

MODERN ANIMAL

ADDISON

NOVEMBER 30, 2022

SPECIAL USE PERMIT REQUEST

CASE #1867-SUP

SHEET NUMBER	SHEET NAME	DATE ISSUED		
		10/07/2022 - ISSUE FOR SPECIAL USE	11/11/2022 - SPECIAL USE RESUBMITTAL	11/30/2022 - SPECIAL USE PERMIT REQUEST
GENERAL				
G0.01	SHEET INDEX & PROJECT INFORMATION	X	X	X
1				
ARCHITECTURAL				
A1.01	OVERALL SITE PLAN	X	X	X
A2.00	OVERALL FLOOR PLAN	X	X	X
A3.00	EXTERIOR ELEVATIONS	X	X	X
3				

PROJECT ADDRESS: 5290 BELT LINE RD SUITE 134 ADDISON, TX 75254

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF AN INTERIOR TENANT IMPROVEMENT TO THE GROUND FLOOR SPACE OF 1-STORY BUILDING FOR FOR A VETERINARY OFFICE, NO WORK TO THE PARKING LOT, AND NO STEWORK. THE PROJECT INCLUDES NEW INTERIOR PARTITIONS, DOORS, CASEWORK, AND FINISHES. NEW SINGLE OCCUPANCY ACCESSIBLE RESTROOM.

APPLICABLE LEGAL DESCRIPTION BUILDING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- CITY OF ADDISON CODE OF ORDINANCES
- CITY OF ADDISON LOCAL AMENDMENTS & TECHNICAL CODE CHANGES

LEGAL DESCRIPTION:

PID 10000927408000100
TRACT 136.22
GRID 14.0
PLAT/SUBDIVISION OAKS NORTH - EAST NO. 4
BLOCK 2
LOT D 1
LOT AREA 257,440 SF
ZONING DISTRICT PLANNED DEVELOPMENT, ORDINANCE NO. 022-3

OCCUPANCY GROUPS

BUILDING USE: COMMERCIAL
TENANT USE: GROUP B OFFICE (VETERINARY OFFICE)

CONSTRUCTION TYPE

TYPE II-B, NOT SPRINKLERED

FIRE RESISTIVE REQUIREMENTS (PER TABLE 601)

PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS AND PRIMARY BEAMS 0 HOURS
PRIMARY STRUCTURAL FRAME WHERE SUPPORTING ROOF ONLY 0 HOURS
FLOORS CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOURS
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOURS
SHAFTS AND STAIR ENCLOSURES 2 HOURS TYP.; 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES
NON-BEARING INTERIOR PARTITIONS 0 HOURS, UNLESS REQUIRED BY OTHER CODE, SEE PLANS

PLUMBING FIXTURE ANALYSIS (PER TABLE 2902.1)

GROUP B OCCUPANCY 4,000 GROSS SF / 100 = 1/100 GROSS (PER TABLE 1004.5) 40 OCCUPANTS

WATER CLOSETS REQUIRED: 1 PER 25 FOR FIRST 50
(1) MALE RESTROOM REQUIRED
(1) FEMALE RESTROOM REQUIRED
(2) SINGLE OCCUPANCY RESTROOMS PROVIDED

NO EXCEPTIONS IN 2018 IBC FOR INTERPRETING SINGLE-USER TOILET ROOMS AS UNISEX, OR THE ABILITY TO COMBINE ADA ACCOMMODATIONS. MUST PROVIDE 1 (MALE) UNISEX ADA +1 (FEMALE) UNISEX ADA

TENANT

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LOS ANGELES, CALIFORNIA 90048
310.415.3611

