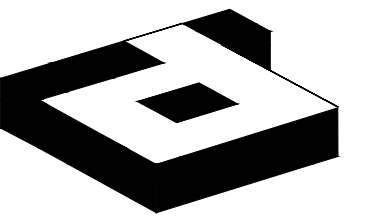


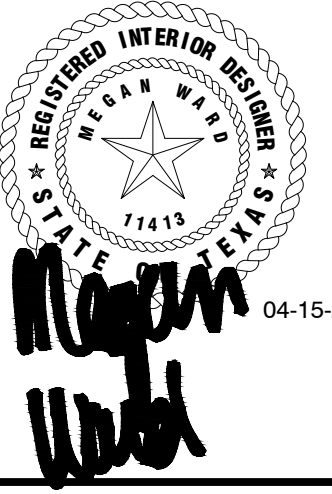


3401 OLYMPUS BLVD SUITE 440 DALLAS, TX 75019



idGROUP

2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800 FAX: 214-689-0301



PROJECT NO.: 580-005
DRAWN BY: PM
CHECKED BY: MW
R.S.F.: 12.348



3401 OLYMPUS
GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.
SUITE #440
DALLAS, TX 75019

NO.	ISSUED FOR:	DATE:

LANDLORD/CIENT REVIEW ISSUE DATE: 04/15/20
BID ISSUE DATE: 04/15/20
CONSTRUCTION ISSUE DATE: 04/15/20

DRAWING TITLE:
**COVER SHEET
& INDEX**

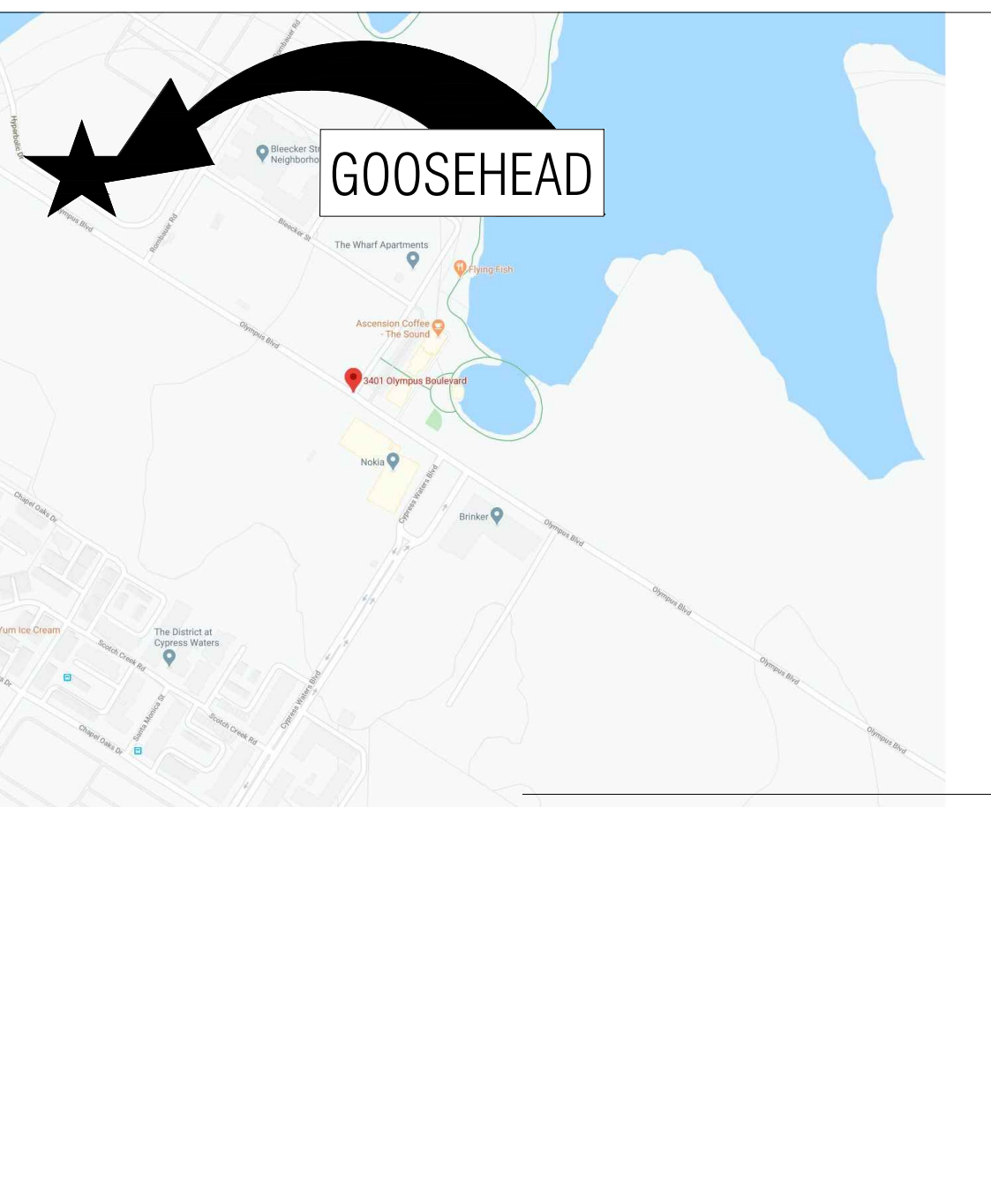
DRAWING NUMBER:

GO.0

SYMBOL LEGEND

ROOM NAME [000]	ROOM MARK	ALIGN TO MULLION CENTERLINE
01	DOOR MARK	GRID NO. OR LETTER
01	WINDOW MARK	REVISION NUMBER
X	KEYNOTE REFERENCE	ALIGN
X/XX.X	ELEVATION REFERENCE	DIMENSION TO INSIDE FACE
X/XX.X	SECTION REFERENCE	MATCH LINE REFER TO SHEET NO.
1 4 2 3	ELEVATION REFERENCE	ELEVATION IN RELATIONSHIP TO MAIN FLOOR OR STATED DATUM
FC	FIRE EXTINGUISHER CABINET, U.N.O.	ENLARGED PLAN DETAIL REFERENCE
X-X CLR	CLEAR DIMENSION TO BE MAINTAINED	BUILDING SECTION REFERENCE

VICINITY MAP



PROJECT SUMMARY

• **PROJECT DESCRIPTION** 3401 OLYMPUS BLVD
SUITE 440, DALLAS, TX 75019

THE SCOPE OF THIS PROJECT IS A NON-STRUCTURAL INTERIOR FINISH-OUT IN AN EXISTING SINGLE FLOOR SUITE FOR THE ABOVE NAMED TENANT. SCOPE INCLUDES HVAC, ELECTRICAL, PLUMBING.

• **APPLICABLE BUILDING CODES**
JURISDICTION CITY OF DALLAS

BUILDING	2015 INTERNATIONAL BUILDING CODE
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2015 INTERNATIONAL PLUMBING CODE
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
ACCESSIBILITY	TEXAS ACCESSIBILITY STANDARDS
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL/GAS	2015 INTERNATIONAL FUEL GAS CODE
OTHER	2015 GREEN CONSTRUCTION CODE WITH DALLAS AMENDMENTS

• **PROJECT DATA**

STORIES:	5
SPRINKLER SYSTEM:	YES
OCCUPANCY GROUP:	B
USABLE SQ. FOOTAGE:	10,836
CONFERENCE AREA:	1,326/15 = 89
BREAK ROOM AREA:	655/15 = 44 OCC.
OFFICE AREA:	8,855/100 = 89 OCC.
OCCUPANT LOAD:	222
NUMBER OF EXITS RECD:	2
LONGEST DIAGONAL:	236'
EXIT SEPARATION:	59' MINIMUM / 179' PROVIDED
DEAD END CORRIDOR:	150' MAX / 0' PROVIDED
COMMON PATH OF TRAVEL:	100' MAX / 39'-6" PROVIDED
TRAVEL DISTANCE:	300' MAX / 106' PROVIDED

PROJECT DIRECTORY

• **LANDLORD CONTACT:**
BILLINGSLEY COMPANY
1722 ROUTH STREET
DALLAS, TX 75201
TEL: 214-270-0942
CONTACT: TONY CUMMINGS
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• **MEP CONSULTANT:**
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TEL: 972.239.5357
CONTACT: TODD JOHNSON
tjohnson@purdy-mcguire.com

ALTERNATES

A#	DESCRIPTION	SHEETS	ACCEPT/DECLINE
A1	IN LIEU OF SPECIFIED CEILING GRID AND TILE, PROVIDE PRICING FOR 2' X 2' ROCKFON - TROPIC SL1060 WITH 15/16" GRID THROUGHOUT. (DEDUCT)	A2.3	
A2	IN LIEU OF SPECIFIED 2X4 LIGHT FIXTURES, PROVIDE PRICING FOR LITHONIA LIGHTING, BLT SERIES LED 2X4 LED, 2BLT4-40L-ADP-EZ1-LP835 THROUGHOUT. (DEDUCT)	A2.3	
A3	PROVIDE ALTERNATE PRICE TO PROVIDE PLASTIC LAMINATE (PL-2) IN LIEU OF SOLID SURFACE (SS-1) AS SCHEDULED. (DEDUCT)	A2.5	

SHEET INDEX

REV.	ARCHITECTURAL
	G0.0 COVER SHEET & INDEX
	G0.1 GENERAL NOTES
	G0.2 TEXAS ACCESSIBILITY STANDARDS
	G0.3 TEXAS ACCESSIBILITY STANDARDS
	G0.4 KEYPLAN
	D1.0 DEMOLITION PLAN
	A2.0 CONSTRUCTION PLAN
	A2.1 DIMENSION PLAN
	A2.2 POWER & COMMUNICATION PLAN
	A2.3 REFLECTED CEILING PLAN
	A2.5 FINISH PLAN
	A6.0 INTERIOR ELEVATIONS
	A6.1 INTERIOR ELEVATIONS
	A7.0 PARTITION TYPES & DOOR TYPES
	A8.0 SECTIONS & DETAILS

REV.	MECHANICAL
	M0.01 MECHANICAL NOTES AND SYMBOLS
	M1.01 MECHANICAL SPECIFICATIONS
	M2.04 LEVEL 04 MECHANICAL PLAN
	M2.14 LEVEL 04 MECHANICAL REFRIGERANT PIPING PLAN
	M3.01 MECHANICAL DETAILS

REV.	ELECTRICAL
	E0.01 ELECTRICAL NOTES AND SYMBOL
	E1.01 ELECTRICAL SPECIFICATIONS
	E1.02 ELECTRICAL SPECIFICATIONS
	E2.04 LEVEL 04 ELECTRICAL PLAN
	E3.04 LEVEL 04 LIGHTING PLAN

REV.	PLUMBING
	P0.01 PLUMBING NOTES AND SYMBOL
	P1.01 PLUMBING SPECIFICATIONS
	P2.04 LEVEL 04 PLUMBING PLAN

ABBREVIATIONS

A	AMPERE	HT	HEIGHT
A.D.A.	AMERICANS WITH DISABILITIES ACT	HVAC	HEATING, VENTILATION & AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
A.H.J.	AUTHORITIES HAVING JURISDICTION	M.D.F.	MEDIUM DENSITY FIBER BOARD
ADNL	ADDITIONAL BOARD	MIN.	MINIMUM
BD.	BLOCKING	MFR.	MANUFACTURER
BLKG.	CABINET	N.I.C.	NOT IN CONTRACT
CAB.	CEILING	N.T.S.	NOT TO SCALE
CLG.	CLEAR OPENING	O.C.	ON CENTER
CLR.	COLUMNS	OP.G.	OPENING
COL.	CONTRACTOR	PART.	PARTICLE PAIR
CONTR.	DRAWINGS	PR.	PREFABRICATED
DWGS.	EXISTING TO BE CAPPED	P.T.L.	PRESSURE TREATED LUMBER
E.C.	ELECTRICAL	REF.	REFERENCE
ELEC.	EQUAL	REQ'D	REQUIRED
EQ.	FIRE EXTINGUISHER	SIM	SIMILAR
F.E.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL
FEC	FIRE HOSE CABINET	STD.	STANDARD
FHC	FLUORESCENT	T.B.D.	TO BE DETERMINED
FLUOR.	FIRE RETARDANT TREATED	TYP.	TYPICAL
F.R.F.	FIBERGLASS REINFORCED PLASTIC	U.O.N.	UNLESS OTHERWISE NOTED
FRP	GAUGE	V	VOLTS
GA.	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
G.C.	TYPE "X" GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
GWBX	GYPSUM BOARD	W/	WITH
GYP. BD.	HOLLOW METAL	W/O	WITHOUT
H.M.	HARDWARE	WH	WATER HEATER
HDWR			

SITE PLAN



LANDLORD/TENANT APPROVAL

I HAVE REVIEWED THESE DRAWINGS AND BY EXECUTION, I HAVE ACCEPTED ALL INFORMATION, SPECIFICATIONS, DIMENSIONS, AND DESIGN ELEMENTS AS INDICATED IN THESE DRAWINGS. NO CHANGES WILL BE MADE WITHOUT WRITTEN NOTIFICATION TO LANDLORD'S REPRESENTATIVE. I ASSUME FULL RESPONSIBILITY FOR ALL ASSOCIATED COSTS OF MATERIALS, LABOR, AND ADDITIONAL DESIGN FEES FOR ANY CHANGES TO THE SCOPE OF WORK OUTLINED IN THESE DRAWINGS.

____ APPROVED ____ APPROVED AS NOTED

DATE: _____

TENANT: _____

LANDLORD: _____

LANDLORD NOTES

1. IF THIS PLAN IS TO BE CONSTRUCTED, AND IF THE AMOUNT OF CONSTRUCTION IS OVER \$50,000.00, THE OWNER IS TO NOTIFY THE idGROUP IMMEDIATELY, AND CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE SUBMITTED FOR T.A.S. REVIEW. THE BUILDING OWNER IS RESPONSIBLE FOR COMPLETE BUILDING CODE AND "TEXAS ACCESSIBILITY STANDARDS" COMPLIANCE THROUGHOUT THE BUILDING.

2. AS A REGISTERED INTERIOR DESIGNER IN THE STATE OF TEXAS, WE ARE REQUIRED BY LAW (TEXAS GOVERNMENT CODE #469.101 AND 102) TO SUBMIT DOCUMENT SETS INTENDED FOR CONSTRUCTION AND/OR RENOVATION FOR TAS COMPLIANCE REVIEW UPON ISSUE. AS THE BUILDING OR FACILITY OWNER, YOU ARE ALSO REQUIRED BY THE SAME LAW TO DISALLOW CONSTRUCTION, RENOVATION OR MODIFICATIONS AND/OR APPLICATION FOR BUILDING PERMITS WITHOUT FIRST SUBMITTING PLANS AND SPECIFICATIONS FOR TAS COMPLIANCE REVIEW. SHOULD WORK COMMENCE PER DOCUMENTATION EXPRESSLY PREPARED FOR BID OR PRICING, ALL LIABILITY FOR TAS AND BUILDING CODE COMPLIANCE SHALL FALL UPON THE BUILDING AND/OR FACILITY OWNER.

3. idGROUP HAS PRODUCED THE ATTACHED SET OF DRAWINGS, INTENDED FOR CONSTRUCTION. IF LANDLORD ELECTS NOT TO HAVE A CONSTRUCTION DOCUMENT REVIEW MEETING WITH TENANT TO REVIEW ALL DESIGN ASPECTS OF THESE DRAWINGS, AND RECEIVE AN APPROVAL SIGNATURE FROM SAID TENANT, idGROUP WILL NOT BE RESPONSIBLE FOR MISUNDERSTANDINGS, ERRORS, AND/OR OMISSIONS IN THESE DRAWINGS REGARDLESS OF PREVIOUS CONVERSATIONS AND/OR MEETINGS. LIKEWISE, IF idGROUP IS NOT RETAINED FOR CONSTRUCTION ADMINISTRATION DURING THE CONSTRUCTION PROCESS, WE WILL NOT BE HELD LIABLE FOR DISCREPANCIES OR PROBLEMS DISCOVERED IN THE FIELD, AND SUBSEQUENT DECISIONS MADE WITHOUT OUR KNOWLEDGE.

CHAPTER 3: BUILDING BLOCKS

302 FLOOR OR GROUND SURFACES

302.1 **CARPET**, CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD, CARPET OR CARPET TILE SHALL BE LEVEL, LEVEL OR LEVEL CUT/WOOL PILE STRUCTURE. PILE HEIGHT SHALL BE 1/2 INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH. CARPET EDGES SHALL COMPLY WITH 303.

302.2 **OPENINGS**, OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (13 MM) DIAMETER AND EXCEED 4 INCH (103 MM) CLEAR, UNLESS ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

303 CHANGES IN LEVEL

303.1 **VERTICAL**, CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

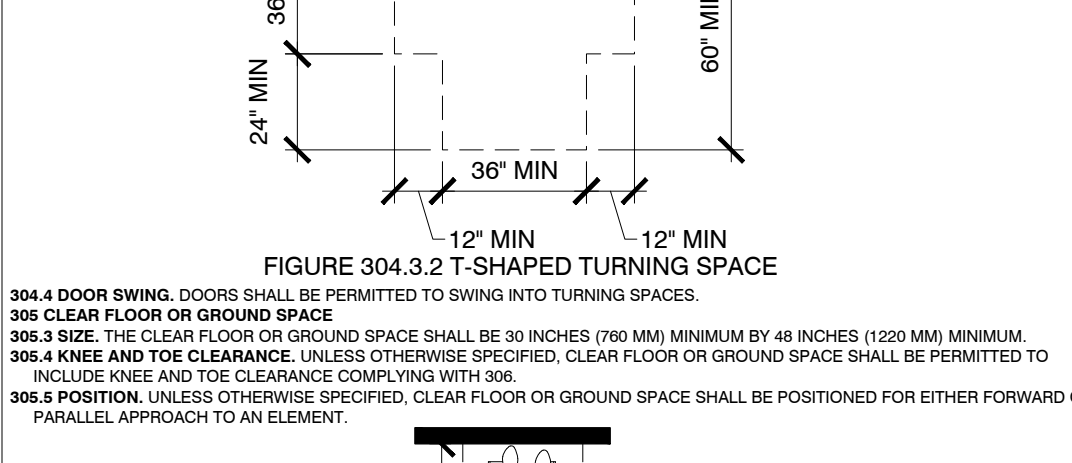
303.2 **BEVELED**, CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MAXIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

303.3 **RAMP**, CHANGES IN LEVEL GREATER THAN 1/2 INCH (13 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.

304 TURNING SPACE

304.1 **CIRCULAR SPACE**, THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

304.2 **T-SHAPED SPACE**, THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITH A 60 INCH (1525 MM) SQUARE MINIMUM WITH 24 INCH (610 MM) BEHIND 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.



304.4 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

304.5 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

304.6 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

304.7 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

304.8 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

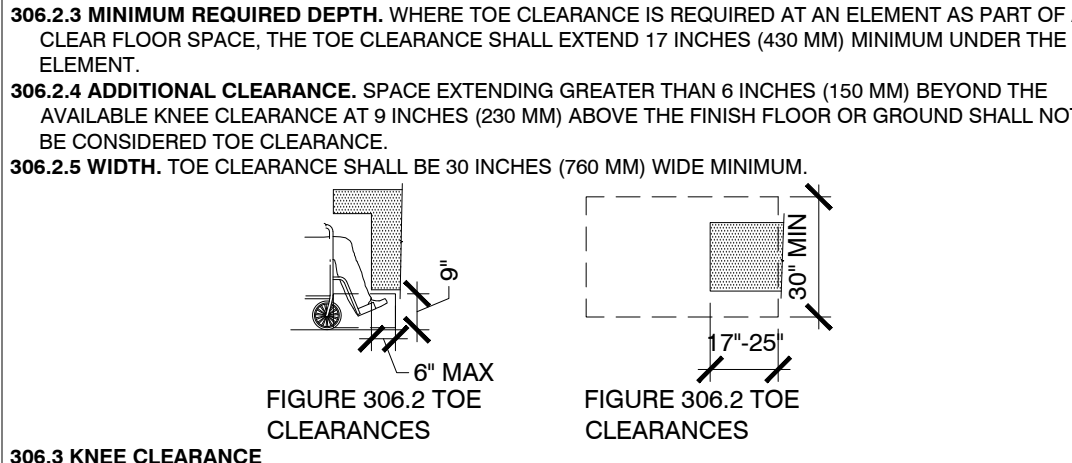
304.9 **DOOR SWING**, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

305.6 **APPROACH**, ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJACENT CLEAR FLOOR OR GROUND SPACE.

305.7 **MANEUVERING CLEARANCE**, WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

305.7.1 **FORWARD APPROACH**, ALCOVES SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

305.7.2 **FORWARD APPROACH**, ALCOVES SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

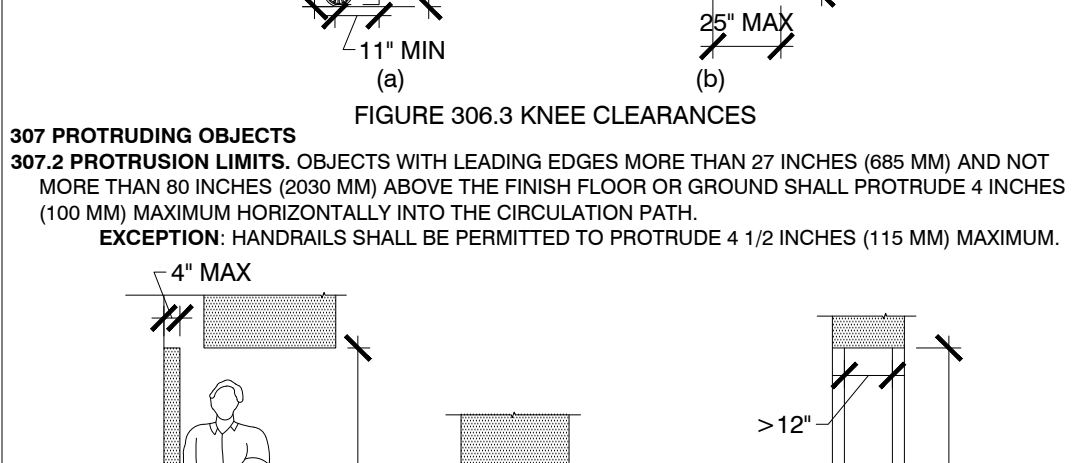


306 **KNEE AND TOE CLEARANCE**

306.1 **MINIMUM REQUIRED DEPTH**, WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (430 MM) MINIMUM UNDER THE ELEMENT.

306.2 **ADDITIONAL CLEARANCE**, SPACE EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 8 INCHES (203 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 **WIDTH**, TOE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.



307 **PROTRUDING OBJECTS**

307.1 **PROTRUSION LIMITS**, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROVIDE A 4 INCHES (100 MM) MINIMUM HORIZONTAL CIRCULAR PATH.

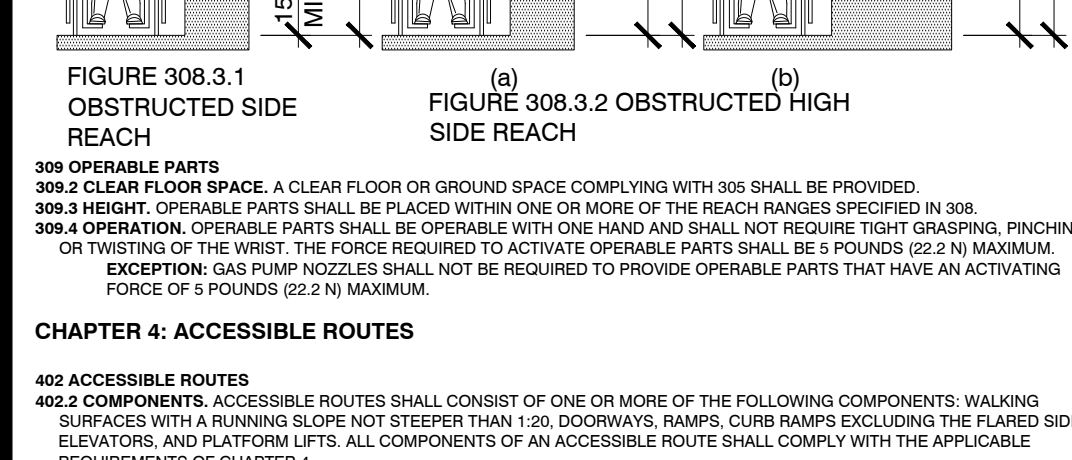
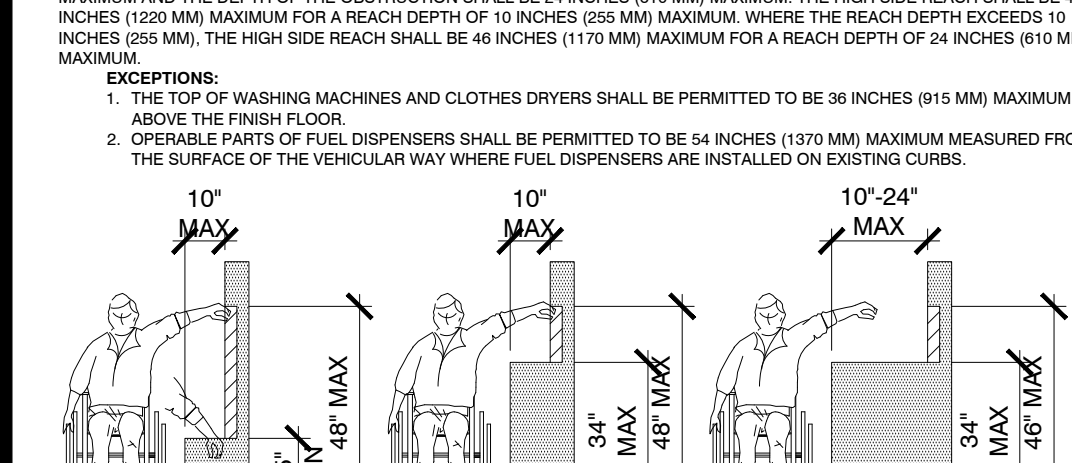
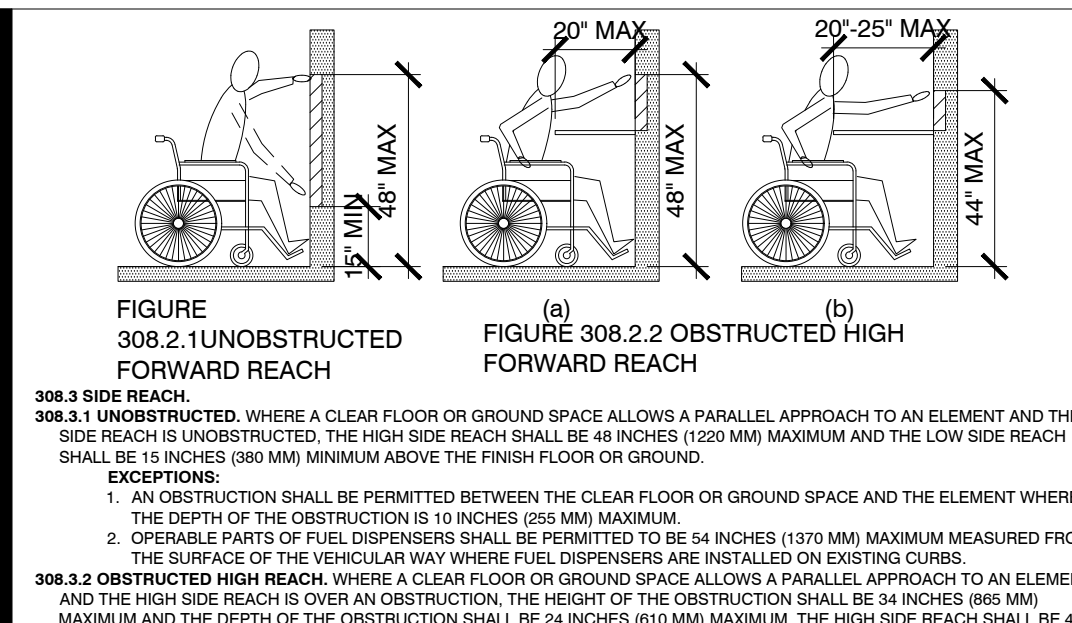
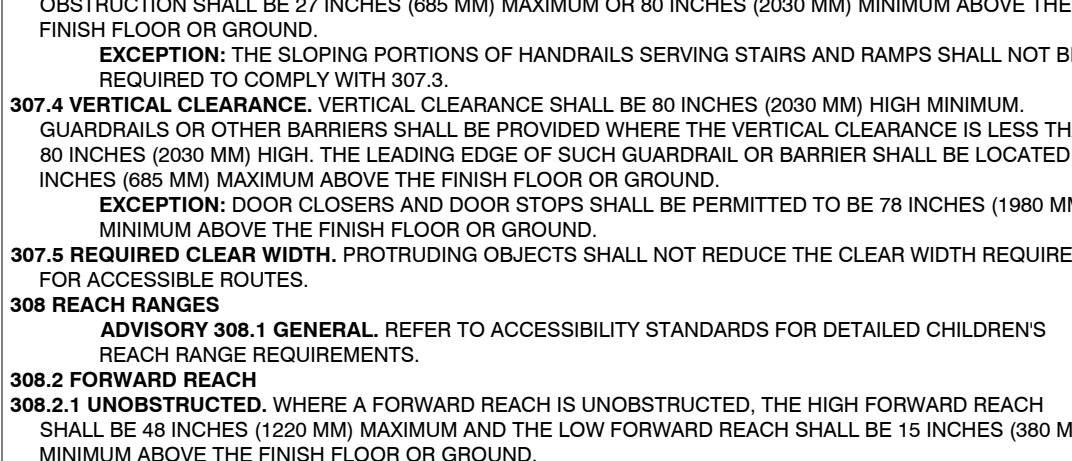
307.2 **POST-MOUNTED OBJECTS**, FREE-STANDING OBJECTS MOUNTED ON POSTS OR PLYONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (685 MM) MINIMUM AND 80 INCHES (2030 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PLYONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PLYONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (685 MM) MAXIMUM OR 1/2 INCH (13 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

307.3 **VERTICAL CLEARANCE**, VERTICAL CLEARANCE SHALL BE 80 INCHES (2030 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2030 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

307.4 **REQUIRED CLEAR WIDTH**, PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.

308 **REACH RANGES**

308.1 **UNOBSTRUCTED**, WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



309 **ACCESSIBLE ROUTES**

309.1 **ACCESSIBLE ROUTES**, ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20; DOORWAYS; RAMPS; CURB RAMPS INCLUDING FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.

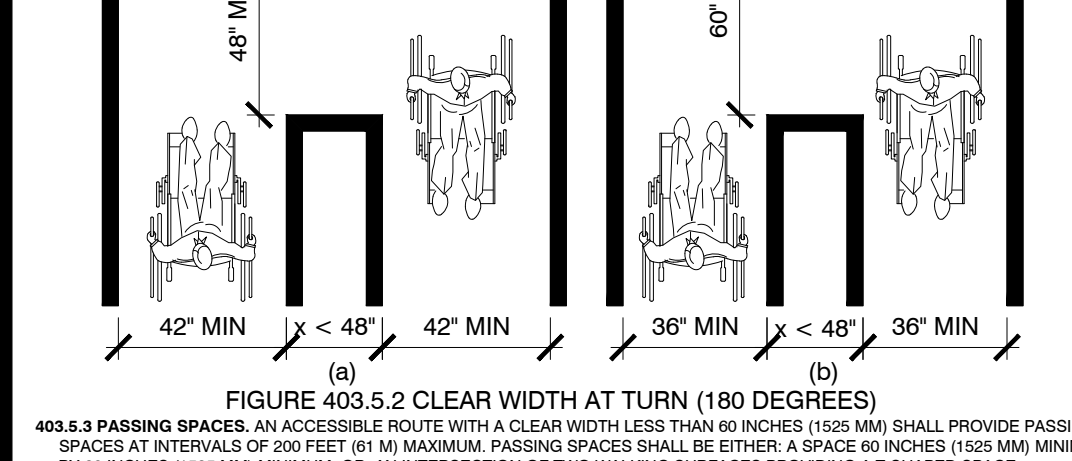
309.2 **ADVISORY 402.2 COMPONENTS**, WALKING SURFACES MUST HAVE RUNNING SLOPES NOT STEEPER THAN 1:20. SEE 403.3.

309.3 **OTHER COMPONENTS OF ACCESSIBLE ROUTES**, SUCH AS RAMPS (405) AND CURB RAMPS (409), ARE PERMITTED TO BE MORE STEEPLY SLOPED.

402.1 **ACCESSIBLE ROUTES**

402.2 **COMPONENTS**, ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20; DOORWAYS; RAMPS; CURB RAMPS INCLUDING FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.

402.3 **ADVISORY 402.2 COMPONENTS**, WALKING SURFACES MUST HAVE RUNNING SLOPES NOT STEEPER THAN 1:20. SEE 403.3.



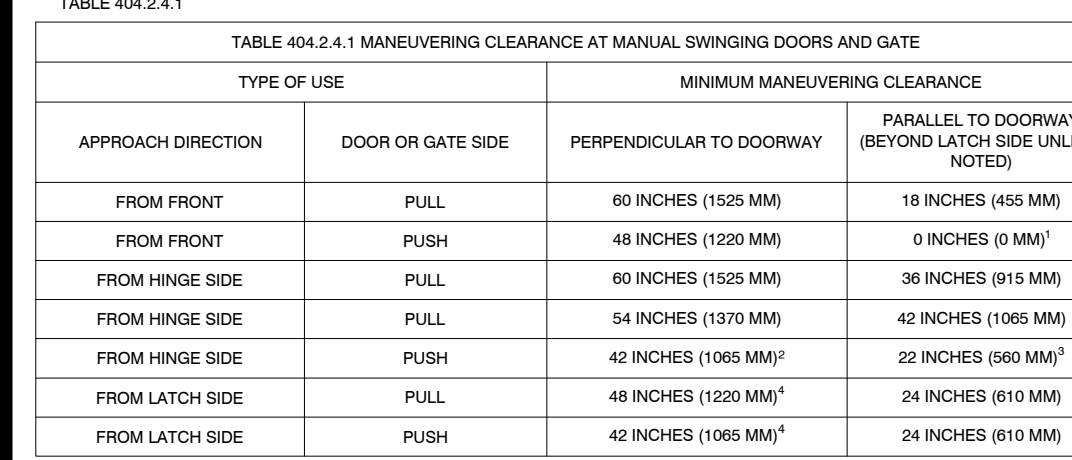
403 **WALKING SURFACES**

403.1 **WALKING SURFACES**, FLOOR OR GROUND SURFACES SHALL COMPLY WITH 302.

403.2 **SLOPE**, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

403.3 **CHANGES IN LEVEL**, CHANGES IN LEVEL SHALL COMPLY WITH 303.

403.4 **CLEARANCES**, WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH 403.5.



TYPE OF USE	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	FULL	60 INCHES (1525 MM) ¹
FROM FRONT	PUSH	48 INCHES (1220 MM)
FROM HINGE SIDE	FULL	60 INCHES (1525 MM) ¹
FROM HINGE SIDE	PUSH	54 INCHES (1370 MM) ¹
FROM LATCH SIDE	FULL	42 INCHES (1065 MM) ²
FROM LATCH SIDE	PUSH	42 INCHES (1065 MM) ²
FROM STOP/LATCH SIDE	FULL	42 INCHES (1065 MM) ²
FROM STOP/LATCH SIDE	PUSH	42 INCHES (1065 MM) ²

404.2.4 **FLOOR OR GROUND SURFACE**, FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

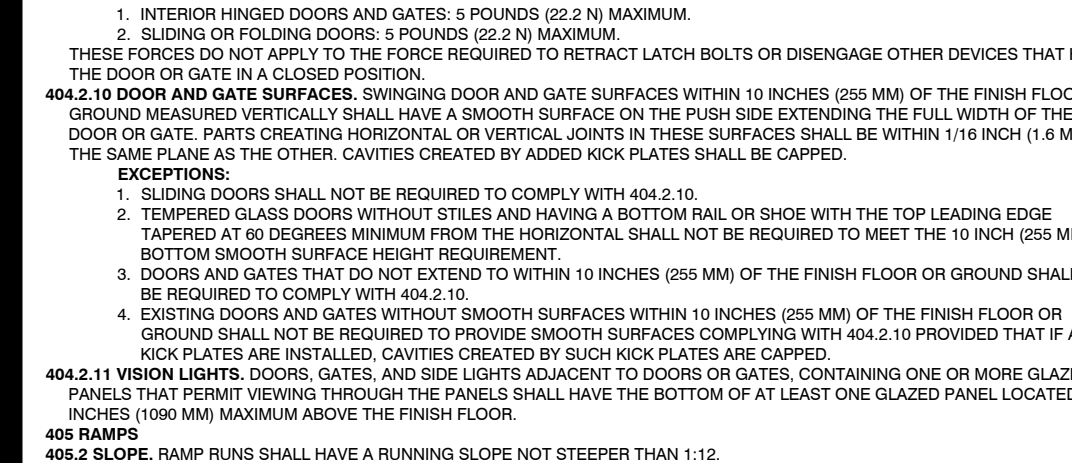
404.2.5 **EXCEPTIONS**

1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

404.3.1 **THRESHOLDS**, THRESHOLDS AT DOORWAYS AT DOORWAYS SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 303.

404.3.2 **EXCEPTIONS**, EXCEPTIONS TO THRESHOLDS SHALL INCLUDE: THRESHOLDS AT DOORWAYS THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.3.

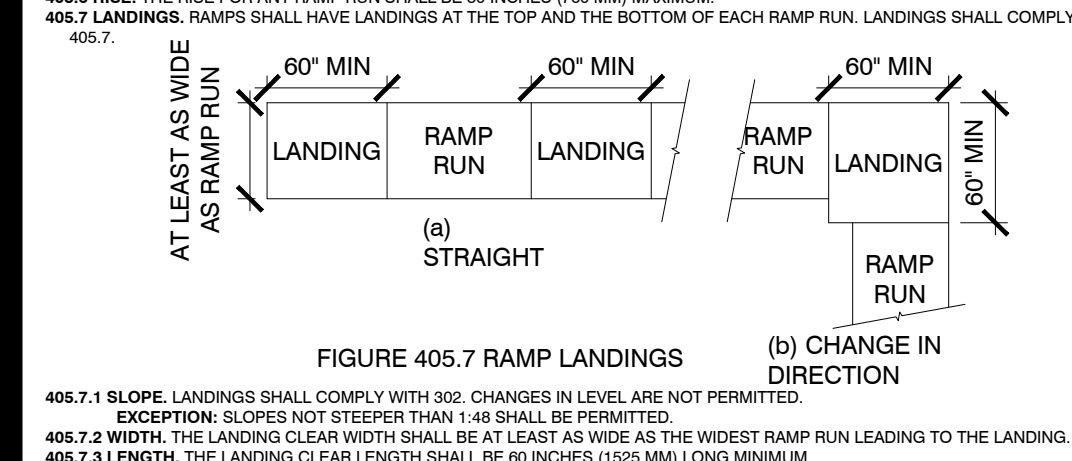


505.1 **RAMP**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

505.2 **RAMP WITH SIDEWALK**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

505.3 **RAMP WITH SIDEWALK AND CURB RAMPS**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

505.4 **RAMP WITH SIDEWALK AND CURB RAMPS AND STAIRS**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.



SLOPE ¹	MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3 INCHES (75 MM)
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 INCHES (150 MM)

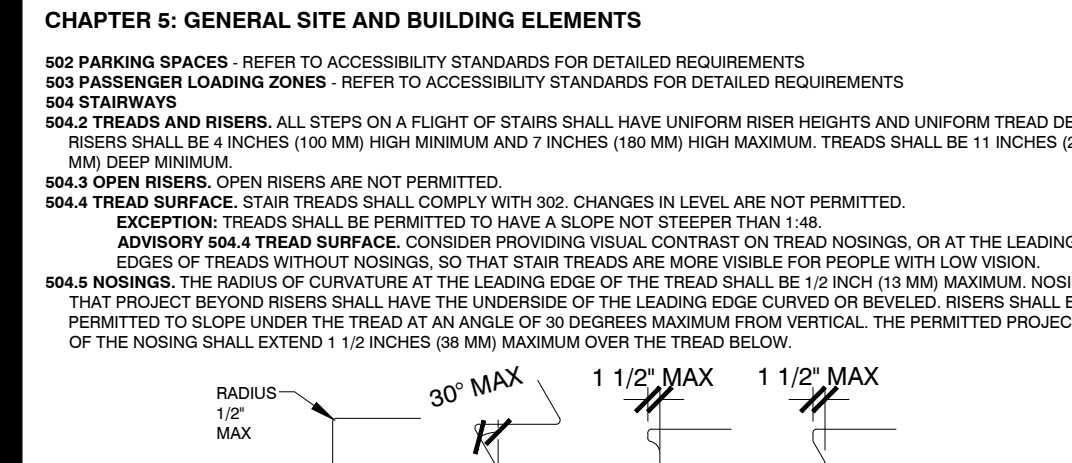
405.7 **SLOPE**, LANDINGS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

405.7.1 **SLOPE**, LANDINGS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

405.7.2 **LENGTH**, THE LANDING CLEAR LENGTH SHALL BE AT LEAST THE WIDTH OF THE WIDEST RAMP RUN LEADING TO THE LANDING.

405.7.3 **LENGTH**, THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.

405.7.4 **CHANGE IN DIRECTION**, RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM.

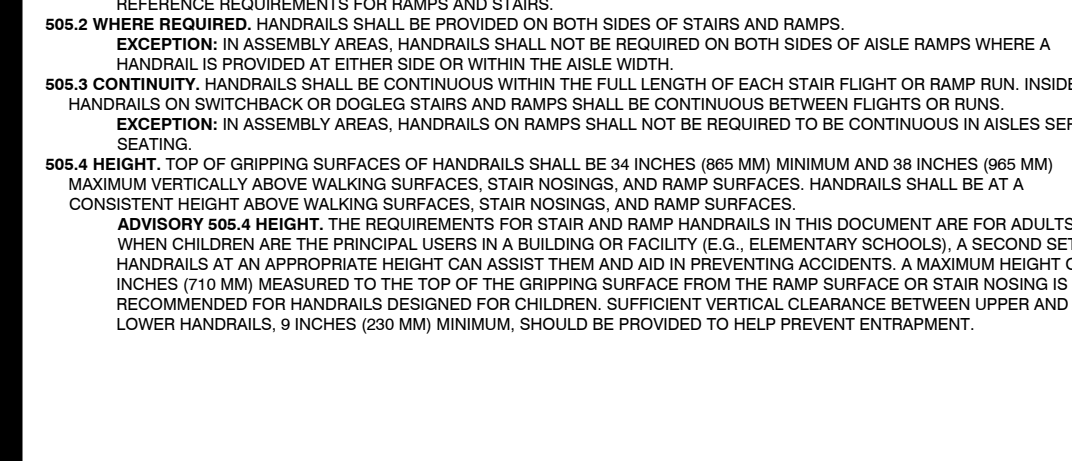


405.8 **STAIRS**, STAIRS SHALL HAVE HANDRAILS COMPLYING WITH 506.

405.8.1 **GENERAL**, HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 8 INCHES (203 MM). SEE 405.8.

405.8.2 **HEIGHT**, HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 8 INCHES (203 MM). SEE 405.8.

405.8.3 **WIDTH**, HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 8 INCHES (203 MM). SEE 405.8.

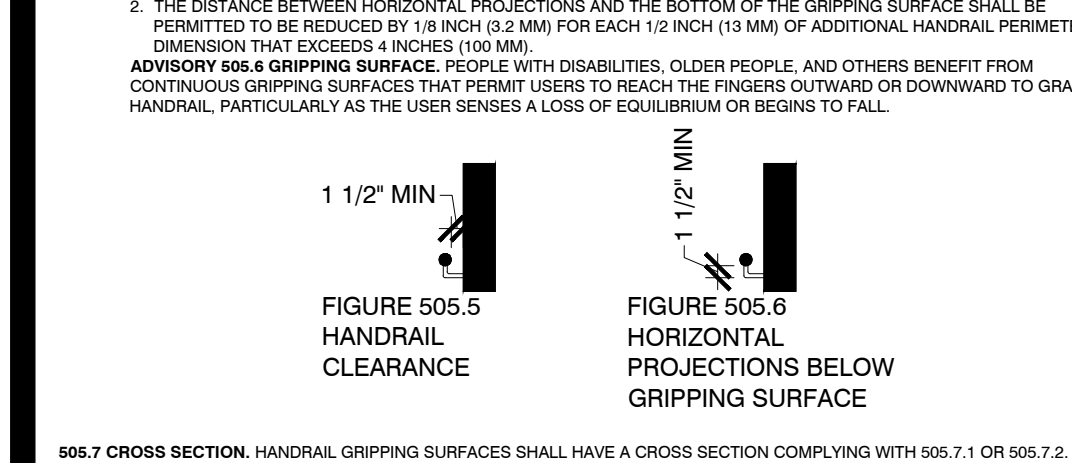


505.1 **RAMP**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

505.2 **RAMP WITH SIDEWALK**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

505.3 **RAMP WITH SIDEWALK AND CURB RAMPS**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

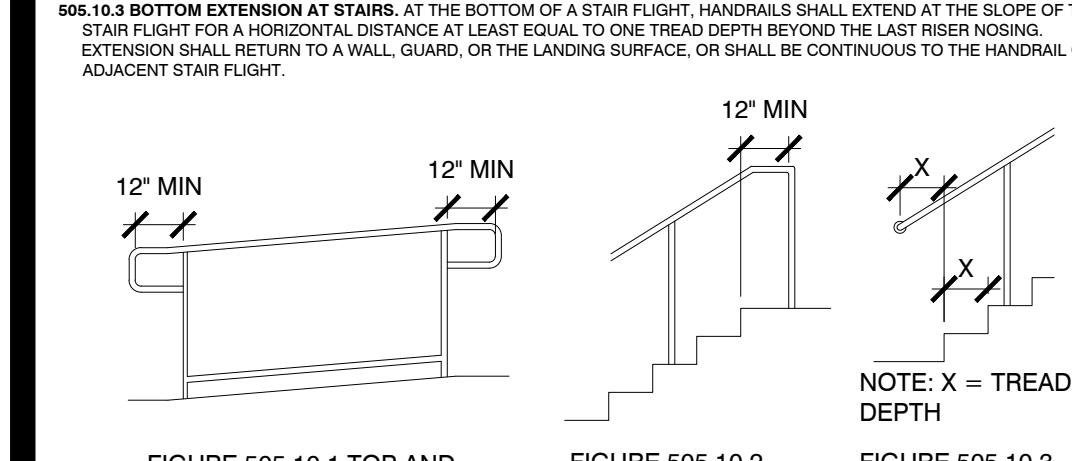
505.4 **RAMP WITH SIDEWALK AND CURB RAMPS AND STAIRS**, RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.



