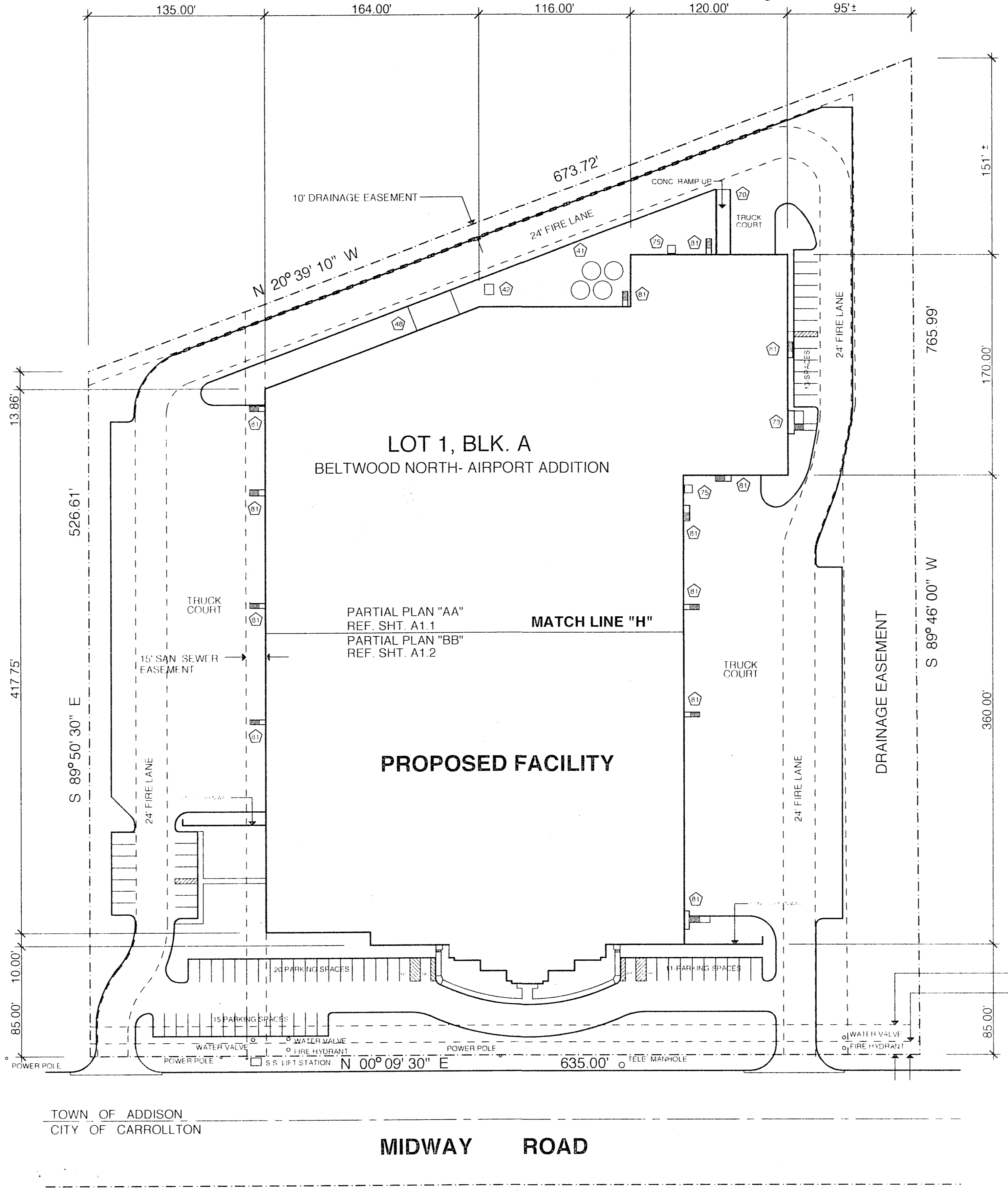


CITY COPY
16350 MIDWAY RD



PROJECT SUMMARY

TOTAL LAND AREA	409,012 S.F.
TOTAL BUILDING AREA	176,775 S.F.
LAND/BUILDING RATIO	43.2%
PARKING REQUIRED	52 SPACES
PARKING SHOWN	86 SPACES
OCCUPANCY	B-2
CONSTRUCTION TYPE	TYPE II-N
100% SPRINKLERED	YES (ESFR)
ZONING	INDUSTRIAL-1

INSPECTION REVIEW	HOLD	APPROVED	REVIEWED BY
BUILDING		8-4-95	JOC
PLUMBING		5-8-95	L.F.
ELECTRICAL		5-6-95	JOC
MECHANICAL			
ZONING			
HEALTH			

*Domestic under to have double check
Add vent to S. Trap see p. 20.*

DEPARTMENTAL REVIEW	HOLD	APPROVED	REVIEWED BY
FIRE		5-2-95	Bar
ENGINEERING			
UTILITIES			
STREETS			
LANDSCAPE		5-3-95	JOC

*no problems
OK grading foundation*

OK PER PHONE WITH RON LEE.

1. UPON COMPLETION OF PROJECT ARCHITECT MUST SUBMIT A LETTER STATING THAT BLDG AND SITE MEET THE ACCESSIBILITY REQ. OF CH 31 OF THE 1991 LBC

REIBENSTEIN ASSOCIATES
ARCHITECTS

4310 WESTSIDE DRIVE, SUITE G
DALLAS, TEXAS 75209
PHONE/FAX (214) 521-7147

IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.

3050 REGENT BLVD.
SUITE 130
IRVING, TEXAS 75063 (214) 556-1333

PROPOSED FACILITY FOR:
BAS REALTY
LIMITED PARTNERSHIP

4-20-95

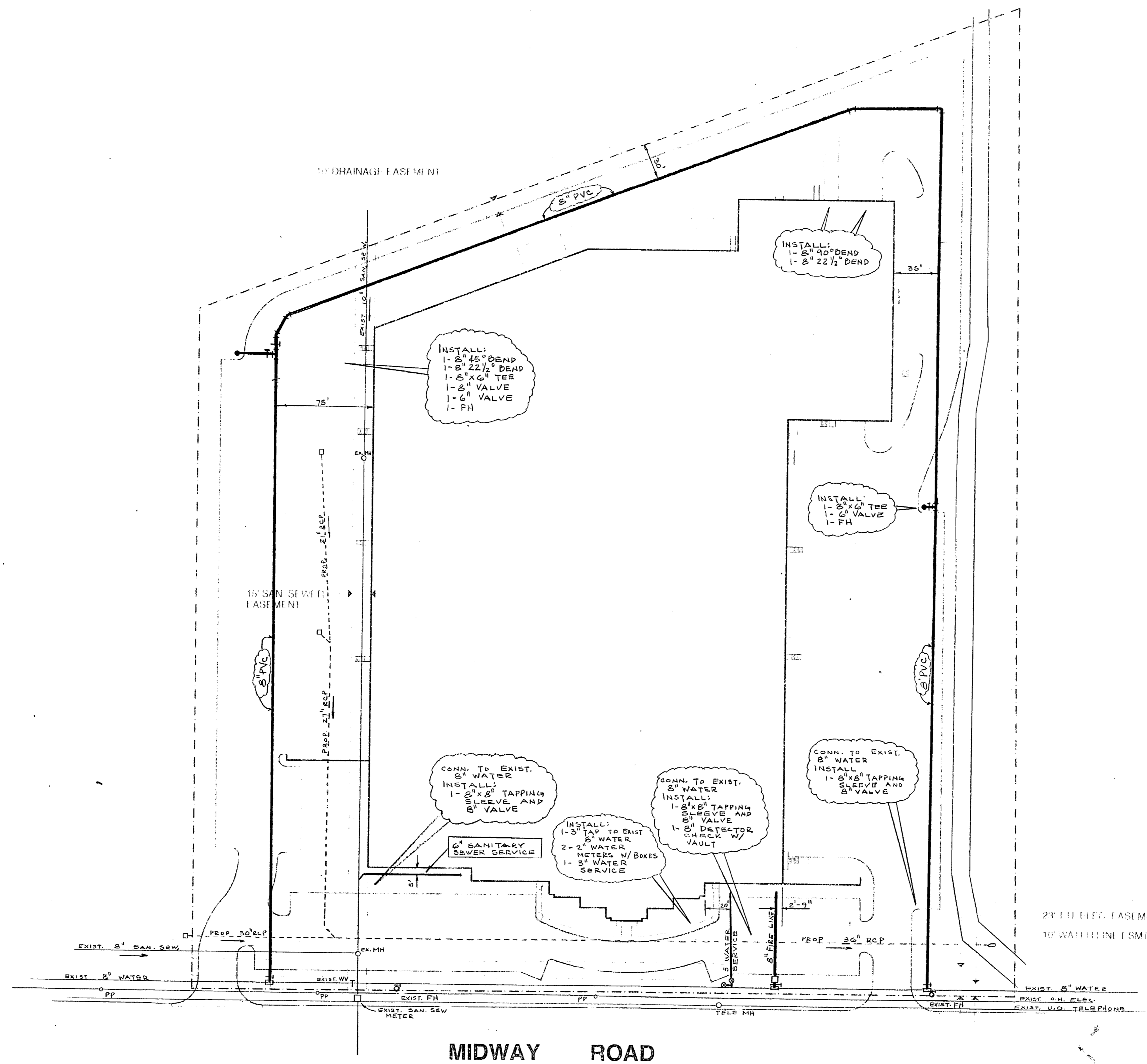
DATE: 4-20-95
JOB NO: 95010
REV. DATE
REV. DATE
REV. DATE

SHEET:
A1.0
OF



SITE PLAN

SCALE: 1" = 50.0'



MIDWAY ROAD



UTILITY SITE PLAN

SCALE: 1" = 50'

REIBENSTEIN ASSOCIATES ARCHITECTURE
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PEARCE & ASSOCIATES, INC.
 Consulting Engineers
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 Farmers Branch, TX 75234
 214/247-1353 • FAX 214/247-2680

IZZARELLI-HISAW
 GENERAL CONSTRUCTION, INC.
 3050 REGENT BLVD
 SUITE 130
 IRVING, TEXAS 75063 (214) 558-1303

PROPOSED FACILITY FOR:
BAS REALTY
 LIMITED PARTNERSHIP

Professional Engineer Seal
 R. J. P. 2
 3-15-95

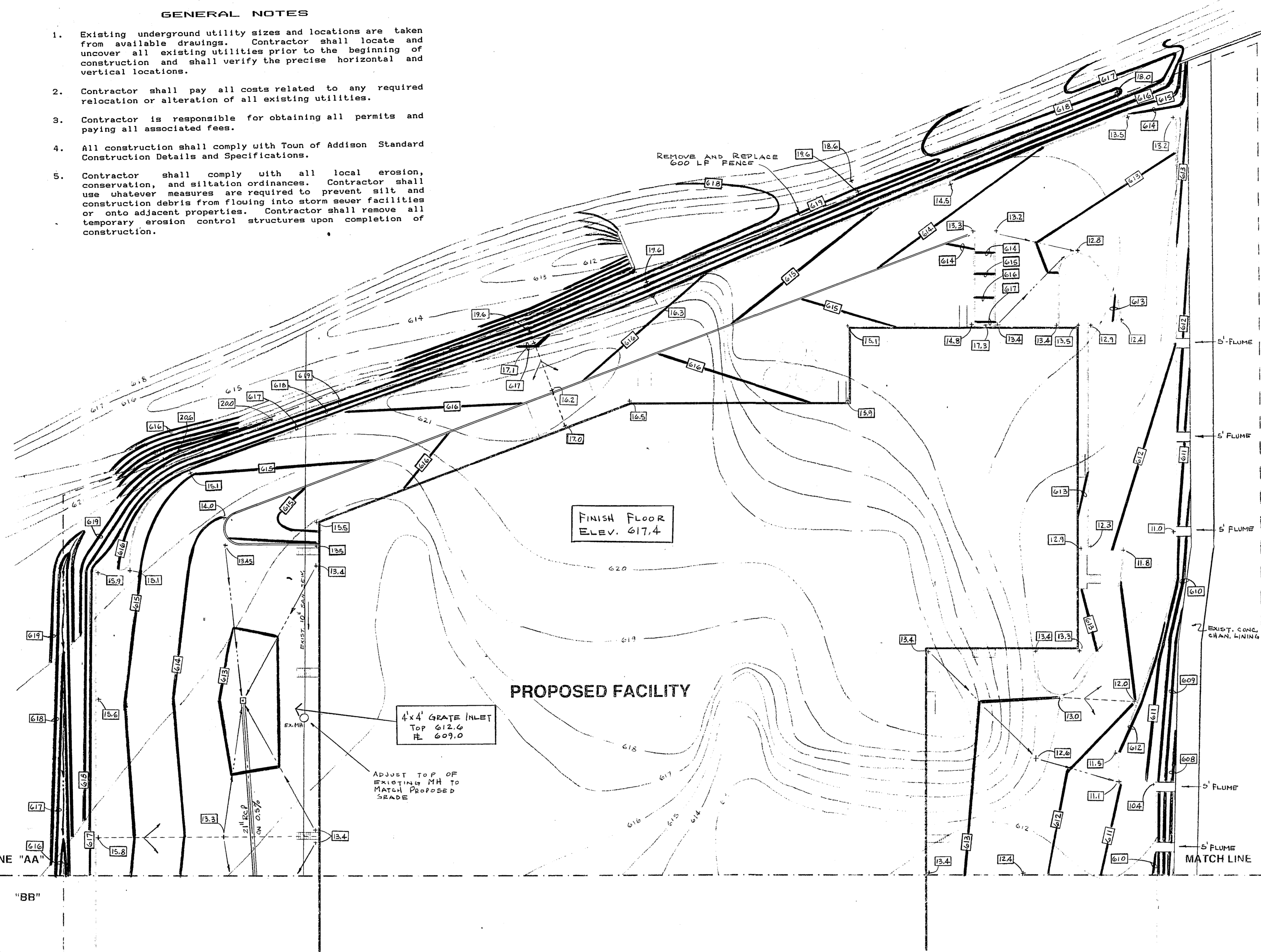
REGISTERED ARCHITECT SEAL
 REIBENSTEIN ASSOCIATES ARCHITECTURE
 STATE OF TEXAS
 4-20-95

DATE: 4-20-95
 JOB NO. 95010
 REV. DATE
 REV. DATE
 REV. DATE

SHEET:
U1.0

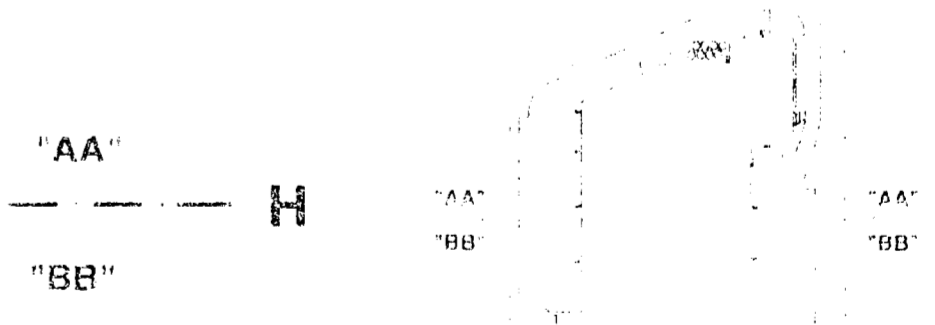
GENERAL NOTES

- Existing underground utility sizes and locations are taken from available drawings. Contractor shall locate and uncover all existing utilities prior to the beginning of construction and shall verify the precise horizontal and vertical locations.
- Contractor shall pay all costs related to any required relocation or alteration of all existing utilities.
- Contractor is responsible for obtaining all permits and paying all associated fees.
- All construction shall comply with Town of Addison Standard Construction Details and Specifications.
- Contractor shall comply with all local erosion, conservation, and siltation ordinances. Contractor shall use whatever measures are required to prevent silt and construction debris from flowing into storm sewer facilities or onto adjacent properties. Contractor shall remove all temporary erosion control structures upon completion of construction.



DRAINAGE LEGEND

EXISTING	PROPOSED
--- Contours	--- Contours
+ Spot Elevations	+ Spot Elevations
--- Storm Sewer	--- Storm Sewer



Note: The contours which are indicated on these drawings as existing were taken from a Topographic Survey performed by George Collis Land Surveyors dated Sept. 16, 1993. Since that date both fill and erosion have taken place on the site, and have altered the existing conditions.

BH: Operating Nut of Fire Hydrant at SU Corner of Site.
Elev. = 609.16



**SITE PLAN - PART "AA"
GRADING & DRAINAGE**

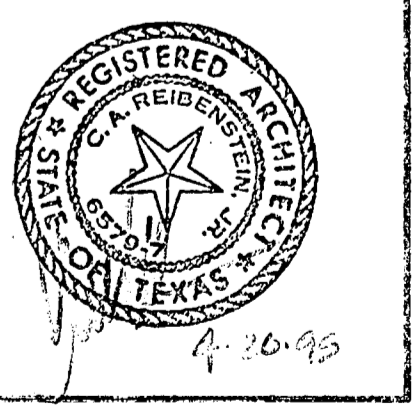
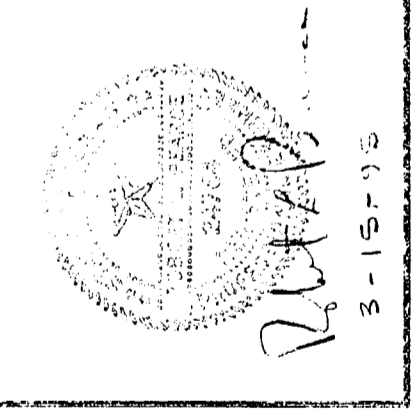
SCALE: 1" = 30.0'

REIBENSTEIN ASSOCIATES ARCHITECTURE
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DALLAS, TEXAS 75209
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3321 Towerwood Dr. • Suite 100
Farmers Branch, TX 75234
214/247-1353 • FAX 214/247-2680

IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.
3650 REGENT BLVD
SUITE 130
IRVING, TEXAS 75063 (214) 558-1933

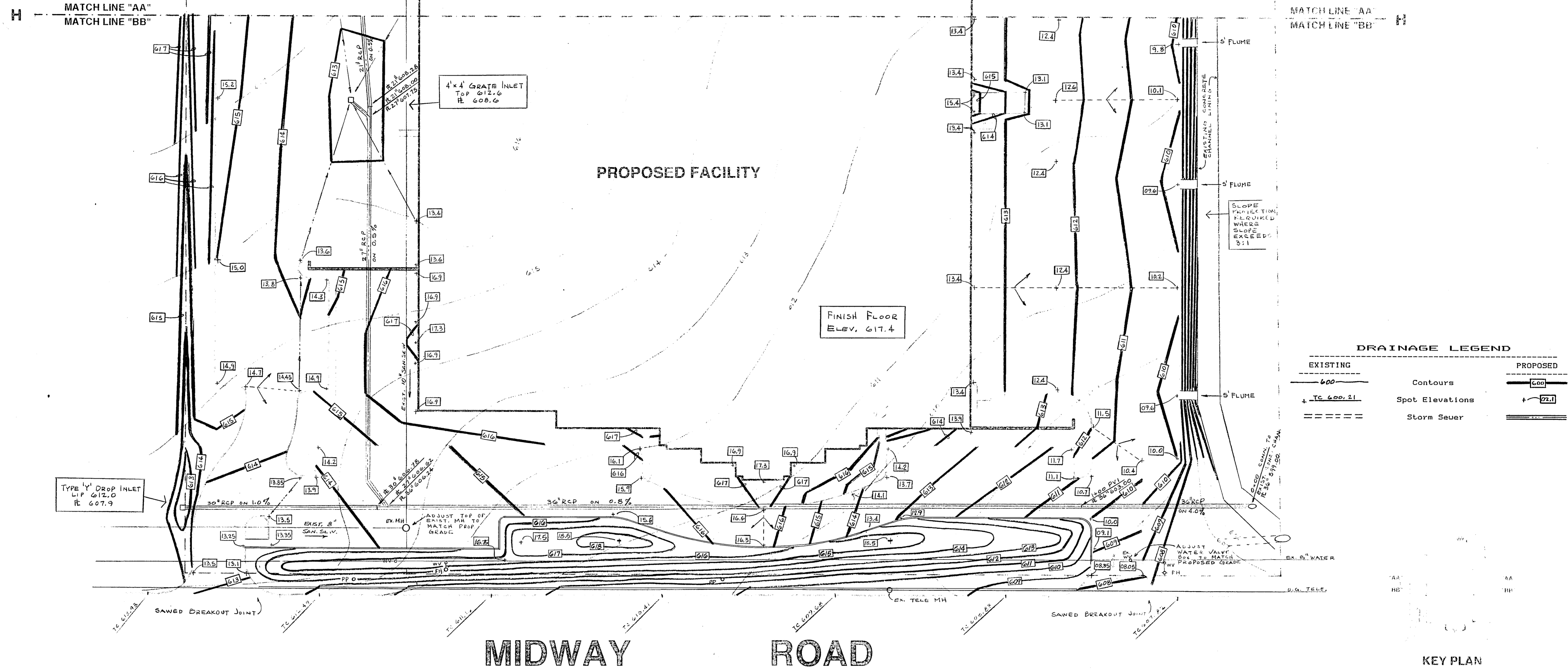
PROPOSED FACILITY FOR
BAS REALTY
LIMITED PARTNERSHIP



DATE: 4-20-95
JOB NO: 95010
REV DATE:
REV DATE:
REV DATE:
SHEET:

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OF

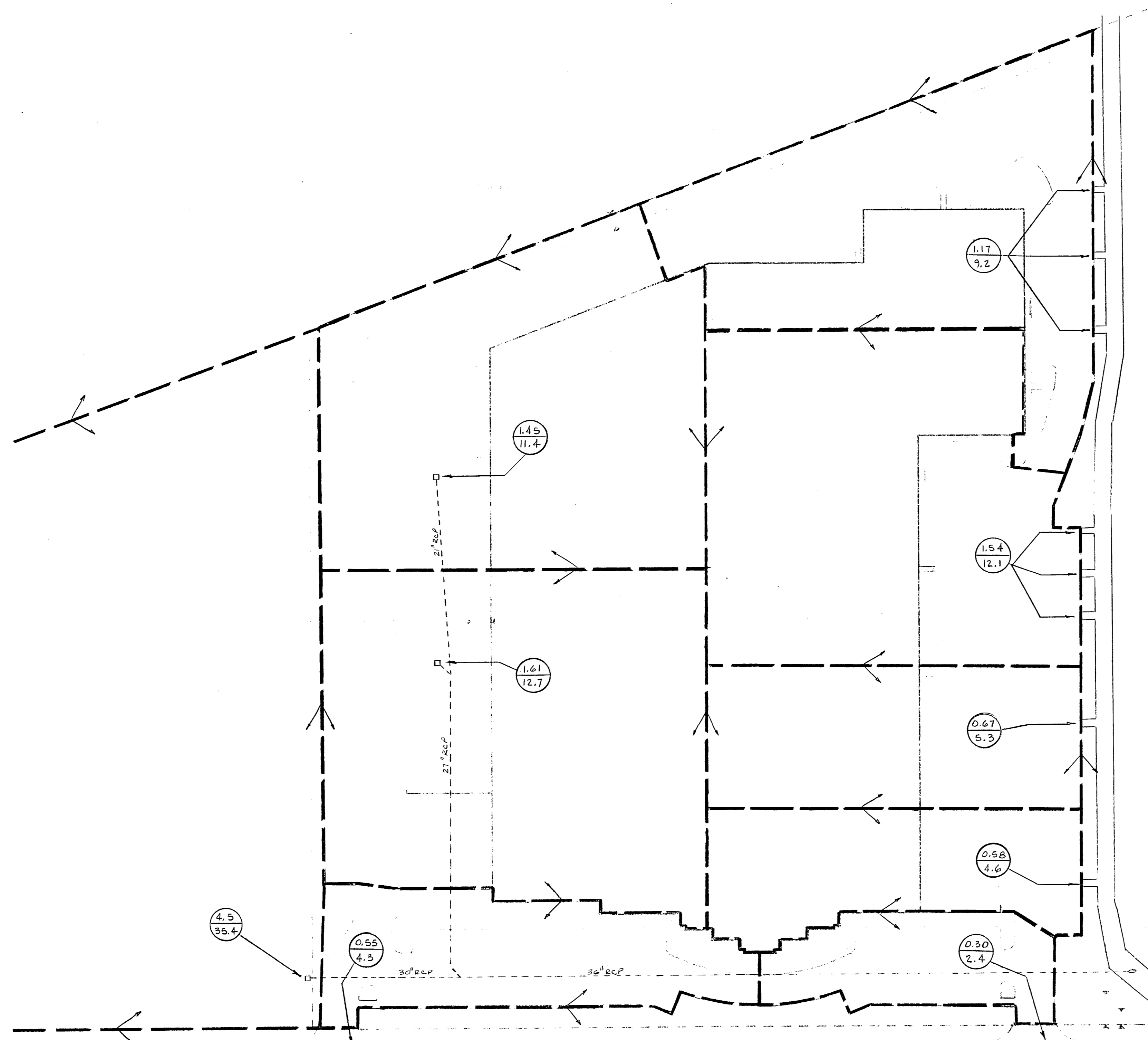


Note: The contours which are indicated on these drawings as existing were taken from a Topographic Survey performed by George Collis Land Surveyors dated Sept. 15, 1993. Since that date both fill and erosion have taken place on the site, and have altered the existing conditions.

