

GENERAL NOTES

GENERAL REQUIREMENTS:

- DRAWINGS. THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND ALERT ARCHITECT TO ANY UNFORESEEN CONSTRUCTION DIFFICULTIES BEFORE BEGINNING WORK. IN-FIELD REVISIONS SHALL NOT OCCUR WITHOUT ARCHITECT'S APPROVAL.
- PRE-CONSTRUCTION MEETING. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE, WITH OWNERS APPROVAL, A PRE-CONSTRUCTION MEETING WITH THE LOCAL BUILDING DEPT. OR LOCAL PUBLIC WORKS DEPT. VERIFY WHICH AGENCY WOULD BE INVOLVED. THE CONTRACTOR SHALL PROVIDE LOCAL INSPECTOR WITH 24 HOURS NOTICE PRIOR TO INSPECTION.
- TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL.
- CODES / PERMITS / REGULATIONS. ALL EXTERIOR SIGNAGE MUST BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT APPLICATION.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY OTHER THAN THE BUILDING PERMIT. CONTRACTOR SHALL ALSO PAY FOR ALL OTHER CHARGES, FEES OR COSTS CHARGED BY THE BUILDING AND CONSTRUCTION DEPARTMENTS, UTILITY AGENCIES OR PRIVATE COMPANIES WHICH REQUIRE SUCH COSTS FOR PRIOR TO INSTALLATIONS.

NOTHING IN THE DRAWINGS SHALL BE CONSTRUCTED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE AND CEASE WORK. ALL PARTS PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES.

- AMENDED BY GOVERNING CITY & ALL JURISDICTION RULES AND REGULATIONS. DIMENSIONS ARE SHOWN TO FACE OF MASONRY OR CENTERLINE OF OPENING, UNLESS DETAILED OTHERWISE ON DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY HIMSELF/HERSELF OR OTHERS.

THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS AND ROOFS.

- SHOP DRAWINGS REVIEW. PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS/OWNERS AND AS REQUIRED BY THE CITY PRIOR TO CONSTRUCTION.

- CONTRACTOR TO FRAME OPENINGS IN WALLS, CEILINGS AND FLOORS FOR H.V.A.C. AND OTHER MECHANICAL OR ELECTRICAL WORK WHERE REQUIRED AND NOT OTHERWISE SHOWN ON THE PLANS.

- COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES INCLUDING:
 - MAXIMUM THRESHOLD HEIGHT TO BE ONE HALF INCH (1/2") ALONG ACCESSIBLE ROUTE OF TRAVEL.
 - STAIR NOSINGS TO BE FLUSH, SLIP RESISTANT AND ROUNDED TO RADIUS OF ONE HALF INCH (1/2") MAXIMUM.

DOORS/WINDOWS:

- GLAZING. PROVIDE GLAZING PER CITY CODES. INSULATED UNITS SHALL BE CLASS 40 GLAZING WITH LOW ARGON GAS.

GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN A 24" ARC OF A DOOR OPENING, GLAZING WITHIN 18" OF THE FLOOR (AND IS OVER 9 SQ. FT. PER PANEL) SHALL BE TEMPERED GLASS OR LAMINATED SAFETY GLASS PER CODE.

GLAZING U-VALUE (AMMA TESTED) U-40 MAXIMUM.

FIRE PROTECTION:

- GC TO EXTEND THE EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED. GET SYSTEM DESIGN APPROVED BY GOVERNING CITY'S BUILDING DEPARTMENT AND FIRE DEPARTMENT PRIOR TO INSTALLATION (IF APPLICABLE).

- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY INTERNATIONAL BUILDING CODE AND LOCATE PER FIRE MARSHAL'S DIRECTION. 1 FIRE EXTINGUISHER PER 3,000 S.F. OF BUILDING AREA WITHIN 75'-0" TRAVEL DISTANCE BETWEEN EXTINGUISHERS.

- MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXTERIOR AND RATED INTERIOR WALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED AND SIMILAR SYSTEMS PER CITY'S CODE.

THERMAL/MOISTURE PROTECTION:

- OPENINGS. ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER-STRIPPED.

ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE 24 GAUGE GALVANIZED STEEL, FACTORY PRIMED AND FIELD PAINTED. 10'-0" LENGTHS, PER SMACNA MANUAL UNLESS OTHERWISE NOTED.

- CAULKING AND SEALANTS. USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS. ALL OTHER LOCATIONS USE POLYSULFIDE OR SILICONE.

- VAPOR BARRIERS. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

- INSULATION. PROVIDE INSULATION PER LOCAL CODE, COMPONENT PERFORMANCE APPROACH.

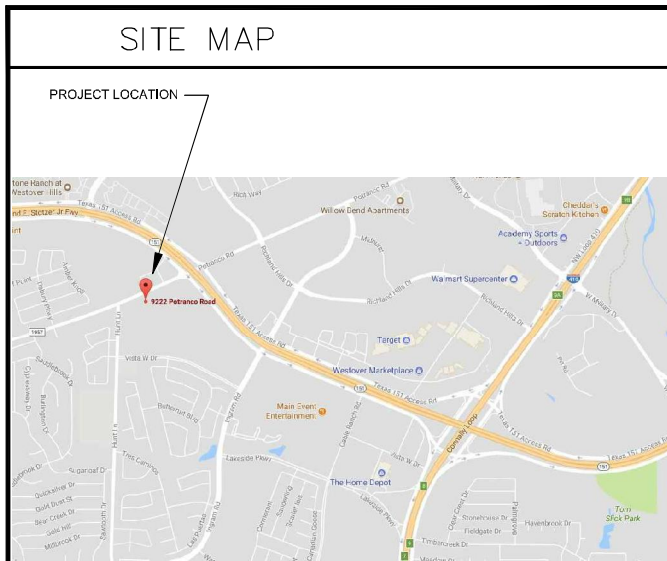
GENERAL CONTRACTOR NOTE:
THE GC MUST SUBMIT SEPARATE DRAWINGS FOR SPRINKLER AND FIRE ALARM WORK AND SHALL BE UNDER SEPARATE PERMIT - WHEN APPLICABLE.

GENERAL NOTES:

- PRIOR TO DEMOLITION, VERIFY IN FIELD EXISTING WALLS AND IF ANY STRUCTURAL COLUMNS EXIST. IF SO, CONTACT ARCHITECT IMMEDIATELY.
- CONTRACTOR TO MAINTAIN PROPER LIGHTING, SANITATION AND VENTILATION AT ALL TIMES.
- ALL WORK MUST BE APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WORK.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A WATER AND WEATHER TIGHT BUILDING.
- ALL WORK TO BE PERFORMED TO CODE BY LICENSE CONTRACTORS PERFORMING WORK IN THEIR SPECIFIC TRADE ONLY.
- ALL DESIGN, DRAWINGS, AND DETAILS REPRESENT COMPLETE WORK IN PLACE. ARCHITECT SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION.
- INTERIOR PARTITIONS NOTED ON PLANS MAY BE SHOWN AS NOMINAL DIMENSIONS, SUCH AS 5" INTERIOR WALL REFERS TO GYPSUM BOARD EACH OVER 3-5/8" STUDS. STUD SPACING IS 24" O.C.
- ALL DEBRIS GENERATED FROM CONSTRUCTION MUST BE KEPT ON THE SITE IN EITHER AN ENCLOSED AREA OR HAULED AWAY DAILY, AND DISPOSED OF LEGALLY OFF-SITE.
- EXTERIOR SIGNAGE IS NOT PART OF THIS CONTRACT OR PERMIT EXCEPT ELECTRICAL ROUGH-IN AND BLOCKING. SIGN CONTRACTOR SHALL MAKE SEPARATE SUBMITTAL TO THE CITY FOR REVIEW AND PERMIT.
- KEEP ALL PIPING AND CONDUIT AS CLOSE TO WALLS AND ROOF DECK AS POSSIBLE AND ALL DUCTWORK AS CLOSE TO ROOF AS POSSIBLE. WHERE EXPOSED, ALL PIPING CONDUIT AND DUCTWORK SHALL BE PAINTED UNLESS NOTED. ALL PIPING CONDUIT SHALL BE ORGANIZED IN A NEAT MANNER RUNNING PARALLEL OR PERPENDICULAR TO ROOF FRAMING MEMBERS.
- MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THAT SET FORTH IN FLAME SPREAD TABLE OF THE BUILDING CODE.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND COORDINATE WITH ARCHITECT ANY CONFLICTS WITH THE PLANS.
- PERFORM THE REMOVAL, CUTTING, AND DRILLING WITH THE CARE USE OF THE SMALLEST TOOLS SO AS TO NOT DAMAGE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- TO SAW CUT AT EXISTING RESTROOM LOCATION, USE SAWS AND COREDRILLS. DO NOT USE JACKHAMMER UNDER ANY CIRCUMSTANCES.
- GC TO COORDINATE FIRE ALARM INSTALL WITH LANDLORD, IF REQUIRED BY CITY.

