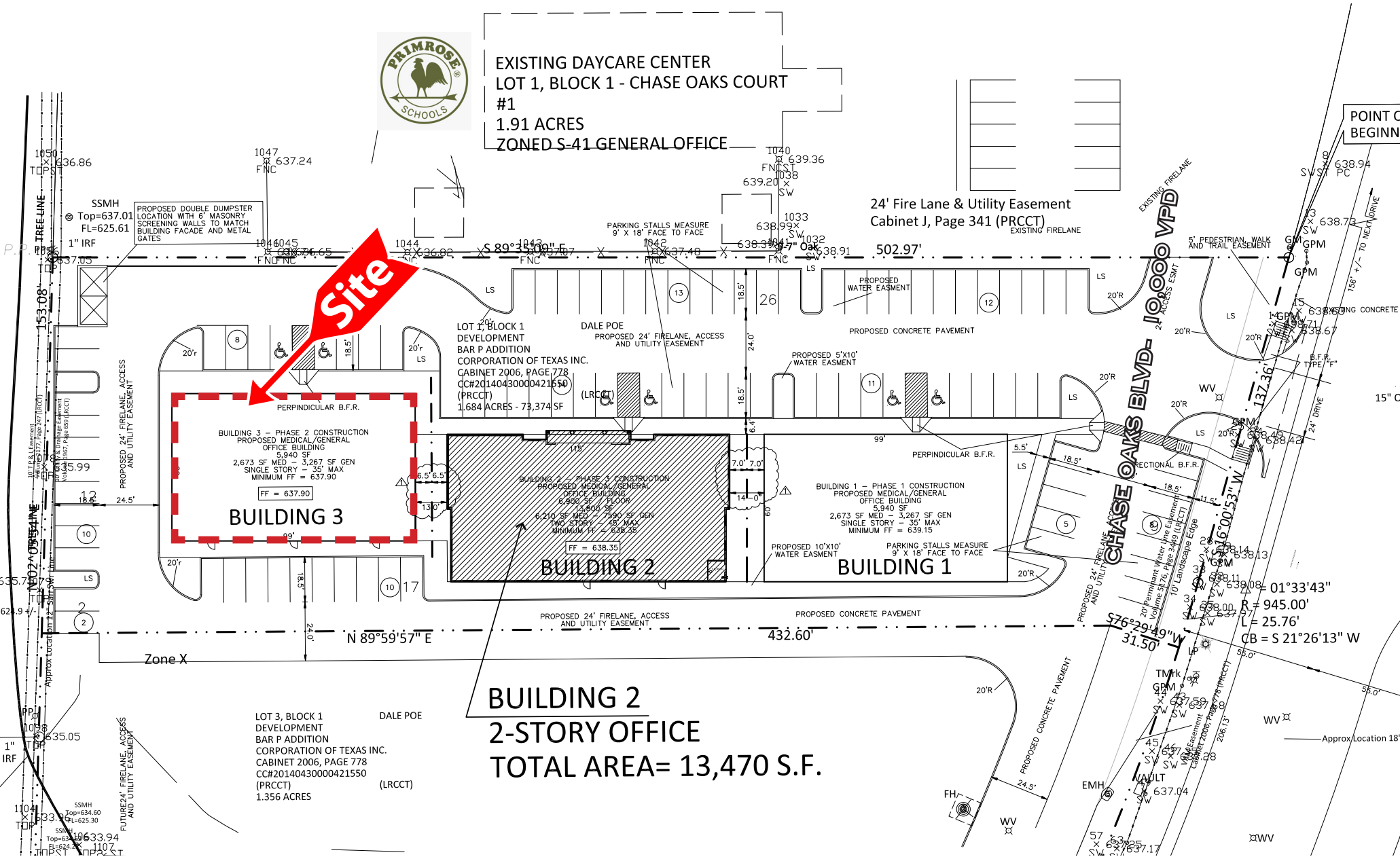


# FOR SALE - OFFICE BUILDING

6521 CHASE OAKS BLVD - PLANO, TX 75023



EXISTING DAYCARE CENTER  
LOT 1, BLOCK 1 - CHASE OAKS COURT  
#1  
1.91 ACRES  
ZONED S-41 GENERAL OFFICE



**BUILDING 2**  
2-STORY OFFICE  
TOTAL AREA= 13,470 S.F.

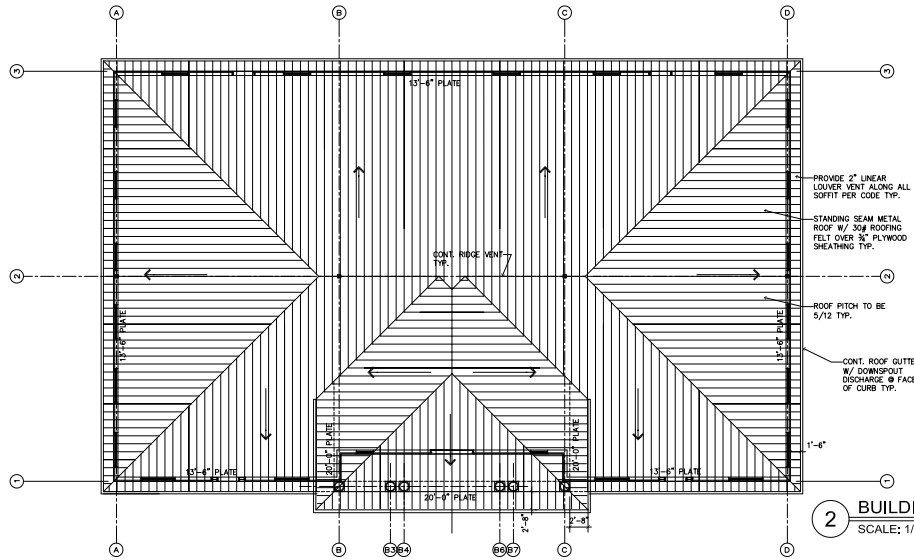


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6521 CHASE OAKS BLVD - PLANO, TX 75023

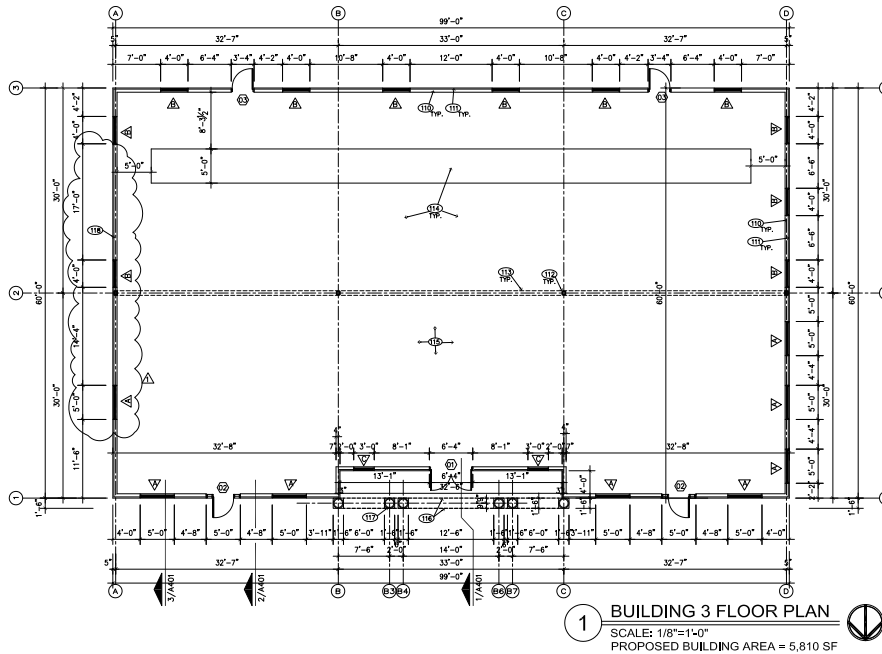


### GENERAL ROOF NOTES:

1. ROOF TO BE PREFINISHED STANDING SEAM METAL. ROOF CONTRACTOR TO PROVIDE SAMPLES FOR FINAL COLOR & STYLE APPROVAL.
2. ROOF PITCH IS 5/12. ARROWS INDICATE SLOPE. PF ROOF TYP.
3. PROVIDE 2" CONT. LINEAR SOFFIT VENT @ ROOF EAVE, AND CONT. RIDGE VENT @ ROOF RIDGE.
4. ROOF TO BE PREFINISHED WOOD TRUSS CONSTRUCTION. PROVIDE SHOP DRAWINGS FOR APPROVAL.
