REFER TO CONSULTANT DRAWINGS FOR DETAILS OF WORK REQUIRED TO BE COORDINATED WITH THE WORK SHOWN ON THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS CONTROL THE LOCATION OF EXPOSED WORK SPECIFICALLY. WORK ABOVE THE CEILING (NEW OR EXISTING DUCT WORK, PLUMBING, SPRINKLER LINES, WIRING, ETC.) DIRECTLY AFFECTED BY THE ARCHITECTURAL DRAWINGS SUCH AS THE LOCATION OF RAISED OR SLOPED CEILINGS, CEILING AREAS, COFFERED CEILINGS, SKYLIGHT SHAFTS, RECESSED LIGHT BOXES, ETC. SHALL BE THE CONTRACTOR'S RESPONSIBILITY DURING THE BID PERIOD TO COORDINATE THE LOCATION OF EXISTING AND NEW ITEMS LOCATED ABOVE THE CEILING SO THAT THEY DO NOT CONFLICT WITH ANY ARCHITECTURAL FEATURES THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY REGARDING ANY CONFLICT OR DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTANT'S DRAWINGS. FAILURE TO DO SO MAY ENTAIL REWORK AT NO COST TO PROPERTY MANAGER, TENANT, OR DESIGNER.

2. WHERE PANEL BOXES OR ACCESS DOORS ARE REQUIRED WITHIN THE TENANT SPACE, THE CONTRACTOR SHALL PROVIDE PRIME PAINTED MATERIAL OF A TYPE SUITABLE FOR FLUSH INSTALLATION AND SUBSEQUENT FINISH WITH THE SAME MATERIAL AND/OR COLOR AS THE ADJACENT SURFACE. OBTAIN

3. INSTALL LIGHT FIXTURES WHERE SHOWN OR DIMENSIONED BASED ON EXISTING OR PROPOSED CEILING SUSPENSION GRID. COORDINATE ADDITIONAL SUPFORT OR BRACING OF THE GRID WITH THE RESPONSIBLE CONTRACTOR.

ACCESS DOORS/HATCHED MUST BE PROVIDED AT ALL VALVES, DAMPERS, AND OTHER VITAL EQUIPMENT IN THE CEILING SPACE. THE DESIGNER IS TO APPROVE THE LOCATION ON SUBMITTED SHOP DRAWINGS. SEE M.E.P. DRAWINGS FOR SPECIFICATIONS.

5. THE LOCATIONS OF ALL THERMOSTATS FOR TENANT'S HVAC SYSTEM SHALL BE MOUNTED AT 4'-6" A.F.F., UNLESS OTHERWISE NOTED. VERTICALLY ALIGN ALL THERMOSTATS WITH ADJACENT SWITCHES WHEN APPLICABLE.

6. ANY VAV BOXES OR SIMILAR TYPE HVAC ITEMS FOUND IN THE PLENUM REQUIRING ACCESS, MUST BE RELOCATED IF IN CONFLICT WITH WALLS WHETHER OR NOT THE WALL IS TO STRUCTURE OR SIMPLY ATTACHED TO CEILING GRID.

7. WHERE BEAMS, PIPES, AND/OR DUCT WORK OR OTHER EXISTING CONSTRUCTION ITEMS PREVENT THE USE OF RECESSED LIGHT FIXTURES, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR AN ALTERNATE LOCATION FOR THE LIGHT FIXTURE. FAILURE TO LOCATE THE FIXTURE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE DESIGNER MAY ENTAIL RELOCATING THE LIGHT FIXTURES AT CONTRACTORS EXPENSE TO A LOCATION DIRECTED BY THE DESIGNER.

8. VERIFY LOCATION OF ALL BEAMS, JOINTS, AND POST TENSIONING TENDONS BEFORE PROCEEDING WITH FLOOR DRILLING OPERATIONS, NOTIFY LANDLORD OF ANY CONFLICTS.

