

# MIDWAY PLACE RENOVATIONS

ADDISON, TEXAS

## GOOD FULTON & FARRELL ARCHITECTS

DALLAS, TEXAS

GFF PROJECT NUMBER 96037

### PROJECT DIRECTORY

#### OWNER

WESTMARK REALTY ADVISORS  
 ONE LINCOLN CENTRE  
 5400 LBJ FREEWAY, SUITE 1100  
 DALLAS, TEXAS 75240-6249  
 PHONE: 972.458.4800  
 FAX: 972.458.0846  
 CONTACT: MATTHEW C. HURLBUT  
 SENIOR ASSET MANAGER  
 PHONE: 972.458.4962

#### OWNER

EAGLE EQUITY MANAGEMENT, INC  
 TWO LINCOLN CENTER  
 5420 LBJ FREEWAY, SUITE 540 LB 56  
 DALLAS, TEXAS 75240  
 PHONE: 972.770.2256  
 FAX: 972.770.2210  
 CONTACT: LAWRENCE E. STEINBERG  
 PHONE: 972.770.2256  
 FAX: 972.770.2210  
 CONTACT: MICHAEL A. HERSHMAN  
 PRESIDENT  
 PHONE: 972.770.2256  
 FAX: 972.770.2210

#### ARCHITECT

GOOD FULTON & FARRELL ARCHITECTS  
 3102 OAK LAWN AVENUE  
 SUITE 250  
 DALLAS, TEXAS 75219  
 TEL # 214.528.5599  
 FAX # 214.521.8672  
 CONTACT: SCOTT COLDWELL  
 PROJECT COORDINATOR

#### STRUCTURAL ENGINEER

TECHNISTRUCURES  
 3500 MAPLE AVENUE  
 SUITE 1475  
 DALLAS, TEXAS 75219  
 TEL # 214.528.1725  
 FAX # 214.528.1728  
 CONTACT: K.S. "RAJ" RAJAGOPOLAN  
 PROJECT MANAGER

#### MEP ENGINEER

BL&P ENGINEERS  
 4144 N. CENTRAL EXPRESSWAY  
 SUITE 400  
 DALLAS, TEXAS 75204-2104  
 PHONE: 214.824.5559  
 FAX: 214.824.5848  
 CONTACT: SCOTT L. BRADY, P.E.  
 PARTNER-IN-CHARGE  
 CONTACT: DENNIS BARRILEAUX  
 PROJECT MANAGER

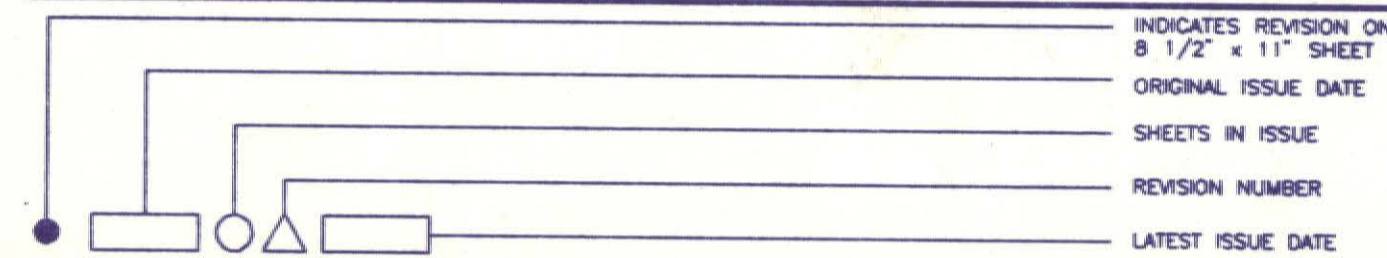
#### CIVIL ENGINEER

LAWRENCE A. CATES  
 14200 MIDWAY ROAD  
 SUITE 122  
 DALLAS, TEXAS 75244  
 PHONE: 972.385.2272  
 FAX: 972.980.1627  
 CONTACT: LARRY CATES  
 PARTNER-IN-CHARGE

#### LANDSCAPE ARCHITECT

SMR  
 703 MCKINNEY AVE.  
 SUITE 438  
 DALLAS, TEXAS 75202  
 PHONE: 214.871.0083  
 FAX: 214.871.9545  
 CONTACT: BRIAN ADAMS  
 PARTNER-IN-CHARGE

### LEGEND



### ISSUE DATES

ISSUED FOR 90 % REVIEW 12/11/98  
 ISSUED FOR PRICING 12/23/98  
 ISSUED FOR CONSTRUCTION

### DRAWING INDEX

INDEX			
		●	▲ 12/30/98
<b>CIVIL</b>			
C-1	DEMOLITION SITE PLAN	□	●▲ 12/30/98
C-2	DIMENSION CONTROL PLAN	□	●▲ 12/30/98
C-3	PAVING PLAN	□	●▲ 12/30/98
C-4	GRADING PLAN	□	●▲ 12/30/98
<b>DEMOLITION</b>			
D1.01	DEMOLITION SITE PLAN	□	●▲ 12/30/98
D2.01	DEMOLITION FLOOR PLAN	□	●▲ 12/30/98
D2.02	DEMOLITION ROOF PLAN	□	●▲ 12/30/98
D3.01	DEMOLITION ELEVATIONS	□	●▲ 12/30/98
<b>ARCHITECTURAL</b>			
A1.01	HARDESCAPE PLAN	□	●▲ 12/30/98
A2.01	FLOOR PLAN	□	●▲ 12/30/98
A2.02	ROOF PLAN	□	●▲ 12/30/98
A3.01	ELEVATIONS	□	●▲ 12/30/98
A4.01	WALL SECTIONS	□	●▲ 12/30/98
A5.01	DETAILS	□	●▲ 12/30/98
A7.01	REFLECTED CEILING PLAN	□	●▲ 12/30/98
<b>STRUCTURAL</b>			
S1.01	GENERAL NOTES & TYPICAL DETAILS	□	●▲ 12/30/98
S2.01	FOUNDATION PLAN & TYPICAL DETAILS	□	●▲ 12/30/98
S2.02	ROOF FRAMING PLANS & ROOF DETAILS	□	●▲ 12/30/98
S2.04	PARTIAL STR REPAIRS EXIST ROOF EAST	□	●▲ 12/30/98
<b>MEP</b>			
MEPD2.01	DEMOLITION FLOOR PLAN - MECH/ELEC/PLBG	□	●▲ 12/30/98
EP0.01	SITE PLAN	□	●▲ 12/30/98
EP2.02	DETAILS - HVAC	□	●▲ 12/30/98
<b>LANDSCAPE</b>			
L1.01	LANDSCAPE PLAN	□	●▲ 12/30/98
L1.02	SPECIFICATIONS & DETAILS	□	●▲ 12/30/98

### GENERAL NOTES

- THE CONTRACTOR SHALL INSPECT THE JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE INTENDED SCOPE OF WORK. VERIFY THE RELATIONSHIP BETWEEN EXISTING CONSTRUCTION, AND NEW CONSTRUCTION ANY VARIATIONS FROM INDICATED DIMENSIONS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. CEASE WORK UNTIL A DETERMINATION IS MADE ON HOW TO PROCEED.
- PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- SECURE BUILDING PERMITS AND ALL OTHER PERMITS AND APPLICABLE APPROVALS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND UTILITY COMPANIES PRIOR TO BEGINNING WORK.
- SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE PROJECT FROM INTERFACE WITH EXISTING CONSTRUCTION THROUGH CONFIGURATION AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL FINISHED 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 QUESTION CONCERNING THE COMPLETENESS OF THE WORK SHALL BE ADDRESSED TO THE ARCHITECT.
- IN THE EVENT THAT ANY CONTRADICTION OCCURS WITHIN THESE CONSTRUCTION DOCUMENTS OR EXISTING CONDITIONS, NOTIFY GOOD, FULTON & FARRELL ARCHITECTS IMMEDIATELY FOR INTERPRETATION. ANY WORK UNDERTAKEN PRIOR TO NOTIFICATION WILL BE AT THE CONTRACTOR'S SOLE EXPENSE AND RESPONSIBILITY.

### DEMOLITION NOTES

- THE DEMOLITION PLAN PROVIDED IS FOR GENERAL QUANTITY INFORMATION ONLY.
- CONTRACTOR IS TO DETERMINE SCOPE OF DEMOLITION WHICH IS REQUIRED BASED UPON INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS AND SITE INSPECTIONS TO IDENTIFY SPECIFIC REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF THE WORK.
- CONTRACTOR SHALL DISASSEMBLE AND REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED OR AS REQUIRED. EXERCISING CAUTION NOT TO DAMAGE ANY MATERIAL TO REMAIN OR ITEM TO BE RETURNED TO OWNER.
- DELIVER SALVAGED MATERIALS, HARDWARE, EQUIPMENT, ETC. TO OWNER'S ATTIC STORAGE AREA FOR FUTURE USE AS DIRECTED BY THE BUILDING OWNER.
- PRIOR TO BEGINNING DEMOLITION, CONTRACTOR SHALL PROVIDE COVERINGS FOR EXISTING CONSTRUCTION TO REMAIN TO PREVENT DAMAGE. CONTRACTOR SHALL ENSURE THAT UTILITIES REQUIRING MODIFICATION ARE TEMPORARILY OR PERMANENTLY DISCONNECTED AS APPLICABLE. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL FURNITURE REMAINING ON SITE.
- THE GENERAL CONTRACTOR SHALL CONDUCT WORK SO AS TO MINIMIZE NOISE AND THE SPREAD OF DIRT AND DUST.
- ALL BASE BUILDING ELEMENTS SHALL BE REPAIRED TO BE FREE OF DEFECTS AND READY TO RECEIVE NEW CONSTRUCTION.

### PARTITION NOTES

- ALL PARTITIONS ARE SPECIFIED TO TERMINATE BELOW ROOF DECK ABOVE. TOP OF THE PARTITION IS TO BE FINISHED WITH U.S.C. #2008 CASING BEAD.
- ALL VERTICAL AND HORIZONTAL EXTERNAL CORNERS OF GYPSUM BOARD SHALL HAVE CORNER REINFORCEMENTS PROVIDED. INSTALL CORNER BEADS WITH SUITABLE FASTENERS. INSTALL CASING BEADS WHERE GYPSUM SURFACES TERMINATE OR MEET DISSIMILAR MATERIALS.
- ALL JOINTS, SCREWS OR OTHER DEPRESSIONS IN SURFACE OF GYPSUM WALL BOARD SHALL BE TREATED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS. ALL JOINTS, EXCEPT AS OTHERWISE NOTED, SHALL BE TAPED, BEDDED AND SANDED SMOOTH, READY FOR FINISHED WALL TREATMENT. FINISHED JOINTS SHALL COMPLY WITH U.S.C STANDARDS, TEXTURE ON ALL DRYWALL FINISH SURFACE SHALL MATCH EXISTING CONSTRUCTION. JOINTS OF WALL BOARD ABOVE CEILING ARE REQUIRED TO BE TAPED ONLY UNLESS OTHERWISE REQUESTED BY FIRE OR SOUND RATINGS.
- FINISHED DRYWALL CONSTRUCTION SHALL BE FREE OF NOTICEABLE DEFECTS WHICH INCLUDE JOINT RIDGING, STAVED JOINTS, BOARD EDGES DAMAGED OR OUT OF PLACE, JOINT BLISTERS, NAIL POPS, PIN HOLES IN JOINT TREATMENT OR ANY OTHER NOTICEABLE DEFECTS. FINISH WALLS SHALL BE TRUE TO LINE, PERFECTLY SMOOTH AND READY TO RECEIVE FINISHED MATERIAL.





PART OF LOT B - BLOCK B  
BELTWOOD NORTH, JWL ADDITION

EX. ONE STORY BRICK BUILDING

EX. ONE STORY BRICK BUILDING

REFER TO ARCH.  
PLAN FOR STEP  
DETAILS

CONST. RAMP PER  
SEC. 4.7 ADA  
(REF. ARCH)

EX. CONCRETE PAVEMENT

EX. CONCRETE PAVEMENT

55' BUILDING LINE  
VOL. B2073, PG. 2483

S 0°01'22" E - 554.44'

S 89°45'33" W - 198.19'

N 87°57'26" W - 156.40'

N 87°55'40" W - 65.54'

R.O.W. DEDICATION  
TEXAS TURNPIKE AUTHORITY

S 89°44'07" W - 124.30'

S 09°33'39" E - 35.98'

**KELLER SPRINGS ROAD**

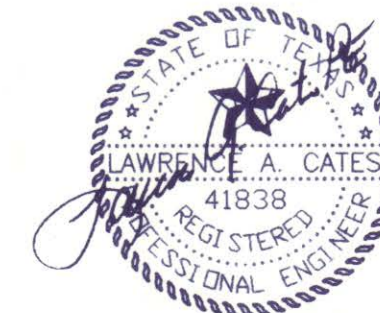
(VARIABLE WIDTH RIGHT-OF-WAY)

FUTURE PAVEMENT BY OTHERS

**MIDWAY**

NOTE  
ALL DIMENSIONS ARE TO FACE OF CURB  
UNLESS OTHERWISE NOTED  
LAWRENCE A. CATES AND ASSOCIATES WILL NOT BE HELD  
RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS  
OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES

THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
LAWRENCE A. CATES, P.E. 41838  
ON 12/23/96



REV	DATE	REMARKS
1	12/23/96	ADDED H.C. PARKING

<b>DIMENSION CONTROL</b>						
MIDWAY PLACE SITE IMPROVEMENTS						
LOT B, BELTWOOD NORTH, JWL ADDITION						
THE CITY OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., INC. (214) 385-2272					CONSULTING ENGINEERS DALLAS, TEXAS	
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	LAC	12/96	1"=20'	D.P.	96035 DIMCTRL	C-2

**PART OF LOT B - BLOCK B  
BELTWOOD NORTH, JWJ ADDITION**

EX. ONE STORY BRICK BUILDING

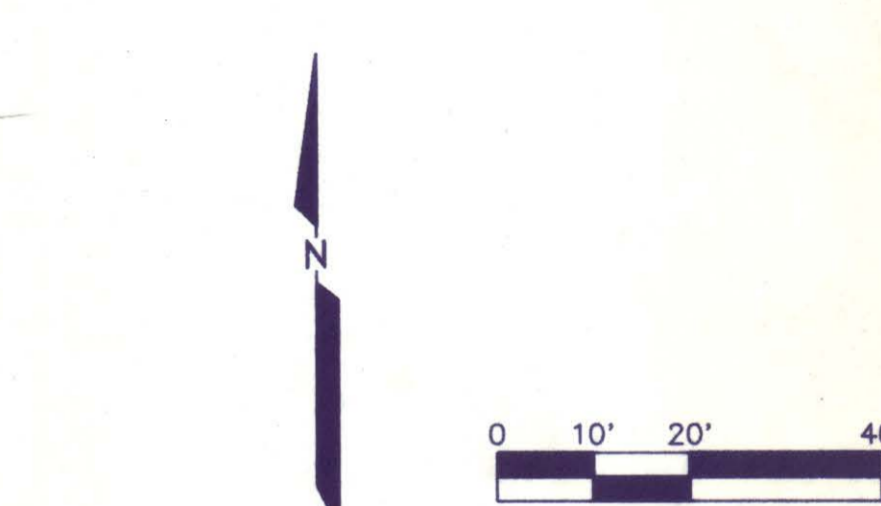
REFER TO ARCH. PLAN FOR  
SIDEWALK AND STEP CONST.

FULL DEPTH SAWCUT  
AND REMOVE EX. CONC.  
PAVEMENT. DOWEL NEW  
P.V.M.T. TO EXIST. WITH  
NO. 4 DOWELS AT 18" O.C.

REFER TO ARCH. PLAN FOR  
SIDEWALK CONSTRUCTION

FULL DEPTH SAWCUT  
AND REMOVE EX. CONC.  
PAVEMENT. DOWEL NEW  
P.V.M.T. TO EXIST. WITH  
NO. 4 DOWELS AT 18" O.C.

21115  
13747  
4607  
4757  
19806  
  
04213  
980



**PAVING GENERAL NOTES:**

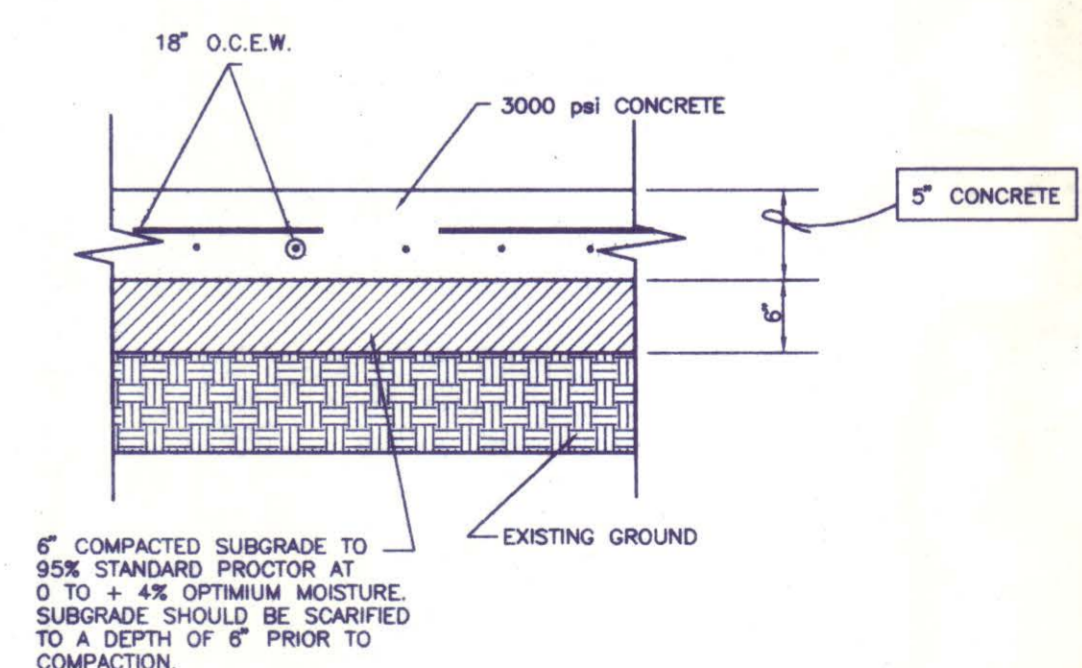
- ALL CONCRETE PAVING SHALL BE OF THE THICKNESS SHOWN ON THE PLAN AND BE 3,000 PSI CONCRETE AT 28 DAYS WITH A MIXTURE THAT IS MINIMUM OF FIVE (5) SACKS CEMENT PER CUBIC YARD AND HAVING A ONE INCH (1") TO FOUR INCH (3" MAX. IN R.O.W.) SLUMP AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. FOR SEVEN INCH (7") THICK PAVEMENT AND #5 BARS AT EIGHTEEN INCH (18") O.C.E.W. FOR FIVE INCH (5") THICK PAVEMENT. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 1/8 S.F. MAXIMUM INTERVAL.
- SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (6") AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY AT 0 TO +4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVING AND CURBS SHALL BE MADE BY SAW CUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS. REINFORCING STEEL IN EXISTING PAVING SHALL NOT BE CUT, IF IT IS CUT, A LONGITUDINAL BUTT JOINT SHALL BE CONSTRUCTED.
- PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURB.
- CONCRETE TO BE FLOAT FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
- FIRE LANES SHALL BE MARKED BY SIX INCH (6") WIDE LINES USING RED TRAFFIC PAINT, WITH WORDING "NO PARKING" AND "FIRE LANE" PAINTED ON THE LINES AT INTERVALS OF TWENTY-FIVE FEET (25'). THE LETTERING WILL BE FOUR INCHES (4") HIGH WITH A ONE INCH (1") WIDE STROKE PAINTED WITH WHITE TRAFFIC PAINT.
- ALL PARKING SPACES SHOWN ON PROPOSED CONSTRUCTION SHALL BE MARKED WITH 4 INCH (4") WIDE YELLOW PAINTED PAVEMENT STRIPING. PAINT SHALL BE SHERWIN WILLIAMS SERIES B-2972 OR APPROVED ALTERNATE.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ADDISON STANDARD SPECIFICATIONS AND/OR SPECIFICATIONS ESTABLISHED BY THIS PROJECT. THE MOST STRINGENT SHALL APPLY.
- CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE. PAVEMENT CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 15' O.C.E.W. FOR FIVE INCH (5") THICK PAVEMENT AND TWENTY FEET (20') O.C.E.W. FOR SEVEN INCH (7") THICK PAVEMENT. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF NINETY FEET (90'). CONCRETE SHALL BE PLACED IN STRIPS NOT TO EXCEED 30 FEET (30') IN WIDTH. LEVEL UP SAND COARSE WILL NOT BE ALLOWED.
- CONTRACTOR WILL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON PORTLAND CEMENT CONCRETE PAVEMENT.

**KELLER SPRINGS ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)

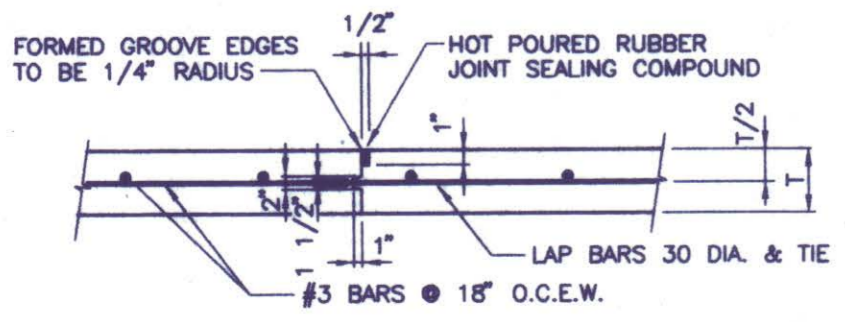
R.O.W. DEDICATION  
TEXAS TURNPIKE AUTHORITY

FUTURE PAVEMENT BY OTHERS

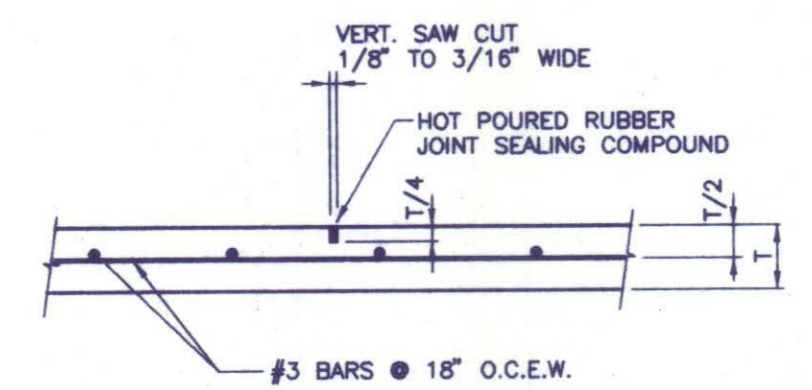


**LIGHT DUTY  
CONCRETE PAVEMENT SECTION**

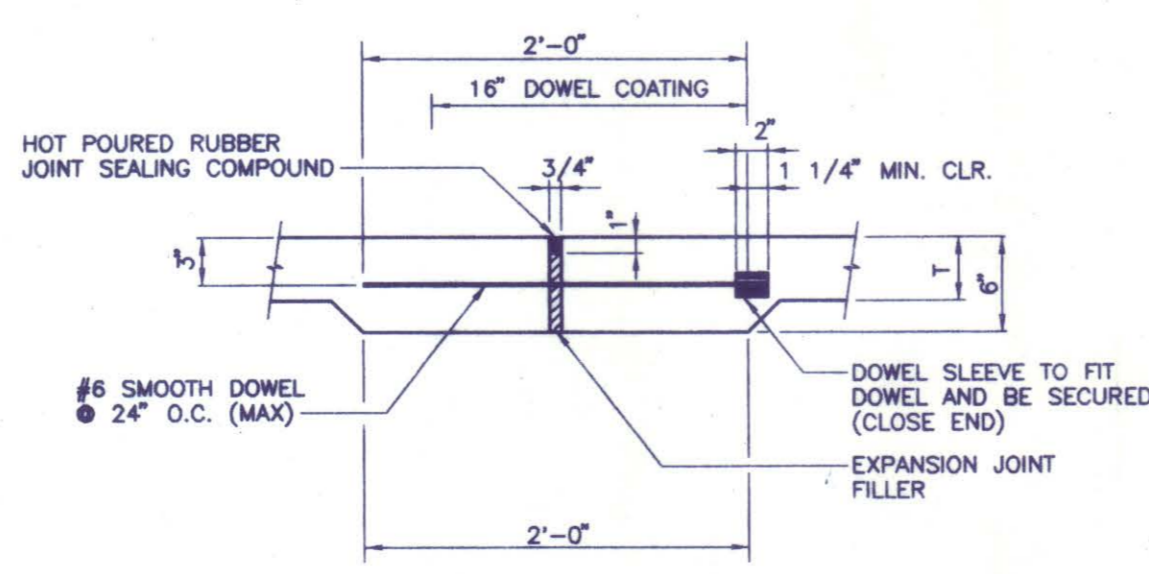
(ALTERNATE)  
N.T.S.



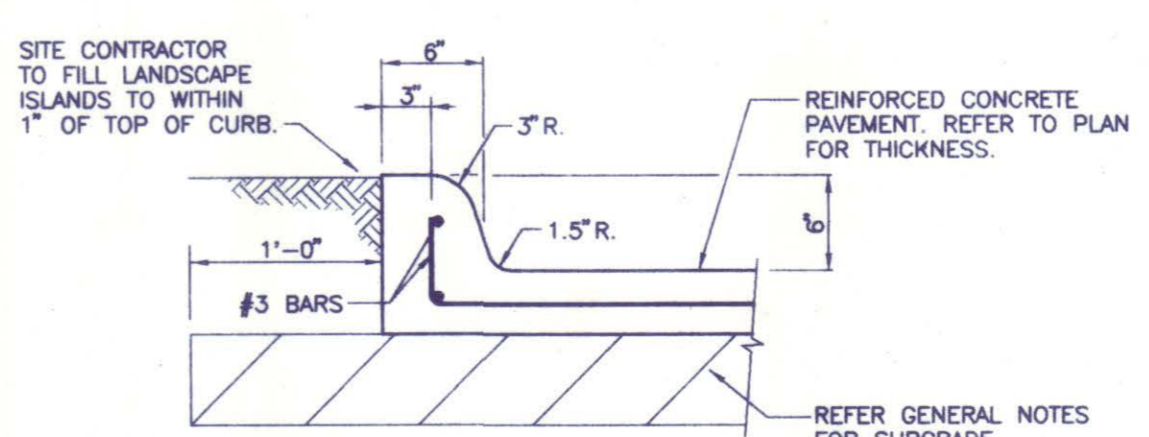
**0.1 CONSTRUCTION JOINT**  
N.T.S.



**0.2 CONTROL JOINT**  
N.T.S.



**0.3 EXPANSION JOINT DETAIL**  
N.T.S.



**0.4 INTEGRAL CURB DETAIL**  
N.T.S. (W/CONCRETE PAVEMENT)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 12/30/94



REV.	DATE	REMARKS
1	12/13/98	ADDED PAVEMENT NOTES

PAVING PLAN						
MIDWAY PLACE SITE IMPROVEMENTS						
LOT B, BELTWOOD NORTH, JWJ ADDITION						
THE CITY OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., INC.		CONSULTING ENGINEERS				
(214) 385-2272		DALLAS, TEXAS				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	LAC	12/98	1"=20'	D.P.	98035 PAVPLN	C-3

PART OF LOT B - BLOCK B  
BELTWOOD NORTH, JWL ADDITION

EX. ONE STORY BRICK BUILDING

S 00°01'22" E - 554.44'

EX. F.F. = 631.47

MATCH ELEV OF EXISTING CONC. P.VMT.

MATCH ELEV OF EXISTING CONC. P.VMT.

