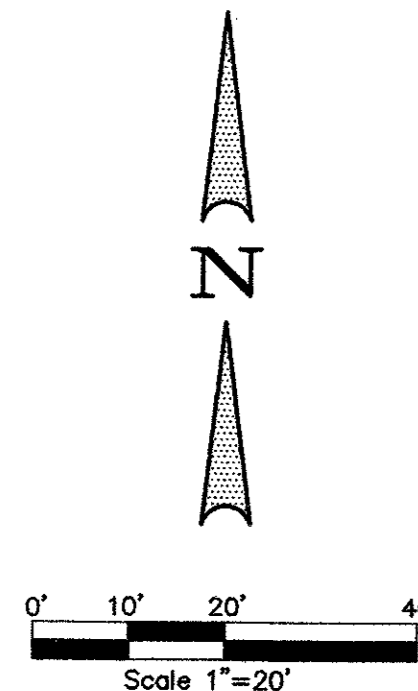


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J.T. MCCORD REVISED ADDITION
STANLEY M. RESKIND, et al
VOLUME 96115, PAGE 0348
(DROCT)

ADDISON ROAD
(75 feet Right-of-Way)

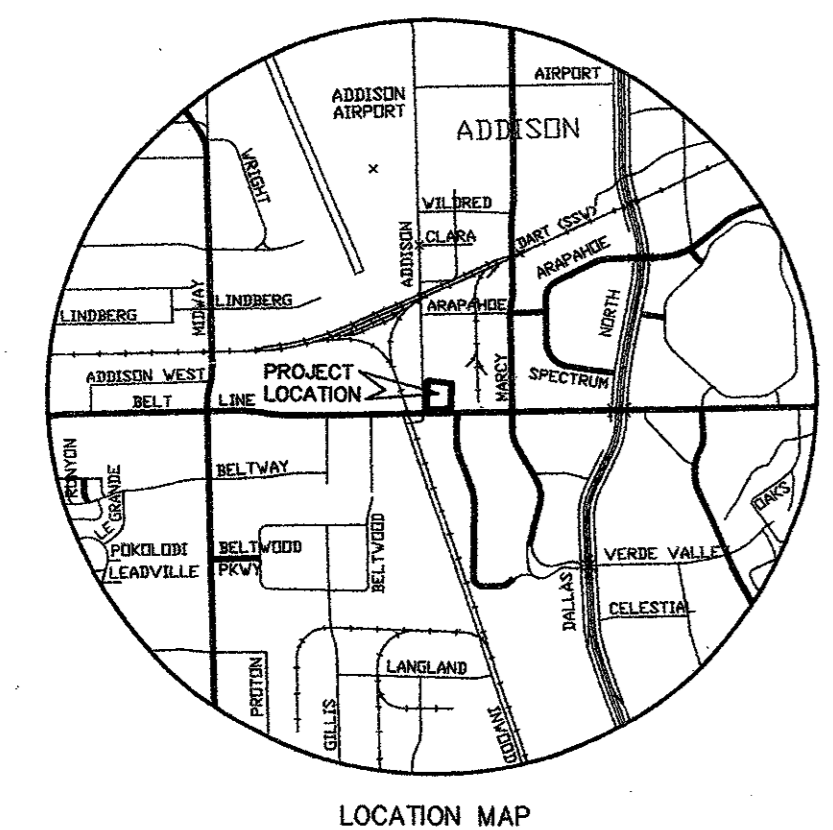
ABSTRACT 326
ABSTRACT 482
APPROX. ABSTRACT LINE
ABSTRACT 1146

BELTLINE ROAD
(110 feet Right-of-Way)

LOT 1, BLOCK 1
0.906 ACRES
(39,477 Sq. Ft.)

G.W. FISHER SURVEY
ABSTRACT NO. 482

QUORUM CENTRE
ADDISON SOUTHWEST, LTD.
VOLUME 90128, PAGE 2666
(DROCT)



LOCATION MAP

QUORUM WEST ADDITION
SITE 6, BLOCK 1

RECOMMENDED FOR APPROVAL
MAYOR _____
CITY SECRETARY _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ALBERT-ADDISON, L.P. is the owner of a tract of land situated in the G. W. Fisher Survey Abstract No. 482, Dallas County, Texas and being all of a tract of land described in a deed to Mark A. Albert, Trustee as recorded in Volume 87002, Page 3045 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." at the southerly corner of a corner cut-off line located at the intersection of the northerly right of way line of Beltline Road (110 feet right of way) with the easterly right of way line of Addison Road (75 feet right of way);

THENCE along the easterly right of way line of said Addison Road and said corner cut-off line North 44 degrees 42 minutes 10 seconds West a distance of 25.55 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE South 89 degrees 46 minutes 28 seconds East a distance of 16.91 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE North 00 degrees 13 minutes 33 seconds East a distance of 19.00 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE North 73 degrees 06 minutes 01 seconds West a distance of 19.52 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner in the easterly right of way line of said Addison Road;

THENCE along the easterly right of way line of said Addison Road North 00 degrees 27 minutes 30 seconds East a distance of 157.31 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner, said iron rod being the most westerly southwest corner of Quorum Centre an addition to the Town of Addison;

THENCE along the southerly line of said Quorum Centre South 89 degrees 47 minutes 00 seconds East a distance of 200.00 feet to a 1/2 inch iron rod found for corner;

THENCE along the westerly line of said Quorum Centre South 00 degrees 13 minutes 00 seconds West a distance of 200.00 feet to a 5/8 inch iron rod found in the northerly right of way line of said Beltline Road;

THENCE along the northerly right of way line of said Beltline Road North 89 degrees 47 minutes 00 seconds West a distance of 180.84 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.906 acres or 39,477 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALBERT-ADDISON, L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1 OF ALBERT-ADDISON ADDITION an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following easement with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all right s of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

WITNESS MY HAND, this the _____ day of _____, 2004.

ALBERT-ADDISON, L.P.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2004.

Notary Public
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, B J Elam, a Registered Professional Land Surveyor, hereby states that this plat was prepared from a survey made on the ground the 17th day of November 2003, and substantially complies with the platting standards of the Town of Addison.

B J Elam
Registered Professional Land Surveyor
State of Texas Registration No. 4561
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230
972-490-7090 (p)

STATE OF TEXAS
COUNTY OF DALLAS

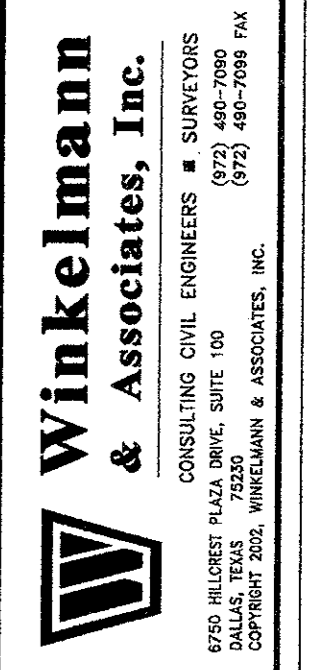
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared B J Elam, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2004.

Notary Public
My Commission Expires: _____

PRELIMINARY
RELEASED FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

No.	DATE	REVISION	APPROV.



G.W. FISHER SURVEY, ABSTRACT NO. 482
CITY OF ADDISON
DALLAS COUNTY, TEXAS
ALBERT-ADDISON, L.P.
6750 HILLCREST PLAZA DRIVE, SUITE 300
DALLAS, TEXAS 75230

FINAL PLAT
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES

Scale: 1"=20' Date: 11/18/03
Designed By: W & A
Drawn By: L.J.L.
Checked By: B.J.E.
File: 014071P0.DWG
Project No.: 01407-00153

SHEET
01
OF
06

GENERAL NOTES

- ALL BASELINES AND BENCHMARKS SHALL BE ESTABLISHED BY THE TOWN OF ADDISON. THE CONTRACTOR SHALL PROVIDE HIS OWN CONSTRUCTION STAKING.
- ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFYING THE VARIOUS UTILITIES BEFORE CONSTRUCTION. THE DETERMINATION OF THE LOCATIONS OF THE UTILITIES SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER.
- ALL GAS, TELEPHONE, CABLE AND POWER LINES TO BE ADJUSTED SHALL BE ADJUSTED BY OTHERS.
- ALL ADJACENT PROPERTY DAMAGED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN (NON-PAY ITEM).
- PAVEMENT REPAIR PAY QUANTITIES WILL BE LIMITED TO THE MAXIMUM TRENCH WIDTH PLUS TWO FEET.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO HAVE ANY OPEN TRENCHES AT THE END OF EACH WORKING DAY UNLESS APPROVED BY THE ENGINEER.
- ALL CUT AND FILL SLOPES SHALL BE 3:1 EXCEPT AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER. CUT SLOPES MAY BE STEEPENED TO PROTECT EXISTING TREES AND FENCES ONLY WITH PRIOR APPROVAL OF THE ENGINEER. ALL PROPERTY ADJACENT TO THE PROPOSED CONSTRUCTION SHALL BE GRADED AS DIRECTED BY THE ENGINEER (NON-PAY ITEM).
- TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH "TRENCH BACKFILL" SPECIFICATIONS AND CLASS "A" THROUGH CLASS "J" BACKFILL REQUIREMENTS. NO WATER JETTING WILL BE ALLOWED UNDER EXISTING OR FUTURE PAVEMENT OR SIDEWALKS. A 1 INCH LAYER OF LEVELING SAND IS REQUIRED UNDER SIDEWALKS.
- THE CONTRACTOR SHALL PRESERVE ALL EXISTING PAVEMENT, SHOULDERS, DRIVEWAYS AND SIDEWALKS BEYOND THE LIMITS OF WORK. THE REMOVAL AND REPLACEMENT OF THE SAID ITEMS SHALL ONLY BE DEEMED NECESSARY IN ORDER TO COMPLETE THE PROJECT OR AS DIRECTED BY THE ENGINEER. ANY DAMAGE NOT DEEMED NECESSARY FOR THE COMPLETION OF SAID PROJECT SHALL BE REPLACED TO EQUAL OR BETTER CONDITIONS AS A NON-PAY ITEM.
- WHERE APPLICABLE, THE CONTRACTOR SHALL PLACE RUBBER MATS OR EARTH ON THE PAVEMENT TO PROTECT IT FROM TRACK MARKS AND/OR CRACKING DURING CONSTRUCTION (NON-PAY ITEM).
- CURB RAMPS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE TOWN OF ADDISON WILL NOT REIMBURSE THE CONTRACTOR FOR ANY WATER USED TO PERFORM THE WORK AS REQUIRED IN THE CONTRACT.
- ALL DISTURBED AREAS SHALL BE FINISHED TO GRADE, SMOOTHED WITH A SUITABLE CEMENT FREE TOP SOIL (2" MINIMUM) AND SEEDED OR SODDED AS OUTLINED IN THE SPECIFICATIONS OR DIRECTED BY THE ENGINEER.
- ALL EXCAVATED MATERIAL DEEMED EXCESS OR UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LOCATION APPROVED BY THE TOWN OF ADDISON.
- ALL EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PRESERVE ALL TREES, SHRUBS, FENCES, MAIL BOXES AND OTHER PROPERTY OWNER IMPROVEMENTS NOT NOTED FOR REMOVAL. THE REMOVAL AND/OR REPLACEMENT OF THE SAID PROPERTY OWNER IMPROVEMENTS BY THE CONTRACTOR SHALL BE CONSIDERED AS A NON-PAY ITEM UNLESS A PAY ITEM EXISTS FOR THE SPECIFIC IMPROVEMENT.
- THE CONTRACTOR SHALL GIVE THE CITY, RESIDENTS AND BUSINESSES AFFECTED BY ANY ANTICIPATED WATER OR SEWER SERVICES DISRUPTIONS AT LEAST FORTY EIGHT (48) HOURS PRIOR NOTICE.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND SEWER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES SHALL BE CONSIDERED A NON-PAY ITEM.
- ALL FILL AREAS SHALL BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES AND RE-COMPACTED TO A MINIMUM OF 95 % OF MAXIMUM DRY DENSITY AT OR UP TO 5+% OF THE SOILS OPTIMUM MOISTURE CONTENT. THE COST SHALL BE INCLUDED IN THE PRICE FOR EXCAVATION.

