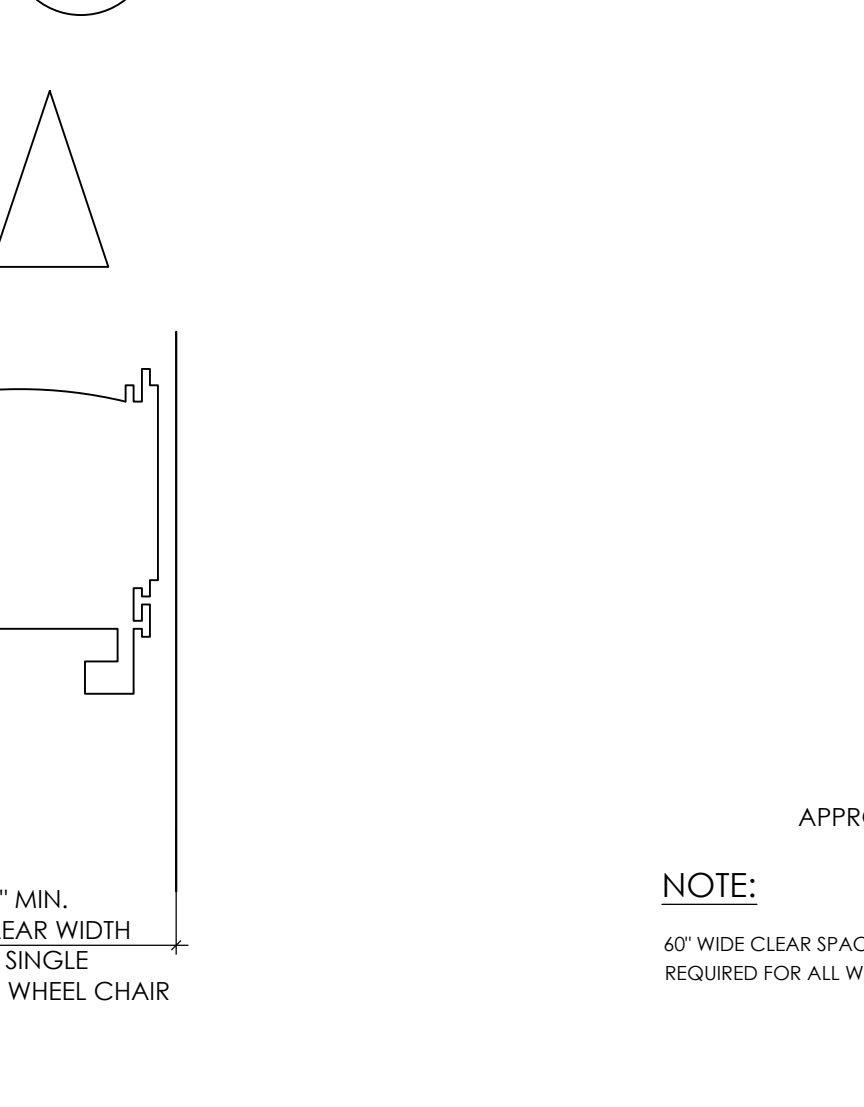
05 DRINKING FOUNTAINS
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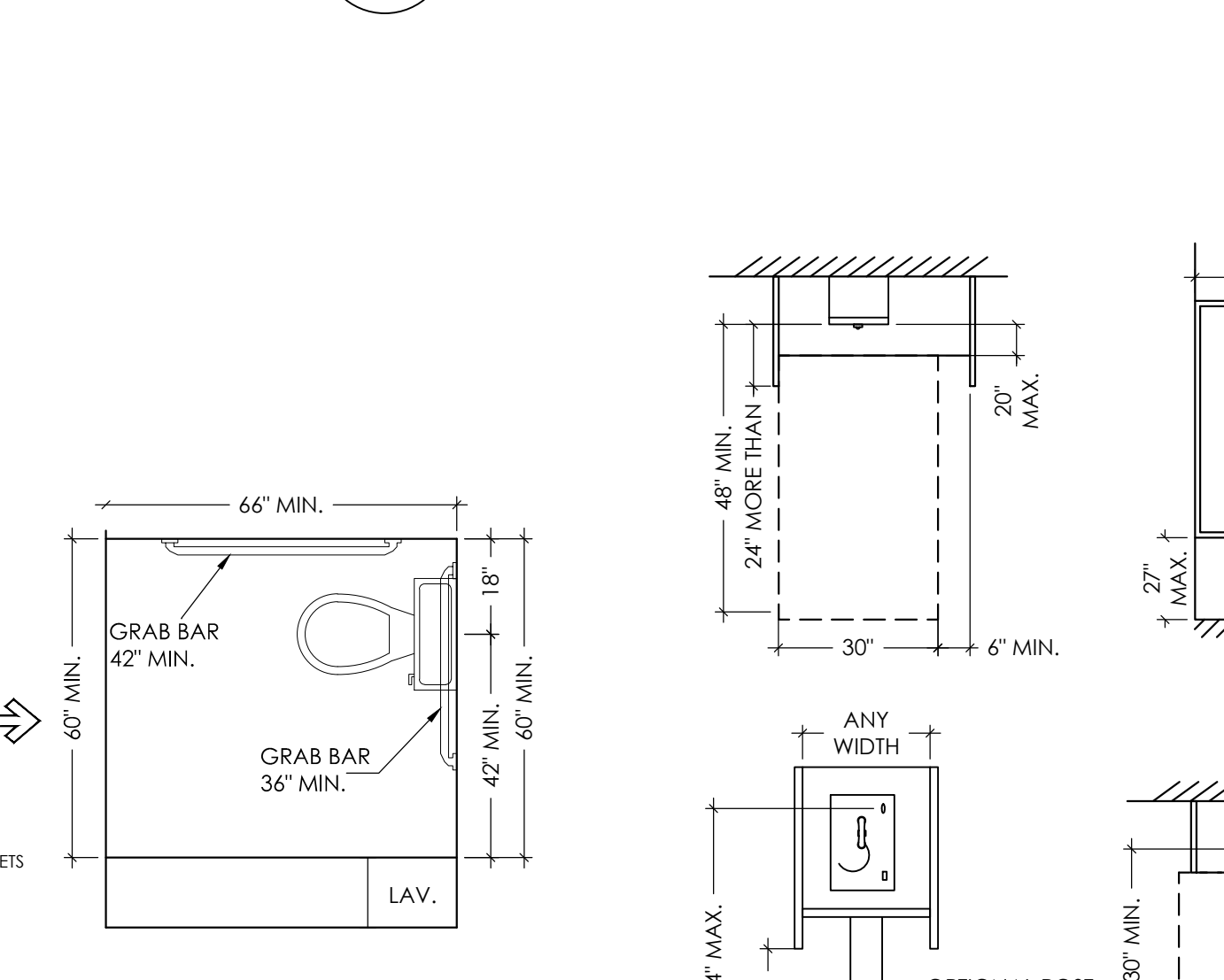
12 SHOWER STALLS
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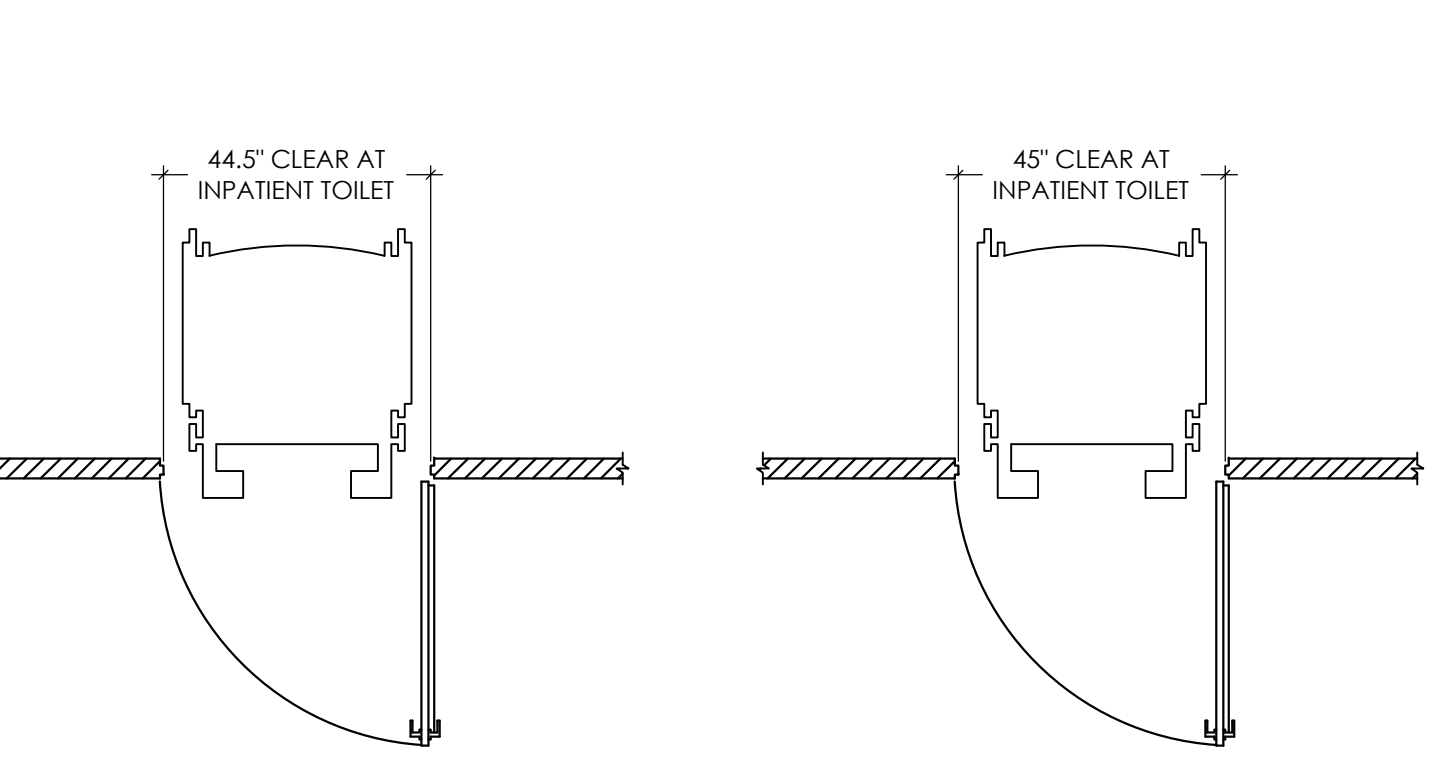
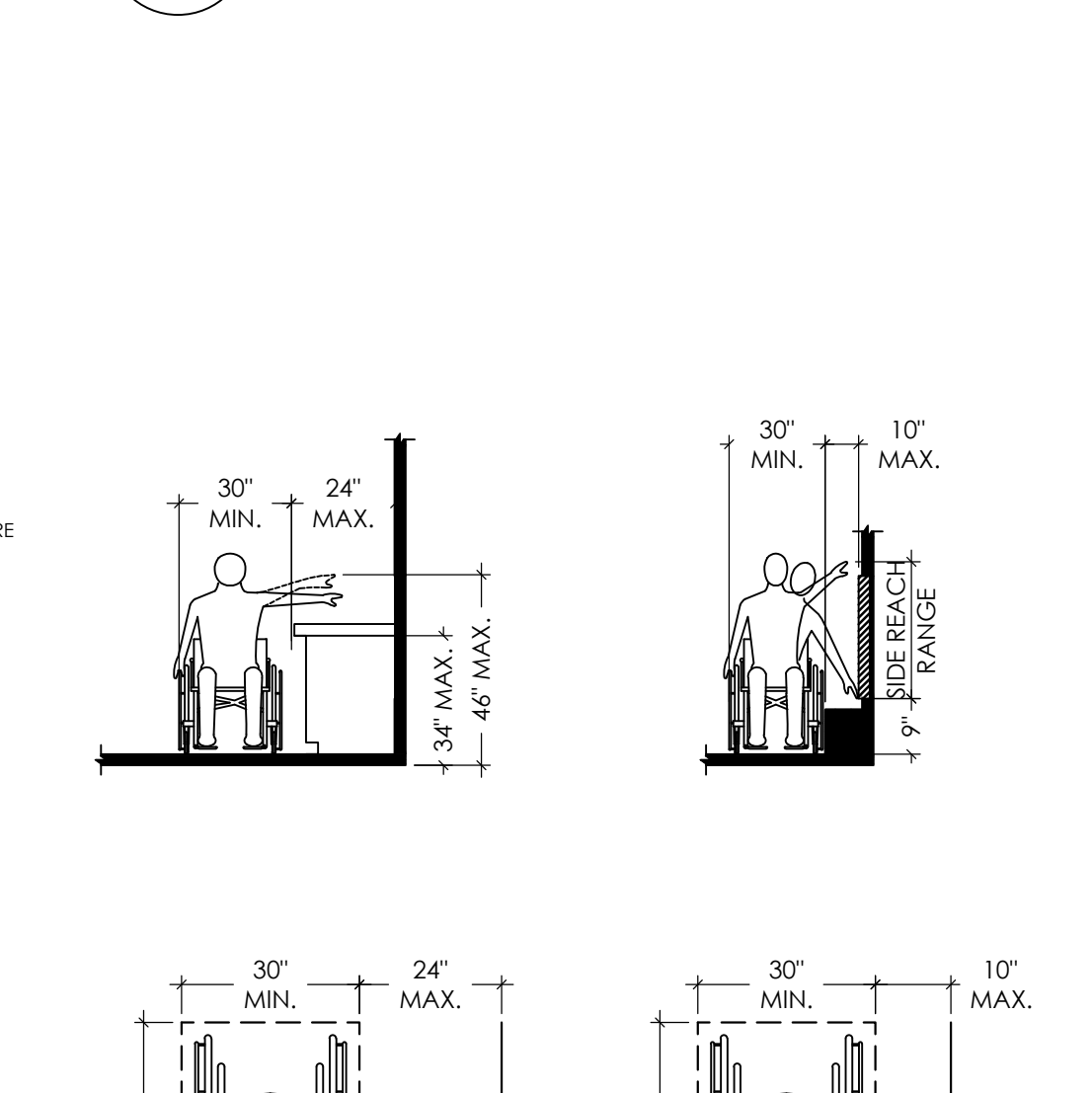
10 MULTI USER TOILET
Scale: 3/8"=1'-0"



