



## OMNIPLAN

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Dallas, Texas 75201

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Name: William R. Query, Jr.  
Registration #: 14766  
Date: 07/18/25

deBoulle

6821 Preston Road University Park, Texas 75205

PROJECT NO: 23098

COVER

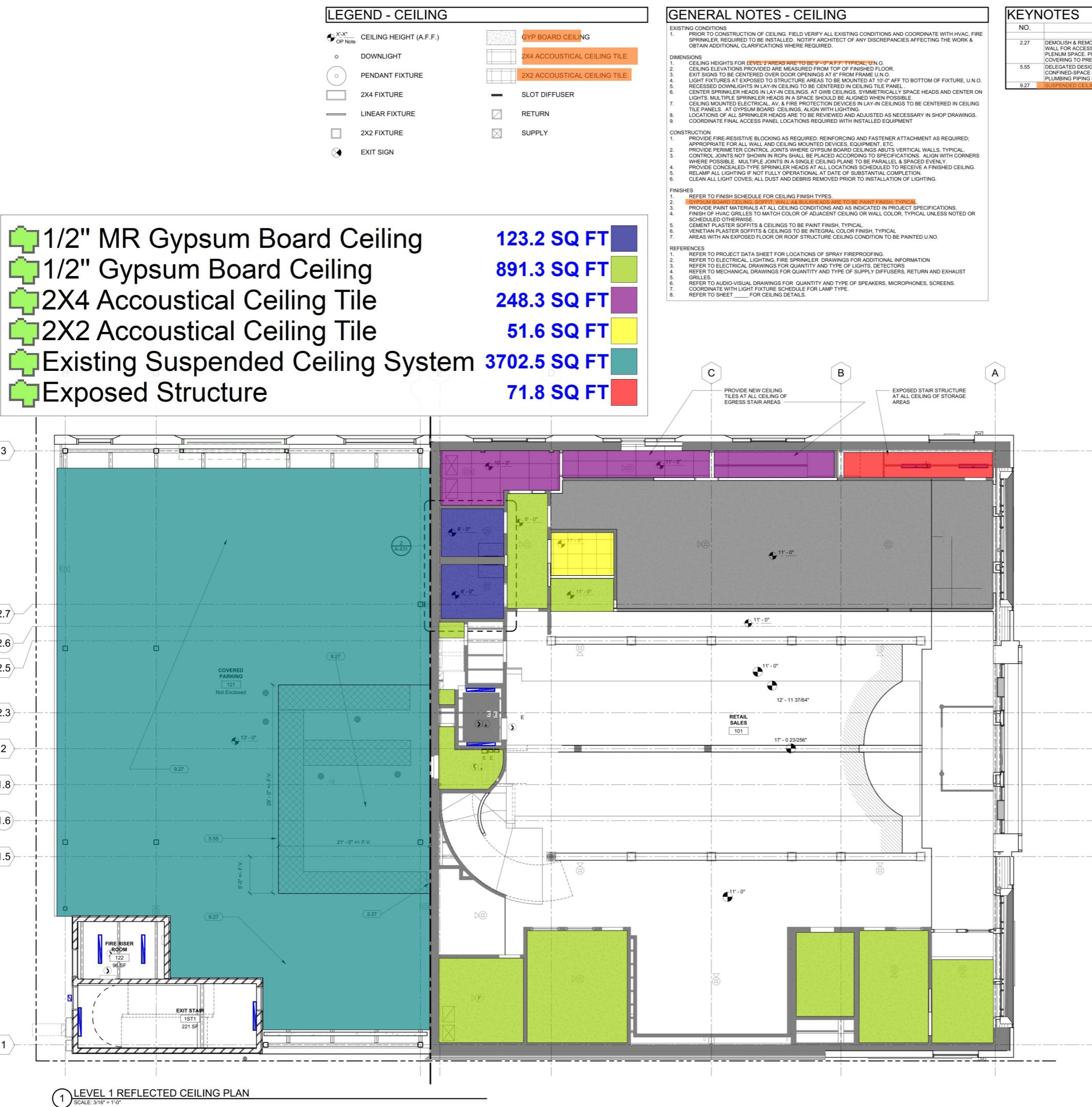
DESIGN DEVELOPMENT  
07/18/25

**G-000**









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Name: William R. Quay, Jr.  
Registration #: 14766  
Date: 07/18/25

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6821 Preston Road University Park, Texas 75201

