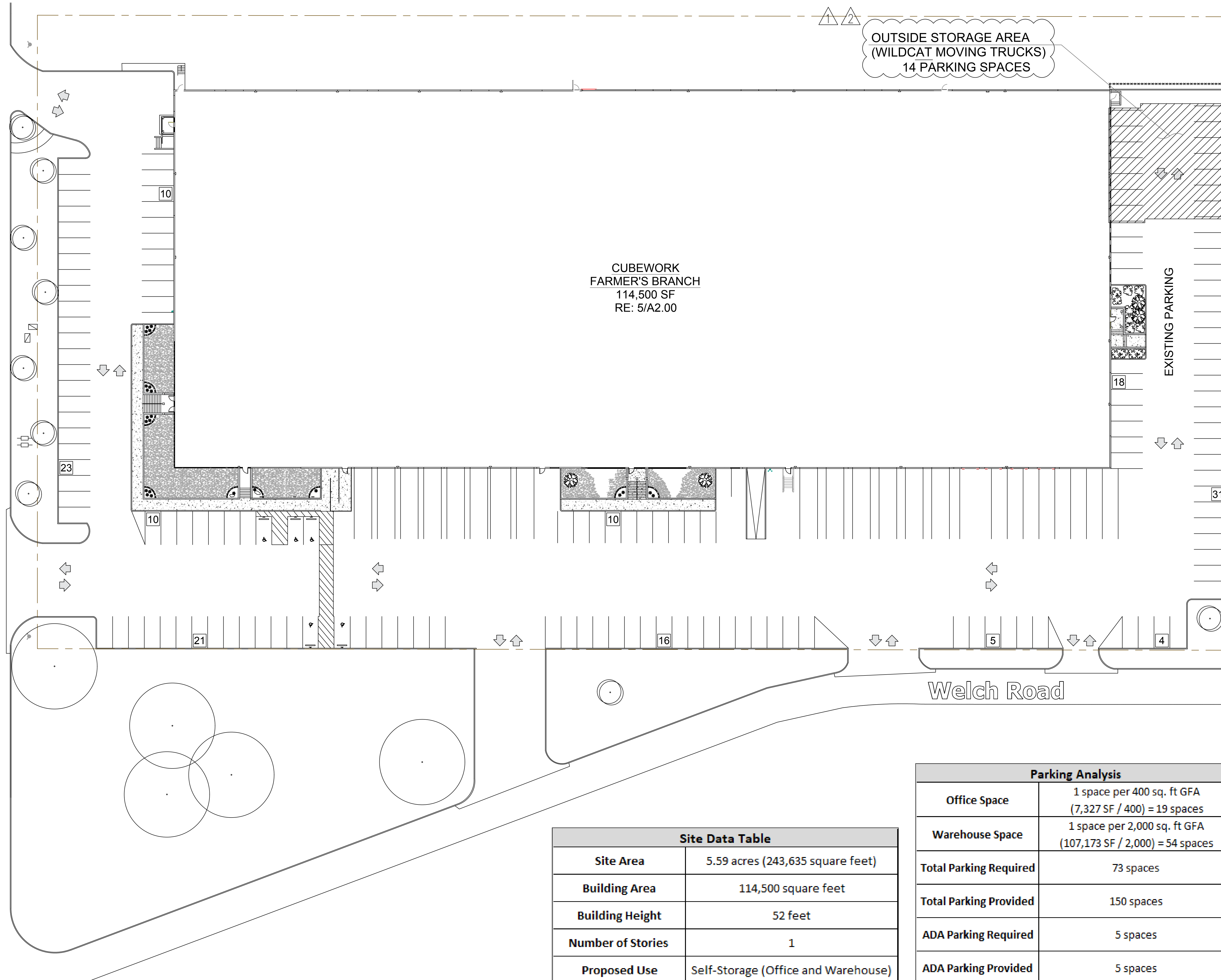


Spring Valley Road



CUBEWORK  
FARMER'S BRANCH  
114,500 SF  
RE: 5/A2.00

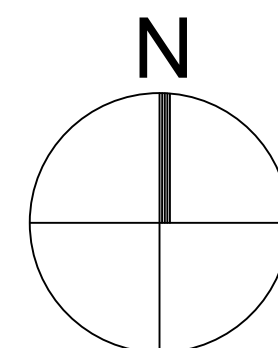
OUTSIDE STORAGE AREA  
(WILDCAT MOVING TRUCKS)  
14 PARKING SPACES

EXISTING PARKING

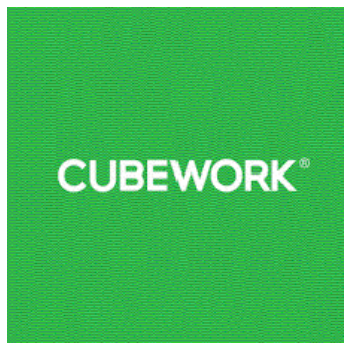
Welch Road

Site Data Table	
Site Area	5.59 acres (243,635 square feet)
Building Area	114,500 square feet
Building Height	52 feet
Number of Stories	1
Proposed Use	Self-Storage (Office and Warehouse)

Parking Analysis	
Office Space	1 space per 400 sq. ft GFA (7,327 SF / 400) = 19 spaces
Warehouse Space	1 space per 2,000 sq. ft GFA (107,173 SF / 2,000) = 54 spaces
Total Parking Required	73 spaces
Total Parking Provided	150 spaces
ADA Parking Required	5 spaces
ADA Parking Provided	5 spaces



JOB NO.  
DATE 9.1.2024  
DRAWN L.D.  
CHECKED  
REV. 11.13.24  
REV. 12.13.24





STAMP

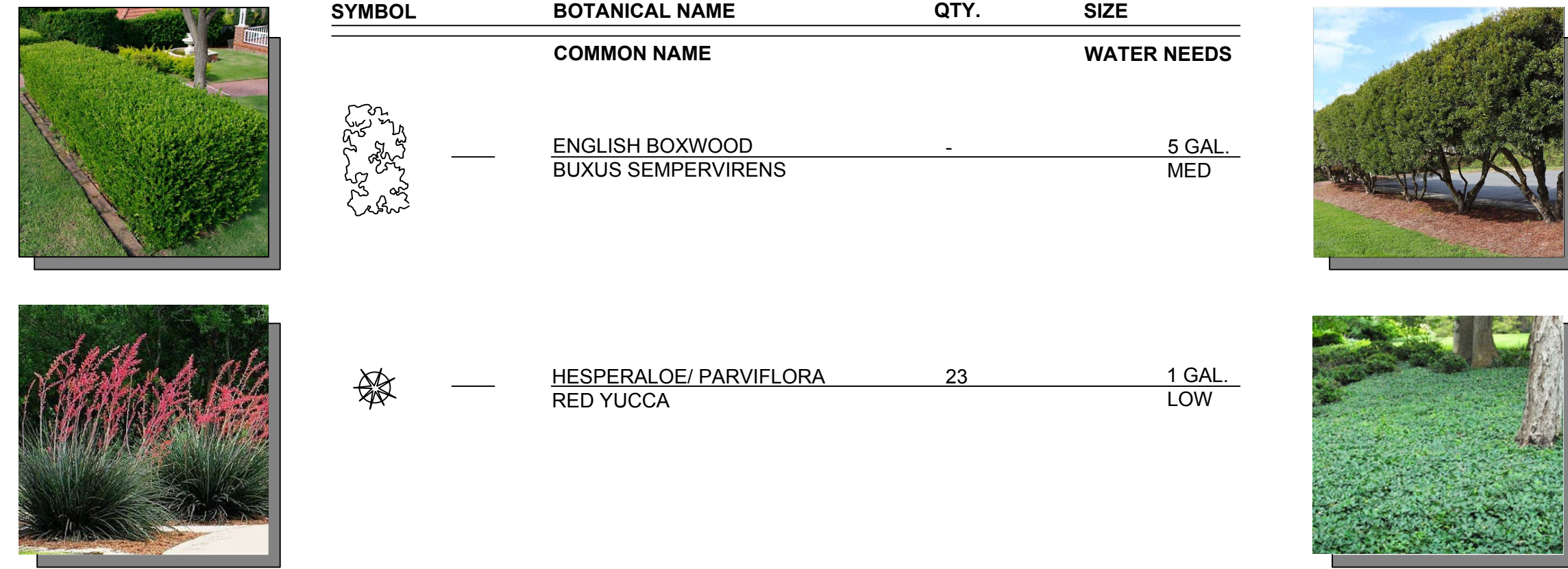
4545 SPRING VALLEY ROAD  
FARMERS BRANCH, TX 75244

CUBEWORK  
• 218 MACHLIN CT, WALNUT, CA 91789  
• (800) 338-6369

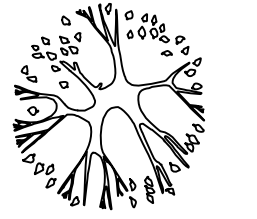



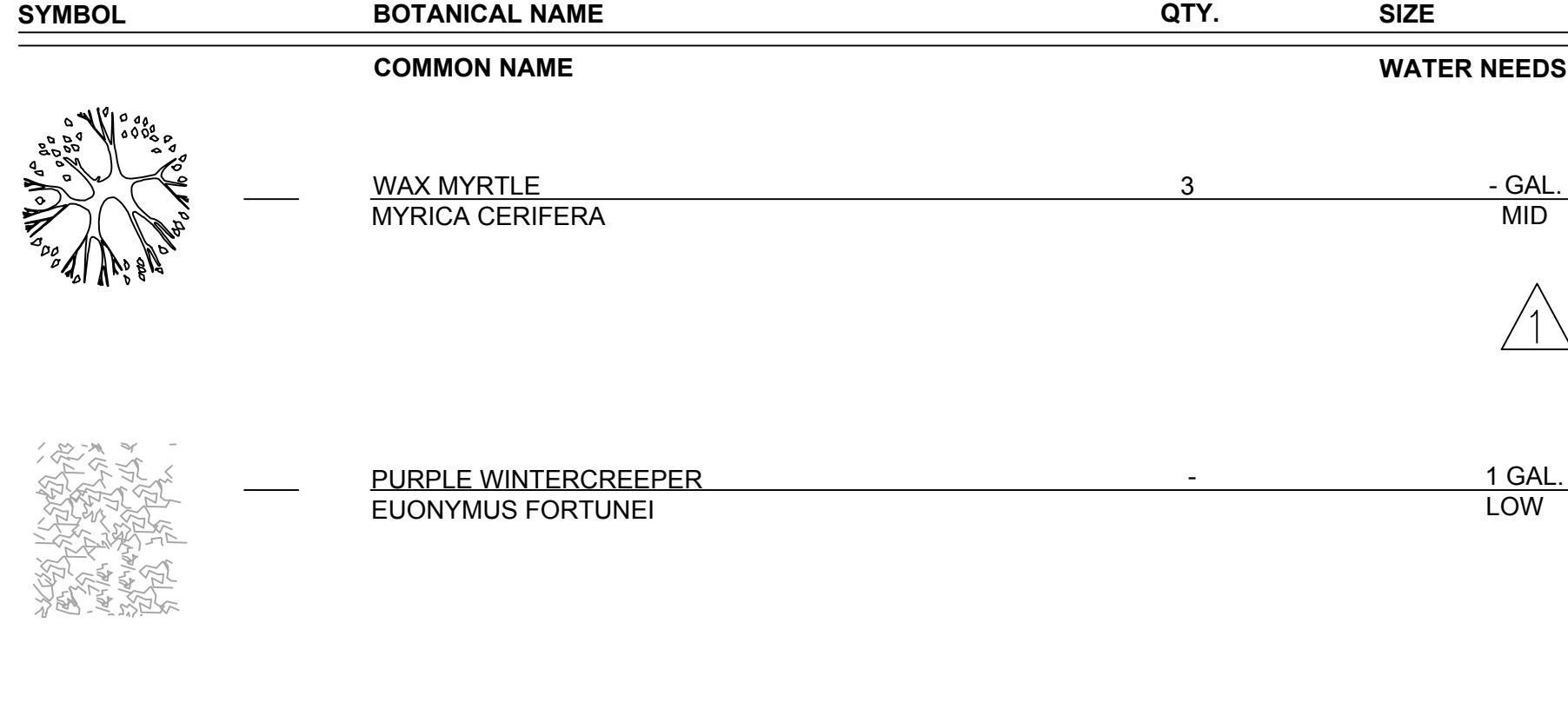
**EXISTING PLANTS/ TREES TO REMAIN**

SYMBOL	BOTANICAL NAME	QTY.	SIZE
	COMMON NAME		WATER NEEDS
	ENGLISH BOXWOOD BUXUS SEMPERVIRENS	-	5 GAL. MED
	HESPERALOE/ PARVIFLORA RED YUCCA	23	1 GAL. LOW

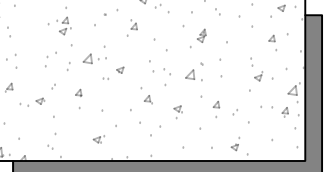


**EXISTING PLANTS/ TREES TO REMAIN**

SYMBOL	BOTANICAL NAME	QTY.	SIZE
	COMMON NAME		WATER NEEDS
	WAX MYRTLE MYRICA CERIFERA	3	- GAL. MID
	PURPLE WINTERCREEPER EUONYMUS FORTUNEI	-	1 GAL. LOW



**HARDSCAPE DESCRIPTION**

 (E) 4" CEMENT TO REMAIN (TO REMAIN)

**LANDSCAPE AREA TABULATION**

243,500 SQ. FT. X .05 = 12,175 SQ. FT.  
LANDSCAPE REQUIRED SITE COVERAGE: 5%  
EXISTING LANDSCAPE: 40,297 SQ.FT.  
SITE COVERAGE: 16.5%

**NOTE:**  
NO NEW LANDSCAPE WILL BE PROVIDED.

**KEY NOTES # →**

- 1 → EXISTING ENGLISH BOXWOOD
- 2 → EXISTING RED YUCCA
- 3 → EXISTING WAX MYRTLE
- 4 → EXISTING PURPLE CREEPER
- 5 → CONCRETE WALK WAY
- 6 → 4' HIGH PLANTER
- 7 → STONE AND GRAVEL
- 8 → ADA PARKING SIGN
- 9 → 6" CURB
- 10 → NATIVE SOIL
- 11 → EXISTING BUILDING LINE

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CHECKED  
REV. 11.13.24  
REV. 12.13.24  
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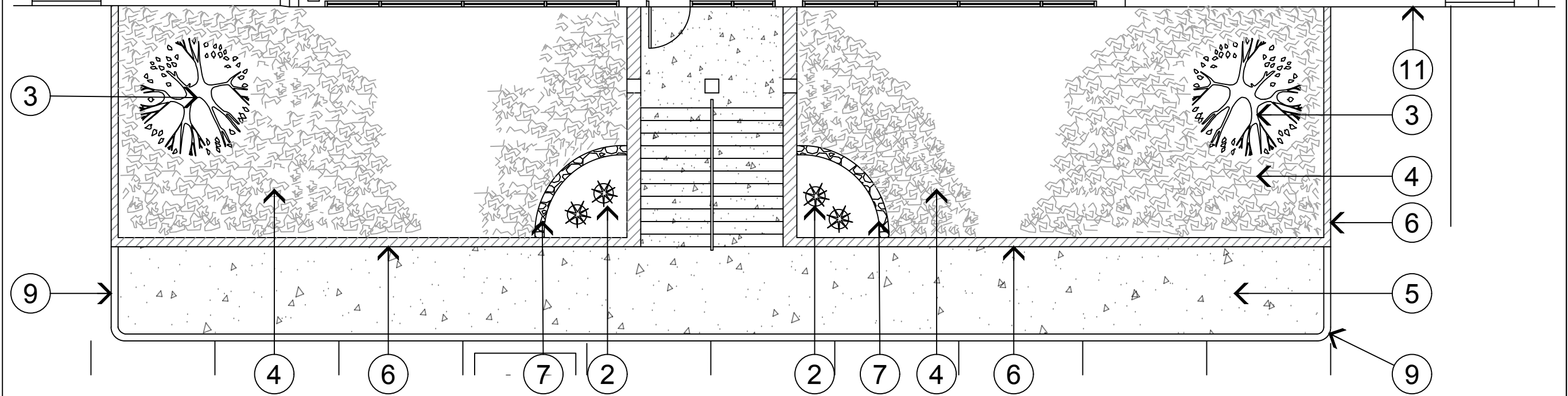
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4545 SPRING VALLEY ROAD  
FARMERS BRANCH, TX 75244

**CUBEWORK**  
• 218 MACHLIN CT., WALNUT, CA 91789  
• (800) 338-6369

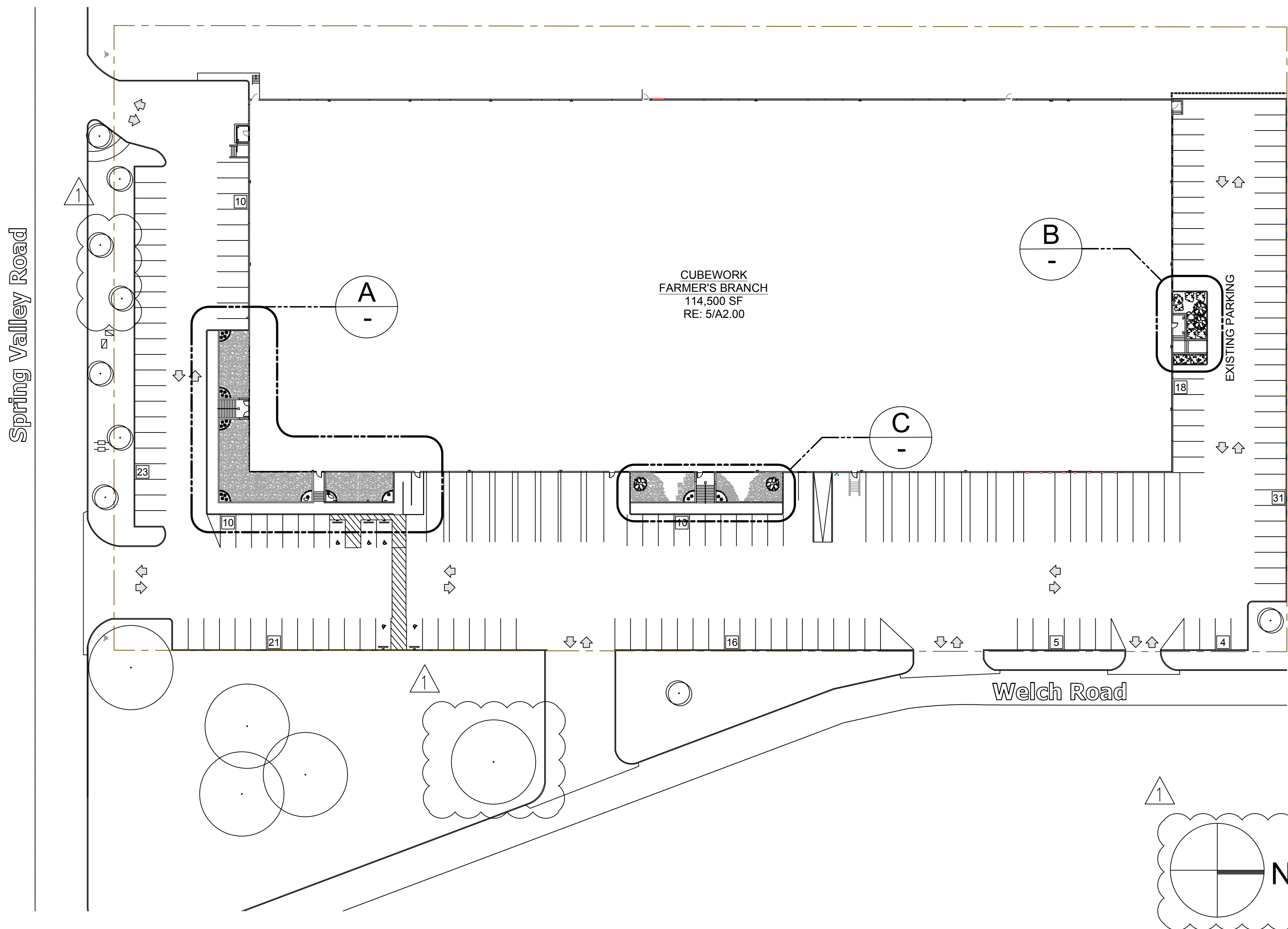
**L1**

- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. CONTRACTOR SHALL PROVIDE A REGULAR MAINTENANCE SCHEDULE FOR PROPERTY.
- A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, ROUTINE INSPECTION ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS. REPLENISHING MULCH, FERTILIZING PRUNING, WEEDING IN ALL LANDSCAPE AREA, AND REMOVING ANY OBSTRUCTION TO EMISSION DEVICES. OPERATING OF IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING AND TRIMMING. ALL DEAD PLANT MATERIAL SHALL BE REMOVED AND REPLACED IN A TIMELY MANNER.
- ALL IRRIGATION SYSTEMS SHALL BE KEPT OPERABLE, INCLUDING ADJUSTMENTS, REPLACEMENTS, REPAIRS AND CLEANING AS PART OF REGULAR MAINTENANCE. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS.
- CONTRACTOR TO PROVIDE OWNER WITH LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.
- SPRAY IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
- ALL PLANTS ARE TO BE ON THE COUNTY'S APPROVED PLANT LIST.
- PLAN IS DIAGRAMMATIC AND FIELD CONDITIONS SHALL DICTATE ACTUAL LOCATION AND DIMENSIONS.
- INSTALLER SHALL VERIFY ALL CONDITIONS BEFORE STARTING WORK.
- ALL VALVES BE PLACED AND GROUPED IN PLASTIC VALVE BOXES MAX.
- VERIFY OPERATIONAL PRESSURE BEFORE STARTING WORK. LANDSCAPE CONTRACTOR TO REPORT STATIC WATER PRESSURE AT P.O.C. PRIOR TO START IF CONSTRUCTION.
- ALL SLIP JOINTS SHALL BE CLEAN AND DIRT FREE BEFORE APPLICATION OF "RED HOT" JOINT GLUE.
- ALL THREADED JOINTS SHALL USE PLUMBERS TAPE BEFORE THREADING PIECES TOGETHER.
- ALL ELECTRICAL CONNECTIONS SHALL USE WIRE NUTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING PERMITS.
- ALL WORK TO BE DONE ACCORDANCE TO STATE, COUNTY AND CITY BUILDING REGULATIONS.