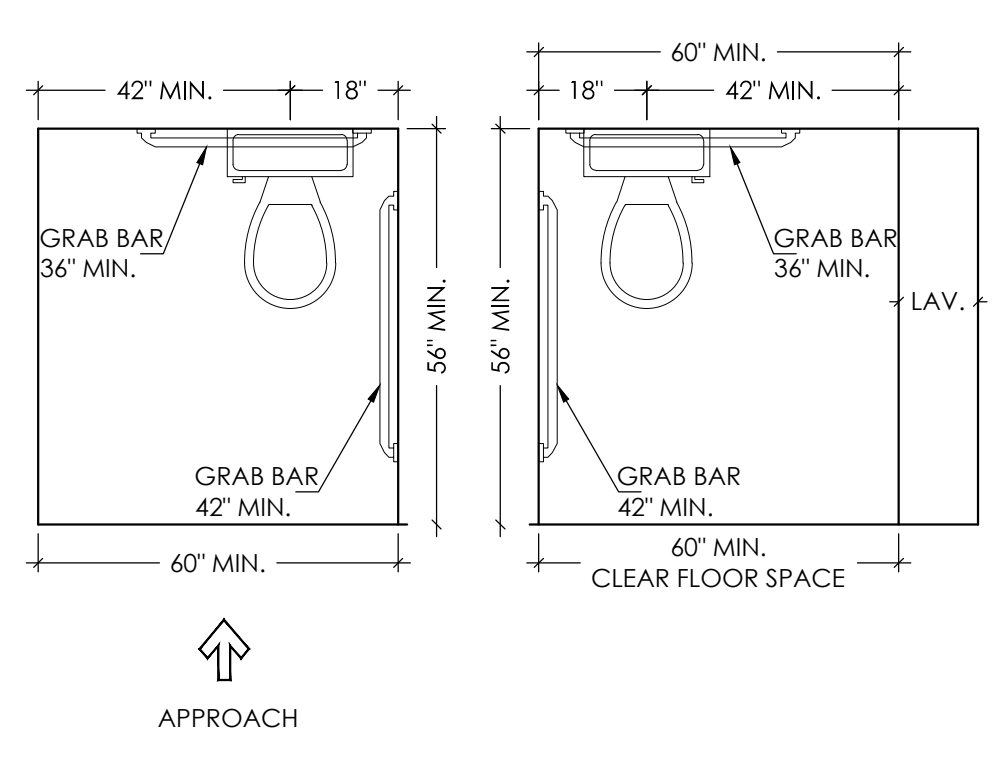
07 DOOR CLEARANCES
Scale: 3/8"=1'-0"



