



## 4440 Sigma Exterior Quotes

12/4/2025

		Quote	Subcontractor
1	EXTERIOR GLASS	\$150,000	Dallas Glass & Door
2	PAINT	\$10,900	O'Neal
3	SIGNAGE	\$4,181	Pattison ID
4	LANDSCAPING	\$58,500	Exteriors Commercial
5	SIDING	\$163,688	Lasco
SUBTOTAL COST OF WORK		\$387,269	

# Dallas Glass & Door Company Ltd

PO BOX 440 FATE, TX 75132

PHONE 972-772-4915

## PROPOSAL

TO: MICHAEL WALKER CONSTRUCTION  
14901 QUORUM DR., STE 580  
DALLAS, TX 75254  
PHONE: 214-396-2275  
EMAIL: [jkubala@mwco.com](mailto:jkubala@mwco.com)  
ATTN: JOSH KUBALA

DATE: 09/01/25  
JOB NAME: MICHAEL WALKER NEW BUILDING REMODEL  
LOCATION: 4440 SIGMA ROAD  
FARMERS BRANCH, TX 75244

### Option 1,

#### Demo

- Demo and store on site multiple openings of existing storefront and glass for reuse. Includes 19 openings, various sizes.
- Save glass and framing that can be reinstalled for reuse.

#### Reinstall

- Relocate customers' storefront frames and glass at old door locations and at new reworked openings as needed.
- Glass not meeting current safety requirements will not be reinstalled and replacement glass is not included in this proposal. New materials will be addressed on an as needed basis and invoiced accordingly.

#### Furnish and install the following:

- New subsill and caulking at relocated frames above.
- New storefront doors and frames
  - Main Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 8'6" doors with one 1'x 8' side lite on each side. Storefront to be OBE FG2000 non-thermal in bronze anodized finish. Manufacturer standard hardware on the doors includes medium door stiles, 10" ADA bottom rails, offset pivots top-intermediate-bottom, deadbolt locking with thumb turn inside and construction cylinder outside, flush bolts, threshold, sweeps, surface mount LCN 4040XP-PA closers with drop plates. Glazing to be 1/4" bronze tempered glass.
  - North Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 7'0" doors and transom door frame. Includes one 1'x 8'6" side lite on each side. Storefront to be OBE FG2000 non-thermal in bronze anodized finish. Manufacturer standard hardware on the doors include medium door stiles, 10" ADA bottom rails, offset pivots top and bottom, standard rim panics, construction cylinder outside, threshold, sweeps, standard surface mount closers. Glazing to be 1/4" bronze tempered glass.
  - North Single Door and East Side Gym Door  
Two 3' x 8'6" door frames with single 3' x 7' doors and transoms. Storefront to be OBE FG2000 non-thermal in bronze anodized finish. Manufacturer standard hardware on the doors includes medium door stiles, 10" ADA bottom rails, standard rim panic, construction cylinders, thresholds, sweeps, standard surface mount closers. Glazing to be 1/4" bronze tempered safety glass. Includes new 1' x 8'6" sidelite glass to tie into existing 4' sidelites.
  - Riser Room  
One 3' x 8'6" door frame with single 3' x 7' door and transom. Storefront to be OBE FG2000 non-thermal in bronze anodized finish. Manufacturer standard hardware on the door includes medium door stiles, 10" ADA bottom rail, deadbolt locking, construction cylinder, threshold, sweep, standard surface mount closer. Glazing to be 1/4" bronze tempered safety glass. Includes new 1' x 8'6" sidelite glass to tie into existing 4' sidelite.

**Option 1, no tax included: \$45,083.00**

## Option 2,

### Demo

- Demo and store on site multiple openings of existing storefront and glass for reuse. Includes 19 openings, various sizes.
- Save glass and framing that can be reinstalled for reuse.

### Reinstall

- Relocate customers' storefront frames and glass at old door locations and at new reworked openings as needed.
- Glass not meeting current safety requirements will not be reinstalled and replacement glass is not included in this proposal. New materials will be addressed on an as needed basis and invoiced accordingly.

### Furnish and install the following:

- New subsill and caulking at relocated frames above.
- New storefront doors and frames with Insulated glass.
  - Main Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 8'6" doors centered with two equal 1' x 8'6" sidelites. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors includes medium stiles, 10" ADA bottom rails, offset pivots top-intermediate-bottom, deadbolt locking with thumb turn inside and construction cylinder outside, flush bolts, threshold, sweeps, surface mount LCN 4040XP-PA closers with drop plates. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - North Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 7'0" doors and transom door frame centered and two equal 1' x 8'6" sidelites. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors include medium stiles, 10" ADA bottom rails, offset pivots top-intermediate-bottom, standard rim panics, construction cylinder outside, threshold, sweeps, standard surface mount closers. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - North Single Door and East Side Gym Door  
Two 8' x 8'6" storefront frames with insulated glazing. Each opening to have one 3' x 8'6" door frame with single 3' x 7' doors and transoms. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors includes medium stiles, 10" ADA bottom rails, top-intermediate-bottom offset pivots, standard rim panics, construction cylinders, thresholds, sweeps, standard surface mount closers. Includes all new 4' and 1' sidelite glass and frames. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - Riser Room  
One 8' x 8'6" storefront frame with insulated glazing. Includes One 3' x 8'6" door frame with single 3' x 7' door and transom. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the door includes medium stiles, 10" ADA bottom rail, top-intermediate-bottom offset pivot, deadbolt locking, construction cylinder, threshold, sweep, standard surface mount closer. Includes all new 4' and 1' sidelite glass and frames. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.

### **Option 2, no tax included: \$57,145.00**

## Option 3,

### Demo

- Demo 7 openings storefront and glass at Gym/Warehouse area. \$2,000.00
- Existing glass and glazing as needed for new storefront frames and doors below.

### Furnish and install the following:

- New storefront frames and glass. Includes 2" x 4-1/2" bronze anodized thermally broken, center set frames with 1" insulated grey or bronze Solarban 70XL low-e safety glass. Stand Alone pricing shown per elevation excludes door openings.
  - South Elevation: \$61,950.00  
Includes 15 openings at 8' x 8'6". Each opening to be divided into two equal lites.

- North Elevation: \$33,040.00  
Includes 8 openings at 8' x 8'6". Each opening to be divided into two equal lites.
- West Elevation: \$28,910.00  
Includes 7 openings at 8' x 8'6". Each opening to be divided into two equal lites.
- East Elevation: \$12,386.00  
Includes 2 openings at 8' x 8'6" divided into two equal lites, and 1 opening 4' x 8'6"
- Storefront door openings with insulated glass.
  - Main Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 8'6" doors centered with two equal 1'x 8'6" sidelites. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors includes medium stiles, 10" ADA bottom rails, offset pivots top-intermediate-bottom, deadbolt locking with thumb turn inside and construction cylinder outside, flush bolts, threshold, sweeps, surface mount LCN 4040XP-PA closers with drop plates. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - North Entry  
One 8' x 8'6" storefront frame with a pair of 6'0" x 7'0" doors and transom door frame centered and two equal 1'x 8'6" sidelites. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors include medium stiles, 10" ADA bottom rails, offset pivots top-intermediate-bottom, standard rim panics, construction cylinder outside, threshold, sweeps, standard surface mount closers. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - North Single Door and East Side Gym Door  
Two 8' x 8'6" storefront frames with insulated glazing. Each opening to have one 3' x 8'6" door frame with single 3' x 7' doors and transoms. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the doors includes medium stiles, 10" ADA bottom rails, top-intermediate-bottom offset pivots, standard rim panics, construction cylinders, thresholds, sweeps, standard surface mount closers. Includes all new 4' and 1' sidelite glass and frames. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.
  - Riser Room  
One 8' x 8'6" storefront frame with insulated glazing. Includes One 3' x 8'6" door frame with single 3' x 7' door and transom. Storefront to be OBE FG3000 thermally broken, in bronze anodized finish. Manufacturer standard hardware on the door includes medium stiles, 10" ADA bottom rail, top-intermediate-bottom offset pivot, deadbolt locking, construction cylinder, threshold, sweep, standard surface mount closer. Includes all new 4' and 1' sidelite glass and frames. Glazing to be 1" insulated Solarban grey or bronze 70XL tempered safety glass.

~~Option 3, no tax included. \$182,671.00~~

AT THIS TIME WE ARE APPROVED FOR ROUGHLY  
\$150,000.00 WORTH.

