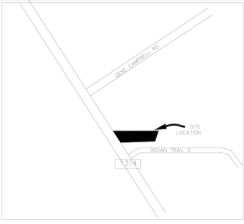


VICINITY MAP

EXPRESS FAMILY CLINIC

1314 CROSSING
20125 FM 1314
PORTER, TEXAS
SUITE A

CORNELIUS DESIGN SERVICES, LLC

CODE ANALYSIS

TENANT: EXPRESS FAMILY CLINIC
SUITE A
OCCUPANCY: BUSINESS GROUP B, OFFICE
LEASE AREA: 2,115 S.F. NRA

TOTAL OCCUPANCY: 22

BUILDING CONSTRUCTION: 1 STORY, STEEL FRAME

CONSTRUCTION TYPE II
BUILDING SPRINKLER: NON SPRINKLER PER IBC 903.2.8
FIRE ALARM AND DETECTION SYSTEM: NOT REQUIRED PER IFC 907

CONSTRUCTION CODES
Commercial
2012 International Building Code
2012 International Fire Code
2012 Uniform Mechanical Code
2012 Uniform Plumbing Code
2017 National Electrical Code
2015 International Energy Conservation Code, or ASHRAE 90.1-2013

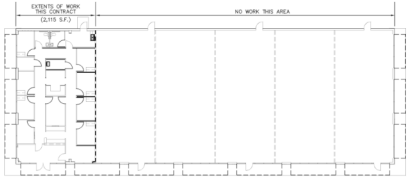
CHAPTER 29: PLUMBING SYSTEMS
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES 2902.1
WATER CLOSETS
OCCUPANCY: B: 1 PER 25 FOR THE FIRST 50, 1 PER 50 FOR THE REMAINDER EXCEEDING 50
REQUIRED TOTAL: 2

PROVIDED TOTAL: 2

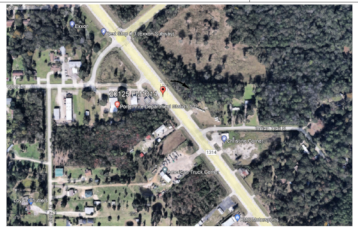
LAVATORIES
OCCUPANCY: B: 1 PER 40 FOR THE FIRST 80, 1 PER 80 FOR THE REMAINDER EXCEEDING 80
REQUIRED TOTAL: 2

PROVIDED TOTAL: 2

SERVICE SINKS
REQUIRED: 1
PROVIDED: 1



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



KEY MAP
SCALE: N.T.S.

SITE PLAN

PLANS PREPARED BY CORNELIUS DESIGN SERVICES ARE NOT "ENGINEERED PLANS". REFER TO STRUCTURAL & MEP PLANS PREPARED BY OTHERS. CORNELIUS DESIGN SERVICES PROVIDING DESIGN & DRAFTING SERVICE ONLY AND IS NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF BUILDING, FOUNDATION, ETC.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE.CONTRACTOR TO INSTALL ALL PRODUCTS AND MATERIALS TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CONSTRUCTION INDUSTRY STANDARDS. CONTRACTOR AND OWNER SHALL HOLD HARMLESS AGAINST DESIGNER AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING THOSE ARISING FROM CONCEALED OR UNKNOWN CONDITIONS ENCOUNTERED ON SITE OR FROM THOSE CONDITIONS ORIGINALLY FOUND TO EXIST.

NOTICE OF COOPERATION
CORNELIUS DESIGN SERVICES or Brandon E. Cornelius assumes no liability for any build out constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due diligence, they can not guarantee perfection. Communication is imperfect and every contingency can not be anticipated. Any ambiguity or discrepancy found in these plans must be immediately reported to the designer in writing. Failure to do so may lead to misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Contractor, or Structural Engineer should attempt to modify any portion of this design. Contractor, Owner, and Structural Engineer are responsible for all dimensions and conditions. Contractors shall verify and be responsible for all dimensions and conditions on the job. The office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted for review before proceeding with fabrication.

INDEX OF DRAWINGS

ARCHITECTURAL

A-1	TITLE
A-2	FLOOR PLAN
A-3	ELECTRICAL & TELE/DATA LAYOUT
A-3	REFLECTED CEILING PLAN
A-4	SCHEDULES AND DETAILS
A-5	GENERAL NOTES
A-6	INTERIOR ELEVATIONS
A-7	ACCESSIBLE DETAILS

CDS
832-527-1473
www.cornelius-design.com
PLANS PREPARED BY: CORNELIUS DESIGN SERVICES, LLC
DESIGN, DRAFTING, & PROJECT MANAGEMENT SERVICES
COMMERCIAL & RESIDENTIAL

1314 CROSSING
RETAIL CENTER
20125 FM 1314
PORTER, TEXAS 77365

PROJECT NO.
22.037
DRAWN BY
BC
DATE
07/22/22
REVISIONS

TITLE
COVER

SCALE
AS NOTED

SHEET NUMBER
EXPRESS
FAMILY CLINIC
COVER
SUITE A