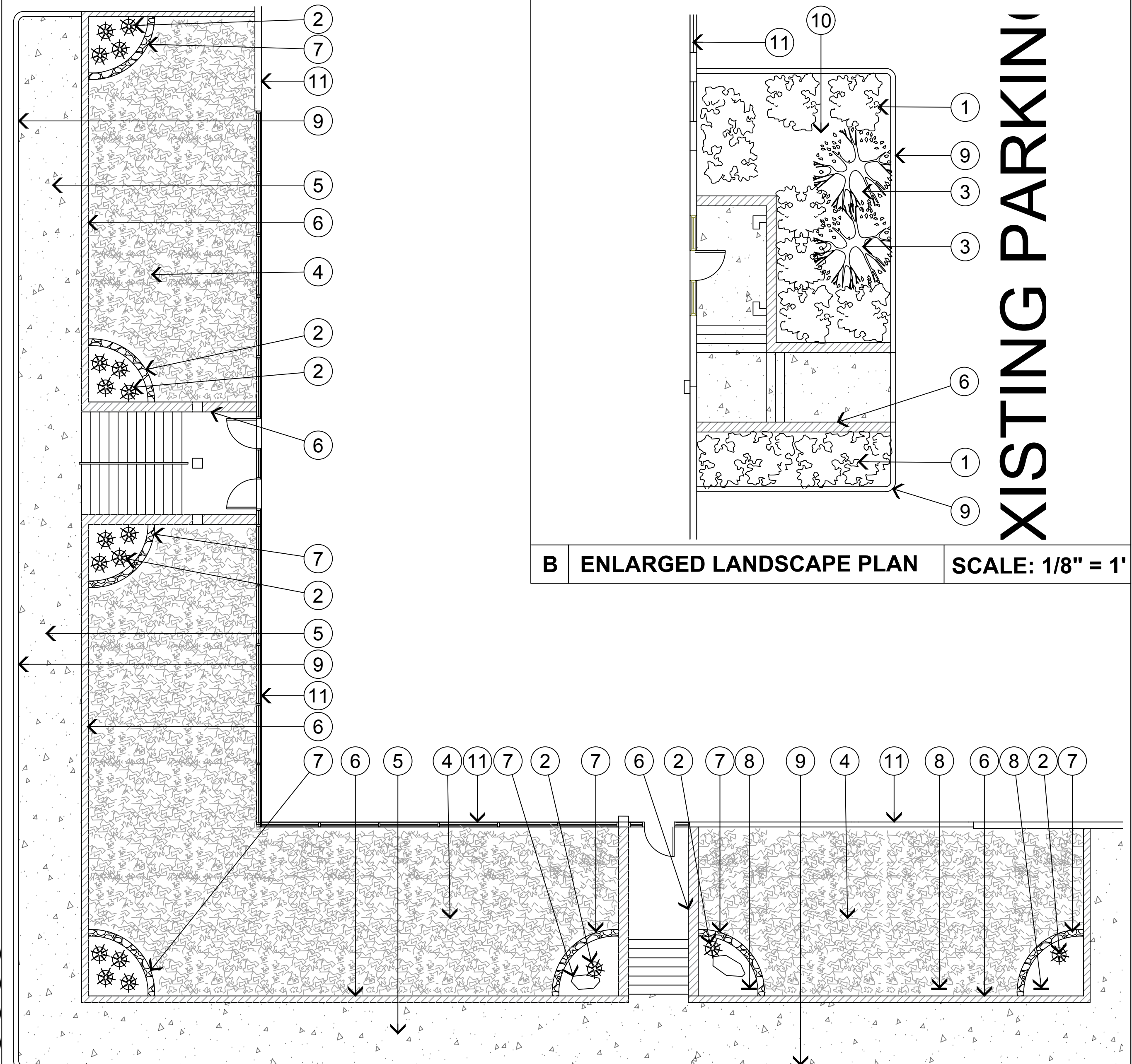


**C ENLARGED LANDSCAPE PLAN** SCALE: 1/8" = 1'-0"

**LANDSCAPE NOTES**



**LANDSCAPE PLAN** SCALE: 1" = 40'-0"

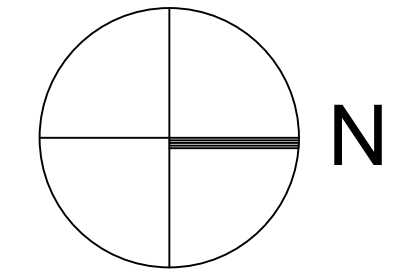


**A ENLARGED LANDSCAPE PLAN** SCALE: 1/8" = 1'-0"

**B ENLARGED LANDSCAPE PLAN** SCALE: 1/8" = 1'

**EXISTING PARKING**

Spring Valley Road



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DATE	9.1.2024
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CHECKED	
REV.	11.13.24

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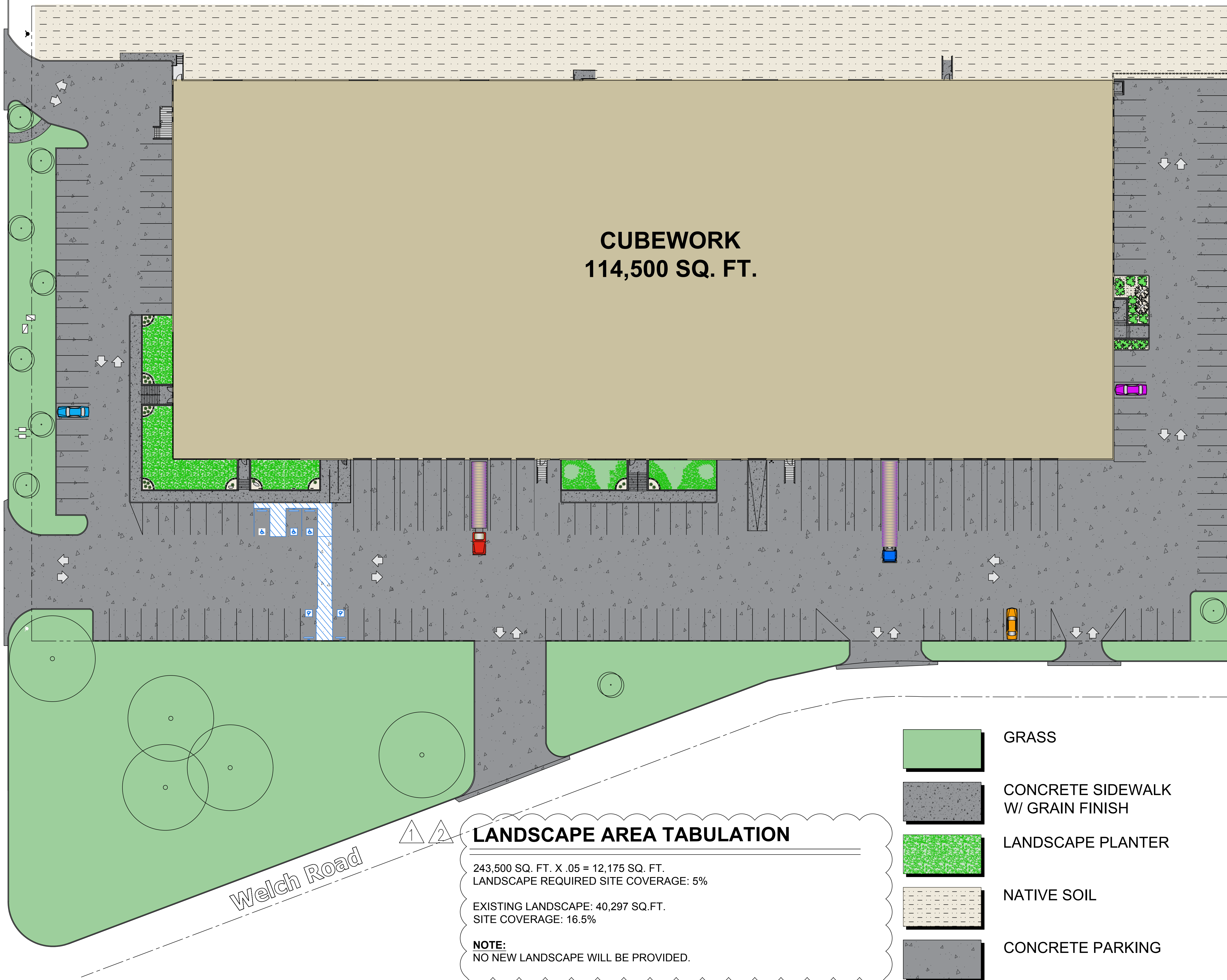


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L2




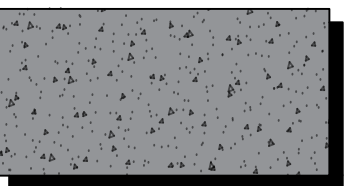
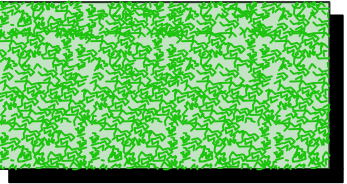
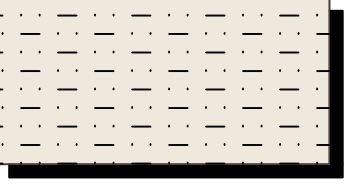

**CUBEWORK**  
**114,500 SQ. FT.**

**LANDSCAPE AREA TABULATION**

243,500 SQ. FT. X .05 = 12,175 SQ. FT.  
LANDSCAPE REQUIRED SITE COVERAGE: 5%

EXISTING LANDSCAPE: 40,297 SQ.FT.  
SITE COVERAGE: 16.5%

**NOTE:**  
NO NEW LANDSCAPE WILL BE PROVIDED.

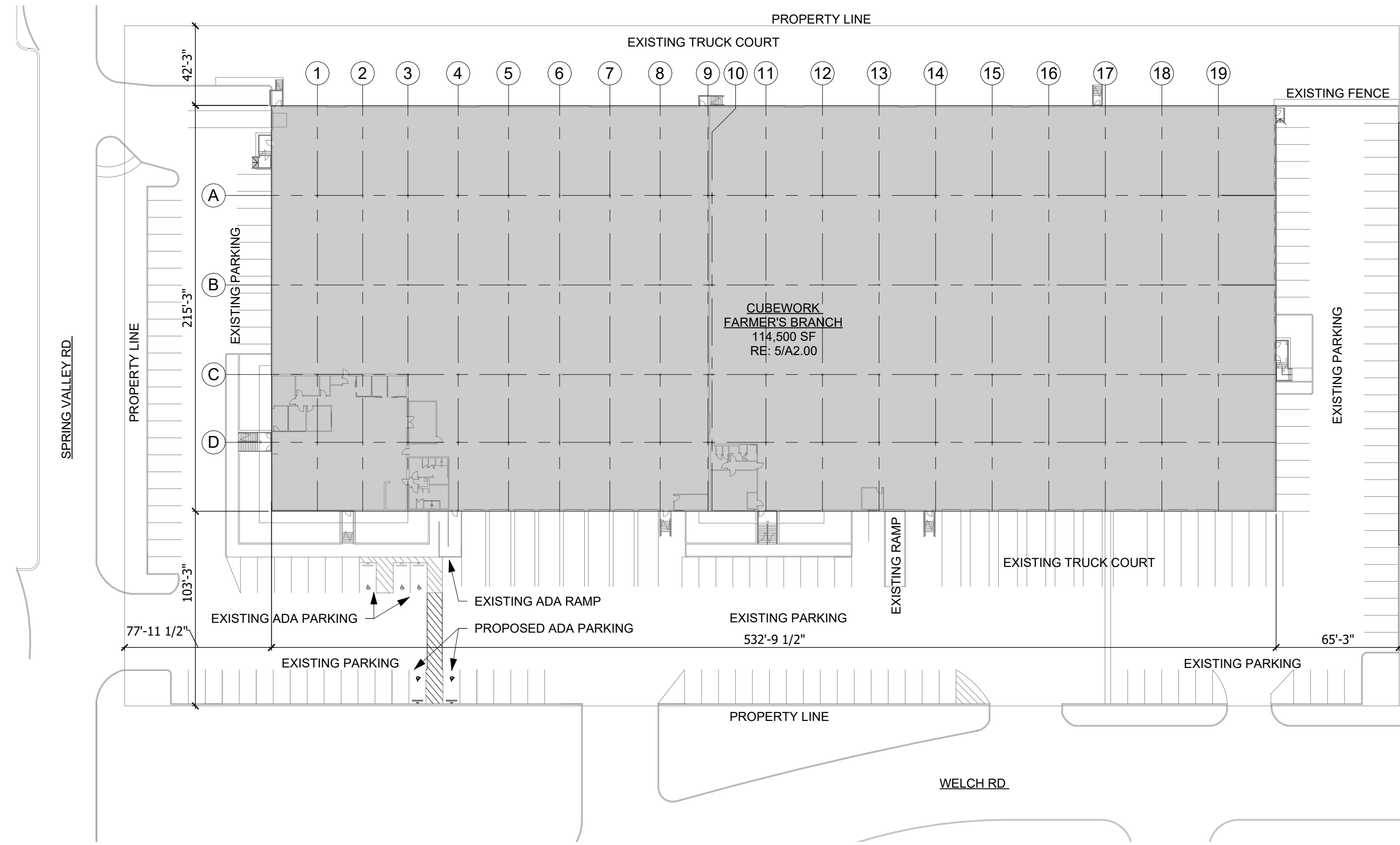
-  GRASS
-  CONCRETE SIDEWALK W/ GRAIN FINISH
-  LANDSCAPE PLANTER
-  NATIVE SOIL
-  CONCRETE PARKING

1. WORKMANSHIP, MATERIALS AND INSTALLATIONS SHALL CONFORM TO LATEST EDITIONS OF THE APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS AND MANUFACTURERS STANDARDS AND AMENDMENTS AS ADOPTED BY THE CITY OR WHICHEVER IS MORE STRINGENT.
2. THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SUPERVISION REQUIRED. ALL WORK SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER.
3. ALL WORK SHALL BE DONE BY CONTRACTORS DULY LICENSED BY THE LOCAL JURISDICTION. ALL WORK TO BE DONE PER THE LATEST EDITION OF THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM CITY INSPECTORS. MATERIAL TESTING BY THIRD PARTY AND PAID FOR BY OWNER.
5. SUBCONTRACTORS ARE REQUIRED TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS COVERING ALL TRADES SO THAT ALL WORK WILL BE PROPERLY COORDINATED. ANY DISPUTE RESULTING FROM LACK OF COORDINATION OF SPACE REQUIREMENTS SHALL BE SETTLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND WITHOUT REGARD TO WHOSE MATERIAL WAS INSTALLED FIRST, BUT AS REQUIRED FOR PROPER FUNCTIONING OF THE CONFLICTING SYSTEMS AS APPROVED BY THE ARCHITECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.
7. CONTRACTOR AND SUBCONTRACTORS SHALL NOT USE REPRODUCTIONS OF THE CONTRACT DOCUMENTS AS SHOP DRAWINGS, OR THE BASIS OF SHOP DRAWINGS, WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY AS THE RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
9. DO NOT SCALE DRAWINGS. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION. ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR, AND HE SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.
10. CONTRACTORS SHALL VISIT THE SITE AND INFORM ARCHITECT OF ANY CONDITIONS THAT MAY AFFECT THE EXECUTION OF THE WORK PRIOR TO COMMENCING ANY AFFECTED WORK.
11. CONTRACTORS TO VERIFY ALL INFORMATION ON DRAWINGS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO ARCHITECT PRIOR TO SUBMISSION OF BIDS OF ANY AFFECTED WORK. FAILURE TO REVIEW ALL DRAWINGS IS NOT GROUNDS FOR CHANGE ORDERS.
12. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS SPECIFICALLY NOTED TO THE CONTRARY. NOTIFY ARCHITECT IF MANUFACTURER'S REQUIREMENTS ARE MORE STRINGENT.
13. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTORS SHALL BE NEW AND FREE FROM DEFECTS.
14. MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN, BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION, SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BUILDING AND SITE, CLEANING AND PROVIDING ALL AND ANY SAFETY PROVISIONS TO ENSURE THE PUBLIC SAFETY.
16. DAMAGED WORK MUST BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR A SITE VISIT LOG OF ALL TRADES NOT UNDER GENERAL CONTRACTOR'S CONTRACT (SIGNAGE, RACKING, DATA, SECURITY, TELECOM).
17. CONTRACTORS SHALL PROVIDE BACKING BEHIND FINISH WALL AND CEILING SURFACES FOR SUPPORT AND ATTACHMENT OF CASEWORK, SHELVING, MIRRORS, PEGBOARDS, COUNTERS, TOILET PARTITIONS AND ACCESSORIES ETC.
18. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM OR WHICHEVER IS MORE STRINGENT.
19. ESTABLISH AND VERIFY ALL OPENING AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO CONSTRUCTION. CONFIRM WITH OWNER J-BOXES AND CONDUITS REQUIRED FOR FIRE DETECTION AND SECURITY SYSTEM.
20. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION. HE SHALL COORDINATE ALL DETAILS AND AFFECTED WORK AND NOTIFY ARCHITECT.
21. NOTIFY ARCHITECT OF CONFLICT IN DETAILS OR GENERAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT AND TO APPLICABLE CODES. DETAILS NOTED AS "TYPICAL" SHALL APPLY UNLESS NOTED OTHERWISE.
22. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN TEXAS.
23. IN CASE OF PLAN LOCATION CONFLICTS BETWEEN DISCIPLINES, NOTIFY ARCHITECT.
24. ALL DRAWING REFERENCES TO MATERIALS ARE GENERAL IN NATURE IN UNLESS OTHERWISE NOTED; REFER TO SPECIFICATIONS FOR TYPES, CHARACTERISTICS AND REQUIREMENTS OF SPECIFIC MATERIALS.
25. THE CONTRACTOR STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
26. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN ORIGINALLY ISSUED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT OF RECORD.
27. SHOP DRAWINGS ARE TO COMPLEMENT AND SUPPLEMENT CONSTRUCTION DOCUMENTS. WHEN CONFLICTING INFORMATION IS PROVIDED IN SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS, NOTIFY ARCHITECT PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS BY ARCHITECT DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
28. ARCHITECT RESERVES THE RIGHT TO DIRECT REMOVAL AND REINSTALLATION OF WORK WHICH DOES NOT, IN THE OPINION OF THE ARCHITECT, MAINTAIN STANDARDS AND WORKMANSHIP OF A CRAFT.
29. MANUALLY OPERATED EDGE OR SURFACE MOUNTED BOLTS (FLUSH AND SURFACE) ARE PROHIBITED (SECTION 1010.1.9.3.3, IBC).
30. SHEET METAL WORK SHALL CONFORM TO LATEST S.M.A.C.N.A. STANDARDS. SOLDER ALL SEAMS AND CONNECTIONS.
31. ALL INTERIOR DRYWALL PARTITIONS ARE DIMENSIONED FACE OF FINISHED WALL TO FACE OF FINISHED WALL, UNLESS OTHERWISE NOTED.
32. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPE, BED, TEXTURE (L.T. K.D. FINISH) UNLESS NOTED OTHERWISE.
33. REFUSE GENERATED BY PROJECT SHALL BE REMOVED FROM PROJECT SITE ON A DAILY BASIS. COORDINATE DUMPSTER LOCATION WITH BUILDING OWNER TO AVOID ACCESS AND PARKING CONFLICTS.
34. PRIOR TO START OF CONSTRUCTION, IDENTIFY GAS MAIN AND SHUTDOWN, ELECTRICAL MAIN AND SHUTDOWN, WATER MAIN AND SHUTDOWN, AND ALL OTHER EMERGENCY UTILITY SHUTDOWN DEVICES. POST A PLAN OF ALL LOCATIONS WITH EMERGENCY NUMBERS OF TRADES ASSOCIATED WITH SUCH UTILITIES. SITE SHALL BE BLUE-STAKED BEFORE START OF U.G. WORK.
35. CONTRACTOR IS RESPONSIBLE FOR ALL FIRE PROTECTION AND SHALL INCLUDE WITHIN THE BASE FEE ALL DESIGN, DRAWINGS, PRINTING, PLAN CHECK, PERMITTING, CONSTRUCTION AND INITIAL TESTING COSTS, AS WELL AS MEASURES REQUIRED WHILE BUILDING IS UNDER CONSTRUCTION.
36. SEAL ALL CRACKS AROUND STRUCTURAL MEMBERS, BRACING, PIPES, CONDUITS, DUCTS AND BETWEEN WALLS AND ROOF DECK WHERE AIR INFILTRATIONS BETWEEN CONDITIONED AND NON-CONDITIONED (EXTERIOR) SPACES MAY OCCUR (I.E. SEAL THE BUILDING ENVELOPE).
37. CONCEAL ALL PIPING IN DRYWALL. WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED-OUT MINIMUM TO CONCEAL PIPING. INFORM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
38. PROVIDE DOUBLE STUDS, BLOCKING, AND/OR DIAGONAL BRACING AS REQUIRED AT JAMBS OF DOORS, WALL OPENINGS, ETC.
39. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS. ALL FIRE EXTINGUISHERS SHALL BE SURFACE MOUNTED AND RECESSED INTO THE WALL. REFER TO THE ARCHITECTURAL FLOOR PLAN FOR EXACT LOCATIONS.

GENERAL NOTES 13

SITE NOTES:

ALL BUILDINGS SHOWN IN THIS SITE PLAN ARE EXISTING. THIS PROJECT IS AN INTERIOR REMODEL.



