

RENDERING FOR ARTISTIC REPRESENTATION ONLY

1001 PRESTON 1ST FLOOR WINDOW RENOVATION

BIDDING & CONSTRUCTION

21 DEC 2017

Kirksey
ARCHITECTURE

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PROJECT TEAM

HARRIS COUNTY
OWNER

BUILDING EXTERIOR
SOLUTIONS, LLC
ENVELOPE CONSULTANT

INFRASTRUCTURE
ASSOCIATES, INC.
MEP ENGINEER

FRACTAL, LLC
STRUCTURAL ENGINEER



21 DECEMBER 2017

PROJECT NAME
1001 PRESTON 1ST FLOOR
WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON,
TX 77002

KIRKSEY PROJECT NO. 2015198.002

VOLUME 1

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MATERIAL INDICATIONS

Table with 2 columns: SECTION and ELEVATION. Lists materials such as CONCRETE, PRECAST CONCRETE, CMU, BRICK, CAST/CUT STONE, NATURAL STONE, FINISHED WOOD, METAL LATH & PLASTER, CERMAIC/QUARRY TILE, GLASS/MIRROR, STEEL, ALUMINUM, BRASS/BRONZE, GRADE/EARTH, GRAVEL, SAND, CONT. WOOD BLOCKING, DISCONT. WOOD SHIM, and PLYWOOD.

FINISH PLAN SYMBOLS

Table of finish plan symbols including ROOM NAME, WALL FINISH NOTE, FLOOR FINISH NOTE, BASE FINISH NOTE, FINISH TRANSITION, FINISH NOTE, WALL FINISH NOTE, FLOOR FINISH NOTE, BASE FINISH NOTE, and FLOOR FINISH START POINT.

DEMO PLAN SYMBOLS

Table of demo plan symbols for EXISTING DOOR, PARTITION AND/OR ELEMENT TO REMAIN-PROTECTED AGAINST DAMAGE DURING DEMOLITION, and EXISTING DOOR, PARTITION AND/OR ELEMENT TO BE REMOVED / RELOCATED.

LIFESAFETY PLAN SYMBOLS

Table of lifesafety plan symbols including OCCUPANCY LOAD ACTUAL, OCCUPANCY LOAD (DOOR / STAIR), OCCUPANCY LOAD CAPACITY, EGRESS PATH, FIRE EXTINGUISHER CABINET, FIRE EXTINGUISHER, FIRST AID CABINET, AUTOMATED EXTERNAL DEFIBRILLATOR (AED) CABINET, KNOX BOX, FIRE BLANKET, EMERGENCY SHOWER, EMERGENCY RESPIRATOR, EMERGENCY SHOWER + EYE WASH, EYE WASH, EAR PROTECTION, EYE WEAR, FALL PROTECTION, MUSTER STATION, and SMOKING AREA.

POWER PLAN SYMBOLS

Table of power plan symbols under WALL MOUNTED DEVICES and FLOOR MOUNTED DEVICES, including single, duplex, and quadruplex receptacles, data/voice receptacles, voice receptacles, power furniture feed, junction boxes, thermostats, card readers, biometric readers, interrooms, and light switches.

FLOOR MOUNTED DEVICES

Table of floor mounted devices including single, duplex, quadruplex, and combination receptacles, data/voice receptacles, voice receptacles, combination duplex & data/voice receptacles, combination quadruplex & data/voice receptacles, combination duplex, data/voice, & AV receptacles, combination quadruplex, data/voice, & AV receptacles, power stub-up, data/voice stub-up, AV stub-up, combination power & data/voice stub-up, combination power, data/voice, & AV stub-up, power furniture feed, data/voice furniture feed, AV furniture feed, combination power & data/voice furniture feed, combination power, data/voice, & AV furniture feed, and ceiling mounted power pole.

TABLETOP DEVICES

Table of tabletop devices including single, duplex, quadruplex, special requirement, data, voice, voice, data/voice, combination duplex & data/voice, combination quadruplex & data/voice, combination duplex, data/voice, & AV, and combination quadruplex, data/voice, & AV receptacles.

SECURITY SYMBOLS

Table of security symbols including security camera (wall mounted - fixed, wall mounted - pan, ceiling mounted - fixed, ceiling mounted - pan), panic hardware, motion detector, fail-safe magnetic lock, electric strike, electric mortise lock, door contact, card reader, biometric reader, emergency call button, and request to exit button.

CEILING PLAN SYMBOLS

Table of ceiling plan symbols including ROOM NAME, CEILING FINISH, CEILING HEIGHT, CEILING TRANSITION, (2'X2') SUSPENDED ACOUSTICAL CEILING GRID, (2'X4') SUSPENDED ACOUSTICAL CEILING GRID, SUSPENDED GYPSUM CEILING, EXIT SIGN - CEILING MOUNTED, EXIT SIGN - WALL MOUNTED, CEILING GRID START POINT, SPEAKER, CEILING FINISH TYPE, and CEILING TRANSITION.

LIGHTING SYMBOLS

Table of lighting symbols including Fixture Designation (Typical - If Required), 2'X4, 2'X2, 1'X4 TROFFER, DOWNLIGHT, MECH / ELEC / UTILITY STRIP, GARAGE, SCNCE, COVE, PENDANT, SITE - POLE, SITE - MISC (ARCHITECTURAL / BUILDING), UNDERCABINET, and EXIT LIGHTING.

FLOOR PLAN SYMBOLS

Table of floor plan symbols including EXISTING DOOR, PARTITION AND/OR ELEMENT TO REMAIN-PROTECTED AGAINST DAMAGE DURING CONSTRUCTION, NEW DOOR, PARTITION AND/OR ELEMENT, NORTH ARROW, BUILDING ELEVATION / INTERIOR ELEVATION, DETAIL NUMBER - TYP, BUILDING SECTION, SHEET NUMBER - TYP, WALL SECTION, SECTION DETAIL, ENLARGED PLAN / DETAIL, ROOM IDENTIFICATION, PARTITION TYPE, HOUR RATING, ALIGN, MASTER SCHEDULE NOTE, CURTAINWALL TYPE, WINDOW TYPE, LOUVER TYPE, MILLWORK / CASEWORK NOTE, SHEET NOTE, REVISION CLOUD, and REVISION NUMBER.

NOTIFICATION TO GENERAL CONTRACTOR

THE INTER RELATION OF THE SPECIFICATIONS AND THE DRAWINGS: THE SPECIFICATIONS DETERMINES THE QUALITY, NATURE AND SETTING OF MATERIALS; THE DRAWINGS ESTABLISH THE QUANTITIES, DIMENSIONS AND DETAILS. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE AND WHATEVER IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet.

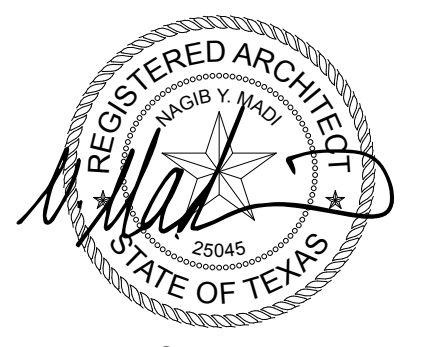
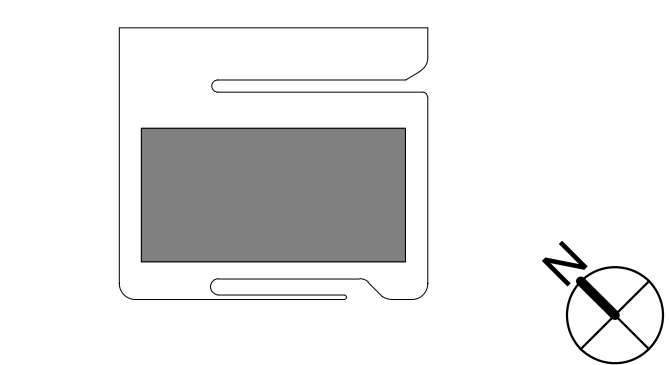


Table with 2 columns: DATE and ISSUE. Lists revision history including 10 MAY 2017 100% SCHEMATIC DESIGN, 04 AUG 2017 95% CONSTRUCTION DOCUMENTS, 08 SEP 2017 ISSUED FOR PERMIT, and 21 DEC 2017 BIDDING & CONSTRUCTION.

PROJECT NAME: 1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS: 1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002 KEY PLAN



SHEET TITLE: GRAPHIC STANDARDS

SHEET NUMBER: A0.10

A	AB ANCHOR BOLT AC ACOUSTICAL SEALANT ACC ARCHITECTURAL CAST IN PLACE CONCRETE ACM ALUMINUM COMPOSITE METAL ACOUS ACOUSTICAL ADJUST ADJUSTABLE ADJ ADJACENT AD ACCESS DOOR AF ACCESS FLOORING AFF ABOVE FINISH FLOOR AGG AGGREGATE AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM ANG ANGLE ANOD ANODIZED APPROX APPROXIMATELY APC ACOUSTICAL PANEL CEILING ARCH ARCHITECTARCHITECTURAL ASPH ASPHALT ATC ACRYLIC TEXTURED COATING ATN ATTENUATIONATTENUATING AUTO AUTOMATIC AUX AUXILIARY AVE AVENUE AVG AVERAGE A/C AIR CONDITIONING AVV AUDIO VISUAL	B B BASE BD BOARD BLDG BUILDING BLKG BLOCKING BLK BLOCK BM BEAM BOT BOTTOM B.O. BOTTOM OF BR BICYCLE RACK BRG BEARING BRK BRICK BRKT BRACKET BSMT BASEMENT BTW BETWEEN B&B BALLED & BUR LAPPED B-B BACK TO BACK B.M. BENCH MARK BF BOTH FACES	C CAB CABINET CB CATCH BASIN CCTV CLOSED CIRCUIT TELEVISION CEM CEMENT CER CERAMIC CFMF COLD FORMED METAL FRAMING OFRK OORK FLOOR TILE CIP CAST IN PLACE CONCRETE CJ CONTROL JOINT CKBD CHALKBOARD CLG CEILING CLR CLEAR(ANCE) CL CLOSET CM CONSTRUCTION MANAGER CMU CONCRETE MASONRY UNIT CNTR COUNTER COL COLUMN COMPRESS COMPRESSIBLE COMP COMPOSITION CONC CONCRETE COND CONDITION CONF CONFERENCE CONST CONSTRUCTION CONTR CONTRACTOR CONT CONTINUOUS CORRU CORRUGATED CORR CORRIDOR CPS CARPET SHEET CPT CARPET TILE CSM CAST STONE MASONRY CSMT CASEMENT CTR CENTER CTSK COUNTERSUNK CU FT CUBIC FOOT (FEET) CU YD CUBIC YARD CW COLD/CHILLED WATER C-C CENTER TO CENTER C.O. CASED OPENING	D### SHEET NOTE - DEMO PLAN D DEEP/DEPTH DBL DOUBLE DEFL DEFLECTION DEFS DECORATIVE EXTERIOR FINISH DF DRINKING FOUNTAIN DGL DECORATIVE GLASS DIAG DIAGONAL DIA DIAMETER DIM DIMENSION DISC DISCONNECT DISP DISPENSER DL DEAD LOAD DN DOWN DR DOOR DSC DOWNSPOUT DSC DIMENSIONAL STONE CLADDING DTL DETAIL DWG(S) DRAWING(S)	E EA EACH EFOB EXTERIOR FACE OF BUILDING EJ EXPANSION JOINT ELAS ELASTIC (ELASTOMERIC) ELEC ELECTRICAL ELEV ELEVATOR EL ELEVATION ELAST ELASTOMERIC EM ENTRANCE FLOOR MATS EMER EMERGENCY EP EXPLOSION PROOF EQUIP EQUIPMENT EQ EQUAL EWC ELECTRIC WATER COOLER EWH ELECTRIC WATER HEATER EW EACH WAY EXH EXHAUST EXIST EXISTING EXPAN EXPANSION EXP EXPOSED EXT EXTERIOR			
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U	UL UNDERWRITERS LABORATORY UNO UNLESS NOTED OTHERWISE UPH UPHOLSTERY UR URINAL	V VAC VACUUM VERT VERTICAL VEST VESTIBULE VLB VERTICAL LOUVER BLINDS	W WC WALL COVERING WCD WALL COVERING - DRY ERASE WDW WINDOW WD WOOD WDA WOOD VENEER WF WIDE FLANGE WFA WOOD ATHLETIC FLOORING WFE ENGINEERED WOOD PLANK FLOORING WH WALL HUNG WI WROUGHT IRON WP WALL PROTECTION WR WATER REPELENTS WRF WELDED WIRE FRABIC W.P. WORK POINT WI WITHIN W/O WITHOUT W/ WITH	X XFMR TRANSFORMER				

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F	F SHEET NOTE - FINISH PLAN F### SHEET NOTE - FURNITURE PLAN FA FIRE ALARM FC FIRE CODE FD FLOOR DRAIN FE FIRE EXTINGUISHER FEB FIRE EXTINGUISHER, BRACKET FEC FIRE EXTINGUISHER, CABINET FG FINISHANCE FLOOR GRILLES FH FIRE HYDRANT FIN FINISH/FINISHED FIXT FIXTURE FLRG FLOORING FLR FLOOR FLSHG FLASHING F.P.W. FLOOD PROTECTION WALL FL FLOW LINE FM FACTORY MUTUAL FND FOUNDATION FR GL FRITTED GLASS FRP FIBER REINFORCED PLASTIC FRPF FIREPROOF(ING) FSEC FOOD SERVICE EQUIPMENT CONTRACTOR FS FULL SIZE FTG FOOTING FT FOOT (FEET) AVE AVENUE FURN FURNISH FURR FURRED/FURRING FV FIELD VERIFY FVC FIRE VALVE CABINET FWC FABRIC WALL COVERING FWP FABRIC WRAPPED WALL PANELS	G GALV GALVANIZED GALL GALLON GA GAUGE GC GENERAL CONTRACTOR GD GUARD GEN GENERAL GF GLASS FILM GI GALVANIZED IRON GL GLASS GLAZING GL BLK GLASS BLOCK GMP GUARANTEED MAXIMUM PRICE GR GRADE, GRADING GRP GRAVEL GRT GROUT GSF GLAZING SURFACE FILM GSP GROSS SQUARE FOOT GYP GYPSUM	H HB HOSE BIBB HC HOLLOW CORE HD/CP HANDICAPPED HDWR HARDWARE HD HEAD HFS HALF FULL SIZE HLB HORIZONTAL LOUVER BLINDS HM HOLLOW METAL HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HVAC HEATING/VENTILATING/ AIR CONDITIONING	I ID INSIDE DIAMETER INCL INCLUDE INFO INFORMATION INSUL INSULATION INT INTERIOR IN INCH IPS INSIDE PIPE SIZE	J JAN JANITOR JST JOIST JT JOINT	L LAM LAMINATE(D) LAV LAVATORY LGTH LENGTH LH LEFT HAND LV LEVEL LN LINEAR LL LIVE LOAD LT LIGHT LVR LOUVER LWT LIGHTWEIGHT	M M METER MM MILLIMETER MACH MACHINE MAINT MAINTENANCE MAS MASONRY MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MEJ MASONRY EXPANSION JOINT MEP MECHANICAL ELECTRICAL PLUMBING MF METAL FINISHES MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS ML METAL LATH MLDG MOLDING MO MASONRY OPENING MR MOISTURE RESISTANT MSV MANUFACTURED STONE VENEER MTO MOUNTED MTO MOUNTING MTL METAL MULL MULLION MWP METAL WALL PANEL	N NIC NOT IN CONTRACT NOM NOMINAL NO. OR # NUMBER NRA NET RENTABLE SQUARE FOOT NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE
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DIVISION 5 METALS

050510 METAL FINISHES

Table with 2 columns: Item, Description. MF-1 Coating Type Anodized Aluminum, Color Dark Bronze (to match window wall system @ 5th Floor)

074213 METAL WALL PANELS

Table with 2 columns: Item, Description. MWP-1 Manufacturer As Specified, Product As Specified, Finish As Specified

DIVISION 8 DOORS AND WINDOWS

083213 SLIDING ALUMINUM-FRAMED GLASS DOORS

Table with 2 columns: Item, Description. SGD-1 Manufacturer Dorma, Product ESA300 Automatic Sliding Door, Frame Depth 4-1/2", Gaskets Black, Finish MF-1, Glazing GL-2, Joint Sealant Dow 795 Black, Hardware Manufacturer Standards

084413 WINDOW WALL SYSTEM

Table with 2 columns: Item, Description. CWS-1 Manufacturer Kawneer, Product 1600 Wall System 1, Sight Line 2-1/2", Frame Depth 7-1/2", Gaskets Black, Finish MF-1, Glazing GL-1, Joint Sealant Dow 795 Black, Remark Exterior Window Wall

Table with 2 columns: Item, Description. CWS-2 Manufacturer Kawneer, Product 1600 Wall System 1, Sight Line 2-1/2", Frame Depth 5-1/4", Gaskets Black, Finish MF-1, Glazing GL-2 / GL-3, Joint Sealant Dow 795 Black, Remark Interior Vestibule Window Wall

088000 GLAZING

Table with 2 columns: Item, Description. GL-1 Description 1" (25mm) Insulating, Manufacturer Viracon, Product VRE 19-46, Transmittance (VLT) 30%, U-Value (Winter) 0.30 Btu/(hr x sqft x °F), U-Value (Summer) 0.26 Btu/(hr x sqft x °F), SHGC 0.22, Remarks Exterior Window Wall Glass

Table with 2 columns: Item, Description. GL-2 Description 1" (25mm) Insulating for entry doors, Manufacturer Viracon, Product VE1-2M, Transmittance (VLT) 70%, U-Value (Winter) 0.30 Btu/(hr x sqft x °F), U-Value (Summer) 0.26 Btu/(hr x sqft x °F), SHGC 0.38, Remarks Doors and Vestibules

Table with 2 columns: Item, Description. GL-3 Description 1" (25mm) Insulating for entry doors, Manufacturer Viracon, Product VE1-2M, Transmittance (VLT) 70%, U-Value (Winter) 0.30 Btu/(hr x sqft x °F), U-Value (Summer) 0.26 Btu/(hr x sqft x °F), SHGC 0.38, Remarks Top Panel of Vestibules

DIVISION 9 FINISHES

096513 RESILIENT BASE AND ACCESSORIES

Table with 2 columns: Item, Description. RBA-1 Description Vinyl Base, Manufacturer Johnsonite, Product Match existing, Color Match existing, Size Match existing, Style / Profile Match existing, Material Type TV-Vinyl,thermoplastic, Location Where needed inside existing offices

099100 PAINT

General Note: All gypsum walls to be level 4 finish unless noted otherwise in scher

Table with 2 columns: Item, Description. PT-1 Description Elastomeric Coating (for Concrete), Sika Elastic Base Coat (Smooth & Textured), Manufacture/Color with top finish coat Sikagard 550W Elastocolor, Color to match existing, Sheen To match existing, Remarks Refer to Specifications

Table with 2 columns: Item, Description. PT-2 Description Wall/Ceiling Paint, Manufacture/Color No. Sherwin Williams/ SW 7005 Pure White, Sheen Eggshell, Gypsum Level Level 4, Remarks Gyp board soffit, wall pockets & knee walls @ window wall, Note At existing offices, paint is to match existing where needed.

DIVISION 10 SPECIALTIES

12 48 13 ENTRANCE FLOOR MATS

Table with 2 columns: Item, Description. EM-1 Description Interior Carpet Tile walk-off mat, Manufacturer Interface, Model No. 609008, Pattern Super Flor, Color TBD, Size 50cm x 50cm, Installation Pattern Quarter Turn, Note Entry vestibule walk-off mat. Refer to drawings.

DIVISION 26 ELECTRICAL

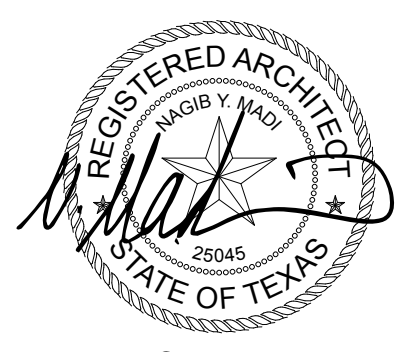
26 50 00 LIGHT FIXTURE SCHEDULE

Table with 2 columns: Item, Description. C1 Description 6" Square Recessed LED Down Light, Manufacturer Gotham, Catalog Number ICOSG40/25-6AR-LSS-45D-120-277, Lamp Type 27W LED 4000K, Mounting Recessed, Voltage 120-277V



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Houston Texas 77024
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These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet.



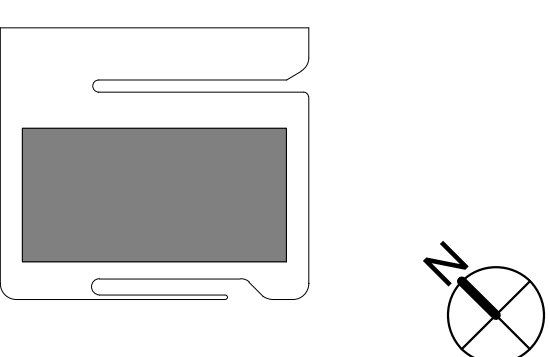
21 DECEMBER 2017

Table with 2 columns: DATE, ISSUE. C 04 AUG 2017 95% CONSTRUCTION DOCUMENTS, D 08 SEP 2017 ISSUED FOR PERMIT, 21 DEC 2017 BIDDING & CONSTRUCTION

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002
KEY PLAN

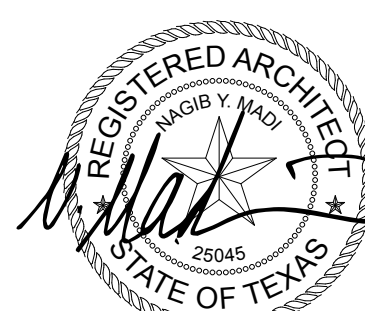


SHEET TITLE
MASTER SCHEDULE

SHEET NUMBER
A0.70

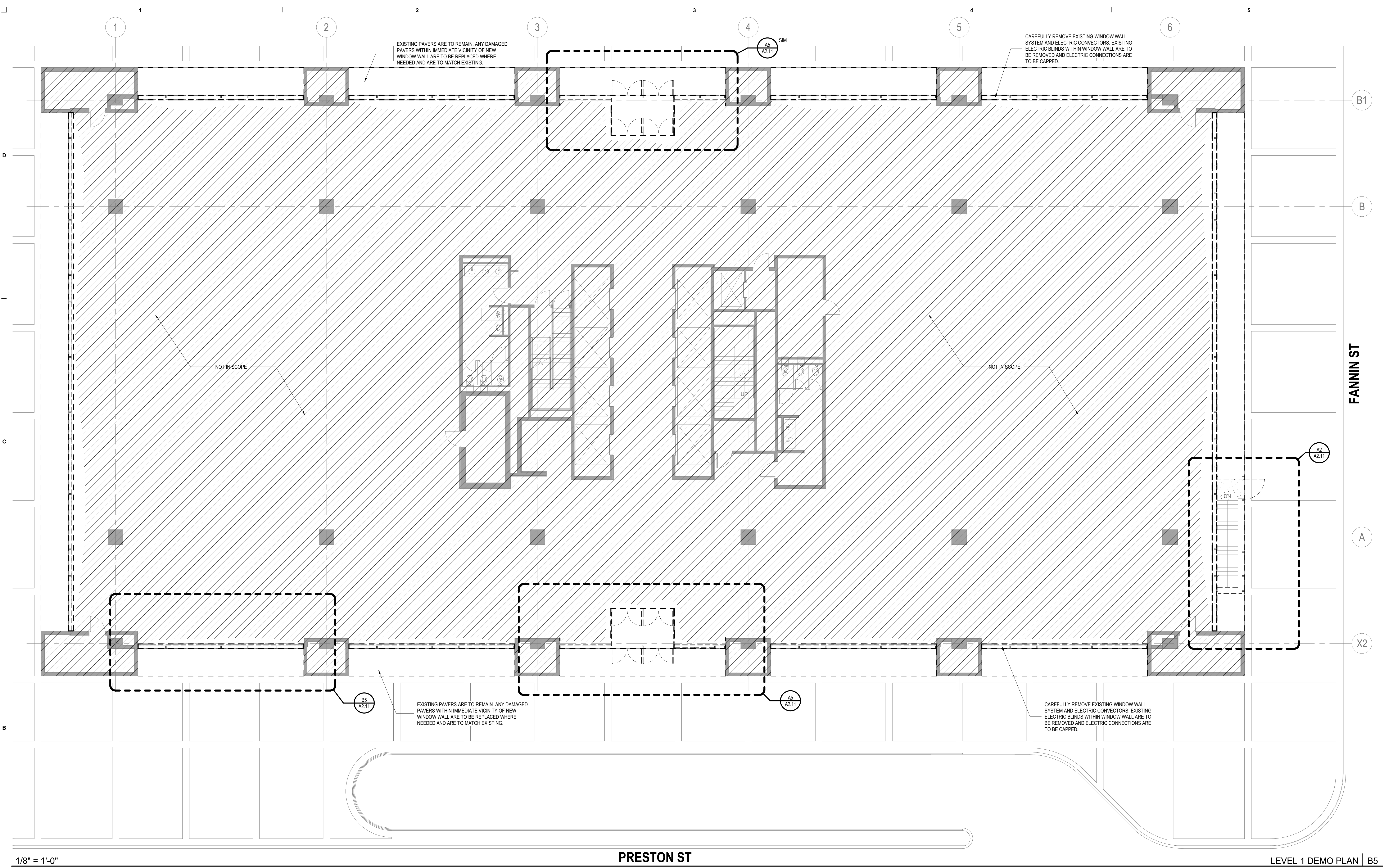
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These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheets of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.



21 DECEMBER 2017

DATE	ISSUE
10 MAY 2017	100% SCHEMATIC DESIGN
05 JUN 2017	ISSUE FOR COORDINATION
04 AUG 2017	95% CONSTRUCTION DOCUMENTS
08 SEP 2017	ISSUED FOR PERMIT
21 DEC 2017	BIDDING & CONSTRUCTION



1/8" = 1'-0"

PRESTON ST

LEVEL 1 DEMO PLAN | B5

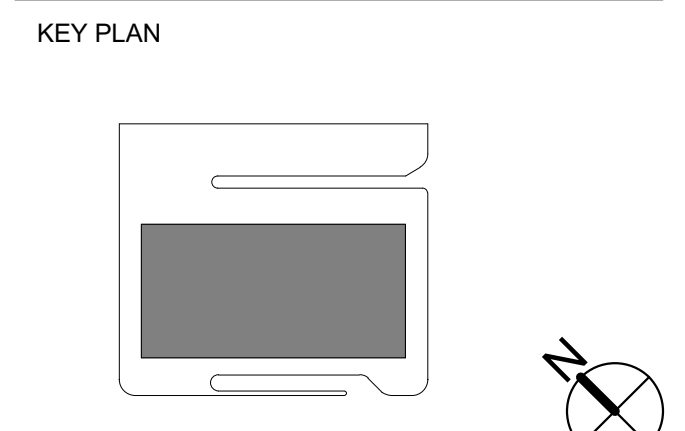
GENERAL NOTES

- REMOVE ELECTRICAL AND COMMUNICATION OUTLETS AND EXISTING ABANDONED OUTLETS. WIRING SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE. ALL UNUSED BRANCH WIRING SHALL BE DEMOLISHED BACK TO THE JUNCTION BOX. ALL UNUSED HOME RUNS SHALL BE DEMOLISHED BACK TO THE PANELS. WHERE FLOOR OUTLETS ARE REMOVED, PROVIDE PATCHING AND FIRE SAFING TO MAINTAIN EXISTING FIRE RATING. REMOVE ALL UNUSED SWITCHES, OUTLETS, CONTROLS, MOUNTING DEVICES ETC. UNLESS SHOWN TO REMAIN. PATCH AND REPAIR WALLS TO ACCEPT NEW SCHEDULED FINISH.
- PLUMBING SHOWN TO BE REMOVED SHALL BE DEMOLISHED BACK TO THE CONNECTION WITH BUILDING RISERS. FLOOR AND WALL PENETRATIONS SHALL BE PATCHED OR FIRE SAFED TO RESTORE THE EXISTING FIRE RATING. EXISTING DOORS AND FRAMES SHOWN TO BE REMOVED CAREFULLY AND STORED FOR REUSE OR PROVIDED TO OWNER.
- THE GENERAL CONTRACTOR SHALL PROTECT ANY ITEMS SHOWN TO REMAIN THAT, IN THE OPINION OF THE GENERAL CONTRACTOR, MAY BE DAMAGED OR DESTROYED BY THE WORK SHOWN.
- NOTIFY PROPERTY MANAGEMENT PRIOR TO THE DISABLING OF ANY FIRE ALARM DEVICES. FIRE ALARM DEVICES THAT ARE NOT DISABLED, BUT TEMPORARILY REMOVED FROM CEILINGS OR WALLS AS A RESULT OF DEMOLITION SHALL BE PROPERLY SUSPENDED ABOVE THE CEILING TO PREVENT DAMAGE. UPON COMPLETION OF DEMOLITION, THE GENERAL CONTRACTOR SHALL LEAVE ALL AREAS BROOM CLEAN (AT A MINIMUM).
- REMOVE FLOORING, BASE, AND LOOSE FLOOR LEVELING MATERIAL. IN AREAS NOTED, EXISTING FLOOR SHALL BE PREPARED TO ACCEPT NEW FLOORING. REFER TO FINISH PLAN.
- REMOVE WALL COVERINGS FROM WALLS TO RECEIVE NEW FINISHES, AS INDICATED. REMOVE ALL NAILS AND MOUNTING DEVICES FROM EXISTING WALLS, EXCEPT AS NOTED. PATCH AND PREPARE WALLS AS SPECIFIED TO RECEIVE NEW WALL FINISH. REFER TO FINISH PLANS.
- COMPLY WITH BUILDING MANAGEMENT RULES AND REGULATIONS WHEN EXECUTING DEMOLITION. REMOVAL OF DEBRIS AND SCHEDULING OF WORK (INCLUDING OVERTIME HOURS).
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE DEMOLITION AND REMOVAL OF ITEMS INDICATED OR AS OTHERWISE DIRECTED IN WRITING BY THE ARCHITECT.
- VERIFY EXISTING CONDITIONS AND, IN THE EVENT OF ANY DISCREPANCIES, CONFLICTS OR CONDITIONS OTHER THAN SHOWN, NOTIFY THE ARCHITECT.
- PROTECT EXISTING CONSTRUCTION TO REMAIN INCLUDING, BUT NOT LIMITED TO, PARTITIONS, CEILINGS, FLOORING, WINDOWS, MOUNTING DEVICES, DOORS AND FRAMES, ELEVATORS, ELECTRICAL AND HVAC EQUIPMENT. CAREFULLY REMOVE EXISTING ACOUTICAL CEILING TILES AND GRID AS NEEDED TO ACCOMMODATE NEW WINDOW WALL SYSTEM AND VESTIBULES. CEILING TILES AND GRID SHALL BE STORED AND PROTECTED DURING DURATION OF CONSTRUCTION AND RE-INSTALLED TO MATCH EXISTING CONDITIONS.
- SURVEY AREA AROUND EXISTING EXTERIOR STAIR ENCLOSURE FOR EXISTING CONDITIONS. IF SEVERE DAMAGE IS FOUND, CONTACT ARCHITECT IMMEDIATELY.

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

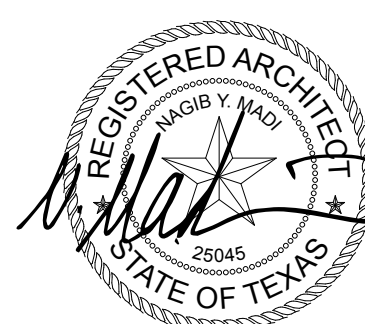
KIRKSEY PROJECT NO. **2015198.002**



SHEET TITLE
DEMOLITION FLOOR PLAN

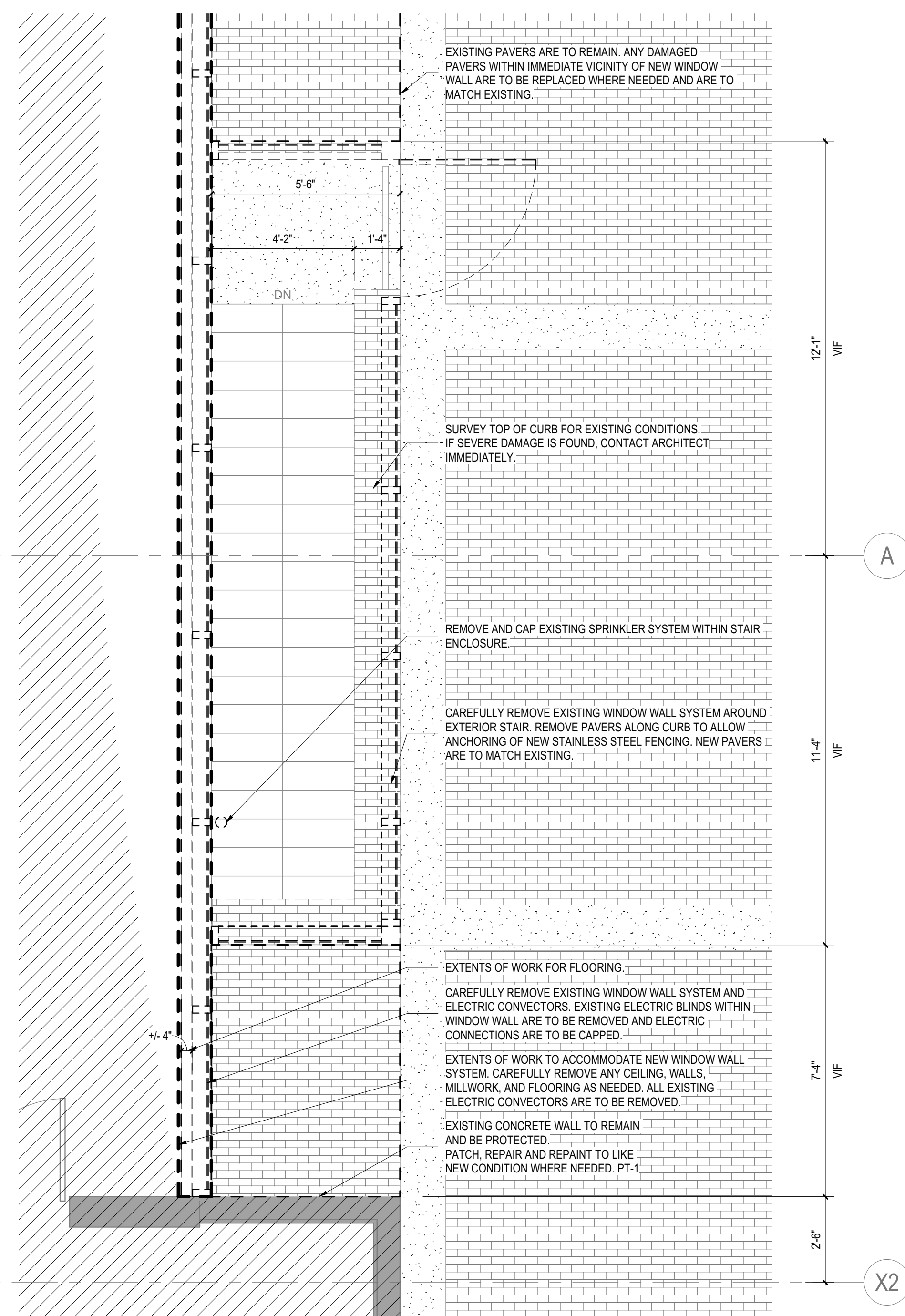
SHEET NUMBER
A2.10

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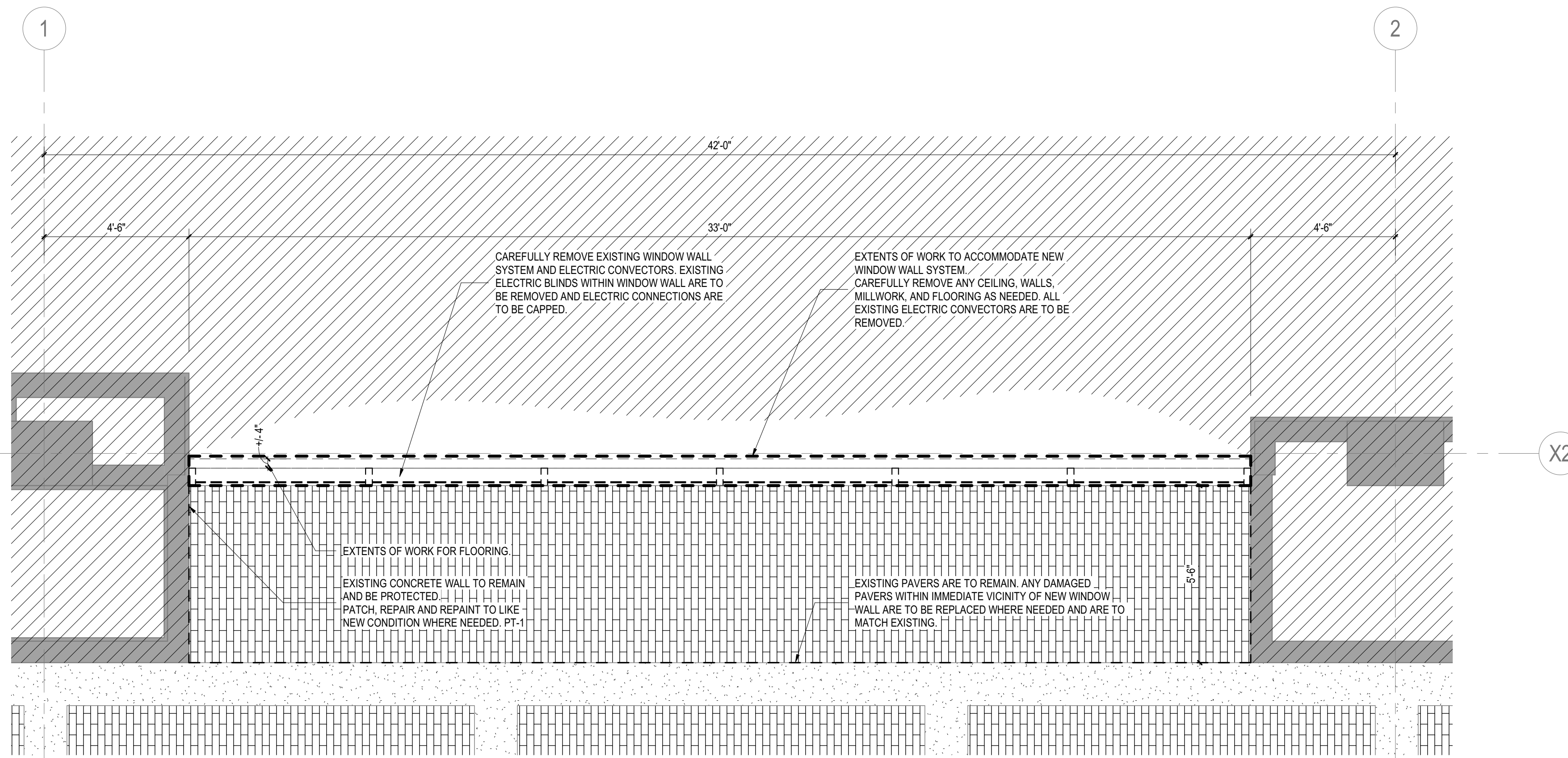


