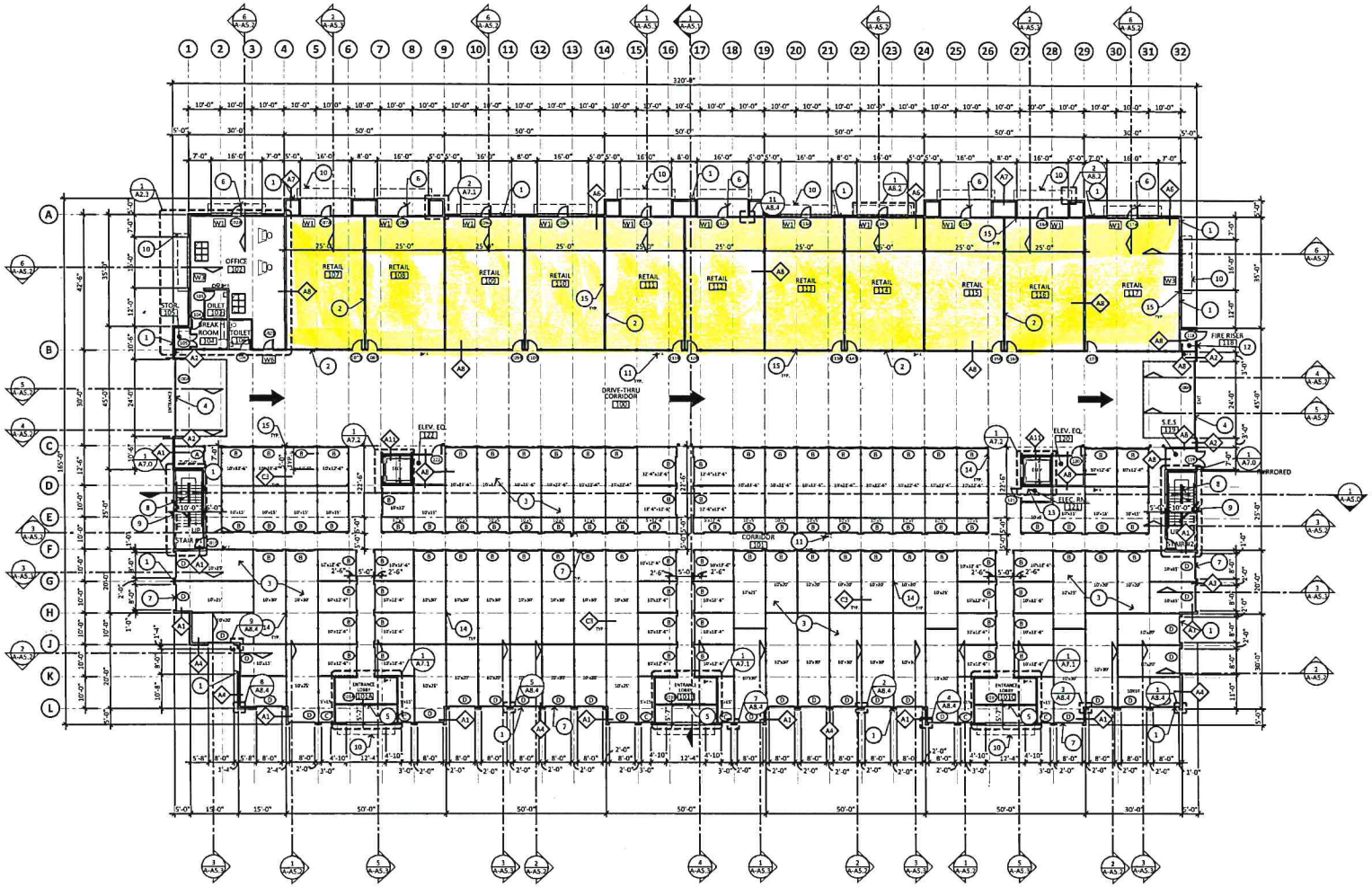
Garland, TX

(11) retail Bays 25' x 40' each



1 **BUILDING A 1ST FLOOR - FLOOR PLAN**
SCALE: 1/16" = 1'-0"

GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. 75 FOOT MAXIMUM TRAVEL DISTANCE TO ANY EXTINGUISHER. GC SHALL SUPPLY AND INSTALL TYPE 2A-10BC EXTINGUISHER MOUNTED 40" AFF TO TOP OF EXTINGUISHER.
- EMERGENCY LIGHT FIXTURES, CONDUITS, DUCTWORK, PIPING, ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE.
- ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF STOREFRONT OR FACE OF STUD FRAMING.

