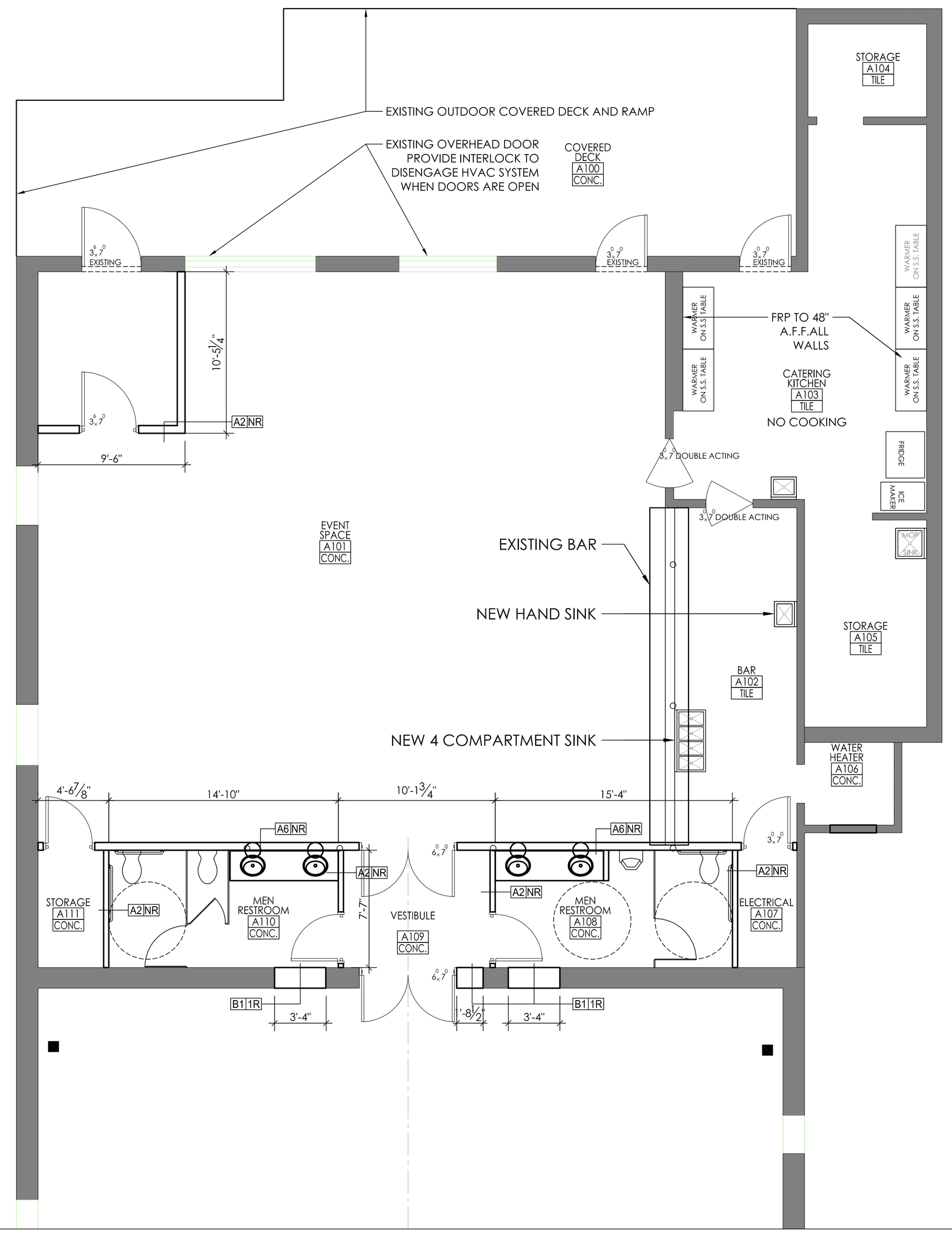

MARK	CONSTRUCTION
X NR	EXISTING CONSTRUCTION TO REMAIN.
A1 NR	3⅝" 20 GA. MTL. STUDS AT 16" O.C. FROM F.F. TO STRUCTURE ABOVE. ⅝" TYPE "X" GYP. BD. ON BOTH SIDES TO DECK – WALL THICKNESS : 4⅝"
A2 NR	3-5/8" x 20 GA C-STUDS @ 16" O.C. – WALL THICKNESS : 4-7/8" 5/8" CEMENTITIOUS BACKER BOARD ON WET SIDE – WALL THICKNESS : 4⅞"
A3 NR	3-5/8" x 20 GA C-STUDS @ 16" O.C. W/ R-19 INSULATION, 5/8" CEMENTITIOUS BACKER BOARD ON WET SIDE – WALL THICKNESS : 4 1/4"
A6 NR	6" x 20 GA C-STUDS @ 16" O.C. 5/8" CEMENTITIOUS BACKER BOARD ON WET SIDE – WALL THICKNESS : 7 1/4"
B1 1R	6" LOAD BEARING CMU WALL WITH 1 ½" HAT CHANNELS AND POLY-ISO INSULATION ON INTERIOR W/ CEMENTITIOUS BACKER BOARD – WALL THICKNESS : 8 ⅛"
C1 NR	1 ½" FURRING CHANNEL x 20 GA @ 16" O.C. ⅝" CEMENTITIOUS BACKER BOARD – WALL THICKNESS : 2 ⅛"

GENERAL PLAN NOTES:

1. ALL NEW PARTITIONS TO BE TYPE A1-NR UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED WALL. UNLESS NOTED OTHERWIEE
3. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
4. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
5. FIELD VERIFY THAT AREAS TO BE PAINTED RECIEVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
6. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.....ARE TO REFER TO OTHER CONSTRUCTION DOC/SOURCES FOR ADDITIONAL INFORMATION.
7. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
8. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.....FIELD VERIFICATION REQUIRED.
9. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
10. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN EXISTING CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
11. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
12. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
13. PROVIDE 48" TALL STAINLESS STEEL CORNER GUARDS AT ALL OUTSIDE GYP BOARD CORNERS IN KITCHEN.

GENERAL RENOVATION NOTES:

1. PRIOR TO SUBMITTING PROPOSAL, CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOT SCALE DRAWINGS FOR THE SOLE PURPOSE OF SUBMITTING A PROPOSAL. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO SUBMITTING A PROPOSAL.
2. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED SO AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY AND OCCUPANTS. (I.E. MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST)
3. ALL EXISTING FINISHES SHOWN TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT DAMAGE. ANY DAMAGE SUSTAINED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO MATCH EXISTING MATERIALS AT CONTRACTORS EXPENSE.
4. EXISTING AREAS REQUIRING MINOR DEMOLITION OR REPAIR FOR EXECUTION OF WORK SHALL BE REPAIRED TO MATCH EXISTING SURROUNDING UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO FLUSH OUT ANY ELECTRICAL SWITCHES AND OUTLETS, GRILLES, CLEAN-OUTS, COVER PLATES, ACCESS DOORS, ETC... THAT MAY CONFLICT WITH THE RENOVATION TO WALLS, FLOORS, AND CEILINGS.
6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS REQUIRED.
7. PATCH ALL EXISTING SLAB REMOVAL AFTER INSTALLATION OF NEW PLUMBING/ELECTRIC. PROVIDE FLOOR LEVELING UNDERLAYMENT AS REQUIRED TO ACHIEVE A FLUSH AND LEVEL FLOOR SURFACE. RE: MEP FOR LOCATIONS REQUIRED.
8. THE GENERAL CONTRACTOR SHALL EXTEND AND/OR MODIFY ANY EXISTING SPRINKLER SYSTEM AS REQUIRED BY CODE AND/OR BY THESE CONSTRUCTION DOCUMENTS.
9. GENERAL CONTRACTOR IS TO VERIFY AND HOLD ALL DIMENSIONS AND ANGLES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
10. GENERAL CONTRACTOR IS TO PATCH AND REPAIR ALL SURFACES THAT ARE EXISTING TO REMAIN TO LIKE NEW CONDITION.
11. GENERAL CONTRACTOR IS TO COORDINATE, SUPPLY, AND INSTALL ALL REQUIRED BLOCKING FOR MILLWORK, FURNITURE, AND FIXTURES.
12. ALL CONSTRUCTION SHOWN IS ASSUMED TO BE NEW UNLESS INDICATED OTHERWISE.

ISSUE HISTORY		
01	ISSUED FOR PERMIT & PRICING	05-16-2016

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2925 RACE, LLC

2919 RACE STREET
FORT WORTH TX, 76111

PROJECT NO. 16121

SCALE

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1.01

REGISTERED ARCHITECT JASON EGGENBURGER 23759 STATE OF TEXAS
05-16-2016

FLOOR PLAN

1/4" =1'-0"

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