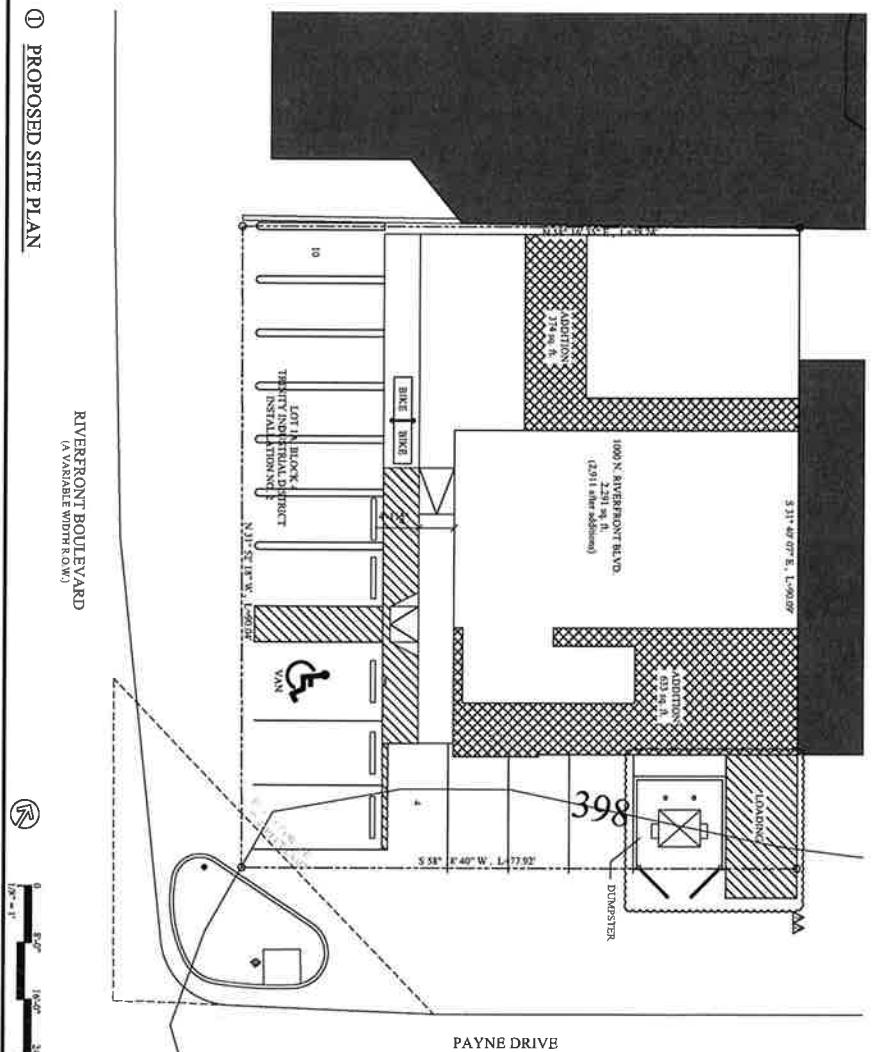


GENERAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SOURCE OF WORK. ALL CONTRACTS SUBMITTED SHALL BE DISCUSSED AND AGREED UPON IN WRITING. AND DETAILS REQUIRED TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONTRACTOR SHALL COMPLY WITH THE 2003 IBC AND ALL APPLICABLE STATE, FEDERAL & LOCAL CODES & AMENDMENTS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE, EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE PR-FARINGS OR ANY VARIATIONS OR AMENDMENTS MADE THEREON SHALL BE NOTED AND ACCURATE SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO THE OWNER.
12. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF ANY EQUIPMENT.
13. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY PAPERS, AND PAY ALL TAXES, DUTIES, FEES, AND EXPENSES, WHETHER IN THE FORM OF PAYMENT, CHARGE OR WITHHOLDING, WHICH ARE INCURRED IN THE PERFORMANCE OF THIS CONTRACT DOCUMENTS, FOR THE EXPRESSION OF THE CONTRACTOR'S OBLIGATIONS, AND FOR THE EXPRESSION OF ALL AUTHORITIES HAVING JURISDICTION.
14. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT, AND/OR ENGINEER.
15. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE ICODE-S6, ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING, AND CORRECT STUD SPACING.
16. MECHANICAL CONTRACTOR TO VERIFY ANY CHARGE AREA NOT SHOWN ON DRAWINGS, ALL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
17. DO NOT SCALE DRAWINGS; DIMENSIONS GIVEN IF THERE IS A DISCREPANCY BETWEEN LARGE SCALE AND SMALL SCALE DRAWINGS, CONTACT THE ARCHITECT FOR CLARIFICATION.
18. CONTRACT DRAWINGS AND SPECIFICATIONS REFERENCED PREVIOUS STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION, CONTRACTOR'S TRADES, OR MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION, PROTECTION, SCAFFOLDING, JOBSITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.
19. THE CONTRACTOR SHALL NOT STORE BUILDING MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM, NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES.
20. THIS FACILITY HAS BEEN DESIGNED WITH THE INTENT TO COMPLY WITH THE TEXAS ASSISTED HOMEOWNERSHIP ACT. THERE ARE NO CONTRACTS, DIMENSIONS, ACT (ADA) GRAPHIC GUIDELINES, COLOR, OR BAR CHARTS PROVIDED. THESE DOCUMENTS HAVE BEEN PROVIDED FOR REFERENCE. WHERE DIMENSIONS INDICATED OR PRODUCTS SPECIFIED HEREIN DO NOT COMPLY WITH GUIDELINES, NOTIFY THE ARCHITECT IN WRITING PRIOR TO ORDERING THE ITEM IN QUESTION OR CONSTRUCTING THE AFFECTED AREA/BUILDING.

