



GENERAL NOTES

1. THESE NOTES ARE FOR PRELIMINARY PRICING PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.
2. PROVIDE NEW HVAC SUPPLY / RETURN GRILLS AS REQUIRED, RELOCATE EXISTING SUPPLY AND RETURN GRILLS AS REQUIRED AND BALANCE HVAC SYSTEM AS NECESSARY BY CONSTRUCTION.
3. REUSE ALL BLDG. STD. MATERIALS AS POSSIBLE. SALVAGE ALL ITEMS DEEMED USABLE AND RETURN TO BLDG. STOCK AT THE REQUEST OF BUILDING REPRESENTATIVE.
4. ANY NEW OR RELOCATED DOOR AND FRAME IS TO MATCH COLOR AND FINISH AS ALL OTHERS THROUGHOUT LEASE SPACE UNLESS OTHERWISE NOTED.
5. PROVIDE A SEPARATE LINE ITEM PRICE FOR EACH OF THE FOLLOWING:
A. REPAIR OR REPLACE ANY DAMAGED OR MISSING MINI BLINDS.
B. REPAIR SCRATCHES ON EXISTING DOORS TO REMAIN OR ANY RELOCATED DOORS.
C. REPAIR OR REPLACE ANY DAMAGED OR MISSING DOOR HARDWARE.
D. REPAIR OR REPLACE ANY DAMAGED OR MISSING LIGHT FIXTURES.
E. REPAIR OR REPLACE ANY DAMAGED OR MISSING SUPPLY AND RETURN AIR DIFFUSERS.
6. WHEN SUBMITTING PRICING, CONTRACTOR SHALL INDICATE SUB TOTAL TO BE FOLLOWED BY ALL ITEMS INDICATED IN KEYED NOTES AND GENERAL PRICING NOTES REQUESTING SEPARATE LINE ITEM PRICE .

SPECIAL NOTES

1. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE SUBMITTING PRICING.
2. ALL EXISTING LIGHT SWITCHES, ELECTRICAL OUTLETS, PHONE LOCATIONS, ETC.. ARE TO BE RELOCATED AS PER ADA AND / OR CITY OF HOUSTON CODE. PROVIDE SEPARATE LINE ITEM PRICE FOR THIS WORK. FIELD VERIFY EXACT REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY PLENUM AND ALL AREAS FOR EXISTING PVC PIPING. NOTIFY PROPERTY MANAGER IMMEDIATELY UPON DISCOVERY, AND LINE ITEM BID REMOVAL IF ABANDONED AND NOT NEEDED. OR REPLACE TO CODE COMPLIANT PIPING. IF FUNCTIONING TO REMAIN AS IS.

DEMOLITION KEYED NOTES

- D1** CONTRACTOR TO REMOVE EXISTING INTERIOR DOOR AND FRAME AT THIS LOCATION. RETURN TO BLDG. STORAGE AT PROPERTY MANAGEMENT'S REQUEST OR RE-USE IF POSSIBLE.
- D2** CONTRACTOR TO REMOVE GLASS AND FRAME AT THIS LOCATION. RETURN TO BLDG. STORAGE AT PROPERTY MANAGEMENT'S REQUEST.
- D3** CONTRACTOR TO REMOVE EXISTING UPPER AND LOWER MILLWORK AT THIS LOCATION. RETURN TO BLDG. STORAGE OR DISPOSE OF AT PROPERTY MANAGER'S DISCRETION. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- D4** CONTRACTOR TO REMOVE EXISTING TRANSACTION COUNTERTOP AT THIS LOCATION. RETURN TO BLDG. STORAGE OR DISPOSE OF AT PROPERTY MANAGER'S DISCRETION. PREPARE SURFACES AS REQUIRED TO RECEIVE NEW TRANSACTION OPENING WITH COUNTERTOP AND FINISHES. RE: CONSTRUCTION KEYED NOTES FOR ADDITIONAL INFORMATION.



