

GENERAL NOTES

DESIGN CRITERIA

FLOOR LIVE LOADS 100PSF
LIVE LOAD REDUCTION NONE
ROOF LIVE LOAD 20 PSF

I. GENERAL

- These drawings indicate the general scope of the Project in terms of Architectural Design Concept. The dimensions of the building the major Architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract Documents on the basis of the General Scope indicated or described. The sub-contractor shall furnish all items required for the proper execution and completion of the work.
- The construction notes contained herein with the drawings form a package of Contract Documents which is supplementary and complementary in the event of a conflict between the notes and the drawings or within the drawings or notes themselves, the Contractor is to assume the more expensive option. The Architect retains the right to select between conflicting options.
- The Contractor shall check and verify all dimensions and job conditions before commencement of work and be responsible for their accuracy. Any discrepancies between field conditions and the documents or within the documents are to be reported to the Architect via the Contractor.
- Dimensions shall be figured rather than determined by scale or rule. In the event of conflict between the Drawings and Specifications or within themselves, the Architect will decide which conflicting requirement governs.
- All dimensions shown are to rough wall and partition surfaces unless specifically noted otherwise.
- The Contractor shall prepare "Coordination Drawings" that represent that all trades involved in the Project have coordinated the installation of their work so as to avoid conflicts and/or misalignments.
- All work contained in all ceilings shall be simultaneously represented on a single drawing to confirm that all trades "fit" within the allotted space. All conflicts shall be resolved prior to submitting shop drawings for the Architect's (or Engineer's) review and prior to executing any of the work within the ceiling cavity.
- Existing work is to be protected during construction and kept free of debris. Any existing work damaged during construction is to be replaced with work of equal quality.
- The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.

II. CODE COMPLIANCE

- General Compliance**
 - The Contractor is responsible for filing and securing of all permits.
 - The Contractor is to be present at final inspection with Building Department Inspector.
 - At least 24 hour written notice shall be given before commencement of work.
 - All construction to be in accordance with the rules and regulations of the IBC 2006 and the local ordinances of The Colony.
 - The Contractor shall familiarize himself with requirements of Article 19, "Safety of Public and Property During Construction Operations" and shall be held responsible for safe maintenance until completion and final acceptance of the work.
 - The building is classified as Construction Class **TYPE IIB**, Noncombustible construction.
 - To the best of our professional knowledge, belief, and judgement, these plans conform to the **Texas Energy Partnership SB12/HB 3693 Compliance**.
 - Project shall comply with **TEXAS ACCESSIBILITY STANDARDS (TAS)** of the Architectural Barriers Act Article 9102.
 - Five days prior notice shall be given to adjoining lot Owner's via the Contractor when affected by work.
 - Permit for work beyond the building line sidewalk and vaults will be obtained before construction is started. As per Department of Highways.
 - Boring diagram will be filed before construction is started as per Section 27663 (e).
 - The Contractor is to provide all shoring, bracing, barricades, temporary fences, partitions, and excavations to accomplish all of the work in an approved manner per Section 271032.
 - Materials, Assemblies, Forms and Methods of Construction - Code Test Method: Whenever the Building Code prescribes a method of testing, such test shall be made by a testing service or a laboratory acceptable to the local jurisdiction.
 - Inspections during progress of work shall be in accordance with C27-209.
 - Masonry to comply with Chapter 21 of the IBC 2006.

- Grab Bars shall comply with TAS Section 4.26 for mounting requirements and structural resistance.
- Roofing to be as per Chapter 15.
- All doors shall be 8 ft.0 in. high unless otherwise noted.
- Minimum door width shall be 36 in..
- Where glass is used, glass shall comply with Chapter 24 of the IBC 2006.
- All exterior window frames shall be metal.
- Suspended ceiling system shall consist of supporting runners, carrying channels and a supporting grid and shall comply with Chapter 25 of the IBC 2006.

2. Controlled Inspections

The following materials, operations and equipment related to the work described in these documents are subject to controlled inspections as described by the International Building Code 2006, Chapter 17 and 21.

