


COMMERCIAL TENANT IMPROVEMENT WORK FOR:

# TILLYS

MEMORIAL CITY MALL  
303 MEMORIAL CITY, SPACE #612  
HOUSTON, TX 77024

TDLR PROJECT #:  
TABS2019015258

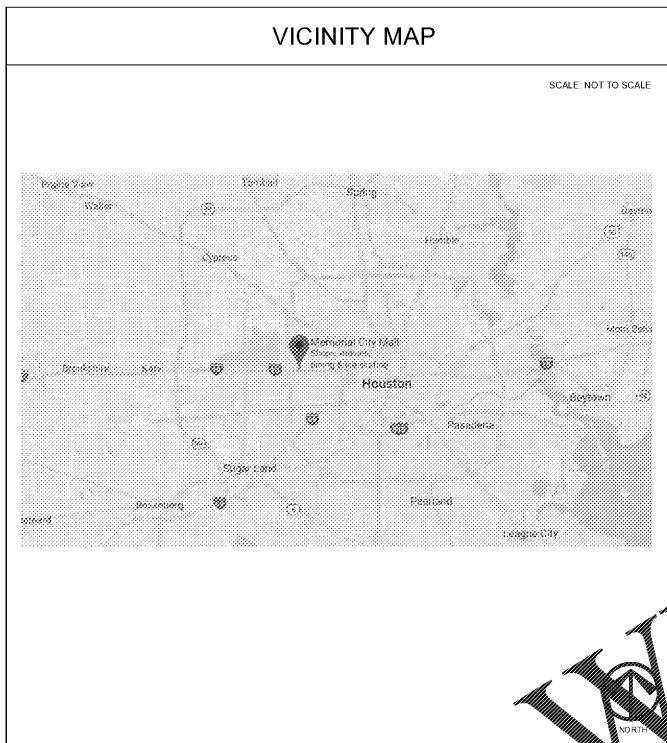
DATE: 07.02.2019  
JOB NO:  
DRAWN: STAFF  
CHECKED: CM



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5686  
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### ABBREVIATIONS