9. CONCEAL ALL ROUGH-IN WORK WITHIN PARTITIONS OR ABOVE THE CEILING UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL CHECK ALL HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE PRIOR TO PROCEEDING WITH INSTALLATION OF FIXTURES. THE CONTRACTOR IS TO NOTIFY DESIGNER IMMEDIATELY IF CONDITIONS DO NOT ALLOW FOR PROPER INSTALLATION AT LOCATIONS AS INDICATED ON THE REFLECTED CEILING PLAN. THE CONTRACTOR SHALL RECOGNIZE THAT THE INSTALLATION OF ITEMS IN PLACES OTHER THAN THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS AND WITHOUT WRITTEN APPROVAL FOR RELOCATION FROM THE DESIGNER SHALL BE SUBJECT TO RELOCATION OF INCORRECTLY APPROVAL FOR RELOCATION AS INDECEDED BY THE DESIGNER SHALL BE SUBJECT TO RELOCATION OF INCORRECTLY PLACED ITEMS TO A LOCATION AS DIRECTED BY THE DESIGNER AT NO ADDITIONAL COST TO THE TENANT,

11. PLUMBING VENTS SHALL NOT BE LEFT OPEN.

12. ANY HVAC DUCT PENETRATING A FIRE-RATED WALL MUST BE FIRE DAMPERED.

13. ALL UNUSED EQUIPMENT SHALL BE REMOVED AND RETURNED TO PROPERTY MANAGER'S STORAGE.

14. BALANCE COMPANY IS TO BE USED FOR ALL TEST AND BALANCE REPORTS. TEST AND BALANCE REPORTS ARE REQUIRED FOR ALL RENOVATIONS, EXPANSIONS OR NEW-TENANT BUILD-OUTS, UNLESS NOTED OTHERWISE. TEST AND BALANCE WILL COVER ALL HVAC ZONES AFFECTED BY THE PROJECT, NOT JUST THE SPECIFIC AREA OF WORK. ALL BALANCE CONTRACTORS MUST BE NEBB CERTIFIED.

15. PLUMBING SUBCONTRACTOR TO REPLACE EXISTING PVC PIPES WITHIN TENANT SPACE WITH CAST IRON AS REQUIRED BY CODE.

16. ALL FLOOR PENETRATIONS LARGER THAN 1"0 ARE TO BE CORE DRILLED.

17. CONTRACTOR TO SUBMIT DESIGN BUILD DRAWINGS TO ARCHITECT AND MANAGER FOR APPROVAL.

DOOR & HARDWARE NOTES:

GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE TENANT THE KEYING OF ALL TENANT LOCKS. DEFINE WITH THE TENANT THE QUANTITY OF KEYS NEEDED AND HOW ALL LOCKS SHOULD BE KEYED. CONTACT BUILDING MANAGEMENT. ALL KEYING, COORDINATION, ETC. TO BE COMPLETED WITHIN 48 HOURS OF TENANT BUILD OUT COMPLETION DATE.

2. ALL DOOR FRAMES TO BE HOLLOW METAL, UNLESS NOTED/SCHEDULED OTHERWISE.

3. PROVIDE WALL/FLOOR STOPS FOR ALL DOORS AS SCHEDULED.

4. ALL DOOR HARDWARE FINISHES TO BE SATIN CHROME, UNLESS NOTED/SCHEDULED OTHERWISE.

50. EXTERIOR DOOR HARDWARE SHALL NOT REQUIRE MORE THAN 8.5 LBF TO PUSH OR PULL OPEN A DOOR. SLIGHT INCREASES IN OPENING FORCE SHALL BE WITHIN TENANTS SPACE.

 SLIDING, FOLDING AND INTERIOR HINGED DOORS SHALL NOT REQUIRE A FORCE EXCEEDING 5 LBF. AND SHALL MEET A.D.A./CABOP STANDARDS. 6. DOORS AND FRAMES WHICH REQUIRE A FIRE RESISTIVE RATING SHALL BE A TYPE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS

ALL EXIT DOOR HARDWARE SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE FROM EGRESS SIDE OF DOOR.

8. DOOR FINISH AS SCHEDULED.

9. G.C. SHALL COORDINATE WITH MEP ALL DOOR UNDERCUTS PRIOR TO INSTALLATION. 10. ALL DEMOLISHED DOORS AND HARDWARE TO BE SAVED FOR POSSIBLE RE-USE. CHECK WITH BUILDING MANAGEMENT AND ARCHITECT PRIOR.

