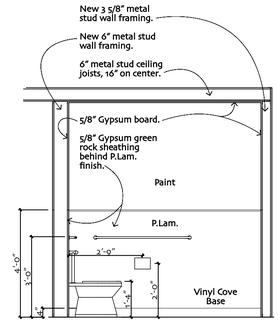
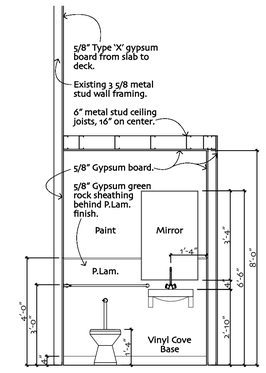


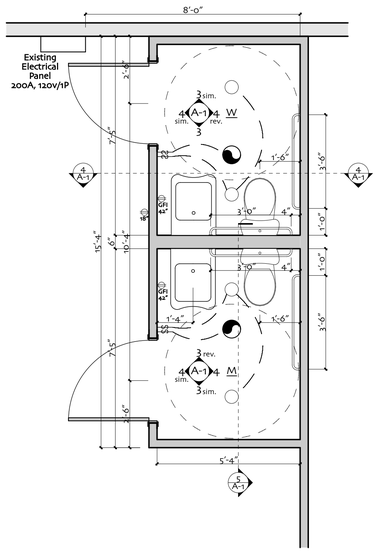
4 Restroom Elevations

SCALE: 3/8" = 1'-0"



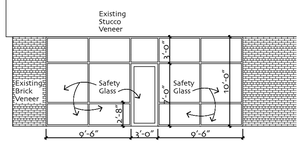
3 Restroom Elevations

SCALE: 3/8" = 1'-0"



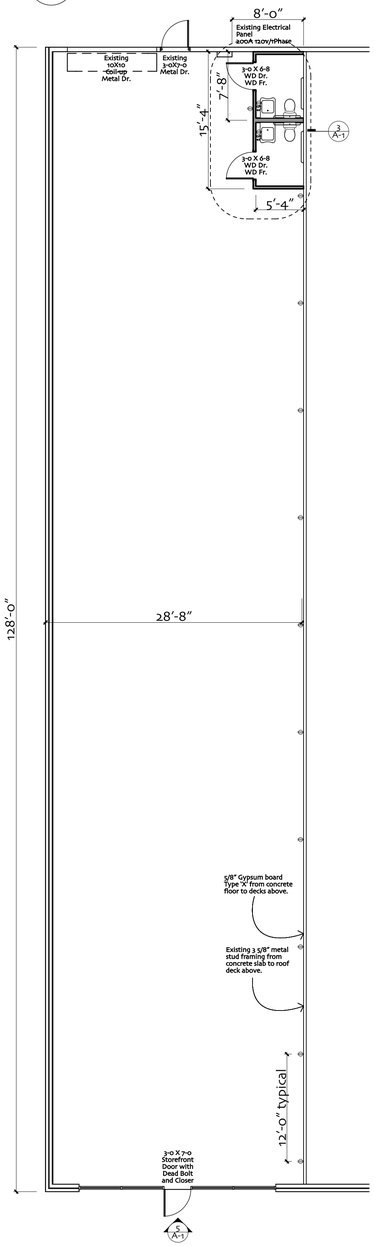
2 Restroom Plans

SCALE: 3/8" = 1'-0"



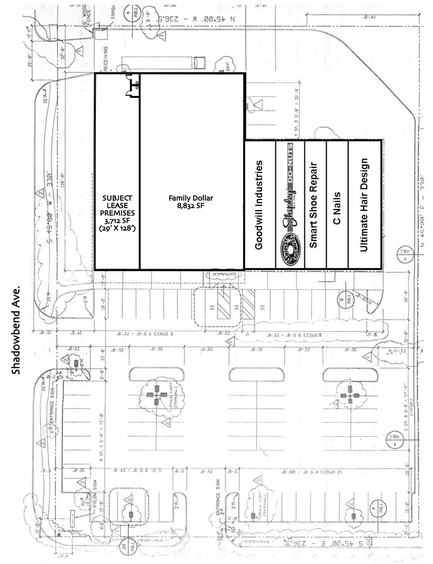
5 Storefront Elevation

SCALE: 1/8" = 1'-0"



1 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



Site Plan

NOT TO SCALE

Project Address

214 S. Friendswood Drive, Friendswood, Texas

Project Description

This is a 3,712 sf spec space for leasing. The demising wall is existing with electrical outlets 12' on center, the electrical service is also existing - 200A panel 120V/1 Phase and a 3'X7' service door and 10' X 10' coil up door at the back wall are existing.

The scope of work includes:

The demolition and reinforcement of a 10' x 22' portion of the existing concrete tilt-up wall with brick veneer for the installation of a new glass storefront with a central 3' x 7' storefront door.

One layer of 5/8" Type 'X' gypsum board from floor to deck at demising wall.

An accessible men's and women's restrooms constructed at the back of the space with a drywall ceiling.

