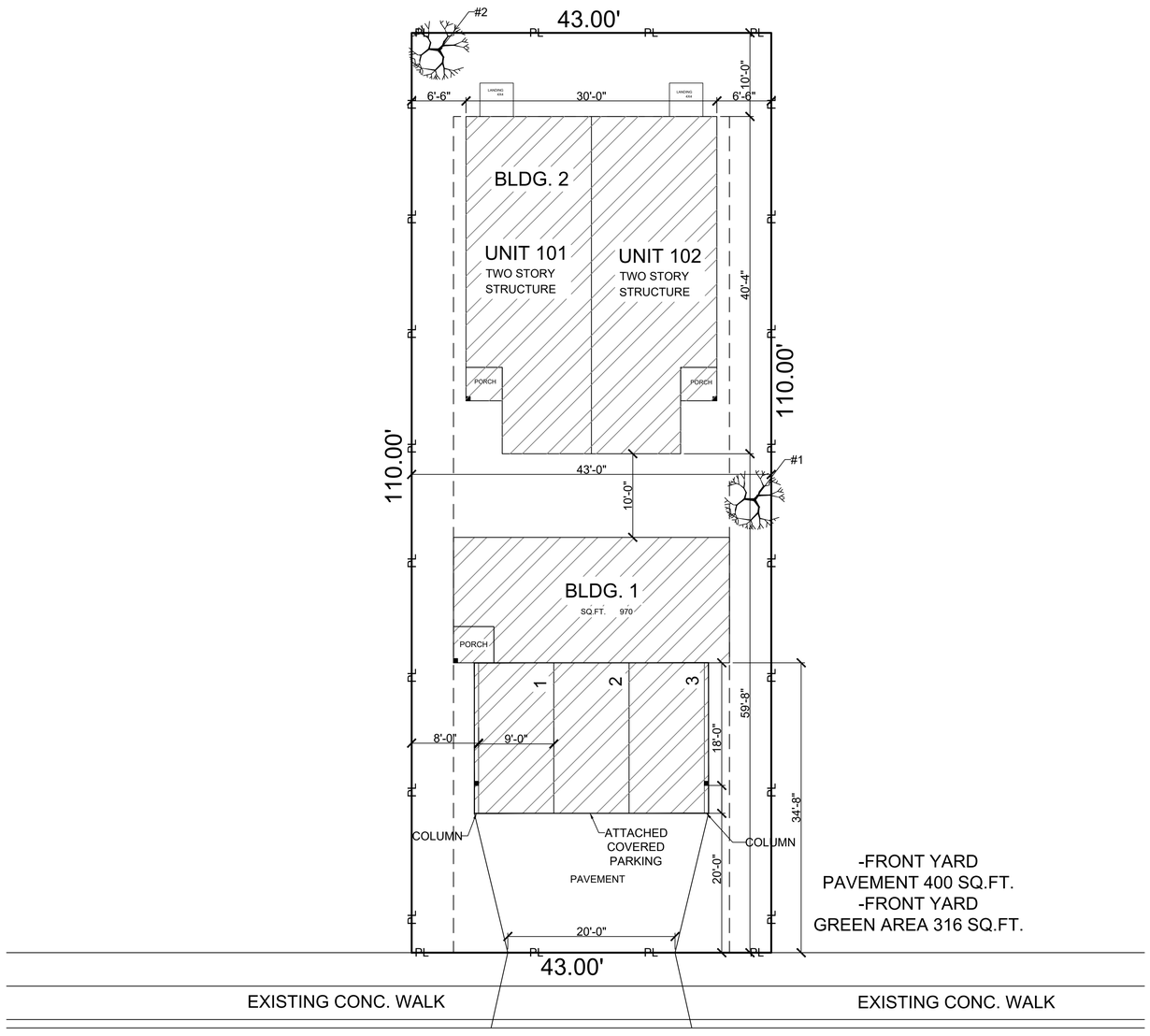

LEGEND

PL PL PROPERTY LINE

– — — – SETBACK

1 SITE PLAN

SCALE: 1/8" = 1'-0"

N

GENERAL NOTES:

1. Plans indicate general scope of work, contractor shall field verify existing conditions and shall provide all required demolition work and new construction shown plans, or not shown to meet the design intent.

2. Contractor shall field verify dimensions and all existing conditions prior to the star of any work. Contractor shall the notify the architect in writing of any existing conditions which do not conform to those indicated on the drawings prior to proceeding with the work.

3. The contractor shall be responsible for periodic cleaning and final cleaning of the work areas daily of all trash and debris. Remove trash daily.

4. Contractor shall accept building and site in its original condition. Any damage occurred to site or building during time of construction period shall be repaired to match original condition at the contractor's expense.

5. The general contractor shall construct and maintain any and all construction barricades, and other protection devices as required by and in compliance with any and all building codes, agencies and regulations applicable to the project.

6. The drawings shall be read in conjunction with other consultant's drawings and with such other written instructions or sketches as may be issued during the course of the contract. Any discrepancy shall be referred to the project coordinator and the architect, before proceeding with any work.

7. Protection of existing work: Before beginning any cutting or demolition work, The Contractor shall carefully survey the existing work and examine the drawings and specifications to determine the extent of the work. The contractor shall take all necessary precautions to remain the property of the owner, and any damage to such work shall shall be repaired or replaced as approved by contracting officer.

8. Walls / surfaces which are altered by new work shall be patched and repaired to match with adjacent wall surfaces. The level of patch work shall be of the highest quality and the owner shall have final approval of such work.

9. All Excavations by the removal of site utilities and foundations shall be backfilled as specified.

10. All bidders will be required to visit the job site prior to bidding to familiarize themselves with the building and its contents.

11. Notes listed in these contract documents are for informal purposes only. It is the contractor's responsability to remove and dispose of additional incidental items contained in the building whether noted or not.

12. The general contractor shall furnish all materials. labor and equipment as required to complete all work and furnish a complete job, in accordance with local, state and federal governing authorities having lawful jurisdiction over the work.

13. The general contractor shall secure and pay for all permits and inspections required; The general contractor shall also pay all tap and meter fees required for the plumbing, electrical and HVAC. Fire sprinkler subcontractor shall pay for their permits and taps.

14. Equipment may be located on these drawings diagrammatically. Subcontractors shall coordinate with the general contractor when location of such items are in conflict with structural conditions or work from other trades. Questions shall be directed to Architect and his decisions shall be final. No additional cost will be incurred due to conflicts.

15. Contractor shall comply with all ordinances, laws, codes and regulations enforced by the local regulatory authority.

16. Provide edge strips at all applied floor finish material transitions.

17. General contractor to provide continuous blocking for all cabinets, curtain rods, toilet accessories, handrails, door jambs, countertops, drywall catches and similar items.

18. Fire stop all openings around pipes, conduits, etc. Where they penetrate any floor or fire rated wall (if applicable).

19. Provide access panels at all valves and similar areas where access is required. Access panels are to be rated as required. Subcontractors to advise general contractor of necessary locations. All panels to be furnished and installed by drywall contractor. Locations Shall be Approved by Architect.

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy

ONE STOP CODE CONSULTING, LLC

1950 W. HILLSACHE AVE. SAN ANTONIO, TEXAS, 78201

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DRAWN BY: K.F.L.

CHECKED BY: F.D.L.

DATE: 4/21/22

COMMENTS:

REVISIONS:

SHEET:

C-1