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BUILDING ✦ SPACE FIT-OUT ✦ REMODELING ✦ IMPROVEMENTS ✦ CONSULTING ✦ NAHB GRADUATE MASTER BUILDER

Suite #280 jobsite clarifications – designed to expedite and complete construction without delays

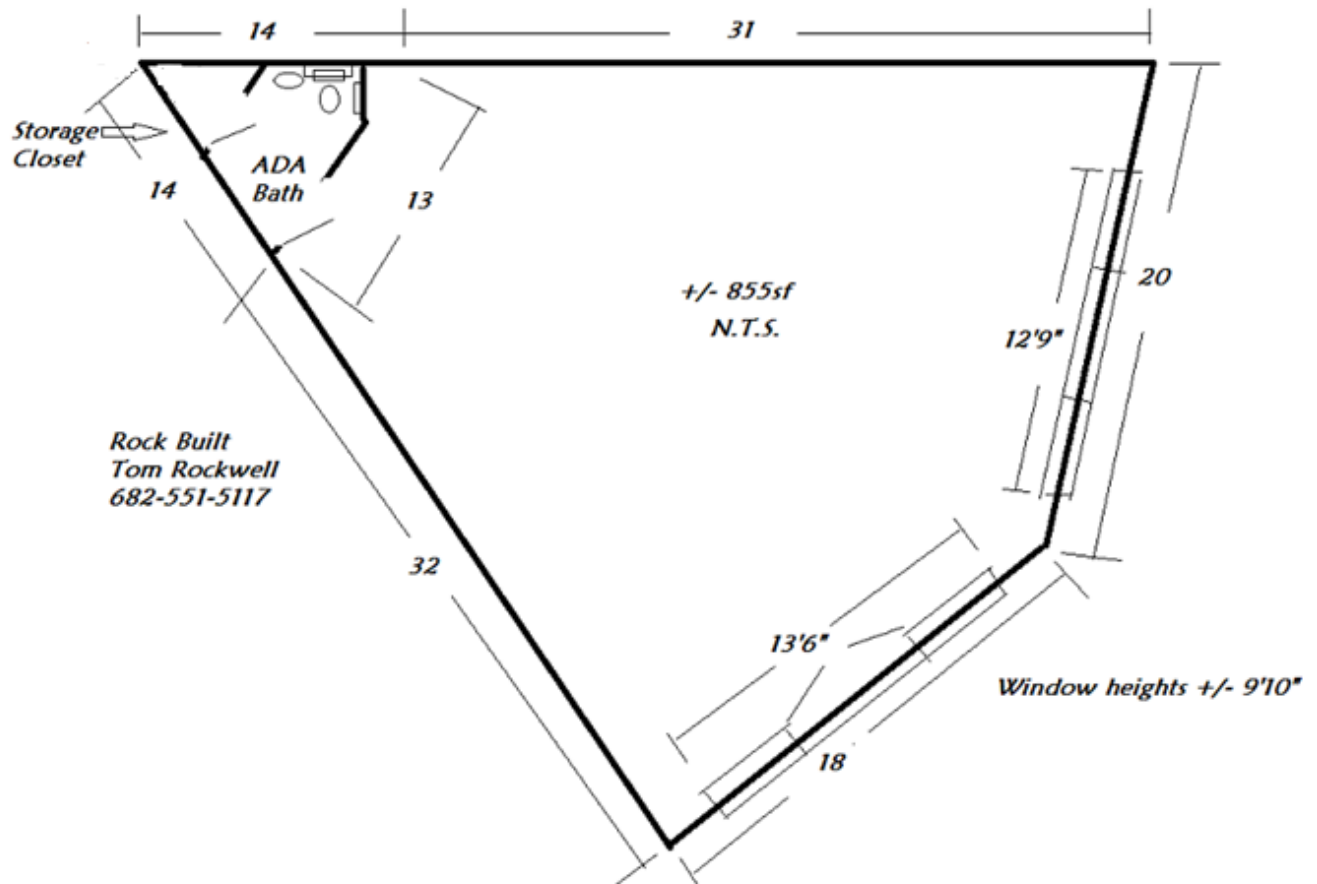
Location: 1161 E. Southlake Blvd. Suite #280, Southlake TX 76092

