

UNIT AND AREA TABULATION

SH. NO	UNIT	BLDG.	TYPE	S.F.	TOTAL NO	S.F.
4, 5, 15	A	2, 3 & 13	EFFICIENCY	480	28	13,440
6, 7, 16	B	9, 10 & 21	1 BR. 1 B.	710	40	28,400
8 & 17	C	5 & 20	1 BR. 1 B.	786	32	25,152
9 & 18	D	12, 14 & 19	1 BR. 1 B.	804	24	19,296
10 & 19	E	6, 7, 16 & 18	1 BR. 1/2 B. STUDIO	885	16	14,160
11, 12, 13, 20	F	8, 11 & 22	2 BR. 1 B.	889	32	28,448
14 & 21	G	4 & 15	2 BR. 2 B. STUDIO	1218	8	9,744

TOTALS 180 138,640

4 UNITS 138,640 S.F.
 5 LAUNDRY, REC, STOR. BLDG. 17 2,000 S.F.
 OFFICE BLDG. 1 1,500 S.F.
 TOTAL 142,140 S.F.
 DENSITY: 28 EFF. x 1,400 S.F. = 39,200 S.F.
 112-1 BR. x 1,600 S.F. = 179,200 S.F.
 40-2 BR. x 1,800 S.F. = 72,000 S.F.

111,200 S.F. TOTAL LAND REQUIRED
 TOTAL SITE AREA 329,615 S.F. (7.56 AC.)
 DENSITY 23.80 U.P.A.

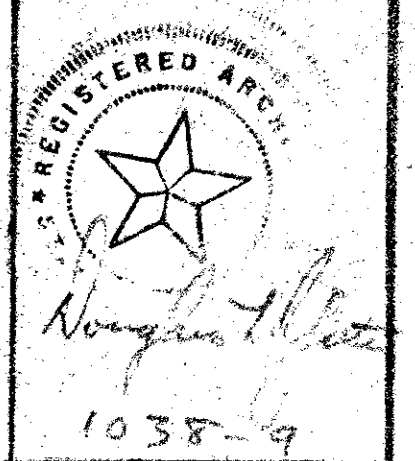
PARKING:
 28 EFF. x 1 = 28 CARS
 112 1 BR. x 1.5 = 168 CARS
 40 2 BR. x 2 = 80 CARS
 180 UNITS + 10 (REC) 18 CARS
 TOTAL REQD. 294 CARS
 TOTAL PROVIDED: 294 CARS

LEGEND:
 [Hatched] CONCRETE WALKS
 [Dotted] ASPHALT PAVING
 [Solid] BUILDINGS
 [Blank] GRASS AREAS
 [Circle] TREES 2" CAL. 10'-15' HIGH
 [Circle with dot] GROUND COVER
 [Circle with cross] SHRUBS 3' TO 4' HIGH

NOTE:
 BUILDING COURTS NO'S 14, 15 & 19 TO HAVE ASP. ASPHALT & PATIOS

CURVE DATA
 Δ 18° 21' 38"
 R 454.00"
 T 70.14
 L 139.08
 C 138.48

SITE PLAN
 SCALE 1" = 40'

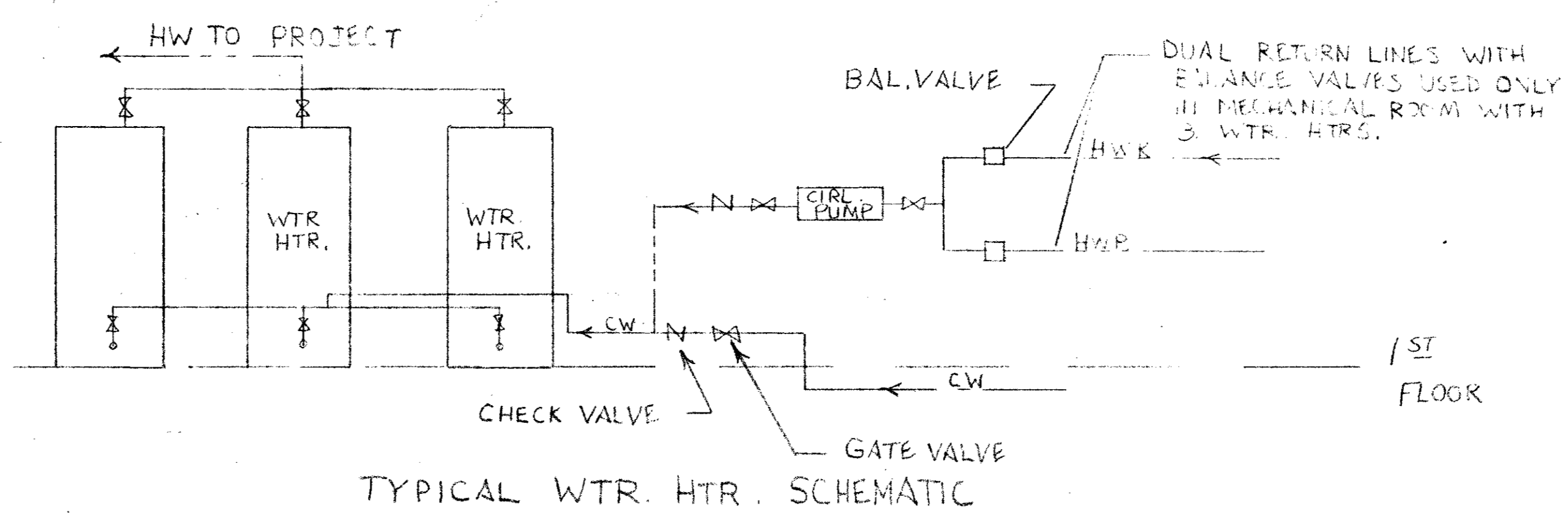
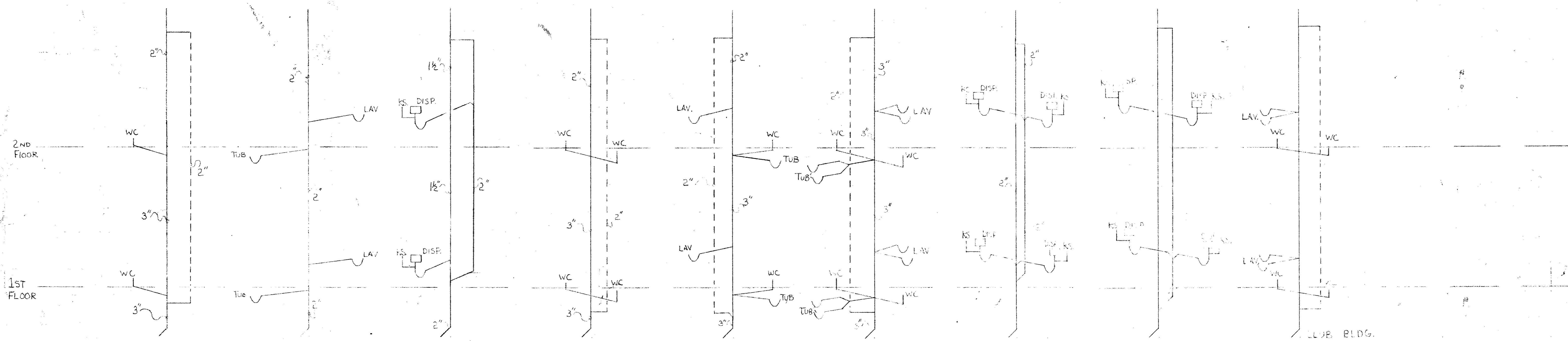
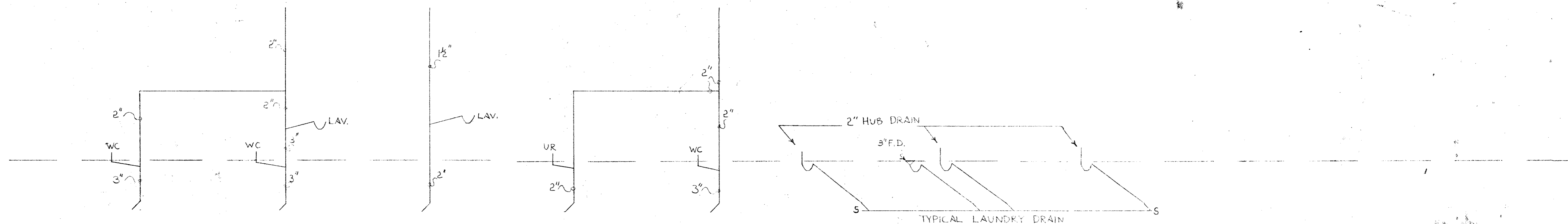