**A 3% service charge added for payments made by credit card\***

DALLAS GLASS & DOOR CO., LTD IS NOT RESPONSIBLE FOR CUSTOMER'S MATERIALS, OR ADJACENT FINISHES. ANY MATERIALS CHIPPED, SCRATCHED, BROKEN, OR DEEMED UNUSABLE FOR ANY REASON WILL ONLY BE REPLACED AFTER RECEIPT OF AN APPROVED CHANGE ORDER FOR THE ADDITIONAL MATERIALS AND ANY APPLICABLE LABOR.

#### Notes:

- All work to be done during normal business hours, Monday – Friday, 8 AM – 5 PM.
- Excludes Heat-Soaked glazing (if applicable).
- Lead time to be determined.
- Please note, disruptions in material supply chains can cause unexpected delays.
- Material prices are subject to change without notice, thus requiring an approved CO for any additional cost incurred due to manufacturer's material price increases.

EXCLUDES: OVERTIME AND IECC COMPLIANCE, SHOP DRAWINGS, SPECIAL CYLINDERS OR KEYS, PERMIT AND PERMIT FEES, PAYMENT OR PERFORMANCE BONDS AND FINAL CLEAN. MAY NOT MEET TAS REQUIREMENTS.

THIS PROPOSAL APPLIES ONLY TO THE JOB DESCRIBED ABOVE AND MAY NOT BE PER PLANS AND SPEC'S. IT DOES NOT APPLY TO ANY ADDITIONAL MATERIALS OR LABOR THAT MAY BE REQUIRED. THIS PROPOSAL IS GOOD FOR 15 DAYS. NOTWITHSTANDING ANY OTHER AGREEMENT BETWEEN PARTIES, CONTRACTOR UNCONDITIONALLY AGREES TO PAY SUBCONTRACTOR IN FULL FOR ALL OUTSTANDING AMOUNTS DUE SUBCONTRACTOR

## 2.) EXTERIOR PAINT

December 1, 2025

O'Neal Commercial Painting, LLC  
PO Box 2007 – Coppell, TX 75019  
Phone: 214.972.7881

**ATTN:** Michael Walker Construction  
Katie Hambric  
**RE:** Michael Walker Office (4400 Sigma)  
Revision 1

**FROM:** Justin O'Neal  
**EMAIL:** [joneal@onealcp.com](mailto:joneal@onealcp.com)  
**PHONE:** 214.972.7881

In accordance with the information provided, we propose to furnish labor, materials, equipment and insurance to accomplish the following scope of work:

### SCOPE OF WORK GENERAL INCLUSIONS:

- Tape and bed new gyp walls (level 4 finish)
  - Price includes Level 5 finishes per Note 3
- Paint gyp walls
- Paint interior brick columns
- Tape and bed new gyp ceilings (Level 4 finish)
- Paint gyp ceilings
- Paint exposed structure at Gym/Work Room
- Furnish and install wall covering
- Paint exterior façade
- Price includes necessary equipment

### PROPOSAL BREAKDOWN:

~~INTERIOR PAINTING:~~

~~\$39,290.00~~

**EXTERIOR PAINTING:**

**\$10,900.00**

**TOTAL COST:**

**\$50,190.00**

### GENERAL EXCLUSIONS:

- Overtime / After hours
- Sales tax on materials
- Removal of existing wall covering
- Stained door finishes
- Door and frame finishes
- Millwork and running wood trim finishes (Painted or Stained)
- Southwest Progressive finishes
- Stained paneling finishes
- Plaster finishes
- Floor finishes
- Felt finishes by others



O'Neal Commercial Painting, LLC  
PO Box 2007 – Coppell, TX 75019  
Phone: 214.972.7881



520 W Summit Hill Drive, Suite 702  
Knoxville, TN 37902 USA  
866-635-1110  
888-694-1106

REMIT:  
14201 Sovereign Road, Suite 101  
Fort Worth, TX 76155 USA

ADVERTISING DISPLAY PROPOSAL

3.) EXTERIOR SIGNAGE

Reference No: 0431535

PROPOSAL DATE: October 13, 2025  
SUBMITTED TO: MWCO  
\*  
\*  
\*, \*-0000

Option #: A OP 1

DISPLAY LOCATION: MWCO  
4440 SIGMA  
DALLAS, TX 75244-0000  
USA

DESIGN NO: 0431535A

PRODUCT DESCRIPTION:		MFG/CRT:
A OPT 1 (1)	REV. CHANNEL HALO LIT LOGOONE [1] REQUIRED - MANUFACTURE & INSTALL1. 3" DEEP ALUMINUM REVERSE CHANNELHALO LIT LOGO WITH PAINTED FINISH ANDWHITE LED HALO ILLUMINATIONALUMINUM REVERSECHANNEL HALO LIT LOGOALUMINUM SPACERSPAINTED BLACK3/16" THK WHITE #2447POLYCARBONATE BACKLED MODULES (WHITE)REMOTE POWER SUPPLIESWALL BUSTER CONDUIT THRUWALL - SILICONE SEALALL PENETRATIONS.20A DOUBLE THRW ULON/OFF SWITCH INWEATHER PROOF J-BOX(SHIPPED W/ SIGN)1/4" DRAIN HOLE IN BACK OFLETTER AT LOWEST POINTS	\$2,090.00
Manufacturing & Crate Subtotal		\$2,090.00
Freight		\$0.00
Install		\$1,080.00
Estimated Taxes		\$261.53
Estimated Permits for Budgeting		\$750.00
Total		\$4,181.53

- \* Above prices do not include: , Final Electrical Connection.
- \* The above pricing is as approved. If original terms or conditions change in regards to additional items, services, shipments, etc.,they must be approved in writing and/or acknowledged by e-mail prior to expediting.
- \* Prices are good for 60 days.
- \* 50% DEPOSIT REQUIRED UPON CREDIT APPROVAL
- \* The above quoted prices are based on normal working hours and conditions. Exceptions to normal include: adverse soil conditions, unidentified wall conditions, and mandatory after hours work schedules.

\*\*TAXES AND PERMITS ARE ESTIMATED COST ONLY\*\*  
\*\*FINAL ELECTRICAL BY CLIENT\*\*

WE CONSIDER IT A PRIVILEGE TO SERVE YOU!

Approval \_\_\_\_\_ Date \_\_\_\_\_ By MWCO \_\_\_\_\_

#### 4.) LANDSCAPING



P.O. Box 150102  
Arlington, Texas 76015

Phone: (817) 538-5586  
Email: extoffice@exteriorscci.com

#### PROPOSAL

11/24/2025

#### Customer:

MW Construction  
14901 Quorum Dr. Ste 475  
Dallas, TX 75254

#### Job Location:

4440 Sigma Rd.  
Farmers Branch TX

**We hereby propose to furnish the equipment, materials and perform the labor necessary for the following:**

Item	Qty	Unit	Description	Total
1	1	LS	<b>Shade Tree Installation</b>	
	1	5" cal.	Live Oak	
	3	4" Cal.	Chinquapin Oak	
	7	4" cal.	Lacebark Elm	
	11	EA	Tree Stakes	
	4	Cy	Compost/Mulch	
			Tree scope has been reduced per site plan and tree cost reduced to \$7K	\$ <del>12,700.00</del> \$7,000.00
2	1	LS	<b>Shrubs and Gravel Installation</b>	\$ 19,900.00
	16	15 gal.	Emerald Colonnade Holly	
	3	7 gal.	Whales Tongue Agave	
	6	3 gal.	Dwarf Rose Creek Abelia	
	9	3 gal.	Red Yucca	
	7	3 gal.	Dwarf Red Drift Rose	
	22	1 gal.	Berkley Sedge	
	48	1 gal.	Blue Giant Liriope	
	500	LF	Epic Edge	
	10	CY	Compost	
	5	CY	Cedar Mulch	
	7	Tons	Black Tejas Gravel	
	1100	SF	Filter Fabric	
	1	LS	Remove, clean up and re sue existing river rock.	
3	1	LS	<b>Palisades Zoysia Sod with topsoil</b>	\$ 11,600.00
4	1	LS	<b>Irrigation directional boring for sleeves</b>	\$ 3,500.00
5	1	LS	<b>Install new irrigation system</b>	\$ 14,900.00
6	1	LS	<b>Existing tree trimming</b>	\$ 1,600.00

