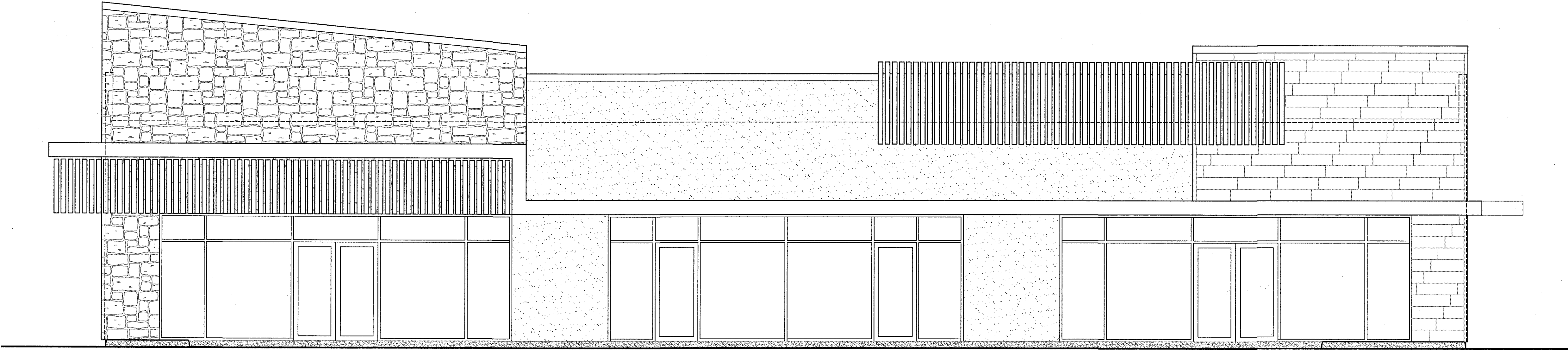




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PROJECT NO. 14-023
ISSUE DATE: 07.07.14
DRAWN BY: CS
REVIEWED BY: RM
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881



GENERAL NOTES

- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS & A SEPARATELY BOUND SET OF SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, ELECTRICAL CONDUIT, PLUMBING, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO DURAND-HOLLIS RUPE ARCHITECTS BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO DURAND-HOLLIS RUPE ARCHITECTS. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- WORK CONTAINED IN THESE PLANS AND SPECIFICATIONS RELATE TO NEW FLOOR, WALLS, DOORS, FRAMES, CLO., FINISHES AND CABINETRY AS SCHEDULED OR NOTED.
- REPAIR ANY DAMAGED WALL PRIOR TO APPLYING FINISHES.
- CONTRACTOR TO PROVIDE AND INSTALL, R-19 BATTS INSULATION ON ALL EXTERIOR WALLS, ABOVE STOREFRONT, FASTEN AS SPECIFIED BY MANUFACTURER.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERE TO.
- CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO BUILDING PERMIT FEES, WATER AND SEWER FEES, DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ALL REQUIRED BLOCKING FOR INSTALLATION OF SYSTEMS SUCH AS, BUT NOT LIMITED TO, GRAB BARS, CABINETRY, SHELVING, ETC.

SYMBOLS

KEY	DESCRIPTION
SHEET NUMBER DETAIL NUMBER A1.0.0	DETAIL KEYS
ROOM 103	ROOM NAME AND NUMBER
100	DOOR SCHEDULE NUMBER
A	WINDOW KEY
55	DEMOLITION KEYNOTE
55	NEW WORK AND KEY NOTES
A-1.1	ELEVATION KEY
A-1.1	SECTION KEY
A-1.1	DETAIL KEY
A	PARTITION KEY
NORTH	TRUE NORTH ARROW
PLAN NORTH	PLAN NORTH ARROW
T	FINISH KEY

CODE INFORMATION

SQUARE FOOTAGE (net area)	SQUARE FEET
LEASE SPACE	7,020 SQ. FT.
MECHANICAL ROOM	81 SQ. FT.
TOTAL	7,101 SQ. FT.
SQUARE FOOTAGE (gross area/footprint)	SQUARE FEET
TOTAL	7,286 SQ. FT.

CODICES	OCCUPANCY CLASSIFICATION
2012 INTERNATIONAL BUILDING CODE	B-BUSINESS
	CONSTRUCTION TYPE
2012 INTERNATIONAL FIRE CODE	V-B
	OCCUPANT LOAD (IBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE	
2012 UNIFORM PLUMBING CODE	PARKING COUNT REGULAR SPACES 47 ACCESSIBLE SPACES 2
2012 INTERNATIONAL MECHANICAL CODE	TOTAL SPACES 49
2011 NATIONAL ELECTRICAL CODE	

PROJECT LOCATION



1 SITE LOCATION

NOT TO SCALE

PROJECT TEAM

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DURAND-HOLLIS RUPE ARCHITECTS, INC.

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DATUM ENGINEERS

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MECH., ELEC., AND PLUMB. ENGINEER
MURRAY & ASSOCIATES

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DRAWING LIST

GENERAL INFORMATION

COVER PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP

CIVIL

- C101 GENERAL NOTES
- C200 EXISTING CONDITIONS
- C201 DEMOLITION PLAN
- C300 CIVIL SITE PLAN
- C301 SITE DIMENSION PLAN
- C400 SITE GRADING PLAN
- C500 UTILITY CONNECTION AND FIRE PROTECTION PLAN
- C600 PAVING PLAN
- C700 SWPPP
- C701 SWPPP DETAILS
- C800 SITE DETAILS (1 OF 2)
- C801 SITE DETAILS (1 OF 2)

ARCHITECTURAL

- SP100 SITE PLAN
- A100 FLOOR PLAN & REFLECTED CEILING PLAN
- A190 ROOF PLAN
- A200 ELEVATIONS
- A300 BUILDING SECTIONS
- A400 WALL SECTIONS
- A401 WALL SECTIONS
- A600 DOOR & WINDOW TYPES
- A700 DETAILS

STRUCTURAL

- S100 TYPICAL ABBREVIATION, SYMBOLS AND PLAN NOTES
- S101 GENERAL NOTES
- S102 GENERAL NOTES
- S200 FOUNDATION PLAN
- S201 ROOF FRAMING PLAN
- S301 TYPICAL SLAB-ON-GRADE DETAILS
- S302 TYPICAL CONCRETE SECTIONS AND DETAILS
- S400 LIGHT WOOD FRAMING NOTES AND SCHEDULES
- S401 TYPICAL STEEL DETAILS
- S402 SIMPLE BEAM CONNECTION DETAILS
- S410 ROOF SECTION DETAILS

MEP

PLUMBING

- P000 PLUMBING SYMBOLS
- P101 PLUMBING PLAN
- P201 PLUMBING DETAILS

ELECTRICAL

- E000 ELECTRICAL SYMBOLS
- E001 SITE ELECTRICAL PLAN
- E101 ELECTRICAL LIGHTING PLAN
- E201 ELECTRICAL POWER PLAN
- E401 ELECTRICAL ONE LINE DIAGRAM
- E501 ELECTRICAL DETAILS
- E701 ELECTRICAL SPECIFICATIONS

LANDSCAPE ARCHITECT

- L1.0 LANDSCAPE PLAN
- L2.0 LANDSCAPE SPECIFICATIONS
- LI 1.0 IRRIGATION NOTES AND PLAN
- LI 2.1 IRRIGATION DETAILS
- LI 2.2 IRRIGATION DETAILS

GENERAL CONSTRUCTION NOTES

- All construction shall be in accordance with the applicable sections of the most current version of the City of San Antonio "Standard Specifications" unless otherwise noted.
- Contractor must coordinate all work through Potranco Partners, LTD, the Engineer, and with all other trade contractors who may be working on-site simultaneously.
- Contractor shall notify all utility companies with facilities adjacent to or in the vicinity of the proposed construction and have each facility located prior to beginning construction.
- Contractor is responsible for verifying the depth and location of all existing utilities during construction and shall protect same utilities from damage.
- Contractor to protect existing facilities including but not limited to utilities, streets, curbs, sidewalks, landscaping, sprinkler systems, etc. adjacent to work area. Any damages to existing facilities will be the sole responsibility of the Contractor.
- Any existing facility including but not limited to fences, drainage structures, etc. and/or soil areas disturbed during construction shall be put back to its original condition.
- Contractor to maintain unrestricted drainage of the project site and adjacent areas during construction. Under no circumstances shall Contractor allow storm water to pond and saturate any prepared subgrade, excavation or embankment soils. Contractor shall immediately pump all water out of areas which cannot drain by gravity flow with special attention required to the building pad and pavement subgrade areas. Any layer determined to be saturated must be dried out, re-compacted or removed and replaced prior to continuing construction of next embankment layer.
- Contractor shall comply with all local building codes and regulations, as well as other safety codes and inspection provisions applicable to this project.
- Contractor is required to verify project elevations. "Match Existing" shall be understood to signify vertical and horizontal alignment.
- Contractor will be responsible for securing all required permits for the proposed construction and shall notify all respective governmental or utility agencies affected by construction.
- If groundwater or seepage is encountered during construction, Contractor shall notify the Owner's Representative immediately.
- Construction areas should be stripped of all vegetation, loose topsoil, and debris. the exposed subgrade should be cleaned of debris and organics and then proof-rolled with at least a 20 ton pneumatic roller to detect weak areas. Such areas should be removed and replaced with soils exhibiting similar classification, moisture content, and density as the adjacent in-place soils.
- All embankment material required for placement as shown on the Construction Plan Sheets shall be obtained from the excavation of on-site soils. All embankment material shall be free of organics and debris. Incorporation of rock will be limited to one-half of the total height of fill. Unsuitable fill materials will become the property of the Contractor and are to be disposed of off-site.
- All embankment, bases and subgrades should be properly placed with compaction to be obtained utilizing the "density control" method. The densities shall be determined in accordance with the TDOT'S Test Method TEX-113-E. The required densities are outlined as follows:

Embankment	95% maximum dry density
Pavement sub-grade	95% maximum dry density
- Storm Drainage Pipe:

Bedding	: 4" Bedding of Gravel Subgrade Filler
Backfilling (Initial)	: (b) Gravel Subgrade Filler to 12" over Top of Pipe
Backfilling (Final)	
Under Pavement	: (d) 12" Lifts Compacted to 95% TEX-113-E
Outside Pavement	: (d) or (e) 90% TEX-113-E
- Existing large trees, when located near the street right-of-way lines or within a utility easement, shall not be removed without final permission from the Owner. Existing trees within the "lot" areas shall be protected from damage during all phases of construction.
- Public sidewalks are part of the contract work.

ABBREVIATIONS	
BCDR	----- BEAR COUNTY DEED RECORDS
BCPR	----- BEAR COUNTY REAL PROPERTY RECORDS
BCDPR	----- BEAR COUNTY DEED AND PLAT RECORDS
"F"	----- FOUND 1/2" IRON ROD
"F58"	----- FOUND 5/8" IRON ROD
"F1"	----- FOUND TYPE 1" ROW MONUMENT
"F2"	----- FOUND TYPE 2" ROW MONUMENT
"FK"	----- FOUND "FK" NAIL
"FX"	----- FOUND CHISELED X
BSL	----- BUILDING SETBACK LINE
ESMT	----- EASEMENT
SN	----- SIGN
SMH	----- SEWER MANHOLE
STM	----- STORM MANHOLE
CPP	----- CORRUGATED PLASTIC PIPE
ROP	----- REINFORCED CONC. PIPE
CMP	----- CORRUGATED METAL PIPE
OHT	----- OVERHEAD TELEPHONE
TPD	----- TELEPHONE PEDESTAL
TMH	----- TELEPHONE MANHOLE
TCM	----- TEL CABLE MARKER
TP	----- TELEPHONE POLE
SAN	----- SEWER MANHOLE
CO	----- CLEANOUT
PP	----- POWER POLE
PPG	----- POWER POLE WITH GUY ANCHOR
PPC	----- POWER POLE WITH DOWN CONDUIT
MPP	----- METAL POWER POLE
SP	----- SERVICE POLE
GA	----- GUY WIRE
EM	----- ELECTRIC METER
OHP	----- OVERHEAD POWER
GLM	----- GAS LINE MARKER
GM	----- GAS METER
GV	----- GAS VALVE
PSG	----- GAS MARKING
PST	----- TELEPHONE MARKING
PSS	----- SANITARY SEWER MARKING
PSW	----- WATER MARKING
FH	----- FIRE HYDRANT
WM	----- WATER METER
WV	----- WATER VALVE
MB	----- MAIL BOX
CONC	----- CONCRETE
BC	----- BACK OF CURB
GT	----- GUTTER



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BUILDING 18
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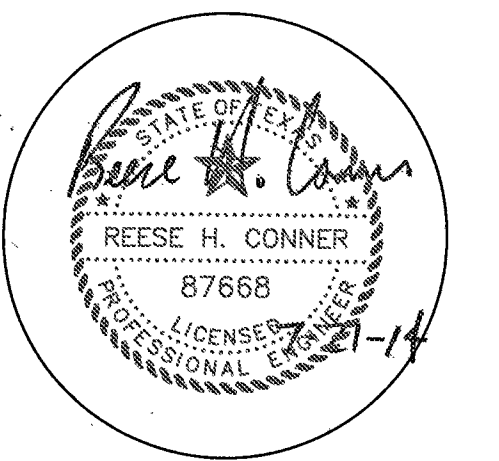
TEL. 210 308-0080
FAX. 210 697-3309
eMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

____ 1
____ 2
____ 3
____ 4

POTRANCO SHELL BUILDING
8815 POTRANCO RD.
SAN ANTONIO, TX, 78251

GENERAL NOTES

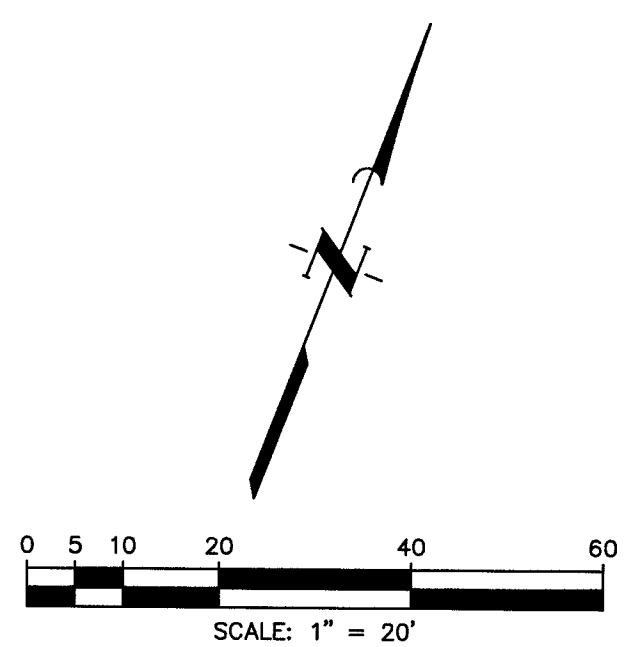


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ISSUE DATE: XX.XX.14
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REVIEWED BY: RM
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881
C101

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REVISED ISSUE DATES:
 _____ ①
 _____ ②
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 _____ ④

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 SAN ANTONIO, TX, 78251

EXISTING CONDITIONS

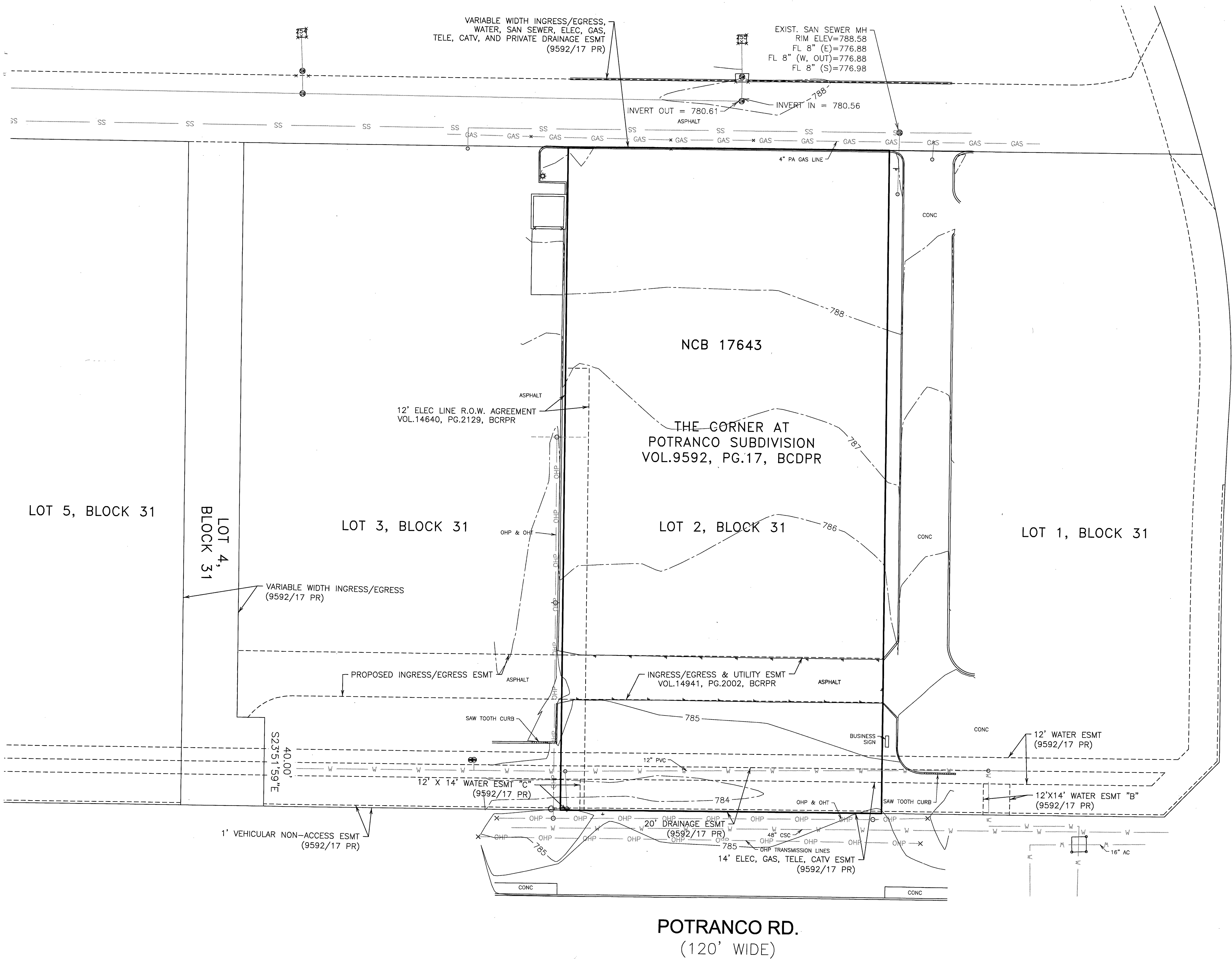


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 TEXAS LICENSE NO. 10881

C200

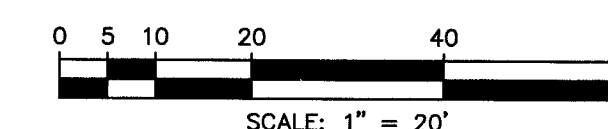
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POTRANCO RD.
 (120' WIDE)

RICHLAND HILLS DRIVE
 (86' WIDE)

REVISÉD ISSUE DATES:



LEGEND

 EXISTING ASPHALT PAVEMENT & SUBGRADE
TO BE REMOVED DOWN TO FINISHED SUBGRADE
ELEVATION AS SHOWN IN DETAIL ON SHEET C800

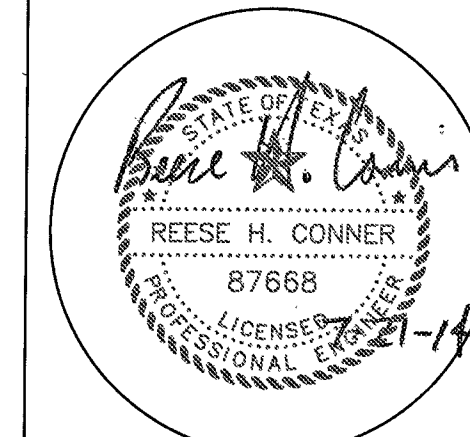
DEMOLITION AREAS

DEMOLITION NOTES

1. Coordinate demolition and salvage of material with the specifications. Provide Owner or Owner's Representative with an itemized list of salvaged material and discuss with Owner how salvaged items are to be handled.
2. Erosion control measure must be in place prior to starting demolition and earth moving operations. Refer to Storm Water Pollution Prevention Plan (SWPPP), Sheet C700.
3. Where existing pavement is to be partially removed saw-cut pavement full depth to provide a smooth joint with proposed pavement.
4. Perform clearing, grubbing, stump removal, topsoil removal and stockpiling in accordance with the project documents and specifications.
5. No attempt is made to stipulate every required item of removal and demolition either on drawings or in specifications. The contractor must visit the site and study existing physical conditions, review drawings, and reach their own conclusions on work necessary to accomplish intended results described by the project documents.
6. Completely restore all disturbed areas to a condition equal to or better than existing condition and to the satisfaction of the Owner. All costs for clean-up, restoration work and other immediate operations such as, but not limited to, construction signs, street sweeping, and maintaining existing utilities shall be the Contractor's responsibility. Perform restoration work within five (5) days after completion of final grading.
7. Underground utilities that are to be cut and capped must be removed "back to the main" and capped at the main.

POTRANCO SHELL BUILDING
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SAN ANTONIO, TX, 78251

DEMOLITION PLAN



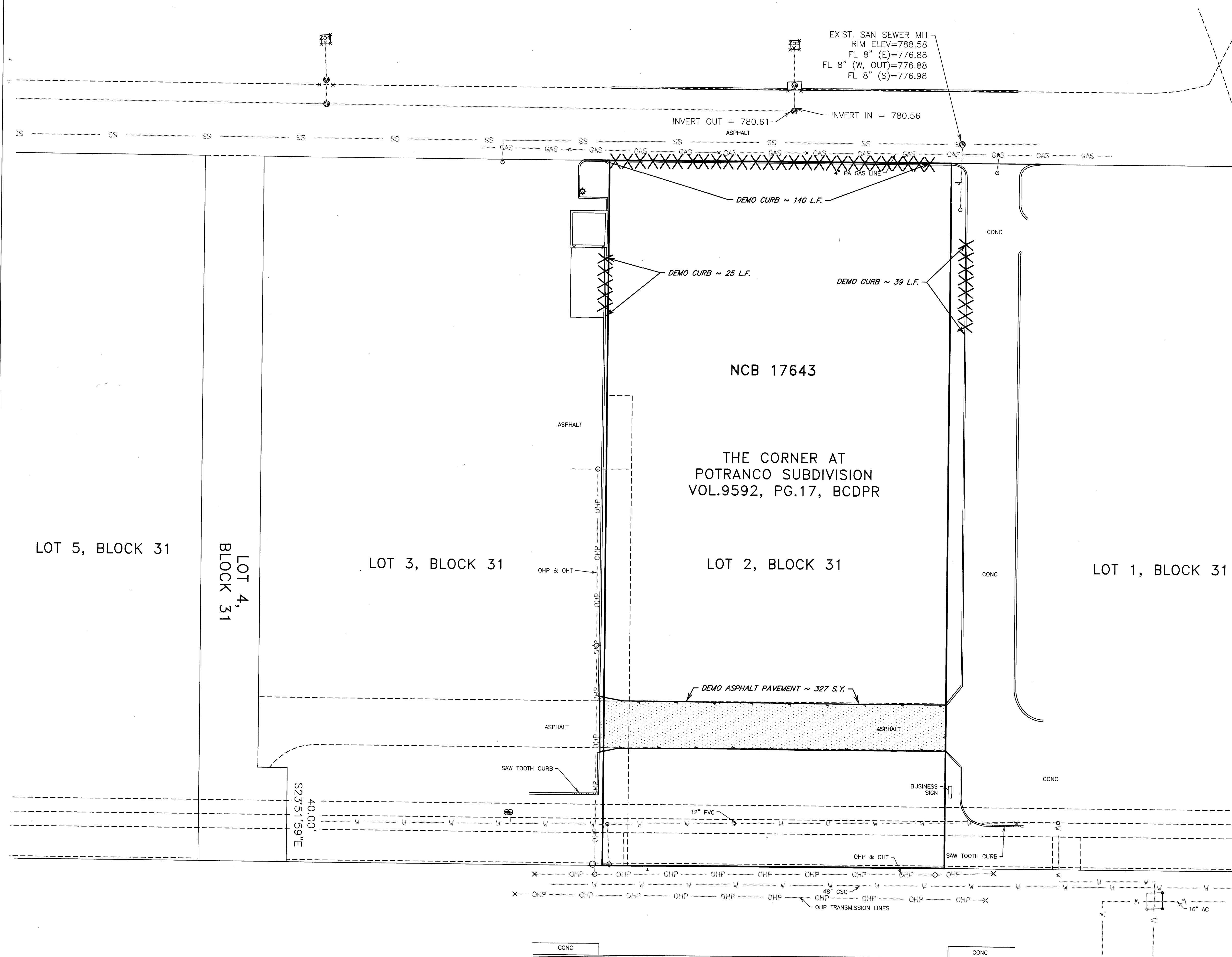
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GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881

C201



POTRANCO RD.
(120' WIDE)

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REVISED ISSUE DATES:
8/12/2014
8/26/2014
11/10/2014

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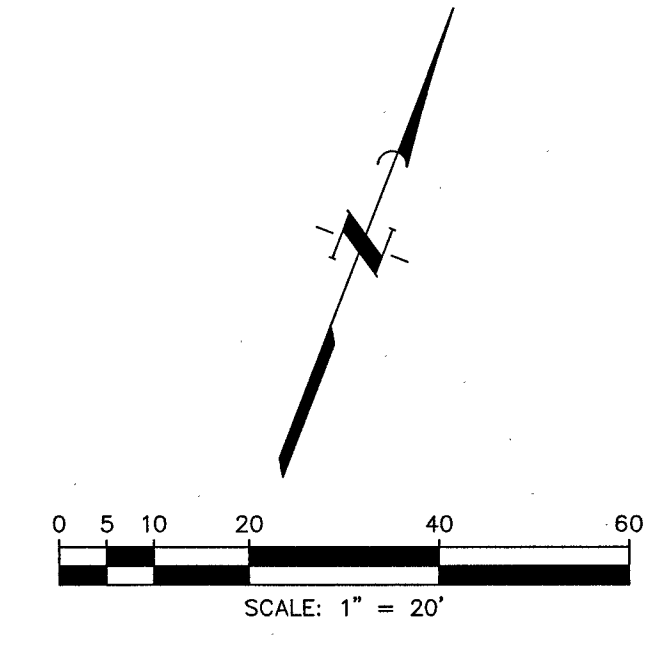
CIVIL SITE PLAN



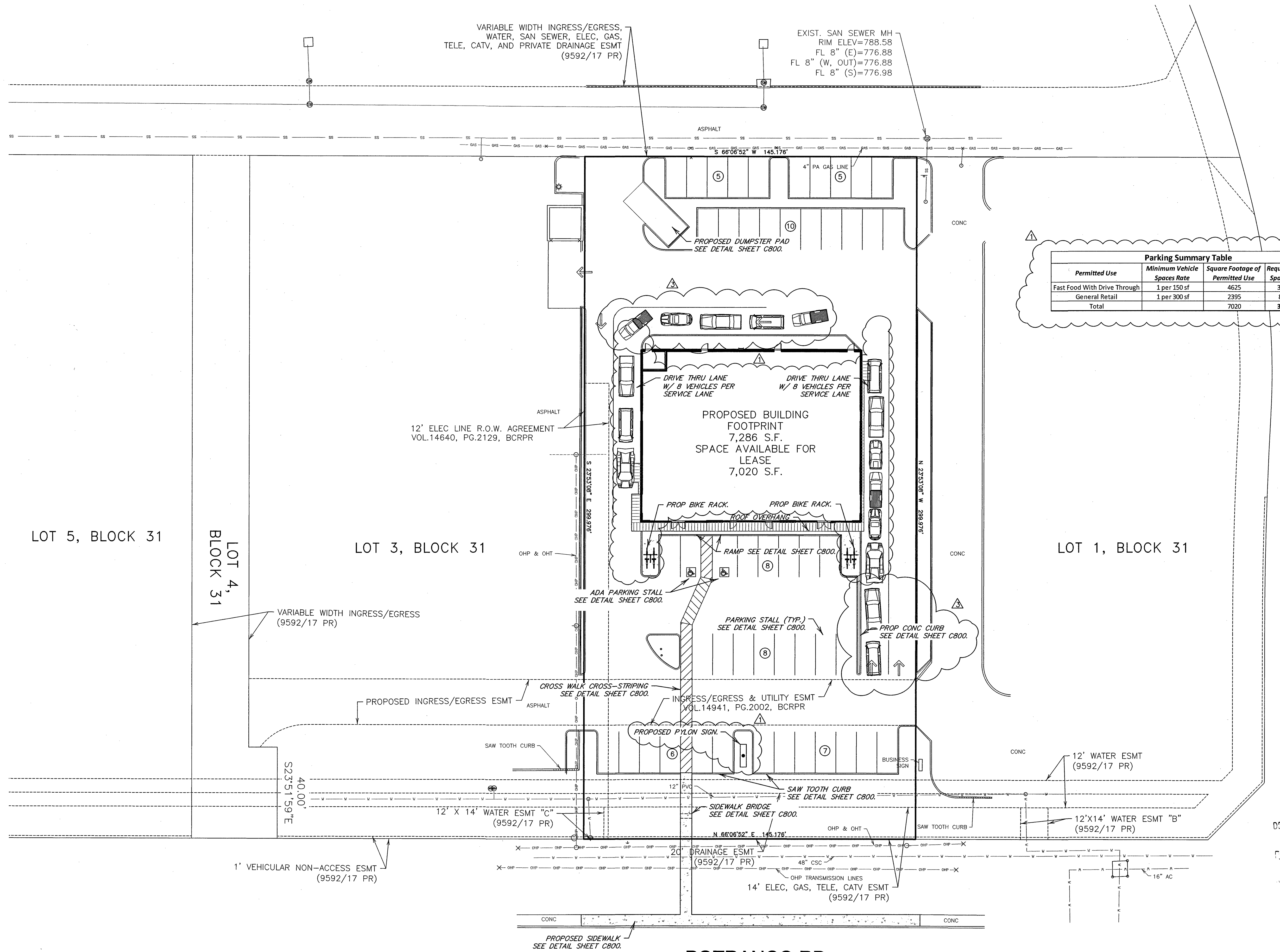
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C300



Parking Summary Table				
Permitted Use	Minimum Vehicle Spaces Rate	Square Footage of Permitted Use	Required Spaces	Provided Spaces
Fast Food With Drive Thru	1 per 150 sf	4625	31	36
General Retail	1 per 300 sf	2395	8	12
Total		7020	39	49



LOT 5, BLOCK 31

LOT 4,
BLOCK 31

LOT 3, BLOCK 31

LOT 1, BLOCK 31

RICHLAND HILLS DRIVE
(86' WIDE)

POTRANCO RD.
(120' WIDE)

TEXAS DOT JURISDICTION
STATE PERMITS REQUIRED
ON ALL STATE R.O.W.

TEXAS DOT JURISDICTION
STATE PERMITS REQUIRED
ON ALL STATE R.O.W.

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Revised

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 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78251

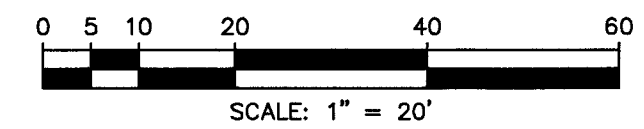
SITE DIMENSION PLAN



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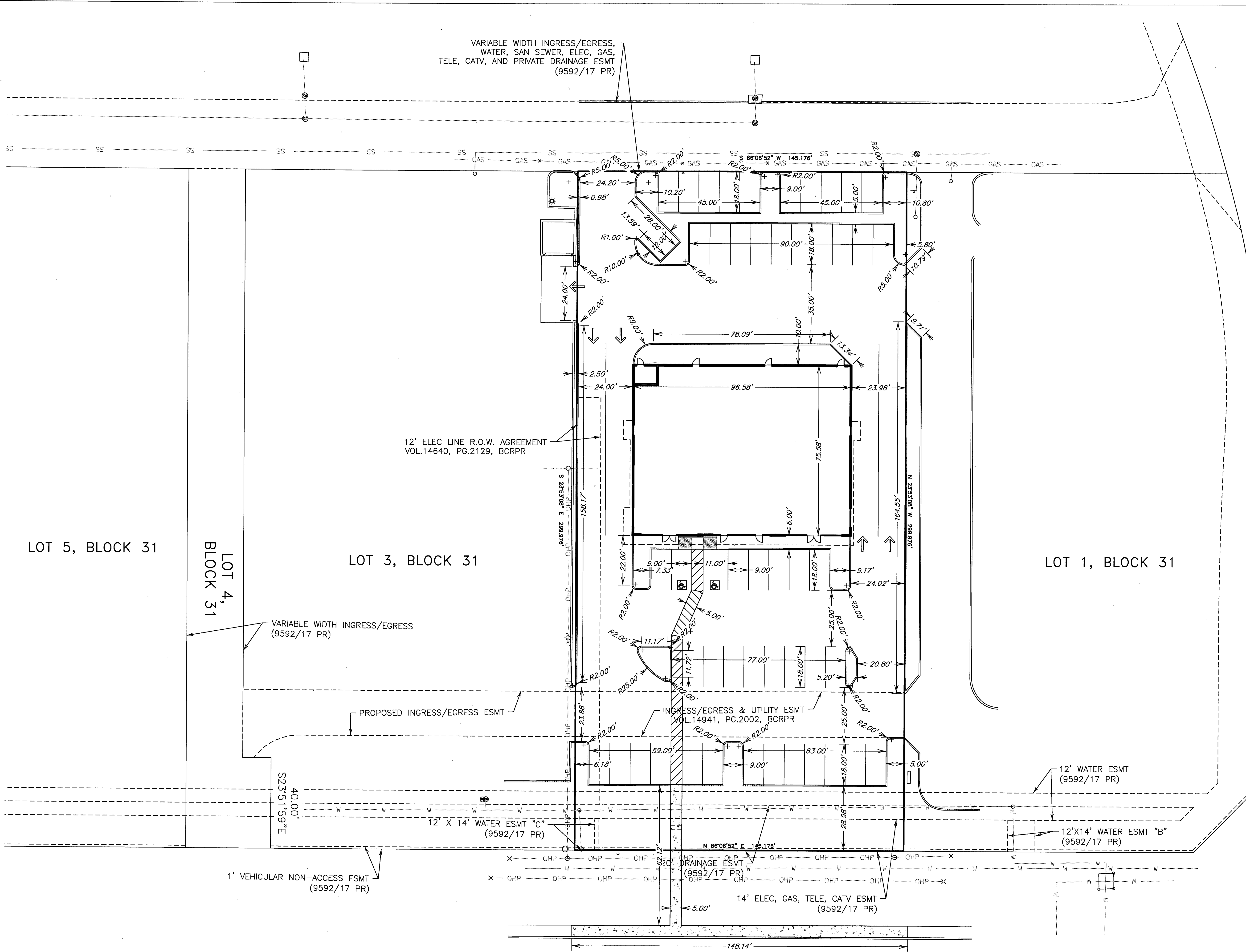
PROJECT NO. 14-023
 ISSUE DATE: XX.XX.14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, FAIA
 TEXAS LICENSE NO. 10881

C301



RICHLAND HILLS DRIVE
 (86' WIDE)

POTRANCO RD.
 (120' WIDE)



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 DURAND-HOLLIS RUPE
 ARCHITECTS, INC.
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REVISED ISSUE DATES:
 8/12/2014 ①
 8/26/2014 ②
 11/10/2014 ③
 ④

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SITE GRADING PLAN

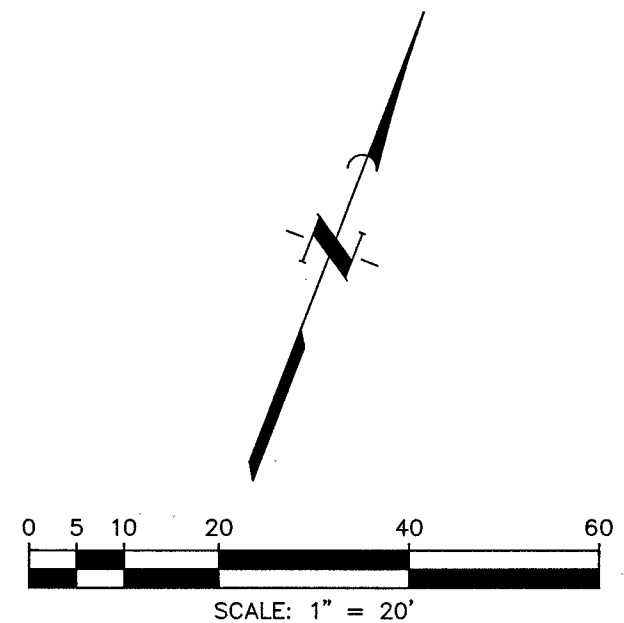
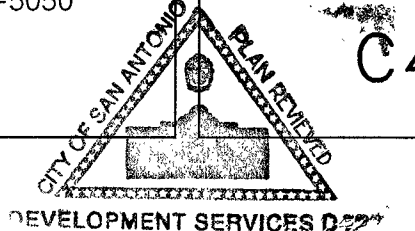


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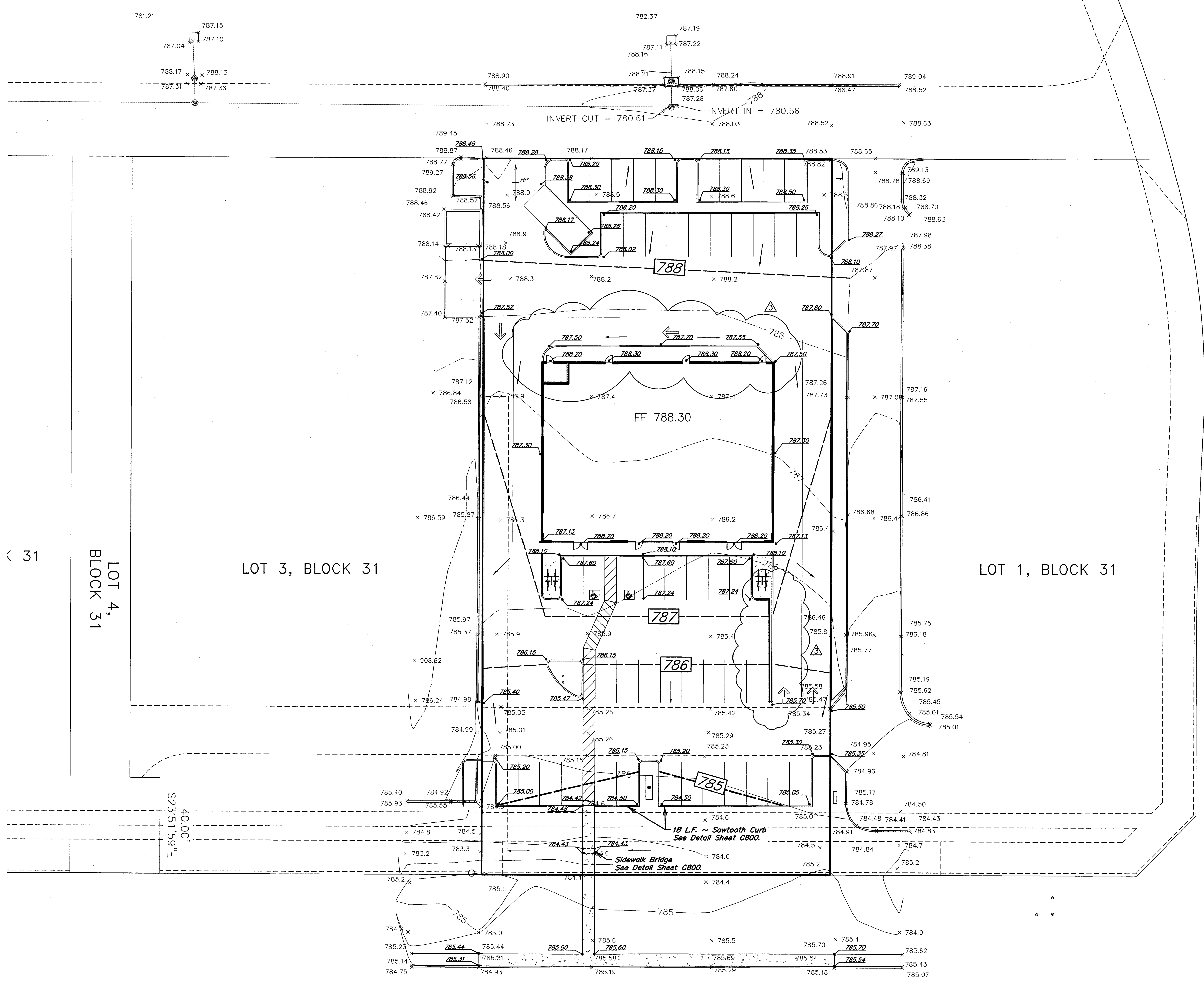
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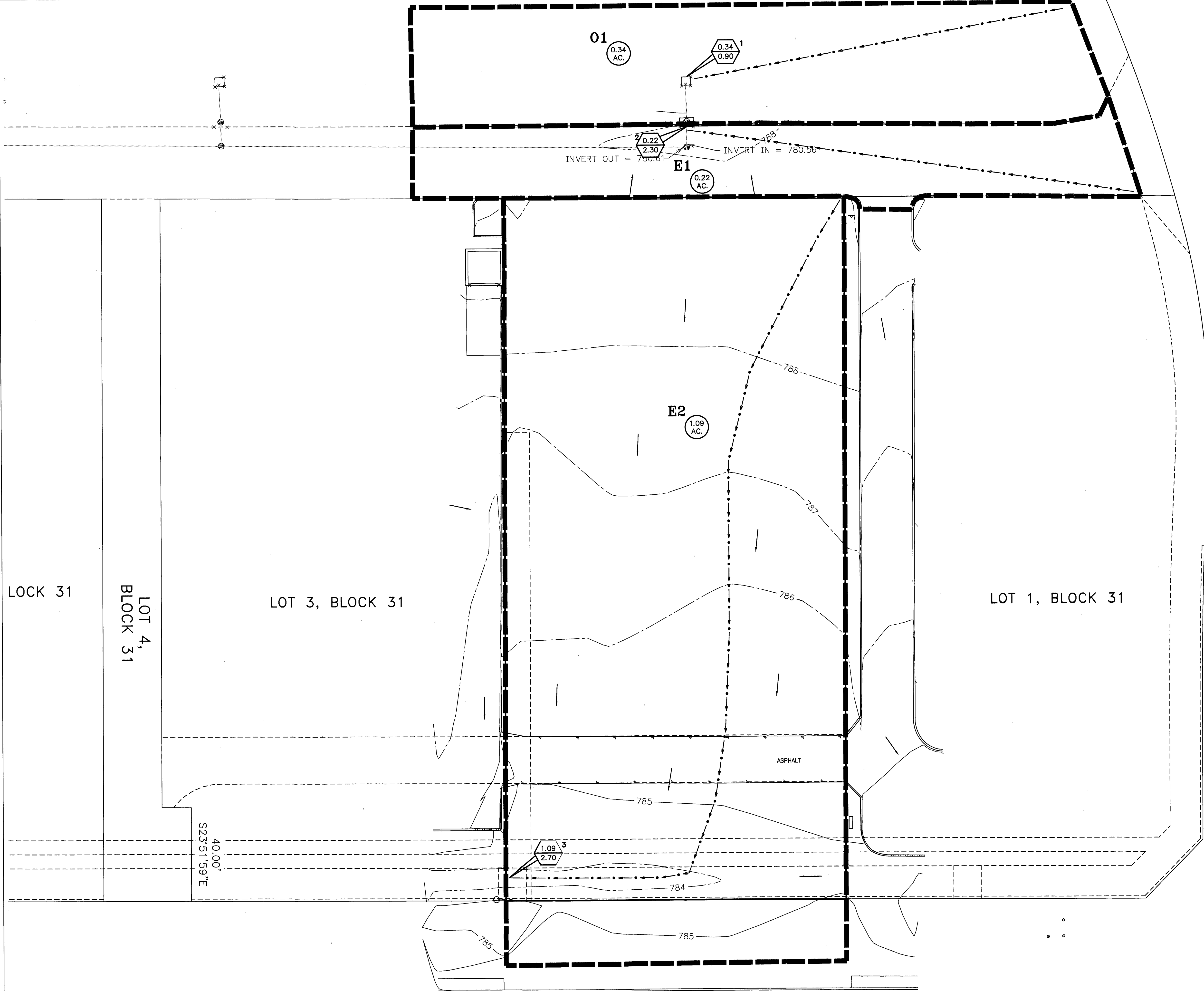
- LEGEND**
- SLOPE ARROW
 - FF 61.5 FINISHED FLOOR ELEVATION
 - 785 FINISHED CONTOUR
 - 100.0 EXISTING CONTOUR
 - HP HIGH POINT
 - 60.0 FINISHED SPOT ELEVATION
 - +60.0 EXISTING SPOT ELEVATION
 - INVERTED CROWN
 - EARTH SWALE



RICHLAND HILLS DRIVE
 (86' WIDE)

POTRANCO RD.
 (120' WIDE)

C400



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- LEGEND**
- SLOPE ARROW
 - FF 61.5 FINISHED FLOOR ELEVATION
 - 785 FINISHED CONTOUR
 - 100.0 EXISTING CONTOUR
 - HP HIGH POINT
 - 60.0 EXISTING SPOT ELEVATION
 - FLOW PATH FOR Tc
 - INLET 1.82 AC. DRAINAGE AREA IN ACRES
 - STORM SEWER 8.83 12.99 RUNOFF IN C.F.S.
 - DRAINAGE AREA LINE
 - E1 DRAINAGE AREA NUMBER

LOCK 31

LOT 4,
BLOCK 31

LOT 3, BLOCK 31

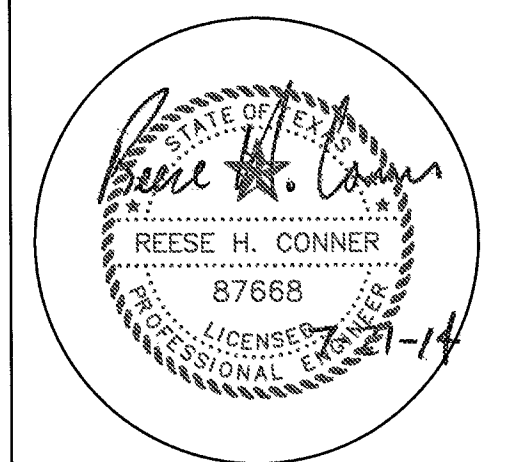
LOT 1, BLOCK 31

RICHLAND HILLS DRIVE
(86' WIDE)

POTRANCO RD.
(120' WIDE)

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**PRE-DEVELOPMENT
DRAINAGE AREA
MAP**



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C401

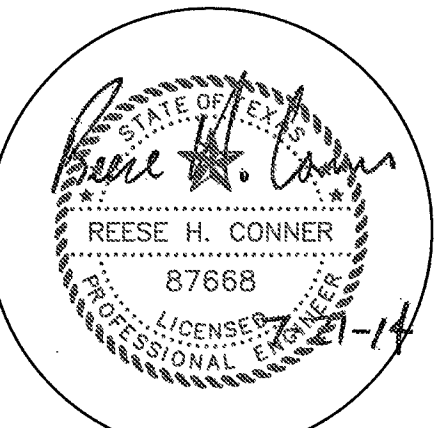


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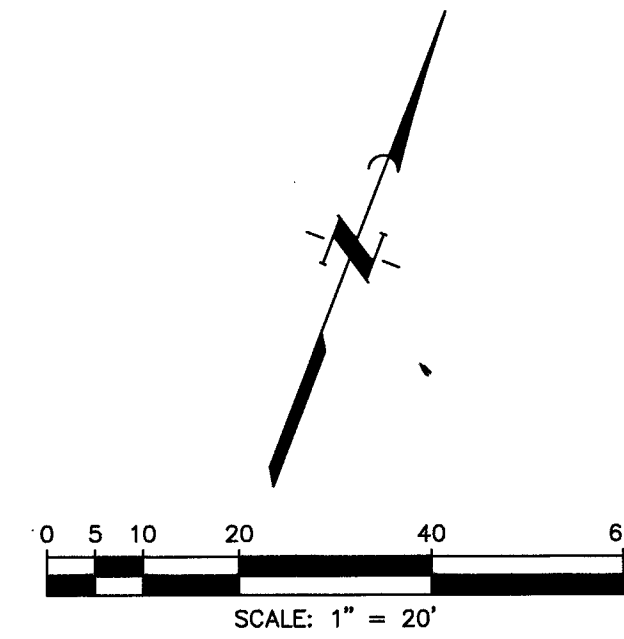
**POST-DEVELOPMENT
DRAINAGE AREA
MAP**



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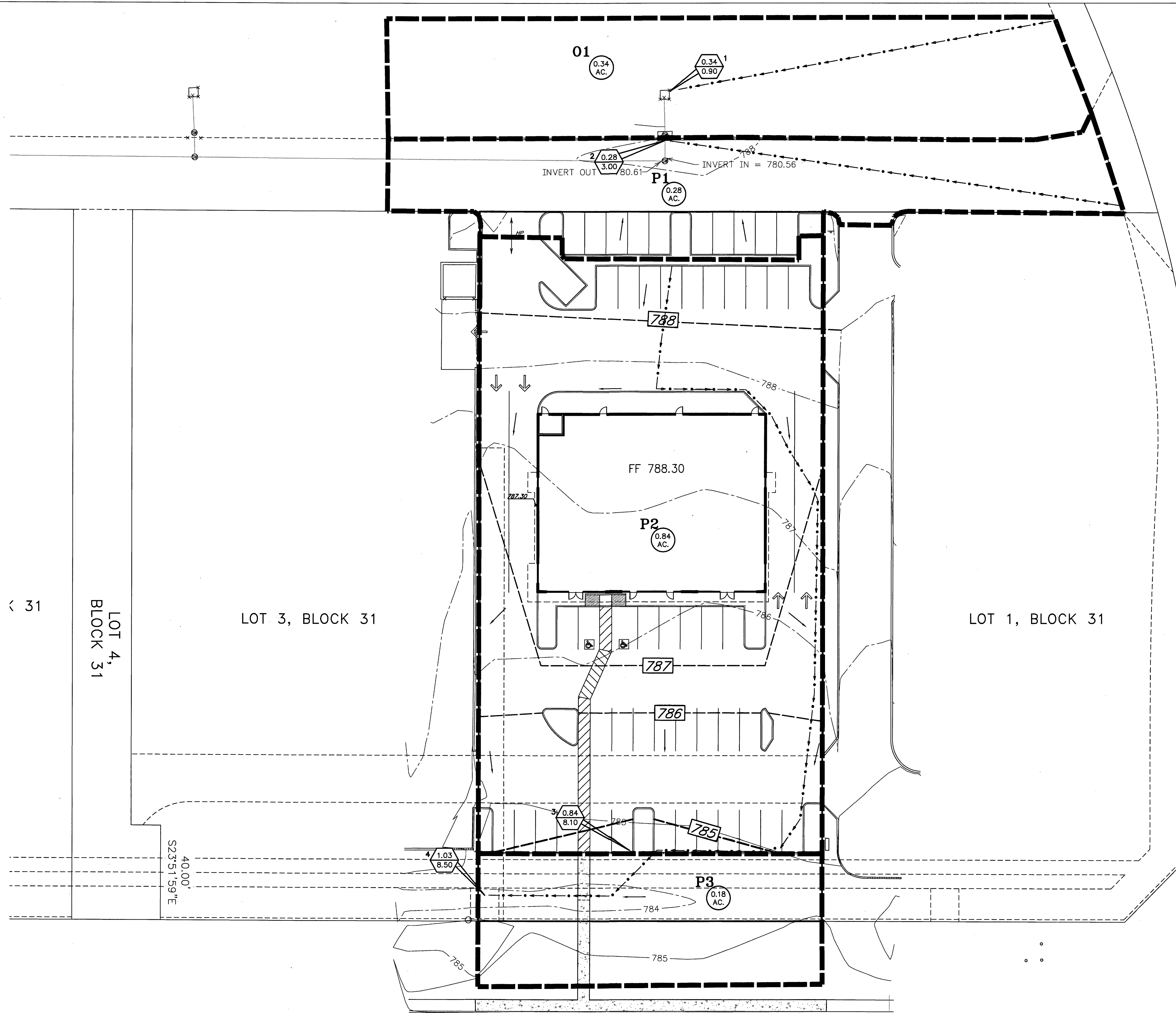
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C402



LEGEND

- SLOPE ARROW
- FF 61.5 FINISHED FLOOR ELEVATION
- FINISHED CONTOUR
- EXISTING CONTOUR
- HP HIGH POINT
- +60.0 EXISTING SPOT ELEVATION
- FLOW PATH FOR Tc
- INLET (1.82 AC.) DRAINAGE AREA IN ACRES
- STORM SEWER (8.83 / 12.99) RUNOFF IN C.F.S.
- DRAINAGE AREA LINE
- E1** DRAINAGE AREA NUMBER



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(120' WIDE)

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Project: Comer at Potranco Lot 2	
Job No: S0275-0033-01	
System:	
By: RTC	Date: 7/18/2014
Checked By: RHC	Date: 7/18/2014

PRE-DEVELOPMENT SURFACE HYDROLOGY										
Drainage Point	Contributing Drainage Areas	Area (Ac.)	Runoff Coefficient, C	Time of Concentration, T _c (min.)	I ₅ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
1	O1	0.34	0.4	17	14.328	6.741	9.147	1.9	0.9	1.2
2	E1	0.22	0.96	5	7.200	11.100	13.542	1.5	2.3	2.9
3	E2	1.09	0.4	20	3.998	6.188	8.146	1.7	2.7	3.6

Project: Comer at Potranco Lot 2	
Job No: S0275-0033-01	
System:	
By: RTC	Date: 7/18/2014
Checked By: RHC	Date: 7/18/2014

POST/ULTIMATE-DEVELOPMENT SURFACE HYDROLOGY										
Drainage Point	Contributing Drainage Areas	Area (Ac.)	Runoff Coefficient, C	Time of Concentration, T _c (min.)	I ₅ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
1	O1	0.34	0.4	17	14.328	6.741	9.147	1.9	0.9	1.2
2	P1	0.28	0.96	5	7.200	11.100	13.542	1.9	3.0	3.6
3	P2	0.84	0.96	6.5	6.480	10.026	12.609	5.2	8.1	10.2
4	P2 + P3	1.03	0.85	7	6.277	9.722	12.341	5.5	8.5	10.8

Curb Opening Inlets - In Sags

Non - submerged curb opening inlets were designed using the Weir formula shown below.
Submerged curb opening inlets were designed using the Rectangular Orifice Flow equation shown below.

Non - submerged inlet openings

$Q = L \cdot C \cdot h^{3/2}$

Q = Flow Capacity in CFS
L = Length of opening in Ft.
C = Weir coefficient = 3.087
h = Head of Weir in Ft.

Submerged inlet openings

$Q = C \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$

Q = Flow Capacity in CFS
C = Orifice coefficient = 0.7
A = Net area of grate in (Sf)
g = Gravitational Acceleration = 32.2
h = Head from the W.S.E. to the center of the orifice

Height of Curb (in.) = 5
Height of Inlet Opening (in.) = 4.5
Drop of inlet throat below gutter (in.) = 2.5
Note : Curb full conditions are shaded.

Depth of Water in Gutter (Ft.)	Inlet Condition	Head (Ft.)	Flow Capacity in CFS				
			Length of Opening (Ft.)				
		0.01	1.0	5.0	9.0	10.0	15.0
0.42	Submerged	0.44	1.39	6.97	12.54	13.93	20.90
0.35	Submerged	0.37	1.28	6.41	11.55	12.83	19.24
0.36	Submerged	0.38	1.30	6.50	11.70	13.00	19.50
0.37	Submerged	0.39	1.32	6.58	11.85	13.17	19.75
0.38	Submerged	0.40	1.33	6.67	12.00	13.34	20.01
0.39	Submerged	0.41	1.35	6.75	12.15	13.50	20.25
0.40	Submerged	0.42	1.37	6.83	12.30	13.67	20.50
0.41	Submerged	0.43	1.38	6.91	12.44	13.83	20.74
0.42	Submerged	0.44	1.40	6.99	12.59	13.99	20.98
0.43	Submerged	0.45	1.41	7.07	12.73	14.14	21.22
0.44	Submerged	0.46	1.43	7.15	12.87	14.30	21.45
0.45	Submerged	0.47	1.45	7.23	13.01	14.45	21.68
0.46	Submerged	0.48	1.46	7.30	13.15	14.61	21.91
0.47	Submerged	0.49	1.48	7.38	13.28	14.76	22.14
0.48	Submerged	0.50	1.49	7.45	13.42	14.91	22.36
0.49	Submerged	0.51	1.51	7.53	13.55	15.06	22.58
0.50	Submerged	0.52	1.52	7.60	13.68	15.20	22.80
0.51	Submerged	0.53	1.53	7.67	13.81	15.35	23.02
0.52	Submerged	0.54	1.55	7.75	13.94	15.49	23.24
0.53	Submerged	0.55	1.56	7.82	14.07	15.63	23.45

Line No./ Inlet	Description	Design Q (CFS)	Max. Depth of Water in Gutter (Ft.)	Drop of Inlet Throat below Gutter(Ft.)	Inlet Condition	Width of Opening (Ft)	Max. Inlet Capacity (CFS)
Point 2	Existing 5' CI	3.00	0.42	0.208	Submerged	5.00	6.99
Point 3	18' Sawtooth	8.10	0.42	0.208	Submerged	9.00	12.59

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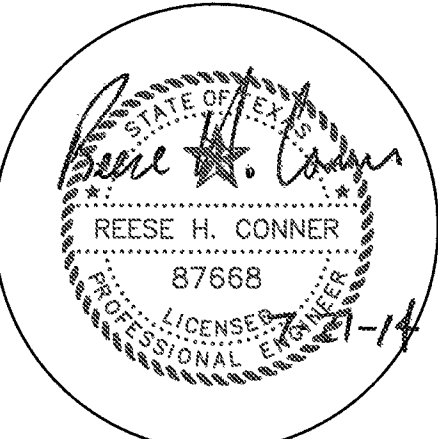
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DRAINAGE
CALCULATIONS

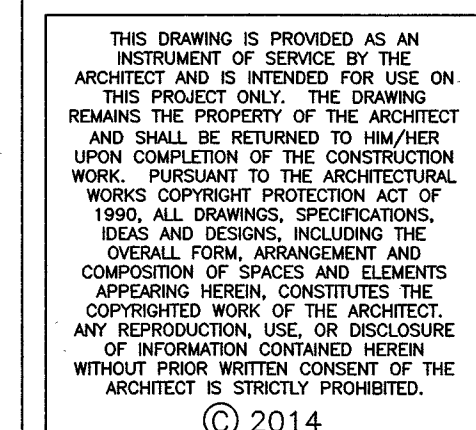


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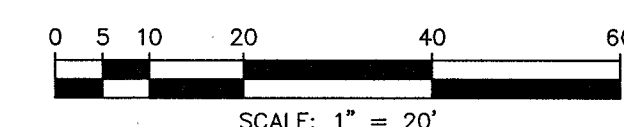
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REVIEWED BY: RM
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881

C403

UTILITY CONNECTION AND FIRE PROTECTION PLAN



C500



LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE

KEYED UTILITY NOTES:

- ① Private Fire Line Connection. Install an 6'x12" Cut-In Tee line with Valve and Valve Box per SAWS Item No. 831. Install a 6 inch Double Check Detector Assembly with Inpass Meter per SAWS Std Dwg. DD-824-19, see Sheet C801.
- ② Domestic Water Connection. Install a 2 inch Service Tap on the existing 12 inch water main and a 2 inch domestic water meter with box. Per SAWS Std. Drawing DD-824-01, see Sheet C801.
- ③ Irrigation Water Connection. Install a 1 inch Service Tap on the existing 12 inch water main with box. Per SAWS Std. Drawing DD-824-01, see Sheet C801.
- ④ Contractor to confirm the location of existing gas line and coordinate with the local gas company for tie in location & service size prior to bid. Cut & patch 3 foot by 5 foot pavement area for connection.
- ⑤ Sanitary Sewer Connection. Install 6 inch SS vertical stack to existing 8 inch SS main, see Sheet C801. Stack FL = 782.04, FL @ connection = 776.65. See SAWS standard detail. Cut & patch 4 foot by 9 foot pavement area for connection.
- ⑥ Refer to MEP drawings for connection to building.

GENERAL UTILITY NOTES:

1. WATER AND SEWER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES, SHOWN OR NOT, DURING CONSTRUCTION. SOME EXISTING UTILITY LINES SHOWN HAVE BEEN TAKEN FROM THE CORRESPONDING UTILITY COMPANY'S RECORD MAPS OR SURVEY PERFORMED BY OTHERS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL UTILITY RECORDS PRIOR TO THE START OF UTILITIES INCLUDING WATER, SEWER, ELECTRIC, FIBER, AND GAS.
4. DOMESTIC WATER SERVICE SHALL BE PVC PIPE CONFORMING TO ASTM D-2241, SDR 21, AND RATED FOR 200 PSI. JOINTS SHALL BE GASKETED PUSH ON TYPE CONFORMING TO ASTM D-3139 AND F=477. FITTINGS AND JOINTS SHALL BE RATED THE SAME AS THE PIPE. DOMESTIC SERVICE LINE SHOULD HAVE A MINIMUM OF 24 INCHES OF COVER.
5. GRAVITY SEWER LATERAL SHALL BE SDR 26 (ASTM D-3034) INSTALLED WITH CLEANSOUTS AS PER PLUMBING CODE.
6. FIRE MAIN SHALL BE PVC, C-900, DR-18, PC 235 WITH MECHANICAL JOINT RESTRAINT.
7. CONCRETE THRUST BLOCKS SHALL BE PROVIDED FOR ALL TEES, BENDS AND VALVES FOR WATER LINE.

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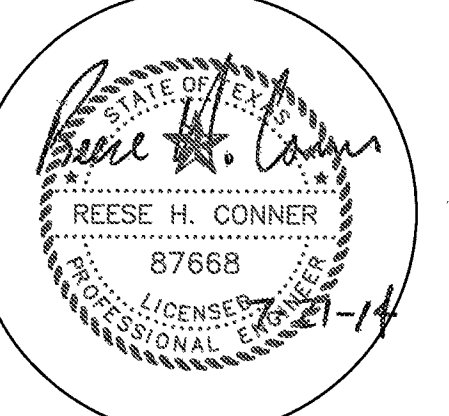


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REVISED	ISSUE	DATES:
		1
		2
		3
		4

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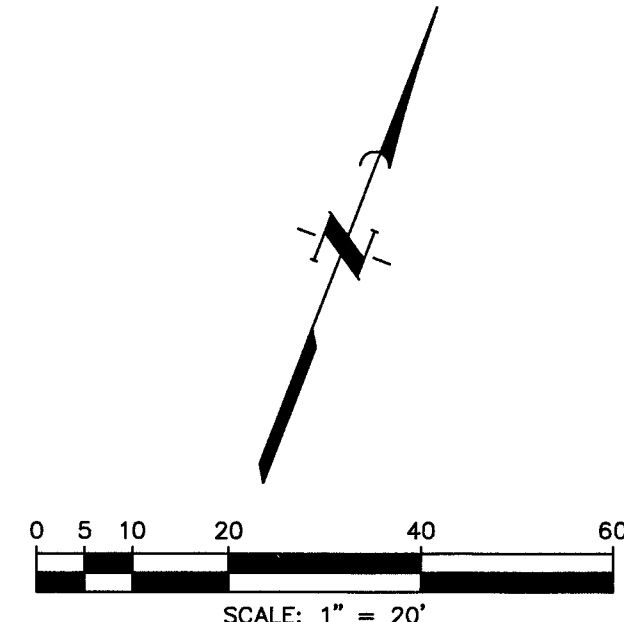
PAVING PLAN



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C600

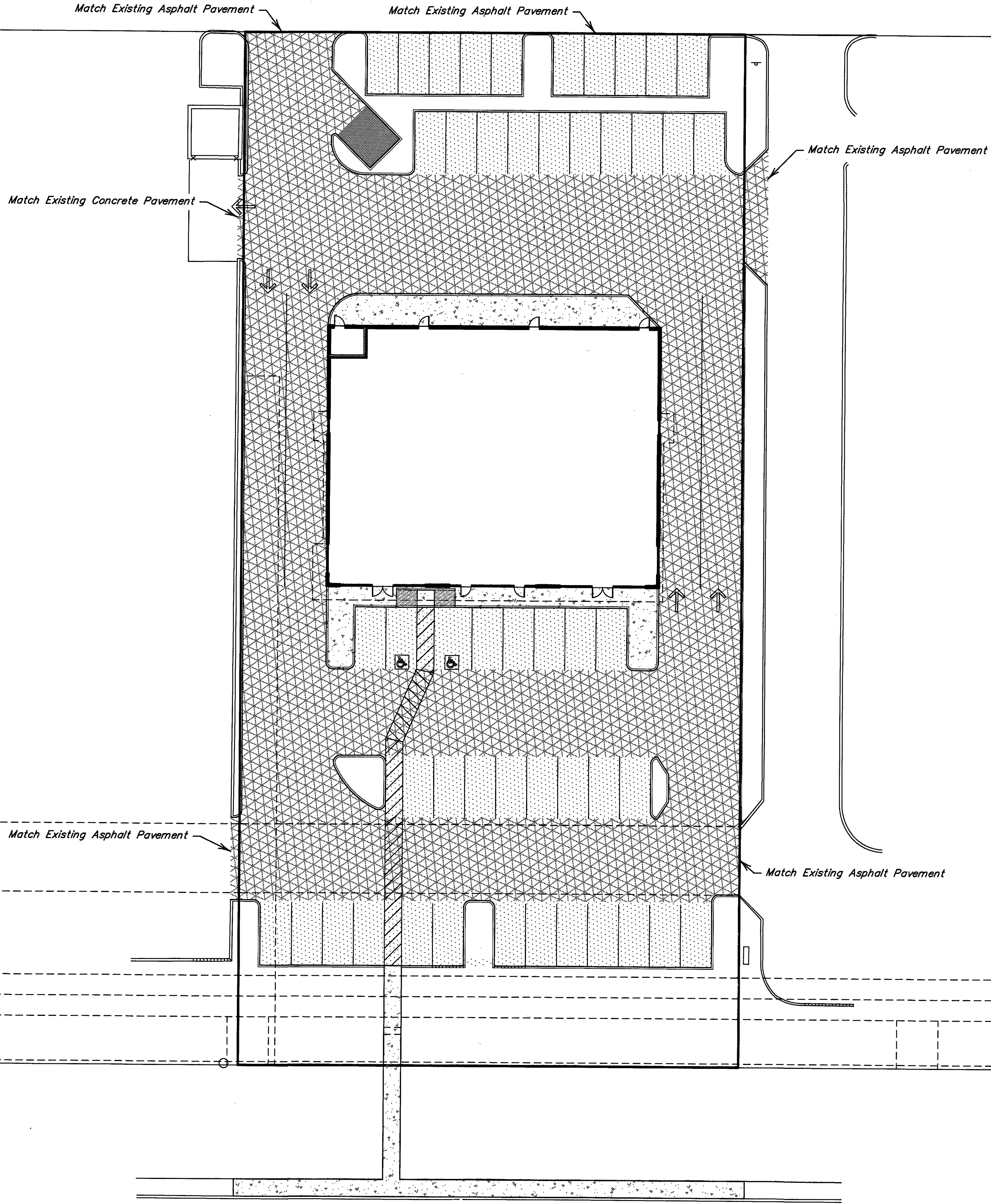


LEGEND

	CONCRETE PAVEMENT DETAIL SHEET C800
	LIGHT DUTY ASPHALT PAVEMENT, SEE TO DTL SHEET C800.
	MEDIUM DUTY ASPHALT PAVEMENT, SEE DTL SHT C800
	CONCRETE SIDEWALK SEE DTL SHT C800

PAVING NOTES:

1. Pavement in Handicap Parking, Access Aisles, and sidewalk cross slopes shall not exceed 2.00% slope.
2. All Handicap ramps shall be sloped at 8.33% or less.
3. Concrete pavement shall have a broom finish surface running perpendicular to direction of traffic.
4. Concrete shall be cured using a liquid membrane-forming compound that is uniformly sprayed on all exposed surfaces.
5. Pavement striping shall be four (4) inch white WPT-12, lead free, in accordance with DMW-8200 or approved equal. Surface preparation, material placement, application, and performance period shall adhere to TXDOT Item 666 of the 2004 specifications.
6. Refer to the latest Geotechnical Report by Arias Geoprosessionals, Job No. 2014-434 for subgrade preparation and compaction requirements.



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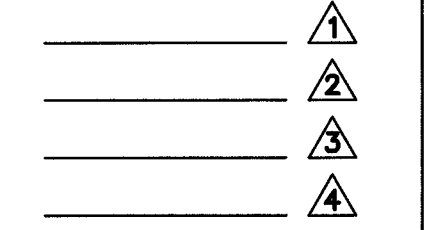


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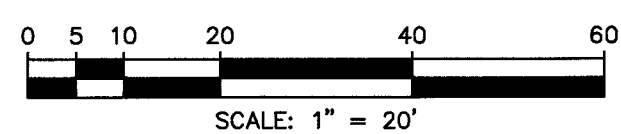
SWPPP



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C700



LEGEND

- IPB INLET PROTECTION BARRIERS FOR STAGE II INLETS
- SC STABILIZED CONSTRUCTION EXIT
- CTW CONCRETE TRUCK WASHOUT AREA
- X - (FF) - X FILTER FABRIC FENCE

SWPPP NOTES:

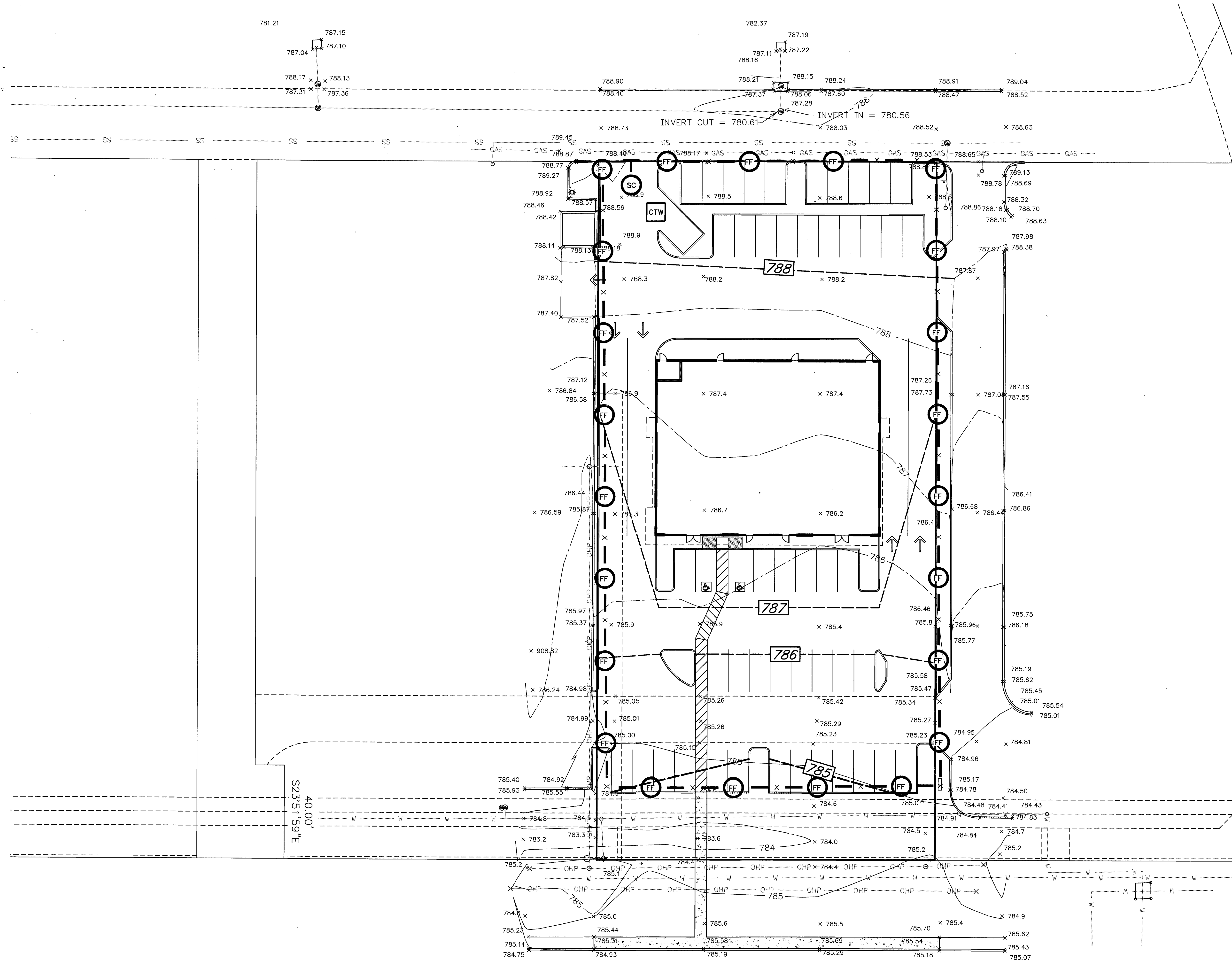
1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
12. AS PROPOSED INLETS ARE INSTALLED THROUGHOUT THE SITE PROVIDE INLET BARRIER PROTECTION AT EACH INLET IN ORDER TO PROTECT STORM SEWER SYSTEM.
13. SEE SHEET C701 FOR STANDARD SWPPP DETAILS.

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Texas Board of Professional Engineers Registration No. F-439

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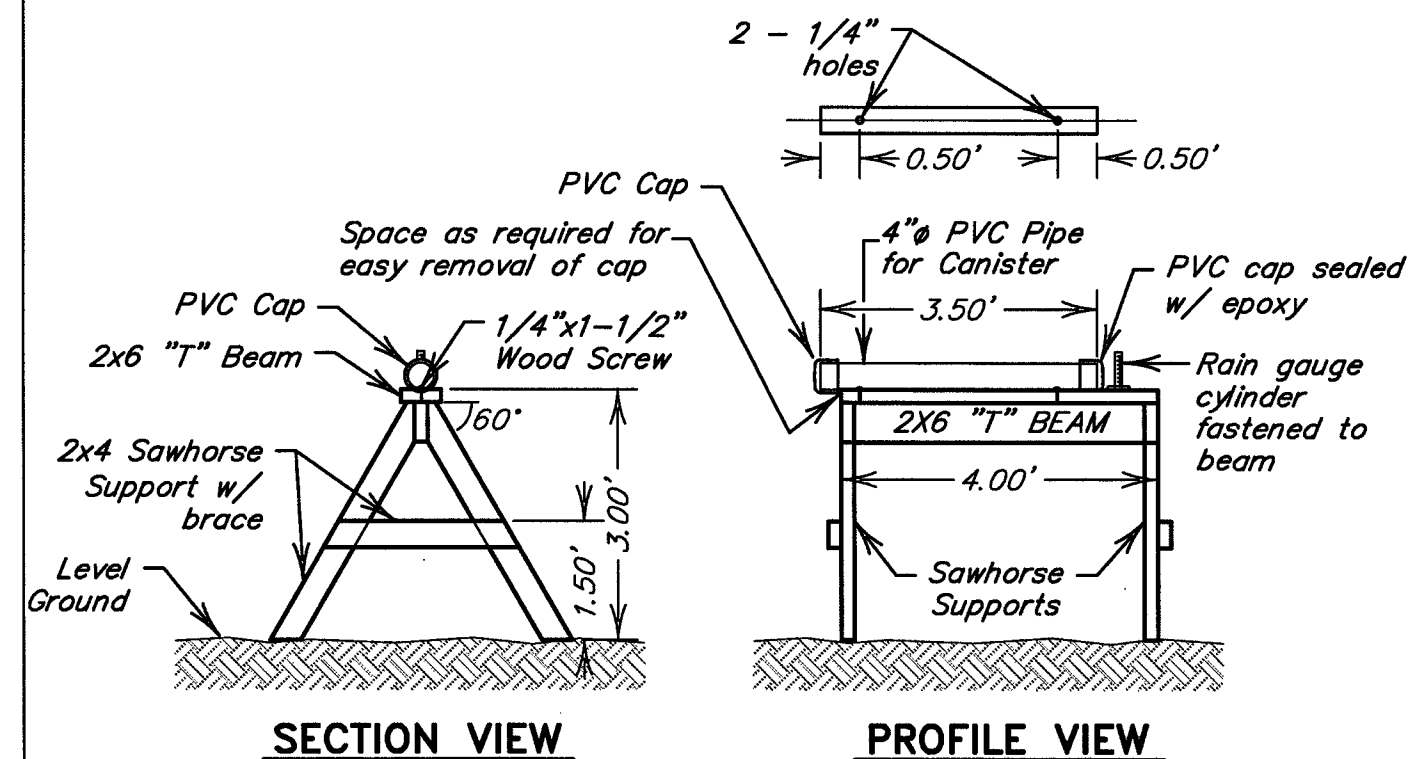
23

POTRANCO RD.
(120' WIDE)



GENERAL S.W.P.P.P. NOTES:

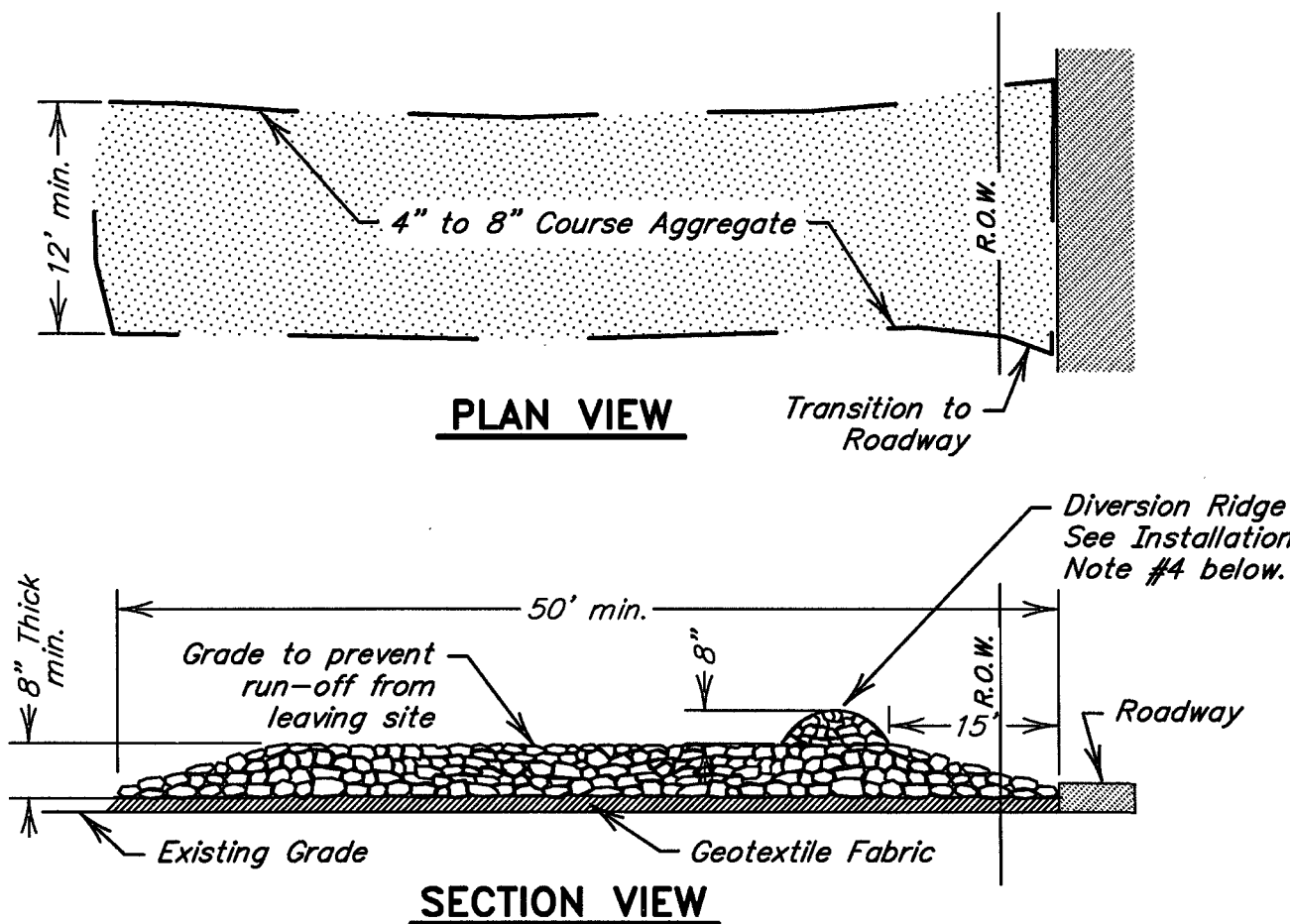
- The location of Erosion and Sedimentation Control facilities are approximate. Contractor may modify, relocate, or add facilities with prior authorization from the Engineer.
- Where a note or detail differs from the official Texas Commission On Environmental Quality (TCEQ) latest edition regulations, the TCEQ note or detail shall apply.



NOTES:

- This canister shall be used to store the complete Storm Water Pollution Prevention Plan (SWPPP) and all other related documents so that they are available on-site for the Inspector.
- The canister shall be located on solid level ground adjacent to the construction entrance and on the opposite side of the Concrete Washout Area.

S.W.P.P.P. DOCUMENT CONTAINER (NTS)



MATERIALS:

- The aggregate should consist of four (4) inch to eight (8) inch washed stone over a stable foundation as specified in the plan.
- The aggregate should be placed with a minimum thickness of eight (8) inches.
- The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz./sq.yd., a Mullen burst rating of 140 #/sq.in., and an equivalent opening size greater than a U.S. Sieve No. 50.
- If a washing facility is required, a level area with a minimum of four (4) inch diameter washed stone or commercial rock should be included in the plans. Wastewater should be diverted to a sediment trap or basin.

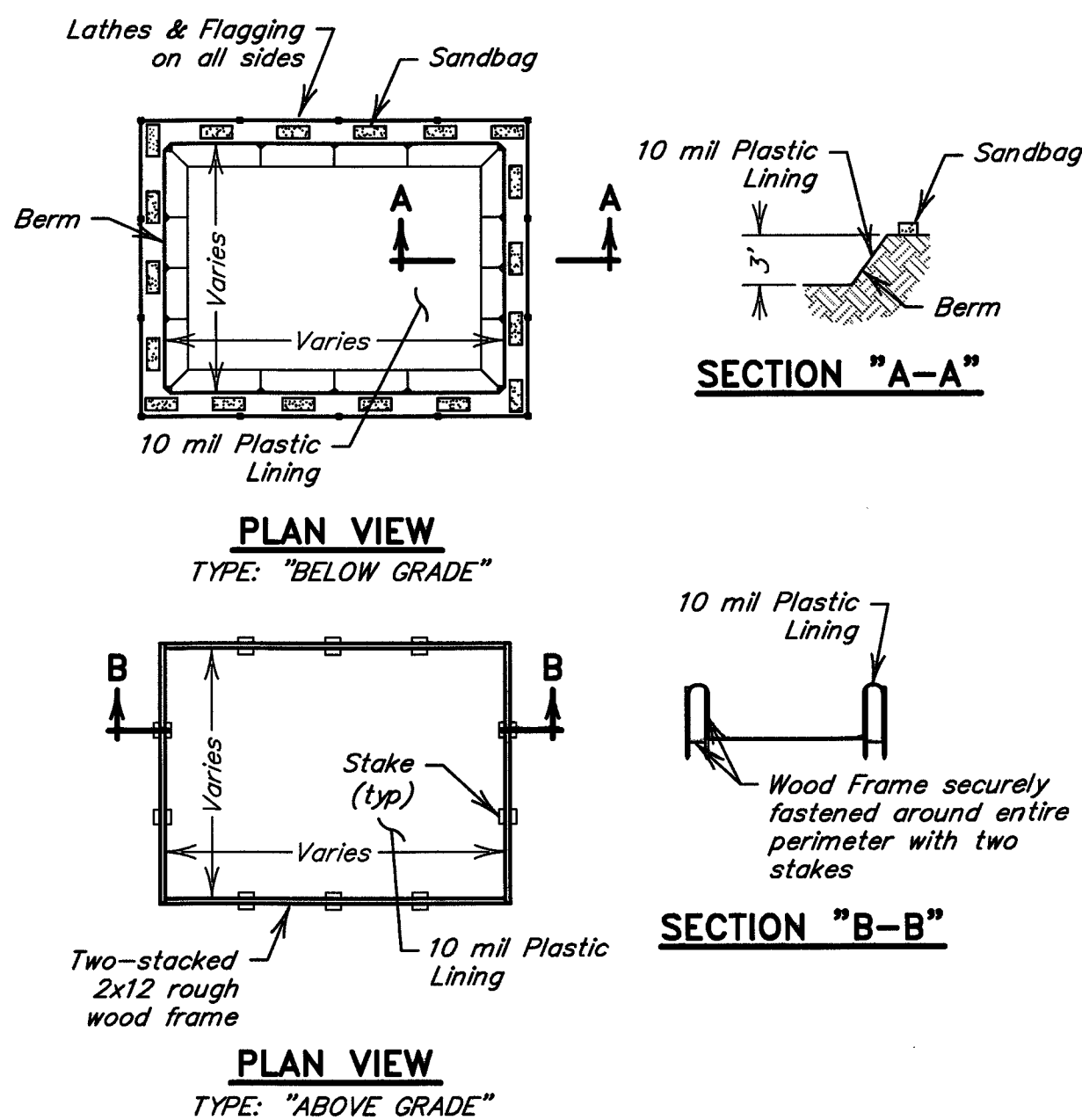
INSTALLATION:

- Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade a crown in the center of the foundation for positive drainage.
- The minimum width of the facility should be either twelve (12) feet or the full width of Exit roadway, whichever is greater.
- The Exit should be at least fifty (50) feet long.
- If the slope toward the road exceeds two (2) percent, construct a diversion ridge six (6) inches to eight (8) inches high with three to one (3H:1V) ratio side slopes across the foundation at approximately fifteen (15) feet from the Exit to divert runoff away from the public road.
- Place geotextile fabric and grade the foundation to improve stability, especially where wet conditions are anticipated.
- Place stone to the dimensions and grade shown on plans. Leave the surface smooth and sloped for drainage.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
- Install a pipe under the pad as needed to maintain proper public road drainage.

INSPECTION AND MAINTENANCE GUIDELINES:

- The Exit should be maintained in a condition which will prevent the tracking and flowing of sediment into public right-of-way. This may require a periodic top dressing of additional stone as conditions demand and repairing and/or cleaning out any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked into the public right-of-way should be removed immediately by the Contractor.
- When necessary vehicular wheels should be cleaned to remove sediment prior to entering the public right-of-way.
- When washing is required it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

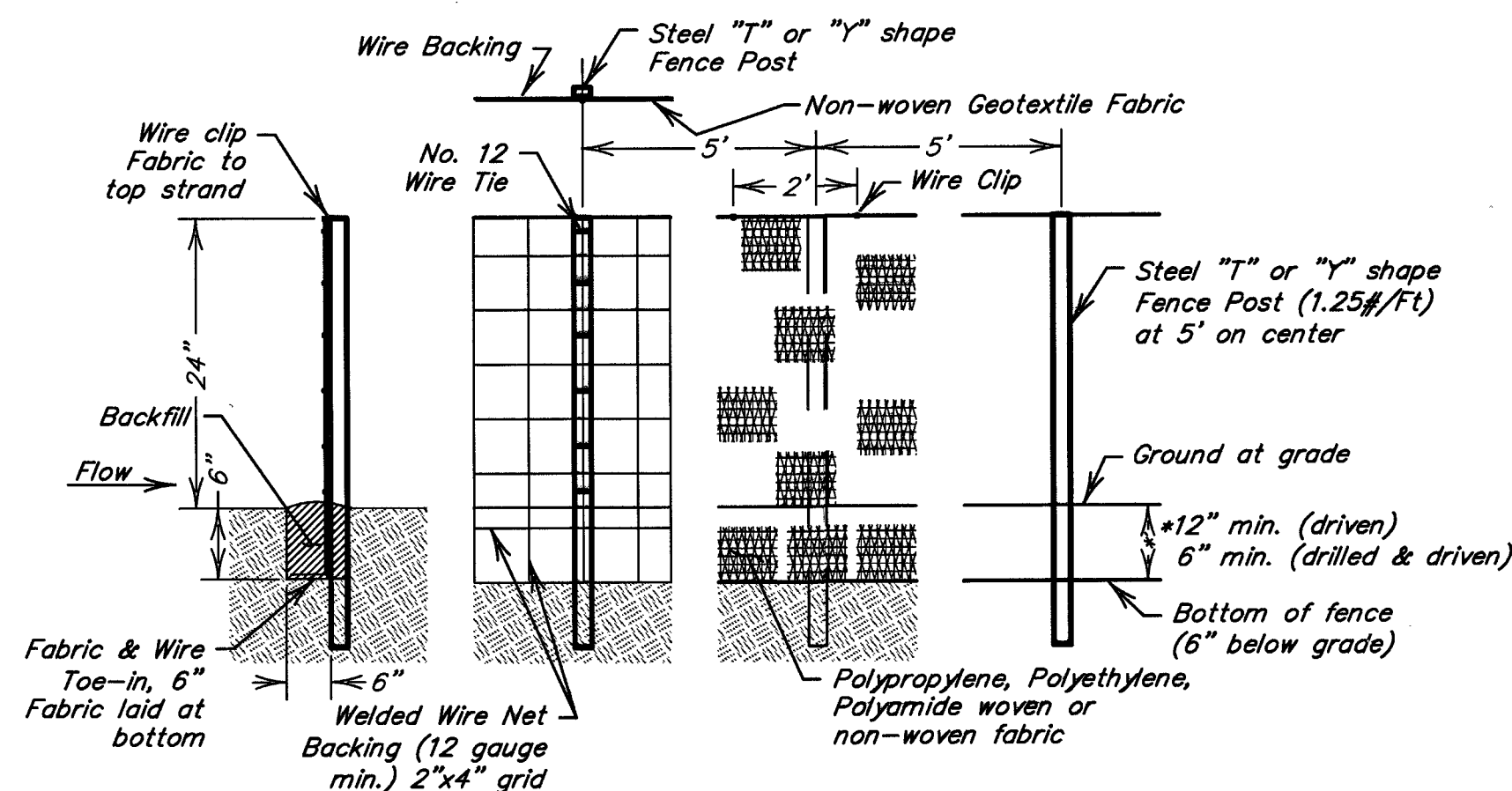
TEMPORARY CONSTRUCTION EXIT (NTS)



NOTES:

- Actual layout to be determined in the field.
- Temporary concrete washout facility should be constructed with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
- The pit shall be located in an area easily accessible to construction traffic. The pit shall be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies and protected from storm water runoff.
- When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. All materials used to construct the temporary facility should be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary facilities should be backfilled and repaired.
- Excess concrete shall not be disposed of within the pit.

CONCRETE WASHOUT AREA (NTS)



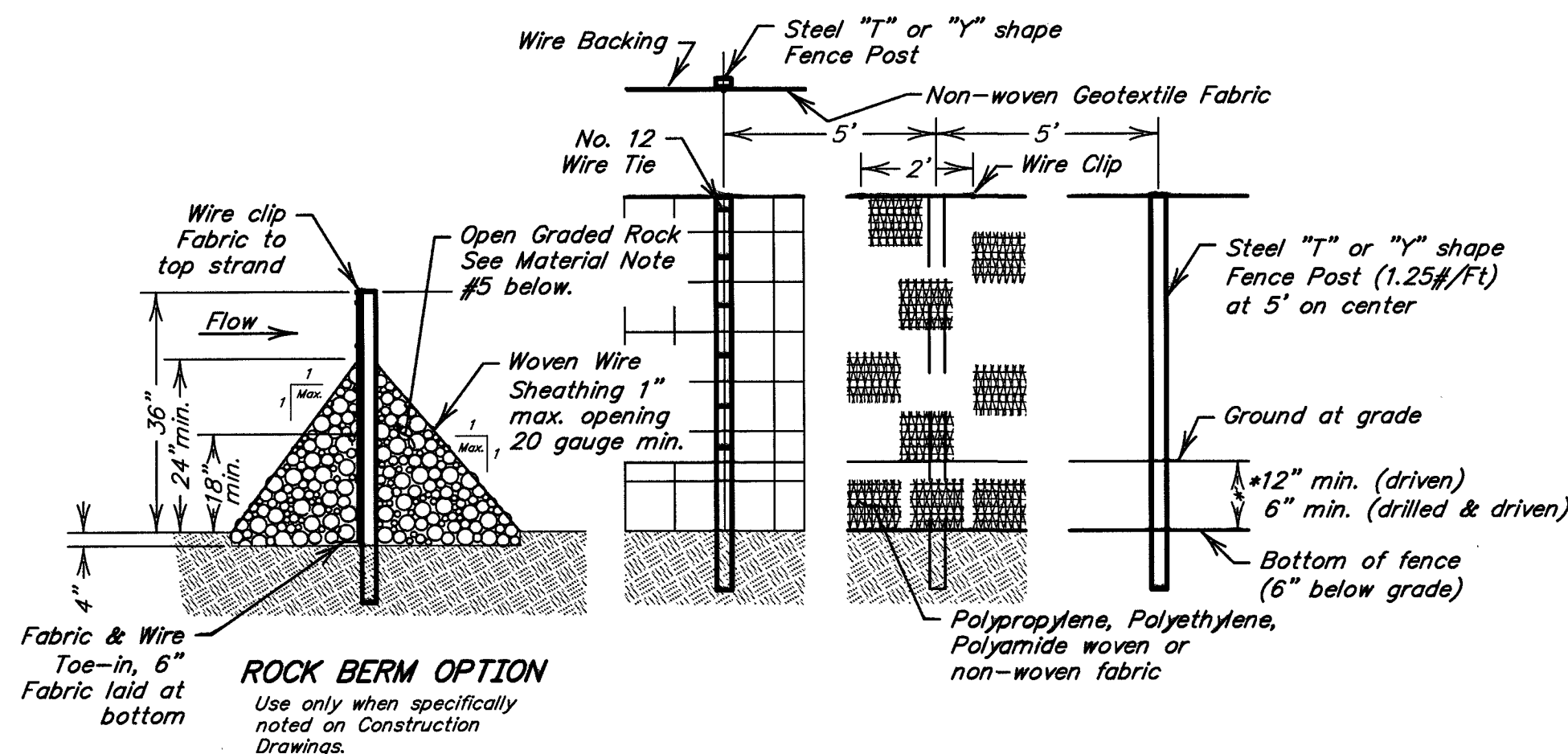
MATERIALS:

- Silt fence material should be polypropylene, polyethylene or polyamide woven or non-woven fabric. The fabric width should be thirty-six (36) inches with a minimum unit weight of 4.5 oz./sq.yd., a Mullen burst strength exceeding 190 #/sq.in., ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- Fence posts should be made of hot rolled steel, at least four (4) feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 #/ft. and Brinell hardness exceeding 140.
- Woven wire backing to support the fabric should be galvanized twelve (12) gauge minimum two by four (2x4) inch welded wire.