TRAFFIC AND ACCESS CONTROL

- THE CONTRACTOR SHALL ROUTE TRAFFIC AND BARRICADE ALL ROADS AS REQUIRED BY THE TOWN OF ADDISON.
- ALL DRIVEWAY AND SIDEWALK CROSSINGS WHICH ARE OPEN CUT SHALL HAVE AT LEAST A TEMPORARY PAVEMENT REPAIR AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL CROSS STREETS (NON-PAY ITEM), UNLESS OTHERWISE APPROVED BY THE TOWN OF ADDISON.
- THE CONTRACTOR SHALL MAINTAIN AT LEAST A 24 FOOT EDGE TO EDGE ALL WEATHER RIDING SURFACE AT ALL TIMES TO PERMIT TWO WAY LOCAL TRAFFIC FLOW.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL BUSINESS LOCATIONS AT ALL TIMES DURING THE CONSTRUCTION.
- NO WORK SHALL COMMENCE WITHIN EXISTING STREET RIGHT-OF-WAY WITHOUT AN APPROVED RIGHT-OF-WAY EXCAVATION PERMIT & TRAFFIC CONTROL PLAN. CONTRACTOR SHALL NOTIFY THE TOWN OF ADDISON AT LEAST TWO (2) DAYS PRIOR TO BEGINNING WORK WITHIN THE RIGHT-OF-WAY, OR BEFORE PERFORMING ANY WORK WHICH WILL OBSTRUCT OR IMPEDE THE NORMAL FLOW OF TRAFFIC.
- CONTRACTOR SHALL NOT UNLOAD OR STORE MATERIALS, PERMIT WORKERS TO PARK, NOR PARK EQUIPMENT WITHIN THE STREET RIGHT-OF-WAY WHERE STREET IS OPEN TO PUBLIC TRAVEL WITHOUT PRIOR APPROVAL OF THE TOWN OF ADDISON.

PAVEMENT NOTES

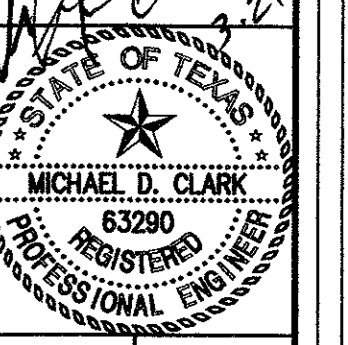
- ALL PAVING REMOVED SHALL BE FULL-DEPTH SAWCUT TO A NEAT LINE AND REMOVED.
- ALL MEDIANS, PARKWAY AREAS, TRANSITION SLOPES, AND FILL AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL, AND SEEDING/FERTILIZER APPLICATION.
- ALL PAVEMENT DRIVEWAYS, PARKING AREAS, CURB AND GUTTER, SIDEWALK AND OTHER MATERIAL REQUIRED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS DISPOSAL.
- THE CONTRACTOR SHALL CONSTRUCT A CONCRETE UNDERCUT HEADER AT ALL PROPOSED CONCRETE TO EXISTING CONCRETE JOINTS, OR USE A LONGITUDINAL BUTT JOINT. THE CONTRACTOR SHALL CONSTRUCT A STANDARD HEADER AT ALL PROPOSED CONCRETE TO EXISTING ASPHALT JOINTS.
- THE DRIVEWAY APPROACHES SHALL BE FIVE (5) INCH REINFORCED CONCRETE PAVEMENT FOR RESIDENTIAL AND SIX (6) INCH REINFORCED CONCRETE PAVEMENT FOR COMMERCIAL. ADDITIONAL DRIVEWAY REPAIRS SHALL MATCH EXISTING MATERIAL EXCEPT MATCH 8" PAVEMENT THICKNESS AT INTERSECTION WITH 8" STREET PAVEMENT AND AT LEAST 2 FEET INTO THE APPROACH.
- THE CONTRACTOR SHALL PROTECT ANY EXISTING AND/OR PROPOSED STORM SEWER PIPE (R.C.P.) WHICH IS IN THE PROPOSED SUBGRADE DURING THE SUBGRADE STABILIZATION PROCESS.

AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AS APPLICABLE:

CITY OF ADDISON
 Assistant City Engineer Mr. Steve Chutchion (972) 450-2886
 DIG-TESS (800) DIG-TESS

1	03/23/04	DATE	REVISION	CITY COMMENTS	M.D.C.	APPROVAL
---	----------	------	----------	---------------	--------	----------

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 100 WEST PLAZA DRIVE, SUITE 100
 DALLAS, TEXAS 75205
 (972) 482-7890
 (972) 482-7899 FAX



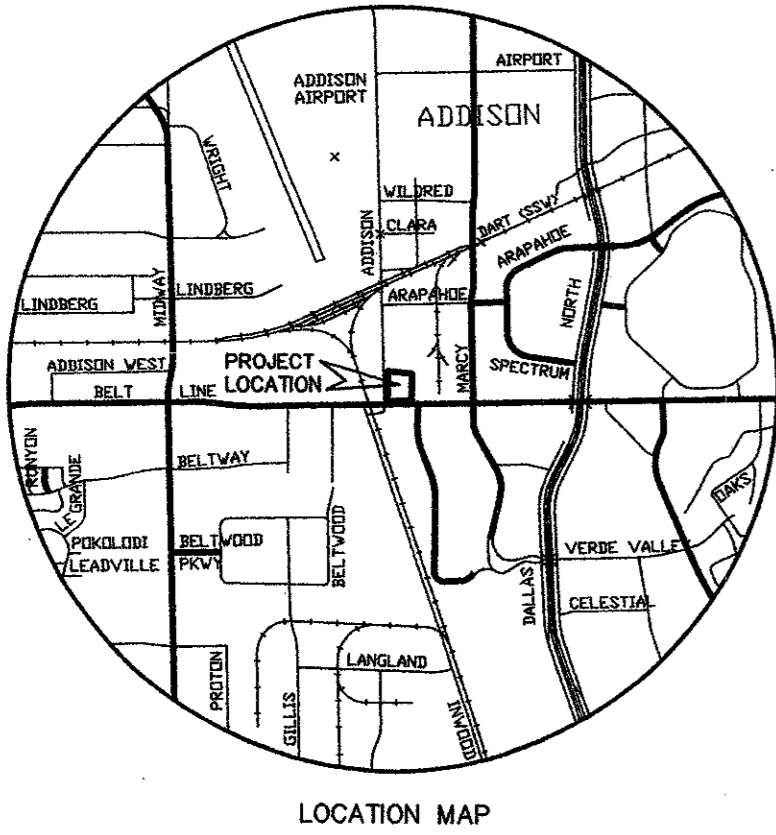
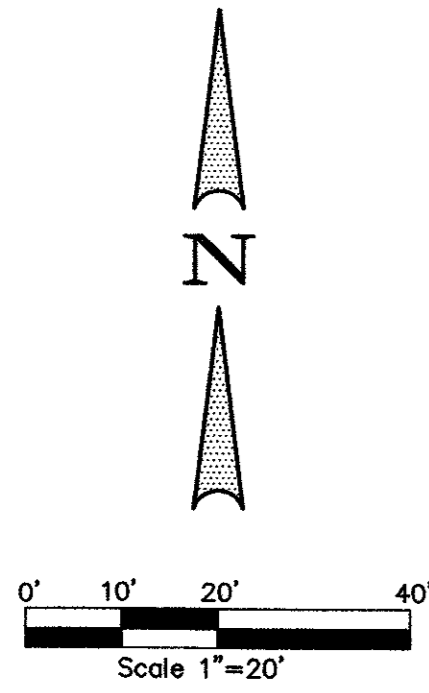
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MICHAEL D. CLARK, REGISTERED PROFESSIONAL ENGINEER NO. 63290

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. CLARK, P.E. #63290

G.W. FISHER SURVEY, ABSTRACT NO. 482
 CITY OF ADDISON
 DALLAS COUNTY, TEXAS
 BERNBAUM / MAGADINI ARCHITECTS
 4528 MCKINNEY AVENUE, SUITE 103
 DALLAS, TEXAS 75205