SCOPE OF WORK:

INTERIOR TENANT IMPROVEMENT OF A NEW SMOOTHIE CAFE LOCATED WITHIN A NEW SHOPPING CENTER. CONSTRUCTED SINGLE STORY SHELL BUILDING. THIS SHELL BUILDING IS A PERMITTED CENTER WITH TRASH DUMPSTER AND APPROVED PARKING AND SHALL BE PROVIDED BY THE LANDLORD.



A TENANT IMPROVEMENT FOR



eat better. feel better.

POTRANCO WEST
9222 POTRANCO ROAD (SUITE 104)
SAN ANTONIO, TX 78251
(STORE TX-074)

REFERENCE SYMBOLS

DOOR TAG	1	REFERENCE	
ROOM TAG	100	WALL SECTION REFERENCE	
DETAIL REFERENCE		EQUIPMENT REFERENCE	
REV/SION			

ABBREVIATIONS

ACP	ACOUSTICAL CLG. PANEL	FLASH	FLASHING	PLAM	PLASTIC LAMINATE
ACT	ACOUSTICAL CLG. TILE	FOIC	FURNISHED BY OWNER	PLYW/D	PLYWOOD
AL	ALUMINUM	FRP	INSTALLED BY CONTRACTOR	R	RISER, RADIUS
ALUM	ALUMINUM	FO	FINISH OPENING	REBAR	REINFORCING BAR
ARCH	ARCHITECTURAL	FRP	FIBERGLASS REINFORCED	REF	REFERENCE
AVG	AVERAGE	PANELS	PANELS	REV	REVISION
BLDG	BUILDING	FRT	FIRE RETARDANT TREATED	RM, RMS	ROOM, ROOMS
BLKG	BLOCKING	GA	GALVE	RO	ROUGH OPENING
BR	BRICK	GALV	GALVANIZED	S & V	SATIN AND VARNISH
CMU	CONCRETE BLOCK	GL	GLASS	S	SOLID CORE
CT	CERAMIC TILE	GWB	GYPSUM WALLBOARD	SCHED	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HDWE	HARDWARE	SEC	SECTION
CL	CENTER LINE	HM	HOLLOW METAL	SHT	SHEET
CLG	CEILING	HOR	HORIZONTAL	SPECS	SPECIFICATIONS
CONC	CONCRETE	HT	HEIGHT	SF	SQUARE FEET
CONT	CONTINUOUS	HW	HOT WATER	ST	STEEL
CW	COLD WATER	HWH	HOT WATER HEATER	STOR	STORAGE
DTL	DETAIL	HWT	HOT WATER TANK	STRUCT	STRUCTURAL
DF	DRINKING FOUNTAIN	LAV	LAVATORY	SUSP	SUSPENDED
DIA	DIAMETER	LT	LIGHT	SV	SHEET VINYL
DIM	DIMENSION	MATL	MATERIAL	SS	STAINLESS STEEL
DN	DOWN	MAX	MAXIMUM	TB	TELEPHONE MOUNTING BOARD
DR	DOOR	MTL	METAL	TD	TRENCH DRAIN
DS	DOWNSPOUT	MIN	MINIMUM	THRESH	THRESHOLD
DWG	DRAWING	MO	MASONRY OPENING	TYP	TYPICAL
EA	EACH	MUL	MULLION	UNFIN	UNFINISHED
ELEV	ELEVATION	N/A	NOT APPLICABLE	UR	URINAL
EXIST	EXISTING	NIC	NOT IN THIS CONTRACT	VCT	VINYL COMPOSITION TILE
OR EX		NO	NUMBER	VERT	VERTICAL
EXT	EXTERIOR	NOM	NOMINAL	VST	VINYL SAFETY TILE
FDN	FOUNDATION	NTS	NOT TO SCALE	W	WIDTH
FIN	FINISH	OC	ON CENTER	WC	WATER CLOSET
FD	FLOOR DRAIN	OD	OUTSIDE DIMENSION	WD	WOOD
FL	FLOOR	PT	PAINT	WDW	WINDOW
				WP	WATERPROOF

