ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR TO FURNISH ALL LABOR & MATERIALS NECESSARY TO COMPLETE INSTALLATION AS DETAILED. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS & IS RESPONSIBLE FOR & LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.

2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH FEDERAL, STATE, & LOCAL CODES & ANY OTHER REGULATIONS HAVING JURISDICTION OVER SAID PROJECT. THE CONTRACTOR SHALL PROTECT & INDEMNIFY THE OWNER & ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.

3. THE CONTRACTOR SHALL OBTAIN & PAY FOR REQUIRED PERMITS, INSPECTIONS & APPROVALS. CITY WILL PROVIDE BLDG. PERMIT.

4. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ON-SITE CONDITIONS & PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT IF EXISTING CONDITIONS DEVIATE SIGNIFICANTLY FROM THESE DRAWINGS NOTIFY THE ARCHITECT FOR FURTHER DIRECTION.

5. THE CONTRACTOR SHALL VISIT THE SITE & EXAMINE FOR ONESELF ALL EXISTING CONDITIONS & LIMITATIONS WHICH AFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES & SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, & NO HEAL OR ALLEGED ERRORS IN ARRANGEMENT OR MATTER SHALL BE GROUNDS FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE A THOROUGH EXAMINATION OF THE PLANS & DETAILS & VERIFY ALL DIMENSIONS & CONDITIONS THEREIN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.

7. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF AREA IN QUESTION.

8. THE DRAWINGS, SPECIFICATIONS & OTHER DOCUMENTS PREPARED BY HIDELL & ASSOCIATES ARCHITECTS, INC. 2008 FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT & UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND THE CLIENT SHALL RETAIN ALL COMMON LAW STATUTORY & OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

9. THESE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS SHALL NOT BE REPRODUCED OR RE-USED EXCEPT BY WRITTEN AGREEMENT OF HIDELL AND ASSOCIATES ARCHITECTS OR THE CLIENT.

10. WORKMANSHIP SHALL BE OF THE HIGHEST TYPE & MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THE MARKET AFFORDS. ALL INSTALLATIONS & APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS.

11. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUB-CONTRACTORS WHETHER THEY RECEIVE THEIR CONTRACT FROM THE THE CONTRACTOR OR CLIENT. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.

12. ALL MATERIALS & WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME.

13. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION & SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.

14. THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AS CONTAINED IN THE PROJECT SPECIFICATION MANUAL, VOLUME 1, REF. VOLUME 2 FOR DIVISIONS 1 THRU 16.

15. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, &/OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR & NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE CLIENT'S REPRESENTATIVE SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.

16. ALL ERECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN &/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.

17. EACH CONTRACTOR SHALL PROVIDE FOR TRASH REMOVAL AT THE END OF EACH DAY. EACH CONTRACTOR SHALL REMOVE ALL TRASH & DEBRIS FROM THE SITE &/OR WITHIN THE BUILDING (AREA SHOULD BE DESIGNATED). IF TRASH & DEBRIS ARE NOT REMOVED, THE CLIENT MAY AT HIS OPTION, PAY FOR ITS REMOVAL & BACK CHARGE THE CONTRACTOR.

18. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW OR INDICATE ALL FASTENING OR FRAMING TECHNIQUES &/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.

19. THE GENERAL CONTRACTOR IS TO PROVIDE ALL MEANS TO SECURE & PROTECT CONSTRUCTION AREAS FROM PUBLIC.

20. GENERAL CONTRACTOR SHALL PROVIDE BACKING, BRACING, AND BLOCKING FOR EQUIPMENT SUPPORT AT THE FOLLOWING AREAS: (GENERAL CONTRACTOR TO COORDINATE W/ RESPECTIVE TRADES FOR EXACT LOCATIONS).
    1. SHELVING
    2. LAVATORIES
    3. WATER
    4. TOILET ACCESSORIES
    5. CLOSET ACCESSORIES
    6. SIGNAGE
    7. DOOR STOPS
    8. DISPLAY CASES
    9. T.V. SUPPORT ARM BRACKETS
    10. LOCKERS
    11. WINDOW TREATMENTS
    12. WALL MOUNTED
    13. MARKER BOARD / TACK BOARD AND WALL ANCHORING / SUPPORTS

