



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		August 8, 2011		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): <b>Doris Carter, ext. 5350</b>				
<b>CAPTION</b>				
Consideration of a request for a revised site plan for a Data Center on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Applicant: Bank of America				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
BALANCE	0	0	0	<b>0</b>
<b>FUND(s):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
Section 3.1112 (Parking Reduction Program) of Article 3 (Supplementary Regulations) of the Zoning Ordinance allows applicants to request approval for the deferment of required parking, subject to approval of a site plan by the City Council. Developments meeting the criteria in Section 3.1112 may be granted a deferment between 5%-30% of the parking spaces required. The applicant is seeking a 20% reduction of the required parking. The Planning & Zoning Commission recommends approval of the request, by a vote of 6-0.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
P&Z Followup		Planning & Zoning Commission		
Staff Writeup				
Locator Map				
Revised Site Plan				
Letter from Applicant (with attachments)				

**DATE:** July 19, 2011  
**TO:** Honorable Mayor & City Council  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of July 18, 2011

**AGENDA ITEM NO. 9 - PRELIMINARY REPLAT & REVISED SITE PLAN  
64/DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: BANK OF AMERICA**

Data center on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

**Preliminary Replat:** Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Revised Site Plan:** Recommended for approval subject to:

1. City Council approval of the request for a parking reduction; and
2. The applicant executing a performance agreement with the city, subject to approval by the City Attorney.

**FOR CITY COUNCIL MEETING OF:** August 8, 2011 (To view the agenda for this meeting, see [www.planotx.org](http://www.planotx.org))

KP/dw

xc: John Pierstorff, Bank of America  
Shana Heffler, Walter Moore & Associates, Inc. - Preliminary replat  
Cliff Bormann, Assistant Building Official - Revised site plan  
Alan Spurgin, Utility Coordinator - Revised site plan  
Salena Lewis, Mapping & Info. Tech - Preliminary replat (2) & revised site plan (2)

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 18, 2011

**Agenda Item No. 9**

**Preliminary Replat & Revised Site Plan:** DSC Communications Addition,  
Block 1, Lot 1R

**Applicant:** Bank of America

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**DESCRIPTION:**

Data center on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64.

**REMARKS:**

The purpose for this preliminary replat is to dedicate and abandon easements necessary to support modifications to the site.

The purpose for this revised site plan is to show the revised drive and parking lot layout, fire lane, building additions, mechanical yards and security fence. The applicant is also seeking a parking deferment as described below.

**Request for Parking Deferment**

The applicant is requesting a parking deferment under Section 3.1112 (Parking Reduction Program) of Article 3 of the Zoning Ordinance. The Parking Reduction Program may be used for single-tenant buildings or building expansions exceeding 100,000 square feet. This program applies specifically to general office, scientific and research laboratories, and governmental operations but may be utilized for other operations with approval by the Planning & Zoning Commission.

Developments meeting the criteria of this section may be granted a deferment of between 5%-30% of the parking spaces required (calculated using the standard parking rates for the particular use in the Zoning Ordinance). The ordinance states that the Planning & Zoning Commission shall review all proposed Parking Reduction Programs and that the Commission shall make a recommendation to the City Council for approval, modification, or denial of the proposed project, based on a finding that the Parking Reduction Program will not negatively impact adjacent streets or properties.

The number of parking spaces required to be provided for the Data Center is 418 spaces. This requirement is calculated by applying the ratio of 1 parking space per 1,000 square feet as established in the Zoning Ordinance. Of the required spaces, the

applicant is seeking to build 336 parking spaces and to defer construction of 82 spaces (20% of the required spaces). The applicant is projecting an occupant load factor of 80 people, plus 22 visitor parking spaces for a total anticipated parking demand of 102 spaces. They are providing 336 spaces which should be more than adequate to meet demands given the Data center use. Data center uses, while they may have significant floor area requirements to accommodate equipment, typically have a low employee count.

In accordance with the ordinance, the applicant has provided documentation of estimated actual demand and a revised site plan in support of the application (attached). An area has been delineated on the site plan where the 82 spaces, should they be needed in the future, could be built. The area designated for deferred parking will be utilized for landscape improvements. In addition to the notation on the site plan, notice of the Parking Reduction Program (such as a parking easement) must be shown on the final plat that is filed of record with the county. No building may be constructed on the area reserved for deferred parking. Finally, if the parking deferment is granted, the applicant must enter into a performance agreement with the city which allows deferral of the spaces until demand for a greater number of parking spaces is reached or a change of occupancy occurs.

The performance agreement shall:

1. Specify the number of parking spaces that are being deferred, and the program used to decrease parking demand;
2. Specify the date the program will commence in relation to completion and occupancy of the structure;
3. Require annual parking demand monitoring reports, which will note any changes in occupancy or demand for additional parking; and
4. Provide penalties for failure to comply with the above as stated in Section 6.400 (Penalty for Violations) of Article 6 of the Zoning Ordinance. The performance agreement shall be revoked for failure to comply with the stated terms of agreement. The city shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked.

