

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.

PLAN NORTH

1

ARCHITECTURAL FLOOR PLAN

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

URBAN GARAGES WYLIE FLEX BUILDING "1"					
250 FT x 80 FT					
SUITE TAG	UNIT SIZE		SUITE AREA		W/MEZZANINE
	WIDTH FT	LENGTH FT	Sq. Ft.	LENGTH FT	Sq. Ft.
101	28	44	1,232	20	560
102	27	44	1,188	20	540
103	27	44	1,188	20	540
104	28	44	1,232	20	560
105	28	44	1,232	20	560
106	28	44	1,232	20	560
107	28	44	1,232	20	560
108	28	44	1,232	20	560
109	28	44	1,232	20	560
110	28	36	1,008	16	448
111	28	36	1,008	16	448
112	28	36	1,008	16	448
113	28	36	1,008	16	448
114	28	36	1,008	16	448
115	28	36	1,008	16	448
116	27	36	972	16	432
117	27	36	972	16	432
118	28	36	1,008	16	448
			20,000	9,000	

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

SHEET TITLE:

FLEX
BUILDING
"1"
FLOOR
PLAN

URBAN GARAGES
WYLIE
FLEX BUILDING "1"
CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

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RECORD DOCUMENTATION.

REVISIONS:

PRELIM PD SUBMITTAL 09/05/25

JOB NO: 2025-105-F1

INITIAL CITY SUBMITTAL DATE:

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

SHEET NUMBER

A-1

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The floor plan shows a rectangular building layout with a grid of 20 rooms, numbered 101 through 118. The rooms are arranged in two rows of ten. The top row (rooms 110-118) and bottom row (rooms 101-109) each have a central staircase. Each room contains a window unit labeled 'RTU-XXX' and '5 TON'. The plan includes detailed dimensions for room widths and heights, as well as overall building dimensions. A north arrow is located in the bottom right corner of the plan area.

PLAN NORTH

1

ARCHITECTURAL UPPER WINDOWS FLOOR PLAN

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

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ATRIECON

atriecon@gmail.com

P.O. BOX 700856

SAN ANTONIO, TX 78270

PH. 210-420-0635

SHEET TITLE:

FLEX BUILDING "1"

UPPER WINDOWS FLOOR PLAN

URBAN GARAGES WYLIE

FLEX BUILDING "1"

CENTENNIAL DR & N STATE HWY 78

WYLIE, TEXAS 75098

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A-2

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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 "1" REFERENCE FLOOR PLAN

PLAN NORTH

PLAN NORTH

EAST ELEVATION
1/A-3

WEST ELEVATION
1/A-2

NORTH ELEVATION
1/A-1

SOUTH ELEVATION
1/A-4

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.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
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
"1"

WEST & NORTH
EXTERIOR
ELEVATIONS

URBAN GARAGES
WYLIE

FLEX BUILDING "1"

CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

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A-3

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1

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"OLDCASTLE" QUIK-BRIK.
COLOR: TBD

2

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

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

4

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

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.

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SUITE LOGO LOCATION
-BY OTHERS

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METAL AWNING / CANOPY
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NOTE: FINAL COLOR SELECTION BY OWNER.

LEGEND

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DOOR TYPE

A1

WINDOW TYPE

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KEY NOTTE

FLEX BUILDING "1" REFERENCE FLOOR PLAN

PLAN NORTH

EAST ELEVATION
1/A-3

1/A-2
WEST ELEVATION

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FLEX
BUILDING
"1"

EAST & SOUTH
EXTERIOR
ELEVATIONS

URBAN GARAGES
WYLIE

FLEX BUILDING "1"

CENTENNIAL DR & N STATE HWY 78
WYLIE, TEXAS 75098

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