BH: Operating Nut of Fire Hydrant at SU Corner of Site.
 Elev. = 609.16

SITE PLAN - PART "BB"
GRADING & DRAINAGE

SCALE 1" = 30'0"

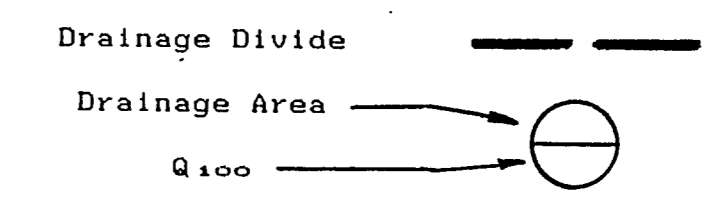


MIDWAY ROAD

DRAINAGE DESIGN CRITERIA

$Q = CIA$
 Where: Q = Flow, cfs
 C = 0.90 in./in.
 i = 8.74 in./hr. (100 yr. Storm)
 A = Drainage area, acres

DRAINAGE LEGEND



FOUNDATION PERMIT
SUBMITTAL 4/24/95

BH: Operating Nut of Fire Hydrant at SW Corner of Site.
 Elev. = 609.16



DRAINAGE AREA MAP

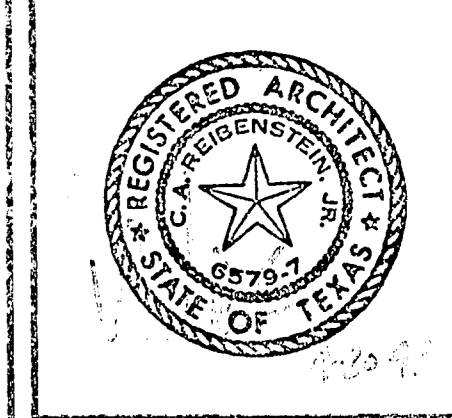
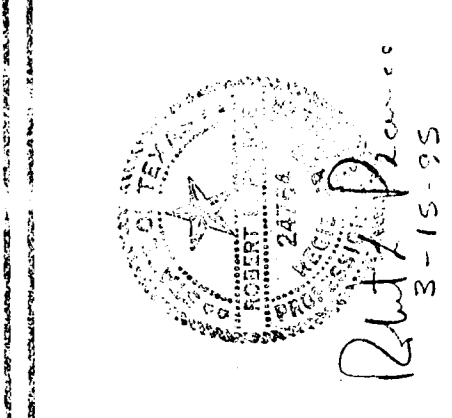
SCALE: 1" = 500'

REIBENSTEIN ASSOCIATES ARCHITECTURE
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 PHONE/FAX (214) 521-7147

FA PEARCE & ASSOCIATES, INC.
 Consulting Engineers
 3321 Towerwood Dr. • Suite 100
 Farmers Branch, TX 75234
 214/247-1353 • FAX 214/247-2680

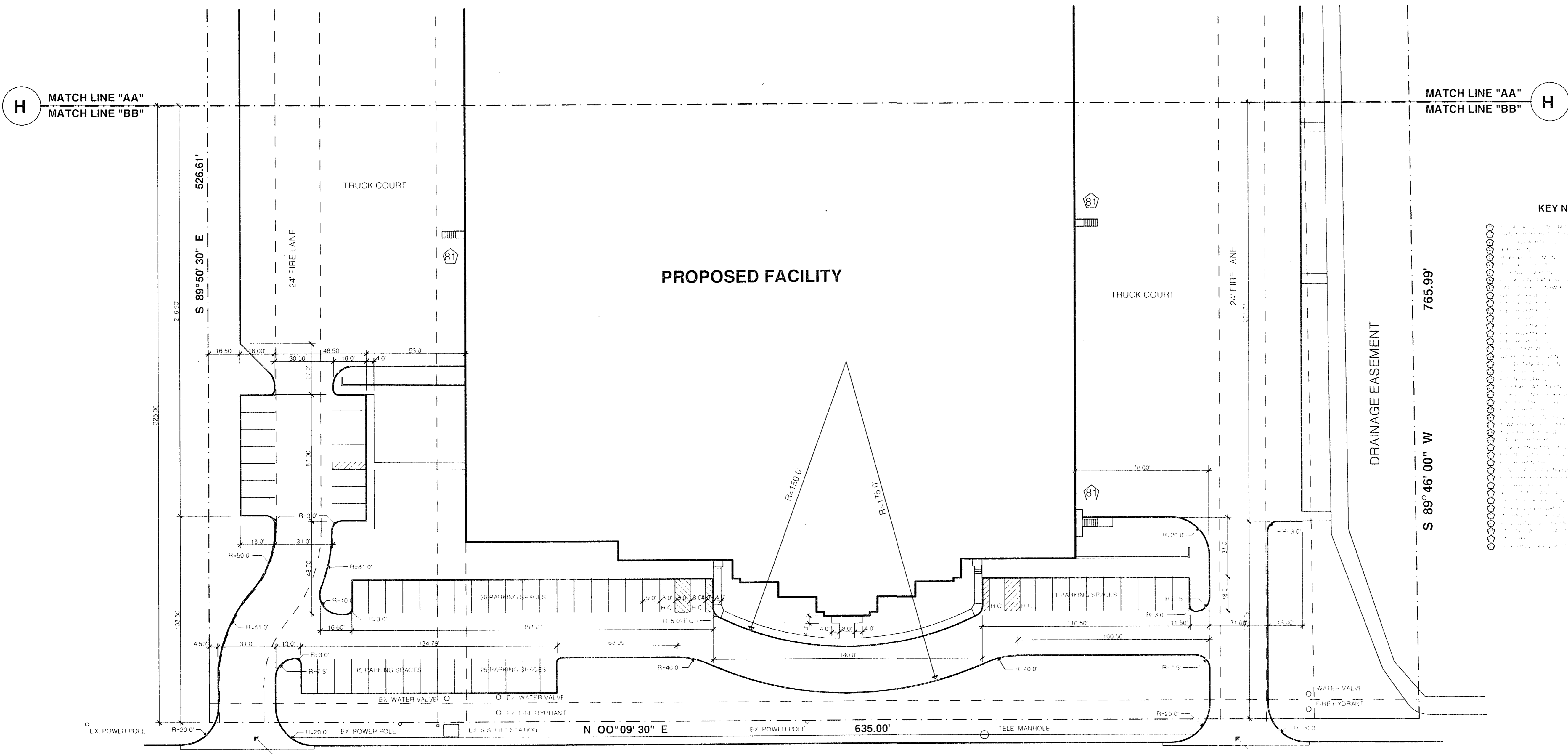
IZZARELLI-HISAW
 GENERAL CONSTRUCTION, INC.
 2050 REGENT BLVD
 SUITE 130
 IRVING, TEXAS 75063 (214) 560-1303

REALTY PARTNERSHIP
BAS REALTY
 REALTY PARTNERSHIP



DATE: 4-20-95
 JOB#: 95010
 REV: DATE
 REV: DATE
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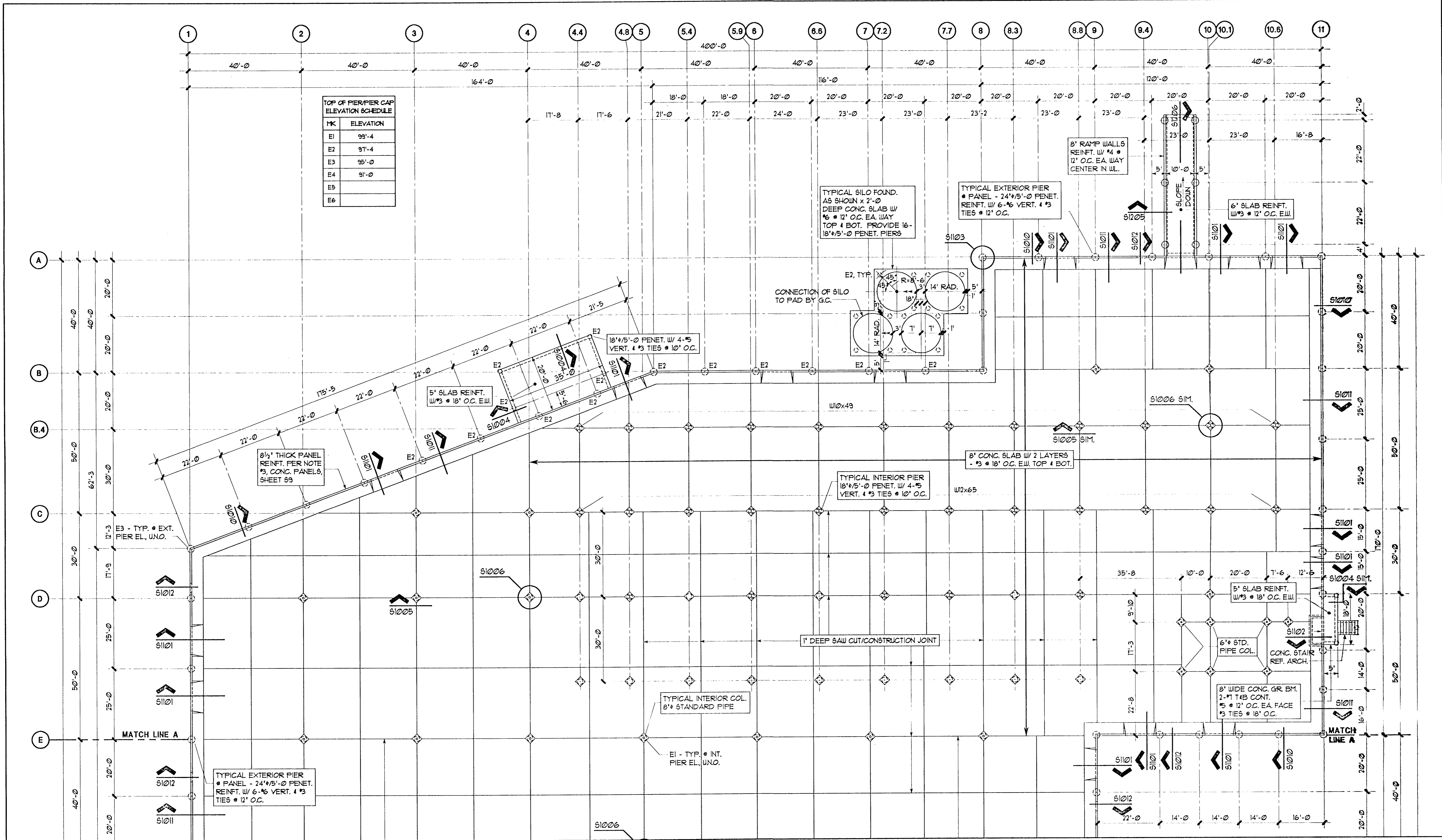
KEY NOTES

1. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
14. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
16. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
17. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE DRIVE OR TO THE BACK OF CURB UNLESS NOTED OTHERWISE.

MIDWAY ROAD

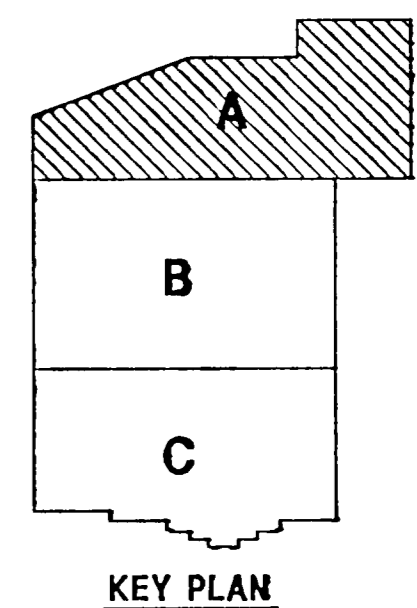
SITE PLAN - "BB" (PARTIAL)
 SCALE: 1" = 30.0'

NOTE: ALL PAVING DIMENSIONS (INCL. RADII) ARE GIVEN TO BACK OF CURB - UNLESS NOTED OTHERWISE (U.N.O.)



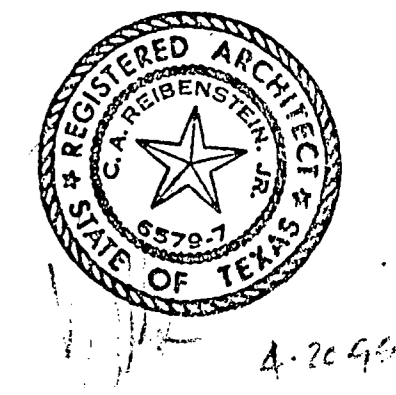
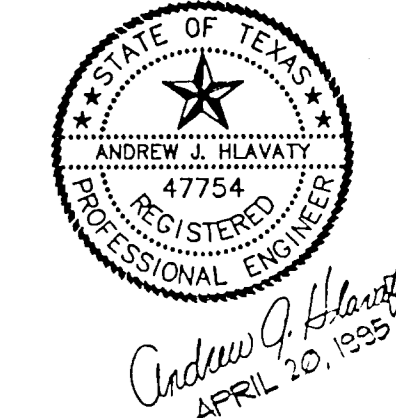
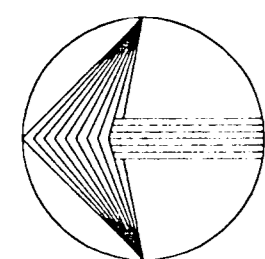
REFER TO SHEET 52 FOR CONTINUATION OF FOUNDATION PLAN.

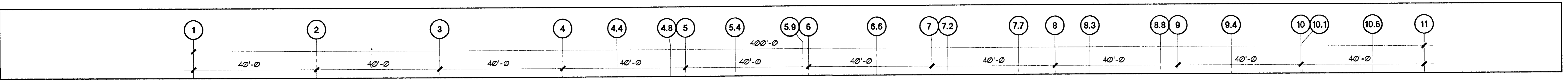
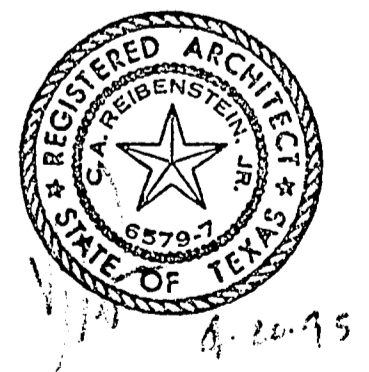
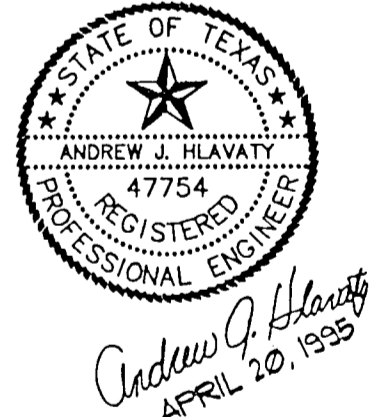
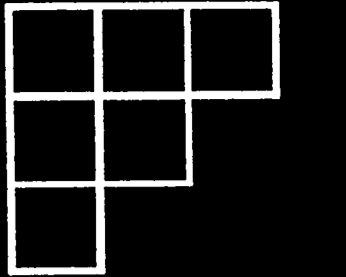
- SPECIAL INSPECTOR REQD.
- ENG. MUST SUBMIT LETTER UPON COMPLETION OF PROJECT STATING BLD WAS CONSTRUCTED PER PLAN.



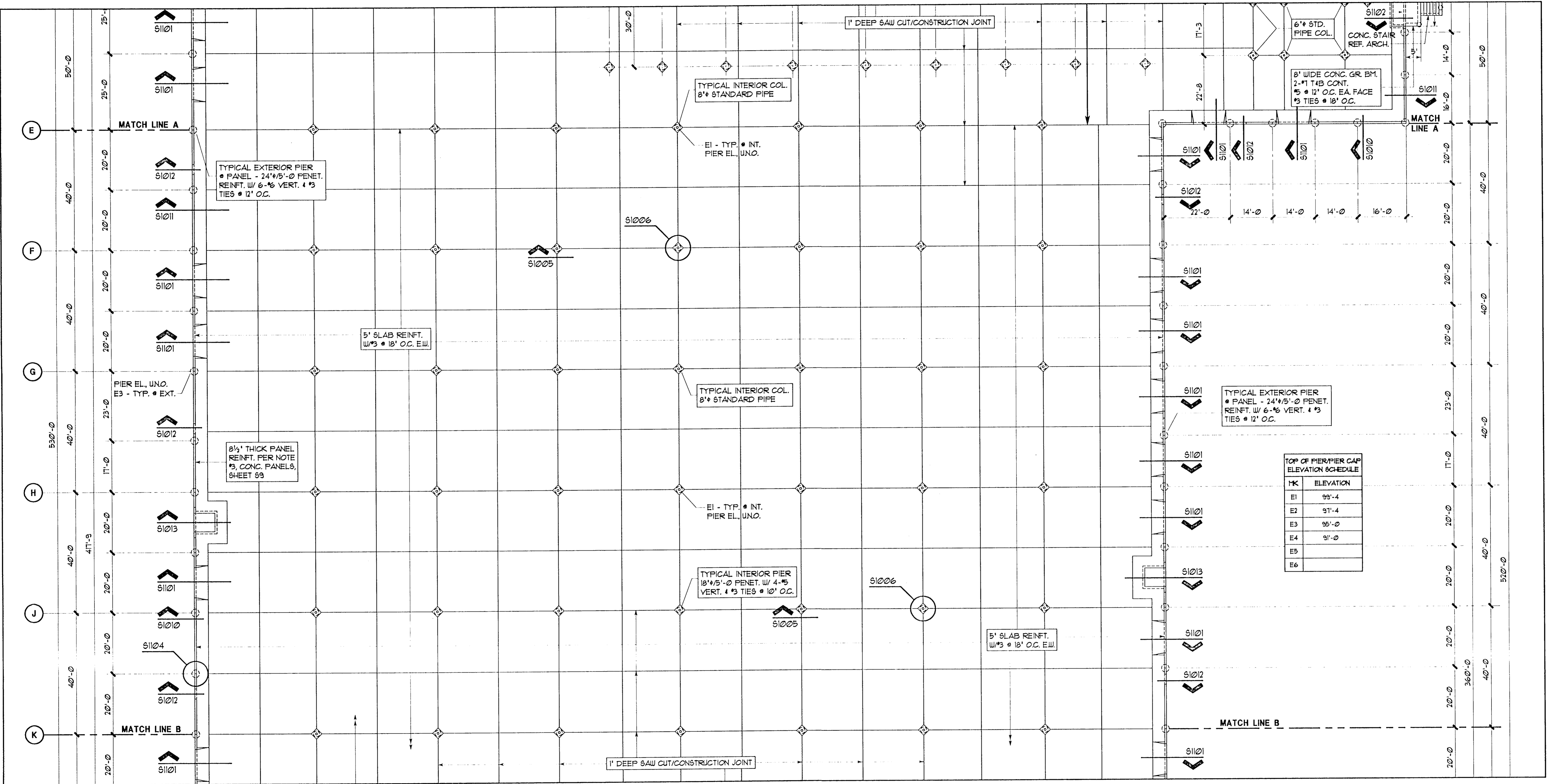
01 PARTIAL FOUNDATION PLAN - A

SCALE: 1/16" = 1'-0"



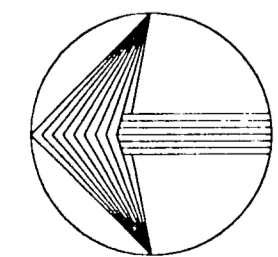


REFER TO SHEET S1 FOR CONTINUATION OF FOUNDATION PLAN.