INSTALLATION:

- Steel posts supporting the silt fence should be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of one (1) foot deep and spaced not more than eight (8) feet on center. Where water concentrates the maximum spacing should be six (6) feet.
- Lay out fencing down-slope of disturbed area following the contour as closely as possible. The fence should be sited so that the maximum drainage area is one-quarter (1/4) acre per one-hundred (100) feet of fence.
- The toe of the silt fence should be trenched in with a spade or mechanical trencher so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement or rock outcrop) weight fabric flap with three (3) inches of pea gravel on uphill side to prevent flow from seeping under the fence.

SILT FENCE (NTS)



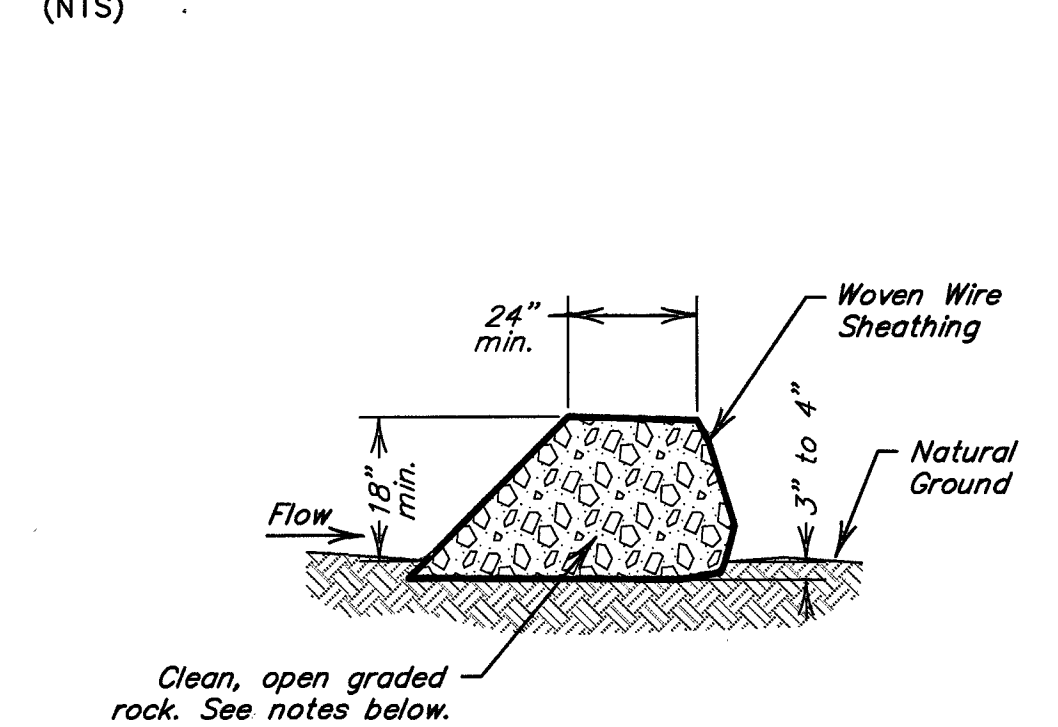
MATERIALS:

- Silt fence material should be polypropylene, polyethylene or polyamide woven or non-woven fabric. The fabric width should be thirty-six (36) inches with a minimum unit weight of 4.5 oz./sq.yd., a Mullen burst strength exceeding 190 #/sq.in., ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- Fence posts should be made of hot rolled steel, at least four (4) feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 #/ft. and Brinell hardness exceeding 140.
- Woven wire backing to support the fabric should be galvanized twelve (12) gauge minimum two by four (2x4) inch welded wire.
- The berm structure should be secured with a woven wire sheathing having a maximum opening of one (1) inch and a minimum twenty (20) gauge diameter galvanized wire fastened with shoot rings.
- Clean, open graded three (3) inch to five (5) inch diameter rock should be used, however in areas where high velocities or large volumes of flow are expected five (5) inch to eight (8) inch diameter rocks may be used.

INSTALLATION:

- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be twenty (20) gauge woven wire mesh with one (1) inch openings.
- Install the silt fence along the center of the proposed

SILT FENCE WITH ROCK BERM OPTION (NTS)



MATERIALS:

- The berm structure should be secured with a woven wire sheathing having a maximum opening of one (1) inch and a minimum twenty (20) gauge diameter galvanized wire fastened with shoot rings.
- Clean, open graded three (3) inch to five (5) inch diameter rock should be used, however in areas where high velocities or large volumes of flow are expected five (5) inch to eight (8) inch diameter rocks may be used.

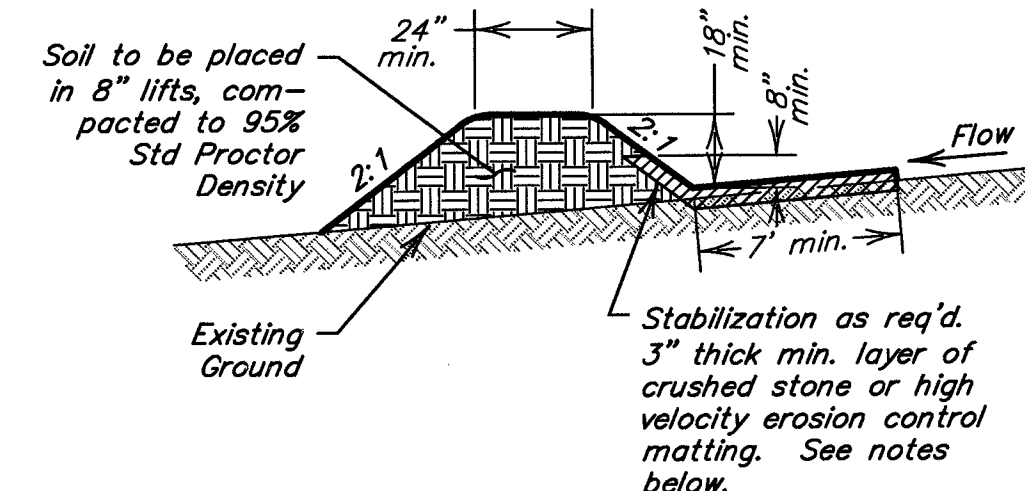
INSTALLATION:

- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be twenty (20) gauge woven wire mesh with one (1) inch openings.
- Berm should have a top width of two (2) feet minimum with side slopes being two to one (2H:1V) ratio slope or flatter.
- Place the rock along the sheathing as shown above to a height not less than eighteen (18) inches.
- Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least two (2) inches. The berm should retain its shape when walked upon.
- Berm should be built along the contour at zero percent grade or as near as possible.
- The ends of the berm should be tied into existing up-slope grade and the berm should be buried in a trench approximately three (3) to four (4) inches deep to prevent failure of the berm.

INSPECTION AND MAINTENANCE GUIDELINES:

- Inspection should be made weekly and after each rainfall event by the Responsible Party.
- Remove sediment when buildup reaches six (6) inches.
- Replace any torn fabric or install a second line of fencing parallel to the torn section.
- During the course of construction activities, Contractor shall replace or repair any crushed, collapsed sections. If a section of fence is obstructing vehicular access, Contractor should relocate it to a spot where it will provide equal protection but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional silt accumulation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.

ROCK BERM (NTS)



MATERIALS:

- Stone stabilization for velocities in excess of six (6) fps should have rip-rap placed in a layer at least three (3) inches thick and extend a minimum height of three (3) inches above the Design Water Surface up the existing slope and the upstream face of the dike. Stabilization rip-rap should conform to the following specifications:

Channel Grade	Rip-rap Stabilization
0.5 - 1.0%	4-inch rock
1.1 - 2.0%	6-inch rock
2.1 - 4.0%	8-inch rock
4.1 - 5.0%	8-inch to 12-inch rip-rap

- High velocity erosion control matting should be a non-woven polypropylene fabric designed specifically for use as a soil filtration media with an approximate weight of 6 oz./sq.yd., a Mullen burst of 140 psi, and having an equivalent opening size (EOS) greater than a U.S. Sieve No 50.

INSTALLATION:

- Diversion dikes should be installed prior to and maintained for the duration of construction and should intercept no more than ten (10) acres of runoff.
- Dikes should have a minimum top width of two (2) feet and a minimum compacted fill height of eighteen (18) inches measured from the top of the existing ground at the up-slope toe to the top of the dike with two to one (2H:1V) ratio side slopes or flatter.
- The soil for the dike should be placed in eight (8) inch lifts or less and should be compacted to 95% standard proctor density.
- The channel formed by the dike must have positive drainage for its entire length and to a drainage outlet.
- Stabilization is required when either the channel slopes exceed two (2) percent or the channel velocities are equal to or greater than six (6) ft./sec. regardless of the slope. Vegetation may be used to control erosion when channel velocities are less than six (6) ft./sec.

INSPECTION AND MAINTENANCE GUIDELINES:

- Swales should be inspected weekly and after each rainfall event to determine if silt is building up behind the dike or if erosion is occurring on the face of the dike. Locate and repair any damage to the channel and clear debris or other obstructions so as not to diminish flow capacity.
- Silt should be removed in a timely manner to prevent remobilization and to maintain the effectiveness of the dike.
- If erosion is occurring on the face of the dike the slopes of the face should either be stabilized through mulch or seeding or the slope of the face should be reduced.
- Damage from storms or normal construction activities such as tire ruts and disturbance of the swale should be repaired as soon as practical.

DIVERSION DIKE (NTS)

INSTALLATION:

- Preserve natural vegetation within the buffer zone.
- All unstable steep slopes should be left in natural vegetation.
- Fence or flag clearing limits and keep all equipment and construction debris out of the natural areas.
- Keep all excavations outside the drip-line of trees and shrubs.
- Neither debris nor excess soil should be pushed into the buffer zone area because this action will bury, smother, and damage the natural vegetation.
- The minimum width of a vegetative buffer used for sediment control should be fifty (50) feet.
- Providing that there are no flow concentrating areas, natural vegetated filter strip slopes should not exceed 10%.

INSPECTION AND MAINTENANCE GUIDELINES:

Inspection and careful maintenance are important to ensure healthy vegetation. The need for routine maintenance such as mowing, fertilizing, irrigating, and weed and pest control will depend on the species of plants and trees, soil types, location, and climatic conditions. County agricultural extension agencies are a good source of this type of information.

NATURAL VEGETATIVE BUFFER (NTS)

REVISED ISSUE DATES:

	1
	2
	3
	4

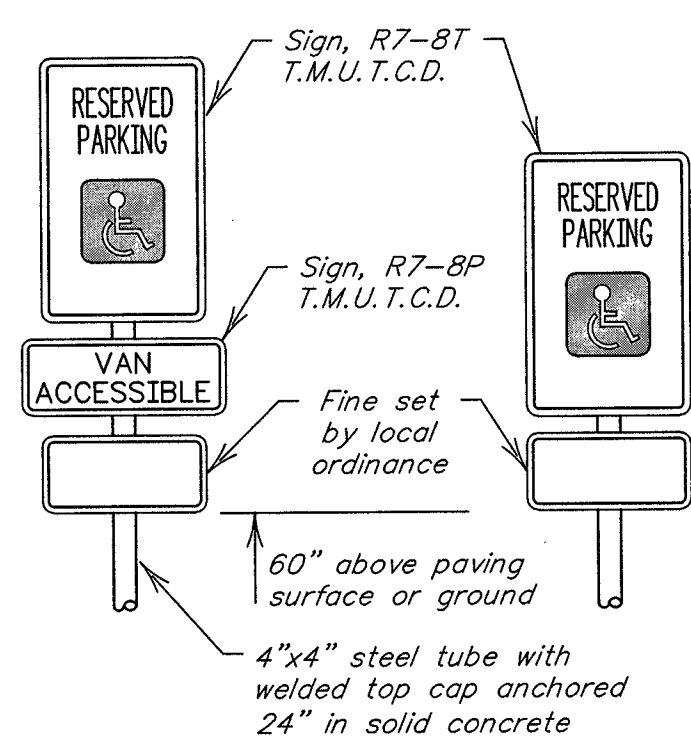
SWPPP DETAILS



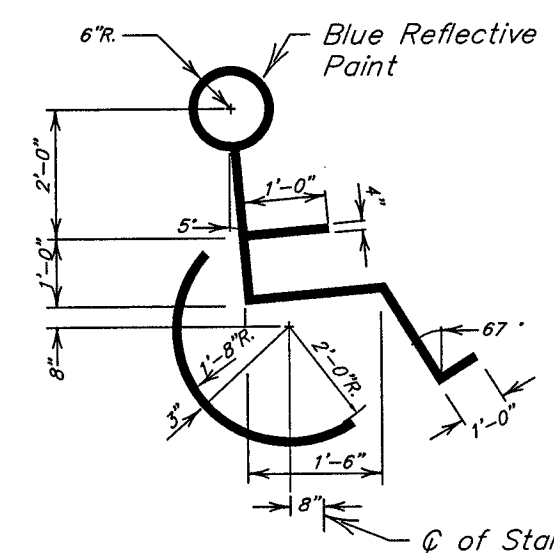
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PROJECT NO. 14-023
ISSUE DATE: XX.XX.14
DRAWN BY: CS
REVIEWED BY: RM
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881

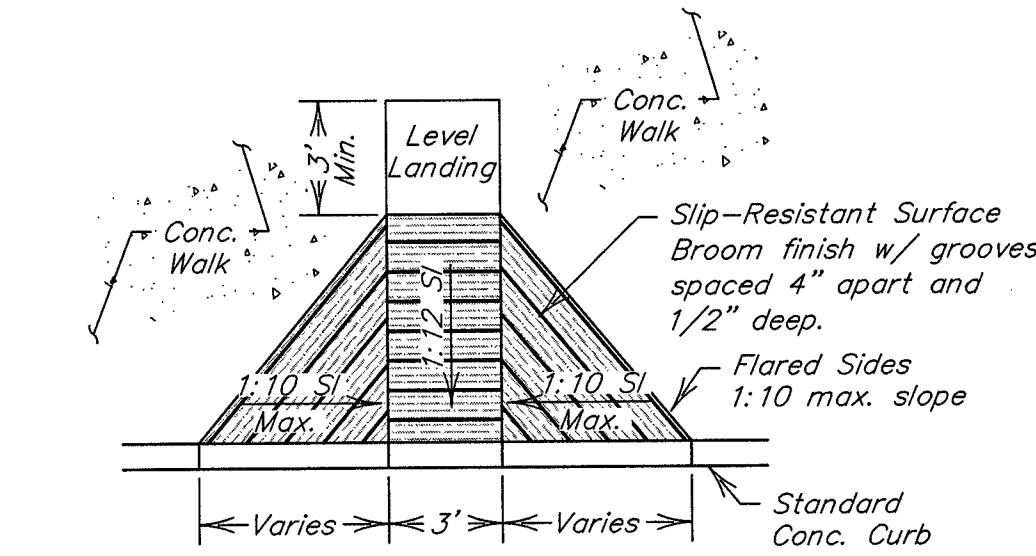
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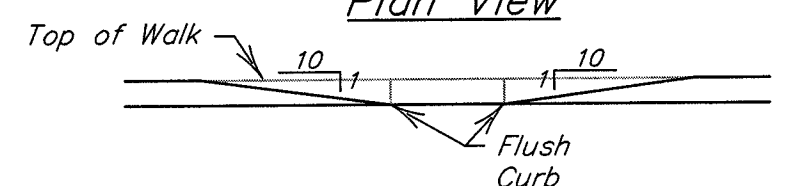
ACCESSIBLE SIGN
NOT TO SCALE



INTERNATIONAL ACCESSIBLE SYMBOL
NOT TO SCALE



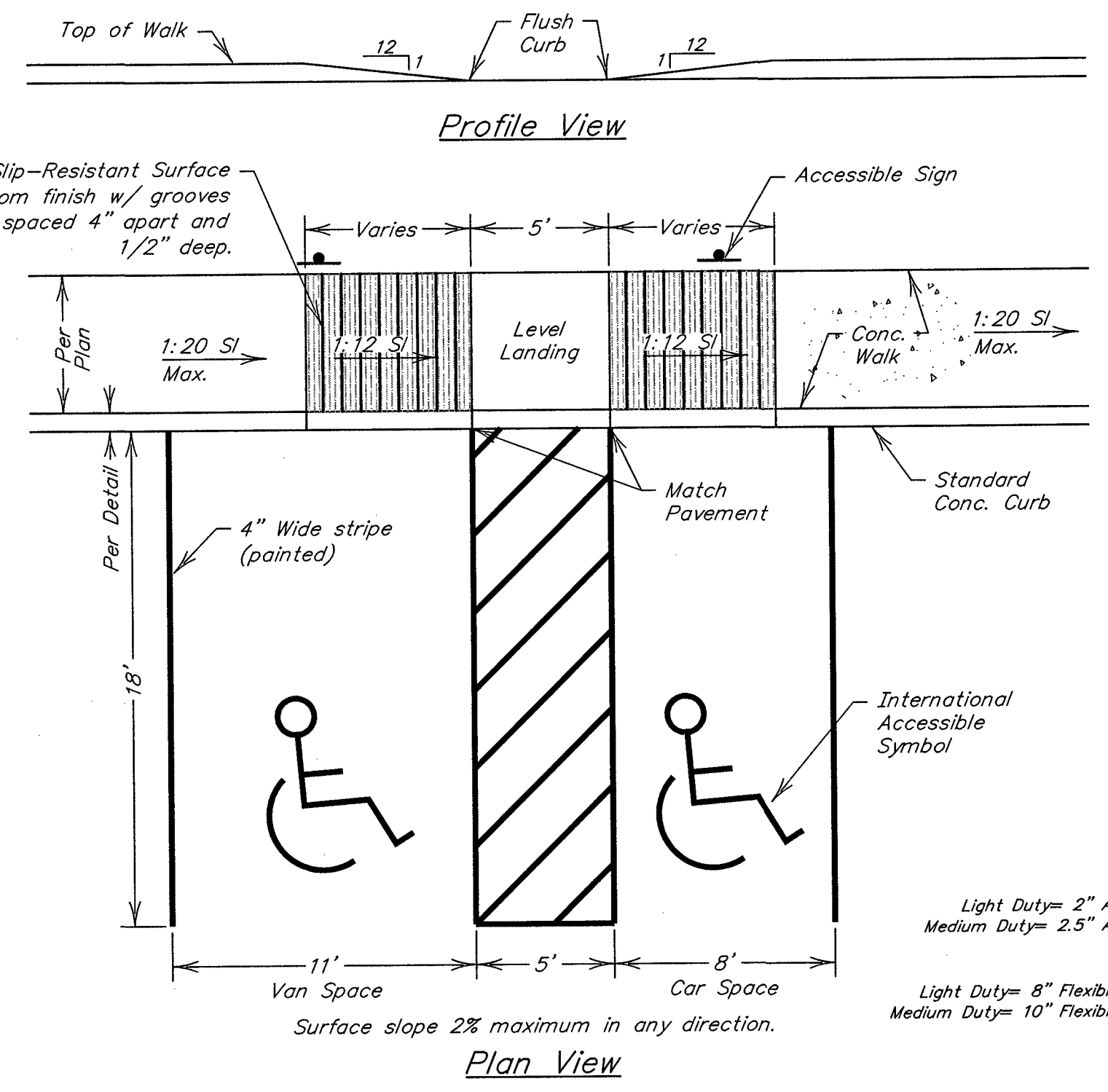
Plan View



Profile View

ACCESSIBLE CURB RAMP
SCALE: 1"=5'

1 ACCESSIBLE PARKING FACILITIES

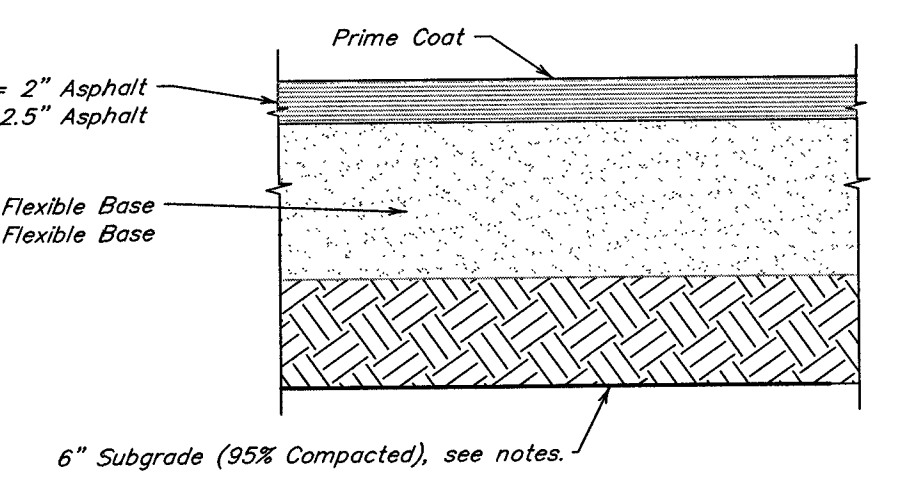
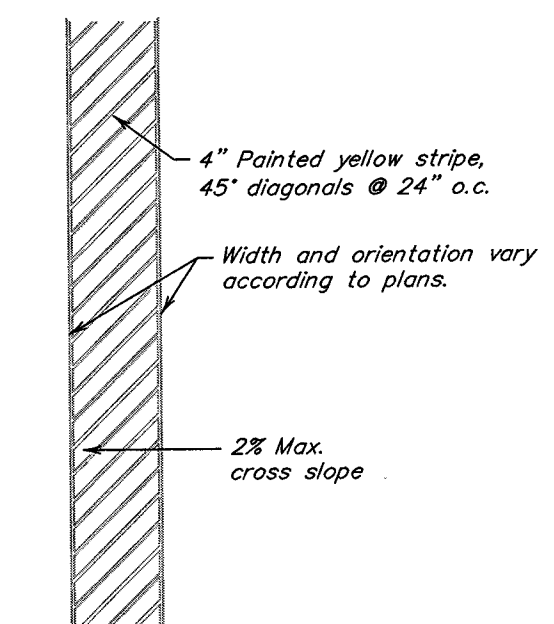


90° ACCESSIBLE STALLS
SCALE: 1"=5'

NOTES:

1. The Accessible Parking Facilities shall be constructed under the specifications provided by the Texas Accessibility Standards, current effective edition (TAS 201.1).
2. The ground and floor surfaces along accessible routes shall be stable, firm, and slip-resistant. (TAS 302.1)
3. The Accessible Routes shall have a running slope of less than one foot in twenty (1:20) feet. (TAS 406.2)
4. The Accessible Routes shall have a cross slope of less than one foot in forty-eight (1:48) feet. (TAS 405.3)
5. Changes in level are not permitted. (TAS 405.7.1)
6. Landings shall be designed to prevent the accumulation of water. (TAS 405.10)

2 PAINTED ISLANDS AND AISLES

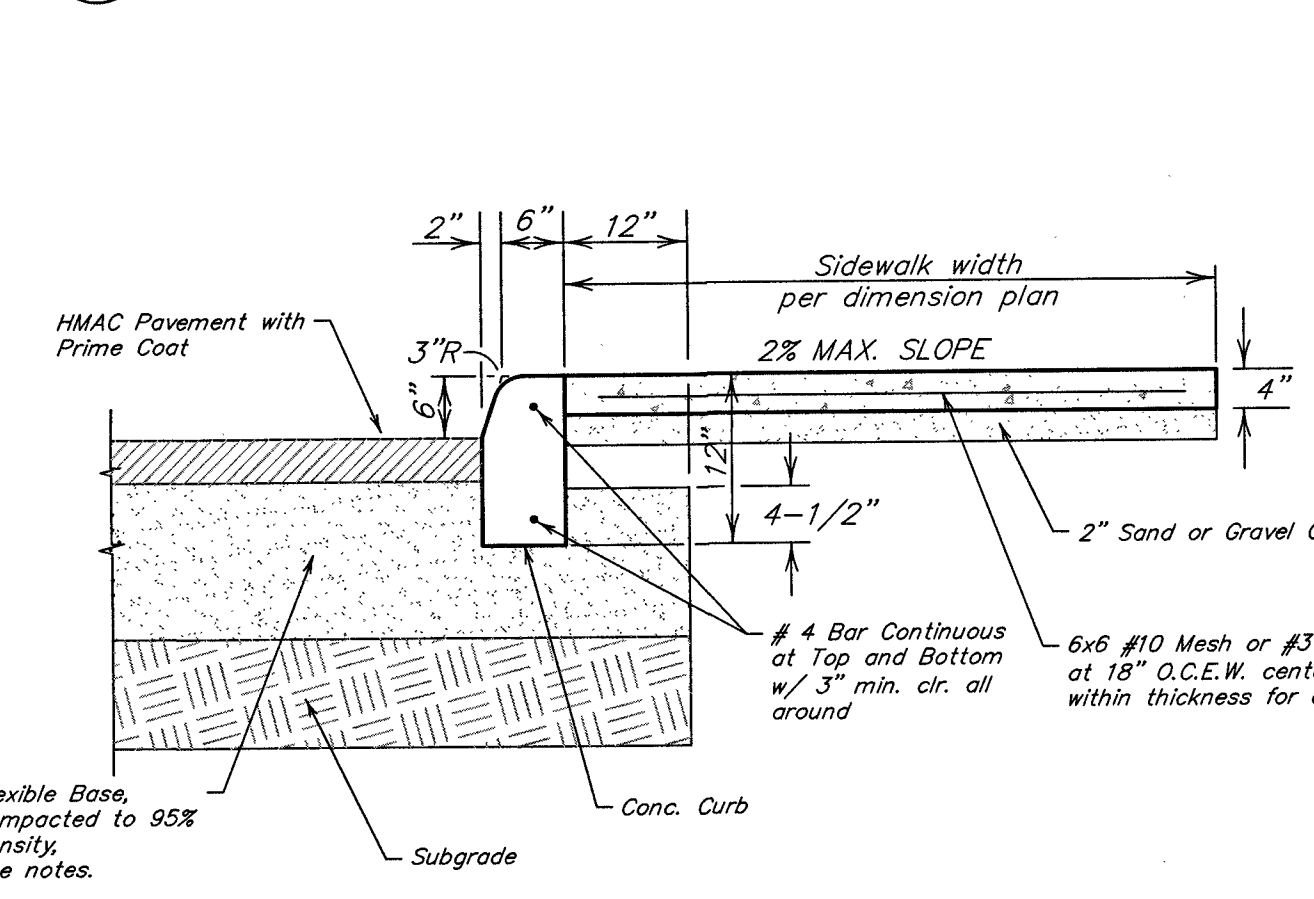


Construction Notes:

1. The pavement section materials thickness shall be in accordance with the latest Geotechnical Report by Arias Geoprosessionals, Job No. 2014-434.

5 PAVEMENT SECTIONS

3 90° PARKING SPACE

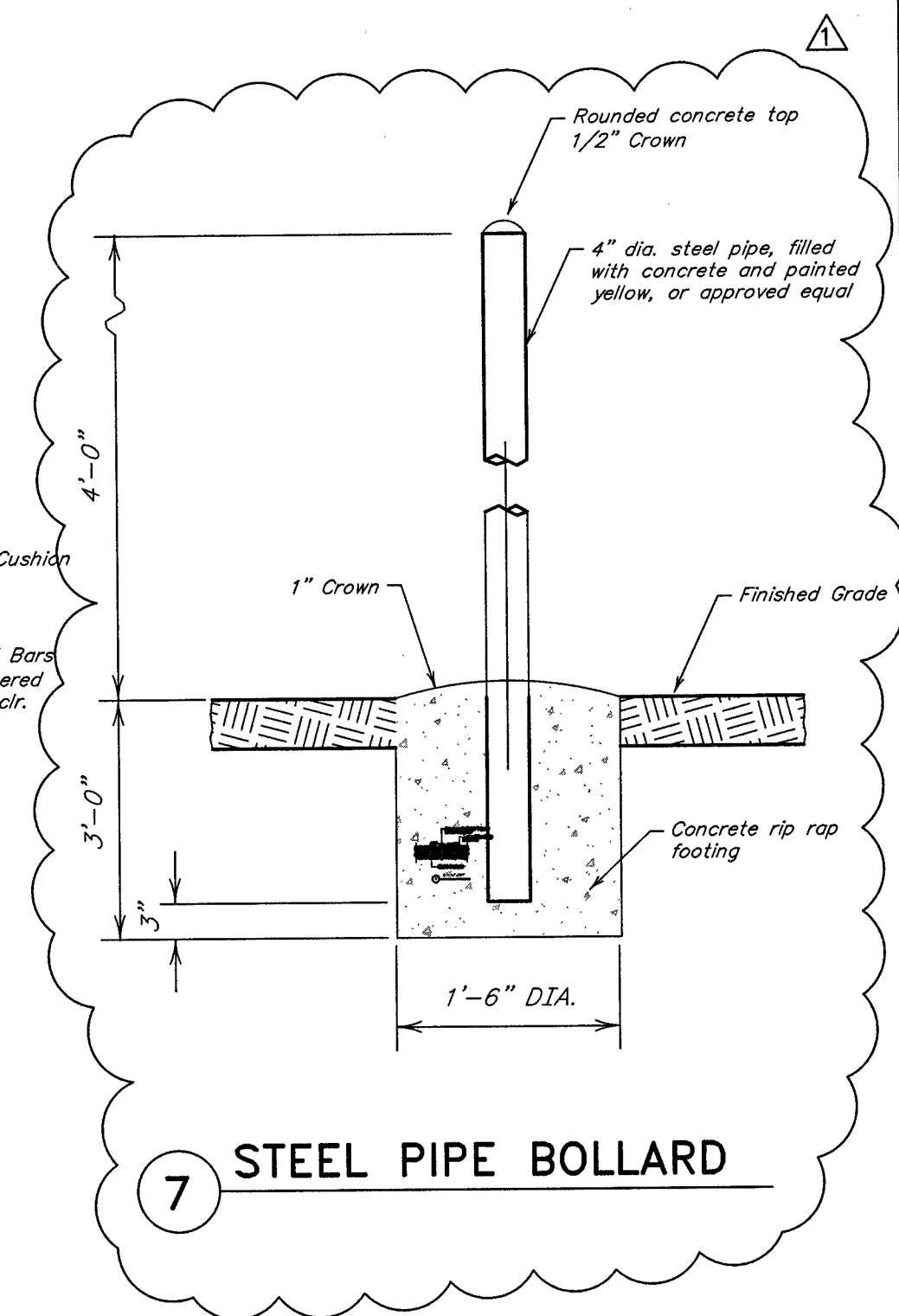
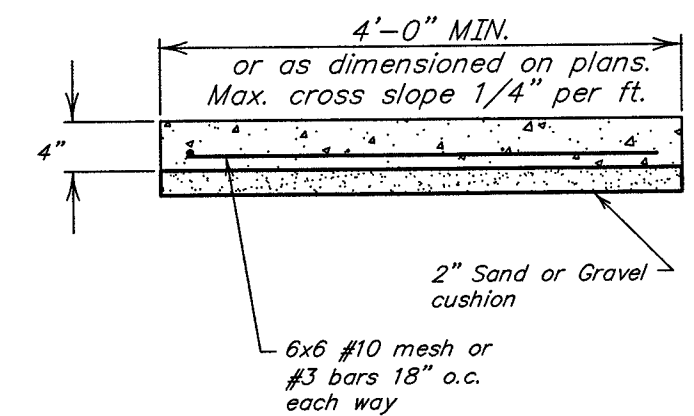


Construction Notes:

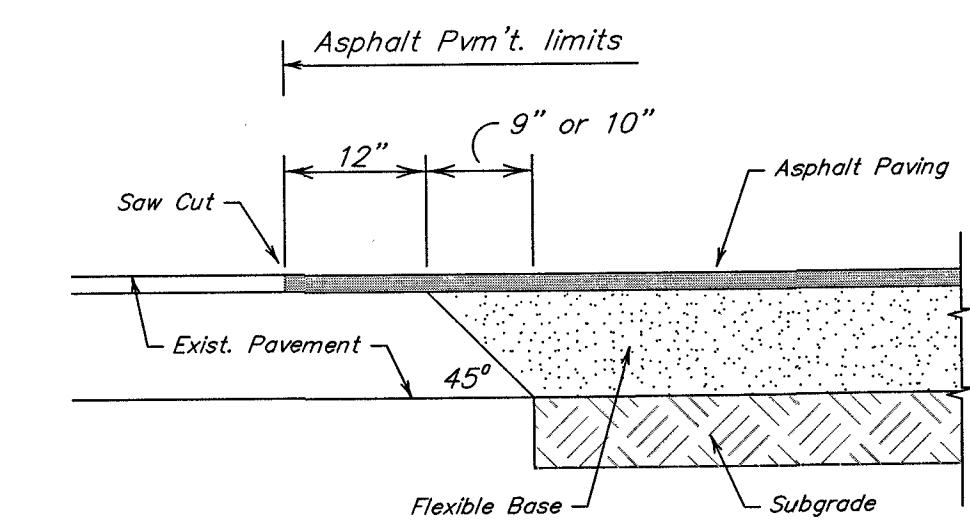
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6 ASPHALT PAVING AND SIDEWALK SECTION

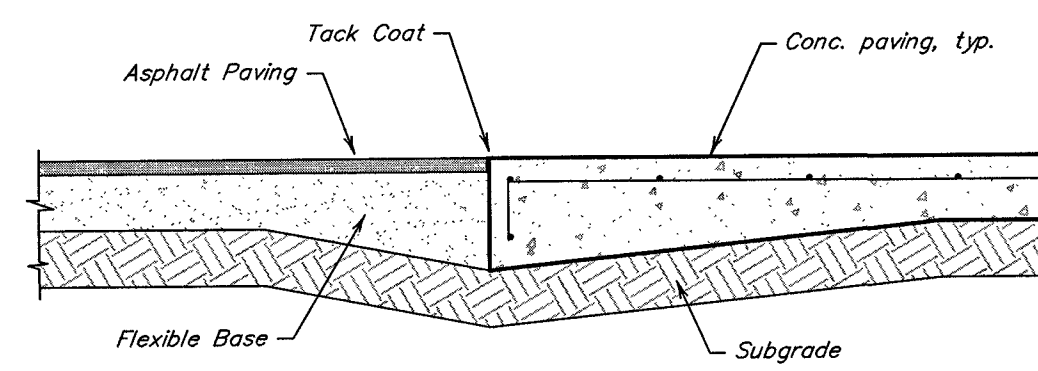
4 CONCRETE SIDEWALK



7 STEEL PIPE BOLLARD

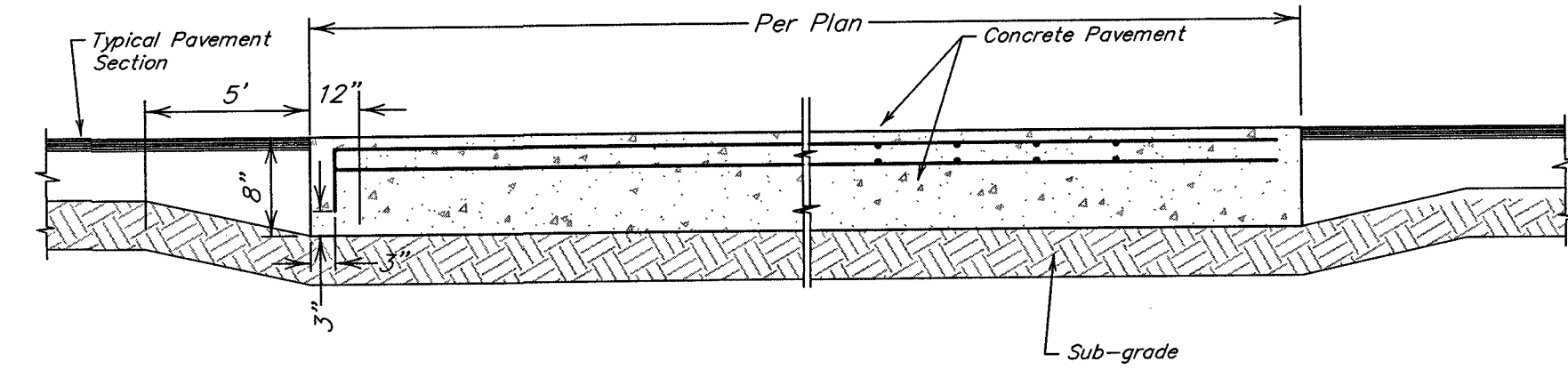


9 ASPHALT PAVEMENT JUNCTION



10 ASPHALT/CONCRETE PAVEMENT JUNCTION

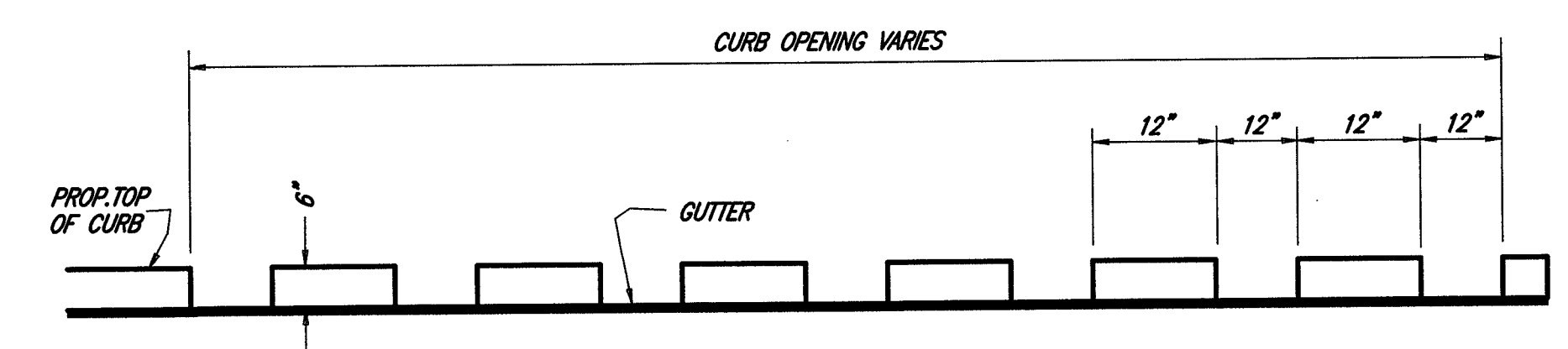
NOTE:
Add contraction joint as shown on the site grading plan



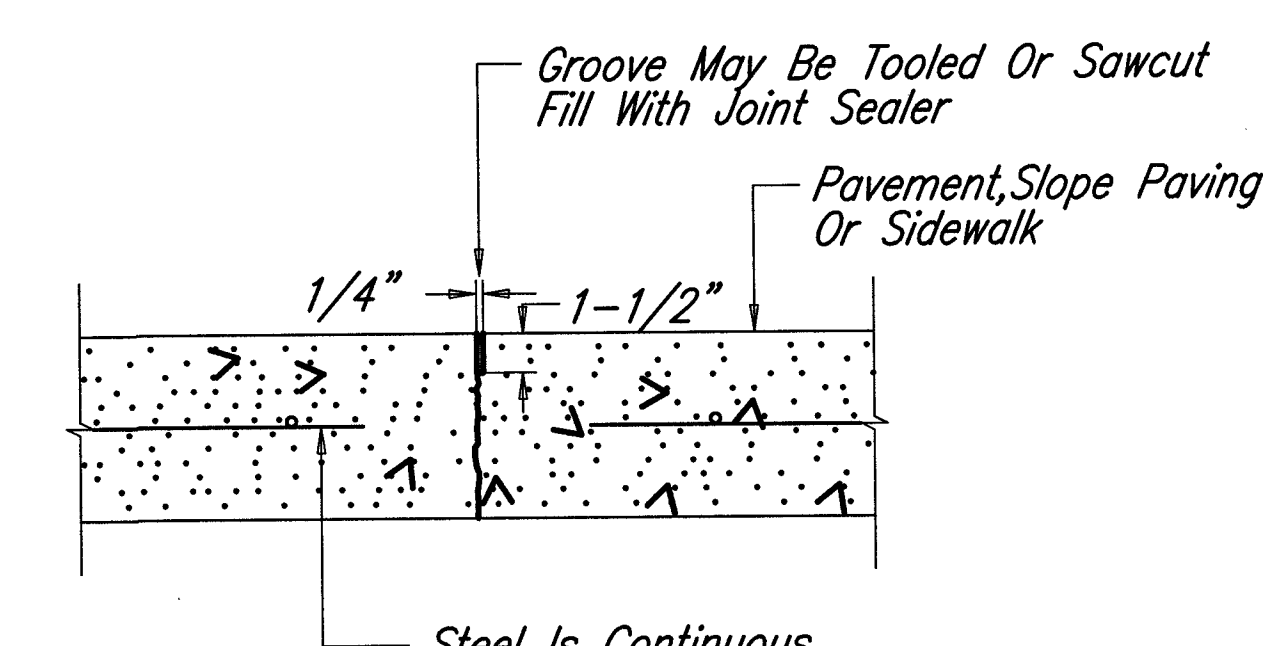
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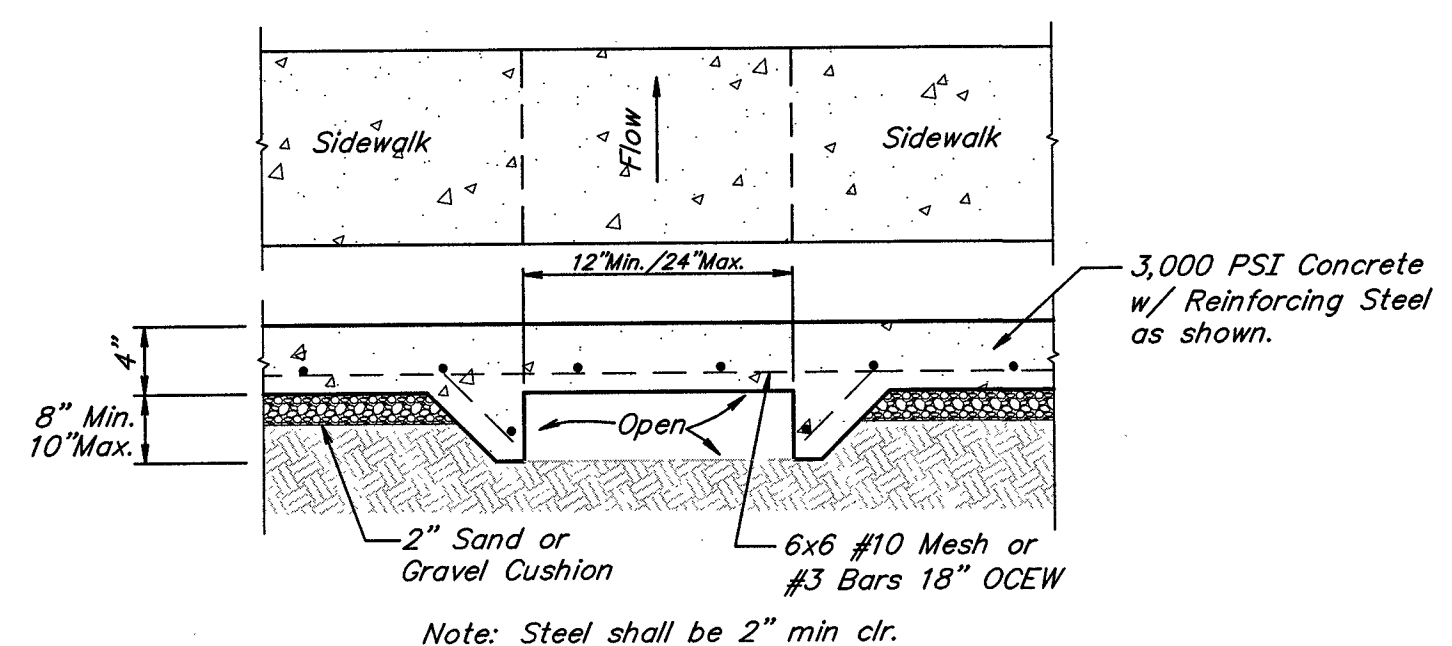
11 HEAVY DUTY CONCRETE FOR DUMPSTER PAD



12 SAWTOOTHED CONCRETE CURB



13 SAWCUT JOINT



8 SIDEWALK BRIDGE

DHR ARCHITECTS

DURAND-HOLLIS RUPE ARCHITECTS, INC.

14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO, TEXAS 78230

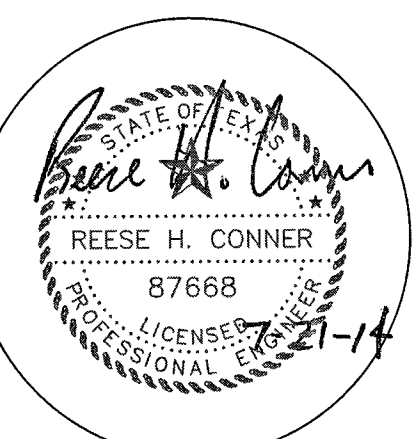
TEL. 210 308-0080
FAX. 210 697-3309
eMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

8/26/2014	1
	2
	3
	4

POTRANCO SHELL BUILDING
8815 POTRANCO RD.
SAN ANTONIO, TX, 78251

SITE DETAILS (1 OF 2)



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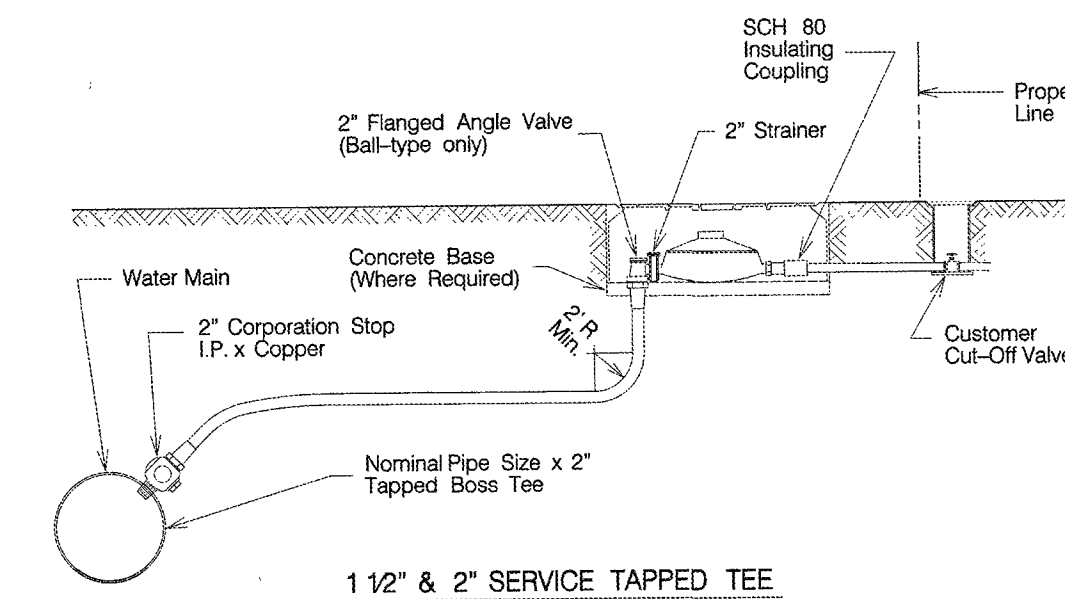
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C800

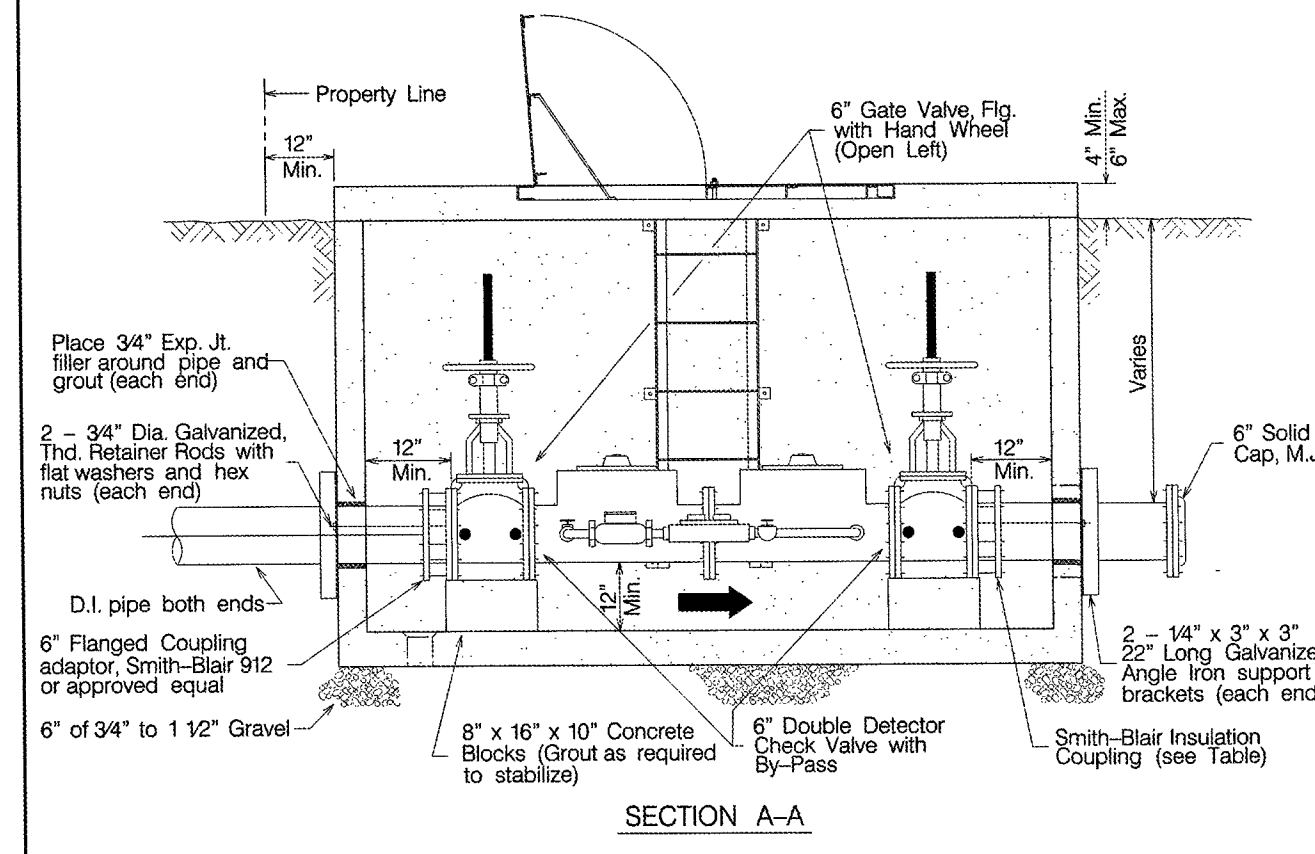
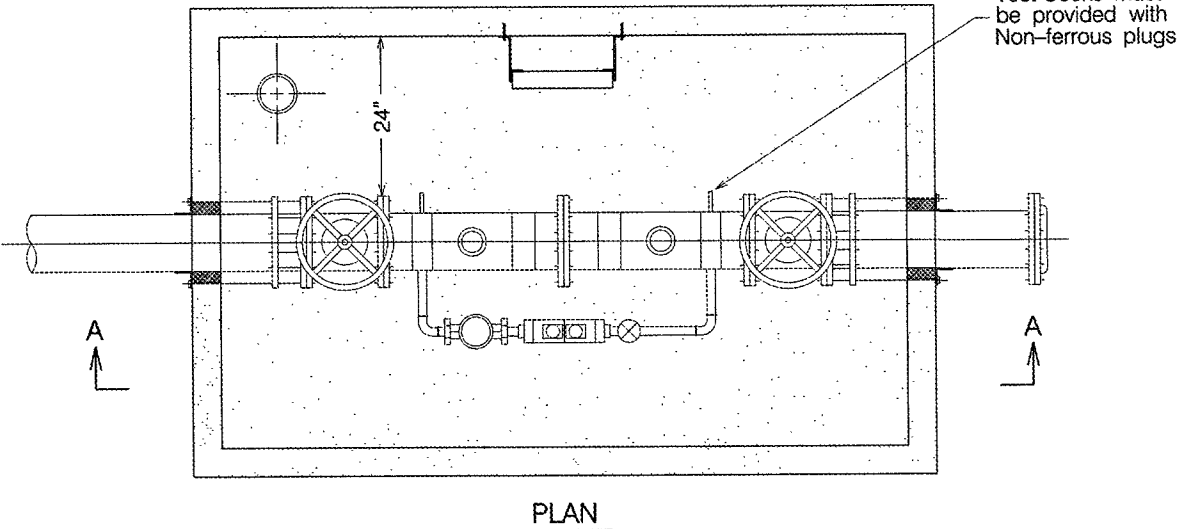
PIPE DIAMETER	SERVICE SIZE			
	3/4"	1"	1 1/2"	2"
6" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
6" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
8" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
10" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
12" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle



Note:
For direct tap to main, see Tapping Schedule

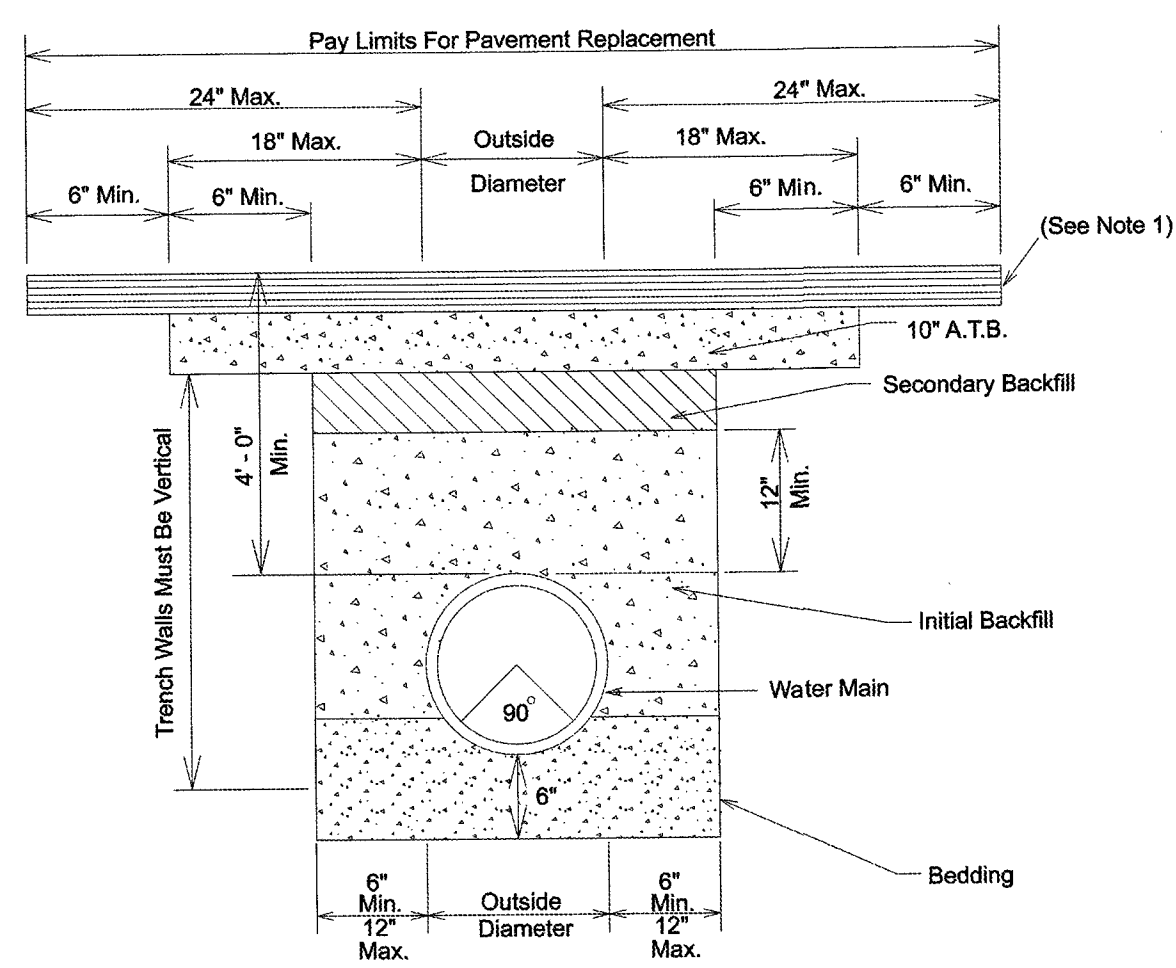
PROPERTY OF	COPPER	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM	SERVICE INSTALLATION	March 2008	APRIL 2014
SAN ANTONIO, TEXAS	TAPPING SCHEDULE	DD-824-01	SHEET 3 OF 3

Pipe Diameter	Double Detector Check	By-Pass Meter	Smith-Blair Coupling
6"	6"	5/8" - 3/4"	1932-6-690
8"	8"	5/8" - 3/4"	932-8-905



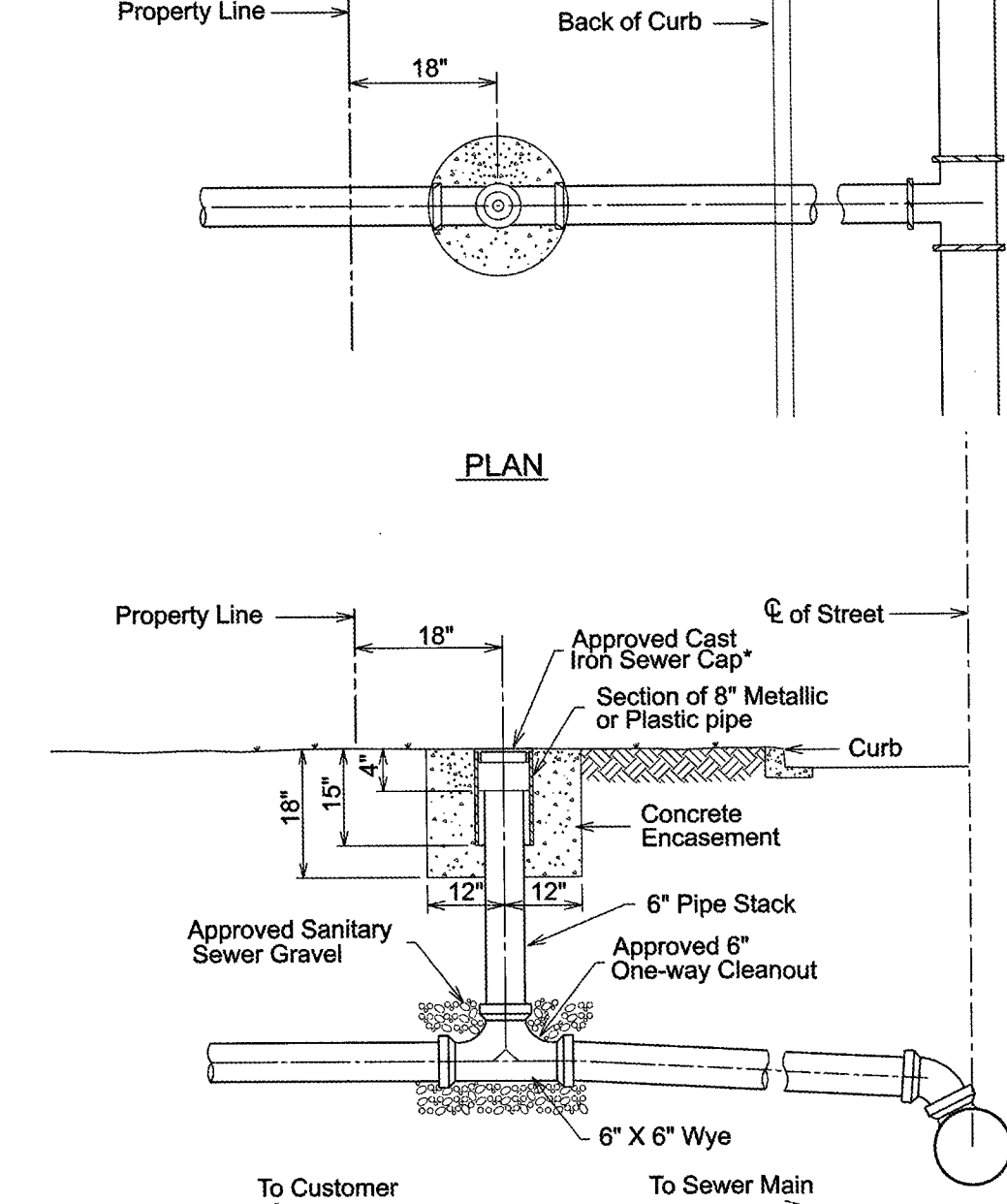
Notes:
1. Tamper switches may be required by Fire Code.
2. Assemblies must be U.L. Listed for Fire Protection purposes.

PROPERTY OF	6" & 8" DOUBLE CHECK	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM	(DCDA) DETECTOR	March 2008	June 2009
SAN ANTONIO, TEXAS	ASSEMBLY INSTALLATION	DD-824-19	SHEET 1 OF 1

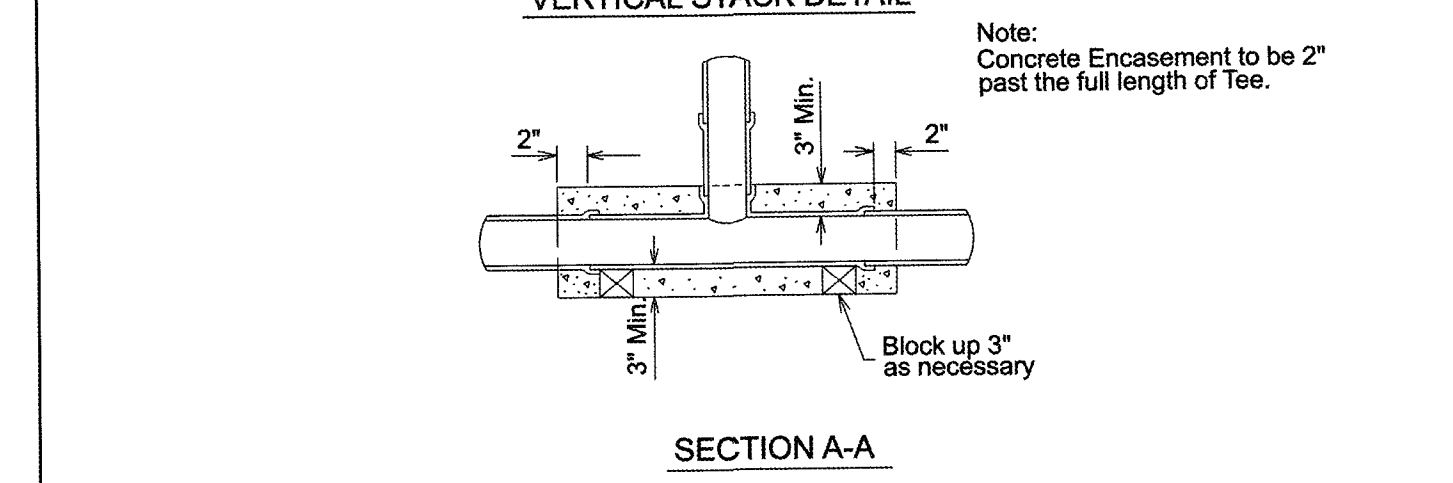
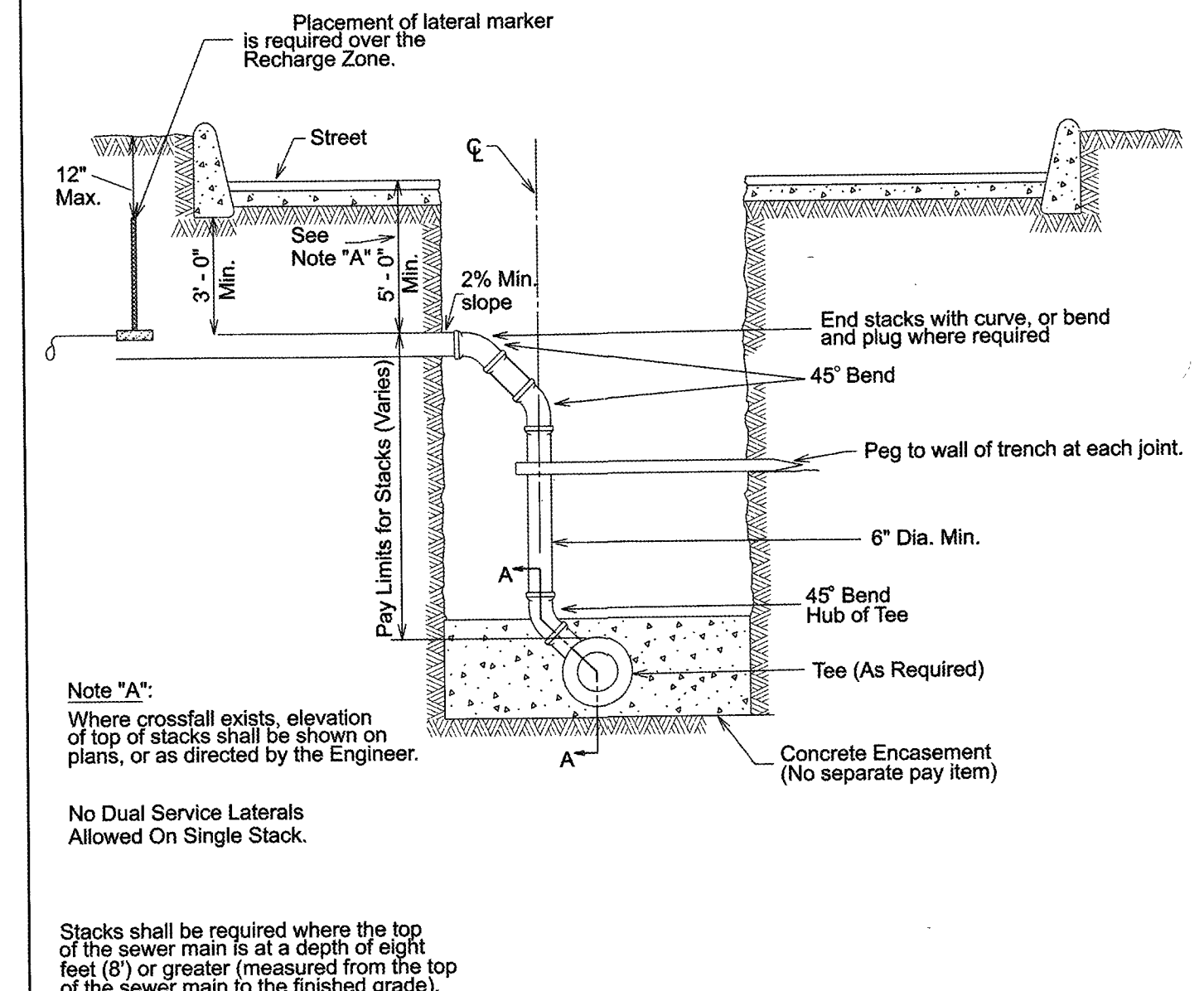


- 1) REPLACEMENT OF SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
- a. Min 2" HMAC Type "D" for trench repair in Local / Residential streets.
- b. Min 3" HMAC Type "C" for trench repair in Collector / Arterial streets.

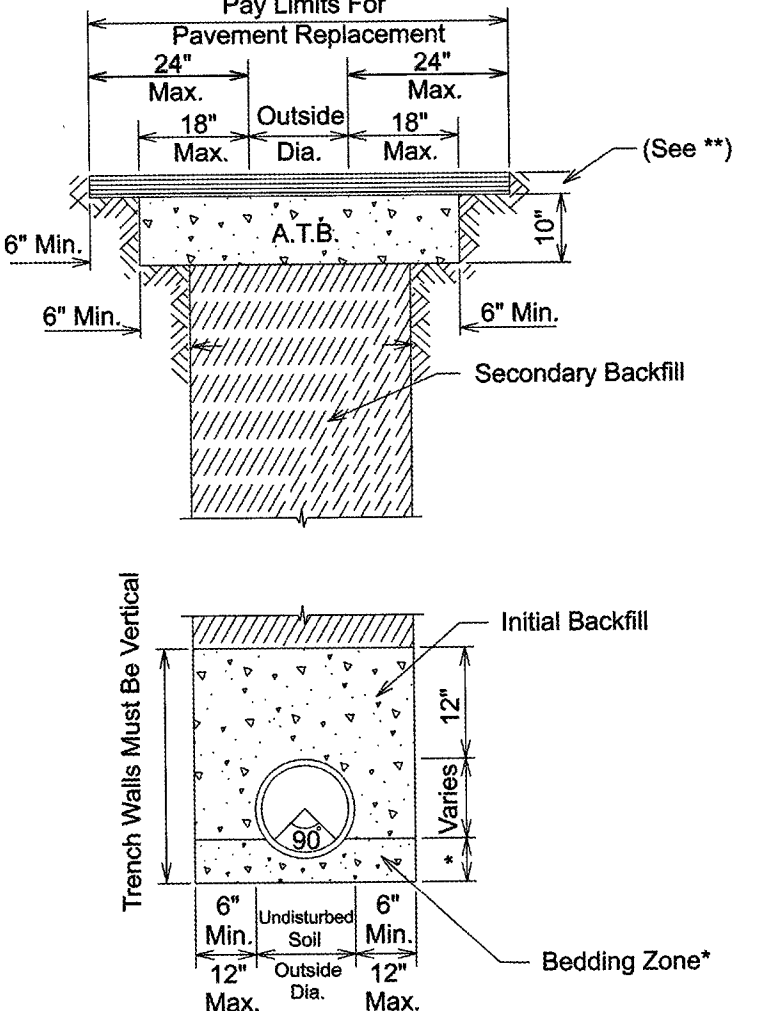
PROPERTY OF	POTABLE AND RECYCLED	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM	WATER MAIN DETAIL	MARCH 2008	APRIL 2014
SAN ANTONIO, TEXAS		DD-812-01	SHEET 1 OF 1



PROPERTY OF	TYPICAL CLEANOUT DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM		MARCH 2008	APRIL 2014
SAN ANTONIO, TEXAS		DD-854-02	SHEET 2 OF 2



PROPERTY OF	TYPICAL VERTICAL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM	STACK DETAIL	MARCH 2008	APRIL 2014
SAN ANTONIO, TEXAS		DD-860-01	SHEET 1 OF 1



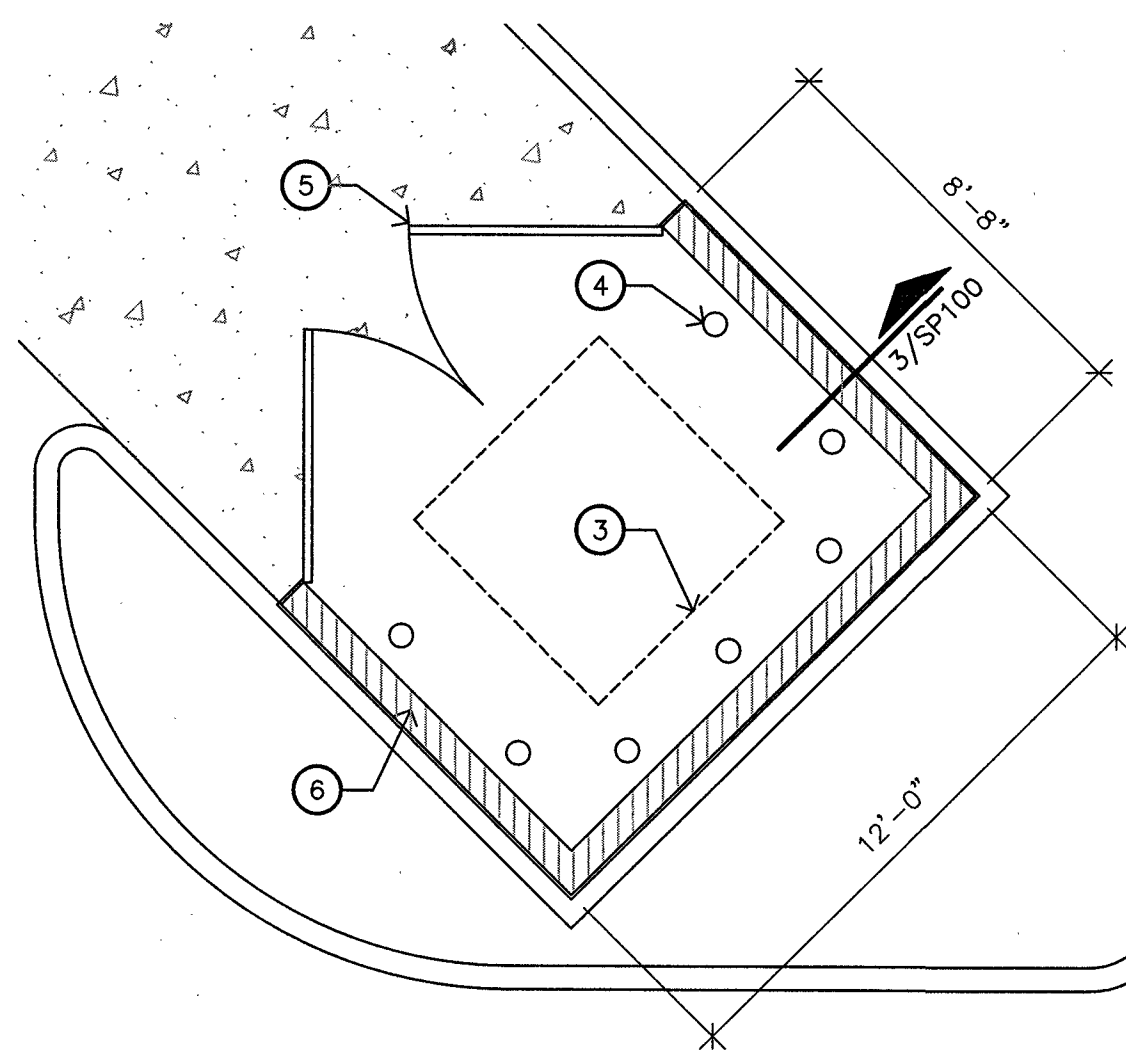
* Sewer Gravel 6" Min. or 1/8 O.D. of the pipe, whichever is greater.

In areas of over excavation, encasement shall extend from trench wall to trench wall. Pay Limits shall not exceed 12" max, as shown on detail. Additional encasement shall be incidental.

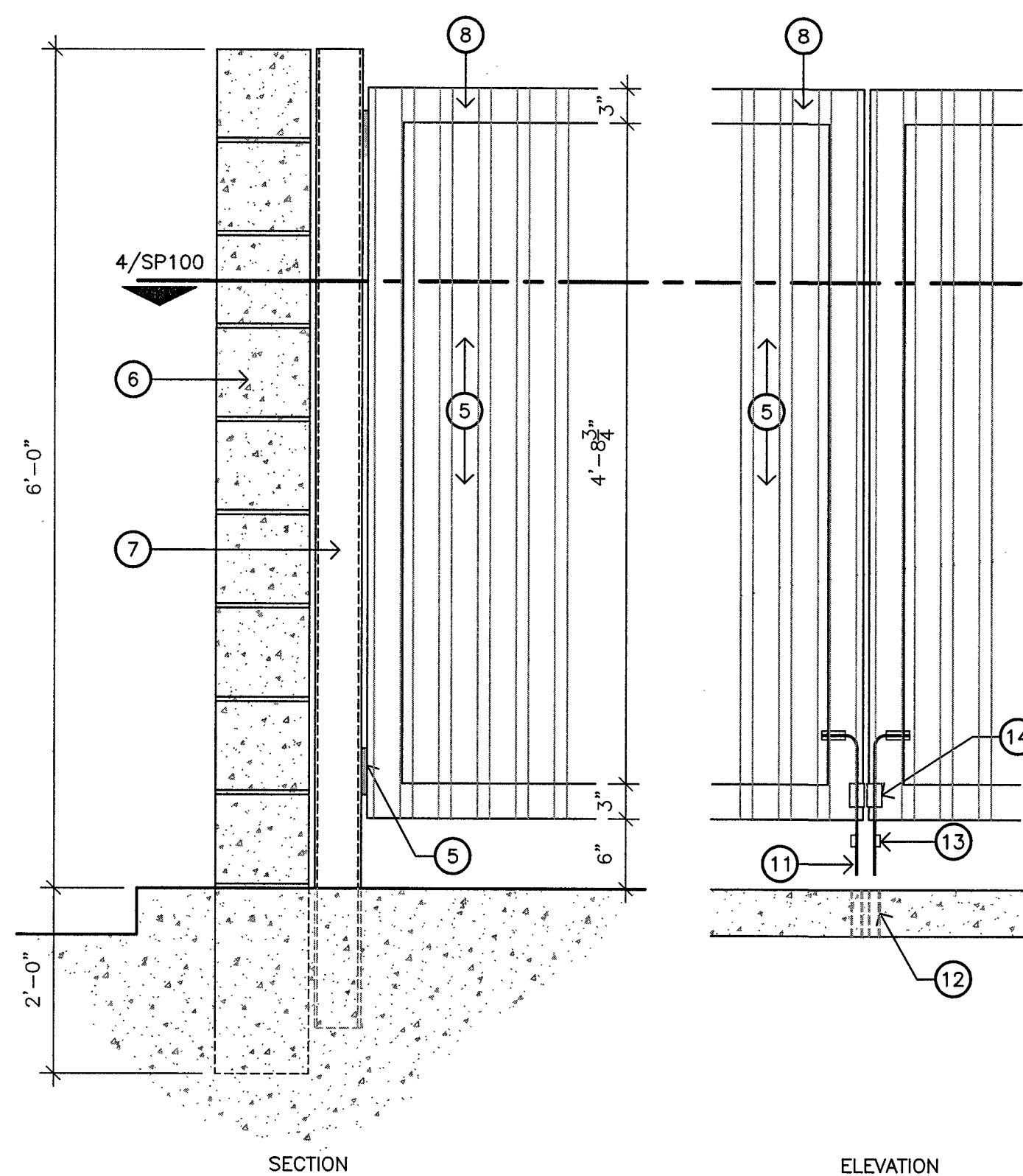
** Min 2" HMAC Type "D" for trench repair in Local / Residential streets.

** Min 3" HMAC Type "C" for trench repair in Collector / Arterial streets.

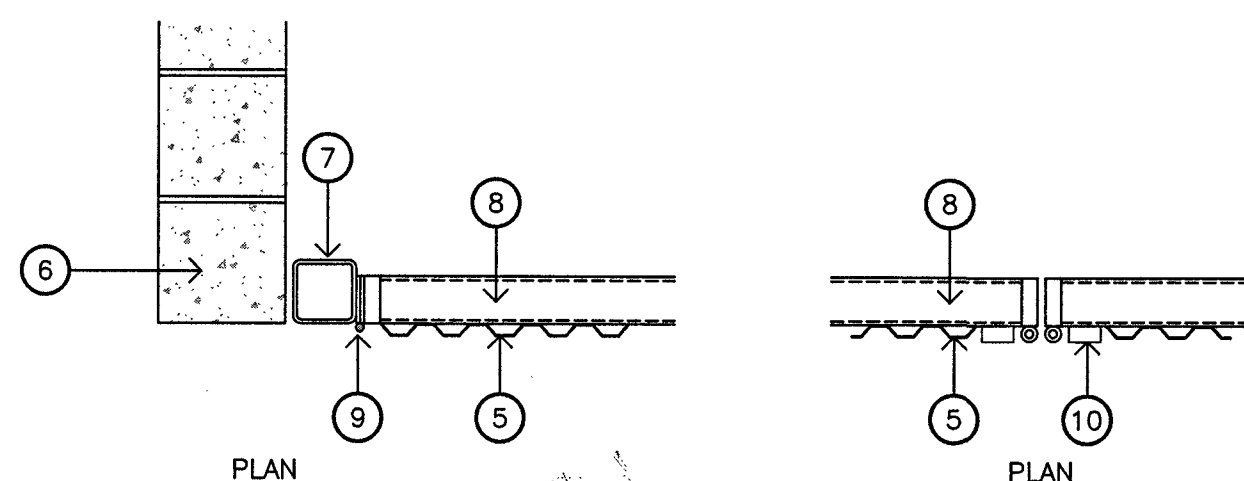
PROPERTY OF	SANITARY SEWER PIPE	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM	LAI IN TRENCH	MARCH 2008	APRIL 2014
SAN ANTONIO, TEXAS		DD-804-01	SHEET 1 OF 1



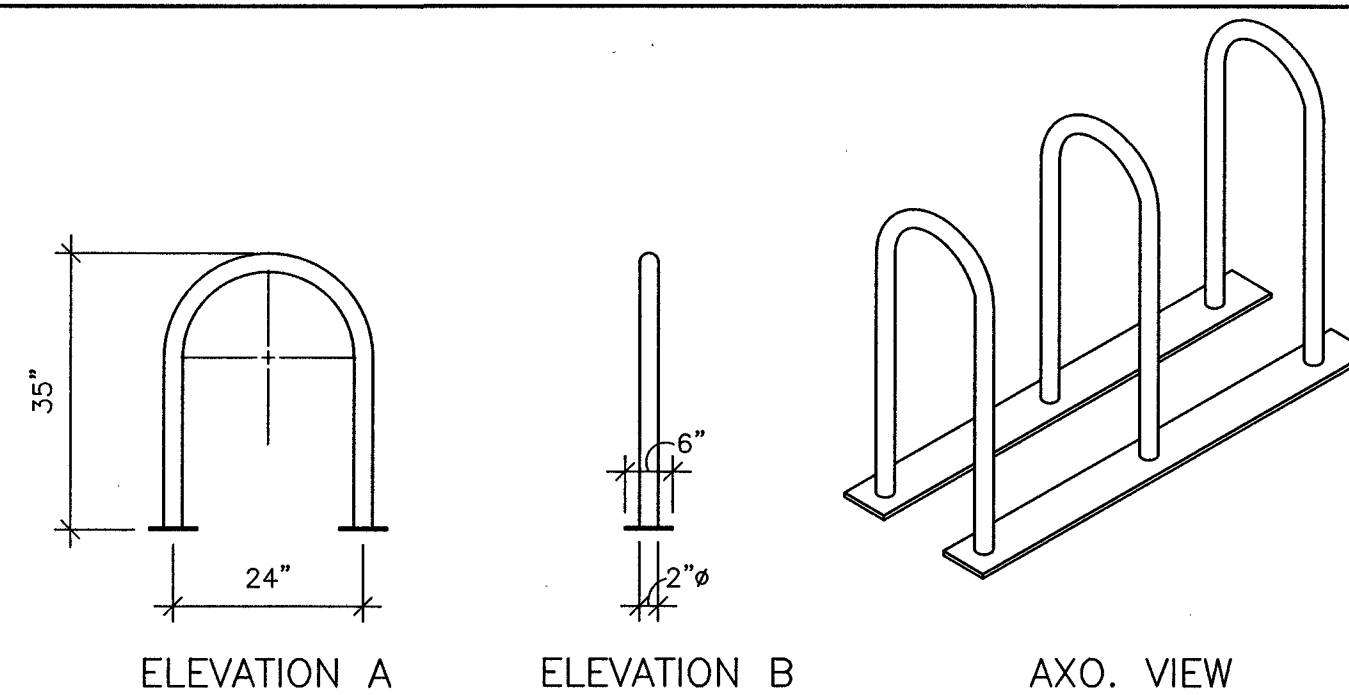
2 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



3 DUMPSTER SECTION
SCALE: 1" = 1'-0"



4 DUMPSTER PLAN DETAILS
SCALE: 1" = 1'-0"



"INVERTED U RACK" DESIGN
DIMENSIONS VARY BY MANUF. AND MODEL

5 BIKE RACK SECTION
SCALE: 1" = 1'-0"

KEYED NOTES:

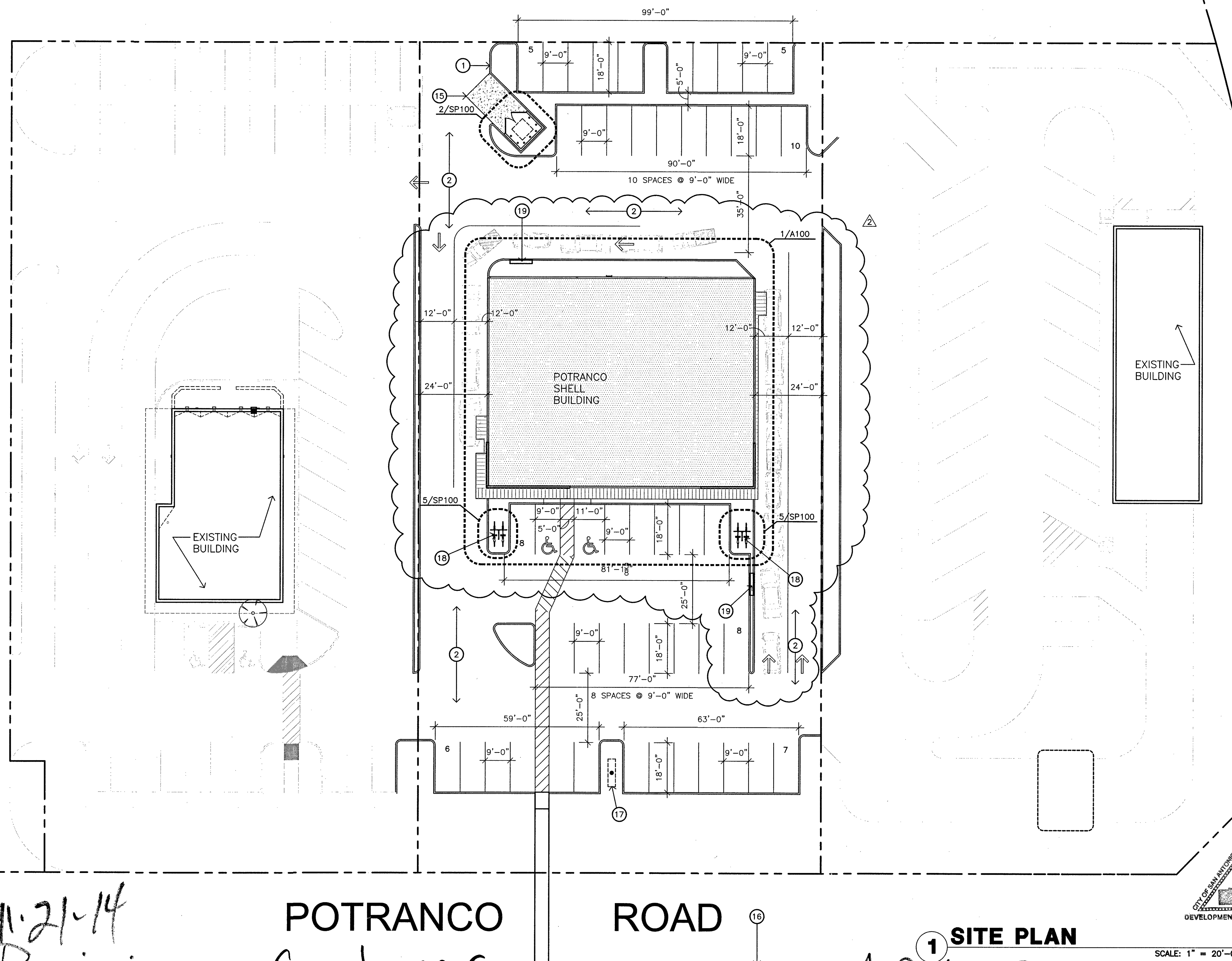
1. CONCRETE CURB, REF. CIVIL
2. ASPHALT PAVING, REF. CIVIL
3. DUMPSTER, OWNER PROVIDED
4. 6" CONCRETE FILLED BOLLARDS, PAINTED
5. CORRUGATED METAL PANEL ON TUBE FRAME
6. 8"x8"x16" CONCRETE BLOCK WALL, PAINTED
7. 4X4 STEEL TUBE GATE POST SET IN CONCRETE FOOTING
8. 3X3 TUBE FRAME
9. HEAVY DUTY GATE HINGES 3 EACH SIDE

10. WELD 1X2X4 STEEL PLATE SHELF TO 3" CHANNEL FOR ANCHOR SHELF EACH SIDE
11. GATE ANCHORS 1/2" DIA RODS
12. PIPE SLEEVES SET IN SLAB
13. WELD 1" PIECE OF ROD TO ANCHOR RODS TO PREVENT REMOVAL
14. PIPE SLEEVES WELDED TO 3X3 FRAME
15. CONCRETE SLAB
16. NEW ACCESSIBLE WALK, REF. CIVIL
17. PYLON SIGN, REF. CIVIL SHEET C300
18. (2) METAL BICK RACK, REF. 5/SP100 (TOTAL 4)
19. MENU BOARD, REF. ELECTRICAL

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eMAIL OFFICE@DHRARCHITECTS.COM

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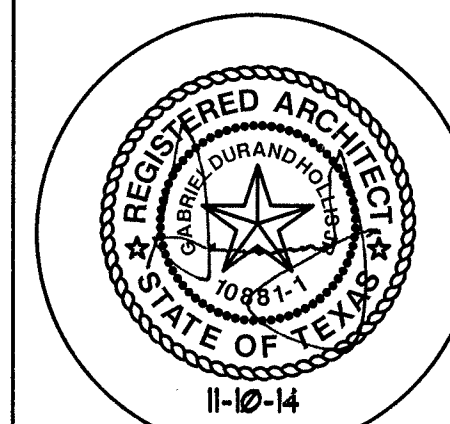
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RICHLAND HILLS DRIVE

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SITE PLAN

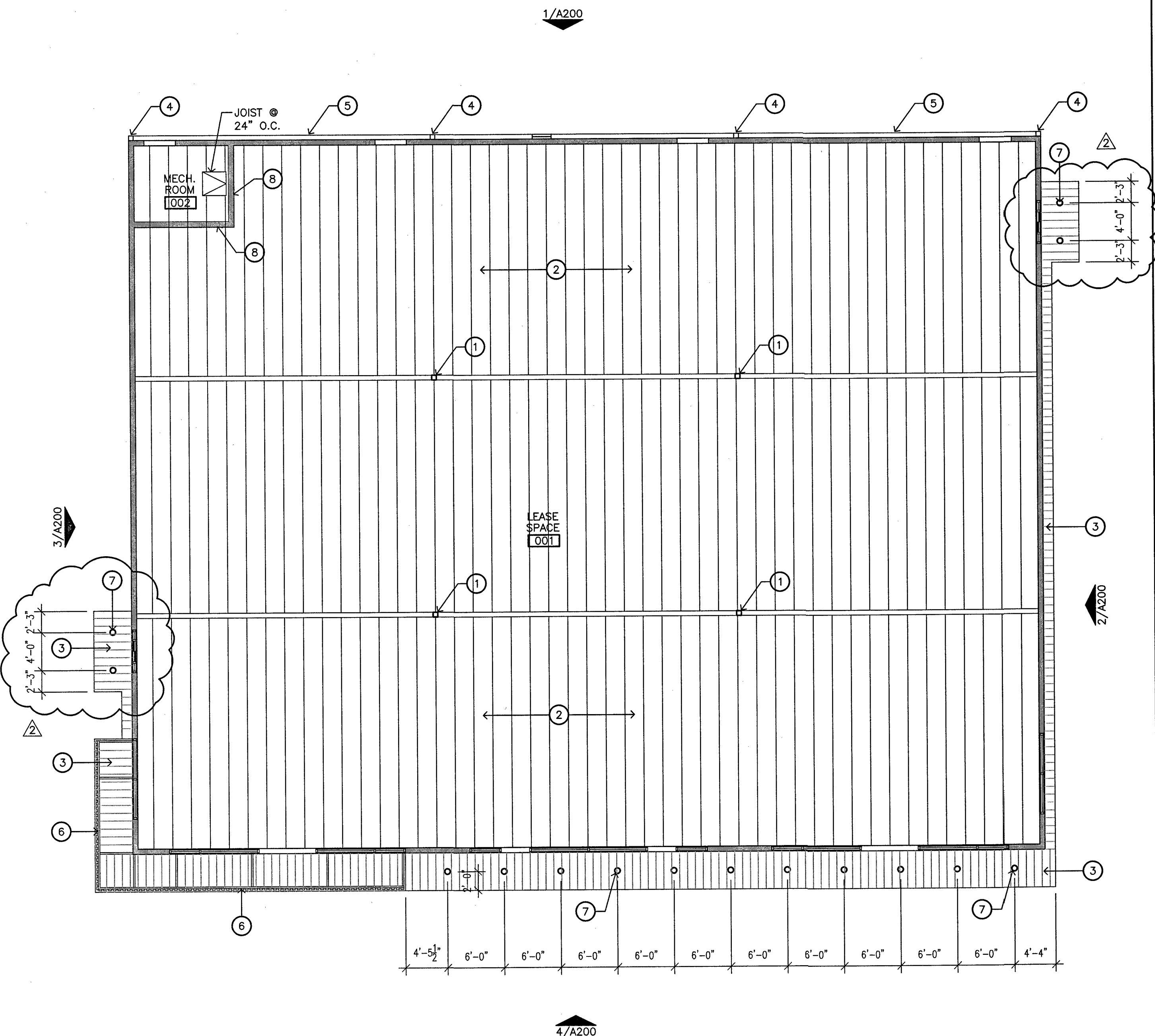


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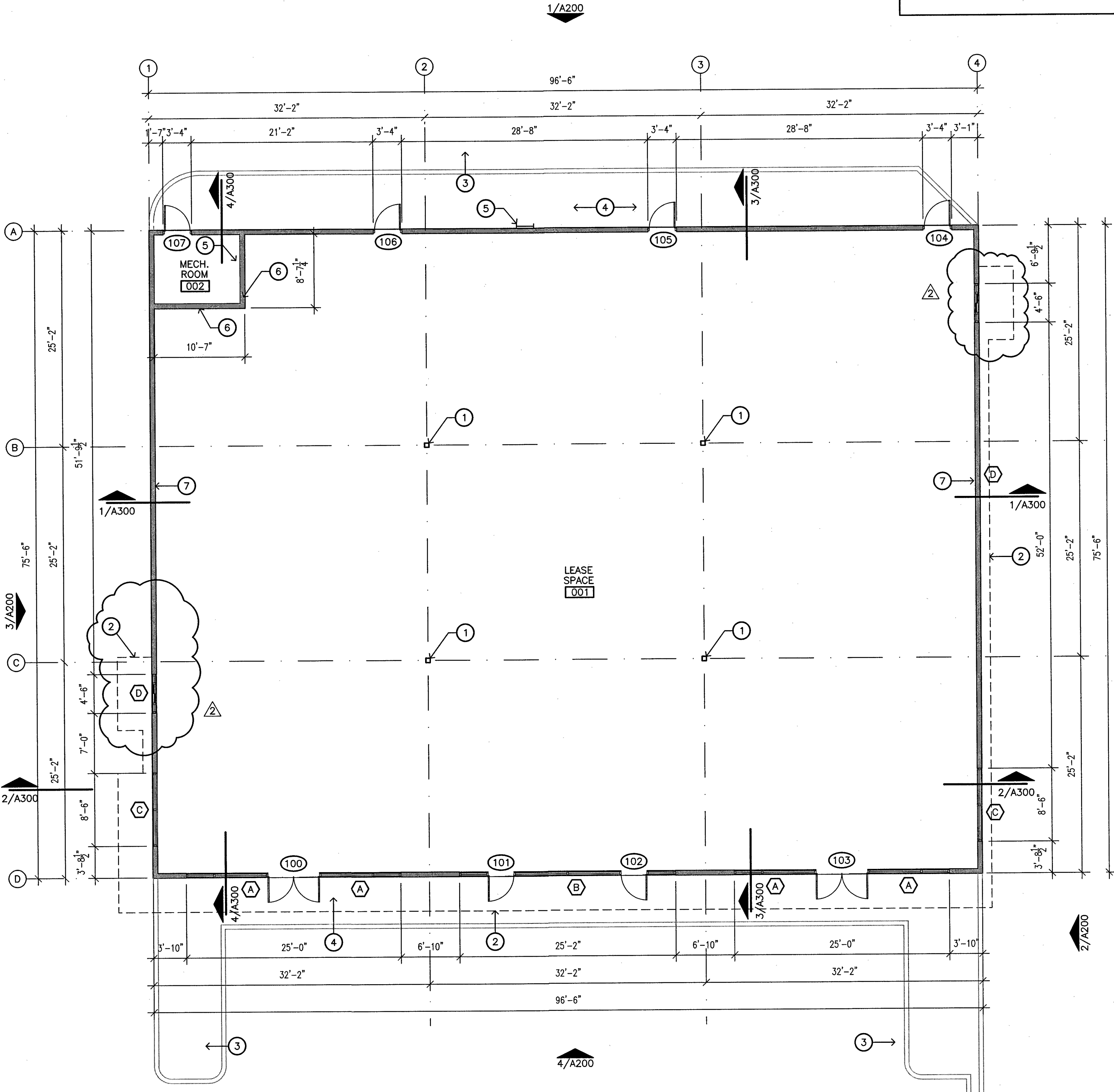
SP100

