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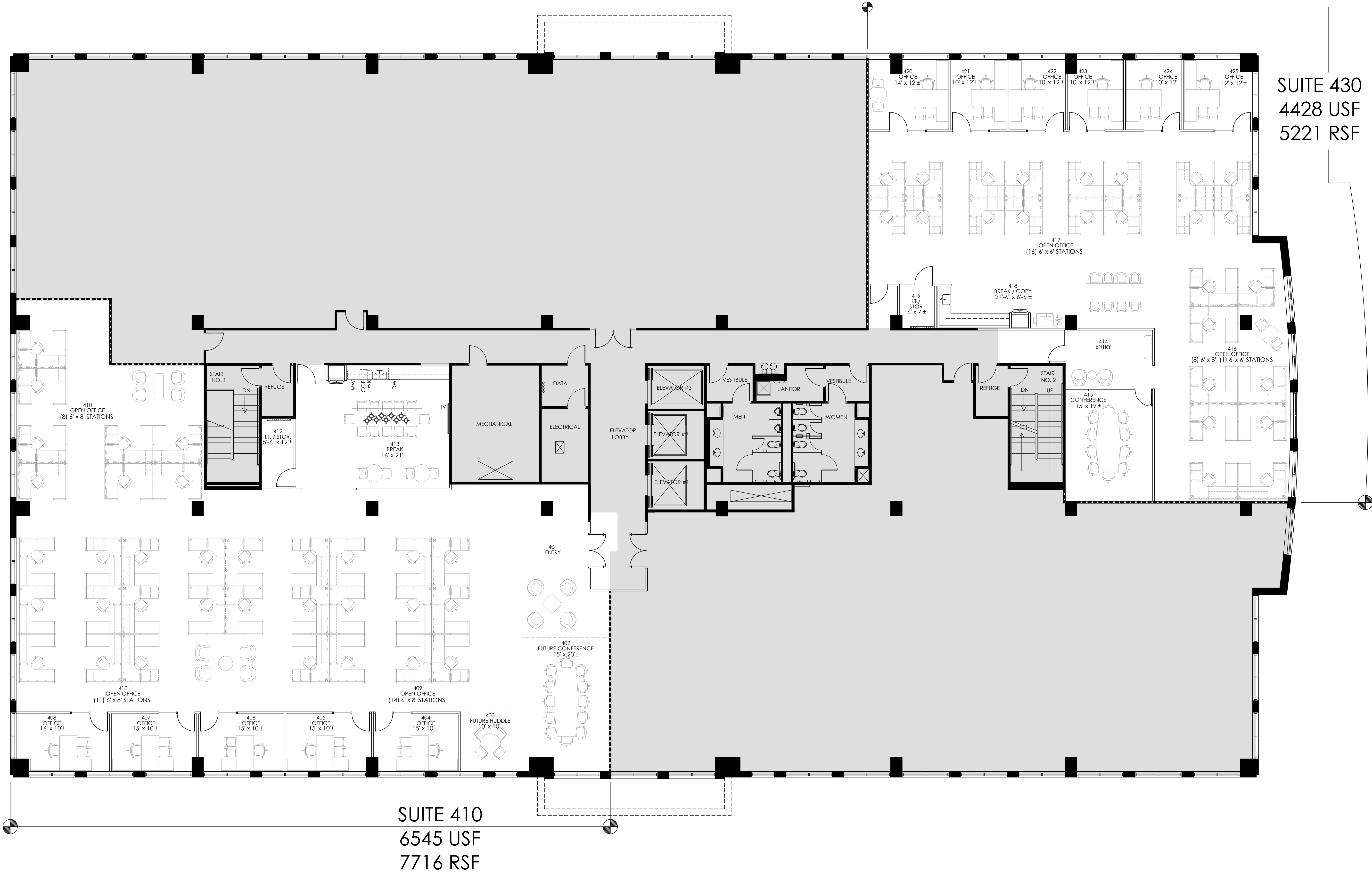
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These drawings are assumed to be complete and final.
It shall be the tenant/client's responsibility to review and
bring in writing any design discrepancies to the
designer's attention. Any design changes will be at
additional expense. The designer shall not be held
responsible for city, state and federal code/regulation
authority's interpretations.

