

C:\ATSERVER\2025_Projects\UGW\A\Flex-B3

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

□

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.

URBAN GARAGES WYLIE FLEX BUILDING "3"						
157.5 FT x 49.5 FT						
SUITE TAG	UNIT SIZE		SUITE AREA		W/MEZZANINE	
	WIDTH FT	LENGTH FT	Sq. Ft.	LENGTH FT	Sq. Ft.	Sq. Ft.
301	26.75	49.5	1,324.1	20	535	
303	26	49.5	1,287	20	520	
305	26	49.5	1,287	20	520	
307	26	49.5	1,287	20	520	
309	26	49.5	1,287	20	520	
311	26.75	49.5	1,324.1	20	535	
			7,796.25			3,150

2 UPPER WINDOWS FLOOR PLAN

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

1 FLOOR PLAN

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

URBAN GARAGES
WYLIE
FLEX BUILDING "3"
CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

SHEET TITLE:
FLEX BUILDING
"3"
FLOOR PLAN &
UPPER WINDOWS
FLOOR PLAN

ATRIECON

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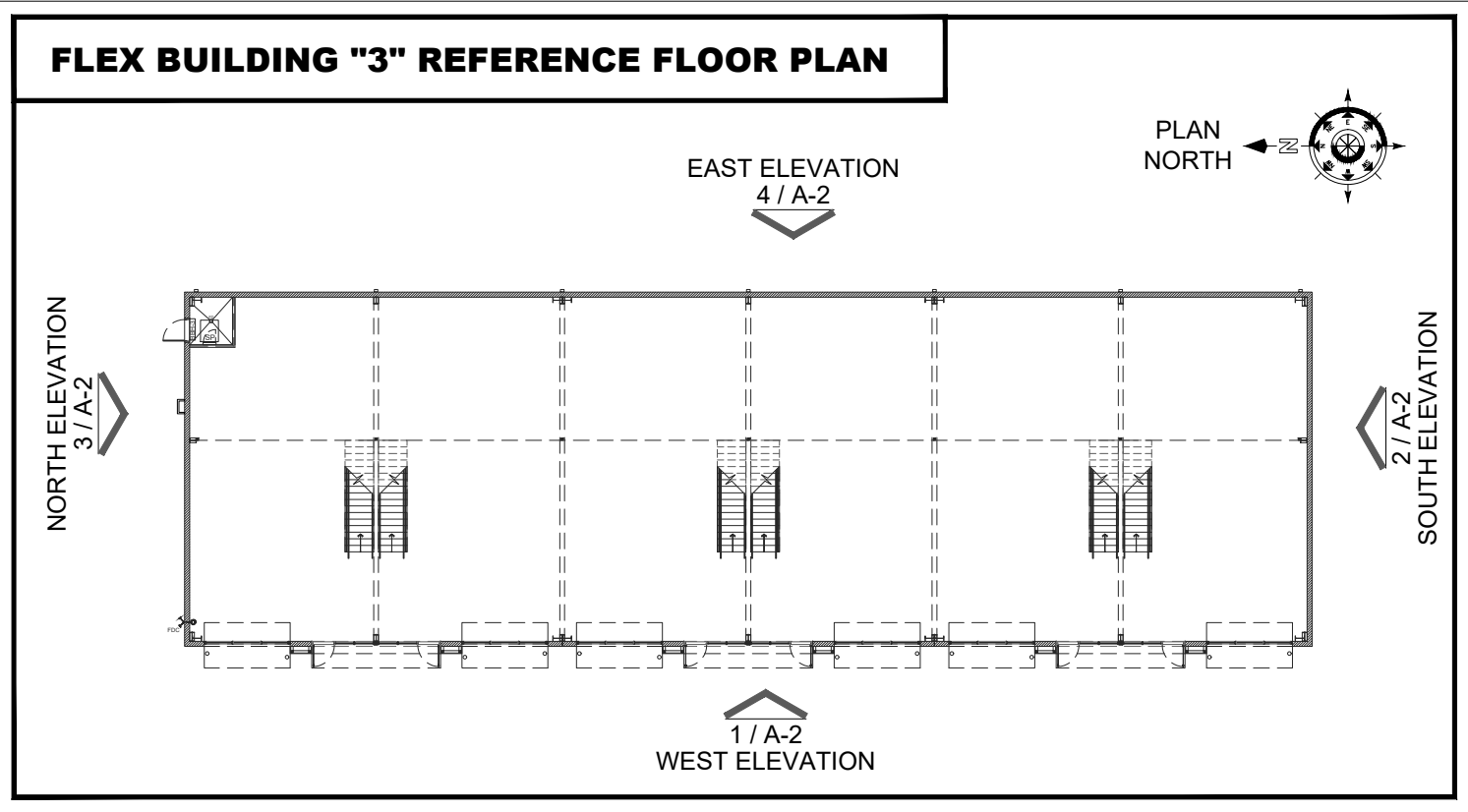
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COMPLETE THE PROJECT, FACILITATE
CONSTRUCTION, AND PROVIDE THE
OWNER WITH THE NECESSARY RECORD
DOCUMENTATION.

