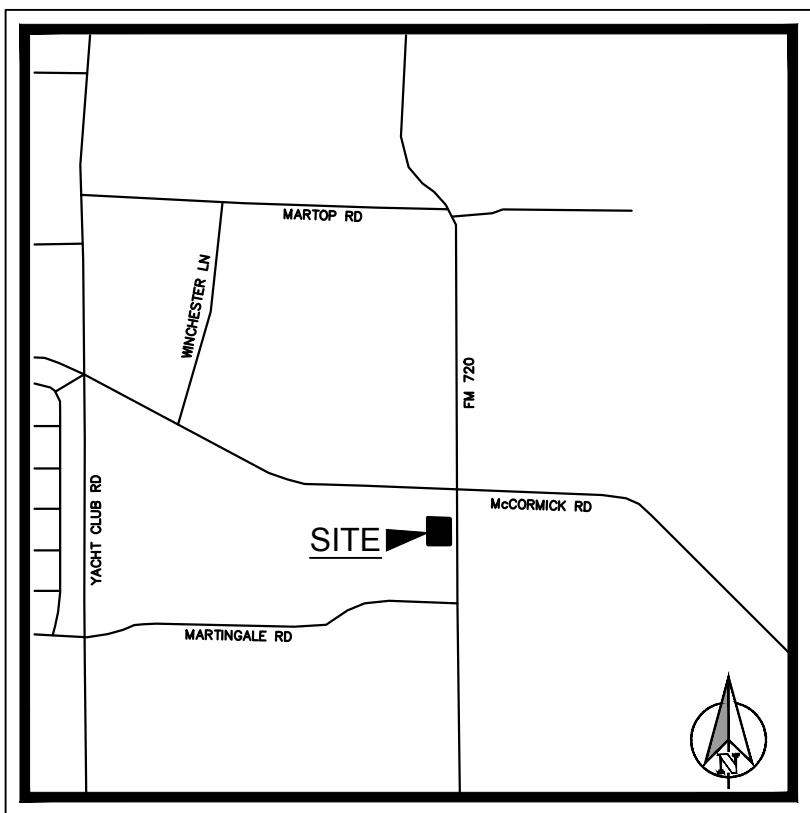


STARBUCKS PRESTONWOOD POLO CROSSING

FM 720 & McCORMICK RD.
PART OF LOT 9R-2
HUNTERS RIDGE ADDITION
OAK POINT, TX



VICINITY MAP
N.T.S.



Contractor's Required Check List

Contractor Responsibilities		Project Directory	
project documents	Contractor shall have on desk in job site a copy of the City/County approved plans.	OWNER VCM Oak Point Retail, LTD 25 Highland Park Village, Suite 100-464 Dallas, TX 75205	
	Contractor shall have on desk in job site a copy of the Fire Marshall approved plans (if separate from City documents).	Owner's Contact Vaughn Miller VCM Development Group vaughn@vcmdevelopment.com 214.390.3444	
	Submit all ALL written comments issued by the City Jurisdiction to the Architect and the Civil.	ARCHITECT Duane Meyers Architect 560 PR 2422 Uncertain, TX 75661 903.399.2500 dmmeyers@mac.com	
	Contractor shall remove any Drawings not sealed by the Architect or Engineers of record from the site.	STRUCTURAL BUDOL 1000 Chinaberry Drive, Suite 703 Bossier City, LA 71111 Texas Firm Registration F-18914 318.402.4710	
	Contractor shall ceate a Construction Documents (CD) log listing each document and posting the effective date. Include Addendae, Change Orders and Clarification Drawings. Send copy monthly or as it changes for review by Architect.	MEP Frank P. Skipper, P.E. Professional Engineer 3808 Northridge Court Irving, TX 75038 214.707.4885 Texas Firm Registration #F-12758 mcbollinger@b-ydesign.com	
tenant documents	Tenant Lease Exhibits are contained in the Project Manual, become familiar with these documents to understand the required level of finish for each Tenant. Notify Architect immediately of any discrepancies noted between Lease Exhibit, Architectural Plans and Tenant Finish Plans	CIVIL (under separate Contract) Clay Moore Engineering 1803 Central Drive, Suite 406 Bedford, TX 76092 817.291.0572 Drew Donosky, P.E. Texas Registration #14199	
	keep CD Log of all pertinent Tenant Finish Drawings, send copy to Architect for verification	GEOTECH (under separate Contract) Alpha Testing, Inc. 2309 Wisconsin Street Dallas, TX 75229 972.620.8911 Christopher Eddy, P.E. Texas Firm Registration #F-813	
	DO NOT initiate construction on any Tenant space until you have a set of checked Tenant Finish Drawings distributed from Architect's Office.	Construction Document Index	
geotechnical	The Geotechnical Report is contained in the Project Manual, become familiar with it to understand the required level of subgrade preparation required for this project. Notify Architect, Civil Engineer & Geotechnical Engineer immediately of any discrepancies or subgrade issues at the site that are different than noted in the report.	A1.01 Cover Sheet A1.02 Starbucks Workletter A1.03 Starbucks Workletter A2.01 Floor Plan A2.02 Roof Plan A2.03 Starbucks Shell Plan A2.04 Starbucks Penetration Plan A2.05 Starbucks Roof Plan A2.06 Architectural Site Plan A3.01 Elevations A3.02 Storefront Elevs/Color Brd A3.03 Starbucks Enlarged Elevs A3.04 Rendered Axx Elevations A3.05 Rendered Axx Elevations A4.01 Starbucks Bldg Section A4.02 Wall Sections A4.03 Wall Sections A5.01 Roof Details	
	DO NOT vary from Subgrade Preparation as documented in the Geotechnical Report, Structural Drawings, Civil Drawings and Specifications w/o written authorization from the Architect, Civil Engineer and Structural Engineer	ADA1 Accessibility Details ADA2 Accessibility Details ADA3 Accessibility Details ADA4 Accessibility Details	
changes	General Contractor to provide testing per Specifications. Submit copies of all Construction Testing Reports to Architect, Structural and Civil Engineer immediately upon their publication. DO NOT submit duplicate reports.	S1.01 Foundation Details S1.02 Framing Details S1.03 Starbucks Site Details S2.01 Starbucks Foundation Plan S2.02 Starbucks Framing Plan	
	Submit RFI's in writing to the Architect or Civil. Maintain a log of RFI's indicating their status.	MEP1 Specs MEP2 Schedules MEP3 Site Lighting MEP4 Site Light Specs	
pay applications	Submit all Change Requests in writing to Architect and/or Civil for evaluation. DO NOT proceed with any changes to the Work until written authorization has been granted by the Architect and/or Civil and the Owner.	M1.1 Mech Plan E1.0 Electrical Plan E1.1 Electrical Schedules E2.0 Electrical Risers	
	Submit a Schedule of Values to the Architect and Civil Engineer prior to Construction per Specifications	P1.0 Plumbing Plan P1.1 Plumbing Roof Plan P2.0 Plumbing Details P3.0 Grease Interceptor	
subcontractors	DO NOT front load Pay Applications. G703 shall be consistent with Subcontractors/Suppliers Contracts and Lien Waivers		
	Submit accurate Pay Applications of Work executed, inaccurate Pay Applications will be rejected, not adjusted		
submittals	Submit a list, including all contact information, of Subcontractors and Suppliers to be used on the project. If Subs or Suppliers change during the course of the Work notify the Architect of the change.		
	Submit a minimum of 4 Shop Drawings or Submittals for each category of Work.		
	Review and stamp the Shop Drawings or Submittals with your comments before submitting them to the Architect for review.		
	DO NOT proceed with any phase of construction without approved Shop Drawings or Submittals.		
	Submit substitutions for approval if work components vary from those items specified.		
project management	Provide a 4' x 8' mock up of exterior wall for approval by Owner and Architect.		
	Architect will prepare a color board for the approval of the Owner from the color samples submitted by the Contractor.		
	DO NOT proceed with color selections without the written approval of the Architect.		
	Provide and maintain an experienced and qualified Project Superintendent on site throughout the duration of construction.		
	Provide and maintain an experienced and qualified Project Manger in the office throughout the duration of construction.		