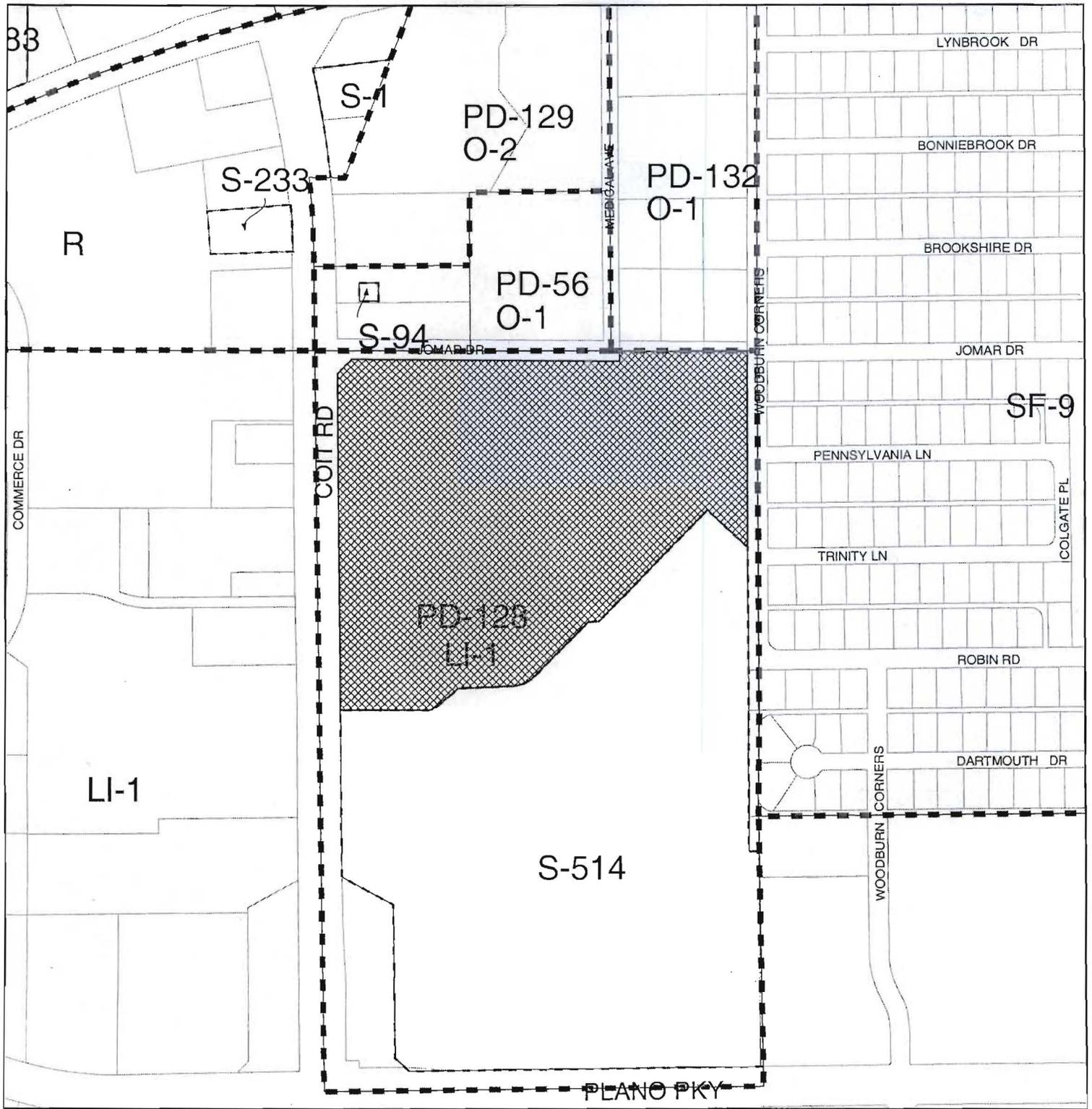
Staff supports the request for parking deferment. The applicant has satisfied the conditions of the ordinance and provided supporting evidence showing that, based on a maximum projection of 80 employees plus 22 visitors (102 people total), the actual demand for parking on the site will be well below that which will be provided (336 spaces). Further, should the need for additional parking arise on the site, adequate space has been reserved for that purpose. Lastly, should this user no longer occupy this building, given the infrastructure and construction improvements for a Data Center site, the likely reuse of this site will be another Data Center user, or possibly an industrial use, which has comparable parking requirements.

**RECOMMENDATIONS:**

**Preliminary Replat:** Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Revised Site Plan:** Recommended for approval subject to:

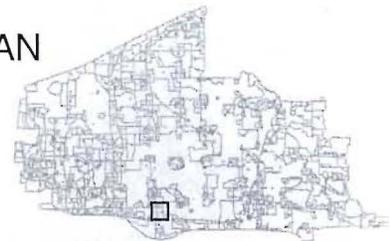
1. City Council approval of the request for a parking reduction; and
2. The applicant executing a performance agreement with the city, subject to approval by the City Attorney.



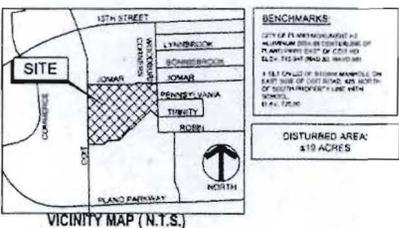
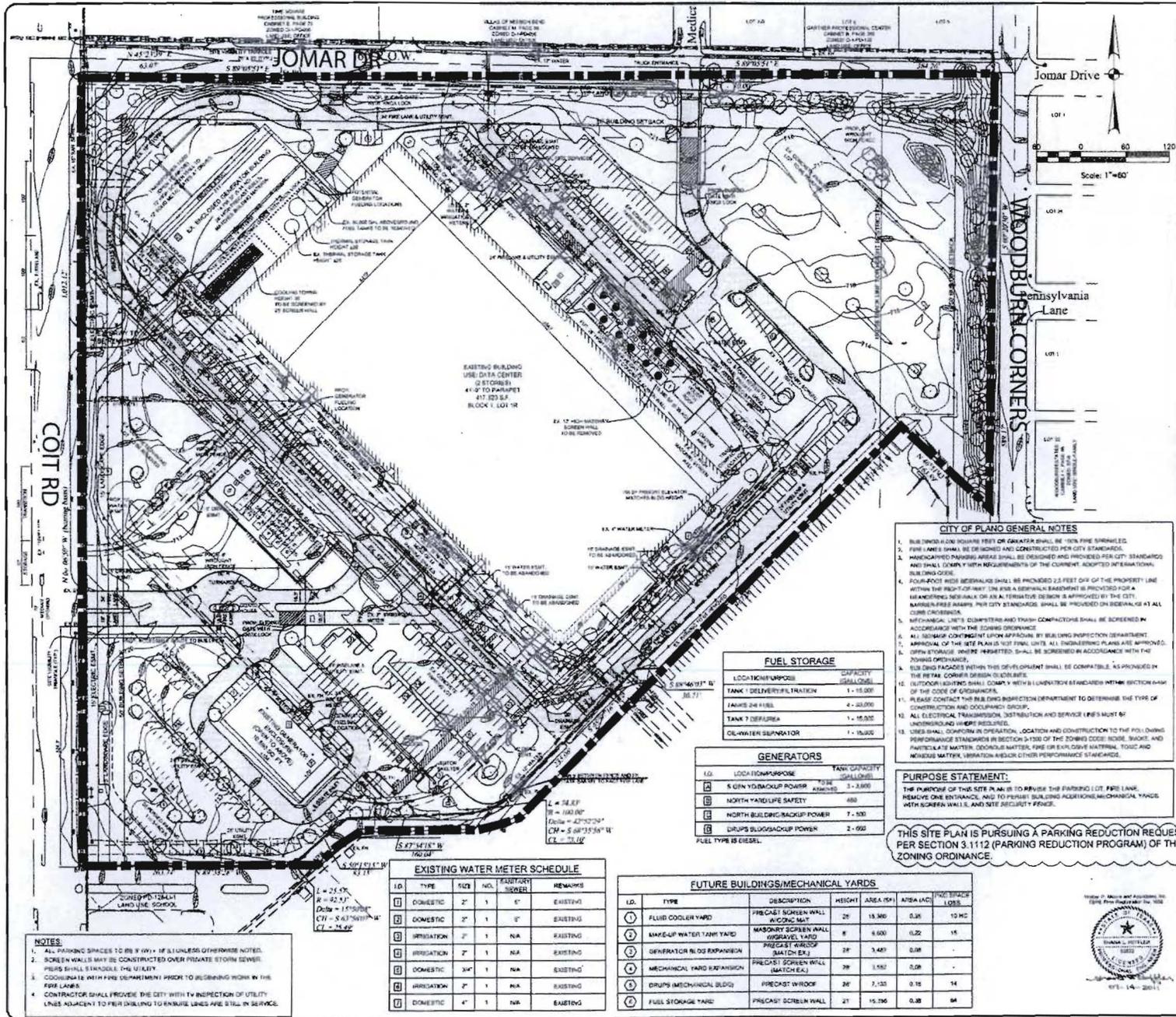
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: DSC COMMUNICATIONS ADDITION  
BLOCK 1, LOT 1R