Approved: _____ Date: _____

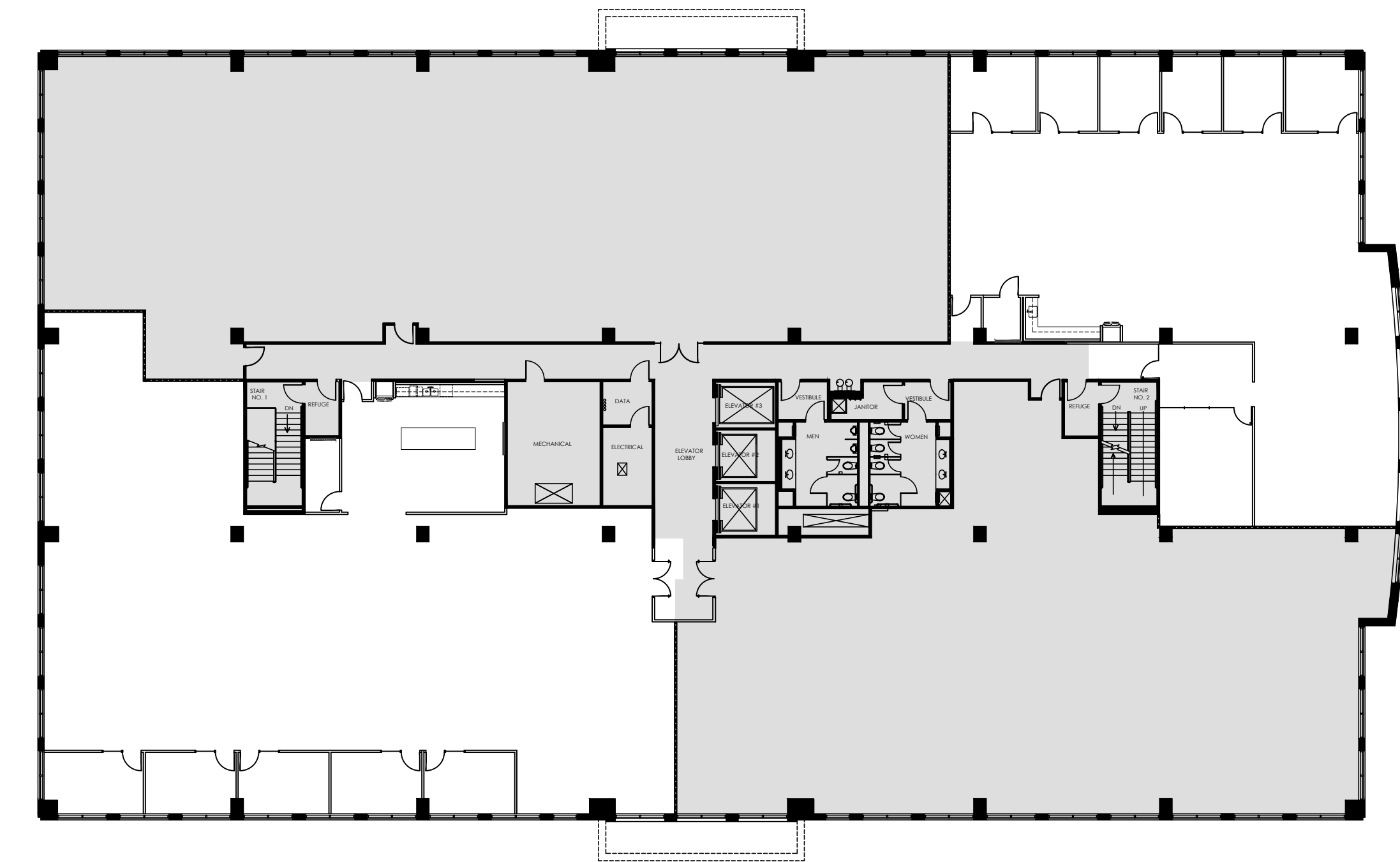


SUITE 410
6545 USF
7716 RSF

SUITE 430
4428 USF
5221 RSF

01 Preliminary Plan

Scale: 1/8" = 1'-0"