General White Wall Ready

General Contractor / Contact: Rock Built - Tom Rockwell 682-551-5117

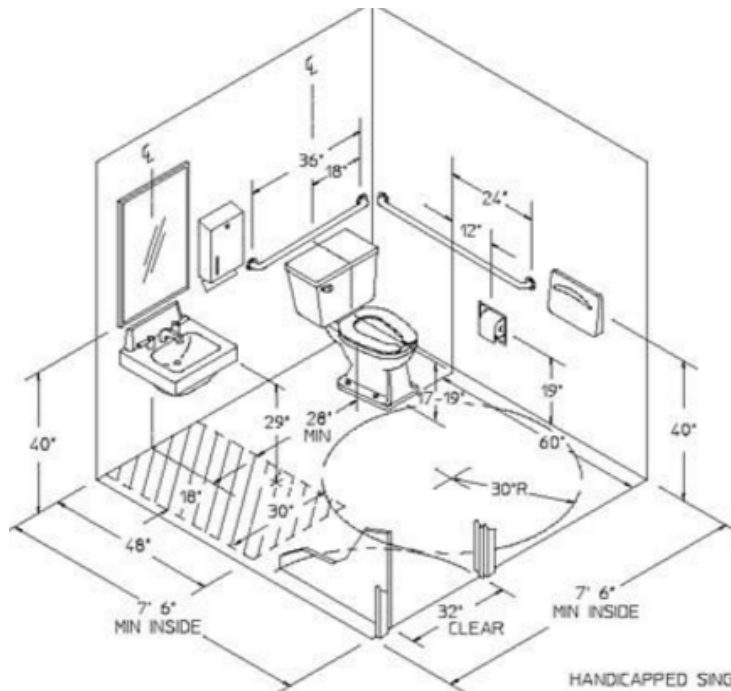
This permit and inspection request is for, the rough in (only) of certain systems in this suite (referred to as “**White Wall Ready**”). The exclusive purpose of the proposed level of construction is for making the unit more “retail ready”. The intent of this is common in commercial development and allows the owner to be better able to provide a future tenant a suite that they can still personalize (with less infrastructure costs, quicker).

At a later date, whenever a final tenant is contracted with, that tenant shall then submit their permit request for finishing the construction pursuant to their desires, and, upon completion, obtaining their final operating CO. Any required retrofitting (if necessary) at that point shall be made part of that tenant’s permit requirement (based on their use of the space). Again, the intent would be that they are spending less time and resources and procuring a space for their needs quickly and adding value to the city, owner, and tenant.



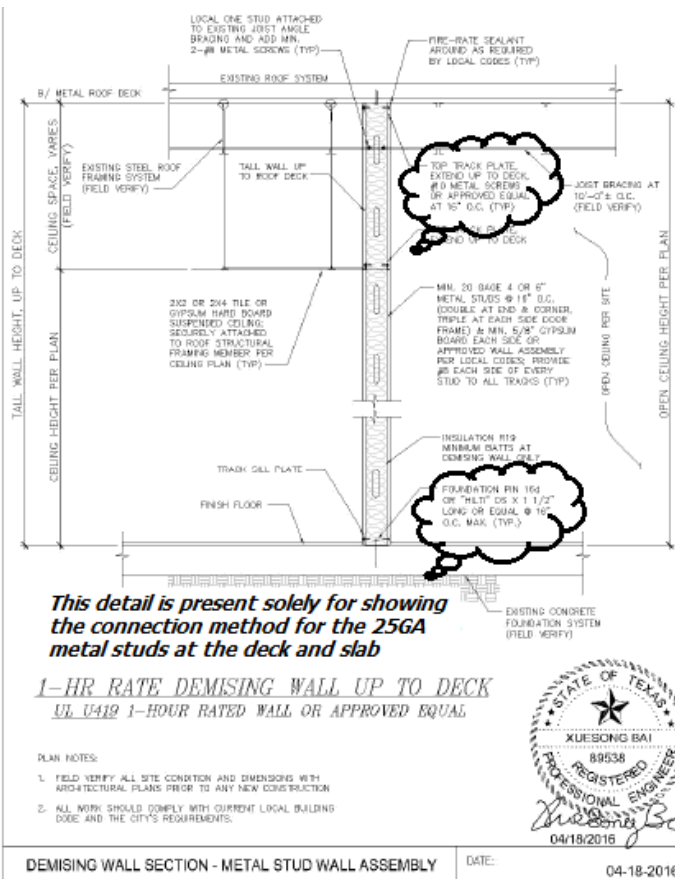
All dimensions and details are NTS and +/- (site conditions shall control final as-built locations)

