

**GENERAL NOTES**

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETINS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN TEN DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN FOUR COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS, ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.
- SPECIAL INSTRUCTIONS NOTE: AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS (PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE) CONFIRMS THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
- GOVERNING CODE AND FIRE DEPARTMENT, FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED W/MIN (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
- KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

# DOUBLE DAVE'S PIZZA WORKS

2164 GABRIELS PLACE STE. 105  
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## PERMIT SET

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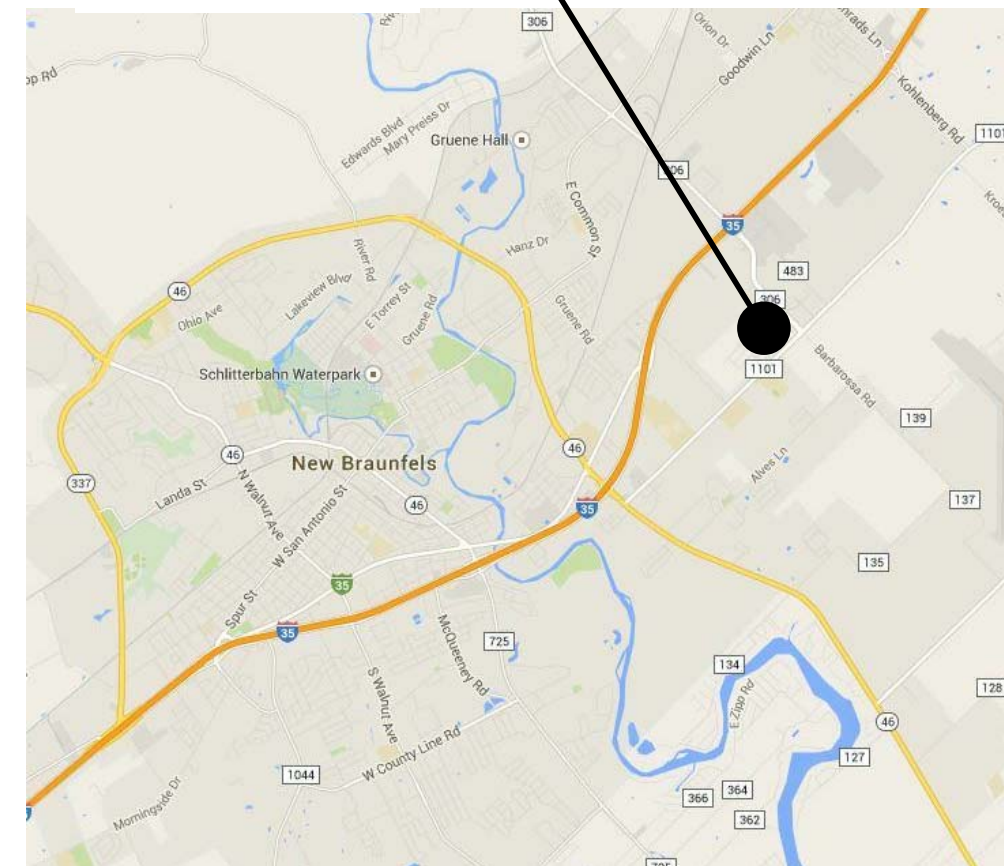
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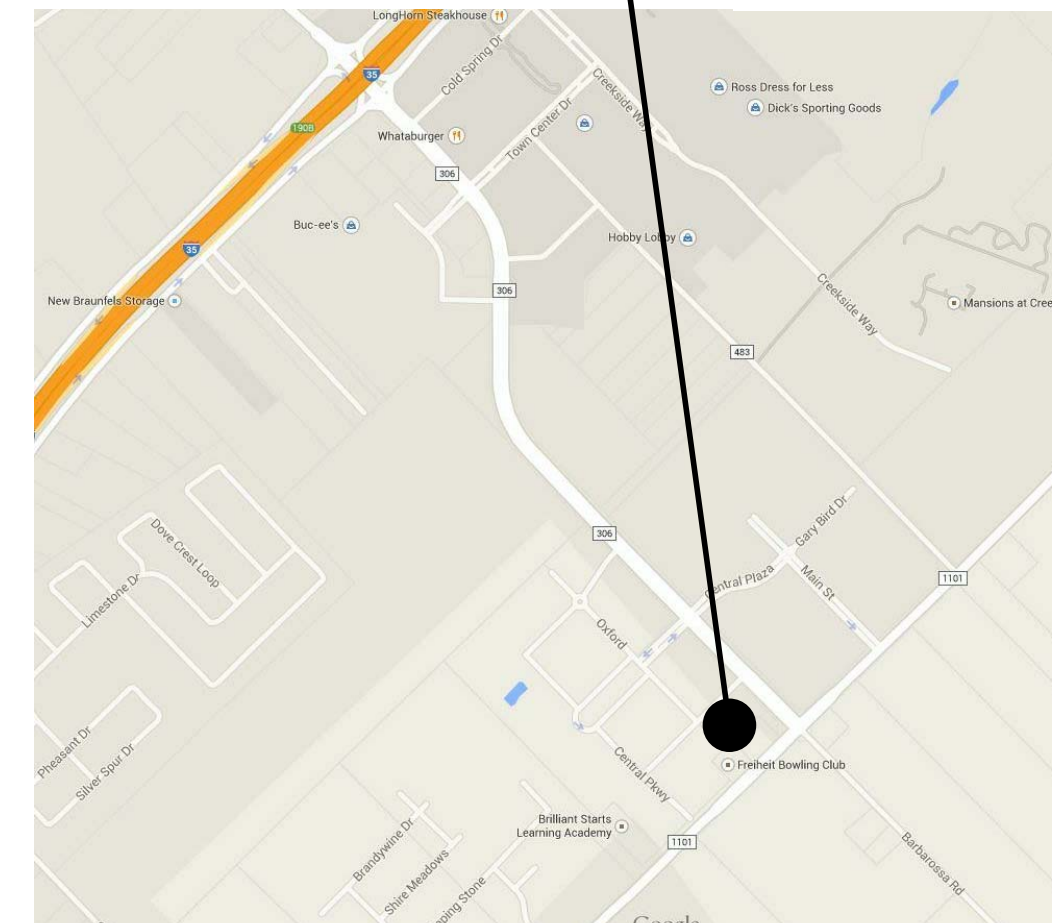
### VICINITY MAP