21. CONSTRUCTION SHALL COMPLY WITH THE 2006 IBC AND SHALL ALSO COMPLY AND MEET ALL APPLICABLE F.H.A.N., LIFE SAFETY, AND BUILDING CODES AS WELL AS TO THE SATISFACTION OF THE CLIENT.

22. VERIFY DIMENSIONS, LOCATIONS, ELEVATIONS, & CONFIGURATIONS OF ALL ITEMS ASSOCIATED WITH THE INSTALLATIONS OF PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT W/ ARCHITECTURAL, PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR SPECIFIC ELEVATIONS FOR M.E.P. EQUIPMENT AND DEVICES.

23. ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED W/ ELASTOMETRIC CAULKING OR SEALANT, OR FIRE RATED CAULKING WHERE APPLICABLE.

24. DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.

25. ALL DOOR RETURNS FOR NEW DOORS AT METAL STUD & DRYWALL CONSTRUCTION SHALL BE 6" FROM THE FACE OF ADJACENT OR PERPENDICULAR WALL CORNER UNLESS NOTED OTHERWISE.

26. PROVIDE FIRESAFING AND FIRE STOP SEALANT AT ALL PENETRATIONS OF STRUCTURAL STEEL, FIRE RATED CONSTRUCTION AND OTHER ASSOCIATED COMPONENTS THROUGH RATED WALL CONSTRUCTION.

27. WHERE FLOORING MATERIAL CHANGES AT AT DOOR THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR.

28. ALL DOORS AND DOOR HARDWARE SHALL MEET ALL APPLICABLE CODES & A.D.A. REQUIREMENTS.

29. ALL GYPSUM WALLBOARD SHALL BE 5/8" GYPSUM WALLBOARD EXCEPT "W" WITH WR. (MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL 'WET AREAS', INCLUDING RESTROOMS/TOILETS/ETC. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL RATED WALL CONSTRUCTION.

30. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, ORDERS & OTHER LEGAL REQUIREMENTS OF THE ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

31. ALL REMOVED BUILDING MATERIAL & MISCELLANEOUS DEBRIS MUST BE REMOVED FROM THE SITE. THIS MATERIAL SHALL NOT BE USED FOR INFILL MATERIAL. REMOVE ALL RUBBISH/MILLER TOWS &/OR DAILY AS NECESSARY. CONTRACTOR SHALL MAINTAIN ALL AREAS CLEAN TO THE SATISFACTION OF THE CLIENT.

32. IN SPANS OF DRYWALL CONSTRUCTION LARGER THAN 30'-0", PROVIDE A CONTROL JOINT UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE DRAWINGS FOR EXACT LOCATION IN CEILINGS AND WALLS.

33. IN ALL TOILET ROOMS, CONCRETE SLAB SHALL NOT BE SLOPED TO FLOOR DRAINS. WATER TO BE SWEPT INTO FLOOR DRAINS UNLESS NOTED SPECIFICALLY (REF. TOILET 130 SHOWER DRAIN FLOOR IS RECESSED AND SLOPED).

