

INTERIOR REMODEL FOR: FORT BEND COUNTY EMPLOYEE HEALTH AND WELLNESS CENTER

GENERAL CONDITIONS

001 General

- All work shall conform with requirements of the local governing building code, local zoning, national electric code, N.F.P.A., OSHA and all other applicable codes, rules and regulations all in their latest editions of all authorities having jurisdiction over work of this type. The contractor shall police all subcontractors to comply with these regulations.
- The contractor shall supervise and direct the project, using his best skill and attention. The contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- The contractor shall inspect the premises immediately to check existing working conditions. Should the contractor find conditions which he believes would impede his work, then such conditions must be reported immediately to Fifer Design Studio, INC. Failure to do so will constitute notice that contractor is fully satisfied with the existing conditions and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.
- The contractor shall familiarize himself with the project through inspection of the job site, drawings and specifications so as to thoroughly understand the work. Any and all discrepancies and omissions shall be reported and clarification shall be obtained from Fifer Design Studio, INC prior to work being done. Any work that proceeds otherwise shall be, if incorrectly performed, replaced at-risk with the cost for same being born by the contractor. The contractor shall verify and be responsible for all dimensions and conditions in the field. If dimensional error occurs or conditions not covered in the drawings is encountered, contractor shall notify Fifer Design Studio, INC before commencing that portion of the work. Written dimensions shall have precedence over scaled dimensions. Do not scale the drawings. The General Contractor shall certify all existing dimensions, clearances, conditions, and INC, prior to commencement of work. Failure to do so, constitutes acceptance and responsibility of all existing conditions, including equipment and precludes adjustments in time or money as required to rectify the situations.
- The contractor shall communicate with the Building Owner to ascertain any and all Owner requirements for tenant improvement work. Any costs associated with the Owner's requirements shall be included in the work of this contract. Any items in conflict with the drawings shall be resolved prior to bid submittal.
- General contractor shall be responsible for work being properly protected at all times. The contractor shall follow all accepted methods of safety practice and as required by authorities having jurisdiction over this work. In performing the work prescribed herein and in Architectural and MPE drawings of this work, it will be the contractor's responsibility to repair all existing construction disturbed, relocated, damaged or altered and all new construction installed, as required to hide all evidence of new work and to finish this construction to match existing finish and appearance.
- All permits, inspections, approvals, etc., shall be applied for and paid by the Owner and the General Contractor shall be responsible for the coordination of inspections and approvals of his work.
- A copy of the latest set of construction drawings shall be kept at the jobsite for review by Fifer Design Studio, INC.
- Maintain a clean and orderly work area at all times. Proper protection of existing furniture and finishes as well as clean up will be the responsibility of the General Contractor. On site General Contractor supervision of this operation is mandatory.
- Do not use paints, primer, sealers, or glues that emit flammable toxic or noxious fumes. Use low VOC containing products. Each trade shall be responsible to verify the materials they are using and comply with manufacturer's written instructions for their use.
- Drawings assume the existing building to be in compliance with code requirements. Any violations of codes in existing building discovered during the course of construction will be immediately brought to the attention of the Building Owner.
- General Contractor shall coordinate all work with tenant prior to commencement.
- All items expressed, drawn, noted or specified within these documents shall be provided and installed by the contractor unless noted otherwise. Any items not included and required for successful completion of this project are the responsibility of the General Contractor.
- The General Contractor shall obtain all trade permits required for proper performance and completion of the work prior to initiating work. This shall include (not limited to): Local building department, fire marshal/department, Health department, Required State and federal agencies.
- All equipment, materials and articles incorporated into this project shall be new and undamaged.
- Contractor to post room capacity as required by code.
- If required by code or field inspectors to be placed in additional or different locations than plans indicate, verify with architect exact location of exit signs, audible or visible alarm speakers and fire extinguisher cabinets prior to installation.
- All products listed by ICBQ/NER Numbers shall be installed per the report and manufacturers written instruction. Product substitutions for products listed shall also have ICBQ approved evaluation report, or be approved and listed by other nationally recognized testing agency
- All special inspections shall be the responsibility of the general contractor. The contractor shall coordinate, schedule and compensate all engineers for special inspection(s)
- Incidental Systems: These systems shall include (not limited to): phone systems, music system security system, computer / network systems, and audio / visual systems. The owner shall be responsible for the design and coordination of these systems w/ the general contractor. The general contractor (GC) shall provide adequate blocking, grommets, conduit chases. The GC shall notify the owner a min. of 3-weeks in advance for preparation of such conditions.
- Future improvements will require separate permits.
- All exits shall be operable from the interior without the use of a key or special knowledge.
- "Exit" signs to be installed at time of tenant improvements locate for this T.I. as shown on drawings and as directed by architect and building inspector.

24. Exterior signage will require separate permit and submittal. And be coordinated with the building owner/Landlord.

25. Patch, repair, paint and finish existing construction disturbed by the work to match existing adjacent finishes.

26. All utilities, lines and piping to be abandoned shall be properly disconnected, plugged, capped and tagged for easy location and identification; comply with code requirements and sound construction practice.

27. Contractors shall verify dimensions and conditions and accepted the conditions involved with his work, and finds them satisfactory.

28. Commencement of work by any subcontractor shall be considered prima facie evidence that he has inspected in the field. If dimension errors should occur, or conditions are encountered which are not covered or as indicated in the drawings, specifications and soils report, the contractor shall notify the architect for direction prior to commencing that portion of the work in a timely manner so as not to delay the work.

29. Work shall comply with applicable codes and ordinances.

30. Materials components, equipment, etc. shall be installed in accordance with manufacturers' written recommendations and instructions.

31. When work not specifically called out in the documents is required, or if work is required to complete the project or individual portions of the project, it shall be included in contractors price and shall be of the best materials and workmanship.

32. Details are typical or similar throughout, subject to modification for specific conditions.

33. The contractor duments have been prepared as one set of drawings. The contractor shall be responsible for assuring that all trades have reviewed all sheets of this set of plans for all project requirements..

34. Substitutions of materials without prior review and acceptance by the architect are prohibited.

35. Contractor shall examn during bidding phase, prior to the start of construction, the area above the ceiling to determine if there are any conflicts between any new or relocated light fixtures and any existing ducts, pipes, conduits or other structure or device which will interfere with the fixtures proper installation.

36. All construction must be new unless otherwise specified.

37. Refinish and/or replace existing construction to the extend that the former junction between existing construction to remain and new construction is undetectable.

38. Existing construction where noted to remain must match the requirements and appearance for similar new construction. If the existing construction can not be modified to meet the requirements and appearance for similar new construction, it must be demolished and replaced with new construction.

39. Fire stopping requirements: Penetrations through rated walls and floors shall be sealed with a material capable of preventing the passage of flames and hot gasses when subjected to the requirements of test standard specifications for fire stops ASTM-E-814. Materials must be red in color.

002 ADA/TAS

- Fifer Design Studio, INC certifies to the best of our knowledge and information we have compiled with applicable portions of the TAS pertaining to building accessibility of the physically handicapped.
- Accessibility certification: We certify, to the best of our knowledge and information, that the design of this project complies with applicable portions of A.R.S. 34-401 through 34-411, the accessibility guidelines of The Americans With Disabilities Act (ADAAG) and A.N.S.I. A117, 1992 pertaining to building accessibility for the physically disabled.

003 Building Owner/Landlord Coordinations

- It shall be the contractor's responsibility to conform to all developer's and landlords construction standards.

004 Fire Protection

- Contractor to submit fire sprinkler plans to the city. The layout shall be in character with the design intent of the ceiling. Heads are to be recessed if possible and finished to blend with the ceiling finish.
- Fire sprinklers: If the Shell building has been equipped with an automatic fire sprinkler system designed and constructed per N.F.P.A. 231-C, and to allow for rack or piled storage of class III product without the need for in-Rack sprinklers, and includes a fire department, connection at the front of the building and all necessary pipes, valves and fire bells as required by the serving fire department, municipality and insurance carrier. The sprinkler system layout anticipates full height demising walls at each column line during tenant build out without modification to the system, adjust head locations as required during tenant build out.
- Contractor shall be responsible for the design, cost and coordination of any fire alarm system required by all governing jurisdictions.
 - Space does not require fire alarm system and does not have an existing fire alarm system
 - Install and provide fire alarm system per NFPA and local building code standards.
 - Existing space has an existing fire alarm system. Tie into existing system per NFPA and local building code standards.

5. For sprinkler fire protection for this space, comply with requirements noted adjacent to the box checked. If no box is checked, contact architect for clarification.

☒ Space does not require fire sprinkler system and existing building does not have a sprinkler system.

☐ Install and provide fire sprinklers to provide full coverage per NFPA 13.

☐ Space currently sprinklered. Renovated and Add heads as required to provide full coverage per NFPA 13.

☐ Install fire sprinkler system as designed in this set of Drawings

6. Contractor shall be responsible for coordinating all construction activities with the local fire marshal and building official.

7. All fire sprinkler heads shall be installed per architectural detailed profile and finish --see detail sheets and RCP.