GENERAL NOTES
 ALBERT-ADDISON ADDITION
 LOT 1, BLOCK 1
 0.906 ACRES

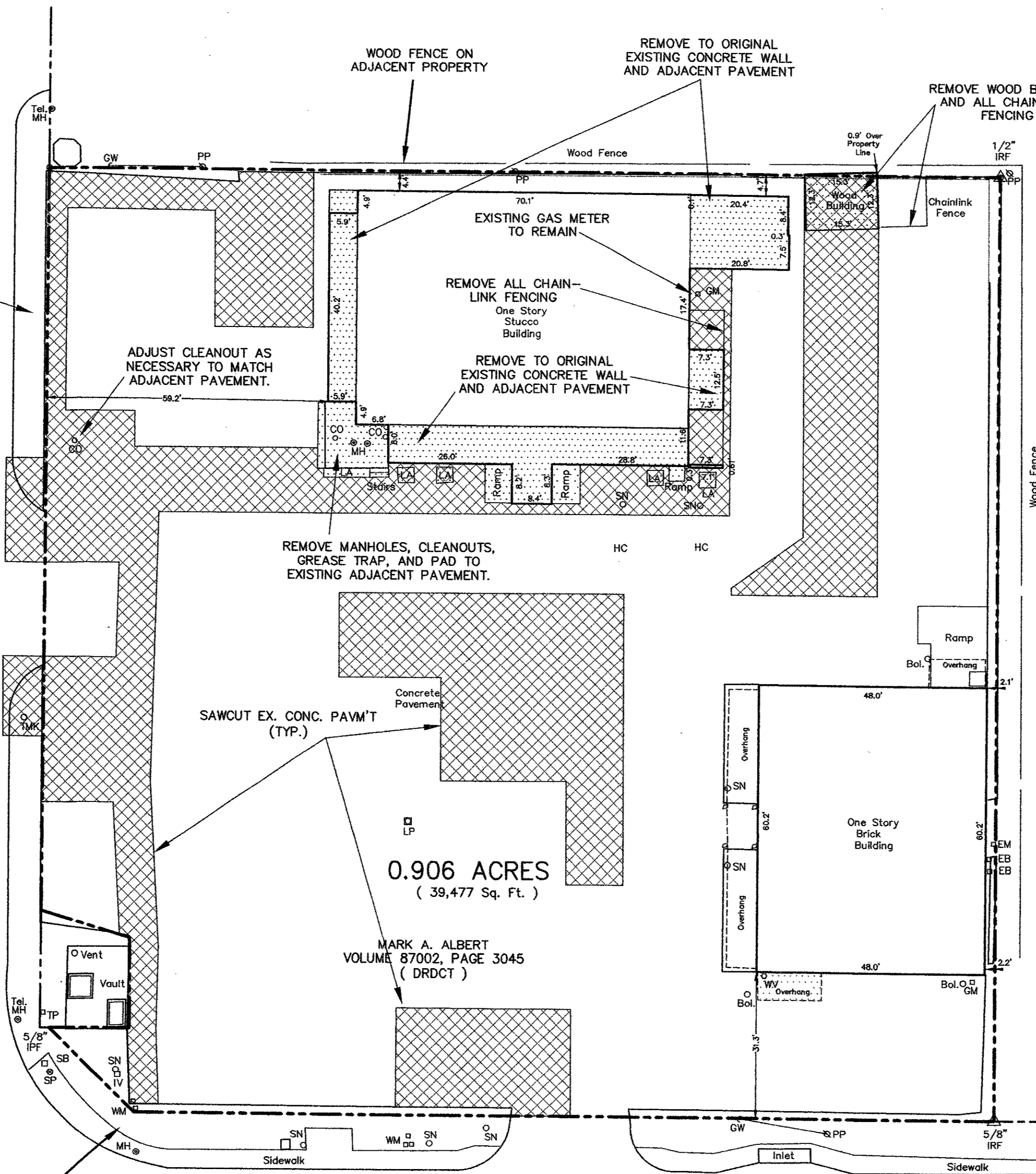
Scale: 1" = 20' Date: 2/20/04
 Designed By: W.A.I.
 Drawn By: W.A.I.
 Checked By: M.D.C.
 File: 014077gen.dwg
 Project No.: 04107.01(20)



REMOVE EX. VEGETATION AS NEEDED TO CONSTRUCT SIDEWALK AND CURB & GUTTER. COORDINATE WITH LANDSCAPING PLAN.

ADDISON ROAD
(variable width Right-of-Way)

G.W. FISHER SURVEY
ABSTRACT NO. 482



0.906 ACRES
(39,477 Sq. Ft.)
MARK A. ALBERT
VOLUME 87002, PAGE 3045
(DRDCT)

BELTLINE ROAD
(variable width Right-of-Way)

BENCHMARK
Coast and Geodetic Survey Monument stamped "E 921 1946". The mark is set vertically in the south wall of the brick grade school at Addison 4 feet east of the center of the entrance, 4.7 feet above the ground. A bronze disk set vertically in the south wall of brick school building known known as the Magic Time Machine Building.
ELEVATION = 650.62 (NAVD88)

*****NOTICES TO CONTRACTOR*****
THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL AND VERTICAL) OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S). IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
THE CONTRACTOR(S) SHALL CALL 1-800-DIGEST FOR UTILITY LOCATIONS AND MARKING AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE.

DEMOLITION LEGEND

	FULL-DEPTH SAWCUT & REMOVE EX. CONC. PAV'T.
	REMOVE TO ORIGINAL EX. WALL AND ADJACENT PAV'T.

GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF SANITARY SEWER AND WATER SERVICE TO THOMAS REPROGRAPHICS. MAINTAIN THESE SERVICES AT ALL TIMES.
CONTRACTOR TO REMOVE AND DISPOSE OF ALL DAMAGED AND/OR WEATHERED CONCRETE WHEEL-STOPS AND REPLACE WITH NEW.

LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer
HC	Handicapped
Bol.	Bollard
GM	Gas Meter
EB	Electric Box
EM	Electric Meter
LA	Control Monument
LA	Landscape Area

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MICHAEL D. CLARK, REGISTERED PROFESSIONAL ENGINEER NO. 63290

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. CLARK, P.E. #63290

G.W. FISHER SURVEY, ABSTRACT NO. 482
CITY OF ADDISON
DALLAS COUNTY, TEXAS
BERNBAUM / MAGADINI ARCHITECTS
4528 MCKINNEY AVENUE, SUITE 103
DALLAS, TEXAS 75205

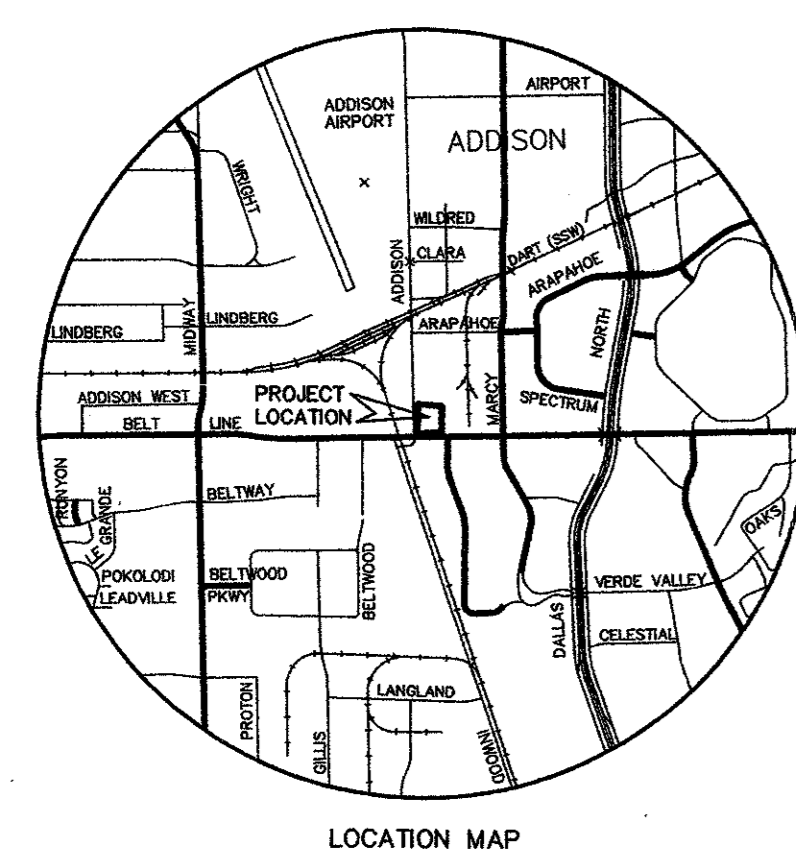
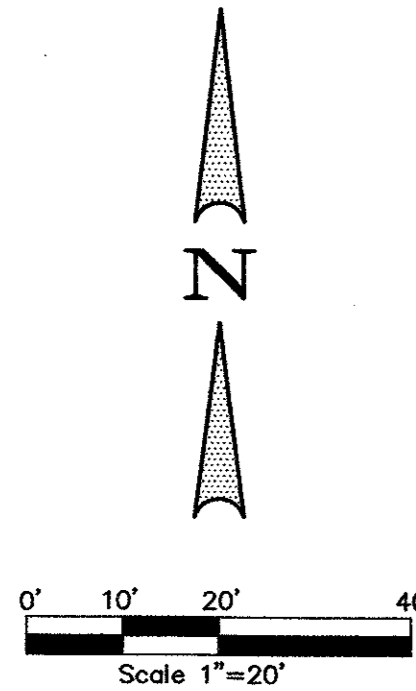
DEMOLITION PLAN
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES

Scale: 1" = 20'
Date: 2/20/04
Designed By: W.A.I.
Drawn By: W.A.I.
Checked By: M.D.C.
File: 01407dem.dwg
Project No.: 04107.01(20)