\*\*\*\* Exclusions:

All work is guaranteed to be completed, as specified for the sum of:

\$58,500

Subtotal: \$ ~~64,200.00~~  
Taxes:
























Bid Detail

5.) SIDING

Due Date - 11/11/2025  
Estimator - Brian Cranford  
Market Sector - Lease Space  
Status - PM Budget  
Labor Region - PM Budget

Project: MWC

Bid 1.0: Base Bid

Section Unit Prices		Height	Man Days	Total
29  SF-18: Turf Acoustical Wall Panels, Barcode, WT82 Flat	154 SF	10' 0"	7	15,670
Acoustic Panels			7	\$15,670
25  2' X 2' ARMSTRONG 1774 DUNE TEGULAR, 15/16" PRELUDE XL WHITE	4,118 SF	4"	15	27,399
26  Turf 1: Coplanar, Beam D08 Black Pearl, Flat Fill ST34 Travertine	378 SF	4"	19	38,954
27  Acoufelt 2x2 Cover Concealed, Pearl - PE21	466 SF	4"	11	34,291
28  Turf 2: Coplanar, Beam WT82 Flat, Flat Fill Holland Oats	145 SF	4"	7	15,001
Acoustical Ceilings			52	\$115,646
17  Plywood Blocking	191 LF	2' 0"	7	3,677
18  TV Blocking	75 SF	4' 0"	1	359
19  Vertical Blocking	5 EA	10' 0"	1	388
Blocking			8	\$4,423
20  Tile Backer Board	232 LF	10' 0"	4	3,500
21  Fiberglass Mold Board	8 LF	13' 0"	0	219
Bump			4	\$3,719
22  3' 0" Door	21 EA	12' 6"	30	11,203
23  6' 0" Double Door	2 EA	12' 6"	4	1,346
24  Aluminum Window Frame	48 LF	10' 0"	6	2,060
Doors, Frames & Hardware			41	\$14,609
14  Drywall Suspension 6' Tee	1,913 SF	4"	17	10,485
Drywall Ceilings			17	\$10,485
1  6" Exterior Wall	14 LF	13' 0"	3	3,993
2  Nichiha Face	390 LF	6' 0"	109	95,081
3  Nichiha Soffit	379 LF	4' 0"	74	64,614
Exterior Walls			186	\$163,688
4  3X	360 LF	13' 0"	38	25,512
5  2x	27 LF	10' 0"	2	1,291
6  3p	146 LF	13' 0"	17	11,599
7  KN6	75 LF	13' 0"	6	3,931
8  3X Sound Walls	233 LF	12' 6"	26	30,306
Interior Walls			88	\$72,637
9  1/18.3 Light Cove Not used per Notes from MWC	0 LF	4' 0"	0	0
10  L-Soffit	15 LF	4' 0"	2	865
11  2/18.3 - FELT CEILING TO GYPSUM BOARD DETAIL	166 LF	4' 0"	19	8,040
12  Bulkhead	21 LF	4' 0"	2	886
13  L-Soffit	39 LF	4' 0"	5	2,232
Soffits			28	\$12,022

Name	▲ Height	Qty	UOM
5 / 2x	10' 0"	27	LF
22 / 3' 0" Door	12' 6"	21	EA
6 / 3p	13' 0"	146	LF
4 / 3X	13' 0"	360	LF
8 / 3X Sound Walls	12' 6"	233	LF
23 / 6' 0" Double Door	12' 6"	2	EA
1 / 6" Exterior Wall	13' 0"	14	LF
24 / Aluminum Window Frame	10' 0"	48	LF
16 / Corner Bead	10' 0"	31	EA
15 / End Wall Cap	10' 0"	5	EA
21 / Fiberglass Mold Board	13' 0"	8	LF
7 / KN6	13' 0"	75	LF
2 / Nichiha Face	6' 0"	390	LF
3 / Nichiha Soffit	4' 0"	379	LF
17 / Plywood Blocking	2' 0"	191	LF
20 / Tile Backer Board	10' 0"	232	LF
18 / TV Blocking	4' 0"	75	SF
19 / Vertical Blocking	10' 0"	5	EA

### CONSTRUCTION PLAN LEGEND

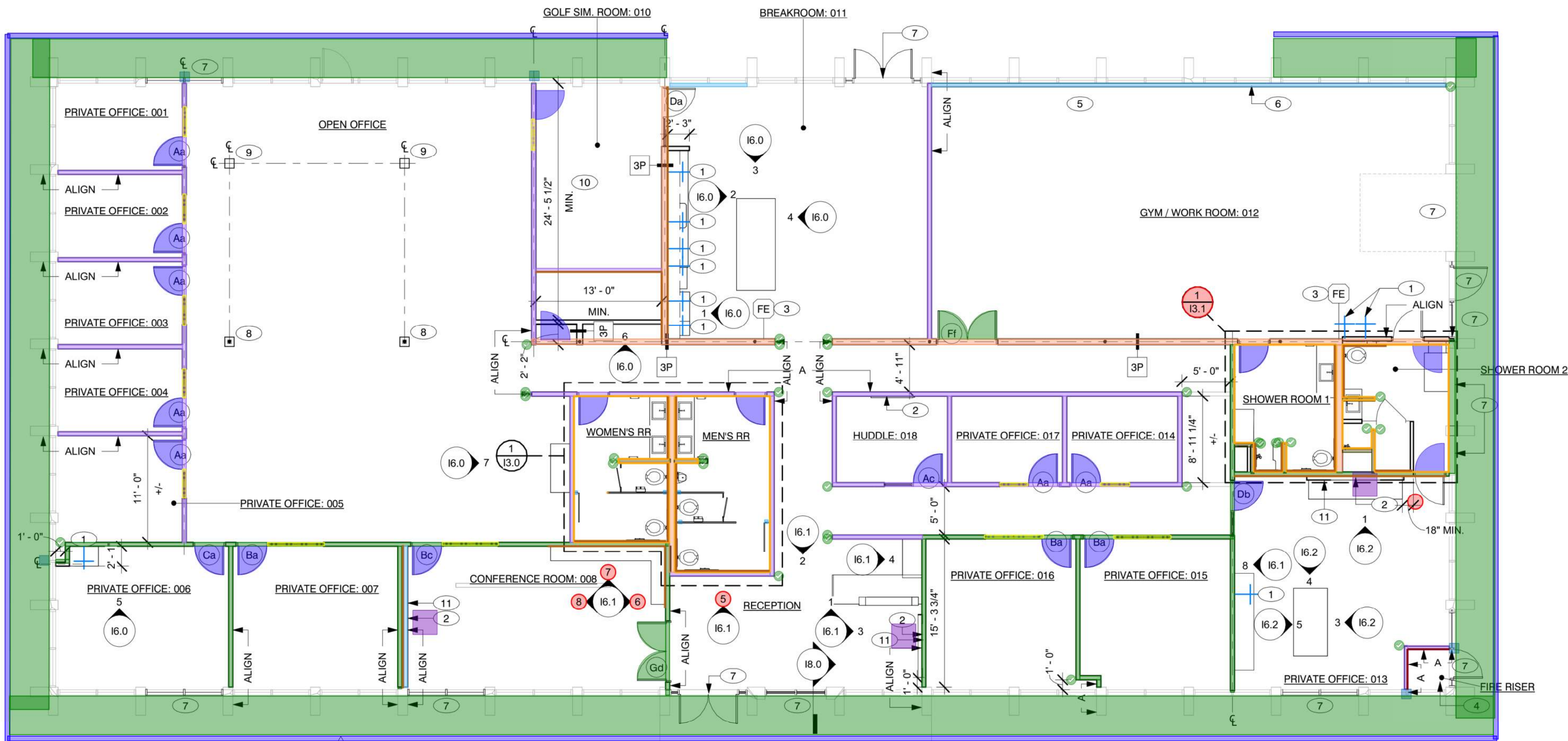
	EXISTING CONSTRUCTION
	NEW WALL
	NEW LOW WALL
	NEW TOILET PARTITION
	NEW DOOR AND FRAME
	EXISTING DOOR AND FRAME
	NEW FRAMED GLASS WINDOW
	EXISTING FRAMED GLASS WINDOW
	WALL TAG
	DOOR TAG
	WINDOW TAG
	WALL MOUNTED FIRE EXTINGUISHER
	WATERLINE
ALL SYMBOLS NOT NECESSARILY USED	