STA. 0+00 LN 1.0  
CONN. TO EX. 18" RCP. REMOVE EX. 18" RCP TO S.W. FL 18" = 627.00 (VERIFY)

REMOVE EX. 10" CURB INLET & 8 L.F. x 18" RCP

STA. 0+17 LN 1.0  
CONST. 10" C.I. TOP = 630.14 FL 18" = 627.25

N 87°57'26" W - 156.40'

N 87°55'40" W - 65.54'

R.O.W. DEDICATION TEXAS TURNPIKE AUTHORITY

S 89°44'07" W 124.30'

S 09°33'39" E 35.98'

**KELLER SPRINGS ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)

FUTURE PAVEMENT BY OTHERS

Max 100' x 1.5'



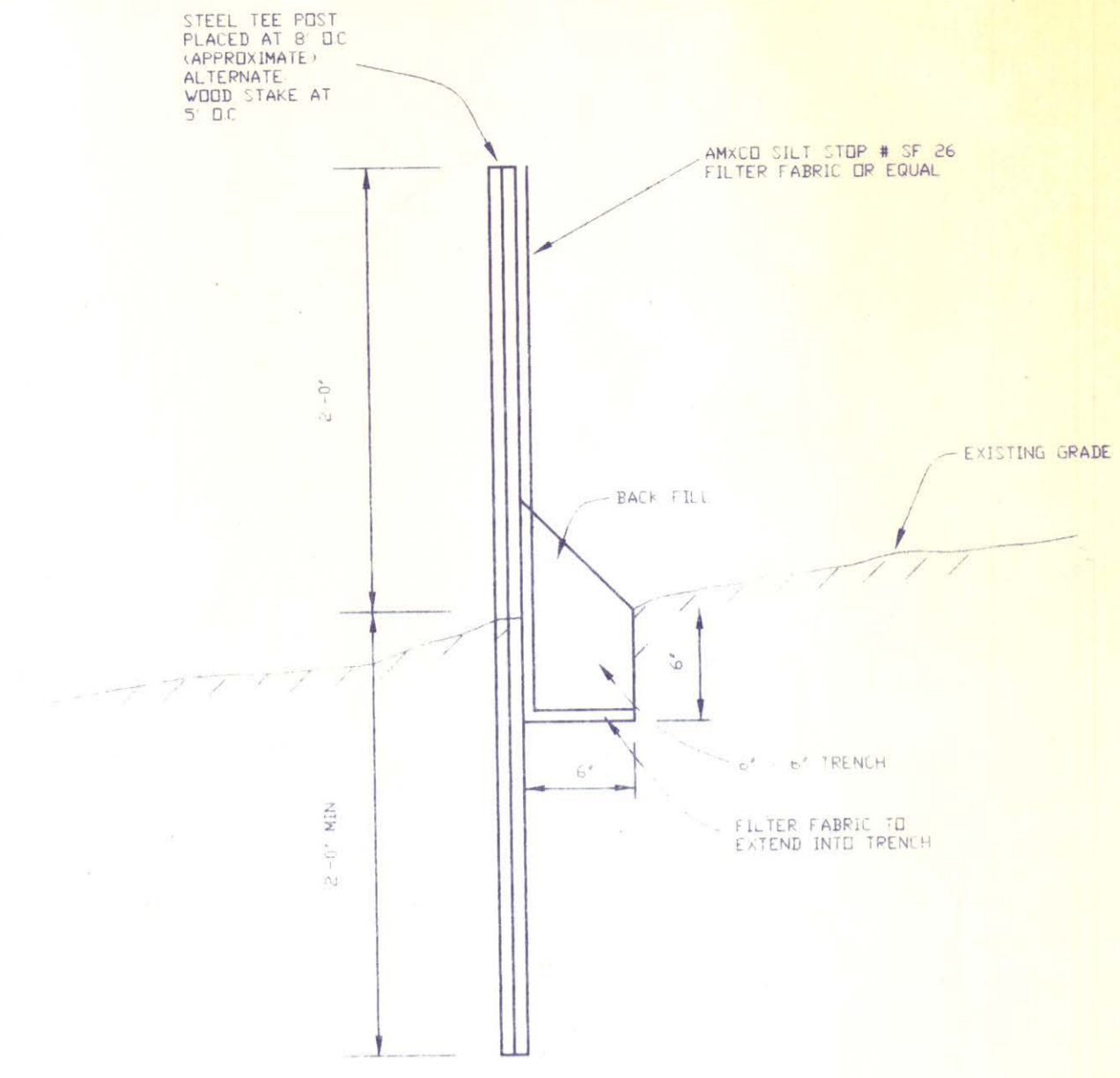
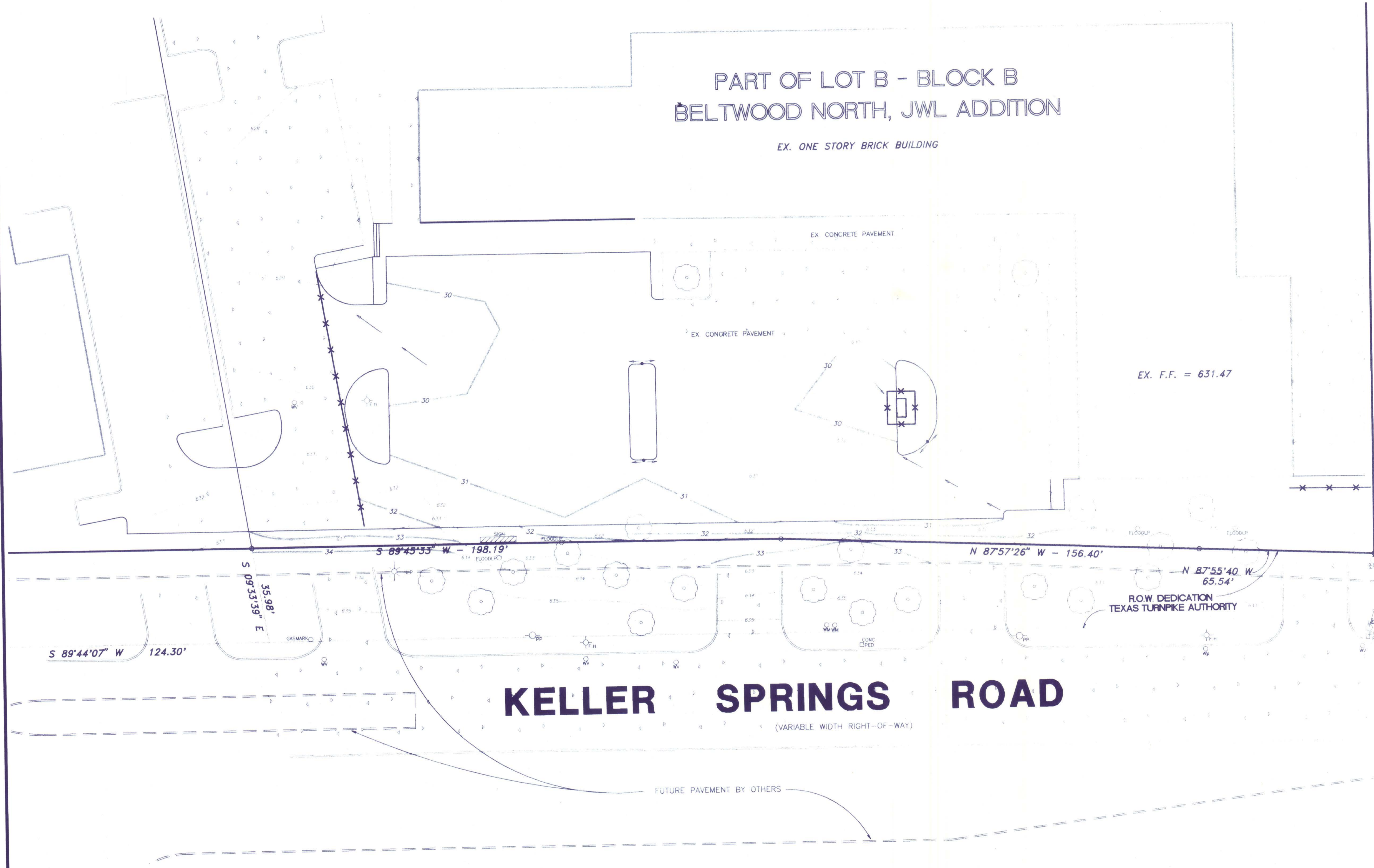
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 12/13/96



12/13/96		REVISED GRADING			
REV	DATE	REMARKS			
<b>GRADING &amp; DRAINAGE PLAN</b>					
MIDWAY PLACE SITE IMPROVEMENTS					
LOT B, BELTWOOD NORTH, JWL ADDITION					
THE CITY OF ADDISON, TEXAS					
LAWRENCE A. CATES & ASSOC., INC.				CONSULTING ENGINEERS DALLAS, TEXAS	
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
LAC	LAC	12/96	1"=20'	D.P.	98035 GRDRNG
					C-4

PART OF LOT B - BLOCK B  
BELTWOOD NORTH, JWJ ADDITION

EX. ONE STORY BRICK BUILDING

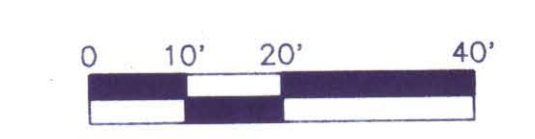


EROSION CONTROL FENCE  
N.T.S.

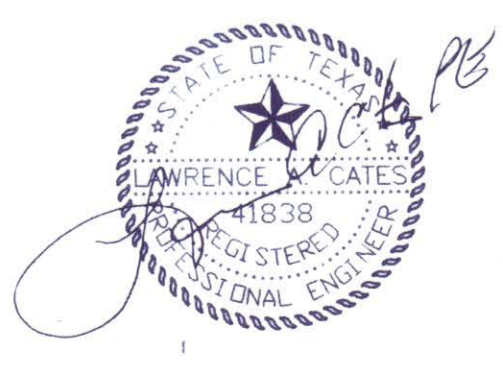


CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT
2. INSTALL ALL EROSION CONTROL MEASURES AND DEVICES BEFORE CLEARING SITE IF POSSIBLE
3. CLEAR SITE
4. INSTALL ANY REMAINING CONTROL MEASURES AND DEVICES NOT INSTALLED PRIOR TO SITE CLEARING
5. GRADE SITE
6. INSTALL ALL UNDERGROUND UTILITIES
7. INSTALL PAVEMENT
8. RESTORE AND HYDROMULCH WITH BERMUDA GRASS ALL AREAS OUTSIDE CONSTRUCTION LIMITS DISTURBED DURING CONSTRUCTION
9. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AND DEVICES AFTER EACH RAIN AND FOR THE DURATION OF THE PROJECT
10. CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL AS NEEDED OR REQUESTED BY THE ENGINEER OR THE CITY IF PROPOSED EROSION CONTROL PROVES INSUFFICIENT

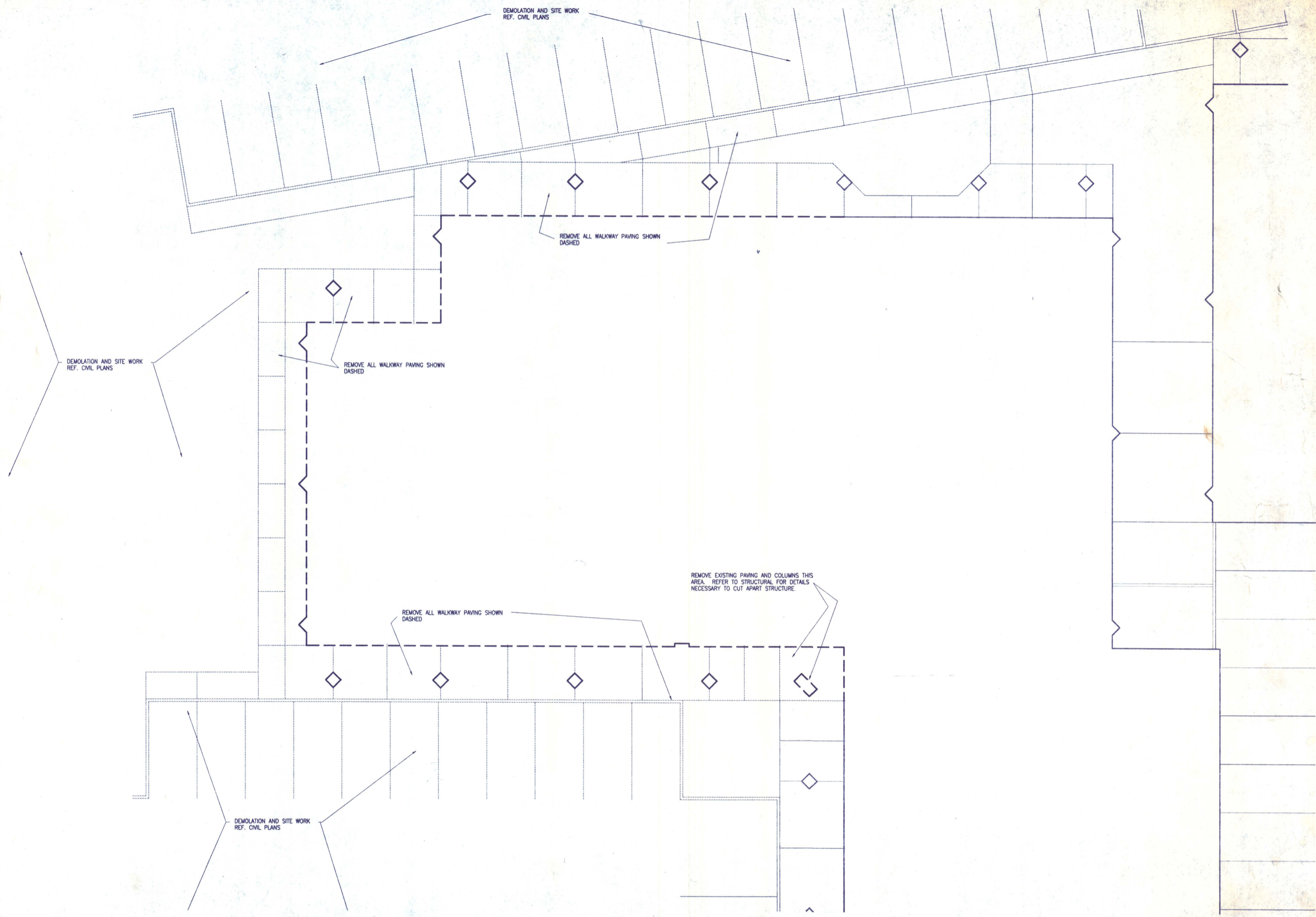


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 12-15-92



REV.	DATE	REMARKS				
1	12/13/98	REVISED GRADING				
<b>EROSION CONTROL PLAN</b>						
MIDWAY PLACE SITE IMPROVEMENTS						
LOT B, BELTWOOD NORTH, JWJ ADDITION						
THE CITY OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., INC. CONSULTING ENGINEERS DALLAS, TEXAS (214) 385-2272						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	LAC	12/98	1"=20'	D.P.	96035 EROS	C-5

Border File Name: 243600.dwg



**GOOD FULTON & FARRELL ARCHITECTS**  
 3102 Oak Lawn Avenue  
 Suite 250 75319  
 Dallas, TX 75244 / 469-5598  
 FAX 214 / 521-8672

123096  
 REGISTERED ARCHITECT  
 STATE OF TEXAS  
 EXPIRES 02-29-1997

**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 11, 1996
Revisions	DEC 30, 1996 Issue for Pricing
Drawn By	PSC, VLA
Checked By	VAC, PSC
Project No.	96032
Sheet Title	
Sheet No.	



01

File Name: M-P01.dwg Plot View: Full Plot Scale: 1=96

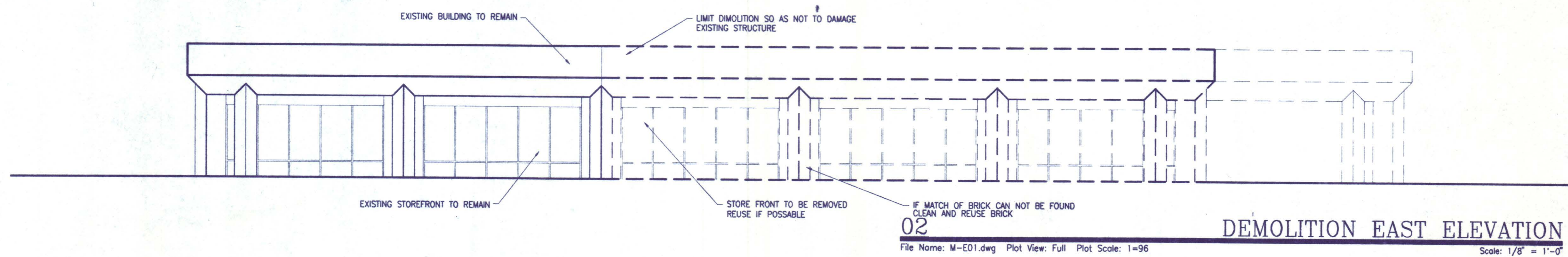
**DEMOLITION HARDSCAPE PLAN**

Scale: 1/8" = 1'-0"

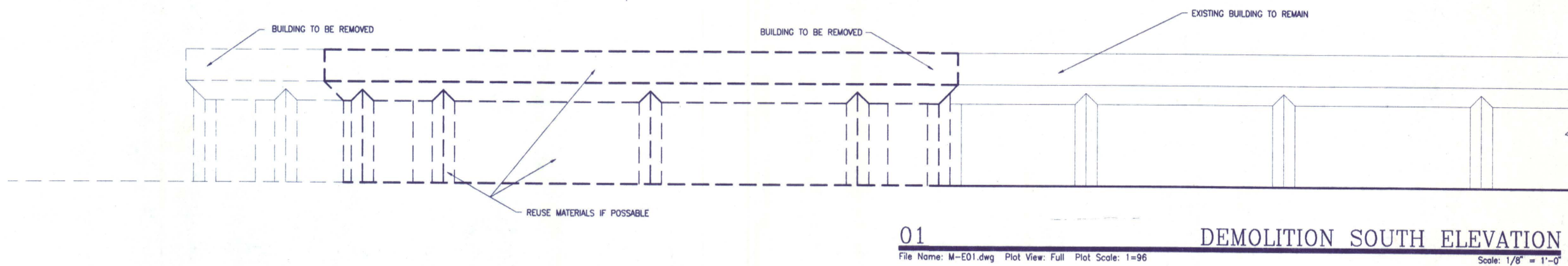
D1.01







02  
 File Name: M-E01.dwg Plot View: Full Plot Scale: 1=96 Scale: 1/8" = 1'-0"



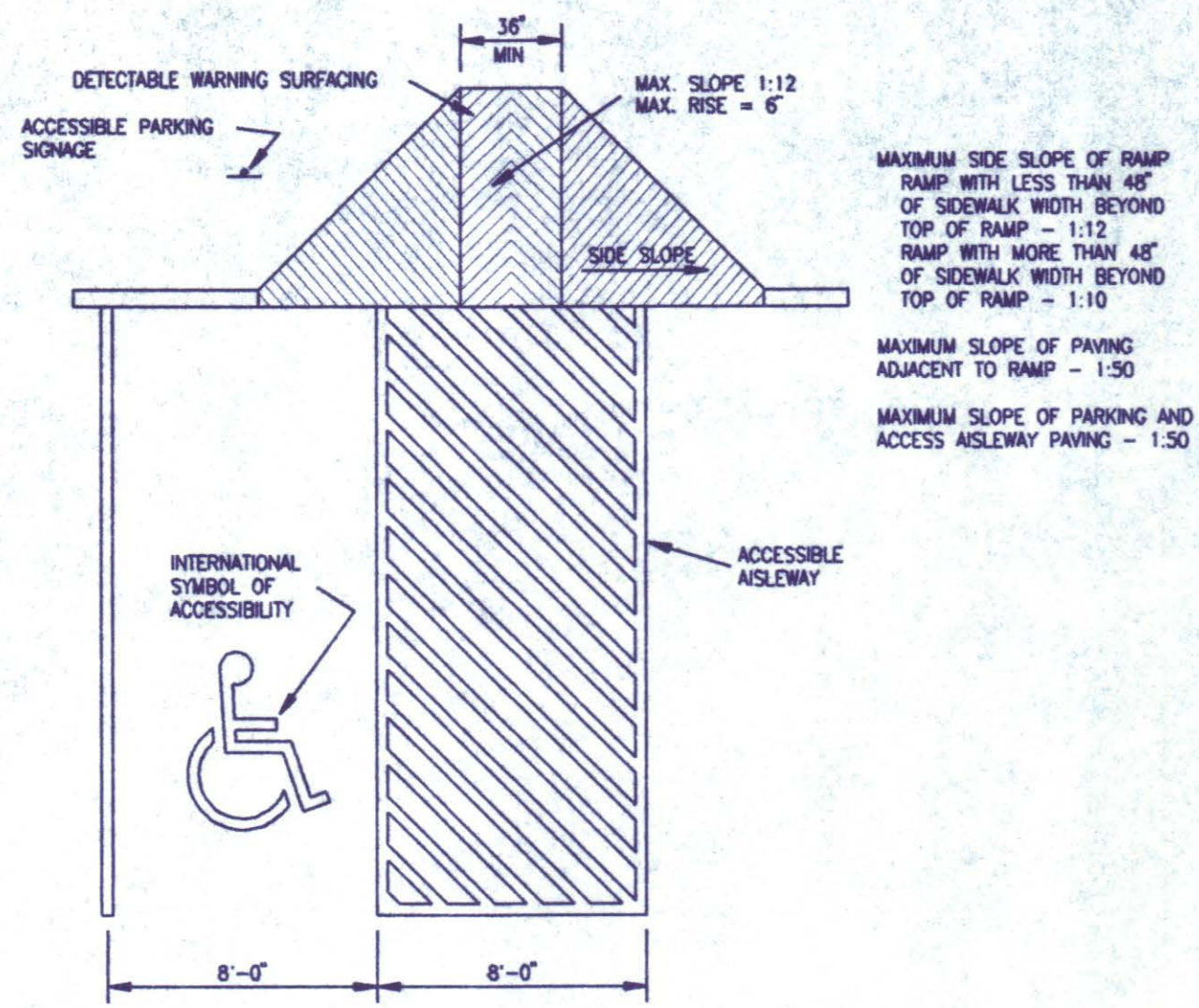
01  
 File Name: M-E01.dwg Plot View: Full Plot Scale: 1=96 Scale: 1/8" = 1'-0"

Border File Name: 243500.dwg

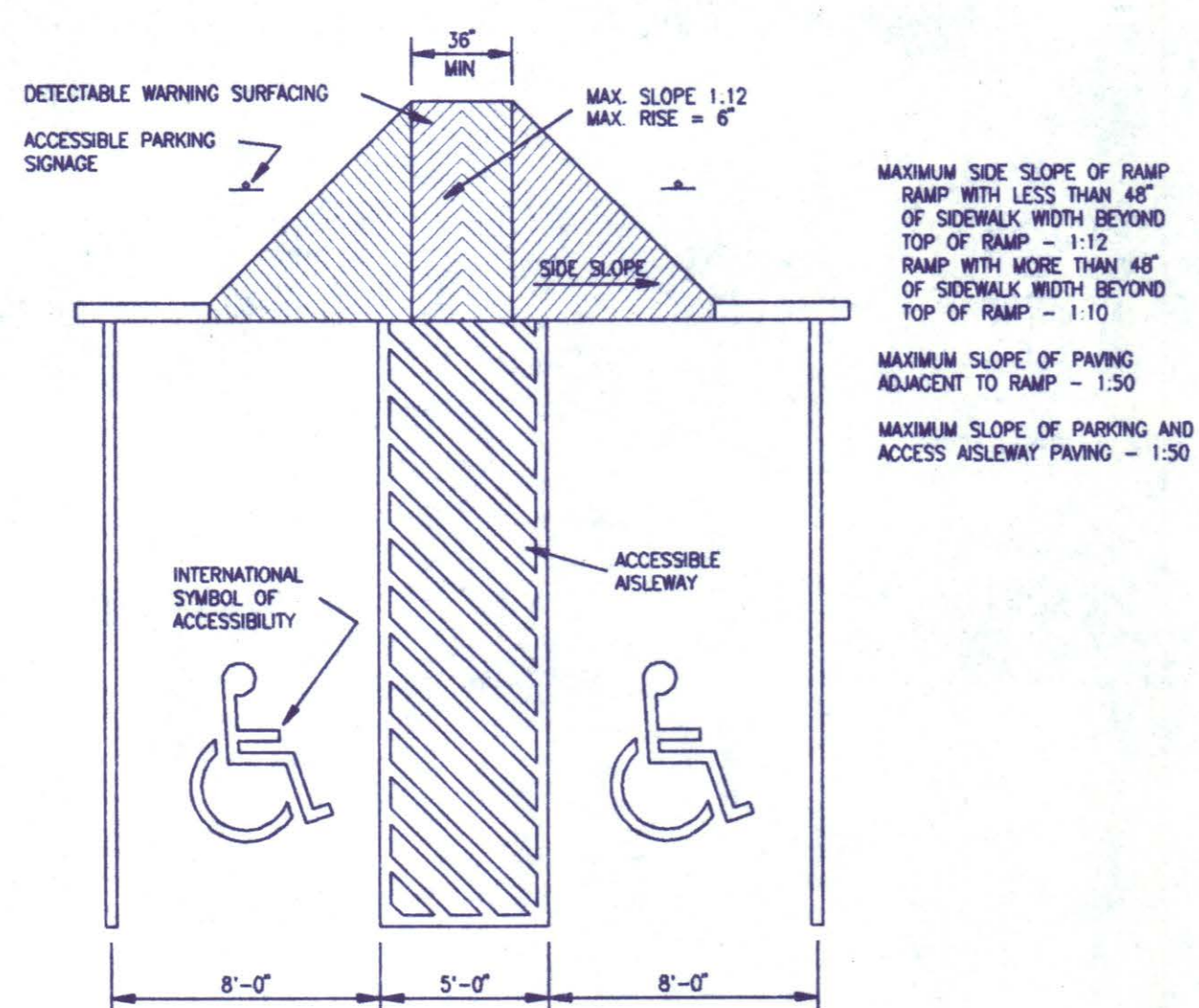
**GOOD FULTON & FARRELL ARCHITECTS**  
 1105 Oak Lawn Avenue  
 Suite 200  
 Dallas, Texas 75219  
 214 / 528-5599  
 FAX 214 / 521-8672

**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

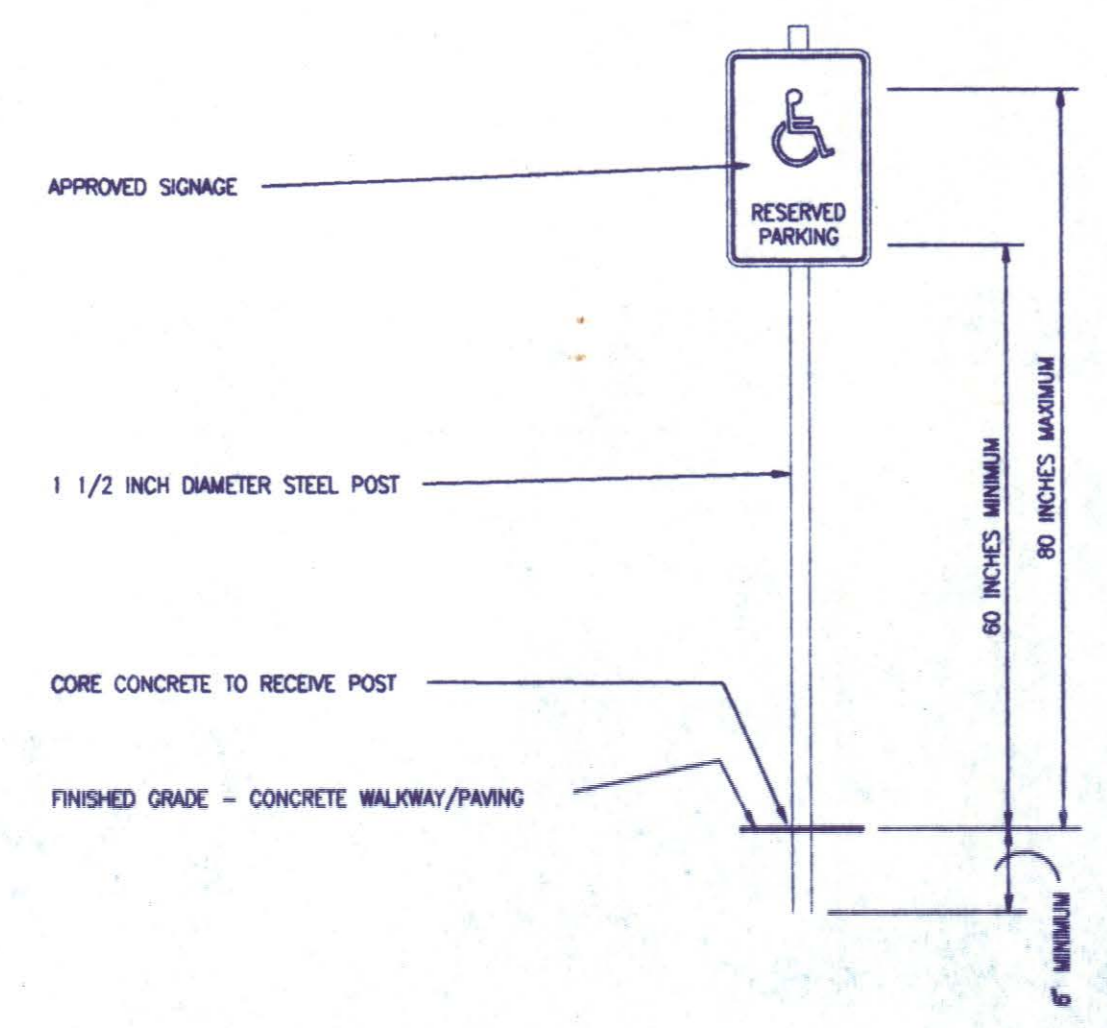
Date	December 11, 1996
Revisions	1. 12/23/96 2. 12/23/96 3. 12/23/96
Drawn By	PSE, M.A.
Checked By	WME, PSE
Project No.	96032
Sheet Title	
Sheet No.	