5065 WESTHEIMER RD.,
SUITE #1100
HOUSTON, TEXAS 77056
TEL: (713) 783.5900
FAX: (713) 783.6066
www.cdi-douglass-pye.com

STEWART TITLE
7000 PRESTON RD. STE. 1400
PLANO, TX

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Partitions		
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REVISION 5	02.02.2023	6
PROJECT MANAGER: M. DOUGLASS	PROJECT DRAFTER: M. GUTIERREZ	
APPROVED BY:	CLIENT APPROVAL:	
AREA CALCULATION: 2,753 NRA	PLOT SCALE: 1/8"=1'-0"	
PROJECT INFORMATION:		
STEWART TITLE 7000 PRESTON RD.		
DRAWING NAME: SCHEMATIC DESIGN WITH PRICING NOTES		
PROJECT # BB08.171	DEMO	



CONSTRUCTION KEYED NOTES:

- C1** CONTRACTOR TO PROVIDE AND INSTALL A BLDG. STD. INTERIOR DOOR AND FRAME WITH BLDG. STD. A.D.A. COMPLIANT HARDWARE AT THIS LOCATION. RELOCATE FROM DEMOLITION AS POSSIBLE.
- C2** CONTRACTOR TO PROVIDE NEW 4'-0" WIDE CUSTOM DECORATIVE BARN DOOR AND HARDWARE THIS LOCATION
- C3** CONTRACTOR TO PROVIDE NEW A.D.A COMPLIANT PREFAB WHITE SHAKER FRONT LOWER MILLWORK WITH QUARTZ COUNTERTOP AND UPPER FLOATING PAINT GRADE WOOD SHELVES PAINTED GLOSS WHITE. BASE CABINET TO BE 34" A.F.F., SHOULD HAVE AN 24" WIDE CLEAR OPENING TO ACCOMMODATED NEW A.D.A COMPLIANT UNDER COUNTER REFRIGERATOR. BASE CABINET TO HAVE (2) TWO ADJUSTABLE MELAMINE SHELVES BELOW. ALL HARDWARE TO BE A.D.A COMPLIANT. PROVIDE ALL PLUMBING, ELECTRICAL, AND SUPPORT AS REQUIRED. RE: DETAIL SHEET FOR ADDITIONAL INFORMATION.
- C4** CONTRACTOR TO PROVIDE AND INSTALL (5) ADJUSTABLE PAINT GRADE WOOD SHELVES PAINTED GLOSS WHITE AT THIS LOCATION ON HEAVY DUTY KV STUDS. RE: DETAIL SHEET FOR ADDITIONAL INFORMATION.
- C5** CONTRACTOR TO PROVIDE AND INSTALL A BLDG. STD. INTERIOR GLASS INSERT DOOR WITH GL1 FILM AND FRAME WITH BLDG. STD. A.D.A. COMPLIANT HARDWARE AT THIS LOCATION. RELOCATE FROM DEMOLITION AS POSSIBLE.
- C6** CONTRACTOR TO PROVIDE AND INSTALL NEW A.D.A COMPLIANT QUARTZ COUNTERTOP WITH WATERFALL EDGE AT 34" A.F.F. THIS LOCATION. PROVIDE BRACING AT BACK AS REQUIRED.
- C7** CONTRACTOR TO PROVIDE AND INSTALL NEW 3'-6" QUARTZ TRANSACTION COUNTER AT 34" HIGH MAX.
- C8** CONTRACTOR TO PROVIDE AND INSTALL A NEW RECESSED TV OUTLET +60" A.F.F. AT THIS LOCATION FOR TENANT PROVIDED FLAT SCREEN TV. PROVIDE ADDITIONAL BRACING INSIDE WALL PARTITION FOR SUPPORT OF NEW FLAT SCREEN TV. CONTRACTOR MUST GET APPROVAL FOR LOCATION FROM TENANT PRIOR TO INSTALLATION.
- C9** CONTRACTOR TO PROVIDE AND INSTALL A 1/4" COPPER WATERLINE TO THIS LOCATION FOR COFFEE SERVICE MACHINE.
- C10** CONTRACTOR TO PROVIDE AND INSTALL NEW DOOR CLOSER IF NOT EXISTING ALREADY.