### CONSTRUCTION PLAN KEYNOTES

1. PROVIDE WATERLINE WITH EMERGENCY SHUTOFF VALVE AND DRAIN WASTE LINE FOR ALL REQUIRED APPLIANCES/EQUIPMENT AS SCHEDULED. CONTRACTOR PROVIDED AND INSTALLED. REFERENCE MANUFACTURER INSTRUCTIONS FOR ALL APPLIANCES/EQUIPMENT FOR EXACT REQUIREMENTS. REFER TO SHEET 11.1 FOR MORE INFORMATION.
2. PROVIDE BLOCKING IN WALL FOR TELEVISION. VERIFY EXACT SIZE AND LOCATION WITH OWNER.
3. INSTALL NEW FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. REFERENCE SHEET 7/10.2. SPEC TO BE TO LARSEN'S SEMI RECESSED CABINET VERTICAL DUO DOOR STYLE WHITE FINISH. EXACT LOCATION TO BE VERIFIED WITH FIRE MARSHALL PRIOR TO INSTALLATION.
4. COORDINATE SCOPE AND REQUIREMENTS AT FIRE RISER ROOM WITH OWNER AND FIRE MARSHALL.
5. PROVIDE PLYWOOD AS REQUIRED FOR OWNER'S INTERNET CONNECTION AND RACK. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
6. PROVIDE 2 1/2" MTL STUD FURR-OUT WITH 5/8" GYPSUM BOARD AT GLAZING WITH BLACK OUT FILM ON INTERIOR SIDE OF GLAZING.
7. OVERHEAD DOOR, EXTERIOR GLAZING, EXTERIOR WALLS, AND EXTERIOR DOORS ARE PROVIDED BY OTHERS UNDER SEPARATE PERMIT. COORDINATE SCOPE OF WORK OWNER.
8. PROVIDE 2 1/2" MTL STUD FURR-OUT AT COLUMN WITH 5/8" TREATED PLYWOOD.
9. PROVIDE 2 1/2" MTL STUD FURR-OUT FAUX COLUMN WITH 5/8" TREATED PLYWOOD. OVERALL SIZE TO MATCH AND ALIGN WITH ADJACENT FURR-OUT COLUMNS. COORDINATE EXACT LOCATION WITH FURNITURE VENDOR AND OWNER.
10. COORDINATE REQUIREMENTS FOR GOLF SIMULATOR WITH OWNER'S VENDOR.
11. 3 5/8" FURR-OUT WALL FOR TELEVISION NICHE. REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION. COORDINATE EXACT SIZES WITH OWNER.

### CONSTRUCTION PLAN GENERAL NOTES

- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- REFER TO GENERAL SHEETS FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS AND CHARACTERISTICS OF ALL WORK, MILLWORK, AND EQUIPMENT.
- VERIFY CONDITION OF BUILDING SHELL. CONSTRUCTION PRIOR TO START OF WORK, NOTIFY idGROUP AND CONSTRUCTION MANAGER IMMEDIATELY OF ANY FLOOR PLAN DISCREPANCIES OR SITE CONDITIONS THAT MAY AFFECT THE DESIGN INTENT OF THE DRAWINGS OR INFLATE CONSTRUCTION COSTS.
- COORDINATE EXTENTS OF CONSTRUCTION WITH DEMOLITION DRAWINGS WITHIN SEPARATE PERMIT.
- COORDINATE EXTENTS OF CONSTRUCTION WITH POWER PLAN, REFLECTED CEILING, FINISH PLANS, AND DESIGN BUILD ENGINEERING DRAWINGS.
- REFERENCE SHEET 17.0 FOR WALL AND DOOR TYPE DETAILS AND GENERAL INFORMATION.
- CONSTRUCTION MATERIAL SPECIFICATIONS TO BE ASBESTOS FREE.
- PATCH AND REPAIR WHERE DEMOLITION, DAMAGE, OR INCOMPLETE WORK HAS OCCURRED. PREPARE SURFACES FOR NEW SCHEDULED FINISHES AND TEXTURES.
- ALL NEW PARTITIONS TO BE 3X U.N.O. REFERENCE SHEET 17.0 FOR WALL AND DOOR TYPE INFORMATION.
- PROVIDE 6" CLEAR DIMENSION AT ALL DOOR RETURN LOCATIONS, U.N.O.
- CENTER NEW PARTITIONS AT EXTERIOR MULLIONS, U.N.O. ENSURE COMPLETE ACOUSTICAL SEAL IN NEW OR EXISTING SPACE AT COLUMN OR WALL TO WINDOW MULLION CONSTRUCTION.
- ALL DOORS/FRAMES/HARDWARE/WINDOWS NOT NOTED ARE EXISTING TO REMAIN. PROTECT IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- ENSURE CONCRETE SLAB IS SMOOTH AND LEVEL. INFILL ANY IMPERFECTIONS IN EXISTING FLOOR SLAB AS REQUIRED TO ENSURE SMOOTH AND LEVEL CONDITION. INFILL TO MATCH EXISTING CONSTRUCTION. VERIFY SLAB CONDITION WITH LANDLORD PRIOR TO INFILL. COORDINATE ANY RE-LEVELING OR RESURFACING WITH LANDLORD PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING CHANGES IN FLOOR LEVEL. ANY CHANGE GREATER THAN 1/4" TO BE MODIFIED TO MEET TAS REQUIREMENTS.
- PROVIDE AND INSTALL PLUMBING FIXTURES AD APPLIANCES AS INDICATED ON PLAN. REFERENCE PLUMBING AND APPLIANCE SCHEDULES ON SHEET 11.1. PROVIDE AND INSTALL WATERLINE AND DRAIN LINE FOR ALL APPLIANCES AS REQUIRED.
- PROVIDE CLEAR COPOLYMER STRIPS AT ALL BUTT-JOINT GLASS SEAMS.
- WRITTEN DIMENSIONS TAKE RECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE, U.N.O.
- WALL ANGLES ARE PARALLEL, PERPENDICULAR OR IN 45 DEGREE INCREMENTS TO BUILDING PERIMETER WALL, U.N.O.
- PROVIDE DOUBLE METAL STUDS AND BRACING TO UNDERSIDE OF STRUCTURE AT ALL DOOR FRAMES.
- PROVIDE WATER RESISTENT GYP. BD. AT ALL PLUMBING LOCATIONS. PROVIDE TILE BACKER BOARD WHERE NEW WALL TILE IS SCHEDULES. REFERENCE FINISH PLAN AND PARTITION TYPES FOR ADDITIONAL INFORMATION.
- PARTITIONS SHALL BE TAPED, FILLED, SANDED SMOOTH AND PREPARED FOR SCHEDULED FINISHES.
- ALL DOORS/FRAMES/HARDWARE NOT NOTED ARE EXISTING TO REMAIN. TOUCH UP ALL DOORS AND DOOR FRAMES WITHIN SCOPE TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT. PROTECT IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SIDELITES/WINDOWS NOT NOTED ARE EXISTING TO REMAIN. TOUCH UP FRAMES WITHIN SCOPE TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT.
- PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED BY CODE WITHIN WALL, TO SUPPORT MILLWORK AND WALL HUNG EQUIPMENT.
- AS REQUIRED BY LOCAL BUILDING AND FIRE CODES, PROVIDING FIRESAFING ON STEEL BUILDING COLUMNS THAT ARE DAMAGED OR MISSING.
- FIRE ALARM/ PULL STRINGS ARE LIFE SAFETY SYSTEMS SHALL CONFORM TO LOCAL, MUNICIPAL AND FIRE PREVENTION CODES. ANY EXISTING PULLS TO REMAIN, U.N.O. NOTIFY idGROUP OF ANY DISCREPANCIES. PROVIDE NEW WHERE REQUIRED BY CODE.
- ANY FIRE EXTINGUISHER CABINETS TO CONFORM TO LOCAL, MUNICIPAL, AND FIRE PREVENTION CODES. ANY EXISTING WALL MOUNTED FIRE EXTINGUISHER CABINETS TO REMAIN, U.N.O. ANY NEW FIRE EXTINGUISHERS ARE IN PROPER WORKING ORDER.
- CONTRACTOR TO MAINTAIN EXISTING CONTROL JOINTS AND PROVIDE NEW CONTROL JOINTS AS NEEDED DUE TO NEW CONSTRUCTION, PER GYPSUM ASSOCIATION RECOMMENDATIONS. LOCATE AT DOOR FRAMES WHERE POSSIBLE.
- PROVIDE NEW MANUAL ROLLER SHADES AND FASCIA TO MATCH EXISTING GLAZING. ROLLER SHADE FABRIC SPECIFICATION: SWF CONTRACT WHITE/LINEN 2% OPENNESS. SECURE CHAIN TO MULLION AS REQUIRED.