506.1 **CROSS SECTION**, HANDRAIL GRIPPING SURFACES SHALL HAVE A CROSS SECTION COMPLYING WITH 505.7.1 OR 505.7.2.

506.1.1 **CIRCULAR CROSS SECTION**, HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES (32 MM) MINIMUM AND 1 1/2 INCHES (38 MM) MAXIMUM.

506.1.2 **NON-CIRCULAR CROSS SECTION**, HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION WITH 1 1/8 INCHES (30 MM) MINIMUM AND 1 1/2 INCHES (38 MM) MAXIMUM.



604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

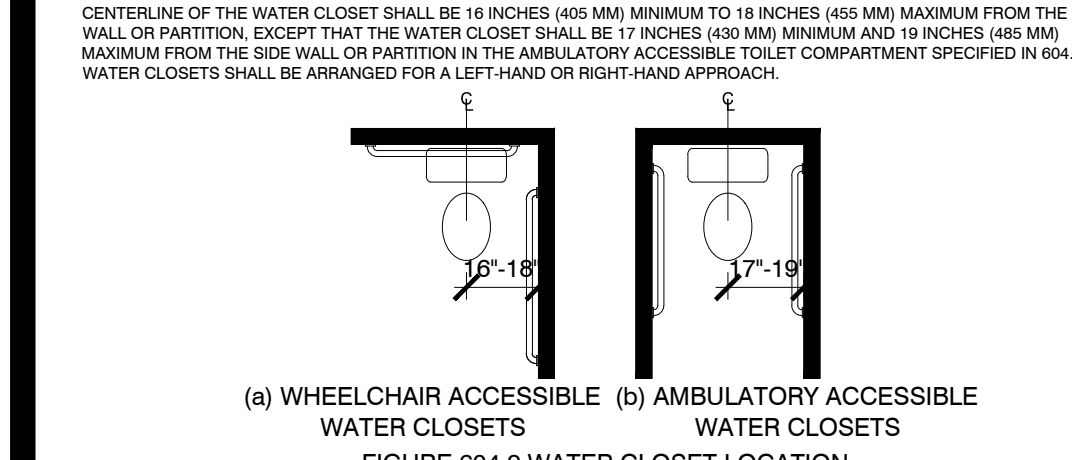
604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.

TYPE OF USE	MINIMUM CLEARANCE
FROM FRONT	FULL
FROM FRONT	PUSH
FROM HINGE SIDE	FULL
FROM HINGE SIDE	PUSH
FROM LATCH SIDE	FULL
FROM LATCH SIDE	PUSH
FROM STOP/LATCH SIDE	FULL
FROM STOP/LATCH SIDE	PUSH

604.2.4 **MANEUVERING CLEARANCE**, MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4.

604.2.4.1 **MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATE**

604.2.4.2 **DOOR SWING**, DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OR OBSTRUCTION.



604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

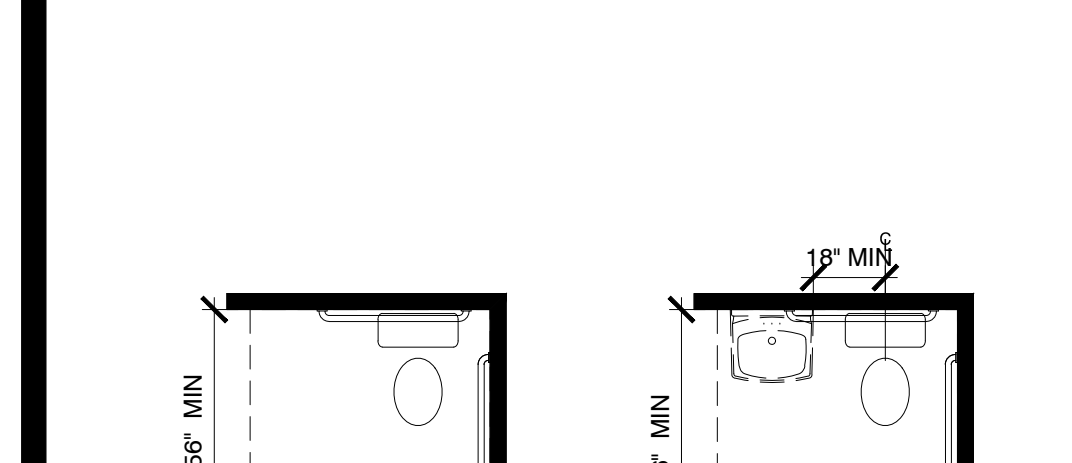
604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.

604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

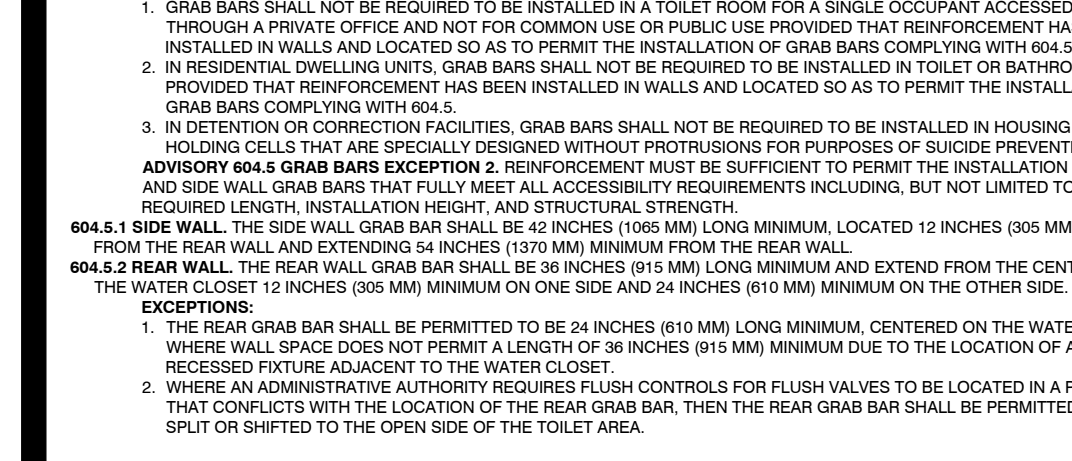
604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.



604.2.4 **MANEUVERING CLEARANCE**, MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4.

604.2.4.1 **MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATE**

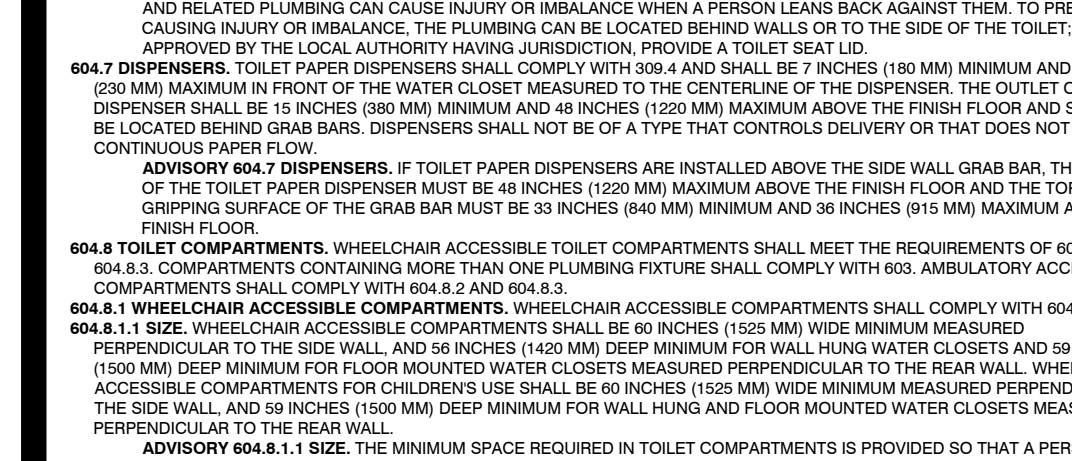
604.2.4.2 **DOOR SWING**, DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OR OBSTRUCTION.



604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

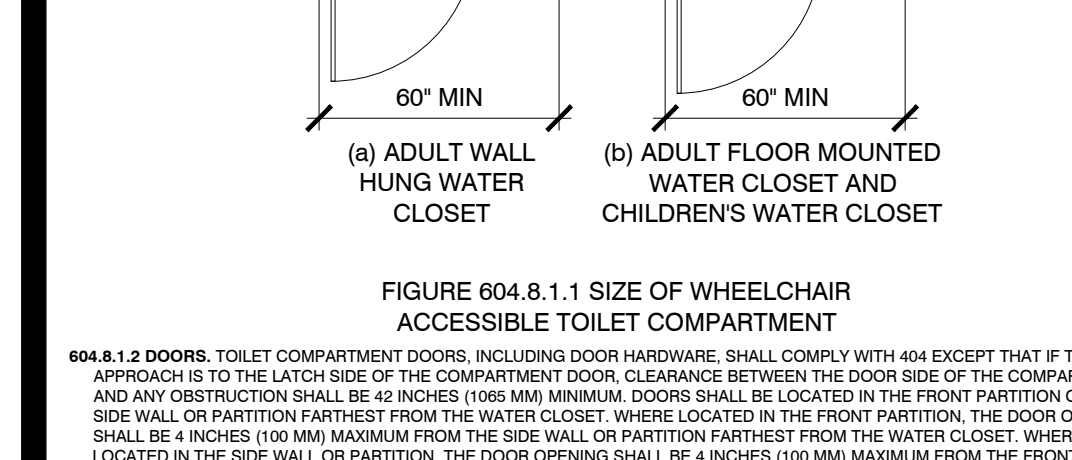
604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.



604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.



604.1.1 **WHEELCHAIR ACCESSIBLE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.1.2 **AMBULATORY ACCESSIBLE**, AMBULATORY ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.1 AND 604.2.

604.2 **SIZE**, WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL COMPLY WITH 604.2.1 AND 604.2.2.

idGROUP

2641 IRVING BLVD.
DALLAS, TEXAS 75207

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REGISTERED INTERIOR DESIGNER

4-15-2020

PROJECT NO.: 580-005

DRAWN BY: MM

CHECKED BY: FW

R.S.F.: 12.348

BILLINGSLEY COMPANY

3401 OLYMPUS

GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.

SUITE #440

DALLAS, TX 75019

NO. ISSUED FOR. DATE.

LAND/OCCUPANT REVIEW ISSUE DATE: 04/15/20

BID ISSUE DATE: 04/15/20

CONSTRUCTION ISSUE DATE: 04/15/20

DRAWING TITLE:

TEXAS ACCESSIBILITY STANDARDS

DRAWING NUMBER:

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CHAPTER 3: BUILDING BLOCKS

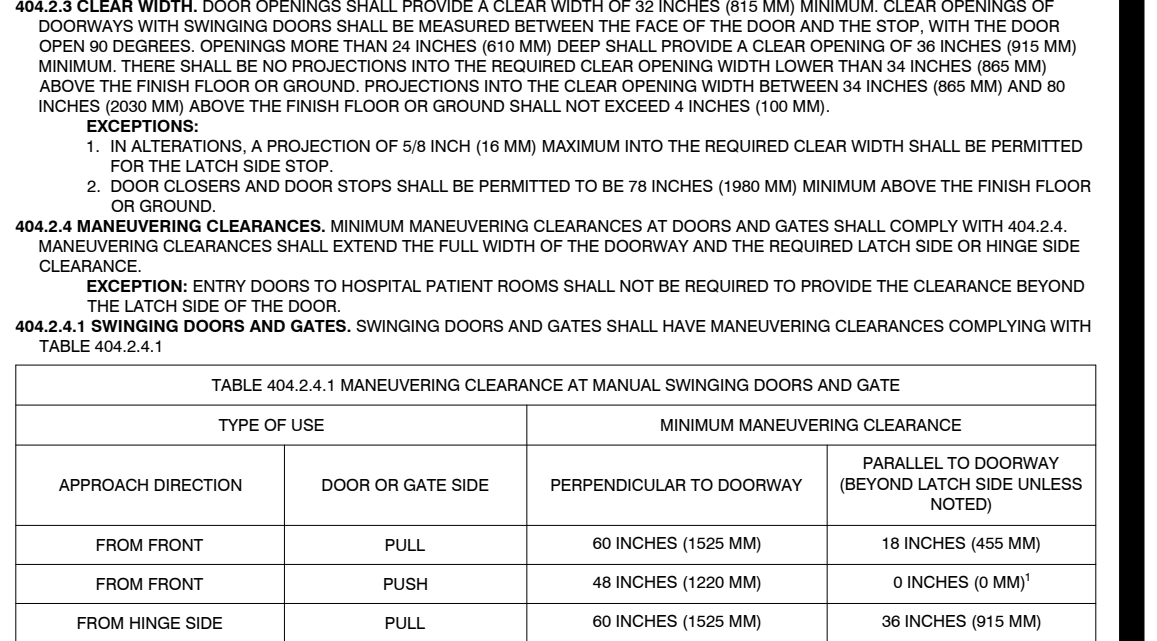
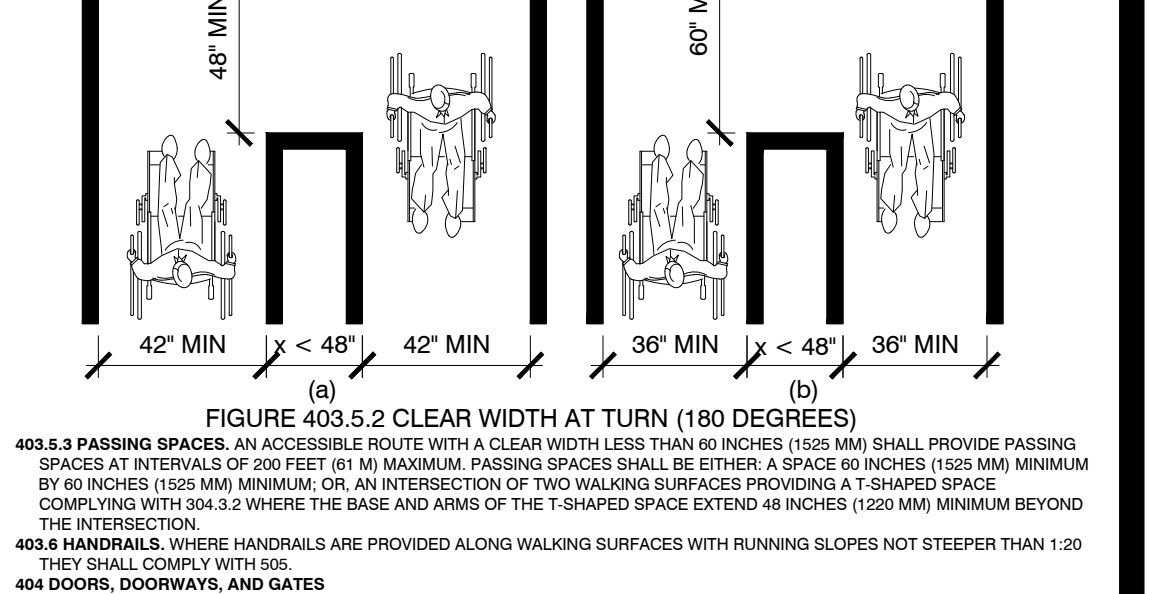
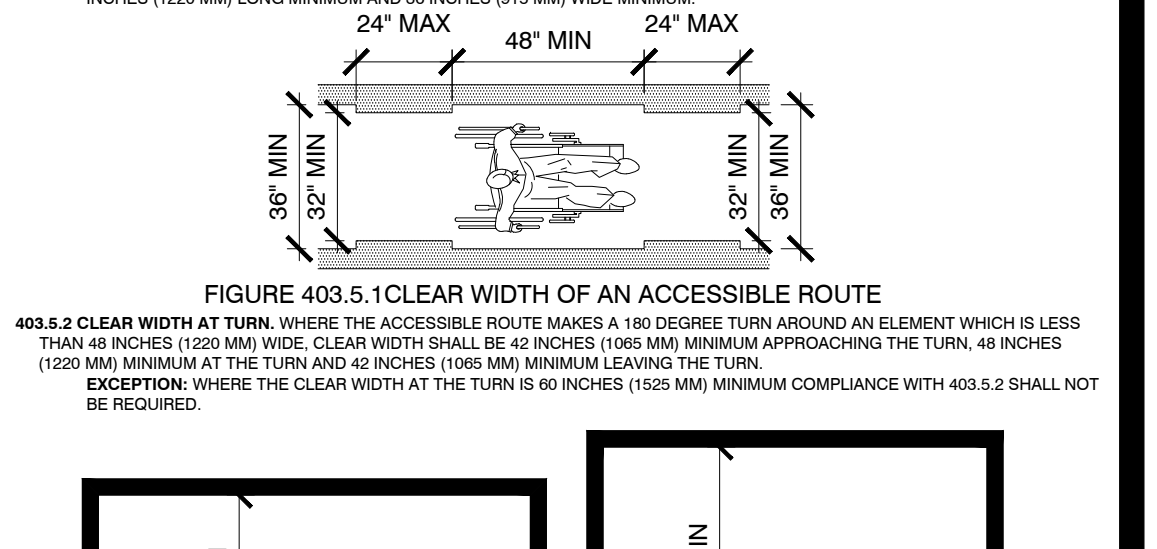
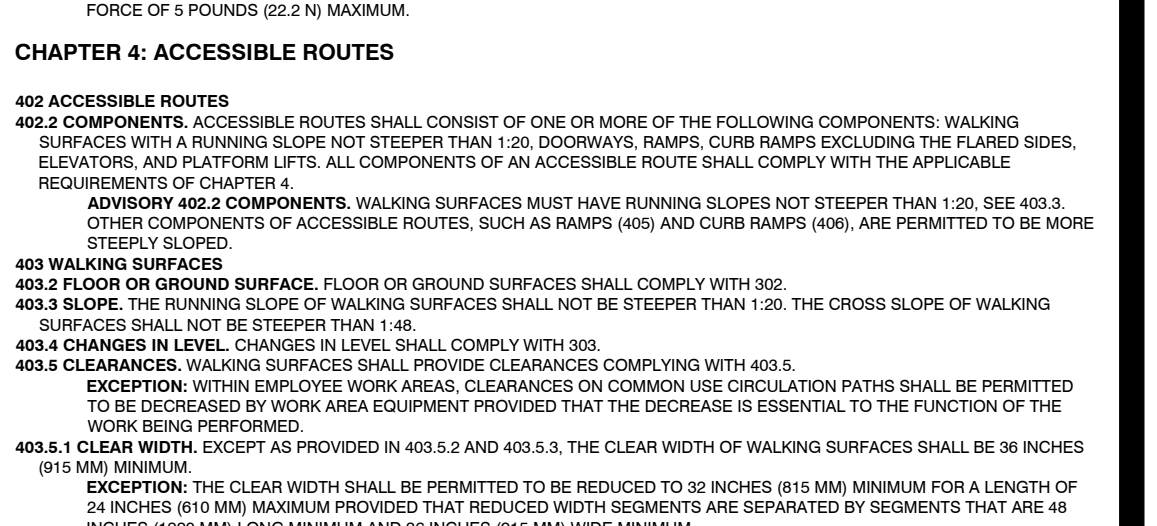
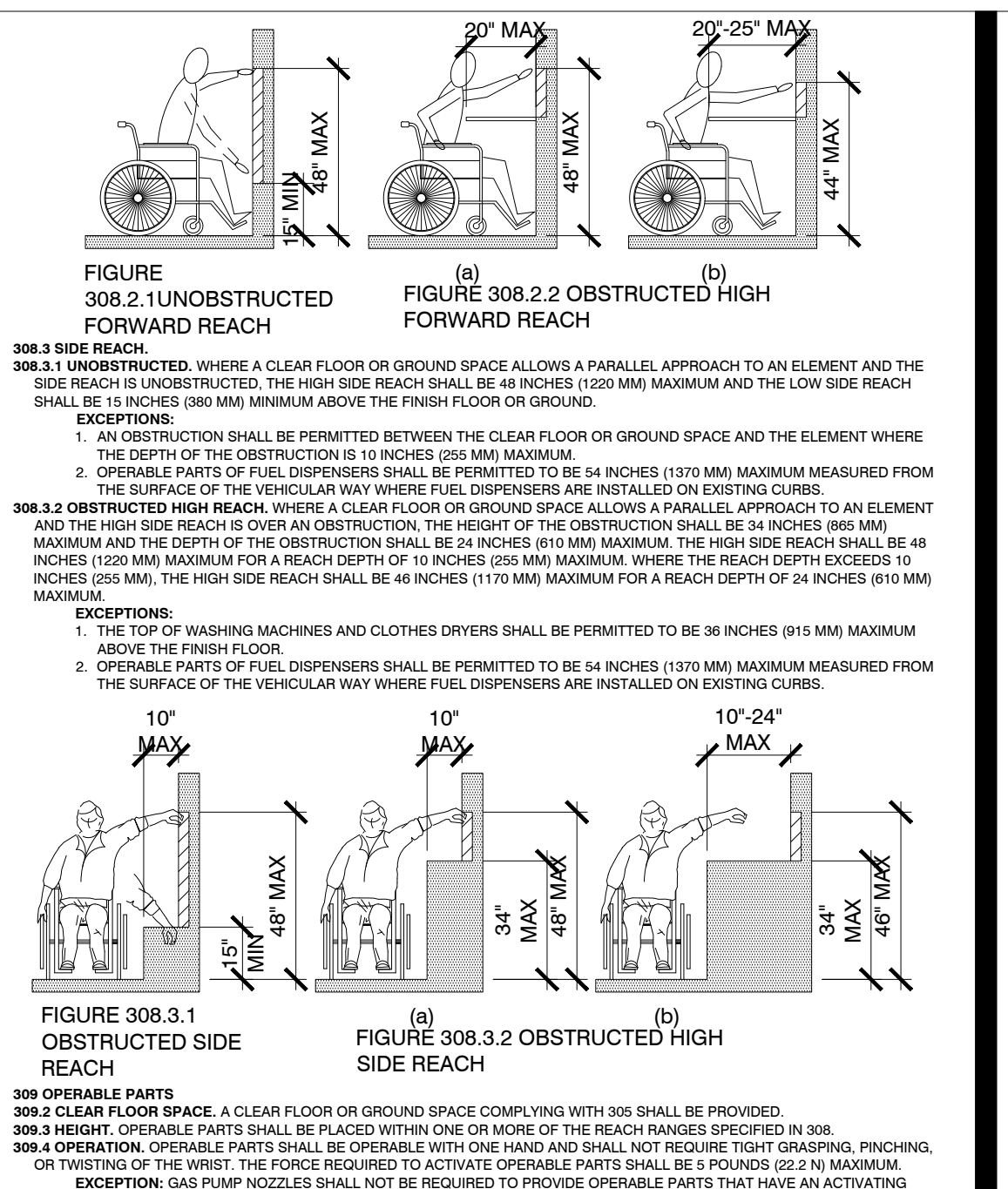
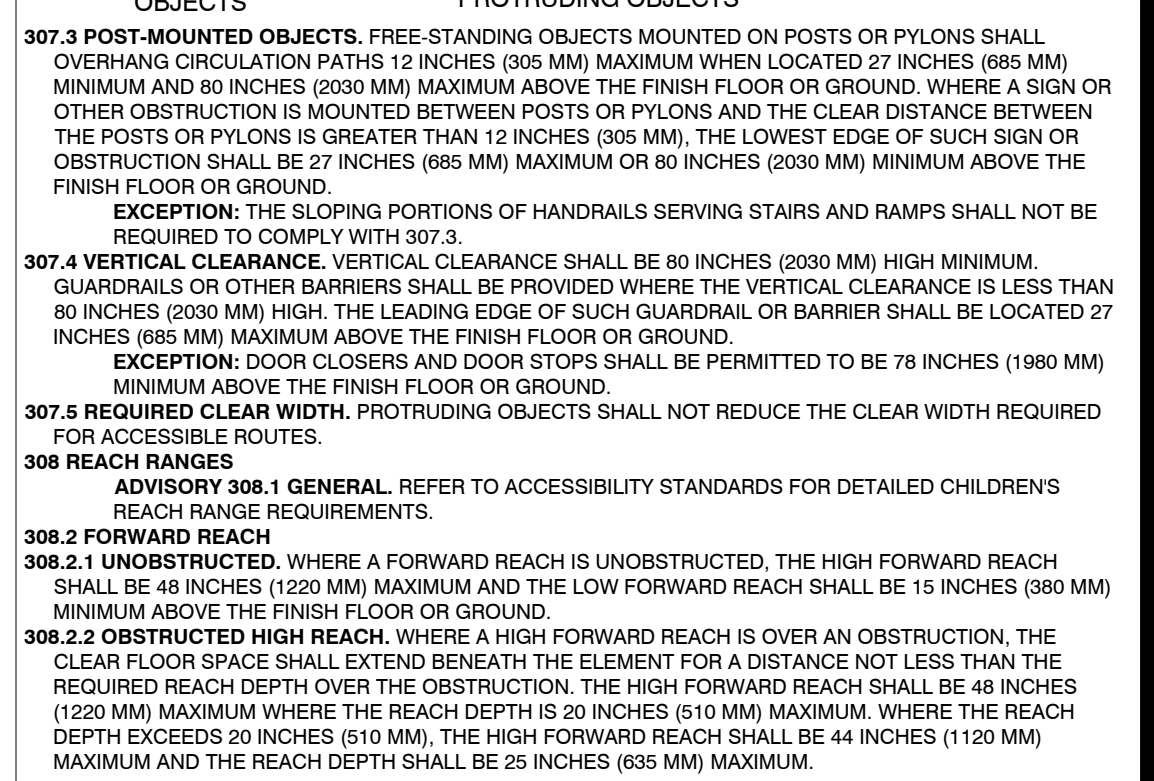
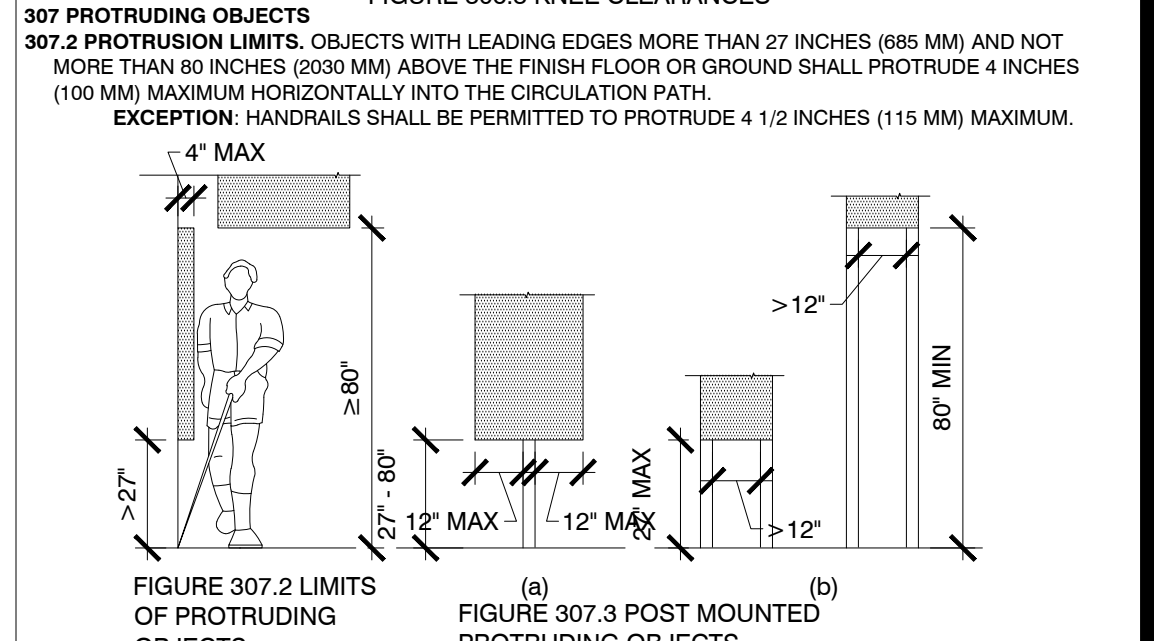
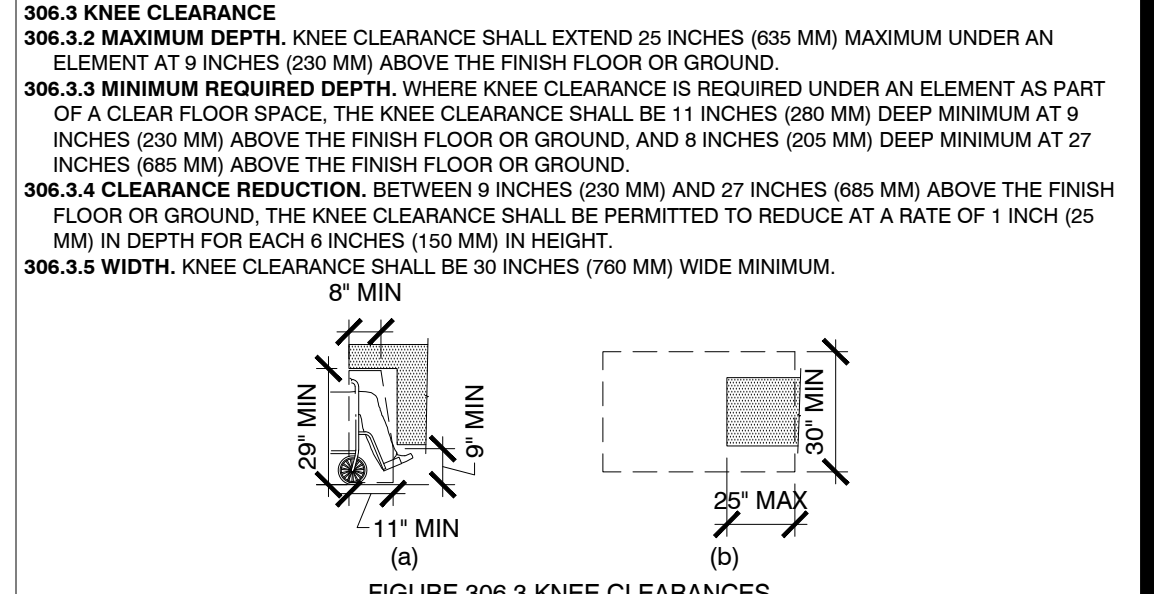
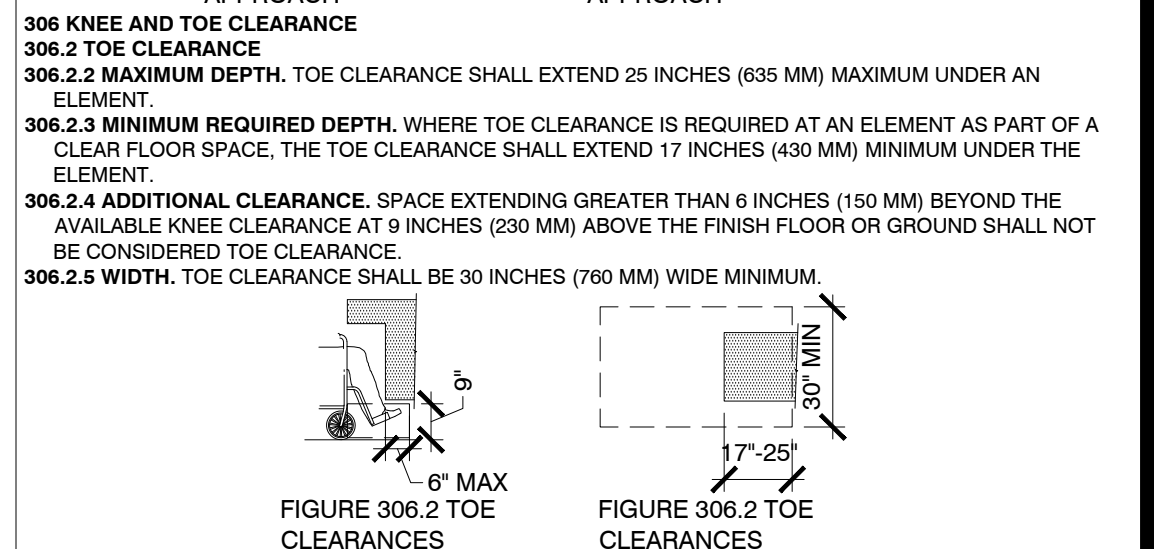
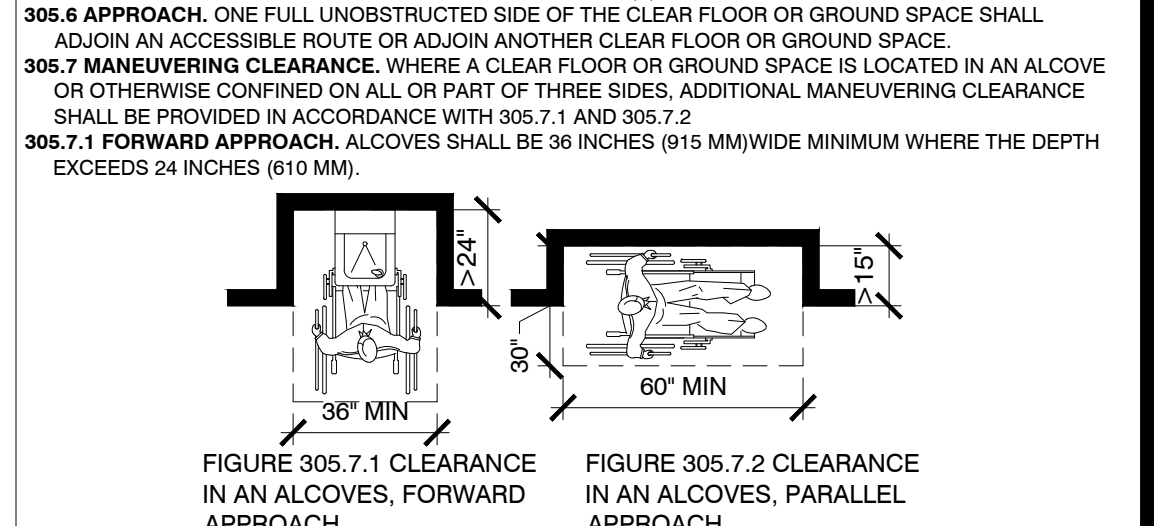
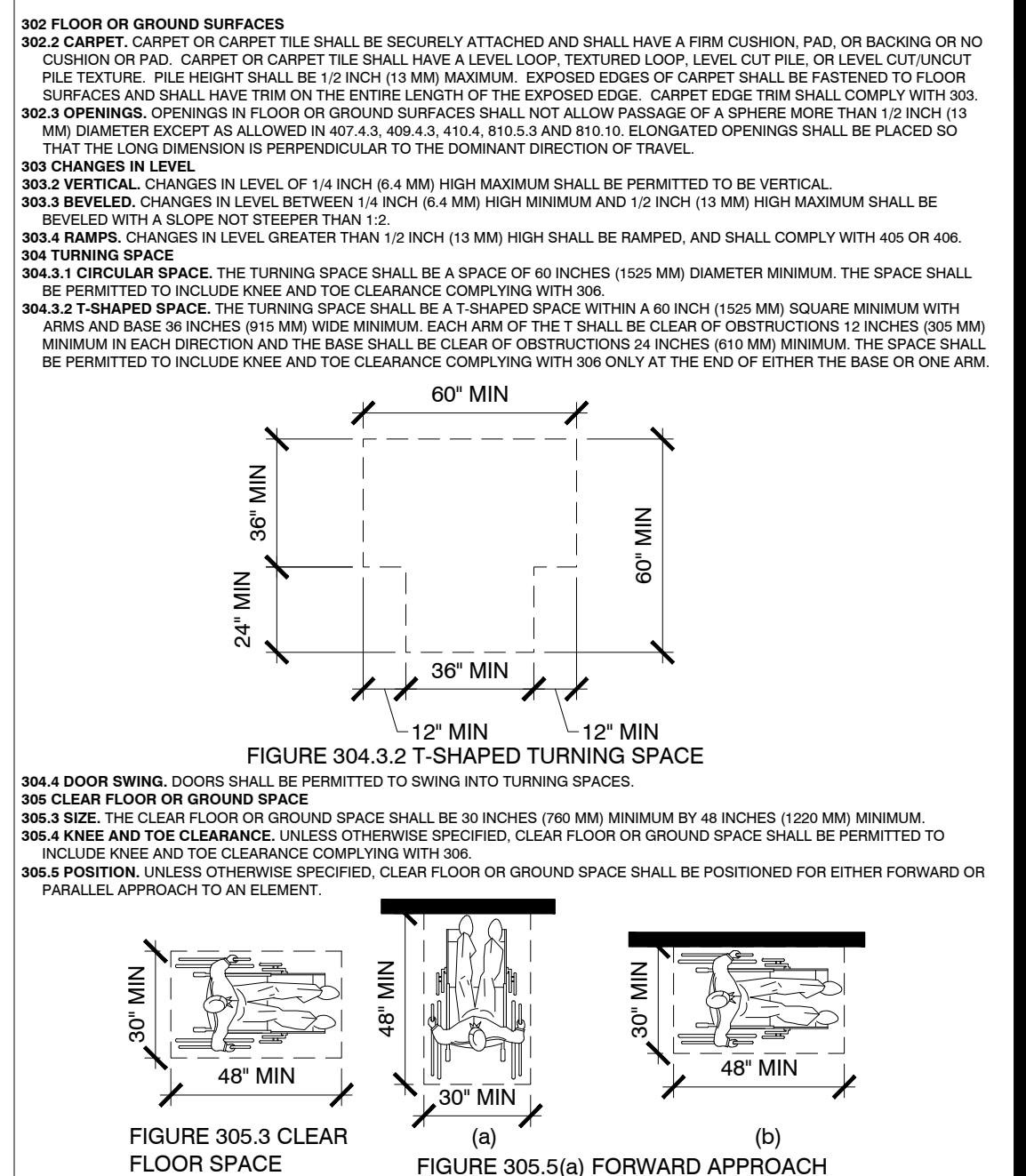


TABLE 404.2.4.1 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATE

TYPE OF USE	MINIMUM MANEUVERING CLEARANCE
APPROACH DIRECTION	
DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY
PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)	
FROM FRONT	FULL
FROM FRONT	PUSH
FROM HINGE SIDE	FULL
FROM HINGE SIDE	PUSH
FROM LATCH SIDE	FULL
FROM LATCH SIDE	PUSH