GOVERNMENTAL AGENCIES

City of Oak Point
Building Inspection Department
100 Naylor Road
Oak Point, TX 75068
972.294.2312 ext 101
buildinginspections@oakpointexas.com

City of Oak Point Building Codes

2015 International Building Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 International Fire Code
2017 National Electric Code

IBC Code Requirements

Occupancy Classification:	M (Mercantile) & A2 (Assembly)
Type of Construction:	Type II-B/sprinklered

	Allowable	Project
Building Area for Vacant:	12,500 SF	8,626 sf
Building Area Starbucks:	tabular x 300%	2,310 sf
Building Area Total:		10,936 sf
Building Height in Stories:	1	1
Building Height in Feet:	40 ft	26'
No. of Exits Required per Tenant:	2	2
Tenant Separation:	0 HR	1 HR
Building Separation:	3 HR	na
Starbucks Occupant Load:		64 +/-



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560 PR 2422
Uncertain, TX 75661
903.399.2500
dmmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

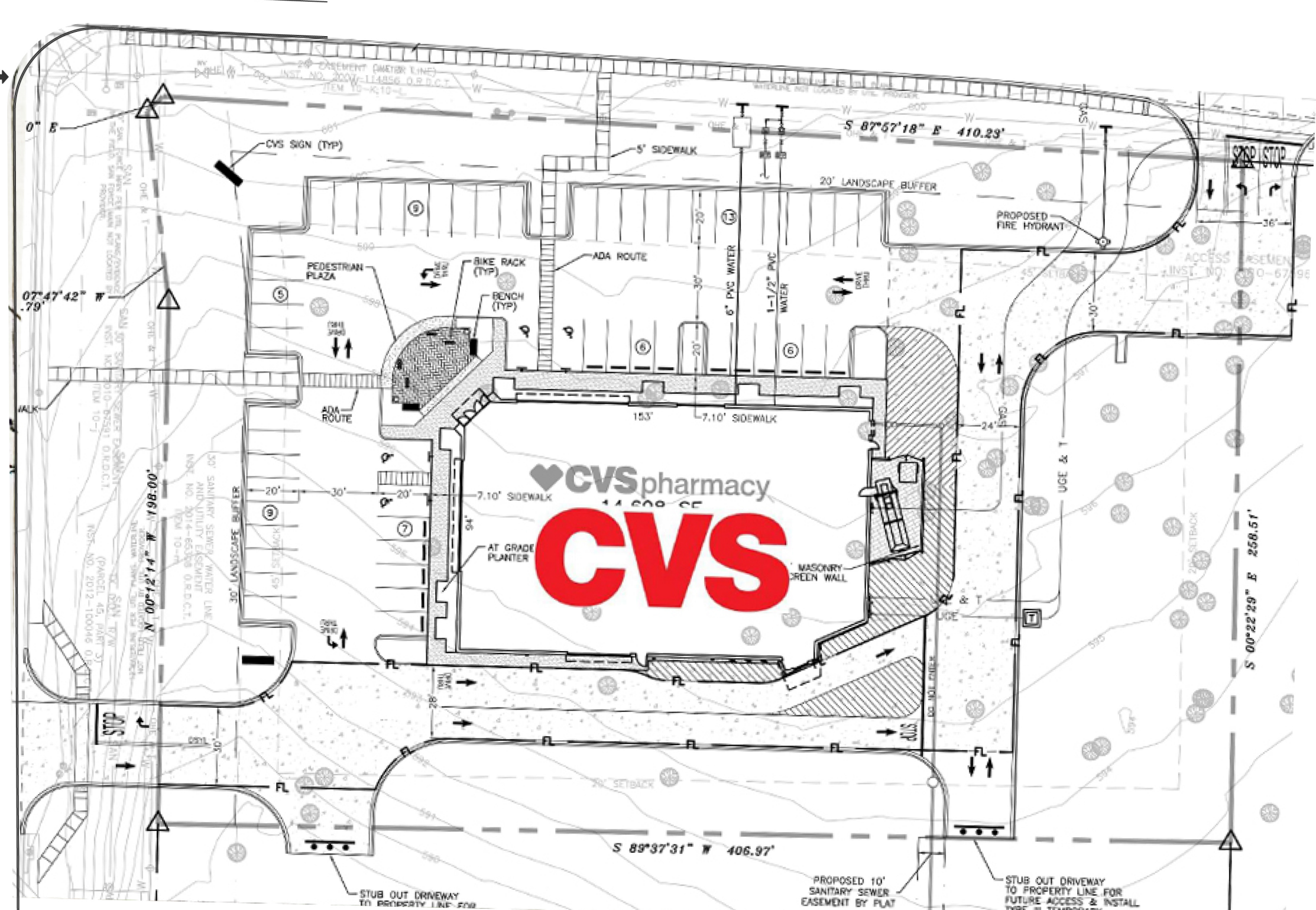
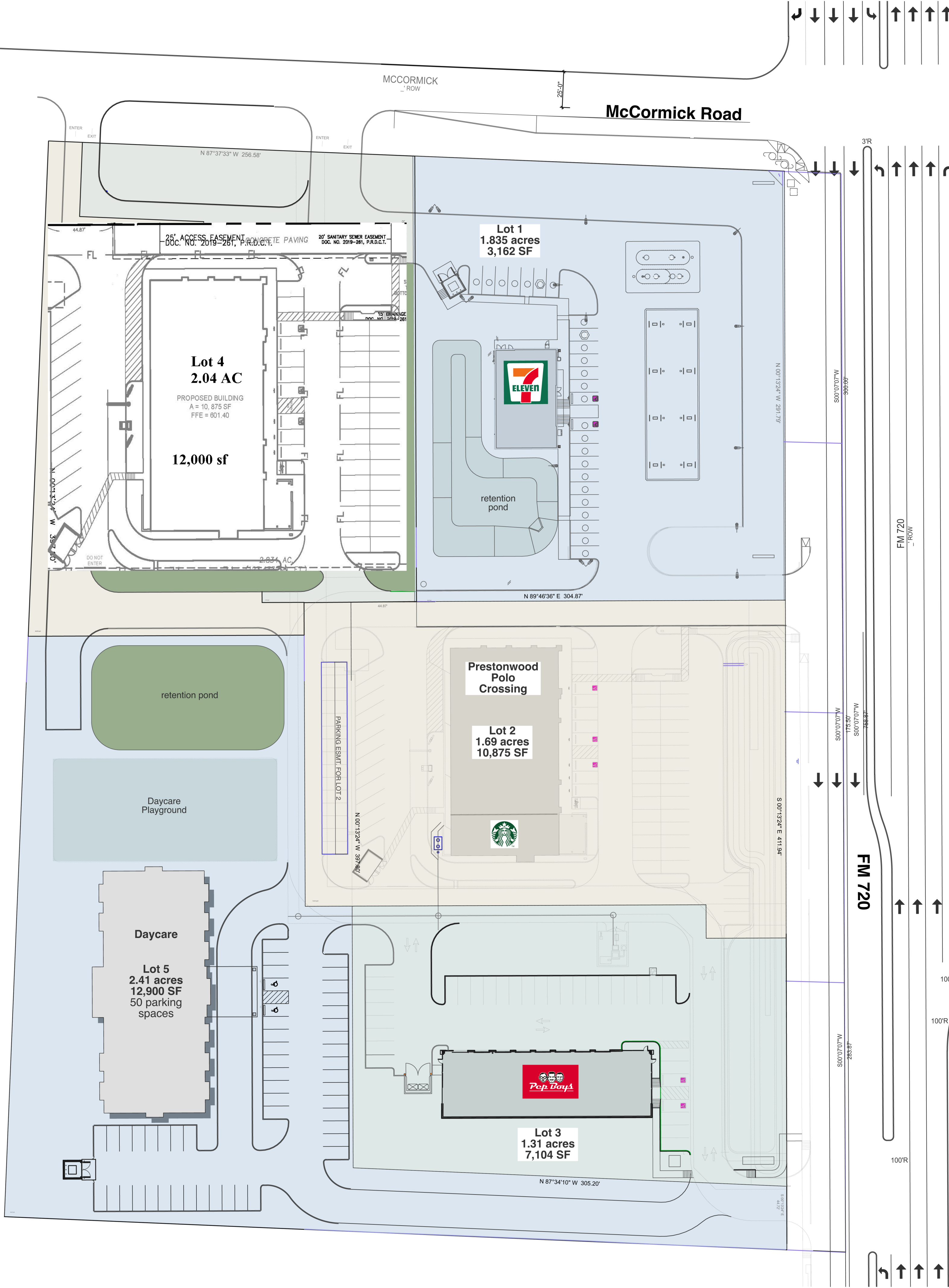
Oak Point, TX McCormick @ FM 720