Zoning: PLANNED DEVELOPMENT-128-LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



### SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
OWNER	PD-128-L1
LAND USE	DATA CENTER
LOT AREA	1,308,461.90 SQ. FEET
BUILDING FOOTPRINT AREA	207,803.50 SF
TOTAL BUILDING AREA	417,322.50 SF
BUILDING HEIGHT (3 STORIES)	32.00 FT
BUILDING HEIGHT (FEET)	4'-0" PARADEY
LOT COVERAGE	16.28%
FLOOR AREA RATIO	1.62
PARKING	
PARKING RATIO	DATA CENTER: 1 SPACE PER 1,000 SF
REQUIRED PARKING	218 SPACES
PROVIDED PARKING	337 SPACES
ACCESSIBLE PARKING REQUIRED	8
ACCESSIBLE PARKING PROVIDED	8
PARKING IN EXCESS OF 10% OF REQUIRED PARKING	119
LANDSCAPE AREA	
LANDSCAPE EXIST AREA PROVIDED	89,540.50 SF
REQUIRED EXISTENCE LANDSCAPE AREA (PARKING LOT)	2,768.50 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	7,197.50 SF
OTHER LANDSCAPE AREAS WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	37,362.50 SF
TOTAL LANDSCAPE AREA	134,909.00 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPES)	
PERMEABLE PAVEMENT	0.00 SF
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPE AREA (TRAVEL/LOAD AREAS)	11,038.50 SF
TOTAL PERMEABLE AREA	11,038.50 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	243,541.50 SF
AREA OF REQUIRED PAVEMENT & OTHER IMPERVIOUS PAVEMENT	483,448.50 SF
OTHER IMPERVIOUS AREA	0.00 SF
ACTUAL TOTAL IMPERVIOUS AREA	726,990.00 SF
IMP IMPERVIOUS AREA CREDIT	
RELEASABLE IMPERVIOUS AREA	0.00 SF

- ### CITY OF PLANO GENERAL NOTES
- BUILDING FIRE RISK SHALL BE 10% FIRE SPRINKLED. FIRE RISK SHALL BE DETERMINED AND CONSTRUCTED PER CITY STANDARDS.
  - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
  - FOUR-FEET WIDE BIODECKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE FOOTPRINT LINE AND A BARRIER BASEMENT IS PROVIDED FOR A HANDICAPPED BIODECK OR AS A TERRACE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE ACCESS, PER CITY STANDARDS, SHALL BE PROVIDED ON BIODECKS AT ALL CROSS TRANSITS.
  - MECHANICAL UNITS COMPARTMENT AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL TENANT CONTRACT WORK APPROVED BY BUILDING INSPECTION DEPARTMENT.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - OPEN STORAGE WHERE PERMITTED, SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - SCREENING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR SIGNS SHALL COMPLY WITH SIGNAGE STANDARDS WITHIN SECTION 6-5.4 OF THE CODE OF ORDINANCES.
  - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND AND WIRE REQUIRED.
  - UNDER ALL CONDITIONS IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3.1300 OF THE ZONING CODE: SHOCK, SHORT, AND PARTIAL SHORT CIRCUIT, OVERCURRENT, FIRE OR ELECTRIC HAZARD, TOXIC AND NOXIOUS MATERIAL, IRRADIATION AND/OR OTHER PERFORMANCE STANDARDS.

### FUEL STORAGE

LOCATION/PURPOSE	CAPACITY (GALLONS)
TANK 1 DELIVERY/FILL TRUCK	1 - 15,000
TANKS 2&3 FILL	2 - 20,000
TANK 7 DELIVERY	1 - 15,000
OIL/WATER SEPARATOR	1 - 15,000

### GENERATORS

LOC. / LOCATION/PURPOSE	TANK CAPACITY (GALLONS)
1A 5 GEN YD BACKUP POWER	3 - 2,000
1B NORTH YARD LIFE SAFETY	480
1C NORTH BUILDING BACKUP POWER	7 - 500
1D DRUMS BUILDING BACKUP POWER	2 - 650

FUEL TYPE IS DIESEL.

### PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE PLAN IS TO REVISE THE PARKING LOT LAYOUT, REMOVE ONE ENTRANCE, AND TO PROVIDE BUILDING MECHANICAL VEHICLES WITH SCREEN WALLS AND SITE SECURITY FENCE.

THIS SITE PLAN IS PURSUING A PARKING REDUCTION REQUEST PER SECTION 3.1112 (PARKING REDUCTION PROGRAM) OF THE ZONING ORDINANCE.

### EXISTING WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	EXIST/PROPOSED	REMARKS
1	DOMESTIC	2"	1	EXIST	EXISTING
2	DOMESTIC	2"	1	EXIST	EXISTING
3	IRRIGATION	2"	1	NA	EXISTING
4	IRRIGATION	2"	1	NA	EXISTING
5	DOMESTIC	3/4"	1	NA	EXISTING
6	IRRIGATION	2"	1	NA	EXISTING
7	DOMESTIC	4"	1	NA	EXISTING

### FUTURE BUILDINGS/MECHANICAL YARDS

ID	TYPE	DESCRIPTION	HEIGHT	AREA (SQ. FT)	AREA (AC)	IMP. GRADE LOSS
1	FILLUP COOLER YARD	PRECAST SCREEN WALL	26	15,360	0.35	10 MC
2	MAKE-UP WATER TANK YARD	MASONRY SCREEN WALL	8	6,000	0.12	15
3	GENERATOR BLDG EXPANSION	PRECAST BRICK MATCH EXJ	28	3,400	0.08	-
4	MECHANICAL YARD EXPANSION	PRECAST SCREEN WALL MATCH EXJ	28	3,582	0.08	-
5	DRUMS MECHANICAL BLDG	PRECAST BRICK	30	7,153	0.16	14
6	FUEL STORAGE YARD	PRECAST SCREEN WALL	27	15,790	0.36	54

- ### NOTES:
- ALL PARKING SPACES TO BE 8' 0" X 18' 0" UNLESS OTHERWISE NOTED.
  - SCREEN WALLS MAY BE CONSTRUCTED OVER PRIVATE STORM SEWER. PERKS SHALL BE MAINTAINED AND UTILITY COORDINATE WITH FIRE DEPARTMENT PRIOR TO BEGINNING WORK IN THE FIRE LANE.
  - CONTRACTOR SHALL PROVIDE THE CITY WITH TV INSPECTION OF UTILITY LINES ADJACENT TO PERK DRILLING TO ENSURE LINES ARE STILL IN SERVICE.



