



A-000

WESTBEND

1.0 **GENERAL REQUIREMENTS**

1.1 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM A201 OF THE AMERICAN INSTITUTE OF ARCHITECTS CURRENT EDITION, SHALL APPLY TO WORK IN THIS CONTRACT EXCEPT AS SPECIFICALLY MODIFIED BELOW AND BY THE AGREEMENT.

1.2 INSURANCE AND BONDING FOR THE PROJECT SHALL BE PROVIDED AS DIRECTED IN THE BID DOCUMENTS.

1.3 PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, LIST OF VALUES, AND INDEMNITY CERTIFICATE. THE SCHEDULE SHALL INDICATE THE REQUIRED LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

1.4 THE CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT PER THE "OWNER-CONTRACTOR AGREEMENT".

1.5 WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REGULATIONS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

1.6 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING PHASES OF CONSTRUCTION.

1.7 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED BUILDING PERMITS CALLING FOR INSPECTIONS BY CODE OFFICIALS AND ACQUIRING CITY APPROVAL FOR A CERTIFICATE OF OCCUPANCY.

1.8 THE CONTRACTOR SHALL SEE THAT SUBCONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF WORK WHEN COMPLETE SETS ARE AVAILABLE TO SUBCONTRACTORS.

1.9 WHERE THE CONTRACTOR OR DRAWINGS CALL FOR WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR OTHER DEPARTMENTS HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACTOR OR DRAWINGS SHALL BE FURNISHED.

1.10 CLIENT OR CONSULTANT DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY THE OTHER.

1.11 THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORT FOR SUBCONTRACTORS, CRAFTSMANSHIP AND TRADESMEN REQUIRED TO COMPLETE THE JOB.

1.12 THE CONTRACTOR SHALL NOTIFY THE CLIENT IMMEDIATELY OF DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH WORK, AND REQUEST CLARIFICATION PRIOR TO FINAL BIDDING.

1.13 BEFORE SUBMITTING A PROPOSAL, CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.

1.14 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAS SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

1.15 THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE AS IT RELATES TO THE WORK.

1.16 THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION, TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON HOURS OR OVERTIME, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL EFFECT THEIR WORK IF OVERTIME WORK IS REQUIRED BY ANY TRADE. APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK INCLUDING COSTS. THE CONTRACTOR'S MAIN INTENT IS THAT CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT NOISE GENERATING CONSTRUCTION.

1.17 THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGEMENT FOR AVAILABLE MATERIALS THAT MAY HAVE BEEN STORED FOR THE PURPOSE OF USING TO MAINTAIN AN AESTHETIC STANDARD ON THE PREMISES.

1.18 THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR DELIVERY AND REMOVAL OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES INCLUDING THE FOLLOWING:

1.19 DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSE SHALL BE PAID BY CONTRACTOR REQUIRING SERVICE.

1.20 BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF THE ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC. SHALL BE CHECKED BY CONTRACTOR REQUESTING DELIVERY.

1.21 ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW CASINGS AND/OR FLOORS SHALL BE BORNE BY THE CONTRACTOR.

1.22 THE CONTRACTOR, SUBCONTRACTOR, AND ANY OTHER CONTRACTORS INVOLVED IN THIS PROJECT SHALL TAE NOTE THAT COSTS CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INTERFER WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING, OR DELINQUENT ORDERING SHALL BE BORNE BY THE RESPONSIBLE PARTY.

1.23 THE CONTRACTOR SHALL REMOVE RUBBISH AND WASTE MATERIALS, INCLUDING RUBBISH WHICH IS A BY PRODUCT OF CARPET AND CABINET INSTALLATION, AND PROVIDE FOR THE PROPER COMPANY FOR REMOVAL, ETC. AND PROVIDE FOR ITS REMOVAL FROM THE SITE. SUCH SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH DAY.

1.24 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, THAT WHICH SHALL BE FURNISHED, INSTALLED, AND CONNECTED BY THE CONTRACTOR, UNON.

1.25 WHERE THE TERMS "APPROVED QUALITY" OTHER APPROVAL" EQUAL TO "ACCEPTABLE" OR THE OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE CLIENT AND MUST BE SUBMITTED PER NOTE 1.25.

1.26 THE CONTRACTOR SHALL REVIEW DATE, SIGN, AND SUPPLY CUT SHEET SPECIFICATIONS OF FIXTURES AND EQUIPMENT CALLED FOR ON DRAWINGS (I.E. LIGHT FIXTURES, HARDWARE, ETC.)

1.27 THE CONTRACTOR SHALL HAVE TEN WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF THE SPECIFIED PRODUCTS OR WORK FOR REVIEW BY THE CLIENT. HE SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS, REASONS FOR SUBSTITUTIONS, AND COMPARABLE PERFORMANCES OF SUBSTITUTED SPECIFIED PRODUCT. IF FOR ANY REASON THE CLIENT MUST RESEARCH THE SPECIFICATION SUBMITTED THE CLIENT WILL CHARGE THE CONTRACTOR AN HOURLY BASIS. THE CLIENT SHALL REVIEW WITHIN TEN DAYS OF RECEIPT OF SUBMITTAL. NO SUBSTITUTION SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.

1.28 THE CONTRACTOR SHALL REVIEW, DATE, AND SIGN FABRICATION DRAWINGS AND FUTURE CUT SHEETS PRIOR TO SUBMITTING THEM TO THE CLIENT FOR APPROVAL. HE SHALL PROVIDE (2) SETS OF BLUE LINES AND (1) SET OF REPRODUCIBLE PAPER SETS FOR SHOP DRAWINGS AND (4) SETS OF PHOTOCOPIES FOR OTHER SUBMITTALS. THE CLIENT SHALL HAVE 7 WORKING DAYS TO REVIEW AND RETURN SHOP DRAWINGS FROM DATE OF RECEIPT SHOP DRAWINGS AND SUBMITTALS SHALL BE REJECTED FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACCURACY, DIMENSIONS AND QUANTITIES.

1.29 BLOCKING, GROUNDS, AND BUCKS ARE TO BE FIRE RETARDANT TREATED OR OTHER FIRE RESISTIVE MATERIALS.

1.30 THE CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION OF HIS WORK AND ADJACENT AREA, THIS INCLUDES NOISE AND DUST CONTROL.

1.31 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR ADJACENT SPACES CAUSED BY HIS WORK OR WORKMEN. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE IN A PROMPT AND PROFESSIONAL MANNER.

- 3.0 THE CONTRACTOR SHALL DO CUTTING, FITTING, AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE RELATED PARTS OF THE PROJECT PROPERLY FITTED.
- 3.1 THE CONTRACTOR SHALL SURVEY AND REPAIR EXISTING FINISHED SURFACES FOR DAMAGE, SUCH AS CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND OTHER DEFECTS.
- 3.2 DAMAGE TO EXISTING AREAS SHALL BE PATCHED TO MATCH ADJACENT AREAS IN MATERIALS, FIRE RATING, FINISH AND COLOR UON.
- 3.3 FIRE PROOFING REMOVING FROM COLUMNS AND BEAMS DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED WITH THE SAME MATERIAL AND RATED AS THAT WHICH WAS REMOVED.
- 3.4 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR PATCH OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING.
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- 4.3 THE CONTRACTOR SHALL USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES, AND ENDS IN PLASTER AND GYPSUM BOARD PARTITIONS.
- 4.4 ALL PARTITIONS SHALL BE ANCHORED FIRMLY USING MECHANICAL FASTENING MEETING INDUSTRY STANDARDS STATE AND LOCAL CODES.
- 4.5 THE CONTRACTOR SHALL SUFFICIENTLY REPAIR OPENINGS IN PARTITIONS TO DECK AND ABOVE CEILINGS TO MATCH AREA CALCULATION REQUIREMENTS AS SHOWN ON ENGINEERING DRAWINGS ALL OPENINGS IN DEMISING AND SOUNDS ATTENUATION WALLS TO HAVE SOUND BOOTS OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE OR SMOKE DAMPERS REQUIRED BY LOCAL BUILDING CODES. CONTRACTOR TO COORDINATE WITH ENGINEERING DRAWINGS AND INFORM THE CLIENT OF DISCREPANCIES PRIOR TO FINAL BID.
- 4.6 THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL PENETRATIONS FOR DUCT WORK, RETURN AIR DOWNS AND GRILL OPENING ABOVE AND BELOW CEILINGS. THESE ARE TO BE COORDINATED WITH HVAC ENGINEERING DRAWINGS AND MECHANICAL SOUNDPROOFING, VIBRATION, AND FIRE RATING.
- 4.7 THE CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH THE CLIENT PRIOR TO FINAL INSTALLATION.
- 4.8 THE CONTRACTOR SHALL PROVIDE SLEEVES AND FIRE PROOFING AT PENETRATIONS IN FIRE RATED PARTITIONS REQUIRED BY STATE AND LOCAL CODES.
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- 5.2 THE CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE MILLWORK, PLUMBING, HVAC, ELECTRICAL CONTRACTORS, AND THE TELEPHONE COMPANY WHENEVER THEIR RESPECTIVE WORK IS CONTIGUOUS.
- 5.3 PLenums ABOVE GYPSUM BOARD CEILINGS SHALL HAVE AIR HANDLING UNITS, PHONE AND ELECTRICAL CONTROLS REMOTELY LOCATED TO DIMINISH THE USE OF ACCESS PANELS. REMOTE LOCATIONS SHALL PROVIDE ACCESS FROM BELOW.
- 5.4 THE CONTRACTOR SHALL PROVIDE CEILING ACCESS PANELS IN GYPSUM BOARD CEILINGS FOR ACCESS TO AIR HANDLING UNITS, PHONE AND ELECTRICAL CONTROLS. COORDINATE LOCATIONS WITH THE CLIENT PRIOR TO FINAL INSTALLATION.
- 5.5 CEILING GRID SHALL BE SQUARE, LEVEL, AND ALIGNED.
- 5.6 CEILINGS IN CLOSETS SHALL BE OF THE SAME HEIGHT AND CONSTRUCTION AS THAT OF ADJACENT SPACE UON.
- 5.7 THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL WORK FOR LIGHTING FIXTURES, REGISTER, DIFFUSERS, AND OTHER INSTALLED ITEMS.
- 5.8 THE GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE CEILING TILES WHICH ARE REMOVED TO FACILITATE PLUMBING SYSTEM INSTALLATIONS.
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THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.

FINISHED WORK SHALL BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE PROJECT READY TO INSTALL.

MILLOWORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED TO MEET CURRENT AMERICAN WOODWORKERS INSTITUTE STANDARDS.

MILLOWORK, SPECIFIED PRODUCTS AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL AND SHOP DRAWINGS PREPARATION FOR REVIEW AND APPROVAL. SHOP DRAWINGS AND SUBMITTALS SHALL NOT BE WAIVED, UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY THE OWNER OR BUILDING MANAGEMENT.

THE CONTRACTOR SHALL COORDINATE MILLOWORK INSTALLATIONS WITH OTHER SUBCONTRACTORS AND SHALL BEAR THE COST ASSOCIATED WITH THE RECONFIGURATION OF MILLOWORK IN CONFLICT WITH THE OTHER TRADES NOT PROPERLY COORDINATED.

DOORS AND HARDWARE

THE CONTRACTOR SHALL PROVIDE KINGS, DOORS, FRAMES AND HARDWARE AS SHOWN ON DRAWINGS.

CONTRACTOR IS TO COORDINATE KEYING REQUIREMENTS WITH TENANTS PRIOR TO ORDERING CLUSTERS FOR LOCK SETS. KEYING INFORMATION SHALL INCLUDE HIERARCHY OF SECURITY, NUMBER OF INDIVIDUAL KEYS FOR EACH LOCK AND NUMBER OF MASTER KEYS. REFERENCE NOTE 10.3.

LOCK SETS SHALL BE KEYPED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. KEYS ARE TO BE DELIVERED TO TENANT PROMPTLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT.

DETAILED DOOR AND HARDWARE SCHEDULES SHALL BE SUBMITTED TO THE CLIENT FOR APPROVAL AND FABRICATION OF MATERIAL SHALL NOT BE COMMENCED UNTIL SUBMITTAL HAS BEEN RETURNED. SEE NOTE 1.26.

PAINTING AND WALLCOVERING

WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PLASTERS, FACIALS, JAMBS, REVEALS, RETURN AND VERTICAL SURFACES NOT INCLUDED IN CEILING.

CONTRACTOR SHALL SUBMIT (3) PAINT SAMPLES (12X1 2/3X 24X GYPSUM BOARD), OR FIELD APPLIED TO ONE WALL FOR THE CLIENT TO APPROVE.

WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A SMOOTH FINISH AND SURFACE READY FOR PRIMER AND PAINT.

WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING AND TWO FULL COATS OF SEMI-GLOSS FLAME RETARDANT PRIMER AND FINISH COAT.

THE CONTRACTOR SHALL REMOVE SWITCH PLATES, OUTLET PLATES, SURFACE HARDWARE, ETC. PRIOR TO PAINTING. REPLACE SAME WHEN PAINTING HAS BEEN COMPLETED. REMOVE PAINT FROM WHERE IT HAS SPILLED, SPRAYED OR SPATTERED ON SURFACES, INCLUDING, BUT NOT LIMITED TO LIGHT, FIXTURES, DIFFUSERS, REGISTERS, ETC.

THE CONTRACTOR SHALL USE A LATHEX BASED PAINT IN COLORS AND FINISHES SELECTED BY THE CLIENT. HE SHALL PROPERLY PREPARE SURFACES TO RECEIVE (1) PRIMER COAT AND (2) FINISH COATS OF PAINT IN COLOR SELECTED BY THE CLIENT.

THE CONTRACTOR SHALL INSTALL WALLCOVERING PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. WALLCOVERINGS SHOULD BE OF ONE LOT SMOOTH WITH NO WRINKLES, BUBBLES, OR LOOSE EDGES. PASTE AND BRUSH ARKS SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL VOC (VOLATILE ORGANIC COMPOUNDS) REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

FLOORING

THE CONTRACTOR SHALL PREPARE SUB FLOOR TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE. LEVEL CHANGING NOT TO EXCEED $\frac{1}{8}$ IN 10'-0" NONMULATIVE.

WORKSMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE IT SHALL BE FREE FROM BUCKLES, BUBBLES, JOINTS, OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED.

TILE SHALL BE LAID IN SQUARE PATTERN PARALLEL TO WALLS. WALLS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES.

SPACES BETWEEN SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE WOOD, AND RESILIENT FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

VCT SHALL BE LAID QUARTER-TURNED, PARALLEL TO THE LONG WALL, UNON.

UPON COMPLETION, WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ADHESIVE, STAINS, AND DEBRIS.

THE CONTRACTOR SHALL CLEAN AND GIVE RESILIENT TILE FLOOR (2) APPLICATIONS OF NON-SLIP WAX.

CONTRACTOR TO SUBMIT DIMENSIONED PLANS OF STONE, WOOD AND TILE FLOORS FOR APPROVAL PRIOR TO INSTALLED. REFERENCE NOTE 1.27.

CONTRACTOR TO PROVIDE CARPET SEAMING DIAGRAM FOR APPROVAL PRIOR TO INSTALLATION.

FLOOR FINISH TRANSITIONS SHALL BE CENTERED ON DOORS, UNON.

CONTRACTOR SHALL PROVIDE VINYL TRANSITION STRIPS AT VCT AND CARPET TRANSITIONS. COLOR IS TO MATCH ADJACENT VINYL BASE. CONTRACTOR SHALL VERIFY WITH THE CLIENT. OTHER FLOOR FINISH TRANSITIONS NOT NOTED.

CONTRACTOR SHALL PROVIDE 4" X 4" CUTOUTS FOR (1) IN (6) RAISED ACCESS FLOOR TILES, UNON.


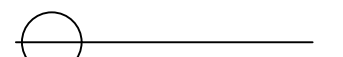




CHANGES IN THE WORK

THE TENANT WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT, EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

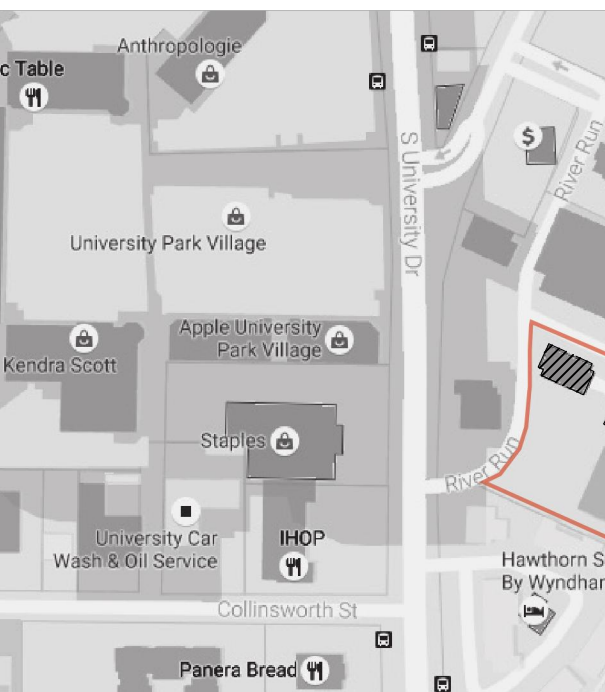
CLEANING

THE "EXISTING TO REMAIN," "EXISTING RELOCATED" OR NEW ITEMS INSTALLED BY THE CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE CLIENT PRIOR TO BEING TURNED OVER TO THE TENANT.

THE CONTRACTOR SHALL THOROUGHLY CLEAN COVE BASE AND STRAIGHT BASE, WALLCOVERING INSTALLATIONS, DOORS AND FRAMES, ETC. TO THE SATISFACTION OF THE CLIENT PRIOR TO BEING TURNED OVER TO THE TENANT.

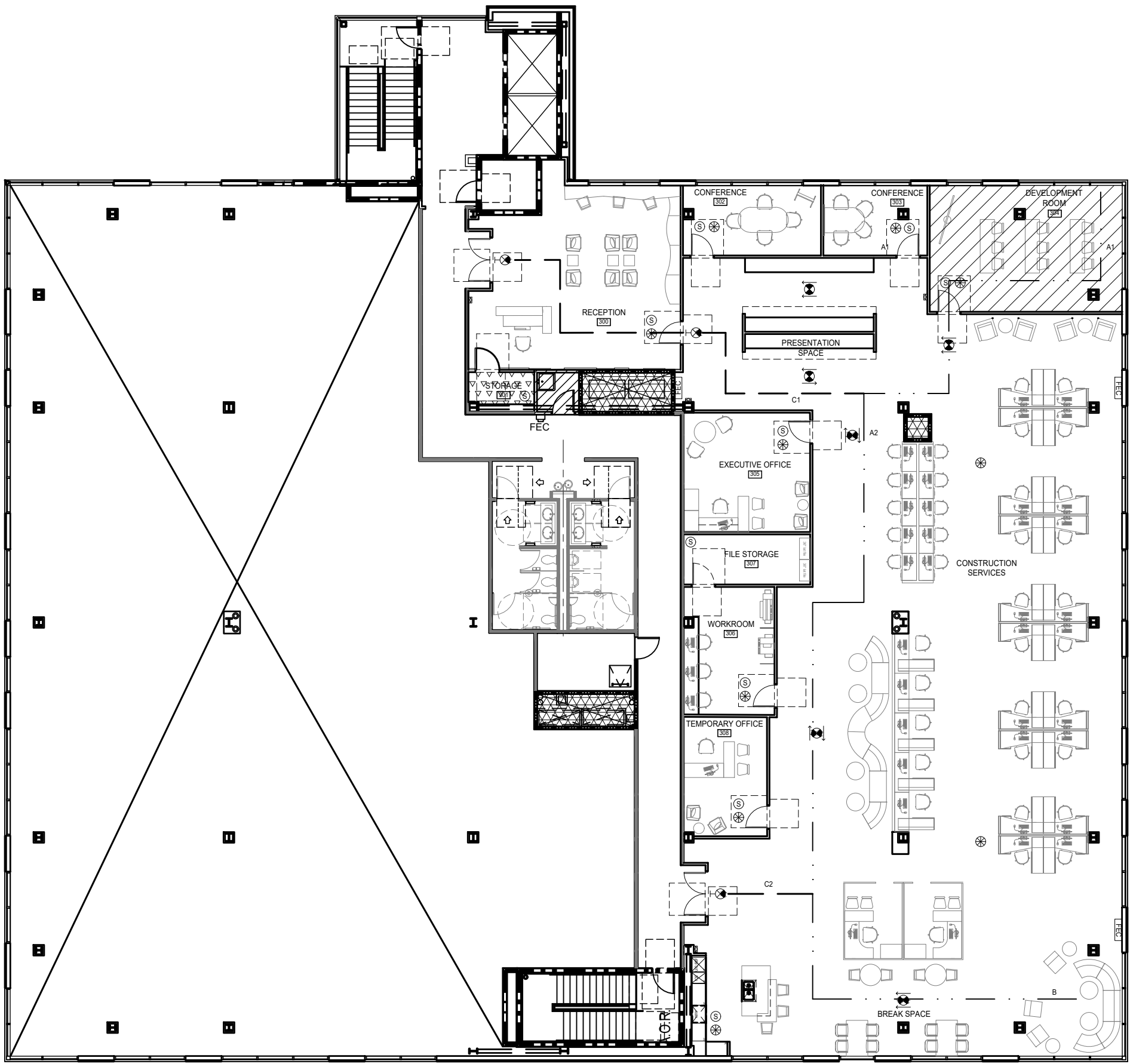
	ELEVATION SYMBOL
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	DRAWING TITLE
	CEILING HEIGHT
	INDICATES AREA NOT IN SCOPE OF PROJECT