#### PROJECT LOCATION



### LOCATION MAP

#### PROJECT LOCATION



INDEX OF DRAWINGS				
NUMBER	NAME	ADDEN #1	REV 1	Sheet Phase
<b>00 GENERAL</b>				
G101	COVER SHEET			03 CD
G103	ACCESSIBILITY STANDARDS			03 CD
<b>05 ARCHITECTURAL</b>				
A101	FIRST FLOOR PLAN AND PARTITION TYPES			03 CD
A110	REFLECTED CEILING PLAN, SCHEDULES AND DETAILS			03 CD
A120	FURNITURE & EQUIPMENT PLAN, SCHEDULES AND NOTES			03 CD
A130	RESTROOM PLANS AND ELEVATIONS			03 CD
A201	INTERIOR ELEVATIONS			03 CD
A401	INTERIOR MILLWORK			03 CD
A402	INTERIOR MILLWORK			03 CD
A601	DOOR TYPES, WINDOW TYPES, AND SCHEDULES			03 CD
<b>07 MECHANICAL</b>				
M100	MECHANICAL SYMBOLS & ABBREVIATIONS			03 CD
M101	MECHANICAL FLOOR PLAN			03 CD
M201	MECHANICAL SCHEDULES			03 CD
M301	MECHANICAL DETAILS			03 CD
M302	MECHANICAL HOOD DETAILS			03 CD
M303	MECHANICAL HOOD DETAILS			03 CD
M401	MECHANICAL SPECIFICATIONS			03 CD
<b>08 PLUMBING</b>				
P100	PLUMBING SYMBOLS AND ABBREVIATIONS			03 CD
P101	PLUMBING FLOOR PLAN			03 CD
P201	PLUMBING SCHEDULES, AND DETAILS			03 CD
P301	PLUMBING SPECIFICATIONS			03 CD
<b>09 ELECTRICAL</b>				
E100	ELECTRICAL SYMBOLS & ABBREVIATIONS			03 CD
E101	ELECTRICAL LIGHTING FLOOR PLAN			03 CD
E102	ELECTRICAL POWER FLOOR PLAN			03 CD
E201	ELECTRICAL ONE LINE REISER DIAGRAM			03 CD
E301	ELECTRICAL DETAILS			03 CD
E401	ELECTRICAL SPECIFICATIONS			03 CD

