

FUSION MEDICAL AESTHETICS THE FOUNDRY: WHEELHOUSE II GFF INTERIORS

GFF JOB NO. 17211.00

2625 WHITMORE STREET, LEASE SPACE E FORT WORTH, TX 76107

ISSUE FOR CONSTRUCTION 01.12.18

DIRECTORY DRAWING INDEX

OWNER		GENERAL SHEETS	
M2G VENTURES 200 CARROLL, SUITE 140 FORT WORTH, TEXAS 76107 TEL: 917-994-9567 CONTACT: SUSAN GRUPPI EMAIL: SGRUPPI@M2GVENTURES.COM	G-010 INDEX G-100 OCCUPANT LOAD DIAGRAM G-200 ACCESSIBILITY STANDARDS G-201 ACCESSIBILITY STANDARDS G-202 ACCESSIBILITY STANDARDS	01.12.18	01.12.18
TENANT		INTERIOR	
FUSION MEDICAL AESTHETICS 7250 HAWKINS VIEW DRIVE, SUITE 411 FORT WORTH, TX 76132 CONTACT: LISA & TREY PHILLIPS TEL: 817-201-8507 EMAIL: TREYANDLISAPHILLIPS@YAHOO.COM	ID-111 DEMOLITION PLAN I-111 NEW WORK FLOOR PLAN I-121 REFLECTED CEILING PLAN I-131 POWER / PHONE / DATA PLAN I-141 FINISH PLAN I-500 PARTITION TYPES, DETAILS, & SCHEDULES I-501 PROJECT DETAILS & SECTIONS I-700 INTERIOR ELEVATIONS, DOOR TYPES & SCHEDULES	01.12.18	01.12.18
INTERIORS		MECHANICAL / ELECTRICAL / PLUMBING	
GFF INTERIORS 2808 FAIRMOUNT, SUITE 300 DALLAS, TEXAS 75201 TEL: 214.303.1500 FAX: 214.303.1512 CONTACT: RUSSELL HAGG EMAIL: RUSSELL.HAGG@GFF.COM	M1.0 MECHANICAL FLOOR PLANS E1.0 ELECTRICAL FLOOR PLANS P1.0 PLUMBING & FIRE PROTECTION FLOOR PLANS	01.12.18	01.12.18
MEP ENGINEER			
BAIRD, DRUMMOND, & BROWN 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 TEL: 817-38-1277 CONTACT: MARK ARNOLD, PE EMAIL: MARNOLD@SHBINC.COM			

SPECIFICATIONS:

<p>SUMMARY OF WORK:</p> <p>1. THE GENERAL CONDITIONS OF THIS CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A001 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" 2007 EDITION, INCLUDING ANY ADDITIONS OR ALTERATIONS MADE BY THE AUTHOR OF THE STANDARD AIA FORM, HEREIN AFTER REFERRED TO AS THE "GENERAL CONDITIONS". THE GENERAL CONDITIONS SHALL APPLY TO EACH AND EVERY SECTION OF THE WORK AS THOUGH WRITTEN IN FULL THEREIN.</p> <p>2. THE CONTRACTORS SHALL MAINTAIN AND PROVIDE PROOF OF ALL FORMS OF INSURANCE AND BONDING FOR THE PROJECT OF THE TYPES AND LIMITS AS SPECIFIED BY LOCAL, STATE & NATIONAL CODES AND THE OWNER. VERIFY & COORDINATE W/ THE OWNER FOR ADDITIONAL REQUIREMENTS.</p> <p>3. THE CONTRACTOR TO SECURE BUILDING PERMITS AND ALL OTHER PERMITS AND APPLICABLE APPROVALS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND UTILITY COMPANIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN EQUIPMENT USE PERMITS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE.</p> <p>4. ALL WORK SHALL INCLUDE LABELING, TEST AND BALANCE, SUBMITTALS, AS BUILTS, ETC.</p> <p>5. THE CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR COORDINATION OF THE WORK WHEN COMPLETE SETS ARE NOT MADE AVAILABLE TO THE SUBCONTRACTORS.</p> <p>6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND VENDORS, INSPECTIONS, AND THE DELIVERY OF MATERIALS. THIS INCLUDES BUT IS NOT LIMITED TO WORK AND MATERIALS BY THE OWNER, UTILITY COMPANIES, SUBCONTRACTORS, AND GOVERNMENT AGENCIES HAVING JURISDICTION.</p> <p>7. ADVISE OWNER OF ANY HAZARDOUS MATERIALS FOUND, NON-CONFORMING CONDITIONS, ETC.</p> <p>8. COMPLY WITH THE TEXAS ASBESTOS HEALTH PROTECTION ACT AND OTHER APPLICABLE STANDARDS.</p> <p>9. DO NOT USE PRODUCTS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS AS DEFINED BY THE EPA OR OSHA.</p> <p>10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION OVER THIS PROJECT, TO INCLUDE THE AMERICAN WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY ACT (TAS), ALL APPLICABLE STATE, CITY AND COUNTY BUILDING CODES, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF GFF, TO AVOID DELAYING THE CONSTRUCTION PROCESS.</p> <p>11. THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS FULLY UPON RECEIPT AND SHOULD NOTIFY GFF OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS OF WHICH THE CONTRACTOR FAILED TO NOTIFY GFF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.</p> <p>12. THE CONTRACTOR SHALL EMPLOY EXPERIENCED, FULLY QUALIFIED AND LICENSED SUBCONTRACTORS AND MAINTAIN COOPERATION AMONG ALL TRADES AT ALL TIMES.</p> <p>13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS TO COMPLETE WORK AS REQUIRED BY LOCAL, STATE, AND NATIONAL CODES TO PROTECT ALL PERSONS ON THE CONSTRUCTION SITE & ALL PERSONS AND PUBLIC IN OCCUPIED AREAS ADJACENT TO CONSTRUCTION ZONES.</p> <p>14. PROVIDE/MODIFY AND/OR EXTEND FIRE ALARM AND FIRE PROTECTION SYSTEMS AS REQUIRED TO CONFORM TO NEW LAYOUT, COMPLY WITH ALL APPLICABLE CODES, INDUSTRY STANDARDS, ETC.</p> <p>15. THE CONTRACTOR IS RESPONSIBLE FOR THE FAMILIARIZATION W/ OWNERS RULES & POLICIES PRIOR TO BEGINNING ANY WORK.