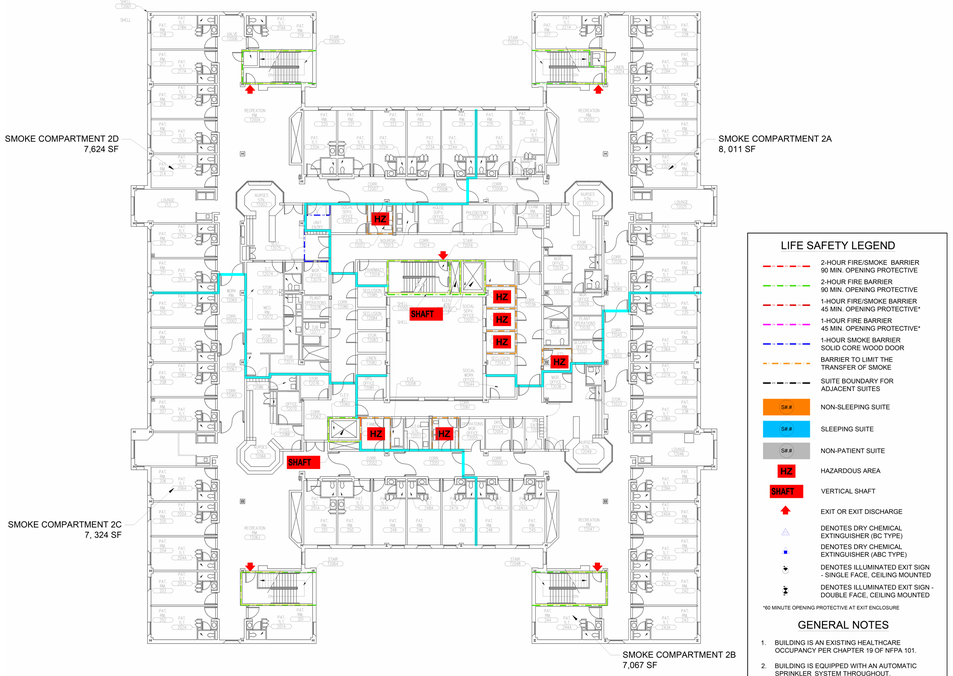


1 LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

LIFE SAFETY LEGEND

- 2-HOUR FIRE/SMOKE BARRIER 90 MIN. OPENING PROTECTIVE
- 2-HOUR FIRE BARRIER 90 MIN. OPENING PROTECTIVE
- 1-HOUR FIRE/SMOKE BARRIER 45 MIN. OPENING PROTECTIVE*
- 1-HOUR FIRE BARRIER 45 MIN. OPENING PROTECTIVE*
- 1-HOUR SMOKE BARRIER SOLID CORE WOOD DOOR
- BARRIER TO LIMIT THE TRANSFER OF SMOKE
- SUITE BOUNDARY FOR ADJACENT SUITES
- S# — NON-SLEEPING SUITE
- S# — SLEEPING SUITE
- S# — NON-PATIENT SUITE
- HZ — HAZARDOUS AREA
- SHAFT — VERTICAL SHAFT
- EXIT OR EXIT DISCHARGE
- DENOTES DRY CHEMICAL EXTINGUISHER (BC TYPE)
- DENOTES DRY CHEMICAL EXTINGUISHER (ABC TYPE)
- DENOTES ILLUMINATED EXIT SIGN - SINGLE FACE, CEILING MOUNTED
- DENOTES ILLUMINATED EXIT SIGN - DOUBLE FACE, CEILING MOUNTED