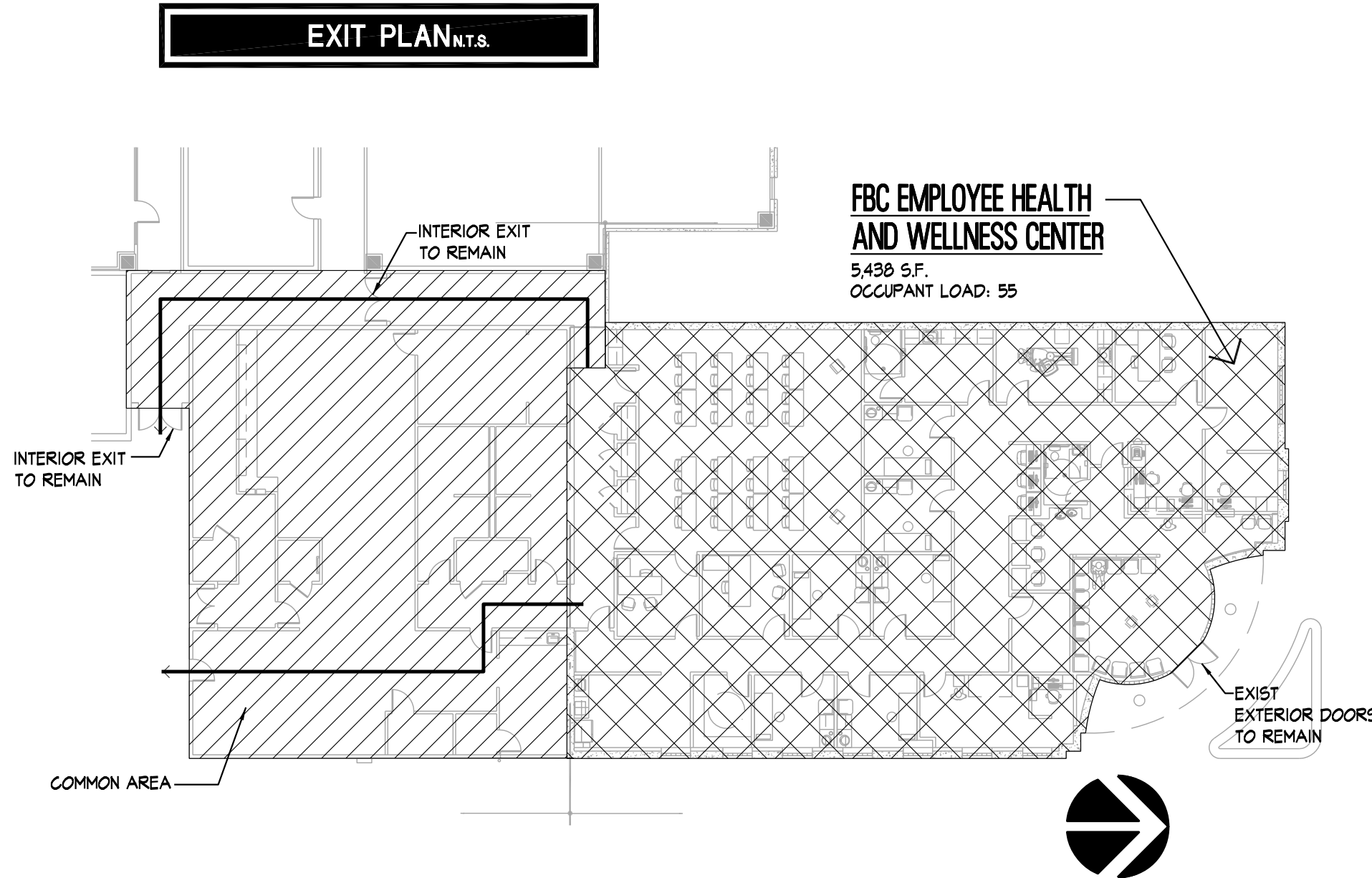
8. Contractor shall provide full equipment specifications and shop-drawing submittals of all proposed fire sprinkler and alarm devices that are installed to the architect for review prior to submitting them to the local building official for approval.

005 Renovation Notes

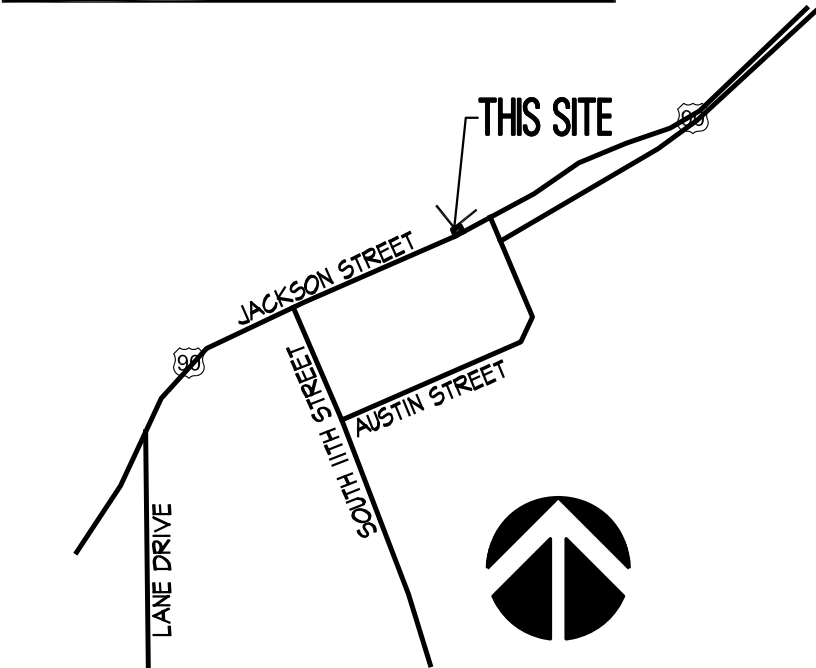
- Any work performed outside the project area shall be scheduled with building management, the area in which the work occurs shall be left in a broom swept, clean condition with all debris, construction material, tools, ect., removed at the end of the allowed time period. Any disrupted area outside of the project area shall be returned in its original condition when all work is finished in that area. Interim work stoppages shall leave any wall, ceiling or floor in a securely covered condition.
- Verify with building management the location where all material and equipment will be delivered and removed.
- The contractor shall submit to the owner for his/her review, prior to construction all shop drawings required, samples of all finishes, samples of actual colors, samples of all materials that are matching existing materials and samples of all glass.
- Where existing construction materials are reused and new construction materials are required, new materials must match existing materials, in their original new condition, except where reviewed and approved by the owner in advance.
- Where existing walls are to remain and new walls are constructed so they align with existing, contractor shall provide the same texture on the new wall to match existing with application of scheduled finish on walls. There shall not be a noticeable difference between finish on existing and finish on new walls.
- Contractor shall install continuous materials in the longest or largest lengths or widths available unless specifically noted otherwise. Scrap or short material are not to be pieced together to form long lengths.
- Contractor shall protect the space below from damage or injury from falling debris arising from the construction on the floor above. All drilling or other activity where there is a potential for falling debris shall be done after hours and only after verification the space below is unoccupied.
- Prior to the shut off of existing circuit breakers, the contractor shall notify and coordinate with the building management any planned shut off even if circuit breakers only control work within contruction area.

SYMBOL LEGEND

- ◇ DESIGNATES MALL OR PARTITION TYPE
- TOP NUMBER INDICATES DETAIL.
○ BOTTOM NUMBER INDICATES SHEET.
○ DESIGNATES DETAILED PLAN ON SECTION OR DETAILED SECTION ON PLAN.
- ➡ DESIGNATES BUILDING SECTION ON PLAN.
- ⊙ ELEVATION W/ RESPECT TO FINISH FLOOR.
- ROOM NO.
NUM. DESIGNATES ROOM ON PLAN, SEE ROOM FINISH SCHEDULE.
- DESIGNATES DOOR ON PLAN.
- DESIGNATES WINDOW, SIDELIGHT, OR INTERIOR GLAZING ON PLAN. SEE DOOR AND WINDOW TYPES.
- ♿ HANDICAPPED UNIT OR HANDICAPPED PARKING SPACE.
- ROOM FINISH SCHEDULE COMPASS; DESIGNATES UNIT WALL ON PLAN, SEE ROOM FINISH SCHEDULE.
- DESIGNATES LISTED OR SCHEDULED REQUIREMENTS.
○ TOP LETTER INDICATED REQUIREMENT.
○ BOTTOM NUMBER INDICATES SHEET NUMBER.
- ➡ #/ SHT # DESIGNATES INTERIOR ELEVATION
- Ⓢ KEYNOTE



VICINITY MAP N.T.S.



PROJECT INFO:

PROJECT DESCRIPTION

THE OWNER INTENDS TO REMODEL THE EXISTING WELLNESS CENTER. THE INTERIOR REMODEL SHALL INCLUDE PARTITIONS, DOORS SUSPENDED CEILING, SOFFITS, CASEWORK, MEDICAL EQUIPMENT, X-RAY, MODIFY MECHANICAL, PLUMBING ELECTRICAL POWER LIGHTING.

PROPERTY INFORMATION

GOVERNING JURISDICTION: CITY OF RICHMOND
LOCATION: 301 JACKSON
RICHMOND, TEXAS 77471

ZONING ORDINANCE CLASSIFICATION

BUILDING AREA: FBC EMPLOYEE CENTER SUITE: 5,430 S.F.

PARKING CALCULATIONS

EXISTING PARKING TO REMAIN

BUILDING CODE COMPLIANCE:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

CODE: 2006 IBC 2006 IFC 2006 NEC 2006 IMC 2006 IFC

CONSTRUCTION TYPE: TYPE VB
CONST MATERIALS: BEARING WALLS: EXISTING CMU WALL
FLOOR: EXISTING 4" CONCRETE SLAB
ROOF: EXISTING STEEL DECK

OCCUPANCY: B - OFFICE (NON-SEPARATED USE)
OCCUPANT LOAD: 5,430 S.F. / 100 = 55 (2 EXIT REQUIRED-3 PROVIDED)

PROJECT TEAM:

OWNER: FORT BEND COUNTY
CONTACT: DON BRADY
1517 EUGENE NEWMAN CIRCLE, SUITE 500
RICHMOND, TEXAS 77471
T 281-633-7018
E-MAIL: donbrady@co.fort-bend.tx.us

MECHANICAL/ PLUMBING: HENDERSON ENGINEERS, INC.
3535 BRIARPARK DRIVE, SUITE 200
HOUSTON, TX 77042
CONTACT: RYAN SCHUMANN
T 713-783-7107
F 713-783-7141
E-MAIL: ryan.schumann@hei-eng.com

ARCHITECT: FIFER DESIGN STUDIO, INC.
CONTACT: MARTY FIFER
8582 KATY FREEWAY, SUITE 221
HOUSTON, TX 77024
T 281-582-0711
ALT 866-588-7420
F 281-820-9810
E-MAIL: mtf@fiferdesign.com

ELECTRICAL: HENDERSON ENGINEERS, INC.
3535 BRIARPARK DRIVE, SUITE 200
HOUSTON, TX 77042
CONTACT: JOHN DICKINSON
T 713-783-7107
F 713-783-7141
E-MAIL: john.dickinson@hei-eng.com