EXECUTIVE ARCHITECT

LRA
House & Robertson
ARCHITECTS

2700 POST OAK BOULEVARD
HOUSTON, TEXAS 77056
346.327.9009
MAIL@HRRARCH.COM

STRUCTURAL ENGINEERS

Pinnacle Structural Engineers

3120 SOUTHWEST FREEWAY, SUITE 410
HOUSTON, TX 77098
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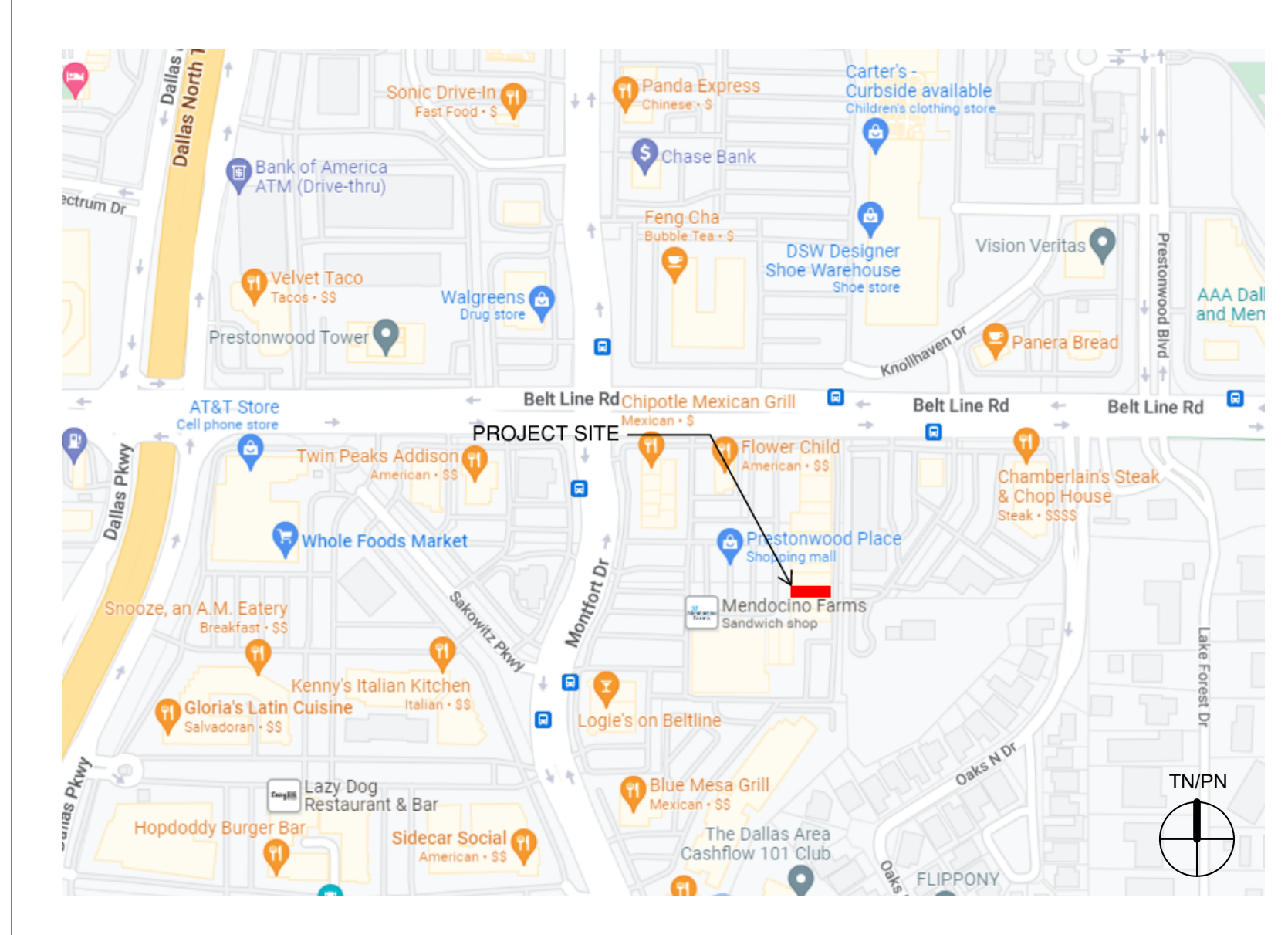
LIGHTING DESIGNER