Tenant will be responsible for the installation of further interior walls, ceiling, and lighting and meeting the requirement of applicable codes.

Tenant will be responsible for future signage and meeting the requirement of applicable codes.

Tenant will be responsible for future HVAC package and meeting the requirement of applicable codes.

Tenant will be responsible for future plumbing needs beyond the restrooms to be constructed and meeting the requirement of applicable codes.

Building Code Summary: 2006 IBC.

Lot Restrictions:

Setbacks:
- Front (North): N/A
- Side (East): N/A
- Side (West): N/A
- Back (South): N/A

Building Design:

- Occupancy Group: M-Mercantile
- Construction Type: Type II B
- Stories: 1
- Fire Sprinklers: No
- IBC Table 503:
  - Max. Allowable Area: 32,693 s.f.
  - Max. Allowable Height: 55/2
  - Proposed Build-out Area: 1418 s.f.

Occupant Load Calculations (Mercantile):

Retail . . . . . (3712 sf) (30sf/Person)= 112 people.

Two exits required, two provided.
Required exit width: 22.4" min.
Provided exit width: 72".

Plumbing Fixtures: 2006 IBC Table 2902.1

112/2 =

	56 Men	56 Women
Required Fixtures:	1 wc/1 lav	1 wc/1 lav
Provided Fixtures:	1 wc/1 lav	1 wc/1 lav

Exit Access Travel Distance:

Table 1015.1: EATD without sprinkler system is 200 feet max.

The maximum diagonal dimension is 129'-9"
The largest separation between two exits is 128' (> 1/2 of 129'-9")

General Notes

1. The Consultant's work are supplementary to the Architectural documents but are to be considered part of the Construction Documents, and shall be used in accordance with the following notes unless stated otherwise in this document.

2. The Contractor shall furnish all labor, materials, appurtenances, equipment, and services necessary and required to complete all work as per these notes, and the project documents.

3. The Contractor and the Sub-Contractors shall visit the project site, investigate and become familiar with all existing conditions prior to bidding the project. Additional costs will not be awarded for existing conditions which are visible and/or can be reasonably anticipated.

4. The Contractor is responsible for verifying all dimensions, site grades, etc. prior to construction and notify the Architect of any discrepancies that could affect the design and finish-out of the project.

5. The Contractor shall review for coordination the civil, structural, mechanical, plumbing, and electrical documents with each other and with the Architectural documents. The Contractor shall report to the Architect any errors, inconsistencies, or omissions. All discrepancies in the work of the consulting engineers and the Architectural documents, or any work resulting in the compromised installation of equipment or the poor execution of the Architectural work shall be brought to the Architect's attention. The Contractor shall not be liable to the Owner or the Architect for damage resulting from such errors, inconsistencies, omissions, or circumstances. But if the Contractor proceeds with the affected work without instructions from the Architect, the Contractor shall make good any resulting damage.

6. All floor and wall openings, sleeves, variations in the structural slab elevations, depressed areas, and other Architectural, mechanical, electrical, and/or civil requirements must be coordinated before the Contractor proceeds with construction.

7. The Sub-Contractors will review all the drawings and shall be responsible for reporting any discrepancy that may affect their work to the Architect or G.C..

8. All framing members shall be altered to accommodate the installation of pipe conduits and ductwork without compromise to the structural integrity of the building construction. All necessary cutting, blocking, bracing, and alterations shall be approved by the Architect. Refer to structural and M.E.P. drawings for details. Shaft walls shall be provided with necessary framing.

9. The Sub-Contractor shall provide and install all stiffeners, bracing, back-up plates and supporting brackets required for the installation of all wall mounted or suspended mechanical, electrical, plumbing or miscellaneous equipment.

10. The Contractor shall provide all gas, electrical and plumbing hook up and/or connections for Contractor and Owner supplied equipment, fixtures and fittings.

11. All construction shall comply with all applicable city and state codes and standards.

12. The Contractor is responsible for coordinating the work of all utility companies and performing all work required by them.

13. The Contractor shall pay for and obtain all required permits and certificates of occupancy.

14. Sub-Contractors will provide all materials, fasteners, tools, and labor to complete their work..

15. Do not suspend any items from horizontal bridging or X-bracing, or piping and conduits by other trades.

16. Unless otherwise indicated, each SubContractor and General Contractor is responsible for adequately bracing and supporting all items from the roof structure for gravity loads and to resist seismic movements as required by all applicable codes. (Any bracing with a significant visual impact is subject to Architect review and approval)

17. Contractor is to refer to M.E.P. drawing and project manual for any hinged access panels not indicated in Architectural drawings and project manual. Contractor is responsible for coordinating all access panel locations for drywall, tile E.I.F.S. and plaster work with all trades.

18. All interior and exterior door hardware is to comply with local, state, and federal A.D.A. requirements, whether specifically indicated in hardware notes or specifications. This includes but is not necessarily limited to, door closers, latch sets, lock sets, privacy sets, panic hardware, controllers, automatic bolts and door mounted electric strikes and alarms.

