

D'AMICO'S RESTAURANT HOUSTON, TX

ISSUE FOR PERMIT AND CONSTRUCTION - 22 FEBRUARY 2011

GENERAL NOTES

- THE GENERAL NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE CONTRACTOR, UPON ACCEPTANCE AND ACCEPTANCE OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESIRED IN THESE NOTES AND DRAWINGS WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY ARE WRITTEN.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS OR ANY DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST FURTHER CLARIFICATIONS. IF SUCH NOTICE IS NOT FURNISHED AS HEREIN PROVIDED, THE CONTRACTOR SHALL BE DEEMED TO HAVE FOUND SUCH DRAWINGS AND SPECIFICATIONS IN PROPER FORM FOR EXCEPTION OF THE WORK.
- BEFORE SUBMITTING A PROPOSAL THE CONTRACTOR SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND THE SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.
- THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS AND SAMPLES OF MATERIALS OR FINISHES TO THE ARCHITECT FOR ACCEPTANCE PRIOR TO STARTING ANY CONSTRUCTION OR FABRICATION. ALL SHOP DRAWINGS, SAMPLES OR FINISHES ACCEPTED BY THE ARCHITECT SHALL SUPERSEDE ANY ORIGINATING DRAWINGS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS IN THEIR DRAWINGS AFFECTING THE INTEGRITY OF THEIR FABRICATIONS.
- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL LAWS; CODES, REGULATION, ETC., APPLICABLE TO THE WORK AND THE RULES REGULATIONS OF OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE WORK SHALL NOT COMMENCE UNTIL PLANS HAVE BEEN ACCEPTED BY ALL DEPARTMENTS AND AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL FURNISH AN AMENDED CERTIFICATE OF OCCUPANCY, IF APPLICABLE, TO THE OWNER/TENANT UPON COMPLETION OF THE WORK.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO MANUFACTURERS SPECIFICATIONS AS WELL AS TO THE ACCEPTANCE OF LOCAL AUTHORITIES.
- ALL DIMENSIONS ARE GIVEN FROM FACE OF GYPSUM WALL BOARD UNLESS OTHERWISE NOTED ON THE DRAWINGS. DO NOT SCALE DRAWINGS, FOLLOW THE DIMENSIONS AND INSTRUCTIONS GIVEN.
- NO SUBSTITUTES MAY BE MADE FOR ANY ITEMS SPECIFIED WITHOUT WRITTEN ACCEPTANCE FROM THE ARCHITECT.
- THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND NECESSARY ELECTRICAL WORK AS SHOWN OR IMPLIED ON THE DRAWINGS AND NOTED OR IN THE SPECIFICATIONS. ALL EQUIPMENT SHALL BE LOCATED AS DIMENSIONED ON THE DRAWINGS AND NOTES.
- THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF LOCAL FIRE LAWS, ANY GOVERNING UTILITY COMPANIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION, ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN WALLS OR CEILING, U.O.N.
- THE CONTRACTOR SHALL COORDINATE ANY ELECTRIC LIGHTING INSTALLATION INTO CABINET WORK WITH THE ARCHITECTURAL WOODWORK CONTRACTOR.
- ALL TELEPHONE WORK IS TO BE COORDINATED WITH THE OWNER/TENANT PRIVATE PHONE COMPANY.
- THE INSTALLATION OF ALL ELECTRONIC EQUIPMENT, WIRING, SIGNAL AND COMMUNICATIONS CIRCUITS, LINES AND RELATED EQUIPMENT SHALL BE COORDINATED WITH THE OWNER/TENANTS SUPPLIERS.
- DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AND APPEARANCE DIFFERENT FROM A NEW, FIRST CLASS, FINISHED INSTALLATION SHALL EITHER BE REPAIRED OR THE GENERAL CONTRACTOR SHALL REMOVE EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL UPON COMPLETION REMOVE ALL PAINT FROM WHERE IT HAS SPILLED OR SPLASHED ON SURFACES, INCLUDING: LIGHTING FIXTURES, DIFFUSERS, SLAB FITTINGS, BASEBOARDS, WINDOW SASH, AND FRAMES, DOORS AND DOOR FRAMES, CEILING TILES, FLOORING ETC. AND SHALL REMOVE ALL ELECTRIC SWITCHES AND OUTLETS, DATA AND TELEPHONE OUTLETS ETC. AND PROTECT AND REPLACE SAME WHEN PAINTING HAS BEEN COMPLETED.
- ALL ARCHITECTURAL WOODWORK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ARCHITECTURAL WOODWORK QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE IN THE GRADE OR GRADES HEREAFTER SPECIFIED OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED. SURFACES SHALL BE TRUE STRAIGHT AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.
- THE SPACE AROUND PIPES, DUCTS, ETC. PENETRATING FIRE-RATED PARTITIONS SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH SPECIFIED FIRE-STOPPING MATERIAL OR ACCEPTED EQUAL, AND BE CLOSED OFF BY FITTING METAL ESCUTCHEONS ON BOTH SIDES OF THE PARTITION OR ACCEPTED EQUAL.
- ALL INTERIOR FINISHED SHALL COMPLY WITH ALL AGENCIES HAVING JURISDICTION.
- ALL WOOD ATTACHED TO THE BUILDING SHALL BE FIRE RETARDANT AND PROPERLY CERTIFIED TO THE ARCHITECT AND ALL AGENCIES HAVING JURISDICTION.
- THE PLUMBING SUBCONTRACTOR SHALL SUPPLY AND INSTALL ALL PLUMBING, NECESSARY ROUGHING, FIXTURES AND ACCESSORIES AS SHOWN OR IMPLIED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- THE PLUMBING SUBCONTRACTOR SHALL: 1) COORDINATE ALL WORK WITH MANUFACTURERS SPECIFICATIONS, 2) FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPE LINES, 3) FURNISH VALVES DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE AND 4) TEST ALL PIPING BEFORE IT IS COVERED UP OR BUILT-IN, AND 5) INSTALL ALL WORK IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL AND NATIONAL CODES AND ANY GOVERNING UTILITY COMPANIES OR OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE HVAC SUBCONTRACTOR SHALL FURNISH AND INSTALL DUCT WORK, DIFFUSERS, GRILLS, THERMOSTATS AND ALL NECESSARY CONTROLS, EQUIPMENT, SUPPORTS HANGERS, ETC. AS SHOWN OR IMPLIED IN THE DRAWINGS AND NOTES OR IN THE SPECIFICATIONS. ALL EQUIPMENT SHALL BE LOCATED AS DIMENSIONED ON THE DRAWINGS AND NOTES.
- THE HVAC WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF LOCAL, STATE, AND NATIONAL LAWS, ANY GOVERNING UTILITY COMPANIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. INTERIOR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE GOVERNING CODES.
- ALL FIRE DAMPERS SHALL BE TYPE ACCEPTED BY THE BOARD OF FIRE UNDERWRITERS AND COMPLY WITH ALL AGENCIES HAVING JURISDICTION.
- ALL SUSPENDED CEILING AND SUSPENSION SYSTEM SHALL COMPLY WITH APPLICABLE BUILDING CODES. SUSPENSION SYSTEM HANGERS SHALL BE SPACED AT A MAXIMUM OF 4'-0" O.C.