Revisions

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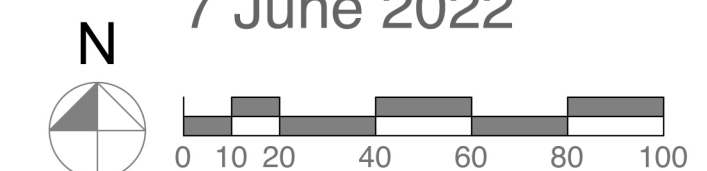
A1.01

24 Dec 2021



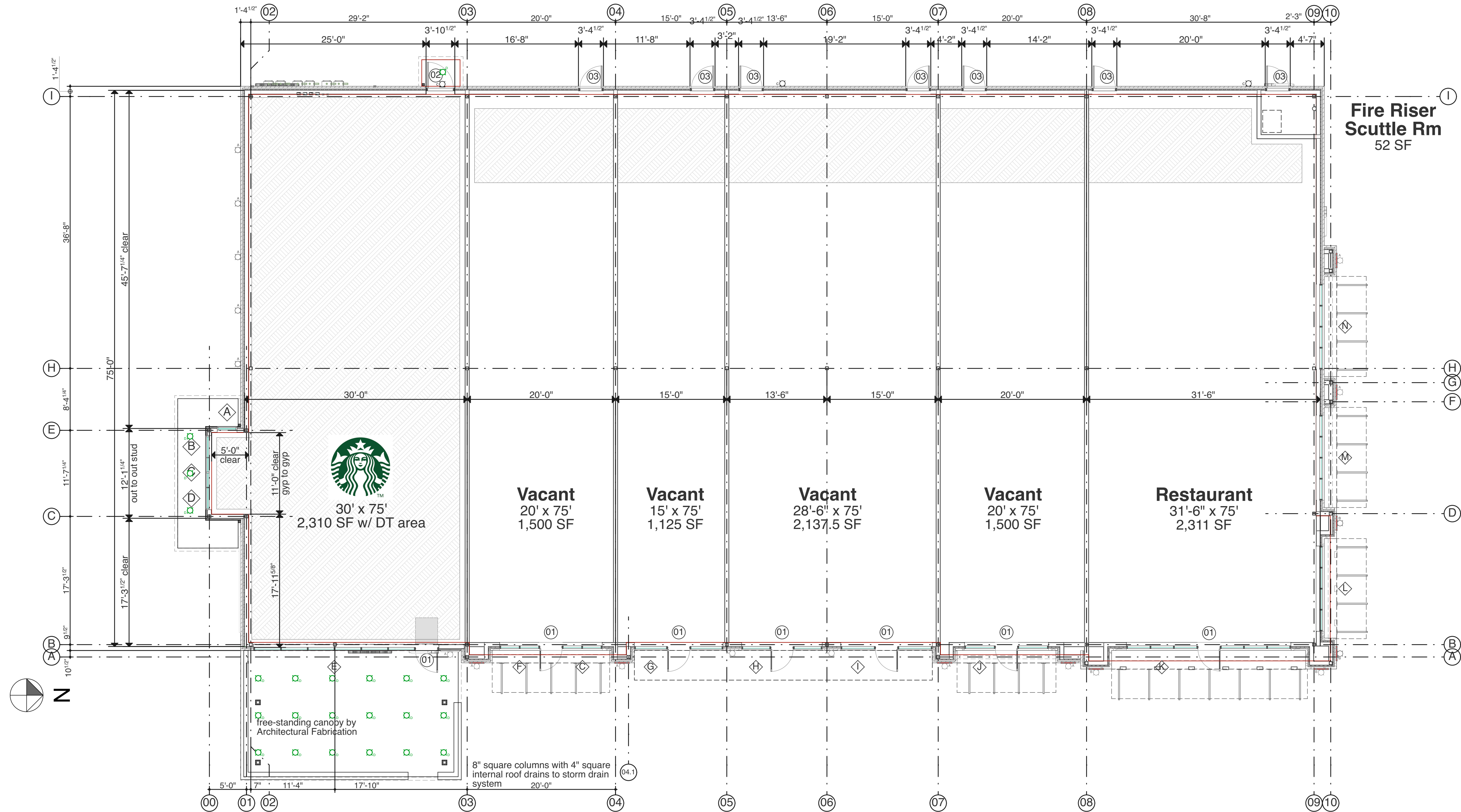
Prestonwood Polo Crossing Master Plan

7 June 2022



Duane Meyers
560 PR 2422
Uncertain, TX 75661
903.399.2500
drmeyers@mac.com





01 Prestonwood Polo Crossing Bldg Plan
SCALE: 1/8" = 1'-0"



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dirmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