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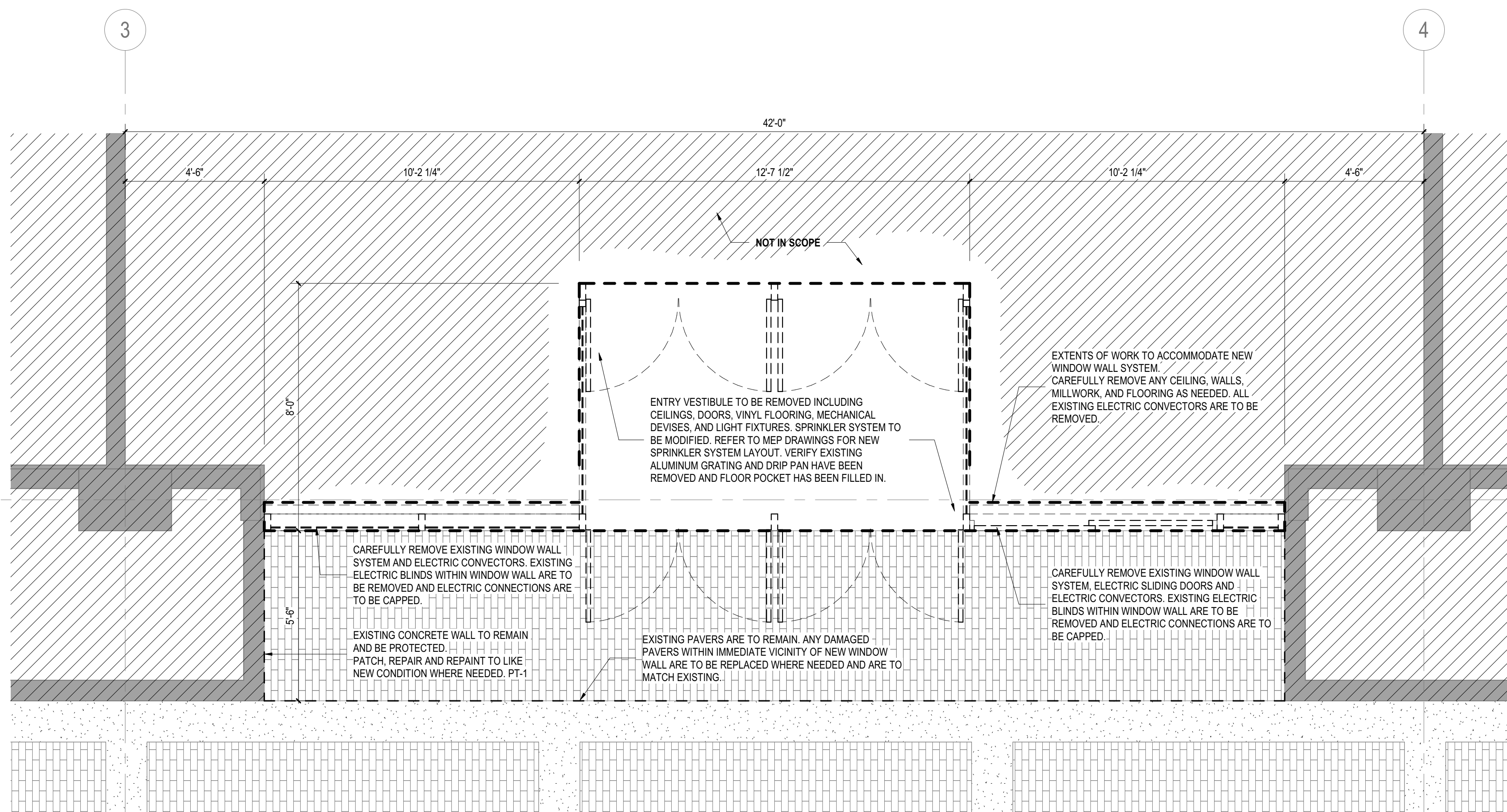
DATE	ISSUE
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ENLARGED LEVEL 1 DEMO PLAN @ EXTERIOR STAIR | A2



ENLARGED LEVEL 1 DEMO PLAN @ TYPICAL BAY | B5



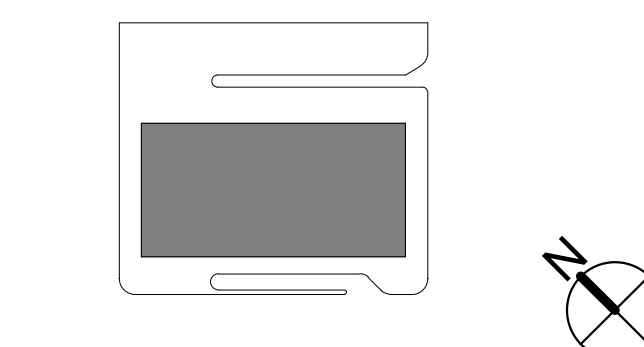
ENLARGED LEVEL 1 DEMO PLAN @ ENTRY VESTIBULE | A5

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002

KEY PLAN



SHEET TITLE
ENLARGED DEMOLITION FLOOR PLAN

SHEET NUMBER

A2.11

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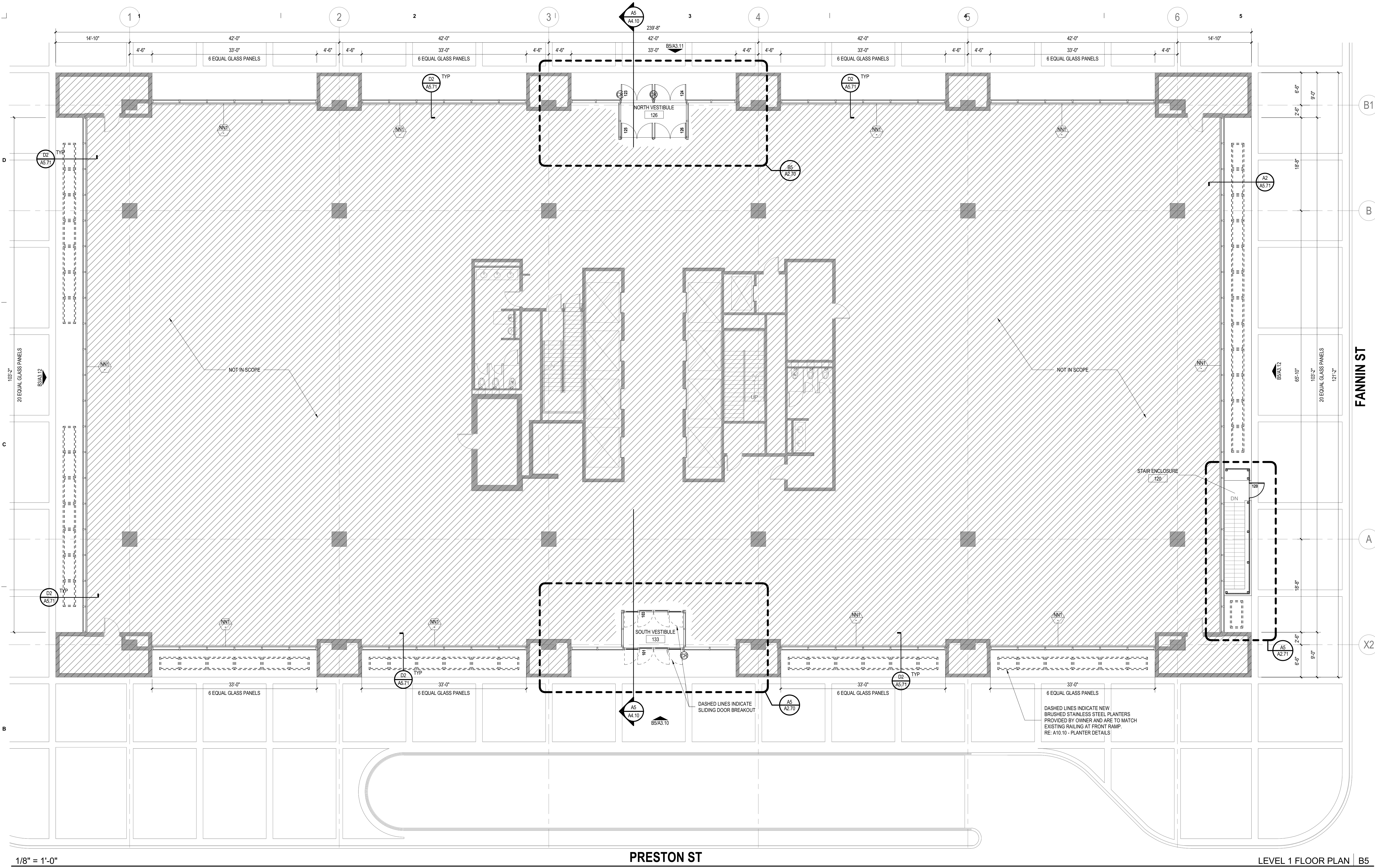
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1/8" = 1'-0"

PRESTON ST

LEVEL 1 FLOOR PLAN | B5

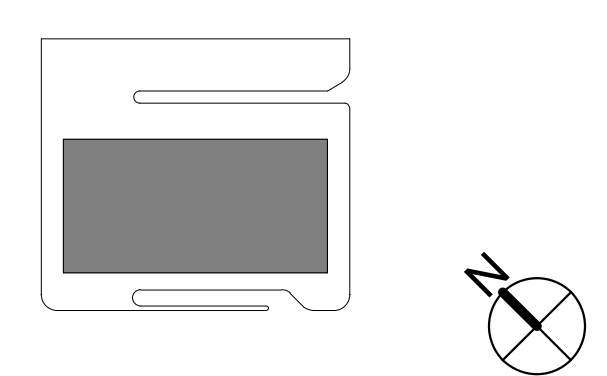
GENERAL NOTES

- ALL NEW WALLS TO BE TYPE NNT, UNLESS NOTED OTHERWISE. REFER TO PARTITION DETAILS B5/A5.10
- REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT BASIS OF DESIGN.
- DIMENSIONS: DIMENSIONS ARE TO FACE OF PARTITION, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR MATERIALS (FACE OF GLASS).
- PARTITIONS: NEW PARTITIONS ARE TO BE PERPENDICULAR OR PARALLEL WITH CORE OR EXTERIOR WINDOW WALL ELEMENTS, UNLESS NOTED OTHERWISE. CENTER PARTITIONS ON COLUMNS OR MULLIONS, UNLESS NOTED OTHERWISE.
- DOOR: HINGE SIDE OF DOORS TO BE LOCATED 4" FROM NEAREST PERPENDICULAR PARTITION, UNLESS DIMENSIONED OTHERWISE.
- CONTROL JOINTS SHOULD ALIGN WITH COLUMN LINE. REFER TO SPECIFICATIONS FOR MAX AREA BETWEEN CONTROL JOINTS.
- CONCEALED SPRINKLER HEAD COVERS TO MATCH COLOR OF CEILING.
- TENANT IMPROVEMENTS: HEAD TRACK DETAILS TO MATCH EXISTING.
- TENANT IMPROVEMENTS: FOR EXISTING PARTITIONS TO REMAIN, PATCH AND REPAIR TO LIKE NEW CONDITION.
- TENANT IMPROVEMENTS: NEW CONSTRUCTION THAT MEETS EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITHOUT VISIBLE JOINT.
- TENANT IMPROVEMENTS: WHERE REUSING EXISTING DOORS AND FRAMES, IDENTIFY DOOR UNDERCUTS THAT EXCEED 1/2" A.F.F. IN ORDER TO DETERMINE WHAT CORRECTIVE ACTION IS REQUIRED.
- TENANT IMPROVEMENTS: GENERAL CONTRACTOR TO VERIFY THAT ALL EXISTING DEMISING AND SERVER ROOM WALLS ARE FULL HEIGHT TO DECK. ADD PARTITION INFILL MATCHING EXISTING CONDITION AT AREAS WHERE EXISTING PARTITION DO NOT EXTEND TO DECK. NOTIFY ARCHITECT IMMEDIATELY IF ANY OTHER WALLS EXTEND TO DECK.
- TENANT IMPROVEMENTS: REPLACE ALL DOOR HARDWARE WITH LEVER HARDWARE IN ACCORDANCE WITH BUILDING STANDARDS. REUSE BALANCE OF HARDWARE TO GREATEST EXTENT POSSIBLE.
- ANY CEILINGS, WALLS, MILLWORK, AND FLOORING REMOVED TO ACCOMMODATE NEW WINDOW WALL SYSTEM TO BE REINSTALLED TO LIKE NEW CONDITION.

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**
KEY PLAN



SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A2.30
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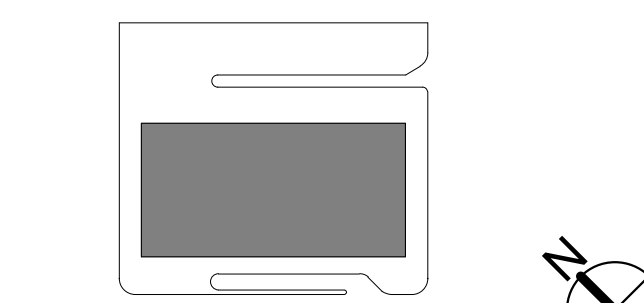
DATE	ISSUE
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PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**

KEY PLAN

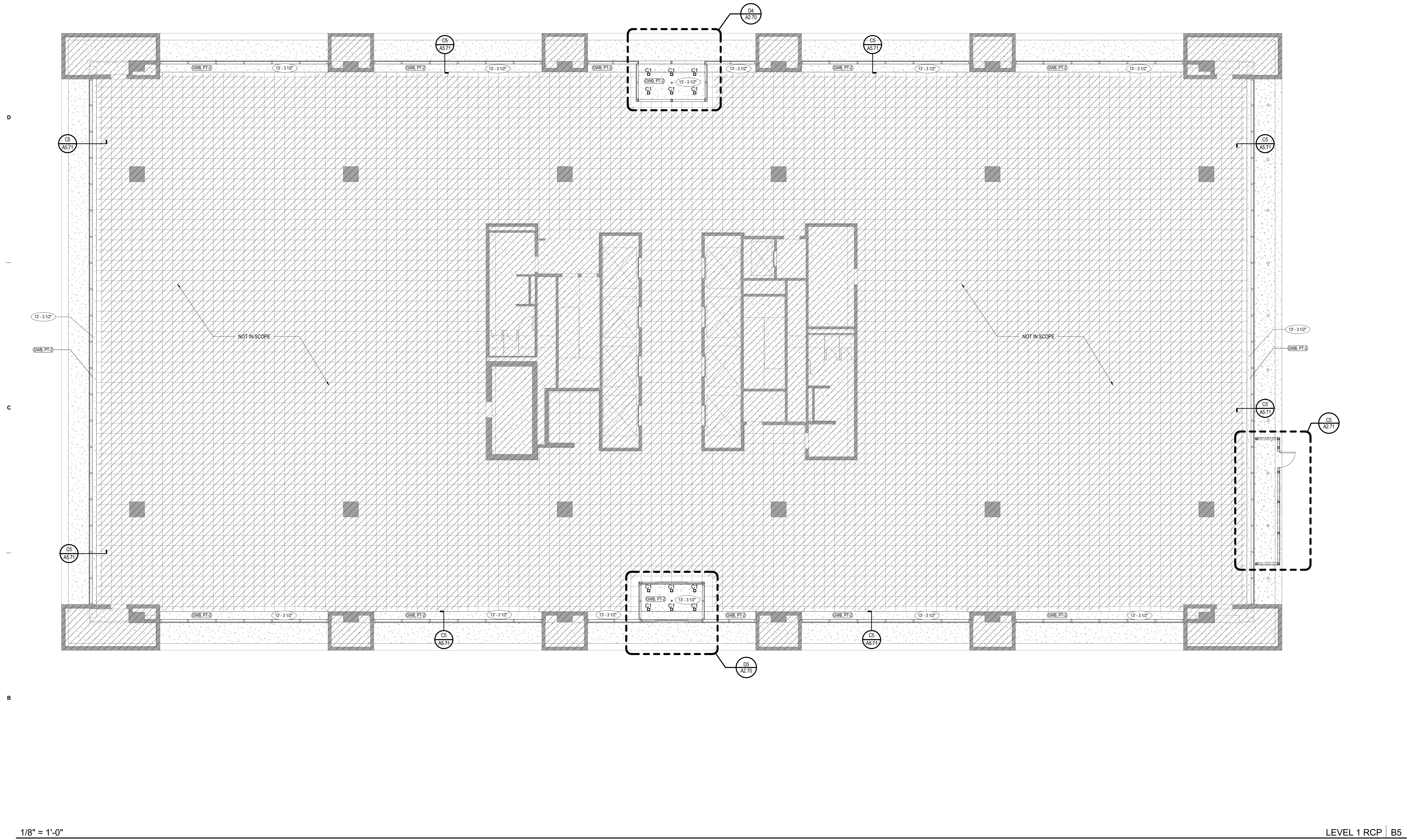


SHEET TITLE
REFLECTED CEILING PLAN

SHEET NUMBER

A2.40

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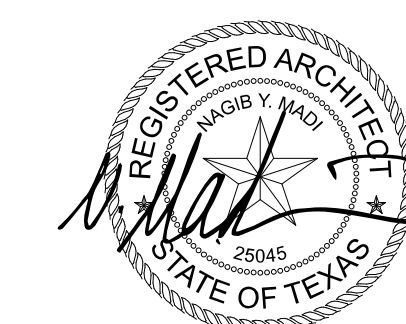


GENERAL NOTES

- REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT BASIS OF DESIGN.
- TYPICAL CEILING HEIGHT TO BE 13'-6" THROUGHOUT, UNLESS NOTED OTHERWISE.
- CEILING CLOUDS TO BE CENTERED IN ROOM. PERIMETER SLOT DIFFUSERS; REFER TO MECHANICAL FOR SIZE. BLANK OFF PLATES TO EXTEND BETWEEN SLOT DIFFUSERS AND PARTITION.
- LIGHTS: ALL LIGHT FIXTURES TO BE CENTERED IN CEILING TILE, OR TIGHT TO GRID AS INDICATED, UNLESS NOTED OTHERWISE.
- CONTROL JOINTS SHOWN IN CEILING TO ALIGN AND CONTINUE IN WALLS AND FLURR DOWNS. REFLECTED CEILING PLAN IS FOR LIGHTING LOCATION AND ARCHITECTURAL NOTES ONLY. REFER TO ENGINEER'S ELECTRICAL LIGHTING PLAN FOR SWITCHING, CIRCUITING.
- REFER TO MECHANICAL PLAN FOR SUPPLY REGISTERS AND RETURN AIR GRILLE LOCATIONS, UNLESS NOTED OTHERWISE.
- ALL PRIVATE OFFICES AND CONFERENCE ROOMS SHALL BE INDIVIDUALLY SWITCHED, UNLESS NOTED OTHERWISE.
- GYPNUM CEILINGS TO BE PAINTED TO MATCH ADJACENT CEILING TILES.
- NEW MEP EQUIPMENT (I.E. HVAC UNITS, DUCTWORK, PLUMBING, ELECTRICAL) SHALL BE LOCATED SO AS NOT TO INTERFERE WITH OTHER PORTIONS OF NEW CONSTRUCTION. TENANT IMPROVEMENTS: WHERE EXISTING CEILING REMAINS, SUSPENSION SYSTEM TO BE CONTINUOUS THROUGHOUT, UNLESS OTHERWISE NOTED. MAIN TEES SHALL NOT BE CUT UNLESS NOTED ON DRAWINGS. REPAIR DAMAGED GRID WHERE SAGGING OR BROKEN. COORDINATE WITH BUILDING MANAGEMENT TO REPAIR EXISTING LEAKS AT AND ABOVE CEILING. REPAIR WATER DAMAGE AND DISCOLORED ACOUSTICAL CEILING TILES.
- EXISTING 2X2' CEILING GRID AND ACOUSTICAL TILE TO REMAIN. REPAIR, CLEAN OR PAINT DAMAGED GRID AND REPLACE DISCOLORED TILES TO CREATE LIKE NEW CONDITION. ANY EXISTING ACOUSTICAL CEILING TILES AND GRID THAT WAS REMOVED TO ACCOMMODATE NEW WINDOW WALL SYSTEM AND VESTIBULES IS TO BE RE-INSTALLED TO MATCH EXISTING AND LIKE NEW CONDITION.

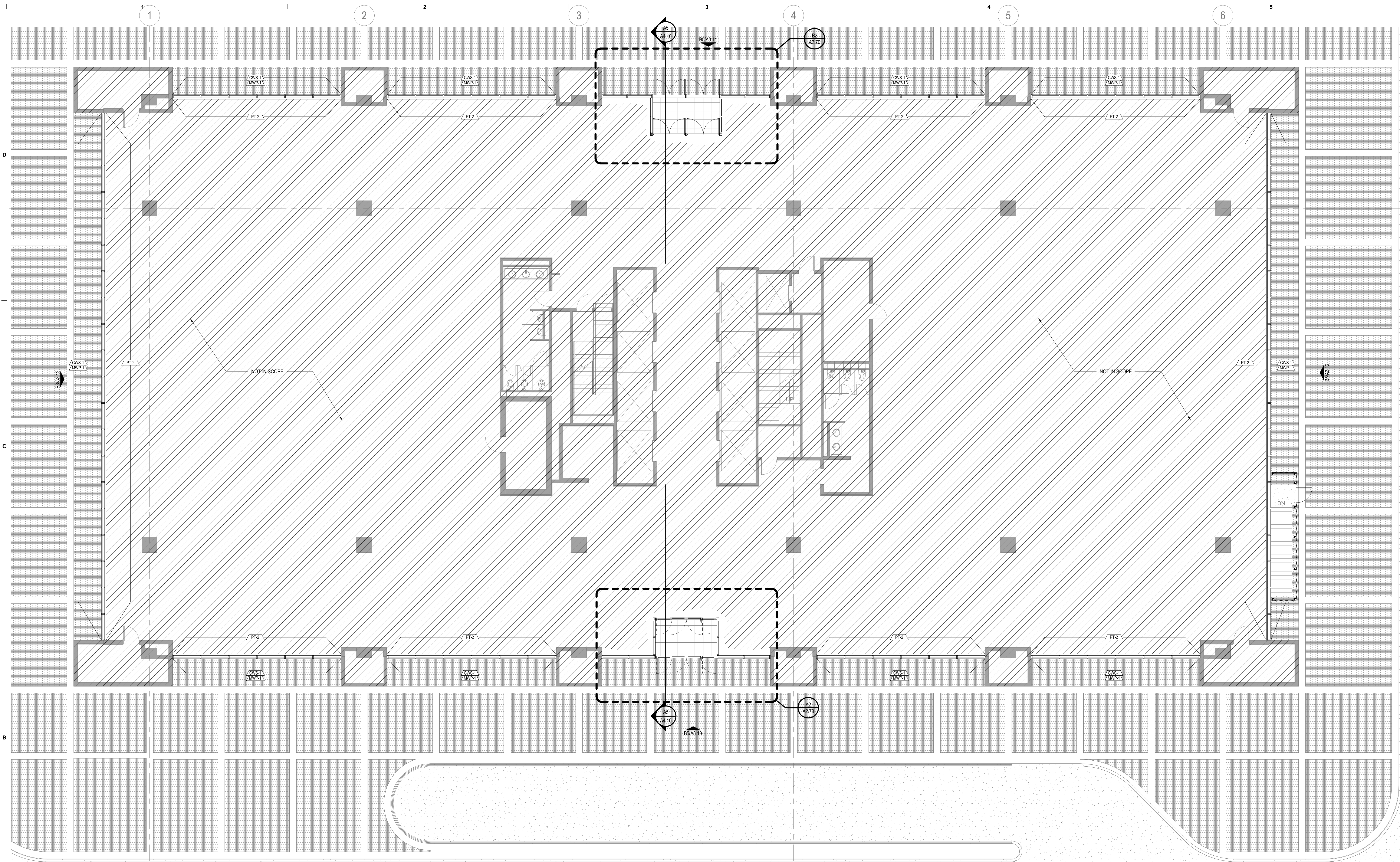
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1/8" = 1'-0"

PRESTON ST

LEVEL 1 FINISH PLAN | B5

GENERAL NOTES

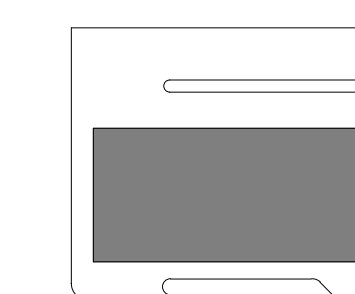
- REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT BASIS OF DESIGN.
- ALL WALLS TO BE NN-1, UNLESS NOTED OTHERWISE.
- ALL BASE TO BE RBA-1, UNLESS NOTED OTHERWISE.
- EXISTING CARPET TILE AT EDGE CONDITIONS TO BE CUT BACK AT TYPICAL DIMENSION TO ACCOMMODATE NEW WINDOW WALL SYSTEM. REPLACE WITH MATCHING TILE AT EDGE CONDITIONS.
- TRANSITION BETWEEN TWO DISSIMILAR FLOOR FINISHES IS TO OCCUR AT THE CENTERLINE OF DOOR OR CASED OPENING, UNLESS OTHERWISE NOTED.
- FLOAT FLOOR TO INSURE TOP OF FINISHES ARE FLUSH.
- ALL REVEALS TO BE PAINTED TO MATCH ADJACENT WALLS, UNLESS OTHERWISE NOTED.
- TENANT IMPROVEMENTS' EXISTING BASE BUILDING RESTROOMS, STAIRWELLS, JANITOR CLOSETS AND OTHER CORE ELEMENTS ARE NOT IN CONTRACT, UNLESS OTHERWISE INDICATED.

PROJECT NAME
1001 PRESTON 1ST FLOOR
WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON,
TX 77002

KIRKSEY PROJECT NO. 2015198.002

KEY PLAN

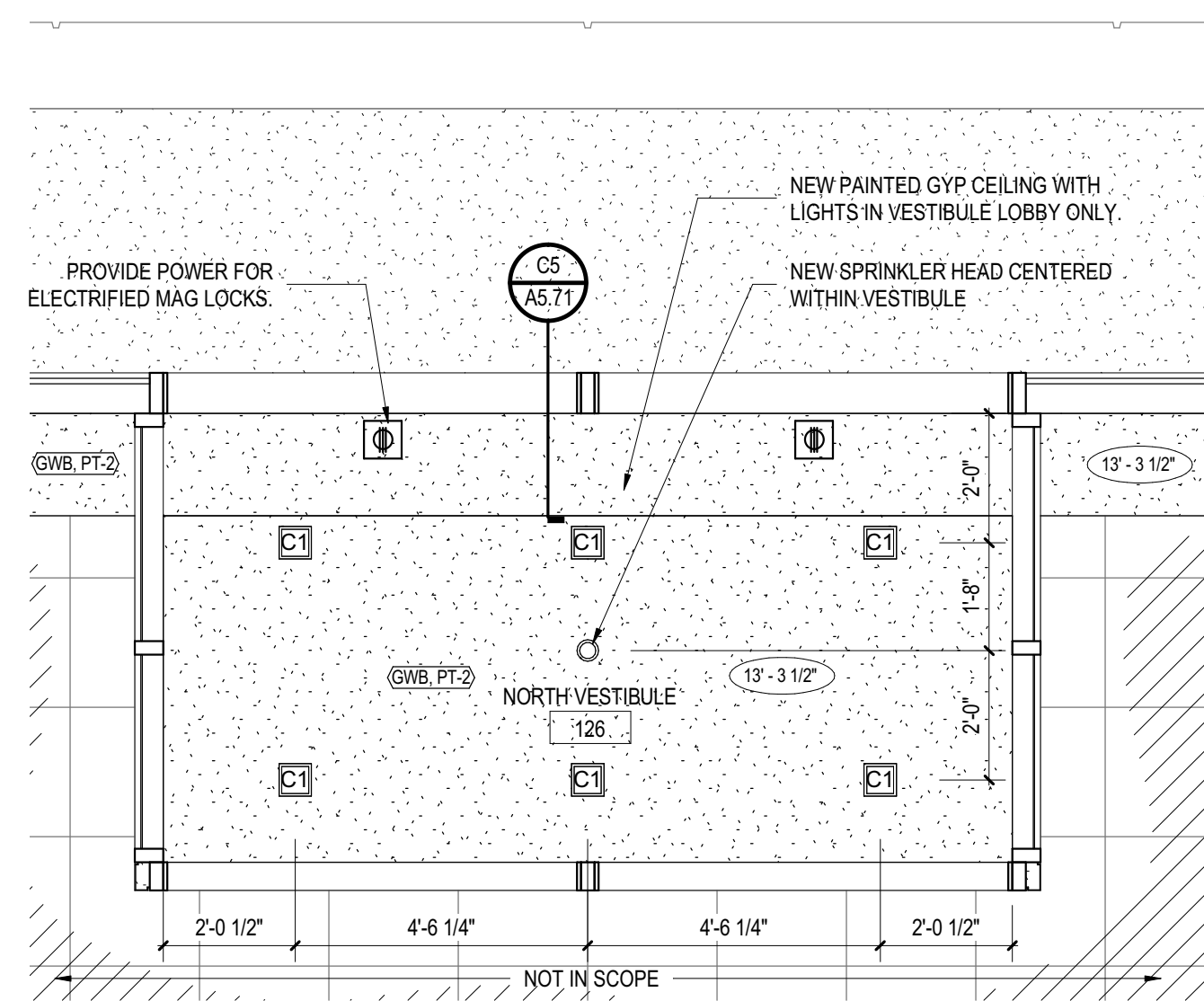


SHEET TITLE
FINISH PLAN

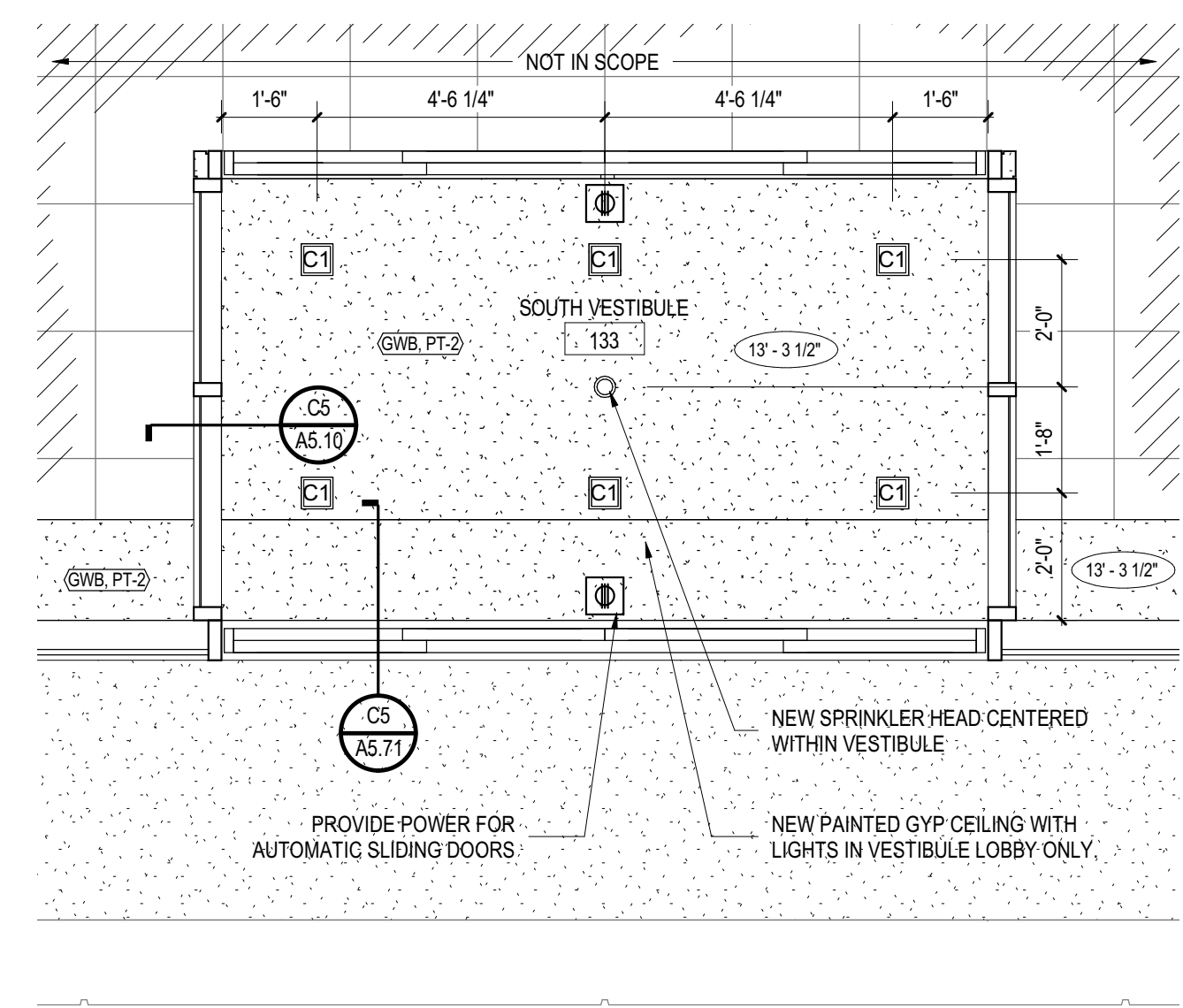
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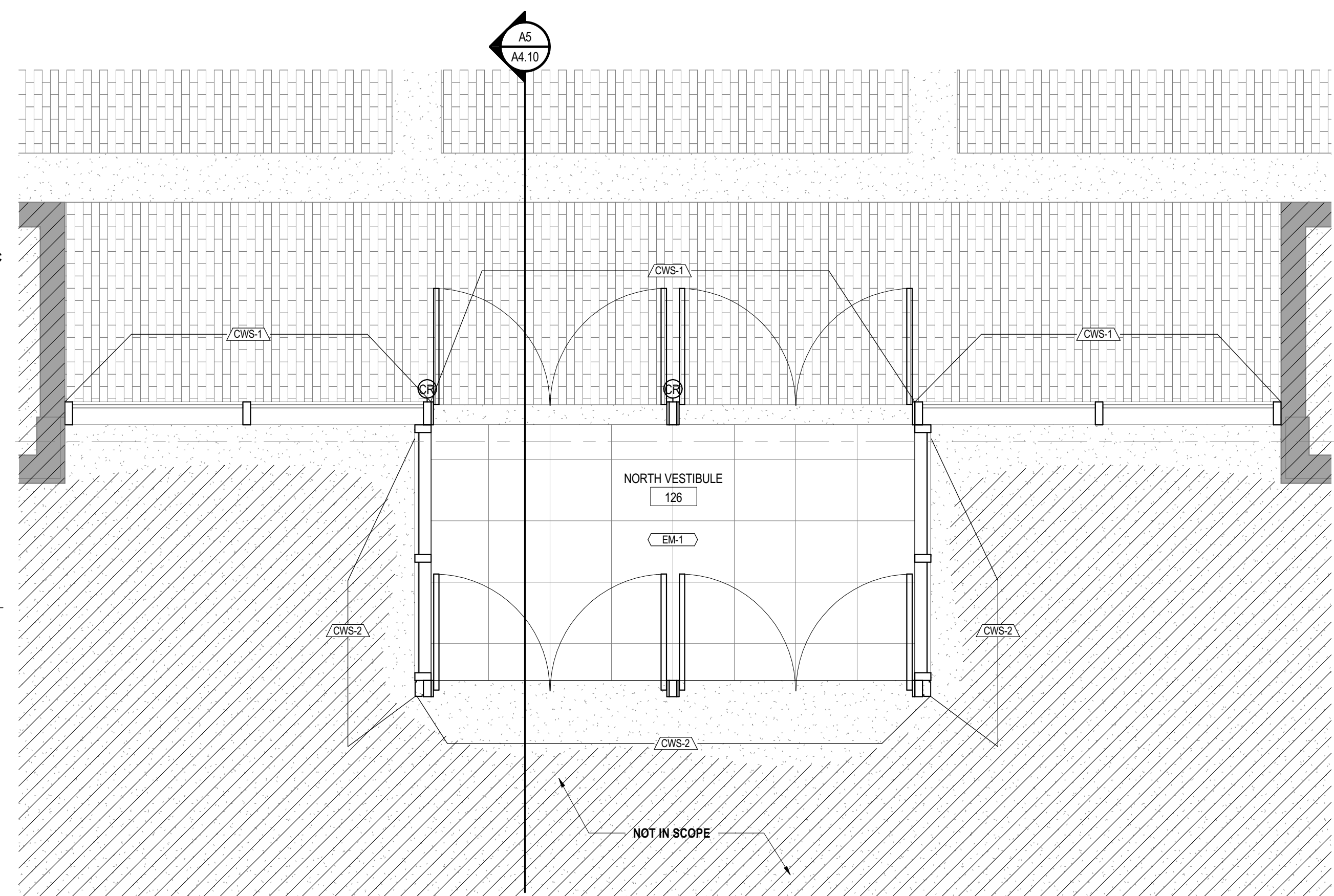
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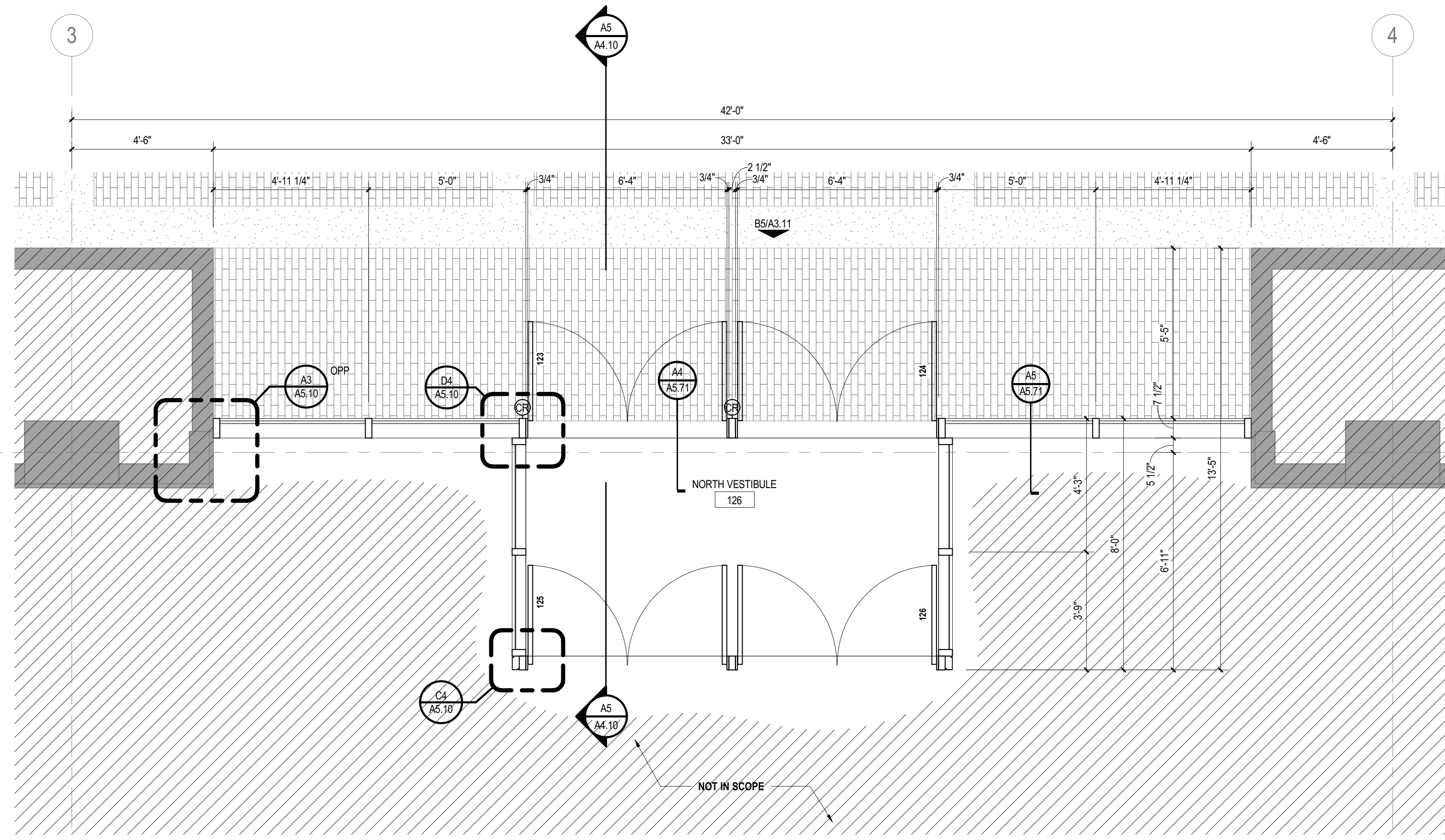
3/8" = 1'-0" LEVEL 1 NORTH VESTIBULE LOBBY ENLARGED RCP | D4 3/8" = 1'-0"



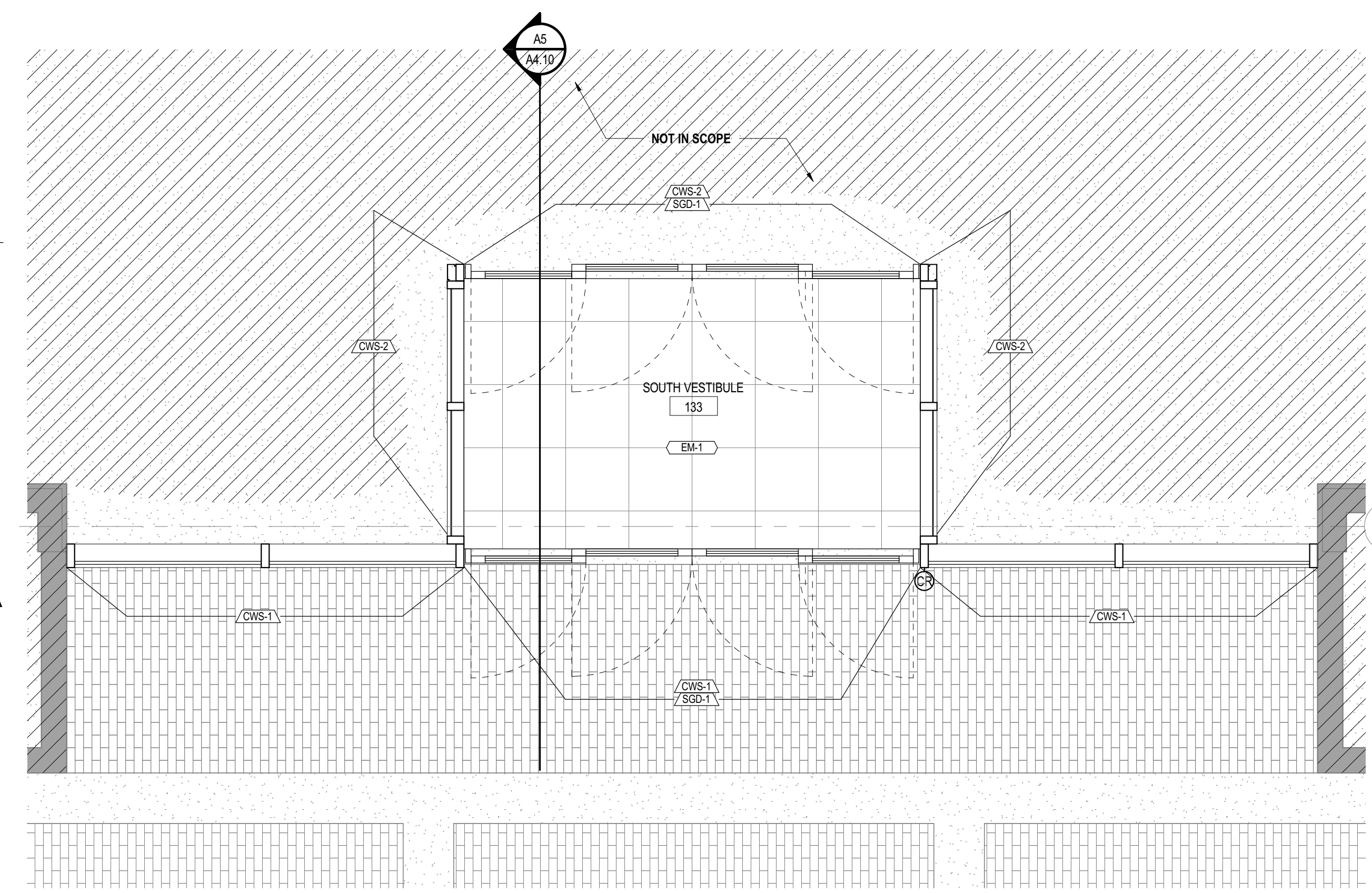
LEVEL 1 SOUTH VESTIBULE LOBBY ENLARGED RCP | D5