Key Plan

Not to Scale

CODE INFORMATION

CODE COMPLIANCE

- BUILDING - 2021 IBC
- FIRE SAFETY - 2021 IFC
- MECHANICAL - 2021 IMC
- PLUMBING - 2021 IPC
- ELECTRICAL - 2020 NEC
- ENERGY - 2021 IECC
- ACCESSIBILITY - 2012 TAS

OTHER

- FULLY FIRE SPRINKLERED OCCUPANCY GROUP - YES
- BUSINESS

LEGEND

[ALL SYMBOLS MAY NOT APPLY]

GENERAL

- 0000 ROOM NUMBER
- OFFICE ROOM NAME
- PHONE BOARD
- WATER LINE WITH SHUT-OFF VALVE
- FIRE EXTINGUISHER W/ CABINET
- FIRE EXTINGUISHER ON HOOK
- EXISTING PARTITION
- NEW PARTITION
- DEMISING PARTITION W/ SOUND INSULATION
- SIDELIGHT/WINDOW

ROOM SIZES ARE APPROXIMATE. ONLY AND ARE NOT TO BE USED FOR FINAL DETERMINATION OF FURNITURE SIZES OR PLACEMENT.

OCCUPANCY LOAD SUMMARY - SUITE 410

FUNCTION OF SPACE	LOAD FACTOR	AREA (S.F.)	# OF OCCUPANTS
BUSINESS AREAS	150 GROSS	2873	20
CONCENTRATED BUSINESS USE AREA	50 GROSS	3432	68
ASSEMBLY - UNCONCENTRATED	15 NET	240	16
STORAGE AREAS	300 GROSS	0	0
TOTAL		6545	104

EGRESS

- 100' COMMON PATH OF EGRESS TRAVEL (MAX. ALLOWED)
- 85' COMMON PATH OF EGRESS TRAVEL (ACTUAL)
- 2 EXITS (MIN. REQUIRED)
- 2 EXITS (ACTUAL)
- 130' LONGEST DIAGONAL
- 44' EXIT SEPARATION (MIN. REQUIRED)
- 57' EXIT SEPARATION (ACTUAL)
- 50' DEAD END (MAX. ALLOWED)
- NA DEAD END (ACTUAL)

OCCUPANCY LOAD SUMMARY - SUITE 430

FUNCTION OF SPACE	LOAD FACTOR	AREA (S.F.)	# OF OCCUPANTS
BUSINESS AREAS	150 GROSS	2015	14
CONCENTRATED BUSINESS USE AREA	50 GROSS	2173	43
ASSEMBLY - UNCONCENTRATED	15 NET	240	16
STORAGE AREAS	300 GROSS	0	0
TOTAL		4428	73

EGRESS

- 100' COMMON PATH OF EGRESS TRAVEL (MAX. ALLOWED)
- 52' COMMON PATH OF EGRESS TRAVEL (ACTUAL)
- 2 EXITS (MIN. REQUIRED)
- 2 EXITS (ACTUAL)
- 105' LONGEST DIAGONAL
- 35' EXIT SEPARATION (MIN. REQUIRED)
- 36' EXIT SEPARATION (ACTUAL)
- 50' DEAD END (MAX. ALLOWED)
- NA DEAD END (ACTUAL)

3.0	For Review	08/14/2026
2.1	For Review	06/25/2026
2.0	For Review	05/28/2026
1.1	For Review	05/05/2025
1.0	For Review	04/08/2025
No.	Issued	Date

Spec Suites

161 Corporate Center

6225 North State Highway 161
4th Floor
Irving, TX 75063

Project ID: 25-1024-1002

Sheet Title

Preliminary Plan

Sheet Number

3.0

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