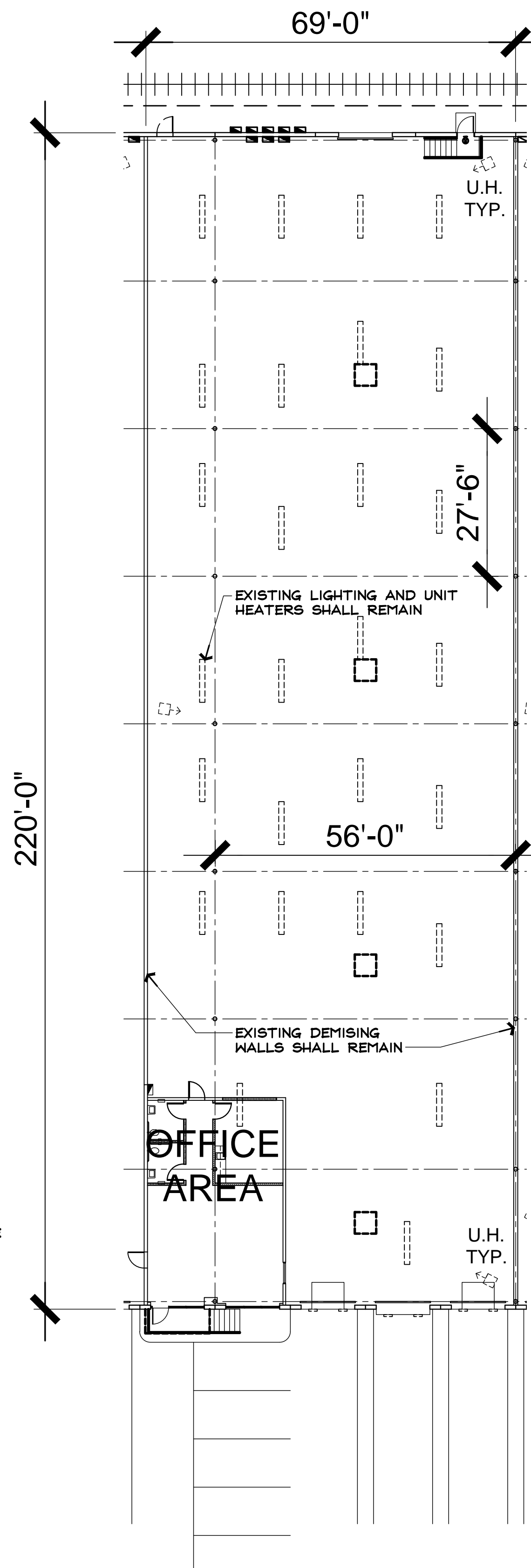
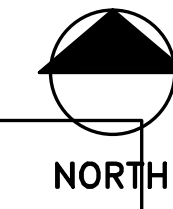


# GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, LAWS, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, BUILDING CODES, AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- NOT USED
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED BUILDING, CONSTRUCTION, AND INSPECTION PERMITS AND FEES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND BETWEEN THESE CONSTRUCTION DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO FINAL BID SUBMITTAL.
- THIS SPACE HAS NOT BEEN DIMENSIONALLY FIELD VERIFIED AND REFERENCED DRAWINGS ARE FROM PREVIOUS SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFICATION OF ANY DRAWINGS OR DIMENSIONS SUBMITTED BY OTHERS (IE: FURNITURE DEALERS, DISTRIBUTORS, ETC.)
- ALL WORK SHALL BE LIMITED TO THAT SHOWN ON THE CONSTRUCTION DRAWINGS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE ARCHITECT/OWNER.
- CONTRACTOR SHALL PROTECT AT ALL TIMES THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO WINDOWS, FLOORS, CEILINGS, WALLS, RESTROOMS, CORRIDORS, DOORS, FRAMES, MECHANICAL, AND ELECTRICAL EQUIPMENT.
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- PARTITIONS MEETING EXTERIOR MULLIONS SHALL BE CENTERED ON MULLION. FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW. ALL CONNECTIONS SHALL BE SEALED ACOUSTICALLY. REF. T.I. SPECIFICATIONS.
- ALL CONCEALED WOOD BLOCKING AND/OR BRACING REQUIRED SHALL BE FIRE RETARDANT TREATED LUMBER.
- TAPE, BED, TEXTURE, AND PAINT ALL NEW AND PAINT ALL EXISTING INTERIOR OFFICE PARTITIONS, EXCEPT AT RESTROOMS, WITH 2 COATS EGGSHELL ENAMEL WALL PAINT. TEXTURE TO BE MEDIUM SAND FINISH. RESTROOM WALLS TO BE PAINTED WITH ENAMEL UNDERCOAT AND SATIN ENAMEL FINISH COAT. PROVIDE FRP TO 4'-0" A.F.F. ON ALL WET WALLS AND SIDE WALLS BEHIND OR ADJACENT TO TOILETS, URINALS, AND MOP SINKS (AND WALL MOUNTED LAVATORIES) IN RESTROOMS AND JANITOR'S CLOSETS. DO NOT INSTALL FRP BEHIND VANITY COUNTERS. TAPE, BED, SAND AND PAINT (ONLY) WAREHOUSE SIDE OF WALL SEPARATING OFFICE FROM WAREHOUSE.
- ALL GYPSUM BOARD TO BE U.L. APPROVED/FIRE RESISTIVE.
- PROVIDE 4" RUBBER COVE BASE AT ALL PARTITIONS IN OFFICE AREA. PROVIDE 1" X 6" PAINTED WOOD BASE AT FINISHED DRYWALL PARTITIONS IN WAREHOUSE.
- PROVIDE FLOOR FINISHES AS INDICATED ON PLAN.
- ALL NEW TOILET FIXTURES TO BE FLUSH VALVE TYPE. WATER CLOSETS TO BE FLOOR MOUNTED. PROVIDE ACCESSIBLE FIXTURES AND ACCESSORIES AND INSTALL AT REQUIRED MOUNTING HEIGHTS AS REQUIRED FOR COMPLIANCE. PROVIDE WOOD BLOCKING WITHIN PARTITION CAVITY AS REQUIRED FOR ACCESSORIES.