Number	Revision	Date

PROJECT NO: 23098

LEVEL 1 REFLECTED  
CEILING PLAN

DESIGN DEVELOPMENT  
07/18/25

A-111

## LEGEND - CEILING

	CEILING HEIGHT (A.F.F.)		GYP BOARD CEILING
○	DOWNLIGHT		2X4 ACCOUSTICAL CEILING TILE
	PENDANT FIXTURE		2X2 ACCOUSTICAL CEILING TILE
	2X4 FIXTURE	—	SLOT DIFFUSER
	LINEAR FIXTURE	□	RETURN
	2X2 FIXTURE	☒	SUPPLY
	EXIT SIGN		

## GENERAL NOTES - CEILING

EXISTING CONDITIONS  
1. REFER TO CONSTRUCTION OF CEILING. FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH HVAC, FIRE SPRINKLER, AND OTHER SYSTEMS TO BE INSTALLED. NOTIFY ARCHITECT OF ANY DISCREPANCIES AFFECTING THE WORK & OBTAIN ADDITIONAL CLARIFICATIONS WHERE REQUIRED.

DIMENSIONS  
1. CEILING HEIGHTS FOR LEVEL 2 AREAS ARE TO BE 9'-0" A.F.F. TYPICAL U.N.O.  
2. CEILING ELEVATIONS PROVIDED ARE MEASURED FROM TOP OF FINISHED FLOOR.  
3. EXIT SIGNS TO BE CENTERED OVER DOOR OPENINGS AT 6' FROM FRAME U.N.O.  
4. LIGHT FIXTURES AT ALL CEILINGS ARE TO BE INSTALLED AT 10' AFF TO BOTTOM OF FIXTURE, U.N.O.  
5. ACCESS DOWNLIGHTS IN LAY-IN CEILINGS TO BE CENTERED IN CEILING GRID.  
6. CENTER SPRINKLER HEADS IN LAY-IN CEILINGS. AT GWB CEILINGS, SYMMETRICALLY SPACE HEADS AND CENTER ON LIGHTS. MULTIPLE SPRINKLER HEADS IN A SPACE SHOULD BE ALIGNED WHEN POSSIBLE.  
7. CEILING MOUNTED ELECTRICAL & FIRE PROTECTION DEVICES IN LAY-IN CEILINGS TO BE CENTERED IN CEILING GRID.  
8. LOCATIONS OF ALL SPRINKLER HEADS ARE TO BE REVIEWED AND ADJUSTED AS NECESSARY IN SHOP DRAWINGS.  
9. COORDINATE FINAL ACCESS PANEL LOCATIONS REQUIRED WITH INSTALLED EQUIPMENT.

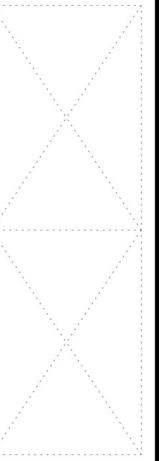
CONSTRUCTION  
1. PROVIDE FIRE-RESISTIVE BLOCKING AS REQUIRED; REINFORCING AND FASTENER ATTACHMENT AS REQUIRED; APPROPRIATE FOR ALL WALL AND CEILING MOUNTED DEVICES, EQUIPMENT, ETC.  
2. PROVIDE METAL TO METAL CONTROL JOINTS WHERE GYP BOARD CEILINGS MEET VERTICAL WALLS, TYPICAL.  
3. CONTROL JOINTS NOT SHOWN TO BE SHOWN PLACED ACCORDING TO SPECIFICATIONS. ALIGN WITH CORNERS WHERE POSSIBLE. MULTIPLE JOINTS IN A SINGLE CEILING PLANE TO BE PARALLEL & SPACED EVENLY.  
4. PROVIDE CONCEALED-TYPE SPRINKLER HEADS AT ALL LOCATIONS SCHEDULED TO RECEIVE A FINISHED CEILING.  
5. RELAMP ALL LIGHTING IF NOT FULLY OPERATIONAL AT DATE OF SUBSTANTIAL COMPLETION.  
6. CLEAN ALL LIGHT COVES; ALL DUST AND DEBRIS REMOVED PRIOR TO INSTALLATION OF LIGHTING.

FINISHES  
1. REFER TO FINISH SCHEDULE FOR CEILING FINISH TYPES.  
2. GYPSUM BOARD CEILINGS, SOFFIT, WALL, & BULLHEADS ARE TO BE PAINT FINISH, TYPICAL.  
3. PROVIDE PAINT MATERIALS AT ALL CEILING CONDITIONS AND AS INDICATED IN PROJECT SPECIFICATIONS.  
4. FINISH OF HVAC GRILLES TO MATCH COLOR OF ADJACENT CEILING OR WALL COLOR, TYPICAL UNLESS NOTED OR SCHEDULED OTHERWISE.  
5. VENETIAN PLASTER SOFFITS & CEILINGS TO BE INTEGRAL COLOR FINISH, TYPICAL.  
6. AREAS WITH AN EXPOSED FLOOR OR ROOF STRUCTURE CEILING CONDITION TO BE PAINTED U.N.O.

