

**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, INTER-RELATE 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 AFFECT CONSTRUCTION TIME, MEANS, METHODS, ETC. PRIOR TO SUBMITTING BID FOR WORK.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
5. ALL SUBCONTRACTORS SHALL REMOVE THEIR TRASH ON A DAILY BASIS TO THE CONSTRUCTION DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.
6. 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, SHELIVING, 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.
7. CEILING SUSPENSION SYSTEM TO BE CONNECTED TO STRUCTURAL FRAMING OR ADDITIONAL SUPPORTS ABOVE. DO NOT ATTACH TO UNDERSIDE OF ROOF DECK.
8. THE G.C. IS TO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY BRACING TO STRUCTURE, WHETHER NOTED OR NOT ON THESE DRAWINGS.
9. 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.
10. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
11. INSTALL 10LB ABC UL RATED FIRE EXTINGUISHER IN QUANTITIES AND AT LOCATIONS AS DIRECTED BY FIRE MARSHAL.
12. CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION, BY PROVISION OF SHOP DRAWINGS.
13. NOT USED
14. GENERAL CONTRACTOR TO ENSURE THAT ALL SCHEDULED VINYL BASE MATERIAL IS TO BE PROVIDED IN CONTINUOUS ROLLS.
15. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD 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 PROCEEDING. SUBMITTALS TO INCLUDE, BUT NOT LIMITED TO: MILLWORK, PAINT, FLOORING, HARDWARE, WALLCOVERING, FIXTURES, ACCESSORIES, AND MEP DEVICES

**GENERAL CONTRACTORS RESPONSIBILITIES TO INCLUDE**

1. TEJAS CULTURED STONE OR APPROVED EQUAL
2. ALL MATERIALS TESTING
3. DUMPSTER MADE OF SPLIT FACE BLOCK WITH EIFS CAP
4. DEDUCTIVE ALTERNATE FOR HVAC INCLUDING EXTERIOR ELECTRICAL, INCLUDING (3) 3 PHASE, 220v WIRE AND CIRCUITS IN ATTIC SPACE FOR OWNER FURNISHED HVAC EQUIPMENT.
5. 6" FOAM ON ROOF DECK AND ALL EXTERIOR WALLS
6. STOREFRONT TO BE LOW-E STOREFRONT.
7. DEDUCTION FOR ELIMINATING 2000 SF END OF BUILDING.
8. FIRE SPRINKLERS (NOT REQUIRED IF DEDUCTIVE ALTERNATIVE IS ACCEPTED TO REDUCE BUILDING SIZE BY 2000 SF)
9. ALL POWER COMPANY CHARGES
10. \$5000.00 ALLOWANCE FOR BASIC SECURITY SYSTEM ALLOWANCE
11. KNOX BOX
12. ALL SITE UTILITY SYSTEMS AND SERVICES, INCLUDING, PHONE, CABLE, INTERNET, ETC.
13. \$12,000.00 SIGN/ MARQUEE ALLOWANCE.
14. BUILDERS INSURANCE
15. DOWNSPOUTS THRU CURBS
16. USG CEILING TILE AND GRID IN LIEU OF SPECIFIED
17. ACROVYN WALL SHEETS IN LIEU OF FRP
18. WINDOW BLINDS
19. DISH WASHER
20. MOP SINK
21. \$2500.00 ALLOWANCE ACCENT PAINT
22. PAPER TOWEL AND SOAP DISPENSER AT ALL SINKS
23. METAL AWNINGS IN LIEU OF FABRIC
24. ALL WATER, SEWER, IMPACT FEES
25. PERMIT COSTS
26. SHOW LANDSCAPING REVISIONS WERE TRELIS WAS REMOVED.

# COOK CHILDREN'S MEDICAL OFFICE

## NORTH BOUND FARM ROAD 731, SOUTH OF STATE HIGHWAY 174 BURLESON, TX

**SCOPE OF WORK**

SHELL BUILDINGS

**BUILDING DATA:**

LEASE AREA: 7199 S.F.  
 CONSTRUCTION TYPE: VB  
 OCCUPANCY TYPE: B  
 OCCUPANCY LOAD: 72  
 SPRINKLERED: NO

**BUILDING CODES:**

BUILDING CODE IBC 2003  
 MECHANICAL CODE IMC 2003  
 PLUMBING CODE IPC 2003  
 FUEL-GAS CODE IFGC 2003  
 ELECTRICAL CODE NEC 2002  
 FIRE/LIFE SAFETY IFC 2003  
 ENERGY CODE IEC 2003  
 ACCESSIBILITY CODE TEXAS ACCESSIBILITY STANDARDS

**REGULATORY AUTHORITIES:**

CITY OF BURLESON  
 BUILDING DEPT.  
 141 W. RENFRO ST.  
 BURLESON, TX  
 PH: 817-447-5400

**ARCHITECT:**

LINEAR! ARCHITECTURE  
 CONTACT: CHRIS POLLER  
 8600 FREEPORT PKWY SUITE 310  
 IRVING, TEXAS 75063  
 PH : 972.929.9226  
 FAX: 972.929.9061