### CONSTRUCTION PLAN

Scale: 1/8" = 1'-0"



PROJECT COORDINATOR / DESIGN CONSULTANT



2641 IRVING BLVD.  
DALLAS, TEXAS 75207  
TEL: 214-638-6800



SEAL

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ARCHITECTURAL PROJECT NO.:  
DRAWN BY:  
CHECKED BY:

82-382  
MA/DM  
CB

MICHAEL WALKER  
CONSTRUCTION

4440 SIGMA ROAD  
FARMERS BRANCH, TX  
75244

NO.	REVISIONS	DATE
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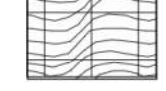

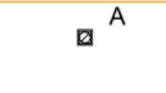



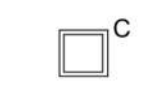




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CONSTRUCTION PLAN

DRAWING NUMBER:

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## LIGHTING AND CEILING LEGEND/SCHEDULE

TYPE / SYM.	DESCRIPTION	MRF.	MRF. NO.	NOTES	TYPE / SYM.	DESCRIPTION	MRF.	MRF. NO.	NOTES
	2' X 2' CEILING GRID & TILE	ARMSTRONG	1774 DUNE	TEGULAR, 15/16" PRELUDE XL WHITE GRID, WHITE		SUSPENDED LINEAR	ALM	LPX2DSP FO S 05 35 90 LG V00	SUSPEND BETWEEN CEILING CLOUDS AND GYP CEILING. OVERALL INSTALL TO LOOK LIKE A RECESSED FIXTURE. BOTTOM OF FIXTURE TO ALIGN WITH SCHEDULED CEILING. LENGTH TO ALIGN WITH CLOUD CEILING. REFER TO DETAILS FOR MORE INFORMATION.
	5/8" GYPSUM BOARD CEILING / SOFFIT			PAINT PT-1 AS SCHEDULED REFER TO FINISH PLAN		NEW COLUMN PENDANT - 175 HORIZONTAL - P	A-N-D LIGHT	COL-175-8-P-H	AMBER FINISHED GLASS; DIMMABLE FIXTURE; 3500K; REFER TO ELEVATIONS FOR MOUNTING HEIGHTS
	WOOD-LOOK FELT CEILING FEATURE WITH <b>Turf 1</b>	TURF	PLAID	COPLANAR CONFIGURATION; 48" X 48" GRID PATTERN; BEAM PROFILE: 5" X 5"; FINISH: D08 BLACK PEAR 9MM; PROVIDE WITH FLAT FILL TOP TAP. FINISH: ST34 TRAVERTINE 9MM. PROVIDE W/ MFR APPROVED GRID SYSTEM		WOOD-LOOK FELT CEILING FEATURE WITH <b>Turf 2</b>	TURF	PLAID	COPLANAR CONFIGURATION; 48" X 48" GRID PATTERN; BEAM PROFILE: 5" X 5"; FINISH: WT82 FLAT 9MM; PROVIDE WITH FLAT FILL TOP TAP. FINISH: HOLLAND OATS 9MM. PROVIDE W/ MFR APPROVED GRID SYSTEM
	EXPOSED CEILING, OPEN TO DECK			PAINT PT-1 AS SCHEDULED. REFER TO FINISH PLAN FOR MORE INFORMATION.		LOW BAY PENDANTS	ECLIPSE LIGHTING	GR18G - PEND-30-4K-UNV-WH	
	2X2 COVER CONCEALED GRID AND TILE	ACOUFELT	PEARL - PE21	1" THICK; PROVIDE W/ MFR RECOMMENDED GRID SYSTEM		NEW WALL MOUNTED EXIT SIGN			CONFIRM SPECIFICATION WITH OWNER.
	DOWNLIGHT	ALPHABET	NU4-SD-30LM-35K-90-35D-NA-DL-NC-UNV-DIM10	TRIM / FINISHES VARY/ REFER TO PLAN FOR MORE INFORMATION. ALL BLACK FINISHES NOTED W/ 'B'. ALL OTHERS TO BE WHITE		NEW CEILING MOUNTED EXIT SIGN			CONFIRM SPECIFICATION WITH OWNER.
	LED TAPE LIGHT - SQUARE PROFILE	LLI	LLI-N3.7W-68U-SSS-35K-24V	RECESS SURFACE MOUNT, SQUARE PROFILE LED NEON. VERIFY LENGTHS IN FIELD. SEAL AROUND FIXTURE AS REQUIRED.		LIGHT SWITCH (MOUNT @ 48" AFF U.N.O.) COLOR TO BE WHITE, U.N.O.			
	2' X 2' LIGHT FIXTURE	ACUITY	2BLT2 30L AD5M GZ1 MVOLT LP835			3-WAY SWITCH (MOUNT @ 48" AFF U.N.O.) COLOR TO BE WHITE U.N.O.			
	PENDANT - TRINITY LED OVAL PENDANT	KUZCO	KUZ2097548	FINISH: BLACK W/ COPPER; REFER TO ELEVATIONS FOR MOUNTING HEIGHTS. VERIFY LENGTHS IN FIELD		DIMMER SWITCH (MOUNT @ 48" AFF U.N.O.) COLOR TO BE WHITE U.N.O.			
	LED TAPE LIGHT WITH SQUARE EXTRUSION	LLI	LLI-SQR-FINISH-F-4.4W-IP20-35K-24V-LENGTHHPERRCP-MOUNTING-POWERFEEDDRIVER-LLI-PS-DE010-WATTAGE-24V-KO	VERIFY LENGTHS IN FIELD.					

## REMARKS:

- COORDINATE LOCATION OF SPRINKLER HEADS WITH LIGHTS AND MECHANICAL GRILLES.
- VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECT AND OWNER.
- ALL FIXTURE SYMBOLS NOT NECESSARILY USED.
- ALL SPECIFICATIONS IN SCHEDULE ARE TO BE NEW.
- COORDINATE WITH DESIGN BUILD ELECTRICAL DRAWINGS FOR FINAL EMERGENCY FIXTURE LOCATIONS, SPECIFICATIONS, AND QUANTITIES. EMERGENCY FIXTURE LOCATIONS SHOWN ON ARCHITECTURAL PLANS ARE PROVIDED FOR DESIGN INTENT ONLY.
- REFER TO INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

## Name

Name	Height	Qty	UOM
25  2' X 2' ARMSTRONG 1774 DUNE TEGULAR, 15/16" PRELUDE XL WHITE		4,118	SF
11  2/18.3 - FELT CEILING TO GYPSUM BOARD DETAIL	4' 0"	166	LF
27  Acoufelt 2x2 Cover Concealed, Pearl - PE21		466	SF
12  Bulkhead	4' 0"	21	LF
14  Drywall Suspension 6' Tee		1,913	SF
10  L-Soffit	4' 0"	15	LF
13  L-Soffit	4' 0"	39	LF
26  Turf 1: Coplanar, Beam D08 Black Pearl, Flat Fill ST34 Travertine		378	SF
28  Turf 2: Coplanar, Beam WT82 Flat, Flat Fill Holland Oats		145	SF