SITE PLAN



300	RECEPTION	400	RECEPTION
301	GENERAL STORAGE	401	ASSEMBLY ROOM
302	CONFERENCE ROOM	402	EXECUTIVE LOUNGE
303	VIDEO CONFERENCING	403	CHIEF EXECUTIVE OFFICE 1
304	DEVELOPMENT ROOM	404	CHIEF EXECUTIVE OFFICE 2
305	EXECUTIVE OFFICE	405	TEMPORARY EXECUTIVE OFFICE 1
306	WORKROOM	406	TEMPORARY EXECUTIVE OFFICE 2
307	FILE STORAGE	407	FILE STORAGE
308	TEMPORARY EXECUTIVE OFFICE	408	DEPARTMENT EXECUTIVES OFFICE
		409	PHONE ROOM
		410	PHONE ROOM
		411	VIDEO CONFERENCING
		412	SMALL CONFERENCE
		413	SMALL CONFERENCE
		414	FLEX WORK LOUNGE
		415	VIDEO CONFERENCING
		416	SMALL CONFERENCE
		417	CONFERENCE ROOM
		418	WORKROOM
		419	GENERAL STORAGE

JPI CO OF		
PROJECT NUMBER: DRAWN BY: JESSICA NEWSOM CHECKED BY: SCALE: N/A		
DATE DRAWN: 11.12.16		
DATE	REVISION	INITIALS
SHEET TITLE: TITLE SHEET		
SHEET NUMBER: A-001		



APPLICABLE CODES FOR CURRENT PROJECT

BUILDING: 2009 INTERNATIONAL BUILDING CODE WITH C OF F W AMENDMENTS
MECHANICAL: 2009 INTERNATIONAL MECHANICAL CODE WITH C OF F W AMENDMENTS
ELECTRICAL: 2009 NATIONAL ELECTRIC CODE WITH C OF F W AMENDMENTS
PLUMBING: 2009 INTERNATIONAL PLUMBING CODE WITH C OF F W AMENDMENTS
HEALTH: TEXAS HEALTH AND SAFETY CODE
FIRE: 2009 INTERNATIONAL FIRE CODE WITH C OF F W AMENDMENTS
LIFE SAFETY: 2003 NFPA 101
ACCESSIBILITY CODE: 2012 STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)
ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH C OF F W AMENDMENTS

TYPE OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION: TYPE II B

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (2012 IBC TABLE 601):

STRUCTURAL FRAME: INCLUDING COLUMNS, 0 HOUR
GIRDERS, TRUSSES

BEARING WALLS: EXTERIOR 0 HOUR >30'
INTERIOR 0 HOUR

NON-BEARING WALLS AND PARTITIONS: EXTERIOR 0 HOUR >30'
INTERIOR (BASED ON AUTOMATIC SPRINKLER SYSTEM)

FLOOR CONSTRUCTION: INCLUDING SUPPORTING 0 HOUR
BEAMS AND JOISTS

FIRE PROTECTION:

APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 WITH MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS TYPE 2A 10B: C, 5 LB. CAPACITY, SPACED AT 75'0" TRAVEL DISTANCE AROUND THE FLOOR.

EXIT ACCESS

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD:
(2009 IBC TABLE 1015.1)
OCCUPANT LOAD 1-500 - 2 EXITS
EXIT WIDTH DOORS REQUIRED: (YOUR OCCUPANT LOAD, APPROXIMATELY 300) X 0.15" = XXX"
EXIT WIDTH DOORS PROVIDED: 2 @ 32" CLEAR = 64"

EXIT OR EXIT ACCESS DOORWAYS REQUIRED:
(2009 IBC TABLE 1015.1)
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE FOLLOWING:
OCCUPANCY GROUP A, CONCENTRATED = 50 OCCUPANTS (50 X 7 = 350 SF)
OCCUPANCY GROUP A, UNCONCENTRATED = 50 OCCUPANTS (50 X 15 = 750 SF)
OCCUPANCY GROUP A, FIXED = 50 OCCUPANTS (DETERMINED BY THE NUMBER OF FIXED SEATS INSTALLED THEREIN)
OCCUPANCY GROUP B = 50 OCCUPANTS (50 X 100 = 5000 SF)
2. THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3

EXIT ACCESS TRAVEL DISTANCE (2009 IBC TABLE 1016.1):
OCCUPANCY B - 300'-0" WITH AUTOMATIC SPRINKLER SYSTEM

COMMON PATH OF EGRESS TRAVEL (2009 1014.3):
OCCUPANCY B - EXCEPTION NO. 1 - 100'-0" WITH AUTOMATIC SPRINKLER SYSTEM

AISES OR AISLE ACCESS WAYS SHALL BE PROVIDED FROM ALL OCCUPIED PORTIONS OF THE EXIT ACCESS WHICH CONTAIN SEATS, TABLES, FURNISHINGS, DISPLAYS AND SIMILAR FIXTURES OR EQUIPMENT. THE REQUIRED WIDTH OF AISES SHALL BE UNOBSTRUCTED.

AISES (2009 IBC 1017.2):
IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 36 INCHES.
EXCEPTION: NONPUBLIC AISES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN WIDTH.

CORRIDOR WIDTH (2009 IBC 1018.2):
THE MINIMUM WIDTH OF CORRIDORS SPECIFIED IN TABLE 1018.2 SHALL BE AS DETERMINED IN SECTION 1005.1.

OCCUPANCY	WIDTH (minimum)
Any facilities not listed below	44 inches
Access to and utilization of mechanical, plumbing or electrical systems or equipment	24 inches
With a required occupancy capacity less than 50	36 inches
Within a dwelling unit	36 inches
In Group F with a corridor having a required capacity of 100 or more	72 inches
In corridors and areas serving gurney traffic in occupancies where patients receive outpatient medical care, which causes the patient to be incapable of self-preservation	72 inches
Group I-2 in areas where required for bed movement	96 inches

EXIT ACCESS (CONT'D)

DEAD END CORRIDOR (2009 IBC 1018.4)
EXCEPTION NO. 2 - IN GROUP B OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1., THE LENGTH OF DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

PANIC AND FIRE EXIT HARDWARE (2009 IBC 1008.1.10)
DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
OCCUPANCY GROUP A, CONCENTRATED = 50 OCCUPANTS 50 X 7 = 350 SF

OCCUPANCY CLASSIFICATIONS:

- ASSEMBLY (A-3)
NON-CONCENTRATED, UNFIXED CHAIRS AND TABLES
- BUSINESS (B)
- MECHANICAL/ ELECTRICAL
- STORAGE ROOMS

TRAVEL DISTANCES:

PATH A -
A1: 61' - 1"
A2: 76' - 11"
(100' MAX. COMMON PATH)
C1: 71' - 5"
(300' MAX TOTAL DISTANCE)
C1 + A1 = 132' - 6"
C1 + A2 = 148' - 4"

PATH B -
B: 51' - 5"
(100' MAX. COMMON PATH)
C2: 15' - 0"
(300' MAX TOTAL DISTANCE)
C2 + B = 66' - 5"

PATH SYMBOLS:

EGRESS PATH OF TRAVEL:

COMMON PATH OF TRAVEL:

EGRESS SYMBOLS:

- CEILING MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN, DIRECTIONAL
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED FIRE STROBE
- FIRE EXTINGUISHER CABINET
- FIRE PULL STATION

UNT

UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

DATE DRAWN: 11.12.16

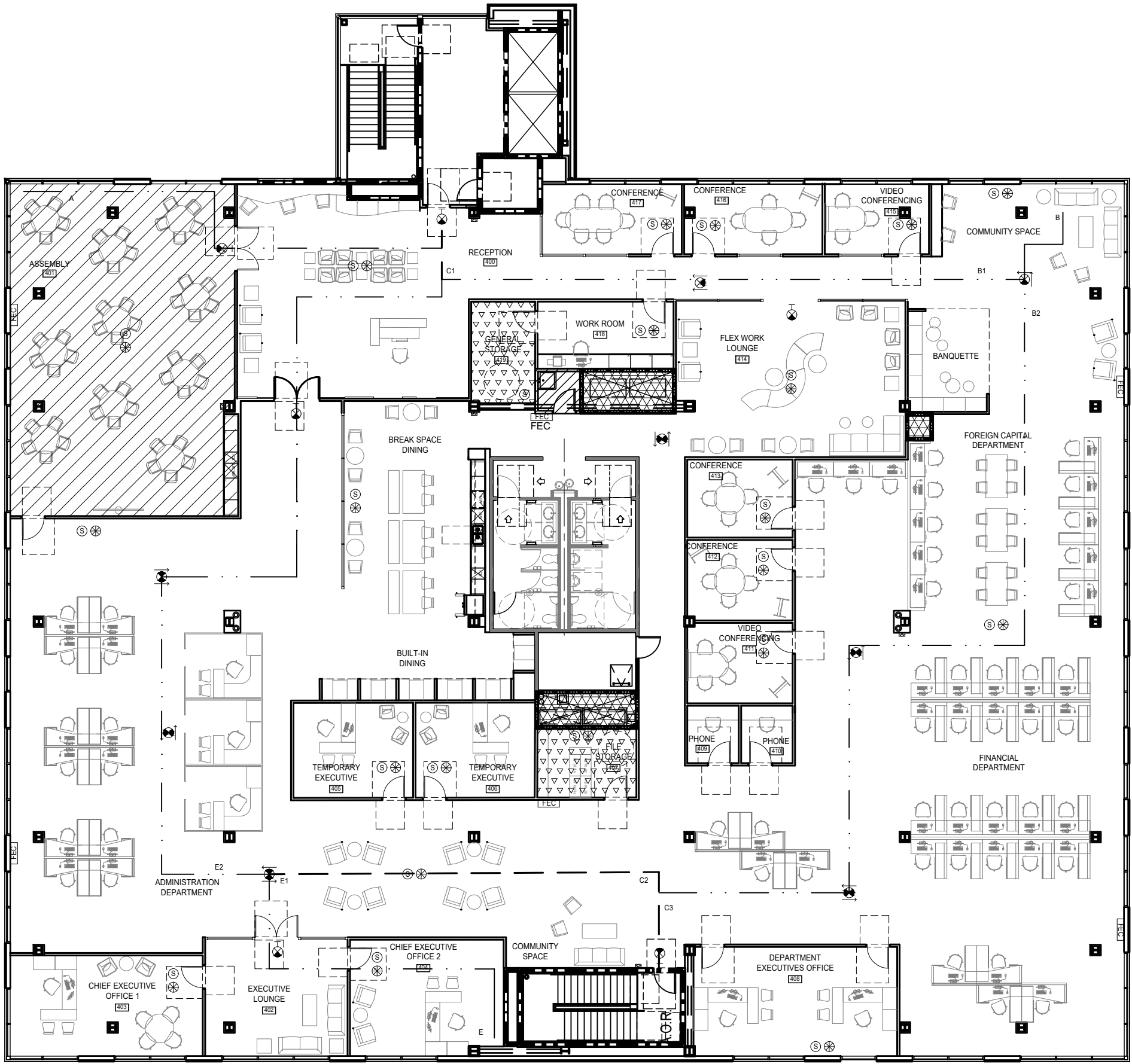
DATE REVISION INITIALS

SHEET TITLE:

3RD FLOOR
LIFE SAFETY PLAN

SHEET NUMBER:

A-002



4TH FLOOR LIFE SAFETY PLAN
A-003 SCALE: 1/16" = 1'-0"



APPLICABLE CODES FOR CURRENT PROJECT

BUILDING: 2009 INTERNATIONAL BUILDING CODE WITH C OF F W AMENDMENTS
MECHANICAL: 2009 INTERNATIONAL MECHANICAL CODE WITH C OF F W AMENDMENTS
ELECTRICAL: 2009 NATIONAL ELECTRIC CODE WITH C OF F W AMENDMENTS
PLUMBING: 2009 INTERNATIONAL PLUMBING CODE WITH C OF F W AMENDMENTS
HEALTH: TEXAS HEALTH AND SAFETY CODE
FIRE: 2009 INTERNATIONAL FIRE CODE WITH C OF F W AMENDMENTS
LIFE SAFETY: 2003 NFPA 101
ACCESSIBILITY CODE: 2012 STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)
ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH C OF F W AMENDMENTS

TYPE OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION: TYPE II B

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (2012 IBC TABLE 601.1):

STRUCTURAL FRAME: INCLUDING COLUMNS, 0 HOUR GIRDERS, TRUSSES

BEARING WALLS: EXTERIOR 0 HOUR >30' INTERIOR 0 HOUR

NON-BEARING WALLS AND PARTITIONS: EXTERIOR 0 HOUR >30' INTERIOR (BASED ON AUTOMATIC SPRINKLER SYSTEM)

FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS 0 HOUR

FIRE PROTECTION:

APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 WITH MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS TYPE 2A 10B: C, 5 LB. CAPACITY, SPACED AT 75'0" TRAVEL DISTANCE AROUND THE FLOOR.

EXIT ACCESS

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD: (2009 IBC TABLE 1015.1)
OCCUPANT LOAD 1-500 - 2 EXITS
EXIT WIDTH DOORS REQUIRED: (YOUR OCCUPANT LOAD, APPROXIMATELY 300) X 0.15" = 45"
EXIT WIDTH DOORS PROVIDED: 2 @ 32" CLEAR = 64"

EXIT OR EXIT ACCESS DOORWAYS REQUIRED: (2009 IBC TABLE 1015.1)
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

- THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE FOLLOWING:
OCCUPANCY GROUP A, CONCENTRATED = 50 OCCUPANTS (50 X 7 = 350 SF)
OCCUPANCY GROUP A, UNCONCENTRATED = 50 OCCUPANTS (50 X 15 = 750 SF)
OCCUPANCY GROUP A, FIXED = 50 OCCUPANTS (DETERMINED BY THE NUMBER OF FIXED SEATS INSTALLED THEREIN)
OCCUPANCY GROUP B = 50 OCCUPANTS (50 X 100 = 5000 SF)
- THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3

EXIT ACCESS TRAVEL DISTANCE (2009 IBC TABLE 1016.1):
OCCUPANCY B - 300'-0" WITH AUTOMATIC SPRINKLER SYSTEM

COMMON PATH OF EGRESS TRAVEL (2009 1014.3):
OCCUPANCY B - EXCEPTION NO. 1 - 100'-0" WITH AUTOMATIC SPRINKLER SYSTEM AISLES (2009 IBC 1017.1):
AISLES OR AISLE ACCESS WAYS SHALL BE PROVIDED FROM ALL OCCUPIED PORTIONS OF THE EXIT ACCESS WHICH CONTAIN SEATS, TABLES, FURNISHINGS, DISPLAYS AND SIMILAR FIXTURES OR EQUIPMENT. THE REQUIRED WIDTH OF AISLES SHALL BE UNOBSTRUCTED.

AISLES (2009 IBC 1017.2):
IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 36 INCHES.
EXCEPTION: NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN WIDTH.

CORRIDOR WIDTH (2009 IBC 1018.2):
THE MINIMUM WIDTH OF CORRIDORS SPECIFIED IN TABLE 1018.2 SHALL BE AS DETERMINED IN SECTION 1005.1.

OCCUPANCY	WIDTH (minimum)
Any facilities not listed below	44 inches
Access to and utilization of mechanical, plumbing or electrical systems or equipment	24 inches
With a required occupancy capacity less than 50	36 inches
Within a dwelling unit	36 inches
In Group F with a corridor having a required capacity of 100 or more	72 inches
In corridors and areas serving gurney traffic in occupancies where patients receive outpatient medical care, which causes the patient to be incapable of self-preservation	72 inches
Group I-2 in areas where required for bed movement	96 inches

EXIT ACCESS (CONT'D)

DEAD END CORRIDOR (2009 IBC 1018.4)
EXCEPTION NO. 2 - IN GROUP B OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1., THE LENGTH OF DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

PANIC AND FIRE EXIT HARDWARE (2009 IBC 1008.1.1.10)
DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
OCCUPANCY GROUP A, CONCENTRATED = 50 OCCUPANTS 50 X 7 = 350 SF

OCCUPANCY CLASSIFICATIONS:

- ASSEMBLY (A-3)
NON-CONCENTRATED, UNFIXED CHAIRS AND TABLES
- BUSINESS (B)
- MECHANICAL/ ELECTRICAL
- STORAGE ROOMS

TRAVEL DISTANCES:

PATH A -
A: 66' - 0"
(100' MAX. COMMON PATH)
C1: 10' - 5"
(300' MAX TOTAL DISTANCE)
C1 + A1 = 76' - 5"

PATH B -
B1: 95' - 2"
B2: 149' - 5"
(100' MAX. COMMON PATH)
C1: 10' - 5"
C3: 10' - 5"
(300' MAX TOTAL DISTANCE)
C1 + B1 = 105' - 7"
C3 + B2 = 159' - 10"

PATH E -
E1: 111' - 4"
E2: 200' - 0"
(100' MAX. COMMON PATH)
C1: 10' - 5"
C2: 57' - 1"
(300' MAX TOTAL DISTANCE)
C2 + E1 = 168' - 5"
C1 + E2 = 210' - 5"

PATH SYMBOLS:

EGRESS PATH OF TRAVEL:

COMMON PATH OF TRAVEL:

EGRESS SYMBOLS:

- CEILING MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN, DIRECTIONAL
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED FIRE STROBE
- FIRE EXTINGUISHER CABINET
- FIRE PULL STATION



NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

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1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

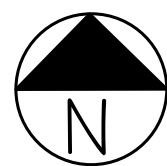
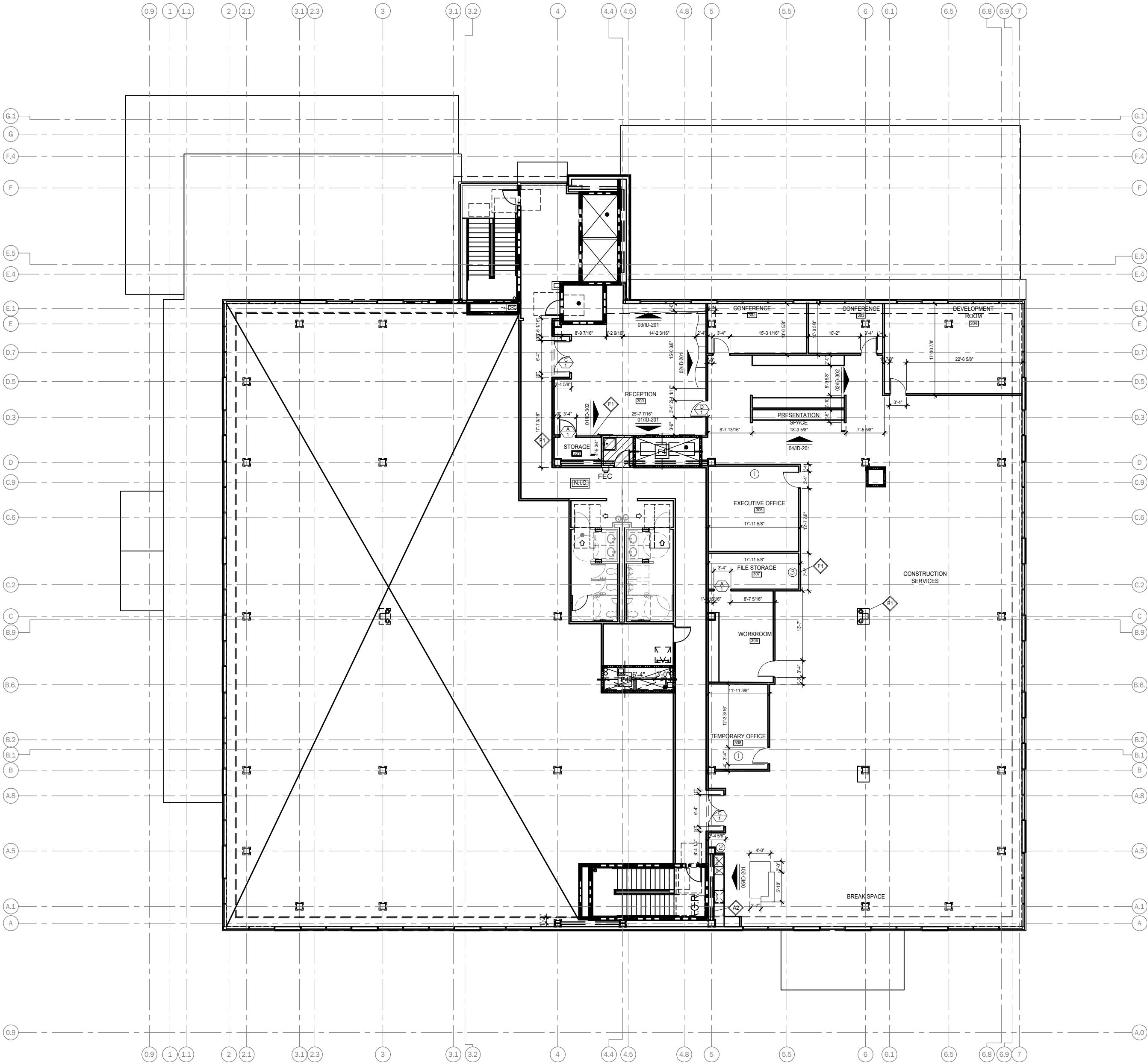
DATE DRAWN: 11.12.16

DATE REVISION INITIALS

SHEET TITLE:
4TH FLOOR
LIFE SAFETY PLAN

SHEET NUMBER:

A-003



GENERAL NOTES:

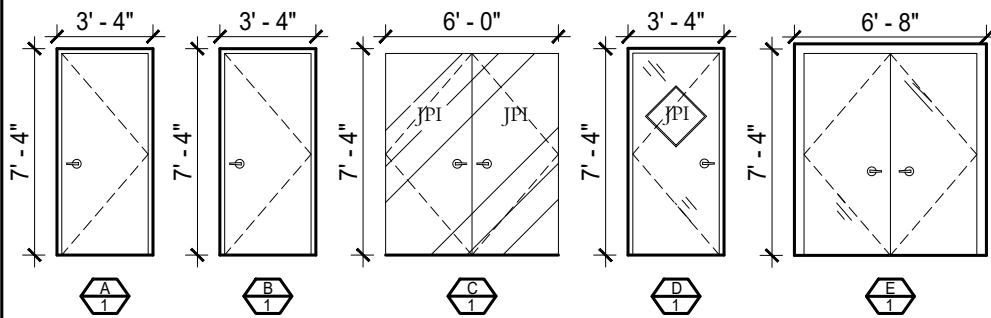
DIMENSION STRING FROM FINISH FACE TO FINISH FACE.