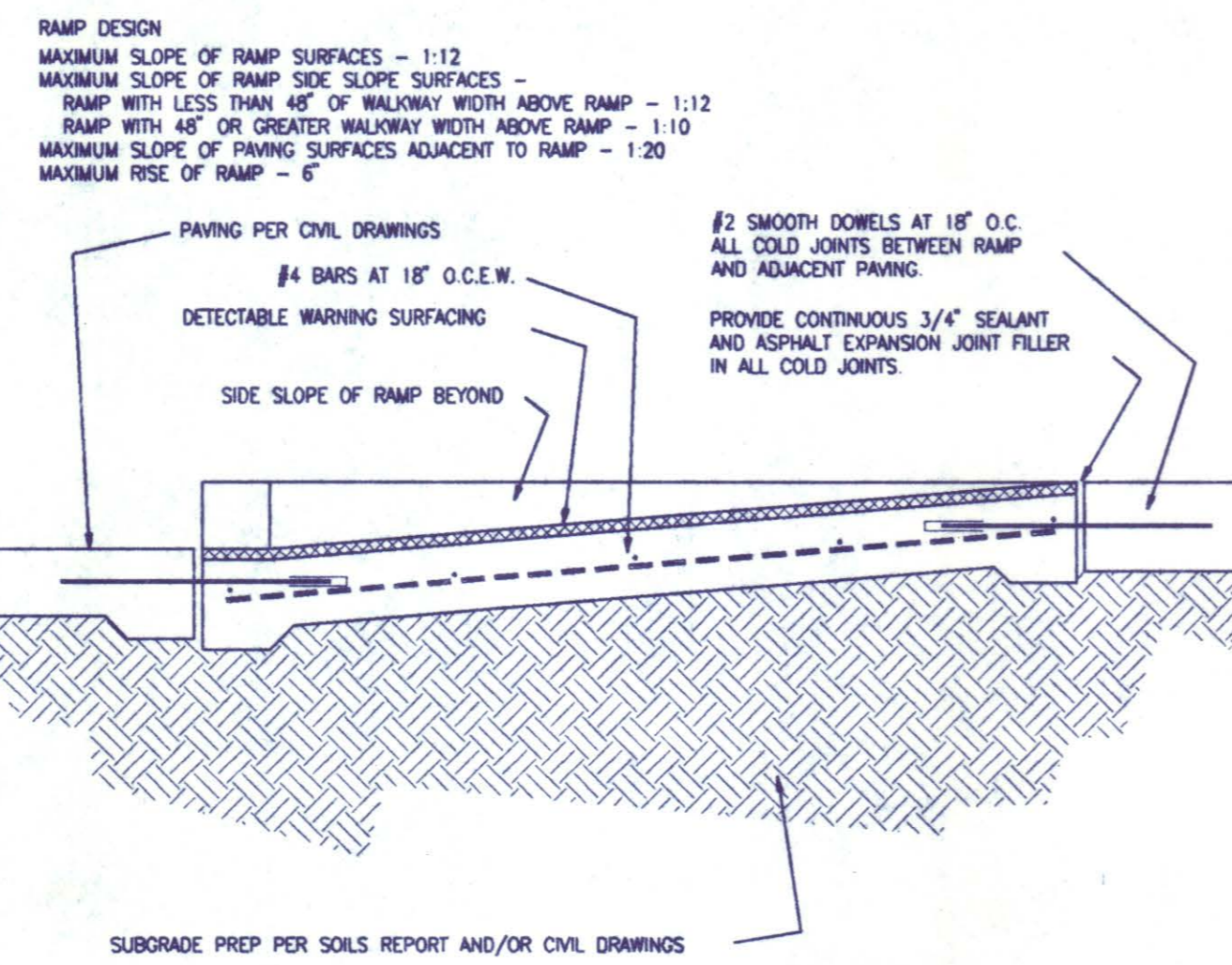
**06** VAN ACCESSIBLE PARKING SPACE  
 File Name: HCPARK21.dwg Scale: 3/16" = 1'-0"



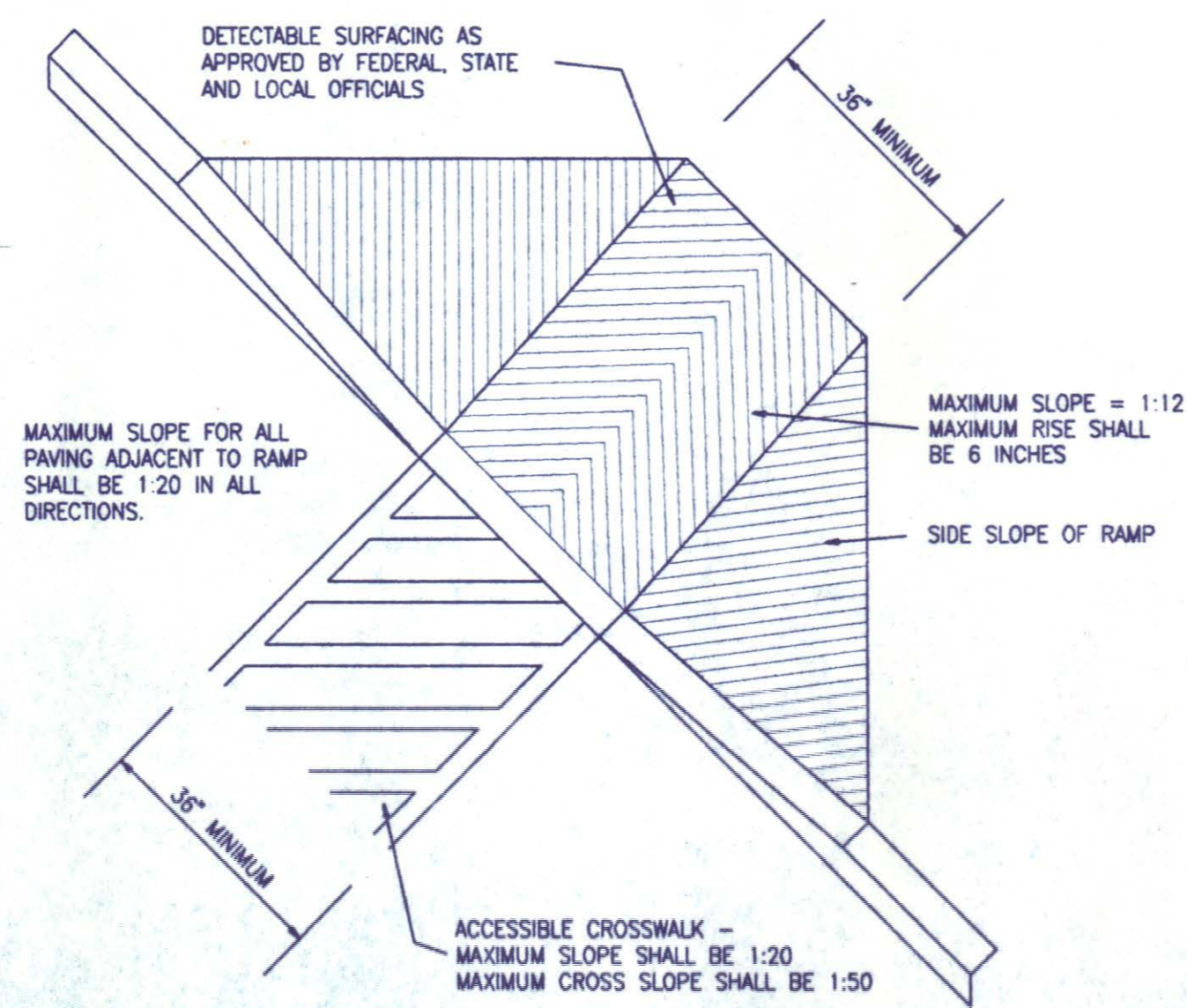
**05** STANDARD ACCESSIBLE PARKING SPACE  
 File Name: HCPARK11.dwg Scale: 3/16" = 1'-0"



**03** ACCESSIBLE PARKING SIGNAGE  
 File Name: HCSIGN1E.dwg Scale: N.T.S.

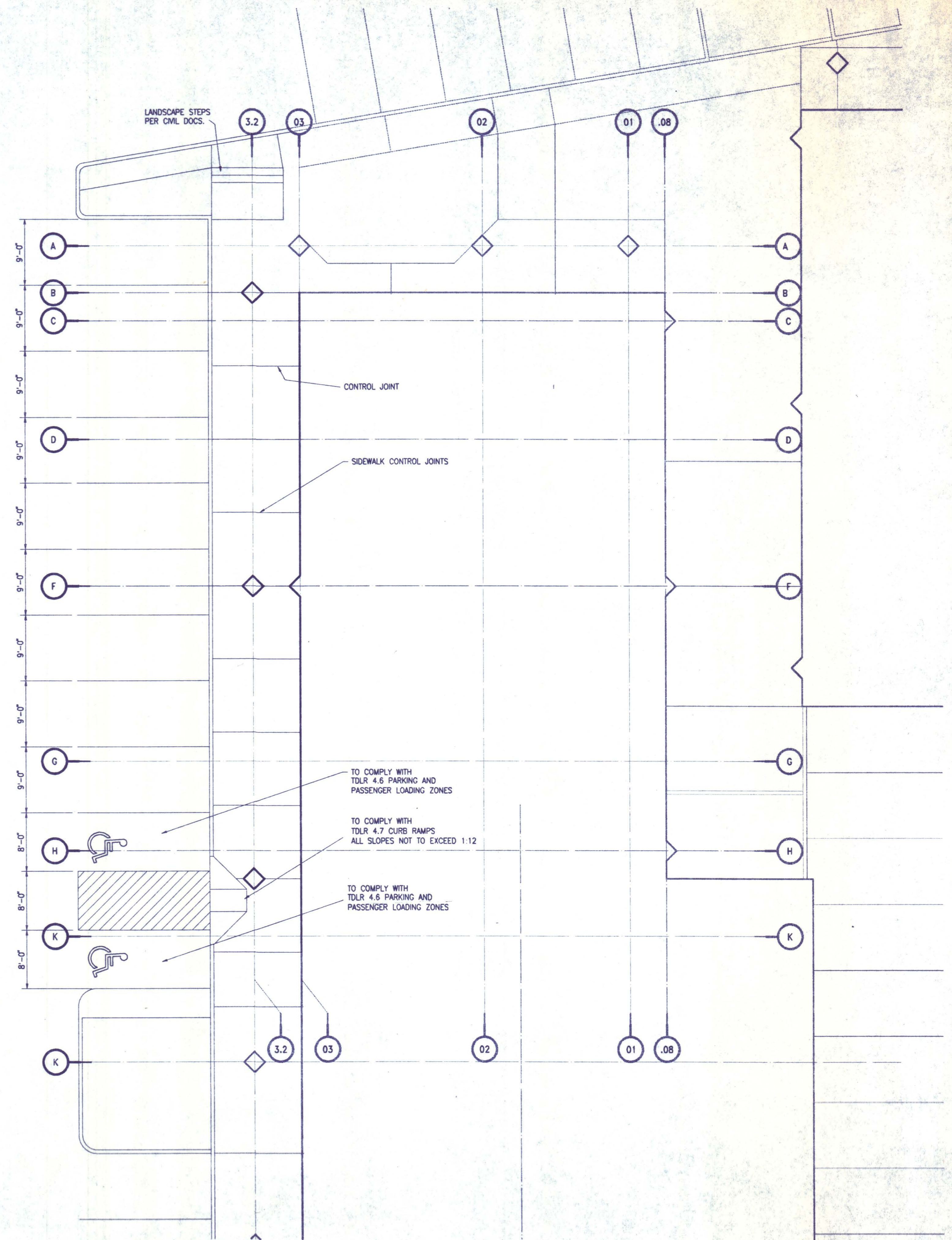


**04** CURB RAMP SECTION  
 File Name: RAMP2E.dwg Scale: 3/4" = 1'-0"



**02** CURB RAMP DETAIL  
 File Name: RAMP1G.dwg Scale: 3/8" = 1'-0"

PARKING WAS CALCULATED USING TABLE 2 AND 4.1.6.2 EXCEPTION FOR OF TEXAS ARCHITECTURAL STANDARDS  
 50 SPACES IN THIS AFFECTED AREA  
 2 SPACES OF HANDICAP PARKING  
 50 TOTAL IN AFFECTED AREA  
 REF TO CIVIL FOR LAYOUT

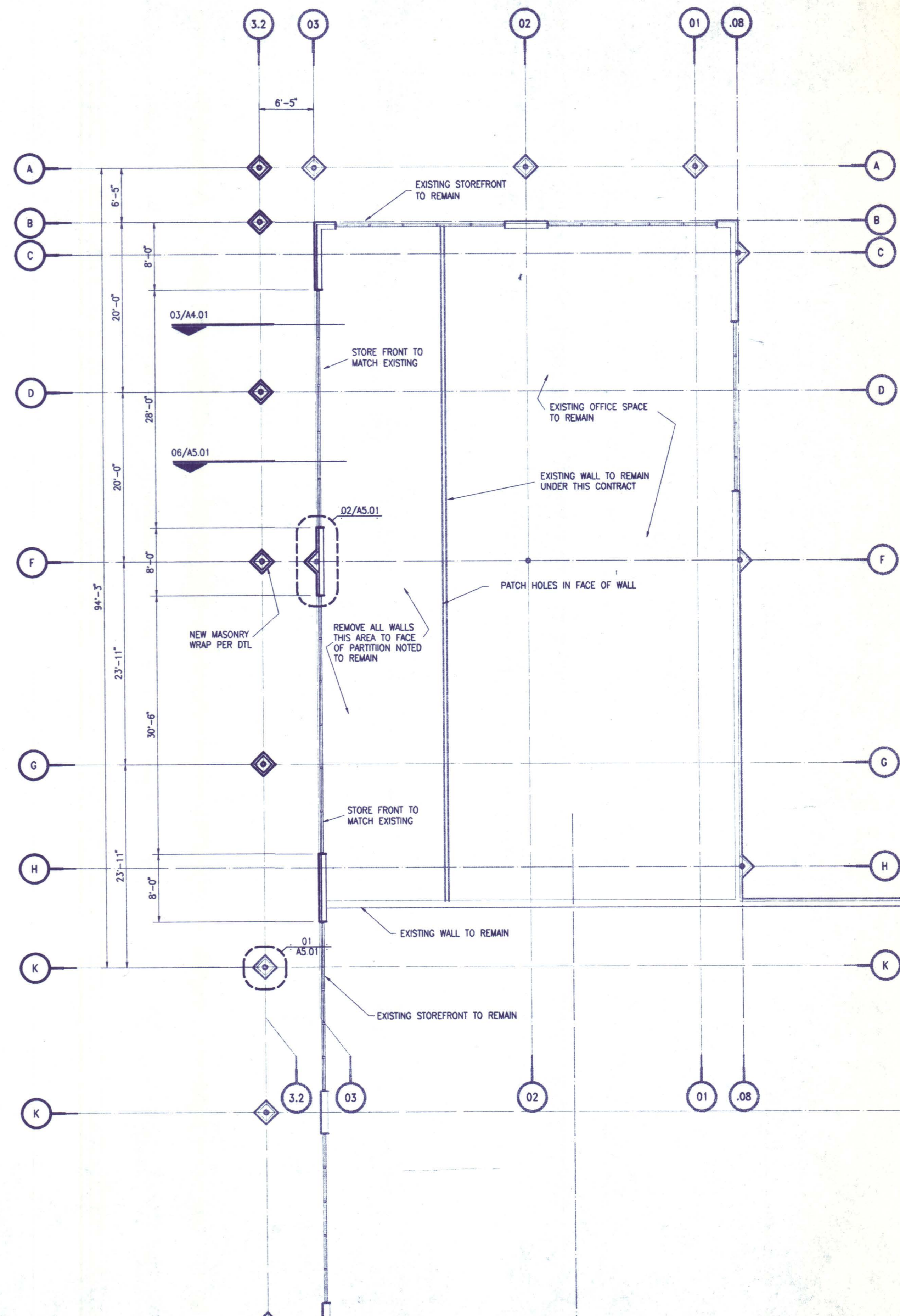


**01** ARCHITECTURAL HARDSCAPE PLAN  
 File Name: M-P01.dwg Plot View: Full Plot Scale: 1=96  
 Scale: 1/8" = 1'-0"

Date: December 11, 1996

Revisions	By	Date
1	W. J. ...	12/11/96
2	W. J. ...	12/11/96
3	W. J. ...	12/11/96
4	W. J. ...	12/11/96
5	W. J. ...	12/11/96
6	W. J. ...	12/11/96
7	W. J. ...	12/11/96
8	W. J. ...	12/11/96
9	W. J. ...	12/11/96
10	W. J. ...	12/11/96
11	W. J. ...	12/11/96
12	W. J. ...	12/11/96
13	W. J. ...	12/11/96
14	W. J. ...	12/11/96
15	W. J. ...	12/11/96
16	W. J. ...	12/11/96
17	W. J. ...	12/11/96
18	W. J. ...	12/11/96
19	W. J. ...	12/11/96
20	W. J. ...	12/11/96
21	W. J. ...	12/11/96
22	W. J. ...	12/11/96
23	W. J. ...	12/11/96
24	W. J. ...	12/11/96
25	W. J. ...	12/11/96
26	W. J. ...	12/11/96
27	W. J. ...	12/11/96
28	W. J. ...	12/11/96
29	W. J. ...	12/11/96
30	W. J. ...	12/11/96
31	W. J. ...	12/11/96
32	W. J. ...	12/11/96
33	W. J. ...	12/11/96
34	W. J. ...	12/11/96
35	W. J. ...	12/11/96
36	W. J. ...	12/11/96
37	W. J. ...	12/11/96
38	W. J. ...	12/11/96
39	W. J. ...	12/11/96
40	W. J. ...	12/11/96
41	W. J. ...	12/11/96
42	W. J. ...	12/11/96
43	W. J. ...	12/11/96
44	W. J. ...	12/11/96
45	W. J. ...	12/11/96
46	W. J. ...	12/11/96
47	W. J. ...	12/11/96
48	W. J. ...	12/11/96
49	W. J. ...	12/11/96
50	W. J. ...	12/11/96

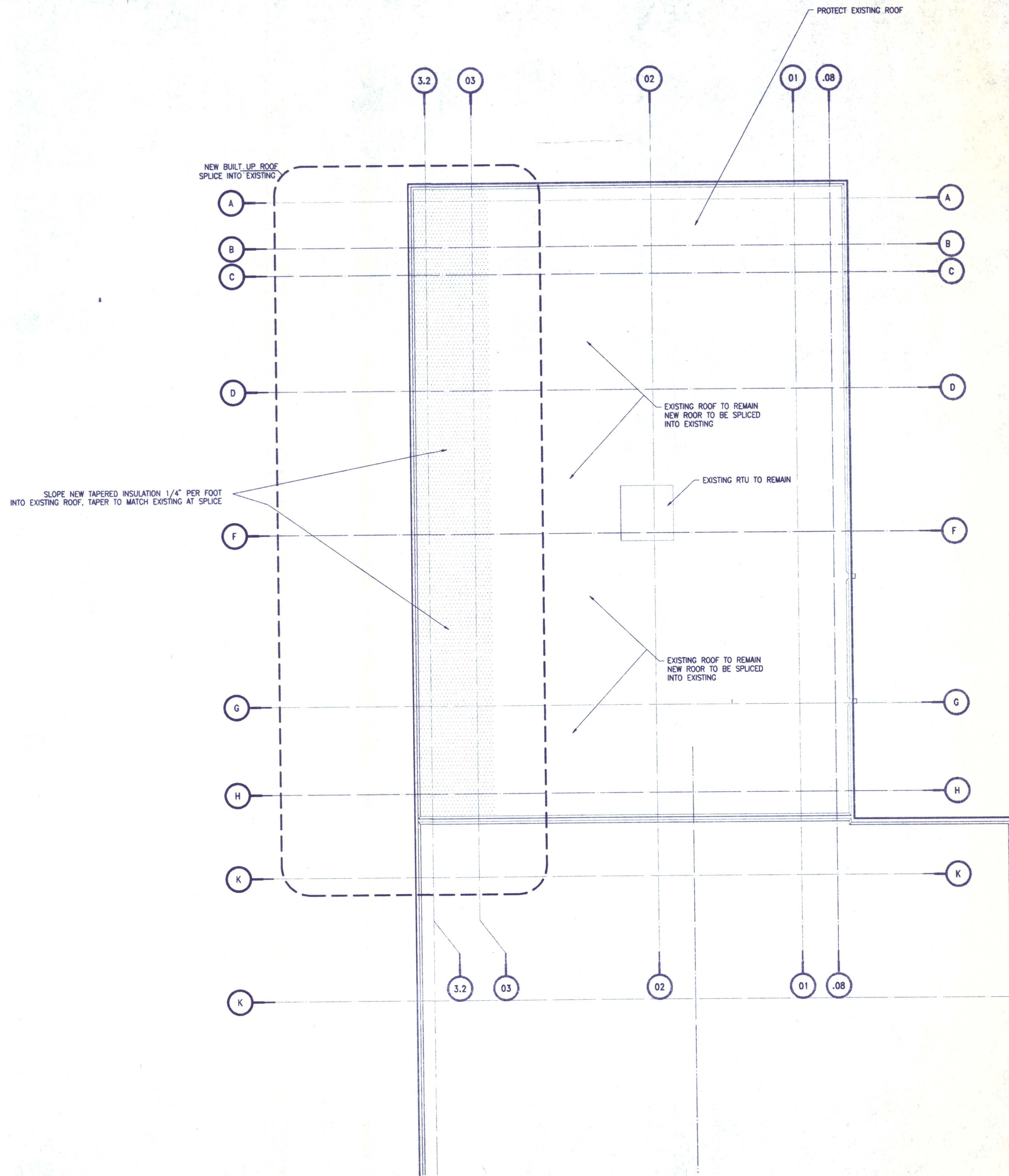
Drawn By: PSC, M.A.  
 Checked By: VAL, PSC  
 Project No.: 96037  
 Sheet Title:  
 Sheet No.:



**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 11, 1996
Revisions	1. 12/30/96 Issued for Construction
Drawn By	PSE, VLA
Checked By	WAE, PSC
Project No.	96037
Sheet Title	
Sheet No.	





01

ARCHITECTURAL ROOF PLAN

File Name: M-P01.dwg Plot View: Full Plot Scale: 1=96

Scale: 1/8" = 1'-0"

GOOD FULTON & FARRELL ARCHITECTS



MIDWAY PLACE  
 WESTMARK REALTY  
 LAWRENCE E. STEINBERG  
 ADDISON TEXAS

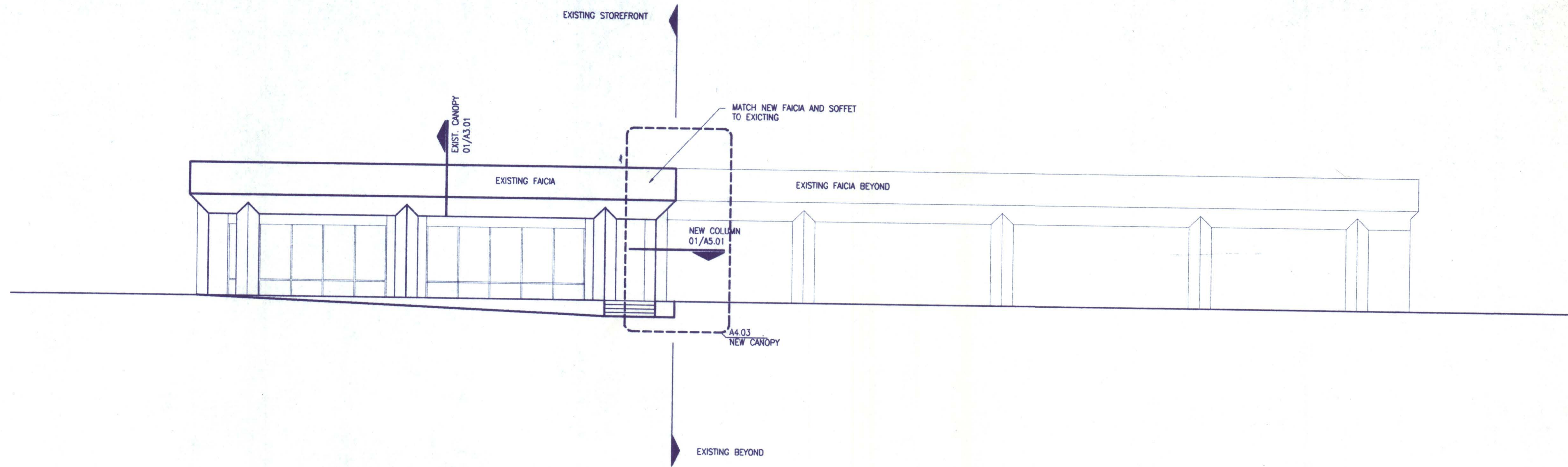
Date: December 11, 1996

Revisions  
 1. [Signature]  
 2. [Signature]

Drawn By: PSC, VLA  
 Checked By: WAE, PSC  
 Project No.: 96037  
 Sheet Title:

Sheet No.