*60 MINUTE OPENING PROTECTIVE AT EXIT ENCLOSURE

GENERAL NOTES

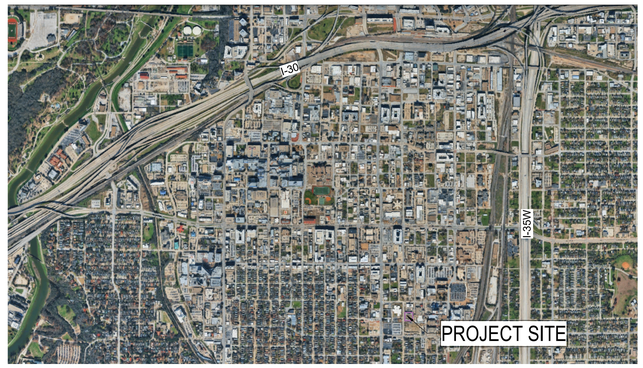
1. BUILDING IS AN EXISTING HEALTHCARE OCCUPANCY PER CHAPTER 19 OF NFPA 101.
2. BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
3. BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM THROUGHOUT.
4. DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. THEY ARE NOT DESIGN DOCUMENTS OR INTENDED TO REFLECT AS-BUILT CONDITIONS.
5. DEVICE LOCATION IS BY OBSERVATION ONLY AND IS GENERAL IN NATURE. DEVICES THAT ARE CONCEALED OR NOT VIEWABLE USING A 6-FOOT LADDER MAY NOT BE INCLUDED.

LEVEL 2 - SMOKE COMPARTMENTS

COMPARTMENT ID	COMPARTMENT SQ. FT.	AREA USE	MAXIMUM DISTANCE TO SMOKE BARRIER (FT)	MAXIMUM DISTANCE TO EXIT (FT)
2A	8,011	HEALTHCARE	119	97
2B	7,067	HEALTHCARE	129	120
2C	7,324	HEALTHCARE	141	120
2D	7,624	HEALTHCARE	107	97
TOTAL:	30,018			

True North / Project North

VICINITY MAP:



DRAWING LIST

Rev	Date	Sheet Num	Sheet Name
General Information			
A	04/08/26	G0.00	COVER SHEET
Architectural Plans			
A	04/08/26	A2.10	LEVEL 2 - OVERALL PLAN
A	04/08/26	A2.11	TOILET TYPES, PLANS, ELEVATIONS, AND SCHEDULES
A	04/08/26	A2.12	DETAILS

BECK GROUP
1807 ROSS AVE
SUITE 500
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKGROUP.COM

JPS HEALTH NETWORK
TRINITY SPRINGS TOILET RENOVATION
FINISH UPGRADES ONLY

ISSUE FOR CONSTRUCTION

1500 S. MAIN STREET
FORT WORTH, TX 76104

TDLR: TABS2026016813

ALTERNATES:

ALT. 1 - PENDING - GC TO PRICE TILE IN LIEU OF SOLID SURFACE. REFER TO FINISH SCHEDULE FOR MATERIAL.

JENNIFER CULL
TX STATE REGIST. # 21229

ARCHITECT SEAL 5/4/2026 12:59:53 PM

SUBMISSION:	ISSUE FOR CONSTRUCTION
#	DATE	SUBMISSION
A	04/08/26	ISSUE FOR CONSTRUCTION

Project Team:

Owner

JPS HEALTH NETWORK
1500 S. Main Street
Fort Worth, TX. 76104
Address 3

PHONE: 817-702-4944
FAX: 817-702-4940
ATT: Juan Morado

EMAIL: JMorado@jpshealth.org

Architect

Beck Architecture, LLC
1601 Elm Street
Suite 2800
Dallas, TX. 75201

PHONE: 214-303-6200
FAX: 214-303-6300
ATT: Carole Blythe
James Deng

EMAIL: caroleblythe@beckgroup.com
jamesdeng@beckgroup.com

APPLICABLE CODES:

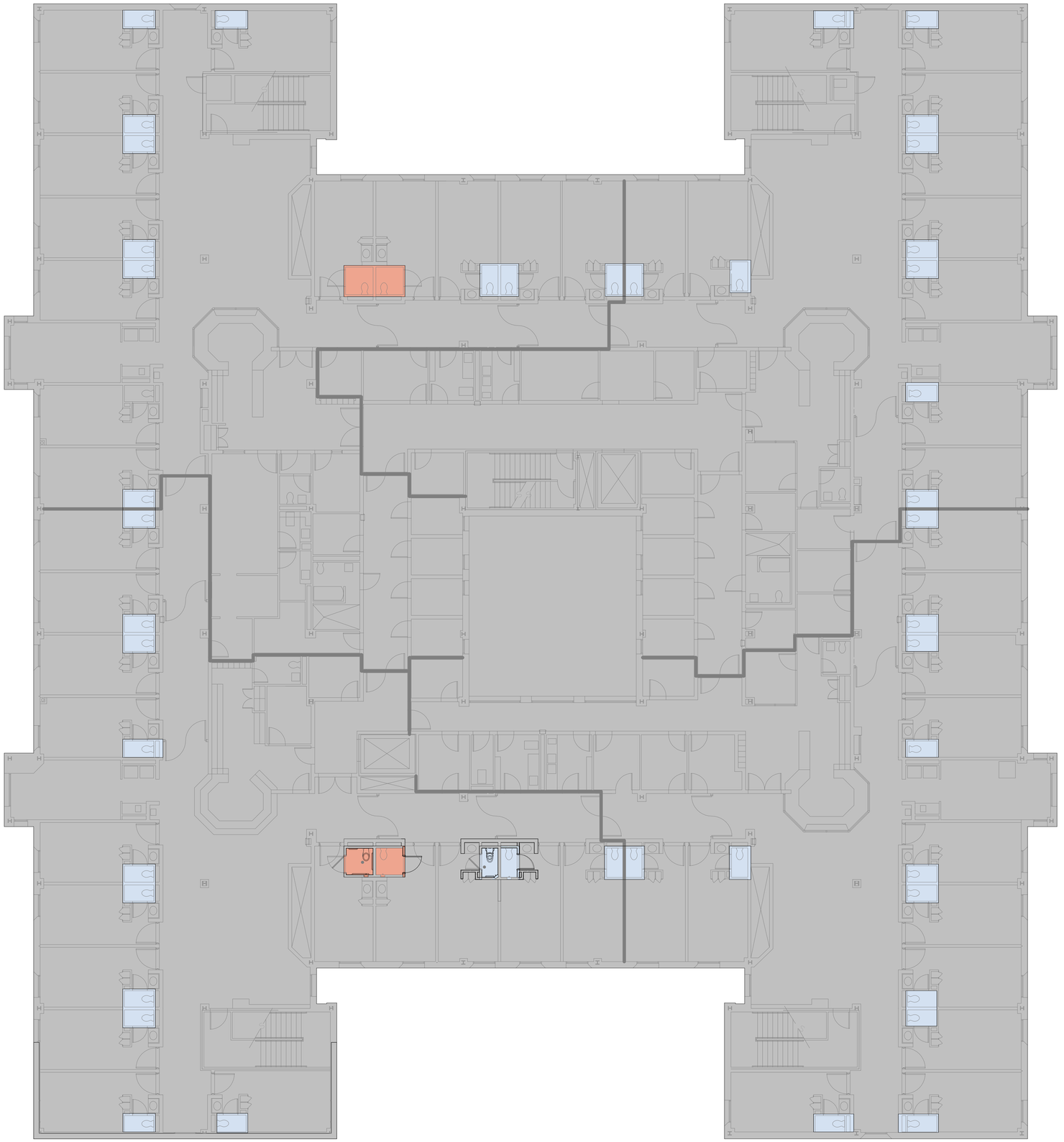
Building Code: 2021 INTERNATIONAL BUILDING CODE (IBC) w/ FORT WORTH AMMENDMENTS
Mechanical Code: 2021 INTERNATIONAL MECHANICAL CODE (IMC) w/ FORT WORTH AMENDMENTS
Plumbing Code: 2021 INTERNATIONAL PLUMBING CODE (IPC) w/ FORT WORTH AMENDMENTS
Electric Code: 2020 NATIONAL ELECTRIC CODE (NEC) w/ FORT WORTH AMENDMENTS
Fire Code: 2021 INTERNATIONAL FIRE CODE (IFC) w/ FORT WORTH AMENDMENTS
Energy Code: 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/ FORT WORTH AMENDMENTS
Fuel Gas Code: 2021 INTERNATIONAL FUEL GAS CODE (IFGC) w/ FORT WORTH AMENDMENTS
Local Code: 2012 TEXAS ACCESSIBILITY STANDARDS
Other Code(s): NFPA 101
Hospital Occupancy: I-2
FULLY SPRINKLERED: YES
RENOVATION BUILDING AREA: 1070 SF