DOOR NOTES:

ALL DOORS TO BE DOOR B, HARDWARE I UNLESS SPECIFIED OTHERWISE.

- A. 3'-0" X 7'-0" SOLID CORE DOOR WITH STEEL FRAME.
- B. 3'-0" X 7'-0" HOLLOW CORE DOOR WITH WOOD VENEER WITH STEEL FRAME.
- C. 6'-0" X 7'-0" CUSTOM CARVRT FRAMELESS DOORS WITH JPI LOGO ETCHING.
- D. 3'-0" X 7'-0" GLASS DOOR WITH JPI SIGN IN STEEL FRAME.
- E. 6'-0" X 7'-0" DOUBLE GLASS DOORS IN STEEL FRAME.

DOOR TYPES:



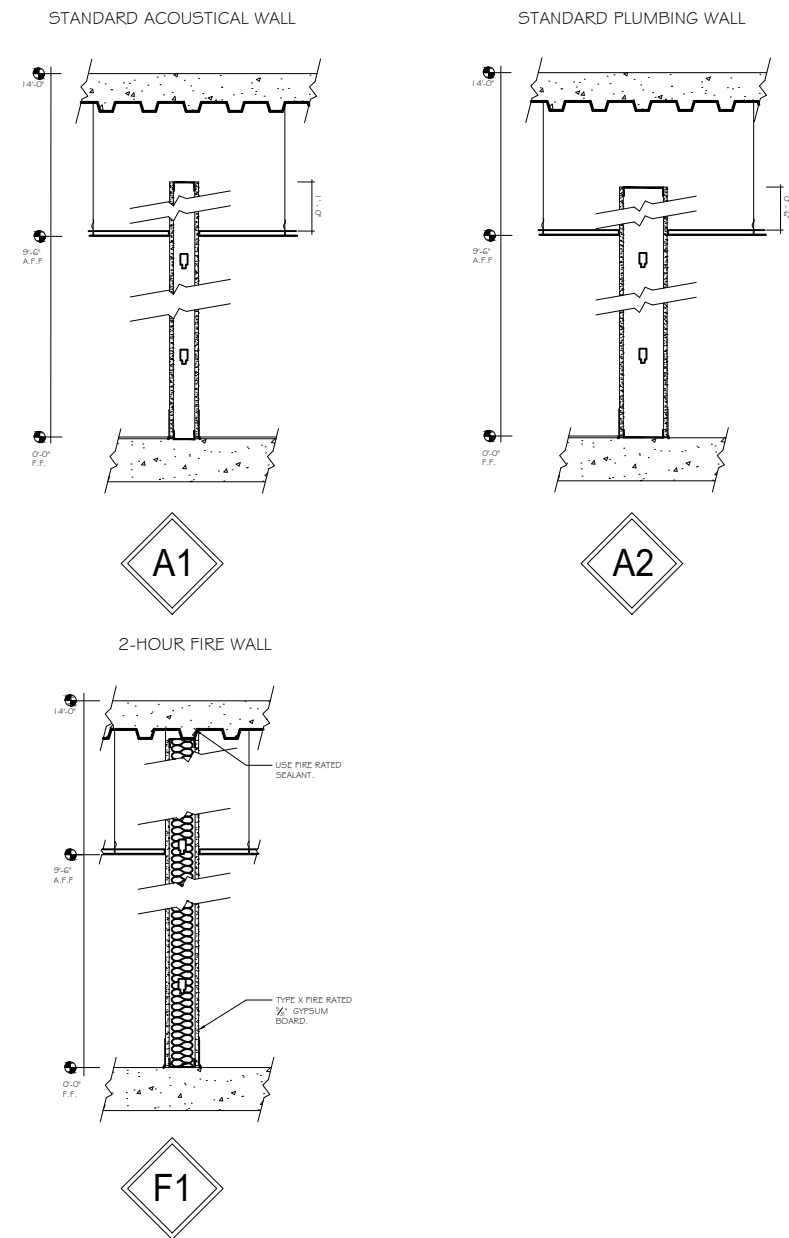
WALL NOTES:

- ALL PARTITIONS TO BE A I UNLESS SPECIFIED OTHERWISE.
- ① - A I : PADDING TO BE ADDED AROUND PRIVATE OFFICES FOR ADDITIONAL ACOUSTICAL INSTALLATION.
- ② - A2 : PLUMBING WALL TO BE BUILT OUT AT THE CORE TO MAINTAIN PREFABRICATED CORE.
- ③ - F I PARTITIONS TO BE USED FOR ALL STORAGE ROOMS. SMOKE BARRIER PROTECTION ACCORDING TO CODE.

WALL TYPE INFORMATION:

- A1** NON-RATED ACOUSTICAL INTERIOR WALL. 3 3/4" METAL STUD, 1 6" O.C. WITH 1/2" GYPSUM BOARD. CARRIED 1'-0" ABOVE CEILING FOR ACOUSTICAL INSULATION.
- A2** PLUMBING INTERIOR WALL. 5 3/4" METAL STUD, 1 6" O.C. WITH 1/2" GYPSUM BOARD. CARRIED 0'-6" ABOVE CEILING.
- F1** 1-HOUR FIRE RATED WALL. INTERIOR WALL FROM DECK TO DECK WITH FIRE RATED SEALANT, DOUBLE 3/4" X-RATED GYPSUM WALL BOARD, AND RATED INSULATION.
- EXISTING WALLS TO REMAIN.
- EXISTING 2-HOUR FIRE RATED WALLS TO REMAIN.

NEW PARTITION TYPES:



REFERENCE A-301 FOR COMPLETE WALL SECTIONS.



UNIVERSITY OF
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NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1'-0"

DATE DRAWN: 11.12.16

DATE	REVISION	INITIALS
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SHEET TITLE:
3RD FLOOR
CONSTRUCTION
PLAN

SHEET NUMBER:

A-101



A-102



UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

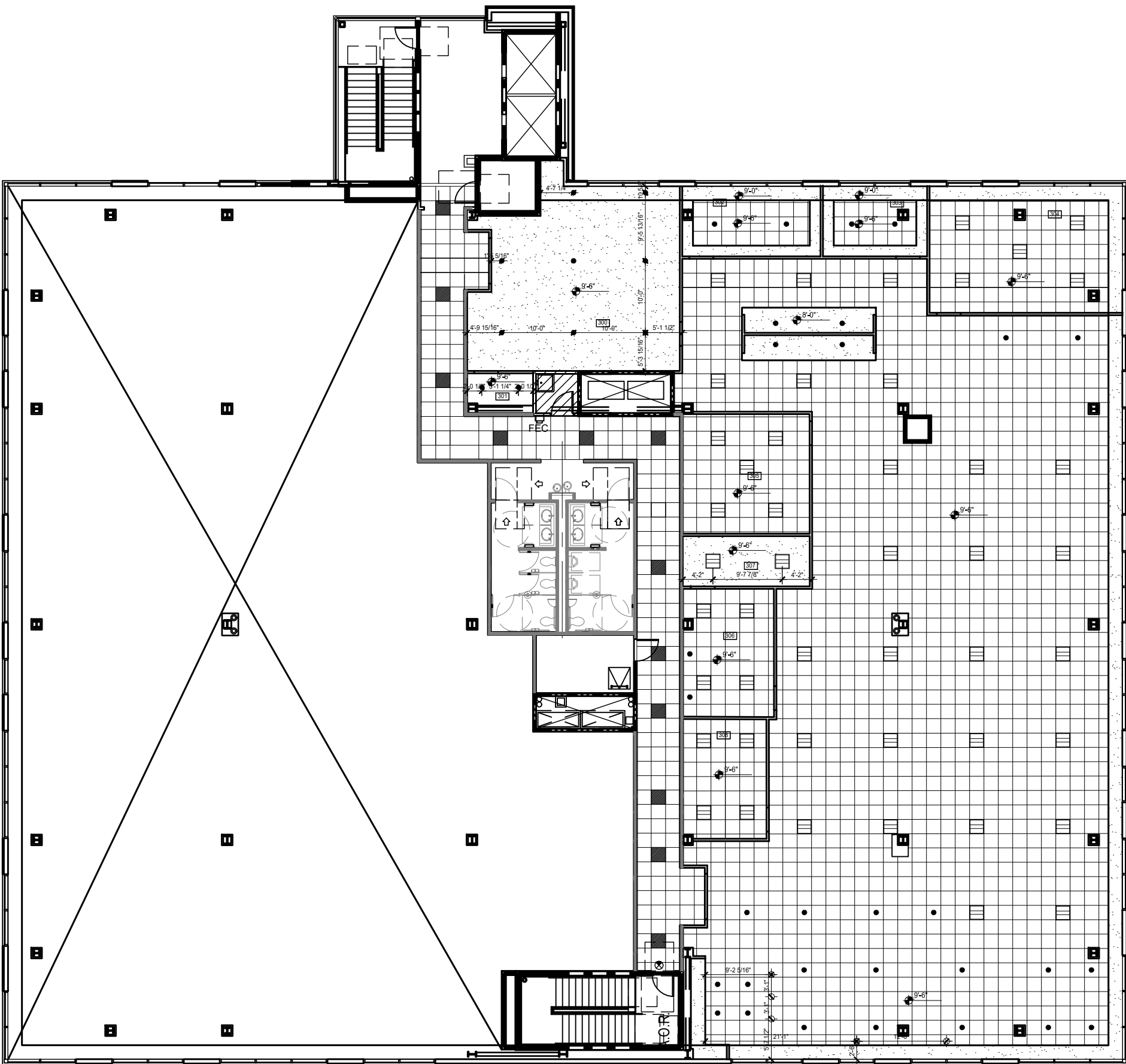
DATE DRAWN: 11.15.16

DATE	REVISION	INITIALS

SHEET TITLE:
3RD FLOOR
REFLECTED
CEILING PLAN

SHEET NUMBER:

A-103



GENERAL NOTES:

CONTRACTOR TO FIELD VERIFY PRIOR TO START OF CONSTRUCTION AND COORDINATE LOCATIONS OF NEW AND EXISTING HVAC EQUIPMENT WITH LIGHT FIXTURES SHOWN. CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OF HVAC EQUIPMENT IN THEIR SCOPE OF WORK. NOTIFY DESIGER OF ANY CONFLICTS. PROVIDE THERMOSTATS CENTERED AT 48" A.F.F. AS REQUIRED PER MECHANICAL PLANS.

CONTRACTOR IS RESPONSIBLE FOR TEST AND BALANCE OF HVAC AS REQUIRED PER NEW PARTITION LAYOUT AND IS TO PROVIDE DESIGNER AND PROPERTY MANAGEMENT WITH NEW AIR BALANCE REPORT FROM AN APPROVED NEBB (NATIONAL ENVIRONMENTAL BALANCING BUREAU) CERTIFIED HVAC CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.

CONTRACTOR TO LOCATE NEW AND/OR RELOCATE EXISTING SPRINKLER HEADS AS REQUIRED PER CODE IN AREAS AFFECTED BY DEMOLITON/CONSTRUCTION. SPRINKLER HEDS ARE TO BE CENTERED IN CEILING TILE.

SHOULD CONFLICT ARISE BETWEEN LIGHT FIXTURE LAYOUT AND FIRE PROTECTION SYSTEM, PLUMBING SYSTEM, EXIT SIGNS, OR MECHANICAL EQUIPMENT, LIGHT FIXTURE LAYOUT SHALL TAKE PRECEDENCE. ADJUSTMENT OF CONFLICTING ELEMENTS SHALL BE MADE IN SUCH A WAY AS TO MAINTAIN ENGINEERING DESIGN INTENT/CODE COMPLIANCE. NOTIFY DESIGNER OF SUCH CONFLICTS.

DIMENSIONING FROM FINISH FACE TO FINISH FACE.

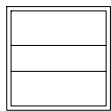
CEILING NOTES:

STANDARD SOFFIT DETAIL TO BE MAINTAINED ON PERIMETER, EXTERIOR WALLS OF BUILDING.
GYPSUM BOARD CEILING ACCESS PANEL LOCATIONS TO BE VERIFIED WITH MEP BEFORE CONSTRUCTION.

STANDARD CEILING HEIGHT 9' - 6"
STANDARD CEILING MATERIAL - ACOUSTICAL LAY IN TILES

COORDINATE GYP. METAL ACCESS PANELS WITH MEP.

EGRESS SYMBOLS:



24" x 24" 2BLT2, LITHONIA LIGHTING



6" RECESSED CAN, ELITE LIGHTING



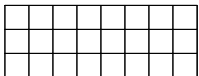
BEAT FAT WHITE, TOM DIXON



ETCH MINI PENDANT, TOM DIXON



GYPSUM BOARD CEILING



2' x 4' DUNE LAY-IN TILES





NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

UPLI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

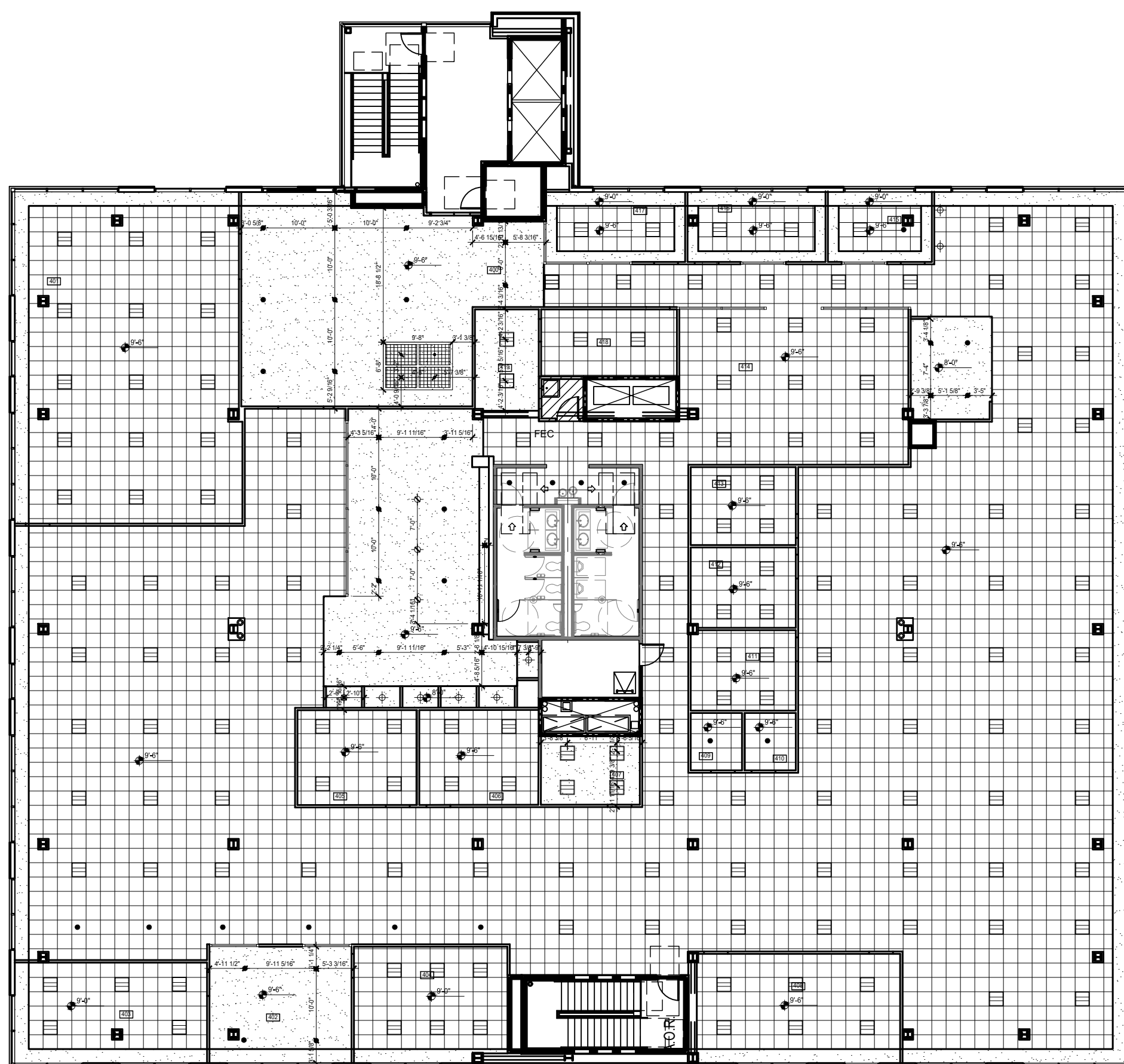
DATE DRAWN: 11.15.16

DATE	REVISION	INITIALS
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SHEET TITLE:
4TH FLOOR
REFLECTED
CEILING PLAN

SHEET NUMBER:

A-104



GENERAL NOTES:

CONTRACTOR TO FIELD VERIFY PRIOR TO START OF CONSTRUCTION AND COORDINATE LOCATIONS OF NEW AND EXISTING HVAC EQUIPMENT WITH LIGHT FIXTURES SHOWN. CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OF HVAC EQUIPMENT IN THEIR SCOPE OF WORK. NOTIFY DESIGER OF ANY CONFLICTS. PROVIDE THERMOSTATS CENTERED AT 48" A.F.F. AS REQUIRED PER MECHANICAL PLANS.

CONTRACTOR IS RESPONSIBLE FOR TEST AND BALANCE OF HVAC AS REQUIRED PER NEW PARTITION LAYOUT AND IS TO PROVIDE DESIGNER AND PROPERTY MANAGEMENT WITH NEW AIR BALANCE REPORT FROM AN APPROVED NEBB (NATIONAL ENVIRONMENTAL BALANCING BUREAU) CERTIFIED HVAC CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.

CONTRACTOR TO LOCATE NEW AND/OR RELOCATE EXISTING
SPRINKLER HEADS AS REQUIRED PER CODE IN AREAS AFFECTED
BY DEMOLITION/CONSTRUCTION. SPRINKLER HEADS ARE TO BE
CENTERED IN CEILING TILE.

SHOULD CONFLICT ARISE BETWEEN LIGHT FIXTURE LAYOUT AND FIRE PROTECTION SYSTEM, PLUMBING SYSTEM, EXIT SIGNS, OR MECHANICAL EQUIPMENT, LIGHT FIXTURE LAYOUT SHALL TAKE PRECEDENCE. ADJUSTMENT OF CONFLICTING ELEMENTS SHALL BE MADE IN SUCH A WAY AS TO MAINTAIN ENGINEERING DESIGN INTENT/CODE COMPLIANCE. NOTIFY DESIGNER OF SUCH CONFLICTS.

DIMENSIONING FROM FINISH FACE TO FINISH FACE.

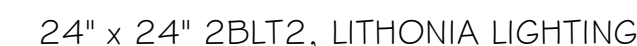
CEILING NOTES:

STANDARD SOFFIT DETAIL TO BE MAINTAINED ON PERIMETER,
EXTERIOR WALLS OF BUILDING.
GYPSUM BOARD CEILING ACCESS PANEL LOCATIONS TO BE
VERIFIED WITH MEP BEFORE CONSTRUCTION.

STANDARD CEILING HEIGHT 9' - 6"
STANDARD CEILING MATERIAL - ACOUSTICAL LAY IN TILES

COORDINATE GYP. METAL ACCESS PANELS WITH MEP.