A2.02

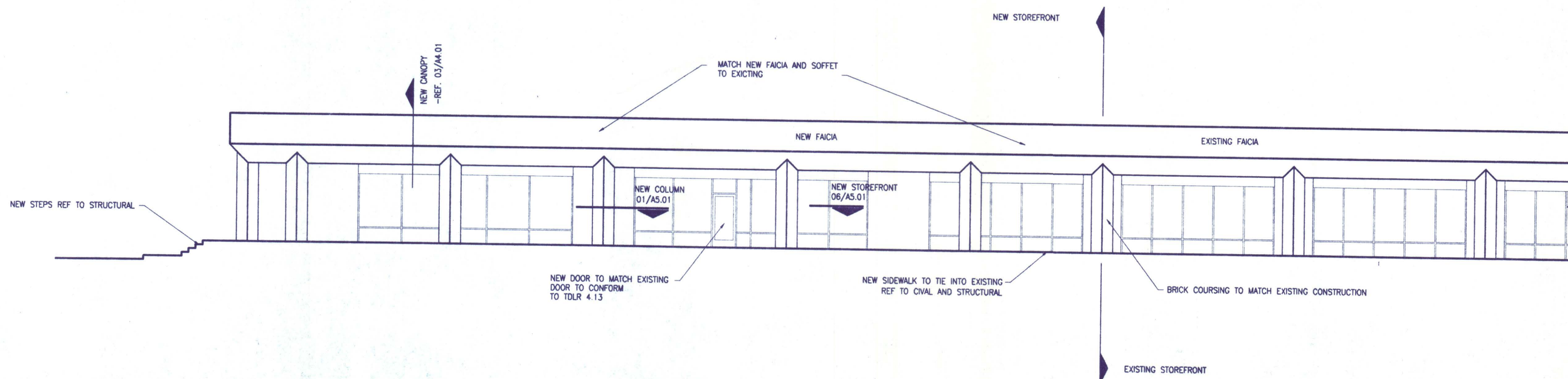


02

NEW EAST ELEVATION

File Name: M-E01.dwg Plot View: Full Plot Scale: 1=96

Scale: 1/8" = 1'-0"



01

NEW SOUTH ELEVATION

File Name: M-E01.dwg Plot View: Full Plot Scale: 1=96

Scale: 1/8" = 1'-0"

**GOOD FULTON & FARRELL ARCHITECTS**  
 3102 Oak Lawn Avenue  
 Suite 250  
 Dallas, Texas 75219  
 214 / 528-5599  
 FAX 214 / 521-8672

REGISTERED ARCHITECT  
 WALTER A. FARRELL  
 STATE OF TEXAS  
 11498  
 EXPIRES 02-29-1997

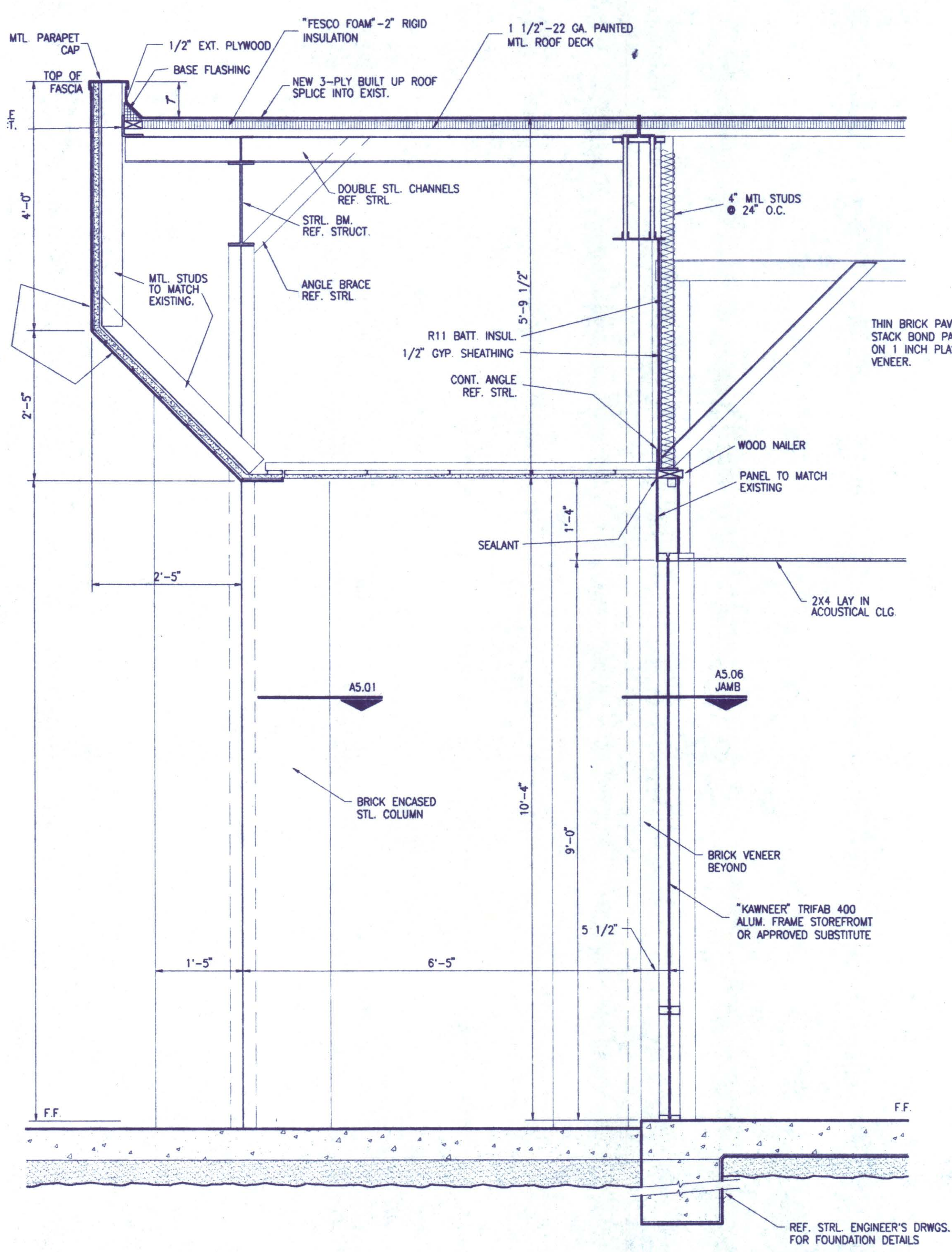
**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 11, 1996
Revisions	<i>[Handwritten initials]</i>
Drawn By	PSC, VLA
Checked By	WAE, PSC
Project No.	96037
Sheet Title	
Sheet No.	

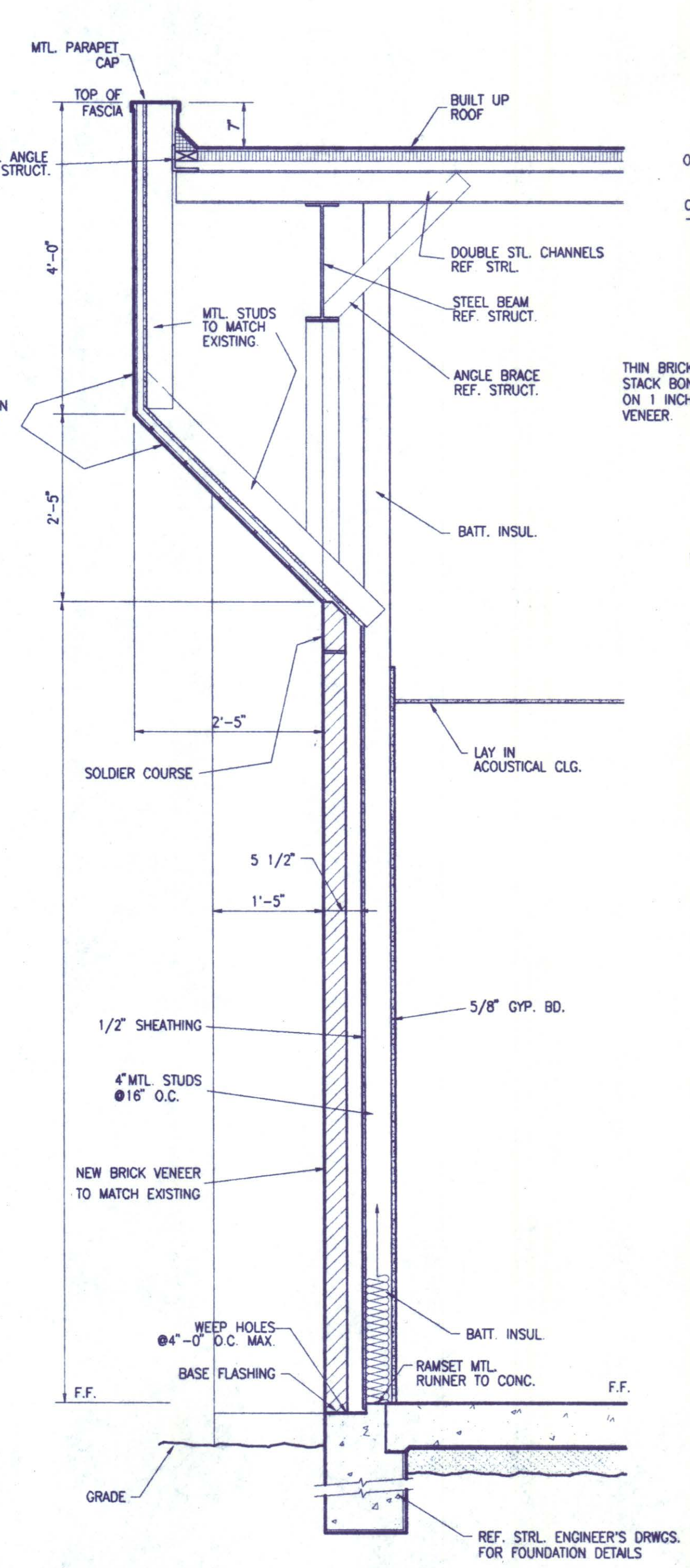


**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

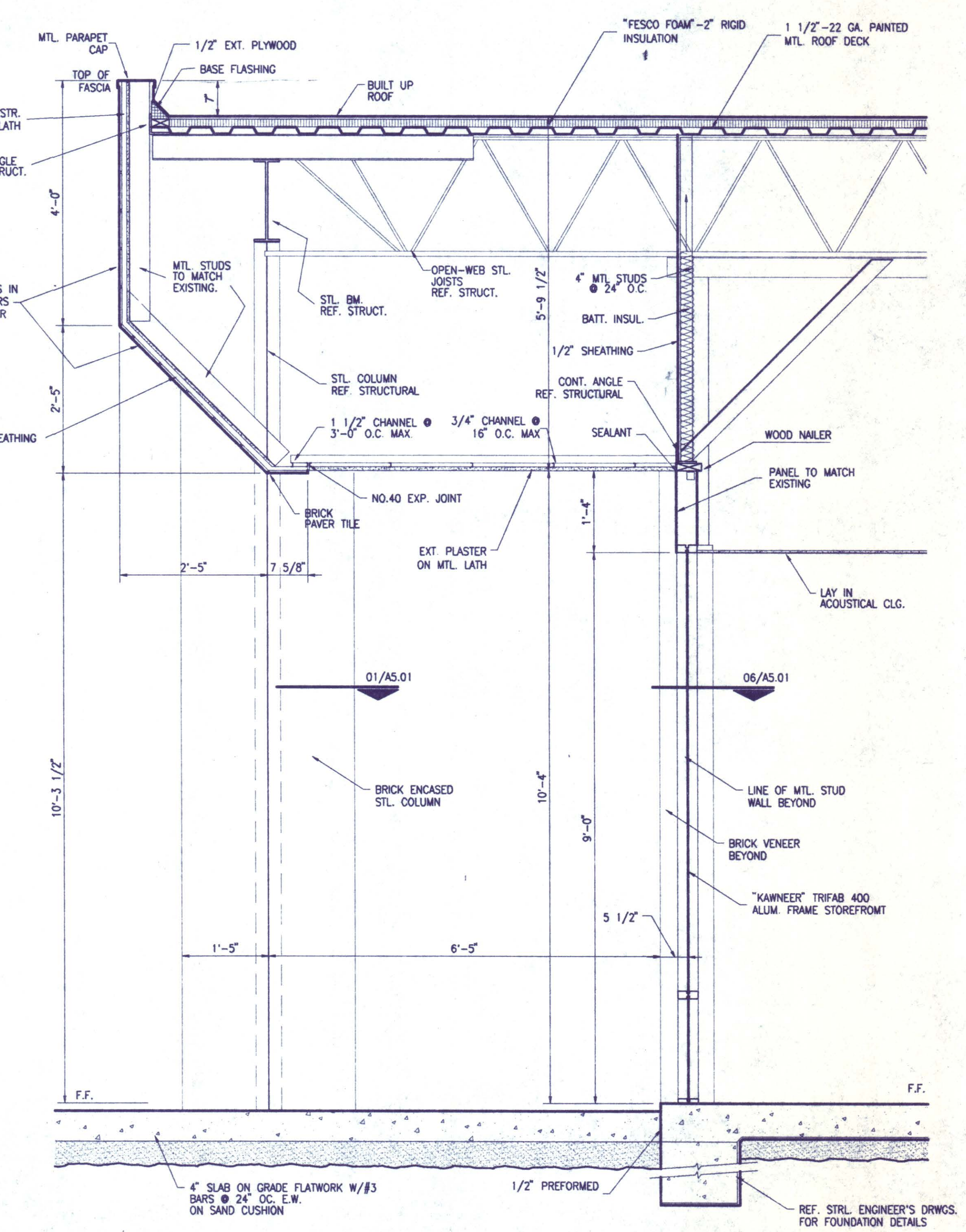
Date	December 11, 1996
Revisions	12/29/96 [Signature]
Drawn By	PSC, VLA
Checked By	VAC, PSC
Project No.	96037
Sheet Title	
Sheet No.	



**03 TYPICAL WALL SECTION (THRU NEW CANOPY)**  
 File Name: M-WS09.dwg Plot View: Full Plot Scale: 1=12 Scale: 3/4" = 1'-0"

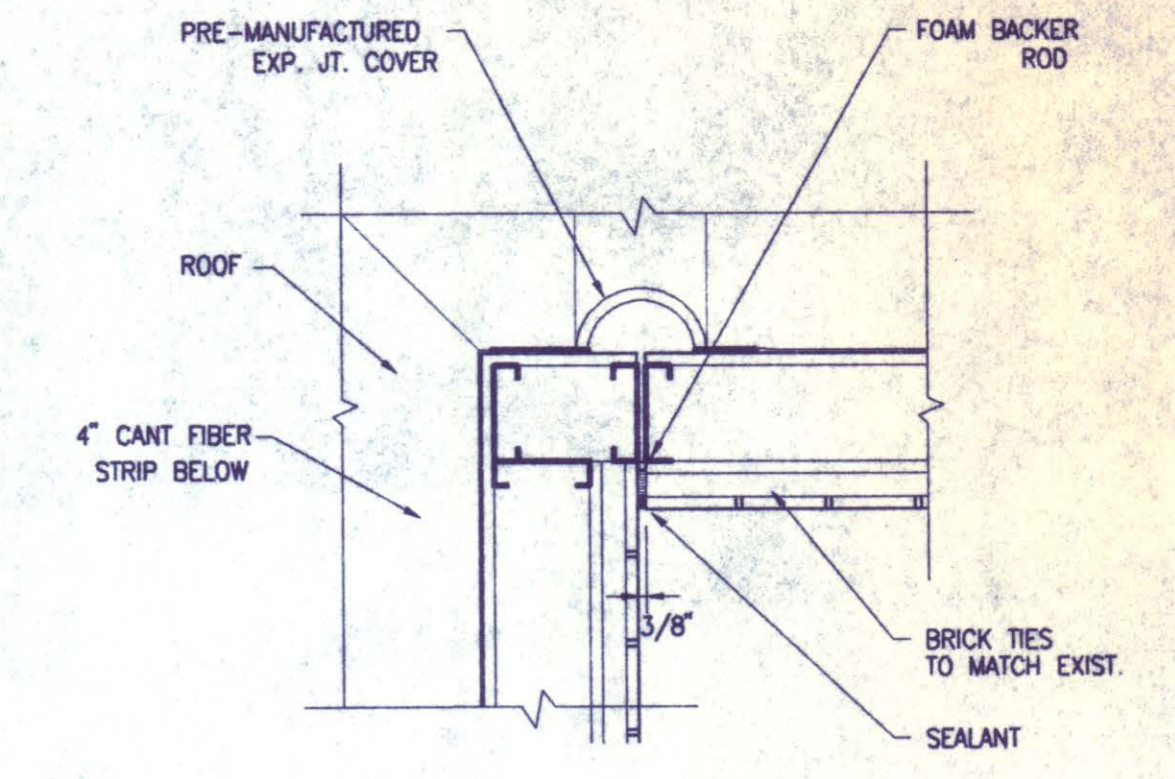
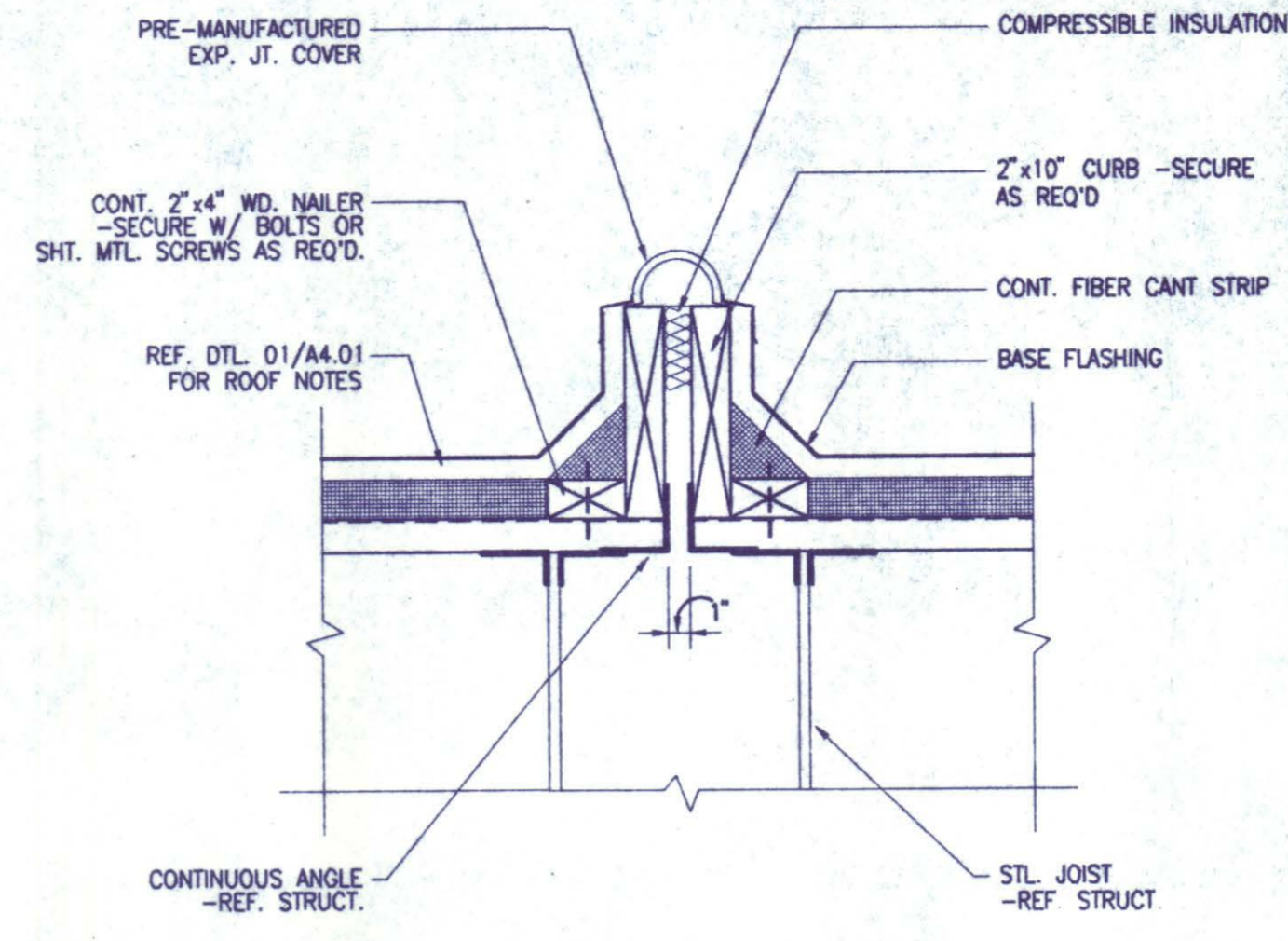
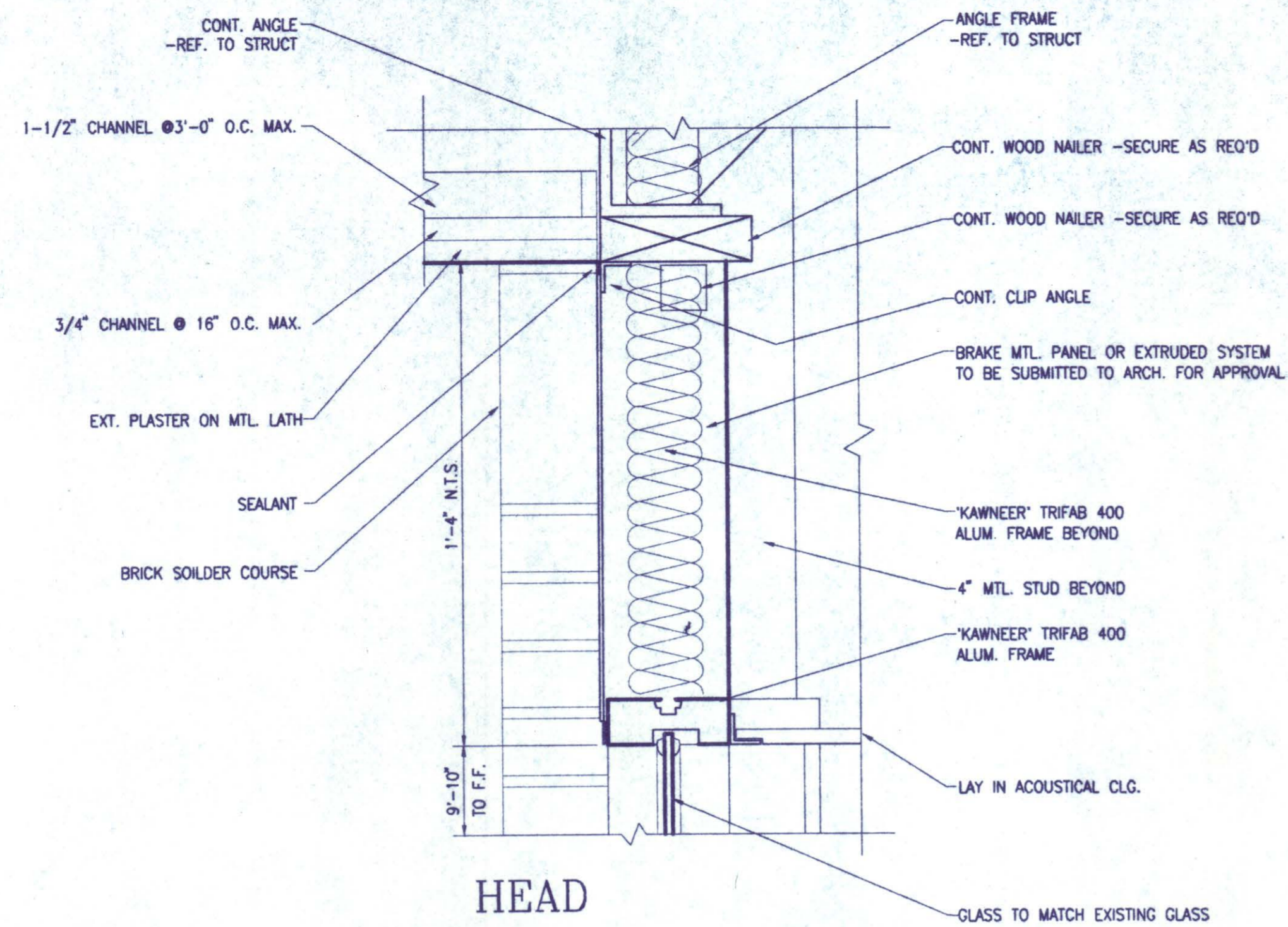


**02 TYPICAL WALL SECTION**  
 File Name: M-WS08.dwg Plot View: Full Plot Scale: 1=12 Scale: 3/4" = 1'-0"



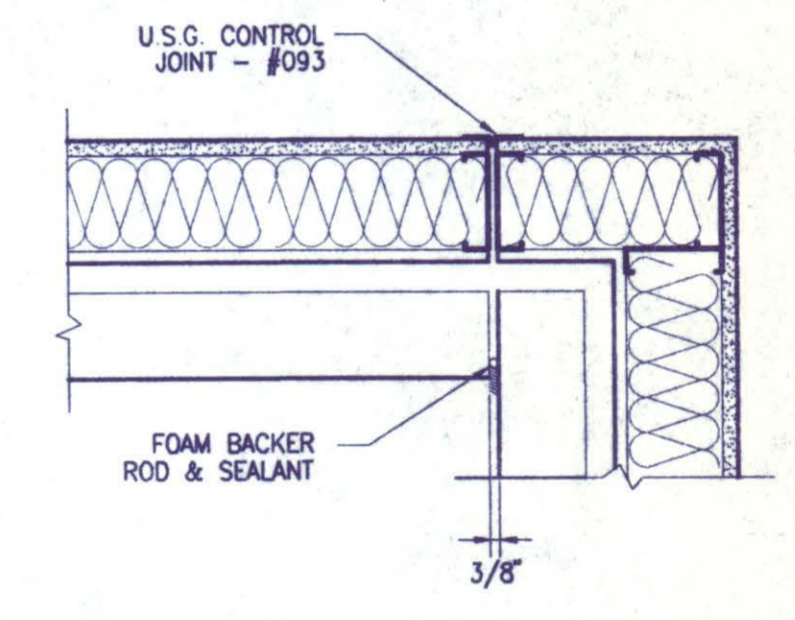
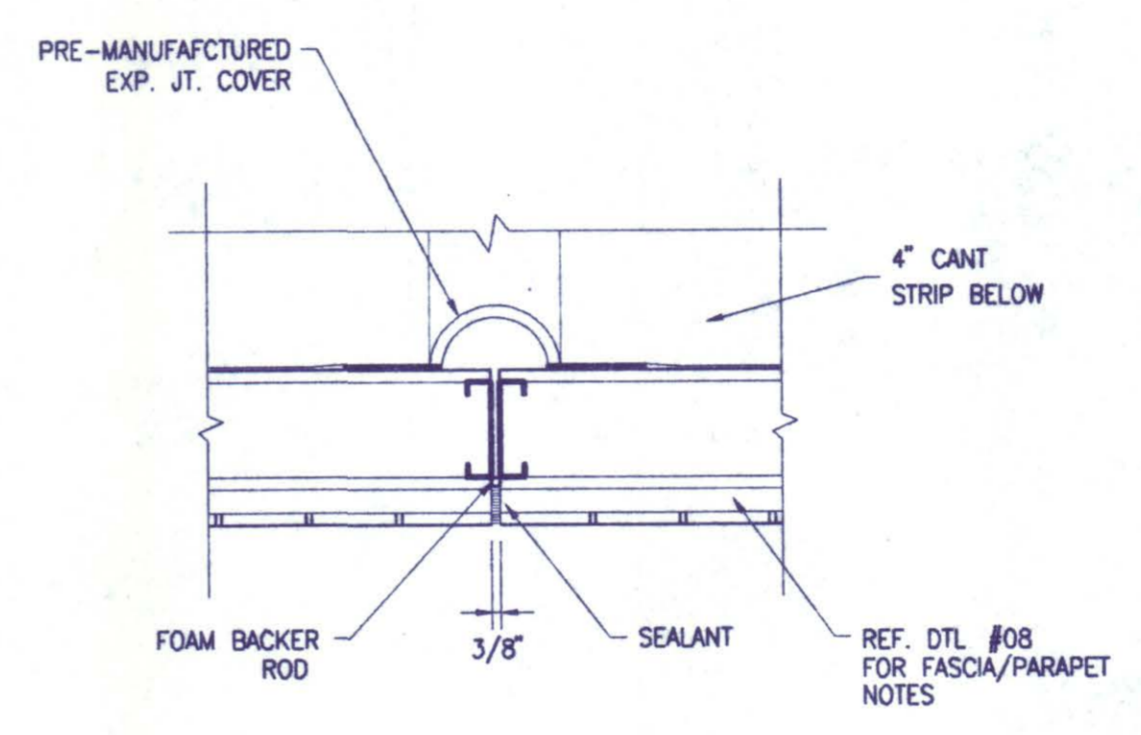
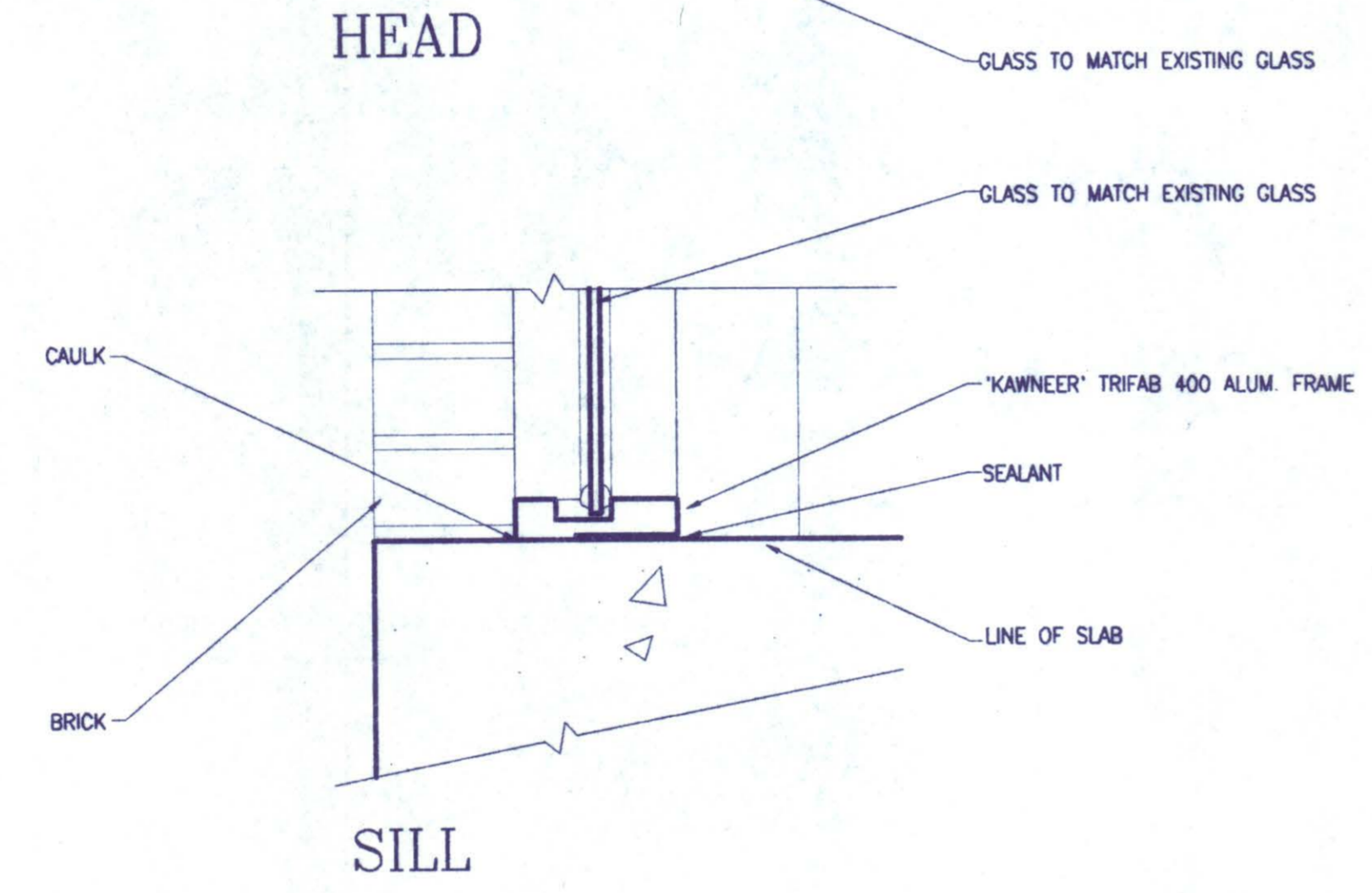
**01 TYPICAL WALL SECTION (THRU CANOPY)**  
 File Name: M-WS07.dwg Plot View: Full Plot Scale: 1=12 Scale: 3/4" = 1'-0"