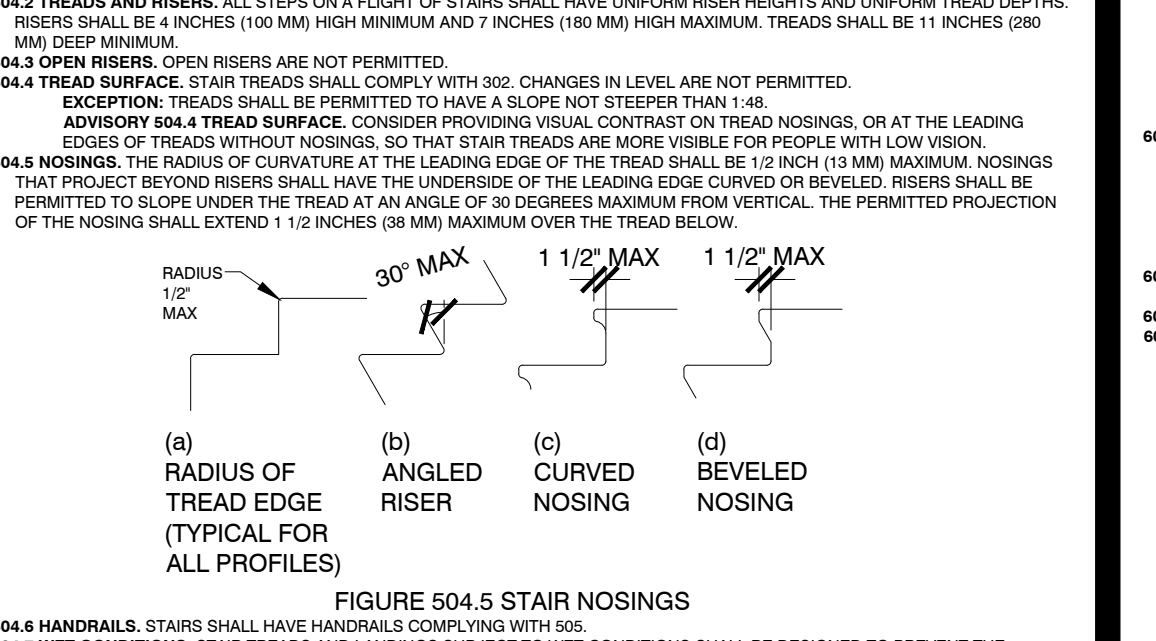
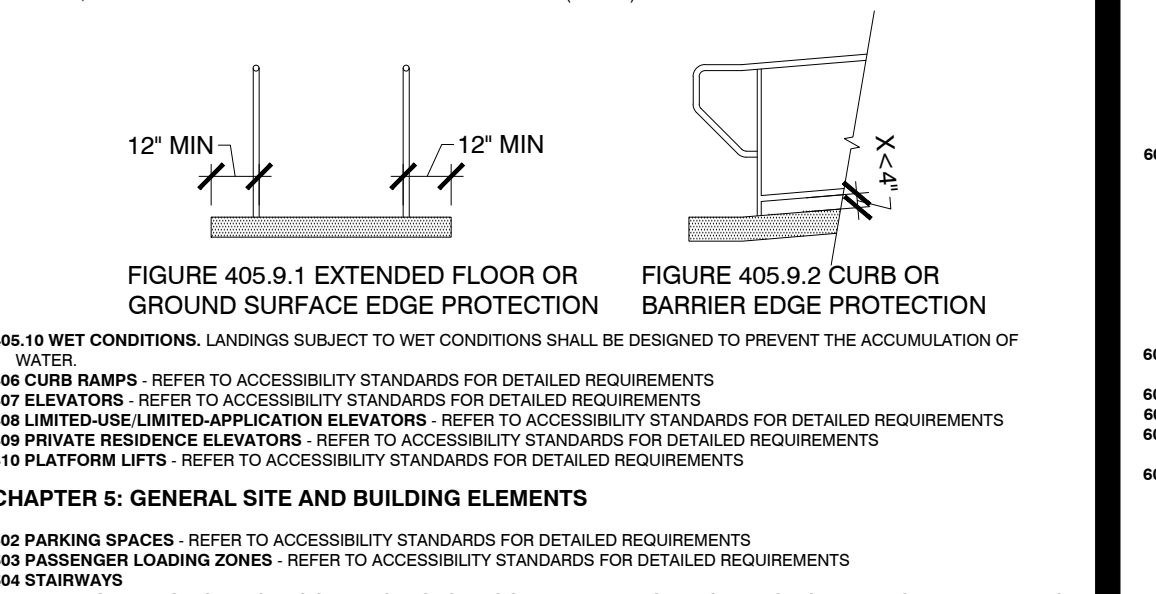
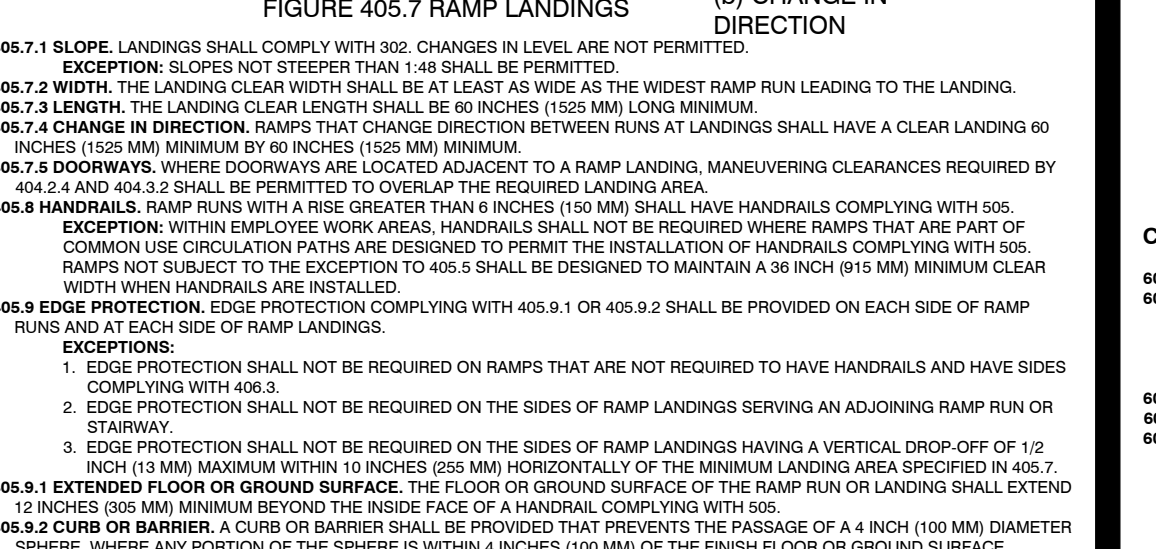
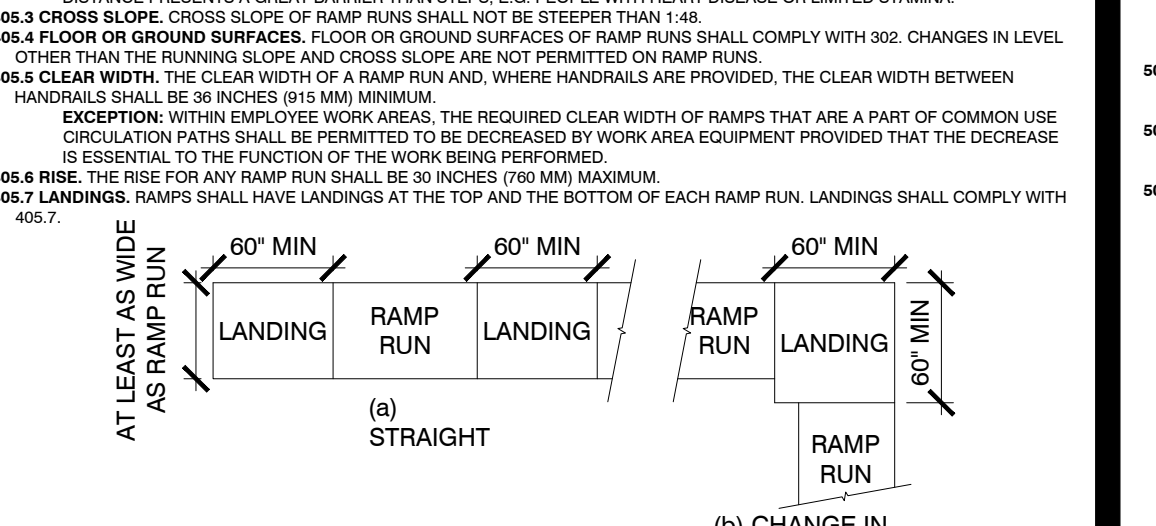
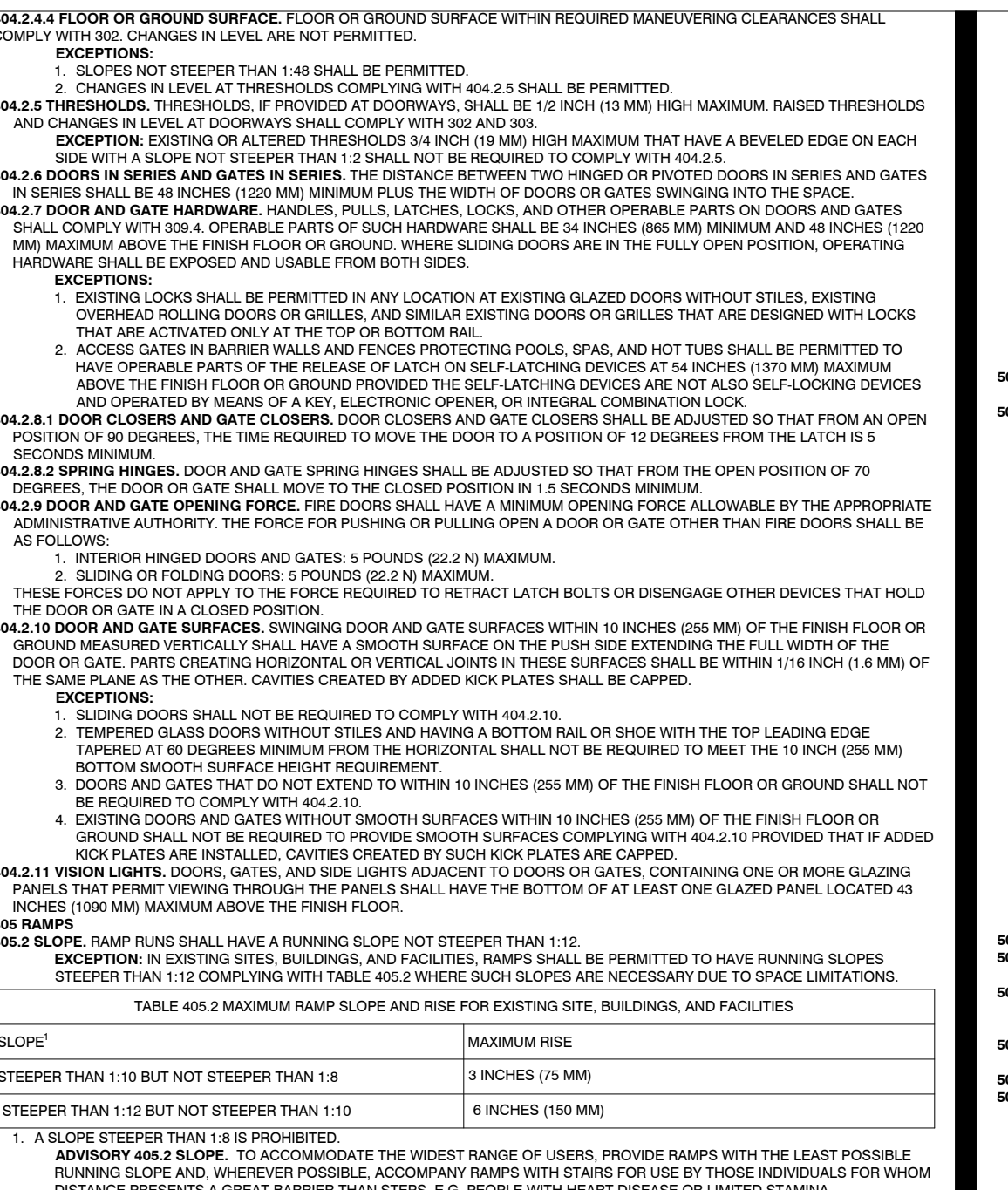
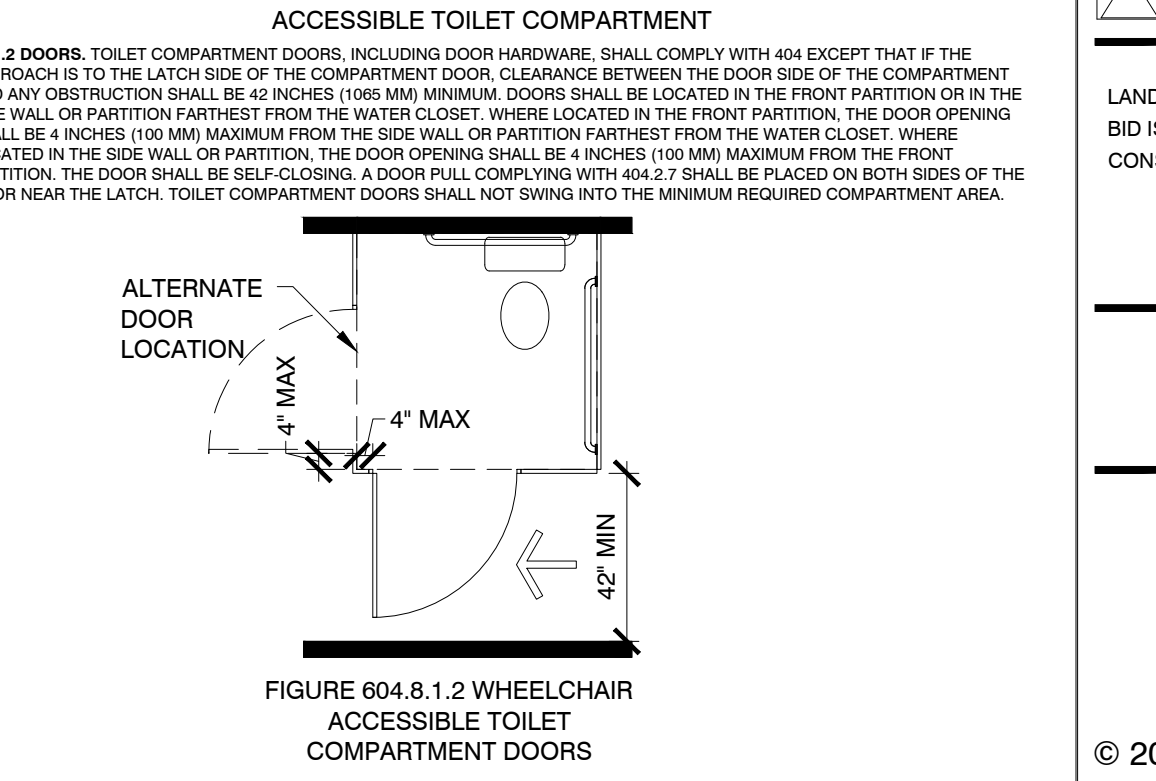
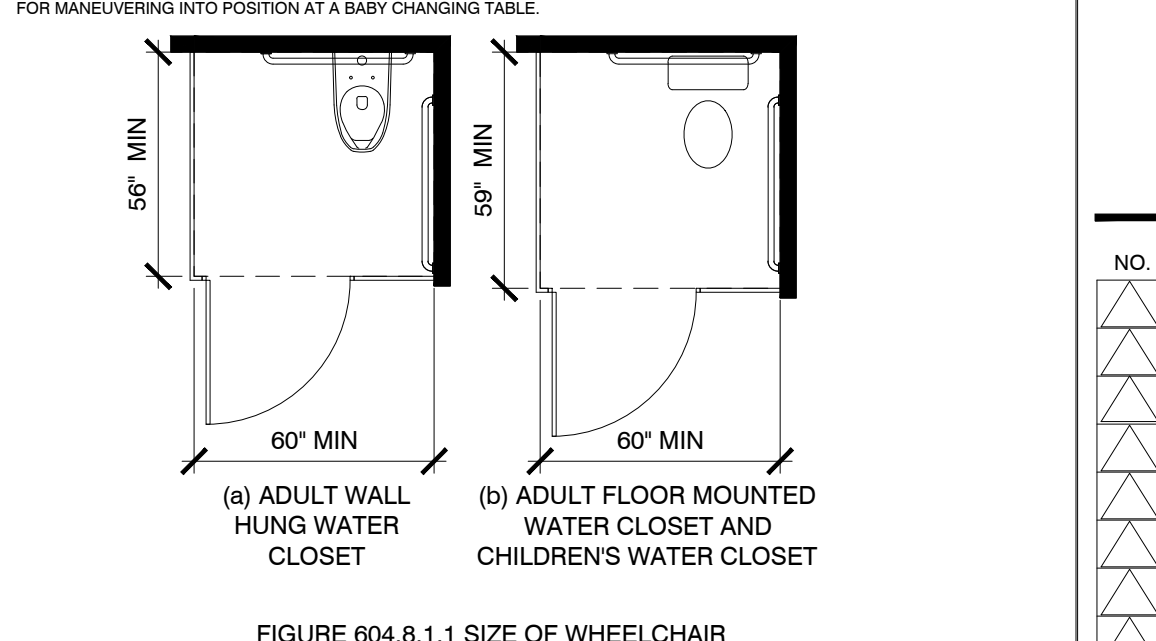
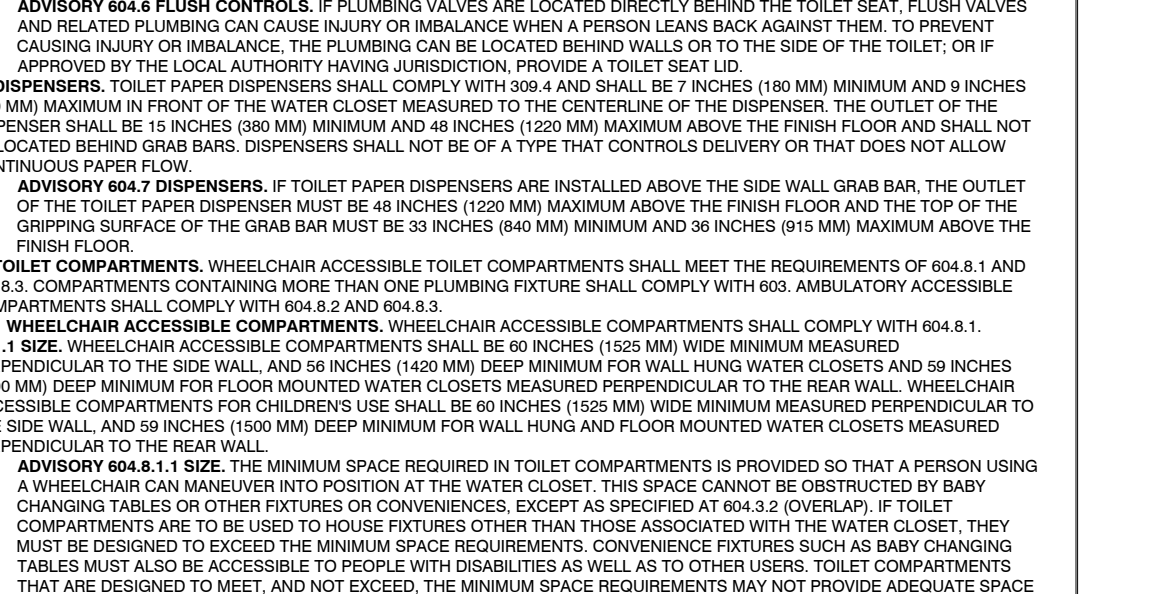
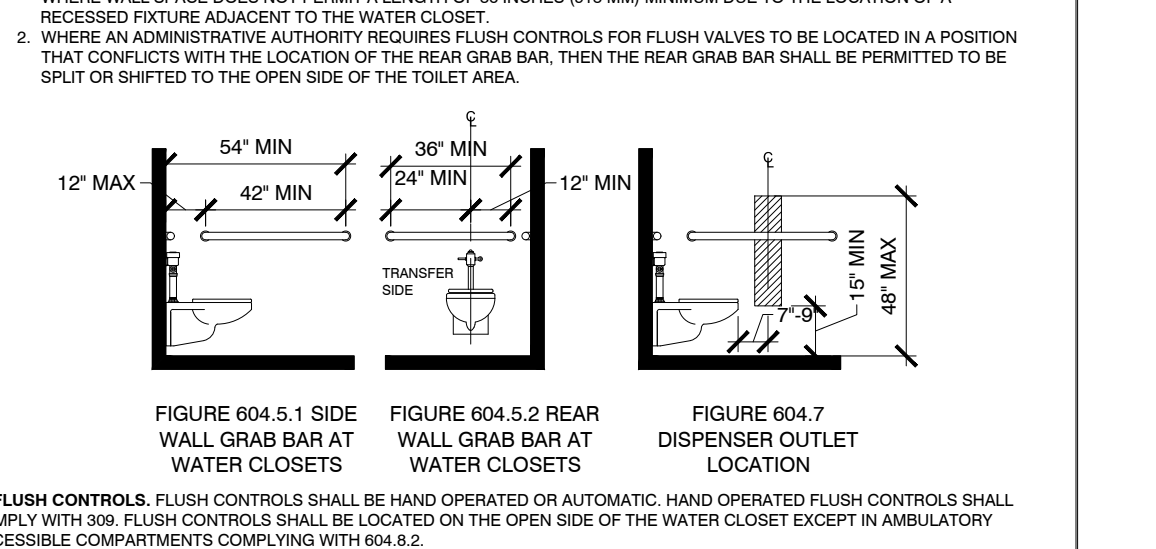
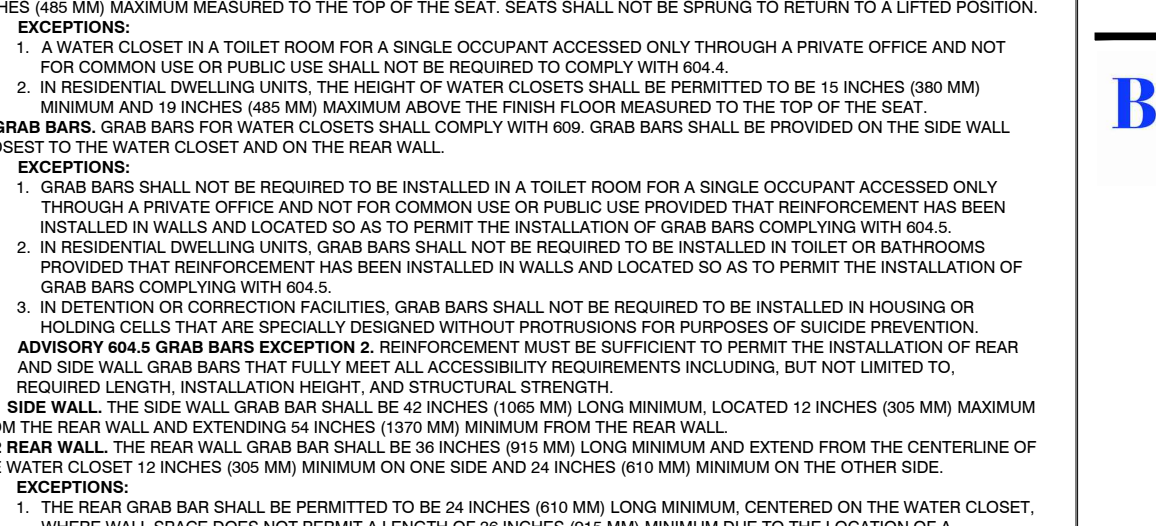
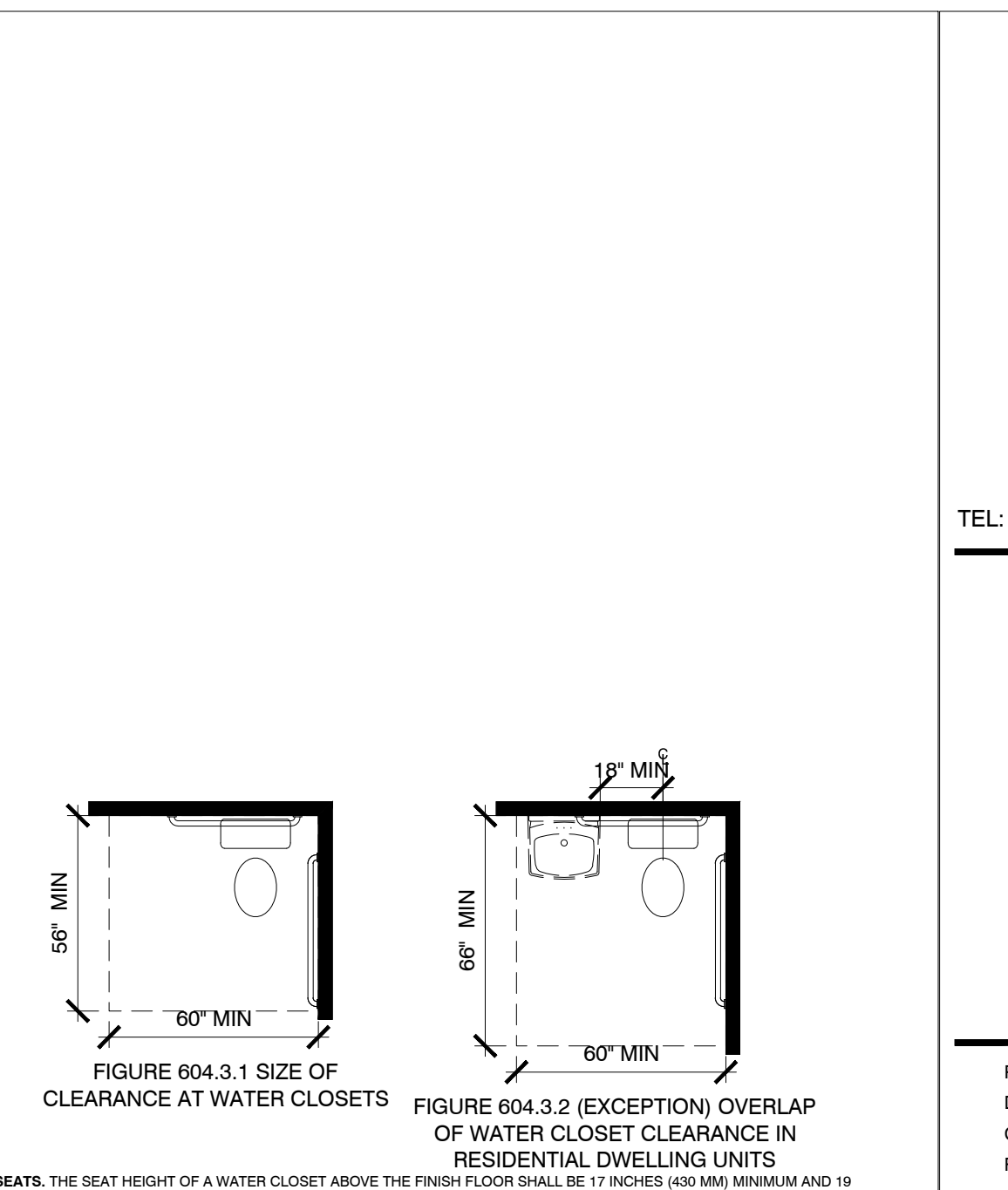
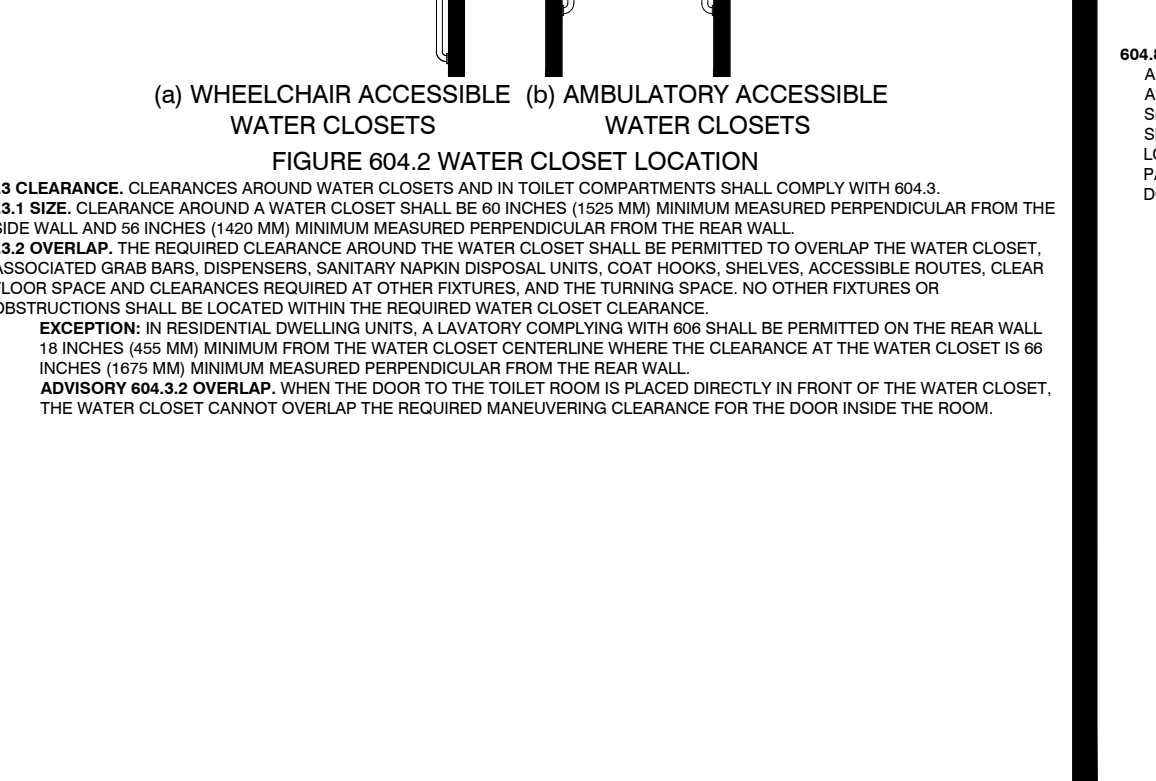
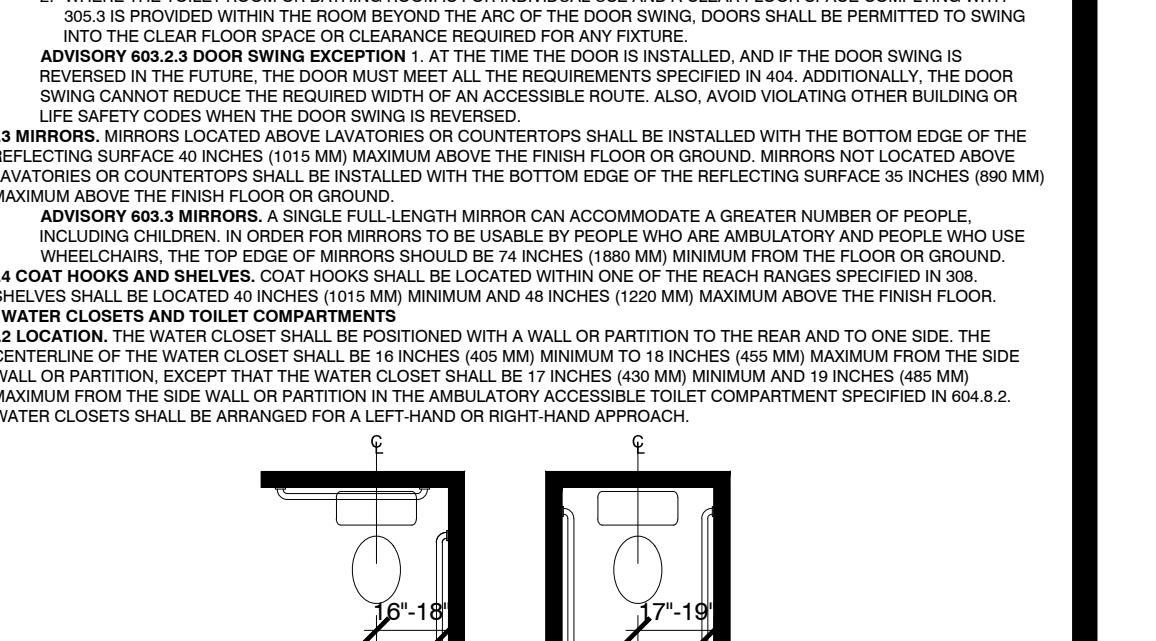
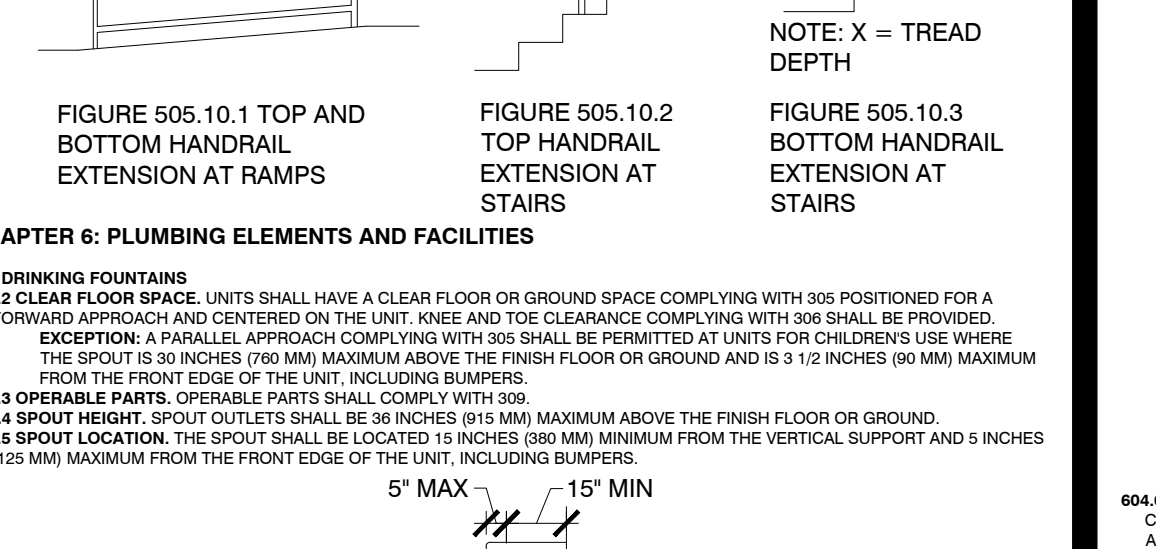
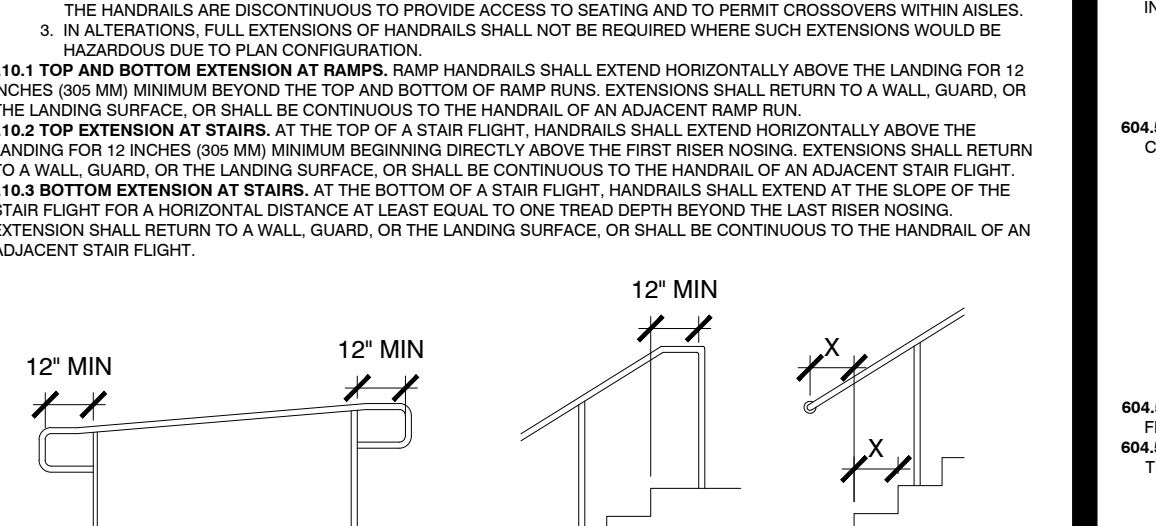
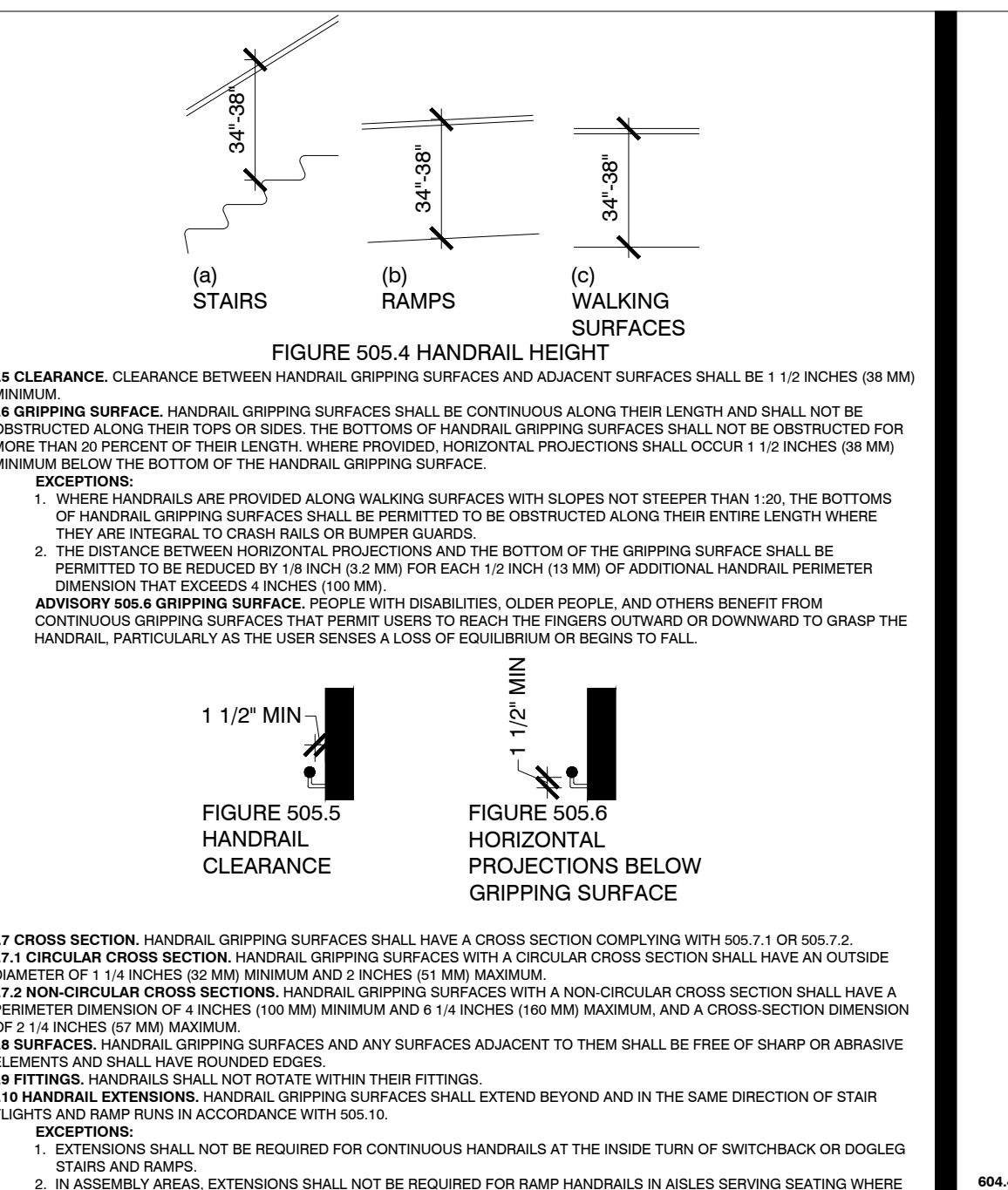


TABLE 404.2.4.2 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDE DOORS AND MANUAL SWINGING DOORS

APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	FULL	
FROM FRONT	PUSH	
FROM HINGE SIDE	FULL	
FROM HINGE SIDE	PUSH	
FROM LATCH SIDE	FULL	
FROM LATCH SIDE	PUSH	



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PROJECT NO: 580-005
DRAWN BY: FM
CHECKED BY: PW
R.S.F.: 12.348

BILLINGSLEY COMPANY

3401 OLYMPUS
GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.
SUITE #440
DALLAS, TX 75019

NO. **ISSUED FOR:** **DATE:**

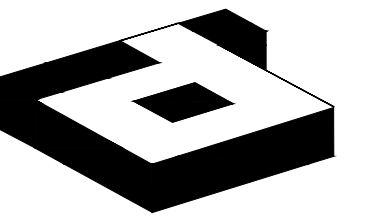
LAND/OCCUPANT REVIEW ISSUE DATE: 04/15/20
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TEXAS ACCESSIBILITY STANDARDS

DRAWING NUMBER:

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Megan Webb
04-15-2020

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DRAWN BY: FM
CHECKED BY: MW
R.S.F.: 12,348

BILLINGSLEY
COMPANY

3401 OLYMPUS
GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.
SUITE #440
DALLAS, TX 75019

NO.	ISSUED FOR:	DATE:

LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
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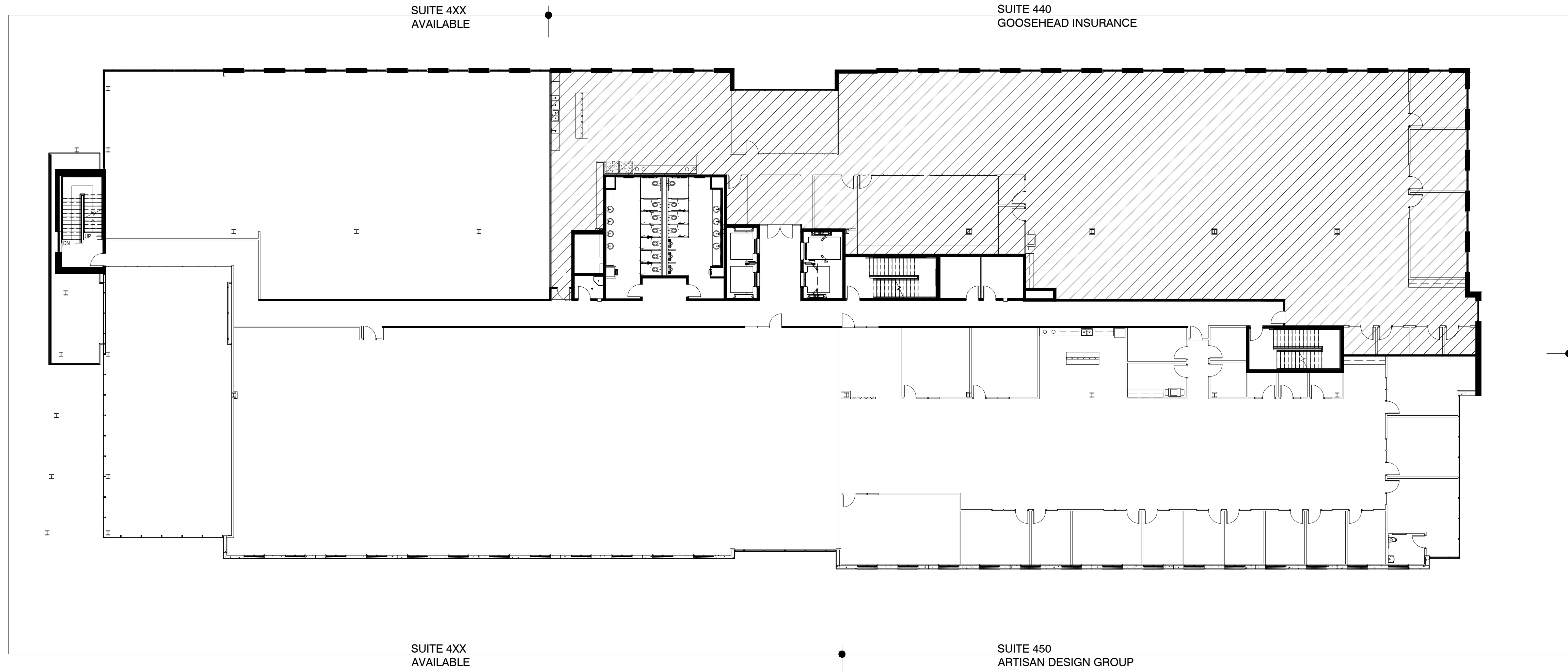
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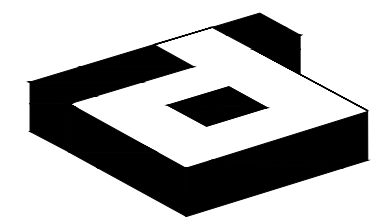
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01 KEY PLAN
SCALE: 1/16" = 1'-0"



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Megan Webb
04-15-2020

PROJECT NO.: 580-005
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CHECKED BY: MW
R.S.F.: 12,348

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3401 OLYMPUS
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3401 OLYMPUS BLVD.
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DALLAS, TX 75019

NO.	ISSUED FOR:	DATE:

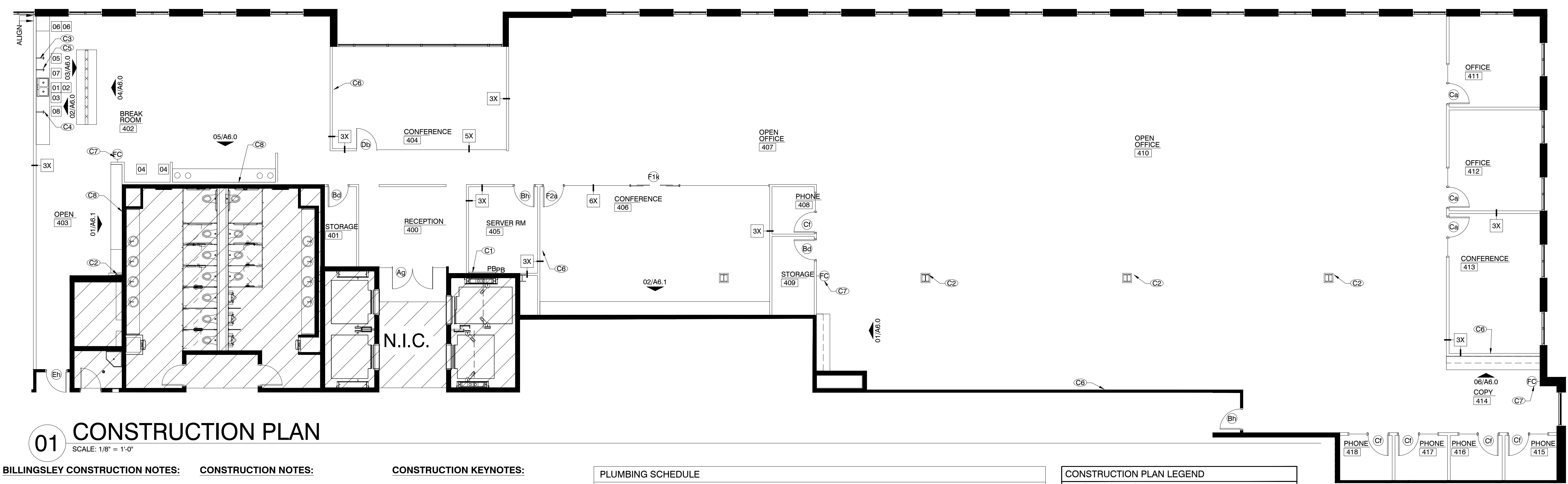
LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
BD ISSUE DATE: 04/15/20
CONSTRUCTION ISSUE DATE: 04/15/20

DRAWING TITLE:
CONSTRUCTION PLAN

DRAWING NUMBER:

A2.0

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01 CONSTRUCTION PLAN

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

BILLINGSLEY CONSTRUCTION NOTES:

- KEYING UNDER GC CONTRACT BY A-1 LOCKSMITHS AT INTERNATIONAL BUSINESS PARK AND BY WAYFAIR LOCKSMITH AT CYPRESS WATERS.
- SPECIFICATIONS FOR DOORS AND FRAMES:
 - DOOR FRAMES: RACO "CLASSIC PRESTIGE" OR APPROVED EQUAL. CLEAR ALUMINUM. (VERIFY FRAME FINISH WITH TENANT AND BUILDING MANAGEMENT PRIOR TO ORDERING)
 - DOORS: 3'-0" X 8'-0" X 1-3/4" FIVE PLY SOLID CORE, FLUSH SLAB STAINED VENEER, WHITE OAK. STAIN FINISH: TBD OR MATCH EXISTING. VERIFY WITH LANDLORD FOR EXACT SPECIFICATIONS.
 - MORTISE SETS: SARGENT 8100 SERIES, LNH LEVER TRIM US26, POLISHED CHROME.
 - KEY: YALE GC KEYWAY.
 - HINGES: HAGER, MCKINNEY, OR STANLEY 4-1/2" X 4-1/2", 5-KNUCKLE, NON REMOVABLE PIN AT CORRIDORS.
 - 4-1/2" X 4-1/2", 5-KNUCKLE, NON-RISING PIN AT CORRIDORS. US26, POLISHED CHROME.
 - CLOSER: YALE TO MATCH EXISTING.
 - STOPS: FLOOR MOUNTED STOPS IN POLISHED OR SATIN STAINLESS STEEL.
- BCO TO PREFORM ASBESTOS REPORT.
- EXTERIOR WINDOW TREATMENTS: MECHOSHADE, MANUAL ROLLER BY SOL PURCHASED BY TENANT THROUGH LANDLORD.

CONSTRUCTION NOTES:

- REFERENCE SHEET A7.0 FOR PARTITION AND DOOR TYPE INFORMATION.
- PROVIDE 6" CLEAR DIMENSION AT ALL DOOR TURN LOCATIONS. U.N.O. ALL DOORS TO BE UNDERCUT 3". U.N.O. ALL DOOR CLOSERS TO BE ADJUSTED TO MEET ADA/TAS REQUIREMENTS.
- CENTER NEW PARTITIONS AT EXTERIOR MULLIONS, U.N.O.
- PROVIDE AND INSTALL PLUMBING FIXTURES AND APPLIANCES AS INDICATED ON PLAN. REFERENCE PLUMBING AND APPLIANCE SCHEDULES.
- SEE BUILDING MANAGER FOR LIST OF BUILDING STANDARDS FOR SPECIFICATIONS OF TYPICAL PUBLIC CORRIDOR AND DEMISING PARTITIONS. IF REQUIRED, UPGRADE EXISTING CORRIDOR AND DEMISING PARTITIONS TO BUILDING STANDARD.
- PROVIDE COPOLYMER STRIPS AT ALL BUTT-JOINT GLASS SEAMS.
- PROVIDE MINIMAL FURRING AT ALL EXPOSED COLUMNS THROUGHOUT.