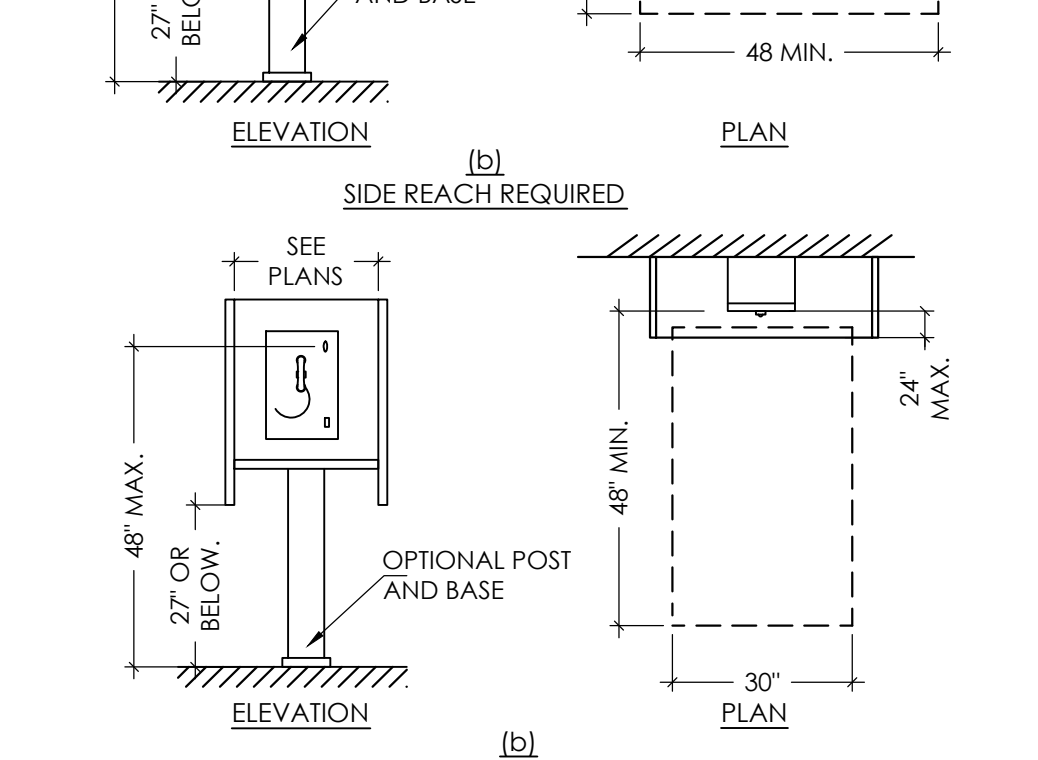
04 PROTRUDING OBJECTS
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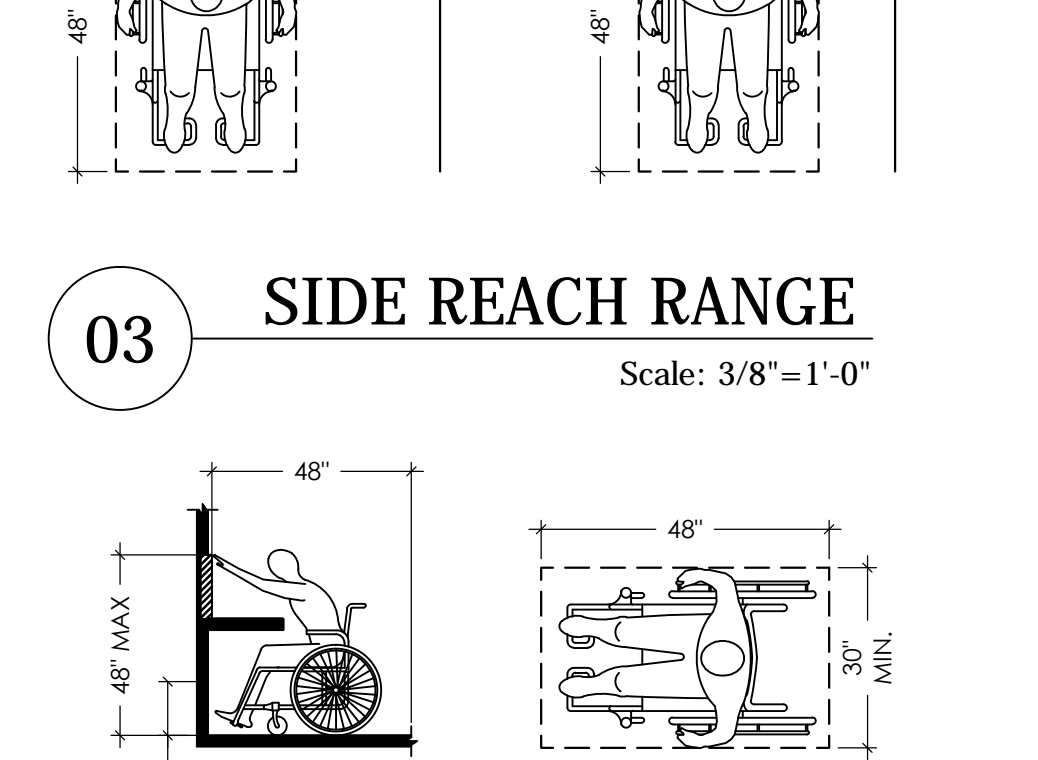
11 BARIATRIC GUIDELINES
Scale: 3/8"=1'-0"



