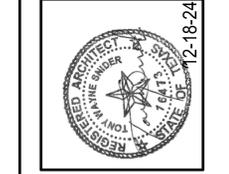


OWNER / DEVELOPER:  
PRESTON HICKORY OFFICE PARK, LLC  
1901 NAKARU DRIVE  
DALLAS, TX 75244  
BILL PEARL 214-487-6490

PRESTON-HICKORY OFFICE PARK THE SHOPS AT PRESTON HICKORY 7828 PRESTON RD. FRISCO, TX  
ARCHITECT:  
T.W. SNIDER & ASSOCIATES, L.L.C. ARCHITECTURE & CONSTRUCTION MANAGEMENT  
9922 CLEAR WATER LN. NEVADA, TX 75175  
TONY SNIDER 972-816-5163

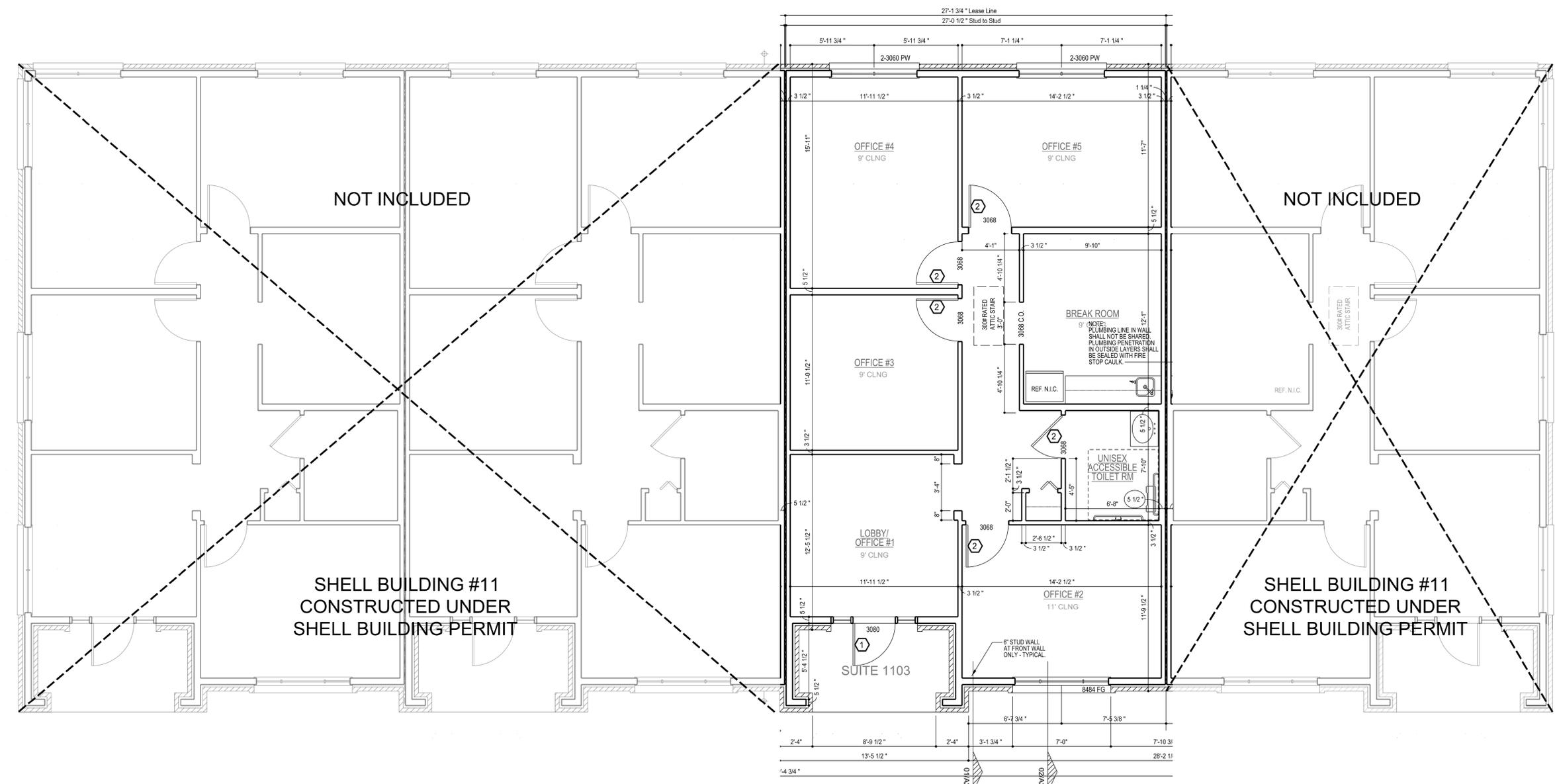
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THE TEXAS DEPARTMENT OF LICENSING AND REGULATION  
OVERSEES PERSONS LICENSED TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS FOR MORE INFORMATION CONTACT TDLR @ 530 COLORADO AUSTIN, TX 78701 (512) 465 6599



