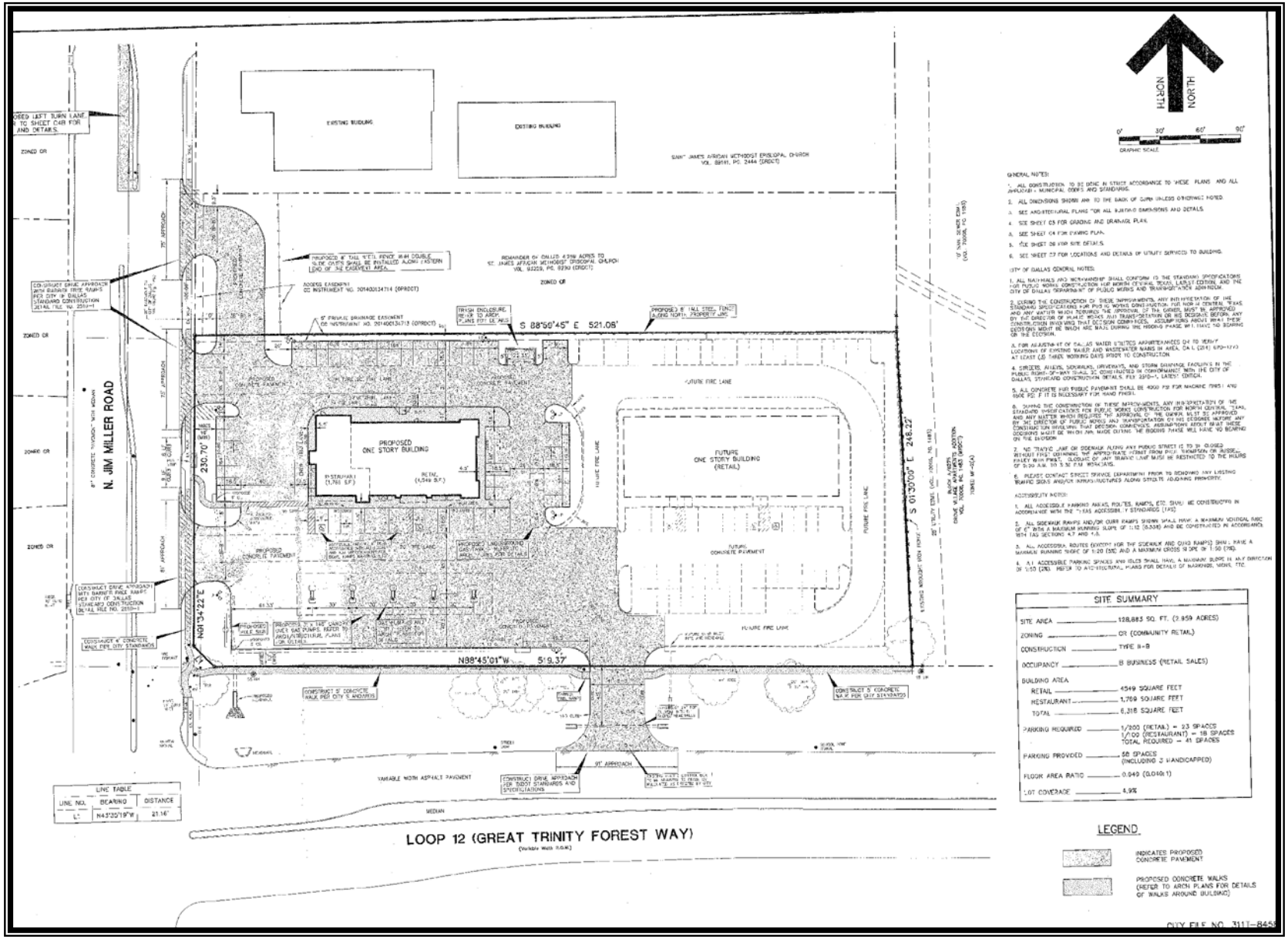

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
4. SEE SHEET C5 FOR GRADING AND DRAINAGE PLAN.
5. SEE SHEET C4 FOR PAVING PLAN.
6. SEE SHEET C8 FOR SITE DETAILS.
7. SEE SHEET C7 FOR LOCATIONS AND DETAILS OF UTILITY SERVICES TO BUILDING.

CITY OF DALLAS GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE, ANY OF THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE, ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHEN ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-3713 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
4. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, PSD 230D-1, LATEST EDITION.
5. ALL CONCRETE FOR PUBLIC PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 5000 PSI IF IT IS NECESSARY FOR HAND FINISH.
6. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE, ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHEN ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
7. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT FROM DEVELOPMENT SERVICES/PERMIT OFFICE. CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M. TO 3:30 P.M. WEEKDAYS.
8. PLEASE CONTACT STREET SERVICE DEPARTMENT PRIOR TO REMOVING ANY EXISTING TRAFFIC SIGNS AND/OR APPURTENANCES ALONG STREETS ADJOINING PROPERTY.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND AISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:48 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

SITE SUMMARY	
SITE AREA	128,883 SQ. FT. (2.959 ACRES)
ZONING	GR (COMMUNITY RETAIL)
CONSTRUCTION	TYPE II-B
OCCUPANCY	B BUSINESS (RETAIL SALES)
BUILDING AREA	
RETAIL	4549 SQUARE FEET
RESTAURANT	1,769 SQUARE FEET
TOTAL	6,318 SQUARE FEET
PARKING REQUIRED	1/200 (RETAIL) = 23 SPACES 1/100 (RESTAURANT) = 18 SPACES TOTAL REQUIRED = 41 SPACES
PARKING PROVIDED	58 SPACES (INCLUDING 3 HANDICAPPED)
FLOOR AREA RATIO	0.049 (0.049:1)
LOT COVERAGE	4.9%

LEGEND

INDICATES PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE WALKS (REFER TO ARCH PLANS FOR DETAILS OF WALKS AROUND BUILDING)

CITY FILE NO. 311-845