① PROPOSED SITE PLAN



SHEET CONTENTS:		T B P.E. # F-001685		ISSUE RECORD:		
Site Plan & General Notes				DATE: 01-31-2018	ISSUED FOR:	Comments:
DATE: 01-31-2018				01-31-2018	Plan Review	Var. Spec., Site Specific, Miscellaneous
				04-10-2018	Permit	ADA
				07-20-2018	Permit	Demolition Enclosure & Leasing Space

BUILDING LAYOUT NOTES

Contract, Grade, and Elevation:
1. All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.

2. All accessible rooms must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.

3. All accessible rooms must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.

Veneer Walls (Stone, CMU, Brick, and Stucco):
4. Current Masonry Units: 4x8x15 Specified CMU..
5. Stucco: 4in. full veneer insulation. Smooth cut, cellular stacked, alternating panels.

6. Brick: Modular size, veneer. Grade SW brick, alternating stacked (unless noted otherwise).

7. Stucco: Standard three coat with fine texture finish. Control joints according to elevations. 20 ft. max.

8. Price ladder type: horizontal reinforcement in every other course.

9. Masonry joints: all joints shall be a 1/2 in. joint concave bedded joint with 3/8 in. mortar.

10. Construction joints: Vertical masonry movement joints to be 20 ft. max. unless noted otherwise, and shall not exceed 10 in. or brick shelf angles.

11. Approval: Architect reserves the right to reject any work that does not comply with design intent.

12. Cutting of masonry blocks: all cutting, trimming, or shaping shall be done by a motorized saw, diamond saw, or diamond blade, not by hand.

13. Wall Joints: Provide 1/4" x 1/4" at the base of the masonry and 1/2" x 1/2" above the foundation and masonry above all other fleshing.

14. Flashing: Provide stainless steel flashing at the base of the masonry block one course above the foundation. Provide flashing above a block header and openings.

15. Sealant: All masonry surfaces to be coated with Bear Premium Waterproofer and Protectant No. 990 or equivalent.

Light Gauge Steel Wall:
16. Metal Studs: All exterior studs to be hot dip galvanized. 16 gauge, metal tube in 16 ft. c. ASTM A325. Refer to Structural Drawings for metal bearing plate, layout, controls, and details.

17. Fasteners: All exterior stud screws and fasteners to be stainless steel with serrated washers.

18. Sheathing: All exterior sheathing used in Clayton Walls to be OSB panel. Sheathing with fiberglass facing (etc. Paper-Faced sheathing).

19. Vapor Barrier: Vapor barrier used over sheathing to be wrapped above sheathing at the base and above window locations.

General Notes:
20. Refer to plan sheets A5.1 to A6.1 for wall sections and details.
21. Store front windows/door shall provide necessary details and shop drawings for approval by designer.

22. All columns, beams, joists, connections, and canopy details shall be built based on structural drawings.

23. Provide fireproofing 3/8 in. required interior steel structures.

24. Work required by the Contract Documents for which no specific bid item has been provided in the Bid Proposal, shall be provided for as required by the Contract. Work provided by the contractor to facilitate the process of completion of the project to the owner's satisfaction, when and as necessary, will be considered as an liability to the using amount bid or the amount per unit.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	12" x 12" TILE
	CARPET TYPE:
	STAINED CONCRETE
	SEALED CONCRETE

NOTE: SEE A2.2 FOR TYPE OF TILE PER ROOM

AMERICANS WITH DISABILITIES ACT:

ALL HARDWARE, EQUIPMENT, MOUNTING HEIGHTS, ACCESSIBLE ROUTES, ETC. SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT & TEAS ACCESSIBILITY STANDARDS.

