

DHR
 DURAND-HOLLIS RUPE
 ARCHITECTS, INC.
 14603 HUENNER RD.
 BUILDING 18
 SAN ANTONIO,
 TEXAS 78230
 TEL. 210 308-0080
 FAX. 210 897-3309
 EMAIL: OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:
 8/12/2014
 8/12/2014
 8/12/2014
 8/12/2014

POTRANCO SHELL BUILDING
 8616 POTRANCO RD.
 SAN ANTONIO, TX, 78251



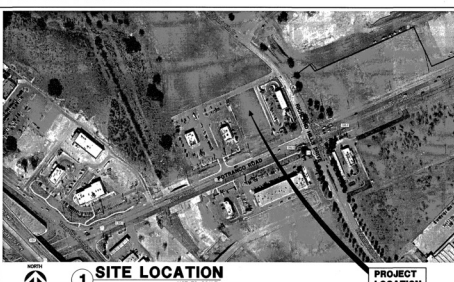
GENERAL NOTES

- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 1/4" = 1/8" SHEETS & A SEPARATE BOUND SET OF SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, ELECTRICAL, CONDUIT, TRUNKING, ETC. SHALL BE RUN CONCEALED AND FINISHING SHALL BE OF ADEQUATE DIMENSION TO ACCOMMODATE THIS BELIEVED IMPACT CAUSED BY THE WALL FINISH.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY ANTICIPATED AS A COMPONENT OF A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL RELATED COMPONENTS IN THE BIDDING PRICE AND BE RESPONSIBLE FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- ALL INFORMATION ON EXISTING CONDITIONS WAS OBTAINED FROM SURVEY DATA. BUT ARCHITECTS AND OWNER CONTRACTOR IS REQUESTED TO VERIFY, UNLESS ALL INDICATORS & CONDITIONS REPORT INDICATE OTHERWISE, ALL INFORMATION IS UNRELIABLE. DURAND-HOLLIS RUPE ARCHITECTS, CONTRACTOR SHALL FURNISH HIS (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENSAL CONSTRUCTION.
- WORK CONTAINED IN THESE PLANS AND SPECIFICATIONS RELATE TO NEW FLOOR WALLS, DOORS, FRAMES, ETC. FINISHED AND OPERABLE AS NOTED/ELABORATED ON.
- REPAIR ANY DAMAGED WALL PRIOR TO APPLYING FINISHES.
- CONTRACTOR TO PROVIDE AND INSTALL 6-18 BATT INSULATION ON ALL EXTERIOR WALLS, UNLESS OTHERWISE NOTED 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. CONTRACTOR SHALL BE 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 ANTICIPATED AS A COMPONENT OF A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL RELATED COMPONENTS IN THE BIDDING PRICE AND BE RESPONSIBLE FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DEFINE 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 WITH NEW AND EXISTING WORK AFFECT WORK TO BE DONE OR RELEVANT THEREOF INCLUDING, BUT NOT LIMITED TO, PROPERTY AND ENVIRONMENTAL RESTRICTIONS, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES.
- 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, PERMITS FOR CONSTRUCTION, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING OR OTHER TRADES.
- CONTRACTOR TO PROVIDE ALL REQUIRED RECORDS FOR INSTALLATION OF SYSTEMS SUCH AS, BUT NOT LIMITED TO, SHAW SHAFT, GANTRY, SHELLING, ETC.

SYMBOLS

KEY	DESCRIPTION
SHEET NUMBER (DRAWING NUMBER)	DETAIL KEY
ROOM	ROOM NAME AND NUMBER
DOOR	DOOR SCHEDULE NUMBER
WINDOW	WINDOW KEY
DEMOLITION	DEMOLITION KEYNOTE
NEW WORK AND KEY NOTES	NEW WORK AND KEY NOTES
ELEVATION KEY	ELEVATION KEY
SECTION KEY	SECTION KEY
DETAIL KEY	DETAIL KEY
PARTITION KEY	PARTITION KEY
TRUE NORTH ARROW	TRUE NORTH ARROW
PLAN NORTH ARROW	PLAN NORTH ARROW
FINISH KEY	FINISH KEY

PROJECT LOCATION



1 SITE LOCATION
 NOT TO SCALE

DRAWING LIST

GENERAL INFORMATION
COVER PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP
CIVIL
C301 GENERAL NOTES
C200 EXISTING CONDITIONS
C300 CIVIL SITE PLAN
C301 SITE DIMENSION PLAN
C400 UTILITY CONNECTION AND FIRE PROTECTION PLAN
C401 FINISH PLAN
C700 SWEEP
C701 SWEEP DETAILS
C801 SITE DETAILS (1 OF 2)
C802 SITE DETAILS (2 OF 2)
ARCHITECTURAL
0100 SITE PLAN
0101 FLOOR PLAN & REFINISHED CEILING PLAN
A100 ROOF PLAN
A200 ELEVATIONS
A300 BUILDING SECTIONS
A400 WALL SECTIONS
A500 FILL SECTION
A600 DOOR & WINDOW TYPES
A700 DETAILS
STRUCTURAL
S100 TYPICAL ABBREVIATION, SYMBOLS AND PLAN NOTES
S101 GENERAL NOTES
S200 FOUNDATION PLAN
S300 FOUNDATION PLAN
S400 TYPICAL SLAB ON-GRADE DETAILS
S401 TYPICAL TYPICAL SECTION DETAILS AND SCHEDULES
S402 TYPICAL STEEL DETAILS (1) AND SCHEDULES
S403 SWIRE & BRACK CONNECTION DETAILS
S410 ROOF SECTION DETAILS
MEP
M100 PLUMBING FINISHES
M101 PLUMBING PLAN
M102 PLUMBING DETAILS
ELECTRICAL
E200 ELECTRICAL SYMBOLS
E201 ELECTRICAL FINISH PLAN
E202 ELECTRICAL POWER PLAN
E203 ELECTRICAL ONE LINE DIAGRAM
E204 ELECTRICAL DETAIL
E205 ELECTRICAL SPECIFICATIONS
LANDSCAPE ARCHITECT
L100 LANDSCAPE PLAN
L101 LANDSCAPE SPECIFICATIONS
L102 IRRIGATION DETAILS AND PLAN
L103 IRRIGATION DETAILS
L104 WINDOW DETAILS

CODE INFORMATION

SQUARE FOOTAGE (net area)	SQUARE FEET
LEASE SPACE	7,000 SQ. FT.
MECHANICAL ROOM	81 SQ. FT.
TOTAL	7,081 SQ. FT.
SQUARE FOOTAGE (gross area/height)	SQUARE FEET
TOTAL	7,385 SQ. FT.
CODES	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 INTERNATIONAL PLUMBING CODE	FURNING COUNT
2012 INTERNATIONAL PLUMBING CODE	ACCESSIBLE SPACES
2012 INTERNATIONAL PLUMBING CODE	ACCESSIBLE SPACES
2012 INTERNATIONAL PLUMBING CODE	TOTAL TRAVEL
2011 NATIONAL ELECTRICAL CODE	

PROJECT TEAM

ARCHITECT
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 WWW.DURANDHOLLISRUPE.COM
 ROBERT MURPHY
 rmurphy@durandhollisrupe.com

STRUCTURAL ENGINEER
 DATUM ENGINEERS
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 P: (210) 808-2880
 LARRY WAGGLES
 lwaggles@datumengineers.com

MECH., ELEC., AND PLUMB. ENGINEER
 MURRAY & ASSOCIATES
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 WES.MURPHY@MURRAY-INC.COM
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 HORIZON DESIGN AND DEVELOPMENT
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 JON ROBERTSON
 jonrobertson@horizondesign-na.com

CIVIL ENGINEER
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 KEVIN CONRAD, P.E.
 kevinconrad@jonescarter.com

GEOTECHNICAL
 ARIAS & ASSOCIATES
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 JERRY D. SHAFER, P.E.
 jshafer@arias.com

COVER

PROJECT NO. 14-023
 ISSUE DATE: 07.07.14
 DRAWN BY: CS
 REVIEWED BY: PM
 PROJECT ARCHITECT:
 DURAND-HOLLIS RUPE ARCHITECTS, INC.
 TEXAS LICENSE NO. 10881

COVER

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 some 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 out water out of areas which cannot drain by gravity flow with special attention required 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 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
Flowmest 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) : (c) 12" Lifts Compacted to 95% TEX-113-E
 - Under Pavement : (d) 12" Lifts Compacted to 95% TEX-113-E
 - Outside Pavement : (e) or (x) 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 "hot" areas shall be protected from damage during all phases of construction.
- Public sidewalks are part of the contract work.