CONTRACTOR: BASS CONSTRUCTION
CONTACT: TIM MILLERT
1124 DAMON STREET
ROSENBERG, TX 77471
T 281-342-2022
F 281-341-5071
E-MAIL: TIM@BASSCONCO.COM

SHEET INDEX

ARCHITECTURAL:	A1.0 COVER SHEET
	A1.1 DEMOLITION PLAN
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	A2.0 FLOOR PLAN
	A2.1 SCHEDULES
	A2.2 DIMENSION PLAN
	A3.0 REFLECTED CEILING PLAN
	A4.0 FINISH PLAN
	A4.1 MILLWORK/PAINT PLAN
	A5.0 INTERIOR ELEVATIONS
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	A8.0 INTERIOR CUT SHEETS
MECHANICAL:	M1.0 MECH. FLOOR PLAN
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	P3.0 PLUMBING SCHEDULE
	P4.0 PLUMBING ISOMETRIC
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	P5.1 PLUMB SPECIFICATIONS
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	E1.1 ELEC. LIGHTING PLAN
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	E2.0 ONE-LINE SCHEDULES
	E3.0 ELEC. SPECIFICATIONS
	E3.2 ELEC. SPECIFICATIONS

NOTE: CONTRACTOR BY MAKING HIS BID REPRESENTS THAT HE HAS ARE FULLY EXAMINED AND UNDERSTANDS THE BIDDING DOCUMENTS, THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND THAT HE HAS INCLUDED A SUM IN HIS BID TO COVER THE COST OF ALL ITEMS INCLUDED IN THE BIDDING DOCUMENTS.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING & COORDINATING TAS INSPECTION PROCESS.

TAS/ADA REVIEWER:
TEXAS CODE REVIEW
505 NORTH SAM HOUSTON PKWY 3 #280
HOUSTON, TX 77060
281.999.3783
CONTACT: CRYSTAL PALOMO
REVIEWER: LAURA FULKERSON-RONE, RAS #096

TAS/AB PROJECT NO:

PROJECT NAME: FBC EMPLOYEE HEALTH & WELLNESS CENTER
BUILDING/FACILITY NAME: FBC EMPLOYEE HEALTH & WELLNESS CENTER
PROJECT ADDRESS: 301 JACKSON STREET
CITY: RICHMOND
ZIP: 77471
COUNTY: FORT BEND COUNTY
BUILDING OWNER: FORT BEND COUNTY

EABPRJB1814567

- ☐ Schematic Design
- ☐ Design Development
- ☐ Design Review Submittal
- ☐ P&Z Submittal
- ☐ Variance Submittal
- ☒ City Permit Submittal
- ☐ Construction Issue
- ☐ As Built Drawings

Drawn By: MLDF
Checked By: MLDF
Date: 07-22-2011

TITLE: Cover Sheet

SCALE: As Noted

DATE: July 22, 2011

JOB #: FS11033

A1.0

REVISIONS:

07.22.11 1st City Permit Submittal

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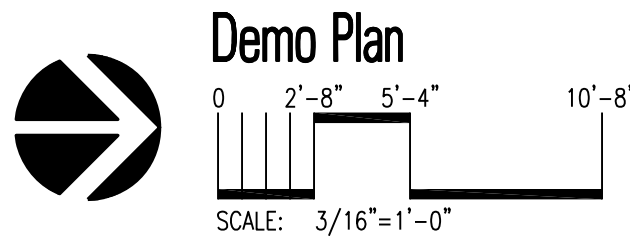
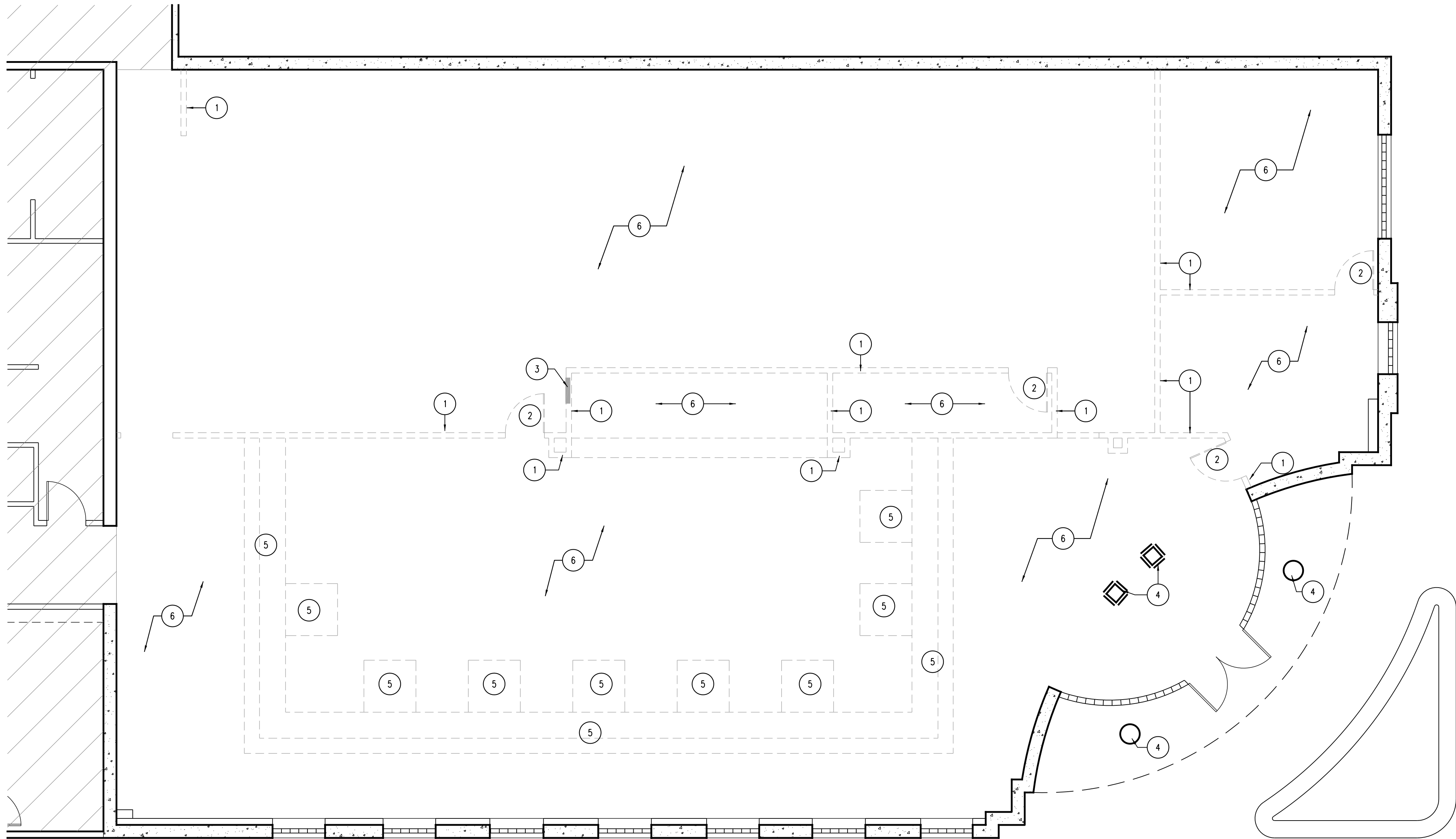
TITLE: Cover Sheet

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KEYNOTES:

- 1 EXISTING NON- LOAD PARTITION TO BE REMOVED
- 2 EXIST. DOOR TO BE REMOVED
- 3 EXIST. ELECTRICAL PANEL TO BE RELOCATED- SEE ELECTRICAL PLANS
- 4 EXIST. STRUCTURAL COLUMNS TO REMAIN
- 5 EXISTING MILLWORK TO BE REMOVED
- 6 ALL EXISTING FLOORINGS TO BE REMOVED

GENERAL NOTES:

SECTION 02050 - DEMOLITION

- A. WORK INCLUDED: FURNISH LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS TO COMPLETE WORK AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN.
- B. PROTECTION: PROVIDE TEMPORARY WEATHER TIGHT, DUST PROOF ENCLOSURE TO MAINTAIN SECURITY AND WEATHER PROTECTION AND CONFINE DIRTY OPERATIONS AS REQUIRED. EXISTING EQUIPMENT SHALL BE COMPLETELY ISOLATED FROM THE CONSTRUCTION OPERATION UNTIL READY FOR OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL CONSTRUCTION MATERIALS, FILL, AND EQUIPMENT REMOVED. SAID DISPOSAL MUST BE IN STRICT ACCORDANCE OF ALL RULES, REGULATIONS, STATUTES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ADEQUATELY PROTECT PERSONNEL, PUBLIC AND PRIVATE PROPERTY IN THE AREAS OF CONSTRUCTION.
- C. EXECUTION: DEMOLITION SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT RETAINED CONSTRUCTION. IN THE EVENT EXISTING CONSTRUCTION SCHEDULED TO BE RETAINED IS DAMAGED, THE CONTRACTOR SHALL, AT NO ADDITIONAL EXPENSE TO THE OWNER, REPAIR, REPLACE OR OTHERWISE RESTORE DAMAGED AREA TO ITS ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT/ENGINEER.
- D. WASTE: SHALL BE REMOVED AS REQUIRED TO KEEP PREMISES FREE FROM ACCUMULATION.
- E. UPON INITIATION OF DEMOLITION, THE CONTRACTOR SHALL VERIFY ALL EXISTING LOAD BEARING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- F. PATCH AND REPAIR ALL INTERIOR AND EXTERIOR FINISHES THAT ARE ADJACENT TO ANY DEMOLITION WORK.
- G. AT ALL PLUMBING FIXTURE THAT ARE TO BE REMOVED OR REPLACED: REMOVE ALL WASTE VENTS, PATCH ANY ROOF PENETRATIONS FOR ANY WASTE VENTS, CAP ALL WASTE LINES 4" MIN. BELOW FINISH FLOOR AND INFILL VOID WITH CONCRETE FINISH -FLOAT TO MATCH FINISH FLOOR HEIGHT. REMOVE ALL WATER SUPPLY LINES BACK TO THE MAIN LINE FOR ANY PLUMBING FIXTURE THAT IS TO BE REMOVED OR RELOCATED.
- H. AT ALL ELECTRICAL OUTLETS, LIGHTING, J-BOX, ECT.: REMOVE ALL WIRING BACK TO SOURCE-PATCH & REPAIR ADJACENT CEILINGS, WALLS AND FLOORS.
- I. SEE RCP FOR ALL REQUIRED DEMOLITION WORK.
- J. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING FOR EXISTING MASONRY WALLS.
- K. CONTRACTOR SHALL REMOVE ALL EXISTING FINISHES AND WIRING FROM EXISTING MASONRY WALL THAT ARE REMAINING.
- L. CONTRACTOR SHALL PROVIDE NEW COMPACTED ABC TO FILL ANY VOIDS WHERE EXISTING MATERIAL(S) HAVE BEEN REMOVED.
- M. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL DRAWINGS FOR NEW LOAD BEARING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITINGS OF ANY DISCREPANCIES.
- N. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR DEMOLITION PLAN.