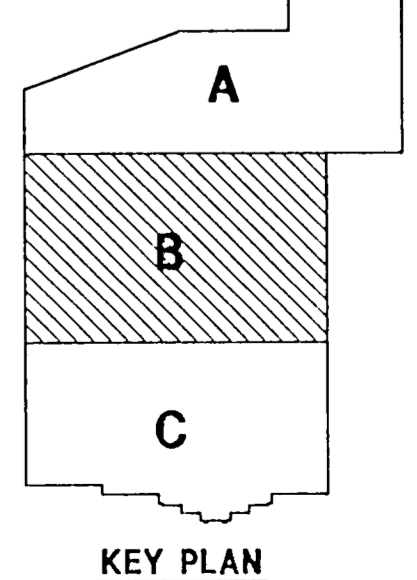
PK	ELEVATION
E1	99'-4"
E2	97'-4"
E3	95'-0"
E4	91'-0"
E5	
E6	

REFER TO SHEET S3 FOR CONTINUATION OF FOUNDATION PLAN.

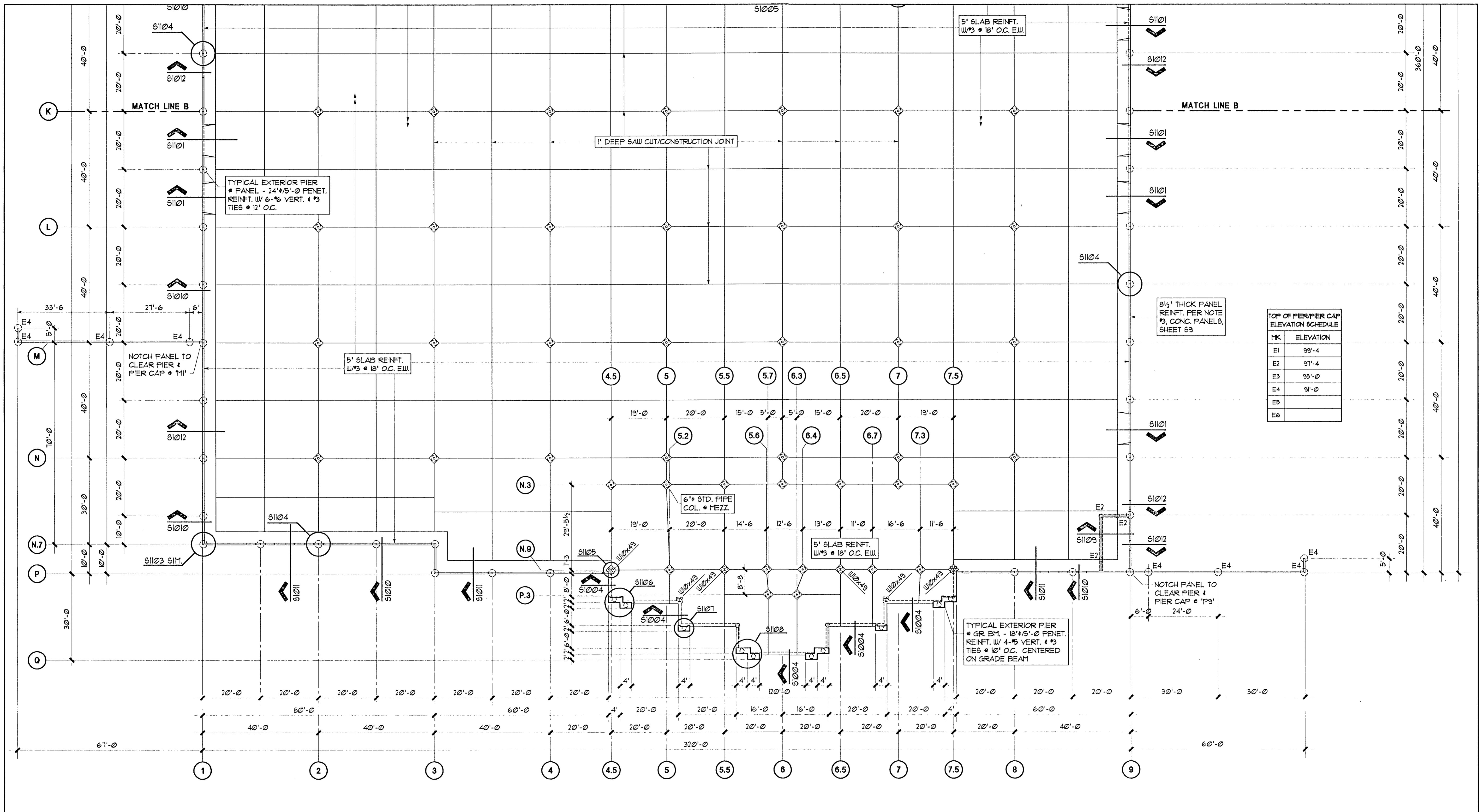


01 PARTIAL FOUNDATION PLAN - B

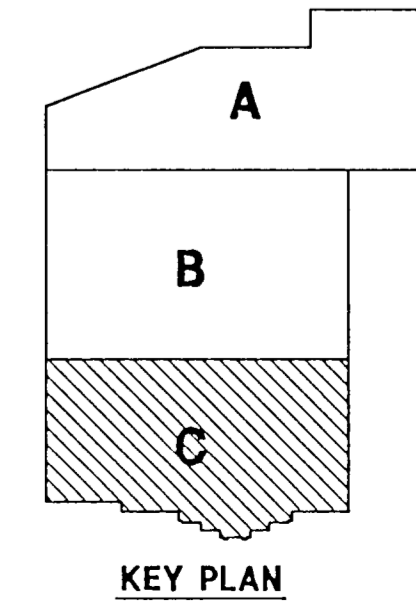
SCALE: 1/16" = 1'-0"



REFER TO SHEET S2 FOR CONTINUATION OF FOUNDATION PLAN.



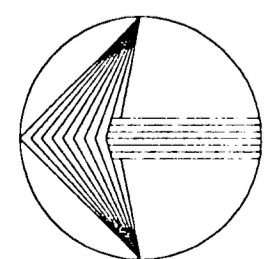
PK	ELEVATION
E1	93'-4"
E2	91'-4"
E3	95'-0"
E4	91'-0"
E5	
E6	



KEY PLAN

01 PARTIAL FOUNDATION PLAN - C

SCALE: 1/16" = 1'-0"



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 DALLAS, TEXAS 75209
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ANDY HLAVATY & ASSOC.
 CONSULTANT ENGINEERS
 9221 LBJ Suite 203
 Dallas, Texas 75243
 (214) 783-0122

IZZARELLI-HISAW
 GENERAL CONSTRUCTION, INC.
 3050 REGENT BLVD.
 SUITE 130
 IRVING, TEXAS 75063 (214) 656-1333

PROPOSED FACILITY FOR:
BAS REALTY LIMITED PARTNERSHIP

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 ANDREW HLAVATY
 47754
 APRIL 20, 1995

REGISTERED ARCHITECT
 C.A. REIBENSTEIN
 47754
 APRIL 20, 1995

DATE:	APRIL 20, 1995
JOB NO.:	00994
REV. DATE:	
REV. DATE:	
REV. DATE:	

SHEET:
S3
 OF 13

GENERAL NOTES

- PROVIDE CHAMFERS AS SPECIFIED AND AS DETAILED ON THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. VERIFY ALL SLAB DEPRESSIONS WITH THE ARCHITECT.
- PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, CURBS, INSERTS AND OTHER OPENINGS NOT SHOWN.
- THREE (3) BLUE LINE PRINTS AND ONE (1) SET OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE FABRICATION OF ANY STRUCTURAL STEEL, STEEL JOIST, JOIST GIRDERS, METAL DECK, MISCELLANEOUS METAL, TILT-UP CONCRETE PANELS OR CONCRETE REINFORCEMENT.

DESIGN LOADING NOTES

ROOF _____ 20 PSF - LIVE LOAD
 MEZZANINE _____ 50 PSF - LIVE LOAD
 STAIRS, CORRIDORS _____ 100 PSF - LIVE LOAD
 PARTITIONS _____ 20 PSF - DEAD LOAD
 BASIC WIND SPEED _____ 10 MPH+ EXPOSURE C
 SEISMIC ZONE _____ 0
 DEPTH TO FROST LINE _____ 0'-6

- THE APPLICABLE CODE SHALL BE THE 1991 EDITION OF THE UNIFORM BUILDING CODE.
- THE ROOF FRAMING SHOWN ON THIS JOB HAS BEEN DESIGNED FOR THE MECHANICAL WEIGHTS AT THE LOCATIONS SHOWN. IF ANY ADDITIONAL LOAD IS TO BE SUPPORTED BY THE ROOF STRUCTURE, THE ENGINEER SHALL BE NOTIFIED IN WRITING AND SHALL BE FURNISHED WEIGHTS AND LOCATIONS OF SUCH EQUIPMENT BEFORE INSTALLATION.

FOUNDATION NOTES

- FOUNDATION INFORMATION FOR THIS PROJECT IS BASED ON A SOIL REPORT PREPARED BY MAXIM ENGINEERS, INC., P.I.R. NO. 294-160, DATED AUGUST 22, 1994 AND AN ADDENDUM LETTER DATED MARCH 13, 1995.
- DRILLED PIERS ARE TO BE FOUNDED IN THE GRAY AUSTIN CHALK LIMESTONE AND AS DIRECTED BY THE SOILS ENGINEER.
- THE BOTTOM OF ALL DRILLED PIERS SHALL BE SMOOTH, DRY AND FREE OF ALL LOOSE MATERIAL BEFORE POURING CONCRETE.
- DRILLED PIERS ARE DESIGNED FOR AN END BEARING VALUE OF 45,000 POUNDS PER SQUARE FOOT AND A SIDE SKIN FRICTION VALUE OF 4,500 POUNDS PER SQUARE FOOT, BEARING IN THE GRAY AUSTIN CHALK LIMESTONE.
- DRILLED PIERS SHALL BE CONCRETED WITHIN EIGHT (8) HOURS OF DRILLING.
- THE CONTRACTOR SHALL VERIFY THE DEPTH OF THE PIER PRIOR TO CUTTING PIER REINFORCING CAGES. PIER STEEL SHALL BE DELIVERED TO THE JOB SITE IN STANDARD 60 FOOT LENGTHS AND CUT AS REQUIRED.
- THE CONTRACTOR SHALL MAKE ACCURATE MEASUREMENTS OF THE DEPTH OF THE BEARING STRATA AND THE DISTANCE OF PENETRATION INTO THE BEARING STRATA. A PIER LOG SHALL BE SUBMITTED TO THE ENGINEER OF RECORD INDICATING DEPTH OF PIERS AND THE DEPTH OF PENETRATION.
- REINFORCING STEEL SHOP DRAWINGS SHALL INDICATE PLACING DRAWINGS FOR TEMPLATES TO SET DOWELS. REINFORCING CAGES SHALL BE ADEQUATELY SUPPORTED TO PROVIDE CLEARANCES INDICATED ON THE DRAWINGS.
- CASING MAY BE REQUIRED FOR ALL PIERS.

BUILDING PAD PREPARATION AND SLAB-ON-GRADE NOTES

- THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL SURFACE DEBRIS AND ORGANIC MATERIALS. EXCAVATE THE BUILDING PAD DOWN TO THE REQUIRED SUBGRADE ELEVATION (611.65'). DISPOSE OF THE STRIPPINGS.
- ALL CLEARED SURFACES SHALL PROOF-ROLLED TO DETECT ANY SOFT SPOTS WHICH SHALL BE TREATED THE SAME AS THE SUBGRADE. THE SUBGRADE SOILS SHALL BE SCARIFIED, WATERED AS REQUIRED AND RECOMPACTED TO BETWEEN 95 AND 105 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN OPTIMUM AND FIVE (5) PERCENT ABOVE THE OPTIMUM MOISTURE VALUE.
- THE SELECT FILL SHALL BE A MINIMUM OF 5'-0 DEEP, AS MEASURED FROM THE BOTTOM OF THE SAND CUSHION TO THE TOP OF THE SUBGRADE. FURTHERMORE, THE SELECT FILL SHALL HAVE A LIQUID LIMIT OF 30 OR LESS, A PLASTICITY INDEX BETWEEN 4 AND 15 PERCENT AND IS TO 45 PERCENT PASSING A NO. 200 U.S. SIEVE. FILL MATERIAL SHALL BE SPREAD IN EIGHT (8) INCH LIFTS AND EACH LIFT SHALL BE COMPACTED TO BETWEEN 95 AND 105 PERCENT OF THE MAXIMUM DRY DENSITY ACCORDING TO ASTM D-698 (STANDARD PROCTOR) AT OPTIMUM TO +3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.

- CONT. -

BUILDING PAD PREPARATION AND SLAB-ON-GRADE NOTES, CONT.

- A REPRESENTATIVE OF THE TESTING LABORATORY IS TO BE PRESENT DURING THE SITE PREPARATION FOR THE BUILDING PAD. ALL FILL MATERIAL AND PLACEMENT OF FILL MATERIAL IS SUBJECT TO APPROVAL OF THE TESTING LABORATORY.
- THE SLAB SHALL BE SAW CUT AS INDICATED IN THE DRAWINGS PRIOR TO THE CONCRETE REACHING THE POINT THAT SHRINKAGE CRACKS FORM.
- THE BUILDING PAD SHALL BE CHECKED JUST PRIOR TO POURING THE FLOOR SLAB FOR THE PROPER MOISTURE - DENSITY RELATIONSHIP. A MAXIMUM OF ONE (1) TEST PER 3000 SQUARE FEET SHALL BE OBSERVED AND SHOULD THE RESULTS NOT MEET THE LIMITS OF NOTE #2 ABOVE, THE CONTRACTOR SHALL IMMEDIATELY CORRECT THE SITUATION.
- THE TILT-UP WALL PANELS THAT RETAIN MORE THAN 4'-0 OF FILL MATERIAL SHALL REMAIN FULLY BRACED AT THE FLOOR LINE UNTIL THE FLOOR SLAB IS CONNECTED TO THE PANEL.

CONCRETE NOTES

- STRUCTURAL CONCRETE SHALL CONFORM TO THE LATEST BUILDING CODE FOR REINFORCED CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318).
- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES, TYPE I OR III PORTLAND CEMENT, AND THE DESIGNATED MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
 DRILLED PIERS, GRADE BEAMS, SLABS ON GRADE, TILT-UP WALLS, POURED IN PLACE COLUMNS, PILASTERS, SLABS ON PERMANENT METAL DECK _____ 3,000 PSI
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS NOTED BELOW. SEE ACI 318 FOR CONDITIONS NOT NOTED.
 DRILLED PIERS AND OTHER CONCRETE PLACED AGAINST SOIL _____ 3 INCHES
 PILASTERS _____ 15 INCHES
 GRADE BEAMS _____ 2 INCHES @ TOP
 2 INCHES @ SIDES
 3 INCHES @ BOT.
 SLAB ON PERMANENT METAL DECK _____ EQUAL DIST. FROM TOP OF CONCRETE TO TOP OF DECK
 SLAB ON GRADE _____ 3 INCHES @ BOT.
- MAXIMUM NOMINAL COARSE AGGREGATE SIZES FOR CONCRETE IN THE FOLLOWING AREAS SHALL BE:
 DRILLED PIERS, GRADE BEAMS, COLUMNS
 PILASTERS, TILT-UP WALLS _____ 15 INCHES OR LESS
 SLAB ON GRADE, SLAB ON PERMANENT METAL DECK _____ 3/4 INCHES
- CONCRETE SLUMPS SHALL BE AS FOLLOWS:
 SLAB ON PERMANENT METAL DECK . 4 INCHES MAX, 3 INCHES MIN.
 ALL OTHER CONCRETE _____ 4 INCHES MAX, 2 INCHES MIN.

- HORIZONTAL OR NEARLY HORIZONTAL JOINTS SHALL BE PREPARED BY ROUGHENING THE SURFACE IN AN APPROVED MANNER SO THAT THE AGGREGATE IS EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.
- ALL GRADE BEAMS SHALL BE FORMED ON SIDES.
- FIBERBOARD VOID FORMS UNDER GRADE BEAMS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
- CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED AS FOLLOWS:
 3/4 INCH NOMINAL AGGREGATE SIZE _____ 4% TO 8%
 1 INCH NOMINAL AGGREGATE SIZE _____ 3.5% TO 6.5%
 1 1/2 INCH NOMINAL AGGREGATE SIZE _____ 3% TO 6%
 USE OF AIR-ENTRAINMENT, AND CORRESPONDING REDUCTION OF THE WATER/CEMENT RATIO, MUST BE NOTED ON THE MIX DESIGN. CONTRACTOR SHALL SUBMIT MIX DESIGN TO ARCHITECT FOR REVIEW.
- USE OF ACCELERATING OR SET-RETARDING ADMIXTURES REQUIRES PRIOR APPROVAL OF THE ARCHITECT. USE OF CALCIUM CHLORIDE ON GALVANIZED METAL DECK WILL NOT BE PERMITTED.

REINFORCING STEEL NOTES

- ALL STEEL REINFORCING BARS SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. ALL REINFORCEMENT SPECIFICALLY NOTED ON THE DRAWINGS AS BEING WELDED SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A615, GRADE 40 OR DOMESTIC STEEL CONFORMING TO ASTM A1006.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315.
- REINFORCING BARS MAY BE SPLICED ONLY AS SHOWN ON THE DRAWINGS.
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY 'REINFORCING STEEL WELDING CODE', D12.1.

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', LATEST EDITION.
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY 'STRUCTURAL WELDING CODE'. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE E10XX.
- BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS' APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION. UNLESS NOTED OTHERWISE, CONNECTION BOLTS SHALL CONFORM TO ASTM A325.
- IN GENERAL, IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT ALL SHOP CONNECTIONS BE WELDED OR BOLTED AND ALL FIELD CONNECTIONS BE BOLTED EXCEPT WHERE NOTED ON THE DRAWINGS OTHERWISE.
- ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF THE A.I.S.C.
- ALL STEEL BEAM CONNECTIONS SHALL BE DESIGNED FOR THE END REACTION SHOWN ON THE STRUCTURAL DRAWINGS. IN NO CASE SHALL CONNECTION CAPACITY BE LESS THAN 6 KIIPS.
- BOLTED CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL BE SELECTED FROM THE A.I.S.C. MANUAL.
- ALL STRUCTURAL STEEL SHAPES, PLATES, ETC., SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE 'B', (F_y = 46 @ KSI).
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
- STEEL MEMBERS SHALL NOT BE SPLICED EXCEPT WHERE SHOWN ON THE DRAWINGS.
- ALL STEEL BEAMS SHALL BE ERECTED WITH NATURAL CAMBER UP.
- VERIFY THE EXACT SIZE AND LOCATION OF ALL ROOF OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.
- TEMPORARY CONSTRUCTION BRACING OF THE STRUCTURAL STEEL FRAME SHALL REMAIN IN PLACE UNTIL AFTER THE CONCRETE FLOORS AND METAL ROOF DECKS HAVE BEEN COMPLETED.
- AFTER INSPECTION AND APPROVAL OF ALL STRUCTURAL STEEL, AND BEFORE LEAVING THE SHOP, THOROUGHLY CLEAN STEEL OF ALL LOOSE SCALE, RUST, SPOTTY SLAG OR FLUX DEPOSIT, OIL, DIRT, AND OTHER FOREIGN MATTER. APPLY ONE (1) SHOP COAT OF GREY PRIMER TO ALL SURFACES OF STEEL THAT DO NOT RECEIVE SPRAY-ON FIRE PROOFING. AFTER ERECTION, TOUCH UP FIELD CONNECTIONS AND ABRADED PLACES WITH THE SAME TYPE PAINT FOR THE SHOP COAT, PROVIDED THE STEEL IS NOT TO BE SPRAYED WITH FIRE PROOFING.

TILT-UP CONCRETE PANEL NOTES

- CONCRETE AND REINFORCEMENT SHALL MEET ALL REQUIREMENTS IN GENERAL NOTES.
- PROPER CHAIRS OR BOLSTERS SHALL BE USED TO SUPPORT REINFORCEMENT AT LOCATIONS NOTED BELOW.
- FOR 1 1/4" THICK PANELS (SEE PLAN FOR LOCATION): UNLESS NOTED OTHERWISE, THE CENTER OF THE VERTICAL REINFORCEMENT SHALL BE LOCATED AT THE CENTER OF THE CONCRETE PANEL AND HORIZONTAL REINFORCEMENT SHALL BE LOCATED ON THE INSIDE FACE. TYPICAL PANEL REINFORCEMENT SHALL CONSIST OF #4 @ 12" O.C. HORIZONTAL AND #4 @ 12" O.C. VERTICAL.
 FOR 3/2" THICK PANELS (SEE PLAN FOR LOCATION): TYPICAL PANEL REINFORCEMENT SHALL CONSIST OF #4 @ 12" O.C. HORIZONTAL AND #4 @ 10" O.C. VERTICAL, CENTERED.
- WHERE A NUMBER OF BARS ARE SHOWN, THEY SHALL BE EQUALLY SPACED.
- ALL PANELS SHALL REMAIN BRACED UNTIL SHEAR CONNECTIONS, BAR JOIST AND ROOF DECK ARE INSTALLED.
- LIFTING INSERTS, BRACE INSERTS AND ADDITIONAL REINFORCING DUE TO THE LIFTING OF ALL PANELS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER FOR FINAL APPROVAL.
- REFERENCE ARCHITECTURAL DRAWINGS FOR ALL FINISHES.

STEEL JOIST AND JOIST GIRDER NOTES

- STEEL JOIST AND JOIST GIRDER MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE.
- STEEL JOIST AND JOIST GIRDER SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS.
- ALL HANGERS TO SUPPORT MECHANICAL EQUIPMENT, ETC., TO BE SUPPORTED BY THE BOTTOM CHORD OF STEEL JOISTS SHALL BE LOCATED AT THE PANEL POINTS OF THE JOISTS.
- JOIST BRIDGING SHALL BE FURNISHED AND INSTALLED TO MEET THE DESIGN AND SPACING REQUIREMENTS OF THE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS FOR OPEN WEB JOIST. USE HORIZONTAL BRIDGING ON SHORT SPAN JOIST.
- AFTER INSPECTION AND APPROVAL OF ALL JOISTS AND BEFORE LEAVING THE SHOP, THOROUGHLY CLEAN STEEL OF ALL LOOSE SCALE, RUST, SPOTTY SLAG OR FLUX DEPOSIT, OIL, DIRT, AND OTHER FOREIGN MATTER. APPLY ONE (1) SHOP COAT OF GREY PRIMER TO ALL SURFACES. AFTER ERECTION, TOUCH UP FIELD CONNECTIONS AND ABRADED PLACES WITH THE SAME TYPE PAINT FOR THE SHOP COAT.