A.C.	ASPHALT CONCRETE	G.C.	GENERAL CONTRACTOR	R.I.C.	ROUGH IN AND CONNECT
A.C.T.	ACOUSTICAL CEILING TILE	GLS.	GLASS	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	GR.	GRADE	S.C.	SOLID CORE
ALUM.	ALUMINUM	GYP. BD.	GYP. BOARD	S.F.	SQUARE FEET
BLKG.	BLOCKING	HT.	HEIGHT	SHT.	SHEET
BM.	BEAM	HM.	HOLLOW METAL	SM.	SIMILAR
B.O.	BOTTOM OF	I.D.	INSIDE DIAMETER	SPEC.	SPECIFICATIONS
B.U.R.	BUILT UP ROOF	IBC.	INTERNATIONAL BUILDING CODE	SERV. SINK.	SERVICE SINK
C.C.	CENTER TO CENTER	IFC.	INTERNATIONAL FIRE CODE	S.S.	STAINLESS STEEL
C.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	JT.	JOINT	STR.	STRUCTURAL
C.J.	CONTROL JOINT	MDP.	MEDIUM DENSITY BOARD	SUSP.	SUSPENDED
C.L.	CENTER LINE	MEP.	MECH. ELEC. & PLUMB.	T.B.D.	TO BE DECIDED
CLR.	CLEARANCE	MFD.	MANUFACTURED	T.O.C.	TOP OF CURB
C.C.R.	CONSTRUCTION CODE REVIEW	MFR.	MANUFACTURER	T.O.E.	TOP OF EAVE
C.M.U.	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING	T.J.	TOGGED JOINT
CONC.	CONCRETE	MTD.	MOUNTED	T.O.M.	TOP OF MASONRY
COL.	COLUMN	MTL.	METAL	T.O.P.	TOP OF PANEL
C.T.	CERAMIC TILE	N.C.	NO CEILING	T.O.PAR.	TOP OF PARAPET
D.F.	DRINKING FOUNTAIN	N.I.C.	NOT IN CONTRACT	T.O.R.	TOP OF RIDGE
DIA.	DIAMETER	(N)	NEW	T.O.S.	TOP OF STEEL
DM.	DIMENSION	N.T.S.	NOT TO SCALE	T.O.W.	TOP OF WALL
D.S.	DOWNSPOUT	O.C.	ON CENTER	T.O.SW.	TOP OF SCREEN WALL
D.B.L.	DOUBLE	O.D.	OUTSIDE DIAMETER	T.O.SF.	TOP OF STEEL FRAMING
(E)	EXISTING	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	T.S.	TUBE STEEL
E.J.	EXPANSION JOINT	O.F.D.	OVERFLOW DRAIN	TYP.	TYPICAL
ELEV.	ELEVATION	O.M.	OPERATIONS MANAGER	UBC.	UNIFORM BUILDING CODE
EQ.	EQUAL	OPP.	OPPOSITE	UFC.	UNIFORM FIRE CODE
EXT.	EXTERIOR	O.S.	OVERFLOW SCUPPER	U.L.	UNDERWRITERS LABORAT.
F.D.	FLOOR DRAIN	OPNG.	OPENING	U.N.O.	UNLESS NOTED OTHERWISE VARIES
F.E.C.	FIRE EXTINGUISHER CABINET	O.T.O.	OUT TO OUT	V.C.T.	VINYL COMPOSITION TILE
FIN.	FINISH	OVHD.	OVERHEAD	VEST.	VESTIBULE
F.G.	FINISH GRADE	P.D.	PANIC DEVICE	V.I.F.	VERIFY IN FIELD
FLR.	FLOOR	P.L.	PROPERTY LINE	W.C.	WATER CLOSET
F.S.	FLOOR SINK	PLM.	PLASTIC LAMINATE	WD.	WOOD
F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD	W.H.	WATER HEATER
F.O.S.	FACE OF STUD	RAD.	RADIUS	W.	WITH
FIN.S.	FINISH SURFACE	(R)	RELOCATE, UND.		
F.R.T.	FIRE RESISTANT TREATED	R.C.P.	REFLECTED CEILING PLAN		
FTG.	FOOTING	R.D.	ROOF DRAIN		
FSM.	FIRE SPRINKLER MAIN	R.I.	ROUGH IN		
F.V.	FIELD VERIFY				
GA.	GAUGE				
GALV.	GALVANIZED				



### PROJECT DATA

<b>LANDLORD / TENANT COORDINATION</b> METRO NATIONAL 303 MEMORIAL CITY HOUSTON, TX 77024 TEL: 713.973.3539 ATTN: CHRISTIAN JOHNSON	<b>TENANT</b> TILLYS, INC. 10 WHITNEY IRVINE, CA 92618 TEL: 949.609.5599 ATTN: JEFF DODGE
<b>MALL MANAGEMENT</b> 303 MEMORIAL CITY HOUSTON, TX 77024 TEL: 713.464.8640	<b>ARCHITECT</b> CORTLAND MORGAN ARCHITECT, AIA 711 N. FIELDER ROAD ARLINGTON, TX 76012 TEL: 817.635.5696 FAX: 817.635.5699 ATTN: CORTLAND MORGAN
<b>PROJECT COORDINATOR</b> STUDIO C 4555 MURPHY CANYON ROAD #100 SAN DIEGO, CA 92123 TEL: 619.234.7766 ATTN: CHERISSE REGNART	<b>MEP ENGINEER</b> KOHRS LONNEMUEHLER ENGINEERS, P.C. 1538 ALEXANDRIA FORT THOMAS, KY TEL: 859.442.8050 FAX: 859.442.8058 ATTN: MAX NEVEDIMAN

