

Rev	Date	By	App'd	Issued
RFI 033	17.08.01	JAM		
JOB	17.07.27	JAM		
JOB	17.07.27	JAM		
WCRP #03 - HUB CITY RESPONSES	17.04.29	JAM		
WCRP #02 - GARAGE UPDATES	17.04.28	JAM		
RFI 005	17.05.04	JAM		
Revision	By	App'd	YJ/AM/DO	

Client/Project  
**CAWLEY PARTNERS**

Permit/Seal  
**Cawley - Fourteen555  
14555 DALLAS PARKWAY  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

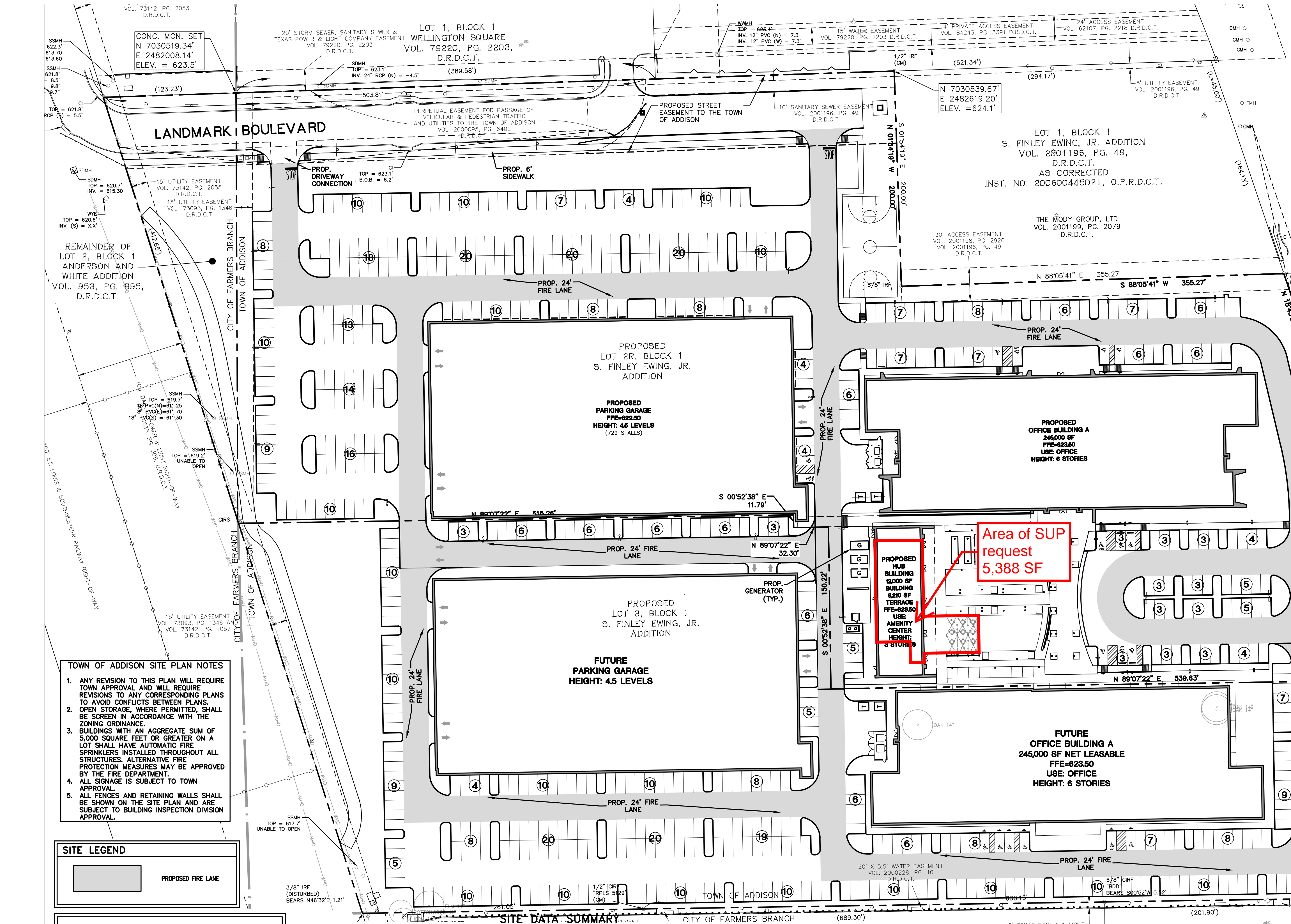
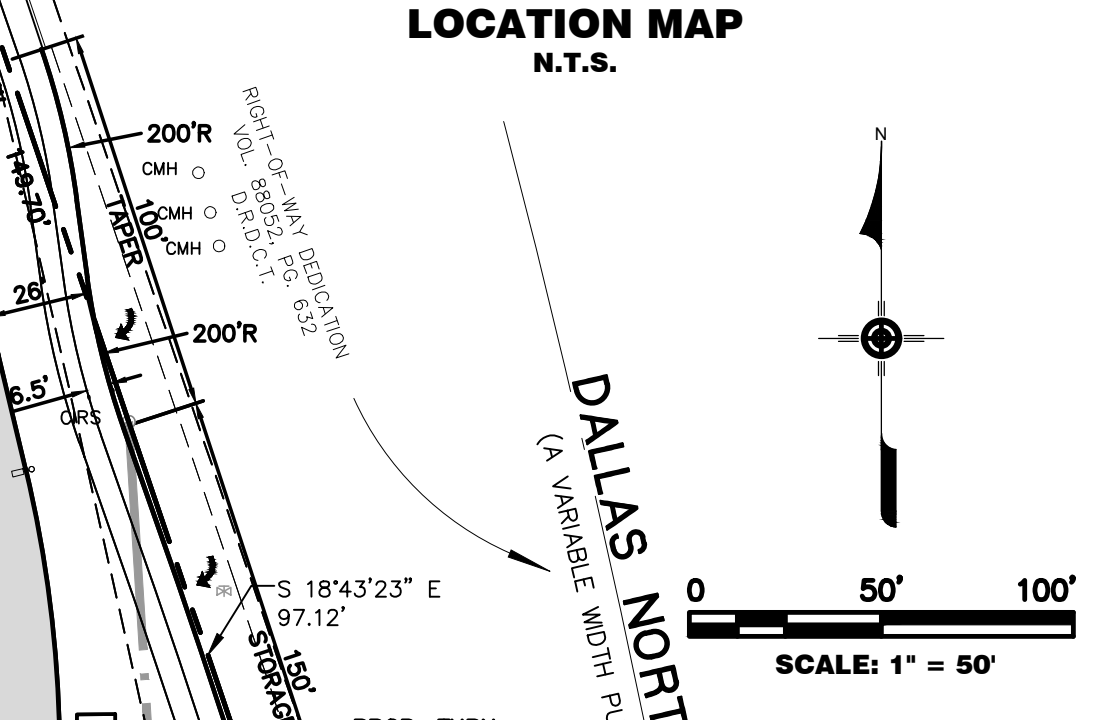
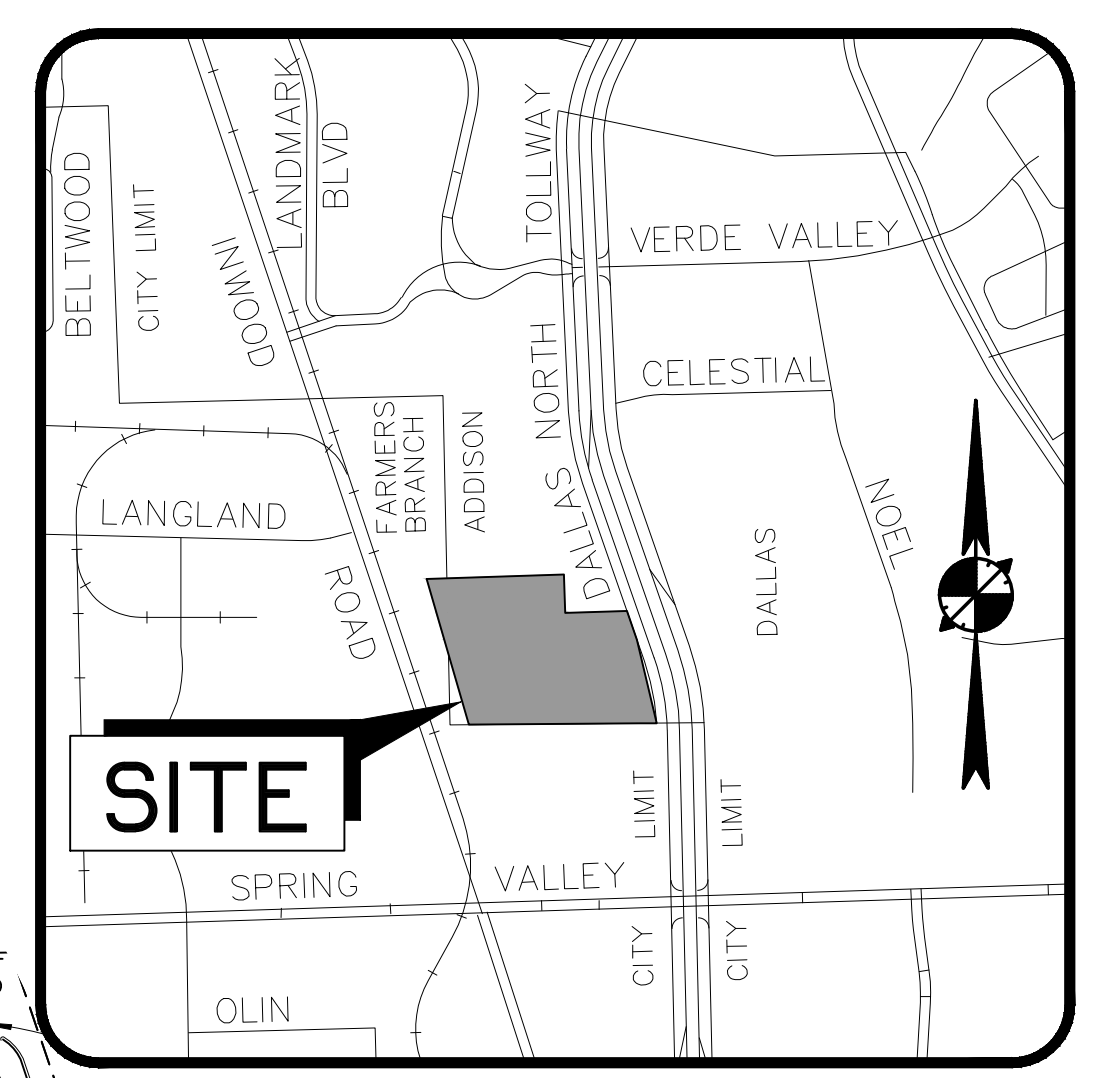
Title  
**SITE PLAN**

