

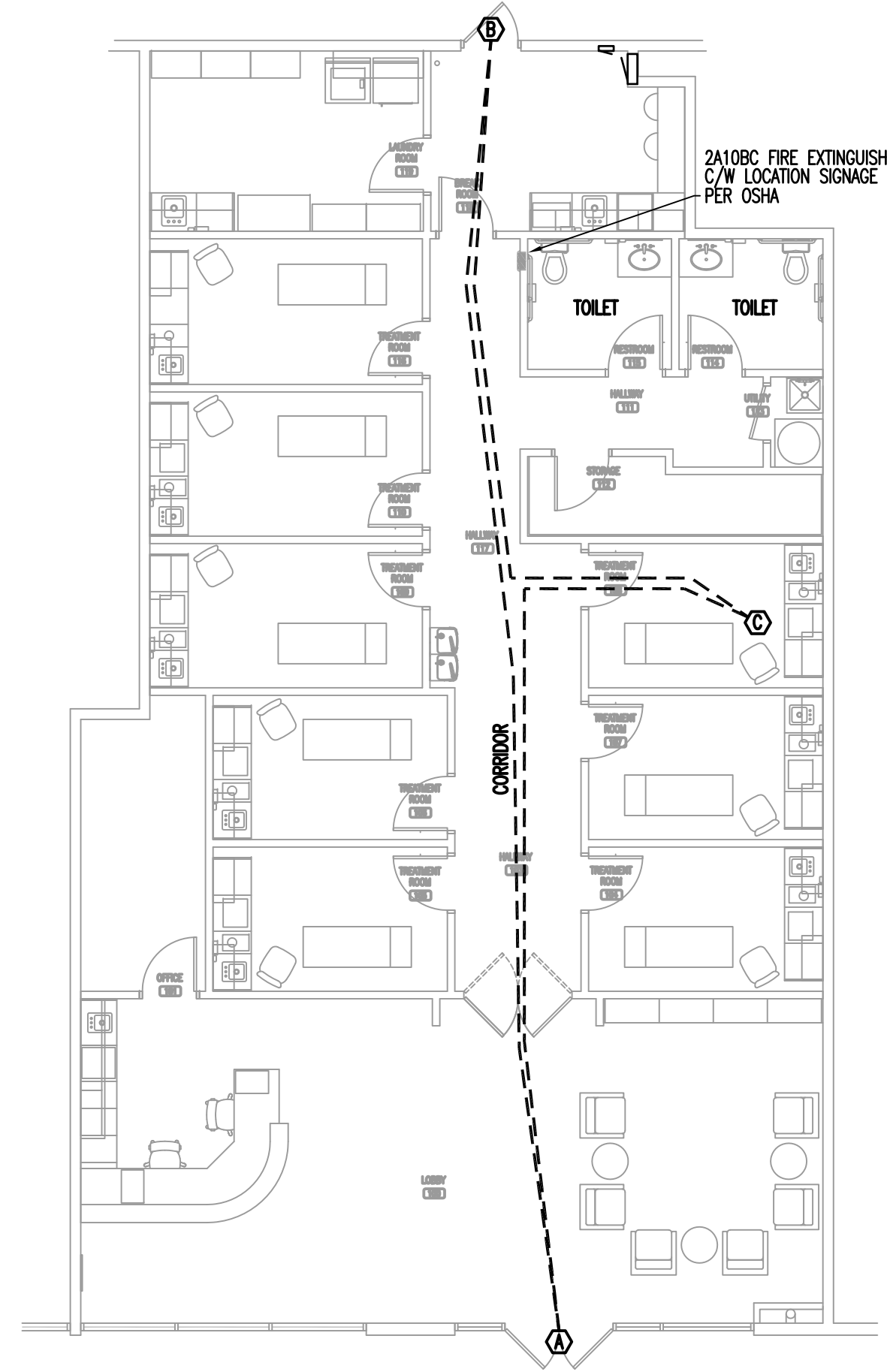
GENERAL CONTRACTOR SHALL VISIT SITE AND ENSURE ALL BIDDING SUBCONTRACTOR'S VISIT SITE PRIOR TO BID. G.C. WILL BE RESPONSIBLE FOR ALL EXISTING CONDITIONS MEETING OR EXCEEDING THOSE DEPICTED WITH PLANS. WHERE EXISTING CONDITIONS ARE NOT AS SHOWN, G.C. SHALL INCLUDE IN BID THE NECESSARY LABOR AND MATERIALS TO ENSURE THE EXISTING SHELL MEETS OR EXCEEDS THE INTENT OF THE CONSTRUCTION PLANS. ALL EXISTING WALLS TO BE RE-USED, EXTERIOR AND OR DEMISING, SHALL BE INSULATED AND DRY WALLED WITH A MIN OF 5/8" TYPE X OR AS LISTED PER PLANS AND BE FINISHED EQUIVALENT TO NEW DRYWALL AND BE PAINT READY. ROOF SHALL HAVE ACCEPTABLE MINIMUM INSULATION INSTALLED OR G.C. SHALL INSTALL. ALL SUPPLEMENTAL WORK REQUIRED TO ENSURE EXISTING EXTERIOR / INTERIOR / INSULATION TO FINISH TENANT SHELL SHALL BE PROVIDED AS A BID ALTERNATE COST SEPARATED ON G.C. BID.