### REVISED SITE PLAN

## DSC COMMUNICATIONS ADDITION

### LOT 1R, BLOCK 1

23.8049 ACRES, ZONED PD-128-L1-1  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
MARTHA MCBRIDE SURVEY, ABSTRACT 553  
DATE PREPARED: JULY 14, 2011

DATE	BY	DATE	SCALE	NOTES	FILE	NO.
07/14	WPM	JULY 2011	AS SHOWN			C-100

**Owner:** Data Center  
10000 Coit Road  
Plano, Texas 75075  
Tel: (972) 496-9900  
Fax: (972) 496-9900  
www.datacenter.com

**Engineer:** Walter P. Moore, P.E.  
1845 Woodall Rodgers Freeway, Suite 1050  
Dallas, Texas 75207  
Tel: (214) 366-9330  
Fax: (214) 366-9330  
www.walterpmoore.com

**WALTER P. MOORE**  
WALTER P. MOORE AND ASSOCIATES, INC.  
1845 WOODALL RODGERS FREEWAY, SUITE 1050  
DALLAS, TEXAS 75207-2306  
TBPB FIRM REGISTRATION NO. 1536  
PHONE: 214.740.8200 FAX: 214.740.8300

# WALTER P MOORE

June 21, 2011 revised July 14, 2011

Ms. Kate Perry, AICP  
Senior Planner  
**City of Plano, Planning Department**  
1520 Avenue K  
Plano, Texas 75074

**Re: DSC Communications Addition, Lot 1R, Block 1**  
WPM Project: M02-09001-03  
Parking Reduction – Phase 2 Revised Site Plan

Dear Kate:

In accordance with the City of Plano's Zoning Ordinance Article 3.1112 Parking Reduction Program, we are requesting a 20% reduction of the parking spaces to remain on the Revised Site Plan for the facility located at 1000 Coit Road. We would like to remove sections of the parking lot and create landscaped space.

The existing parking lot has had as many as 1,120 spaces. These were utilized when the building was predominantly office and call center with a third of the building used as a data center or warehouse. The proposed reuse of the building leaves a small amount of office space (approximately 13,000 sq. ft.) and converts most of the building's square footage to a data processing center.

### *Baseline Parking Assessment*

In accordance with Article 3.1107, the off-street parking requirements for non-residential uses in all districts, the site would require the following number of spaces:

Use	Parking Space Schedule	Gross Square Footage	Parking Spaces Required
Data Center	1/1,000 sf	417,323	418

### *Estimated Actual Demand*

From the Code Analysis sheet G-001 egress requirement, the design occupant load for the building will be 80 people, with an estimated 22 additional parking spaces for visitors. From the Life Safety Plan sheets GL-101 and 103, the maximum allowable number of occupants is 1,045. The attached architectural plan sheets show the square footage of each space, the function, the occupant load factor, and the maximum number of occupants based on the load factor. The projected occupancy level is 80 people total for the building. This number is coming from the owner and facility management company. Based on the reuse of the property and building, we are proposing to maintain 336 parking spaces. This is 82 spaces less than currently required by the zoning ordinance and is a 20% reduction. This is 234 spaces more than the estimated actual demand.

7/14/2011  
Ms. Kate Perry, AICP  
City of Plano, Planning Department  
Parking Reduction, DSC Communications Addition, Lot 1R, Block 1  
M02-09001-03  
Page 2 of 2

*Revised Site Plan*

The Revised Site Plan for the property shows how the total parking requirement can be met by replacing a portion of the southwest parking lot. The southwest parking lot previously had 170 spaces. With the new entrance, the dedication of an electrical easement along the property line and shifting the landscape buffer for Coit Road back 15 feet, 110 spaces may be reconstructed in the configuration that currently exists on the site. The estimated probable construction cost for the 110 spaces is approximately \$300,000. The deferred parking area shown on the site plan would provide the 82 spaces reduced from the required number of parking spaces.

A parking management plan is not necessary as part of the reduction request, as we intend to provide the parking spaces to meet the estimated actual demand and we have the option to leave or construct the deferred parking as shown on the site plan. Overflow parking may be addressed in the open landscaped area that was once parking lot. Notation has been added and clouded on the site plan. If the request for reduction is approved, we understand a performance agreement will need to be signed. We would like to request a copy of the standard document at this time, so the Owner may review the terms. We appreciate your time and review of this request. Please let me know if any additional information is needed.

Sincerely,

**WALTER P. MOORE AND ASSOCIATES, INC.**



Shana L. Heffler, P.E.  
Project Engineer

Enclosure: G-001 Project Information  
GL-101, 3 Life Safety Plan Levels 1 and 3  
C-100 Revised Site Plan

cc: John Major, AIA, Page Southerland Page

### REFERENCE SYMBOLS

- Name Elevation DATUM ELEVATION
- 4202 DOOR TYPE
- 0 STRUCTURAL GRID - NEW
- WINDOW TAG
- REVISION MARK

### PROJECT GENERAL DESCRIPTION

- A. PROJECT NAME: COIT PROCESSING CENTER - PHASE 2
- B. PROJECT LOCATION: 1000 COIT ROAD, PLANO TX 75075
- C. JURISDICTION: COLLIN COUNTY
- D. APPLICABLE CODES: THIS BUILDING SHALL MEET (BUT IS NOT LIMITED TO) THE FOLLOWING CODES WITH LOCAL AMENDMENTS:
  - 2009 INTERNATIONAL BUILDING CODE
  - 2009 INTERNATIONAL MECHANICAL CODE
  - 2009 INTERNATIONAL PLUMBING CODE
  - 2009 INTERNATIONAL FIRE CODE
  - 2009 INTERNATIONAL FUEL AND GAS CODE
  - 2009 INTERNATIONAL ENERGY CONSERVATION CODE
  - 2011 NATIONAL ELECTRICAL CODE (NFPA 70)
  - 1998 ACCESSIBLE AND USABLE BUILDING FACILITIES (ANSI A117.1)
  - 2003 LIFE SAFETY CODE (NFPA 101)
  - 1984 TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS)
  - 1992 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
- E. PROJECT DESCRIPTION: BUILDING ADDITION WITH TENNANT IMPROVEMENTS
- F. BUILDING AREAS (APPROX): EXISTING BUILDING = 420,000 SF  
ADDITIONS = 12,678 SF (DRUPS = 8,353 SF; PUMPHOUSE = 1,998 SF; EGEN EXPANSION = 2,487 SF)
- G. TORNADO CLASSIFICATION: EF2 135MPH WIND LOAD

