

DURAND-HOLLIS RUPP
ARCHITECTS, INC.
14603 HUEBNER RD.
BUILDING 18
SAN ANTONIO,
TEXAS 78230
TEL. 210 308-0088
FAX 210 697-3300
A/E/C

REVISED ISSUE DATES	
8/12/2014	

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

COVER



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PROJECT NO. 14-02
ISSUE DATE: 07.07.1
DRAWN BY: C
REVIEWED BY: R
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, F
TEXAS LICENSE NO. 108

COVER

GENERAL NOTES

- [illegible]

SYMBOLS

KEY	DESCRIPTION
SHEET NUMBER, LOCAL NUMBER a-10	DETAIL KEY
ROOM 	ROOM NAME AND NUMBER
	DOOR SCHEDULE NUMBER
	WINDOW KEY
	DEMOLITION KEY/NOTE
	ELEVATION KEY
	SECTION KEY
	DETAIL KEY
	PARTITION KEY
	TRUE NORTH ARROW
	PLAN NORTH ARROW
	FINISH KEY

CODE INFORMATION

SQUARE FOOTAGE (net area)	SQUARE FEET
LEASE SPACE	7,020.50 SF
MECHANICAL ROOM	81.95 SF
TOTAL	7,101.50 SF
SQUARE FOOTAGE (gross area/footprint)	SQUARE FEET
TOTAL	7,286.50 SF

CODES	OCCUPANCY CLASSIFICATION
2012 INTERNATIONAL BUILDING CODE	B-BUSINESS
2012 INTERNATIONAL FIRE CODE	CONSTRUCTION TYPE
2009 INTERNATIONAL ENERGY CONSERVATION CODE	V-B
2012 INTERNATIONAL PLUMBING CODE	OCCUPANT LOAD (IBC)
2012 INTERNATIONAL MECHANICAL CODE	Parking spaces REGULAR SPACES ACCESSIBLE SPACES TOTAL SPACES
2011 NATIONAL ELECTRICAL CODE	47 6 63

PROJECT LOCATION



PROJECT TEAM

ARCHITECT
DURAND-HOLLIS RUPE ARCHITECTS, INC.

14603 HUESNER ROAD, BUILDING 18
SAN ANTONIO, TEXAS 78230
P. 210.308.0080 F. 210.697.3309
WWW.DHRAARCHITECTS.COM
ROBERT MORITZ

STRUCTURAL ENGINEER
DATUM ENGINEERS
5021 BROADWAY
SAN ANTONIO, TX 78209

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

10100 SAN PEDRO AVENUE
SAN ANTONIO, TX 78216
P: (210) 930-3000
WEB: MURRAY-INC.COM
DAVID MURRAY
david@murray-inc.com

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HORIZON DESIGN AND DEVELOPMENT
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SAN ANTONIO, TEXAS 78232
P: (210) 831-8564
JOHN ROBERTSON
www.horizondesign.com

CIVIL ENGINEER
JONES & CARTER, INC.

1000 CENTRAL PARKWAY N., SUITE 100,
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P. 210. 494.5511
F. 210. 494.5519
REEDE CONNER, P.E.

GEOTECHNICAL
ARIAS & ASSOCIATES
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408/291-1111
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Jerry D. Shepherd, P.E.
shepherd@crisinc.com

DRAWING LIST

GENERAL INFORMATION								
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COVER PROJECT INFORMATION, CODE ANALYSIS, LOCATION MAP

CIVIL
C101

- | | |
|------|---|
| 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 |

STRUCTURAL

- | | |
|------|--|
| 5100 | TYPICAL ABBREVIATION, SYMBOLS AND PLAN NOTES |
| 5101 | GENERAL NOTES |
| 5102 | GENERAL NOTES |
| 5200 | FOUNDATION PLAN |
| 5201 | ROOF FRAMING PLAN |
| 5301 | TYPICAL SLAB-ON-GRADE DETAILS |
| 5302 | TYPICAL CONCRETE SECTIONS AND DETAILS |
| 5400 | LIGHT WOOD FRAMING NOTES AND SCHEDULES |
| 5401 | TYPICAL STEEL DETAILS |
| 5402 | SAMPLE BEAM CONNECTION DETAILS |
| 5410 | ROOF SEAM CONNECTION DETAILS |

MEP

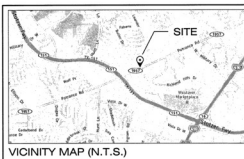
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|------|------------------|
| P000 | PLUMBING SYMBOLS |
| P101 | PLUMBING PLAN |
| P201 | PLUMBING DETAILS |

E000	E
E001	E

- | | |
|------|-----------------------------|
| E101 | ELECTRICAL LIGHTING PLAN |
| E201 | ELECTRICAL POWER PLAN |
| E401 | ELECTRICAL ONE LINE DIAGRAM |
| E501 | ELECTRICAL DETAILS |
| E701 | ELECTRICAL SPECIFICATIONS |