LEGEND

- ELEVATION TAG
- SECTION CUT
- DOOR, SEE SHEET 7-A7.1
- WINDOW, SEE SHEET 7-A7.0
- INTERIOR STEEL STUD WALL
- EXTERIOR WALL, WOOD STUDS
- EXTERIOR WALL, STEEL STUDS
- WALL SECTION DETAIL, SEE SHEETS 7-A8.1

KEY NOTES

* KEY NOTES MAY NOT ALL APPLY TO PLAN.

1. EXTERIOR STEEL STUD WALL FRAMING, SEE STRUCTURAL FOR SPACING AND INFO.
2. STEEL STUD DEMISING WALL, 1 HOUR RATED UL DES U419
3. STEEL INTERIOR WALL FRAMING BY STORAGE UNIT SYSTEM VENDOR, SEE SPECIFICATIONS
4. 24'-0 x 14'-0" OVERHEAD DOOR w/ GLASS PANELS- SEE DOOR SCHEDULE
5. AUTOMATIC SLIDING DOORS - SEE DOOR SCHEDULE
6. ALUMINUM STOREFRONT. SEE DOOR & WINDOW SCHEDULES
7. STEEL ROLL-UP DOOR BY STORAGE UNIT SYSTEM VENDOR
8. PRE-FAB STEEL STAIR SYSTEM w/ RAILING PER CODE - SEE A7.0
9. ARCHITECTURAL METAL LOUVERS
10. METAL AWNING ABOVE - SEE DETAILS ON A8.2
11. FIRE EXTINGUISHER VERIFY LOCATION WITH FIRE MARSHALL
12. KNOX BOX - SEE DETAIL 5/A8.0
13. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
14. 6x 12 GA, 51 5' O.C. BE SURE NOT TO PROTRUDE INTO CORRIDORS - SEE STRUCTURAL
15. 6X6 STRUCTURAL COLUMNS

WALL TYPES

- A-1 STONE VENEER OVER 15# FELT WATER BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION OVER STORAGE UNIT METAL LINER PANELS
- A-2 STONE VENEER OVER 15# FELT WATER BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION OVER MOISTURE RESISTANT GYP. BOARD
- A-3 STONE VENEER OVER 15# FELT WATER BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS OVER STORAGE UNIT METAL LINER PANELS
- A-4 BRICK VENEER WITH 1" AIR GAP OVER 15# FELT WATER RESISTANT BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION OVER STORAGE UNIT METAL LINER PANELS
- A-5 5/8" GYP BOTH SIDES PAINTED, ON 4" STEEL STUDS WITH R19 INSULATION
- A-6 BRICK VENEER WITH 1" AIR GAP OVER 15# FELT WATER RESISTANT BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION OVER GYP. BOARD
- A-7 STONE VENEER OVER 15# FELT WATER BARRIER OVER 1/2" EXTERIOR GRADE PLYWOOD ON 5" STEEL STUDS
- A-8 1 HOUR RATED UL DES U419 5/8" SHEET ROCK FIRECODE GYP BOARD BOTH SIDES OVER 6" STEEL STUDS WITH R-19 INSULATION
- A-9 5/8" GYP. BOARD ON BOTH SIDES OVER 6" STEEL STUDS WITH R19 INSULATION
- A-10 5/8" GYP. BOARD ON BOTH SIDES OVER 4" STEEL STUDS WITH R19 INSULATION
- A-11 8" CMU WALL PAINTED ON EXTERIOR SIDE
- A-12 5/8" GYP. BOARD OVER 4" STEEL STUDS WITH R19 INSULATION OVER STORAGE UNIT METAL LINER PANELS
- B-1 3/4" STUCCO OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION OVER STORAGE UNIT METAL LINER PANELS
- C-1 3/4" STUCCO OVER 1/2" EXTERIOR GRADE PLYWOOD ON 6" STEEL STUDS WITH R19 INSULATION 5/8" GYP. BOARD
- C-2 GLAZING WITH 4" AIR GAP FURRED OUT 4" STEEL STUDS WITH R19 INSULATION OVER STORAGE UNIT METAL LINER PANELS
- C-3 STORAGE UNIT GALVALUME PANEL WALL SYSTEM BY "JANUS" OR APPROVED EQUAL

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09.04.2020

BUILDING A 1ST FLOOR FLOOR PLAN

PLATINUM STORAGE SELF STORAGE & RETAIL FACILITY

SWC I-30 BROADWAY BLVD.
GARLAND, TX.