ABBREVIATIONS	
BHR	BLANK COUNTY DSD RECORD
BHR	BLANK COUNTY REL. PROPERTY RECORD
BHR	BLANK COUNTY DSD AND RELY RECORD
CP	CONTRACT CP DRAWING
FW	FLOOD WTR FROM RW
IF	FLOOD FILL TO 2% SLOPE
IF	FLOOD FILL TO 1% SLOPE
IF	FLOOD FILL TO 0.5% SLOPE
IF	FLOOD FILL TO 0.2% SLOPE
IF	FLOOD FILL TO 0.1% SLOPE
IF	FLOOD FILL TO 0.05% SLOPE
IF	FLOOD FILL TO 0.02% SLOPE
IF	FLOOD FILL TO 0.01% SLOPE
IF	FLOOD FILL TO 0.005% SLOPE
IF	FLOOD FILL TO 0.002% SLOPE
IF	FLOOD FILL TO 0.001% SLOPE
IF	FLOOD FILL TO 0.0005% SLOPE
IF	FLOOD FILL TO 0.0002% SLOPE
IF	FLOOD FILL TO 0.0001% SLOPE
IF	FLOOD FILL TO 0.00005% SLOPE
IF	FLOOD FILL TO 0.00002% SLOPE
IF	FLOOD FILL TO 0.00001% SLOPE
IF	FLOOD FILL TO 0.000005% SLOPE
IF	FLOOD FILL TO 0.000002% SLOPE
IF	FLOOD FILL TO 0.000001% SLOPE
IF	FLOOD FILL TO 0.0000005% SLOPE
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IF	FLOOD FILL TO 0.0000001% SLOPE
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IF	FLOOD FILL TO 0.00000000005% SLOPE
IF	FLOOD FILL TO 0.00000000002% SLOPE
IF	FLOOD FILL TO 0.00000000001% SLOPE
IF	FLOOD FILL TO 0.000000000005% SLOPE
IF	FLOOD FILL TO 0.000000000002% SLOPE
IF	FLOOD FILL TO 0.000000000001% SLOPE



DURAND-HOLLIS RUIPE ARCHITECTS, INC.
 14603 HUENNER RD.
 BUILDING 18
 SAN ANTONIO, TEXAS 78252
 TEL: 210 358-0080
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 EMAIL: DT@DHRARCHITECTS.COM

REVISED ISSUE DATE:	BY:

POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX 78281

GENERAL NOTES

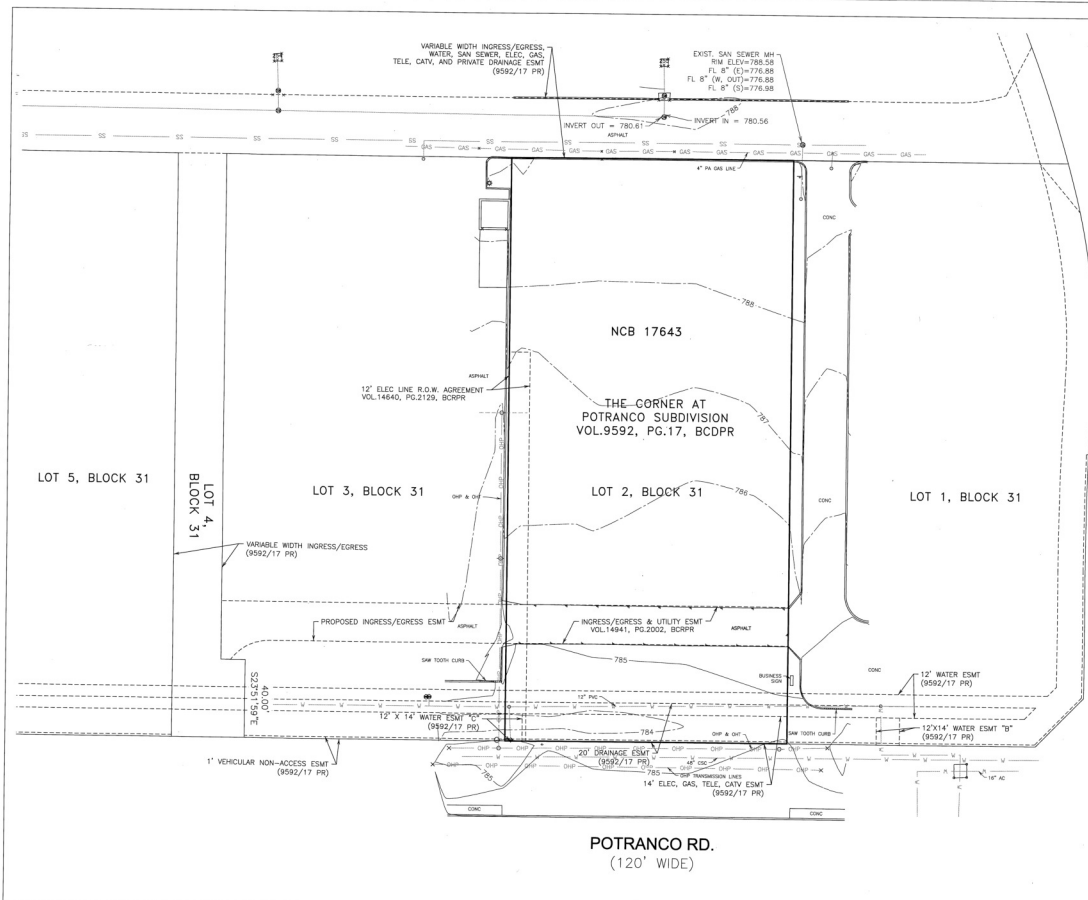


JONES & CARTER ENGINEERS
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 NO. 7658
 EXPIRES 12/31/2014

JONES & CARTER ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 8200 Central Parkway N., Suite 100
 San Antonio, Texas 78232-3050
 TEL: 210 494 6311
 FAX: 210 494 5519

PROJECT NO: 14-023
 SHEET DATE: XX-XX-14
 DRAWN BY: CS
 CHECKED BY: PM
 PROJECT ARCHITECT
 OWNER: DURAND-HOLLIS RUIPE ARCHITECTS, INC.
 TEXAS LICENSE NO: 10881
 12

C101



DHR
 DURAND-HOLLIS RUPPE
 ARCHITECTS, INC.
 14803 HUESNER RD.
 BUILDING 18
 SAN ANTONIO,
 TEXAS 78230
 TEL. 210.308-0500
 FAX 210.697-3309
 EMAIL: DRH@DHRARCHITECTS.COM

REVISIONS: ISSUE DATED:

SCALE: 1" = 20'

RICHLAND HILLS DRIVE
 (86' WIDE)

