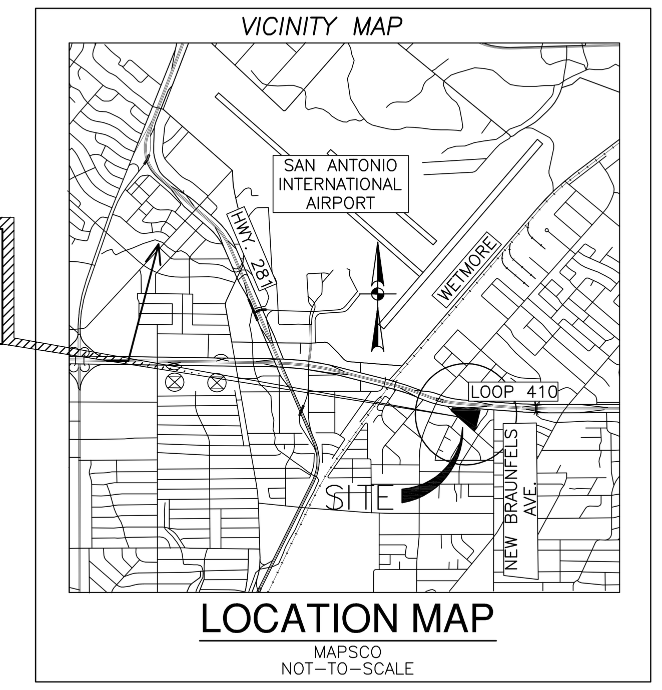
FRONTIER BURGER

RESTAURANT ADDRESS: 838 NE LOOP 410

PETRO CENTER / CROWNHILL @ I.H. 410 SAN ANTONIO, TEXAS 78209



GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTOR.

2. ALL DIMENSIONS ON FLOOR PLANS ARE TO BE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL CODES.

4. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTION OF ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.

5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATIONS OF FLOOR SINKS, FLOOR DRAINS, SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUBOUTS, AND ALL OTHER WORK UNDER HIS SCOPE OF RESPONSIBILITIES RELATED TO THIS EQUIPMENT. REFER TO DRAWINGS PREPARED BY FOOD SERVICE EQUIPMENT CONSULTANT FOR ALL FOOD SERVICE EQUIPMENT REFERENCES.

6. THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT TO THE PROJECT. THE ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.

8. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.

9. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGESS AND UNTIL JOB IS COMPLETED.

11. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.

12. DECORATIVE MATERIALS, DRAPES, HANGINGS, ETC. SHALL BE NON-FLAMMABLE OR FLAMEPROOF PER STATE FIRE MARSHALL REQUIREMENTS.

13. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL BE PER TABLE 803.5 OF THE I.B.C.

14. FIRE EXTINGUISHERS: VERIFY REQUIREMENTS AND LOCATIONS WITH FIRE MARSHALL.

15. GYPSUM WALL BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO SECTION 803 OF THE I.B.C.

16. ALL GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1428, CFR PART 1201) AND LOCAL SECURITY CODES.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT COSIGNED BY THE GENERAL CONTRACTOR TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER DATE OF SUBSTANTIAL COMPLETION OF THE BUILDING.

18. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS.

19. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAILS.

20. CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE ARCHITECTURAL DRAWING WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL DRAWINGS.

21. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEE'S, WORKMEN AND ALL OTHERS AT ALL TIMES DURING CONSTRUCTION.

22. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

23. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.

24. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, DRAPERY OR CEILING TRACKS, PLUMBING EQUIPMENT, COUNTERS, HANDRAILS, RAIL AND ALL OTHER ITEMS REQUIRING SAME.

25. ALL MATERIALS SHALL BE STORED IN A SAFE & CLEAN LOCATION UNTIL NEEDED.

26. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINE AND LEVELS SHOWN ON THE DRAWING WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

28. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL COME TOGETHER PROPERLY AND FIT AND TO BE RECEIVED BY THE WORK OF OTHER TRADES.

29. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK. BUILDING PERMIT APPLICATION IS BY GENERAL CONTRACTOR. HE/SHE IS TO PICK-UP PERMIT AND MAKE FINAL PAYMENT.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL APPLICABLE INSPECTIONS AS WELL AS THE FEES FOR SUCH INSPECTIONS.

31. CONTRACTOR SHALL NOT BREAK SETS, FOR TRADE BIDDING. THE CONTRACTOR DOES SO AT HIS OWN RESPONSIBILITIES AND THE OWNER AND/OR ARCHITECT TAKE NO RESPONSIBILITY IF HE DOES SO.