### CODE ANALYSIS

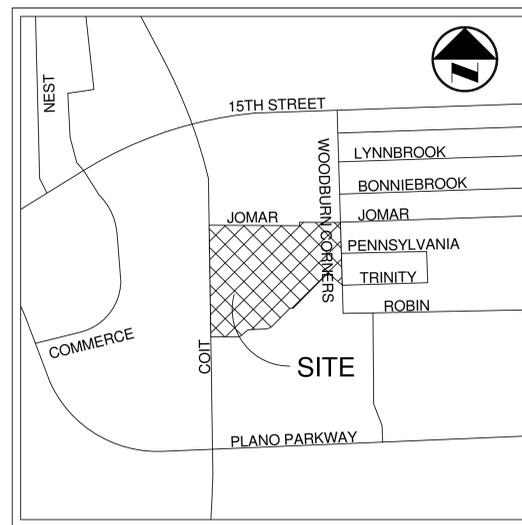
ITEM	REQUIRED / PROVIDED	REF. SECTION	COMMENT BY							
<b>PRELIMINARY ASSESSMENT</b>										
<b>1 OCCUPANCY CLASSIFICATION:</b>										
DATA CENTER	Group B	302								
DIESEL ROTARY UPS (DRUPS)	Group B	302								
PUMP HOUSE	Group S2	302								
EMERGENCY GENERATOR EXPANSION (EGEN EXP)	Group S2	302								
<b>2 EXISTING CONSTRUCTION TYPE:</b>										
NEW ADDITION CONSTRUCTION TYPE:	II (TWO) - B	602.2								
<b>3 ALLOWABLE AREA:</b>										
a) BASE ALLOWABLE AREA	23,000 S.F.	TABLE 503								
b) WHEN FULLY SPRINKLERED	UNLIMITED	507.3								
		506.3								
d) TOTAL ALLOWABLE AREA	11625 S.F. + 46500 S.F. = 58125 S.F. / 39064 S.F.									
<b>4 MAXIMUM FLOORS:</b>										
	4/2	TABLE 503								
<b>5 MAXIMUM HEIGHTS:</b>										
	43'-0"	ZONING								
<b>6 STRUCTURAL FRAME:</b>										
a) COLUMN SUPPORTING FLOORS	0HR / 0HR	TABLE 601								
b) FLOOR	0HR / 0HR	TABLE 601								
c) ROOF	0HR / 0HR	TABLE 601								
<b>7 WALLS:</b>										
a) EXTERIOR BEARING	0HR / 0HR	TABLE 601 & TABLE 602								
b) EXTERIOR NON-BEARING	0HR / 0HR	TABLE 602								
c) INTERIOR BEARING	NA / NA	TABLE 601								
d) INTERIOR NON-BEARING	0HR / 0HR	TABLE 601								
<b>8 CORRIDOR:</b>										
	0HR / 1HR	TABLE 1016.1								
<b>9 FIRE PROTECTION SYSTEM:</b>										
a) AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED/ FULLY SPRINKLERED	903.2.1.1								
b) STANDPIPE SYSTEM	CLASS 1 / CLASS 1	905.3.1 / 410.7								
c) PORTABLE FIRE EXTINGUISHER	ABC TYPE; 2-A MIN. 75' MAX. TRAVEL	NFPA 10								
d) FIRE ALARM SYSTEM	YES / YES	907								
<b>10 FIRE SEPARATION:</b>										
a) "B" OCCUPANCY	1HR	TABLE 302.3.2								
<b>EGRESS REQUIREMENTS</b>										
<b>1 OCCUPANCY LOAD:</b>										
MAXIMUM ALLOWABLE OCCUPANT LOAD	997	TABLE 1004.1.1								
DESIGN OCCUPANT LOAD	80	1004.1.1	Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed.							
		TABLE 1005.1								
		TABLE 1005.1								
		TABLE 1005.1								
<b>2 POSTING OF OCCUPANCY LOAD:</b>										
	NEAR MAIN ENTRANCE	1004.3								
<b>3 MEANS OF EGRESS ILLUMINATION LEVEL</b>										
	1 FOOT CANDLE AT WALKING SURFACE	1006.2								
<b>RESTROOM CALCULATIONS</b>										
WOMEN	REQUIRED 2 WATER CLOSETS - 1 LAVATORIES PROVIDED 12 WATER CLOSETS - 10 LAVATORIES	2902 & TABLE 2902.1	1 SHOWER PROVIDED							
MEN	REQUIRED 1 WATER CLOSETS - 1 URINALS - 1 LAVATORIES PROVIDED 6 WATER CLOSETS - 6 URINALS - 10 LAVATORIES	2902 & TABLE 2902.1	1 SHOWER PROVIDED							
UNISEX	PROVIDED 3 WATER CLOSETS - 3 LAVATORIES	2902 & TABLE 2902.1	1 SHOWER PROVIDED							
	OCCUPANT FACTOR	MEN	FIXTURE FACTOR	WC	URINAL	LAV	WOMEN	FIXTURE FACTOR	WC	LAV
	ACTUAL	40	1.25 for first 50 then 1 per 50 for remainder/ 1.40 for the first 50 and 1 per 80 for remainder.	1	1	1	40	1.25 for first 50 then 1 per 50 for remainder/ 1.40 for the first 50 and 1 per 80 for remainder.	2	1
	TOTAL REQUIRED = 4/2									
	TOTAL PROVIDED = 12/10									