5. ROOF RIDGE LINES ARE FOR REFERENCE ONLY. ADJUST OR MODIFY AS NECESSARY FOR WOOD TRUSS CONSTRUCTION.
6. PROVIDE ROOF CRICKET AT BACK SIDE OF ENTRY TOWER, OR CONT. GALV. METAL FLASHING WHEN CRICKET CANNOT BE PROPERLY CONSTRUCTED TYP.
7. ALL ROOF OVERHANGS ARE 1'-6" IN GENERAL & 2'-8" @ PORCH TOWER TYP. REFER FLOOR PLAN FOR MORE DIMENSION CONTROL.
8. PROVIDE CONT. PREFINISHED ROOF GUTTER AND DOWNSPOUTS TYP. COORDINATE DOWNSPOUT LOCATIONS WITH OWNER/ARCHITECT. EXTEND ALL ROOF DRAINS TO BE DISCHARGED AT FACE OF CONCRETE CURB.

ROOF TRUSS DESIGN SHOULD CONSIDER AND INCLUDE THE LOADING OF FUTURE MECHANICAL EQUIPMENTS @ ATTIC SPACES.  
DESIGN ROOF TRUSSES WITH MAXIMUM DEFLECTION OF 3/4" TO AVOID EXTENSIVE CRACKING OF INTERIOR FINISH. IN ADDITION TO MEET ALL LOCAL AND BUILDING CODES.

