MATERIAL INDICATIONS

SECTION

BRICK
GRANULAR FILL
EARTH
CONCRETE
CMU
BLANKET INSULATION
RIGID INSULATION
ACOUSTICAL BOARD
SPRAYED MATERIAL
GYPSUM BOARD
LATH AND PLASTER
SEALANT BACKER ROD
PLYWOOD LARGE SCALE
MILLWORK LARGE SCALE
ROUGH CUT WOOD
STEEL LARGE SCALE
ALUMINUM LARGE SCALE
METAL SMALL SCALE
GLASS LARGE SCALE
CERAMIC TILE LARGE SCALE
STONE
MARBLE

PLAN AND ELEVATION

CEMENT PLASTER
METAL
GLASS
BRICK CMU
PANELING

NOTATIONS

09 DETAIL NUMBER
3.112A ROOM NUMBER
3.112A DOOR NUMBER
2 WINDOW NUMBER
BL1 BORROWED LITE
14 COLUMN TAG
A LOUVER
ELEVATION
CONTROL JOINT
EXPANSION JOINT
2 REVISION NUMBER
A ACCESSORY
1 SIGN TYPE - REFERENCE PROJECT MANUAL AND SHEET 7.0

REFERENCE SYMBOLS

4.1/02 SECTION/DETAIL NUMBER
SHEET NUMBER
4.1/03 WALL SECTION
4.1/02 BUILDING SECTION
4.9/02 ELEVATION
4.2/05 DETAIL SECTION
4.2/12 ENLARGED DETAIL
B PARTITION TYPE
5.1/03 ENLARGED PLAN/SECTION
DETAIL TITLE
SCALE: 1/4" = 1'-0"
(4.1) INDICATES SHEET WHERE DETAIL IS REFERENCED FROM (WHEN NOTED)

Regulatory Requirement Highlights

The Town of Addison Texas is the Primary Local Regulatory Review and Permit Entity. The City of Dallas is the Secondary Local Regulatory Review and Permit Entity for certain Utility Taps, Curb Cuts, and other minor work along Dallas Parkway.

1991 UBC (Uniform Building Code)

Town of Addison local amendments including but not necessarily limited to window markings, corridor doors, exterior door hardware, waste disposal, construction times adjacent to apartments, building identification, as well as Plumbing, Mechanical, and Electrical requirements.

1991 UMC (Uniform Mechanical Code).

1991 UPC (Uniform Plumbing Code).

1990 NEC (National Electrical Code).

1991 UFC (Uniform Fire Code) with local amendments.

TAS (Texas Accessibility Standards) - current edition in effect.

Americans with Disabilities Act (ADA), 28 CFR Part 35 Nondiscrimination on the Basis of Disability in State and Local Government Services, Final Rule, as published in the Federal Register - Friday, July 26, 1991.

ACI 318-89, Building Code Requirements for Reinforced Concrete, the American Concrete Institute.

AISC, Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, the American Institute of Steel Construction, current edition in effect.

NPDES (National Pollution Discharge Elimination System) requirements governing Storm Water runoff for projects 5.0 acres or more. NOI (Notice of intent) and permit shall be jointly filed by Owner and Contractor.

FAA No Hazard to Air Navigation Application and Certificate required.

Building Code Analysis Highlights

Building Construction Type

8 Story Office Building is Type 1 Construction

3 Level Open Parking Garage is Type II-N Construction

Occupancy Type

8 Story Office Building is B-2 Occupancy.

3 Level Open Parking Garage is B-3 Occupancy.

Office Building and Parking Garage are separated by 30 feet, therefore no fire rated separation is required.

Fire Protection and Life Safety

8 Story Office Building is fully sprinklered.

3 Level Open Parking Garage is Drypipe Sprinklered on Levels 1 & 2 (not sprinklered on top Level 3 regardless of whether Level 3 Canopy roof occurs or not). Standpipe also required at each stairway and midpoint horizontal distance between stairways.

24 foot wide Fire Lane is provided where indicated on Site Plan Sheet 1.0. Turning radii are 50 ft outside, 26 ft inside.

6 Fire Hydrants are located on the site per Site Plan Sheet 1.0.

Fire Department Connections are located remote from both the Office Building and the Parking Garage at locations previously agreed upon by the Town of Addison. See Site Plan Sheet 1.0.

Electromagnetic Hold Open Elevator Lobby Doors in Office Building on Levels 3-8 will be of the "Traffic Door" (each leaf swings in each direction) type, solid core, non fire rated, with smoke and draft seals.