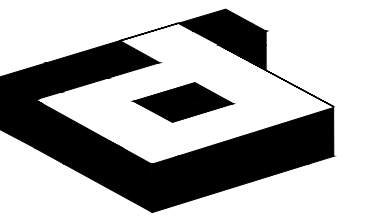
CONSTRUCTION KEYNOTES:

- C1. PROVIDE 4'-0" X 4'-0", 3/4" FIRE RATED PLYWOOD PHONE BOARD MOUNTED HORIZONTALLY TIGHT TO CEILING. PAINT TO MATCH ADJACENT WALL. DO NOT PAINT OVER FIRE RATING LABEL.
- C2. PROVIDE MINIMAL FURR OUT ALL EXPOSED COLUMNS.
- C3. PROVIDE 1/4" COLD WATER LINE FOR ICE MAKER.
- C4. PROVIDE 1/4" COPPER WATER LINE FOR TENANT SUPPLIED COFFEE SERVICE.
- C5. PROVIDE 1/4" COPPER WATER LINE FOR DISHWASHER.
- C6. PROVIDE BLOCKING IN WALL FOR TENANT PROVIDED TELEVISION. VERIFY EXACT LOCATION AND HEIGHT WITH TENANT.
- C7. PROVIDE AND INSTALL NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SPEC: LARSEN'S ARCHITECTURAL SERIES AL2408-R3 VERTICAL DUO ROUNDED TRIM, CLEAR ANODIZED ALUMINUM, OR APPROVED EQUAL REFERENCE 11/A6.0.
- C8. PROVIDE MINIMUM FURRING AT EXISTING CORE WALL TO ACCOMMODATE POWER AND WATERLINE AS REQUIRED.

PLUMBING SCHEDULE					
KEY:	XX	ITEM	MRF.	MODEL	COLOR/FIN. DESCRIPTION
01		DOUBLE SINK	ELKAY	ELUHAD311855PD LUSTERSTONE	STAINLESS STEEL UNDER MOUNT SINK WITH PERFECT DRAIN 30.75" X 18.5" X 5 3/8"
02		FAUCET	AMERICAN STANDARD	EDGEWATER 4932.410.	STAINLESS STEEL SINGLE HOLE, PULL DOWN FAUCET
03		WATER HEATER	BUILDING STANDARD		INSTA-HOT. SIZED TO MATCH USE. REFERENCE MEP DRAWINGS.

APPLIANCE SCHEDULE					
KEY:	XX	ITEM	MRF.	MODEL	COLOR/FIN. DESCRIPTION
04		REFRIGERATOR	GENERAL ELECTRIC	G181SHSS	STAINLESS STEEL FULL HEIGHT, 66-1/2"H X 34-1/2"D X 29-1/2"W
05		ICEMAKER	HOSHIZAKI	C-80BAJ-AD	STAINLESS STEEL UNDERCOUNTER, REQUIRES 1/4" COLD WATER LINE & DRAIN, 51-1/2"H X 14-7/8"W X 22-5/8"D COORDINATE INSTALLATION WITH TENANT PROVIDED MILLWORK
06		MICROWAVE	GE PROFILE SERIES	PE57227SLSS	STAINLESS STEEL 22 CU. FT. COUNTERTOP SENSOR MICROWAVE, 24" X 13-1/2" X 18-1/2"
07		DISHWASHER	GENERAL ELECTRIC	GDT226SSLSS	STAINLESS STEEL REQUIRES HOT WATER LINE W/EMERGENCY SHUT-OFF VALVE & DRAIN, 32.5"H X 24"D X 24"W
08		COFFEE	TENANT PROVIDED		TENANT PROVIDED, CONTRACTOR INSTALLED, REQUIRES WATER LINE

CONSTRUCTION PLAN LEGEND	
SYMBOL	DESCRIPTION
NAME 000	ROOM NAME/NUMBER
---	EXISTING PARTITION TO REMAIN
---	NEW DRYWALL PARTITION
----	EXISTING LOW PARTITION, U.N.O.
----	NEW LOW PARTITION, U.N.O.
====	FRAMED GLAZING, U.N.O.
---	FRAMELESS GLAZING, U.N.O.
Xx	DOOR AND FRAME WITH DOOR TYPE/HARDWARE SYMBOL
X	WALL TYPE SYMBOL
---	WATERLINE WITH SHUT OFF VALVE, U.N.O.
FB	EXISTING PHONE BOARD, U.N.O.
FC	SEMI RECESSED FIRE EXTINGUISHER CABINET, U.N.O.
X	NOTE REFERENCE
XXXX	ELEVATION REFERENCE
XXXXX	DETAIL REFERENCE
XXXX	SECTION REFERENCE
ALIGN	ALIGN TO FACE FINISH
X-X	DIMENSION TO INTERIOR FINISH FACE
X-X CLR	CLEAR DIMENSION TO BE MAINTAINED
ALL SYMBOLS NOT NECESSARILY USED	



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Megan Webb
04-15-2020

PROJECT NO.: 580-005
DRAWN BY: FM
CHECKED BY: MW
R.S.F.: 12,348

BILLINGSLEY
COMPANY

3401 OLYMPUS
GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.
SUITE #440
DALLAS, TX 75019

NO.	ISSUED FOR:	DATE:

LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
BID ISSUE DATE: 04/15/20
CONSTRUCTION ISSUE DATE: 04/15/20

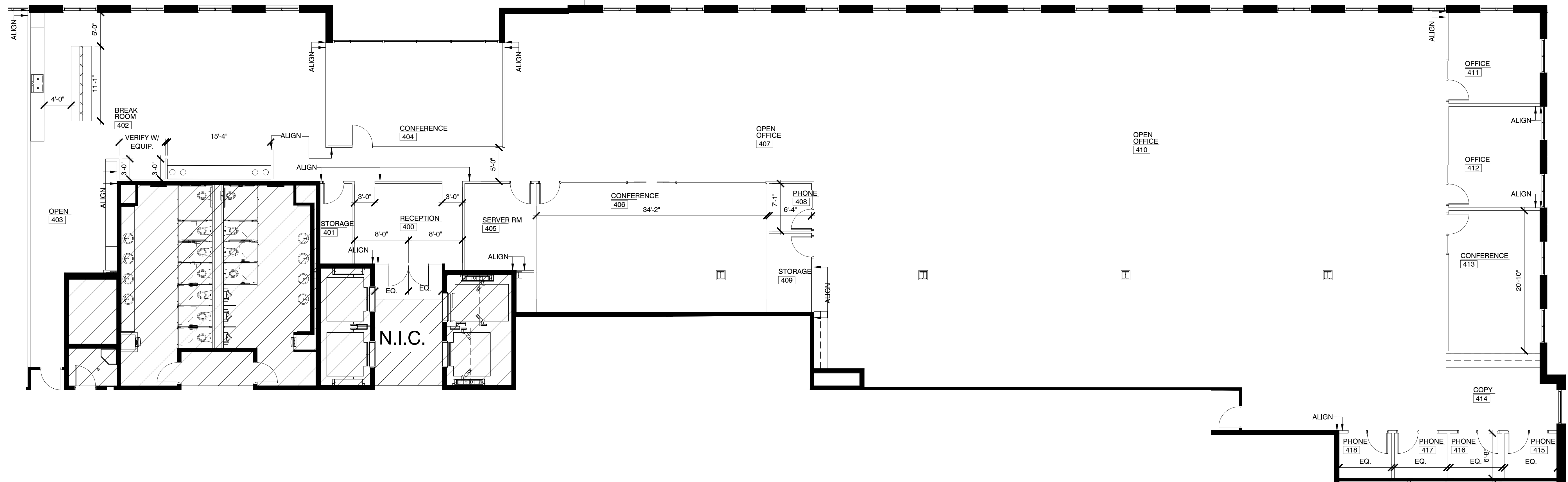
DRAWING TITLE:

DIMENSION PLAN

DRAWING NUMBER:

A2.1

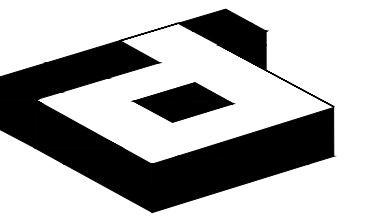
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01 DIMENSION PLAN

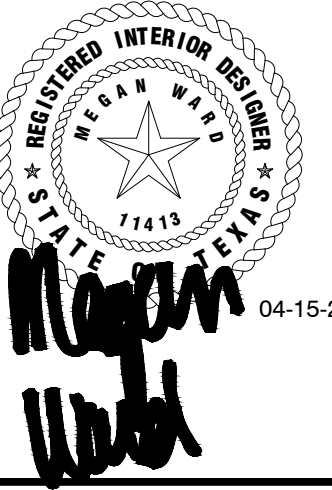
SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
NAME 000	ROOM NAME/NUMBER
—	EXISTING PARTITION TO REMAIN
---	NEW DRYWALL PARTITION
----	EXISTING LOW PARTITION, U.N.O.
-----	NEW LOW PARTITION, U.N.O.
↑ ALIGN ↓	ALIGN TO FACE FINISH
↖ X'X' ↗	DIMENSION TO INTERIOR FINISH FACE
↖ X'X' ↗ CLR. ↑	CLEAR DIMENSION TO BE MAINTAINED
⊕	CENTER LINE



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2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800 FAX: 214-689-0301



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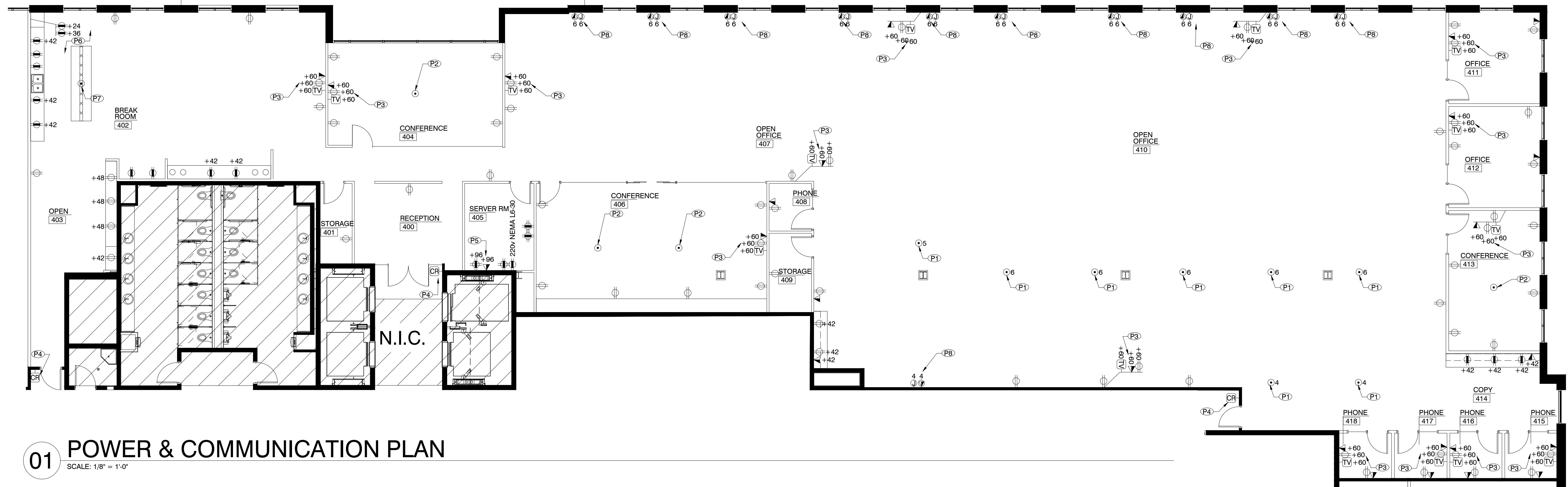
NO.	ISSUED FOR:	DATE:

LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
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DRAWING TITLE:
POWER & COMMUNICATION PLAN

DRAWING NUMBER:
A2.2

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01 POWER & COMMUNICATION PLAN
SCALE: 1/8" = 1'-0"

POWER / COMMUNICATION NOTES:

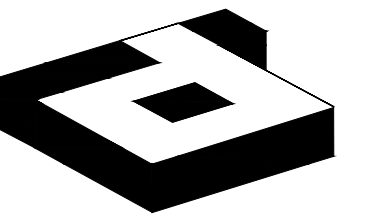
- VERIFY ALL FLOOR CORING WITH THE TENANT, STRUCTURAL ENGINEER, FURNITURE VENDOR AND LANDLORD PRIOR TO INSTALLATION. ALL LOCATIONS TO BE IDENTIFIED AND APPROVED BY TENANT PRIOR TO INSTALLATION. ALL CORING TO BE SEALED PER APPLICABLE CODE.
- IF REQUIRED, CONTRACTOR TO X-RAY SLAB TO DETECT LOCATIONS OF EXISTING STRUCTURAL AND ELECTRICAL SYSTEMS BEFORE ALL CORING WORK. VERIFY WITH BUILDING MANAGEMENT.
- CONTRACTOR TO PROVIDE ELECTRICAL FOR ALL INSTALLED APPLIANCES.
- ALL LOW VOLTAGE NETWORK/AV CABLING IS THE RESPONSIBILITY OF THE TENANT.
- ALL OUTLETS ABOVE TENANT PROVIDED COUNTER TOP AT BREAK 403 ARE FOR DEDICATED USE AND ARE NOT CONVENIENCE OUTLETS. COORDINATE EXACT LOCATIONS WITH TENANT PROVIDED MILLWORK.

POWER / COMMUNICATION KEYNOTES:

- P1. PROVIDE RECESSED CORE DRILL AT OPEN WORK DESKS. FLOOR CORE TO CONTAIN (1) QUAD OUTLET AND (1) VOICE/DATA OUTLET. COORDINATE EXACT LOCATIONS WITH TENANT AND BUILDING ENGINEER. PROVIDE ADDITIONAL CORE IN SLAB AT PHONE BOARD LOCATION AS REQUIRED. SUBSCRIPT INDICATES # OF DESKS TO BE SERVICED.
- P2. PROVIDE RECESSED CORE DRILL AT CONFERENCE ROOM INDICATED. FLOOR CORE TO CONTAIN (1) DUPLEX OUTLET AND (1) VOICE/DATA OUTLET. COORDINATE EXACT LOCATIONS WITH TENANT AND BUILDING ENGINEER. PROVIDE ADDITIONAL CORE IN SLAB AT PHONE BOARD LOCATION AS REQUIRED.
- P3. PROVIDE ELECTRICAL OUTLET, DATA OUTLET AND CONDUIT FOR HDMI CONNECTION TO TELEVISION FOR TENANT PROVIDED TELEVISION. COORDINATE WITH TENANT FOR EXACT LOCATIONS. RECEPTACLES TO BE RECESSED.
- P4. PROVIDE POWER FOR TENANT CARD READER ACCESS SYSTEM. VERIFY EXACT LOCATION WITH TENANT. COORDINATE WITH TENANT'S SECURITY VENDOR.
- P5. COORDINATE EXACT ELECTRICAL REQUIREMENTS AT IT 205 WITH TENANT.
- P6. COORDINATE ELECTRICAL LOCATIONS WITH EQUIPMENT @ MILLWORK AT BREAK 202. REFERENCE ELEVATION
- P7. COORDINATE CORE DRILLING LOCATIONS WITH NEW TENANT PROVIDED ISLAND. VERIFY EXACT ISLAND OUTLET LOCATIONS WITH TENANT.
- P8. PROVIDE WALL MOUNTED J BOX DEVICE FOR TELEPHONE, DATA, AND ELECTRICAL FOR TENANT PROVIDED DESKING SYSTEM. SUBSCRIPT INDICATES NUMBER OF DESKS BEING SERVED. VERIFY NUMBER OF TELEPHONE, DATA, AND ELECTRICAL OUTLETS REQUIRED AT EACH DESK WITH TENANT. VERIFY EXACT LOCATION WITH TENANT/TENANT'S FURNITURE VENDOR.

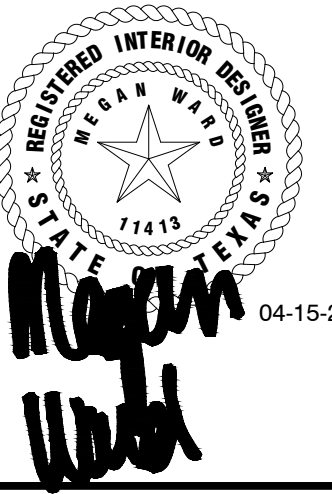
POWER & COMMUNICATION LEGEND

SYMB.	DESCRIPTION
NAME 000	ROOM NAME/NUMBER
N	NEW ITEM
D	EXISTING ITEM TO BE REMOVED
	ALL OTHERS ARE EXISTING TO REMAIN
⊕	WALL MOUNTED DUPLEX ELECTRICAL CIRCUIT
⊕	WALL MOUNTED QUADRADUPLEX ELECTRICAL CIRCUIT
⊕	WALL MOUNTED DEDICATED DUPLEX ELECTRICAL CIRCUIT
⊕	WALL MOUNTED DEDICATED QUADRADUPLEX ELECTRICAL CIRCUIT
⊕	208/220 VOLT ELECTRICAL OUTLET
○	BLANK PLATE
◀	WALL-MOUNTED VOICE/DATA OUTLET
◀	WALL-MOUNTED DATA OUTLET
◀	WALL-MOUNTED VOICE OUTLET
[K]	KEYPAD
[TV]	HDMI CONNECTION
[CR]	TENANT-PROVIDED CARD READER TO BE TIED INTO BUILDING FIRE ALARM SYSTEM
[PB]	PUSH BUTTON DOOR RELEASE
⊕	CEILING-MOUNTED JUNCTION BOX FOR TELEPHONE, DATA, ELECTRICAL - HARDWIRED TO TENANT PROVIDED POWER POLE. SUBSCRIPT INDICATES NUMBER OF STATIONS SERVED.
⊕	RECESSED FLOOR-MOUNTED POKE-THRU DEVICE FOR TELEPHONE, DATA, ELECTRICAL - HARDWIRED TO TENANT PROVIDED FURNITURE. SUBSCRIPT INDICATES NUMBER OF STATIONS SERVED.
⊕	WALL-MOUNTED FURNITURE FEED FOR ELECTRICAL - HARDWIRED TO TENANT PROVIDED FURNITURE. SUBSCRIPT INDICATES NUMBER OF STATIONS SERVED.
⊕	WALL-MOUNTED FURNITURE FEED FOR VOICE/DATA - HARDWIRED TO TENANT PROVIDED FURNITURE. SUBSCRIPT INDICATES NUMBER OF STATIONS SERVED.
○	RECESSED FLOOR-MOUNTED ELECTRICAL, VOICE/DATA OUTLET
+XX	INDICATES MOUNTING HEIGHT IN INCHES
GFI	INDICATES GROUND FAULT INTERRUPTOR
IG	ISOLATED GROUND OUTLET
⊕	NOTE REFERENCE
ALL SYMBOLS NOT NECESSARILY USED	



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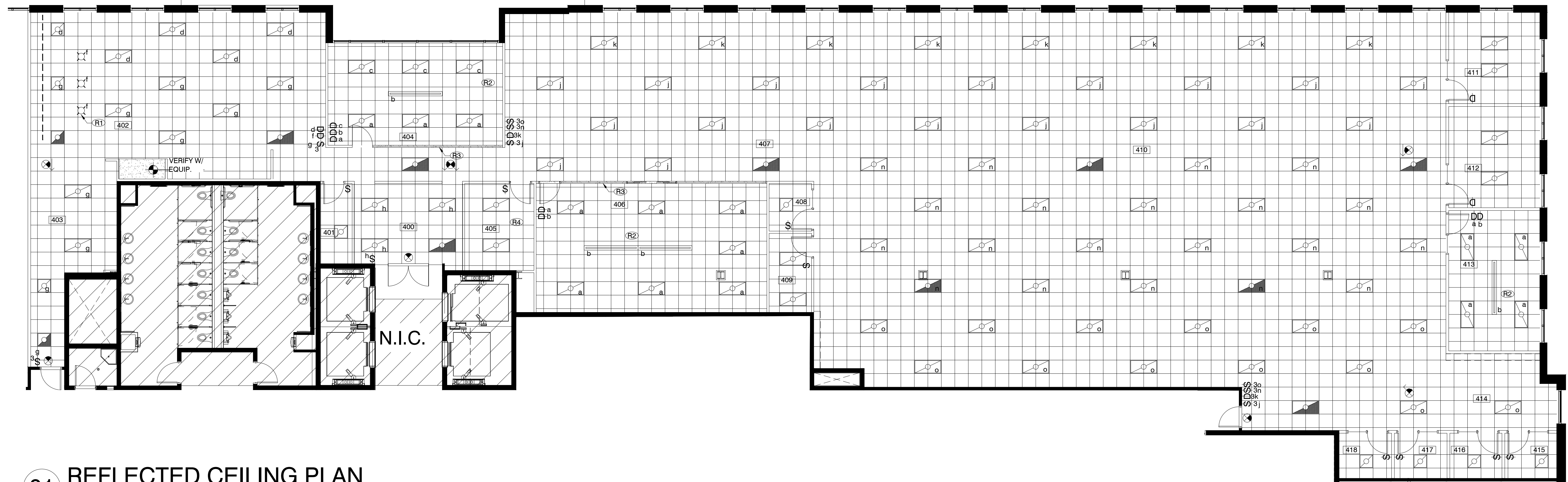
LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
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DRAWING TITLE:
REFLECTED CEILING PLAN

DRAWING NUMBER:

A2.3

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01 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CEILING NOTES:

- PROVIDE NEW 2X2 BUILDING STANDARD GRID AND TILE THROUGHOUT. U.N.O. SPECIFICATION: GRID - ARMSTRONG 15/16", WHITE
2X2 CEILING TILE - ARMSTRONG, 1774 DUNE, REGULAR 15/16"
VERIFY EXACT SPECIFICATION WITH BUILDING MANAGEMENT.
- THERMOSTATS TO BE PLACED AWAY FROM CENTERS OF ALL WALLS. PLACEMENT TO COMPLY WITH ALL CODES. WHERE POSSIBLE, COORDINATE WITH TENANT FOR DESIRED LOCATIONS.
- ALL THERMOSTATS LOCATED ON EXTERIOR WALLS TO HAVE HARD CONDUIT RUN FOR CONTROL WIRING, U.O.N.
- PROVIDE NEW LIGHT FIXTURES THROUGHOUT. REFERENCE LIGHTING SCHEDULE.
- ALL LIGHTING RECONFIGURATIONS TO MEET MOST CURRENT INTERNATIONAL ENERGY CONSERVATION CODE AND ANY OF ITS AMENDMENTS. SQUARE FOOTAGE USED FOR ENERGY CALCULATIONS IS 8,373.
- PROVIDE EXIT SIGNS AND 24 HOUR LIGHTS ON EMERGENCY CIRCUITS. SPECIFICATION: EXIT SIGN CLEAR LUCITE GREEN
- VERIFY ALL LISTED SUSPENDED PENDANT FIXTURE MOUNTING HEIGHTS WITH TENANT.
- CONTRACTOR TO VERIFY ALL SWITCH LOCATIONS DO NOT FALL BEHIND DOOR SWINGS.
- 24 HOUR LIGHT FIXTURES MUST BE ON EMERGENCY CIRCUITS.
- REWORK SPRINKLER HEADS AS REQUIRED. EXACT SPRINKLER LOCATIONS SHALL BE DETERMINED BY A STATE LICENSED SPRINKLER CONTRACTOR TO COMPLY WITH LOCAL BUILDING AND FIRE CODES. IF REQUIRED, CONTRACTOR TO REVISE EXISTING LAYOUT TO CONFORM TO NFPA. RAISE SPRINKLER LINES AS REQUIRED TO MEET SPECIFIED CEILING HEIGHTS.
- VERIFY ALL CEILING HEIGHTS AT ALL COMMON AREAS WITH BUILDING MANAGEMENT PRIOR TO INSTALLATION.

REFLECTED CEILING NOTES CONT.:

- ALL LIGHT SWITCHES TO BE LABELED WITH CIRCUIT NUMBERS. SWITCHES TO BE NUMBERED ON BACK OF PLATES.
- ALL J-BOXES IN CEILING REQUIRE FLAGGING OF THE MC CABLE WITH LABELING OF THE PANEL WITH CIRCUIT NUMBER INCLUDED.
- GC REQUIRED TO RETAIN A TEST AND BALANCE REPORT FROM NATIONAL TAB.
- GC IS REQUIRED TO CONTRACT WITH CLIMATEC FOR HVAC CONTROL VENDOR.

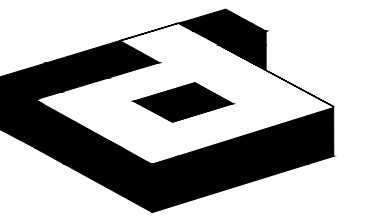
REFLECTED CEILING KEYNOTES:

- R1. PENDANT LIGHT FIXTURES TO BE CENTERED OVER MILLWORK ISLAND AT BREAK 202. COORDINATE WITH TENANT FOR EXACT LOCATION.
- R2. NEW CEILING GRID AND LIGHT FIXTURES TO BE CENTERED IN ROOM INDICATED.
- R3. GYPSUM BOARD HEADERS AT GLASS WALL SYSTEM LOCATIONS TO BE PAINTED TO MATCH ADJACENT WALL.
- R4. PROVIDE NEW 1 TON SPLIT UNIT AT SERVER ROOM. COORDINATE EXACT LOCATION WITH BUILDING MANAGEMENT.

SYMBOL	DESCRIPTION
	NEW LED BLDG. STD. 2' X 2' LIGHT FIXTURE, LOWER CASE LETTER INDICATES CIRCUIT MFR: LITHONIA - AVANTE, PRODUCT #: 2AVL2-40L-MDR-EZ1-LP835
	NEW LED BLDG. STD. 2' X 2' LIGHT FIXTURE ON BUILDING EMERGENCY SYSTEM MFR: LITHONIA - AVANTE, PRODUCT #: 2AVL2-40L-MDR-EZ1-LP835
	NEW LED BLDG. STD. 2' X 4' LIGHT FIXTURE, LOWER CASE LETTER INDICATES CIRCUIT MFR: LITHONIA - AVANTE, PRODUCT #: 2AVL4-40L-MDR-EZ1-LP835
	NEW LED BLDG. STD. 2' X 4' LIGHT FIXTURE ON BUILDING EMERGENCY SYSTEM MFR: LITHONIA - AVANTE, PRODUCT #: 2AVL4-40L-MDR-EZ1-LP835
	NEW LED BLDG. STD DIRECT/ INDIRECT LINEAR PENDANT, 8" LONG. SPEC: FINELITE (HP-2) PENDANT, #HP-2-ID-16-S-S-835-TG-F-96-120-SC. COLOR: MATTE WHITE, BOTTOM OF FIXTURE MOUNTED AT 9'-0" AFF
	PENDANT FIXTURE, CENTERED OVER ISLAND. BOTTOM OF FIXTURE MOUNTED AT 8'-0" AFF. CONFIRM MOUNTING HEIGHT WITH TENANT. SPECIFICATION: Y LIGHTING, FLY MEDIUM PENDANT, BLUE
	LED TAPE LIGHT, UNDER CABINET. SPECIFICATION: WAC LIGHTING, INVISIBLE PRO. TO BE SWITCHED WITH GENERAL LIGHTING

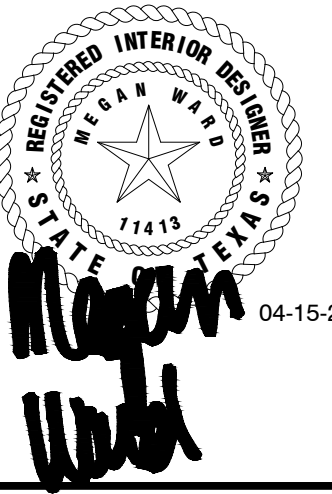
SYMBOL	DESCRIPTION
NAME: 000	ROOM NUMBER
E	EXISTING ITEM TO REMAIN
D	EXISTING TO BE REMOVED OR RELOCATED ALL OTHERS ARE NEW
	NEW 2' X 2' CEILING GRID, U.N.O.
	5/8" GYPSUM BOARD CEILING/SOFFIT
	EXPOSED CEILING/OPEN TO DECK
	2' X 4' FLUORESCENT LIGHT FIXTURE TO BE REMOVED, RELOCATED OR RETURNED TO BUILDING STOCK
	2' X 2' FLUORESCENT LIGHT FIXTURE TO BE REMOVED, RELOCATED OR RETURNED TO BUILDING STOCK.
	LIGHT SWITCH R INDICATES REMOVE AND PATCH WALL
	DIMMER SWITCH, LOWER CASE LETTER INDICATES CIRCUIT
	3-WAY SWITCH, LOWER CASE LETTER INDICATES CIRCUIT
	BLDG. STANDARD EXIT SIGN
	CEILING TRANSITION
	BLDG. STANDARD EXHAUST FAN WITH SWITCH AS REQUIRED BY CODE - WHITE
	CEILING HEIGHT INDICATOR
	NOTE REFERENCE

ALL SYMBOLS NOT NECESSARILY USED



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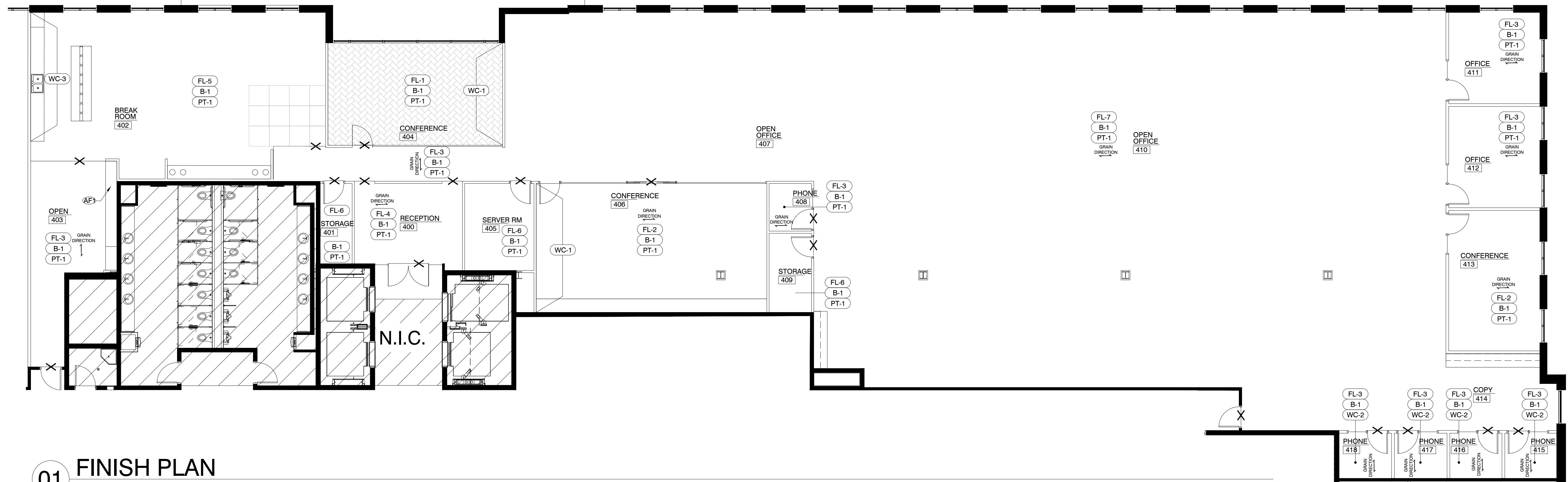
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DRAWING TITLE:
FINISH PLAN

DRAWING NUMBER:
A2.5

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01 FINISH PLAN

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

FINISH NOTES:

- WHERE REQUIRED AT AREAS OF CONSTRUCTION, FURNISH AND INSTALL BUILDING STANDARD FINISHES IN COMMON AREAS. COORDINATE WITH LANDLORD FOR SPECIFICATIONS.
- FLOAT AND SCRAPE FLOOR TO BE LEVEL AND PREPARE FOR NEW SCHEDULED FINISH.
- CONTRACTOR TO RESERVE SPECIFIED FLOORING AND BASE UPON BEING AWARDED THE JOB TO ENSURE AVAILABILITY AND TIMELY INSTALLATION. SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED BY TENANT, AND/OR LANDLORD.
- PROVIDE BUILDING STANDARD TEXTURE AND PAINT THROUGHOUT, U.N.O.
- ALL PAINTED WALLS SHALL RECEIVE TWO COATS OF LATEX PAINT IN BUILDING STANDARD FINISH. TOUCH-UP OR RE-PAINT ALL WALLS AS NEEDED AFTER COMPLETION OF TENANT LEASE SPACE.
- TOUCH UP DOORS AT COMMON AREAS AS REQUIRED. ENSURE LIKE NEW CONDITION.
- REFLOAT ALL EXISTING WALLS DUE TO DEMOLITION AS REQUIRED FOR NEW SCHEDULED FINISH.
- ALL FINISHES TO BE CLASS A FIRE RATED

ALTERNATE FINISH KEYNOTES:

AF-1. PROVIDE ALTERNATE PRICE TO PROVIDE PLASTIC LAMINATE (PL-2) IN LIEU OF SOLID SURFACE (SS-1) AS SCHEDULED.

FINISH SCHEDULE					
FL-#	MATERIAL	MRF.	PATTERN/#	COLOR	REMARKS
FL-1	CARPET TILE (12x36)	MOHAWK	VISUAL EDGE/ HIDDEN DIMENSION 12-BY36-BT497	989 DARK CHARCOAL	12"X36" PLANK. INSTALLATION: HERRINGBONE CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG PRIOR TO ORDER & INSTALLATION. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com
FL-2	CARPET TILE (12x36)	MOHAWK	VISUAL EDGE/ HIDDEN DIMENSION 12-BY36-BT497	989 DARK CHARCOAL	12"X36" PLANK. INSTALLATION: RANDOM CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG PRIOR TO ORDER AND INSTALLATION. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com
FL-3	CARPET TILE (12x36)	MOHAWK	VISUAL EDGE/ ANGLED PERCEPTION 12-BY36-BT496	979 METAL GREY	12"X36" PLANK. INSTALLATION: HALF LAP CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG PRIOR TO ORDER AND INSTALLATION. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com
FL-4	LVT (9x59)	MOHAWK	HOT & HEAVY, GROWN UP C0075	KINGSLEY	9"X59" PLANK. INSTALLATION: ASHLAR CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG FOR APPROVAL. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com
FL-5	LVT (36x36)	MOHAWK	HOT & HEAVY, BOULDER C0075	SCHIST	9"X59" PLANK. INSTALLATION: MONOLITHIC CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG FOR APPROVAL. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com
FL-6	VCT (12X12)	ARMSTRONG	EXCELON SDT	51951 ARMOR GRAY	12"X12". FOLLOW MANUFACTURER INSTRUCTIONS FOR PROPER SDT INSTALLATION AND ADHESIVE. SUBMIT SAMPLE FOR APPROVAL. FOR PREFERRED PRICING CONTACT: DENNIS SCOTT, ARMSTRONG FLOORING 972.841.2951; DLSCOTT@ARMSTRONGFLOORING.COM
FL-7	CARPET TILE (12x36)	MOHAWK	VISUAL EDGE/ HIDDEN DIMENSION 12-BY36-BT497	989 DARK CHARCOAL	12"X36" PLANK. INSTALLATION: HALF LAP CENTERED WITHIN SPACE. SUBMIT SAMPLE TO IDG PRIOR TO ORDER AND INSTALLATION. FOR PREFERRED PRICING CONTACT: DAVID GRANT, MOHAWK GROUP, 214.725.9974; david_grant@mowhahkind.com

BASE SCHEDULE					
B-#	MATERIAL	MRF.	MFR. #	COLOR	REMARKS
B-1	RUBBER	JOHNSONITE		08 ICILE	4" STRAIGHT BASE AT CARPET AND COVE AT LVT/VCT. CONTINUOUS ROLL. CUTS AT CORNERS ONLY, ENSURE SEAMLESS TRANSITION.

PAINT SCHEDULE					
PT-#	MATERIAL	MRF.	MFR. #	COLOR	REMARKS
PT-1	LATEX	BENJAMIN MOORE	OC-117	SIMPLY WHITE	GENERAL PAINT THROUGHOUT, U.N.O. BUILDING STANDARD FINISH

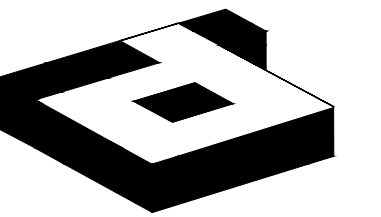
PLASTIC LAMINATE SCHEDULE					
PL-#	MATERIAL	MRF.	PATTERN/#	COLOR	REMARKS
PL-1	PLASTIC LAMINATE	WILSONART	Y0643	BRUSHED WALNUT	AT BASE AND UPPER CABINETS FOR PREFERRED PRICING CONTACT: MISSY WALKER, WILSONART 214.354.1872; walkerm3@wilsonart.com
PL-2	PLASTIC LAMINATE	WILSONART	D354SL (SOLICOR)	DESIGNER WHITE	AT COUNTERTOP AND BACK SPLASH AT COPY CABINETS SOLICOR PRODUCT

SPECIALTY FINISH SCHEDULE					
SS-#	MATERIAL	MRF.	PATTERN/#	COLOR	REMARKS
SS-1	SOLID SURFACE	WILSONART	Q4027L	LUCCA	AT COUNTERTOPS/ BACKSPLASH FOR PREFERRED PRICING CONTACT: MISSY WALKER, WILSONART 214.354.1872; walkerm3@wilsonart.com

WALLCOVERING SCHEDULE					
WC-#	MATERIAL	MRF.	PATTERN/#	COLOR	REMARKS
WC-1	FELT	MOMENTUM	PTNF10	NU FELT - LEGEND	DIRECT APPLY PER MANUFACTURER INSTRUCTION. PROVIDE 36"X36" MOCK UP IN FIELD FOR APPROVAL.
WC-2	FELT	MOMENTUM	PTNF11	NU FELT - DUCKLING	DIRECT APPLY PER MANUFACTURER INSTRUCTION. PROVIDE 36"X36" MOCK UP IN FIELD FOR APPROVAL.
WC-3	WALL TILE	CONCEPT SURFACES	BIANCO CHEVRON	MATTE & GLOSS MIX	INSTALL WITH UN-SANDED WHITE EPOXY GROUT. CENTERED BETWEEN CABINETS WHERE INDICATED. SUBMIT SAMPLE TO IDG PRIOR TO ORDER AND INSTALLATION. FOR PREFERRED PRICING CONTACT: KELLY FITCHETT, CONCEPT SURFACES 214.927.9895; KELLYF@CONCEPTSURFACES.COM

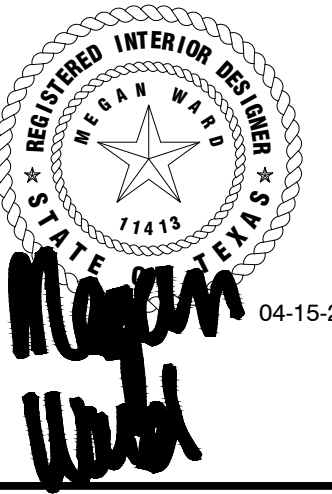
FINISH PLAN LEGEND	
SYMBOL	DESCRIPTION
NAME [000]	ROOM NAME/NUMBER
XX.X	FINISH SPECIFICATION
WC-X	WALL FINISH SPECIFICATION
⊗	FLOOR FINISH TRANSITION, 'E' INDICATES EXISTING TO REMAIN
↔	FLOORING DIRECTION
⊗	NOTE REFERENCE
ALL SYMBOLS NOT NECESSARILY USED	

UPHOLSTERY FINISH SCHEDULE					
UP-#	MATERIAL	MRF.	PATTERN/#	COLOR	REMARKS
UP-1	VINYL	T.B.D.	T.B.D.	T.B.D.	AT BENCH SEAT CUSHION ALLOW \$40/YD
UP-2	FABRIC	T.B.D.	T.B.D.	T.B.D.	AT BENCH BACK CUSHION ALLOW \$40/YD



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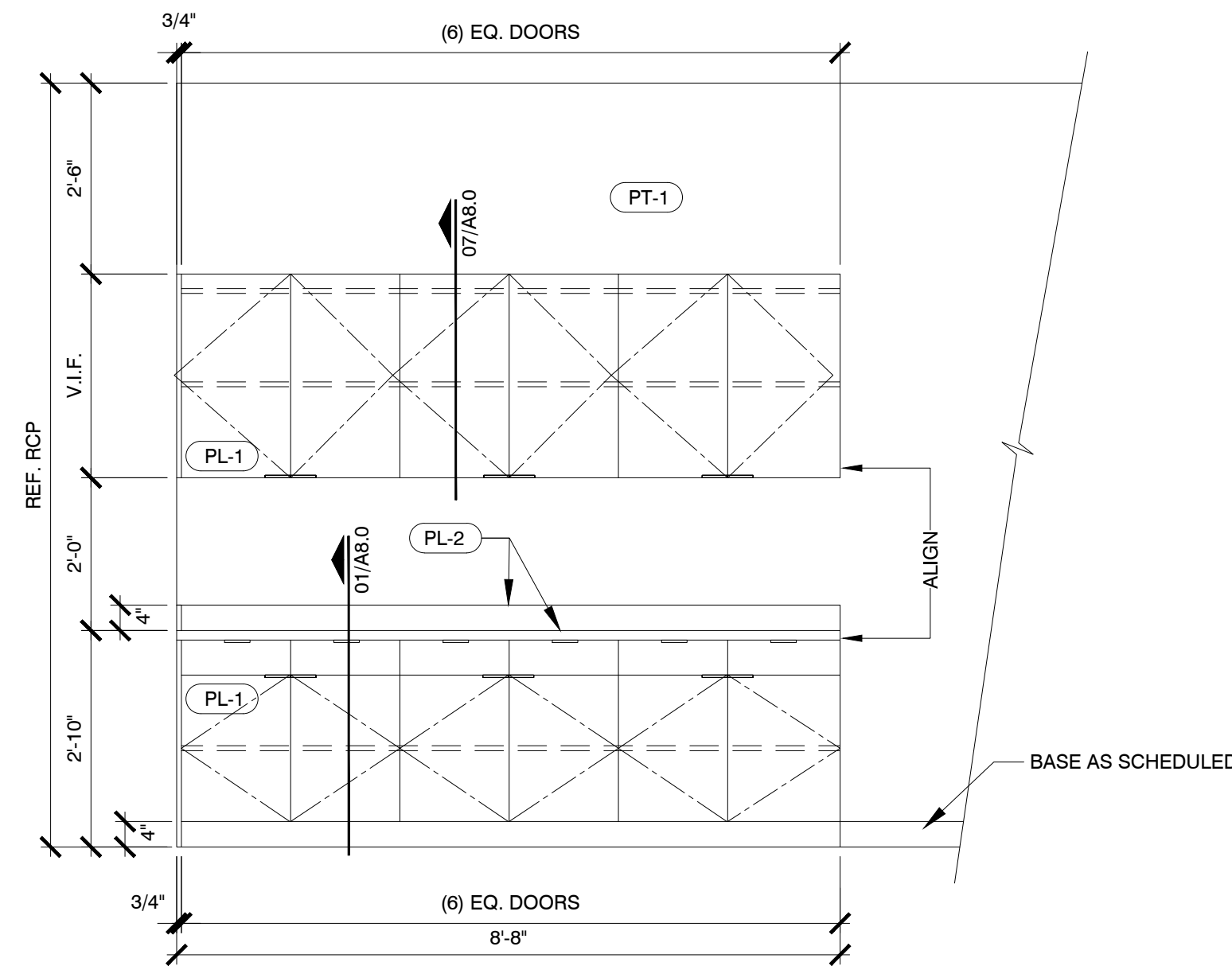
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DRAWING TITLE:
INTERIOR ELEVATIONS