Border File Name: 243603.dwg



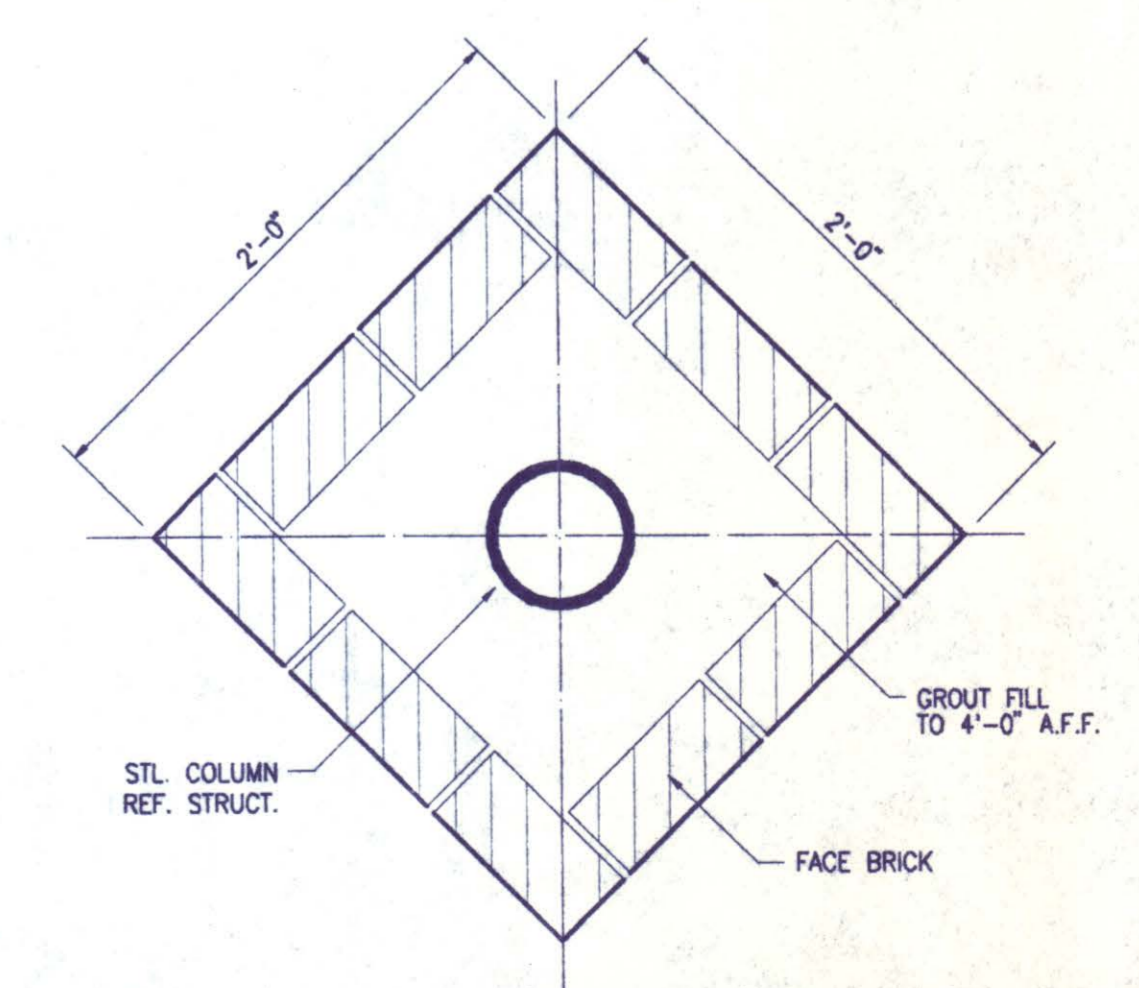
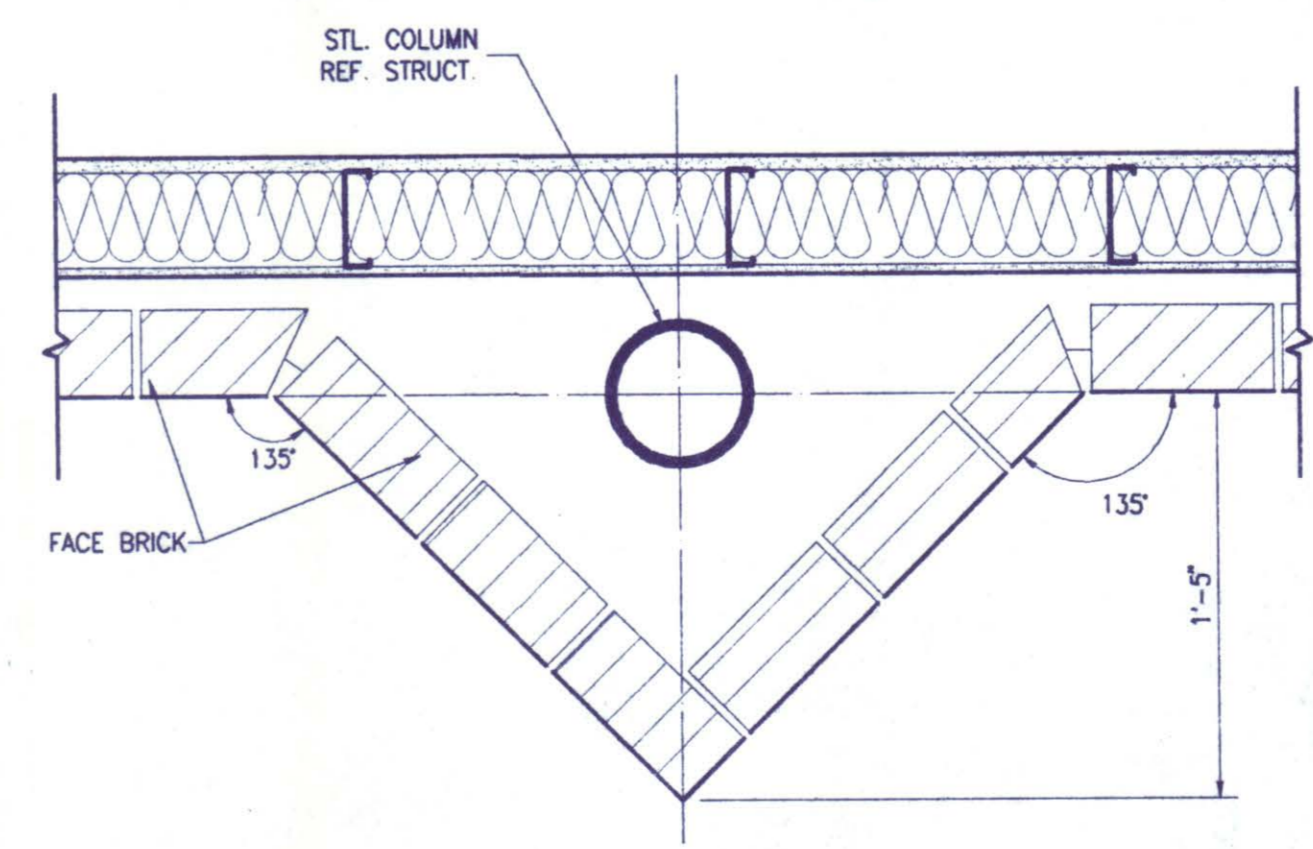
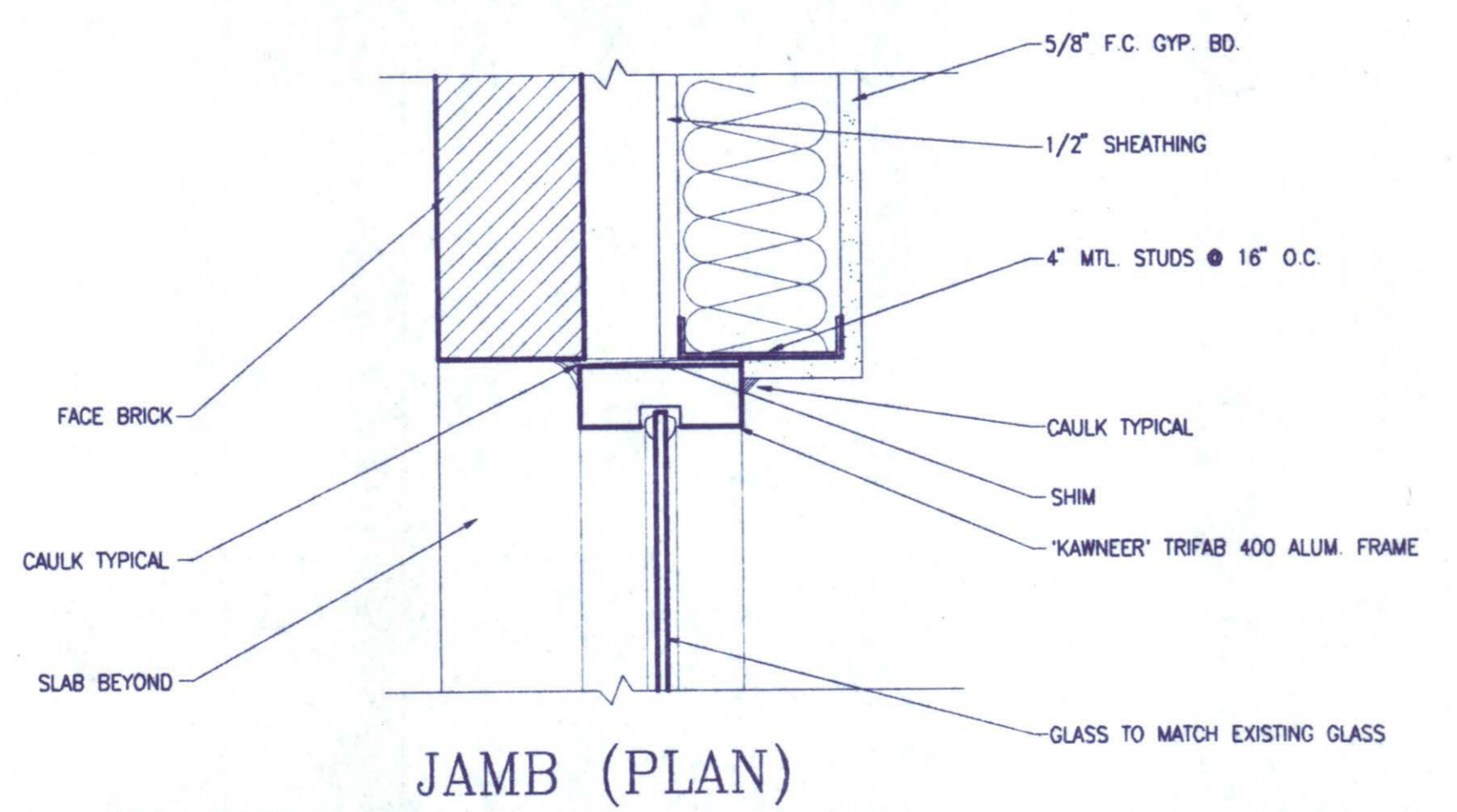
**07** EXP. JOINT DTL. (ROOF)  
File Name: M-DTL07.dwg Scale: 1-1/2" = 1'-0"

**05** EXP. JOINT DTL.  
File Name: M-DTL05.dwg Scale: 1-1/2" = 1'-0"



**04** EXP. JOINT DTL.  
File Name: M-DTL04.dwg Scale: 1-1/2" = 1'-0"

**03** EXP. JOINT DETAIL  
File Name: M-DTL03.dwg Scale: 1-1/2" = 1'-0"



**06** STOREFRONT FRAME DTLS.  
File Name: DTL06.dwg Scale: 3" = 1'-0"

**02** PILASTER DTL.  
File Name: M-DTL02.dwg Scale: 1-1/2" = 1'-0"

**01** TYP. COLUMN DTL.  
File Name: M-DTL01.dwg Scale: 1-1/2" = 1'-0"

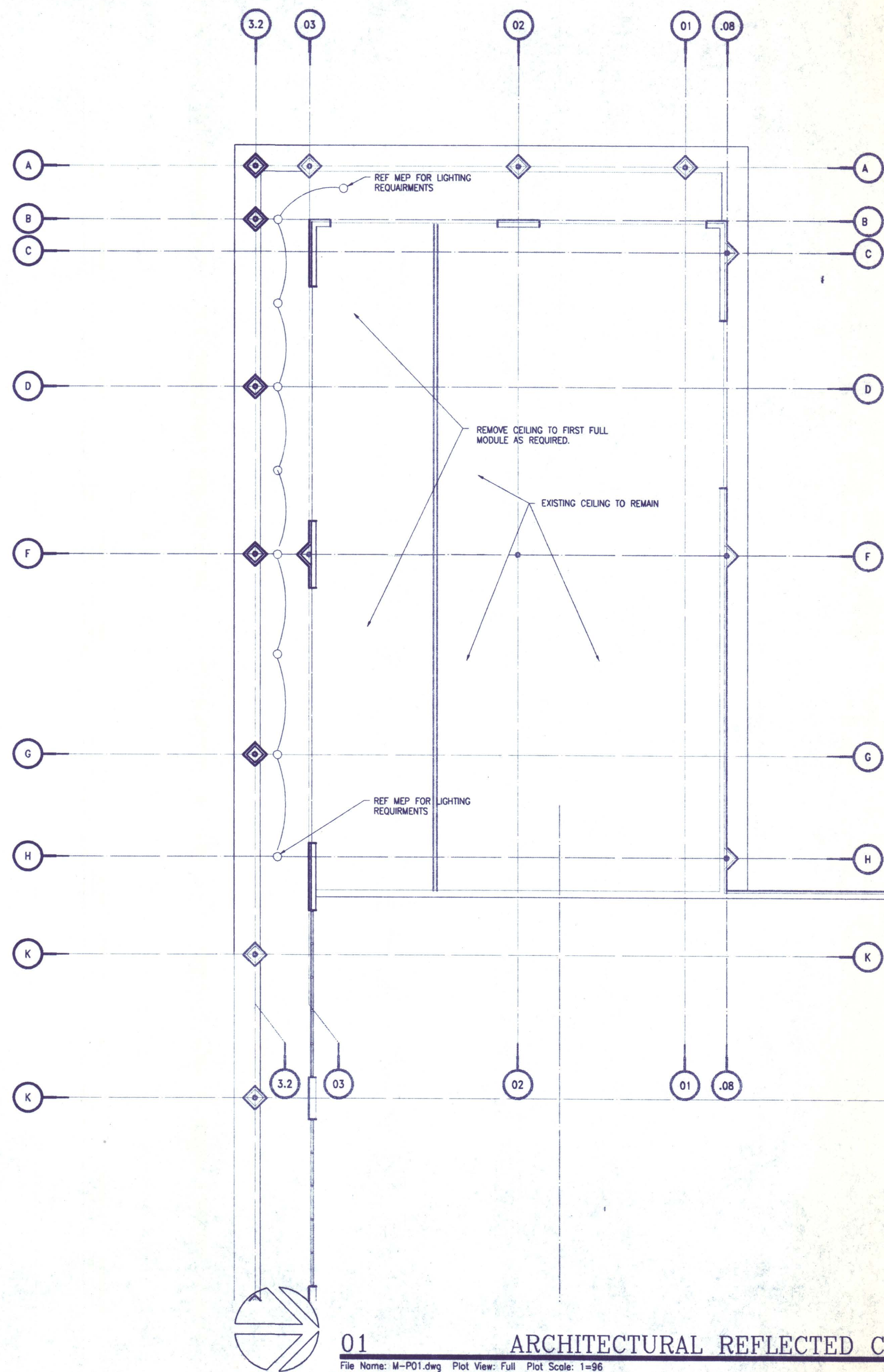
Border File Name: 243602.dwg

**GOOD FULTON & FARRELL ARCHITECTS**  
 3102 Oak Lawn Avenue  
 Dallas, Texas 75219  
 214 / 528-5589  
 FX 214 / 321-8672



**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 11, 1996
Revisions	12/20/96 [Signature]
Drawn By	PSC, M.A.
Checked By	VME, PSC
Project No.	96032
Sheet Title	
Sheet No.	



GOOD FULTON & FARRELL ARCHITECTS

3102 Oak Lawn Avenue  
Dallas, TX 75219  
214 / 528-5599  
FAX 214 / 521-8672



MIDWAY PLACE  
WESTMARK REALTY  
LAWRENCE E. STEINBERG  
ADDISON TEXAS

Date December 11, 1996

Revisions  
12/16/96  
[Signature]

Drawn By PSC, VLA  
Checked By WME, PSC  
Project No. 96037  
Sheet Title

Sheet No.

A7.01



**GENERAL NOTES:**

**GENERAL CONDITIONS:**

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE FABRICATION OR CONSTRUCTION AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER.
2. THE CONTRACTOR SHALL COORDINATE ALL LEAVE-OUTS, SLEEVES AND OTHER SLAB PENETRATIONS BEFORE CONSTRUCTION.
3. THE CONTRACTOR SHALL NOT PROCEED WITH FABRICATION OF STRUCTURAL ELEMENTS WITHOUT PRIOR REVIEW OF ALL SHOP DRAWINGS BY THE STRUCTURAL ENGINEER.
4. THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS, NOR FROM ANY ERRORS IN THE SHOP DRAWINGS.
5. ALL INDICATED FRAMING AND DIMENSIONS OF THE EXISTING BUILDING ARE FROM DRAWINGS ONLY. THESE DIMENSIONS SHALL BE FIELD VERIFIED AND DISCREPANCIES BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE DETAILING, FABRICATION OR ERECTION OF STEEL.
6. THE CONTRACTOR SHALL NOT PROCEED WITH FABRICATION OF STRUCTURAL ELEMENTS WITHOUT PRIOR REVIEW OF ALL SHOP DRAWINGS BY THE STRUCTURAL ENGINEER. SUBMIT SHOP DRAWINGS ALONG WITH FIELD VERIFIED DIMENSIONS. PREPARE TEMPLATES OF BOLT LOCATIONS FOR PUNCHING HOLES IN THE STEEL MEMBERS.
7. TESTING LABORATORY SERVICES SHALL INCLUDE INSPECTION OF BOLT INSTALLATIONS, STRUCTURAL STEEL CONNECTIONS AND FIREPROOFING INSTALLATION. TEST REPORTS SHALL BE SENT TO THE STRUCTURAL ENGINEER.
8. FOR FIREPROOFING REQUIREMENTS REFER TO ARCHITECTURAL DRAWINGS.

**CODE & DESIGN SPECIFICATIONS:**

GENERAL: THE 1991 UNIFORM BUILDING CODE, IS USED AS THE BASIC CODE DOCUMENTS. THIS IS SUPPLEMENTED BY THE FOLLOWING ADDITIONAL CODES AND REFERENCES TO BE USED FOR DESIGN, DETAILING AND CONSTRUCTION.

- A. STRUCTURAL STEEL: 1989 SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF AISC (NINTH EDITION).
- B. STRUCTURAL CONCRETE: 1992 BUILDING CODE FOR REINFORCED CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-92).
- C. STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, K-SERIES (SJI) AND AISC 1980.

**DESIGN LOADS: (LIVE LOAD)**

ROOF	20 PSF
WIND	22 PSF
UPLIFT (NET)	12 PSF
END BEARING	20000 PSF

**STRUCTURAL CONCRETE:**

1. TYPICAL CONCRETE SHALL BE HARDROCK CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. FIVE SACKS (470 LBS) MINIMUM OF CEMENT PER CUBIC YARD SHALL BE USED AT ALL CONCRETE. NO CALCIUM CHLORIDE OR FLY ASH SHALL BE PERMITTED IN THE CONCRETE MIX DESIGNS. READY-MIXED CONCRETE SHALL CONFORM TO ASTM C94. MIX DESIGN SHALL INCLUDE APPLICATION FOR CONCRETE USE. (MIX DESIGNS MARKED FOR GENERAL USE WILL NOT BE APPROVED)
2. CONCRETE SLUMPS SHALL BE FOUR INCHES (± ONE INCH) EXCEPT PIERS WHICH SHALL BE SIX INCHES (± ONE INCH)
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZE SHALL BE ONE INCH.
4. ALL CONCRETE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST A.C.I. SPECIFICATIONS.
5. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
6. REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315) AND THE C.R.S.I. "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", LATEST EDITION.
7. REINFORCEMENT SPLICES SHALL LAP A MINIMUM OF 36 BAR DIAMETERS AND 18 INCHES MINIMUM UNLESS OTHERWISE NOTED. BAR SPLICES AT LOCATIONS OF HIGH STRESS ARE NOT PERMITTED. SPLICES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
8. PROVIDE SPACERS, CHAIRS, BOLSTERS, TIES AND OTHER ACCESSORIES CONFORMING TO THE REQUIREMENTS OF THE C.R.S.I.
9. ALL GRADE BEAMS ARE TO HAVE PLYWOOD FORMS EA. SIDE

**ROOF DECK:**

1. ROOF DECK SHALL BE ONE AND 1/2 INCH, 22 GAUGE, TYPE "F" ROOF DECK AS MANUFACTURED BY VULCRAFT OR EQUAL.
2. ROOF DECK SHALL BE WELDED TO STRUCTURE AT SIX INCHES ON CENTER AT ALL SUPPORTS, INCLUDING END LAPS, USING 5/8 INCH DIAMETER PUDDLE WELDS. DECK UNIT SHALL LAP A MINIMUM OF TWO INCHES.
3. SIDE LAPS SHALL BE FASTENED WITH #10 TEKs, TWO PER JOIST SPACE. SIDES PARALLEL TO SUPPORTS SHALL BE WELDED AT 6 INCHES O.C. WITH 5/8 INCH DIAMETER PUDDLE WELDS.
4. ROOF DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS AND SHALL HAVE A COAT OF BAKED-ON RUST INHIBITIVE PAINT. CLEAN RUST OFF UNDERSIDE OF DECK AFTER ERECTION AND TOUCH-UP WITH PAINT.

**STRUCTURAL STEEL:**

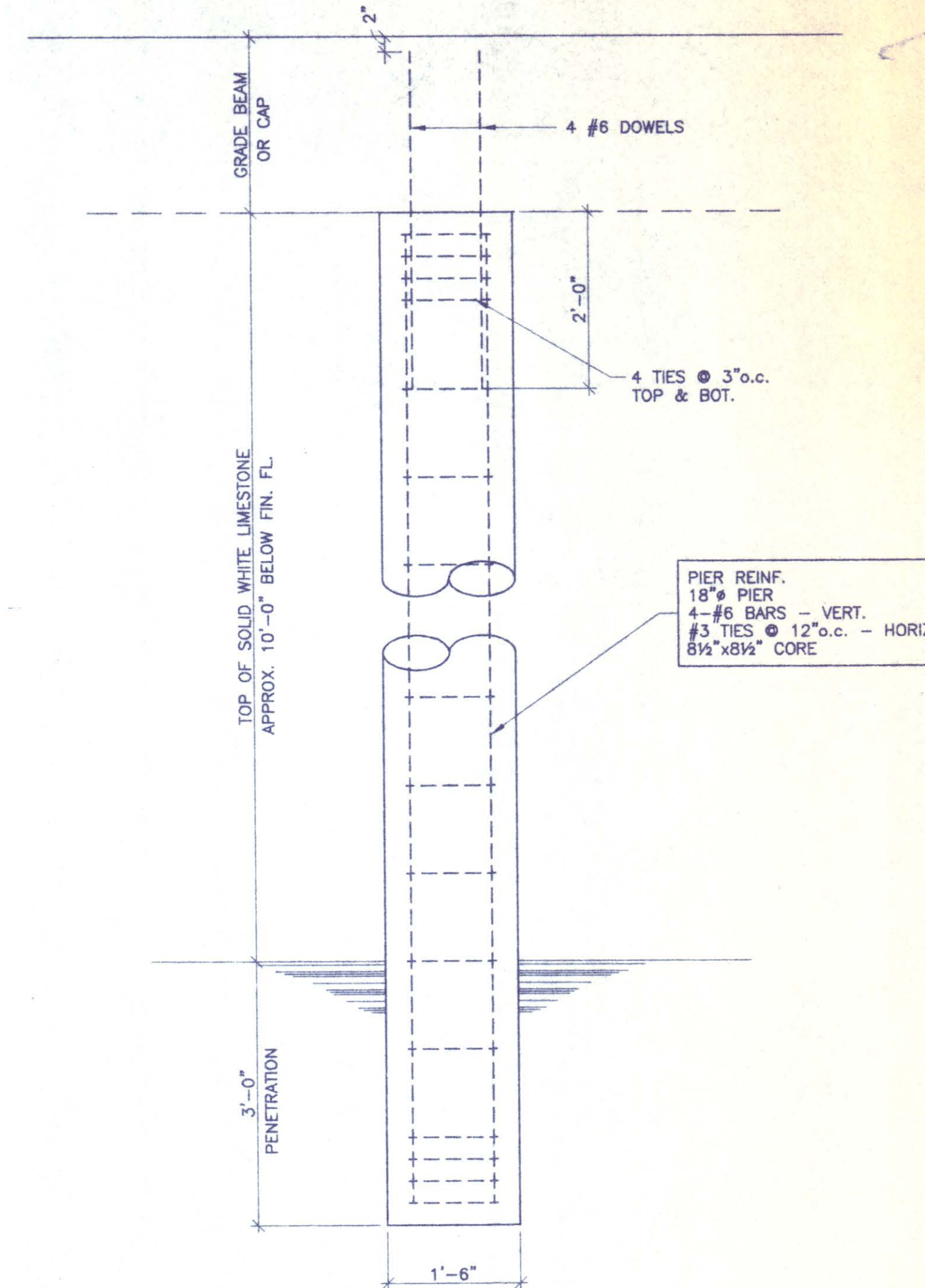
1. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", 1989 EDITION.
2. STRUCTURAL STEEL TO CONFORM TO ASTM A36 GRADE STEEL, UNLESS OTHERWISE NOTED.
3. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
4. WELDING SHALL BE PER THE LATEST AWS STANDARDS WITH E70XX ELECTRODES. ALL WELDS IN FIELD TO BE LABORATORY INSPECTED. ALL FIELD WELDS TO BE DONE BY CERTIFIED WELDERS.
5. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS DETAILED OTHERWISE ON THE DRAWINGS.
6. ALL WELDS TO EXISTING MEMBERS SHALL BE 3/16" FILLET WELDS ALL AROUND UNLESS NOTED OTHERWISE.
7. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING A.S.T.M. A325 BOLTS OR A490 BOLTS" AS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS USING A325 BOLTS. USE FRICTION TYPE BOLTS WITH WASHERS.
8. SHEAR CAPACITY OF CONNECTIONS (BOTH WELDED AND BOLTED) SHALL NOT BE LESS THAN THE NOTED SHEAR OR 70% OF THE BEAM CAPACITY, WHICHEVER IS LARGER.