11.21.14
Post Permit Revisions Customer
POTRANCO ROAD
AP# 1995517



2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

- KEYED NOTES:**
1. STEEL COLUMN, REF: STRUCTURAL.
 2. OPEN TO STRUCTURE
 3. METAL SOFFIT PANEL
 4. PRE-FINISHED METAL DOWNSPOUT, PAINTED
 5. PRE-FINISHED METAL GUTTERS, PAINTED
 6. 2X4 METAL STUD TRELLIS, PAINTED
 7. LIGHT FIXTURES, REF. ELECTRICAL
 8. 1 HR. FIRE-RATED PARTITION TO UNDERSIDE OF DECK



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

WALL LEGEND

NEW WALL

KEYED NOTES:

1. STEEL COLUMN, REF: STRUCTURAL.
2. LINE OF ROOF ABOVE
3. CONCRETE CURB, REF. CIVIL
4. CONCRETE SIDEWALK, REF. CIVIL
5. ROOF ACCESS LADDER, REF. 2/A190
6. 1 HR. FIRE-RATED PARTITION TO UNDERSIDE OF DECK
7. WINDOW, (ALTERNATE) REF. A/600 & SPECS

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FLOOR PLAN & REFLECTED CEILING PLAN

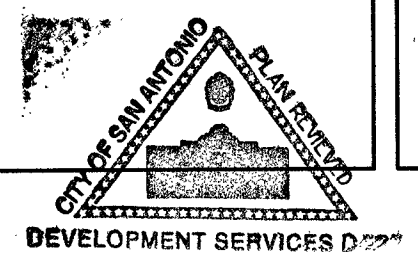


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A100



4

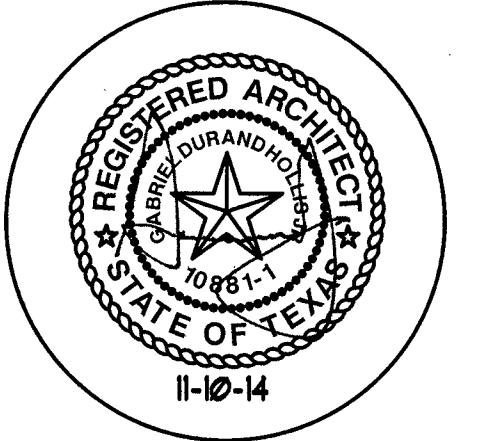


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ROOF PLAN



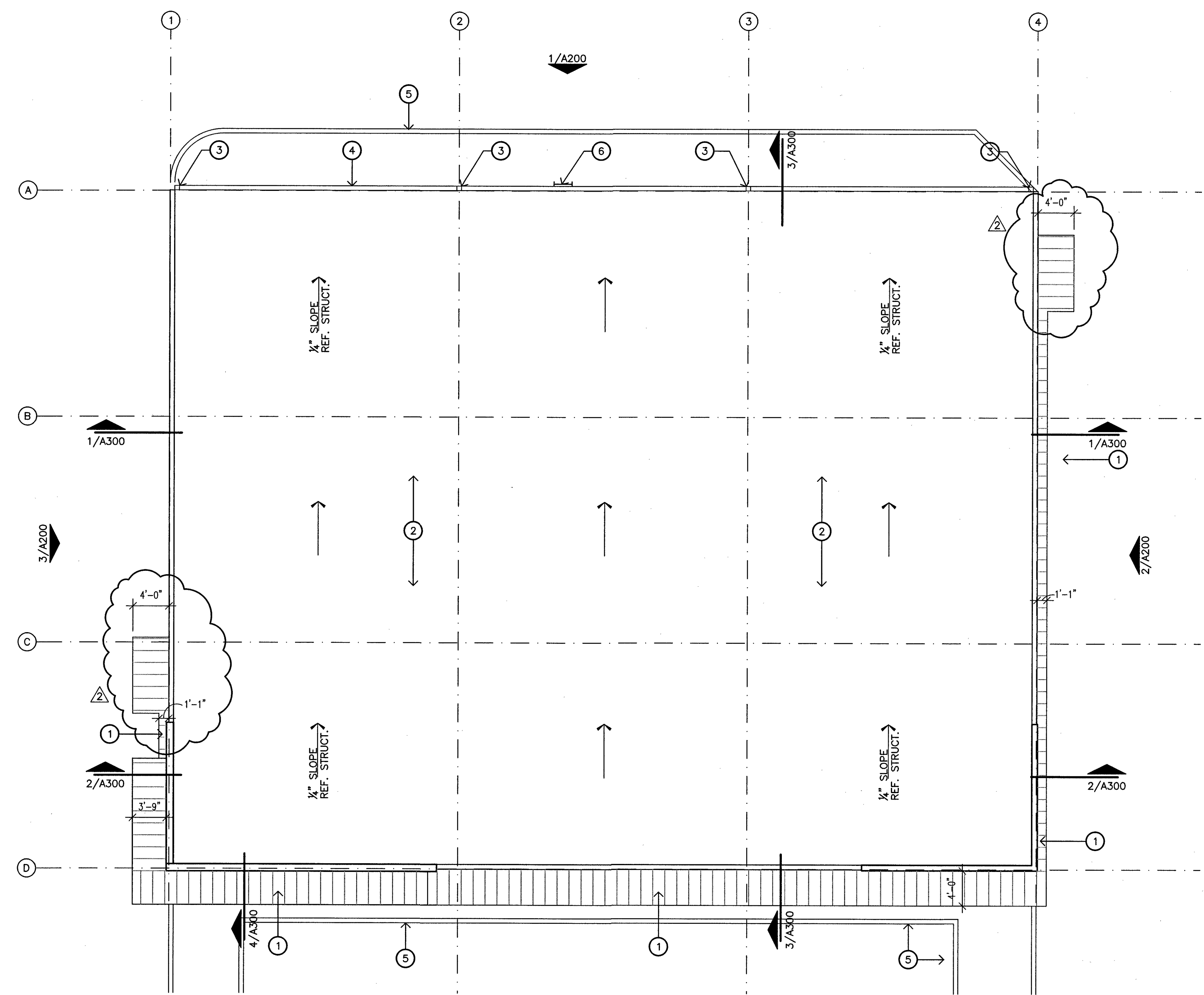
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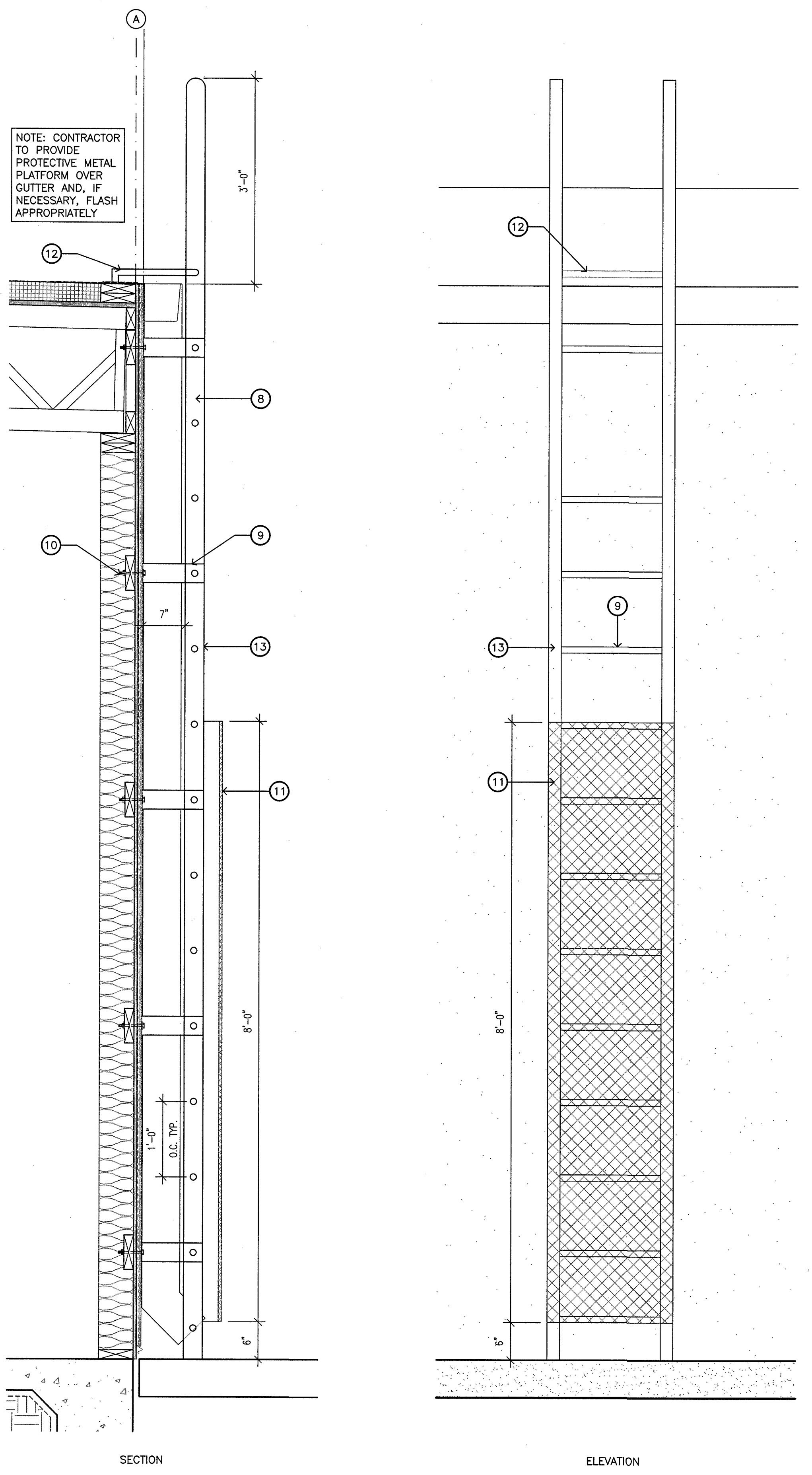
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A190

- KEYED NOTES:**
1. STANDING SEAM METAL ROOF
 2. TPO ROOFING, REF. SPECS
 3. PRE-FINISHED METAL DOWNSPOUT, PAINTED
 4. PRE-FINISHED METAL GUTTER, PAINTED
 5. CONCRETE CURB BELOW
 6. ROOF ACCESS LADDER
 7. 1" X 1" X 1/8" THICK PAINTED STEEL TUBE RUNGS WELDED TO RAILS @ 12" O.C.
 8. 2" X 1" X 1/8" THICK PAINTED STEEL TUBE LADDER RAILS (2 TOTAL FOR 2'-0" WIDE LADDER)
 9. 8" X 2" X 1/4" THICK PAINTED STEEL ANGLE BRACE EACH SIDE @ 6'-0" O.C. MAX.
 10. 3/4" DIA. EXPANSION BOLTS. PROVIDE BLOCKING @ WALL AS REQUIRED
 11. EXPANDED METAL SECURITY PANEL W/ CONT. HINGE AND LOCK
 12. METAL PLATFORM, SEE NOTE

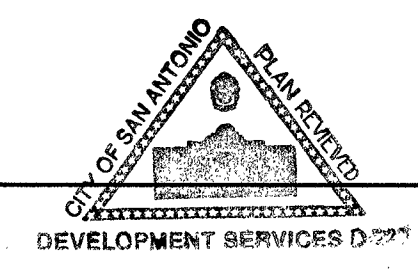


1 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



2 ROOF ACCESS LADDER DETAIL
 SCALE: 1" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE PROTECTIVE METAL PLATFORM OVER GUTTER AND, IF NECESSARY, FLASH APPROPRIATELY



KEYED NOTES:

1. THIN STONE VENEER
2. STOREFRONT AS SCHEDULED
3. 2X4 METAL STUD TRELLIS, PAINTED
4. 1" STUCCO ON METAL LATH, PAINTED
5. METAL WALL PANEL
6. METAL DOWNSPOUT, REF. SPECS
7. DOOR AS SCHEDULED
8. METAL FASCIA
9. PRE-FINISHED METAL PANEL & COPING
10. WALL PACK, REF. ELECTRICAL
11. NOT USED
12. METAL GUTTER, REF. SPECS
13. METAL ROOF LADDER
14. DRIVE-THRU WINDOW, (ALTERNATE),
REF. SPECS AND A600

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ELEVATIONS

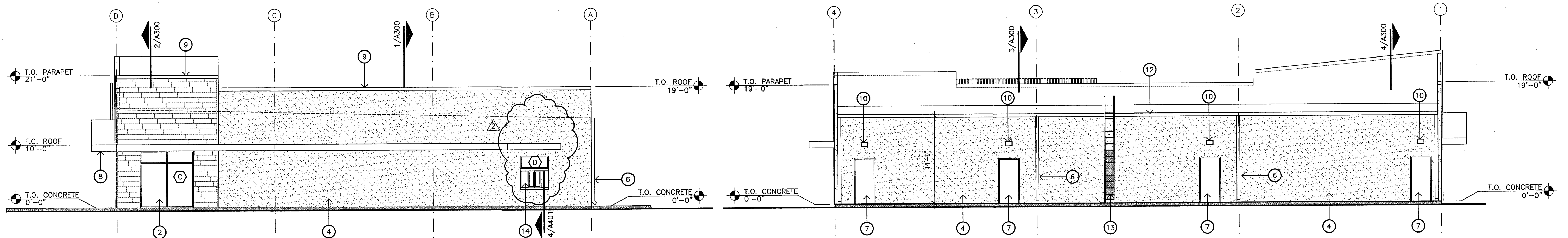


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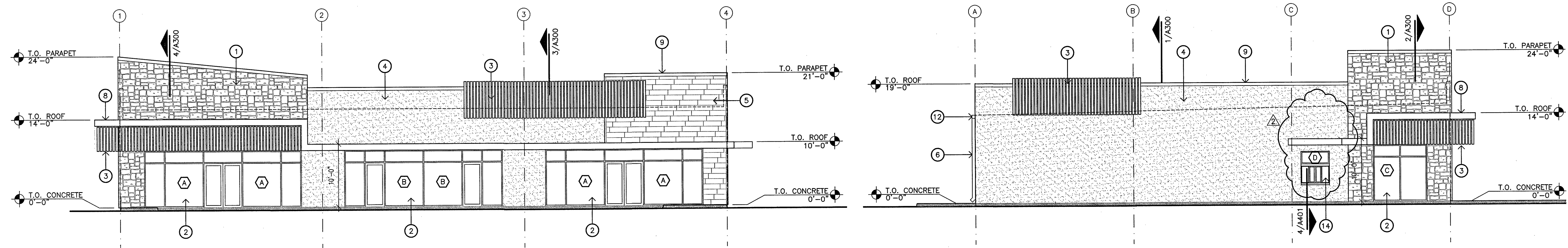
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A200



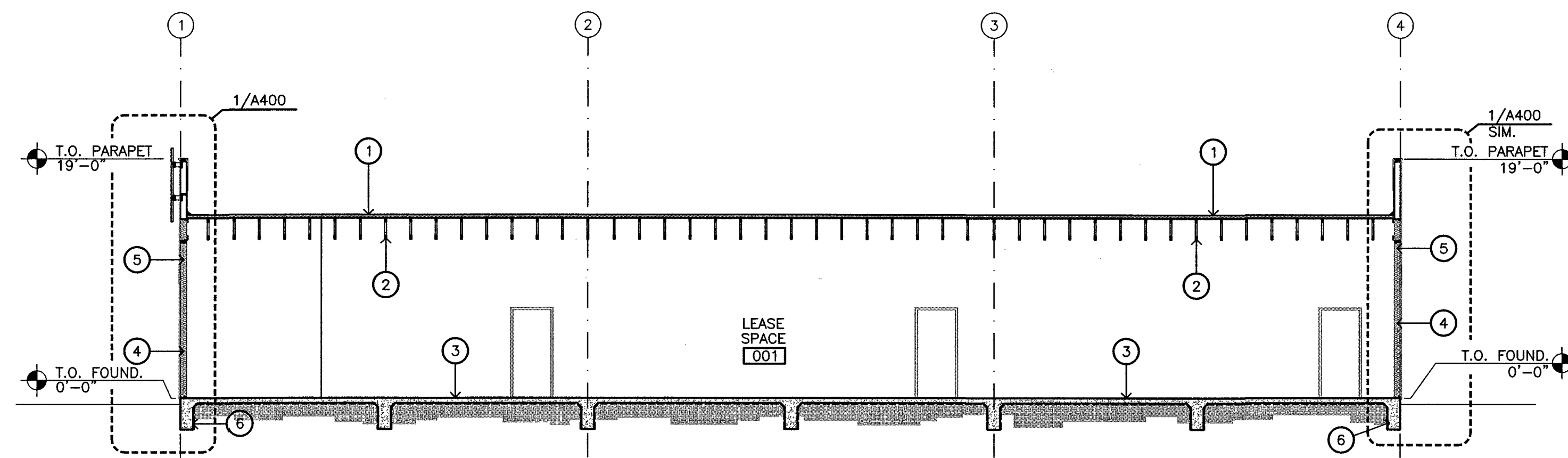
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

KEYED NOTES:

1. TPO ROOFING, REF. SPECS
2. WOOD JOIST, REF. STRUCTURAL
3. CONCRETE SLAB, REF. STRUCTURAL
4. 2X6 WOOD STUDS @ 16" O.C.
5. BATT INSULATION
6. CONCRETE FOUNDATION, REF. STRUCTURAL
7. STEEL BEAM, REF. STRUCTURAL
8. STOREFRONT AS SCHEDULED
9. 2x4 METAL STUD TRELLIS, PAINTED
10. 1 HR. FIRE-RATED PARTITION W/ 5/8" (TYPE X) GYP. WALL BD. BOTH SIDES. STUDS @ 16" O.C. TO UNDERSIDE OF DECK
11. PRE-FINISHED METAL DOWNSPOUT
12. METAL ROOF LADDER
13. DRIVE-THRU WINDOW, BEYOND. (ALTERNATE), REFER A600 AND SPECS

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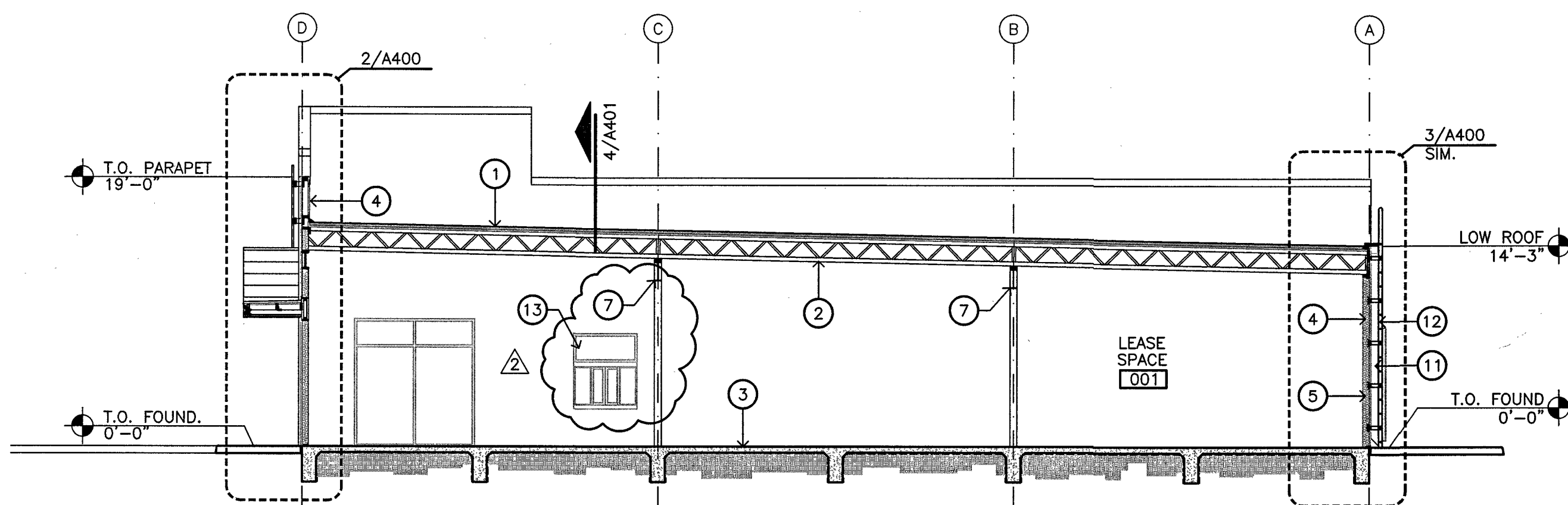
BUILDING SECTIONS



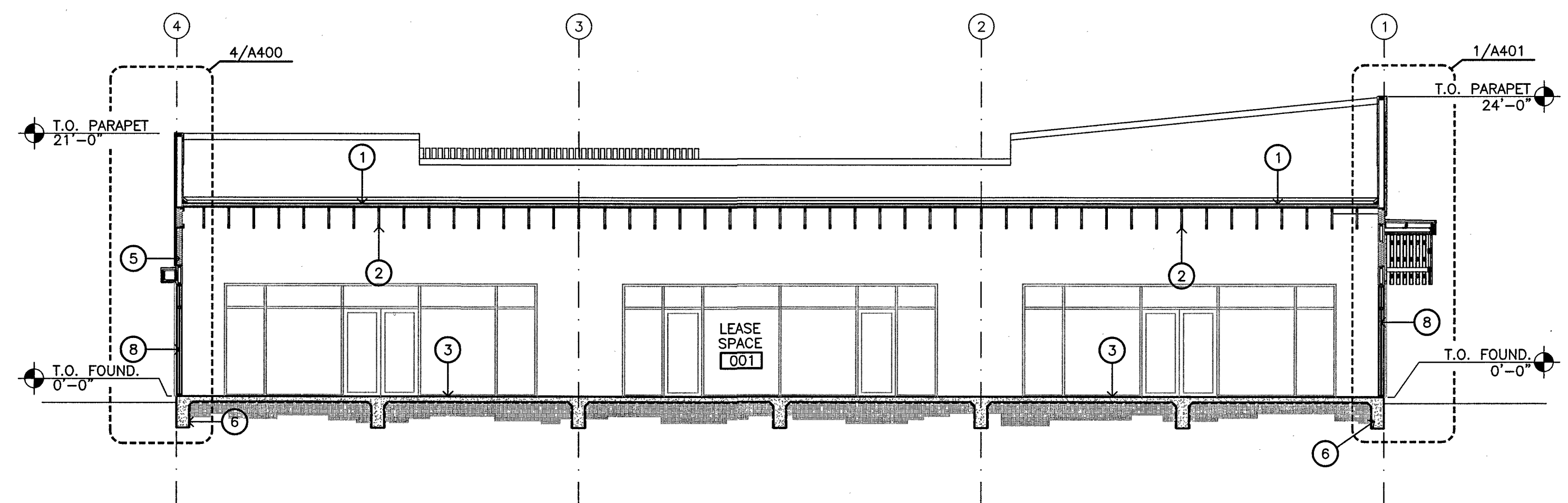
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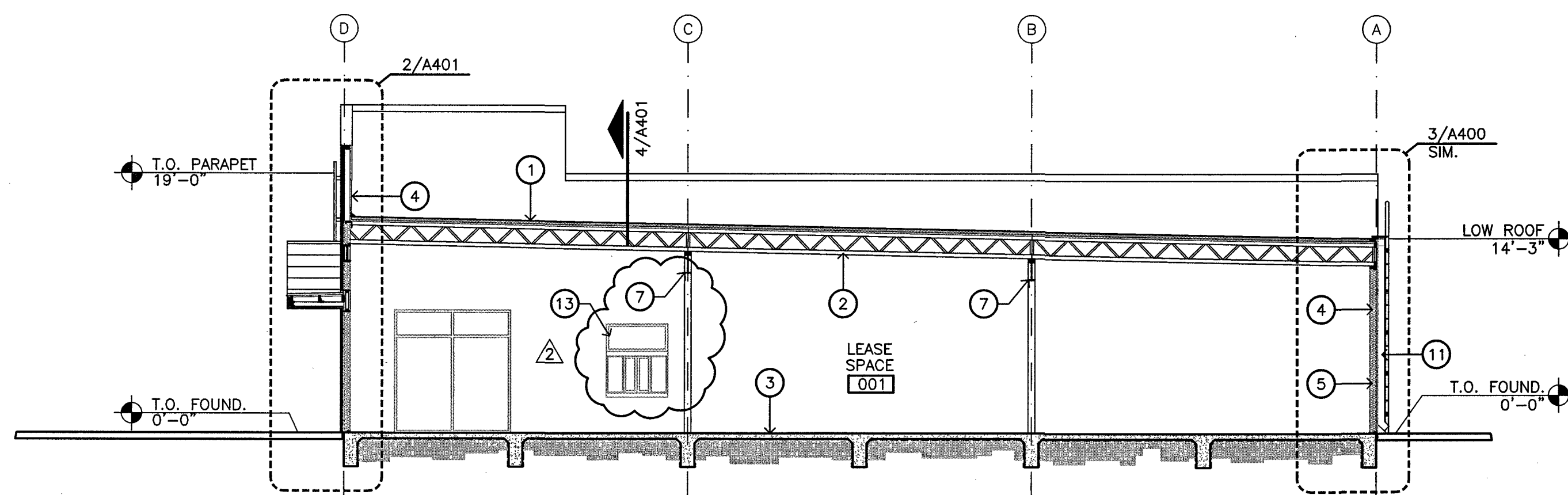
A300



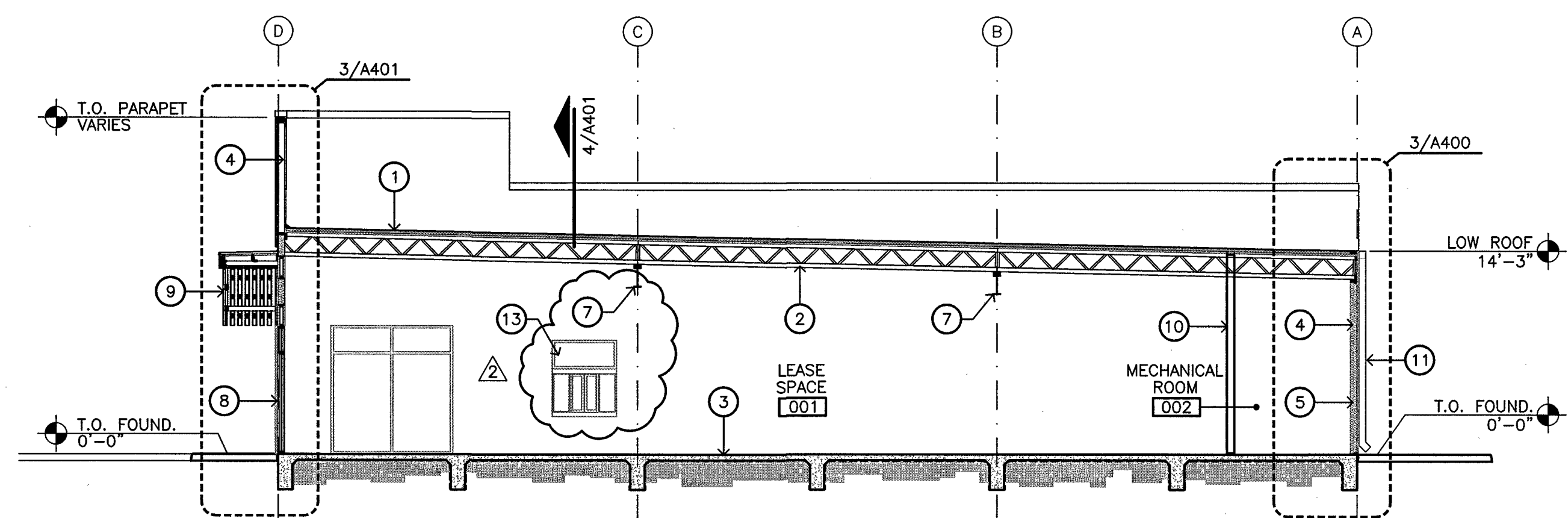
3 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"



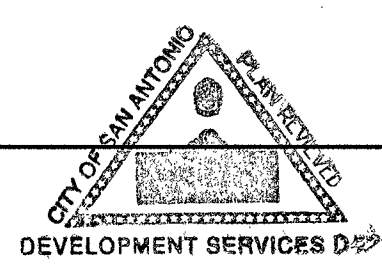
2 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

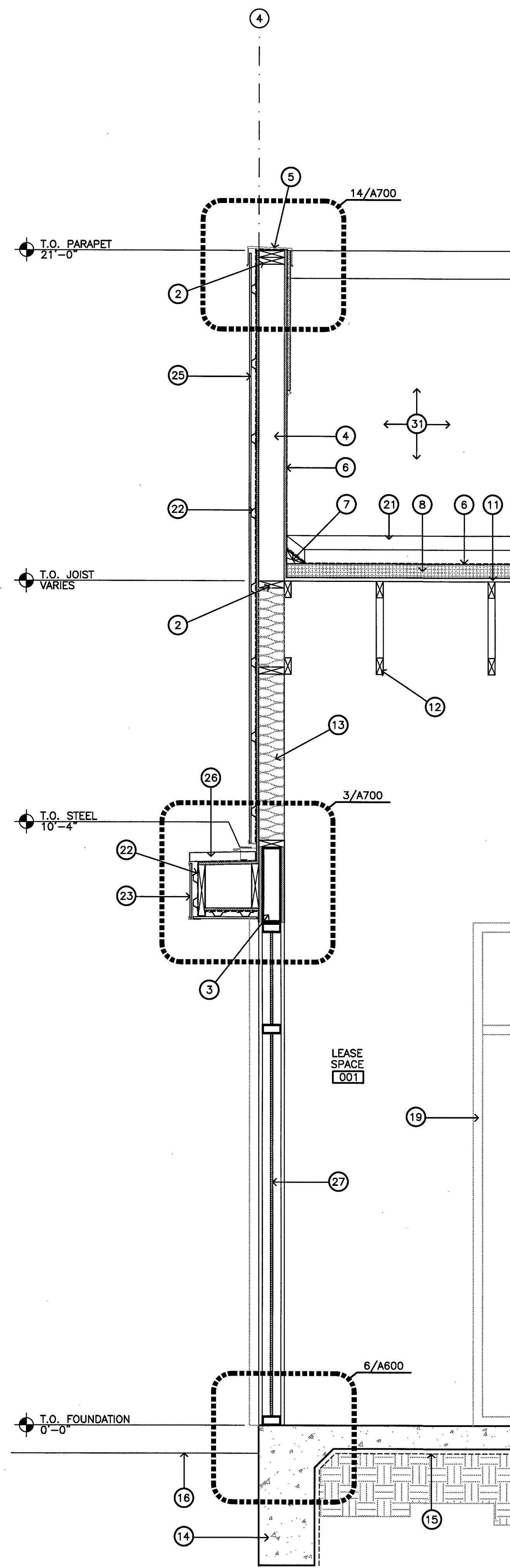


5 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

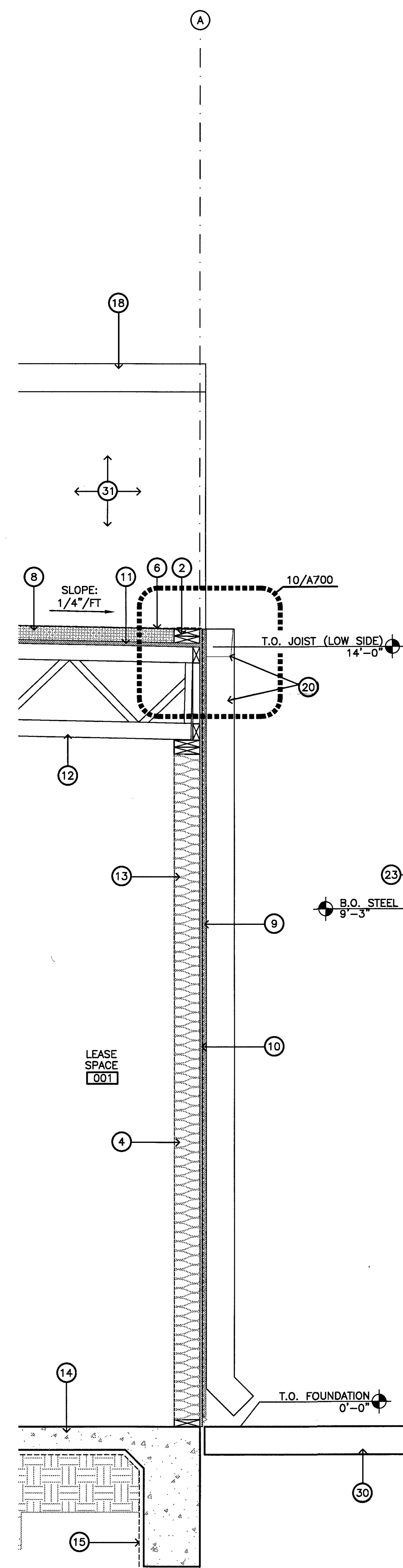


4 BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

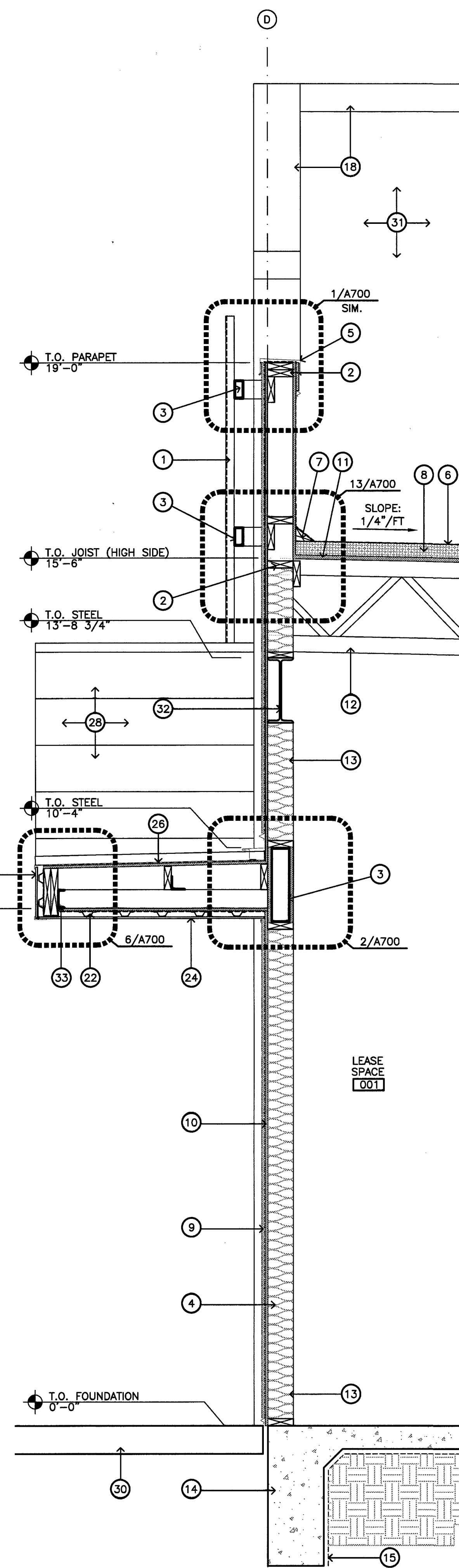




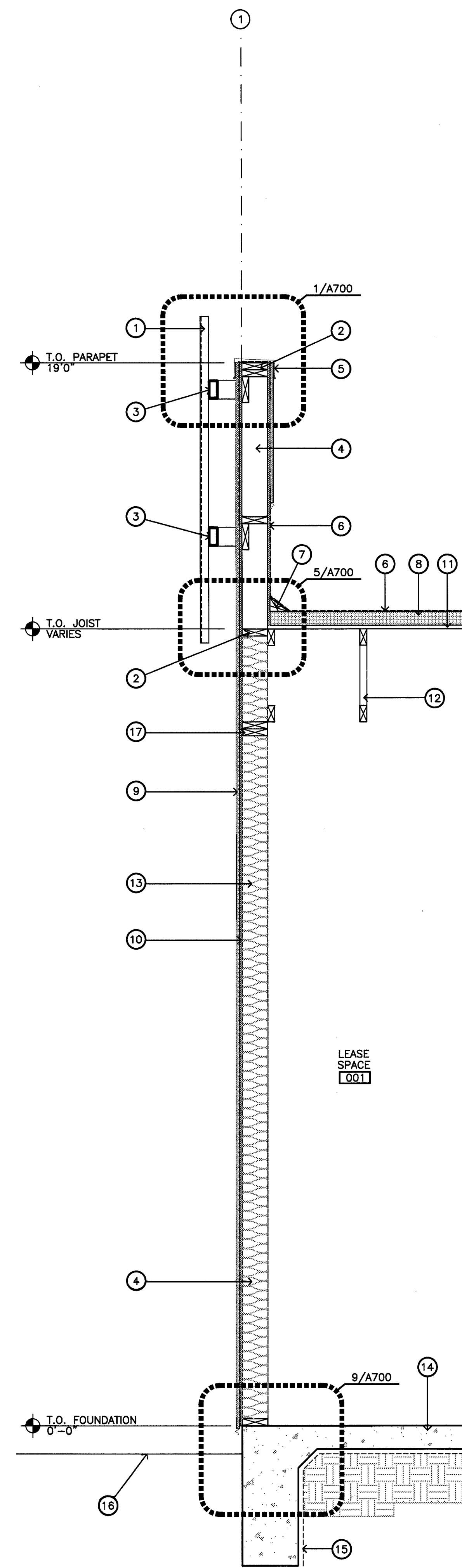
4 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

KEYED NOTES:

1. METAL STUD TRELLIS, PAINTED
2. WOOD NAILER, REF. STRUCTURAL
3. TUBE STEEL, REF. STRUCTURAL
4. 2X6 WOOD STUD @ 16" O.C., TYP.
5. METAL COPING
6. TPO ROOFING, REF. SPEC'S
7. WOOD CANT STRIP, TYP.
8. RIGID INSULATION, TYP.
9. CEMENT PLASTER ON METAL LATH, TYP.
10. MOISTURE BARRIER ON PLYWOOD SHEATHING, TYP.
11. PLYWOOD DECKING, TYP.
12. WOOD JOIST, REF. STRUCTURAL
13. FIBERGLASS BATT INSULATION, TYP.
14. CONCRETE FOUNDATION, REF. STRUCTURAL
15. MOISTURE BARRIER, REF. STRUCTURAL
16. PAVEMENT, REF. CIVIL
17. WOOD BLOCKING REF. STRUCTURAL
18. COPING BEYOND
19. STOREFRONT BEYOND
20. METAL GUTTER AND DOWNSPOUT, TYP.
21. CANT STRIP BEYOND
22. METAL FURRING CHANNEL, TYP.
23. METAL FASCIA PANEL, TYP.
24. METAL SOFFIT PANEL, TYP.
25. METAL WALL PANEL, TYP.
26. STANDING SEAM METAL ROOFING, TYP.
27. ALUMINUM STOREFRONT WINDOW, REF. SCHEDULE
28. METAL FASCIA PANEL BEYOND
29. 2X WOOD LEDGER, REF. STRUCTURAL
30. CONCRETE SIDEWALK, REF. CIVIL
31. TPO ROOFING BEYOND
32. STEEL I-BEAM, REF. STRUCTURAL
33. STEEL C-CHANNEL, REF. STRUCTURAL

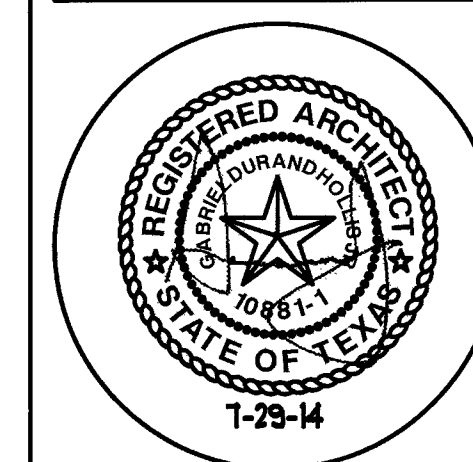
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WALL SECTIONS

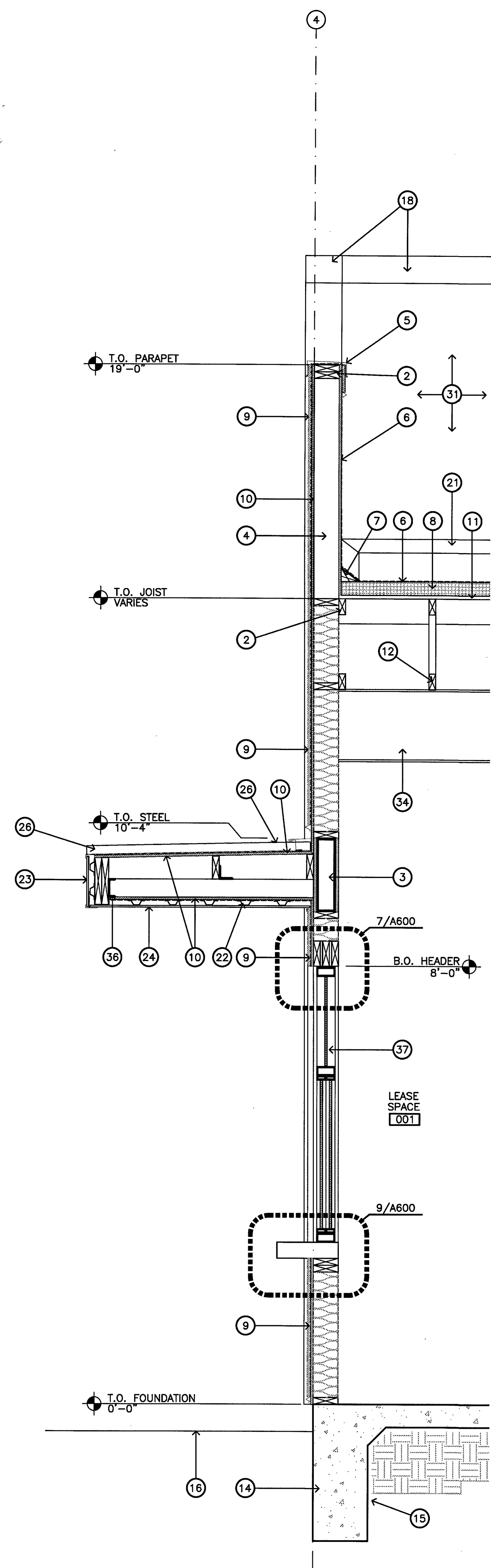


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GABRIEL DURAND-HOLLIS, FAIA
TEXAS LICENSE NO. 10881

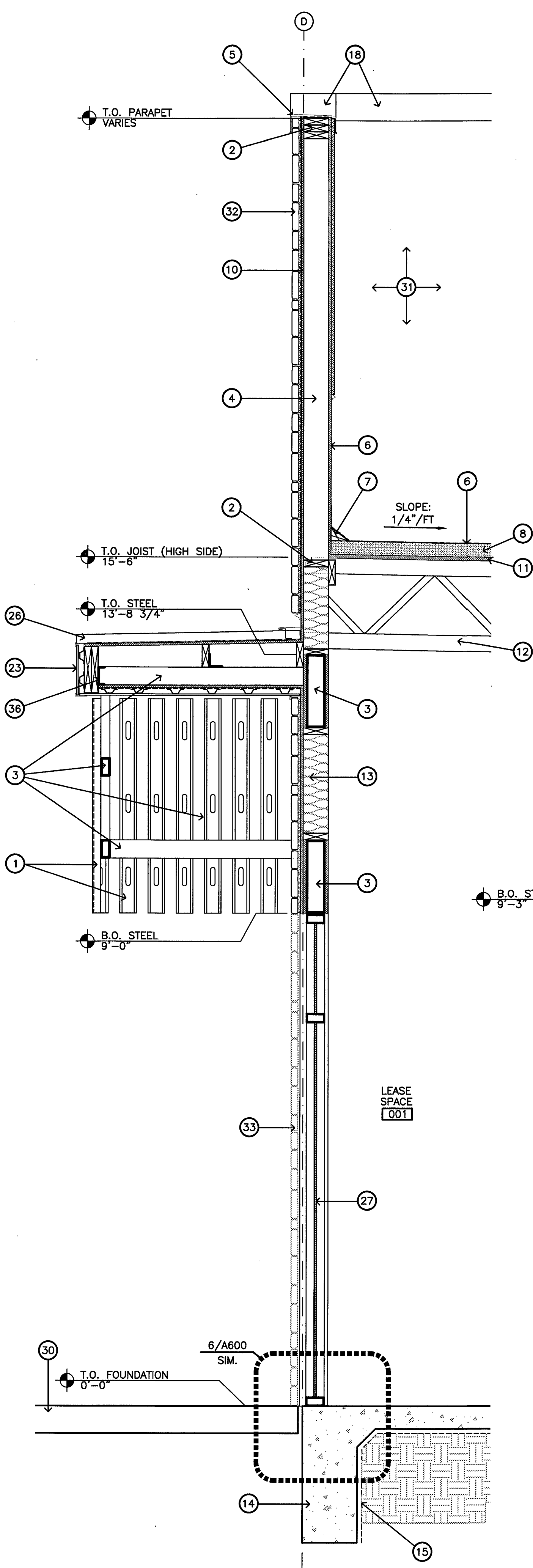
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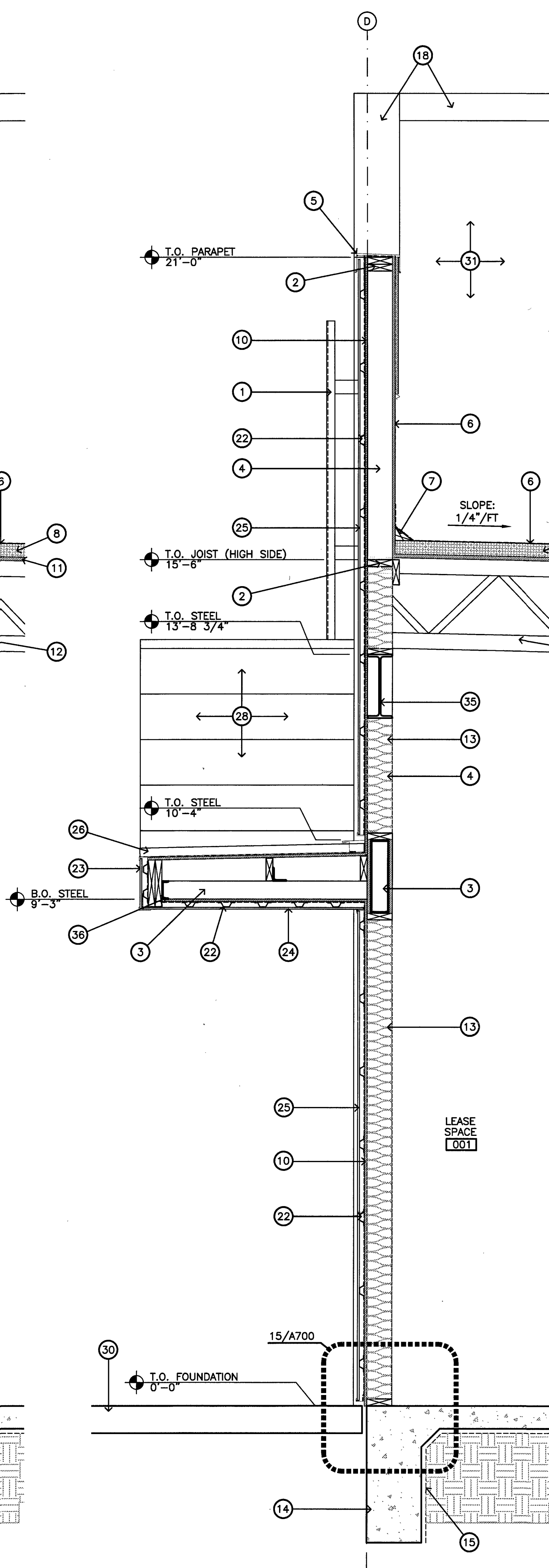
4 WALL SECTION

SCALE: 3/4" = 1'-0"



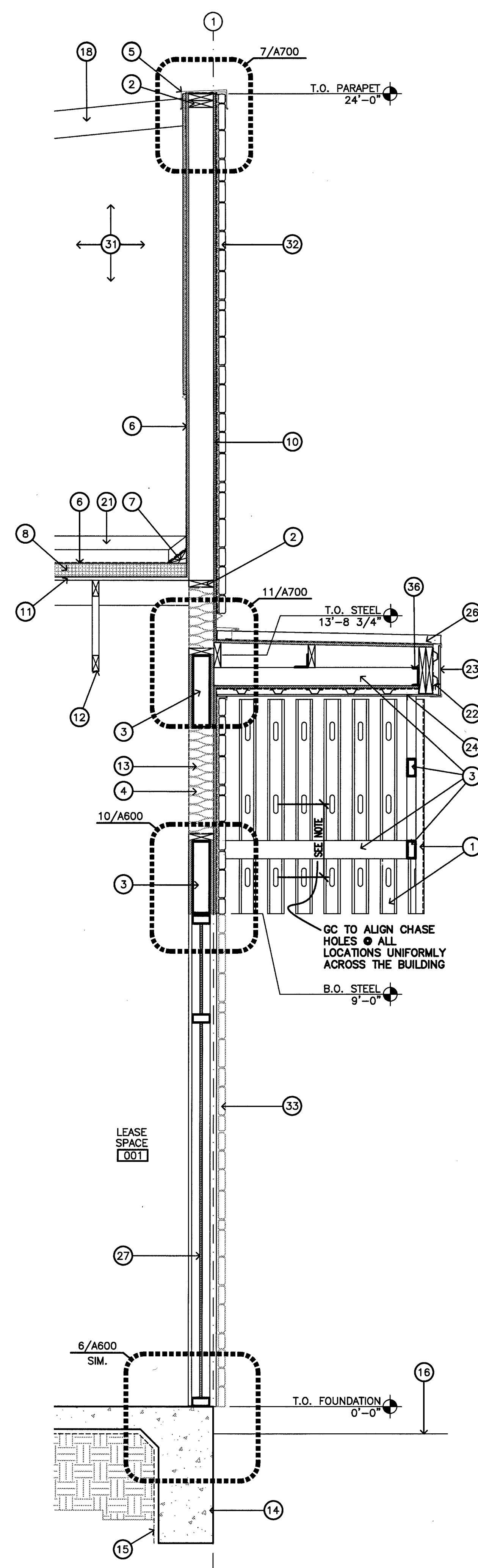
3 WALL SECTION

SCALE: 3/4" = 1'-0"



2 WALL SECTION

SCALE: 3/4" = 1'-0"



1 WALL SECTION

SCALE: 3/4" = 1'-0"

KEYED NOTES:

- METAL STUD TRELLIS, PAINTED
- WOOD NAILER, REF. STRUCTURAL
- TUBE STEEL, REF. STRUCTURAL
- 2X6 WOOD STUD @ 16" O.C., TYP.
- METAL COPING
- TPO ROOFING, REF. SPEC'S
- WOOD CANT STRIP, TYP.
- RIGID INSULATION, TYP.
- CEMENT PLASTER ON METAL LATH, TYP.
- MOISTURE BARRIER ON PLYWOOD SHEATHING, TYP.
- PLYWOOD DECKING, TYP.
- WOOD JOIST, REF. STRUCTURAL
- FIBERGLASS BATT INSULATION, TYP.
- CONCRETE FOUNDATION, REF. STRUCTURAL
- MOISTURE BARRIER, REF. STRUCTURAL
- PAVEMENT, REF. CIVIL
- WOOD BLOCKING REF. STRUCTURAL
- COPING BEYOND
- STOREFRONT BEYOND
- METAL GUTTER AND DOWNSPOUT, TYP.
- CANT STRIP BEYOND
- METAL FURRING CHANNEL, TYP.
- METAL FASCIA PANEL, TYP.
- METAL SOFFIT PANEL, TYP.
- METAL WALL PANEL, TYP.
- STANDING SEAM METAL ROOFING, TYP.
- ALUMINUM STOREFRONT WINDOW, REF. SCHEDULE
- METAL FASCIA PANEL BEYOND
- 2X WOOD LEDGER, REF. STRUCTURAL
- CONCRETE SIDEWALK, REF. CIVIL
- TPO ROOFING BEYOND
- THIN STONE VENEER, TYP.
- STONE VENEER BEYOND
- STEEL BEAM BEYOND
- STEEL I-BEAM, REF. STRUCTURAL
- STEEL C-CHANNEL, REF. STRUCTURAL
- DRIVE-THRU WINDOW, (ALTERNATE), REF. A600 AND SPECS

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EMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

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WALL SECTIONS



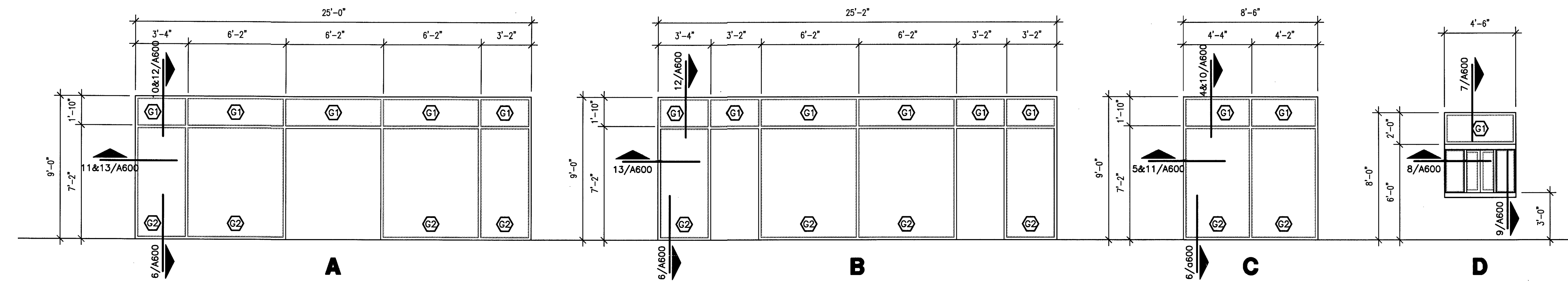
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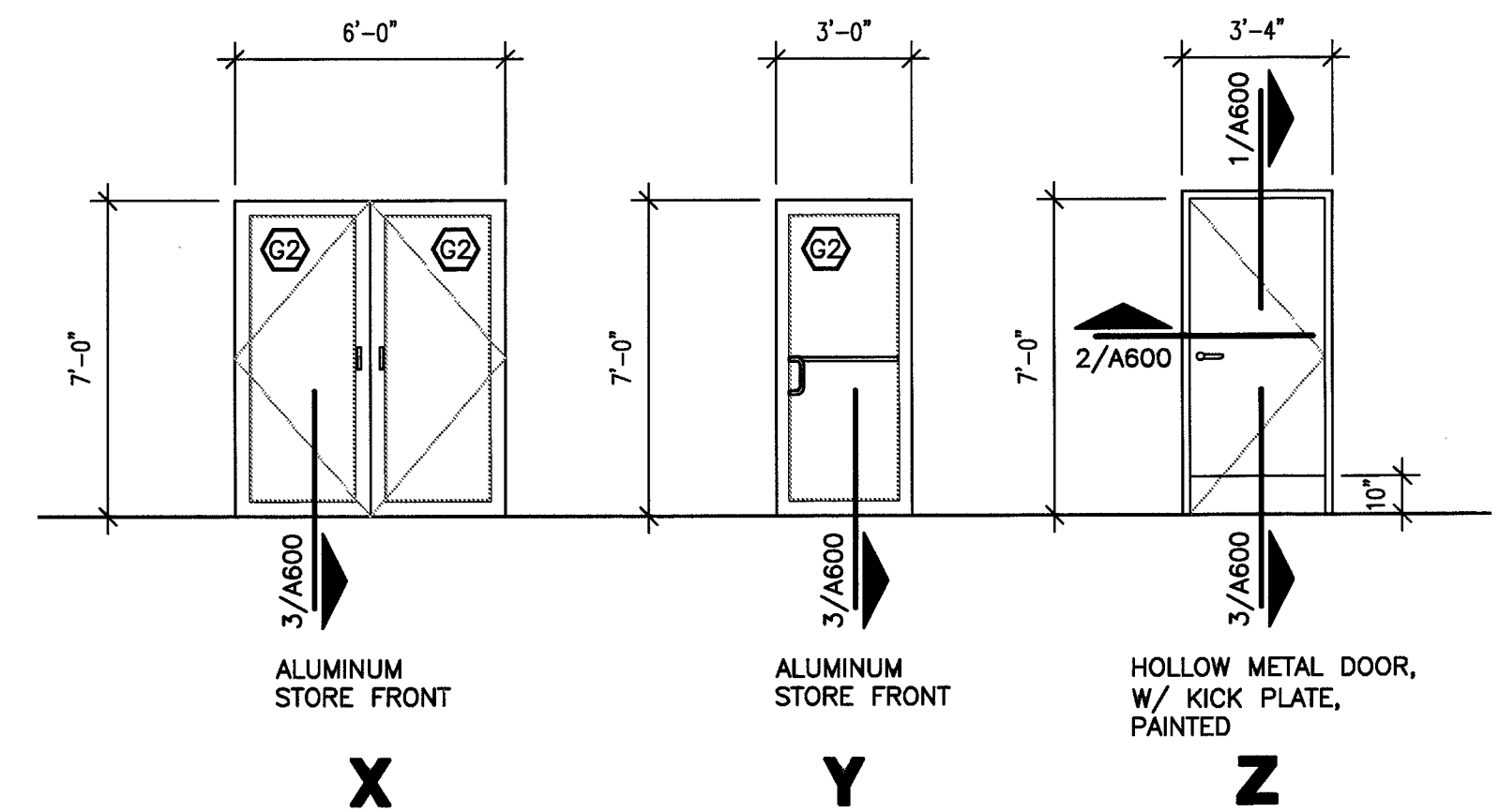
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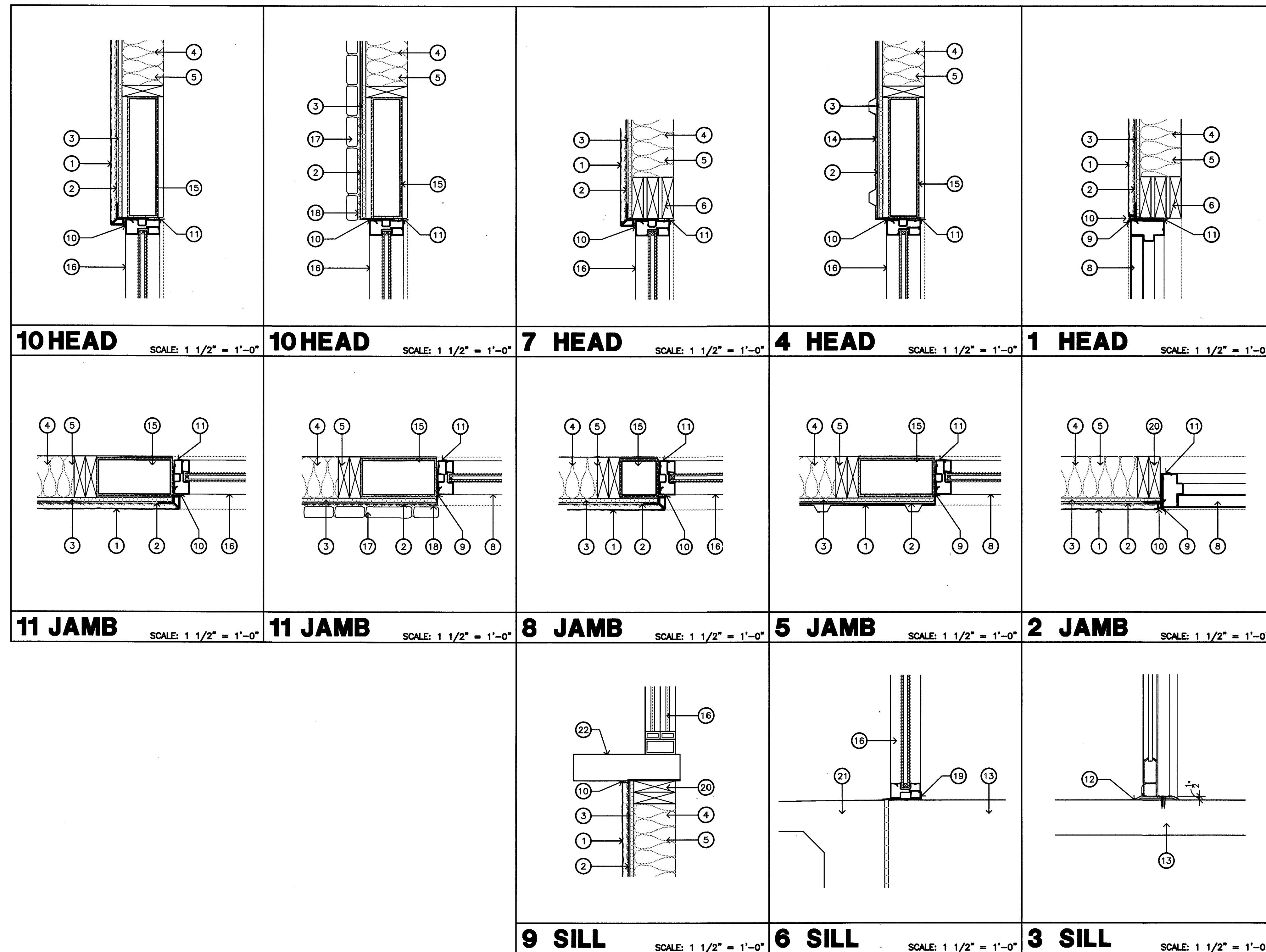
33



WINDOW TYPES
SCALE: 1/4" = 1'-0"



DOOR TYPES
SCALE: 1/4" = 1'-0"



DOOR/WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"

GLAZING SCHED.

- G1 1/4" CLEAR FLOAT (ANNEALED) GLAZING
G2 1/4" TEMPERED GLAZING

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2
3
4

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GENERAL NOTES

* DOOR NUMBERS & PLACEMENT IS
DEPENDENT ON TENANTS. PLEASE PRICE
ALL, BUT VERIFY WITH OWNER/ARCHITECT
PRIOR TO ORDERING.

KEYED NOTES

- 1" CEMENT PLASTER, PAINTED
- CONT. MOISTURE BARRIER
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 2X6 WOOD STUDS @ 16" O.C.
- FIBERGLASS BATT INSULATION (R-19)
- HEADER, REF. STRUCTURAL
- NOT USED
- DOOR AS SCHEDULED
- METAL DRIP EDGE
- CONT. BACKER ROD & SEALANT
- CONT. SEALANT
- ADA TRESHOLD
- CONCRETE SLAB, REF. STRUCTURAL
- METAL WALL PANEL
- STEEL FRAME, REF. STRUCTURAL
- WINDOW AS SCHEDULED
- THIN VENEER STONE
- SHEET METAL FLASHING
- ALUMINUM SUB SILL
- BLOCKING AS REQUIRED
- CONCRETE SIDEWALK, REF. CIVIL
- DRIVE THROUGH WINDOW ASSEMBLY

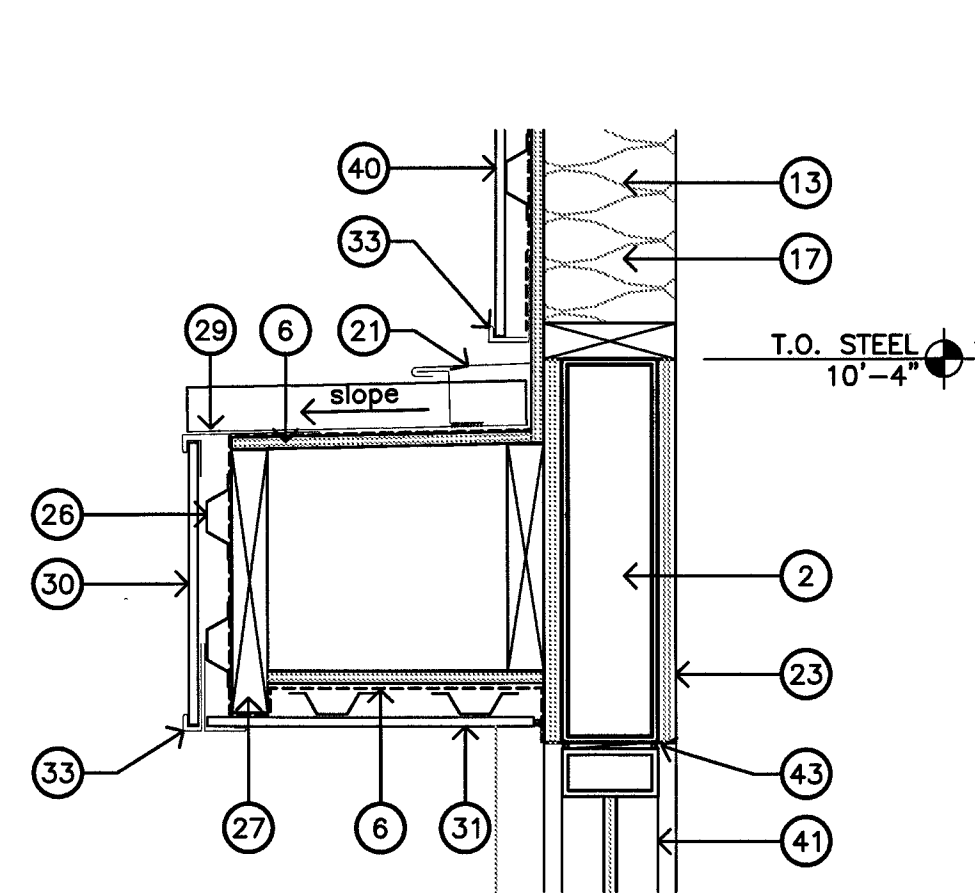
DOOR & WINDOW TYPES



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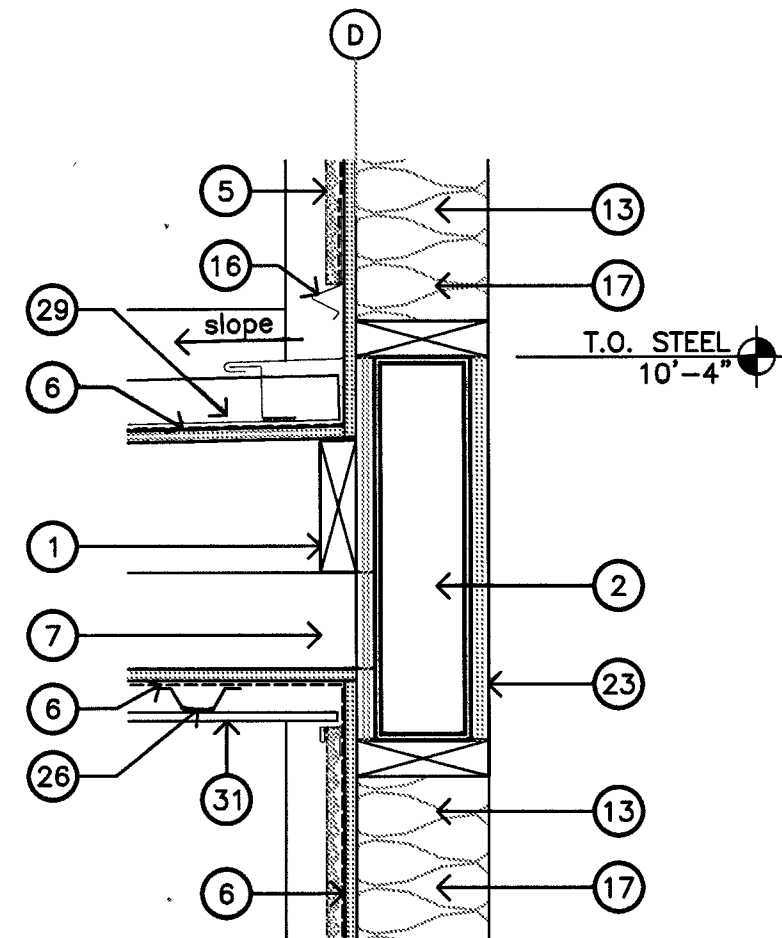
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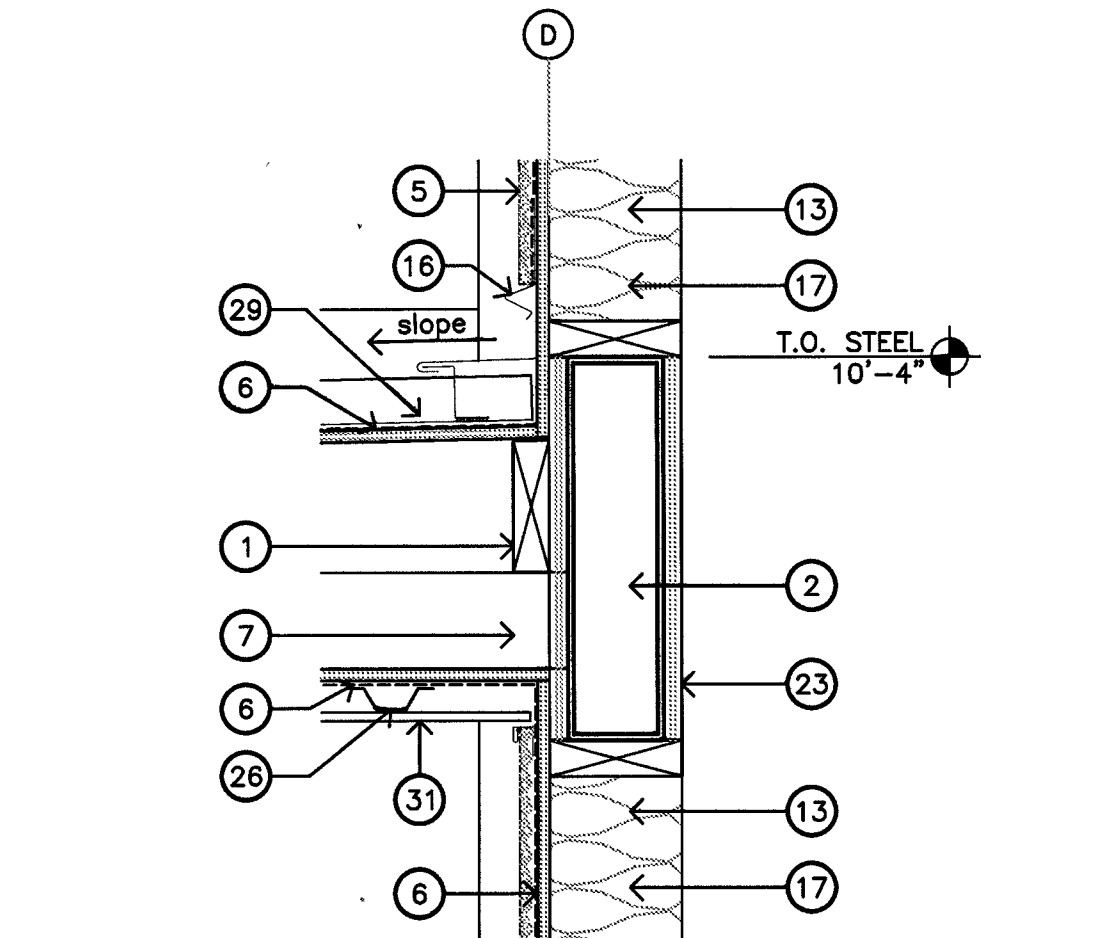
4 DETAIL

SCALE: 1 1/2" = 1'-0"



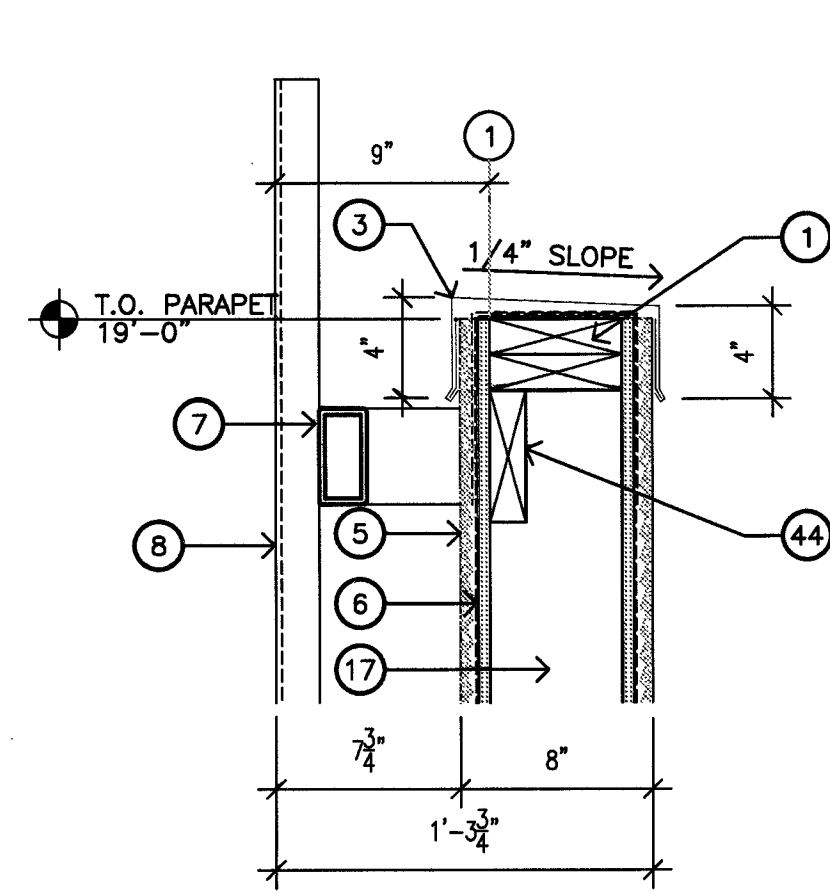
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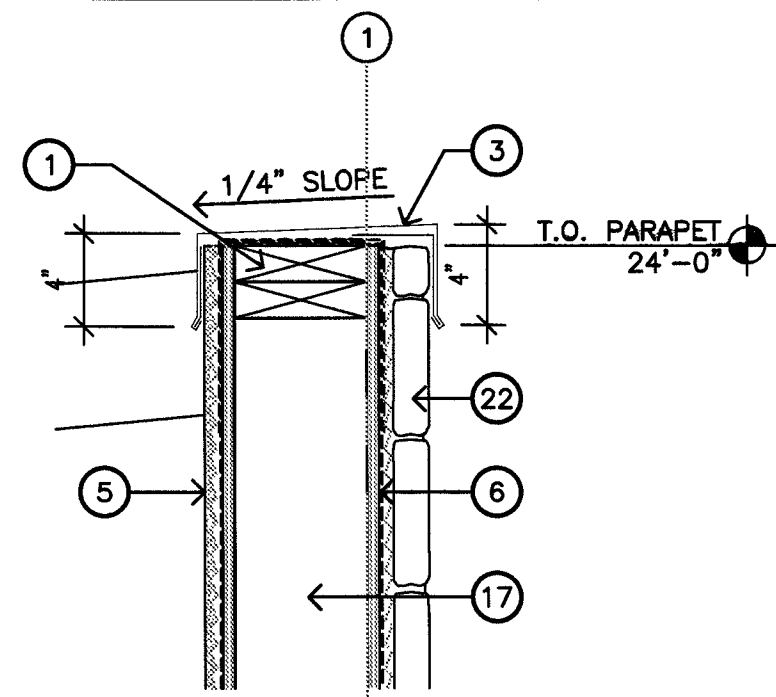
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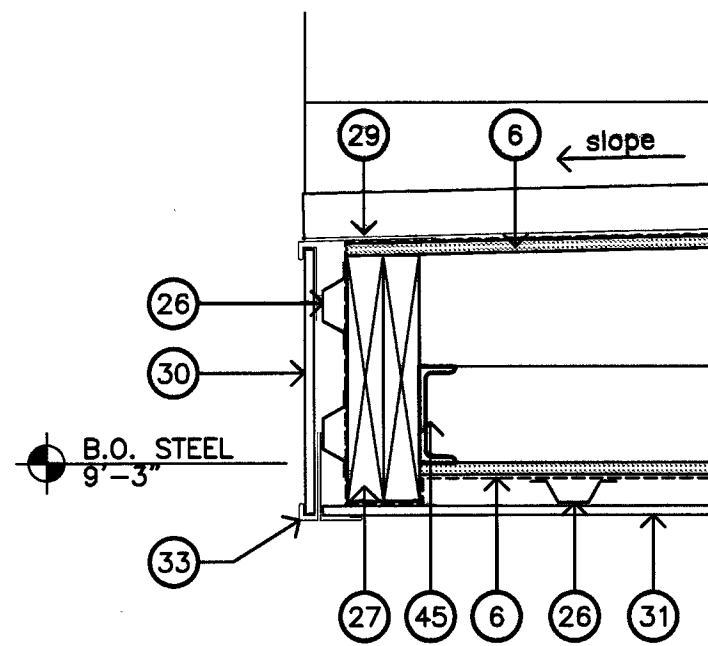
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SCALE: 1 1/2" = 1'-0"



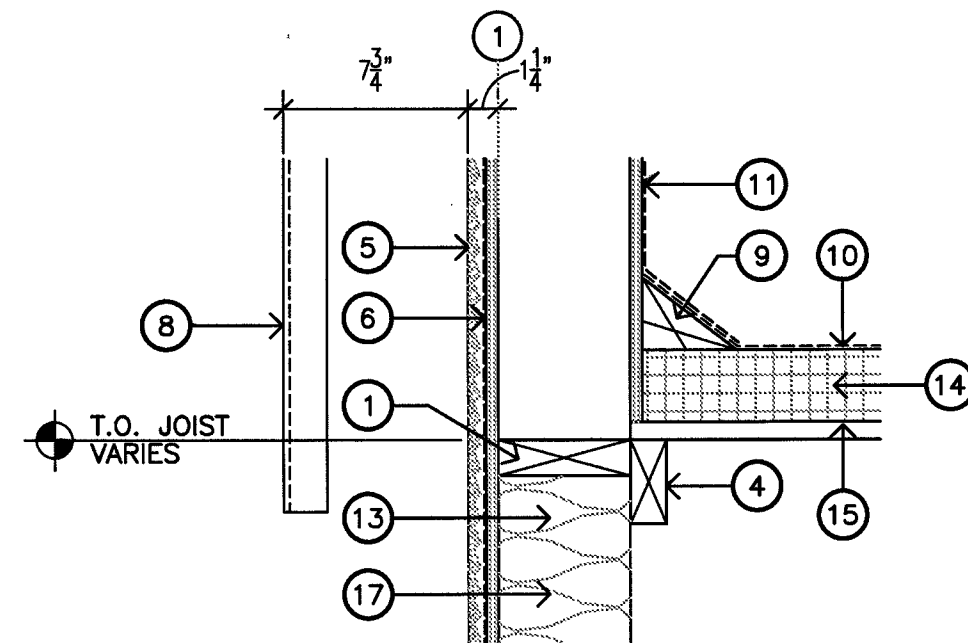
8 DETAIL

SCALE: 1 1/2" = 1'-0"



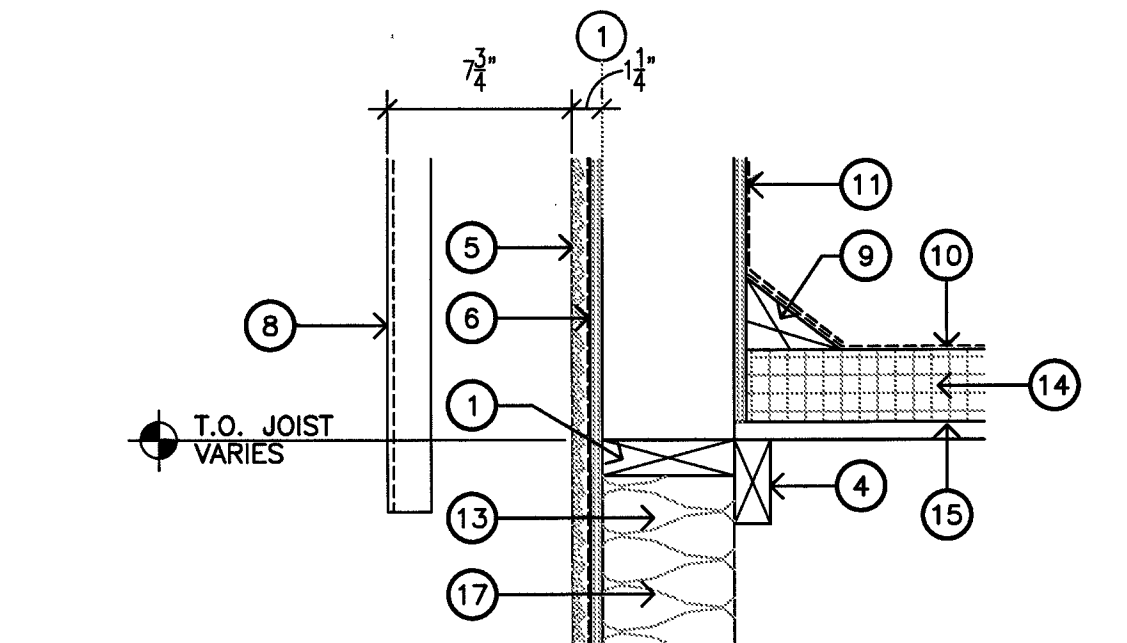
7 DETAIL

SCALE: 1 1/2" = 1'-0"



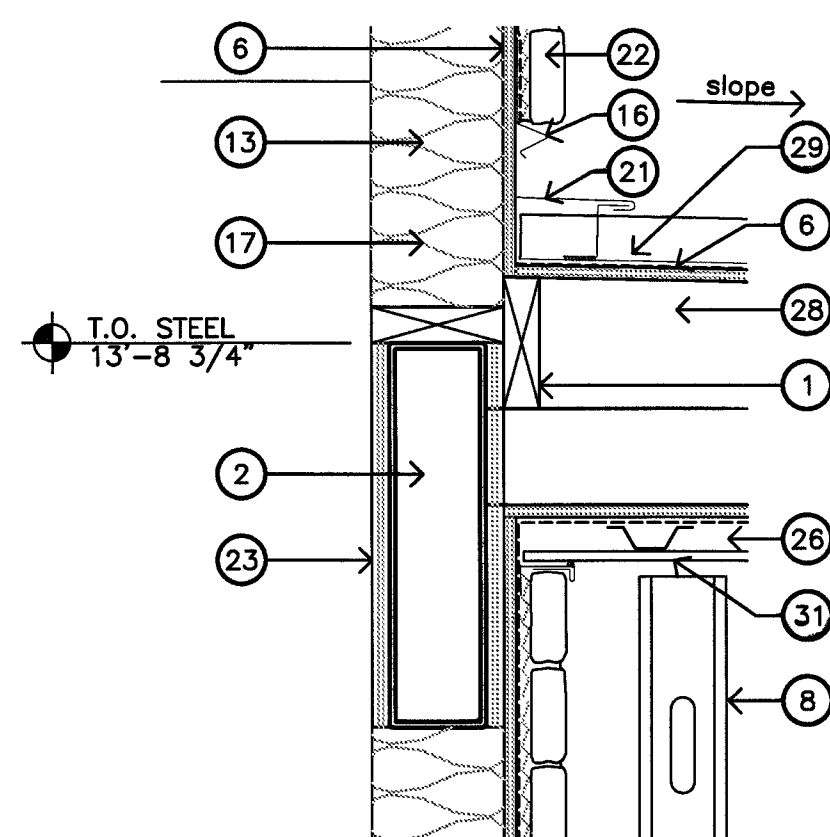
6 DETAIL

SCALE: 1 1/2" = 1'-0"



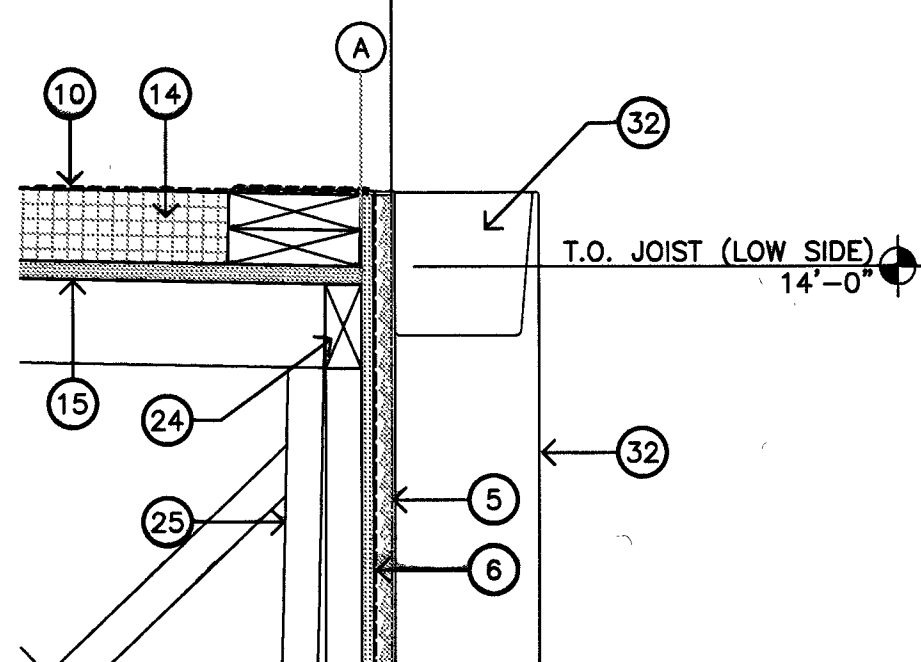
5 DETAIL

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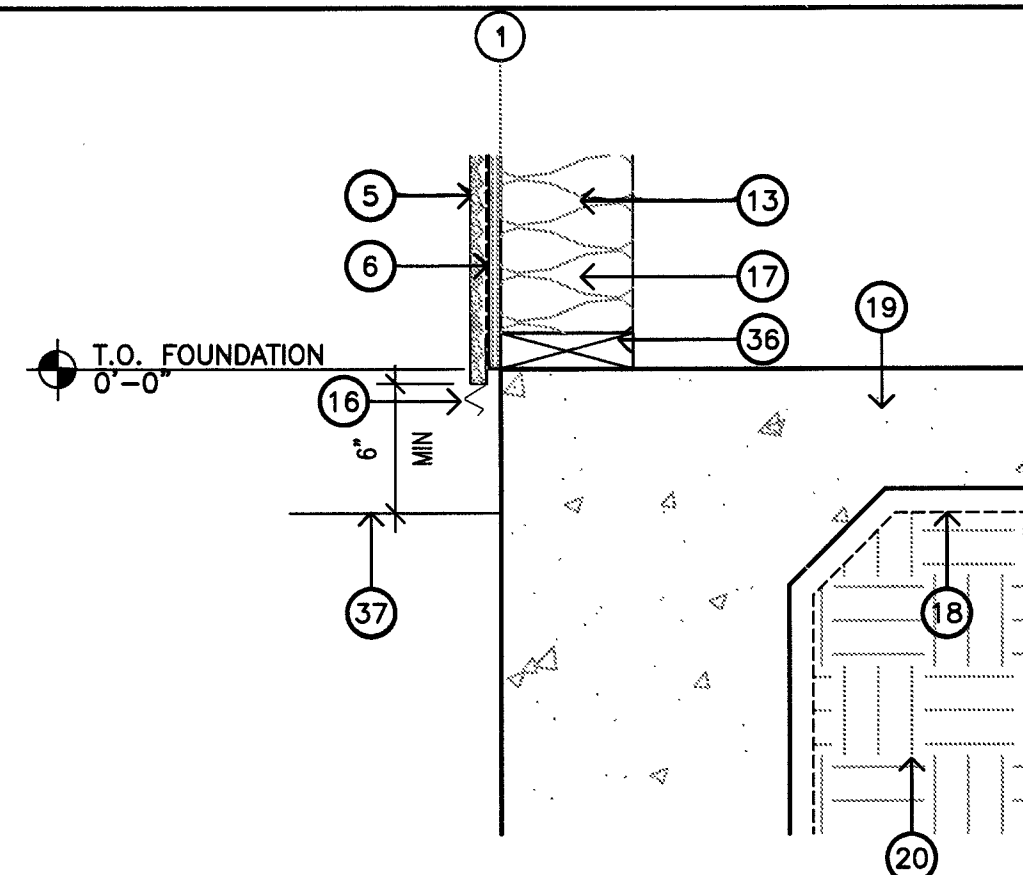
12 DETAIL

SCALE: 1 1/2" = 1'-0"



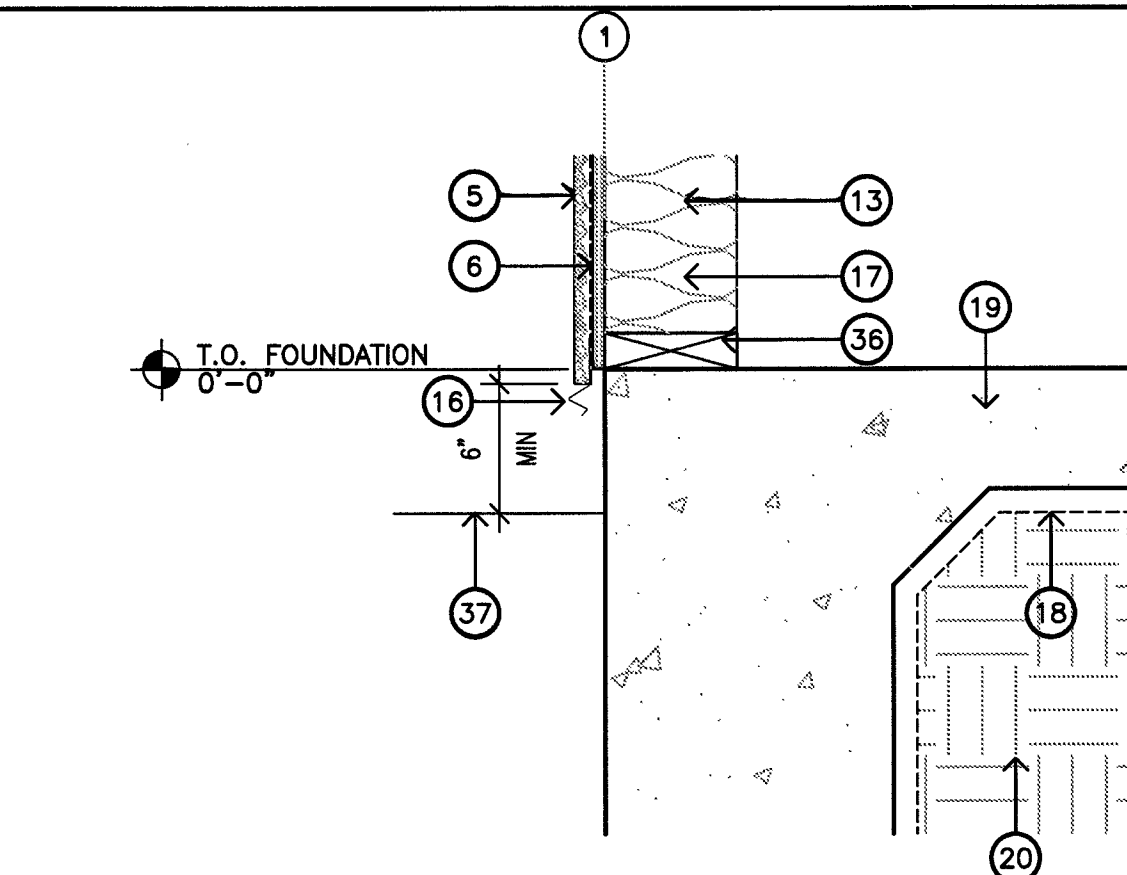
11 DETAIL

SCALE: 1 1/2" = 1'-0"