### ABBREVIATIONS & NOTATIONS

- A** AB ANCHOR BOLT
- AC ACQUOTSUL TILE
- AD AREA DRAIN
- AFF ABOVE FINISH
- ALT FLOOR ALTERNATE
- ALUM ALUMINUM
- ARCH ARCHITECTURAL
- AU ASH URN
- AV AUDIO VISUAL
- B** BD BOARD
- BLOG BUILDING
- BKGM BLOCKING
- BM BEAM OR BENCHMARK
- BNG BEARING
- BOB BOTTOM OF DECK
- BOF BOTTOM
- BR BACKER ROD
- BRG BRIDGING
- BUR BURST-UP ROOFING
- BW BOTH WAYS
- C** CAB CABINET
- CCM CEMENT OR CEMENTIOUS
- CG CORNER GUARD
- CHN CAST-IN PLACE
- CIR CIRCLE
- CJ CONTROL JOINT
- CLS CEILING
- cm CENTIMETER
- CMU CONCRETE MASONRY UNIT
- CK COLUMN
- CONC CONCRETE
- CONST CONSTRUCTION
- CONT CONTINUOUS
- CORR CORRIDOR
- CPT CARPET
- CSK COUNTERSINK OR COUNTERSINK CERAMIC TILE
- CT
- D** DBL DEPTH OR DEEP
- DEG DEGREE
- DEMO DEMOLITION
- DTL DETAIL
- DF DRINKING FOUNTAIN
- DIA DIAMETER
- DIAM DIAMENSION
- DN DOWN
- DP DAMPPROOFING
- DR DOOR
- DS DOWNSPOUT
- DTL DETAIL
- DW DISHWASHER
- DWG DRAWING
- DWR DRAWER
- E** EA EAST
- EHB EACH
- EHD ELECTRIC HAIR BLOWER
- EHS ELECTRIC HAND DRYER
- EIS EXTERIOR INSULATING FINISH
- EU SYSTEM EXPANSION JOINT
- ELEV ELEVATION (GRADE)
- ELEC ELECTRICAL
- EQ EQUAL
- EQUI EQUIPMENT
- ETS EXPOSED TO STRUCTURE
- EW EACH WAY
- ENC ELECTRIC WATER COOLER
- EXP EXPANSION OR EXPOSED
- EXIST EXISTING
- EXT EXTERIOR
- EXTD EXTRUDED
- F** FD FLOOR DRAIN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- FEX FIRE EXTINGUISHER (NO CABINET)
- FFA FURNITURE, FIXTURES & ACCESSORIES
- FF FURNITURE, FIXTURES & EQUIPMENT
- FF FINISHED FLOOR
- FFC FIRE HOSE CABINET
- FIN FINISH
- FLR FLOOR
- FLUO FLUORESCENT
- RFP FIREPROOFING
- FR FIRE RETARDANT/FIRE RESISTIVE
- FRFG FIREGLASS REINFORCED POLYMER
- FT FOOT/FEET
- FTG FOOTING
- FURN FURNITURE
- FV FIELD VERIFY
- FVC FABRIC WALL COVERING
- FPB FREEZE-PROOF HOSE BIBB
- G** GA GAUGE
- QALV GALVANIZED
- GB GRAB BAR
- GFR GLASS FIBER REINFORCED
- GGL CONCRETE GLASS FIBER
- GND REINFORCED GYPSUM GLASS
- GR GROUND
- GYP GRADE
- GYP BD GYPSUM BOARD
- H** & AND
- L ANGLE (RIGHT)
- Z ANGLE (ACUTE)
- @ AT
- CL CENTERLINE
- = EQUAL
- + PLUS OR MINUS
- # POUND OR NUMBER
- x TIMES
- DEGREES
- I** ID INSIDE
- IN DIAMETER INCH
- INCAN INCANDESCENT
- INSUL INSULATION
- INT INTERIOR
- J** JB JUNCTION BOX
- JT JOINT
- K** KD KNOCK DOWN
- KO KNOCKOUT
- L** L LONG
- LAM LAMINATED
- LAV LAVATORY
- LAG LAG BOLT
- LF LINEAR BOLT OR LINEAR
- LL FEET LONG LEG HORIZONTAL
- LLV LONG LEG VERTICAL
- LT LIGHT OR LIGHTING
- M** M METER
- MACH MACHINE
- MAS MASONRY
- MATL MATERIAL
- MAX MAXIMUM
- MBH TOP AND BROOM HOLDER
- MBR MODIFIED BITUMEN ROOFING
- MC MEDICINE CABINET
- MECH MECHANICAL
- MEMB MEMBRANE
- MFR MANUFACTURER
- MH MANHOLE
- MN MINIMUM
- MIR-F MIRROR-FRAMED EDGE
- MIR-G MIRROR-GLASS EDGE
- MLD MOLDING
- MM MILLIMETER
- MO MASONRY OPENING
- MS MOP SINK
- MTD MOUNTED
- MTG MOUNTING
- MTL METAL
- N** N NORTH
- NCOM NONCOMBUSTIBLE
- NIC NOT IN CONTRACT
- NOM NOMINAL
- NPS NOMINAL PIPE
- NTS SIZE NOT TO SCALE
- O** OC ON CENTER
- OD OUTSIDE DIAMETER
- OFCI OWNER FURNISHED/ CONTRACTOR INSTALLED
- OFD OVERFLOW DRAIN
- OFCI OWNER FURNISHED/ OWNER INSTALLED
- OH OPPOSITE HAND OR OVERHEAD
- OPG OPENING
- OPP OPPOSITE
- OPT OPTION OR OPTIONAL
- P** PC PRECAST
- PCEM PORTLAND CEMENT
- PA PUBLIC ADDRESS SYSTEM
- PCF POUNDS PER CUBIC FOOT
- PL P PLATE PLASTIC
- LAM LAM
- PLTR PLASTER
- PLB PLUMBING
- PLF POUNDS PER LINEAR FOOT
- PMR PROTECTED MEMBRANE ROOFING
- PMT PANEL
- PNT PAINT OR PAINTED
- POL POLISHED
- PR PAIR
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PT POINT
- PTD PAPER TOWEL DISPENSER
- PTW PAPER TOWEL DISPENSER/ WASTE
- PTM RECEPTACLE PATCH TO MATCH
- PTN PARTITION
- PVC POLYVINYL CHLORIDE
- PWT PAVEMENT
- PWD PLYWOOD
- Q** QT QUARRY TILE
- QTR QUARTER
- QTY QUANTITY
- R** RA RADIUS OR RISER
- RCP REFLECTED CEILING PLAN
- RD ROOF DRAIN
- RE REFER OR REFERENCE
- REFL REFLECT
- REG REGISTER
- REINFR REINFORCEMENT
- REQ REQUIRED
- RES RESISTANT
- REV REVERSE
- RH ROSE HOOK
- RM ROOM
- RO ROUGH OPENING
- ROM RIGHT-OF-WAY
- RSF RESILIENT SHEET FLOORING
- S** SA SOUTH
- SA SUPPLY AIR
- SB SANITARY
- SBL SPLASH BLOCK
- SC SOLID CORE OR SHOWER CURTAIN
- SCHED SCHEDULE OR SCHEDULED
- SD SOAP DISPENSER
- SECT SECTION
- SQ SQUARE FOOT OR SQUARE FEET
- SFP SPECTRY
- SHT SHEET
- SHTG SHEATING
- SK SKYLIGHT
- SKLT SKILLET
- SND SANITARY NAPKIN DISPOSAL
- SNV SANITARY NAPKIN VENDOR
- SP SPECIFIED OR SPECIFICATIONS
- SPR SINGLE PLY ROOFING
- SO SQUARE
- SR SHOWER ROD
- SRSC SHOWER ROD/ SHOWER CURTAIN
- SS STAINLESS STEEL
- ST SOAP TRAY
- STA STATION
- STC SOUND TRANSMISSION CLASS
- STD STANDARD
- STL STEEL
- STOR STORAGE
- STRU STRUCTURE OR STRUCTURAL
- SUSP SUSPENDED OR SUSPENSION
- SYM SYMBOL
- SYN SYNTHETIC
- SYS SYSTEM
- T** T TREAD OR TOP
- TBL TOWEL BAR
- TBL TOP OF BRICK LEDGE
- TAB TOP AND BOTTOM
- MM MILLIMETER
- TD TRENCH DRAIN
- TEL TELEPHONE
- TERR TERRAZZO
- T&G TONGUE & GROOVE
- THK THICK OR THICKNESS
- THRU THROUGH
- TLT TOILET
- TOP OF CONCRETE
- TOP OF DECK
- TOP OF FOOTING
- TOP OF INSULATION
- TOP OF JOIST
- TOL TOLERANCE
- TOP OF PARAPET
- TOP OF STEEL
- TOW TOP OF WALL
- TRN TRIM
- TR TRENCH PAPER HOLDER
- TR TELEPHONE RECEPTACLE
- TS TOP OF SLAB
- TTB TELEPHONE TERMINAL BOARD
- TV TELEVISION
- TYP TYPICAL
- U** UCL UNDER CABINET LIGHT
- UNCL UNDERLAYMENT
- UNO UNLESS NOTED OTHERWISE
- UR URINAL
- V** VB VAPOR BARRIER
- VCT VINYL COMPOSITION TILE
- VERT VERTICAL
- VENT VENT PIPE
- VS VENT SHAFT
- VSV VENT SHAFT
- VWC VINYL WALLCOVERING
- W** W WEST OR WIDE OR WIDTH
- WB WITH
- WB WIND BRACE OR BRACING
- WC WATER CLOSET
- WCOT WAINSCOT
- WOOD WOOD
- WID WINDOW
- WH WEIFEICLE
- WO WINDOW OPENING
- WITHOUT WITHOUT
- WP WATERPROOFING
- WASTE WASTE RECEPTACLE
- WR WREATHEN/STRIPPING
- WR WATER RESISTIVE OR RESISTANT
- WT WEIGHT
- WTF WELDED WIRE FABRIC
- Y** YD YARD