PARKER C. FOLSE, JR.
 DOUGLASS L. YATER
 ARCHITECT
 DALLAS, TEXAS

DESIGNED BY
 ARCHITECT
 DALLAS,

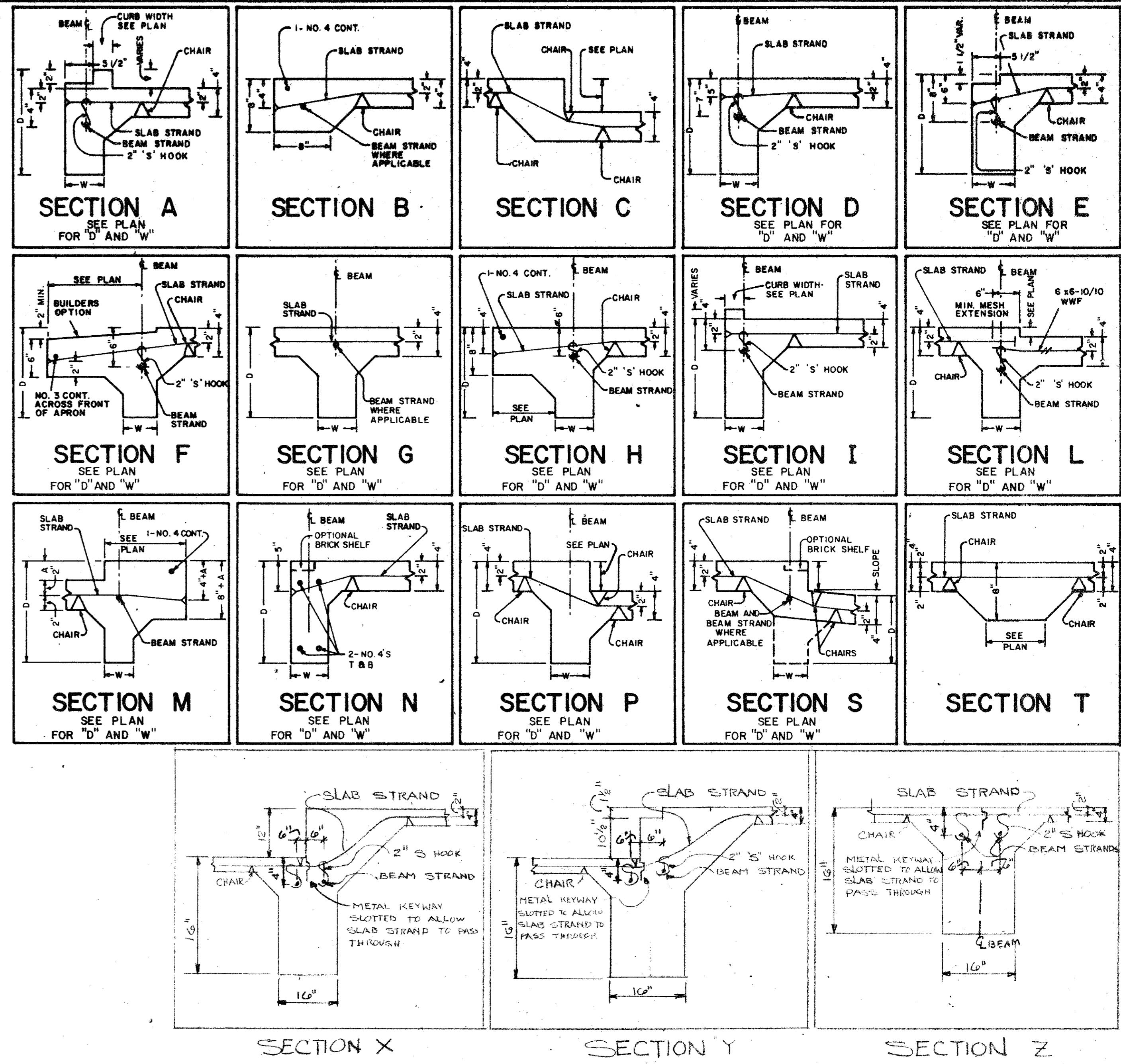
GARDEN OAKS APARTMENTS
 180 LUXURY UNITS
 OWNER
 ADDISON, TEXAS
 GARDEN OAKS LTD.

BUILDINGS 1 TO 22



GENERAL NOTES

- FOUNDATION DESIGN CRITERIA HAS BEEN FORMULATED BASED ON MODIFICATIONS OF RECOMMENDATIONS SET FORTH IN CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS-ON-GRADE (B-R-A-B REPORT). THIS FOUNDATION HAS BEEN DESIGNED FOR ALL APPLICABLE DEAD LOADS IMPOSED BY SUPER STRUCTURE PLUS A UNIFORM LIVE LOAD OF 20 PSF FOR ROOF AND 40 PSF LIVE LOAD ON GRADE SLAB. WIND DESIGN LOAD OF 15 PSF PER FOOT OF HORIZONTAL PROJECTION AND 15 PSF FOR UPLIFT.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND OTHER RELATED ITEMS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE WORK COMMENCES. NOTIFY ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
- STRAND, ANCHORS AND ALL ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD INSTALLATION INSTRUCTION SHEET FURNISHED BY POST-TENSIONED MATERIAL SUPPLIER.
- CONCRETE SHALL BE WELL CONSOLIDATED ESPECIALLY IN THE VICINITY OF THE STRAND ANCHORAGES.
- IF STRAND WRAP IS DAMAGED OR REMOVED FOR 6" OR MORE, IT MUST BE REPAIRED TO PREVENT BOND.
- FILL UNDER SLABS SHALL BE PLACED IN COMPLIANCE WITH F.H.A. DATA SHEET 796 AND/OR THE SOILS ENGINEER'S SPECIFICATION. THE FILL SHALL BE CERTIFIED BY THE SOILS ENGINEER.
- IF MAIN FOUNDATION AND PATIO SLABS ARE MONOLITHIC POURS, SEE SECTION "L" FOR DETAIL. IF SECTION "N" IS APPLICABLE AND A BRICK SHELF IS REQUIRED, THE SLAB STRAND SHOULD BE LOWERED AN ADDITIONAL 2" FROM FINISHED FLOOR ELEVATION.
- NO CONSTRUCTION JOINTS PERMITTED IN BEAMS OR SLABS OTHER THAN THOSE SHOWN ON THE PLANS. CONTACT ENGINEER FOR ADDITIONAL CONSTRUCTION JOINT LOCATIONS.
- CONTRACTION JOINTS, WHEN SHOWN, DO NOT PENETRATE BEAMS.
- MATERIALS:
 - CONCRETE:
 - ALL CONCRETE DESIGN IS IN ACCORDANCE WITH A.C.I. 318-71.
 - ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND AT LEAST 1900 P.S.I. AT TIME OF STRESSING.
 - 4" CUSHION LAYER UNDER THE SLAB SHALL BE EITHER PERVIOUS SAND FILL OR GRANULAR FILL.
 - A VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE, EXCEPT GARAGE APRONS.
 - PRESTRESSING STEEL:
 - ALL PRESTRESSING STEEL SHALL CONSIST OF SEVEN WIRE STRESS RELIEVED STRAND CONFORMING TO ASTM A-416. MINIMUM ULTIMATE TENSILE STRENGTH SHALL BE 270,000 P.S.I.
 - STRANDS SHALL BE COATED WITH A PERMANENT RUST PREVENTIVE LUBRICANT AND WRAPPED WITH A DOUBLE LAYER OF KRAFT PAPER OR PLASTIC SHEATH.
 - ALL POST-TENSIONING TENDONS (ANCHORS AND STRAND) SHALL BE AS APPROVED BY THE DESIGN ENGINEER, H. U. D., F. H. A. AND V. A.
- STRESSING:
 - 1/2" Ø STRANDS SHALL BE ANCHORED AT 28.9K PER STRAND, BUT MAY BE INITIALLY STRESSED TO 33K PER STRAND TO OVERCOME FRICTION.
 - 3/8" Ø STRANDS SHALL BE ANCHORED AT 16.1K PER STRAND BUT MAY BE INITIALLY STRESSED TO 18.4K PER STRAND TO OVERCOME FRICTION.
- PLANS:
 - SECTIONS SHOWN ARE FOR ALL CONDITIONS, NOT ALL SECTIONS WILL BE APPLICABLE TO EACH PROJECT.