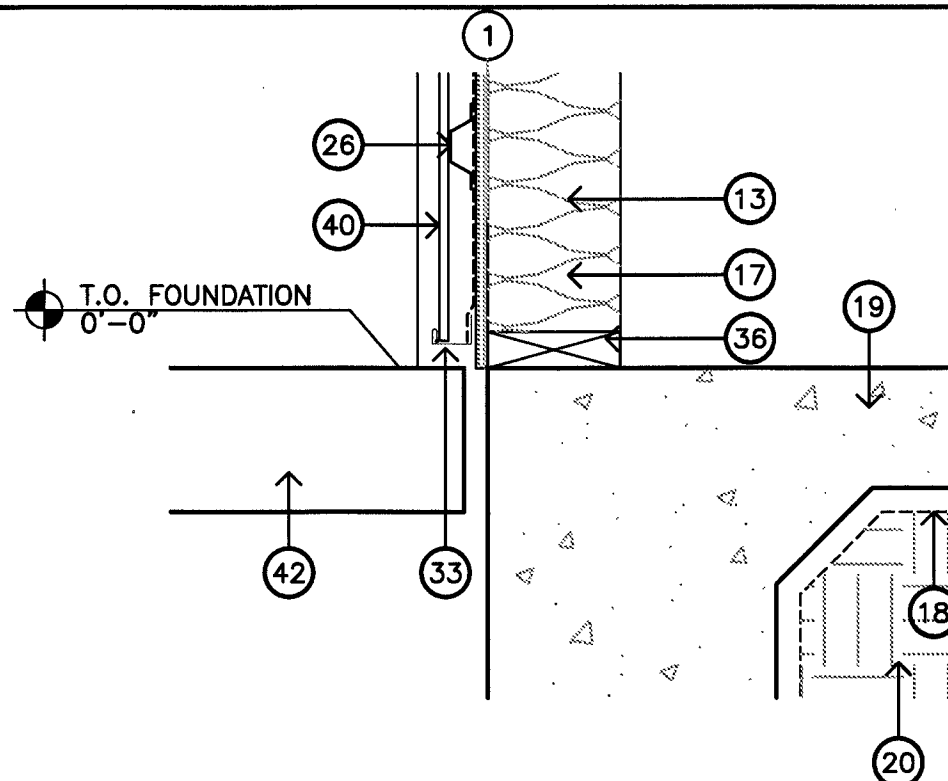
10 DETAIL

SCALE: 1 1/2" = 1'-0"



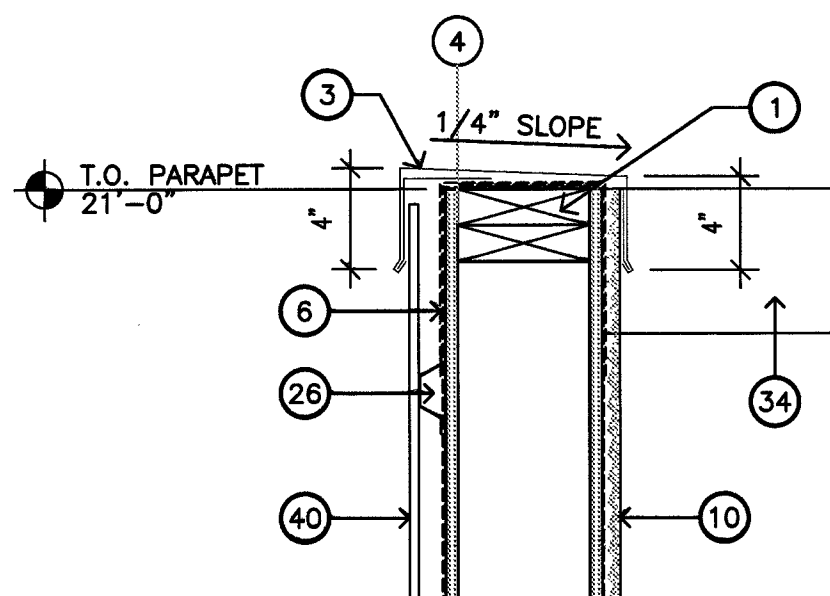
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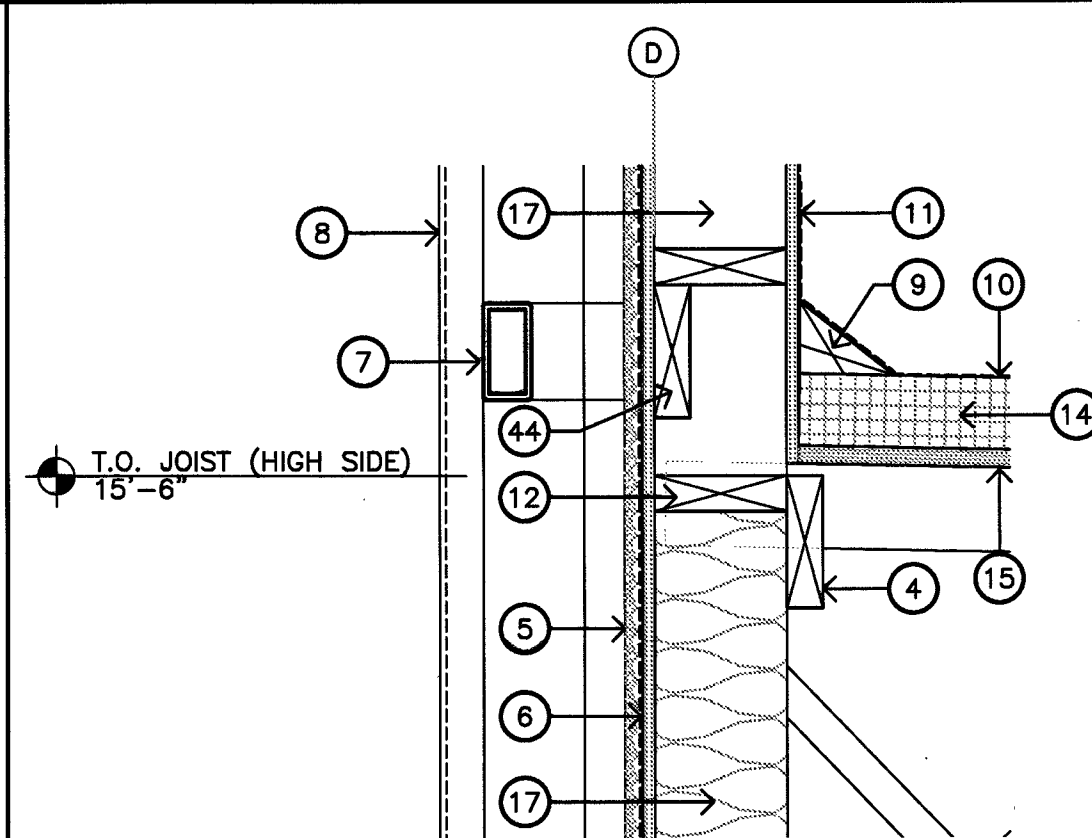
16 DETAIL

SCALE: 1 1/2" = 1'-0"



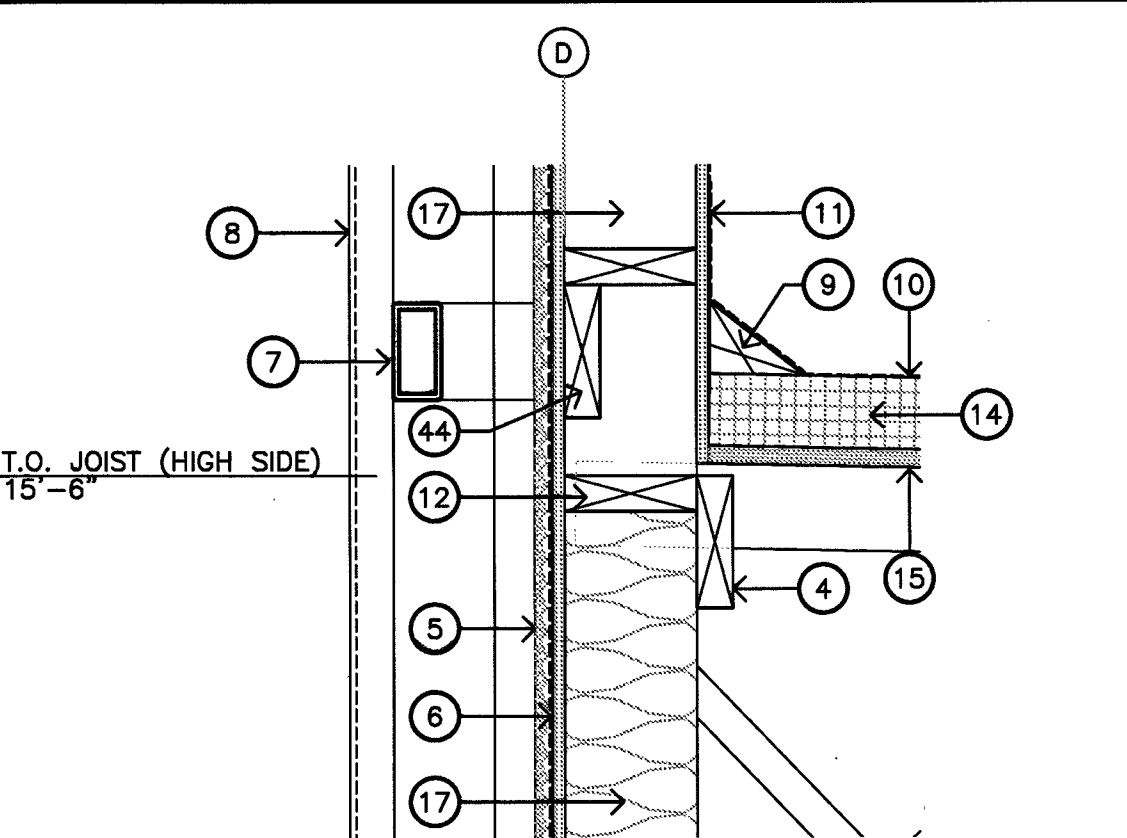
15 DETAIL

SCALE: 1 1/2" = 1'-0"



14 DETAIL

SCALE: 1 1/2" = 1'-0"



13 DETAIL

SCALE: 1 1/2" = 1'-0"

KEYED NOTES:

1. 2 X WOOD NAILER, REF. STRUCTURAL
2. TUBE STEEL FRAME, REF. STRUCTURAL
3. METAL COPING ON METAL CLEATS
4. 2 X WOOD LEDGER, REF. STRUCTURAL
5. 1" CEMENT PLASTER ON METAL LATH, PAINTED
6. CONT. MOISTURE BARRIER ON 1/2" EXTERIOR GRADE SHEATHING
7. TUBE STEEL (OUTRIGGER) FRAME, REF. STRUCTURAL
8. 3/8" GALV. METAL STUD TRELLIS, PAINTED
9. WOOD CANT STRIP
10. TPO ROOFING MEMBRANE, REF. SPECS
11. TPO ROOFING MEMBRANE COUNTER FLASHING
12. 2 X WOOD BLOCKING, REF. STRUCTURAL
13. FIBERGLASS BATT INSULATION, TYP.
14. 3" POLYISOCYANURATE RIGID INSULATION W/ INTEGRATED COVER BOARD
15. 5/8" PLYWOOD DECKING, TYP.
16. METAL WEEP SCREED, TYP.
17. 2 X 6 WOOD STUDS @ 16" O.C. TYP.
18. POLYETHYLENE MOISTURE BARRIER, REF. STRUCTURAL
19. CONCRETE FOUNDATION, REF. STRUCTURAL
20. EXISTING GRADE
21. METAL COUNTER FLASHING, TYP.
22. THIN STONE VENEER, TYP.
23. 3/4" EXTERIOR GRADE SHEATHING
24. WOOD END-WALL TRUSS, REF. STRUCTURAL
25. WOOD JOIST, REF. STRUCTURAL
26. 1/8" FURRING CHANNELS, TYP.
27. 2 X WOOD FASCIA BOARD, PAINTED
28. 2 X WOOD BATTENS, TYP.
29. STANDING SEAM METAL ROOFING, TYP.
30. METAL FASCIA PANEL, PAINTED TO MATCH ROOF
31. METAL SOFFIT PANEL, TYP.
32. METAL GUTTER & DOWNSPOUT, PAINTED
33. METAL CLOSURE STRIPS BUTT-END JOINTED FOR WEEPING
34. METAL COPING BEYOND
35. 4 X 10 TUBE STEEL HEADER, REF. STRUCTURAL
36. 2 X 6 TREATED WOOD SILL PLATE, REF. STRUCTURAL
37. ASPHALT PAVEMENT, REF. CIVIL
38. NOT USED
39. NOT USED
40. METAL WALL PANEL, TYP.
41. ALUMINUM STORE FRONT AS SCHEDULED
42. CONCRETE SIDEWALK, REF. CIVIL
43. CONT. BACKER ROD & SEALANT
44. 2X ANCHOR PLATE, REF. STRUCTURAL
45. STEEL C-CHANNEL, REF. STRUCTURAL
46. 1/2" EXTERIOR GRADE SHEATHING

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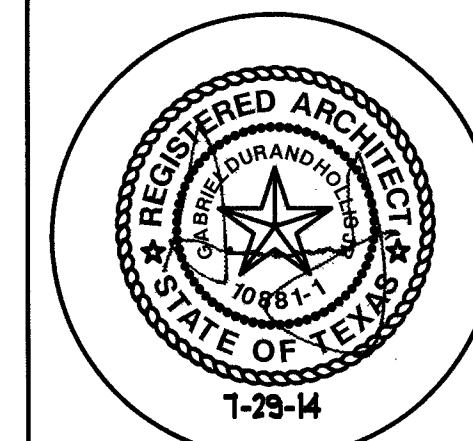
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2014

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A700

TYPICAL STRUCTURAL ABBREVIATIONS

ABBREVIATIONS SHOWN ARE NOT NECESSARILY USED

A		H	
ABOVE FINISH FLOOR	— AFF	HEADED STUDS	— H.S.
ADDITIONAL	— ADDN'L	HEIGHT	— HT.
ADJACENT	— ADJ.	HIGH POINT	— H.P.
AGGREGATE	— AGGR.	HOLLOW STRUCTURAL SHAPE	— HSS
ALTERNATE	— ALT.	HORIZONTAL	— HORIZ.
ANCHOR BOLT	— A.B.	HOOK	— HK
AND	— &	I	
ANGLE	— L	INFORMATION	— INFO.
APPROVED	— APPD.	INSIDE DIAMETER	— I.D.
APPROXIMATE	— APPROX.	INSIDE FACE	— I.F.
ARCHITECT	— ARCH.	INTERIOR	— INT.
ARCHITECTURAL	— ARCH'L.	INTERMEDIATE	— INTERM.
ARCH'L. FINISH SURFACE	— A.F.S.	J	
AT	— @	JOINT(S)	— JT(S).
AIR CONDITIONER	— A/C	JOIST(S)	— JST(S).
AIR HANDLING UNIT	— AHU	K	
B		KIPS (1000 LBS)	— k
BACK FACE	— B.F.	KIP PER LINEAR FOOT	— KLF
BACK TO BACK	— B. TO B.	KIP PER SQUARE FOOT	— KSF
BASEMENT	— BSMT.	L	
BEAM	— BM.	LIGHTWEIGHT CONCRETE	— LWT. CONC.
BEARING	— BRG.	LIVE LOAD	— LL
BELOW FINISH FLOOR	— BFF	LONGITUDINAL	— LONG.
BETWEEN	— BTWN.	LONG LEG HORIZONTAL	— L.L.E.
BEVEL (ED)	— BEV (D)	LONG LEG VERTICAL	— LLV
BLOCK	— BLK.	LOW POINT	— L.P.
BLOCKING	— BLKG.	M	
BLOCK-OUT	— B.O.	MANUFACTURE(R)	— MFR.
BOTTOM	— BOT.	MASONRY OPENING	— M.O.
BRACKET	— BRKT.	MATERIAL	— MAT.
BRICK LEDGE ELEVATION	— B.L.E.	MAXIMUM	— MAX.
BRIDGING	— BRDG.	MECHANICAL	— MECH.
BUILDING	— BLDG.	MEZZANINE	— MEZZ.
BUILDING LINE	— B.L.	MIDDLE	— MID.
C		MINIMUM	— MIN.
CANTILEVER	— CANT.	MISCELLANEOUS	— MISC.
CAST IRON	— C.I.	MOMENT	— M
CAST-IN-PLACE	— C.I.P.	MOMENT CONNECTION(S)	— M.C. OR
CEILING	— CLG.	N	
CENTER LINE	— C.L.	NEAR FACE	— N.F.
CENTER OF GRAVITY	— C.G.	NOMINAL	— NOM.
CENTER TO CENTER	— C. TO C.	NON-SHRINK	— N.S.
CHANNEL	— C	NOT IN CONTRACT	— N.I.C.
CLEAR OR CLEARANCE	— CLR.	NOT TO SCALE	— N.T.S.
COLUMN	— COL.	NUMBER	— NO. OR #
COMPRESSION	— C OR COMP.	O	
CONCRETE	— CONC.	ON CENTER	— O.C.
CONCRETE MASONRY UNIT	— CMU	OPENING(S)	— OPNG(S).
CONNECTION (S)	— CONN(S).	OPPOSITE	— OPP.
CONTINUOUS	— CONT.	OPPOSITE HAND	— O.P.
CONTRACTOR	— CONTR.	OUTSIDE FACE	— O.F.
CONTROL JOINT	— CT.J.	OUTSIDE DIAMETER	— O.D.
CONSTRUCTION	— CONST.	OUTSTANDING	— OSTG.
CONSTRUCTION JOINT	— C.J.	P	
CORNER	— COR.	PAN	— P
COVER PLATE	— COV. PL.	PARALLEL	— PAR.
D		PARTITION	— PARTN.
DETAIL	— DET.	PENETRATION	— PEN.
DEAD LOAD	— DL	PERPENDICULAR	— PERP.
DEFORMED BAR ANCHOR	— D.B.A.	PIECE	— PC.
DIAGONAL	— DIAG.	PLATE	— PL.
DIAMETER	— DIA.	POINT	— PT.
DIMENSION(S)	— DIM(S).	POUNDS PER SQUARE FOOT	— P.S.F.
DOVETAIL	— DVTL.	POUNDS PER SQUARE INCH	— P.S.I.
DOWNSPOUT	— DS	PRECAST CONCRETE	— P/C
DRAWING(S)	— DWG(S).	PRE-ENGINEERED	— PEBM
DOUBLE	— DBL	BUILDING MANUFACTURER	—
DOWEL(S)	— DWL(S).	PRE-ENGINEERED	—
E		METAL BUILDING	— PEMB
EACH	— EA.	PREFABRICATED	— PREFAB.
EACH FACE	— E.F.	PRELIMINARY	— PRELIM.
EACH WAY	— E.W.	PROJECTION	— PROJ.
EDGE ANGLE OFFSET	— E.A.O.	R	
ELECTRICAL	— ELEC.	RADIUS	— R
ELEVATION	— EL.	REINFORCED CONCRETE PIPE	— RCP
ELEVATOR	— ELEV.	REINFORCE(ING) (ED) (MENT)	— REINF.
ENGINEER	— ENGR.	REMAINDER	— REM. OR R
ENTRANCE	— ENT.	REQUIRE	— REQ.
EQUAL	— EQ.	RETENTION SYSTEM	— RET. SYS.
EQUIPMENT	— EQUIP.	REQUIRED	— REQ'D.
EXPANSION	— EXP.	RISER	— RIS.
EXPANSION JOINT	— E.J.	ROOF	— RF.
EXISTING	— EXIST.	ROOF DRAIN	— R.D.
EXTERIOR	— EXT.	ROOF OPENING	— RF. OPNG.
EXTRA STRONG	— X-STR.	ROOM	— RM.
F		ROUND	— RND.
FACE TO FACE	— F. TO F.	S	
FABRICATOR	— FABR.	SCHEDULE(D)	— SCHED.
FAR SIDE	— F.S.	SECTION	— SECT.
FIELD VERIFY	— (F.V.)	SHEAR	— V
FINISH(ED)	— FIN.	SHEET	— SHT.
FINISHED FLOOR	— FIN. FL.	SIDEWALK	— SW.
FIREPROOF(ING)	— FP	SIMILAR	— SIM.
FLANGE	— FLG.	SPACE	— SPA.
FLOOR	— FL.	SPECIFICATION(S)	— SPEC(S)
FLOOR DRAIN	— F.D.	SPECIFIED	— SPEC'D.
FOUNDATION	— FDN.	SQUARE FOOT (FEET)	— S.F.
G		STANDARD	— STD.
GAGE OR GAUGE	— GA.	STEEL	— STL.
GALVANIZED	— GALV.	STIFFENER	— STIFF.
GALVANIZED IRON	— G.I.	STRAIGHT	— STR.
GALVANIZED STEEL	— G.S.	STIRRUPS	— STIR.
GENERAL CONTRACTOR	— G.C.	STRUCTURE	— STRUCT.
GOVERNMENT	— GOVT.	STRUCTURAL	— STRUCTL.
GRADE	— GR.	SYMMETRICAL	— SYM.
GRADE BEAM	— GR. BM.	SUBCONTRACTOR	— SUBCONTR.
	— GEN. CONTR.	SUPPORT(S)	— SUPT(S).

TYPICAL SYMBOLS LEGEND

WB-1	INDICATES WIND BRACE - SEE WIND BRACE ELEVATIONS.
TRUSS	INDICATES TRUSS - SEE TRUSS ELEVATIONS.
	INDICATES MOMENT CONNECTION - SEE MOMENT CONNECTION DETAILS.
	INDICATES STEEL BEAM SPLICE - SEE STRUCTURAL STEEL SIMPLE BEAM CONNECTION DETAILS SBX-1.
	INDICATES STRUCTURE OVER VOID
	SEE EXPANSIVE CLAY SOIL DETAILS CES-1.
	INDICATES THAT COLUMN STARTS UPWARD FROM THIS LEVEL.
	INDICATES THAT COLUMN STOPS AT THIS LEVEL.

STRUCTURAL SYMBOLS

THE FOLLOWING SYMBOLS ARE USED TO REPRESENT THE MATERIALS SHOWN ON THE STRUCTURAL DRAWINGS. SEE SPECIFICATIONS AND GENERAL NOTES FOR MATERIAL QUALITIES REQUIRED.

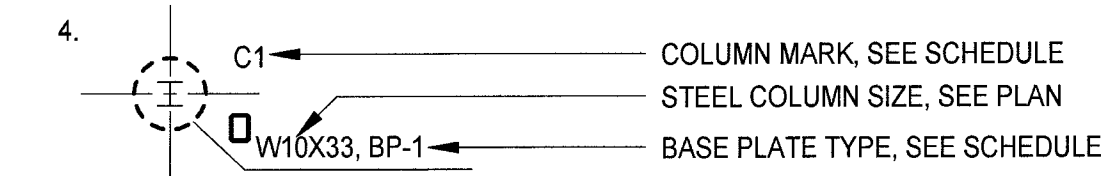
	ARCHITECTURAL FINISHED SURFACE
	CAST-IN-PLACE CONCRETE
	STRUCTURAL PRECAST CONCRETE
	SAND GRAVEL, OR LOW P.I. FILL
	EARTH
	ROCK
	ARCHITECTURAL PRECAST CONCRETE
	NON-SHRINK GROUT
	SAND CEMENT GROUT
	EXISTING
	C.M.U.
	BRICK
	STRUCTURAL STEEL
	WOOD (CONTINUOUS)
	WOOD (NON-CONTINUOUS)
	PLYWOOD
	GLUE LAMINATED LUMBER (GLU-LAM)
	MICRO LAMINATED LUMBER (MICRO-LAM)
	ROOF TOP MECHANICAL UNIT ON PLAN
	BEAM BOTTOM CHORD BRACING ON PLAN

TYPICAL PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ACTUAL SEA LEVEL ELEVATION RELATED TO DATUM ELEVATION = 100'- 0" SHOWN ON DRAWINGS.
- SEE PLAN FOR TOP OF STRUCTURAL CONCRETE (T.O.S.C.) ELEVATION.
- T.O.S. EL. = BOTTOM OF METAL DECK ELEVATION SEE PLAN FOR TOP OF STEEL (T.O.S.) ELEVATION.
- T.O. WOOD EL. = TOP OF PLYWOOD DECK / TONGUE & GROOVE DECK ELEVATION. SEE PLAN FOR TOP OF WOOD ELEVATION.
- SHEET INDEX:
THE DETAILS IN THE DRAWINGS, INCLUDING THOSE DRAWINGS REFERENCED BY THIS INDEX, WHICH ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS.

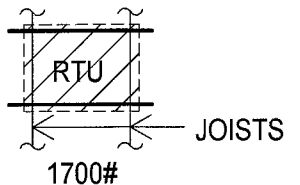
SHEET LIST	
SHT. NO.	SHEET NAME
S100	TYPICAL ABBREVIATION, SYMBOLS, AND PLAN NOTES
S101	GENERAL NOTES
S102	GENERAL NOTES
S200	FOUNDATION PLAN
S201	ROOF FRAMING PLAN
S301	TYPICAL SLAB-ON-GRADE DETAILS
S302	TYPICAL CONCRETE SECTIONS AND DETAILS
S400	LIGHT WOOD FRAMING NOTES AND SCHEDULES
S401	TYPICAL STEEL DETAILS
S402	SIMPLE BEAM CONNECTION DETAILS
S410	ROOF SECTION DETAILS

- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FLOOR DROPS, FLOOR SLOPES, CURBS, MISCELLANEOUS ELEVATIONS, DETAILS AND DIMENSIONS NOT SHOWN ON PLAN.



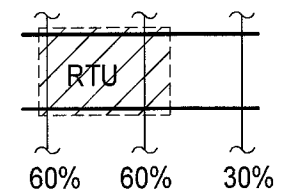
- SEE ARCH'L. DWGS. FOR SIZES & LOCATIONS OF ROOF OPENINGS.
- REPETITIVE MEMBERS SUCH AS PURLINS AND JOISTS SHALL BE EQUALLY SPACED
- JOIST BRIDGING NOT SHOWN FOR CLARITY. SEE GENERAL NOTE FOR JOIST BRIDGING REQUIREMENTS.

- JOIST MANUFACTURER TO DESIGN JOIST TO SUPPORT ADDITIONAL LOAD OF RTU'S WHERE SHOWN ON PLAN AS:
UNIFORM DL= PSF. SEE DESIGN LOADS FOR LIVE LOAD.



- DISTRIBUTE LOAD OF RTU'S TO EACH JOIST AS FOLLOWS:
- * FOR 2 JOISTS - 60% OF LOAD TO EACH JOIST.
 - * FOR 3 JOISTS - 40% OF LOAD TO EACH JOIST. 50% TO CENTER JOIST.
 - * FOR 4 JOISTS - 30% OF LOAD TO EACH JOIST.
 - * FOR 5 JOISTS - 30% OF LOAD TO EACH JOIST.
 - * FOR 6 JOISTS - 30% OF LOAD TO EACH JOIST.

FOR CONDITION SHOWN BELOW, DISTRIBUTE LOAD AS FOLLOWS:



- NOTE TO CONTRACTOR:
FIELD VERIFY ALL EXISTING DIMENSIONS & ELEVATIONS PRIOR TO FABRICATION OF MATERIALS AND CONSTRUCTION.

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89443
Professional Engineer
7/28/2014
DATE Issue Date

CITY OF SAN ANTONIO
PROJECT NO. 14-023
DRAWN BY: BV
REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

S100

TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES

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CODES & DESIGN SPECIFICATIONS

- 1. BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC) WITH AMMENDMENTS ADOPTED BY THE CITY OF SAN ANTONIO.
- 2. STRUCTURAL STEEL: AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-10 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
- 3. STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)," THE AMERICAN CONCRETE INSTITUTE.
- 4. STRUCTURAL WOOD: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) WITH 2012 SUPPLEMENT", THE AMERICAN FOREST AND PAPER ASSOCIATION.

DESIGN LOADS

- 1. DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS AND ALLOWANCES FOR PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.
- 2. LOADINGS FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
- 3. DESIGN LIVE LOADING IS AS FOLLOWS:
ROOF..... 20 PSF
ROOF EQUIPMENT ZONE 30 PSF
ALL SLABS-ON-GRADE..... 100 PSF
- 4. LIVE LOAD REDUCTIONS, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.
- 5. DESIGN WIND LOADING IS AS FOLLOWS (NOTE: PER ASCE 7-10, WIND LOADS ARE ULTIMATE. SERVICE LOADS MAY BE OBTAINED BY DIVIDING THE STATED LOADS BY 1.6):
WIND DESIGN OPTION..... DIRECTIONAL PROCEDURE
BASIC WIND SPEED (3-SECOND GUST)..... 115
RISK CATEGORY..... II
EXPOSURE CATEGORY..... B
INTERNAL PRESSURE COEFFICIENT..... 0.18
ROOF PRESSURE(+) SUCTION(-) LOADS (NET - INCLUDING INTERNAL PRESSURE - LOADS MAY BE LINEARLY INTERPOLATED BETWEEN VALUES FOR THE GIVEN TRIBUTARY AREAS)
INTERIOR ZONES - MORE THAN 14' FROM EDGE, HIP, OR RIDGE (ZONE 1)
(10 SQ.FT. OF TRIBUTARY AREA)..... +11.69 / -22.81 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +11.69 / -19.47 PSF
END ZONES - WITHIN 14' OF EDGE, HIP, OR RIDGE (ZONE 2)
(10 SQ.FT. OF TRIBUTARY AREA)..... +11.69 / -30.86 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +10.99 / -26.56 PSF
CORNER ZONES - WHERE ZONE 2 AREAS OVERLAP (ZONE 3)
(10 SQ.FT. OF TRIBUTARY AREA)..... +11.69 / -57.10 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +9.59 / -49.65 PSF
ON CANOPIES AND OVERHANGS
ENDS (ZONE 2)
(10 SQ.FT. OF TRIBUTARY AREA)..... +13.45 / -36.24 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +12.64 / -31.29 PSF
CORNERS (ZONE 3)
(10 SQ.FT. OF TRIBUTARY AREA)..... +13.45 / -66.42 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +11.03 / -57.85 PSF
CURTAINWALL DESIGN PRESSURE/SUCTION
INTERIOR ZONE (ZONE 4)
(10 SQ.FT. OF TRIBUTARY AREA)..... +23.81 / -21.81 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +20.96 / -13.62 PSF
EXTERIOR ZONE (ZONE 5)
(10 SQ.FT. OF TRIBUTARY AREA)..... +23.81 / -34.93 PSF
(100 SQ.FT. OF TRIBUTARY AREA)..... +18.10 / -13.62 PSF
INTERIOR PRESSURE ON STRUCTURAL ELEMENTS..... 5.PSF
- 6. SEISMIC DESIGN DATA (IBC):
RISK CATEGORY..... II
MAPPED SPECTRAL RESPONSE ACCELERATIONS, SS & S1..... 0.075/0.026
SITE CLASS..... D
SPECTRAL RESPONSE COEFFICIENTS SDS /SD1..... 0.08/0.042
SEISMIC DESIGN CATEGORY..... A
BASIC SEISMIC-FORCE-RESISTING SYSTEM..... LIGHT FRAMED WOOD W/ WOOD STRUCTURAL PANELS
DESIGN BASE SHEAR..... 1.5K
SEISMIC RESPONSE COEFFICIENT, CS..... 0.12
RESPONSE MODIFICATION FACTOR, R..... 6.5
ANALYSIS PROCEDURE USED..... EQUIVALENT LATERAL FORCE
DEFLECTION AMPLIFICATION FACTOR..... A
- 7. SNOW LOADING (ASCE 7, SECTION 7):
GROUND SNOW LOAD..... 5 PSF
- 8. STACKS OF MATERIALS OR OTHER CONSTRUCTION LOADS PLACED ON THE STRUCTURE SHALL NOT EXCEED THE STATED DESIGN LIVE LOAD FOR THE AREA AFFECTED UNLESS ADEQUATELY SHORED.

CONCRETE REINFORCEMENT

- 1. REINFORCING STEEL SHALL BE NEW OR RECYCLED DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60.
- 2. REINFORCING STEEL SHOWN IN SECTIONS OF BEAMS, WALLS AND COLUMNS IS SCHEMATIC INDICATION THAT REINFORCING EXISTS. SEE SCHEDULES, SECTION NOTES, AND GENERAL NOTES FOR ACTUAL REINFORCING REQUIRED.
- 3. REFER TO DOWEL SCHEDULE, SHEET S302, FOR ALL BARS MARKED "DWL" ON THE DRAWINGS.
- 4. DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.
- 5. WHERE BAR TYPES FROM THE BAR BENDING DIAGRAM ARE SPECIFIED, PROVIDE BARS ACCORDINGLY. OTHERWISE, DETAIL BARS IN BEAMS, COLUMNS, SLABS, AND WALLS AS FOLLOWS:
A. RUN TOP AND BOTTOM BARS CONTINUOUS, WITH SPLICES AND HOOKS AS DESCRIBED BELOW.
B. PROVIDE STANDARD 90 DEGREE HOOK ON TOP BARS AT CANTILEVER ENDS.
C. SPLICE TOP AND INTERMEDIATE BARS AT THE CENTER LINE BETWEEN MEMBER SUPPORTS, UNLESS NOTED OTHERWISE.
D. SPLICE BOTTOM BARS DIRECTLY OVER MEMBER SUPPORTS, UNLESS NOTED OTHERWISE.
E. CENTER BARS NOTED AS "AT SUPT'S." OVER MEMBER SUPPORTS, AND CENTER BARS NOTED AS "BTWN. SUPT'S." BETWEEN SUPPORTS.
F. ALL BAR SPLICES IN BEAMS AND SLABS SHALL BE 30 BAR DIAMETERS.
G. PROVIDE CORNER BARS FOR EACH HORIZONTAL BAR AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. REFER TO CORNER BAR DETAILS ON SHEET S302.
- 6. BARS SHOWN IN THE SCHEDULE TO HOOK AT DISCONTINUOUS ENDS SHALL HAVE THE HOOK PLACED HORIZONTALLY AT EXTERIOR CORNERS.
- 7. PROVIDE NO. 3 DOWELS X 2'-0" AT 1'-6" ON CENTER, WITH A 90 DEGREE HOOK AT ALL EDGES OF CONCRETE SLABS, UNLESS DETAILED OTHERWISE.
- 8. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, MEASURED TO NEAREST BAR, STIRRUP OR TIE:
A. AT SLABS-ON-GRADE, BEAM AND WALL SURFACES DEPOSITED AGAINST THE GROUND (WITH OR WITHOUT VAPOR RETARDER): 3".
B. AT FORMED FACES OF BEAMS, COLUMNS AND WALLS EXPOSED TO RAIN OR IN CONTACT WITH THE GROUND: 2".
C. AT FORMED FACES OF BEAMS NOT EXPOSED TO RAIN OR SOIL: 1 1/2".
- 9. MAINTAIN THE SPECIFIED COVER DIMENSION WITHIN A TOLERANCE OF PLUS OR MINUS 3/8" EXCEPT FOR SLABS-ON-GRADE AND SOIL-FORMED MEMBERS, WHERE 5/8" TOLERANCE IS PERMITTED. EXTRA COVER WEAKENS THE MEMBER AND REDUCED COVER LEADS TO CORROSION.

CAST-IN-PLACE CONCRETE

- 1. CONSTRUCTION JOINTS IN BEAMS, SLABS AND WALLS SHALL ONLY OCCUR WITHIN 2'-0" OF MIDSPAN BETWEEN SUPPORTS. CONSTRUCTION JOINTS IN SOIL SUPPORTED SLABS-ON-GRADE SHALL BE WHERE SHOWN ON PLAN. SEE NOTES ON TYPICAL SLAB-ON-GRADE DETAIL 1/S301 FOR LOCATING SLAB JOINTS. COLUMN PLASTERS ON THE SIDES OF GRADE BEAMS AND WALLS SHALL BE CAST MONOLITHICALLY WITH THE GRADE BEAM OR WALL UNLESS SHOWN OTHERWISE. SUBMIT A DIAGRAM OF ALL PROPOSED CONSTRUCTION JOINTS WHICH ARE NOT SPECIFICALLY SHOWN ON THESE DRAWINGS (REFER TO SPECIFICATIONS).
- 2. SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, CURBS AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND AS REQUIRED BY EQUIPMENT MANUFACTURERS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6". INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.
- 3. SET FORMS TO FOLLOW SLOPES AND GRADES DEFINED ON PLAN, KEEPING MEMBER DEPTHS CONSTANT AT DEPTHS DETAILED OR SCHEDULED, UNLESS NOTED OTHERWISE. SLOPE UNIFORMLY BETWEEN ELEVATIONS GIVEN. BUILD IN CAMBER WHERE SPECIFIED.
- 4. ALL CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN ACI 318, SECTION 6.3, WITH THE FOLLOWING SPECIFIC REQUIREMENTS:
A. THE MAXIMUM OUTSIDE DIAMETER OF THE CONDUITS AND PIPES SHALL BE 1 1/2".
B. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS AND PIPES SHALL BE 6".
C. AT FORMED SLABS, LOCATE IN MIDDLE THIRD OF SLAB THICKNESS BETWEEN THE TOP AND BOTTOM MAT OF REINFORCING. AT BEAMS, LOCATE INSIDE BEAM STIRRUP. IN JOISTS, LOCATE AT CENTER LINE, AT LEAST 6" FROM BOTTOM.
D. NONE PERMITTED IN SLABS-ON-GRADE WHICH WILL BE PERMANENTLY EXPOSED OR SCHEDULED TO RECEIVE THIN SET TILE. PLACE ALL PIPES AND CONDUITS IN THE FILL BENEATH THE VAPOR RETARDER. RECOMPACT AS SPECIFIED.
E. IN NON-EXPOSED SLABS-ON-GRADE, LIMIT SIZE TO 1" O.D. IN 5" SLAB AND 1 1/4" O.D. IN 6" SLAB. SPACE 12" APART AND TIE TO UNDERSIDE OF REINFORCING MAT. WHERE LINES CONVERGE AT SOURCE, DOUBLE UP THE SLAB REINFORCING IN THE CONVERGENCE ZONE AND 3'-0" BEYOND. PLACE ALL LARGER LINES IN THE FILL BENEATH THE VAPOR RETARDER.
F. DO NOT DISPLACE REINFORCING STEEL FROM ITS PROPER POSITION.
- 7. SLEEVES OR PIPES PASSING HORIZONTALLY THROUGH BEAMS OR JOISTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE SPAN AND WITHIN THE MIDDLE THIRD OF THE BEAM DEPTH. MAXIMUM DIAMETER SHALL BE ONE THIRD OF THE MEMBER DEPTH. SPACE AT LEAST 3 DIAMETERS CLEAR APART AND ADD ONE STIRRUP EACH SIDE OF EACH SLEEVE.
- 8. PROVIDE SHEAR KEYS IN ALL CONSTRUCTION JOINTS IN BEAMS AND WALLS, IN ACCORDANCE WITH THE TYPICAL CONCRETE DETAILS.
- 9. PLACE WATERSTOPS IN ALL EXTERIOR CONSTRUCTION JOINTS BELOW GRADE AND ELSEWHERE AS CALLED FOR.
- 10. THE HOUSEKEEPING PADS UNDER MECHANICAL EQUIPMENT ARE SHOWN AND SPECIFIED ON THE MECHANICAL DRAWINGS. REINFORCE HOUSEKEEPING PAD WITH #3@8" ON CENTER EACH WAY, UNLESS SHOWN OTHERWISE ON MECHANICAL DRAWINGS.
- 11. WHERE GRADE BEAMS ARE TRENCH FORMED, THE TOP OF THE EXTERIOR FACE SHALL BE WOOD FORMED TO AT LEAST 1'-0" BELOW EXTERIOR FINISHED GRADE LEVEL.

STRUCTURAL STEEL

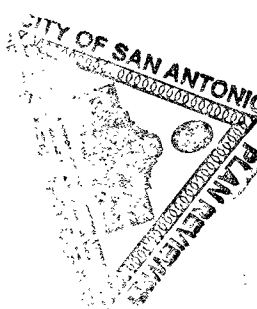
- 1. COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.
- 2. **TOLERANCE REQUIREMENTS** - STRUCTURAL DRAWINGS INDICATE MISCELLANEOUS STEEL ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORT MEMBERS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES FOR OPENINGS AND PERIMETER CONDITIONS WHICH ARE INTENDED TO SUPPORT OR BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. IT IS THE INTENT OF THESE DRAWINGS THAT THESE ELEMENTS BE FIELD ATTACHED BY FIELD WELDING OR BOLTING TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN A.I.S.C. TOLERANCES FOR STRUCTURAL STEEL. CONTRACTOR SHALL COORDINATE TRADES AND FIELD INSTALL MISCELLANEOUS STEEL ELEMENTS AND THE STRUCTURAL STEEL FRAME TO COMPLY WITH THE TOLERANCE CRITERIA FOR PROPER INSTALLATION OF MATERIALS BY OTHER TRADES.
- 3. STRUCTURAL STEEL MATERIAL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:
WIDE FLANGE (W) SHAPES AND TEES..... A 992 (50 KSI YIELD)
OTHER ROLLED SHAPES, PLATES AND RODS..... A 36 (36 KSI YIELD)
HOLLOW STRUCTURAL SHAPES (HSS OR TS)..... A 500, GRADE B
(42 KSI YIELD ROUND/46 KSI YIELD SQUARE)
PIPE..... A 53, GRADE B (35 KSI YIELD)
BOLTS FOR CONNECTIONS..... A 325N
ANCHOR BOLTS (ANCHOR RODS)..... F 1554 (36 KSI YIELD)
- 4. PREDESIGNED BEAM CONNECTION DETAILS ARE SHOWN ON SHEET _____. OTHER TYPICAL CONNECTIONS ARE SHOWN IN TYPICAL DETAILS. CONNECTIONS WHICH ARE NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE FABRICATOR IN ACCORDANCE WITH THE CONNECTION NOTES AND SPECIFICATIONS.
- 5. ALL MOMENT CONNECTIONS SHALL BE FULL WELDED CONNECTIONS DESIGNED TO DEVELOP THE FULL CROSS-SECTION OF THE MEMBER. STIFFENER PLATES, WHERE SHOWN, ARE MANDATORY AND MAY NOT BE OMITTED. MOMENT CONNECTIONS ARE INDICATED ON THE PLANS BY A TRIANGULAR BULB ON THE END OF THE BEAM, OR BY THE LETTERS "MC".
- 6. CANTILEVER BEAMS MOMENT CONNECTED TO THE FRAME SHALL BE THE SAME SIZE AS THE BACK-UP SPAN IF NO SIZE IS GIVEN.
- 7. ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION. ALL BOLTS IN BEAM, GIRDER, COLUMN AND BRACE CONNECTIONS SHALL BE FULLY TENSIONED. ALL OTHER BOLTS MAY BE TIGHTENED TO ONLY A "SNUG TIGHT" CONDITION.
- 8. BACK TO BACK CHANNELS OR DOUBLE ANGLES ACTING AS COMPRESSION MEMBERS SHALL BE CONNECTED TO EACH OTHER AT THIRD POINTS ALONG THE LENGTH BY WELDING IN SPACER PLATES OF EQUAL THICKNESS TO THE GUSSET PLATES. UNEQUAL LEG ANGLES SHALL BE ORIENTED LONG LEG DOWN UNLESS NOTED OTHERWISE.
- 9. TEMPORARY CONSTRUCTION BRACING OF STRUCTURAL STEEL FRAME SHALL REMAIN IN PLACE UNTIL AFTER ALL PERMANENT BRACING COMPONENTS HAVE BEEN COMPLETED. THE LATERAL-LOAD-RESISTING SYSTEM OF THE BUILDING INCLUDES DESIGNATED SHEAR WALLS, AND CONNECTING DIAPHRAGM ELEMENTS.
- 10. SHELF ANGLES SHOWN AS CONTINUOUS IN THE SECTIONS SHALL BE INSTALLED IN 20'-0" MAXIMUM LENGTHS, LEAVING A 1/4" GAP BETWEEN ENDS AND AT CORNERS. LOCATE GAPS TO MATCH MASONRY CONTROL JOINTS. AT BUILDING EXPANSION JOINT, LEAVE A GAP TO MATCH EXPANSION JOINT WIDTH.
- 11. CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.
- 12. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT OF RUST INHIBITIVE PRIMER.
- 13. WHERE ANGLES ARE NOTED TO BE CONTINUOUS, PROVIDE FULL BUTT WELD AT SPLICES.

SUBMITTALS

- 1. THE CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHALL CERTIFY THAT HE HAS DONE SO BY A STAMP NOTING THAT THE DRAWINGS HAVE BEEN "APPROVED" AND WHICH BEARS THE SIGNATURE OF AN AUTHORIZED REPRESENTATIVE OF THE CONTRACTOR AND THE DATE. SUBMITTALS WHICH DO NOT REFLECT THE CONTRACTOR'S APPROVAL, SIGNATURE AND DATE WILL BE RETURNED WITHOUT REVIEW.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELAYS CAUSED BY REJECTION OF INADEQUATE OR INCORRECT SHOP DRAWINGS.
- 3. WHERE REVIEW AND RETURN OF SHOP DRAWINGS IS REQUIRED OR REQUESTED, THE ENGINEER WILL REVIEW EACH SUBMITTAL AND, WHERE POSSIBLE, RETURN WITHIN TWO WEEK(S) OF RECEIPT.
- 4. CORRECTIONS OR COMMENTS ON SHOP DRAWINGS OR MANUFACTURERS' DATA SHEETS DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. THE ENGINEER'S REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRECTING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF ALL OTHER CONTRACTORS AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

SPECIAL INSPECTION REQUIREMENTS

- 1. REFER TO THE SPECIFICATIONS FOR CODE MANDATED MATERIALS TESTING AND INSPECTION REQUIREMENTS FOR STRUCTURAL WORK.
- 2. ITEMS OF STRUCTURAL CONSTRUCTION WHICH REQUIRE SPECIAL INSPECTION INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
FOUNDATION EXCAVATIONS AND FILL OPERATIONS
INSTALLATION OF CONCRETE FOOTINGS
PLACEMENT OF STRUCTURAL CONCRETE
PLACEMENT OF CONCRETE REINFORCING
FABRICATION AND ERECTION OF STRUCTURAL STEEL
WELDING AND BOLTING OF STEEL CONNECTIONS
- 3. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS REQUIRING SPECIAL INSPECTIONS PER SECTION 1705 OF THE IBC HAVE NOT BEEN LISTED HERE. REFER TO ARCHMEP FOR SPECIAL INSPECTION REQUIREMENTS FOR THESE COMPONENTS.



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7/28/2014
DATE Issue Date

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DRAWN BY: BV
REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

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WOOD FRAMING

1. UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.
2. JOISTS, RAFTERS AND BEARING WALLS SHALL BE NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR. NON-BEARING WALL FRAMING MAY BE CONSTRUCTION GRADE SPRUCE-PINE-FIR (SPF).
3. PROVIDE SOLID BLOCKING OR A BAND BOARD AT ALL FLOOR JOIST BEARING LOCATIONS OVER WALLS, BEAMS, STRINGERS OR HEADERS. BLOCKING SHALL BE SAME DEPTH AS JOIST. LAP OPPOSING JOISTS 3" MINIMUM OVER SUPPORTS.
4. TIE OPPOSING RAFTERS TOGETHER AT 4'-0" ON CENTER BY NAILING TO ADJACENT CEILING JOISTS OR BY INSTALLING 1X4 (MINIMUM) CROSS TIES AT LEAST 3'-0" BELOW RIDGE ELEVATION.
5. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. OFFSET SPLICES 4'-0" IN TOP PLATE AND OVERLAP AT CORNERS. EXTERIOR SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED 7", AT A MAXIMUM OF 4'-0" ON CENTER. INTERIOR SILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION AT 4'-0" ON CENTER. THERE SHALL BE ONE ANCHOR WITHIN 12" OF EACH END OF EACH PIECE.
6. SILL PLATES RESTING ON FOUNDATION OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
8. ALL OUTSIDE CORNERS SHALL BE BRACED WITH TWO-4X8 SHEETS OF 1/2" APA RATED SHEATHING, WITH AN EXPOSURE 1 RATING. INSTALL VERTICALLY ON THE EXTERIOR FACE, WITH ONE SHEET EACH SIDE OF THE CORNER.
9. UNLESS OTHERWISE SHOWN ON PLANS, WOOD LINTELS OVER OPENINGS SHALL BE TRIPPLE 2X6 HEADERS FOR SPANS UNDER 4'-0". FOR SPANS FROM 4'-0" TO 7'-0", WOOD LINTELS SHALL BE TRIPPLE 2X8 HEADERS. FOR SPANS FROM 7'-0" TO 10'-0" WOOD LINTELS SHALL BE TRIPPLE 2X12 HEADERS.
10. UNLESS OTHERWISE DETAILED, FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS), USE TYPE "LU" JOIST HANGERS, AS MANUFACTURED BY THE SIMPSON COMPANY OR "TECO-U-GRIP" JOIST HANGERS, AS MANUFACTURED BY THE TIMBER ENGINEERING COMPANY. SLOPING ROOF JOISTS HANGERS SHALL BE TYPE "LSU," AS MANUFACTURED BY THE SIMPSON COMPANY, OR EQUAL. THE TYPE OF HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST SUPPORTED.
11. FLITCH BEAMS SHALL BE BOLTED TOGETHER WITH 3/4" DIAMETER BOLTS (TOP AND BOTTOM) OVER SUPPORT OR AT ENDS OF BEAM; THEN 1/2" DIAMETER BOLTS AT 2'-0" ON CENTER, STAGGERED FULL LENGTH OF BEAM. STEEL PLATES FOR FLITCH BEAMS SHALL CONFORM TO THE LATEST AISC SPECIFICATION, AND MATERIALS SHALL CONFORM TO ASTM A 36.
12. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CANTILEVER JOISTS SHALL EXTEND INTO THE BUILDING A DISTANCE EQUAL TO THE CANTILEVER LENGTH. CANTILEVER JOISTS RUNNING PERPENDICULAR TO FRAMING INSIDE THE BUILDING SHALL BE CONNECTED TO DOUBLED INSIDE MEMBERS WITH STANDARD JOIST HANGERS. JOISTS RUNNING PARALLEL TO FRAMING INSIDE THE BUILDING SHALL BE CONTINUOUS EXTENSIONS OF INSIDE MEMBERS OR LAPPED 4'-0" AND NAILED TO THE SIDE OF INSIDE MEMBERS WITH 16D NAILS AT 1'-0" ON CENTER, TOP AND BOTTOM.
13. PROVIDE DOUBLE JOISTS UNDER ALL INTERIOR PARTITION WALLS WHICH RUN PARALLEL TO JOISTS ((AND ARE NOT SUPPORTED BY ALIGNING WALLS BELOW)).
14. THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING JOISTS, OR FLOOR), UNLESS DETAILED OTHERWISE. DO NOT INTERRUPT STUD FRAMING WITH AN INTERMEDIATE HEAD PLATE IN TALL WALLS. USE FULL HEIGHT STUDS.
15. ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS. ALL ANCHOR AND EXPANSION BOLTS USED FOR WOOD TO CONCRETE CONNECTIONS IN THE CRAWL SPACE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
16. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.
17. DO NOT BEAR JOISTS OR BEAMS DIRECTLY ON CONCRETE OR MASONRY. SET JOISTS AND BEAMS ON 2X SILL PLATES, PRESSURE TREATED WITH PRESERVATIVE.
18. ROOF SHEATHING: SHALL BE 1/2" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES. EXTEND SHEATHING ON THROUGH BENEATH OVERBUILT AREAS TO COMPLETE THE DIAPHRAGM.
19. CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. FASTENERS USED IN EXTERIOR LOCATIONS SHALL BE GALVANIZED.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. CONTRACTOR MAY USE PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES, IN LIEU OF ENGINEERED WOOD JOISTS AND BEAMS, OR SOLID SAWN LUMBER, UNLESS NOTED OTHERWISE ON THE DRAWINGS. NOTED OTHERWISE ON THE DRAWINGS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE TRUSSES SHALL BE DESIGNED, FABRICATED AND INSTALLED TO COMPLY WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:

- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

- ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."

- TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES."

- TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

- WTC/TPI BUILDING COMPONENT SAFETY INFORMATION BCSI 1-03.

WHERE THERE IS A CONFLICT BETWEEN THE TWO PUBLICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED TO WITHSTAND THE ROOF LIVE LOADS AND WIND LOADS INDICATED IN THE GENERAL NOTES AND AS FOLLOWS:

CEILING	5 PSF
UPLIFT FORCES ACT PERPENDICULAR TO THE ROOF. INCREASE MEMBER SIZES AND/OR PROVIDE ADDITIONAL BRIDGING, IF REQUIRED, TO RESIST UPLIFT FORCES.	

4. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR DURATION OF LOAD AS FOLLOWS:

ROOF LIVE LOADS	25 PERCENT
WIND OR SEISMIC LOADS	33 PERCENT

5. THE TRUSS MANUFACTURER SHALL SUBMIT THE FOLLOWING CERTIFICATIONS, SEALED BY THE ENGINEER RESPONSIBLE FOR DESIGN, FOR THE ARCHITECT'S RECORD PRIOR TO FABRICATION OF ANY TRUSSES:

A. CERTIFICATION OF THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, BY AN INDEPENDENT AGENCY.

B. CERTIFICATION THAT THE MANUFACTURER IS LICENSED TO FABRICATE TRUSSES UTILIZING THE CONNECTION SYSTEM PROPOSED.

C. CERTIFICATION THAT THE TRUSSES ARE DESIGNED TO MEET THE LOAD CRITERIA SPECIFIED HEREIN.

D. FABRICATION AND INSTALLATION DRAWINGS SHOWING SIZES, SHAPES, AND LAYOUT.

6. TOP AND BOTTOM CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE LOADS IMPOSED BETWEEN PANEL POINTS, INCLUDING CONSTRUCTION LOADS. WEB MEMBERS SHALL BE DESIGNED TO SPAN FULL LENGTH BETWEEN CHORDS WITHOUT INTERMEDIATE BRACING.

7. DEFLECTIONS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360.

8. BOTTOM CHORDS SHALL NOT BE SPLICED WITHIN THE MIDDLE THIRD OF THE SPAN LENGTH.

9. CONNECT ROOF TRUSSES TO BEARING WALL OR BEAM SUPPORT AT EACH END, WITH A TYPE A35 FRAMING ANCHOR, AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.

10. TRUSSES AT THE ENDS OF BUILDINGS OR AT STEP DOWNS IN THE ROOF, DETAILED TO RECEIVE EXTERIOR SIDING OR VENEER, ARE TO BE PROVIDED WITH 2X4 VERTICAL STUDS, AT 1'-4" ON CENTER, SHOP FABRICATED ONTO THE TRUSSES. VERIFY WITH ARCHITECTURAL IF FRAMED OPENINGS AND SIDEWALL VENTS ARE REQUIRED.

11. PROVIDE SPECIAL BEARINGS, IF REQUIRED, TO ALLOW TRUSSES TO BUTT AT INTERIOR SUPPORT CONDITIONS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ERECTION BRACING, AS REQUIRED, UNTIL PERMANENT BRACING AND A SUFFICIENT PORTION OF THE ROOF DECK HAS BEEN INSTALLED TO ADEQUATELY BRACE THE TRUSSES.

13. THE TRUSS SUPPLIER SHALL PROVIDE BOTTOM CHORD BRIDGING, AS REQUIRED, WHERE A GYPSUM BOARD CEILING DOES NOT CONNECT DIRECTLY TO THE BOTTOM CHORD.

14. ALL CONNECTOR PLATES, HANGERS AND OTHER HARDWARE SHALL BE GALVANIZED. FASTENERS USED IN EXPOSED EXTERIOR LOCATIONS SHALL BE GALVANIZED OR EPOXY COATED.

15. PROVIDE 2X4 DIAGONAL BRACING AT GABLE ENDS TO BRACE THE BOTTOM CHORD BETWEEN INTERSECTING WALLS.

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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
7/28/2014
DATE Issue Date

PROJECT NO. 14-023

DRAWN BY: BV
REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

S102

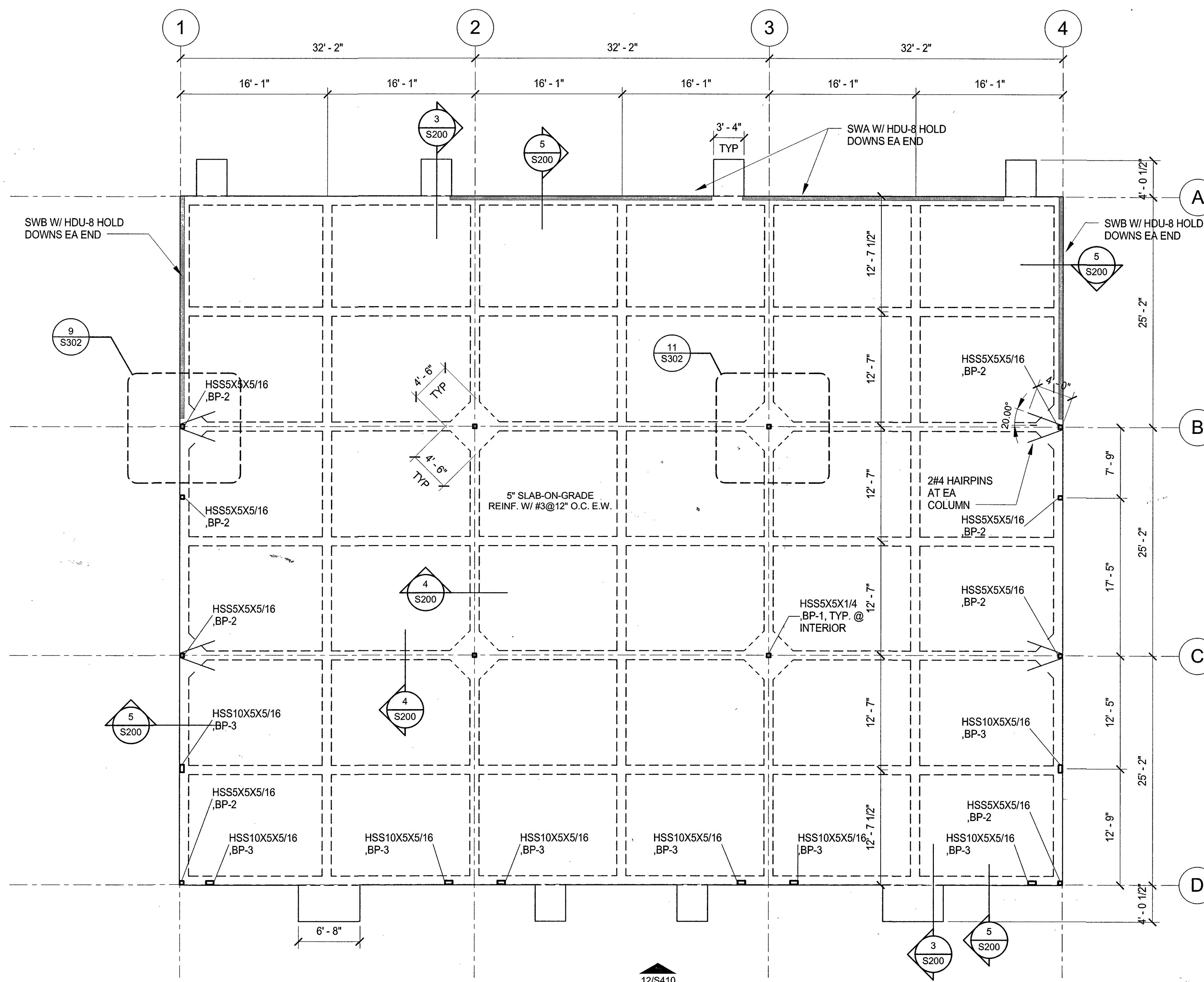
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STRUCTURAL MASONRY

- MASONRY DESIGN IS BASED ON A MASONRY PRISM STRENGTH OF F'M = 1500 PSI
- HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C 90, LIGHTWEIGHT, GRADE N, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 ON THE NET AREA OF THE BLOCK.
- MORTAR SHALL CONFORM TO ASTM C 270, TYPE S, CONSISTING OF 1 PART PORTLAND CEMENT, 1/2 PART HYDRATED LIME AND 3 1/2 TO 4 1/2 PARTS MASON'S SAND...DO NOT USE AIR ENTRAINING LIME, MASONRY CEMENT OR ADMIXTURES.
- COARSE GROUT SHALL CONFORM TO ASTM C 476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8". PROPORTIONS BY VOLUME SHALL BE 1 PART PORTLAND CEMENT, 2 1/4 TO 3 PARTS MASON'S SAND AND 1 TO 2 PARTS PEA GRAVEL. SLUMP SHALL BE 10" TO 11".
- VERTICAL REINFORCING IS SHOWN ON THE DETAILS. IN ADDITION, THE FIRST CELL AT CORNERS AND ENDS OF WALLS SHALL BE REINFORCED WITH 2#5 AND GROUTED. 1#4 (EXTENDING 2'-0" BEYOND CORNERS) SHALL BE PLACED EACH SIDE OF WALL OPENINGS.
- PROVIDE FOUNDATION DOWELS TO MATCH MASONRY WALL REINFORCEMENT. DOWELS SHALL EXTEND A MINIMUM OF 60 BAR DIAMETERS ABOVE AND 30 BAR DIAMETERS BELOW TOP OF FOUNDATION.
- VERTICAL BARS SHALL BE HELD IN POSITION IN THE CENTER OF THE CELL OR GROUT SPACE DURING PLACEMENT OF EACH LIFT OF GROUT UNLESS ANOTHER POSITION IS DETAILED.
- PROVIDE WEEP HOLES AT 2'-8" ON CENTER IN VERTICAL JOINTS OF EXTERIOR WYTHE OVER ALL GROUTED BOND BEAMS, DOOR HEADERS, OR OTHER CONTINUOUS OBSTRUCTIONS WITHIN THE CAVITY AND ALONG FOUNDATION BEAMS.
- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL BE SLOPED NOT MORE THAN ONE HORIZONTAL TO SIX VERTICAL. THE DOWEL SHALL BE GROUTED INTO A CELL IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
- HORIZONTAL REINFORCING BARS SHALL BE PLACED IN CONTINUOUS MASONRY COURSES, CONSISTING OF BOND BEAM OR TROUGH BLOCK UNITS, AND SHALL BE SOLIDLY GROUTED IN PLACE.
- REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
- HORIZONTAL REINFORCING STEEL SHALL BE LAPPED WHERE SPLICED AND SHALL BE WIRED TOGETHER. BEND BARS AT CORNERS AND TEE INTERSECTIONS, PROVIDING STANDARD LAP SPLICES WITH INTERSECTING BARS.
- STANDARD LAP SPlice LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:
40 BAR DIAMETERS FOR #6 BARS AND SMALLER
56 BAR DIAMETERS FOR #6 AND #7 BARS
60 BAR DIAMETERS FOR #8 AND #9 BARS
- HORIZONTAL WALL JOINT REINFORCING SHALL BE STANDARD DUTY "DUR-O-WALL" (TRUSS TYPE) AT 16" ON CENTER, VERTICALLY, TYPICAL UNLESS NOTED OTHERWISE.
- STANDARD WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 11" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
- VERTICAL REINFORCING BARS MAY BE SPLICED IN 6'-0" TO 8'-0" (+) LENGTHS, PROVIDED THE SPLICES IN ADJACENT BARS ARE STAGGERED AND ARRANGED SO THAT NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF BARS ARE SPLICED AT ANY ONE HEIGHT.



1 FOUNDATION PLAN

1/8" = 1'-0"

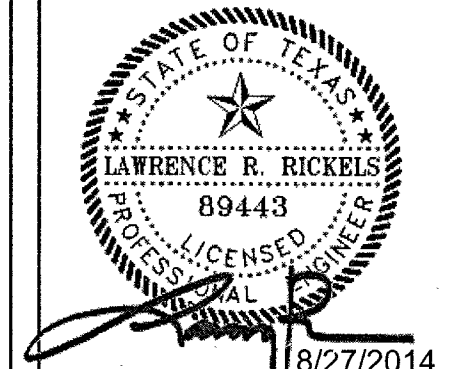
PLAN NOTES:

- NORTH ARROW
- SEE SHEET S100 FOR TYPICAL PLAN NOTES, SYMBOLS, ABBREVIATIONS AND TYPICAL DETAIL SHEET LIST.
- SEE SHEET S101 FOR GENERAL NOTES

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES. OTHERWISE THE JOB IS SUBJECT TO REJECTION. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON SAME WITHOUT WRITTEN PERMISSION FROM THE BUILDING INSPECTOR'S OFFICE. CITY OF SAN ANTONIO. THE SPLITTING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.



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PROJECT ARCHITECT: GABRIEL DURAN-HOLLIS, FAIA

S200

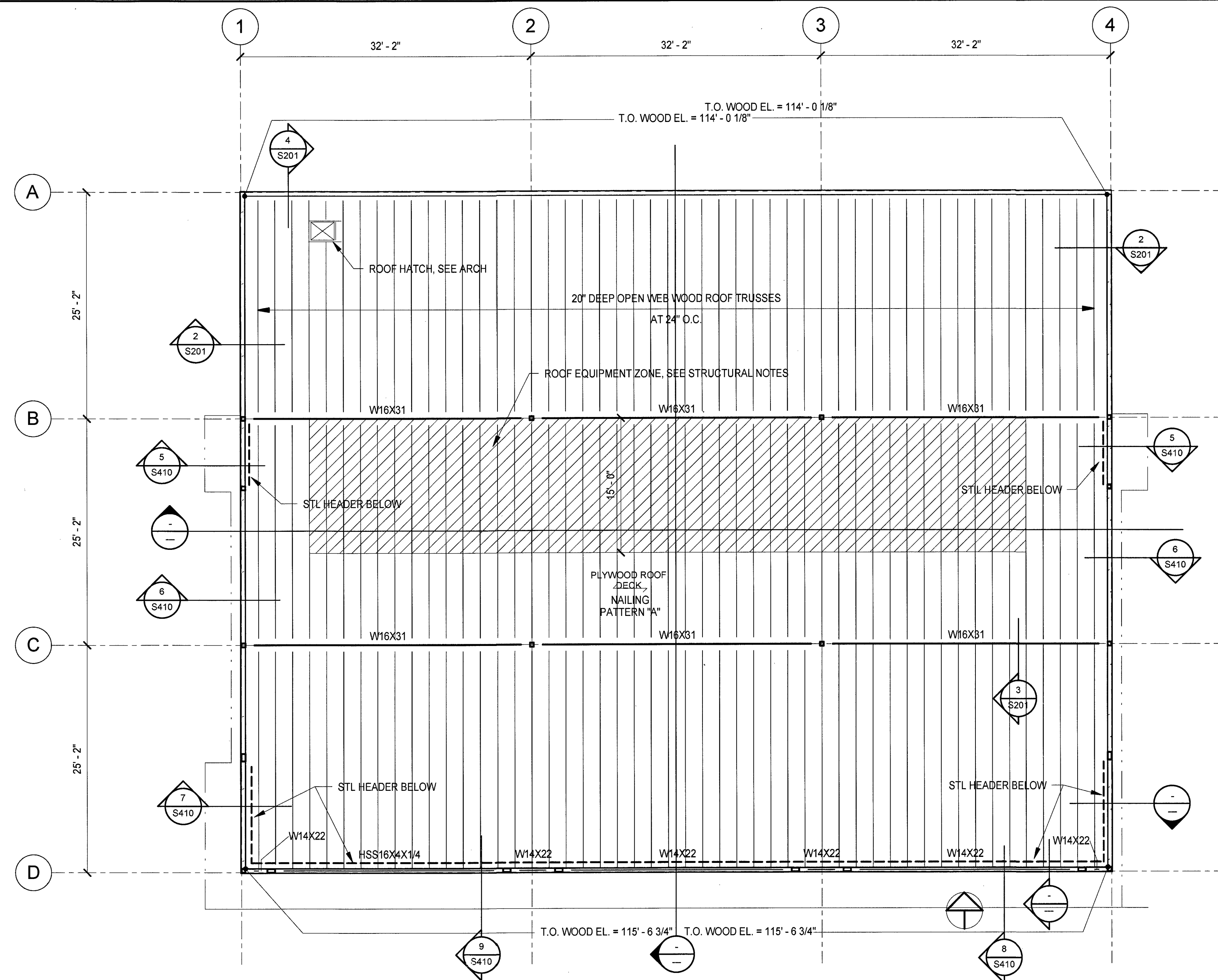
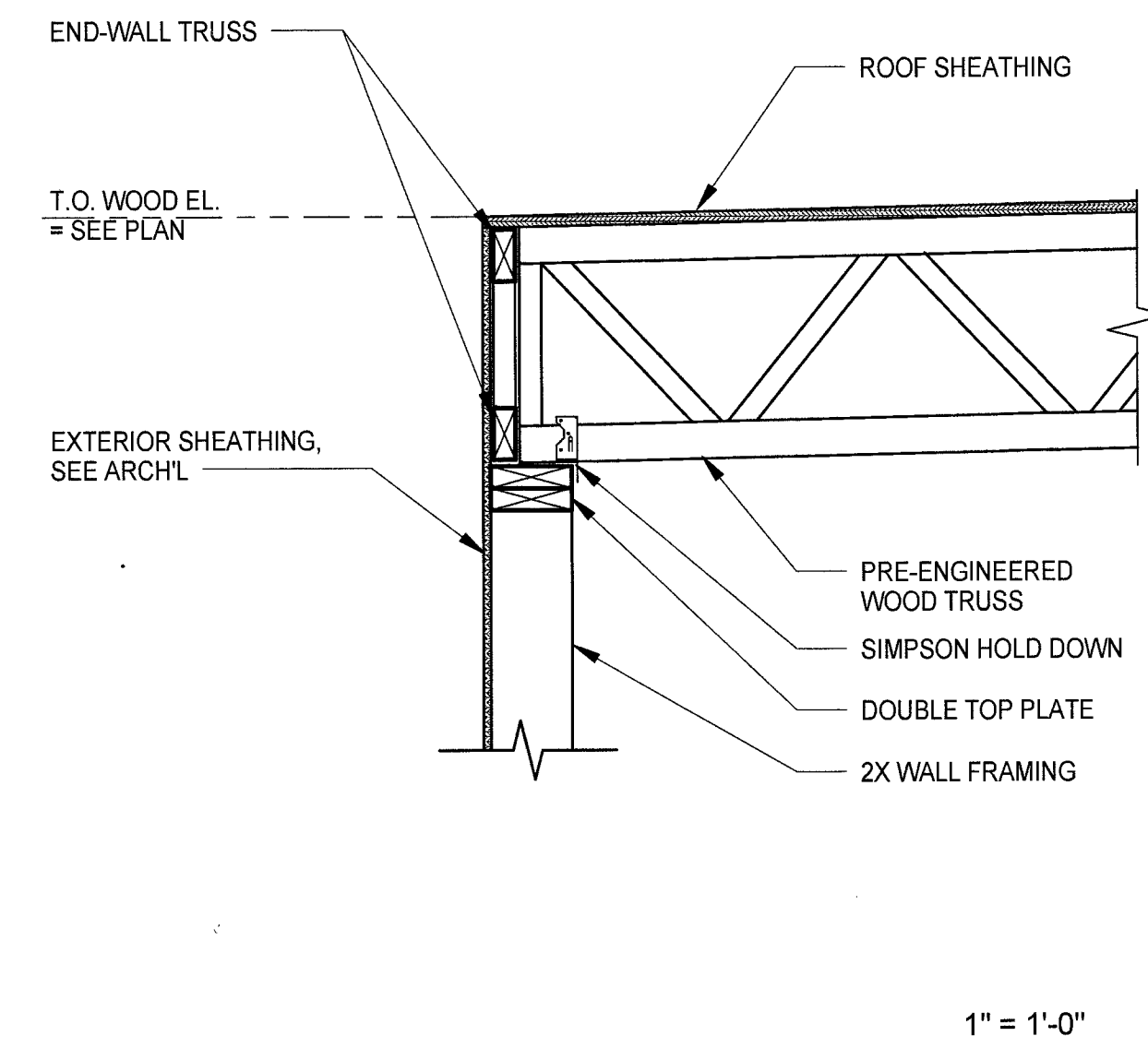
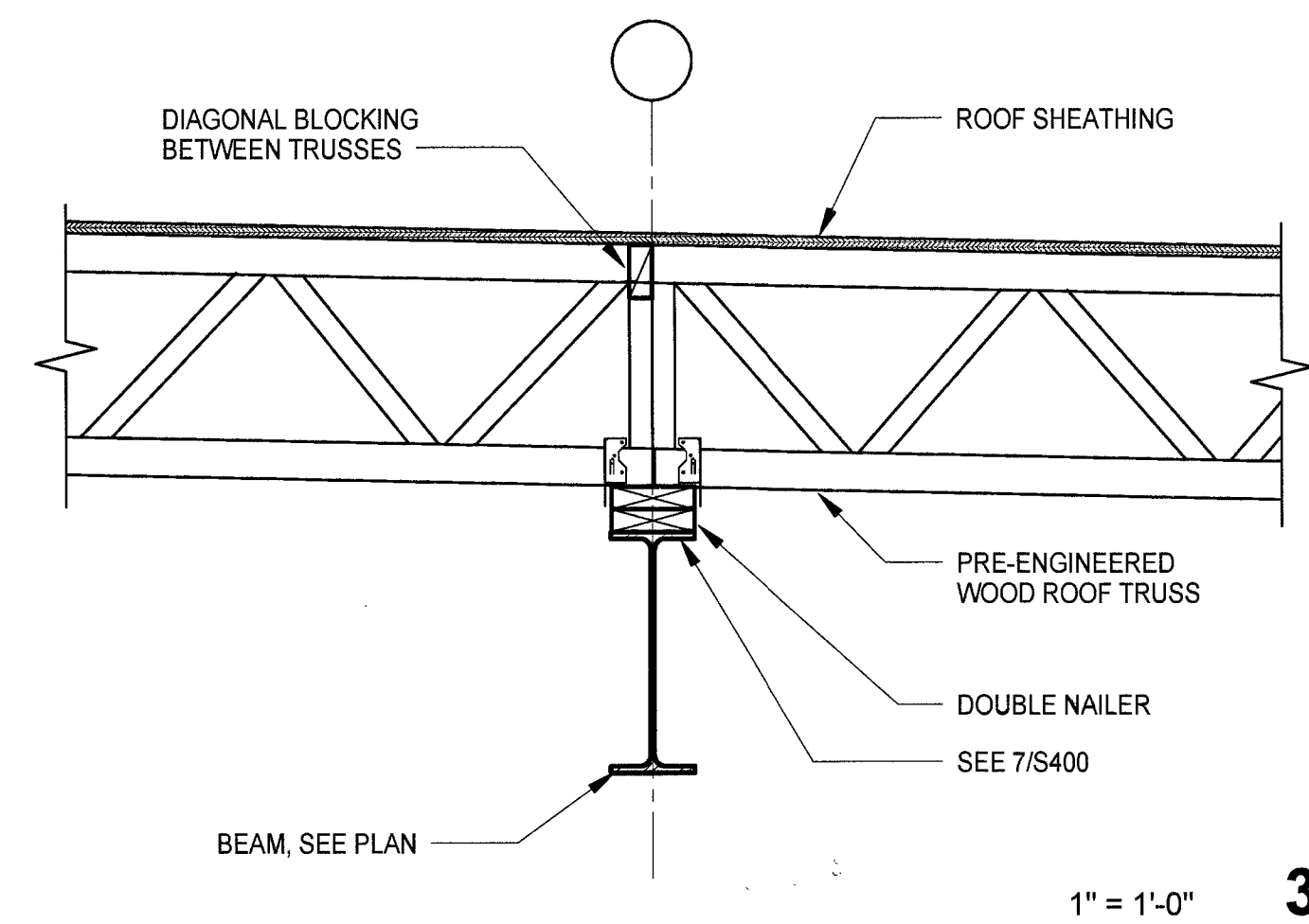
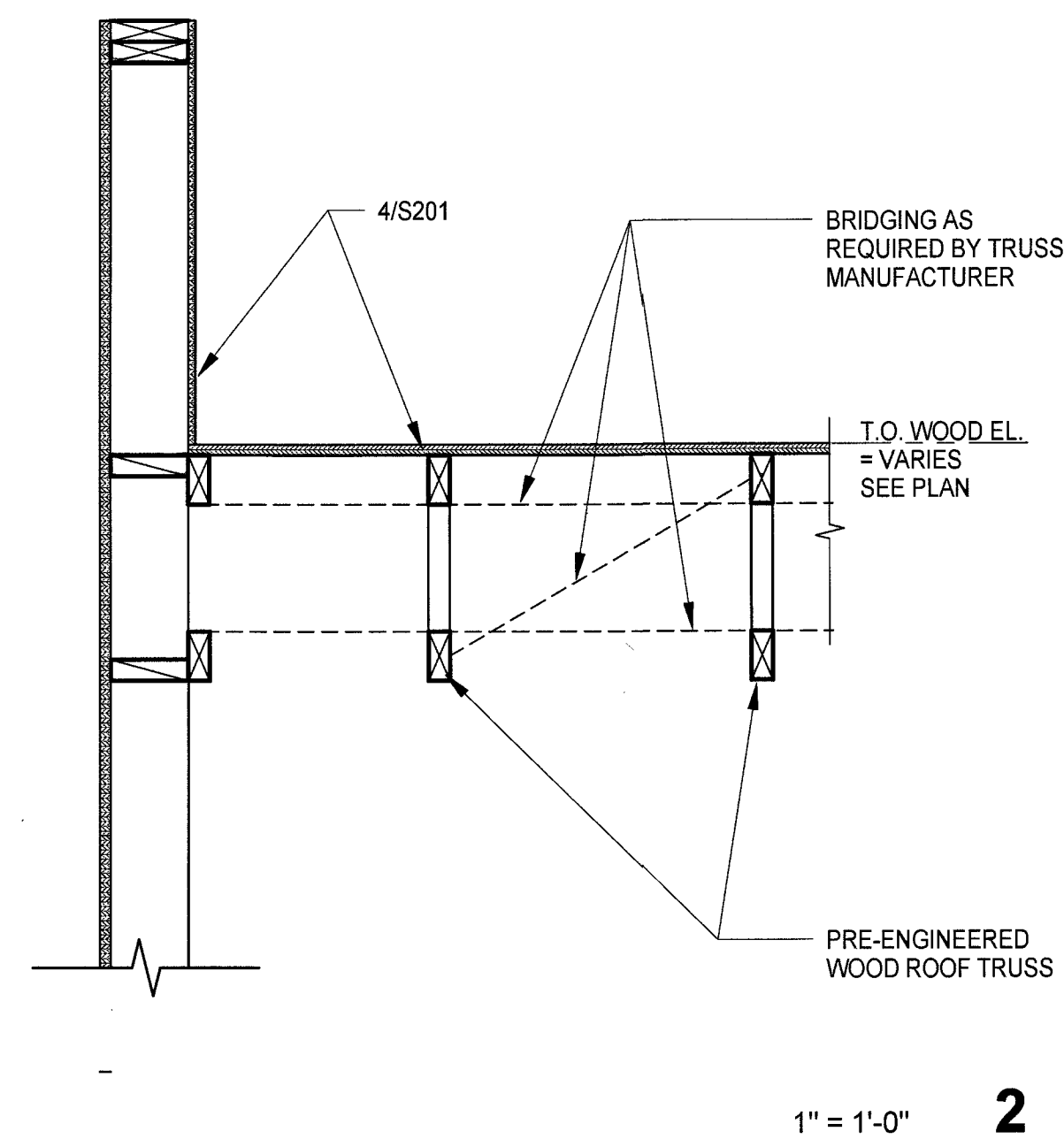
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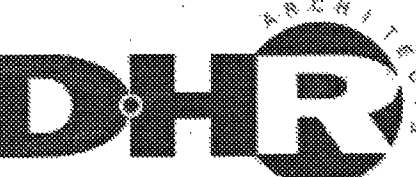
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- SEE SHEET S100 FOR TYPICAL PLAN NOTES, SYMBOLS, ABBREVIATIONS AND TYPICAL DETAIL SHEET LIST.
- SEE SHEET S101 FOR GENERAL NOTES



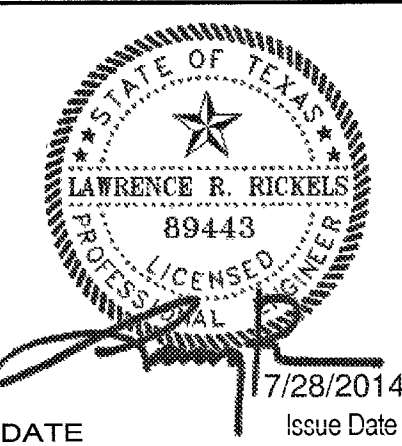
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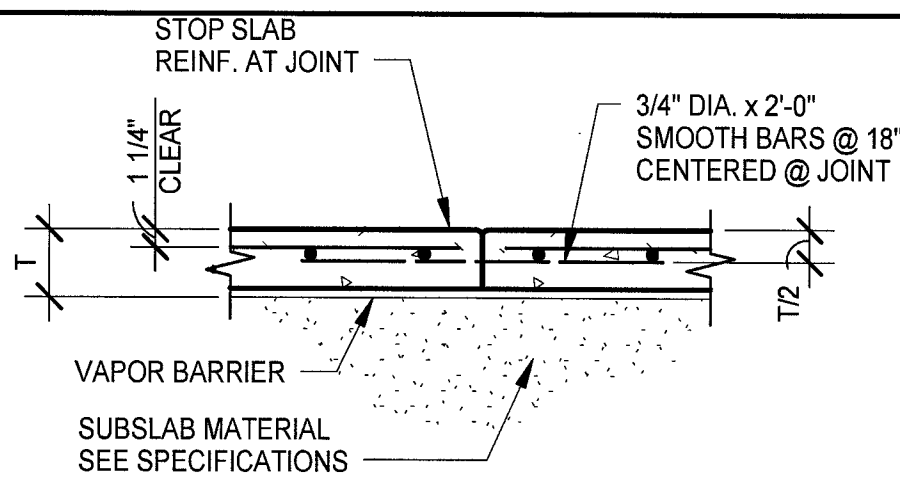
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PROJECT NO. 14-023

DRAWN BY: BV
REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

S201

- SLAB-ON-GRADE NOTES:**
1. SEE PLAN AND GENERAL NOTES FOR THICKNESS OF SLAB (T) AND REINFORCING.
 2. LAP REINFORCING 30 BAR DIA. MINIMUM OR TWO CROSSTIES FOR WIRE MESH.
 3. SEE SPECIFICATIONS FOR SUPPORT OF REINFORCING.
 4. SEE OTHER DETAILS FOR CONDITIONS AT GRADE BEAMS, COLUMNS AND EXPANSION JOINTS.



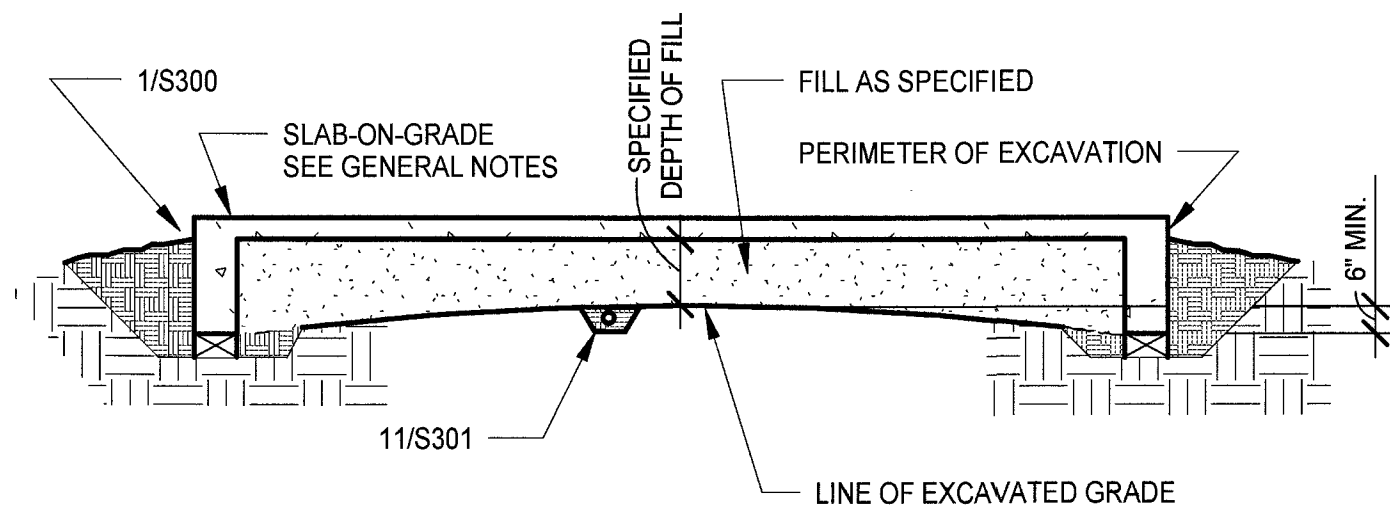
CONSTRUCTION JOINT

- NOTES:**
1. LIMIT SIZE OF POURS TO 10,000 S.F.
 2. LOCATE ALL CONSTRUCTION AND SAWN CONTROL JOINTS WHERE THEY WILL NOT BE DETRIMENTAL TO SENSITIVE FLOORING MATERIALS, SUCH AS V.C.T., CERAMIC TILE, OR EPOXY FLOORING. LOCATE JOINTS IN INCONSPICUOUS AREAS, NOT IN HIGHLY VISIBLE OR HIGH TRAFFIC AREAS.
 3. IF METAL FORMS ARE USED, REMOVE THEM BEFORE POURING ADJACENT SLAB. ALLOW A MINIMUM OF 3 DAYS BETWEEN PLACEMENT OF ADJACENT SEGMENTS.

