

1. GENERAL
 11. PROVIDE AN ESTIMATED COST TO CONSTRUCT THE WORK INDICATED HEREIN. COST TO INCLUDE ALL MATERIALS, LABOR, INCLUDING OVERTIME FEES AND TAXES (IF APPLICABLE).
 12. USE BUILDING STANDARD ITEMS WHERE APPROPRIATE. CHECK WITH BUILDING MANAGEMENT FOR LIST OF ITEMS, SPECIFICATION AND AVAILABILITY.
 13. THE WORK DESCRIBED HEREIN SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS, AMERICAN WITH DISABILITIES ACT AND LOCAL CODES.
 14. PRIOR TO BEGINNING CONSTRUCTION CONTRACTOR SHALL CONFIRM WITH LANDLORD OR LANDLORD'S AGENT THAT ASBESTOS TESTING HAS BEEN PERFORMED. IF NOT, CONTRACTOR SHALL COORDINATE WITH THE SAID TO BE DONE PRIOR TO BEGINNING CONSTRUCTION.
2. PATCHING
 21. PATCH HOLES IN FLOOR INCLUDING ABANDONED ELECTRICAL AND PLUMBING CORES.
3. MILLWORK
 31. WHEN REQUIRED, CABINETS SHALL BE CONSTRUCTED OF 3/4" MEDIUM DENSITY FIBERBOARD. DOORS SHALL BE PROVIDED WITH EUROPEAN STYLE HINGES. DRAWERS SHALL BE PROVIDED WITH FULL EXTENSION BALL BEARING SLIDES. DOOR PULLS SHALL BE 4" C-SHARED METAL PULL. FINISH SHALL MATCH DOOR HARDWARE FINISH. ADJUSTABLE SHELVES SHALL BE SUPPORTED BY 5 MM NICKEL PINS.
 32. PROVIDE WOOD BLOCKING WITHIN PARTITION CAVITY TO SUPPORT MILLWORK.
4. DRYWALL
 41. PATCH ALL ABANDONED ELECTRICAL/PHONE OUTLETS WITH GYPJUM BOARD.
 42. TYPICAL PARTITIONS SHALL MATCH BUILDING STANDARDS. SEE LIST OF BUILDING STANDARDS FOR SPECIFICATIONS OF TYPICAL, PUBLIC CORRIDOR AND DEMISING PARTITIONS.
5. DOORS, FRAMES AND HARDWARE
 51. ALL DOORS SHALL RECEIVE A COMPLETE SET OF BUILDING STANDARD HARDWARE, INCLUDING HINGES, A DOOR STOP AND A LOCK (LATCH) SET. PUBLIC CORRIDORS SHALL RECEIVE T.A.S./A.D.A. COMPLIANT CLOSERS.
6. SPECIALTIES
 - 6.1. PROVIDE FIRE EXTINGUISHERS WITHIN TENANT'S LEASE SPACE PER CODE. LOCATE FIRE EXTINGUISHERS SO THAT NO PERSON IS FURTHER THAN 75' FROM AN EXTINGUISHER.
1. FINISHES
 11. PROVIDE REDUCER STRIPS AT DISSIMILAR FLOOR COVERING, CENTER DIRECTLY UNDER DOOR.
8. ELECTRICAL/TELEPHONE/DATA
 - 8.1. PROVIDE POWER CONDUITS, WIRING AND DEVICES AS SHOWN UNO. ALLOW ONE PERSONAL COMPUTER TO EACH OFFICE OR WORKSTATION UNO. NO MORE THAN FOUR COMPUTERS TO A CIRCUIT CHECK AVAILABLE POWER AND EQUIPMENT. PROVIDE ADDITIONAL EQUIPMENT, PANELS, TRANSFORMERS, ETC. TO MEET TENANT'S NEEDS.
 - 8.2. PROVIDE BUILDING STANDARD DEVICES AND COVER PLATES, UNO. REPLACE NON-CONFORMING DEVICES AND COVER PLATES WITH BUILDING STANDARD COVER PLATES.
 - 8.3. DEDICATED DUPLEXES SHALL RECEIVE ORANGE COLORED DEVICES.
 - 8.4. ALL WALL MOUNTED PHONE/DATA OUTLETS SHALL RECEIVE A PULL STRING AND RING.
 - 8.5. TENANT'S TELECOMMUNICATIONS CONTRACTOR SHALL FURNISH AND INSTALL ALL VOICE/DATA CABLING AT TENANT'S COST. GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION.