</p> <p>16. MISC. DEFINITIONS: -THE TERM "PRODUCT" INCLUDES MATERIALS, SYSTEMS, AND EQUIPMENT. -THE TERM "PROVIDE" INCLUDES FURNISHING AND INSTALLING A PRODUCT, COMPLETE IN PLACE, TESTED AND APPROVED. -THE TERM "BUILDING CODE" AND THE TERM "CODE," REFER TO REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION. -THE TERMS "REQUIRED" AND "AS DIRECTED" REFER TO AND INDICATE THE WORK OR MATERIALS THAT MAY BE REQUIRED OR DIRECTED BY THE ARCHITECT ACTING AS AGENT FOR THE OWNER. -THE TERM "APPROVED" REFERS TO GIVING LIMITED, OR CONDITIONAL, OR QUALIFIED PERMISSION TO USE MATERIAL, EQUIPMENT OR METHODS, THE CONDITIONS BEING IN STRICT COMPLIANCE WITH CONTRACT DOCUMENT REQUIREMENTS. -THE TERM "SIMILAR" MEANS IN ITS GENERAL SENSE AND NOT NECESSARILY IDENTICAL. -THE TERMS "SHOWN," "INDICATED," "DETAILED," "NOTED," "SCHEDULED," AND TERMS OF SIMILAR IMPORT, REFER TO THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.</p> <p>17. WHERE ARCHITECTURAL DRAWINGS DEPICT MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT (SUCH AS LIGHT FIXTURES, DIFFUSERS, ETC), INSTALLATION OF SUCH ITEMS SHALL CONFORM TO THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.</p> <p>18. CIVIL, STRUCTURAL, MECHANICAL/PLUMBING/ELECTRICAL AND/OR FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTANT DRAWINGS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF GFF. THE CONTRACTOR SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OR PERFORMANCE OF SAID WORK.</p> <p>EXISTING CONDITIONS:</p> <p>1. WHERE APPLICABLE, DEFECTIVE EXISTING CONDITIONS, SUCH AS IRREGULAR WALL SURFACES, SAGGING CEILING GRID, SCRATCHED OR DAMAGED FRAMES AND DOORS AND SIMILAR CONDITIONS, THAT CAN BE CONSIDERED PART OF THE OVERALL INTENT OF SCOPE OF WORK, ARE CONTIGUOUS TO NEW WORK, OR SCHEDULED TO RECEIVE NEW FINISHES SHALL BE CORRECTED AND INCLUDED IN THE BASE BID.</p> <p>PRE-BID:</p> <p>1. THE CONTRACTOR SHALL VISIT THE PREMISES WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BOTH ABOVE AND BELOW THE CEILING AND THE REQUIREMENTS INTENDED SCOPE OF WORK PRIOR TO DEVELOPING THEIR BID. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING PLANS FOR ACCURATE DIMENSIONING. ADVISE OWNER OF ANY HAZARDOUS MATERIALS FOUND, NON-CONFORMING CONDITIONS, ETC.</p> <p>2. THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE THE PROJECT FROM INTERFACE WITH EXISTING CONSTRUCTION THROUGH CONFIGURATION AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL FINISHED WORK SHALL BE COMPLETE AND FUNCTIONAL, CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THESE DOCUMENTS, WHETHER SPECIFICALLY ADDRESSED IN THESE DOCUMENTS OR NOT. ANY QUESTION CONCERNING THE COMPLETENESS OF THE WORK SHALL BE ADDRESSED TO GFF.</p> <p>3. ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF GFF.</p> <p>4. THE CONTRACTOR SHALL PREPARE & SUBMIT AN ESTIMATED CONSTRUCTION SCHEDULE W/ THEIR BID.</p> <p>5. ANY QUESTIONS OR CLARIFICATIONS SHALL BE SUBMITTED TO GFF IN WRITING.</p> <p>6. THE CONTRACTOR IS RESPONSIBLE FOR THE FAMILIARIZATION W/ OWNERS RULES & POLICIES PRIOR TO BEGINNING ANY WORK.</p> <p>PROJECT COORDINATION:</p> <p>1. WITHIN FIVE (5) DAYS OF AWARD ON CONTRACT, THE CONTRACTOR IS TO SUBMIT TO GFF A WORK SCHEDULE SHOWING THE ORDER IN WHICH THE CONTRACTOR PROPOSES TO CARRY OUT THE WORK. EACH MAJOR CONSTRUCTION TASK IS TO BE IDENTIFIED WITH PROJECTED START AND END DATES FOR THE TASK. CRITICAL ITEMS OR EVENTS ARE TO BE INDICATED. A DETAILED SCHEDULE SHOWING THE ORDER AND CONFIRMED DELIVERY DATES OF ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED. ALL DEVIATIONS TO THE SCHEDULE SHALL BE AS AGREED TO IN WRITING BY ALL PARTIES.