NON-EXPOSED SLAB-ON-GRADE TYPICAL DETAIL

NO SCALE

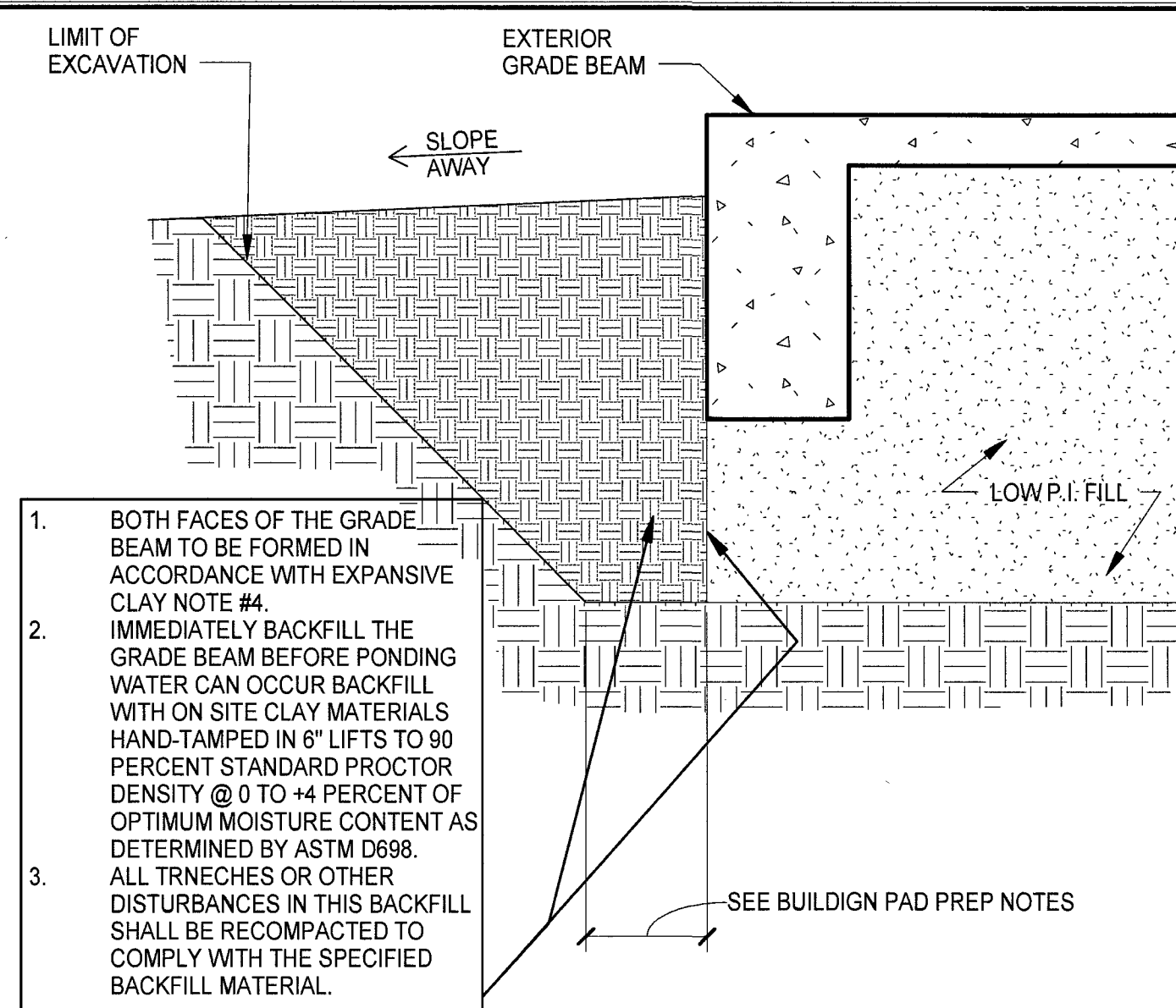
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SUBGRADE PROFILE BELOW SLAB-ON-GRADE TYPICAL DETAIL

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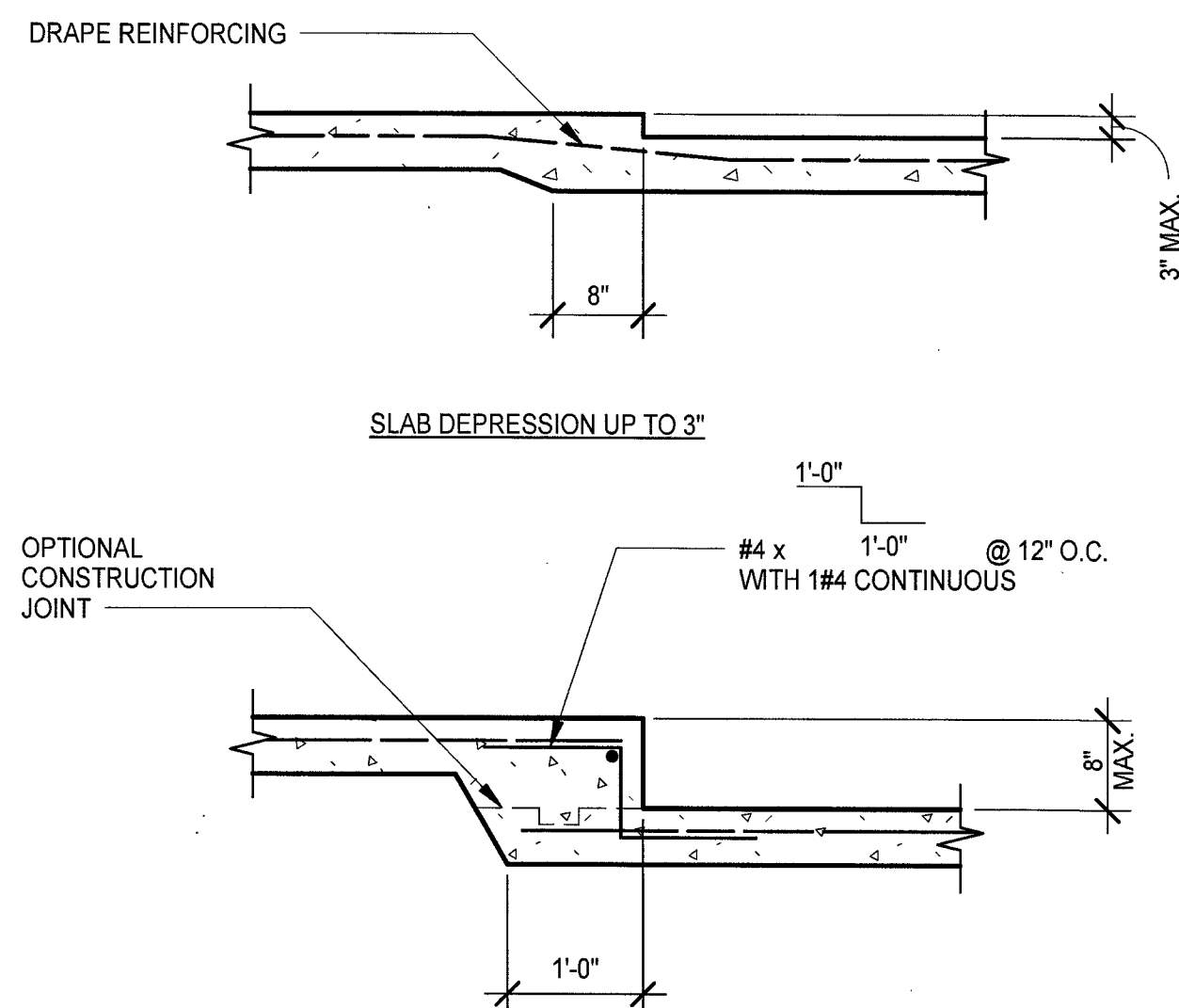
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EXTERIOR GRADE BEAM BACKFILL DETAIL WHERE LOW P.I. FILL DEPTH IS GREATER THAN GRADE BEAM TYPICAL DETAIL

NO SCALE

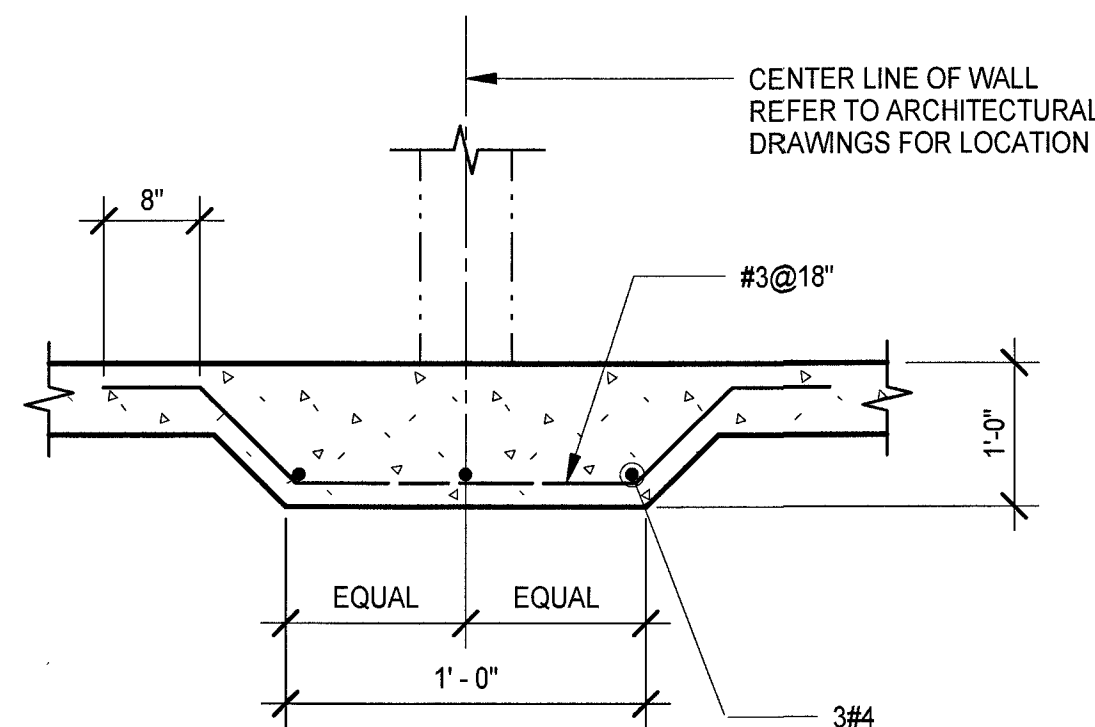
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DROP IN SLAB-ON-GRADE TYPICAL DETAIL

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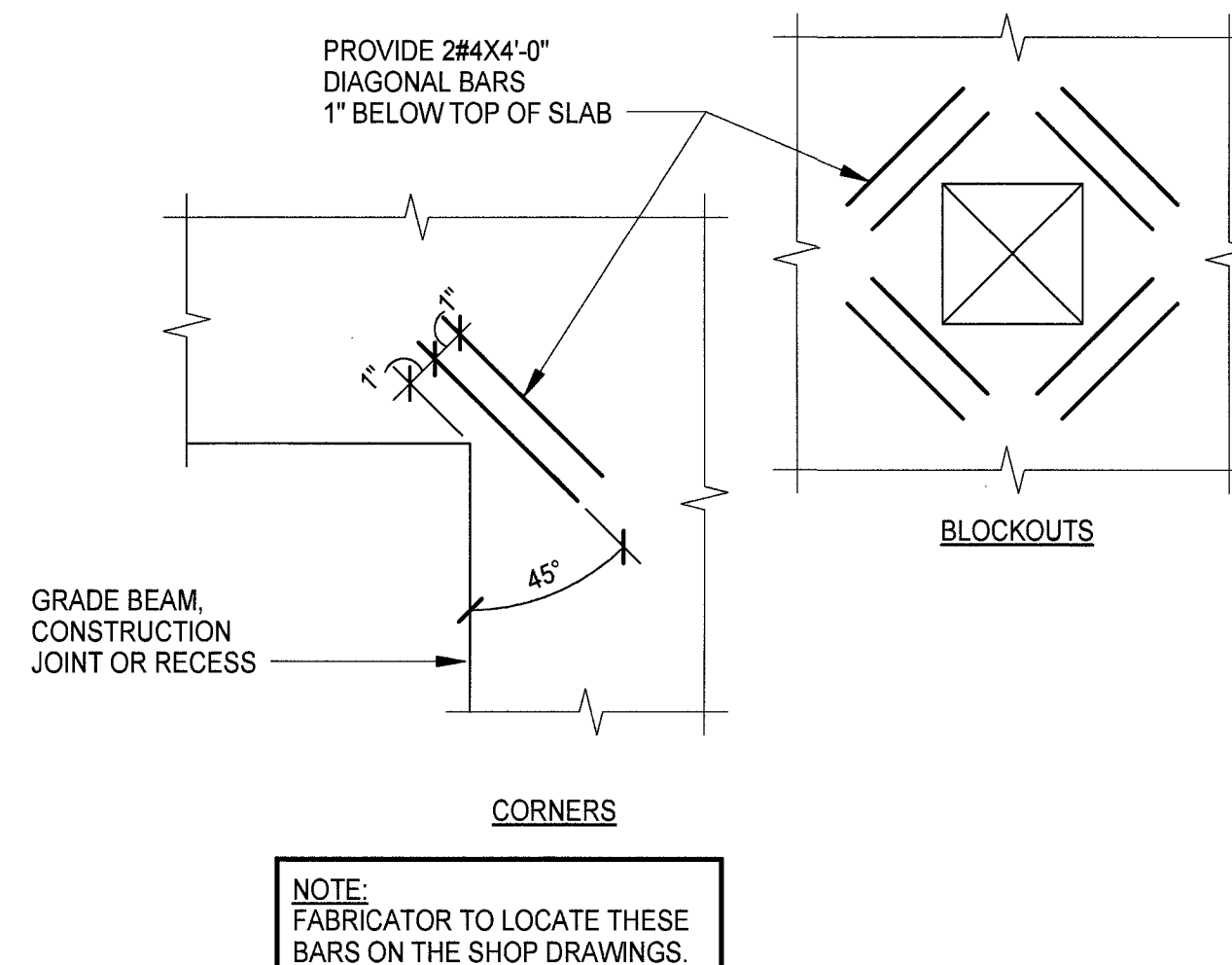
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SLAB-ON-GRADE STIFFENER BEAM TYPICAL DETAIL

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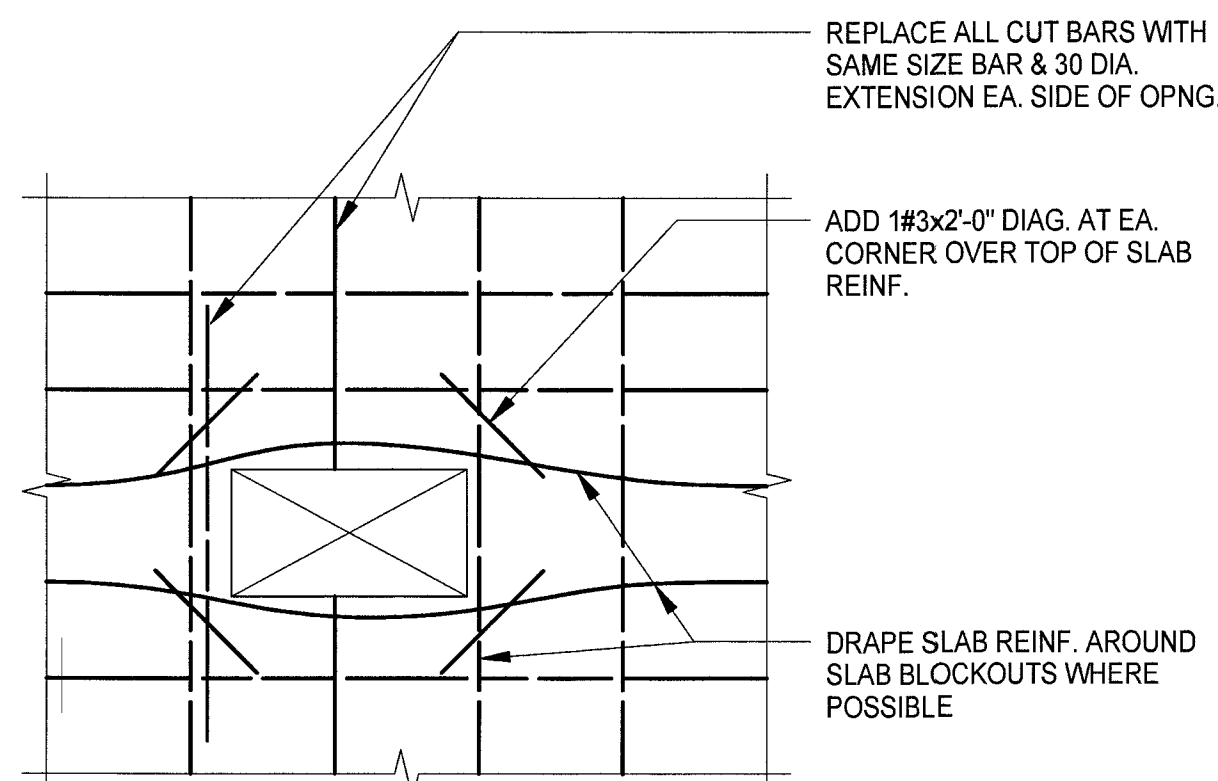
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RE-ENRANT CORNER REINFORCING TYPICAL DETAIL

NO SCALE

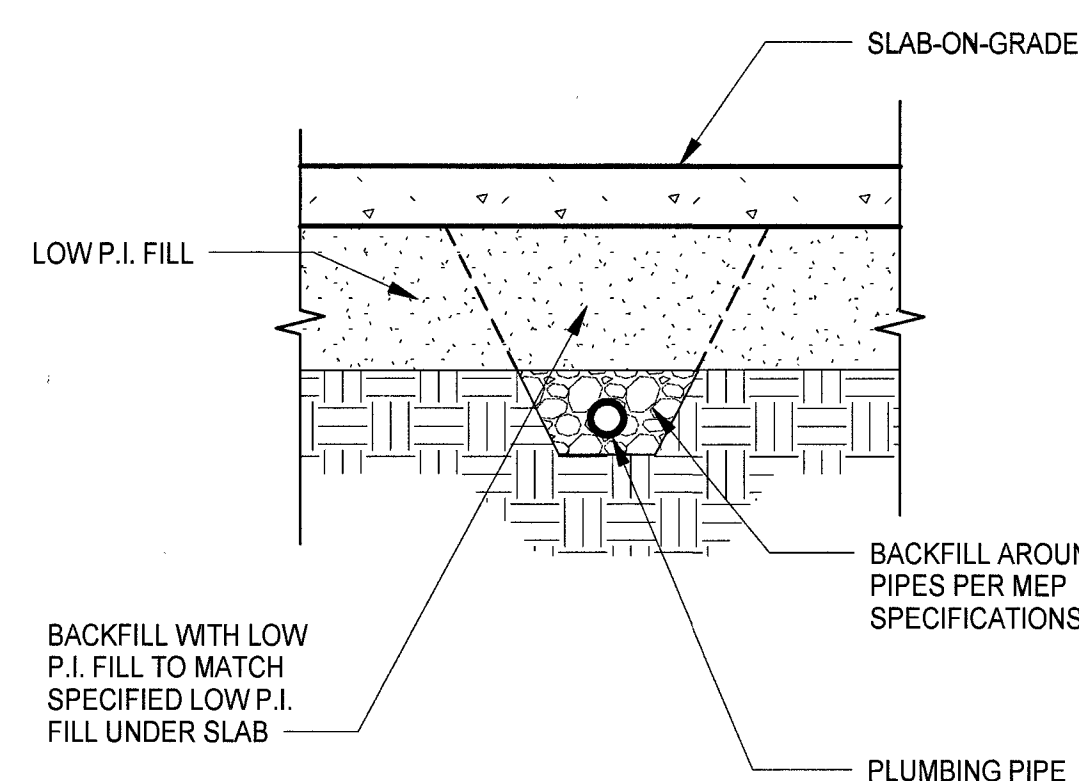
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SMALL SLAB-ON-GRADE BLOCKOUT TYPICAL DETAIL

NO SCALE

10



SOIL PREPARATION FOR TRENCHES UNDER SLAB-ON-GRADE TYPICAL DETAIL

NO SCALE

11

BUILDING PAD PREPARATION

1. THE BUILDING PAD PREPARATION REQUIREMENTS ARE BASED ON THE GEOTECHNICAL REPORT PREPARED BY ARIAS GEOPROFESSIONALS, DATED JUNE 20, 2014.
2. STRIP ALL VEGETATION, ORGANIC TOP SOIL AND DELETRIUS MATERIALS WITHIN THE BUILDING LINES PLUS A 5'-0" OVERBUILD.
3. EXCAVATE ADDITIONAL MATERIALS AS REQUIRED TO PLACE A 8'-0" LAYER OF FILL BENEATH SLAB.
4. PROOF ROLL EXISTING SUBGRADE WITH A MINIMUM 20 TON LOADED DUMP TRUCK. REMOVE AND REPLACE SOFT AREAS.
5. JUST PRIOR TO FILL PLACEMENT, SCARIFY EXPOSED SUBGRADE TO A DEPTH OF 12". MOISTURE CONDITION AND COMPACT TO 94 PERCENT OF THE MAXIMUM DENSITY (TEST METHOD ASTM D698) AT A MOISTURE CONTENT OF +1 TO +5 PERCENT ABOVE OPTIMUM.
6. PLACE AND COMPACT SELECT FILL TO THE REQUIRED ELEVATION. SELECT FILL SHALL BE CRUSHED LIMESTONE BASE MEETING THE REQUIREMENTS OF TXDOT ITEM 247, TYPE A, GRADES 1, 2, OR 3, OR PIT RUN MATERIALS WITH A PI BETWEEN 7 AND 20, MAXIMUM OF 40% RETAINED ON THE #200 SEIVE, AND A MAXIMUM PARTIAL SIZE OF 3". THE TOP 12" OF FILL SHALL BE TXDOT ITEM 247 MATERIALS AS DESCRIBED ABOVE. FILL SHALL BE PLACED IN 8" LOOSE LIFTS MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D 698 AT A MOISTURE CONTENT OF -2 TO +3% PERCENT ABOVE OPTIMUM.
6. CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER AT LEAST 7 DAYS BEFORE THE START OF FILLING OPERATIONS FOR THE BUILDING PAD. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF FILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER (OR HIS DESIGNATED REPRESENTATIVE) AND APPROVED BEFORE PLACING NEXT LIFT. ADJUST MOISTURE CONTENT AND RECOMPACT WHERE REQUIRED.
7. SELECT FILL PLACED OUTSIDE THE GRADE BEAM LINES SHALL BE REMOVED AND REPLACED WITH ON-SITE CLAY BACKFILL.
8. SELECT FILL MATERIAL WHICH IS NOT PURCHASED FROM AN APPROVED PLANT, SUCH AS ON-SITE OR PRIVATELY OWNED PIT MATERIAL, MUST BE CONTINUOUSLY MONITORED BY AN APPROVED TESTING LABORATORY HIRED AND PAID BY CONTRACTOR.
9. SELECT FILL MATERIAL MUST PROVIDE A SOLID WORKING PAD FOR OTHER TRADES DURING WET WEATHER. ALL SOFT SPOTS MUST BE RECOMPACTED PRIOR TO CONCRETE PLACEMENT. IF ON-SITE OR PRIVATE PIT MATERIAL IS USED, PLANT MATERIAL CONFORMING TO TXDOT TYPE A, GRADE 1 IS REQUIRED FOR THE TOP LIFT.
10. ANY TRENCHES OR OTHER DISTURBANCES TO THE BUILDING PAD PREPARATION BY OTHER TRADES SHALL BE REPAIRED IN ACCORDANCE WITH DETAIL 11/S301

SLAB-ON-GRADE

1. FLOOR SLAB SHALL BE 5-INCH THICK CONCRETE SLAB-ON-GRADE OVER SPECIFIED VAPOR BARRIER OVER PREPARED FILL PER BUILDING PAD PREPARATION NOTES.
2. REINFORCE SLAB WITH #3@12" O.C., E.W., PLACED 1 1/4" CLEAR FROM TOP OF SLAB.
3. SLABS-ON-GRADE POURS SHALL NOT EXCEED 10,000 SQUARE FEET.
4. PROVIDE ONE OF THE FOLLOWING JOINTS ON THE CENTER LINES OF ALL COLUMNS AND AT A MAXIMUM SPACING OF 20'-0" ON CENTER, EACH WAY, WHERE CONCRETE SLAB IS EXPOSED. SEE 1/S301.
 - A. CONSTRUCTION JOINTS WHERE DETAILED ON DRAWINGS.
 - B. SAW-CUT CONTROL JOINTS ELSEWHERE. DEPTH SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS. SAW CUTS SHALL BE MADE AS SOON AS SLAB CAN SUPPORT WORKERS AND EQUIPMENT AND BEFORE SHRINKAGE CRACKS OCCUR.
 - C. ALIGN CONSTRUCTION AND CONTROL JOINTS WITH JOINTS IN FLOOR TILE.
6. A METAL CONSTRUCTION JOINT FORM MAY BE USED. REMOVE METAL FORMS BEFORE PLACING SECOND POUR.

FOUNDATION PROTECTION IN EXPANSIVE CLAY NOTES

DUE TO THE EXPANSIVE CLAY SOILS THAT EXIST ON THIS SITE, CERTAIN CONSTRUCTION PRACTICES MUST BE FOLLOWED TO PREVENT DAMAGE TO THE FOUNDATIONS. THESE PROCEDURES ARE AS FOLLOWS:

1. THE BUILDING SITE MUST BE GRADED AWAY FROM THE BUILDING FOUNDATIONS IN THE INITIAL STAGE OF CONSTRUCTION. THE BUILDING PAD MUST BE MAINTAINED AT THE SPECIFIED MOISTURE CONTENT DURING CONSTRUCTION. STANDING PONDS OF WATER IN THE BUILDING FOUNDATION AREA WILL NOT BE ACCEPTABLE.
2. IT IS ESSENTIAL THAT BACKFILL AROUND ALL GRADE BEAMS BE PLACED IMMEDIATELY AFTER THE GRADE BEAMS ARE CAST. IF RAIN OCCURS BEFORE THE BACKFILL IS PLACED, ALL OPEN EXCAVATIONS AROUND GRADE BEAMS MUST BE PUMPED DRY IMMEDIATELY AND KEPT DRY AT ALL TIMES.

USE SPECIFIED BACKFILL MATERIAL AGAINST ALL GRADE BEAMS, BACKFILL AGAINST OUTSIDE FACE OF PERIMETER GRADE BEAMS WITH ON-SITE CLAY MATERIALS, SEE 1/S301.
3. ALL GRADE BEAMS AND OTHER ELEMENTS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AND GRADES DETAILED. BACKFILL AS REQUIRED. DO NOT CAST SIDES AGAINST THE EARTH EXCAVATION. SEE 1/S300.

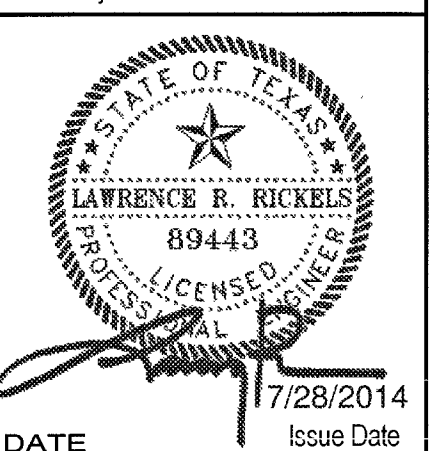
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DATE 7/28/2014 Issue Date

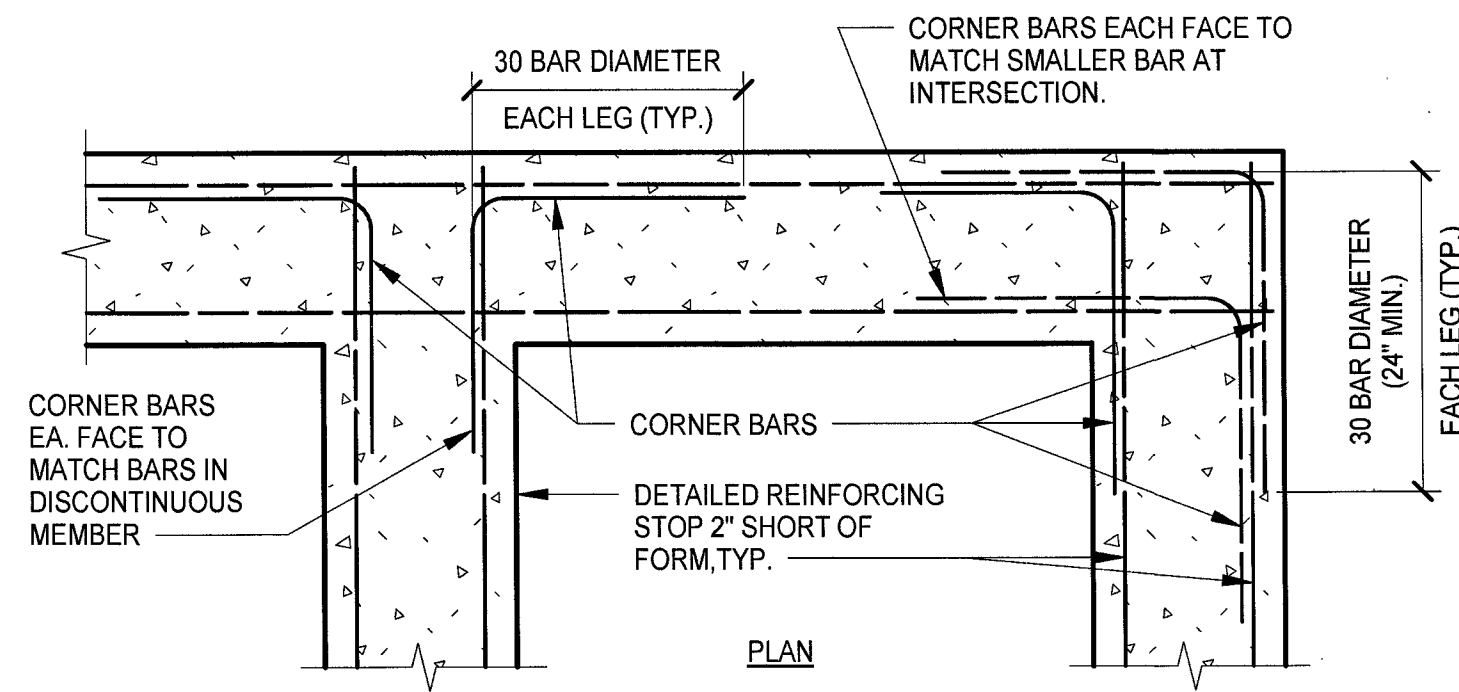
PROJECT NO. 14-023
DRAWN BY BV
REVIEW BY LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

S301

TYPICAL SLAB-ON-GRADE DETAILS

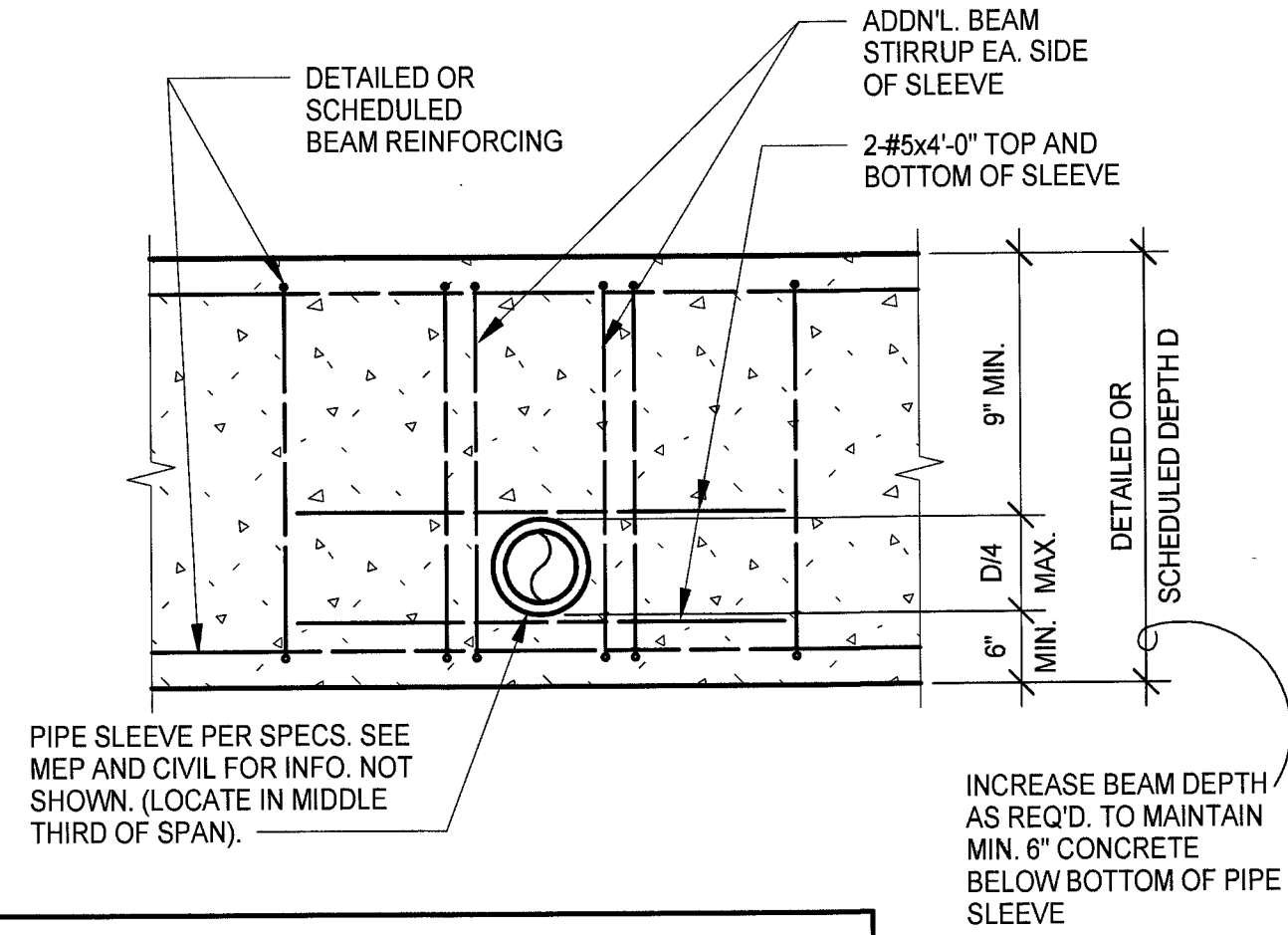
CSG-1 41

NOTES:
1. PROVIDE CORNER BARS TO MATCH SIZE AND LOCATION OF ALL HORIZONTAL GRADE BEAM AND WALL BARS EXCEPT HOOKED TOP AND BOTTOM BARS.
2. CORNER BARS ARE NOT REQUIRED AT HOOKED ENDS. TURN HOOKS SIDEWAYS.



CORNER BARS AT WALL OR GRADE BEAM INTERSECTION
TYPICAL DETAIL
NO SCALE

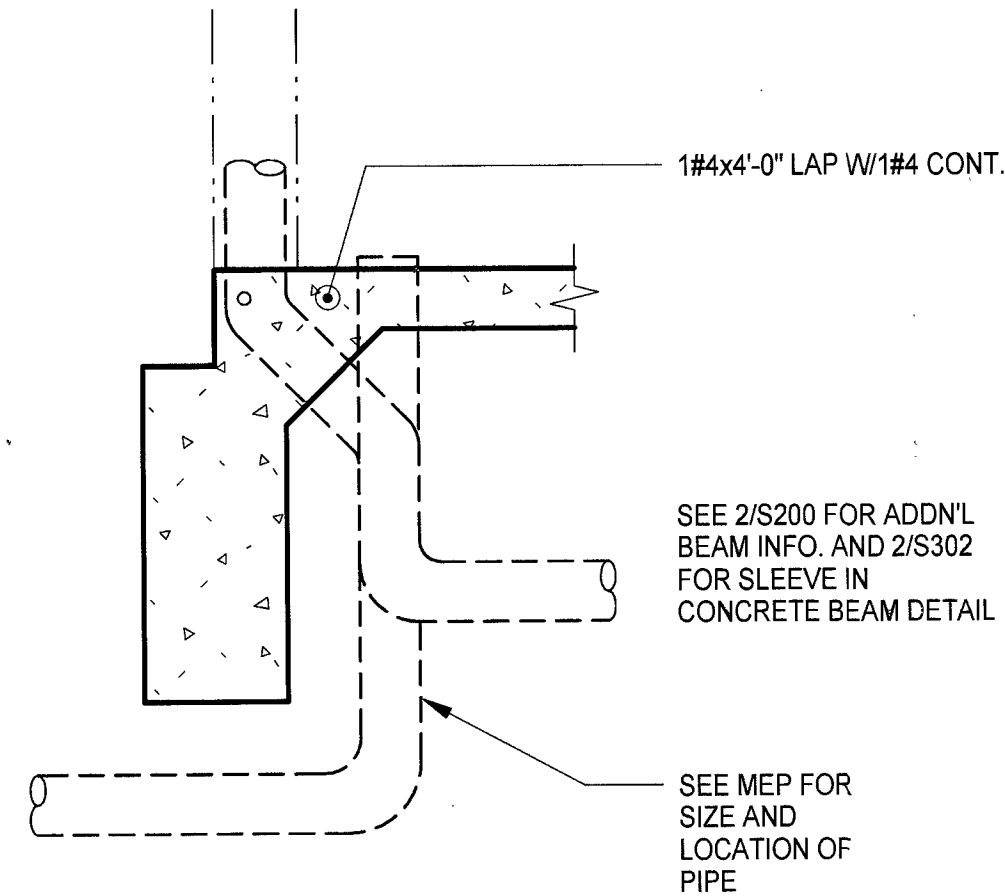
1



NOTES:
1. CONDUIT AND PIPING MAY NOT BE PLACED PARALLEL TO AND INSIDE OF BEAM FORMS OR TRENCHES.
2. IF PIPE IS BEING CAST INTO A GRADE BEAM, SLEEVE MAY BE OMITTED IF PIPE IS WRAPPED WITH 1/2\"/>

SLEEVE THROUGH GRADE BEAM
TYPICAL DETAIL
NO SCALE

2



PIPE PENETRATION THROUGH SLAB
TYPICAL DETAIL
NO SCALE

3

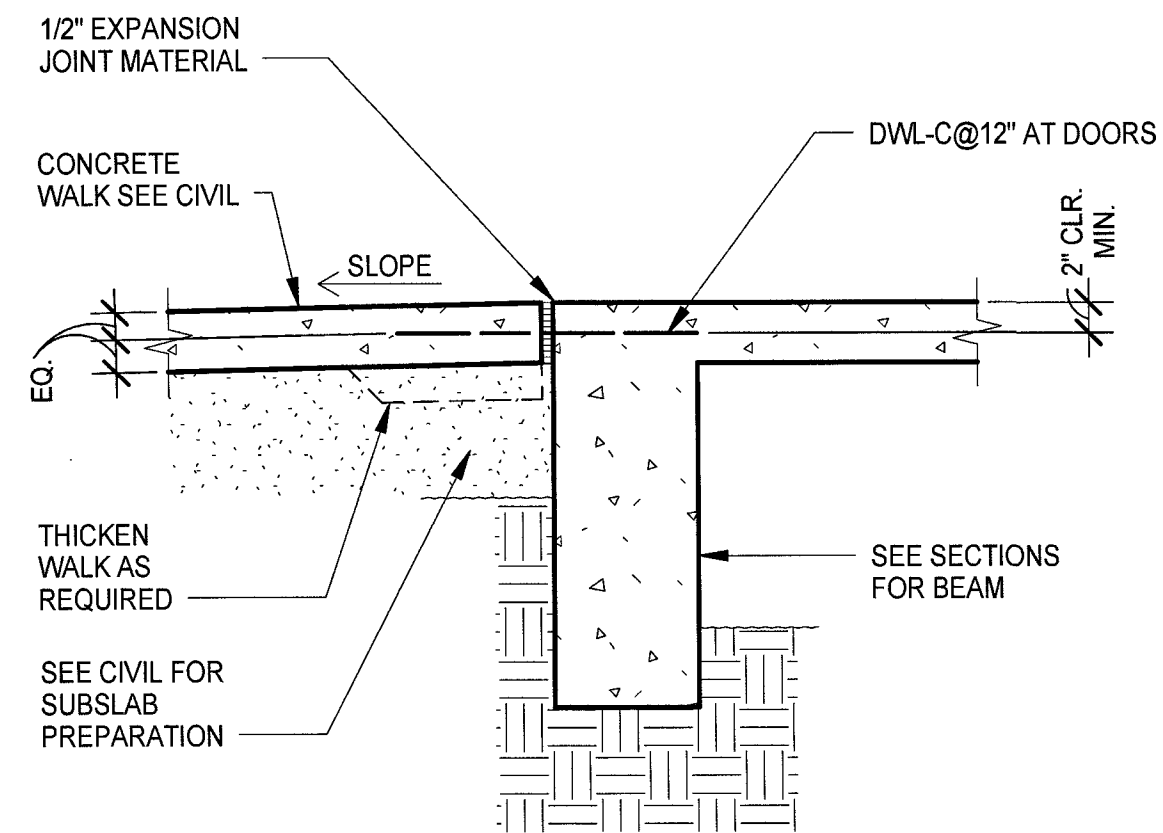
DOWEL SCHEDULE				
MARK	SIZE	A	B	C
DWL-A	#4	8"	3'-0"	—
DWL-B	#4	3'-0"	1'-6"	—
DWL-C	#4	—	4'-0"	—
DWL-D	#6 THD.	—	4'-0"	—
DWL-E	#4 THD.	—	3'-0"	—
DWL-F	#4 THD.	—	6'-0"	—

NOTES:
1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT UNLESS OTHERWISE NOTED ON DETAILS.
3. DOWELS WITH "THD" IN "SIZE" COLUMN SHALL BE THREADED DOWELS WITH APPROVED DOWEL BAR ANCHORS PER SPECIFICATIONS.
4. FOR TILT WALL PANELS USE 4" LTL2.

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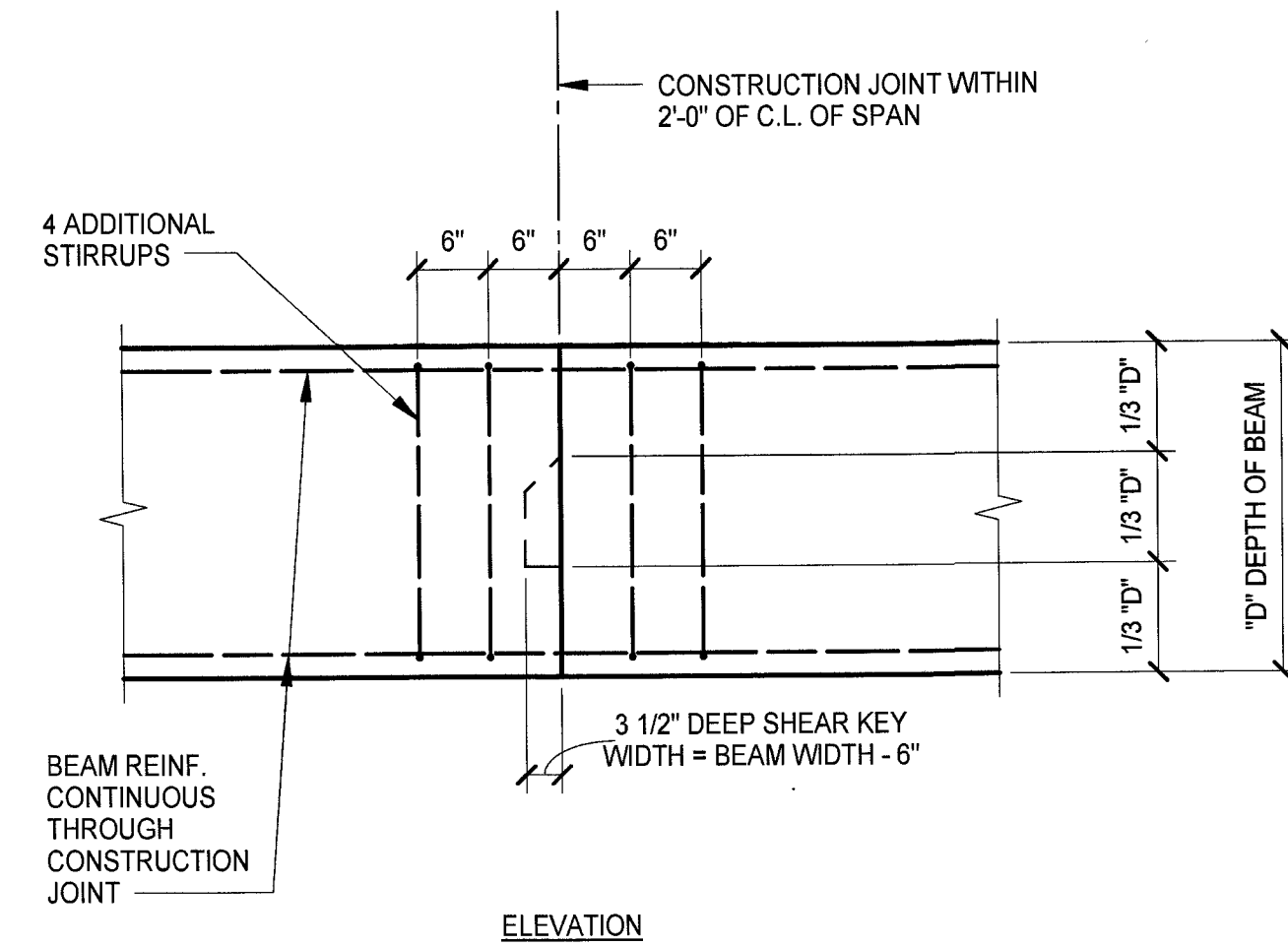


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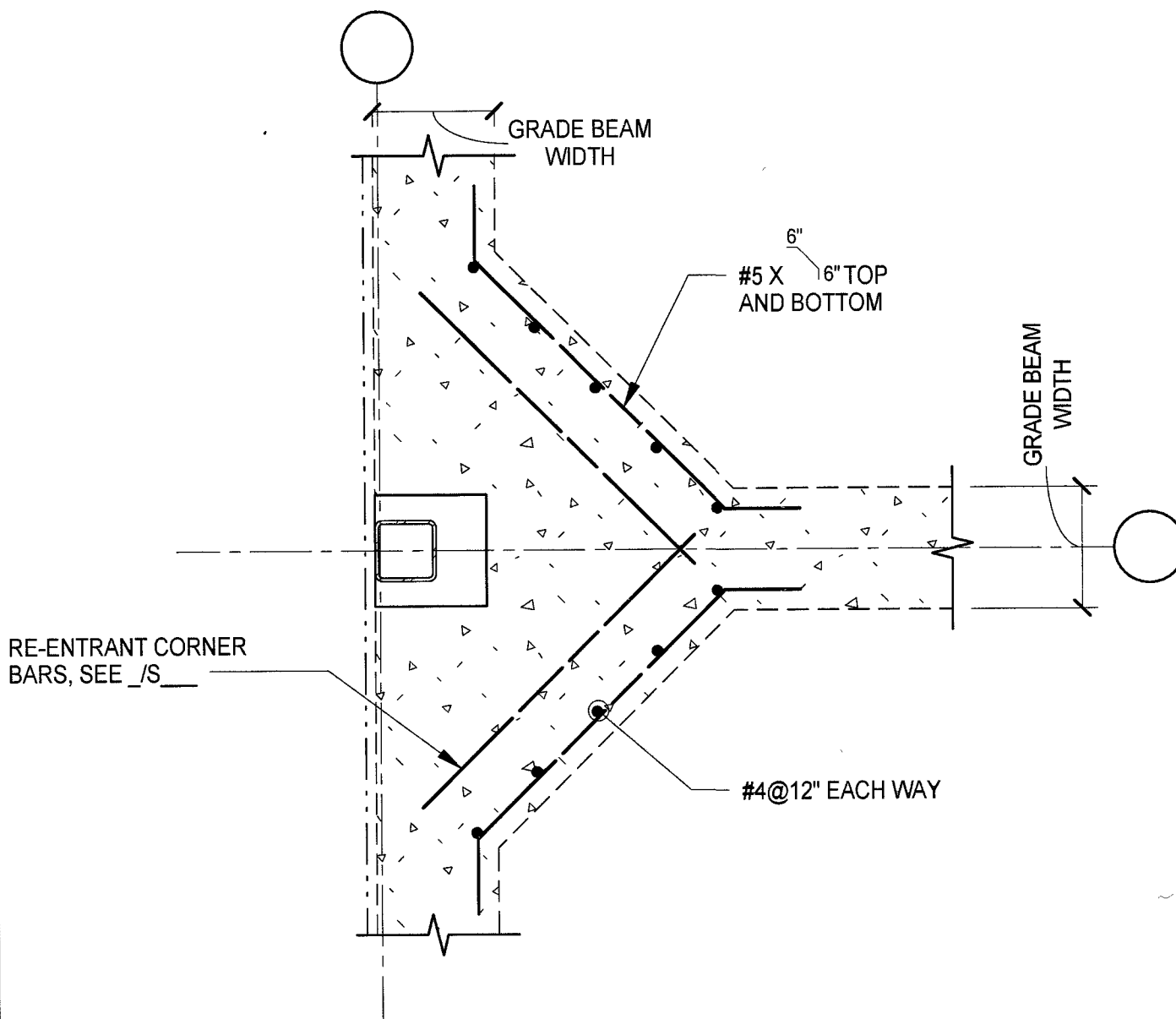
EXTERIOR WALK TO GRADE BEAM
TYPICAL DETAIL

5



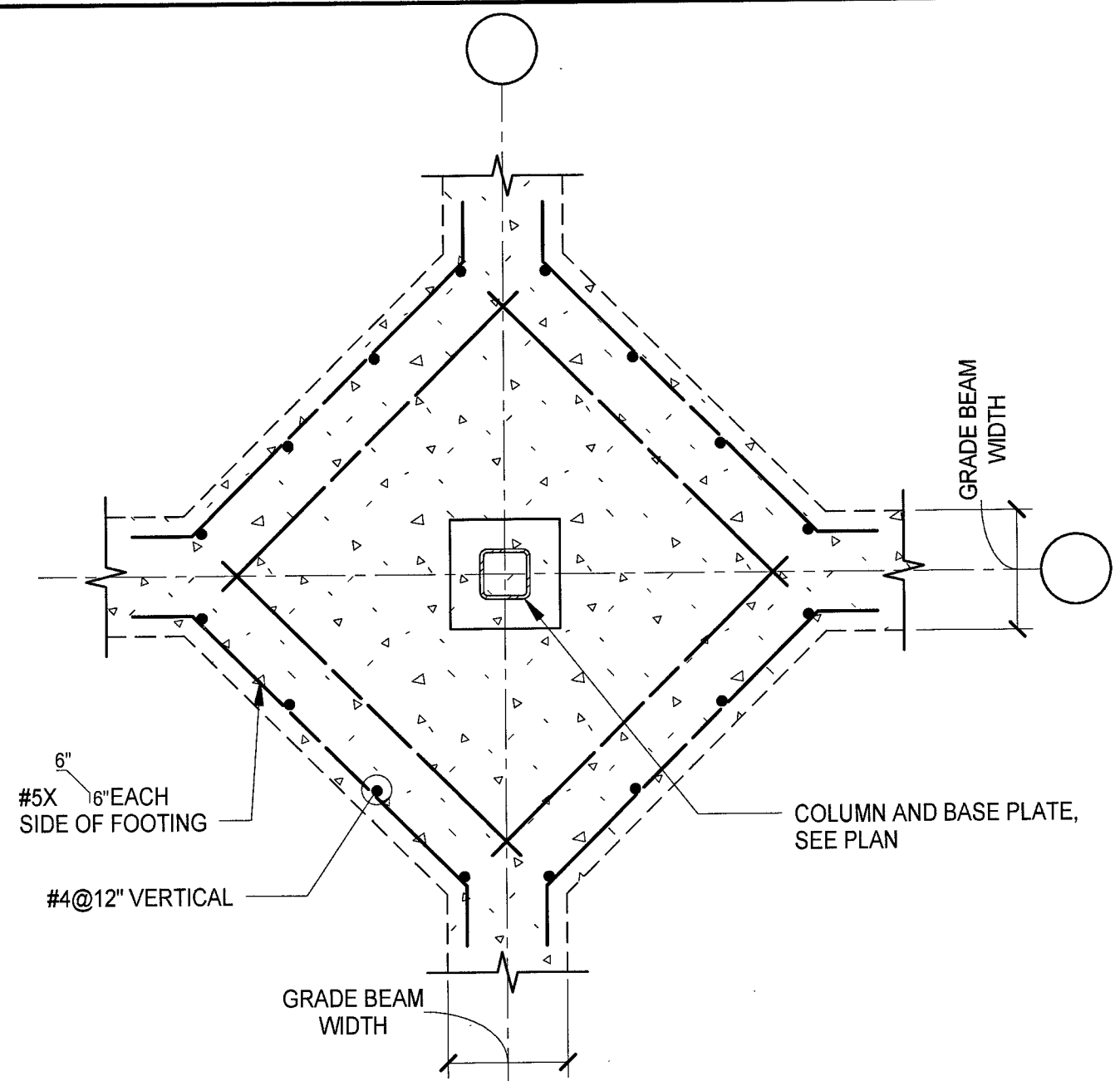
BEAM VERTICAL CONSTRUCTION JOINT
TYPICAL DETAIL
NO SCALE

6



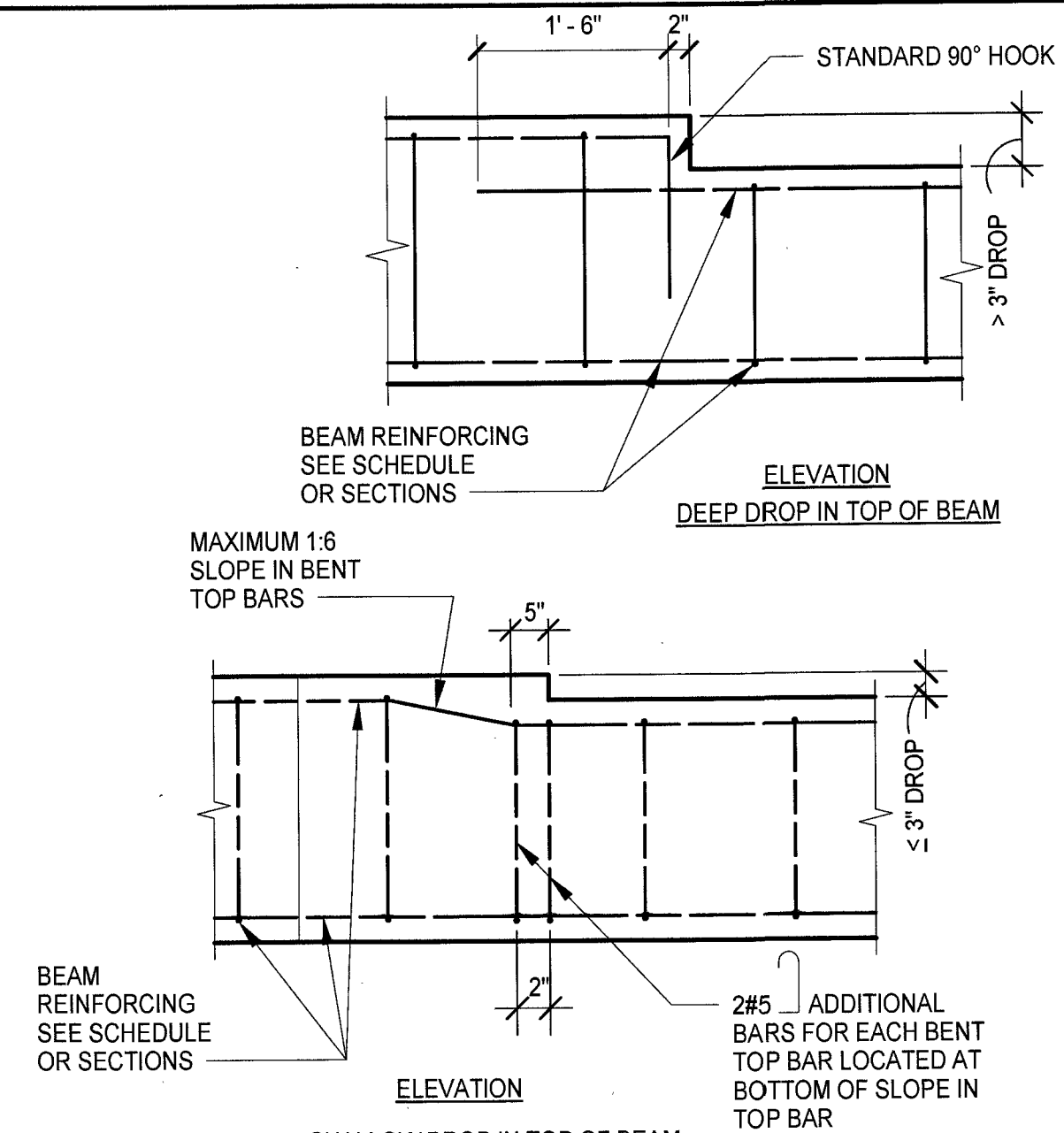
TOP REINFORCING AT PERIMETER COLUMN AND FOOTING
TYPICAL DETAIL
NO SCALE

7



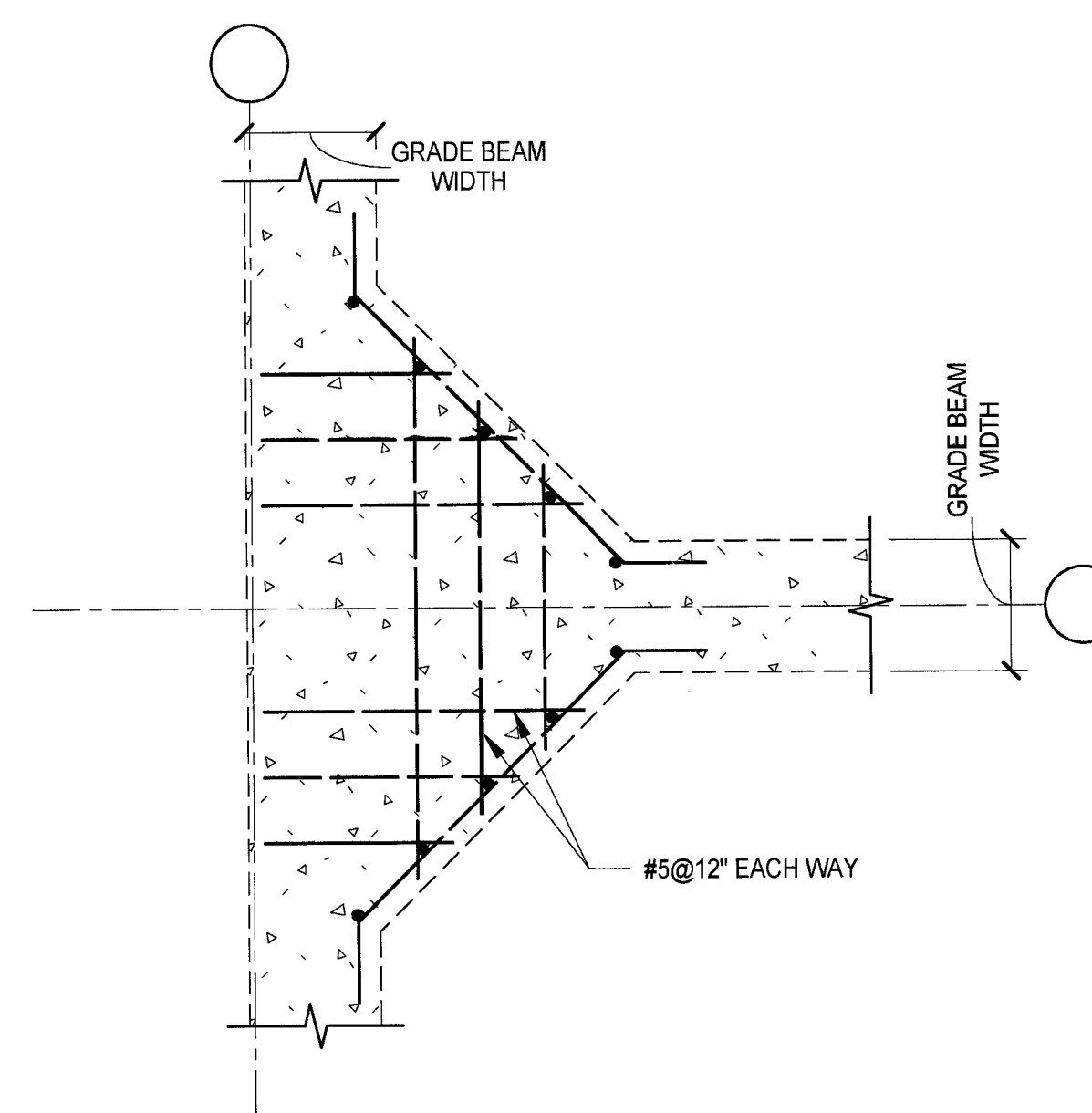
TOP REINFORCING AT INTERIOR COLUMN AND FOOTING
TYPICAL DETAIL
NO SCALE

8



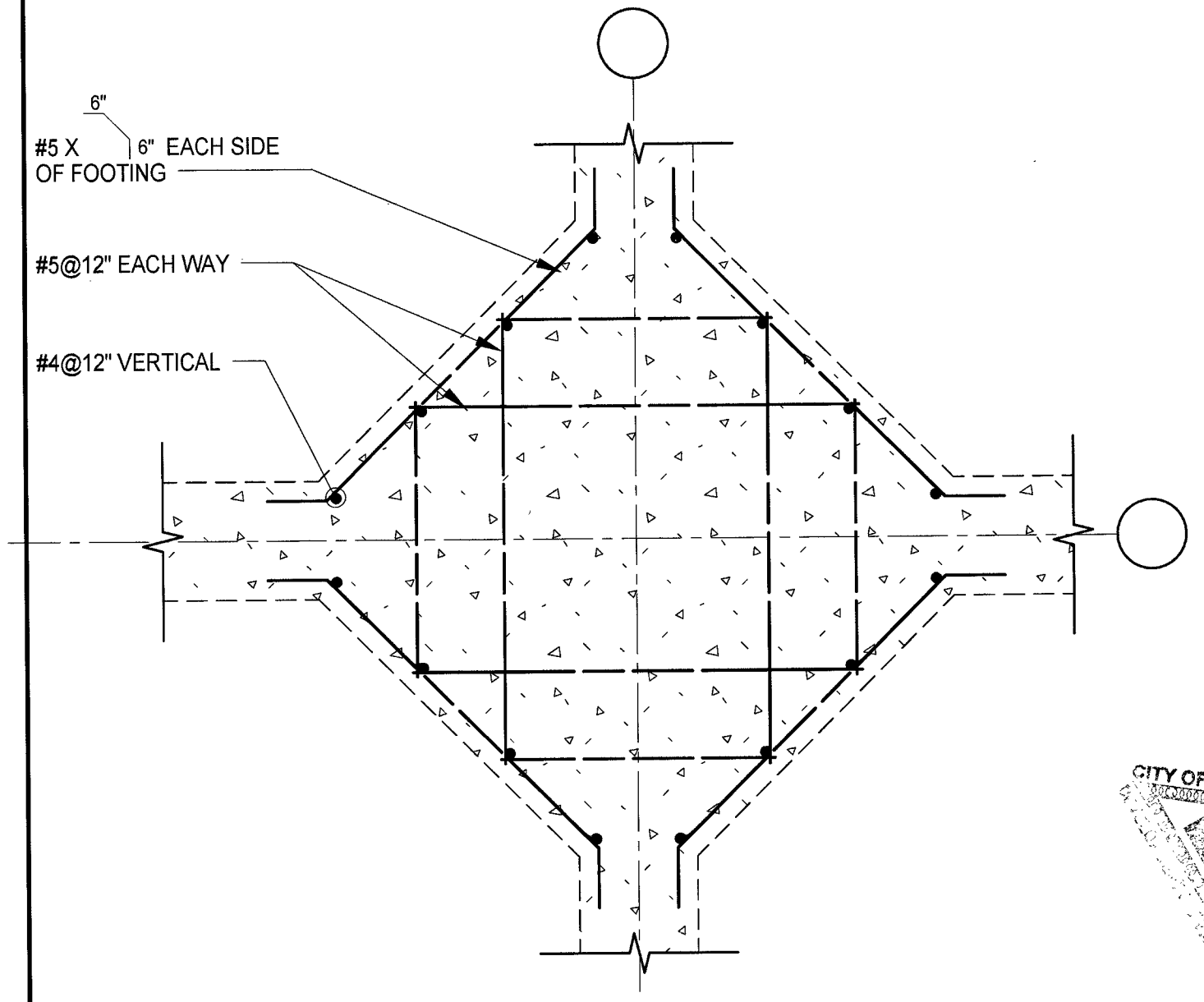
SHALLOW DROP IN TOP OF BEAM
TYPICAL DETAIL
NO SCALE

10



BOTTOM REINFORCING AT PERIMETER COLUMN AND FOOTING
TYPICAL DETAIL
NO SCALE

9



BOTTOM REINFORCING AT INTERIOR COLUMN AND FOOTING
TYPICAL DETAIL
NO SCALE

42 11

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LAWRENCE R. RICKELS
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Professional Engineer
7/28/2014
DATE Issue Date

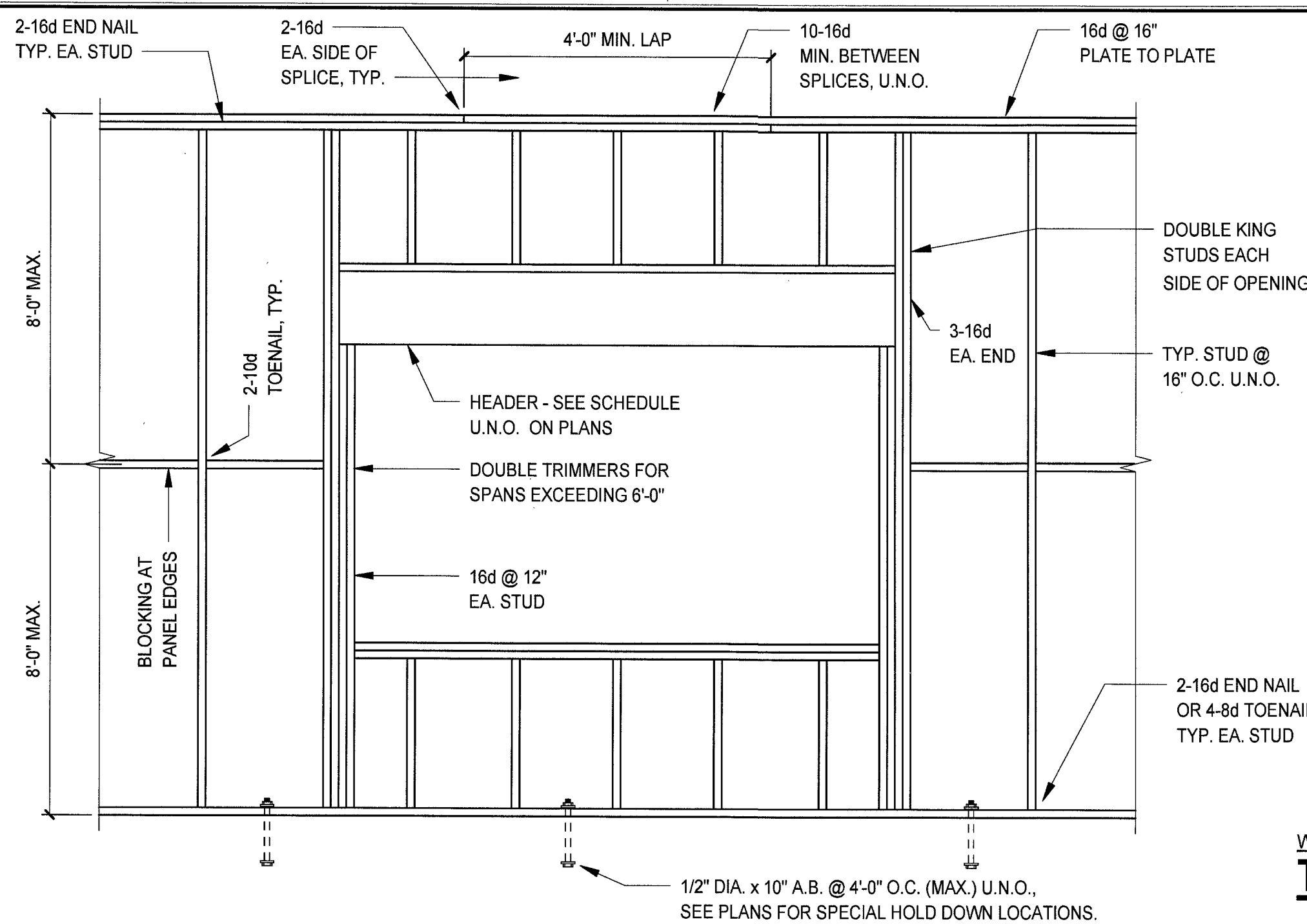
PROJECT NO. 14-023

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REVIEW BY: LR
PROJECT ARCHITECT:
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S302

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NOTES:

- SEE SHEAR WALL SHEATHING SCHEDULE FOR SPECIAL FRAMING MEMBER SIZE REQUIREMENTS AT CLOSE NAIL SPACING (3x STUDS, SILL AND BLOCKING).
- DOOR OPENINGS SIM. SEE ARCH'L FOR ROUGH OPENING DIMENSIONS AND LOCATIONS.

HEADER SCHEDULE

MAX. CLR. SPAN	2x4 WALL	2x6 WALL
3'-6"	2-2x6 & 1/2" PLYWD. SHIM	3-2x6 & 2-1/2" PLYWD. SHIMS
5'-4"	2-2x8 & 1/2" PLYWD. SHIM	3-2x8 & 2-1/2" PLYWD. SHIMS
6'-6"	2-2x10 & 1/2" PLYWD. SHIM	3-2x10 & 2-1/2" PLYWD. SHIMS
>6'-6"	SEE PLAN	SEE PLAN

NOTES:

- USE TABLE U.N.O. ON PLAN
- NAIL COMPONENTS TOGETHER FROM EACH FACE WITH 16d NAILS AT ENDS AND AT 24" O.C. TOP AND BOTTOM.

WALL FRAMING ELEVATION

TYPICAL DETAIL

NO SCALE

2

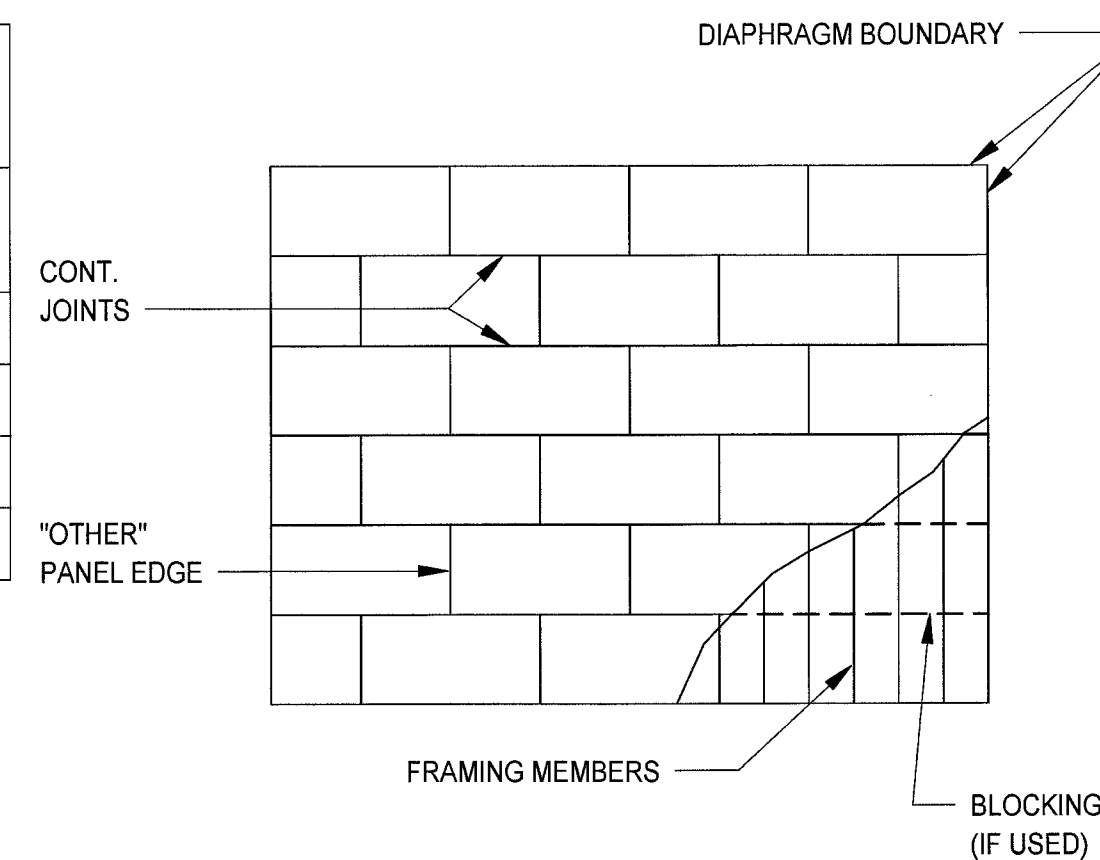
PLYWOOD ROOF DIAPHRAGM NAILING SCHEDULE

(WIND OR SEISMIC LOADING)

MARK	NAILING AT DIAPHRAGM BOUNDARIES & CONT. PANEL EDGES	NAILING AT OTHER PANEL EDGES	BLOCKING AT UNSUPPORTED PANEL EDGES	NOTES	CAPACITY (PLF)
A	10d @ 6" O.C.	10d @ 6" O.C.	NO		357
B	10d @ 4" O.C.	10d @ 6" O.C.	YES		539
C	10d @ 2 1/2" O.C.	10d @ 4" O.C.	YES	1	805
D	10d @ 2"	10d @ 3" O.C.	YES	1	917

NOTES:

- WALL C & D: FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOM. OR WIDER AND NAILS SHALL BE STAGGERED.
- PANEL THICKNESS SHALL BE 1/2" MIN.
- ALL WOOD DIAPHRAGMS SHALL BE TYPE 'A' UNLESS NOTED OTHERWISE ON THE PLANS.
- CAPACITIES ARE BASED ON THE 2009 IBC, TABLE 2306.2.1, FOR 2" NOM. WIDTH FRAMING MEMBERS. CAPACITIES MAY BE INCREASED BY 12% WHEN 3" NOM. OR WIDER FRAMING MEMBERS ARE USED.



DIAPHRAGM NAILING SCHEMATIC

PLYWOOD ROOF DIAPHRAGMS

TYPICAL DETAIL

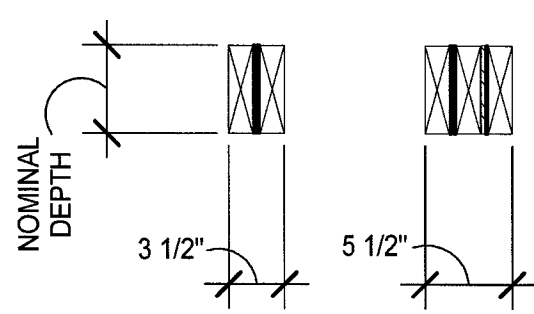
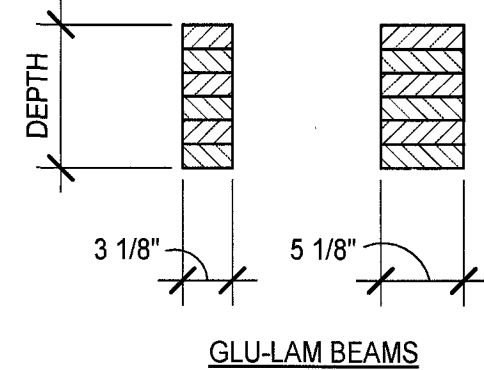
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4

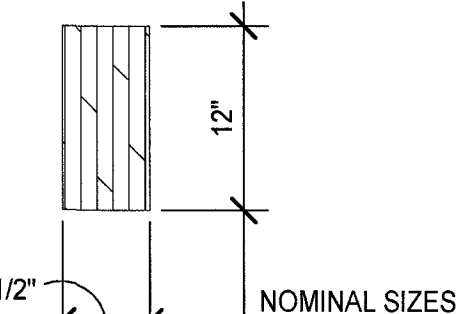
BEAM SCHEDULE

BEAM MARK	BUILT-UP BEAM	GLU-LAM BEAM
B1	2-2x10	3 1/8x9 5/8
B2	3-2x10	5 1/8x9 5/8
B3	2-2x12	3 1/8x11
B4	3-2x12	5 1/8x11
B5	2-2x14	3 1/8x13 3/4
B6	3-2x14	5 1/8x13 3/4
B7	GLU-LAM	3 1/8x15 1/8
B8	GLU-LAM	5 1/8x15 1/8
B9	GLU-LAM	3 1/8x16 1/2
B10	GLU-LAM	5 1/8x16 1/2
B11	5 1/2"x12" PARALLAM BM.	

NOTE: BEAMS SHALL BE FABRICATED FROM THE INDICATED NUMBER OF 2X'S WITH CONTINUOUS 1/2" PLYWOOD. BLOCKING OF THE SAME DEPTH BETWEEN PLYS OF 2X MATERIAL. NAIL COMPONENTS TOGETHER FROM EACH FACE WITH 16d NAILS AT ENDS AND AT 24" O.C. TOP AND BOTTOM.



BUILT-UP BEAMS



PARALLAM BEAM

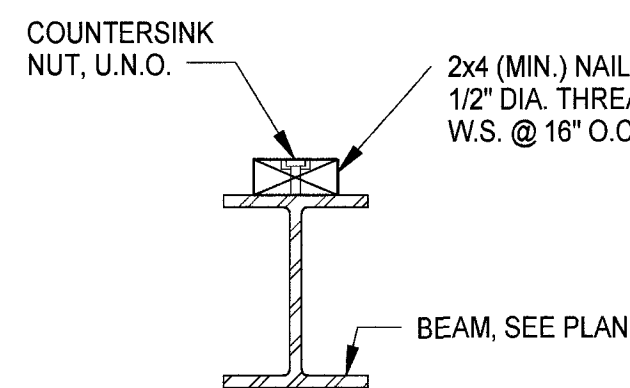
WOOD BEAM SCHEDULE

TYPICAL DETAIL

NO SCALE

NO SCALE

6



SHEAR WALL SHEATHING SCHEDULE

(WIND OR SEISMIC LOADING)

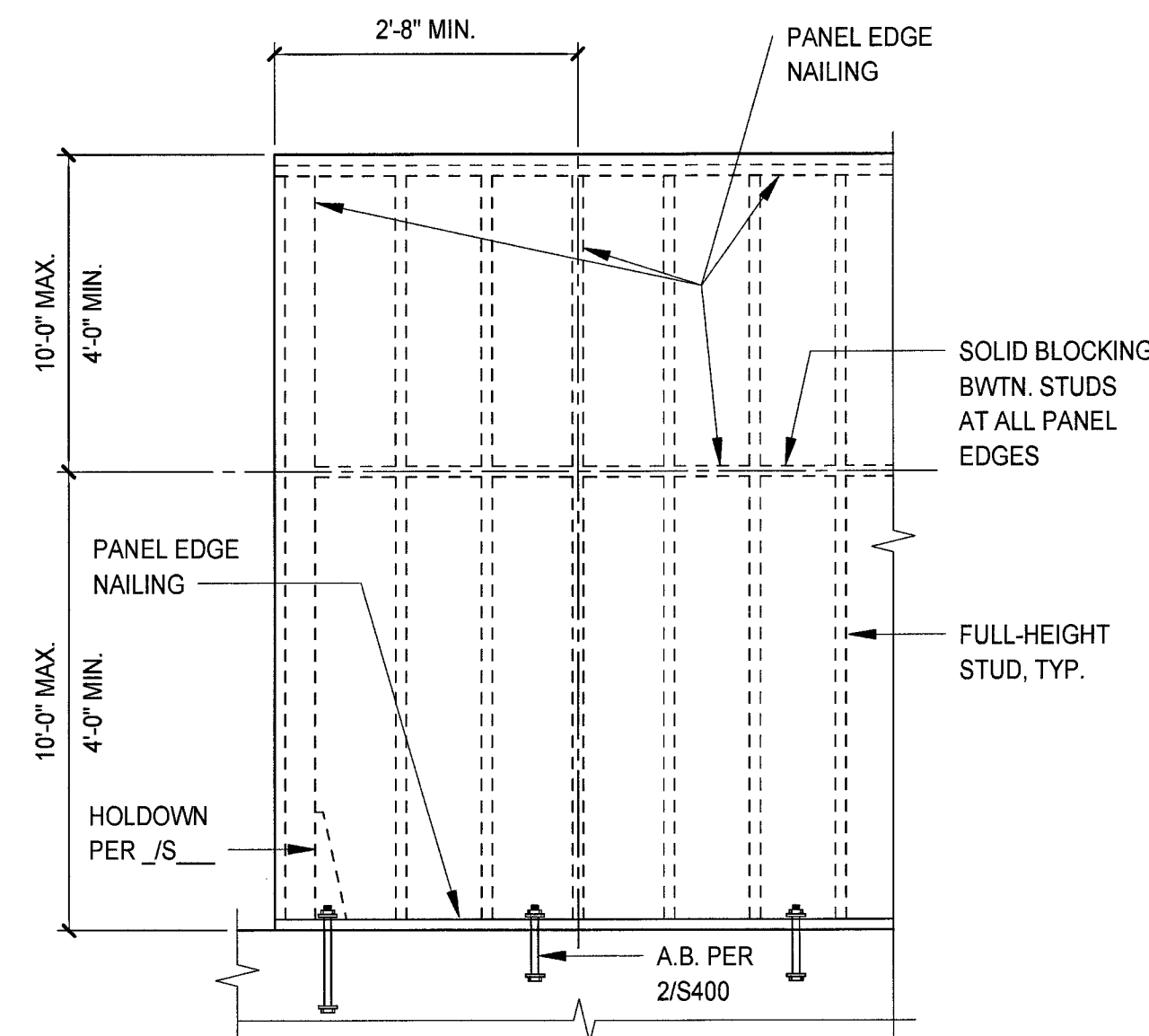
MARK	PLYWOOD SHEATHING	PANEL EDGE NAILING	NOTES	CAPACITY (PLF)
SWA	15/32" STRUCTURAL I	10d @ 6" O.C.	1,2	340
SWB	15/32" STRUCTURAL I	10d @ 4" O.C.	1,2	510
SWC	15/32" STRUCTURAL I	10d @ 3" O.C.	1,3	665
SWD	15/32" STRUCTURAL I	10d @ 2" O.C.	1,3	870

NOTES:

- USE 10d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS (FIELD NAILING).
- WALLS A & B: ALL PANEL EDGES SHALL BE BACKED W/ 2" NOM. FRAMING.
- WALLS C & D: ALL PANEL EDGES SHALL BE BACKED W/ 3" NOM. FRAMING. (3x STUDS @ PANEL JOINTS, 3x SILL PLATE AND 3x BLOCKING AT UNSUPPORTED PANEL EDGES).
- ALL EXTERIOR WOOD FRAMED WALLS AND INTERIOR LOAD-BEARING WOOD FRAMED WALLS SHALL BE TYPE 'A' UNLESS NOTED OTHERWISE ON THE PLANS.
- WHERE PLYWOOD SHEATHING OCCURS ON BOTH SIDES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- CAPACITIES ARE BASED ON THE 2001 CBC, TABLE 23-III-1.

PLYWOOD SHEAR WALLS

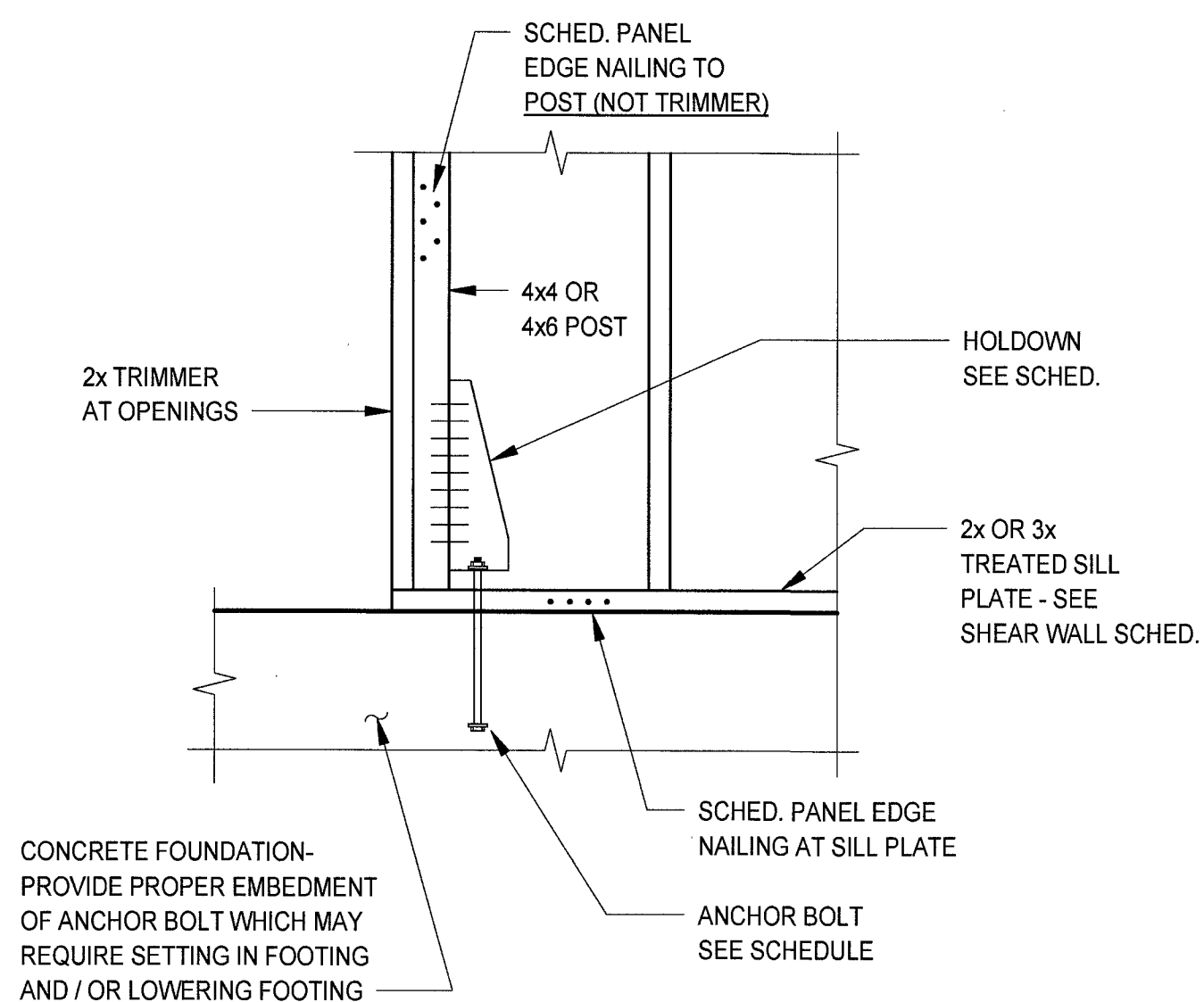
TYPICAL DETAIL



SHEAR WALL NAILING SCHEMATIC

NO SCALE

8



HOLDOWN SCHEDULE

SHEAR WALL MARK	HOLDOWN EACH END OF WALL	ANCHOR BOLT	ALLOWABLE UPLIFT	
			DF/SP	SPF
A	HDU-2	SSTB 20	3075	2215
B	HDU-4	SSTB 28	4565	3285
C	HDU-5	SSTB 28	5645	4065
D	HDU-8	SSTB 28	6970	5025

NOTE:

HOLDOWNS AND ANCHOR BOLTS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTION.

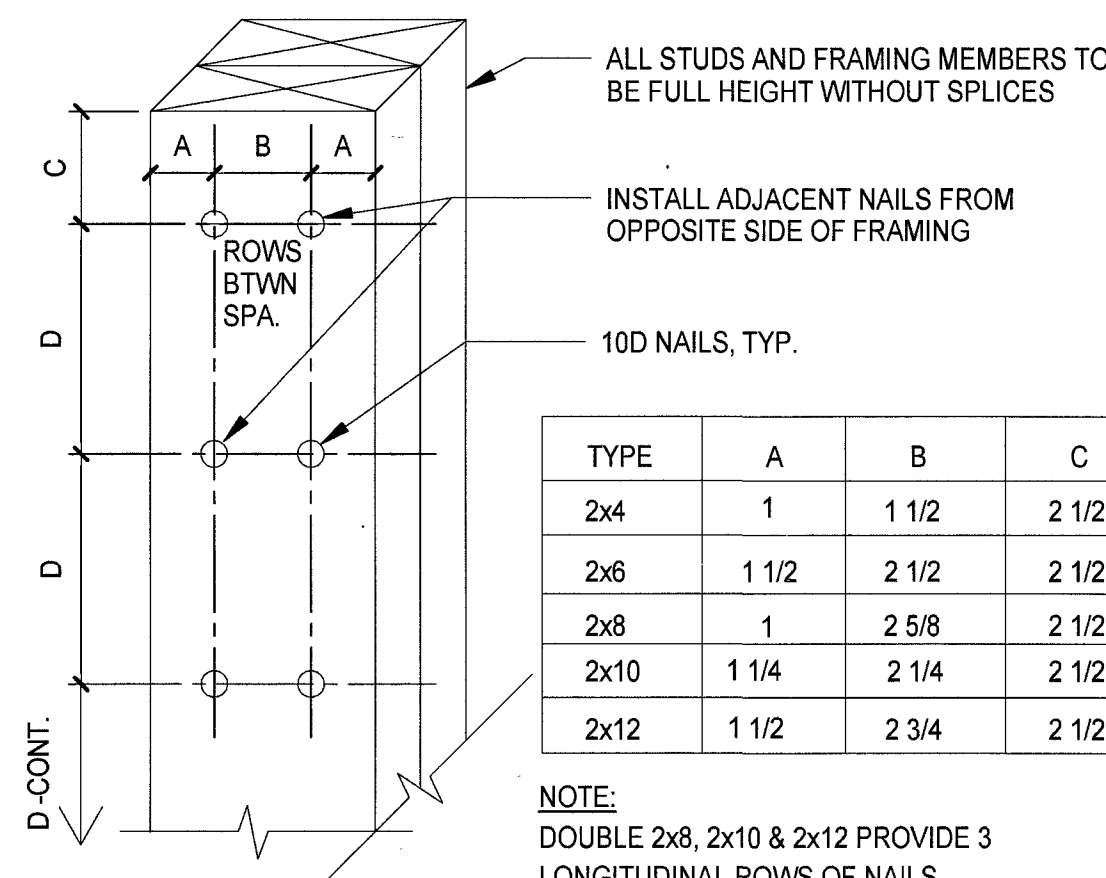
DF - DOUGLAS FIR
SP - SOUTHERN PINE
SPF - SPRUCE-PINE FIR

SHEAR WALL HOLDOWNS

TYPICAL DETAIL

NO SCALE

10

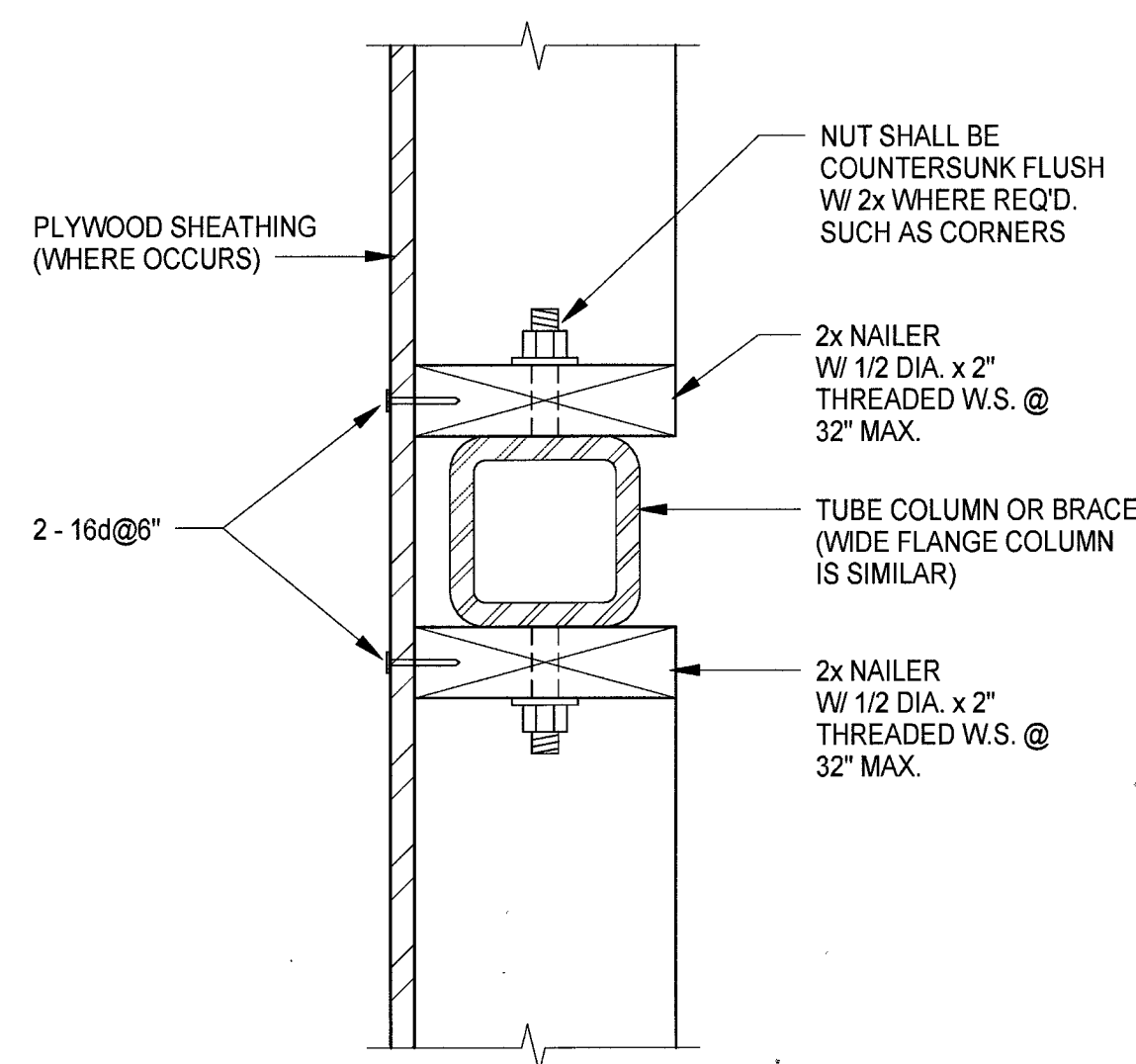


BUILT-UP WOOD POSTS

TYPICAL DETAIL

NO SCALE

11



43

NO SCALE

12

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REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

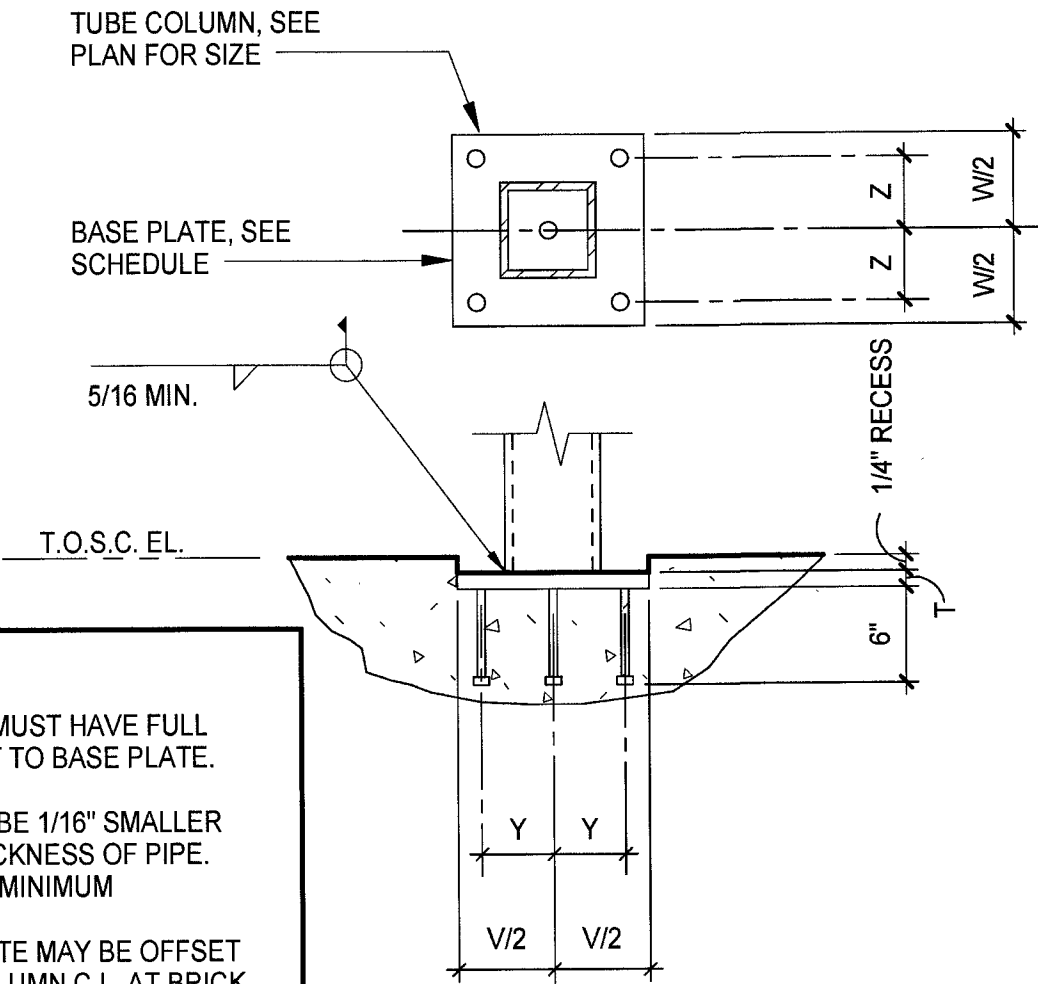
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BASE PLATE SCHEDULE							
MARK	DIMENSIONS					NUMBER, SIZE & SCHEDULED EMBEDMENT LENGTH OF A. B.	DETAIL NUMBER
	V	W	Y	Z	T		
BP-1	11"	11"	4"	4"	3/4"	(4) - 3/4" X 1'-0" HCA	2/S500
BP-2	11"	13.5"	4"	4"	3/4"	(5) - 3/4" X 1'-0" HCA	2/S500
BP-3	14"	13.5"	4"	4"	3/4"	(5) - 3/4" X 1'-0" HCA	2/S500
BP-4							
BP-5							
BP-6							
BP-7							
BP-8							
BP-9							

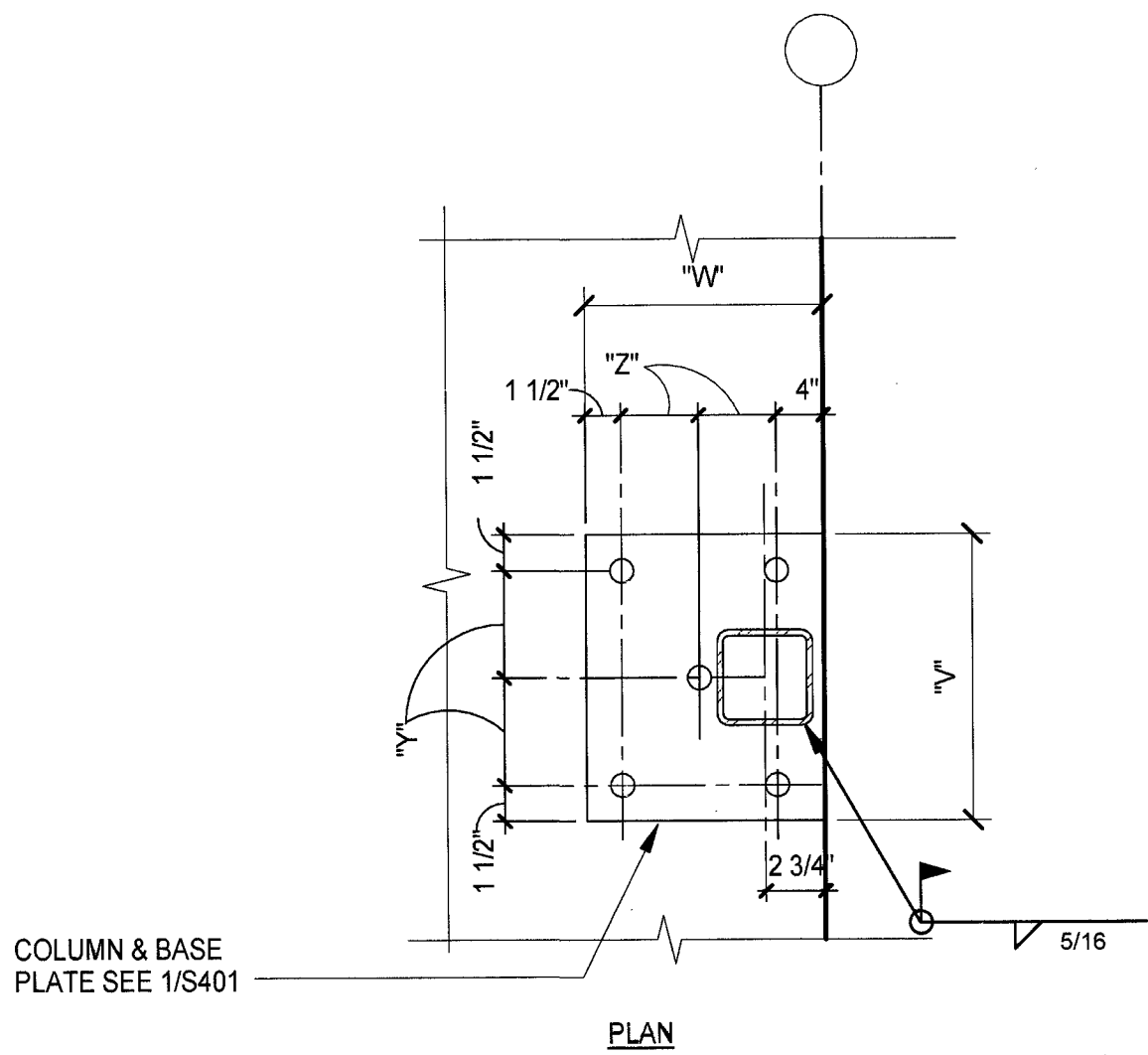
1

- NOTES:
1. COLUMN MUST HAVE FULL CONTACT TO BASE PLATE.
 2. WELD TO BE 1/16" SMALLER THAN THICKNESS OF PIPE. USE 5/16" MINIMUM
 3. BASE PLATE MAY BE OFFSET FROM COLUMN C.L. AT BRICK LEDGE AND SLAB RECESS
 4. ACCOMPLISH RECESS BY TAPING 1/4" THICK CARDBOARD TO TOP OF PLATE.