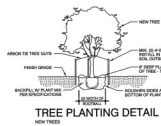
LANDSCAPE ARCHITECT

- 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



PLANT SCHEDULE					SIZE = CALIPER OR SPREAD	
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
OL	Quercus laevis	LACY OAK	-	2" CAL.	8 and 8	DECIDUOUS / SINGLE STEM
OS	Quercus shumardii	SHAMARO OAK	-	2" CAL.	8 and 8	DECIDUOUS / SINGLE STEM
OV	Quercus virginiana	LIVE OAK	-	2" CAL.	8 and 8	EVERGREEN / SINGLE STEM
TM	Taxodium mucronatum	MOUNTAIN CYPRESS	-	2" CAL.	8 and 8	DECIDUOUS / SINGLE STEM
SL	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	8 and 8	EVERGREEN / MULTI-TRUNKED
SHRUBS						
CA	Caesalpinia pulcherrima	RED BIRD OF PARADISE	-	5 GAL.	-	ACCENT / PLANT AS SHOWN
DW	Diospyros wherryi	BOTOL	-	5 GAL.	-	ACCENT / PLANT AS SHOWN
LW	Lantana montevidensis New Gold	NEW GOLD LANTANA	-	5 GAL.	-	PERENNIAL / PLANT AT 30" O.C.
LA	Lonicera sempervirens	CLIMB ROSE	-	5 GAL.	-	ACCENT / PLANT AS SHOWN
PA	Plumbago auriculata	CAPE PLUMBAGO	-	5 GAL.	-	EVERGREEN / PLANT AT 3' O.C.
RO	Rosa carolina	PROSTRATE ROSEMARY	-	5 GAL.	-	EVERGREEN / PLANT AT 3' O.C.
RE	Rosa blanda	WINDY WOODCUT ROSE	-	5 GAL.	-	EVERGREEN / PLANT AT 3' O.C.
RS	Rosa rugosa	RED SALVA	-	5 GAL.	-	EVERGREEN / PLANT AT 30" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	5 GAL.	-	PERENNIAL / PLANT AT 3' O.C.
TS	Taxus canadensis	ESPRESSO	-	5 GAL.	-	ACCENT / PLANT AS SHOWN
TR	Traveller's tree	SUPPLANT PLANT	-	5 GAL.	-	ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
CD	Cyperus detentus NIF	W/IF HYPERICUM BERBERIS	-	SOLID 500	-	SEE SPECIFICATIONS
CD	Cyperus detentus Blackland	BLACKBERRY BETAULAGRASS	-	SOLID 500	-	SEE SPECIFICATIONS
CD	Cyperus detentus	SP. OF GRASS	-	SOLID 500	-	APPLY TO 5" DEPTH OVER COMPACTED SUBGRADE W/ APPROVED GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE
CD	Cyperus detentus	COMPACTED SUBGRADE	-	SOLID 500	-	APPLY TO 5" 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 TO MIN. DEPTH OF 18" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - INSTALL APPROVED IMPORTED PLANTING TO MIN. DEPTH OF 18" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DISCREPANCIES 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 CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA.
 - REPORT THE CONFLICTS TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN INSTRUCTIONS.
- 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 ALL URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL PLANTS AND PLANTING FROM THE DEER WITH PROPER FENCING.
 - APPLY "UQUAD FENCE" OR APPROVED EQUAL TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWNSHIPS BY DEER.
 - ANY NEWLY INSTALLED PLANTS AND/OR BROWNSHIPS BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.