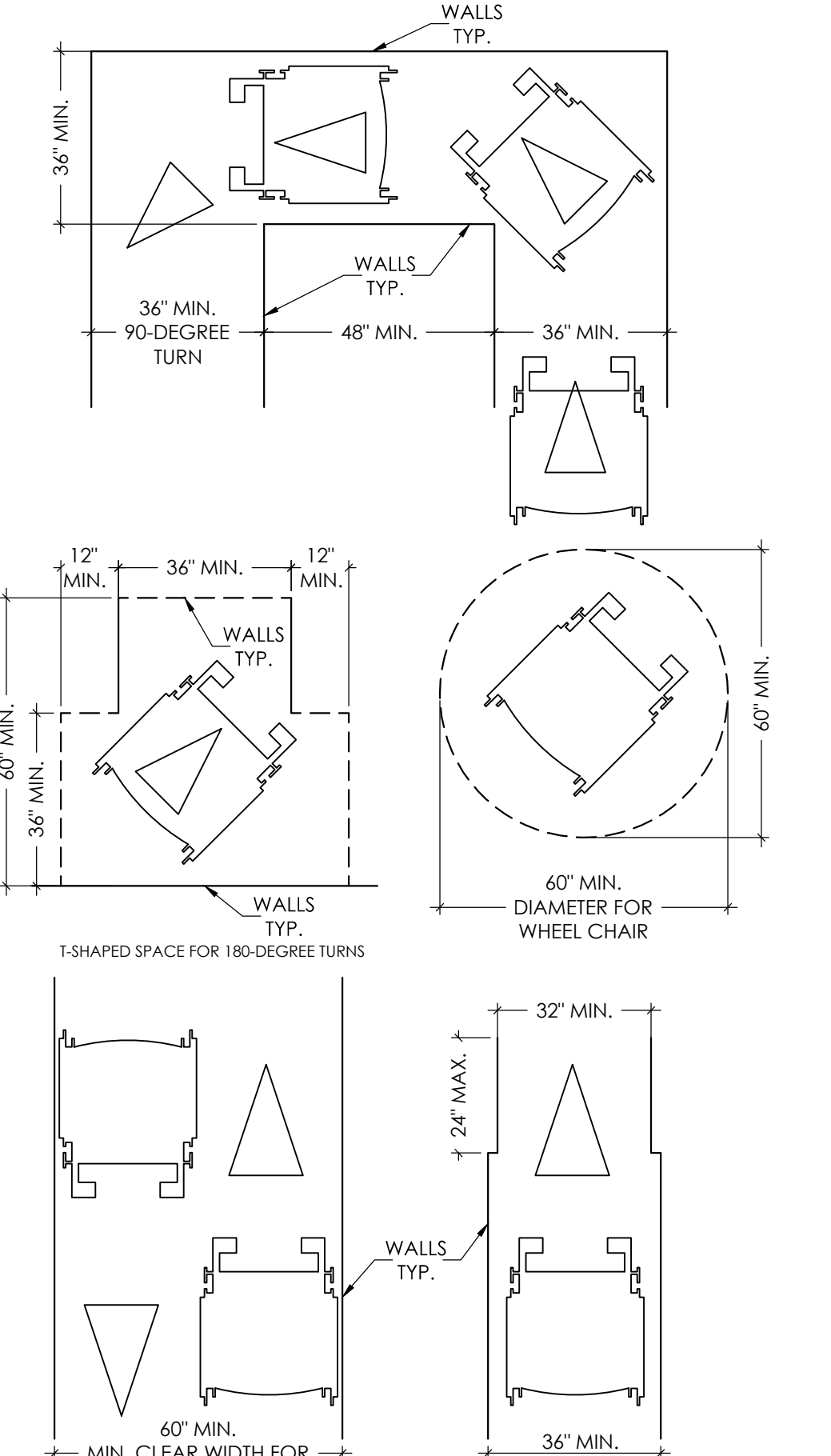
08 SINGLE USER TOILET
Scale: 3/8"=1'-0"