NO.	DATE	REVISION	CITY COMMENTS	M.D.C.	APPROV.
1	03/23/04				

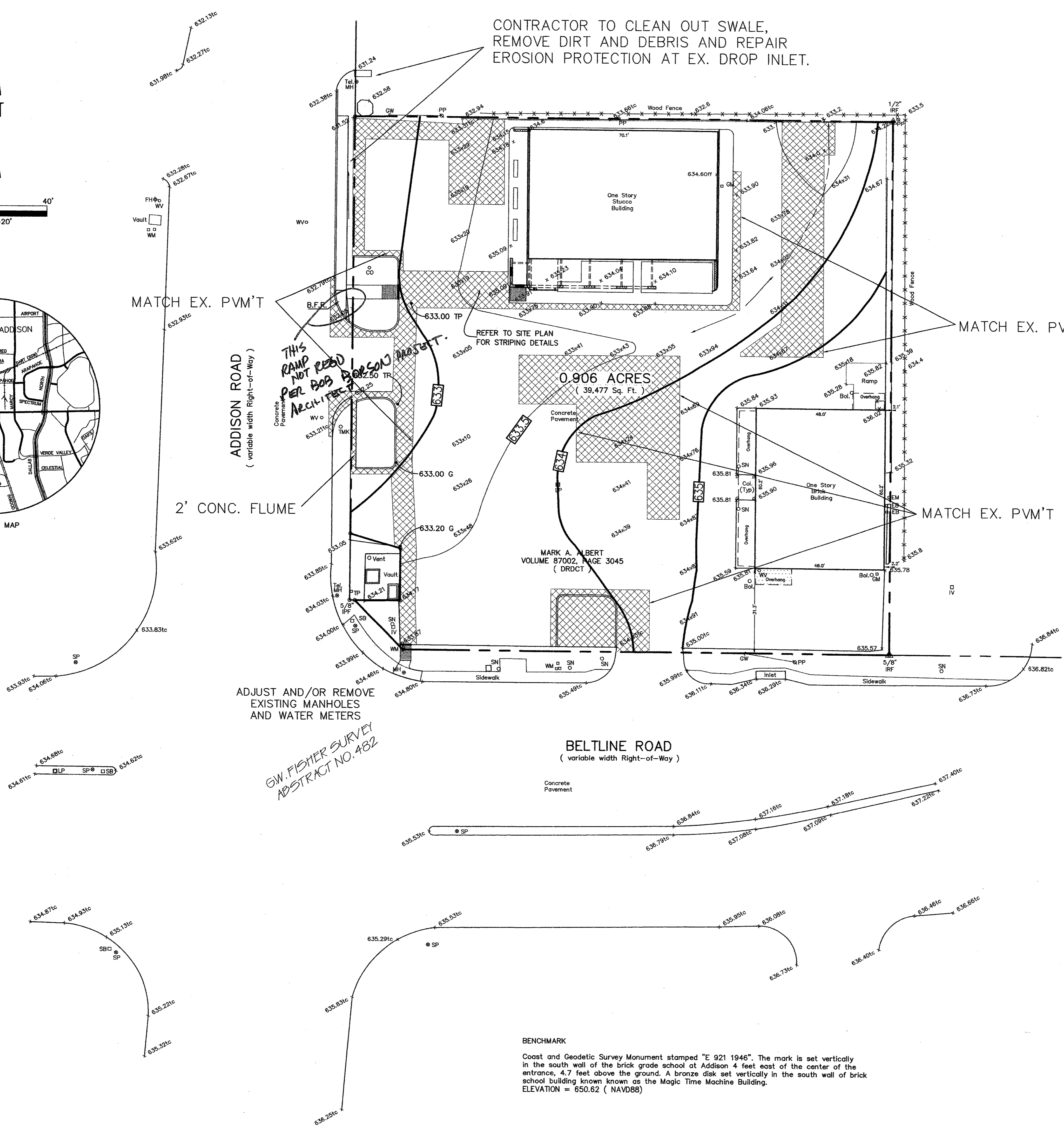
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1700 WEST PLYMA DRIVE, SUITE 100
DALLAS, TEXAS 75205
(972) 467-7999 FAX

MICHAEL D. CLARK
REGISTERED PROFESSIONAL ENGINEER
NO. 63290



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer
HC	Handicapped
Bol.	Bollard
GM	Gas Meter
EB	Electric Box
EM	Electric Meter
△	Control Monument
LA	Landscape Area



NOTICES TO CONTRACTOR

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL AND VERTICAL) OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S). IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

THE CONTRACTOR(S) SHALL CALL 1-800-NOTES FOR UTILITY LOCATIONS AND MARKING AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE.

GRADING LEGEND

EXISTING SPOT GRADE: 633.10 G
 PROPOSED SPOT GRADE: 633.00 G

No.	DATE	REVISION	APPROV.
1	03/23/04	CITY COMMENTS	M.D.C.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 4402-7900
 1717 WEST PLANNING SUITE 100
 DALLAS, TEXAS 75240
 (214) 496-7900 FAX
 (214) 496-7999 FAX

Michael D. Clark
 REGISTERED PROFESSIONAL ENGINEER
 No. 63290

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MICHAEL D. CLARK, REGISTERED PROFESSIONAL ENGINEER NO. 63290

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. CLARK, P.E. #63290

G.W. FISHER SURVEY, ABSTRACT NO. 482
 CITY OF ADDISON
 DALLAS COUNTY, TEXAS
 BERNBAUM / MAGADINI ARCHITECTS
 4528 MCKINNEY AVENUE, SUITE 103
 DALLAS, TEXAS 75205

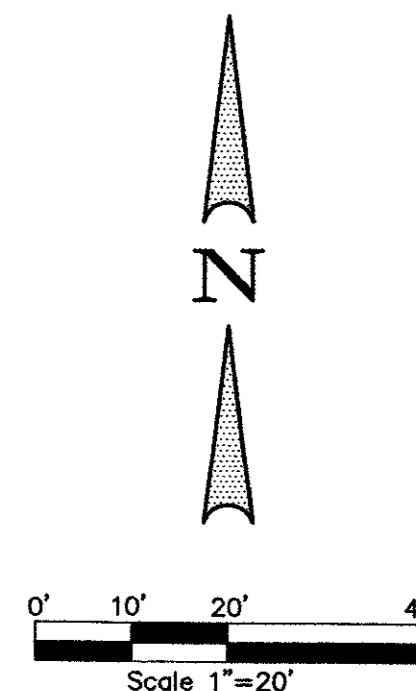
GRADING PLAN
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES

Scale: 1" = 20' Date: 2/20/04
 Designed By: W.A.I.
 Drawn By: W.A.I.
 Checked By: M.D.C.
 File: 01407grd.dwg
 Project No.: 04107.01(20)

SHEET
C-4

BENCHMARK

Coast and Geodetic Survey Monument stamped "E 921 1946". The mark is set vertically in the south wall of the brick grade school at Addison 4 feet east of the center of the entrance, 4.7 feet above the ground. A bronze disk set vertically in the south wall of brick school building known known as the Magic Time Machine Building.
 ELEVATION = 650.62 (NAVD88)



LEGEND

	6"-3500 psi REINF. CONC. w/ #3 BARS @ 18" O.C.E.W.
	4"-3000 psi REINF. CONC. w/ #3 BARS @ 18" O.C. LONGITUDINALLY, 24" O.C. TRANSVERSELY.

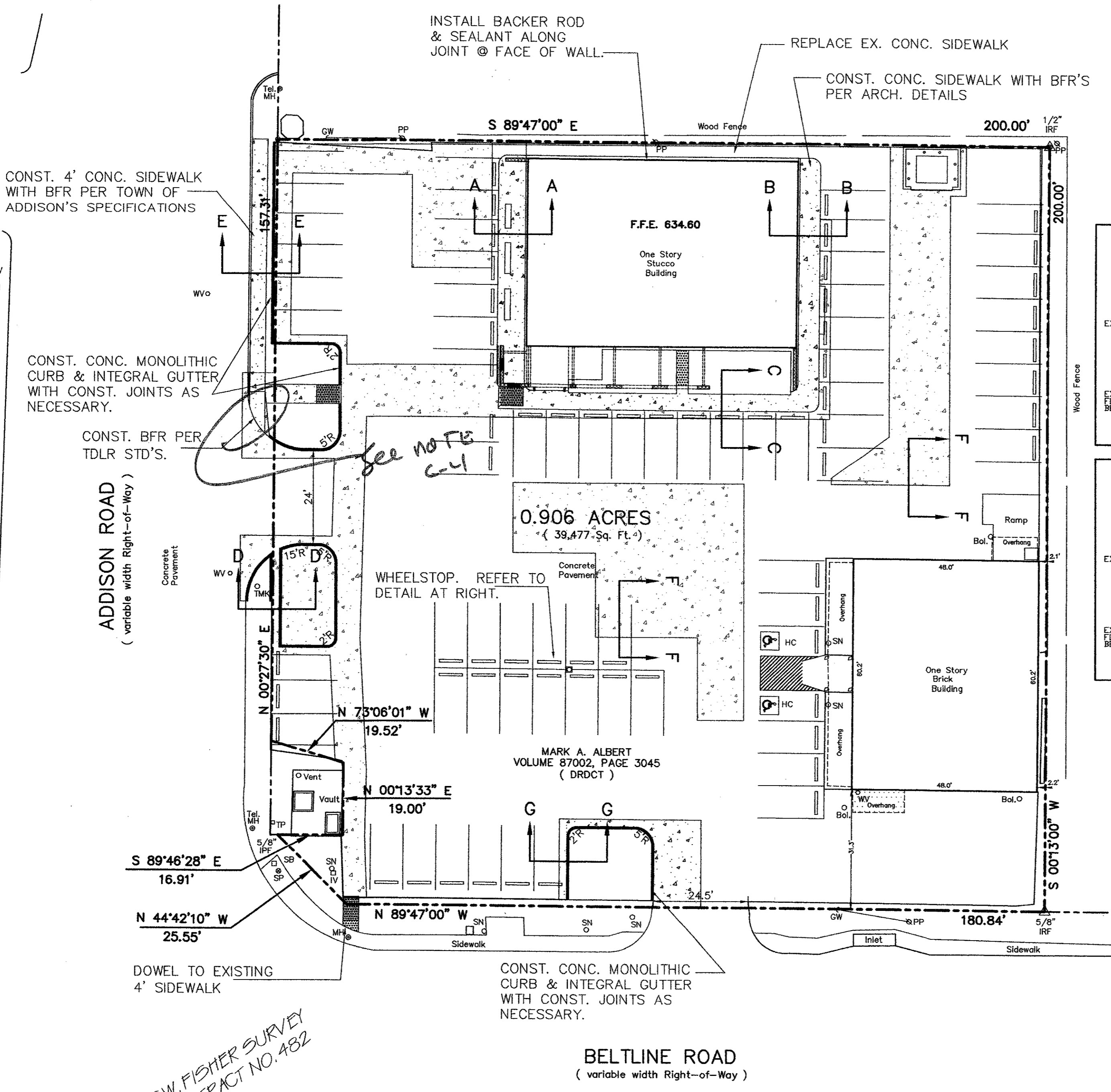
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LEGEND