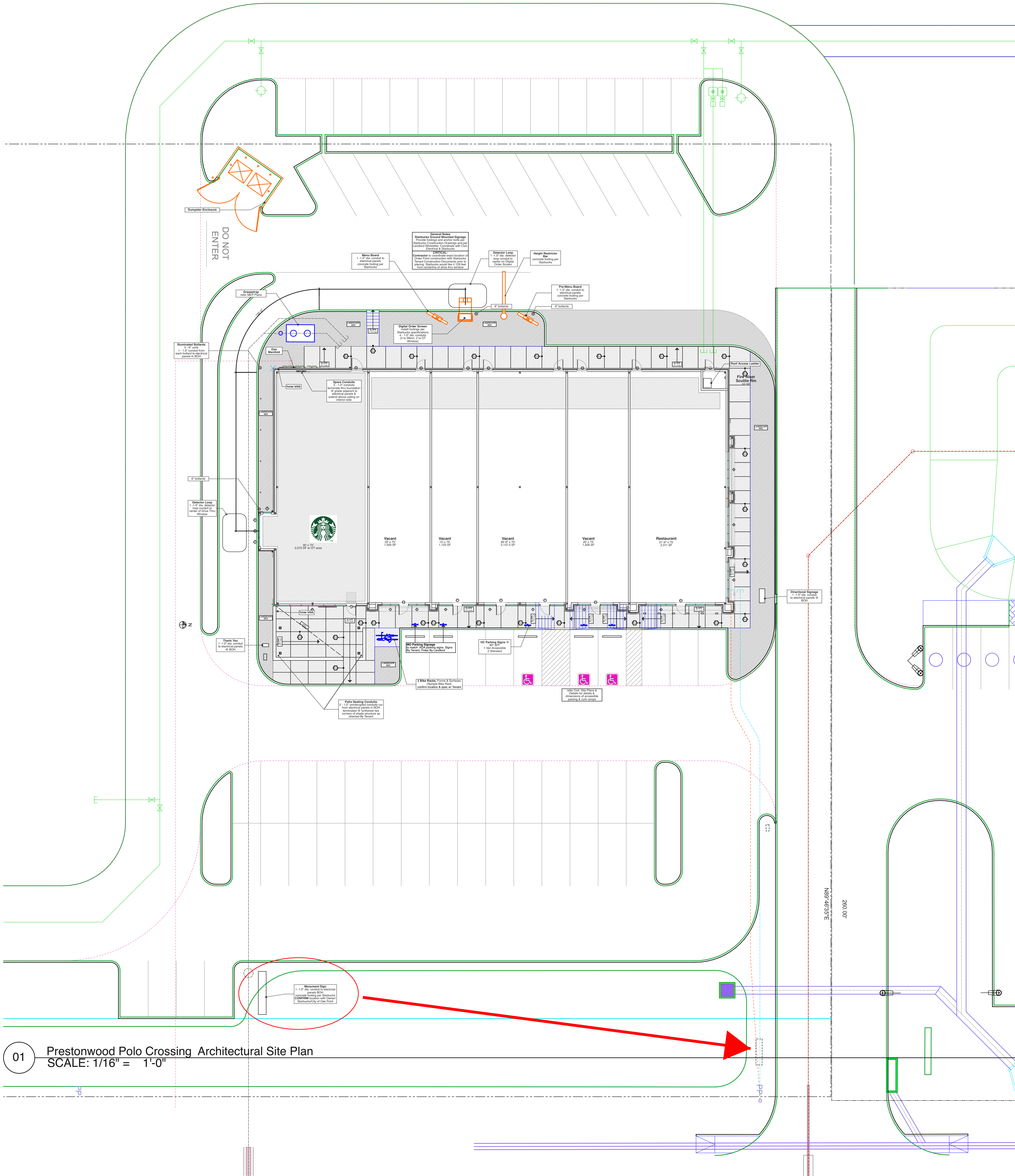
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A2.01

24 Dec 2021



01 Prestonwood Polo Crossing Architectural Site Plan
SCALE: 1/16" = 1'-0"



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University
903-484-4040
dme Meyers@mac.com