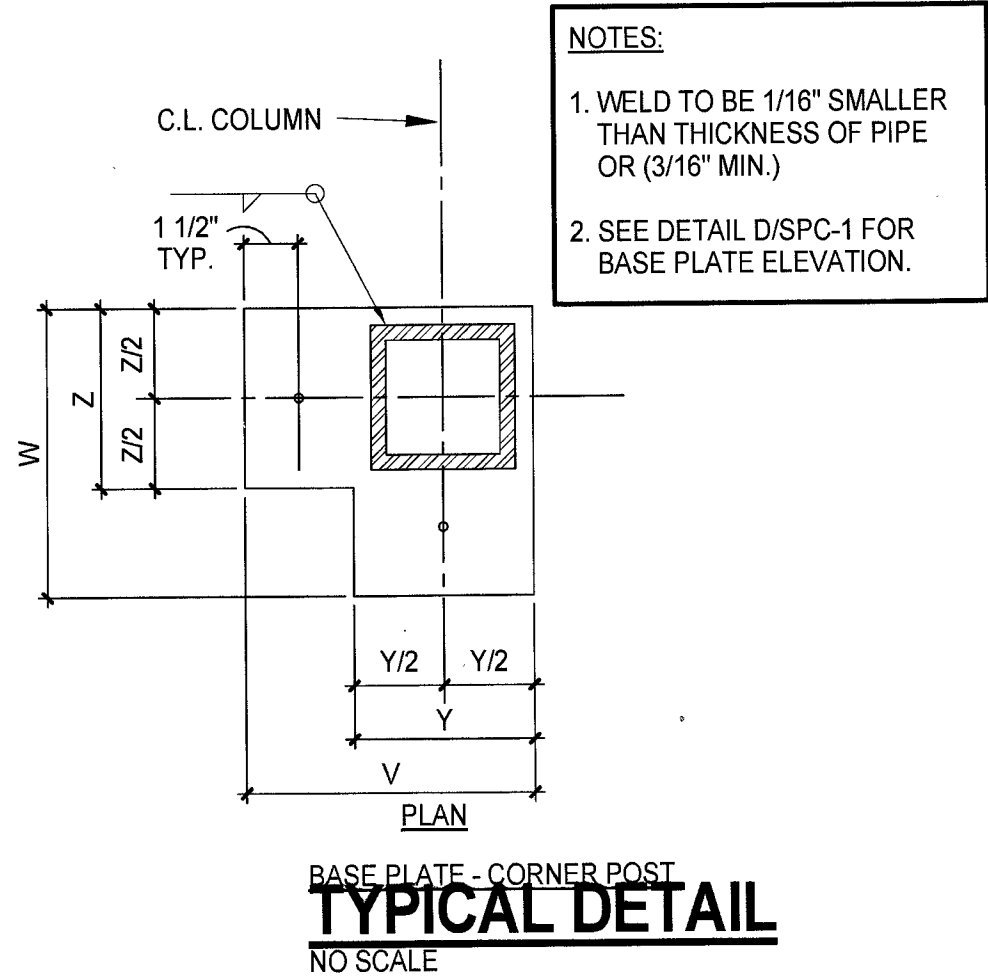
BASE PLATE AT TUBE COLUMN
TYPICAL DETAIL

2



BASE PLATE AT E.J.
TYPICAL DETAIL
NO SCALE

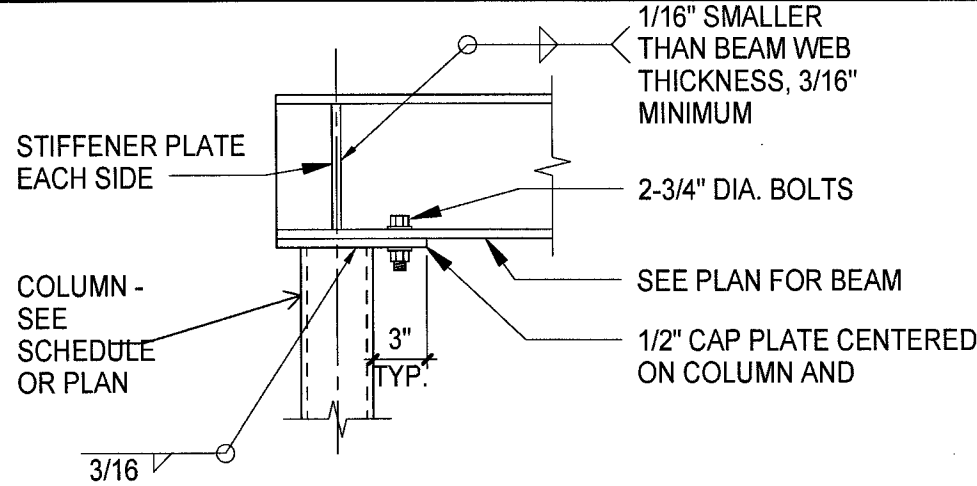
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BASE PLATE - CORNER POST
TYPICAL DETAIL
NO SCALE

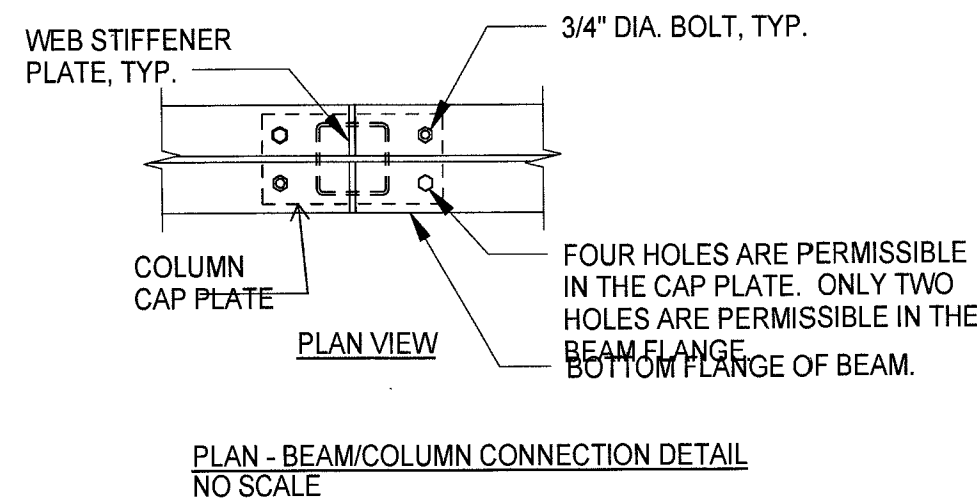
4

- NOTES:
1. SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
 2. STIFFENER PLATE SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
 3. CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.



CAP PLATE - BOLTED CONNECTION
TYPICAL DETAIL
NO SCALE

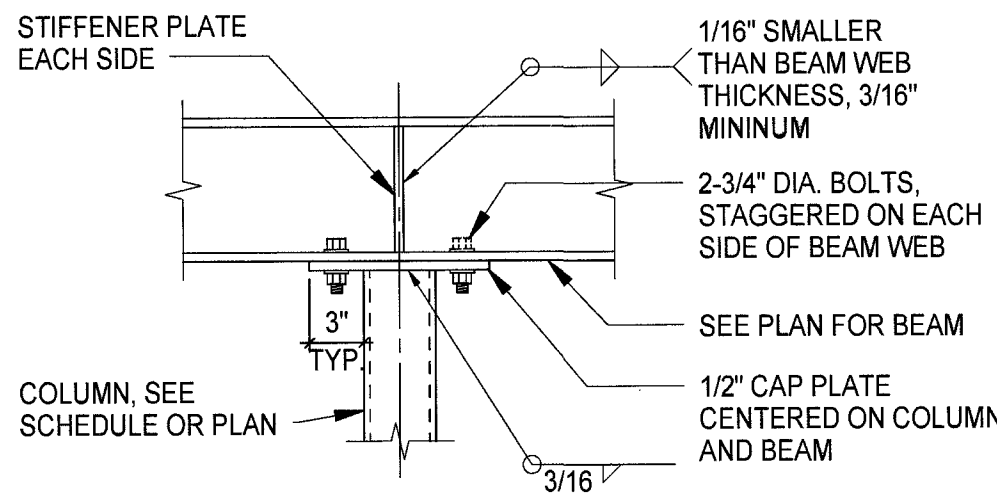
5



PLAN - BEAM/COLUMN CONNECTION DETAIL
NO SCALE

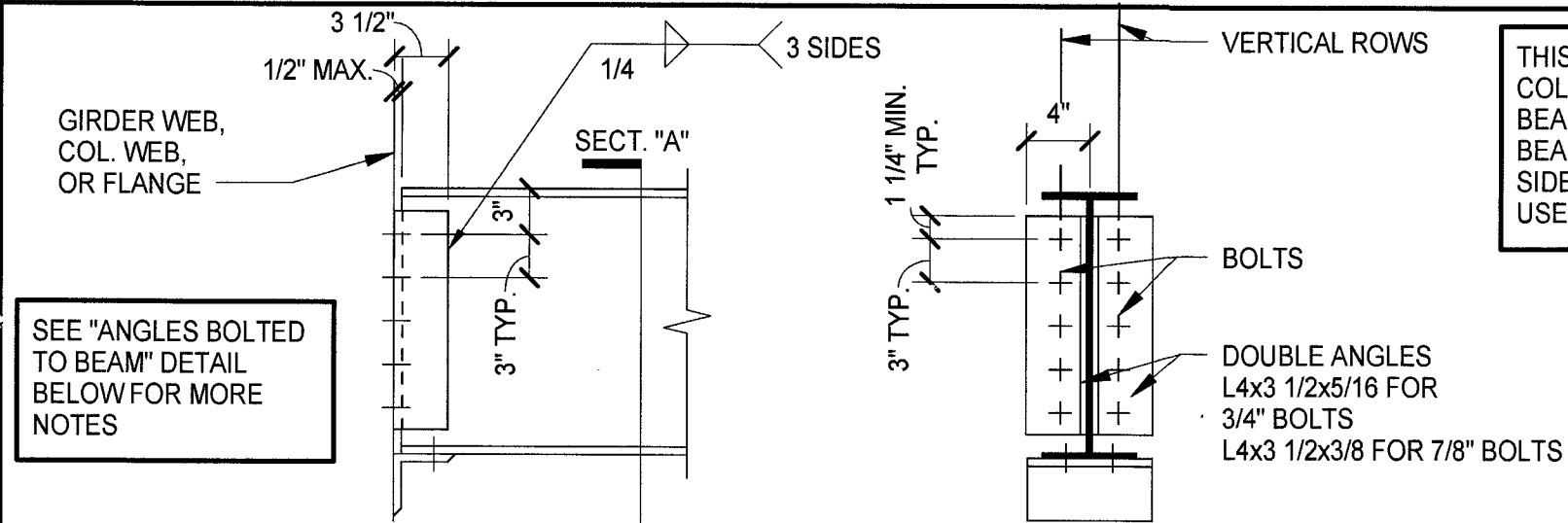
6

- NOTES:
1. SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
 2. STIFFENER PLATE SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
 3. CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.



CAP PLATE - BOLTED CONNECTION
TYPICAL DETAIL

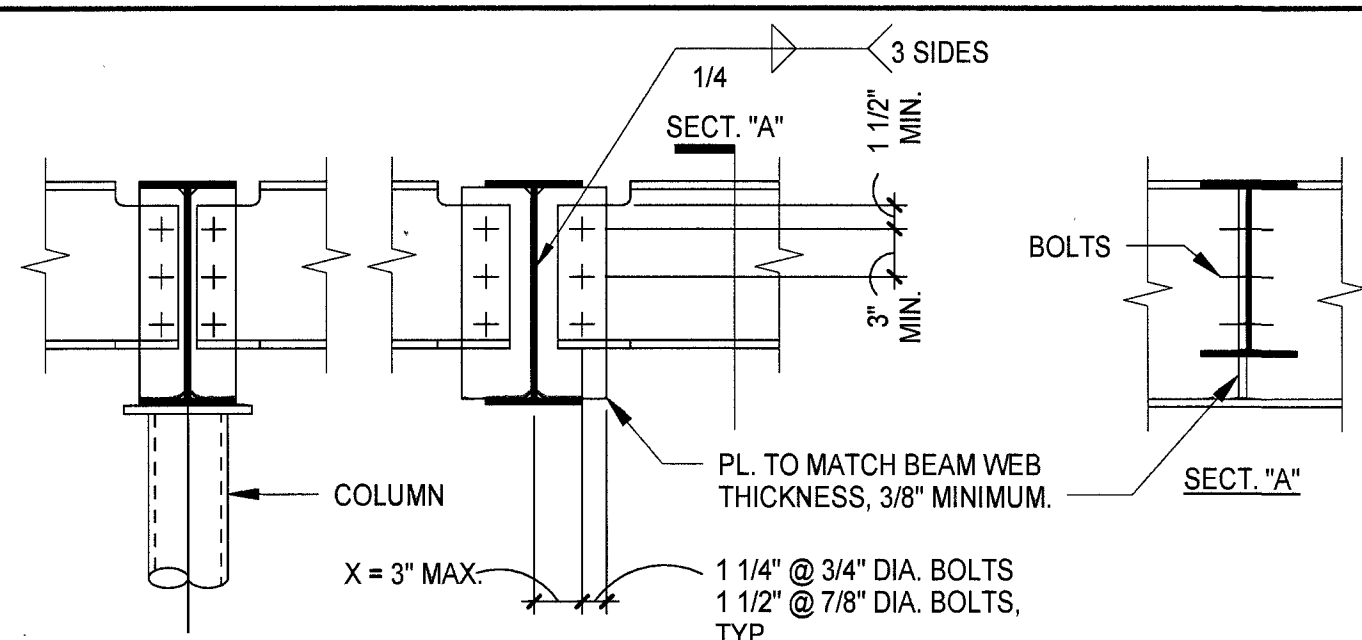
7



ANGLES WELDED TO BEAM

CONNECTION LOAD CAPACITY								
WIDE FLANGE BEAM SIZE	# BOLTS PER VERT. ROW	MINIMUM BEAM WEB THICKNESS (IN.)	WELDED TO BEAM WEB		BOLTED TO BEAM WEB		REDUCTION FOR COPED BOTTOM	MIN. ANGLE LENGTH (IN.)
			MAX REACTION (KIPS)					
			3/4" DIA. BOLTS	7/8" DIA. BOLTS	3/4" DIA. BOLTS	7/8" DIA. BOLTS		
W8 TO W12	2	.230	29	29	14	13	4	5 1/2
W12 TO W18	3	.235	51	51	25	23	4	8 1/2
W16 TO W24	4	.250	82	82	42	39	5	11 1/2
W18 TO W30	5	.300	104	120	63	59	6	14 1/2
W21 TO W40	6	.350	124	148	87	82	7	17 1/2
W24 TO W44	7	.395	145	172	115	108	8	20 1/2
W30 TO W44	8	.470	165	197	156	147	—	23 1/2
W33 TO W44	9	.550	185	221	185	194	—	26 1/2
W36 TO W44	10	.600	205	245	205	235	—	29 1/2
W40 TO W44	11	.630	226	269	226	269	—	32 1/2
W44	12	.710	246	294	246	294	—	35 1/2

NOTE: VALUES IN THE COLUMNS LABELED "BOLTED TO BEAM WEB" MAY BE INCREASED BY THE RATIO OF THE ACTUAL BEAM WEB THICKNESS TO THE MINIMUM BEAM WEB THICKNESS TABULATED. FOR THIS CALCULATION THE BEAM WEB THICKNESS MAY NOT BE TAKEN MORE THAN 0.43" FOR 3/4" DIA. BOLTS OR MORE THAN 0.62" FOR 7/8" DIA. BOLTS.

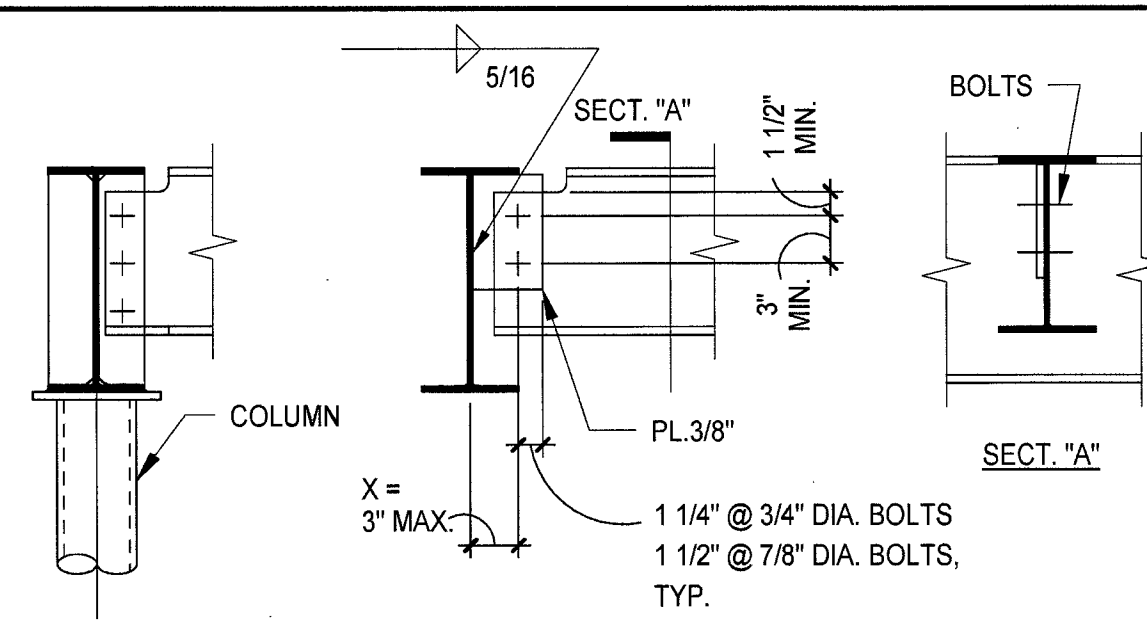


CONNECTION LOAD CAPACITY (X = 3" MAX.)

WIDE FLANGE BEAM SIZE	# BOLTS PER VERT. ROW	MINIMUM BEAM WEB THICKNESS (IN.)	MAX REACTION (KIPS)			
			MAX REACTION (KIPS)			
			3/4" DIA. BOLTS	7/8" DIA. BOLTS	3/4" DIA. BOLTS	7/8" DIA. BOLTS
W8x10	2	.170	14	14		
W10x12	2	.190	14	20		
W12x14	3	.200	26	29		
W12x16	3	.220	26	32		
W8 TO W12	2	.230	14	20		
W12 TO W18	3	.235	26	34		
W16 TO W24	4	.250	37	51		
W18 TO W30	5	.300	48	65		
W21 TO W44	6	.350	59	78		
W24 TO W44	7	.395	70	91		
W30 TO W44	8	.470	81	104		
W33 TO W44	9	.550	91	117		
W36 TO W44	10	.600	102	130		
W40 TO W44	11	.630	112	143		
W44	12	.710	123	156		

NOTE: LARGER BM. REACTION MUST BE LESS THAN 3 TIMES SMALLER BM. REACTION

TYP. SINGLE PLATE BOLTED CONNECTION FOR BEAMS ON BOTH SIDES ONLY

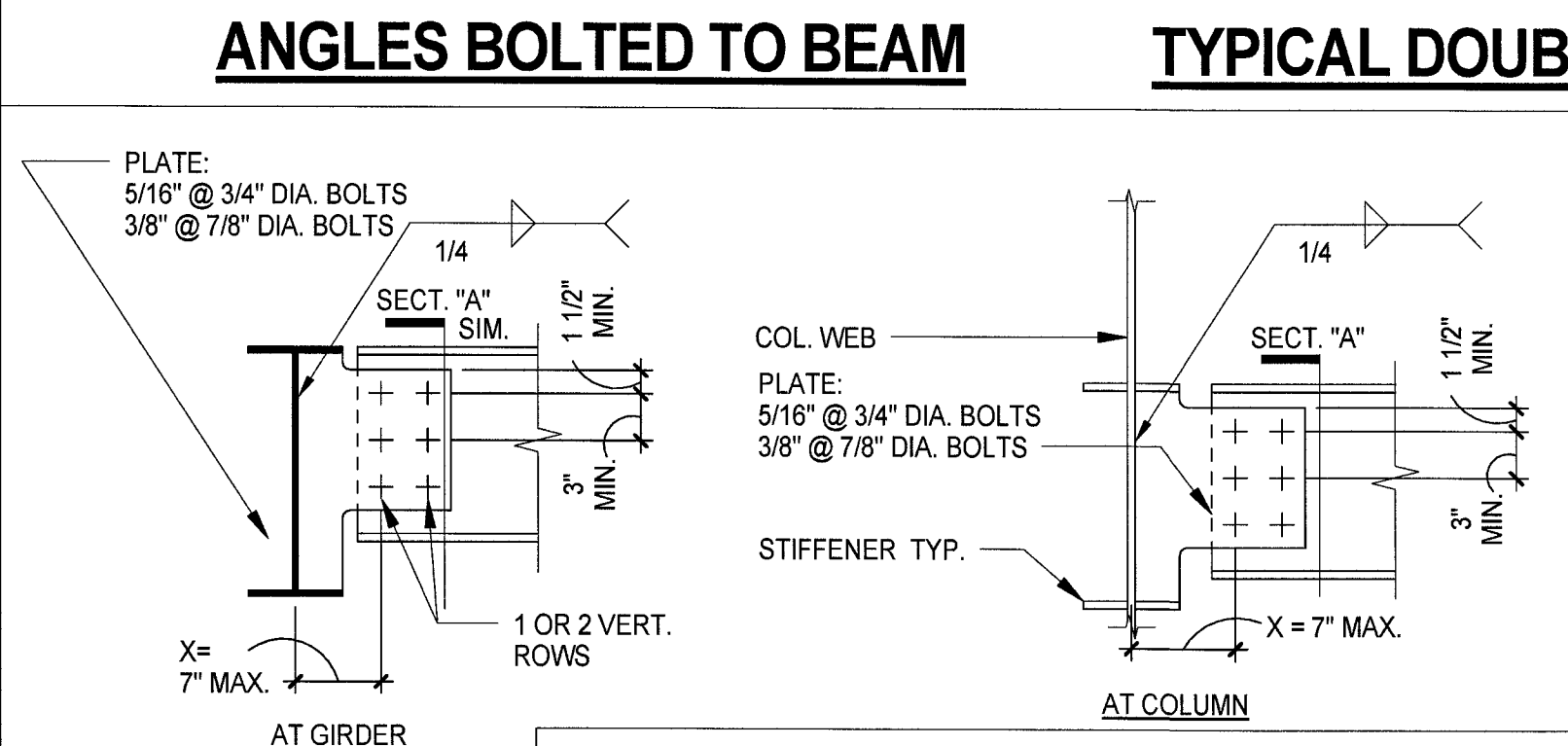


CONNECTION LOAD CAPACITY (X = 3" MAX.)

WIDE FLANGE BEAM SIZE	# BOLTS PER VERT. ROW	MAX REACTION (KIPS)	
		3/4" DIA. BOLTS	7/8" DIA. BOLTS
W8 TO W12	2	9	12
W12 TO W18	3	18	23
W16 TO W18	4	29	39
W18	5	41	56

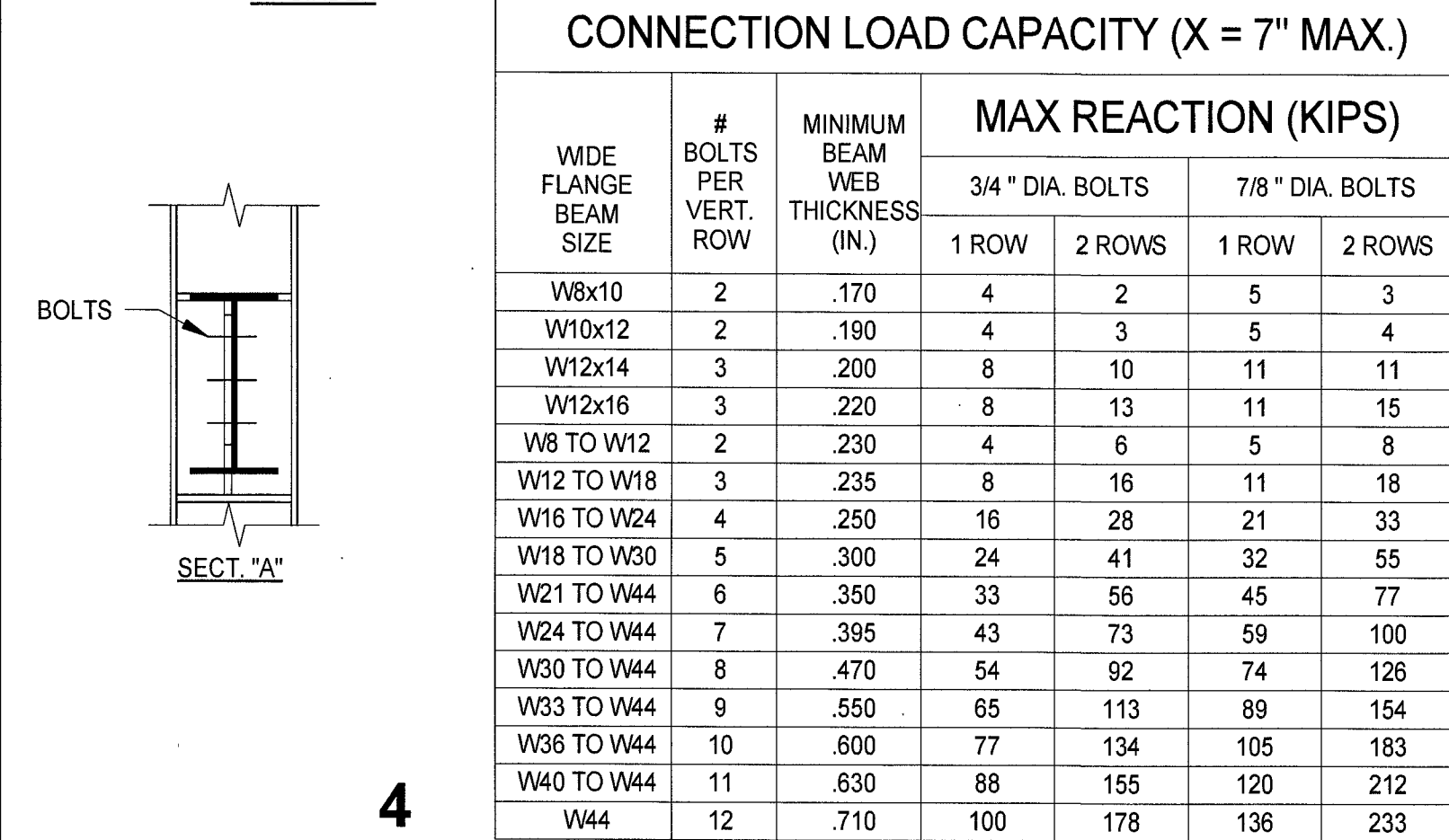
(NOT PERMITTED FOR BEAMS DEEPER THAN 18")

SHEAR TAB BOLTED CONNECTION FOR BEAMS ON ONE SIDE ONLY



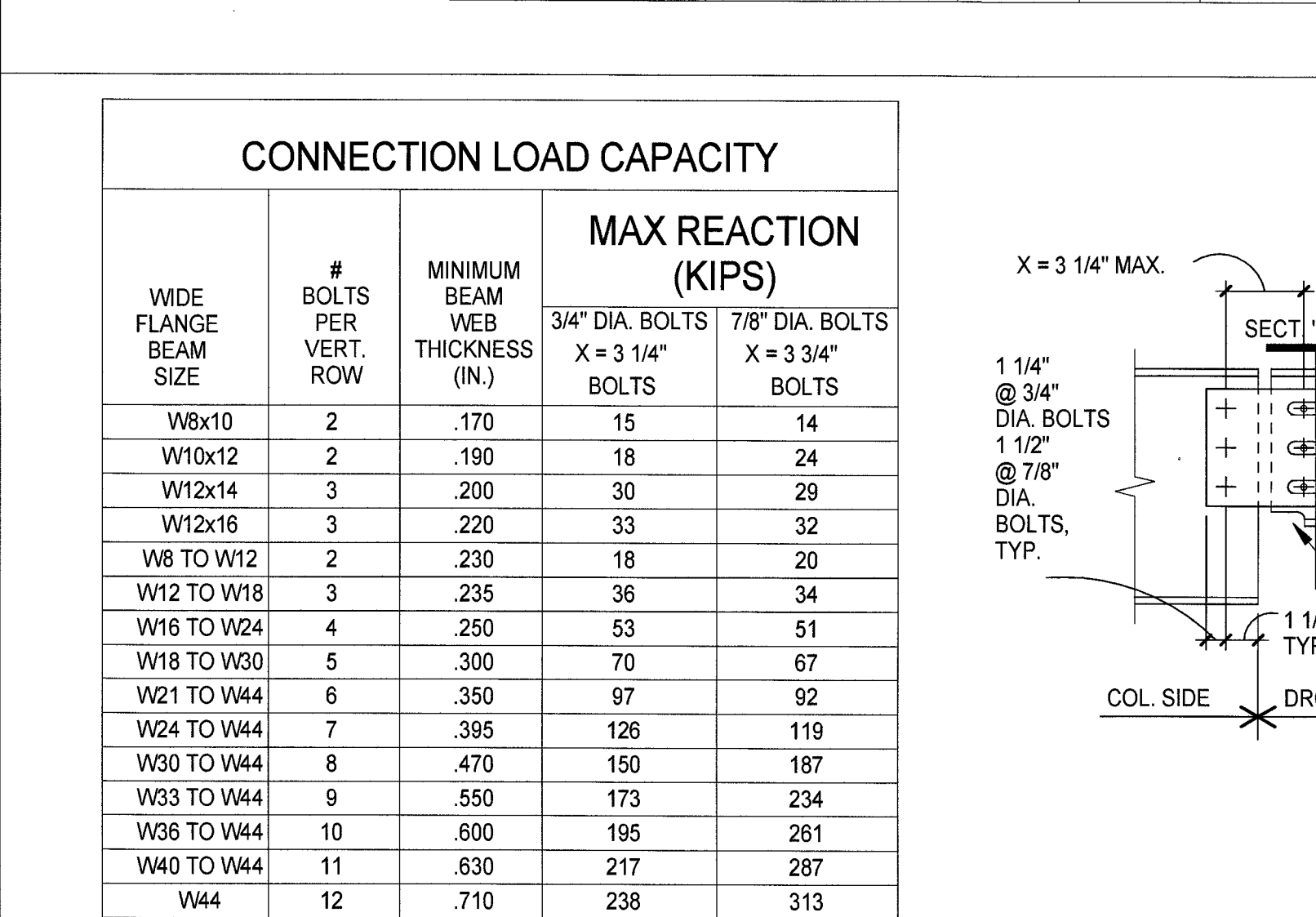
TYPICAL DOUBLE ANGLE CONNECTION

WIDE FLANGE BEAM SIZE	# BOLTS PER VERT. ROW	MINIMUM BEAM WEB THICKNESS (IN.)	MAX REACTION (KIPS)			
			MAX REACTION (KIPS)			
			3/4" DIA. BOLTS	7/8" DIA. BOLTS	3/4" DIA. BOLTS	7/8" DIA. BOLTS
W8x10	2	.170	4	2	5	3
W10x12	2	.190	4	3	5	4
W12x14	3	.200	8	10	11	11
W12x16	3	.220	8	13	11	15
W8 TO W12	2	.230	4	6	5	8
W12 TO W18	3	.235	8	16	11	18
W16 TO W24	4	.250	16	28	21	33
W18 TO W30	5	.300	24	41	32	55
W21 TO W44	6	.350	33	56	45	77
W24 TO W44	7	.395	43	73	59	100
W30 TO W44	8	.470	54	92	74	126
W33 TO W44	9	.550	65	113	89	154
W36 TO W44	10	.600	77	134	105	183
W40 TO W44	11	.630	88	155	120	212
W44	12	.710	100	178	136	233



WELDED TO GIRDER

WIDE FLANGE BEAM SIZE	# BOLTS PER VERT. ROW	MINIMUM BEAM WEB THICKNESS (IN.)	MAX REACTION (KIPS)			
			MAX REACTION (KIPS)			
			3/4" DIA. BOLTS	7/8" DIA. BOLTS	3/4" DIA. BOLTS	7/8" DIA. BOLTS
W8x10	2	.170	15	14		
W10x12	2	.190	18	24		
W12x14	3	.200	30	29		
W12x16	3	.220	33	32		
W8 TO W12	2	.230	18	20		
W12 TO W18	3	.235	36	34		
W16 TO W24	4	.250	53	51		
W18 TO W30	5	.300	70	67		
W21 TO W44	6	.350	97	92		
W24 TO W44	7	.395	126	119		
W30 TO W44	8	.470	150	187		
W33 TO W44	9	.550	173	234		
W36 TO W44	10	.600	195	261		
W40 TO W44	11	.630	217	287		
W44	12	.710	238	313		



BOLTED TO GIRDER

TYPICAL SINGLE ANGLE CONNECTION

REACTION IS CALCULATED FROM THE DROP-IN SPAN. WIDE FLANGE SIZE IS THE SMALLER OF THE DROP-IN BEAM OR THE SUPPORTING BEAM.

NOTE: SLOTS NOT ALLOWED WHERE H= IS USED

3/8" THICK SHEAR PLATES BOTH SIDES

PROVIDE SHORT-SLOTTED HOLES IN PLATE AT DROP-IN SIDE FOR ADJUSTMENT

OPTIONAL COPED BOTTOM ON DROP-IN SIDE ONLY

TYPICAL SHEAR SPLICE CONNECTION

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PRE-ENGINEERED CONNECTION DETAILS ARE PROVIDED TO ASSIST THE DETAILER AND FABRICATOR. WHERE THESE PRE-ENGINEERED DETAILS ARE USED THEN NO DESIGN WORK IS REQUIRED BY THE FABRICATOR AND NO CALCULATIONS ARE REQUIRED TO BE SUBMITTED. WHERE THESE PRE-ENGINEERED DETAILS ARE USED, ALL ASPECTS OF THE CONNECTIONS MUST CONFORM TO THE PRE-ENGINEERED DETAILS.

THE FABRICATOR MAY, AT HIS OPTION, SUBMIT ALTERNATE CONNECTION DETAILS FOR USE ON THE PROJECT. ALTERNATE CONNECTION DETAILS MUST CONFORM TO THE CONCEPTS SHOWN IN THE PRE-ENGINEERED CONNECTION DETAILS. SUBMITTALS CONTAINING ALTERNATE CONNECTION DETAILS MUST INCLUDE DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER PER THE SPECIFICATIONS.

BEAMS OF VARIOUS WEB THICKNESSES ARE GROUPED BASED ON THEIR DEPTH. NUMBER OF BOLTS SHOWN ARE THEREFORE BASED ON THE THINEST WEB IN EACH GROUP.

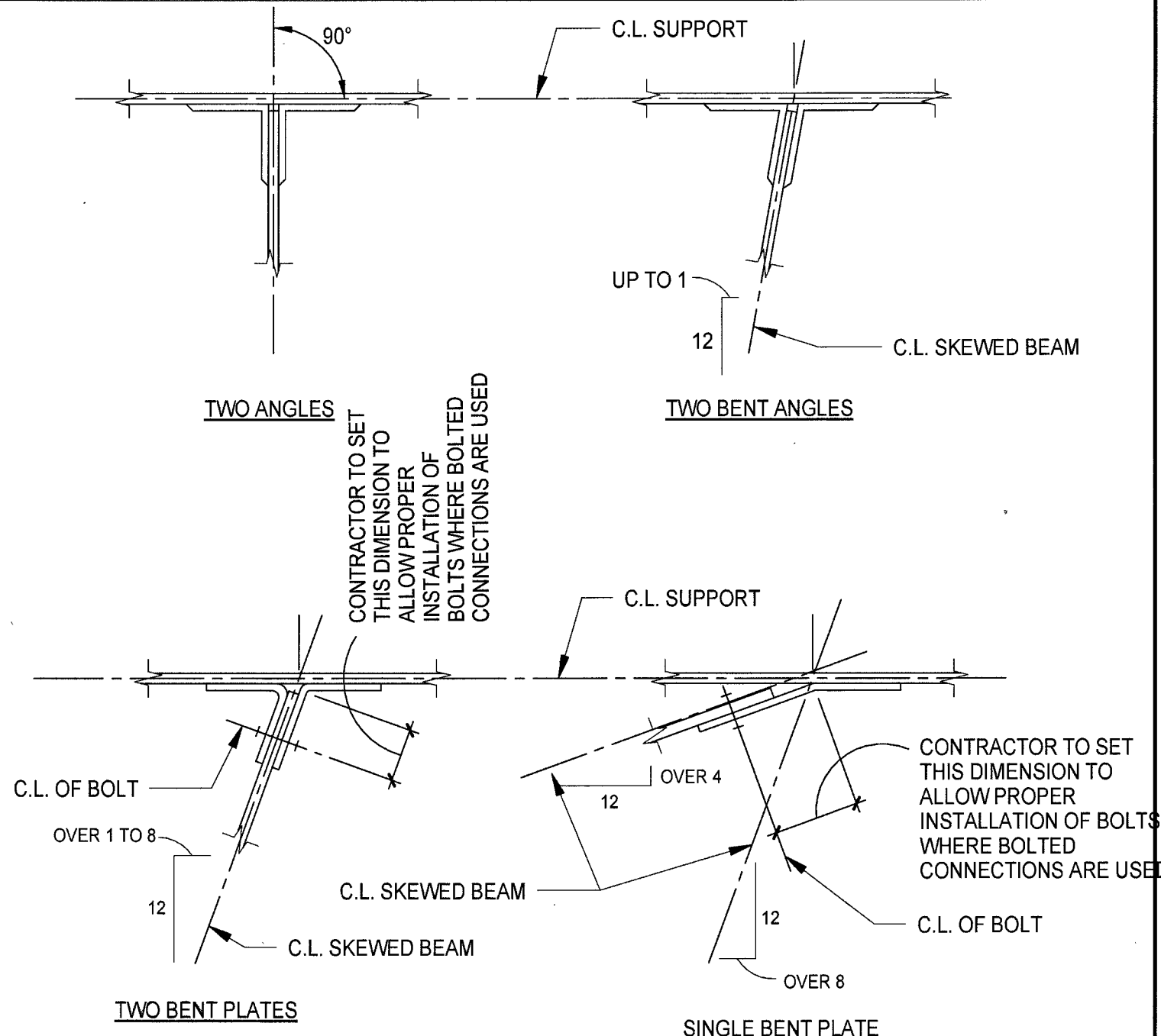
CONNECTIONS SHOWN IN THE DRAWINGS WHICH ARE NOT COVERED BY THE PRE-ENGINEERED DETAILS SUCH AS TRUSS CONNECTIONS, WIND BRACE CONNECTIONS OR OTHER NON TYPICAL CONNECTIONS MUST BE DESIGNED BY THE FABRICATOR AND SUBMITTED WITH DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER PER THE SPECIFICATIONS. NUMBER OF ROWS OF BOLTS IN SIMPLE BEAM CONNECTIONS SHALL NOT BE LESS THAN THE NUMBER FOUND BY DIVIDING THE SMALLER BEAM DEPTH (IN INCHES) BY SIX, AND ROUNDING UP ANY FRACTION TO THE NEXT HIGHER NUMBER.

NOTES:

- FABRICATOR SHALL SELECT TYPICAL BEAM CONNECTIONS FROM THESE DETAILS USING LOAD REACTIONS GIVEN ON THE PLAN (AS _K_) OR SCHEDULE. WHERE NOT GIVEN ON PLAN, BEAM REACTION AT EACH END SHALL BE ASSUMED TO BE 55 PERCENT OF THE MAXIMUM TOTAL ALLOWABLE (ASD) UNIFORM LOAD FOR THE BEAM SIZE AND SPAN GIVEN IN THE 50 KSI TABLES IN PART 2 OF THE AISC STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION.
- ALL BEAM REACTIONS ARE IN KIPS, AT SERVICE LOADS (UNFACTORED).
- TABULATED CONNECTION CAPACITIES ARE UNFACTORED AND ARE BASED ON GRADE 50 BEAMS, A36 PLATES AND ANGLES, A325N BOLTS (BEARING TYPE) AND E70XX ELECTRODES.
- SLOTTED HOLES ARE NOT PERMISSIBLE EXCEPT WHERE SHOWN.
- WHERE HORIZONTAL FORCES ARE SHOWN ON THE PLAN (AS H= _K_), THE FABRICATOR SHALL SIZE THE CONNECTION TO TRANSFER THE HORIZONTAL FORCE IN ADDITION TO THE REQUIRED VERTICAL REACTION (CONNECTION CAPACITY=V+H). SLOTTED HOLES ARE NOT PERMITTED.
- COMPLY WITH AISC MIN. EDGE DISTANCES.

SKEWED SIMPLE FRAMING CONNECTIONS - BEAM TO BEAM

TYPICAL DETAIL



NOTE: DESIGN SINGLE BENT PLATE CONNECTION FOR SINGLE SHEAR AND ECCENTRICITY REFER TO CONNECTION "E"

DHR ARCHITECTS
DURAND-HOLLIS RUPE ARCHITECTS, INC.
14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210 308-0080
FAX. 210 697-3309
eMAIL OFFICE@DHRARCHITECTS.COM

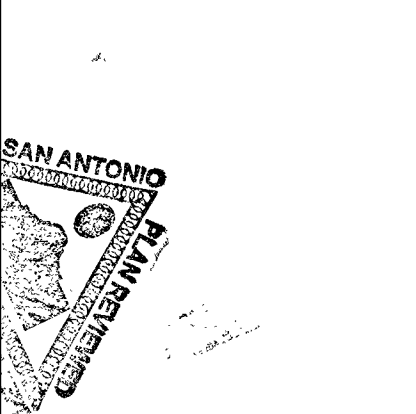
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SAN ANTONIO, TX, 78251

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Dallas Austin San Antonio
214-585-9174 512-469-8460 214-585-2559
Datum Project No. 14086

STATE OF TEXAS
LAWRENCE R. RICKELS
89443
Professional Engineer
7/28/2014
DATE Issue Date



PROJECT NO. 14-023
DRAWN BY: BV
REVIEW BY: LR
PROJECT ARCHITECT:
GABRIEL DURAN-HOLLIS, FAIA

S402

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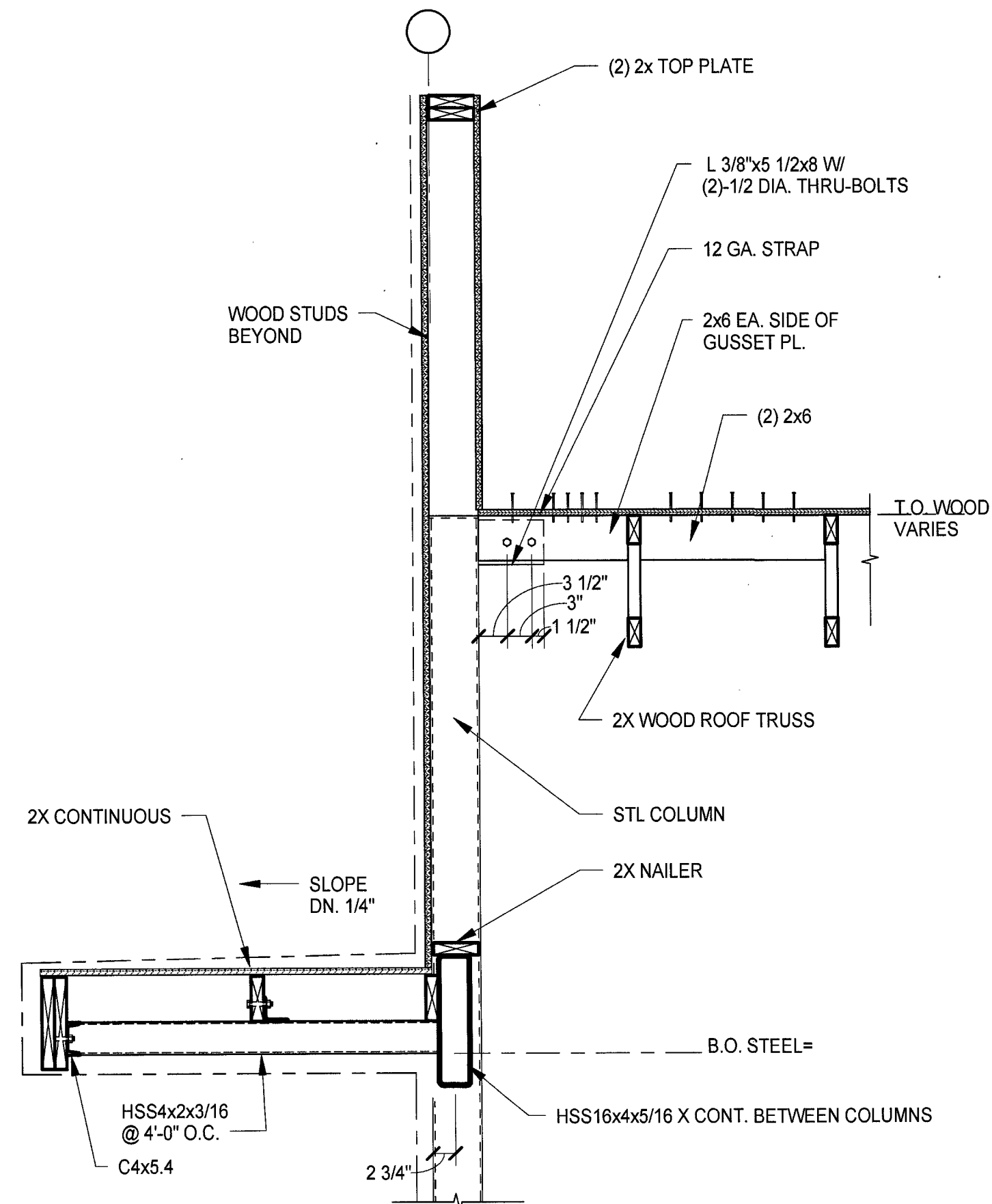
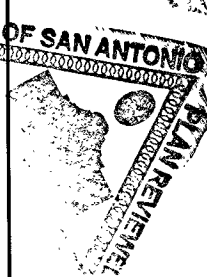
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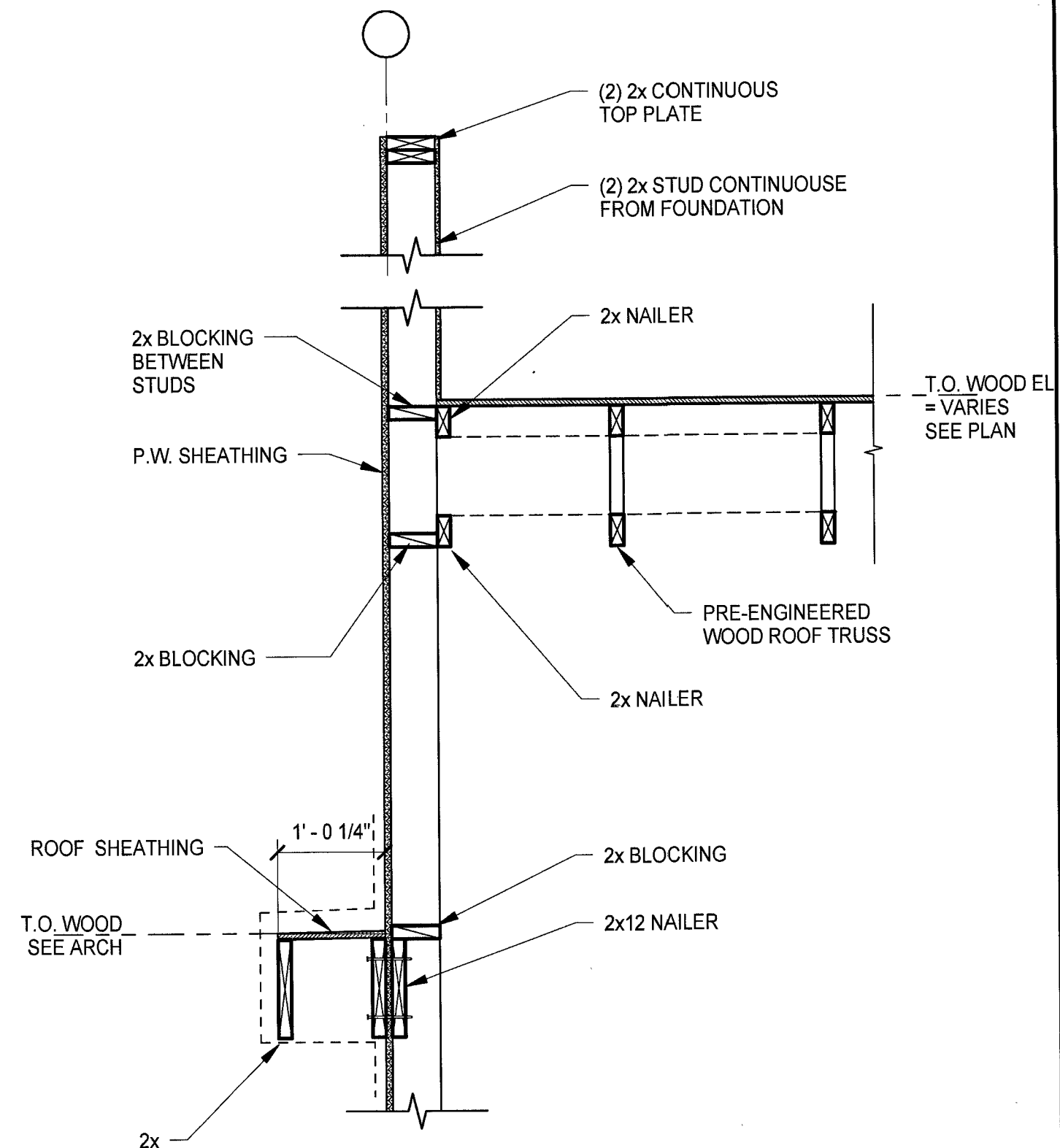
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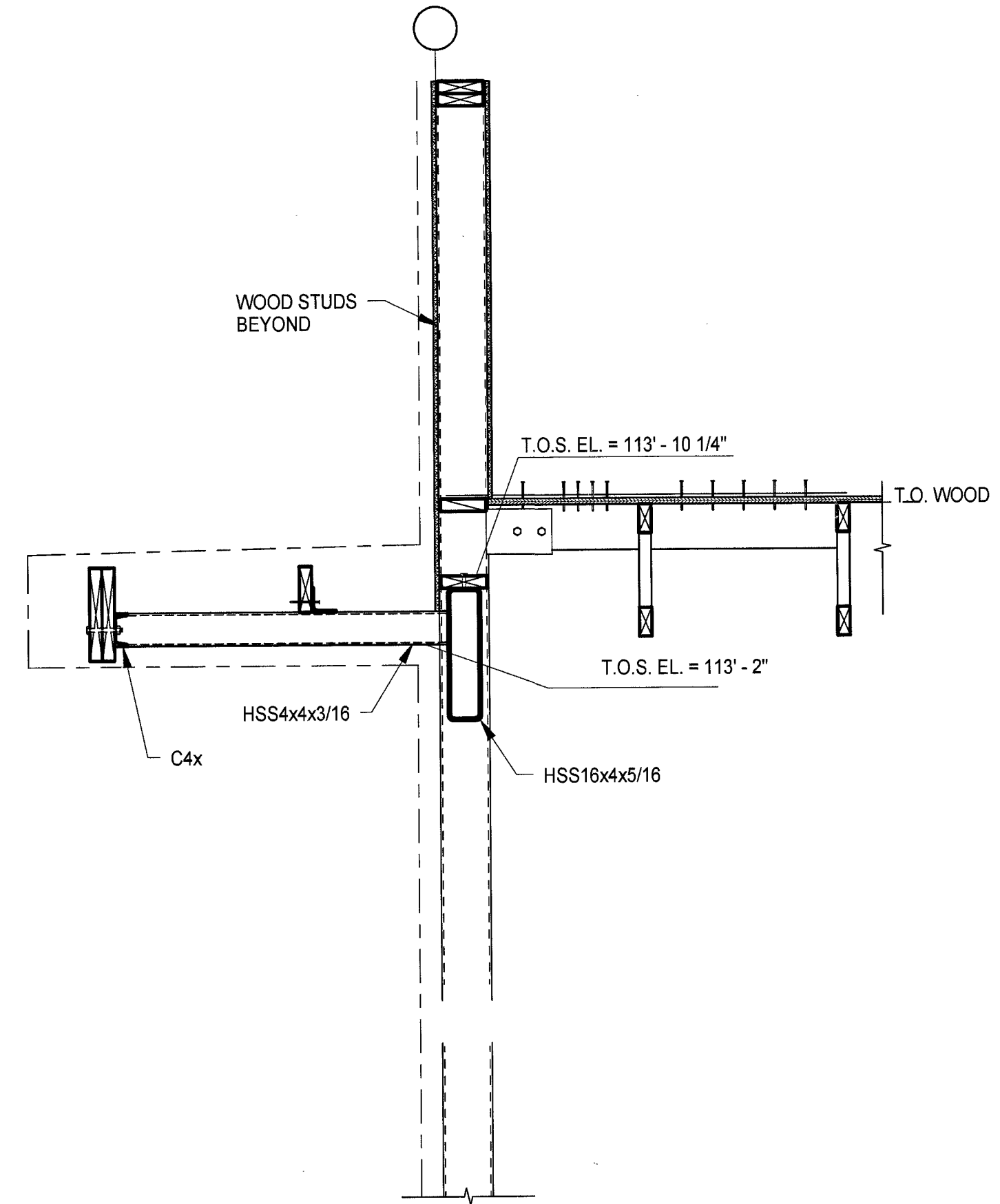
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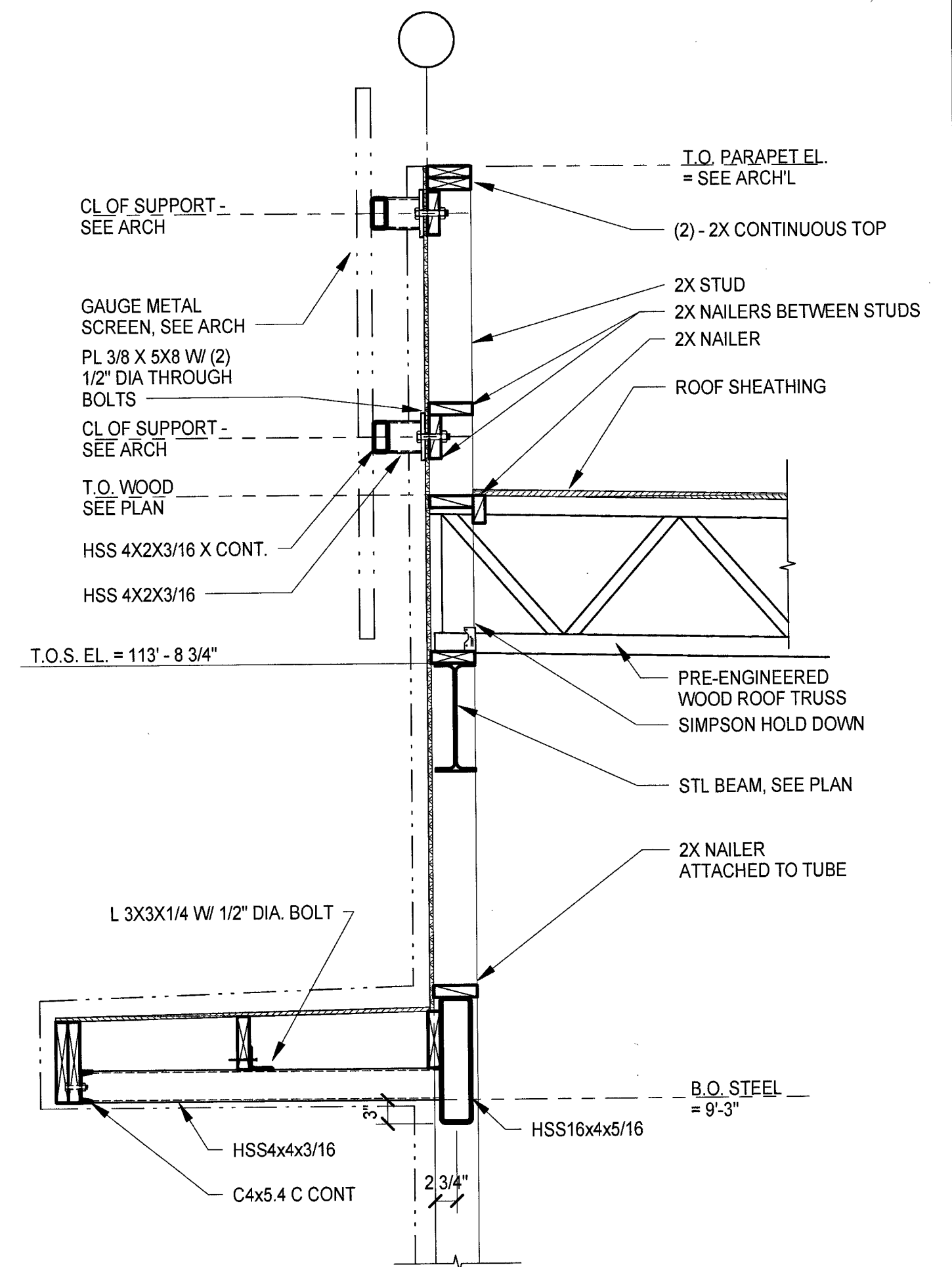
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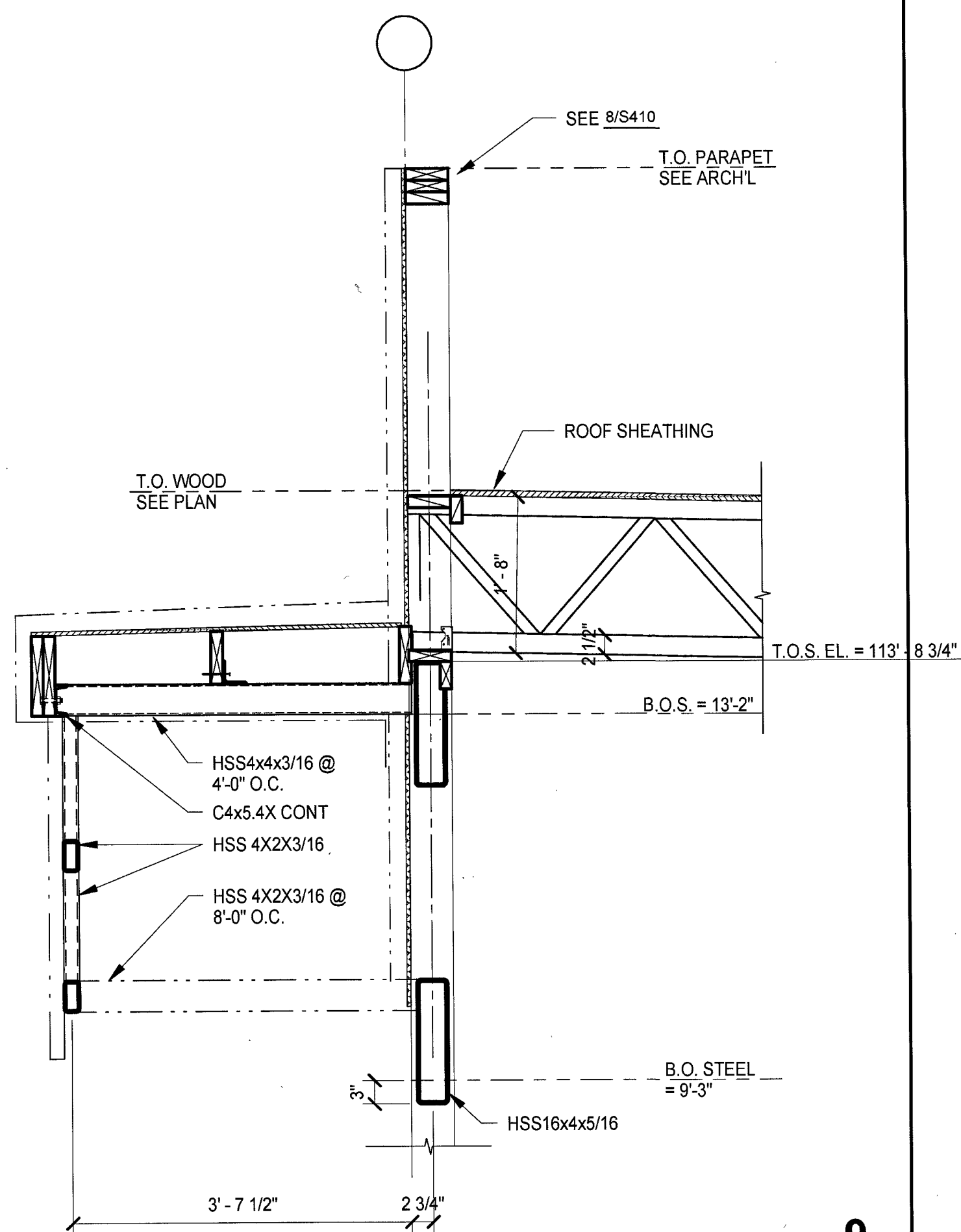
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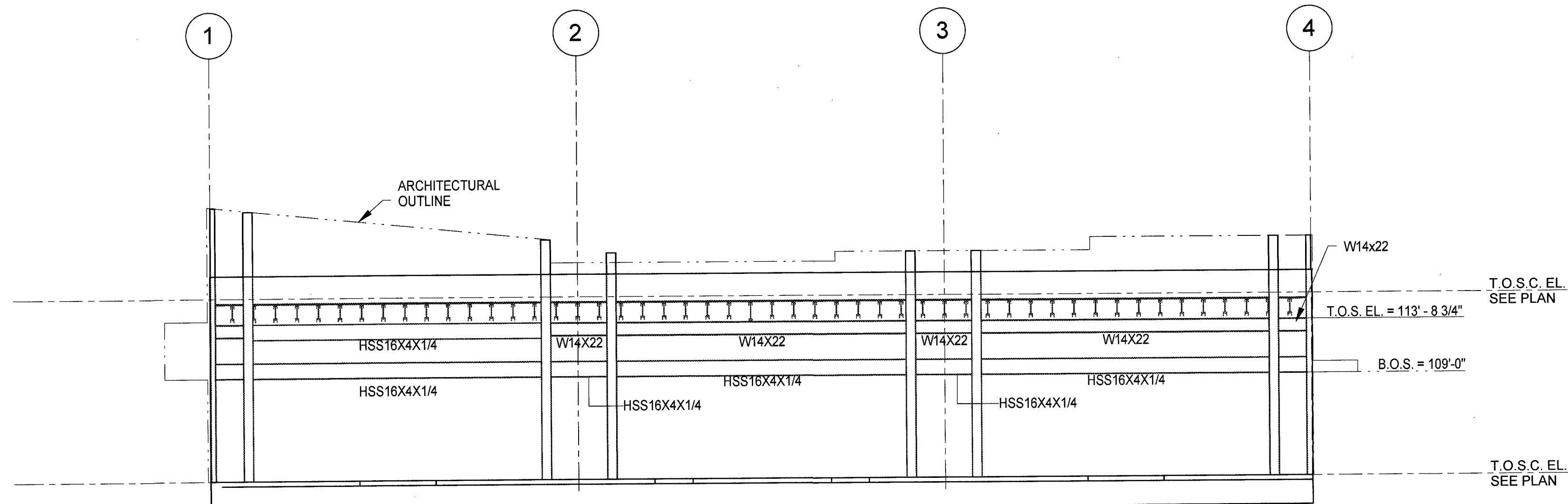
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9



12 Elevation North
1/8" = 1'-0"

46

July 24, 2014 10:25am
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PLUMBING SYMBOLS AND ABBREVIATIONS

(NOT ALL OF THE SYMBOLS SHOWN MAY BE USED ON THE PROJECT.)

SYMBOL	DESCRIPTION	ABBREVIATION
	STORM DRAIN, RAINWATER DRAIN	SD, RT
	SUBSOIL DRAIN, FOOTING DRAIN	SSD
	GREASE WASTE	GREASE WASTE
	SOIL, WASTE, OR SANITARY SEWER	S, W, SAN, SS
	VENT	V
	ACID WASTE	AW
	ACID VENT	AV
	INDIRECT DRAIN	D
	PUMP DISCHARGE LINE	PD
	COLD WATER	CW
	HOT WATER SUPPLY (120°)	HW
	HOT WATER SUPPLY (140°)	140°
	HOT WATER RETURN (120°)	HWR
	HOT WATER RETURN (140°)	140°R
	TEMPERED HOT WATER (TEMP.F)	TEMP, HW, TW
	TEMPERED HOT WATER RECIRCULATING (TEMP.F)	TEMP, HWR, TWR
	(CHILLED) DRINKING WATER SUPPLY	DWS
	(CHILLED) DRINKING WATER RECIRCULATING	DWR
	SOFT WATER	SW
	CONDENSATE DRAIN	CD
	DISTILLED WATER	DI
	DEIONIZED WATER	DE
	PIPING TO BE HEAT TRACED	-
	LAWN SPRINKLER SUPPLY	LS
	FIRE PROTECTION WATER SUPPLY	F
	GAS-LOW-PRESSURE	G
	GAS-MEDIUM-PRESSURE	MG
	GAS-HIGH-PRESSURE	HG
	GAS VENT	GV
	CONCENTRIC REDUCER	-
	ECCENTRIC REDUCER	-
	EQUIPMENT DESIGNATION (GAS WATER HEATER #1)	-
	NEW PLUMBING FIXTURE DESIGNATION	-
	EXISTING PLUMBING FIXTURE TO BE REMOVED	-
	PLUMBING KEYED NOTE	-
	AQUATSTAT	-
	TAMPER SWITCH	TS
	FLOW SWITCH	FS
	PRESSURE SWITCH	PS
	WATER HAMMER ARRESTER (PDI DESIGNATION "A")	WHA
	PRESSURE GAUGE WITH GAUGE COCK	PG
	THERMOMETER (SPECIFY TYPE)	-
	AUTOMATIC AIR VENT	AAV
	CIRCUIT SETTER	CS
	VALVE IN RISER (TYPE AS SPECIFIED OR NOTED)	-
	RISER DOWN (ELBOW)	-
	RISER (ELBOW)	-
	AIR CHAMBER	AC
	RISE OR DROP	-
	BRANCH-BOTTOM CONNECTION	-
	BRANCH-SIDE CONNECTION	-
	CAP ON END PIPE	-
	FLOW INDICATOR FOR STATIONARY METER (ORIFICE)	-
	FLOW INDICATOR FOR PORTABLE METER (SPECIFY FLOW RATE)	-

SYMBOL	DESCRIPTION	ABBREVIATION
	OUTSIDE YOLK & STEM GATE VALVE	OSY
	GATE VALVE	GV
	GLOBE VALVE	GLV
	ANGLE VALVE	AV
	BALL VALVE	BV
	BUTTERFLY VALVE	BFV
	GAS COCK, GAS STOP	-
	BALANCING VALVE (SPECIFY TYPE)	BLV
	CHECK VALVE	CV
	PLUG VALVE	PV
	ACCESS PANEL LOCATION	AP
	PLUMBING FIXTURE DESIGNATION	-
	SOLENOID VALVE	-
	MOTOR-OPERATED VALVE (SPECIFY TYPE)	-
	PRESSURE-REDUCING VALVE	PRV
	PRESSURE-RELIEF VALVE	RV
	TEMPERATURE-PRESSURE-RELIEF VALVE	TPV
	REDUCED ZONE BACKFLOW PREVENTER	RZBP
	DOUBLE-CHECK BACKFLOW PREVENTER	DCBP
	HOSE BIBB	HB
	RECESSED-BOX HOSE BIBB OR WALL HYDRANT	WH
	VALVE IN YARD BOX (VALVE TYPE SYMBOL AS REQUIRED FOR VALVE USE)	YB
	UNION (SCREW)	-
	UNION (FLANGED)	-
	STRAINER (SPECIFY TYPE)	-
	PIPE ANCHOR	PA
	PIPE GUIDE	-
	EXPANSION JOINT	EJ
	FLEXIBLE CONNECTOR	FC
	TEE	-
	SIAMESE FIRE DEPARTMENT CONNECTION	-
	FREESTANDING SIAMESE FIRE DEPARTMENT CONNECTION	-
	WALL (SPECIFY NUMBERS AND SIZE OF OUTLETS)	-
	FIRE PUMP / JOCKEY PUMP	-
	TRAP PRIMER	TP
	PROPANE GAS	PG

SYMBOL	DESCRIPTION	ABBREVIATION
	UPRIGHT FIRE SPRINKLER HEAD	-
	FIRE HOSE RACK	FHR
	AUTOMATIC SPRINKLER PIPE	-
	DRY PIPE SPRINKLER	-
	PREACTION SPRINKLER PIPE	-
	FIRE HOSE VALVE	FHV
	FIRE HOSE CABINET (SURFACE-MOUNTED)	FHC
	FIRE HOSE CABINET (RECESSED)	FHC
	CLEANOUT PLUG	CO
	FLOOR CLEANOUT	FCO
	WALL CLEANOUT	WCO
	YARD CLEANOUT OR CLEANOUT TO GRADE	CO
	FLOOR DRAIN WITH P-TRAP	FD
	PITCH DOWN OR UP-IN DIRECTION OF ARROW	-
	FLOW-IN DIRECTION OF ARROW	-
	POINT OF CONNECTION	POC
	STEAM TRAP (ALL TYPES)	-
	FUNNEL FLOOR DRAIN	FDD
	FLOOR SINK (3/4 GRATE)	FS
	FLOOR SINK (1/2 GRATE)	FS
	SOIL/VENT STACK DESIGNATION	-
	REFERENCE: DETAIL NUMBER	-
	REFERENCE: SHEET NUMBER	-
	UPRIGHT SPRINKLER	-
	PENDENT SPRINKLER	-
	UPRIGHT SPRINKLER, NIPPLED UP	-
	PENDENT SPRINKLER, ON DROP NIPPLE	-
	SIDEWALL SPRINKLER	-
	PIPE HANGER	-
	ALARM CHECK VALVE ASSEMBLY	-
	DRY PIPE VALVE ASSEMBLY	-
	DELUGE VALVE ASSEMBLY	-
	PREACTION VALVE ASSEMBLY	-
	EXISTING FIRE HYDRANT	-
	NEW FIRE HYDRANT	-
	WALL HYDRANT, TWO HOSE OUTLETS	-

ABBREVIATIONS	ABBREVIATIONS
AFF ABOVE FINISHED FLOOR	M MAX
AC ABOVE CEILING	MPS MEDIUM-PRESSURE STEAM
ACU AIR-CONDITIONING UNIT(S)	MTHW MEDIUM-TEMPERATURE HOT WATER
AHU AIR HANDLING UNIT	HG MERCURY
AHP AIR HORSEPOWER	MPH MILES PER HOUR
AC ALTERNATING CURRENT	MIN MINIMUM
ALT ALTITUDE	N
AMB AMBIENT	NC NORMALLY CLOSED
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE	NO NORMALLY OPEN
AWG AMERICAN WIRE GAUGE	NA NOT APPLICABLE
AMP AMPERE (AMP, AMPS)	NIC NOT IN CONTRACT
ANG ANGLE	NTS NOT TO SCALE
ANGI ANGLE OF INCIDENCE	NO. NUMBER
ADP APPARATUS DEW POINT	O
APPROX APPROXIMATE	OZ OUNCE
A AREA	OA OUTSIDE AIR
ATM ATMOSPHERE	P
AVG AVERAGE	PPM PARTS PER MILLION
B	PH PERCENT
BF BELOW FLOOR	PH PHASE (ELECTRICAL)
BG BELOW GRADE	PIPE PIPE
BHP BRAKE HORSEPOWER	LB POUNDS
BTU BRITISH THERMAL UNIT	PSF POUNDS PER SQUARE FOOT
C	PSI POUNDS PER SQUARE INCH
C CELSIUS	PSIA PSI ABSOLUTE
C TO C CENTER TO CENTER	PSIG PSI GAGE
CKT CIRCUIT	PRES PRESSURE
CCW COUNTERCLOCKWISE	Q
FT ³ CUBIC FEET	QT QUART
IN ³ CUBIC INCH	R
CFM CUBIC FEET PER MINUTE	R RADIUS
SCFM CFM, STANDARD CONDITIONS	RCVR RECEIVER
SCFS CUBIC FT PER SEC, STANDARD	RECIRC RECIRCULATE
D	REV REVOLUTIONS
DIA DIAMETER	RPM REVOLUTIONS PER MINUTE
ID DIAMETER, INSIDE	RPS REVOLUTIONS PER SECOND
OD DIAMETER, OUTSIDE	S
DIFF DIFFERENCE OR DELTA	S SPEC
DC DIRECT CURRENT	SQ SQUARE
- DRY	STD STANDARD
DBT DRY-BULB TEMPERATURE	SP STATIC PRESSURE
E	SUCT SUCTION
EFF EFFICIENCY	SUM SUM (-ER, -ARY, -ATION)
ELEV ELEVATION	SPLY SUPPLY
EVAP EVAPORATE (-E, -ING, -ED, -OR)	SYS SYSTEM
EXP EXPANSION	T
F	TAB TABULAT (-E, -ION)
F FAHRENHEIT	TEE TEE
FPM FEET PER MINUTE	TEMP TEMPERATURE
FPS FEET PER SECOND	TD TEMPERATURE DIFFERENCE
FT FOOT OR FEET	TSTAT THERMOSTAT
FTLB FOOT-POUND	THKNS THICK (-NESS)
HZ FREQUENCY	MCM THOUSAND CIRCULAR MILES
G	MCF THOUSAND CUBIC FEET
GA GAGE OR GAUGE	KIP FT THOUSAND FOOT-POUNDS
GALL GALLONS	KIP THOUSAND POUNDS
GPH GALLONS PER HOUR	TON TON
STD GPH GPH, STANDARD	U
GPD GALLONS PER DAY	U UNIT
GR GRAINS	UNIT UNIT
H	V
HD HEAD	VAC VACUUM
HT HEAT	V VALVE
HTR HEATER	VAR VARIABLE
HGT HEIGHT	VAV VARIABLE AIR VOLUME
HPS HIGH-PRESSURE STEAM	VEL VELOCITY
HTHW HIGH-TEMPERATURE HOT WATER	VENT VENTILATION, VENT
HP HORSEPOWER	VERT VERTICAL
H HOUR(S)	V VOLT
I	VOL VOLUME
IPS INTERNATIONAL PIPE STD	W
IPS IRON PIPE SIZE	WAL WALL
K	WTR WATER
KW KILOWATT	W WATT
KWH KILOWATT HOUR	WH WATT-HOUR
L	WT WEIGHT
LG LENGTH	Y
LN FT LINEAR FEET	YD YARD
LQ LIQUID	YR YEAR
LPS LOW-PRESSURE STEAM	Z
	Z ZONE

GENERAL PLUMBING NOTES:

1. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS, AND ORDINANCES.
2. PLUMBING PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT. WHERE NOT SPECIFICALLY SHOWN ON PLANS, CONTRACTOR SHALL APPLY PROFESSIONAL STANDARDS SUCH AS THAT OF THE AMERICAN SOCIETY OF PLUMBING ENGINEERS.
3. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND OTHER COSTS AS ARE NECESSARY FOR THE INSTALLATION OF A COMPLETE AND SATISFACTORY OPERATIONAL PLUMBING AND SANITARY SYSTEM. EQUIPMENT SHALL BE INSTALLED IN SUCH A MANNER AS TO MAINTAIN ITS LISTING AND THE MANUFACTURER'S GUARANTEES AND WARRANTIES.
4. THIS CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES TO INSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL, ETC.), ALONG WITH THE PLUMBING WORK.
5. WHERE THE TERM "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL". THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL THE OTHER TRADES PRIOR TO THE FABRICATION, PURCHASE AND/OR INSTALLATION OF THE WORK.
6. UNLESS NOTED, ALL MATERIALS SHALL BE NEW, COMPLETE, INCLUDE MANUFACTURER'S WARRANTY, AND BE U.L. APPROVED IF APPLICABLE. ALL WORK SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
7. FIELD VERIFY ALL DIMENSIONS. CONTRACTOR SHALL VERIFY ELEVATION OF UTILITY CONNECTIONS ON SITE PRIOR TO COMMENCING WORK. FINAL CONNECTION TO SITE UTILITIES SHALL BE BY THE PLUMBING CONTRACTOR.
8. BURIED PIPING SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM BUILDING FOUNDATIONS EXCEPT WHERE SPECIFICALLY INDICATED ON THE DRAWINGS. PIPING ROUTED THROUGH FOUNDATIONS SHALL BE SLEEVED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF PLUMBING ENGINEERS STANDARDS.

9. PLUMBING SYSTEM INSTALLER SHALL PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC., REQUIRED TO INSTALL A COMPLETE SYSTEM.
10. DRAIN WASTE PIPING SHALL BE SCHEDULE 40 PVC WHEN INSTALLED BELOW GRADE OR UNDER CONCRETE SLABS. DRAIN WASTE PIPING INSTALLED ABOVE GRADE (MULTISTORY BUILDINGS) SHALL BE CAST IRON. VENT PIPING SHALL BE SCHEDULE 40 PVC WHERE PERMITTED BY CODE.
11. ALL DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER ABOVE GRADE AND TYPE "K" BELOW GRADE AT THE BUILDING. ALL WATER LINES WITHIN THE BUILDING SHALL BE INSULATED WITH 1" MOLDED PIPE INSULATION. USE SCHEDULE 40 PVC ONLY WHERE SHOWN, EXTERIOR TO THE BUILDING.
12. PLUMBING CONTRACTOR SHALL CERTIFY ALL WATER PIPING AND SPECIALTIES FREE FROM MICROBIAL CONTAMINATION BY SANITIZING THE PLUMBING SYSTEM BEFORE OCCUPATION OF BUILDING.
13. EXPOSED FIXTURE TRIM SHALL BE CHROME PLATED BRASS. PROVIDE INDIVIDUAL STOPS FOR EACH HOT AND COLD WATER CONNECTION TO FIXTURES.
14. PROVIDE AT ALL ICE MAKING MACHINES WITH A PVC WALL BOX WITH STOP AND CW PIPED IN SOFT COPPER PIPING. INSTALL INLINE BACK FLOW PREVENTOR BEFORE CONNECTION TO MACHINE. COIL SOFT COPPER PIPING WITH A MINIMUM OF 60" OF PIPING TO ALLOW MOVEMENT OF MACHINE.
15. FLOOR DRAINS SHALL BE ZURN Z-415, HUB DRAINS ZURN Z-326, AND SHOKTROLS ZURN Z-1700. PROVIDE SHOKTROLS ON THE TOP OF EACH H.W. AND C.W. RISER PRIOR TO REDUCTION IN SIZE. ALL CLEANOUT COVERS SHALL HAVE SCORED TOPS. PROVIDE RECESSED TOPS IN FINISHED AREAS TO ACCEPT FLOOR TILE.
16. PROVIDE AND INSTALL, FLUSH WITH GRADE, A DOUBLE YARD CLEAN OUT AT THE SANITARY WASTE LINE AT ITS EXIT FROM THE BUILDING. PROVIDE A CLEAN OUT AT THE FOOT OF ALL SANITARY RISERS.
17. VENT LINES SHALL BE SCHEDULE 40 PVC PIPE WITH 4LB LEAD FLASHING AT ROOF. PROVIDE SHEET METAL ROOF VENT KITS AT METAL ROOF. NO VTR'S SHALL BE VISIBLE FROM THE FRONT OF THE BUILDING.

18. PIPING INSULATION SHALL BE FLEXIBLE ELASTOMERIC UNLESS NOTED OTHERWISE.
19. ALL SANITARY PIPING CHANGES OF DIRECTION 45 DEGREES OR MORE SHALL BE ACCOMPLISHED BY USING 45 DEGREE 1/8 BEND ELBOWS UNLESS OTHERWISE NOTED.
20. ALL SANITARY PIPING UNDER SLAB SHALL BE 2" OR LARGER.
21. INSTALL HEAT TRAP ON ALL WATER HEATERS, WHERE PIPING IS INSULATED AND THE SYSTEM IS NOT RECIRCULATED.
22. PROVIDE MAINTENANCE AND/OR OTHER CLEARANCES AT EACH PIECE OF EQUIPMENT AS REQUIRED OR RECOMMENDED BY THE EQUIPMENT MANUFACTURER. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE ANY ADDITIONAL SPACE REQUIRED FOR SUBMITTED EQUIPMENT.
23. PROVIDE ACCESS DOORS IN INACCESSIBLE FINISHES FOR ALL VALVES TRAP PRIMER, ETC., THAT REQUIRES PERIODIC ADJUSTMENTS OR MAINTENANCE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTY AGAINST FIRE THEFT OR ENVIRONMENTAL CONDITIONS.
25. ALL MODEL NUMBERS INDICATED ARE PROVIDED TO ESTABLISH THE QUALITY LEVEL AND FEATURES REQUIRED. LISTED MANUFACTURERS AND OTHER PRIOR APPROVED EQUALS MAY BE SUBSTITUTED WHEN PROVIDED WITH EQUAL FEATURES, EITHER STANDARD OR AS ACCESSORIES. SUBSTITUTED AIR DEVICES AND PLUMBING FIXTURES MUST BE SIMILAR IN APPEARANCE TO THE ITEMS SPECIFICALLY INDICATED.
26. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. CLEAN THE SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE WORK INCLUDED IN THIS CONTRACT.
27. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN SAW CUTTING, TRENCHING AND EXCAVATING EXISTING CONCRETE SLAB. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONFLICTS OR UNKNOWN UTILITIES WHICH MAY BE ENCOUNTERED.

MURRAY & ASSOCIATES, INC.
CONSULTING ENGINEERS / PROJECT MANAGEMENT

TX Registration No. F-2692
10010 San Pedro Ave., Suite 400
San Antonio, Texas 78216
Voice 210 / 930.3000 Fax 210 / 930.1010

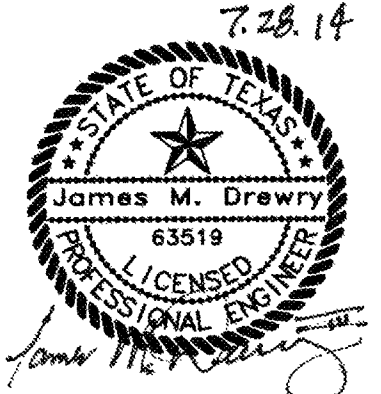


DURAND-HOLLIS RUPE
ARCHITECTS, INC.
14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210 308-0080
FAX. 210 697-3309
MAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

POTRANCO SHELL BUILDING
8815 POTRANCO RD.
SAN ANTONIO, TX, 78251

PLUMBING
SYMBOLS

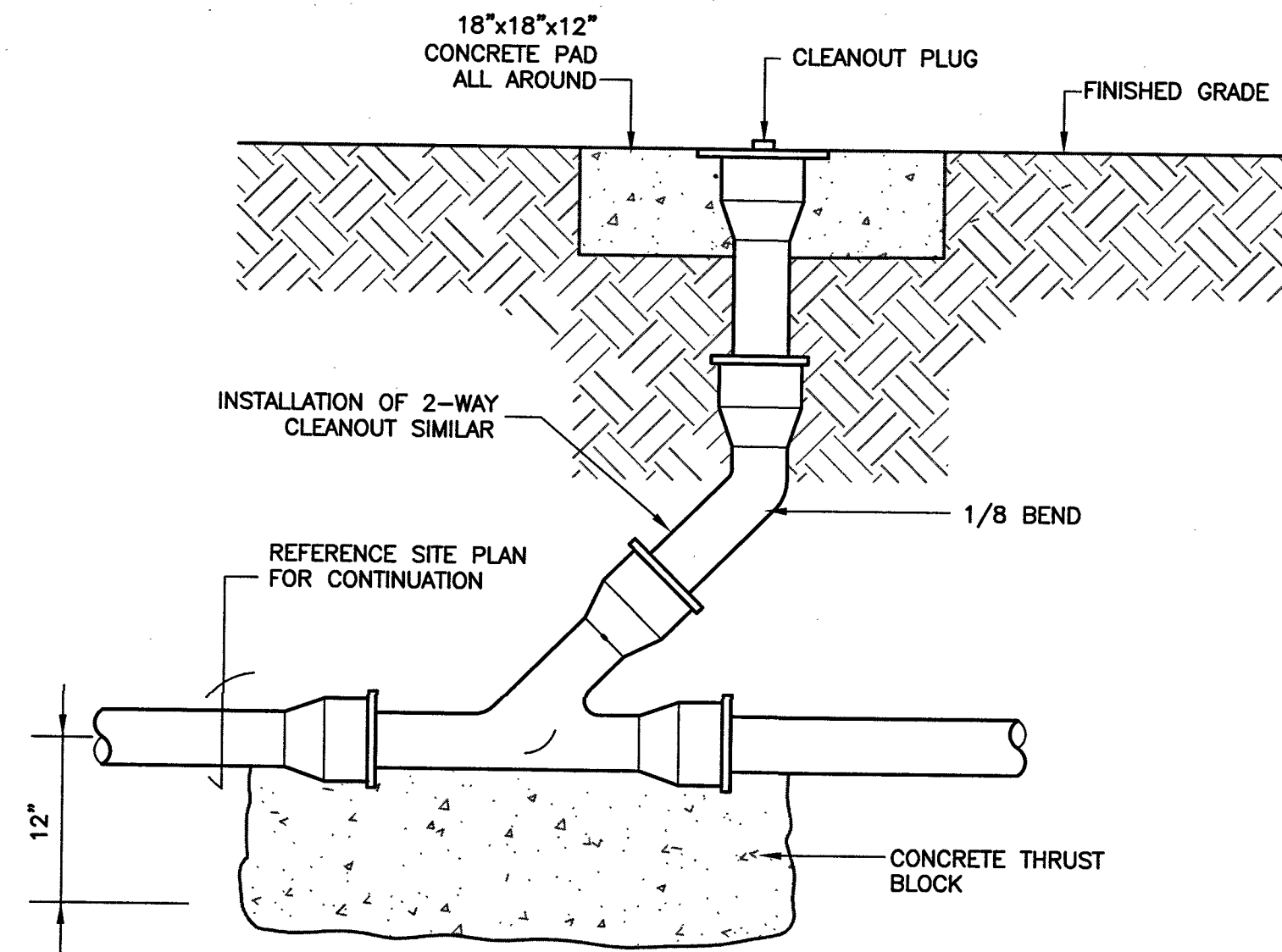


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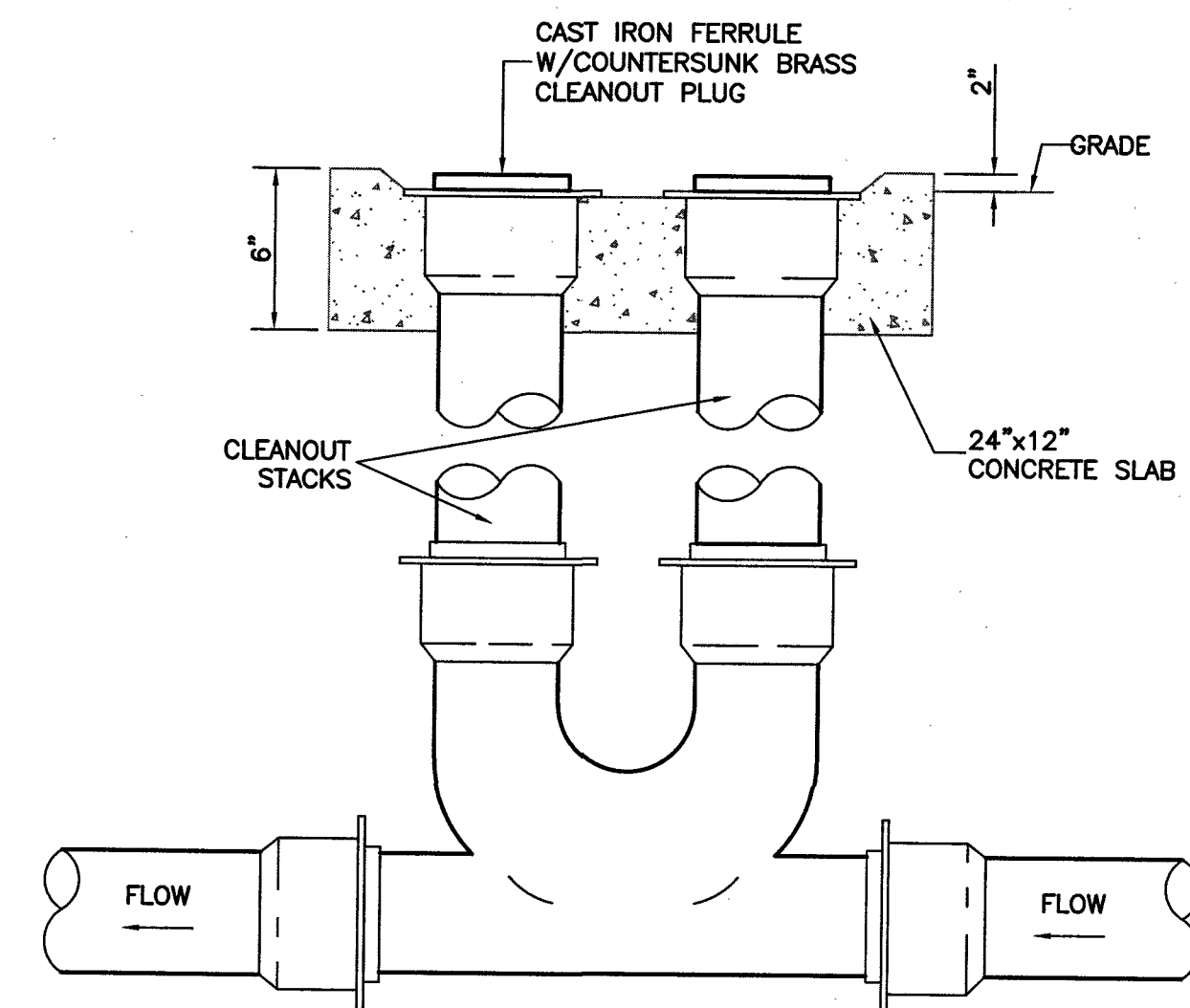
MA PROJECT NO. 1401504
ISSUE DATE: 07.28.14
DRAWN BY: RLM
REVIEWED BY: JMD
PROJECT ENGINEER:

P000

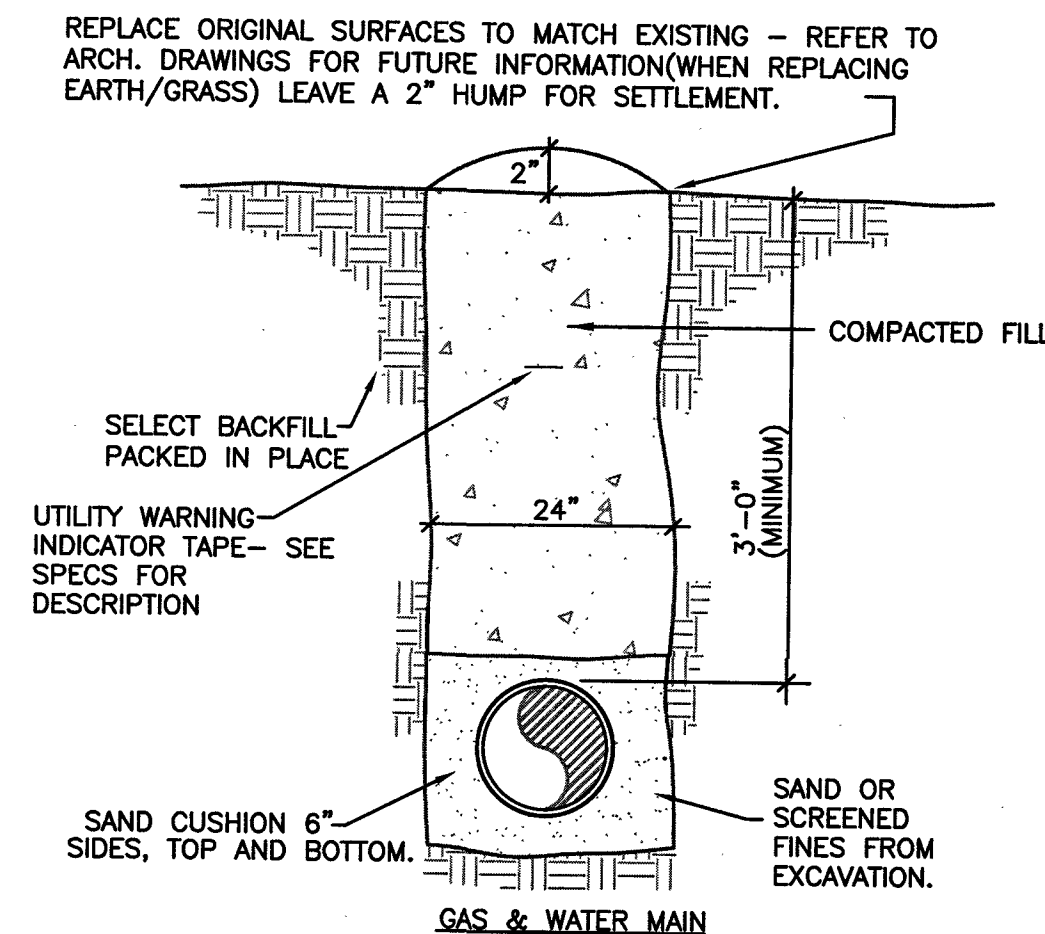
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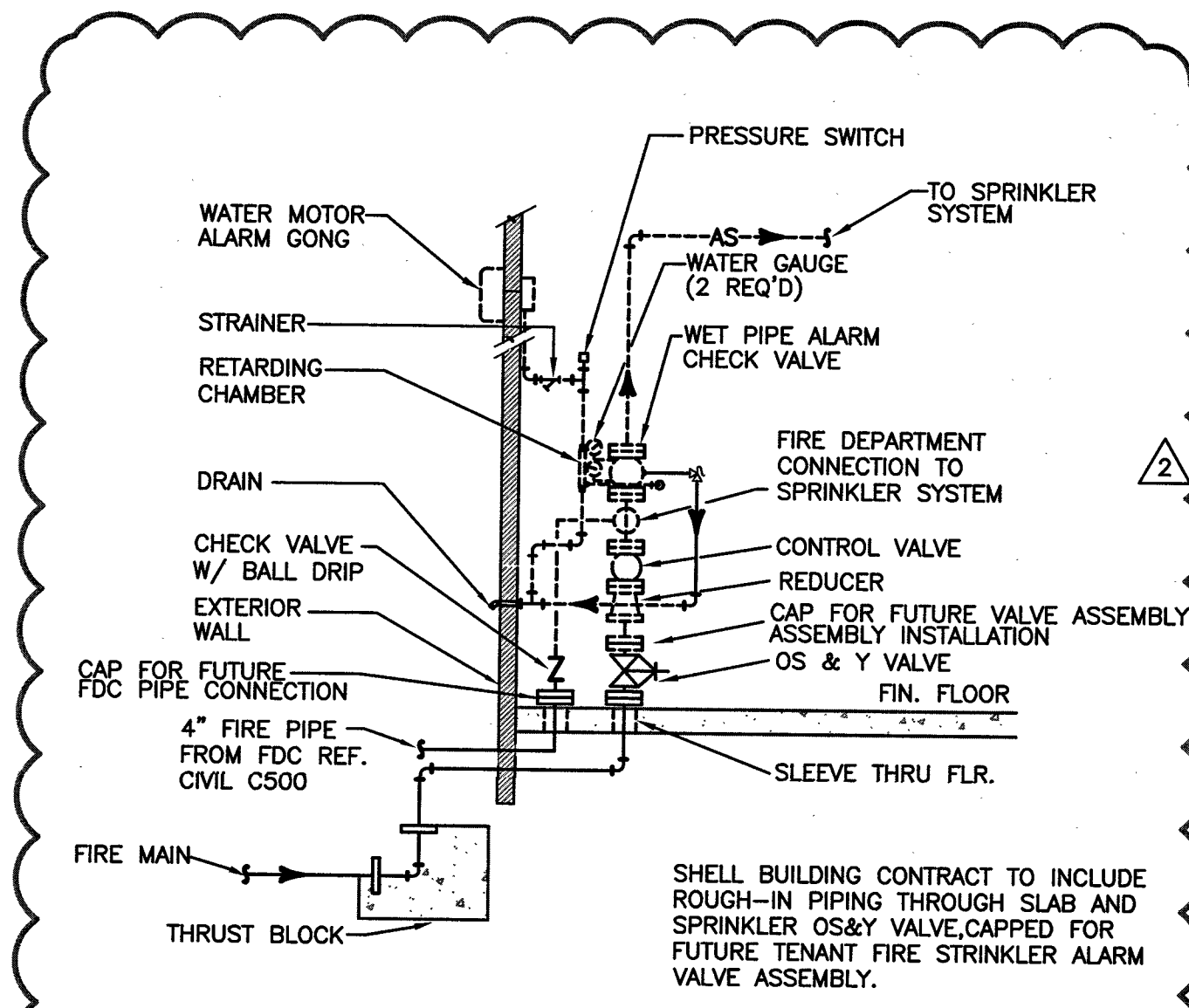
1 YARD CLEANOUT DETAIL
P201 SCALE: NOT TO SCALE



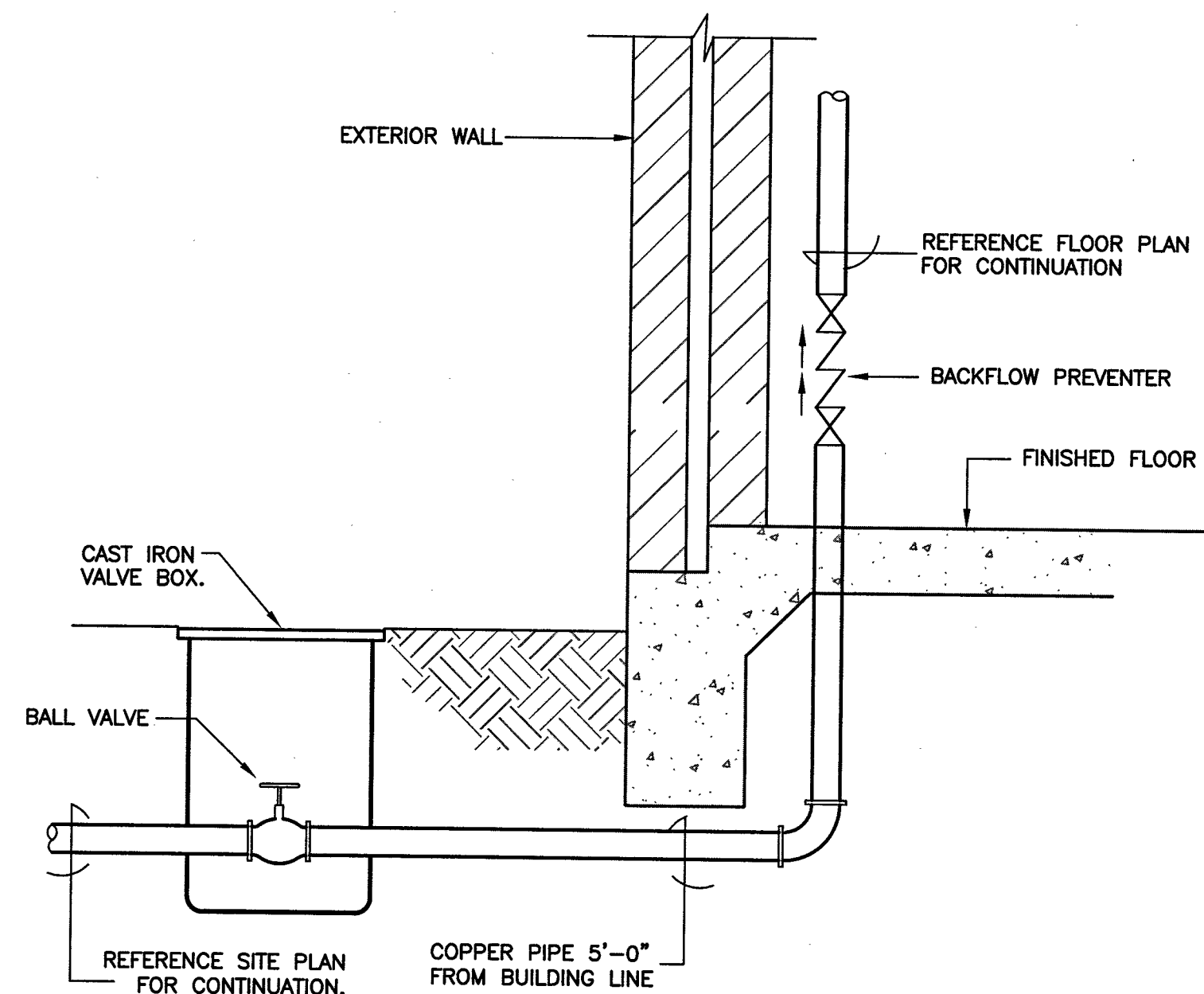
2 TWO-WAY YARD CLEANOUT DETAIL
P201 SCALE: NOT TO SCALE



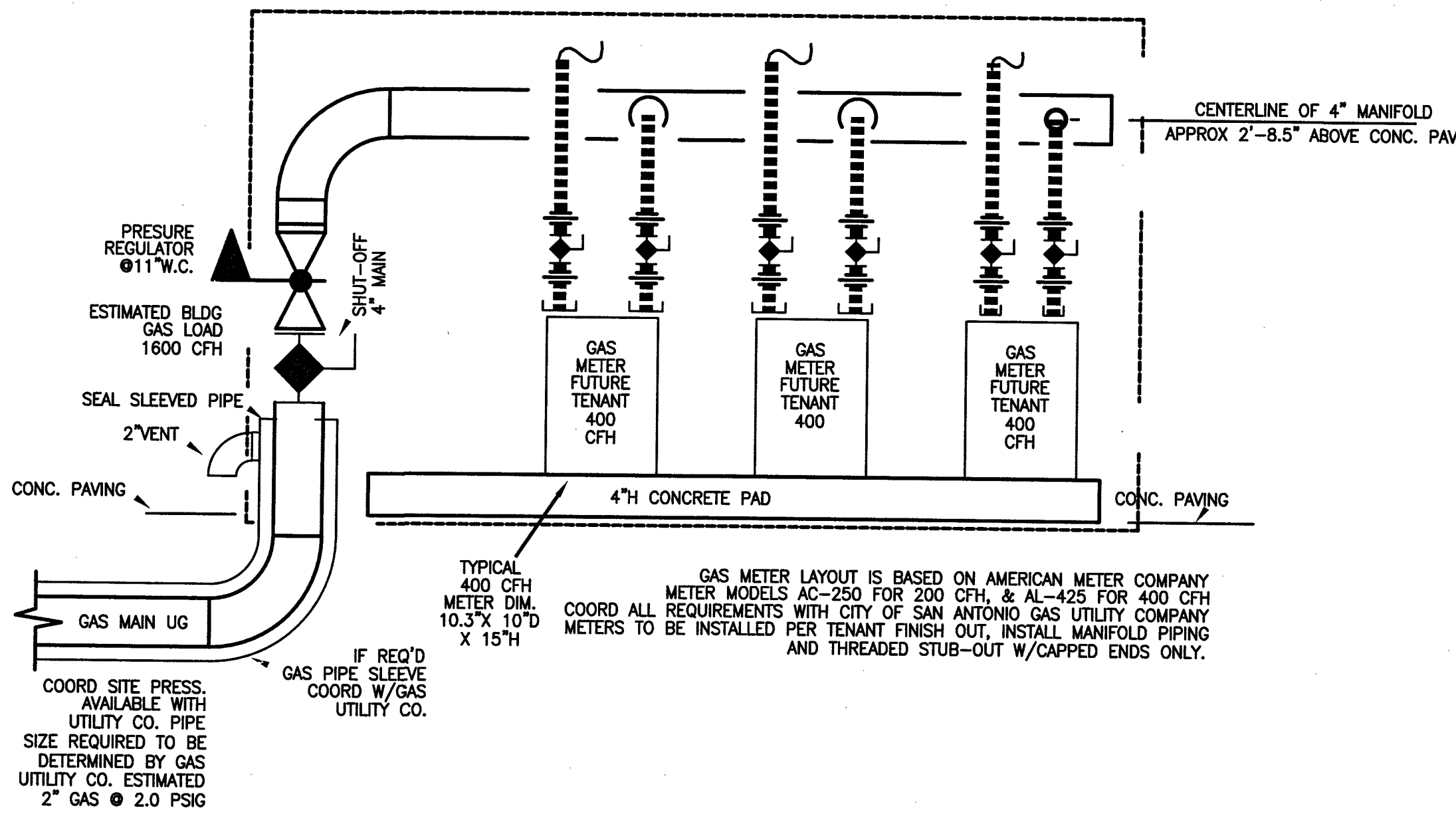
3 PIPE TRENCH DETAIL
P201 SCALE: NOT TO SCALE



4 FIRE SPRINKLER ALARM VALVE ASSEMBLY DETAIL
P201 SCALE: NOT TO SCALE



5 WATER ENTRY DETAIL
P201 SCALE: NOT TO SCALE



6 GAS METER SERVICE & PIPING LAYOUT
P201 SCALE: NOT TO SCALE

SYMBOLS & ABBREVIATIONS

G	GAS	RE	REFERENCE
GW	GREASE WASTE	UG	UNDERGROUND
---	SANITARY WASTE	UF	UNDERFLOOR
---	VENT	YCO	YARD CLEANOUT
---	DOMESTIC COLD WATER	SL	SLOPE
F	FIRE LINE	SF	SQUARE FEET
○	BALL VALVE	FT	FOOT
AFF	ABOVE FINISHED FLOOR	WH	WALL HYDRANT
APPROX	APPROXIMATELY OR APPROXIMATE	○	POINT OF CONNECTION
FTE	FINISHED FLOOR ELEVATION	→	REDUCER
FP	FIRE PROTECTION	]	CAPPED END (FOR FUTURE CONNECTION)
BLDG	BUILDING	□	NON-FREEZE WALL HYDRANT
BG	BELOW GRADE		
COSA	CITY OF SAN ANTONIO		
DYCO	DOUBLE YARD CLEAN OUT		
DWGS	DRAWINGS		
I.E.	INVERT ELEVATION BOTTOM OF FLOW LINE		
OH	OVERHEAD		

GENERAL FIRE PROTECTION NOTE:

SHELL BUILDING CONTRACT TO INCLUDE
ROUGH-IN PIPING FOR FUTURE TENANT
FIRE SPRINKLER VALVE ASSEMBLY AND
FDC PIPING CONNECTION.