LANDSCAPE ORDINANCE COMPLIANCE
70 Point Minimum

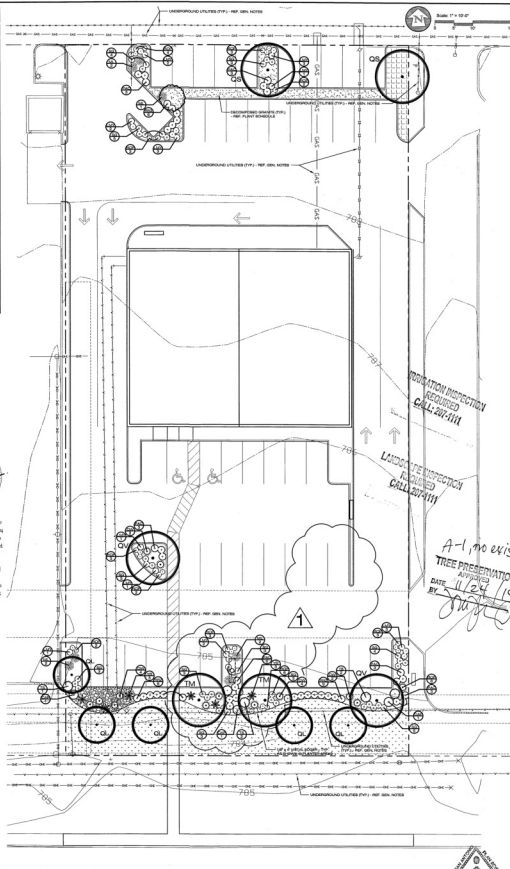
1. PARKING LOT SHADING	20 POINTS
TOTAL PARKING AREA = 16,125 SF x 25% = 4030 SF SHADING REQUIRED	
75% CREDIT NEW TREES:	
(1) SHAMARO OAK @ 1200 SF x 75% = 900 SF	
(2) LIVE OAK @ 875 SF x 75% = 656.25 SF	
50% CREDIT NEW TREES:	
(3) MOUNT. CYPRESS @ 1200 SF x 50% = 600 SF	
(4) SHAMARO OAK @ 1200 SF x 50% = 600 SF	
(5) LIVE OAK @ 875 SF x 50% = 437.5 SF	
TOTAL SHADING PROVIDED:	3273.75 SF (20.3%)
2. PARKING LOT SCREENING	25 POINTS
PROVIDED AS REQUIRED	
3. STREET TREES	25 POINTS
PROVIDED AS REQUIRED	
TOTAL	70 POINTS

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

50% CREDIT NEW TREES:	2160 SF
(1) MOUNT. CYPRESS @ 1200 SF x 50% = 600 SF	
(2) SHAMARO OAK @ 1200 SF x 50% = 600 SF	
(3) LIVE OAK @ 875 SF x 50% = 437.5 SF	
(4) LACY OAK @ 800 SF x 50% = 400 SF	
TOTAL TREE CANOPY PROVIDED:	2037.5 SF (4.7%)
REMAINING TREE CANOPY REQUIRED:	8850.5 SF
DIVIDED BY 75% SF PER TREE:	3.68 FT
x 1.5 CAL. INCH PER TREE:	5.52 FT
@ 500 PER CAL. INCH:	2760 TREES REQUIRED

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.



DHR
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REVISED ISSUE DATES:
Site Changes: 11/15/14

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

LANDSCAPE PLAN

PROJECT NO.: 2014-008
ISSUE DATE: 11/15/14
DESIGNED BY: J. DURAND
CHECKED BY: J. DURAND
DATE: 11/24/14

L1.0

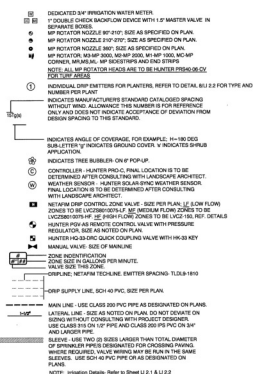
- #### 4 General Notes

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


 Robert J. Rios, ISA # 146,491

 David J. Reardon, TX J.L.S. 00000000

3 Legend



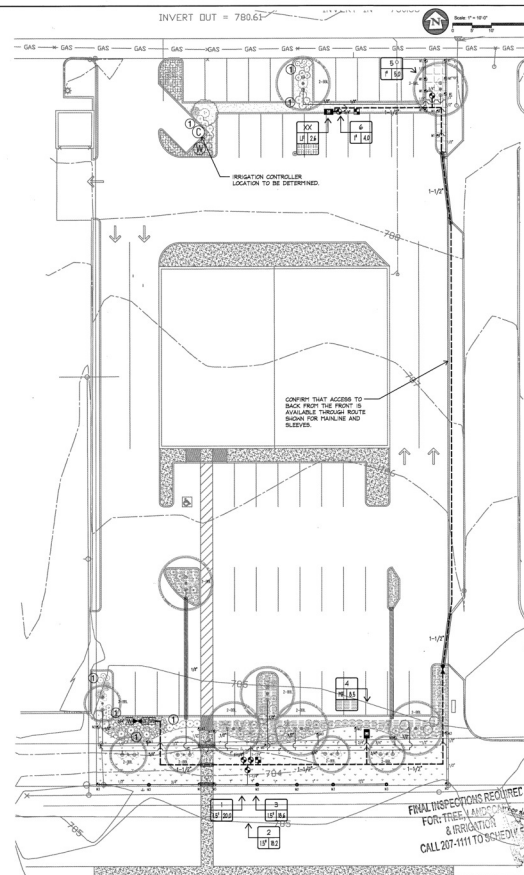
1 Critical Zone Chart

PRESSURE REQUIREMENT CALCULATIONS (SIZING NO. 3)		
DESIGN STATISTICS FOR CALCULATIONS		
Total Zone Flow		18.6 gpm
Electric Valve Size		1.5"
Static Pressure Loss 10% static @ 60 psi	45.0 psi	50.0 psi
SPRINKLER HEADS TO BE INSTALLED FROM FIRE MAIN TO FURTHEST HEAD		
Sprinkler head number		40 (20.0)
Zone Pipe Fitting Loss		1.4 psi
1.5" Electric Valve Loss		3.0 psi
Equivalent Length (F.T.)		40.0
System Mainline Loss (2" Sch 40 Wdn)		4.0 psi
Backflow Preventer Loss (2")		4.0 psi
Water Valve Loss		5.0 psi
1.5" Motor Electric Valve Loss		5.0 psi
Type K Copper Sizing Loss		NA
	Total Loss	74.4 psi
Design Pressure		74.4 psi