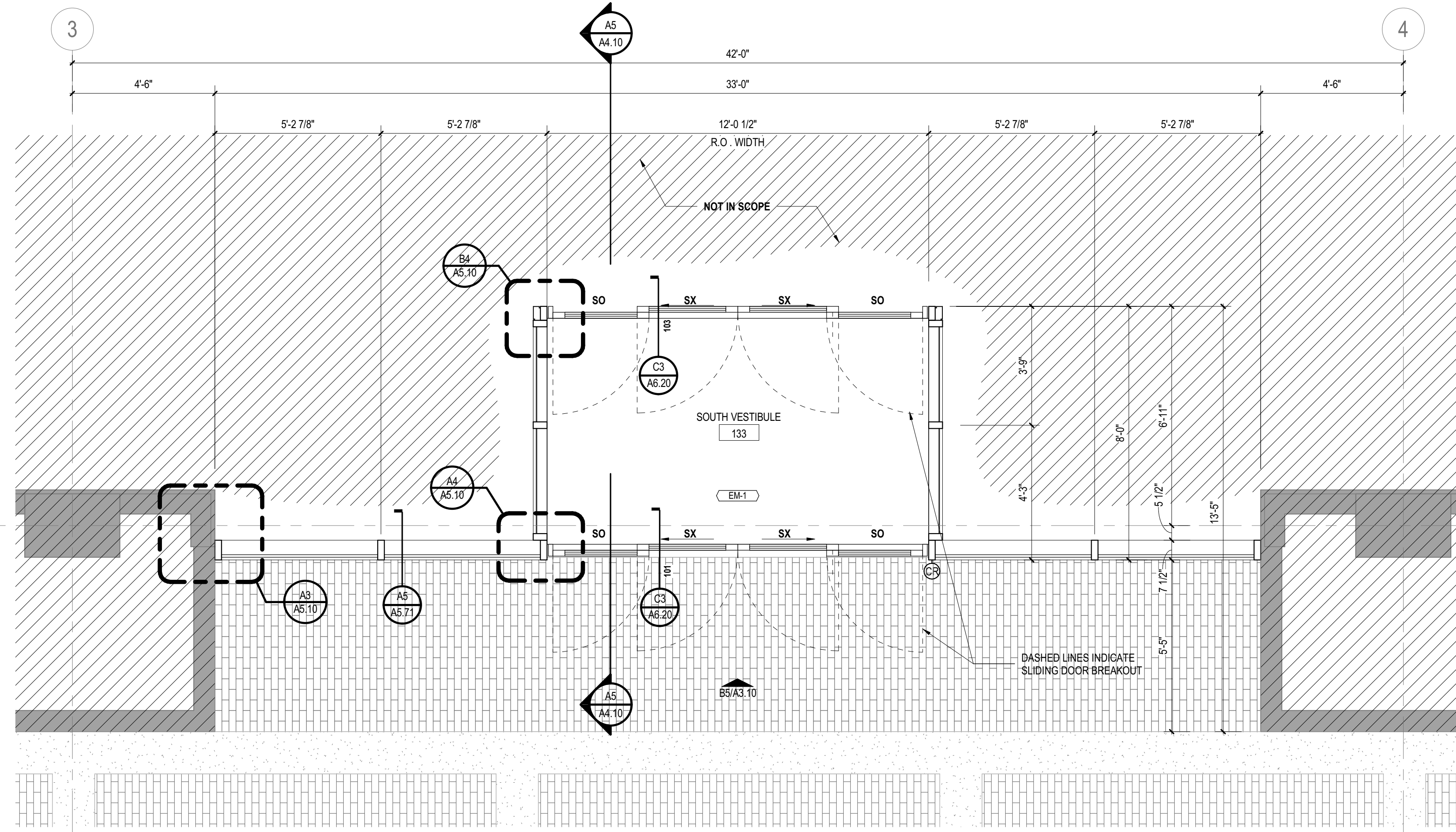
3/8" = 1'-0" ENLARGED FINISH PLAN @ NORTH VESTIBULE | B2



3/8" = 1'-0" ENLARGED FLOOR PLAN - LEVEL 1 NORTH ENTRY VESTIBULE | B5



3/8" = 1'-0" ENLARGED FINISH PLAN @ SOUTH VESTIBULE | A2



3/8" = 1'-0" ENLARGED FLOOR PLAN - LEVEL 1 SOUTH ENTRY | A5

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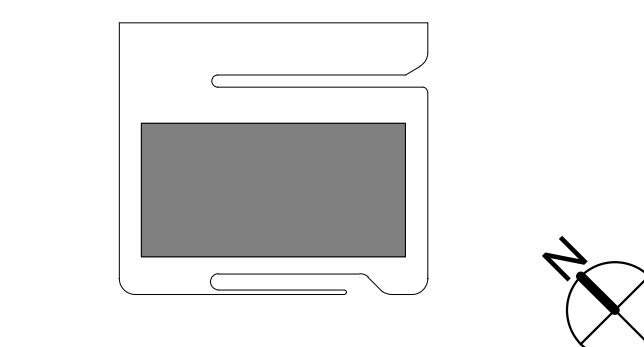
DATE	ISSUE
A	10 MAY 2017 100% SCHEMATIC DESIGN
B	05 JUN 2017 ISSUE FOR COORDINATION
C	04 AUG 2017 95% CONSTRUCTION DOCUMENTS
D	08 SEP 2017 ISSUED FOR PERMIT
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PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002

KEY PLAN



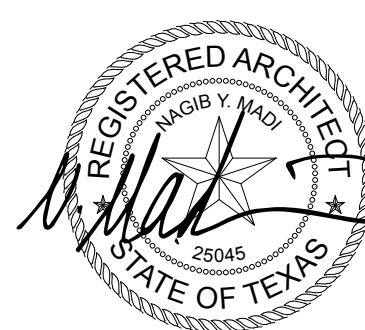
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ENLARGED PLANS

SHEET NUMBER

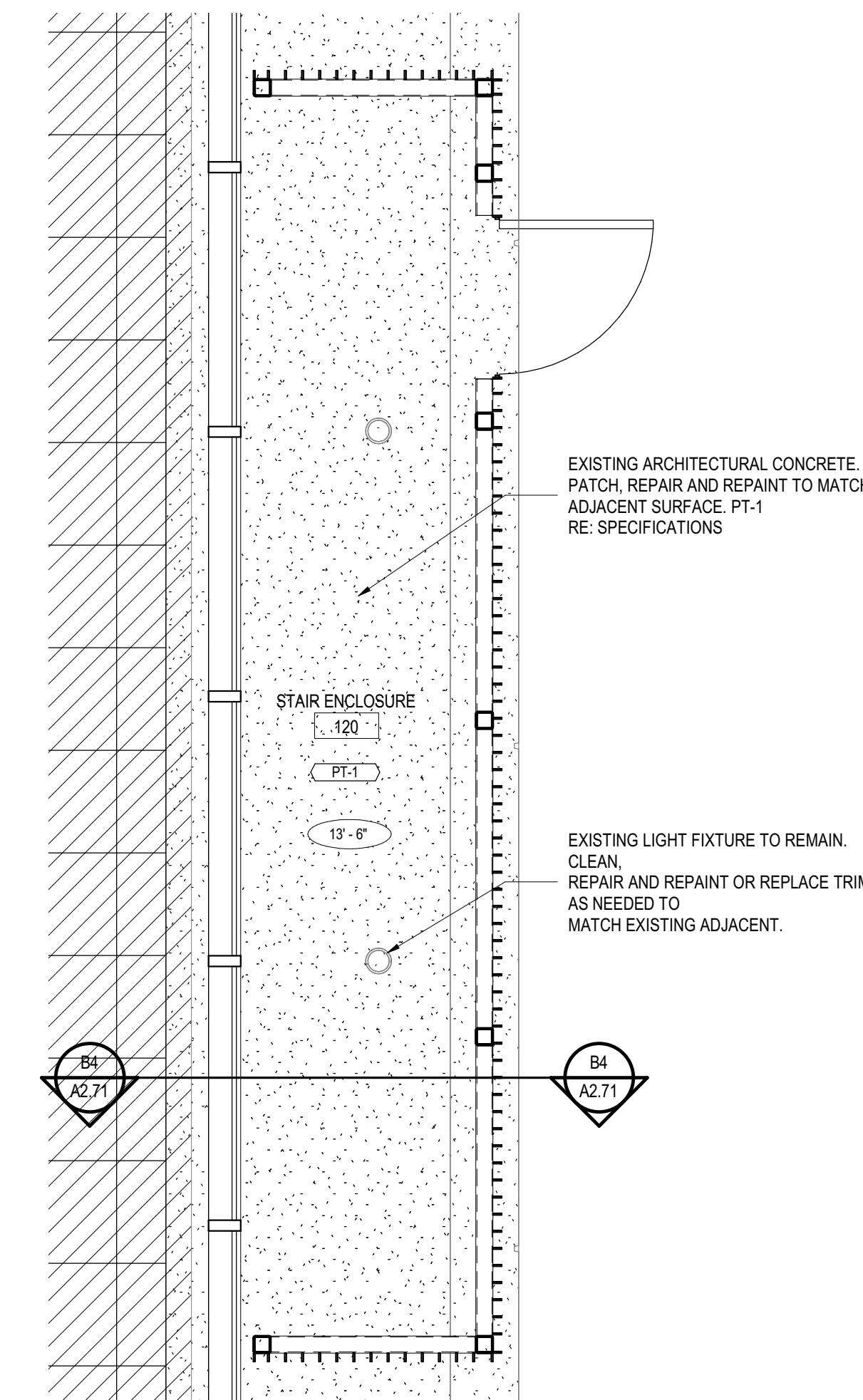
A2.70

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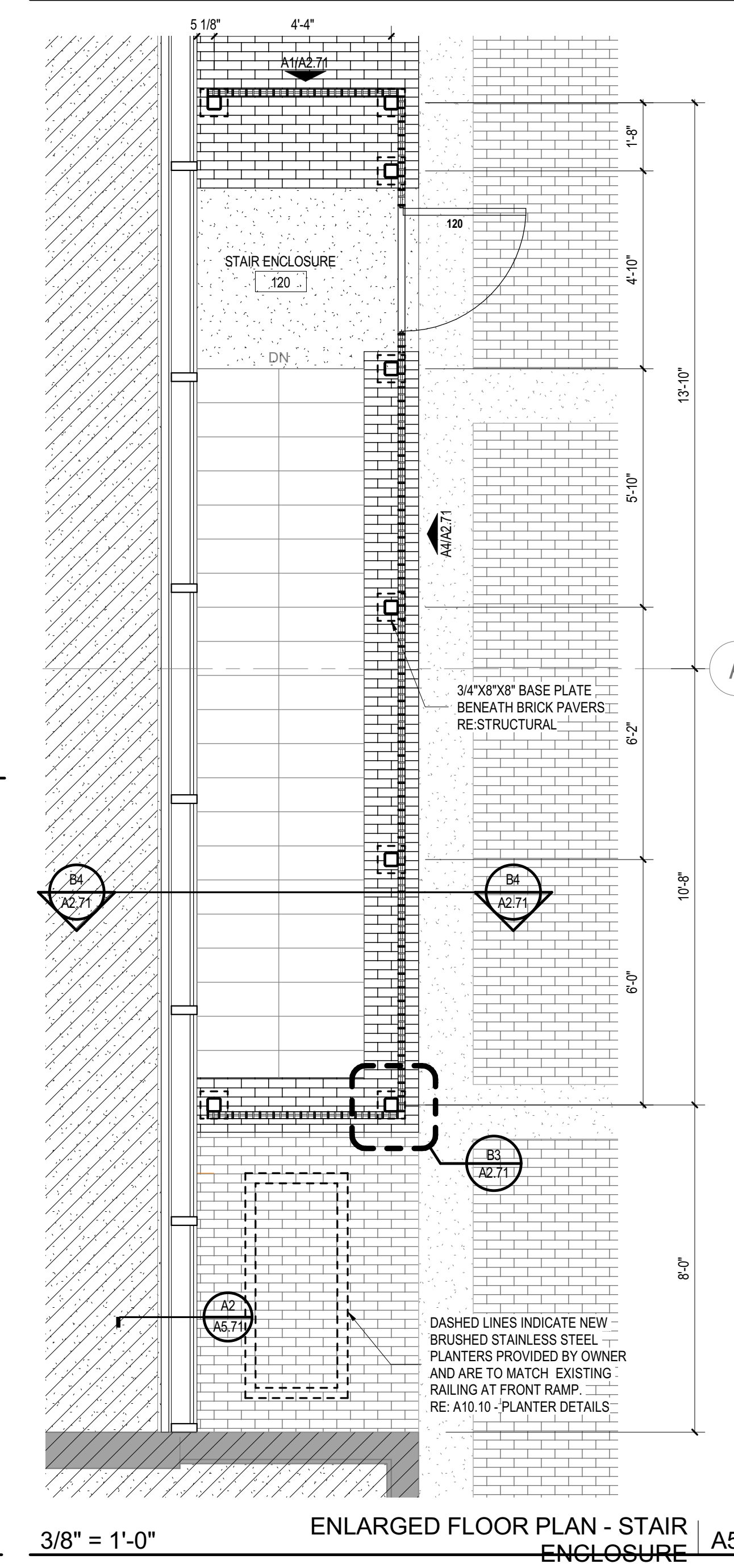
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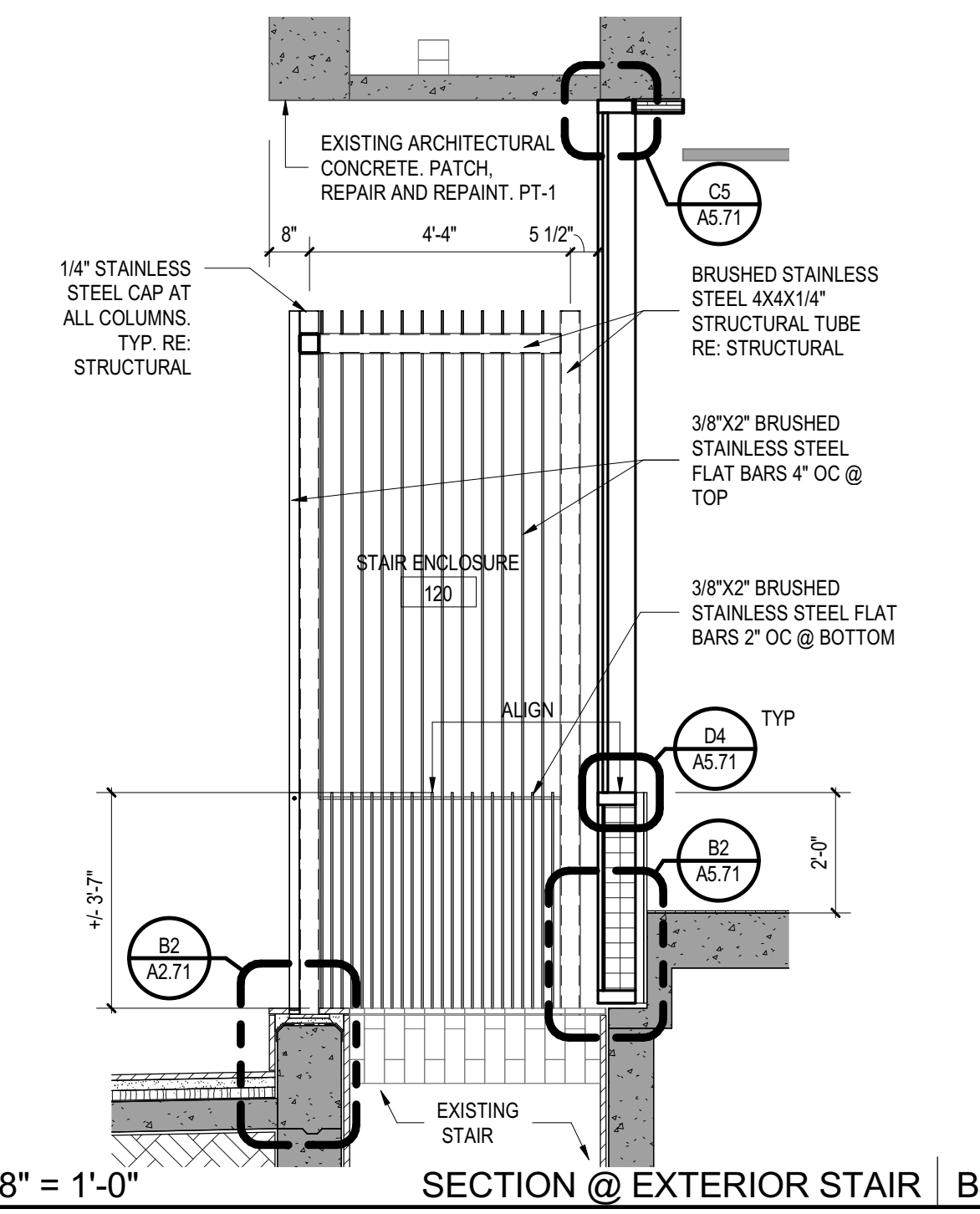
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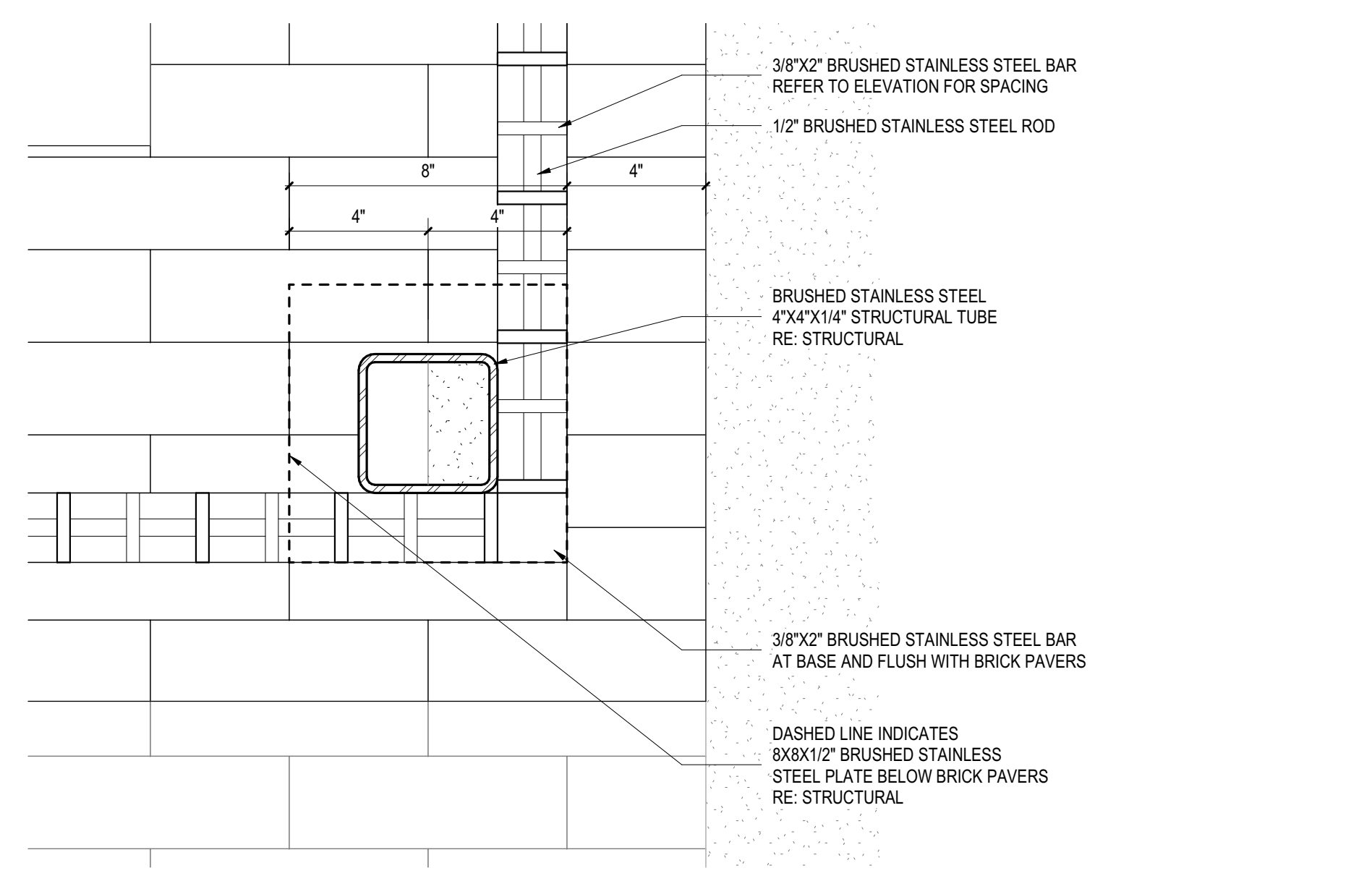
3/8" = 1'-0" ENLARGED RCP - STAIR ENCLOSURE C5



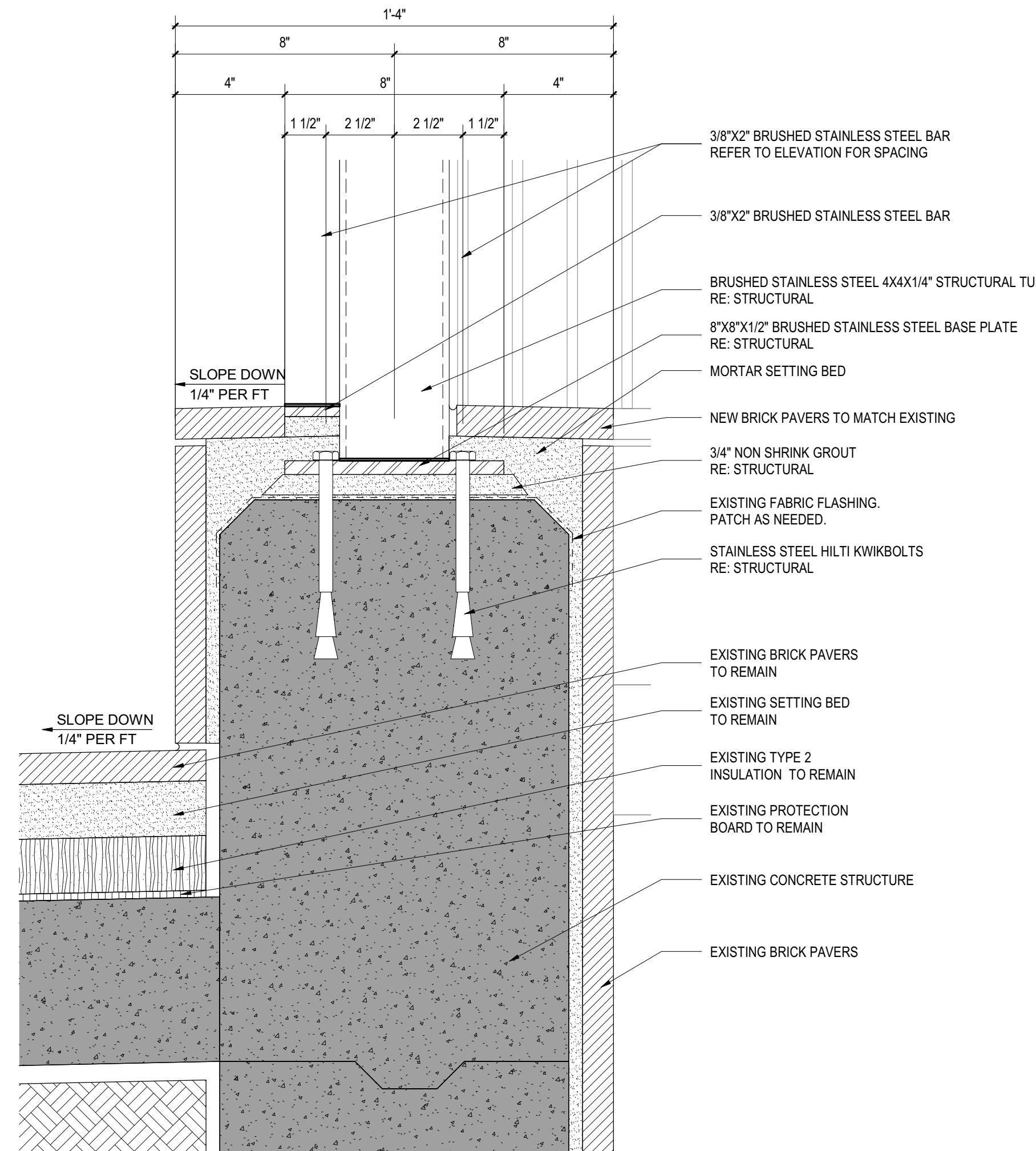
3/8" = 1'-0" ENLARGED FLOOR PLAN - STAIR ENCLOSURE A5



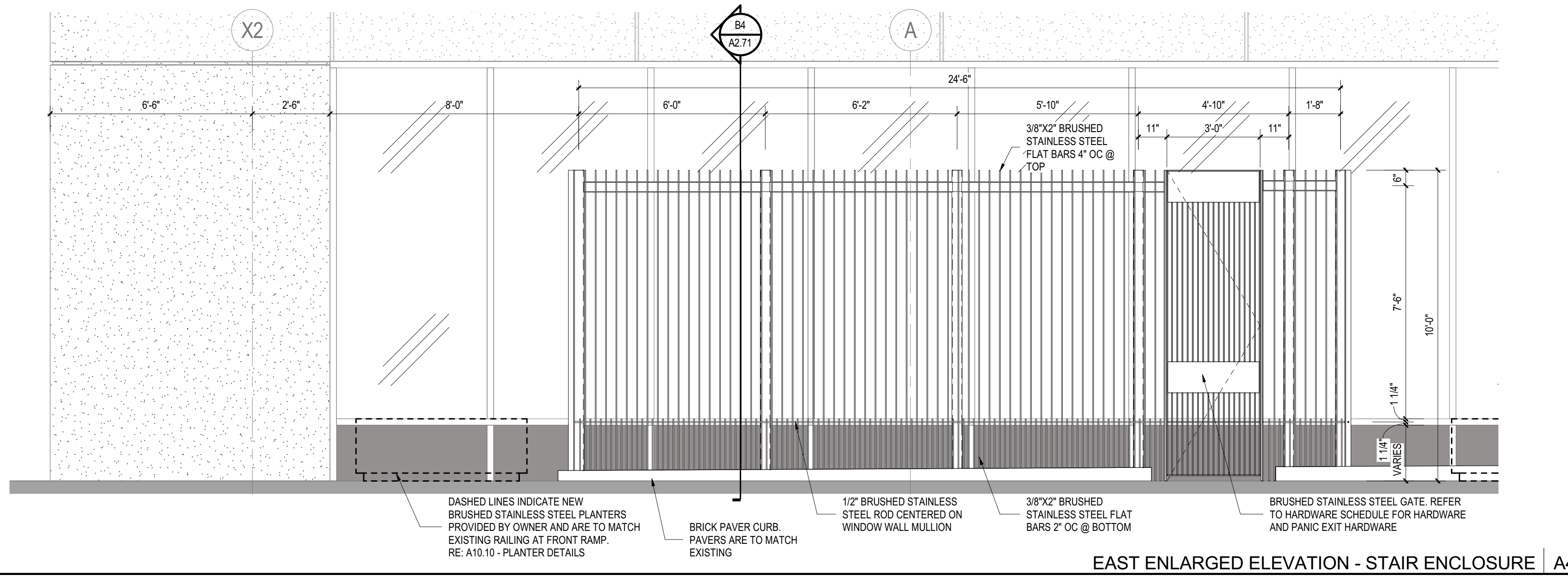
3/8" = 1'-0" SECTION @ EXTERIOR STAIR B4



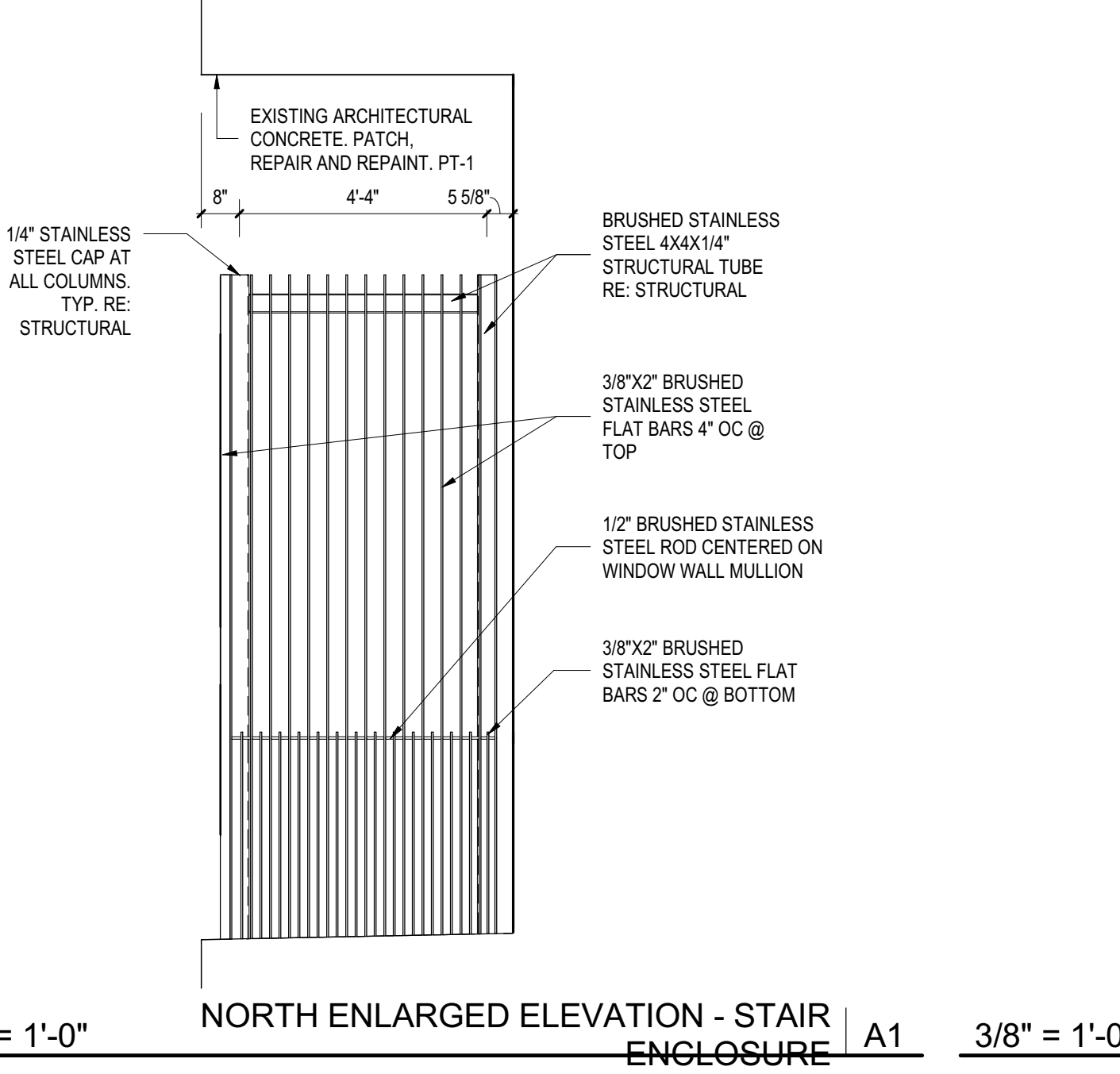
3" = 1'-0" PLAN DETAIL @ STAIR ENCLOSURE POST B3



3" = 1'-0" SECTION DETAIL @ STAIR ENCLOSURE POST B2



EAST ENLARGED ELEVATION - STAIR ENCLOSURE A4



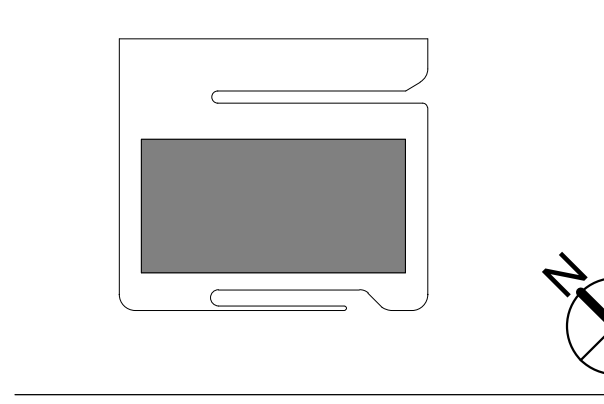
3/8" = 1'-0" NORTH ENLARGED ELEVATION - STAIR ENCLOSURE A1

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002

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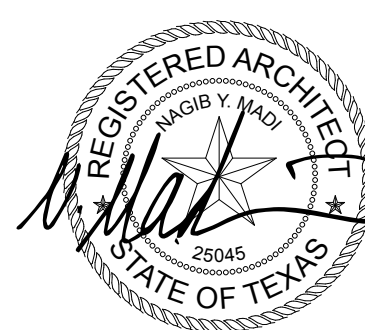


SHEET TITLE
ENLARGED STEEL - EXTERIOR STAIR ENCLOSURE

SHEET NUMBER
A2.71

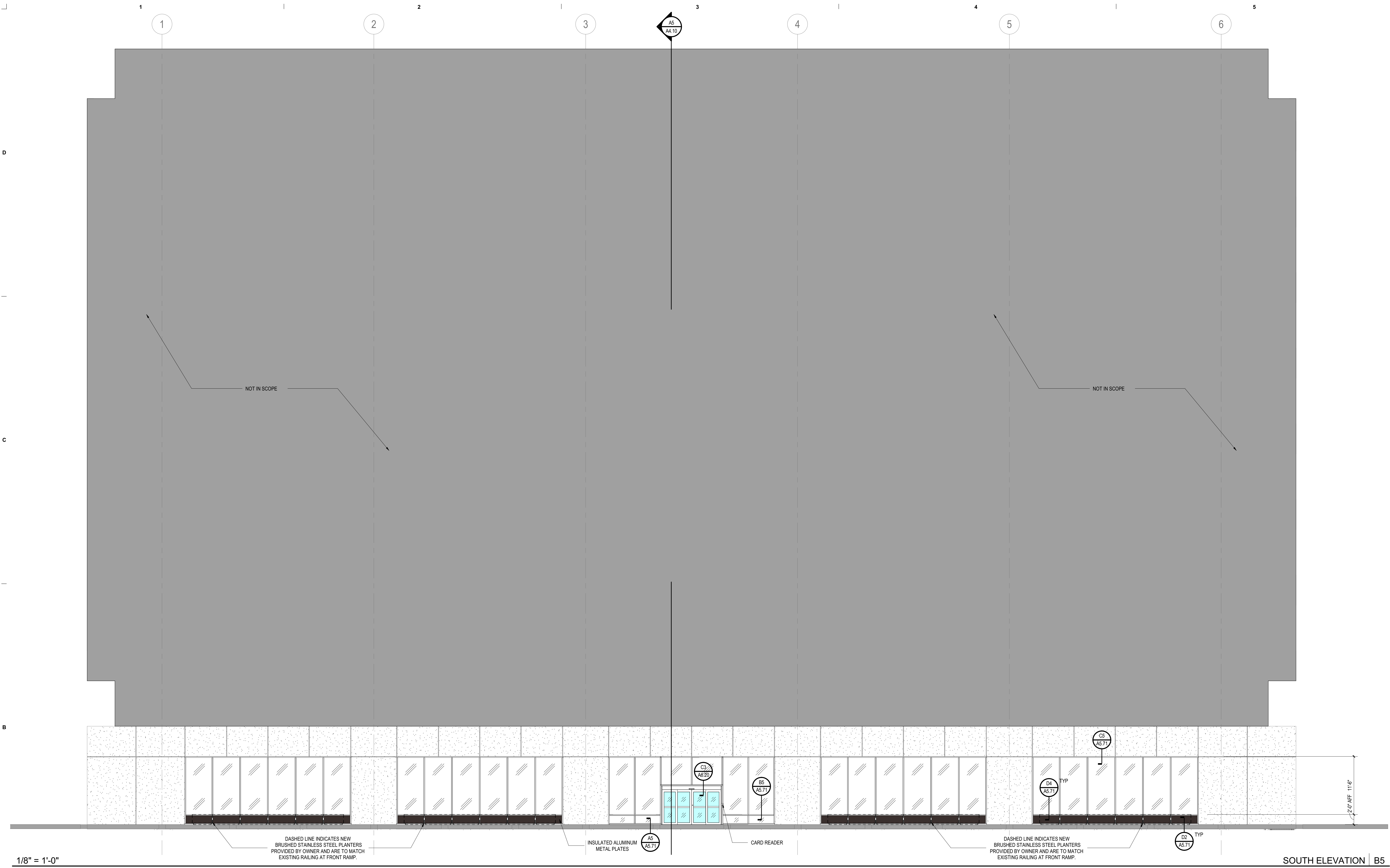
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1/8" = 1'-0"

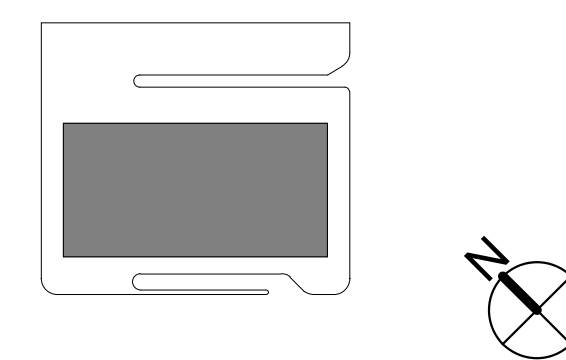
SOUTH ELEVATION B5

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002

KEY PLAN



SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.10

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MATERIAL LEGEND

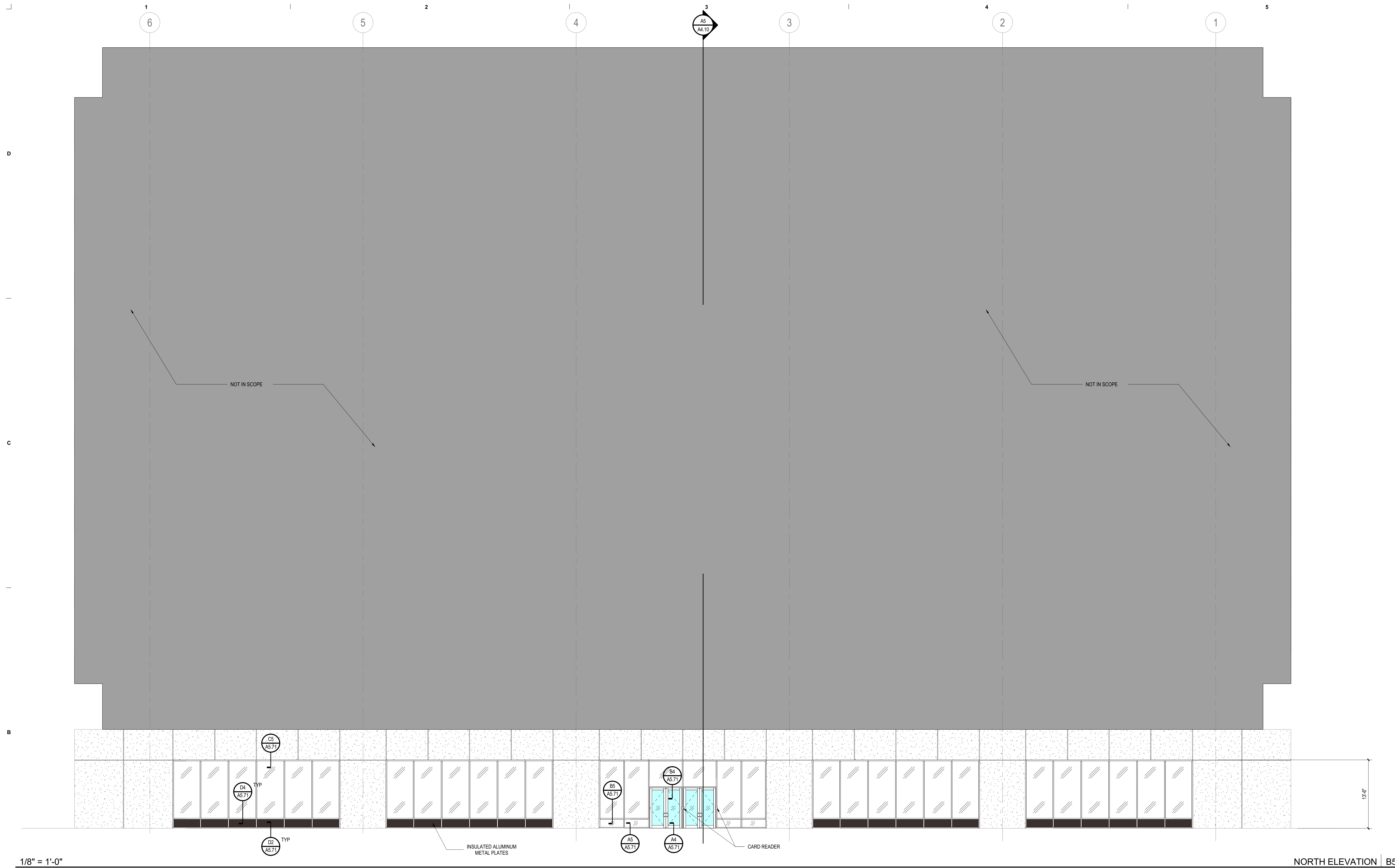
MWP-1		GL-2		PAINTED CONCRETE	
GL-1		GL-3			