REFERENCES  
1. REFER TO PROJECT DATA SHEET FOR LOCATIONS OF SPRAY FIREPROOFING.  
2. REFER TO ELECTRICAL, LIGHTING, FIRE SPRINKLER DRAWINGS FOR ADDITIONAL INFORMATION.  
3. REFER TO ELECTRICAL DRAWINGS FOR QUANTITY AND TYPE OF LIGHTS, DETECTORS  
4. REFER TO MECHANICAL DRAWINGS FOR QUANTITY AND TYPE OF SUPPLY DIFFUSERS, RETURN AND EXHAUST GRILLES.  
5. REFER TO AUDIO-VISUAL DRAWINGS FOR QUANTITY AND TYPE OF SPEAKERS, MICROPHONES, SCREENS.  
6. COORDINATE WITH LIGHT FIXTURE SCHEDULE FOR LAMP TYPE.  
7. REFER TO SHEET \_\_\_\_\_ FOR CEILING DETAILS.

## KEYNOTES

NO.	NOTE
9.90	LAY-IN CEILING, SEMI CONCEALED GRID, TYP AT ALL OFFICES
9.91	PAINTED GYP CEILING WITH MOLDING
9.92	CEILING WITH PAINTED WOOD TRIM, POP UP TO MIMIC PARQUET FLOOR



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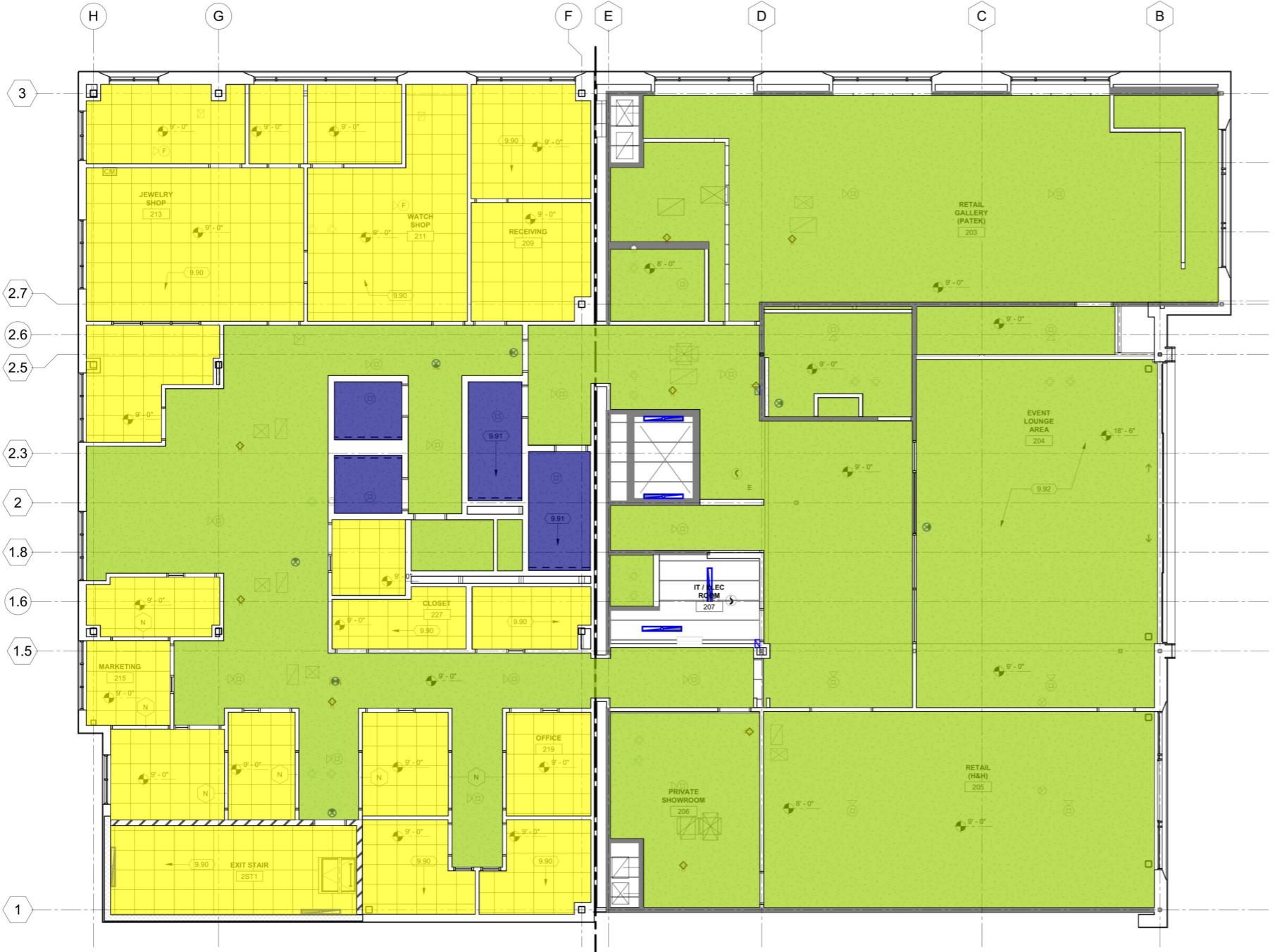
Name: William R. Quay, Jr.  
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2X2 Accoustical Ceiling Tile  
 1/2" Gypsum Board Ceiling  
 1/2" MR Gypsum Board Ceiling