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for Construction or Permit Purposes

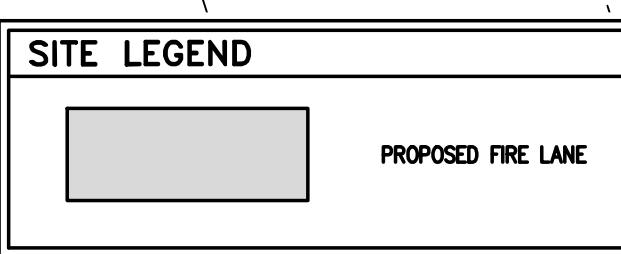
Engineer: JOSHUA A. MILLSAP  
P.E. No. 109116 Date: 02/25/2018

Project Number: 222210632  
File Name: 10632.pn.dwg

Drawing No. 1  
Revision Sheet



- ### TOWN OF ADDISON SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREEN IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



### EXISTING LEGEND & ABBREVIATIONS

	FIRE HYDRANT	FH
	WATER VALVE	WV
	WATER METER	WM
	FIRE DEPARTMENT CONNECTION	FDC
	IRRIGATION CONTROL VALVE	ICV
	SANITARY SEWER MANHOLE	SSMH
	SANITARY SEWER CLEANOUT	SSCO
	GAS METER	GM
	POWER POLE	PP
	LIGHT POLE	LP
	TRAFFIC CONTROL BOX	TB
	TRAFFIC SIGN	TS
	CURB INLET	CI
	BARRIER FREE RAMP	BFR
	WATER LINE	WL
	SANITARY SEWER LINE	SSL
	STORM SEWER LINE	STM
	STORM SEWER MANHOLE	STMMH

### SITE DATA SUMMARY

	LOT 2R (PHASE I)			LOT 3 (PHASE II)
PROPOSED USE:	OFFICE			OFFICE
LOT AREA:	417,592 SQ. FT. = 9.586 AC PLANNED DEVELOPMENT			291,139 SQ. FT. = 6.683 AC PLANNED DEVELOPMENT
BUILDING FOOTPRINT BUILDING AREA (NET) MAX. BUILDING HEIGHT	OFFICE A	HUB	TOTAL	OFFICE B
	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.	42,000 SQ. FT.
	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.	245,000 SQ. FT.
TOTAL LOT COVERAGE	12.09%			14.43%
TOTAL FLOOR AREA RATIO	0.615			0.842
PARKING REQUIRED	OFFICE: 251,612/300 = 839 SPACES RESTAURANT: 5,388/100 = 54 SPACES TOTAL REQUIRED: 893 SPACES			OFFICE: 245,000/300 = 817 SPACES TOTAL REQUIRED: 817 SPACES
PARKING PROVIDED	360 SURFACE+833 GARAGE = 1,193 SPACES			359 SURFACE+816 GARAGE = 1,175 SPACES
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE 360 SURFACE/1,193 = 30.2% SURFACE			816 GARAGE/1,175 = 69.4% GARAGE 359 SURFACE/1,175 = 30.6% SURFACE
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,368 = 69.6% GARAGE 719 SURFACE/2,368 = 30.4% SURFACE			

\*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.  
NOTE:  
• BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.

