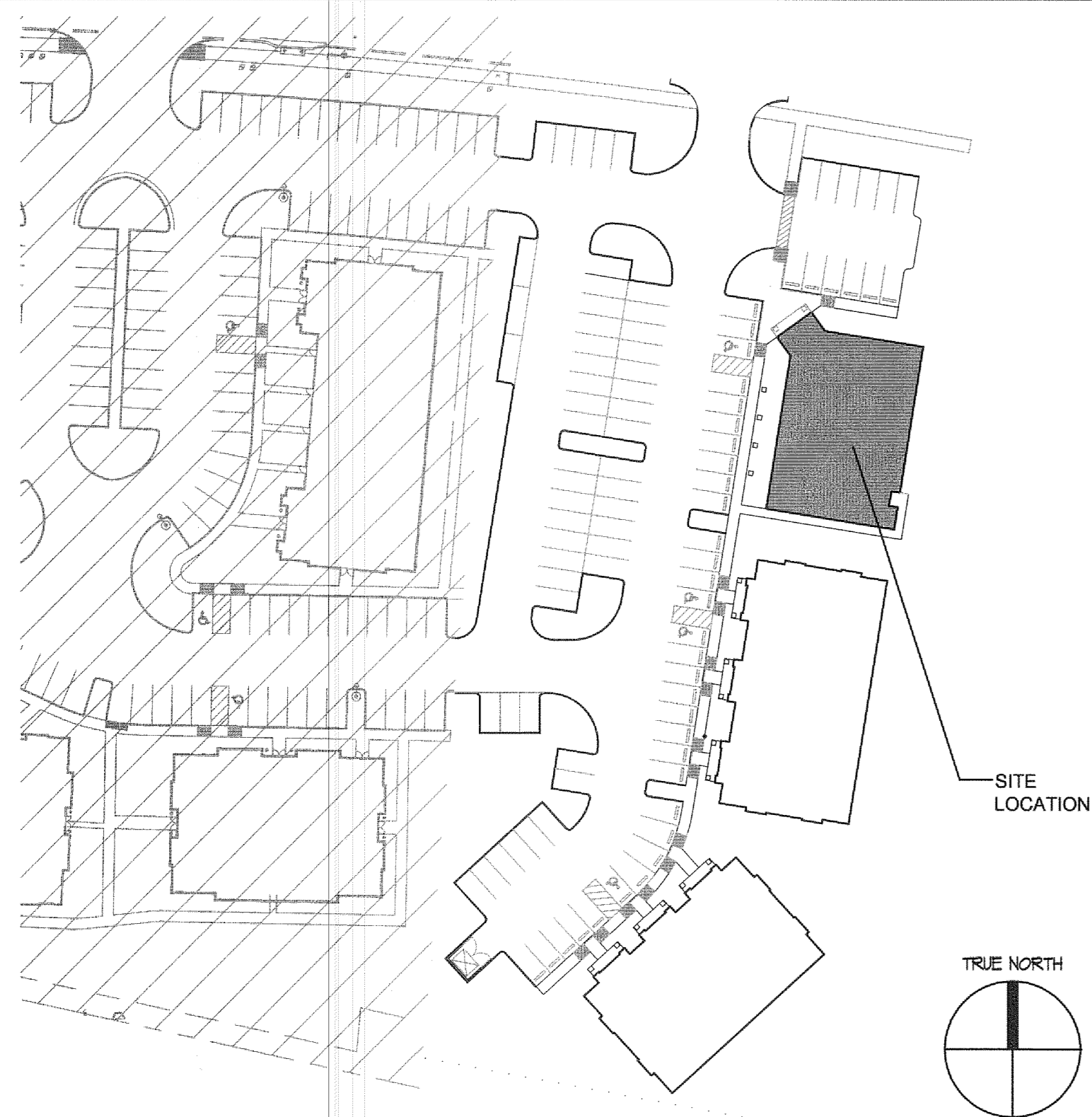


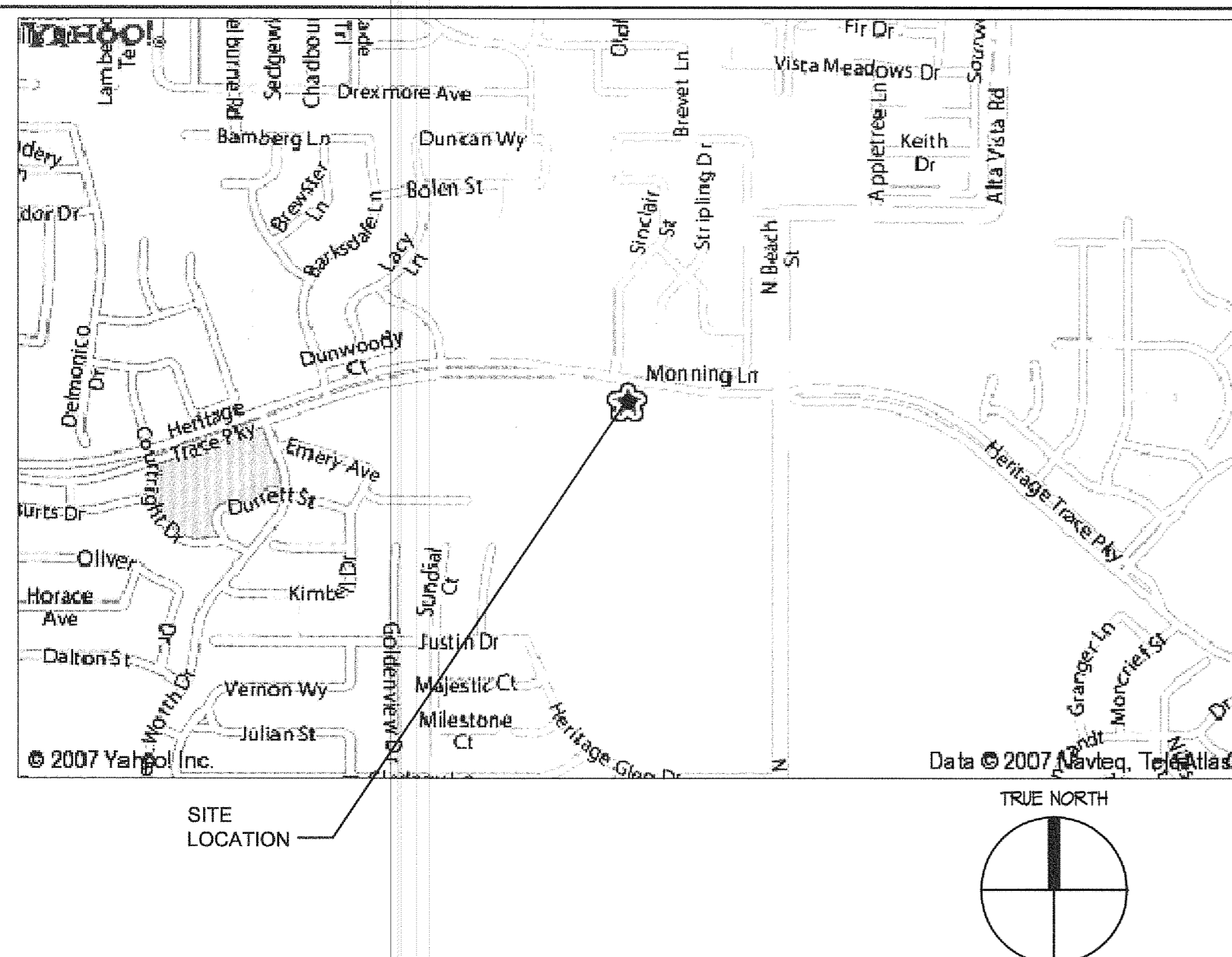
COOK CHILDREN'S PRIMARY CARE CLINIC

4300 HERITAGE TRACE PKWY.
FT. WORTH, TX 76248

SITE PLAN



VICINITY MAP



SCOPE OF WORK

NEW TENANT FINISH OUT
LEASE AREA : 5087 S.F.
CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B
OCCUPANCY LOAD: 51
SPRINKLERED: NO