EGRESS SYMBOLS:





UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:

SCALE: 1/16" = 1' - 0"

DATE DRAWN: 11.16.16

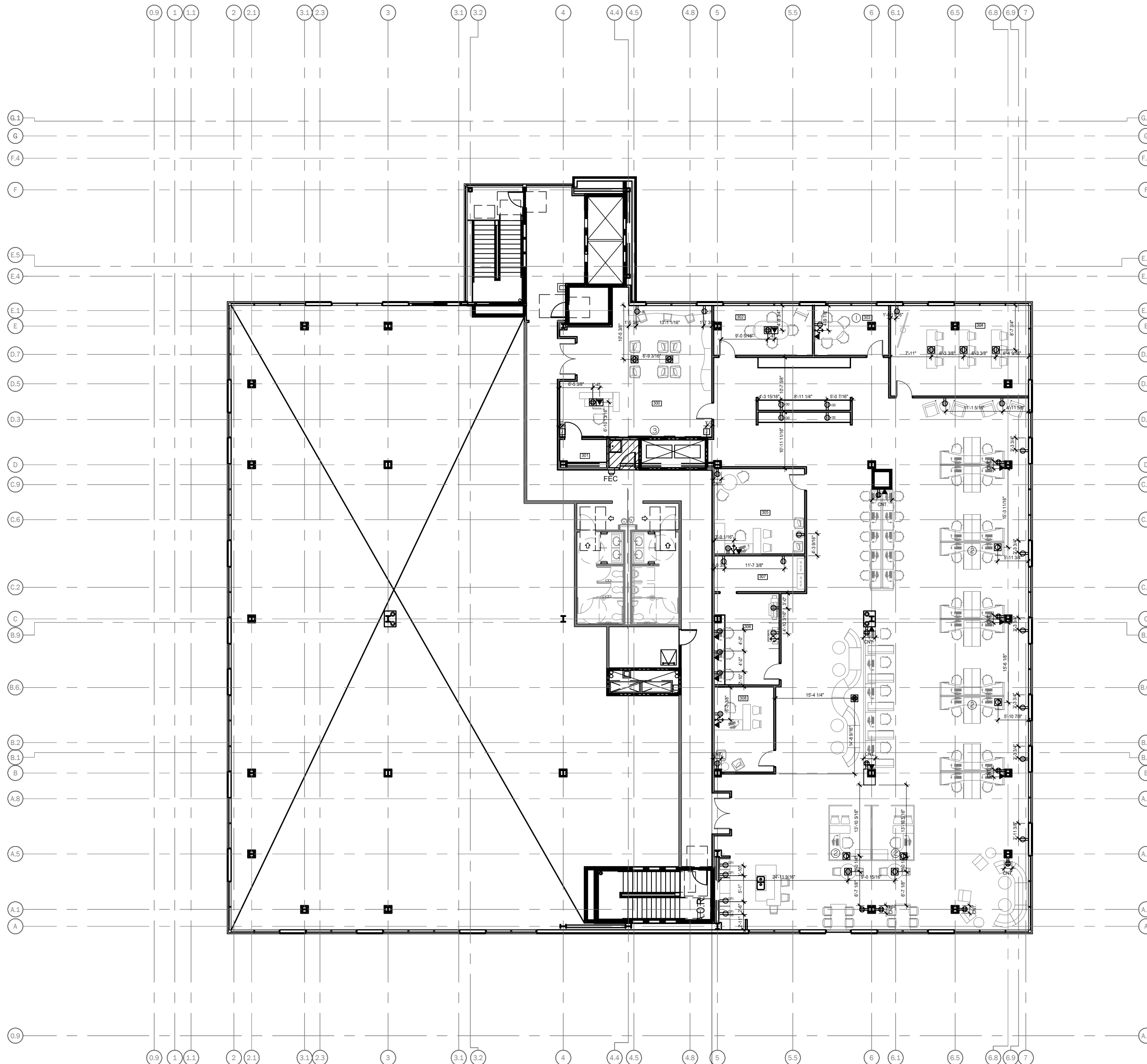
DATE	REVISION	INITIALS
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SHEET TITLE:

3RD FLOOR POWER AND
COMMUNICATION PLAN

SHEET NUMBER:

A-105



POWER NOTES:

- COORDINATE VIDEOCONFERENCING V/D/E WITH STEELCASE. OUTLETS TO BE WIRED ON WALL BEHIND MEDIA/SCAPE SYSTEM FOR DIRECT CONNECTION.
- FLOOR CORE FURNITURE FEEDS TO INCLUDE VIDEO/ DATA/ ELECTRIC ACCESS
- CUSTOM BUILT-IN WALL FEATURE IN RECEPTION TO INCLUDE:
FIXED METAL TRACK ON GROUND AND WALL TO ENCLOSE LED TAPE. LEDS FIXED ON A SLIDING SHELF WITHIN TRACK TO ALLOW MAINTENANCE. ACCESS OPENING TO BE LOCATED ON EXTERIOR, EXPOSED SIDE OF TRACK FOR EACH SECTION. ELECTRIC WORK TO BE WIRED INTO J-BOXES IN SOUTH WALL DIRECTLY BEHIND FEATURE THROUGH DRILLED HOLES IN BACK OF FIXED TRACK. GLASS SHEETS TO BE MOUNTED ON TRACK.
REFERENCE:
ELEVATIONS 1/A-201 AND 1/A-202
SECTION 1/A-302
DETAIL 1/A-401

SYMBOLS LEGEND:

	DATA OUTLET
	DATA OUTLET - FLOOR DRILL
	POWER OUTLET, DUPLEX
	POWER OUTLET, QUAD.
	POWER OUTLET, DUPLEX - FLOOR DRILL
	POWER OUTLET, QUAD. - FLOOR DRILL
	FLOOR DRILL FURNITURE FEED, V/D/E
	POWER OUTLET, GROUND FAULT CIRCUIT INTERRUPTER
	TELEPHONE OUTLET
	WALL OUTLET - J-BOX





UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

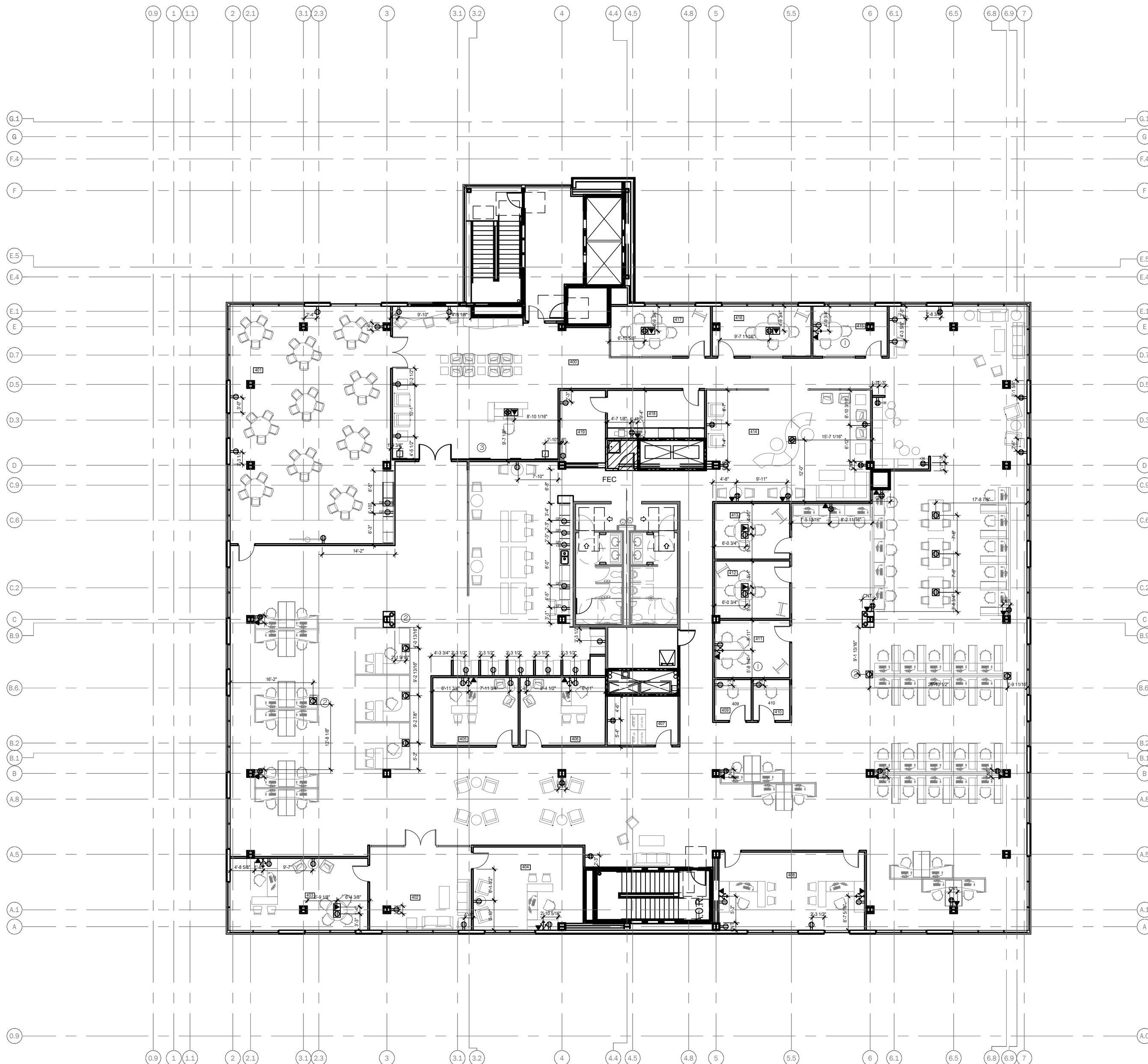
DATE DRAWN: 11.16.16

DATE	REVISION	INITIALS
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SHEET TITLE:
4TH FLOOR POWER AND
COMMUNICATION PLAN

SHEET NUMBER:

A-106



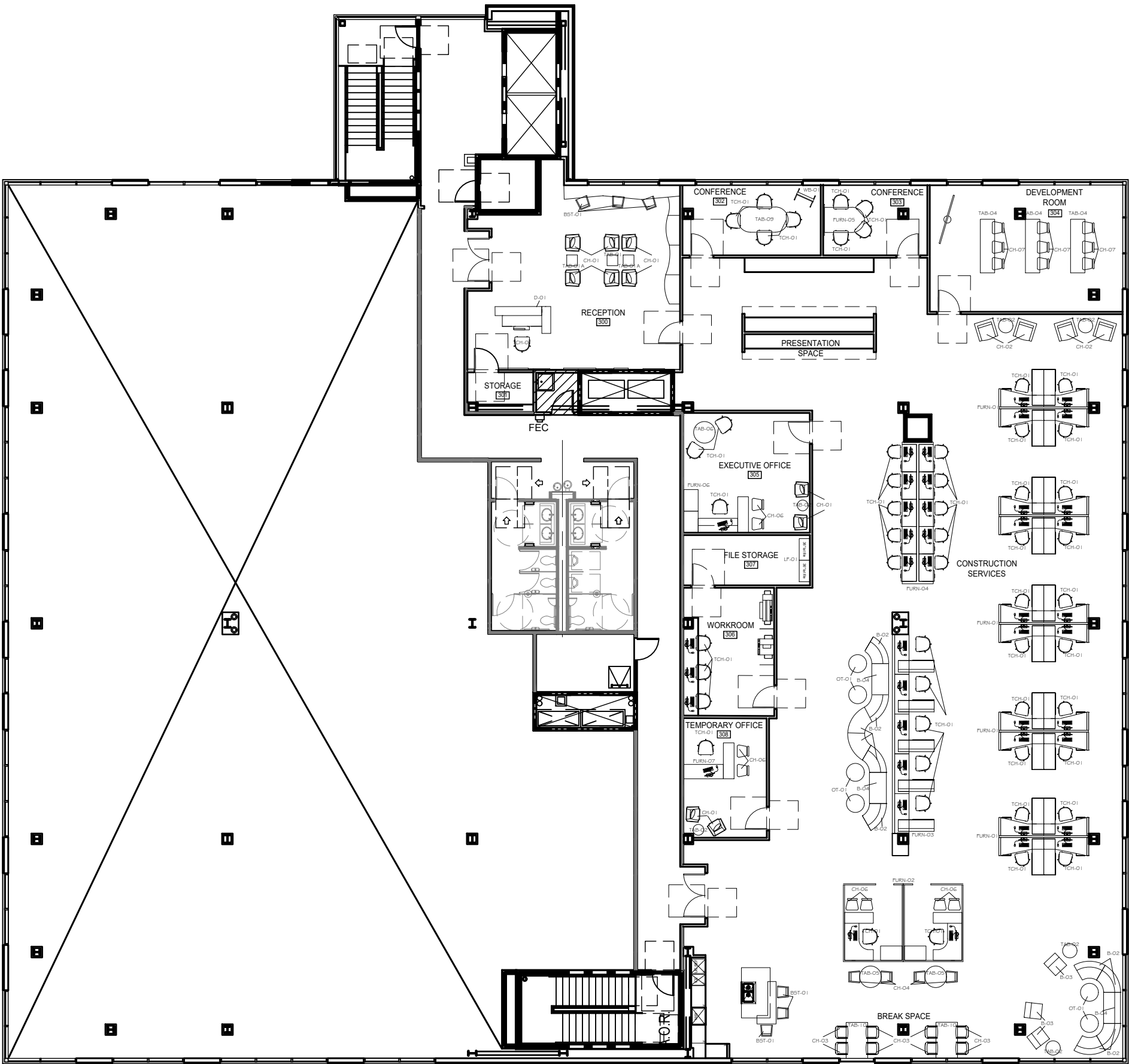
POWER NOTES:

- COORDINATE VIDEOCONFERENCING V/D/E WITH STEELCASE. OUTLETS TO BE WIRED ON WALL BEHIND MEDIA:SCAPE SYSTEM FOR DIRECT CONNECTION.
- FLOOR CORE FURNITURE FEEDS TO INCLUDE VIDEO/ DATA/ ELECTRIC ACCESS
- CUSTOM BUILT-IN WALL FEATURE IN RECEPTION TO INCLUDE:
FIXED METAL TRACK ON GROUND AND WALL TO ENCLOSE LED TAPE. LEDS FIXED ON A SUDING SHELF WITHIN TRACK TO ALLOW MAINTENANCE. ACCESS OPENING TO BE LOCATED ON EXTERIOR, EXPOSED SIDE OF TRACK FOR EACH SECTION. ELECTRIC WORK TO BE WIRED INTO J-BOXES IN SOUTH WALL DIRECTLY BEHIND FEATURE THROUGH DRILLED HOLES IN BACK OF FIXED TRACK. GLASS SHEETS TO BE MOUNTED ON TRACK.
REFERENCE:
ELEVATIONS 1/A-201 AND 1/A-202
SECTION 1/A-302
DETAIL 1/A-401

SYMBOLS LEGEND:

	DATA OUTLET
	DATA OUTLET - FLOOR DRILL
	POWER OUTLET, DUPLEX
	POWER OUTLET, QUAD.
	POWER OUTLET, DUPLEX - FLOOR DRILL
	POWER OUTLET, QUAD. - FLOOR DRILL
	FLOOR DRILL FURNITURE FEED, V/D/E
	POWER OUTLET, GROUND FAULT CIRCUIT INTERRUPTER
	TELEPHONE OUTLET
	WALL OUTLET - J-BOX





1 3RD FLOOR FURNITURE PLAN
A-107 SCALE: 1/16" = 1'-0"



FURNITURE SCHEDULE:

CODE	PRODUCT TYPE	PRODUCT NAME/ ITEM NUMBER	MANUFACTURER	QTY	LOCATION
ACCESSORIES					
CU-01	CUSHION	TERRA BENCH CUSHION	WEST ELM	3	4TH FLOOR BREAK ROOM
WB-01	WHITE BOARD	SCRIBE MOBILE MARKERBOARD	KNOLL	7	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
LF-01	LATERAL FILE	36" LATERAL FILE	ROYER & SCHUTTS	6	FILE STORAGE ROOMS
BANQUETTES					
BQ-01	BANQUETTE	CUSOTM BUILT-IN BANQUETTES WITH ADA KICK (9" H X 6" D)	TBD	12	4TH FLOOR BREAK ROOM
BAR STOOLS					
BST-01	BARSTOOL	257C FOUR SEASONS BARSTOOLS	KNOLL	8	RECEPTION, COMMUNITY CORRIDOR SPACE, 3RD FLOOR BREAK ROOM
BST-02	BARSTOOL	100969 HAYDEN BARSTOOL, QUARRY FABRIC	SUNPAN MODERN FURNITURE	12	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
BENCHES					
B-01	BENCH	TERRA BENCH WITH CUSHION	WEST ELM	3	4TH FLOOR BREAK ROOM
B-02	MODULAR SEATING	K. LOUNGE SYSTEM - 38.75 INSIDE CORNER 60 DEGREE CURVED BENCH, NO BACK	KNOLL	15	FLEX WORK LOUNGE, 3RD FLOOR COMMUNITY SPACES
B-03	MODULAR SEATING	K. LOUNGE SYSTEM - SLIPPER CHAIR BENCH, NO BACK	KNOLL	3	3RD FLOOR COMMUNITY SPACES
B-04	MODULAR SEATING	K. LOUNGE SYSTEM - RECTANGULAR STRETCH BENCH, NO BACK	KNOLL	3	3RD FLOOR COMMUNITY SPACES
CHAIRS					
CH-01	LOUNGE CHAIR	6912 EDGE CHAIR BY JUSTIN PORCANO	BERNHARDT DESIGN	28	RECEPTION GUEST CHAIRS, EXECUTIVE LOUNGE CHAIRS, FLEX WORK LOUNGE
CH-02	LOUNGE CHAIR	OD50-CH ODENSE SIDE CHAIR	HOLLY HUNT	12	4TH FLOOR RECEPTION, EXECUTIVE LOUNGE CHAIR, COMMUNITY SPACE CHAIR
CH-03	CHAIR	LIFT STACKABLE SEATING BY UPWELL	UPWELL DESIGN STUDIO	14	BREAK ROOMS
CH-04	CHAIR	348-542 KEELEY DINING CHAIR	BERNHARDT	14	BREAK ROOMS, FLEX WORK LOUNGE
CH-05	LOUNGE CHAIR	1237-005T CARA CHAIR	MITCHELL GOLD + BOB WILLIAMS	4	FLEX WORK LOUNGE
CH-06	CHAIR	V8NI-CH102A TATIANA CHAIR, BLACK	FOURHANDS	30	ALL GUEST CHAIRS IN PROJECT, EXECUTIVE OFFICES, MANAGER CUBICALS, 4TH FLOOR COMMUNITY SPACES
CH-07	CHAIR	CABT-67 JAX DINING CHAIR	FOURHANDS	59	DEVELOPMENT ROOM, ASSEMBLY ROOM
DESKS					
D-01	DESK	CUSTOM RECEPTION DESK - WOOD AND MARBLE	ROYER & SCHUTTS	2	3RD & 4TH RECEPTIONS
OTTOMANS					
OT-01	MODULAR SEATING	BUMPER SMALL OTTOMAN	BLUDOT	12	FLEX WORK LOUNGE, 4TH FLOOR CORRIDOR COMMUNITY, 3RD FLOOR COMMUNITY SPACES
SOFT SEATING					
SEC-01	SECTIONAL	292153 DRAKE 3-PIECE SECTIONAL SOFA	CRATE & BARREL	1	FLEX WORK LOUNGE
SO-01	SOFA	5131 DIGBY LONG SOFA	CR LAINE	3	4TH FLOOR COMMUNITY SPACES
SO-02	SOFA	5130 DIGBY SOFA	CR LAINE	2	4TH FLOOR COMMUNITY SPACES
SYSTEMS FURNITURE					
FURN-01	SYSTEMS FURNITURE	OPEN PLAN 2346, FOUR PERSON WORK STATION, OPEN PLAN 803, CUBICAL SYSTEM - WILL ADD FULL LENGTH PANEL TO LONG EDGE AND ADD OPENING ON SHORT EDGE	KNOLL	10	OPEN PLAN WORK AREAS
FURN-02	SYSTEMS FURNITURE	OPEN PLAN 910, BENCHING SYSTEM WITH FILE STORAGE	KNOLL	5	MANAGER'S CUBICAL
FURN-03	SYSTEMS FURNITURE	OPEN PLAN 2858, BENCHING SOLUTION WITH SMALL UNDER-DESK STORAGE	KNOLL	30	OPEN PLAN WORK AREAS
FURN-04	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS AND FLATERAL FILES	KNOLL	18	OPEN PLAN WORK AREAS
FURN-05	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS	KNOLL	1	VIDEO CONFERENCING ROOMS
FURN-06	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS	KNOLL	1	EXECUTIVE OFFICES
FURN-07	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS	KNOLL	1	EXECUTIVE OFFICES
TABLES					
TAB-01	OCCASIONAL TABLE	BINARY SIDE TABLES - LAMINATE	CENTRIFUGE	6	RECEPTION, FLEX WORK LOUNGE
TAB-01A	OCCASIONAL TABLE	BINARY SIDE TABLES - BIRCH & LAMINATE	CENTRIFUGE	3	RECEPTION, FLEX WORK LOUNGE, EXECUTIVE LOUNGE
TAB-02	OCCASIONAL TABLE	2589 DARBY ACCENT TABLE	ARTERIORS HOME	12	RECEPTION, COMMUNITY SPACES, EXECUTIVE OFFICES
TAB-03	DINING TABLE	CUSTOM TABLES BUILT INTO NICHES	TBD	6	BREAK ROOM
TAB-04	DINING TABLE	40258-C FARGO C-SHAPE COUNTER TABLE, IKON COLLECTION	SUNPAN MODERN FURNITURE	6	BREAK ROOM, DEVELOPMENT ROOM
TAB-05	TABLE	672566 REVOLVE 48" ROUND ADJUSTABLE HEIGHT DINING TABLE	CRATE & BARREL	7	BREAK ROOMS, FLEX WORK LOUNGE
TAB-06	TABLE	PIXEL BY MARC KRUSIN, COLUMN LEG BASE ROUND TABLE, WORK HEIGHT	KNOLL	2	4TH FLOOR CORRIDOR COMMUNITY , EXECUTIVE CONFERENCE SPACES
TAB-07	COFFEE TABLE	669041 BRADLEY WALNUT COFFEE TABLE WITH DRAWERS	CRATE & BARREL	3	COMMUNITY SPACE
TAB-08	CONFERENCE TABLE	DIVIDENS HORIZON, Y BASE TABLE WITH RACETRACK TOP, 96", WALNUT FINISH	KNOLL	3	CONFERENCE ROOMS
TAB-09	CONFERENCE TABLE	DIVIDENS HORIZN X BASE TALBE WITH ROUND TOP, 52", WALNUT FINISH	KNOLL	10	CONFERENCE ROOMS, ASSEMBY SPACE
TAB-10	DINING TABLE	71-316740 MODERN DINING TABLE, 60"	WEST ELM	2	3RD FLOOR BREAK SPACE
TAB-11	BAR TABLE	CIRD- Q9 DUKE BAR TABLE - WASHED OLD OAK	FOURANDS	3	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
TASK CHAIRS					
TCH-01	TASK CHAIR	GENERATION CHAIR	KNOLL	147	ALL TASK CAHIRS IN PROJECT