INSTALLED FINAL LOCATIONS AND QUANTITIES BY FIRE MARSHALL.

NET SQUARE FOOTAGE 2677 / 100 = 27 OCCUPANTS
 EGRESS ANALYSIS 1005.1
 NFPA 13 FULLY SPRINKLED THROUGHOUT
 STAIRWAYS (N/A) 27 X 0.2 = 5.4" REQUIRED
 OTHER EGRESS COMPONENTS 27 X 0.15 = 4"
 PER 1014.3
 1 EXITS REQUIRED UNDER 100 FEET
 2 PROVIDED

ALL EXITS SHALL BE EQUIPPED WITH PUSH BAR OR PANIC HARDWARE.
 (A) - (B) 71'-11"
 (C) - (A) 54'-1"
 (C) - (B) 43'-9"



EGRESS PLAN
 SCALE 1/8"=1'-0"

DRAWING INDEX	
1.00	COVER SHEET
1.01	DEMOLITION PLAN
1.02	SITE PLAN
1.03	FRAMING PLAN
1.04	FRAMING DETAILS
1.05	ACCESSIBLE FLOOR PLAN
1.06	ACCESSIBLE DETAILS
1.07	REFLECTED CEILING PLAN
1.08	CEILING DETAILS
1.09	FLOOR AND WALL FINISH PLAN
1.10	FURNITURE PLAN
1.11	INTERIOR ELEVATIONS
1.12	INTERIOR ELEVATIONS
1.13	RESTROOM ELEVATIONS
1.14	ARCHITECTURAL SPECIFICATION
2.01	ELECTRICAL LIGHTING PLAN
2.02	ELECTRICAL POWER PLAN (FIRE ALARM DIFFERED)
2.03	ELECTRICAL PANELS AND ONE LINE DIAGRAM
2.04	ENERGY COMPLIANCE
2.05	ENERGY COMPLIANCE
3.01	HVA/C SUPPLY AIR PLAN
3.02	HVA/C RETURN AIR PLAN
3.03	HVA/C DETAILS
4.01	SANITARY SEWER PLAN
4.01A	SANITARY SEWER ISOMETRIC
4.02	DOMESTIC WATER PLAN
4.03	NOT USED
4.04	PLUMBING DETAILS
4.05	PLUMBING SPECIFICATIONS
5.01	SPRINKLER SCHEMATIC (DIFFERED SUBMITTAL)

TENANT FINISH OUT OF LEASE SPACE TO CREATE A FACIAL SPA. NEW PARTITION WALLS, EXISTING HVAC EQUIPMENT WITH NEW DISTRIBUTION. RE-USE OF EXISTING ELECTRICAL SERVICE WITH NEW DISTRIBUTION OF POWER. NEW LIGHTING AND CONTROLS. NEW FLOORING AND FINISHES.
 NEW PLUMBING THROUGHOUT SPACE CONNECTED TO EXISTING STUBS.

