

LEGEND

QUIK-BRIK EXTERIOR WALL .
INSULATED WITH CORE-FILL 500.
SEE EXTERIOR ELEVATIONS FOR QUIK-BRIK
COLOR / ACCENT BAND LOCATIONS.

1-HR DEMISING FIRE WALL PER FINAL
TENANT LAYOUT (FUTURE)

INTERIOR WALL

1

DOOR TYPE

D.S. □

DOWNSPOUT

A1

WINDOW TYPE

CJ ⊥

CONTROL JOINT

A

WALL TYPE

GENERAL NOTES

- DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF MASONRY, CONCRETE, OR METAL STUDS TO FACE OF MASONRY, CONCRETE, OR METAL STUDS.
- INTERIOR FINISHES TO MEET FLAME SPREAD AND SMOKE DEVELOPMENT REQUIRED BY IBC SECTION 803.
- ALL WALLS AND PERMANENT PARTITIONS SHALL BE NON-COMBUSTIBLE MATERIALS.
- ALL WALL ASSEMBLIES SHALL CONFIGURED TO COMPLY WITH THE LATEST IECC INSULATION VALUE REQUIREMENTS.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, OBSTRUCTIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DISCREPANCIES IMMEDIATELY TO OWNER.
- VERIFY GRADES AT BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.

The floor plan shows a rectangular building layout with 18 units arranged in two rows of nine. Units 201-209 are in the bottom row, and units 210-218 are in the top row. Each unit is labeled with its number, dimensions, and square footage. The plan includes a central corridor with stairs, a sprinkler room, and various door and window types indicated by symbols. Dimensions are provided for the overall building and individual units.

URBAN GARAGES WYLIE FLEX BUILDING "2"					
250 FT x 80 FT					
SUITE TAG	UNIT SIZE		SUITE AREA		W/MEZZANINE
	WIDTH FT	LENGTH FT	Sq. Ft.	LENGTH FT	Sq. Ft.
201	28	36	1,008	16	448
202	27	36	972	16	432
203	27	36	972	16	432
204	28	36	1,008	16	448
205	28	36	1,008	16	448
206	28	36	1,008	16	448
207	28	36	1,008	16	448
208	28	36	1,008	16	448
209	28	36	1,008	16	448
210	28	44	1,232	20	560
211	28	44	1,232	20	560
212	28	44	1,232	20	560
213	28	44	1,232	20	560
214	28	44	1,232	20	560
215	28	44	1,232	20	560
216	27	44	1,188	20	540
217	27	44	1,188	20	540
218	28	44	1,232	20	560
20,000					9,000

PLAN NORTH

1

ARCHITECTURAL FLOOR PLAN

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

ATRIECON
atriecon@gmail.com
P.O. BOX 70886
SAN ANTONIO, TX 78270
PH. 210-420-0635

SHEET TITLE:

FLEX BUILDING "2" FLOOR PLAN

URBAN GARAGES WYLIE
FLEX BUILDING "2"
CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

© 2025 ATRIECON SDG

ALL DESIGN ELEMENTS SHOWN HEREIN, INCLUDING THE OVERALL FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS, ARE COPYRIGHTED WORKS AND MAY NOT BE REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER. STANDARD OR COMMONPLACE FEATURES OF THE DESIGN ARE NOT SUBJECT TO COPYRIGHT. ALL INFORMATION CONTAINED IN THESE DOCUMENTS SHALL BE USED SOLELY TO COMPLETE THE PROJECT, FACILITATE CONSTRUCTION, AND PROVIDE THE OWNER WITH THE NECESSARY RECORD DOCUMENTATION.

REVISIONS:

PRELIM	PD	SUBMITTAL	09/05/25

JOB NO: 2025-105-F2

INITIAL CITY SUBMITTAL DATE:

DRAWN BY: L.D.

CHECKED BY: K.S.

SHEET NUMBER
A-1

C:\ATSERVER\2025_P\Projects\UGW\Jae\Flex-B2

LEGEND

QUIK-BRIK EXTERIOR WALL .
INSULATED WITH CORE-FILL 500.
SEE EXTERIOR ELEVATIONS FOR QUIK-BRIK
COLOR / ACCENT BAND LOCATIONS.

1-HR DEMISING FIRE WALL PER FINAL
TENANT LAYOUT (FUTURE)

INTERIOR WALL

1

DOOR TYPE

D.S. □

DOWNSPOUT

A1

WINDOW TYPE

CJ

CONTROL JOINT

A

WALL TYPE

GENERAL NOTES

1. DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF MASONRY, CONCRETE, OR METAL STUDS TO FACE OF MASONRY, CONCRETE, OR METAL STUDS.