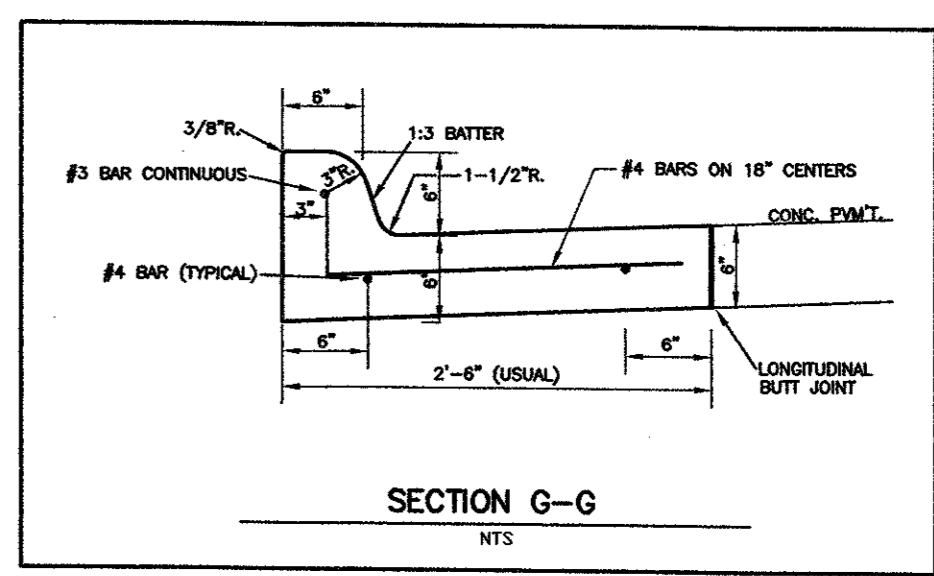
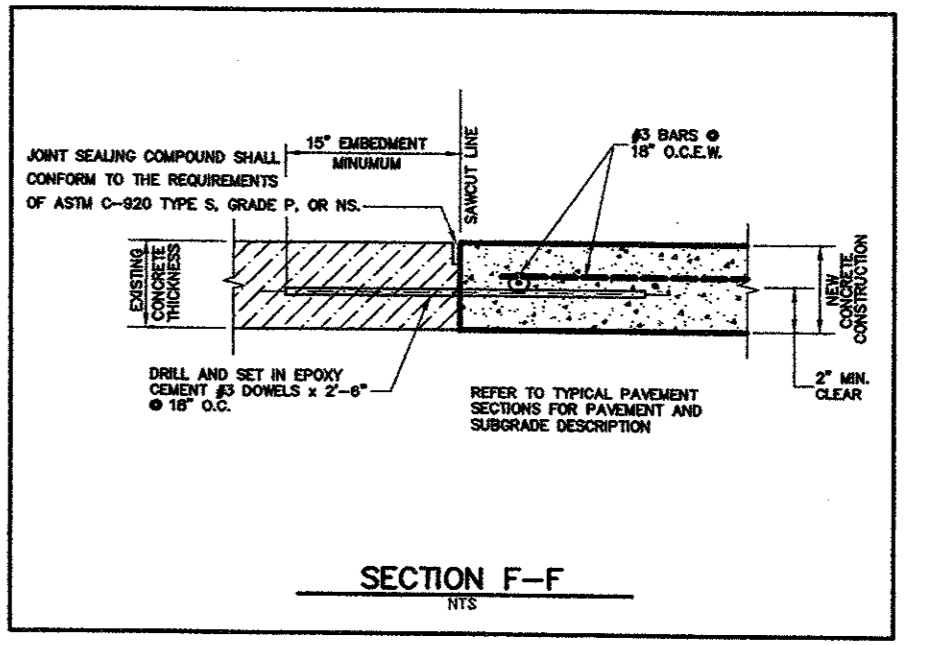
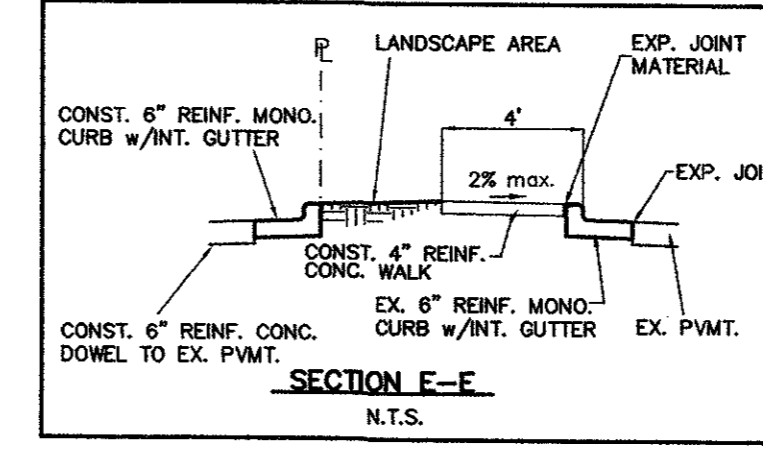
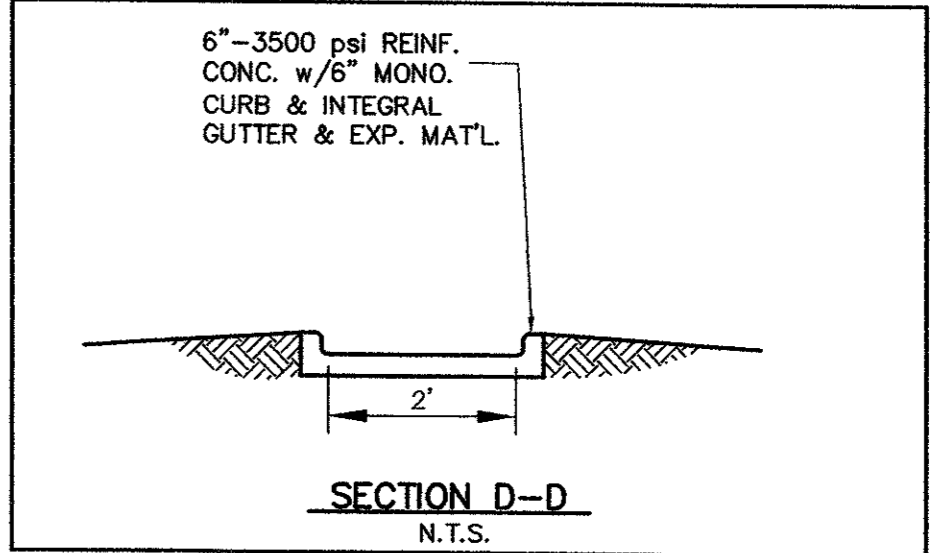
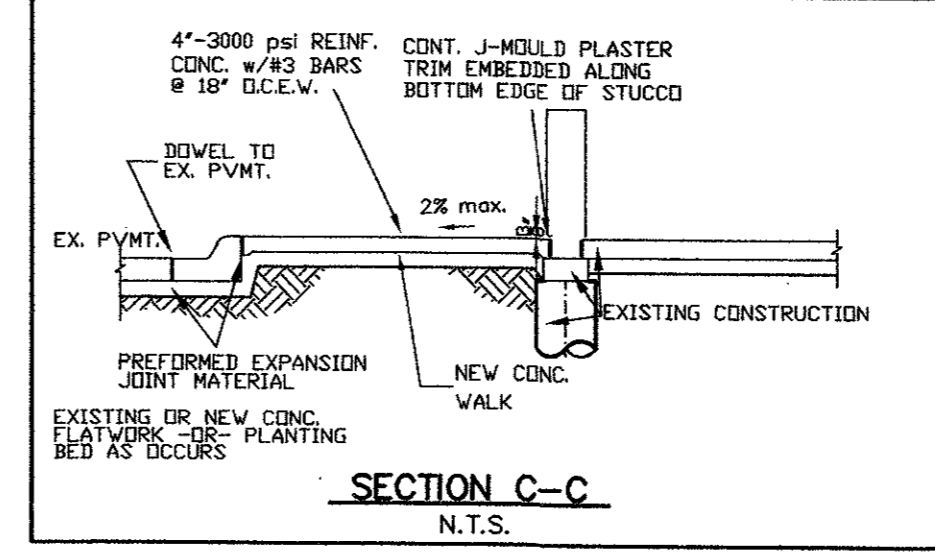
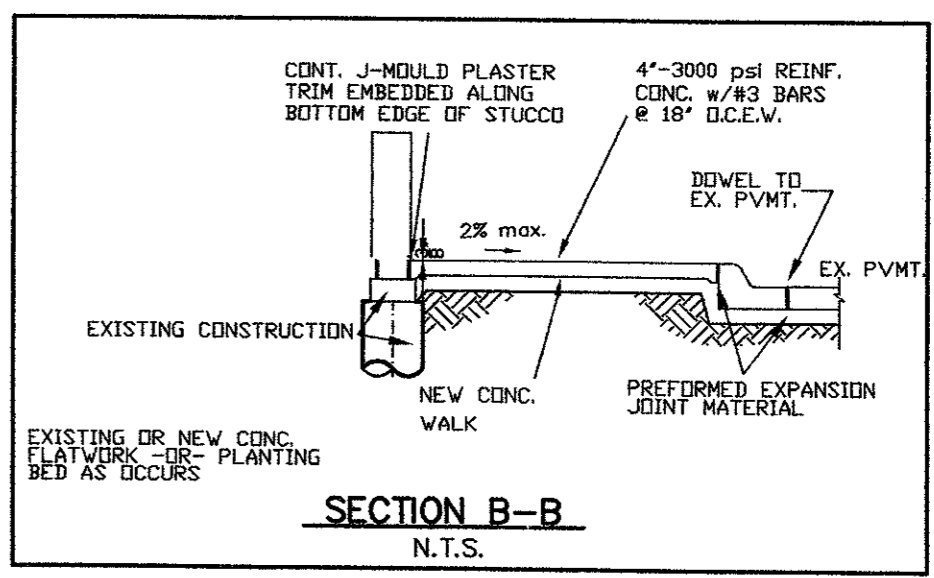
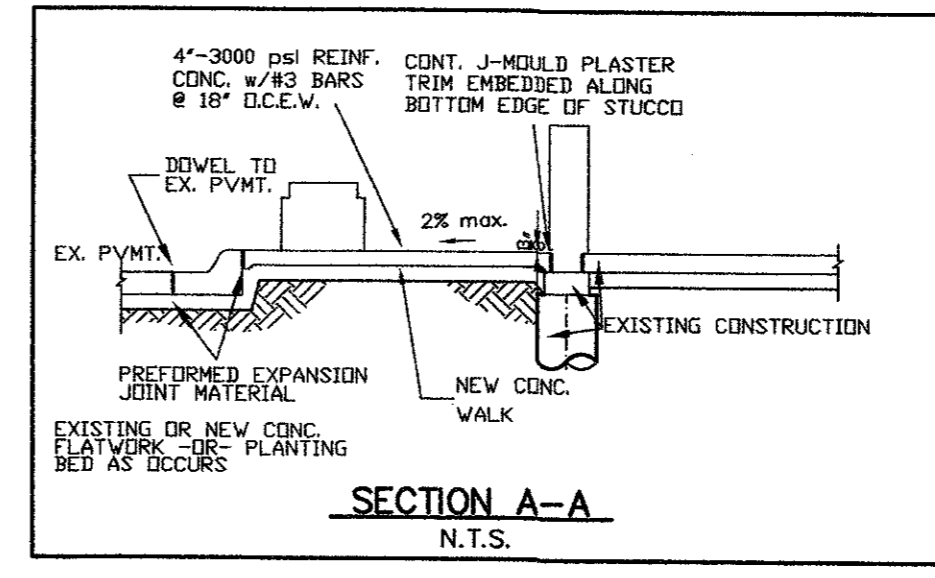
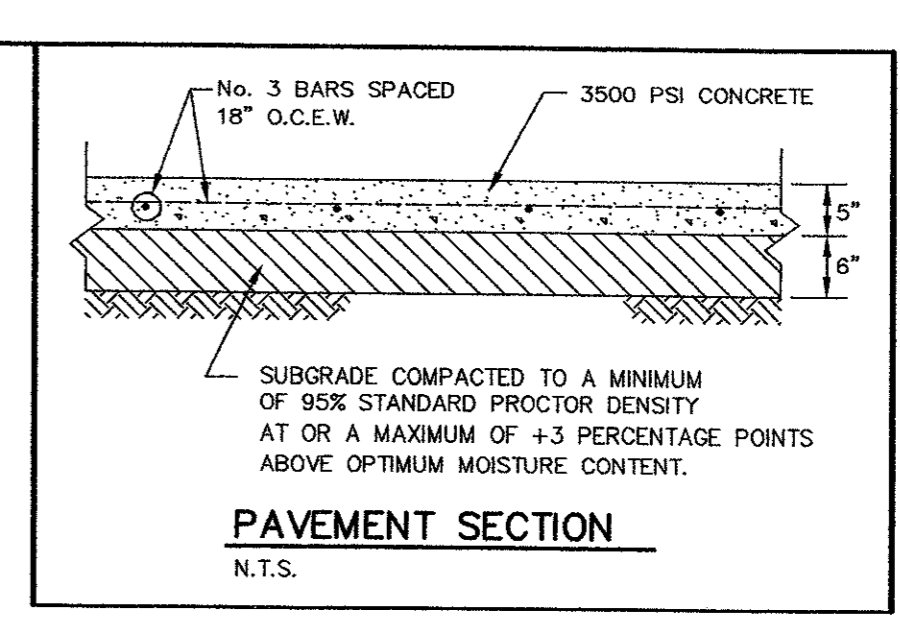
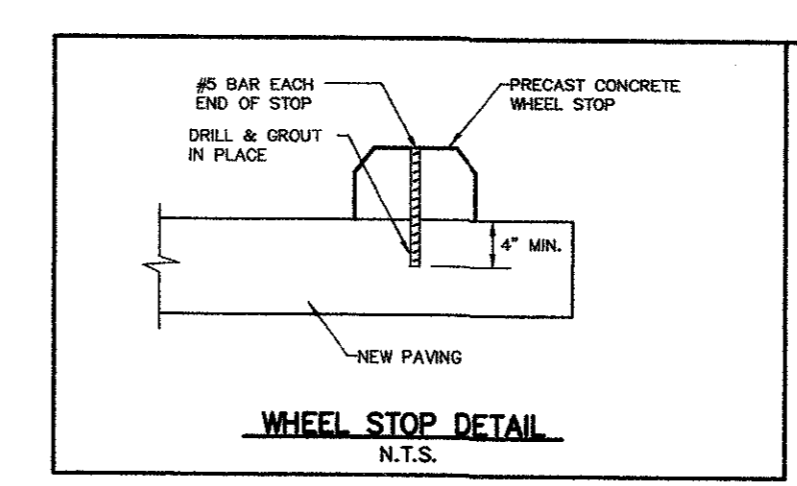
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air-Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer
HC	Handicapped
Bol.	Bollard
GM	Gas Meter
EB	Electric Box
EM	Electric Meter
Δ	Control Monument
LA	Landscape Area