REFLECTED CEILING PLAN  
GENERAL NOTES

- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- REFER TO GENERAL SHEETS FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- REVIEW DESIGN BUILD ENGINEERING DOCUMENTS IN CONJUNCTION WITH ARCHITECTURAL PLANS AND COORDINATE WORK TO INCLUDE REQUIREMENTS OF BOTH DISCIPLINES. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE THAT PROPER CLEARANCES FOR DUCTS, LIGHTS, ETC. ARE MET AND THAT THE CEILING HEIGHTS NOTED ON THE DRAWINGS ARE MAINTAINED.
- PROVIDE NEW CEILING GRID/TILE AND LIGHT FIXTURES AS SCHEDULED THROUGHOUT AREA OF WORK.
- GYPSUM BOARD CEILINGS SHALL BE TAPED, FILLED, SANDED SMOOTH AND PREPARED FOR SCHEDULED FINISHES.
- CONTRACTOR TO VERIFY ALL SWITCH LOCATIONS DO NOT FALL BEHIND DOOR SWINGS.
- ROOMS TO BE SWITCHED INDIVIDUALLY. GENERAL CONTRACTOR TO VERIFY QUANTITY OF LIGHT FIXTURES PER CIRCUIT AND QUANTITY OF SWITCHES REQUIRED. ALL NEW SWITCHES TO BE MOUNTED 48" AFF TO CENTERLINE OF SWITCH. ENSURE COMPLIANCE WITH MOST CURRENT APPLICABLE ENERGY CODE.
- THERMOSTATS TO BE PLACED AWAY FROM CENTER OF ALL WALLS. PLACEMENT TO COMPLY WITH ALL CODES. AVOID PLACEMENT ON EXTERIOR WALLS IF POSSIBLE. GROUP WITH LIGHT SWITCHES WHERE POSSIBLE.
- ALL LIGHTING RECONFIGURATIONS TO MEET MOST CURRENT INTERNATIONAL ENERGY CONSERVATION CODE AND ANY OF ITS AMENDMENTS. CALCULATIONS BASED ON SQUARE FOOTAGE.
- CONTRACTOR TO PROVIDE OWNER WITH COPY OF AIR BALANCING REPORT PROMPTLY AT THE END OF PROJECT, PRIOR TO SUBSTANTIAL COMPLETION DATE.
- PROVIDE CONCEALED SPRINKLER HEADS AT ALL CEILING TILE & DRYWALL CEILING LOCATIONS. SPRINKLER HEADS TO BE CENTERED IN CEILING TILE, U.N.O.
- FIRE PROTECTION CONTRACTOR TO VERIFY REQUIREMENTS AND QUANTITY OF FIRE PROTECTION DEVICES, INCLUDING SMOKE DETECTORS, FIRE ALARM PULLS/STRINGS, AUDIO/VISUAL ALARM UNIT(S), SPEAKERS, STROBES, ETC. AS REQUIRED. INCLUDE COSTS TO TIE SUCH DEVICES INTO BUILDING PANEL. LIFE SAFETY INSTALLATIONS TO MEET ACCESSIBILITY REQUIREMENTS.
- PROVIDE MOTION SENSORS AT ALL ROOMS (WITHIN THE AREA OF WORK) PER CURRENT ENERGY CODE AND ANY OF ITS AMENDMENTS. REFERENCE DESIGN BUILD ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE SITE ASSESSMENT OF NEW DRYWALL CEILINGS AREA FOR NUMBER OF ACCESS PANELS. IF MORE THAN (2) ACCESS PANELS ARE REQUIRED, NOTIFY idGROUP PRIOR TO WORK. SPECIFICATION: ARMSTRONG CASTWORKS LAY-IN WITH ROUNDED CORNERS ACCESS PANELS OR APPROVED EQUAL.
- PROVIDE BLOCKING FOR OWNER PROVIDED AND INSTALLED WINDOW COVERING. COORDINATE SCOPE WITH OWNER.

REFLECTED CEILING PLAN  
KEYNOTES

- PENDANT LIGHT FIXTURES TO BE CENTERED OVER MILLWORK, FURNITURE TABLES, ETC. AT ROOM INDICATED. VERIFY EXACT LOCATION IN FIELD.
- TAPELIGHT LIGHTING TO BE INSTALLED AT MILLWORK AS INDICATED. REFERENCE INTERIOR ELEVATIONS FOR MORE INFORMATION.
- COORDINATE REQUIREMENTS FOR GOLF SIMULATOR WITH OWNERS VENDOR.

PROJECT COORDINATOR / DESIGN CONSULTANT



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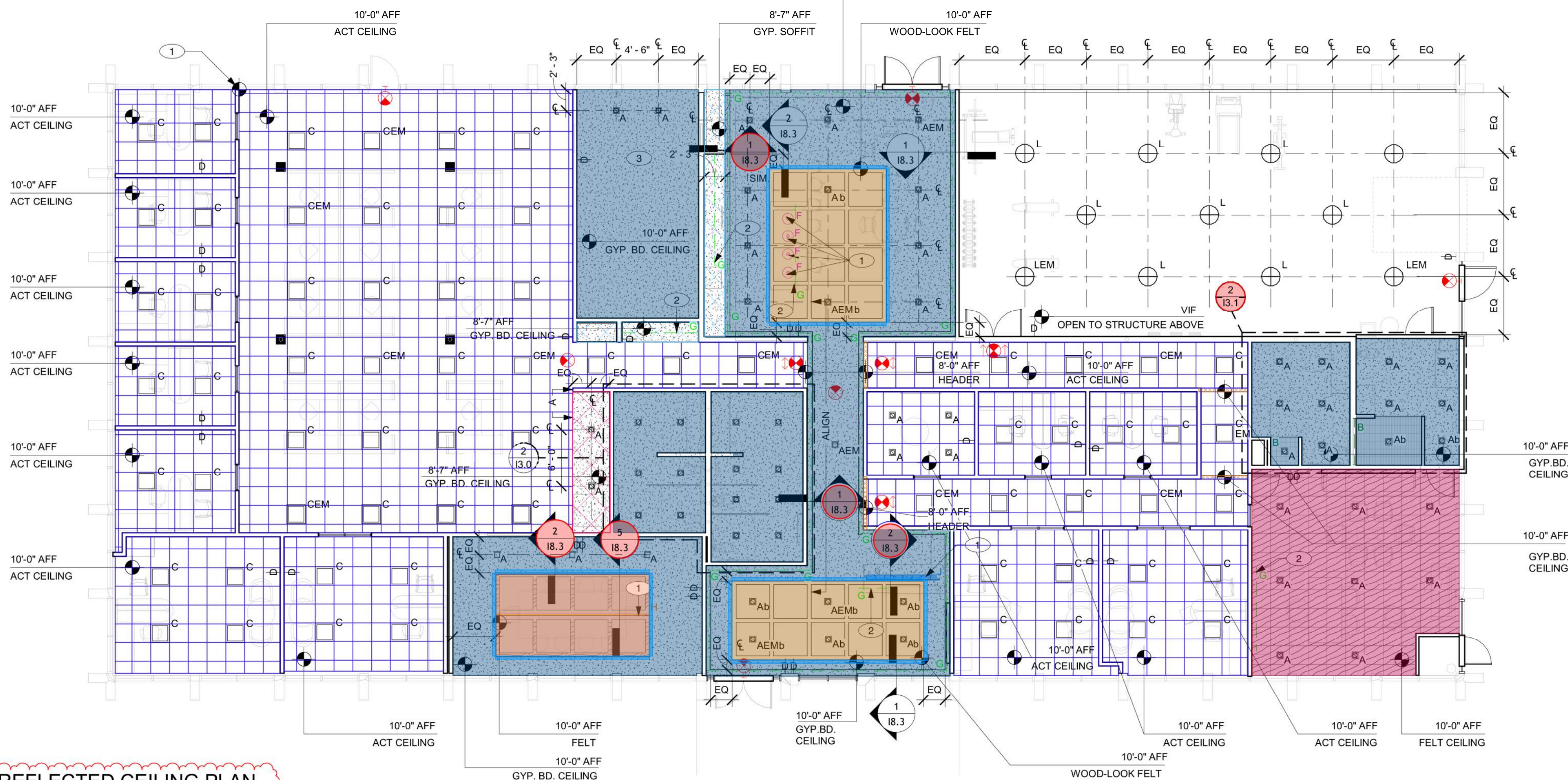
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DRAWING NUMBER:

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## REFLECTED CEILING PLAN

Scale: 1/8" = 1'-0"



## FLOOR FINISH SCHEDULE

FL-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS
FL-1	CARPET TILE	MOHAWK GROUP	WILD HORIZON GT366	727 PLUMEGRASS	AT OFFICE 0013; INSTALL: ASHLAR.
FL-2	CARPET TILE	SHAW CONTRACT	VISUALIZE 5T666	SISAL 62501	THROUGHOUT, UON. SIZE 24X24, INSTALL MONOLITHIC.
FL-3	CARPET TILE	INTERFACE	EE711 ETCHED EARTH	103462 FOSSIL	AT CONFERENCE ROOM; SIZE: 50CM X 50CM; INSTALL MONOLITHIC.
FL-4	MOSAIC TILE	THORNTREE	LITH	LEGACY WHITE MATTE	AT SHOWER, SIZE: 12X12; INSTALL STACK; GROUT: CUSTOM 545 BLEACHED WOOD.
FL-5	PORCELAIN	THORNTREE	NATIVA	TIBUR VENA NATURALE	AT PRIVATE SHOWER; SIZE: 24X48; INSTALL STACK; GROUT: CUSTOM 643 WARM GRAY
FL-6	MOSAIC TILE	THORNTREE	NATIVA	LAPILLO VENA NATURALE	AT PRIVATE SHOWER FLOOR; SIZE: 120X120; 100 TESSERE; INSTALL STACK; GROUT: CUSTOM 644 SHADOW.
FL-7	CONCRETE	-	-	-	GRIND AND SEAL EXISTING CONCRETE. PROVIDE SEALANT IN ALL JOINTS PRIOR TO PROVIDING SEALER COAT.

