

DESIGNER:
OUELLETTE & CO.
HANNAH OUELLETTE

2247 SLYAN AVE.
DALLAS TX 75207

1. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL DIMENSIONS IN THE FIELD.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND INCIDENTAL PARTS AND MATERIALS EVEN IF NOT SPECIFICALLY NOTED ON THE PLANS FOR A COMPLETE OPERATIVE INSTALLATION.
3. DURING CONSTRUCTION MAINTAIN A JOBSITE SET OF CONSTRUCTION DOCUMENTS. ON THESE, RECORD ANY DEVIATIONS FROM THE ORIGINAL PLANS. LOCATE CONCEALED PLUMBING PIPING, AND SYSTEM TIE-INS. TURN SET OVER TO OWNER/TENANT UPON COMPLETION OF THE PROJECT.
4. CONTRACTOR(S) SHALL CONFINED THEIR CONSTRUCTION ACTIVITIES TO DESIGNATED CONSTRUCTION AREAS ONLY. STAGING AND STORAGE IN CONSTRUCTION AREA(S) OR, IF ADDITIONAL SPACE IS REQUIRED, IN OWNER/TENANT DESIGNATED AREA OR ROOM. SUPPLY AND REMOVAL OF MATERIALS BY PRIOR APPROVED ROUTES ONLY. USE PROTECTION PADS IN ELEVATORS AND COMMON AREAS OUTSIDE OF CONSTRUCTION AREA(S).
5. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY CONTRACTOR, UNLESS NOTED OTHERWISE.
6. CLEAN CONSTRUCTION AREA THOROUGHLY UPON COMPLETION. DO NOT USE BUILDING DUMPSTER. DISPOSE OF DEBRIS IN ACCORDANCE WITH LOCALLY APPROVED REGULATIONS. USE OF ELEVATOR ONLY AFTER BUILDING HOURS.
7. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS, INCLUDING THE MUNICIPAL BUILDING CODE, N.E.C., A.D.A. AND STATE PROGRAMS WHEN APPLICABLE.
10. ALL DIMENSIONS SHOWN ARE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, AND/OR CENTERLINE OF STRUCTURE (UNLESS NOTED OTHERWISE).
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK COMPLIES WITH THE PLANS.
12. WORK HAS BEEN CONCEALED WITHOUT PERMITS AND INSPECTIONS. CONTRACTOR IS RESPONSIBLE FOR ENGAGING THE AUTHORITY HAVING JURISDICTION AND REPORTING TO THE OWNER/TENANT THE PROCEDURES AND REQUIREMENTS TO COMPLY WITH THE CODES, AND WHAT MAY NEED TO BE UNCONCEALED FOR INSPECTIONS.
13. PROJECT SPACE IS OCCUPIED BY A TENANT. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH PRIME CONTRACTOR(S) IN A COOPERATIVE MANNER TO CREATE A SCHEDULE OF MUNICIPAL INSPECTIONS AND RELATED WORK NEEDED.
14. PRIME CONTRACTOR(S) SHALL VISIT THE SITE AND DETERMINE OF WORK THAT HAS BEEN CONCEALED COMPLIES WITH THE CURRENT ADOPTED EDITIONS OF THE CODES WITH MUNICIPAL AMENDMENTS AND PROVIDE A REPORT TO CONTRACTOR, OWNER AND TENANT AS TO WHAT COMPLIES OR NEEDS TO COMPLY.
15. PRIOR TO PERFORMING ANY WORK OR ORDERING ANY MATERIALS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE ACCURACY OF THEIR OCCUPANCY, AND ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO THE CONSULTANT. OWNER AND TENANT FOR CONSIDERATION PRIOR TO PROCEEDING WITH WORK.
16. ALL PERMITS, LICENSES AND INSPECTION REQUIREMENTS REQUIRED TO PERFORM WORK AND COMPLETE WORK SHALL BE SECURED BY AND PAID FOR BY CONTRACTOR.
17. EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.

PROJECT NAME: MEMPHIS DESIGN
OWNER: Justin McMillin
CONTACT NAME: Justin McMillin
PROJECT LOCATION: 4771 MEMPHIS DALLAS TX, 75207
PROJECT DESCRIPTION: NEW BUILD

CODE:2015 INTERNATIONAL BUILDING CODE

CHAPTER 3 SECTION 309
ZONING - IR

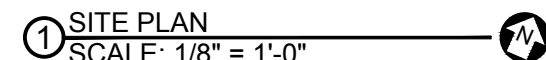
2,000 TOTAL SQUARE FEET
BUILDING CONSTRUCTION - TYPE III
OCCUPANCY CLASS - OFFICE SHOWROOM WAREHOUSE
BUILDING #2
1,750 SF -
BUILDING CONSTRUCTION - TYPE IV
OCCUPANCY CLASS - OFFICE SHOWROOM WAREHOUSE

SPRINKLE NOT REQUIRED

APPLICABLE CODES:

- 2015 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2015 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
- 2017 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS

1. REGULAR STALL: 9'X18.5' REGULAR STALL: 9'X18.5'
2. COMPACT STALLS 7.5'X15' COMPACT STALLS: 7.5'X15'
3. VAN ACCESSIBLE HANDICAP STALLS 11' WIDE WITH VAN ACCESSIBLE HANDICAP STALLS 11' WIDE WITH ACCESSIBLE ROUTE TO AND FROM THE SPACE PER 215 SDC 2
4. ALL STANDARDS ADHERE TO CITY OF DALLAS MUNICIPAL ALL STANDARDS ADHERE TO CITY OF DALLAS MUNICIPAL CODE.
5. HANDICAP SPACES TO COMPLY WITH CABO/ANSI A-117.1 HANDICAP SPACES TO COMPLY WITH CABO/ANSI A-117.1 1992-4.6.2
6. EVERY ACCESSIBLE PARKING SPACE MUST INCLUDE THE EVERY ACCESSIBLE PARKING SPACE MUST INCLUDE THE SIGN AND SYMBOLS OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CAN NOT BE OBSCURED BY A VEHICLE PARKING IN THE SPACE.
7. EACH COMPACT PARKING SPACE MUST BE IDENTIFIED BY EACH COMPACT PARKING SPACE MUST BE IDENTIFIED BY A SIGN MARKED "SMALL CARS ONLY".
8. REQUIRED: 0 SPACE PER 25 TOTAL SPACES REQUIRED: 0 SPACE PER 25 TOTAL SPACES REQUIRED:
9. PROVIDED: 0 SPACE. PROVIDED: 0 SPACE.
10. BICYCLE SPACED ADHERE TO CITY OF DALLAS BICYCLE SPACED ADHERE TO CITY OF DALLAS DEVELOPMENT CODE 3.0.40 BICYCLE PARKING STANDARDS.



PARKING ANALYSIS					
NAME OF BUSINESS	ADDRESS	TOTAL SQFT.	TYPE OF BUSINESS	PARKING RATIO	SPACE REQUIRED
BUILDING 1	4771	2,000 SF	OFFICE SHOWROOM WAREHOUSE	1 PER 1,000	2
BUILDING 2	4771	1,750 SF	OFFICE SHOWROOM WAREHOUSE	1 PER 1,000	2
				TOTAL REQ.	4
				PARK PROVIDED	9

JOB NAME:	4771 MEMPHIS
SCALE:	1/8" = 1'-0"
DRAWN BY:	HO
CHECKED BY:	HO
ISSUE DATE:	11.14.2023
SITE PLAN	