FINISH GENERAL NOTES

1. SYMBOLS AS FOLLOWS:
(E) = EXISTING CONDITION TO REMAIN
FE = EXISTING FINISH TO REMAIN.
F1 = MOHAWK CARPET TILE - UNCHARTED - RESTORE TILE - BT417 - #358 EMERGE - 24"X24" MONOLITHIC INSTALLATION
F2 = MOHAWK LVT - SECOND HOME COLLECTION #859 CAFE TAUPE -7.56"X47.80"
W1= ONE COAT PRIMER-TWO COATS BENJAMIN MOORE LOW VOC PAINT - EGGSHELL FINISH - TBD
W2= ACCENT WALL - ROCK RIDGE SPLIT FACE MARBLE LEDGER PANEL-NEPAL SILVER
BE = EXISTING WALL BASE TO REMAIN
B1 = 4" COVE BASE ROPPE- TBD
PL1= WILSONART PLASTIC LAMINATE - VERTICAL SURFACE - WHITE
PL2= WILSONART PLASTIC LAMINATE - COUNTERTOP AND BACKSPLASH - SLATE GREY
ST1= QUARTZ COUNTERTOP - ANDERSON STONE - ALASKA BIANCA OR SIMILAR
BLP= DALTILE SUBWAY TILE - MESMERIST - GLAZED CERAMIC - 3"X12" SPIRIT MM30
SCH1= CARPET/LVT TRANSITION - SCHLUTER VINPRO-S IN ATGB
GL1 = DECORATIVE FILM - SOLYX @ GLASS FINISHES - SXJ-0548 DUAL FEATHER GRADIENT
C1 = PATCH AND REPAIR GRID AS REQUIRED. REPLACE DAMAGED CEILING TILE AS REQUIRED OR AS NOTED.



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APPROVED BY:	CLIENT APPROVAL:	
AREA CALCULATION: 2,753 NRA	PLOT SCALE: 1/8"=1'-0"	
PROJECT INFORMATION: STEWART TITLE 7000 PRESTON RD.		
DRAWING NAME: SCHEMATIC DESIGN WITH PRICING NOTES		
PROJECT # BB08.171	SD-1	



ELECTRICAL GENERAL NOTES

- EXISTING ELECTRICAL OUTLETS ARE TO REMAIN OR BE RELOCATED AS MAY BE REQUIRED BY NEW CONSTRUCTION. COMBINE EXISTING ELECTRICAL LOCATIONS TO REMAIN AND PROVIDE NEW ELEC. AS REQUIRED TO HAVE ONE OUTLET PER 75 S.F. OR AS SHOWN.
- EXISTING TELEPHONE OUTLETS ARE TO REMAIN OR BE RELOCATED AS MAY BE REQUIRED BY NEW CONSTRUCTION. COMBINE EXISTING TELEPHONE LOCATIONS TO REMAIN AND PROVIDE NEW TEL. PULLS AS REQUIRED TO HAVE ONE OUTLET PER 90 S.F. OR AS SHOWN.
- NOT USED.
- PROVIDE EXIT LIGHTS AS REQUIRED BY SPACE CONFIGURATION AND BY 2012 I.B.C. SECTION 1006 AND SECTION 1011. PROVIDE STROBE LIGHTS AS REQUIRED BY 2012 I.B.C. SECTION 907.9.1 AND 907.9.2.
- PROVIDE ONE DEDICATED ELECTRICAL OUTLET FOR EACH: TENANT PROVIDED COPIER AND COMPUTER SERVER.
- IF EXISTING POWER / COMMUNICATION IS WITHIN 18" OF NEW SHOWN, CONTRACTOR MAY OMIT NEW ADDITION AS SHOWN.

ELECTRICAL KEYED NOTES:

- (E1) CONTRACTOR TO PROVIDE AND INSTALL A NEW RECESSED TV OUTLET +60" A.F.F. AT THIS LOCATION FOR TENANT PROVIDED FLAT SCREEN TV. PROVIDE ADDITIONAL BRACING INSIDE WALL PARTITION FOR SUPPORT OF NEW FLAT SCREEN TV. CONTRACTOR MUST GET APPROVAL FOR LOCATION FROM TENANT PRIOR TO INSTALLATION.