Notes: System requires a minimum of 68 psi static pressure for system to operate properly. Irrigation Controller shall conduct on site pressure test to verify site conditions. Irrigation Controller shall conduct annual lobby Chamber Replenishment of pressure deficiencies or any other on site problems that may alter the effectiveness of

Precipitation Rate (in/hr)	Water Demand (in/hr)	Time/Cycle (min)	No. of Zones	Time Min.	Time Hrs.
MP Rotators .44	.80	110.0	3	330.0	5.5
Rotar Zones .83	.80				
Drip Zones .43	.80	110.0	2	220.0	3.7
Bubbler Zones 3.37	.80	15.0	2	30.0	.5
Total System Hours of Operation Per Week					9.7

2 ET Valve Schedule



FINAL INSPECTIONS REQUIRED
FOR: TREE, LANDSCAPE
& IRRIGATION

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REVISÉD ISSUE DATES:

_____	1
_____	2
_____	3
_____	4

NORTH RICHLAND HILLS
SHELL BUILDING
XXXXX Potranco Road
San Antonio, Texas

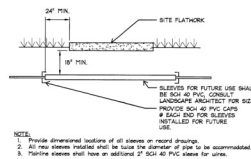
IRRIGATION
NOTES & PLAN

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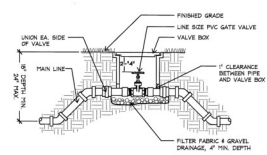
PROJECT NO.: 14-028
ISSUE DATE: 5/31/14
DRAWN BY: PJR
REVIEWED BY: PJR

PROJECT ARCHITECT:
SHEET NO.:

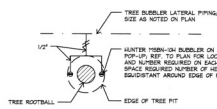
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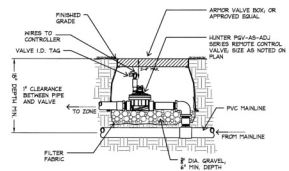
8 IRRIGATION SLEEVE DETAIL
NOT TO SCALE



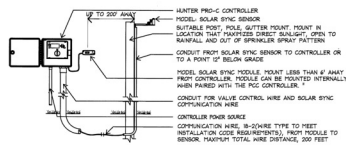
4 MANUAL VALVE DETAIL
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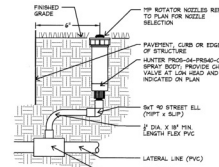
7 TREE BUBBLER ASSEMBLY DETAIL
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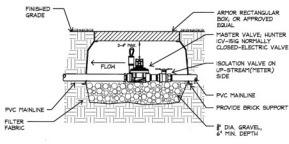
3 VALVE DETAIL
NOT TO SCALE



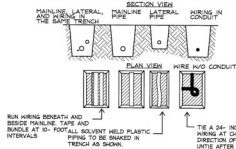
10 RAIN/FREEZE SENSOR
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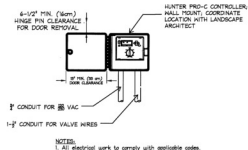
6 MP ROTATOR ON POP-UP SPRAY
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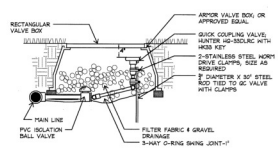
2 MASTER VALVE DETAIL
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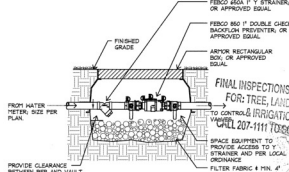
11 TRENCH DETAIL
NOT TO SCALE



9 AUTOMATIC CONTROLLER
NOT TO SCALE



5 QUICK COUPLER VALVE DETAIL
NOT TO SCALE



1 BACKFLOW PREVENTER DETAIL
NOT TO SCALE

DHR
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REVISED	ISSUE	DATE
1		
2		
3		

NORTH RICHLAND HILLS
SHELL BUILDING
xxxxx Potranco Road
San Antonio, Texas

IRRIGATION
DETAILS



FOR TREE LANDSCAPE
CONSTRUCTION
CALL 207-1111 TOSCH
PROJECT NO. 14-028
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
DATE: 10/1/11

LI 2.1