POTRANCO SHELL BUILDING
 6815 POTRANCO RD.
 SAN ANTONIO, TX, 78261

EXISTING CONDITIONS

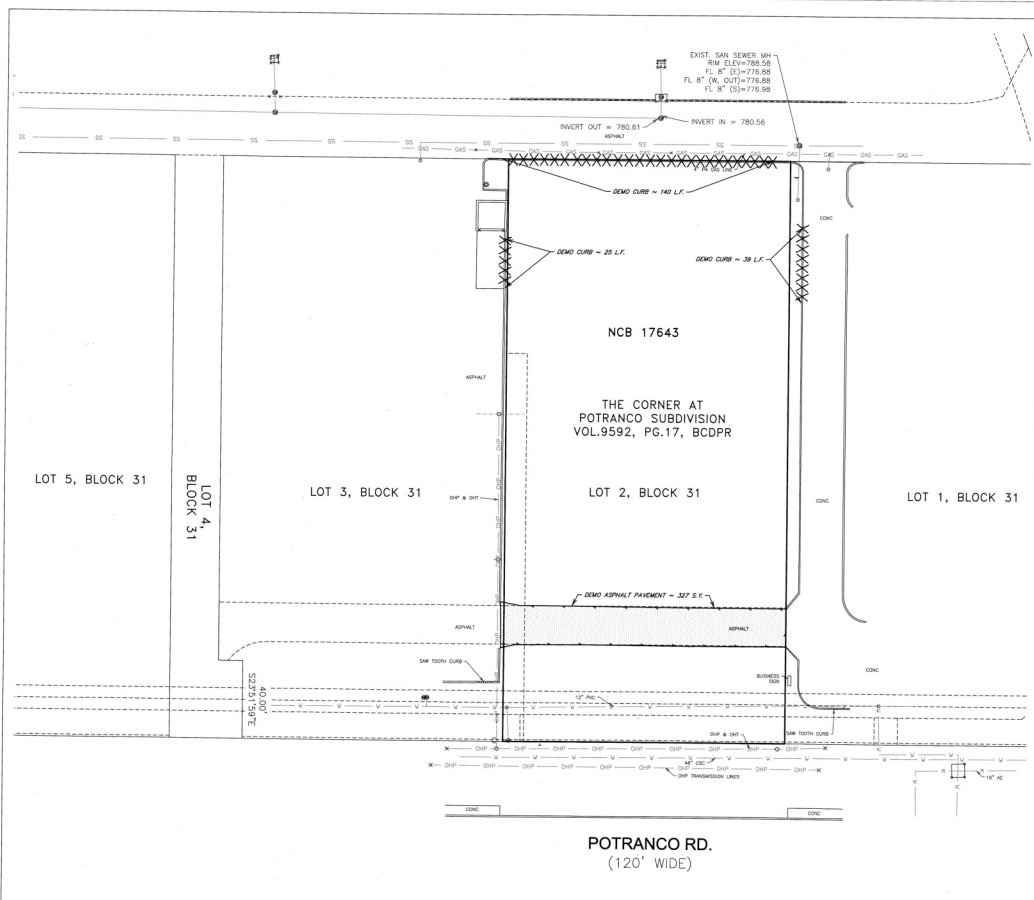


NOT TO SCALE
 THIS PLAN IS THE PROPERTY OF DURAND-HOLLIS RUPPE ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DURAND-HOLLIS RUPPE ARCHITECTS, INC. © 2014

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 1000 Central Expressway, Suite 100
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 FAX: 210.494.5019 13

PROJECT NO. 14-023
 ISSUE DATE: 03.04.14
 DRAWN BY: CS
 CHECKED BY: RM
 PROJECT ARCHITECT:
 MICHAEL DURAND-HOLLIS, P.A.
 TEXAS LICENSE NO. 10081

C200



EXIST. SAN SEWER MH
 MH ELEV = 780.58
 FL 8" (C) = 776.88
 FL 8" (W. OUT) = 776.88
 FL 8" (S) = 776.88

INVERT OUT = 780.61
 INVERT IN = 780.56

ASPHALT

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

CONC

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CONC

CONC

CONC

DHR
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 TEXAS 78230
 TEL. 210 308-0080
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REVISIONS
 1
 2
 3

LEGEND
 [Symbol] EXISTING ASPHALT PAVEMENT & SUBGRADE TO BE REMOVED DOWN TO FINISHED SUBGRADE ELEVATION AS SHOWN IN DETAIL OR SHEET CROSS ELEVATION AREAS
 [Symbol] DEMOLITION AREAS

- DEMOLITION NOTES**
- Coordinate demolition and storage 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.
 - Erect control measures must be in place prior to starting demolition and earth moving operations. Refer to Storm Water Pollution Prevention Plan (SWPPP), Sheet C002.
 - Where existing pavement is to be partially removed non-out pavement, full depth to provide a smooth joint with proposed pavement.
 - Perform clearing, grubbing, stump removal, topsoil removal and stockpiling in accordance with the project documents and specifications.
 - No reference is made to allocate every required item of removed and demolition either on drawings or in specifications. The contractor must visit the site and study existing ground conditions, review drawings, and reach their own conclusions on work necessary to accomplish intended results described by the project documents.
 - 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 remedial operations shall be the Contractor's responsibility. Restore restoration work within five (5) days after completion of final grading.
 - Underground utilities that are to be out and capped must be removed "back to the mat" and capped at the mat.

POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78221

DEMOLITION PLAN



THIS PLAN IS PREPARED BY THE ARCHITECT AND ENGINEER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING THEREFROM.

PROJECT NO. 14-023
 ISSUE DATE: XX-XX-14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLIS, P.A.
 TEXAS LICENSE NO. 13881
 C201

J.C. JONES & C. R. BATES, INC.
 ENGINEERS PLANNERS ARCHITECTS
 1000 Central Parkway N., Suite 100
 San Antonio, Texas 78232-0500
 TEL. 210 484 5001
 FAX 210 484 5019 1/4

POTRANCO RD.
 (120' WIDE)



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REVISED ISSUE DATES:
8/12/2014
8/29/2014
11/20/2014

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

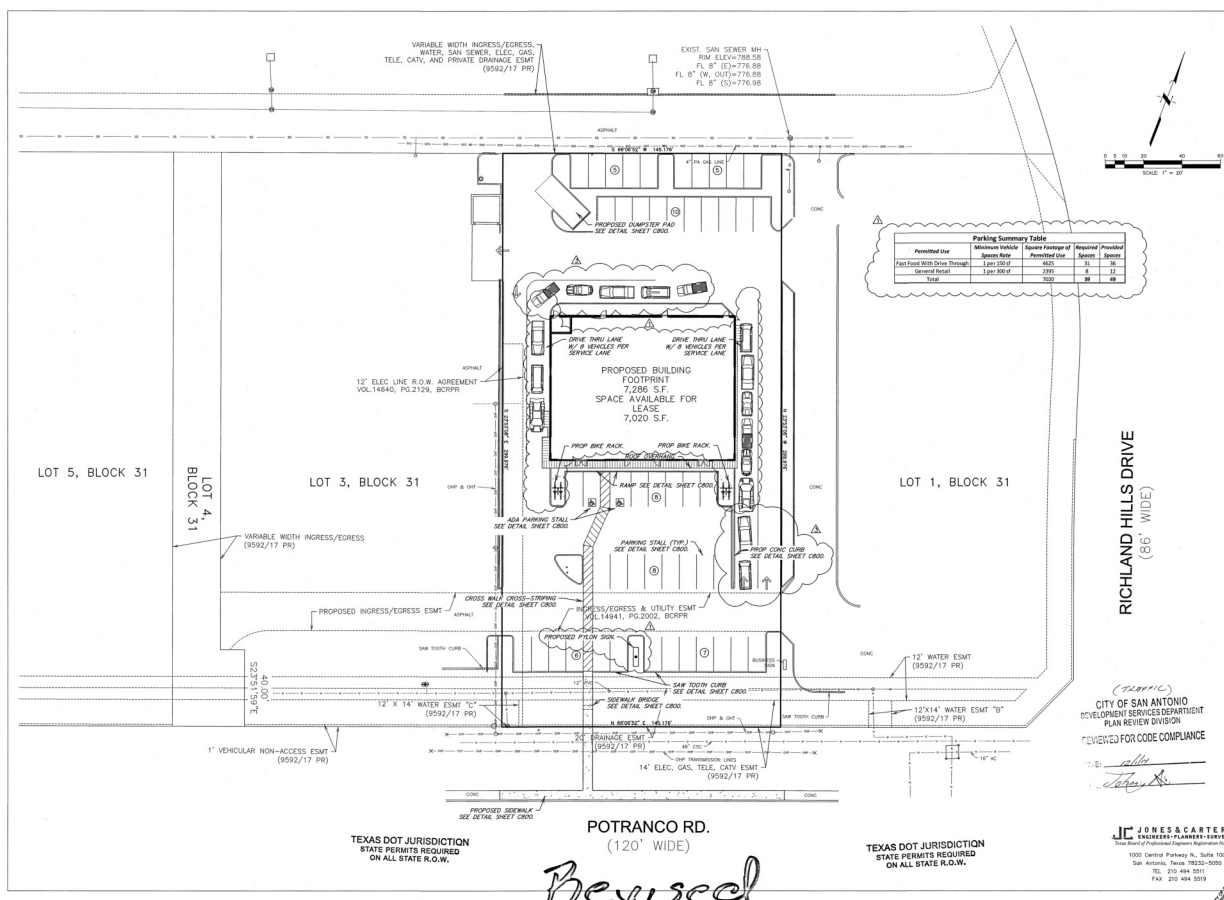
CIVIL SITE PLAN



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

PROJECT NO. 14-022
ISSUE DATE: 05.09.14
DRAWN BY: CS
REVIEWED BY: PM
PROJECT ARCHITECT:
JONES & CARTER, INC.
SAN ANTONIO, TEXAS 78222-0000
TEL. 210.484.5511
FAX. 210.484.5519