JPS - TRINITY SPRINGS TOILET RENOVATION

COVER SHEET

175850
JOB NUMBER

G0.00
SHEET NUMBER



OVERALL FLOOR PLAN LEGEND:

TOILET ROOM TAG
- T1
- T2

SCOPE GRAPHICS
- AREA NOT IN SCOPE

1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

BECK GROUP
1807 ROSS AVE
SUITE 500
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKGROUP.COM

JENNIFER CULL
TX STATE REGIST. # 21229

REGISTERED ARCHITECT JENNIFER MICHELLE CULL 21229 STATE OF TEXAS

ARCHITECT SEAL 5/4/2026 12:59:55 PM

SUBMISSION:	ISSUE FOR CONSTRUCTION
# DATE	SUBMISSION
A 04/08/26	ISSUE FOR CONSTRUCTION

JPS - TRINITY SPRINGS TOILET RENOVATION

LEVEL 2 - OVERALL PLAN

175850
JOB NUMBER

A2.10
SHEET NUMBER

FINISH SCHEDULE- INTERIORS

Type	Manufacturer	Model	Model #	Color	Finish	Size	Comments
CERAMIC TILE							
T1	CONCEPT SURFACES	HARMONY		MOON	RECTIFIED	48" X 48" (3/8" THICK)	WALL TILE TO BE PRICED AS AN ALTERNATE TO THE SOLID SURFACE WALL PANELS (ALT1).
PAINT							
P1-E	SHERWIN WILLIAMS		SW7005	PURE WHITE	FLAT EPOXY		CEILING PAINT
POURED EPOXY FLOORING							
EF1	SIKA FLOORING	DECODUR QUARTZ - FX		BEDROCK			TOILET FLOORING
SOLID SURFACE MATERIAL							
SSM1	CORIAN			LIMESTONE PRIMA		1/2" THICK; 30" X 144"	TOILET WALLS PANELS.

TOILET ROOM ACCESSORY SCHEDULE

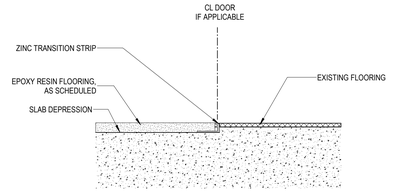
Mark	Description	Comments
GB1	Security Grab Bar - 42"L - Chase Mount (163)	REINSTALL EXISTING GRAB BAR.
GB2	Security Grab Bar - 18"L - Chase Mount (158)	REINSTALL EXISTING GRAB BAR.
SW1	SafeCare™ Front-Mounted Panel Shower	REINSTALL EXISTING FRONT MOUNTED PANEL SHOWER.
TP1	Toilet Paper Dispenser	REINSTALL EXISTING TOILET PAPER DISPENSER.

DEMOLITION NOTES

Number	Comment
1	DEMO EXISTING TILE FLOORING & PREP FOR NEW FLOOR FINISH.
2	REMOVE EXISTING GRAB BAR. STORE FOR REINSTALLATION.
3	DEMO EXISTING WALL TILE. PATCH & PREP WALL FOR NEW FINISH.
4	REMOVE TOILET AND STORE FOR REINSTALLATION.
5	REMOVE TOILET PAPER DISPENSER AND STORE FOR REINSTALLATION.
6	REMOVE EXISTING GRAB BAR. STORE FOR REINSTALLATION.
6	REMOVE EXISTING SHOWER UNIT. STORE FOR REINSTALLATION.