**2 BUILDING 3 FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**1 BUILDING 3 FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
PROPOSED BUILDING AREA = 5,810 SF

### GENERAL NOTES

- RE: APPLY TO ALL DRAWINGS
1. CONTRACTOR SHALL VISIT THE PROJECT SITE, INSPECT AND VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION. NOTIFY OWNER/OWNER CONSTRUCTION MANAGER IMMEDIATELY IN WRITING IF CONFLICTS ARE FOUND.
  2. CONTRACTOR SHALL CO-ORDINATE, COMPLY AND MEET ALL LOCAL, STATE AND FEDERAL CODES AS REQUIRED FOR ALL CONSTRUCTION WORK.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS OF CONSTRUCTION AND SITE SAFETY AT ALL TIME.
  4. CONTRACTOR SHALL OBTAIN, PRIOR TO COMMENCEMENT OF WORK, ALL NECESSARY LICENSES, PERMITS ETC.
  5. THE CONSTRUCTION DOCUMENT DRAWINGS PROVIDED BY THE ARCHITECT ARE CONVEYING THE DESIGN INTENT ONLY, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL CODE REQUIREMENTS, SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
  6. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FINISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR WARRANTY FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED, AND PROVIDE ROOF WARRANTY AND OTHER WARRANTIES WHEN APPLY.
  7. CONTRACTOR SHALL PROVIDE GENERAL AND FINAL CLEAN UP TO THE OWNERS SATISFACTION.

### KEY NOTES

- 110 1/2" OSB SHEATHING OVER 2X6 WOOD STUD. STRUCTURAL GRADE @ 16" O.C. RE: STRUCTURAL FOR ALL PERTINENT NOTES.
- 111 3-COAT STUCCO WITH METAL LATH OVER 15# FELT AND 3" OSB SHEATHING.
- 112 STRUCTURAL STEEL COLUMN RE: STRUCTURAL TYP.
- 113 STEEL BEAM ABOVE, RE: STRUCT.
- 114 CONCRETE FLOOR W/ PLUMBING LEAVE OUT.
- 115 BUILDING SHELL CONSTRUCTION TO PROVIDE R-21 BATT INSULATION @ EXTERIOR WALL BUT THE INTERIOR 5/8" TYPE X DYP. BOARD SHALL BE INSTALLED BY FUTURE TENANT FINISH-OUT TYP.
- 116 LINE OF SOFFIT ABOVE, RE: BUILDING ELEVATIONS.
- 117 CAST STONE COLUMN TYP.
- 118 1-HOUR RATED WALL PER UL DESIGN U356 @ EAST ELEVATION WITH 10% UNPROTECTED OPENING ALLOWED.

**Design No. U356**  
(Exposed to Fire on Interior Face Only)  
Bearing Wall Rating—1 hr  
Finish Rating—23 Min

**HORIZONTAL SECTION**

1. Wood Studs—Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural sheathing (Item 5) and effectively fire stopped at top and bottom of wall.
2. Wallboard System—Any Classified 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d concrete/nail nails, 3/16 in. long with 1/4 in. diam head.  
See Wallboard System (XXX) Category for names of Classified Composites.
3. Joints and Nailheads—(Not Shown)—Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. Batts and Blankets—Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavity between studs and plates. Fiberglass fiber insulation to be air sealed and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil on both paper, and to have min density of 0.3 pcf min. (R-13 thermal insulation rating).  
See Batts and Blankets (XXX) Category in the Building Materials Directory for names of Classified Composites.
5. Wood Structural Panel or Lap Siding—APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer, beam and structural wood core, per PS 1 or APA Standard PDP-108, including horizontal, vertical, and diagonal sheathing.  
See Batts and Blankets (XXX) Category in the Building Materials Directory for names of Classified Composites.
6. Wood Structural Panel Sheathing—Min. 7/16 in. thick, 4 ft wide APA Rated Sheathing Exposure 1, plywood or oriented strand board (OSB) per PS 1, PS 2 or APA Standard PDP-108. Installed with long dimension of

sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

6. Exterior Finish—Installed in accordance with the manufacturer's installation instructions. One of the following exterior finishes is to be applied over the sheathing:
  - A. Vinyl Siding—Metallic Plastic—Contoured rigid vinyl siding having a flame spread value of 20 or less.  
See Molded Plastic (R52) category in the Building Materials Directory for names of manufacturers.
  - B. Particle Board Siding—Hardboard exterior sidings including patterned panel or lap siding.
  - C. Wood Structural Panel or Lap Siding—APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer, beam and structural wood core, per PS 1 or APA Standard PDP-108, including horizontal, vertical, and diagonal sheathing, grooved and lap siding, with self-furring metal lath or adhesive base coat. Thickness from 3/4 to 1 in., depending on system.
  - D. Cementitious Stucco—Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/4 to 1 in., depending on system.

\*Bearing the UL Classification Marking



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