GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL.STATE AND LOCAL CODES AND FHA/VA MPS.
2. GENERAL NOTES PERTAIN TO ALL DRAWINGS.
3. PROVIDE $^{5}/_{8}$" TYPE "X" DRYWALL ON ALL GARAGE WALLS AND CEILINGS.
4. PROVIDE $^{1}/_{2}$" WATER RESISTANT DRYWALL AROUND SHOWERS AND TUBS.
5. ALL WALLS ARE DIMENSIONED FROM OUTSIDE FACE OF STUD TO CENTER UNLESS NOTED OTHERWISE.
6. ALL ANGLED WALLS ARE DRAWN AT 45 DEGREES UNLESS NOTED OTHERWISE. DO NOT SCALE THESE PLANS. ALL CALCULATED DIMENSIONS TAKE PRESIDENCE OVER ANY SCALED DIMENSIONS.
7. CONFIRM ALL WINDOW OPENINGS WITH YOUR LOCAL EGRESS CODES.
8. SQUARE FOOTAGE IS CALCULATED BY MEASURING FROM OUTSIDE FACE OF FOUNDATION WALL TO OUTSIDE FACE OF FOUNDATION WALL. THIS DOES NOT INCLUDE BRICK OR PLACES WHERE THE FIREPLACE PROTRUDES FROM EXTERIOR OF THE BUILDING. DECKS, PATIOS AND GARAGES ARE CALCULATED SEPARATELY FROM THE HEATED/COOLED SQUARE FOOTAGE.
9. PROVIDE ALL WOOD BLOCKING AS REQUIRED FOR THE ATTACHMENT OF MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMITED TO TOILET ACCESSORIES, DOOR HARDWARE, ELECTRICAL DEVICES, EQUIPMENT INDICATED, GRAB BARS, HANDRAILS AND CASEWORK.
10. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS.
11. ALL NEW DOOR FRAMES ARE TO BE 4" FROM ADJACENT FINISHED WALL AT DOOR HINGE, UNLESS NOTED OTHERWISE. DIMENSION FOR OPENINGS WITH DOORS ARE TO CENTERLINE OF DOORS.
12. ALL PRODUCTS USED IN THIS CONSTRUCTION SHALL BE ASBESTOS FREE.
13. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING APPLICAPLE CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY FAILURE TO COMPLY WITH THE REQUIREMENT.
14. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE AND COORDINATION WITH OTHER TRADES, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO ALERT THE PROJECT MANAGER/DESIGNER TO DISCREPANCIES CONTAINED.
15. THE CONTRACTOR SHALL REVIEW IN ADVANCE ALL PORTIONS OF THE WORK TO VERIFY THAT WORK WILL NOT PROHIBIT COMPLETION OF THE PROJECT AS INTENDED IN THESE CONTRACT DOCUMENTS, ANY QUESTIONS SHALL BE PROMPTLY REFERRED TO THE DESIGNER FOR RESOLUTION.
16. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL TRADES. THE CONTRACTOR SHALL REFER TO ALL ASPECTS OF THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR COORDINATION ISSUES. COORDINATE ALL DIAGRAMMATIC DRAWINGS WITH ALL TRADES TO ENSURE FIT AND COMPATIBILITY.
17. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. LM DRAFTING & CONSTRUCTION MANAGEMENT ASSUMES NO LIABILITY.
18. PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD AS RECOMMENDED BY WALLBOARD MANUFACTURER AND COORDINATE LOCATION WITH ARCHITECT. (APPROX. 30' O.C.)
19. PROVIDE DEMOLITION AS INDICATED, AND IF NOT INDICATED, AS REQUIRED TO COMPLETE NEW WORK INDICATED. SEE DEMOLITION NOTES.