FLOOR PLAN KEYNOTE

Number	Comment
1	REINSTALL EXISTING TOILET.
2	REINSTALL EXISTING SHOWER UNIT AND CONTROL. CLEAN AND RESEAL AFTER REINSTALLATION.



TS1 EXISTING - POURED EPOXY
SCALE: 6" = 1'-0"

FINISH PLAN GENERAL NOTES:

1. REVIEW GENERAL NOTES AND FINISH SPECIFICATIONS BEFORE COMMENCING WORK.
2. ALL FINISHES ARE TO CONFORM TO THE FLAME SPREAD RATINGS OF THE MOST CURRENT ADOPTED VERSION OF IBC. INTERIOR FINISHES SHALL MEET CLASS I AND CLASS II.
3. ADHESIVES TO BE NON-TOXIC, LOW ODOR AND SOLVENT-FREE WITH NO ALCOHOL, GLYCOL OR AMMONIA. PROVIDE ADHESIVES WITH NO HAZARDOUS VAPORS AND CONTAIN NO CARCINOGENIC MATERIALS.
4. PROVIDE EPOXY ADHESIVE WHERE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR SHALL VERIFY LEAD TIMES AND ORDER PRODUCTS IN SUFFICIENT TIME TO PREVENT SUBSTITUTIONS OR DELAYS IN PROJECT SCHEDULE.
6. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, SMOOTH, TRUE AND FREE OF ANY IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING WORK SHALL INDICATE APPLICATOR'S ACCEPTANCE OF SUBSTRATE.
7. ALL FINISH MATERIALS SHALL BE INSTALLED USING THE TOOLS, ADHESIVES, INSTALLATION AND SEAMING METHODS RECOMMENDED BY THE MANUFACTURER.
8. FOR ALL MATERIAL THAT REQUIRES SEAMS, SUBMIT SEAMING DIAGRAMS IN ADDITION TO SAMPLES OF SPECIFIED FINISH MATERIALS TO INTERIOR DESIGNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REFER TO INTERIOR FINISH SCHEDULE.
9. FINISH PRODUCTS SHALL BE FROM THE SAME DYE LOT, WHERE APPLICABLE.
10. REFER TO INTERIOR FINISH ELEVATIONS FOR FINISH MATERIAL LOCATIONS, TYPES AND PATTERNS. SEE ALSO INTERIOR FINISH SCHEDULE.

CEILING FINISH:
1. ALL PAINTED CEILINGS ARE TO BE PAINTED P1-E.
2. PAINT ALL ACCESS PANELS, GRILLES, VENTS, REGISTERS IN CEILINGS TO MATCH ADJACENT CEILING FINISHES, UNO.

WALL FINISH:
1. ALL GROUT TO BE EPOXY GROUT.
2. SUBMIT SHOP DRAWINGS OF WALL FINISH INSTALLATION PATTERN TO BE APPROVED BY INTERIOR DESIGNER BEFORE INSTALL.
3. USE MAXIMUM WIDTHS AND LENGTHS OF SHEET/SLABS TO MINIMIZE THE NUMBER OF SEAMS, UNO.

WALL BASE:
1. ALL WALL BASE TO BE EF1, UNO.