HAZARDOUS MATERIAL NOTES

- OWNER/TENANT SUPPLY CONTRACTOR WITH HAZARDOUS MATERIAL INSPECTION REPORT (CONDUCTED BY A LICENSED PROFESSIONAL -LICENSED BY LOCAL JURISDICTION LAWS)
- ALL HAZARDOUS MATERIALS SHALL BE PROPERLY DISPOSED OF BY LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE OWNER/TENANT SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS FOR ANY REMOVAL OF ANY HAZARDOUS MATERIALS. SUCH PROFESSIONAL SHALL BE RESPONSIBLE FOR:
 - MEANS AND METHOD OF REMOVAL TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - OBTAIN ALL PROPER PERMITS
 - PROVIDE ALL PROPER PAPERWORK FOR PROPER REMOVAL AND DISPOSAL
- THE ARCHITECT ASSUMES NO RESPONSIBILITY OF ANY HAZARDOUS MATERIALS FOR THIS PROJECT AND THESE DRAWINGS ARE NOT PREPARED FOR OBTAINING ANY PERMIT FOR THE REMOVAL OF HAZARDOUS MATERIALS.
- ANY ABATEMENT CONTRACTOR REQUIRED FOR THIS PROJECT SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PREPARE THE REQUIRED DOCUMENTATION FOR PERMIT TO REMOVE ANY HAZARDOUS MATERIALS.
- THE ABATEMENT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS FOR HAZARDOUS MATERIAL REMOVAL.

WALL TYPES LEGEND

- EXISTING INTERIOR NON-LOAD BEARING WALL:
EXISTING INTERIOR WALLS TO BE DEMOLITIONED.
VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING DEMOLITION BID.
- ===== EXISTING EXTERIOR LOAD BRG. TILT-UP CONG. WALL:
EXISTING CONCRETE WALL WITH EXISTING INTERIOR FURRING
TO REMAIN. PATCH & REPAIR EXISTING INTERIOR FINISHES TO MATCH NEW WALLS (TEXTURE AND PAINT TOUCH-UP).
- ===== EXISTING NON-LOAD BRG. PARTITION TO REMAIN:
-PATCH AND REPAIR FINISHES @ ADJACENT CONSTRUCTION AREAS.

Interior Remodel for:
Fort Bend County Employee
Health and Wellness Center

301 Jackson Street
Richmond, Texas 77471

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Drawn By: SUP Checked By: MLDF Date: 07.22.2011

TITLE: Demolition Plan

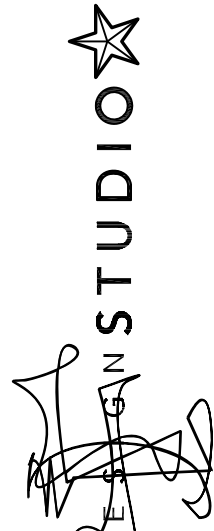
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DATE: July 22, 2011

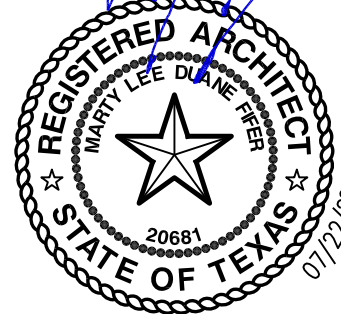
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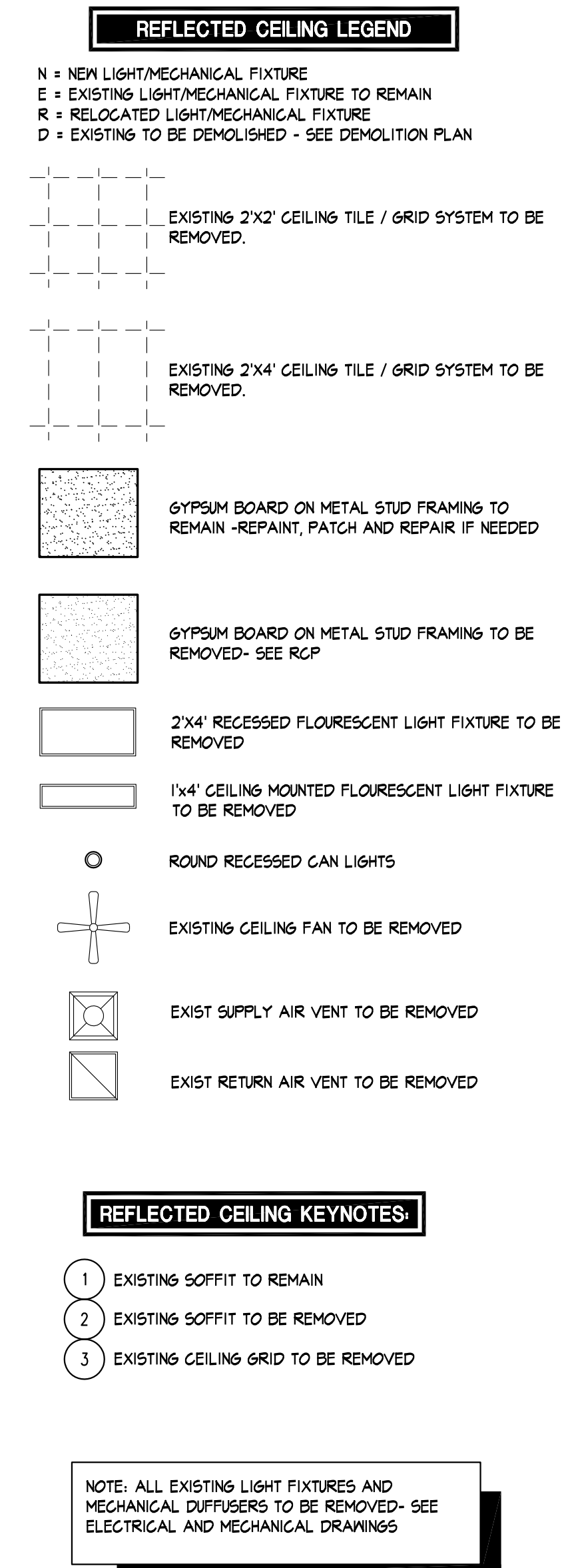
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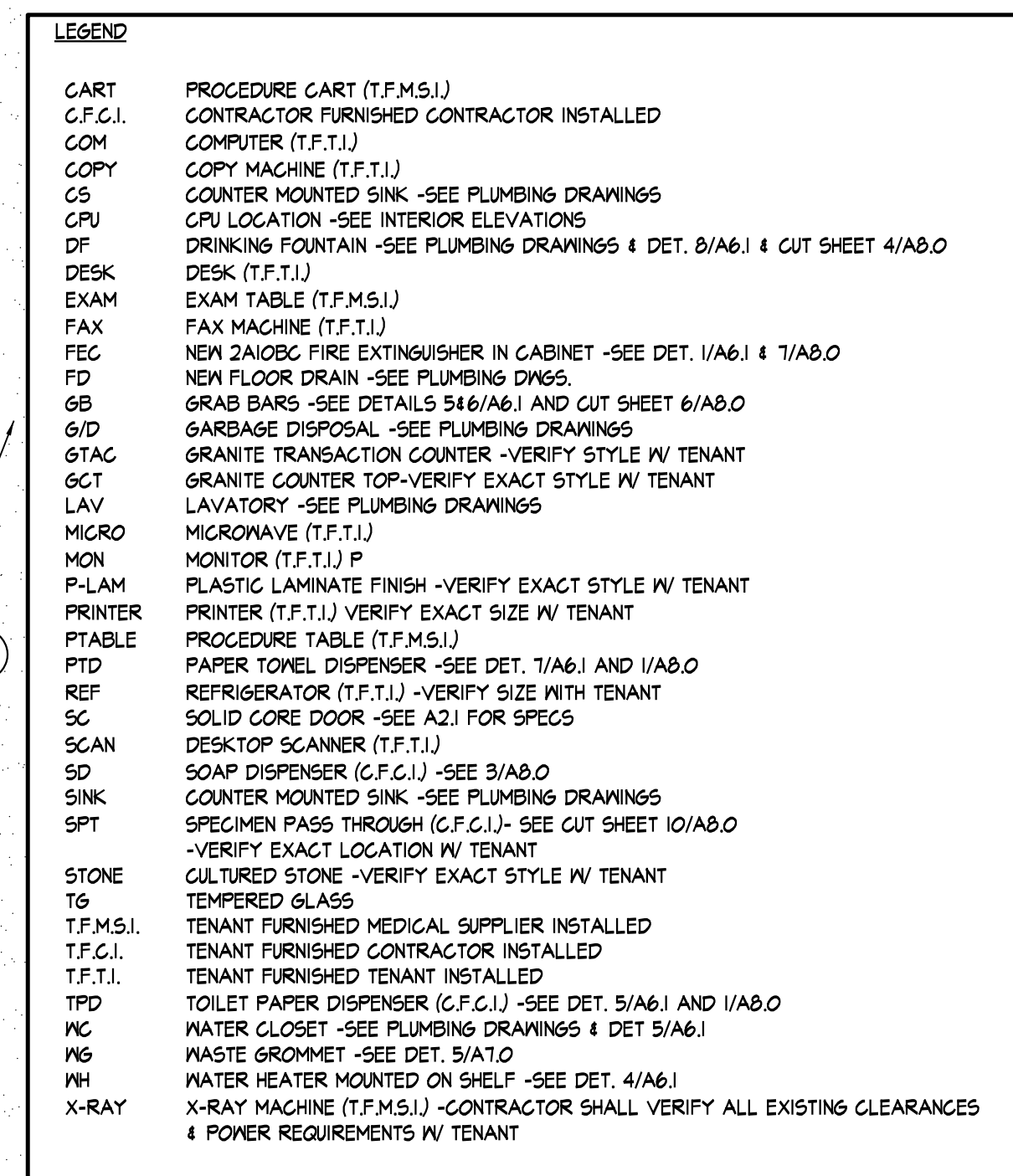
FIFER DESIGN STUDIO