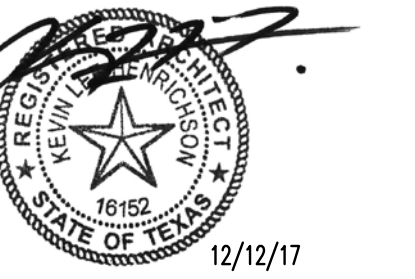
DEVELOPER/APPLICANT: CAWLEY PARTNERS  
16400 W. DALLAS PARKWAY SUITE 150 DALLAS, TEXAS 75248  
PHONE: (817) 875-5535  
CONTACT: MARK GODFREY

CIVIL ENGINEER/PREPARER: STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE SUITE 400 DALLAS, TEXAS 75251  
PHONE: (972) 991-0011  
CONTACT: JOSHUA MILLSAP, P.E.  
TBP# F-6324

LANDSCAPE ARCHITECT: STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE SUITE 400 DALLAS, TEXAS 75251  
PHONE: (972) 991-0011  
CONTACT: KEVIN BERNAUER

SURVEYOR: STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE SUITE 400 DALLAS, TEXAS 75251  
PHONE: (972) 991-0011  
CONTACT: DAVID DE WEIRDOT R.P.L.S.  
TBP# F-10194229





ASCENSION COFFEE  
CRAWLEY FOURTEEN 556 CENTER  
14555 DALLAS PKWY  
ADDISON, TX 76054

**Ascension.**

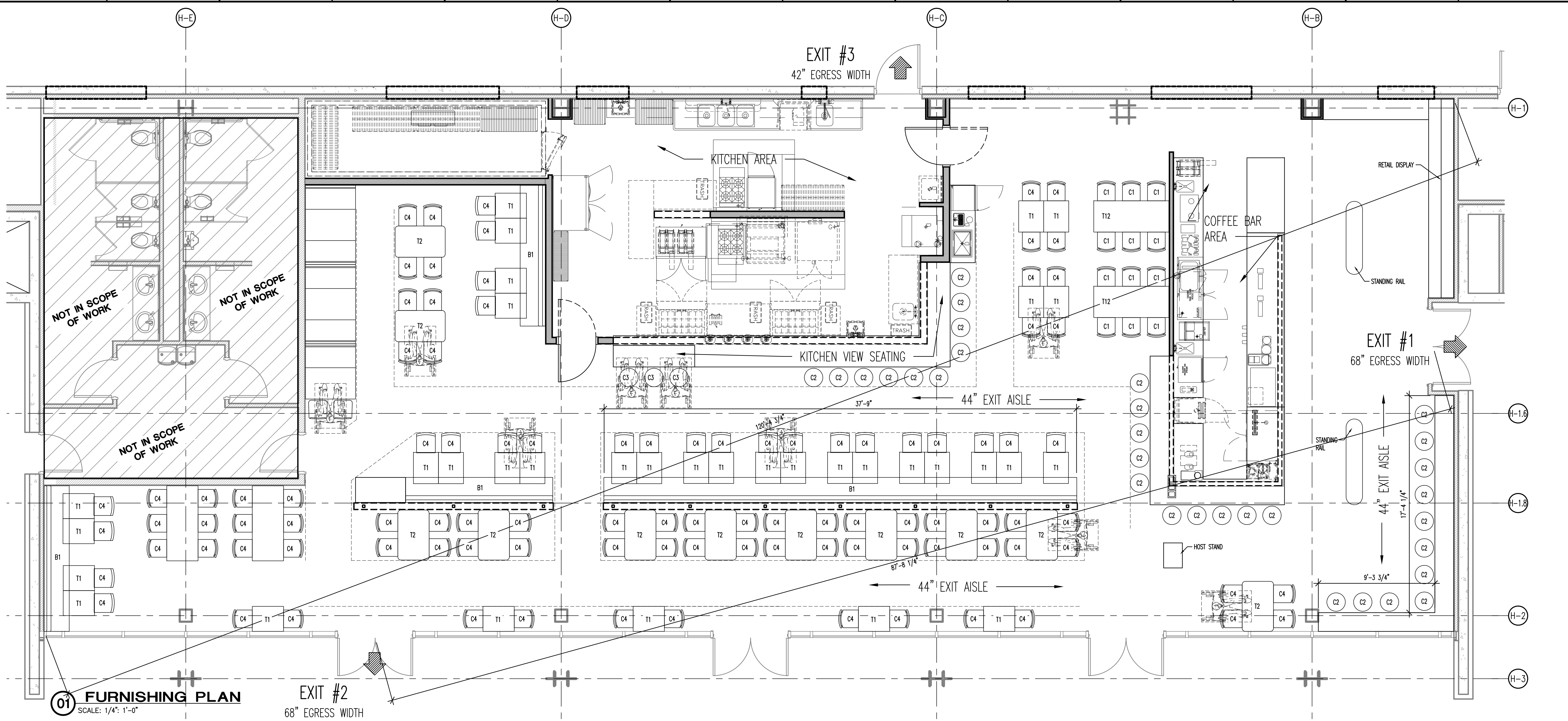
DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY  
ALL EXISTING CONDITIONS AND  
DIMENSIONS - NOTIFY ARCHITECT  
OF ANY DISCREPANCIES PRIOR  
TO BEGINNING CONSTRUCTION