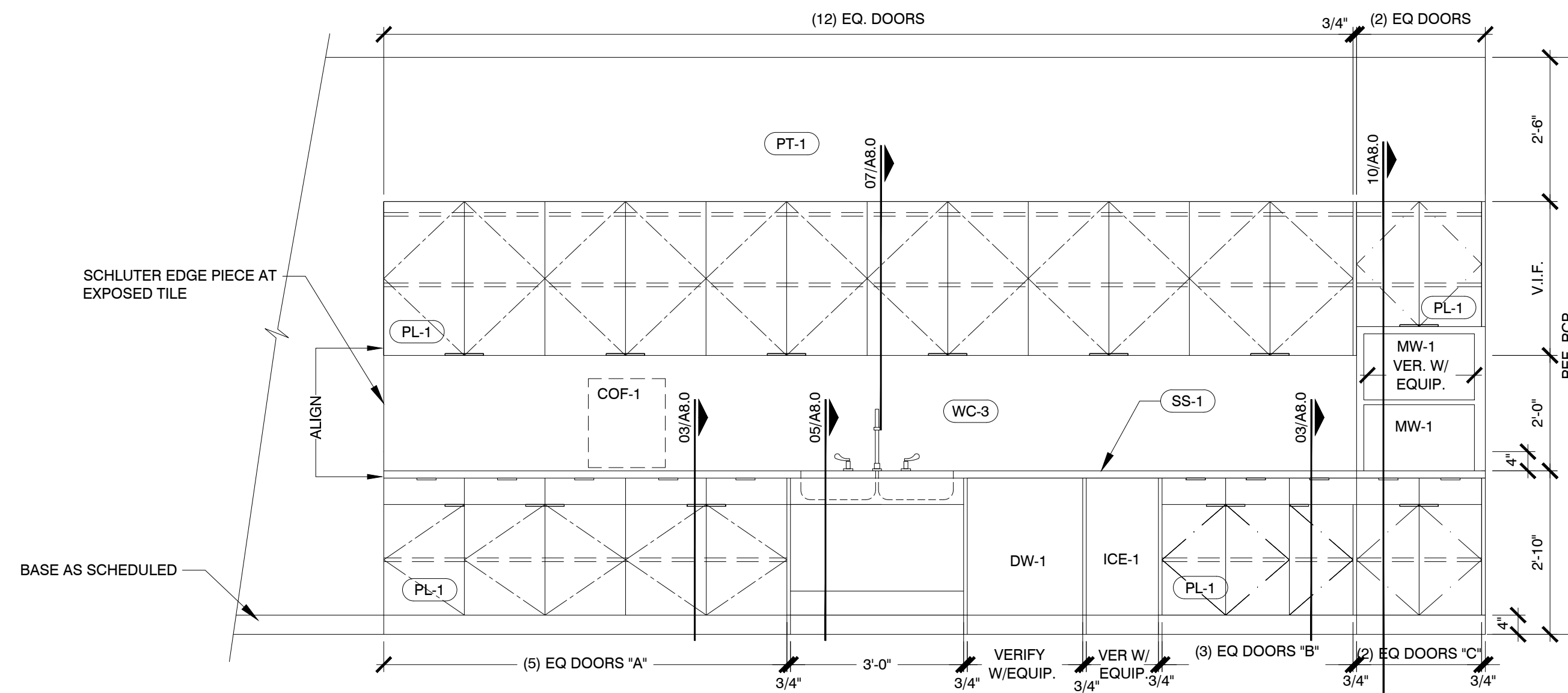
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A6.0

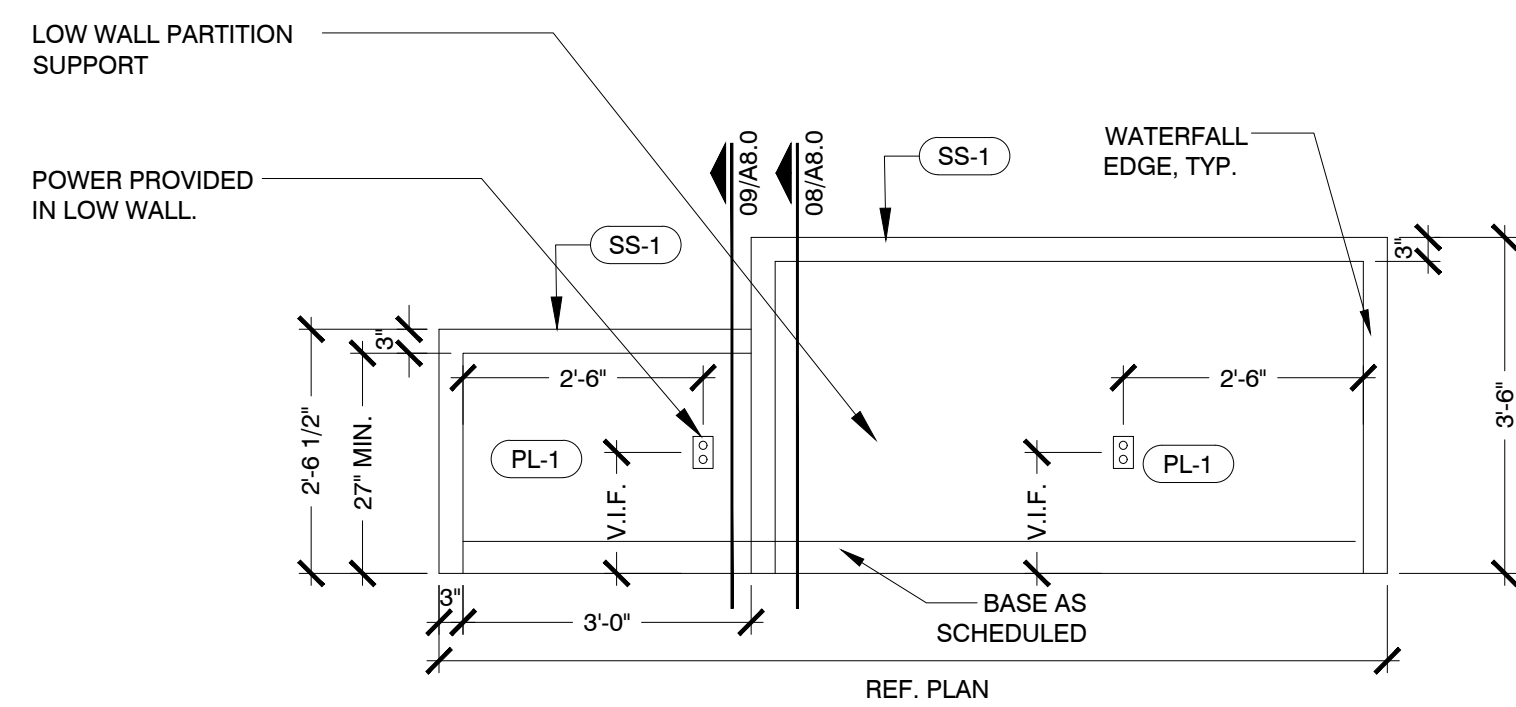
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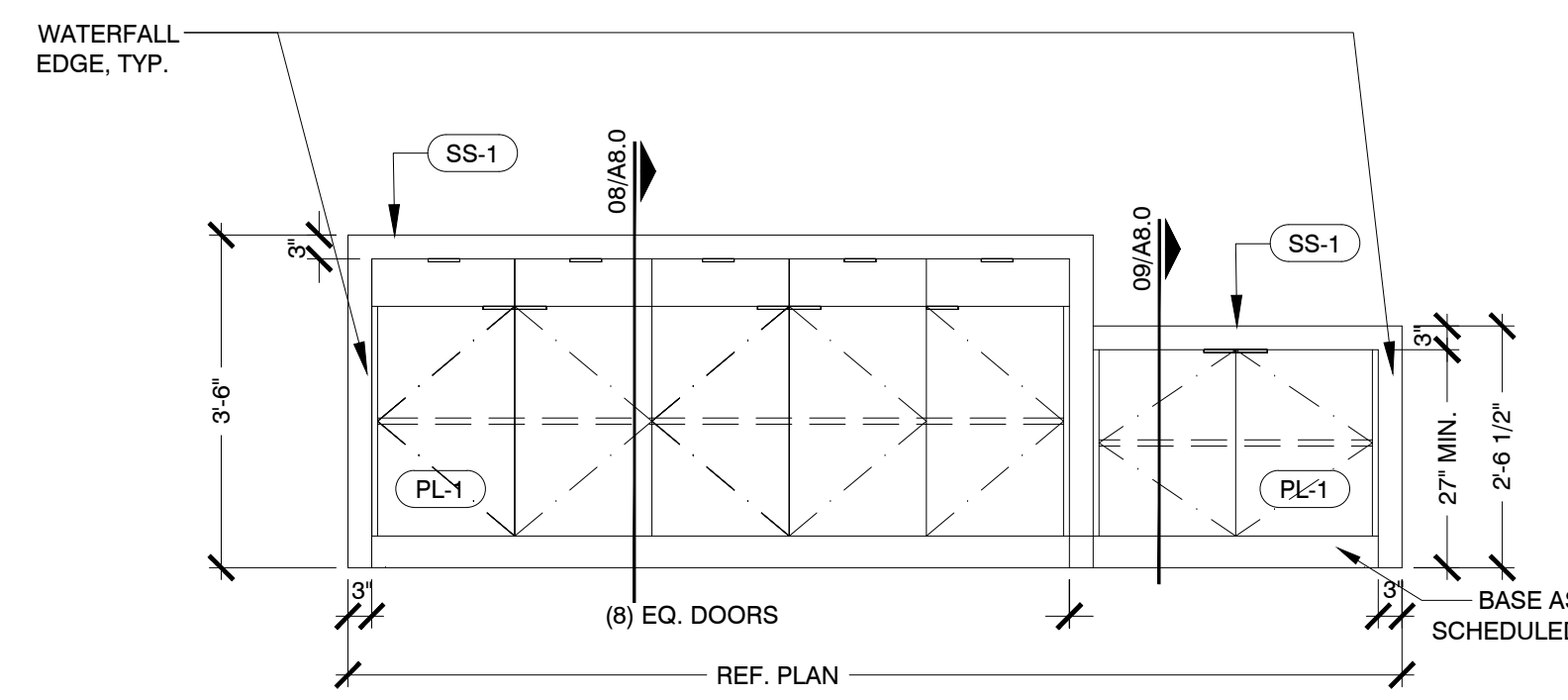
01 ELEVATION @ COPY AREA
SCALE: 1/2" = 1'-0"



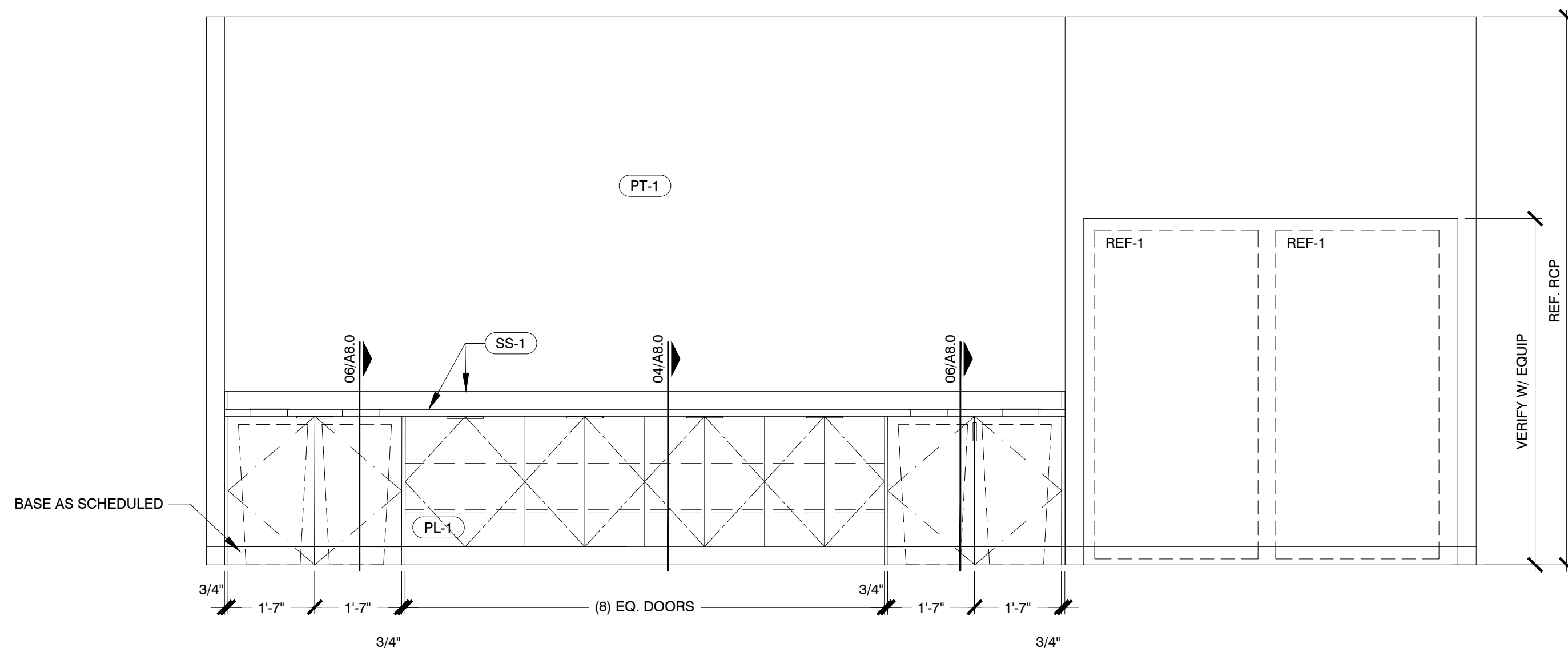
02 ELEVATION @ BREAK ROOM
SCALE: 1/2" = 1'-0"



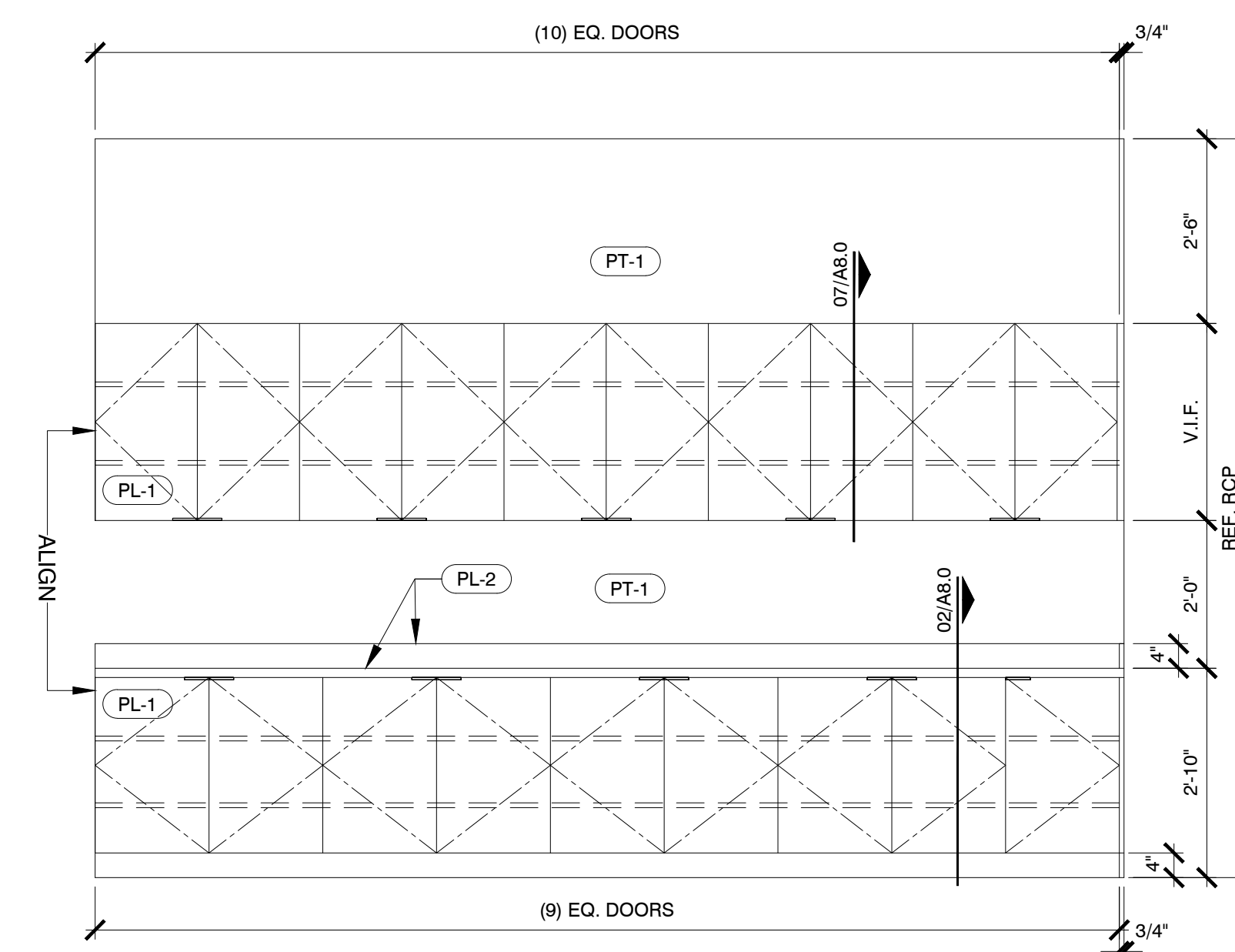
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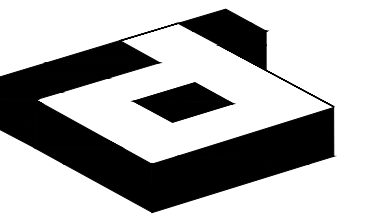
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05 ELEVATION @ BREAK ROOM
SCALE: 1/2" = 1'-0"



06 ELEVATION @ COFFEE/ COPY
SCALE: 1/2" = 1'-0"



idGROUP

2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800 FAX: 214-689-0301



Megan Webb
04-15-2020

PROJECT NO.: 580-005
DRAWN BY: FM
CHECKED BY: MW
R.S.F.: 12,348

BILLINGSLEY
COMPANY

3401 OLYMPUS
GOOSEHEAD INSURANCE

3401 OLYMPUS BLVD.
SUITE #440
DALLAS, TX 75019

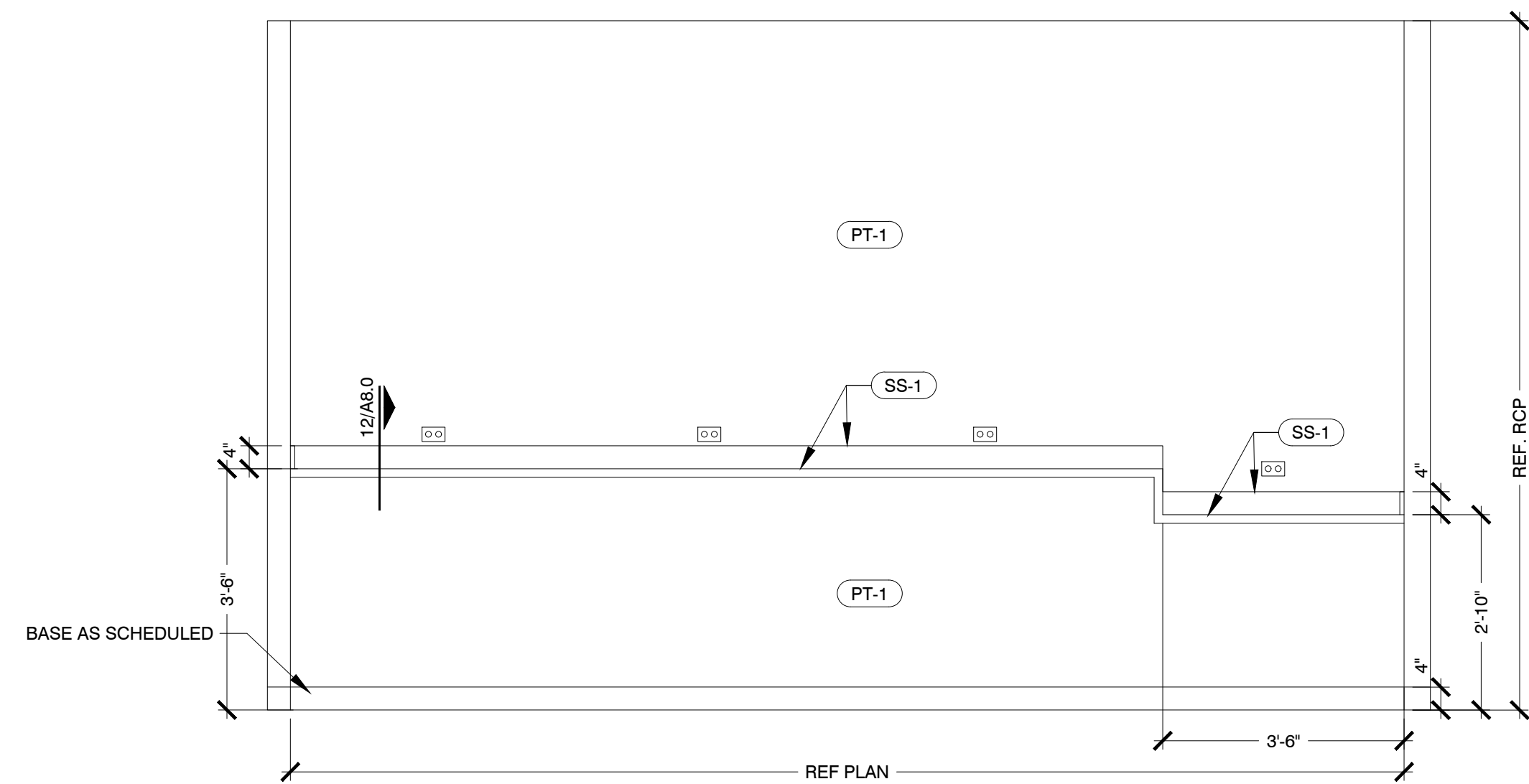
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DRAWING TITLE:
INTERIOR ELEVATIONS

DRAWING NUMBER:

A6.1



01 ELEVATION @ BREAK

SCALE: 1/2" = 1'-0"

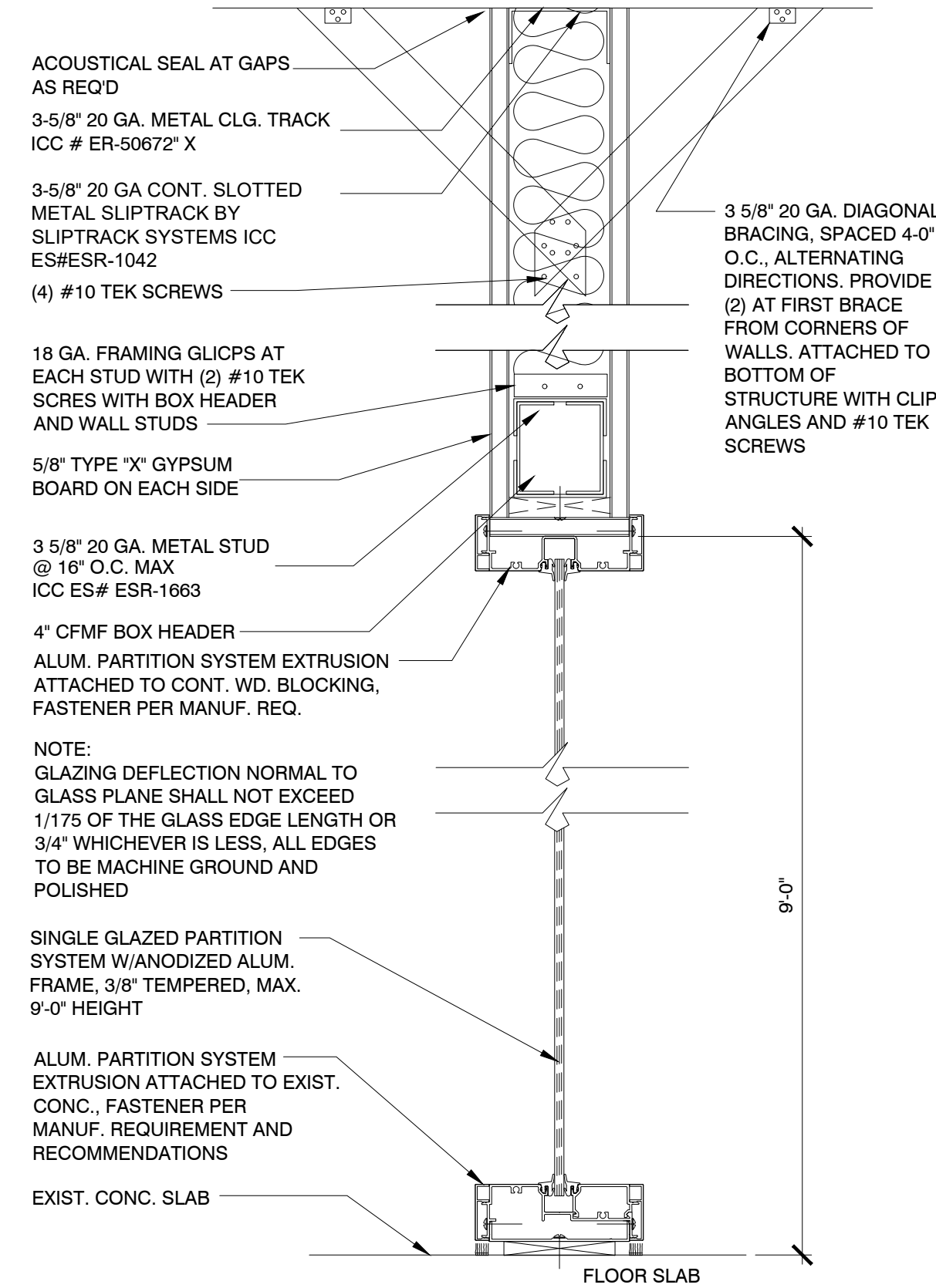
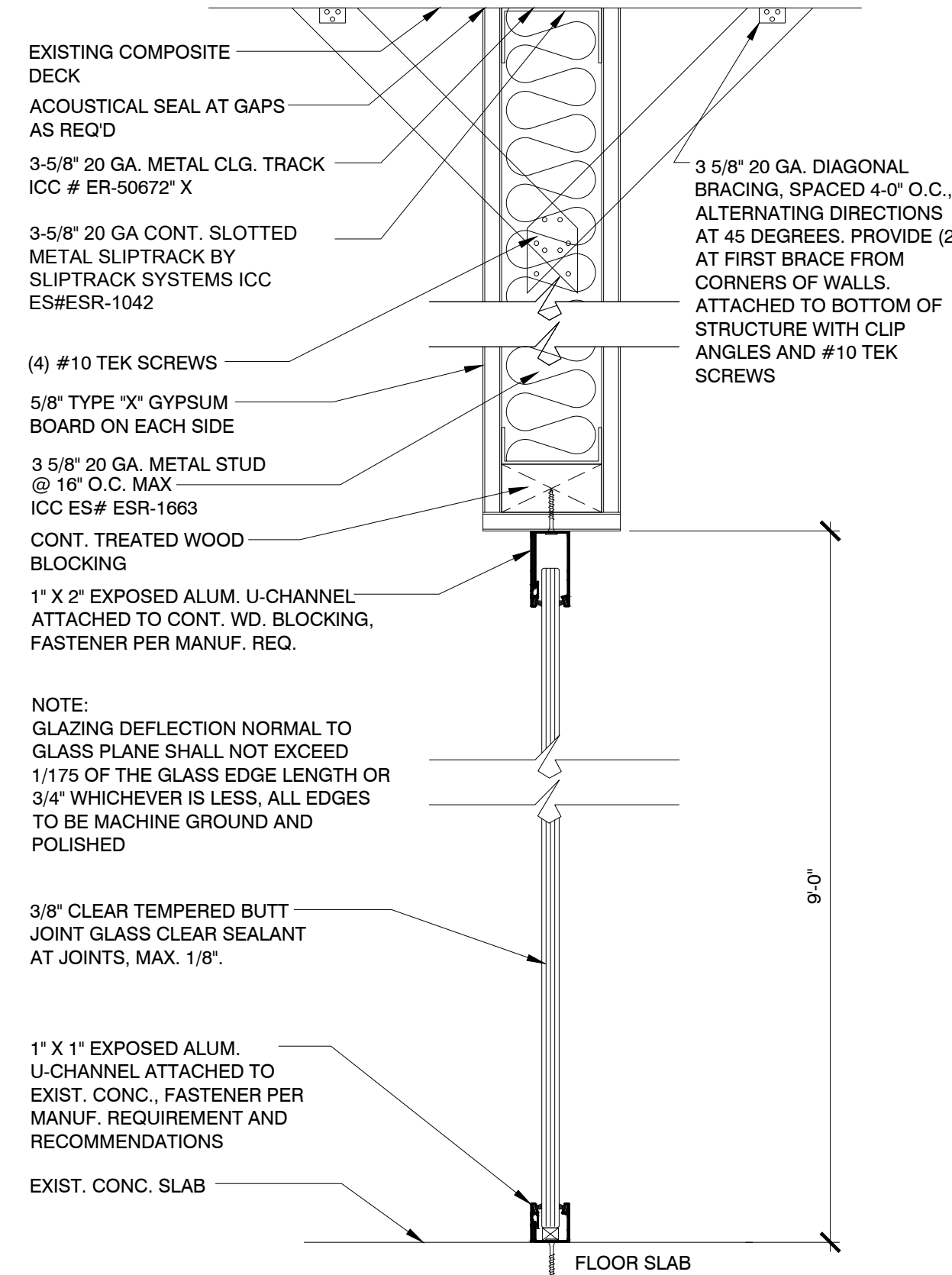
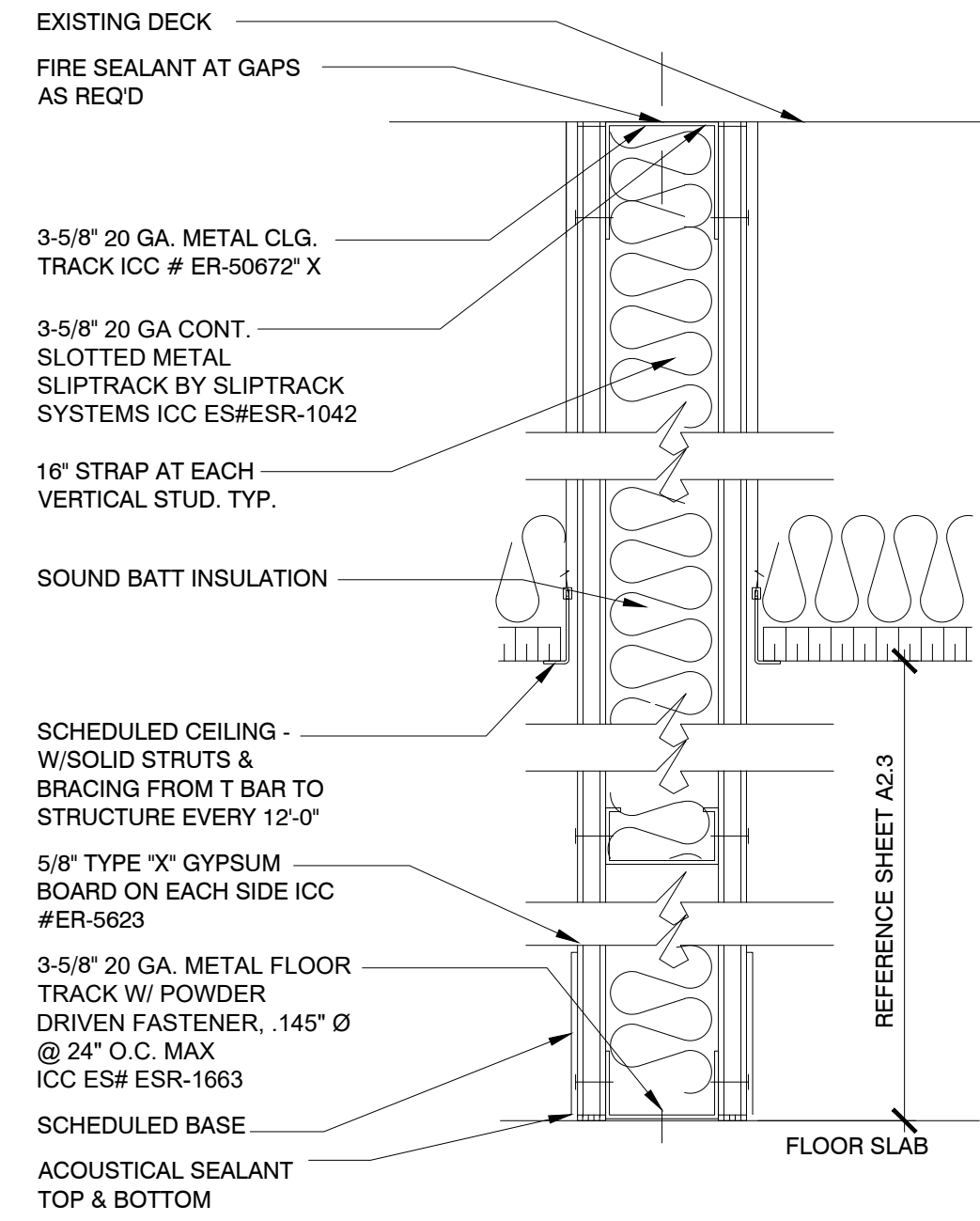
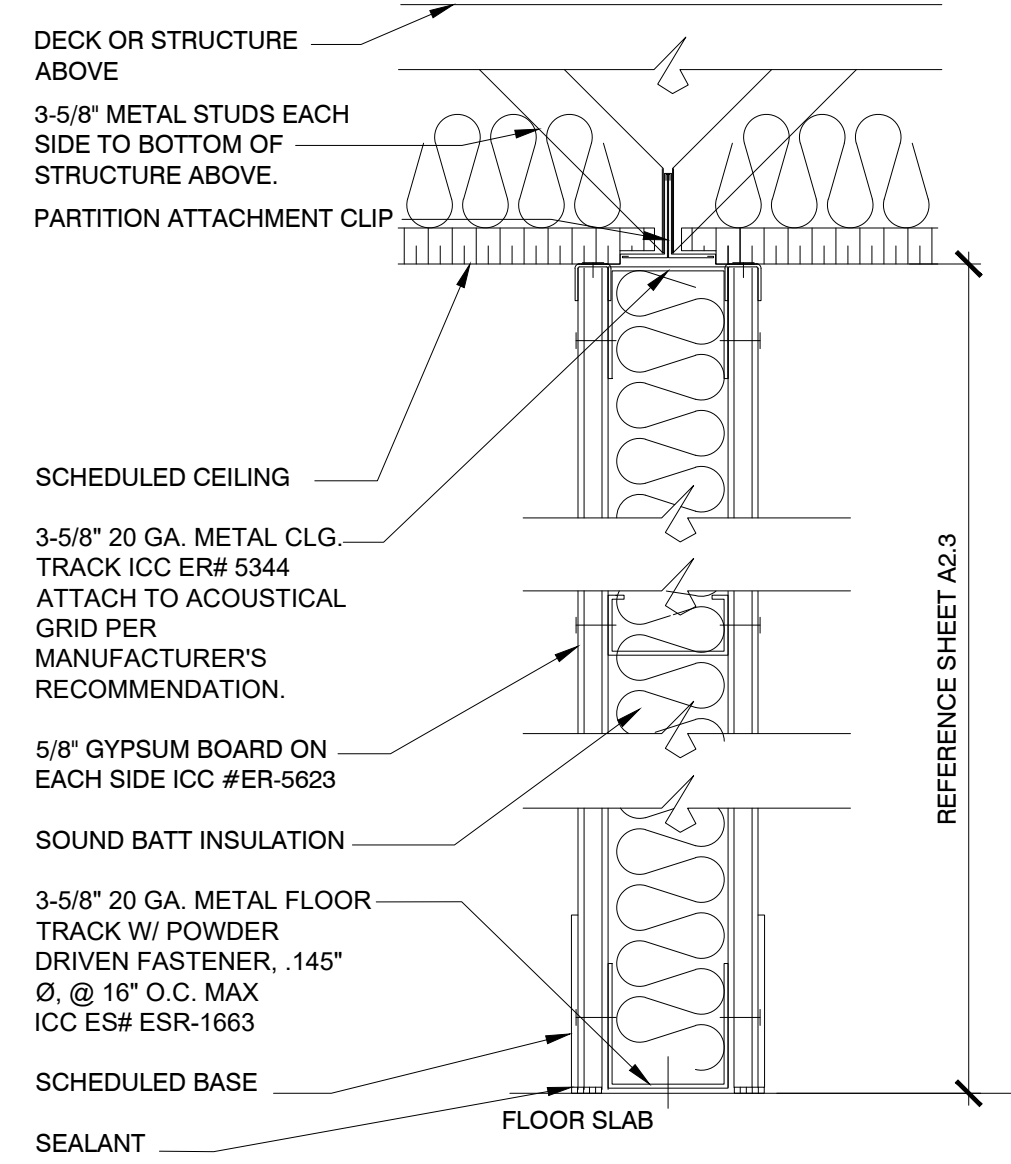


02 ELEVATION @ CONFERENCE

SCALE: 1/2" = 1'-0"

GENERAL PARTITION TYPE NOTES

1. TYPICAL PARTITION TO BE TYPE "2X", UNLESS NOTED OTHERWISE ON CONSTRUCTION PLAN.
2. CONTRACTOR TO VERIFY STUD GAUGE REQUIRED.
3. CONTRACTOR TO VERIFY BUILDING STANDARD STUD WIDTH WITH BUILDING MANAGEMENT.



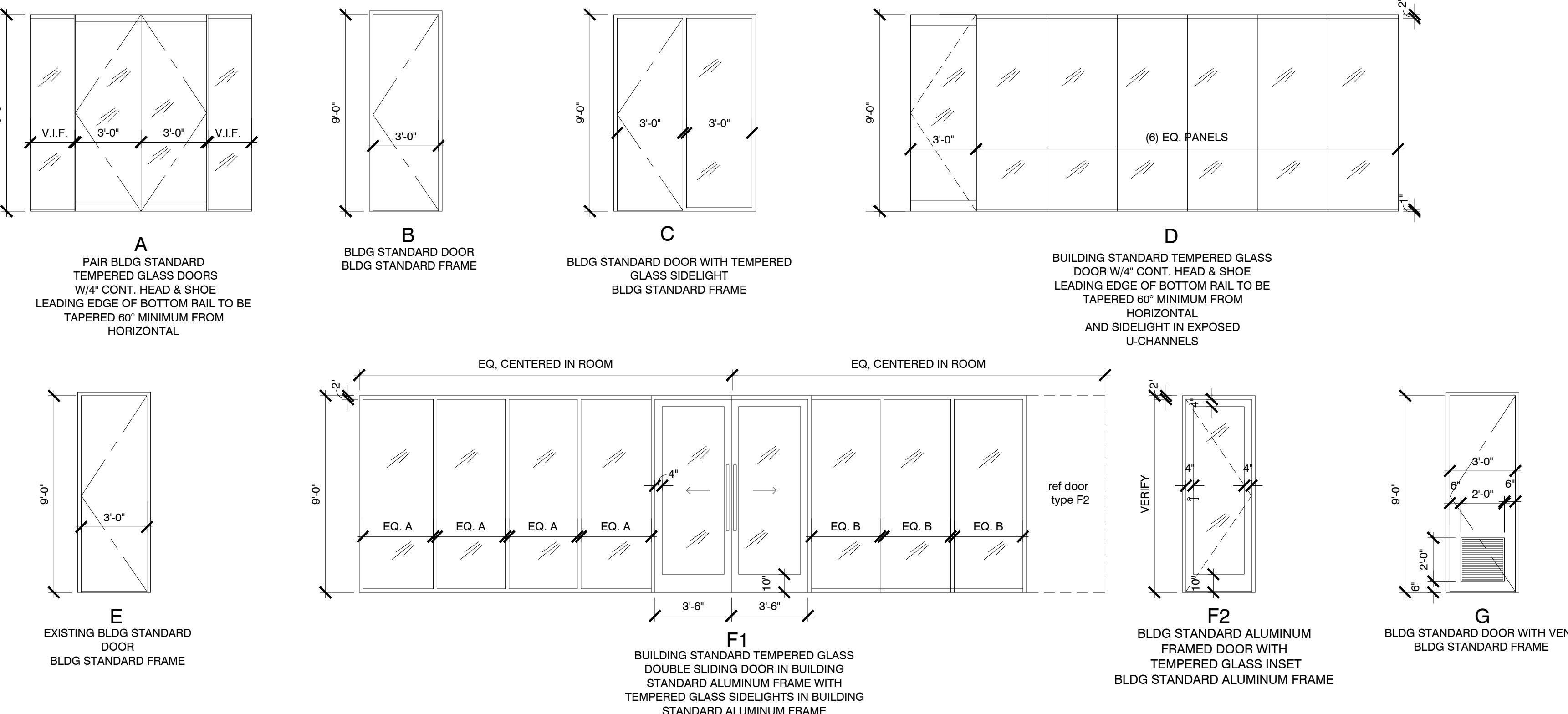
- 2** 3-5/8" x 20 GA. METAL STUD @ 24" O.C., BUILDING STANDARD, U.O.N., PARTITION FROM SLAB TO UNDERSIDE OF CEILING. FACE WITH 5/8" GYPSUM BOARD, EACH SIDE, TO CEILING. FINISH AS SCHEDULED.
- 2X** AT WALL TYPE 2, PROVIDE SOUND BATT INSULATION WHERE INDICATED WITH AN "X".

- 3** 3-5/8" x 20 GA. METAL STUD @ 24" O.C., U.O.N., PARTITION FROM SLAB TO DECK. FACE WITH 5/8" TYPE "X" GYPSUM BOARD. FINISH AS SCHEDULED.
- 3X** AT WALL TYPE 3 WHERE INDICATED WITH AN "X", PROVIDE SOUND BATT INSULATION.
- 3F** 1 HOUR FIRE RATED AT WALL TYPE 3, WHERE INDICATED WITH AN "F", PROVIDE SOUND BATT INSULATION AND FIRE SEALANT AT GAPS (UL119).
- 3P** SAME AS WALL TYPE "3X" WITH 6" STUDS.

- 5** TEMPERED GLASS PARTITION FROM SLAB TO DECK. FINISH AS SCHEDULED.
- 5X** AT WALL TYPE 5 WHERE INDICATED WITH AN "X", PROVIDE SOUND BATT INSULATION.

- 6** TEMPERED GLASS PARTITION FROM SLAB TO DECK. FINISH AS SCHEDULED.
- 6X** AT WALL TYPE 6 WHERE INDICATED WITH AN "X", PROVIDE SOUND BATT INSULATION.

DOOR TYPES:

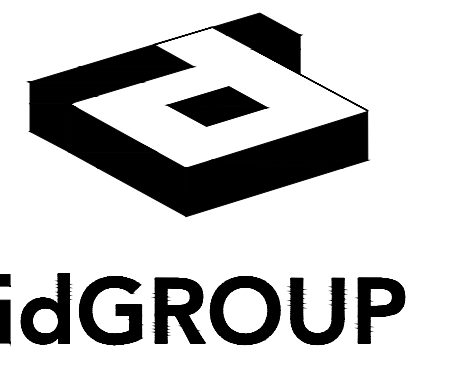


DOOR HARDWARE SCHEDULE

a	PASSAGE SET
b	PASSAGE SET WITH EXPOSED CLOSER. PROVIDE 36" LONG TUBULAR PULLS (EACH SIDE) MOUNTED AT 42" A.F.F. TO CENTER
c	THUMB TURN LOCK AT BOTTOM RAIL WITH EXPOSED CLOSER
d	STOREROOM LOCKSET
e	EXISTING HARDWARE TO REMAIN
f	PRIVACY LOCKSET WITH OCCUPANCY INDICATOR
g	MAG LOCK W/ EXPOSED CLOSER, PUSH BUTTON RELEASE & POWER SOURCE FOR TENANT-PROVIDED SECURITY SYSTEM. PROVIDE 36" LONG TUBULAR PULLS (EACH SIDE) MOUNTED AT 42" A.F.F. TO CENTER
h	ELECTRIC STRIKE W/ LOCKSET & CLOSER, PUSH BUTTON RELEASE & POWER SOURCE FOR TENANT-PROVIDED SECURITY SYSTEM
i	OFFICE LOCKSET WITH CLOSER
k	36" LONG TUBULAR PULL (EACH SIDE) MOUNTED 42" A.F.F. CO CENTER

GENERAL DOOR/HARDWARE NOTES:

1. HARDWARE TO BE BUILDING STANDARD "LEVER" TYPE ADA/TAS COMPLIANT, U.O.N. COORDINATE WITH BUILDING MANAGEMENT.
2. CLOSERS TO BE ADJUSTED TO MEET ADA/TAS STANDARDS. DOORS SHALL CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM LATCH IN A MINIMUM OF (3) THREE SECONDS AND SHALL REQUIRE A MAXIMUM OF (5) POUNDS OF FORCE (lb) TO OPEN.
3. KEYS: LOCKSETS TO ALL ROOMS TO BE KEYPED TO MASTER. CONTRACTOR TO COORDINATE WITH BLDG. MGMT. FOR QUANTITY OF MASTER SETS TO BE PROVIDED.
4. KEYWAY: COORDINATE WITH BUILDING MANAGEMENT FOR MASTER KEY AND GRANDMASTER KEY SYSTEM COMPLIANCE.
5. ALL ELECTRICAL DOOR HARDWARE AND ACCESSORIES FOR INFORMATION ONLY. COORDINATE WITH SECURITY CONSULTANT AND BLDG. MGMT. FOR FINAL SELECTION.
6. ALL DOOR HARDWARE AND ACCESSORIES TO MATCH BUILDING STANDARDS, U.O.N.
7. PROVIDE DOOR FINISH SAMPLE TO BLDG. MGMT. FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
8. ALL GLASS THICKNESS TO BE TO CODE AND DETERMINED BY GLASS VENDOR
9. REFERENCE PLAN FOR DOOR SWING DIRECTIONS. DOOR TYPES ARE FOR VISUAL PURPOSES ONLY.



