

General Notes:

REVIEW OF CONSTRUCTION DOCUMENTS:

THE CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS, AND EXISTING SITE AND BUILDING CONDITIONS PRIOR TO BID. NOTIFY AND SUBMIT DISCREPANCIES OR CONFLICTS TO THE ARCHITECT FOR CLARIFICATION OR RESOLUTION. OBTAIN SATISFACTORY RESOLUTION OF SUBMITTED ITEMS PRIOR TO BID. BY ENTERING INTO A CONTRACT WITH OPTIONS REAL ESTATE THE CONTRACTOR AGREES THAT THE CONSTRUCTION DOCUMENTS ARE SATISFACTORY AND SUFFICIENT TO PROVIDE THE WORK INDICATED FOR THE AGREED AMOUNT AND WITHIN THE PROJECT SCHEDULE. THE CONTRACTOR SHALL NOT HOLD OPTIONS REAL ESTATE, THE DESIGNER OR THE ARCHITECT RESPONSIBLE FOR COSTS OR DELAYS RESULTING FROM DISCREPANCIES OR CONFLICTS PRIOR TO BID.

ACCESSIBILITY:

ACCESSIBILITY IN CONFORMANCE WITH THE "AMERICANS WITH DISABILITIES ACT" (ADA) LATEST VERSION, FOR THE TENANT IMPROVEMENT AREAS AFFECTED BY THESE CONSTRUCTION DOCUMENTS IS INTENDED AND INDICATED BY THE DESIGNS AND SPECIFICATIONS HEREIN.

ACCESSIBILITY IN CONFORMANCE WITH THE ADA FOR THE REMAINDER OF THE RETAIL FACILITY, INCLUDING PUBLIC AREAS, IS THE RESPONSIBILITY OF THE BUILDING OWNER/LANDLORD.

THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY SUSPECTED NON-COMPLIANT CONDITIONS IN THE TENANT IMPROVEMENT AREAS OR PUBLIC AREA, THAT THE CONTRACTOR MAY ENCOUNTER.

RESPONSIBILITIES OF THE TENANT:

IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN THE REQUIRED AISLEWAYS AND CLEARANCES TO ALL EGRESSE DOORS AS INDICATED BY THESE CONSTRUCTION DOCUMENTS FREE FROM OBSTRUCTION OR INTRUSION.

CLEANING OF WORK AREAS:

MAINTAIN WORK AREA CLEAN AND FREE OF OBSTRUCTIONS TO THE ORDERLY PROGRESS OF THE WORK. CLEAN TRASH AND DEBRIS FROM THE SITE DAILY.

ASBESTOS MATERIALS:

IT IS THE INTENT OF THESE CONSTRUCTION DOCUMENTS TO INDICATE MATERIALS AND PRODUCTS FOR USE IN THE CONSTRUCTION WHICH DO NOT CONTAIN ASBESTOS. THE CONTRACTOR SHALL NOT CAUSE TO BE INCORPORATED INTO THE WORK MATERIALS OR PRODUCT WHICH CONTAIN ASBESTOS IN ANY DEGREE WHATSOEVER.

PERMITS, FEES:

THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS FOR THE WORK INDICATED IN THESE CONSTRUCTION DOCUMENTS AND PAY ASSOCIATED FEES.

CONTRACTORS INSPECTION:

MAKE DETAILED INSPECTION OF WORK AREA AND ADJOINING CONSTRUCTION PRIOR TO BEGINNING INSTALLATION. VERIFY GOVERNING DIMENSIONS AND OTHER PERMISSIBLE DIMENSIONAL TOLERANCES. REPORT IN WRITING UNSATISFACTORY CONDITIONS ENCOUNTERED: DO NOT BEGIN INSTALLATION UNTIL CONDITIONS ARE CORRECT. BEGINNING INSTALLATION SIGNIFIES ACCEPTANCE OF CONDITIONS.