Other doors in Z-corridors on typical floors (with the exception of the 2 hour doors to stairways) also do not have to be fire rated, but simply be solid core, with smoke and draft seals.

Office Building Stair Pressurization will be via Barometric Damper Relief method described in 1991 UBC Code section 3310(b) Exception 1 for Fully Sprinklered Buildings.

Office Building Smoke Evacuation will be via labeled breakout windows (i.e. NOT a mechanical system).

Area of Rescue Assistance and Areas of Refuge not required in Fully Sprinklered Buildings.

Fire Alarm System will be as specified in Specification Section 16721 (14 Oct 97 Package).

Smoke Detector locations will be as required by Code. As previously agreed to by Town of Addison, Smoke Detectors will be installed in the Parking Garage Elevator Equipment Room and the Parking Garage Elevator Lobby: horns and strobes will not be necessary throughout the Parking Garage.

Fire Department Key (Knox) Box will be wall mounted outside the rear Office Building entry to house card key enabling Fire Department access to the building and and to house key enabling Fire Department access to the Level 1 Fire Control Room 114.

Office Building Fire Control Room 114 requirements will be as follows:

Voice Alarm and public address system panels.
Fire Department communications panel.
Fire Detection and alarm system annuciator panels.
Annuciator visually indicating the location of the elevators and whether they are operational.
Status indicators and controls for air handling systems.
Controls for unlocking all stairway doors simultaneously including doors 118 and 118A.
Sprinkler valve and water flow detector display panels.
Emergency and standby power controls and status indicators.
Telephone for fire department use with controlled access to the public telephone system.
Fire pump status indicators.
As Built building plans (NIC).
Work table (NIC).
Appropriate signage indicating room's function.
Be equipped with controls and gauges for the stairwell pressurization and elevator ventilation systems.
Have a Key Box containing the following:

Two sets of keys required to access all areas in the building, including "card keys".
Two elevator door keys or tools for manually opening elevator doors.
Two elevator fire service keys per elevator cab.
Keys to any locked fire sprinkler valves.
Other keys as directed by Fire Department.

10/14/97 MISCELLANEOUS REVISIONS

NON-LOAD BEARING CMU LINTEL SCHEDULE

WALL THICKNESS	CLEAR SPAN	LINTEL DEPTH	BOTTOM REINF.	TOP REINF.
6"	UP TO 4'-0"	8"	1 - #5	
6"	6'-0"	8"	1 - #5	
8"	UP TO 4'-0"	8"	2 - #3	
8"	6'-0"	8"	2 - #4	
8"	8'-0"	16"	2 - #4	2 - #4
8"	10'-0"	16"	2 - #4	2 - #4
12"	UP TO 4'-0"	8"	2 - #4	
12"	6'-0"	8"	2 - #5	
12"	8'-0"	16"	2 - #5	2 - #4
12"	10'-0"	16"	2 - #5	2 - #4

Notes:

1. Grouted lintel (trough) blocks shall extend 8" beyond face of opening each side.
2. Openings wider than 6'-0" shall have the first vertical cell each side filled with grout up to the lintel bearing level.
3. Top bars shall be held in place with #2 closed stirrups spaced @ 16" o.c.
4. Precast Concrete lintels of the same size and length may be substituted except that top bars shall be provided equal to scheduled bottom bars.

Description of Bid Alternates

NONE

General Notes

1. The General Contractor shall be aware that the front property line is coincident with the boundary line between the Town of Addison and the City of Dallas. Some work, such as utility taps, landscaping, landscaping irrigation, and curb cuts may require permits and inspections from both the Town of Addison and the City of Dallas.
2. The General Contractor shall be responsible for all permits and fees required by the Town of Addison and the City of Dallas (the latter for work along Dallas Parkway)
3. The Contractor shall be responsible to submit an application to the FAA for a No Hazard to Air Navigation Certificate for the height of his construction crane which is limited to an envelope of 170 feet above datum elevation 645.00. The Owner will already have submitted an application for the office building.
4. The Architect will submit Contract Documents to appropriate authorities for Handicap accessibility and ADA review and approval.
5. The General Contractor and the Owner shall together submit a NOI (Notice of Intent) to satisfy NPDES (Storm Water Requirements) since this project is more than 5.0 acres.
6. The General Contractor shall obtain Noise Control regulations from the Town of Addison prior to construction which stipulates the time of day construction activities are allowed on sites that are adjacent to apartment complexes. Construction activity is not allowed between the hours of 7 pm and 7 am Monday through Friday, and between the hours of 7pm and 8 am Saturday and Sunday.
7. The Contractor shall dispose of waste in the proper manner as required by the Town of Addison. Refuse containers are required. The site is to remain clean and free of rubish and debris.
8. The Contractor shall maintain an approved all weather temporary fire lane during construction (not required for Early Issue Package) capable of supporting a 50,000 lb vehicle.
9. The Contractor's temporary construction fence shall meet Town of Addison requirements for emergency vehicle access.
10. Refer to Cover Letter in the Project Manual as well as Project Manual "Special Conditions" for other pertinent issues such as Geotechnical Report status, Phase 1 Environmental Report, Zoning, Final Plat, and Addison Road Future Drainage Issue.
11. Whenever specifications require pre-engineered systems, or require engineering of other systems, or require engineering of certain components of systems, then the design calculations that are to be submitted for the record will require a seal of a Professional Engineer registered in the State of Texas.
12. The Architect's seal on Consultant Documents only indicates that the Architect has reviewed the consultant's work and has coordinated it with the overall project.