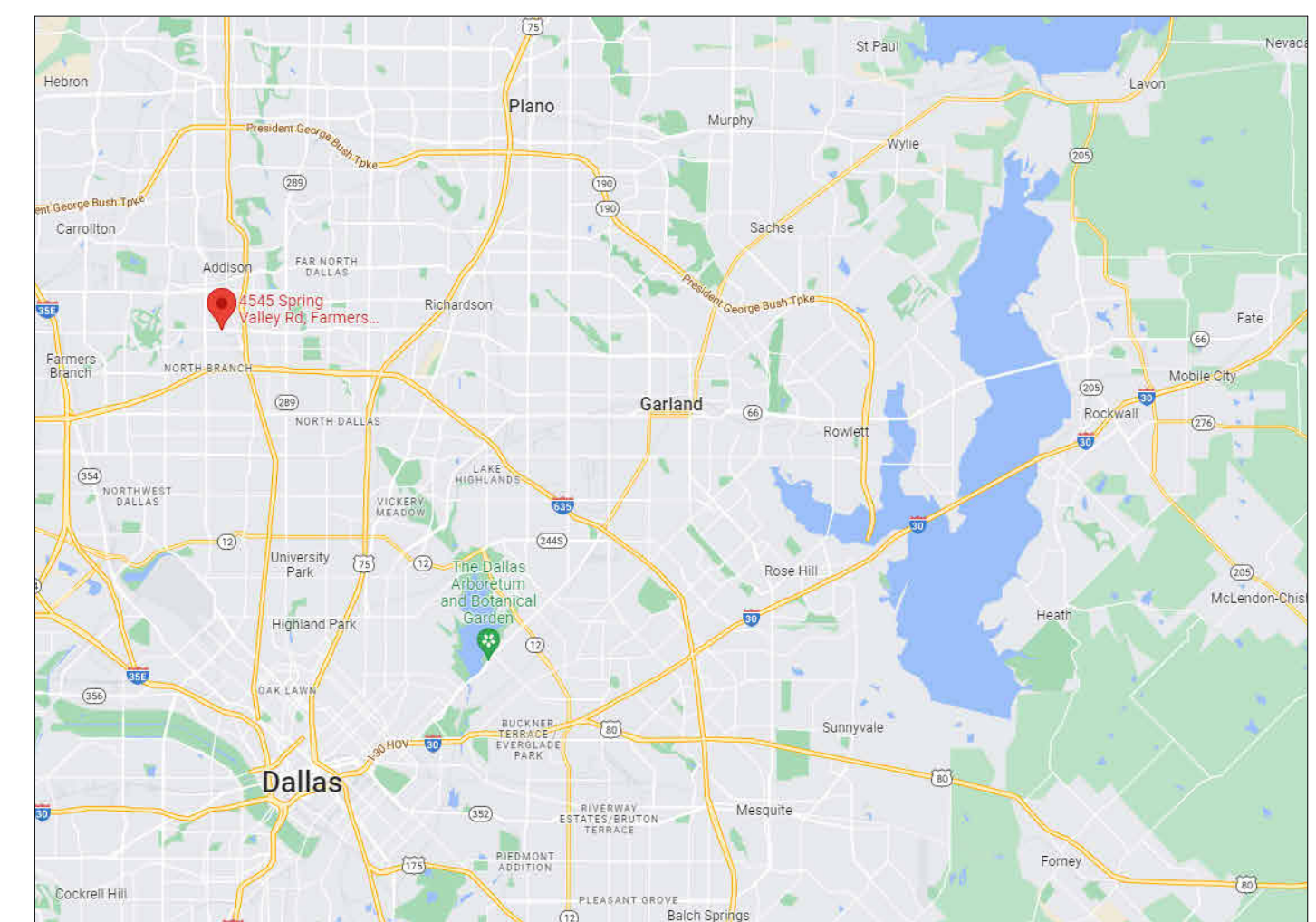
ARCHITECTURAL SITE PLAN 5

# CUBEWORK

## FARMER'S BRANCH

### 4545 SPRING VALLEY RD

### FARMERS BRANCH, TX 75244



**SCOPE OF WORK**  
PROJECT IS 114,500 SF TOTAL WITH THE ADDITION OF CORRUGATED METAL PARTITIONS IN AN EXISTING BUILDING. THERE IS NO EXTERIOR WORK. ALL OFFICE, BUILDINGS, PARKING, AND SITE WORK ARE EXISTING.

**PROJECT TEAM**  
CLIENT - Cubework  
CONTACT - Martin Hsu  
EMAIL - martin.hsu@cubework.com

ARCHITECT - Loe Ortega Architecture PLLC  
CONTACT - Betzy Infante  
EMAIL - betzy@LOArchitecture.com

MEP - KCI Technologies  
CONTACT - Kameron Raisi  
EMAIL - kameron.raisi@kci.com

Sheet Number	Sheet Name
A0.00	TITLE SHEET
A0.01	TAS NOTES AND DETAILS
A0.02	TAS NOTES AND DETAILS
A0.03	SITE PLAN
A0.04	SITE PLAN
A0.10	CODE COMPLIANCE AND EGRESS
A2.00	OVERALL FLOORPLAN AND NOTES
A2.01	OVERALL FLOOR PLAN CONTINUED
A7.00	DOORS AND WALL PARTITIONS

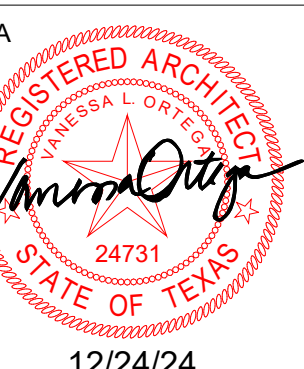
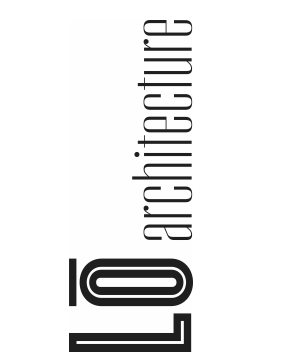
PROJECT DETAILS 1

PROJECT #

22.1094

DESIGN TEAM

Loe Ortega Architecture PLLC  
3467.708.733  
2339 Commerce St.  
Houston, TX 77002  
www.LOArchitecture.com



PROJECT

CUBEWORK  
FARMER'S BRANCH  
4545 SPRING VALLEY RD  
FARMER'S BRANCH, TX 75244

SET  
CONSTRUCTION  
DRAWINGS

ISSUE DATE

NO.	DATE	DESCRIPTION
1	10/13/22	ISSUED FOR PRELIMINARY REVIEW
2	10/26/22	REVISED PER TRAVEL COMMENTS
3	11/16/22	ISSUED FOR PERMIT
4	12/07/22	REVISED PER CITY COMMENTS
5	11/29/24	REVISED PER CITY COMMENTS
6	12/24/24	REVISED PER CITY COMMENTS

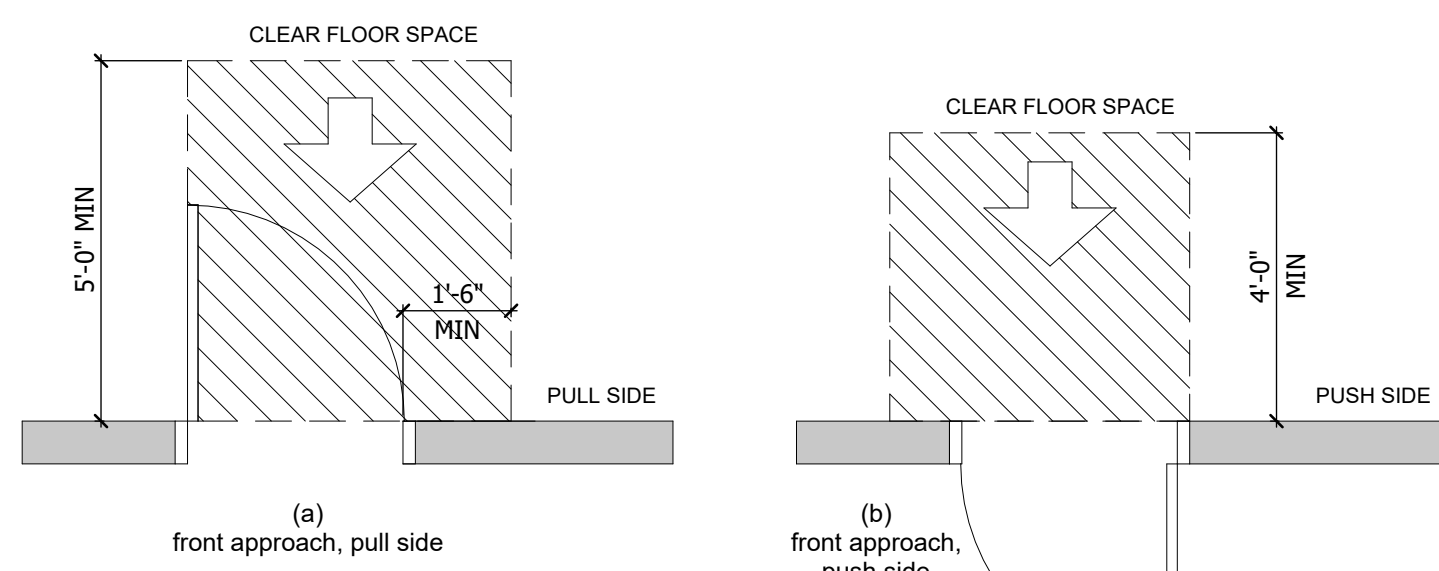
SHEET  
TITLE SHEET

A0.00

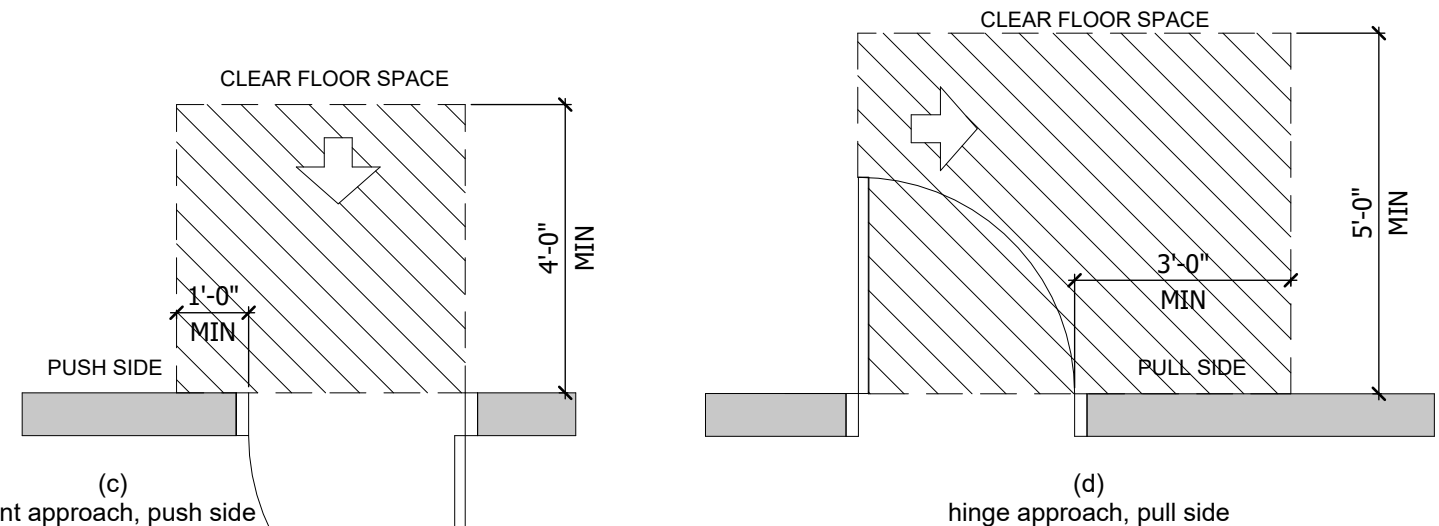
PROJECT DETAILS 1

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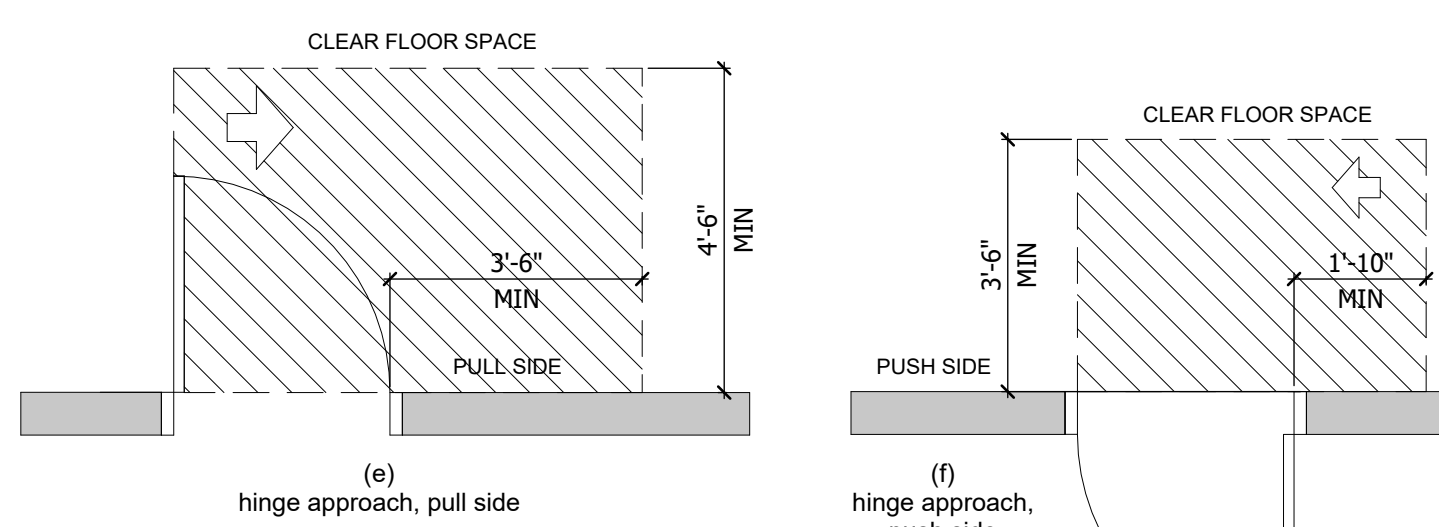
1	10/13/22	ISSUED FOR PRELIMINARY REVIEW
2	10/26/22	REVISED PER TRAVEL COMMENTS
3	11/16/22	ISSUED FOR PERMIT
4	12/07/22	REVISED PER CITY COMMENTS
5	11/29/24	REVISED PER CITY COMMENTS
6	12/24/24	REVISED PER CITY COMMENTS



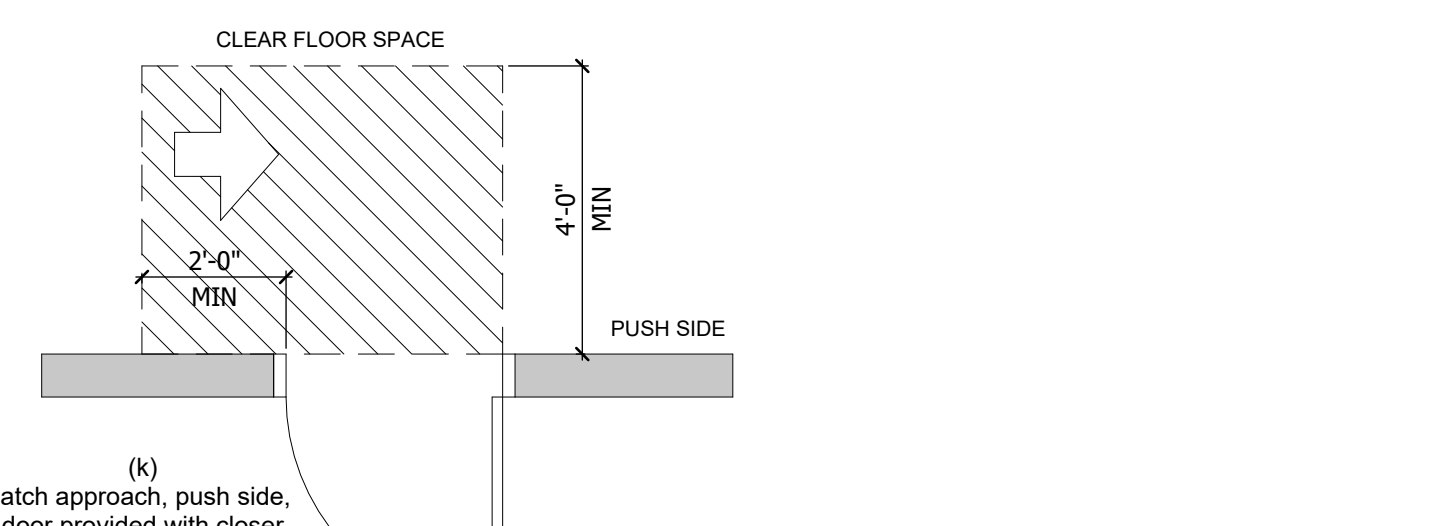
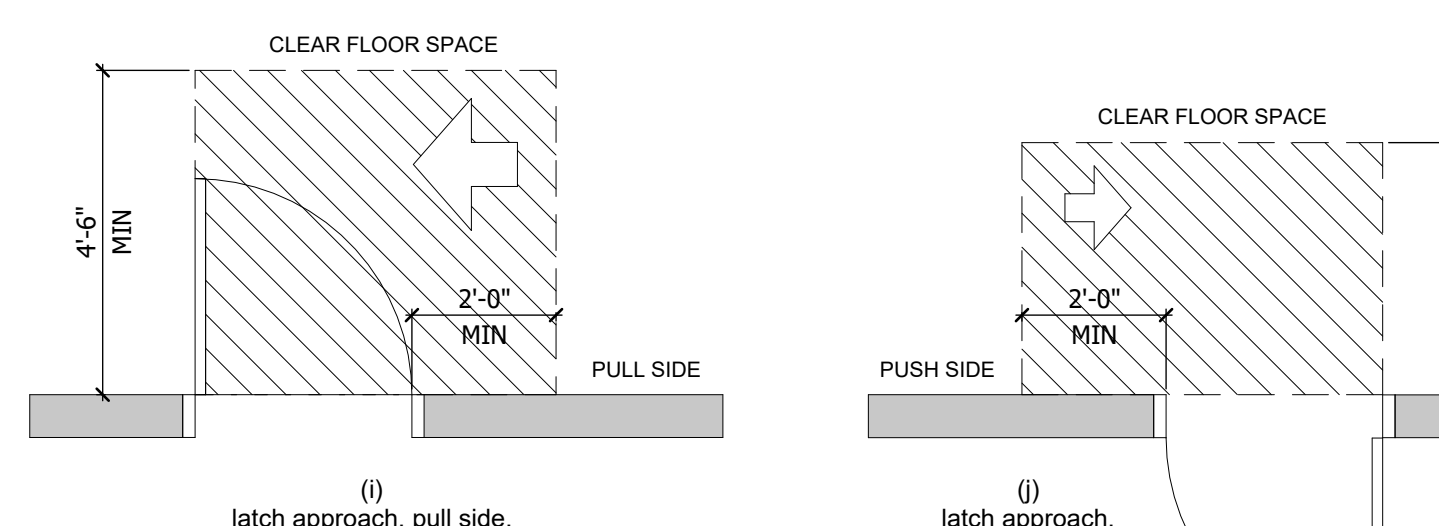
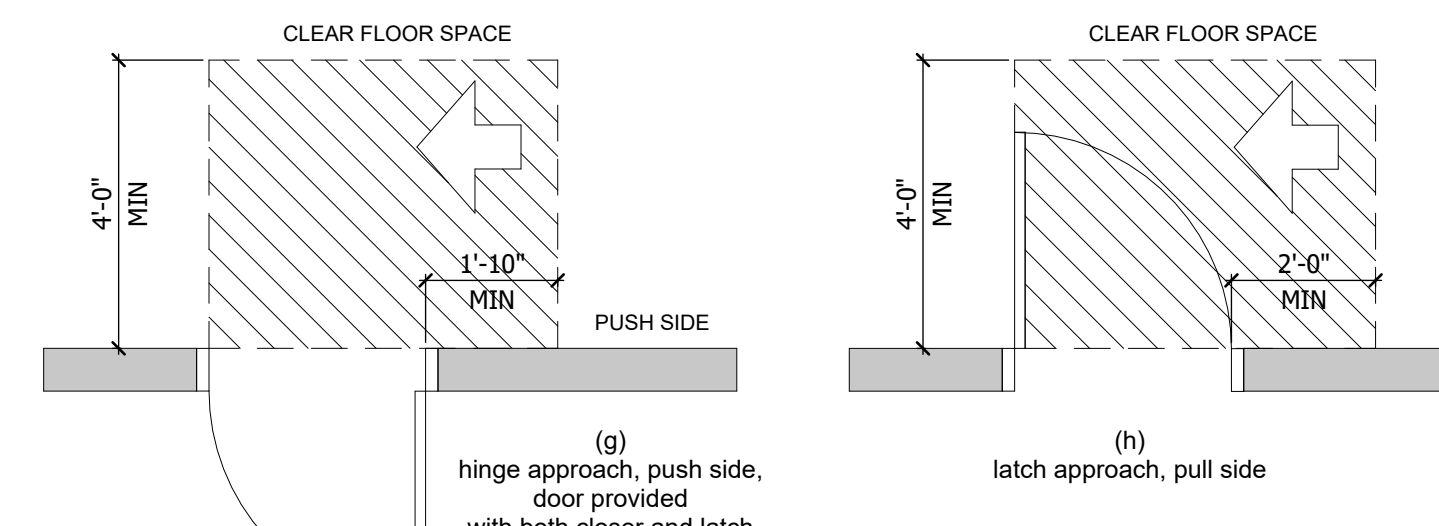
FRONT APPROACH - SWINGING DOORS