ANE

3830 EAST HARBOR BLVD., SUITE 204
VENTURA, CALIFORNIA 93001
805.563.5444

GRAPHIC SYMBOLS	NTS	10	ABBREVIATIONS	NTS	7
			ACT. ACOUSTIC CLG. TILE		
			ADJ. ADJUSTABLE		
			AGGR. AGGREGATE		
			ALUM. ALUMINUM		
			ANGLE		
			APPROX. APPROXIMATE		
			ARCH. ARCHITECTURAL		
			AREA DRAIN		
			ASPH. ASPHALT		
			AT		
			B.O. BOTTOM OF BEAM		
			BM. BITUMINOUS		
			BLK. BLOCKING		
			BLKG. BLOCKING		
			BRD. BOARD		
			BOT. BOTTOM		
			BLDG. BUILDING		
			B.U.R. BUILT-UP ROOFING		
			CAB. CABINET		
			C.I. CAST IRON		
			CAST-IN-PLACE		
			C.B. CATCH BASIN		
			CL. CENTER LINE		
			CLG. CEILING		
			CEM. CEMENT		
			CTR. CENTER		
			CER. CERAMIC		
			C.T. CERAMIC TILE		
			CLR. CLEAR		
			CLO. CLOSET		
			COL. COLUMN		
			CONC. CONCRETE		
			CONN. CONNECTION		
			CONSTR. CONSTRUCTION		
			CONT. CONTINUOUS		
			CORR. CORRIDOR		
			CNTR. COUNTER		
			CTSK. COUNTERSUNK		
			DBL. DOUBLE		
			DEPT. DEPARTMENT		
			DET. DETAIL		
			DIA. DIAMETER		
			DIM. DIMENSION		
			DISP. DISPENSER		
			D.O. DOOR OPENING		
			DN. DOWN		
			DS. DOWNSPOUT		
			DWR. DRAWER		
			DWG. DRAWING		
			D.F. DRINKING FOUNTAIN		
			D.S.P. DRY STANDPIPE		
			(E) EXISTING		
			EA. EACH		
			E. EAST		
			E.W.C. ELECTRIC WATER COOLER		
			ELEC. ELECTRICAL		
			E.P. ELECTRICAL PANEL BOARD		
			EL. ELEVATION		
			ELEV. ELEVATOR		
			EMER. EMERGENCY		
			ENCL. ENCLOSURE		
			EQ. EQUIPMENT		
			EQPT. EQUIPMENT		
			EXST. EXISTING		
			EXP. EXPANSION		
			E.J. EXPANSION JOINT		
			EXPO. EXPOSED		
			EXT. EXTERIOR		
			F.O. FACE OF		
			F.O.C. FACE OF CONCRETE		
			F.O.F. FACE OF FINISH		
			F.O.S. FACE OF STUDS		
			FT. FEET		
			F.A. FIRE ALARM		
			F.F.C. FIRE EXTINGUISHER CABINET		
			F.H.C. FIRE HOSE CABINET		
			FFRF. FIRE PROOF		
			FLASH. FLASHING		
			F.B. FLAT BAR		
			FL. FLOOR		
			F.D. FLOOR DRAIN		
			FLUOR. FLUORESCENT		
			FT. FOOT		
			FTG. FOOTING		
			FDN. FOUNDATION		
			F.S. FULL SIZE		
			FUR. FURRING		
			FUT. FUTURE		
			GALV. GALVANIZED		
			GA. GAUGE		
			GL. GLASS		
			GRAB BAR		
			GR. GRADE		
			GND. GROUND		
			G.S.M. GALV. SHEET METAL GYPSUM WALLBOARD		
			GYP. GYPSUM WALLBOARD		
			GWB. GYPSUM WALLBOARD		
			HDWE. HARDWARE		
			HDWD. HARDWOOD		
			HGT. HEIGHT		
			H.C. HOLLOW CORE		
			H.M. HOLLOW METAL		
			HORIZ. HORIZONTAL		
			H.B. HOSE BIBB		
			HR. HOUR		
			H.V.A.C. HEATING, VENTING		
			ID. INSIDE DIAMETER		
			INSUL. INSULATION		
			INT. INTERIOR		
			JAN. JANITOR		
			JT. JOINT		
			KIT. KITCHEN		