**MEP:**

JIM PURDY & ASSOCIATES  
 14850 MONTFORT, SUITE 250  
 DALLAS, TX 75254  
 CONTACT: MARK SWANSON  
 PH: 817-556-0986

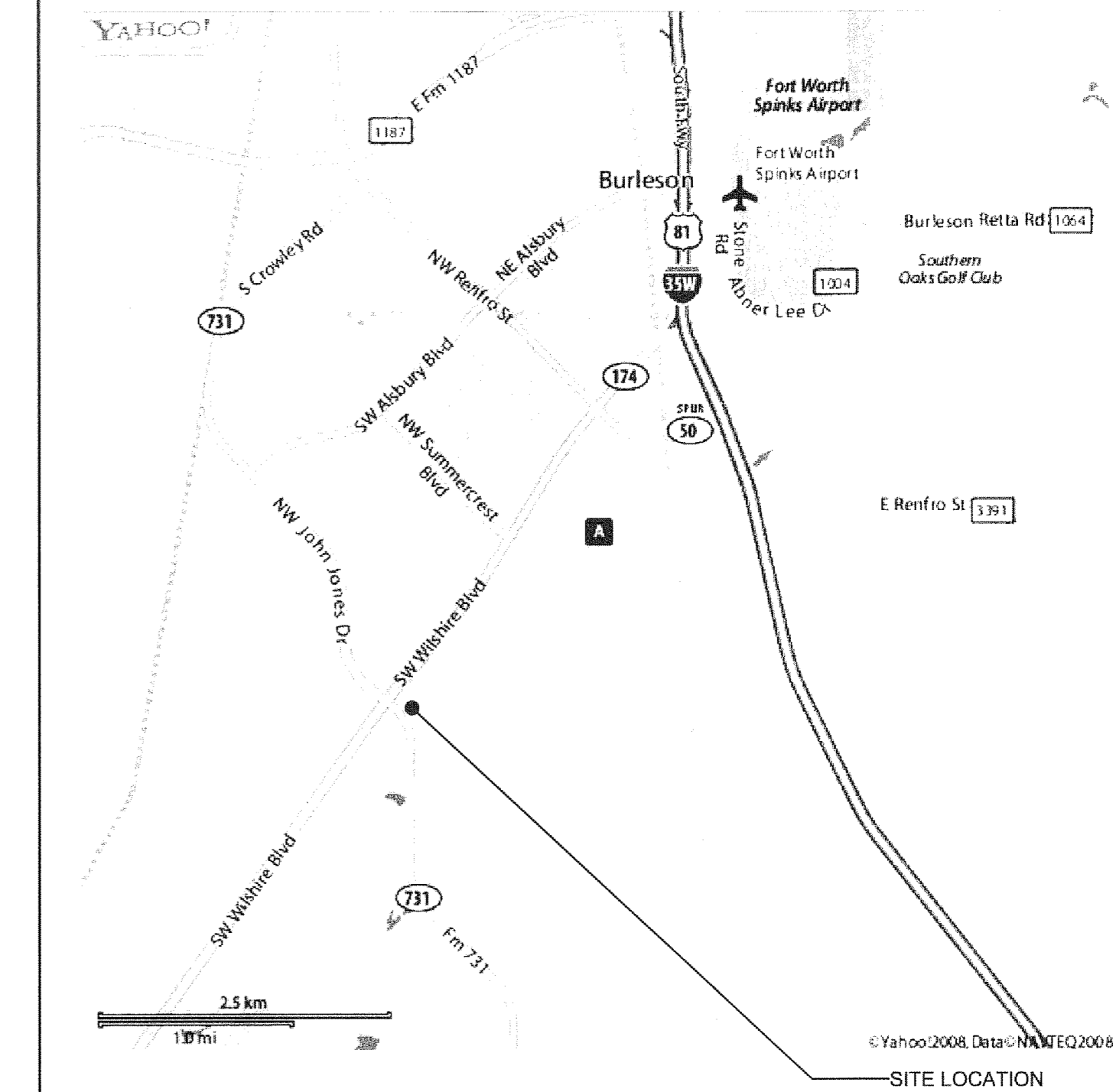
**STRUCTURAL:**

MICHAEL LEA ENTERPRISES  
 CONTACT: MICHAEL LEA  
 4734 HIGHWAY 377 SOUTH  
 SUITE 2  
 FORT WORTH, TX 76116  
 PH: 817.244.2187  
 FAX: 817.244.1609