34. FIRE PROTECTION NOTES:
    A. FIRE PROTECTION CONTRACTOR SHALL PERFORM ELECTRICAL TIE-INS WORK W/ MECHANICAL, PLUMBING, AND SPECIALTY WALL TREATMENTS & ALL OTHER DISCIPLINES TO AVOID INTERFERENCES PRIOR TO FABRICATION OF ANY PIPE.
    B. ALL PIPE PENETRATIONS THROUGH FLOORS OR WALL SHALL BE SLEEVED & SEALED TO MAKE WATERTIGHT & MAINTAIN FIRE RATING.
    C. ALL SPRINKLERS, FITTINGS, PIPING, EQUIPMENT, & INSTALLATION SHALL BE IN CONFORMANCE W/ NFPA-13 INTERNATIONAL FIRE CODE
    D. FIRE PROTECTION CONTRACTOR SHALL DESIGN SPRINKLER SYSTEM PIPING SUCH THAT NO MAINS SHALL PASS THROUGH OR OVER ELECTRICAL ROOMS. THE ONLY PIPING ALLOWED IN THIS ROOM SHALL BE THE BRANCHLINES PROTECTING THE ROOM. THESE BRANCHLINES SHALL NOT CONTINUE ON TO THE NEXT ROOM. BRANCHLINES IN THIS ROOM SHALL BE DESIGNED SO THAT THEY ARE NOT LOCATED DIRECTLY OVER ANY ELECTRICAL PANEL OR EQUIPMENT.

35. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN THE CENTER OF ACOUSTICAL LAY-IN CEILING TILE W/ A MAXIMUM VARIANCE OF 1" IN EITHER DIRECTION. SPRINKLER PIPING SHALL NOT PENETRATE DECORATIVE CEILINGS BUT SHALL BE RUN THRU VOID SPACE OF DECORATIVE CEILINGS.

36. PROVIDE CONCEALED PENDANT TYPE IN ALL FINISHED AREAS WITH DYP. BOARD CEILINGS OR SOFFITS WITH COVER PLATE. PLATE TO MATCH SOFFIT COLOR.

37. CONCEALED PENDANT SPRINKLER HEADS SHALL BE LOCATED CONSISTANT WITHIN THE REFLECTED CEILING PLAN DESIGN. SPRINKLER HEADS SHALL BE LOCATED EVENLY AND IN LINE IF AT ALL POSSIBLE. LOCATIONS AND ALIGNMENTS WILL BE VERIFIED DURING SHOP DRAWING SUBMITTAL REVIEW.

38. FLOOR SURFACE VERTICAL CHANGE: CHANGES IN LEVEL OF 2' MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL PER ICC/ANSI A117.1 - 2003 SECTION 303.2

39. FLOOR SURFACE BEVELED CHANGE: CHANGES IN LEVEL GREATER THAN 2' IN HEIGHT AND NOT MORE THAN 3' MAXIMUM HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, PER ICC/ANSI A117.1-2003 SECTION 303.3.

INDEX OF DRAWINGS							
SHEET NO.	DRAWING TITLE	SITE DEMOLITION SUBMISSION					
ACOVE	COVER SHEET	●					
INDEX	INDEX OF DRAWINGS/GENERAL NOTES	●					
DEMO-100	COMPOSITE DEMO SITE PLAN	●					
DEMO-101	DEMO SITE PLAN - 10934 MIDWAY RD.	●					
DEMO-102	DEMO SITE PLAN - 10935 WRIGHT BROTHERS DRIVE	●					
DEMO-103	DEMO SITE PLAN - LOT 8	●					
DEMO-104	DEMO SITE PLAN - 4381 VALLEY POST ROAD	●					