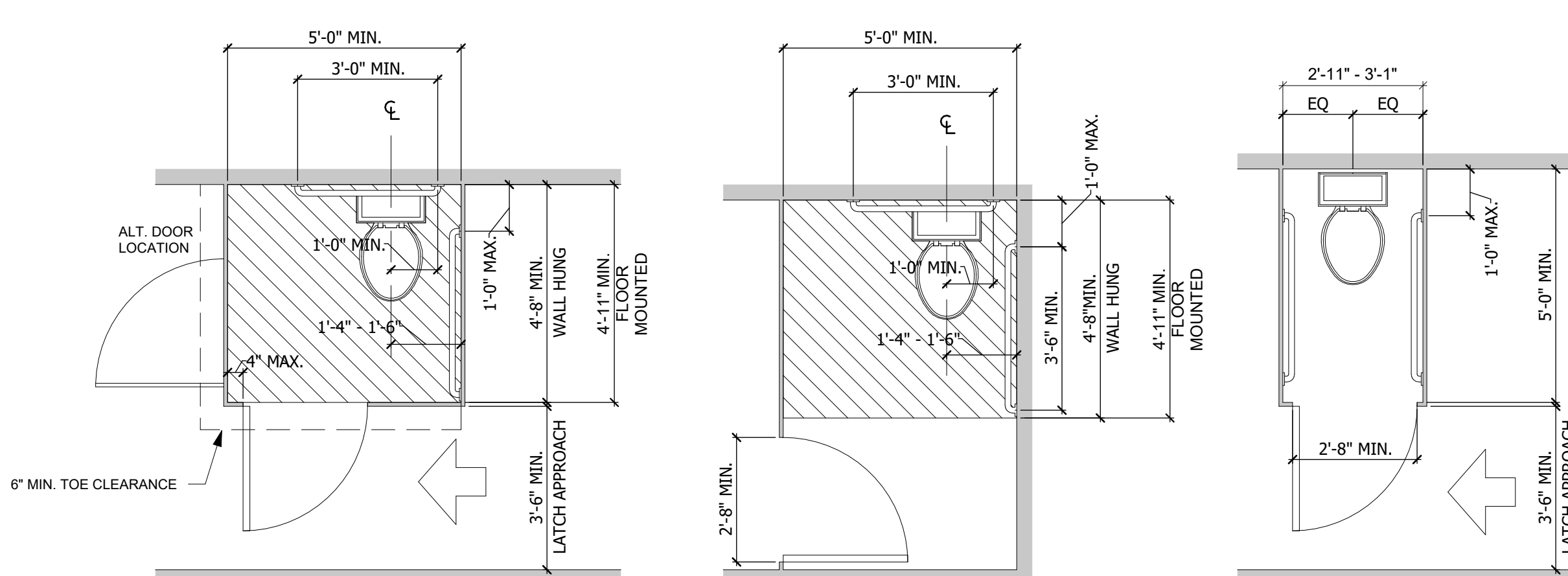
LATCH SIDE APPROACH - SWINGING DOORS



HINGE SIDE APPROACH - SWINGING DOORS

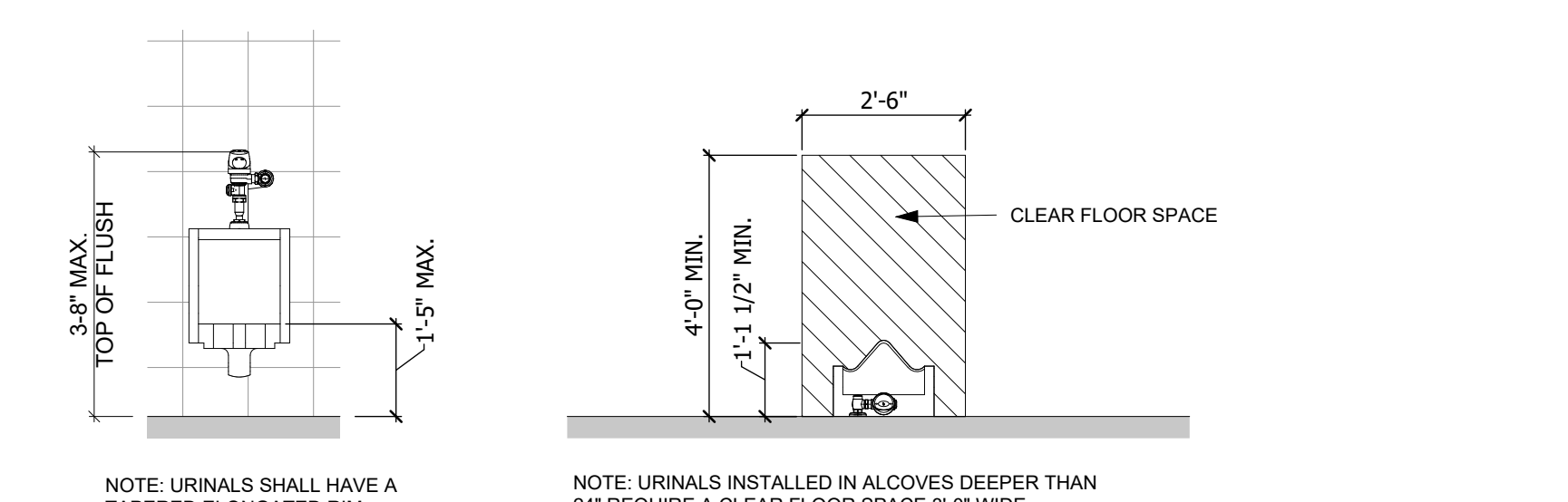


SWINGING DOORS AND GATES - TAS SECTION 404.2.4.1

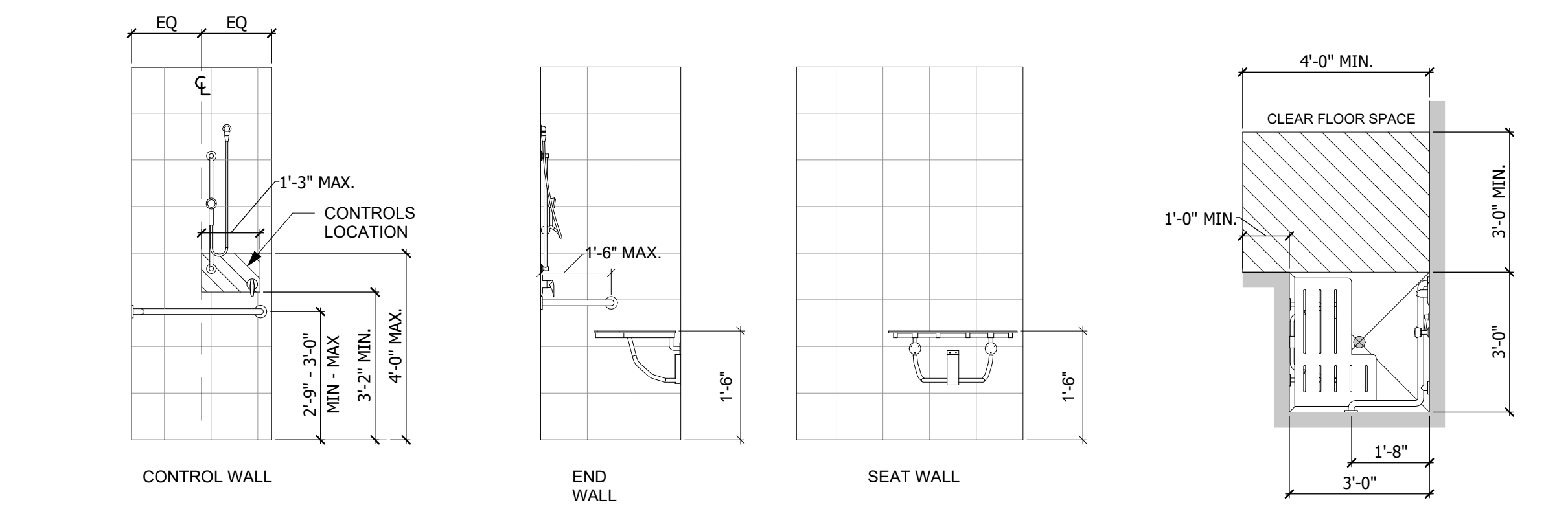


STANDARD STALLS ALTERNATE STALLS

SIZE - TAS SECTION 604.8.1.1

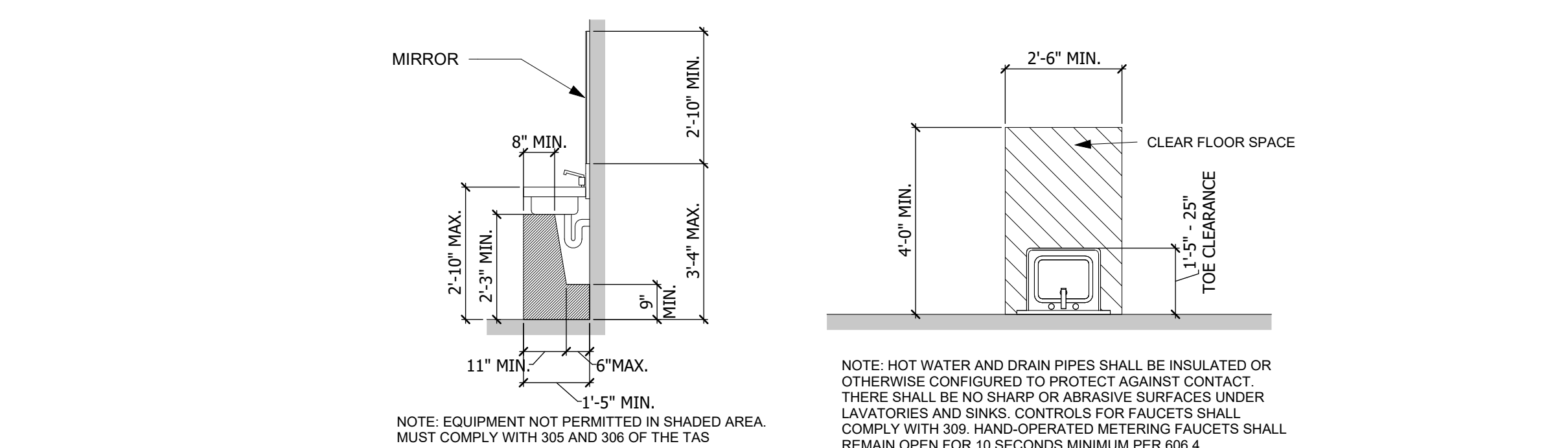


URINALS - TAS SECTION 605.2



TRANSFER TYPE SHOWER COMPARTMENTS - TAS SECTION 608.2.1, 608.5.1, 608.5.2 & 608.5.3

TRANSFER TYPE SHOWER COMPARTMENTS - TAS SECTION 608.2.1, 608.5.1, 608.5.2 & 608.5.3



CLEAR FLOOR SPACE & HEIGHT - TAS SECTION 606.2 - 606.5

DOORS

TAS SECTION 404.2.4.1 - MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES  
SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.4.1.

TAS SECTION 404.2.3 - CLEAR WIDTH  
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 38" MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 54" ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 54" AND 80" ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.

TAS SECTION 404.2.5 - THRESHOLDS  
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.

TAS SECTION 404.2.7 - DOOR AND GATE HARDWARE  
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITIONS, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

TAS SECTION 404.2.8.1 - DOOR CLOSERS AND GATE CLOSERS  
DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

TAS SECTION 404.2.9 - DOOR AND GATE OPENING FORCE  
THE MAXIMUM FORCE PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR. IT DOES NOT APPLY TO THE FORCE REQUIRED TO RETRACT BOLTS OR TO DISENGAGE OTHER DEVICES USED TO KEEP THE DOOR IN A CLOSED POSITION.

TOILET AND SHOWER STALLS

TAS SECTION 604.8.1.1 - TOILET STALLS  
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDRENS USE SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

TAS SECTION 605.2 - URINALS HEIGHT AND DEPTH  
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309.

TAS SECTION 606.2 & 606.3 - LAVATORIES AND SINKS  
LAVATORIES AND SINKS SHALL COMPLY WITH 606. A CLEAR FLOOR SPACE COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

TAS SECTION 608.5.1 - TRANSFER TYPE SHOWER COMPARTMENTS  
IN TRANSFER TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND SHALL BE LOCATED ON THE CONTROL WALL 15 INCHES MAXIMUM FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

TAS SECTION 608.5.2 - STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS  
IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR, WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL AND SHALL BE LOCATED 27 INCHES MAXIMUM FROM THE SEAT WALL.

TAS SECTION 608.5.3 - ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS  
IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR, WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE SEAT 27 INCHES MAXIMUM FROM THE SIDE WALL BEHIND THE SEAT OR SHALL BE LOCATED ON THE BACK WALL OPPOSITE THE SEAT 15 INCHES MAXIMUM LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT, WHERE A SEAT IS NOT PROVIDED. THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY.

SIGNAGE

TAS SECTION 216.1 - BUILDING SIGNS  
SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES SHALL COMPLY WITH ALL SECTIONS OF SECTIONS 216 AND 703. ELEMENTS AND SPACES OF ACCESSIBLE FACILITIES WHICH SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ARE PARKING SPACES AS RESERVED FOR INDIVIDUALS WITH DISABILITIES, ACCESSIBLE PASSENGER LOADING ZONES, ACCESSIBLE ENTRANCES WHEN NOT ALL ARE ACCESSIBLE, AND ACCESSIBLE TOILET AND BATHING FACILITIES WHEN NOT ALL ARE ACCESSIBLE.

TAS SECTION 216.2 & 216.3 - BUILDING SIGNS  
SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES AND OTHER SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH ALL SECTIONS OF 703.5 (BUILDING DIRECTORIES, MENUS, AND ALL OTHER SIGNS WHICH ARE TEMPORARY ARE NOT REQUIRED TO COMPLY.)

TAS SECTION 216.6 - ENTRANCES  
WHERE NOT ALL ENTRANCES COMPLY WITH 404, ENTRANCES COMPLYING WITH 404 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.2.1. DIRECTIONAL SIGNS COMPLYING WITH 703.5 THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 404.

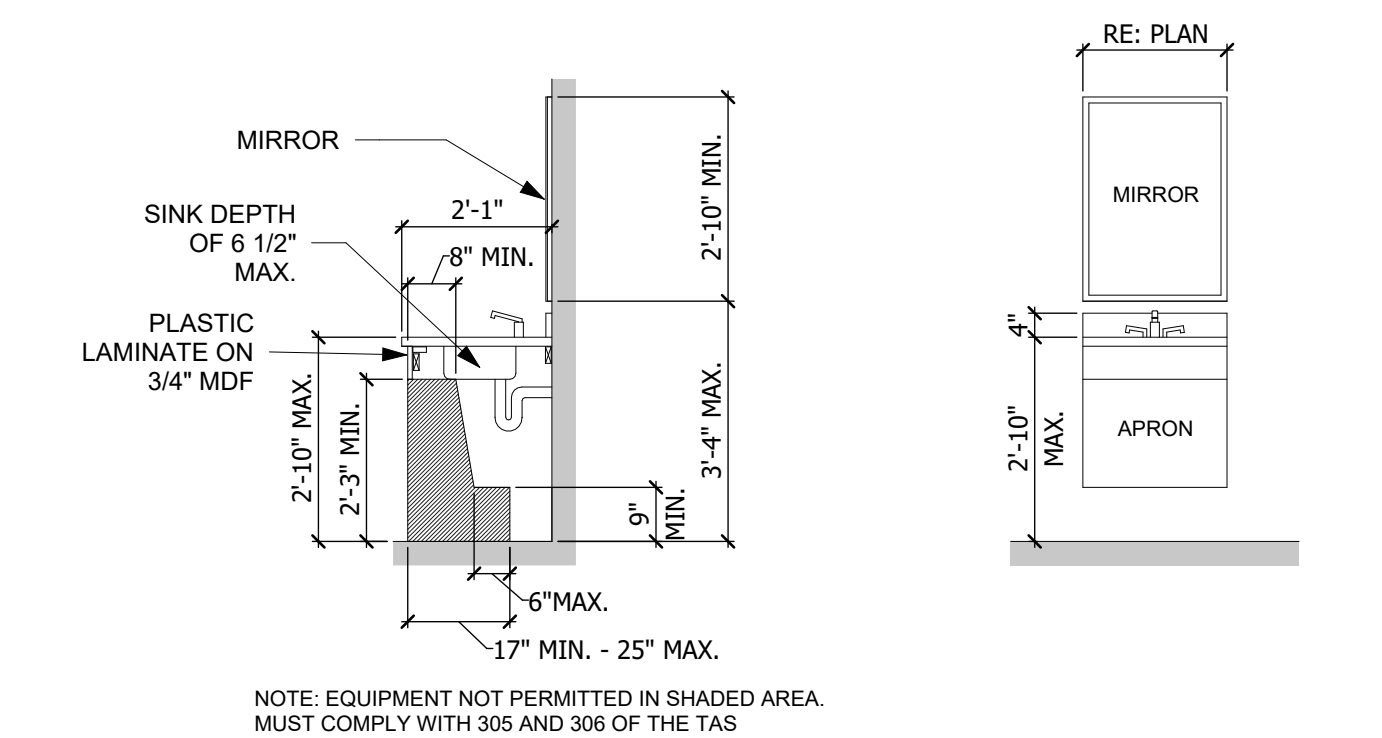
TAS SECTION 703.1 - SIGNS  
SIGNS SHALL COMPLY WITH 703, WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

TAS SECTION 703.2.1 & 703.3 - RAISED AND BRAILLED CHARACTERS  
RAISED CHARACTERS SHALL BE 1/32" MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE, SANS SERIF, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. BRAILLE CHARACTERS SHALL BE CONTRACTED (GRADE 2). CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MINIMUM AND 2" MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

TAS SECTION 703.2.4 - CHARACTER PROPORTION  
CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

TAS SECTION 703.5.1 - FINISH AND CONTRAST  
CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

NOTE: THESE DRAWINGS ARE FOR GENERAL MOUNTING CLEARANCE REFERENCE. SEE PLANS FOR CONFIGURATIONS. ALL DIMENSIONS SHALL CONFORM TO TEXAS ACCESSIBILITY STANDARDS.



LAVATORY WITH COUNTERTOP - TAS SECTION 606.2 - 606.5

1	10/13/22	ISSUED FOR PRELIMINARY REVIEW
2	10/18/22	REVISED PER TRAVEL COMMENTS
3	11/16/22	ISSUED FOR PERMIT
4	12/07/22	REVISED PER CITY COMMENTS
5	11/29/24	REVISED PER CITY COMMENTS
6	12/24/24	REVISED PER CITY COMMENTS

GENERAL SITE AND BUILDING ELEMENTS

**TAS SECTION 505.4 - HANDRAIL HEIGHT**  
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

**TAS SECTION 505.5 - CLEARANCE**  
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM.

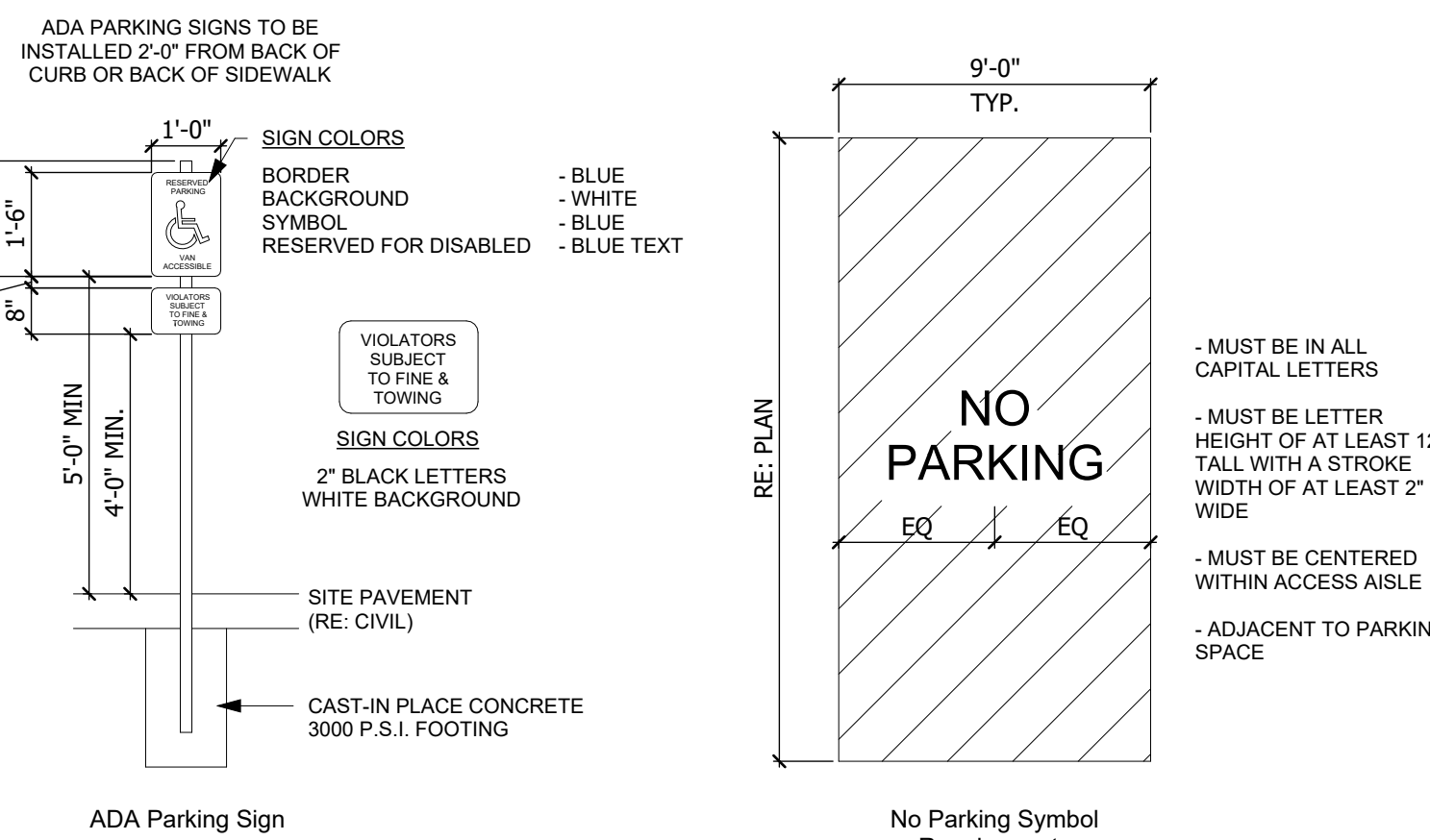
**TAS SECTION 505.6 - GRIPPING SURFACE**  
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

**TAS SECTION 505.7.2 & 609.2.2 - NON-CIRCULAR SECTIONS**  
HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6 1/4 INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2 1/4 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.