BUILDING CODES:

BUILDING CODE IBC 2003 WITH AMENDMENTS
MECHANICAL CODE IMC 2003 WITH AMENDMENTS
PLUMBING CODE IPS 2003 WITH AMENDMENTS
FUEL-GAS CODE IFGC 2003
ELECTRICAL CODE NEC 2003 WITH AMENDMENTS
FIRE/LIFE SAFETY IFC 2003 WITH AMENDMENTS
ENERGY CODE IEC 2003 WITH AMENDMENTS
ACCESSIBILITY CODE TEXAS ACCESSIBILITY STANDARDS

REGULATORY AUTHORITIES:

CITY OF FORT WORTH
DEVELOPMENT DEPARTMENT
1000 THROCKMORTON STREET
FORT WORTH, TX 76102
PH : 817-392-7843

ARCHITECT:

PHILIP KEMERY, ARCHITECT
CONTACT: PHILIP KEMERY
5005 W ROYAL LANE SUITE 144
IRVING, TEXAS 75063
PH : 972.929.9226
FAX: 972.929.9061

MEP:

DON PENN CONSULTING ENGINEER
635 WESTPORT PARKWAY, STE 300
GRAPEVINE, TX 76051
CONTACT: PETER LEPTUCH
PH: (972) 929-9063

INDEX OF DRAWINGS

CS	COVER SHEET
A1	FLOOR PLAN SCHEDULE & DETAILS
A2	REFLECTED CEILING PLAN
A3	FINISH PLAN
A4.1	INTERIOR ELEVATIONS
A4.2	INTERIOR ELEVATIONS
A5	ACCESS REQUIREMENTS
MEP1	MEP SPEC'S & SCHEDULE
M1	MECHANICAL PLAN & DETAILS
M2	MECHANICAL DETAILS
E1	LIGHTING PLAN & DETAILS
E2	POWER PLAN & NOTES
E3	POWER PANEL SCHED.
P1	WASTE AND VENT PLAN
P2	WATER AND GAS PIPING PLAN
P3	PLUMBING RISER DIAGRAMS
P4	PLUMBING DETAILS

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND ALL BIDDING SUBCONTRACTORS SHALL HAVE VISITED THE SITE TO REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION. THIS ON-SITE REVIEW, AMONG OTHER THINGS, SHALL ENTAIL AN INVESTIGATION OF EXISTING ITEMS IN SO FAR AS THEY CONNECT TO, INTERRELATE WITH, OR AFFECT PROPOSED NEW WORK SHOWN ON THE CONSTRUCTION DOCUMENTS. RECOGNITION OF ANY CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE ACCOUNTED FOR IN THE BIDS SUBMITTED FOR THE WORK AND SHALL BE ITEMIZED IN THE BID SUBMITTAL. NO EXTRA MONIES SHALL BE AWARDED AFTER THE CONTRACT FOR CONSTRUCTION IS EXECUTED FOR ANY ITEMS WHICH SHOULD HAVE BEEN DISCERNIBLE DURING SUCH ON-SITE REVIEW.

2. GC MUST BE AWARE OF ANY LANDLORD CRITERIA AND BUILDING STANDARD FINISHES WHICH MAY AFFECT CONSTRUCTION TIME, MEANS, METHODS, ETC. PRIOR TO SUBMITTING BID FOR WORK.

3. INTERIOR PARTITIONS TO BE 25 GA 3 5/8" METAL STUDS (6" AT PLUMBING CHASE) AT 16" O.C. METAL CORNER BEADING SHALL BE USED AT GYP. BD. WHERE APPLICABLE. INSTALL SOLID BLOCKING (NON-COMBUSTIBLE IF REQUIRED BY CODE OR LOCAL JURISDICTIONS) AS REQUIRED IN ALL WALLS TO RECEIVE CABINETS, FIXTURES, SHELVING, SINKS, GRAB BARS, TV STANDS OR ANY OTHER PLACE WHERE A LOAD IS TO BE ATTACHED TO THE WALL. PROVIDE SOUND ATTENUATION BLANKETS FULL HEIGHT AT ALL TOILET WALLS AND WHEREVER ELSE SHOWN ON DRAWINGS.