06 PHONE MOUNTING HEIGHTS
Scale: 3/8"=1'-0"



02 FORWARD REACH RANGE
Scale: 3/8"=1'-0"



01 WHEELCHAIR CLEARANCES
Scale: 3/8"=1'-0"

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No.	DATE	REVISIONS

PROJECT TITLE

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4
LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL

STATE OF TEXAS
MADHAVI TALLURI
113329
LICENSED PROFESSIONAL ENGINEER

DATE: 11/20/2025

GENERAL NOTES:

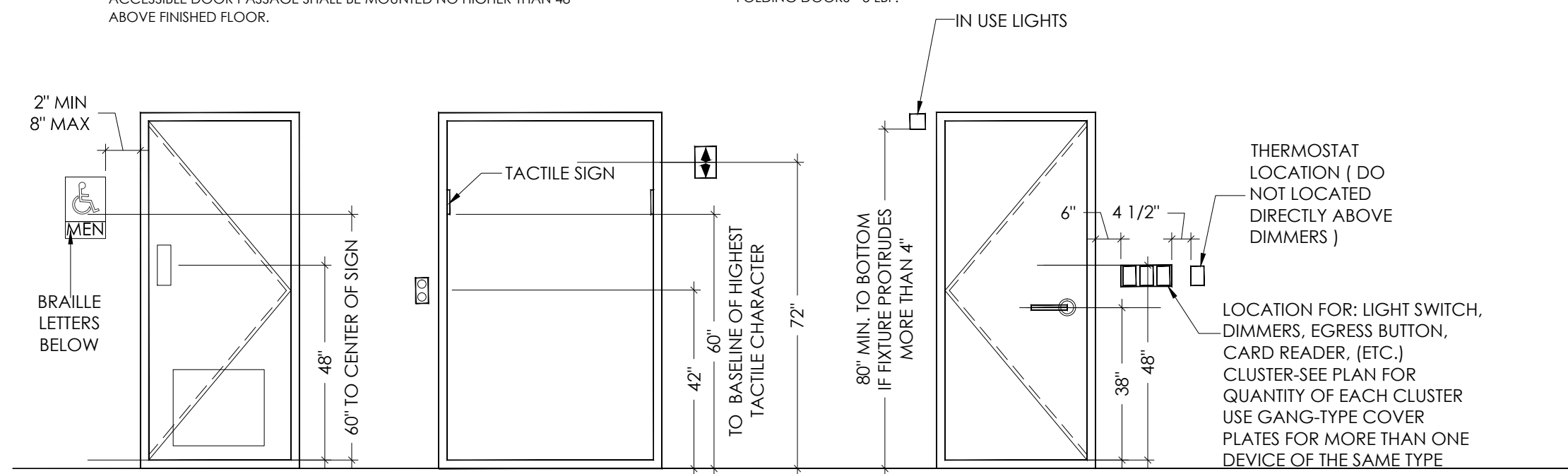
CTG Project Number: 2029
Drawn By: s.k.
Checked By: T.M.
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\\1\proj\2024\dwg\2024 commercial\24029 - 7115 fairview off\01\01\building-4\ada elevations

SHEET TITLE:
ADA NOTES & DETAILS-1

SHEET NUMBER:

ADA-1

- DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF LEVER-OPERATED MECHANISMS; U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- DOOR CLOSER AND GATE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: FIRE DOORS - MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, INTERIOR HINGED, SLIDING OR FOLDING DOORS - 5 LBF.