UNIVERSITY OF NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

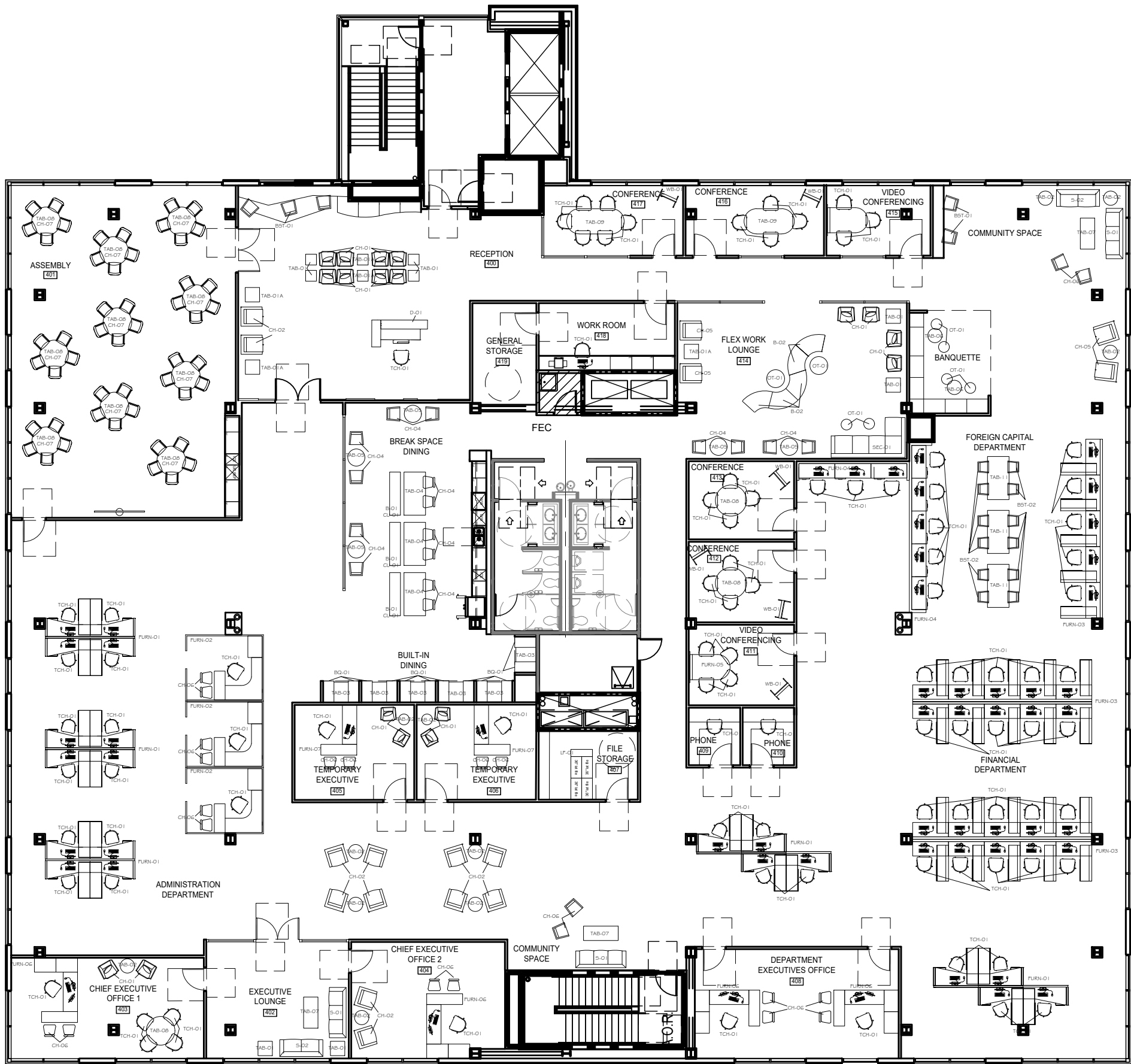
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DATE	REVISION	INITIALS
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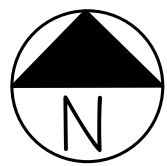
SHEET TITLE:
3RD FLOOR FURNITURE PLAN

SHEET NUMBER:

A-107



4TH FLOOR FURNITURE PLAN
A-108
SCALE: 1/16" = 1'-0"



FURNITURE SCHEDULE:					
CODE	PRODUCT TYPE	PRODUCT NAME/ ITEM NUMBER	MANUFACTURER	QTY	LOCATION
ACCESSORIES					
CU-01	CUSHION	TERRA BENCH CUSHION	WEST ELM	3	4TH FLOOR BREAK ROOM
WB-01	WHITE BOARD	SCRIBE MOBILE MARKERBOARD	KNOLL	7	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
LF-01	LATERAL FILE	36" LATERAL FILE	ROYER & SCHUTTS	6	FILE STORAGE ROOMS
BANQUETTES					
BQ-01	BANQUETTE	CUSOTM BUILT-IN BANQUETTES WITH ADA KICK (9" H X 6" D)	TBD	12	4TH FLOOR BREAK ROOM
BAR STOOLS					
BST-01	BARSTOOL	257C FOUR SEASONS BARSTOOLS	KNOLL	8	RECEPTION, COMMUNITY CORRIDOR SPACE, 3RD FLOOR BREAK ROOM
BST-02	BARSTOOL	100969 HAYDEN BARSTOOL, QUARRY FABRIC	SUNPAN MODERN FURNITURE	12	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
BENCHES					
B-01	BENCH	TERRA BENCH WITH CUSHION	WEST ELM	3	4TH FLOOR BREAK ROOM
B-02	MODULAR SEATING	K. LOUNGE SYSTEM - 38.75 INSIDE CORNER 60 DEGREE CURVED BENCH, NO BACK	KNOLL	15	FLEX WORK LOUNGE, 3RD FLOOR COMMUNITY SPACES
B-03	MODULAR SEATING	K. LOUNGE SYSTEM - SLIPPER CHAIR BENCH, NO BACK	KNOLL	3	3RD FLOOR COMMUNITY SPACES
B-04	MODULAR SEATING	K. LOUNGE SYSTEM - RECTANGULAR STRETCH BENCH, NO BACK	KNOLL	3	3RD FLOOR COMMUNITY SPACES
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CH-01	LOUNGE CHAIR	6912 EDGE CHAIR BY JUSTIN PORCANO	BERNHARDT DESIGN	28	RECEPTION GUEST CHAIRS, EXECUTIVE LOUNGE CHAIRS, FLEX WORK LOUNGE
CH-02	LOUNGE CHAIR	OD50-CH ODENSE SIDE CHAIR	HOLLY HUNT	12	4TH FLOOR RECEPTION, EXECUTIVE LOUNGE, CHAIR, COMMUNITY SPACE CHAIR
CH-03	CHAIR	LIFT STACKABLE SEATING BY UPWELL	UPWELL DESIGN STUDIO	14	BREAK ROOMS
CH-04	CHAIR	348-542 KEELEY DINING CHAIR	BERNHARDT	14	BREAK ROOMS, FLEX WORK LOUNGE
CH-05	LOUNGE CHAIR	1237-005T CARA CHAIR	MITCHELL GOLD + BOB WILLIAMS	4	FLEX WORK LOUNGE
CH-06	CHAIR	VBNI-CH102A TATIANA CHAIR, BLACK	FOURHANDS	30	ALL GUEST CHAIRS IN PROJECT, EXECUTIVE OFFICES, MANAGER CUBICALS, 4TH FLOOR COMMUNITY SPACES
CH-07	CHAIR	CABT-67 JAX DINING CHAIR	FOURHANDS	59	DEVELOPMENT ROOM, ASSEMBLY ROOM
DESKS					
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FURN-02	SYSTEMS FURNITURE		KNOLL	5	MANAGER'S CUBICAL
FURN-03	SYSTEMS FURNITURE	OPEN PLAN 910, BENCHING SYSTEM WITH FILE STORAGE	KNOLL	30	OPEN PLAN WORK AREAS
FURN-04	SYSTEMS FURNITURE	OPEN PLAN 2858, BENCHING SOLUTION WITH SMALL UNDER-DESK STORAGE	KNOLL	18	OPEN PLAN WORK AREAS
FURN-05	SYSTEMS FURNITURE	MEDIA:SCAPE	STEELCASE	3	VIDEO CONFERRING ROOMS
FURN-06	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS AND FLATERAL FILES	ROYER & SCHUTTS	1	EXECUTIVE OFFICES
FURN-07	SYSTEMS FURNITURE	WAVEWORKDS EECUTIVE SYSTEM: DESK SYSTEMS WITH RETURNS	ROYER & SCHUTTS	1	EXECUTIVE OFFICES
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TAB-06	TABLE	PIXEL BY MARC KRUSIN, COLUMN LEG BASE ROUND TABLE, WORK HEIGHT	KNOLL	2	4TH FLOOR CORRIDOR COMMUNITY , EXECUTIVE CONFERENCE SPACES
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TAB-10	DINING TABLE	71-316740 MODERN DINING TABLE, 60"	WEST ELM	2	3RD FLOOR BREAK SPACE
TAB-11	BAR TABLE	CIRD- Q9 DUKE BAR TABLE - WASHED OLD OAK	FOURANDS	3	4TH FLOOR FOREIGN CAPITAL COMMUNITY SPACE
TASK CHAIRS					
TCH-01	TASK CHAIR	GENERATION CHAIR	KNOLL	147	ALL TASK CHAIRS IN PROJECT

UNT

UNIVERSITY OF NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/16" = 1' - 0"

DATE DRAWN: 10.18.16

DATE	REVISION	INITIALS
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SHEET TITLE:
4TH FLOOR FURNITURE PLAN

SHEET NUMBER:

A-108



UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

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DRAWN BY: JESSICA NEWSOM
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SCALE: 1/16" = 1' - 0"

DATE DRAWN: 10.18.16

DATE	REVISION	INITIALS
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SHEET TITLE:
3RD FLOOR
FINISH PLAN

SHEET NUMBER:

A-109

FINISH NOTES:

TENANT FINISH-OUT STANDARD MATERIALS MAINTAINED THROUGHOUT OFFICE UNLESS NOTED OTHERWISE:
CARPET: CPT-01, VERTICAL ASHLAR
WOOD VENEER: WDV-01, DOORS
CEILING TILE: CT-01
SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS AND FURTHER MATERIAL SPECIFICATIONS. (A-103, A-104)

ALL COLUMNS WRAPPED IN PLAM-01 UNLESS SPECIFIED OTHERWISE.

ALL WALLS TO BE PT-01 UNLESS SPECIFIED OTHERWISE.

BUILT-IN PRESENTATION SPACE: ALL NICHE WALLS PT-02, EXTERIOR END WALLS PT-01.

① CUSTOM BUILT-IN WALL FEATURE IN RECEPTION TO INCLUDE GL-01, GL-02, AND GL-03.
REFERENCE:

ELEVATIONS 1/A-201 AND 1/A-202

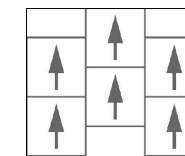
SECTION 1/A-302

DETAILS 4/A-302

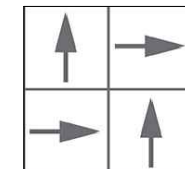
REFERENCE SHEET A-401 FOR FINISH KEY AND SPECIFICATIONS.

FLOORING INSTALL PATTERNS:

CPT-01 CARPET TILE INSTALL PATTERN: BRICK ASHLAR.



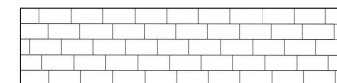
CPT-02 CARPET TILE INSTALL PATTERN: QUARTER TURN.



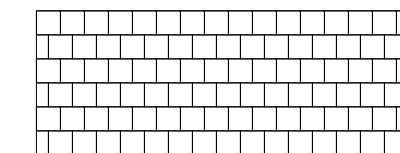
T-01 TILE INSTALL PATTERN: HERRINGBONE. 6" X 36" TILES TO BE ROTATED AT 45° FOR PATTERN.



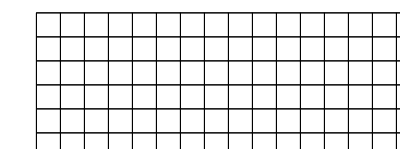
VF-01 VINYL RESILIENT FLOOR INSTALL PATTERN: 1/3 STEP.



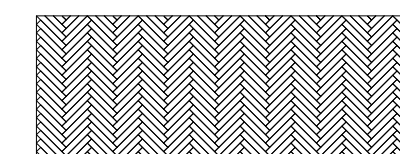
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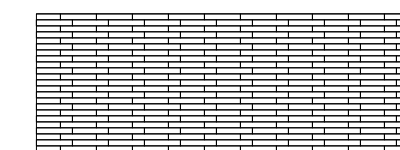
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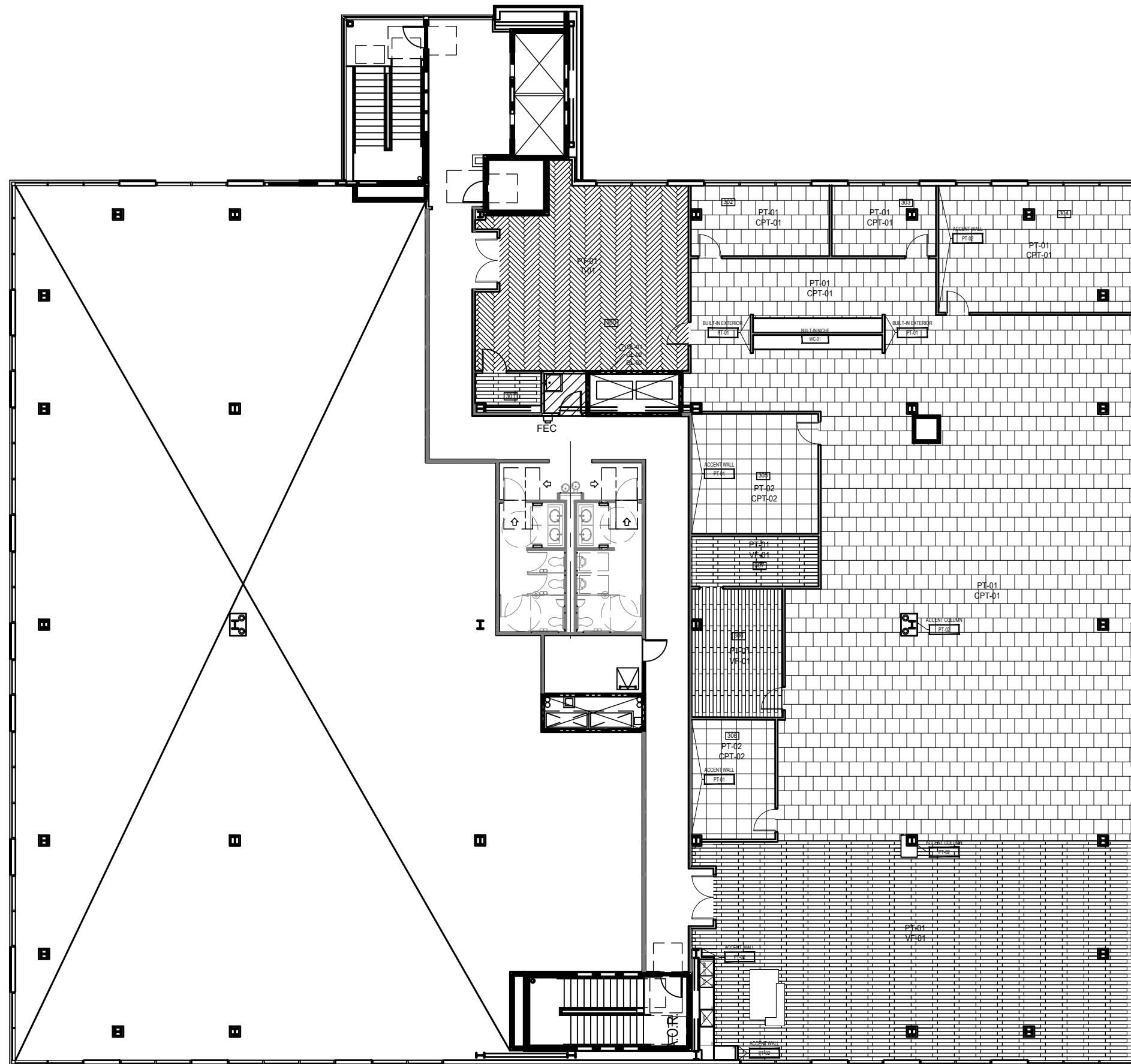
CPT-02



T-01



VF-01





UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE OFFICE

PROJECT NUMBER:
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CHECKED BY:
SCALE: 1/16" = 1' - 0"

DATE DRAWN: 10.18.16

DATE	REVISION	INITIALS
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SHEET TITLE:
4TH FLOOR
FINISH PLAN

SHEET NUMBER:

A-110

FINISH NOTES:

TENANT FINISH-OUT STANDARD MATERIALS MAINTAINED THROUGHOUT OFFICE UNLESS NOTED OTHERWISE:
CARPET: CPT-01, VERTICAL ASHLAR
WOOD VENEER: WDV-01, DOORS
CEILING TILE: CT-01
SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS AND FURTHER MATERIAL SPECIFICATIONS. (A-103, A-104)

ALL COLUMNS WRAPPED IN PLAM-01 UNLESS SPECIFIED OTHERWISE.

ALL WALLS TO BE PT-01 UNLESS SPECIFIED OTHERWISE.

BUILT-IN PRESENTATION SPACE: ALL NICHE WALLS PT-02, EXTERIOR END WALLS PT-01.

① CUSTOM BUILT-IN WALL FEATURE IN RECEPTION TO INCLUDE GL-01, GL-02, AND GL-03.
REFERENCE:

ELEVATIONS 1/A-201 AND 1/A-202

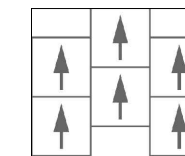
SECTION 1/A-302

DETAILS 4/A-302

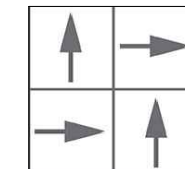
REFERENCE SHEET A-401 FOR FINISH KEY AND SPECIFICATIONS.

FLOORING INSTALL PATTERNS:

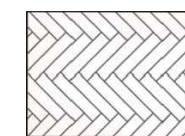
CPT-01 CARPET TILE INSTALL PATTERN: BRICK ASHLAR.



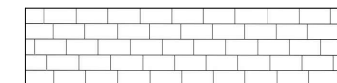
CPT-02 CARPET TILE INSTALL PATTERN: QUARTER TURN.



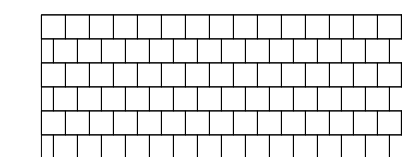
T-01 TILE INSTALL PATTERN: HERRINGBONE. 6" X 36" TILES TO BE ROTATED AT 45° FOR PATTERN.



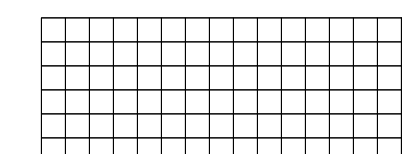
VF-01 VINYL RESILIENT FLOOR INSTALL PATTERN: 1/3 STEP.