RCP NOTES NOTES:

MAA IS NOT RESPONSIBLE FOR ENGINEERING THESE PLANS. BUILDING REPRESENTATIVE TO BE RESPONSIBLE FOR APPROVING ANY M.E.P. WORK.

CONTRACTOR TO BALANCE HVAC SYSTEM. ARCHITECT AND MANAGER TO APPROVE THERMOSTAT LOCATIONS PRIOR TO INSTALLATION.

3. CONTRACTOR TO CLEAN ITEMS SUCH AS BUT NOT LIMITED TO GRILLES, DIFFUSERS, RETURN AIR GRILLES

ETC.FOR LIKE NEW CONDITION & APPEARANCE. 4. CONTRACTOR TO SURVEY AND CONFIRM THAT EXISTING SPRINKLER HEADS AND NECESSARY LINES COMPLY WITH ALL CITY CODES. PROVIDE & INSTALL ADDITIONAL HEADS AS NEEDED.

EACH ROOM TO BE SWITCHED INDIVIDUALLY U.N.O. SWITCHES TO BE MOUNTED 48" A.F.F. MAXIMUM.
MODIFY EXISTING CIRCUITRY AS REQUIRED, ALL OPEN AREAS & HALLWAYS TO BE CIRCUITED TOGETHER

6. PROVIDE & INSTALL EXIT SIGNS AND 24 HOUR LIGHTS, CONTRACTOR TO VERIFY QUANTITY AND

7. CONTRACTOR TO VERIFY REQUIREMENTS AND QUANTITY OF FIRE PROTECTION DEVICES, INCLUDING SMOKE DETECTORS, FIRE ALARMS, ALARM SPEAKERS, ADA/TAS COMPLIANT STROKES, ETC. INCLUDE COSTS TO TIE SUCH DEVICES INTO BUILDING PANEL.

CEILING TILE AS SPECIFIED, WHITE OR APPROVED EQUIVALENT. ALL SUBSTITUTIONS TO BE SUBMITTED TO ARCHITECT AND MANAGER FOR APPROVAL.

ABBREVIATIONS:

HEIGHT ABOVE FINISH FLOOR HEATING, VENTILATING, & AIR CONDITION'S H.V.A.C. LT.F. INFORMATION TO FOLLOW CLEAR OPENING COLUMN MANUFACTURER MUL MULLION NOT IN CONTRACT ELECTRICAL N.T.S. NOT TO SCALE ELEVATION ON CENTER EW.C. F.E.C. F.H.C. ELECTRICAL WATER COOLER FIRE EXTINGUISHER CABINET QUARRY TILE FIRE HOSE CABINET REQD. REQUIRED FIN. SECT. SECTION SOLID CORE GLASS STAINLESS STEEL GYPSUM BOARD UNLESS OTHERWISE NOTED HOLLOW METAL V.C.T. VINYL COMPOSITION TILE HRDW. VERIFY IN FIELD WITH

LIST OF SUBMITTALS

1. FLOOR FINISH:

A. SAMPLES 1. SUBMIT (3) SAMPLES EACH OF ALL SPECIFIED FLOOR FINISHES.

1. SHOP DRAWINGS.

SHOW SPECIAL TILE PATTERN WORK IN DESIGNATED AREAS.

2. SAMPLES. C. STONE/MARBLE

 SHOP DRAWINGS. g. SHOW SPECIAL TILE PATTERN WORK IN DESIGNATED AREAS.

SAMPLES.

a. SUBMIT 8" X 8" SAMPLES FOR EACH STONE OR MARBLE TYPE, GROUT COLOR OR METAL DIVIDER STRIP.

D. CARPET/CARPET BASE

 SHOP DRAWINGS. a. SHOW SEAMING DIAGRAM FOR ALL CARPETED AREAS.

SAMPLES. a. SUBMIT SAMPLES FOR EACH CARPET TYPE AND BASE.

E. RESILIENT TILE/BASE SHOP DRAWINGS.

SHOW SPECIAL TILE PATTERN WORK IN AREAS DESIGNATED.

SAMPLES. SUBMIT SAMPLES FOR EACH TILE TYPE, BASE AND ACCESSORY.

