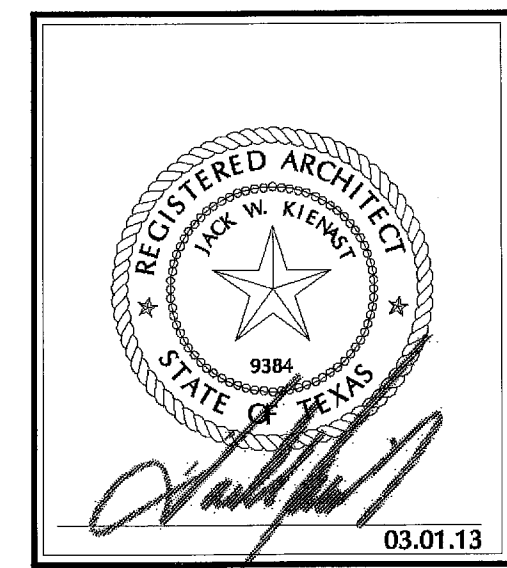


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REVISIONS
REVISIONS PER CITY COMMENTS 03.01.13

DATE:
01.28.13
PROJECT NO:
1220
ISSUED FOR:
PERMIT, PRICING & CONSTRUCTION
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GREEN BANK
BANK SUSTAINABLY
Dallas North Tollway Branch
16771 Dallas Parkway
Addison, TX 75001

PROJECT INFORMATION
001



06 LOCATION MAP
SCALE: N.T.S.

07 OPEN
SCALE:

TOWN OF ADDISON BUILDING INSPECTION DEPARTMENT		PROJECT INFORMATION	
16801 Westgrove Drive Addison, TX 75001 Phone: (972)450-2880		PROJECT NAME:	Green Bank Tollway
APPLICABLE CODES		PROJECT LOCATION:	Green Bank 16771 Dallas Parkway Addison, TX 75001
2009 International Building Code (IBC)	2009 International Mechanical Code (IMC)	TENANT:	Green Bank 4000 Greenbriar Houston, TX 77098
2009 International Plumbing Code (IPC)	2009 International Energy Conservation Code (IECC)	BUILDING:	Green Bank
2009 International Property Maintenance Code (IPMC)	2008 National Electrical Code (NEC)	OWNER / MANAGER:	Green Bank 4000 Greenbriar Houston, TX 77098
ACCESSIBILITY		FIRE ALARM - FIRE PROTECTION SYSTEM	
2010 Americans With Disabilities Guidelines (ADAAG)	2012 Texas Accessibility Standards: Elimination of Architectural Barriers (TAS)	Yes	Fire Alarm System is required and provided, Section 907.2.2
2009 International Code Council - American National Standards Institute (ICC/ANSI 117.1)		Yes	Fire Alarm System is required and provided, Section 907.3.1
USE & OCCUPANCY		No	Automatic Sprinkler System provided, Section 903
Type B	Classification (c) by Occupancy, Section 304	EMERGENCY LIGHTING	
Type VB	Classification of Construction Type, Section 601	Yes	Emergency Lighting is required and provided, Section 1006
No	Sprinklers Installed or Provided, Section 903	Yes	Exit Lights are provided, Section 1011
40	Allowable Height in Feet, Table 502	FIRE EXTINGUISHERS	
2	Allowable Number of Stories, Table 503	Yes	Fire extinguisher shall be placed not to exceed 75 feet in travel distance to reach an extinguisher (150 feet apart), Refer Drawings for Location, Table 906.3(1)
9,000	Allowable Floor Area (SF per floor), Table 503	DOORS - HARDWARE - GLAZING	
1	Actual Number of Stories, Table 503	Yes	Doors are to be operable from egress side without the use of key or special knowledge or effort when Area of Work is occupied, Section 1008.1.9
3,611	Actual Gross Building Area	Yes	Locks and latches are permitted in Group B to prevent operation where the following exist: 1 The locking device is readily distinguishable as locked. 2 A readily visible durable sign is posted on the egress side stating: "This Door To Remain Unlocked When Building Is Occupied" All glazing required to be safety glass for doors, window lites within 24" of openings, Section 2406.4.6
FIRE RESISTANCE ELEMENTS PROTECTION		TOILET FIXTURE REQUIREMENTS	
N/A	Adjacent Area/Lease Use Classification, Section 304	Water Closet:	1 per 25 for first 50, 1 per 50 thereafter, Table 2902.1
N/A	Tenant Separation Walls (In Hours), Table 508.4	Lavatories:	1 per 40 for first 80, 1 per 80 thereafter
0	Walls Within Tenant Space (In Hours), Table 601	Other:	1 Water Fountain per 100, 1 Service Sink per Floor.
0	Structural Elements within Tenant Space (In Hours), Table 601	TOILET FIXTURES REQUIRED/PROVIDED FOR AREA OF WORK	
0	Floor Construction, Table 601	OCCUPANTS	NUMBER WC UR LAV DRINKING
0	Roof Construction, Table 601	M/F	FOUNTAINS
0	Exterior Bearing Walls, Table 601	1st Floor - 33 Occupants	16 1 X 1 2
1	Exit Access Corridors (In Hours), Table 1018.1		
EXIT REQUIREMENTS			
0.2	Per Person, Section 1005.1		
7	Horizontal Exit Width Required (Inches), Section 1005.1		
110	Minimum Width of Sideway Access Corridors, Section 1019.2		
32	Minimum Width of Egress Door, Section 1008.1.1		
2	Minimum Number of Exits, Table 1020.1		
N	Door Swing (O: Out-A: Not required), Section 1008.1.2		
N	Panic Hardware Required, Section 1008.1.10		
200	Maximum Distance of Travel to an Exit (In Feet), Table 1016.1		
20	Dead End Corridor Length (In Feet), Section 1018.4		