**OPEN WEB STEEL JOISTS:**

1. STEEL JOIST MANUFACTURER SHALL BE A MEMBER OF STEEL JOIST INSTITUTE.
2. STEEL JOISTS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOIST, K SERIES. REUSE OF EXISTING H-JOISTS IS PERMITTED.
3. ALL WELDED JOIST CONNECTIONS SHALL CONFORM TO A.W.S. A5.1 FOR SERIES #E70 ELECTRODES PER STEEL JOIST INSTITUTE SPECIFICATIONS.
4. RIGID X-BRIDGING (SHOWN ON PLAN AS REQUIRED) SHALL BE BOLTED AT THE INTERSECTION OF THE TWO ANGLES BETWEEN JOISTS.
5. ALL HANGERS TO SUPPORT MECHANICAL EQUIPMENT, ETC, TO BE SUPPORTED BY BOTTOM CHORD OF STEEL JOISTS SHALL BE LOCATED AT THE PANEL POINTS OF THE JOISTS.
6. EXTEND THE BOTTOM CHORD OF ALL FLOOR & ROOF JOIST CENTERED ON COLUMNS AND WELD THE BOTTOM CHORD TO THE COLUMNS AFTER TOTAL DEAD LOAD HAS BEEN APPLIED.
7. JOIST BRIDGING SHALL BE FURNISHED AND INSTALLED TO MEET THE DESIGN & SPACING REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION STANDARD SPECIFICATIONS FOR OPEN WEB JOIST. USE HORIZONTAL BRIDGING ON SHORT SPAN JOISTS.
8. DEPTH OF JOIST SEATS SHALL BE 2 1/2" FOR SHORT SPAN JOISTS UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
9. ALL MECHANICAL EQUIPMENT TO BE SUPPORTED BY THE JOISTS SHALL BE APPROVED BY THE ARCHITECT UNLESS THE EQUIPMENT IS SHOWN ON THE STRUCTURAL DRAWINGS.
10. ALL SCARRED, MARRED, OR OTHERWISE DAMAGED PAINT SHALL BE TOUCHED UP AFTER COMPLETION OF CONSTRUCTION.
11. JOIST BRIDGING SHALL BE ERECTED PRIOR TO ERECTION DECKING ON JOIST SYSTEM.
12. ANY CONCENTRATED LOADS THAT EXCEED 50 LBS AND IS SUSPENDED FROM JOISTS, SHALL BE SUSPENDED FROM JOIST PANEL POINTS ALONG TOP CHORD. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO TRANSFER LOADS TO THOSE POINTS.
13. IF NOT SHOWN ON DRAWINGS, SUPPORT METAL DECK AROUND COLUMN CLOSURE, SCREED PLATES AROUND OPENINGS AND EDGE OF SLAB SHALL BE PROVIDED BY THE CONTRACTOR.
14. ALL JOIST TO HAVE BOTTOM CHORD EXTENSIONS UNLESS OTHERWISE NOTED.

**DRILLED PIERS:**

1. DRILLED PIERS SHALL BE FOUNDED A MINIMUM OF 3 FEET INTO WHITE LIMESTONE BEARING STRATUM AS DIRECTED BY THE SOILS ENGINEER.
2. PIERS ARE DESIGNED FOR 20,000 LBS PER SQUARE FOOT END BEARING, WHEN BEARING A MINIMUM OF 3 FEET INTO WHITE LIMESTONE
3. THE PIER LENGTH NOTED ON THE DRAWINGS IS FOR ESTIMATING PURPOSES ONLY. FINAL BEARING ELEVATION IS TO BE DETERMINED IN THE FIELD.
4. BOTTOM OF PIER HOLES SHALL BE SMOOTH, DRY AND FREE OF ALL LOOSE MATERIAL BEFORE POURING CONCRETE.
5. 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 40 FEET LENGTHS AND CUT AS REQUIRED. THIRTY BAR DIAMETER LAPS WILL BE ALLOWED IN THE PIER STEEL (UNLESS NOTED OTHERWISE IN THE SCHEDULE). IF NO MORE THAN 50% OF THE BARS ARE LAPPED IN ANY EIGHT FOOT LENGTH OF THE PIER.
6. 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.
7. REINFORCING STEEL SHOP DRAWINGS SHALL INDICATE PLACING DRAWINGS FOR TEMPLATES TO SET DOWELS AND ANCHOR BOLTS. REINFORCING CAGES SHALL BE ADEQUATELY SUPPORTED TO PROVIDE CLEARANCES INDICATED ON THE DRAWINGS.
8. PIER HOLES SHALL BE CONCRETED WITHIN EIGHT HOURS OF DRILLING.



**DRILLED PIER DETAIL**

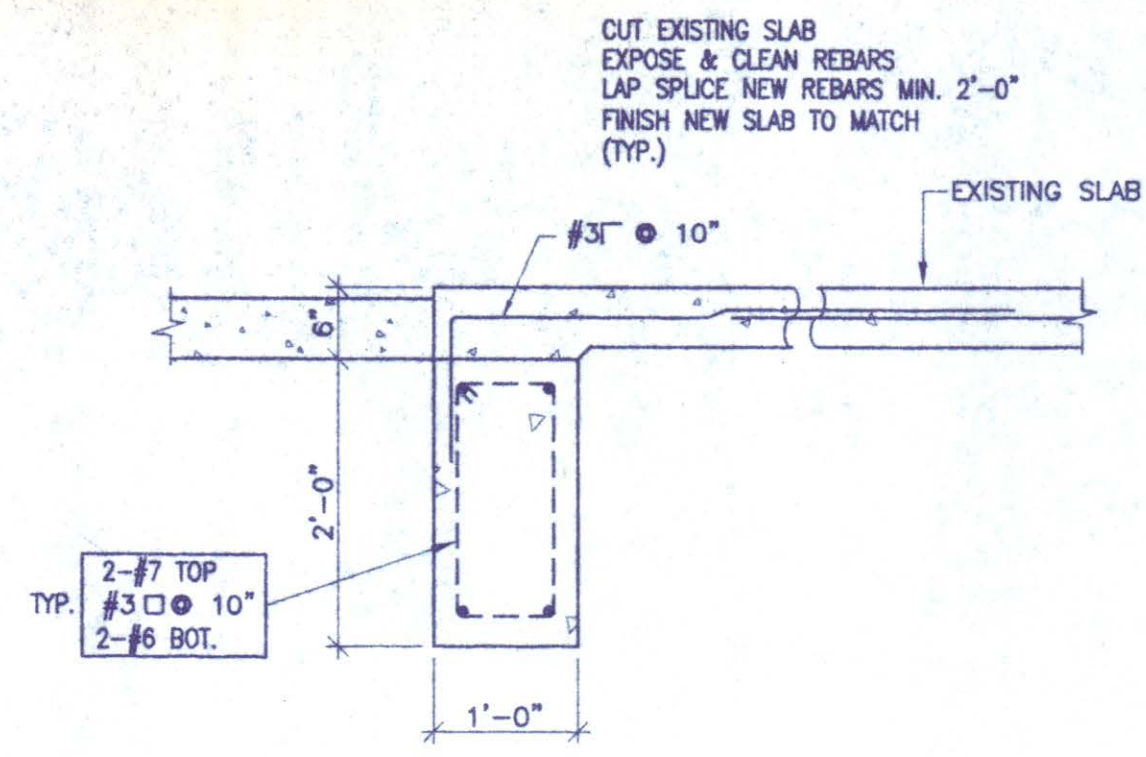
**GOOD FULTON & FARRELL ARCHITECTS**  
 3102 Oak Lawn Avenue  
 Suite 250  
 Dallas, Texas 75219  
 214 / 528-5599  
 FAX 214 / 521-9672

**MIDWAY PLACE**  
**WESTMARK**  
**ADDISON TEXAS**

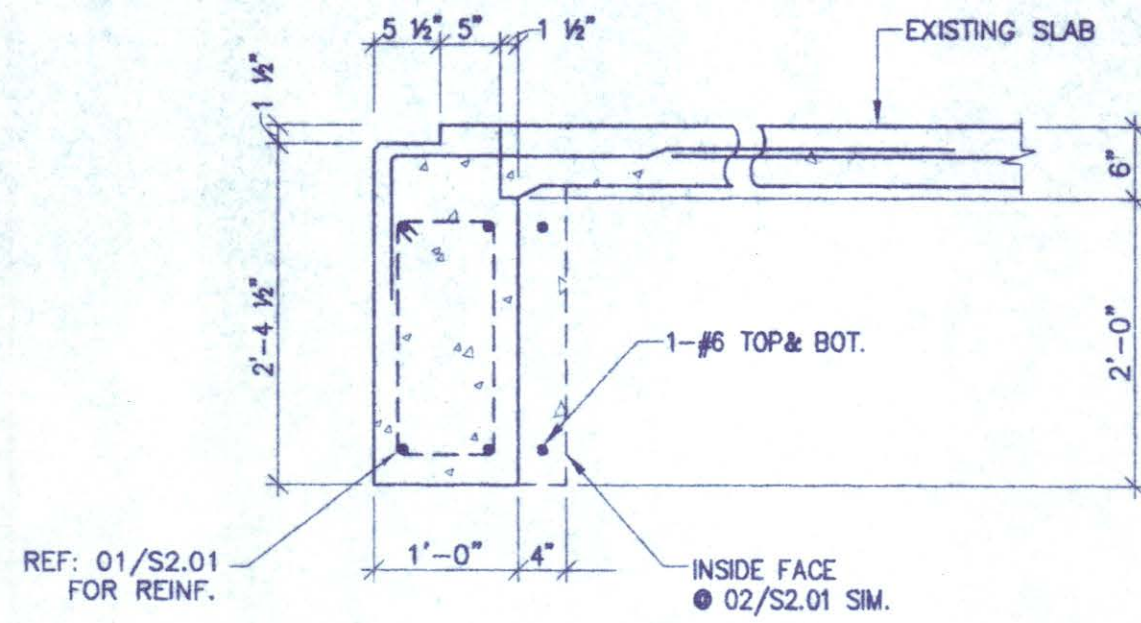
Date	11/27/96
Revisions	1-20916 2-20916 3-20916
Drawn By	SLR
Checked By	RAJ
Project No.	
Sheet Title	GENERAL NOTES & TYPICAL DETAILS
Sheet No.	


**MULLEN AND POWELL - TECHNICAL STRUCTURES**  
 STRUCTURAL ENGINEERING CONSULTANTS  
 Reverchon Plaza 3500 Maple Avenue  
 Suite 1475 LB-3 Dallas, Texas 75219  
 (TEL) 214/528-1725 (FAX) 214/528-1728

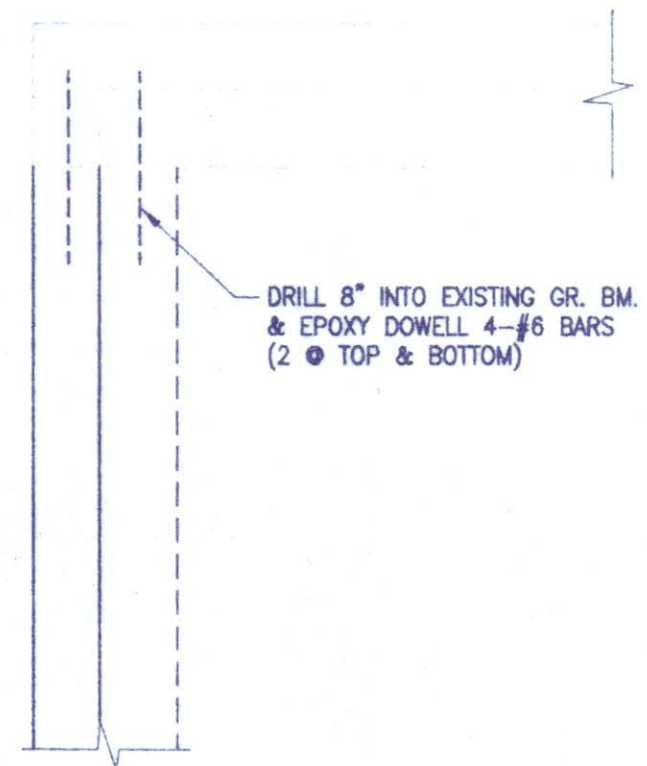
**S1.01**



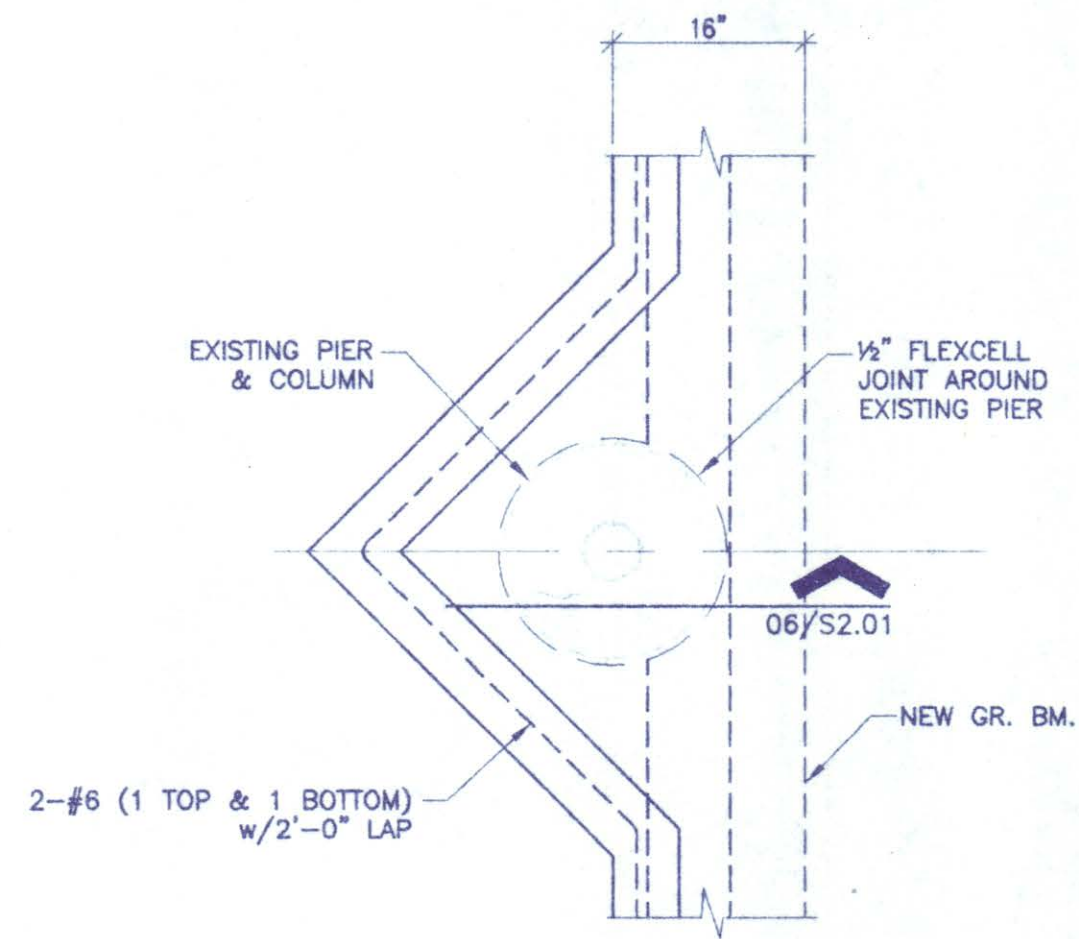
**01 SECTION**  
SCALE: 3/4"=1'-0"



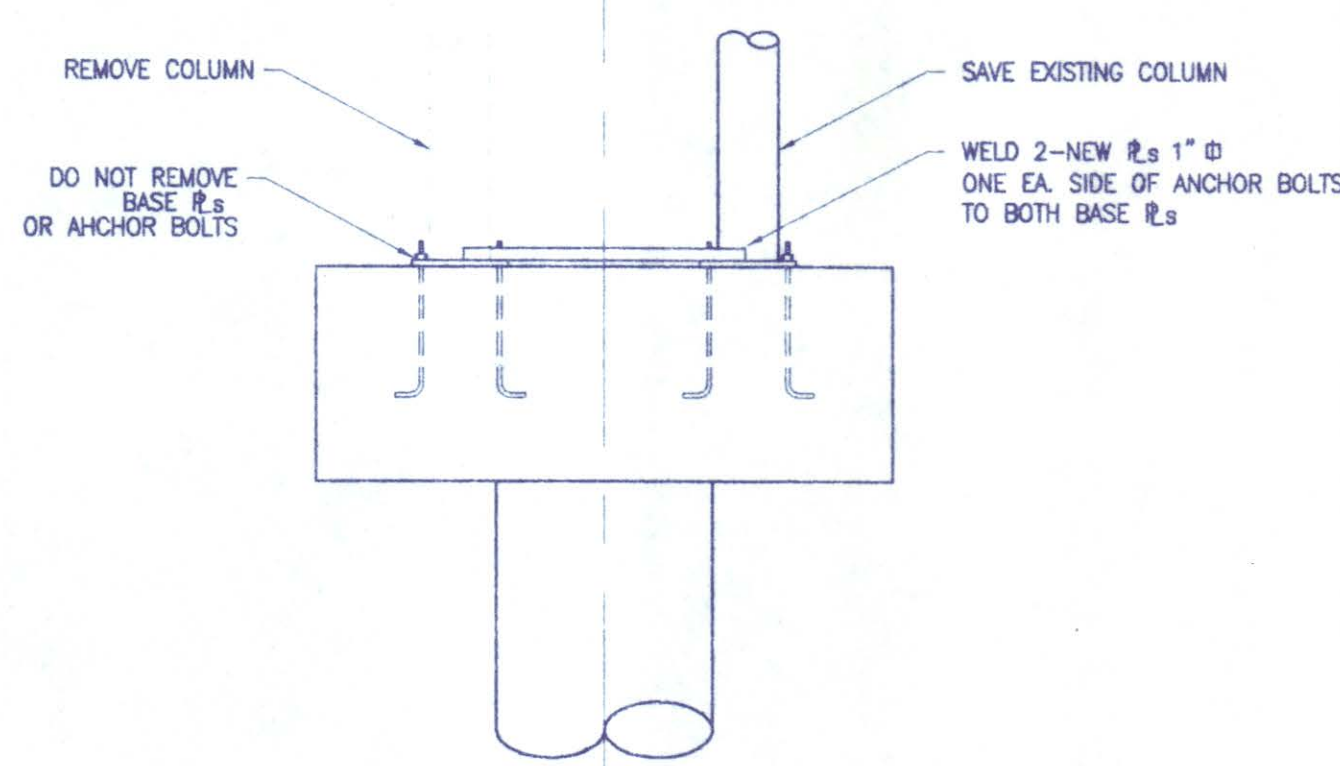
**02 SECTION**  
SCALE: 3/4"=1'-0"



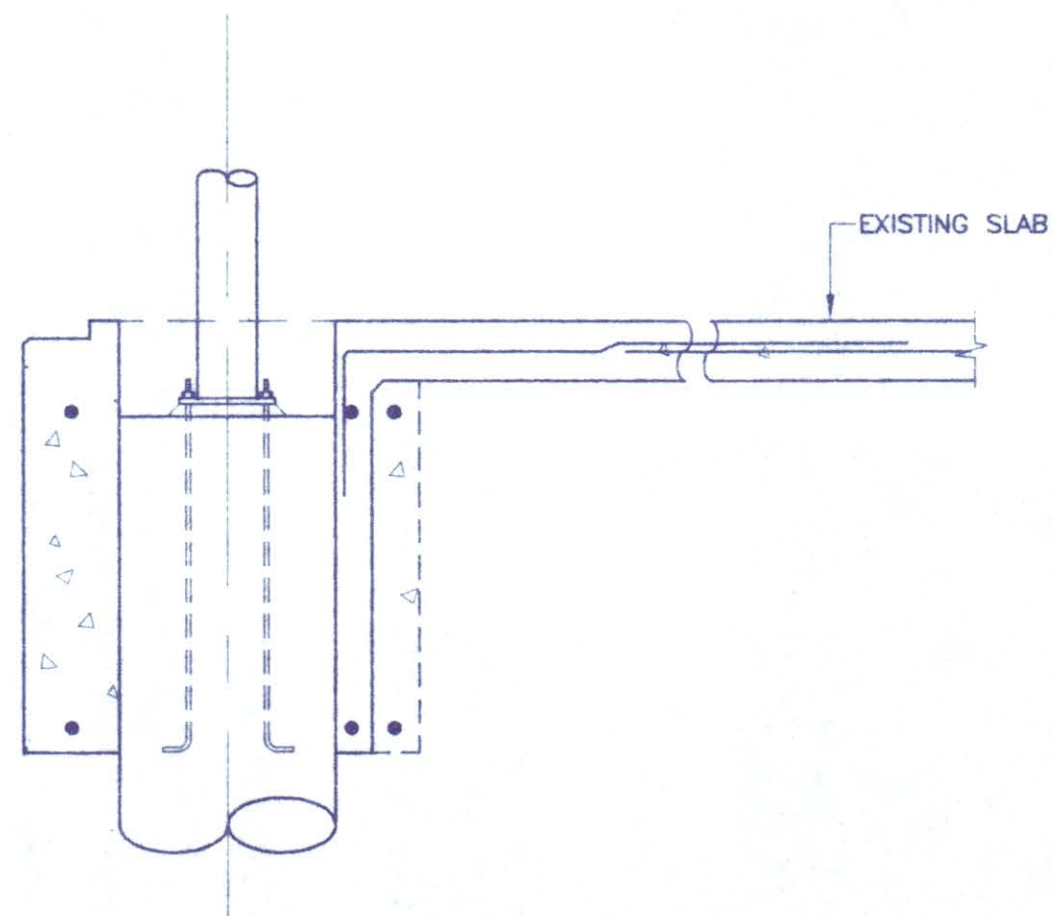
**03 DETAIL**  
SCALE: 3/4"=1'-0"



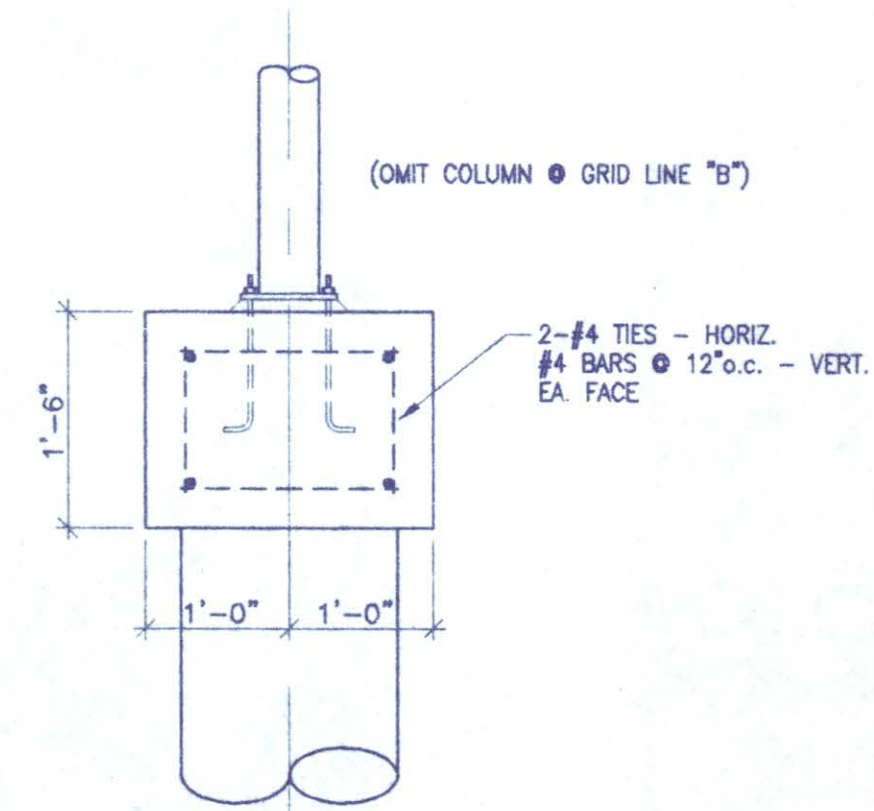
**04 DETAIL**  
SCALE: 3/4"=1'-0"



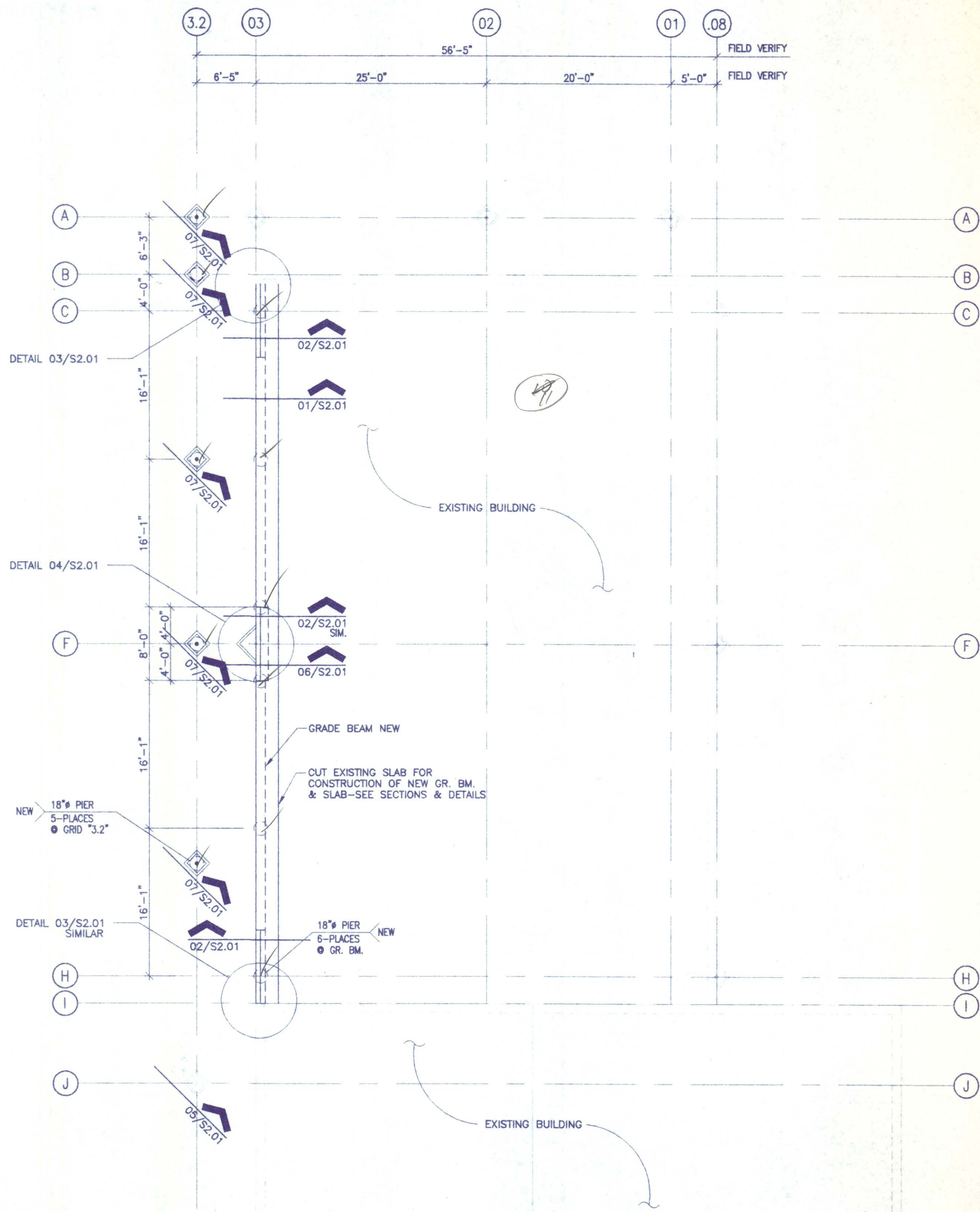
**05 SECTION**  
SCALE: 3/4"=1'-0"