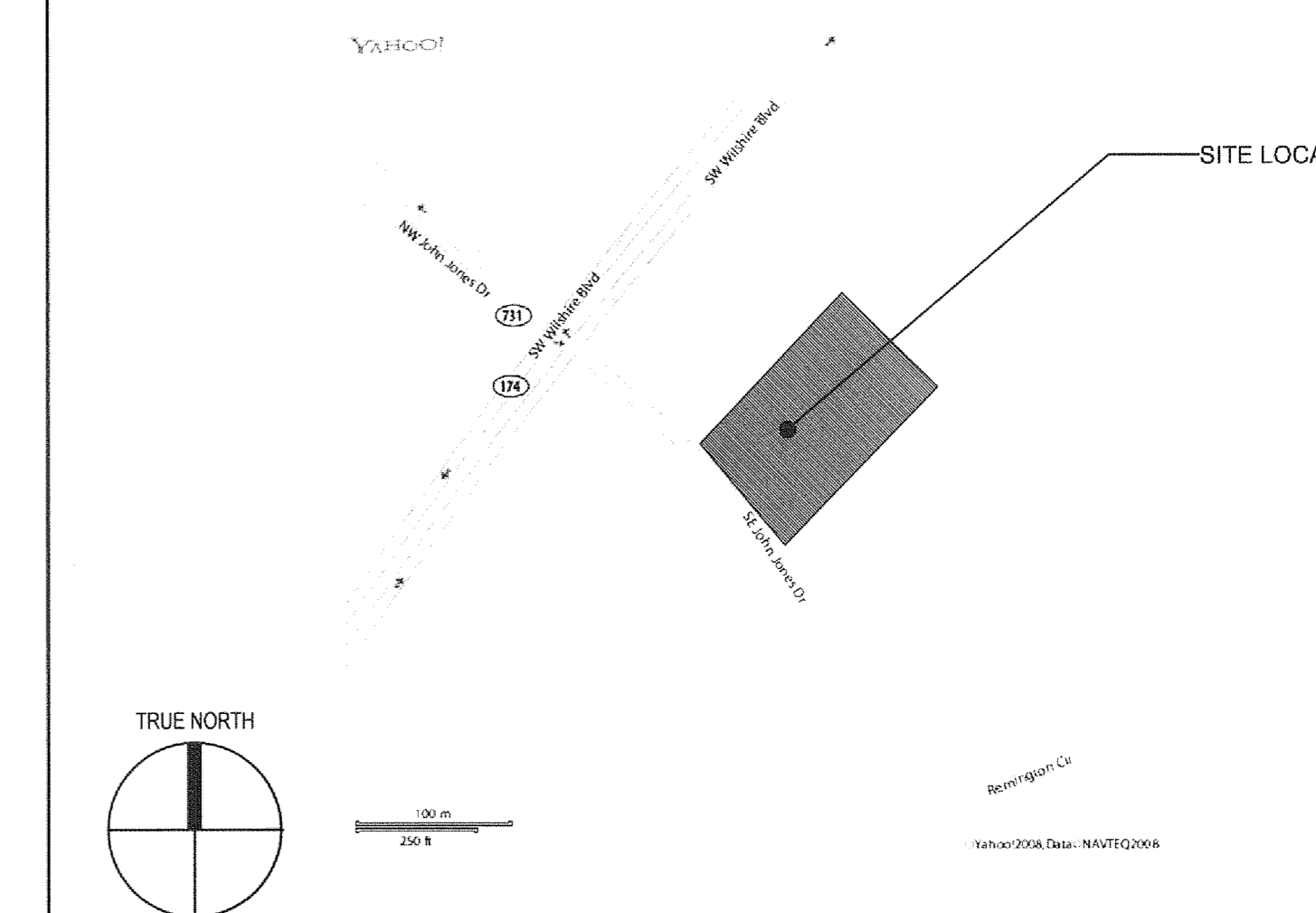
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	E3	ELECTRICAL DETAILS
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	P3	PLUMBING DETAILS
	EC1	ENERGY CODE COMPLIANCE DOCUMENTS
	MEP1	MEP SPECIFICATIONS.

**LOCATION MAP**

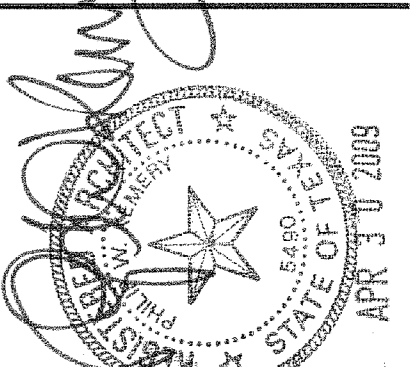


**VICINITY MAP**



OWNER REVISIONS  
 04-30-04  
 DATE  
 NO. 1

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



**Linear!**  
 the architecture of Keremy Brundige and Young  
 8600 Freeport Pkwy, Ste. 310  
 Irving, TX 75063  
 Phone: 972.929.9226  
 Fax: 972.929.9061  
 info@linear-architecture.com

**COOK CHILDREN'S PRIMARY CARE CLINIC**  
 BURLESON, TX

JOB NUMBER  
**09.016**

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER

**CS**  
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