ACCESSIBLE MOUNTING HEIGHTS

Scale: 3/8" = 1'-0"

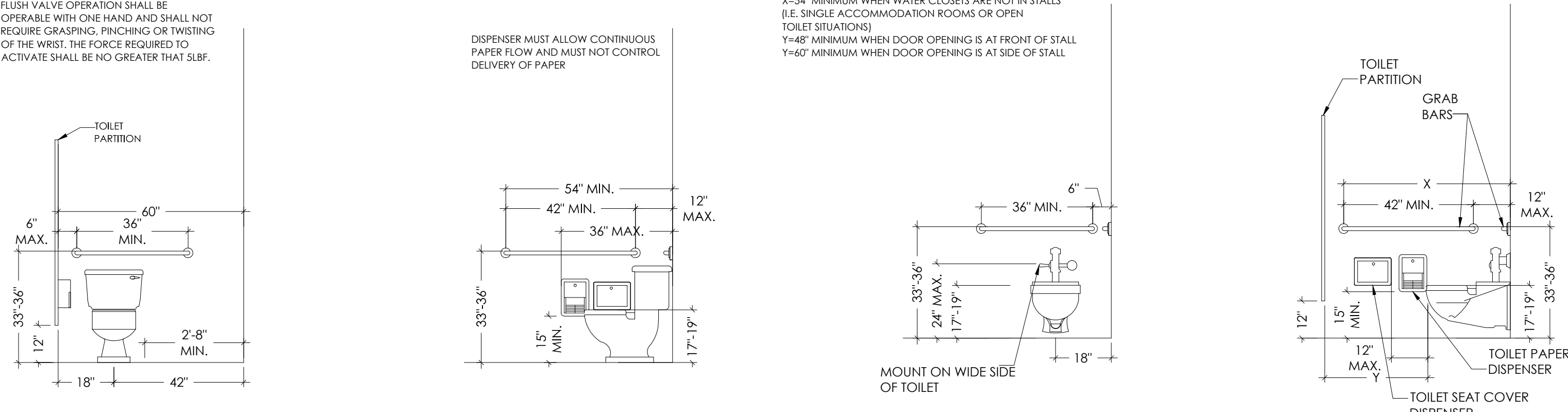
NOTE:

FLASH VALVE OPERATION SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE NO GREATER THAN 5LBF.

DISPENSER MUST ALLOW CONTINUOUS PAPER FLOW AND MUST NOT CONTROL DELIVERY OF PAPER

NOTE:

X=52" MINIMUM WHEN WATER CLOSETS ARE IN STALLS.
 75-54" MINIMUM WHEN WATER CLOSETS ARE NOT IN STALLS (E.G. SINGLE ACCOMMODATION ROOMS OR OPEN TOILET SITUATIONS)
 Y=48" MINIMUM WHEN DOOR OPENING IS AT FRONT OF STALL
 Y=60" MINIMUM WHEN DOOR OPENING IS AT SIDE OF STALL

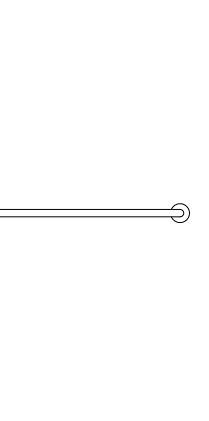
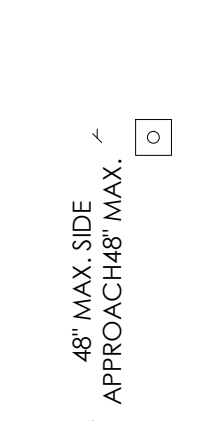
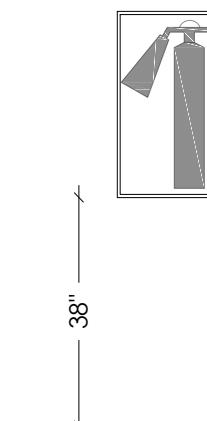
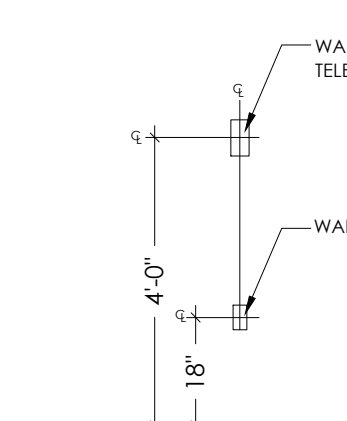
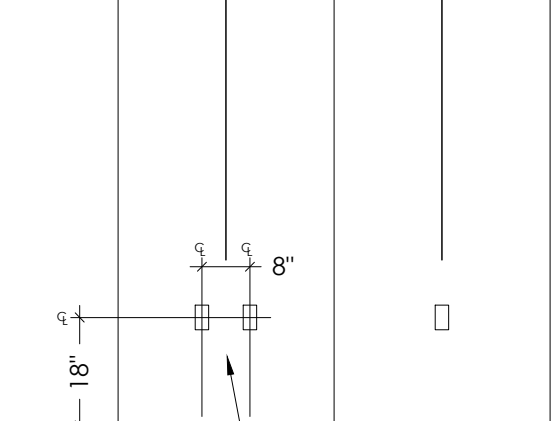
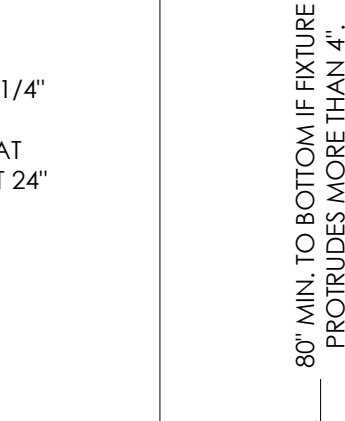
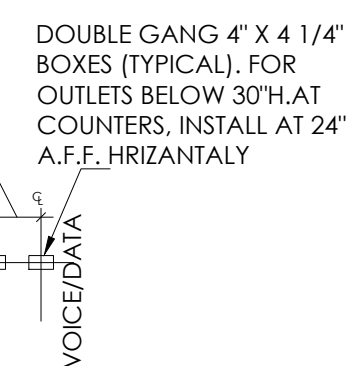


TOILET AND ACCESSORY HEIGHTS

Scale: 3/8" = 1'-0"

NOTE:

ALL OUTLETS TO BE 18" A.F.F. TO CENTER U.O.