2415.5 SQ FT

5513.7 SQ FT

220.9 SQ FT



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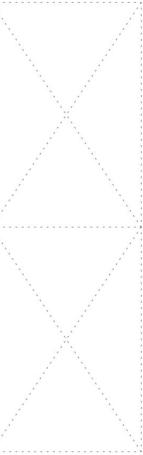
Number	Revision	Date

PROJECT NO: 23098

LEVEL 2 REFLECTED  
CEILING PLAN

DESIGN DEVELOPMENT  
07/18/25

A-112



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Number	Revision	Date

PROJECT NO: 23098

LEVEL 1 FLOOR PLAN FINISHES - AREA A

DESIGN DEVELOPMENT  
07/18/25

A-121-A

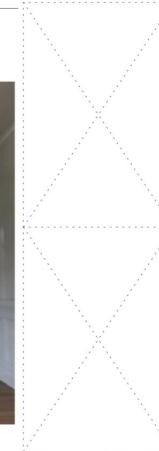
- Level 5 Finish Painted Wall
- Veneitan Plaster Wall Finish w/ Crown Moulding
- Wall Paint (9'-0" H)
- Painted Wall w/ Crown Moulding
- High Gloss Or Lacquered Finish
- 3'-0" X 7'-0" Single Flush Door
- 6'-0" X 7'-0" Double Leaf Door

0.0 FT	0.0 FT
173.0 FT	173.0 FT
140.7 FT	140.7 FT
69.0 FT	69.0 FT
222.0 FT	222.0 FT
9.0 EA	9.0 EA
2.0 EA	2.0 EA

## KEYNOTES

NO. \_\_\_\_\_

NOTE \_\_\_\_\_



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## LOBBY &amp; CORRIDOR:

- WOOD FLOOR
- RECESSED WOOD BASE WITH METAL TRIM
- WALLCOVERING OR VENEITAN PLASTER WALL FINISH WITH CROWN MOULDING
- PAINTED GYP CEILING

## GALLEY:

- STONE FLOOR
- RECESSED WOOD BASE AND METAL TRIM
- WOOD VENEER MILLWORK
- QUARTZ OR STONE COUNTERTOP
- PAINTED WALLS/WALLCOVERING ON WALLS
- PAINTED GYP CEILING

## OUTDOOR TERRACE:

- EXTERIOR RATED TILE FLOOR

## EVENT ROOM

- WOOD FLOOR WITH PARQUET CENTER (OR HERRINGBONE INSTALLATION)
- WOOD PANEL WALLS WITH HIGH GLOSS OR LACQUERED FINISH
- CEILING WITH PAINTED WOOD TRIM, POP UP TO MIMIC WHERE THE PARQUET FLOOR IS

BACK OF HOUSE SPACES

FRONT OF HOUSE

OFFICES

GALLEY

OUTDOOR TERRACE

## FINISHES PRICING (ESTIMATE):

- VCT FLOOR: \$10 sq. yard
- WOOD FLOOR (typical install): \$12sf (approx.)
- WOOD FLOOR (Parquet or similar install): \$35sf (could be between \$20-45)
- \*Note to anticipate higher install/ labor
- CARPET TILE: \$40sf (range I was told for higher end was 30-55 sf)
- STONE FLOOR: \$25sf (approx.)
- STONE MOSAIC TILE: \$30sf (approx.)
- STONE PENCIL TRIM: \$7 per piece (approx.)
- WALLCOVERING: \$30-40 sq. yard
- WALLCOVERING (Higher End): \$70-200 sq. yard, sold by the roll
- TILE FLOOR (Typical): \$6-8sf
- ACCENT TILE (Typical): \$7-10sf \*Note to anticipate higher install/ labor
- EXTERIOR-RATED TILE: \$4-5 sf
- RUBBER BASE: \$1.50 per linear foot