F. OTHERS: AS REQUESTED

2 WALL FINISHES

1. SUBMITTAL

a. IF ALL PAINT SAMPLES ARE NOT SUBMITTED SIMULTANEOUSLY IN ONE PACKAGE, APPROVALS GIVEN PREVIOUSLY BY THE DESIGNER SHALL NOT BE BINDING AND COLOR SHALL BE SUBJECT TO CHANGE.

b. FURNISH A "DETAILED PAINTING SCHEDULE" FOR APPROVAL BY THE DESIGNER INDICATE TYPE OF SURFACE, TYPE OF PAINT MATERIAL AND NUMBER OF COATS REQUIRED. OBTAIN APPROVAL OF THE "DETAILED PAINTED SCHEDULE" BEFORE DELIVERING MATERIAL TO THE JOB SITE.

c. Submit brand designation and grade of the indicated type produced by the approved manufacturer for each application listed or

a. SUBMIT (3) SAMPLES OF EACH TYPE PAINT FINISH.

b. SAMPLES SHALL BE 12" X12" ON SUITABLE MATERIALS AND SHALL BE AS TRUE A REPRESENTATION OF FINISHED WORK AS IS PRACTICAL. c. LABEL EACH SAMPLE AND SHOW VARIOUS STAGES OF FINISH ON EACH SAMPLES.

B. WALLCOVERING

 SAMPLES SUBMIT (3) SAMPLES OF EACH TYPE WALL COVERING TYPE. SUBMIT COMPLETE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TEST DATA.

C. OTHERS AS REQUESTED. 3. CEILING TILE AND GRID

A. GENERAL CEILING TILE

 SAMPLES a. CONTRACTOR TO SUBMIT (3) SAMPLES OF EACH TYPE. SUBMIT COMPLETE MANUFACTURER'S INSTALLATION INSTRUCTIONS, TEST DATA AND SPECIFICATIONS TO ARCHITECT FOR APPROVAL.

B. GENERAL CEILING GRID 1. SAMPLES G. CONTRACTOR TO SUBMIT (3) SAMPLES OF EACH TYPE. SUBMIT COMPLETE MANUFACTURER'S INSTALLATION INSTRUCTIONS, TEST DATA AND SPECIFICATIONS TO ARCHITECT FOR APPROVAL

4. MILLWORK

A. SHOP DRAWINGS

1. SHOW SIZES, QUANTITIES, MARKINGS, MATERIALS, FINISHES, AND INSTALLED HARDWARE. SHEET SIZES SHALL BE A MULTIPLE OF 8 1/2" X 11", NO LONGER THAN 24" X 36" WITH ALL SHEETS SAME SIZE.

2. DRAW PROFILES, SECTIONS AND VIEWS OF ITEMS ESPECIALLY MANUFACTURED FOR THIS WORK, AT A SCALE LARGE ENOUGH TO PERMIT CHECKING FOR DESIGN CONFORMITY. PLANS NO SMALLER THAN 1/4"=1'-0", ELECATION NO SMALLER THAN 3/8"-1'-0", OVERALL CABINET SECTION NO SMALLER THAN 3/4"=1'-0" AND CONNECTING DETAILS NO SMALLER THAN 3"=1'-0", MOULDING FULL SIZE. 3. MAKE ASSEMBLY AND INSTALLATION DRAWINGS TO SHOW METHODS OF FASTENING, BRACING AND CONNECTING TO WORK OF OTHER TRADES. NOTE AND MARK SUFFICIENTLY TO INDICATE COMPLIANCE WITH REQUIREMENTS OF THESE SPECIFICATIONS.

B. SAMPLES

1. SUBMIT (3) MEMO SAMPLES OF EACH TYPE LAMINATED PLASTIC SPECIFIED FOR COLOR AND/OR PATTERN SELECTION.

2. SUBMIT (3) SAMPLE OF EACH DIFFERENT PIECE OF HARDWARE SHOWING STYLE AND

SUBMIT (3) 12" x 12" SAMPLES OF EACH WOOD SPECIFIED FOR COLOR AND FINISH SELECTION.

5. DOORS AND HARDWARE

A. SUBMIT 3 COPIES OF THE FINISH HARDWARE SCHEDULE FOR APPROVAL BEFORE FABRICATION OR DELIVERY OF ANY HARDWARE TO THE SITE. INCLUDE ALL ITEMS REQUIRED FOR THE ENTIRE PROJECT WHETHER OR NOT HEREINAFTER LISTED IN THE DETAIL SCHEDULE.