</p>	<p>PROJECT COORDINATION CONTINUED:</p> <p>2. THE CONTRACTOR IS TO COORDINATE ALL CONSTRUCTION AND SCHEDULING WITH THE OWNER, REVIEWING ALL SCHEDULED ACTIVITIES AT START OF CONSTRUCTION. ALL DISRUPTIVE WORK WILL BE PERFORMED AFTER HOURS. THE CONTRACTOR IS TO HAVE A FULL-TIME REPRESENTATIVE AT THE JOBSITE AT ALL TIMES WORK IS BEING PERFORMED.</p> <p>3. ALL TRADES OR SUBCONTRACTORS SHALL DIRECT ALL QUESTIONS, CHANGES OR REQUESTS THROUGH THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO GFF IN WRITING.</p> <p>4. LONG LEAD ITEMS MUST BE ORDERED PROMPTLY TO ENSURE TIMELY DELIVERIES.</p> <p>5. THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER CONTRACTORS AND FIELD CONDITIONS.</p> <p>6. THE CONTRACTOR IS TO SCHEDULE AND ADMINISTER MEETINGS THROUGHOUT THE PROGRESS OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING & DISTRIBUTING MEETING MINUTES.</p> <p>7. PROTECT EXISTING BUILDING CORRIDOR WITH MASONITE & PLASTIC.</p> <p>SUBMITTALS:</p> <p>1. TRANSMIT EACH SUBMITTAL WITH A FORM ACCEPTABLE TO GFF.</p> <p>2. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED TO GFF. SHOP DRAWINGS, BROCHURES, PRODUCT DATA, SAMPLES, ETC SHALL BE SUBMITTED TO GFF AS APPLICABLE FOR REVIEW. THEY WILL BE REVIEWED FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. THE APPROVAL DOES NOT EXTEND TO SHOP FABRICATION PROCESSES, FIELD CONSTRUCTION TECHNIQUES, OR COORDINATION OF TRADES AND THEIR WORK.</p> <p>3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FABRICATED ITEMS INCLUDING, BUT NOT LIMITED TO, MECHANICAL & ELECTRICAL LIGHTING, EQUIPMENT AND FINISH SAMPLES TO GFF IN A TIMELY MANNER TO ALLOW SUFFICIENT REVIEW TIME.</p> <p>4. THE CONTRACTOR SHALL STAMP & SIGN SUBMITTALS CERTIFYING THE REVIEW, VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSION, ADJACENT CONSTRUCTION WORK & COORDINATION OF INFORMATION. IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS. ANY DEVIATIONS SHALL BE NOTED ON THE SUBMITTAL AT THE TIME OF SUBMISSION.</p> <p>5. THE CONTRACTOR SHALL SUBMIT A QUANTITY OF 4 SETS FOR REVIEW. THE CONTRACTOR SHALL SUBMIT 12" X 12" FINISH SAMPLES FOR APPROVAL.</p> <p>SUBSTITUTIONS:</p> <p>1. THE CONTRACTOR IS TO SUPPLY ALL NEW MATERIALS AND EQUIPMENT AS SPECIFIED ON THE PLANS. WHEN THE TERM "OR EQUAL" APPEARS, IT SHOULD BE UNDERSTOOD THAT SUCH SUBSTITUTIONS SHALL BE MADE ONLY AFTER WRITTEN CONSENT IS OBTAINED FROM THE OWNER AND GFF. THE BURDEN OF PROVING EQUALITY OF PROPOSED SUBSTITUTIONS RESTS WITH THE CONTRACTOR. REQUESTS FOR SUBSTITUTION SHALL BE ACCOMPANIED BY SUCH TECHNICAL DATA, TEST REPORTS, SAMPLES, VERIFIED EXPERIENCE RECORDS FROM PREVIOUS USERS AND OTHER PRINTED OR WRITTEN INFORMATION VALID IN THE CIRCUMSTANCES. REQUESTS FOR SUBSTITUTION SHALL BE ACCOMPANIED BY COMPLETE COST DATA AND SAVINGS, IF ANY, RESULTING FROM PROPOSED SUBSTITUTION AND SHOULD BE SUBMITTED PRIOR TO BID.</p> <p>2. ACCEPTED SUBSTITUTIONS REQUESTED BY THE GENERAL CONTRACTOR REMAINS HIS RESPONSIBILITY AND HE ALONE SHALL BE RESPONSIBLE FOR THE CORRECT FUNCTION, OPERATION, PERFORMANCE AND ACCOMMODATION OF OTHER LISTED ARTICLES, MATERIALS AND EQUIPMENT.</p> <p>3. THE GENERAL CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED AND IN CONJUNCTION WITH ANY AND ALL CHANGES ARISING OUT OF THE USE OF THE SUBSTITUTED MATERIALS AND/OR EQUIPMENT.</p> <p>MATERIAL & EQUIPMENT:</p> <p>1. STORE AND PROTECT PRODUCTS IN ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS, W/ SEALS & LABELS INTACT & LEGIBLE. USE MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION & LOSS INCLUDING THEFT.