METAL FLOOR DECK NOTES

- SLABS ON STEEL JOISTS SHALL BE CONCRETE PLACED ON CORRUGATED, GALVANIZED METAL DECK AS SPECIFIED. STEEL DECK SHALL BE CONTINUOUS OVER THREE (3) OR MORE SPANS. REINFORCING SHALL BE WELDED WIRE FABRIC LAPPED AT ONE MESH SPLICES. PROVIDE FABRIC IN FLAT SHEETS.
- FUDDLE WELDS SHALL BE 5/8 INCHES DIAMETER FULL FUSION (MINIMUM). ALL WELDS SHALL BE MADE WITH AWS. E60 ELECTRODES AND METAL AROUND WELDS SHALL BE COMPLETELY INTACT AFTER WELDING.

METAL ROOF DECK NOTES

- ROOF DECK OVER OPEN WEB STEEL JOISTS SHALL BE CORRUGATED AND PAINTED METAL DECK AS SHOWN ON THE DRAWINGS. WELD DECK TO SUPPORTING MEMBERS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. STEEL DECK SHALL HAVE A MINIMUM DESIGN DIAPHRAGM SHEAR CAPACITY OF 2200 PLF.
- FUDDLE WELDS SHALL BE 5/8 INCHES DIAMETER FULL FUSION (MINIMUM). ALL WELDS SHALL BE MADE WITH AWS. E60 ELECTRODES AND METAL AROUND WELDS SHALL BE COMPLETELY INTACT AFTER WELDING.

REIBENSTEIN ASSOCIATES ARCHITECTS
 4310 WESTSIDE DRIVE, SUITE G
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 PHONE/FAX (214) 521-7147

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 75243
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 3050 REGENT BLVD.
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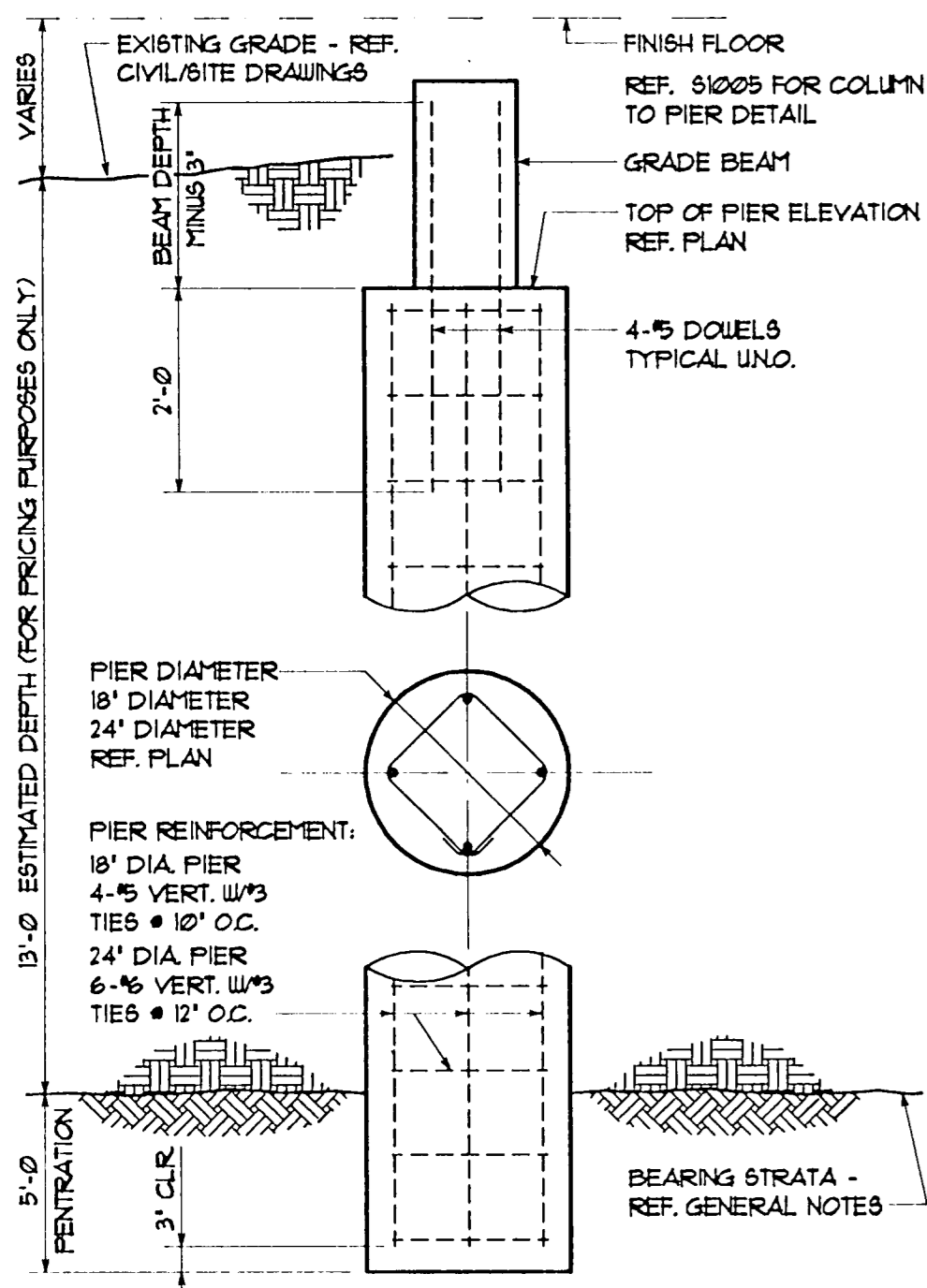
PROPOSED FACILITY FOR:
BAS REALTY
 LIMITED PARTNERSHIP

STATE OF TEXAS
 47754
 REGISTERED PROFESSIONAL ENGINEER
 Andrew J. Hlavaty
 APRIL 20, 1995

REGISTERED ARCHITECT
 67907
 STATE OF TEXAS
 4-20-95

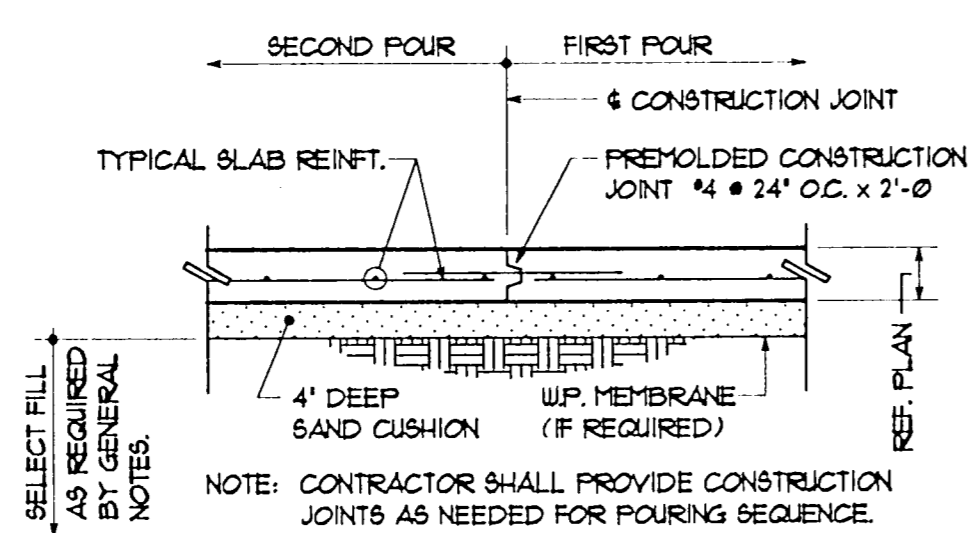
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S9
 OF 13

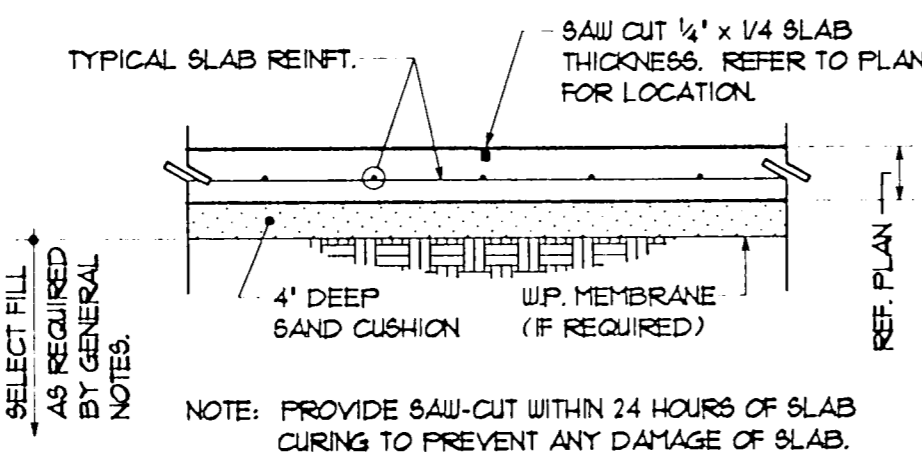


01 TYPICAL STRAIGHT SHAFT PIER DETAIL

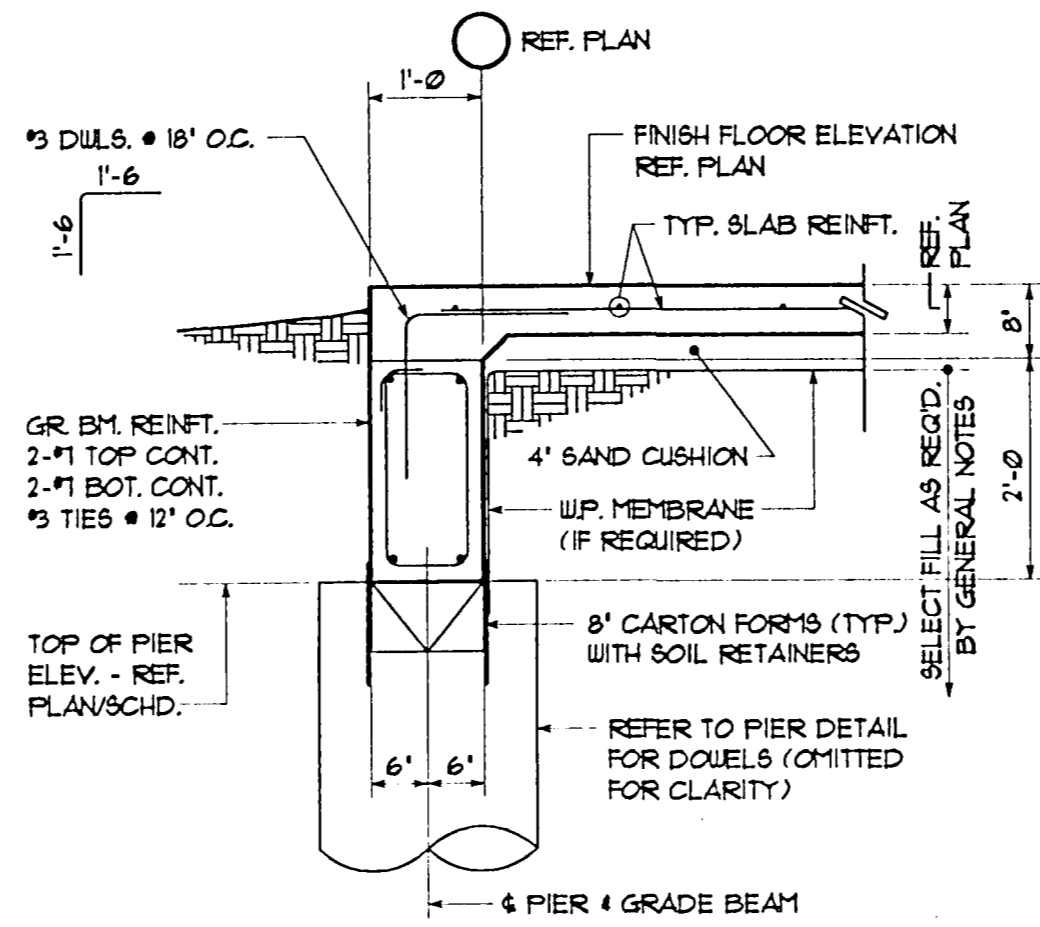
02 TYPICAL CONSTRUCTION JOINT DETAIL



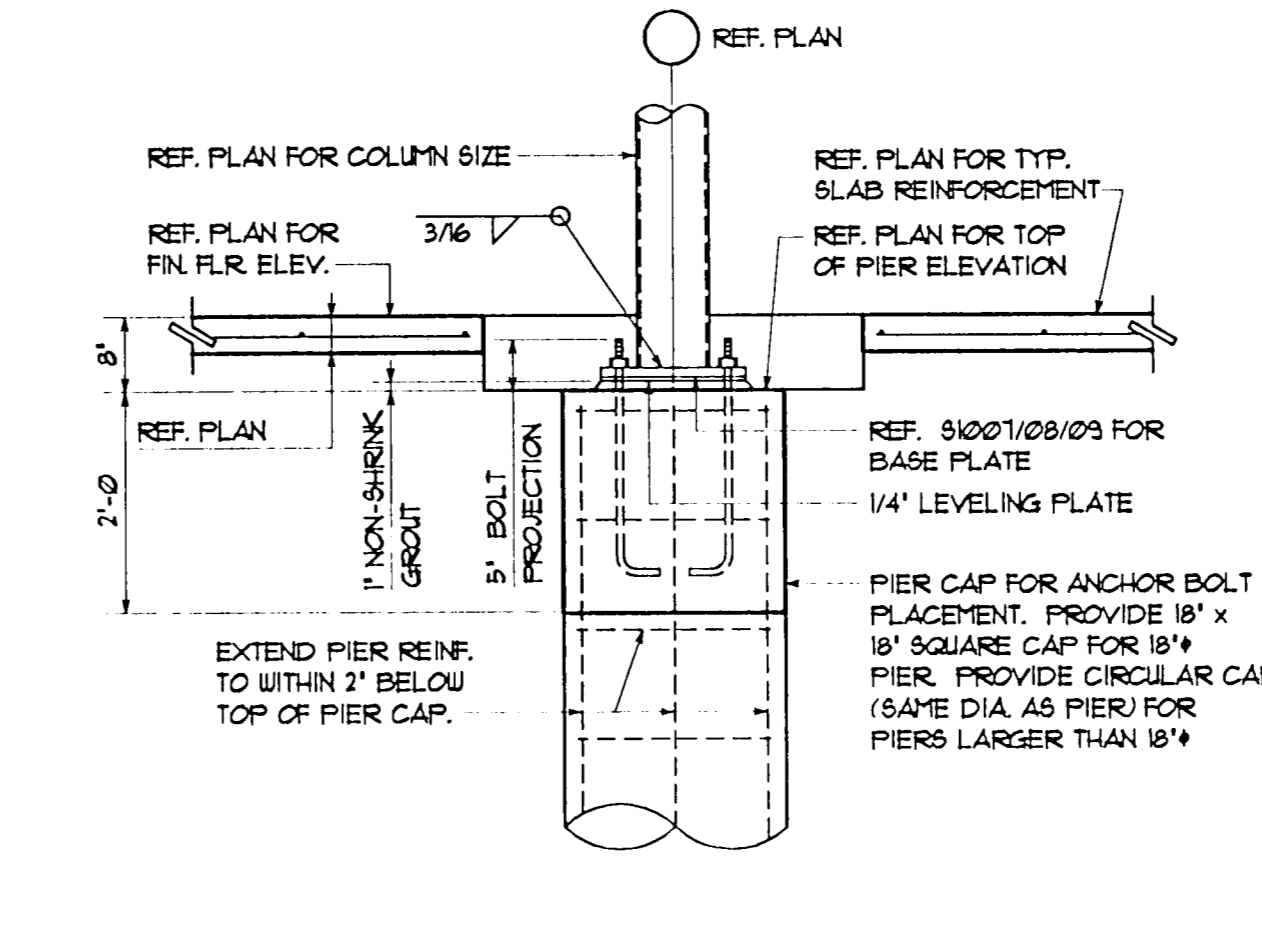
03 TYPICAL CONTROL JOINT DETAIL



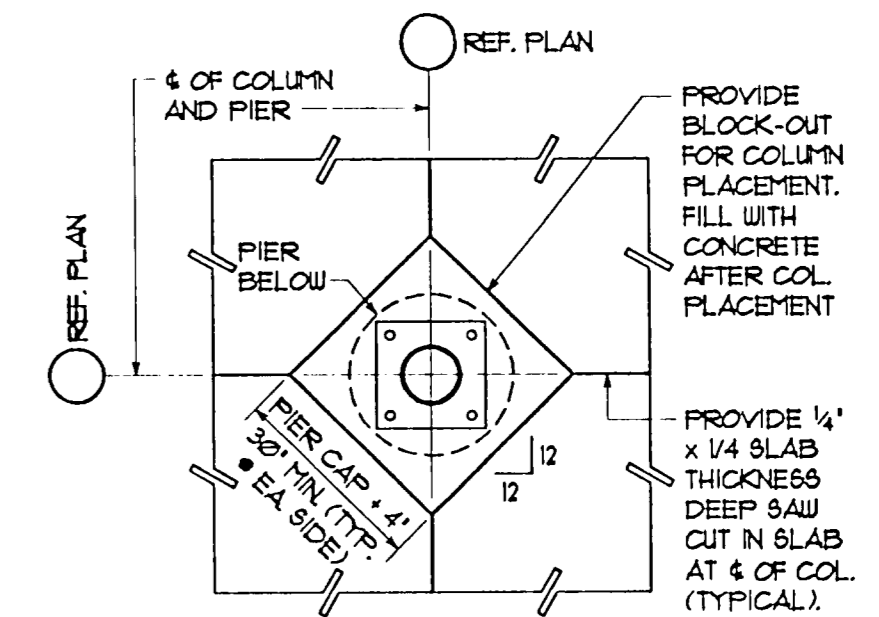
04 TYPICAL GRADE BEAM DETAIL



05 COLUMN BASE SECTION



06 COLUMN BASE PLAN DETAIL

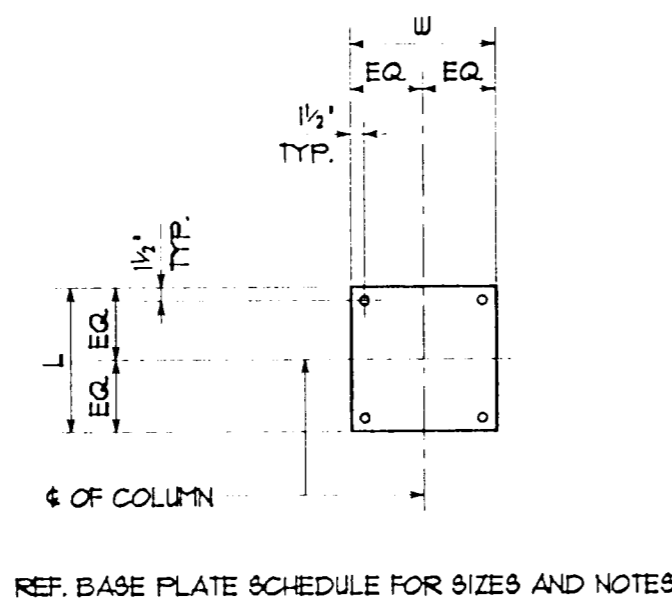


BASE PLATE SCHEDULE

COLUMN SIZE	W	L	THICKNESS	ANCHOR BOLTS NO.	DIAMETER	LENGTH 5
W8's	14"	14"	3/4"	4	3/4"	2'-6"
W10's	16"	16"	3/4"	4	3/4"	2'-6"
W12's	18"	18"	3/4"	4	1"	2'-6"
W14's	20"	20"	3/4"	4	1"	2'-6"

BASE PLATE SCHEDULE

COLUMN SIZE	W	L	THICKNESS	ANCHOR BOLTS NO.	DIAMETER	LENGTH 5
4"	10"	10"	3/4"	4	3/4"	2'-6"
5"	11"	11"	3/4"	4	3/4"	2'-6"
6"	12"	12"	3/4"	4	3/4"	2'-6"
8"	14"	14"	3/4"	4	3/4"	2'-6"



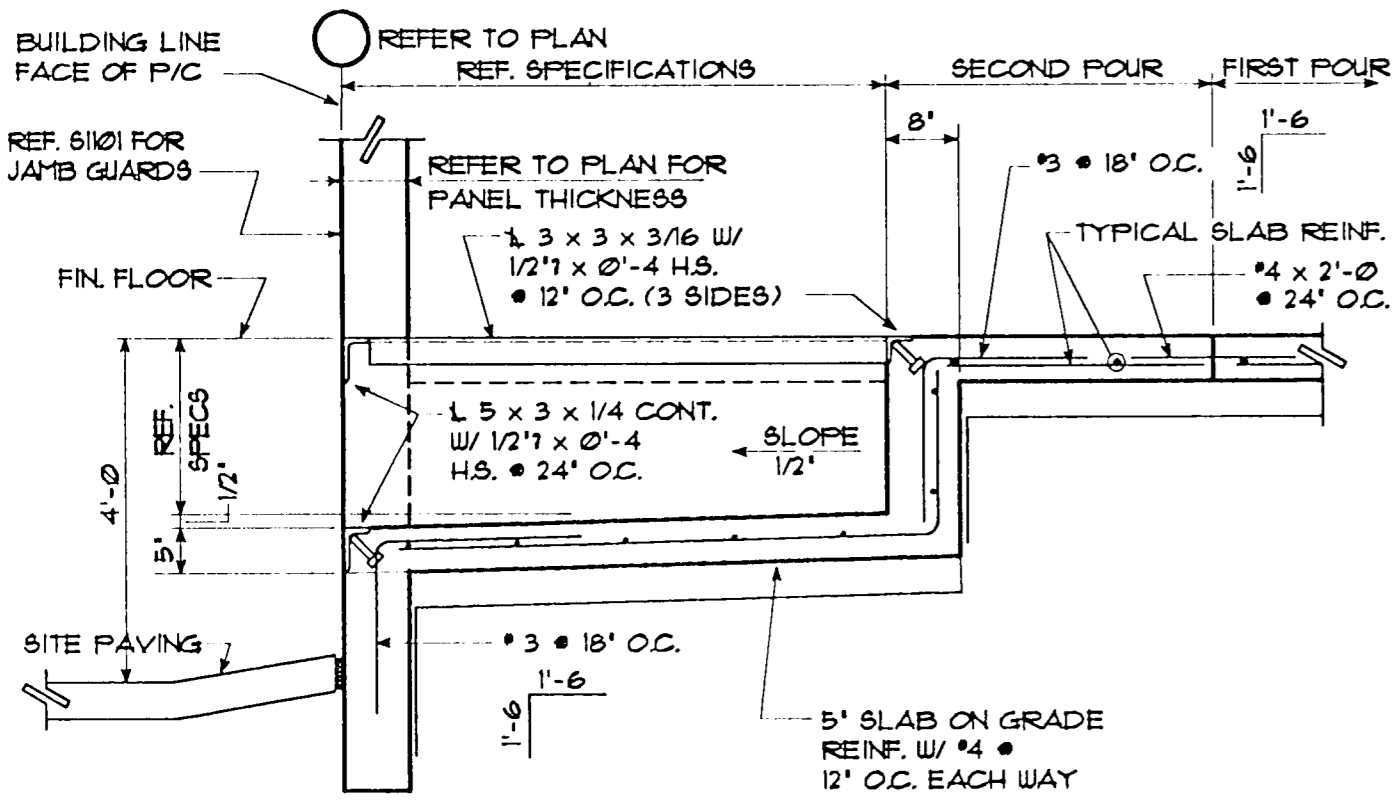
09 BASE PLATE DETAIL

- REFER TO SECTION FOR NON-SHRINK GROUT.
- PROVIDE 1/2" MIN. EDGE CLEARANCE TO & OF ANCHOR BOLTS.
- ALL ANCHOR BOLTS SHALL BE SET WITH A TEMPLATE.
- PROVIDE 1/8" AT EACH COLUMN FOR LEVELING. SAME SIZE AS BASE PLATE.
- INCLUDES 5" BOLT PROJECTION + 4'-30" HOOK [

