ADDISON MARKETPLACE ACCESSIBILITY IMPROVEMENTS

4530 BELTLINE ROAD, ADDISON, TX.

ABBREVIATIONS INSIDE DIAMETER I.D. — INSULATION INSUL. — INSULATION INT. — INTERIOR **JANITOR** JOINT KITCHEN CENTERI INF KNOCK OUT DIAMETER OR AROUND LAMINATE NUMBER OR POUND LAVATORY PLATE OR PROPERTY LINE LIGHT SQUARE FOOT MAX. – MAXIMUM ACOUS. · ACOUSTICAL MECHANICAL AREA DRAIN MECHANICAL, ELECTRICAL & ADJUSTABLE PLUMBING ABOVE FINISH FLOOR MFR. - MANUFACTURER MINIMUM ALUM. - ALUMINUM MISCELLANEOUS MISC. -APPROX. — APPROXIMATEL MASONRY OPENING ARCH. -ARCHITECTURAL MOUNTED MTL. - METAL MULL. - MULLION BLDG. BUILDING BEAM, BENCH MARK N.I.C. - NOT IN CONTRACT B.O.H. - BOTTOM OF HEADER NUMBER N.T.S. - NOT TO SCALE CAB. O.C. - ON CENTER CERAMIC CONTROL JOINT O.D. - OUTSIDE DIAMETER OFFICE OPENING C.I. CLG. CLO. CLOSET OPPOSITE C.M.U. CONCRETE MASONRY UNIT COL. CONC. PL. – PLATE PLAS. – PLASTER CONN. CONNECTION PLYWD. - PLYWOOD CONSTR. -CONSTRUCTION PAIR PR. – PAIR PT. – POINT CONTINUOUS CORRIDOR CERAMIC TILE CORR. C.T. Q.T. - QUARRY TILE DBL DEPT. DOUBLE DEPARTMENT r. - Riser DETAIL DIAMETER RADIUS R.C. - RISILIENT CHANNEL ROOF DRAIN DIMENSION ROOF DRAIN LEADER REF. - REFER OR REFERENCE DOOR RFGR. - REFRIGERATOR REINF. - REINFORCED REQUIRED REO'D. -RM. - ROOM R.O. - ROUGH OPENING EACH R.O.W. - RIGHT OF WAY FXPANSION JOINT ELEVATION S.C. - SOLID CORE ELEC. ELECTRICAL SCHED. - SCHEDULE ELEV. ELEVATOR SECTION **EMERGENCY** SQUARE FEET ENCLOSURE ENCL. SHEET ELECTRICAL PANELBOARD SIMILAR EQUAL SPECIFICATION EQUIP. EQUIPMENT SPECIFIED E.W.C. -ELECTRIC WATER COOLER SQUARE EXIST. -EXPO. -STAINLESS STEEL EXPOSED STD. – STANDARD EXP. -EXPANSION STEEL EXT. – EXTERIOR STOR. - STORAGE STRUCT. - STRUCTURAL FIRE ALARM SUSP. - SUSPENDED OR SUSPENSION F.C. - FIRE CODE FLOOR DRAIN FIRE EXTINGUISHER TELEPHONE F.E.C. FIRE EXTINGUISHER CABINET T.&G. - TONGUE & GROOVE FINISH GRADE FIRE HOSE CABINET - THICK - TOP OF CURB FIN. FINISH T.O.J. - TOP OF JOIST T.O.P. - TOP OF PLATE FLASH. - FLASHING T.O.W. -- TOP OF WALL FLUOR. - FLUORESCENT TYP. – TYPICAL F.O.C. - FACE OF CONCRETE FACE OF STUD UNF. - UNFINISHED U.N.O. - UNLESS NOTED OTHERWISE FT - FFFT OR FOOT URINAL FURR. - FURRING GA. – GAGE VERT. - VERTICAL GALV. – GALVANIZED VESTIBULE GENERAL CONTRACTOR G.C. -GL. – GLASS WITH GRADE W.C. - WATER CLOSET GYP.BD. - GYPSUM BOARD WOOD