A 8896 Katy Freeway, Suite 221 Houston, Texas 77024
T 281.582.0771 W fiferdesign.com

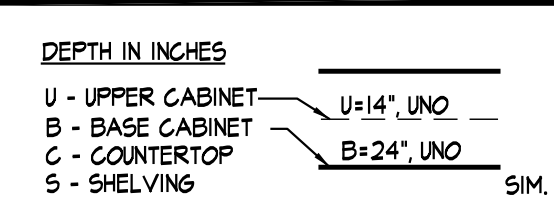





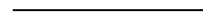




NOTE: ALL DOORS FOR ACCESSIBLE PASSAGE
(ALL EXCEPT READING ROOMS)
SHALL COMPLY TO THE FOLLOWING

1. MINIMUM CLEAR OPENING WIDTH: 32" WITH DOOR OPEN AT 90 DEGREES
2. MANEUVERING CLEARANCES PER DETAIL 10A6.0
3. MAXIMUM 1/2" THRESHOLD HEIGHT AND BEVELED.
4. ALL HARDWARE SHALL BE LEVER OPERATED
5. DOOR OPENING FORCE SHALL NOT EXCEED 5 LBF FOR INTERIOR DOORS
EXCEPT FIRE DOORS SHALL HAVE MINIMUM OPENING FORCE ALLOWABLE BY
APPROPRIATE ADMINISTRATIVE AUTHORITY
6. REFER TO 5.1 OF A6.1 FOR RESTROOM CLEARANCES & RR ACCESSORY
DETAILS.



- 1 EXISTING GLASS BLOCK WALL -5'-0"-0", H=8'-6"
- 2 EXISTING GLASS BLOCK WINDOW- 5=1'-4", H=7'-6"
- 3 EXISTING CLEAN-OUT TO REMAIN -SEE PLUMBING DRAWINGS
- 4 EXISTING MAIN DOORS TO REMAIN
- 5 EXISTING EXTERIOR COLUMNS TO REMAIN
- 6 ALIGN NEW WALL W/ CORNER OF EXISTING EXTERIOR
- 7 NEW 48" HIGH WALL -3% 25 MTL STUDS @ 24" O.C. W/ T.S. @
EA. END 4 @ 48" O.C. -SEE DET 6/A6.0
- 8 PROVIDE TILE WALL FINISH +48" A.F.F. @ DF ((3) WALLS)
- 9 T.S. SUPPORTS @ COUNTERTOP -SEE DET 15/A7.0
- 10 EXISTING EXTERIOR PLANTER TO REMAIN
- 11 EXISTING CONC. WALK TO REMAIN
- 12 EXISTING INTERIOR COLUMNS TP REMAIN -SEE ELEV 6/A5.2
FOR NEW FINISHES
- 13 EXISTING COMMUNITY RESTROOMS TO REMAIN
- 14 EXISTING RAMP TO REMAIN
- 15 PROVIDE BLOCKING IN WALL FOR OWNER/TENANT PROVIDED TELEVISION, -SEE DET 12/A6.0
- 16 PROVIDE ADDITIONAL FURRING @ EXIST. COLUMN POP-OUT

- NOTE: REFER TO 13/A6.0 FOR TYP. MOUNTING HEIGHTS OF SWITCHES/ELEC.
NOTE: REFER TO 5/A6.0 FOR TYPICAL STUD WALL FRAMING DETAILS.
-  EXISTING EXTERIOR LOAD BRG. TILT-UP CONC. WALL;
EXISTING CONCRETE WALL WITH EXISTING INTERIOR FURRING
TO REMAIN. PATCH & REPAIR EXISTING INTERIOR FINISHES TO
MATCH NEW WALLS (TEXTURE AND PAINT TOUCH-UP).
-  EXISTING NON-LOAD BRG. PARTITION TO REMAIN;
-PATCH AND REPAIR FINISHES @ ADJACENT
CONSTRUCTION AREAS.
-  NEW INTERIOR NON-LOAD BEARING WALL:
3 5/8" 25 GA. MTL STUDS @ 24" O.C. W/ (1) LAYER OF 5/8" GMB @
EA. FACE - EXTEND WALL 4" MIN. ABOVE HIGHEST ADJACENT
CEILING - SEE DETAIL 4/A6.0
- (SB)  PROVIDE SOUND BATT INSULATION FROM FINISH FLOOR TO
4" ABOVE HIGHEST ADJACENT CEILING. (PROVIDE ALONG
ENTIRE WALL WITHIN SPACE).

- Interior Remodel for:
Fort Bend County Employee
Health and Wellness Center
301 Jackson Street
Richmond, Texas 77471**

REVISIONS:
07.22.11 1st City Permit Submittal

- ☐ Schematic Design
- ☐ Design Development
- ☐ Design Review Submittal
- ☐ P&Z Submittal
- ☐ Variance Submittal
- ☒ City Permit Submittal
- ☐ Construction Issue
- ☐ As Built Drawings

Drawn By: SUF	Checked By: MLDF	Date: 07.22.2011
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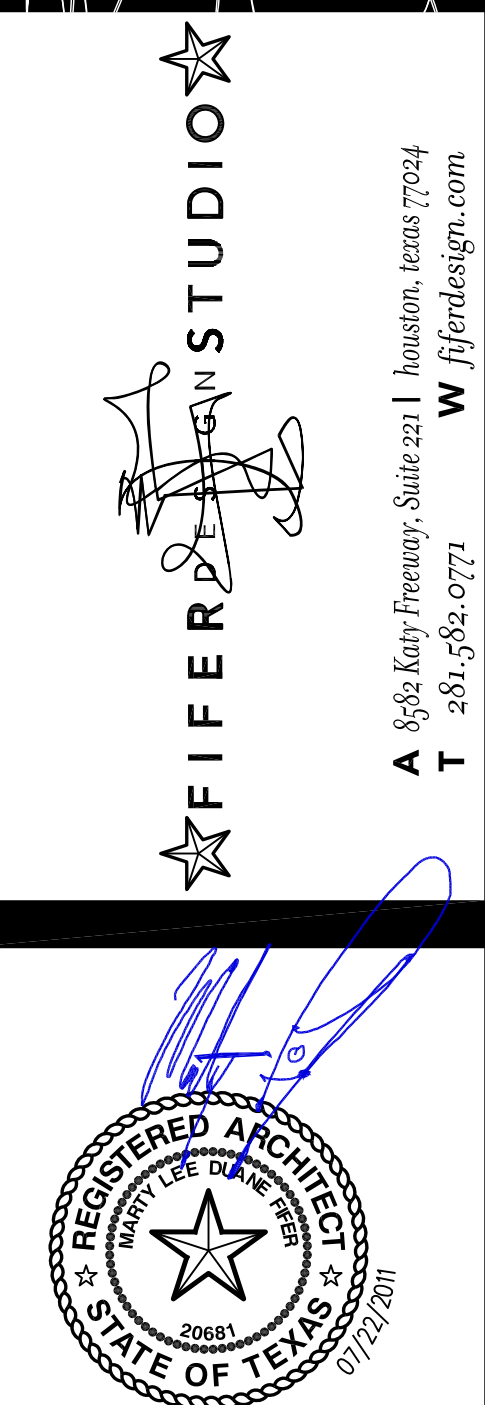
TITLE: Floor Plan

SCALE: 3/16"=1'-0"

DATE: July 22, 2011

JOB #: FS11033

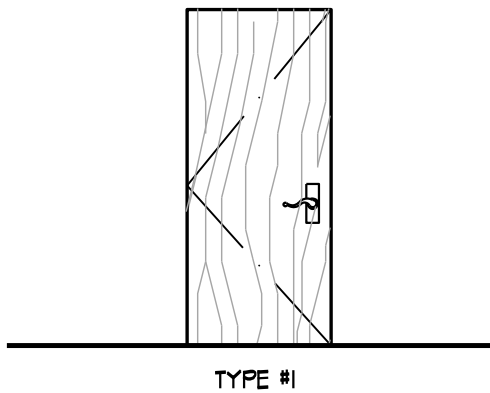
A2.0



DOOR NOTES:

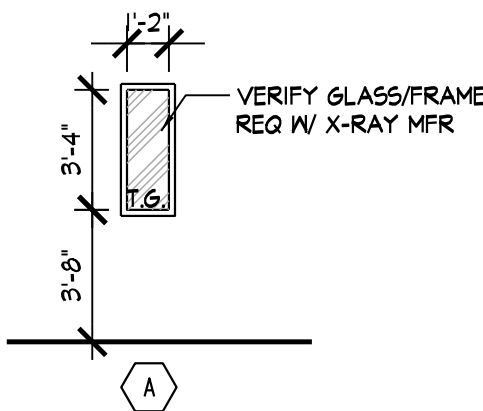
- A. ALL DOORS ARE TO BE 1'-0" H WOOD DOORS W/ P-LAM FINISH. -SEE FINISH PLAN (A4.0) FOR DOOR FINISHES.
- B. DOOR FRAMES ARE TO BE VERSATRAC PREFINISHED FRAMES -FINISH SHALL BE SATIN METALLIC BRONZE, -SEE DETAIL 1/-
- C. REFER TO 10/A6.0 FOR DOOR MANUEVERING CLEARANCES.
- D. PROVIDE SIGNAGE FOR DETAIL 15/A6.0
- E. S.H.C. =SPRING HINGE CLOSER (FOR TENANTS NEED ONLY AND NOT REQUIRED BY LOCAL CODE) S.H.C. SHALL MEET CODE REQUIREMENTS FOR FORCE (IBC SECTION 1008.1.2.)