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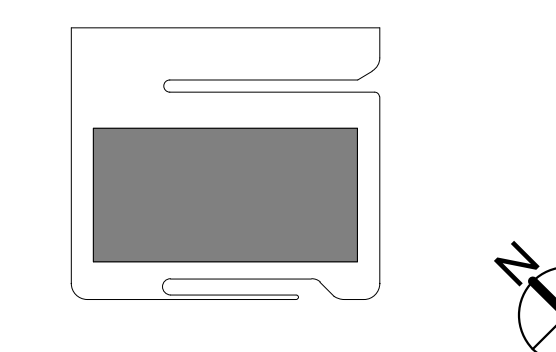
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KIRKSEY PROJECT NO. 2015198.002
KEY PLAN



SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.11

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MATERIAL LEGEND

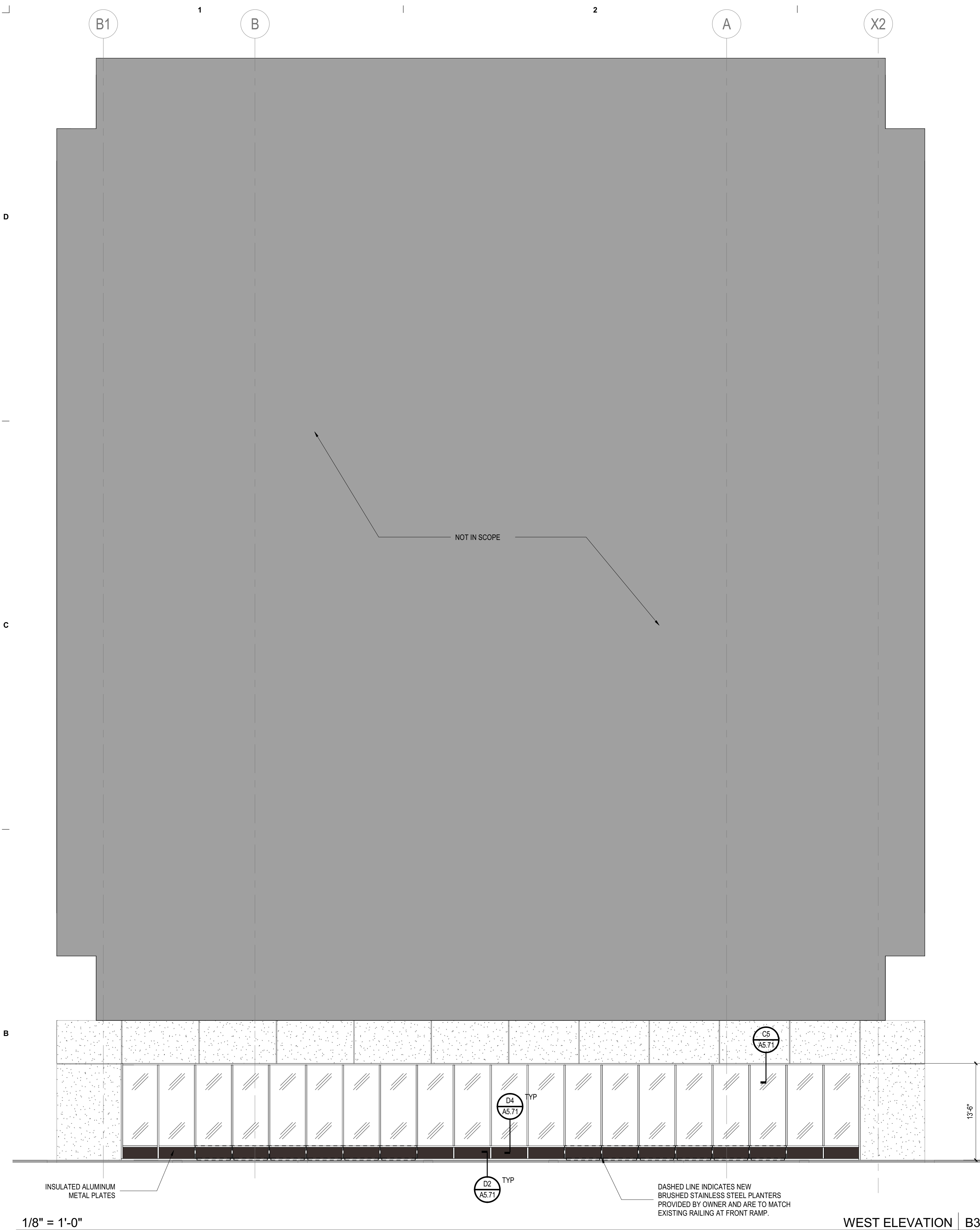
MWP-1	GL-2	PAINTED CONCRETE
GL-1	GL-3	

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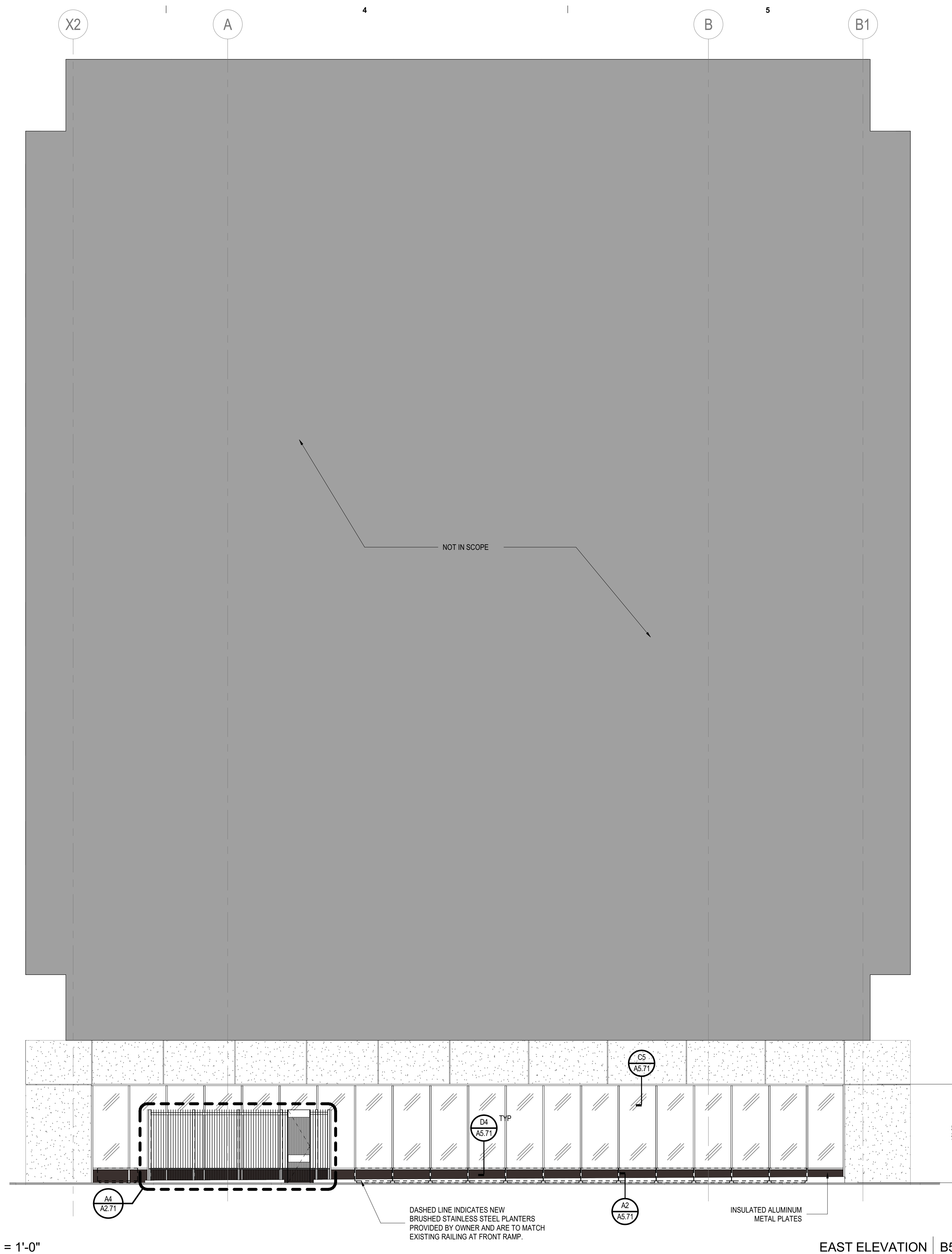


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WEST ELEVATION | B3



EAST ELEVATION | B5

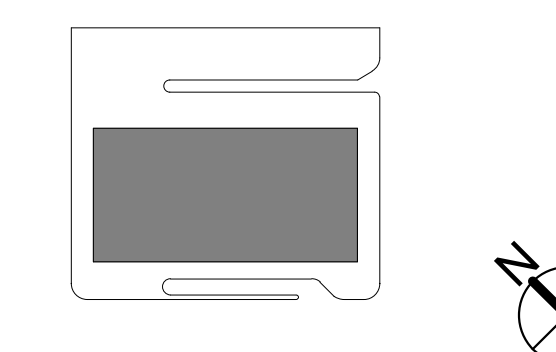
MATERIAL LEGEND

MWP-1		GL-2		PAINTED CONCRETE	
GL-1		GL-3			

PROJECT NAME
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KIRKSEY PROJECT NO. 2015198.002
KEY PLAN



SHEET TITLE
ELEVATIONS

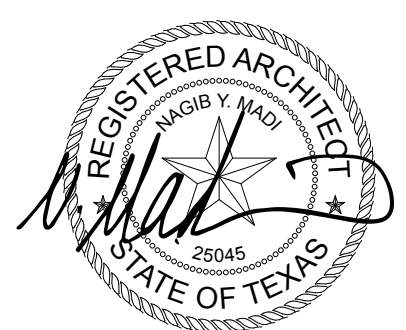
SHEET NUMBER
A3.12

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MATERIAL LEGEND

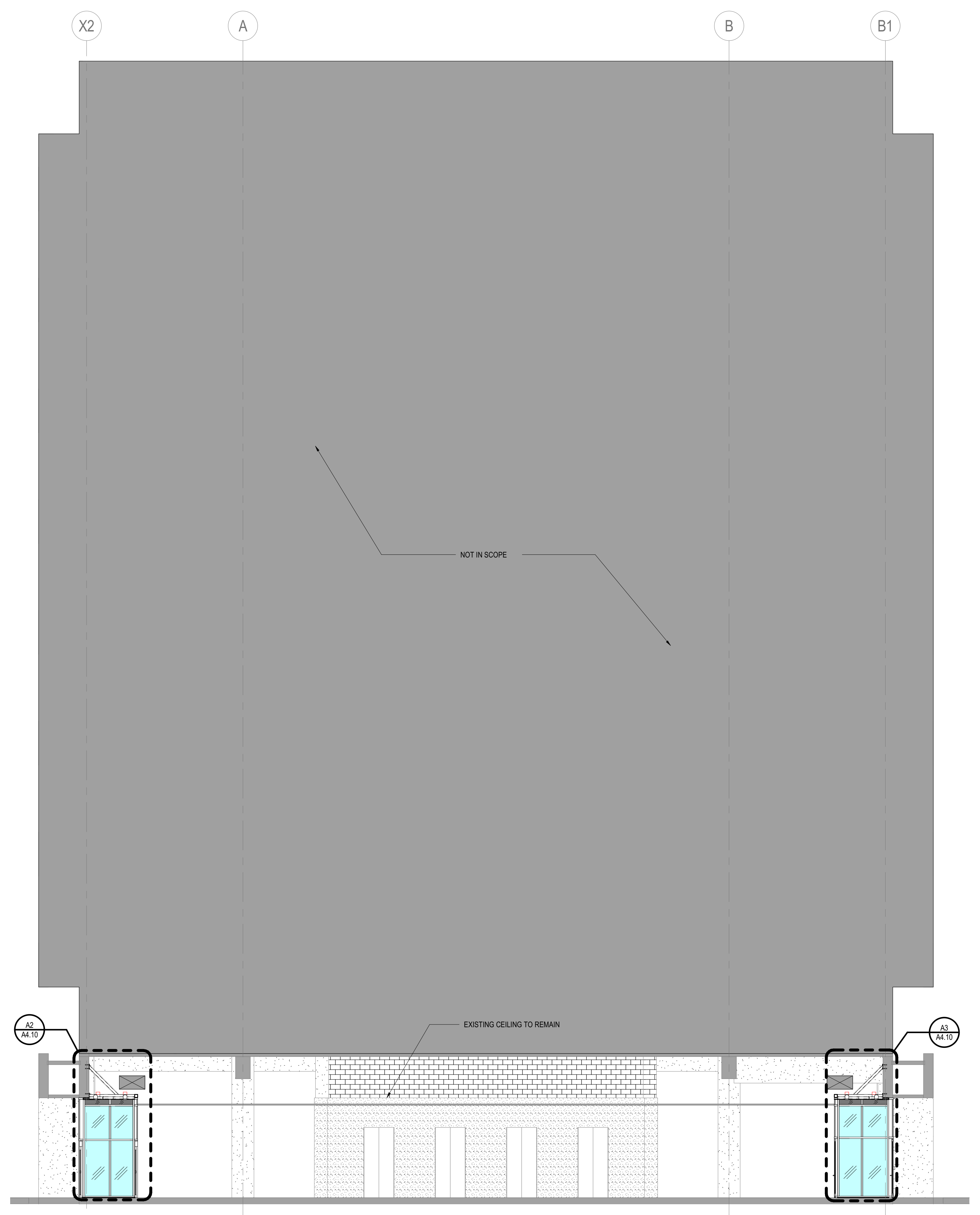
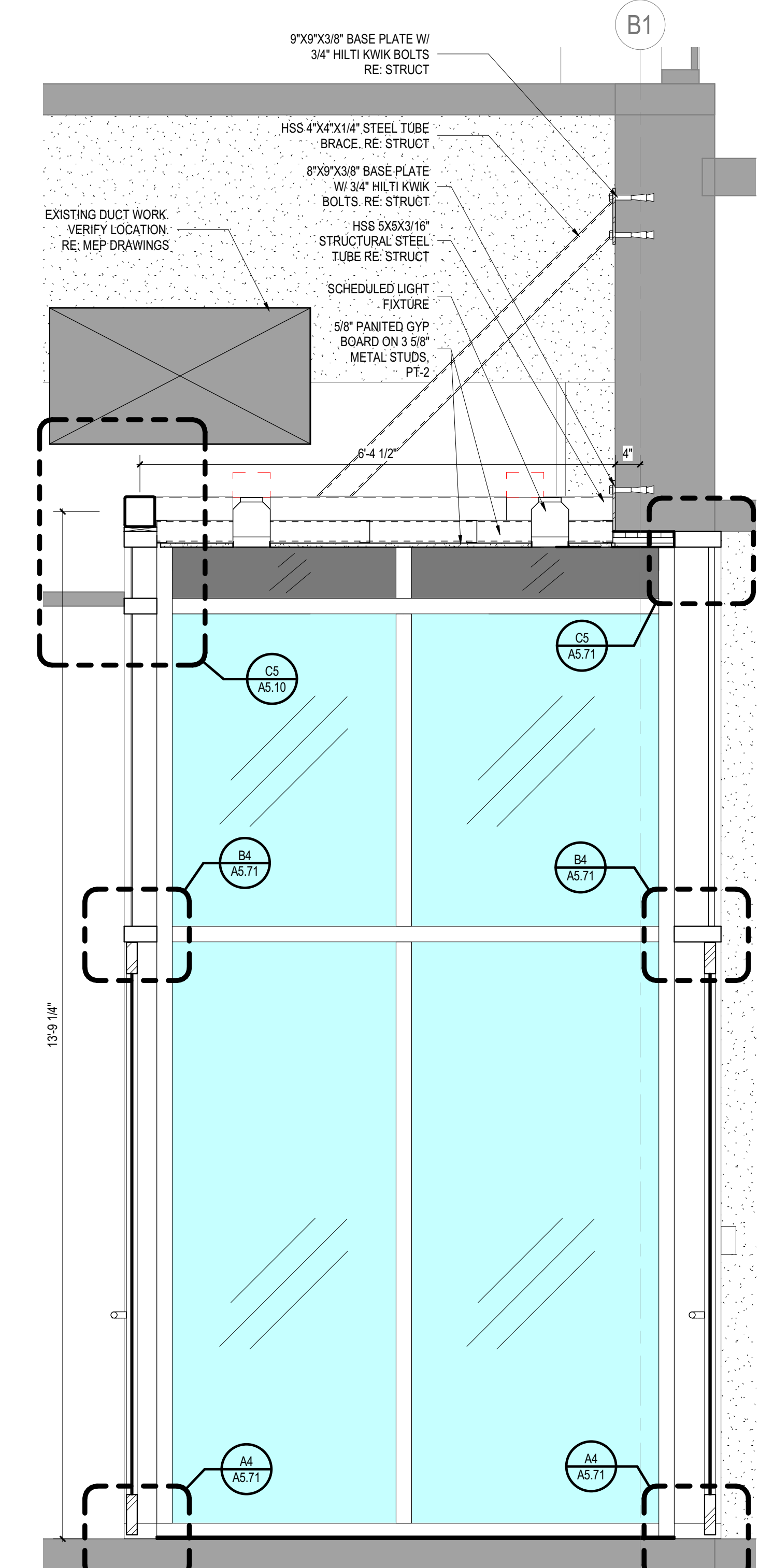
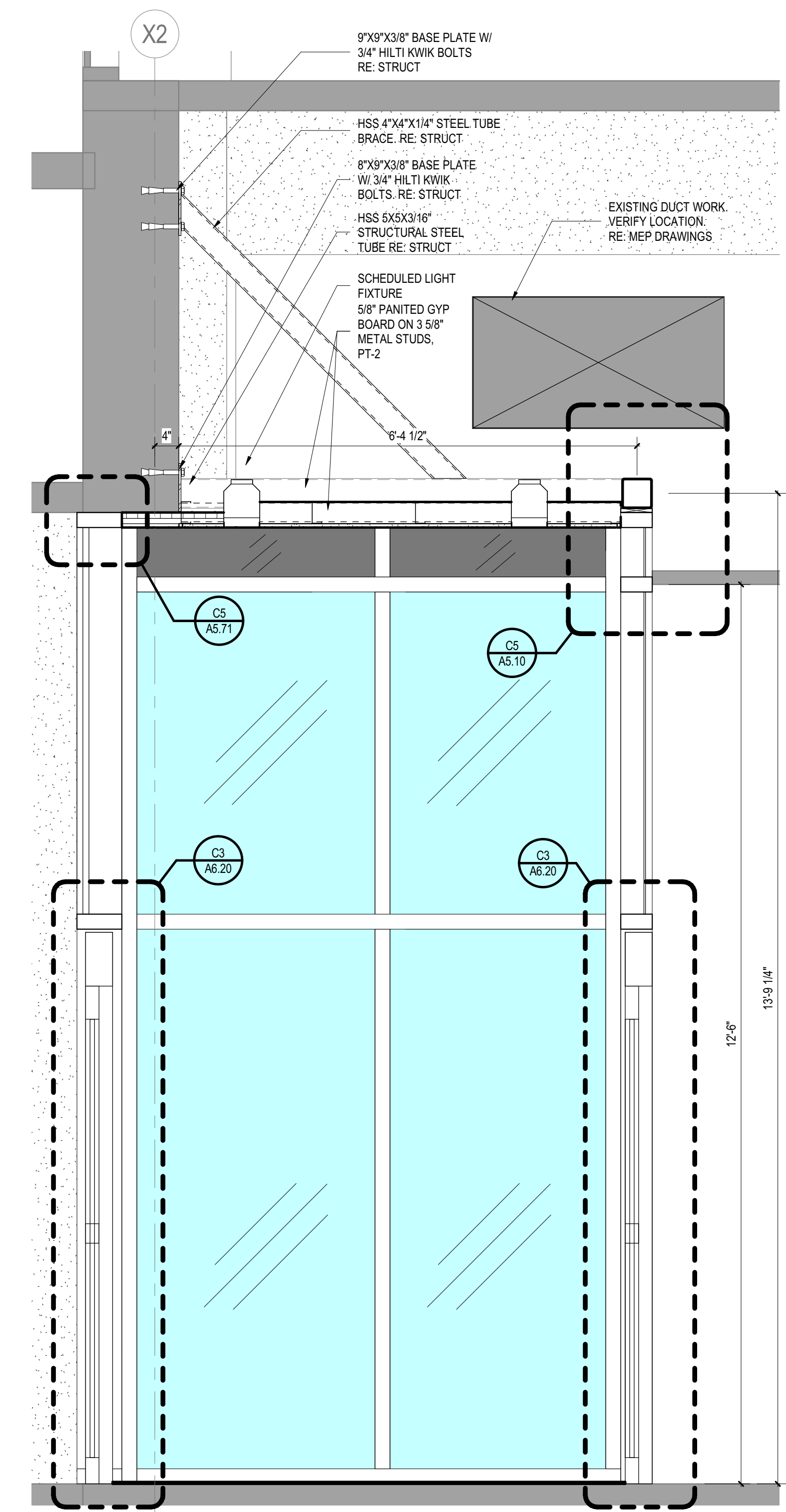
MWP-1		GL-2		PAINTED CONCRETE	
GL-1		GL-3			

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21 DECEMBER 2017

△	DATE	ISSUE
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3/4" = 1'-0"

WALL SECTION @ SOUTH VESTIBULE | A2

3/4" = 1'-0" WALL SECTION @ NORTH VESTIBULE | A3

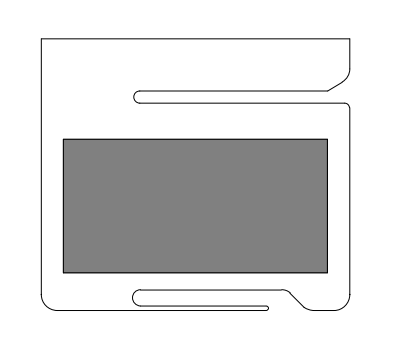
1/8" = 1'-0"

CROSS SECTION | A5

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

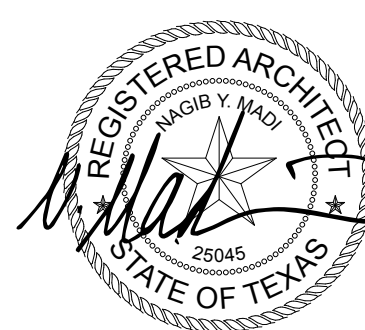
KIRKSEY PROJECT NO. 2015198.002
KEY PLAN



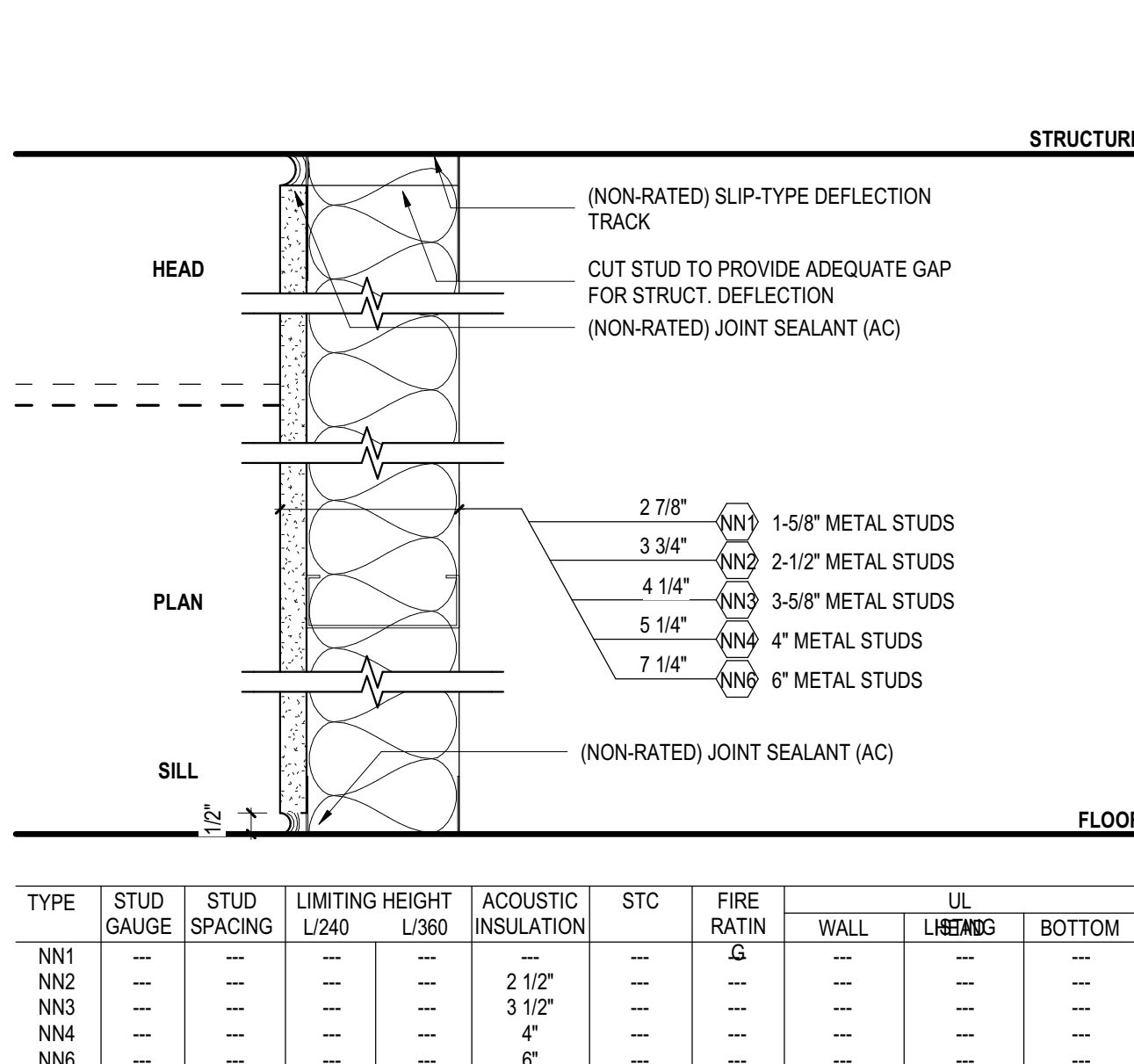
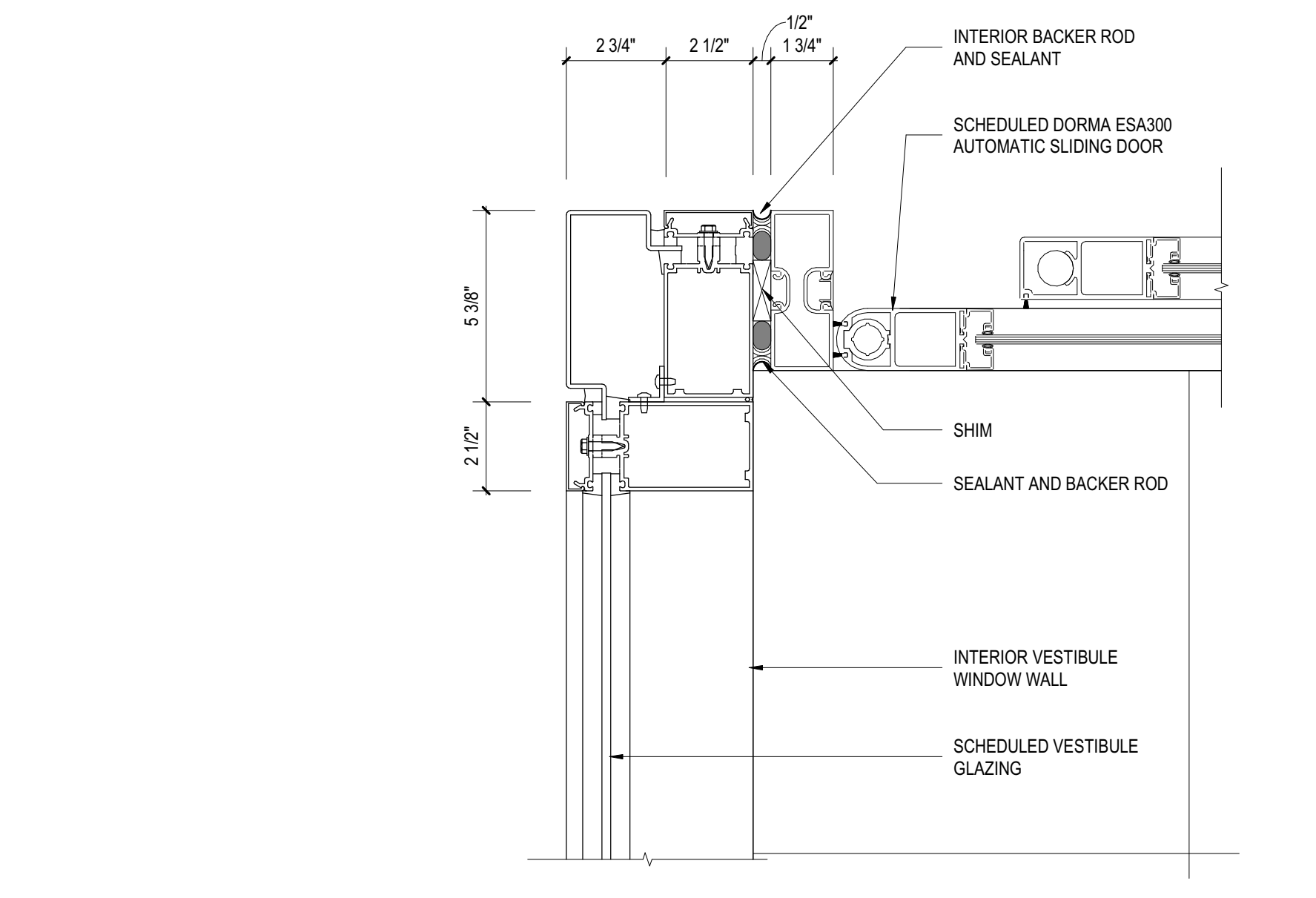
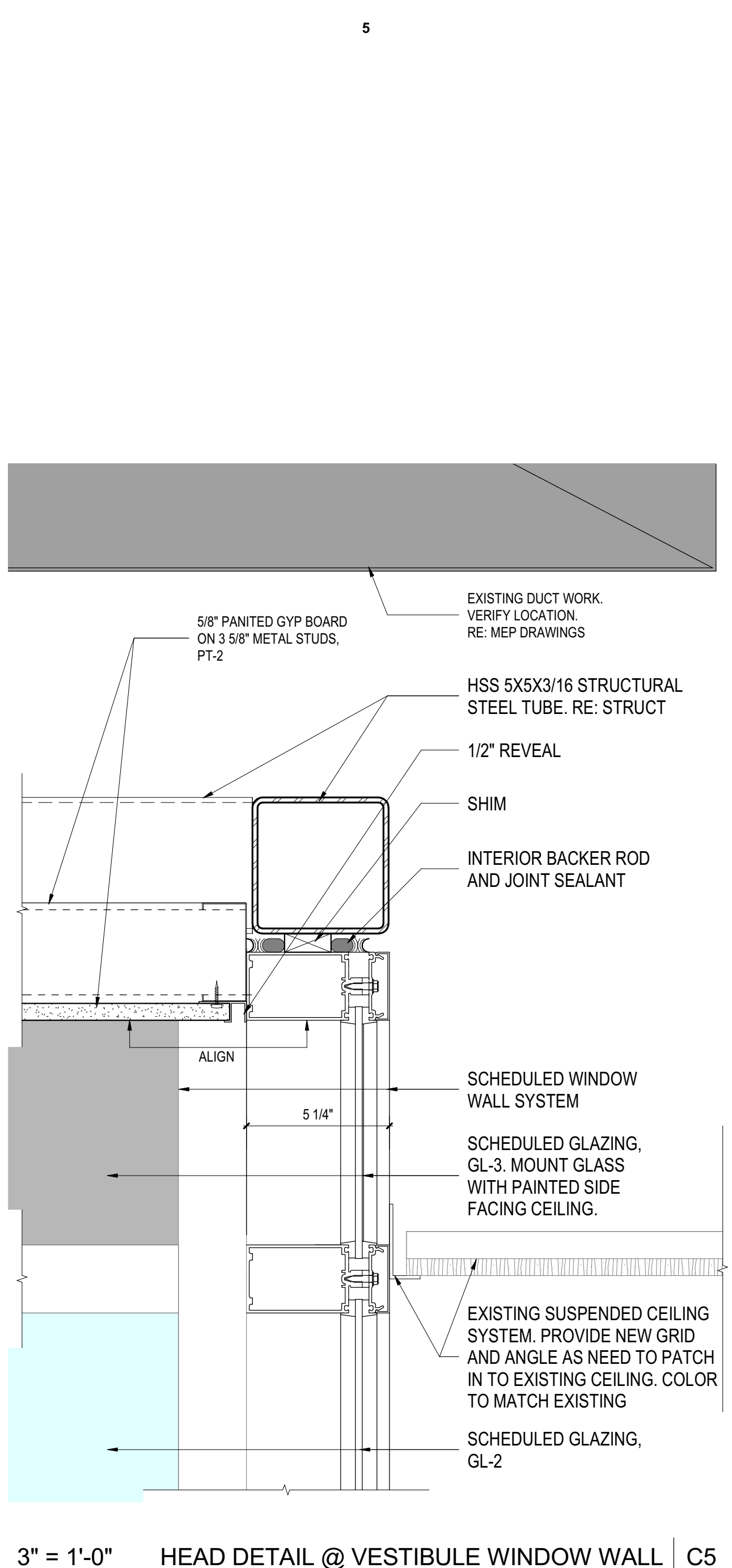
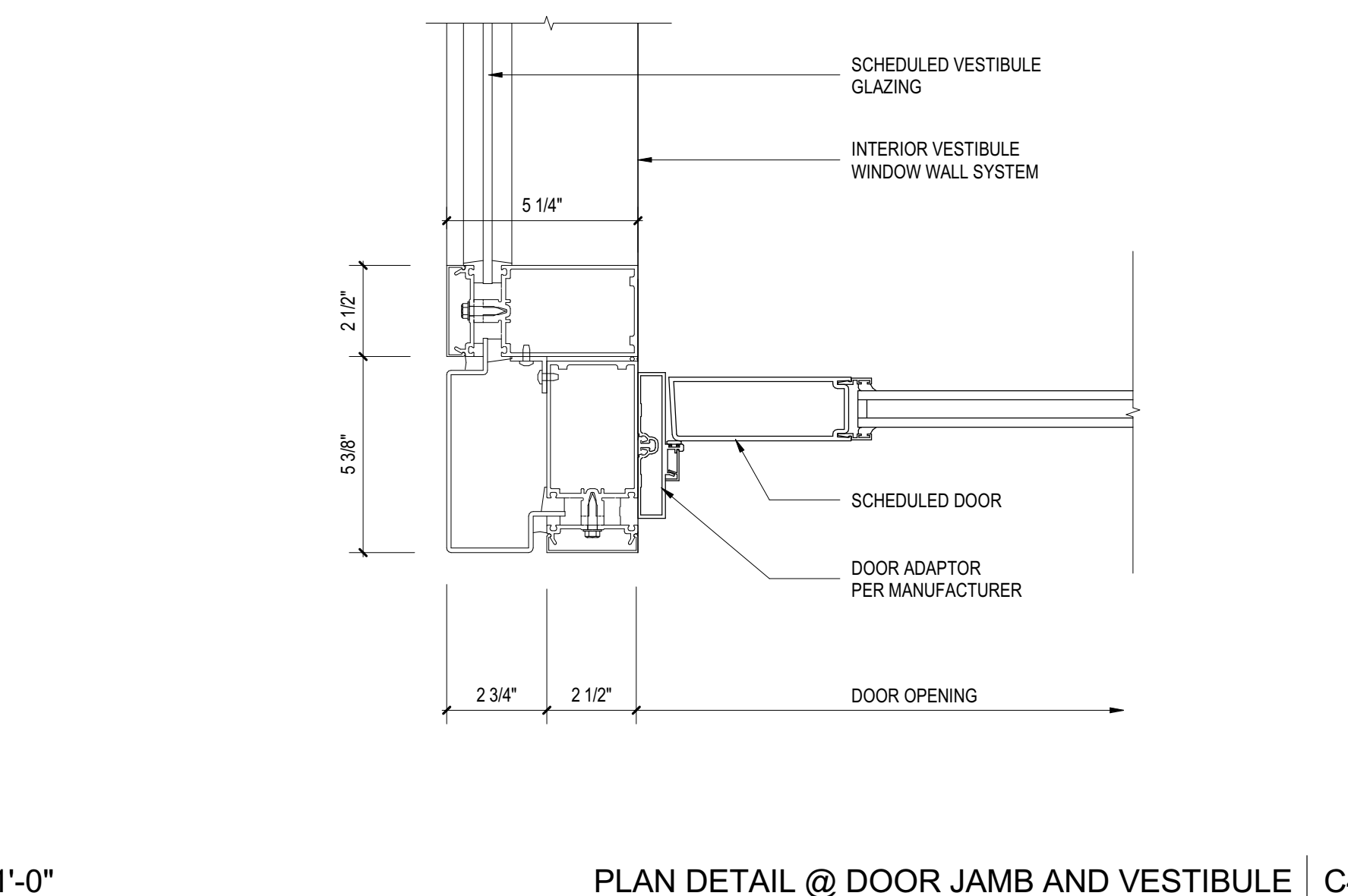
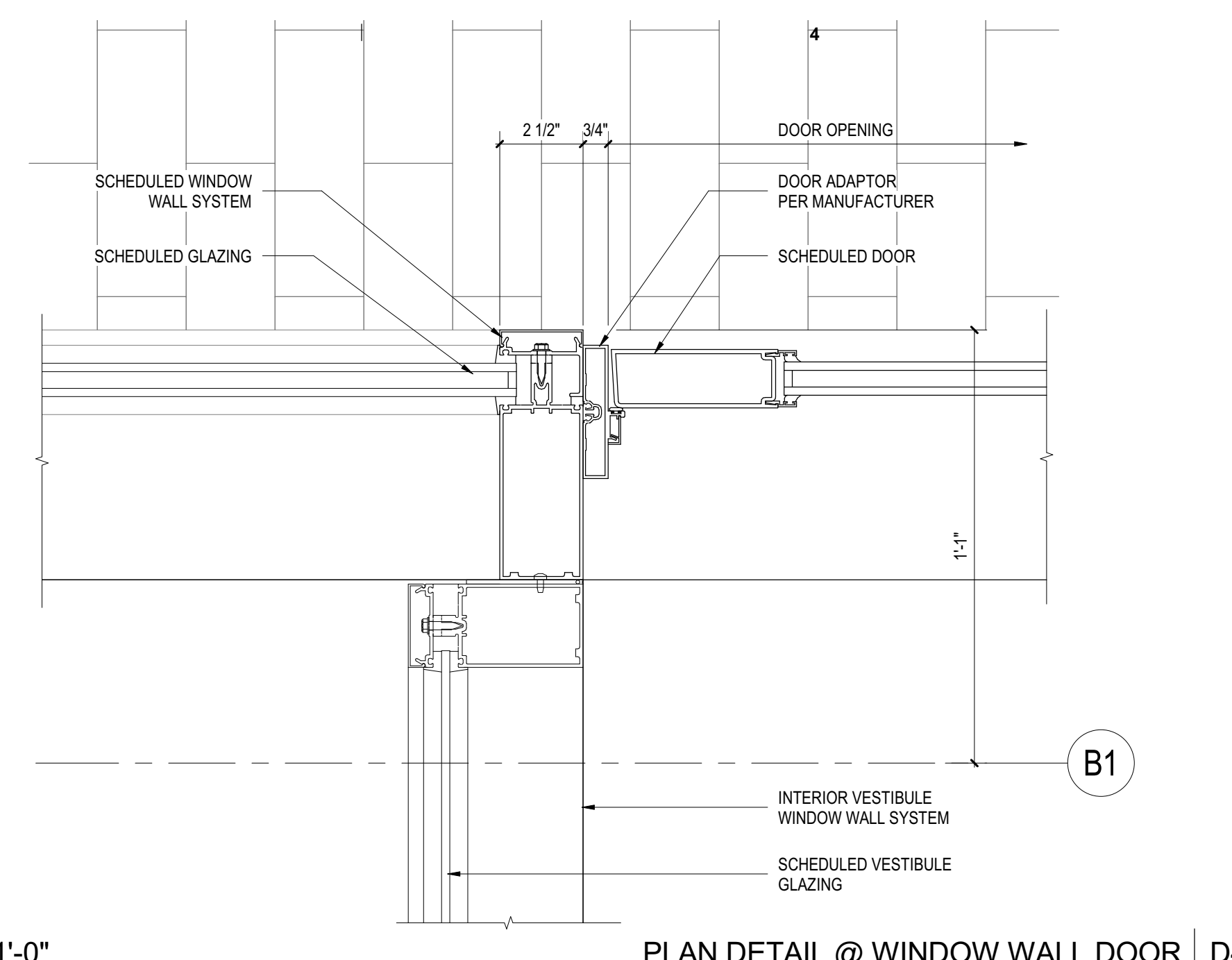
SHEET TITLE
BUILDING & WALL SECTIONS