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

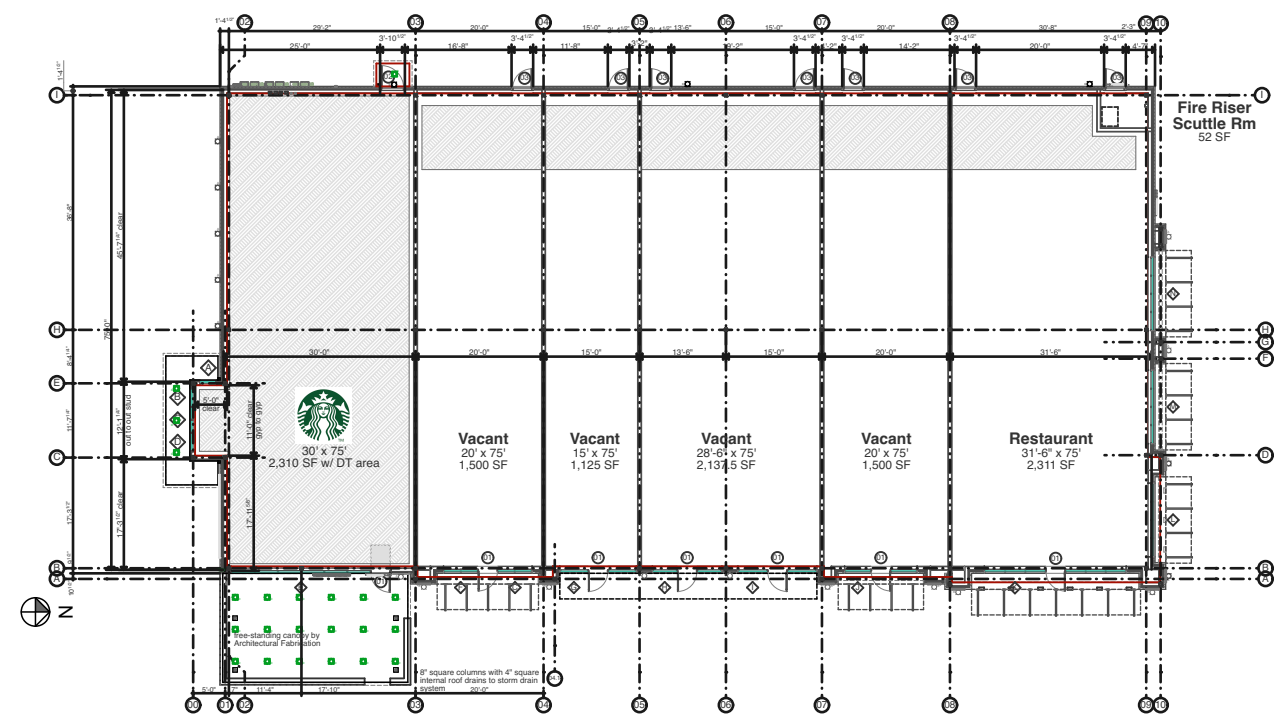
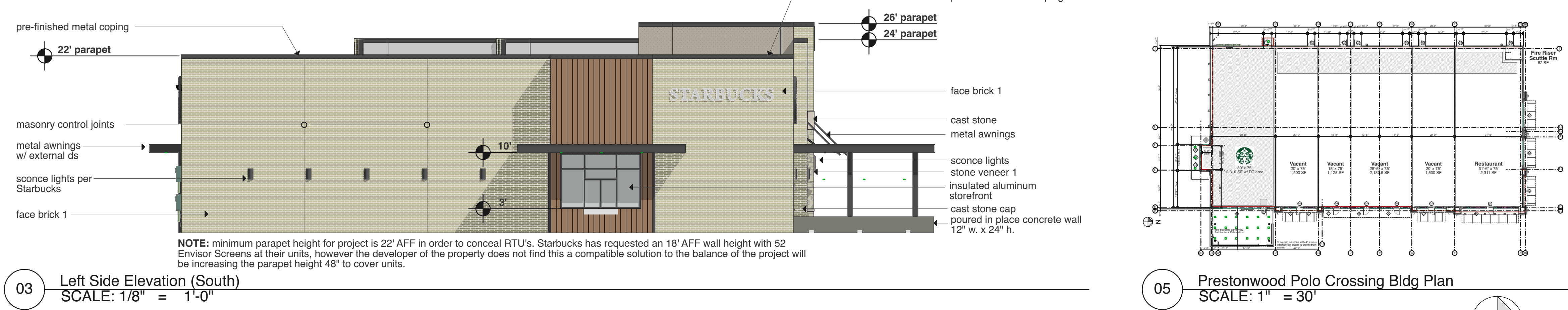
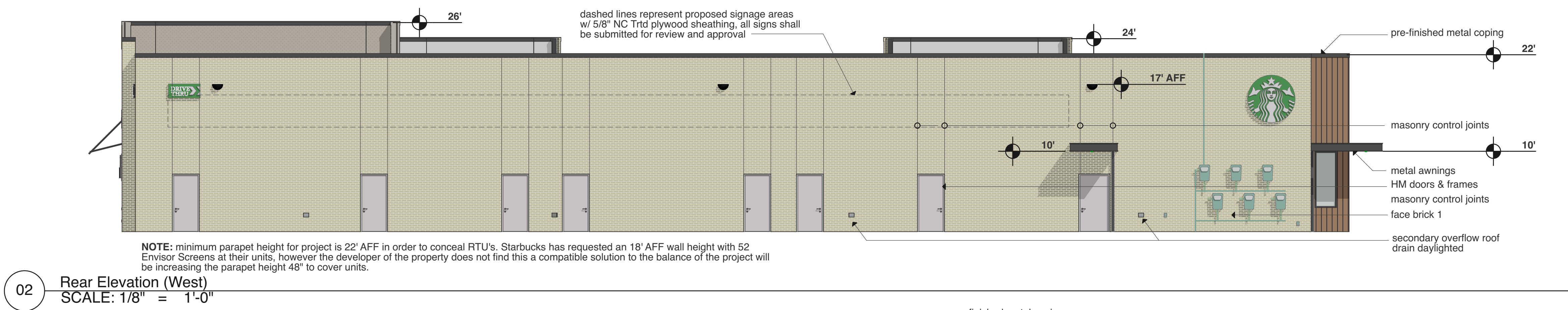
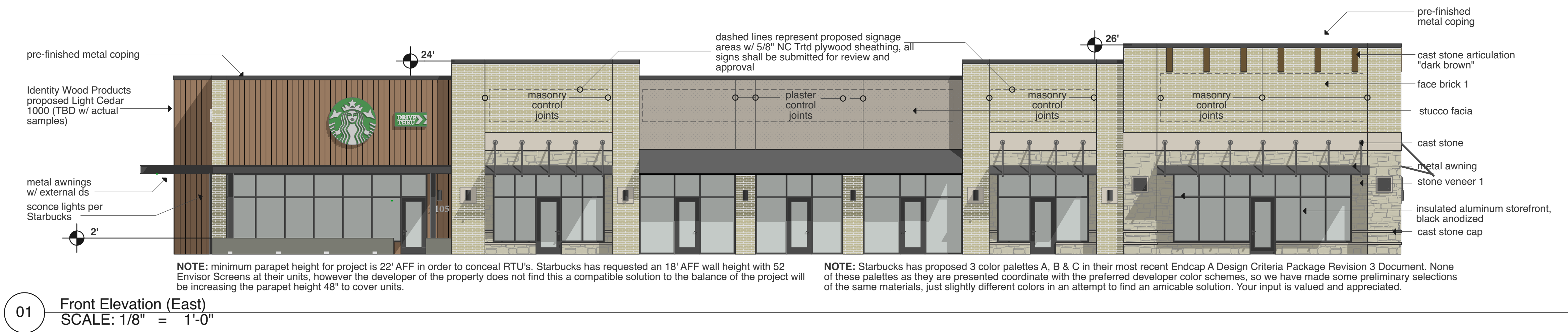
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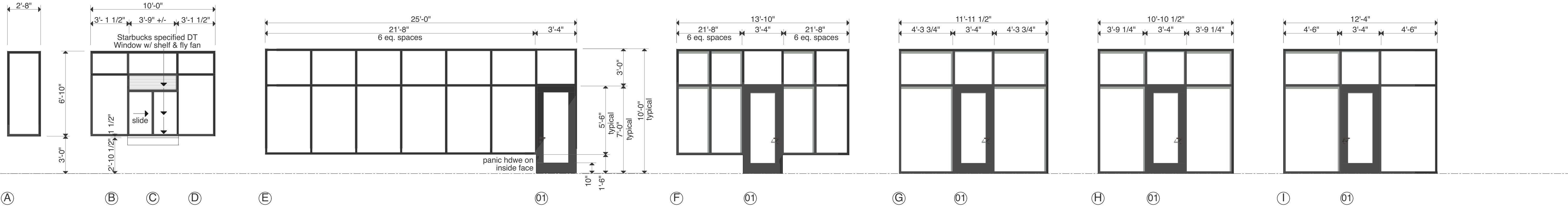
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Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720