- ALL CRACKS, CREVICES, AND OPENING WITH THE ESTABLISHMENT SHALL BE SEALED WITH CAULK, FLASHING, ETC. TO PREVENT ACCESSIBILITY AND HABORAGE FOR INSECTS AND RODENTS.
- THE CONTRACTOR SHALL PATCH OR TOUCH-UP ANY AREAS WITHOUT FIRE PROOFING, WHETHER REMOVED BY THE SUBCONTRACTORS OR THOSE HIRED SEPARATELY BY THE OWNER/TENANT. ALL EXPOSED STRUCTURAL STEEL BE PATCHED OR TOUCHED UP WITH "C&F" TYPE D-C/F" OR ACCEPTED EQUAL AS DIRECTED BY THE AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR AND SUBCONTRACTORS TO BE ADVISED: INFORMATION PERTAINING TO RESPECTIVE TRADES IS NOT LIMITED TO SELECT SHEETS. INFORMATION FOR EACH RESPECTIVE TRADE MAY BE INCORPORATED INTO ANY OR EVERY SHEET OF THIS DRAWING PACKAGE. THE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT POTENTIAL CHANGE ORDERS RESULTING FROM THE CONTRACTOR NOT PROVIDING THE SUBCONTRACTORS WITH ALL THE NECESSARY DRAWINGS TO EFFECTIVELY BID AND HENCE PERFORM THE FINAL SCOPE OF SERVICES AS REQUIRED BY THIS DRAWING PACKAGE.
- ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS AND SPECIFICATIONS SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING THE WORK OF ALL OTHER CONTRACTORS AND THOSE SEPARATE CONTRACTS LET BY THE OWNER/TENANT, TO ASSURE THAT ALL SCHEDULES ARE MET.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN FREE ACCESS OF ALL OWNER/TENANT, SERVICE PERSONAL AND THE PUBLIC THROUGH THE AREAS INVOLVED AND SHALL SEE THAT ALL OWNER/TENANTS FACILITIES, EQUIPMENT AND SERVICES ARE FULLY OPERABLE DURING BUSINESS HOURS. ANY SHUT DOWN OF ELECTRIC, TELEPHONE, COMMUNICATIONS, PLUMBING OR HVAC SERVICES REQUIRED SHALL BE SCHEDULED WITH THE OWNER/TENANT REPRESENTATIVES AND ACCEPTED BY SAME BEFORE PROCEEDING WITH ANY INTERRUPTION OF SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING THE FEES FOR ALL BUILDING DEPARTMENT PERMITS AND ANY OTHER PERMITS REQUIRED FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK. THESE PERMITS SHALL BE OBTAINED AND THE FEES FOR THEM PAID BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR SHALL HAVE THE OVERALL RESPONSIBILITY FOR THE PROCUREMENT, INSTALLATION AND TESTING OF ALL SYSTEMS INCLUDING, BUT NOT LIMITED TO PLUMBING, HVAC, SPECIAL SYSTEMS, ETC. AS REQUIRED BY THESE DOCUMENTS. THIS SHALL INCLUDE THE SECURING OF ALL APPROVALS FOR THE SYSTEMS TESTED.
- THE CONTRACTOR SHALL BE BOUND TO THE BUILDING RULES AS TO THE HOURS OF WORK, USE OF THE ELEVATORS AND STAIRS, STORAGE AND REMOVAL OF DEBRIS, ETC. ALL WORK SHALL BE PERFORMED AS EXPEDITIOUSLY AS POSSIBLE. ALL AREAS ADJACENT TO BUT NOT INVOLVED IN THE WORK SHALL BE PROTECTED FROM DAMAGE, DUST AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL RUBBISH AND DEBRIS DAILY EXCEPT ITEMS TO BE REUSED, AND SHALL LEAVE THE PREMISES BROOM CLEAN FOR EACH SUCCESSIVE TRADE. ALL RUBBISH AND DEBRIS OCCASIONED BY THE CONTRACTOR, SUBCONTRACTORS OR THOSE HIRED SEPARATELY BY THE OWNER/TENANT SHALL BE REMOVED BY THE CONTRACTOR. ALL MATERIALS LEFT ON THE CONSTRUCTION SITE MUST BE SECURED IN SUCH A MANNER THAT THEY DO NOT BECOME BLOWING DEBRIS.