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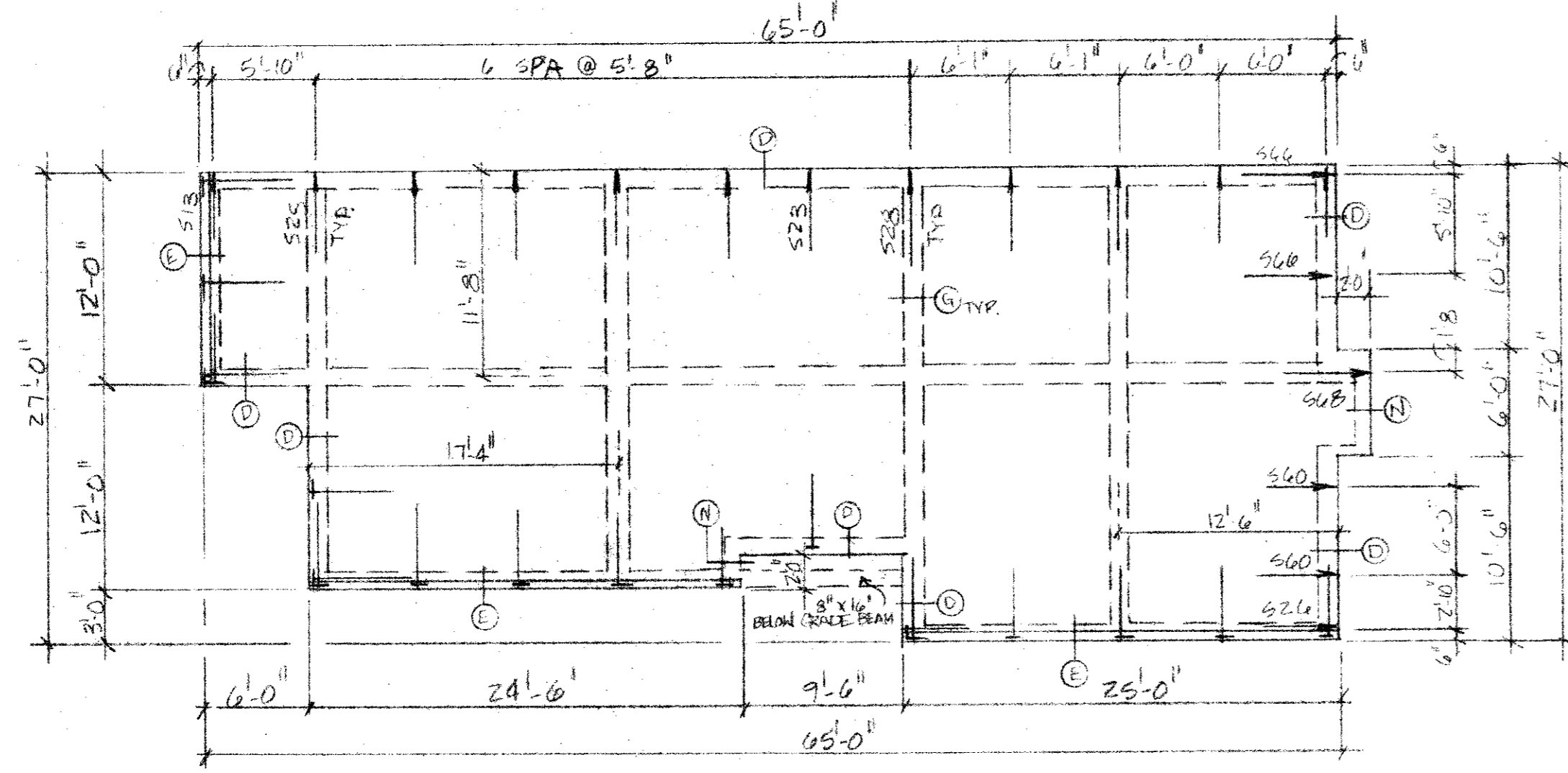
DETAIL SHEET BLDG'S 1-22

GARDEN OAKS APARTMENTS

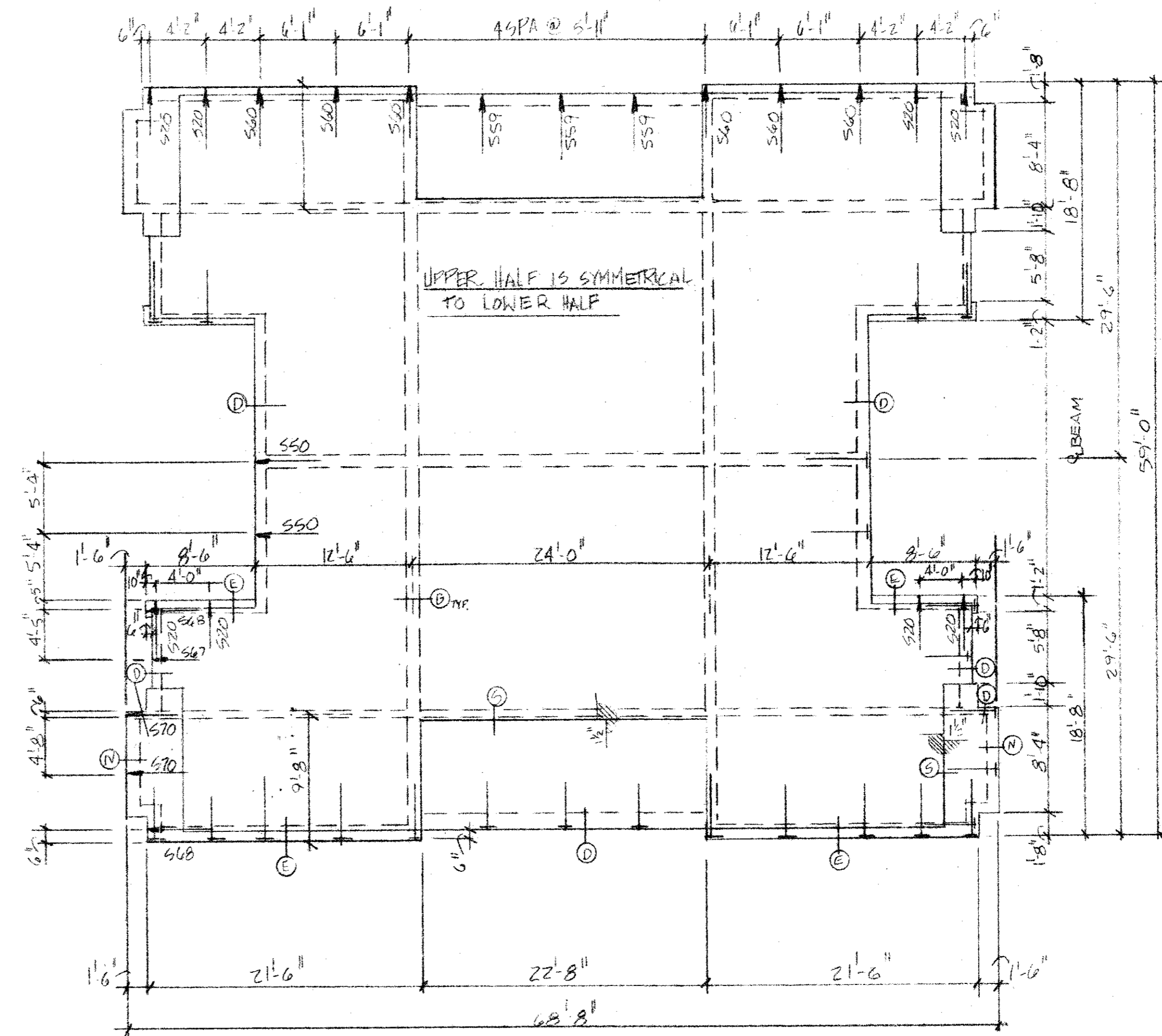
Post-Tensioned Systems, Inc.