TENANT IMPROVEMENT	
OCCUPANCY	GROUP B BUSINESS
CONSTRUCTION TYPE	TYPE IIB SPRINKLED
BUILDING HEIGHT	1 STORY
SPACE USE	B-BUSINESS
FIRE ALARM	NO
INTERIOR FINISH CEILING HEIGHT	10 FEET
GROSS / NET LEASE AREA	2,765 / 2,677 SQUARE FEET
TOTAL OCCUPANCY	27 OCCUPANTS
EXIT(S) WIDTH PROVIDED	36" MINIMUM
MINIMUM EXIT(S) REQUIRED	2
EXIT(S) PROVIDED	2
NUMBER OF EMPLOYEES	4
PLUMBING REQUIREMENTS	
WATER CLOSETS / LAVATORIES REQUIRED	MEN = 1, WOMEN = 1
ACCESSIBLE RESTROOMS PROVIDED	MEN = 1, WOMEN = 1
MOP SINK / REQUIRED / PROVIDED =	1

ALL INTERIOR FINISHES AND INTERIOR FLOOR FINISHES SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE

CODE TABLE	
2015 INTERNATIONAL BUILDING CODE	
2015 INTERNATIONAL EXISTING BUILDING CODE	
2015 UNIFORM PLUMBING CODE	
2015 UNIFORM MECHANICAL CODE	
2015 INTERNATIONAL FUEL GAS CODE	
2015 INTERNATIONAL FIRE CODE	
2015 INTERNATIONAL ENERGY CONSERVATION CODE	
2012 NATIONAL ELECTRIC CODE	
2012 TAS (TEXAS ACCESSIBILITY)	

QUESTIONS
 PROJECT / CONSTRUCTION COORDINATOR

f.c. dadson, inc.