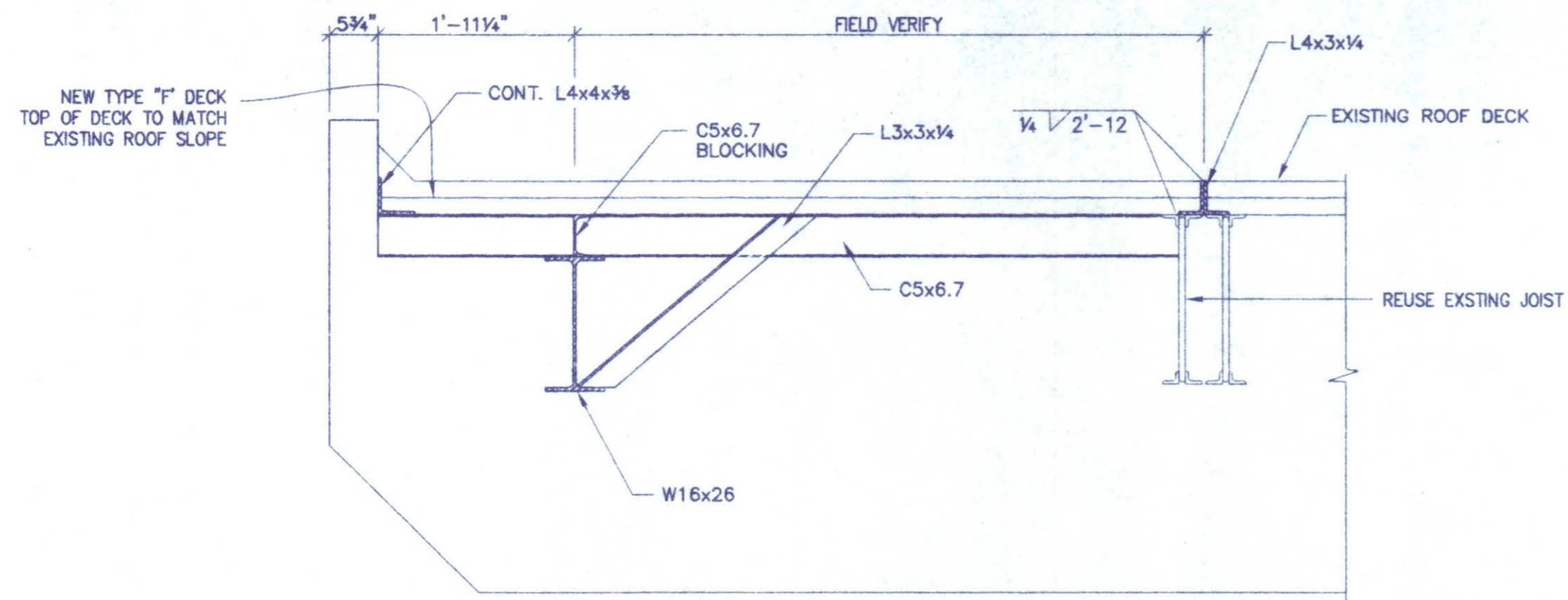
**06 SECTION**  
SCALE: 3/4"=1'-0"



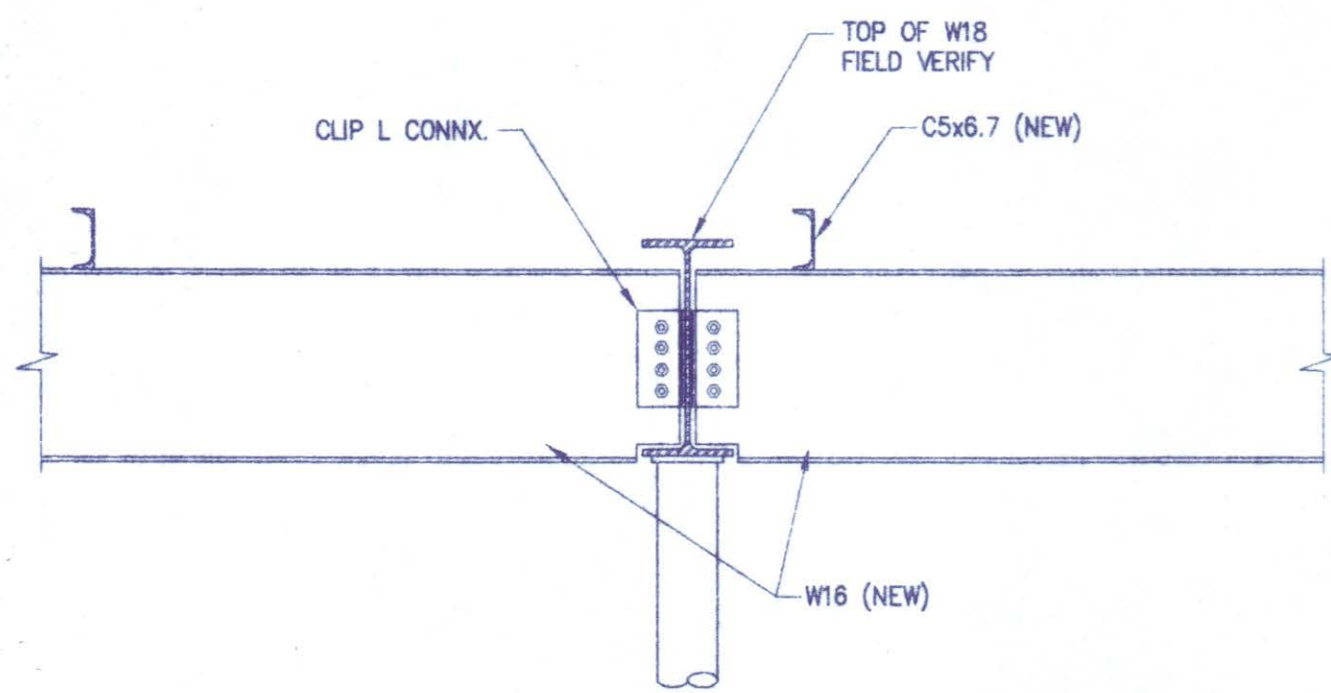
**07 SECTION**  
SCALE: 3/4"=1'-0"



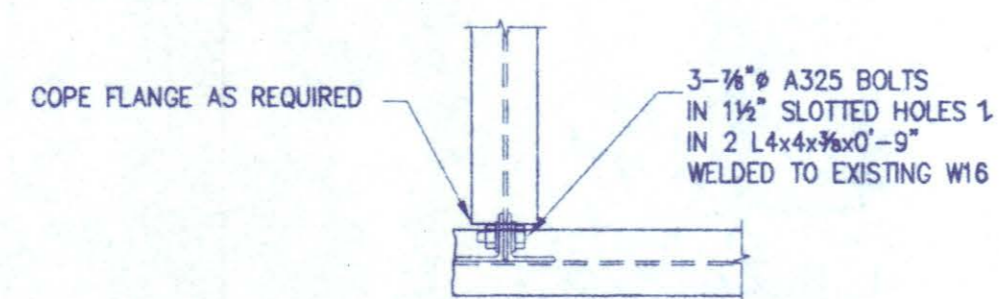
**08 FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"



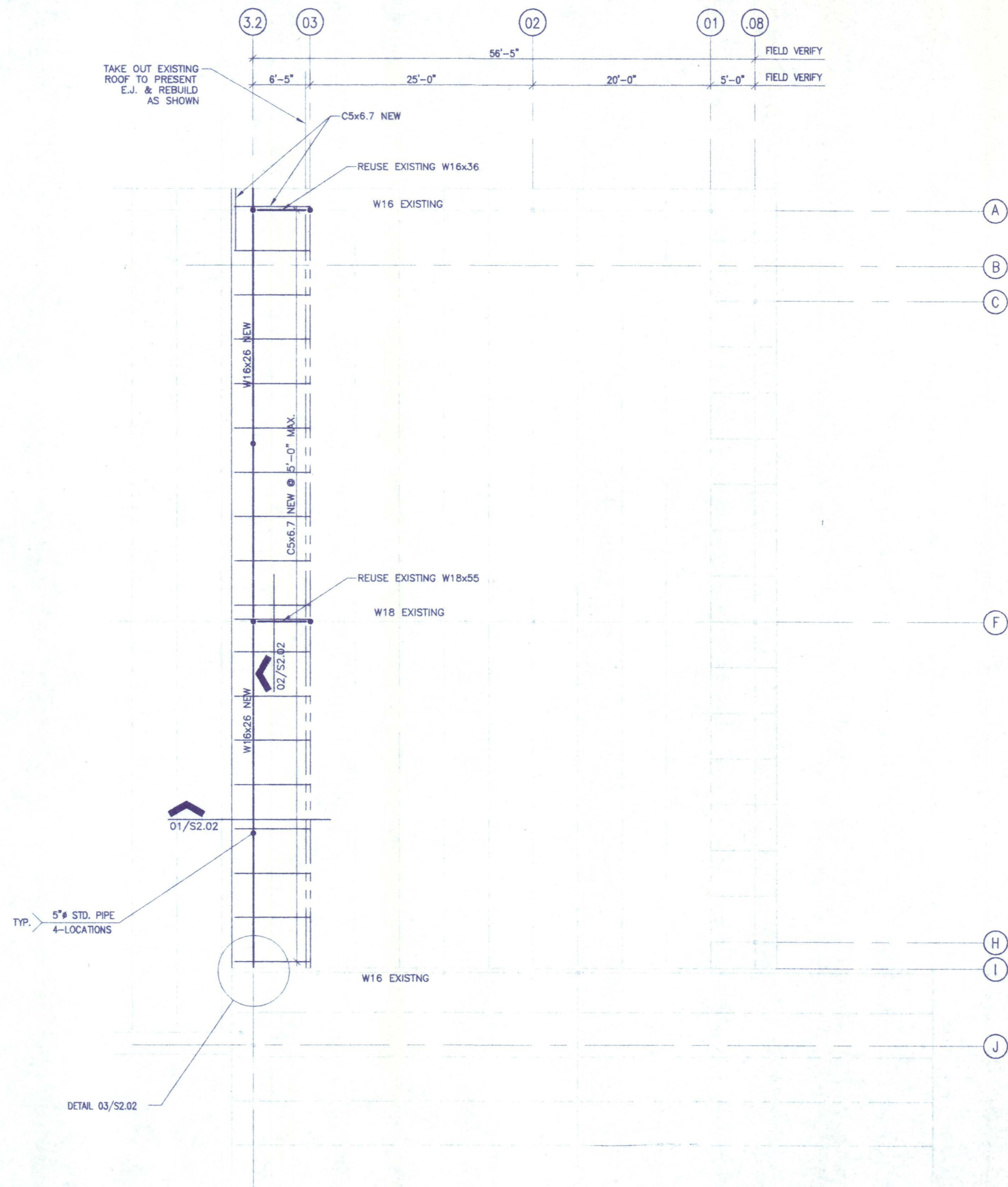
**01 SECTION**  
SCALE: 3/4"=1'-0"



**02 SECTION**  
SCALE: 3/4"=1'-0"



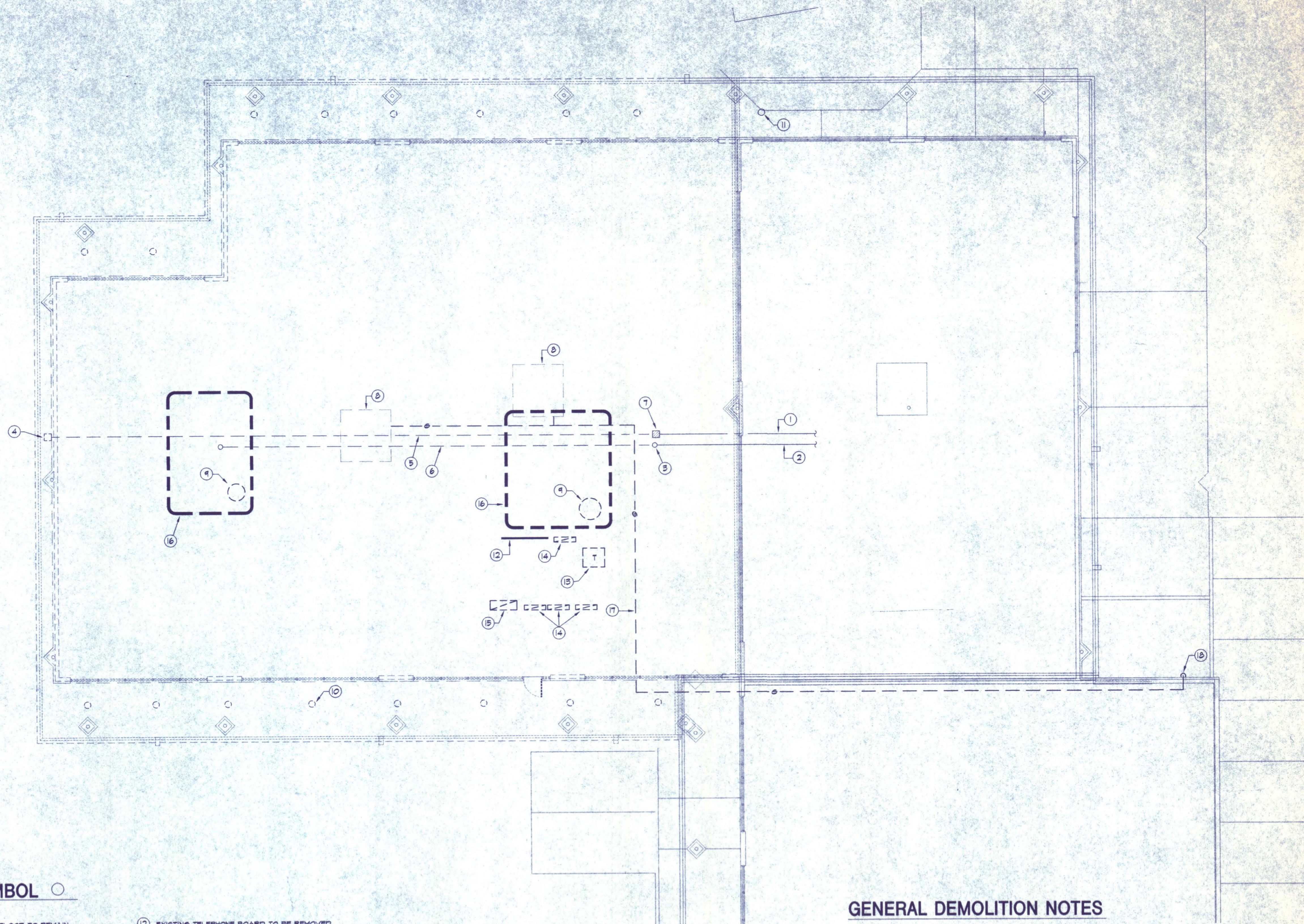
**03 DETAIL**  
SCALE: 3/4"=1'-0"



**04 ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0"

Date	11/27/96
Revisions	12/29/96 [Signature]
Drawn By	SLR
Checked By	RAI
Project No.	
Sheet No.	
Sheet Title	ROOF FRAMING PLAN & ROOF DETAILS
Sheet No.	

MULLEN AND POWELL - TECHNICAL STRUCTURES  
STRUCTURAL ENGINEERING CONSULTANTS  
Reverchon Plaza 3500 Maple Avenue  
Suite 1475 1B-3 Dallas, Texas 75219  
(TEL) 214/528-1725 (FAX) 214/528-1726



**NOTES BY SYMBOL** ○

- |   |  |
|---|--|
| ① EXISTING WATER PIPING BELOW FLOOR TO REMAIN.  | ⑫ EXISTING TELEPHONE BOARD TO BE REMOVED.  |
| ② EXISTING WATER PIPING BELOW FLOOR TO REMAIN.  | ⑬ EXISTING TRANSFORMER TO BE REMOVED.  |
| ③ CAP EXISTING WASTE PIPING BELOW FLOOR AT THIS POINT AND PROVIDE CLEANOUT AT GRADE.  | ⑭ EXISTING BRANCH PANEL TO BE REMOVED. REMOVE PANEL FEEDERS AND CONDUIT BACK TO SOURCE.  |
| ④ EXISTING YARD HYDRANT TO BE REMOVED AND RELOCATED. (SEE NOTE 7)   | ⑮ EXISTING DISTRIBUTION PANEL TO BE REMOVED. REMOVE PANEL FEEDERS AND 4" CONDUIT ABOVE CEILING BACK TO EXISTING 600 AMP DISCONNECT SWITCH AT REAR OF BUILDING TO ADJACENT. ABANDON DISCONNECT SWITCH IN PLACE. |
| ⑤ EXISTING WATER PIPING BELOW FLOOR TO BE ABANDONED IN PLACE.   | ⑯ EXISTING RESTROOMS IN THIS AREA TO BE DEMOLISHED. REMOVE ALL FIXTURES AND WATER HEATER.  |
| ⑥ EXISTING WASTE PIPING BELOW FLOOR TO BE ABANDONED IN PLACE.   | ⑰ EXISTING GAS PIPING ON ROOF TO BE REMOVED.   |
| ⑦ CAP EXISTING WATER PIPING BELOW FLOOR AT THIS POINT AND RELOCATE EXISTING YARD HYDRANT FLUSH WITH GRADE.                      | ⑱ CAP EXISTING GAS PIPING IMMEDIATELY DOWNSTREAM OF EXISTING METER. REMOVE ALL EXISTING GAS PIPING DOWNSTREAM OF THAT POINT.   |
| ⑧ EXISTING ROOFTOP A/C UNIT TO BE REMOVED AND DISPOSED OF.  |  |
| ⑨ EXISTING EXHAUST FAN ON ROOF TO BE REMOVED.   |  |
| ⑩ EXISTING SOFFIT DOWNLIGHT FIXTURE TO BE REMOVED AND DISPOSED OF. (TYP.)   |  |
| ⑪ EXISTING SOFFIT DOWNLIGHT FIXTURE TO REMAIN. CAP EXISTING CIRCUIT AT THIS POINT FOR FUTURE CONNECTION OF NEW SOFFIT LIGHTING. |  |

**01 DEMOLITION PLAN - MEP**  
MEPD2.0 SCALE: 1/8" = 1' - 0"

**GENERAL DEMOLITION NOTES**

- CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ALLOWANCES FOR ANY WORK WHICH MAY BE REQUIRED IN ADJACENT OCCUPIED AREAS.
- CONTRACTORS SHALL VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ANY ITEMS WHICH ARE TO BE SALVAGED AND TRANSPORTED TO OWNER'S STORAGE FACILITY. A PARTIAL LIST OF POTENTIALLY SALVAGABLE ITEMS IS LISTED BELOW.  
EXHAUST FANS  
LAVATORIES AND FAUCETS  
WATER HEATERS  
ELECTRICAL PANELS & SWITCHGEAR  
TRANSFORMER  
INDOOR LIGHTING FIXTURES  
AIR DIFFUSERS & GRILLES
- ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT AND APPURTENANCES AND THEIR RELATED SYSTEMS ABOVE THE EXISTING BUILDING FLOOR AND WITHIN THE CONFINES OF THE PORTION OF THIS BUILDING WHICH IS TO BE DEMOLISHED AND NOT SPECIFIED BY THE OWNER'S REPRESENTATIVE TO BE SALVAGED AND STORED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

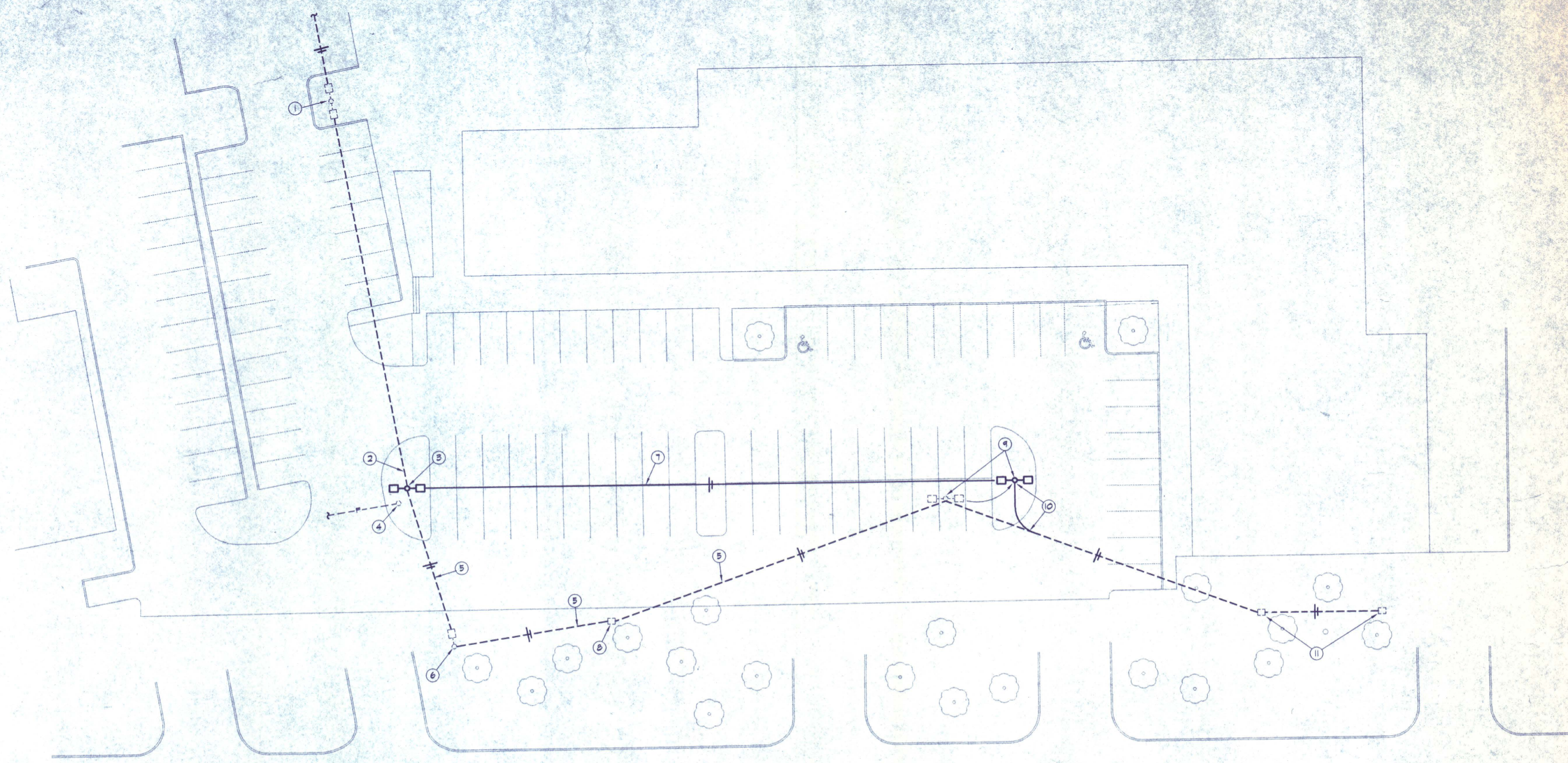


**BL&P**  
ENGINEERS, INC.  
4144 N. CENTRAL EXWY.  
SUITE 400  
DALLAS, TEXAS 75204  
(214) 824-5559  
(214) 824-5848 FAX.

**GOOD FULTON & FARRELL ARCHITECTS**  
 5100 Oak Lawn Avenue  
 Suite 200  
 Dallas, Texas 75219  
 214 / 528-5999  
 FAX 214 / 521-8672

**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 23 1996
Revisions	12/20/96 Issued for pricing
Drawn By	CU
Checked By	DB
Project No.	6647
Sheet Title	DEMOLITION PLAN MECH/ELEC/PLBG
Sheet No.	MEPD2.01



**NOTES BY SYMBOL** ○

- ① EXISTING LIGHT FIXTURE AND POLE TO REMAIN. REVISE CIRCUIT BEYOND THIS POINT AS INDICATED.
- ② EXISTING LIGHTING CIRCUIT BELOW GRADE. FIELD VERIFY EXACT LOCATION. TERMINATE EXISTING CIRCUIT ABOVE GRADE AT NEW POLE BASE LOCATION. SEE NOTE #5.
- ③ NEW SITE LIGHTING POLE AND BASE WITH (2) FIXTURES. TO MATCH EXISTING. CONTRACTOR SHALL FIELD VERIFY SIZE AND TYPE OF EXISTING POLE, FIXTURE AND BASE AND MATCH AS CLOSELY AS POSSIBLE. EXTEND CIRCUIT AS INDICATED.
- ④ EXISTING FIRE HYDRANT TO REMAIN.
- ⑤ EXISTING SITE LIGHTING CIRCUIT TO BE DISCONNECTED AND ABANDONED IN PLACE BELOW GRADE.
- ⑥ EXISTING SITE LIGHTING POLE, FIXTURE AND BASE TO BE REMOVED.
- ⑦ NEW LIGHTING CIRCUIT BELOW GRADE. SAME SIZE AS EXISTING. ROUTE AS SHOWN.
- ⑧ EXISTING GROUND MOUNTED FLOODLIGHT FIXTURE TO BE REMOVED.
- ⑨ EXISTING POLE AND FIXTURE TO BE RELOCATED. EXISTING BASE TO BE REMOVED. PROVIDE NEW BASE, TO MATCH EXISTING, AT NEW LOCATION.
- ⑩ REWORK EXISTING CIRCUIT AND CONNECT TO NEW AT NEW POLE FIXTURE LOCATION.
- ⑪ EXISTING GROUND MOUNTED FLOODLIGHT FIXTURE TO REMAIN.

**01 SITE PLAN - ELECTRICAL/PLUMBING**  
 EP0.01 SCALE: 1" = 20' - 0"



**BL&P**  
 ENGINEERS, INC.  
 4144 N. CENTRAL EXWY.  
 SUITE 400  
 DALLAS, TEXAS 75204  
 (214) 824-5559  
 (214) 824-5848 FAX.

**GOOD FULTON & FARRELL ARCHITECTS**  
 3100 Oak Lawn Avenue  
 Suite 200  
 Dallas, Texas 75219  
 214 / 538-5599  
 FAX 214 / 521-8872

**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	December 23, 1996
Revisions	23096 Issued for posting
Drawn By	CJ
Checked By	DB
Project No.	6847
Sheet Title	SITE PLAN ELECTRICAL/PLUMBING
Sheet No.	EP0.01



EXISTING TREE NOTES

- Existing trees to remain shall be protected prior to construction from tree structure damage and compaction of soil under and around dipline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dipline of any tree.
- Equipment Cleaning / Liquid Disposal: Equipment cleaning and/or disposing of toxic solutions or other liquid chemicals shall not be permitted within the limits of the dipline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or similar attachments, other than those of a protective nature, shall be attached to any tree.
- Vehicular Traffic: No vehicular or construction equipment traffic or parking is allowed within the limits of the dipline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright colored vinyl tape wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour prior notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Details.
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Details.
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without prior approval by the Landscape Architect.
- Clearing of existing brush under existing tree masses (if applicable) shall be pruned / cleared by the contractor at the direction of the Landscape Architect.