DOOR TYPES:



TYPE #1
DOORS TO HAVE P-LAM FINISH (PL-1)
-SEE FINISH PLAN FOR DETAILS.

WINDOW TYPES:



DOOR SCHEDULE

TAG	TYPE	SIZE	DOOR		FRAME	HDNR	REMARKS
			CORE	FACE			
103/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
104/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
105/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE ELECTRIC STRIKE, CLOSER
106/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	2	PROVIDE CLOSER, SEAL & GASKET
108/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
109/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
110/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
111/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
113/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	-
115/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
115/2	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
116/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
116/2	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	
116/3	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	
116/4	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	
117/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE CLOSER
117/2	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE CLOSER
118/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
119/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
120/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
121/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
123/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.
124/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	2	PROVIDE CLOSER, SEAL & GASKET
125/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	I	PROVIDE S.H.C.
126/1	I	3'-0" x 1'-0" x 1-3/4"	SC	PLAM	VTAC	3	PROVIDE S.H.C.

NOTE: SEE MECHANICAL DRAWINGS FOR ALL DOOR UNDERCUT REQUIREMENTS.

DOOR SCHEDULE REMARKS

1. SAFETY GLASS SHALL CONFORM TO IMPACT AND ENVIRONMENTAL TEST REQUIREMENTS OF CONSUMER PRODUCT SAFETY ACT TITLE 16, COMMERCIAL PRACTICES, CHAPTER II, PART 1201 SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
2. FIRE RATED FRAMES, DOORS AND HARDWARE SHALL CONFORM TO REQUIREMENTS OF NATIONAL FIRE PROTECTIVE ASSOCIATION BULLETIN 80 AND LABELED BY RECOGNIZED TESTING LABORATORY SHOWING COMPLIANCE. GLASS FOR FIRE RATED DOORS SHALL CONFORM TO I.B.C. STANDARD 1.2
3. PROVIDE ELECTROMAGNETIC HOLD OPEN & RELEASE WHERE NOTED. TO BE INTERCONNECTED WITH SMOKE DETECTION AND ALARM SYSTEMS FOR AUTOMATIC CLOSING. LOCKS OR LATCHES SHALL COMPLY PER I.B.C. SEC. 1008.1.3.4. EGRESS-ACCESS COMPONENTS.
- NOTE:
ALL DOORS FOR ACCESSIBLE PASSAGE (ALL EXCEPT REACH-IN CLOSETS) SHALL COMPLY TO THE FOLLOWING:
- MINIMUM CLEAR OPENING WIDTH, 32" WITH DOOR OPEN AT 90 DEGREES
 - MAXIMUM 1/2" THRESHOLD HEIGHT AND BEVELED.
 - LEVER OPERATED DOOR HANDLES. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 38" AND 48" A.F.F. (ARCHITECTS PREFERENCE BETWEEN 30 AND 36" A.F.F.)
- NOTE:
THE FOLLOWING LIMITS APPLY TO PROTRUDING OBJECTS IN THE CORRIDORS OR PATHS OF TRAVEL TO THE CORRIDORS:
- MAXIMUM OF 4" FROM WALLS IF OVER 21" ABOVE FLOOR. MAXIMUM OF 12" FROM POST IF OVER 21" ABOVE FLOOR. SHALL NOT REDUCE CLEAR WIDTH OF ACCESSIBLE ROUTE OR MANUEVERING SPACE.
 - MINIMUM VERTICAL CLEARANCE 80" UNLESS BARRIERS ARE PROVIDED
- NOTE:
A. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE, OR SURFACE MOUNTED, FLUSH BOLTS AND AND SURFACE BOLTS ARE PROHIBITED. (SEE EXCEPTIONS FOR THE MAIN EXIT OF GROUP A-3, B, F, M AND S OCCUPANCIES, AUTOMATIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLT HAS NO KNOBS OR SURFACE MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION. IBC 1008.3.1.8
- B. A READILY VISIBLE DURABLE SIGN SHALL BE POSTED, WITH LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND THAT READS: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" (SECTION 1008.1.8.3)
- C. VERIFY ALL KEYING REQUIREMENTS W/ OWNER/TENANT.

HARDWARE SCHEDULE

GROUP 1
INTERIOR LOCKING DOOR SYSTEM

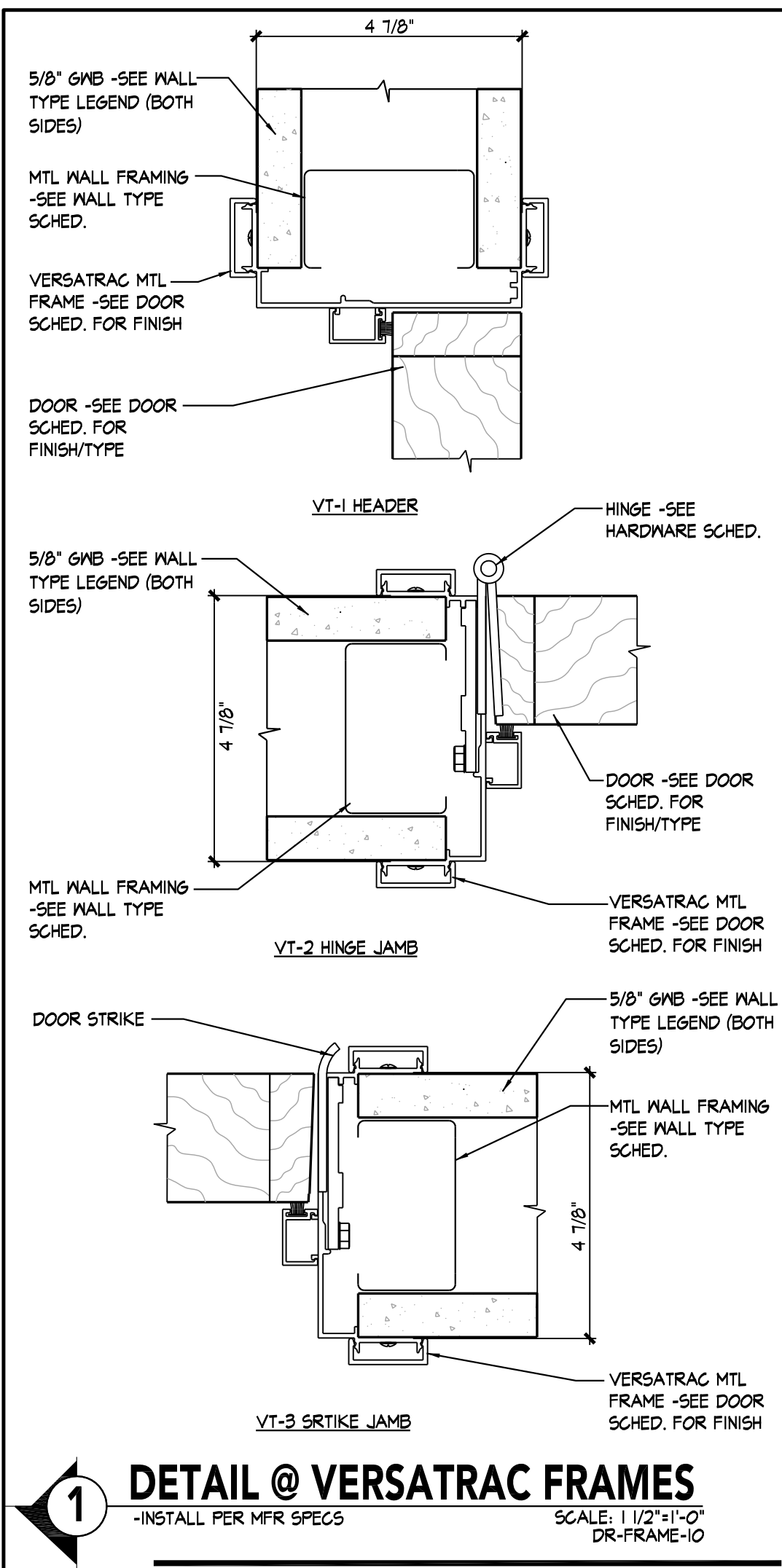
- (1) SCHLAGE AL SERIES JUPITER (JUP) FINISH: 626 SATIN CHROMIUM PLATED
(1/2 PR.) HAGER 1250 4-1/2" X 4" SPRING LOADED HINGE
(1 PR.) HAGER BB1214 4-1/2" X 4" BALL BEARING HINGE
- *SEE DOOR SCHEDULE FOR DOORS W/ SOUND SEALS- ULTRA M500BCN @ HEAD & JAMB, DB043CR @ DOOR BOTTOM.
- *VERIFY HARDWARE REQUIREMENTS W/ MANUFACTURER FOR COMPLETE AND OPERATIONAL DOOR SYSTEM
- *ADJUST SPRING LOADED HINGE PER OWNER'S REQ.
- *PROVIDE ELECTRIC STRIKE AS INDICATED IN SCHEDULE

GROUP 2
INTERIOR PRIVACY DOOR SYSTEM

- (1) SCHLAGE AL SERIES JUPITER (JUP) FINISH: 626 SATIN CHROMIUM PLATED
(2) HAGER 1905 CSK 6"x35", AL21- 6" X 35" CLEAR ANODIZED ALUMINUM MOP PLATE W/ COUNTERSUNK HOLES
(1/2 PR.) HAGER 1250 4-1/2" X 4" SPRING LOADED HINGE
(1 PR.) HAGER BB1214 4-1/2" X 4" BALL BEARING HINGE
- *SEE DOOR SCHEDULE FOR DOORS W/ SOUND SEALS- ULTRA M500BCN @ HEAD & JAMB, DB043CR @ DOOR BOTTOM.
- *VERIFY HARDWARE REQUIREMENTS W/ MANUFACTURER FOR COMPLETE AND OPERATIONAL DOOR SYSTEM
- *ADJUST SPRING LOADED HINGE PER OWNER'S REQ.