FLOOR FINISH:
1. ENSURE THAT EXISTING CONCRETE FLOOR SLAB IS EVEN AND THAT SURFACE VARYING NO MORE THAN 1/4" IN 10'-0" IN ANY DIRECTION. FLOAT FLOOR AS NECESSARY.
2. PERFORM MOISTURE CONDITION AND PH. ALKALI TESTS IN CONCRETE SLABS IN EACH AREA TO RECEIVE NEW FLOORING PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY THE MOISTURE CONTENT DOES NOT EXCEED THE LIMITATION SET BY EACH FLOORING MANUFACTURER AS WELL AS COMPLY WITH ASTM F 710. SURFACE IS FREE OF MATERIALS WHICH COULD INTERFERE WITH ADHESION OF RESILIENT FLOORING, TESTED USING THE QUANTITATIVE CALCIUM CHLORIDE TEST AS DETAILED UNDER ASTM F 1869 WITH RESULTS OF 5 LBS OR LESS OF VAPOR TRANSMISSION (MVER), SURFACE ALKALI OF 9 OR LESS AS MEASURED BY PH TEST PAPER, AND FREE OF CARBONIZATION AND DUST. (ADJUST MOISTURE AND ALKALI LIMITS, AD DETAILED UNDER SPRAY SMART SYSTEM IF SELECTED). CONTACT THE FLOORING MANUFACTURER FOR SPECIFIC INFORMATION ABOUT TESTING INCLUDING TEST SIZE (MIN. SF REQUIRED FOR TEST), TEST LENGTH TIME, AND TYPES OF CONCRETE SLABS TESTS REQUIRED.
3. FLOORING TRANSITIONS FROM ONE MATERIAL TO ANOTHER SHALL HAVE ACCESSIBILITY COMPLIANT TRANSITION OR REDUCER STRIPS, UNO, AND ENSURE NO "TRIPPING HAZARDS" ARE PRESENT AT TRANSITIONS.
4. FLOORING TRANSITIONS AT SWING DOOR FRAMES SHALL BE LOCATED AT CENTERLINE OF DOOR PANEL OR CASED OPENING; UNO. REFER TO FLOOR TRANSITION DETAILS ON THIS SHEET FOR TYPICAL FLOOR TRANSITION DETAILS. TRANSITIONS BETWEEN DISPARATE KINDS OF FLOORING MATERIALS WILL HAVE A TRANSITION DETAIL, UNO.
5. CONTRACTOR TO VERIFY AND CONFIRM THAT APPROPRIATE TRANSITIONS ARE USED AT INTENDED LOCATIONS.

FINISH PLAN ANNOTATIONS:

FLOOR GRAIN / DIRECTIONAL INDICATOR

? — FLOOR FINISH / MATERIAL TAG

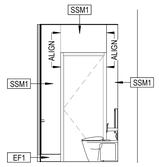
1/A101 — FLOOR TRANSITION DETAIL REFERENCE

P1 — WALL FINISH
RB1 — BASE FINISH

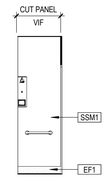
PARTIAL FLOOR PLAN GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF PARTITION (AS SHOWN IN THE PARTITION TYPES, EXLUDING APPLIED FINISHES SHOWN ON FINISH PLANS), UNO. DIMENSIONS MARKED WITH CL ARE TO CENTERLINE OF OBJECT.
2. WHERE PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION, FACE OF PARTITION (AS SHOWN IN THE PARTITION TYPES, EXCLUDING APPLIED FINISHES SHOWN ON FINISH PLANS) SHALL ALIGN WITH THE FACE OF EXISTING PARTITION, UNO.

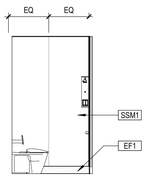
BECK GROUP
1807 ROSS AVE
SUITE 500
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKGROUP.COM



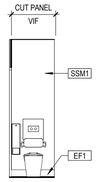
2G T2 - ELEVATION D
SCALE: 1/4" = 1'-0"



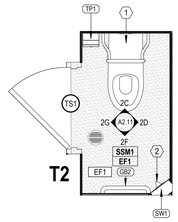
2F T2 - ELEVATION C
SCALE: 1/4" = 1'-0"



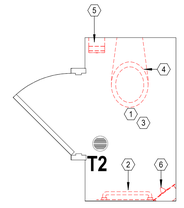
2D T2 - ELEVATION B
SCALE: 1/4" = 1'-0"



