16835 ADDISON ROAD TOWN OF ADDISON, DALLAS COUNTY, TEXAS

TYPE B - FULLY SPRINKLERED

1997 UNIFORM BUILDING CODE (UBC)

TYPE OF CONSTRUCTION: BUILDING HEIGHT:

ONE STORY

BUILDING AREA (S.F.):

**EXISTING BUILDING** PROPOSED BLDG. TOTAL BLDG. AREA

> TOTAL SITE AREA = 94.618.3 S.F.= 1/300 S.F.

TOTAL PARKING REQUIRED

TOTAL PARKING PROVIDED

LANDSCAPE RATIO:

PARKING RATIO:

LANDSCAPE RATIO REQUIRED = 20% LANDSCAPE AREA REQUIRED = 18,923.66 S.F.

LANDSCAPE AREA PROVIDED = 19,135.89 S.F.

\* FIRE PROTECTION IN ACCORDANCE WITH THE STATE OF TEXAS FIRE

\* FACTORY MUTUAL 1-7 AND 1-28 - DESIGN C.

\* REFER TO SHEET S-1 FOR PIER LOCATIONS

# REFERENCE SYMBOLS

PARTITION TYPES

DOOR NUMBER

WINDOW NUMBER

FINISH MATERIAL

= 5,400 S.F.

= 21,318.08 S.F.

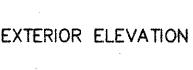
= 26,718.08 S.F.

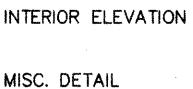
PLAN SCALE 0 201



COLUMN LINES WALL, DETAIL SECTION

BUILDING SECTION





**ABBREVIATIONS** PAINT
PAIR
PANEL
PARTITION
PAVEMENT ABOVE FINISH FLOOR FIRE HYDRANT PAVEMENT
PERPENDICULAR
PLASTER
PLASTIC
PLATE
PLYWOOD
POLISHED
PREFABRICATED
PROPERTY
PROPERTY FLOOR DRAIN FLUORESCEN FURRING AREA DRAIN GAUGE GENERAL/GENERATOR GENERAL CONTRACTOR QUARRY TILE ASSISTANT RADIUS GLASS GRADE GUTTER GYPSUM RECEPTION REFER(ANCE) AVERAGE REINFORCE(INC RELOCATE(ED) REQUIRED RETURN AIR HANDICAP(PED HARDBOARD REVISION RIGHT HAND REVERSE HARDWARE BRITISH THERMAL UNITS HOLLOW METAL HORIZONTAL RUBBER HOSE BIB SANITARY SEWER SCHEDULE SECRETAR SECRETARY
SECTION
SERVICE SINK
SHEATHING
SHEET
SIMILAR
SLIDING
SOLID CORE
SOUTH
SPECIFIED
SQUARE
SQUARE
SQUARE
STANDARD
STEFF INCANDESCENT INSIDE DIAMETER CEILING CEMENT CENTER CENTER LINI INTERIOR CERAMIC T CHANNEL CLAY TILE KITCHEN COMPRESSOR STEEL STORAGE STRUCTURE(AL) CONCRETE MASONRY UNITS LAMINATE LAVATORY SUSPENDED ACOUSTICAL CONSTRUCTIO CONTINUOUS LEFT HAND REVERSE LIGHT LIGHTING LOUVER LUMBER CONTROL JOINT TELEPHONE TEXTURE AND PAINT MACHINE THRÈSHOLÓ TOILET DEMOLISH(TION DEPARTMENT DETAIL DIAMETER MAXIMUM TOP OF STEE TOP OF WALL TREAD METAL MEZZANINE MINIMUM TRANSFORMER TYPICAL MISCELLANEOUS: MOUNTING UNLESS NOTED OTHERWISE URINAL NOMINAL NORTH VENT THROUGH ROOF VERTICAL VESTIBULE NOT TO SCALE NUMBER VINYL COMPOSITE TILI VINYL WALL COVERING ON CENTER ON CENTER EACH WAY EVATION - VIEW OPENING
OPPOSITE
ORIGINAL
OUTSIDE DIAMETER
OVERALL
OVERHEAD WAREHOUSE WATER CLOSE" EQUIPMENT EXECUTIVE EXHAUST EXISTING EXPANSION(IVE WATERPROOF(ING WELDED WIRE MESH WEST WINDOW WITH MOOD WITHOUT