916 Avenue M Grand Prairie, Texas 75060

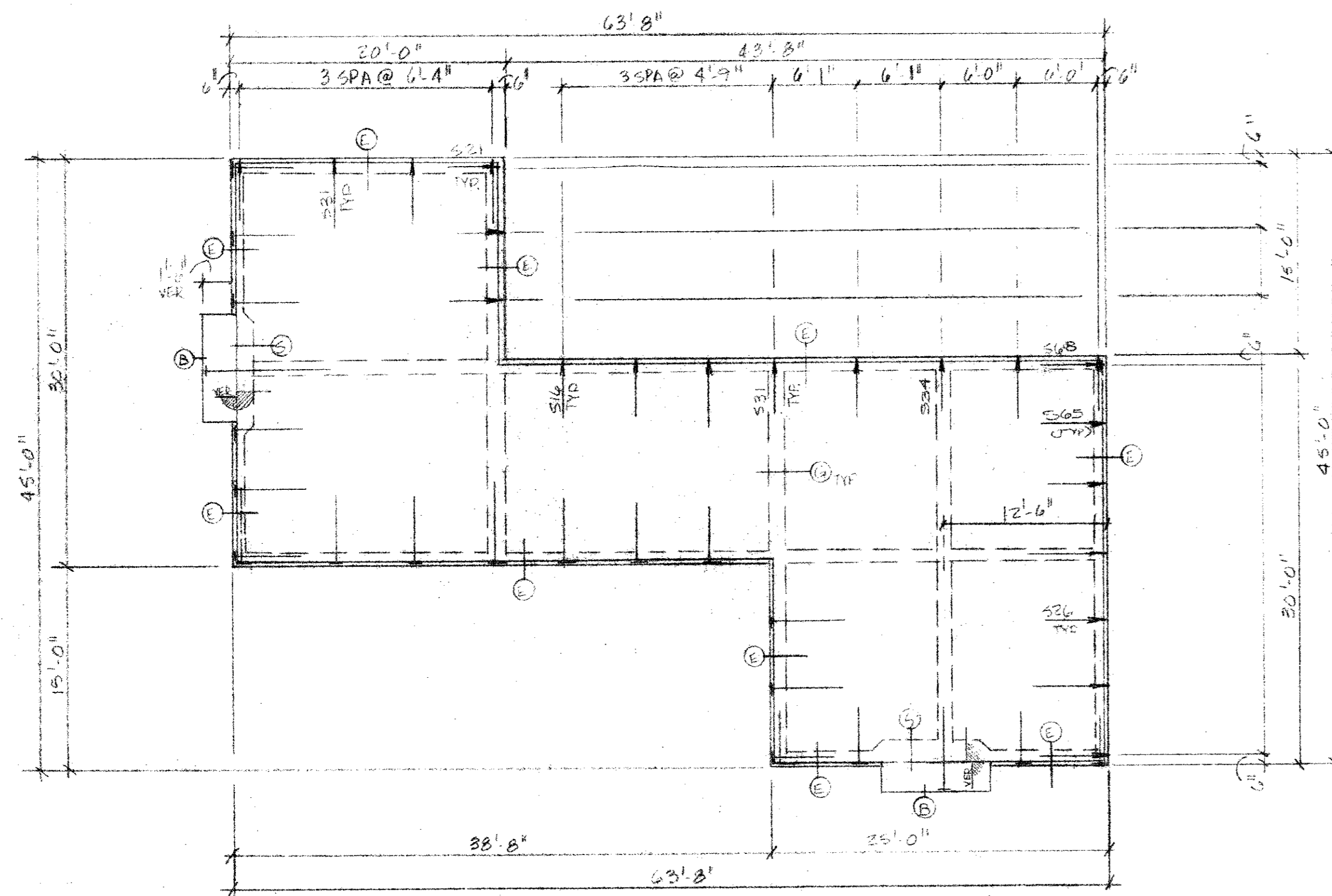
DATE	7/23/77
BY	
JOB NO.	73062
FILE NO.	4899
DESIGN CODE	III
SHEET	



BLDG. I



BLDG. 4 & 15



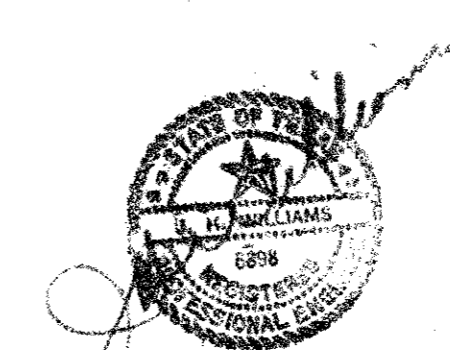
BLDG. 17

NOTES:

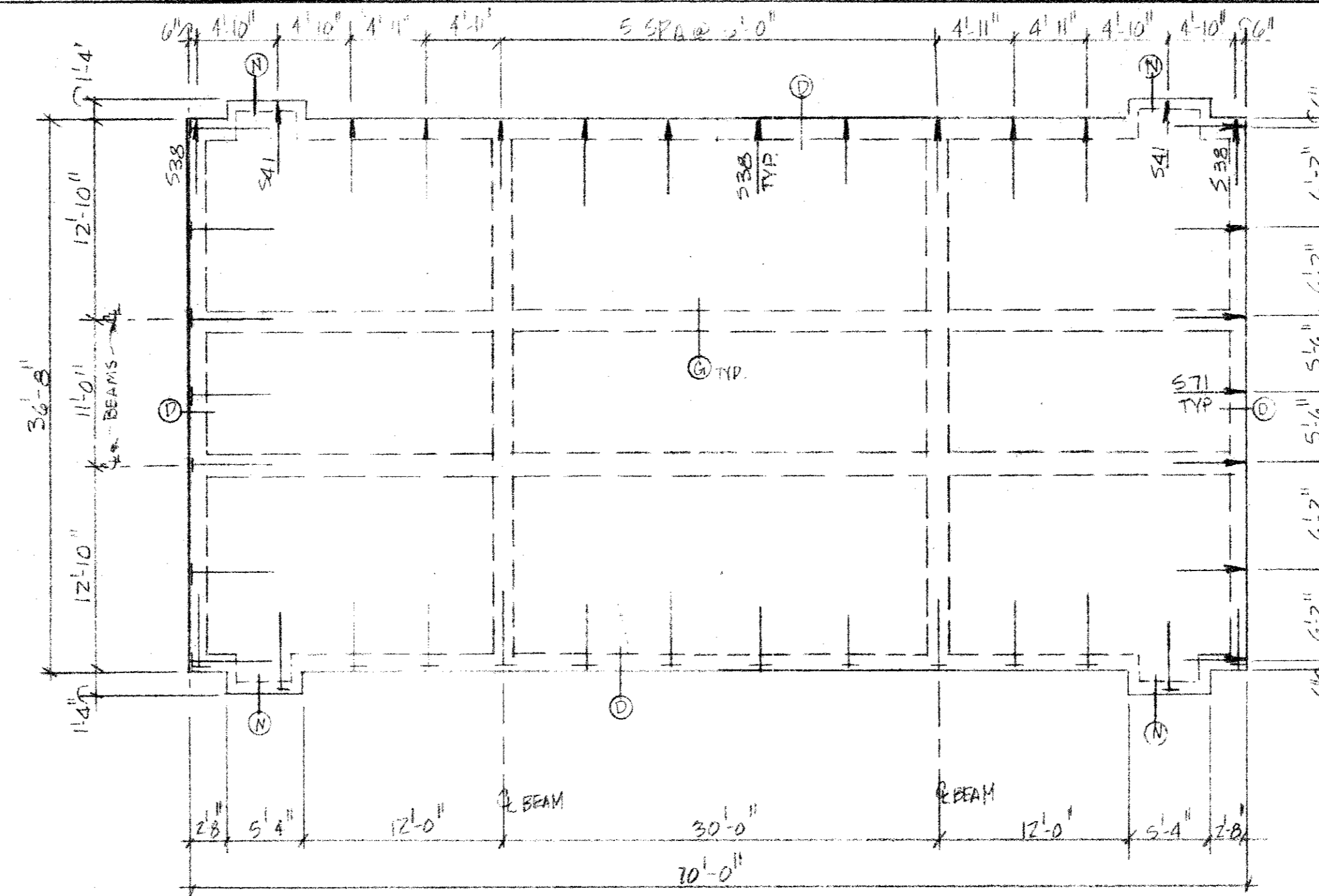
1. ALL STRANDS 1/2" Ø
2. ALL BEAMS 8" X 16"
3. 4" THK POST-TENSIONED SLAB

FOUNDATION PLAN

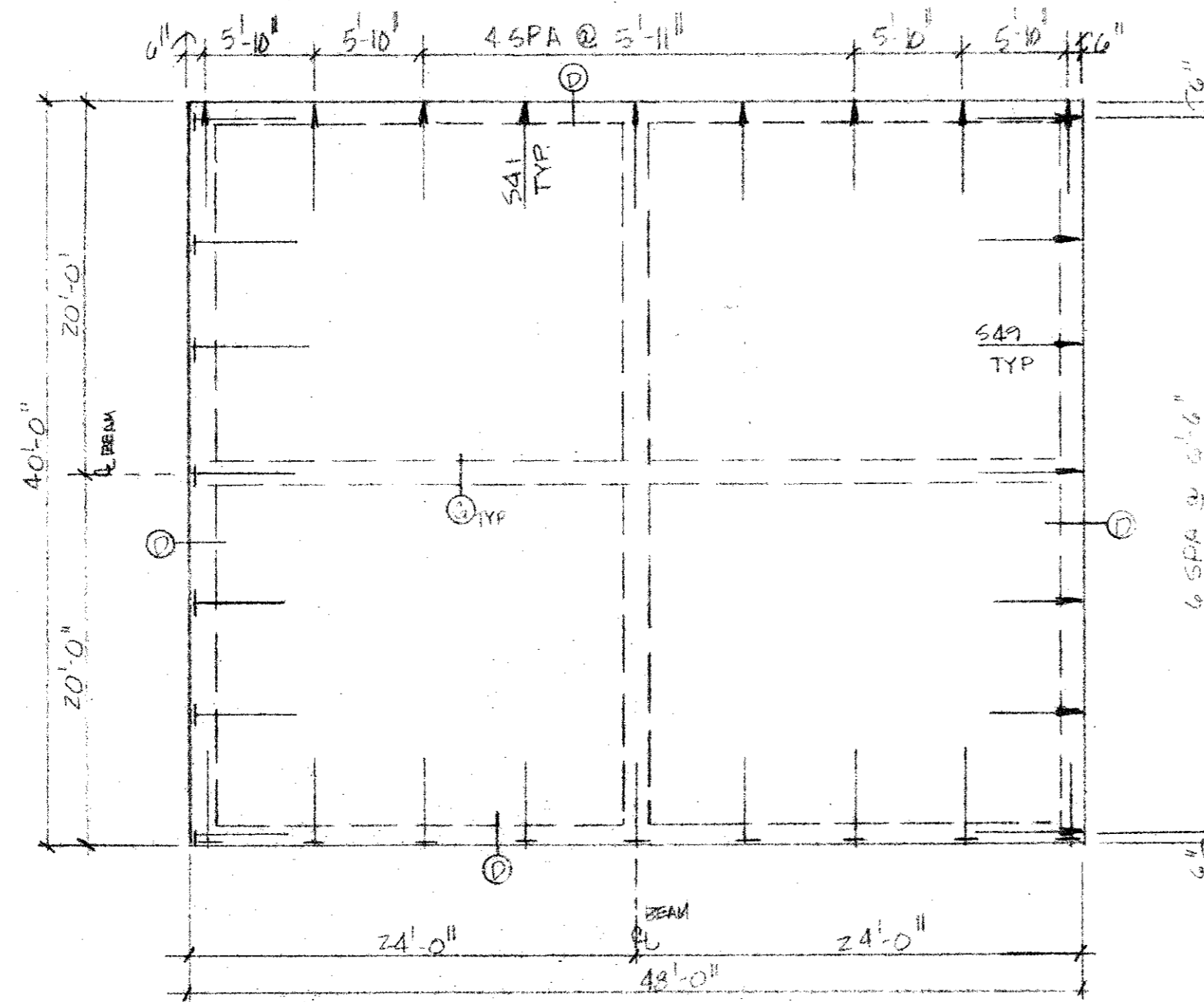
SCALE 1/8" = 1'-0"



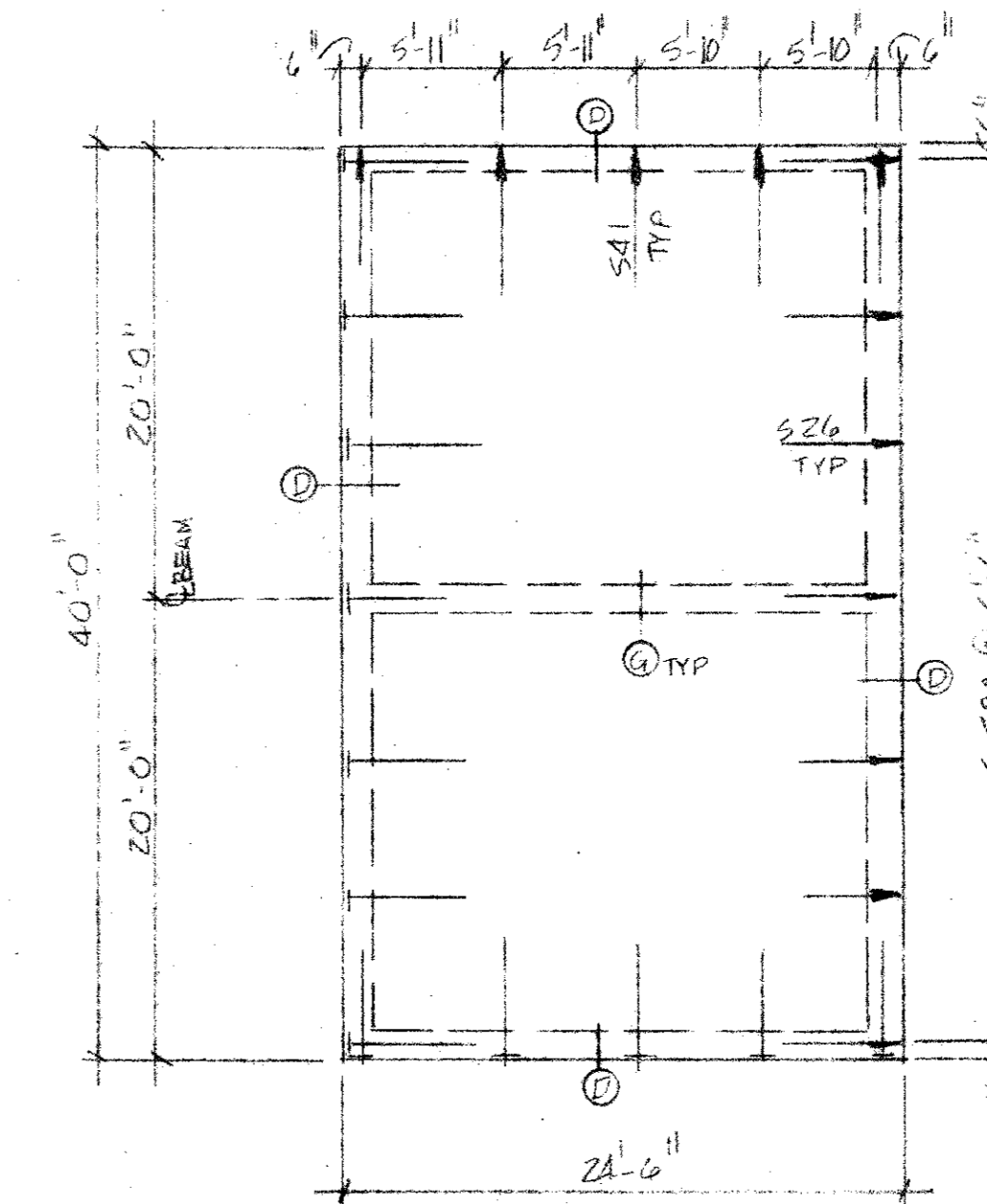
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	GARDEN OAKS APTS.	BY [Signature] / NS
	BLDG S 1,4,15, & 17	JOB NO. 73062
	Post-Tensioned Systems, Inc. <small>916 Avenue M Grand Prairie, Texas 75050</small>	FILE NO. 4899
		DESIGN CODE III
		SHEET