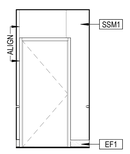
2C T2 - ELEVATION A
SCALE: 1/4" = 1'-0"



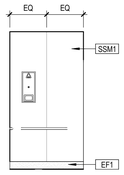
2B T2 FINISH PLAN
SCALE: 1/2" = 1'-0"



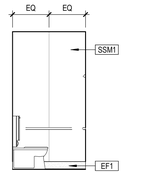
2 T2 DEMO PLAN
SCALE: 1/2" = 1'-0"



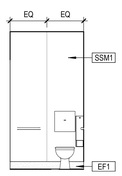
1G T1 - ELEVATION D
SCALE: 1/4" = 1'-0"



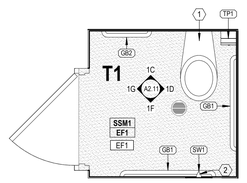
1F T1 - ELEVATION C
SCALE: 1/4" = 1'-0"



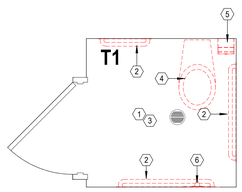
1D T1 - ELEVATION B
SCALE: 1/4" = 1'-0"



1C T1 - ELEVATION A
SCALE: 1/4" = 1'-0"



1B T1 FINISH PLAN
SCALE: 1/2" = 1'-0"



1 T1 DEMO PLAN
SCALE: 1/2" = 1'-0"

True North — Project North

JENNIFER CULL
TX STATE REGIST. # 21229
REGISTERED ARCHITECT — JENNIFER MICHELLE CULL — 21229 — STATE OF TEXAS
ARCHITECT SEAL 5/4/2026 12:59:56 PM

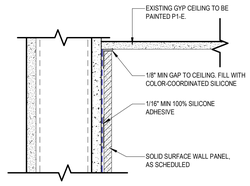
SUBMISSION:	ISSUE FOR CONSTRUCTION
#	DATE	SUBMISSION
A	04/08/26	ISSUE FOR CONSTRUCTION

JPS - TRINITY SPRINGS TOILET RENOVATION

TOILET TYPES, PLANS, ELEVATIONS, AND SCHEDULES

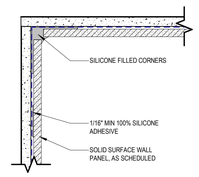
175850
JOB NUMBER

A2.11
SHEET NUMBER



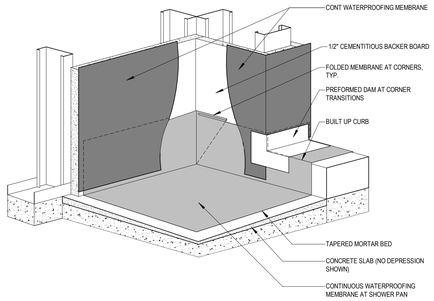
8 SSM WALL TO CEILING DETAIL

SCALE: 3" = 1'-0"



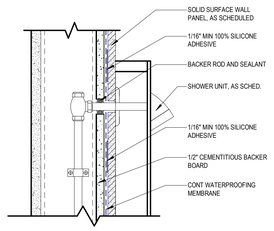
7 SSM INSIDE CORNER DETAIL

SCALE: 3" = 1'-0"



6 WATERPROOFING DIAGRAM

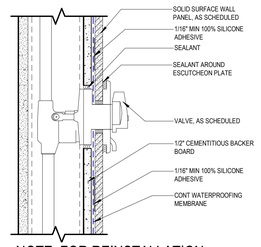
SCALE: 1 1/2" = 1'-0"



