



**IMPROVEMENT 1st FLOOR PLAN**  
**4,976 S.F.**  
**ELEVATOR & LOBBY: 241 S.F.**

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

**GENERAL NOTES:**

- 1- PLANS INDICATE GENERAL SCOPE OF WORK. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF ANY WORK. ANY DISCREPANCY SHALL BE NOTIFIED TO CARRERA GROUP OR THE OWNER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
- 2- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL CODE BOOKS, TEXAS STANDARDS AND LOCAL ORDINANCES.
- 3- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTION TO THE EXISTING BUILDING DURING CONSTRUCTION.
- 4- CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING /REPAIRING ALL AREAS OF EXISTING BUILDING DAMAGED BY NEW CONSTRUCTION TO MATCH ORIGINAL CONDITIONS.
- 5- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES AND OTHER PROTECTION DEVICES AS REQUIRED BY ANY AND IN COMPLIANCE WITH ANY AND ALL BUILDING CODES, AGENCIES AND REGULATIONS APPLICABLE TO THE PROJECT.
- 6- IF ANY DISCREPANCIES IN THE DRAWINGS ARE FOUND, CONTACT ARCHITECT BEFORE PROCEEDING WITH WORK.
- 7- ALL DOORS TO HAVE LEVER TYPE DOOR HANDLES TO MEET T.A.S. OPENING FORCE TO NOT EXCEED 5 LBS. OF FORCE. THRESHOLDS TO NOT EXCEED 1-1/2" MAX.
- 8- INSULATE RESTROOM WALLS AND CEILINGS.
- 9- PROVIDE ALL NECESSARY SIGNS TO IDENTIFY EACH ROOM, TYP. TO MEET 2012 IAS REQUIREMENTS.
- 10- SOLID CORE DOORS ON HOLLOW METAL FRAME. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR WORK NOT SHOWN HERE.
- 11- ALL INTERIOR FINISHES (FLOORING, WALLS, BASE, ETC.) AS SELECTED BY OWNER.
- 12- ALL NEW PARTITIONS CORNERS TO BE ROUNDED.
- 13- SOUND INSULATION ON ALL NEW PARTITIONS UP TO EXISTING INTERIOR STOREFRONT GLASS TO REMAIN. IF GLASS IS TEMPERED, IF NOT REPLACE ALL INTERIOR GLASS WITH TEMPERED GLASS.
- 14- ALL FURNITURE AND EQUIPMENT BY TENANT.
- 15- ALL WALLS TO BE TEXTURED ORANGE PEEL AND PAINTED COLOR SELECTED BY TENANT.
16. ALL MILLWORK, COUNTER, FURNITURE, FINISHERS OTHER THAN PAINTED GYP. BD. WALLS BY TENANT.
17. KONGQARD GRID-SERIES CORNER GUARDS TYPICAL AT ALL EXPOSED CORNERS OR EQUAL TYPICAL.
18. INSTALL BLOCKING FOR HANDICAP GRAB BARS AT ALL TOILETS, TYPICAL.
19. PROVIDE BLOCKING AS NEEDED FOR WALL MOUNTED TV'S AND ELECTRICAL OUTLET VERIFY EXACT LOCATION WITH TENANT.
20. PROVIDE IN ALL INTERIOR STOREFRONT OPENING HEADERS.
21. PROVIDE CHAIR RAILS AT OFFICES AND WAITING AREA AS NEEDED.
22. CONTRACTOR TO COORDINATE WITH ELEVATOR MANUFACTURER FOR EXACT DIMENSIONS AND SPECIFICATIONS FOR ELEVATOR BEFORE COMMENCING ANY WORK.

**WALL LEGEND**

- EXISTING WALLS TO REMAIN.
- EXISTING STOREFRONT WINDOWS TO REMAIN.
- EXISTING CONCRETE COLUMNS TO REMAIN.
- EXISTING EXTERIOR BRICK ELEMENT.

- 3/4" OR 6"x 20 GA. INTL. STUDS WITH 1/2" GYP. BD. BOTH SIDES @ 16" O.C. SOUND RATED PARTITION AT ALL EXHAUST ROOMS, ALL DOCTOR'S OFFICES, AND TOILETS.
- 2x8 @ 16" O.C. W/ 5/8" GYP. BD. 6" PLUMBING WALL.
- 6" CMU WALL.

FIRE ENGINEER: JIM, 104 ABC WITH STATE CERTIFICATION TAG.

**REVISED: 10-26-16**

<p><b>IMPROVEMENT PLAN</b></p> <p>NOVEMBER 2016</p> <p><b>A-2</b></p>	<p><b>PROJECT NAME:</b>  <b>EMERGENCE HEALTHCARE NETWORK</b>          EL PASO          1551 MONTANA AVE.</p>	<p><b>CONTRACTOR</b></p>	<p><b>CARRERA GROUP, INC.</b></p> <p>132 W. Redd Road   P.O. Box 78832          L915.045.1800   L915.045.1805</p>
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