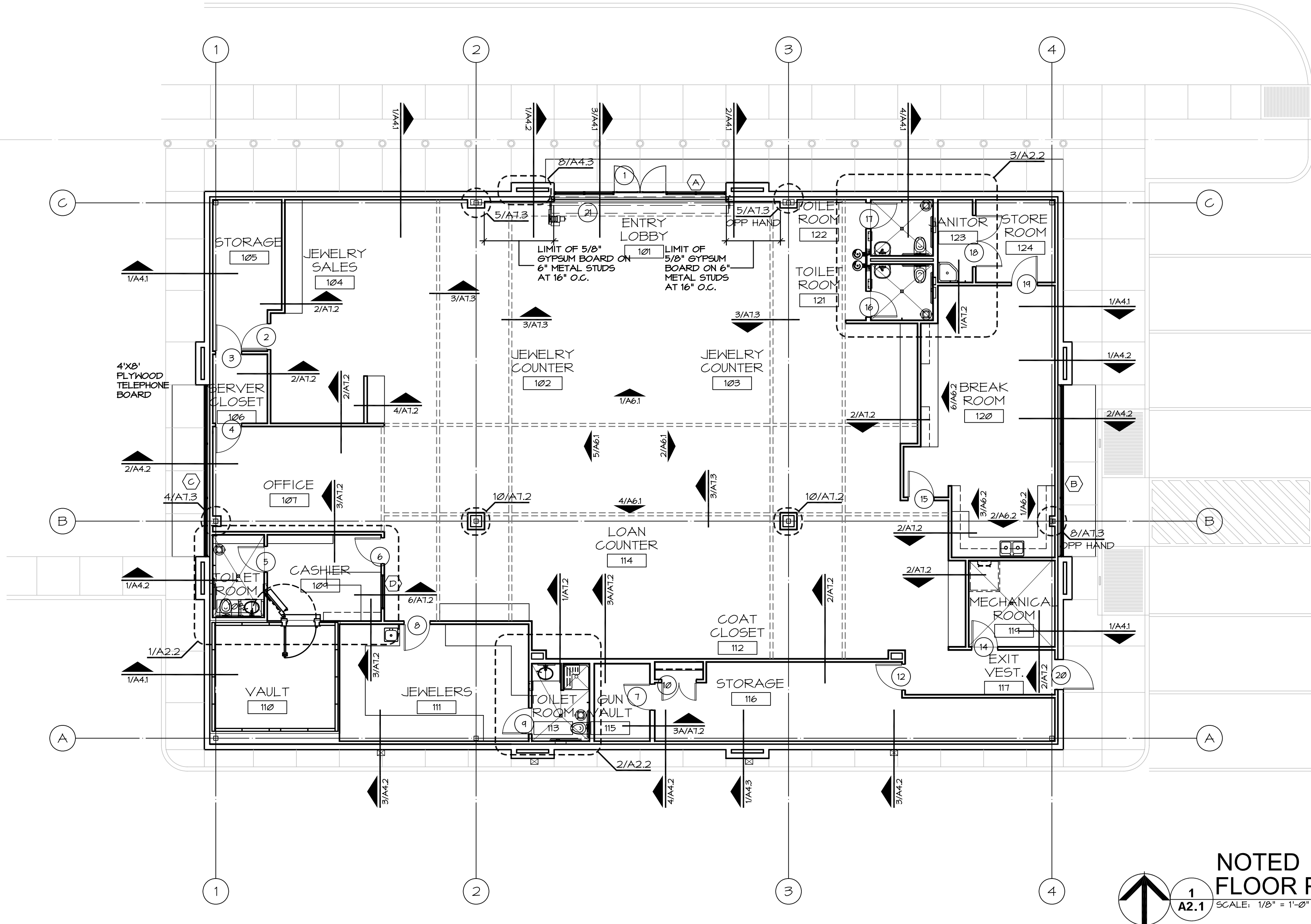


K:\1102100\DRAWINGS\4-PLT SHEETS\SHEETS\A2.1 FLOOR PLAN.DWG 11/19/2011 9:36:02 AM DARREN PENEWITT



METAL STUD NOTE:
 ALL LIGHT GAUGE STEEL STUDS IN THE INTERIOR WALLS SHALL BE SIZED IN ACCORDANCE WITH THE STUD MANUFACTURER'S RECOMMENDATIONS FOR STUD SIZE, SPACE AND UNBRACED LENGTH OF STUDS. ALL STEEL STUDS SHALL BE MANUFACTURED FROM PRIME STANDARD COMMERCIAL QUALITY STEEL SHEET HAVING A YIELD STRENGTH OF 33,000 POUNDS PER SQUARE INCH (PSI). THE STRUCTURAL PROPERTIES SHALL BE COMPUTED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE LATEST EDITION OF "SPECIFICATION FOR THE DESIGN OF LIGHT GAUGE COLD-ROLLED STEEL STRUCTURAL MEMBERS".