2641 IRVING BLVD.
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3401 OLYMPUS GOOSEHEAD INSURANCE

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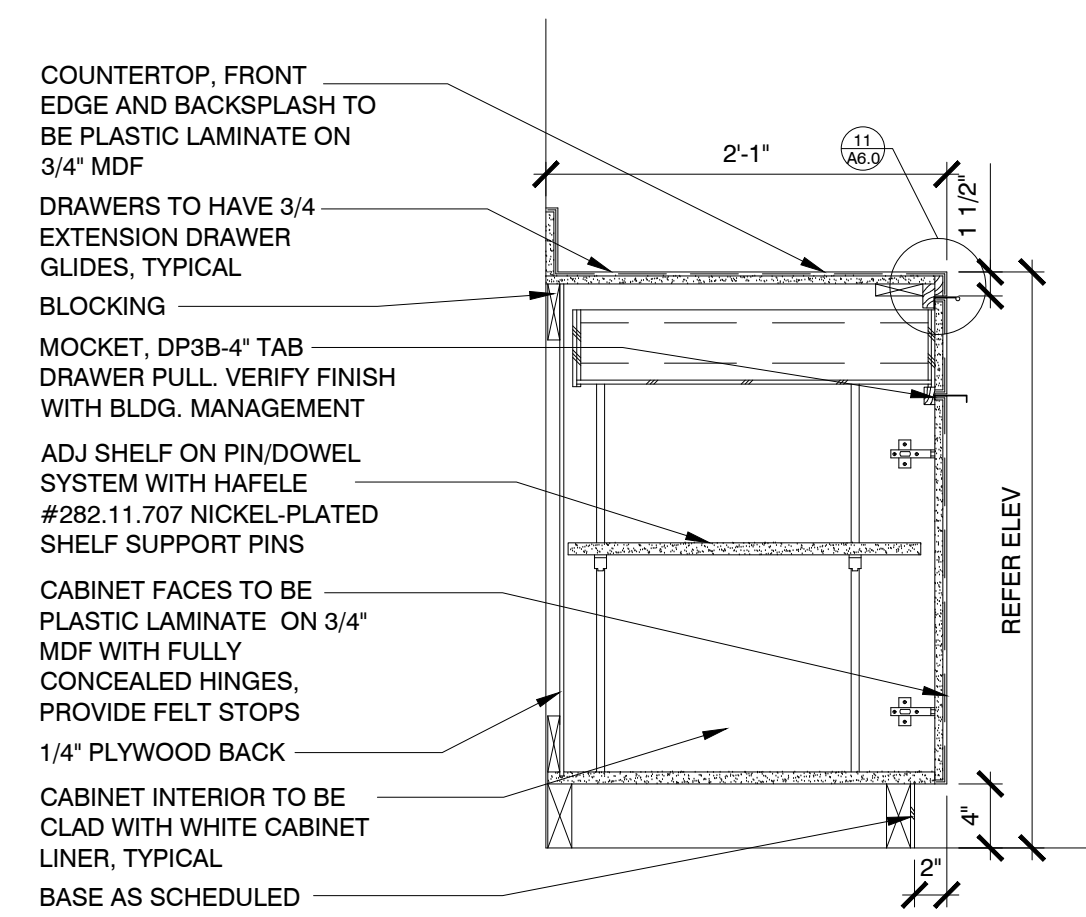
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LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
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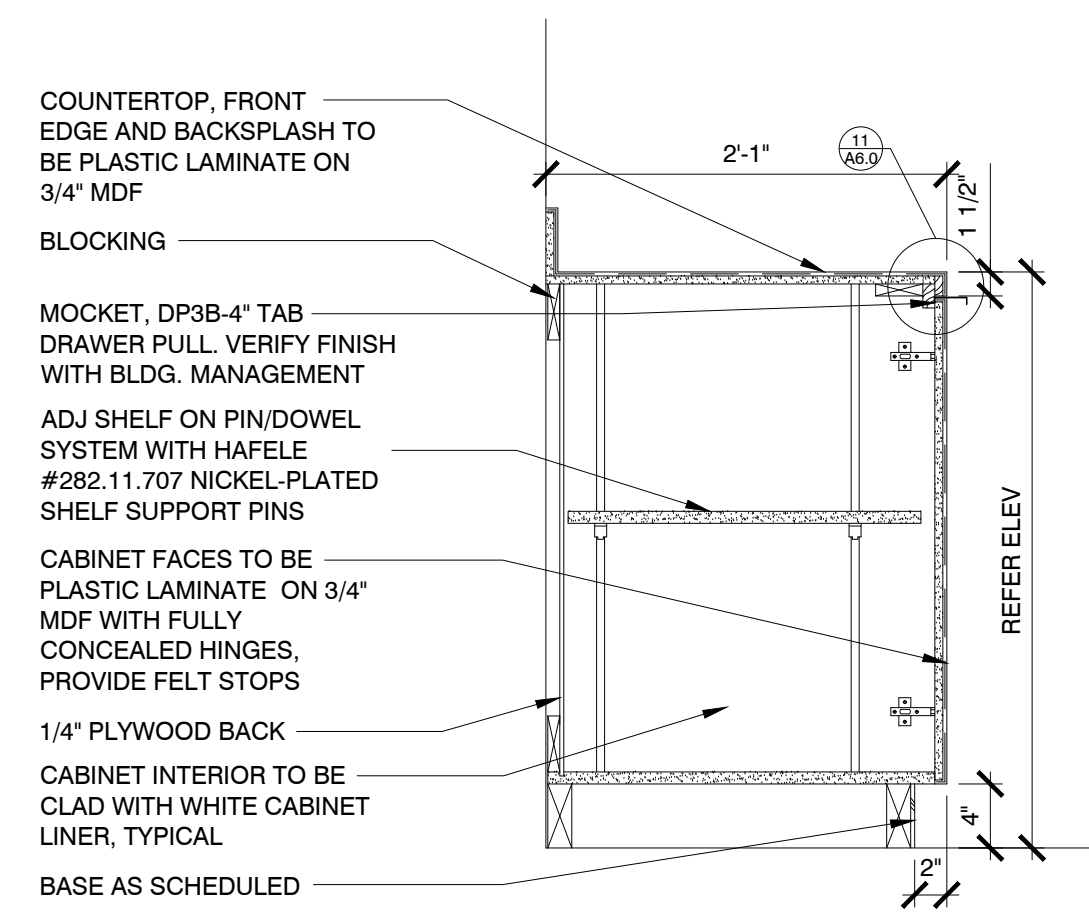
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PARTITION & DOOR TYPES

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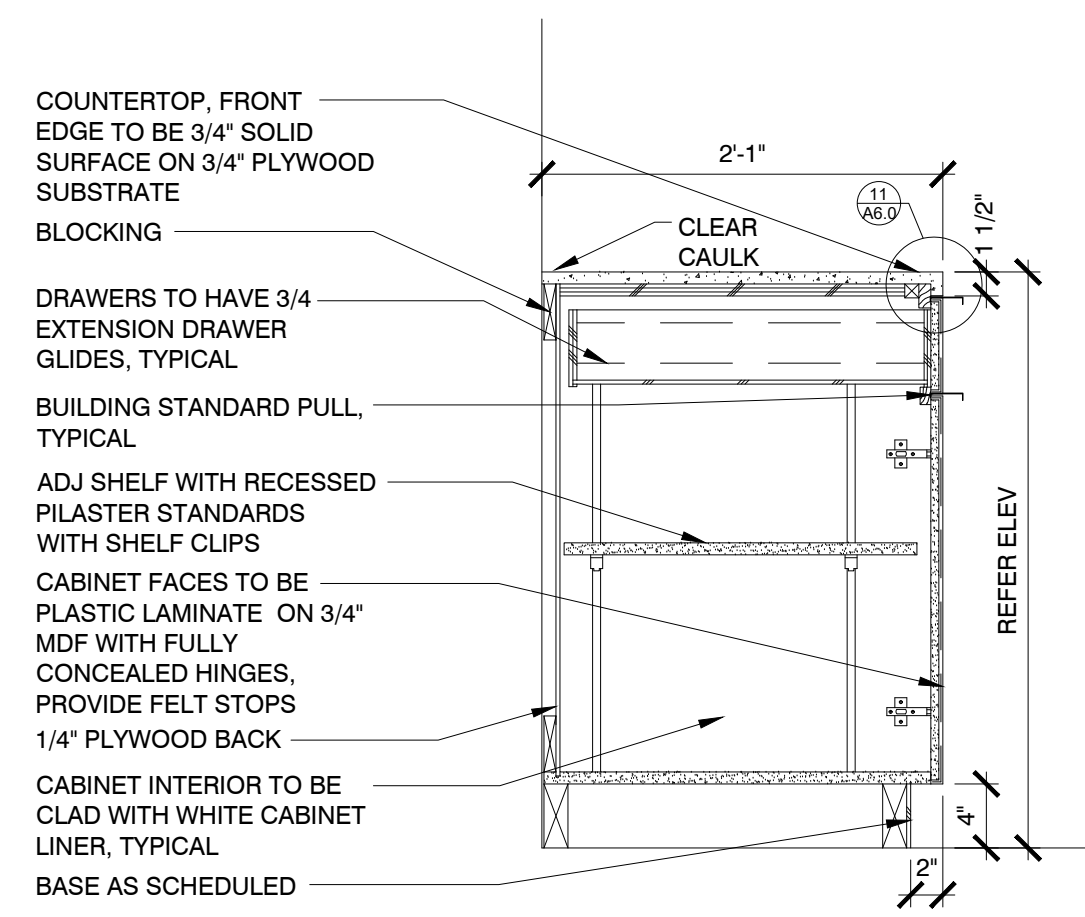
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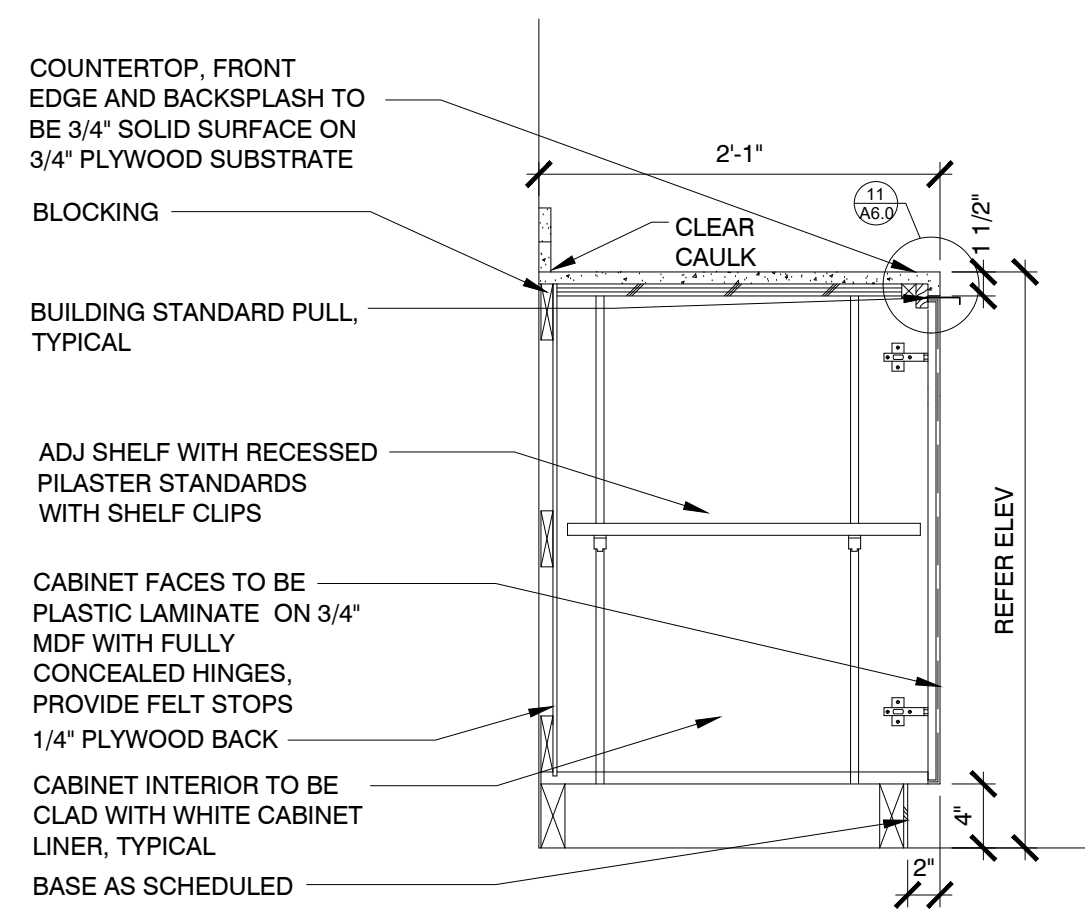
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SCALE: 1" = 1'-0"



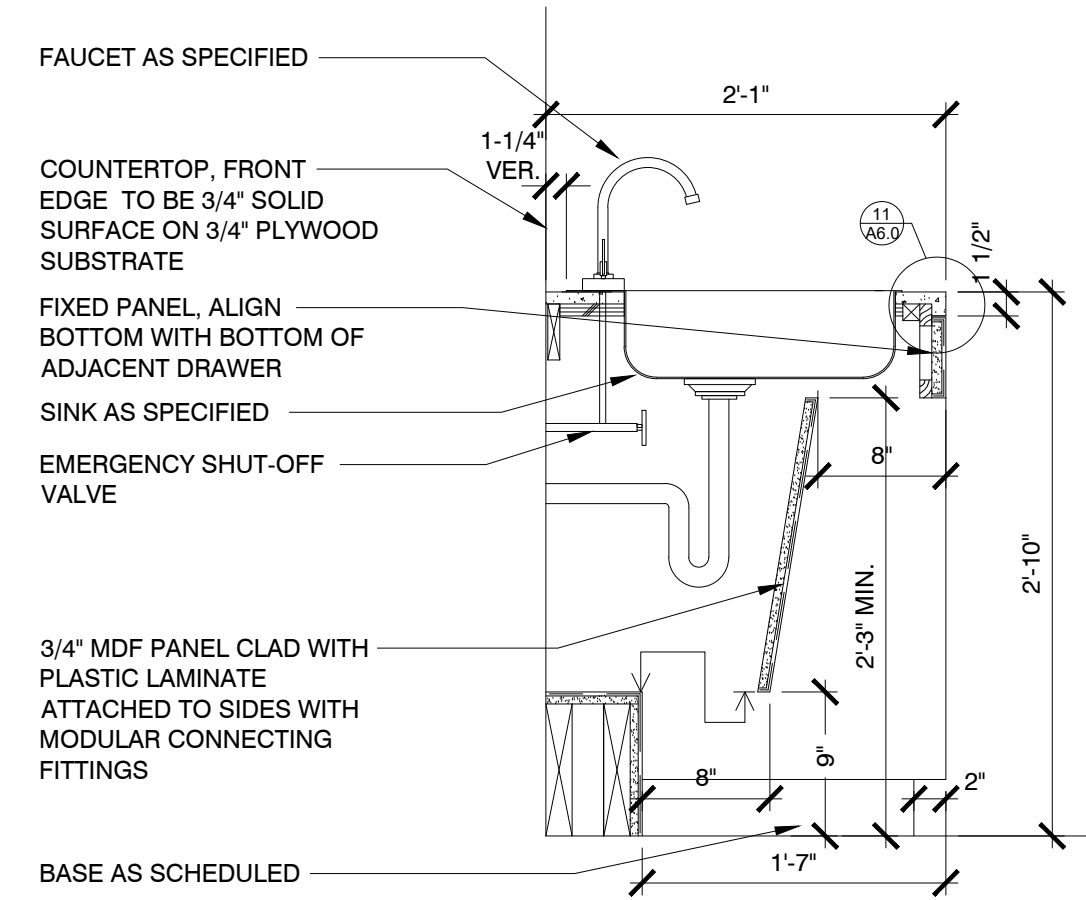
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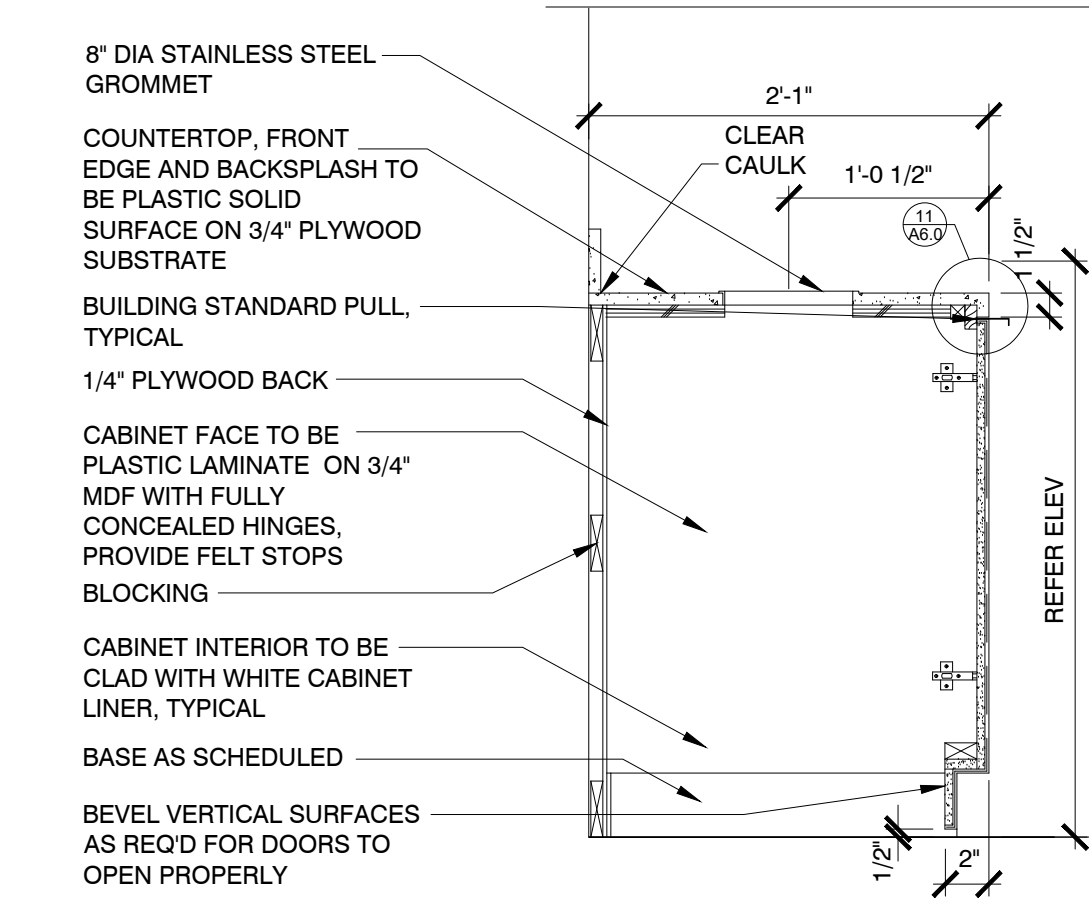
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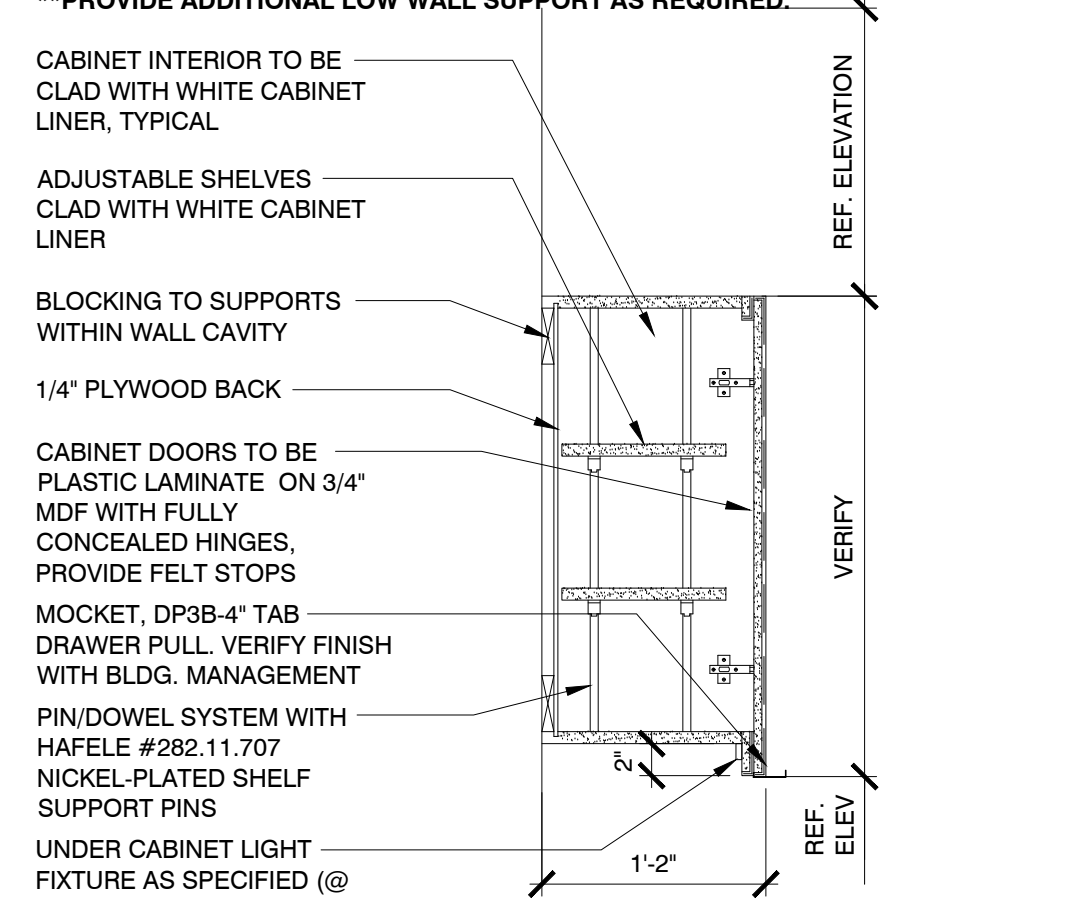
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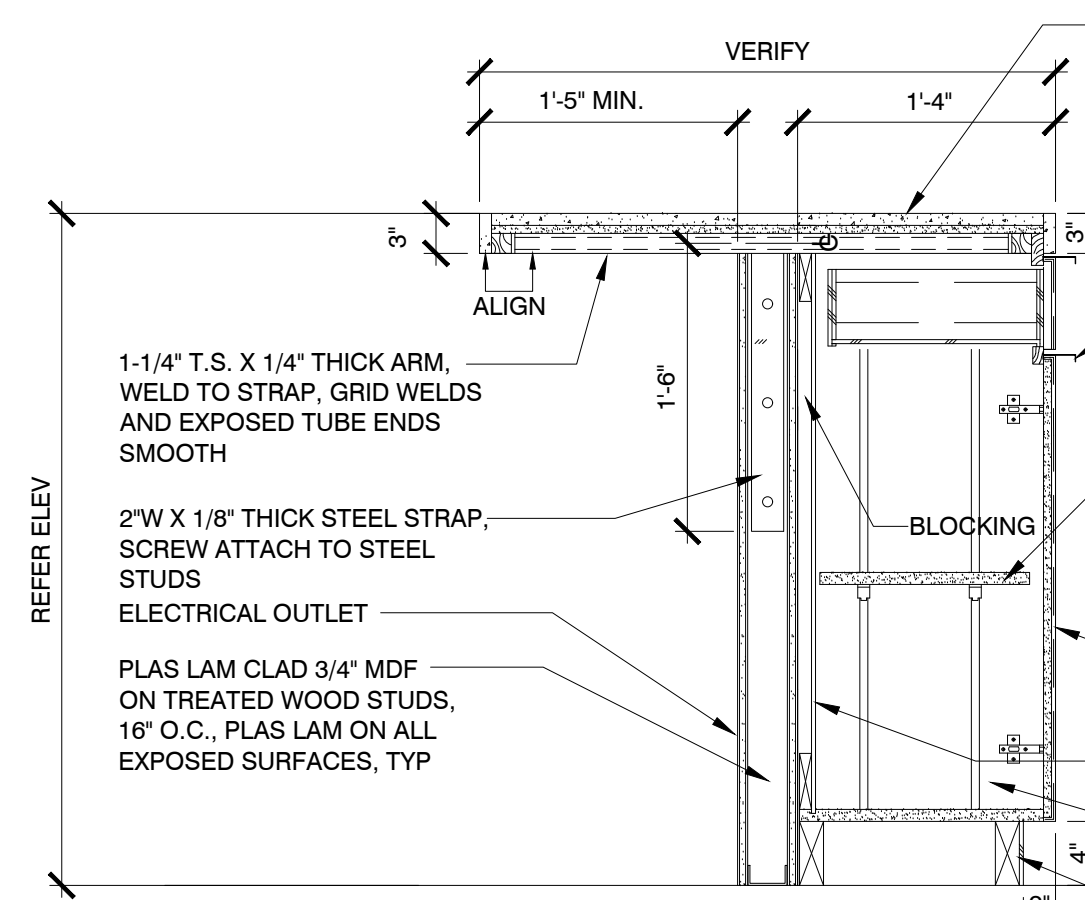
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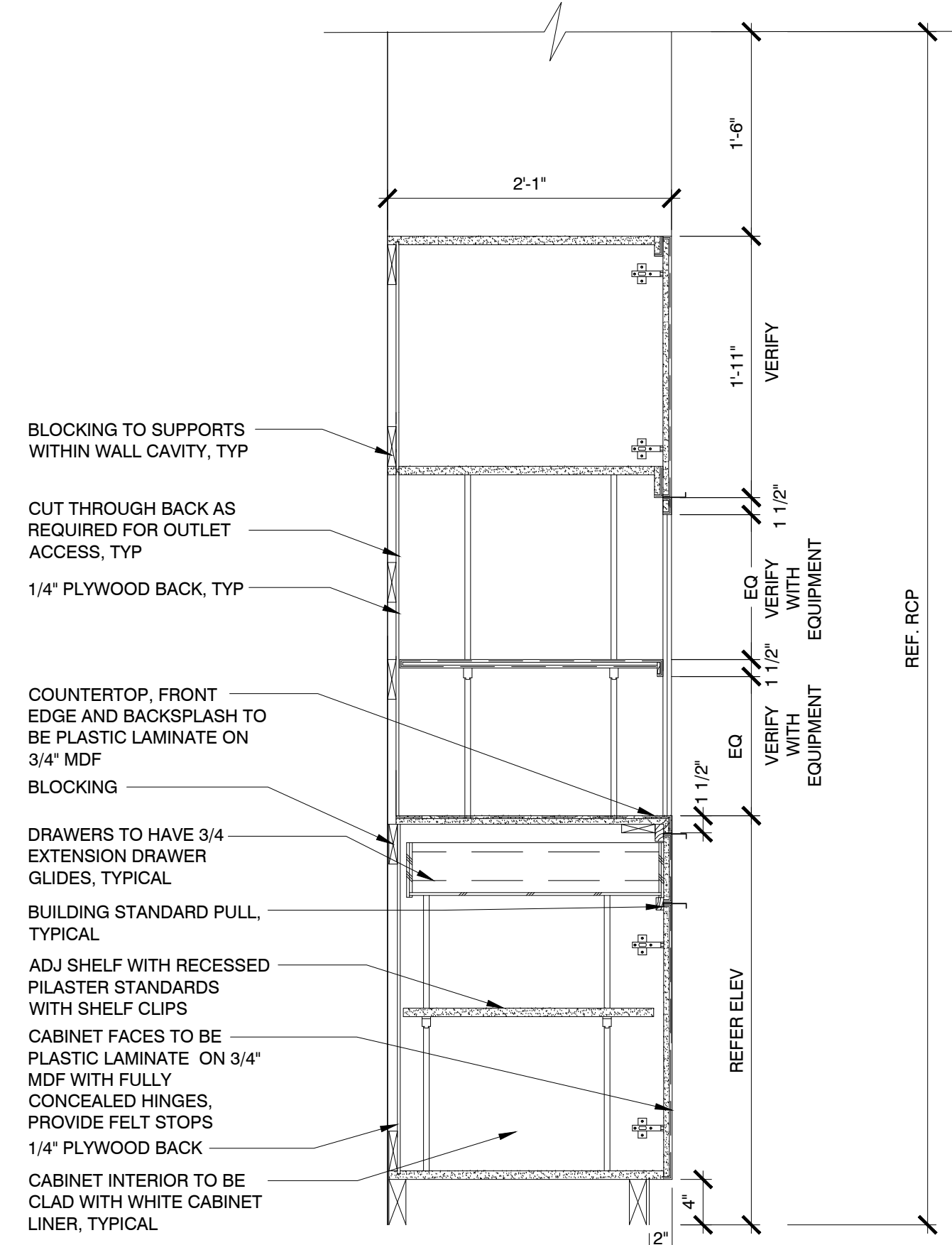
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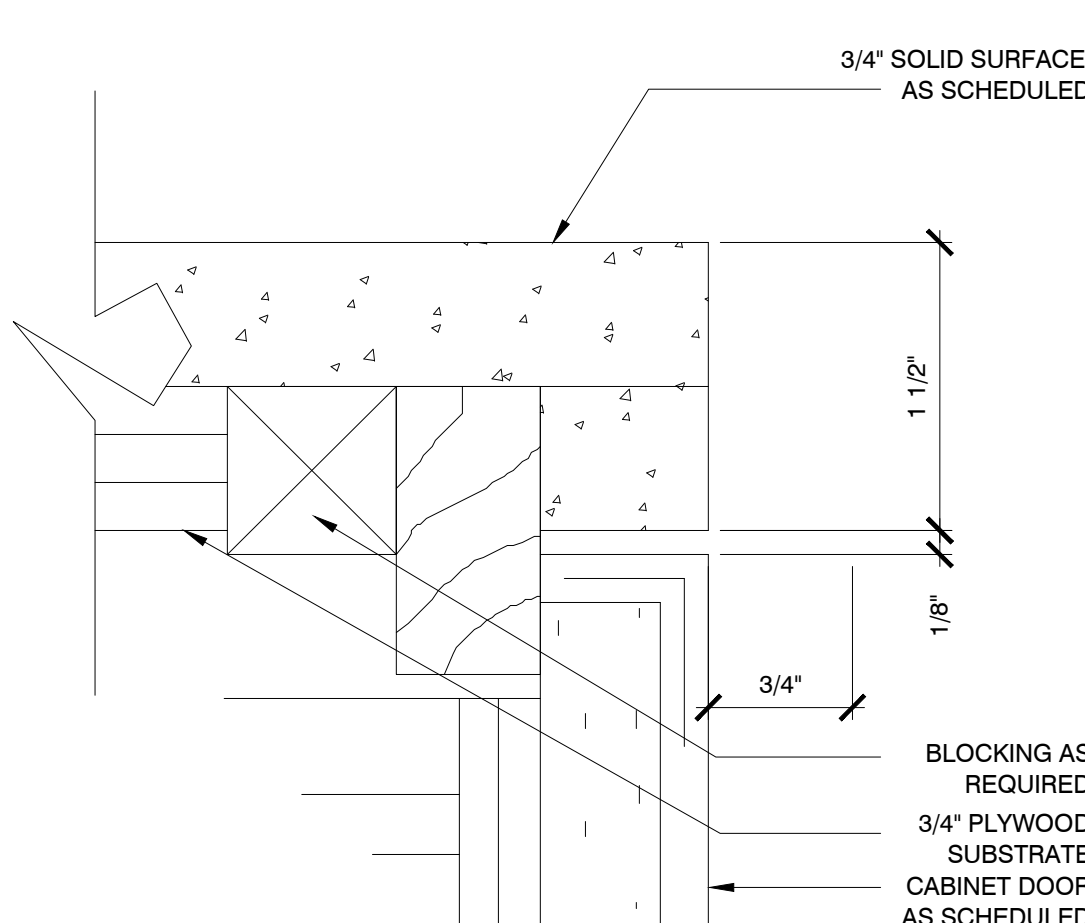
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SCALE: 1" = 1'-0"



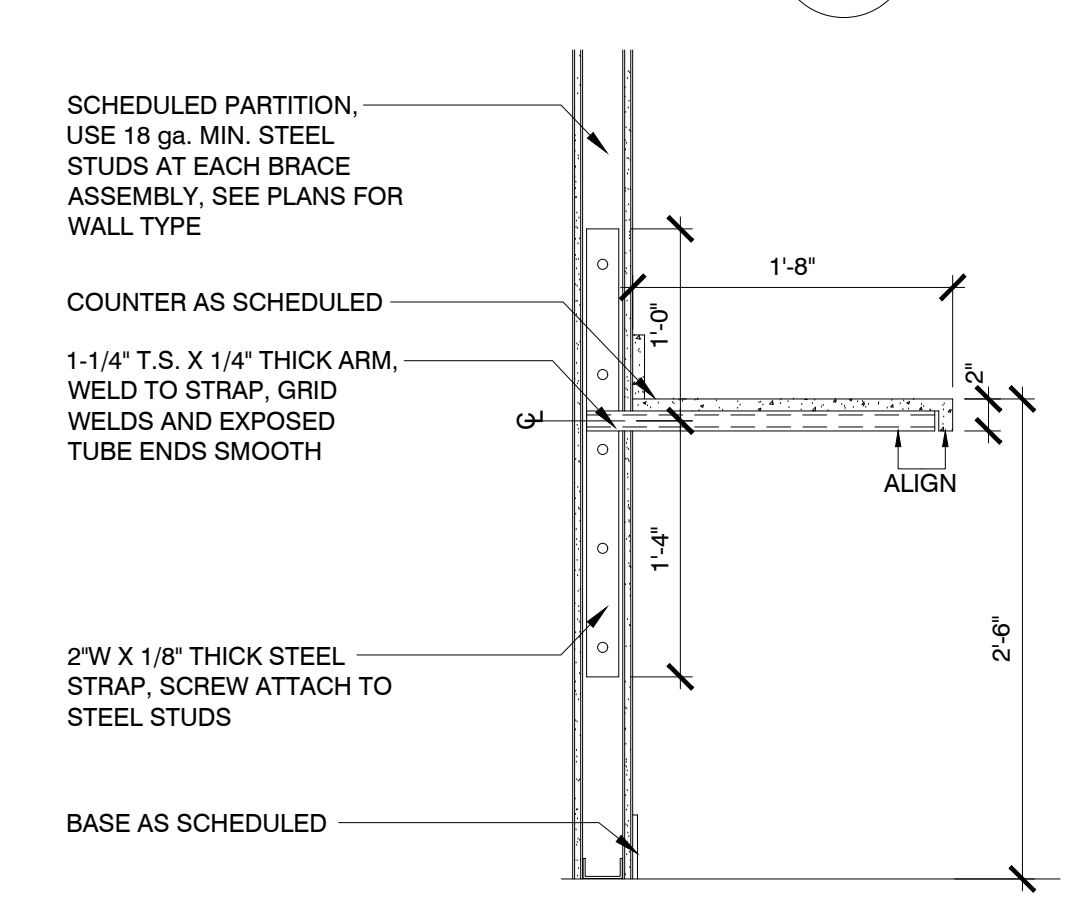
08 ISLAND CAB. SECTION
SCALE: 1" = 1'-0"



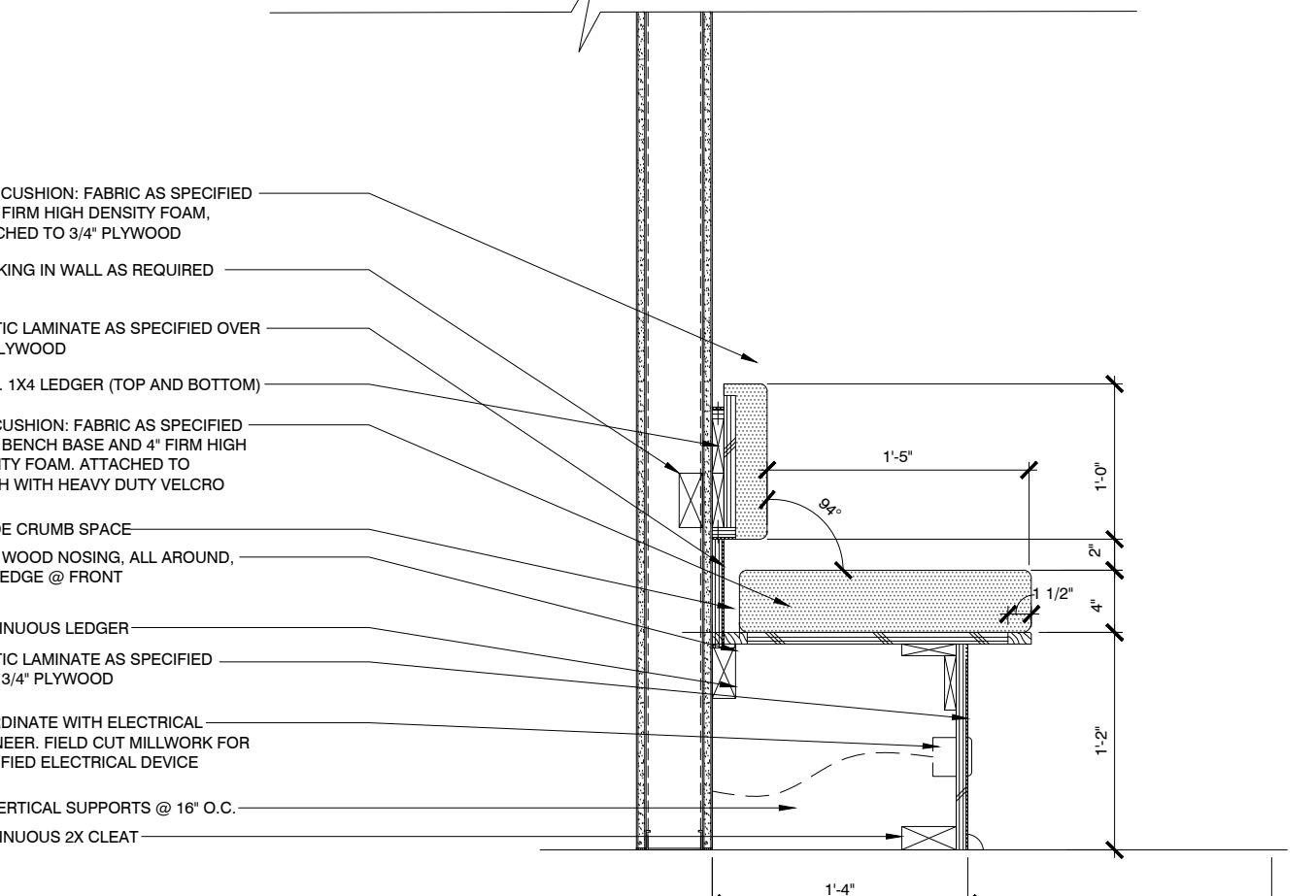
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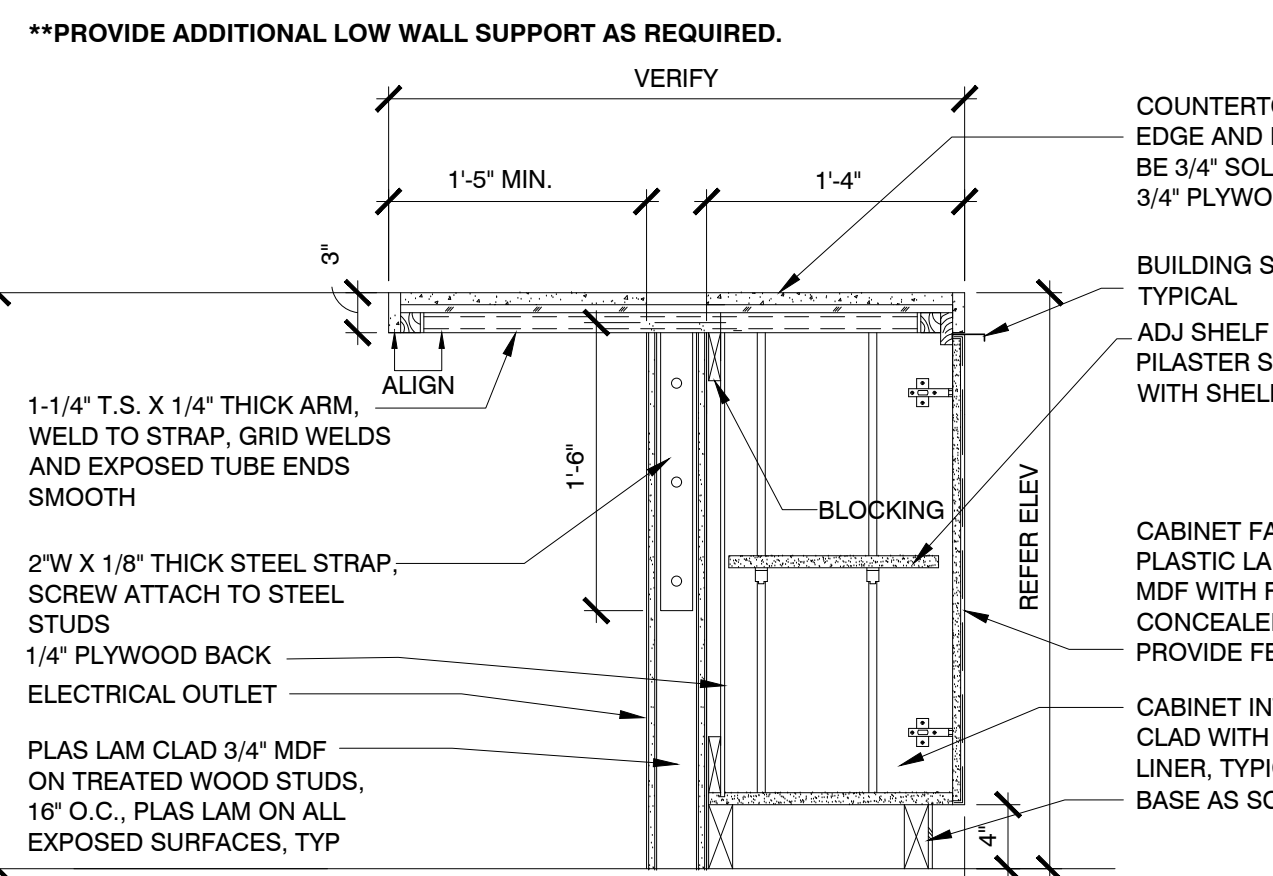
11 EDGE DETAIL
SCALE: 1'-0" = 1'-0"



12 COUNTERTOP SECTION
SCALE: 1" = 1'-0"



13 BENCH SECTION
SCALE: 1" = 1'-0"



09 ISLAND CAB. SECTION
SCALE: 1" = 1'-0"

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SECTIONS & DETAILS

DRAWING NUMBER:

A8.0

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

SECTION 230500 - COMMON WORK RESULTS

PART 1 - GENERAL

- 1.1 GENERAL NOTES AND SCOPE OF WORK
A. REFER TO SECTION 220500 FOR INFORMATION RELATED TO HVAC GENERAL CONDITIONS, MISCELLANEOUS EQUIPMENT AND MATERIALS, AND CONSTRUCTION REQUIREMENTS.
1.2 RELATED SECTIONS
A. SECTIONS 230523, 230529, 230553 AND 230700 ARE APPLICABLE BUT THEY DO NOT APPEAR IN THESE DIVISION 23 SPECIFICATIONS. REFER TO GENERAL NOTES.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 230548 - VIBRATION CONTROLS

PART 1 - GENERAL

- 1.1 SCOPE OF WORK
A. REFER TO SECTION 230500.

PART 2 - PRODUCTS

- 2.1 EQUIPMENT PADS
A. PADS SHALL BE 3/4 INCH WATER RESISTANT NEOPRENE WITH WAFFLE PATTERN, MASON TYPE WSW, OR EQUAL.
2.2 ELASTOMERIC HANGERS
A. HANGER SHALL CONSIST OF RODS WITH STEEL BOX HOUSING NEOPRENE ISOLATION ELEMENT AND SPRING, MASON SERIES 30N, OR EQUAL.
2.3 RESTRAINED SPRING ISOLATORS
A. ISOLATORS SHALL UTILIZE A STEEL BASE WITH WAFFLED NEOPRENE PAD, WELDED STEEL ENCLOSURE WITH SPRING AND RESTRAINING BOLTS, MASON TYPE SLR, OR EQUAL.
2.4 ROOF CURB ISOLATORS
A. AS PART OF THE ROOF CURB, PROVIDE SPRING ISOLATORS WITH WATER-TIGHT DESIGN, RETRAINED SPRINGS AND NEOPRENE PADS, MASON TYPE RSC, OR EQUAL.
2.5 INERTIA BASES
A. PROVIDE STEEL POURING FORM FOR REINFORCED CONCRETE BLOCKS WITH FLOOR MOUNTED SPRINGS, MASON KSL, OR EQUAL.