			LAB. LABORATORY		
			LAM. LAMINATE		
			LAV. LAVATORY		
			LT. LIGHT		
			LKR. LOCKER		
			M.H. MANHOLE		
			MFR. MANUFACTURER		
			M.O. MASONRY OPENING		
			MECH. MECHANICAL		
			MED. MEDICINE CABINET		
			MEMB. MEMBRANE		
			MET. METAL		
			MTL. METAL		
			MIN. MINIMUM		
			MIR. MIRROR		
			MISC. MISCELLANEOUS		
			MTD. MOUNTED		
			MUL. MULLION		
			NOM. NOMINAL		
			N. NORTH		
			N.I.C. NOT IN CONTRACT		
			N.T.S. NOT TO SCALE		
			NO. NUMBER		
			O. OVER		
			OBS. OBSOLETE		
			OFF. OFFICE		
			O.C. ON CENTER		
			OPNG. OPENING		
			OPP. OPPOSITE		
			O.D. OUTSIDE DIAMETER		
			OVERALL		
			O.A. OWNER FURNISHED, CONTRACTOR INSTALLED		
			O.F.O.I. OWNER FURNISHED, OWNER INSTALLED		
			O.H. OPERATING HAND		
			PN. PLAN NORTH		
			PAIR		
			P.T.D. PAPER TOWEL DISPENSER		
			P.T.D.R. PAPER TOWEL DISPENSER - RECEPTACLE		
			P.T.R. PAPER TOWEL RECEPTACLE		
			PTN. PARTITION		
			PLAS. PLASTER		
			P.LAM. PLASTIC LAMINATE		
			PL. PLATE		
			PLYWD. PLYWOOD		
			PT. POINT		
			PTD. PAINTED		
			PRCST. PRECASTE TREATED		
			Q.T. QUARRY TILE		
			RAD. RADIUS		
			RDWD. REDWOOD		
			REF. REFERENCE		
			REFR. REFRIGERATOR		
			REV. REVERSED		
			RGR. REGISTER		
			REINF. REINFORCED		
			REQ. REQUIRED		
			RESIL. RESILIENT		
			R. RISER		
			R.M. ROOM		
			R.O. ROUGH OPENING		
			S.B. SPLASH BLOCK		
			S.N.D. SANITARY NAPKIN DISPENSER		
			S.D.R. SANITARY NAPKIN RECEPTACLE		
			S.C.D. SEAT COVER DISPENSER SECTION		
			SCHED. SCHEDULE		
			S.C. SHEET		
			SH. SHELF		
			SHR. SHOWER		
			SIM. SIMILAR		
			SLB. SLAB		
			S.D. SOAP DISPENSER		
			S.C. SOLID CORE		
			S. SOUTH		
			SPEC. SPECIFICATION		
			S.S. STAINLESS STEEL		
			STD. STANDARD		
			STA. STATION		
			STL. STEEL		
			STOR. STORAGE		
			STRUCT. STRUCTURAL		
			SUSP. SUSPENDED		
			SYM. SYMMETRICAL		
			TEL. TELEPHONE		
			T.N. TRUE NORTH		
			T.V. TELEVISION		
			TER. TERRAZZO		
			THK. THICK		
			T.P.D. TOILET PAPER DISPENSER		
			T. & G. TONGUE AND GROOVE		
			T.O. TOP OF		
			T.O.C. TOP OF CURB		
			T.O.P. TOP OF PAVEMENT		
			T.O.W. TOP OF WALL		
			T.B. TOWEL BAR		
			TREAD		
			T. TENANT IMPROVEMENT		
			TRD. TREAD		
			TYP. TYPICAL		
			UNF. UNFINISHED UNLESS NOTED OTHERWISE		
			U.N.O. UNLESS NOTED OTHERWISE		
			UR. URINAL		
			VERT. VERTICAL		
			VEST. VESTIBULE		
			V.I.F. VERIFY IN FIELD		
			WSCT. WAINSCOT		
			W.C. WATER CLOSET		
			WP. WATERPROOF		
			WT. WEIGHT		
			W. WEST		
			W. WITH		
			WO. WITHOUT		
			WD. WOOD		