32. SEAL ALL MASONRY ABOVE GRADE AND WATERPROOF ALL MASONRY WALL BELOW GRADE. ALL NON-BEARING WALLS SHALL BE DIAG. BRACED AT TOP TO UNDERSIDE OF ROOF AT 6'-0" O.C. MAX. (IF MASONRY IS USED)

33. CONTRACTOR SHALL SECURE PERMIT AND PROVIDE PEDESTRIAN PROTECTION PER CITY REQUIREMENTS.

34. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES (PRIVATE OR PUBLIC) FROM NOISE, DUST, FIRE HAZARDS, ETC. BY MEANS OF FENCES, CANOPIES, BARRICADES, ETC. PER CITY REQUIREMENTS.

35. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED.

36. NOTIFY BUILDING INSPECTOR JUST PRIOR TO CONSTRUCTION, INCLUDING GRADING.

37. WALLS CONTAINING PLUMBING PIPING 1-1/2" OR MORE IN DIAMETER SHALL BE MIN. 2"x6" STUDS.

38. PROPERTY LINES SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR AND A SURVEY REPORT SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO FOUNDATION INSPECTION.

39. CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS.

40. ALL KITCHEN RELATED EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS OR ITS EQUIVALENT.

41. CONSTRUCTION AND DEMOLITION OF BUILDING, OR BUILDING AS APPLIED TO DEMOLITION, (IF APPLICABLE) SHALL COMPLY WITH CHAPTER 14 OF THE INTERNATIONAL FIRE CODE.

42. A "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" SIGN WITH MIN. (1") ONE INCH HIGH LETTERS, IN CONTRASTING COLOR, SHALL BE PROVIDED ON JAMB ABOVE EXIT DOOR(S), AND AN INDICATING "LOCKED" "UNLOCKED" ASSEMBLY TO BE ALSO PROVIDED ON DOOR WITH TURN LOCK PER 1008.1.8.3 OF THE I.B.C. (REFER TO CODE FOR EXCEPTIONS)

43. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE CONSTRUCTED PREMISES FROM THE FIRE PREVENTION BUREAU AND OTHER AGENCIES BEFORE AND AFTER OCCUPANCY.

44. PROVIDE ANY REQUIRED OCCUPANCY SIGNAGE PER BUILDING DEPT. AND FIRE DEPT. REQUIREMENTS.

45. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE SUBMITTED TO THE FIRE MARSHALL OR LOCAL FIRE PREVENTION, COUNTY OR CITY, BUREAU FOR APPROVAL PRIOR TO INSTALLATION.

46. ALL COMMERCIAL TYPE COOKING EQUIPMENT SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM (904.11 OF THE I.F.C.)

47. BUILDING ADDRESS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE BUILDING. NUMBER AND /OR LETTERS SHALL BE OF A CONTRASTING COLOR AND OF SUFFICIENT SIZE FOR VIEWING. CONTRACTOR TO VERIFY LOCATION OF ADDRESS SIGNAGE WITH GOVERNING AGENCY PRIOR TO INSTALLATION.

48. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

49. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM. IN THE EVENT OF FAILURE OF THIS SYSTEM, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.

50. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS.

51. ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHALL SHALL BE INSTALLED.

52. AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44".

53. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.

54. BUILDING SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES IN ACCORDANCE WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE AND THE A.D.A. ACT OF 1990.

55. GENERAL CONTRACTOR TO OVER EXCAVATE ALL PLANTING AREAS AROUND BUILDING TO 12" BELOW TOP OF CURB. ALL OTHER PLANTING AREAS ARE TO BE EXCAVATED TO 6" BELOW TOP OF CURB.

56. PROVIDE I EA. 2A10BC FIRE EXTINGUISHERS AT KITCHEN, OFFICE, AND STORAGE. EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL.

57. CONTRACTOR TO KEEP RED LINED MARKED UP SET OF CHANGES DURRING THE CONSTRUCTION PHASE AS REQUIRED FOR FINAL CURRENT "AS BUILT DRAWINGS".

TAS/ADA ACCESS. NOTES

THE PROJECT HAS BEEN DESIGNED TO CONFORM WITH ACCESSIBILITY REQUIREMENTS OF THE STATE OF TEXAS AND UNITED STATES AMERICANS WITH DISABILITIES ACT TITLE 11. FOR SPECIFIC CODE REQUIREMENTS, REFER TO ACCESSIBILITY STANDARDS SHEETS TAS-1 AND TAS-2 OF THIS SET OF CONSTRUCTION DOCUMENTS.