NOTE: PROVIDE MATCHING COVER PLATES FOR ALL SYSTEMS

DEVICE MOUNTING HEIGHTS

Scale: 3/8" = 1'-0"

NOTE:

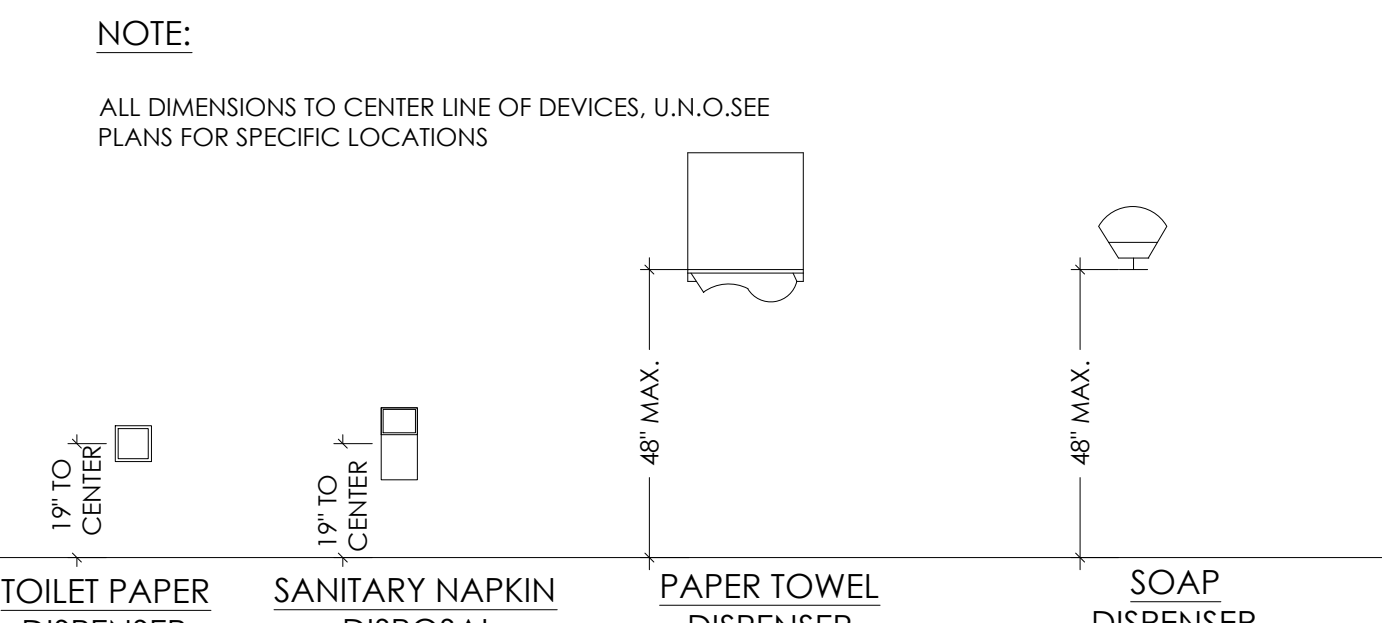
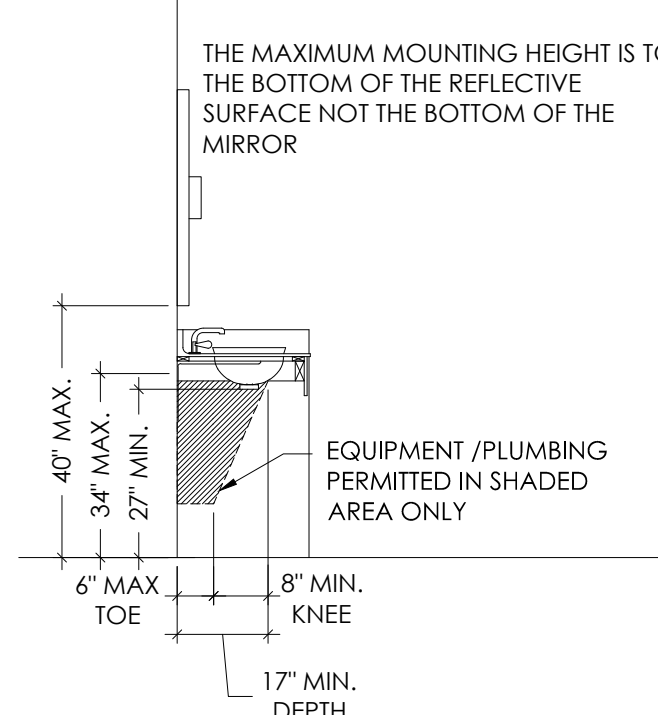
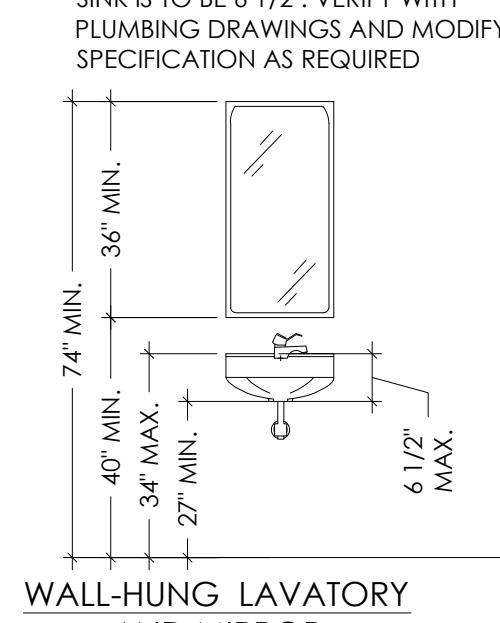
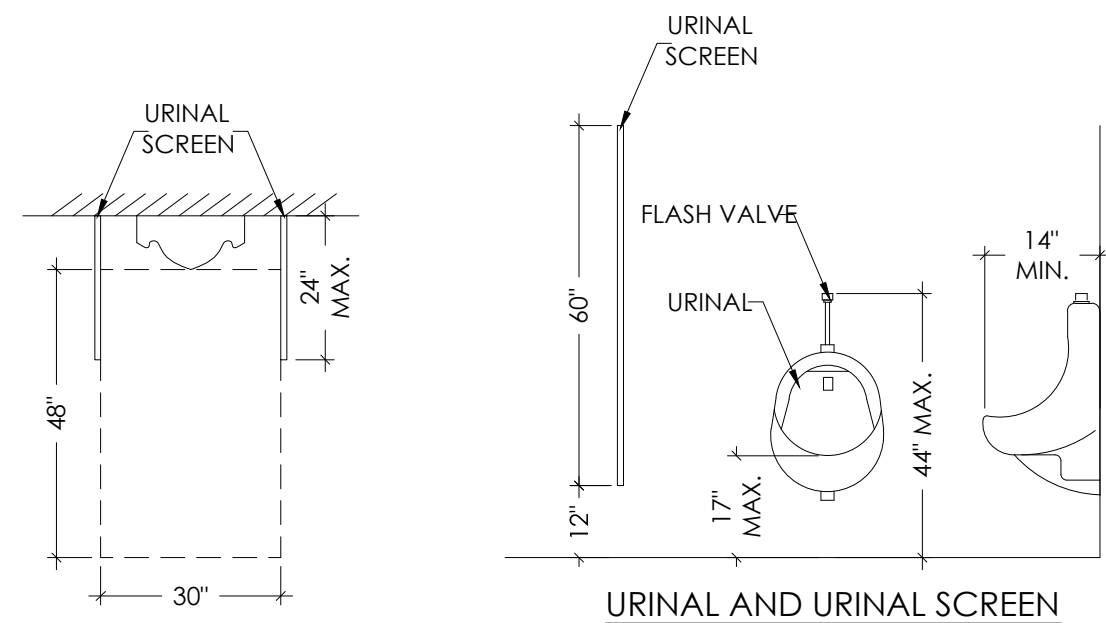
MAXIMUM DEPTH FOR AN ACCESSIBLE SINK IS TO BE 6 1/2". VERIFY WITH PLUMBING DRAWINGS AND MODIFY SPECIFICATION AS REQUIRED