ELECTRIC UNIT HEATER SCHEDULE

TAG	HEATING CAPACITY (KW)	TOTAL AIR QUANTITY (CFM)	ELECTRICAL VOLTS/PHASE/HZ	REFERENCE MANUFACTURER	MODEL	NOTES
UH-01	15	950	208/3/60	REZNOR	EGEB-15	1, 2
UH-02	5	310	208/3/60	REZNOR	EGEB-5	1, 2
UH-03	15	950	208/3/60	REZNOR	EGEB-15	1, 2
UH-04	0.5	---	120/1/60	REDDI	RPH1-5A	1, 2, 3

NOTES:
1- PROVIDE INTEGRAL THERMOSTAT TO ENERGIZE HEATER WHEN SPACE TEMPERATURE IS BELOW 50 F.
2- PROVIDE WITH CEILING BRACKET FOR SUSPENDING FROM STRUCTURE.
3- PROVIDE WITH 20-AMP, NEMA 5-20 CORDSET

PLUMBING FIXTURE SCHEDULE

PLAN MARK	MINIMUM ROUGH-IN SIZES	DESCRIPTION
WALL HYDRANT WH-1	WST&VENT DRAIN CW HW	WOODFORD No. B65 ENCASED ECOLOTRON ANTI-SIPHON AUTOMATIC DRAINING WALL HYDRANT, NON-FREEZE INTEGRAL BACKFLOW PREVENTER, BRONZE CASING 3/4" MALE INLET, NICKLE BRONZE BOX WITH HINGED COVER WITH OPERATING KEY LOCK AND COVER.

PLUMBING SPECIFICATIONS

INSTALLATION: PER INTERNATIONAL PLUMBING CODE 2012 & AMENDMENTS, LATEST ADOPTED CODE & AMENDMENTS FOR SAN ANTONIO, TX.

- WASTE PIPING (SANITARY SEWER) & GREASE WASTE:
INSTALL PIPING AT 1/4" SLOPE PER FOOT FOR 4" & SMALLER, 1/8" PER FOOT FOR 6" & LARGER. JOINTS SHALL BE CUT EVEN, CLEANED & PREPARED WITH PVC PRIMER PRIOR TO APPLYING PVC CEMENT. PIPE SHALL BE LAID IN A SAND BED, 6" MINIMUM SAND COVER ALL AROUND PIPE.
- DOMESTIC COLD WATER:
PIPING SHALL BE SUPPORTED FROM WALL OR STRUCTURE WITH GALVANIZED STEEL UNISTRUT SUPPORTS WITH CLAMPS SUITABLE FOR APPLICATION. NO JOINTS WHERE PIPING IS INSTALLED UNDER SLAB. 6" MINIMUM SAND COVER IN PIPE TRENCH FOR UNDER GROUND & UNDER SLAB PIPE. PIPING SHALL BE SLEEVED & SEALED WATERTIGHT WITH NON-CORROSIVE MATERIAL WHERE PIPE PENETRATES CONCRETE SLAB.
- NATURAL GAS:
UNDERGROUND PIPING WHERE INSTALLED UNDER BUILDING STRUCTURE SHALL BE IN A VENTED CONDUIT WHERE OUTSIDE THE BUILDING ENVELOPE. COORDINATE WITH GAS UTILITY COMPANY, CITY OF SAN ANTONIO & CIVIL DWGS.
- COLD WATER VALVES SHALL HAVE UNIONS FOR SERVICIBILITY.
- INSTALL ALL PIPING PARALLEL AND PERPENDICULAR TO BUILDING LINES.
- FIRE PROTECTION:
ALL PIPE VALVES & FITTINGS SHALL BE UL & FM APPROVED & SHALL BE MANUFACTURED IN USA. ALL MATERIALS SHALL BE OF THE PRESSURE & CLASS REQUIRED PER NFPA 13, IFC 2012, COSA LOCAL CODES & AMENDMENTS. PRIOR TO INSTALLATION COORDINATE W/ FIRE DEPARTMENT & FIRE MARSHAL'S OFFICE LOCATION OF FDC INSPECTOR'S TEST STATION & ANY APPURTENANCES REQUIRED TO BE SUBJECT TO THEIR USE.

PLUMBING SPECIFICATIONS

MATERIALS:

- WASTE PIPING (SANITARY SEWER) & GREASE WASTE:
PIPE & FITTINGS SHALL BE SCHEDULE 40 DWV PVC, SHALL MEET OR EXCEED STANDARDS, ASTM D 1785, ASTM D 2241; ASTM D 2672; NSF 61. CHARLOTTE PIPING PRODUCTS OR APPROVED EQUAL. SANITARY SEWER LEAVING THE BUILDING @ CONNECTION BY CIVIL SHALL BE SDR 35 PVC, RE: UPC 2003 COSA AMENDMENT 715.1.
- DOMESTIC COLD WATER: UNDER GROUND & UNDER SIDEWALK.
PIPE & FITTINGS SHALL BE TYPE "K" COPPER. JOINTS SHALL BE SWEAT SOLDERED LEAD FREE FOR UNDER GROUND OUTSIDE THE BUILDING. NO JOINTS FOR PIPING UNDER CONCRETE. PIPING SHALL MATCH OR EXCEED, STANDARDS, ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447.
- DOMESTIC COLD WATER: ABOVE FLOOR.
PIPE & FITTINGS SHALL BE TYPE "L" HARD DRAWN COPPER. JOINTS SHALL BE SWEAT SOLDERED, LEAD FREE. PROGRESS ACCEPTABLE, PROVIDED IT IS APPROVED BY CITY OF SAN ANTONIO. PIPING SHALL MATCH OR EXCEED, STANDARDS, ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447.
- NATURAL GAS:
PIPE SHALL BE THREADED SCHEDULE 40 BLACK STEEL PIPE WITH STEEL FITTINGS. MATERIALS SHALL MEET OR EXCEED ASME B36.10M; ASTM A53 OR ASTM A106.
- ALL MATERIALS SHALL BE MANUFACTURED IN THE UNITED STATES.
- DOMESTIC COLD WATER BALL VALVES:
SHALL BE MBOD (OR APPROVED EQUAL), BRONZE BODY, STAINLESS STEEL BALL & STEM WITH THREADED CONNECTIONS.
- WALL HYDRANT, WOODFORD MODEL B65, ANTI-SIPHON, FREEZELESS.
- FIRE PROTECTION: ABOVE GROUND PIPING
SCH 40 COATED BLACK STEEL PIPE, SCH 10 COATED STEEL PIPE OR TUBING, "NO THIN WALL PIPE WILL BE ACCEPTABLE". FITTINGS SHALL BE BLACK STEEL THREADED, GROOVE LOCK COMPRESSION TYPE COUPLINGS. INSTALLATION SHALL COMPLY WITH THE CODES & GOVERNING BODIES MENTIONED IN ADJACENT SPEC. NOTE 6.
UNDERGROUND PIPING MATERIAL: MATCH & COORDINATE WITH CIVIL SPECIFICATION.

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
PLAN REVIEW DIVISION

REVIEWED FOR CODE COMPLIANCE

DATE: 11/24/14

BY: Bruno 210-267-0133

PLB Post Permit Resubmittal

REVISION #3

MURRAY & ASSOCIATES, INC.
DEVELOPMENT SERVICES ENGINEERS & PROJECT MANAGEMENT

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14
DHR ARCHITECTS
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BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210 308-0080
FAX. 210 697-3300
EMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:
08-26-2014
11-20-2014

POTRANCO SHELL BUILDING
8815 POTRANCO RD.
SAN ANTONIO, TX, 78251

PLUMBING
DETAILS

11.20.14
James M. Drewry
63519
LICENSED PROFESSIONAL ENGINEER

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MA PROJECT NO. 1401504
ISSUE DATE: 07.28.14
DRAWN BY: RLM
REVIEWED BY: JMD
PROJECT ENGINEER:
JAMES M. DREWRY, PE
TEXAS REG. NO. 63519

P201

Electrical
REVISIONS

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
PLAN REVIEW DIVISION

REVIEWED FOR CODE COMPLIANCE

DATE: 11-25-2014

BY: [Signature]

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
PLAN REVIEW DIVISION

REVIEWED FOR CODE COMPLIANCE

DATE: 12/4/2014

BY: [Signature]

THIS SET OF PLANS AND SPECIFICATIONS MUST
BE KEPT ON THE JOB AT ALL TIMES. OTHERWISE THE
JOB IS SUBJECT TO REJECTION IT IS UNLAWFUL TO
MAKE ANY CHANGES OR ALTERATIONS ON SAME
WITHOUT WRITTEN PERMISSION FROM THE BUILDING
INSPECTOR'S OFFICE. CITY OF SAN ANTONIO
THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR
TO BE APPROVAL OF THE VIOLATION OF ANY
PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.

SAN ANTONIO

City of San Antonio
P.O. Box 83996
San Antonio, TX 78283-3996

PLAN REVIEW DIVISION Building Review Detail

REVIEWED FOR CODE COMPLIANCE

Report Date 12/01/2014 03:31 PM Submitted By JOHNNY Page 1

Act # 1038809 A/P # 1995517 Act Type TRAFFIC DATE: 12/1/14

Property Information
Address 8815 POTRANCO RD
SAN ANTONIO TX 78251-0000
Location

Application Information
Type COMB/DG/SE/COMMERCIAL SINGLE BUILDING Priority 35 Type of Work NEW Dept of Commerce COMMER
Square Footage 7286.00 Declared Valuation 633882.00 A/P Name POTRANCO SHELL BUILDING
Desc of Work New Shell Building for office use
**** PE Seal approved **** Stephen P 8/11/2014
***AS PER PHONE CONVERSATION WITH ARCHITECT ROBERT MORITZ, ON 8/22/2014, THE BUILDING WILL BE SPRINKLERED.
ENGINEERED ROOF TRUSS LAYOUT PLAN AND ITS CORRESPONDING ROOF TRUSS CUT SHEETS WILL BE A DEFERRED SUBMITTAL.
THESE DOCUMENTS MUST BE PROVIDED FOR PLAN REVIEW PRIOR TO THE FRAMING INSPECTION. THE ARCHIECT AGREED TO
THIS 8/22/2014 CA.***
CUSTOMER SET READY FOR PICK UP IN BIN K-31 AS OF 09/09/14 [Notified r.moritz@dhrarchitects.com @ 9:15 am] M.MALAVEY
REVALUED 9/9/2014 MDICE. SEE OLE

Initial Review
Issued Date/Time 11/21/2014 10:49 Issued By JP24459 ☐ System Generated
Scheduled Date/Time ☐ Waived
Department DSDENG
Assigned To JA10726

Review Results
Reviewed By JA10726 ☒ Approved
Start Date/Time 12/01/2014 14:21 Completed Date/Time 12/01/2014 15:27
Suspense Date 12/02/2014
Actual Time 1.00

Comments
No Comments

Problems
Violation OTHER Description OTHER TYPE OF VIOLATION
Recorded Date 12/01/2014 00:00 Recorded By JA10726 Recorded Version 2
Resolved Date Resolved By Resolved Version
Status Status Date
Comments 12.01.14 (REVISED)
FAST FOOD W/DRIVE-THRU: 4,825 SQ.FT. MIN. 1/150 MAX. 1/40
FAST FOOD W/DRIVE-THRU: 2,395 SQ.FT. MIN. 1/150 MAX. 1/40
TOTAL SQUARE FOOTAGE: 7,020 SQ.FT.
TOTAL REQUIRED: MIN. 48 MAX. 176
TOTAL PROVIDED: MIN. 49
REQUIRED BICYCLE SPACE: 3
PROVIDED BICYCLE SPACE: 4 (2 BIKE RACKS)
APPROACH: EXISTING (NONE PROPOSED)
NOTE: OWNER/DEVELOPER SHALL OBTAIN APPROVAL/PERMITS FROM TXDOT FOR ANY CONSTRUCTION ON STATE RIGHT-OF-WAY.
***APPROVAL IS ONLY FOR THE INTERIOR FLOW OF TRAFFIC AND PARKING REQUIREMENTS. THE TIA REVIEW MAY REQUIRE THE
CONSTRUCTION OF TURNING LANES, DECEL LANES, MEDIAN MODIFICATIONS AND OR DRIVEWAY LOCATIONS /WIDTHS. PLEASE
CONTACT TIA STAFF FOR FURTHER INFORMATION AT 207-7732***
STANDARD COMMENTS
Contact Elwerd Weidenhold at 207-1111 twenty four (24) hours for inspections prior to pouring concrete and / or traffic (parking) inspections.
***PRIOR TO COMMENCING WORK IN CITY R.O.W. OBTAIN A LANE AND/OR A SIDEWALK CLOSURE PERMIT FROM PUBLIC WORKS-
TRAFFIC ENGINEERING. CONTACT JOHN RODRIGUEZ AT 210-207-7755. ONCE PERMIT IS OBTAINED, PROVIDE A PROPER LANE
CLOSURE WHICH IS TO BE SET UP BY A CERTIFIED BARRICADING COMPANY. IF THESE TWO ITEMS ARE NOT ACCOMPLISHED, A "STOP
WORK ORDER" VIOLATION WILL BE ISSUED AND WORK CAN NOT COMMENCE UNTIL THE TWO ITEMS HAVE BEEN ADDRESSED.**
**Call TCI Right-of-Way Management ** at 210-207-7745 or 207-7763 twenty four (24) hours before demo on sidewalks or driveways for Barricade
Setup and Sidewalk Closure.
Call 207-1111 for Sidewalk, Driveway inspections before pouring concrete.
Curbs to remain if to City and TAS specifications. If not compliant they shall be reconstructed to meet City and TAS specifications.
All access driveways shall be provided with clear vision area in accordance with UDC 35-506 (d) (5). Clear vision areas must be free of visual
obstructions, e.g. structures, walls, fences and vegetation which are higher than three (3) feet and lower than eight (8) feet above the street pavement.
Impervious cover shall be maintained or constructed as per UDC Section 35-526 (f) (1) Off-street parking, as per UDC Section 35-526 (2) (f) (1).
Construction and Maintenance
Off-street parking facilities shall be constructed, maintained and operated in accordance with the following specifications: (1) Drainage and
Surfacing. Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free
of weeds, dust, trash and debris.
All concrete work shall comply with COSA Standards and Specifications.

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
PLAN REVIEW DIVISION

REVIEWED FOR CODE COMPLIANCE

DATE: 12/2/14

BY: [Signature]
FIRE

July 24, 2014 10:24am
X:\projects\141407502 (1414 - Potranco & Richard Hills Seal Bag)\Drawings\Elec\Symbs\2014 MURRAY & ASSOCIATES, INC. All rights reserved. This document may not be duplicated, copied, or modified without the written consent of Murray & Associates, Inc. This document was prepared using computer assisted design and drafting equipment and saved on magnetic media

ELECTRICAL SYMBOLS LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
GENERAL		OUTLETS	
	MOTOR, HP OR FLA AS INDICATED		SIMPLEX RECEPTACLE
	DISCONNECT SWITCH, SIZE AS REQUIRED		DUPLEX RECEPTACLE, 18" A.F.F. UNLESS OTHERWISE NOTED: GF=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF, IG=ISOLATED GROUND, AC=ABOVE COUNTER, R=RED
	MAGNETIC MOTOR STARTER.		DOUBLE DUPLEX (QUADRUPLUX) RECEPTACLE 18" A.F.F. UNLESS OTHERWISE NOTED
	COMBINATION MOTOR STARTER.		FIRE RATED POWER/TELECOM POKE--THRU WITH BRASS COVER.
	VARIABLE FREQUENCY DRIVE WITH LINE DISCONNECT.		SPECIAL PURPOSE OUTLET WITH GROUND AS DESIGNATED
	CONTACTOR.		CLOCK OUTLET MOUNTED AT 7'-6" A.F.F. UNLESS OTHERWISE NOTED
	VOICE CALL SWITCH FOR INTERCOM SYSTEM		TELEPHONE OUTLET IN WALL 18" A.F.F. (P=PAY PHONE, W=WALL PHONE MOUNT AT 54" A.F.F., C=CONSOLE STATION PHONE)
	JUNCTION BOX, CEILING MOUNTED, WITH COVER FOR DIRECT CONNECTION.		NURSE CALL PHONE
	JUNCTION BOX, WALL MOUNTED, WITH COVER FOR DIRECT CONNECTION.		FLOOR TELEPHONE OUTLET
	PHOTOCCELL		DATA JUNCTION BOX WITH COVER 18" A.F.F. UNLESS OTHERWISE NOTED
	PUSH BUTTON		TELEVISION OUTLET. PROVIDE RG-6 HOMERUN TO CATV BOARD.
	SPEAKER CEILING MOUNTED, OR INTERCOMMUNICATION SYSTEM		CURT OUTLET, P=POINT OF SALE, T=CHECK VERIFY, F=FRONT GATE SYSTEM (REF: DETAIL SHEET)
	SPEAKER WALL MOUNTED, OR INTERCOMMUNICATION SYSTEM		GANGED, LOCATED AND MOUNTED AS SPECIFIED.
	TIME CLOCK		POWER RECEPTACLE WITH INSULATED AND ISOLATED GROUND, MOUNT AT 18" UNLESS OTHERWISE NOTED.
	CEILING MOUNTED CLOCK		COMBINATION TELEPHONE/DATA OUTLET.
	WALL MOUNTED CLOCK		
	TRANSFORMER AS INDICATED	SWITCHES	
	AUTOMATIC TRANSFER SWITCH		SINGLE POLE SWITCH 120/277V, 48" A.F.F. UNLESS OTHERWISE NOTED: K=KEYED TYPE, P=ON-LIT PILOT LIGHT, WP=WEATHERPROOF, E=EXISTING, 2=DOUBLE POLE, 3=THREE-WAY, 4=FOUR-WAY
	ACCESS CONTROL KEY PAD		MANUAL MOTOR STARTER (T=THERMAL OVERLOAD SIZED FOR MOTOR), P=ON-LIT PILOT LIGHT
	EQUIPMENT CONNECTION		INCANDESCENT DIMMER SWITCH
	DURESS ALARM BUTTON		FLUORESCENT DIMMER SWITCH
	VARIABLE FREQUENCY DRIVE		EXPLOSION PROOF SWITCH
	GROUND FAULT RELAY		TIMER SWITCH
	AMMETER SWITCH - PHASE A,B,C,OFF		FAN SPEED CONTROL SWITCH
	VOLTMETER SWITCH - PHASE AB,BC,CA,OFF,AN,BN,CN		CEILING MOUNTED OCCUPANCY SENSOR
	WATT HOUR METER		WALL MOUNTED OCCUPANCY SENSOR
	STARTER		COMBINATION WALL SWITCH AND OCCUPANCY SENSOR
	CIRCUIT BREAKER		LIGHTING CONTROL SWITCH - LOW VOLTAGE
	CURRENT TRANSFORMER		KEYED LIGHTING CONTROL SWITCH - LOW VOLTAGE
	FUSE, SIZE AS NOTED		
	REFERENCE SYMBOL TO KEYED ELECTRICAL NOTE NO.3 (TYP.)	FIRE ALARM	
LUMINARIES			FIRE ALARM CONTROL PANEL
	INCANDESCENT OR HID FIXTURE, CEILING MOUNTED, NUMBER INDICATES CIRCUIT		FIRE ALARM ANNUNCIATOR PANEL
	INCANDESCENT OR HID FIXTURE, WALL MOUNTED, NUMBER INDICATES CIRCUIT		FIRE ALARM PULL STATION, 48" A.F.F., ADA COMPLIANT
	INCANDESCENT OR HID WALL WASH FIXTURE, CEILING MOUNTED CLEAR SIDE INDICATES DIRECTION OF WASH		FIRE ALARM REMOTE TEST SWITCH
	FLUORESCENT FIXTURE, CEILING OR WALL MOUNTED, SUBSCRIPT INDICATES ASSOCIATED SWITCHING		FIRE ALARM INTERFACE PANEL
	EXIT LIGHT, CEILING MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS		FIRE ALARM AUDIOVISUAL ANNUNCIATOR, AT 80" A.F.F., ADA COMPLIANT
	EXIT LIGHT, WALL MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS		FIRE ALARM AND VISUAL ANNUNCIATOR, AT 80" A.F.F., ADA COMPLIANT
	FIXTURE CONNECTED TO LIFE SAFETY BRANCH		FIRE ALARM SPEAKER ANNUNCIATOR
	FIXTURE CONNECTED TO CRITICAL BRANCH		FIRE ALARM VISUAL ANNUNCIATOR, 80" A.F.F., ADA COMPLIANT
	RECESSED LOW WALL BATTERY LIGHT		FIRE ALARM CHIME. MOUNT 6" ABOVE STROBE.
	EMERGENCY LIGHT, BATTERY TYPE WITH CHARGER		FIRE ALARM HORN STATION, 80" A.F.F.
	LABEL IDENTIFYING FIXTURE TYPE. ALL FIXTURES THIS ROOM ARE FIXTURE TYPE INDICATED INSIDE [A] UNLESS INDIVIDUALLY MARKED		FIRE ALARM CONTROL RELAY
	POLE MOUNTED LUMINAIRE (AREA CUT OFF TYPE)		FIRE FIGHTER'S PHONE JACK
	EXTERIOR FLOOD LIGHT		FIRE FIGHTER'S TELEPHONE
	POLE TOP MOUNT CUTOFF LUMINAIRE (TYPE V DIST.)		FIRE SENSOR
	POLE MOUNTED CUTOFF LUMINAIRE (ROUND)		FIRE SPRINKLER PRESSURE SWITCH
	Lc LIGHTING CONTROLLER		HEAT DETECTOR
RACEWAYS			FLOW SWITCH
	CONDUIT CONCEALED IN WALL OR CEILING WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED		TAMPER SWITCH
	CONDUIT UNDER FLOOR OR CAST IN STRUCTURE WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED		REMOTE TEST SWITCH
	CONDUIT EXPOSED WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED		DOOR CONTACT
	SWITCH LEG		EMERGENCY INTERCOM SYSTEM, JUNCTION BOX WITH MOUNTED AT HEIGHT AS NOTED.
	BRANCH CIRCUIT HOMERUN SUBSCRIPT 'HA' INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION		MAGNETIC DOOR HOLDER
	MULTI-OUTLET ASSEMBLY		SMOKE DETECTOR
	TELEPHONE		SMOKE DETECTOR, DUCT MOUNTED
	SC SPLIT CIRCUIT		SUBSCRIPT INDICATES FIRE ALARM ZONE
	CR CARD READER BY SECURITY VENDOR		
	SECURITY CAMERA BY SECURITY VENDOR		
PANELS AND RELATED ITEMS			
	PANELBOARD (SEE SCHEDULE)		
	SWITCHBOARD OR DISTRIBUTION BOARD		
	MOTOR CONTROL CENTER		
	PULL BOX		
	PLYWOOD TELEPHONE BACKBOARD, 4"x8"x3/4" THICK WITH TWO COATS OF INSULATING VARNISH		

GENERAL ELECTRICAL NOTES

- AS PART OF THIS CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXAMINATION AND ACCEPTANCE OF THESE DETAILED NOTES. SUCH OMISSIONS WHICH THE CONTRACTOR HAS FAILED TO SATISFY, SHALL NOT RELIEVE HIM FROM CARRYING OUT SUCH PORTIONS AS INDICATED BY THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- PRIOR TO BIDDING THE CONTRACT, REVIEW ALL PERTINENT DRAWINGS AND SPECIFICATIONS. WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE BETTER QUALITY OR HIGHER QUANTITY SUPERSEDES. WHERE ITEMS ARE SHOWN ONLY ON THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL INTERPRET ITEMS TO BE ON BOTH. IN ALL CASES THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE ENGINEER FOR INTERPRETATIONS AND CLARIFICATIONS.
- STUDY AND REVIEW ALL SUPPLEMENT DRAWINGS. THE CONTRACTOR SHALL FURNISH AND INSTALL LABOR, EQUIPMENT AND MATERIALS AS SPECIFIED ON ALL RELATED DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCOPE OF WORK WITH THE OWNER'S REPRESENTATIVE REGARDING THE PROVISIONS AND INSTALLATION OF ALL SPECIAL SYSTEMS INCLUDING, BUT NOT LIMITED TO: FIRE ALARM, SECURITY, DATA SYSTEMS, NURSE CALL, EMERGENCY SYSTEMS, ETC. IT SHALL BE PERTINENT TO COORDINATE WITH ALL DISCIPLINES.
- WORK SHALL COMPLY WITH THE APPLICABLE RULES OF THE NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, THE INTERNATIONAL FIRE CODE (PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION) AND LIFE SAFETY CODE, THE LOCAL ELECTRICAL CODE AND ORDINANCES, AND THE TERMS AND CONDITIONS OF SERVICES OF THE ELECTRICAL UTILITY, AS WELL AS ALL AUTHORITIES HAVING LAWFUL JURISDICTION. NONE OF THE TERMS OR PROVISIONS OF THIS SPECIFICATIONS OR CONSTRUCTION DOCUMENTS SHALL BE CONSTRUED AS WAIVING ANY OF THE RULES, REGULATIONS, OR REQUIREMENTS OF THESE AUTHORITIES.
- IT SHALL BE REQUIRED BY THE CONTRACTOR TO VISIT THE PROJECT SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS AS THEY EXIST, AND TO CONFIRM LOCATIONS, SIZES AND QUANTITIES OF MATERIALS AND ITEMS TO BE REMOVED OR INSTALLED AS REQUIRED BY THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. ENTERING HIS BID IS A CLEAR INDICATION THAT HE HAS VISITED THE SITE AND PROJECT AREA AND ACCEPTS THE EXISTING CONDITIONS AND HIS WILLINGNESS TO COMPLY WITH THE DESIGN INTENT. ANY ADJUSTMENTS TO THE PROJECT DURING CONSTRUCTION DUE TO SITE OR PROJECT AREA CONDITIONS WILL BE AT NO CHARGE TO THIS CONTRACT.
- ALL EXISTING DISTRIBUTION CONDUCTORS SERVING DISTRIBUTION PANELS AND BRANCH CIRCUIT PANELS SHALL BE LABELED FOR FUTURE REFERENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA WHERE HE IS WORKING, THE EQUIPMENT STORAGE FREE OF TRASH, CUTTINGS, STRIPPINGS, AND DISCARDED ITEMS OF THIS NATURE.
- IN ALL AREAS COORDINATE BETWEEN THE ELECTRICAL, MECHANICAL AND PLUMBING TRADES. PROVIDE CLEARANCES IN CEILING SPACES, BETWEEN RECESSED LIGHTING FIXTURES AND THERMAL INSULATION OR COMBUSTIBLE MATERIALS; PIPING, ETC.
- MECHANICAL AND PLUMBING EQUIPMENT SHOWN ON THE ELECTRICAL PLANS ARE SIZED AS DESIGNED. BREAKERS, DISCONNECT SWITCHES, STARTERS, DEVICES, CONDUIT, CONDUCTORS, BRANCH CIRCUITRY, SHALL BE MODIFIED AS SUBMITTED AND APPROVED FOR INSTALLATION BY THE MECHANICAL ENGINEER. PROVIDE BRANCH CIRCUITRY AS REQUIRED BY THE EQUIPMENT'S NAMEPLATE DATA.
- LIGHTING IN MECHANICAL OR EQUIPMENT ROOMS SHALL BE INSTALLED AND ADJUSTED IN THE FIELD FOLLOWING THE INSTALLATION OF ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT. PROVIDE UNIFORM LIGHTING DISTRIBUTION WITHIN THE ROOM AS GENERALLY OUTLINED ON THE DRAWINGS.
- ELECTRICAL EQUIPMENT SHOWN ON THE ELECTRICAL PLANS ARE SIZED AS DESIGNED. ALL BRANCH CIRCUITRY SHALL BE MODIFIED AS SUBMITTED AND APPROVED FOR INSTALLATION BY THE ELECTRICAL ENGINEER. THIS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING SYSTEMS: ELECTRICAL APPLIANCES AND EQUIPMENT; FIRE ALARM; SECURITY; TVSS AND COMPUTER SYSTEMS; ETC.
- WHERE EXISTING LIGHT FIXTURES ARE REMOVED AND REINSTALLED AND ARE PART OF A UL LISTED FIRE RATED ASSEMBLY, REINSTALL THE LIGHT FIXTURES IN ACCORDANCE WITH THE UL FIRE RATED ASSEMBLY INSTRUCTIONS.
- CONFIRM COMPATIBILITY BETWEEN CEILING TYPES AS DEFINED ON THE ARCHITECTURAL ROOM FINISH SCHEDULE AND LIGHT FIXTURE TRIM AS SPECIFIED ON THE LIGHTING FIXTURE SCHEDULE. COORDINATE PRIOR TO SUBMITTING. LIST CONFLICTS WHICH OCCUR, NO CHANGE OR DEVIATION SHALL BE ACCEPTED UNLESS APPROVED OTHERWISE BY THE ENGINEER OR THE ARCHITECT.
- REFERENCE THE ARCHITECTURAL REFLECTIVE CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES, FIRE ALARM EQUIPMENT OR ANY OTHER CEILING MOUNTED DEVICES.
- RELOCATE TO THE PROPER SIDE OF THE DOOR ANY SWITCH, RECEPTACLE OR DEVICE BEING AFFECTED BY THE CHANGE IN DIRECTION OF ANY DOOR SWINGS AS SHOWN ON THE ARCHITECTURAL FLOOR PLANS, OR AS IT OCCURS DURING CONSTRUCTION.
- ALL LIGHT CONTROL SWITCHES SHALL BE INSTALLED 6" CENTERED FROM THE DOOR JAM TO THE FIRST SWITCH AT 48" A.F.F..
- VERIFY THE LIGHTING FIXTURE SCHEDULE FOR CONFLICTS WITHIN MANUFACTURERS CATALOGUE NUMBERS AND DESCRIPTIONS, VOLTAGES ETC. WHICH ARE NOTED. NOTIFY THE ENGINEER WHERE CONFLICTS OCCUR AND ASK FOR CLARIFICATION.
- CONTRACTOR SHALL INSTALL ALL LIGHT FIXTURES SUCH THAT FIRE RATING VALUES ARE MAINTAINED ACCORDING TO AUTHORITIES HAVING JURISDICTION IN AREAS WHERE FIRE RATED CEILING EXIST.
- DOWNLIGHTS SHALL BE INSTALLED CENTERED ON THE CEILING GRIDS OR AS DIMENSIONED ON THE LIGHTING FLOOR PLANS. LIGHT LEAKS ENCOMPASSING FIXTURE TRIMS SHALL NOT BE ACCEPTED.
- ALL EXIT SIGNS SHALL BE UNSWITCHED.
- ALL EMERGENCY LIGHT FIXTURE MOUNTED ON THE WALL SHALL BE MOUNTED CENTERED BETWEEN ARCHITECTURAL ACCENT FEATURES, COLUMNS .ETC. VERIFY ALL LOCATIONS PRIOR TO ROUGH-IN.
- ALL CONDUCTORS SERVING BRANCH CIRCUITRY SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- EACH REMOTE MOUNTED FRACTIONAL MOTOR SHALL BE PROVIDED WITH A RECEPTACLE AND PLUG, OR MANUAL MOTOR STARTER/DISCONNECT SWITCH SIZED AND INSTALLED ACCORDING TO THE FLA. EACH MOTOR SHALL BE COMPATIBLE WITH TYPE CONSTRUCTION AND N.E.C.
- INSTALL MOTOR STARTERS FURNISHED BY MECHANICAL CONTRACTOR. COORDINATE WITH THE MECHANICAL CONTRACTOR AND FURNISH AND INSTALL SAFETY DISCONNECT SWITCHES AS REQUIRED BY N.E.C.
- WIRING MEANS AND METHODS ABOVE INACCESSIBLE CEILINGS OR IN AREAS WHERE ACCESS IS LIMITED SHALL CONFORM TO ALL APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. LOCATION OF JUNCTION BOXES ABOVE INACCESSIBLE CEILINGS SHALL NOT BE APPROVED. THE CONTRACTOR SHALL CONFIRM CEILING TYPES IN ALL AREAS PRIOR TO INSTALLATION.
- EQUIPMENT INCLUDING BUT NOT LIMITED TO, SPEAKERS, FIRE ALARM DEVICES, DOWNLIGHTS, ETC., SHALL BE MOUNTED CENTERED WITHIN THE CEILING GRID.
- COORDINATE OUTLETS AND SWITCHES WITH MILLWORK AND CABINETS.
- ALL DUPLEX RECEPTACLES LOCATED WITHIN 6'-0" OF ANY WET AREAS, OR SUBJECT TO MOISTURE SHALL BE GROUND FAULT INTERRUPT (GFI).
- ALL DUPLEX RECEPTACLES LOCATED INSIDE A MECHANICAL, ELECTRICAL AND STORAGE ROOM SHALL BE MOUNTED MINIMUM 18" ABOVE FINISH FLOOR.
- ALL SPECIAL PURPOSE OUTLETS, DUPLEX RECEPTACLES OR DEVICES LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE GFI TYPE, AND INSTALLED IN A WEATHERPROOF TYPE BOX WITH WEATHERPROOF COVER.
- DUPLEX RECEPTACLES ABOVE COUNTERS, OR CASE WORK SHALL BE MOUNTED 6" (HORIZONTALLY) ABOVE THE FINISHED SURFACE UNLESS OTHERWISE NOTED. SHOULD BACKSPASH EXIST VERIFY HEIGHT AS REQUIRED. OUTLETS SHALL NOT BE MOUNTED ON TO THE BACKSPASH.
- COORDINATE WITH THE ARCHITECT THE LOCATION OF SURFACE MOUNTED RACEWAYS AND OUTLETS PRIOR TO ROUGH-IN.
- TELEPHONE OUTLETS, UNLESS OTHERWISE NOTED SHALL BE INDIVIDUALLY CIRCUITED IN 3/4" CONDUIT MINIMUM WITH BUSHED ENDS STUBBED INTO AN ACCESSIBLE LOCATION ABOVE CEILING. LOCATION SHALL ALLOW THE UNOBSTRUCTED EXTENSION OF CONDUCTORS THROUGH THE EXISTING CABLE TRAY TO THE TELEPHONE TERMINAL BOARD.
- THE LOCATION OF ALL OUTLETS AND SWITCHES SHALL BE COORDINATED WITH ARCHITECTURAL DETAILS.
- PROVIDE AND INSTALL EQUIPMENT CONNECTIONS FOR ALL FIRE SMOKE DAMPERS. COORDINATE WITH THE MECHANICAL CONTRACTOR. CONNECT TO CIRCUIT SHOWN.
- TYPES SE, NM CABLES AND NON-METALLIC TUBING (EMT) ARE NOT ACCEPTABLE. COMPLY WITH NEC ARTICLES 520 AND 518. BRANCH CONDUITS SHALL BE IN METAL RACEWAYS (EMT CONDUIT OR MC CABLE). SEE SPECIFICATIONS.
- FOR EACH TELEPHONE/DATA OUTLET PROVIDE CAT-6 (4-PAIR) AND CAT-3 (3-PAIR) TO TELEPHONE BOARD.
- REFER TO THEATRICAL LIGHTING SHEETS FOR SPECIFIC INSTRUCTIONS ON STAGE AND HOUSE LIGHTING CONNECTIONS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS AND EQUIPMENT DRAWINGS AND COORDINATE FINAL LOCATION OF ALL DEVICES AND OUTLETS ETC. PRIOR TO ROUGH-IN.
- PROVIDE AND INSTALL SOUND BARRIERS AND SEAL FOR ALL PENETRATION THROUGH SOUND WALL. REFERENCE ARCHITECTURAL PLANS.
- PROVIDE AND INSTALL FIRE SEALS FOR ALL PENETRATIONS THROUGH FIRE RATED WALL. REFERENCE ARCHITECTURAL PLANS.
- ALL ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE APPROVED, IDENTIFIED, LABELED, AND LISTED FOR USE BY A TESTING LABORATORY RECOGNIZED BY THE BUILDING OFFICIAL. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING.

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REVISED ISSUE DATES:

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ELECTRICAL
SYMBOLS

2014-7-28

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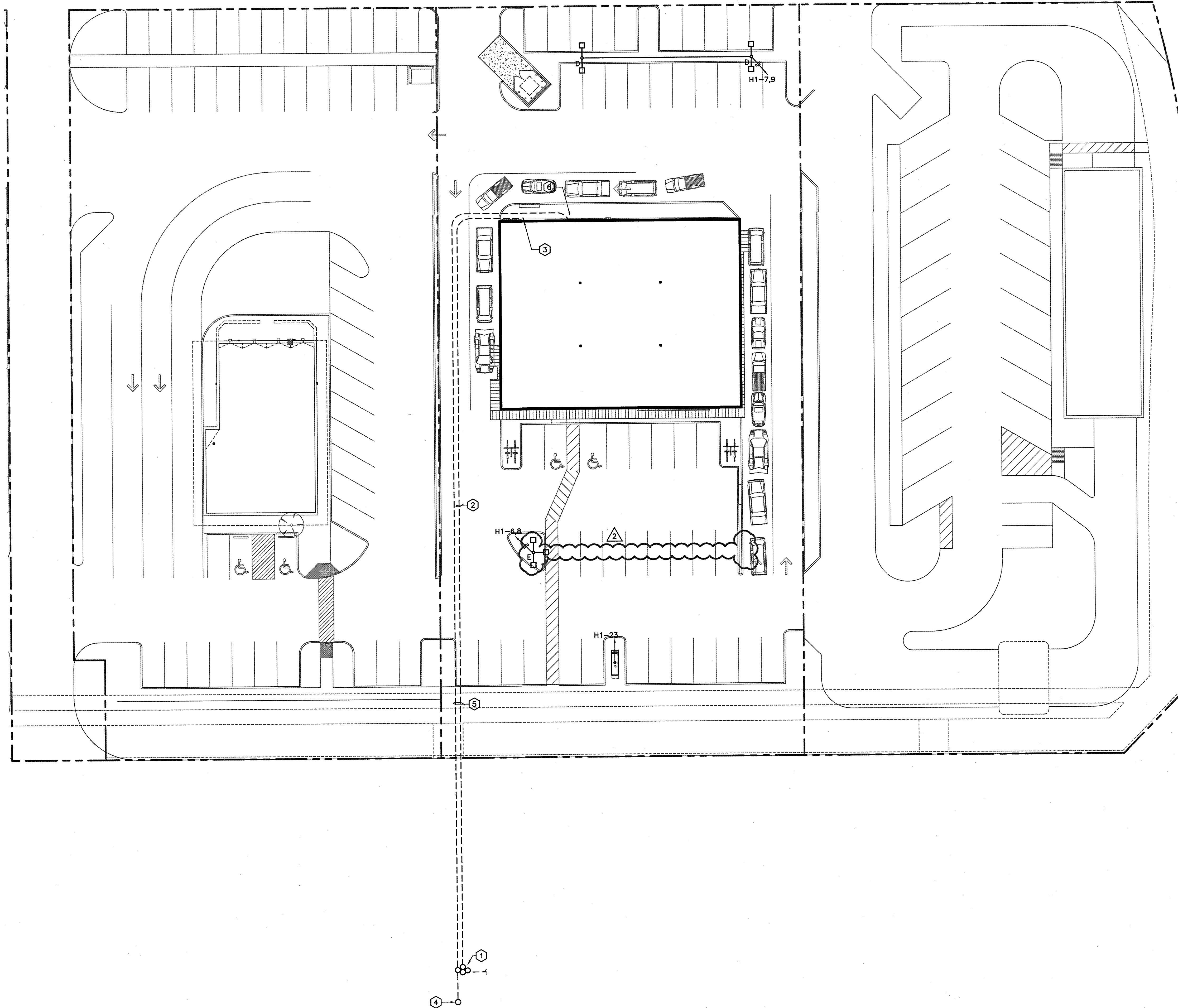
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E000

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1
E001

SITE ELECTRICAL PLAN

SCALE: 1" = 20'-0"

KEYED ELECTRICAL NOTES (1)

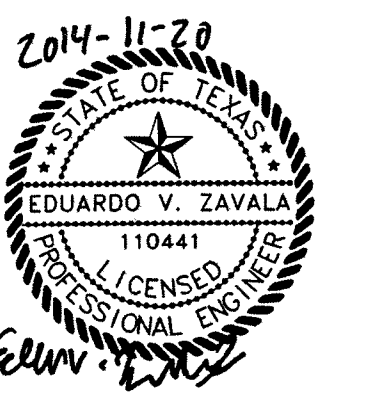
1. CONTRACTOR SHALL COORDINATE WITH CPS FOR INSTALLATION OF NEW RISER POWER POLE WITH NEW POLE MOUNTED TRANSFORMERS. REFER TO ELECTRICAL RISER DIAGRAM E401 FOR ADDITIONAL INFORMATION.
2. NEW CONCRETE ENCASED SECONDARY FEEDER FROM RISER TO MAIN SERVICE DISCONNECT. REFER TO ELECTRICAL RISER DIAGRAM E401 FOR ADDITIONAL INFORMATION.
3. LOCATION OF NEW WALL MOUNTED ELECTRICAL SERVICE EQUIPMENT. REFER TO E201 AND E401 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL COORDINATE WITH PHONE AND CABLE TELEVISION UTILITIES FOR INSTALLATION OF NEW RISER POLE FOR DELIVERY OF PHONE, FIBER, AND CABLE TELEVISION SERVICES. REFER TO ELECTRICAL RISER DIAGRAM E401 FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL ROUTE NEW UNDERGROUND CONDUITS FOR DELIVERY OF PHONE, FIBER, AND CABLE TELEVISION SERVICES TO PHONE AND CABLE TELEVISION CABINETS. REFER TO E401 FOR QUANTITY OF REQUIRED CONDUITS.
6. APPROXIMATE LOCATION OF NEW WALL MOUNTED PHONE AND CABLE TELEVISION CABINETS. REFER TO E201 AND E401 FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL ROUTE EXTERIOR LIGHTING BRANCH CIRCUIT THROUGH EXTERIOR LIGHTING CONTRACTOR. EXTERIOR FIXTURES SHALL HAVE PHOTOCELL (ROOF MOUNTED, NORTH FACING) "ON", TIME CLOCK "OFF" CONTROL. NOTE, POLE LIGHT FIXTURE ARE 208V, 1A.

REVISED ISSUE DATES:

08-12-2014
11-20-2014

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SITE ELEC. PLAN



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E001



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LIGHT FIXTURE SCHEDULE									
TYPE	MANUFACTURER	CATALOG #	VOLTAGE	MOUNTING	LAMPS		INPUT WATTS	DESCRIPTION	NOTES
					QTY	TYPE			
A	LITHONIA	WSR 2/26TRT MD 120 LPI	120	WALL	2	26W TRT 4100K	52	WALL MOUNTED EXTERIOR FIXTURE, COORDINATE MOUNTING HEIGHT WITH ARCHITECT	
AE	LITHONIA	WSR 2/26TRT MD 120 LPI ELDW	120	WALL	2	26W TRT 4100K	52	SAME AS "A", PROVIDE W/ EMERGENCY BATTERY PACK (BOTH LAMPS)	
B	LITHONIA	C 232 120 GEB10S HC36 WGCUN	120	CHAIN	2	32W T8 4100K	64	4'-0" STRIP LIGHT W/ 36" CHAINS AND WIRE GUARD. SUSPEND 8'-0" F. AT 8'-0" AFF	
C	JUNO LIGHTING	10H2-26QW-CL	120	SURFACE	2	26W CFL	52	EXTERIOR CANOPY LIGHT.	
D	SECURITY LIGHTING SYSTEMS	RSB-RCL 320PMH DB 3 MT	208	POLE	2	320W METAL HALIDE	640	PROVIDE WITH THE FOLLOWING "SECURITY LIGHTING SYSTEMS" POLE : SSP-2730-6-A-2-GL-DB	
E	SECURITY LIGHTING SYSTEMS	RSB-RCL 320PMH DB 3/4 MT	208	POLE	3	320W METAL HALIDE	640	(2) HEADS AT 180 DEG TO HAVE TYPE "IV" LIGHT DISTRIBUTION, REMAINING SINGLE CENTER HEAD TO HAVE TYPE "IV". PROVIDE WITH THE FOLLOWING "SECURITY LIGHTING SYSTEMS" POLE : SSP-2730-6-A-2-GL-DB	

GENERAL ELECTRICAL NOTES

- A. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS).
- B. FIXTURES WITH 'E' SUFFIX SHALL HAVE INTEGRAL EMERGENCY BATTERY BACK-UPS.
- C. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.
- D. PROVIDE AN EXTRA UNSWITCHED HOT LEG FOR EXITS LIGHTS AND EMERGENCY LIGHTS. PROVIDE THE EXTRA UNSWITCHED HOT LEG FROM THE LINE SIDE OF THE CONTACTOR TO EACH EXIT AND EMERGENCY LIGHT AS INDICATED ON DRAWINGS. DO NOT ROUTE A SWITCHED (EITHER BY SWITCH OR CONTACTOR) HOT LEG TO EMERGENCY LIGHTS AND BALLASTS AS THIS WILL NOT ALLOW FOR PROPER OPERATION OF THE EMERGENCY/EXIT FIXTURE

KEYED ELECTRICAL NOTES (1)

1. CONTRACTOR SHALL ROUTE EXTERIOR LIGHTING BRANCH CIRCUIT THROUGH EXTERIOR LIGHTING CONTACTOR. EXTERIOR FIXTURES SHALL HAVE PHOTOCELL (ROOF MOUNTED, NORTH FACING) "ON", TIME CLOCK "OFF" CONTROL.

DHR

ARCHITECTS

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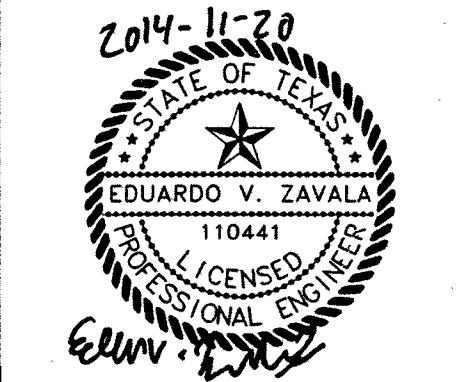
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REVISED ISSUE DATES:	
11-13-2014	1
11-20-2014	2
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ELECTRICAL LIGHTING PLAN



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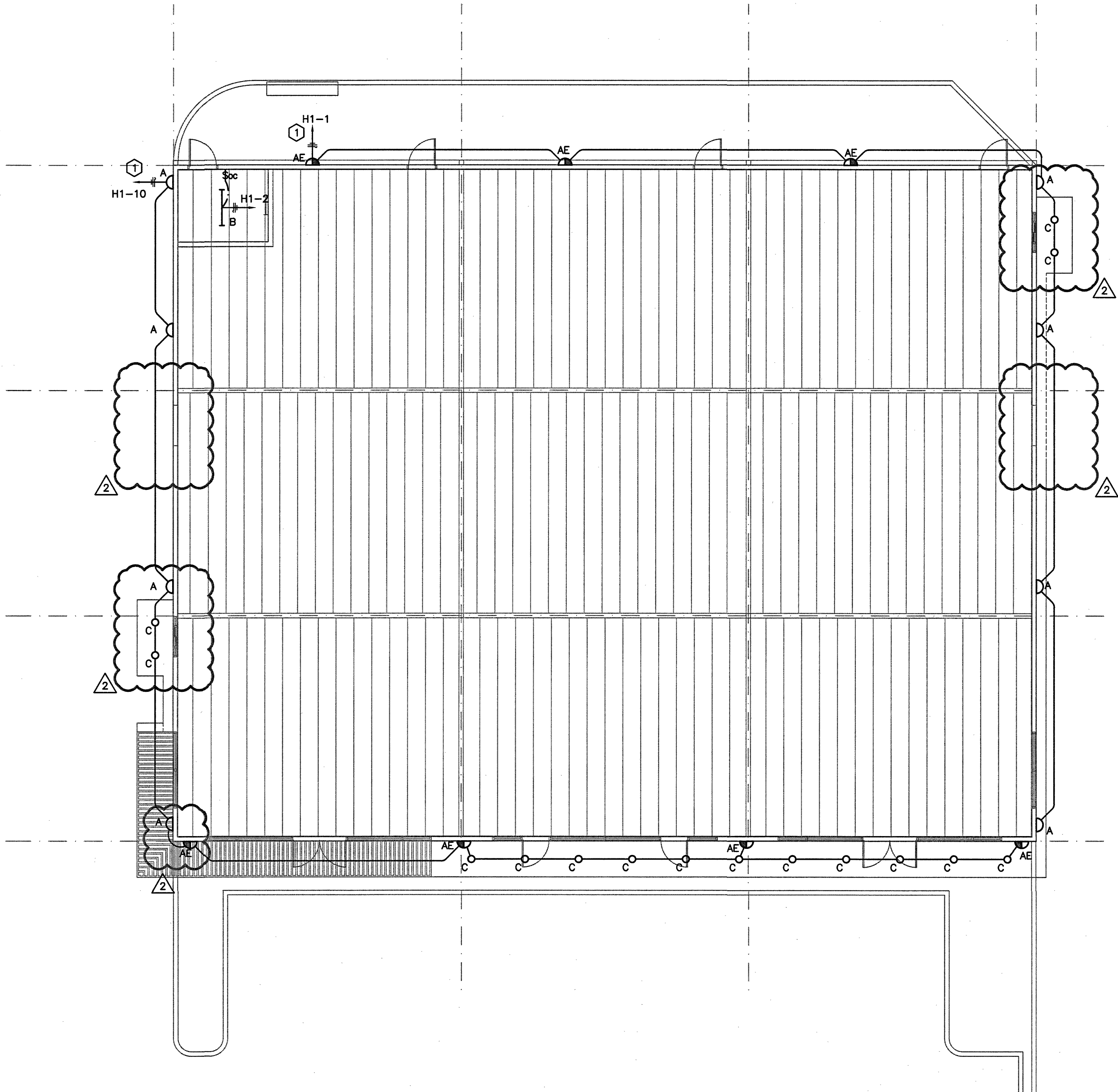
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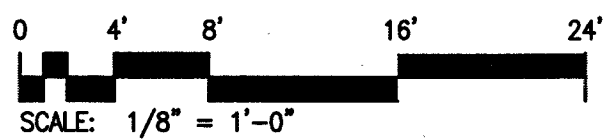
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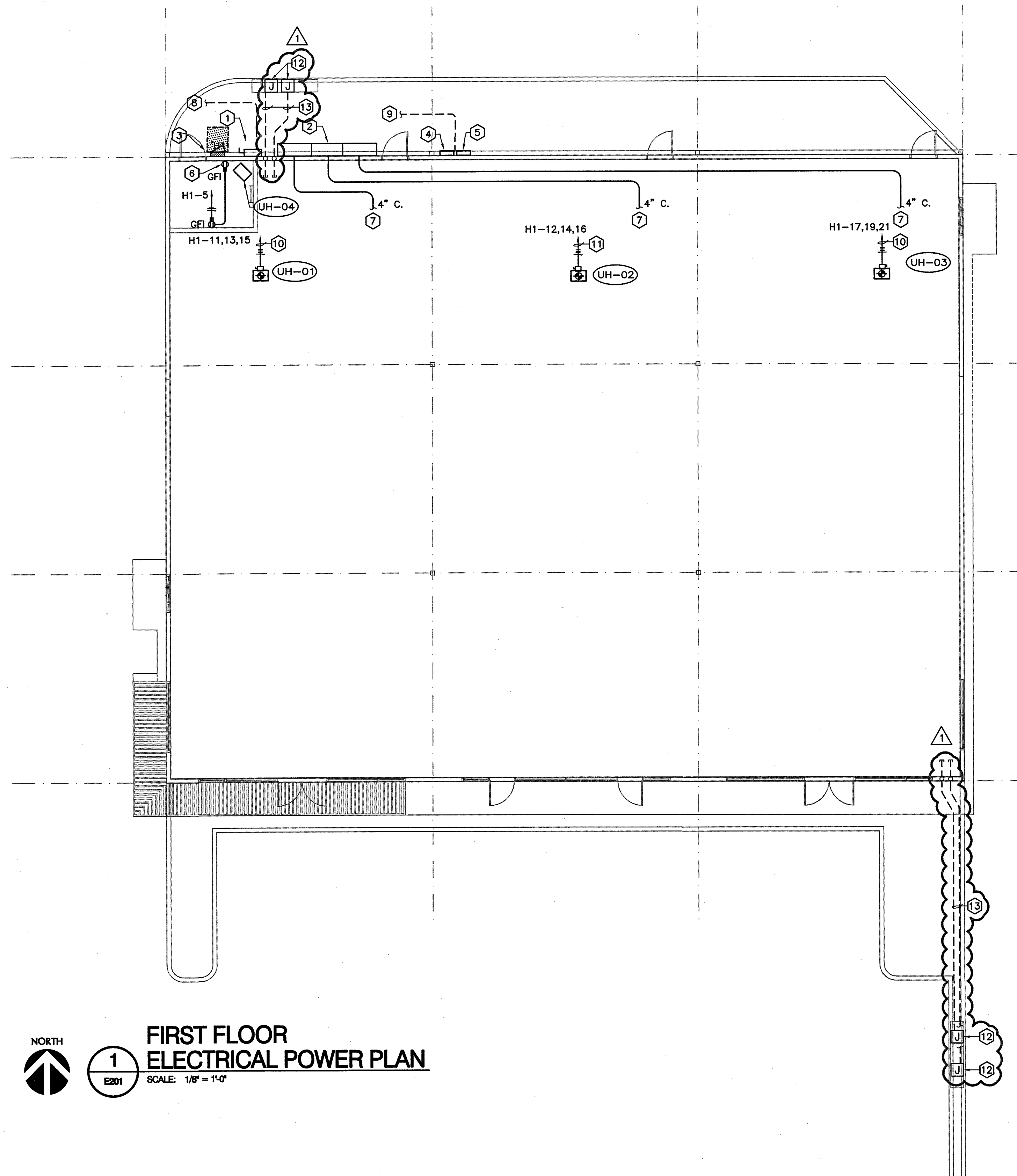
E101



NORTH
1
E101
SCALE: 1/8" = 1'-0"
FIRST FLOOR
ELECTRICAL LIGHTING PLAN



November 20, 2014, 04:30pm
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**FIRST FLOOR
ELECTRICAL POWER PLAN**
1
E201
SCALE: 1/8" = 1'-0"

GENERAL ELECTRICAL NOTES

- A. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
- B. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
- C. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

KEYED ELECTRICAL NOTES (12)

- 1. ELECTRICAL SERVICE MAIN DISCONNECT, REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
- 2. ELECTRICAL SERVICE BUSS GUTTER, REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
- 3. HOUSE PANEL "H1", REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
- 4. TELEPHONE SERVICE CABINET, REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
- 5. CABLE TV SERVICE CABINET, REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
- 6. CONTRACTOR SHALL PROVIDE A PROVIDE GFI NEMA 5-20R DUPLEX RECEPTACLE TO SERVE ELECTRIC UNIT HEATER. LOCATE RECEPTACLE ADJACENT TO UNIT HEATER. REFER TO PLUMBING DRAWINGS FOR UNIT HEATER EXACT LOCATION.
- 7. CONTRACTOR SHALL PROVIDE AN EXTENSION OF THE CONDUIT FOR EACH TENANT ELECTRICAL SERVICE AS SHOWN. PROVIDE EACH CONDUIT WITH A PULL STRING AND BUSHINGS. CONDUIT TO BE ROUTED JUST BELOW STRUCTURE. CONDUIT SIZE AS SHOWN.
- 8. MAIN SERVICE DISCONNECT SHALL BE SERVED FROM NEW POLE MOUNTED TRANSFORMERS. REFER TO ELECTRICAL SITE PLAN E001 FOR CONTINUATION.
- 9. TELEPHONE/CABLE TELEVISION CABINETS SHALL BE SERVED FROM NEW POWER RISER POLE. REFER TO ELECTRICAL SITE PLAN E001 FOR CONTINUATION.
- 10. CONTRACTOR SHALL PROVIDE 60A/3P/NF/N1 ELECTRICAL DISCONNECT TO SERVE UNIT HEATER. PROVIDE (3)#6AWG. & (1)#8GND. IN A 3/4" CONDUIT. MOUNT DISCONNECT ADJACENT TO HVAC UNIT. DISCONNECT TO BE MOUNTED ON UNISTRUT SUPPORTED FROM STRUCTURE.
- 11. CONTRACTOR SHALL PROVIDE 30A/3P/NF/N1 ELECTRICAL DISCONNECT TO SERVE UNIT HEATER. PROVIDE (3)#10AWG. & (1)#10GND. IN A 3/4" CONDUIT. MOUNT DISCONNECT ADJACENT TO HVAC UNIT. DISCONNECT TO BE MOUNTED ON UNISTRUT SUPPORTED FROM STRUCTURE.

- 12. CONTRACTOR SHALL PROVIDE (2) FLUSH IN-GRADE, WEATHER-PROOF JUNCTION BOXES TO SERVE FUTURE EXTERIOR MENU BOARDS. ONE JUNCTION BOX SHALL BE UTILIZED TO SERVE POWER AND THE OTHER SHALL BE USED FOR LOW-VOLTAGE CABLING.
- 13. CONTRACTOR SHALL PROVIDE (2) UNDERGROUND CONDUITS, A 1" FOR POWER AND A 1-1/2" FOR LOW-VOLTAGE CABLING. ROUTE CONDUITS UNDERGROUND FROM MENU BOARD JUNCTION BOXES TO NEW BUILDING. CONDUITS SHALL BE ROUTED UP WITHIN EXTERIOR WALL CONCEALED AND THEN TURN 2' INTO INTERIOR SPACE AT JUST BELOW STRUCTURE. PROVIDE EACH CONDUIT WITH A PULL-STRING AND BUSHINGS.

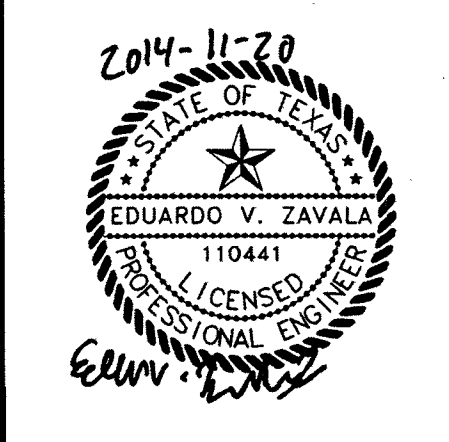
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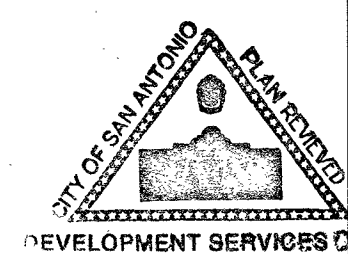
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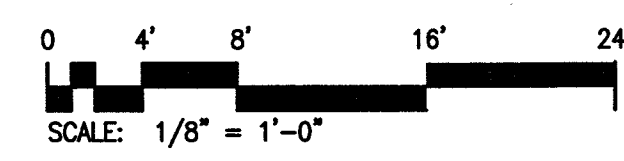
**ELECTRICAL
POWER PLAN**



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ISSUE DATE: 07.28.14
DRAWN BY: RVG
REVIEWED BY: EVZ
PROJECT ENGINEER:
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TEXAS REG. NO. 110441
E201

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ELECTRICAL LOAD ANALYSIS						Potranco & Richland Hills Shell Bldg	
208' / 120'		3'-PHASE		4 -WIRE			
DESCRIPTION						NEC	kVA
DESIGN CONNECTED LOADS:							
LIGHTING:							
CONNECTED INTERIOR LIGHTING LOAD =							
EXTERIOR =						210.20(a)	13.3
						210.20(a)	4.4
POWER:							
RECEPTACLES =						220.44	15.7
MISCELLANEOUS =							10.7
KITCHEN =							35.6
HVAC:							
COOLING=						220.60	56.9
HEATING =						220.60	0.0
FANS =							7.1
25% LARGEST MOTOR =						220.18(a)	0.8
PLUMBING							
WATER HEATERS							56.3
						TOTAL =	200.7
						TOTAL AMPS:	557.1
						SERVICE SIZE:	600.0
						SPARE AMPACITY:	42.9

Lighting Class Panelboard H1										22,000 AIC Rating Existing X New			
120/208 Volt, 3-Phase, 4-Wire 1-Section 1-Nema Rating			MCB X MLO		200		AMP MCB AMP BUS (Copper)		Feed - Thru			Mounting X Surface Flush	
Notes	Load (VA)	Description	Type	Wire	CB	PKT # X	PKT # B	CB	Wire	Type	Description	Load (VA)	Notes
	468	EXT LIGHTING	EL	10	20/1	A	2	20/1	12	L	LIGHTING	64	
	180	LIGHT CONTACTOR	R	10	20/1	3	B	4	20/1	8	R IRRIGATION CONTRO	360	
	500	UNIT HEATER	H	12	20/1	5	C	6	20/2	10	EL SITE LIGHTING	640	
	640	SITE LIGHTING	EL	10	20/2	7	A	8	-	EL	-	640	
	640	-	EL	-	-	9	B	10	20/1	10	EL EXT LIGHTING	1092	
	5000	UH-01	H	6	60/3	11	C	12	20/3	12	H UH-02	1666	
	5000	-	H	6	-	13	A	14	-	12	H	1666	
	5000	-	H	6	-	15	B	16	-	12	H	1666	
	5000	UH-03	H	6	60/3	17	C	18	20/1		SPARE		
	5000	-	H	6	-	19	A	20	20/1		SPARE		
	5000	-	H	6	-	21	B	22	20/1		SPARE		
	600	SIGN	EL	10	20/1	23	C	24	20/1		SPARE		
		PREPARED SPACE				25	A	26			PREPARED SPACE		
		PREPARED SPACE				27	B	28			PREPARED SPACE		
		PREPARED SPACE				29	C	30			PREPARED SPACE		
		PREPARED SPACE				31	A	32			PREPARED SPACE		
		PREPARED SPACE				33	B	34			PREPARED SPACE		
		PREPARED SPACE				35	C	36			PREPARED SPACE		
	33,028	Subtotal									Subtotal	7,794	
N.E.C. (2008)		Load Type	Conn.	Fct.	Diversity	N.E.C. (2008)		Conn.	Fct.	Diversity			
220.44	(R) Recept	540	0	100%	540	210.20(a)	(L) Lighting	64	125%	80			
220.56	(K) Kitchen	0	100%	0	210.20(a)	(EL) Ext. Ltg.	4,720	125%	5,900				
220.60	(C) Cooling	0	0%	0	620.14	(E) Elevators	0	100%	0				
220.60	(H) Heating	35,498	100%	35,498	(WH) Water Ht.	0	100%	0					
	(F) Fans	0	100%	0	220.18	(MT) Lrg. Mot.	0	125%	0				
	(M) Misc.	0	100%	0		(SP) Sub Panel	0	100%	0				
Total Connected Load =			40,822 VA =		113.4 AMPS								
Total Load (Diversified) =			42,018 VA =		116.7 AMPS								

KEYED ELECTRICAL NOTES (1)

1. NEW UNDERGROUND SECONDARY FEEDER ENCASED IN CONCRETE PER CPS SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE AN ELECTRICAL METER FOR HOUSE PANEL PER CPS SPECIFICATIONS. PROVIDE WITH 2" CONDUIT TO ADJACENT CT ENCLOSURE.
3. CONTRACTOR SHALL PROVIDE SUFFICIENT WALL SPACE ABOVE GUTTER TO ACCOMMODATE FUTURE TENANT ELECTRICAL METER, CT ENCLOSURE, AND DISCONNECT SWITCH (400/3/400AF/N3R).
4. CONTRACTOR SHALL PROVIDE A 200/3/200AF/N3R ELECTRICAL DISCONNECT.
5. CONTRACTOR SHALL PROVIDE A SERVICE GROUNDING SYSTEM TO MEET NEC 250 REQUIREMENTS, REFER TO 7/5.01.
6. CONTRACTOR SHALL PROVIDE A NEW CPS APPROVED 800AMP BUSSED GUTTER IN NEMA 3R ENCLOSURE. - 12 FT TOTAL LENGTH. GROUNDED PER NEC 250 REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT WALL SPACE ABOVE GUTTER TO ACCOMMODATE FUTURE TENANT ELECTRICAL METER, CT ENCLOSURE, AND DISCONNECT SWITCH (200/3/200AF/N3R).
8. WEATHER PROOF WALL PENETRATION FOR TENANT ELECTRICAL SERVICE. PENETRATE WALL AT 6" BELOW BOTTOM OF STRUCTURE. VERIFY WITH ARCHITECT. ROUTE 4" CONDUIT TO EACH TENANT AS SHOWN.
9. WEATHER PROOF WALL PENETRATION FOR TENANT ELECTRICAL SERVICE. PENETRATE WALL AT 6" BELOW BOTTOM OF STRUCTURE. VERIFY WITH ARCHITECT. ROUTE 2-1/2" CONDUIT TO EACH TENANT AS SHOWN.
10. TELEPHONE CABINET PER TELEPHONE UTILITY SPECIFICATIONS. PROVIDE QUANTITY OF 2" RISERS TO ROOF. REFER TO 10/ES.01.
11. CONTRACTOR SHALL PROVIDE (3) 2" UNDERGROUND CONDUITS TO POWER POLE FOR TELEPHONES/ FIBER SERVICE.
12. CONTRACTOR SHALL PROVIDE (3) 2" UNDERGROUND CONDUITS TO POWER POLE FOR CABLE TELEVISION SERVICE.
13. CONTRACTOR SHALL COORDINATE WITH CPS FOR PROVIDING A NEW WOODEN RISER POWER POLE BY UTILITY COMPANY.
14. NEW POLE MOUNTED TRANSFORMERS BY CPS TO PROVIDE NEW 120/208V, 3Ø ELECTRICAL SERVICE.
15. CABLE TELEVISION CABINET PER CABLE TELEVISION UTILITY SPECIFICATIONS. PROVIDE QUANTITY OF 2" RISERS TO ROOF. REFER TO 10/ES.01.
16. SHALL COORDINATE WITH CPS FOR EXTENSION OF OVERHEAD ELECTRICAL PRIMARY FROM EXISTING OVERHEAD LINES TO NEW POWER POLE.
17. CONTRACTOR SHALL PROVIDE (2) 4" EMT RISER CONDUITS, EACH WITH 4-#400KCMIL.
18. CONTRACTOR SHALL PROVIDE EXTERIOR LIGHTING CONTRACTOR FOR ROUTING OF EXTERIOR LIGHTING CIRCUITS. REFER TO ELECTRICAL DETAIL 9/ES.01.
19. CONTRACTOR SHALL PROVIDE POWER TO IRRIGATION CONTROLLER. REFER TO IRRIGATION AND/OR ARCHITECTURAL DRAWINGS FOR LOCATION.
20. CONTRACTOR SHALL PROVIDE AN ELECTRICAL CT/VT NEMA 3R ENCLOSURE PER CPS SPECIFICATIONS.

GENERAL NOTES: (THIS SHEET ONLY)

- A. WIRE AND CONDUIT SIZES SHALL BE CONTINUOUS ON THE LINE AND LOAD SIDE OF EQUIPMENT DISCONNECT SWITCHES, ETC. UNLESS NOTED OTHERWISE.
- B. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF NEW 208Y/120V, 3-PH ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY.
- C. ELECTRICAL CONTRACTOR SHALL VERIFY METERING EQUIPMENT REQUIREMENTS WITH CPS UTILITY COMPANY; POSSIBLE (2) OPTIONS ARE SOCKET-TYPE METER OR AERIAL C/T'S WITH C/T METER. DESIGN INDICATED IS FOR SOCKET-TYPE METER.
- D. MANUFACTURER OF ELECTRICAL GEAR SHALL PROVIDE A COORDINATION STUDY FOR THE ENTIRE ELECTRICAL SYSTEM IN ORDER TO SET BREAKERS, MANUFACTURER SHALL ALSO PROVIDE A FAULT CIRCUIT STUDY FOR THE ENTIRE ELECTRICAL SYSTEM IN ORDER TO SELECT INTERRUPTING RATINGS OF ALL CIRCUIT BREAKERS, DISTRIBUTION PANELBOARDS, PANELBOARDS, ETC. A FULLY RATED SYSTEM SHALL BE PROVIDED.
- E. ALL CONDUCTORS AND BUSSING SHALL BE OF COPPER.

KEYED ELECTRICAL NOTES (1)

21. NEC 250 SIZED GROUND BOND TO MAIN DISCONNECT NEUTRAL AND BUSSED GUTTER.
22. CONTRACTOR SHALL PROVIDE A PRE-DRILLED 12" SOLID COPPER BUSS IN CABINET. PROVIDE CONNECTION TO SERVICE GROUND.

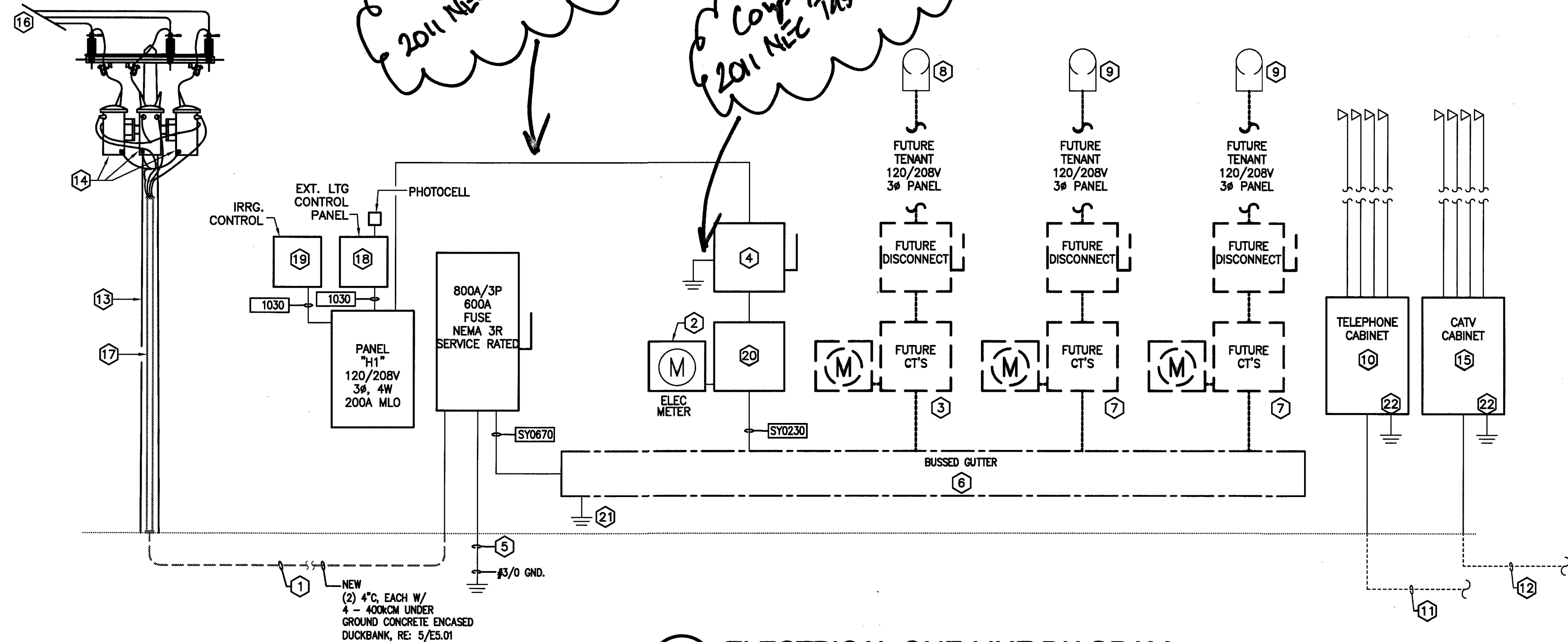
THHN IN EMT SERVICE FEEDER SCHEDULE		
MARK	CONDUIT	CONDUCTORS
1020	1 - 3/4" Conduit	2 - #12 and 1 - #12 Ground
1030	1 - 3/4" Conduit	2 - #10 and 1 - #10 Ground
1050	1 - 3/4" Conduit	2 - #8 and 1 - #8 Ground
1065	1 - 3/4" Conduit	2 - #6 and 1 - #8 Ground
1085	1 - 1" Conduit	2 - #4 and 1 - #8 Ground
1115	1 - 1-1/4" Conduit	2 - #2 and 1 - #8 Ground
2020	1 - 1/2" Conduit	3 - #12 and 1 - #12 Ground
2030	1 - 3/4" Conduit	3 - #10 and 1 - #10 Ground
2050	1 - 3/4" Conduit	3 - #8 and 1 - #8 Ground
2065	1 - 3/4" Conduit	3 - #6 and 1 - #8 Ground
2085	1 - 1" Conduit	3 - #4 and 1 - #8 Ground
2115	1 - 1-1/4" Conduit	3 - #2 and 1 - #8 Ground
3020	1 - 1/2" Conduit	4 - #12 and 1 - #12 Ground
3030	1 - 3/4" Conduit	4 - #10 and 1 - #10 Ground
3050	1 - 3/4" Conduit	4 - #8 and 1 - #8 Ground
3065	1 - 1" Conduit	4 - #6 and 1 - #8 Ground
3085	1 - 1-1/4" Conduit	4 - #4 and 1 - #8 Ground
3115	1 - 1-1/4" Conduit	4 - #2 and 1 - #8 Ground
SY0020	1 - 3/4" Conduit	4 - #12 and 1 - #8 Ground
SY0030	1 - 3/4" Conduit	4 - #10 and 1 - #8 Ground
SY0050	1 - 3/4" Conduit	4 - #8 and 1 - #8 Ground
SY0065	1 - 1" Conduit	4 - #6 and 1 - #8 Ground
SY0085	1 - 1-1/4" Conduit	4 - #4 and 1 - #8 Ground
SY0115	1 - 1-1/4" Conduit	4 - #2 and 1 - #8 Ground
SY0150	1 - 2" Conduit	4 - #10 and 1 - #6 Ground
SY0175	1 - 2" Conduit	4 - #20 and 1 - #4 Ground
SY0200	1 - 2" Conduit	4 - #30 and 1 - #4 Ground
SY0230	1 - 2-1/2" Conduit	4 - #40 and 1 - #2 Ground
SY0255	1 - 3" Conduit	4 - #250 kcmil and 1 - #2 Ground
SY0310	1 - 3" Conduit	4 - #350 kcmil and 1 - #2 Ground
SY0380	1 - 3-1/2" Conduit	4 - #500 kcmil and 1 - #10 Ground
SY0400	2 - 2" Conduit	EACH with 4 - 3/0 and 1 - #2 Ground
SY0420	1 - 4" Conduit	4 - #600 kcmil and 1 - #10 Ground
SY0460	2 - 2-1/2" Conduits	EACH with 4 - #40 and 1 - #2 Ground
SY0510	2 - 2-1/2" Conduits	EACH with 4 - #250 kcmil and 1 - #1 Ground
SY0570	2 - 2-1/2" Conduits	EACH with 4 - #300 kcmil and 1 - #1 Ground
SY0620	2 - 3" Conduits	EACH with 4 - #350 kcmil and 1 - #10 Ground
SY0670	2 - 3-1/2" Conduits	EACH with 4 - #400 kcmil and 1 - #10 Ground
SY0760	2 - 3-1/2" Conduits	EACH with 4 - #500 kcmil and 1 - #10 Ground
SY0785	3 - 2-1/2" Conduits	EACH with 4 - #250 kcmil and 1 - #10 Ground
SY0800	4 - 2" Conduits	EACH with 4 - #30 kcmil and 1 - #20 Ground
SY0840	2 - 4" Conduits	EACH with 4 - #300 kcmil and 1 - #20 Ground
SY0855	3 - 2-1/2" Conduits	EACH with 4 - #300 kcmil and 1 - #20 Ground
SY1005	3 - 3" Conduits	EACH with 4 - #400 kcmil and 1 - #30 Ground
SY1070	2 - 4" Conduits	EACH with 12 - #250 kcmil and 1 - #30 Ground
SY1140	3 - 3-1/2" Conduits	EACH with 4 - #500 kcmil and 1 - #30 Ground
SY1260	3 - 4" Conduits	EACH with 4 - #600 kcmil and 1 - #40 Ground

Notes:

1. Wet location (underground or outdoors) use THHW. Otherwise THHN.
2. Conduit Types: underground - schedule 40 PVC; indoors - EMT; outdoor exposed - IMC. CPS - riser poles (follow Utility guidelines or minimum schedule 80).
3. Provide transitions to conduit changes prior to different environment (ex. Transition from EMT to IMC prior to penetrating walls to the exterior).
4. Motor Connections shall be flexible metallic conduit.
5. All conduit penetrations in rated walls shall be firestopped.
6. See drawings for any special requirements.

ELECTRICAL SERVICE SCOPE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY OF SERVICE TO THE NEW BLDG. COORDINATE ALL REQUIREMENTS AND COSTS AND LABOR W/ LOCAL UTILITY. PRIOR TO BID, ALL COSTS ASSOCIATED W/ THE DELIVERY OF ELECTRICAL SERVICE SHALL BE INCLUDED AS A PART OF THIS CONTRACT. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



1 ELECTRICAL ONE-LINE DIAGRAM

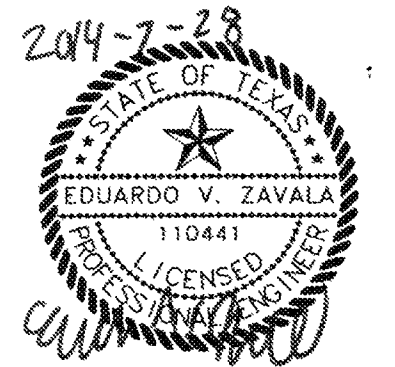
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ELEC. ONE-LINE
DIAGRAM



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REVIEWED BY: EVZ
PROJECT ENGINEER:

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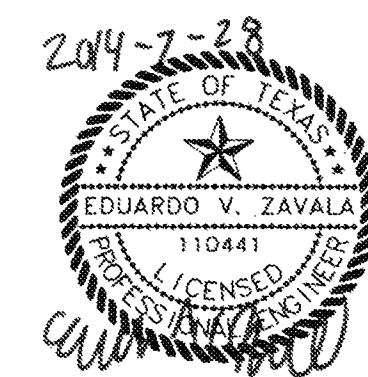
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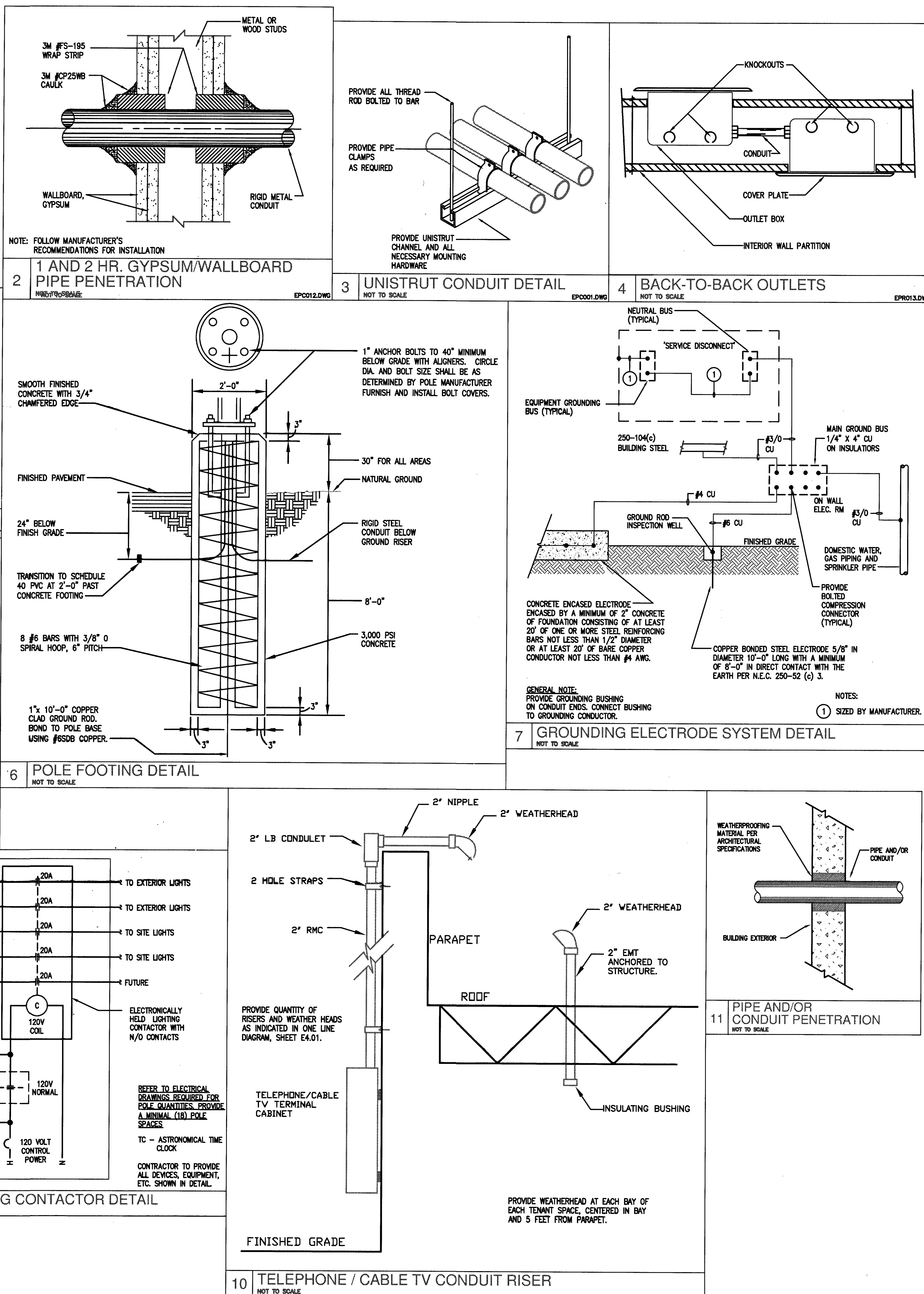
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DIVISION 16 - ELECTRICAL

SECTION 16010 - GENERAL REQUIREMENTS FOR ELECTRICAL WORK

- Work shall comply with the following codes and ordinances:
 - City of San Antonio, TX Amendments to the NEC.
 - National Electrical Code.
 - Electric Utility Service Standards.
- Temporary Electrical Service: The existing electrical distribution system may be utilized for construction power. Utilize only existing branch circuits serving exclusively the area of construction. Exercise caution to ensure that service to ongoing operations within the building is not interrupted or disturbed. Temporary wiring methods shall conform to NEC and OSHA requirements.
- Obtain all permits and pay the cost of all fees necessary for the construction of and inspection by local authorities of jurisdiction of the work of the project.
- Materials and equipment shall be the standard catalog products of manufacturers regularly engaged in the manufacture of products conforming to the Specifications.
- Materials and equipment shall be new and unused.
- Metallic materials shall be protected against corrosion by rust inhibiting prime treatment and finish paint or by zinc or cadmium plating.
- Do not receive materials and equipment at the site until ready for installation or until suitable space is provided for proper protected storage.
- Equipment components shall be provided with permanently attached nameplates identifying the manufacturer, part number, serial number, electrical characteristics, and UL label.
- Equipment and components shall be installed in a manner to permit access to parts requiring service. Electrical equipment shall be installed in such a manner as to allow removal for service without disassembly of adjacent equipment.
- The Contractor is responsible for furnishing the proper electrical equipment and material and for seeing it is installed as intended by the manufacturer. Request advice and supervisory assistance from equipment manufacturers as required for the proper installation, operation, or start-up. Notify the Architect in writing of any conflict between the Contract Documents and the manufacturer's recommendations and obtain from the Architect instructions/direction before proceeding with the work. Pay all costs resulting from deficiencies created by installation not in accordance with the manufacturer's recommendations or the instructions of the Architect.
- Submit three copies of manufacturer's data for materials and equipment. Submit all data at one time in a three ring, loose leaf binder. Submittal format shall follow the specification format, being divided by identified sections. Provide cover sheet identifying the Project, Owner, Architect, Consultant, and Contractor. Do not install equipment or materials until accepted submittal data has been received from the Architect/Engineer. Allow two weeks (ten working days) for Architect/Engineer processing and review of submittal data.
- Penetrations of existing wall, floors, and ceilings shall be laid out in advance of and approved by the Architect prior to execution.
- Provide hoisting and scaffolding facilities and equipment as required to perform the work of the Contract and remove from the site upon completion of the work.
- At all times, keep the premises free from the accumulation of waste materials and rubbish.
- Provide vibration isolation means for equipment and materials furnished under this Contract to prevent the transmission of perceptible vibration, structure borne, or air borne noise. Items requiring vibration isolation shall include:
 - Motors and rotating and reciprocating equipment shall be mounted on cork, rubber, or steel spring isolator units properly sized, spaced, and loaded.
 - Electrical Conduit: Isolate from rotating and reciprocating machinery with 12" of flexible conduit per 1" of conduit diameter. The minimum length of flexible conduit used for isolation will be 24". PVC coated, liquid tight, flexible conduit shall be used in damp and wet locations.
- The Contractor shall guarantee all materials and workmanship for a period of twelve months after the final acceptance of work.