NO REVISION

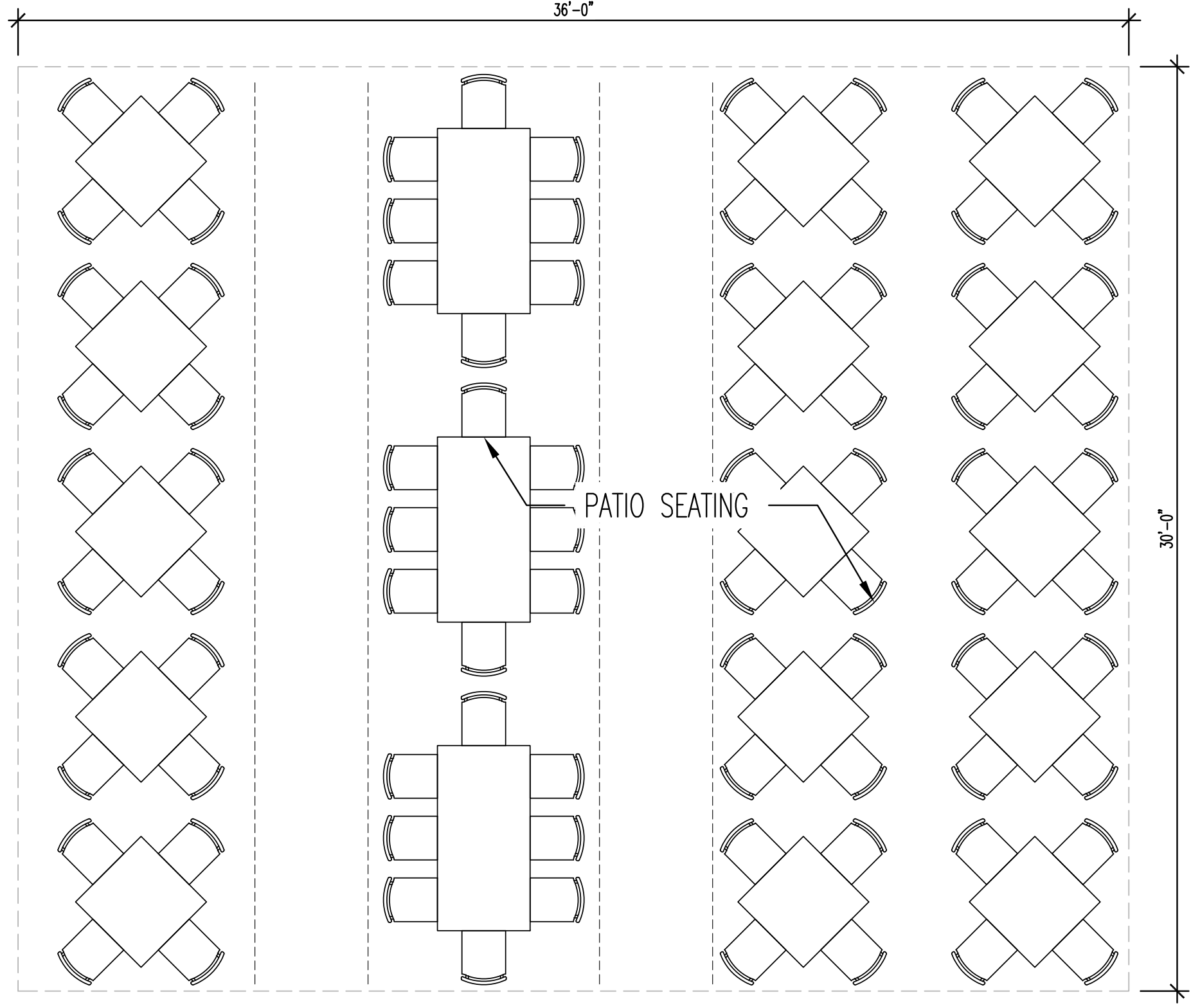
ISSUE FOR PERMIT 12.18.17

PROJECT NUMBER  
**170315**  
SHEET NAME  
**FURNISHING PLAN**  
SHEET NUMBER  
**A112**

ORIGINAL ISSUE DATE -  
DATE OF THIS PRINTING - 02/02/18



**01 FURNISHING PLAN**  
SCALE: 1/4" = 1'-0"



OCCUPANCY CALCULATIONS			
* OCCUPANCY CALCULATIONS BASED ON TABLE 1004.1.1, IBC 2009			
AREAS	TOTAL	* CALCULATED OCCUPANTS	SEAT COUNT
DINING AREAS 15 SQ.FT. PER OCCUPANT	2082 SF	139	148
FIXED DINING - COUNTER 24" PER SEAT	76'-4" LF	38	34
KITCHENS & STAFF AREAS 200 SQ.FT. PER OCCUPANT	990 SF	5	-
MED/STORAGE ROOMS 300 SQ.FT. PER OCCUPANT	124 SF	1	-
<b>TOTAL INTERIOR OCCUPANTS</b> USED FOR EXITING AND EGRESS CALCULATIONS		<b>183</b>	<b>182</b>
<b>TOTAL INTERIOR SUP AREA</b>	<b>4310 SF</b>		
AREAS	TOTAL	* CALCULATED OCCUPANTS	SEAT COUNT
PATIO DINING AREAS 15 SQ.FT. PER OCCUPANT	1078 SF	72	78
<b>TOTAL SUP AREA</b>	<b>5388 SF</b>		
<b>TOTAL OCCUPANTS</b>		<b>255</b>	<b>260</b>

REQUIRED EGRESS WIDTH	
<b>BUILDING EGRESS</b>	
TOTAL EGRESS WIDTH REQUIRED: 121 MAX INTERIOR OCCUPANTS x .2" = 22.8"	
TOTAL EGRESS WIDTH PROVIDED: FOUR 68" DOOR AND ONE 42" CLEAR DOOR EXIT LEAFS = 314"	

**GENERAL NOTES**

- CONTRACTOR SHALL SUBMIT HOOD SUPPRESSION SYSTEM PLANS & OBTAIN APPROVAL PRIOR TO INSTALLATION

**FIRE EXTINGUISHER NOTES**

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.

PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR (VERIFY PRIOR TO INSTALLATION).

FE-1: DINING AREA FIRE EXTINGUISHERS: PROVIDE A MIN. OF TWO, EQUAL TO J.L. INDUSTRIES "COSMIC A" SERIES MODEL 10E, WALL MOUNTED 10LB. CAPACITY WITH NOZZLE. (OR EQUAL)

FE-2: KITCHEN AREA FIRE EXTINGUISHERS: PROVIDE A MIN. OF TWO EQUAL TO J.L. INDUSTRIES "SATURN SERIES - MODEL 15" WALL MOUNTED, WET CHEMICAL TYPE K UL RATED, 6 LITER CAPACITY FIRE EXTINGUISHERS WITH PRESSURE GAUGE. (OR EQUAL)

FURNISHING LEGEND	
SYMBOL	FURNITURE
C1	BAR STOOL - COUNTER HEIGHT
C2	BAR STOOL - BAR HEIGHT
C3	BAR STOOL - ADA HEIGHT
C4	CHAIR - INDOOR DINING
C5	CHAIR - PATIO DINING - NOT USED
T1	FREESTANDING TABLE - 2 TOP 24X30
T2	FREESTANDING TABLE - 4 TOP 30X48
T3	2 TOP BOOTH - 27X30 WALL MOUNTED TABLE - BAR HEIGHT - NOT USED
T4	FREESTANDING TABLE - 2 TOP 24X30 - PATIO - NOT USED
T5	FREESTANDING TABLE - 4 TOP 36X36 - PATIO - NOT USED
T6	FREESTANDING TABLE - 4 TOP 36" - PATIO - NOT USED
T12	FREESTANDING TABLE - 6 TOP 30X72
B1	BANQUETTE BOOTH BENCH - LENGTH VARIES

PRINTED BY: WRUFF  
DRAWING NAME: A112-170315 - LARGEDWG  
LAYOUT: A112  
DESIGN: JACOB  
X-SHEET: 170315.DWG  
X-FILE: 170315.DWG





12.12.2017

Owner  
**CAWLEY PARTNERS**  
16400 DALLAS PKWY, SUITE #150  
DALLAS, TX 75248  
972.759.7700

mep engineer  
**SCHMIDT & STACY**  
2711 N Haskell Ave #400  
Dallas, TX 75204  
214.874.0200

structural engineer  
**L.A. FUESS PARTNERS, INC.**  
3333 LEE PARKWAY, SUITE 300  
DALLAS, TX 75219  
214.871.7010

civil engineer  
**STANTEC**  
12222 MERIT DR. SUITE 400  
DALLAS, TX 75251-2268  
972.991.0011

landscape architect  
**STANTEC**  
12222 MERIT DR. SUITE 400  
DALLAS, TX 75251-2268  
469.329.3634

general contractor  
**HILL & WILKINSON**  
2703 TELECOM PKWY #120  
RICHARDSON, TX 75082  
214.299.4300

project  
**CAWLEY FOURTEEN555 CENTER**  
14555 DALLAS PARKWAY  
ADDISON, TX. 75254

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

original issue

**HUB PERMIT SET** 05.02.2017

revisions

1	WCPR #3 - HUB CITY RESPONSES	06.29.2017
2	WCPR #5 - VE CHANGES	08.02.2017
3	WCPR #6 - INTERIORS/ COORDINATION UPDATES	08.16.2017
	RFI #45	09.25.2017
	RFI #52	11.06.2017
4	WCPR #10 - HUB LEVEL 2 REDESIGN	12.12.2017