*GW FISHER SURVEY
ABSTRACT NO. 482*

BENCHMARK

Coast and Geodetic Survey Monument stamped "E 921 1946". The mark is set vertically in the south wall of the brick grade school at Addison 4 feet east of the center of the entrance, 4.7 feet above the ground. A bronze disk set vertically in the south wall of brick school building known known as the Magic Time Machine Building.
ELEVATION = 650.62 (NAVD88)



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MICHAEL D. CLARK, A REGISTERED PROFESSIONAL ENGINEER NO. 63290

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. CLARK, P.E. #63290

NO.	DATE	REVISION	APPROV.
1	03/23/04		

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
13220 W. STATE 100
DALLAS, TEXAS 75244
(972) 462-7999 FAX
(972) 462-7999

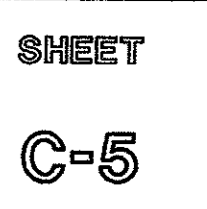
MICHAEL D. CLARK
63290
REGISTERED PROFESSIONAL ENGINEER

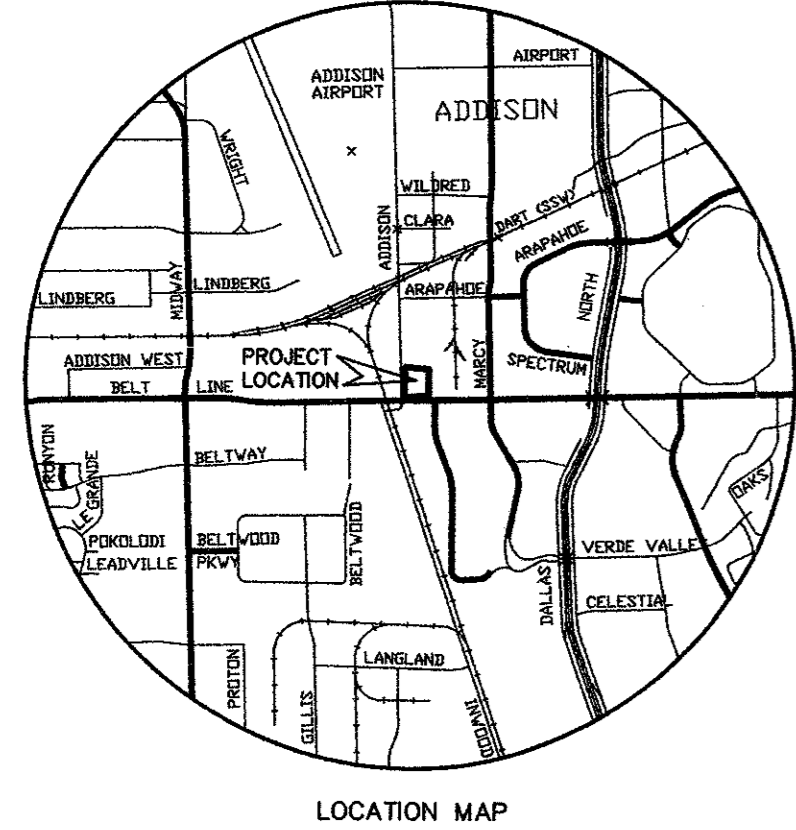
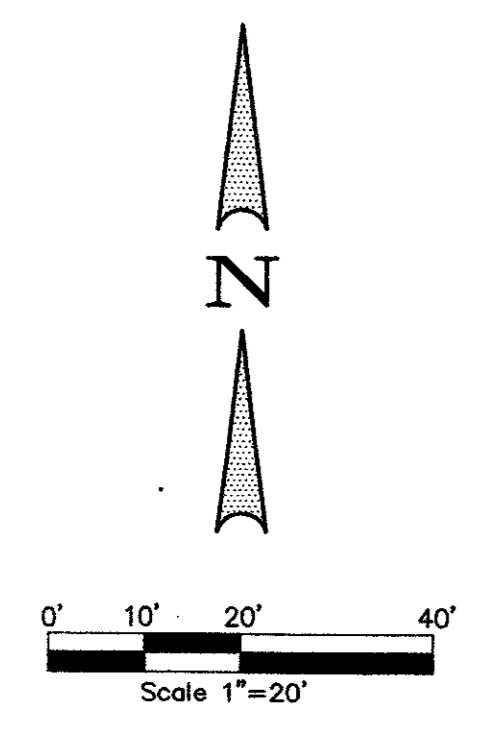
G. W. FISHER SURVEY, ABSTRACT NO. 482
CITY OF ADDISON
DALLAS COUNTY, TEXAS