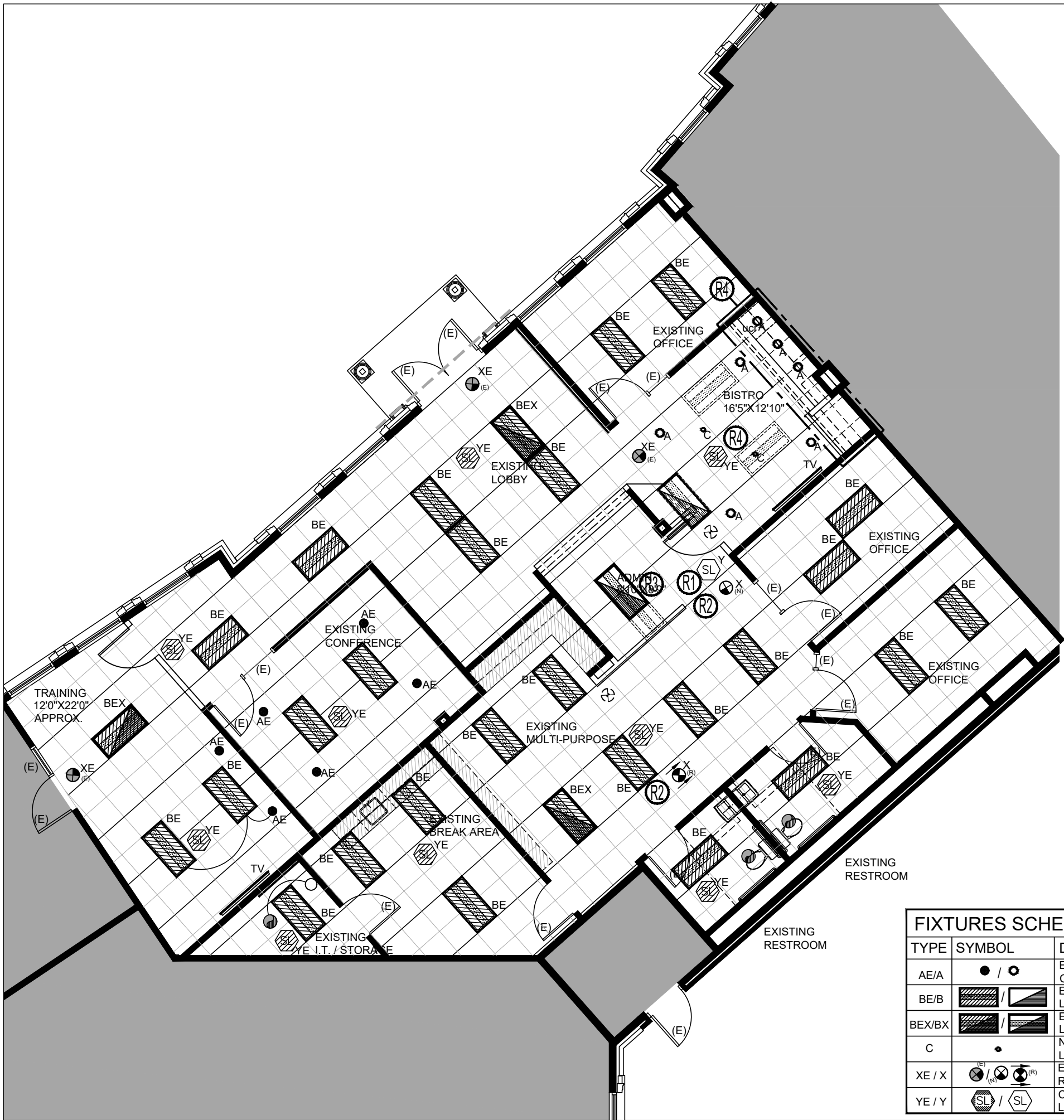
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DRAWING NAME: SCHEMATIC DESIGN WITH PRICING NOTES		
PROJECT # BB08.171	SD-2	