ISSUE:  
For Permit  
12-18-24

SHEET  
**A1**  
FLOOR PLAN



01 Floor Plan - Suite 1103  
1/4"=1'-0" 0 1 2 3 4 5 10

DOOR SCHEDULE : TYPICAL UNIT

MARK	SIZE	DESCRIPTION	NO. OF UNITS
①	3'-0" x 8'-0"	SOLID WOOD DOOR / TEMPERED INSULATED WINDOW	1
②	3'-0" x 6'-8"	SOLID CORE DOOR, PAINTED	5
③		BI FOLDING DOOR, PAINTED	1

ROOM FINISH SCHEDULE : TYPICAL UNIT

ROOM NAME:	FLOOR FINISH	BASE	WALLS:				WNSCT:				WNSCT. HT.				CEILING HTS. AS NOTED ON PLANS		
			NORTH	SOUTH	EAST	WEST	NORTH	SOUTH	EAST	WEST	NORTH	SOUTH	EAST	WEST			
LOBBY/OFFICE#1	C	B1	P	P	P	P									X	W	Class B: Flame Spread 26-75; Smoked Developed 0-450
OFFICE #2	C	B1	P	P	P	P									X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450
OFFICE #3	C	B1	P	P	P	P									X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450
OFFICE #4	C	B1	P	P	P	P									X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450
OFFICE #5	C	B1	P	P	P	P									X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450
BREAK ROOM	T	B2	P	P	P	P									X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450
HALL	C	B1	P	P	P	P									X	W	Class B: Flame Spread 26-75; Smoked Developed 0-450
RESTROOM	T	B2	T	T	T	T	X	X	X	X	60"	60"	60"	60"	X	W	Class C: Flame Spread 76-200; Smoked Developed 0-450

FINISH MATERIALS LIST:  
 C = CARPET  
 T = TILE  
 W = WOOD  
 B1 = 4" WOOD BASE  
 B2 = 6" CERAMIC TILE  
 P = PAINTED  
 TILE = CERAMIC TILE AND / OR ANY OTHER NON ABSORBENT MATERIAL THAT MEETS CODE REQUIREMENTS BASED ON CLIENT FINISH REQUIREMENTS

SUITE 1103 TOTAL:  
1168 SQ. FT. AC

SHELL BUILDING TOTAL:  
4995 TOTAL SQ. FT.

- NOTES:
- ALL WALLS AND CEILINGS TO BE 5/8" TYPE "X" GYPSUM BD.
  - RESTROOM AND BREAK ROOM FLOORS TO BE CERAMIC TILE; ALL OTHER FLOORS TO BE GLUE-DOWN CARPET.
  - ALL SPACES TO BE FULLY ACCESSIBLE IN ACCORDANCE WITH APPLICABLE TEXAS ACCESSIBILITY STANDARDS. REFER TO SHEETS A-4 AND A-5.
  - ALL DOORS ARE 3068 SOLID CORE WOOD WITH 6 PANEL.
  - ALL WINDOWS ARE DOUBLE PANE LOW "E" STYLE.
  - ALL CLGS. TO BE 9'-0" - OFFICE #2 TO BE 11'-0"

**2021 IECC Compliance Checklist**

Verify that items listed are in compliance with the requirements of the 2021 International Energy Conservation Code by initials of the responsible design or construction professional.

Building Design	Initial	Commissioning Officer
Materials and MEP systems meets/exceeds requirements	TS	
DOE ComCheck meets/exceeds requirements	TS	

**Construction Phase**

Materials and MEP systems are installed as specified  
 Insulation R values installed as specified  
 Building wrap/ vapor barrier is properly installed  
 Poly seal is properly installed  
 Window thermal coefficients label is present on windows  
 And matches coefficients shown in Comcheck

Light fixture type and lamp wattages match the Comcheck  
 Third Party energy pre-inspection is completed

**Building Commissioning/ Certificate of Occupancy**

Verify temperature setting of water heater  
 Verify proper function of lighting  
 Verify proper function of HVAC system, airflow and balance  
 Verify proper function of 7-day programmable thermostat  
 Third Party energy final inspection is completed.