## PLASTIC LAMINATE SCHEDULE

PL-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS
PL-1	PLASTIC LAMINATE	WILSONART	8284K-05	WHITE OAK PB SPICE	TIMBERGRAIN FINISH; AT ALL MILLWORK LOCATIONS UNLESS OTHERWISE NOTED.
PL-2	PLASTIC LAMINATE	WILSONART	8277K-05	WALNUT PB NATURAL	TIMBERGRAIN FINISH; AT RESTROOMS AND SHOWER ROOMS;

## PAINT SCHEDULE

PT-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS
PT-1	LATEX	SHERWIN WILLIAMS	SW7103	WHITETAIL	THROUGHOUT; FLAT FINISH ON CEILINGS; SEMI-GLOSS AT RESTROOM WALLS; EGGSHELL AT ALL OTHER WALLS; DRYWALL AT EXPOSED CEILING LOCATIONS.

## BASE SCHEDULE

B-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS
B-1	RUBBER BASE	TARKETT	MILLWORK	01 SNOW WHITE	4" HIGH; 3/4" THICK; STRAIGHT PROFILE.
B-2	RUBBER BASE	TARKETT	MILLWORK	63 BURNT UMBER	4" HIGH; 3/4" THICK; STRAIGHT PROFILE.
B-3	WOOD BASE	-	-	FINISHED WITH SF-12	4" HIGH RECESSED/FLUSH MOUNT BASE WITH 1/4" REVEAL AT TOP.
B-4	RUBBER BASE	TARKETT	MILLWORK	TG6 MINK	LOCATED AT CONFERENCE ROOM; 1.5" HIGH SHOE MOULDING.

## SPECIALTY FINISH SCHEDULE

SF-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS	SF-#	MATERIAL	MFR.	PATTERN #	COLOR	REMARKS
SF-1	MOSAIC TILE	GARDEN STATE TILE	STICK	DEEP NAVY MATTE	AT RESTROOMS; SIZE: 11.4" X 12" SHEETS; INSTALL VERTICAL STACK; GROUT: 370 DOVE GREY.	SF-15	SILESTONE	COSENTINO	-	CHARCOAL SOAPSTONE PULIDO	AT RECEPTION DESK; 2CM THICKNESS.
SF-2	TERRAZZO	COVERINGS ETC	ECO-TERR SLAB HONED	GREYLAG SILVER	AT BREAK ROOM, STORAGE, OFFICE, AND RESTROOMS; 1-1/4" THICK. PROVIDE SEALER AS REQUIRED.	SF-16	GRANITE	DYNAMIC	-	ELEKTRA FLUTE	AT RECEPTION DESK; 2CM THICKNESS.
SF-3	MARBLE	TBS	TBS	TBS	AT CONFERENCE - BLUE GRAY VEINING	SF-17	METAL	MOZ	140 FLAT	PATINA	AT RECEPTION AND BREAKROOM
SF-4	MARBLE	TBS	TBS	TBS	AT OFFICE 013	SF-18	ACOUSTICAL PANELS	TURF	BARCODE	WT82 FLAT	AT CONFERENCE ROOM.
SF-5	WALL TILE	THORNTREE	NATIVA	LAPILLO VENA NATURALE	AT PRIVATE SHOWER NICHE; SIZE: 24" X 48"; INSTALL HORIZONTAL STACK; GROUT: CUSTOM 09 NATURAL GRAY.	SF-19	QUARTZ	CAESARSTONE	-	5111 STATUARIO NUVO	AT SHOWERS; 2CM THICK.
SF-6	WALL TILE	THORNTREE	NATIVA MODULO 120	ARUM LAPIS	AT PRIVATE SHOWER; SIZE: 24"X48"; INSTALL HORIZONTAL STACK; GROUT: CUSTOM 643 WARM GRAY.	SF-20	CERAMIC TILE	GARDEN STATE TILE	MARRAKESH	PURE LINEN GLOSSY GSWTTSW03G	AT SHOWER; SIZE: 6"X6"; GROUT: CUSTOM 381 BRIGHT WHITE; INSTALL: STACK.
SF-7	WALL TILE	THORNTREE	-	TINTE ACCIAIO	AT PRIVATE SHOWER; SIZE: 2"X10"; INSTALL: VERTICAL STACK; GROUT: ARDEX BLACK LICORICE 24.	SF-21	WALL TILE	THORNTREE	LITH	LEGACY WHITE MATTE	AT SHOWER; SIZE: 24X48; INSTALL STACK; GROUT: CUSTOM 545 BLEACHED WOOD.
SF-8	WALL TILE	TILEBAR	NOBU	TAN	AT RESTROOMS; SIZE 24" X 48"; INSTALL: STACK; GROUT: CUSTOM 541 WALNUT	SF-22	WALLCOVERING	MAHARAM	TEK-WALL THEORY 30011	017 CONTRAST	AT OFFICE 013.
SF-9	WALL TILE	ARIZONA TILE	GLAM	BLUE MATTE	AT BREAKROOM; 2-1/4"X9-1/2"; INSTALL VERTICAL STACK; GROUT: CUSTOM 370 DOVE GRAY; SEE ELEVATION FOR PATTERN.	SF-23	STAINED WOOD PANELING	-	-	STAINED TO MATCH PL-1	PROVIDE ON 1/2" SUBSTRATE WITH Z-CLIPS OR EQUAL. PROVIDE TREATED BLOCKING AS REQUIRED. PROVIDE FRY REGLET 1/8" POST AT PANEL JOINT AT 30" AFF. PAINT WITH SCUFFMASTER G7540160
SF-10	WALL TILE	ARIZONA TILE	GLAM	BLUE GLOSSY	AT BREAKROOM; 2-1/4"X9-1/2"; INSTALL VERTICAL STACK; GROUT: CUSTOM 370 DOVE GRAY; SEE ELEVATION FOR PATTERN.	SF-24	STAINED WOOD PANELING	-	-	STAINED TO MATCH DOORS	PROVIDE ON 1/2" SUBSTRATE WITH Z-CLIPS OR EQUAL. PROVIDE TREATED BLOCKING AS REQUIRED.
SF-11	WALL COVERING	MAHARAM	FOLIO 300104	003 CLOUDY	AT CONFERENCE ROOM.						
SF-12	PLASTER WALL FINISH	SOUTHWEST PROGRESSIVE	50354.02 4/11/2024	-	AT RECEPTION AND HALLWAY; CONTACT: AMISH DESAI; AMISHD@SWPROGRESSIVE.COM; 972-424-8280 EXT 102						
SF-13	UPHOLSTERY	HBF TEXTILES	WELL-LOVED 1072	30 ARMCHAIR	AT BANQUETTE SEAT						
SF-14	UPHOLSTERY	DESIGN TEX	LAMBERT 3623-803	PAYNES GREY	AT BANQUETTE BACK						