			01 South Elevation (DT side)		02 North Elevation (right side)		03 West Elevation (rear)		04 East Elevation (front)			
Material	Mfg.	Color	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Material Totals	Material %
stone veneer	Custom Stone	Granbury Natural Chopped (blend)	8	0.5%	228	11.9%	0	0.0%	351	10.0%	587	5.6%
cast stone	Better Cast Stone	Sand	1	0.1%	112	5.8%	0	0.0%	42	1.2%	155	1.5%
brick veneer	Bilco Brick	Camel Cream	1,410	80.3%	1,178	61.4%	2,986	89.1%	1,026	29.3%	6,600	62.7%
synthetic wood	Identity Wood	1000 Light Cedar	189	10.8%	0		71	2.1%	433	12.4%	693	6.6%
stucco	Dryvit	SW 7030 Anew Gray	0	0.0%	0	0.0%	0	0.0%	349	10.0%	349	3.3%
aluminum storefront	US Aluminum	Black Anodized clear glass	68	3.9%	291	15.2%	0	0.0%	974	27.9%	1,333	12.7%
metal awning	Berridge T-Panel	Matte Black	20	1.1%	48	2.5%	14	0.4%	212	6.1%	294	2.8%
metal coping	Pac Clad	Matte Black Steel	59	3.4%	61	3.2%	110	3.3%	110	3.1%	340	3.2%
hm door frame	Republic	Black	0	0.0%	0	0.0%	171	5.1%	0	0.0%	171	1.6%
Totals			1,755	100.0%	1,918	100.0%	3,352	100.0%	3,497	100.0%	10,522	100.0%



Starbucks Drive Thru Window:

Landlord shall furnish and install fully operational Ready Access drive-thru service window per Tenant's Design Criteria. Include transom, sidelights, window shelf, heater and/or air curtain as allowed per local code. Window and air curtain finish to match adjacent storefront. Select window based on Tenant's Design Criteria and geographic location of store. Coordinate window configuration (right to left or left to right) with Tenant. Bottom of rough opening of Drive Thru Window to be at 36" AFF inside and 42" outside as measured above drive-thru surface. Window Shelf: Install service window shelf to align with bottom of rough opening per Tenant's Design Criteria.

General Notes for Starbucks Openings:

Starbucks Code Compliance:
Landlord shall furnish and install all exterior doors, frames, windows and/or storefront system in compliance with all local and national codes. Thermal resistance of all openings shall comply with the prescriptive requirement of the 2015 IECC. (International Energy Conservation Code).

Starbucks Steel Doors & Frames:
Landlord shall furnish and install commercial grade 42" x 84" rear service door. Door(s) shall be cold rolled and welded 16 gauge steel with polystyrene core. Frames shall be Double Rabbet fully welded 14 gauge steel. Finish hot dip galvanized coating with two [2] coats shop prime color similar to finish.

Aluminum Storefront:
Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set; flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closer reaction forces. Finish shall be **black anodized**; coordinate color with Tenant. Provide hurricane resistant frames and associated anchorage for special wind regions as defined in ASCE 7-05.

Glazing:
Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone, in the 2015 IECC (International Energy Conservation Code) requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05.

Hardware: Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements.

Aluminum Storefront:
Weather stripping: Hard-backed poly pile in door and/or frame
Threshold: Extruded aluminum with ribbed surface
Sill Sweeps: Brush strip, concealed
Pivoting/Hinging: Offset pivot; top and intermediate
Closers: Dorma BTS 80 NHO; concealed floor closer; single acting; offset pivot
Latches/Strike: Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail
Keying: All lockset and deadbolts shall be keyed as directed by Tenant
Push/Pulls: Arcadia Radius Push-Pull Set; straight pull option; clear finish
Cylinder Guard
Transom Decal: ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS")

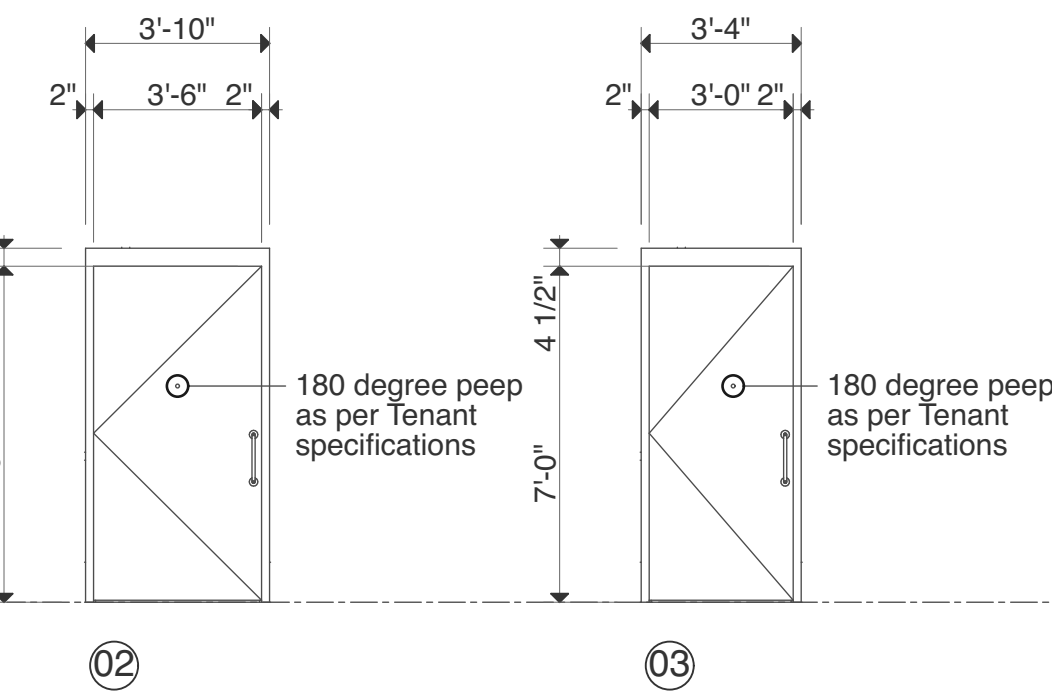
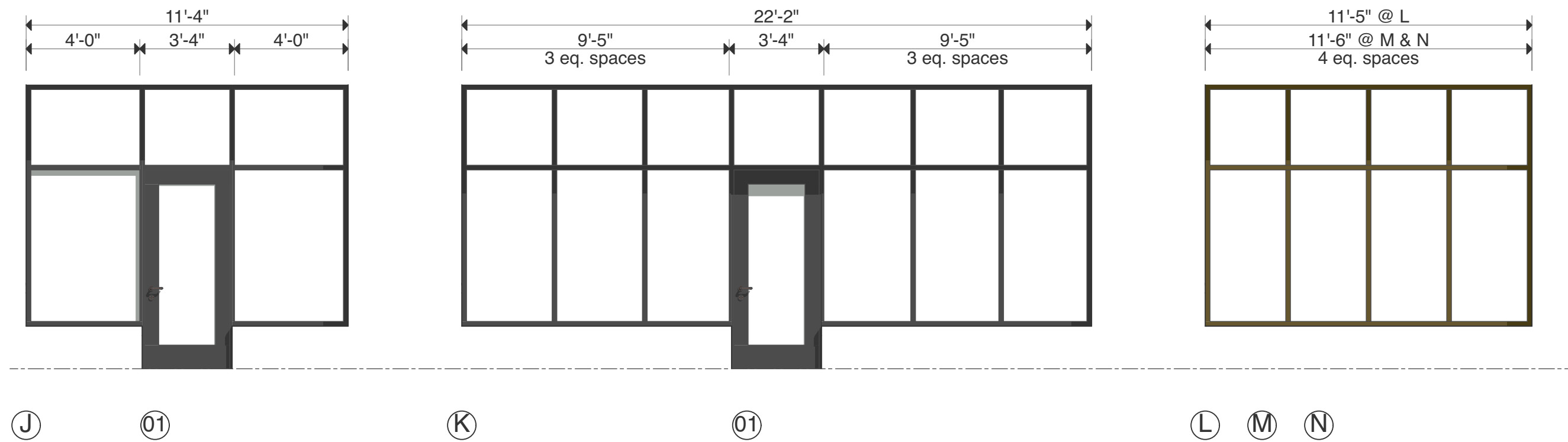
Exterior Service Door:
Threshold: National Guard - 325 Half Saddle Threshold
Securing device: Falcon Lock - C607 7-Pin Core Combination "A" Keyway
Securing device: Sur-Lock - I/O 2000L-03IC Auto Locking Door Alarm, IC; No
CTR Includes - Mortise Cylinder
Closer: Dorma - 8916 Door Closer 8916 AF89P
Kickplate: Rockwood - 10" Kickplate
Peep Hole: DS-6 Door Spy
Door Bell: Nutone - MCV309NWHGL Door Bell
Door Stop: Rockwood 473 Door Stop with Hook
Miscellaneous: National Guard - 16A Rain Drip
Miscellaneous: National Guard - 137NA Weather Strip