PART 3 - EXECUTION

- 3.1 SCHEDULE
A. EQUIPMENT PADS - SMALL FLOOR MOUNTED EQUIPMENT OR PACKAGED EQUIPMENT WITH INTERNAL ISOLATION.
B. ELASTOMERIC HANGERS - SUSPENDED AIR HANDLING UNITS, EXHAUST FANS, TERMINAL UNITS, HEAT PUMPS, PUMPS, ETC.
C. RESTRAINED SPRING ISOLATORS - FLOOR MOUNTED FANS GREATER THAN 3/4 HP.
D. ROOF CURB ISOLATORS - FACTORY FABRICATED ROOFTOP UNITS.
E. INERTIA BASES - FLOOR MOUNTED PUMPS GREATER THAN 3/4 HP.
3.2 INSTALLATION
A. INSTALL VIBRATION CONTROLS PER THE MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

SECTION 230553 - IDENTIFICATION

PART 1 - GENERAL

- 1.1 SCOPE OF WORK
A. REFER TO SECTION 230500.
B. LABEL ALL NEW EQUIPMENT AND PIPING SYSTEMS.

PART 2 - PRODUCTS

- 2.1 PIPE LABELS
A. PRETENSION PIPE LABELS OF SEMI-RIGID PLASTIC FORMED TO COVER THE FULL CIRCUMFERENCE OF PIPE.
B. IDENTIFY THE SERVICE AND DIRECTION OF FLOW. LABELS SHALL CONTAIN AT LEAST 1/2 INCH HIGH LETTERING AND BE PLACED SO THEY ARE EASY TO READ.
2.2 EQUIPMENT LABELS
A. MULTILAYER, MULTICOLOR PLASTIC LABELS WITH MECHANICAL ENGRAVING AND HOLES FOR ATTACHMENT TO EQUIPMENT.

PART 3 - EXECUTION

- 3.1 PIPE LABELS
A. INSTALL PIPE LABELS WHERE PIPING IS EXPOSED OR ABOVE AN ACCESSIBLE CEILING AT MAXIMUM 20 FT. CENTERS.
3.2 VALVE TAGS
A. ATTACH TAGS TO VALVES USING CHAIN. PROVIDE A VALVE SCHEDULE FOR MOUNTING IN THE MECHANICAL ROOM.
3.3 EQUIPMENT LABELS
A. PERMANENTLY ATTACH LABELS TO EQUIPMENT. LOCATE WHERE LABEL CAN BE EASILY SEEN AND READ.

END OF SECTION

SECTION 230593 - TESTING ADJUSTING AND BALANCING

PART 1 - GENERAL

- 1.1 SCOPE OF WORK
A. THE WORK INCLUDED IN THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIALS, INSTRUMENTS, TOOLS, AND SERVICES REQUIRED IN CONNECTION WITH THE TESTING, ADJUSTING AND BALANCING (TAB) OF THE HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS AS DESCRIBED IN THE MECHANICAL SPECIFICATIONS AND/OR SHOWN ON THE MECHANICAL PLANS, OR REASONABLY IMPLIED THERE FROM.
B. THE TAB FIRM SHALL HAVE A LICENSED PROFESSIONAL ENGINEER SUPERVISING ALL WORK AND THE FIRM SHALL HOLD A CURRENT AABC OR NEHB CERTIFICATION.
C. REFER TO SECTION 230500.
1.2 START-UP, TEST AND ADJUST
A. PROVIDE ALL TESTS OF EQUIPMENT AND SYSTEMS REQUIRED TO PROVE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. OWNER SHALL BE MADE COMPLETELY FAMILIAR WITH THE COMPLETE WORKING OF ALL THE MECHANICAL SYSTEMS.
B. THE TESTS SHALL DEMONSTRATE THE SPECIFIED CAPACITIES AND OPERATION OF ALL EQUIPMENT AND MATERIALS COMPRISING THE SYSTEMS. ALL DATA REQUIRED BY THESE SPECIFICATIONS SHALL BE PREPARED ON TYPED FORMS AND SUBMITTED TO THE ENGINEER FOR APPROVAL. COMPLETE APPROVAL WILL BE NECESSARY BEFORE FINAL PAYMENT CAN BE MADE. THE CONTRACTOR SHALL THEN MAKE AVAILABLE SUCH INSTRUMENTS NECESSARY FOR SPOT CHECKS ON THE SYSTEM.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

- 3.1 HVAC SYSTEM
A. THE HVAC CONTRACTOR SHALL WORK IN CONJUNCTION WITH THE TAB CONTRACTOR TO START-UP AND OPERATE ALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE AIR AND WATER TEST AND BALANCE REPORT.
B. TAB CONTRACTOR SHALL MEASURE CFM AT ALL DIFFUSERS, REGISTERS AND GRILLES, AND HVAC UNITS, AS WELL AS WATER FLOWS AT COILS AND PUMPS, TO ASSURE THAT THEY MATCH THE QUANTITIES SHOWN ON THE PLANS (PLUS OR MINUS 5 PERCENT). CONFIRM ALL SEQUENCES OF OPERATION ARE PERFORMING CORRECTLY.
C. TAB CONTRACTOR SHALL CALIBRATE ALL EQUIPMENT AND SENSORS TO WORK PROPERLY AND GIVE CORRECT INFORMATION TO THE BMS SYSTEM.

END OF SECTION

SECTION 230900 - CONTROLS

PART 1 - GENERAL

- 1.1 SCOPE OF WORK
A. REFER TO SECTION 230500.

PART 2 - PRODUCTS

- 2.1 CONTROLS SYSTEM
A. PROVIDE NEW, MODIFY OR EXTEND AUTOMATIC TEMPERATURE CONTROLS TO ALL NEW EQUIPMENT SHOWN ON THE DRAWINGS.
B. REFER TO THE DRAWINGS FOR ANY SPECIAL SEQUENCES OF CONTROL AND LOCATION OF EQUIPMENT.
C. REMODEL PROJECTS SHALL UTILIZE EQUIPMENT BY THE SAME MANUFACTURER AS CURRENTLY EXISTS.

PART - EXECUTION

- 3.1 DESIGN AND LAYOUT
A. THE CONTROL SYSTEM DESIGN AND LAYOUT SHALL BE PERFORMED BY A FACTORY AUTHORIZED AGENT OF THE MANUFACTURER USED.
3.2 SYSTEM OPERATION
A. AT THE CONCLUSION OF WORK, ALL EQUIPMENT AND SYSTEMS SHALL BE PROVEN TO THE ENGINEER TO OPERATE IN ACCORDANCE WITH THE NEW OR EXISTING MAIN CONTROL PANEL AND NEW EXISTING SEQUENCES OF OPERATION ON THE DRAWINGS.
B. PROVIDE ALL WIRING REQUIRED TO CONNECT INPUT/OUTPUT DEVICES TO CONTROL PANELS.
C. TEST AND ADJUST ALL DEVICES AND DOCUMENT CALIBRATION.
D. PROVIDE NECESSARY INSTRUCTION TO THE OWNER'S PERSONNEL.

END OF SECTION

SECTION 233113 - DUCTWORK

PART 1 - GENERAL

- 1.1 SCOPE OF WORK
A. REFER TO SECTION 230500.

PART 2 - PRODUCTS

- 2.1 GENERAL
A. CONCEALED DUCTWORK SHALL BE CONSTRUCTED OF NEW, PRIME GRADE, CONTINUOUS HOT-DIP MILL GALVANIZED, LOCK-FORMING, QUALITY STEEL. REFER TO SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
B. WHERE DUCTS EXPOSED TO VIEW PASS THROUGH WALLS, FLOORS OR CEILINGS, PROVIDE SHEET METAL COLLARS TO COVER VOIDS AROUND THE DUCTS.
C. SQUARE AND ROUND ELBOWS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SMACNA STANDARDS. ELBOWS NOT CONSTRUCTED WITH A CENTERLINE RADIUS OF AT LEAST 50 PERCENT OF THE DUCT WIDTH OR DIAMETER SHALL BE PROVIDED WITH TURNING VANES IN ACCORDANCE WITH SMACNA STANDARDS.
D. "FIBERBOARD" DUCTWORK WILL NOT BE ACCEPTED ON THIS PROJECT.
2.2 MEDIUM PRESSURE DUCT CONSTRUCTION
A. UNLESS NOTED OTHERWISE, MEDIUM PRESSURE DUCTS SHALL BE CONSTRUCTED TO A PRESSURIZATION CLASSIFICATION OF THREE (3) INCHES WG POSITIVE.
B. ALL ROUND MEDIUM PRESSURE DUCTS SHALL BE SPIRAL TYPE.
2.3 LOW PRESSURE DUCT CONSTRUCTION
A. LOW PRESSURE DUCTS CONNECTING SMALL AIR HANDLING EQUIPMENT, SHALL BE CONSTRUCTED TO A PRESSURIZATION CLASSIFICATION OF TWO (2) INCHES WG, POSITIVE OR NEGATIVE AS APPROPRIATE. THESE LOW PRESSURE ROUND DUCTS SHALL BE SPIRAL TYPE.
B. DUCTWORK DOWN STREAM OF AIR TERMINAL UNITS SHALL BE CONSTRUCTED TO A PRESSURE CLASSIFICATION OF ONE (1) INCHES WG POSITIVE. THESE LOW PRESSURE ROUND DUCTS MAY BE SPIRAL OR SNAP-LOCK TYPE.
C. SHOP FABRICATED DUCTS SHALL BE CONSTRUCTED, BRACED AND REINFORCED IN ACCORDANCE WITH SMACNA STANDARDS.
2.4 DUCT SEALING
A. SEAL ALL DUCTWORK ON THE PROJECT TO SMACNA CLASSIFICATION A.
2.5 FLEXIBLE DUCTS
A. FLEXIBLE DUCTS SHALL BE SIMILAR AND EQUAL TO THERMOFLEX TYPE M-KE AND SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF UL-181, NFPA 90-A AND OTHER GOVERNING AUTHORITIES.
B. FLEXIBLE DUCTS SHALL BE FACTORY INSULATED WITH A NOMINAL 1 INCH THICKNESS OF FIBERGLASS INSULATION, PRODUCING A THERMAL CONDUCTANCE ("C") OF 0.23. DUCTS SHALL HAVE A POSITIVE INTERIOR AIR SEAL PERMANENTLY BONDED TO A COATED HIGH CARBON SPRING STEEL HELIX, ALL SHEATHED IN AN OUTER VAPOR BARRIER OF FIBERGLASS REINFORCED FILM LAMINATE.
C. FLEXIBLE DUCTS SHALL BE RATED FOR OPERATING PRESSURE OF PLUS 6 INCHES WG THROUGH 10 INCH DIAMETER, PLUS 4 INCHES WG THROUGH 16 INCH DIAMETER AND - 2 INCHES WG FOR ALL SIZES.
A. FLEXIBLE DUCTS TO DIFFUSERS AND GRILLES SHALL BE LIMITED TO 6 FOOT LENGTHS AND A MAXIMUM OF ONE (1) 90 DEGREE CHANGE IN DIRECTION. MEDIUM PRESSURE DUCTS SERVING TERMINAL UNITS SHALL BE LIMITED TO 2 FOOT LENGTHS WITH NO ELBOWS.
2.6 FLEXIBLE DUCT FABRIC
A. PROVIDE VENTFABRICS "VENTGLAS", OR EQUAL, 30 OZ PER SQ YD, BETWEEN SHEET METAL DUCTS AND AIR HANDLING EQUIPMENT, INCLUDING ALL FANS, AND POWER TYPE VENTILATORS.
2.7 DAMPERS
A. DAMPER AND SPLITTER HARDWARE FOR LOW PRESSURE DUCTS SHALL BE:
END BEARINGS - VENTLOK #607
REGULATOR FINISHED AREAS - VENTLOK #666, PLAIN COVER
REGULATOR UNFINISHED AREAS - VENTLOK #640, 3/8 INCH.
B. VOLUME DAMPERS SHALL BE LOCATED AT BRANCH TAKE-OFFS AT MAIN TRUNK DUCT. NO DAMPERS (SPLITTER DAMPERS) SHALL BE LOCATED IN THE CENTER OF DUCTS.

PART 3 - EXECUTION

- 3.1 FABRICATION
A. DUCTWORK SHOWN ON THE DRAWINGS, SPECIFIED, OR REQUIRED FOR HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE CONSTRUCTED AND ERECTED IN A FIRST CLASS MANNER.
B. DUCTS SHALL BE REINFORCED IN ACCORDANCE WITH THE APPROPRIATE SMACNA STANDARDS TO PREVENT BUCKLING, BREATHING, VIBRATION AND UNNECESSARY NOISE.
C. PROVIDE MANUALLY OPERATED VOLUME CONTROL DAMPERS IN DUCT BRANCHES, FOR PROPER BALANCING OF AIR DISTRIBUTION. DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SMACNA STANDARDS.
D. PROVIDE HINGED ACCESS DOORS IN DUCTWORK FOR ACCESS TO ALL SMOKE DETECTORS, SENSORS, AND OTHER CONTROL DEVICES, MANUAL DAMPERS, AND FOR CLEANING OPERATIONS. FACTORY FABRICATED DOORS SIMILAR AND EQUAL TO MILCOR AND MEETING THESE SPECIFICATIONS SHALL BE ACCEPTABLE.
E. WHERE DUCTS CONNECT TO FANS, INCLUDING ROOF EXHAUSTERS PROVIDE FLEXIBLE DUCT FABRIC CONNECTIONS. PROVIDE A MINIMUM OF 1/2 INCH SLACK IN THE CONNECTIONS, AND A MINIMUM OF 2-1/2 INCH DISTANCE BETWEEN THE EDGES OF THE DUCTS, PLUS AN ADDITIONAL MINIMUM IF 1 INCH OF SLACK FOR EACH INCH OF STATIC PRESSURE ON THE FAN SYSTEM.
F. PROVIDE SCREENS ON DUCTS, FANS AND OPENINGS WHICH LEAD TO, OR ARE OUTDOORS. SCREENS SHALL BE 16 GAUGE, 1/2 INCH MESH, IN REMOVABLE GALVANIZED STEEL FRAMES.
G. FURNISH TEST OPENINGS WITH COVERS IN EACH DUCT FOR TAKING READINGS OF AIR VELOCITIES AND PRESSURES IN DUCTS. REFER TO THE APPROPRIATE SMACNA STANDARD FOR COVER CONSTRUCTION.
3.2 DUCT SUPPORTS
A. HORIZONTAL AND VERTICAL SHEET METAL DUCTWORK SHALL BE SUPPORTED IN ACCORDANCE WITH THE APPROPRIATE SMACNA STANDARDS.
B. HANGER DESIGN AND METHODS OF HANGING AND SUPPORTING SHALL BE COMPATIBLE WITH THE STRUCTURE.

END OF SECTION

SECTION 233713 - DIFFUSERS, REGISTERS AND GRILLES

PART 1 - GENERAL

- 1.1 GENERAL NOTES
A. REFER TO SECTION 230500

PART 2 - PRODUCTS

- 2.1 AIR INLETS AND OUTLETS
A. GRILLES, REGISTERS, CEILING OUTLETS, AND CEILING INLETS SHALL BE AS INDICATED ON THE DRAWING, AND SHALL BE PROVIDED WITH HEAVY DUTY SPONGE, OR SOFT FELT GASKETS. THE THROW SHALL BE SUCH THAT THE VELOCITY AT THE END OF THE THROW IN THE FIVE (5) FOOT OCCUPANCY ZONE WILL NOT BE MORE THAN 50 FPM NOT LESS THAN 25 FPM. NOISE LEVELS (NO CURVE) SHALL NOT EXCEED 40.
B. IF PRODUCTS OF A MANUFACTURER OTHER THAN THE ONES INDICATED ON THE DRAWINGS ARE USED, THE SIZES SHOWN ON THE DRAWING SHALL BE CHECKED FOR PERFORMANCE, NOISE LEVEL, FACE VELOCITY, THROW AND PRESSURE DROP BEFORE THE SUBMITTAL IS MADE. SELECTIONS SHALL MEET THE MANUFACTURER'S OWN PUBLISHED DATA FOR THE ABOVE PERFORMANCE CRITERIA. SHOULD DEVICES OTHER THAN THOSE SCHEDULED BY NAME BE FURNISHED, THE MANUFACTURER SHALL DEMONSTRATE COMPLIANCE WITH NOISE CRITERIA, ON REQUEST, TO THE ARCHITECT'S SATISFACTION.
C. WHERE CALLED FOR IN SCHEDULES, THE GRILLES, REGISTERS, CEILING OUTLETS, AND CEILING INLETS SHALL BE PROVIDED WITH DEFLECTING DEVICES AND MANUAL DAMPERS. THESE SHALL BE STANDARD PRODUCTS OF THE MANUFACTURER, SUBJECT TO REVIEW BY THE ARCHITECT, AND SHALL BE SIMILAR AND EQUAL TO THOSE SCHEDULED.

PART 3 - EXECUTION

- 3.1 INSTALLATION
A. LOCATIONS OF OUTLETS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE THE EXACT LOCATION WITH REFLECTED CEILING PLAN AND OTHER TRADES.
B. VERIFY THE TYPE OF CEILING SYSTEM AND MATERIAL INTO EACH OF THE AIR INLETS AND OUTLETS IS TO BE INSTALLED, AND PROVIDE EQUIPMENT, WHICH PROPERLY "FITS" WHETHER SPECIFICALLY, SO INDICATED OR NOT ON THE DRAWINGS.

END OF SECTION

Summary

The existing HVAC systems for the building at 3401 Olympus consist of four discrete components:

- 1. Comfort cooling systems for core/shell and future tenant spaces
2. Exhaust for core/shell restrooms and janitor closets
3. Dedicated outside air systems for minimum occupant ventilation requirements, coupled with building static pressure relief fans
4. Crawlspace ventilation exhaust/intake

Additionally, the building is equipped with a direct digital controls (DDC) building management system (BMS).

The four HVAC system components, along with any other miscellaneous equipment/controls, will be described in detail below, along with the intended operating sequences and building automation system integration requirements, as applicable.

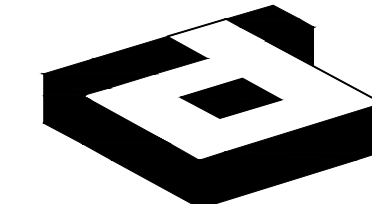
Systems

Comfort Cooling Systems - Variable Refrigerant Flow (VRF) with Heat Recovery

All portions of the building intended for occupancy are to be heated and cooled by virtue of individual heat pump fan-coil units, both ducted and non-ducted type as required, that are to be integrated with a heat-recovery VRF system capable of allowing for simultaneous heating and cooling among the zones. Each fan-coil unit (designated by FCU-# on the drawings) constitutes a zone, and will be equipped with its own zone temperature sensor, provided by the VRF system manufacturer, that allows for adjustable heating and cooling setpoints. Each fan-coil unit (including future fan-coil units for unfinished tenant areas) is to be connected to existing branch and sub-branch controllers that control the flow of refrigerant as required by the individual zone needs for heating and/or cooling.

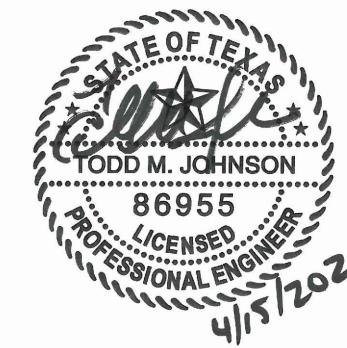
Each existing branch controller (and sub-branch controller as applicable) is connected directly to a VRF condensing unit array at the roof, sized for a portion of the core/shell and/or tenant area, and furnished with a number of additional connection points for areas not intended to be occupied immediately after completion of this tenant finishout. The branch controller for each system designated for future tenant use are equipped with multiple ports for future tenant hookup of refrigerant piping for fan-coil units. Fan-coil unit sizes for future tenant spaces are to be determined by each tenant's mechanical consultant during the tenant space design phases. Contractor shall coordinate the quantity of available ports, location of branch controllers (and sub-branch controllers) and available capacity of each system with building management prior to bidding.

In relation to the BMS, the VRF systems are to be stand-alone, and are to be provided with their own manufacturer's control system to provide full functionality. The VRF manufacturer's control system is to be integrated to the BMS via an integral Bacnet interface.



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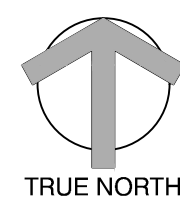
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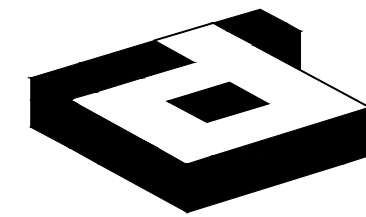
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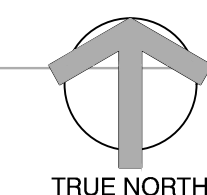
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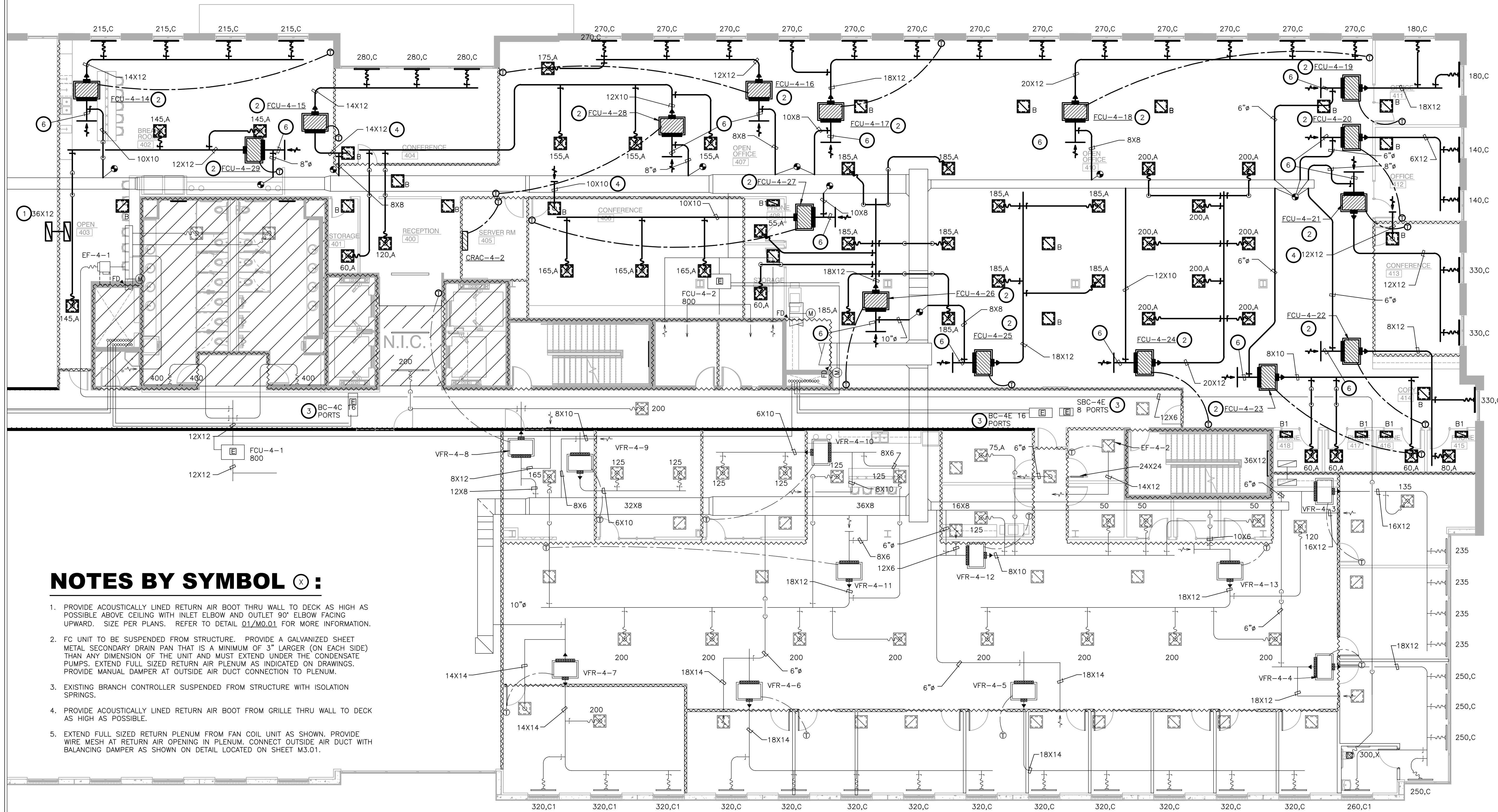
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NOTES BY SYMBOL (X) :

1. PROVIDE ACOUSTICALLY LINED RETURN AIR BOOT THRU WALL TO DECK AS HIGH AS POSSIBLE ABOVE CEILING WITH INLET ELBOW AND OUTLET 90° ELBOW FACING UPWARD. SIZE PER PLANS. REFER TO DETAIL 01/M0.01 FOR MORE INFORMATION.
2. FC UNIT TO BE SUSPENDED FROM STRUCTURE. PROVIDE A GALVANIZED SHEET METAL SECONDARY DRAIN PAN THAT IS A MINIMUM OF 3" LARGER (ON EACH SIDE) THAN ANY DIMENSION OF THE UNIT AND MUST EXTEND UNDER THE CONDENSATE PUMPS. EXTEND FULL SIZED RETURN AIR PLENUM AS INDICATED ON DRAWINGS. PROVIDE MANUAL DAMPER AT OUTSIDE AIR DUCT CONNECTION TO PLENUM.
3. EXISTING BRANCH CONTROLLER SUSPENDED FROM STRUCTURE WITH ISOLATION SPRINGS.
4. PROVIDE ACOUSTICALLY LINED RETURN AIR BOOT FROM GRILLE THRU WALL TO DECK AS HIGH AS POSSIBLE.
5. EXTEND FULL SIZED RETURN PLENUM FROM FAN COIL UNIT AS SHOWN. PROVIDE WIRE MESH AT RETURN AIR OPENING IN PLENUM. CONNECT OUTSIDE AIR DUCT WITH BALANCING DAMPER AS SHOWN ON DETAIL LOCATED ON SHEET M3.01.

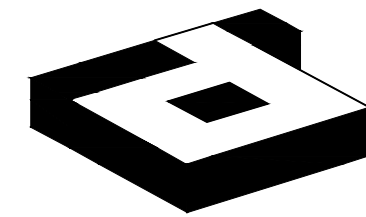
① LEVEL 04 MECHANICAL PLAN

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

REFER TO SHEET M0.01
FOR GENERAL NOTES,
SCHEDULES AND SYMBOLS.

SUITE 450 ARTISAN DESIGN GROUP

M2.04



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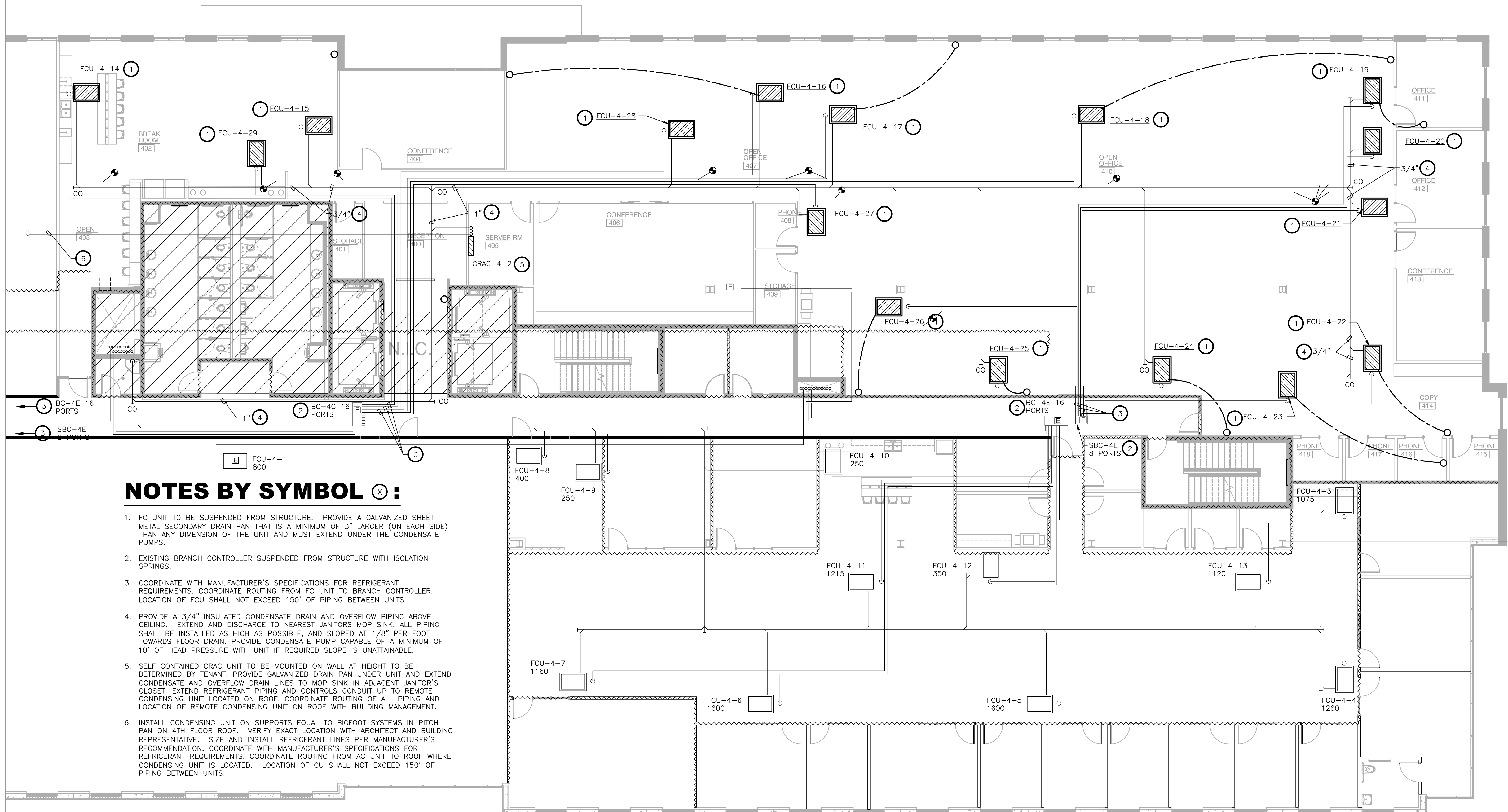
DRAWING TITLE:
**LEVEL 04 MECHANICAL
REFRIGERANT PIPING PLAN**

DRAWING NUMBER:

M2.14

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NOTES BY SYMBOL (X):

1. FC UNIT TO BE SUSPENDED FROM STRUCTURE. PROVIDE A GALVANIZED SHEET METAL SECONDARY DRAIN PAN THAT IS A MINIMUM OF 3" LARGER (ON EACH SIDE) THAN ANY DIMENSION OF THE UNIT AND MUST EXTEND UNDER THE CONDENSATE PUMPS.
2. EXISTING BRANCH CONTROLLER SUSPENDED FROM STRUCTURE WITH ISOLATION SPRINGS.
3. COORDINATE WITH MANUFACTURER'S SPECIFICATIONS FOR REFRIGERANT REQUIREMENTS. COORDINATE ROUTING FROM FC UNIT TO BRANCH CONTROLLER. LOCATION OF FCU SHALL NOT EXCEED 150' OF PIPING BETWEEN UNITS.
4. PROVIDE A 3/4" INSULATED CONDENSATE DRAIN AND OVERFLOW PIPING ABOVE CEILING. EXTEND AND DISCHARGE TO NEAREST JANITOR'S MOP SINK. ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE, AND SLOPED AT 1/8" PER FOOT TOWARDS FLOOR DRAIN. PROVIDE CONDENSATE PUMP CAPABLE OF A MINIMUM OF 10' OF HEAD PRESSURE WITH UNIT IF REQUIRED SLOPE IS UNATTAINABLE.
5. SELF CONTAINED CRAC UNIT TO BE MOUNTED ON WALL AT HEIGHT TO BE DETERMINED BY TENANT. PROVIDE GALVANIZED DRAIN PAN UNDER UNIT AND EXTEND CONDENSATE AND OVERFLOW DRAIN LINES TO MOP SINK IN ADJACENT JANITOR'S CLOSET. EXTEND REFRIGERANT PIPING AND CONTROLS CONDUIT UP TO REMOTE CONDENSING UNIT LOCATED ON ROOF. COORDINATE ROUTING OF ALL PIPING AND LOCATION OF REMOTE CONDENSING UNIT ON ROOF WITH BUILDING MANAGEMENT.
6. INSTALL CONDENSING UNIT ON SUPPORTS EQUAL TO BIGFOOT SYSTEMS IN PITCH PAN ON 4TH FLOOR ROOF. VERIFY EXACT LOCATION WITH ARCHITECT AND BUILDING REPRESENTATIVE. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATION. COORDINATE WITH MANUFACTURER'S SPECIFICATIONS FOR REFRIGERANT REQUIREMENTS. COORDINATE ROUTING FROM AC UNIT TO ROOF WHERE CONDENSING UNIT IS LOCATED. LOCATION OF CU SHALL NOT EXCEED 150' OF PIPING BETWEEN UNITS.

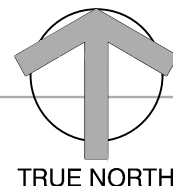
1 LEVEL 04 MECHANICAL PLAN
SCALE: 1/8"=1'-0"

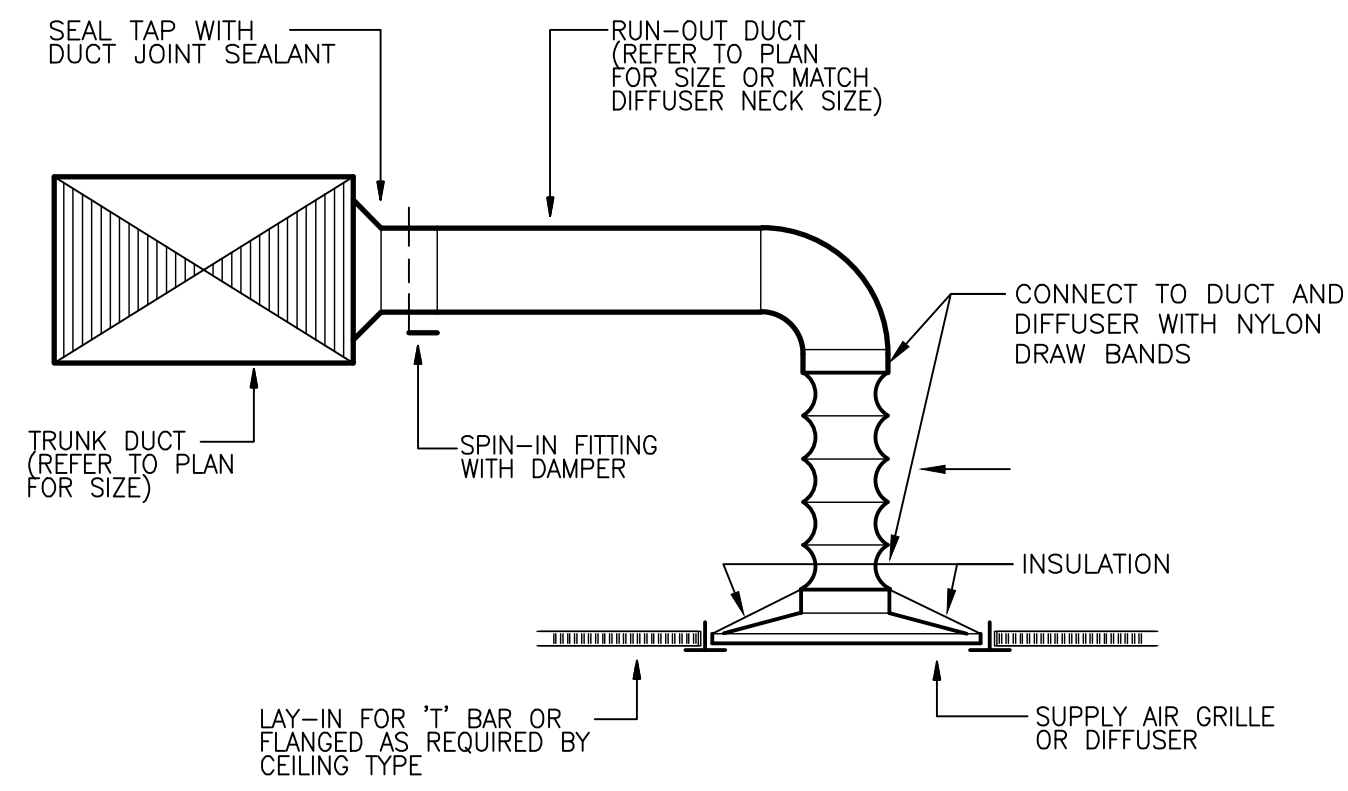
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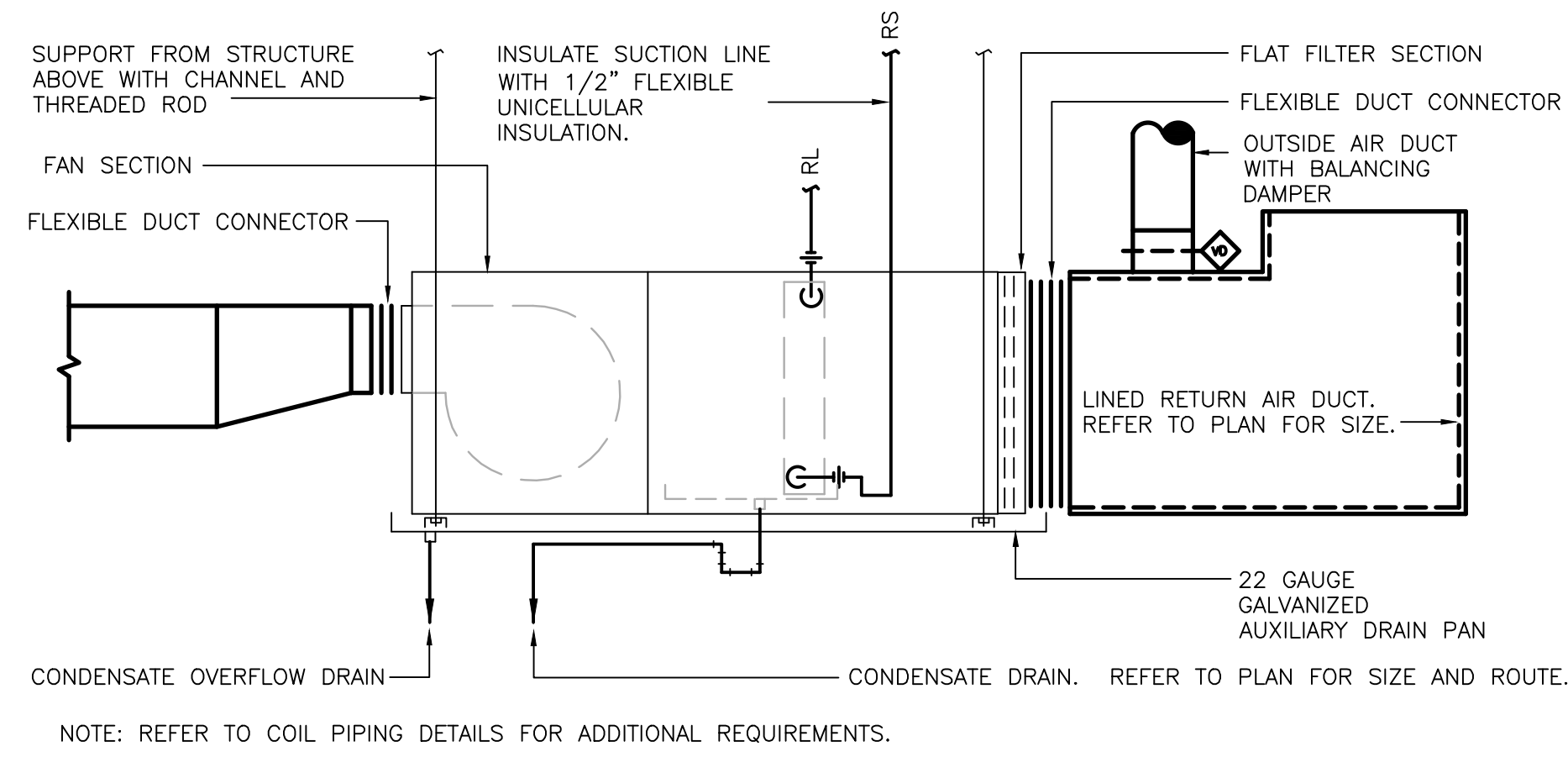
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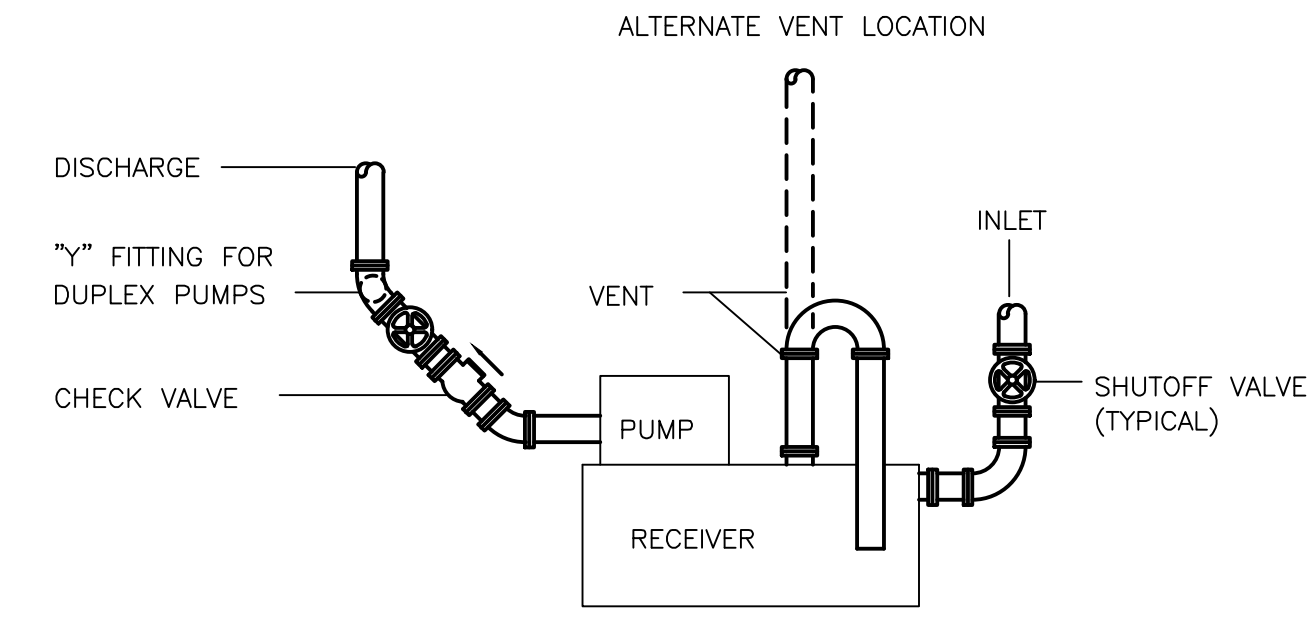