C300



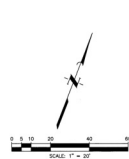
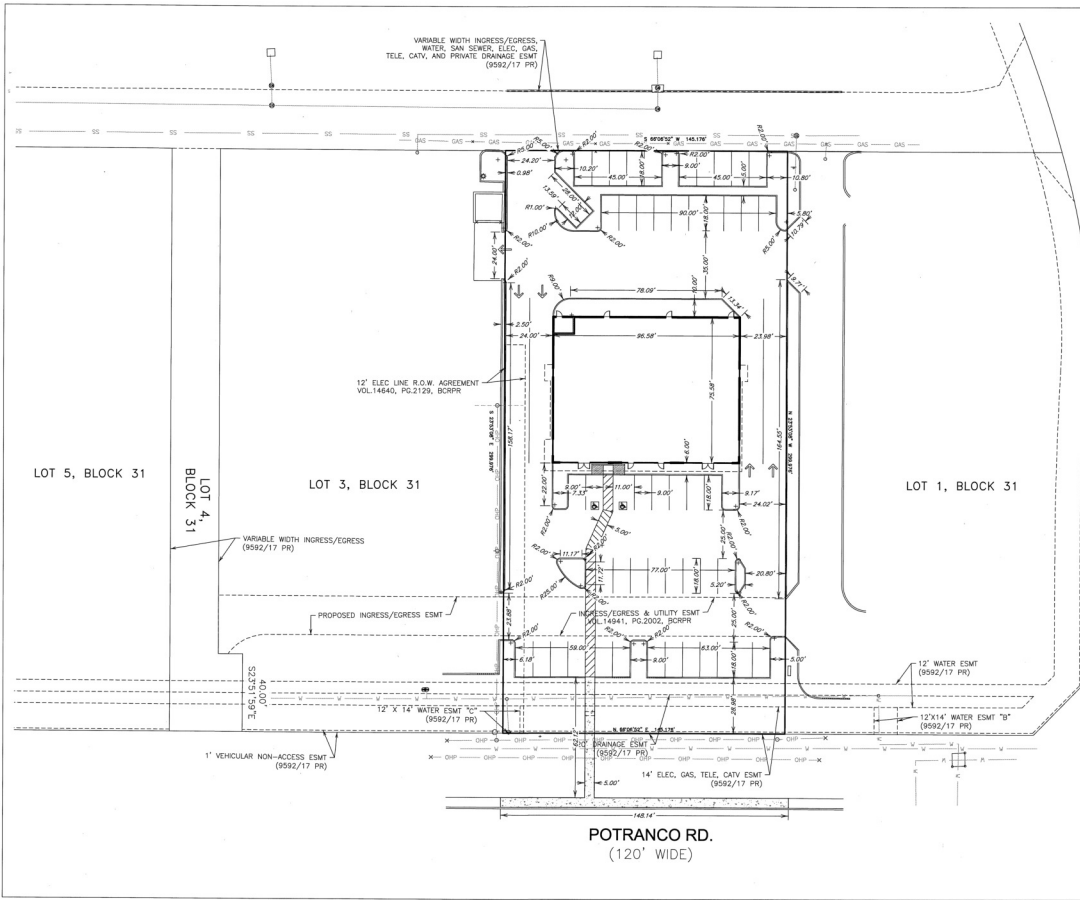
Parking Summary Table

Permitted Use	Minimum Vehicle Space Size	Space Footage of Permitted Use	Required Spaces	Proposed Spaces
Front Face With Drive Through	1 per 100 sf	460	31	36
General Parking	1 per 100 sf	290	4	31
Total		750	35	67

POTRANCO RD.
(120' WIDE)
Revised

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 ISSUE DATES:
 1/15/14
 2/10/14
 3/10/14

POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78261

SITE DIMENSION PLAN



PROJECT NO. 14-023
 ISSUE DATE: XXX.XX.14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 JAMES W. CARTER
 ENGINEER
 STATE OF TEXAS
 NO. 17189
 EXPIRES: 12/31/2014

JONES & CARTER, P.C.
 ENGINEERS-PLANNERS-SURVEYORS
 1000 Central Parkway N., Suite 100
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C301



REVISED ISSUE DATES:
 8/12/2014 (A)
 8/29/2014 (B)
 11/20/2014 (C)

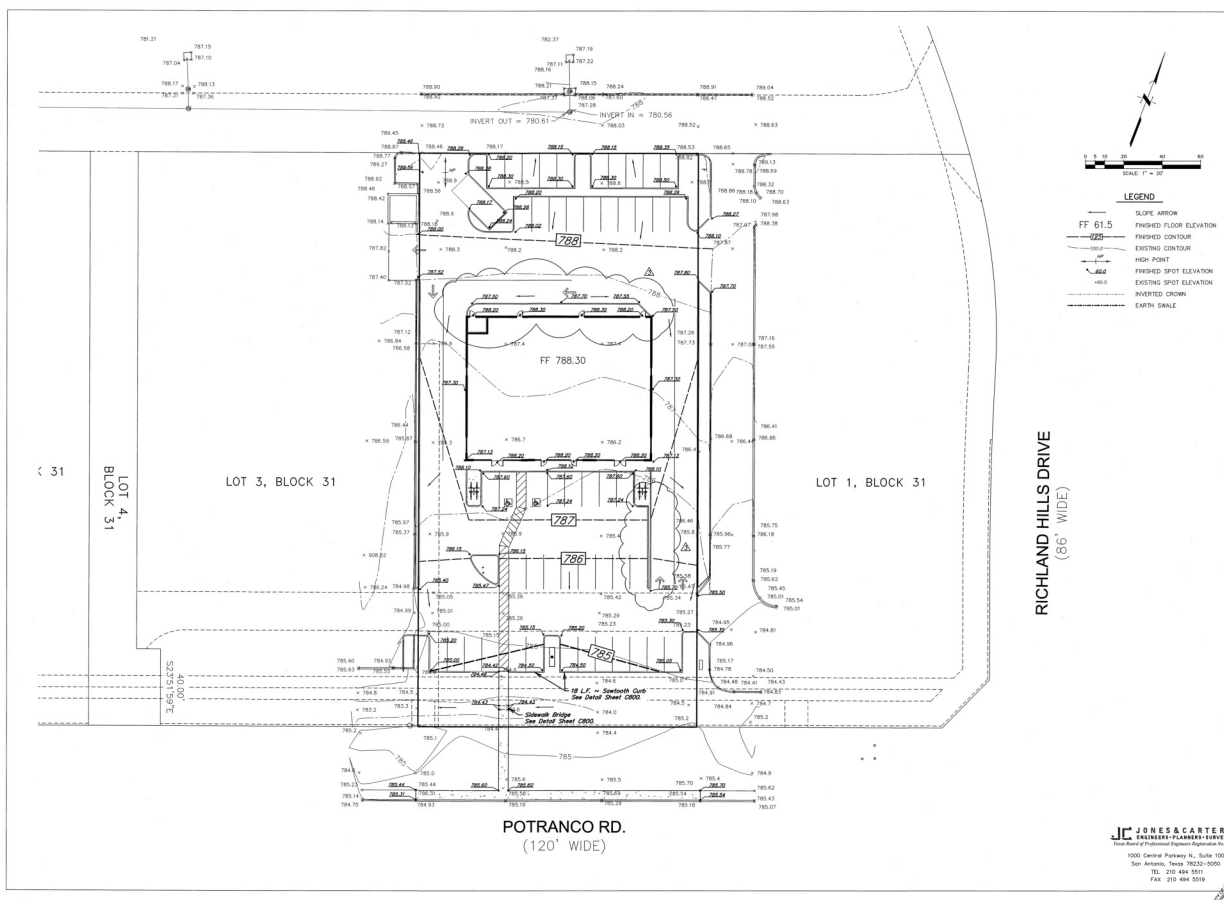
POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78251