WOODW

WATERPROOF

WAINSCOT

W.W.F. - WELDED WIRE FABRIC

W.W.M. - WELDED WIRE MESH

W.I.C. - WALK IN CLOSET

W/O - WITHOUT

WT. - WFIGHT

WSCT. -

H.B. - HOSE BIBB

HDWR. - HARDWARE

HDWD. - HARDWOOD

HORIZ. - HORIZONTAL

HR. – HOUR

H.M. - HOLLOW METAL

HT. - HEIGHT
HVAC - HEATING VENTILATION
& AIR CONDITIONING

HOLLOW COR

GENERAL NOTES

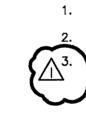
GENERAL NOTES:

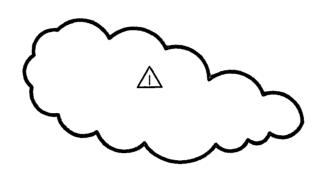
- 1. The contractor shall examine and become familiar with all contract documents, including all specifications in their entirety. The contractor shall survey the project & become familiar with all existing conditions and scope of work. All costs submitted shall be based on a thorough knowledge of work and materials required. Any discrepancy and or uncertainty as to what material or product is to be used shall be verified with the Owner and or Architect.
- All construction shall comply with the 2009 IBC and all applicable state & local codes.
- 4. The Contractor will 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.
- Any errors, ommisions or inconsistencies on these drawings or any variations or ambiguities between these drawings and actual site and construction conditions and/or requirements shall be brought to the attention of the Architect, prior to construction.
- In the event a discrepancy is found in the contract documents, the Owner & Architect shall be notified immediately, prior to construction.
- Contractor shall verify all dimensions in the field and notify the Architect of any discrepancies, prior to
- Contractor shall verify all measurements at site and be responsible for accuracy and correctness of same.
- Contractor shall coordinate his work with all other trades, and notify Owner & Architect of any discrepancies.
- 10. All work and equipment to be fully guaranteed for one (1) year from the date of certificate of occupancy for each building.
- 11. Store materials in spaces designated by Owner.
- 12. Remove rubbish from premises as often as necessary
- 13. All work and equipment shall be cleaned to the satisfaction of the Owner before turning same over to
- 14. Shop drawings shall be submitted to the Architect for approval prior to ordering and installation of any
- 15. The Contractor shall pay all fees, give all notices, file all necessary drawings and obtain all permits and certificates or approval required in connection with all work under these contract documents. The Contractor shall comply with all laws, ordinances, rules and regulations of all authorities having jurisdiction.
- 16. There shall be no deviation from specifications without the written approval of the Owner, Architect and/or Engineer.
- 17. The Contractor shall employ an approved testing laboratory to make all tests for concrete, soil compaction, and welding of steel to insure compliance with plans, standards and codes.
- 18. Not used.
- 19. Not Used.
- 20. Not Used.
- 21. Not Used 22. Not Used.
- 23. Not Used. 24. Not Used.
- 25. Not used.
- 26. Not Used.
- 27. Not Used.
- 28. Conventional details shall apply where no special detail or section is shown. The Architect will review any detail clarification submitted by the contractor.
- 29. Not Used
- 30. Construction shall compy with the Texas Accessibility Standards Construction shall comply with the Americans with Disabilities Act.
- 31. Contractor shall not proceed with work over previously installed defective materials and/or workmanship.
- 32. Pipe leaks, construction caused drain and sewer cloggs, water supply stops, wiring fails to carry load, and ductwork separations shall be fully guaranteed for 2 years.