### GENERAL NOTES

- DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONSTRUCTION MANAGER SHALL NOTIFY THE ARCHITECT.
- ALL DIMENSIONS ON PLANS ARE TO THE FACE OF MASONRY OR CONCRETE OR THE OUTSIDE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- ALL MASONRY DIMENSIONS ARE ACTUAL UNLESS NOTED OTHERWISE. VERIFY ALL DIMENSIONS, CONDITIONS, EXISTING CONSTRUCTION AND GRADES AT JOB SITE. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
- VERIFY SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE INSTALLED OR RELOCATED (WHETHER FURNISHED BY OWNER OR BY CONTRACTOR(S)) BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN. ERRORS AND OMISSIONS IN THE ROOM, DOOR, WINDOW OR EQUIPMENT SCHEDULES DO NOT RELIEVE THE CONTRACTORS FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
- VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK AND EQUIPMENT WITH ALL TRADES INVOLVED.
- CEILING HEIGHTS INDICATED ON THE CONSTRUCTION DOCUMENTS ARE TAKEN FROM THE FINISH FLOOR ELEVATION. THE SIZE, LOCATION AND CHARACTERISTICS OF ALL MECHANICAL, ELECTRICAL AND STRUCTURAL ITEMS SHALL BE VERIFIED BEFORE CEILING CONSTRUCTION IS BEGUN.
- COORDINATE WITH ALL TRADES IN ORDER TO MAINTAIN SCHEDULED CEILING HEIGHTS. VERIFY THAT REQUIRED OPERATION AND MAINTENANCE CLEARANCES ARE PROVIDED FOR ALL EQUIPMENT ITEMS.
- DEMOLITION WORK IS ADDRESSED THROUGHOUT THE CONSTRUCTION DOCUMENTS AND IS NOT LIMITED TO THE "DEMOLITION" DRAWINGS. REMOVE ALL CONSTRUCTION ITEMS NOT REQUIRED FOR THE FINISHED NEW CONSTRUCTION, EVEN IF NOT INDIVIDUALLY ENUMERATED. MECHANICAL, ELECTRICAL, INCLUDING BUT NOT LIMITED TO CONDUIT, BOXES, PIPING, ETC., NOT REQUIRED FOR THE FINISH WORK SHALL BE REMOVED OR RE-ROUTED. WORK REQUIRED FOR EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS IS NOT LIMITED TO THE RENOVATION AREA, BUT MAY OCCUR OUTSIDE THE LIMITS OF WORK AS WELL AS THE FLOORS ABOVE AND BELOW THE WORK.
- ALL PENETRATIONS (PIPING, CONDUIT, DUCTWORK, ETC.) THROUGH THE STRUCTURAL ROOF DECK, WALLS, OR FLOORS SHALL BE COMPLETELY SEALED. LARGE OPENINGS SHALL BE SEALED WITH METAL LATH (OR CORRUFORM) AND CONCRETE TOPPING.
- INSTALL ALL ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE THE MORE STRINGENT, SHALL BE COMPLIED WITH. NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS.



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#### REVISION HISTORY

NO.	PHASE 2 - ISSUED FOR PERMIT	2011axxx
0	PHASE 2 - ISSUED FOR PERMIT	2011axxx
REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		