N1043 CRAFTSMEN DR. SUITE 2
 GREENVILLE, WI 54942
 Phone: 920-757-1486
 Fax: 920-757-1492

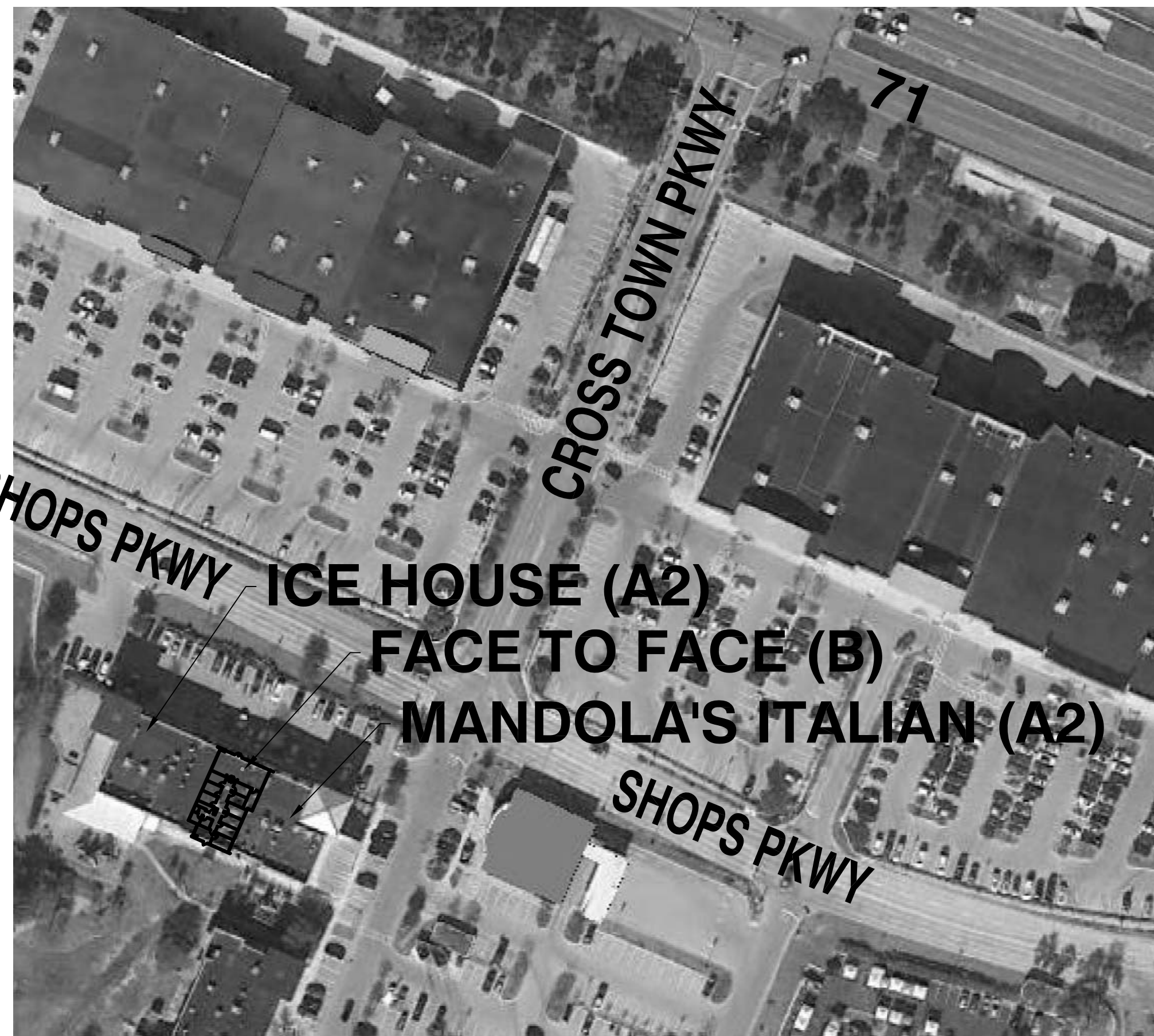
ISSUED / REVISIONS:

ENGINEERING AND DESIGN PLLC

Phone (606)-364-2886
 Fax (606)-364-5100
 E-Mail: eric@entrengineers.com
 Web Address: entrengineers.com

PO Box 213 (Mailing)
 425 S. WY. 3630
 Annville, KY 40402

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BID AND REPORT ANY DISCREPANCIES BACK TO OWNER.



NTS

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE / DEBRIS THROUGHOUT CONSTRUCTION INCLUDING ONE WEEK AFTER SUBSTANTIAL COMPLETION FOR POST CONSTRUCTION EQUIPMENT DELIVERIES.