2. INTERIOR FINISHES TO MEET FLAME SPREAD AND SMOKE DEVELOPMENT REQUIRED BY IBC SECTION 803.

3. ALL WALLS AND PERMANENT PARTITIONS SHALL BE NON-COMBUSTIBLE MATERIALS.

4. ALL WALL ASSEMBLIES SHALL CONFIGURED TO COMPLY WITH THE LATEST IECC INSULATION VALUE REQUIREMENTS.

5. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, OBSTRUCTIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DISCREPANCIES IMMEDIATELY TO OWNER.

6. VERIFY GRADES AT BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.

The floor plan shows a rectangular building layout divided into 18 units, numbered 201 through 218. The units are arranged in two rows of nine. The top row (units 218-210) and bottom row (units 201-209) each have a central staircase. Each unit contains a window labeled 'RTU-218' through 'RTU-209' with a '5 TON' label. The plan includes a grid system with horizontal lines A-E and vertical lines 1-10. Dimensions are provided for grid spacing and overall building size. A 'SPRINKLER ROOM BELOW' is indicated on the right side. The plan also shows exterior walls, interior walls, and various door and window types as defined in the legend.

PLAN NORTH

1

ARCHITECTURAL UPPER WINDOWS FLOOR PLAN

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

ATRIECON
atricon@gmail.com
P.O. BOX 70866
SAN ANTONIO, TX 78270
PH. 210-420-0635

SHEET TITLE:

FLEX
BUILDING
"2"
UPPER WINDOWS
FLOOR PLAN

**URBAN GARAGES
WYLIE**
FLEX BUILDING "2"
CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

© 2025 ATRIECON SDG

ALL DESIGN ELEMENTS SHOWN HEREIN,
INCLUDING THE OVERALL FORM, ARRANGEMENT,
AND COMPOSITION OF SPACES AND ELEMENTS,
ARE COPYRIGHTED WORKS AND MAY NOT BE
REPRODUCED, IN WHOLE OR IN PART, FOR ANY
PURPOSE WITHOUT THE PRIOR WRITTEN
CONSENT OF THE COPYRIGHT OWNER. STANDARD
OR COMMONPLACE FEATURES OF THE DESIGN
ARE NOT SUBJECT TO COPYRIGHT. ALL
INFORMATION CONTAINED IN THESE DOCUMENTS
SHALL BE USED SOLELY TO COMPLETE THE
PROJECT, FACILITATE CONSTRUCTION, AND
PROVIDE THE OWNER WITH THE NECESSARY
RECORD DOCUMENTATION.

REVISIONS:

PRELIM PD SUBMITTAL 09/05/25

JOB NO: 2025-105-F2

INITIAL CITY SUBMITTAL DATE:

DRAWN BY: L.D. CHECKED BY: K.S.

SHEET NUMBER

A-2

FLYING BUILDING "2" REFERENCE FLOOR PLAN

PLAN NORTH

EAST ELEVATION
1/A-3

NORTH ELEVATION
2/A-2

WEST ELEVATION
1/A-2

SOUTH ELEVATION
2/A-3

GENERAL NOTES:

1. HEIGHT OF WALL, ROOF, AND PARAPET SHOWN ON ELEV. ARE APPROX. TAKEN FROM THE BUILDING FINISH FLOOR EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS FOR METAL ROOFING SYSTEM.
2. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYPICAL FOR ALL ELEVATIONS.
3. DIMENSIONS ARE TO FACE OF MASONRY / METAL STUD.
4. VERIFY GRADES @ BUILDING LINE W/ CIVIL ENGINEERING DRAWINGS.
5. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, BOXES AND CONDUIT ADJACENT TO MATCH ADJACENT WALL SURFACE.
6. GENERAL CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED COLORS PRIOR TO APPLICATION.
7. ROOF AND GROUND MECHANICAL EQUIPMENT TO BE SCREENED PER CITY ORDINANCE.
8. ALL FLASHINGS TO BE GALVANIZED.
9. ALL FLASHING FASTENERS MUST BE CORROSION RESISTANT.



C:\ATSERVER\2025_Projects\UGW\je\Flex-B2

1

3

5

7

10

12

14

EXTERIOR INSULATED WALL
"OLDCASTLE" QUIK-BRIK.
COLOR: TBD

STOREFRONT / WINDOW:
ALUMINUM FRAME W/ TINT LOW-E GLAZING
FRAME COLOR:

OVERHEAD DOOR:
REFER TO DOORS SCHEDULE FOR SIZE
AND SPECIFICATIONS
COLOR: BLACK

GUTTERS & DOWNSPOUTS
METAL GUTTER & DOWNSPOUTS PAINTED TO
MATCH BUILDING COLORS LOCATIONS BASED ON
FINAL ROOF DESIGN.