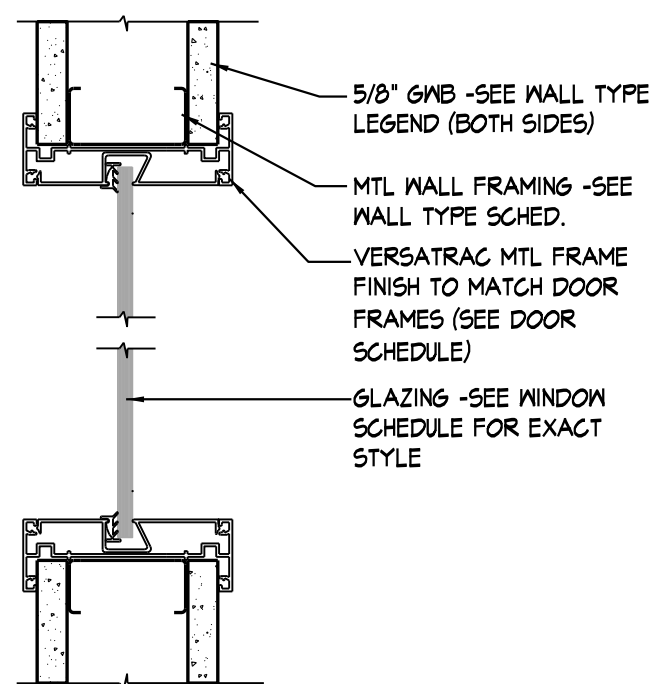
GROUP 3
INTERIOR PASSAGE DOOR SYSTEM

- (1) SCHLAGE AL SERIES JUPITER (JUP) FINISH: 626 SATIN CHROMIUM PLATED
(1/2 PR.) HAGER 1250 4-1/2" X 4" SPRING LOADED HINGE
(1 PR.) HAGER BB1214 4-1/2" X 4" BALL BEARING HINGE
- *SEE DOOR SCHEDULE FOR DOORS W/ SOUND SEALS- ULTRA M500BCN @ HEAD & JAMB, DB043CR @ DOOR BOTTOM.
- *VERIFY HARDWARE REQUIREMENTS W/ MANUFACTURER FOR COMPLETE AND OPERATIONAL DOOR SYSTEM
- *ADJUST SPRING LOADED HINGE PER OWNER'S REQ.



1 DETAIL @ VERSATRAC FRAMES
-INSTALL PER MFR SPECS

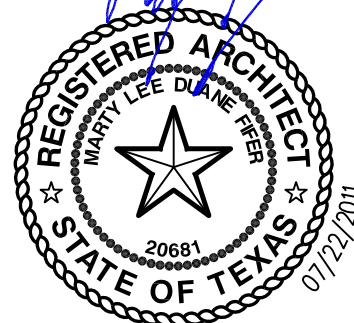
SCALE: 1/12"=1'-0"
DR-FRAME-10



2 DETAIL @ VERSATRAC WINDOW
SCALE: 3/4"=1'-0"
GLAZ-06

FIFER DESIGN STUDIO

A 8380 Katy Freeway, Suite 2201 Houston, Texas 77024
T 281.582.0771 W fiferdesign.com



Interior Remodel for:
Fort Bend County Employee
Health and Wellness Center
301 Jackson Street
Richmond, Texas 77471

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REVISIONS:

07.22.11 1st City Permit Submittal

- ☐ Schematic Design
☐ Design Development
☐ Design Review Submittal
☐ P&Z Submittal
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☐ Construction Issue
☐ As Built Drawings

Drawn By: SUF
Checked By: MLDF
Date: 07.22.2011

TITLE: Schedules

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

DATE: July 22, 2011

JOB #: FS11033

A2.1



10 SPECIMEN PASS THROUGH
NTS

BY BOBRICK
MODEL NUMBER: B-505
-INSTALL PER MANUFACTURE REQUIREMENTS



9 CPU CADDIE
NTS

HUMANSCALE CPU CADDIE



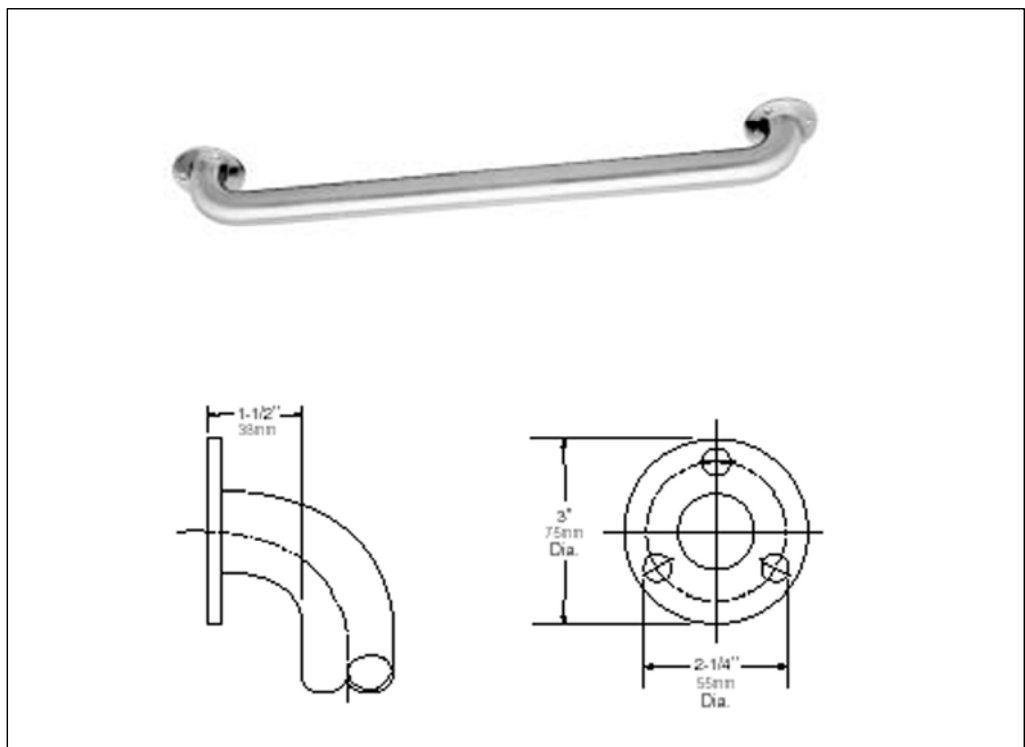
8 DOOR HANDLES
NTS

SCHLAGE AL SERIES
SEE DOOR HARDWARE SCHEDULE FOR SPECIFICATIONS



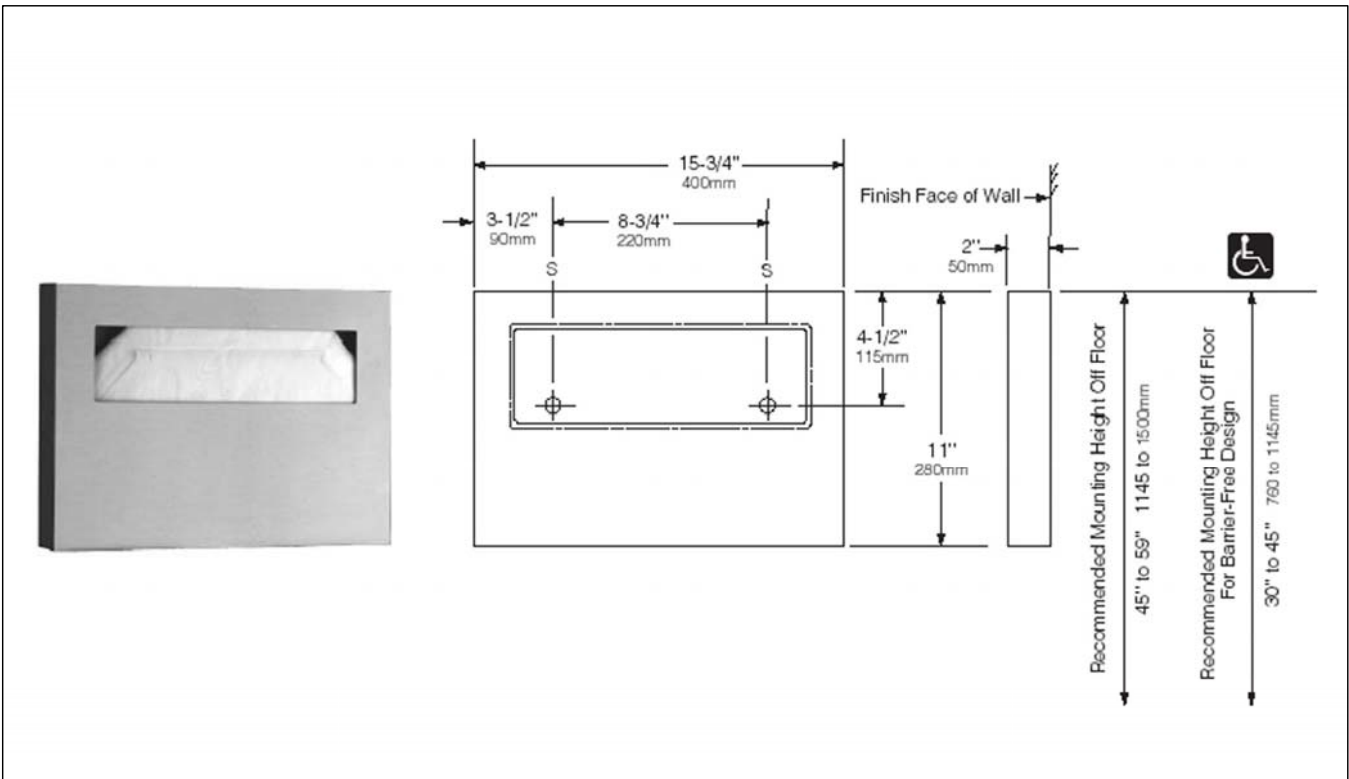
7 FIRE EXTINGUISHER CABINET
NTS

J.L. INDUSTRIES
PANORAMA SERIES WITH STEEL FINISH
- INSTALL PER MANUFACTURER'S INSTRUCTIONS
- SEE DETAILS FOR SPECIFICATIONS



6 GRAB BARS
NTS

BOBRICK - CLASSIC SERIES GRAB BARS B-6806
1 1/2" DIAMETER WITH EXPOSED MOUNTING
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