BERNBAUM / MAGADINI ARCHITECTS
4528 MCKINNEY AVENUE, SUITE 103
DALLAS, TEXAS 75205

PAVING PLAN
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES

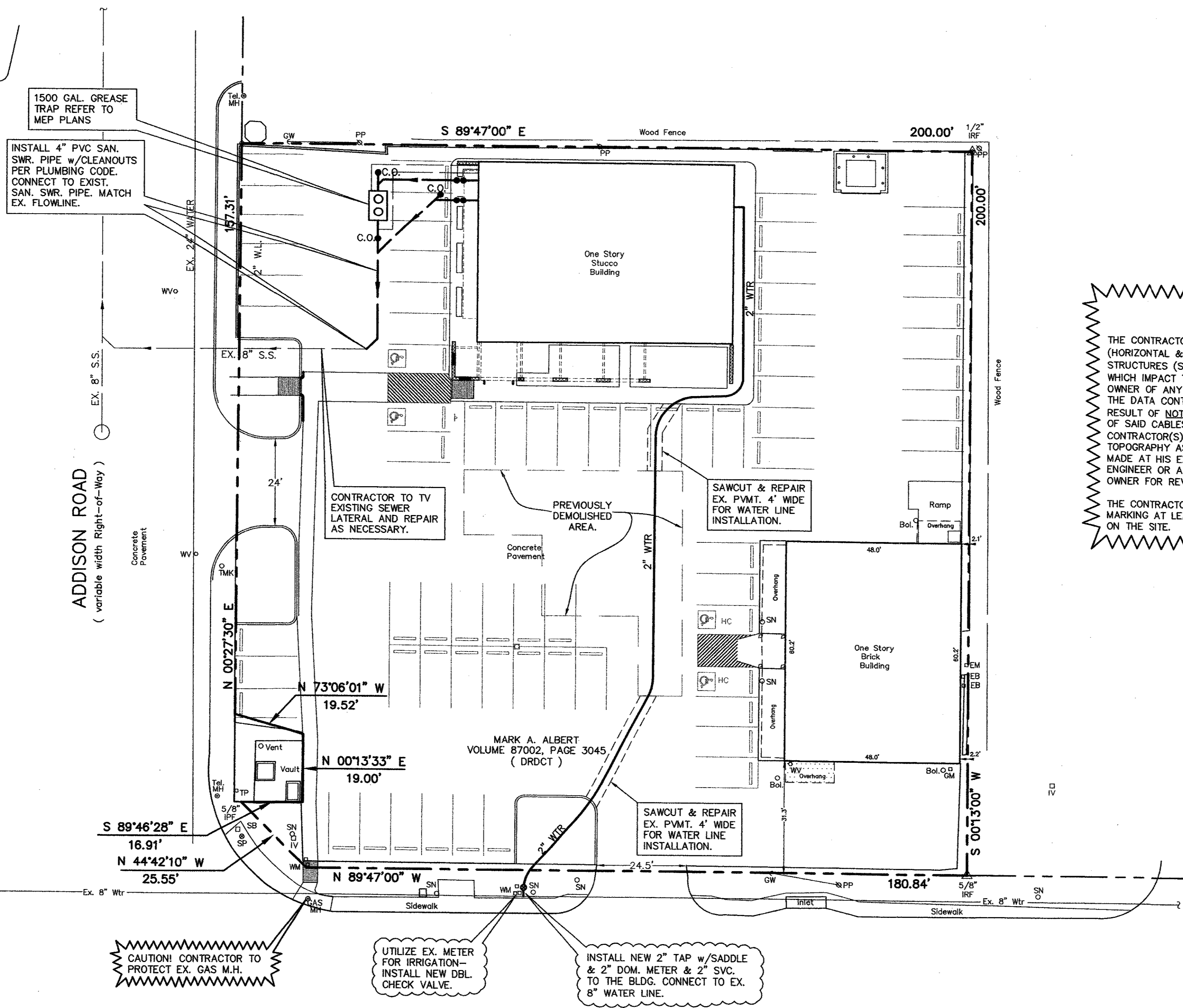
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Designed By:	W.A.I.		
Drawn By:	W.A.I.		
Checked By:	M.D.C.		
File:	01407pav.dwg		
Project No.:	04107.01(20)		





LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
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1	03/23/04				

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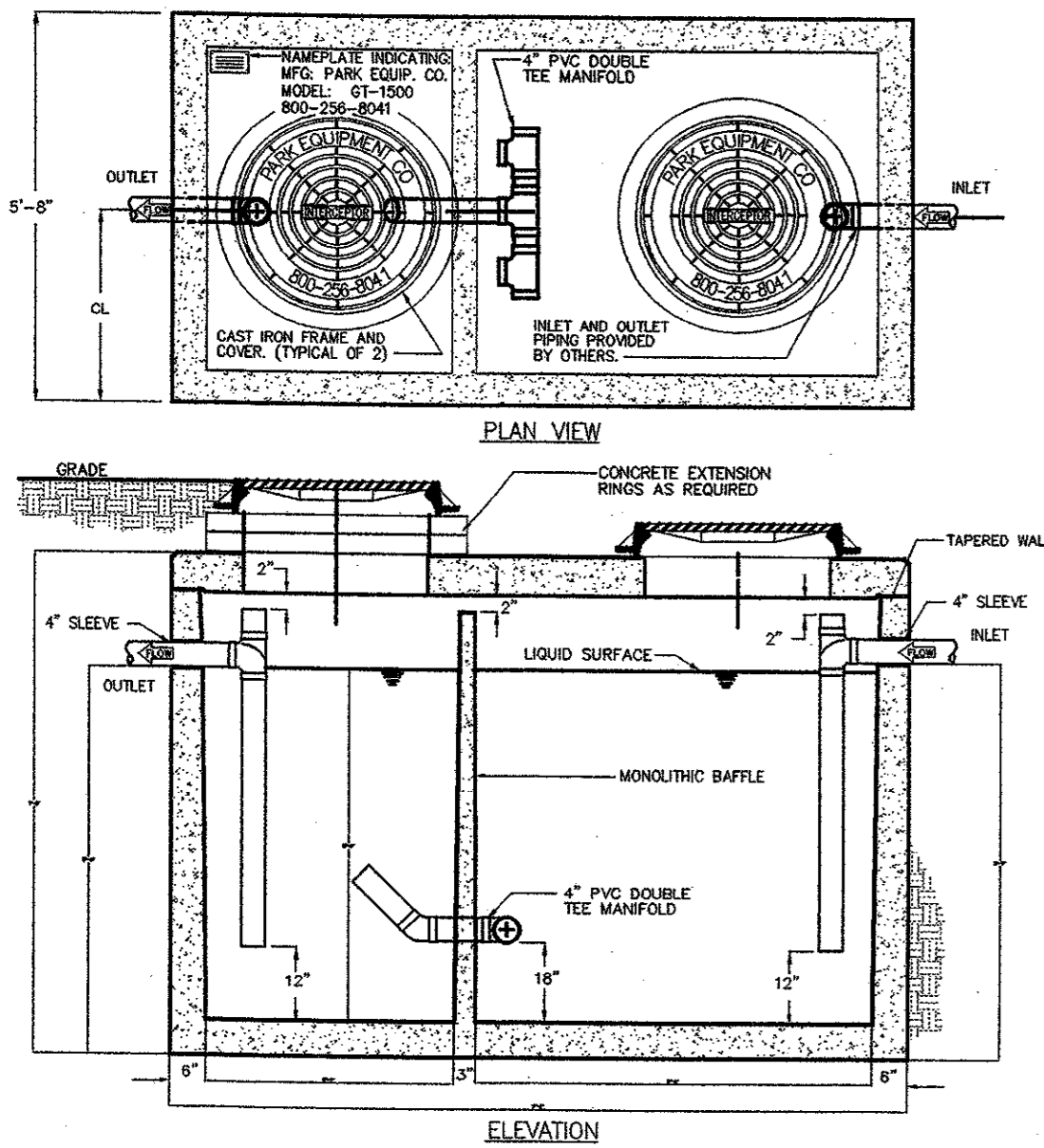
Winkelmann & Associates, Inc.
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**UTILITY PLAN
ALBERT-ADDISON ADDITION
LOT 1, BLOCK 1
0.906 ACRES**