NOTE: FOR REINSTALLATION OF EXISTING FIXTURE

5 SHOWER HEAD DETAIL

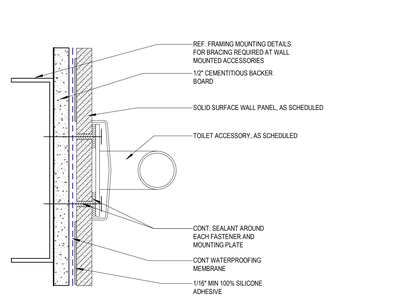
SCALE: 3" = 1'-0"



NOTE: FOR REINSTALLATION OF EXISTING FIXTURE

4 SHOWER CONTROL DETAIL

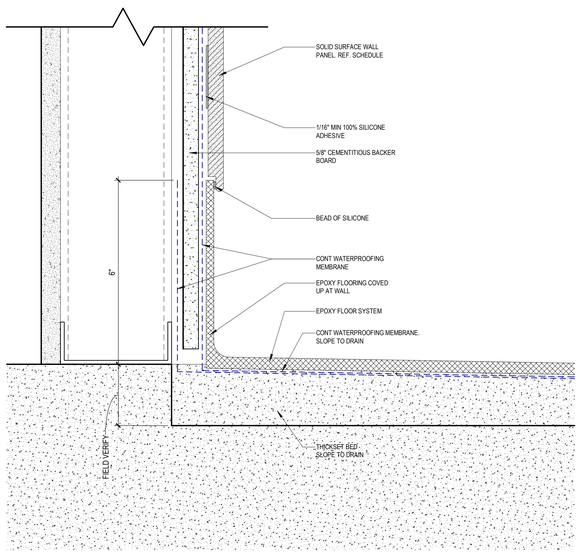
SCALE: 3" = 1'-0"



NOTE: FOR REINSTALLATION OF EXISTING FIXTURE

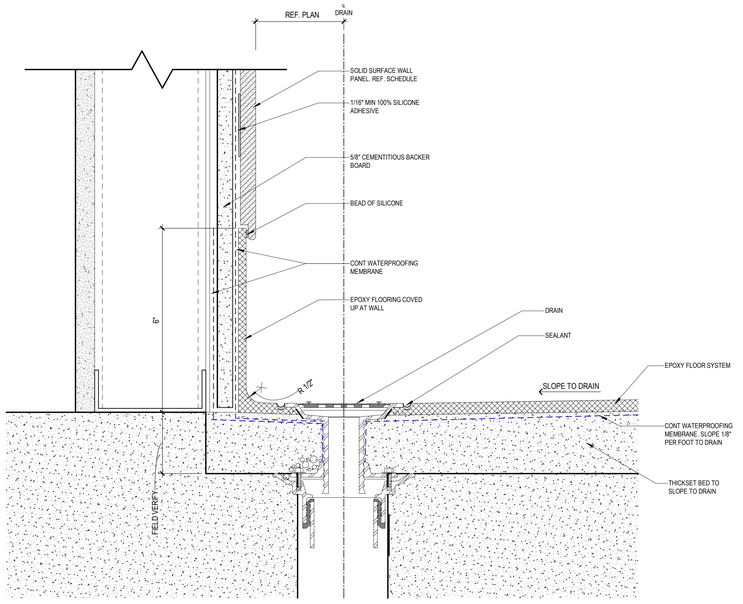
3 SHOWER ACCESSORY PENETRATION

SCALE: 6" = 1'-0"



2 TOILET COVE DETAIL - EPOXY

SCALE: 6" = 1'-0"



1 SHOWER COVE DETAIL - EPOXY

SCALE: 6" = 1'-0"

BECK GROUP
1807 ROSS AVE
SUITE 500
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKGROUP.COM

JENNIFER CULL
TX STATE REGIST. # 21229

ARCHITECT SEAL 5/4/2026 12:59:58 PM

SUBMISSION:	ISSUE FOR CONSTRUCTION

#	DATE	SUBMISSION
A	04/08/26	ISSUE FOR CONSTRUCTION

JPS - TRINITY SPRINGS TOILET RENOVATION

DETAILS

175850 JOB NUMBER

A2.12 SHEET NUMBER