SITE GRADING PLAN



THIS PLAN IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.
 © 2014

PROJECT NO. 14-023
 ISSUE DATE: 11/20/14
 DRAWN BY: CS
 REVIEWED BY: PH
 PROJECT ARCHITECT:
 DURAND-HOLLIS RUPPE ARCHITECTS, P.C.
 14803 HUEBNER RD., SUITE 100
 SAN ANTONIO, TEXAS 78230-0000
 TEL: 210.308.0081
 FAX: 210.697.3300





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14623 HELENER RD.
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TEL: 210 308-0080
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EMAIL: info@durandholle.com

REVISED ISSUE DATES
8/12/2014
6/26/2014
11/20/2014
11/20/2014

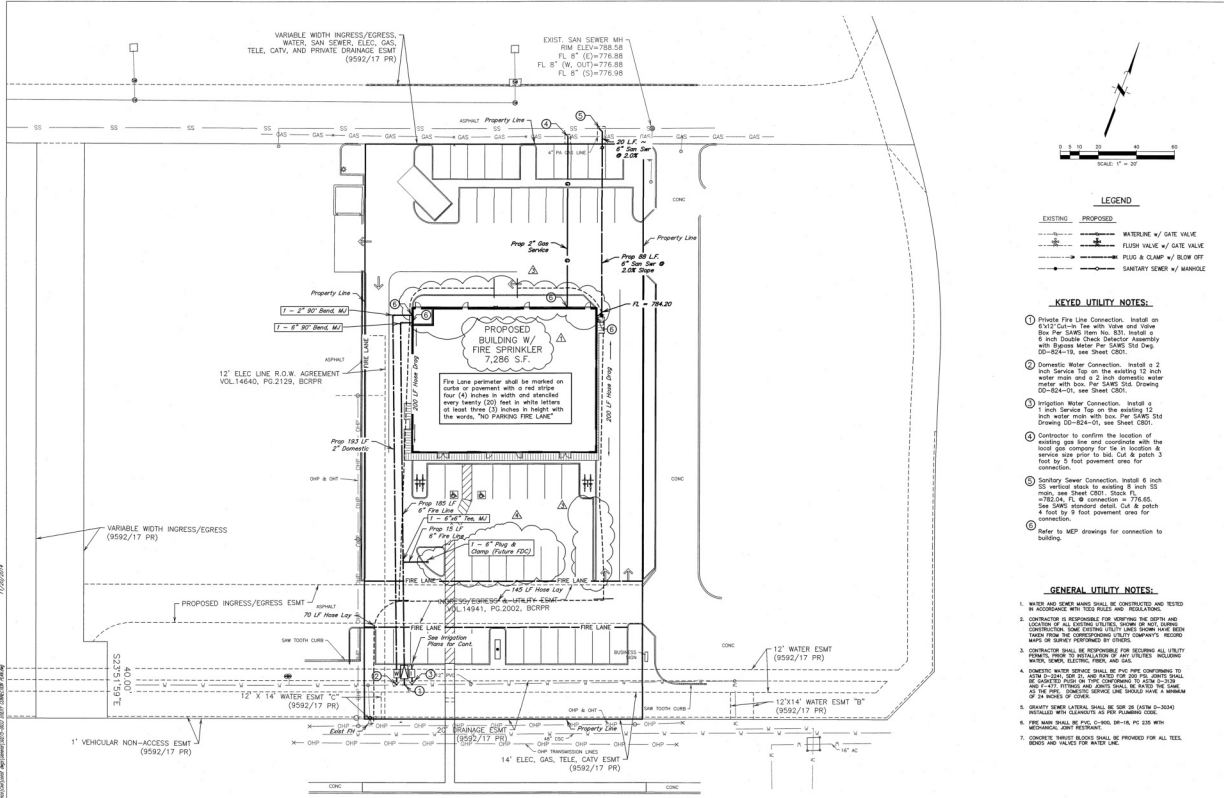
POTRANCO SHELL BUILDING
8515 POTRANCO RD.
SAN ANTONIO, TX, 78251

UTILITY CONNECTION AND FIRE PROTECTION PLAN

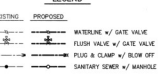


THE ENGINEER'S DESIGN OF THIS PROJECT IS LIMITED TO THE SPECIFIC CONDITIONS AND INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THAT THE DESIGN IS FREE FROM ALL ERRORS OR OMISSIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS INCURRED BY THE CLIENT IN CONNECTION WITH THIS PROJECT.

PROJECT NO. 14-023
ISSUE DATE: 08-04-14
DRAWN BY: CS
REVIEWED BY: RM
PROJECT ARCHITECT:
DURAND-HOLLE RUPPE
ARCHITECTS, INC.
14623 HELENER RD.
SAN ANTONIO, TX 78233
TEL: 210 308-0080
FAX: 210 697-2309
EMAIL: info@durandholle.com



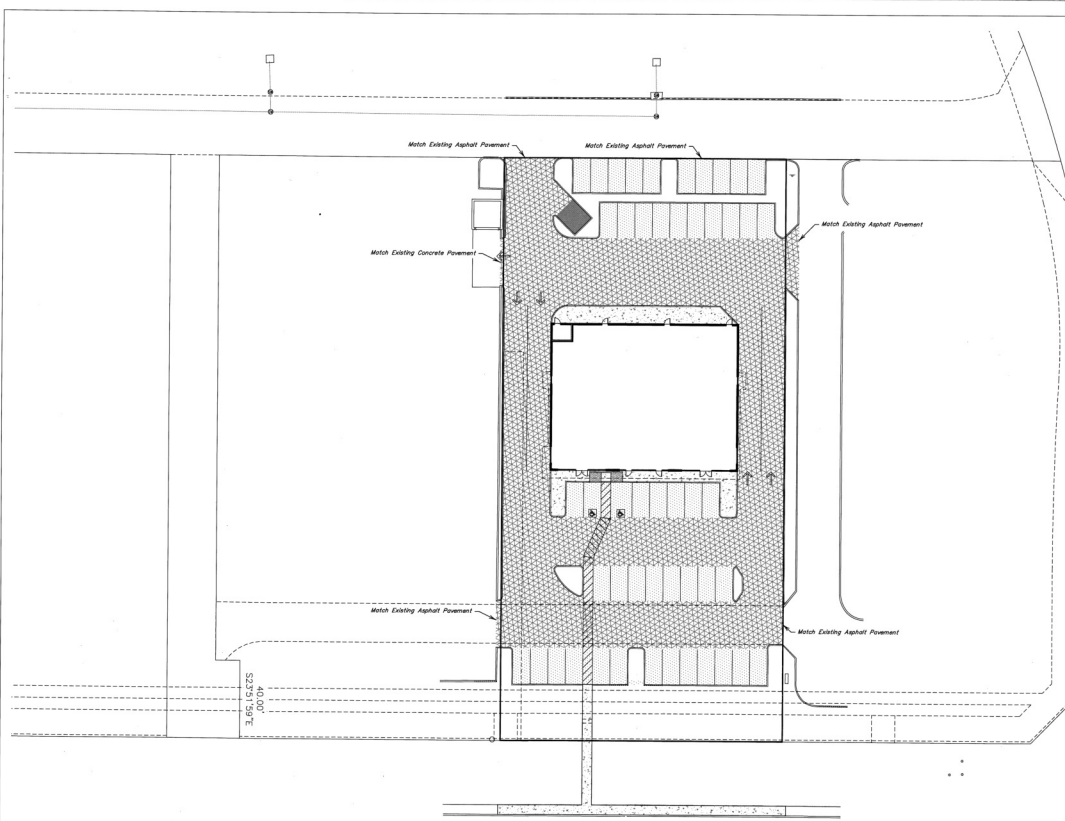
POTRANCO RD.
(120' WIDE)