- Foundations**
 - Inspection of piling including load tests.
 - Inspection of subgrade for footings, foundation piers and foundation walls (notification to department at least 2 days prior to installation is required unless department inspection is waived under
 - Inspection of underpinning operations, construction and excavation of temporary or permanent cofferdams, caissons, braced excavated surfaces and other constructions or excavations affecting support of adjacent properties or buildings. (Plans required).
 - Evaluation of laboratory field tests for the verification of the magnitude of stabilized overburden pressure.
 - Supervision of the placing of controlled fills. (Note that where foundation is to rest on, or be underlain by, nominally unsatisfactory bearing materials, a report based on the soil tests, foundation analysis (including analysis of undisturbed samples), by architect or engineer is required.
 - Inspection of soil load bearing tests.

- Concrete**
 - The inspection of materials for all structural elements per Table 1704.4 of the IBC 2006.
 - Quality control and inspection at the batch plant except for concrete proportioned on the basis of preliminary tests. Actual preparation of cylinders for strength test. The checking of all samples recovered for the purpose of strength tests for slump, air content, weight and temperature in accordance with.
 - The measurement of forms for size and dimensions of members.
 - The checking of sizes and position of reinforcement. The inspection of placement of concrete and the recording of and compliance with building code provisions attested to of:
 - temperatures
 - protection against excessive temperatures
 - curing
 - amount of water added in field
 - Inspection for proper use of admixtures. Batch plant inspection required for all admixtures, other than air-entraining and water reducing agents.
- Masonry**
 - Inspection of reinforced and unreinforced masonry required by Chapter 17 and 21 of the IBC 2006.
- Steel**
- Mechanical Ventilation**
 - Inspection and tests of a required ventilating system.

- Duplicate copies of all drawings and calculations shall be forwarded to the Owner prior to commencing any of the temporary Work represented in those documents. The Owner

will, in turn, transmit those documents to the Structural Engineer of record for his review.

- The Structural Engineer of record will review the documents only for how the shoring, bracing and other temporary construction interacts and affects the existing structure. The Structural Engineer at Record Review shall not be construed as complete check, nor relieve the Owner's Controlled Inspecting Agent from responsibility for errors of any sort nor from the necessity of furnishing any additional details or calculations which may have been omitted or required by Local Authority having jurisdiction.

III. CLARIFICATION OF WORK

- General
 - The location of all electrical, fire protection, plumbing, vertical transportation and mechanical wall mounted devices including access doors and panels are to be as indicated on architectural interior or elevations or on diagram of typical mounting heights coordinated elevations signed off by all trades, to be submitted to the Architect and Engineer for review as a standard shop drawing submittal for any space where wood paneling or interior wall stonework is required.
 - Not all required concrete curbs are indicated on the structural drawings. Drawings of all trades (architectural, mechanical, plumbing, fire protection and electrical) must be examined for the size and location of concrete curbs. In mechanical spaces provide all concrete pads and curbs as required by final coordination within the scope of the bid. Pads and curbs indicated on architectural drawings are for general reference only.
 - Coordinate the size, shape and location of all housekeeping pads and inertia blocks with the equipment suppliers. Where the floors of rooms or spaces containing housekeeping pads are waterproofed, apply waterproofing to the top and side surfaces of all pads prior to installation of equipment.
 - All surfaces visible through mechanical or architectural slots, louvers, grilles, etc. to be painted matte black.
 - Starting points for ceilings to be center of room unless otherwise noted.
 - Finish schedule indicates general types of finishes only. Final selection of colors to be made by the Architect.
 - Free-standing columns within spaces to receive same cladding and finishes as other surfaces in space unless otherwise shown or noted.
 - Provide wall reinforcement at locations of all wall mounted door stops.