9. LIGHTING
 - 9.1. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY CODE.
 10. FIRE ALARM
 - 10.1. IF EXISTING, PROVIDE FIRE ALARM STROBES PER A.D.A.T.A.S. PROVIDE ADDITIONAL PANEL IF NEEDED.
 11. FIRE SPRINKLER
 - 11.1. IF EXISTING, MODIFY FIRE SPRINKLER SYSTEM TO CONFORM TO MODIFICATIONS OF SPACE. ALL SPRINKLER HEADS SHALL HAVE ESCUTCHEONS.
 12. HVAC
 - 12.1. AIR BALANCE HVAC SYSTEM AND PROVIDE REPORT TO BUILDING MANAGEMENT.
 13. PROJECT CLOSEOUT
 - 13.1. CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE SET OF A5-BUILT'S, INCLUDING BUT NOT LIMITED TO, PLANS, SUBMITTALS, MSDS SHEETS, WARRANTIES, ETC.
- ONE HOUR PARTITIONS
 1. EXTENSIONS/MODIFICATIONS OF PUBLIC CORRIDOR SHALL MAINTAIN THE ONE HOUR RATING.
 2. DOORS AND FRAMES WITHIN ONE HOUR CORRIDORS SHALL BE 20 MIN. RATED.
 3. PROVIDE FIRE DAMPERS OF APPROPRIATE SIZE AT NEW ONE HOUR RATED CORRIDOR PARTITIONS.
- RENOVATION NOTES:
 1. WHERE CABINETS EXIST, CONFIRM PROPER OPERATION OF DOORS, DRAWERS, APPLIANCES AND PLUMBING, REPAIR CABINETS, APPLIANCES AND PLUMBING, STRAIGHTEN DOORS AND DRAWERS, REUSE DOORS AND FRAMES, UNO. TOUCH UP DOORS AND FRAMES THAT HAVE MINOR SCRATCHES. REPLACE DOORS THAT HAVE MISSING VENEER OR SEVERE DAMAGE. NEW DOORS AND FRAMES REQUIRED SHALL MATCH EXISTING.
 3. NEW AND RELOCATED DOORS SHALL RECEIVE A.D.A.T.A.S. COMPLIANT LEVER HARDWARE.
 4. IF NEEDED, EXISTING DOOR HARDWARE SHALL BE REPLACED WITH LEVER HARDWARE OF LIKE KIND.
 5. REMOVE NAILS AND SCREWS FROM EXISTING WALLS, REPAIR HOLES AND SCRATCHES. PREPARE ALL WALL SURFACES FOR FINISH INSTALLATION.
 6. EXISTING WINDOW COVERINGS SHALL REMAIN. REPAIR OR REPLACE ALL DAMAGED AND NON-OPERABLE BLINDS WITH NEW TO MATCH EXISTING, VERIFY EXISTING CONDITION.
 1. CEILING GRID AND TILES ARE EXISTING. REPLACE ALL BROKEN AND DAMAGED CEILING TILES. REPLACE BENT GRID. REPAIR MAIN TEES, CALLK HOLES AND TOUCH MINOR SCRATCHES AT MAIN TEES.
 8. CONTRACTOR TO RELOCATE LIGHTS, RELAMP AND RE-CIRCUIT AS REQUIRED. PROVIDE LIGHTING ON EMERGENCY CIRCUIT AS REQUIRED. REUSE EXISTING SWITCHES WHERE POSSIBLE. REPAIR AND REPLACE ALL DEFECTIVE OR AGED PARTS, INCLUDING BALLASTS, LAMPS AND LENSES. FIXTURES SHALL BE LEFT IN CLEAN AND LIKE NEW CONDITION. NEW LIGHT FIXTURES REQUIRED SHALL MATCH EXISTING, UNO. ALLOW FOR 11 WATTS PER SQ FT.
 9. IF EXISTING, MODIFY ALL SYSTEMS, SUCH AS FIRE ALARM, PUBLIC ADDRESSES AND SMOKE DETECTION TO CONFORM TO MODIFICATIONS OF SPACE.
 10. MODIFY THE EXISTING HVAC SYSTEM PROVIDING OCCUPANT COMFORT PER THE PLAN(S).