GENERAL NOTES	
1. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR A PROFESSIONALLY COMPLETE TENANT IMPROVEMENT WITHIN THE ADDRESS LISTED ON THESE PLANS.	14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY THE TRADES AND SHALL PROVIDE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
2. ALL INFORMATION CONTAINED IN THESE CONSTRUCTION DRAWINGS ARE THE SOLE PROPERTY OF FACE TO FACE. COPIES ARE TO BE USED FOR THE EXCLUSIVE PURPOSE OF CONSTRUCTING FACE TO FACE FACILITIES. ANY OTHER USE MAY VIOLATE THE COPYRIGHT LAWS OF THE UNITED STATES.	15. DRAWINGS MAY NOT ALWAYS BE TO SCALE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE.
3. THE DESIGNER, FRANCHISEE, OR FACE TO FACE ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE DOCUMENTS FOR ANY PURPOSE OTHER THAN SPECIFICALLY AUTHORIZED BY THE AFORE MENTIONED AND SIGNED AND SEALED FOR THE SPECIFIC LOCATION IN THE STATE SHOWN ON THE DRAWINGS AND SEAL.	16. DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
4. ALL CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL WORKING CONDITIONS, MATERIALS AND METHODS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.	17. ALL NOTES THROUGHOUT THESE CONSTRUCTION DRAWINGS APPLY TO ALL SHEETS WHERE APPLICABLE.
5. PRIOR TO SUBMITTING BIDS OF ANY TYPE, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME THOROUGHLY FAMILIAR, NOT ONLY WITH THE PROPOSED SCOPE OF WORK, BUT ALSO WITH THE SPECIFIC REQUIREMENTS AS TO PROCEDURES THE FRANCHISEE OR THE LANDLORD EXPECTS THE CONTRACTOR(S) TO FOLLOW DURING CONSTRUCTION. THIS REFERS TO ACCESS TO THE SPACE, TRASH REMOVAL DURING CONSTRUCTION, PARKING OF CONSTRUCTION VEHICLES, DELIVERIES, STORAGE, STAGING AREAS, AND ANY OTHER ITEMS NECESSARY TO COMPLY WITH ALL ASPECTS OF THE LEASE AND TENANT OBLIGATIONS.	18. WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DRAWINGS SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT SCHEDULES ARE MET AND THAT THE WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER, FRANCHISEE AND FACE TO FACE AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.	19. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
7. CAREFULLY REVIEW LOCATION AND CONDITIONS OF ALL UTILITIES TO BE FURNISHED FOR THE SPACE AND VERIFY LOCATIONS FURNISHED BY THE LANDLORD/UTILITY COMPANIES AS SHOWN ON THE DRAWINGS.	20. ALL CHANGES TO THESE DOCUMENTS MUST BE APPROVED BY FACE TO FACE.
8. ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.	21. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY FACE TO FACE DESIGN AND CONSTRUCTION DEPARTMENT AND THE FRANCHISEE. ANY MATERIAL SUBSTITUTIONS WITHOUT AUTHORIZATION WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUCH SUBSTITUTED MATERIALS WITH APPROVED MATERIALS AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
9. SPECIAL ATTENTION SHALL BE GIVEN TO EXISTING AREAS SURROUNDING THE EXTERIOR OF THE PROJECT SPACE. ALL CONSTRUCTION AND INSTALLED EQUIPMENT, WALKS, AND LANDSCAPED AREAS SHALL BE PROTECTED AND GUARDED BY BARRIERS OR OTHER MEANS NECESSARY TO PROTECT AREAS FROM DAMAGE DURING CONSTRUCTION. ALL AREAS DAMAGED WILL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO FINAL PAYMENT AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.	22. THE SUBCONTRACTORS SHALL REMOVE RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT DIRT, DEBRIS OR DUST FROM AFFECTING THE FINISHED INTERIOR OR EXTERIOR OF THE JOB SITE.
10. INSTALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ACCESS TO THE SITE. REVIEW SPECIFIC REQUIREMENTS WITH THE LANDLORD'S TENANT COORDINATOR PRIOR TO BEGINNING CONSTRUCTION.	23. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. FRANCHISEE MAY WITHHOLD FINAL PAYMENT UNTIL GENERAL CONTRACTOR SUPPLIES FRANCHISEE WITH A WARRANTY LETTER AND SUBCONTRACTORS LIEN WAIVERS.
11. TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR, UNLESS OTHERWISE AGREED UPON.	24. GENERAL CONTRACTOR SHALL HIRE A PROFESSIONAL CLEANING COMPANY FOR FINAL CLEAN UP INCLUDING STRIPPING AND WAXING OF THE FLOORS BEFORE TURNING COMPLETED STORE OVER TO FRANCHISEE.
12. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO SECURE AND PROTECT FROM DAMAGE, ALL ITEMS ON THE PREMISES, INCLUDING, BUT NOT LIMITED TO; CONSTRUCTION MATERIALS, LIGHT FIXTURES, FOOD SERVICE EQUIPMENT, EQUIPMENT, AND THE FURNITURE PACKAGE. AFTER RECEIPT ON JOB SITE, ANY LOST, STOLEN OR ITEMS DAMAGED LATER BY SUBCONTRACTORS OR OTHERS IN THE BUILDING, SHALL BE REPLACED OR REPAIRED AT THE GENERAL CONTRACTOR'S SOLE EXPENSE. THE GENERAL CONTRACTOR SHOULD NOTIFY AND RELATE THIS INFORMATION AND REQUIREMENT TO ALL TRADES AND SUBCONTRACTORS ON SITE.	25. GENERAL CONTRACTOR AND HIS JOB SUPERVISOR SHALL TEST ALL EQUIPMENT FOR PROPER OPERATION, IN THE PRESENCE OF THE FRANCHISEE, BEFORE TURNING COMPLETED STORE OVER TO FRANCHISEE.
13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RECEIVE AND UNLOAD PRODUCT AND MATERIALS SUPPLIED BY OTHERS AT THE JOB SITE. IMMEDIATELY INSPECT DELIVERED PRODUCTS AND EQUIPMENT FOR SHIPPING DAMAGE, INCLUDING CONCEALED DAMAGE PRIOR TO SHIPPER LEAVING PREMISES. ANY PRODUCT OR MATERIALS FOUND TO BE DAMAGED AFTER THE SHIPPER HAS LEFT THE PREMISES, WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPLACE. RECORD ANY SHORTAGES, DAMAGED OR DEFECTIVE MATERIALS. SAVE ALL PACKINGS OF DAMAGED PRODUCTS UNTIL CLAIMS ARE FINALIZED. IMMEDIATELY NOTIFY FACE TO FACE PROJECT MANAGER AND FRANCHISEE OF ANY DAMAGED MATERIALS RECEIVED. IMMEDIATELY FILE A DAMAGE CLAIM WITH THE APPROPRIATE SHIPPING COMPANY.	26. GENERAL CONTRACTOR SHALL PROVIDE THE FRANCHISEE WITH TWO (2) COPIES OF A MAINTENANCE MANUAL UPON COMPLETION OF THE STORE. THE FRANCHISEE MAY CHOOSE TO WITHHOLD FINAL PAYMENT SHOULD THE GENERAL CONTRACTOR FAIL TO PROVIDE A MAINTENANCE MANUAL.
	27. TEN DAYS BEFORE CONSTRUCTION COMMENCEMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE FRANCHISEE AND FACE TO FACE WITH A DETAILED AND COMPLETE CONSTRUCTION SCHEDULE, THE SCHEDULE SHOWING ALL TRADES WITH STARTING AND COMPLETION DATES. A COMPLETE LIST OF ALL SUBCONTRACTORS MUST ALSO BE INCLUDED WITH THE SCHEDULE. THE GENERAL CONTRACTOR IS TO NOTIFY ALL PARTIES IN RECEIPT OF PROJECT SCHEDULE IF ANY CHANGES OCCUR WHICH AFFECT THE COMPLETION DATE. FAILURE TO COMPLETE THE PROJECT AS SCHEDULED, MAY RESULT IN PENALTIES INCURRED BY THE GENERAL CONTRACTOR REGARDING FINAL PAYMENT.

FACE TO FACE SPA™
 PROMOTING SKIN HEALTH AND BEAUTY

12770 SHOPS PARKWAY, SUITE 20
 BEE CAVE, TEXAS 78738

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DRAWN BY: Staff
DATE: July 25, 2017
SCALE: PER PLAN
PROJECT No.: FTF 17 001 BCTX
SHEET TITLE
COVER SHEET
SHEET No.
1.00

BIDDING QUESTIONS CONTACT 920-757-4466 X 139