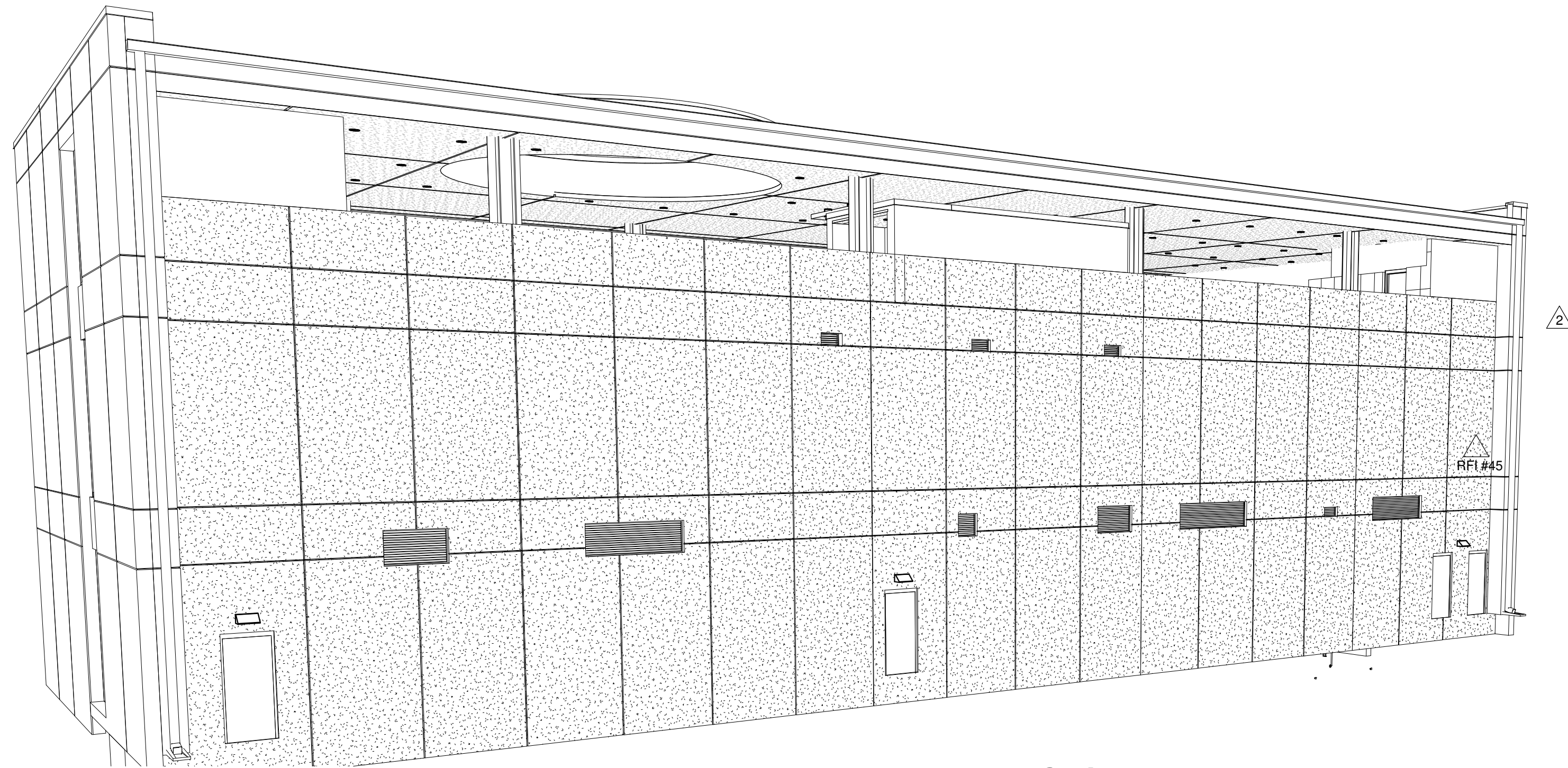
title  
**OVERALL BUILDING ELEVATIONS - HUB**