1. MINIMUM DOOR WIDTH OF ACCESSIBLE DOORS MUST BE 36".
2. CLEARANCE ON THE PULL SIDE OF THE DOORS MUST BE MINIMUM OF 18" ON INTERIOR DOORS AND 24" ON EXTERIOR DOORS.
3. WHERE CONTROLS AND OPERATING MECHANISMS ARE PROVIDED IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF, SHALL COMPLY WITH THE REQUIREMENTS OF TEXAS ACCESSIBILITY STANDARDS SECTION 4.27. OPERABLE PARTS SHALL BE NO MORE THAN 48" HIGH OR LESS THAN 15" ABOVE THE FINISHED FLOOR.
4. WHERE ALARMS ARE PROVIDED, THEY SHALL COMPLY WITH THE REQUIREMENTS OF TEXAS ACCESSIBILITY STANDARDS SECTION 4.27.
5. ACCESSIBLE SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF TEXAS ACCESSIBILITY STANDARDS SECTION A4.30.

ALTERNATES

NOTE: SEE SPECS ALSO FOR LIST OF ALTERNATES.

ALTERNATE NO 1: STONE VENEER WAINSCOT

ALTERNATE NO 2: MODIFIED BITUMEN ROOF

ALTERNATE NO 3: QUARRY TILE IN KITCHEN

SHEET INDEX

SHEET	TITLE
G0.0	COVER SHEET / SHEET INDEX / PROJECT LOCATION / PROJECT DATA / GENERAL NOTES
	CIVIL
C1.0	EXISTING CONDITIONS
C2.0	SITE DIMENSIONS, FIRE, UTILITY AND PAVING PLAN
C3.0	SITE GRADING PLAN, DRAINAGE & SWPPP PLAN
C4.0	GENERAL NOTES & DETAILS
C4.0A	GENERAL NOTES & DETAILS 1
	STRUCTURAL
S1.0	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S1.2	SPECIAL INSPECTION NOTES
S2.0	FOUNDATION FRAMING PLAN
S2.1	ROOF FRAMING PLAN
S3.0	SECTIONS AND DETAILS
S4.0	TYPICAL SECTIONS AND DETAILS
S4.1	SECTIONS AND DETAILS
	ARCHITECTURAL
A1.0	OVERALL SITE PLAN
A1.0.1	SITE PLAN
A1.1	SITE DETAILS
A1.2	SITE DETAILS
A2.0	FLOOR PLAN / FRAMING PLAN
A2.1	ROOM FINISH SCHEDULE AND DOOR & WINDOW TYPES
A2.2	SLAB AND UNDERSLAB UTILITY PLAN
A2.3	INTERIOR ELEVATIONS
A2.3.1	INTERIOR ELEVATIONS
A2.3.2	INTERIOR ELEVATIONS
A2.4	ROOF PLAN / MEP ROOF TOP / OUTLINE SPECS
A3.0	EXTERIOR ELEVATIONS W/ STUCCO
A3.1	ALT. NO 1 EXTERIOR ELEVATIONS W/ STONE
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS
A5.1	WALL SECTIONS
A5.2	WALL SECTIONS
A5.3	WALL SECTIONS
A6.0	DOOR / WINDOW & MISCELLANEOUS DETAILS
A7.0	REFLECTED CEILING PLAN
A7.1	FLOOR FINISHES PLAN

SHEET	TITLE
	KITCHEN
K1.0	KITCHEN LAYOUT
K1.1	KITCHEN SPECIAL CONDITIONS
K1.2	PLUMBING CONNECTIONS PLAN
K1.3	ELECTRICAL CONNECTIONS PLAN
K1.4	VENTILATION CONNECTIONS PLAN
K2.0	KITCHEN EQUIPMENT ELEVATIONS
K3.0	KITCHEN EXHAUST SCHEDULES
K3.1	KITCHEN EXHAUST HOODS
K3.2	KITCHEN FAN DETAILS
	MEP
MEP-1	MEP SITE PLAN
MEP-2	EQUIPMENT PLAN
	MECHANICAL
M-1	MECHANICAL FLOOR PLAN
M-2	MECHANICAL ROOF PLAN
M-3	MECHANICAL SCHEDULES
M-4	HOOD FAN SCHEDULES
M-5	HOOD DETAILS
	ELECTRICAL
E-1	LIGHTING FLOOR PLAN
E-2	POWER FLOOR PLAN
E-3	ELECTRICAL ROOF PLAN
E-4	ELECTRICAL RISER DIAGRAM
	PLUMBING
P-1	PLUMBING FLOOR PLAN
P-2	GAS & CONDENSATE FLOOR PLAN
P-3	PLUMBING SCHEDULE
P-4	PLUMBING RISER DIAGRAM
P-5	GAS RISER DIAGRAM
	LANDSCAPE
L1	LANDSCAPE PLAN-CANOPY COVERAGE PLAN-TREE PRESERVATION PLAN
L2	IRRIGATION PLAN
	TEXAS ACCESSIBILITY STANDARDS
TAS.1	ACCESSIBILITY GUIDELINES (TAS)
TAS.2	ACCESSIBILITY GUIDELINES (TAS)