CONTACT INFORMATION

TENANT INFORMATION: PAMELA OZOWALLA CEMPAK FOODS, LLC 18866 STONE OAK PARKWAY #103-168 SAN ANTONIO, TX 78258 (210) 372-7448	CORPORATE INFORMATION: TROPICAL SMOOTHIE CAFE 1117 Perimeter Center W W200, Atlanta, GA 30338	BUILDING DEPARTMENT: San Antonio Development Services Department Address: 1901 S Alamo St, San Antonio, TX 78204 Phone: (210) 207-1111 (2) SETS
Neptune Design Group PROJECT MANAGER: ATTN: CHRIS NEAL 6501 E. Greenway Pkwy #103-707 SCOTTSDALE, AZ 85254 P: 480.297.5577 F: 480.452.0122 cneal@neptunedg.com	LANDLORD: C AND C POTRANCO PROPERTIES, LLC ATTN: CHRIS COX (512) 656-2768	HEALTH DEPARTMENT: CITY OF SAN ANTONIO
GRAND RESTAURANT / HOCKENBERGS FOODSERVICE EQUIPMENT & SUPPLY 3650 ANNAPOLIS LANE, N. #107 PLYMOUTH, MN 55447	QJAL SERV 7400 S. 28th Street Fort Smith, AR 72908 (800) 643-2980 Email contactus@qjalservcorp.com	MICROS/DRACLE (PDS PROVIDER) GARRETT STON (561) 248-9040 garrett.ston@oracle.com
MARK CDX, CFSP (763) 746-3410 markcd@hockenbergs.com	RETAIL TECHNOLOGY GROUP 1665 FENTON BUSINESS PARK COURT FENTON, MD 63026 (PDS INSTALLER)	Amy Kubala amy.kubala@rtgpos.com 636-680-8226
THE HOWARD COMPANY, INC. 1375 N. BARKER ROAD BRIDGFIELD, VA 53045	ULTERIOR MOTIVES INTERNATIONAL, INC. 1081 OHIO DRIVE, SUITE 2 PLANO, TX 75093	MUZAK, MOOD MEDIA CD. Clint Hatmaker clint_hatmaker@moodmedia.com 727-253-0807
NICHOLAS STAUFF, CDT (262) 317-7702 nick@howardcompany.com	LEAH UTZMAN (214) 826-0011 EXT: 7013 (469) 331-6232 leah@uni-inc.com	
LAUREN SALVI (262) 317-7702 lauren@howardcompany.com	ALLISON GRABER (214) 826-0011 (469) 331-6236	