SECTION 16120 - WIRE AND CABLE

- Description of Work: Wire and cable for lighting, power, control, and special systems rated 600 volts or less shall be furnished and installed as a part of this section.
- Acceptable Manufacturers:
 - American Insulated Wire Corp.
 - Essex International, Inc.
 - General Cable.
 - Southwire.
- Copper conductor for wire and cable shall be 98% conductivity annealed copper per ASTM B3 and shall be tinned or untinned in accordance with established standards for the type of insulation applied over the conductors. #10 AWG and smaller shall be solid and #8 AWG and larger shall be stranded. Unless indicated or specified otherwise, conductor sizes are based on copper. All conductors shall be copper.

- Wire and cable shall be permanently marked approximately every 2' to indicate size, voltage, and
- Wire and Cable Wire shall:
 - Be rated 600 volt A.C.
 - Be installed in approved raceways or conduit.
 - Be not less than #12 AWG, #10 AWG for homeruns (last device to OCP).
 - #14 AWG may be used for control and low voltage wiring.
- Have type insulation as follows:

General Use:

Dry Locations THHN-THWN
Damp or Wet Locations THHN-THWN, or XHHW
Feeders THHN-THWN, or XHHW
Service Entrance and Banded Distribution THHN-THWN, or XHHW
(THHN-THWN = Dual rated wire)

- Interior wiring shall be type "NM" cable or Electrical Non-metallic Tubing (ENT) with insulated conductors.
- Service, feeder, and branch circuit wiring shall be installed using color coded conductors, as follows:

208/120V Systems
Phase A Black
Phase B Red
Phase C Blue
Neutral White

All Systems

For conductors #6 and smaller, color coding shall be by factory applied color-impregnated insulation. For
Equipment Ground Green
Single & Three-Way Return Orange Tracer
3-Way Traveler Yellow Tracer

- conductors #4 and larger, color coding shall be by plastic coated self-sticking markers, colored nylon cable ties, or heat shrink type sleeves.
- Conductor Identification: Provide identification for all feeder conductors within each enclosure where a tap, splice, or termination is made. Identification shall be by means of nylon marker ties, type "PLM" as manufactured by Panduit Corporation, or as approved.
- Conductor Installation:
 - Conductors shall be carefully handled and installed to ensure that maximum tensile and compressive strengths of conductor and insulation are not exceeded and that the conductors are not "kinked" or the insulation damaged.
 - Wire pulling compound, when used, shall be UL listed, Ideal "Yellow 77", Holub "Hi Green", or approved equal. The use of soap flakes, liquid detergents or vegetable oils is unacceptable.

SECTION 16130 - BOXES

- Description of Work: This section includes work required to provide boxes, including but not limited to outlet, floor, pull, junction, and cable tap boxes and supports associated therewith.
- Acceptable Manufacturers:
 - Appleton Electric.
 - Bowers Manufacturing Company.
 - Raco.
 - Steel City.
- Outlet Boxes and Covers:
 - Concealed and exposed dry locations except where prohibited herein: One piece die formed 14 gauge zinc galvanized steel, in accordance with UL 514.
 - Damp and Wet Locations: Cast aluminum with aluminum polymer enamel or malleable iron with zinc electroplate and aluminum polymer enamel, in accordance with UL 514 and UL 498.
 - Classified Hazardous Locations: Malleable iron with zinc electroplate and aluminum polymer enamel, in accordance with UL 886.
- Junction and Pull Boxes: UL 514A and UL50.
- Wireways: UL 870.

DIVISION 16 - ELECTRICAL SPECIFICATIONS

- Boxes, Outlets, and Supports: Provide boxes in the raceway system wherever required for pulling conductors, making connections, and mounting devices and fixtures.
 - Each box shall have the volume required by NEC for the number and size of conductors installed.
 - Boxes for use with raceway systems shall be not less than 1-1/2" deep except where shallower boxes required by structural conditions are approved.
 - Boxes for other than lighting fixture outlets shall be not less than 4" square, except that 4" x 2" boxes may be used when only one raceway enters the box.
 - Boxes for mounting lighting fixtures shall be not less than 4" square or octagonal, except that smaller boxes may be approved for use as required by fixture configuration. Provide separate boxes for flush or recessed fixtures when required by fixture terminal operating temperature; fixtures shall be readily removable for access to the boxes unless ceiling access panels are provided.
 - Boxes for ganged devices shall be 4" square for two devices and solid ganged boxes for more than two devices.
 - Thru-wall boxes are not acceptable.

g. Supports:

- Support boxes and pendants for surface mounted fixtures on suspended ceilings independent of ceiling supports or make adequate provisions for distributing the load over the ceiling supporting members, using approved bar hangers or 1-1/2" lathers channel.
- Fasten boxes and supports with wood screws to wood, with expansion bolts on concrete and brick, with toggle bolts on hollow masonry units and with machine screws on steel work.
- Support receptacle outlets installed in light weight stud construction using bar hangers and box clips, Caddy Fasteners No. BHA/BHC or as approved. Support boxes for switches using sheet metal screws, Caddy Fasteners Series "MF" Clips, or approved equal.
- Outlet boxes shall not be used to support fixtures or loads of 50 lbs. or more, or for supporting ceiling fans. Such loads shall be supported from the building structure, independent of box, raceway or suspended ceiling supports.
- Mounting Heights: Unless otherwise noted, mounting heights for outlets shall be as listed below. Dimensions are from finished floor or work surface to centerline of outlet.

Wall Switches	48"
*Receptacles	18" (24" in storage and 52" in shop areas)
Toggle Switches	48"
*Desk Telephone Outlets	18"
**Wall Telephone Outlets	48"
Disconnect Switches	66"(Maximum)

* A.C. - Above counter tops (6" normally). The exact mounting heights required for these devices shall be coordinated by the Contractor.

** Wall mounted public telephones shall be up 36" for handicapped access locations.
- Provide blank cover for all boxes which are not covered by device plates or lighting fixtures.
- Install boxes so that device covers are plumb and tight against the wall finish.
- Junction and Pull Boxes and Wireways:
 - Shall be not less than the minimum size required by NEC.
 - Shall be code gauge galvanized sheet metal, except where cast metal boxes are required in locations specified above.
 - Provide with screw fastened covers and install such that cover is accessible.
- Furnish boxes which are 36" in any direction with internal cable supports.
- Boxes exceeding 36" in any direction shall be hinge cover type with multiple point screw clamps unless installation prohibits access.

SECTION 16135 - WIRE CONNECTIONS AND SPLICES

- Description of Work: This section includes work required to provide connectors and splices for wire and cable rated 600 volt and less.
- Acceptable Manufacturers:
 - Buchanan Electric Products Corp.
 - Burndy Corp.
 - Ideal.
 - 3-M Corp.
- Splices and Connectors (UL 486A, 486B, and 486C):
 - 600 Volts or Less: Connectors for wires #10 AWG and smaller shall be insulated pressure type in accordance with UL 486A or UL 486C (twist on splicing connector).
 - Terminations (UL 486A and 486B):
 - 600 volts or less shall be with terminating kits designed for the conductor and application.

- Boxes, Outlets, and Supports: Provide boxes in the raceway system wherever required for pulling conductors, making connections, and mounting devices and fixtures.
 - Each box shall have the volume required by NEC for the number and size of conductors installed.
 - Boxes for use with raceway systems shall be not less than 1-1/2" deep except where shallower boxes required by structural conditions are approved.
 - Boxes for other than lighting fixture outlets shall be not less than 4" square, except that 4" x 2" boxes may be used when only one raceway enters the box.
 - Boxes for mounting lighting fixtures shall be not less than 4" square or octagonal, except that smaller boxes may be approved for use as required by fixture configuration. Provide separate boxes for flush or recessed fixtures when required by fixture terminal operating temperature; fixtures shall be readily removable for access to the boxes unless ceiling access panels are provided.
 - Boxes for ganged devices shall be 4" square for two devices and solid ganged boxes for more than two devices.
 - Thru-wall boxes are not acceptable.

g. Supports:

- Support boxes and pendants for surface mounted fixtures on suspended ceilings independent of ceiling supports or make adequate provisions for distributing the load over the ceiling supporting members, using approved bar hangers or 1-1/2" lathers channel.
- Fasten boxes and supports with wood screws to wood, with expansion bolts on concrete and brick, with toggle bolts on hollow masonry units and with machine screws on steel work.
- Support receptacle outlets installed in light weight stud construction using bar hangers and box clips, Caddy Fasteners No. BHA/BHC or as approved. Support boxes for switches using sheet metal screws, Caddy Fasteners Series "MF" Clips, or approved equal.
- Outlet boxes shall not be used to support fixtures or loads of 50 lbs. or more, or for supporting ceiling fans. Such loads shall be supported from the building structure, independent of box, raceway or suspended ceiling supports.
- Mounting Heights: Unless otherwise noted, mounting heights for outlets shall be as listed below. Dimensions are from finished-floor or work surface to centerline of outlet.

Wall Switches	48"
*Receptacles	18" (24" in storage and 52" in shop areas)
Toggle Switches	48"
*Desk Telephone Outlets	18"
**Wall Telephone Outlets	48"
Disconnect Switches	66"(Maximum)

* A.C. - Above counter tops (6" normally). The exact mounting heights required for these devices shall be coordinated by the Contractor.

** Wall mounted public telephones shall be up 36" for handicapped access locations.
- Provide blank cover for all boxes which are not covered by device plates or lighting fixtures.
- Install boxes so that device covers are plumb and tight against the wall finish.
- Junction and Pull Boxes and Wireways:
 - Shall be not less than the minimum size required by NEC.
 - Shall be code gauge galvanized sheet metal, except where cast metal boxes are required in locations specified above.
 - Provide with screw fastened covers and install such that cover is accessible.
- Furnish boxes which are 36" in any direction with internal cable supports.
- Boxes exceeding 36" in any direction shall be hinge cover type with multiple point screw clamps unless installation prohibits access.

SECTION 16135 - WIRE CONNECTIONS AND SPLICES

- Description of Work: This section includes work required to provide connectors and splices for wire and cable rated 600 volt and less.
- Acceptable Manufacturers:
 - Buchanan Electric Products Corp.
 - Burndy Corp.
 - Ideal.
 - 3-M Corp.
- Splices and Connectors (UL 486A, 486B, and 486C):
 - 600 Volts or Less: Connectors for wires #10 AWG and smaller shall be insulated pressure type in accordance with UL 486A or UL 486C (twist on splicing connector).
 - Terminations (UL 486A and 486B):
 - 600 volts or less shall be with terminating kits designed for the conductor and application.

SECTION 16442 - LOAD CENTERS

- Description of Work: The work covered in this section of the specifications includes fusible and circuit breaker load centers and accessories as covered by Article 384 of the National Electrical Code and as shown on the Drawings.
- Acceptable Manufacturers:
 - Cutler-Hammer.
 - General Electric Co.
 - Square D Company.
 - Siemens Electric.
- The following schedule designates equivalent products:

Square D Co.	Cutler-Hammer	General Electric Co.	Siemens
NQOD	POW-R-LINE 1	SERIES A TYPE AQ	TYPE S1
---	POW-R-LINE 2		
NEHB	POW-R-LINE 3	SERIES A TYPE AE	TYPE S2
1-LINE	POW-R-LINE 4B		TYPE S5
QMB	POW-R-LINE 4F		TYPE F2

4. Load centers shall:

- Be enclosed in a code gauge steel cabinet.
- Have dead front construction.
- Have one-piece trim with no exposed hinges.
- Have an equipment ground bus.
- Have bus current and short circuit ratings as called for on the Drawings. (Bus rating to be integrated equipment rating established according to UL 67.)
- Be UL listed.
- Have bus bars of 98% conductivity copper and minimum cross-sectional area based on UL 67 for heat rise.
- Have doors which are equipped with:
 - Hinges as required for proper support and alignment.
 - Spring latch with a key lock. All locks shall be keyed alike.
- Framed directory on inside with 1/16" thick glass or plastic cover and typewritten directory card identifying the load fed by each circuit including room and number. Spares and spaces shall be noted in pencil.
- Panel shall be installed plumb and level with the highest device handle not more than 6'-6" above finished floor.
- Flush mounted panels shall be set so as to assure that the panel trim will be flat against the finished wall surface.
- Flush type panels shall be securely fastened to structural members of the wall. Provide additional supports as required for a secure installation.
- Surface mounted panels shall be securely bolted to the mounting surface.
- All wiring in panels shall be neat with rounded corners and shall be tied in bundles with approved ties. (See Section 16120.)
- Close all unused openings in enclosures.
- Torque all lugs to manufacturer's specifications.

SECTION 16475 - FUSES

- Description of Work: This section covers fuses rated 600 volts or less in panelboards, switchboards, individual enclosures, busway plug in units, ect.
- Acceptable Manufacturers:
 - Busman Mfg. Div.
 - Gould-Shawmut.
 - Littelfuse.
- Fuses:
 - Fuses, 600 Volts and Less, shall meet the following criteria:
 - Be of the same manufacturer.
 - Fuses rated 1/10 to 600 amperes shall be current limiting UL Class RK1.
 - Provide overcurrent protection for all wiring and equipment in accordance with the NEC.
- A label shall be placed inside each fused switch door. The label should indicate the fuse type, ampere rating and interrupting rating, and should indicate that fuses should be replaced only with fuses of the same class, ampacity, and interrupting rating.

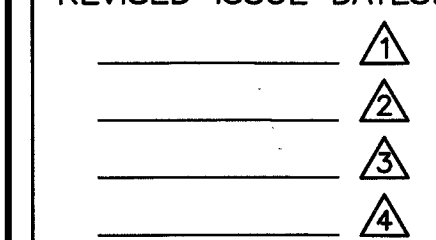


DURAND-HOLLIS RUPE
ARCHITECTS, INC.

14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO,
TEXAS 78230

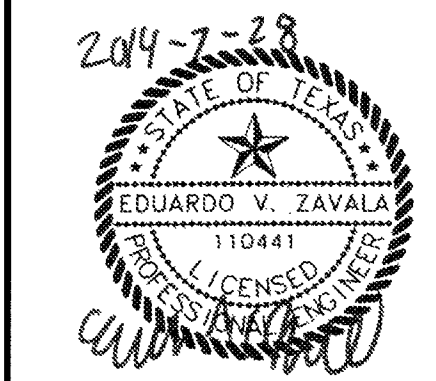
TEL. 210 308-0080
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eMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:



POTRANCO SHELL BUILDING
8815 POTRANCO RD.
SAN ANTONIO, TX, 78251

ELECTRICAL SPECIFICATIONS



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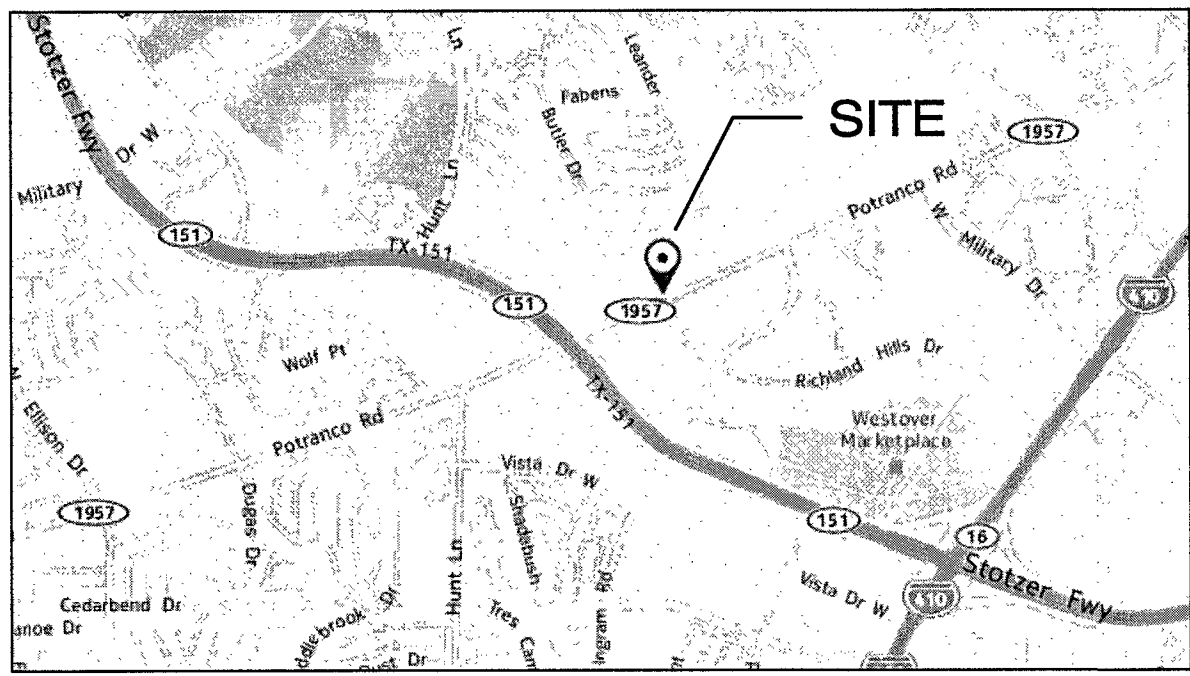
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MA PROJECT NO. 1401504
ISSUE DATE: 07.28.14
DRAWN BY: RVG
REVIEWED BY: EVZ
PROJECT ENGINEER:

MURRAY & ASSOCIATES, INC.
CONSULTING ENGINEERS PROJECT MANAGEMENT

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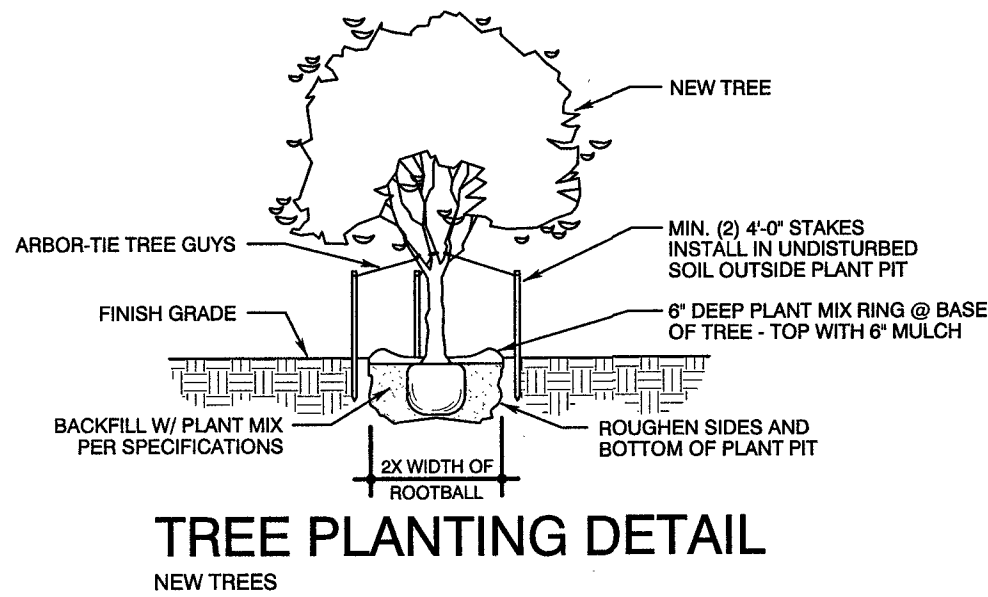
E701



VICINITY MAP (N.T.S.)

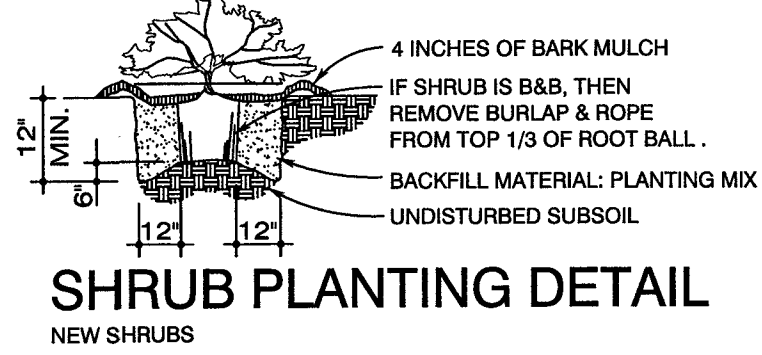
PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
QL	Quercus laceyi	LACY OAK	-	2' CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	3' CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3' CAL.	B and B	EVERGREEN / SINGLE STEM
TM	Taxodium mucronatum	MONTEZUMA CYPRESS	-	3' CAL.	B and B	DECIDUOUS / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2' CAL.	B and B	EVERGREEN / MULTI-TRUNKED
SHRUBS						
CAP	Caesalpinia pulcherrima	RED BIRD OF PARADISE		5 GAL.		ACCENT / PLANT AS SHOWN
DW	Dasylirion wheeleri	SOTOL		5 GAL.		ACCENT / PLANT AS SHOWN
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA		1 GAL.		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia rigens	DEER GRASS		5 GAL.		ACCENT / PLANT AS SHOWN
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO		5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
ROP	Rosmarinus officinalis 'Prostrata'	PROSTRATE ROSEMARY		1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE		5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SG	Salvia greggii	RED SALVIA		3 GAL.		EVERGREEN / PLANT AT 30" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE		5 GAL.		PERENNIAL / PLANT AT 3'-0" O.C.
TS	Tecoma stans	ESPERANZA		5 GAL.		ACCENT / PLANT AS SHOWN
YR	Yucca recurvifolia	SOFTLEAF YUCCA		5 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS			SOLID SOD	SEE SPECIFICATIONS
	Cynodon dactylon 'Blackjack'	'BLACKJACK' BERMUDAGRASS			SOLID SOD	SEE SPECIFICATIONS
		6" - 8" DIAM. 'TEXAS BLEND' RIVER ROCK				APPLY TO 6" DEPTH OVER COMPACTED SUBGRADE W/ APPROVED GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE.
		COMPACTED DECOMPOSED GRANITE				APPLY TO 3" DEPTH OVER COMPACTED SUBGRADE W/ APPROVED GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE.

- GENERAL NOTES:**
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 - INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURF/GRASS AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 - VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.
- URBAN DEER NOTE:**
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
 - IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
 - APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
 - ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.



TREE PLANTING DETAIL

NEW TREES



SHRUB PLANTING DETAIL

NEW SHRUBS

11/10/14
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LANDSCAPE ORDINANCE COMPLIANCE

70 Point Minimum

- PARKING LOT SHADING**
TOTAL PARKING AREA = 16,120 SF x 25% = 4030 SF SHADING REQUIRED
75% CREDIT NEW TREES:
(1) SHUMARD OAK @ 1200 SF x 75%: 900 SF
(1) LIVE OAK @ 875 SF x 75%: 656.25 SF
50% CREDIT NEW TREES:
(2) MONT. CYPRESS @ 1200 SF x 50%: 1200 SF
(1) SHUMARD OAK @ 1200 SF x 50%: 600 SF
(1) LIVE OAK @ 875 SF x 50%: 437.5 SF
(1) LACY OAK @ 550 SF x 50%: 275 SF
TOTAL SHADING PROVIDED: 4068.75 SF (25.2%)
 - PARKING LOT SCREENING**
PROVIDED AS REQUIRED.
 - STREET TREES**
PROVIDED AS REQUIRED.
- TOTAL**

20 POINTS

25 POINTS

25 POINTS

70 POINTS

TREE CANOPY ORDINANCE COMPLIANCE

Total Site Area = 43,549 SF x 25% = 10,888 SF Tree Canopy Required

90% CREDIT NEW TREES:

- (2) MONT. CYPRESS @ 1200 SF x 90%: 2160 SF
 - (2) SHUMARD OAKS @ 1200 SF x 90%: 2160 SF
 - (2) LIVE OAKS @ 875 SF x 90%: 1575 SF
 - (5) LACY OAK @ 550 SF x 90%: 2475 SF
 - (1) MOUNTAIN LAUREL @ 275 SF x 90%: 247.5 SF
- TOTAL TREE CANOPY PROVIDED:** 8617.5 SF (19.8%)

REMAINING TREE CANOPY REQUIRED:
DIVIDED BY 788 SF PER TREE:
x 1.5 CAL. INCH PER TREE:
@ \$200 PER CAL. INCH:

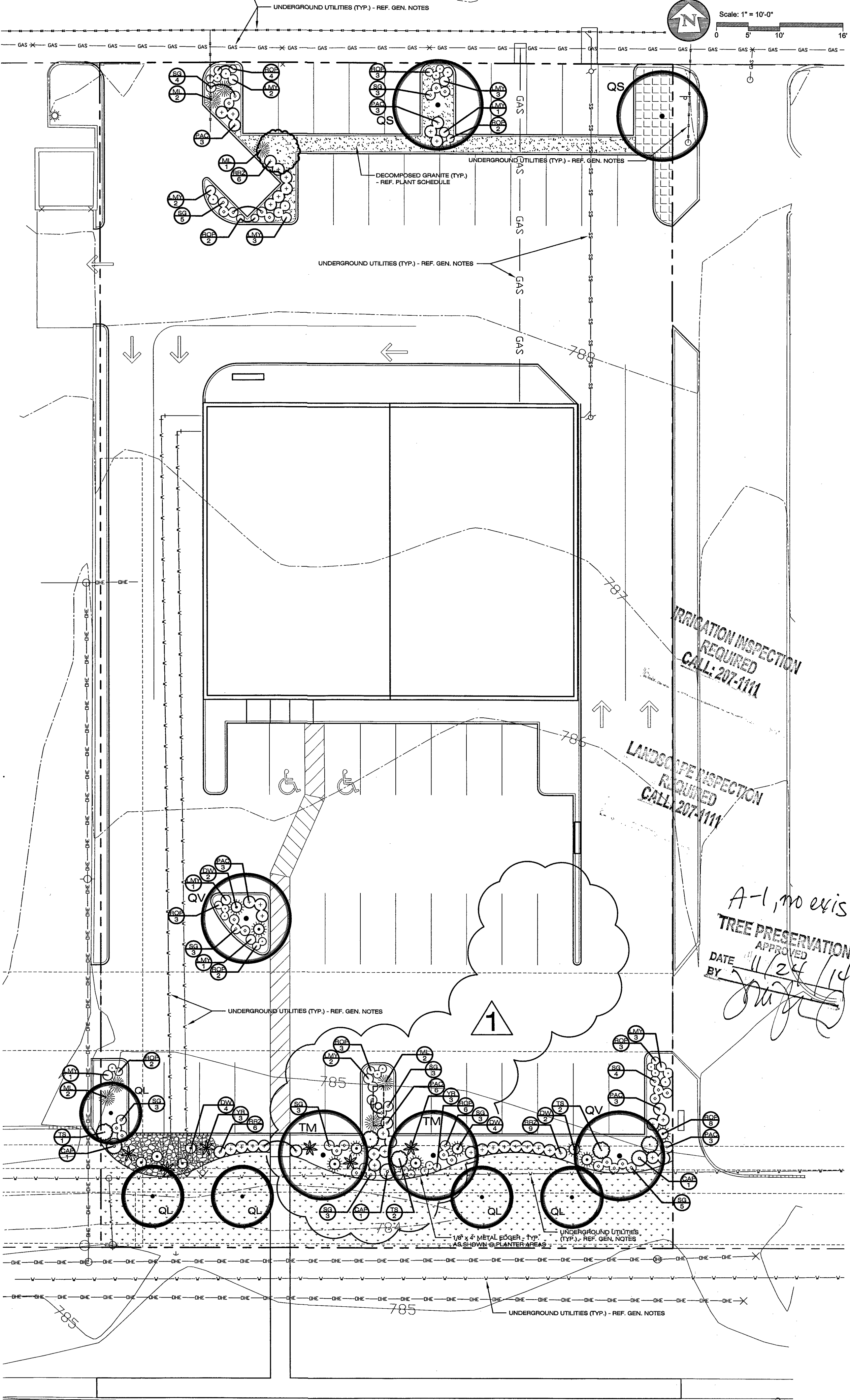
2270.5 SF
3 ADDTL. TREES REQUIRED
4.5 CAL. INCHES MITIGATION DUE
\$900 PAYMENT DUE TO CITY TREE FUND

TREE PRESERVATION ORDINANCE COMPLIANCE

There are no existing trees on this site.

BUFFER ORDINANCE COMPLIANCE

Adjacent tract are the same zoning classification (commercial), no buffers required.



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eMAIL: office@dhrrchitects.com

REVISED ISSUE DATES:
Site Changes, 11/10/14
1
2
3
4

NORTH RICHLAND HILLS
SHELL BUILDING
Potranco Road @ Richland Hills Drive
San Antonio, Texas

LANDSCAPE PLAN

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PROJECT NO.: 2014-043
ISSUE DATE: 7/11/14
DRAWN BY: JR
REVIEWED BY: JR
PROJECT ARCHITECT:

SHEET NO.:
L1.0



7/11/14

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PART 1 - GENERAL

- 1.1 Work Included
 - A. Place and spread topsoil and planting mix.
 - B. Install edging at planter areas.
 - C. Excavate and prepare plant pits.
 - D. Place plants in pits and backfill with planting mix.
 - E. Prune plants.
 - F. Apply mulch to planter areas.
 - G. Install solid sod, hydromulch, or seed mix.
 - H. Guarantee plants.
 - I. Inspect plants during the Guarantee Period.
- 1.2 Reference Standards
 - A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:
 - B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)
 - C. American Standard for Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)
- 1.3 Submittals
 - A. Submit weed control program in accordance with Sec. 01300
 1. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
 2. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.
 - B. Submit topsoil sample (min. 1-gal. bag) in accordance with Sec. 01300
 1. Indicate topsoil supplier source.
 2. Provide laboratory test results indicating compliance w/ topsoil composition requirements.
 - C. Submit planting mix sample (min. 1-gal. bag) in accordance with Sec. 01300
 1. Indicate planting mix supplier source.
 2. Provide laboratory test results indicating compliance w/ planting mix composition requirements
 - D. Submit bark mulch sample (min. 1-gal. bag) in accordance with Sec. 01300
 1. Indicate bark mulch supplier source.
 - E. Submit decomposed granite sample (min. 1-gal. bag) in accordance with Sec. 01300
 1. Indicate decomposed granite supplier source.
 - F. Submit river rock sample (min. 1-gal. bag) in accordance with Sec. 01300
 1. Indicate river rock supplier source.
 - F. Submit irrigation system product data in accordance with Sec. 01300.
 1. Provide manufacturers' cut sheets indicating compliance with all equipment specified in the Irrigation Plans
- 1.4 Product Delivery, Storage, and Handling
 - D. Handle and store all materials in such a manner as to prevent damage.
- 1.5 Existing Conditions
 - A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
 - B. Protect identified utilities from damage during installation.
- 1.6 Guarantee
 - A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.
- 1.7 Responsibilities of Owner and Contractor
 - A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.
 - B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.
 - C. The Contractor will remove and replace all dead plants.
 - D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.
 - E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.
- 1.8 Final Inspection
 - A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.
- 1.9 Quality Assurance
 - A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:
 1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.
 2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.
 3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.
 - B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

- 2.1 Materials
 - A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.
 - B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.
 - C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:
 1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.
 2. For lawns - Min. 1 lb. of actual nitrogen per 100 SF of lawn area, min. 4% phosphoric acid, and min. 2% potassium. Provide nitrogen in a form that will be available to turfgrass during the initial period of growth and in a minimum 50% organic form.
- 2.2 Plant Materials
 - A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.
 - B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.
 - C. All plants will comply with state and federal inspection and diseases infestation laws.
 - D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.
 - E. All plants will be healthy and vigorous, free from defects, disfigurement, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.
 - F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.
 - G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.
 - H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.
 - I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
 - J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.
 - K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.

- L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stout rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionately. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 80% of the diameter.
 - M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.
 - N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.
 - O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.
- 2.3 Miscellaneous Materials
 - A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 2" beneath all shrubs.
 - B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum 1/2" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.
 - C. Anti-Dessicant. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.
 - D. Plastic trunk protectors. Provide ArborGard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

- 3.1 Inspection
 - A. Inspect existing site conditions and progress of other trades before commencing landscape installation.
 - B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.
 - C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.
 - D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.
 - 3.2 Preparation of Subsoil
 - A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.
 - B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".
 - 3.3 Spreading Topsoil
 - A. See lawn installation for topsoil spreading procedures in turfgrass areas.
 - B. Spread topsoil and planting mix to required finish grades. Fill turfgrass areas with topsoil to a minimum depth of 4".
 - C. Cultivate with a mechanical tiller to break up clods and cultivate by hand in inaccessible areas. Rake until the surface is smooth.
 - D. Remove from the site any foreign or objectionable material collected during cultivation.
 - E. Grade to eliminate rough spots and low spots where ponding may occur, maintaining smooth and uniform grades that will encourage positive drainage. Continue to grade the topsoil until it is firm and settled with a smooth surface, watering, drying, and re-grading as necessary.
 - F. The landscape Contractor is solely responsible for ensuring positive drainage regardless of the condition of the subgrade. If extreme or objectionable conditions exist, notify the Landscape Architect before proceeding.
 - G. Mix the specified soil amendments and fertilizers with topsoil at the specified rates. Do not mix fertilizers unless planting will follow the spreading of topsoil or planting mix within 48 hours.
 - H. All planting areas must be prepared so that they remain free of debris and weeds until planting occurs.
 1. Weed control in the planting areas will consist of killing all weeds and maintaining a weed-free condition in accordance with the weed control program until completion of the project.
 2. Protect adjacent plants from damage due to overspray of weed control chemicals.
 - 3.4 Planting
 - A. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
 - B. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.
 - C. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.
 - D. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.
 - E. Stake trees immediately after planting, then remove the stakes after one (1) year.
 - F. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.
 - G. Shrubs will be planted in pits a minimum of 12" greater in width than the diameter of the root ball or container. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The depth of the pit will be sufficient to accommodate the root ball and to set the plant at finish grade. Backfill the pit with planting mix, tamp down and settle thoroughly, bring to finish grade, and form a slight saucer to hold additional water and soak the root ball. After planting has been approved, apply bark mulch to a depth of 2" around all plants in the planting area.
 - H. All ground cover material will be planted as follows:
 1. One gallon material will be planted the same as one gallon shrubs.
 2. 4" pot material will be planted in pits the same size or larger than the root system, then firmly tamped by hand and watered in using a fine spray.
 3. Where settlement occurs, backfill with additional planting mix to cover exposed roots and to bring to finish grade.
 - I. After planting has been reviewed and approved, apply decomposed granite to a compacted depth of 2".
 - J. Thoroughly water each plant using a root stimulator solution (Green Light or equal) mixed according to the manufacturer's recommendations.
 - K. Neatly prune and/or clip each plant as necessary to preserve the natural character. Conduct all pruning with sharp, clean tools and clip bruised or broken branches with a clean cut. Paint pruning cuts 2" in diameter and larger with an approved tree wound paint.
 - L. Apply water as required to keep the mulch damp at all times during germination and initial growth period or as directed by the Landscape Architect.
 - 3.5 Lawn Installation
 - A. Do not commence lawn installation until after the irrigation system has been completely installed and is operational.
 - B. Do not commence any lawn installation until the Landscape Architect has reviewed and approved all areas prepared for sodding.
 - 3.6 Sodded Lawns
 - A. Prior to spreading topsoil and in all areas to receive lawn, cultivate the subsoil to a minimum depth of 4". Cultivation may be conducted by disc, spring tooth harrow, rototiller, or similar mechanical means, and should be done in a direction perpendicular to the natural flow of water.
 - B. After the topsoil has been spread, mechanically till the area to a depth of 4", then roll rake and drag to remove all large clods, rocks, debris, and litter over 1" in diameter. Dispose of clutter at an off-site location.
 - C. Using a lightweight, water-filled roller, roll the raked topsoil in two (2) opposite directions.
 - D. Rake the rolled topsoil to a smooth, level surface, removing ridges and filling depressions. Remove all remaining rocks and debris over 1" in diameter.
 - E. Hold the finish grade 1-1/2" below adjacent curbs, sidewalks, paving, and other hard surfaces.
 - F. Apply the fertilizer at a rate of 2 lbs. per 1000 SF.
 - G. Rake the fertilizer into the surface soil at a depth of 1/4" to 1".
 - H. Roll the fertilized topsoil in one (1) direction, water lightly of the surface soil is dry, then allow to dry.
 - I. Lay the sod within 24 hours of stripping. Working from plywood boards to avoid disturbing the topsoil or sod, but the ends and sides of sod strips without overlapping, stagger strips to offset joints in adjacent courses, and tamp or roll lightly to ensure good contact with the surface soil. Sift topsoil into minor cracks between sod pieces, then remove excess from the top. Do not lay dormant sod.
 - J. On slopes in excess of 20% (5:1), anchor sod with wooden stakes.
 - K. Water sod thoroughly with a fine spray immediately after application.
 - L. Erect a barrier of stakes and ropes around the perimeter of the sodded areas and post warning signs to deter foot traffic.
 - M. Water as necessary to keep the sod damp at all times through germination and initial growth period.
- 3.7 Hydromulch
 - A. Seed
 1. Fresh, clean, new-crop seed, meeting USDA rules and regulations under the Federal Seed Act and Texas Seed Law for purity and germination.
 2. Free of objectionable foreign material.
 3. Treated with approved fungicide by a commercial or state laboratory not more than 6 months prior to the date of planting.
 4. Wet, moldy, or damaged seed will not be accepted.
 5. Seed Mixture:
 - i. If planting occurs between May 15 and September 1, provide Sultan bermudagrass seed at 2 lbs. PLS per 1000 SF of seeded area.
 - ii. If planting occurs between September 2 and May 14, provide Gulf annual ryegrass seed at 8 lbs. PLS per 1000 SF of seeded area.
 6. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 7. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 8. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - iii. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - iv. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - v. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - vi. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
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 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - vii. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
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 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - viii. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
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 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - ix. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
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 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - xxxix. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.
 - ii. Proportion slurry mix as follows:
 - i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
 - ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
 - iii. Glue agent: 1 lb. per 1000 SF of seeded area
 - xl. Seed
 - i. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNERS REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNERS REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNERS REPRESENTATIVE OF THE START DATE OF WORK.
2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES. WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
6. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PLANTING BEDS. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
7. NO MACHINE TRENCHING IS TO BE DONE WITH DRIPLINE OF TREES. TRENCHING IS TO BE DONE BY HAND OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY OWNERS REPRESENTATIVE. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING PLANT MATERIAL TO AVOID DAMAGE TO EXISTING PLANTS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAID ENDS.
8. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES SHALL BE SCH 40 PVC, SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
9. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. REFER TO DETAILS FOR MODEL.
10. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
11. ALL IRRIGATION WORK SHALL BE INSTALLED UNDER THE SUPERVISION OF A LICENSED (IN THE STATE OF TEXAS) IRRIGATION CONTRACTOR.
12. OBTAIN COVERAGE TEST APPROVAL FROM OWNERS REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
13. ALL UNDESIGNATED END LATERAL PIPING SHALL BE 1/2" IN SPRAY ZONES AND 3/4" IN ROTOR ZONES.
14. IRRIGATION CONTRACTOR IS TO PROVIDE 10-SPRAY HEADS, 5-ROTOR HEADS AND ASSOCIATED FITTINGS AND PIPING FOR USE ON IRRIGATION ZONE(S) AS DIRECTED IN THE FIELD BY OWNERS REPRESENTATIVE.
15. SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS.
16. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
17. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
19. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
20. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
21. ELECTRIC POWER SHALL BE PROVIDED TO CONTROLLER LOCATION BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL PROVIDE FINAL HARD-WIRE TO CONTROLLERS.
22. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

4 General Notes

STATEMENT OF IRRIGATION DESIGN STANDARDS CONFORMITY:
This plan is complete and conforms to the design and installation parameters of the
irrigation design and equipment standards set out in 35-510(j) and 35-511(c)(6) of
the City of San Antonio Unified Development Code.

Paul J. Radlett
Paul J. Radlett TX LI # 12574

3 Legend

- 1" DOUBLE CHECK BACKFLOW DEVICE WITH 1.5" MASTER VALVE IN SEPARATE BOXES.
MP ROTATOR NOZZLE 90°-210°; SIZE AS SPECIFIED ON PLAN.
MP ROTATOR NOZZLE 210°-270°; SIZE AS SPECIFIED ON PLAN.
MP ROTATOR NOZZLE 360°; SIZE AS SPECIFIED ON PLAN.
MP ROTATOR; M3-MP 3000, M2-MP 2000, M1-MP 1000, MC-MP CORNER, MR,MS,ML- MP SIDESTRIPS AND END STRIPS
NOTE: ALL MP ROTATOR HEADS ARE TO BE HUNTER PRS40-06 CV FOR TURF AREAS
- INDIVIDUAL DRIP EMITTERS FOR PLANTERS, REFER TO DETAIL 8/U 2.2 FOR TYPE AND NUMBER PER PLANT
- INDICATES MANUFACTURER'S STANDARD CATALOGED SPACING WITHOUT WIND. ALLOWANCE THIS NUMBER IS FOR REFERENCE ONLY AND DOES NOT INDICATE ACCEPTANCE OF DEVIATION FROM DESIGN SPACING TO THIS STANDARD.
- INDICATES ANGLE OF COVERAGE, FOR EXAMPLE; H=180 DEG SUB-LETTER 'g' INDICATES GROUND COVER. 's' INDICATES SHRUB APPLICATION.
- INDICATES TREE BUBBLER- ON 6" POP-UP.
- CONTROLLER - HUNTER PRO-C. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT.
- WEATHER SENSOR - HUNTER SOLAR-SYNC WEATHER SENSOR. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT.
- NETAFIM DRIP CONTROL ZONE VALVE - SIZE PER PLAN; LF (LOW FLOW) ZONES TO BE LVZ2S8010075-LF MF (MEDIUM FLOW) ZONES TO BE LVZ2S8010075-MF, HE (HIGH FLOW) ZONES TO BE LVZ2-150, REF. DETAILS
- HUNTER PGV-AS REMOTE CONTROL VALVE WITH PRESSURE REGULATOR, HQ AS NOTED ON PLAN.
- HUNTER HQ-33-DRC QUICK COUPLING VALVE WITH HK-33 KEY
- MANUAL VALVE- SIZE OF MAINLINE
- ZONE IDENTIFICATION
ZONE SIZE IN GALLONS PER MINUTE.
VALVE SIZE THIS ZONE.
- DRIPLINE; NETAFIM TECHLINE. EMITTER SPACING- TLDL9-1810
- DRIP SUPPLY LINE, SCH 40 PVC, SIZE PER PLAN.
- MAIN LINE - USE CLASS 200 PVC PIPE AS DESIGNATED ON PLANS.
LATERAL LINE - SIZE AS NOTED ON PLAN. DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER.
USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE.
- SLEEVE - USE TWO (2) SIZES LARGER THAN TOTAL DIAMETER OF SPRINKLER PIPE/S DESIGNATED FOR CROSSING PAVING. WHERE REQUIRED, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE OR AS DESIGNATED ON PLANS.
- NOTE: Irrigation Details- Refer to Sheet LI 2.1 & LI 2.2

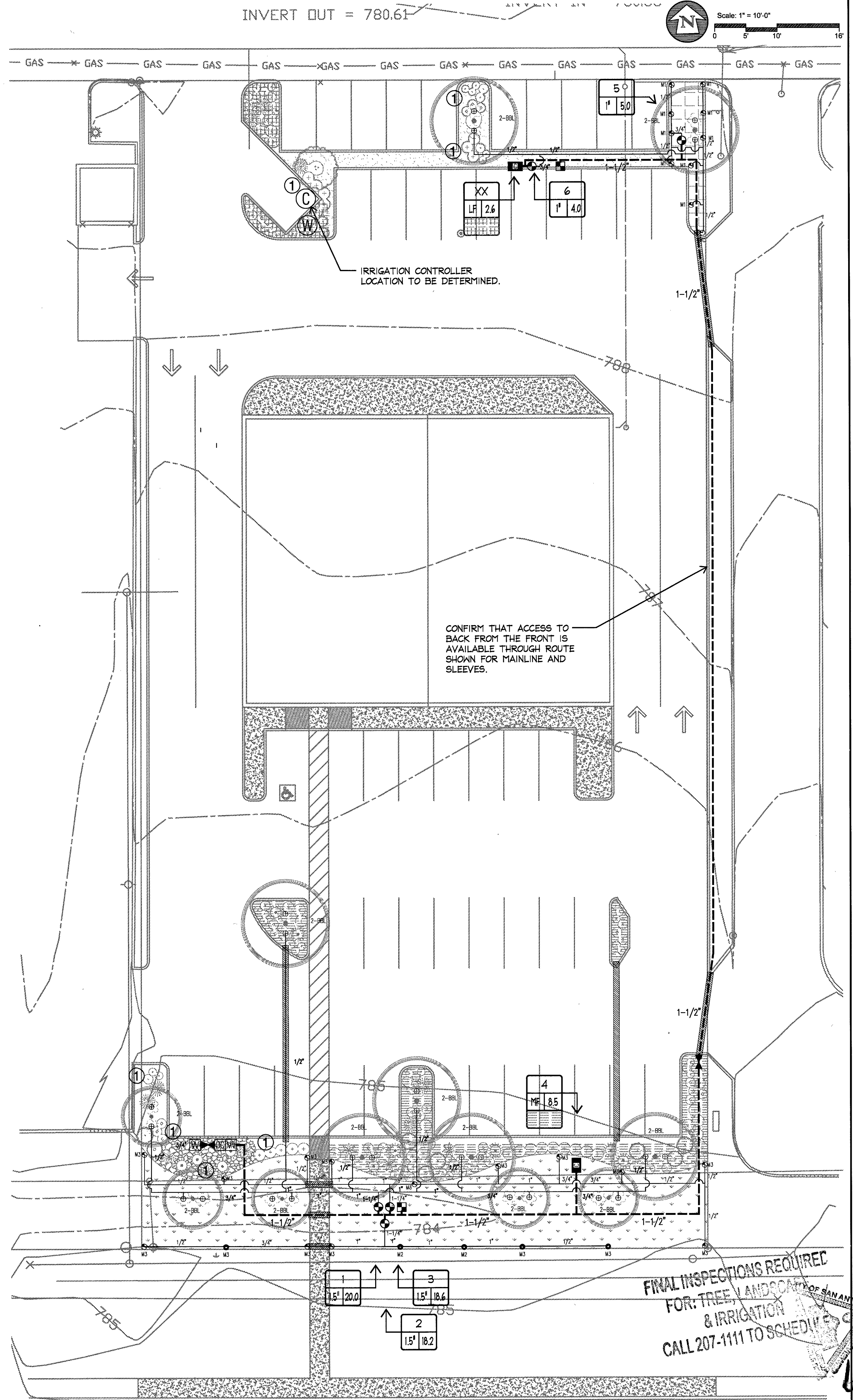
PRESSURE REQUIREMENT CALCULATIONS @ ZONE No. 3	
DESIGN STATISTICS FOR CALCULATIONS	
Total Zone Flow:	18.6 g.p.m.
Electric Valve Size:	1.5"
Static Pressure Loss 10% (static @ 65 psi):	68.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD	
Sprinkler head requirement:	40 p.s.i.
Zone Pipe/Fitting Loss:	1.4 p.s.i.
1.5" Electric Valve Loss:	3.0 p.s.i.
Elevation Net Loss (FT.):	1.3 p.s.i.
System Mainline Loss (2" Sch.40 Main):	40 p.s.i.
Backflow Preventer Loss (1"):	4.5 p.s.i.
Water Meter Loss (3/4"):	5.5 p.s.i.
1-1/2" Master Electric Valve Loss:	1.5 p.s.i.
Type K Copper Service Loss:	NA
Total Net Loss:	17.6 p.s.i.
Design Pressure:	67.6 p.s.i.
Notes: System requires a minimum of 58 psi static pressure for system to operate properly. Irrigation Contractor shall conduct on site pressure test to verify site pressure prior to starting work. Contractor shall notify Owner's Representative of pressure deficiencies or any other on site problems that may alter the effectiveness of the system.	

1 Critical Zone Chart

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE					
Precipitation Rate (in/hr)	Water Desired (in/wk)	Time/Cycle (min)	No. of Zones	Total Min.	Total Hrs.
MP Rotators .44	.80	110.0	3	330	5.5
Rotor Zones .63	.80				
Drip Zones .43	.80	110.0	2	220	3.7
Bubbler Zones 3.87	.80	15.0	2	30	.50
Total System Hours of Operation Per Week				9.7	

* IT WILL BE NECESSARY TO DIVIDE WATERING TIME INTO 2 TO 3 CYCLES TO MINIMIZE RUNOFF. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

2 ET Valve Schedule



DHR ARCHITECTS
DURAND-HOLLIS RUPE
ARCHITECTS, INC.
14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO
TEXAS 78230
PHONE: 210 308-0080
FAX: 210 697-3309
eMAIL: office@dhrarchitects.com

REVISED ISSUE DATES:
1
2
3
4

**NORTH RICHLAND HILLS
SHELL BUILDING**
XXXX Potranco Road
San Antonio, Texas

IRRIGATION NOTES & PLAN

STATE OF TEXAS
PAUL J. RADLETT
12574
07-11-14
FOR PERMITTING PURPOSES ONLY.
NOT FOR CONSTRUCTION ISSUE

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON THE COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

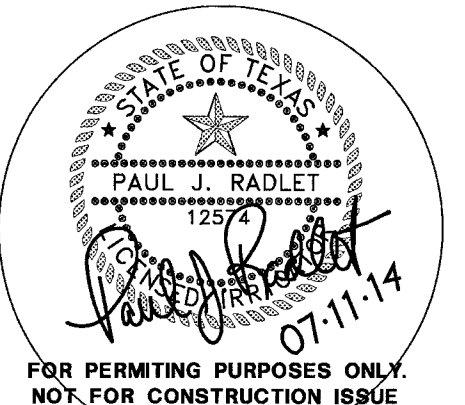
PROJECT NO.: 14-028
ISSUE DATE: 5/31/14
DRAWN BY: PJR
CHECKED BY: PJR
PROJECT ARCHITECT:

SHEET NO.:
LI 1.0

REVISED ISSUE DATES:	
1	
2	
3	
4	

**NORTH RICHLAND HILLS
SHELL BUILDING
XXXX Potranco Road
San Antonio, Texas**

**IRRIGATION
DETAILS**

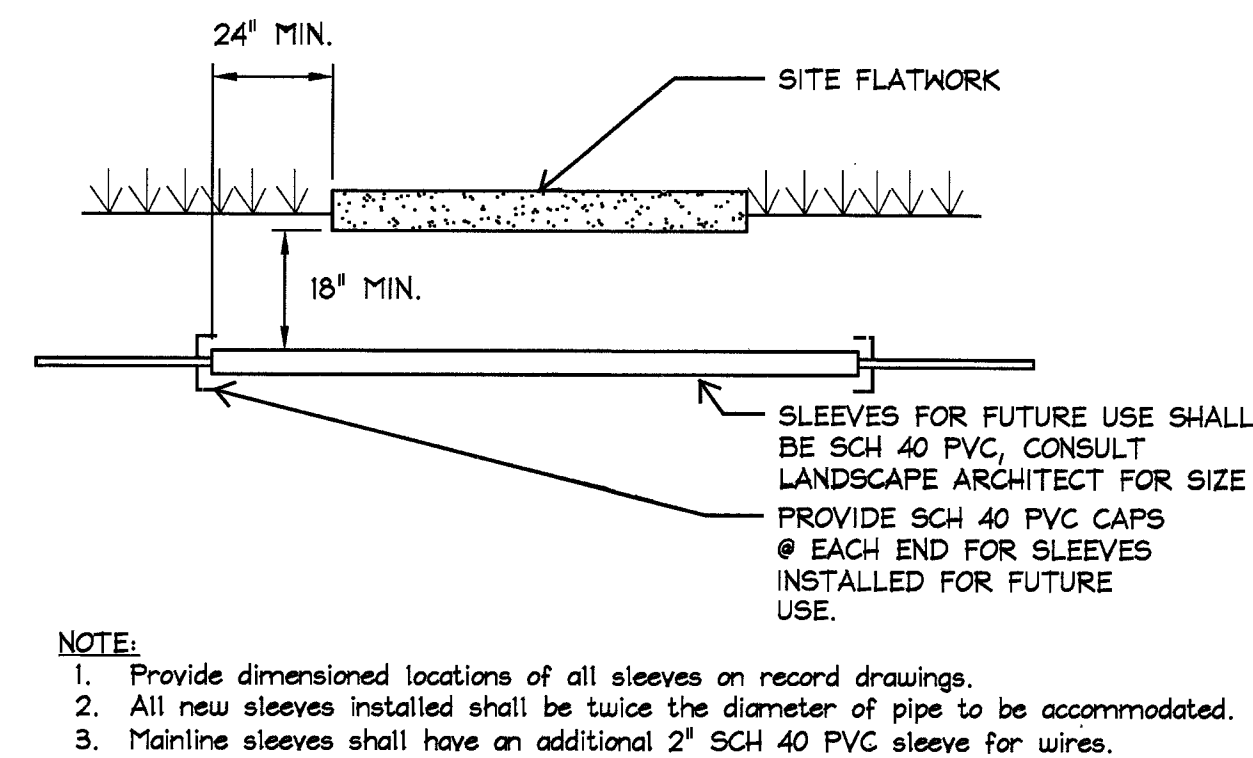


FOR PERMITTING PURPOSES ONLY.
NOT FOR CONSTRUCTION ISSUE

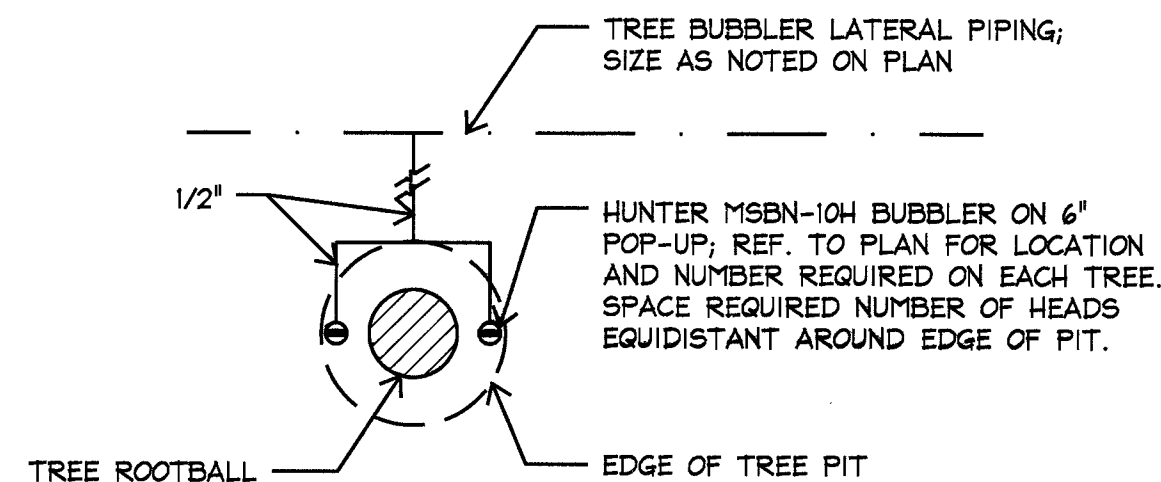
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PROJECT NO.: 14-028
ISSUE DATE: 5/31/14
DRAWN BY: PJR
REVIEWED BY: PJR
PROJECT ARCHITECT:

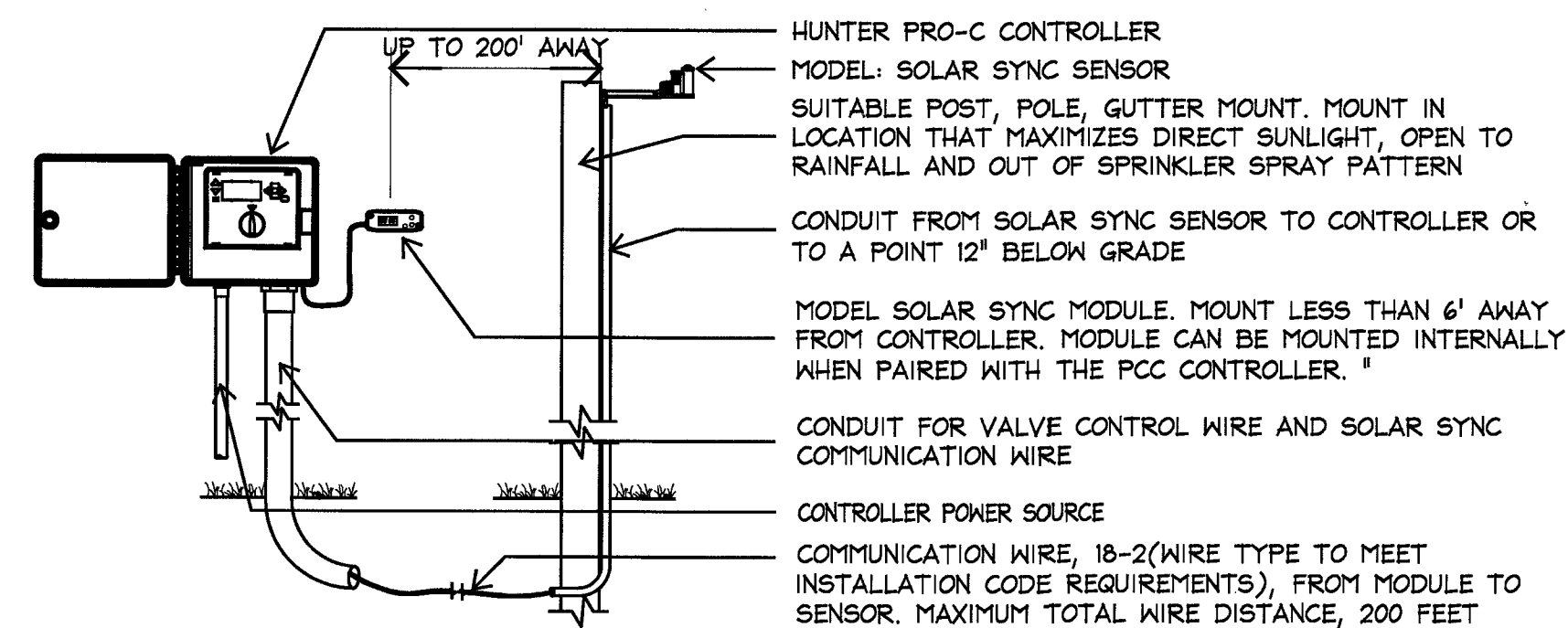
SHEET NO.:
LI 2.1



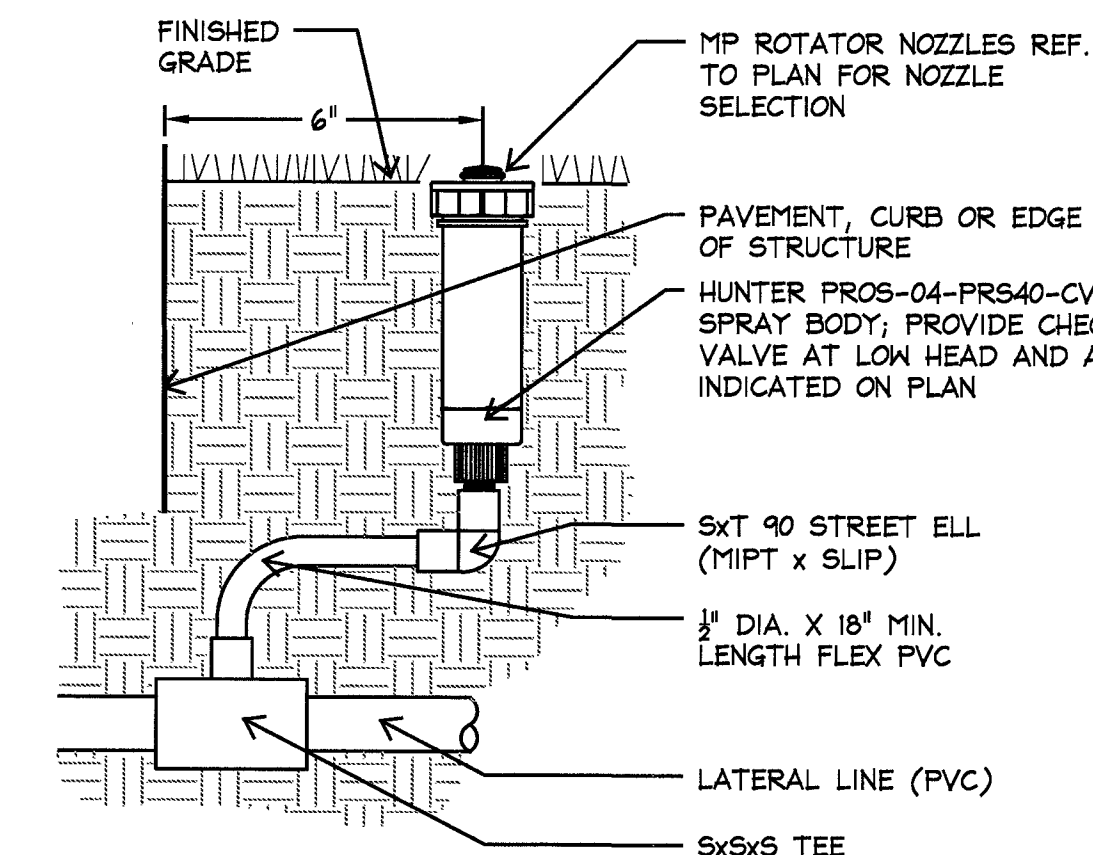
8 IRRIGATION SLEEVE DETAIL
NOT TO SCALE



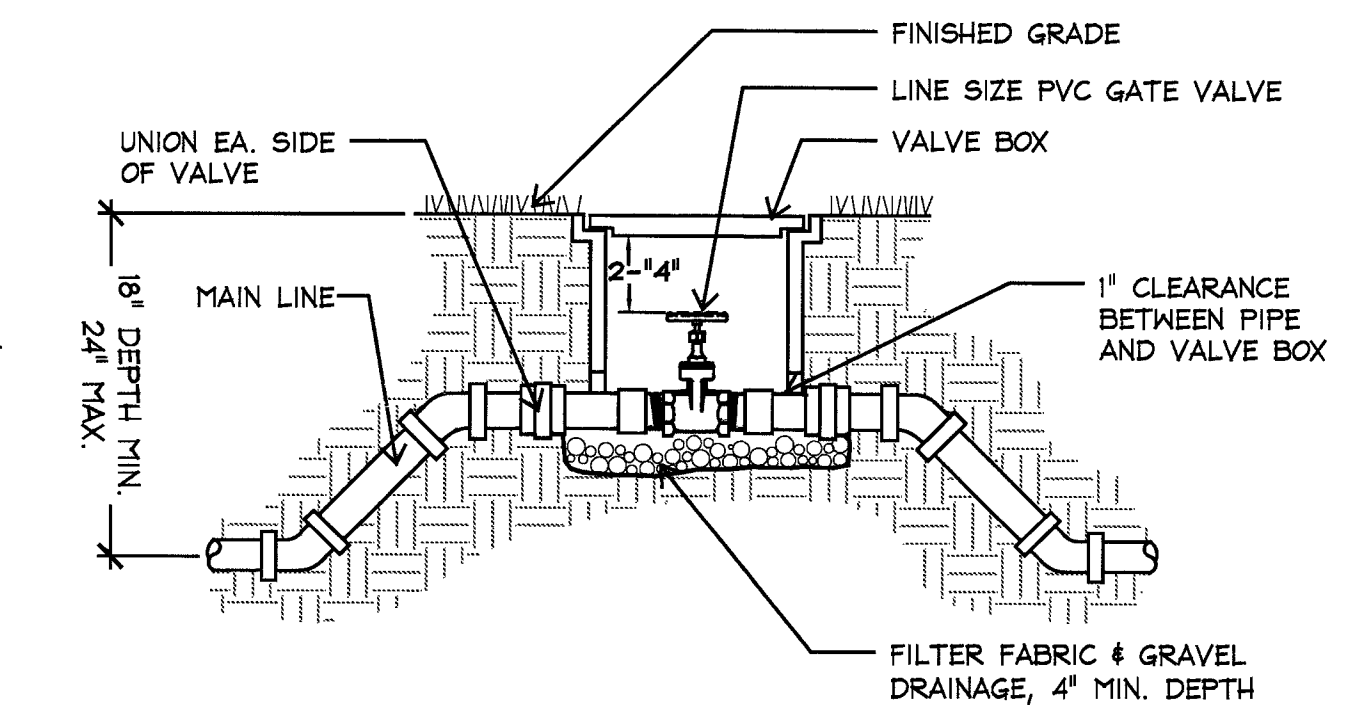
7 TREE BUBBLER ASSEMBLY DETAIL
NOT TO SCALE



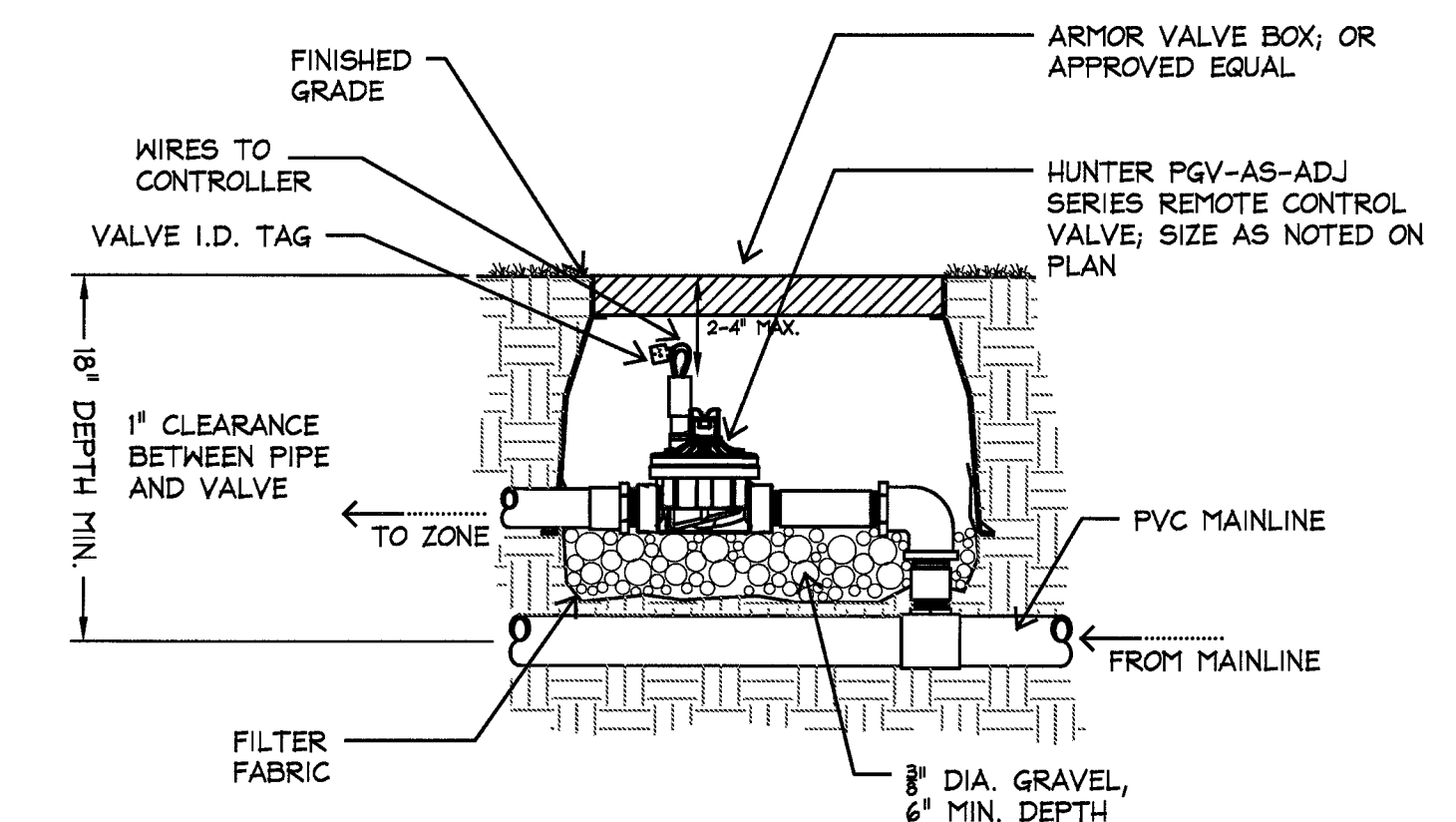
10 RAIN/FREEZE SENSOR
NOT TO SCALE



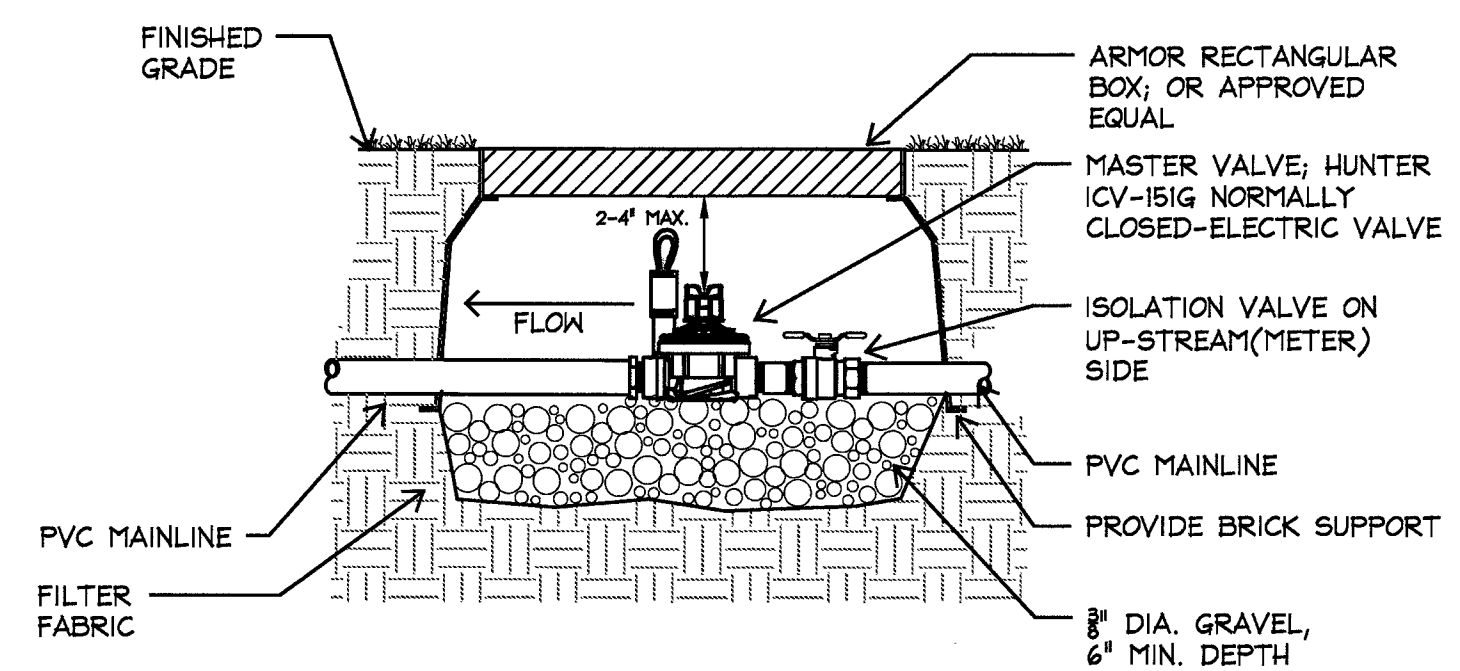
6 MP ROTATOR ON POP-UP SPRAY
NOT TO SCALE



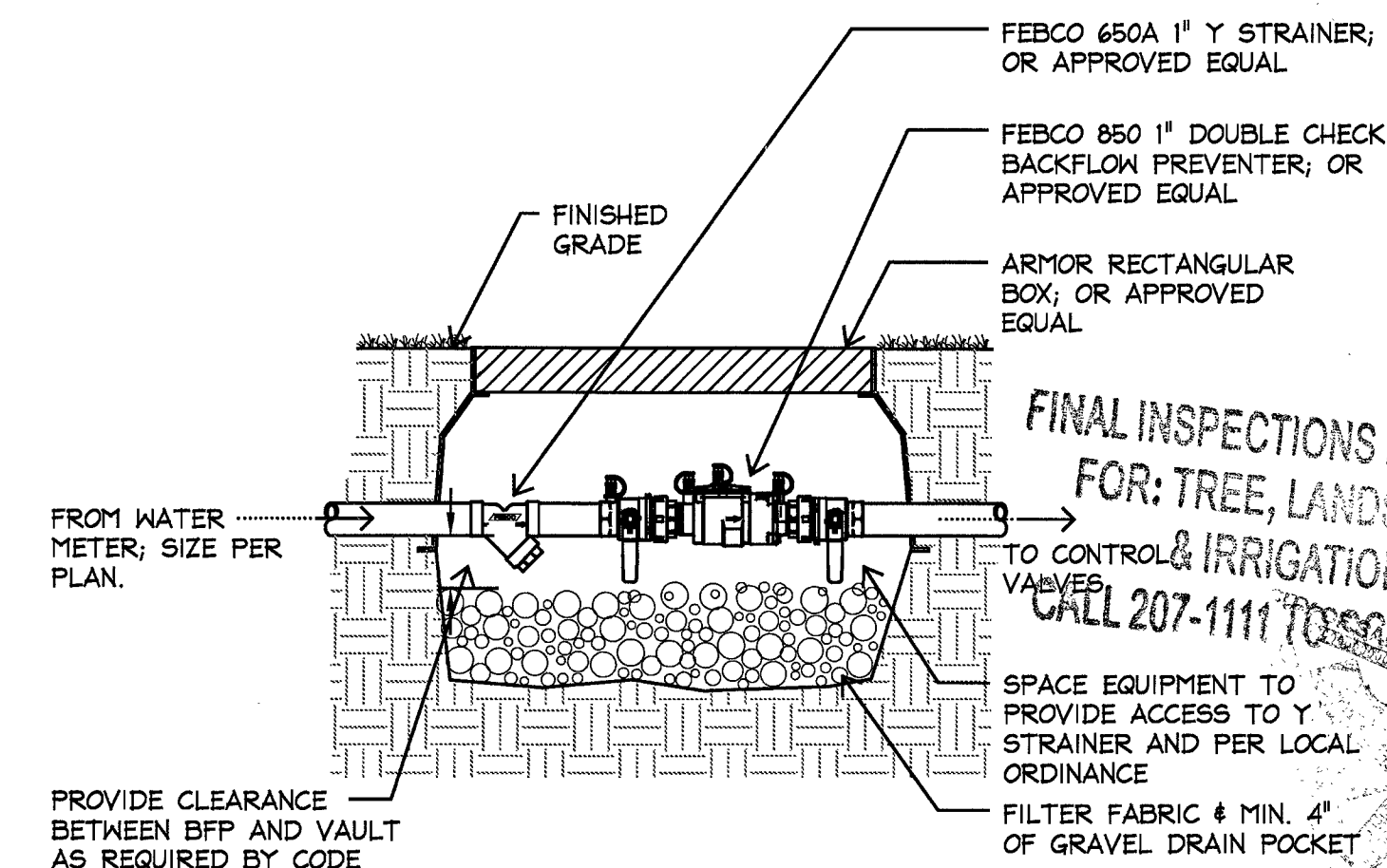
4 MANUAL VALVE DETAIL
NOT TO SCALE



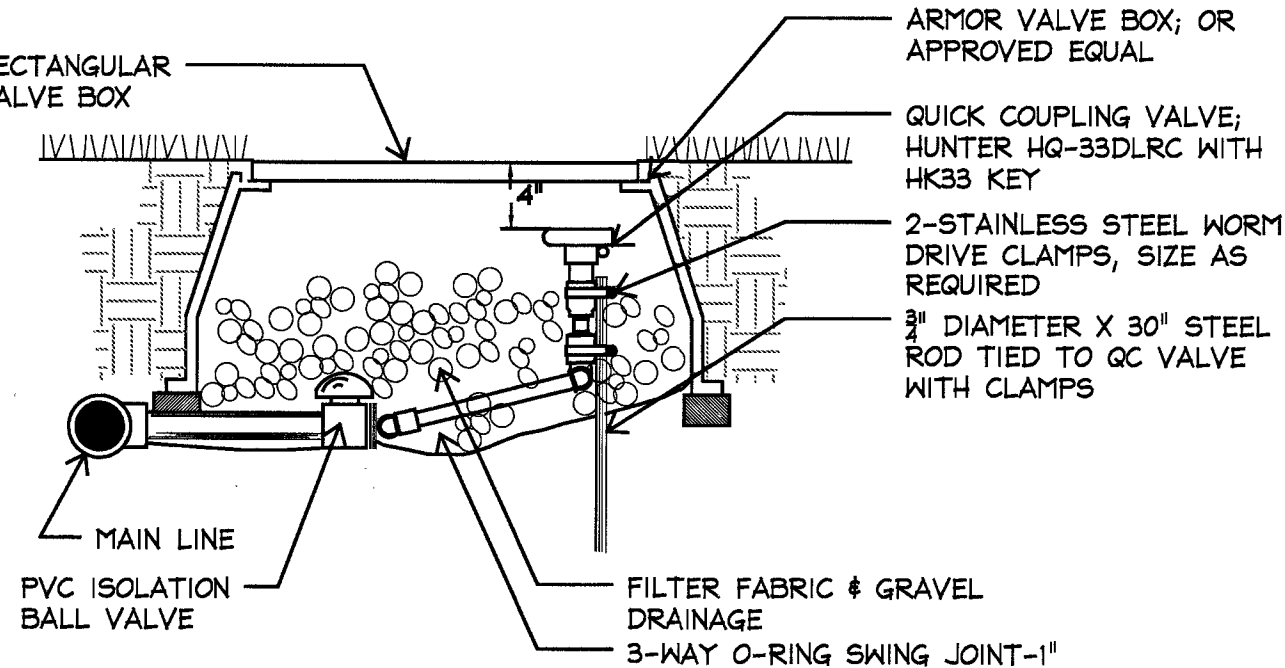
3 VALVE DETAIL
NOT TO SCALE



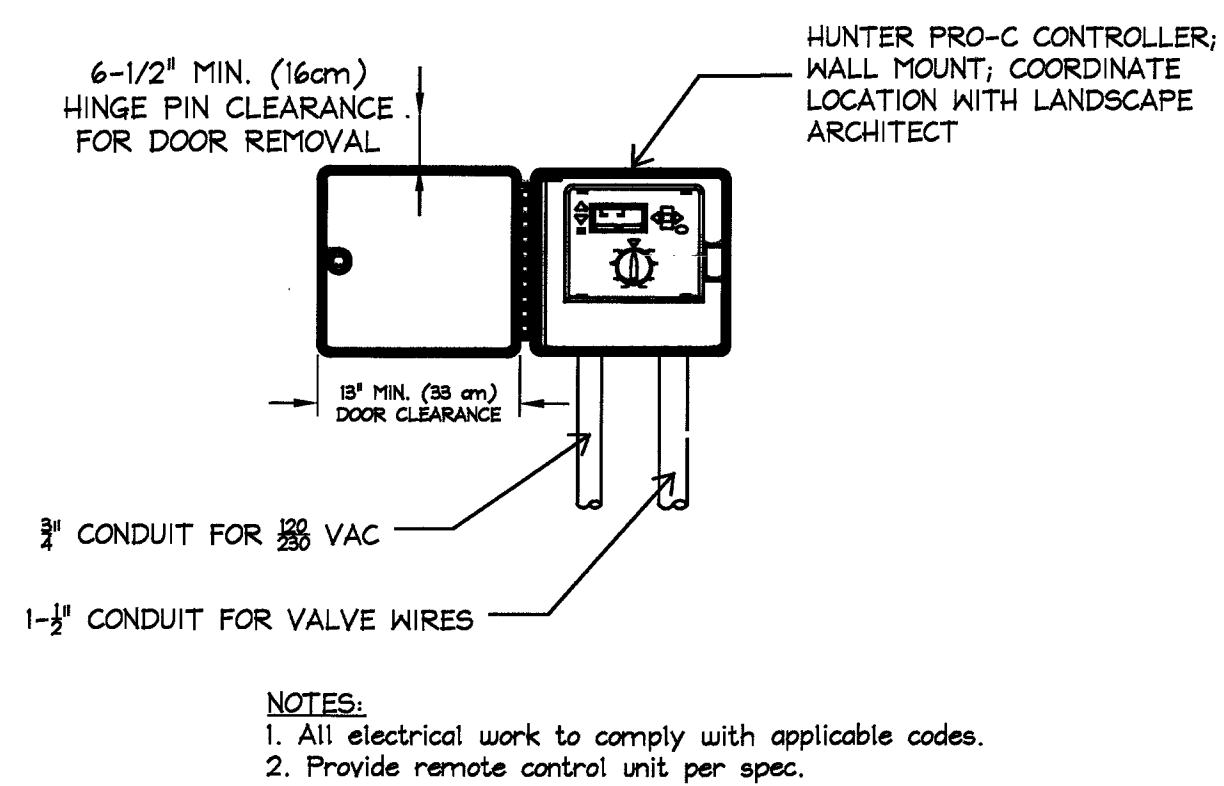
2 MASTER VALVE DETAIL
NOT TO SCALE



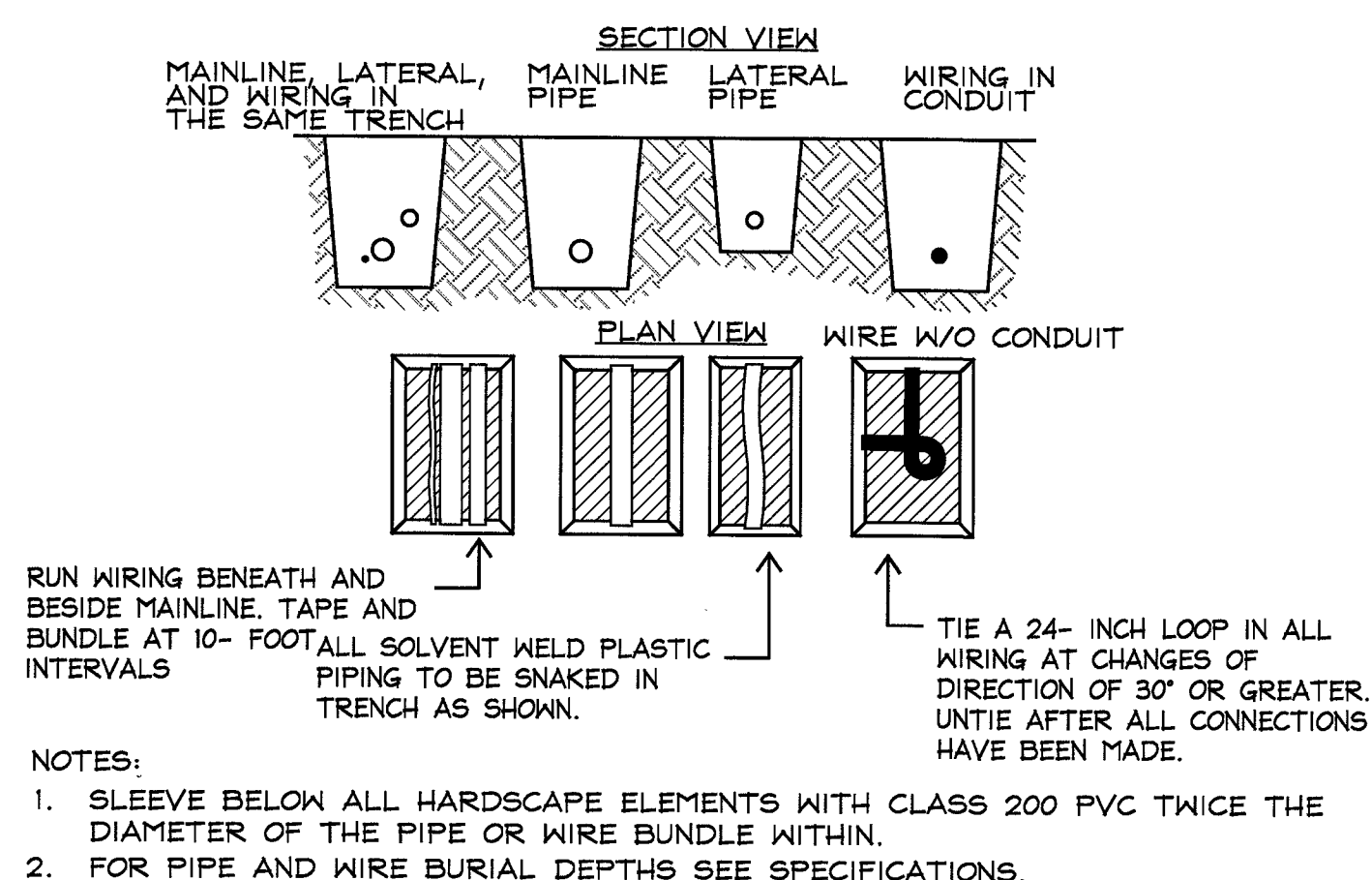
1 BACKFLOW PREVENTER DETAIL
NOT TO SCALE



5 QUICK COUPLER VALVE DETAIL
NOT TO SCALE



9 AUTOMATIC CONTROLLER
NOT TO SCALE



11 TRENCH DETAIL
NOT TO SCALE

City of San Antonio Building Review Detail
Report Date: 08/20/2014 07:59 AM Submitted By: JOHNNY
Act #: 1016651 AP #: 1995517 Act Type: SIDEWALK SIDEWALK REVIEW # 1
Property Information: Address: 8815 POTRANCO RD SAN ANTONIO TX 78251-0000
Application Information: Type: COMBLDGE/COMMERCIAL SINGLE BUILDING Priority: 35 Declared Valuation: 790000.00 AP Name: POTRANCO SHELL BUILDING
Initial Review: Issued Date/Time: 08/06/2014 10:27 Issued By: IH13447 System Generated: [X]
Review Results: Reviewed By: JA10726 Approved: [X] Completed Date/Time: 08/12/2014 14:43
Comments: No Comments
Problems: Violation: OTHER Description: OTHER TYPE OF VIOLATION
Recorded Date: 08/12/2014 00:00 Recorded By: JA10726 Recorded Version: 1
Resolved Date: Resolved By: Resolved Version:
Status:
Comments: 08.12.14
SITE IS PROPOSING NEW 5'-0" SIDEWALK ALONG POTRANCO RD. (F.M. 1957 TXDOT R.O.W.).
NOTE: OWNER/DEVELOPER SHALL OBTAIN APPROVAL/PERMITS FROM TXDOT FOR ANY CONSTRUCTION ON STATE RIGHT-OF-WAY.
ENGINEER/ARCHITECT SHALL ENSURE THAT ALL EXISTING/PROPOSED SIDEWALK, APPROACHES, AND CURBS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND THE UDC NON-COMPLIANT CONCRETE FLATWORK SHALL BE REPLACED - WHEEL CHAIR RAMPS SHALL COMPLY WITH PUBLIC WORKS WHEEL CHAIR DETAILS 2009 (TRUNCATED DOMES REQUIRED AT CONTROLLED STREET INTERSECTIONS) SIDEWALK MUST BE 4'-0" IN WIDTH AWAY FROM CURB OR 6'-0" WIDTH ABUTTING CURB. (TXDOT REQUIRES MINIMUM 5'-0" IN WIDTH) ...These matters should be addressed at the design stage rather than at the construction stage. Design teams are encouraged to go to the site and incorporate ADA compliance into the plans. If concrete flatwork is not to ADA standards, it shall be reconstructed. Submit a revised Site Plan.
WHEEL CHAIR RAMPS AT DRIVEWAY APPROACH(ES) SHALL BE BROOM FINISHED (SCORING OR GROOVES NOT PERMITTED).
A sidewalk drain box will be required if there is surface water runoff over the sidewalk.
As per UDC Section 35-506 (a) (2) sidewalks shall be constructed to current City and TAS Specs.

City of San Antonio Building Review Detail
Report Date: 08/20/2014 07:59 AM Submitted By: JOHNNY
Act #: 1018458 AP #: 1995517 Act Type: TRAFFIC TRAFFIC REVIEW # 2
Property Information: Address: 8815 POTRANCO RD SAN ANTONIO TX 78251-0000
Application Information: Type: COMBLDGE/COMMERCIAL SINGLE BUILDING Priority: 35 Declared Valuation: 790000.00 AP Name: POTRANCO SHELL BUILDING
Initial Review: Issued Date/Time: 08/14/2014 16:01 Issued By: JP24459 System Generated: [X]
Review Results: Reviewed By: JA10726 Approved: [X] Completed Date/Time: 08/19/2014 16:33
Comments: No Comments
Problems: Violation: OTHER Description: OTHER TYPE OF VIOLATION
Recorded Date: 08/19/2014 00:00 Recorded By: JA10726 Recorded Version: 2
Resolved Date: Resolved By: Resolved Version:
Status:
Comments: 08.19.14
FAST FOOD W/DRIVE-THRU: 4,625 SQ.FT. MIN. 1/150 MAX. 1/40
REQUIRED: MIN. 39 MAX. 128
PROVIDED: MIN. 48
REQUIRED BICYCLE SPACE: 3
PROVIDED BICYCLE SPACE: 4 (2 BIKE RACKS)
APPROACH: EXISTING (NONE PROPOSED)
NOTE: OWNER/DEVELOPER SHALL OBTAIN APPROVAL/PERMITS FROM TXDOT FOR ANY CONSTRUCTION ON STATE RIGHT-OF-WAY.
APPROVAL IS ONLY FOR THE INTERIOR FLOW OF TRAFFIC AND PARKING REQUIREMENTS. THE TIA REVIEW MAY REQUIRE THE CONSTRUCTION OF TURNING LANES, DECEL LANES, MEDIAN MODIFICATIONS AND/OR DRIVEWAY LOCATIONS /WIDTHS. PLEASE CONTACT TIA STAFF FOR FURTHER INFORMATION AT 207-7732.
STANDARD COMMENTS
Contact Elward Weiderhold at 207-1111 twenty four (24) hours for inspections prior to pouring concrete and / or traffic (parking) inspections.
PRIOR TO COMMENCING WORK IN CITY R.O.W. OBTAIN A LANE AND/OR A SIDEWALK CLOSURE PERMIT FROM PUBLIC WORKS- TRAFFIC ENGINEERING. CONTACT JOHN RODRIGUEZ AT 210.207.7755. ONCE PERMIT IS OBTAINED, PROVIDE A PROPER LANE CLOSURE WHICH IS TO BE SET UP BY A CERTIFIED BARRICADING COMPANY. IF THESE TWO ITEMS ARE NOT ACCOMPLISHED, A "STOP WORK ORDER" VIOLATION WILL BE ISSUED AND WORK CAN NOT COMMENCE UNTIL THE TWO ITEMS HAVE BEEN ADDRESSED.
**Call TCI Right-of-Way Management ** at 210.207.7745 or 207-7763 twenty four (24) hours before demo on sidewalks or driveways for Barricade Setup and Sidewalk Closure.
Call 207-1111 for Sidewalk, Driveway inspections before pouring concrete.
Curbs to remain if to City and TAS specifications. If not compliant they shall be reconstructed to meet City and TAS specifications.
All access driveways shall be provided with clear vision area in accordance with UDC 35-506 (d) (5). Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences and vegetation which are higher than three (3) feet and lower than eight (8) feet above the street pavement.
Impervious cover shall be maintained or constructed as per UDC Section 35-526 (f) (1) Off-street parking, as per UDC Section 35-526 (2) (f) (1). Construction and Maintenance
Off-street parking facilities shall be constructed, maintained and operated in accordance with the following specifications: (1) Drainage and Surfacing. Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris.
All concrete work shall comply with COSA Standards and Specifications.

Separate sign permit (including monument sign) is required with sign section. Please follow COSA IB 191

*SHELL PERMIT ONLY
- IB CONSTRUCTION.
- SPECULATIVE "B" OCC. GROUP.
- 7,236 sq ft
- NO OCC. LOAD, AS IT'S ONLY A SHELL.
BLDG. CA. 8/22/2014

CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT PLANS REVIEW DIVISION REVIEWED FOR CODE COMPLIANCE

TRADE	PLANS EXAMINER	DATE
BUILDING:	CHLOE A.	8/22/2014
FIRE:	K. AER	9/8/14
MECHANICAL:	Steph	8-11-14 (210) 207-0040 See notes
ELECTRICAL:	P. J.	8-11-14 210.207.0133 Utilities + Shell RI only
PLUMBING:	BRAND	8/20/14
TRAFFIC/SIDEWALK:	Johnny	8/19/14
DRAINAGE:		
LANDSCAPE/IRRIGATION:	Tom Villareal	8/19/14 207-0029
TREE:		
HEALTH:		
HISTORICAL:		
SAWS:		
DISABILITY:		

Tree Preservation / Landscape Ordinance Pre-Construction Meeting (Sec. 35-477, Tree Permits. (5)(C).)
A/P # _____ Date: _____
Location (address or parcel): _____
Description (check all that apply):
[] Review Plans and Permit (to include: Civil vs. Tree/Landscape/Irrigation/Grading/Utility conflicts, etc.) [UDC Section 35-477 Tree Permits (5)(c)]
[] Fencing [UDC Section 35-523(j) (2)]
[] Mulch (2-3") [UDC Section 35-523 (i) (1)]
[] Pruning to follow ANSI A-300 Standards (City of San Antonio Tree Maintenance License required, [UDC Section 21-171])
[] Oakwilt [UDC Section 21-170]
[] Warranty Trees (photograph all warranty trees)
[] Mitigation Trees
[] Staging/Storage/Parking
[] Other (describe) _____
Signature of Responsible Party and Contact # _____ Date: _____
Signature of Inspector / Badge # _____ Phone No. _____