- PROVIDE 2' X 4' SUSPENDED ACOUSTICAL CEILING TILE (SECOND LOOK W/ 2'X2' APPEARANCE AT NEW INSTALLATIONS) W/ R-19 BATT INSULATION LOCATED ABOVE CEILING TILE. CEILING TO BE AT 10'-0" A.F.F. UNLESS NOTED OTHERWISE. MATCH EXISTING TILE APPEARANCE AND HEIGHT AT ALL TIE-IN AND OFFICE EXPANSION CONDITIONS.
- RE-SEAL, CLEAN AND PROVIDE BUILDING STANDARD HORIZONTAL MINI BLINDS AT ALL EXISTING EXTERIOR OFFICE WINDOWS (U.N.O.).
- G.C. SHALL VERIFY EXISTING UNIT CONDITION AND PROVIDE DESIGN/BUILD SERVICES FOR HVAC SYSTEMS WITH ADEQUATE CAPACITY (APPROXIMATELY 1 TON/300 SF) TO PROVIDE COMFORTABLE INDOOR AIR TEMPERATURE AT NEW OFFICE AREAS. VERIFY LOCATION OF PROPOSED RTU WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- EXISTING WAREHOUSE GAS UNIT HEATERS SHALL REMAIN.
- PROVIDE WATER HEATER W/PAN AS REQUIRED TO SERVE FIXTURES. VERIFY LOCATION W/ OWNER/ARCHITECT PRIOR TO INSTALLATION.
- VERIFY EXISTING ELECTRICAL SERVICE CAPACITY AND NOTIFY OWNER OF AVAILABILITY ON BID. VERIFY THE LOCATION OF ALL NEW ELECTRICAL EQUIPMENT/PANELS WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
- G.C. SHALL PROVIDE DESIGN/BUILD SERVICES FOR LIGHTING SYSTEMS. PROVIDE 2'X4' LAY-IN FLUORESCENT LIGHT FIXTURES (3-LAMP/PRISMATIC LENS @ APPROXIMATELY 1 FIXTURE/75 SF) IN NEW OFFICE AREA AT NORMAL OFFICE LIGHT LEVELS (LIGHT FIXTURES AND SWITCHING TO BE ENERGY CODE COMPLIANT).
- EXISTING WAREHOUSE LIGHTING SHALL REMAIN. RE-BALLAST AND RE- LAMP AS REQUIRED.
- PROVIDE EXIT LIGHTING AND BATTERY POWERED EMERGENCY LIGHTING AT REQUIRED EGRESS DOORS PER CODE.
- CONTRACTOR TO RUN 1" CONDUIT WITH PULL-STRING FROM SERVICE ENTRANCE OF BUILDING TO TELEPHONE BOARD OF THIS SPACE. IF SPACE IS BEING REMODELED, VERIFY THAT CONDUIT EXIST. IF NOT, PROVIDE CONDUIT.
- DROP FIRE SPRINKLER HEADS (SEMI-RECESSED U.N.O.) AS REQUIRED TO ACCOMMODATE INTERIOR LAYOUT AT OFFICE. MODIFY EXISTING HOSE STATION LOCATIONS WITHIN WAREHOUSE AS REQUIRED TO ACCOMMODATE NEW TENANT RACK OR PRODUCT STORAGE LAYOUT.
- TENANT TO PROVIDE FIRE EXTINGUISHERS (201b-ABC TYPE) AT RATIO OF 1 PER 3,000 SQUARE FEET.
- IF NOT PROVIDED IN SHELL BUILDING CONSTRUCTION, PROVIDE KNOX BOX AT ENTRANCE TO SPACE OR WHERE INDICATED ON DRAWING. FINISH TO MATCH STOREFRONT.
- VERIFY SLAB MOISTURE CONTENT AND SLAB ALKALINITY CONTENT PER MANUFACTURERS RECOMMENDATIONS AT ANY AND ALL FLOOR AREAS. PROVIDE TEST RESULTS FOR SLAB MOISTURE AND SLAB ALKALINITY IN PROJECT CLOSE-OUT MANUAL.
- PROVIDE 3'X7' S.C. PRE-FINISHED WOOD DOORS (TYPE 'A') AND PRE-FINISHED KNOCK DOWN FRAMES W/ LOCKSET AT OFFICE/WAREHOUSE SEPARATION, PRIVACY SET AT SINGLE-FIXTURE RESTROOMS AND PASSAGE SETS ELSEWHERE.
- PROVIDE 4'X4' PRE-FINISHED WINDOWS (TYPE 'A') WITH KNOCK DOWN FRAME AND 1/4" THICK GLAZING. PROVIDE TEMPERED GLAZING AS REQUIRED.