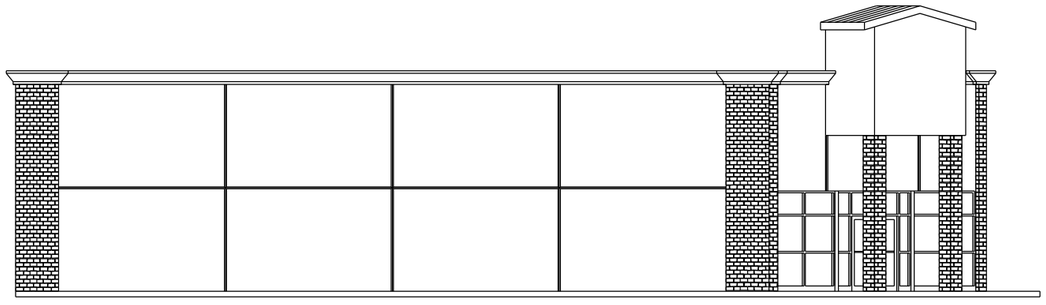
SITE NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY, LOCATE, REROUTE, OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
4. SITE GRADING AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATIONS/DRIVES. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION/DRIVES AT A MINIMUM 2%-5" FOR A MINIMUM DISTANCE OF 5'-0" FROM EDGE.
5. CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
6. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO PREVENT PONDING OF WATER.
7. PAYMENT FOR ALL WORK INDICATED IN THE PLANS NECESSARY TO PROVIDE A COMPLETE JOB FOR WHICH THERE IS NO SPECIFICATE BID ITEM SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.
8. BACKFILL MATERIAL BEHIND CURB SHALL BE SELECT SANDY CLAY OR TOP SOIL. NATIVE EXCAVATED MATERIAL FREE OF DEBRIS MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR INSPECTOR.
9. ALL OBJECTIONABLE DEBRIS AND EXCESS MATERIAL SHALL BECOME THE PROPERTY OF AND TO BE REMOVED BY THE CONTRACTOR.
10. ALL EXPOSED CONCRETE CORNERS SHALL BE $^{3}/_{4}$" CHAMFERED OR TOOLED WITH APPROPRIATE RADIUS.
11. DRIVEWAY, PARKING AND SIDEWALK SHALL RECEIVE A NON-SKID WOOD FLOAT FINISH OR BROOM RACK FINISH.
12. COST OF FURNISHING AND INSTALLING EXPANSION JOINT MATERIAL OR OTHER JOINTS SHALL BE INCLUDED IN PRICE BID FOR CLASS "A" CONCRETE.
13. ALTERNATIVE METHODS TO SAWING MAY BE USED FOR FORMING DUMMY JOINTS, SUBJECT TO APPROVAL OF THE ENGINEER. WORKMANSHIP MUST BE COMPARABLE TO A SAWED JOINT.
14. ALL HONEY-COMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE BACK FILLING.
15. THERE SHALL BE STRICT ADHERENCE TO O.D.O.T. SPECIFICATION 411.04 PERTAINING TO SURFACE CONDITIONS AND WEATHER LIMITATIONS.

FRAMING NOTES

1. ALL WALL FRAMING LUMBER SHALL BE LODGEPOLE PINE UNLESS NOTED OTHERWISE.
2. ALL COMMON FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE #2 GRADE UNLESS NOTED OTHERWISE.
3. OWNER/CONTRACTOR SHALL VERIFY THAT ALL FRAMING LUMBER MEETS ALL LOCAL CODE REQUIREMENTS.
4. ANY STRUCTURAL FRAMING MEMBERS NOT INDICATED ON THE PLANS SHALL BE SIDED BY THE CONTRACTOR OR BY A QUALIFIED, LICENSED ENGINEER.
5. UNLESS NOTED OTHERWISE, ALL WINDOW AND DOOR HEADERS SHALL BE DOUBLE 2x12 SOUTHERN YELLOW PINE #2 GRADE LUMBER WITH 1/2" PLYWOOD OR EQUIVALENT.
6. ALL LOADS (INCLUDING WIND, SNOW AND LATERAL) SHALL CONFORM TO ALL LOCAL BUILDING CODE REQUIREMENTS. THESE LOADS MUST BE CONFIRMED AND ALL ADJUSTMENTS MADE PRIOR TO CONSTRUCTION.
7. FLOOR LOADS.....40LBS LIVE LOAD/ 15LBS DEAD LOAD.
8. ROOF LOADS.....30LBS LIVE LOAD/ 20LBS DEAD LOAD.
9. ALL 2-STORY STRUCTURES SHALL BE SHEATHED WITH 1/2" PLYWOOD OR EQUIVALENT.
10. CONFIRM ANY NAILING SCHEDULES WITH YOUR LOCAL CODE REQUIREMENTS.
11. ALL WALLS 12'-0" OR HIGHER MUST BE BALLOON FRAMED.
12. ALL JOISTS 14' AND UNDER IN SPAN SHALL BE 2x6's UNLESS NOTED OTHERWISE.
13. ALL JOISTS 16' AND GREATER IN SPAN SHALL BE 2x8's UNLESS NOTED OTHERWISE.

PROPOSED CONVENIENCE STORE FOR H AND H 1313 INC. ARDMORE, OKLAHOMA





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PROJECT NO.:
HH131345118

CONVENIENCE STORE
FOR
H AND H 1313, INC.
ARDMORE, OKLAHOMA

DATE:
2-20-2018

REV. DATE:
10-13-2018
1-28-2019

SHEET
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