ABBREVIATIONS

A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PART	PARTITION
ACOUS	ACOUSTICAL	FDN	FOUNDATION	PBD	PARTICLE BOARD
AD	AREA DRAIN	FE	FIRE EXTINGUISHER	PERF	PERFORATED
ADH	ADHESIVE	FEC	FIRE EXTINGUISHER CABINET	PL LAM	PLASTIC LAMINATE
ADJ	ADJUSTABLE	FF	FINISH FLOOR	PLT	PLATE
ADMIN	ADMINISTRATION	FHC	FIRE HOSE CABINET	PLWD	PLYWOOD
ADO	AUTOMATIC DOOR OPENER	FIN	FINISH	PLBG	PLUMBING
AFF	ABOVE FINISH FLOOR	FIXT	FIXTURE	PNL	PANEL
ALUM	ALUMINUM	FL	FLOOR	PR	PAIR
APPROX	APPROXIMATE	FLUOR	FLUORESCENT	PREP	PREPARATION
ARCH	ARCHITECT	FP	FIREPROOFING	PTD	PAINTED
AUTO	AUTOMATIC	FFT	FOOT OR FEET	PVC	POLYVINYL CHLORIDE
AUX	AUXILIARY	FURN	FURNISH (ED)	PVMT	PAVEMENT
AVG	AVERAGE	FV	FIELD VERIFY	R	RISER
BD	BOARD	GA	GAGE	RA	RETURN AIR
BLDG	BUILDING	GALV	GALVANIZED	RD	ROOF DRAIN
BRK	BRICK	GC	GENERAL CONTRACTOR	REFR	REFER
BLK	BLOCK	GEN	GENERATOR OR GENERAL	RECEP	RECEPTION
BM	BEAM	GL	GLASS	RECP	RECEPTION
BOT	BOTTOM	GYP BD	GYPSUM BOARD	REF	REFRIGERATOR
BU	BUILT UP	H	HIGH	REFL	REFLECTED
BVL	BEVELED	HB	HOSE BIBB	REIN	REINFORCING
CAB	CABINET	HD	HAND DRYER	REQD	REQUIRED
CC	CENTER TO CENTER	HDW	HARDWARE	RESIL	RESILIENT
CEM	CEMENT	HEX	HEXAGONAL	RET	RETURN
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	HGR	HANGER	REV	REVISION
CG	CORNER GUARD	HT	HEIGHT	RH	RIGHT HAND
CJ	CONTROL JOINT	HOR	HORIZONTAL	RM	ROOM
CL	CENTER LINE	HR	HOUR OR HAND RAIL	RND	ROUND
CLG	CEILING	HW	HOT WATER	RO	ROUGH OPENING
CLR	CLEAR	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	RTD	RATED
CLS	CLOSURE	ID	INSIDE DIAMETER	RVS	REVERSE
CMU	CONCRETE MASONRY UNITS	INCAN	INCANDESCENT	S	SOUTH
CO	CLEAN OUT	INCL	INCLUDE	SCHED	SCHEDULED
COL	COLUMN	INFO	INFORMATION	SEC	SECTION
COMB	COMBINATION	INSUL	INSULATION	SECV	SECRETARY
COMP	COMPRESSIBLE	INT	INTERIOR	SEV	SERVICE
CONC	CONCRETE	JUNC	JUNCTION	SHLVG	SHELVING
CONN	CONNECTION	JT	JOINT	SHT	SHEET
CONT	CONTINUOUS	LAB	LABORATORY	SHWR	SHOWER
CONTR	CONTRACTOR	LAM	LAMINATE OR LAMINATED	SIM	SIMILAR
CORR	CORRIDOR	LAV	LAVATORY	SO	SQUARE
CNTR	COUNTER	LB	LOADING	SPEC	SPECIFICATION
CPT	CARPET	LDS	LEFT HAND	SPKR	SPEAKER
CR	CRASH RAIL	LH	LEFT HAND	ST	STREET
CT	CERAMIC TILE	LKR	LOCKER	STL	STAINLESS STEEL
CTR	CENTER	LT	LIGHTING	STD	STANDARD
CW	COLD WATER	LVR	LOUVER	STL	STEEL
DBL	DOUBLE	MACH	MACHINE	STOR	STORAGE
DEPT	DEPARTMENT	MAINT	MAINTENANCE	STRUC	STRUCTURAL
DET	DETAIL	MAS	MASONRY	SUSP	SUSPENDED
DIA	DIAMETER	MOD	MODIFY	SW	SWITCH
DIAG	DIAGONAL	MTL	MATERIAL OR METAL	TC	TOP OF CURB
DIM	DIMENSION	N	NORTH	TEL	TELEPHONE
DIV	DIVISION	NA	NOT APPLICABLE	TEMP	TEMPERATURE
DN	DOWN	NAT	NATURAL	TZ	TERRAZZO
DP	DAMPPOOFING	NFFPA	NATIONAL FIRE PROTECTION ASSOC.	THK	THICK
DR	DOOR	NO	NOT IN CONTRACT	TOILET	TOILET
DS	DOWN SPOUT	NOM	NOMINAL	TRD	TREAD
DW	DISH WASHER	NTS	NOT TO SCALE	TRTD	TREATED
DWG	DRAWING	OA	OVERALL	TS	TOP OF STEEL
DWR	DRAWER	OC	ON CENTER	TTL	TOTAL
DF	DRINKING FOUNTAIN	OD	OUTSIDE DIAMETER	TYP	TYPICAL
E	EAST	OF	OUTSIDE FACE	UL	UNDERWRITERS LABORATORY
EA	EACH	OFI	OWNER FURNISH, CONTRACTOR INSTALL	UNO	UNLESS NOTED OTHERWISE
EDF	ELECTRIC DRINKING FOUNTAIN	OPH	OPPOSITE HAND	UTIL	UTILITY
EJ	EXPANSION JOINT	OPNG	OPENING	VCT	VINYL COMPOSITION TILE
EJC	EXPANSION JOINT COVER			VENT	VENTILATION
EL	ELEVATION			VERT	VERTICAL
ELEV	ELEVATOR			VEST	VESTIBULE
ELEC	ELECTRICAL			VIF	VERIFY IN FIELD
EMER	EMERGENCY			VWC	VINYL WALL COVERING
ENCL	ENCLOSURE			W	WEST OR WASHER
ENGR	ENGINEER			W/	WITH
ENT	ENTRANCE			W/O	WITHOUT
EQ	EQUAL			WC	WATER CLOSET
EQUIP	EQUIPMENT			WD	WOOD
EST	ESTIMATE			WOW	WINDOW
EW	EACH WAY			WP	WATERPROOFING
EXH	EXHAUST			WT	WEIGHT
EXIST	EXISTING				
EXP	EXPOSED OR EXPANSION				
EXT	EXTERIOR				

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OR CONSTRUCTION

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