DO NOT SCALE THESE DRAWINGS FOR DIMENSIONAL INFORMATION. REFER TO DIMENSIONS ON THE FLOOR PLAN AND THE ENLARGED PLANS. IF THERE IS A CONFLICT WITH THE PLAN DIMENSIONS OR AN EXISTING FIELD CONDITION CONTACT THE ARCHITECT.

ALL WOOD FRAMING AND PLYWOOD SHALL BE NON-COMB/FIRE-RETARDANT AS PER CODE

NOTED FLOOR PLAN
 1 A2.1 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- THE GENERAL CONTRACTOR IS TO PERFORM CONSTRUCTION ACTIVITIES AND FURNISH AND INSTALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES INCLUDING A.D.A.
- EXITS TO BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- THE CONSTRUCTION DOCUMENTS SHOW THE INTENT OF WORK TO BE PERFORMED. PROVIDE MATERIALS, LABOR, CONNECTIONS, FABRICATIONS, AND ACCESSORIES FOR A COMPLETED PROJECT.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE TO VISIT THE PROJECT SITE AND VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION INCLUDING EXISTING ROOFTOP AND WALL CONDITIONS. REPORT DISCREPANCIES TO THE TENANT'S CONSTRUCTION COORDINATOR.
- THE CONTRACTOR IS TO OBTAIN PERMITS, APPROVALS, INSPECTIONS, CERTIFICATE OF COMPLIANCE, CERTIFICATE OF OCCUPANCY, AND OTHER DOCUMENTS NECESSARY TO COMPLETE THE PROJECT.
- THE GENERAL CONTRACTOR IS TO REVIEW THE CONTRACT DOCUMENTS AND PERFORM WORK IN COMPLIANCE WITH THOSE DOCUMENTS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WORK WITH THE OWNER'S CONSTRUCTION COORDINATOR, INCLUDING WORK SCHEDULE, AND PERFORM WORK ONLY WITH OWNER'S PRIOR APPROVAL.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY SERVICES INCLUDING BARRICADE CONSTRUCTION, POWER, LIGHTING, AND TELEPHONE. REMOVE TEMPORARY SERVICES PRIOR TO COMPLETION AND CLEAN SPACE PER OWNER'S SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR SAFETY PRECAUTIONS DURING CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THERE WILL BE NO CONSTRUCTION RELATED DAMAGE TO THE EXISTING BUILDING CONSTRUCTIONS. IF SUCH DAMAGE OCCURS, THEN PROMPTLY MAKE ALL NECESSARY REPAIRS TO RETURN THE DAMAGED CONSTRUCTION TO A LIKE-NEW CONDITION AND THE EXPENSE OF SAID REPAIRS SHALL BE BORNE SOLELY BY THE G.C.
- THE GENERAL CONTRACTOR IS TO PROVIDE A ONE (1) YEAR WARRANTY ON LABOR AND MATERIALS FROM THE DATE OF ACCEPTANCE BY TENANT'S CONSTRUCTION COORDINATOR.
- COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN CONCEALED, NON-SPRINKLERED SPACES ARE PROHIBITED.
- UPON RECEIVING THE OWNER SUPPLIED MATERIAL AND EQUIPMENT, NOTIFY THE OWNER'S CONSTRUCTION COORDINATOR IF MATERIAL OR EQUIPMENT DOES NOT ARRIVE AT JOB SITE PRIOR TO THE TIME REQUIRED. INSPECT FOR DAMAGE, SHORTAGES AND ERRORS IN SHIPPING. REPORT PROBLEMS TO OWNER'S CONSTRUCTION COORDINATOR IMMEDIATELY. NOTIFY CARRIER OF DAMAGES AND SHORTAGES IMMEDIATELY AND OBTAIN A RECEIPT.
- MATERIAL SUBSTITUTIONS ARE NOT ALLOWED UNLESS SUBMITTED IN WRITING.
- THE MECHANICAL CONTRACTOR IS TO HOLD ALL DUCTWORK AS TIGHT TO UNDERSIDE ROOF STRUCTURE AS POSSIBLE.
- THE GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR FINAL CLEANING PRIOR TO TURNING SPACE OVER TO THE OWNER. CLEANING TO INCLUDE BUT NOT BE LIMITED TO: REMOVE GREASE, MASTIC ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM EXPOSED INTERIOR AND EXTERIOR SURFACES. WASH AND SHINE GLAZING AND MIRROR SURFACES. VACUUM CARPETED SURFACES. BROOM CLEAN EXTERIOR PAVED SURFACES ADJACENT TO LEASE PREMISES.
- THE GENERAL CONTRACTOR IS TO MAINTAIN HANDBOOKS, OPERATING MANUALS, PARTS BOOKS AND KEYS IN A SAFE AND ORGANIZED MANNER. KEYS SHALL BE TAGGED FOR PROPER LOCATIONS. THE
- HEIGHT ARE 20 GA. MIN. STUD SPACING @ 24" O.C. TYP. < 14'
- ALL FINISHES TO COMPLY WITH THE 2006 IBC AND CITY OF HOUSTON AMENDMENTS.
- PROVIDE ADEQUATE BLOCKING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT (FIRE EXTINGUISHERS, TOILET ROOM ACCESSORIES, HARDWARE, ETC.). VERIFY REQUIREMENTS AND LOCATIONS WITH THE OWNER.
- FIXTURES SHOWN ON THE FLOOR AND FIXTURE PLAN ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SUPPLIED AND INSTALLED BY TENANT TYPICAL AND TENANT IS TO OBTAIN PERMITS, APPROVALS, AND INSPECTIONS REQUIRED FOR OWNER SUPPLIED EQUIPMENT, AS REQUIRED BY CODE.