REFLECTING CEILING GENERAL NOTES

1. RELOCATE EXISTING LIGHTING AS REQUIRED AND PROVIDE NEW BLDG. STD LIGHT FIXTURES AS REQUIRED TO HAVE ONE FIXTURE PER 75 S.F. REPAIR OR REPLACE ALL DAMAGED LIGHT FIXTURES .
2. REPAIR OR REPLACE ALL DAMAGED OR MISSING CEILING TILE AND CEILING GRID AS NECESSARY. PROVIDE SEPARATE LINE ITEM PRICE FOR THIS WORK.
3. CONTRACTOR TO PROVIDE SEPARATE LINE ITEM PRICE FOR RELOCATION OR INSTALLATION OF NEW SPRINKLER HEADS AS MAY BE REQUIRED BY NEW CONSTRUCTION. ANY MODIFICATIONS TO EXISTING SPRINKLER SYSTEM SHALL BE PERFORMED BY LAND- LORD APPROVED SPRINKLER CONTRACTOR.
4. **CONTRACTOR SHALL ENSURE EXISTING AND/ OR UPGRADED CONDITIONS COMPLY WITH NEW 2015 IECC REQUIREMENTS. HARVESTING SHALL BE REQUIRED WHEN MORE THAN 10% OF TOTAL COUNT OF FIXTURES HAVE BEEN MODIFIED WITHIN SPACES ALONG WINDOW EXTERIOR. WHERE TOTAL WATTAGE WITHIN A ROOM EXCEEDS 150, FIXTURES SHALL BE OF FULL OF DIMMING CAPABILITY. FIELD VERIFY EXISTING CONDITIONS.**

REFLECTING CEILING KEYED NOTES:

- (R1)** CONTRACTOR TO PROVIDE A.D.A. STROBE MOUNTED ON WALL AT 80" A.F.F. AT LOCATIONS SHOWN AND CIRCUITED TO BLDG. EMERGENCY POWER CIRCUIT. IF PROVIDED, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 d.b.a. OR EXCEEDS ANY MAX. SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 d.b.a., WHICHEVER IS LOUDER, BUT NOT MORE THAN 110 d.b.a.. IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED, THEN SINGLE STATION VISUAL ALARMS SIGNALS SHALL BE PROVIDED. THE LAMP SHALL BE XENON STROBE TYPE OR EQUIVALENT. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE. THE MAXIMUM PULSE DURATION SHALL BE 0.2 SECONDS WITH A MAXIMUM DUTY CYCLE OF 40%. THE PULSE DURATION IS DEFINED S THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% MAXIMUM SIGNAL. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA. THE FLASH RATE SHALL BE A MINIMUM IF 1 Hz. AND A MAXIMUM OF 3 Hz. ONLY IF BUILDING SUPPORTS STROBE FIXTURES.
- (R2)** CONTRACTOR TO PROVIDE AND INSTALL A NEW EMERGENCY EXIT SIGN AT THIS LOCATION. CONNECT TO BLDG. EMERGENCY BACKUP POWER. RELOCATE FROM DEMOLITION AS POSSIBLE.
- (R3)** CONTRACTOR TO PROVIDE AND INSTALL A NEW 24 HOUR CONTINUOUS BURN FIXTURE AT THIS LOCATION. CONNECT TO BATTERY BACKUP POWER.
- (R4)** CONTRACTOR TO REMOVED PORTION OF EXISTING CEILING AT THIS LOCATION AS REQUIRED. PREPARED AREA FOR CONTRACTOR TO PROVIDE AND INSTALL NEW GYP. BD. FURR DOWN TO ALIGN WITH ADJACENT EXISTING DOOR AND GLASS SIDELIGHTS' HEADER. PROVIDE NEW (3) 6" LED CAN LIGHTS ABOVE PREFAB CABINETS. RE: DETAIL SHEET FOR ADDITIONAL INFORMATION.

FIXTURES SCHEDULE

TYPE	SYMBOL	DESCRIPTION	REMARKS
AE/A	● / ○	EXISTING/NEW LED CAN LIGHT	EXISTING TO REMAIN/ NEW TO MATCH EXISTING. VERIFY WITH BUILDING ENGINEER.
BE/B	▨ / ▩	EXISTING/RELOCATED 2X4 LED LIGHT FIXTURE	EXISTING TO REMAIN/ RELOCATED IF POSSIBLE OR PROVIDE NEW TO MATCH EXISTING IF REQUIRED.
BEX/BX	▨ / ▩	EXISTING/RELOCATED 2X4 LED LIGHT FIXTURE	EXISTING TO REMAIN/ RELOCATED IF POSSIBLE OR PROVIDE NEW TO MATCH EXISTING IF REQUIRED.
C	●	NEW DECORATIVE PENDANT LIGHT FIXTURE	SUSPENDED HEIGHT @ 84" A.F.F. PROVIDED BY KIM McCALL INSTALL BY CONTRACTOR.
XE / X	⊗ / ⊙	EXISTING/NEW OR RELOCATED EXIT SIGN	EXISTING TO REMAIN/ RELOCATED IF POSSIBLE OR PROVIDE NEW TO MATCH EXISTING IF REQUIRED.
YE / Y	⊗ / ⊙	CEILING MOUNT STROBE LIGHT	EXISTING TO REMAIN/ RELOCATED IF POSSIBLE OR PROVIDE NEW TO MATCH EXISTING IF REQUIRED.