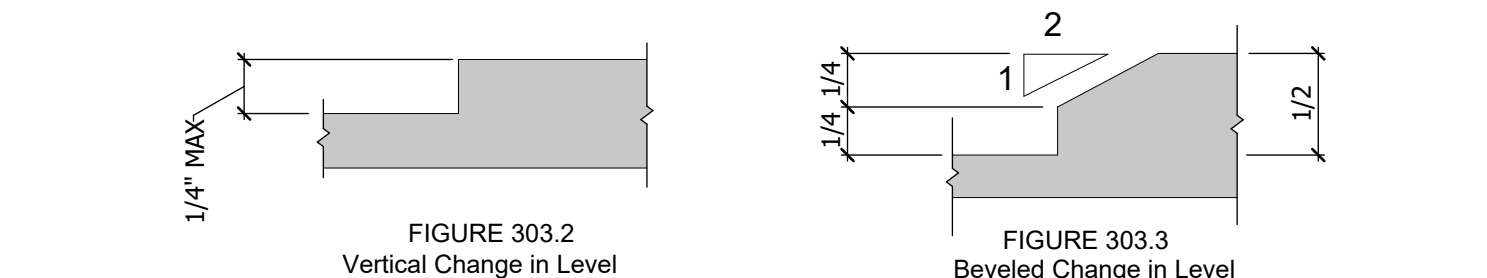
**TAS SECTION 505.10.1 - TOP AND BOTTOM EXTENSION AT RAMPS**  
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

**TAS SECTION 505.10.2 - TOP EXTENSION AT STAIRS**  
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

**TAS SECTION 505.10.3 - BOTTOM EXTENSION AT STAIRS**  
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



TYPICAL ADA SIGNAGE

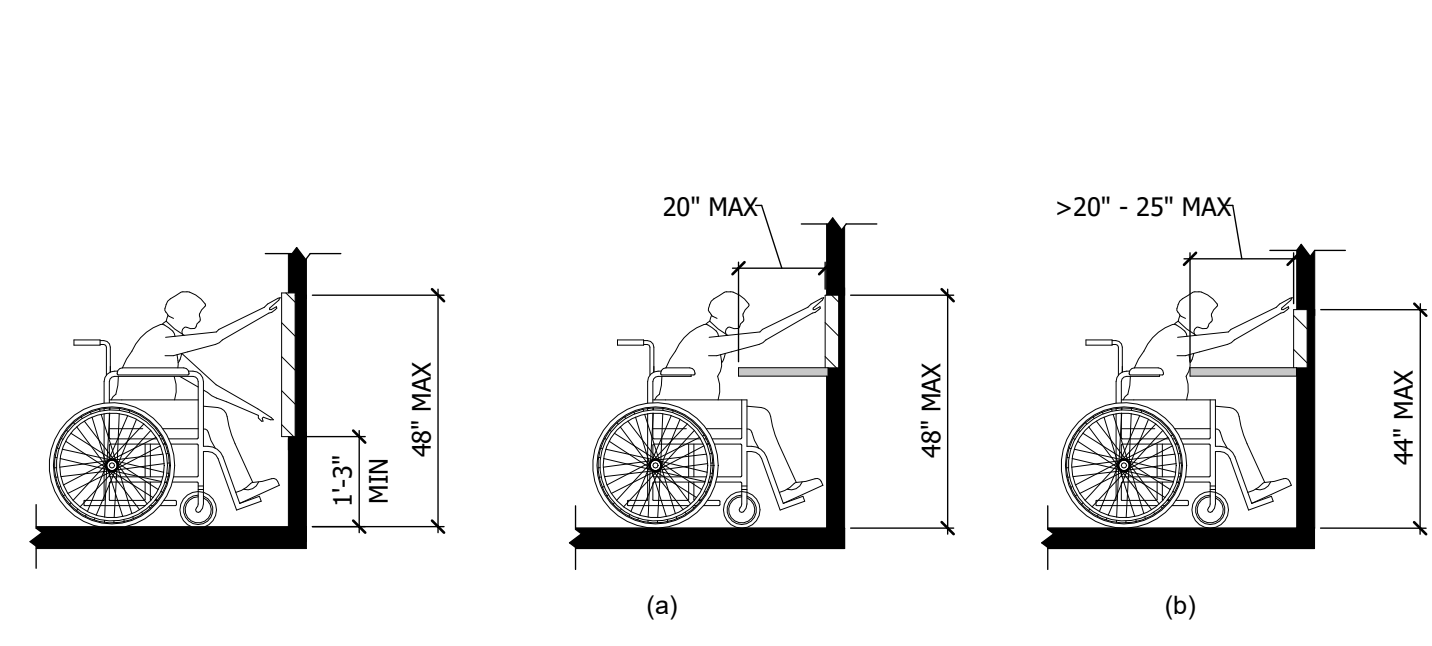


CHANGES IN LEVEL - TAS SECTION 303.2 AND 303.3

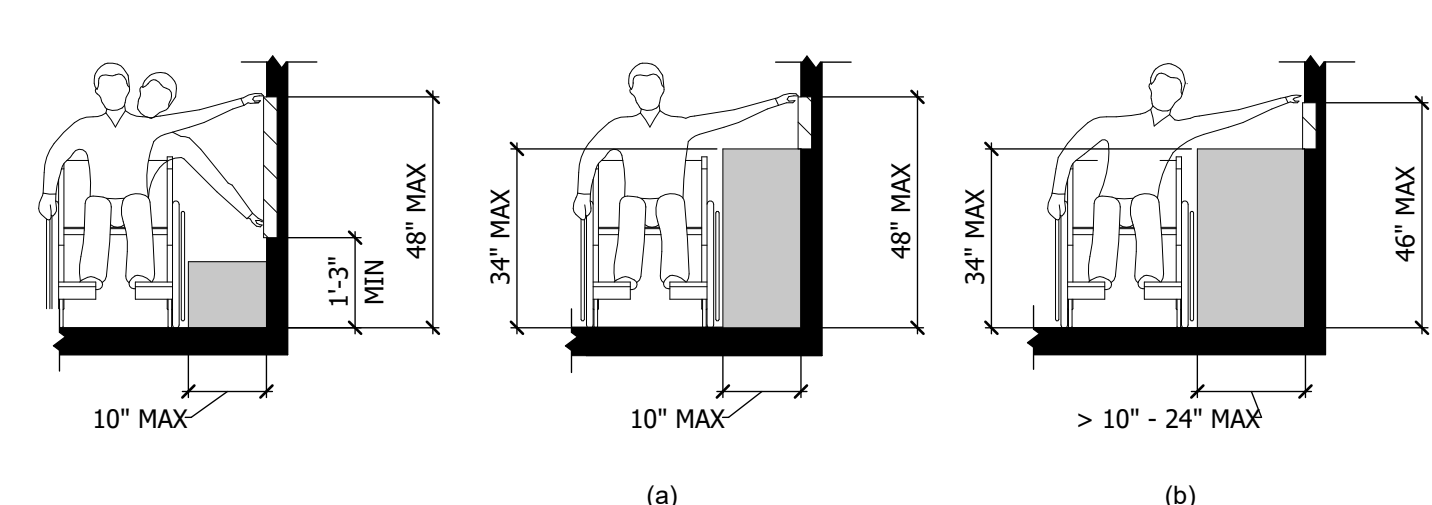
TOE AND KNEE CLEARANCE - TAS SECTION 306.2 & 306.3



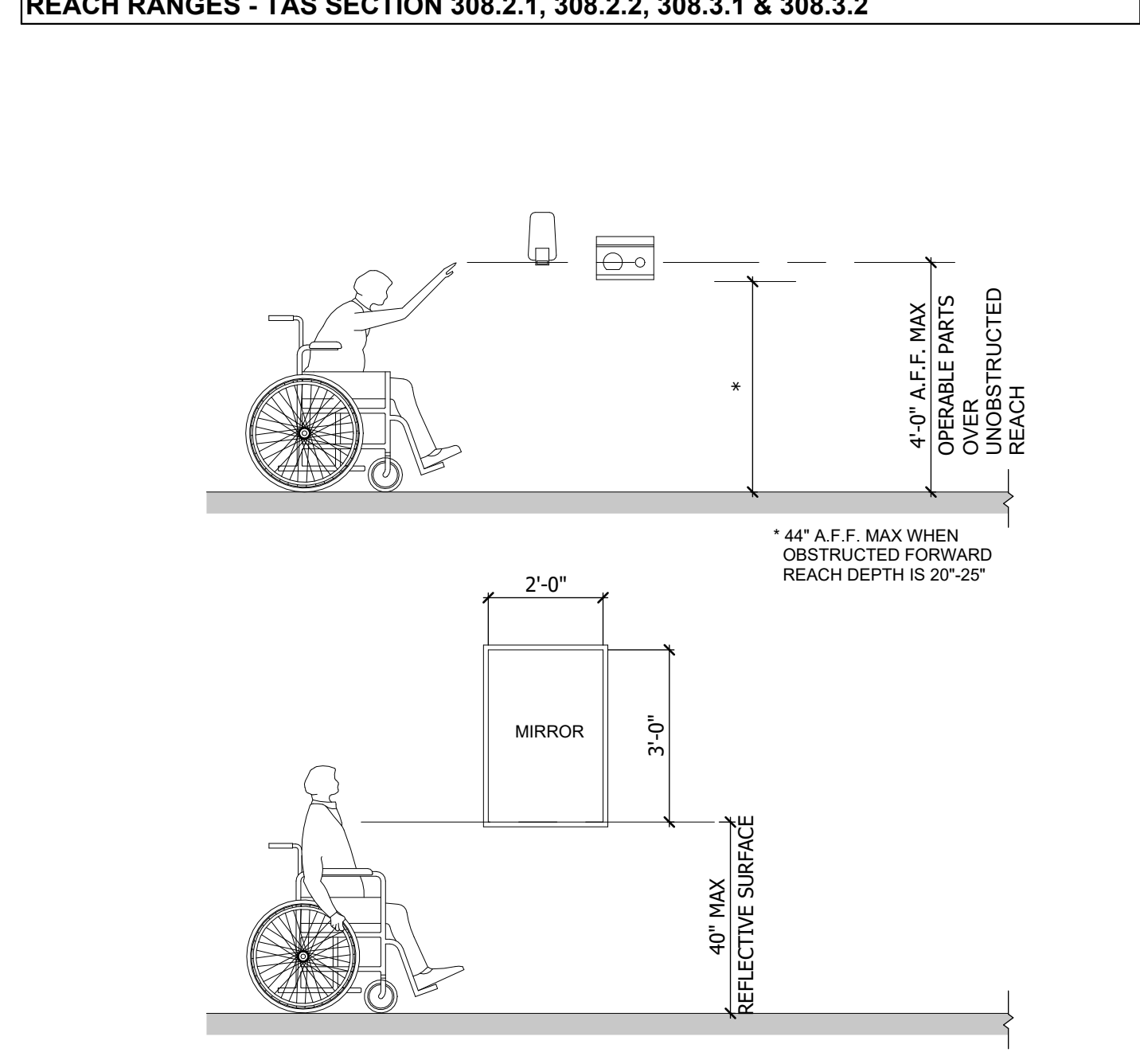
TOE AND KNEE CLEARANCE - TAS SECTION 306.2 & 306.3