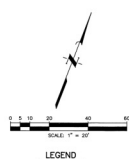
- KEYED UTILITY NOTES:**
- Private Fire Line Connection. Install on 0.175" Dia. Tee with Valve and Valve Box Per SAWS Item No. 831. Install a 6 inch Double Check Detector Assembly with bypass meter for SAWS Std Dwg. 02-824-10 see Sheet C500.
 - Domestic Water Connection. Install a 2 inch service tap on the existing 12 inch water main and 2 inch domestic water meter with box. Per SAWS Std. Drawing 02-824-101 see Sheet C500.
 - Sanitary Sewer Connection. Install a 2 inch service tap on the existing 12 inch water main with box. Per SAWS Std. Drawing 02-824-101 see Sheet C500.
 - Contractor to confirm the location of existing gas line and coordinate with fire line and sewer line. Call & locate 3 feet by 3 foot pavement area for connection.
 - Sanitary Sewer Connection. Install 6 inch 20' vertical stack to existing 8 inch SS main. See sheet C500-Stack Pk. FIRE LINE CONNECTION = 776.65. See SAWS Standard Detail. Call & locate connection.
 - Refer to MEP drawings for connection to building.

- GENERAL UTILITY NOTES:**
- WATER AND SEWER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TDS RULES AND REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION OF ALL UTILITIES. FIELD SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR. ALL UTILITIES SHALL BE MARKED PER SAWS STANDARD DETAIL PERFORMED BY QUALITY COMPANY'S RECORD DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED.
 - DOMESTIC WATER SERVICE SHALL BE PROVIDED CONFORMING TO SAWS STANDARD DETAIL. SEE SAWS STANDARD DETAIL FOR WATER SERVICE. SEE SAWS STANDARD DETAIL FOR WATER SERVICE. SEE SAWS STANDARD DETAIL FOR WATER SERVICE.
 - SEWER SERVICE LATERAL SHALL BE 8" IN (8" x 2'-304) WITH 2" DIA. VENT TO 20' MIN. SEE SAWS STANDARD DETAIL FOR SEWER SERVICE.
 - FIRE MAIN SHALL BE PVC 8" DIA. DR-16, PC 208 WITH 4" DIA. VENT TO 20' MIN. SEE SAWS STANDARD DETAIL FOR FIRE MAIN.
 - CONCRETE UTILITY FLOORS SHALL BE PROVIDED FOR ALL TIE INS. SEE SAWS STANDARD DETAIL FOR TIE INS.

J.C. JONES & CARTER, P.C.
ENGINEERS-PLANNERS-SURVEYORS
1000 Central Parkway N., Suite 100
San Antonio, Texas 78202-0000
TEL: 210 484 5011
FAX: 210 484 5010



POTRANCO RD.
(120' WIDE)



LEGEND

[Concrete texture symbol]	CONCRETE PAVEMENT SEE SL. 5/17 ORD
[Light asphalt texture symbol]	LIGHT DUTY ASPHALT PAVING SEE TO SL. SHEET ORD
[Medium asphalt texture symbol]	MEDIUM DUTY ASPHALT PAVING SEE SL. SHEET ORD
[Concrete slab texture symbol]	CONCRETE SLAB SEE SL. 5/17 ORD

- 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 applied on all exposed surfaces.
 5. Pavement striking shall be four (4) inch wide 8/11-12 inch max. in accordance with DMR-8200 or approved equal. Surface preparation, material placement, application, and performance period shall adhere to TxDOT Item 668 of the 2004 specifications.
 6. Refer to the latest Geotechnical Report by Arnie Geotechnical, Job No. 2014-434 for subgrade preparation and compaction requirements.

DHR
DURAND-HOLLIS RUPPE
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FAX: 210 697-3328
EMAIL: OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

POTRANCO SHELL BUILDING
8805 POTRANCO RD.
SAN ANTONIO, TX 78261

PAVING PLAN

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ENGINEERS-PLANNERS-DESIGNERS
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 TEL: 210 484 9201
 FAX: 210 484 9509 E-C: J

PROJECT NO. 14-023
 ISSUE DATE: XX.XX.14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 ARNIE DURAND-HOLLIS, P.E.
 TEXAS LICENSE NO. 10661
C600

REVISED ISSUE DATES:
 1. _____
 2. _____
 3. _____
 4. _____

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

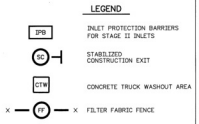
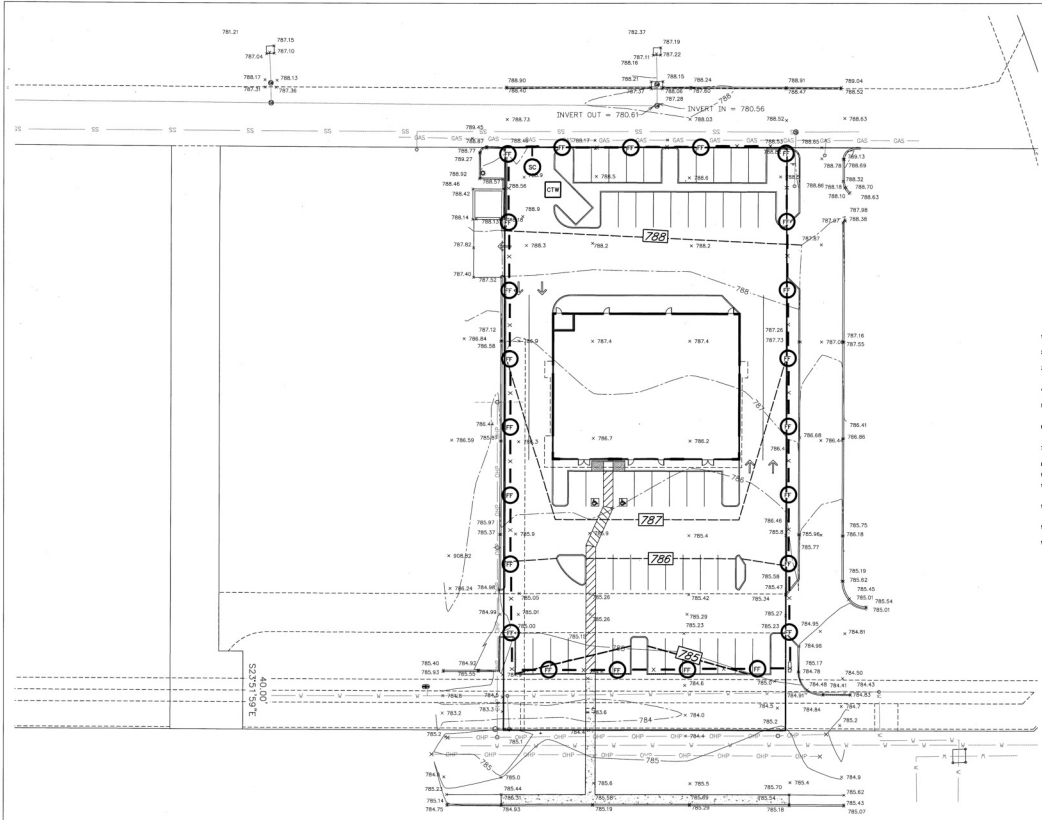
SWPPP