1st CITY SUBMITTAL

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A-A1.0
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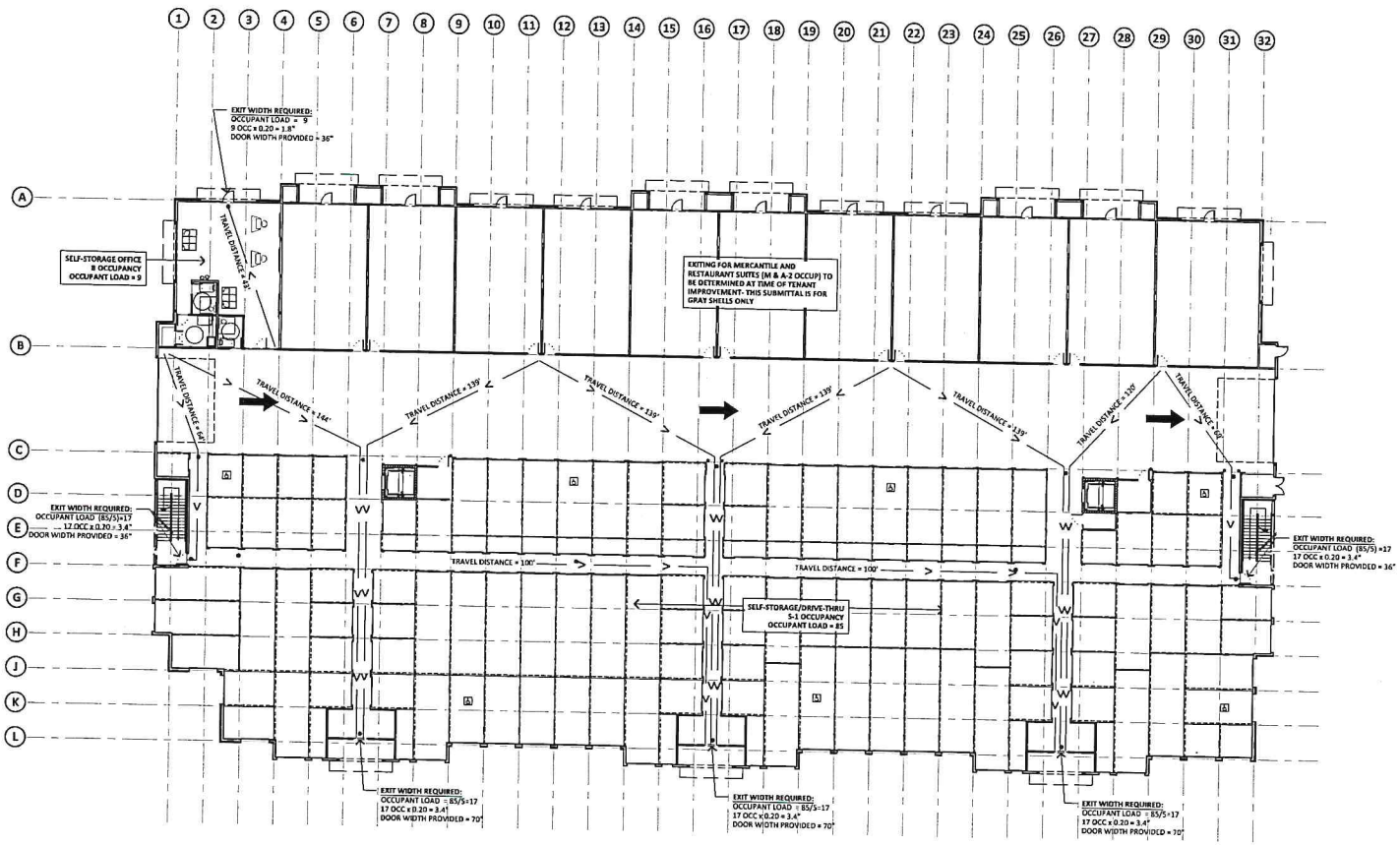