SHEET NUMBER
A4.10

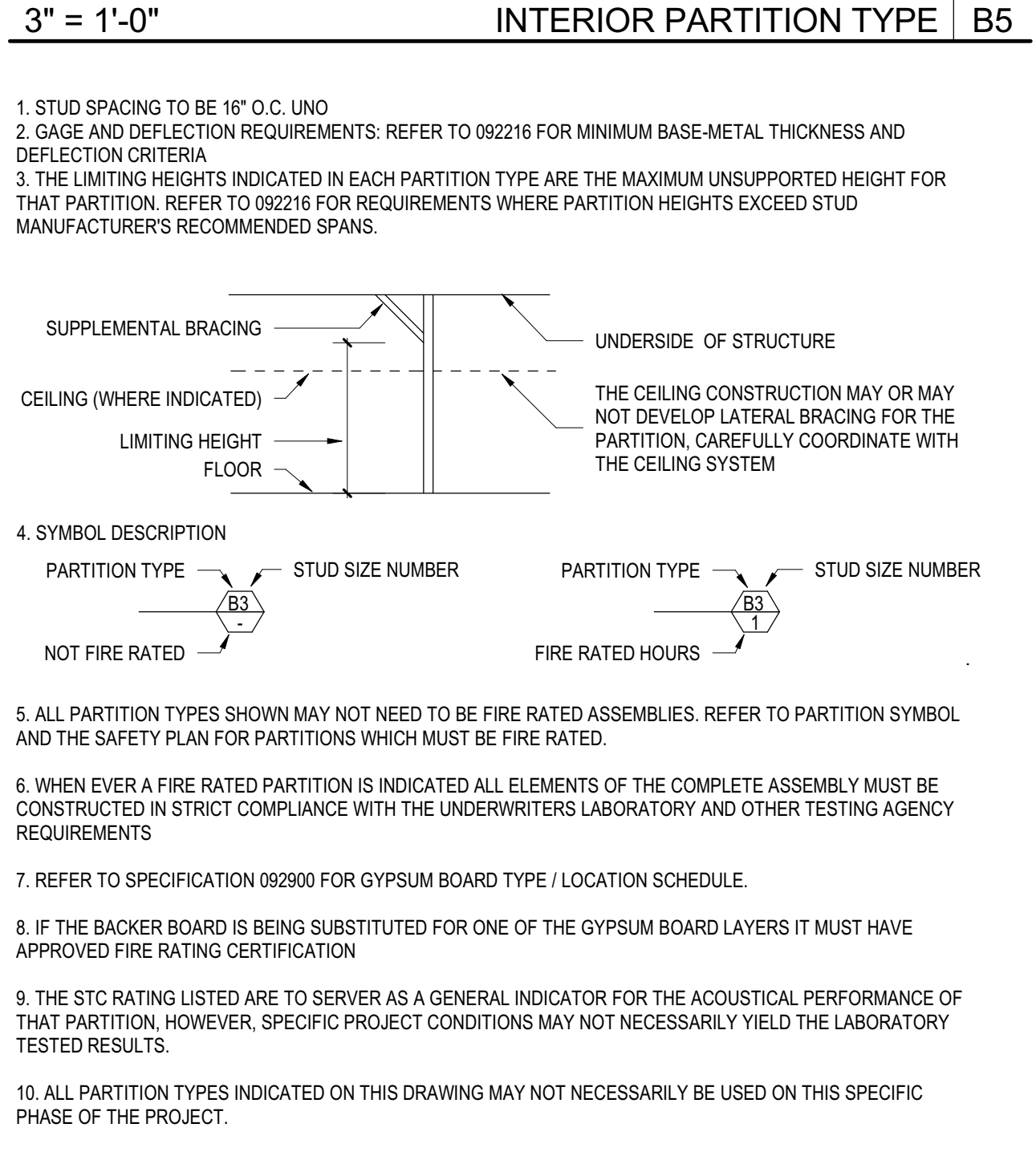
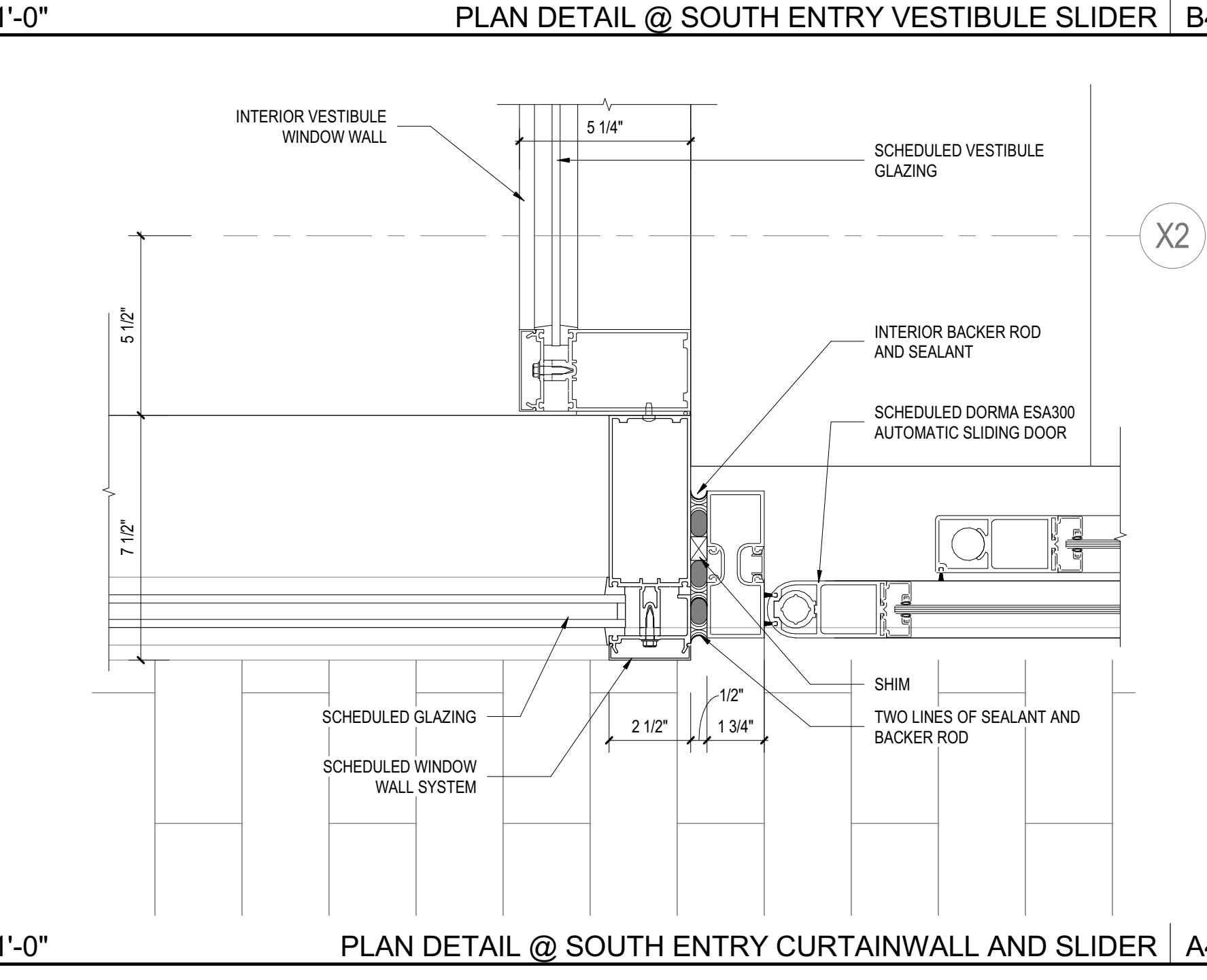
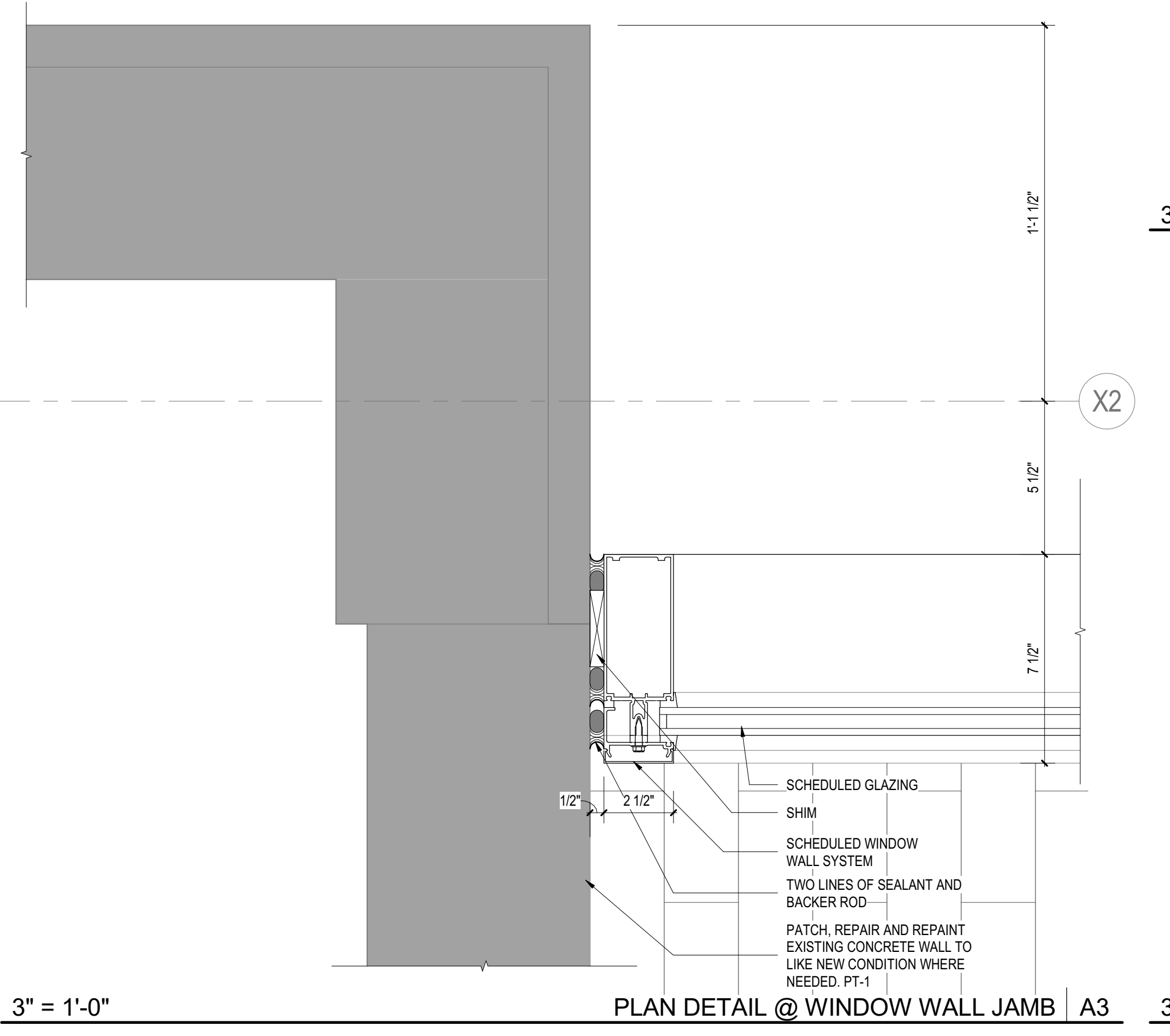
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TYPE	STUD GAUGE	STUD SPACING	LIMITING HEIGHT L/240	ACOUSTIC INSULATION L/260	STC	FIRE RATING Δ	UL		
							WALL	LIBRARS	BOTTOM
BN1	---	---	---	---	---	---	---	---	---
BN2	---	---	---	---	2 1/2"	---	---	---	---
BN3	---	---	---	---	3 1/2"	---	---	---	---
BN4	---	---	---	---	4"	---	---	---	---
BN6	---	---	---	---	6"	---	---	---	---

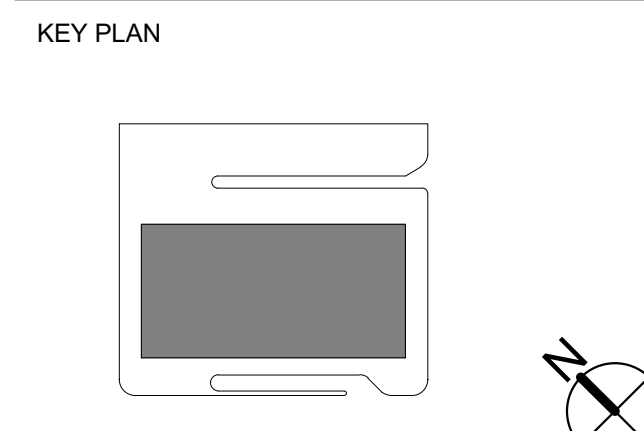


- STUD SPACING TO BE 16" O.C. UNO
- GAGE AND DEFLECTION REQUIREMENTS: REFER TO 092216 FOR MINIMUM BASE-METAL THICKNESS AND DEFLECTION CRITERIA
- THE LIMITING HEIGHTS INDICATED IN EACH PARTITION TYPE ARE THE MAXIMUM UNSUPPORTED HEIGHT FOR THAT PARTITION. REFER TO 092216 FOR REQUIREMENTS WHERE PARTITION HEIGHTS EXCEED STUD MANUFACTURER'S RECOMMENDED SPANS.
- SYMBOL DESCRIPTION: PARTITION TYPE, STUD SIZE NUMBER, PARTITION TYPE, STUD SIZE NUMBER, NOT FIRE RATED, FIRE RATED HOURS.
- ALL PARTITION TYPES SHOWN MAY NOT NEED TO BE FIRE RATED ASSEMBLIES. REFER TO PARTITION SYMBOL AND THE SAFETY PLAN FOR PARTITIONS WHICH MUST BE FIRE RATED.
- WHEN EVER A FIRE RATED PARTITION IS INDICATED ALL ELEMENTS OF THE COMPLETE ASSEMBLY MUST BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE UNDERWRITERS LABORATORY AND OTHER TESTING AGENCY REQUIREMENTS
- REFER TO SPECIFICATION 092900 FOR GYPSUM BOARD TYPE / LOCATION SCHEDULE.
- IF THE BACKER BOARD IS BEING SUBSTITUTED FOR ONE OF THE GYPSUM BOARD LAYERS IT MUST HAVE APPROVED FIRE RATING CERTIFICATION
- THE STC RATING LISTED ARE TO SERVE AS A GENERAL INDICATOR FOR THE ACOUSTICAL PERFORMANCE OF THAT PARTITION. HOWEVER, SPECIFIC PROJECT CONDITIONS MAY NOT NECESSARILY YIELD THE LABORATORY TESTED RESULTS.
- ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

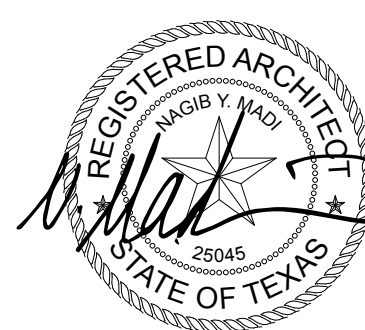
KIRKSEY PROJECT NO. **2015198.002**



SHEET TITLE
PLAN AND SECTION DETAILS

SHEET NUMBER
A5.10

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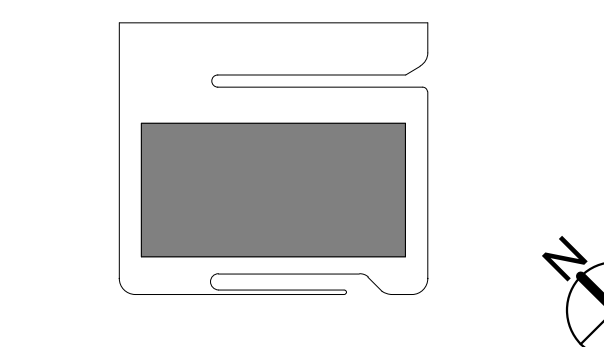
DATE	ISSUE
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PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**

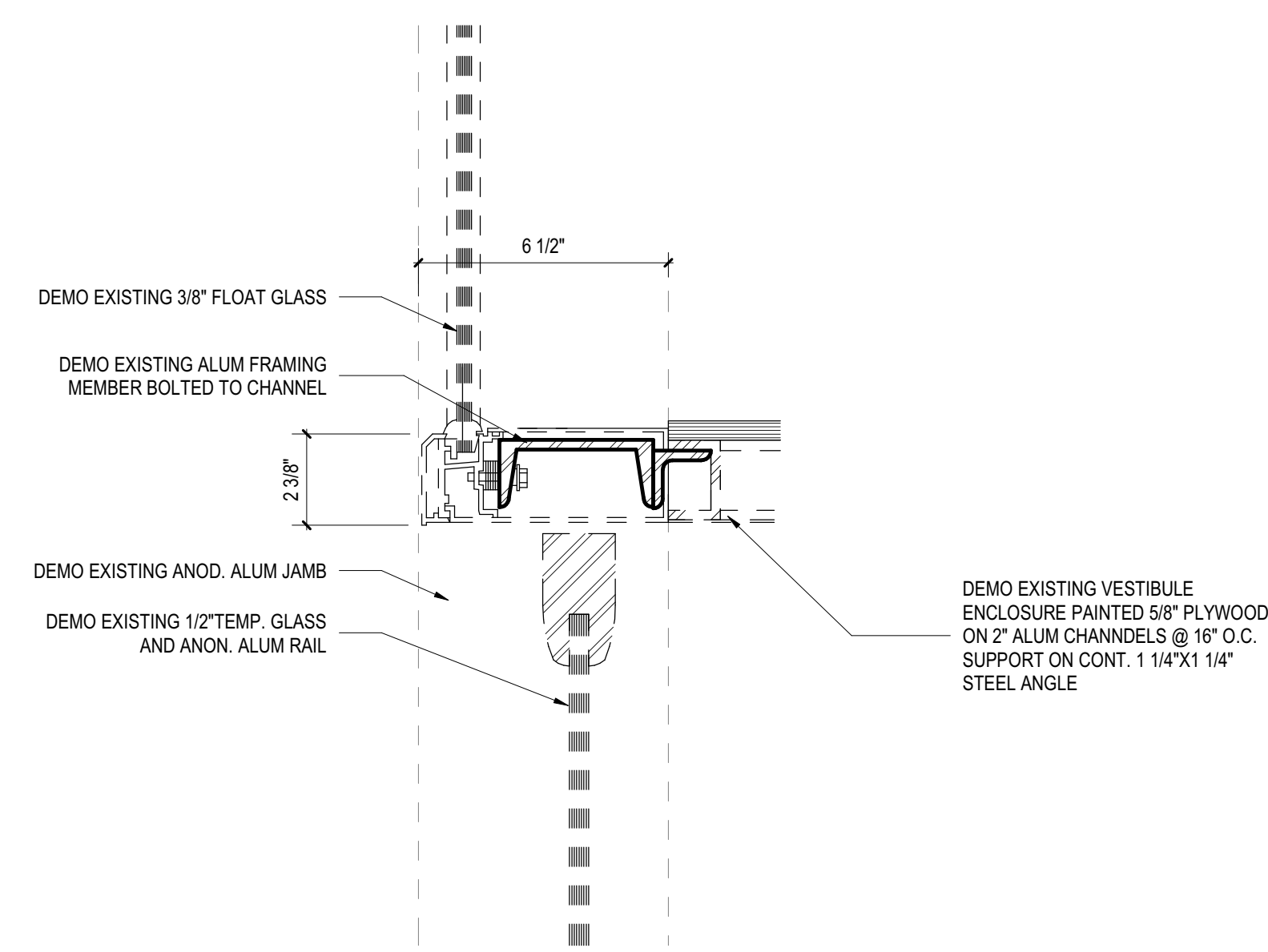
KEY PLAN



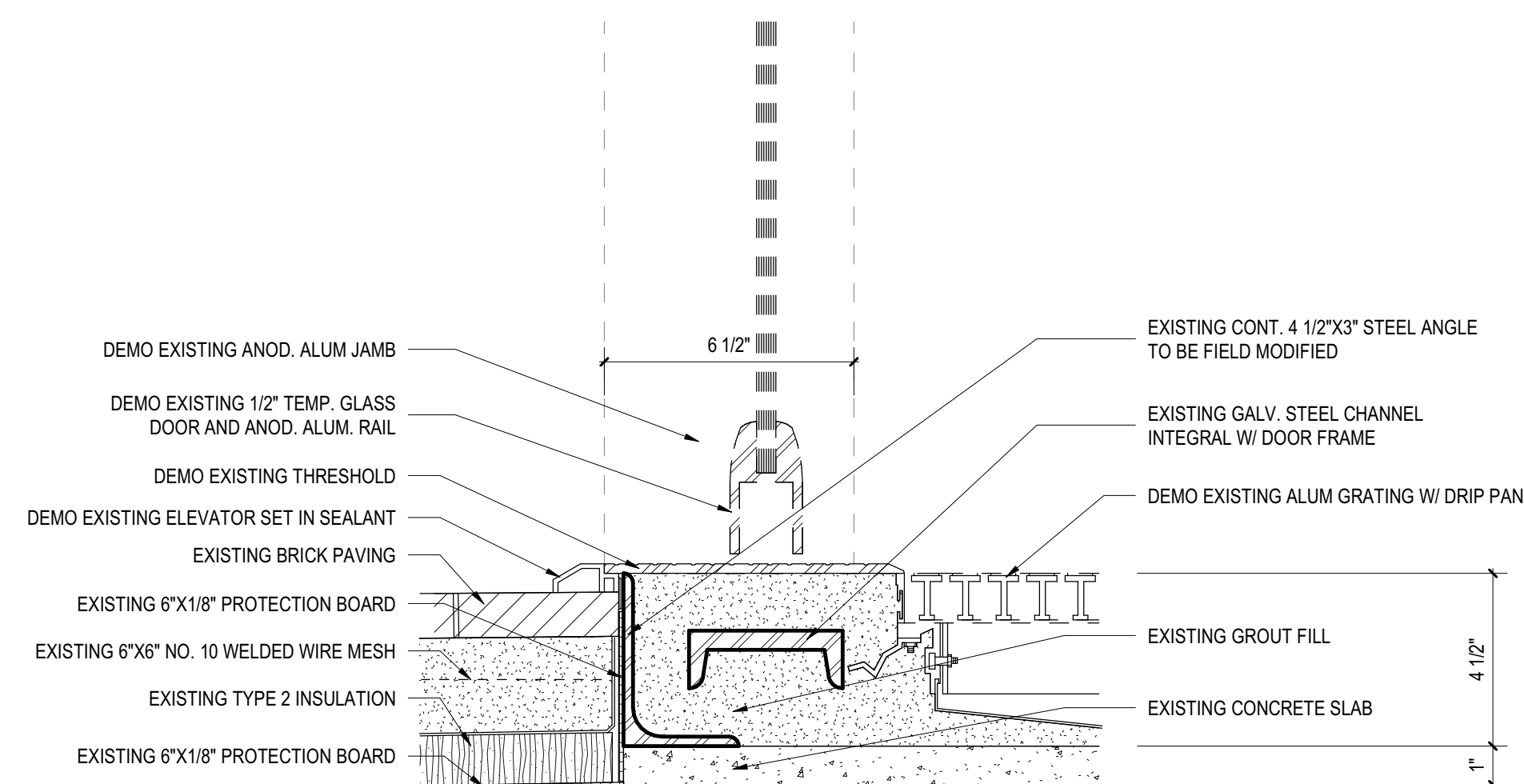
SHEET TITLE
DEMOLITION CURTAIN WALL DETAILS

SHEET NUMBER
A5.70

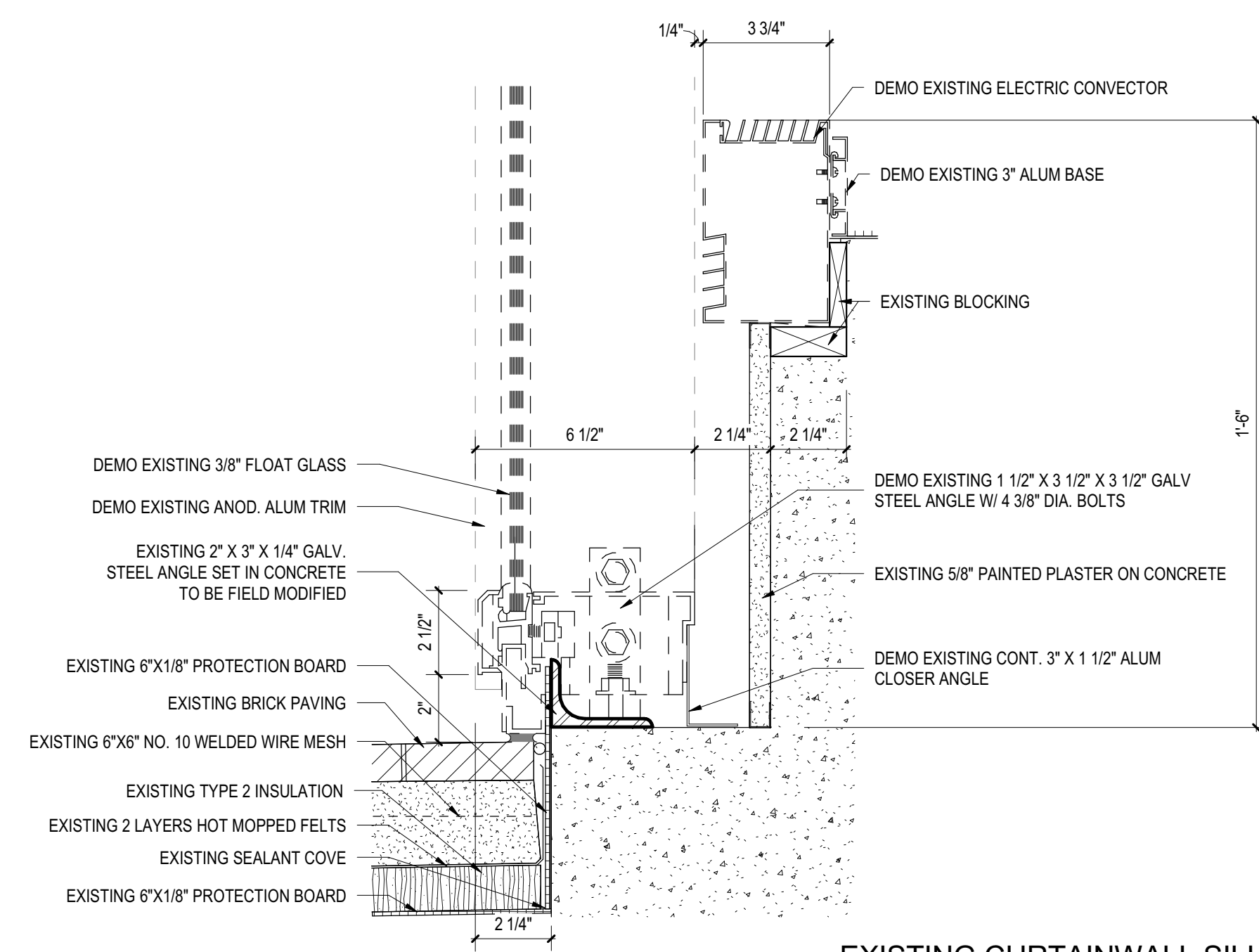
© 2017 Kirksey



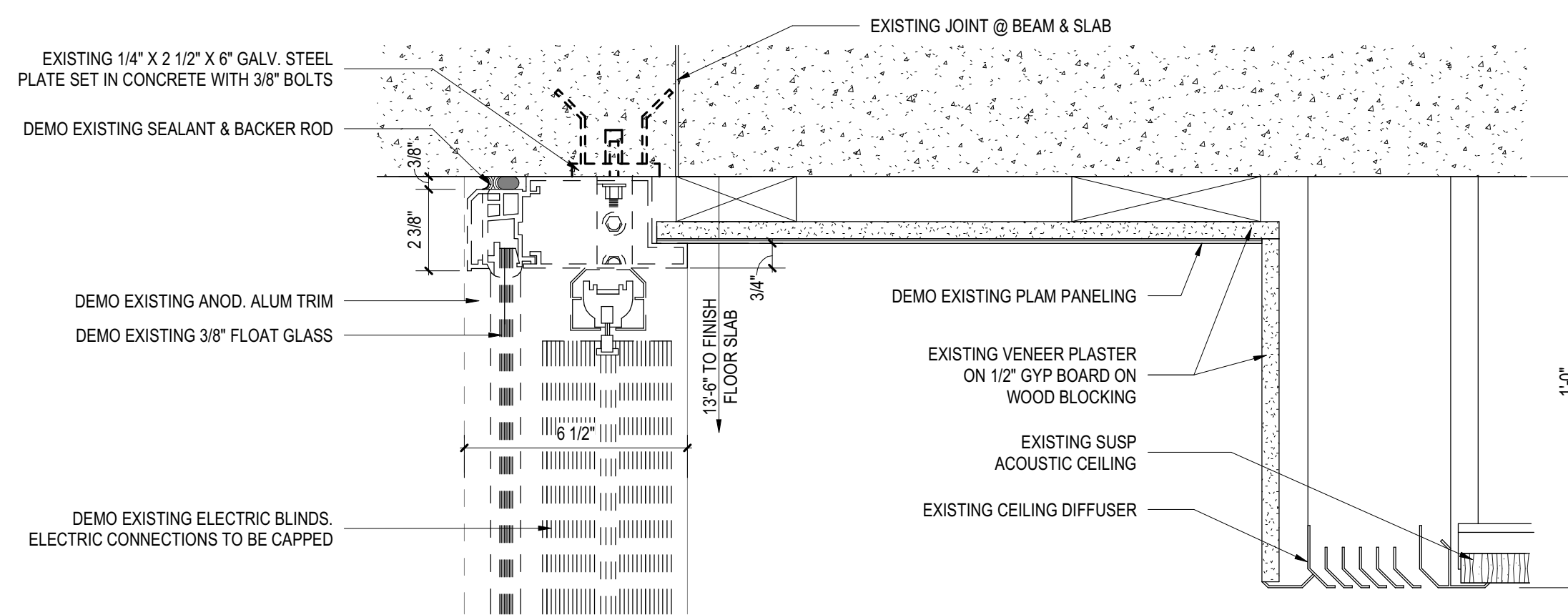
3" = 1'-0" EXISTING CURTAINWALL HEAD @ ENTRY DOORS | D5



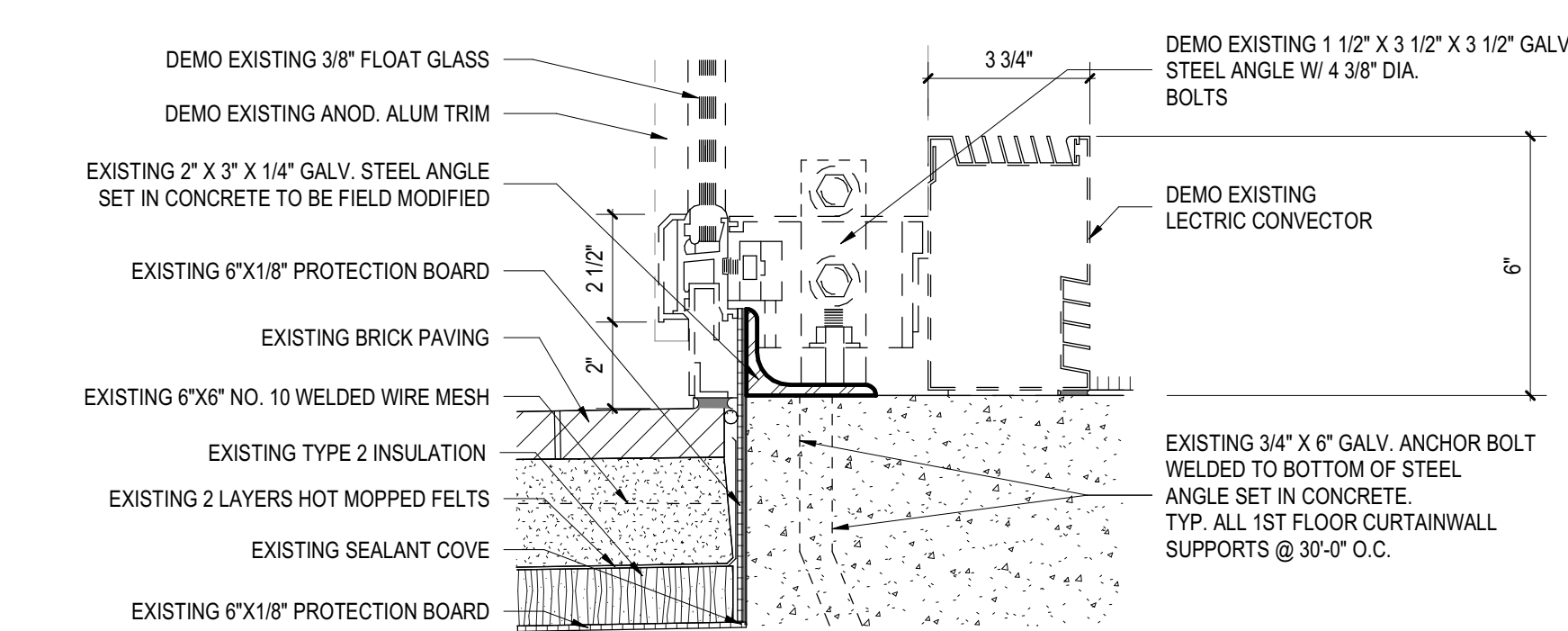
3" = 1'-0" EXISTING CURTAINWALL SILL @ ENTRY DOORS | C5



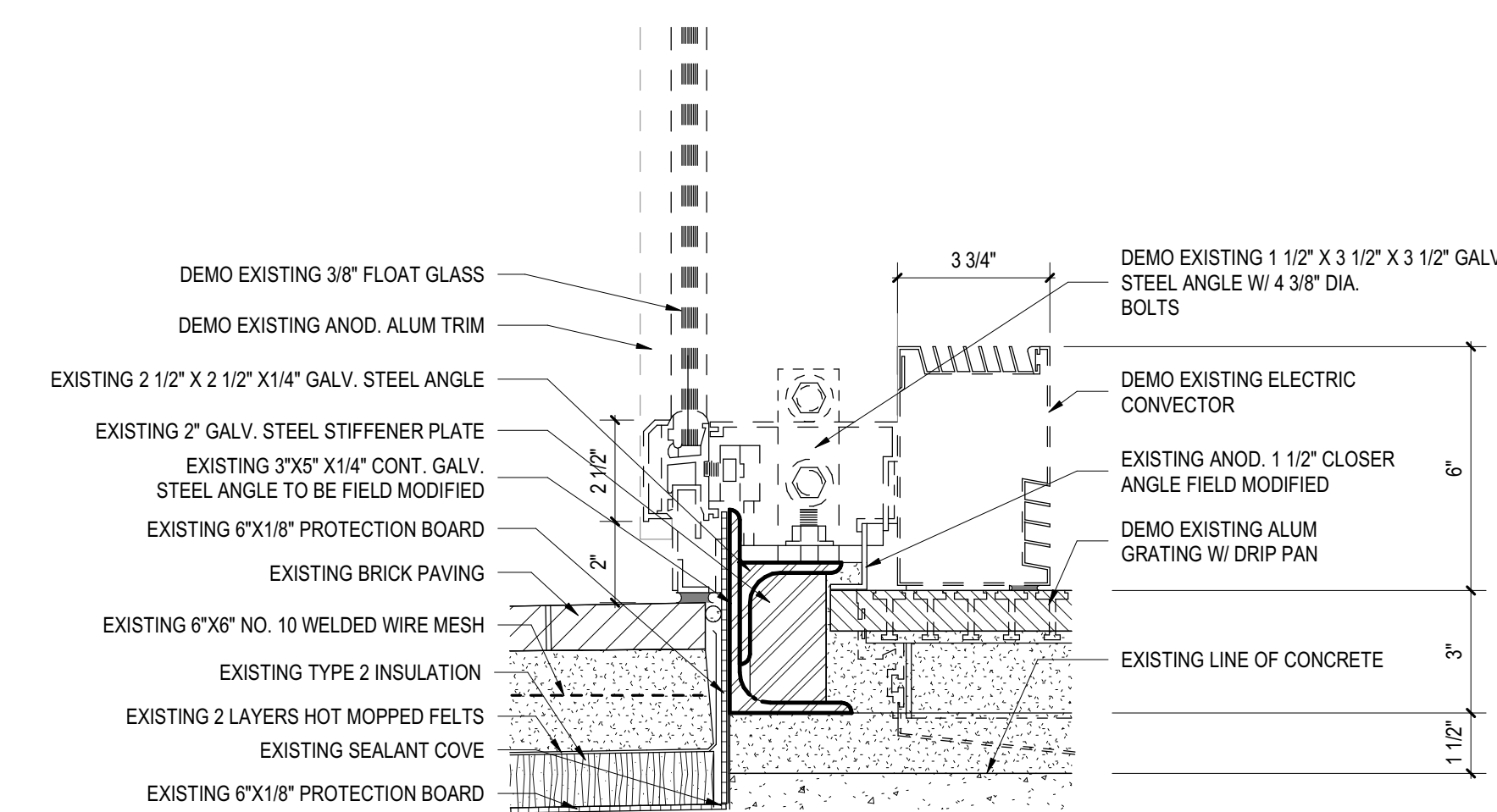
3" = 1'-0" EXISTING CURTAINWALL SILL @ FLOOR POCKET | B3