FLOOR PLAN GENERAL NOTES:

- ALUMINUM AND GLASS STOREFRONT SHALL BE 1-3/4" x 4-1/2" CLEAR ANODIZED ALUMINUM SECTIONS WITH 1/4" CLEAR FLOAT ANNEALED AND TEMPERED GLASS PER CODE.
- COORDINATE ALL REQUIRED ELECTRICAL CONDUITS AND SLEEVES FOR FUTURE IRRIGATION AND FUTURE LIGHT STANDARDS, UNDER SIDEWALK, DRIVES AND AREAS AT DECORATIVE LIGHT POLES AND PLANTERS WITH MECHANICAL AND ELECTRICAL PLANS.
- REFER TO EXTERIOR AND INTERIOR ELEVATION DRAWINGS FOR FINISH MATERIAL CALLOUTS AND PAINT REQUIREMENTS.
- REFER TO ROOF PLANS FOR DOWNSPOUT SIZES AND GAUGES.
- SIDEWALKS SHALL BE MINIMUM 4-1/2" THICK CONCRETE WITH 6" x 6" x 2.9/2.9 W/M REINFORCEMENT. PROVIDE FILLER STRIP AND SEALANT IN JOINTS REFER SHEET A1.2 FOR JOINT DETAILS.
- PROVIDE 15 MIL VAPOR BARRIER UNDER ALL FLOOR SLABS AND LEVEL FILL PER SPECIFICATIONS.
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONAL INFORMATION. REFER TO DIMENSIONS ON THE FLOOR PLAN AND THE ENLARGED PLANS. IF THERE IS A CONFLICT WITH THE PLAN DIMENSIONS OR AN EXISTING FIELD CONDITION CONTACT THE ARCHITECT.
- PROVIDE 5/8" THICK GYPSUM BOARD THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE. (TYPE 'X' IF REQUIRED)
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION ON FLOOR DRAINS, FLOOR SINKS, CLEANOUTS, ETC.
- ALL DRYWALL PARTITION AND EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS. STRIPPING, EITHER FACE OF EXTERIOR WALL OR CENTERLINE OF COLUMN, AS INDICATED.
- SEAL WALLS EXTENDING TO DECK, EACH SIDE.
- MECHANICAL AND ELECTRICAL APPARATUS PENETRATING WALLS IN EXPOSED AREAS SHALL BE SEALED AIR TIGHT.
- UNLESS OTHERWISE NOTED, WALLS ENCLOSING COLUMNS SHALL BE CENTERED ON COLUMN LINES.
- MAXIMUM CLEAR SPAN HEIGHTS FOR INTERIOR METAL STUDS SHALL BE SUCH THAT DEFLECTION UNDER A 5 PSF LATERAL LOAD SHALL NOT EXCEED L/360 LOAD AT CERAMIC TILE FINISHES AND 1/20 AT ALL OTHER AREAS.
- ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH FIRE RATED FOAM SEALANT (BOTH SIDES OF WALL). SEALANT TYPE SHALL BE A COMPATIBLE RATING TO THE WALL SYSTEM.
- THE GRAB BARS IN THE ACCESSIBLE TOILETS SHALL CONFORM TO THE STATE PURCHASING AND GENERAL SERVICES COMMISSION REQUIREMENTS.
- USE GLASS MAT WATER-RESISTANT GYPSUM BOARD AT ALL WALLS TO RECEIVE CERAMIC TILE FINISH.
- WOOD FRAMING, BLOCKING, SHEATHING OR BRACING SHALL BE FIRE RETARDANT TREATED.

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DATE	11.11.2011
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Floor Plan

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