2. Door and Finish Hardware - General Notes

- All doors and frames to be hollow metal.
 - Provide integral astragals at all fire rated double doors.
 - Provide "B-Label" (1½ hr.) and "C-Label" (¾ hr.) rated doors and frames where such doors occur in 2 hour and 1 hour fire rated construction respectively.
 - Provide wall bumper stops at all doors which back against partitions when opened. Provide overhead stops in locations where wall stops cannot be used and where indicated in the hardware sets.
 - All locksets and latchsets shall be lever X lever (U.N.O.).
 - In addition to the criteria and items noted above, provide items of finish hardware noted in the hardware set scheduled for each door. Where specific hinges, closers, etc. are indicated in the hardware set, such items shall supersede the requirements established by the general criteria noted above.

3. Interior Finish Notes

- See architectural plans for partition types and respective substrates for finishes shown in schedules.
 - Provide transition strips as required at all junctures of dissimilar floor finishes.

WATER METER CALCULATION

Type of Fixture	Fixture Value	# of Fixtures	Total
Bathroom (Commercial)	4	x	=
Lavatory	2	x 1	= 2
Shower Head	4	x	=
Urinal (1/4" flush valve)	10	x	=
Urinal (3/4" flush valve)	5	x	=
Urinal (Flush tank)	3	x	=
Water Closet (Flush valve)	10	x 1	= 10
Water Closet (Flush tank)	5	x	=
Water Closet (Flushometer tank)	2	x	=
Washing Machine (8 lb)	3	x	=
Washing Machine (15 lb)	4	x	=
Drinking Fountain (3/8" valve)	0.25	x	=
Kitchen Sink (Hotel/Restaurant)	4	x	=
Service Sink (Offices, etc.)	3	x	=
TOTAL			= 12

- Domestic Flow Required? 150 GPM (Non-Residential & Multi Family)
- Is the building to be sprinkled? Yes No X
- Minimum Fire Flow Required? 0 GPM
- Identify above all of the plumbing fixtures that will be installed.

PROJECT INFORMATION

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 4350 SF MASONRY STRUCTURE TO HOUSE A DRIVE THRU AUTOMATED CAR WASH. THE PROJECT INCLUDES THE CONSTRUCTION OF A PARKING CANOPY COVERING 14 PARKING SPACES.

ZONING

GENERAL RETAIL GATEWAY OVERLAY DISTRICT
NO REZONING REQUIRED

OCCUPANCY GROUP

BUSINESS GROUP B

SQUARE FOOTAGE ALLOWED

5750 SF

SQUARE FOOTAGE TOTAL

4350 SF

MAXIMUM OCCUPANT LOAD

BY FLOOR
BY OCCUPANCY TYPE
11 OCCUPANTS
CONVEYOR TUNNEL 2775 NET SF 1:500SF=6 OCCUPANTS
EQUIPMENT ROOM 1150 NET SF 1:500SF=3 OCCUPANTS
OFFICE+TR 133 NET SF 1:100SF=2 OCCUPANTS