- Do not scale drawings. Written dimensions take precedence. Also larger scale drawings take precedence over smaller scale drawings.
- The G.C. shall see that all subcontractors recieve complete sets of working drawings.
- The Contractor shall visit the site and verify all existing conditions above and below the ceiling prior to submission of bid.
- No substitutions are allowed unless "or equal" is stated, then, the landlord/owner shall review and approve substitutions submitted by the G.C. prior to bid.
- Prior to beginning work, the G.C. shall furnish a construction schedule showing the chronological phases of the work and all related work for the completion of the project.
- The g.c. shall exercise strict dust control over the job to prevent dirt or dust leaving the job site. main return air ducts will be covered during construction w/ blanket filter material supplied by the contractor, dust & air contamination are to be controlled with temproary partitions which are sealed to prevent dust from entering adjacent leased areas.
- During the construction period of existing exits, alarms emergency lighting and fire protective devices shall be
- All existing items to remain shall be protected throughout construction and cleaned patched and repaired to a "like new" condition.
- All existing fire rated assemblies shall be maintened and thier integrity shall be preserved.
- All materials installed shall comply with the current edition of the local building code.
- All materials installed shall comply with the current edition of the local building code.
- Submit samples of all finishes to the owner for approval prior to construction and installation.
- G.C. to provide owner with two sets of closout documents including: shop drawings, warrenties, owners manuals, submittals and as-built drawings.

CONSTRUCTION NOTES:

. Extend cleanouts though new construction as needed. Maintain and repair existing utilities during and after construction. GC to notify Architect of time and date of preconstruction meeting.







AO COVER SHEET/GENERAL NOTES

SHEET INDEX

CONTACT INFO

OWNERS REPRESENTATIVE:

LESTER YOUNG ARCHITECT

Les Young lyoungarch@sbcglobal.net

Dallas, Texas 75206

(214) 219-5620

ARCHITECT:

6304 Royal Lane

(214) 455-7878

Dallas, Texas 75230

Judy Davis

CORNER REAL ESTATE SERVICES INC.

4300 N. CENTRAL EXPRESSWAY, SUITE 255

- AO.1 ACCESSIBILITY SHEET A0.2 ACCESSIBILITY SHEET
- A0.3 ACCESSIBILITY SHEET
- A1 SITE PLAN A2 ENLARGED PLANS / SECTIONS
- A3 ENLARGED PLANS / SECTION

A4 SECTION

PROGRAM

PROJECT DATA:

PROJECT NAME:

2. PROJECT DESCRIPTION

RETAIL/RESTAURANT 4530 BELTLINE ROAD PROJECT LOCATION

LESTER YOUNG, ARCHITECT 6304 ROYAL LANE

DALLAS, TEXAS 75230

ADDISTON MARKET

ADDISON, TEXAS

GOVERNING CODES

4. ARCHITECT:

APPROVED FOR

CONSTRUCTION

Town of Addison

APPROVED BY: Lave Lubbe

All responsibility for the adequacy of

these plans remains with the Engineer

who prepared them. In approving these

plans, the Town of Addison makes no

representation of adequacy of the work

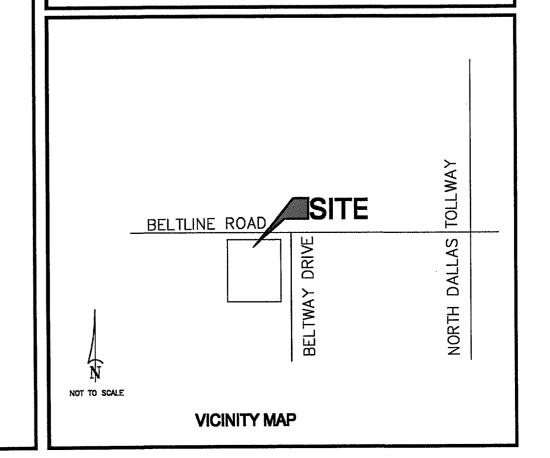
of the Design Engineer.

DATE: /2/11/12

ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES BUT NOT LIMITED TO THE

LATEST EDITION OF THE FOLLOWING:

2009 IBC WITH CITY AMMEND. 2009 IMC WITH CITY AMMEND. 2009 IPC WITH CITY AMMEND. 2006 ICC ELECTRIC CODE TEXAS ACCESSIBILITY STANDARDS AMERICANS WITH DISABILITIES ACT



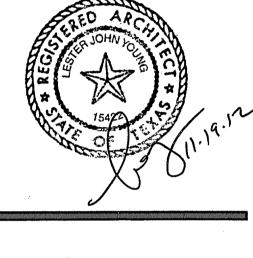


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lester j young, architect

6304 royal lane dallas, texas 75230

214.455.7878



COVER SHEET

1203 Project 0.22.12 Drawn by Checked by LY

Drawing Number