BLDGS. 6,7,16,18



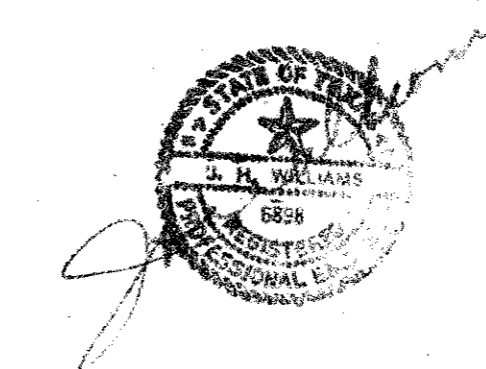
BLDG. 13



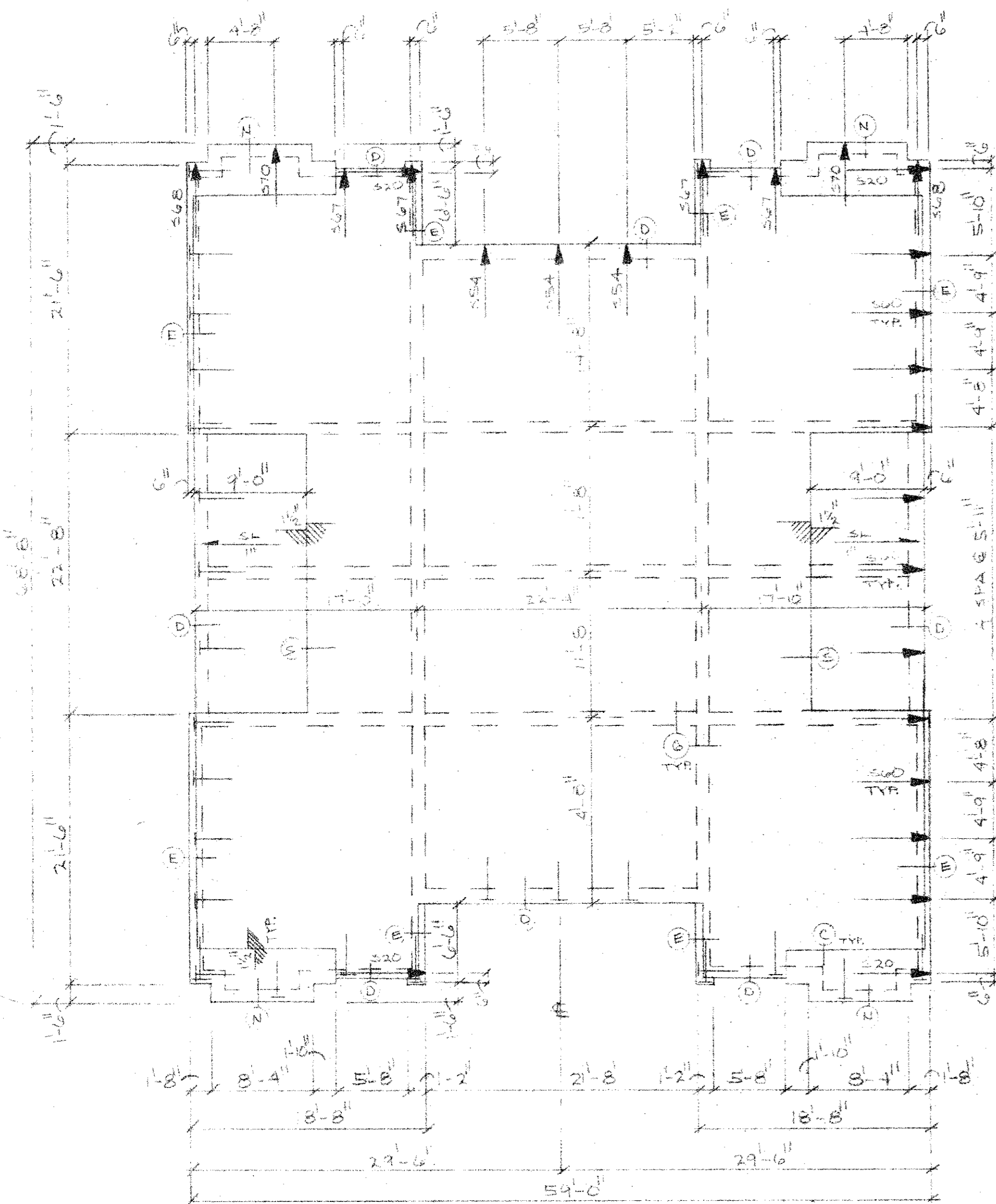
BLDG. 3

FOUNDATION PLAN
SCALE 1/8" = 1'-0"

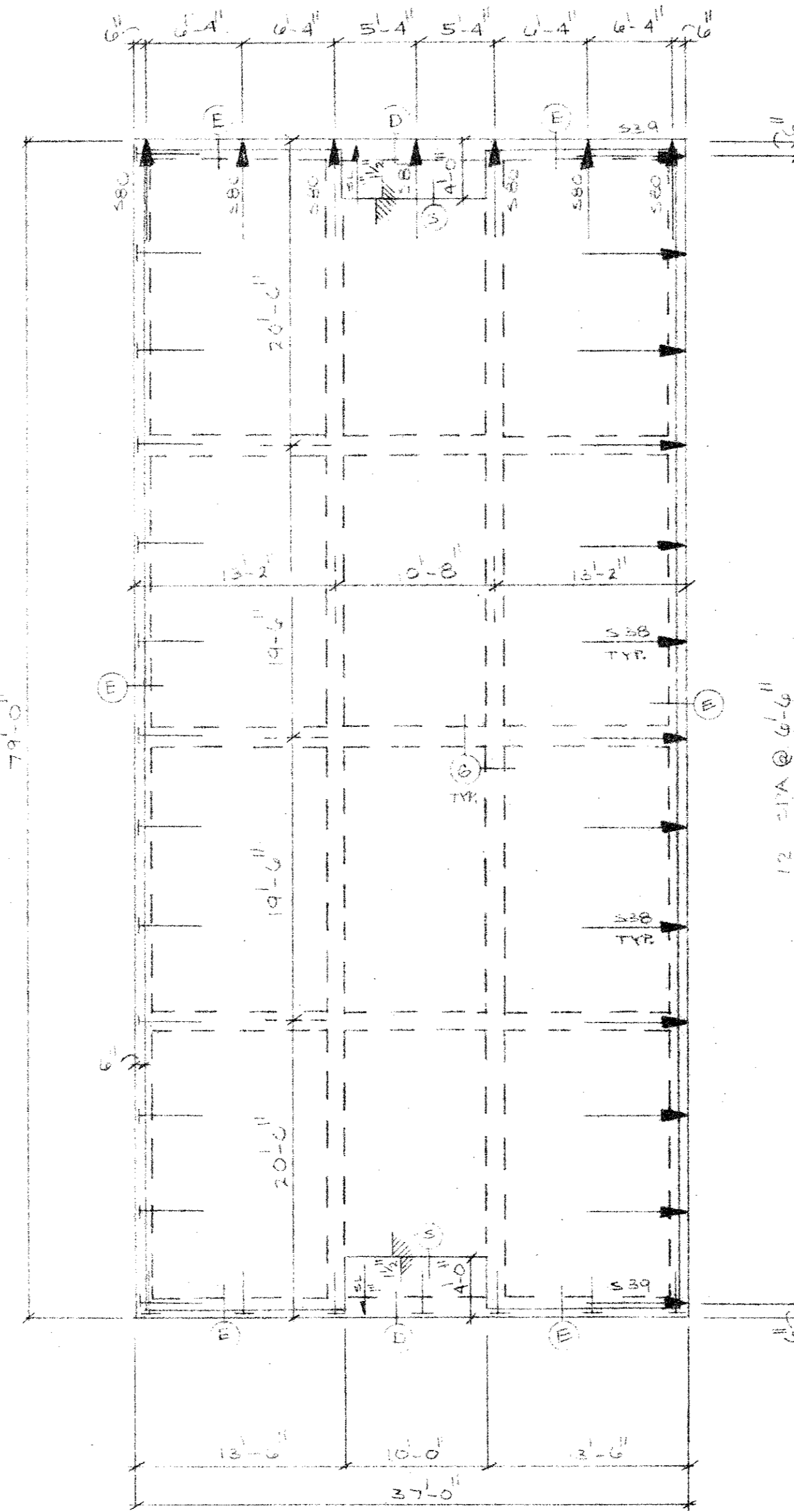
NOTES:
1. ALL STRANDS 1/2" Ø.
2. ALL BEAMS 8" X 16".
3. 4" THK POST-TENSIONED SLAB.



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	GARDEN OAKS APTS.	BY Hender/NS
	BLDG'S 3,6,7,13,16, & 18	JOB NO. 73062
	Post-Tensioned Systems, Inc. <small>916 Avenue M Grand Prairie, Texas 75050</small>	FILE NO. 4899
		DESIGN CODE III SHEET