</p> <p>2. COMPLY WITH REFERENCE STANDARDS AND SPECIFICATIONS AS MINIMUM REQUIREMENTS.</p> <p>3. PROVIDE ATTIC STOCK OF MATERIALS AS REQUESTED BY OWNER. CONFIRM WITH OWNER FOR QUANTITY AND ATTIC STOCK STORAGE.</p> <p>SYSTEM START-UP:</p> <p>1. COORDINATE SCHEDULE FOR START-UP OF VARIOUS EQUIPMENT AND SYSTEMS.</p> <p>2. NOTIFY OWNER AND ARCHITECT IN WRITING SEVEN (7) DAYS PRIOR TO START-UP OF EACH ITEM.</p> <p>3. SUBMIT A WRITTEN REPORT THAT EQUIPMENT OR SYSTEM HAS BEEN PROPERLY INSTALLED AND IS FUNCTIONING CORRECTLY.</p> <p>4. DEMONSTRATE OPERATION AND MAINTENANCE OF PRODUCTS TO OWNERS PERSONNEL TWO WEEKS PRIOR TO DATE OF SUBSTANTIAL COMPLETION.</p> <p>PROJECT CLEANUP:</p> <p>1. CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY OR AS DIRECTED IN ORDER TO KEEP PREMISES CLEAN AND EXIT WAYS CLEAR FROM ALL OBSTRUCTIONS.</p> <p>2. THE CONTRACTOR SHALL DISPOSE OF EQUIPMENT AND MATERIALS AS REQUIRED. RUBBISH IS TO BE REMOVED DAILY IN ACCORDANCE WITH THE OWNERS REGULATIONS AND DISPOSED OF IN A LEGAL MANNER.</p> <p>3. PROVIDE FINAL CLEANUP AND DAMAGE REPAIR AT THE PROJECT CONCLUSION. LEAVE THE PREMISES NEAT, CLEAN AND CLEAR OF TOOLS, EQUIPMENT AND SURPLUS MATERIALS, UNLESS REQUESTED BY THE OWNER. CLEANUP SHALL INCLUDE, BUT NOT BE LIMITED TO:</p> <p>A. POWER VACUUMING THE AREA SURROUNDING THE WORK. B. HAND DUSTING AND CLEANING OF ALL SHELVING, CABINETRY, CASEWORK, GLASS, MIRRORS, WALLS, CEILINGS, FIXTURES, HVAC DIFFUSERS AND GRILLES, ETC. BOTH INSTALLED UNDER THIS CONTRACT OR EXISTING. C. REPAIR OR REPLACEMENT OF PROPERTY DAMAGED DURING COMPLETION OF THE PROJECT. D. STORE ATTIC STOCK AS DIRECTED BY OWNER.</p> <p>E. PROVIDE A FINAL CLEANING OF EXISTING BUILDING SPACES ENTERED DURING CONSTRUCTION.</p> <p>CLOSE-OUT:</p> <p>1. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL PERTINENT OPERATING, MAINTENANCE, AND WARRANTY INFORMATION AT THE COMPLETION OF THE PROJECT, BOUND INTO AN 8 1/2" X 11" THREE-RING NOTEBOOK, AND PROPERLY IDENTIFIED.</p> <p>2. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETE & READY FOR INSPECTION.</p> <p>AS BUILTS:</p> <p>1. THE CONTRACTOR SHALL KEEP ONE (1) SET OF PLANS AT THE JOB SITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH "PROJECT RECORD" DOCUMENTS SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE CONTRACT.</p> <p>WARRANTIES:</p> <p>1. PROVIDE ONE YEAR GUARANTEE ON ALL MATERIALS AND WORKMANSHIP UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, BEGINNING FROM THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL LABOR, MATERIALS OR EQUIPMENT COVERED BY THIS WARRANTY AT NO ADDITIONAL COST TO THE OWNER.</p>
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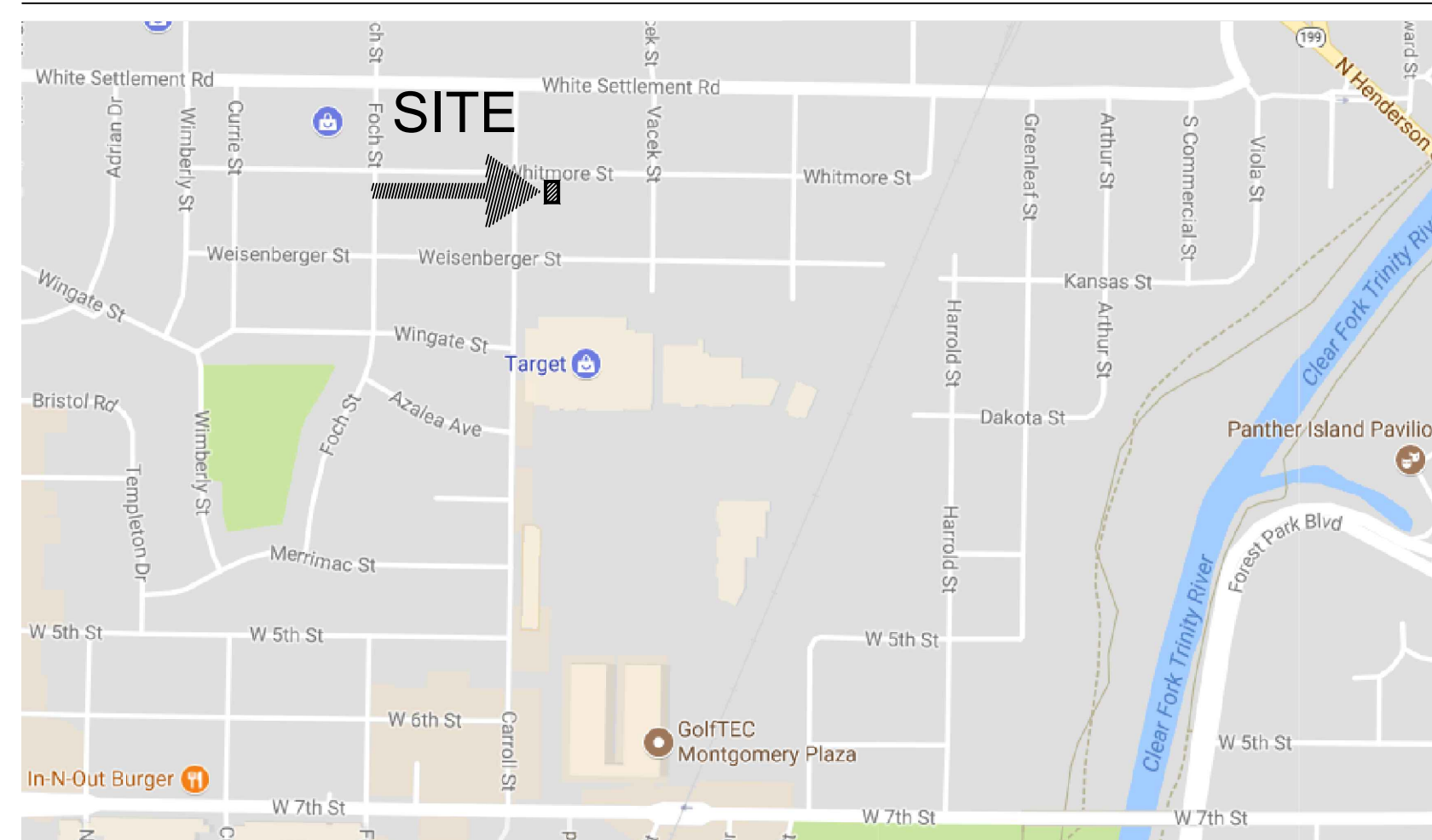
APPLICABLE CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE W/ CITY OF FORT WORTH AMENDMENTS
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE W/ CITY OF FORT WORTH AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE W/ CITY OF FORT WORTH AMENDMENTS
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE W/ CITY OF FORT WORTH AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE W/ CITY OF FORT WORTH AMENDMENTS
GAS CODE:	2015 INTERNATIONAL FUEL & GAS CODE W/ CITY OF FORT WORTH AMENDMENTS
ENERGY CODE:	2015 INTERNATIONAL ENERGY CODE W/ CITY OF FORT WORTH AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS

BUILDING INFORMATION

USE AND OCCUPANCY CLASSIFICATION:	BUSINESS GROUP (B)
CONSTRUCTION TYPE:	TYPE II B
AREA:	TOTAL: 8,031 SF
AREA OF WORK:	TOTAL: 1,013 SF

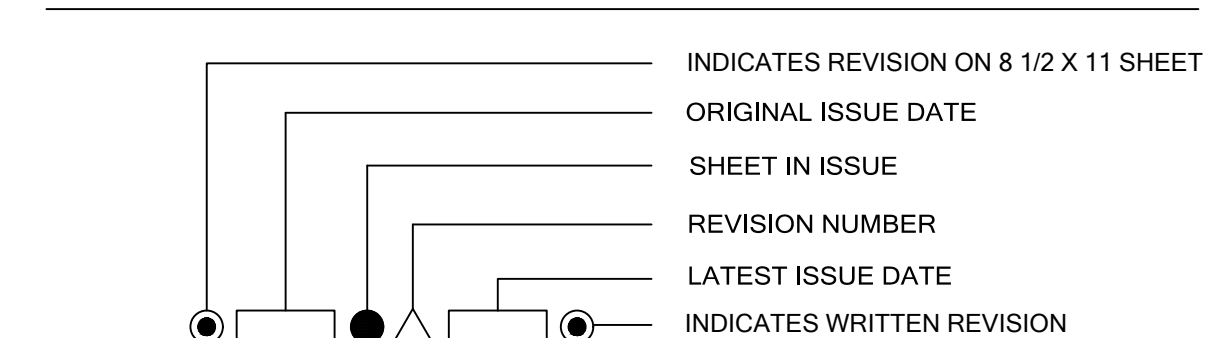
LOCATION MAP



ISSUE DATES

MO, DA, YR TITLE
01.12.18 - ISSUE FOR CONSTRUCTION

LEGEND



**FUSION MEDICAL AESTHETICS
THE FOUNDRY: WHEELHOUSE II**
 2625 WHITMORE STREET, LEASE SPACE E
FORT WORTH, TX 76107


INTERIORS



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

No.	Date	Revision

Drawn 

Approved

Project No.	17211.00
Date	01.12.18