3" = 1'-0" EXISTING CURTAINWALL HEAD | B5



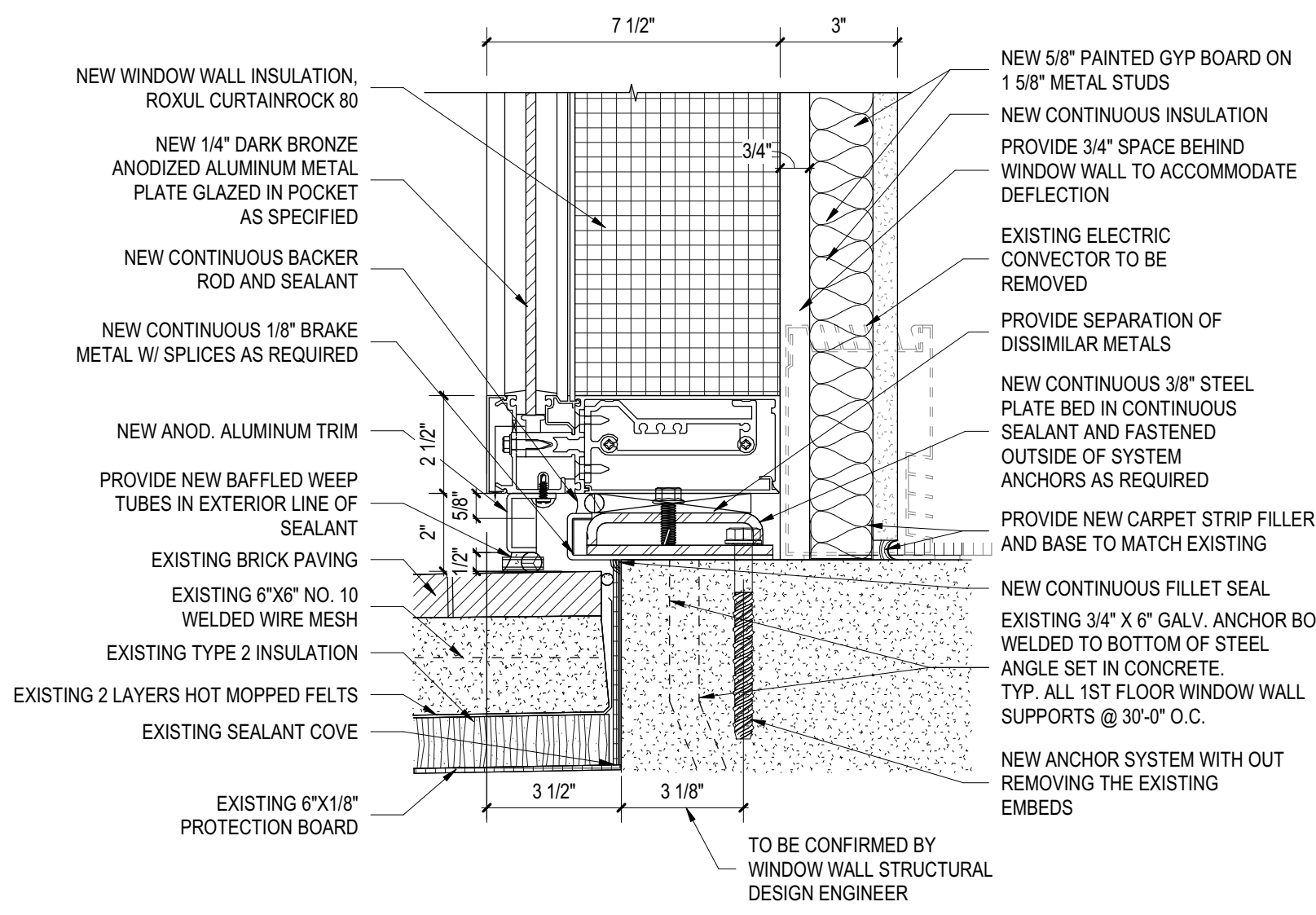
3" = 1'-0" EXISTING CURTAINWALL SILL @ CARPET | A3



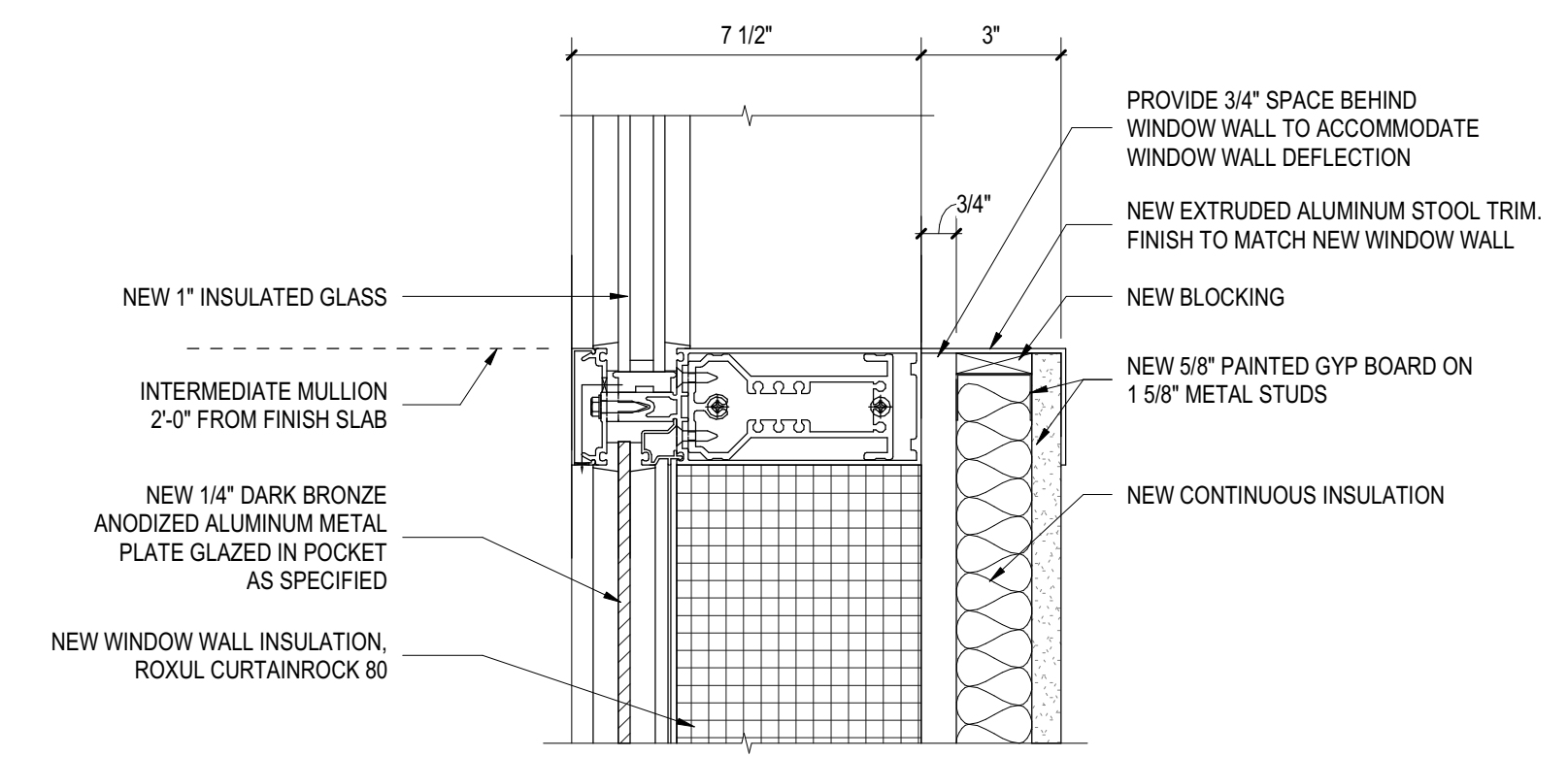
3" = 1'-0" EXISTING CURTAINWALL SILL | A5

GENERAL NOTES

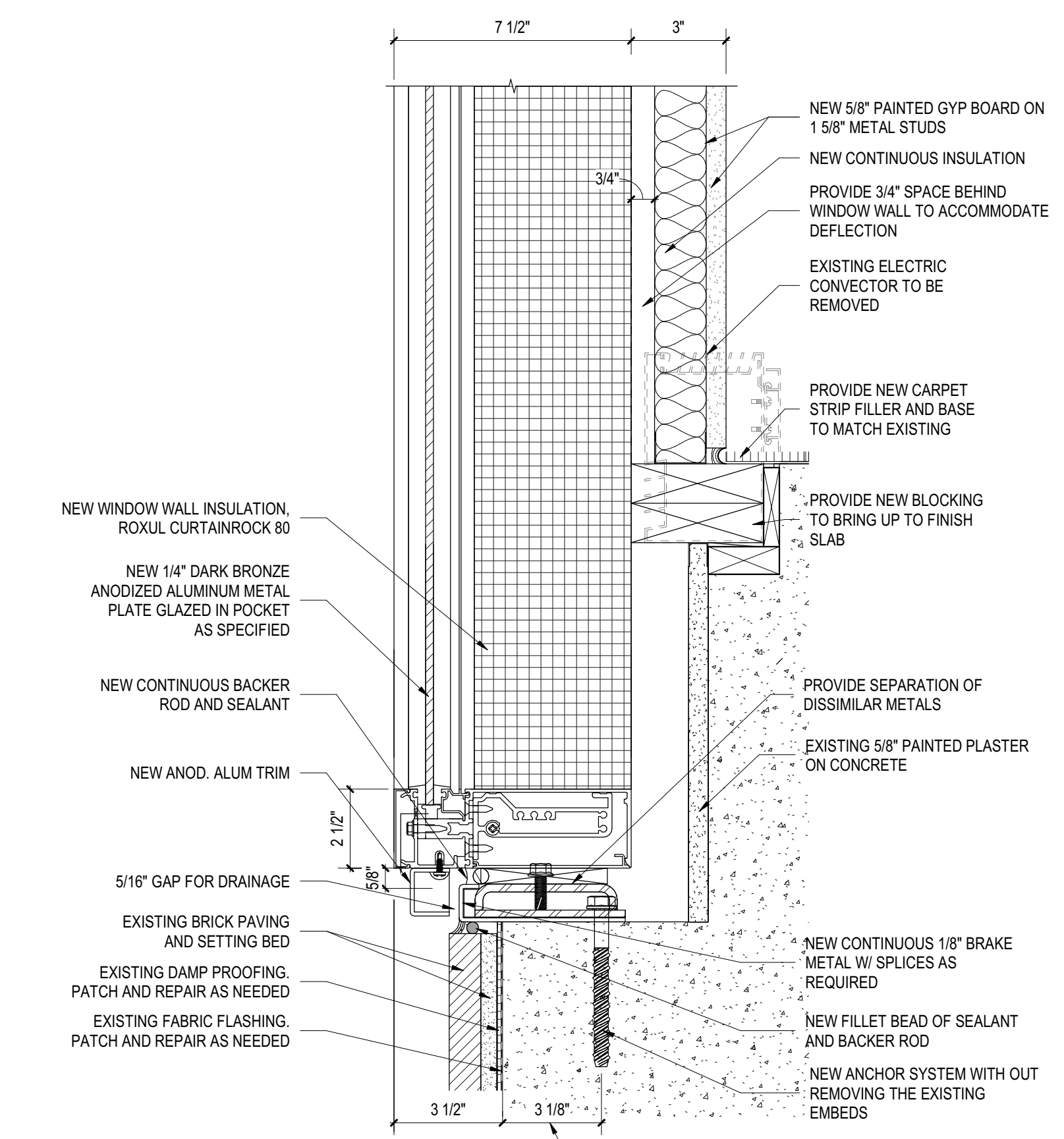
- EXISTING PAINTED CONCRETE TO BE TOUCHED UP WITH ELASTOMERIC PAINT AND TO MATCH EXISTING.
- ALL INTERIOR FINISHES TO BE PATCHED TO LIKE NEW CONDITION AS NEEDED.
- ALL MOTORIZED BLINDS AND ASSOCIATED ELECTRICAL COMPONENTS TO BE REMOVED. NEW BLINDS NOT IN THIS SCOPE.
- EXISTING VINYL TILE AND OR ALUM GRATING W/ DRIP PAN IN VESTIBULE LOBBIES TO BE REMOVED AND NEW ENTRANCE WALK-OFF MAT TO BE INSTALLED.
- PAINT ALL NEW GYPSUM BOARD AND PROVIDE FLOOR BASE.



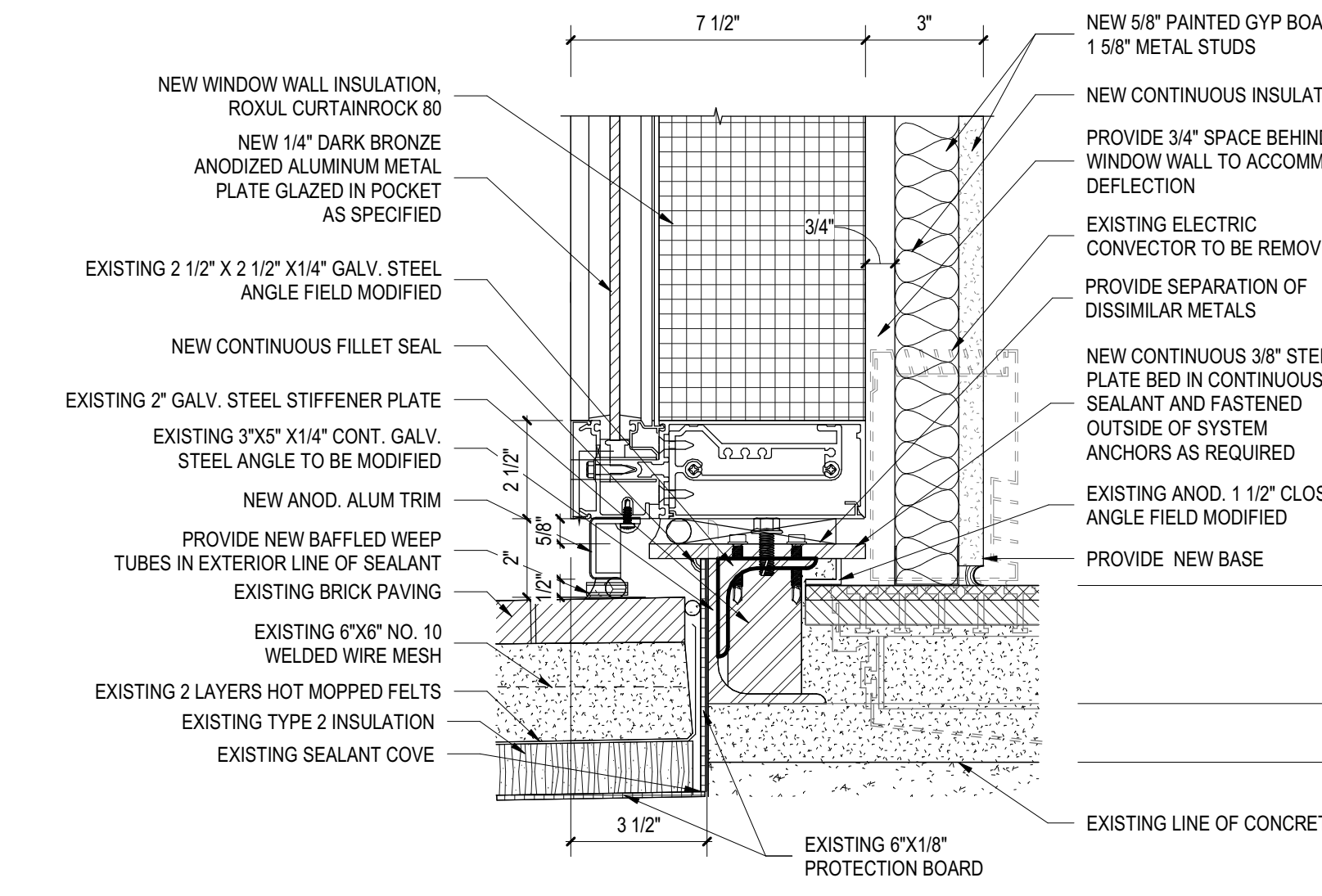
3" = 1'-0" CURTAIN WALL SILL - TYPICAL | D2



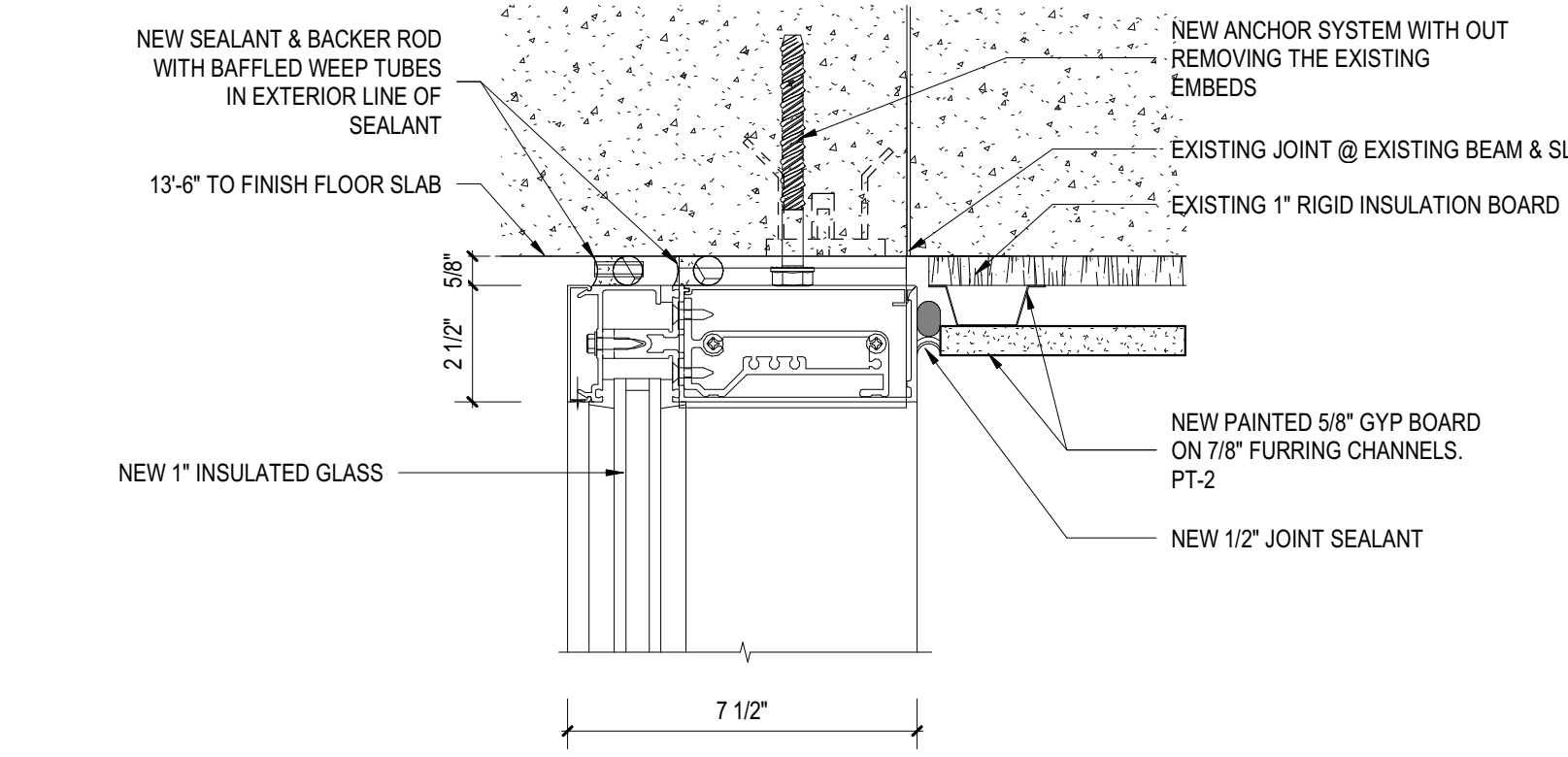
3" = 1'-0" CURTAIN WALL INTERMEDIATE MULLION | D4



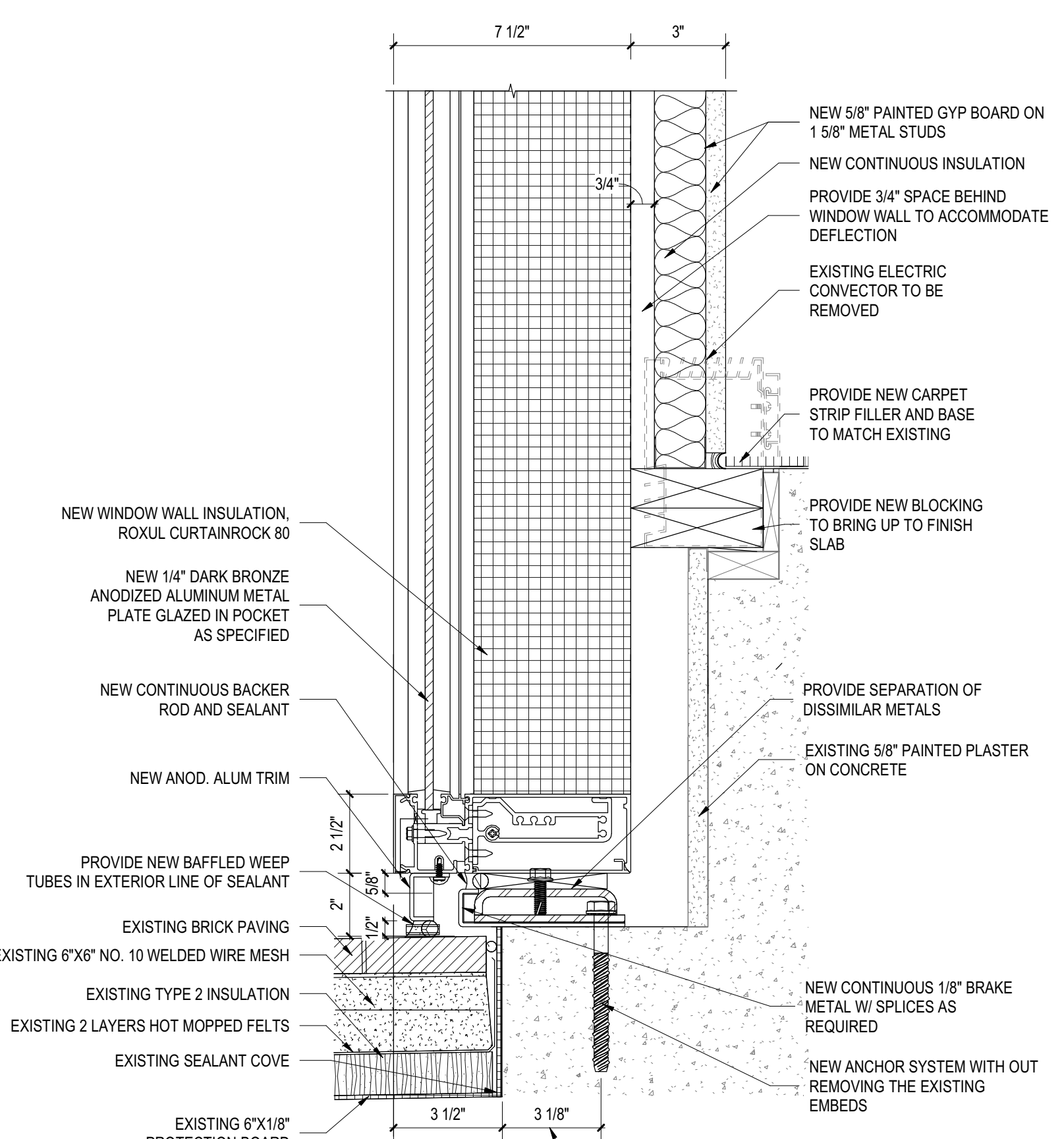
3" = 1'-0" CURTAIN WALL SILL @ STAIR & FLOOR POCKET | B2



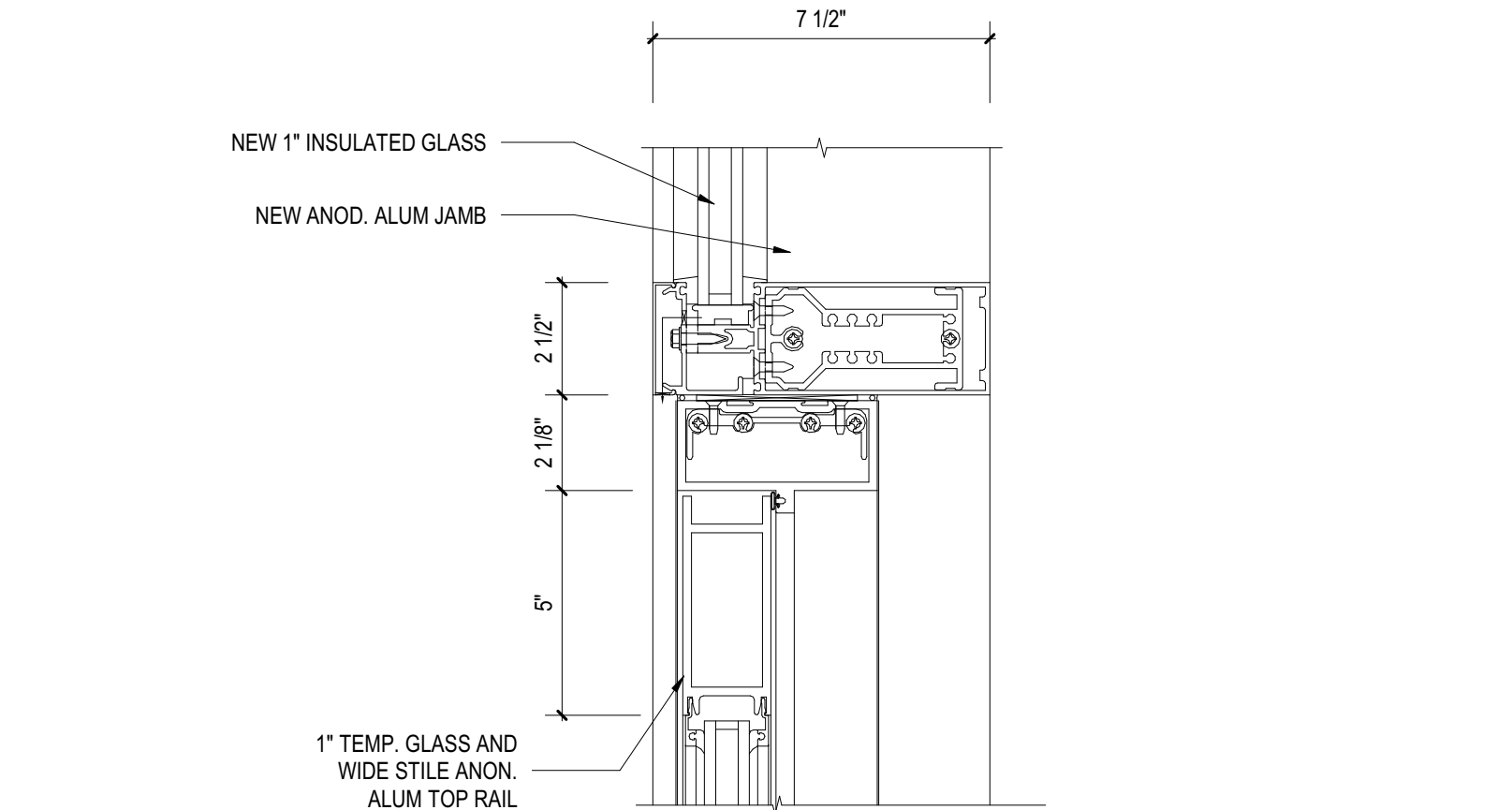
3" = 1'-0" CURTAIN WALL SILL | C4



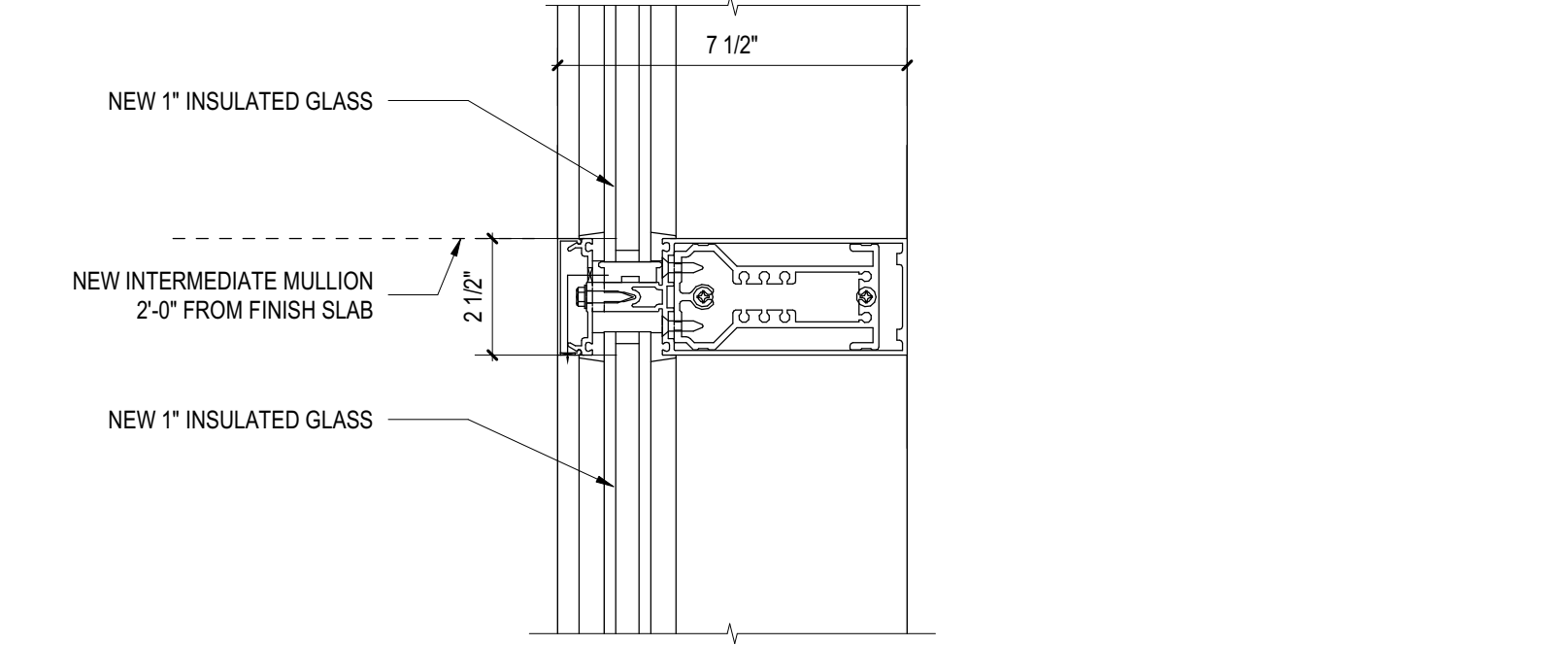
3" = 1'-0" CURTAIN WALL HEAD - TYPICAL | C5



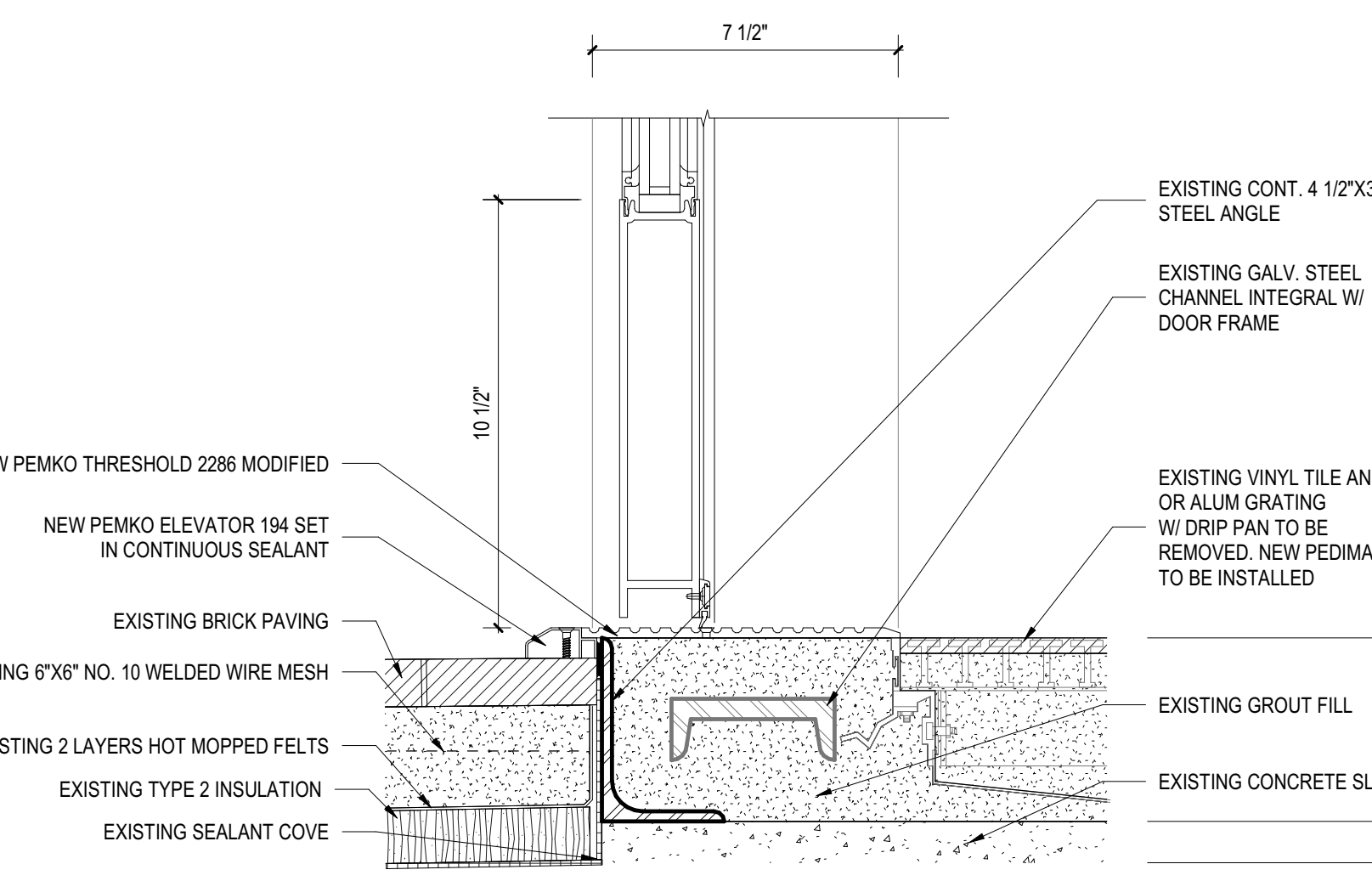
3" = 1'-0" CURTAIN WALL SILL @ FLOOR POCKET | A2



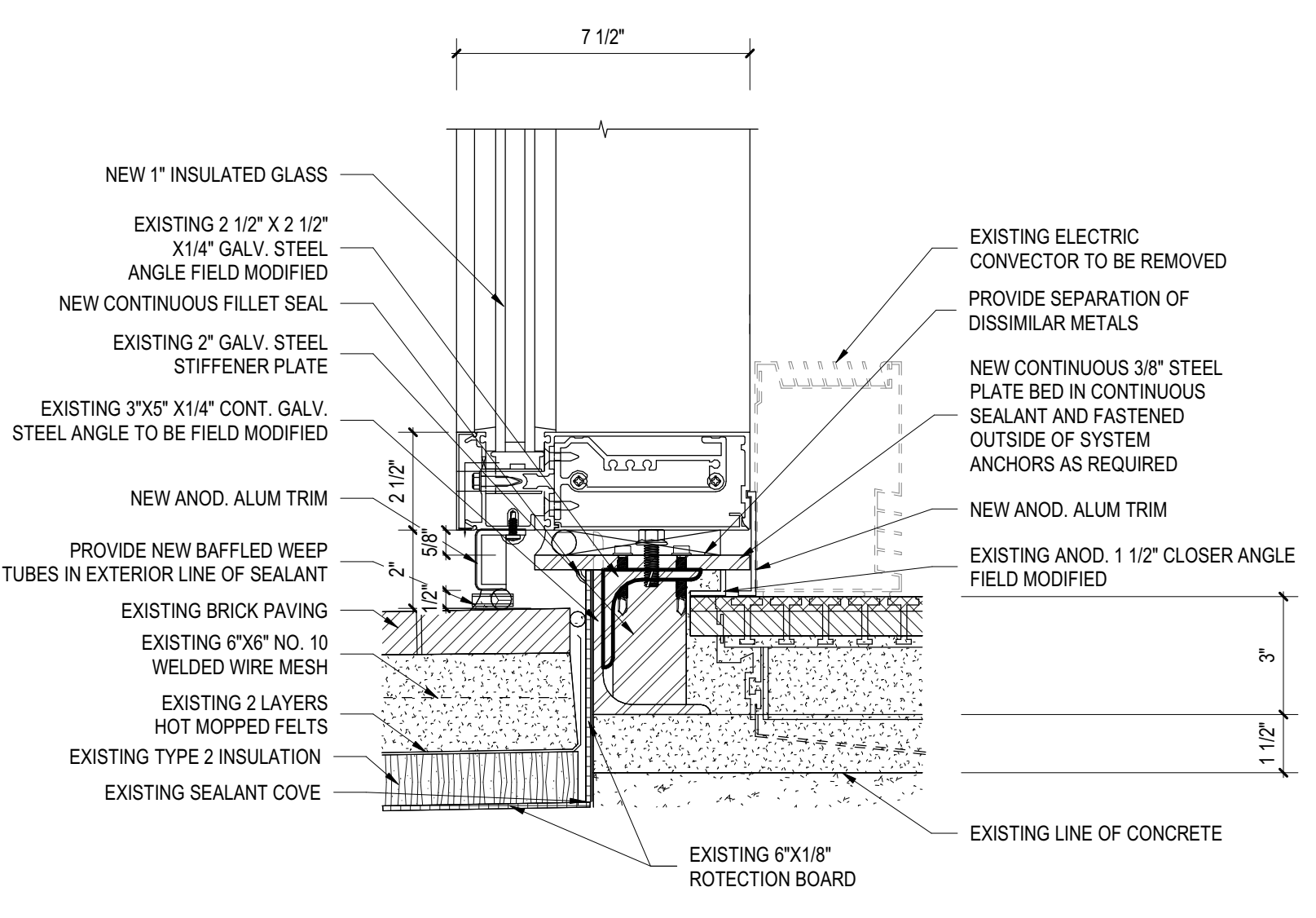
3" = 1'-0" CURTAIN WALL HEAD @ ENTRY DOORS | B4



3" = 1'-0" CURTAIN WALL INTERMEDIATE MULLION @ GLAZING | B5



3" = 1'-0" CURTAIN WALL SILL @ ENTRY DOOR | A4



3" = 1'-0" CURTAIN WALL SILL @ GLAZING | A5

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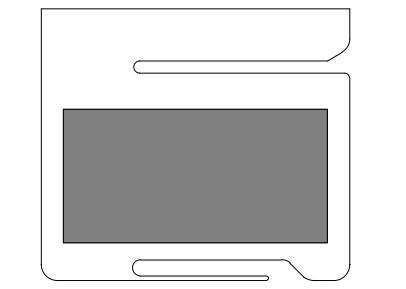
21 DECEMBER 2017

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PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002
KEY PLAN



SHEET TITLE
CURTAIN WALL DETAILS

SHEET NUMBER
A5.71

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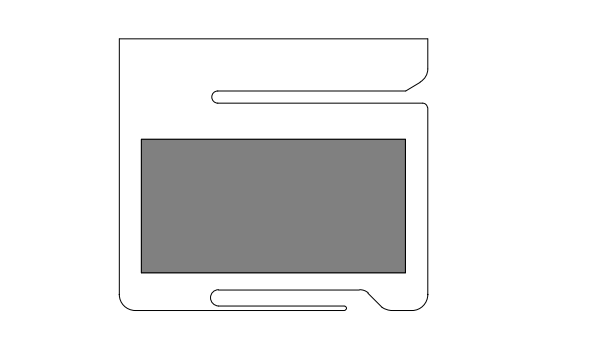


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PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**
KEY PLAN



SHEET TITLE
DOOR DETAILS, HARDWARE & SCHEDULE

SHEET NUMBER
A6.20

DOOR		NO. OF LEAVES		FRAME		HEAD RE:		DETAILS		COMMENTS		
NO	TYPE	FINISH	WIDTH	HEIGHT	TYPE	FINISH	ELEVATION	JAMB RE:	SILL RE:	HDWR NO	FIRE RATING	
101	SF1	MF-1	12'-0"	7'-0"	4	MF-1	CSA3.10	CS3A6.20	CS3A6.20	001	AUTOMATIC ENTRANCE (SLIDING DOOR) - CARD READER	
103	SF1	MF-1	12'-0"	7'-0"	4	MF-1	CSA3.10	CS3A6.20	CS3A6.20	001	AUTOMATIC ENTRANCE (SLIDING DOOR)	
120	SS1	SS GATE	3'-0"	10'-0"	1	SS GATE	AA/A2.71	GATE	GATE	002	EXTERIOR STAIR ENCLOSURE SS GATE	
123	F1	MF-1	6'-4"	8'-0"	2	F1	MF-1	B5A3.11	A3A6.20	A3A6.20	004	CARD READER
124	F1	MF-1	6'-4"	8'-0"	2	F1	MF-1	B5A3.11	A3A6.20	A3A6.20	004	CARD READER
125	F1	MF-1	6'-4"	8'-0"	2	F1	MF-1	B5A3.11	A3A6.20	A3A6.20	003	CARD READER
126	F1	MF-1	6'-4"	8'-0"	2	F1	MF-1	B5A3.11	A3A6.20	A3A6.20	003	CARD READER

1001 PRESTON FIRST FLOOR EXTERIOR SCHEDULE OF FINISH HARDWARE

SpeXtra: 273109
Hardware Group No. 001
 For use on mark #(s):
 101 103
 Each to Have:
ALL HARDWARE TO BE PROVIDED BY DOOR MANUFACTURER

Hardware Group No. 002
 For use on mark #(s):
 GATE - 120
 Each to Have:

Qty	Description	Catalog Number	Finish	Mfr
1	EA PANIC HARDWARE	99-L-NL-WH X LEVER TO MATCH OWNER'S STANDARD	628	VON
1	EA RIM CYLINDER	MATCH OWNER'S STANDARD		
1	EA PERMANENT CORE	MATCH OWNER'S STANDARD		
1	EA SURFACE CLOSER	4041 DEL SCUSH SRI TBSRT X 4040-18PA SRI X 4040-419 SRI	693	LCN