## FINISH PLAN GENERAL NOTES

- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- REFERENCE GENERAL SHEETS FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO idGROUP FOR SIGNED APPROVAL BEFORE APPLYING ANY FINISHES. idGROUP TO KEEP ONE SET OF APPROVED SAMPLES FOR RECORD.
- COORDINATE BUILDING STANDARD SPECIFICATIONS WITH OWNER WHERE REQUIRED AT AREAS OF CONSTRUCTION.
- FLOAT AND SCRAPE FLOOR TO BE LEVEL AS REQUIRED AND PREPARE FOR NEW SCHEDULED FINISH.
- FLOAT FLOOR AND CARPET/TILE TRANSITION AS REQUIRED FOR BOTH SURFACES TO ALIGN.
- CONTRACTOR TO RESERVE SPECIFIED FLOORING AND BASE UPON BEING AWARDED THE JOB TO ENSURE AVAILABILITY AND TIMELY INSTALLATION. SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED BY CONSTRUCTION MANAGER AND/OR LANDLORD.
- ALL CARPET TO BE PROTECTED IMMEDIATELY FOLLOWING INSTALLATION IN HIGH TRAFFIC AREAS AND/OR IN AREAS STILL IN CONSTRUCTION.
- FINISH FLOORING TO EXTEND FULLY INTO MILLWORK AT ACCESSIBLE SINK AND TRASH RECEPTACLE LOCATIONS.
- PROVIDE TRANSITION STRIPS AS SCHEDULED AT ALL FLOOR FINISH TRANSITIONS. REFERENCE TRANSITION SCHEDULE.
- ALL FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOORS, U.N.O.
- FLOOR FINISH DIRECTION SHALL RUN PARALLEL, PERPENDICULAR OR 45 DEGREE INCREMENTS.
- FLOOR FINISH TRANSITION TO BE IN PARALLEL, PERPENDICULAR OR 45 DEGREE INCREMENTS TO BUILDING PERIMETER, U.N.O.
- ENSURE THAT ALL FLOORING AND WALL GROUT AT TILE IS SEALED TO AVOID STAINING. REFER TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.
- COORDINATE TILE FLOORING INSTALL WITH FLOOR DRAIN LOCATIONS TO ENSURE DRAIN FALLS ALONG GROUT LINE AND NOT WITHIN INDIVIDUAL FLOOR TILES.
- ALL PARTITIONS AND GYP. BD. CEILINGS TO BE TAPED AND SANDED SMOOTH PRIOR TO FINISHING. PAINT AS SCHEDULED.
- PAINTED PARTITIONS TO RECEIVE ONE PRIMER COAT AND TWO FINISH COATS, OR AS NEEDED, FOR FULL COVERAGE. TOUCH-UP OR REPAINT ALL WALLS AS NEEDED AFTER COMPLETION OF WORK.
- CONTRACTOR TO ENSURE THAT ALL EXISTING BUILDING ELEMENTS TO REMAIN ARE PREPPED AND PAINTED WHERE REQUIRED. (i.e. RADIATORS, CONVECTORS, PREVIOUSLY PAINTED SILL EDGES, AND STRUCTURAL ELEMENTS, etc.). CONTACT idGROUP IF CLARIFICATION IS NEEDED.
- PROVIDE SMOOTH TEXTURE AT ALL WALLS THROUGHOUT, U.N.O.
- NOT USED.
- REFERENCE ELEVATIONS FOR FINISHES NOT NOTED ON PLAN.

## KEYNOTES

- COORDINATE FINISHES FOR SIMULATOR WITH OWNER AND OWNER'S VENDOR.
- COORDINATE FLOOR FINISHES AT GYM WITH OWNER AND OWNER'S VENDOR.
- PROVIDE LEVEL 5 FINISH FOR GRAPHIC BY OTHERS. COORDINATE WITH OWNER'S VENDOR.
- COORDINATE FINISHES WITH OWNER FOR FIRE RISER ROOM.
- PROVIDE SF-23 ABOVE DOOR TO CEILING ABOVE AND SOLID WOOD CAPS TO MATCH AT END TO ALIGN WITH HEADER ABOVE. PROVIDE CAP AT HEADER TO ALIGN WITH ENDS.
- PROVIDE 3/4" SOLID WOOD END CAP STAINED TO MATCH SF-23.

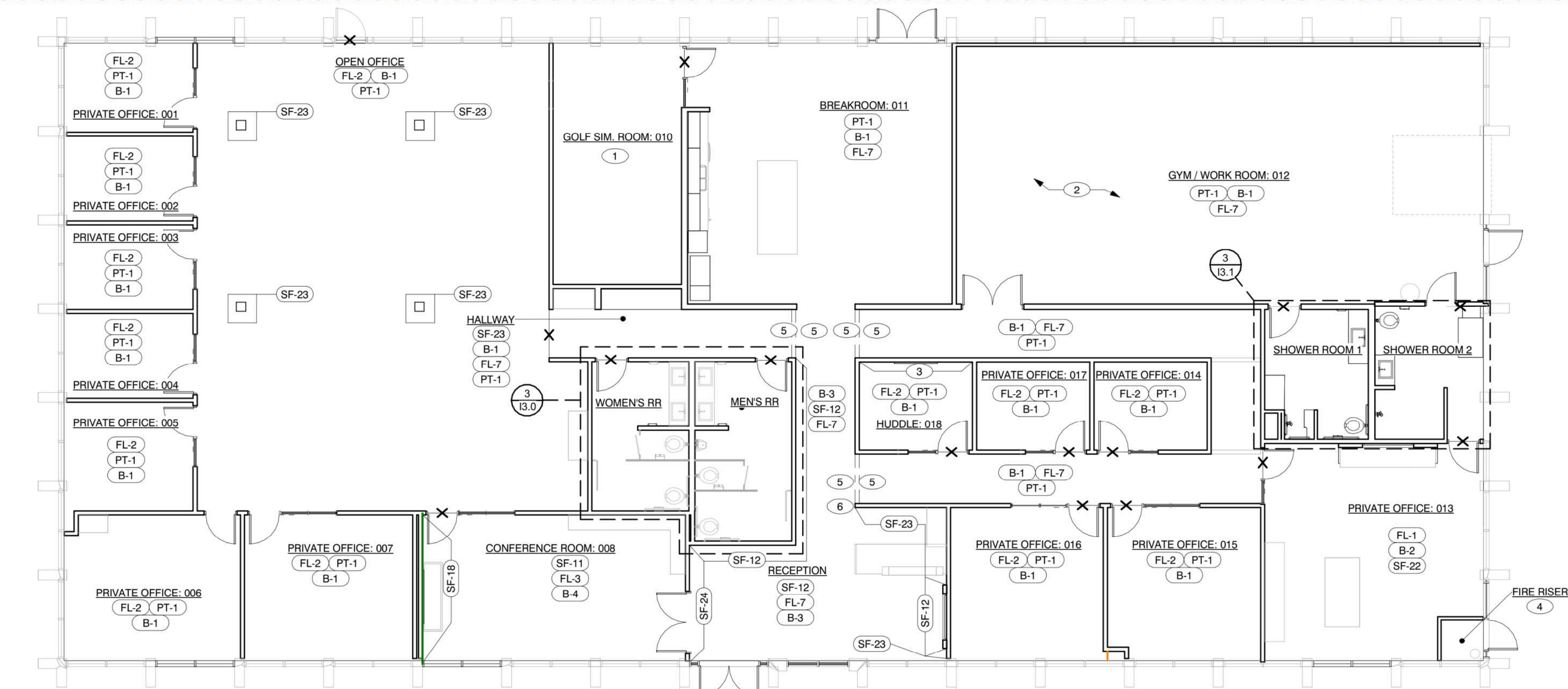
## FINISH LEGEND

LOCATION	DESCRIPTION
	FINISH SPECIFICATION - REFERENCE SCHEDULE
	WALL FINISH SPECIFICATION - REFERENCE SCHEDULE
	FLOOR FINISH TRANSITION
	FLOORING DIRECTION

ALL SYMBOLS NOT NECESSARILY USED

## TRANSITION SCHEDULE

LOCATION	MFR.	PRODUCT	FINISH
FLOOR			
FINISH TO FINISH - SAME THICKNESS	SCHLUTER	SCHIENE	BLACK
FINISH TO CONCRETE	SCHLUTER	RENO-U	BLACK
FINISH TO FINISH - DIFFERING THICKNESS	SCHLUTER	RENO-TK	BLACK
WALL			
EXPOSED EDGE	SCHLUTER	JOLLY	BLACK
FLOOR - WALL			
COVE	SCHLUTER		BLACK



1 FINISH PLAN  
Scale: 1/8" = 1'-0"

Name

29 ✓ SF-18: Turf Acoustical Wall Panels, Barcode, WT82 Flat

▲ Height Qty UOM

10' 0" 154 SF



PROJECT COORDINATOR / DESIGN CONSULTANT

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TEL: 214-638-6800

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MA

CB

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FINISH PLAN

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