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	GFI	GROUND FAULT INTERRUPTER	REINF	REINFORCEMENT
ADJ	ADJUSTABLE	GL	GLASS	RM	ROOM
AFF	ABOVE FINISH FLOOR	GR	GRADE	RO	ROUGH OPENING
ACH	ABOVE COUNTER HEIGHT	GWB	GYPSUM WALLBOARD	S	STUCCO
ALUM	ALUMINUM	HDW	HARDWARE	SC	SOLID CORE
ARCH	ARCHITECTURAL	HC	HANDICAPPED	SECT	SECTION
B/	BOTTOM OF	HM	HOLLOW METAL	SHT	SHEET
BLDG	BUILDING	HP	HIGH POINT	SIM	SIMILAR
BLK	BLOCK	HS	HALF SIZE	SNC	SIGN CONTRACTOR
BOTT	BOTTOM	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SQ	SQUARE
BR	BRICK	INSUL	INSULATION	S/S	STAINLESS STEEL
C	CARPET	INT	INTERIOR	SSM	SOLID SURFACE MATERIAL
CLG	CEILING	JT	JOINT	ST	STAIN
CLR	CLEAR	KEC	KITCHEN EQUIPMENT CONTRACTOR	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	LP	LAMINATED PLASTIC	STL	STEEL
COL	COLUMN	MAX	MAXIMUM	STO	STORAGE
CONC	CONCRETE	MC	MECHANICAL CONTRACTOR	STRUC	STRUCTURAL
CONST	CONSTRUCTION	MECH	MECHANICAL	SUSP	SUSPENDED
CT	CERAMIC TILE	MFR	MANUFACTURER	SY	SQUARE YARD
CTB	CERAMIC TILE BASE	MIN	MINIMUM	T	TREAD
DBL	DOUBLE	MISC	MISCELLANEOUS	T/	TOP OF
DET	DETAIL	ML	METAL LAMINATE	TEMP	TEMPERED
DIA	DIAMETER	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
DIM	DIMENSION	MT	MOSAIC TILE	TYP	TYPICAL
DN	DOWN	MTD	MOUNTED	UNO	UNLESS NOTED OTHERWISE
DS	DOWN SPOUT	MTL	METAL	V	VENDOR PROVIDED
DWG	DRAWING	MW	MILLWORK	VB	VINYL BASE
EC	ELECTRICAL CONTRACTOR	MWC	MILLWORK CONTRACTOR	VCT	VINYL COMPOSITION TILE
EL	ELEVATION	NIC	NOT IN CONTRACT	VERT	VERTICAL
ELEV	ELEVATOR	NO	NUMBER	VWC	VINYL WALLCOVERING
EQ	EQUAL	NOM	NOMINAL	W/	WITH
EXIST	EXISTING	NTS	NOT TO SCALE	WC	WALL COVERING
EXP	EXPANSION	O	OWNER'S RESPONSIBILITY	WCT	WASHABLE CEILING TILE
EXT	EXTERIOR	OA	OVERALL	WD	WOOD
FIN	FINISH	OAH	OVERALL HEIGHT	WP	WATER PROOF
FIXT	FIXTURE	OC	ON CENTER		
FL	FLOOR	OPG	OPENING		
FM	FLOOR MAT	P	PAINT		
FRP	FIBERGLASS REINFORCED PANEL	PC	PLUMBING CONTRACTOR		
FS	FULL SIZE	PL	PLATE		
FT	FOOT (FEET)	PLY	PLYWOOD		
GA	GAUGE	PREP	PREPARATION		
GC	GENERAL CONTRACTOR	PVC	POLY VINYL CHLORIDE		
		QT	QUARRY TILE		
		QTB	QUARRY TILE BASE		
		R	RISER		
		RC	REFRIGERATION CONTRACTOR		