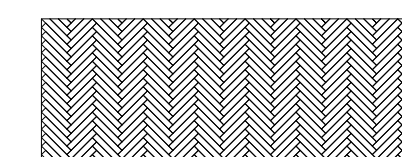
LEGEND:



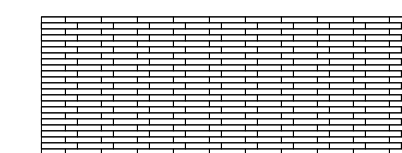
CPT-01



CPT-02



T-01



VF-01





RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/4" = 1' - 0"

DATE DRAWN: 10.18.16

[illegible]

SHEET TITLE:

INTERIOR
ELEVATIONS

SHEET NUMBER:

A-201



3RD FLOOR BREAK ROOM MILLWORK

SCALE: $1/4" = 1' - 0"$



3RD FLOOR PRESENTATION SPACE

SCALE: 1/4" = 1' - 0"



3RD FLOOR RECEPTION EAST WALL

SCALE: 1/4" = 1' - 0"



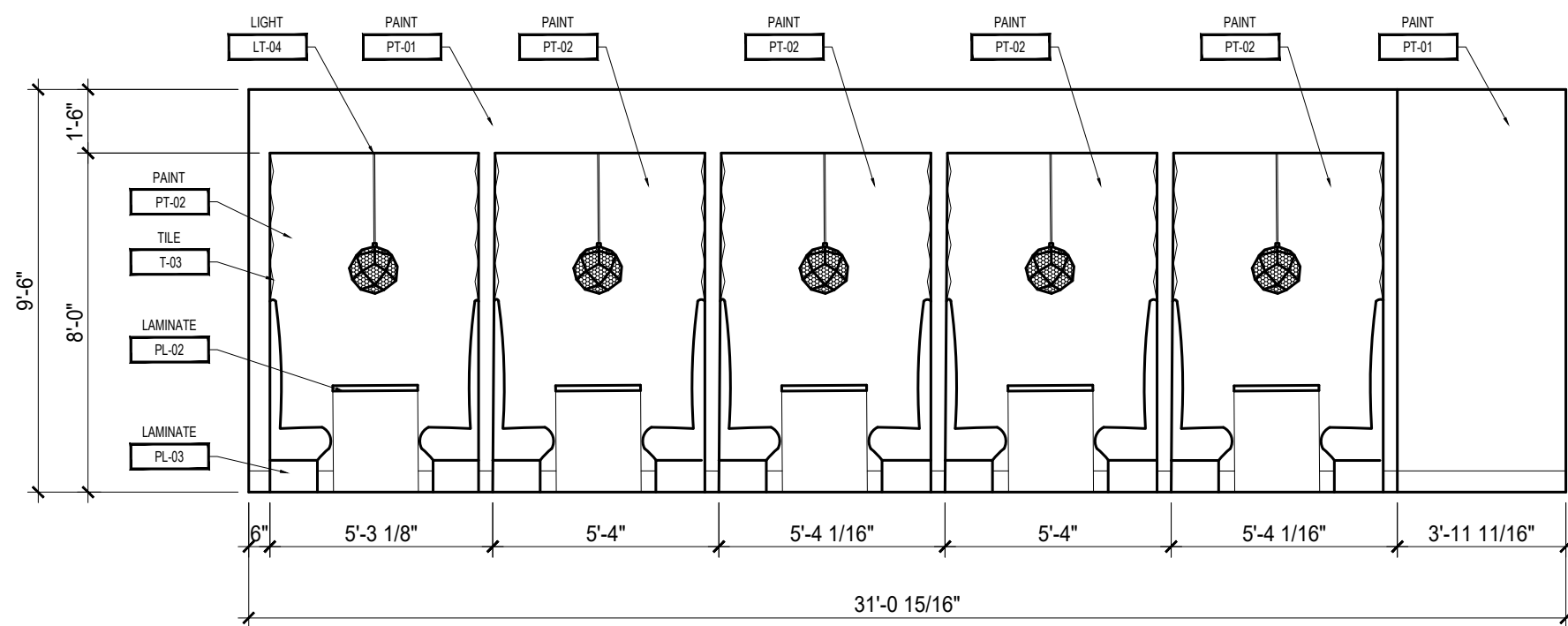
RECEPTION NORTH WALL

SCALE: $1/4" = 1' - 0"$



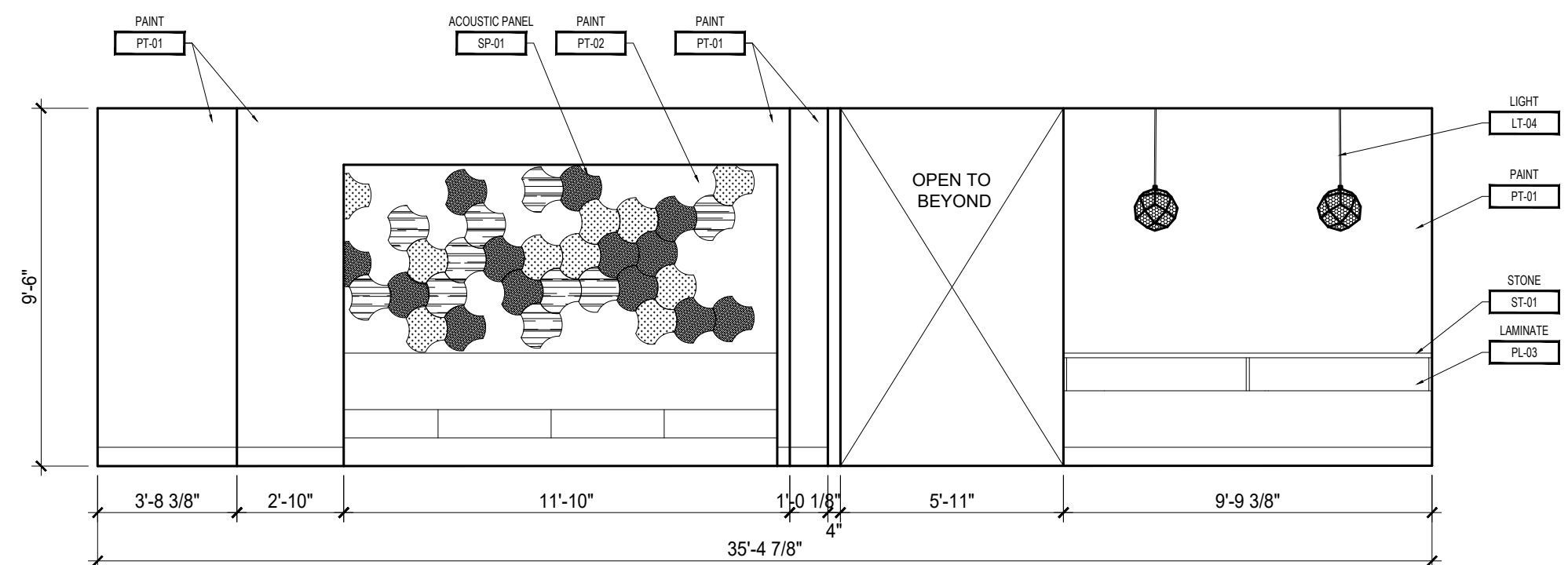
3RD FLOOR RECEPTION SOUTH WALL

SCALE: 1/4" = 1' - 0"



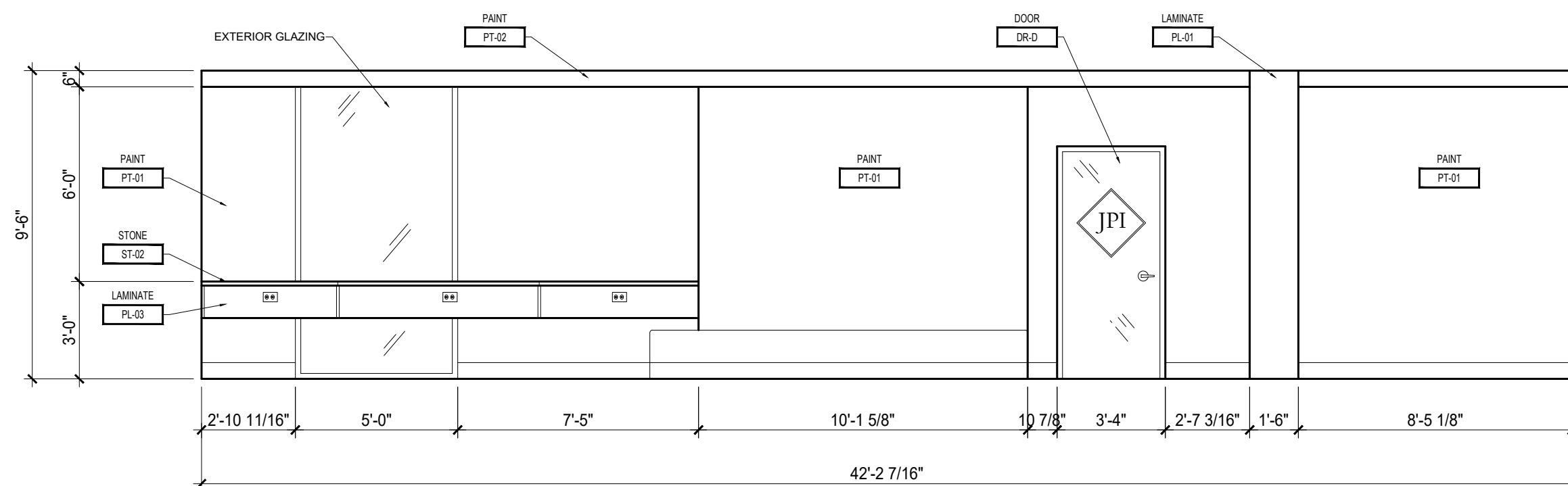
5	BREAK ROOM BUILT-IN BANQUETTES
---	--------------------------------

SCALE: 1/4" = 1' - 0"



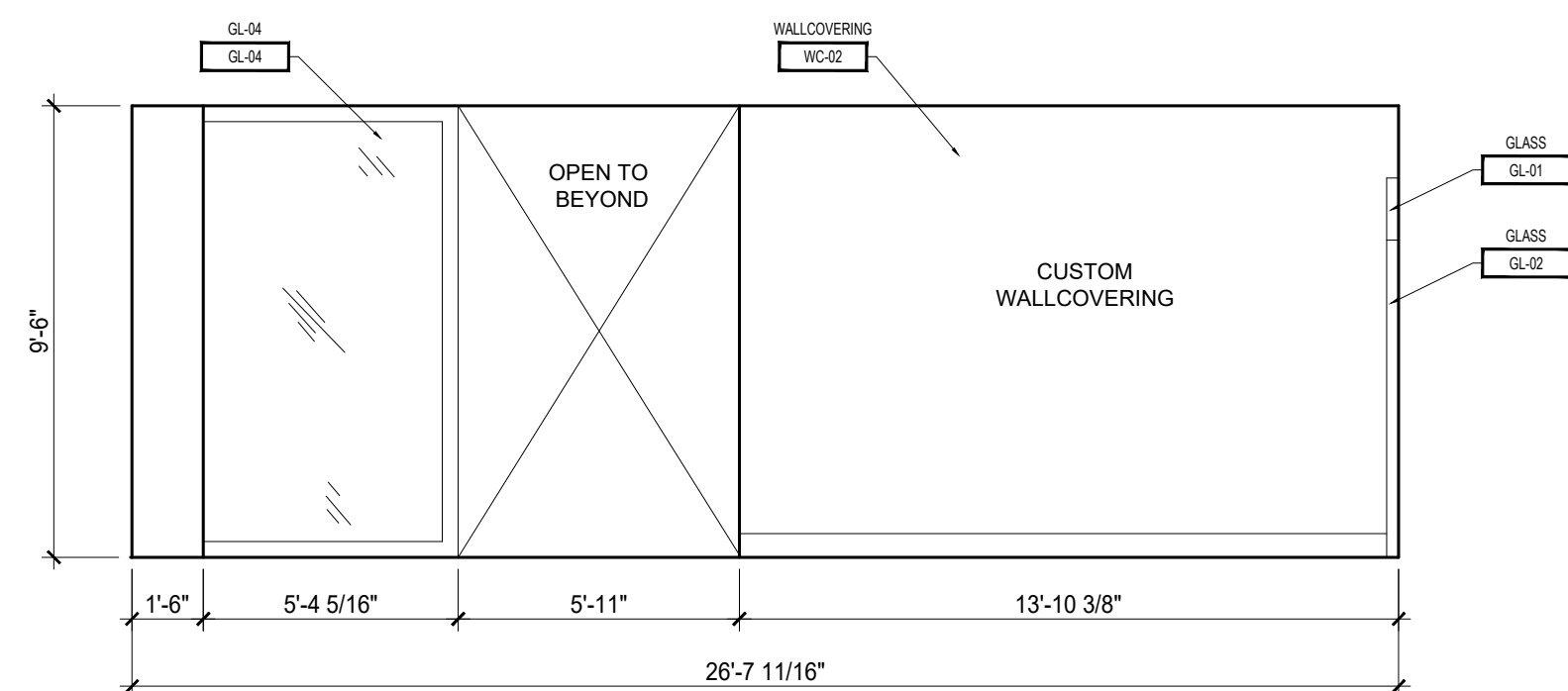
4	CORRIDOR COMMUNITY SPCAE
---	--------------------------

SCALE: 1/4" = 1' - 0"



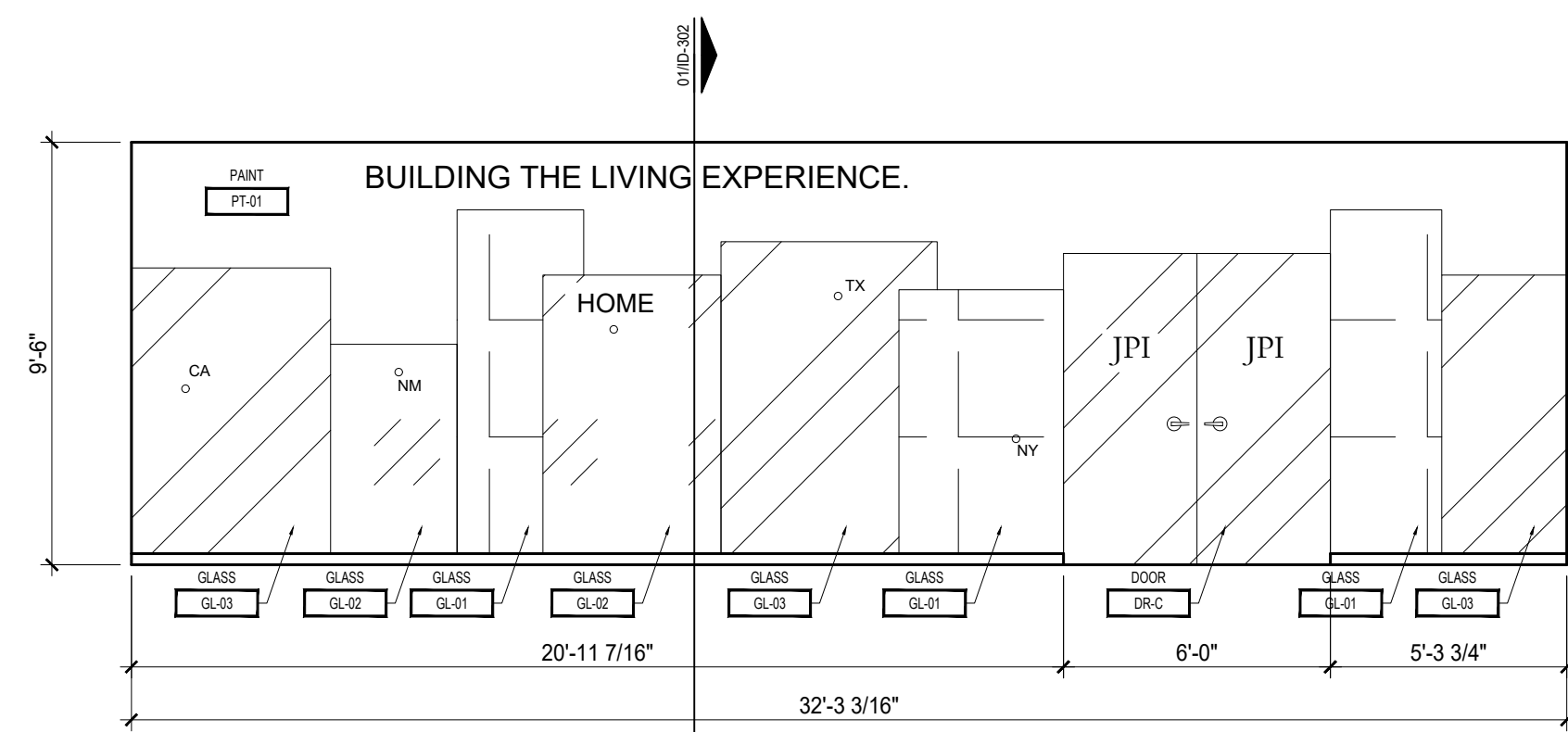
2	4TH FLOOR RECEPTION NORTH WALL
---	--------------------------------

SCALE: 1/4" = 1' - 0"



4TH FLOOR RECEPTION EAST WALL

SCALE: 1/4" = 1' - 0"



4TH FLOOR RECEPTION SOUTH WALL

SCALE: 1/4" = 1' - 0"

UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/4" = 1' - 0"

DATE DRAWN: 10.18.16

[illegible]

SHEET TITLE:

INTERIOR ELEVATIONS

SHEET NUMBER:

A-202

JPI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: 1/2" = 1' - 0"