04 PROJECT DATA & CODE ANALYSIS
SCALE: N/A

COVER SHEET	SPECIFICATIONS
001 COVER SHEET	901-915 SPECIFICATIONS
002 PROJECT INFORMATION	
010 TYPICAL DETAILS	
011 GENERAL NOTES	
011 GENERAL NOTES	
MECHANICAL DRAWINGS	
M1.1 FLOOR PLAN HVAC	
M2.1 DETAILS HVAC	
M3.1 SPECS HVAC	
ELECTRICAL DRAWINGS	
E1.1 LIGHTING PLAN	
E2.1 POWER PLAN	
E3.1 SITE LIGHTING PLAN	
E4.1 ELECTRICAL RISER & PANELS	
E5.1 ELECTRICAL SPECIFICATIONS	
PLUMBING DRAWINGS	
P1.1 PLUMBING PLAN	
P2.1 PLUMBING SPECIFICATIONS	
ARCHITECTURAL DRAWINGS	
100 SITE PLAN - DEMOLITION	
110 SITE SURVEY	
111 SITE PLAN	
112 SITE PAVING DETAILS	
112 SITE PAVING/ DUMPSTER ENCLOSURE DETAILS	
113 ADDISON ROW PAVING DETAILS	
114 ADDISON ROW PAVING DETAILS	
120 GRADING PLAN	
201 SITE PLAN	
211 DEMOLITION PLAN	
211 FLOOR PLAN	
221 LARGE SCALE FLOOR PLAN/WALL TYPES/DETAILS	
231 LARGE SCALE ARCHITECTURAL PLAN DETAILS	
232 LARGE SCALE ARCHITECTURAL PLAN DETAILS	
240 LARGE SCALE TOILET/ELEVATIONS	
251 REFLECTED CEILING PLAN	
271 FINISH FLOOR PLAN	
281 COMMUNICATION PLAN	
300 EXTERIOR ELEVATIONS	
401 WALL SECTIONS	
402 WALL SECTIONS	
403 WALL SECTIONS	
510 INTERIOR ELEVATIONS	
621 MILLWORK - LOW WALL	
622 MILLWORK DETAILS	
700 DOOR/FRAME TYPES/ SCHEDULE/ HARDWARE/DETAILS SPECIFICATIONS	
900	