PROJECT INFORMATION	NTS	2
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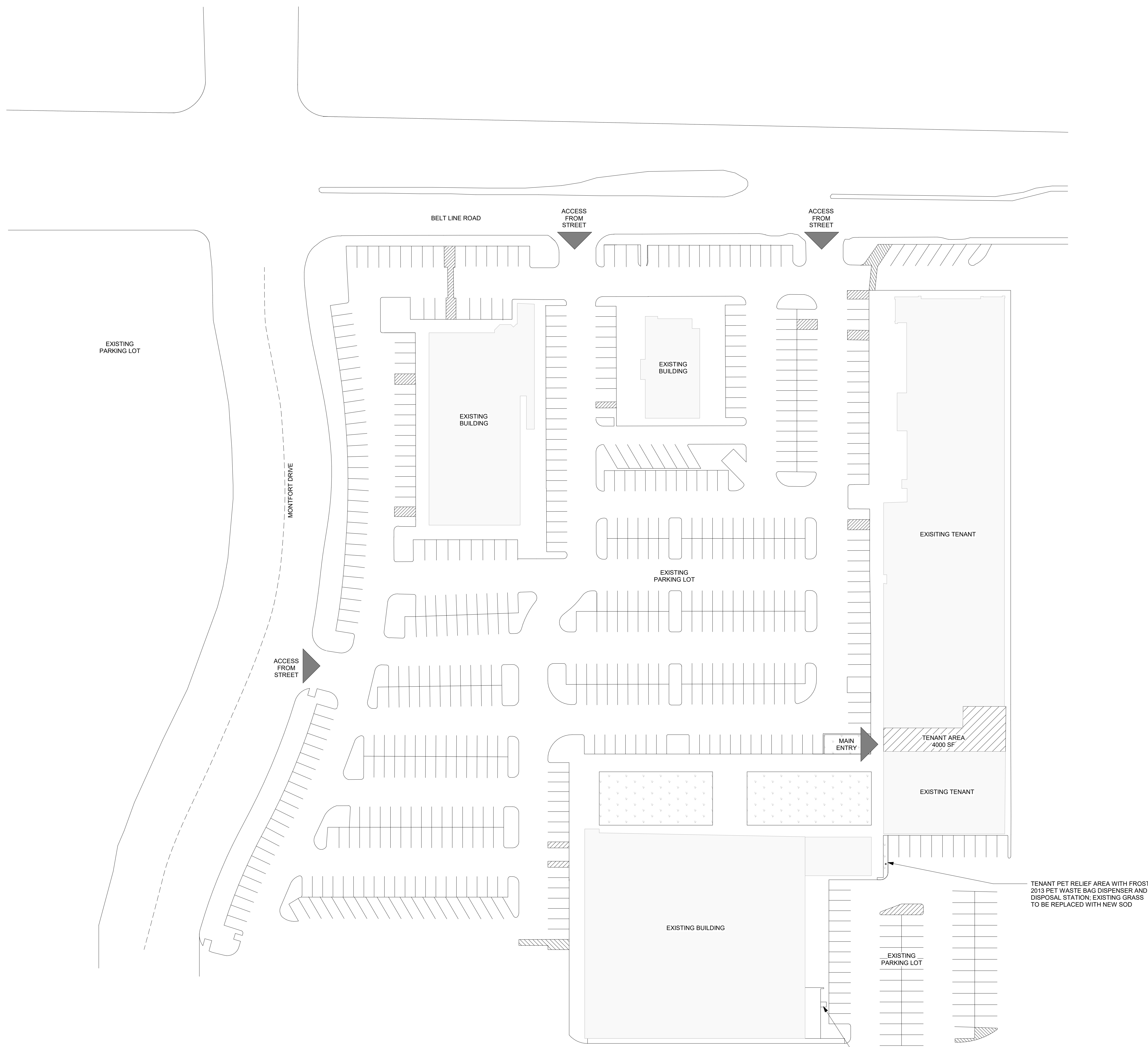
VICINITY MAP	NTS	1
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PROJECT