BUILDING A 1ST FLOOR LIFE SAFETY / EXIT PLAN

SCALE: 1/16" = 1'-0"

NORTH

GENERAL NOTES

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
3. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR)THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
4. ALL AREAS OF BUILDING ARE ADA ACCESSIBLE, WITH THE EXCEPTION OF MECHANICAL, PLUMBING AND ELECTRICAL SPACES AND NON-PUBLIC AREAS AS ALLOWED PER CODE.
5. HORIZONTAL SLIDING DOORS. IN OTHER THAN GROUP H OCCUPANCIES, HORIZONTAL SLIDING DOORS PERMITTED TO BE A COMPONENT OF A MEANS OF EGRESS IN ACCORDANCE WITH EXCEPTION 6 OF SECTION 1008.1.2 SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
6. THE DOORS SHALL BE POWER OPERATED AND SHALL BE CAPABLE OF BEING OPERATED MANUALLY IN THE EVEN OF POWER FAILURE.
7. THE DOORS HALL BE OPENABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
8. THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS (133 N) TO SET THE DOOR IN MOTION AND 15 POUNDS (67 N) TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.
9. THE DOOR SHALL BE OPENABLE WITH A FORCE NOT TO EXCEED 15 POUNDS (67 N) WHEN A FORCE OF 250 POUNDS (1100 N) IS APPLIED PERPENDICULAR TO THE DOOR ADJACENT TO THE OPEATING DEVICE.
10. THE DOOR ASSEMBLY SHALL COMPLY WITH THE APPLICABLE FIRE PROITECTION RATING AND, WHERE RATED, SHALL SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 715.4.8.3. SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80 AND SHALL COMPLY WITH SECTION 715.
11. THE DOOR ASSEMBLY SHALL HAVE AN INTEGRATED STANDBY POWER SUPPLY.
12. THE DOOR ASSEMBLY POWER SUPPLY SHALL BE ELECTRICALLY SUPERVISED.
13. THE DOOR SHALL OPEN TO THE MINIMUM REQUIRED WIDTH WITHIN 10 SECONDS AFTER ACTIVATION OF THE OPERATING DEVICE.

LEGEND:

- ILLUMINATED EXIT SIGN
- FIRE EXTINGUISHER, 75' MAX DISTANCE; SEE 32/A8.1
- SYMBOL DENOTES ADA ACCESSIBLE UNIT SEE DETAIL 2/A8.0
- DENOTES ACCESSIBLE ROUTE FROM ACCESSIBLE STORAGE UNITS

BUILDING OCCUPANCY CALCS

1ST FLOOR			
OFFICE -	1,313 S.F. / 150		= 9 OCC. LOAD
MERCANTILE -	9,849 S.F. / 60		= TBD OCC. LOAD
RESTAURANT -	2,800 S.F. /15 NET		= TBD OCC. LOAD
DRIVE-THRU -	9,600 S.F. /300		= 32 OCC. LOAD
STORAGE -	26,113 S.F./500		= 53 OCC. LOAD
TOTAL FIRST FLOOR (LESS REST. & MERC.)			94 OCC. LOAD
2nd FLOOR			
STORAGE	49,675 S.F. /500		= 100 OCC. LOAD
3rd FLOOR			
STORAGE	49,675 S.F. /500		= 100 OCC. LOAD
TOTAL (LESS RESTAURANT)			294 OCC. LOAD

MAXIMUM TRAVEL DISTANCE:

SECTION 1017.2 - EXIT ACCESS TRAVEL DISTANCE:

MAXIMUM TRAVEL DISTANCE FOR B OCCUPANCY WITH FIRE SPRINKLER SYSTEM AND ONE EXIT = 300'-0"

MAXIMUM TRAVEL DISTANCE FOR S-1 OCCUPANCY WITH FIRE SPRINKLER SYSTEM AND MORE THAN ONE EXIT = 250'-0"

ADA UNIT MIX:

2010 ADA TABLE 225.3
ACCESSIBLE SELF-SERVICE STORAGE FACILITIES :

1 TO 200 5%, BUT NOT LESS THAN 1
OVER 200 10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

700 UNITS
10 REQ'D + 1 (2% OF 500 = 10) = 20

ACCESSIBLE SELF-SERVICE STORAGE UNITS REQUIRED: 20
ACCESSIBLE SELF-SERVICE STORAGE UNITS PROVIDED: 20

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PLATINUM STORAGE
SELF STORAGE & RETAIL FACILITY
SWC I-30 BROADWAY BLVD.
GARLAND, TX.