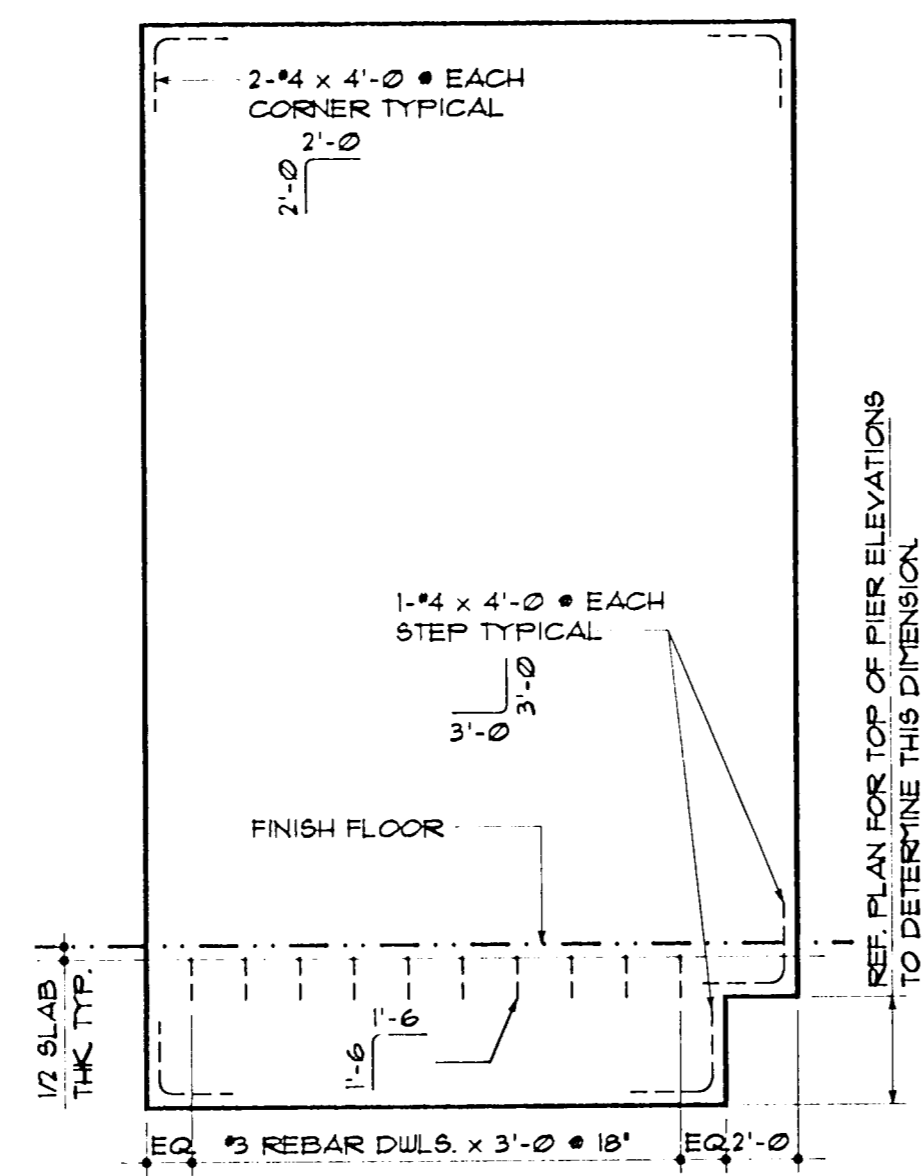
- REFER TO SECTION FOR NON-SHRINK GROUT.
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- ALL ANCHOR BOLTS SHALL BE SET WITH A TEMPLATE.
- PROVIDE 1/8" AT EACH COLUMN FOR LEVELING. SAME SIZE AS BASE PLATE.
- INCLUDES 5" BOLT PROJECTION + 4'-30" HOOK [

07 BASE PLATE SCHEDULE

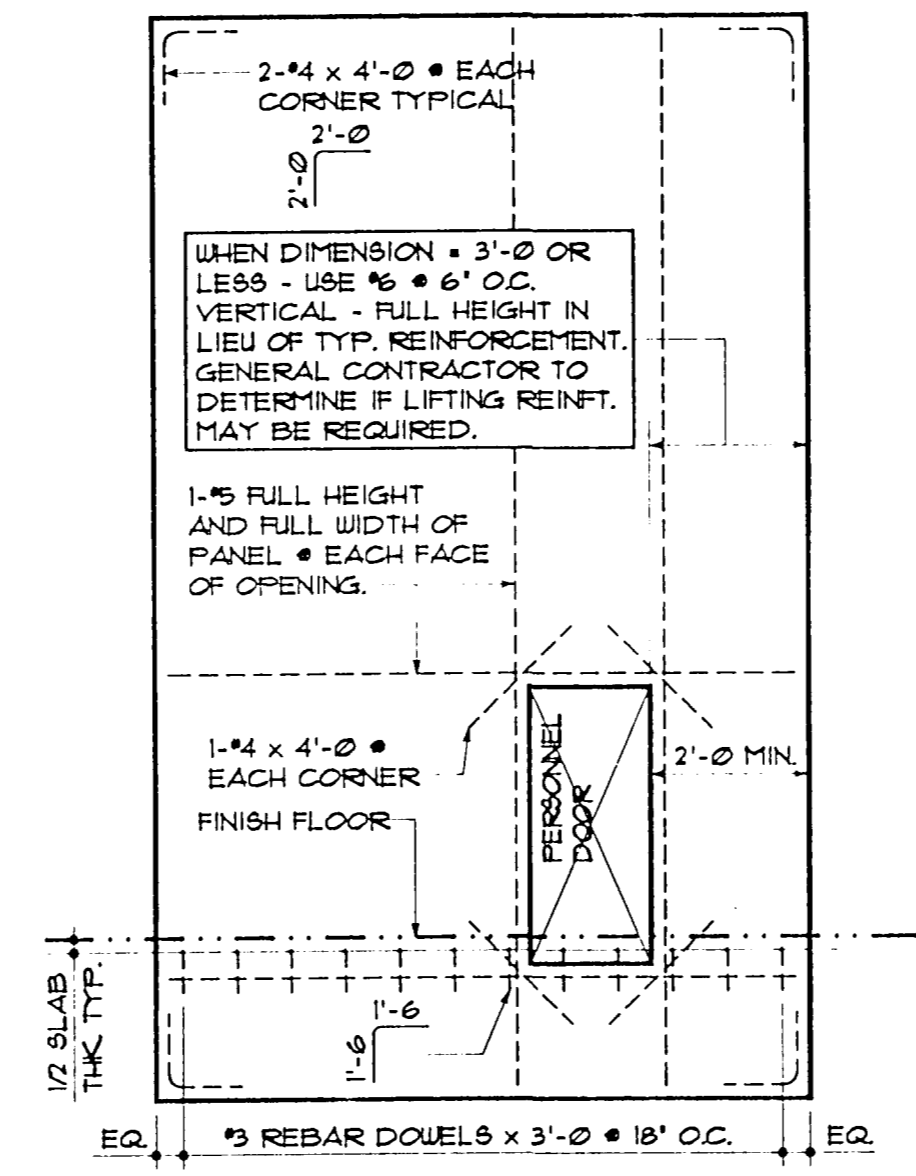
08 BASE PLATE SCHEDULE



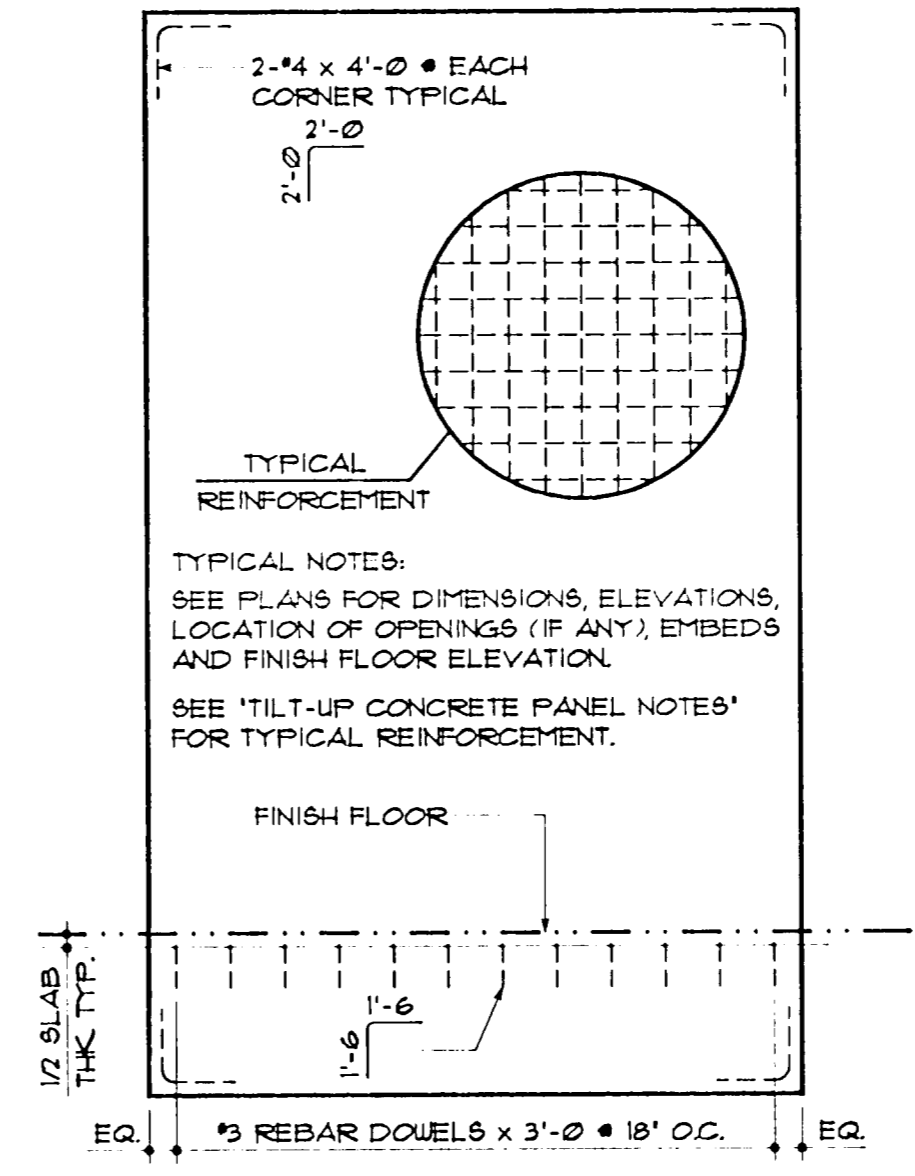
13 TYPICAL PANEL AT DOCK LEVELER



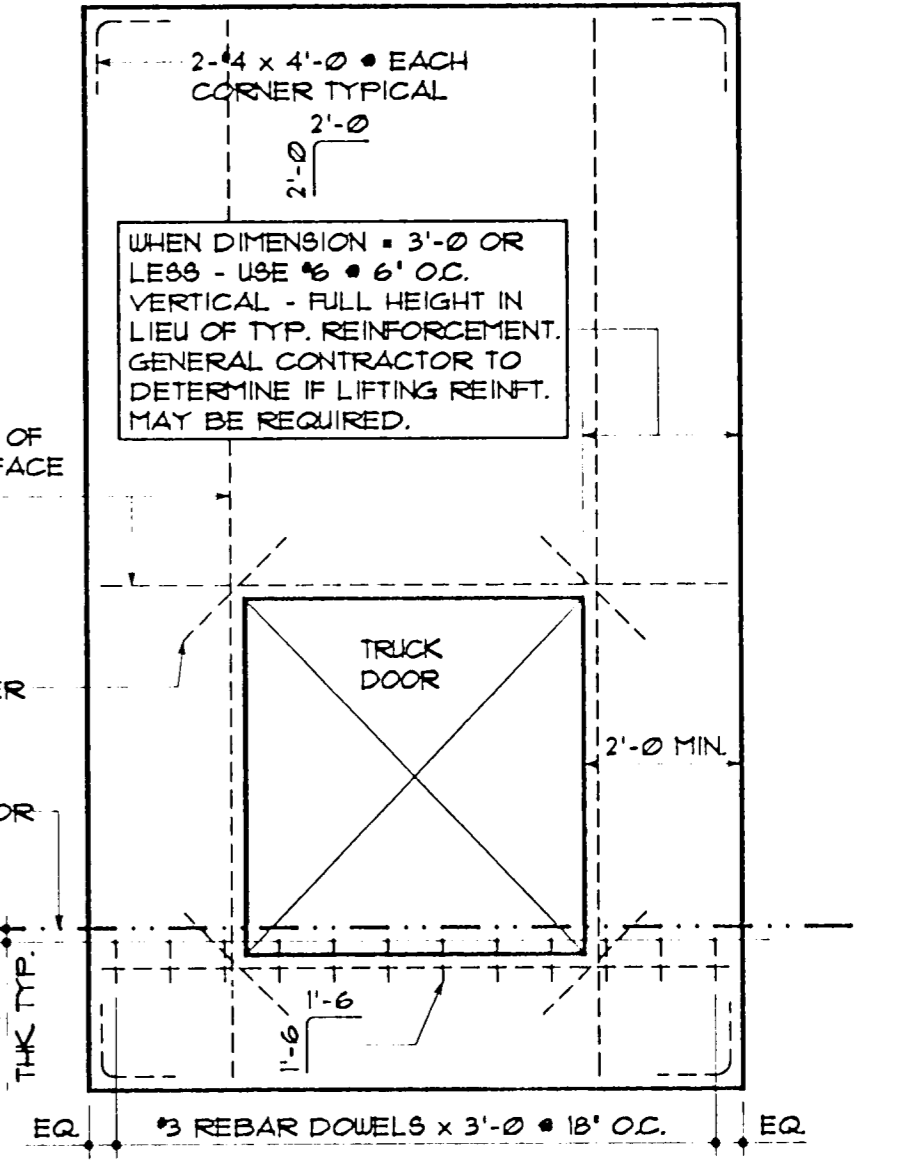
14 TYPICAL PANEL DETAIL



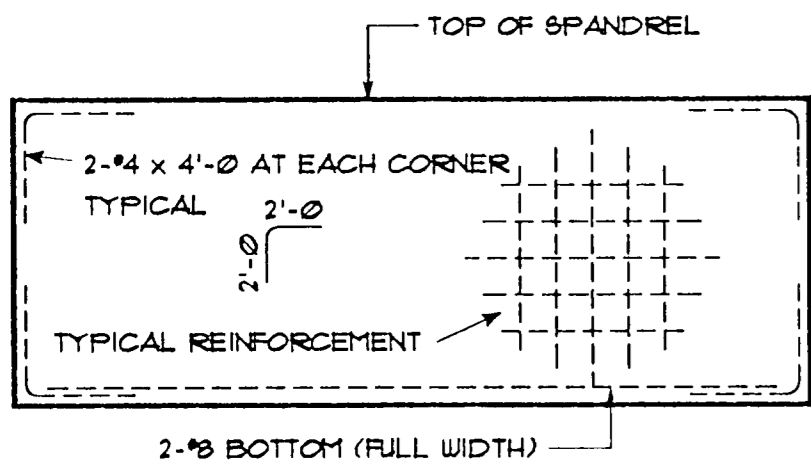
15 TYPICAL PANEL DETAIL



16 TYPICAL PANEL DETAIL



17 TYPICAL PANEL DETAIL



18 TYPICAL SPANDREL PANEL DETAIL

REIBENSTEIN ASSOCIATES ARCHITECTURE

4310 WESTSIDE DRIVE, SUITE G
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IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.

3050 REGENT BLVD.
SUITE 130
IRVING, TEXAS 75063
(214) 556-1333

PROPOSED FACILITY FOR:

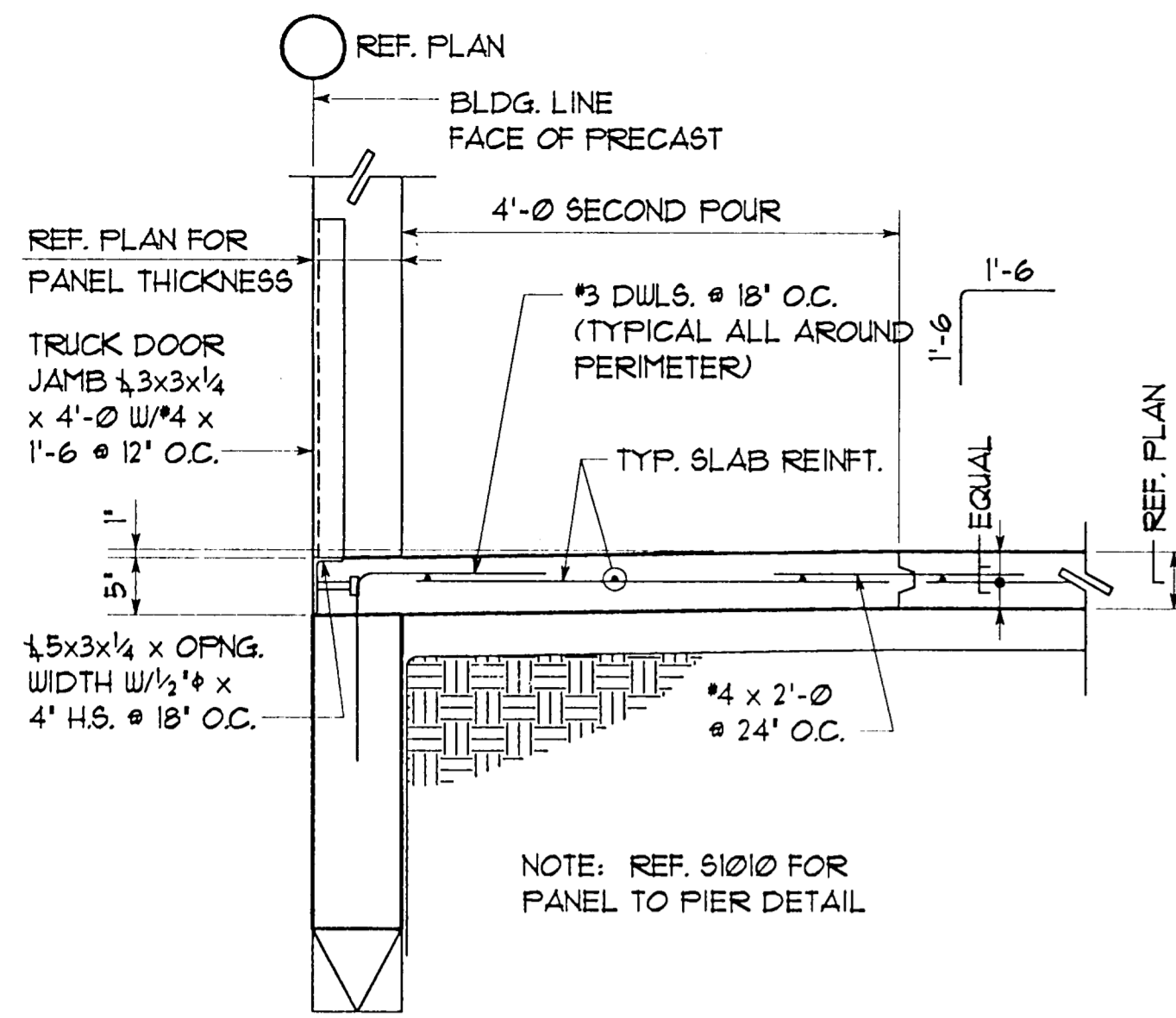
BAS REALTY LIMITED PARTNERSHIP

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
47754
Andrew P. Hlavaty
APRIL 20, 1995