4. CEILING SUSPENSION SYSTEM TO BE CONNECTED TO STRUCTURAL FRAMING OR ADDITIONAL SUPPORTS ABOVE. DO NOT ATTACH TO UNDERSIDE OF ROOF DECK.

5. THE G.C. IS TO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY BRACINGS TO STRUCTURE, WHETHER NOTED OR NOT ON THESE DRAWINGS.

6. THE G.C. TO PROVIDE TENANT WITH ORIGINAL WARRANTY DOCUMENTS ON ALL OPERABLE ITEMS INCLUDING A/C SYSTEM, EXHAUST AND VENT FANS, WATER HEATER, ETC. ALSO ENSURE THAT ALL SYSTEMS - MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING ETC. ARE IN PROPER WORKING ORDER BEFORE TURNING OVER SPACE.

7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ALL NEW SURFACES MEETING EXISTING CONSTRUCTION ARE TO BE FINISHED FLUSH WITH EXISTING ADJACENT SURFACES. FINISH CHARACTERISTICS SHALL YIELD A SMOOTH, UNIFORM SURFACE TO MATCH EXISTING UNDAMAGED SURFACES.

8. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE CONSTRUCTION.

9. INSTALL 10LB ABC UL RATED FIRE EXTINGUISHER IN QUANTITIES AND AT LOCATIONS AS DIRECTED BY FIRE MARSHAL.

10. CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION, BY PROVISION OF SHOP DRAWINGS.

11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

12. ALL SUBCONTRACTORS SHOULD REMOVE THEIR TRASH ON A DAILY BASIS TO THE CONSTRUCTION DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.

13. NOT USED

14. GENERAL CONTRACTOR TO ENSURE THAT ALL SCHEDULED VINYL BASE MATERIAL IS TO BE PROVIDED IN CONTINUOUS ROLLS.

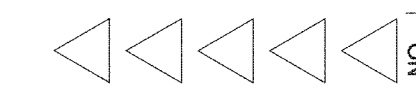
15. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.

16. SEAL ALL PENETRATIONS OF FIRE RATED WALL ASSEMBLIES, IF APPLICABLE, IN ACCORDANCE WITH UL FIRE-RATED PENETRATION DETAILS.

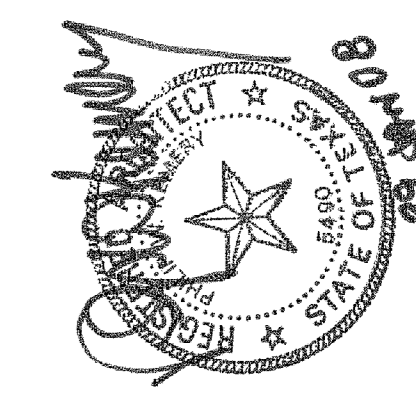
17. ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND RESTRICTIONS.

18. PROVIDE COMPLETE OPERATING SYSTEMS, INCLUDING ITEMS (INSTALLATION) NOT NECESSARILY SPECIFIED OR SHOWN IN THESE DOCUMENTS, BUT THAT CAN BE REASONABLY INFERRED AS BEING NECESSARY.

19. THE G.C. SHALL PROVIDE SUBMITTALS TO DESIGNER PRIOR TO PROCEEDINGS. SUBMITTALS TO INCLUDE, BUT NOT LIMITED TO, MILLWORK, PAINT, FLOORING, HARDWARE, WALLCOVERINGS, FIXTURES, ACCESSORIES, AND MEP DEVICES



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK
DO NOT SCALE DRAWINGS



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COOK CHILDREN'S
PRIMARY CARE CLINIC
FT. WORTH, TX

JOB NUMBER
07.210

SHEET TITLE
COVER SHEET

SHEET NUMBER

CS

DATE OF ORIGINAL ISSUE
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