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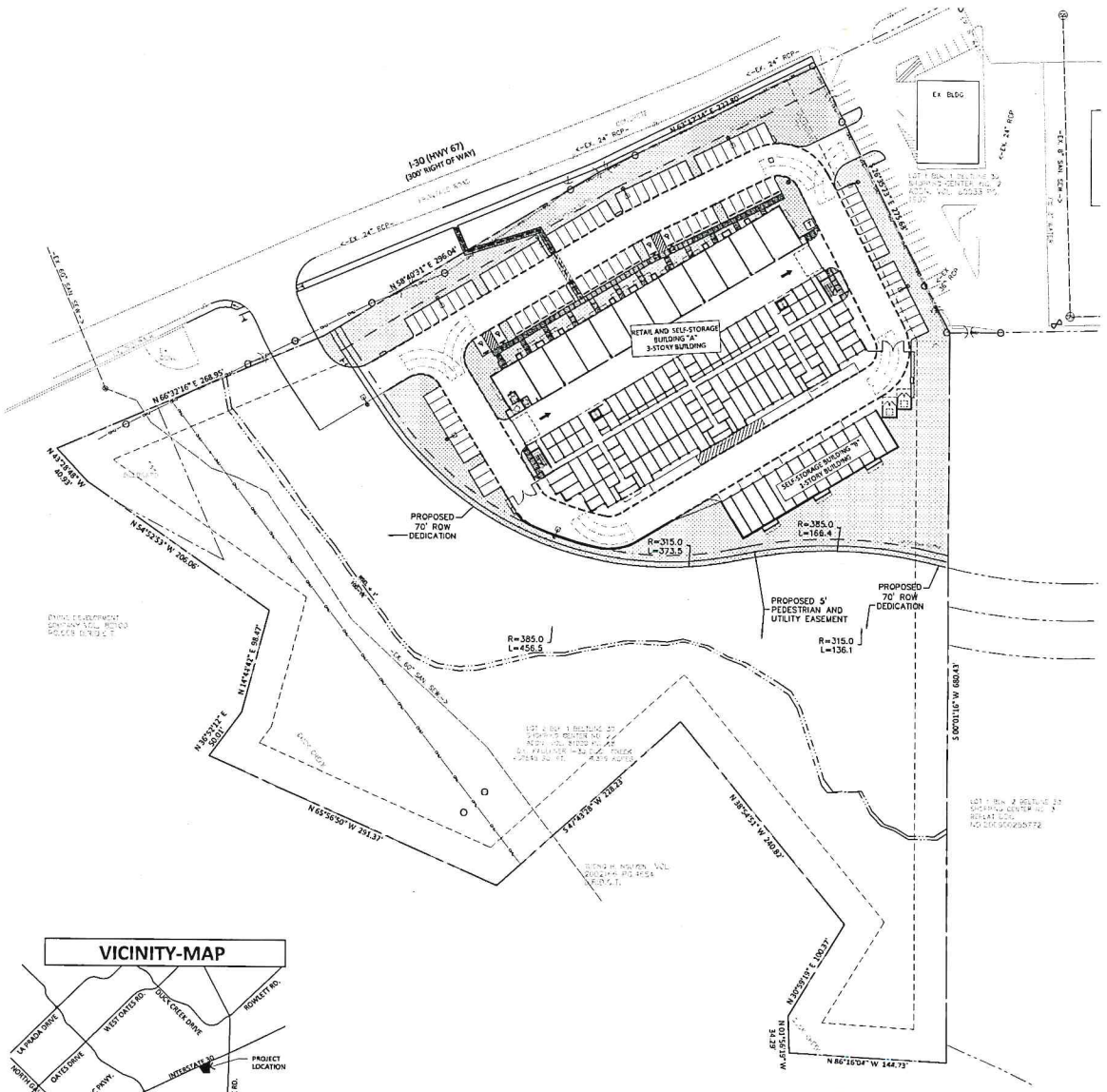

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OVERALL SITE PLAN

PLATINUM STORAGE
SELF STORAGE & RETAIL FACILITY
SWC I-30 BROADWAY BLVD.
GARLAND, TX.

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