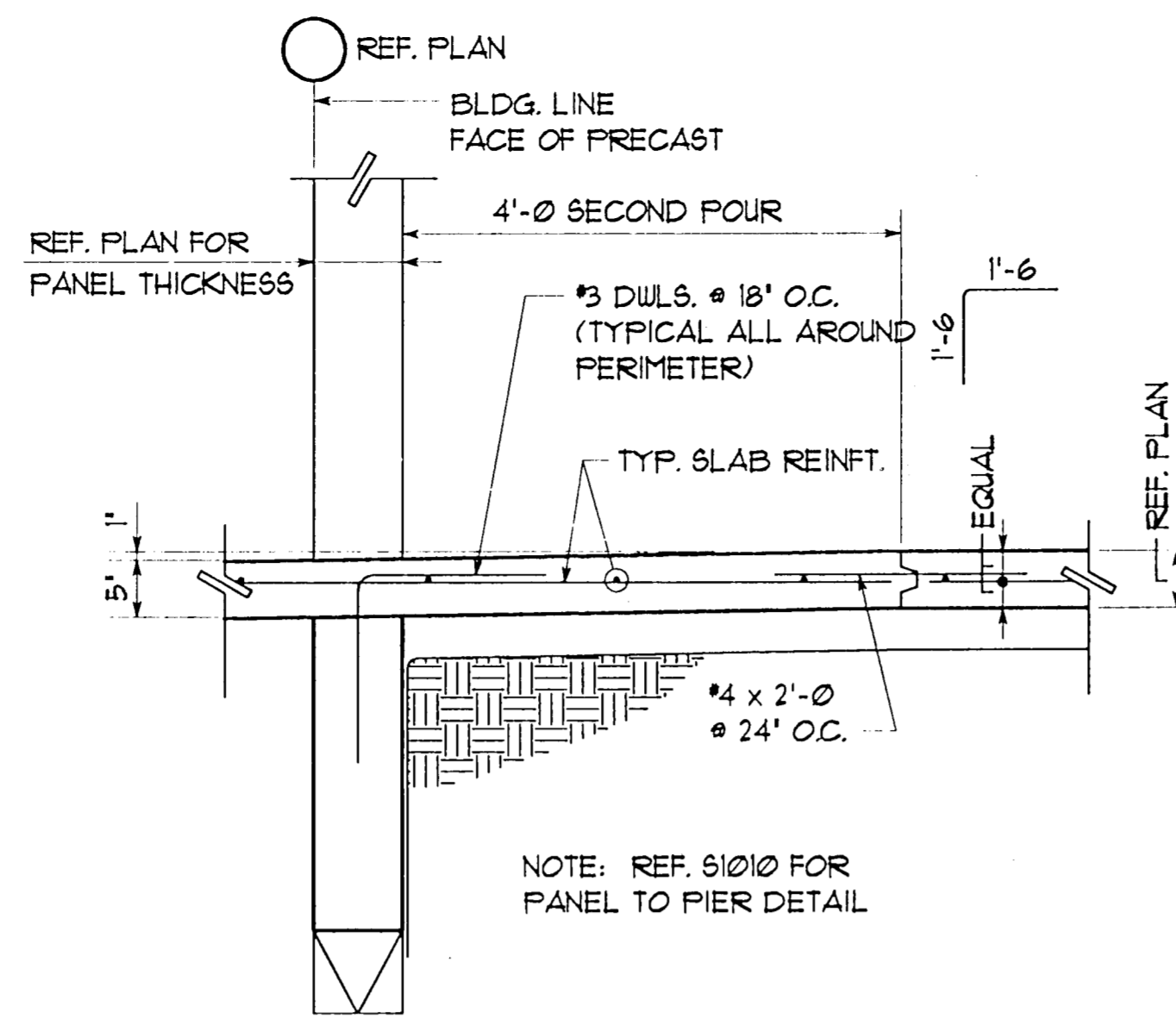
REGISTERED ARCHITECT
STATE OF TEXAS
47707
C. REIBENSTEIN
APRIL 20, 1995

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JOB NO: 00994
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REV. DATE _____

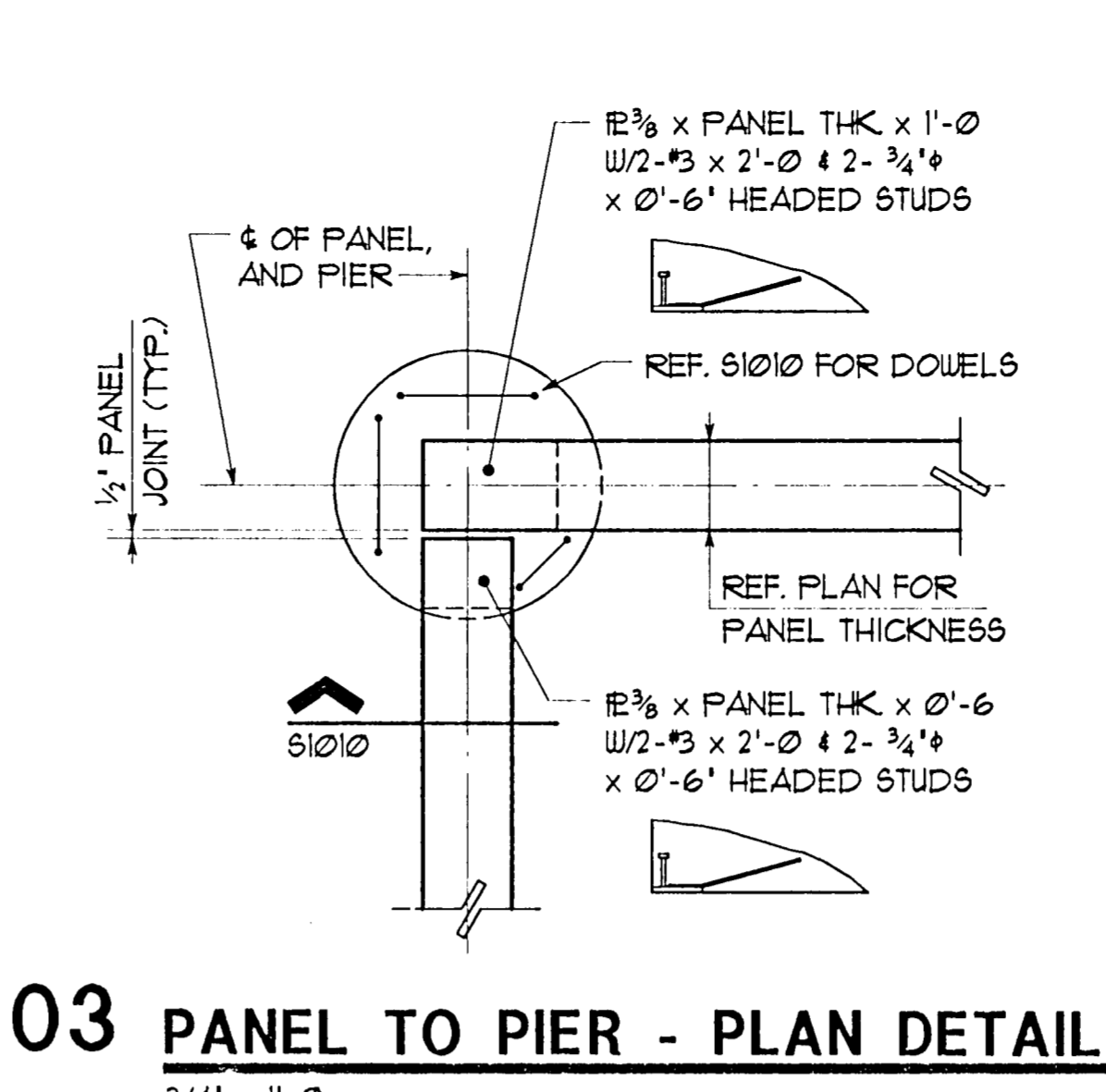
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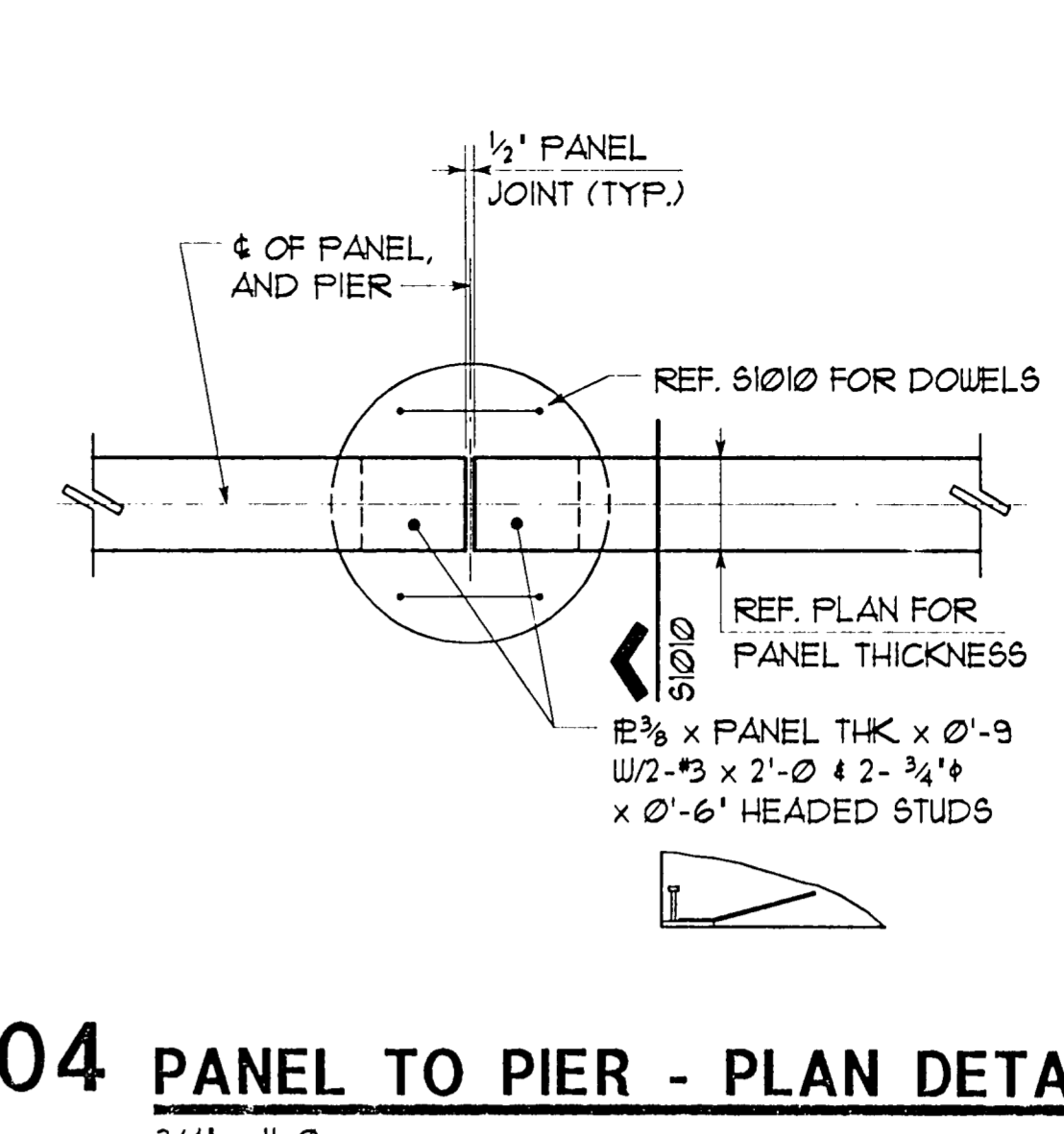
01 PANEL DETAIL AT TRUCK DOOR
3/4" = 1'-0"



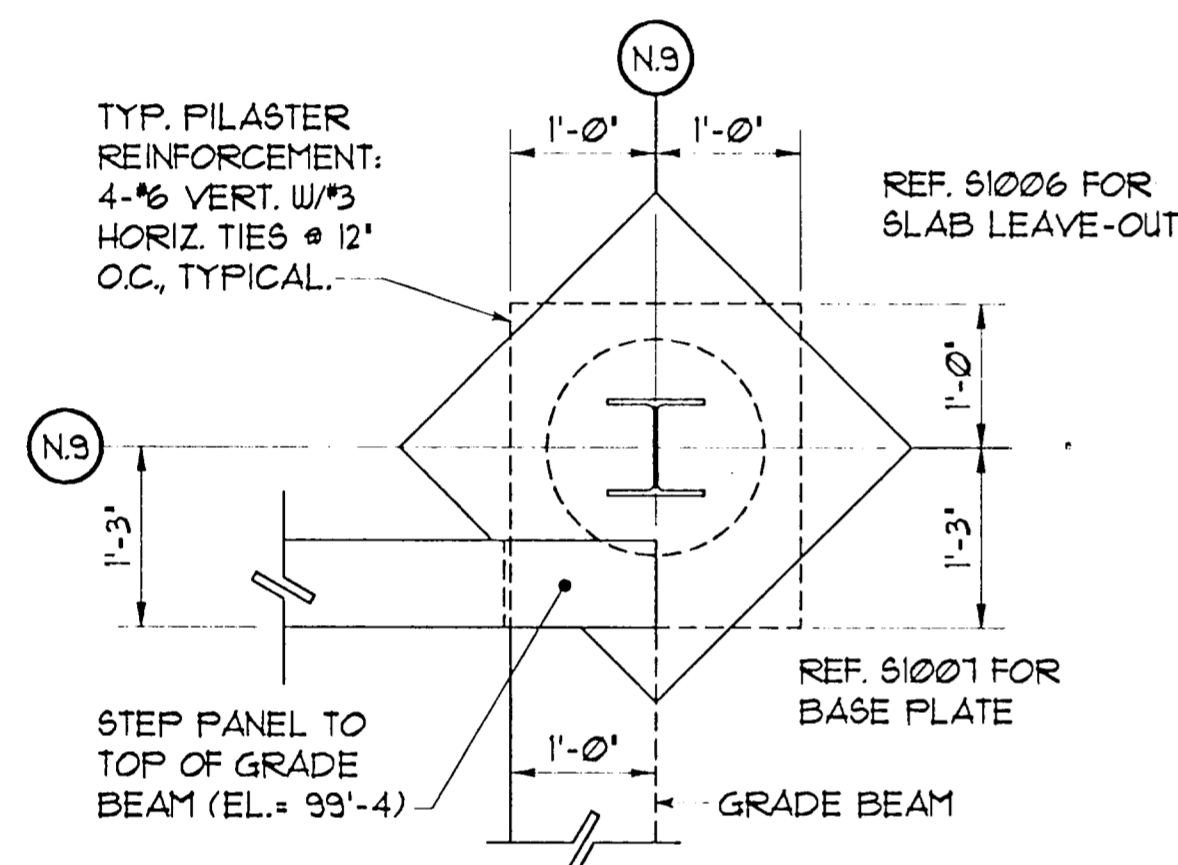
02 PANEL DETAIL AT TRUCK DOOR
3/4" = 1'-0"



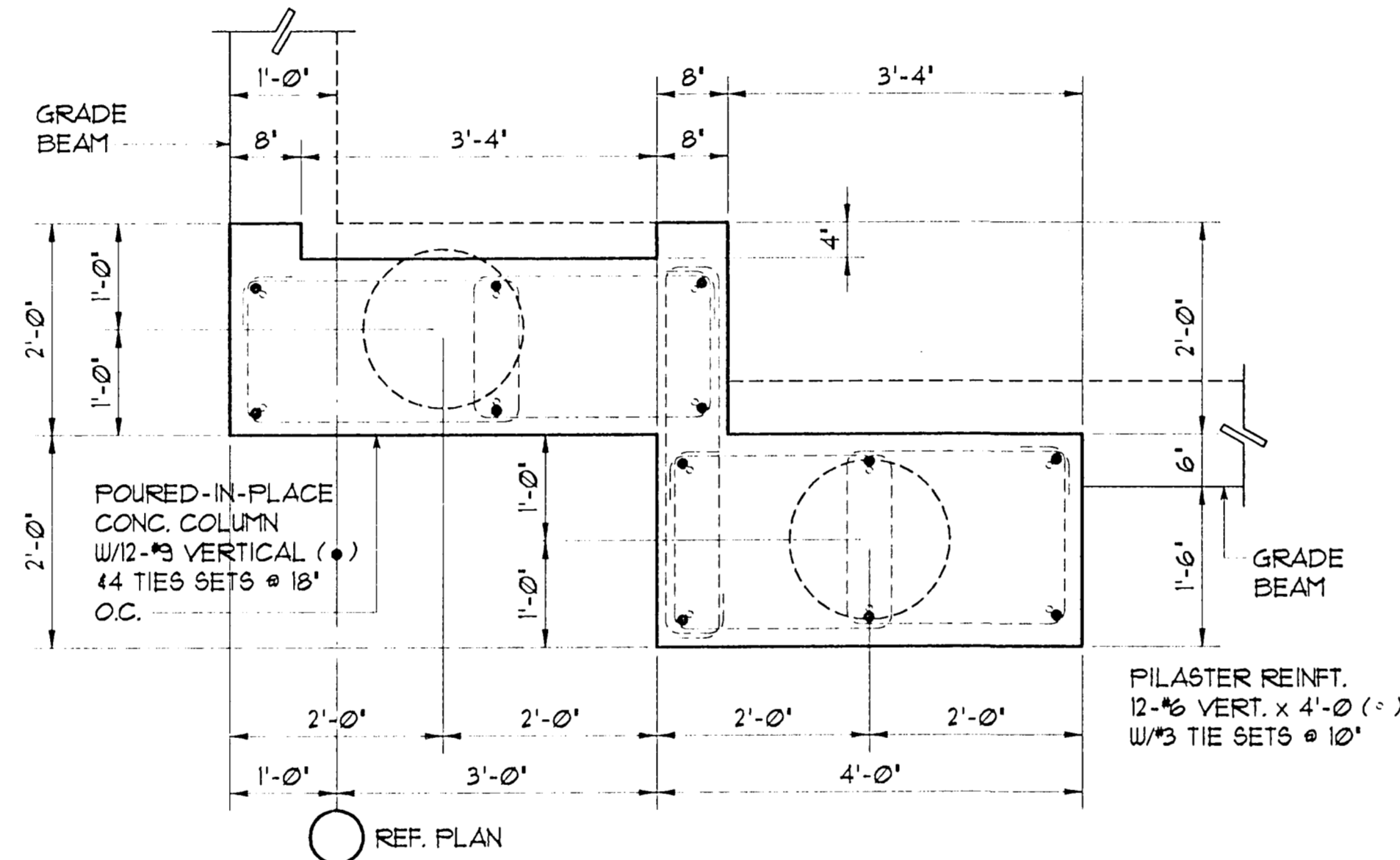
03 PANEL TO PIER - PLAN DETAIL
3/4" = 1'-0"



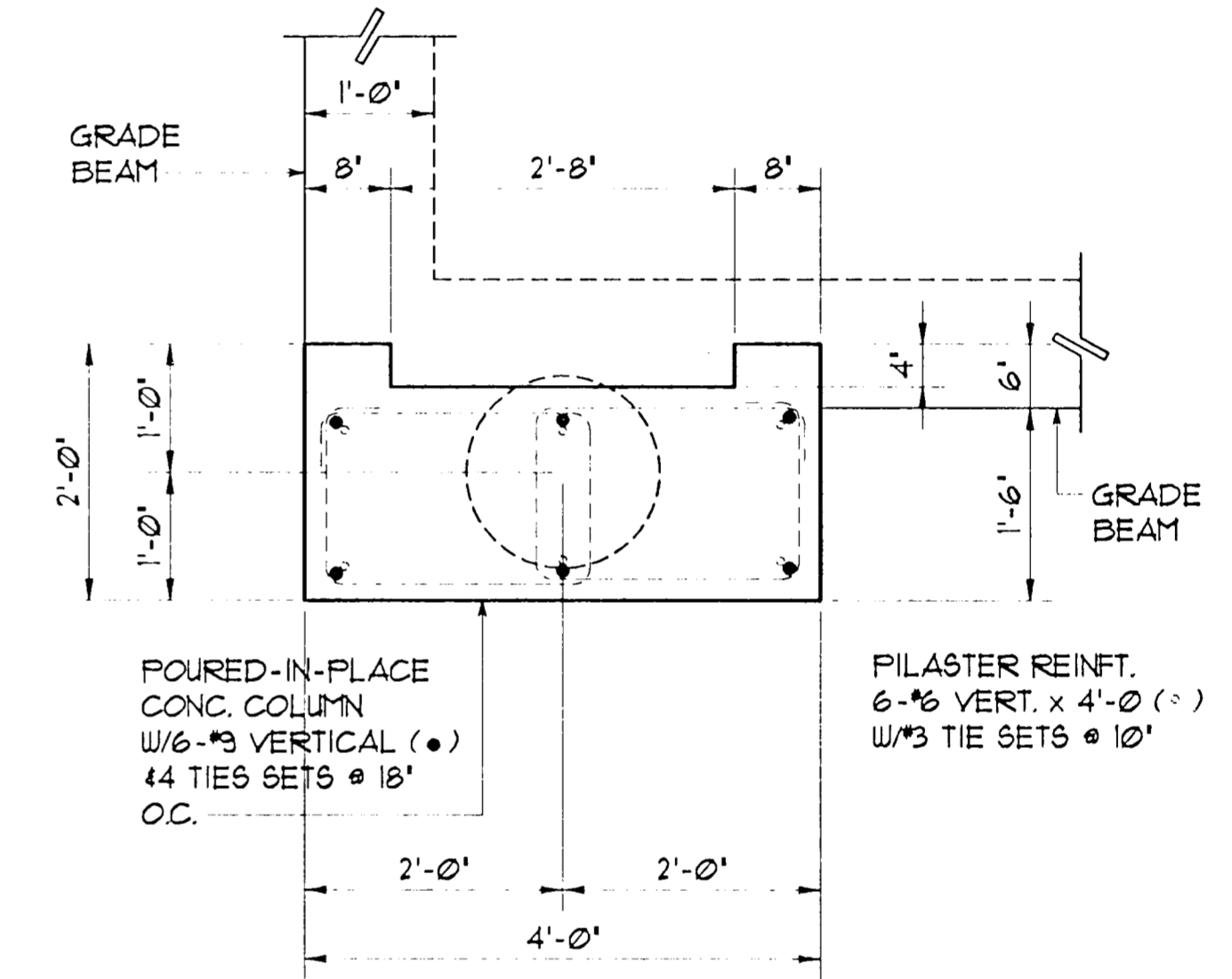
04 PANEL TO PIER - PLAN DETAIL
3/4" = 1'-0"