ENERGY COMPLIANCE NOTES

THE WORK SHALL CONFORM TO THE INTERNATIONAL ENERGY CONSERVATION CODE AND OTHER RELATED LOCAL CODES, INCLUDING:

1. LIGHTING WORK: SWITCHING, FIXTURE TYPES, LAMP/BALLASTS, AND CONTROL. ARCHITECT'S DRAWING PRESENTS CONCEPT ONLY. FINAL DESIGN SHALL BE PROVIDED BY SUB-CONTRACTOR AND SHALL BE APPROVED BY BUILDING MANAGEMENT. FOR WATTS/STOPPER PRODUCT HELP - CONTACT: DOUG KLIEN W/ EDWIN JONES COMPANY (214) 361-4000.
2. MECHANICAL WORK: DUCTWORK CONSTRUCTION AND INSULATION, CONTROL'S, OUTDOOR AIR-VENTILATION, AND PIPE INSULATION.
3. ENVELOPE WORK: WHEN REQUIRED, MODIFICATIONS TO EXTERIOR WALLS, DOORS AND WINDOWS SHALL COMPLY.

LIGHTING CONTROLS - TOGGLE SWITCH/OCC. SENSOR

SPECIFICATIONS

1. ROOMS/AREAS WITH ONLY ONE LIGHT FIXTURE, CORRIDORS, STOREROOMS, RESTROOMS, AND LOBBIES SHALL HAVE TOGGLE LIGHT SWITCHES, NO OCCUPANCY SENSORS REQUIRED, UNO.
2. OFFICES/ROOMS SMALLER THAN 250 SF, BUT WITH MORE THAN ONE LIGHT FIXTURE SHALL RECEIVE AN AUTOMATIC WALL SWITCH (OCCUPANCY SENSOR WITH OVERRIDE). USE WATTS/STOPPER'S W4200 DEVICE. SWITCH SHALL BE LOCATED AS TO BEST MONITOR OCCUPANT, OTHERWISE CEILING MOUNT OCCUPANCY SENSOR WITH TOGGLE SWITCH SHALL BE REQUIRED.
3. OFFICES LARGER THAN 250 SF, SHALL RECEIVE CEILING MOUNTED OCCUPANCY SENSOR WITH TOGGLE OVERRIDE SWITCH. QUANTITY OF SENSORS TO BE DETERMINED BY MANUFACTURER. THIS OPTION MUST INCLUDE A POWER PACK. MAXIMIZE NUMBER OF SENSORS PER POWER PACK. DEFAULT TIME DELAYS SHALL BE 15 MINUTES OR LESS UNLESS NOTED OTHERWISE.
4. OPEN AREAS 2500 SF. OR LARGER SHALL BE ZONED SEPARATELY.
5. CONTRACTOR SHALL SET/ ADJUST AND VERIFY OCCUPANCY SENSOR COVERAGE.

YOUNAN MANAGEMENT OFFICE

9400 NCX
9400 NORTH CENTRAL EXPWY.
SUITE 1308
DALLAS, TX

5400 LBJ Freeway
Suite 125
Dallas, Texas 75240
972.770.2222
972.770.2242
www.entosdesign.com

ENTOS
design

BY: NW/JS
DATE: 02/06/08
USF: 1,086
RSF: 1,267

PRELIMINARY
PLAN

SHEET: 2 OF 2

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