project number 16133.100

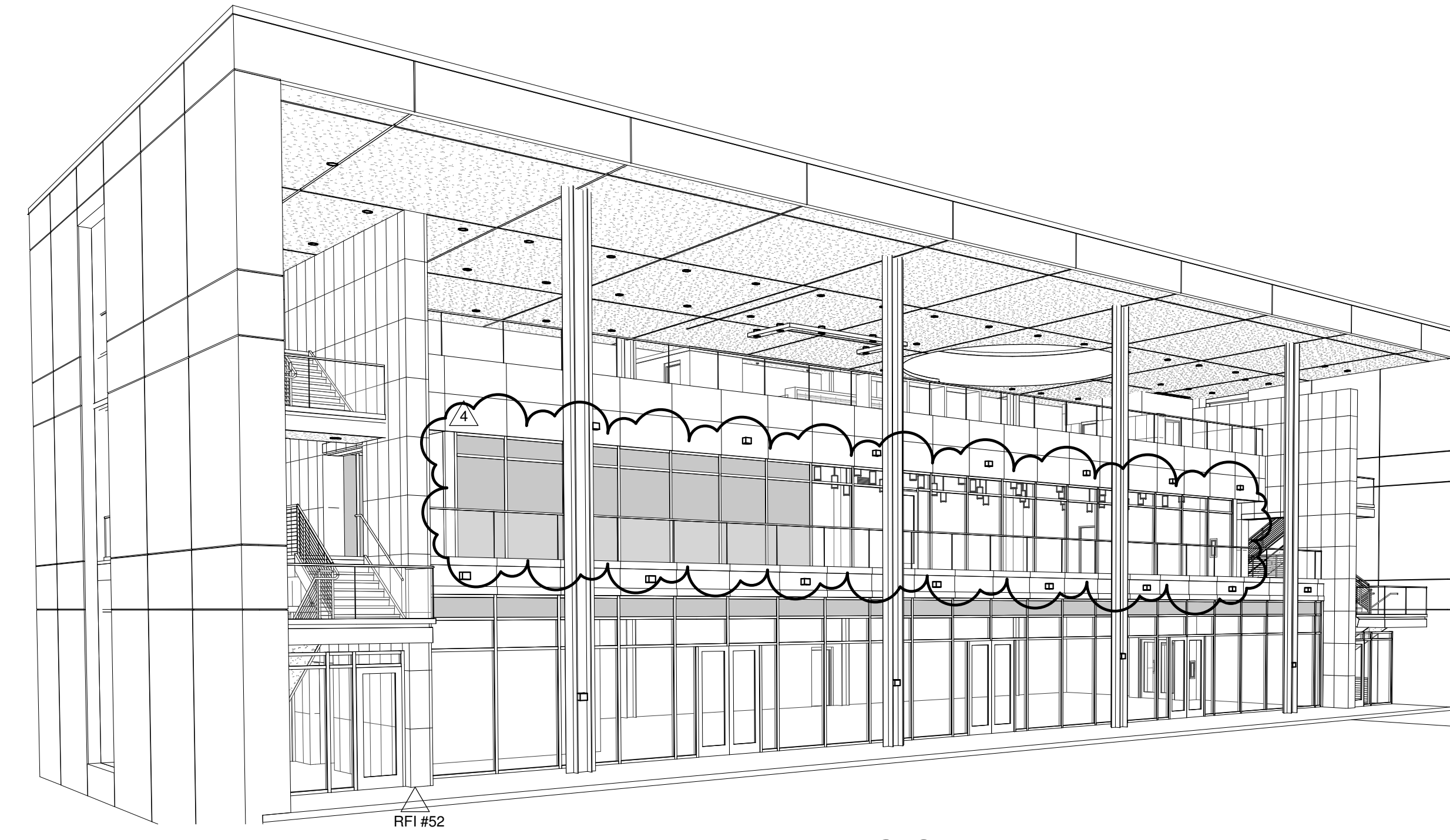
date 05.02.2017

sheet

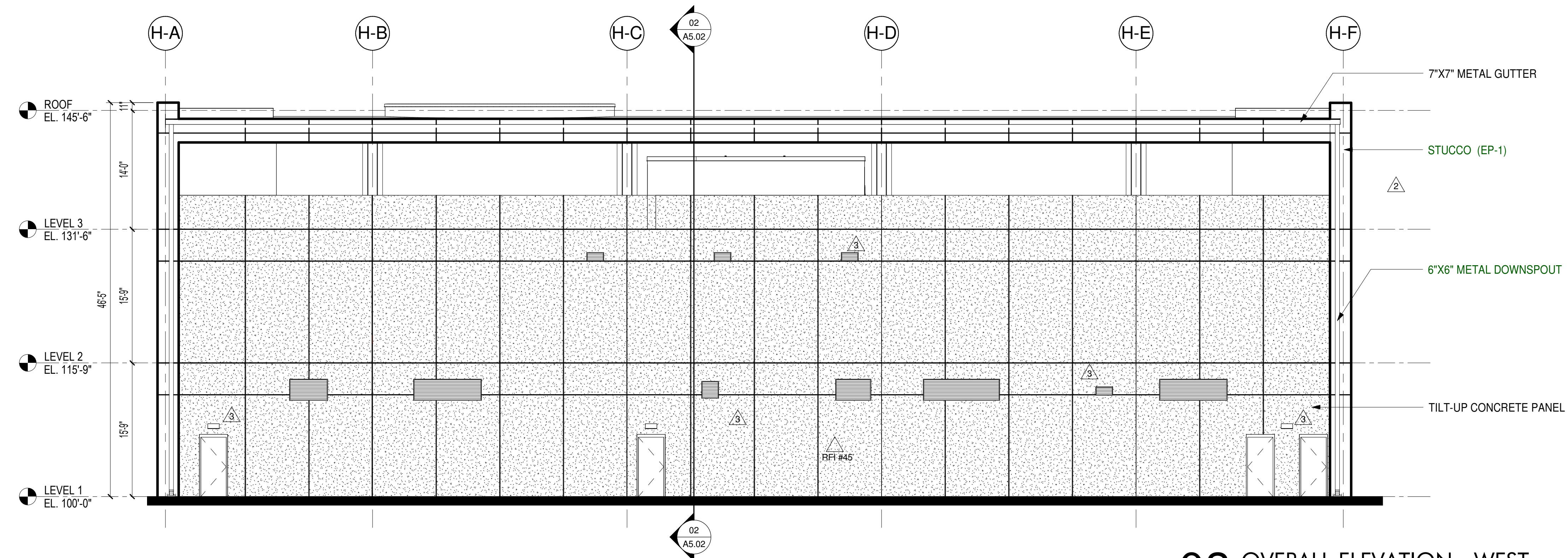
**A4.04**



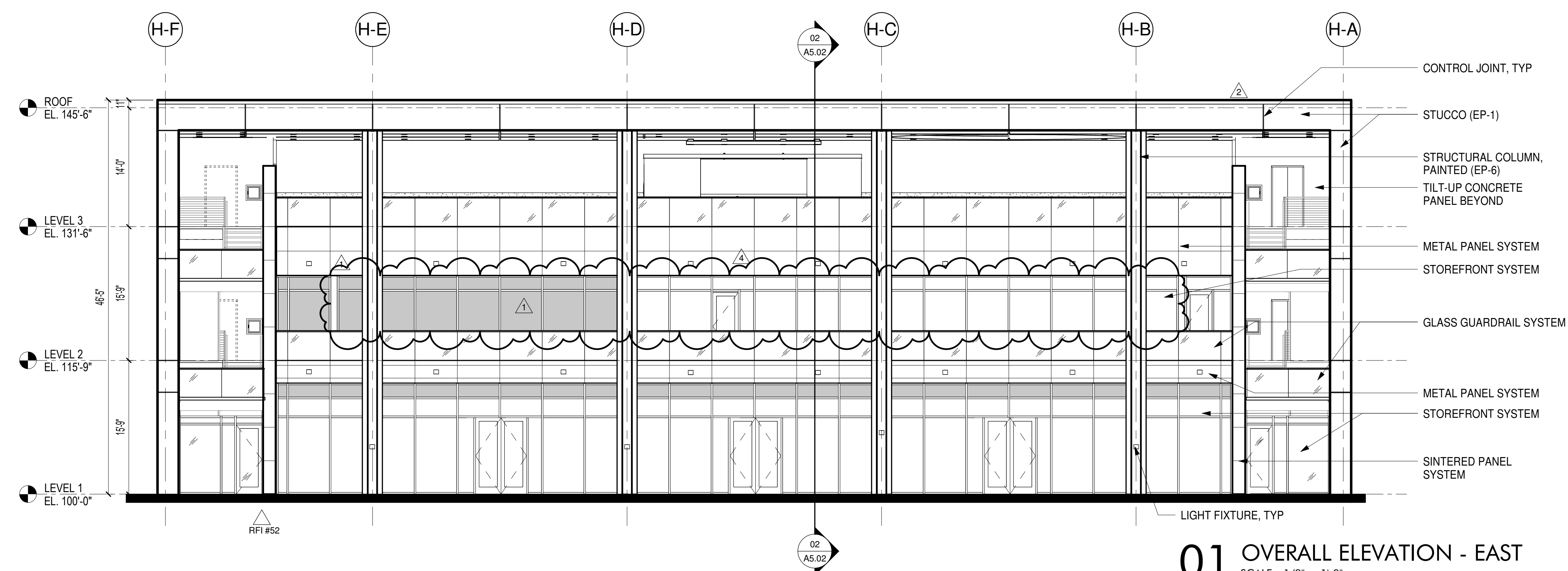
**04 BUILDING PERSPECTIVE - WEST**  
SCALE:



**03 BUILDING PERSPECTIVE - EAST**  
SCALE:



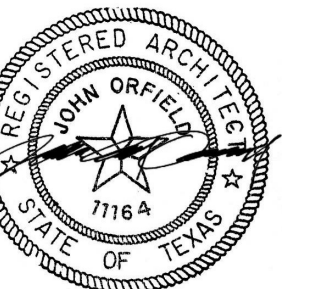
**02 OVERALL ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"



**01 OVERALL ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"

**FACADE PLAN NOTES**  
- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.  
- All mechanical units shall be screened from public view as required by the Zoning Ordinance  
- When permitted, exposed utility boxes and conduits shall be painted to match the building  
- All signage areas and locations are subject to approval by Development Services  
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official





05.02.2017

Owner  
**CAWLEY PARTNERS**  
16400 DALLAS PKWY, SUITE #150  
DALLAS, TX 75248  
972.759.7700

mep engineer  
**SCHMIDT & STACY**  
2711 N Haskell Ave #400  
Dallas, TX 75204  
214.874.0200

structural engineer  
**L.A. FUESS PARTNERS, INC.**  
3333 LEE PARKWAY, SUITE 300  
DALLAS, TX 75219  
214.871.7010

civil engineer  
**STANTEC**  
12222 MERIT DR. SUITE 400  
DALLAS, TX 75251-2268  
972.991.0011

landscape architect  
**STANTEC**  
12222 MERIT DR. SUITE 400  
DALLAS, TX 75251-2268  
469.329.3634

general contractor  
**HILL & WILKINSON**  
2703 TELECOM PKWY #120  
RICHARDSON, TX 75082  
214.299.4300