### DEFERRED SUBMITTALS

1. SIGNAGE
2. FIRE SPRINKLER AND FIRE

### AREA CALCULATIONS

NAME	COMBINED S.F.	PERCENTAGE OF TOTAL AREA
SALES AREA	5020 S.F.	81%
FITTING ROOMS	143 S.F.	2.3%
BREAK/STORAGE/RESTROOMS:		
STOCK ROOM	350 S.F. 5.8%	
SHOE STOCKROOM	313 S.F. 5.1%	
RESTROOM	130 S.F. 2%	
HALLWAY	93 S.F. 1.5%	
OFFICE	141 S.F. 2.3%	
TOTAL SQUARE FEET	6199 S.F.	100%

### GOVERNING AGENCIES

<b>BUILDING DEPARTMENT</b> CEDAR PARK 450 CYPRESS CREEK RD, BLDG 2 CEDAR PARK, TX 78613 TEL: 512.401.5100
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### PROJECT CODE ANALYSIS

**GOVERNING CODES**

BUILDING: 2015 IBC WITH AMENDMENTS  
ELECTRICAL: 2014 NEC WITH AMENDMENTS  
MECHANICAL: 2015 IMC WITH AMENDMENTS  
PLUMBING: 2015 IPC WITH AMENDMENTS  
FIRE: 2015 IFC WITH AMENDMENTS  
ENERGY: 2015 EEC WITH AMENDMENTS  
ACCESSIBILITY: TEXAS ACCESSIBILITY STANDARDS

**AREA ANALYSIS**

TOTAL LEASE AREA ..... 6,199 S.F.

PERCENTAGE OF SALES AREA ..... 81%

CONSTRUCTION TYPE ..... TYPE II-B, FULLY SPRINKLERED

OCCUPANT LOAD ..... SALES & FITTING ROOMS = 5163 SF/30 = 173  
STORAGE = 1036 SF/300 = 4  
TOTAL OCCUPANTS = 177 PERSONS

OCCUPANCY GROUP ..... M

SPRINKLERED ..... YES

NUMBER OF STORIES ..... TILLYS (1 LEVEL)

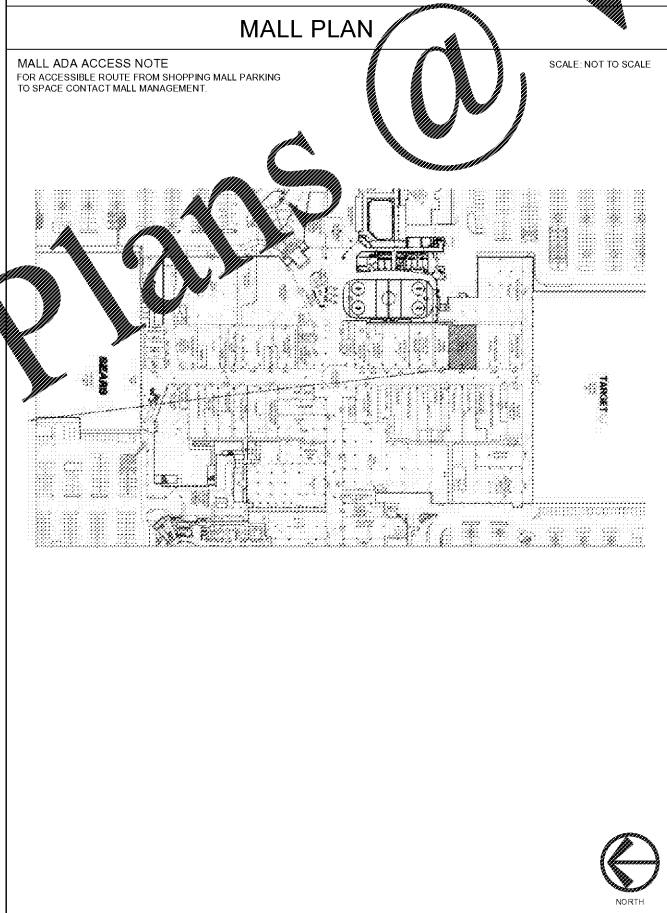
### SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT OF A RETAIL SPACE.