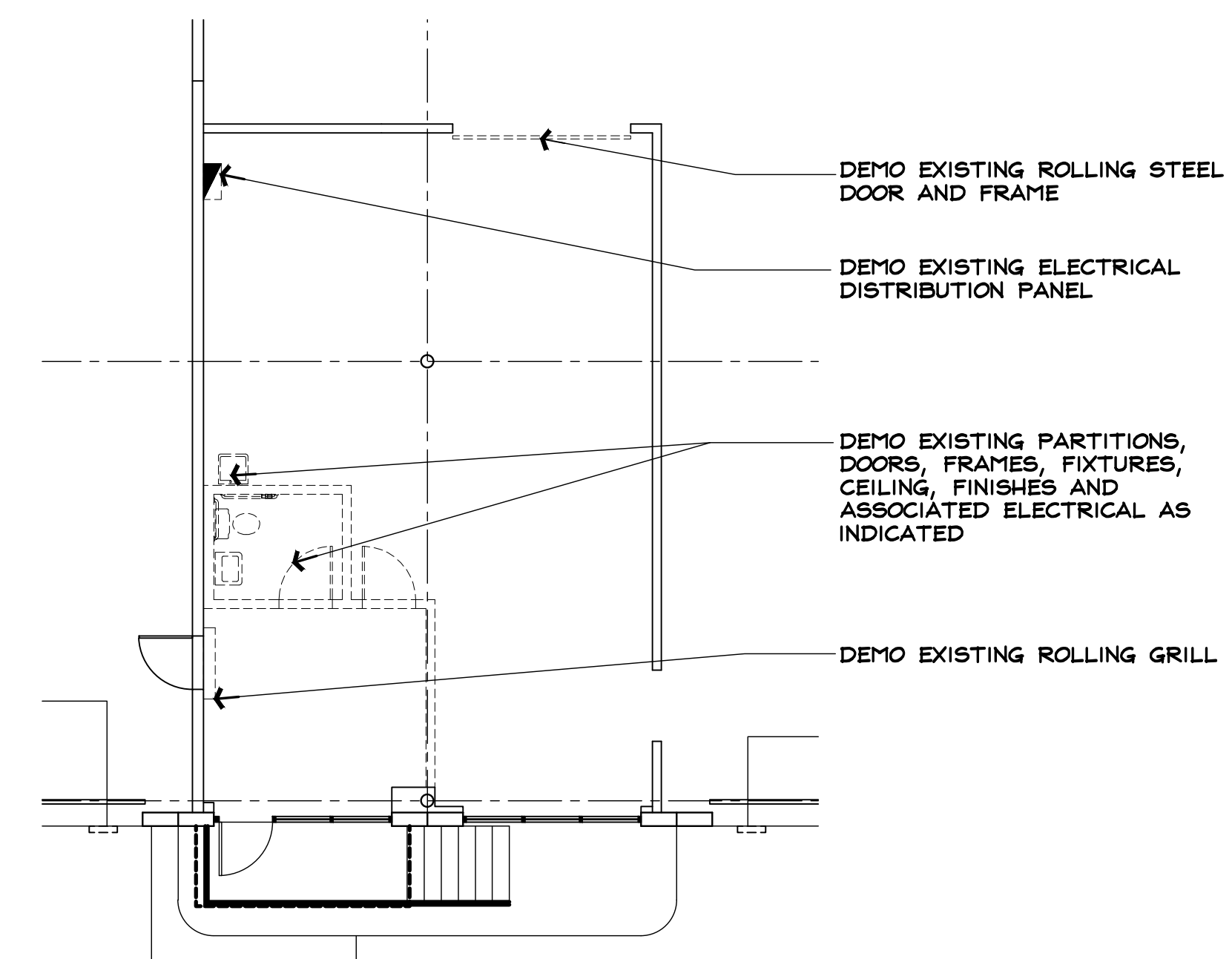


01 LEASE PLAN  
1/16" = 1'-0"

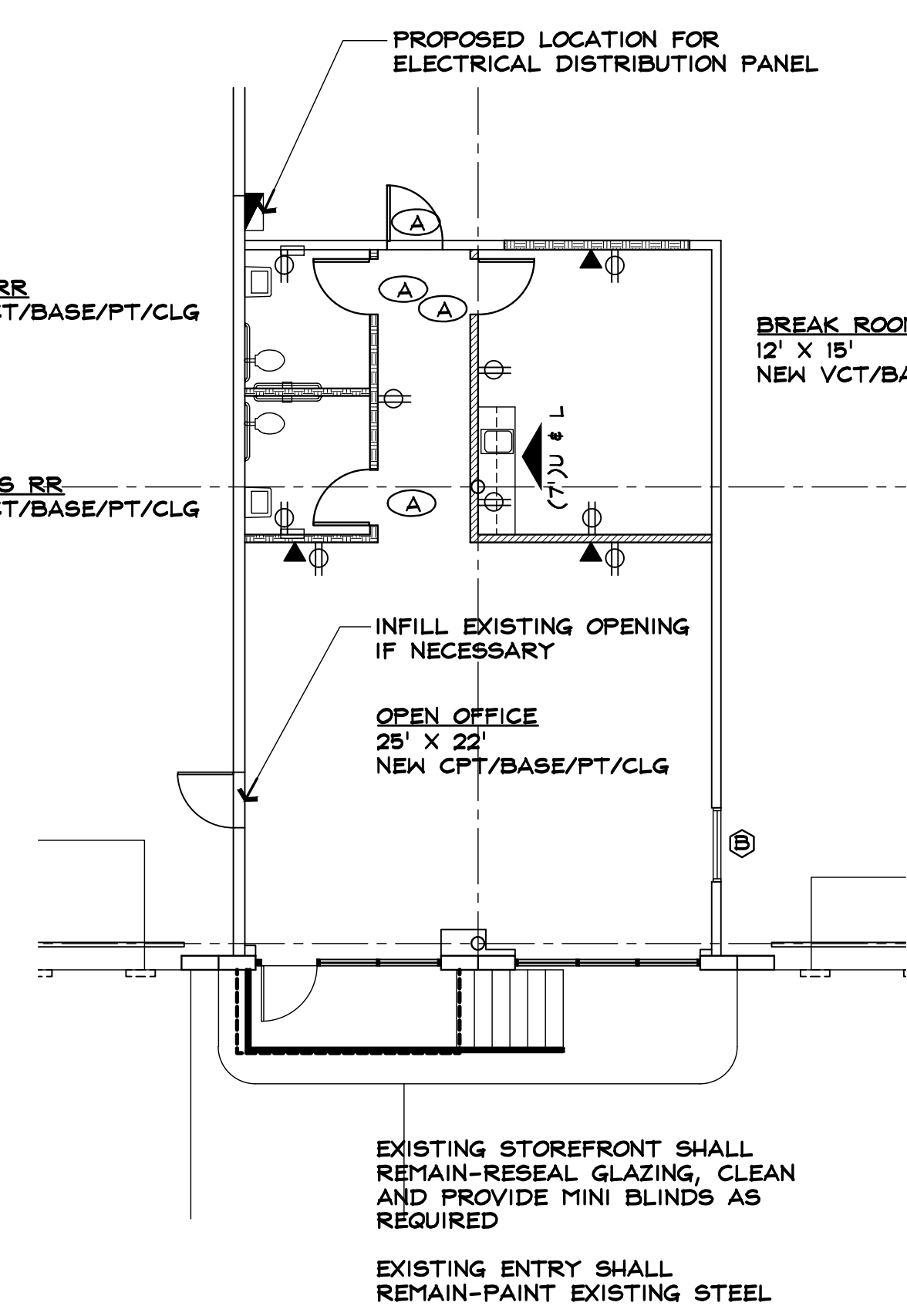


## LEGEND

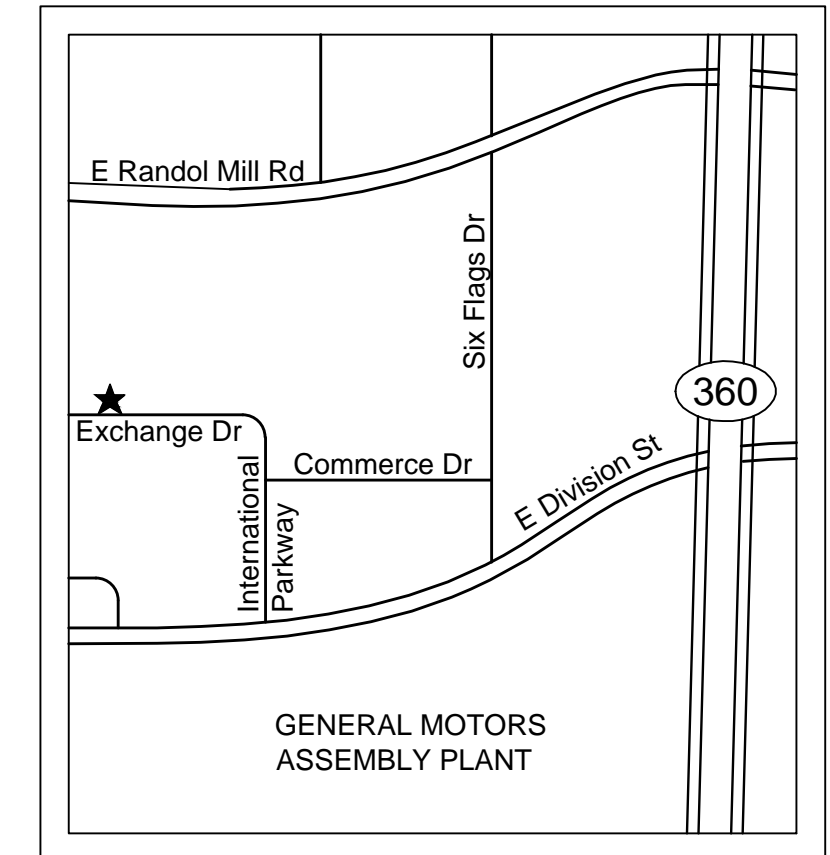
- NEW DRYWALL FURRING @ CONCRETE WALL PANEL
- 3 # METAL STUDS @ 24" O.C. TO 6" ABOVE CEILING W/ R-11 BATT INSULATION AND # GYP. BD. @ FINISHED SIDE.
- TYPICAL NEW INTERIOR PARTITION
- TYPICAL ACOUSTICAL PARTITION
- GENERAL PURPOSE DUPLEX OUTLET (MTD. @ 15" A.F.F. U.N.O.)