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LEVEL 2 FLOOR PLAN FINISHES - AREA A

DESIGN DEVELOPMENT  
07/18/25

A-122-A

## SHOWROOM: OFFICE

- WOOD FLOOR

- RECESSED WOOD BASE WITH METAL TRIM

- WALL PAINT OR WALLCOVERING

- PAINTED GYP CEILING

- H&H SPACE:
- WOOD FLOOR WITH PARQUET CENTER (OR HERRINGBONE INSTALLATION)
- WOOD WALL PANEL WITH CROWN MOULDING



WOOD FLOOR EXAMPLE

- OFFICE:
- VCT
- RUBBER BASE
- PAINTED WALLS
- LAY-IN CEILING

■ Wall Paint (9'-0" H) 931.2 FT  
■ Level 5 Finish Painted Wall 348.3 FT  
■ Wall Paint (3'-0" H) 25.5 FT  
■ Wood Wainscot w/ Wall Covering (9'-0"...) 71.9 FT  
● 3'-0" X 7'-0" Single Flush Door 27.0 EA

KEYNOTES  
NO.   NOTE  



**BACK OF HOUSE SPACES:**  
- VCT  
- RUBBER BASE  
- PAINTED WALLS  
- LAY-IN CEILING, SEMI CONCEALED GRID

**STANDARD RESTROOMS:**  
- STANDARD TILE FLOOR  
- QUARTZ OR STONE COUNTERTOP  
- TILE WAINSCOAT  
- WALL PAINT  
- GYP CEILING

**UPSCALE RESTROOMS:**  
- STONE BORDER  
- MOSAIC STONE IN-LAY  
- QUARTZ OR STONE COUNTERTOP  
- WOOD WAINSCOAT WITH WALLCOVERING  
- PAINTED GYP CEILING WITH MOULDING

EXIT STAIR  
 BACK OF HOUSE SPACES  
 OFFICE CORRIDOR  
 OFFICES  
 RESTROOMS (UPSCALE)  
 RESTROOMS (STANDARD)

#### FINISHES PRICING (ESTIMATE):

VCT FLOOR: \$10 sq. yard  
WOOD FLOOR (typical install): \$12sf (approx.)  
WOOD FLOOR (Parquet or similar install): \$35sf (could be between \$20-45)  
\*Note to anticipate higher install/ labor  
CARPET TILE: \$40sf (range I was told for higher end was 30-55 sf)  
STONE FLOOR: \$25sf (approx.)  
STONE MOSAIC TILE: \$30sf (approx.)  
STONE PENCIL TRIM: \$7 per piece (approx.)  
WALLCOVERING: \$30-40 sq. yard  
WALLCOVERING (Higher End): \$70-200 sq. yard, sold by the roll  
TILE FLOOR (typical): \$7-10sf \*Note to anticipate higher install/ labor  
ACCENT TILE (Typical): \$7-10sf \*Note to anticipate higher install/ labor  
EXTERIOR-RATED TILE: \$4-5 sf  
RUBBER BASE: \$1.50 per linear foot

**TYPICAL OFFICE CORRIDOR:**  
- WOOD FLOOR, POTENTIAL TO BE INSTALLED IN A HERRINGBONE OR OTHER PATTERN  
- RECESSED BASE WITH MTL REVEAL  
- LEVEL 5 FINISH PAINTED WALLS  
- GYP CEILING

**TYPICAL OFFICE:**  
- CARPET TILE FLOOR  
- PAINT GRADE APPLIED MDF BASE  
- PAINT WALLS  
- LAY IN CEILING, SEMI CONCEALED GRID

**EXIT STAIR:**  
- CONCRETE FLOOR  
- RUBBER BASE  
- PAINTED WALLS  
- LAY-IN CEILING, SEMI-CONCEALED GRID

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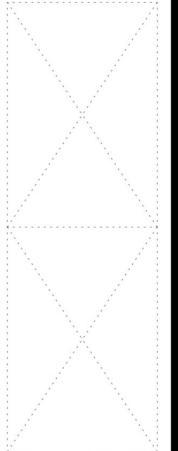
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LEVEL 2 FLOOR PLAN  
FINISHES - AREA B