REACH RANGES - TAS SECTION 308.2.1, 308.2.2, 308.3.1 & 308.3.2

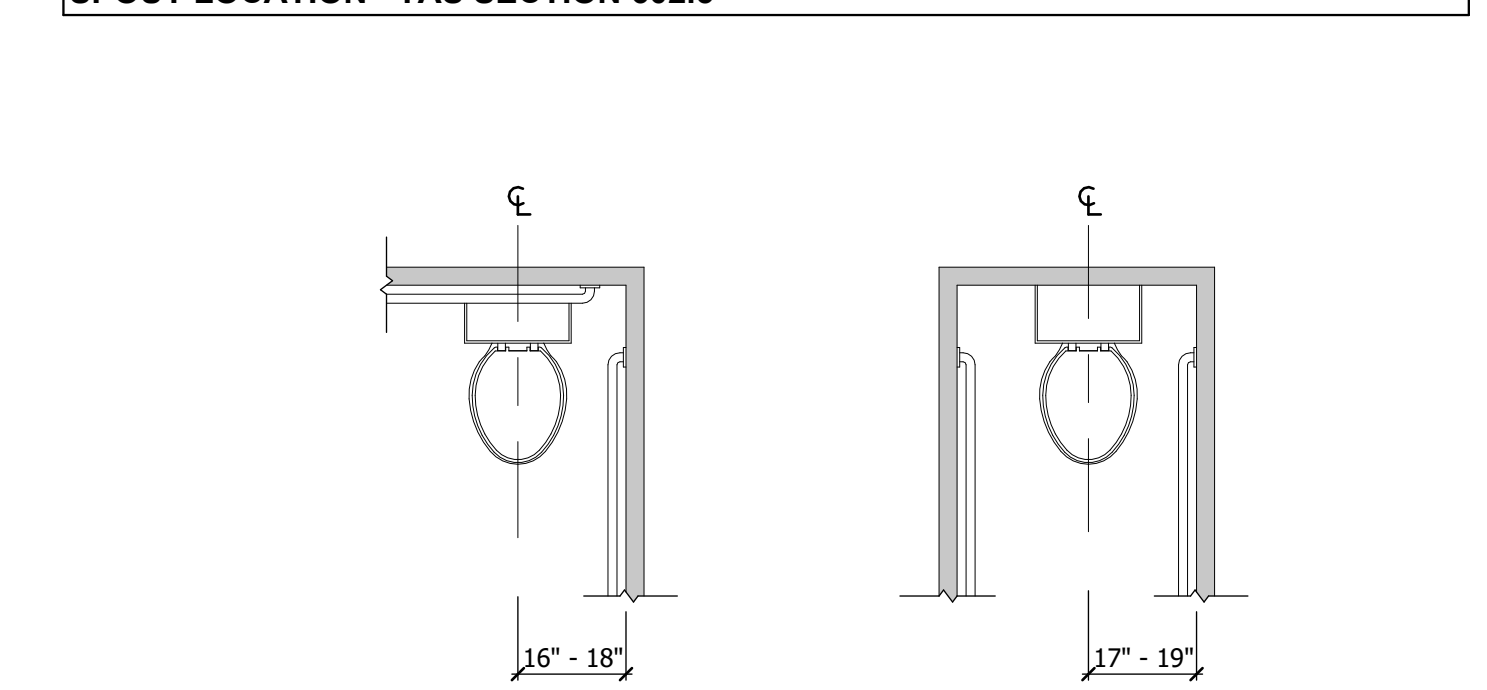


REACH RANGES - TAS SECTION 308.2.1, 308.2.2, 308.3.1 & 308.3.2

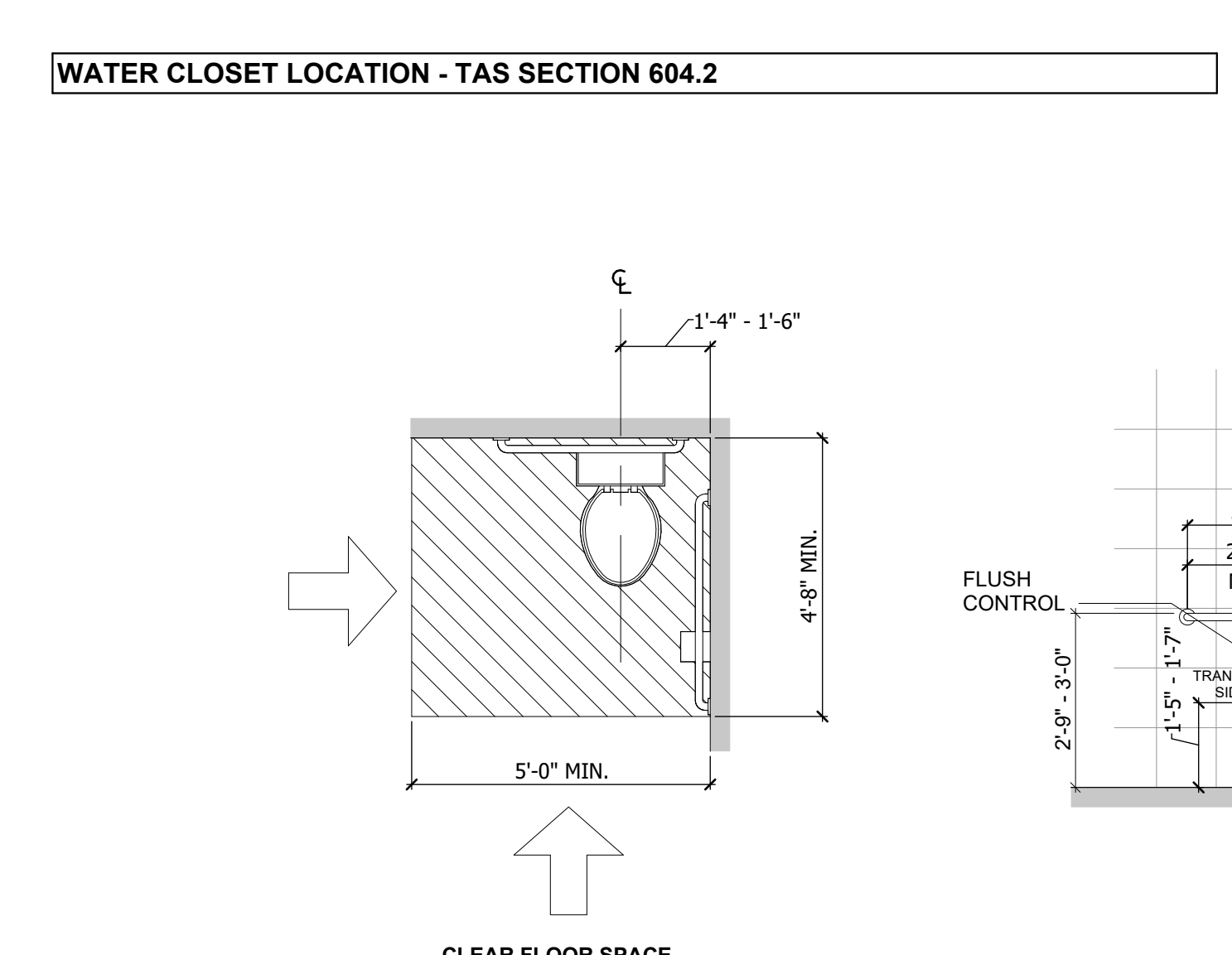


MIRRORS - TAS SECTION 603.3 - RESTROOM ACCESSORIES

SPOUT LOCATION - TAS SECTION 602.5

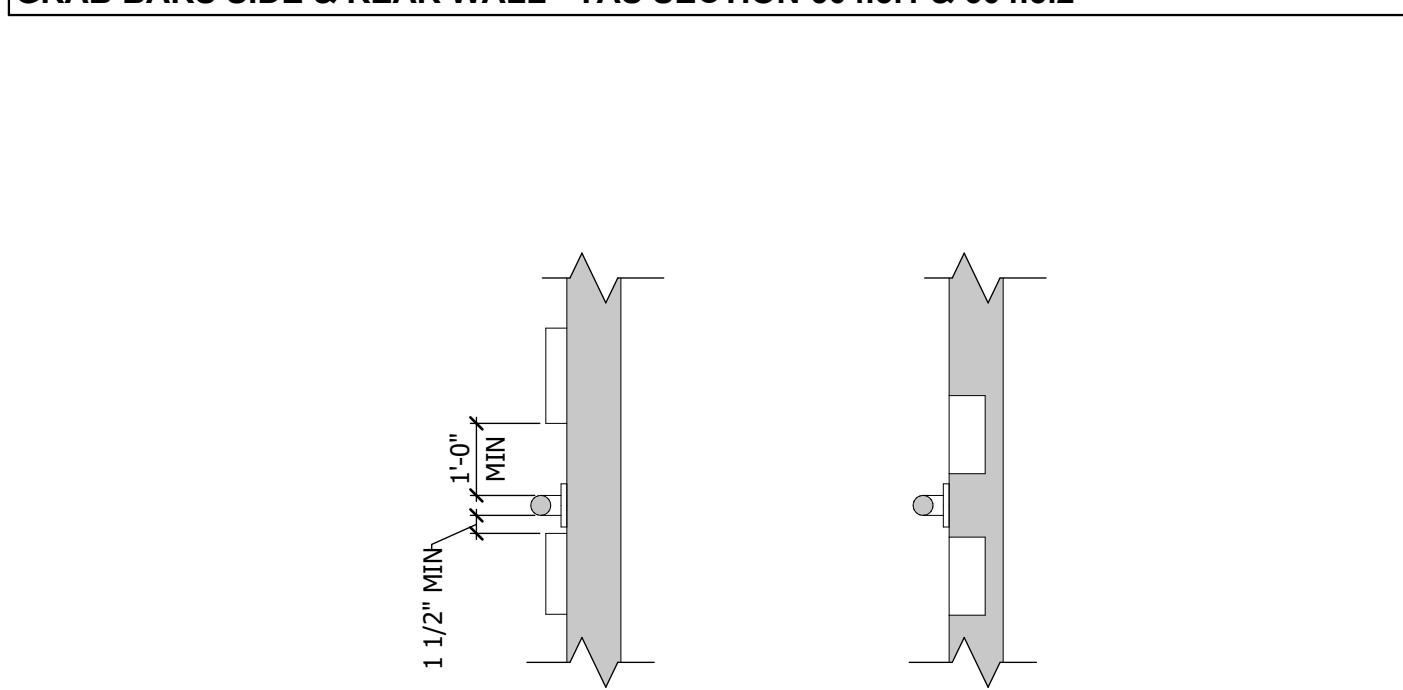


WATER CLOSET LOCATION - TAS SECTION 604.2

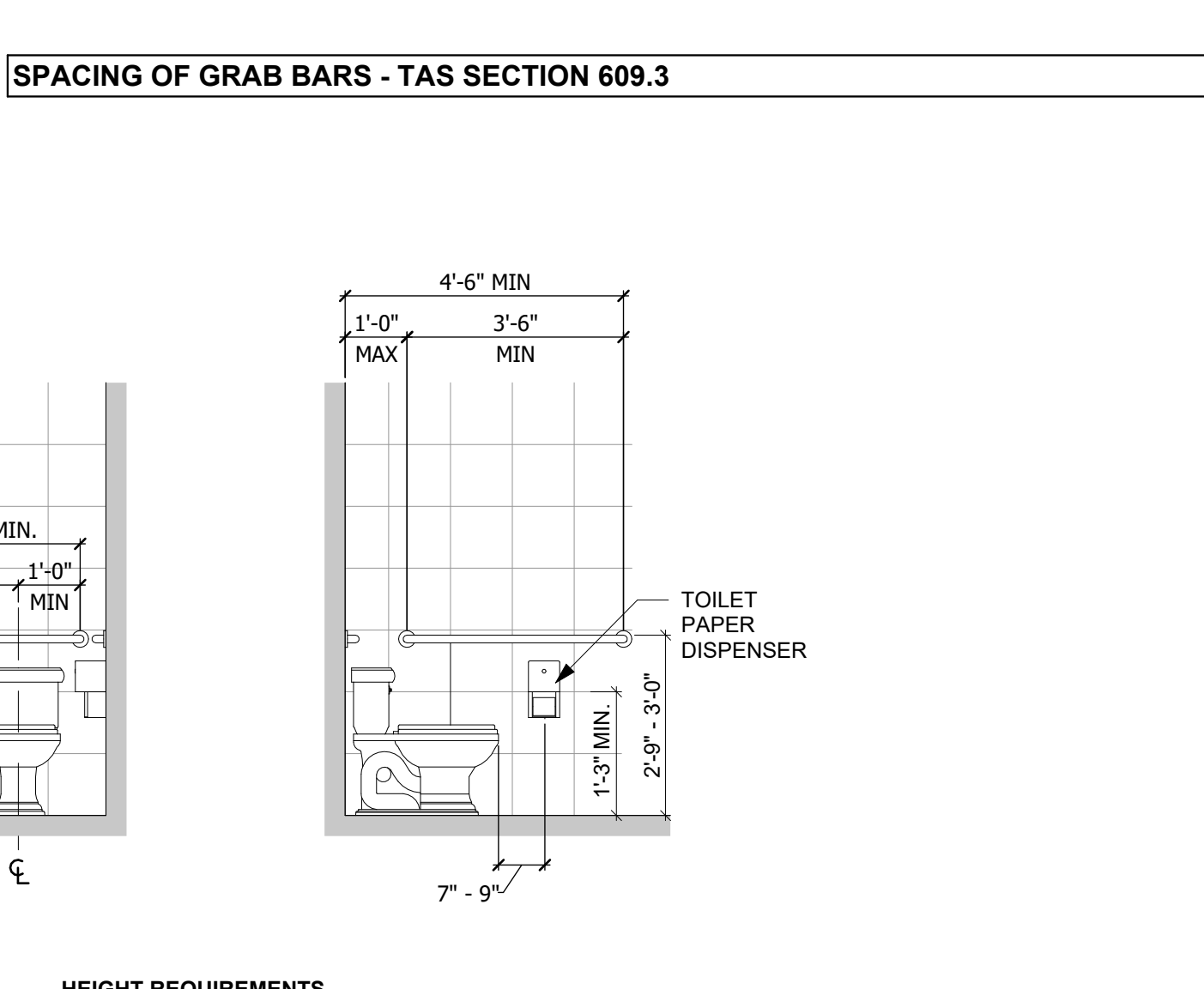


SIZE OF CLEARANCE AT WATER CLOSETS - TAS SECTION 604.3.1, 604.5.1 & 604.5.2

GRAB BARS SIDE & REAR WALL - TAS SECTION 604.5.1 & 604.5.2



SPACING OF GRAB BARS - TAS SECTION 609.3



SIZE OF CLEARANCE AT WATER CLOSETS - TAS SECTION 604.3.1, 604.5.1 & 604.5.2

BUILDING BLOCKS

**TAS SECTION 302.1 - GENERAL**  
FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH 302.

**TAS SECTION 302.2 - 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 HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNTUCK PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303.

**TAS SECTION 302.3 - OPENINGS**  
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN 407.4.3, 409.4.3, 410.4, 410.5.3 AND 510.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

**TAS SECTION 303.2 - VERTICAL**  
CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

**TAS SECTION 303.3 - BEVELED**  
CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

**TAS SECTION 304.3.2 - T-SHAPED SPACE**  
THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES 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.

**TAS SECTION 305.3 - SIZE**  
THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM.

**TAS SECTION 305.5 - POSITION**  
UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

**TAS SECTION 305.7.1 - FORWARD APPROACH**  
ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES.

**TAS SECTION 305.7.2 - PARALLEL APPROACH**  
ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES.

**TAS SECTION 306.2 - TOE CLEARANCE**  
GENERAL SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

**TAS SECTION 306.3 - KNEE CLEARANCE**  
GENERAL SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 306.3.

**TAS SECTION 307.2 - PROTRUSION LIMITS**  
OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

**TAS SECTION 307.3 - POST-MOUNTED PROTRUDING OBJECTS**  
FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES MAXIMUM WHEN LOCATED 27 INCHES MINIMUM AND 80 INCHES MAXIMUM ABOVE LOCATED 27 INCHES MINIMUM AND 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES, THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES MAXIMUM OR 80 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

**TAS SECTION 307.4 - VERTICAL CLEARANCE**  
VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

**TAS SECTION 308.2.1 - UNOBSTRUCTED**  
WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

**TAS SECTION 308.2.2 - OBSTRUCTED HIGH REACH**  
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES MAXIMUM.

**TAS SECTION 308.3.1 - UNOBSTRUCTED**  
WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

**TAS SECTION 308.3.2 - OBSTRUCTED HIGH REACH**  
WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.

PLUMBING ELEMENTS AND FACILITIES

**TAS SECTION 602.5 - SPOUT LOCATION**  
THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

**TAS SECTION 604.2 - LOCATION**  
THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION. EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN 604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH.

**TAS SECTION 604.31 - CLEARANCE**  
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

**TAS SECTION 604.51 - SIDE WALL GRAB BAR AT WATER CLOSETS**  
THE SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL.

**TAS SECTION 604.5.2 - REAR WALL GRAB BAR AT WATER CLOSETS**  
THE REAR WALL GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE.

HAND RAILS AND GRAB BARS

**TAS SECTION 609.3 SPACING**  
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2"; THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.

**TAS SECTION 609.2.1 & 505.7.1 CIRCULAR CROSS SECTION**  
GRAB BARS AND HANDRAIL GRIPPING SURFACES WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM.

**TAS SECTIONS 405.5 - CLEAR WIDTH**  
THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM.

**TAS SECTION 609.8 - STRUCTURAL STRENGTH**  
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

**TAS SECTION 605.8 & 609.5 - SURFACE HAZARDS**  
HANDRAILS, GRAB BARS, AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS AND HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

NOTE: THESE DRAWINGS ARE FOR GENERAL MOUNTING CLEARANCE REFERENCE. SEE PLANS FOR CONFIGURATIONS. ALL DIMENSIONS SHALL CONFORM TO TEXAS ACCESSIBILITY STANDARDS.

1	10/13/22	ISSUED FOR PRELIMINARY REVIEW
2	10/19/22	REVISED PER TRAVEL COMMENTS
3	11/16/22	ISSUED FOR PERMIT
4	12/07/22	REVISED PER CITY COMMENTS
5	11/29/24	REVISED PER CITY COMMENTS
6	12/24/24	REVISED PER CITY COMMENTS

SITE INFORMATION

TOTAL AREA OF SITE: 114,380 SF FREESTANDING BUILDING SITUATED ON 243,635 SF AND 5.59 ACRES OF LAND  
TOTAL IMPERVIOUS COVER: 95,725 SF AND 40% OF SITE COVERED BY IMPERVIOUS COVER  
- THERE IS NO EXTERIOR WORK. ALL BUILDINGS, PARKING, AND SITE WORK ARE EXISTING.

BUILDING INFORMATION

BUILDING HEIGHT: 52'-0" FT  
NUMBER OF STORIES: 1  
PROPOSED USE: B-BUSINESS GROUP AND S-1 STORAGE GROUP  
GROSS SQUARE FOOTAGE: 114,500 SF

PARKING CALCULATIONS PER SEC. 26-492. PARKING SPACES FOR CERTAIN TYPES OF USE CLASSIFICATIONS.

OFFICE SPACES: 2.5 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA

CALC: (7,327 S.F./1000)\*2.5 = 7

WAREHOUSE: 1 PARKING SPACES PER 7,000 SQUARE FEET OF GFA

CALC: (107,173 S.F./7000)= 15

TOTAL PARKING SPACES REQUIRED: 22

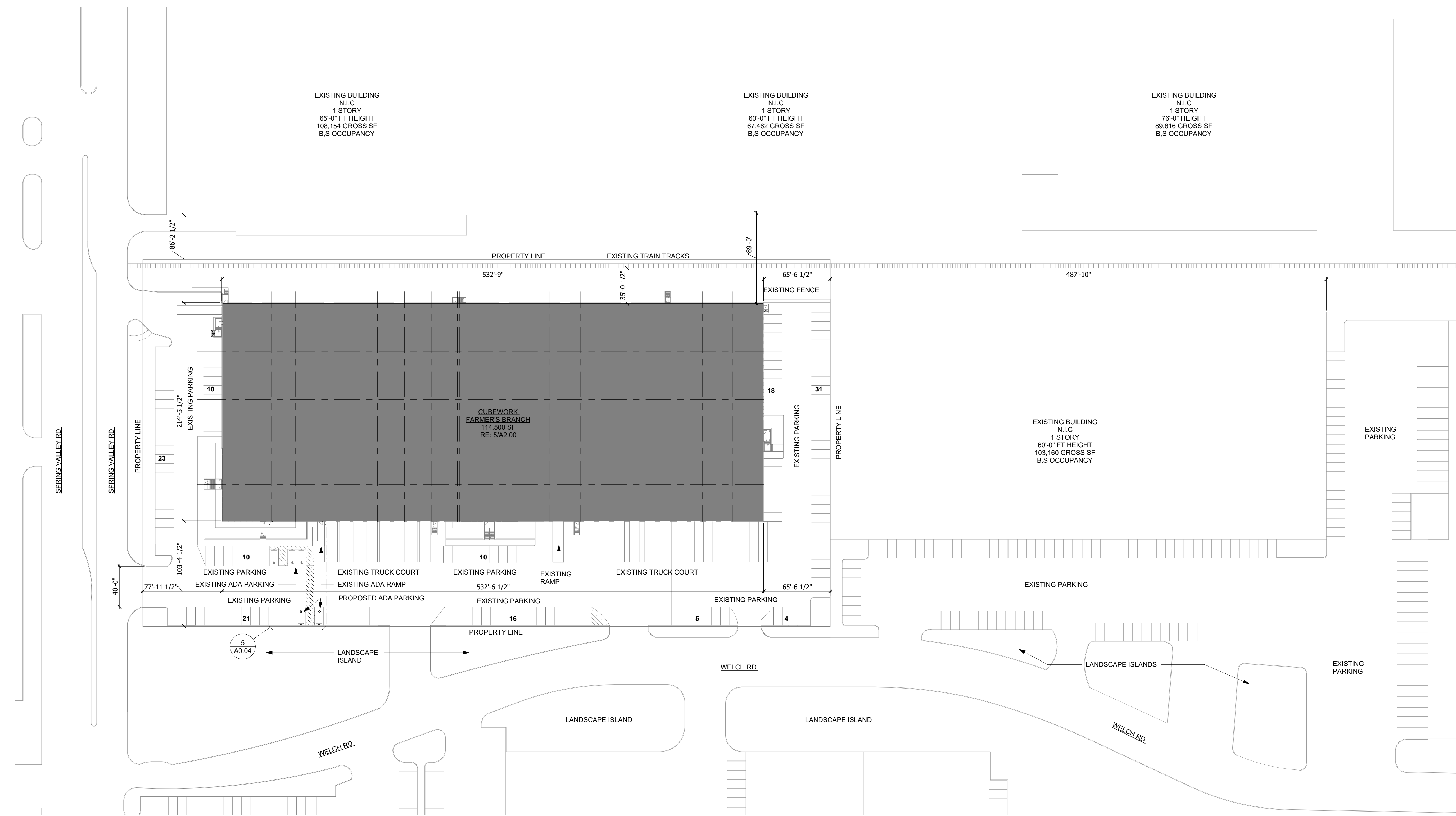
TOTAL PARKING SPACES PROVIDED: 150

TOTAL ADA PARKING SPACES REQUIRED: 5

TOTAL ADA PARKING PROVIDED: 5

SITE NOTES

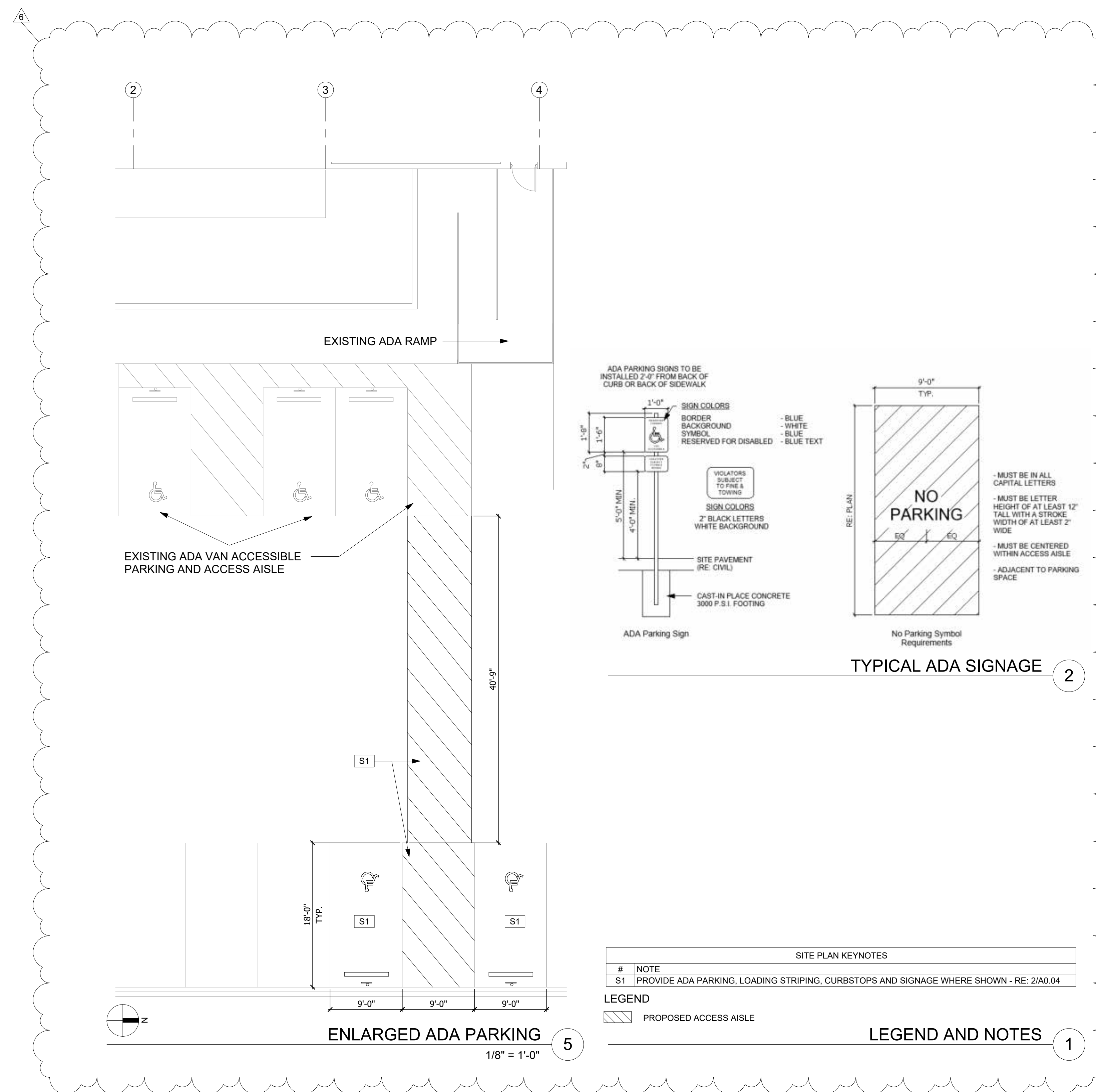
4



SITE PLAN

1" = 50'-0"

1



**CUBEWORX**  
**FARMER'S BRANCH**  
4545 SPRING VALLEY RD  
FARMER'S BRANCH, TX 75244

SET  
CONSTRUCTION  
DRAWINGS

ISSUE DATE

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1	10/13/22	ISSUED FOR PRELIMINARY REVIEW
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6	12/24/24	REVISED PER CITY COMMENTS

SHEET  
SITE PLAN

A0.04

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FIRE EXTINGUISHER LOCATION

⊕ DENOTES FIRE EXTINGUISHER LOCATIONS - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET

EMERGENCY EGRESS LIGHTING LEGEND

⊠ NEW LED NEW YORK SERIES ILLUMINATED EXIT SIGN - IF NOT EXISTING - RE: SPECS  
□ NEW HIGH OUTPUT LED EXTERIOR EGRESS LIGHTING - IF NOT EXISTING - RE: SPECS

EGRESS LEGEND 4

APPLICABLE CODES - CITY OF FARMER'S BRANCH

2018 INTERNATIONAL BUILDING CODE  
2020 NATIONAL ELECTRICAL CODE  
2018 UNIFORM MECHANICAL CODE  
2018 UNIFORM PLUMBING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE - COMMERCIAL

USE AND OCCUPANCY

304.1 BUSINESS GROUP B: OFFICE

THE AREAS LABELED AS OFFICE WILL SERVE A GROUP B OCCUPANCY WHERE THE TENANT'S USE WILL BE OFFICE, PROFESSIONAL TRANSACTIONS, AND STORAGE OF RECORDS AND ACCOUNTS.

7,327 S.F. / 150 OCCUPANT FACTOR (1004.2) = 49 OCCUPANTS

311.2 MODERATE-HAZARD STORAGE GROUP S-1: WAREHOUSE - NO HIGH PILE

THE AREAS LABELED AS WAREHOUSE WILL SERVE A MODERATE HAZARD GROUP S-1 OCCUPANCY WHERE THE TENANT'S SPECIFIC USE WILL BE STORAGE OF MISCELLANEOUS MERCHANDISE ITEMS/HOUSEHOLD GOODS AND ACCESSORIES - NO HIGH PILE OR HAZARDOUS MATERIALS

107,173 S.F. / 500 OCCUPANT FACTOR (1004.2) = 214 OCCUPANTS

TOTAL: 263 OCCUPANTS

ALLOWABLE AREA - NON SEPARATED OCCUPANCIES

OCCUPANCIES:  
B - BUSINESS  
S-1 - WAREHOUSE  
CONSTRUCTION TYPE: IIB  
SPRINKLER: YES

BASE AREA: 70,000 S.F.  
FRONTAGE INCREASE: 21,000 S.F.  
SPRINKLER INCREASE: 62,500 S.F.  
TOTAL: 143,500

MOST RESTRICTIVE PROVISIONS:  
SINGLE FIRE AREA IS CREATED, BOUNDED BY THE EXTERIOR WALLS OF THE BUILDING - S1 OCCUPANCY, 2 STORY HEIGHT LIMIT, TYPE IIB CONSTRUCTION AND AREA LIMITATIONS AS NOTED BELOW:

PER SECTION 507.3, THE AREA OF A GROUP B, F, M, OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

PER SECTIONS 508.3.1, THE TOTAL AREA (114,500 S.F.) IS LESS THAN THE ALLOWABLE AREA LIMITATIONS FOR THE MOST RESTRICTIVE OCCUPANCY TYPE (S-1, 143,500 S.F.) AND THEREFORE QUALIFIES FOR NON-SEPARATED USE.

EGRESS NOTES

MINIMUM OF 44" EGRESS WIDTH PROVIDED TO ALL EXITS.

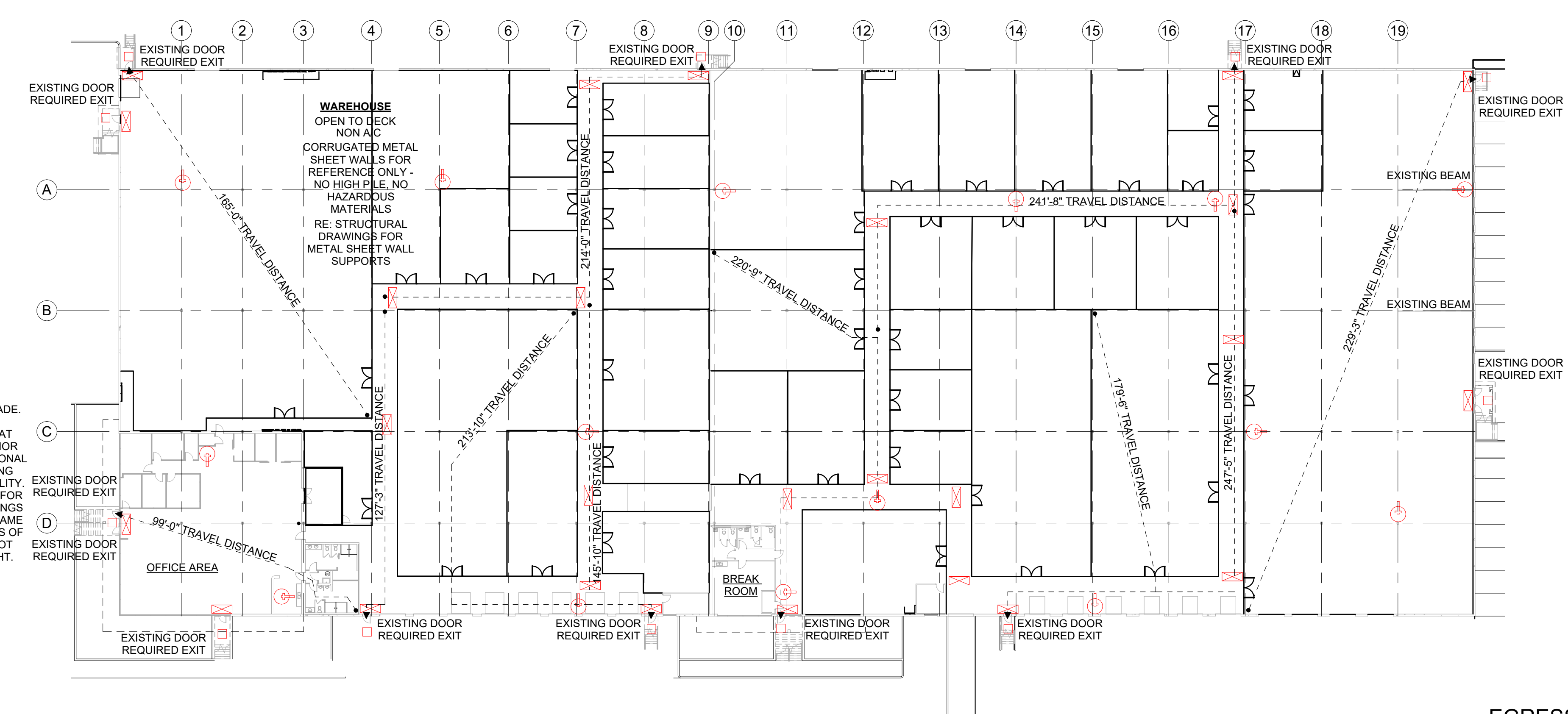
DOORS LABELED AS REQUIRED EXITS TO REMAIN UNLOCKED DURING BUSINESS HOURS AND HAVE APPLICABLE SIGNAGE.