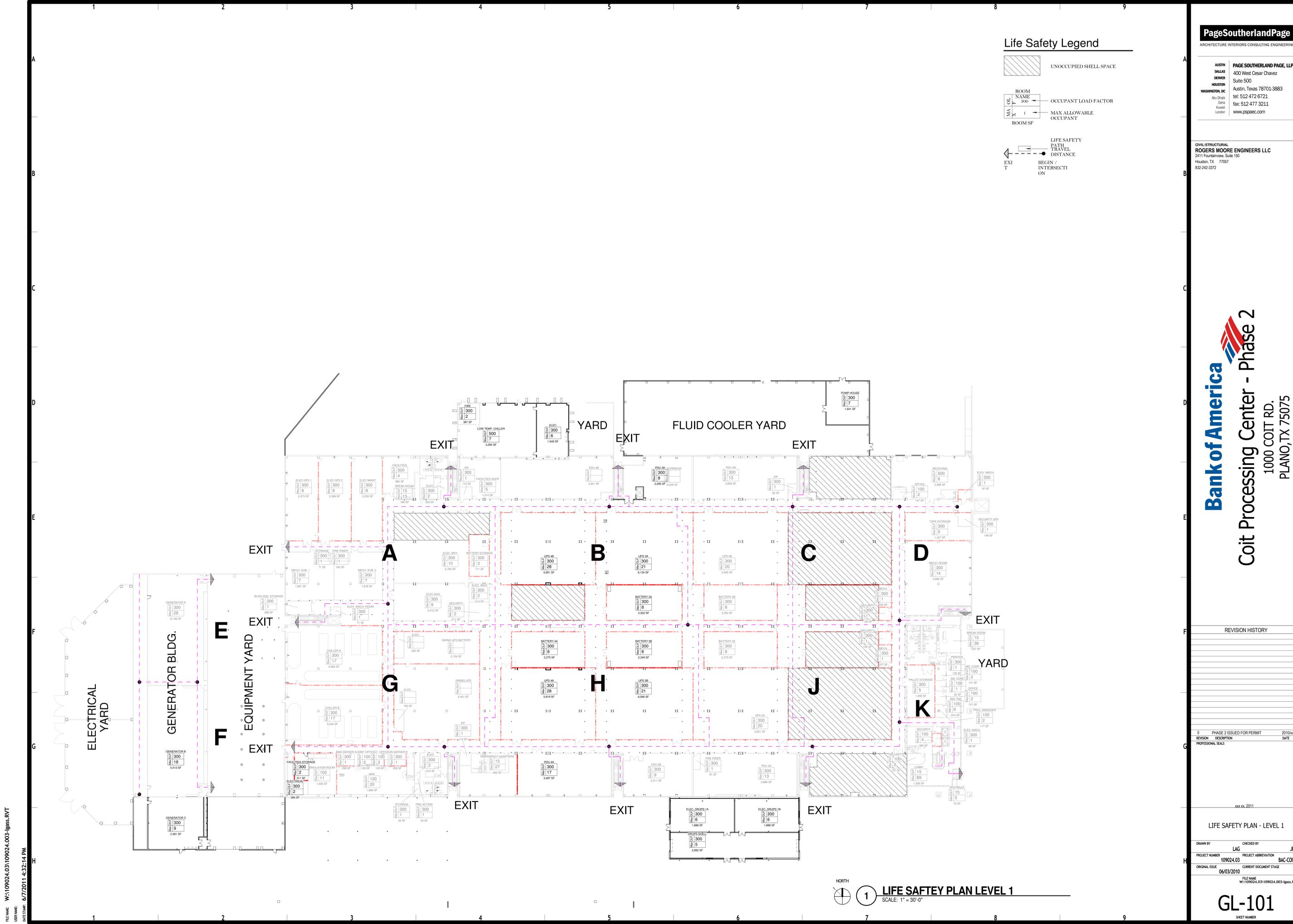
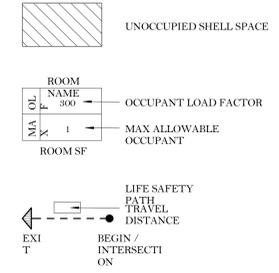
#### PROJECT INFORMATION

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LIFE SAFETY PLAN - LEVEL 1

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PROJECT NUMBER: 109024.03 PROJECT ABBREVIATION: BAC-COIT2  
ORIGINAL ISSUE: 06/03/2010 CURRENT DOCUMENT STAGE: SD  
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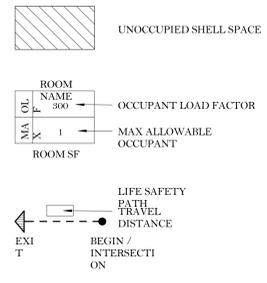
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NORTH  
**1 LIFE SAFETY PLAN LEVEL 1**  
SCALE: 1" = 30'-0"

FILE NAME: W:\109024.03\109024.003-igass.RVT  
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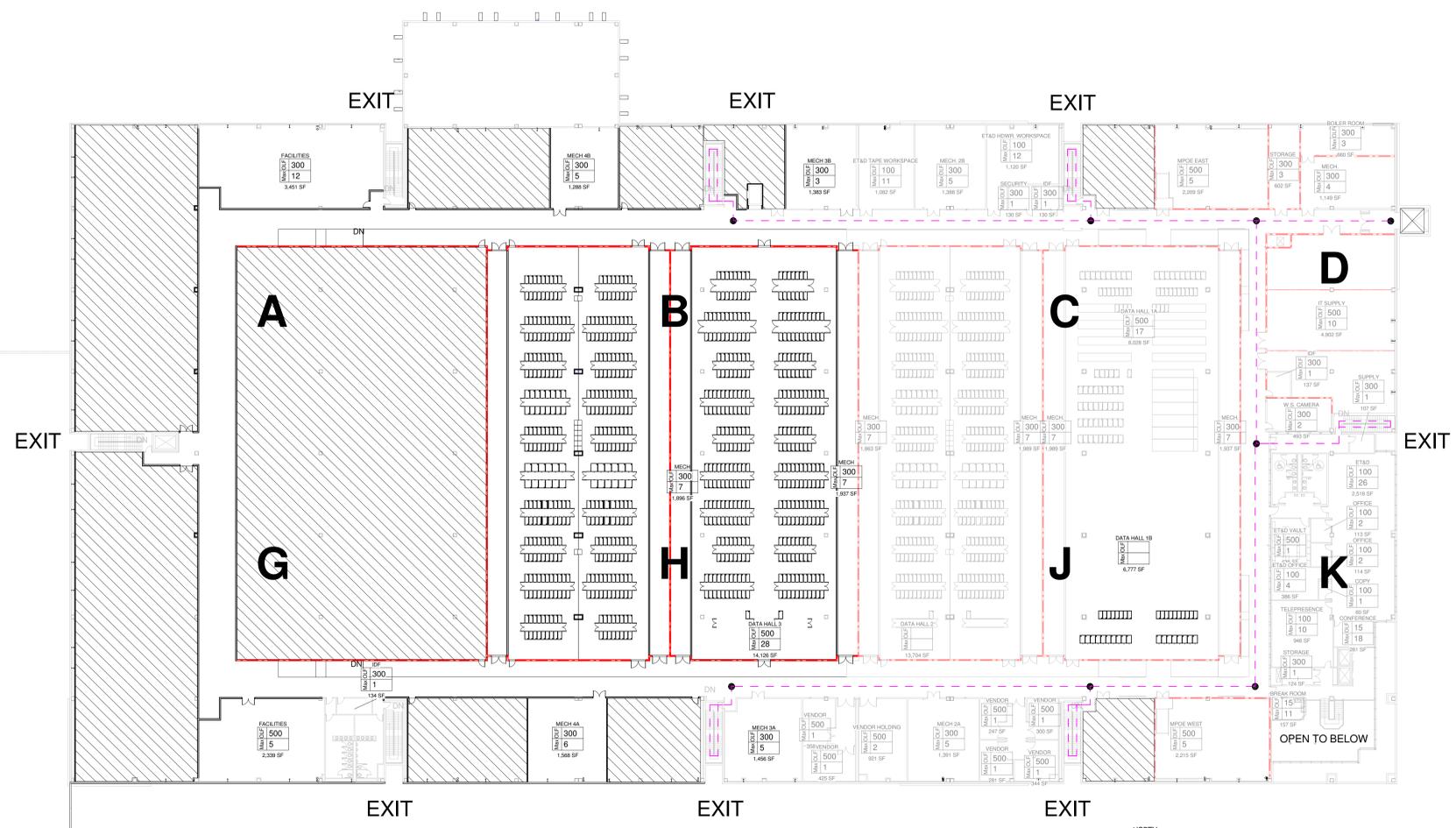
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LIFE SAFETY PLAN - LEVEL 3

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 SHEET NUMBER



NORTH  
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 SCALE: 1" = 30'-0"