NOTE:

THE MAXIMUM MOUNTING HEIGHT IS TO THE BOTTOM OF THE REFLECTIVE SURFACE NOT THE BOTTOM OF THE MIRROR

NOTE:

ALL DIMENSIONS TO CENTER LINE OF DEVICES, U.N.O.SEE PLANS FOR SPECIFIC LOCATIONS



FIXTURE AND ACCESSORY MOUNTING HEIGHTS

Scale: 3/8" = 1'-0"

NOTE:

ACCESSIBILITY NOTES

703 SIGNS

703.1 GENERAL. SIGNS SHALL COMPLY WITH 703, WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. 703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4. ADVISORY

703.2 RAISED CHARACTERS. SIGNS THAT ARE DESIGNED TO BE READ BY TOUCH SHOULD NOT HAVE SHARP OR ABRASIVE EDGES.

703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.2.5 CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". EXCEPTION: WHERE SEPARATE RAISED AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, RAISED CHARACTER HEIGHT SHALL BE PERMITTED TO BE 1/2 INCH (13 MM) MINIMUM.

703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM. 703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. ADVISORY

703.5.1 FINISH AND CONTRAST. SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST AS MUCH AS POSSIBLE WITH THEIR BACKGROUND. ADDITIONAL FACTORS AFFECTING THE EASE WITH WHICH THE TEXT CAN BE DISTINGUISHED FROM ITS BACKGROUND INCLUDE SHADOWS CAST BY LIGHTING SOURCES, SURFACE GLARE, AND THE UNIFORMITY OF THE TEXT AND ITS BACKGROUND COLORS AND TEXTURES.

703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". 703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE

703.5.5 VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". TABLE 703.5.5 VISUAL CHARACTER HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER HORIZONTAL VIEWING DISTANCE MINIMUM CHARACTER HEIGHT 40 INCHES (1015 MM) TO LESS THAN OR EQUAL TO 70 INCHES (1780 MM) LESS THAN 72 INCHES (1830MM) 5/8 INCH (16 MM) 72 INCHES (1830 MM) AND GREATER 5/8 INCH (16 MM), PLUS 1/8 INCH (3.2MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 72 INCHES (1830 MM) GREATER THAN 70 INCHES (1780MM) TO LESS THAN OR EQUAL TO 120 INCHES (3050 MM) LESS THAN 180 INCHES (4570 MM) 2 INCHES (51 MM) 180 INCHES (4570 MM) AND GREATER 2 INCHES (51 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4570MM) GREATER THAN 120 INCHES (3050 MM) LESS THAN 21 FEET (6400 MM) 3 INCHES (75 MM) 21 FEET (6400 MM) AND GREATER 3 INCHES (75 MM), PLUS 1/8 INCH (3.2MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 21 FEET (6400 MM)

703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.6.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. - 150 -2012 TEXAS ACCESSIBILITY STANDARDS • EFFECTIVE MARCH 15, 2012 • TEXAS DEPARTMENT OF LICENSING AND REGULATION

703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

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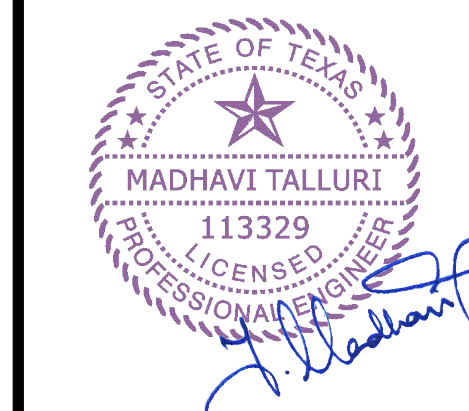
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No.	DATE	REVISIONS

PROJECT TITLE

FAIRVIEW OFFICE/WAREHOUSE BUILDING-4 LOCATED AT 7115 FAIRVIEW STREET HOUSTON, TX 77041

SEAL



DATE: 11/20/2025

GENERAL NOTES:

CTG Project Number: 24029

Drawn By: s.k

Checked By: J.M

Scale: 3/8" = 1'-0"

File Path:

\\10.10.10.2024.dwg\2024.commercial\24029 - 7115 fairview

01.ctg\arch\building-4\ada-interior elevations

SHEET TITLE:

ADA NOTES & DETAILS-2

SHEET NUMBER:

ADA-2