CITY STANDARDS:

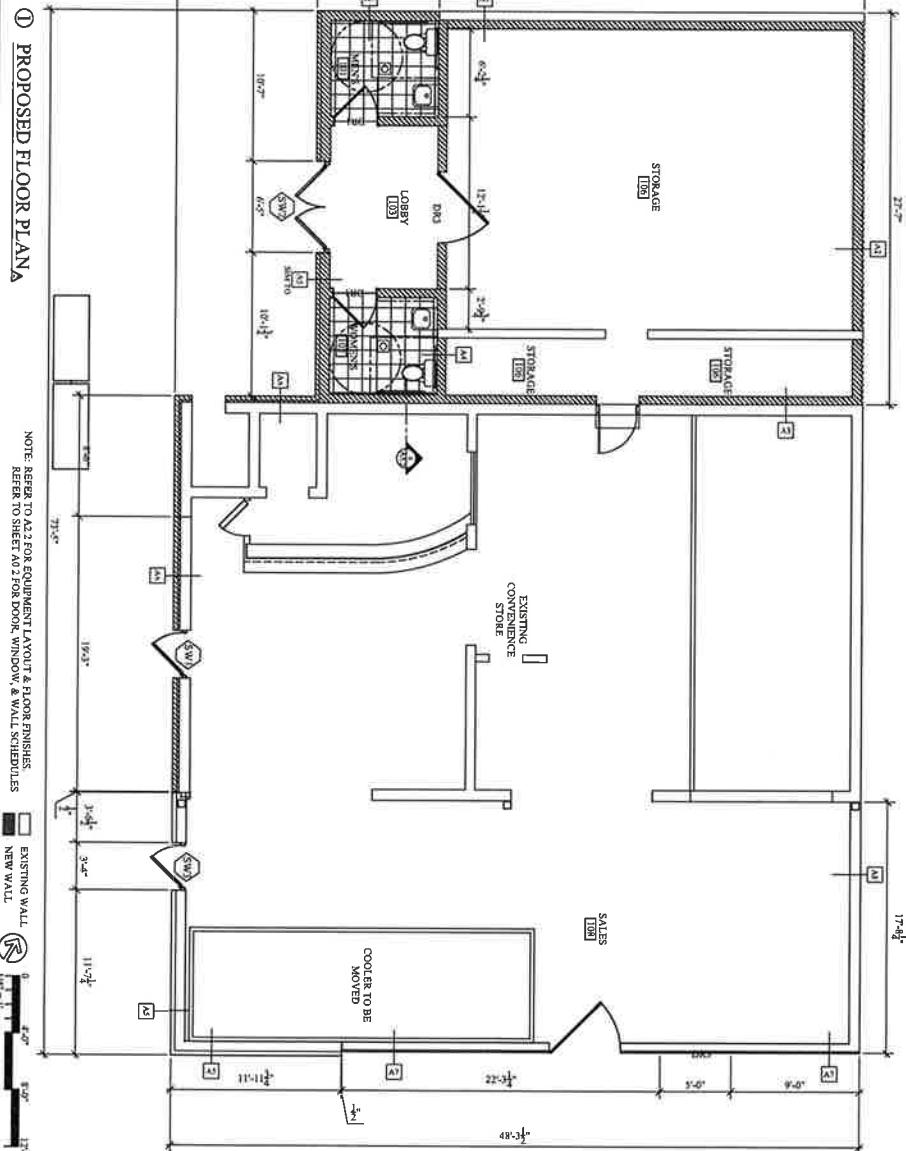
CONTRACTORS TO COMPLY WITH CITY STANDARDS BUT SHALL NOT VIOLATE THE STANDARDS LISTED IN ADA AND TEXAS ACCESSIBILITY STANDARDS (TAS).

FLOOR PLAN NOTES:

1. ALL SPACES WITH OCCUPANCY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE SPACE POSTED IN A VISIBLE PLACE.
2. ALL WORK TO MEET TEXAS ACCESSIBILITY STANDARDS (TAS) REQUIREMENTS.

GENERAL NOTES:

1. NEW STUDS, SUPPORTS, SMALL PIERSON AND DETAIL, ALL METAL STUDS, BUNTING, COKE SECTION, AND ATTACHMENT TO EXISTING DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.
2. ALL COLUMNS, BEAMS, STRUCT., CONNECTIONS, AND CANOPY DETAILS SHALL BE BUILT BASED ON STRUCTURAL DRAWINGS.
3. PROVIDE FIREPROOFING AT ALL REQUIRED INTERIOR STEEL STRUCTURES.
4. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



SHEET CONTENTS: Proposed Floor & Equipment Plan DATE: 01-31-2018	Payless Convenient Store Addition & Facade Remodel 1000 Riverfront Boulevard Dallas, TX 75207	T B P E # F-001685
A2.1	A2.1	A2.1

ISSUE RECORD:	
DATE:	ISSUED FOR:
01-31-2018	Permit Review
02-10-2018	Permit
02-21-2018	Permit
	Comments: No Changes to Draw Wall Types