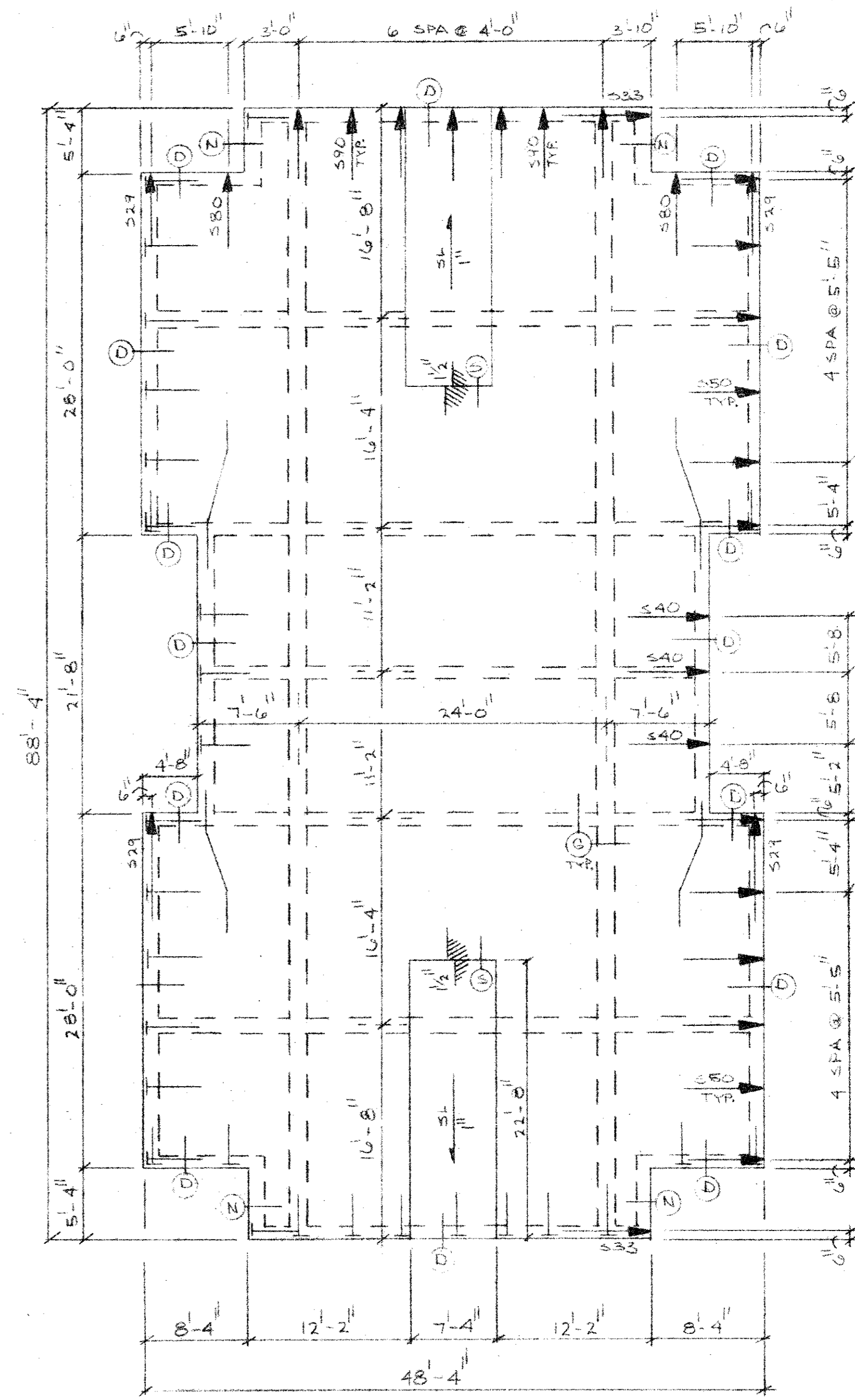
BUILDINGS - 12,14, & 19



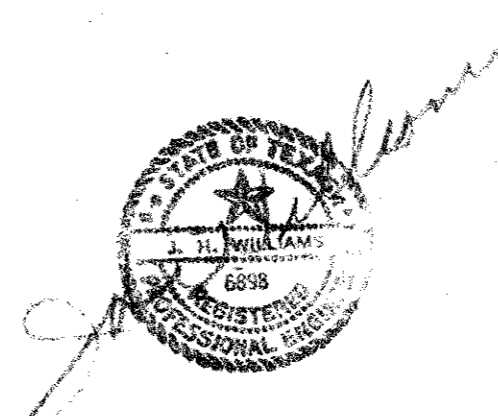
BUILDINGS - 10 (8 "B" UNITS)

FOUNDATION PLANS

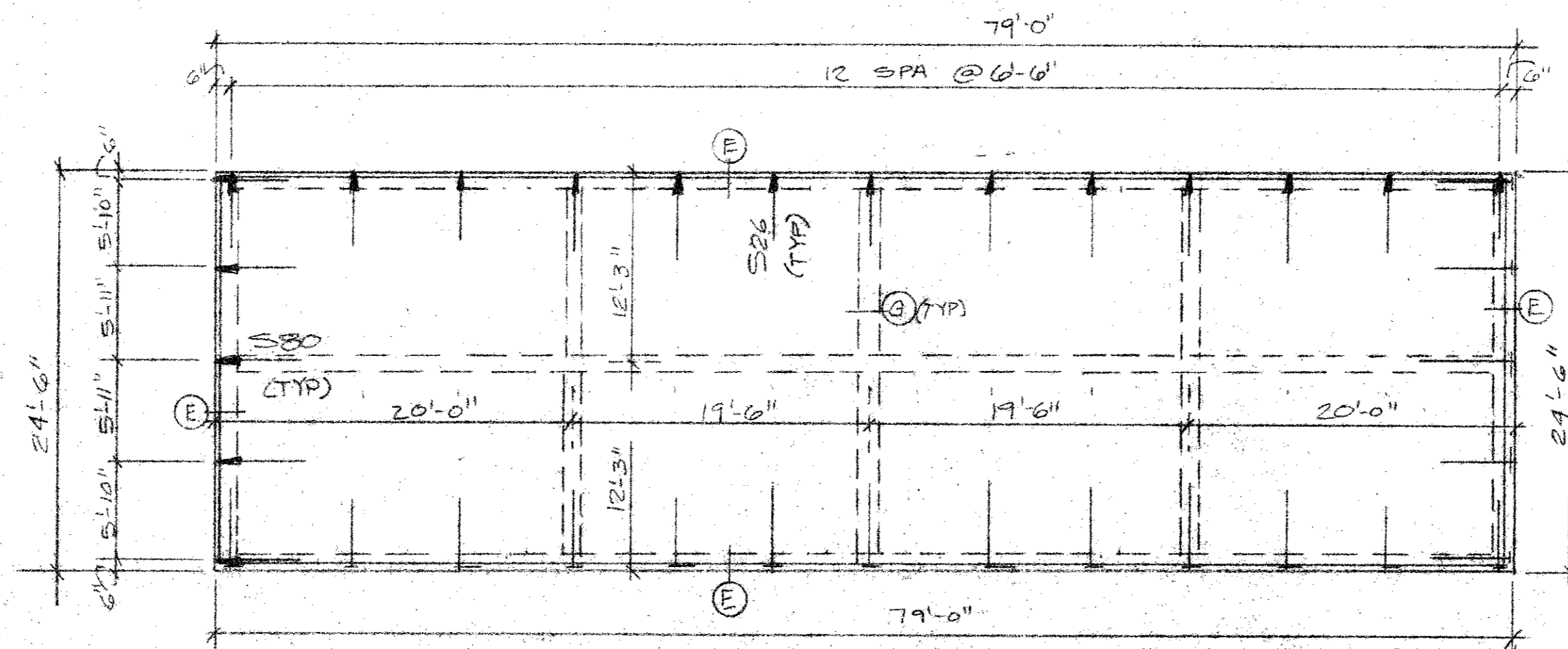
SCALE 1/8" = 1'-0"



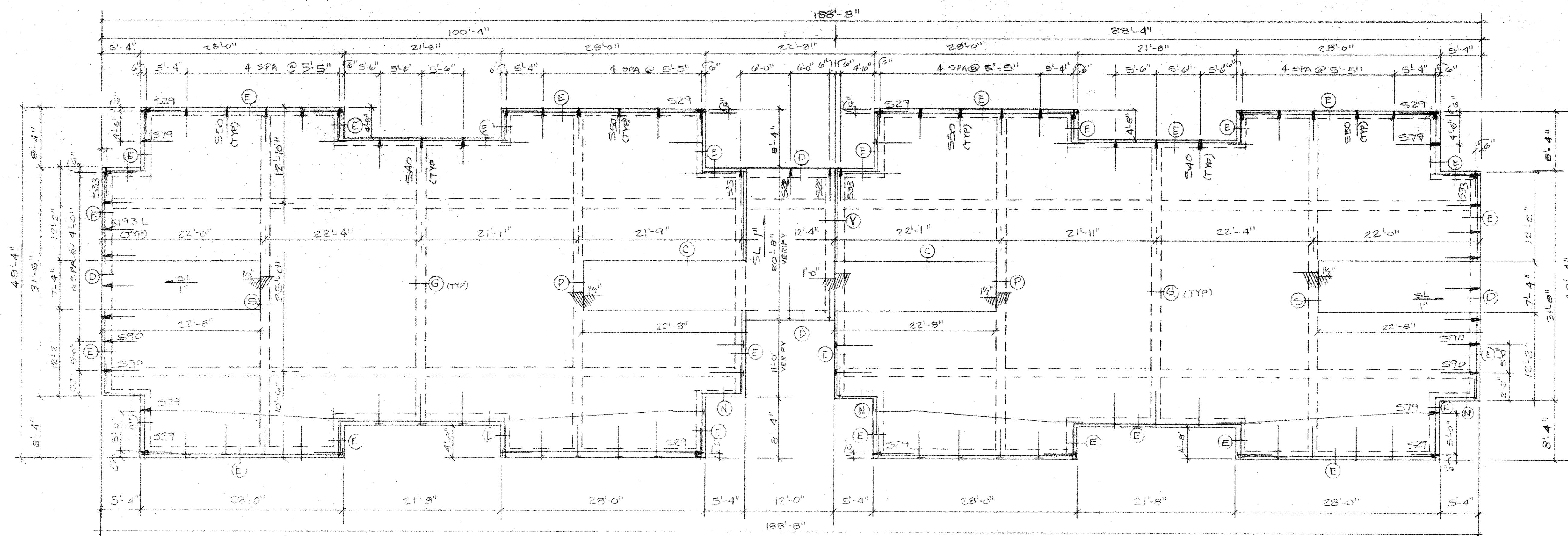
BUILDINGS - 8, & 11



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	GARDEN OAKS APTS.		BY J.W./NS
	BLDG 'S 8, 10, 11, 12, 14, & 19		JOB NO. 73062
			FILE NO. 4894
	Post-Tensioned Systems, Inc. <small>916 Avenue M Grand Prairie, Texas 75050</small>		DESIGN CODE III SHEET



