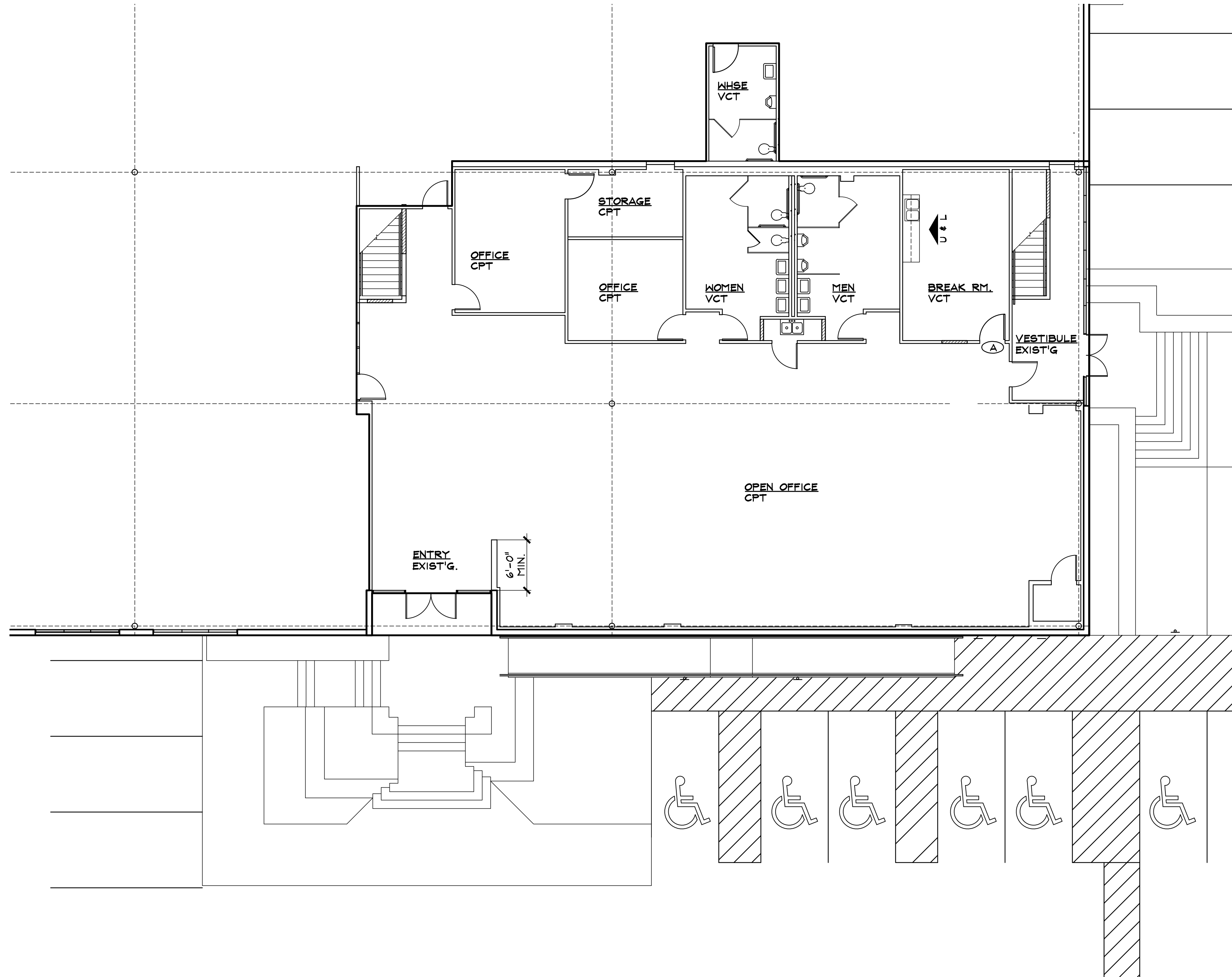


GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH PROLOGIS "PROJECT MANUAL OF STANDARD SPECIFICATIONS FOR TENANT IMPROVEMENT CONSTRUCTION", DATED JULY 1995-UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS (DRAWINGS SHALL TAKE PRECEDENCE OVER STANDARD SPECIFICATION). ALL WORK SHALL COMPLY WITH APPLICABLE CODES, LAWS, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, BUILDING CODES, AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, AS AMENDED BY PROLOGIS, ARE PART OF THIS CONTRACT.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED BUILDING, CONSTRUCTION, AND INSPECTION PERMITS AND FEES PRIOR TO THE START OF CONSTRUCTION.
4. 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.
5. 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.)
6. 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.
7. 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.
8. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
9. 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.
10. ALL CONCEALED WOOD BLOCKING AND/OR BRACING REQUIRED SHALL BE FIRE RETARDANT TREATED LUMBER.
11. TAPE, BED, TEXTURE, AND PAINT ALL NEW AND EXISTING INTERIOR PARTITIONS, EXCEPT AT RESTROOMS. WITH 2 COATS EGG-SHELL 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.
12. ALL GYPSUM BOARD TO BE U.L. APPROVED/FIRE RESISTIVE.
13. PROVIDE 4" RUBBER COVE BASE AT ALL PARTITIONS IN OFFICE AREA. PROVIDE 1" X 6" PAINTED WOOD BASE AT FINISHED DRYWALL PARTITIONS IN WAREHOUSE.
14. PROVIDE FLOOR FINISHES AS INDICATED ON PLAN.
15. 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.
16. 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 9'-0" A.F.F. UNLESS NOTED OTHERWISE. MATCH EXISTING TILE APPEARANCE AND HEIGHT AT ALL TIE-IN AND OFFICE EXPANSION CONDITIONS. PROVIDE R-19 PEN WELD INSULATION AT ROOF DECK ABOVE OFFICE AREA AS REQUIRED TO ACHIEVE ENERGY CODE COMPLIANCE.
17. PROVIDE BUILDING STANDARD HORIZONTAL MINI BLINDS AT ALL EXTERIOR WINDOWS (U.N.O.).
18. G.C. SHALL 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.