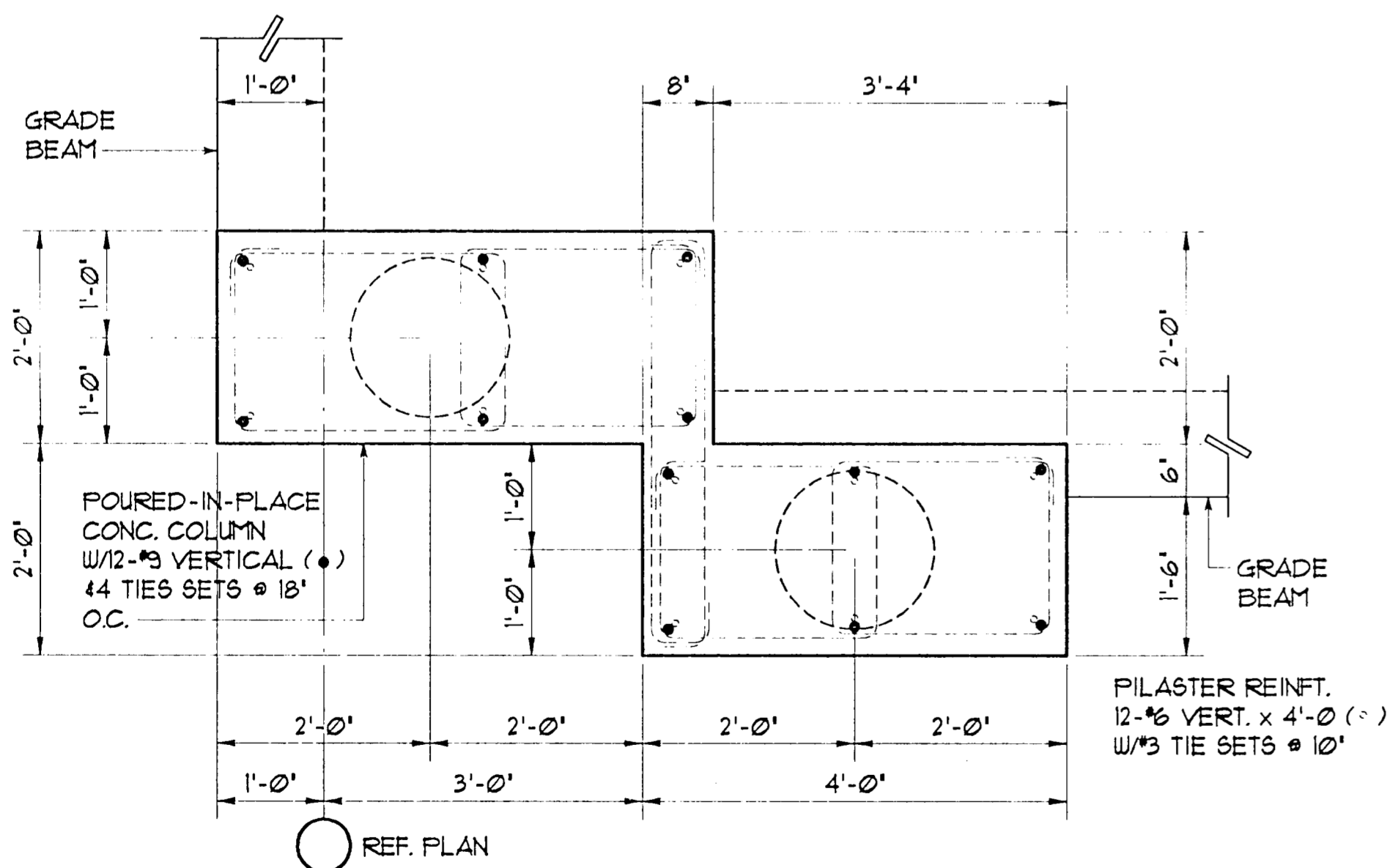
05 PLAN DETAIL
3/4" = 1'-0"



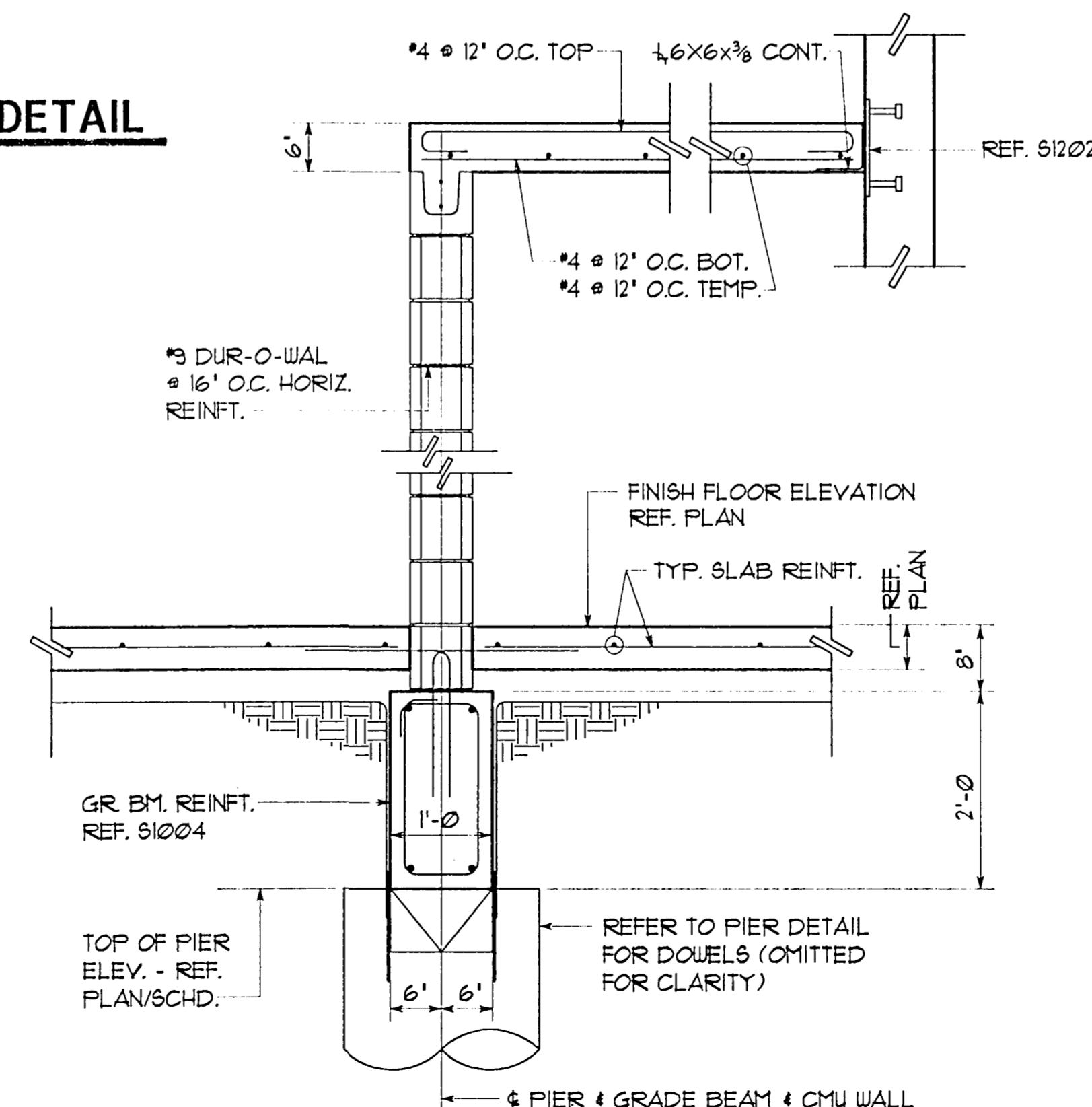
06 PLAN DETAIL
3/4" = 1'-0"



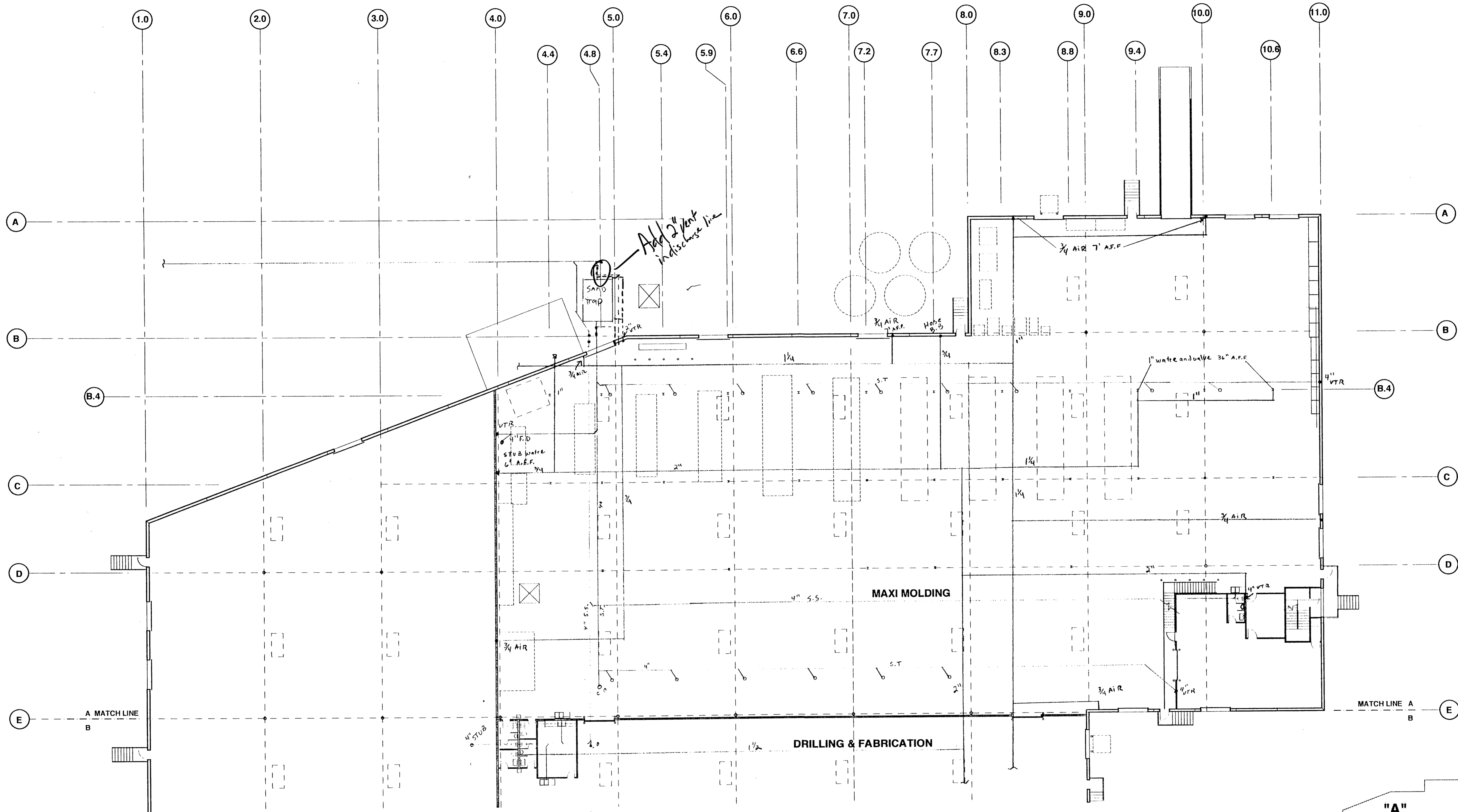
07 PLAN DETAIL
3/4" = 1'-0"



08 PLAN DETAIL
3/4" = 1'-0"

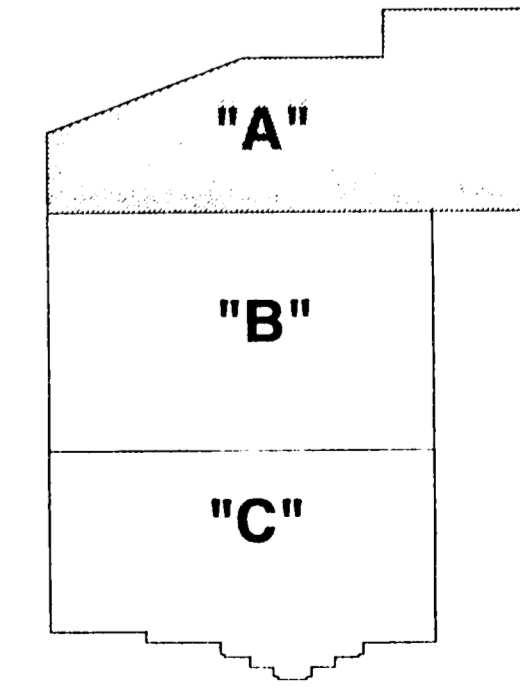


09 GRADE BEAM AT CMU WALL
3/4" = 1'-0"



**PLUMBING
FLOOR PLAN- PART 'A'**

SCALE : 1/16"=1'-0"



KEY PLAN

COLUMBIA PLUMBING
(214) 484-8918

IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.

3050 REGENT BLVD.
SUITE 130
IRVING, TEXAS 75063 (214) 556-1333

PROPOSED FACILITY FOR:

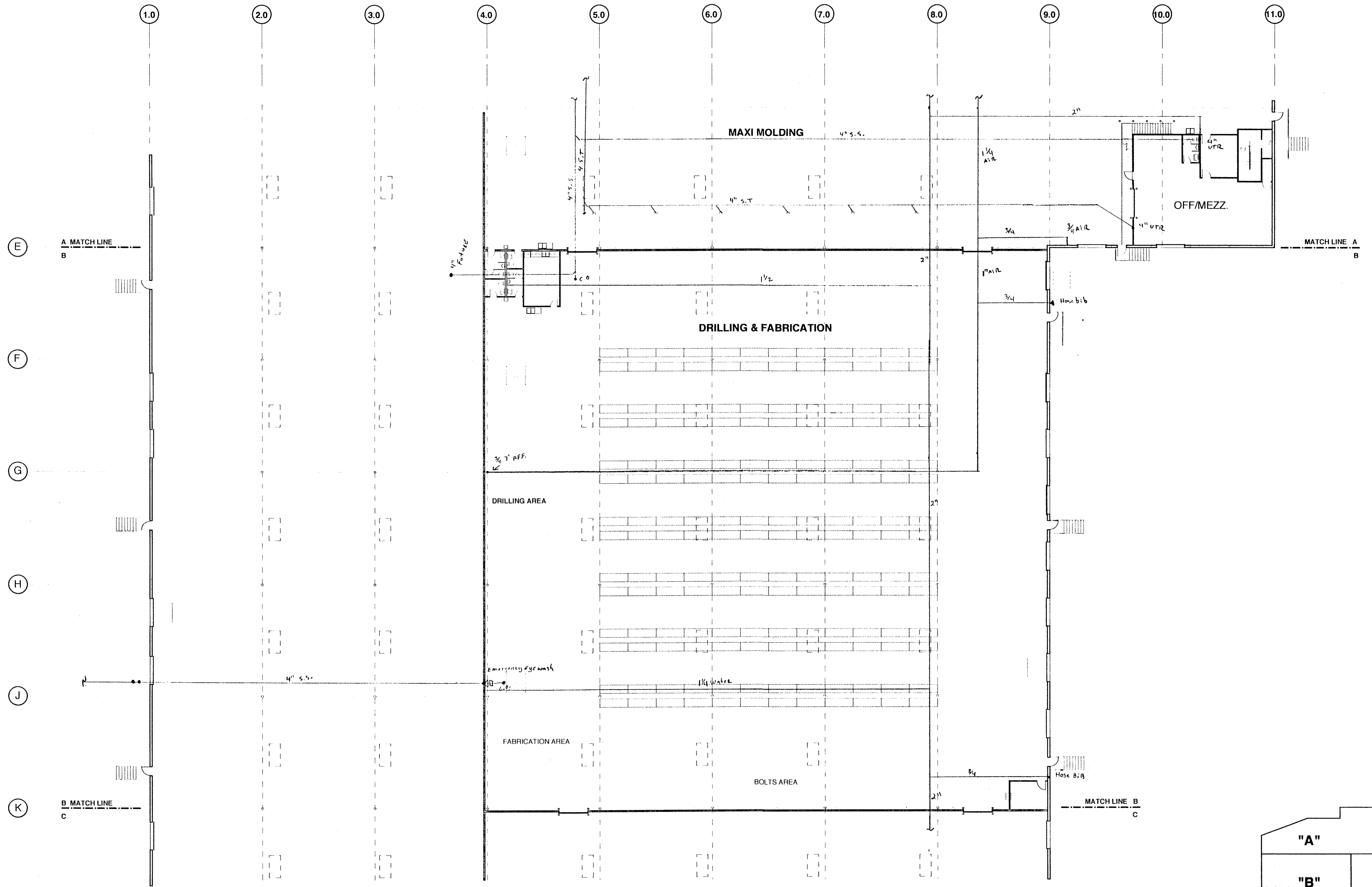
BAS REALTY
LIMITED PARTNERSHIP

DATE: 4-20-95
JOB NO: 95010
REV. DATE
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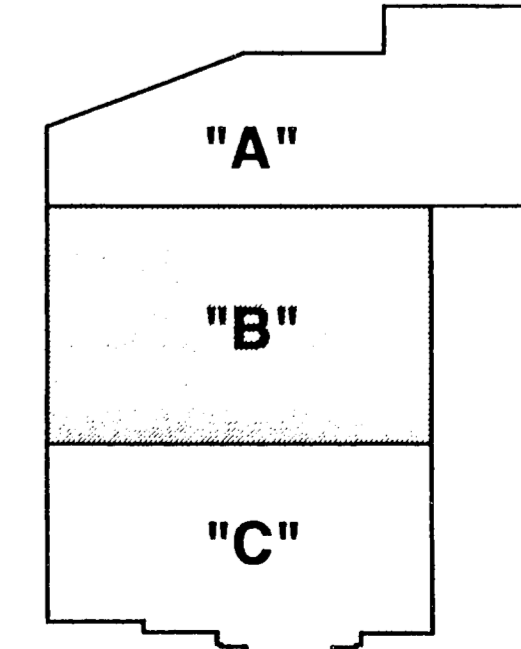
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OF



**PLUMBING
FLOOR PLAN - PART "B"**
SCALE: 1/16"=1'-0"

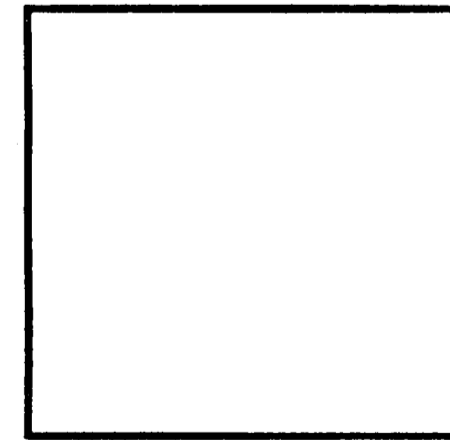
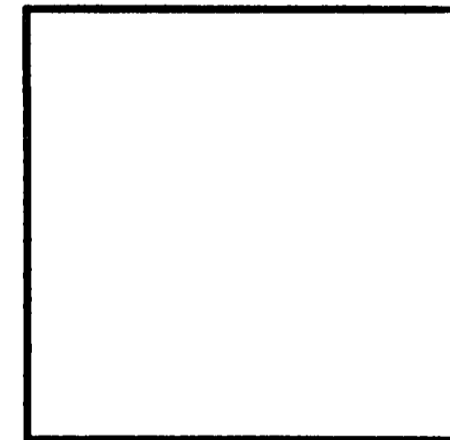


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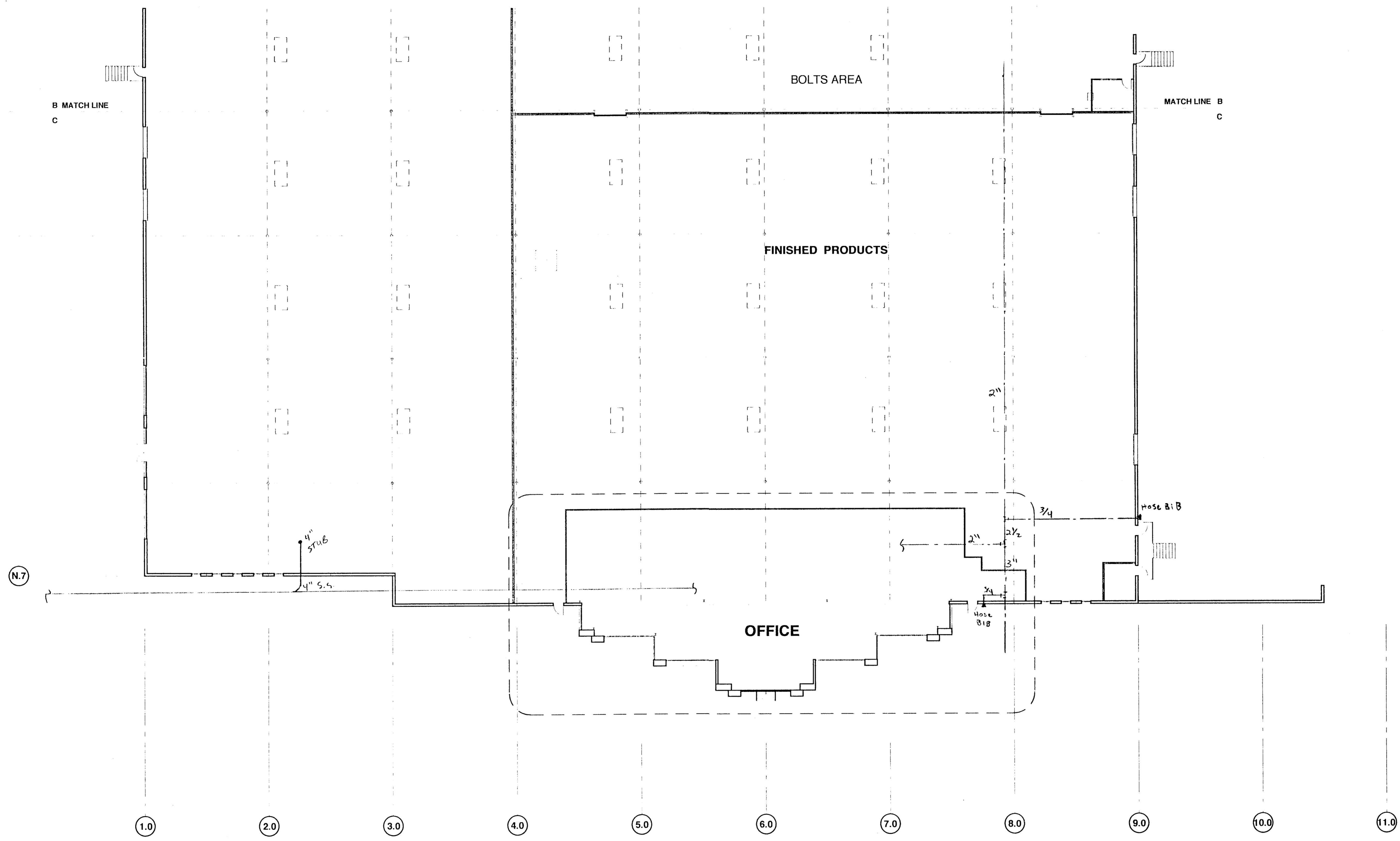
COLUMBIA PLUMBING
(214) 494-8918

IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.
3050 REGENT BLVD.
SUITE 130
IRVING, TEXAS 75063 (214) 556-1333

PROPOSED FACILITY FOR:
BAS REALTY
LIMITED PARTNERSHIP

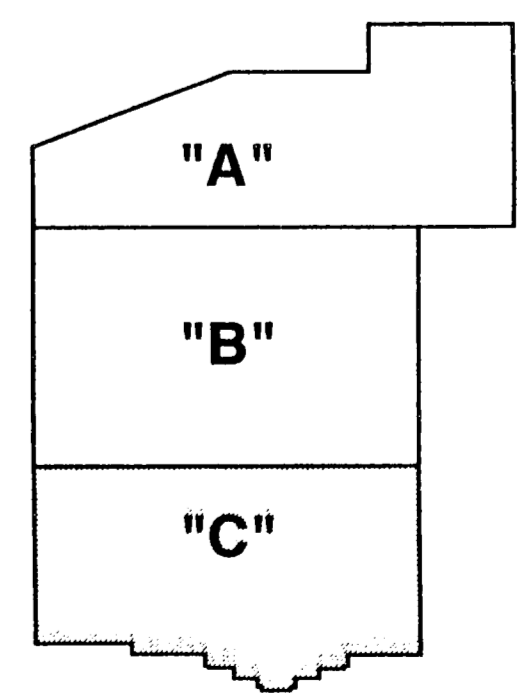


DATE: 4.20.95
JOB NO: 95010
REV. DATE _____
REV. DATE _____
REV. DATE _____
SHEET:
P 3.0
OF _____



**PLUMBING
FLOOR PLAN - PART "C"**

SCALE : 1/16"=1'-0"

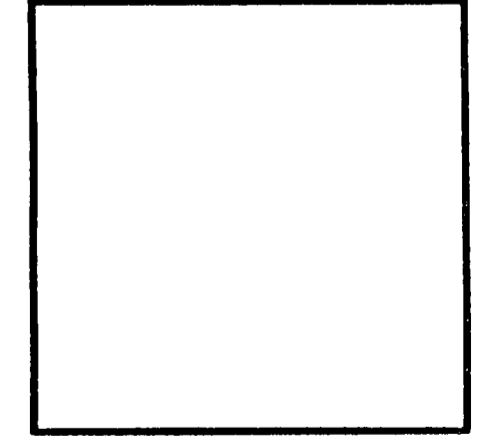
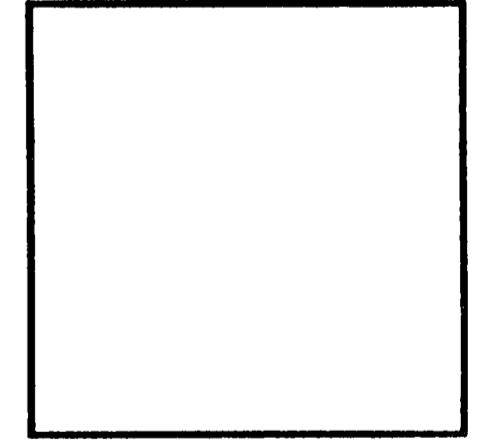


KEY PLAN

COLUMBIA PLUMBING
(214) 494-6918

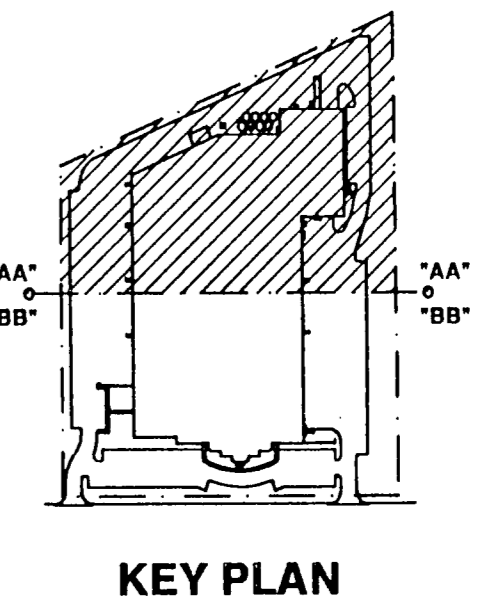
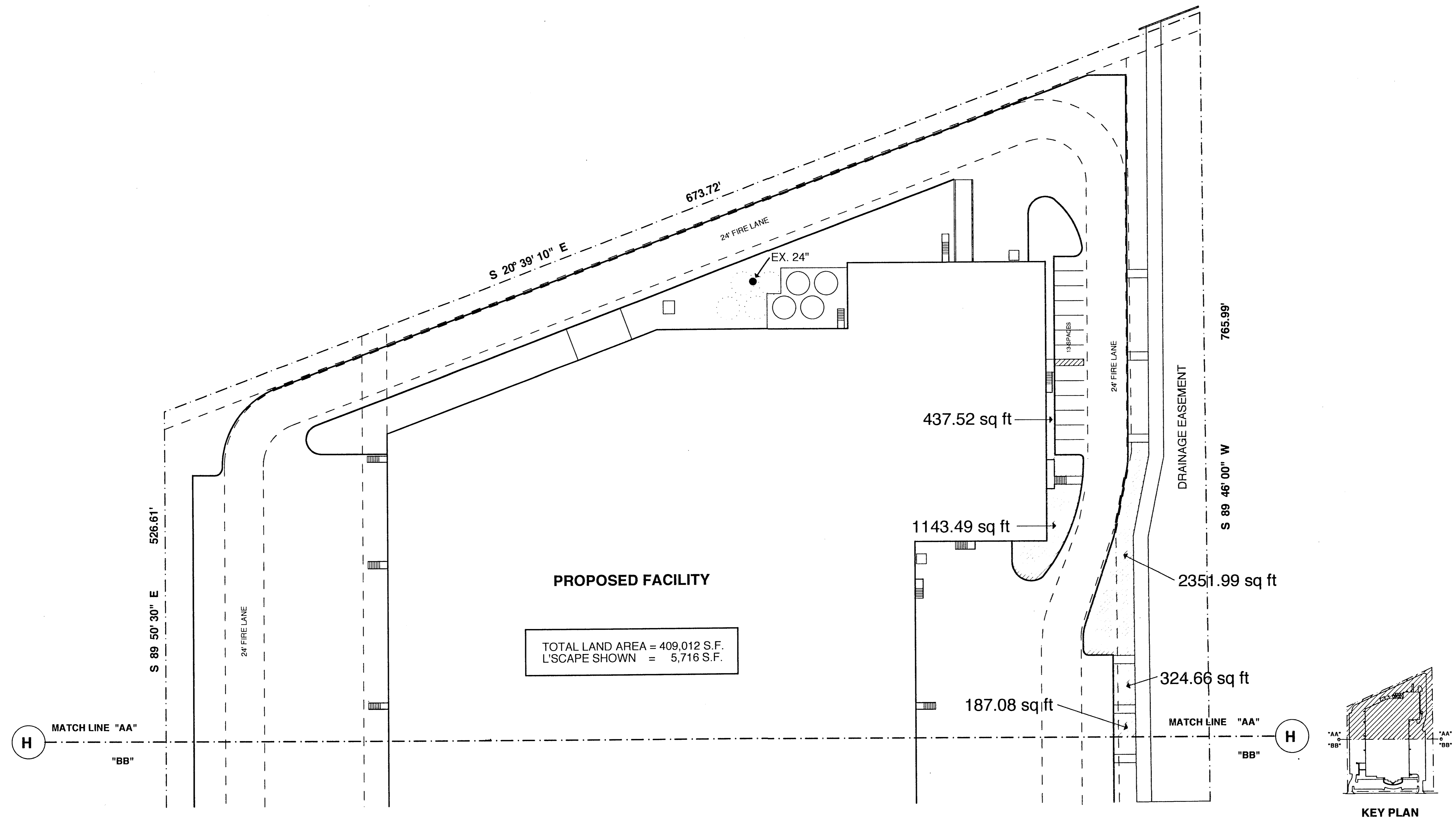
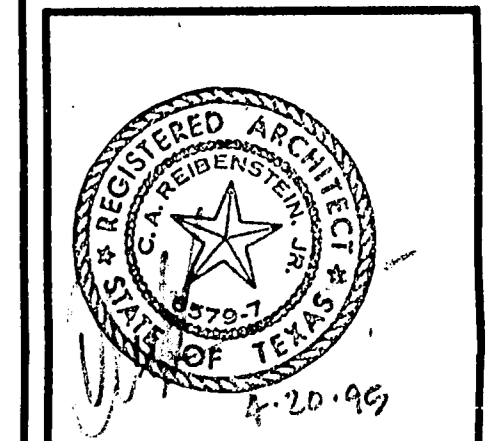
IZZARELLI-HISAW
GENERAL CONSTRUCTION, INC.
3050 REGENT BLVD.
SUITE 130
IRVING, TEXAS 75063 (214) 556-1333

PROPOSED FACILITY FOR:
BAS REALTY
LIMITED PARTNERSHIP



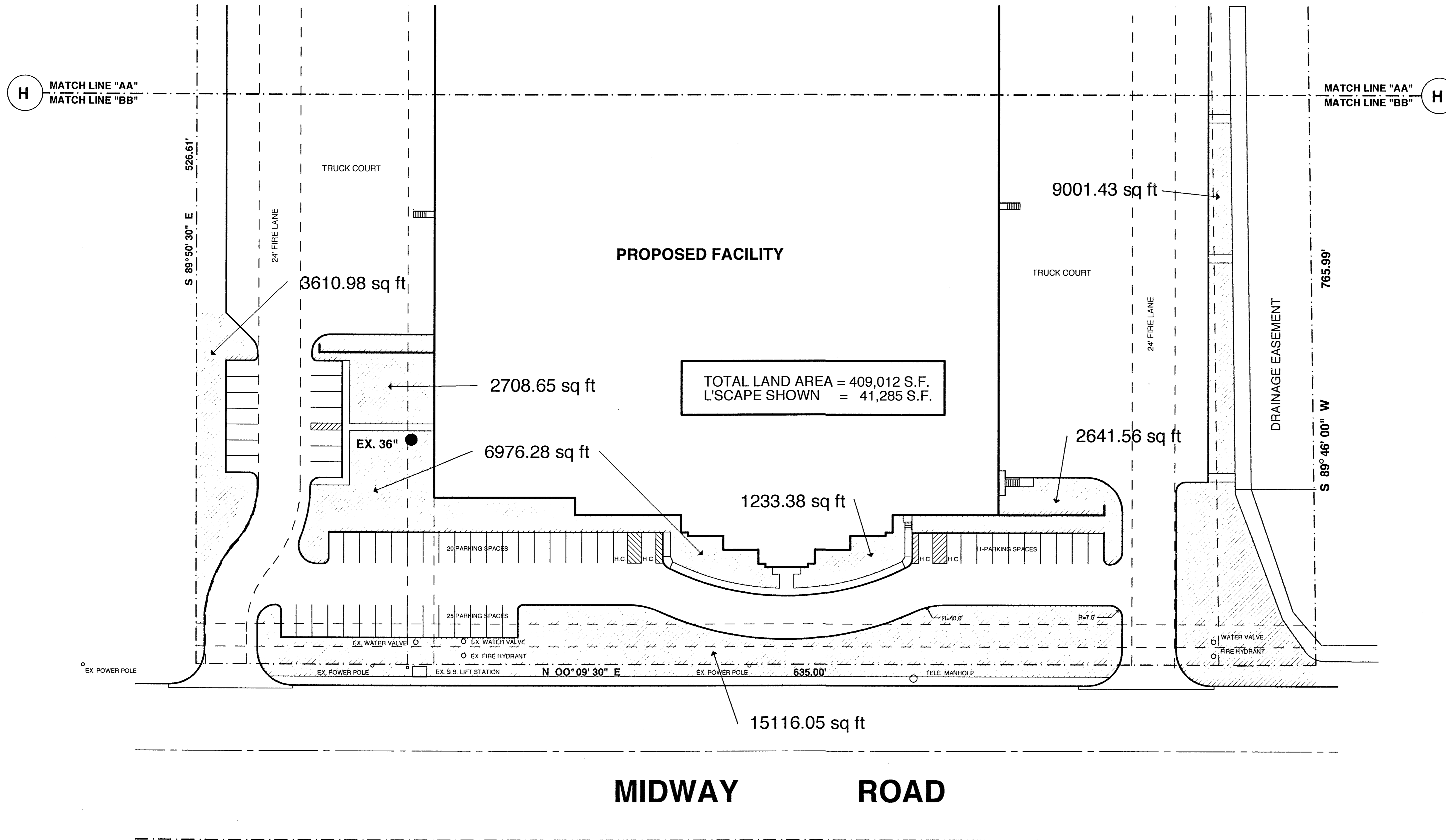
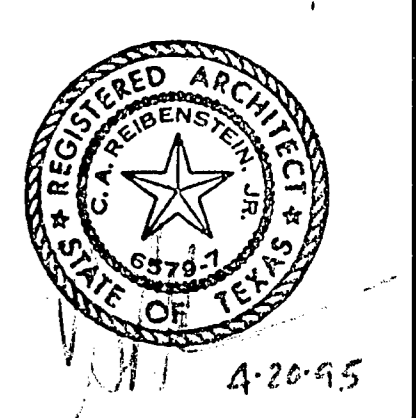
DATE: 4-20-75
JOB NO: 95010
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REV. DATE

SHEET:
P 4.0
OF



LANDSCAPE PLAN - "AA"
 SCALE: 1" = 30.0'

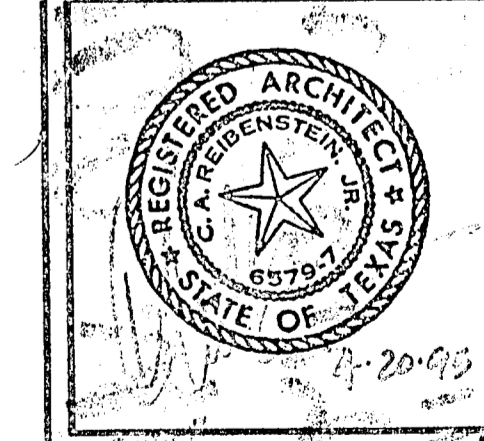
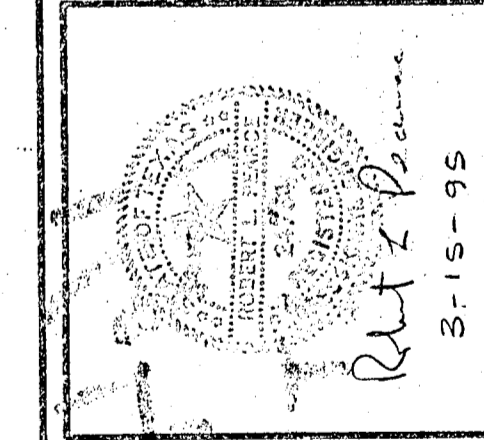
NOTE: PROPOSED LANDSCAPED AREAS INDICATED ON PLAN WITH HATCHED SHADING.



LANDSCAPE PLAN - "BB"

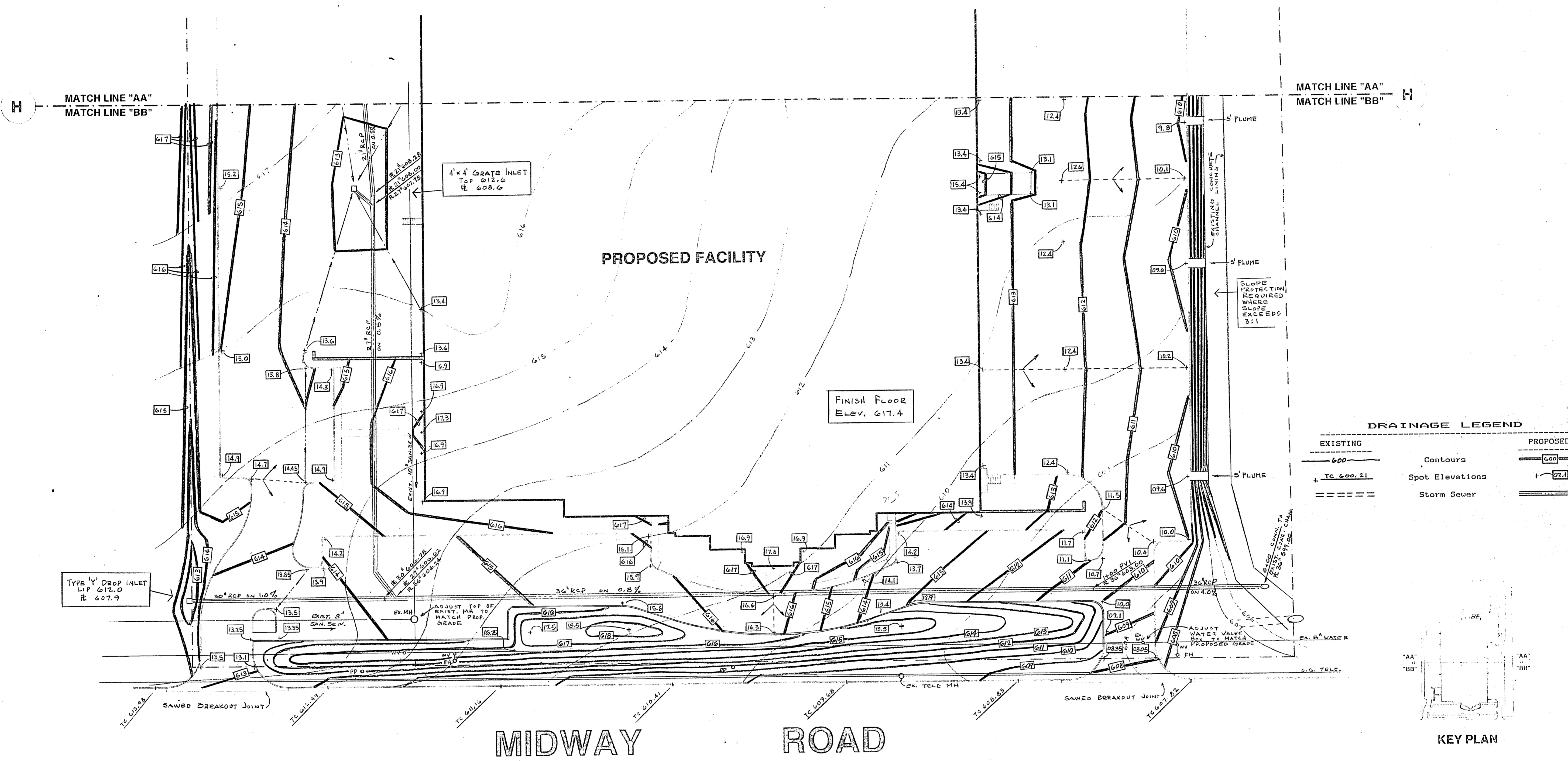
SCALE: 1" = 30.0'

NOTE: PROPOSED LANDSCAPED AREAS INDICATED ON PLAN WITH HATCHED SHADING.



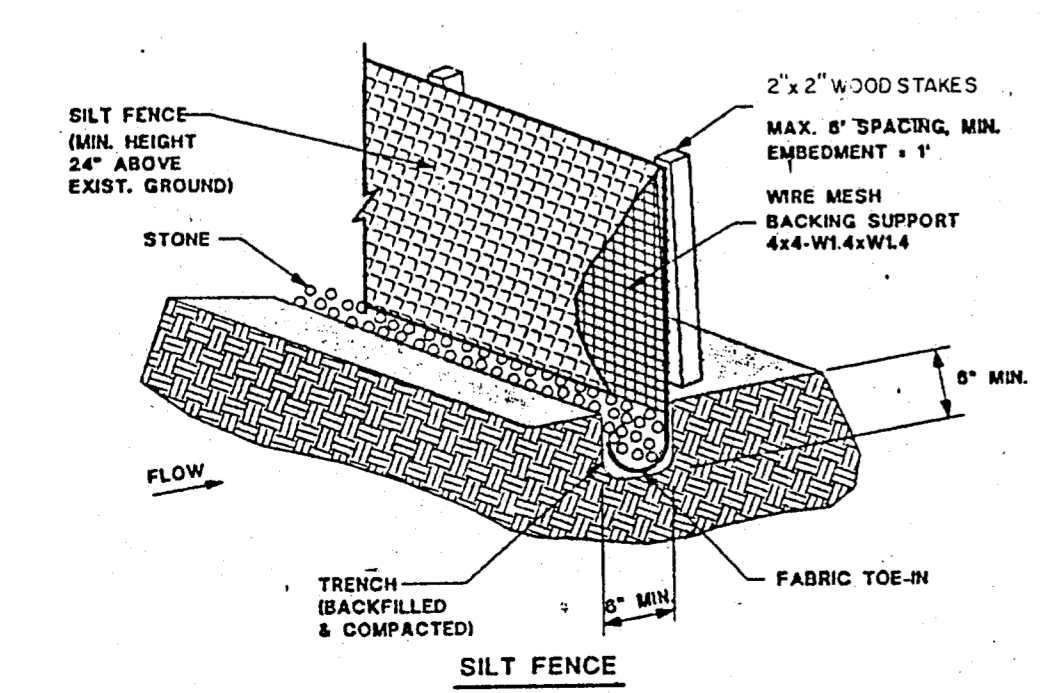
RECEIVED
 MAY 17 1995
 JAMES D. IZZARELLI CO.

DATE: 4-20-95
 JOB NO: 95010
 REV. DATE: 5-10-95
 REV. DATE:
 REV. DATE:
 SHEET: C1.1



DRAINAGE LEGEND

EXISTING	PROPOSED
--- Contours ---	--- Contours ---
--- Spot Elevations ---	--- Spot Elevations ---
--- Storm Sewer ---	--- Storm Sewer ---



NOTE: CONTRACTOR SHALL PROVIDE EROSION CONTROL SILT FENCING THROUGH-OUT DURATION OF CONST. ALONG ENTIRE LENGTH OF R.O.W. @ MIDWAY RD, ENTIRE LENGTH OF DRAINAGE CHANNEL (SOUTH PROPERTY LINE & AROUND ALL EXISTING & PROPOSED DRAINAGE INLETS).

All areas disturbed by construction shall be revegetated
 JRB

Note: The contours which are indicated on these drawings as existing were taken from a Topographic Survey performed by George Collis Land Surveyors dated Sept 16, 1993. Since that date both fill and erosion have taken place on the site, and have altered the existing conditions.

BH: Operating Nut of Fire Hydrant at SU Corner of Site.
 Elev. = 609.16

SITE PLAN - PART "BB"
GRADING & DRAINAGE

SCALE: 1" = 30.0'