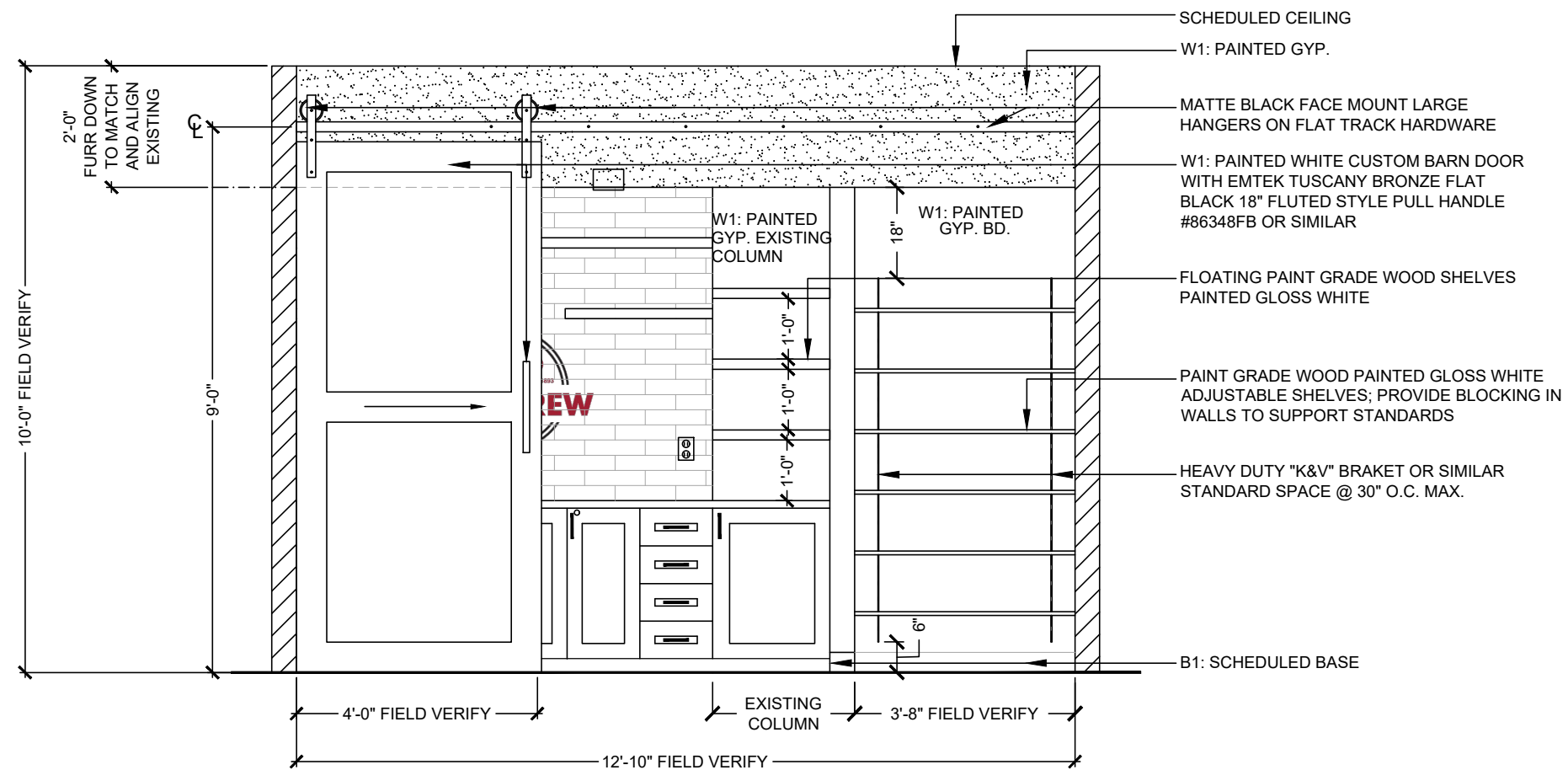
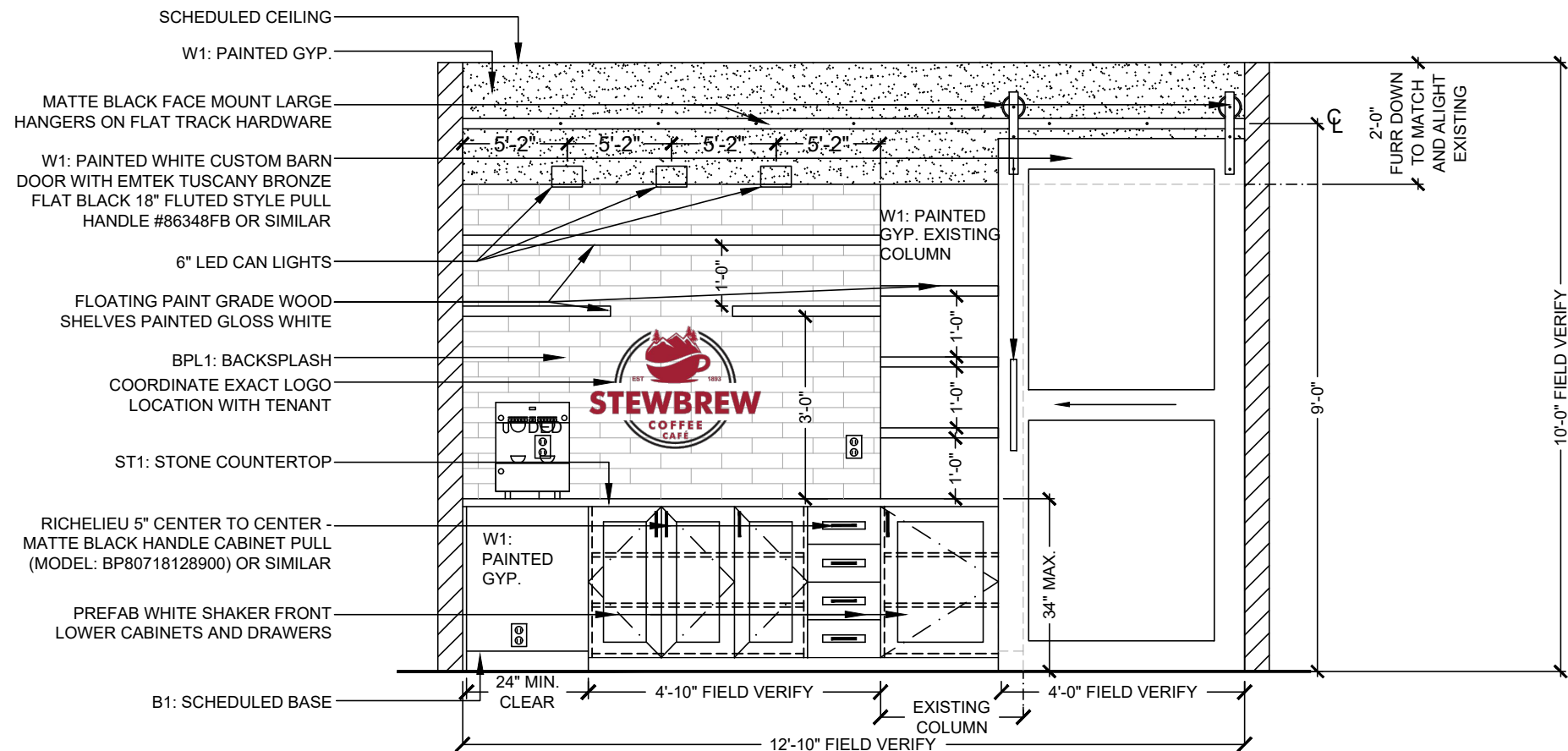
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PROJECT DRAFTER: M. GUTIERREZ		
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AREA CALCULATION: 2,753 NRA		
PLOT SCALE: 1/8"=1'-0"		
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