REVISIONS:
PRELIM PD SUBMITTAL 09/05/25

JOB NO: 2025-105-F3
INITIAL CITY SUBMITTAL DATE:
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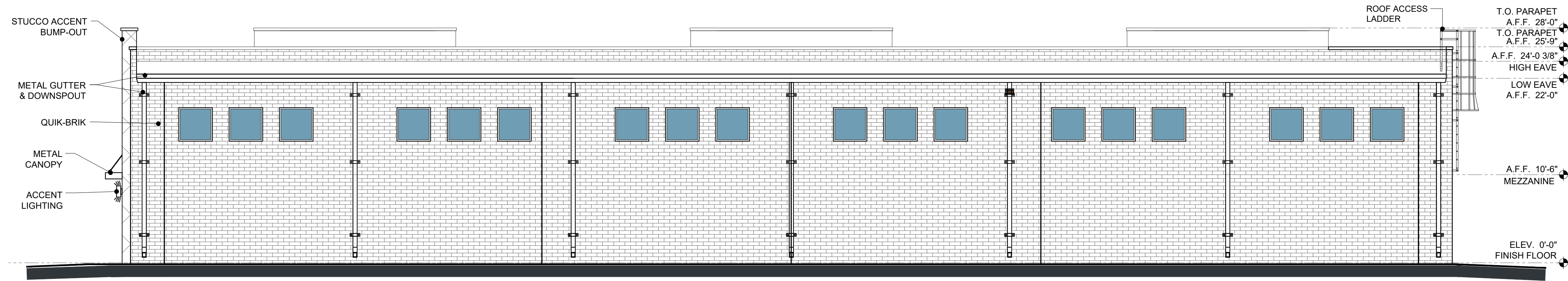
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SHEET NUMBER
A-1