19. All doors to have lever type handles mounted not more than 42" AFF unless otherwise noted.

20. Maximum opening force for exterior doors shall be no more than 85 lbs.

21. Order all specified materials and fabricated items with sufficient lead time so as not to delay work described in these notes and in the project documents in any manner.

22. In no case shall working dimensions be scaled from the drawings. All specified dimensions have precedence over scale. Written descriptions such as "align", "equal-equal", or centerline indications shall govern over dimensions. However, all discrepancies shall be reported to the Architect.

23. All dimensions are taken from face of stud to face of stud unless noted otherwise. Consultant's documents may be dimensioned differently.

** Details will typically supercede specifications, however any conflicts between details and specifications should be brought to the attention of the architect immediately for resolution.

24. Details marked typical shall apply in all cases unless specifically noted otherwise.

25. All symbols and abbreviations used on the drawings are considered to be construction standards. If the Contractor has questions regarding their exact meaning, the Architect shall be notified for clarification.

26. The Sub-Contractor shall perform no portion of the work without contract documents or, where required, approved shop drawing, product data, or samples pertaining to the work.

27. The Sub-Contractor shall submit shop drawings to the Architect. No work is to be installed without the Architect's review and approval of all required shop drawings.

28. No substitutions will be allowed without prior written approval. All products specified "or equal" in the documents may be substituted with an equal approved by the Architect. Damages incurred by unauthorized substitutions will be the responsibility of the Sub-Contractor with no additional charge to the Architect or Owner.

29. Manufacturer's recommendations and installation instructions shall be adhered to for all materials and products unless approved otherwise by the Architect.

30. In the event of out-of-level conditions, notify the Architect for his opinion as to the orientation of new construction.

31. All miscellaneous details, items or finishes not indicated in these project documents shall be approved or provided by the Architect, at the request of GC, before being ordered or installed.

32. All structural steel construction is to be as per the Consulting Structural Engineer's drawings and specifications.

33. Standard steel studs to be 3-5/8" roll formed from minimum 20 ga. electrogalvanized steel with utility openings punched in the steel web at 24" centers max. with flanges 1-1/4" in width or greater and having stiffening hems or returns. For exterior wall studs, use same type of studs except 6" width and fabricated of 16 ga. galvanized steel unless otherwise noted.

34. All structural wood construction to be as per the Consulting Structural Engineer's drawings and specifications.

35. All studs are to be 2x4 fire-treated wood or metal studs unless otherwise noted.

36. There is to be no exposed plywood end grain. Edge banding is required, unless otherwise noted.

37. Hardwood trim to be clear pine or poplar finish (paint grade for paint finish, stain grade for stain finish) unless otherwise noted. All trim to be tightly mitered at corners with no exposed end grain.

38. Shelving to be custom grade, lumber core, birch veneer plywood (paint grade for paint finish, stain grade for stain finish) unless otherwise noted. Fixed and adjustable shelves to have metal brackets and recessed metal standards, or an approved alternative.

39. All nails to be carefully set, with holes filled and sanded.

40. All equipment, fixtures and fittings to be installed as per manufacturer's recommended specifications unless otherwise approved by the Architect. Changes to accommodate field conditions or unauthorized substitutions shall be made without additional charge to the Architect or Owner.

41. All GWB to be 5/8" type "x" unless otherwise noted. Rated walls shall conform to I.B.C. Chapter 7, table 719.1(2).

42. Offset studs where required so that finish wall surface will be flush.

43. All studs shall be full height to underside of structure unless otherwise noted.

44. Whenever required stud heights exceed building code standards for gages described above, increase gage or provide additional stiffening studs and/or decrease stud spacing as allowed by code at no extra cost to the Owner or Architect.

45. All toilet room walls and walls to receive ceramic tile shall be 5/8" water resistant GWB.

46. Interior and exterior glass and glazing subject to human impact shall conform to Chapter 24 of the I.B.C. and minimum glazing requirements shall comply with Section 2406 of the I.B.C.

47. Exterior glass and glazing shall be capable of withstanding the loads set forth in Chapter 24- Table no. 2406.1 of the I.B.C. acting inward or outward.

48. Thresholds are not to exceed 1/2" and shall be beveled with a slope no greater than 1:2, as per TAS 4.13.8.

49. Door Closers to comply with TAS 4.13.10. From an open position of 70 degrees, the door will take 3 seconds to move to a point 3" from the latch to the leading edge of the door.

50. In accordance with the TAS 4.13.11, the maximum door pushing/pulling force will not exceed 5 lbsf.

51. Grab bars shall withstand 250 lbs. of force in all directions as per the TAS section 4.26.3.

52. The G.C. will provide a dumpster as needed for construction debris. Sub-Contractors shall be responsible for daily clean up of the site and work areas and will not expect the G.C. to clean up after them.

214 South Friendswood Drive
Friendswood, Texas

Palmer Brook Schooley, AIA

Architecture and Design

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Houston, Texas 77098
Office 713.523.8414
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Date/Issue:

22 September 2010/Permit

Title:

General Notes/ Project Info/ Plans/Elevs/ Wall Sections

Sheet#:

A-1