NEW INTERIOR NON-LOAD BEARING INTERIOR PARTITIONS, CEILING AND WALL FINISHES, NEW MERCHANDISE FIXTURES AND CASH WRAP. NEW LIGHTING, NEW HVAC DUCTWORK AND NEW PLUMBING FIXTURES.

### SYMBOLS

	SECTION/ELEVATION REFERENCE		REVISION CLOUD
	DETAIL REFERENCE		GRID LINE
	ENLARGED PLAN		LEASE LINE
	FACE OF FINISH CENTER OF GRID STUD OR U.N.O.		BARRICADE LINE
	CENTERLINE		
	DOOR NUMBER		
	KEYNOTE		
	FINISH SYMBOL		
	REVISION MARKERS		
	ELEVATION REFERENCE		
	ROOM DESIGNATION		
	GRID LINE BUBBLE		
	MATCHLINE		



### SHEET INDEX

ARCHITECTURAL	MECHANICAL	ELECTRICAL	PLUMBING
A000 COVER SHEET	M100 MECHANICAL PLAN	E100 LIGHTING PLAN	P100 PLUMBING PLANS AND ISOMETRICS
A001 NOTES AND RESPONSIBILITY SCHEDULE	M101 MECHANICAL ISOMETRIC	E200 POWER PLAN	P200 PLUMBING SCHEDULES AND SPECIFICATIONS
A002 ACCESSIBILITY DETAILS	M200 MECHANICAL SCHEDULES AND DETAILS	E300 ELECTRICAL LIGHTING DETAILS	
A003 SPECIFICATIONS	M300 MECHANICAL SPECIFICATIONS	E400 ELECTRICAL DETAILS	
A004 STRUCTURAL DETAILS	M400 MECHANICAL ENERGY COMPLIANCE	E500 RISER DIAGRAM AND PANEL SCHEDULES	
D101 EXISTING CONDITIONS / DEMOLITION PLAN		E600 ELECTRICAL SPECIFICATIONS	
A100 CONSTRUCTION PLAN		E700 ELECTRICAL SPECIFICATIONS	
A101 FIXTURE PLAN			
A102 FINISH PLAN			
A103 SCHEDULES AND LEGENDS			
A200 REFLECTED CEILING PLAN AND DIMENSIONS			
A201 REFLECTED CEILING PLAN - MECH / SIGNAGE NOTES			
A202 CEILING PLANK DIMENSIONS			
A203 CEILING CONSTRUCTION DETAILS			
A204 ENLARGED CEILING DETAILS			
A300 STOREFRONT PLAN & ELEVATIONS			
A301 STOREFRONT SECTIONS			
A400 SALES AREA INTERIOR ELEVATIONS			
A401 TYPICAL WALL ELEVATIONS			
A402 TYPICAL WALL SECTIONS/DETAILS			
A403 MISCELLANEOUS DETAILS			
A404 TYPICAL PLYWOOD LAYOUT ELEVATIONS			
A500 CASHWRAP PLAN AND ELEVATIONS			
A501 FITTING ROOMS PLANS AND DETAILS			
A502 TOILET ROOM/EXIT CORRIDOR PLANS AND DETAILS			
A503 STOCK ROOM / SECURED STORAGE ELEVATIONS			
A504 STOCK ROOM SHELVING DETAILS			
A600 PARTITION TYPES / WALL DETAILS			

# TILLYS

MEMORIAL CITY MALL  
303 MEMORIAL CITY, SPACE #612  
HOUSTON, TX 77024



REVISIONS  
FNALS: 07.02.2019

COVER SHEET

SHEET NUMBER  
**A000**

PLAN	DISTRIBUTION	DATE
AME/P	FNALS CLIENT / LANDLORD / BUILDING	07.02.2019