ALLOWABLE HT AND AREA

4 STORIES/23,000 SF PER TABLE 503

PROPOSED HT AND AREA

1 STORY 18'0" /4,350 SF

FIRE SPRINKLERS+ALARM LOCATION

NO SPRINKLERS OR ALARM REQUIRED
PER IBC 2006 CHAPTER 9 SECTION 903

CONSTRUCTION TYPE

TYPE II B

MASONRY CONSTRUCTION = 80%

NUMBER OF STORIES

1

STREET ADDRESS

4906 MAIN STREET THE COLONY, TEXAS

LEGAL DESCRIPTION

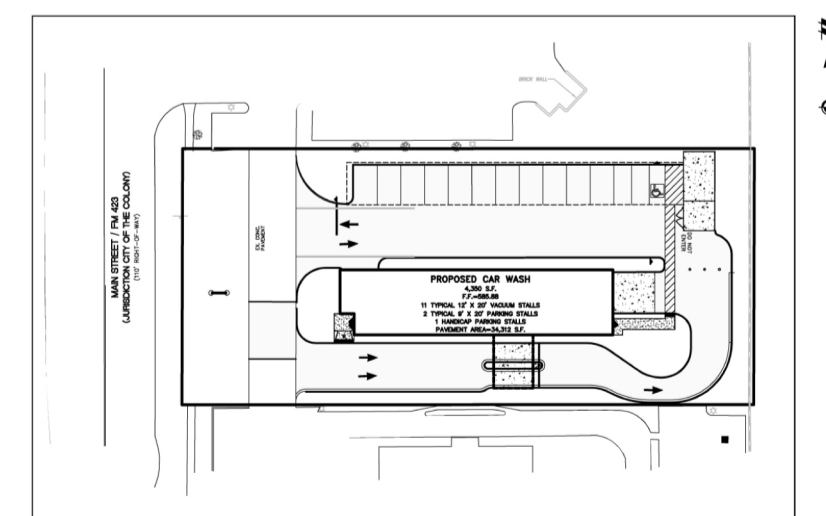
BEING LOT 3, IN BLOCK A OF SOUTH COLONY RETAIL CENTER, AND ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET G, PAGE 369, OF PLAT RECORDS OF DENTON COUNTY, TEXAS.

CONTACT INFO

CARMEN CARRASCO
TEXAS ARCHITECT 13982
CONSORTIUM
12815 SARAH STREET
LOS ANGELES, CA 91604
818.288.3606
carmenc@consortiumla.com



PROJECT LOCATION MAP



PROJECT LOCATION MAP

NOT TO SCALE

SHEET INDEX

CIVIL

- CP-01
- CP-02
- CP-03
- CP-03a
- CP-04
- CP-05
- CP-06
- CP-07
- CP-08
- CP-09
- CP-10
- CP-11
- CP-12

- COVER SHEET
- TOPO SURVEY
- SITE PLAN
- FUTURE SITE PLAN
- GRADING
- DRAINAGE AREAS
- STORMWATER EROSION CONTROL
- FUTURE SITE PLAN
- LANDSCAPE
- MISC DETAILS
- UTILITY DETAILS
- UTILITY DETAILS
- IRRIGATION PLAN

ARCHITECTURAL

- A.110
- A.111
- A.112
- A.200
- A.201
- A.202
- A.300
- A.301
- A.500

- SITE PLAN
- CONSTRUCTION PLAN
- EQUIPMENT PLAN
- BUILDING ELEVATIONS
- BUILDING SECTIONS
- BUILDING SECTIONS
- ENLARGED TOILET ROOM
- DUMPSTER ENCLOSURE
- WALL SECTIONS

STRUCTURAL

- S1
- S2
- S3
- S4
- S5
- S6

- GENERAL NOTES
- FOUNDATION PLAN
- FOUNDATION SECTIONS
- ROOF FRAMING PLAN
- BUILDING SECTIONS
- MASONRY DETAILS+NOTES

MEP

- M1
- E1
- E2
- E3
- E4
- P1
- P2

- HVAC PLAN
- LEGENDS AND SCHEDULES
- POWER+LIGHTING PLAN
- SECURITY PLANS
- LINE DIAGRAMS+PANEL SCHEDULES
- PLUMBING PLAN
- PLUMBING DETAILS



**PIPELINE
AUTO SPA**
4906 MAIN STREET THE COLONY, TEXAS

ARCHITECT

CONSORTIUM
12815 SARAH STREET
LOS ANGELES, CA 91604
818-760-7886 TEL
818-301-2648 TEL

CIVIL ENGINEER

ATWELL HICKS
30575 BAINBRIDGE ROAD
SUITE 180
SOLON, OHIO 44139
440-349-2000 TEL
440-349-2028 FAX

STRUCTURAL + MEP ENGINEERS

OSBORN ENGINEERING
1300 EAST 9TH STREET
SUITE 1500
CLEVELAND, OHIO 44114

OWNER

VC CAPITAL
4500 LEE ROAD
CLEVELAND, OHIO 44128
216-518-4040 TEL
216-518-4044 FAX



ISSUE	DATE	DESCRIPTION
4	12.08.08	CONSTRUCTION
1	08.25.08	PERMIT
1	04.07.08	PRELIMINARY

CONSORTIUM

12815 SARAH ST LOS ANGELES, CA 91604
818-760-7886 T 818-301-2648 F

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COVER SHEET

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