project  
**CAWLEY FOURTEEN555 CENTER**  
14555 DALLAS PARKWAY  
ADDISON, TX. 75254

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
original issue

**HUB PERMIT SET** 05.02.2017

revisions

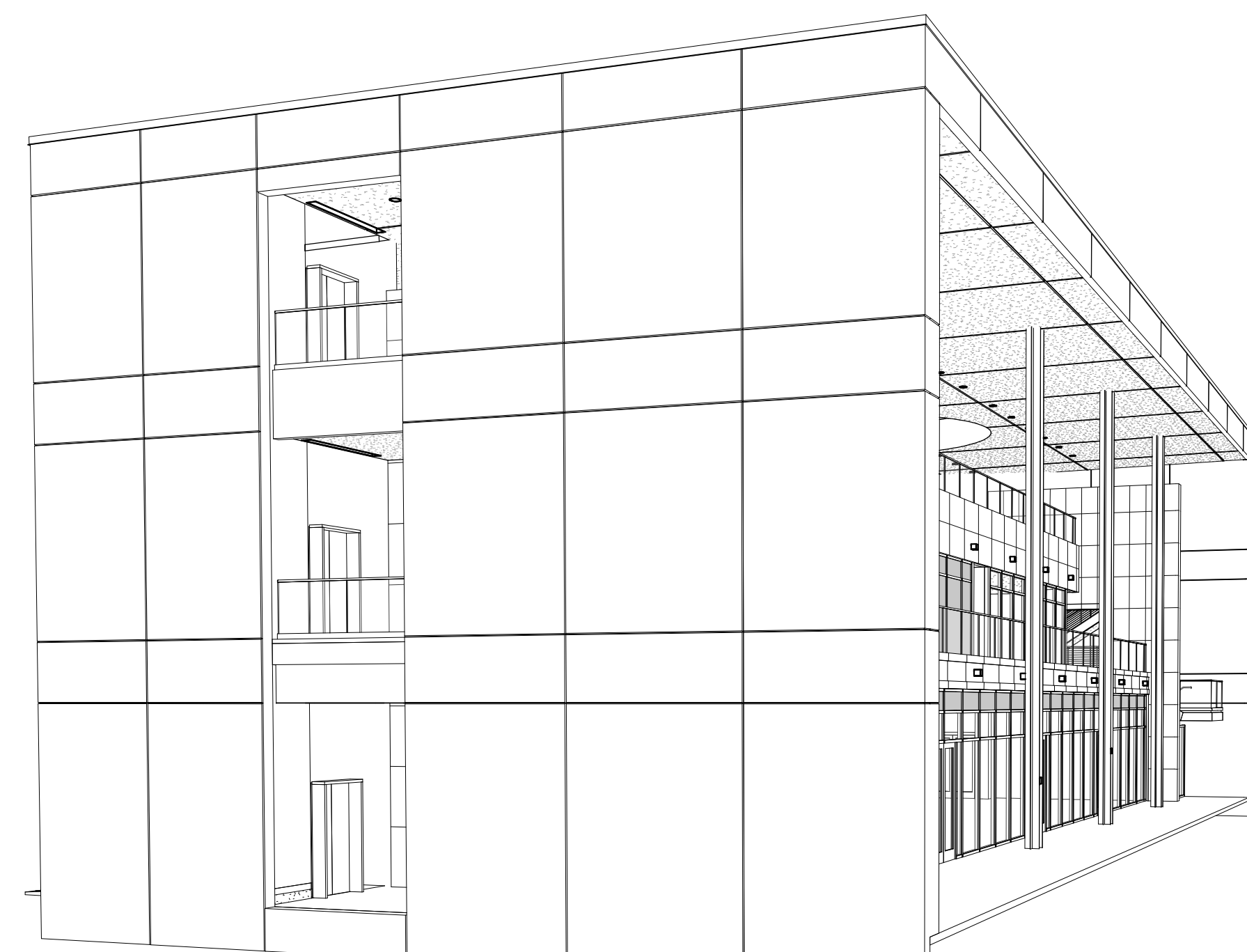
title  
**OVERALL BUILDING  
ELEVATIONS - HUB**