### CODE ANALYSIS

DESCRIPTION ..... RESTAURANT

TOTAL BUILDING AREA ..... 2,369 SF

**APPLICABLE CODES**

BUILDING CODE ..... 2015 IBC w/ NEW BRAUNFELS AMENDMENTS  
 FIRE CODE ..... 2015 IFC w/ NEW BRAUNFELS AMENDMENTS  
 MECHANICAL CODE ..... 2015 IMC w/ NEW BRAUNFELS AMENDMENTS  
 PLUMBING CODE ..... 2015 IPC w/ NEW BRAUNFELS AMENDMENTS  
 ELECTRICAL CODE ..... 2014 NEC w/ NEW BRAUNFELS AMENDMENTS  
 ENERGY CODE ..... 2012 IECC w/ NEW BRAUNFELS AMENDMENTS

**EXIT CALCULATIONS:**

PER IBC SECTION 1005.1  
 EXIT WIDTH REQUIRED ..... (94 X 0.2) = 18.8"  
 EXIT WIDTH PROVIDED ..... 72"  
 MIN NUMBER OF EXITS (PER TABLE 1018.1) ..... 1  
 NUMBER OF EXITS PROVIDED ..... 2

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR (S.F./Occupant)	OCCUPANT LOAD
DINING	Assembly Unconcentrated	1,340 SF	15	89.4
KITCHEN	Kitchens, Commercial	907 SF	200	4.5
RR	N/A	122 SF	0	
			2,369 SF	93.9

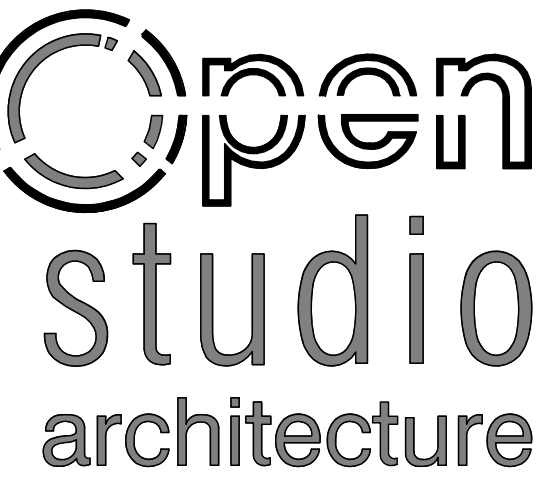
Construction Type	Sprinkled	Maximum Dead End Passage	Maximum Common Path of Travel
II-B	Un-Sprinkled	20' - 0"	75' - 0"

**ALLOWABLE AREA:**

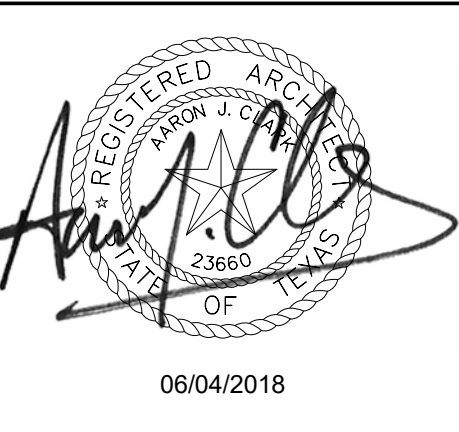
PER IBC TABLE 2902.2 IBC  
 94 OCCUPANTS ..... 47 MALE  
 ..... 47 FEMALE

**MALE CALCULATIONS**  
 W/C REQUIRED ..... (1 PER 75) ..... 1  
 LAVATORY REQUIRED ..... (1 PER 200) ..... 1

**FEMALE CALCULATIONS**  
 W/C REQUIRED ..... (1 PER 75) ..... 1  
 LAVATORY REQUIRED ..... (1 PER 200) ..... 1



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Revisions		
Number	Description	Date

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**DOUBLE DAVE'S PIZZA WORKS**

2164 GABRIELS PLACE STE. 105  
NEW BRAUNFELS, TEXAS 78130

project #: 18.111

date: 06/04/2018

drawn by: SM

checked by: A/C

drawing title:

**COVER SHEET**

drawing number:

**G101**