01 LISTING OF DRAWINGS
SCALE: N/A

08 OPEN
SCALE:

- SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE THE PROJECT FROM INTERFACE WITH EXISTING CONSTRUCTION THROUGH CONFIGURATION AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL WORK SHALL BE COMPLETE AND FUNCTIONAL CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THESE DOCUMENTS, WHETHER SPECIFICALLY ADDRESSED IN THESE DOCUMENTS OR NOT. ANY QUESTIONS CONCERNING THE COMPLETENESS OF THE WORK SHALL BE ADDRESSED TO THE ARCHITECT.
- IT IS THE INTENT OF THE DRAWINGS THAT EXISTING CONSTRUCTION TAKE PRECEDENCE OVER THE DIMENSIONED PLANS. CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND/OR ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND AN APPLICABLE CODE, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT FOR DIRECTION AND RESOLUTION. FAILURE TO NOTIFY EITHER OF THESE PARTIES PRIOR TO COMMENCEMENT OF THE WORK, SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ANY CORRECTIVE MEASURES NEEDED TO BRING THE PROBLEM INTO PROPER PERFORMANCE, WITHOUT ADDITIONAL COSTS OR CHARGES TO THE OWNER.
- ALL INTERIOR GLASS SUBJECT TO HUMAN CONTACT OR IMPACT SHALL CONFORM TO STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C. AND THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS. TITLE 16 OF PART 1201 AS ISSUED BY THE CONSUMER PRODUCT SAFETY COMMISSION, OR MORE STRINGENT REQUIREMENTS.
- SHOULD THE DRAWINGS DISAGREE IN THEMSELVES, OR WITH THE SPECIFICATIONS, OR IF PROPRIETARY INFORMATION DISAGREES WITH PERFORMANCE REQUIREMENTS IN EITHER THE DRAWINGS OR THE SPECIFICATIONS, THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK OR MATERIALS SHALL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED BY THE ARCHITECT IN WRITING, SHALL BE PERFORMED OR FURNISHED. SHOULD DISCREPANCIES OR DOUBT OCCUR, DO NOT PROCEED WITH THE WORK WITHOUT CLARIFICATION FROM THE ARCHITECT. CONTRACTOR SHALL REQUEST CLARIFICATION IN SUFFICIENT TIME TO AVOID DELAYS AND INCREASES IN THE CONTRACT SUM.
- IN ANY CASE OF DISCREPANCIES THE FOLLOWING ORDER OF PRECEDENCE SHALL PREVAIL:
A. SPECIFICATION REFER TO QUALITY. DRAWINGS INDICATE QUANTITY.
B. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
C. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
D. SUPPLEMENTARY CONDITIONS TAKE PRECEDENCE OVER THE GENERAL CONDITIONS.
E. SPECIFICATIONS TAKE PRECEDENCE OVER THE GENERAL CONDITIONS.
- SCALE AND DIMENSIONS: ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR FINAL ADJUSTMENT. CONFLICT BETWEEN TWO OR MORE DIMENSIONS APPLYING TO A COMMON POINT OR LINE SHALL BE REFERRED TO THE ARCHITECT FOR FINAL ADJUSTMENT. THE CONTRACTOR WILL BE HELD RESPONSIBLE WHEN THE ABSENCE OF SUCH PROCEDURE RESULTS IN FAILURE TO COORDINATE COMPONENT PARTS OR TO FIT THEM PROPERLY INTO PLACE.
- IF THE WORK IS REQUIRED IN MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG CONTRACT DOCUMENTS, REQUEST INTERPRETATIONS BEFORE PROCEEDING WITH WORK. IF CONTRACTOR FAILS TO MAKE SUCH REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED FOR FAILURE TO CARRY OUT THE WORK IN SATISFACTORY MANNER.
- SHOULD CONFLICTS OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MOST EXPENSIVE WAY OF DOING THE WORK, UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION BEFORE SUBMISSION OF PROPOSAL AS TO WHICH METHOD WILL BE REQUIRED.

02 ABBREVIATIONS & MATERIALS
SCALE: N/A

ABB.	DESCRIPTION	MATERIAL	DESCRIPTION
A.F.F.	ABOVE FINISHED FLOOR		
AL	ALUMINUM	[Pattern]	ACOUSTIC CLG. TILE
B.O.	BOTTOM OF		
B.U.R.	BUILT UP ROOF	[Pattern]	BATT INSULATION
CLG.	CEILING		
CONC.	CONCRETE	[Pattern]	BRICK
DED.	DEDICATED		
EQ.	EQUAL		
F.C.	FURRING CHANNELS	[Pattern]	CERAMIC TILE
F.E.	FIRE EXTINGUISHER		
F.E.C.	FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER	[Pattern]	CONCRETE
GA.	GALVE		
G.B.	GYPSON BOARD	[Pattern]	EARTH
G.C.	GENERAL CONTRACTOR		
H.M.	HOLLOW METAL	[Pattern]	EXISTING TO REMAIN
MAX.	MAXIMUM		
MDF	MEDIUM DENSITY FIBERBOARD	[Pattern]	GYPSON BOARD
M.O.	MASONRY OPENING		
MIN.	MINIMUM		
N.I.C.	NOT IN CONTRACT	[Pattern]	METAL
N.T.S.	NOT TO SCALE		
O.D.	OVERFLOW DRAIN	[Pattern]	PLYWOOD
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED		
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED		
P.L.	PLASTIC LAMINATE	[Pattern]	SAND/MORTAR/PLASTER
R.D.	ROUGH OPENING		
R.O.	ROUGH OPENING	[Pattern]	SHEATHING
T.F.C.I.	TENANT FURNISHED CONTRACTOR INSTALLED		
T.F.T.I.	TENANT FURNISHED TENANT INSTALLED		
T.O.	TOP OF	[Pattern]	CONT. WOOD FRAMING
TYP.	TYPICAL		
U.N.O.	UNLESS NOTED OTHERWISE	[Pattern]	WOOD FRAMING BLKG
V.W.C.	VINYL WALL COVERING		
W.H.	WATER HEATER		
W.P.	WORK POINT		