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

FIRE CODE COMPLIANCE

WHEN REQUIRED FIRE ALARM AND SPRINKLER TO COMPLY WITH ALL APPLICABLE CODES. ANY CHANGES OR MODIFICATIONS TO EXISTING SYSTEM TO BE DESIGN BUILD BY CONTRACTOR

NOTES 1



NOTE: DOOR IS AT GRADE. PROVIDE HANDICAP SIGNAGE AT INTERIOR AND EXTERIOR DISPLAYING INTERNATIONAL SYMBOL AND WORDING INDICATING ACCESSIBILITY. REFER TO CIVIL PLANS FOR SIDEWALKS AND LANDINGS AT GRADE. MAINTAIN SAME ELEVATION BOTH SIDES OF THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT.

EGRESS PLAN 5

1/32" = 1'-0"

CUBEWORX  
FARMER'S BRANCH  
4545 SPRING VALLEY RD  
FARMER'S BRANCH, TX 75244

SET  
CONSTRUCTION  
DRAWINGS

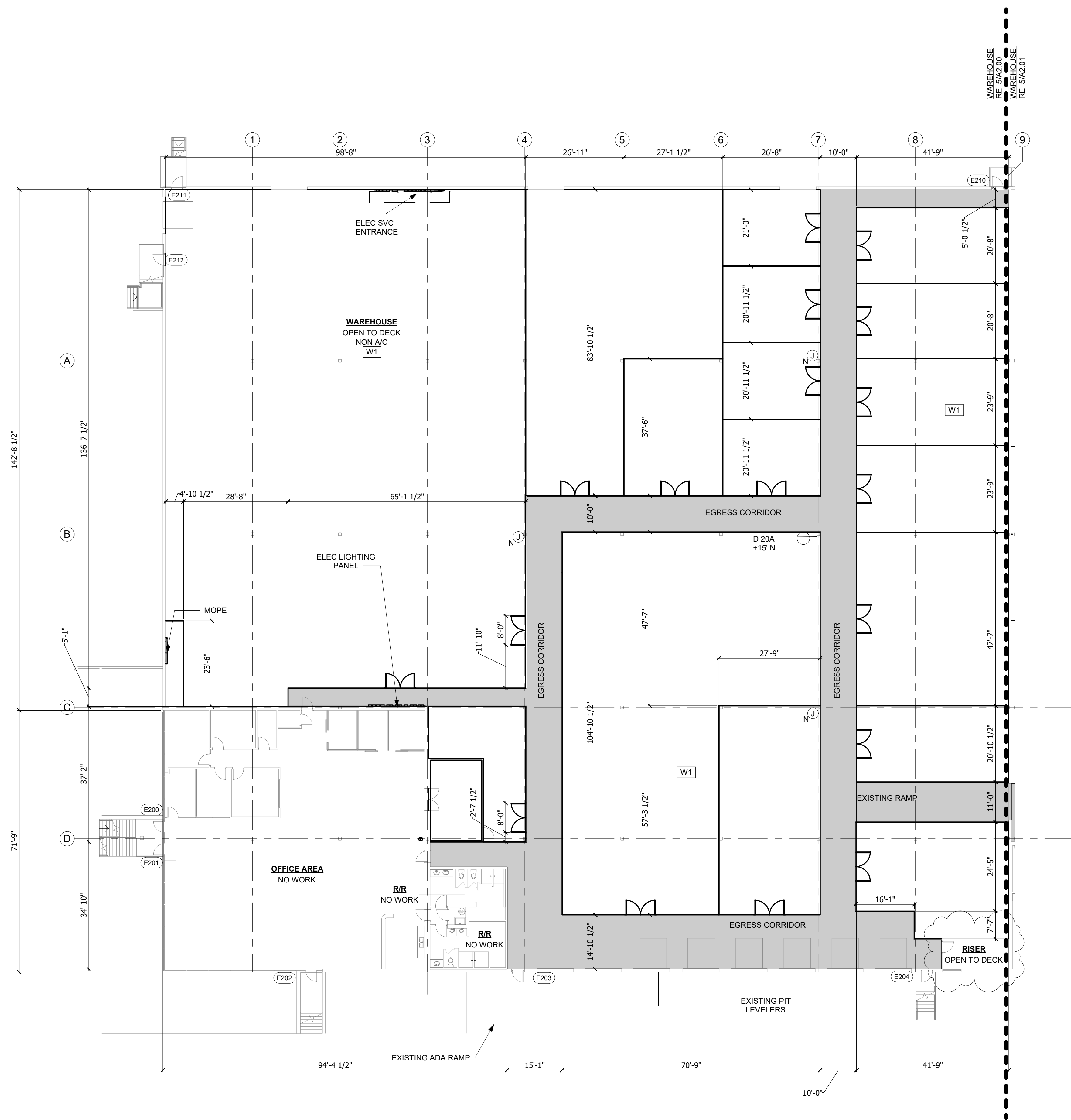
ISSUE DATE

Table with 6 columns: Issue No., Date, Description. Includes entries for preliminary review, permit, and city comments.

SHEET  
CODE  
COMPLIANCE  
AND EGRESS

A0.10

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STRUCTURAL NOTES

PROVIDE ALLOWANCE FOR STRUCTURAL BRACING FOR NEW CORRUGATED METAL PARTITIONS

DIMENSIONS

ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISHED WALL U.N.O.

ALL DOOR OPENINGS TO BE 6" FROM ADJACENT WALLS ON HINGE SIDE OF DOOR UNLESS OTHERWISE NOTED.

BLOCKING

PROVIDE METAL STUD OR STEEL BLOCKING (AND/OR FIRE-RETARDANT 2X WOOD BLOCKING WHERE PERMITTED BY CODE) ADEQUATE TO SUPPORT GRAB BARS, HANDRAILS, TRIM, MOULDINGS, WALL MOUNTED EQUIPMENT AND FIXTURES AS SCHEDULED OR NOTED ELSEWHERE. ALL BLOCKING MUST PROVIDE ADEQUATE STRUCTURAL SUPPORT TO MEET ALL APPLICABLE CODES RELATED TO SUCH ITEMS.

MEP NOTES

ALL MEP TO BE DESIGN BUILD BY CONTRACTOR. CONTRACTOR TO COORDINATE OFFICE AND WAREHOUSE ELECTRICAL REQUIREMENTS.

PROVIDE A MINIMUM OF 1 FOOT-CANDLE IN ALL AREAS ON A BATTERY BACK-UP TO PROPERLY ILLUMINATE PATH OF EGRESS IN THE EVENT OF POWER FAILURE.

GENERAL

ANY CONSTRUCTION INDICATED AS NEW MUST CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.

CONTRACTOR TO VERIFY WITH OWNER AND ARCHITECT THE SCOPE OF WORK TO BE PERFORMED PRIOR TO COMMENCING ANY WORK. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS CONSTRUCTABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION MEAN, METHODS OF CONSTRUCTION, AND THE SEQUENCE OF CONSTRUCTION AND PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS OF THE PROPOSED PROJECT.

GENERAL NOTES 3

WAREHOUSE KEYNOTES	
#	NOTE
W1	INSTALL NEW CORRUGATED METAL SHEET WALLS TO 12'-0" A.F.F. WITH 4'-0"x8'-0" TALL METAL DOORS WITH SCHLAGE AL SERIES LOCKSET - TO BE PLACED ON CENTER OF EACH ROOM UNLESS OTHERWISE NOTED - RE: STRUCTURAL DRAWINGS, SPECIFICATIONS, AND LOCKSET CUTSHEETS

SYMBOL LEGEND

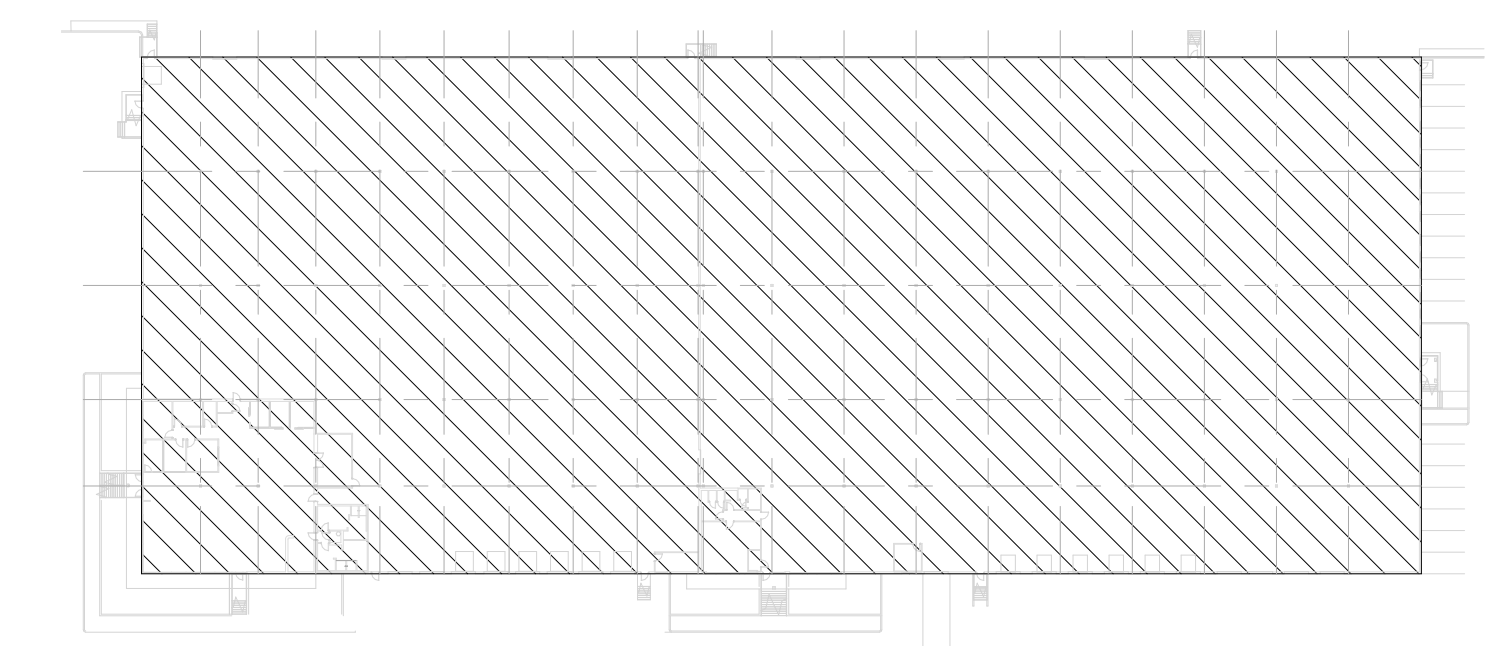
+x" - DENOTES HEIGHT WHERE NOTED

- D DEDICATED DUPLEX
- J JUNCTION BOX OUTLET

WALL LEGEND

- EXISTING WALL
- NEW METAL CORRUGATED WALL

LEGENDS AND KEYNOTES 2



OFFICE: 7,327 S.F.  
WAREHOUSE: 107,173 S.F.  
TOTAL: 114,500 S.F.

OVERALL FLOOR PLAN 1  
1/16" = 1'-0" 5

LOCATION PLAN 1  
1" = 80'-0" 1

CUBEWORX  
FARMER'S BRANCH  
4545 SPRING VALLEY RD  
FARMER'S BRANCH, TX 75244

SET  
CONSTRUCTION  
DRAWINGS

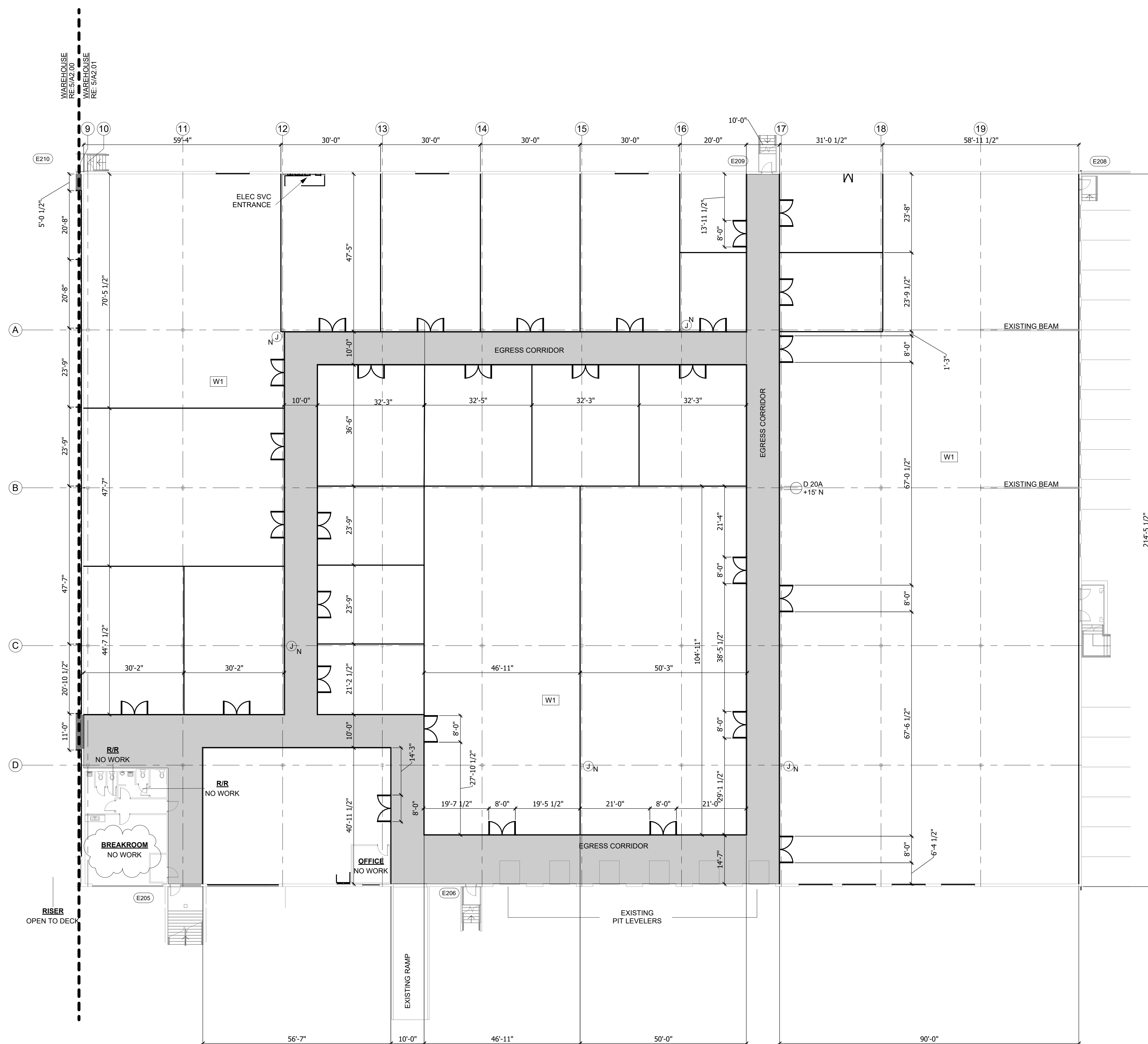
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SHEET  
OVERALL  
FLOORPLAN  
AND NOTES

A2.00

#	NOTE
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WAREHOUSE KEYNOTES	
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SYMBOL LEGEND

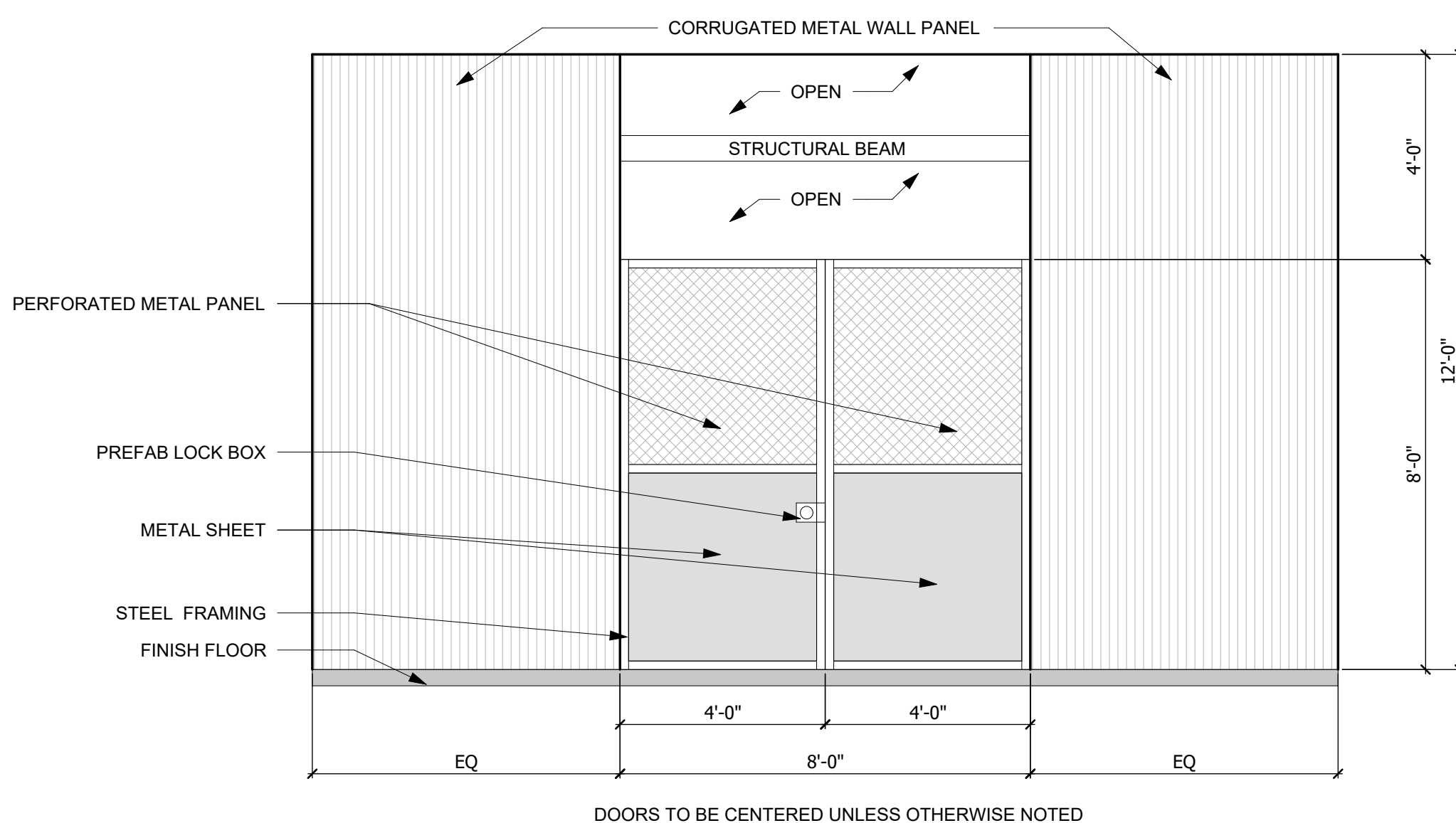
- D DEDICATED DUPLEX
- JUNCTION BOX OUTLET

WALL LEGEND

- EXISTING WALL
- NEW METAL CORRUGATED WALL

+x" - DENOTES HEIGHT WHERE NOTED

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6	12/24/24	REVISED PER CITY COMMENTS



METAL PANEL AND DOOR ELEVATION 11  
3/8" = 1'-0"

SET	LEVER SET	CLOSER	HINGE	REMARKS
				AS NOTED ON SCHEDULE
1	HEAVY DUTY LOCKSET	HAGER S200	FULL MORTISE	ON EXTERIOR STOREFRONT DOORS
2	PASSAGE SET	HAGER S200	FULL MORTISE	STANDARD HARDWARE SET WITHOUT A LOCK
3	INTERIOR LOCKSET	HAGER S200	FULL MORTISE	STANDARD HARDWARE SET WITH A LOCK
4	PUSH/PULL SET	HAGER S200	FULL MORTISE	ON MULTIPLE OCCUPANCY RESTROOMS
5	PRIVACY SET	HAGER S200	FULL MORTISE	ON SINGLE OCCUPANCY RESTROOMS
6	STOREROOM FUNCTION SET	HAGER S200	FULL MORTISE	ON SECURE ROOMS
7	PANIC SET	HAGER S200	FULL MORTISE	ON EXIT DOORS