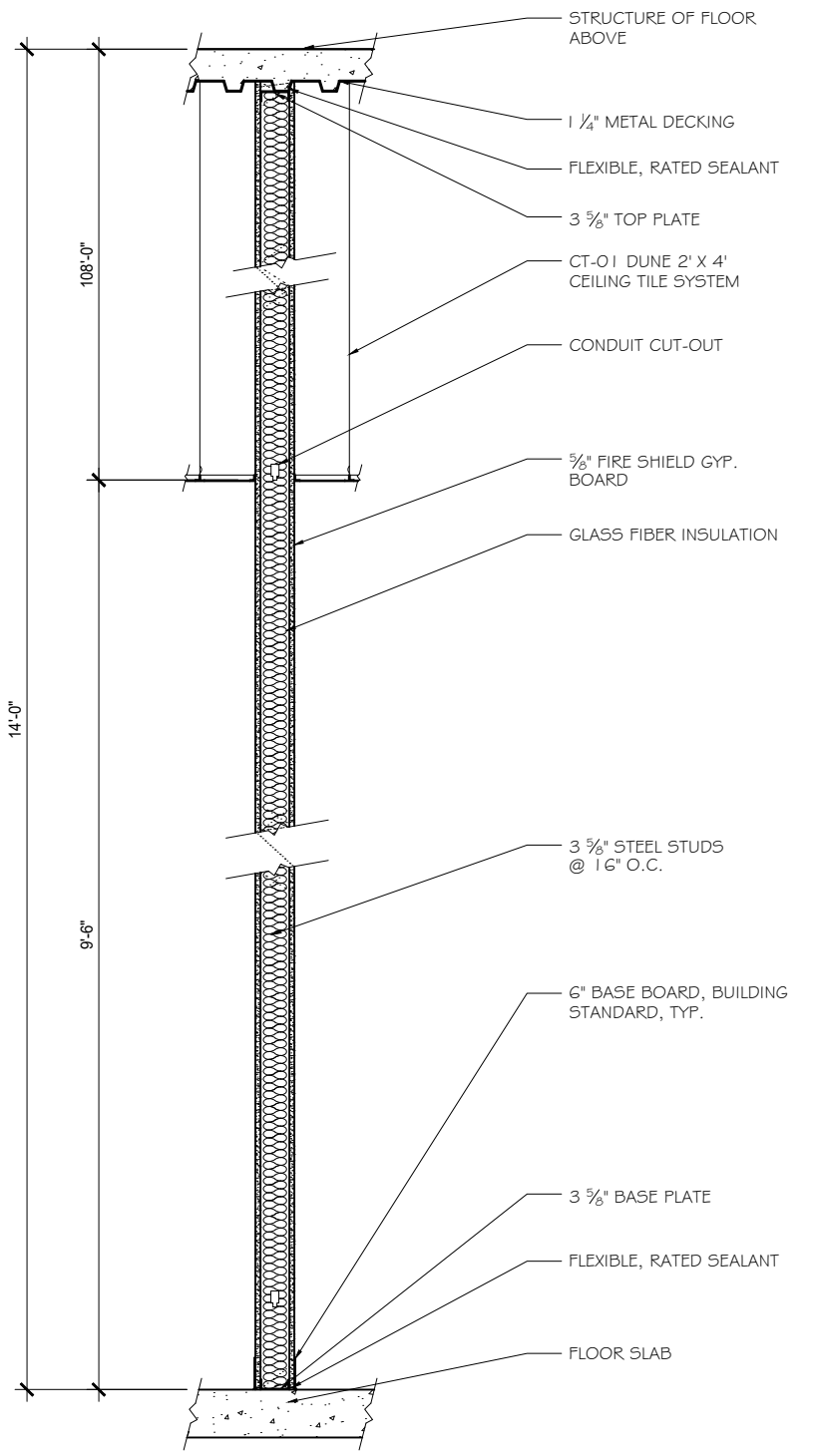
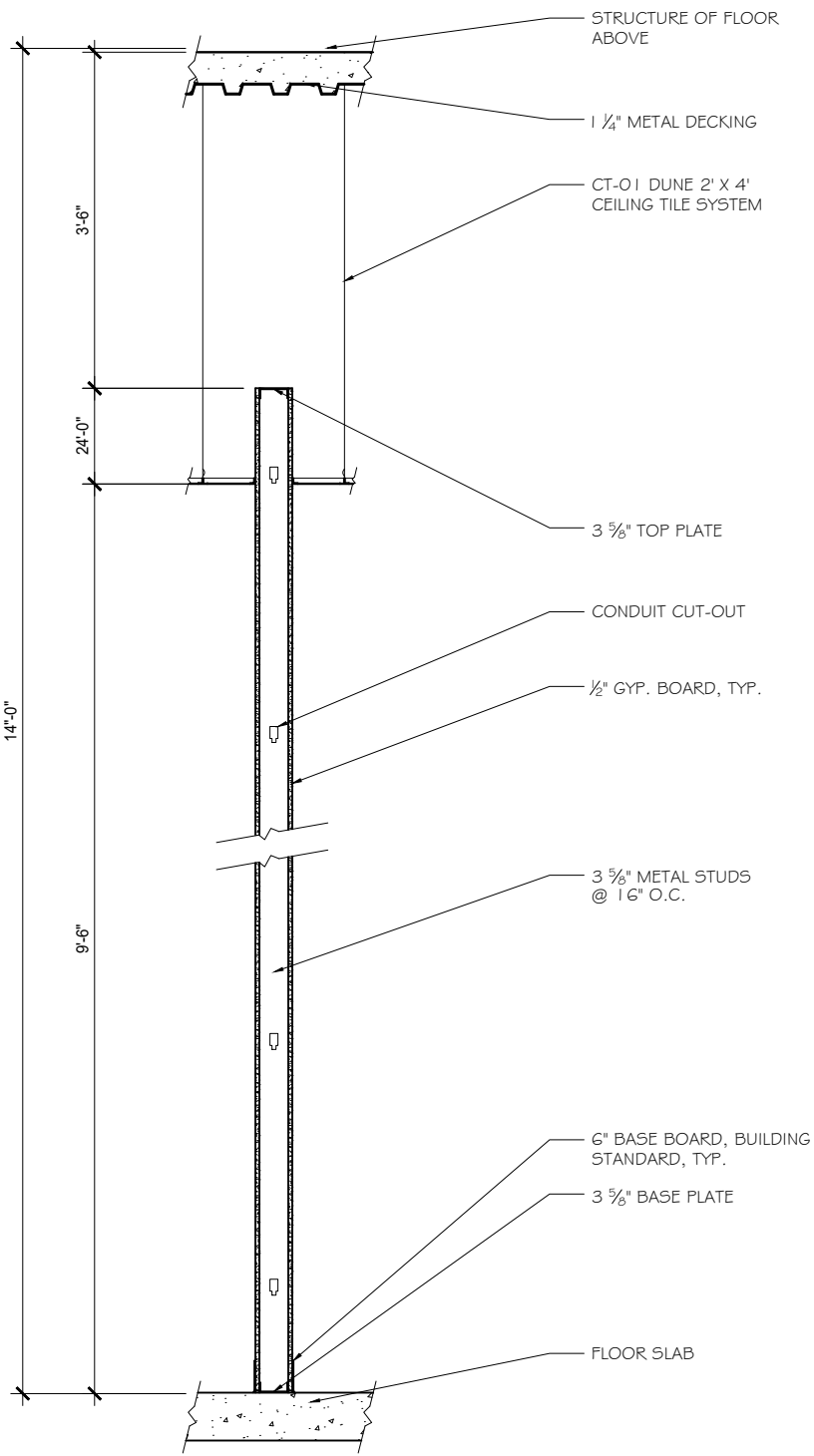
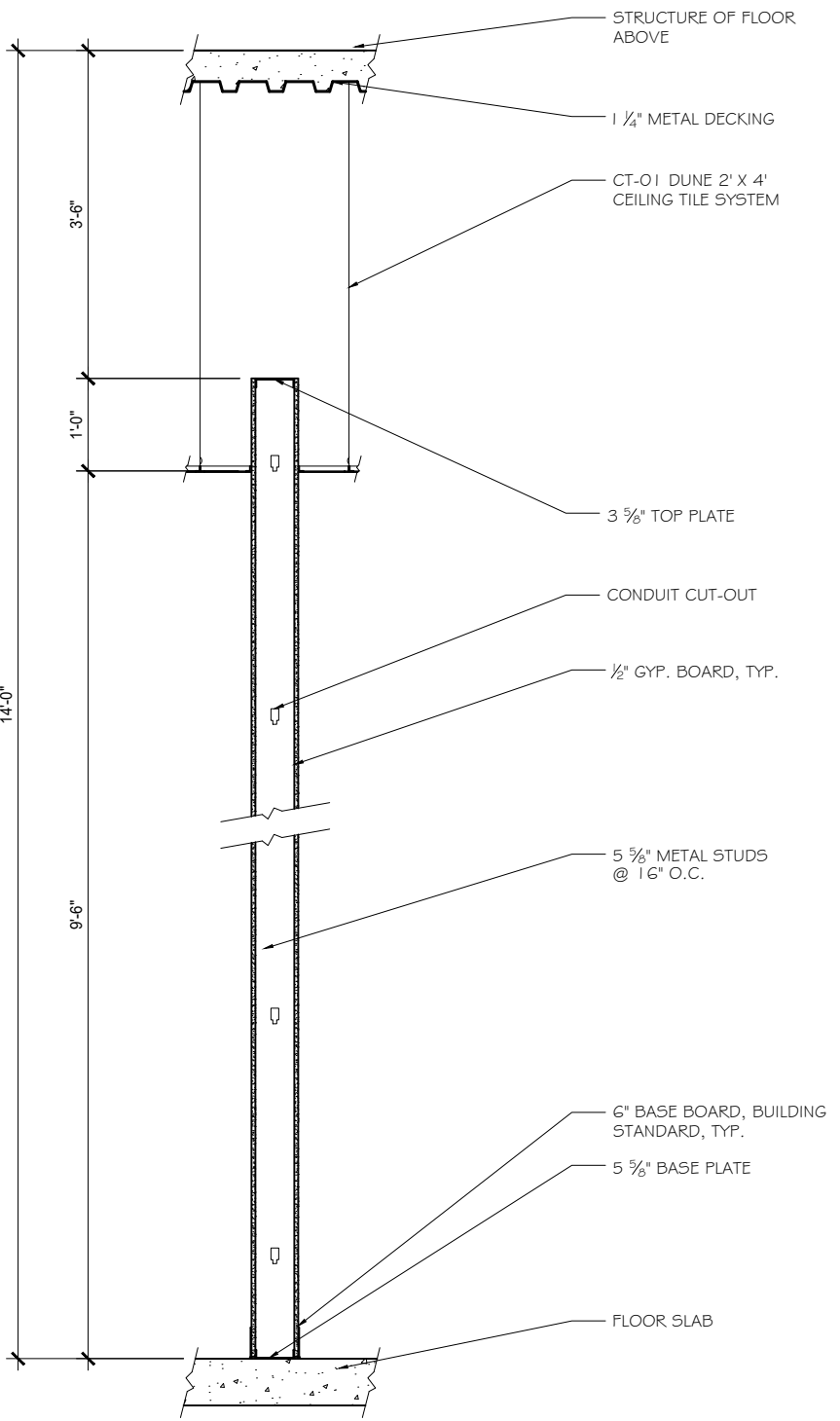
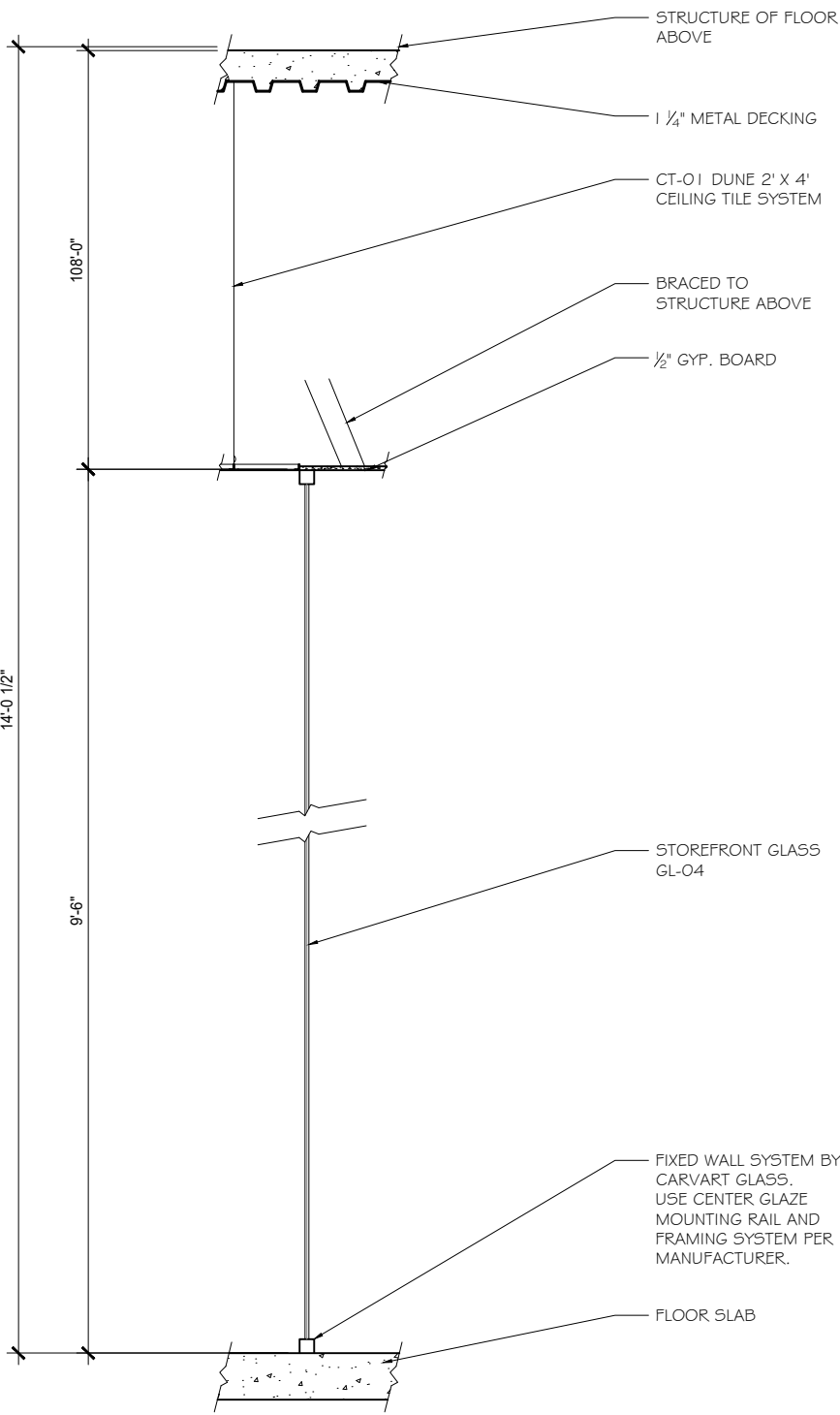
DATE DRAWN: 11.21.16

DATE	REVISION	INITIALS

SHEET TITLE:
INTERIOR
SECTIONS &
DETAILS

SHEET NUMBER:

A-301



4

STOREFRONT TYPICAL - S1
SCALE: 1/2" = 1' - 0"

3

STANDARD PLUMBING WALL - A2
SCALE: 1/2" = 1' - 0"

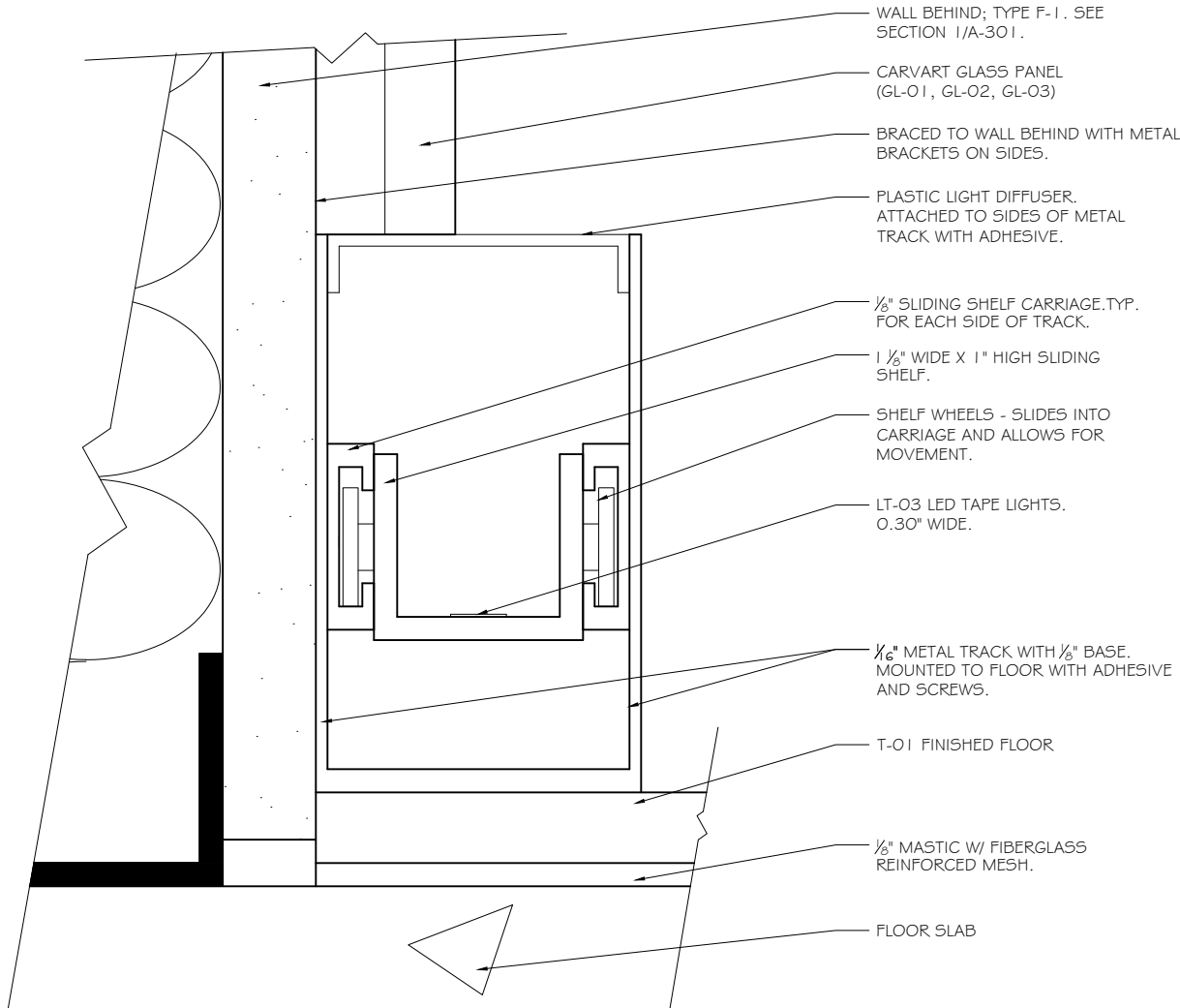
2

STANDARD INTERIOR WALL, NON-RATED - A1
SCALE: 1/2" = 1' - 0"

1

1-HR FIRE WALL - F1
SCALE: 1/2" = 1' - 0"

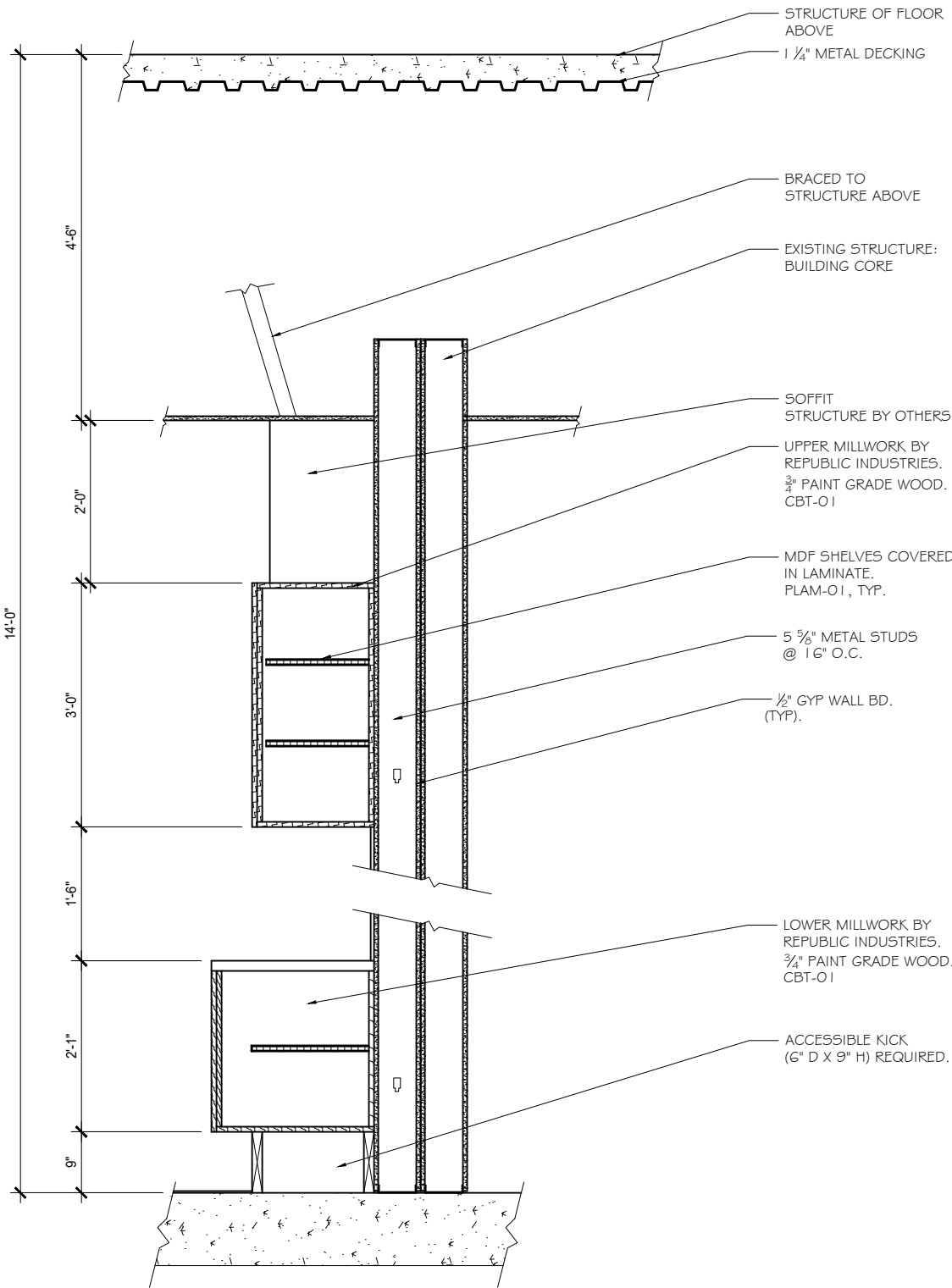
DATE	REVISION	INITIALS



4

RECEPTION BACKLIT GLASS DETAIL, TYP.

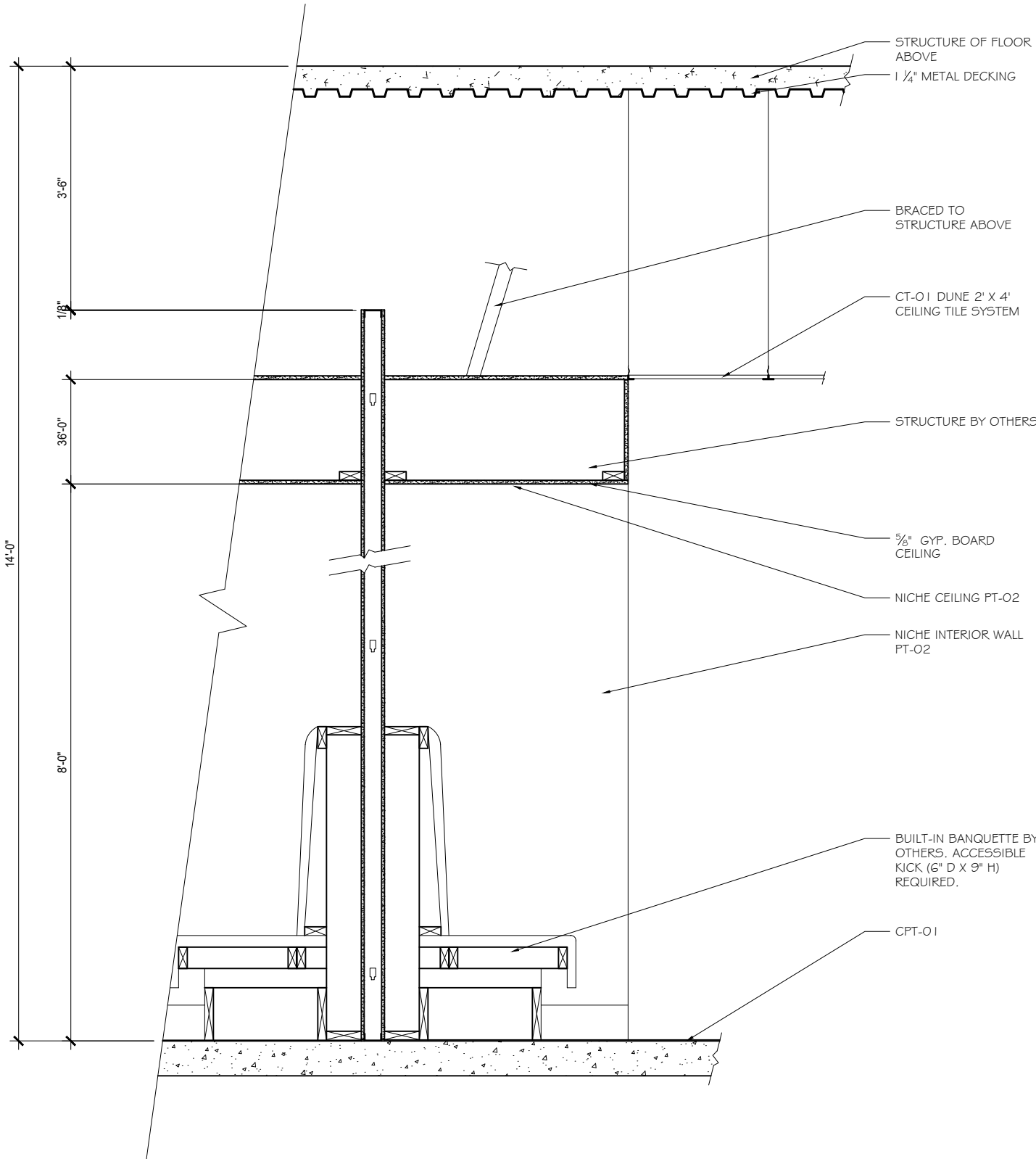
SCALE: 1' - 0" = 1' - 0"



3

BUILT-IN BANQUETTE, TYP.