METAL AWNING / CANOPY
36" DEPTH, LENGTH VARIES, SEE FLOOR PLAN.
REFER TO STRUCTURAL.

BOLLARDS
6" DIA. STEEL PIPE CONCRETE FILLED BOLLARD
4'-0" HT. PROVIDE COVER.
COLOR: SAFETY YELLOW.

METAL COPING:
PRE-FINISHED METAL COPING.
COLOR:BLACK

2

4

6

8

9

11

13

15

EXTERIOR INSULATED WALL
"OLDCASTLE" QUIK-BRIK.
COLOR: TBD

HM DOORS & FRAMES:
COLOR: BLACK
DOORS PER SCHEDULE
REFER TO SHEET --

WALL MOUNTED LED LIGHT
FIXTURE PER LIGHTING
PLANS & SCHEDULE

QUIK-BRIK CONTROL JOINT
CONTROL JOINT PER
STRUCTURAL AND QUIK-BRIK
INSTALLATION SPECIFICATIONS.

SUITE LOGO LOCATION
-BY OTHERS

ROOF SLOPE:
TPO ROOF 1/2" / 12" SLOPE
FINAL DESIGN PER PEMB

ROOF ACCESS FIXED LADDER:
WITH CAGE & WALK-THRU
INSTALL PER MANUF. SPECS
PRECISION LADDERS
MOD. FL-09

BALCONY:
PRE-FAB METAL BALCONY
WITH 42" GUARDRAIL

NOTE: FINAL COLOR SELECTION BY OWNER.

LEGEND

A

 DOOR TYPE

A1

 WINDOW TYPE

10

 KEY NOTTE

FLEX BUILDING "2" REFERENCE FLOOR PLAN

PLAN NORTH

EAST ELEVATION
1/A-3

1/A-2
WEST ELEVATION

NORTH ELEVATION
1/A-2

SOUTH ELEVATION
1/A-3

GENERAL NOTES:

1. HEIGHT OF WALL, ROOF, AND PARAPET SHOWN ON
ELEV. ARE APPROX. TAKEN FROM THE BUILDING
FINISH FLOOR EXACT DIM. TO BE DETERMINED PER
MANUFACTURER'S REQ. AND STANDARD DETAILS
FOR METAL ROOFING SYSTEM.

2. ALL NOTES, DIM., DETAIL REFERENCES AND INFO.
SHOWN ON THIS SHEET ARE REPEATING AND
TYPICAL FOR ALL ELEVATIONS.

3. DIMENSIONS ARE TO FACE OF MASONRY / METAL
STUD.

4. VERIFY GRADES @ BUILDING LINE W/ CIVIL
ENGINEERING DRAWINGS.

5. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT,
BOXES AND CONDUIT ADJACENT TO MATCH
ADJACENT WALL SURFACE.

6. GENERAL CONTRACTOR SHALL PROVIDE SAMPLE
OF PROPOSED COLORS PRIOR TO APPLICATION.

7. ROOF AND GROUND MECHANICAL EQUIPMENT TO
BE SCREENED PER CITY ORDINANCE.

8. ALL FLASHINGS TO BE GALVANIZED.

9. ALL FLASHING FASTENERS MUST BE CORROSION
RESISTANT.

ATRIECON

atriecon@gmail.com

P.O. BOX 70886

SAN ANTONIO, TX 78270

PH. 210-420-0635

SHEET TITLE:

FLEX
BUILDING
"2"

EAST & SOUTH
EXTERIOR
ELEVATIONS

URBAN GARAGES
WYLIE

FLEX BUILDING "2"

CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

© 2025 ATRIECON SDG

ALL DESIGN ELEMENTS SHOWN HEREIN,
INCLUDING THE OVERALL FORM, ARRANGEMENT,
AND COMPOSITION OF SPACES AND ELEMENTS,
ARE COPYRIGHTED WORKS AND MAY NOT BE
REPRODUCED, IN WHOLE OR IN PART, FOR ANY
PURPOSE WITHOUT THE PRIOR WRITTEN
CONSENT OF THE COPYRIGHT OWNER. STANDARD
OR COMMONPLACE FEATURES OF THE DESIGN
SHALL BE USED SOLELY TO COMPLETE THE
PROJECT, FACILITATE CONSTRUCTION, AND
PROVIDE THE OWNER WITH THE NECESSARY
RECORD DOCUMENTATION.

REVISIONS:

PRELIM PD SUBMITTAL

09/05/25

JOB NO:

2025-105-F2

INITIAL CITY SUBMITTAL DATE:

DRAWN BY: L.D.

CHECKED BY: K.S.

SHEET NUMBER

A-4