Fly Fan:
Provide fully operational fly fan with door switch as allowed per local code. Finishes:

General:
US26D, Satin Chrome Plated, except:
Push Plates, Door Pulls, Kickplates: US32D, Satin Stainless Steel
Door Closers: 689/Sprayed Aluminum

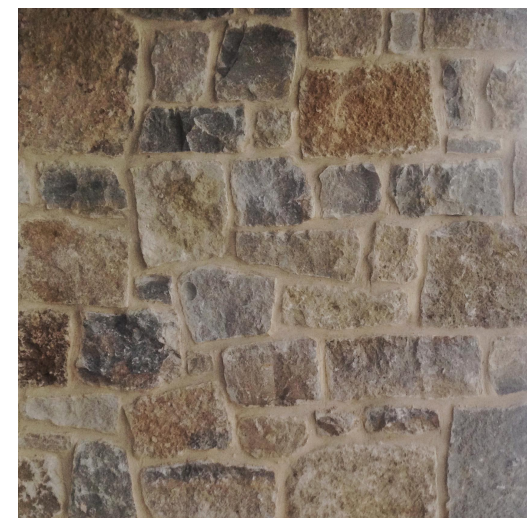
Aluminum Storefront & HM General Notes:

- Framing System shown to be **Black Anodized** aluminum finish. ALL glazing to be tempered.
- All storefront glazing to be insulated, thermally broken, clear tint with Low E coating: 0.46 U Factor
- All storefront door to be:
0.77 U Factor with 0.30 SHGC for South, East & West, .037 for North to meet 2015 IECC ComCheck Requirements for Climate Zone 3
- All HM Doors to be insulated with galvanized frame:
to meet 2015 IECC ComCheck Requirements for Climate Zone 3A*



3670 HM insulated door
3670 2" x 5 3/4" frame galv. w/ 4 1/2" h. head
provide panic device at exit locations & hdlw, 180 degree peep as per Tenant specifications

3070 HM insulated door
3070 2" x 5 3/4" frame galv. w/ 4 1/2" h. head
provide panic device at exit locations & hdlw, 180 degree peep as per Tenant specifications



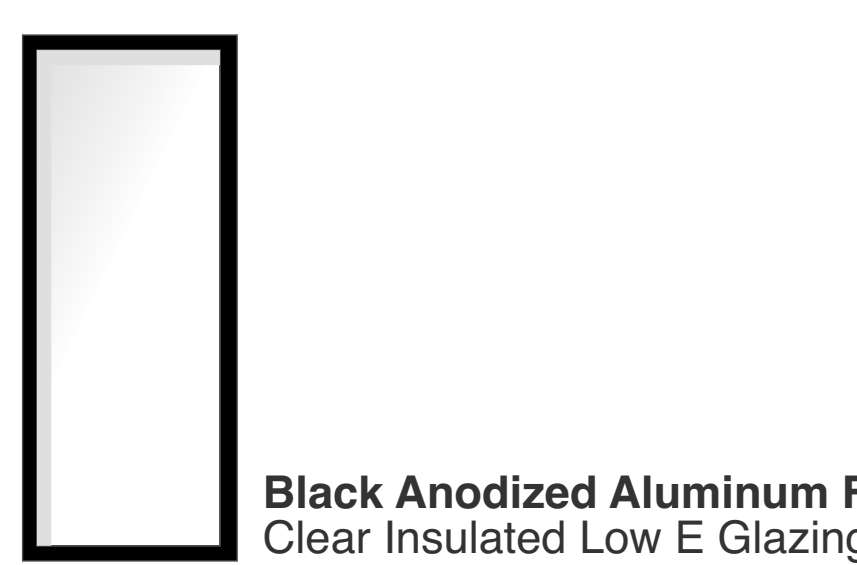
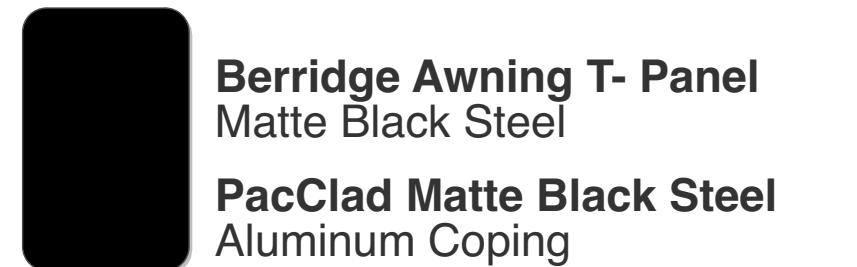
Custom Stone Granbury
Natural Chopped