HINGES BY GATE MANUFACTURER. GATE TO BE MODIFIED TO ENSURE PANIC HARDWARE IS NOT ACCESSIBLE FROM THE OUTSIDE SPECIFIED FINISH USED DUE TO CONSTANT EXPOSURE TO EXTERIOR ELEMENTS. IF CLOSER CANNOT BE MOUNTED DUE TO LACK OF OVERHEAD TRANSOM, CLOSING DEVICE TO BE PROVIDED BY GATE MANUFACTURER

Hardware Group No. 003
 For use on mark #(s):
 125 126
 Each to Have:

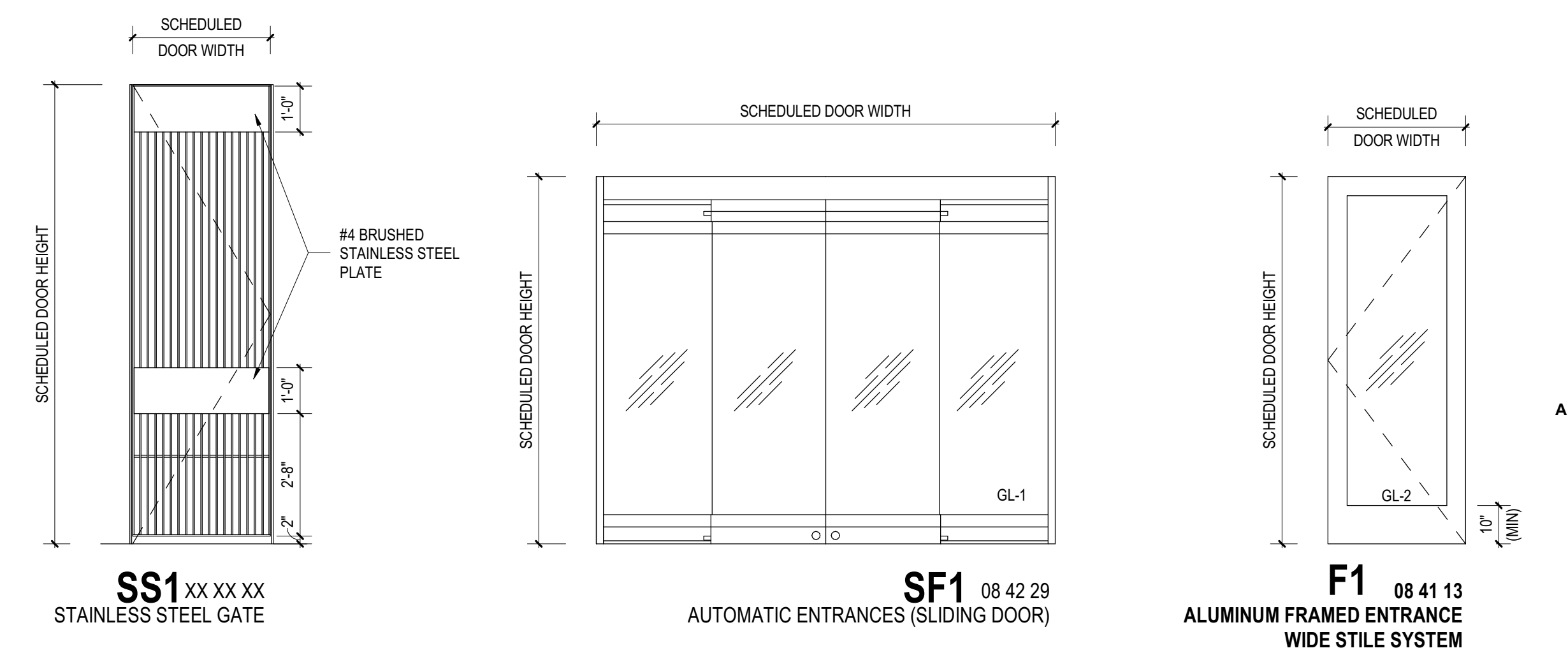
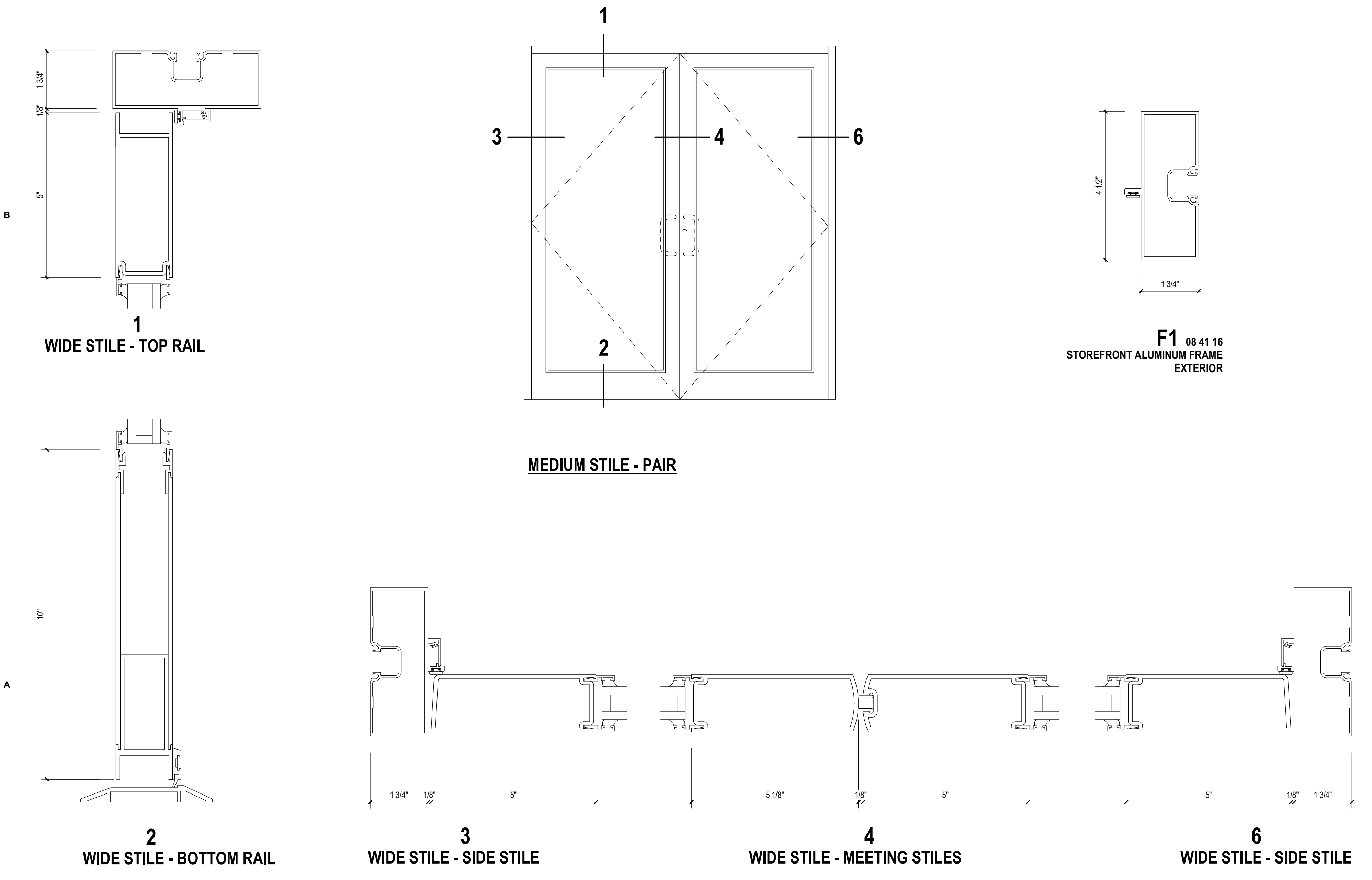
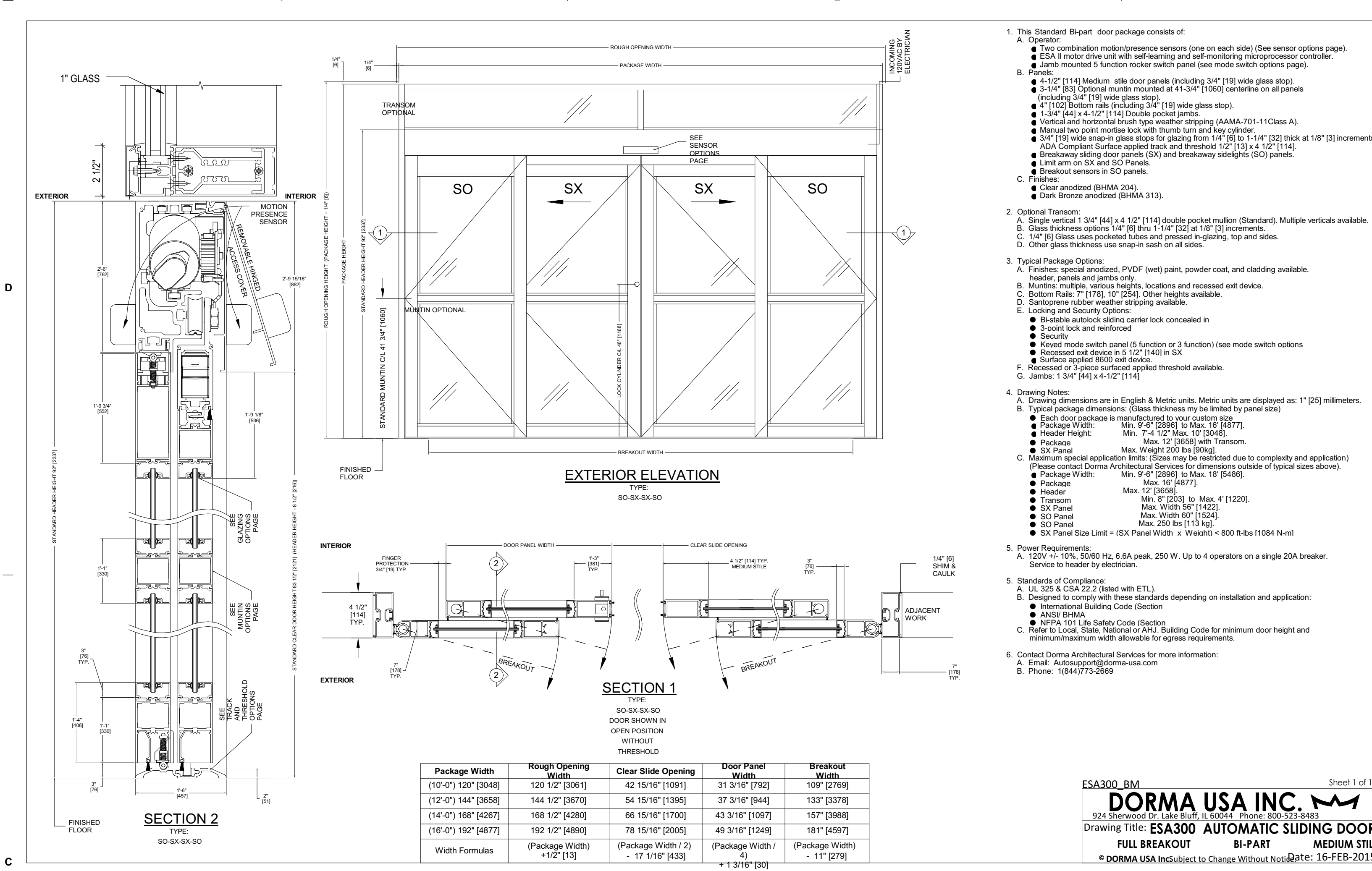
Qty	Description	Catalog Number	Finish	Mfr
2	EA CONT. HINGE	112HD/224HD AS REQ'D	710	IVE
2	EA DUMMY PUSH BAR	330 LENGTH AS REQ	613	VON
2	EA 90 DEG OFFSET PULL	8190-O 10"	613	IVE
2	EA SURFACE CLOSER	4040XP RW/PA X MTG BRKT, SPCR & PLATE AS REQ	695	LCN
1	SET SEAL	PERIMETER SEAL BY FRAME MANUFACTURER		
1	SET ASTRAGAL	MEETING STILE SEAL BY DOOR MANUFACTURER		

Hardware Group No. 004
 For use on mark #(s):
 123 124
 Each to Have:

Qty	Description	Catalog Number	Finish	Mfr
2	EA CONT. HINGE	112HD/224HD EPT (AS REQ'D)	710	IVE
2	EA POWER TRANSFER	EPT10 CON	695	VON
1	EA ELEC PANIC HARDWARE	RX-QEL+3347A-EO-CON LENGTH AS REQ	613	VON
1	EA ELEC PANIC HARDWARE	RX-QEL+3347A-NL-OP-CON LENGTH AS REQ	613	VON
1	EA RIM CYLINDER	MATCH OWNER'S STANDARD		
2	EA PERMANENT CORE	MATCH OWNER'S STANDARD		
2	EA 90 DEG OFFSET PULL	8190-O 10"	613	IVE
2	EA SURFACE CLOSER	4040XP RW/PA X MTG BRKT, SPCR & PLATE AS REQ	695	LCN

1	SET SEAL	PERIMETER SEAL BY FRAME MANUFACTURER		
1	SET ASTRAGAL	MEETING STILE SEAL BY DOOR MANUFACTURER		
2	EA DOOR SWEEP	39D LENGTH AS REQ	D	ZER
1	EA THRESHOLD	65A LENGTH AS REQ	A	ZER
2	EA HARNESS (TO POWER SUPPLY)	CON-6W		
1	EA DOOR POSITION SWITCH	FURNISHED BY SECURITY CONTRACTOR		VON
1	EA CARD READER	FURNISHED BY SECURITY CONTRACTOR		B/O
1	EA POWER SUPPLY	FURNISHED BY SECURITY CONTRACTOR		B/O
2	EA HARNESS (IN DOOR)	ALLEGION CONNECT TYPE & LENGTH AS REQ		VON

-INGRESS BY THE CARD READER OR KEY OVERRIDE.
 -EGRESS BY THE PUSH PADS.
 NOTE: MOUNT CLOSER ON TOP JAMB PUSH SIDE.



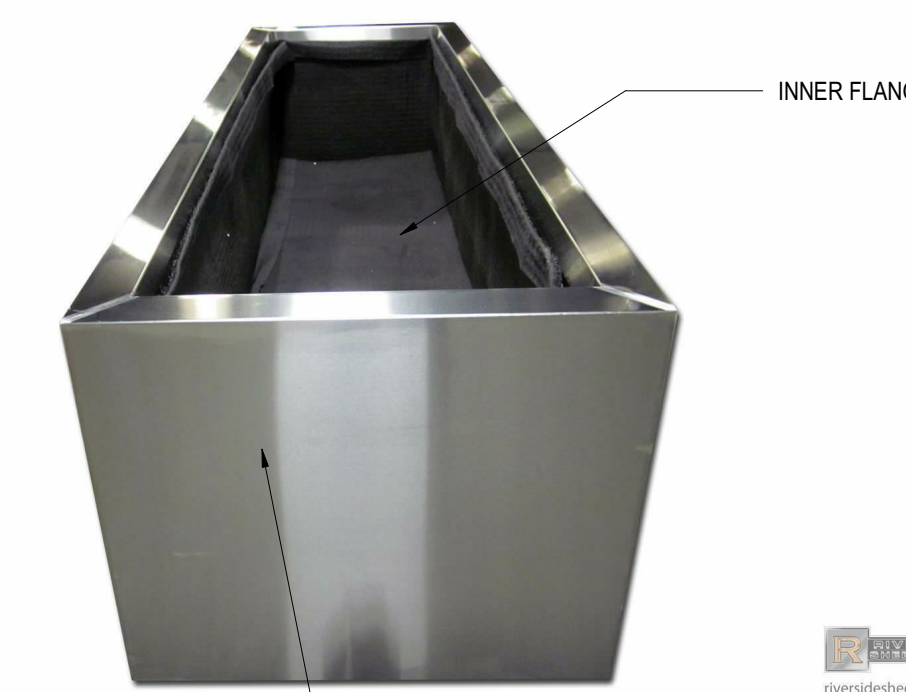
GENERAL NOTES

1 PRICING FOR PLANTERS TO BE PROVIDED TO OWNERS SEPARATELY.

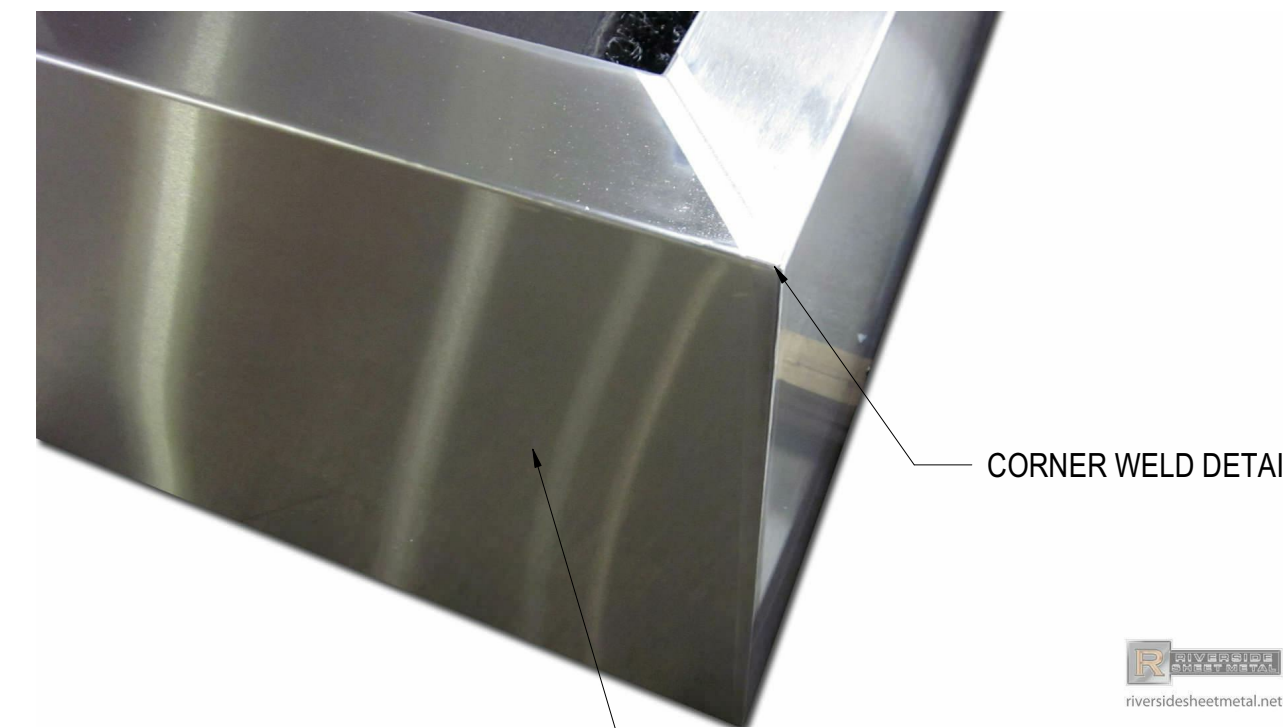
IMAGES FROM RIVERSIDE SHEET METAL



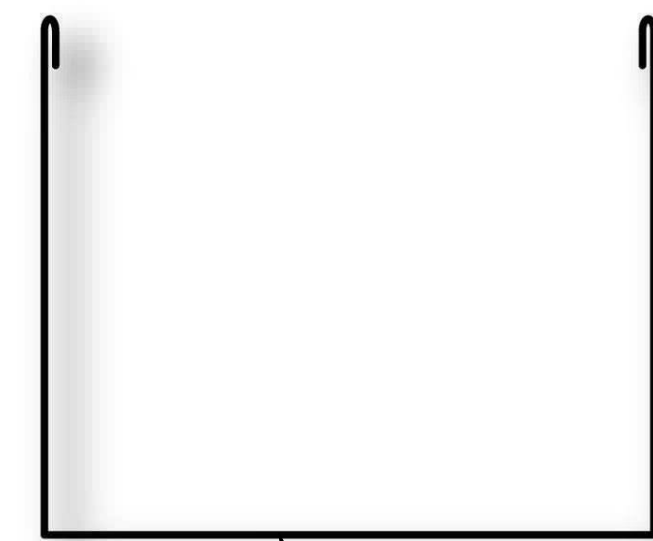
18 GA BRUSHED STAINLESS STEEL #4 FINISH PLANTERS PROVIDED BY OWNER AND ARE TO MATCH EXISTING RAILING AT FRONT RAMP. PROVIDE 3" BASE TO MATCH MANUFACTURER TO PROVIDE LEVELING AND WEeping DETAILS.



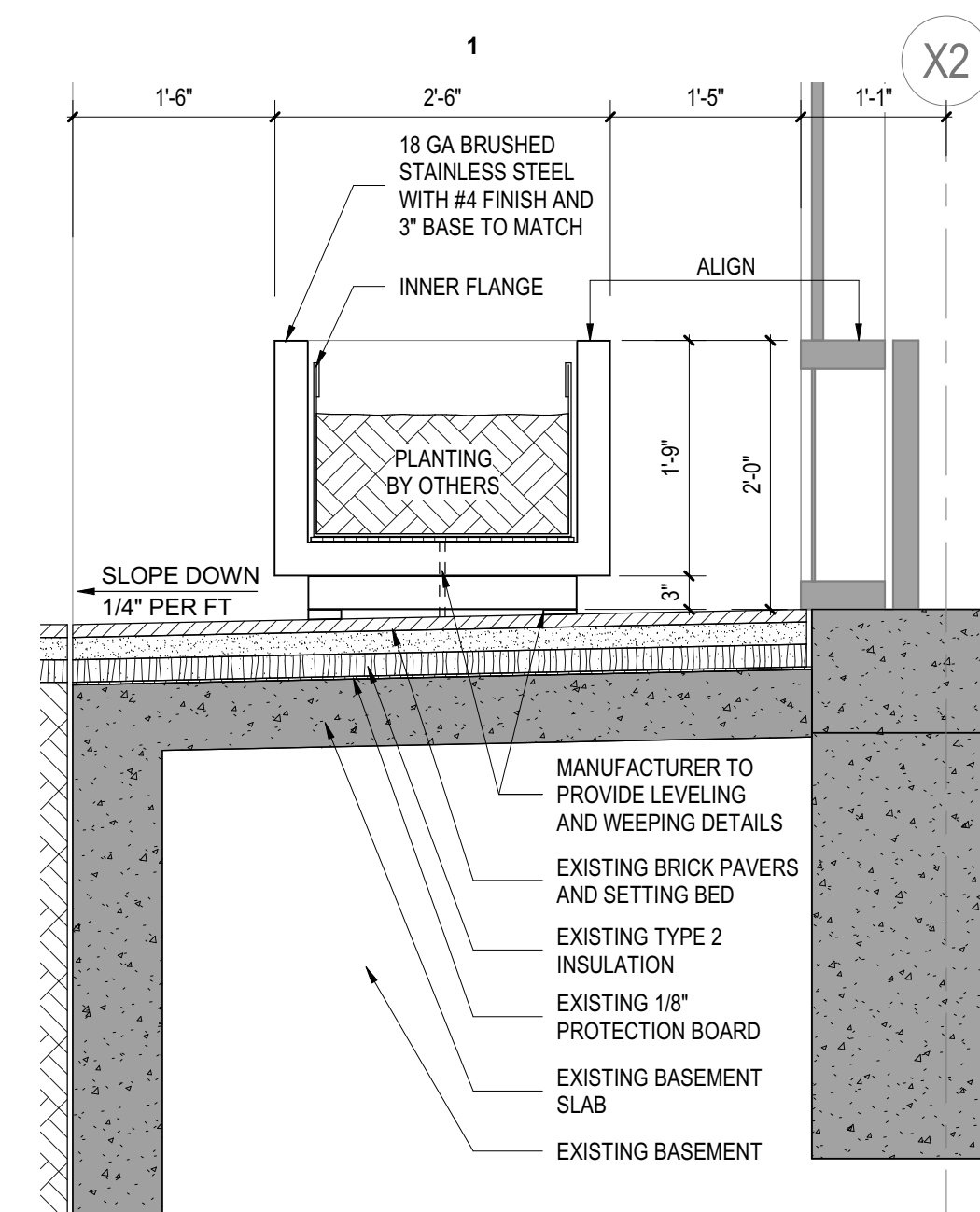
18 GA BRUSHED STAINLESS STEEL #4 FINISH PLANTERS PROVIDED BY OWNER AND ARE TO MATCH EXISTING RAILING AT FRONT RAMP. PROVIDE 3" BASE TO MATCH MANUFACTURER TO PROVIDE LEVELING AND WEeping DETAILS.



CORNER WELD DETAIL
18 GA BRUSHED STAINLESS STEEL #4 FINISH PLANTERS PROVIDED BY OWNER AND ARE TO MATCH EXISTING RAILING AT FRONT RAMP. PROVIDE 3" BASE TO MATCH MANUFACTURER TO PROVIDE LEVELING AND WEeping DETAILS.



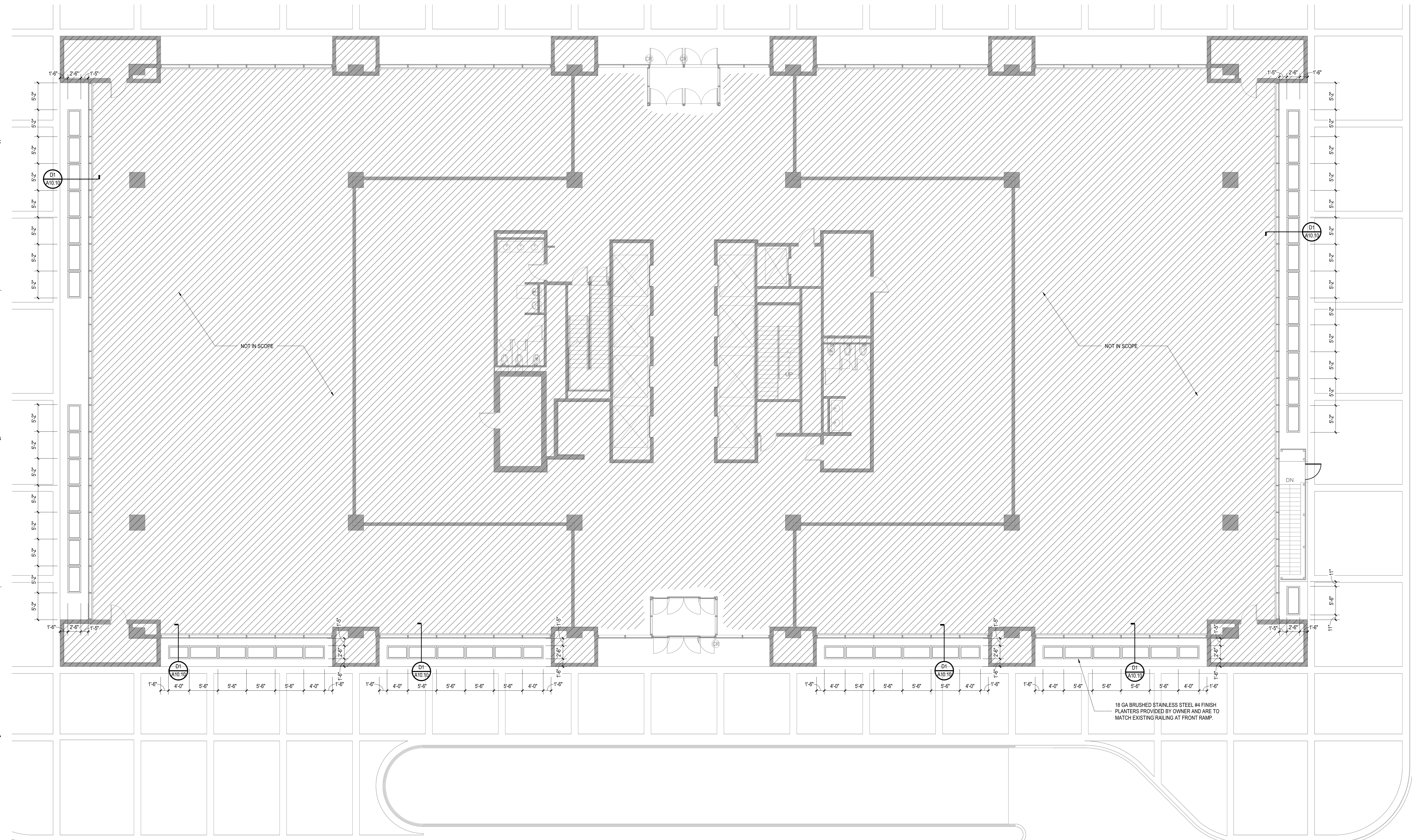
INNER FLANGE PROFILE



SECTION @ PLANTER | D1

BRUSHED STAINLESS STEEL PLANTER | D5

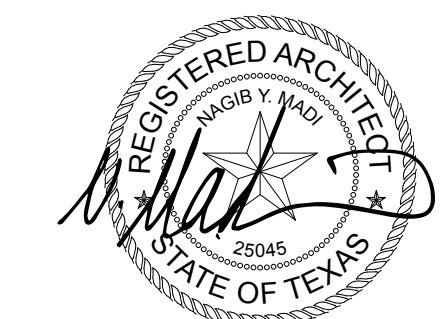
3/4" = 1'-0"



1/8" = 1'-0"

LEVEL 1 FLOOR PLAN - PLANTER LAYOUT | A5

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21 DECEMBER 2017

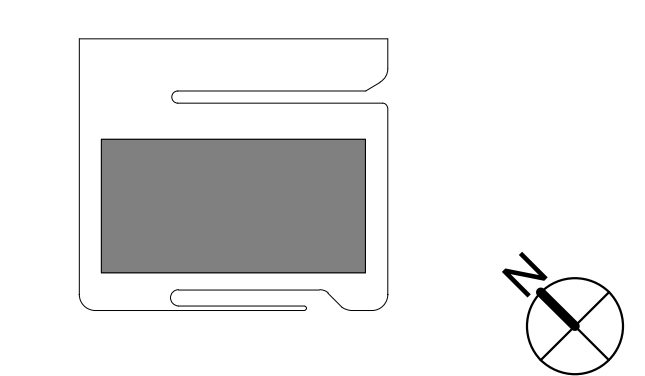
DATE	ISSUE
04 AUG 2017	95% CONSTRUCTION DOCUMENTS
08 SEP 2017	ISSUED FOR PERMIT
21 DEC 2017	BIDDING & CONSTRUCTION

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**

KEY PLAN



SHEET TITLE
PLANTER DETAILS

SHEET NUMBER
A10.10

STRUCTURAL NOTES

A. GENERAL

- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FOR BIDDING AND CONSTRUCTION FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. DUE CONSIDERATION SHALL BE GIVEN TO OTHER STRUCTURAL WORK OR WORK RELATED TO THE STRUCTURE, INCLUDING NECESSARY COORDINATION DESCRIBED OR IMPLIED BY THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS.
- THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK. FOR CONFIRMING AND CORRELATING ALL QUANTITIES, DIMENSIONS AND EXISTING CONDITIONS; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER PER OSHA AND DOSH STANDARDS.
- WHERE CONFLICTS EXIST AMONG VARIOUS PARTS OF THE STRUCTURAL AND ARCHITECTURAL DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, SHALL GOVERN. REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
- CONDITIONS DESCRIBED BY DETAILS, SECTIONS, NOTES AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS SHALL ALSO APPLY TO SIMILAR CONDITIONS NOT SPECIFICALLY INCLUDED. IF CONDITIONS ARE FOUND NOT TO BE APPLICABLE, THE STRUCTURAL ENGINEER OF RECORD AND ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK.
- THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS AT THEIR OWN RISK. FRACTAL LLC ASSUMES NO LIABILITY AS A RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.
- SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.
- PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE SUBMITTED TO FRACTAL LLC FOR REVIEW.
- ARCHITECTURAL ITEMS OR PREFABRICATED ITEMS SHOWN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FOR GENERAL COORDINATION PURPOSES ONLY.
 - TYPICAL REFERENCED ARCHITECTURAL ITEMS INCLUDE BUT MAY NOT BE LIMITED TO: DRAINS, DRAIN TILES, FINISHES, DOORS, WINDOWS AND ITEMS FOR THERMAL AND MOISTURE PROTECTION. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR MATERIAL REQUIREMENTS AND EXACT PLACEMENT OF SUCH ITEMS.
 - TYPICAL REFERENCED PREFABRICATED ITEMS INCLUDE BUT MAY NOT BE LIMITED TO: STAIRS, HANDRAILS, CURTAIN WALL/STOREFRONT SYSTEMS, AWNINGS, CANOPIES, PREFABRICATED FRAMING AND COLD FORMED STEEL FRAMING. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED AND INSTALLED AS REQUIRED BY OTHERS.
- PERIODIC SITE OBSERVATION BY FRACTAL LLC IS SOLELY FOR THE PURPOSE OF BECOMING GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK COMPLETED AND DETERMINING, IN GENERAL, IF THE WORK, WHEN FULLY COMPLETED, WILL BE IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO KEEP THE OWNER REASONABLY INFORMED ABOUT THE PROGRESS AND QUALITY OF THE COMPLETED WORK.

B. DESIGN CRITERIA

- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS.
- THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:
SUPERIMPOSED DEAD LOADS (INCLUDED BUT NOT LIMITED TO THE FOLLOWING):

MECHANICAL AND CEILING	10 PSF
BUILT UP ROOF	6 PSF
FINISHES	AS REQUIRED
MECHANICAL AND PIPING LOADS	AS NOTED ON PLANS

(THE CONTRACTOR SHALL DISTRIBUTE THE CONCENTRATED LOADS FROM PIPES, DUCTS AND CEILING TO THE STRUCTURAL MEMBERS IN SUCH A FASHION TO AVOID EXCEEDING SPECIFIED PERMISSIBLE VALUES. CASES WHERE THE PERMITTED DISTRIBUTED LOAD IS EXCEEDED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.)

LIVE LOADS:

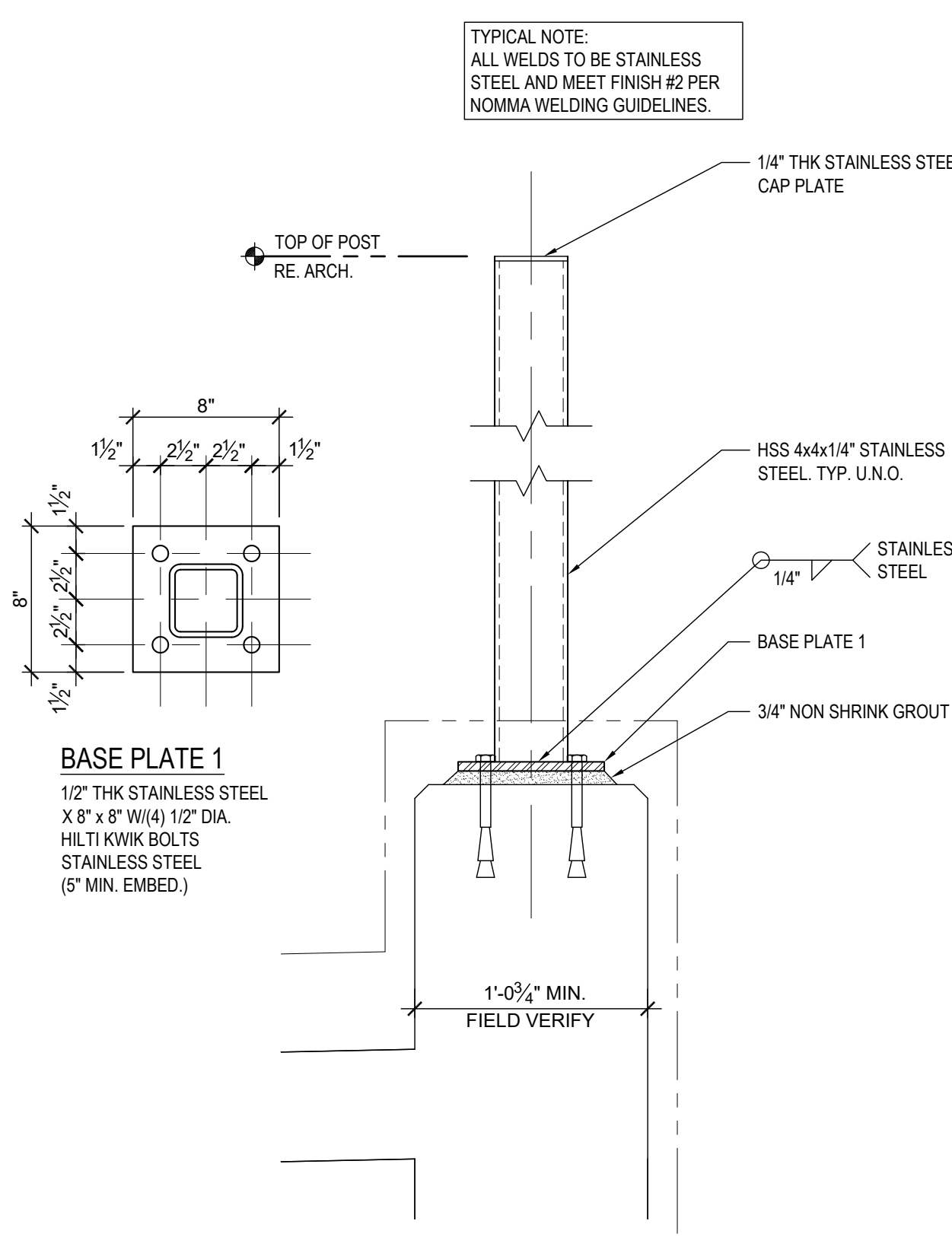
LOBBIES, STAIRS & ASSEMBLY AREAS	100 PSF
MECHANICAL EQUIPMENT AND PADS	ACTUAL WEIGHTS
- HANDRAILS AND GUARDS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1607.7 AND TABLE 1607.1 OF THE INTERNATIONAL BUILDING CODE AS FOLLOWS:
 - HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO SUPPORT A LATERAL LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
 - HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO SUPPORT A LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THESE LOADS NEED NOT BE ASSUMED TO ACT CUMULATIVELY WITH THOSE IN NOTE (A) ABOVE.
 - INTERMEDIATE RAILS, BALUSTERS, AND PANEL FILLERS SHALL BE DESIGNED TO SUPPORT A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO ONE SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THOSE IN NOTE (A) OR (B) ABOVE.
- STAIR TREADS AND STRINGERS SHALL BE DESIGNED FOR A UNIFORM LOAD OF 100 PSF. INDIVIDUAL STAIR TREADS SHALL ALSO BE DESIGNED TO SUPPORT A 300 LB. LOAD ON A 4 SQUARE INCH AREA IN A POSITION THAT WILL CAUSE MAXIMUM STRESS.
- FLOOR LIVE LOADS ARE REDUCED FOR SLAB SYSTEMS, BEAMS, GIRDERS, COLUMNS, PIERS, WALLS, AND FOUNDATIONS IN ACCORDANCE WITH SECTION 1607.9 OF THE INTERNATIONAL BUILDING CODE.
- THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE WIND PRESSURES SPECIFIED IN CHAPTER 16, SECTION 1609, OF THE INTERNATIONAL BUILDING CODE, ACCORDING TO THE FOLLOWING INFORMATION:

ULTIMATE DESIGN WIND SPEED, V _(U)	139 MPH
WIND DIRECTIONALITY FACTOR	0.85
BUILDING CATEGORY	II
EXPOSURE CATEGORY	B
COMPONENTS AND CLADDING PRESSURES	SEE TABLE THIS SHEET

C. STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND THE AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- CONTRACTOR SHALL FABRICATE AND ERECT STEEL IN ACCORDANCE WITH LATEST OSHA SAFETY REQUIREMENTS, INCLUDING 29 CFR PART 1926 SAFETY STANDARDS FOR STEEL ERECTION.
- STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS:

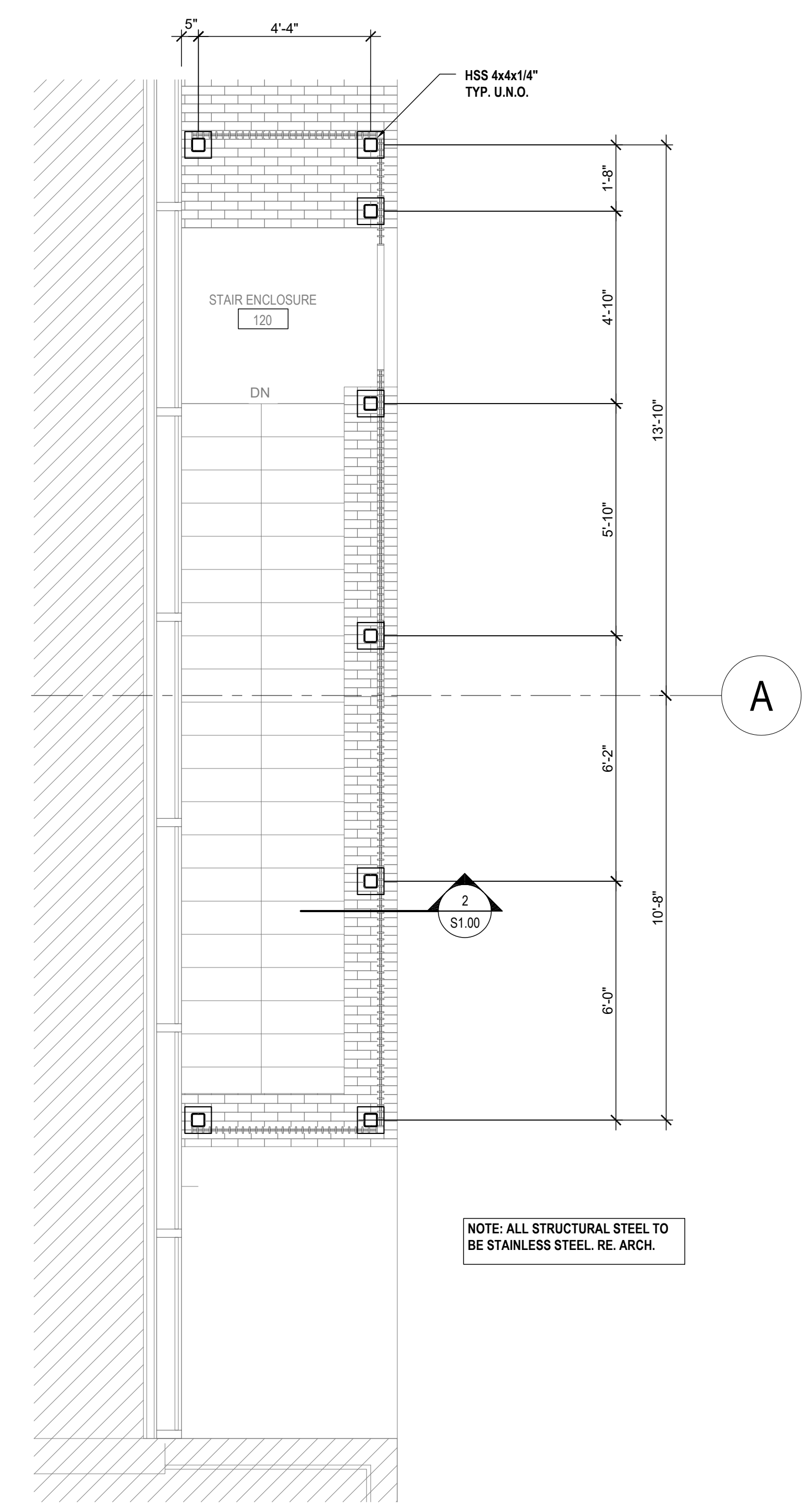
CHANNELS, AND ANGLES	ASTM A36	(36 KSI)
SQUARE AND RECTANGULAR TUBES (HSS)	ASTM A500	GRADE B (46 KSI)
M, S AND MC SHAPES	ASTM A36	(36 KSI)
PLATES AND BARS	ASTM A36	(36 KSI)
ANCHOR BOLTS (ANCHOR RODS)	ASTM F1554 OR ASTM A307	(36 KSI)
- CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE HIGH STRENGTH BOLTS WHICH MEET OR EXCEED THE REQUIREMENTS OF ASTM A325, TYPE N, X, OR SC CLASS A. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS, EXCEPT AS NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED.
- NO CONNECTION SHALL CONSIST OF LESS THAN (2) 3/4" DIA. A325-N BOLTS OR WELDS DEVELOPING LESS THAN 12 KIPS. MINIMUM WELD SIZE SHALL BE 3/16" FILLET WELD.
- DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN.
- SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS. WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.
- NO MISFABRICATED STRUCTURAL STEEL MAY BE ERECTED PRIOR TO REVIEW BY THE ENGINEER.
- PENETRATIONS SHALL NOT BE CUT IN STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS REVIEWED BY THE ENGINEER.
- WHERE INDICATED ON THE DRAWINGS, STRUCTURAL STEEL MEMBERS, FABRICATIONS, AND WELDED ASSEMBLIES SHALL BE GALVANIZED AFTER FABRICATION BY HOT DIP PROCESS IN ACCORDANCE WITH ASTM A123. WEIGHT OF ZINC COATING SHALL CONFORM TO THE REQUIREMENTS SPECIFIED UNDER "WEIGHT OF COATING" IN ASTM A123 OR ASTM A386, AS APPLICABLE. THE AFFECTED PORTIONS OF FIELD WELDED GALVANIZED ASSEMBLIES SHALL BE FIELD PAINTED WITH ZINC RICH CORROSION RESISTANT PAINT.
- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL MEMBERS AND CONNECTIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS), SECTION 10, UNLESS MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED ELSEWHERE.
- STRUCTURAL STEEL MEMBERS TO RECEIVE FIREPROOFING SHALL NOT BE PRIMED NOR PAINTED. FIREPROOFING MATERIAL THICKNESS SHALL BE INCREASED AS REQUIRED FOR STEEL MEMBERS NOT CONFORMING TO THE MINIMUM SIZES INDICATED IN THE U.L. FIRE RESISTANCE DIRECTORY-VOLUME 1 AND FOR STEEL MEMBERS DETERMINED UNRESTRAINED.