09 OPEN
SCALE:

- THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD FORM (AIA DOCUMENT A201, 2007 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION), IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, UNLESS NOTED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF TENANT, LANDLORD AND OWNER.
- ALL DRAWINGS AND SPECIFICATIONS ISSUED AS A PART OF THE SCOPE OF WORK FOR THIS PROJECT; CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, RE-USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THE WORKING DRAWINGS ARE BASED UPON INFORMATION OBTAINED FROM THE BUILDING OWNER CONSISTING OF THE BASE BUILDING DRAWINGS IN THE FORM OF COMPUTERIZED SHELL BUILDING PLANS CONSTRUCTION DOCUMENTS, AND FACSIMILE COPIES.
- THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOB SITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH "PROJECT RECORD" DOCUMENTS SHALL BE PROVIDED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL MAINTAIN UTILITIES TO OCCUPIED SPACES AT ALL TIMES DURING BUSINESS HOURS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS FROM THOSE CONDITIONS AS THEY ARE NOTED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF THE WORK WHEN COMPLETE SETS ARE NOT MADE AVAILABLE TO SUBCONTRACTORS.
- THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER THE ARCHITECT HAS PREPARED THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PUNCH LIST AND THE PUNCH LIST ITEMS HAVE BEEN CORRECTED. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS, AND "PROJECT RECORD" DRAWINGS WITH HIS FINAL APPLICATION FOR PAYMENT. THE ARCHITECT SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO FINALIZE THE COST OF THE PROJECT BASED UPON THE GENERAL CONTRACTOR'S FINAL SUBMITTALS. (REFERENCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.)
- THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE TENANT, THE BASE BUILDING OWNER OR LANDLORD. THE WORK OF ALL TRADES AND VENDORS IS TO BE COORDINATED BY THE GENERAL CONTRACTOR. BUILDING RULES AND REGULATIONS SHALL GOVERN HOURS.
- MANUFACTURERS NAME, TRADEMARK, LOGOS, ETC. ON ANY PRODUCT SHALL NOT BE VISIBLE TO THE PUBLIC.
- GENERAL CONTRACTOR SHALL FURNISH A COMPLETE LIST OF CHEMICALS TO BE USED IN THE PROJECT ALONG WITH THE MATERIAL SAFETY DATA SHEET (MSDS) ON EACH PRODUCT TO THE LANDLORD. A COPY SHALL BE KEPT ON SITE FOR REFERENCE.

05 GENERAL NOTES
SCALE: N/A

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	EXISTING PARTITIONS TO BE REMOVED	[Symbol]	DETAIL NUMBER
[Symbol]	EXISTING PARTITIONS TO REMAIN	[Symbol]	SHEET NUMBER
[Symbol]	NEW PARTITIONS WHERE NEW WALLS AND DEMO'D WALLS ARE SHOWN NEW WALLS WILL BE HATCHED THUS	[Symbol]	SECTION NUMBER
[Symbol]	DOOR NO. SAME AS ROOM NO. INTO WHICH DOOR SWINGS (ADD A, B, C TO DOOR NO. IF MORE THAN ONE DOOR)	[Symbol]	SHEET NUMBER
[Symbol]	WINDOW TYPE - REF. WINDOW TYPES LEGEND	[Symbol]	TOILET ACCESSORY - REF. TOILET ACCESSORY LEGEND
[Symbol]	WALL TYPE - REF. WALL TYPES LEGEND	[Symbol]	COLUMN MARK
[Symbol]	ROOM NAME	[Symbol]	HEIGHT ABOVE FINISH FLOOR DATUM MARK
[Symbol]	ROOM NUMBER	[Symbol]	FLOORING TRANSITION LINE
[Symbol]	KEY NOTE - REF. KEY NOTES	[Symbol]	NEW GRADE
[Symbol]	REVISION MARK	[Symbol]	EXISTING GRADE
[Symbol]	ELEVATION NUMBER	[Symbol]	NEW SPOT GRADE
[Symbol]	SHEET NUMBER	[Symbol]	EXISTING SPOT GRADE

03 SYMBOLS LEGEND
SCALE: N/A