19. EXISTING WAREHOUSE GAS UNIT HEATERS SHALL REMAIN. REGROUP UNITS AS REQUIRED TO ACCOMMODATE NEW LEASE LIMITS.
20. PROVIDE WATER HEATER W/PAN AS REQUIRED TO SERVE FIXTURES. VERIFY LOCATION W/ OWNER/ARCHITECT PRIOR TO INSTALLATION.
21. 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.
22. 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).
23. ALTERNATE. PROVIDE WAREHOUSE LIGHTING WITH T5-T8 FLUORESCENT LIGHT FIXTURES AS REQUIRED. VERIFY FOOT CANDLE REQUIREMENT (POSSIBLE RACK PLAN) WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
24. PROVIDE EXIT LIGHTING AND BATTERY POWERED EMERGENCY LIGHTING AT REQUIRED EGRESS DOORS PER CODE.
25. 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.
26. DROP FIRE SPRINKLER HEADS (SEMI-RECESSED U.N.O.) AS REQUIRED TO ACCOMMODATE INTERIOR LAYOUT AT OFFICE.
27. TENANT TO PROVIDE FIRE EXTINGUISHERS (201b-ABC TYPE) AT RATIO OF 1 PER 3,000 SQUARE FEET.
28. IF NOT PROVIDED IN SHELL BUILDING CONSTRUCTION, PROVIDE KNOX BOX AT ENTRANCE TO SPACE OR WHERE INDICATED ON DRAWING. FINISH TO MATCH STOREFRONT.
29. 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.
30. PROVIDE 3'X7' G.C. PRE-FINISHED WOOD DOORS (TYPE 'A') AND PRE-FINISHED KNOCK DOWN FRAMES W/ PASSAGE SET.



01 OFFICE PLAN
1/8" = 1'-0"

LEGEND

- TYPICAL NEW INTERIOR PARTITION
 3 #1 METAL STUDS @ 24" O.C. TO BOTTOM OF CEILING W/ #1 GYP. BD. BOTH SIDES (U.N.O.).
- * 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.

MAKE READY IMPROVEMENTS
GSW DISTRIBUTION CENTER #31
 809 110TH STREET
 GRAND PRAIRIE, TEXAS

This drawing has been reviewed and approved by Landlord and Customer as indicated by signatures below. All changes made by customer after date of signature are at Customer's expense.

Landlord _____ Date _____
 Customer _____ Date _____

PROJECT NO. XX-XXX
 SHEET TITLE _____
 DRAWN BY: _____ CHECKED BY: _____



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 Dallas, Texas 75234
 Phone: 972-884-9292
 Fax: 972488-9848

LEASE DATA	
LEASE AREA	
1ST FLOOR OFFICE	4,853 S.F.
MEZZANINE OFFICE	4,752 S.F.
WAREHOUSE	140,197 S.F.
TOTAL LEASE AREA	149,802 S.F.

PRICING - NOT FOR CONSTRUCTION

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