2 SECTION AT FENCE POST
SCALE: 1 1/2" = 1'-0"

PLAN NOTES:

- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ALL DISCREPANCIES TO ARCHITECT AND FRACTAL LLC BEFORE PROCEEDING WITH WORK. TYPICAL.
- REFER TO S1.00 FOR STRUCTURAL NOTES.



1 ENLARGED PLAN @ STAIR ENCLOSURE
SCALE: 3/8" = 1'-0"

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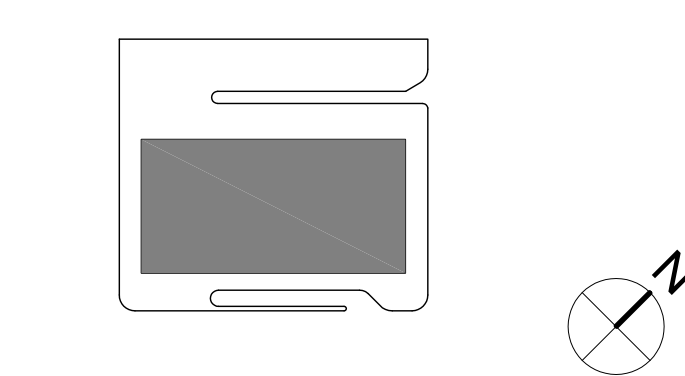


DATE	ISSUE
D 08 SEP 2017	ISSUED FOR PERMIT
D 21 DEC 2017	BIDDING AND CONSTRUCTION

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**
KEY PLAN



SHEET TITLE
STRUCTURAL PLAN, DETAILS AND NOTES

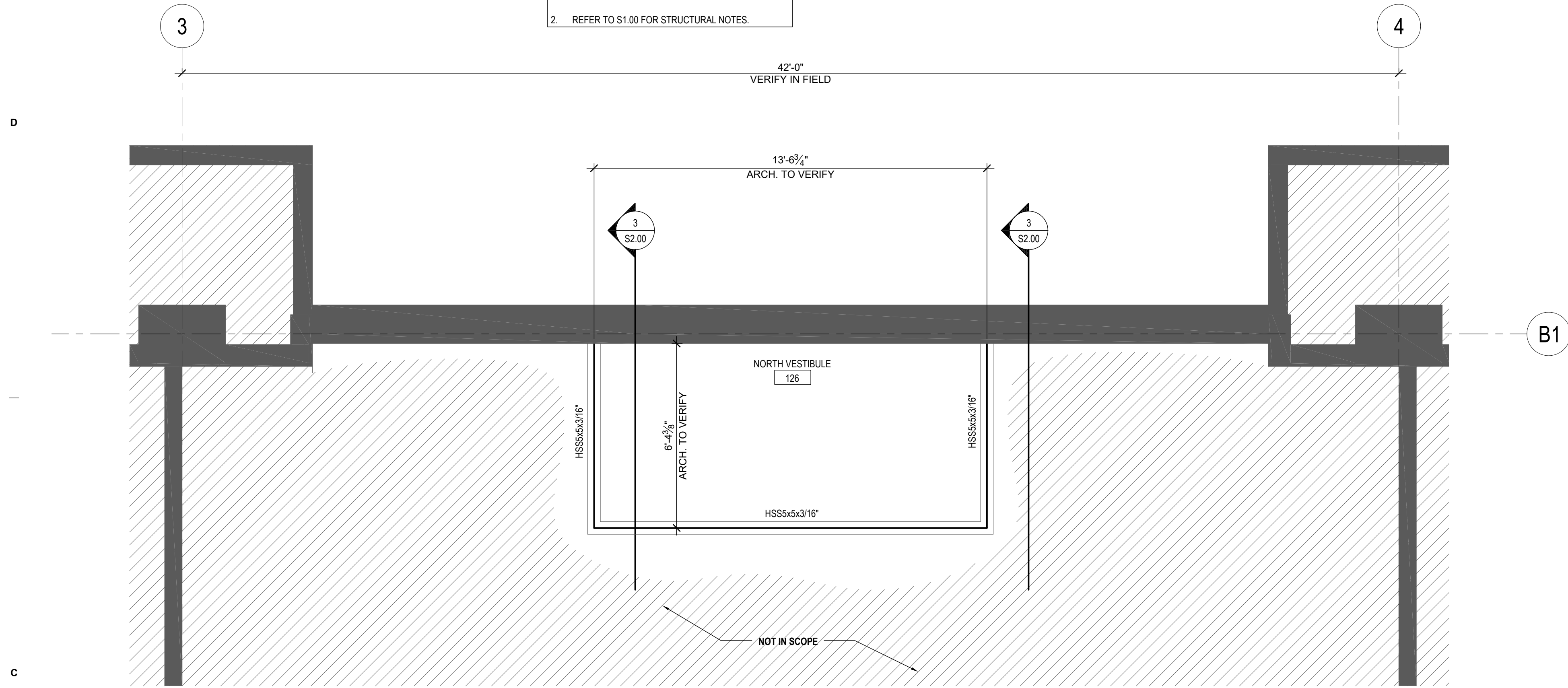
SHEET NUMBER
S1.00

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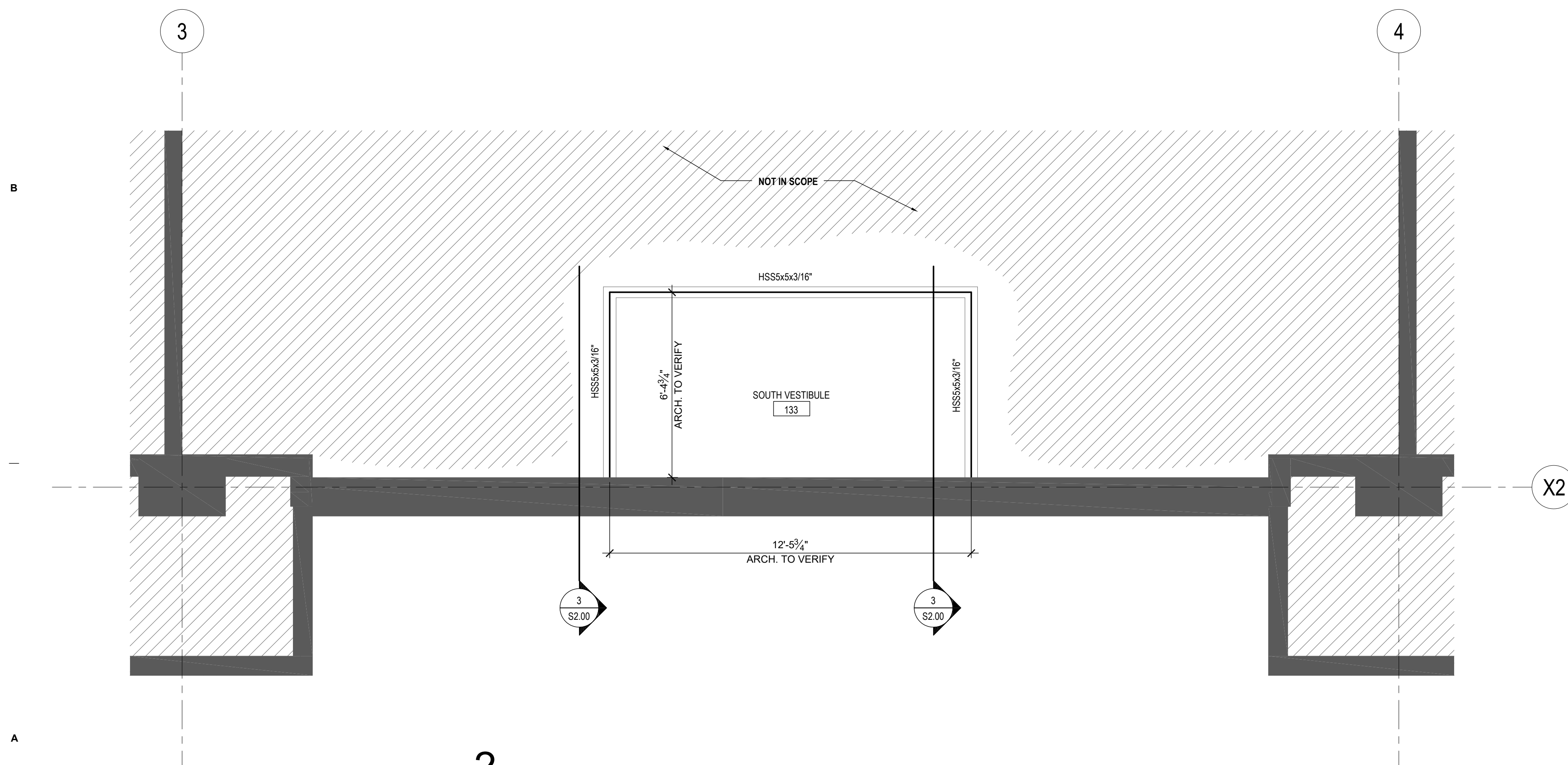


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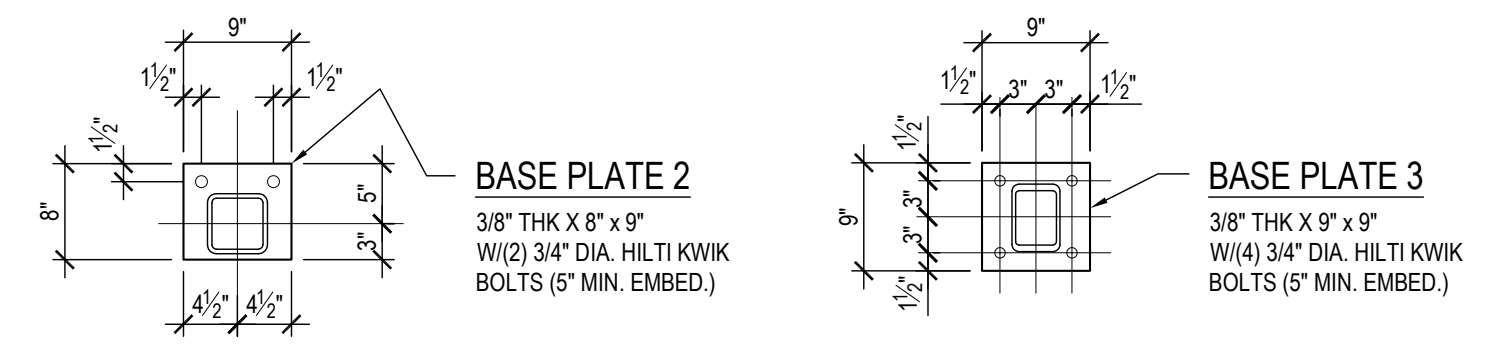
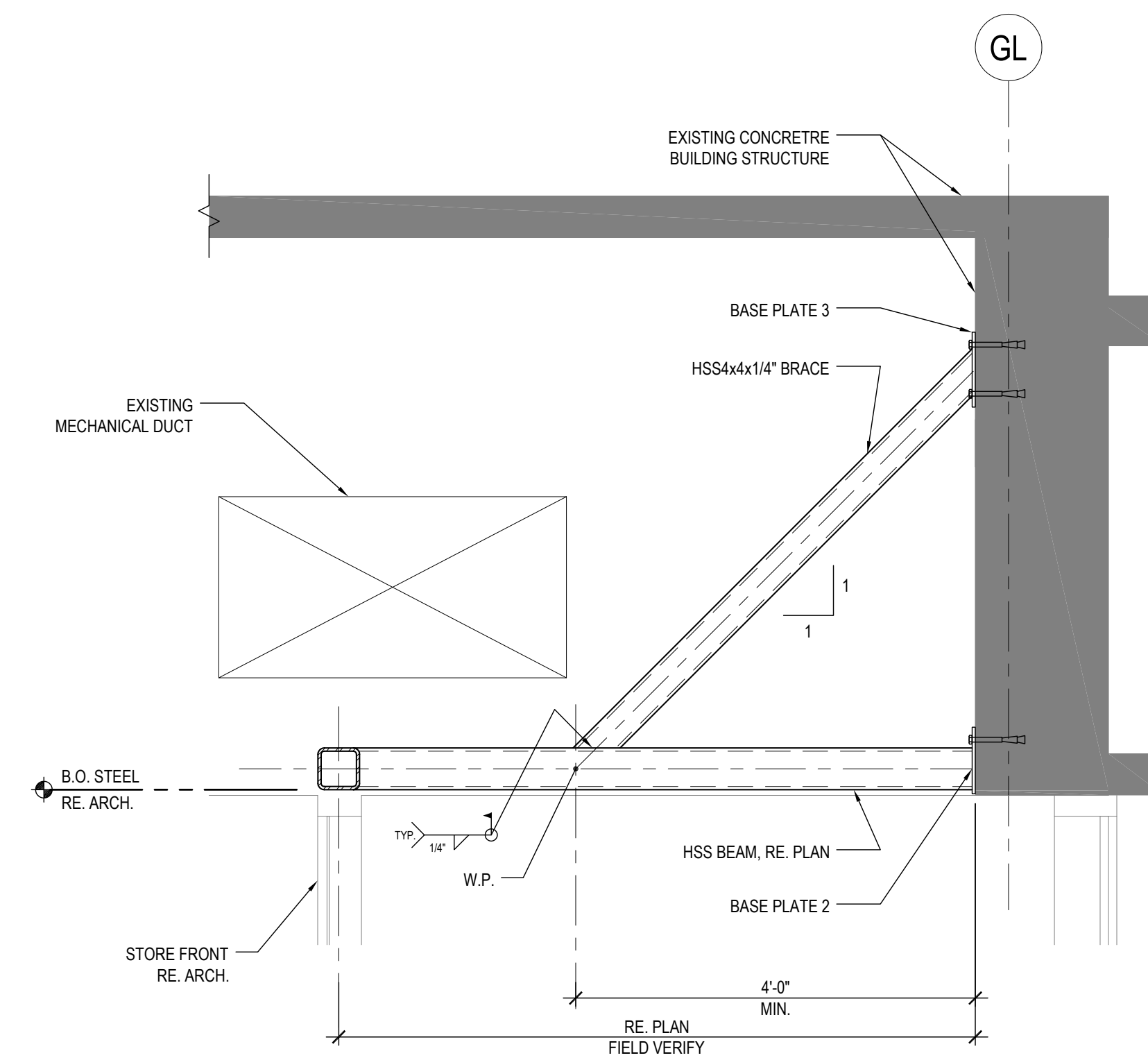
PLAN NOTES:
1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ALL DISCREPANCIES TO ARCHITECT AND FRACTAL LLC BEFORE PROCEEDING WITH WORK. TYPICAL.
2. REFER TO S1.00 FOR STRUCTURAL NOTES.



1 ENLARGED PLAN - NORTH ENTRY VESTIBULE
SCALE: 3/8" = 1'-0"



2 ENLARGED PLAN - SOUTH ENTRY VESTIBULE
SCALE: 3/8" = 1'-0"



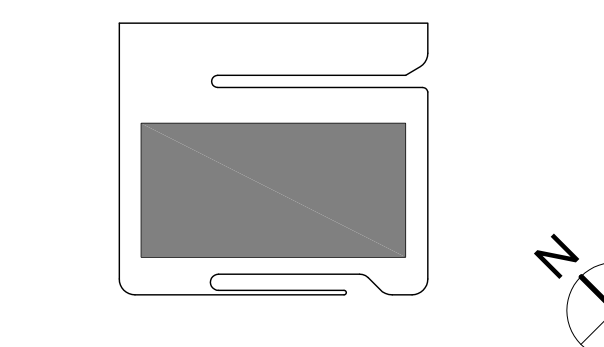
3 SECTION AT VESTIBULE
SCALE: 3/4" = 1'-0"

PROJECT NAME
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PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. **2015198.002**

KEY PLAN



SHEET TITLE
VESTIBULE PLANS AND DETAILS

SHEET NUMBER
S2.00

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2 EXISTING LOBBY CONDITION
NTS

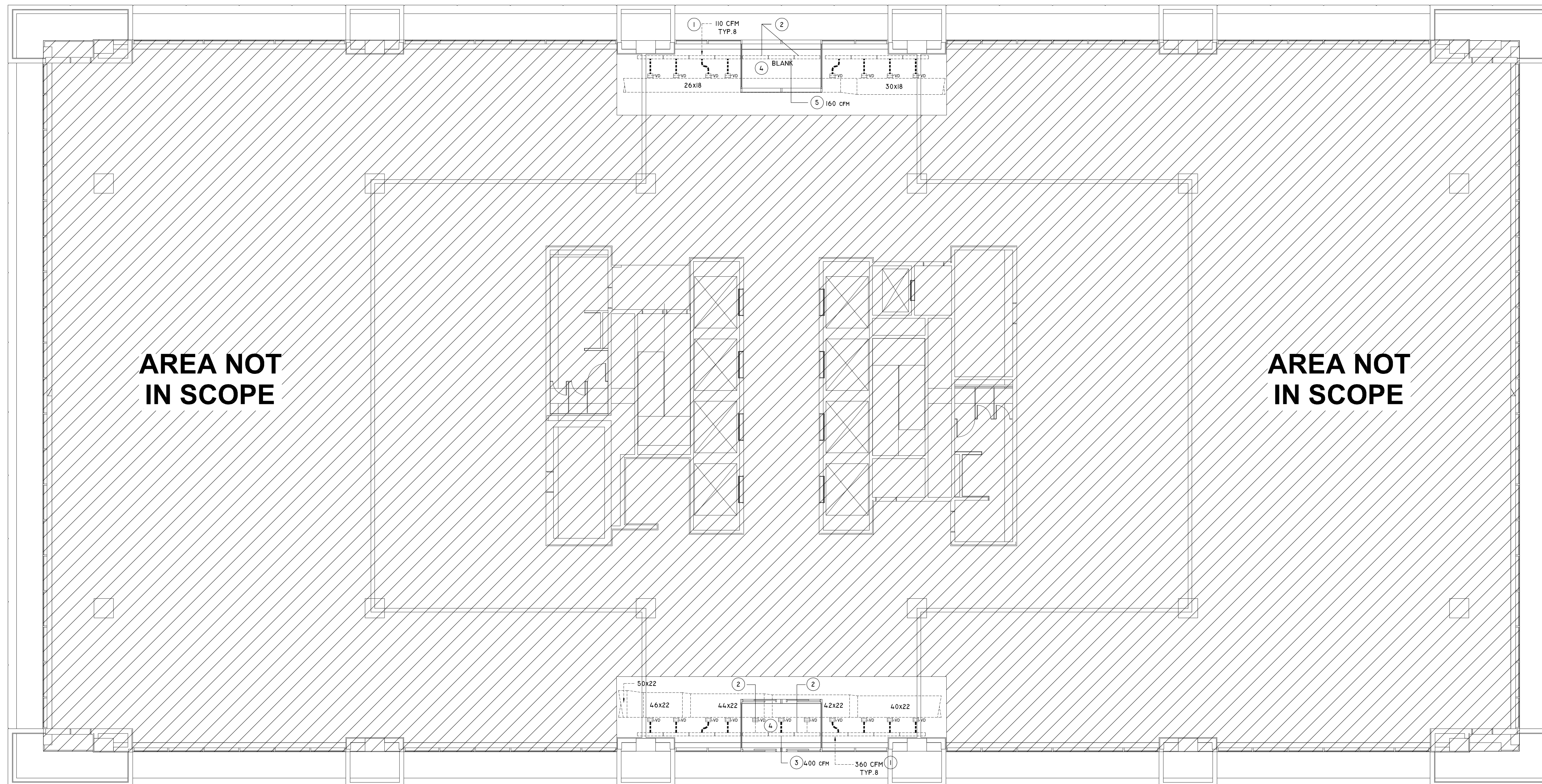
MECHANICAL KEYED NOTES:

- 1 REBALANCE EXISTING SLOT TO CFM AS INDICATING ON PLAN
- 2 DEMO EXISTING SLOT AND ASSOCIATED TAP, SEAL AND RE-INSULATE EXISTING MAIN DUCT
- 3 REPLACE EXISTING SLOT WITH TITUS M# N-I-R 2" SLOT 4' LONG CONNECT BACK TO EXISTING TAP
- 4 RE-LOCATE EXISTING FIRE SPRINKLER HEADS IN THIS AREA TO ACCOMMODATE THE NEW WALLS AND CEILING GRID. ADJUST PIPING AS NECESSARY. LOCATIONS OF SPRINKLER HEADS SHALL BE VERIFIED AND DESIGNED IN ACCORDANCE WITH NFPA 13, AND LOCAL CITY FIRE DEPARTMENT. SPRINKLER SPACING AND PIPING SHALL BE DESIGNED BY A LOCAL RME.
- 5 REMOVE EXISTING BLANK SLOT AND PROVIDE NEW SLOT DIFFUSER SIMILAR TO TITUS M# N-I-R 2" SLOT 4' LONG. PROVIDE NEW 6" TAP AND FLEX CONNECTION BACK TO MAIN DUCT. BALANCE TO CFM IDENTIFIED ON PLAN.



INFRASTRUCTURE ASSOCIATES, INC.
6117 RICHMOND AVENUE, SUITE 200
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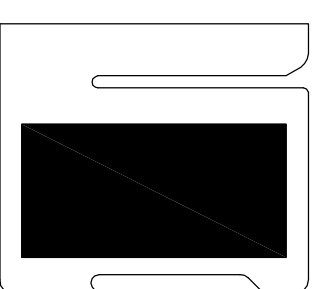
1 FIRST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

DATE	ISSUE
08 SEP 2017	ISSUED FOR PERMIT
21 DEC 2017	ISSUED FOR BIDDING AND CONSTRUCTION

PROJECT NAME
1001 PRESTON 1ST FLOOR WINDOW RENOVATION

PROJECT ADDRESS
1001 PRESTON, HOUSTON, TX 77002

KIRKSEY PROJECT NO. 2015198.002
KEY PLAN



SHEET TITLE
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER
M2.01

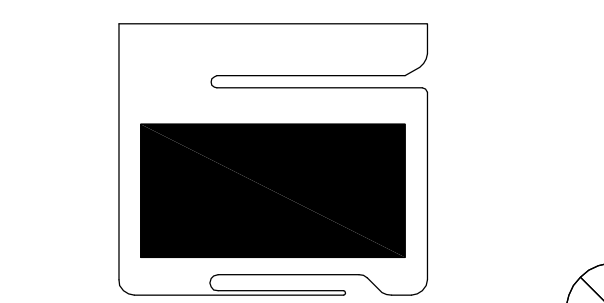


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KEY PLAN



SHEET TITLE
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER
E2.01

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMPS	VOLT	WATTS	MOUNTING	MANUFACTURERS
CI	6" SQUARE LED DOWNLIGHT. CONTRACTOR TO VERIFY VOLTAGE OF EXISTING FIXTURES BEING REMOVED AND ORDER NEW FIXTURES WITH MATCHING VOLTAGE.	LED 4000K	XX	26	RECESSED	GOTHAM: #1CO SG-40/25-6AR-LSS-450-XX

GENERAL NOTES:
 1. ALL ELECTRONIC BALLASTS REQUIRE MINIMUM PF > 0.98 AND MAXIMUM THD < 10% AND SHALL BE PROGRAMMED RAPID START.
 2. ALL FLUORESCENT LAMPS SHALL BE EXTENDED LIFE 40,000HRS. TYPE SUITABLE FOR PROGRAMMED RAPID START (E.G. XPS SERIES T8).
 3. FB- FLUORESCENT T8 BALLAST: OSRAM SYLVANIA OPT (1/2, 3/4, 3276/JUNV ISM-SC FSN T8 ELECTRONIC. PROGRAM START, LBF, THD < 10%.
 4. EMERGENCY EGRESS OPERATION IN FLUORESCENT FIXTURES SHALL PROVIDE MINIMUM 1400 LUMENS FOR MINIMUM 90 MINUTES AND SHALL HAVE INTEGRAL TESTING AND CHARGING CIRCUIT WITH INDICATOR LIGHT. REMOTE INDICATOR LIGHT AND TESTING SWITCH IS NOT ACCEPTABLE. PROVIDE FIXTURE WITH INTEGRAL CHARGE INDICATOR LIGHT AND TEST SWITCH.
 5. PROVIDE ADDITIONAL NON-SWITCHED HOT CIRCUIT LEG TO FIXTURE FOR BATTERY CHARGING AND POWER-LOSS DETECTION FOR ALL EMERGENCY EGRESS OR EXIT SIGN FIXTURES AS PART OF BASE BID.
 6. ALL OUTDOOR LIGHTING FIXTURES REQUIRE CORROSION-RESISTANT OPTION.
 7. COORDINATE MOUNTING HEIGHT OF ALL FIXTURES WITH ARCHITECTURAL DRAWINGS.
 8. REFER TO ARCHITECTURAL PLANS FOR GRID/FLANGE AREAS. PRIOR TO BIDDING OF LIGHT FIXTURES. ORDER CORRECT QUANTITY OF EACH VARIATION.
 9. WITH ARCHITECTURAL/ENGINEER APPROVAL, EQUAL FIXTURES WILL BE CONSIDERED FROM THE FOLLOWING MANUFACTURERS: HE WILLIAMS, PHILLIPS (DAYBRITE), HUBBLE (COLUMBIA).

ELECTRICAL LOAD ANALYSIS

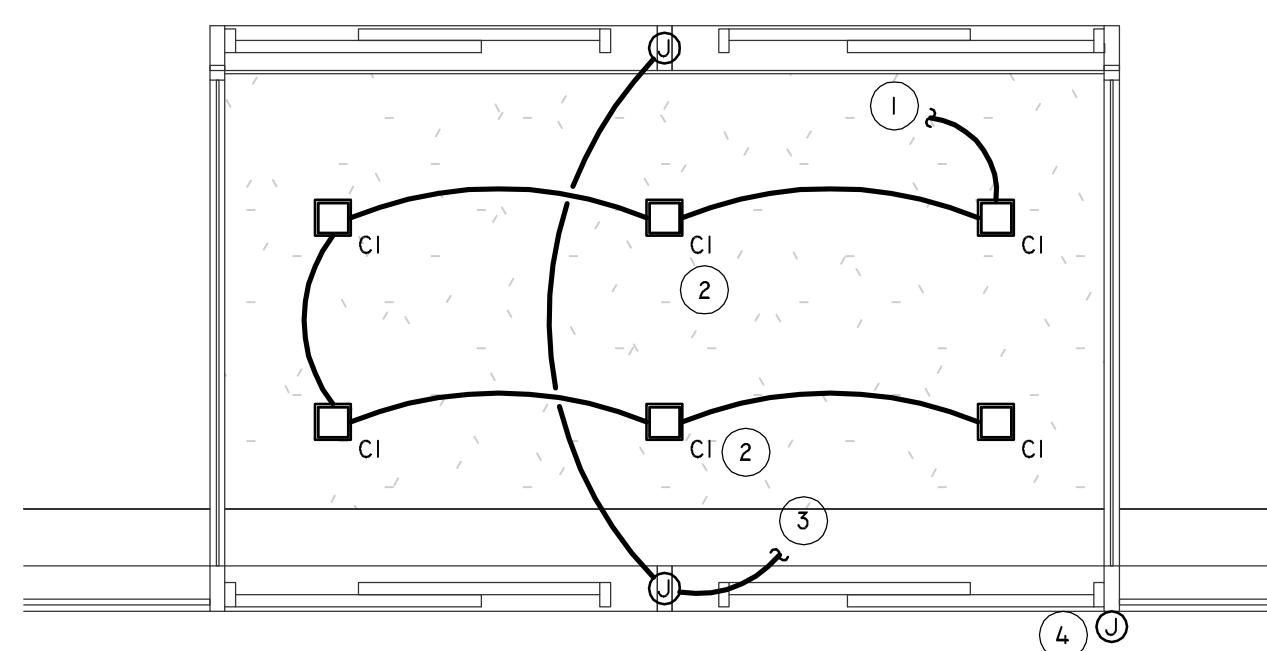
LOAD DESCRIPTION	AMPS ADDED (480/3P)
A. VESTIBULE LIGHTING: 1. DEMO (12) FIXTURES @ 32W EACH / 0.831 = XXX REMOVED	-0.5 A
2. NEW (12) FIXTURES @ 26W EACH / 0.831 = XXX ADDED	+0.4 A
TOTAL ADDED/REMOVED	-0.1 A

THE EXISTING SPACE IS A VESTIBULE RENOVATION.
NEGLECTIBLE LOAD IS BEING REMOVED.

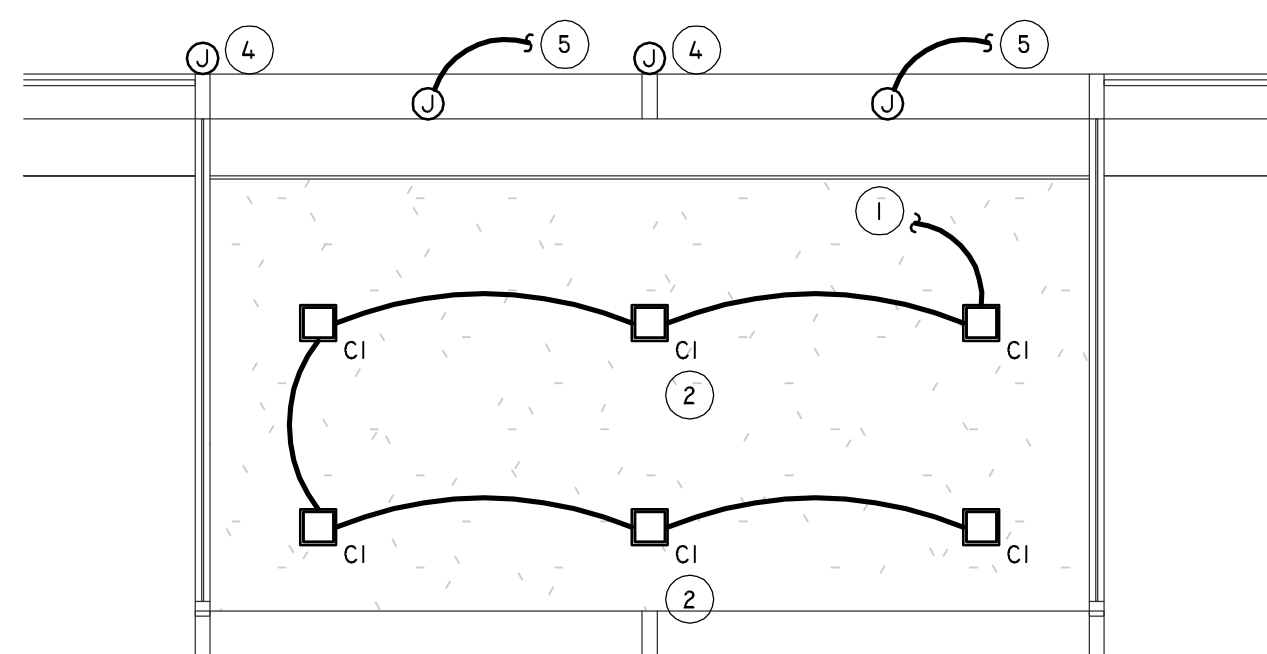
ELECTRICAL KEYED NOTES:

- RE-WORK EXISTING WIRING SO THAT LIGHTING IN THIS ZONE IS CIRCUITED WITH THE EXISTING CORRIDOR LIGHTS.
- PROVIDE AN EMERGENCY BATTERY PACK CAPABLE OF PROVIDING 1400 LUMENS FOR A MINIMUM OF 90 MINUTES IN THIS LIGHT FIXTURE.
- ELECTRICAL CONTRACTOR WILL PROVIDE AND INSTALL 100' OF 3/4" RGS CONDUIT TO NEAREST 100A OR GREATER 120V PANEL FOR AUTOMATIC DOOR MOTOR. ROUTE CONDUIT AT HIGH LEVEL IF REQUIRED TO BE SURFACE MOUNTED. PROVIDE 20A/1P BREAKER IN THE 120V PANEL AND UTILIZE 2#12, #12G THIN COPPER WIRING. PAINT ANY EXPOSED CONDUITS PER ARCHITECT DIRECTIVE.
- PROVIDE OUTLET BOX WITH 1/2" TO ABOVE AN ACCESSIBLE CEILING FOR CARD READER AT THIS LOCATION.
- PROVIDE JUNCTION BOX WITH 1/2" TO ABOVE AN ACCESSIBLE CEILING FOR MAG LOCK AT THIS LOCATION. TIE IN TO NEAREST 120V CIRCUIT.

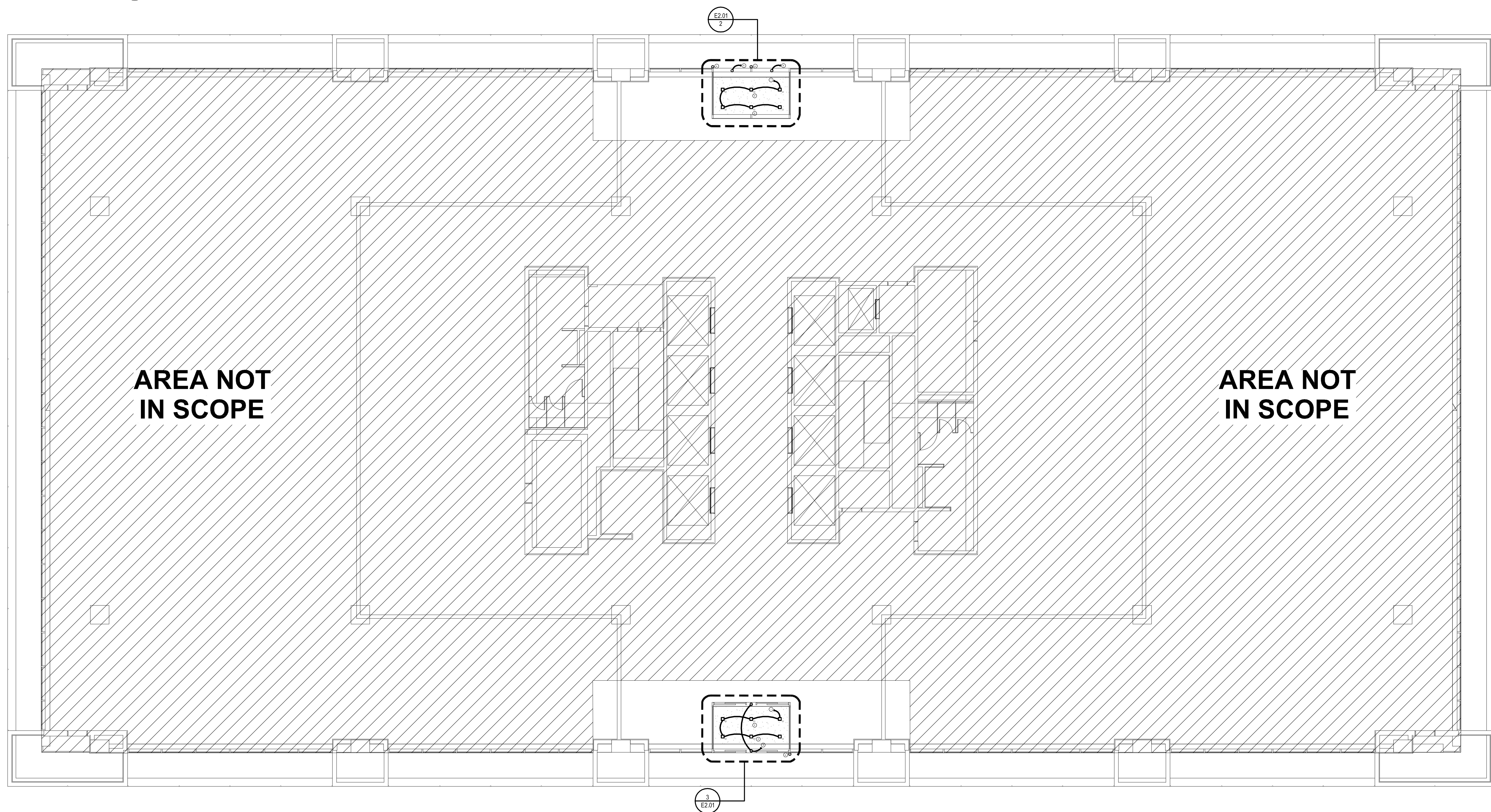
ELECTRICAL GENERAL NOTES:
DOOR HARDWARE SHALL BE PROVIDED WITH BATTERY BACKUP AND ALARM THAT SOUNDS IF BATTERY FOR STANDBY POWER DIES.



3 FIRST FLOOR PLAN - SOUTH VESTIBULE
SCALE: 3/8" = 1'-0"



2 FIRST FLOOR PLAN - NORTH VESTIBULE
SCALE: 3/8" = 1'-0"



1 FIRST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"