SYMBOL LEGEND

SYMBOL	LABELS
GRID LINE REFERENCE	NUMBER; LETTER
BUILDING SECTION REFERENCE	DRAWING NUMBER; SHEET NUMBER
WALL SECTION REFERENCE	DRAWING NUMBER; SHEET NUMBER
DETAIL REFERENCE	SHEET NUMBER; DRAWING NUMBER
ELEVATION DATUM (+00" AFF)	HEIGHT ABOVE FINISH FLOOR; DATUM POINT LOCATION
INTERIOR ELEVATION	SHEET NUMBER; DRAWING NUMBER
NOTE REFERENCE	NUMBER
DOOR REFERENCE	NUMBER
WINDOW REFERENCE	LETTER
REVISION REFERENCE	NUMBER
MATERIAL REFERENCE (XXX-00XXX-00)	FINISH PREFIX; FINISH NUMBER; SUBSTRATE NUMBER; SUBSTRATE PREFIX
EQUIPMENT REFERENCE (X-00)	ITEM TYPE; ITEM NUMBER
ROOM REFERENCE (VESTIBULE / 100)	ROOM NAME; ROOM NUMBER

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PROJECT DATA

LEGAL JURISDICTION: CITY OF SAN ANTONIO
LEGAL DESCRIPTION: PETROLEUM CENTER SUBDIVISION LOT: 4 BLOCK: 1 VOL. 9510, PG 204 D.P.R.
ADDRESS: 838 NE LOOP 410 - INTERSECTION OF CROWNHILL BLVD. & LOOP 410
TDLR AB#: EABPRJ #B5802051
ZONING: C-2
OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY / RESTAURANT
BUILDING SHELL CONSTRUCTION TYPE: TYPE V-B
CONSTRUCTION CLASSIFICATION: COMPLETE BUILDING
TYPE OF CONSTRUCTION: NONSEPARATED USE (A-2 AND F-1)
BUILDING AREA:
- BUILDING AREA: 3,809 SQ. FT.
- ALLOWABLE AREA: (TABLE 503) 6000 SQ. FT.

HEIGHT LIMITATION: (TABLE 503) ALLOWABLE 40'-0" / 21'-0" PROVIDED
AUTOMATIC SPRINKLER: (903.2) A-2 FIRE AREA OCC. LOAD < 100 = NO FIRE SPRINKLER REQD.
OCCUPANT LOAD:
- GROSS FLOOR AREA: 3,809 SQ. FT. NET FLOOR AREA: 3,580 SQ. FT.
- KITCHEN: 908 SF @ 1/200 = 5 ACCESSORY STORAGE: 468 SF @ 1/300 = 2
- BUSINESS: 49 SF @ 1/100 = 1
- ASSEMBLY / UNCONCENTRATED: 1,090 SF @ 1/15 NET = 72
- ASSEMBLY / FIXED SEATS: 30 OCC. TOTAL OCCUPANT LOAD: 108 OCC.

REQUIRED EXITS: OCC. LOAD 1-500 = 2 EXITS
PARKING REQUIREMENTS:
REQUIRED: 3,809 SF FLOOR AREA @ 1/100 = 37 PARKING SPACES
PROVIDED:

QTY	DESCRIPTION	SIZE
38	STANDARD SPACES	(9'X18')
1	HANDICAP ACCESSIBLE AUTO SPACE	(9'X18')
1	HANDICAP ACCESSIBLE VAN SPACE	(9'X18')
40	TOTAL SPACES PROVIDED	

PLUMBING FIXTURES: TABLE 2902.1 / A-2 (RESTAURANT)
- WATER CLOSET / MALE: 48 OCC. @ 1/75 = 1
- WATER CLOSET / FEMALE: 48 OCC. @ 1/75 = 1
- LAVATORIES: 1/200 = 1 (1 MALE / 1 FEMALE)
- DRINKING FOUNTAIN: 1/500 = ONE DRINKING FOUNTAIN
- SERVICE SINK: ONE SERVICE SINK

APPLICABLE CODES:
- 2012 INTERNATIONAL BUILDING CODE w/ COSA Amendments
- 2012 INTERNATIONAL MECHANICAL CODE w/ COSA Amendments
- 2012 INTERNATIONAL PLUMBING CODE w/ COSA Amendments
- 2012 INTERNATIONAL FUEL GAS CODE w/ COSA Amendments
- 2012 INTERNATIONAL FIRE CODE w/ COSA Amendments
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE w/ COSA Amendments
- 2011 NATIONAL ELECTRICAL CODE w/ COSA Amendments
- 2010 AMERICAN WITH DISABILITIES ACT (ADA)
- 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

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EXP. DATE: FEB.26/2015 SEP.22/2014

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ARCHITECT'S PROJECT NUMBER: 120928
DATE: 09/22/14
SCALE: AS SHOWN
REVISIONS

SHEET TITLE: COVER SHEET/ SHEET INEX/ SITE LOCATION/ PROJECT DATA/ GEN. NOTES

SHEET NUMBER: **G0.0**

SHEET __ OF __

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Tuesday October 21, 2014, 8:56am
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