FOUNDATION PLAN BLDG. NO. 2
SCALE: 1/8" = 1'-0"



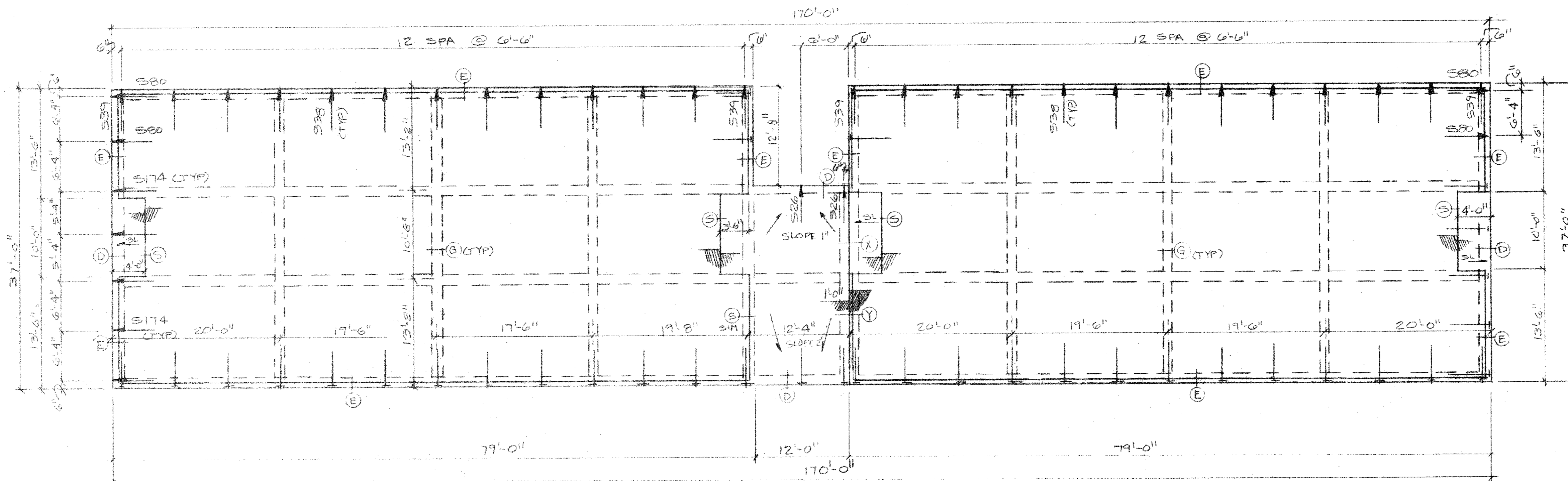
FOUNDATION PLAN BLDG. NO. 22
SCALE: 1/8" = 1'-0"

NOTES:

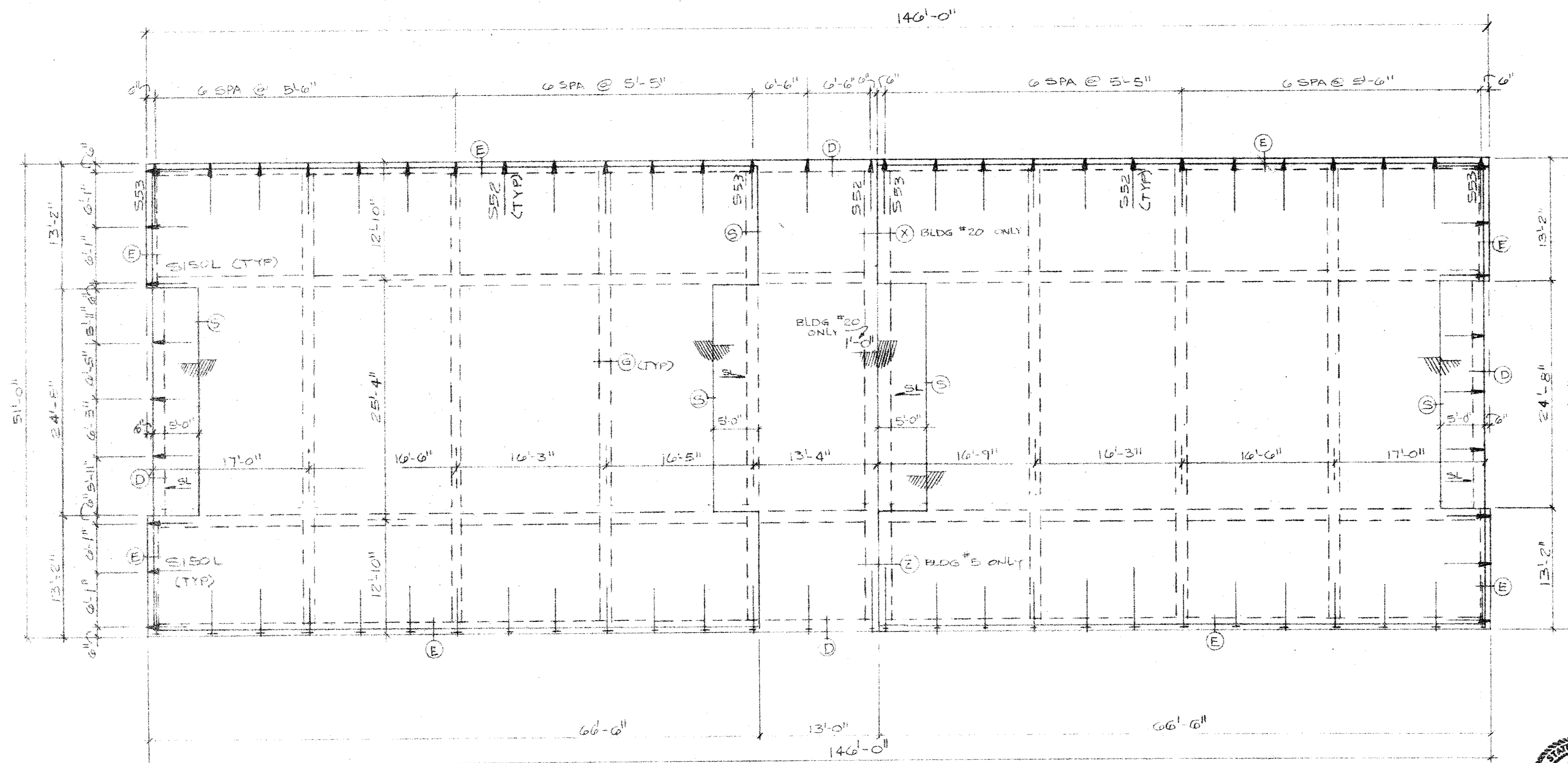
1. 4" THK POST-TENSIONED SLAB
2. ALL STRANDS 7/8" Ø
3. ALL BEAMS 8"X16"



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	GARDEN OAKS APTS.	BY NS
	BLDG'S 2 & 22	JOB NO. 73062
	Post-Tensioned Systems, Inc.	FILE NO. 4899
	DESIGN CODE III	SHEET
916 Avenue M Grand Prairie, Texas 75050		



FOUNDATION PLAN BLDG. NO'S 9 & 21
 SCALE: 1/8"=1'-0"



FOUNDATION PLAN BLDG NO'S 5&20
 SCALE: 1/8"=1'-0"

NOTES:

1. 4" THK POST-TENSIONED SLAB
2. ALL STRANDS W/
3. ALL BEAMS 2'x12'

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LAWLER DEVELOPMENT
GARDEN OAKS APTS.
 BLDG'S 5,9,20, & 21

Post-Tensioned Systems, Inc.
 916 Avenue M Grand Prairie, Texas 75048

DATE: 7/21/17
 BY:
 JOB NO: 73082
 FILE NO: 4899
 DESIGN CODE: III
 SHEET: 11