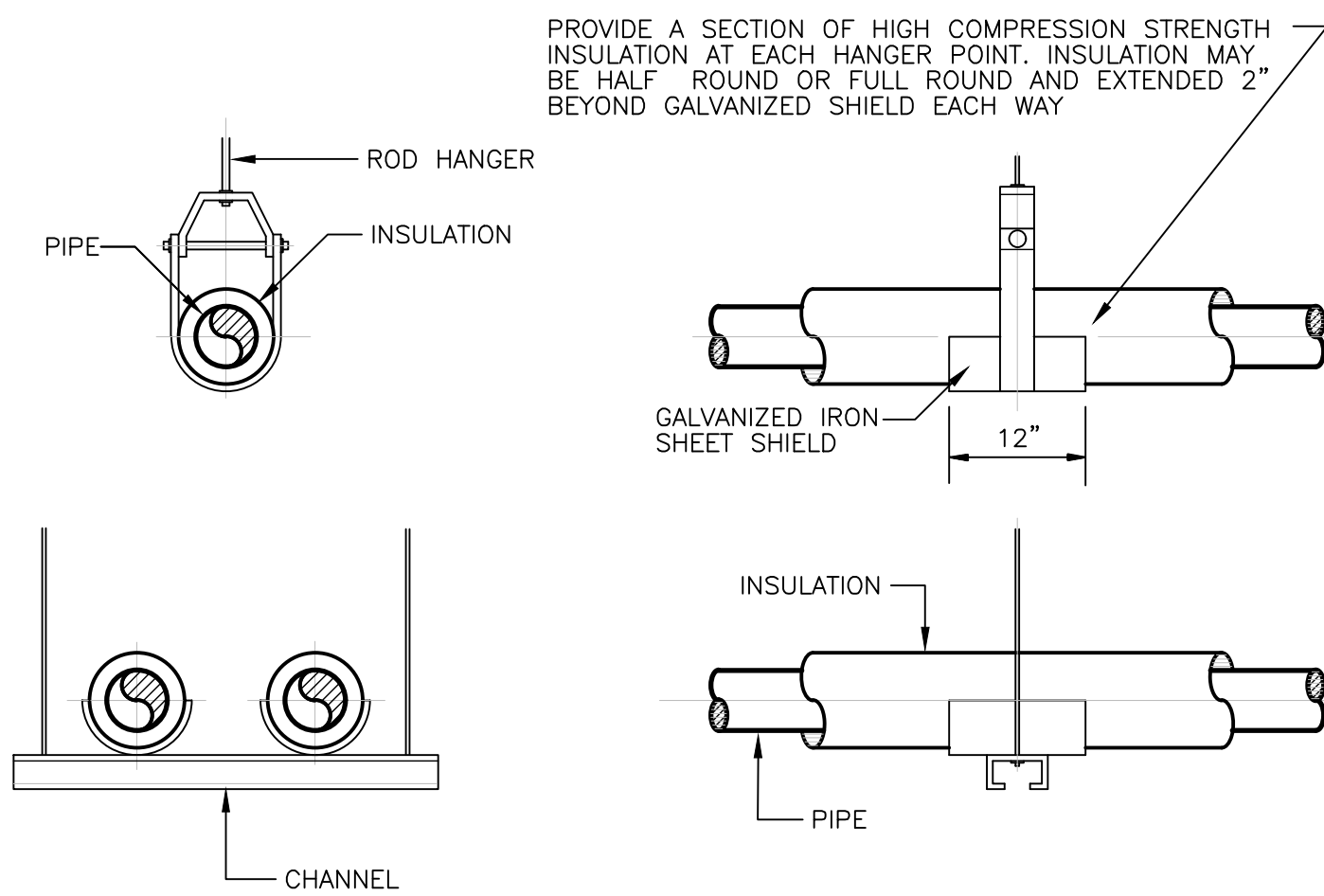
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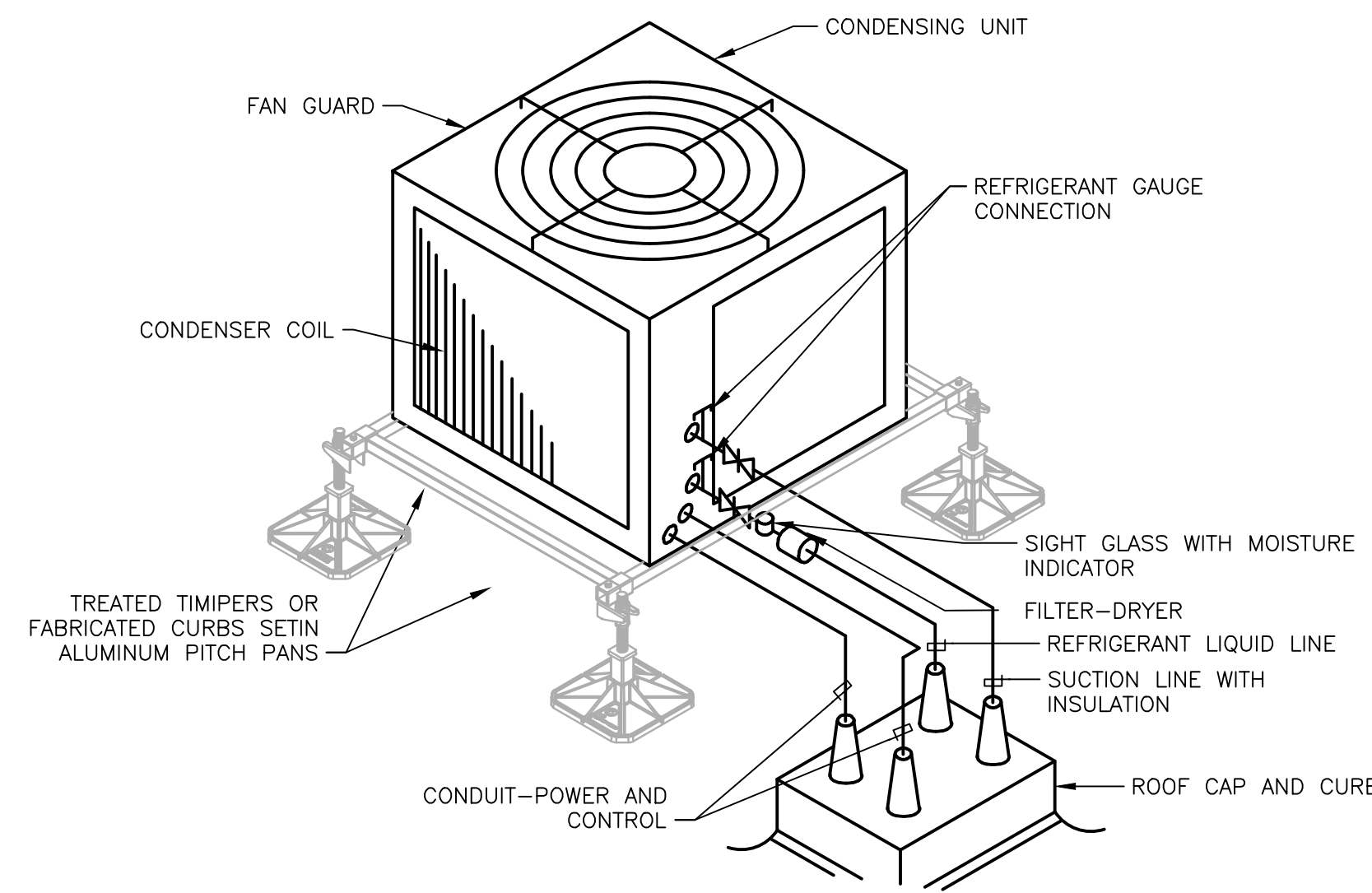
2 VFR UNIT INSTALLATION DETAILS
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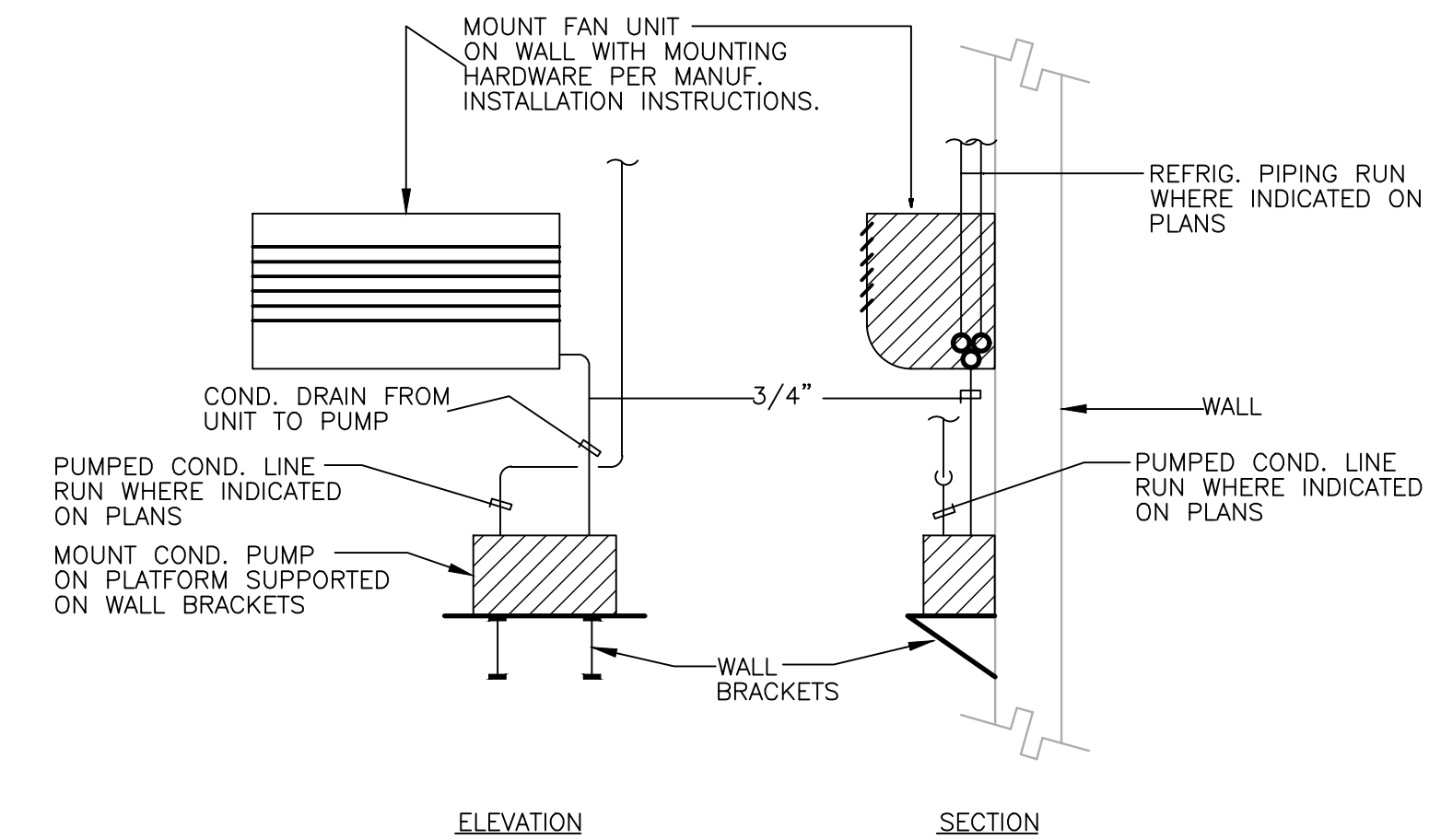
3 CONDENSATE PUMP DETAIL
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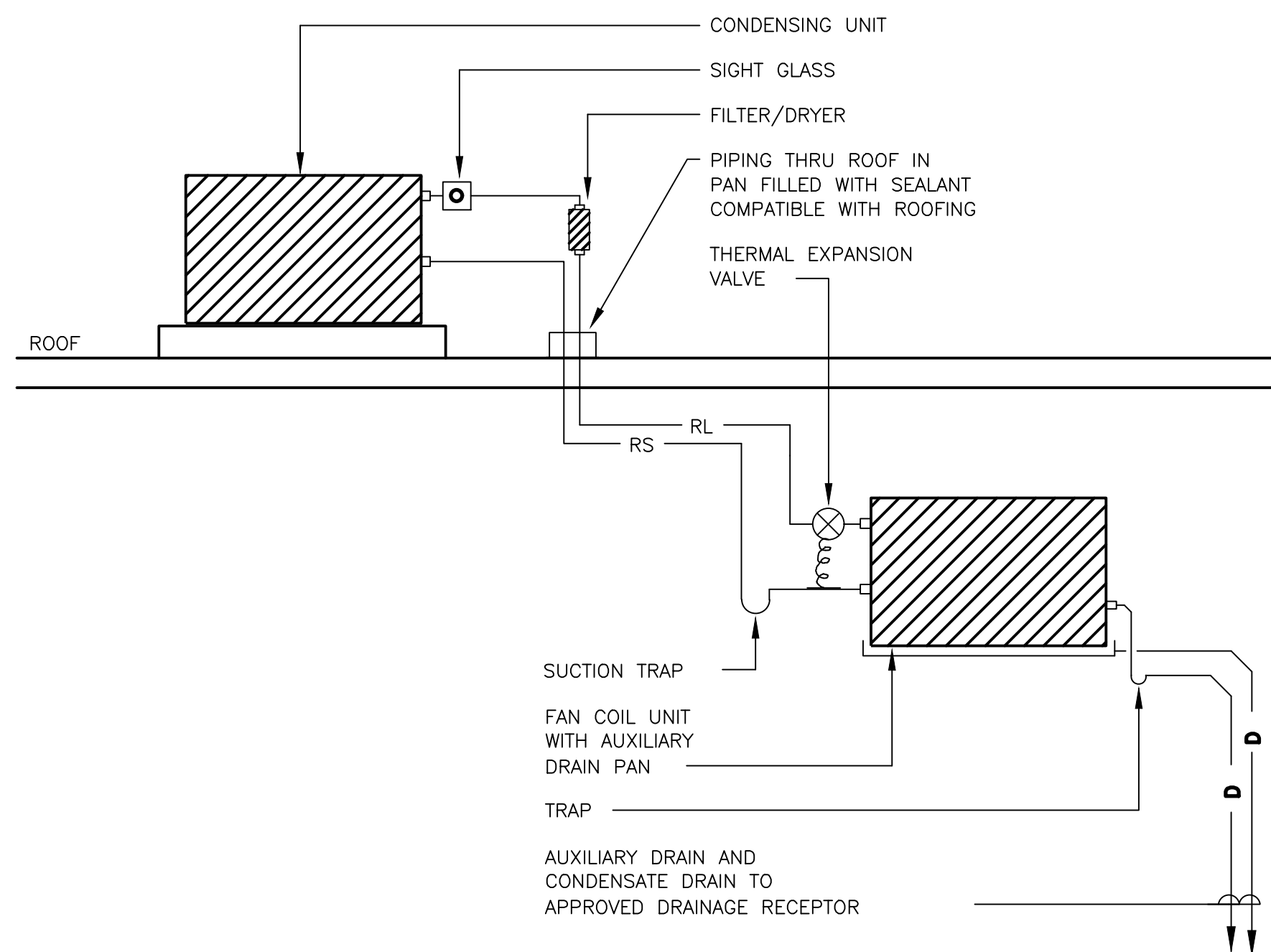
4 PIPE HANGING SUPPORT DETAILS
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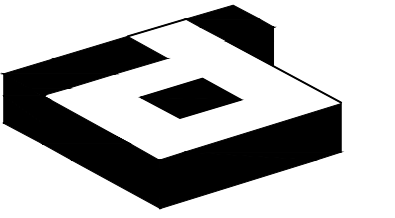
5 CONDENSING UNIT ON ROOF
SCALE: NOT TO SCALE



6 IDF DUCTLESS SPLIT SYSTEM DETAIL
SCALE: NOT TO SCALE



7 A/C UNIT REFRIGERANT PIPING DIAGRAM
SCALE: NOT TO SCALE



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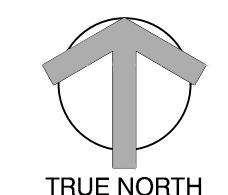
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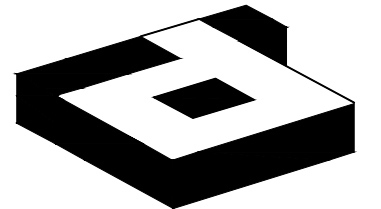
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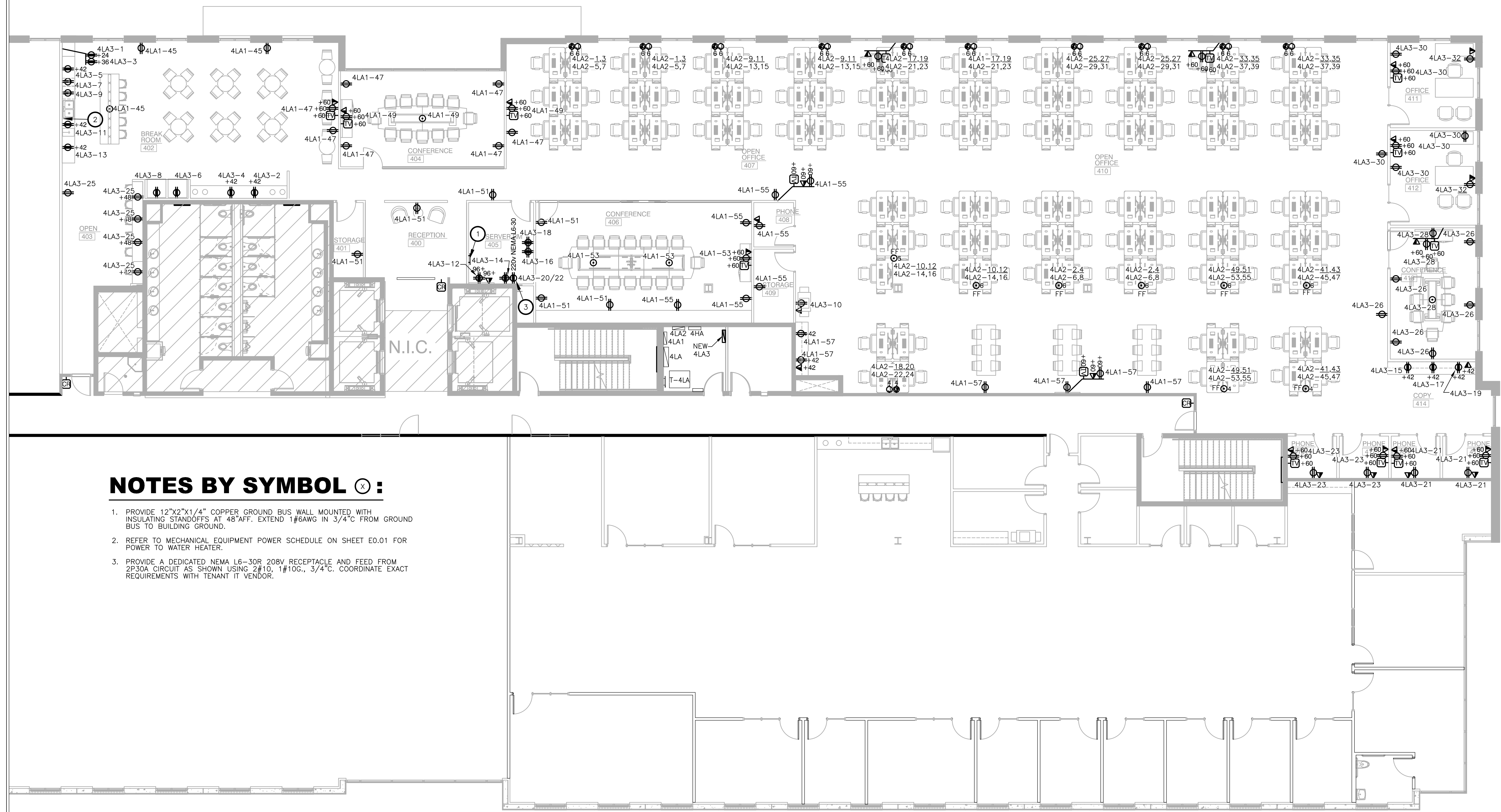
DRAWING TITLE:
LEVEL 04 ELECTRICAL PLAN

DRAWING NUMBER:

E2.04

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NOTES BY SYMBOL (X):

1. PROVIDE 12"x2"x1/4" COPPER GROUND BUS WALL MOUNTED WITH INSULATING STANDOFFS AT 48" AFF. EXTEND 1#6AWG IN 3/4" C FROM GROUND BUS TO BUILDING GROUND.
2. REFER TO MECHANICAL EQUIPMENT POWER SCHEDULE ON SHEET E0.01 FOR POWER TO WATER HEATER.
3. PROVIDE A DEDICATED NEMA L6-30R 208V RECEPTACLE AND FEED FROM 2P30A CIRCUIT AS SHOWN USING 2#10, 1#10G., 3/4" C. COORDINATE EXACT REQUIREMENTS WITH TENANT IT VENDOR.

LEVEL 04 ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

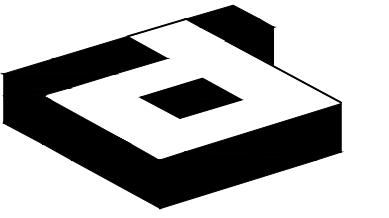
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ARTISAN DESIGN GROUP

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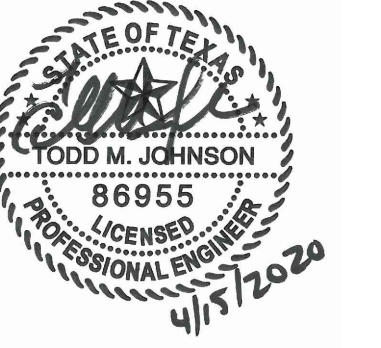
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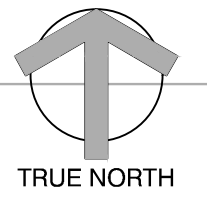
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LEVEL 04 LIGHTING PLAN

DRAWING NUMBER:
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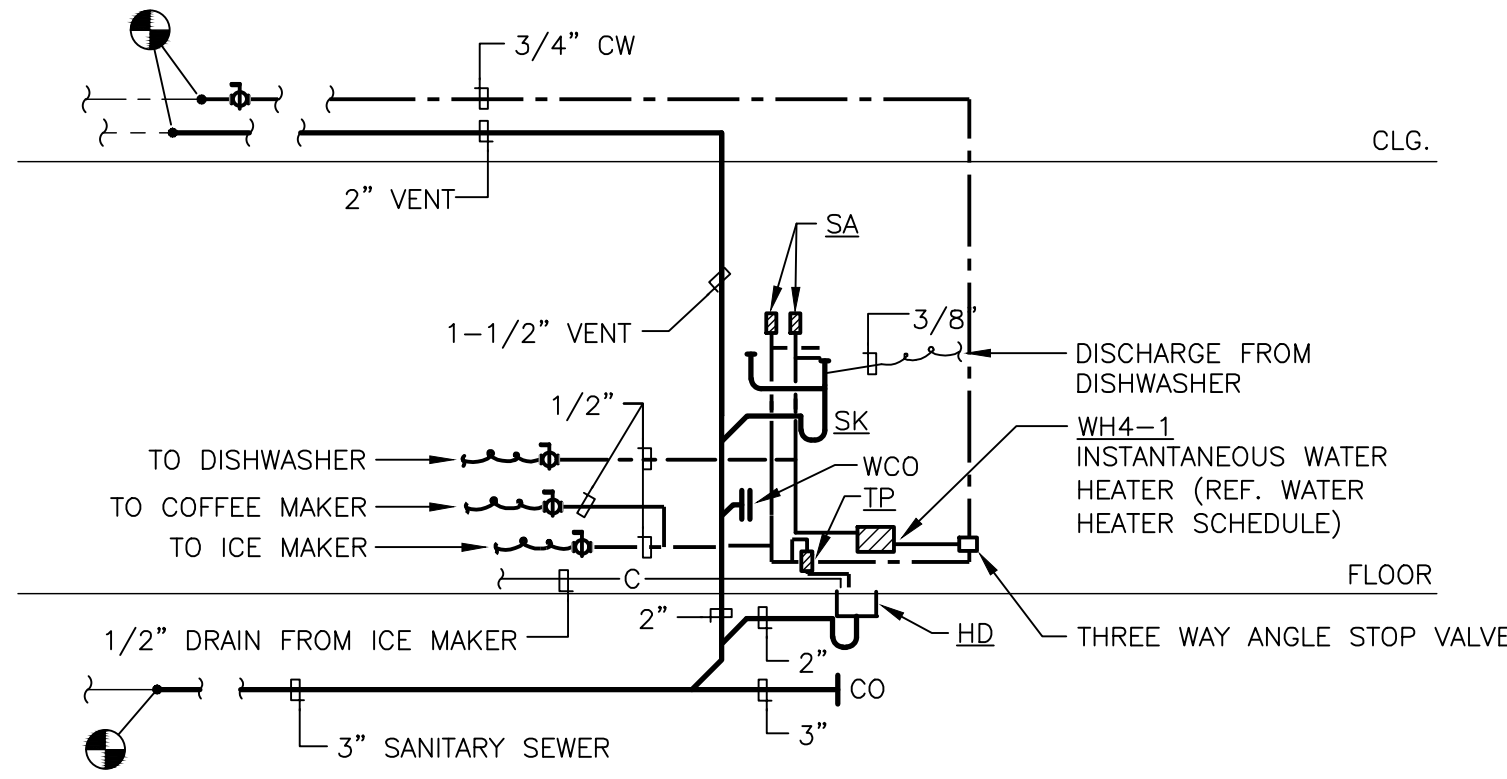


NOTES BY SYMBOL (X) :

1. INDICATES ALL LIGHTING IN THE ROOM/AREA SHALL BE ON THIS CIRCUIT EXCEPT AS NOTED OTHERWISE.
2. LINE INDICATES LIMITS OF DAYLIGHT ZONE REQUIRING DAYLIGHT RESPONSIVE CONTROLS.
3. PROVIDE CONTACTOR AS REQUIRED TO CONTROL UNDERCABINET LIGHTS AND CEILING LIGHTS TOGETHER ON ONE SWITCH.

LEVEL 04 LIGHTING PLAN
SCALE: 1/8"=1'-0"

SUITE 450
ARTISAN DESIGN GROUP



1 PLUMBING RISER DIAGRAM
SCALE: NOT TO SCALE

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	SANITARY SEWER
	VENT
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DRAIN PIPING
	CLEAN OUT
	PIPING DOWN
	PIPING UP -OR- PIPING UP & DOWN
	CAP ON END OF PIPE
	DIRECTION OF FLOW
	ASME TEMPERATURE & PRESSURE RELIEF VALVE
	BALL VALVE
	UNION
	CONNECTION TO EXISTING

GENERAL NOTES:

- A. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES, REGULATIONS AND REQUIREMENTS.
- B. ALL WORK SHALL COMPLY WITH THE BUILDING TENANT CONSTRUCTION GUIDE. COORDINATE WITH BUILDING MANAGEMENT/OWNER FOR ACCESS TO ANY TENANT LEASE SPACES THAT MIGHT BE REQUIRED FOR THE INSTALLATION. UNLESS DIRECTED BY LANDLORD ALL EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED FOR 1 YEAR.
- C. EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY PREVIOUS RECORD DRAWINGS DATED 1/18/2019 HOWEVER, IT IS NOT INTENDED TO BE A TRUE REPRESENTATION OF ACTUAL CONDITIONS. CONTRACTOR SHALL VISIT JOB SITE PRIOR TO BIDDING TO ASCERTAIN EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
- D. PIPING LAYOUT IS SCHEMATIC, EXACT LOCATION OF PIPES TO BE COORDINATED WITH BUILDING STRUCTURE AND WORK OF OTHER CONTRACTORS.
- E. CONTRACTOR SHALL COORDINATE PLUMBING ROUGH-IN WITH ARCHITECTURAL DRAWINGS TO PROVIDE EXACT PLUMBING LOCATION FOR FIXTURES.
- F. COORDINATE EXACT LOCATION OF ALL WATER AND DRAIN CONNECTIONS FOR EQUIPMENT PROVIDED BY OTHERS.
- G. COPPER COLD, HOT AND HOT WATER LINES SHALL BE INSULATED WITH RIGID FIBERGLASS WITH WHITE ALL-SERVICE JACKET AND VAPOR BARRIER. FITTINGS SHALL BE PRE-MOLDED OF THE SAME MATERIAL. REFER TO PLUMBING INSULATION SCHEDULE.
- H. RUN ALL WATER LINES LEVEL.
- I. THIS CONTRACTOR IS TO PROVIDE ALL ADDITIONAL STEEL, HANGER MATERIALS, RODS AND CLAMPS AS REQUIRED FOR COORDINATION WITH WORK OF OTHER TRADES.
- J. SUPPORT CAST IRON SANITARY PIPING NOT IN EARTH, ON 5'-0" CENTERS, ALL STEEL PIPING ON 10'-0" CENTERS AND COPPER PIPING ON 8'-0" CENTERS.
- K. THIS CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING AT ALL PLUMBING RELATED PENETRATIONS OF FIRE AND SMOKE RATED STRUCTURES, FLOORS AND PARTITIONS. REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATIONS OF ALL RATED STRUCTURES.
- L. ALL FIXTURES TO BE EQUIPPED WITH STOP VALVES IN ACCESSIBLE LOCATION.
- M. CONTRACTOR SHALL PROVIDE SHUT-OFF VALVE AT EACH BRANCH LINE CONNECTING TO THE MAIN. PROVIDE BRASS VALVE TAGS WITH DOCUMENTATION IN CLOSEOUT DOCUMENTS.
- N. MAIN WATER SHUT-OFFS SHALL BE ACCESSIBLE.
- O. PROVIDE ACCESSIBLE CLEANOUTS AT NOT MORE THAN 50 FEET APART IN HORIZONTAL SANITARY DRAINAGE LINES 4" SIZE OR LESS, AND NOT MORE THAN 100 FEET APART FOR LARGER PIPES.
- P. PROVIDE ACCESSIBLE CLEANOUTS AT BASE OF ALL SANITARY STACKS AND OTHER PLACES AS REQUIRED BY CODE.
- Q. WATER HEATER SHALL HAVE BOTH WATER AND ELECTRICAL SHUT-OFFS AT EASILY ACCESSIBLE LOCATIONS.
- R. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL ABANDONED PLUMBING LINES.
- S. ALL DOMESTIC WATER PIPING SHALL BE TYPE "L" HARD DRAWN SEAMLESS COPPER WATER TUBE CONFORMING TO ASTM B88. JOINED WITH WROUGHT COPPER SWEAT TYPE FITTINGS SHALL CONFORM TO ANSI B16.22. WHERE SOLDERED COPPER PIPING IS CONNECTED TO THREADED BRASS PIPING, A CAST BRASS ADAPTER SHALL BE USED. SOLDERED COPPER JOINTS SHALL BE SOLDERED WITH LEAD FREE ASTM B32 GRADE 95% TIN-ANTIMONY SOLDER. EXPOSED PIPING CONNECTED TO FIXTURES AND EQUIPMENT SHALL BE MADE WITH RED BRASS, GRADE "A". NO FERROUS PIPING OR MATERIALS WILL BE ALLOWED.
- T. ALL SOIL WASTE AND VENT SANITARY DRAINAGE LINES SHALL BE CAST IRON PIPE AND FITTINGS. COATED INSIDE AND OUTSIDE. MANUFACTURED IN ACCORDANCE WITH ASTM A-74, AND SHALL BE LABELED WITH CAST IRON SOIL PIPE INSTITUTES "MARK OF QUALITY AND PERMANENCE." JOINTS SHALL BE FABRICATED BY THE USE OF "PUSH-ON" TYPE GASKETED JOINTS BELOW GRADE AND "NO-HUB" MECHANICAL JOINTS ABOVE GRADE. PIPING MAY BE PVC ONLY IF ALLOWED PER CODE. (WEIGHT OF PIPE SHALL BE AS REQUIRED BY CODE FOR LOCATION AND DUTY).
- U. CONDENSATE DRAIN AND INDIRECT DRAIN PIPING SHALL BE TYPE "DWV" HARD DRAWN COPPER PIPE, WITH CAST OR WROUGHT COPPER DRAINAGE PATTERN FITTINGS. PIPING SHALL BE EXTENDED FROM UNIT OR FIXTURE TO DRAIN. ALL PIPING IN CEILING PLENUM SHALL BE INSULATED WITH 1/2" ARMAFLEX OR 1/2" FIBERGLASS WITH ALL SERVICE JACKET.
- V. PLUMBING CONTRACTOR SHALL X-RAY SLAB PRIOR TO ANY CORE-DRILLING. COORDINATE WITH BUILDING MANAGEMENT FOR AFTER-HOURS ACCESS TO SPACE.
- W. REFER TO PLUMBING RISER DIAGRAMS FOR PIPING SIZES NOT SHOWN ON PLAN.

DALLAS GREEN BUILDING REQUIREMENTS:

702.7 HOT AND TEMPERED WATER DISTRIBUTION. WATER SUPPLY PIPING SHALL BE IN ACCORDANCE WITH SECTION 702.7 OR SECTION 702.7.2. THE FLOW RATE THROUGH 1/4-INCH (6.4 MM) TUBING SHALL NOT EXCEED 0.5 GPM (1.9 LPM). THE FLOW RATE THROUGH 5/16-INCH (7.9 MM) TUBING SHALL NOT EXCEED 1 GPM (3.8 LPM). THE FLOW RATE THROUGH 3/8-INCH (9.5 MM) TUBING SHALL NOT EXCEED 1.5 GPM (5.7 LPM).

702.7.1 MAXIMUM ALLOWABLE PIPE LENGTH METHOD. THE MAXIMUM ALLOWABLE PIPE LENGTH FROM THE SOURCE OF HOT OR TEMPERED WATER TO THE TERMINATION OF THE FIXTURE SUPPLY PIPE SHALL BE IN ACCORDANCE WITH THE MAXIMUM PIPE LENGTH COLUMNS IN TABLES 702.7.2(2) THROUGH 702.7.2(10), AS APPROPRIATE FOR THE TYPE OF PIPE TO BE INSTALLED. WHERE THE TYPE OF PIPE TO BE INSTALLED IS UNKNOWN OR THE TYPE OF PIPE IS NOT COVERED BY TABLES 702.2(2) THROUGH 702.7.2(10), TABLE 702.7.2(1) SHALL BE USED FOR DESIGN PURPOSES. WHERE THE LENGTH CONTAINS MORE THAN ONE SIZE OF PIPE, THE LARGEST SIZE SHALL BE USED FOR DETERMINING THE MAXIMUM ALLOWABLE LENGTH OF THE PIPE IN THE TABLES.

702.7.2 MAXIMUM ALLOWABLE PIPE VOLUME METHOD. THE WATER VOLUME IN THE PIPING SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 702.7.2.1. THE MAXIMUM VOLUME OF HOT OR TEMPERED WATER IN THE PIPING TO PUBLIC LAVATORY FAUCETS, METERING OR NONMETERING, SHALL BE 2 OUNCES (0.06 L). FOR FIXTURES OTHER THAN PUBLIC LAVATORY FAUCETS, THE MAXIMUM VOLUME SHALL BE 64 OUNCES (1.89 L) FOR HOT OR TEMPERED WATER FROM A WATER HEATER OR BOILER; AND 24 OUNCES (0.7 L) FOR HOT OR TEMPERED WATER FROM A CIRCULATION LOOP PIPE OR AN ELECTRICAL HEAT-TRACED PIPE. THE WATER VOLUME IN THE PIPING SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 702.7.2.1.

702.7.2.1 WATER VOLUME DETERMINATION. THE VOLUME SHALL BE THE SUM OF THE INTERNAL VOLUMES OF PIPE, FITTINGS, VALVES, METERS AND MANIFOLDS BETWEEN THE SOURCE OF HOT WATER AND THE TERMINATION OF THE FIXTURE SUPPLY PIPE. THE VOLUME SHALL BE DETERMINED FROM THE LIQUID OUNCES PER FOOT COLUMN OF TABLES 702.7.2(2) THROUGH 702.7.2(10) AS APPROPRIATE FOR THE TYPE OF PIPE. WHERE THE TYPE OF PIPE IS UNKNOWN OR THE TYPE OF PIPE IS NOT COVERED BY TABLES 702.7.2(2) THROUGH 702.7.2(10), TABLE 702.7.2(1) SHALL BE USED TO DETERMINE THE VOLUME. THE VOLUME CONTAINED WITHIN FIXTURE SHUTOFF VALVES, FLEXIBLE WATER SUPPLY CONNECTORS TO A FIXTURE FITTING, OR WITHIN A FIXTURE FITTING SHALL NOT BE INCLUDED IN THE WATER VOLUME DETERMINATION. WHERE HOT OR TEMPERED WATER IS SUPPLIED BY A CIRCULATION LOOP PIPE OR AN ELECTRICAL HEAT-TRACED PIPE, THE VOLUME SHALL INCLUDE THE PORTION OF THE FITTING ON THE SOURCE PIPE THAT SUPPLIES WATER TO THE FIXTURE.

ELECTRICAL WATER HEATER SCHEDULE

WATER HEATER DESIGNATION	SERVES	INPUT	ELECTRICAL			STORAGE GALLONS	RECOVERY GPH/GPM	DEGREE °F RISE	WATER TEMP AVG °F	EQUAL TO MANUFACTURER	NOTES
			VOLTAGE	PHASE	FLA						
WH4-1	BREAK	11080 WATTS	277	1	40.0	NA	1 GPM	75	---	CHRONOMTE INSTA-FLOW MCRO M-40	NOTE 1 AND 2

PLUMBING NOTES:

1. SUPPLY SET POINT TEMPERATURE SHALL BE 110°F WHICH SHALL BE PRESET AT FACTORY.
2. CONTRACTOR SHALL REMOVE INLINE FLOW CONTROL (LOCATED IN THE COMPRESSION FITTING) ON THE HOT WATER SIDE OF THE UNIT.

PLUMBING FIXTURE SCHEDULE

DESIGNATION	FIXTURE	MANUFACTURER AND MODEL NO.	DESCRIPTION, TRIM AND NOTES
SK	SINK	ELKAY LUSTERTONE ELUH4031185SPD WITH EDGEWATER 4932.410 FAUCET	DOUBLE COMPARTMENT UNDERMOUNT, 18 GAUGE TYPE 304 STAINLESS STEEL, 5-3/8" DEEP SINK WITH DRAIN AND CUP STRAINER. PROVIDE SINGLE HANDLE SWIVEL FAUCET PROVIDING 1.5 GPM. PROVIDE CHROME PLATED CAST P-TRAP WITH CLEANOUT, CHROME PLATED FLEX SUPPLIES, WALL STOPS AND WALL ESCUTCHEONS. PROVIDE TRUEBRO INSULATION KIT FOR ADA COMPLIANCE.
HD	HUB DRAIN	JOSAM SERIES 88600	OPEN CAST IRON DRAINAGE HUB.
SA	SHOCK ARRESTOR	WATTS DRAINAGE SG SERIES	WROUGHT COPPER SHELL SIZE AND LOCATE IN ACCORDANCE WITH P.D.I. STANDARDS.
TP	TRAP PRIMER	PRECISION PLUMBING PRODUCTS	ALL BRASS WITH DISTRIBUTION UNIT WHERE REQUIRED.

FIRE PROTECTION SPECIFICATION:

MODIFY THE EXISTING WET PIPE FIRE SPRINKLER SYSTEM AS REQUIRED FOR THE NEW TENANT LAYOUT INCLUDING RELOCATING PIPING TO CLEAR NEW DUCTWORK, ADDING NEW HEADS, RELOCATING EXISTING HEADS, AND LEAVING CERTAIN EXISTING HEADS IN PLACE. THE SPRINKLER DESIGN SHALL COMPLY WITH NFPA 13, THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND THE REQUIREMENTS OF THE OWNER'S INSURANCE COMPANY. EXISTING SPRINKLER HEADS TO BE RELOCATED MAY BE REUSED. EXISTING PIPING WHICH IS REMOVED IN THE MODIFICATION WORK SHALL NOT BE REUSED. NEW SPRINKLER PIPING SHALL BE ROUTED AS REQUIRED TO CLEAR NEW DUCTWORK, EXISTING DUCTWORK TO REMAIN. LIGHT FIXTURES, STRUCTURAL INTERFERENCES, ETC. THE NEW SPRINKLER HEADS SHALL MATCH EXISTING SPRINKLER HEADS. ALL PIPING SHALL BE SCHEDULE 40 WITH USA FITTINGS.

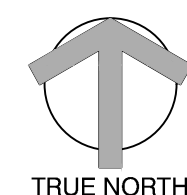
IN ALL GYP. BOARD CEILING AREA, PROVIDE CONCEALED SPRINKLER HEADS WITH CAPS TO BE FACTORY PAINTED TO MATCH CEILING. ALL SPRINKLER HEADS IN LAY-IN CEILING SHALL BE LOCATED IN CENTER OF TILE AND ALIGNED WITH LIGHT FIXTURES.

SPRINKLER CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF CALCULATIONS AND SPRINKLER HEAD LOCATIONS FOR ARCHITECT TO REVIEW PRIOR TO ANY INSTALLATION. NO EXCEPTION TAKEN.

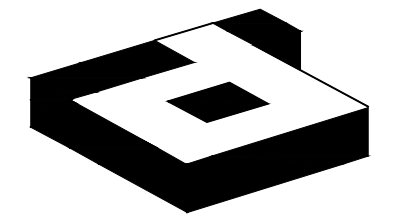
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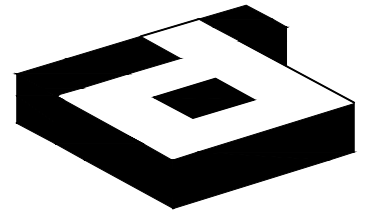
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LANDLORD/CLIENT REVIEW ISSUE DATE: 04/15/20
BID ISSUE DATE: 04/15/20
CONSTRUCTION ISSUE DATE: 04/15/20

DRAWING TITLE:
PLUMBING
NOTES & SYMBOLS

DRAWING NUMBER:

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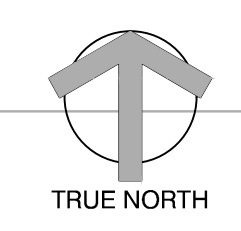
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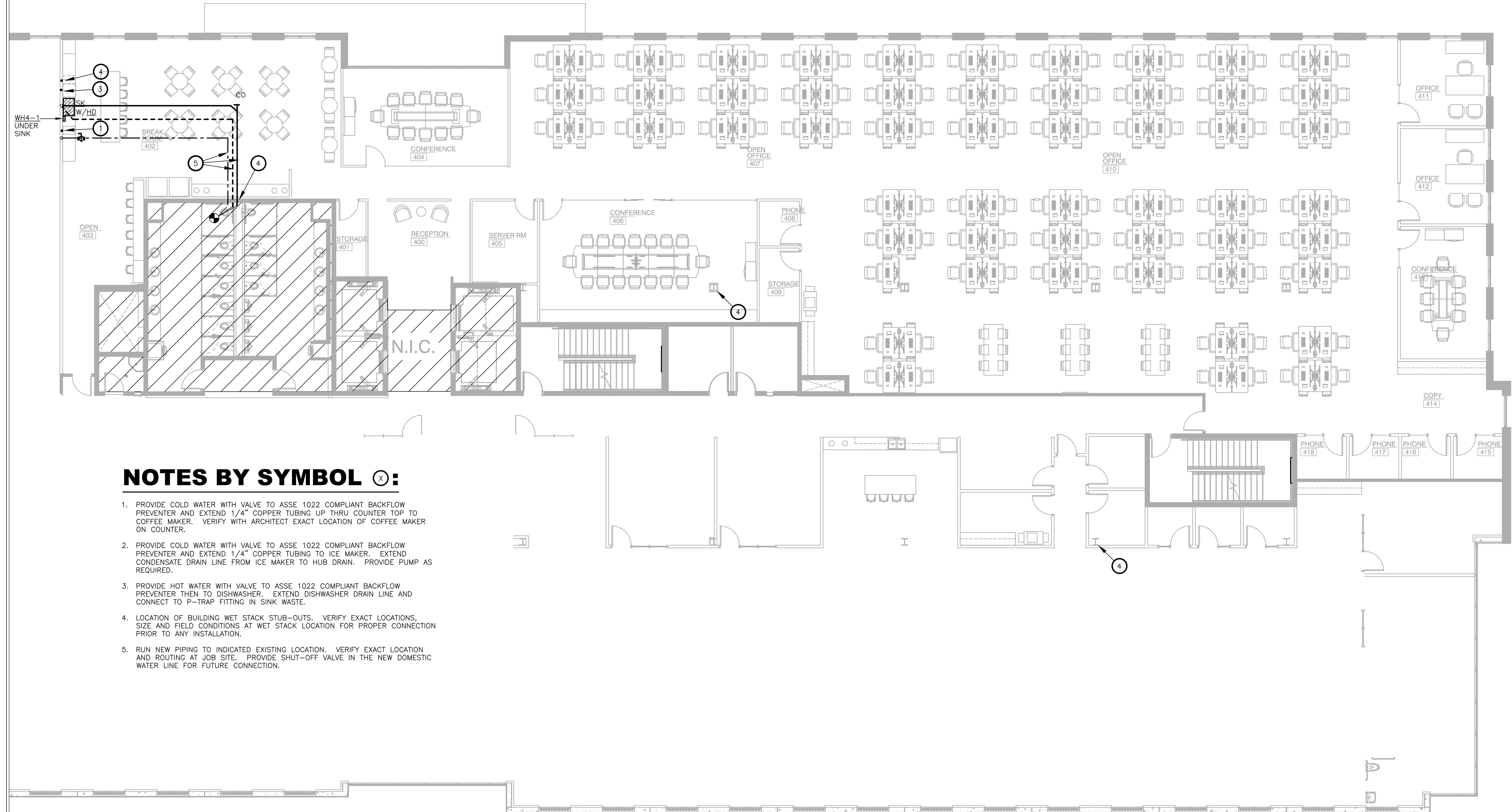
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NOTES BY SYMBOL (X):

1. PROVIDE COLD WATER WITH VALVE TO ASSE 1022 COMPLIANT BACKFLOW PREVENTER AND EXTEND 1/4" COPPER TUBING UP THRU COUNTER TOP TO COFFEE MAKER. VERIFY WITH ARCHITECT EXACT LOCATION OF COFFEE MAKER ON COUNTER.
2. PROVIDE COLD WATER WITH VALVE TO ASSE 1022 COMPLIANT BACKFLOW PREVENTER AND EXTEND 1/4" COPPER TUBING TO ICE MAKER. EXTEND CONDENSATE DRAIN LINE FROM ICE MAKER TO HUB DRAIN. PROVIDE PUMP AS REQUIRED.
3. PROVIDE HOT WATER WITH VALVE TO ASSE 1022 COMPLIANT BACKFLOW PREVENTER THEN TO DISHWASHER. EXTEND DISHWASHER DRAIN LINE AND CONNECT TO P-TRAP FITTING IN SINK WASTE.
4. LOCATION OF BUILDING WET STACK STUB-OUTS. VERIFY EXACT LOCATIONS, SIZE AND FIELD CONDITIONS AT WET STACK LOCATION FOR PROPER CONNECTION PRIOR TO ANY INSTALLATION.
5. RUN NEW PIPING TO INDICATED EXISTING LOCATION. VERIFY EXACT LOCATION AND ROUTING AT JOB SITE. PROVIDE SHUT-OFF VALVE IN THE NEW DOMESTIC WATER LINE FOR FUTURE CONNECTION.

1 LEVEL 04 PLUMBING PLAN
SCALE: 1/8"=1'-0"

SUITE 450
ARTISAN DESIGN GROUP