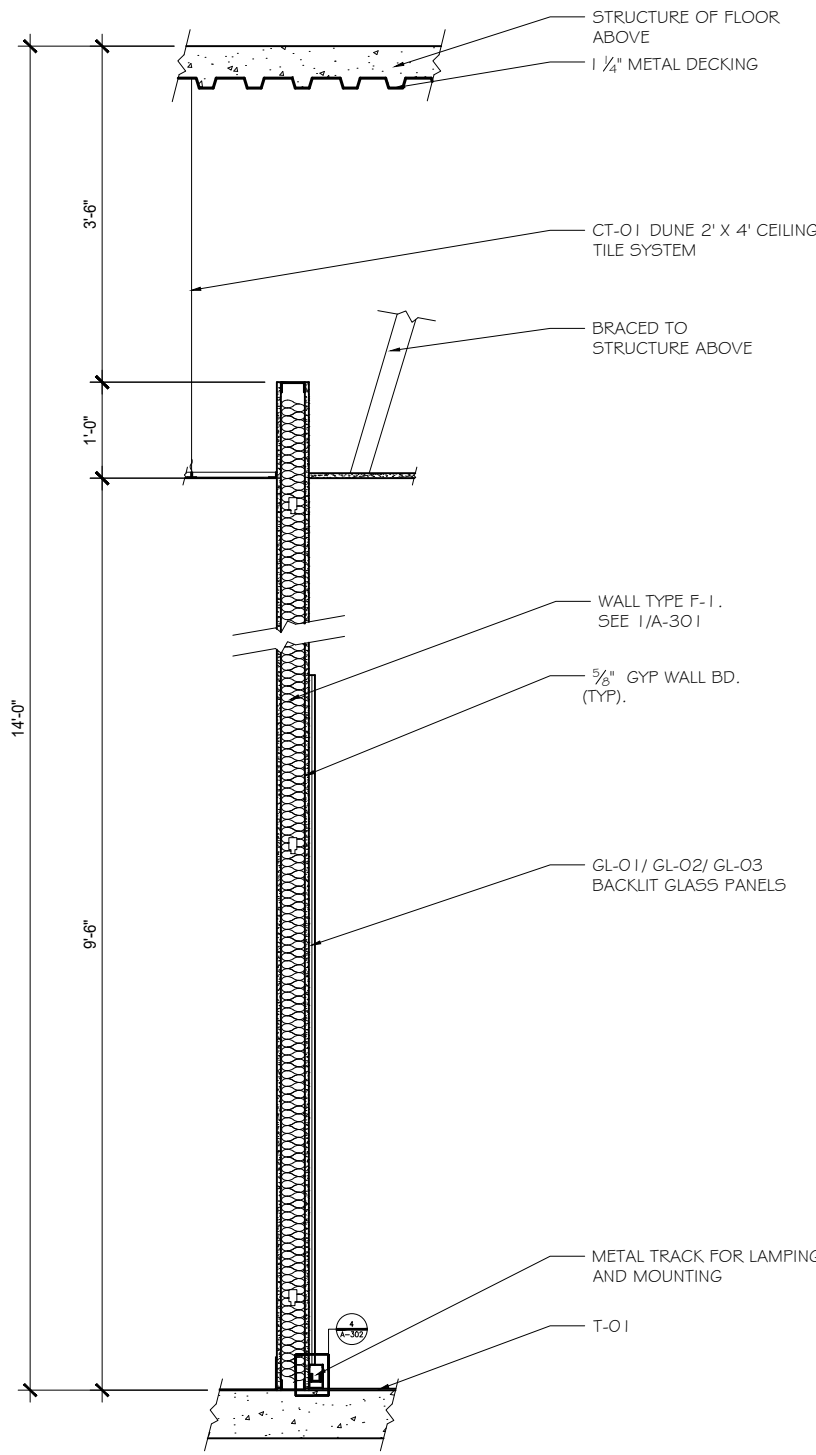
SCALE: 1/2" = 1' - 0"



2

3RD FLOOR BUILT-IN SEATING SECTION



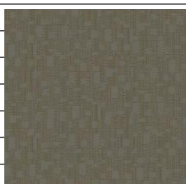
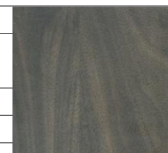


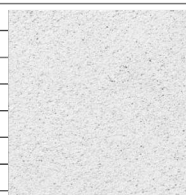
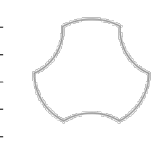







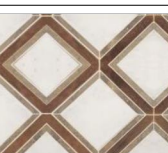






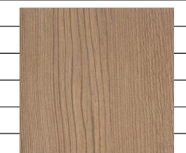

SCALE: 1/2" = 1' - 0"

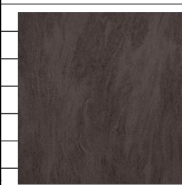
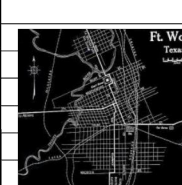









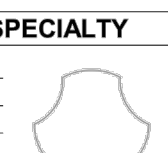
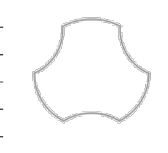






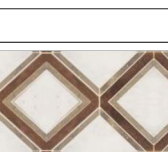
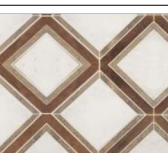

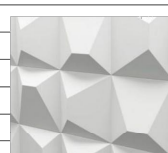



1

RECEPTION BACKLIT GLASS SECTION, TYP.

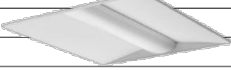

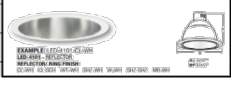

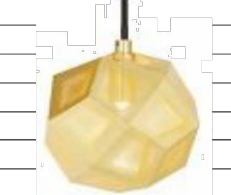

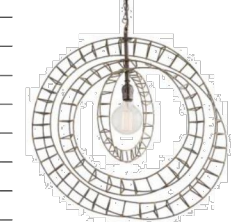
SCALE: 1/2" = 1' - 0"


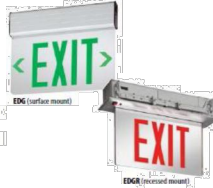

FINISH SPECIFICATIONS									<div>UNT</div> <div>UNIVERSITY OF NORTH TEXAS</div> <div>NAME: JESSICA NEWSOM</div> <div>SEMESTER: FALL 2016</div> <div>COURSE TITLE: ADES 4630</div> <div>RIVER PLAZA</div> <div>1701 RIVER RUN</div> <div>FORT WORTH, TX 76107</div>			
CABINETS												
	CBT-01											
	DESCRIPTION:	Cabinets										
	LOCATION:	3rd & 4th Floor Breakroom Millwork, 3rd & 4th Floor Workrooms										
	MANUF:	Republic Industries										
	MODEL NAME/#:											
	FINISH/COLOR:	White Shaker Style with Glass Inserts										
	HARDWARE:	Standard 6" barrel pull / 154SS										
	NOTE:	All cabinets to have finished end panels, unless noted otherwise										
CARPET												
	CPT-01											
	DESCRIPTION:	Carpet Tile										
	LOCATION:	Corridor Carpet, Open Workspace Carpet										
	MANUF:	Tandus Centiva										
	MODEL NAME/#:	Accentuate Series/ Suzanne Tick/ Publicolor										
	COLOR:	Punctuate #04251										
	SIZE:	24" x 24"										
	FACE WEIGHT:	19oz./ sq. yd.										
INSTALLATION:	Quarter Turn											
NOTE:												
	CPT-02											
	DESCRIPTION:	Carpet Tile										
	LOCATION:	Executive Private Office Carpet, Assembly Spaces										
	MANUF:	Mohawk										
	MODEL NAME/#:	Hustle and Bustle Tile										
	COLOR:	Downtown - 849										
	SIZE:	24" x 24"										
	FACE WEIGHT:	18oz./ sq. yd.										
INSTALLATION:	Random											
NOTE:												
CEILING TILE												
	CT-01											
	DESCRIPTION:	Suspended Acoustical Ceiling Tile										
	LOCATION:	Reference Reflected Ceiling Plan for locations										
	MANUF:	Armstrong										
	MODEL NAME/#:	2712 DUNE Second Look - Scored 15/16" Angled Tegular										
	FINISH:	Fine Texture										
	COLOR:	White										
	SIZE:	24" x 48" x 3/4"										
INSTALLATION:	N/A											
NOTE:												
CONCRETE FLOOR												
	CONC-01											
	DESCRIPTION:	Sealed Concrete Floor										
	LOCATION:	Mechanical Closets										
	NOTE:	To be specified by G/C										
Glass												
	GL-01											
	DESCRIPTION:	Custom etched patern glass panel										
	LOCATION:	3rd & 4th Floor Reception										
	MANUF:	Carvart										
	MODEL NAME/#:	Carvart Custom-01-T1										
	COLOR:	C102										
	SIZE:	Varies - See dimesnioning on Elevations										
	NOTE:											
	GL-02											
	DESCRIPTION:	Custom etched patern glass panel										
	LOCATION:	3rd & 4th Floor Reception										
	MANUF:	Carvart										
	MODEL NAME/#:	Carvart Custom-01-T1										
	COLOR:	C104										
	SIZE:	Varies - See dimesnioning on Elevations										
	NOTE:											
	GL-03											
	DESCRIPTION:	Custom etched patern glass panel										
	LOCATION:	3rd & 4th Floor Reception										
	MANUF:	Carvart										
	MODEL NAME/#:	Carvart Custom-01-T1										
	COLOR:	C026										
	SIZE:	Varies - See dimesnioning on Elevations										
	NOTE:											
	GL-04											
	DESCRIPTION:	Etched Glass Division Panels										
	LOCATION:	All Interior Storefront										
	MANUF:	Carvart										
	MODEL NAME/#:	Carvart 08-01-T1										
	COLOR:	01 - Pure										
	SIZE:	6' - 0" x 9' - 0" Panels										
	NOTE:	To be installed in framed storefront.										
GROUT												
	G-01											
	DESCRIPTION:	Grout										
	MANUF:	Custom Building Products										
	MODEL NAME/#:	#545 Bleached Wood										
NOTE:	Use with T-02, T-03											
	G-02											
	DESCRIPTION:	Grout										
	MANUF:	Custom Building Products										
	MODEL NAME/#:	#544 Rolling Fog										
NOTE:	Use with T-01											
PLASTIC LAMINATE												
	PLAM-01											
	DESCRIPTION:	Plastic Laminate										
	LOCATION:	All Columns, Soffits in Breakrooms										
	MANUF:	Octopus Products										
	MODEL NAME/#:	Octolam 1005 - Bristlecone Pine										
	FINISH:	Matte										
NOTE:	Schluter edges											

WALLCOVERING							
	WC-01						
	DESCRIPTION:	Wallcovering					
	LOCATION:	4th Floor Flex Work space east wall, 3rd Floor Presentation Space niche back wall					
	MANUF:	National Wallcovering					
	PATTERN:	Marble					
	MODEL NAME/#:	Y46981MB					
	COLOR/ FINISH:	Nordic Grey					
	SIZE:	52"/ 30 Linear Yard, Straight Match					
REPEAT:	24" H, 52" W						
NOTE:	Type II Vinyl, Low VOC						
	WC-02						
	DESCRIPTION:	Wallcovering					
	LOCATION:	4th Floor Reception west wall					
	MANUF:	National Wallcovering/ Patty Madden					
	COLLECTION	Custom Wallcovering					
	MODEL NAME/#:	Ft. Worth Map					
	COLOR/ FINISH:	Black and White Contrast					
	SIZE:	52" Pieces, Straight Match					
REPEAT:	N/A						
NOTE:	Type II Vinyl, Low VOC						
WOOD VENEER							
	WDV-01						
	DESCRIPTION:	Wood Veneer					
	LOCATION:	Door Finish					
	MANUF:	AO Doors					
	MODEL NAME/#:	62014					
	SEPCIES:	Maple WH/AJ					
	FINISH:	Ravine 07 - RA07					
	GRADE:	A Grade Ctrld. Wood					
SIZE:	8.5" x 11" Sheets						
NOTE:							

PAINT							
	PT-01						
	DESCRIPTION:	Paint					
	LOCATION:	All walls and ceilings unless otherwise specified in schedule					
	MANUF:	Sherwin Williams					
	MODEL NAME/#:	SW7011 Natural Choice					
	FINISH:	Eggshell/ Flat on walls and ceilings					
NOTE:	LRV: 73						
	PT-02						
	DESCRIPTION:	Paint					
	LOCATION:	Accent paint, Exterior Soffit and other noted locations. Ssee finish plans for locations.					
	MANUF:	Sherwin Williams					
	MODEL NAME/#:	SW7030 Anew Gray					
	FINISH:	Flat on walls and ceilings					
NOTE:	LRV: 47						
SPECIALTY							
	SP-01						
	DESCRIPTION:	Acoustical Wall Panel					
	LOCATION:	Corridor Community Space West Wall					
	MANUF:	Carnegie					
	MODEL NAME/#:	Xorel Artform - Scale, Small					
	SIZE:	12.75" x 12"					
NOTE:	Acoustical properties with Tackable surfaces; three fabric selections, random placement						
	SP-02						
	DESCRIPTION:	Steel Cables					
	LOCATION:	4th Floor Reception Ceiling Cloud					
	MANUF:	G/C to Specify					
STONE							
	ST-01						
	DESCRIPTION:	Marble Countertops					
	LOCATION:	Countertops throughout					
	MANUF:	Cambria					
	MODEL NAME/#:	Swanbridge					
	FINISH:	Polished					
SIZE:	Slab, 3CM in Breakroom and Workspaces / 2CM in Bathrooms						
NOTE:	All edges to be eased, TPY.						
TILE							
	T-01						
	DESCRIPTION:	Floor Tile					
	LOCATION:	3rd & 4th Floor Recpetion Lobbies					
	MANUF:	Arizona Tile					
	MODEL NAME/#:	Africa					
	COLOR/ FINISH:	Dark/ Matte					
	SIZE:	6" x 36"					
	GROUT:	TBD					
GROUT JOINT:	1/16"						
NOTE:	Install Pattern: Herringbone						
	T-02						
	DESCRIPTION:	Wall Tile					
	LOCATION:	3rd and 4th Break Room Backsplash					
	MANUF:	Tabark Studio					
	MODEL NAME/#:	Petite Alliance					
	COLOR/ FINISH:	Calacatta, Lagos, Laforest Antiqued Oak					
	SIZE:	12" x 12" Mosaic Sheets					
	GROUT:	#545 Bleached Wood					
GROUT JOINT:	1/16"						
NOTE:							
	T-03						
	DESCRIPTION:	Wall Tile					
	LOCATION:	Break Room Banquette Niches					
	MANUF:	Horzion Tile					
	MODEL NAME/#:	WOW - Nilo					
	COLOR/ FINISH:	White/ Matte					
	SIZE:	6" x 6" Tiles					
	GROUT:	#545 Bleached Wood					
GROUT JOINT:	1/16"						
NOTE:							
VINYL							
	VF-01						
	DESCRIPTION:	Vinyl Flooring					
	LOCATION:	Community Spaces: Built-in Banquettes at Corridors, Break Rooms, Workrooms, Storage Rooms					
	MANUF:	Tuffplank (IBS-International Builder's Supply)					
	MODEL NAME/#:	Spectrum Series, TP-SP-100					
	FINISH:	Deep Embossed					
SIZE:	6" x 36" x 2mm						
NOTE:	6 mil wear layer						

SHEET TITLE:			FINISH PRODUCT KEY		
SHEET NUMBER:			A-401		

LIGHTING SPECIFICATIONS		
	LT-01	
	DESCRIPTION:	Ceiling Light
	LOCATION:	All ceiling ares with Ceiling Tiles
	MANUF:	Lithonia Lighting
	MODEL NAME/#:	2BLT2
	FINISH:	ADPT Diffuser with Curved, Linear Prisms
	SIZE:	24" x 24"
	LAMP:	40LHE 4000, LED LP935, 3500K
	NOTE:	
	LT-02	
	DESCRIPTION:	6" Recessed Can Light
	LOCATION:	All Gypsum ceiling areas: 3rd & 4th Floor Reception lobbies, break rooms, built-in community spaces
	MANUF:	Elite Lighting
	MODEL NAME/#:	HV4-LED-1500L-DIM10-120-MD-30K-LED-4101-CL-WH 4" Recessed LED Can Light
	FINISH:	Clear Anodized Reflector, White Ring
	SIZE:	8.5"H 4.5" Dia. 12.5"W
	LAMP:	34 watt LED Bulb
	NOTE:	
	LT-03	
	DESCRIPTION:	LED Tape Lights
	LOCATION:	Reception Lobbies Feature Wall - inside tray to uplight glass buildings
	MANUF:	LED Lighting
	MODEL NAME/#:	NFLS-x6000-WHT-LC2 LED Light Strips
	FINISH:	White
	SIZE:	Cut to length on site - 8mm width
	LAMP:	3528 SMD @ 32 SMD/sq.ft.
	NOTE:	Dimmable, UL Listed
	LT-04	
	DESCRIPTION:	Decorative Pendant
	LOCATION:	Break Room Built-In Banquettes, 4th Floor Corridor Community Space
	MANUF:	Tom Dixon
	MODEL NAME/#:	ETSM01BUL Etch Mini Pendant
	FINISH:	Brass
	SIZE:	5.90" H x 5.90" W
	LAMP:	Megaman LED 3W Bulbs
	NOTE:	
	LT-05	
	DESCRIPTION:	Decorative Pendant
	LOCATION:	4th Floor Break Room Community Table, 3rd Floor Break Room Island
	MANUF:	Tom Dixon
	MODEL NAME/#:	BLS02WH-PUSM1 Beat Fat White
	FINISH:	White
	SIZE:	24" Diam. X 30" H
	LAMP:	Megaman LED 3W Bulbs
	NOTE:	
	LT-06	
	DESCRIPTION:	Decorative Pendant
	LOCATION:	3rd Floor Break Room Fixed Tables
	MANUF:	Arteriors Home
	MODEL NAME/#:	46840 Roxbury Pendant
	FINISH:	Natural Iron with Brass Accents
	SIZE:	26" H, 24" Diam.
	LAMP:	LED A
	NOTE:	

	LT-07	
	DESCRIPTION:	Emergency Light
	LOCATION:	EM Lights
	MANUF:	Cooper
	MODEL NAME/#:	023-792
	FINISH:	Plastic
	SIZE:	H4.5" x W9" x D2.31"
	LAMP:	LED
	LT-08	
	DESCRIPTION:	Exit Sign
	LOCATION:	All Emergency Exits, Major paths of egress where signs required by code
	MANUF:	Lithonia Lighting
	MODEL NAME/#:	EDGR-1-GMR-EL, Single Faced
	FINISH:	Green on Mirror
	SIZE:	13" L x 4-5/16" D x 11-3/4" H
	LAMP:	Green LED 2.8W
	NOTE:	Per Architect / Locate as required per code
	LT-08A	
	DESCRIPTION:	Exit Sign
	LOCATION:	Major paths of egress where signs required by code
	MANUF:	Lithonia Lighting
	MODEL NAME/#:	EDGR-2-GMR-EL, Double Faced
	FINISH:	Green on Mirror
	SIZE:	13" L x 4-5/16" D x 11-3/4" H
	LAMP:	Green LED 2.8W
	NOTE:	Per Architect / Locate as required per code

UNT

UNIVERSITY OF
NORTH TEXAS

NAME: JESSICA NEWSOM
SEMESTER: FALL 2016
COURSE TITLE: ADES 4630

RIVER PLAZA
1701 RIVER RUN
FORT WORTH, TX 76107

JPI CORPORATE
OFFICE

PROJECT NUMBER:
DRAWN BY: JESSICA NEWSOM
CHECKED BY:
SCALE: N/A

DATE DRAWN: 11.15.16

DATE	REVISION	INITIALS
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SHEET TITLE:
LIGHTING
PRODUCT KEY

SHEET NUMBER:

A-402