EXISTING TREE LEGEND

SYMBOL	TREE TYPE	CALIPER	REMARKS
A.	Live Oak	10" cal.	to remain
B.	Live Oak	8" cal.	to remain
C.	Live Oak	12" cal.	remove
D.	Live Oak	18" cal.	remove
E.	Cedar Elm	10" cal.	remove
F.	Bradford Pear	18" cal.	to remain
G.	Bradford Pear	18" cal.	remove
H.	Cedar Elm	10" cal.	to remain
I.	Bradford Pear	18" cal.	remove
J.	Live Oak	12" cal.	remove
K.	Cedar Elm	10" cal.	to remain
L.	Cedar Elm	8" cal.	remove
M.	Bradford Pear	15" cal.	remove
N.	Cedar Elm	8" cal.	remove
O.	Live Oak	15" cal.	remove
P.	Cedar Elm	10" cal.	remove
Q.	Live Oak	15" cal.	remove
R.	Cedar Elm	10" cal.	remove
S.	Bradford Pear	18" cal.	to remain
T.	Bradford Pear	12" cal.	to remain
U.	Bradford Pear	18" cal.	remove
V.	Live Oak	10" cal.	remove
W.	Cedar Elm	10" cal.	remove
X.	Live Oak	15" cal.	remove
Y.	Live Oak	15" cal.	remove
Z.	Bradford Pear	18" cal.	remove
ZZ.	Bradford Pear	15" cal.	remove

LAWN NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from building. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left a maximum of one (1") below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- In the event stockpiled topsoil is not available imported shall be brought in. Imported Topsoil shall be natural friable soil for region, known as bottomland soil, free from lumps, clay toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching, staggered joints top dress joints by hand with compost to fill voids.
- Roll grass areas to achieve a smooth, even surface free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.
- If installation occurs between October 1 and February 1, sod shall be overseeded with ryegrass.

LANDSCAPE NOTES

- Contractor shall verify locations of all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was provided by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities. Contractor shall review Engineers Drawings for extent of existing and proposed utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging, unless noted otherwise.
- All planting beds to be mulched with 2" layer of specified mulch.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawns areas to be Solid Sod unless noted otherwise.

ADDISON NOTES

- Landscape contractor shall submit 'as built' drawings at the completion of the project.
- Landscape areas must be permanently maintained in a healthy growing condition at all times.
- Property Owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other permanent maintenance of all plantings as needed.
- All trees shall be planted a minimum of 3'-0" away from curbs, walks, wells, structures, etc.
- All planting beds and lawn areas to be separated by steel edging.
- Landscape Contractor to field verify location of all underground utilities before beginning construction and notify Owner of any subsequent conflicts.
- Landscape Contractor to field verify location of all existing and proposed site elements and report any discrepancies to Owner.
- All planting beds and lawn areas to slope away from structures at a minimum of 2%.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.

PLANT LIST

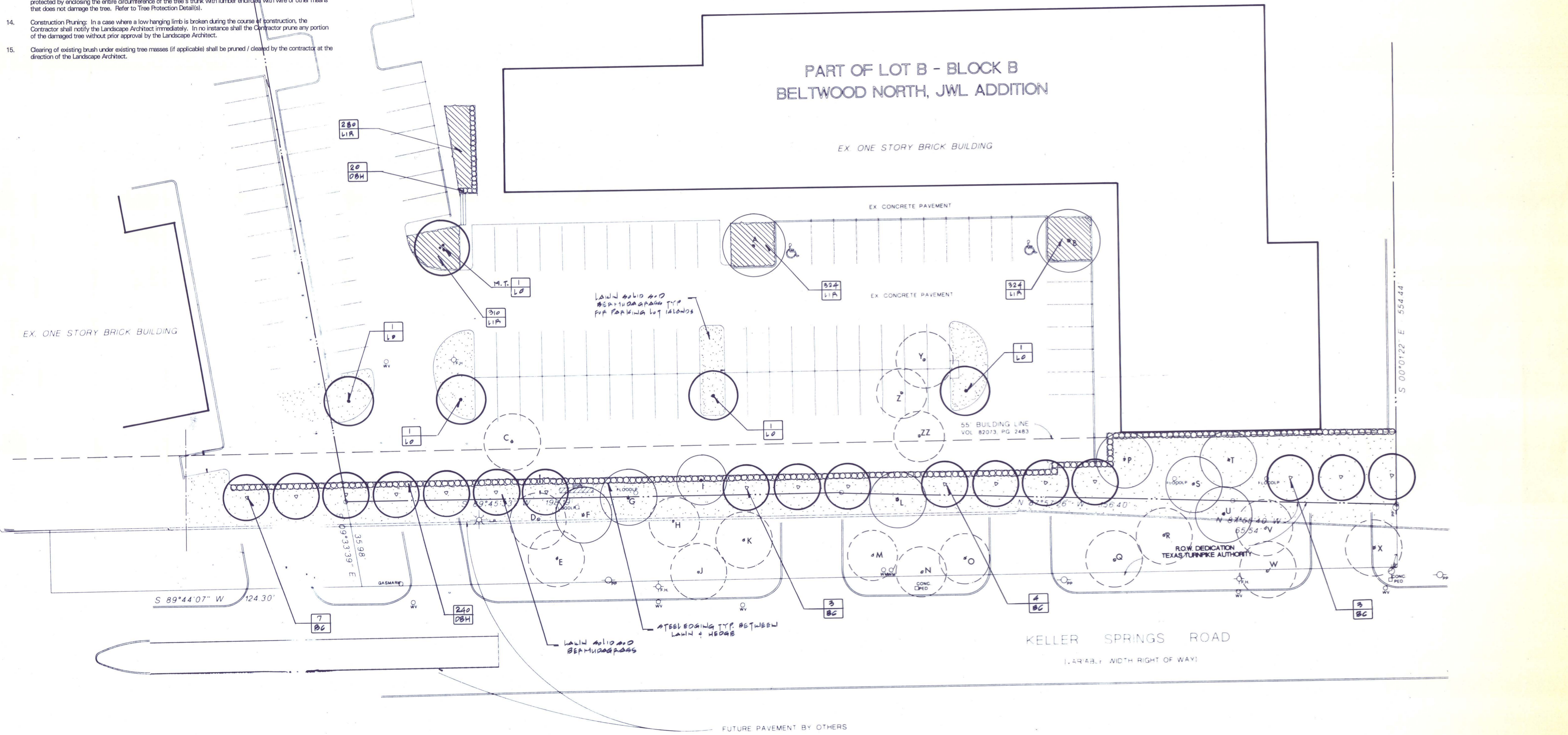
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Ilex cornuta 'Burfordii nana'	Dwarf Burford Holly	260	5 gal.	cont. full top of cont. 12" o.c.
Liriodendron 'Spicata'	Liriodendron 'Spicata'	1238	4" pots	B&B multi trunk 17" ht. 8" spread min.
Quercus virginiana	Live Oak	1	8" cal.	B&B 15' ht. 5' sprd. min. 6" branching ht.
Quercus virginiana	Live Oak	4	4" cal.	B&B 15' ht. 5' sprd. min. 6" clear trunk
Taxodium distichum	Bald Cypress	17	4" cal.	B&B 15' ht. 5' sprd. min. 6" clear trunk
Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All plant material heights and spreads are minimums only. All plant material shall meet or exceed remarks indicated.

PLANT LEGEND

QUANTITY	PLANT TYPE
----------	------------

SYMBOL	PLANT TYPE
L.O.	Live Oak
B.C.	Bald Cypress
D.B.H.	Dwarf Burford Holly
L.I.R.	Liriodendron 'Spicata'



**GOOD FULTON & FARRELL ARCHITECTS**  
 SVP  
 landscape architecture  
**STEVEN M. RAHN, INC.**  
 3102 Oak Lawn Avenue  
 Suite 300  
 Dallas, Texas 75219  
 214 / 528-5589  
 Dallas, Texas 75202  
 Tel: 214 871-0083  
 Fax: 214 871-0545



**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date	DEC. 23, 1996
Revisions	1. 12/20/96 2. 1/17/97 3. 1/27/97
Drawn By	BDA
Checked By	BDA
Project No.	96037
Sheet Title	LANDSCAPE PLAN
Sheet No.	

**L1.01**

LANDSCAPE SPECIFICATIONS

**PART 1 - GENERAL**

**1.01 REFERENCED DOCUMENTS**

A. Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.02 DESCRIPTION OF WORK**

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

**1.03 REFERENCES**

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition 1990.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hots Third, 1976 - Cornell University

**1.04 NOTIFICATION OF SOURCES**

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner of the sources of plant materials and bed preparation required for the project.

**1.05 JOB CONDITIONS**

A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave bed areas one-half (1/2) inch minimum, three (3) inches maximum below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.06 MAINTENANCE AND GUARANTEE**

**A. Maintenance:**

- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
- After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

**B. Guarantee:**

- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials not in a vigorous thriving condition as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including trees in lawn or bed areas, incurred as a result of missing replacements shall be immediately repaired.
- At the direction of the Owner plants may be replaced at the start of the next year's planting season, but in such cases, dead plants shall be removed from the premises immediately.
- When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

**1.06 MAINTENANCE AND GUARANTEE**

**B. Guarantee: (cont.)**

- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freezes, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

**C. Repairs:** Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

**1.07 QUALITY ASSURANCE**

**A. General:** Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

**B. Personnel:** Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

**C. Selection of Plant Material:**

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Owner shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality. Owner retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. Owner may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

**A. Plants**

- Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified.
- Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neatly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.

a. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor or its subcontractor to the Owner.

**B. Organic Material:** Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

**C. Sharp Sand:** Sharp sand must be free of seeds, soil particles and weeds.

**D. Mulch:** For planting bed areas shall be Shredded Hardwood Mulch.

**E. Organic Fertilizer:** Fertilizer, Sulfate, or Green Sulfate or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

**PART 2 - PRODUCTS (cont.)**

**F. Grass Areas:**

- Solid Sod: Blocks of sod should be laid joint to joint, staggered joints, after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
- Hydromulch: shall be extra hulled and treated lawn type seed, delivered to the site in its original unopened container, and shall meet State Law requirements.

**G. Steel Edging:** Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

**H. Hydroseeding Fiber Mulch**

- Cellulose fiber mulch shall be natural wood fiber mulch produced from grinding clean waste wood chips. The mulch shall be designed for use in conventional mechanical planting, hydraulic planting, or hydromulching of grass seed. The mulch shall be such that when applied, the material shall form a strong, moisture retaining mat.
- The hydromulch shall be composed of virgin wood cellulose fibers and contain no germination or growth-inhibiting factors. It shall have a consistent texture which disperses evenly and remain suspended in agitated water. It shall have a transparent green dye and the following property analysis:

Moisture Content	9.0% +/- 0.5% O.D. Basis
Organic Matter	92.2% +/- 0.8%
Ash Content	0.8% +/- 0.2%
pH	4.8% +/- 0.5%
Water Holding Capacity	1150 grams minimum per 100 grams of fiber

- The mulch shall contain a biodegradable tackifier agent included in its manufacture or a separate additive in the rates specified by the manufacturer. The purpose of the tackifier is to further enhance the erosion control properties of the wood fiber mulch.

**3.01 BED PREPARATION & FERTILIZATION (cont.)**

**B. All planting areas shall be conditioned as follows:**

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6) inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the imported topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2) inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsols, etc., placed in nine (9) inch layers and watered in thoroughly.

**C. Grass Area:**

- Areas to be Solid Sod: Blocks of sod should be laid joint to joint, staggered joints, after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with compost where they are evidently gaped open, then watered thoroughly.
- Areas to be Hydromulch: Hydromulch with grass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against all bed areas.

**3.02 INSTALLATION**

**A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.**

**B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.**

**C. Position the trees and shrubs in their intended location as per plan.**

**D. Notify the Owner for inspection and approval of all positioning of plant materials.**

**E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to the finish grade that it did to soil surface in place of growth.**

**3.02 INSTALLATION (cont.)**

**F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.**

**G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.**

**H. Run a perk test. Fill the hole with water and wait until the next day. If the water level does not drop substantially overnight, the tree needs to be moved to another location or have drainage added. Install a PVC stand pipe per tree planting detail.**

**I. Backfill only with the existing soil that came from the hole. When the hole is dug in solid rock, topsoil from the same area should be used. Some rock mixed into the soil is beneficial. Topsoil from the immediate area should be used for the top six to twelve (6-12") inches of backfill, if possible. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and even wire mesh. Container trees will usually be pot bound.**

**J. Do not wrap trees.**

**K. Do not over prune.**

**L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2) inches of specified mulch.**

**M. All plant beds and trees to be mulched with a minimum settled thickness of two (2) inches over the entire bed or pit.**

**N. Obstruction below ground:** In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set, and the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

**O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.**

**3.02 INSTALLATION (cont.)**

**P. Pruning and Mulching:** Each tree shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.

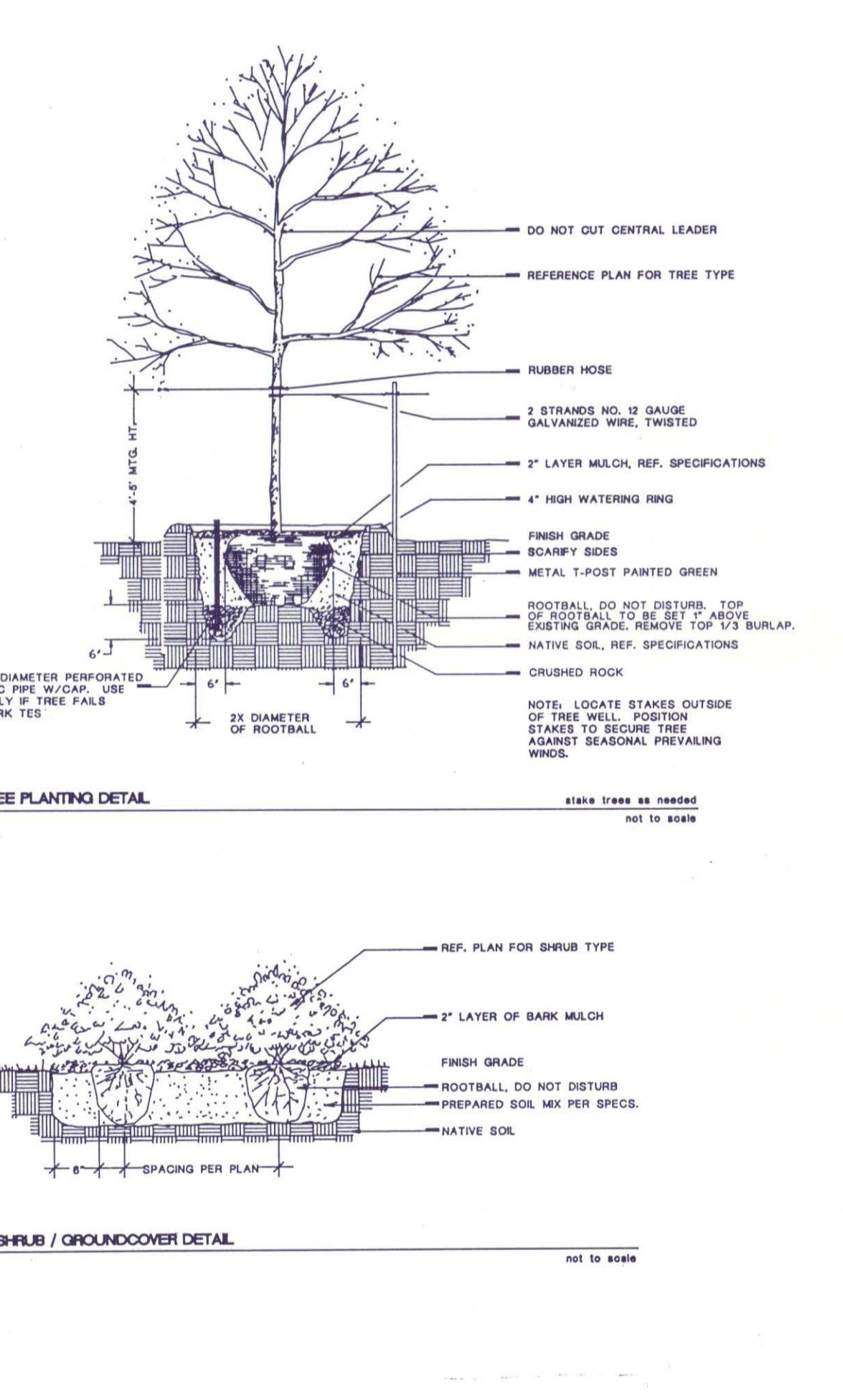
- Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2) inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

**Q. Steel Curbing Installation:**

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be 3/4" maximum height above grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks.

**3.03 CLEANUP AND ACCEPTANCE**

**A. Cleanup:** During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.



**IRRIGATION SPECIFICATIONS**

**PART 1 - GENERAL**

**1.01 SCOPE**

**A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:**

- Trenching and backfill
- Automatic controlled system.
- Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.

**B. NOTE:** All sleeves as shown on plans will be furnished by General Contractor. Water Meter and electrical power source to be provided by General Contractor.

**1.02 RELATED WORK SPECIFIED ELSEWHERE**

**A. See Irrigation Plans. See plans for controller, heads, and valves.**

**1.03 APPLICABLE STANDARDS**

**A. ASTM**

**B. D2464 - Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings Threaded, Schedule 40**

**C. D2466 - Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings Socket Type, Schedule 40**

**D. D2654 - Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings**

**E. Standard recommended practice for:**

- D2655 - Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings.

**1.04 MAINTENANCE AND GUARANTEE**

**A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.**

**B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.**

**C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.**

**1.05 SUBMITTALS**

**A. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of Owner/Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.**

**B. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler. Approval of substitute sprinkler shall not relieve Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.**

**B. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.**

**1.06 TESTING**

**A. Perform testing required with other trades, including earthwork, paving, and plumbing, to avoid unnecessary cutting, patching and boring.**

**1.07 COORDINATION**

**A. Coordinate installation with other trades, including earthwork, paving, and plumbing, to avoid unnecessary cutting, patching and boring.**

**PART 2 - PRODUCTS**

**2.01 GENERAL**

**A. Sprinkler mains: Sprinkler mains are that portion of piping from water source to operating valves. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.**

**B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.**

**PART 2 - PRODUCTS (cont.)**

**2.02 POLY VINYL CHLORIDE PIPE (PVC PIPE)**

**A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.**

**B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.**

**C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.**

**2.03 COPPER TUBING**

**A. Hard, straight lengths of domestic manufacture only. No copper tube of foreign extrusion or any so-called irrigation tubing (thin wall) shall be used.**

**2.04 COPPER TUBE FITTINGS**

**A. Cast brass or wrought copper, sweat-solder type.**

**PART 2 - PRODUCTS (cont.)**

**2.05 WIRE**

**A. Type UF with 4-64" insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).**

**2.06 SCHEDULE 80 PVC NIPPLES**

**A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used.**

**B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.**

**2.07 MATERIALS - See Irrigation Plan**

**A. Sprinkler heads in lawn area as specified on plan.**

**B. PVC Pipe: Class 200, SPR 21**

**C. Copper Tubing (City Connection): Type "K"**

**240 Wire: Size 14, Type UF.**

**C. Electric valves to be all plastic construction as indicated on plans.**

**D. Refer to drawing for backflow prevention requirements and flow valve. Coordinate exact location with Landscape Architect.**

**PART 3 - EXECUTION**

**3.01 INSTALLATION - GENERAL**

**A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.**

**B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods, rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.**

**C. Backfill: Flood or hand-tamp to prevent after setting. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.**

**D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.**

**3.02 PIPE INSTALLATION**

**A. Sprinkler Mains: Install in a four (4) inch wide minimum trench with a minimum of twelve (12) inches of cover.**

**B. Lateral Piping: Install in a four (4) inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12) of cover.**

**C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Welding or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.**

**3.03 PVC PIPE AND FITTING ASSEMBLY**

**A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.**

**B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.**

**3.04 COPPER TUBING AND FITTING ASSEMBLY**

**A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solder core solder.**

**3.05 POP-UP SPRAY HEADS**

**A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3) inches or more than six (6) inches long.**

**PART 3 - EXECUTION (cont.)**

**3.06 VALVES**

**A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.**

**3.07 WIRING**

**A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the plan.**

**B. A separate wire is required from the controller to each electric valve. A common neutral wire is also required from each controller to each of the valves.**

**C. Bundle multiple wires and tape them together at ten (10) foot intervals. Install ten (10) inch expansion coil at not more than one hundred (100) foot intervals. Make splices waterproof.**

**3.08 AUTOMATIC SPRINKLER CONTROLS**

**A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.**

**3.9 TESTING**

**A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.**

**B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.**

**3.10 FINAL ADJUSTMENT**

**A. After installation has been completed, make final adjustment of sprinkler system in preparation for Landscape Architect's final inspection. Completely flush system to remove debris from lines and turning on system. Check sprinklers for proper operation and proper alignment for direction of flow. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment and top of each valve. Check nozzling for proper coverage. Prevaling wind conditions may indicate that each angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage.**

**GOOD FULTON & FARRELL ARCHITECTS**

landscape architects  
 STEVEN M. FARRELL, INC.  
 3107 Oak Lawn Avenue  
 Suite 250  
 Dallas, Texas 75219  
 214-539-5399  
 214-539-5399  
 214-871-0283  
 214-871-0545

**MIDWAY PLACE**  
**WESTMARK REALTY**  
**LAWRENCE E. STEINBERG**  
 ADDISON TEXAS

Date: DEC. 23, 1996

Revisions:

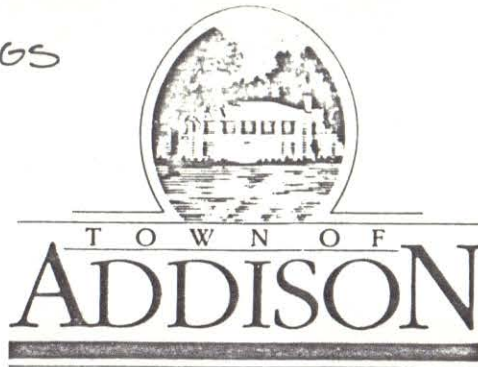
Drawn By: BDA  
 Checked By: BDA  
 Project No: 96037  
 Sheet Title: SPECIFICATIONS / DETAILS

Sheet No: L1.02



JOB ADDRESS:

4125 KELLER SPRINGS



BUILDING INSPECTION DEPARTMENT

The Town of Addison has reviewed your building plans and issued a building permit with the understanding that the items checked below, as well as noted elsewhere on the plans, are to be complied with or corrected. The items checked on this list were either shown incorrectly on the plans or were not shown in sufficient detail on the plans. Unless otherwise noted, all questions should be directed to the Building Inspection Department.

SITE DEVELOPMENT

- (x) Off-street parking must be provided for construction workers at all times
- (x) Separate permits must be obtained from the Street Department for all street cuts, curb cuts, drive approaches, etc.
- (x) Separate sign permits are required. Any sign information included with the building plans has not been reviewed and must be submitted again with the sign permit.
- (x) All required landscaping must be provided with an inconspicuous sprinkler system.
- (x) All dumpsters visible from the street must be screened from view and placed on a concrete pad. A concrete approach to the pad is also required.

UTILITIES, PLUMBING, ELECTRICAL, HVAC

- (x) Gas meters and HVAC equipment must be screened from view from the street.
- (x) Backflow preventer or double check valve is required on all taps into the water main.
- (x) 110 volt convenience outlet is required on roof near roof-mount airconditioners.
- (x) In open office areas and similar spaces, extension cords should not replace permanent wiring.
- (x) Working space in front of electrical panels must comply with Section 110-16 of the National Electric Code.
- (x) Recessed incandescent light fixtures must comply with Section 410-65c of the National Electric Code.
- (x) Exhaust fans required in all restrooms. Must exhaust to outside.
- (x) Flat venting of plumbing fixtures is not allowed.
- ~~(x)~~ PVC and ABS plumbing is not allowed in this building.
- ~~(x)~~ Utility lines are to be underground. Support equipment (such as transformers are to be underground or pad-mounted.

BUILDING

- (x) All openings connecting more than 2 floors must be in shaft enclosures as specified in the Uniform Building Code.
- (x) All finish materials in all exit ways, such as exit corridors or stairwells, must have a minimum flame-spread classification of Class N/A. All other areas must have a minimum flame-spread classification of Class III.

BUILDING - (continued)

Any carpet or similar material used as wall covering must have a Class I flame-spread. A flame-spread certificate must be submitted to Building Inspection.

Fabric wall coverings must be of the same flame-spread classification as other wall coverings, and any padded backing must be fire-retardent. A flame-spread certificate must be submitted to Building Inspection.

(x) Toilet room floors must have smooth, hard, nonabsorbent surface. Walls within water closet compartments and within 2 feet of the front and side of urinals must be similarly finished to a height of 4 feet.

⊗ Partitions (other than tenant separation walls and walls of one-hour rated exit corridors) must be one of the following:

- \* Noncombustible framing
- \* Fire-retardent wood framing
- \* One-hour rated wood framing

Tenant separation walls and walls of one-hour rated exit corridors must be noncombustible framing.

( ) A smoke detector is required in each of the following locations.

- \* In every mechanical room, electrical room, telephone room, elevator equipment room, and similar rooms
- \* In the main return and exhaust air plenum of each HVAC system, located downstream from the last duct inlet
- \* At each connection of a return air duct or plenum to a vertical duct or riser serving two (2) or more floors.

The actuation of a detector should operate the voice alarm system and place into operation all equipment necessary to prevent the circulation of smoke.

( ) Hand-held fire extinguishers are required. If location is not shown on plans contact Fire Department for details.

( ) Fire alarm speakers are required. Must have a sound level of 60 dB or 15 dB higher than ambient sound level, whichever is louder.

⊗ Security regulations apply. Copy of requirements is attached to plans.

CITY OF ADDISON  
BUILDING INSPECTION DEPARTMENT

PLAN REVIEW CHECKLIST

Address 4121 KELLER SPRINGS Zoning I-1  
Bldg. Use OFFICE (SPEC) Occupancy B-2 Bldg. Type II N  
Bldg. Size Existing \_\_\_\_\_ Plans checked by DP  
Proposed 29,500 SF (TOTAL)  
Total \_\_\_\_\_

SITE PLAN

- Plat required
- Front setback incorrect
- Side setback incorrect
- Rear setback incorrect
- Screening required next to residential area
- Height incorrect
- Parking incorrect
- Approaches incorrect
- Dumpsters & gas meters not screened
- Landscaping incorrect

CONSTRUCTION DETAILS

- Building size is too large
- Seal required, but not provided
- Over 3 stories, not sprinklered
- Sprinkler required for other reasons
- Standpipes required
- Smoke detectors required
- Exterior wall rating incorrect
- Interior wall rating incorrect
- Structural frame rating incorrect

CONSTRUCTION DETAILS (cont'd)

- Roof assembly rating incorrect
- Floor assembly rating incorrect
- Shafts incorrect
- Dampers required in floor/ceiling
- Excessive penetration of rated assembly
- Foundation incorrect
- Wall height/thickness incorrect
- Framing elements not anchored
- Openings not allowed in exterior walls
- Protected openings required in exterior walls
- Parapet required
- More masonry required by zoning
- Front/side wall coverings incorrect per zoning
- Smoke vents & curtain boards required
- Separation of combustibile attic required
- Eaves incorrect
- Roof drainage not provided
- Glass area too large

CONSTRUCTION DETAILS (cont'd)

- Impact protection required on glass
- Foamed plastic insulation incorrect
- Occupancy separation required
- Skylights incorrect
- Other items incorrect

EXITS

Number of occupants \_\_\_\_\_

- Additional exits required
- Additional exit width required
- Travel distance too long
- Hall too narrow
- Stair too narrow
- Landing incorrect
- Riser/tread incorrect
- Stair railing incorrect
- Balcony rail incorrect
- Storage under stair incorrect
- Smokeproof stair tower required
- One-hour corridor required
- Exit lights incorrect
- Panic hardware required
- Other items incorrect

TOILET ROOMS

- Need additional toilet room
- Need additional fixtures
- Handicapped facilities incorrect
- Other items incorrect

MISCELLANEOUS

- Ramp to grade required
- Finish rating incorrect
- Finish material incorrect
- A/C equipment not screened
- Other items incorrect
- ? Utilities are not underground
- ✓ Security Ordinance applies