PROTECTION OF THE WORK:

PROTECT EXISTING BUILDING AND SITE CONDITIONS INDICATED TO REMAIN OR UNAFFECTED BY THE WORK. PROTECT NEW WORK, INCLUDING STORED MATERIALS AND EQUIPMENT, FROM CONSTRUCTION DAMAGE, WEATHER, OR VANDALISM.

BUILDING ATTACHMENTS, CUTTING AND PATCHING:

PERFORM NECESSARY ATTACHMENTS, DRILLING, CUTTING AND PATCHING OF THE EXISTING BUILDING AND ADJACENT CONSTRUCTION REQUIRED FOR INSTALLATION OF THE WORK INDICATED BY THESE CONSTRUCTION DOCUMENTS. REVIEW AND OBTAIN APPROVAL OF THE BUILDING OWNER/LANDLORD FOR ATTACHMENTS, DRILLING, CUTTING AND PATCHING WORK. MAINTAIN WARRANTIES AND GUARANTEES. COUNTER FLASH BUILDING PENETRATIONS AND MAKE WEATHER TIGHT.

GUARANTEE:

WORKMANSHIP, MATERIAL AND EQUIPMENT PROVIDED AND OR INSTALLED UNDER THESE CONSTRUCTION DOCUMENTS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY OPTIONS REAL ESTATE, COVERING EQUIPMENT FAILURE, DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF FAULTY OR DEFECTIVE ITEMS AND DAMAGE CAUSED BY SUCH A FAILURE OR DEFECT.

ROUTE 67 BAR AND GRILL

Project Location:

1380 HWY 67
ALVARADO, TX. 76009

Code Information:

JURISDICTION AUTHORITY

CITY OF ALVARADO BUILDING DEPARTMENT
104 W COLLEGE
ALVARADO TX 76009
(817) 790-3351

ADOPTED CODES

BUILDING: 2021 IBC
FIRE: 2021 IBC
PLUMBING: 2021 IBC
MECHANICAL: 2021 IBC
ELECTRICAL: 2020 NEC
FUEL/GAS: INTERNATIONAL FUEL/GAS CODE
ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT (ADA) - 2009
ANSI A117.1
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE - 2009
(ANSI/ASHRAE/IESNA STANDARD 90.1)

BUILDING AND CONSTRUCTION DATA

OCCUPANCY CLASSIFICATION: ASSEMBLY A-2
CONSTRUCTION TYPE (IBC TABLE 601): TYPE IIB

MAXIMUM HEIGHT AND AREA

MAXIMUM HEIGHT: EXISTING STRUCTURE
ACTUAL HEIGHT: EXISTING STRUCTURE
MAXIMUM AREA: EXISTING STRUCTURE
ACTUAL AREA: 1,500 SF EXISTING METAL BLDG
EXISTING OUTDOOR STAGE AND SEATING

Project Description:

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES INTERIOR TENANT FINISH OUT OF AN EXISTING 1,500 SF METAL BUILDING. THE SPACE IS CONSTRUCTED OF STEEL STRUCTURE WITH EXISTING ELECTRICAL. THE DOCUMENTS INCLUDED IN THIS SET IS FOR THE FINISH OUT ONLY, NO STRUCTURAL OR ENVELOP CHANGES ARE PROPOSED.