DESIGN DEVELOPMENT  
07/18/25

A-122-B

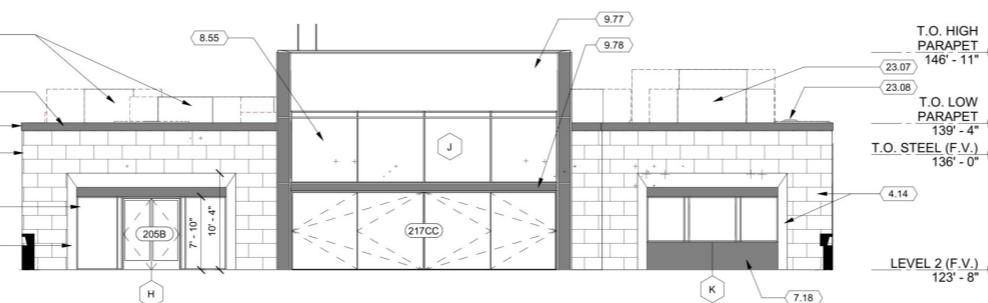


## KEYNOTES

NO.	NOTE
1.02	(E) WINDOW TO REMAIN: CLEAN, SEAL, REPAIR, REFINISH ONLY, TYP.
1.03	(E) EIFS WALL & CORNICE: PROVIDE NEW FINISH COAT TO MATCH NEW CEMENT PLASTER FINISH
2.21	SUPPORT FOR CAR WASH VACUUM SYSTEM. F.V. LOCATION IS NOT ON DEBOULLE PROPERTY
3.20	CAST-IN-PLACE CONCRETE WALL (SEE STRUCTURAL)
4.14	DELEGATED-DESIGN: PRE-ENGINEERED STONE-FACED COMPOSITE WALL PANEL SYSTEM
4.27	LIMESTONE BASE
5.09	STEEL HSS COLUMN (REFER TO STRUCTURAL FOR REQUIREMENTS); PROVIDE INTENDED SIZE AND LENGTH, DULL BRONZE HIGH-PERFORMANCE COATING FINISH
5.11	STEEL HSS COLUMN (REFER TO STRUCTURAL FOR REQUIREMENTS); PROVIDE INTENDED SIZE AND LENGTH, DULL BRONZE HIGH-PERFORMANCE COATING FINISH
5.40	18 GAUGE GALVANIZED SHEET METAL RAIN HOOD, PAINT TO MATCH WALL COLOR
5.44	DELEGATED-DESIGN: LASER-CUT ALUMINUM DECORATIVE METAL PRIVACY SCREEN SYSTEM; 60% OPEN PATTERN MINIMUM FOR OPEN-GARAGE VENTILATION. FLUOROPOLYMER FINISH: DULL BRONZE METALLIC
7.06	RIGID INSULATION
7.18	PRE-FINISHED METAL PANELS
7.29	PRE-FINISHED METAL COATING SYSTEM
7.36	LEADER AND DRAWDOWN
7.37	OSHA-COMPLIANT 36" X 36" HIGH-SECURITY ROOF HATCH W/ GUARDS FOR ROOF ACCESS. PAINT GUARDS BLACK
7.38	ROOF ACCESS LADDER WITH TELESCOPING SAFETY POST. PAINT SAFETY POST TO MATCH LADDER
7.75	ANGLED METAL COPING DULL BRONZE METALLIC FINISH, WITH RECESSED CONCEALED ROOF LIGHTING
8.16	ALUMINUM-FRAMED STOREFRONT SYSTEM
8.22	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED BRONZE DECORATIVE METAL JAMB & HEAD SPANDRELS
8.27	ALUMINUM CURTAIN WALL SYSTEM INSULATED GLAZING UNITS WITH APPLIED-FROSTED FILM IN INTERIOR FOR PRIVACY TO 6FT. +/- A.F.F.
8.55	CLERESTORY WINDOWS WITH 100% METAL SCREEN OVER GLASS
9.16	CEMENT PLASTER SYSTEM OVER METAL LATH
9.17	CONTROL J.T. IN PLASTER FINISH, TYP
9.77	DELEGATED-DESIGN: LASER-CUT ALUMINUM DECORATIVE METAL SCREEN OVER METAL PANEL (FINISH: DULL BRONZE METALLIC)
9.78	METAL FRAME (FINISH: DULL BRONZE METALLIC)
9.79	DELEGATED-DESIGN: LASER-CUT ALUMINUM DECORATIVE METAL SCREEN (FINISH: DULL BRONZE METALLIC) OVER GLASS
10.01	KNOX BOX: CONFIRM LOCATION WITH FIRE DEPT. PRIOR TO INSTALLATION
10.06	LED BACK-LIT PANEL CASE
10.38	FIRE DEPARTMENT CONNECTION
10.50	OVERHEAD CLEARANCE BAR AT GARAGE ENTRY: 8" DIA. ALUM TUBE W/ FLUOROPOLYMER FINISH
10.51	6-INCH ADDRESS NUMERALS
10.52	DISPLAY CASE, TYP OF 6
10.53	PIN-MOUNT TENANT SIGN
10.54	24" X 48" LETTERBOARD MOUNTED TO PERFORATED METAL GRILAGE
10.55	ACCESSIBLE ENTRY DIRECTIONAL SIGN: PIN-MOUNT TO WALL
22.03	OVERFLOW ROOF DRAIN (SEE PLUMBING FOR REQUIREMENTS)
22.35	GAS SERVICE RELOCATED FROM CURRENT LOCATION. COORD. W/ MEP & ATMOS
23.07	ROOF-TOP MECHANICAL EQUIPMENT (SEE MECHANICAL)
23.08	EXHAUST FAN (SEE MECHANICAL)
26.19	DISCONNECT
26.20	ELECTRICAL SERVICE
32.13	ORNAMENTAL METAL FENCE WITH LANDSCAPING; 60% MAX COVERAGE TO PROVIDE CIRCULAR CLEARANCE
32.16	6" DIA X 42" STEEL PIPE BOLLARD, HIGH-PERFORMANCE COATING; SAFETY YELLOW TYP. U.N.O.
32.17	8" DIA X 42" STEEL PIPE BOLLARD, HIGH-PERFORMANCE COATING; SAFETY YELLOW TYP. U.N.O.