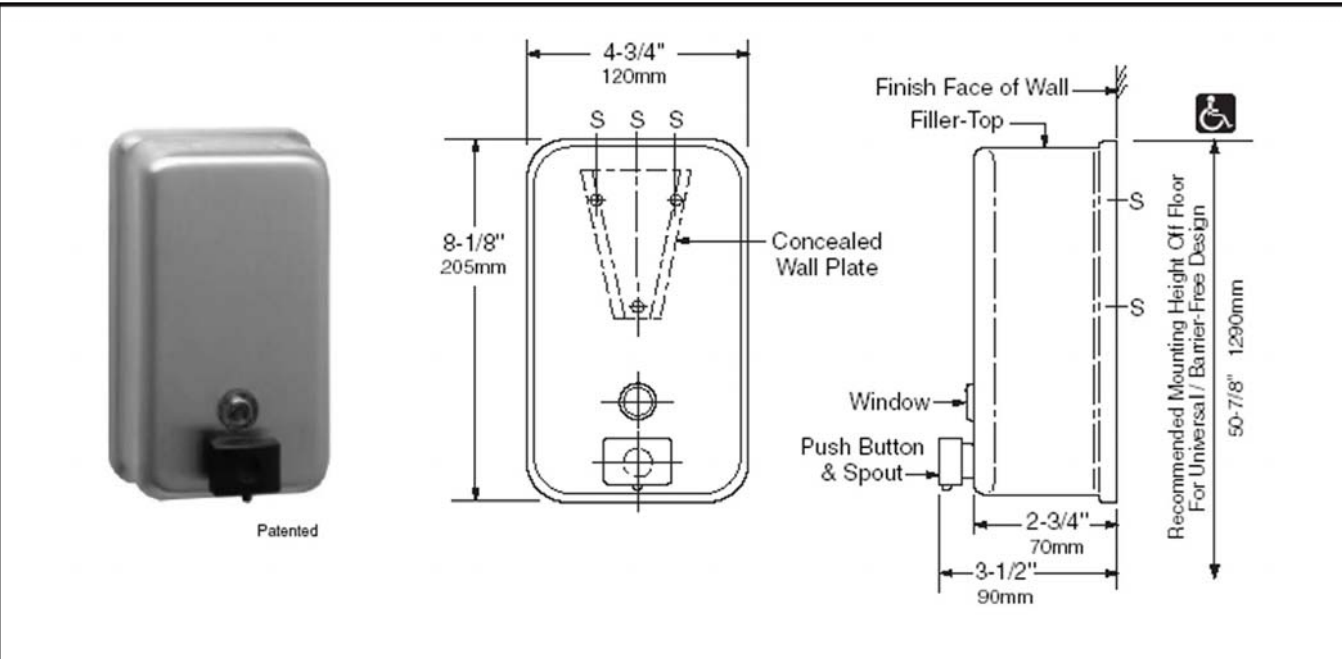
5 SEAT-COVER DISPENSER
NTS

BOBRICK - CLASSIC SERIES SEAT-COVER DISPENSER B-221
SURFACE MOUNTED IS 3/4" W X 11" H X 2" D
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



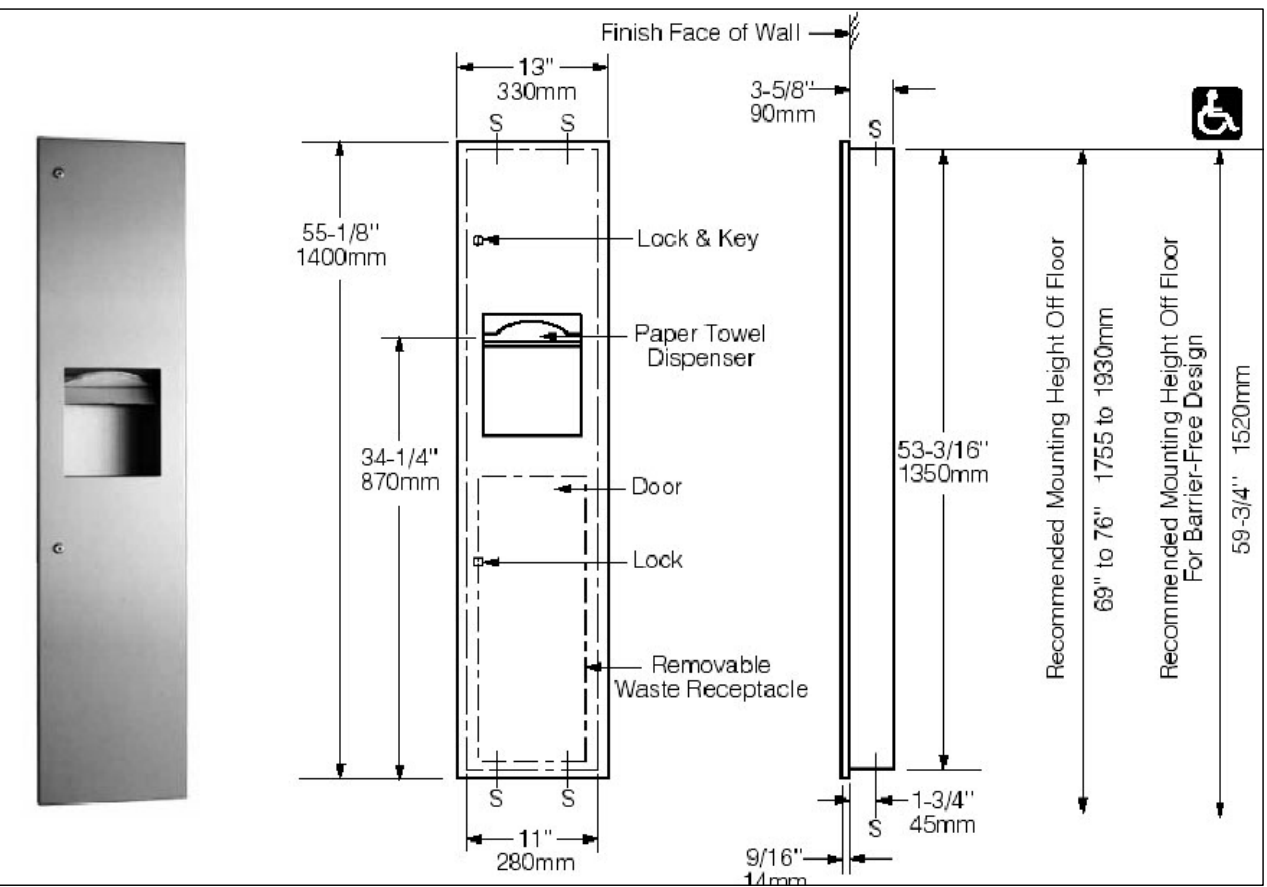
4 DRINKING FOUNTAIN
NTS

ELKAY TWO-LEVEL SWIRLFLO DRINKING FOUNTAIN
MODEL #EDFPM117C
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



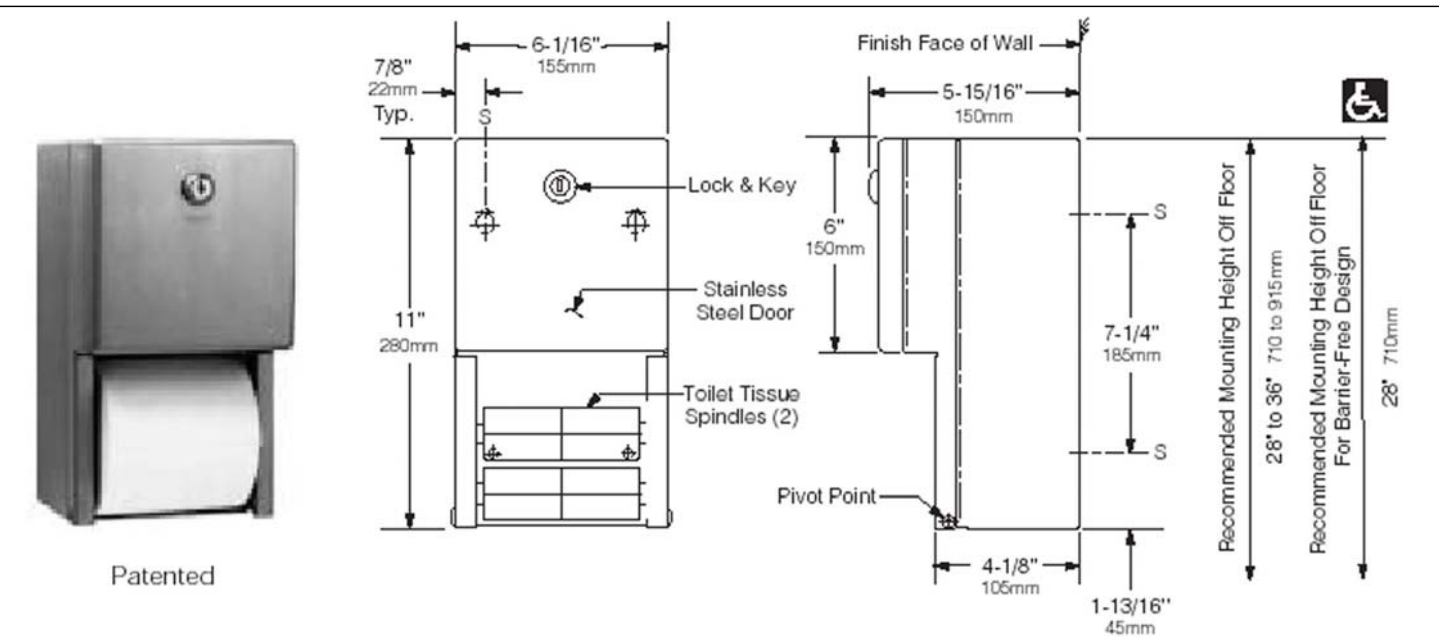
3 SOAP DISPENSER
NTS

BOBRICK - CLASSIC SERIES SOAP DISPENSER B-212
SURFACE MOUNTED IS 1/8" W X 4 3/4" H
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



2 PAPER TOWEL DISPENSER
NTS

BOBRICK - TRIMLINE SERIES RECESSED PAPER TOWEL DISPENSER
AND WASTE RECEPTACLE -B-38034
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



1 TOILET PAPER DISPENSER
NTS

BOBRICK - CLASSIC SERIES TOILET PAPER DISPENSER B-2888
SURFACE MOUNTED
- INSTALL PER MANUFACTURER'S INSTRUCTIONS