# ADDISON PARK CENTRE OFFICE/TECH./FLEX. PHASE 1

16835 ADDISON ROAD

ADDISON, TEXAS

#### **NOTES**

FIRE DEPARTMENT

- REFER TO SHEET C-1 FOR LOCATION OF FIRE HYDRANT.
- BUILDING SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A.-13

#### BUILDING INSPECTION

- 1. UPON COMPLETION OF THE PROJECT THE ARCHITECT SHALL SUBMIT A LETTER STATING THE BUILDING
- UPON COMPLETION OF THE PROJECT THE ENGINEER SHALL SUBMIT A LETTER STATING THE BUILDING WAS
- MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTY AND R.O.W. WITH MATERIALS APPROVED BY THE BUILDING OFFICIAL.

- ALL OWNER SUPPLIED ITEMS WILL BE COORDINATED WITHIN THE GENERAL CONTRACTOR'S CONSTRUCTION TIME SCHEDULES PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION, BEFORE BEGINNING CONSTRUCTION.
- ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE BUILDING CODE CURRENTLY IN USE BY THE TOWN OF ADDISON, STATE. COUNTY, AND LOCAL ORDINANCES THAT MAY APPLY. HOWEVER, WHERE THE DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT THEY SHALL GOVERN. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CODE DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK SHALL COMPLY WITH OSHA STANDARDS.

GENERAL NOTES

- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY, CENTERLINE OF COLUMNS AND BEAMS, AND FACE OF WALLS, UNLESS OTHERWISE NOTED.
- THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCY BETWEEN THE ARCHITECT'S AND CONSULTING ENGINEER'S DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO PROCEEDING WITH SAID WORK.
- FLOOR AND WALL OPENINGS, SLEEVES, VARIATION IN THE ARCHITECTURAL, MECHANICAL AND/OR ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE STRUCTURE THROUGHOUT
- ALL CEILING HEIGHTS AS SHOWN ON DETAILS OR PLANS OR NOTES ARE FROM EXISTING CONCRETE SLAB FLOOR TO FINISH CEILING. USE OF THE TERM ABOVE FINISH FLOOR (A.F.F.) MEANS MEASURED FROM THE TOP OF THE EXISTING CONCRETE. CONTRACTOR TO ALLOW FOR AND COORDINATE WORK WITH FLOOR FINISH MATERIAL AND INSTALLATION METHOD.
- PROVIDE INDEPENDENT SUSPENSION FOR ALL LIGHT FIXTURES. SUSPENSION FOR CEILING AND LIGHT FIXTURES SHALL BE INDEPENDENT OF SUSPENSION FOR DUCT WORK. ALL EQUIPMENT AND MATERIALS INSTALLED IN THIS JOB SHALL BE NEW AND FREE OF ANY DEFECTS
- 14.  $^{\circ}$  ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE. MAINTAIN BUILDING AREAS CLEAN AND FREE OF ACCUMULATED DIRT AND DEBRIS.
- ANY DECORATION USED SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER.
- 16. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK WITH EQUIPMENT INSTALLATIONS AND OWNER'S REQUIREMENTS.
- . INTERIOR AND/OR EXTERIOR THRESHOLDS SHALL BE A MAXIMUM 1/2" ABOVE THE ADJACENT FLOOR. 18. PROVIDE GALVANIC SEPARATION BETWEEN ALL DISSSIMILAR METALS.
- 19. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE. 20. CONSTRUCTION SHALL COMPLY WITH PROVISIONS OF THE CITY FIRE DEPARMENT
- SPRINKLER SYSTEM SHALL BE APPROVED BY THE STATE AND FIRE DEPARTMENT PRIOR TO INSTALLATION. ENTIRE PROJECT SHALL BE PROTECTED WITH SPRINKLER SYSTEM. 22. WHERE IT IS NECESSARY TO INSURE STABILITY, CONTRACTOR IS TO PROVIDE ADDITIONAL ANCHORING
- AND/OR BLOCKING IN STUD PARTITION OR TO BRACE PARTITION ABOVE CEILING. 23. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT ANY SPECIAL EFFORT OR KNOWLEDGE. DOORS SHALL EITHER BE OPENABLE BY USE OF AN APPROVED PANIC DEVICE OR SHALL HAVE INDICATING LOCKS AND SIGNS READING "DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".
- SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. 24. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK, AND SPECIAL ITEMS ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO

CONCRETE OR MASONRY CONSTRUCTION. ALL WOOD BLOCKING SHALL BE FIRE RETARDANT.

25. ALL CONSTRUCTION AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTED INDUSTRY/TRADE STANDARDS FOR GOOD DESIGN AND CONSTRUCTION.

- 26. LOCATE ALL CONVENIENCE OUTLETS A MINIMUM OF 15" FROM THE FINISHED FLOOR.
- 27. CONTRACTS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK SHALL INSPECT THE SITE BEFORE BIDDING THE WORK IN ORDER TO DETERMINE THE EXTENT OF WORK, CLEARANCES, ACCESSIBILITY AND ANY OTHER ITEMS THAT MIGHT AFFECT THEIR BID AND WORK REFER TO GENERAL CONDITIONS.
- 28. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK OR ANY PORTION THEREOF SHALL REVIEW THE COMPLETE CONTRACT DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL TRADES, ETC. AND SHALL COORDINATE THEIR WORK FULLY WITH SAID TRADES, ETC.
- 29. INSTALL HINGES WITH NON-REMOVABLE PINS ON ALL EXTERIOR DOORS.
- 30. ALL HANDICAPPED ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- 31. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS WORK AND SCHEDULE WITH OTHER TRADES AND THE USER/OWNER OF THE BUILDING.
- 32. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE WITH THE OWNER FOR ALL BUILDING AND CONSTRUCTION SIGNAGE.
- 33. ALL EXITWAYS SHALL BE ILLUMINATED BY A SUITABLY APPROVED EMERGENCY LIGHTING SYSTEM DESIGNED TO OPERATE WHEN THE BUILDING POWER SOURCE IS INTERRUPTED.
- 34. EXIT SIGNS AND LIGHTING: MINUMUM 6" LETTERS ON CONTRASTING BACKGROUND.
- 35. GLASS DOORS AND ALL GLAZED OPENINGS SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- 36. TOILET ROOMS SHALL BE VENTILATED AS REQUIRED BY THE BUILDING CODE
- 37. THE GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING HOOK-UPS AND/OR CONNECTIONS FOR ALL OWNER FURNISHED EQUIPMENT.
- 38. PROVIDE AND LOCATE ACCESS DOORS OR PANELS IN CEILINGS AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL AND PLUMBING WORK AND AS APPROVED BY ARCHITECT. PROVIDE RATED PANELS AS REQUIRED BY WALL OR CEILING CONSTRUCTION.
- 39. CONTRACTORS SHALL RECORD ALL ACTUAL ALTERATIONS FROM DRAWINGS.
- 40. ALL HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE SHALL BE LEVER TYPE
- HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE 41. ALL SIGN RELATED WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE. THE FOLLOWING ITEMS SHALL BE THE RESPONSIBILITY OF THE SIGN CONTRACTOR:
- COORDINATE WITH LOCAL GOVERNMENT AGENCIES REGARDING CODE REQUIREMENTS OBTAIN APPROVAL FROM THE OWNER FOR FINAL DESIGN LAYOUT. SUBMIT FINAL DESIGN LAYOUT TO ARCHITECT FOR REVIEW. D) OBTAIN SIGN PERMITS.

PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

- 42. GENERAL CONTRACTOR TO MAKE ALL REQUIRED UTILITY CONNECTIONS.
- 43. GENERAL CONTRACTOR TO PROVIDE OWNER WITH CERTIFICATION THAT THE LOCATION OF THE INSTALLED FOOTINGS COMPLY WITH THE APPROVED SITE DRAWINGS.
- 44. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE
- 45. NO FLOORS SHALL BE POURED UNTIL ALL ELECTRICAL AND MECHANICAL INSTALLATIONS HAVE BEEN APPROVED
- BY THE OWNER IN WRITING.
- 46. EXIT DOORS SERVING 50 OR MORE OCCUPANTS OR ANY HAZARDOUS AREAS SHALL OPEN IN THE DIRECTION
- 47. ALL SIGNAGE IS ON A SEPERATE PERMIT.
- 48. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
- 49. ALL MANUALLY OPERATED SWITCHES AND CONTROLS ARE TO BE MOUNTED BETWEEN 36" AND 48" A.F.F..
- ALL PARTITION RETURNS SHALL HAVE METAL CORNER BEADS FLOOR TO CEILING. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL "L" BEADS FLOOR TO CEILING. CORNER BEADS SHALL BE OMITTED AT LOCATIONS TO BE CONCEALED BY MILLWORK UNLESS REQUIRED BY RATED WALLS. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS AT 32'-0" O.C.
- 2. WALL AND COLUMN-GYPSUM BOARD FACING SHALL EXTEND 3" ABOVE CEILING HEIGHT UNLESS REQUIRED TO EXTEND TO STRUCTURE ABOVE BY BUILDING CODE, OR AS SHOWN ON THE WALL TYPE OR DETAILS.

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# AS - BUILT **DRAWING**

Addison, Texas 75001 972-250-0119

### **DATE:** 8-23-01 T.S. ORENDAIN ASSOC., INC.

### **DIRECTORY**

OWNER

(972) 250-0119

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### (972) 250-0119

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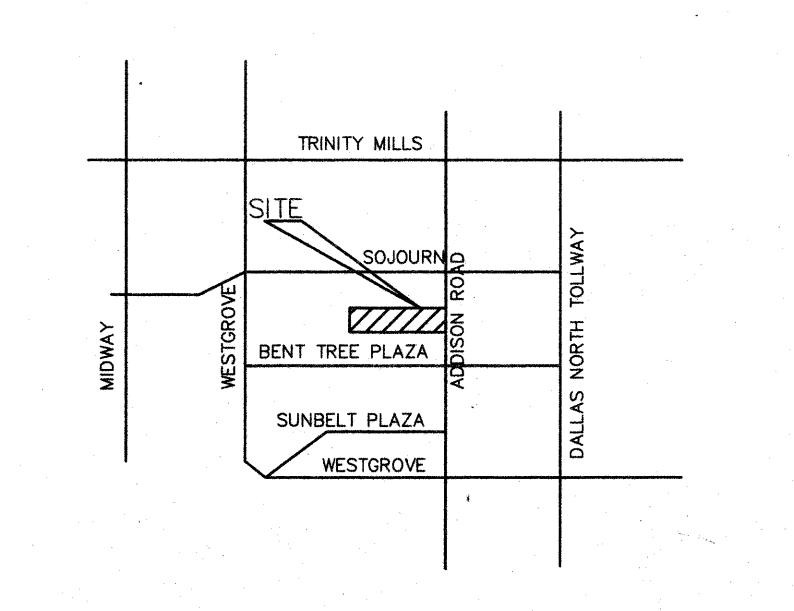
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BRYANT CONSULTANTS 4393 WESTGROVE DRIVE DALLAS, TEXAS 75248 (972) 713-9109

# LOCATION NOT TO SCALE



e de la como

rchitecture \* Planning \* Interior Design

2/25/2000

T.S.O

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Addison, Texas 75001

COVER SHEET

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Suite 101

T.S.0