Contact Information

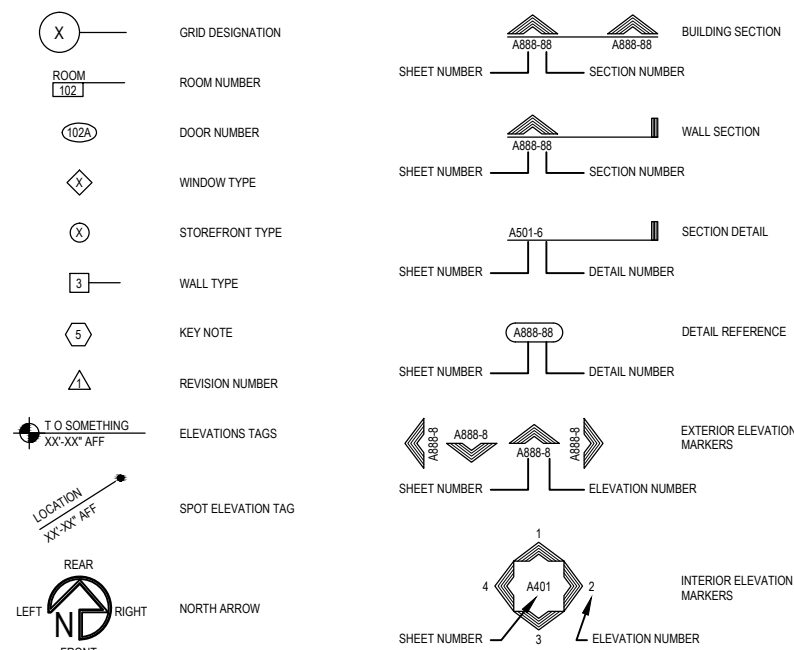
CLIENT: ROUTE 67 BAR AND GRILL
1380 US HWY 67
817-889-2953 PHONE
CONTACT: CODY CREAMER

DESIGN TEAM: FULL CIRCLE DESIGN & DEVELOPMENT
SHANE FEEMSTER
431 McALPIN RD
MIDLOTHIAN TX 76065
(469) 559-6400 PHONE

Project Notes:

- ALL WORK SHALL COMPLY WITH LOCAL, STATE AND NATIONAL CODES, AS WELL AS MANUFACTURER INSTALLATION INSTRUCTIONS.
- THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
- CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- CONTRACTORS ARE TO PROVIDE ALL TEMPORARY UTILITIES AND INFRASTRUCTURE REQUIRED TO PERFORM THE WORK, INCLUDING FIRE PROTECTION AS REQUIRED DURING CONSTRUCTION.
- EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
- PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE BUILDING.
- FACILITY AS PLANNED. THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT TIME OF INSPECTION.
- ALL DIMENSIONS ARE TO FACE FRAMING.
- ANYWHERE THE TERM PROVIDE OR INSTALL IS USED, IT SHALL MEAN PROVIDE AND INSTALL UNLESS OTHERWISE NOTED.
- REFER TO THE CODE INFORMATION SECTION ON THE COVER SHEET FOR THE BUILDING CONSTRUCTION TYPE. ALL BUILDING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CONSTRUCTION TYPE INCLUDING (BUT NOT LIMITED TO) FIRE RATING REQUIREMENTS, FIRE RETARDANT TREATMENT REQUIREMENTS, FLAME SPREAD REQUIREMENTS, SMOKE DEVELOPMENT REQUIREMENTS, AND COMBUSTIBILITY.
- ALL PLYWOOD SHALL BE FIRE RETARDANT TREATED (F.R.T.)
- NO FOAM PLASTIC INSULATION SHALL BE USED.

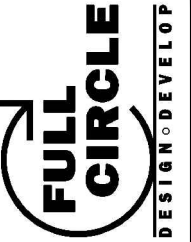
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Drawing Index

SHEET NO.	TITLE	2021 IBC - CLIENT REVIEW & PERMIT SET
ARCHITECTURAL		
A000	COVER SHEET	X
A100	AS-BUILT SITE PLAN	X
A101	PROPOSED SITE PLAN	X
A102	LIFE SAFETY PLAN	X
A121	FLOOR PLAN / SEATING PLAN	X
		X

PROJECT SITE



469 . 559 . 6400
111 E. Davis St, Ste 101
Duncanville, TX 75116

ROUTE 67 BAR AND GRILL

1380 HWY 67, ALVARADO TX

TENANT FINISH OUT

PROJECT NO: #
ISSUE DATE: 04-12-22
REV 1: 05-04-22
REV 2:

A000