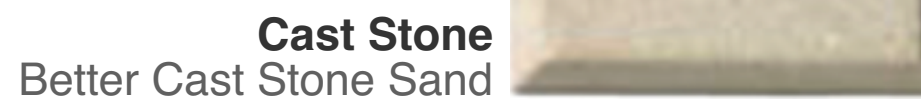
Identity Wood Products
1000 Light Cedar
(submit samples for Tenant Approval prior to ordering)



Camel King Size Brick
Cream Bilco Brick



SW 7030 Anew Gray
Stucco Finish Coat



Cast Stone
Better Cast Stone Sand

Color Board Submittal

ALL selections subject to APPROVAL on 4' x 4' sample board on site by Owner & Architect

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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02 Rear Elevation (West)
SCALE: 1/4" = 1'-0"



01 Front Elevation (East)
SCALE: 1/4" = 1'-0"



03 Left Side Elevation (South)
SCALE: 1/4" = 1'-0"



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A3.03

24 Dec 2021



01 OAK Axo 1
SCALE: 1:125



02 OAK Axo 2
SCALE: 1:125



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Starbucks @ Prestonwood Polo Crossing

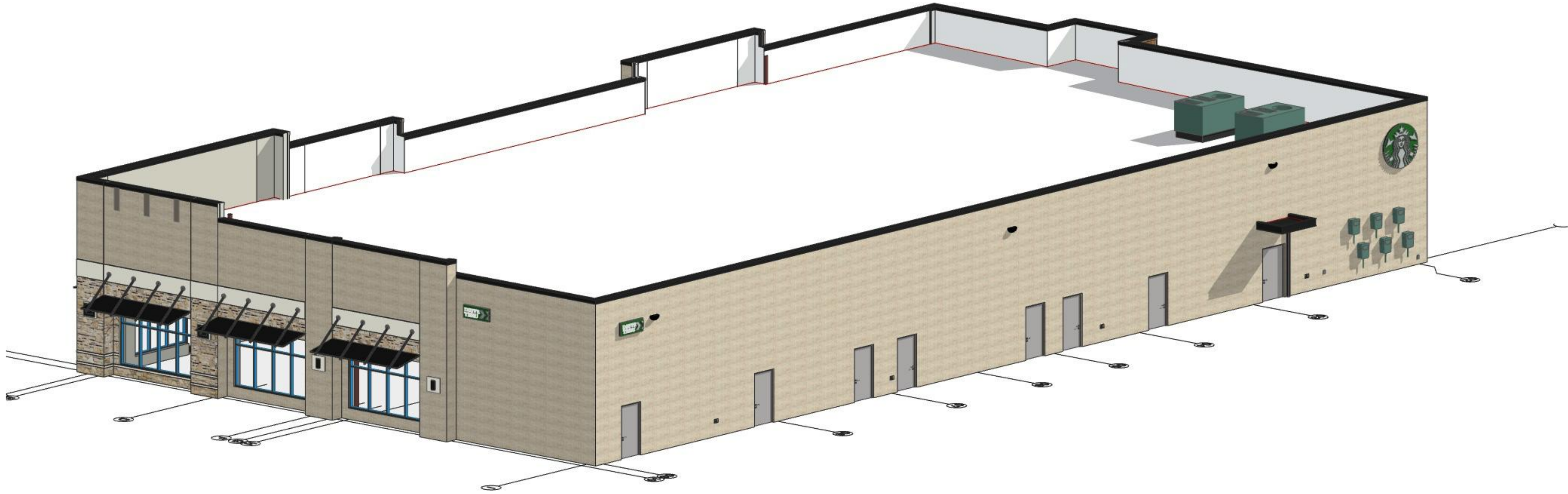
Oak Point, TX McCormick @ FM 720

Revisions

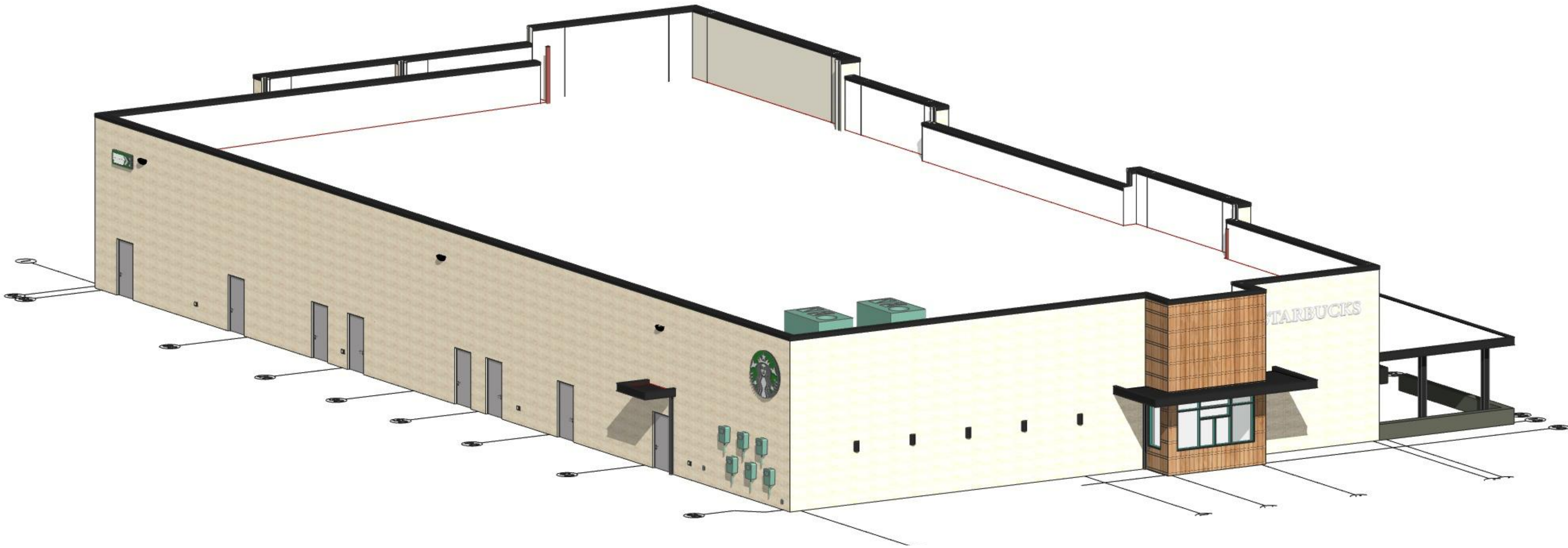
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A3.04

24 Dec 2021



01 OAK Axo 3
SCALE: 1:125



02 OAK Axo 4
SCALE: 1:125



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