THE STATE OF TEXAS
 ENGINEERING BOARD
 GABRIEL DURAND-HOLLES, P.E.
 License No. 10861
 EXPIRES 09/01/2014

PROJECT NO. 14-023
 ISSUE DATE: XXXX-14
 DRAWN BY: CSE
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 GABRIEL DURAND-HOLLES, P.E.
 TEXAS LICENSE NO. 10861

C700



- SWPPP NOTES**
1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INITIAL EROSION AND SEDIMENTATION CONTROL AT LOCATION SHOWN ON PLANS.
 2. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN AT A MINIMUM OF ONE EVERY CALENDAR DAY.
 3. CONTRACTOR SHALL MAINTAIN, REPAIR AND REPLACE DAMAGED SYSTEMS AND SEDIMENT PANS.
 4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR OPERATIONAL PARTS, SUPPLIES, MATERIALS, AND OTHER EQUIPMENTALLY STORED MATERIALS.
 5. CONTRACTOR SHALL COVER ALL EXPOSED EARTH SURFACES WITH A MINIMUM OF 2" OF TOP SOIL OR TOP SOIL EQUIVALENT, 100% STABLE, FREE OF FUELS, OILS, GREASE, AND OTHER HAZARDOUS MATERIALS.
 6. CONTRACTOR SHALL COVER EXPOSED MATERIALS, WASTE, AND IN WASTING OF HOT TELS OR TOXIC MATERIALS, SHALL BE IN THE IMMEDIATE CONSTRUCTION AREA AND THE ACTOR SHALL NOTIFY THE PROJECT.
 7. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ALL FUEL, OILS, MATERIALS AND CONTAMINATED EQUIPMENT BY A QUALITY APPROVED WAREHOUSE (NO SEPARATE PAYS).
 8. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ALL HAZARDOUS WASTE.
 9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY.
 10. IF CONTRACTOR OF THE CONTRACT SHALL BE RESPONSIBLE FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING ON A DAILY BASIS, AND ALL PROPOSED PAVEMENT SHALL BE INSTALLED THROUGHOUT THE SITE PRIOR TO THE START OF CONSTRUCTION.
 12. ALL PROPOSED PAVEMENT SHALL BE INSTALLED THROUGHOUT THE SITE PRIOR TO THE START OF CONSTRUCTION.
 13. SEE SHEET C701 FOR DETAILED SWPPP DETAILS.

POTRANCO RD.
 (120' WIDE)

J. JONES & CARTER L.L.C.
 ENGINEERS-PLANNERS-SURVEYORS
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 San Antonio, Texas 78228-5000
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 FAX: 210 484 5019

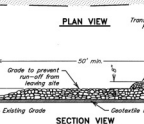
GENERAL SWPPP NOTES:

- 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 rule regulations, the TCEQ note or detail shall prevail.

S.W.P.P.P. DOCUMENT CONTAINER

- NOTES:
- This container shall be used to store the complete Storm Water Pollution Prevention Plan (SWPPP) and all other documents that they may be available for use by the District's staff. The container shall be located on the project site and shall be accessible at all times. The container shall be secured and shall be maintained in good condition.
 - The container shall be located on the project site and shall be accessible at all times. The container shall be secured and shall be maintained in good condition.

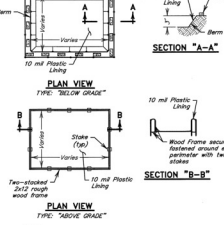
CONCRETE WASHOUT AREA



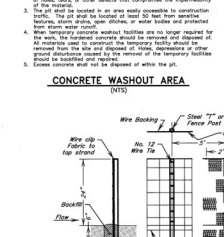
TEMPORARY CONSTRUCTION EXIT

- NOTES:
- The exit shall be constructed of concrete or steel plate and shall be at least 4 feet wide and 4 feet high. It shall be located on the project site and shall be accessible at all times. The exit shall be secured and shall be maintained in good condition.
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SILT FENCE



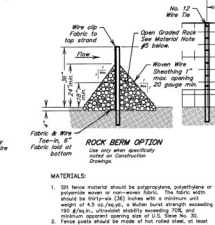
SILT FENCE WITH ROCK BERM OPTION



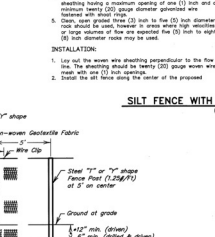
ROCK BERM

- NOTES:
- The rock berm shall be constructed of clean, washed, angular rock with a minimum diameter of 3/4 inch and a maximum diameter of 4 inches. The rock shall be placed in a single layer and shall be at least 4 feet high. It shall be located on the project site and shall be accessible at all times. The rock berm shall be secured and shall be maintained in good condition.
 - The rock berm shall be constructed of clean, washed, angular rock with a minimum diameter of 3/4 inch and a maximum diameter of 4 inches. The rock shall be placed in a single layer and shall be at least 4 feet high. It shall be located on the project site and shall be accessible at all times. The rock berm shall be secured and shall be maintained in good condition.

TEMPORARY CONSTRUCTION EXIT



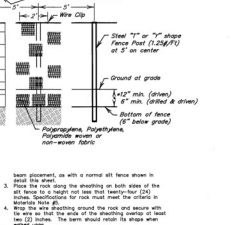
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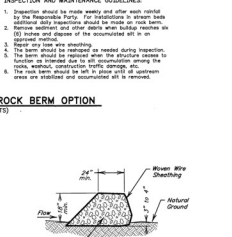
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TEMPORARY CONSTRUCTION EXIT



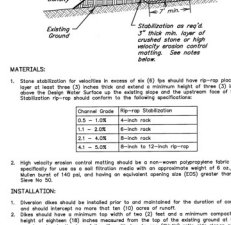
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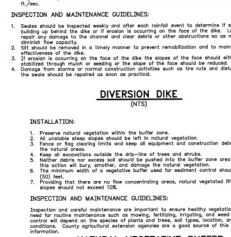
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CONCRETE WASHOUT AREA



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CONCRETE WASHOUT AREA



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POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78261