PROJECT / CODE INFORMATION

PROJECT NAME:	J-W OPERATING COMPANY HEADQUARTERS	USE OF OCCUPANCY:	PRIMARY OCCUPANCY - BUSINESS AREA
PROJECT ADDRESS:	Intersection of Wiley Post Rd. and Wright Brothers Dr. Addison, TX 75001	ALLOWABLE AREA:	UNLIMITED
PROJECT NUMBER:	26010	FIRE SPRINKLERS:	FULLY SPRINKLED
CLIENT:	J-W Operating Company 10508 Wright Brothers Dr. Addison, Texas 75001	NO. OF STORIES:	(3) THREE STORIES
ARCHITECT:	HIDELL ASSOCIATES ARCHITECTS 3003 KELLWAY DRIVE SUITE 120 CARROLLTON, TEXAS 75006	CODE COMPLIANCE:	INTERNATIONAL BUILDING CODE 2003 EDITION INTERNATIONAL PLUMBING CODE 2003 EDITION INTERNATIONAL MECHANICAL CODE 2003 EDITION INTERNATIONAL FIRE CODE 2006 EDITION INTERNATIONAL ELECTRICAL CODE 2005 EDITION NFPA 101 LIFE SAFETY CODE 101-97, 2000 ICC/ANSI A117.1-2003
TYPE OF CONSTRUCTION:	TYPE II-B UNPROTECTED NON-COMBUSTIBLE CONSTRUCTION		
GROSS BUILDING AREA:	80,000 SF		

ARCHITECTURAL GRAPHIC SYMBOLS

NORTH INDICATOR

FINISH FLOOR ELEV. = 100'-0"
BUILDING/WALL SECTION ELEVATION DATA SYMBOLS

DIRECTION OF DETAIL
SHEET ON WHICH DETAIL IS SHOWN
DETAIL DESIGNATION
BUILDING/WALL SECTION DETAIL REFERENCE SYMBOLS

DIRECTION OF ELEVATION
SHEET ON WHICH ELEVATION IS SHOWN
ELEVATION DESIGNATION
ELEVATION REFERENCE SYMBOLS

DOOR DESIGNATION SYMBOLS

WALL PARTITION DESIGNATION SYMBOL

WINDOW DESIGNATION SYMBOLS

ROOM DESIGNATION SYMBOL

CRITICAL DIMENSION — C.D.

ABOVE FINISH FLOOR — A.F.F.

GRAPHIC SCALE (VARIES)

COLUMN GRID
COLUMN GRID REFERENCE SYMBOLS

DETAIL DESIGNATION
SHEET ON WHICH DETAIL IS SHOWN
PLANSECTION DETAIL

DRAWING DESIGNATION
DRAWING TITLE
FLOOR PLAN
SCALE: 1/16" = 1'-0"
DRAWING SCALE
DRAWING TITLE

KEYNOTE DESIGNATION SYMBOLS

GENERAL NOTES

J-W Operating Company
HEADQUARTERS

ADDISON, TX

HIDELL ASSOCIATES ARCHITECTS

3003 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4000
FAX (972) 416-0166 E-MAIL hidell@sbcglobal.com

08.28.2006

OWNER
J-W OPERATING COMPANY
10508 WRIGHT BROTHERS DR.
ADDISON, TX 75001
PHONE: (972) 233-9191
FAX: (972) 991-0758
jgrellich@jwoperating.com

CIVIL ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
8350 N CENTRAL EXPRESSWAY SUITE 1000
DALLAS, TX 75206-1612
PHONE: (972) 235-3031
FAX: (972) 235-8544

STRUCTURAL ENGINEER
R.L.G. LOCKE
2121 SAN JACINTO, SUITE 300-LB 17
DALLAS, TX 75201
PHONE: (214) 739-6103
FAX: (214) 739-6554

MEP ENGINEER
BASHAW-KAHN ENGINEERING
1201 TURTLE CREEK BLVD.
DALLAS, TX 75207
PHONE: (214) 720-1308
FAX: (214) 720-1566

LANDSCAPE ARCHITECT
CAVE COCK & ASSOCIATES
2323 BRYAN ST. SUITE 817
DALLAS, TX 75201
PHONE: (214) 739-9105
FAX: (214) 373-5170
barbara@cavecockassoc.com

PIER AND BEAM SUBMISSION

AS-BUILTS

TITLE

INDEX OF DRAWINGS
GENERAL NOTES

REVISIONS

JOB NO. 26010
Issue Date: 02/06/2006
Drawn By: DZ
Checked By: TB

SHEET NO.

INDEX

FOR REFERENCE ONLY