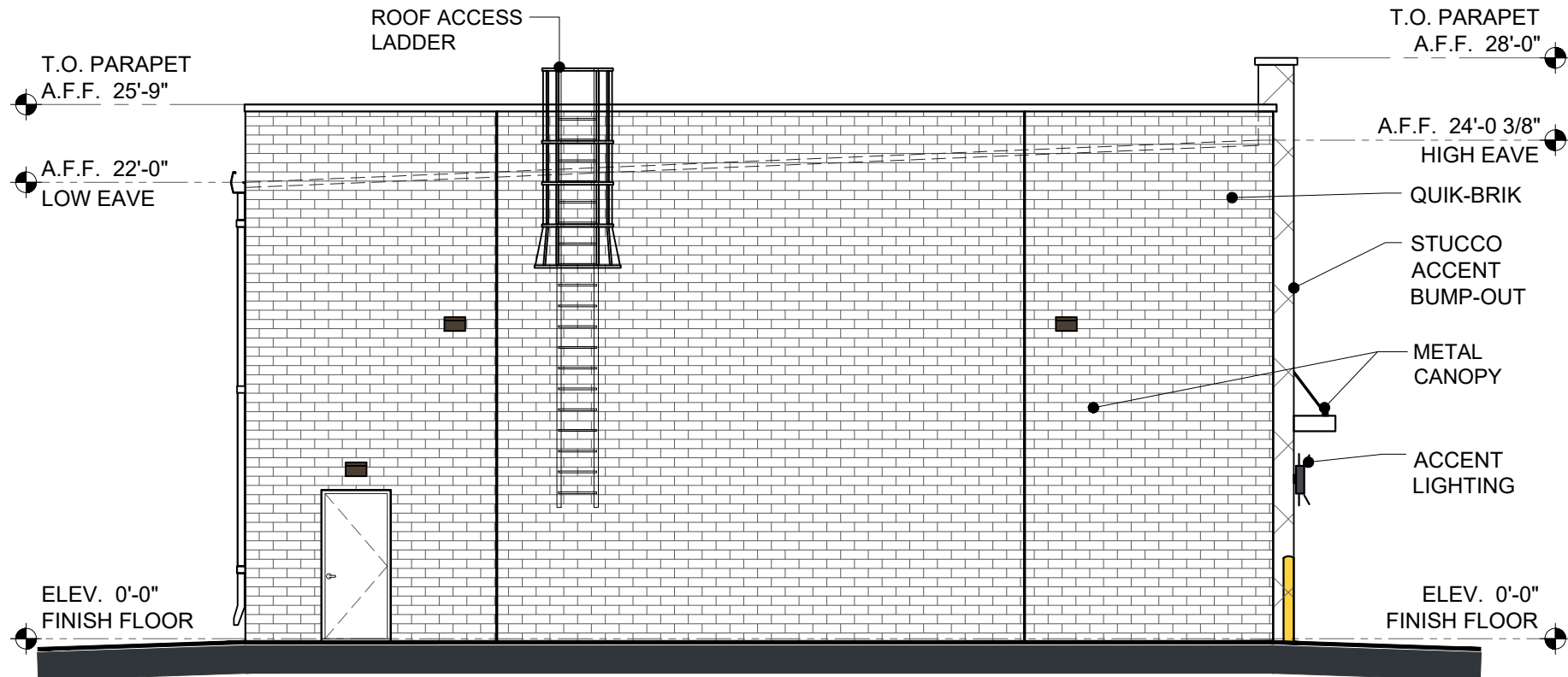
ELEVATIONS LEGEND					
	1	EXTERIOR INSULATED WALL "OLDCASTLE" QUIK-BRIK : COLOR: LIMESTONE			
	2	EXTERIOR INSULATED WALL "OLDCASTLE" QUIK-BRIK : COLOR: ONYX			
	3	STOREFRONT / WINDOW: ALUMINUM FRAME W/ TINT LOW-E GLAZING FRAME COLOR:			
	4	HM DOORS & FRAMES: COLOR: BLACK DOORS PER SCHEDULE REFER TO SHEET A-4			
	5	OVERHEAD DOOR: REFER TO DOORS SCHEDULE FOR SIZE AND SPECIFICATIONS COLOR: BLACK			
	6	WALL MOUNTED LED LIGHT FIXTURE PER LIGHTING PLANS & SCHEDULE			
	7	GUTTERS & DOWNSPOUTS METAL GUTTER & DOWNSPOUTS PAINTED TO MATCH BUILDING COLORS LOCATIONS BASED ON FINAL ROOF DESIGN.			
	8	QUIK-BRIK CONTROL JOINT CONTROL JOINT PER STRUCTURAL AND QUIK-BRIK INSTALLATION SPECIFICATIONS.			
	9	SUITE LOGO LOCATION -BY OTHERS			
	10	METAL AWNING / CANOPY 36" DEPTH, LENGTH VARIES, SEE FLOOR PLAN. REFER TO STRUCTURAL.			
	11	ROOF SLOPE: TPO ROOF 1/2" / 12" SLOPE FINAL DESIGN PER PEMB			
	12	BOLLARDS 6" DIA. STEEL PIPE CONCRETE FILLED BOLLARD 4'-0" HT. PROVIDE COVER. COLOR: SAFETY YELLOW.			
	13	ROOF ACCESS FIXED LADDER: WITH CAGE & WALK-THRU INSTALL PER MANUF. SPECS PRECISION LADDERS MOD. FL-09			
	14	METAL COPING: PRE-FINISHED METAL COPING. COLOR:BLACK			
	15	BALCONY: PRE-FAB METAL BALCONY WITH 42" GUARDRAIL			
NOTE: FINAL COLOR SELECTION BY OWNER.					
LEGEND					
	DOOR TYPE		WINDOW TYPE		KEY NOTTE