- TELEPHONE, DATA/PRINTER OUTLET
- \* ALL GYP. BD. TO BE UL CLASS/FIRE RESITIVE.
- \* ALL GYP. BD. ON WAREHOUSE SIDE OF DEMISING WALLS AND OFFICE/WAREHOUSE SEPARATION WALLS TO BE INSTALLED HORIZONTALLY.



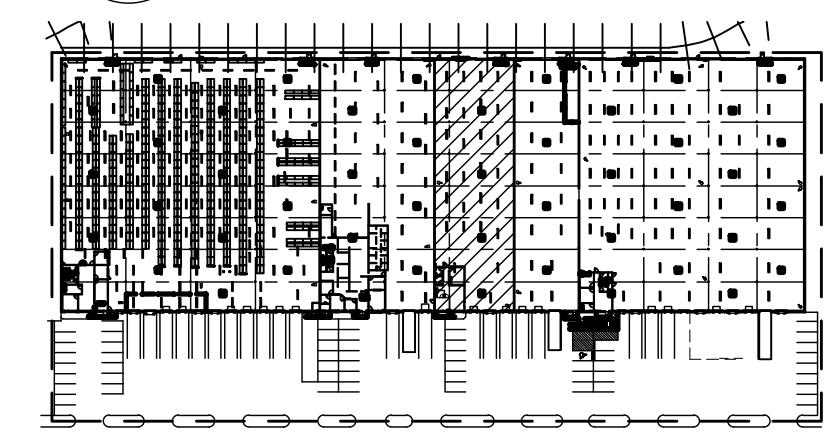
02 DEMO PLAN  
1/8" = 1'-0"



03 FLOOR PLAN  
1/8" = 1'-0"



LOCATION MAP



KEY PLAN

## AREA SUMMARY

OFFICE	1,026 s.f.
WAREHOUSE	14,154 s.f.
<b>TOTAL</b>	<b>15,180 s.f.</b>

## BUILDING FEATURES

- EASY ACCESS TO MAJOR THOROUGHFARES
- 3 - 10'X10' O.H. DOCK DOORS (2 - W/LEVELERS)
- 1 - 10'X10' RAIL DOOR
- 23'-0" CLR. TO BOTTOM OF JSTS.
- FULLY SPRINKLERED
- 89'-0" TRUCK COURT
- RAIL SERVED

**MAKE READY PROPOSAL**  
 2111 EXCHANGE DRIVE  
 ARLINGTON, TEXAS



DATE: 08-22-11  
 DRAWN BY:  
 CHECKED BY:  
 SHEET:

**A2.10**

PRICING - NOT FOR CONSTRUCTION