STEVEN (XUESONA) BAI, P.E.			
BC STRUCTURAL ENGINEERS, LLC	<ul style="list-style-type: none"> - Consulting - Planning - Design - Construction Support - Forensic Evaluation 	957 Falcon Drive Allen, TX 75013 Phone: 214-991-5117 Fax: 214-302-0727 Email: steven_bai66@yahoo.com	<input type="checkbox"/> structural <input type="checkbox"/> architectural <input type="checkbox"/> mechanical / MEP <input type="checkbox"/> electrical <input type="checkbox"/> plumbing



HANDICAPPED SINGLE FACILITY (UNI-SEX)

Typical bath configuration spacings associated with suite 280



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SHELL CONTRACTOR HAS MET ALL CITY REQUIREMENTS TO RECEIVE THE WORK HEREIN DESCRIBED FOR THIS UNIT

APPLICABLE CODES

2015 International Building Code & Ord. #1142
2015 International Mechanical Code & Ord. #1145
2014 National Electrical Code
2015 International Plumbing Code & Ord. #1147
2015 International Fuel and Gas Code & Ord. #1146
2015 International Fire Code & Ord. 1144
2015 International Energy Conservation Code & 1143

SPACE AREA: 855 SF +/-

BUILD. EXTERIOR: No changes

DEMISING WALLS: Existing

CURRENT OCCUPANCY LOAD ESTM: 855 SF @ 100 SF/OCC = 8.5 Occupants

GENERAL CONSTRUCTION NOTES (for all parties):

Any coring at roof deck shall be patched by shell contractor's roof contractor so as to fully retain warranty performance.

Please assure you are aware of all Southlake inspections and requirements to assure construction goes well at all times.

Due to the small nature of this suite, you are required to remove all waste you create and take offsite.

We will have a lockbox on the unit for ease of access.

All fire suppression sprinklers to be handled by others.

Plumbing Related:

1. Locate the sanitary drain and create clear access to accept Sink & WC waste under slab (no exposed floor drain);
2. Provide wet trap connection for 3/4" PVC condensate line from RTU unit into sanitary waste;
3. Provide tankless water heater in ADA bath;
4. Provide ADA wall mounted lav & matching faucet w/under sink wrap;
5. Provide ADA accessible toilet;
6. Provide matching paper towel dispenser; toilet paper holder, and required ADA grab bars;

Concrete Related:

1. Provide vapor barrier and #3 rebar tied at 18"oc and replace all concrete to complete the floor;
2. If sanitary drain is not in leave-out, R&R replace the in place concrete and refer to item XXXX.

Electrical Related:

1. Provide 200 AMP electrical Panel and the appropriate breakers, (no meter);
2. Wire gas HVAC unit (208V/60HZ)
3. Provide all wiring from electrical devices to Panel.
4. Provide 120V outlet for tankless WH;

5. Provide outlets at 25' OC (18" A.F.F.);
6. Provide GFCI wiring at bath;
7. Provide a total of 2 can lights (6" LED) and 1 fan/light at Bath & Closet;

HVAC Related:

1. Provide a minimum total of 6 tons of cooling (1 unit) with plenums into unit (no ductwork);
2. Locate gas HVAC units (Lennox or eq.) in a fashion that causes the Trusses to not be cut;

Door Related:

1. Provide 2 doors RH swing 3'0"x7'0" solid core WD slab with hollow metal frame and matching hardware (door to bath must qualify as ADA compliant);

Insulation Related:

1. Insulate (unfaced R-11 batts) all perimeter framed walls (including tilt-wall and bath/unit common wall) common wall to run to underside of roof deck;

Multi-Division Related:

1. Frame (2x4 25ga) walls from exposed concrete to underside of roof deck;
2. Frame a storage closet at back corner of bath for storage (2x4 25ga) 9' A.F.F.;
3. Frame a unisex ADA bathroom at rear of suite (solid wood blocking for fixtures/grab bars) 2x4 25ga) 9' A.F.F.;
4. Provide 2x4 Armstrong 7/8" grid drop ceiling at bath and closet with A42 tiles (9' A.F.F.)
6. Place 5/8" sheetrock on all framed walls (no tape or bed for ease of access for future tenant);
7. Provide FRP panels over 5/8" sheetrock 48" A.F.F. inside bath and closet

All Other Vendors, Finishes and Requirements:

1. To be handled specifically upon submission of a final tenant's permit request.



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