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.	5. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, BOXES AND CONDUIT ADJACENT TO MATCH ADJACENT WALL SURFACE.
2. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYPICAL FOR ALL ELEVATIONS.	6. GENERAL CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED COLORS PRIOR TO APPLICATION.
3. DIMENSIONS ARE TO FACE OF MASONRY / METAL STUD.	7. ROOF AND GROUND MECHANICAL EQUIPMENT TO BE SCREENED PER CITY ORDINANCE.
4. VERIFY GRADES @ BUILDING LINE W/ CIVIL ENGINEERING DRAWINGS.	8. ALL FLASHINGS TO BE GALVANIZED.
	9. ALL FLASHING FASTENERS MUST BE CORROSION RESISTANT.



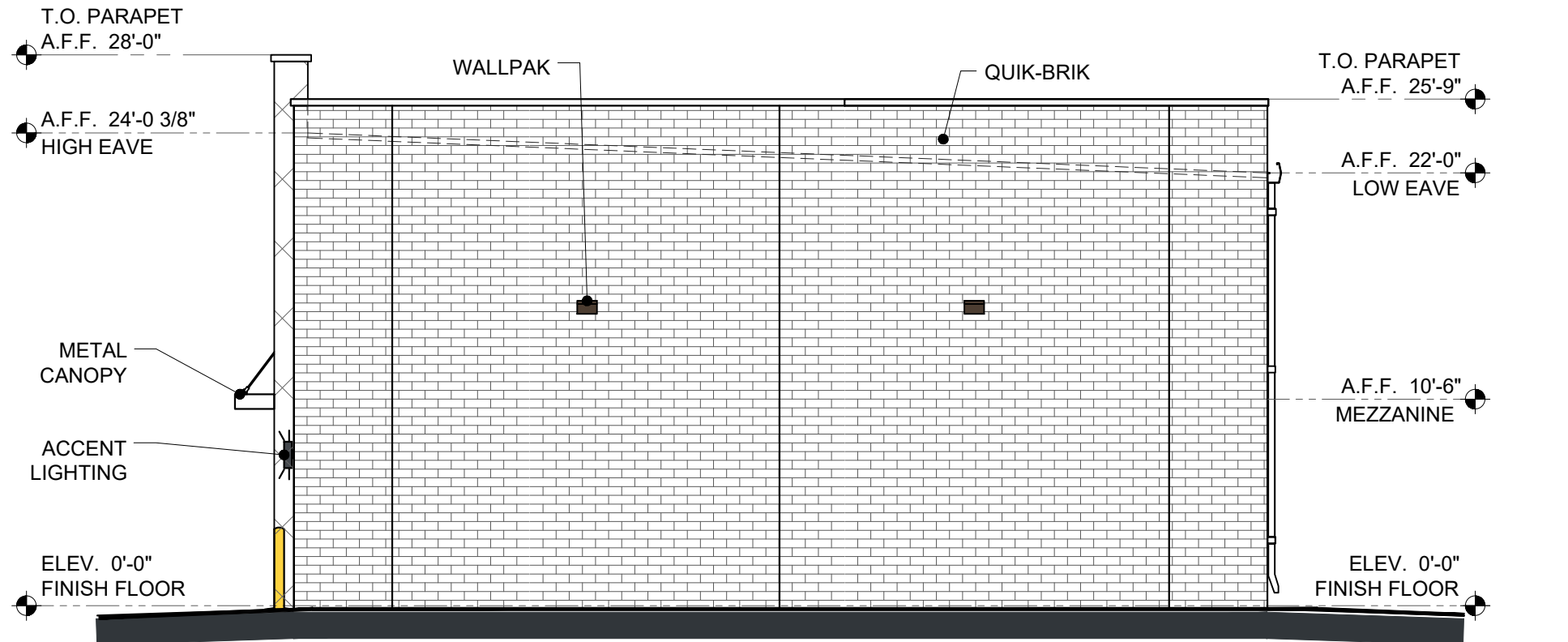
4 EAST ELEVATION

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



3 SOUTH ELEVATION

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



2 NORTH ELEVATION

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



1 WEST ELEVATION

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

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