project number 16133.100

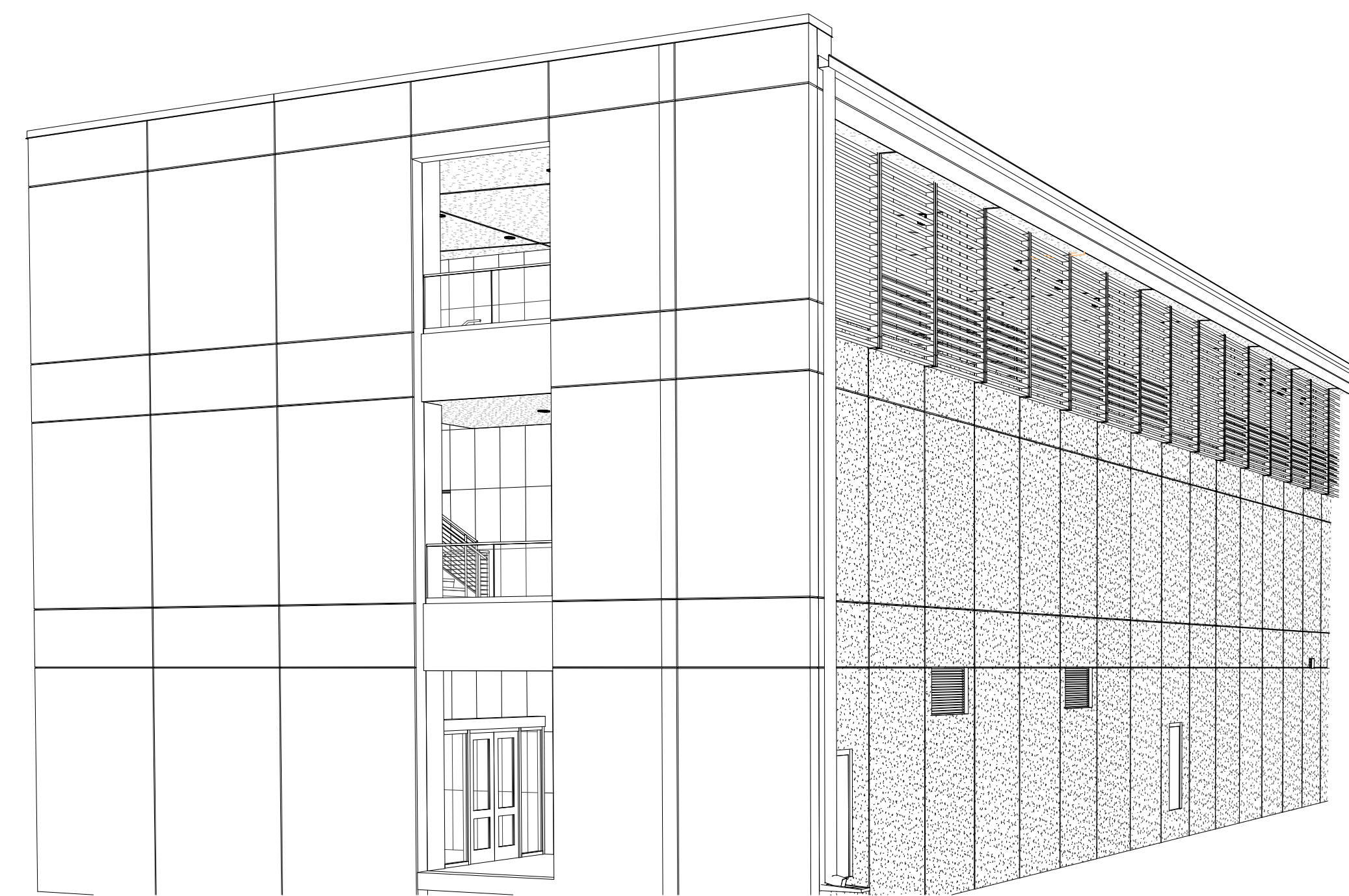
date 05.02.2017

sheet

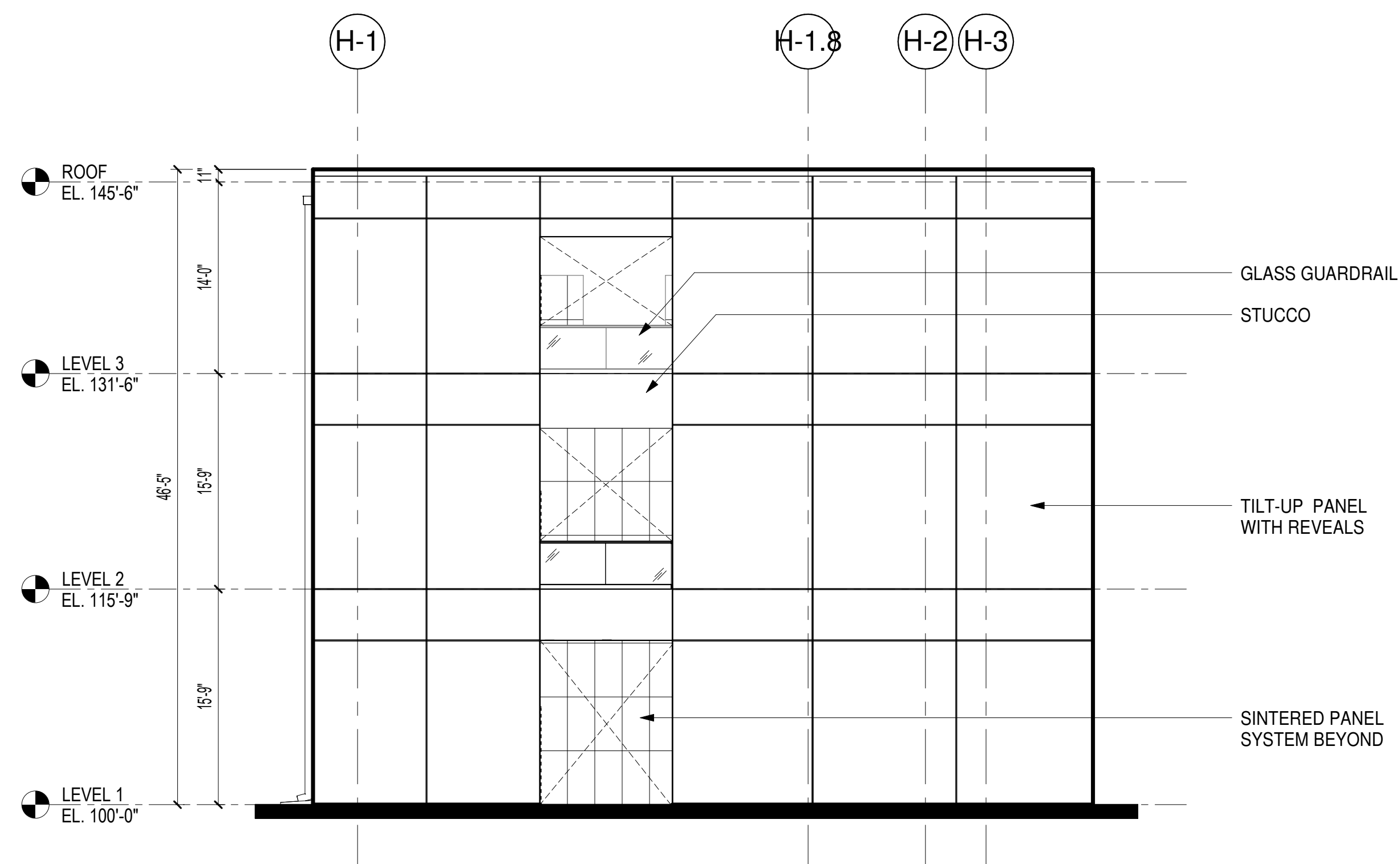
**A4.05**



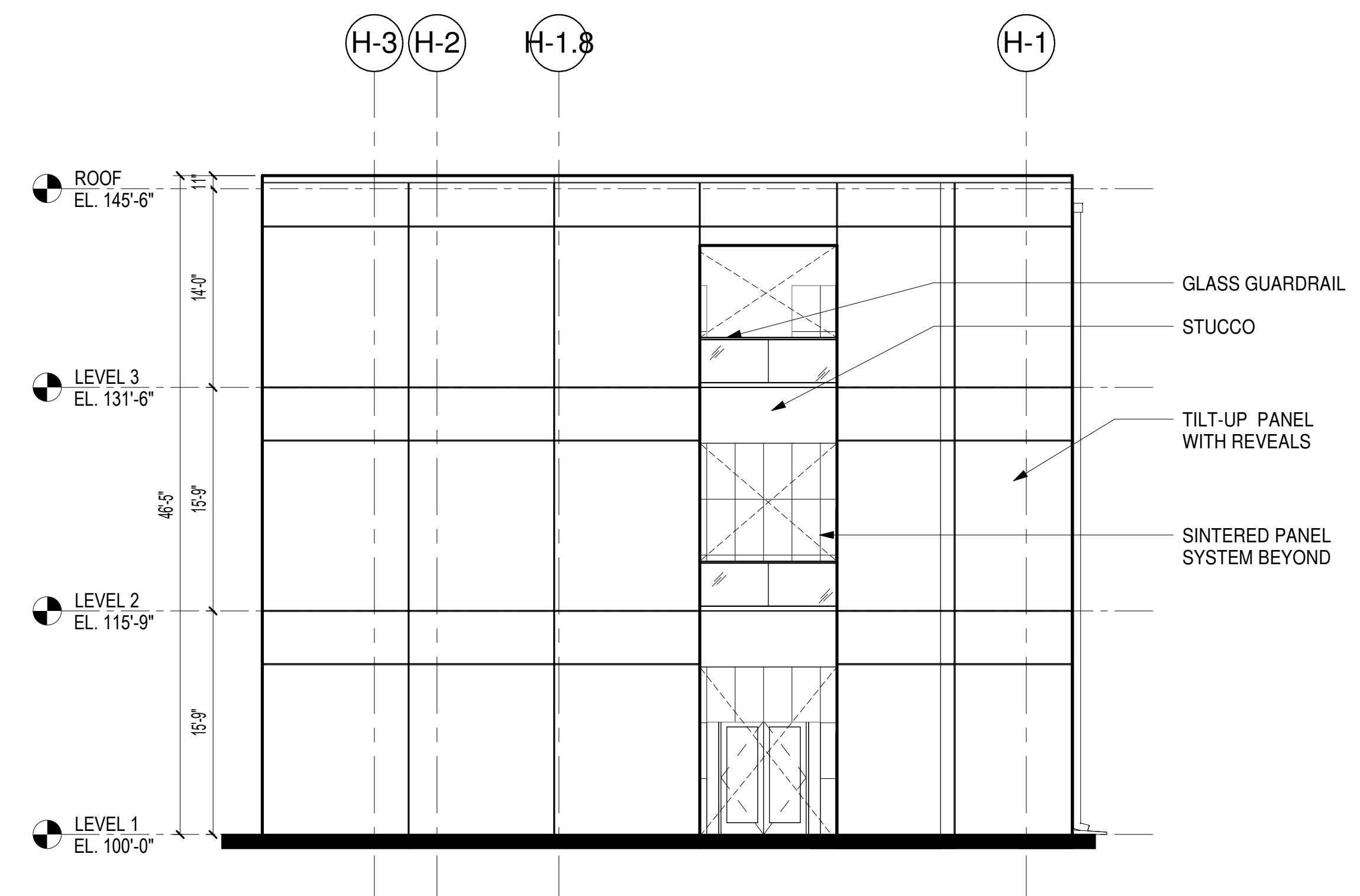
**04** BUILDING PERSPECTIVE - SOUTH  
SCALE:



**02** BUILDING PERSPECTIVE - NORTH  
SCALE:



**03** OVERALL ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



**01** OVERALL ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

**FACADE PLAN NOTES**

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance
- When permitted, exposed utility boxes and conduits shall be painted to match the building
- All signage areas and locations are subject to approval by Development Services
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official