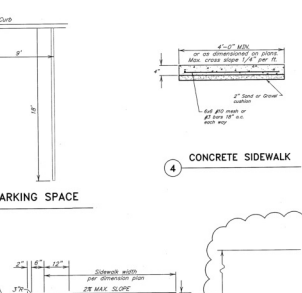
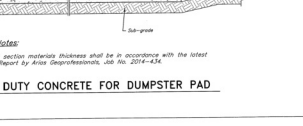
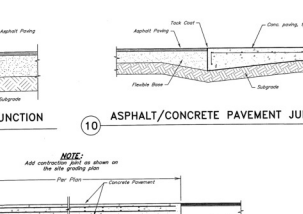
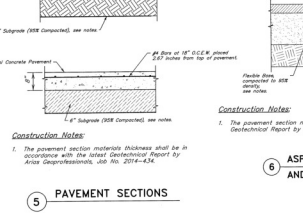
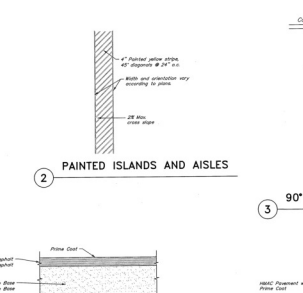
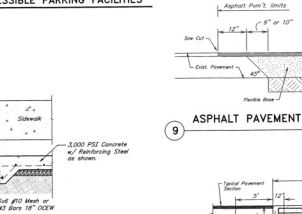
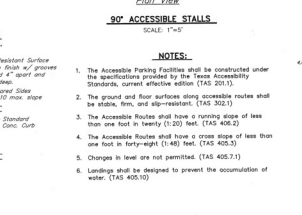
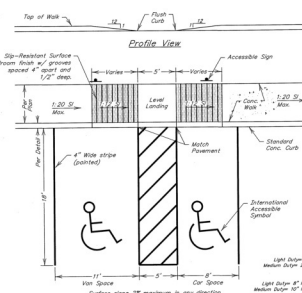
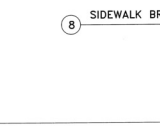
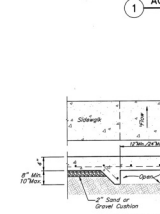
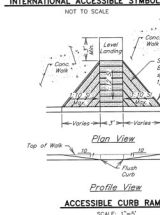
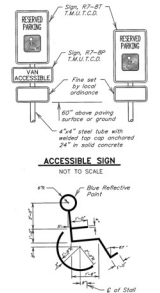
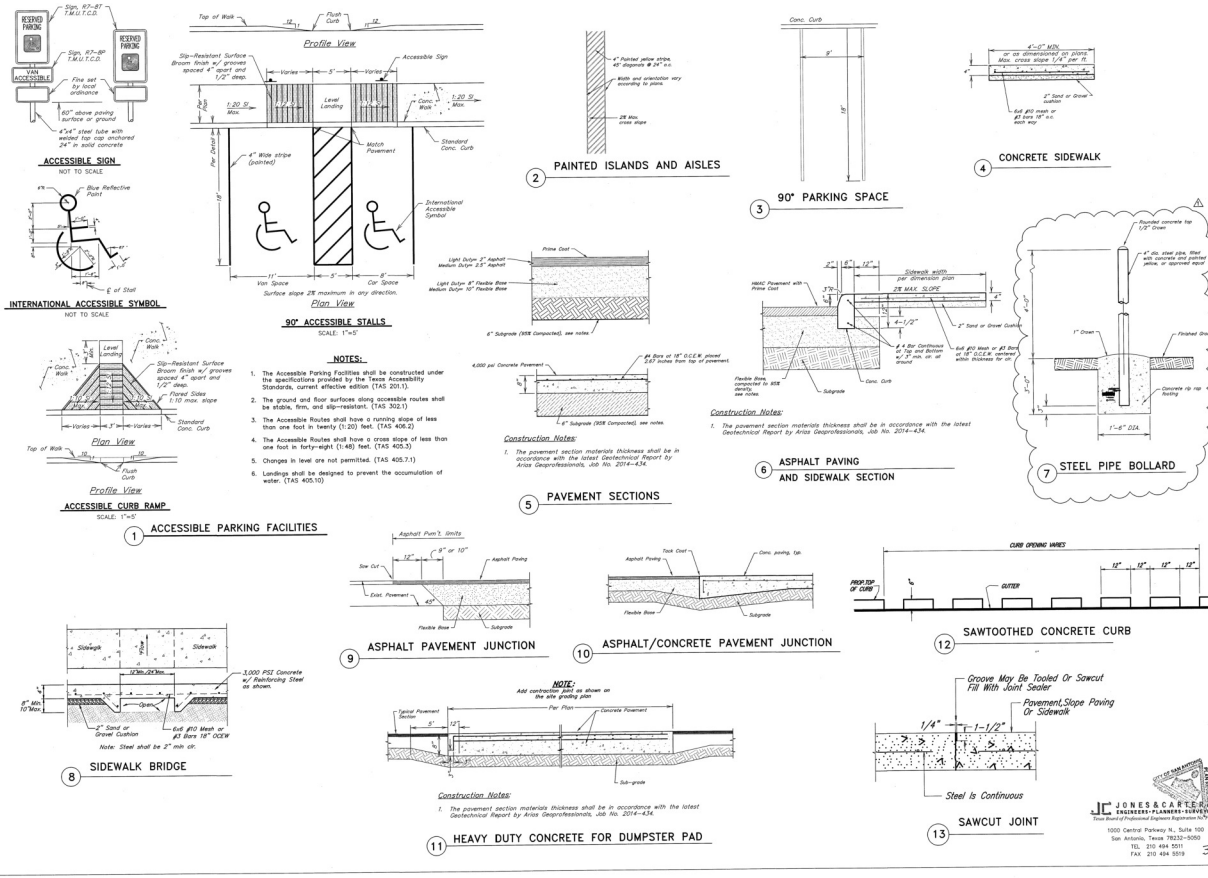
SITE DETAILS (1 OF 2)



PROJECT NO. 14-023
 ISSUE DATE: 8/28/14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 DURAND-HOLLS RUPPE
 TEXAS LICENSE NO. 10581
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JONES & CARTER
 ENGINEERS, PLANNERS & ARCHITECTS
 THE STATE OF TEXAS PROFESSIONAL ENGINEER NO. 7678
 1000 Central Expressway, Suite 1000
 San Antonio, Texas 78233-5550
 TEL: 210 484 5011
 FAX: 210 484 5819

PROJECT NO. 14-023
 ISSUE DATE: 8/28/14
 DRAWN BY: CS
 REVIEWED BY: RM
 PROJECT ARCHITECT:
 DURAND-HOLLS RUPPE
 TEXAS LICENSE NO. 10581
C800



REVISED ISSUE DATES:

POTRANCO SHELL BUILDING
 8815 POTRANCO RD.
 SAN ANTONIO, TX, 78261

SITE DETAILS (2
 OF 2)

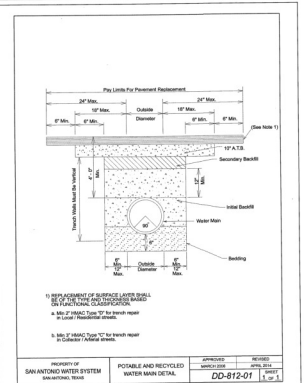
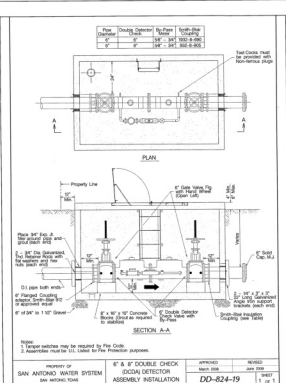


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PROJECT NO. 14-023
 ISSUE DATE: 03.XX.14
 DRAWN BY: CS
 REVIEWED BY: RMA
 PROJECT ARCHITECT:
 DURAND-HOLLIS RUPPE
 TEXAS LICENSE NO. 10881

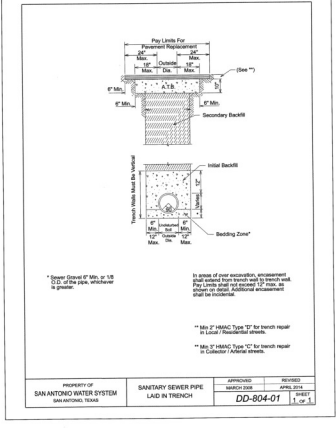
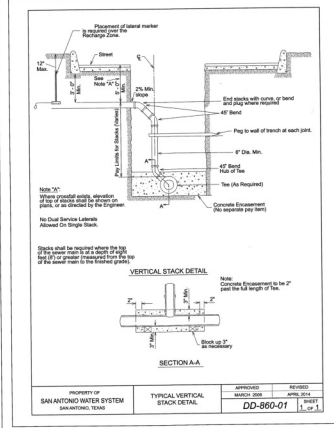
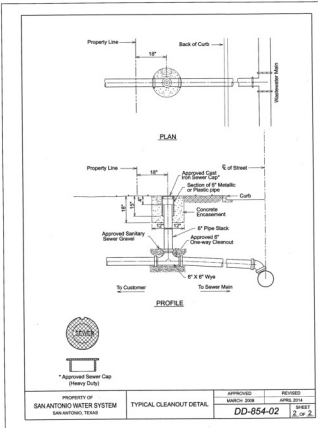
JONES & CARTER, INC.
PLANNERS-ENGINEERS-ARCHITECTS
 1000 Central Parkway N., Suite 1000
 San Antonio, Texas 78202-0005
 TEL: 210 484 5511
 FAX: 210 484 5518

CB01



PIPE TAPPING SCHEDULE

PIPE	SIZE	TYPE	DATE	BY	CHKD
4\"/>					



PROPERTY OF
 SAN ANTONIO WATER SYSTEM
 SAN ANTONIO, TEXAS

APPROVED
 [Signature]

REVISION
 DATE: 03/14/14

DD-854-02
 1 OF 2

DD-860-01
 1 OF 1

DD-804-01
 1 OF 1