B. SUBMIT ONE SAMPLE OF TYPICAL LOCKSET, IN FINISH AND DESIGN SPECIFIED, TAGGED FOR INDENTIFICATION. SUBMIT SAMPLES PRIOR TO SUBMITTAL TO THE HARDWARE SCHEDULE, FABRICATION OR DELIVERY OF

C. INCLUDE ALL DETAILS AS TO PROPER TYPE STRIKE PLATES, DUST COVERS LENGTH FOR SPINDLE, HAND BACKSET AND BEVEL OF LOCKS, HAND AND DEGREE OPENINGS FOR CLOSERS, LENGTH OF KICKPLATES, LENGTH OF RODS FOR FLUSH BOLTS, TYPE OF DOOR STOP AND OTHER FUNCTIONS OF MECHANISMS.

D. IDENTIFY THE MANUFACTURER OF EACH ITEM IF REQUESTED, AND LIST THE APPROPRIATE FINISH. E. SHOW DOOR LOCATIONS AND NUMBERS, AND FINISH HARDWARE REQUIRED FOR EACH DOOR. NUMBER HARDWARE DELIVERED TO THE JOB SITE FOR INSTALLATION IN ACCORDANCE WITH THE SCHEDULE NUMBERS. F. AFTER APPROVAL OF HARDWARE SCHEDULE, SUBMIT A MASTER KEY CHART FOR THE PROPERTY

MANAGER/TENANT'S APPROVAL. NO CHANGES SHALL BE MADE TO THE APPROVED SCHEDULE OR CHART WITHOUT THE WRITTEN CONSENT OF THE PROPERTY MANGER/TENANT. G. FINISH COPIES OF THE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF EACH TYPE OF HARDWARE TO BE SUPPLIED; INCLUDE MAINTAINANCE AND KEYING MANUALS.

H. ALL HARDWARE IS TO BE IN FULL COMPLIANCE WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT. I. ALL RELOCATED DOORS ARE TO REUSE EXISTING HARDWARE WHICH IS IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT.

J. SUBMIT SAMPLES OF DESIGNATED WOOD STAIN ON DOOR FACING VENEER SPECIFIED FOR REVIEW/APPROVAL.

A. SAMPLES

6. GLASS PANEL

1. SUBMIT THREE 12" X 12" SAMPLES OF EACH GLASS TYPE.

7. APPLIANCES

A. SUBMIT

PRODUCT DATA: PROVIDE TECHNICAL DATA FOR PRODUCTS SPECIFIED, INCLUDING COMPLETE INSTALLATION AND ANY POWER REQUIREMENTS, ETC...

8. SPECIALTY ITEMS

1. PRODUCT DATA: PROVIDE TECHNICAL DATA FOR PRODUCTS SPECIFIED, INCLUDING COMPLETE INSTALLATION AND ANY POWER REQUIREMENTS, ETC... 2. RESTROOM ACCESSORIES: PROVIDE TECHNICAL DATA FOR PRODUCTS SPECIFIED, INCLUDING FIXTURE AND TRIM, FITTINGS, ACCESSORIES CONSTRUCTION DETAILS, DIMENSIONS OF COMPONENTS, FINISHES, AND COMPLETE INSTALLATION DETAILS.

9. TELEPHONE AND ELECTRICAL

A. SUBMIT (3) SAMPLES OF ALL ELECTRICAL RECEPTACLES. B. SUBMIT SAMPLES, AND/OR ORIGINAL PRODUCT SPECIFICATION SHEETS ON ALL LIGHT FIXTURES AND ASSOCIATED PRODUCTS.

10. "ATTIC -STOCK"

A. GENERAL CONTRACTOR TO PROVIDE THE FOLLOWING MATERIALS AND QUANTITIES AT THE DISCRETION OF THE TENANT AND BUILDING MANAGEMENT.

SPECIALTIES/APPLIANCES

architects merriman

associates architecture · planning interior design

300 N, FIELD ST. DALLAS, TEXAS 75202 214.987.1299 214.987.2138 (FAX)



FEBRUARY 9, 2009

SHEET NAME

PROJECT NUMBE

GENERAL NOTES