MODERN ANIMAL - ADSN

5290 BELT LINE ROAD #134, DALLAS, TX 75254
HRA PROJECT # 2229

MARK	
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ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE OF VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% SLOPE, UNLESS OTHERWISE INDICATED. LANDING AT DOORWAYS SHALL BE 2% MAX.

ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 84" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 84".

SITE LEGEND	
PROPERTY LINE	---
AREA OF WORK	
BUILDING (NIC)	
PLANTING	

GENERAL NOTES
 1) REFER TO SHEET A2.00 FOR FLOOR PLAN

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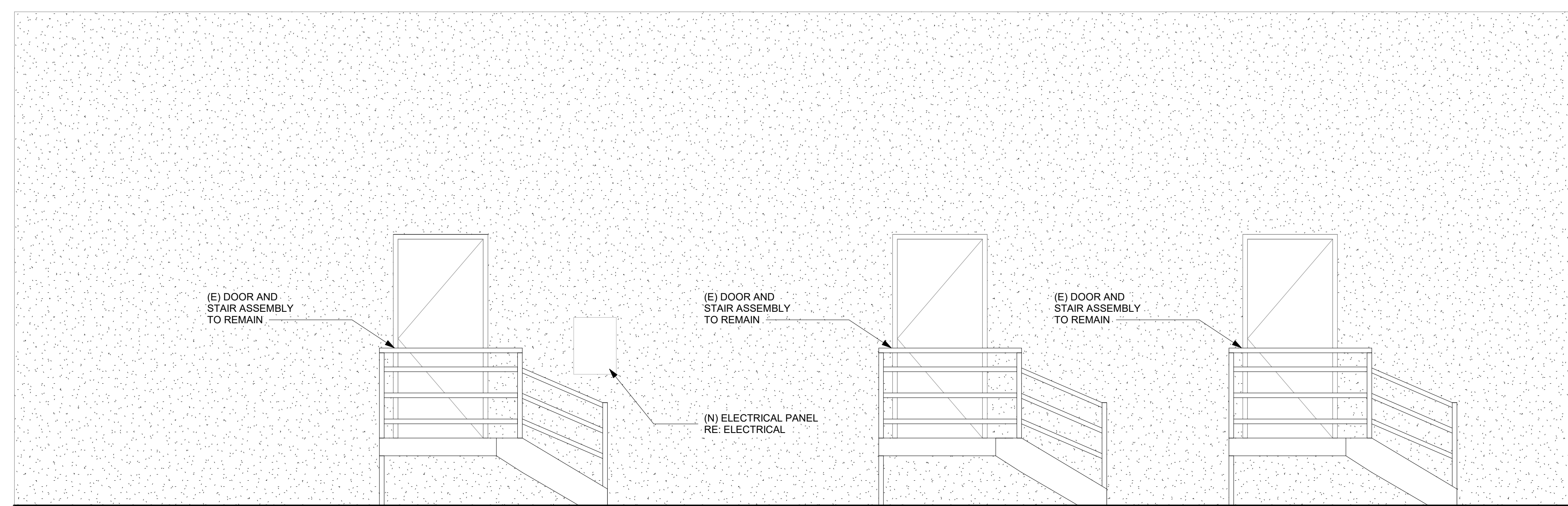
MARK	DATE	ISSUE
	08/26/2022	100% SCHEMATIC DESIGN
	10/07/2022	ISSUE FOR SPECIAL USE
	10/14/2022	100% DESIGN DEVELOPMENT
	11/11/2022	SPECIAL USE RESUBMITTAL
	11/18/2022	50% CONSTRUCTION DOCS
	11/30/2022	SPECIAL USE PERMIT REQUEST