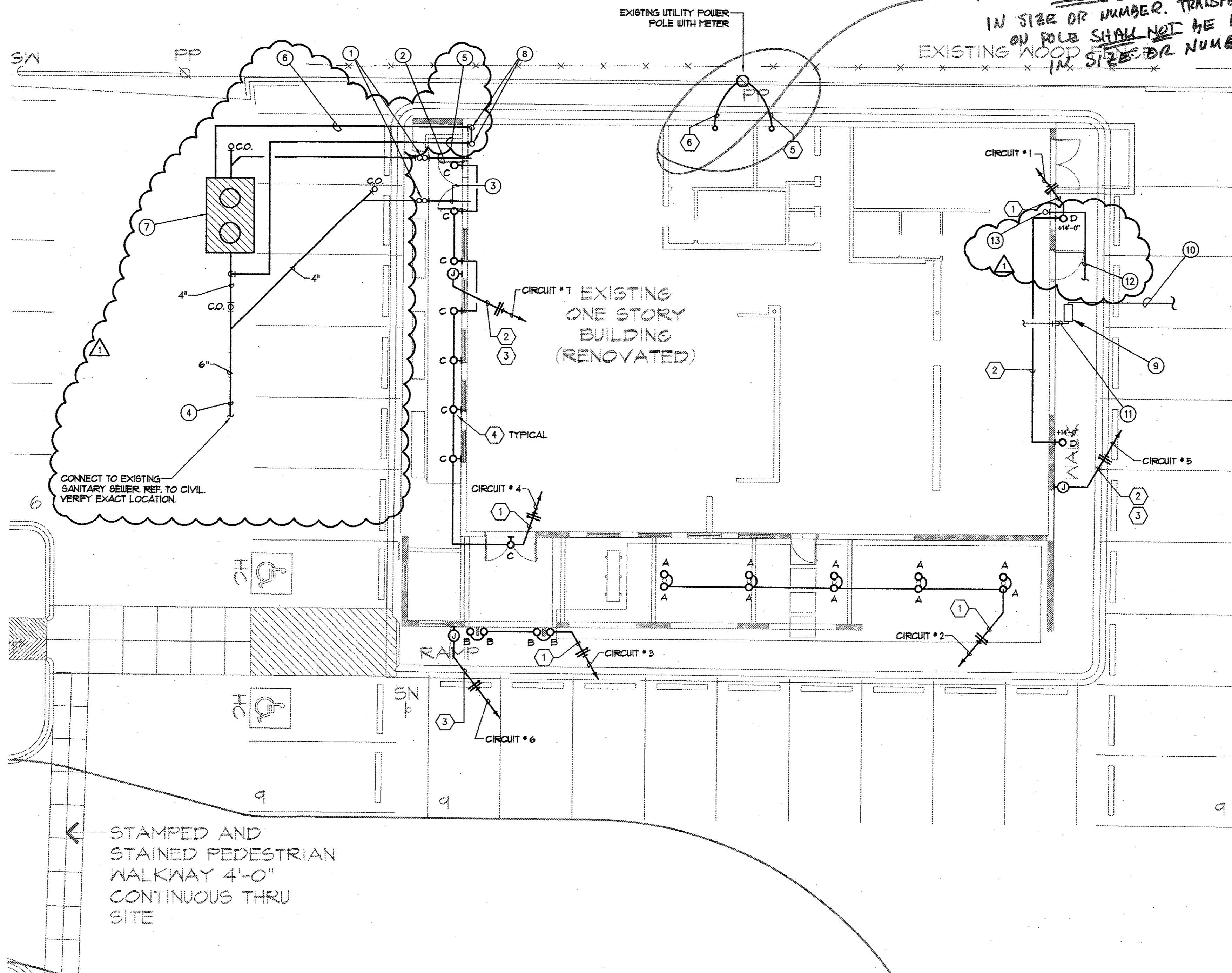
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Designed By: W.A.I.
Drawn By: W.A.I.
Checked By: M.D.C.
File: 01407JUL.dwg
Project No.: 04107.01(20)

SHEET



Specifications
CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction of floor, first stage of wall and baffle with sectional riser to required depth, gross empty weight of approximately 18,000 lbs.
REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal. Structural design is based on AASHTO HS-20 loading.
C.I. CASTINGS: Manhole frames, covers or grates on manufacturing of grey cast iron conforming to ASTM A487-76, Class 50. Manhole shall have 24 inch inside diameter and be traffic duty.
Engineering Data
 Interceptor is structurally and hydraulically engineered conforming to Uniform Plumbing Code. Nominal liquid capacity is 1,500 gallons with total grease & solids retention capacity of approximately 3,500 lbs. Recommended for average flow rates of 17 GPM & intermittent flow rate up to 25 GPM. Manufacturer to provide structural drawings & buoyancy calculations certified by a licensed engineer. Field erection and preparation shall be completed prior to delivery of interceptor. Use dimensional data as shown.

2 GREASE INTERCEPTOR DETAIL
 SCALE: NOT TO SCALE



OVERHEAD UTILITIES:
 SERVICE DROP WIRES FROM POLE TO BUILDING SHALL NOT BE INCREASED IN SIZE OR NUMBER. TRANSFORMERS ON POLE SHALL NOT BE INCREASED IN SIZE OR NUMBER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL CODES AND STANDARDS.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE CONDITIONS INCLUDING SIZE, LOCATION, AND INVERT OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY TO VERIFY THEIR INSTALLATION REQUIREMENTS AND ANY FEES OR PERMITS WHICH WILL BE NECESSARY FOR INSTALLATION. THE CONTRACTOR WILL BE REQUIRED TO PAY ALL FEES OR PERMIT CHARGES RELATED TO EACH UTILITY INSTALLATION.
3. THE CONTRACTOR WILL BE REQUIRED TO VERIFY THE SIZE AND PRESSURE OF GAS SERVICE AND METER WITH GAS COMPANY. THE CONTRACTOR WILL BE REQUIRED TO CONTACT GAS COMPANY PRIOR TO GAS SERVICE INSTALLATION TO VERIFY EXACT REQUIREMENTS AND FEES.
4. THE CONTRACTOR SHALL CONTACT CITY SEWER AND WATER DEPARTMENTS FOR INSTALLATION STANDARDS FOR SEWER AND WATER SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL CITY CODES AND STANDARDS. THE CONTRACTOR SHALL CONTACT CITY SEWER AND WATER DEPARTMENT FOR EXACT REQUIREMENTS FOR TAPPING CITY SEWER AND WATER MAIN AND PAY ALL APPLICABLE CHARGES.

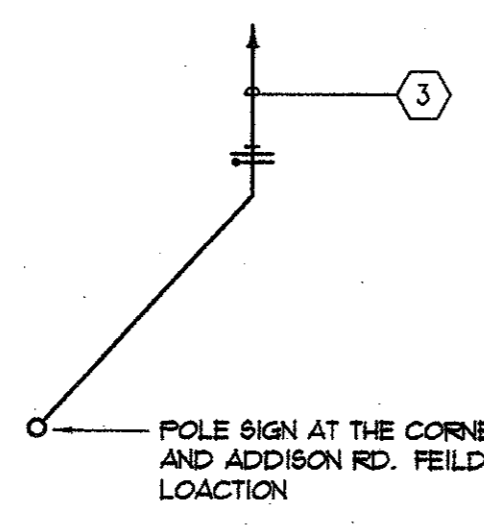
NOTES BY SYMBOL "O"

1. TWO-WAY CLEANOUT.
2. 4" GREASE WASTE LINE.
3. 4" SANITARY SEWER LINE.
4. 6" BUILDING SEWER REFER TO CIVIL DRAWINGS FOR CONTINUATION.
5. 4" VENT BELOW GRADE.
6. 2" VENT BELOW GRADE.
7. 1500 GALLON GREASE INTERCEPTOR EQUAL TO: PARK GT1500.
8. 2" VENT AND 4" VENT UP INSIDE BUILDING. OFFSET 2" TO 4" A.B.V. CEILING AND RUN 4" VENT THRU ROOF.
9. EXISTING GAS METER. VERIFY EXACT LOCATION.
10. EXISTING GAS SERVICE. VERIFY EXACT LOCATION.
11. NEW GAS LINE FROM EXISTING METER UP TO ROOF. SIZE AS REQUIRED BY TENANT.
12. NEW 2" WATER SERVICE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
13. 2" DOMESTIC WATER RISER. TENANT SHALL PROVIDE BACKFLOW PREVENTION AS REQUIRED BY LOCAL AUTHORITY. VERIFY EXACT LOCATION.

NOTES BY SYMBOL "O"

1. ROUTE 2" x 12" x 12" GRID TO FUTURE TENANT PANEL VIA TIME CLOCK "ON" TIME CLOCK "OFF".
2. ROUTE CONDUIT ON BACK SIDE OF PARAPET.
3. PROVIDE (1) 20A/120V CIRCUIT FOR SIGN. VERIFY CONTROL REQUIREMENTS WITH OWNER.
4. REFER TO ARCH. DETAIL FOR MOUNTING HEIGHT.
5. GENERAL CONTRACTOR TO EXTEND (2) 4" E.C. WITH 2 SETS OF 4" x 350 KCHIL, 1" C.I. GRID, FROM SERVICE POOL TO NEW PANEL PROVIDED BY OTHERS FOR SINGLE 120/200V, 0600A, 34, 4U SERVICE.
6. GENERAL CONTRACTOR TO EXTEND (2) 2" E.C. FOR TELEPHONE SERVICE TO TENANT TELEPHONE BOARD.

STAMPED AND STAINED PEDESTRIAN WALKWAY 4'-0" CONTINUOUS THRU SITE



TYPE	MTG.	NO. LAMPS	LAMPS	VOLTS	MANUFACTURER	CATALOG NUMBER	REMARKS
A	GROUND MTD. UP LIGHT	1	06RAM/SYLVANIA 50ARI11/8/SP	120	EK LIGHTING	CA-O-BZF-9-II-A-T8-MB-2-D0	
B	FLUSH MTD. UP LIGHT	1	06RAM/SYLVANIA 50ARI11/8/SP	120	EK LIGHTING	HP2-AR-TR-O-BZF-II-B-120-AH-CPC	
C	WALL MTD. UP LIGHT	1	06RAM/SYLVANIA 10U16/G2 BASE	120	LAM	IN300-U1-1-6-A-10M+MC-NAT-120	
D	WALL MTD. AREA LIGHT	1	06RAM/SYLVANIA MF10/UMED	120	THOMAS LTG. NITEBRITES	U1P-070-M-120-LP	

NOTES: 1. ALL FLUORESCENT LIGHT FIXTURES TO HAVE ELECTRONIC BALLASTS.
 2. VERIFY TYPE OF CEILING AND PROVIDE CORRECT TRIM, MOUNTING HARDWARE, ETC.

1 SITE PLAN - MEP
 SCALE: 1/8" = 1'-0"

BEI
 4801 BELTLINE ROAD
 ADDISON, TEXAS

BERNBAUM MAGALINI
 4808 McKinney Avenue
 Suite 1100, Dallas, TX 75205
 Telephone 972.442.4200
 Fax 972.442.2000

basharkhah engineering incorporated consulting engineers
 3/24/04
 2520 fairmount street
 dallas, texas 75201
 (214) 720-1005
 BEI Job # 04030

REVISION
JOB NUMBER 08109
DATE 02.20.04
SHEET NUMBER MEP2