General Overall Project Description

1. **New 8 Story High Rise Office*Building (Fully Sprinklered)-**
   Partially Post Tension Concrete Frame, Precast Concrete Facade with Curtainwall Infill and Modified Bitumen Roof System.
2. **New 3 Level Open Parking Garage (Levels 1 & 2 Sprinklered)**
   Post Tensioned CIP Concrete Structure with Cast in Place Facade
3. **Site Work -**
   Civil (Grading, Utilities), Landscape, and Landscape Irrigation
4. **Work of Owner's Separate Contracts -**
   Masonry Screen Wall at Adjacent Apartment Complex

Separate Contract Document Packages

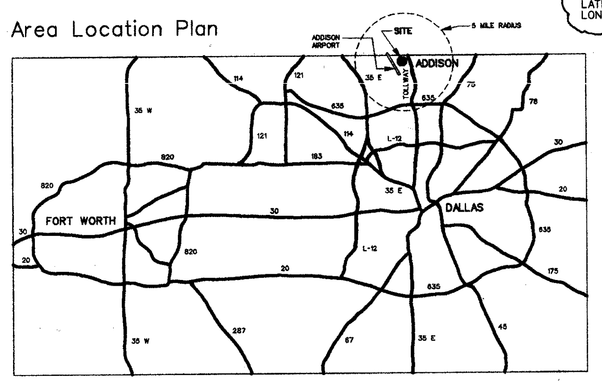
1. **Apartment Screen Wall**
   Owner's Separate Contract to construct a Masonry Screen Wall around the Apartment Complex.

Mulitiple Contract Document Packages to be Issued for Permit and Construction

1. **Package dated 5 Sep 97 -**
   Early Issue Package for Site Grading, Office Building Pad Prep, Office Building Piers, and Site Storm Drainage (the new Accel/Decel Lanes and associated relocation of existing storm drainage inlets along Dallas Parkway will be part of the work of the 14 Oct 97 package).
2. **Package dated 14 Oct 97 -**
   Final Package for Balance of the Work.

Area Location Plan

OFFICE BUILDING COORDINATES
LATITUDE 32, 58, 36
LONGITUDE 96, 49, 34



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Project Statistical Summary

Office Building

Floor	GBA in SF	Net Useable Area in SF (GBA less Core Area)
Level 1	24,599	21,644
Level 2	23,724	21,124
Level 3	25,916	23,287
Level 4	25,916	23,287
Level 5	25,916	23,287
Level 6	25,916	23,287
Level 7	25,916	23,287
Level 8	25,916	23,287
Penthouse	1,669	0
Total	205,036	182,038

Open Parking Garage

Floor	GBA in SF	Parking Spaces
Level 1	54,744	170
Level 2	54,744	177
Level 3	54,744	180
Total	164,232	527

Site

Site Area approximately 5.5 Acres.

Parking Space Size - 9 ft x 17 ft for Parking Garage: 9ft x 18 ft for Site.

Parking Spaces on Grade is 180. Total Parking Spaces in Garage is 527.

Total Parking Spaces provided is 707.

Parking Spaces required by Code is 607 (1 per 300 SF net useable).

Landscape Coverage calculations to meet PD Zoning Documents will be included with 14 Oct 97 Package.

OMNIPLAN

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REGISTERED ARCHITECT JOHN R. HUTCHINS 2509 STATE OF TEXAS

10/14/97
Exp. 7/31/98

ONE HANOVER PARK
OFFICE BUILDING
ADDISON, TEXAS

INTERVEST COMPANIES
DEVELOPER

WILCOX DEVELOPMENT
SERVICES, INC.
PROJECT MANAGER

GENERAL INFORMATION
97.16.00

EARLY ISSUE 9/5/97

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