ADDISON MARKETPLACE ACCESSIBILITY IMPROVEMENTS

4530 BELTLINE ROAD, ADDISON, TX.

ABBREVIATIONS INSUL, - INSULATION INTERIOR **JANITOR** ANGLE JOINT KITCHEN CENTERLINE K.O. – KNOCK OUT LAM. – LAMINATE LAV. – LAVATORY

LIGHT

MFR. - MANUFACTURER

MECHANICAL

MISCELLANEOUS

MOUNTED

ON CENTER

OFFICE OPNG. – OPENING OPP. – OPPOSITE

OUTSIDE DIAMETER

RISILIENT CHANNEL

R.D.L. – ROOF DRAIN LEADER
REF. – REFER OR REFERENCE
RFGR. – REFRIGERATOR

REQUIRED

MASONRY OPENING

MECHANICAL, ELECTRICAL &

MAX. – MAXIMUM

MTL. – METAL

MULL. - MULLION

PART. - PARTITION

PL. – PLATE PLAS. – PLASTER

PLYWD. - PLYWOOD

Q.T. - QUARRY TILE

PT. – POINT

r. – Riser

RAD. – RADIUS R.C. – RISILIENT

R.D. - ROOF DRAIN

REINF. - REINFORCED

ROOM

SOLID CORE

SCHEDULE

SQUARE FEET

SPECIFICATION

STAINLESS STEEL

SUSP. - SUSPENDED OR SUSPENSION

SQUARE

STORAGE

T.&G. - TONGUE & GROOVE

THK. - THICK
T.O.C. - TOP OF CURB

T.O.J. - TOP OF JOIST T.O.P. - TOP OF PLATE

T.O.W. - TOP OF WAL

UNF. - UNFINISHED

U.N.O. - UNLESS NOTED OTHERWISE

TYP. - TYPICAL

ur. – urinal

V. – VINYL

VERT. - VERTICAL

vest. - vestibule

W/O - WITHOUT

WSCT. - WAINSCOT

WT. - WEIGHT

WP. - WATERPROOF

W/ - WITH W.C. - WATER CLOSET

WOOD

W.I.C. - WALK IN CLOSET

W.W.F. - WELDED WIRE FABRIC

W.W.M. - WELDED WIRE MESH

STD. – STANDARD

STRUCT. - STRUCTURAL

SECTION

SHEET

REQ'D. -

SCHED. SECT.

STOR.

N.I.C. - NOT IN CONTRACT NO. - NUMBER N.T.S. - NOT TO SCALE

DIAMETER OR AROUND NUMBER OR POUND PLATE OR PROPERTY LINE SQUARE FOOT ACOUSTICAL ABOVE FINISH FLOOR

ACOUS. -ACOUS. — ACOUSTICAL
A.D. — AREA DRAIN
ADJ. — ADJUSTABLE
A.F.F. — ABOVE FINISH
AGGR. — AGGREGATE
ALUM. — ALUMINUM
APPROX. — APPROXIMATI APPROXIMATELY ARCHITECTURAL BD. — BOARD BLDG. — BUILDING BM. B.O.H. BEAM, BENCH MARK BOTTOM OF HEADER CABINET

- CERAMIC CONTROL JOINT CEILING CLOSET C.M.U. -COL. CONC. CONN. CONSTR. CONT. CORR. C.T. CONCRETE MASONRY UNIT CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDORCERAMIC TILE DOUBLE DEPARTMEN

- DETAIL - DIAMETER DIMENSION DOWN DOOR DRAWER DOWNSPOUT DRAWING EACH FI EVATION ELEC. Elev. ELECTRICAL ELEVATOR EMER. EMERGENCY encl. – Enclosure E.P. – ELECTRICAL PANELBOARD EQ. – EQUAL FOUR. - FOURMENT E.W.C. -

ELECTRIC WATER COOLER EXIST. — EXISTING
EXPO. — EXPOSED
EXP. — EXPANSION EXT. - EXTERIOR F.A. - FIRE ALARM F.C. - FIRE CODE F.D. - FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH GRADE F.H.C. - FIRE HOSE CABINET fin. – Finish FL – FLOOR FLASH. – FLASHING FT. - FEET OR FOOT

FLUOR. – FLUORESCENT F.O.C. – FACE OF CONCRETE F.O.S. – FACE OF STUD F.P. – FIRE PROTECTION FURR. - FURRING GA. - GAGE GALV. – GALVANIZED G.C. - GENERAL CONTRACTOR GL. - GLASS GR. -- GRADE GYP.BD. - GYPSUM BOARD H.B. - HOSE BIBB H.C. - HOLLOW CORE HDWR. - HARDWARE HDWD. - HARDWOOD H.M. - HOLLOW METAL HORIZ. – HORIZONTAL HR. – HOUR HT. - HEIGHT HVAC - HEATING VENTILATION & AIR CONDITIONING

GENERAL NOTES

GENERAL NOTES:

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.

2. All construction shall comply with the 2009 IBC and all applicable state & local codes.

Not Used.

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.

6. 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 construction.

8. 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 of construction schedule showing the chronological phases of the work and all related work for the completion of the

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.

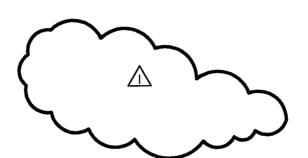
G.C. to provide owner with two sets of closout documents including: shop drawings, warrenties, owners manuals, submittals and as-built drawings.

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.



CONTACT INFO

OWNERS REPRESENTATIVE: CORNER REAL ESTATE SERVICES INC. 4300 N. CENTRAL EXPRESSWAY, SUITE 255 Dallas, Texas 75206 (214) 219-5620 Judy Davis

ARCHITECT: LESTER YOUNG ARCHITECT 6304 Royal Lane

Dallas, Texas 75230 (214) 455-7878 Les Young lyoungarch@sbcglobal.net

SHEET INDEX



AO COVER SHEET/GENERAL NOTES

A0.1 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

PROJECT LOCATION

LESTER YOUNG, ARCHITECT 6304 ROYAL LANE DALLAS, TEXAS 75230

ADDISTON MARKET

RETAIL/RESTAURANT

4530 BELTLINE ROAD

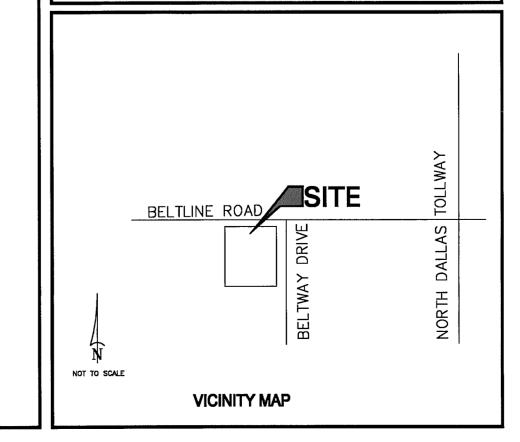
ADDISON, TEXAS

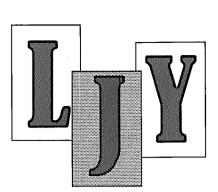
GOVERNING CODES

4. ARCHITECT:

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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| No. | Date | Revision |
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| | 11.19.12 | Revision |
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COVER SHEET

30 Be

Project 1203 10.22.12 Drawn by Checked by LY

Drawing Number