PROJECT DATA

PROJECT NAME: TROPICAL SMOOTHIE CAFE
PROJECT ADDRESS: 9222 POTRANCO ROAD (SUITE 104)
SAN ANTONIO, TX 78251

LOCAL JURISDICTION: BUILDING & SAFETY - CITY OF SAN ANTONIO
HEALTH: TBD

CODES UTILIZED:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Existing Building Code
2015 International Fuel Gas Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electric Code

PROPOSED USE: RESTAURANT

CONSTRUCTION TYPE: IIB- FULLY SPRINKLERED

OCCUPANCY GROUP: A2

TOTAL S.F.: 1,687 S.F. PER LEASE

DINING AREA 580 S.F. / 15 = 39
KITCHEN/SERVICE AREA 360 S.F. / 200 = 2
HALLWAY/RESTROOM 150 S.F. / 100 = 2

ACTUAL INTERIOR SEATING: 43 SEATS
TOTAL OCCUPANT LOAD: 43- SEE SHEET A1.1

1 EXIT(S) REQUIRED, 1 EXIT(S) PROVIDED (OCCUPANT LOAD < 50)
2 RESTROOMS REQUIRED, 2 RESTROOMS PROVIDED

NO STRUCTURAL WORK IS TO BE PERFORMED UNDER THIS PERMIT.
NO SITE WORK IS TO BE PERFORMED UNDER THIS PERMIT.

(3) EMPLOYEES MAXIMUM

EXTERIOR SIGN UNDER SEPARATE PERMIT BY SIGN COMPANY - INSTALLED BY SIGN COMPANY

INDEX OF SHEETS

A1.0	TITLE SHEET
A1.1	EGRESS / EXIT PLAN AND RESPONSIBILITY SCHEDULE
A1.2	ACCESSIBILITY AND SPECIFICATIONS
A1.3	EXISTING SITE PLAN / DEMO PLAN
A2.0	FLOOR PLAN
A2.1	FINISH PLAN
A2.2	LOW VOLTAGE PLAN
A2.3	WALL BACKING PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	EQUIPMENT PLAN
A6.0	DETAILS
A6.1	DETAILS
A7.0	SPECIFICATIONS
A7.1	SPECIFICATIONS

M0	COMM CHECK
M1	MECHANICAL FLOOR PLAN
M2	MECHANICAL DETAILS
M3	MECHANICAL SPECIFICATIONS

P1	PLUMBING SYMBOLS & SCHEDULES
P2	PLUMBING PLANS
P3	DETAILS
P4	PLUMBING RISER DIAGRAM
P5	PLUMBING SPECIFICATION

E1	ELECTRICAL COMM CHECK & NOTES
E2	ELECTRICAL LIGHTING - ROOF PLAN
E3	POWER PLAN-SINGLE-LINE DIAGRAM, & PANEL

SET DATED: 11.7.2017

6501 E. Greenway Pkwy #103-707
SCOTTSDALE, AZ 85254
P 480-297-5577 F 480-452-0122
www.neptunedesigngroup.com

NEPTUNE
DESIGN GROUP

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF NEPTUNE DESIGN GROUP. NO REPRODUCTION OR USE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NEPTUNE DESIGN GROUP. THE DRAWING IS ONLY FOR USE IN CONNECTION WITH THE PROJECT AND SHALL NOT BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF NEPTUNE DESIGN GROUP.

POTRANCO WEST
9222 POTRANCO ROAD #104
SAN ANTONIO, TX 78251
(STORE TX-074)



TSC: TX-074

REVISION

△	
△	
△	

DATE: 10.27.2017

REVIEW SET
NOT FOR
PERMIT

COVER SHEET

A1.0