STAMP

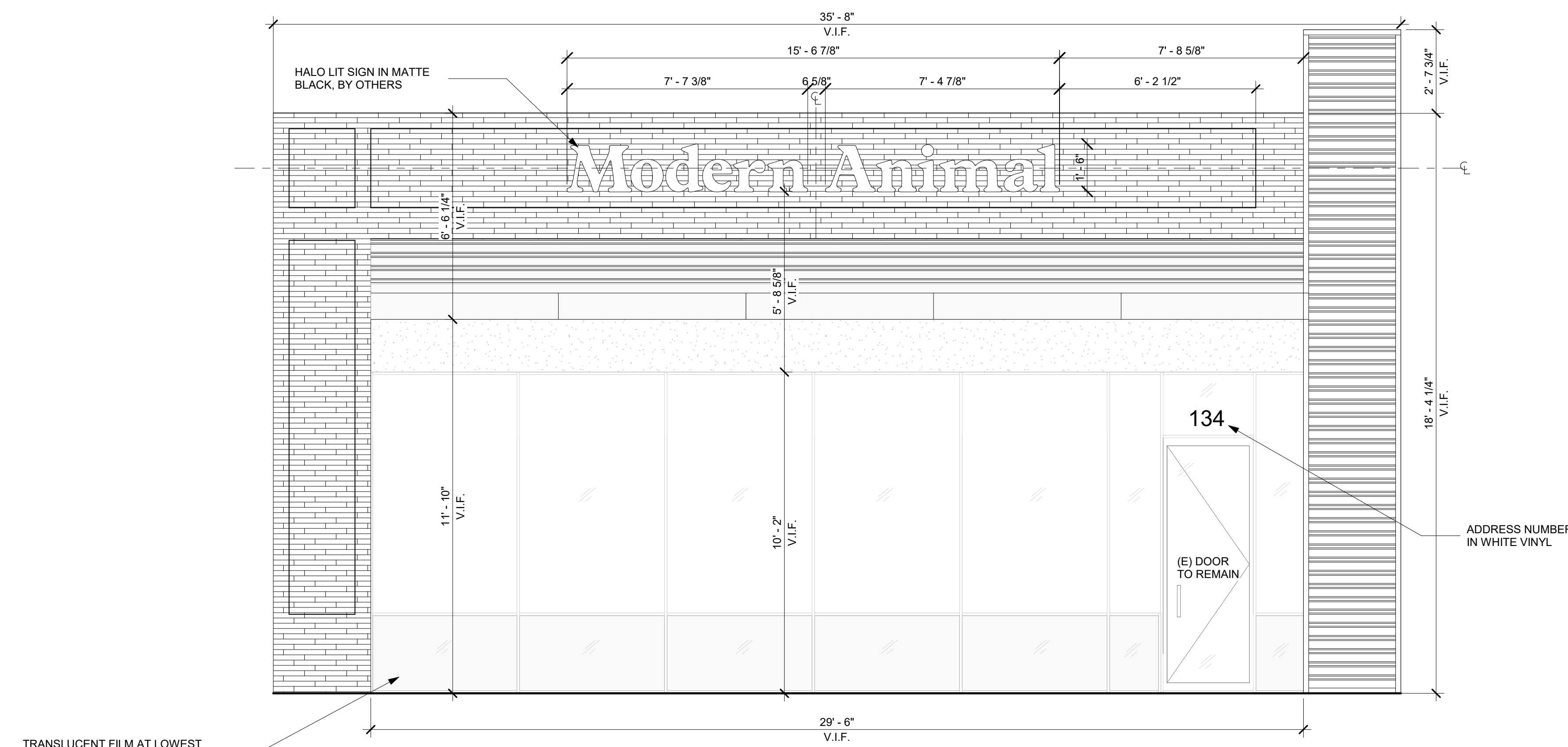
 30 NOV 2022

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A1.01



EXTERIOR EAST ELEVATION 3/8" = 1'-0" 2



FAÇADE NOTES

1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED VIA ZONING. SIGNAGE APPROVAL MUST BE THROUGH A SEPARATE APPLICATION AND PERMIT. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

EXTERIOR WEST ELEVATION 3/8" = 1'-0" 1

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PROJECT

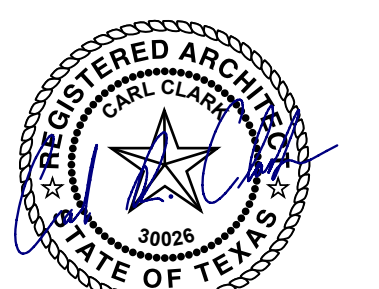
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30 NOV 2022

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.00