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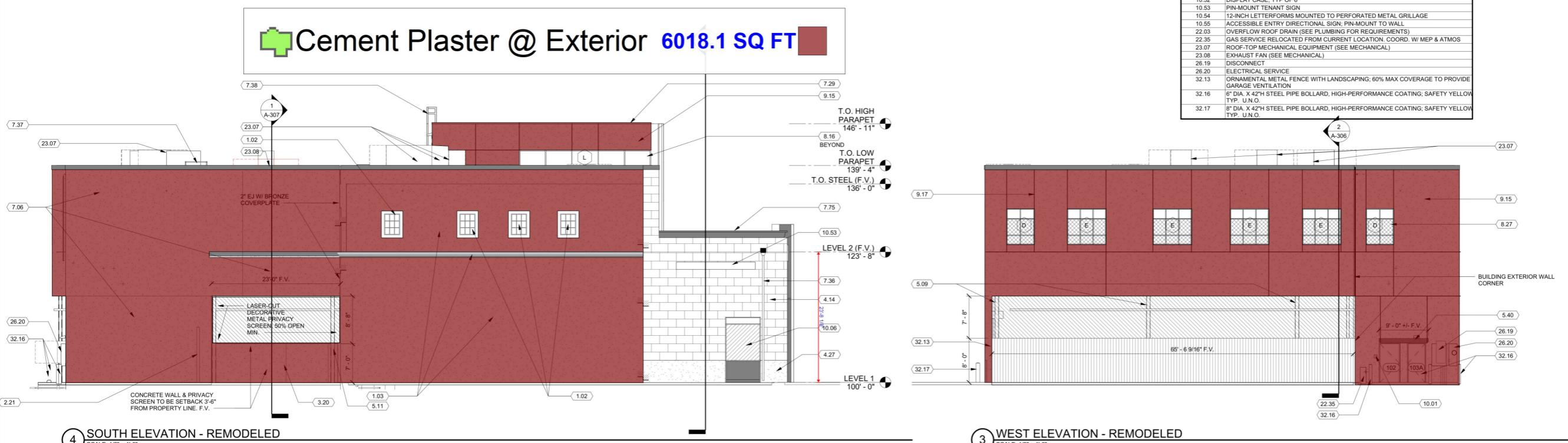
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5 EAST ELEVATION - TERRACE LEVEL REMODELED