NOTE: HARDWARE TO MATCH BUILDING STANDARD UNLESS OTHERWISE NOTED AND MUST BE ADA COMPLIANT

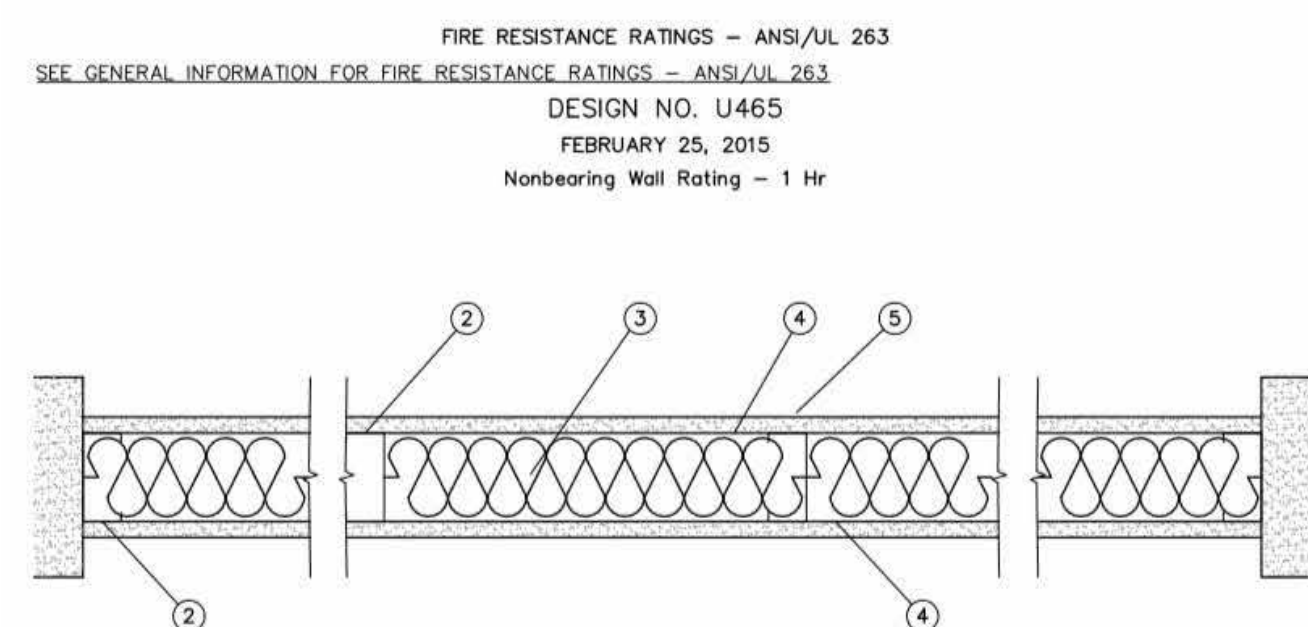
LOCATION	CONTINUOUS	CAVITY	REMARKS
ROOF - AT DECK	R-9	R-30	OVER A/C AREAS
EXTERIOR FURR WALL	R-5	R-13	AT A/C AREAS
INTERIOR WALL	R-3	R-13	OFFICE/WAREHOUSE SEPARATION WALL

LOCATION	SHEATHING TYPE
NON-WET LOCATIONS	5/8" GYPSUM BOARD
WET WALLS AND RESTROOM WALLS	5/8" DURROCK BOARD BEHIND ALL AREAS TO BE CLAD IN TILE 5/8" MOISTURE RESISTANT GYPSUM BOARD, INCLUDING CEILING
KITCHEN WALLS	5/8" HARDBOARD INSTALLED UP TO 48" A.F.F. 5/8" MOISTURE RESISTANT GYPSUM BOARD ABOVE 48" A.F.F. AND AT CEILINGS
STORAGE/ME ROOM WALLS	5/8" MOISTURE RESISTANT GYPSUM BOARD ABOVE 48" A.F.F. AND AT CEILINGS

1. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE FINISHED TO LEVEL 4 FINISH UNLESS NOTED OTHERWISE.  
2. PROVIDE CONTINUOUS BEAD OF SEALANT AT ALL WALL-TO-FLOOR, WALL-TO-CEILING, AND WALL-TO-WALL CONDITIONS.  
3. STAGGER ALL SHEATHING JOINTS PER MANUFACTURER'S RECOMMENDATIONS.  
4. PROVIDE CONTROL JOINT PER MANUFACTURER'S RECOMMENDATIONS, OR A MINIMUM OF 30" ON CENTER.  
5. PROVIDE BLOCKING FOR ALL REQUIRED ELEMENTS, INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, LIGHTING, MILLWORK, COUNTERS, AND ACCESSORIES. ALL BLOCKING INSTALLED IN STUD WALLS SHALL BE TIGHT TO BACKSIDE OF SHEATHING. ALL BLOCKING TO BE FIRE-TREATED AS REQUIRED BY CODE.

STUD SIZE	MAXIMUM WALL HEIGHT
2 1/2" X 20 GAUGE X 1 1/4"	16'-0"
3 5/8" X 20 GAUGE X 1 1/4"	20'-6"
4" X 20 GAUGE X 1 1/4"	23'-0"
6" X 18 GAUGE X 1 5/8"	28'-0"
6" X 16 GAUGE X 1 5/8"	30'-0"
8" X 18 GAUGE X 1 5/8"	35'-0"

1. STUD SPACING SHALL BE 16" OC UNLESS OTHERWISE NOTED. PROVIDE BRIDGING AT 48" OC AS REQUIRED.  
2. INTERIOR NON-LOAD BEARING WALLS SHALL BE 20GA MINIMUM, OR CONFORM TO 8C DEFLECTION LIMITS WITH A 5 PSF LATERAL LOAD, WHICHEVER IS MORE STRINGENT.  
3. PROVIDE DEFLECTION TOP TRACK AT TOPS OF PARTITION WALLS AS REQUIRED. SLOTTED TRACKS ARE ONLY ACCEPTABLE AT FLAT, LEVEL CEILINGS. REFER TO STRUCTURAL FOR DEFLECTION CRITERIA.  
4. SEAL ALL TRACKS TO CONCRETE SLAB/CURB WITH WATER RESISTANT SEALANT. PROVIDE CONTINUOUS BEADS OF SEALANT AT BOTH SIDES OF TRACKS.  
5. CONTRACTOR TO CONFIRM STUD SIZE AND HEIGHT LIMITATIONS WITH SELECTED LIGHT-GAUGE STUD MANUFACTURER.



DOOR LEGEND AND NOTES

FIRE RATING

# MIN - REQUIRED MINUTE FIRE RATING  
SMOKE - SMOKE RESISTIVE OR SMOKE LABELED

DOOR MATERIAL

AL - ALUMINUM  
HM - HOLLOW METAL  
SC - SOLID CORE  
HC - HOLLOW CORE  
ST - STEEL  
STF - STORE FRONT

FINISHES

PNT - PAINTED  
STN - STAINED  
BRZ - BRONZE PER MANU.  
CLR - CLEAR ANODIZED PER MANU.  
PLM - PLASTIC LAMINATE

GLAZING

GL-1 - FULLY TEMPERED  
GL-2 - 1" THICK INSULATED, LOW-E, GRAY TINTED  
GL-3 - FULLY TEMPERED AND OBSCURED  
GL-4 - FIRE RATED PER SCHEDULE

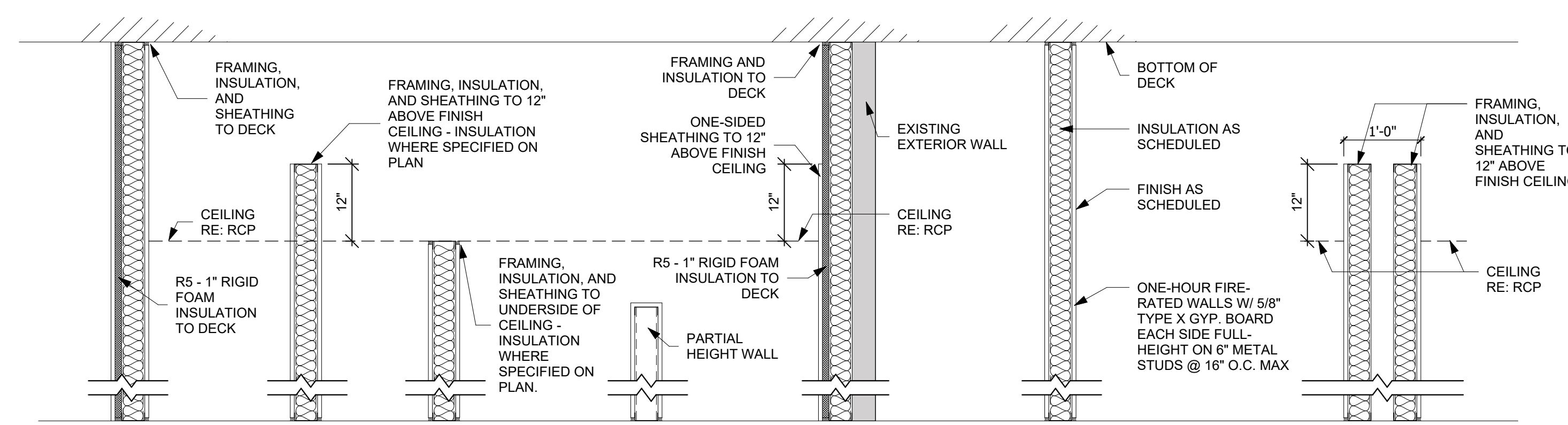
FRAME MATERIAL

AL - ALUMINUM  
HM - HOLLOW METAL  
WD - WOOD  
ST-WD - STEEL WITH APPLIED WOOD TRIM  
HM-WD - HOLLOW METAL WITH APPLIED WOOD TRIM  
GYP - GYPSUM BOARD

GENERAL NOTES

- DOORS TO BE 1 3/4" THICK U.N.O.
- ALL EXTERIOR HM DOORS TO BE INSULATED TO A MAX U-VALUE OF 0.61
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESSES SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE
- DOOR DETAILS ARE TYPICAL AS SHOWN ON SHEET A5.00 U.N.O. REFER TO WALL SECTION AND THEN TO DOOR DETAILS FOR HEAD AND JAMB CONDITIONS
- ALL RATED ELEMENTS (DOORS, FRAMED, AND GLAZING) TO HAVE APPLICABLE UL LABELS STATING COMPLIANCE, GLAZING STICKER TO REMAIN
- REFER TO INTERIOR DRAWINGS FOR TRIM, PAINT, STAIN, AND FINISH SPECIFICATIONS

NOTES 6



SOUND ATTENUATION: PROVIDE R-13 BATT INSULATION WHERE INDICATED ON PLANS ON ALL INTERIOR WALLS UNLESS NOTED OTHERWISE. PROVIDE R13 BATT INSULATION ABOVE RESTROOM CEILINGS.

REFERENCE IECC INSULATION SCHEDULE FOR REQUIREMENTS IN WALLS CREATING AIR CONDITIONED ENVELOPE.






GILLIS RD

SPRING VALLEY RD

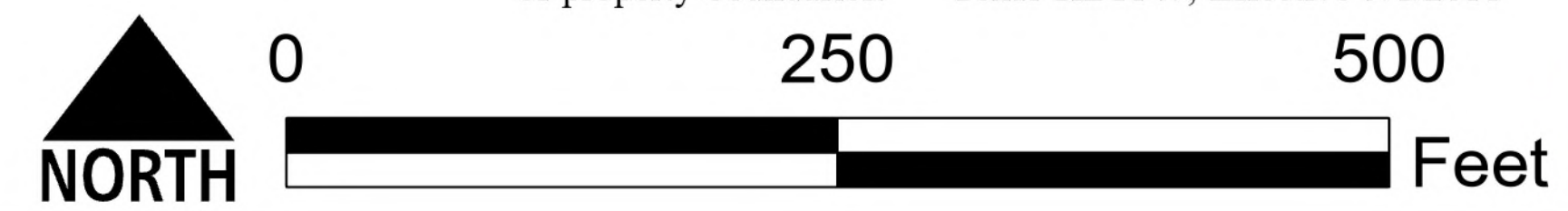
WELCH RD

INTERNATIONAL PKWY

-  Subject Property
-  Tax Parcels
-  City Limit

## 24-SU-04 Aerial Map





### 4545 Spring Valley Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

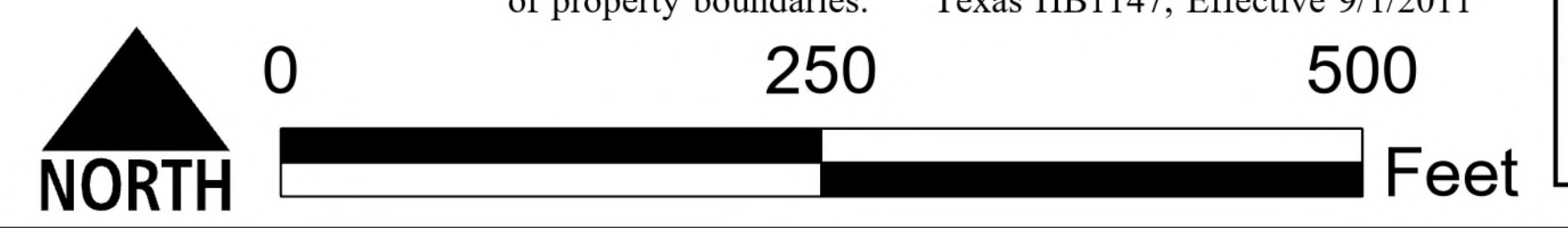




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

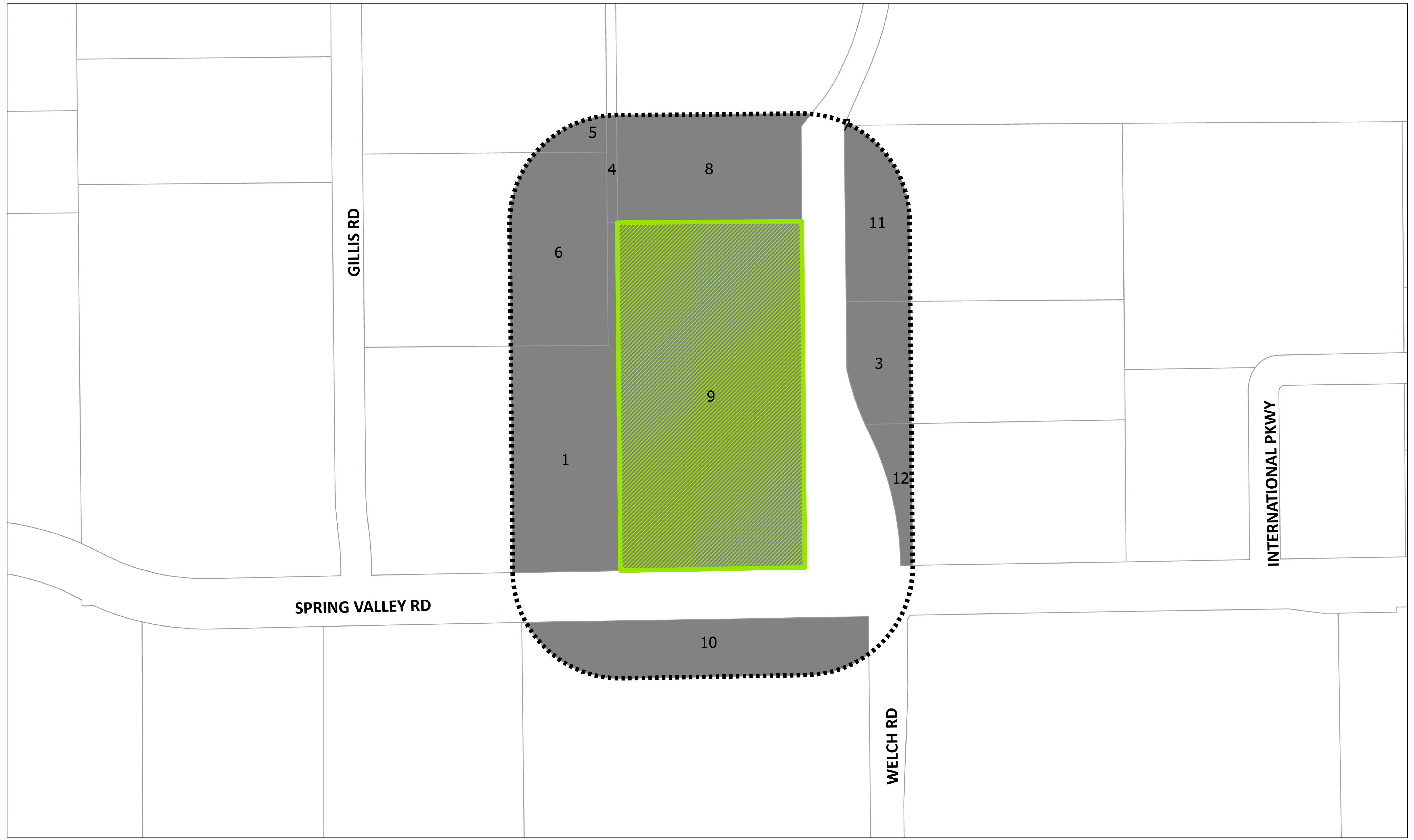
## 24-SU-04 Location Map

### 4545 Spring Valley Road



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SPRING VALLEY RD

GILLIS RD

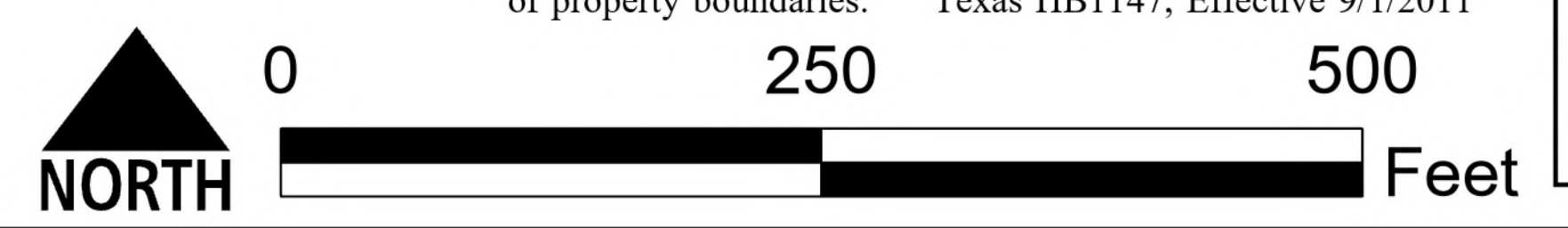
WELCH RD

INTERNATIONAL PKWY

- 200FT Notification
-  Subject Property
-  Tax Parcels
-  City Limit

## 24-SU-04 Notification Map

### 4545 Spring Valley Road



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**Summary of Mailed Notices  
Property Owner List  
24-SU-04  
4545 Spring Valley Road**

<b>Map</b>	<b>First Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Written Response</b>
1.	A&S SPRING VALLEY HOLDINGS LLC	4501 SPRING VALLEY RD	DALLAS	TX	75244	
2.	14303 INWOOD RD LP	3800 N LAMAR BLVD STE 350	AUSTIN	TX	78756	
3.	WPI WELCH RD LLC C/O ERNEST L NIX JR	1915 E 70TH ST	SHREVEPORT	LA	71105	
4.	FINLAYSON LOGISTICS ASSETS LLC	13155 NOEL RD STE 100	DALLAS	TX	75240	
5.	EXETER 14330 GILLIS LP C/O EXETER PROPERTY GROUP	101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428	
6.	ANGEL INDUSTRIAL PROPERTIES INC	620 SHILOH RD STE 100	PLANO	TX	75074	
7.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	
8.	FINLAYSON LOGISTICS ASSETS LLC C/O RYAN	13155 NOEL RD STE 100LB73	DALLAS	TX	75240	
9.	SPRING VALLEY WELCH LP C/O MR THOMAS V COBB	707 W LD LOCKETT RD	COLLEYVILLE	TX	76034	
10.	S&A SPRING VALLEY PROPERTY LLC	4501 SPRING VALLEY RD	DALLAS	TX	75244	
11.	AIR2 REAL ESTATE	12720 HILLCREST RD STE 525	DALLAS	TX	75230	
12.	SPRING VALLEY INTERESTS LLC	2 LOS ARBOLES CT	DALLAS	TX	75230	
13.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
14.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	





# City of Farmers Branch

City Hall  
13000 Wm. Dodson Pkwy  
Farmers Branch, TX 75234

## Action Meeting Minutes - EXCERPT

### Planning and Zoning Commission

---

Monday, March 10, 2025

7:00 PM

City Hall

---

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

**Commissioners Present (9):** Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

#### **A. STUDY SESSION (6:30 PM)**

##### **A.1 25-79 Discuss Regular Agenda Items.**

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Item D.3, Ms. Tavera answered questions from the Commissioners regarding: whether the applicant's request was similar to that of case no. 24-ZA-12 for Ready Spaces; typical Fire Department inspection processes; temporary banner signage; and clarification on screening requirements and outdoor truck parking.

#### **D. PUBLIC HEARING**

##### **D.3 24-SU-04 Conduct a public hearing and consider the request for a Specific Use Permit for a self-storage facility on approximately 5.6 acres located at 4545 Spring Valley Road located within a Light Industrial (LI) zoning district; and take appropriate action.**

Ms. Tavera gave a presentation regarding the SUP request.

Mr. John Puentes, representing the applicant, 4545 Spring Valley Road, Farmers Branch, was available to answer questions.

Mr. Puentes and Ms. Tavera answered questions from Commissioners regarding: the existing banner located on the western façade of the building; whether the applicant had plans for permanent signage; how the applicant regulates truck parking on the property; and why the applicant was requesting a special exception related to screening for the trucks that would be parked outside during nonbusiness hours.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that the public hearing be closed. The motion carried unanimously.

*Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard*

**A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Specific Use Permit be recommended for approval. The motion carried by the following vote.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard*

*Nay: 1 - Commissioner Trapp*

Chair Raley stated this case would be considered by City Council at the April 1, 2025 meeting.