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

Cement Plaster @ Exterior 6018.1 SQ FT



4 SOUTH ELEVATION - REMODELED

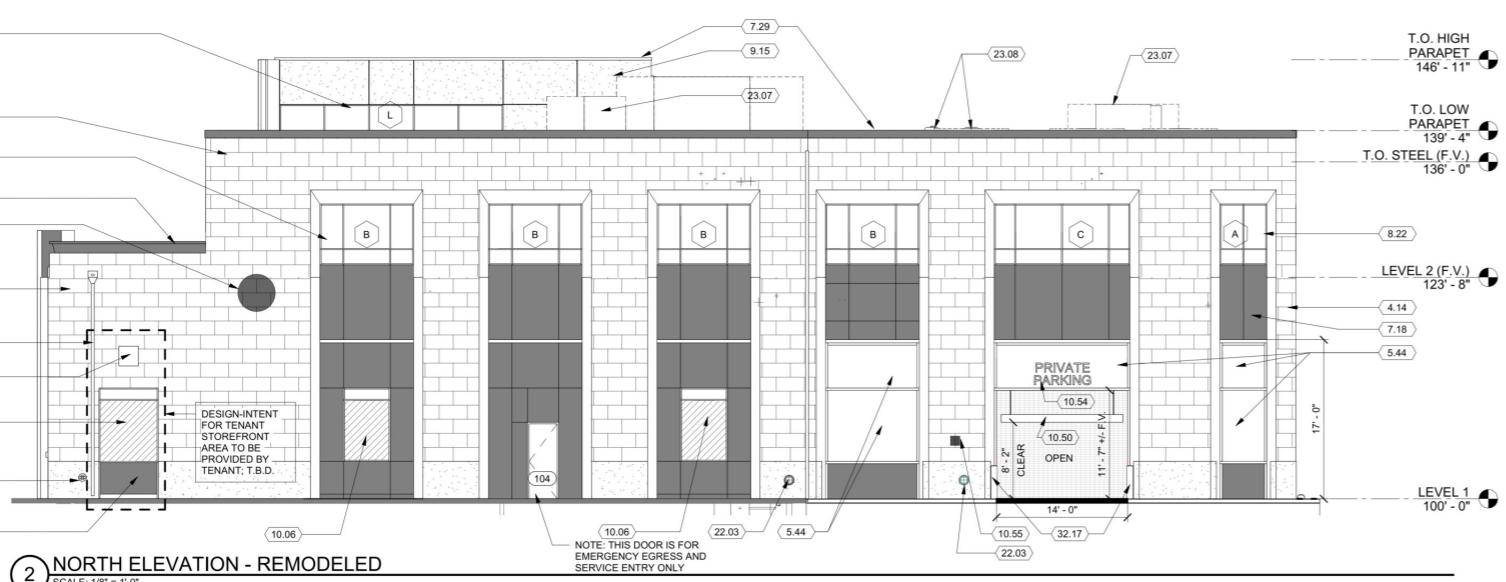
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION - REMODELED

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

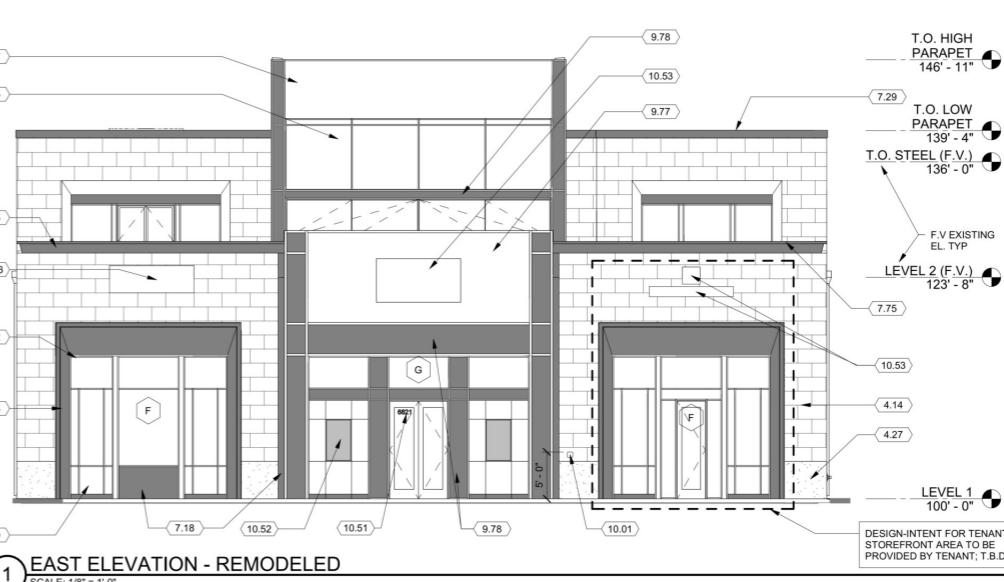
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2 NORTH ELEVATION - REMODELED

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



1 EAST ELEVATION - REMODELED

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

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BUILDING ELEVATIONS

DESIGN DEVELOPMENT

07/18/25