

PROJECT DIRECTORY

JRK DESIGN, INC.
112 NW 24TH ST.
SUITE 116
FORT WORTH, TX 76102
CONTACT: RANDY KELLY
682.365.2742
randy.kelly@jrkdesign.us

OWNER

FIVE BELOW
1818 MARKET STREET
SUITE 1300
215.546.7303
CONTACT: CAROLYN RAU

LANLORD

Riocan America Management, Inc.
6504 International Parkway
SUITE 1120
PLANO, TX 75093
CONTACT: Chris Young
972.535.0437

ENGINEER

JRK Design
112 NW 24TH ST.
SUITE 116
FORT WORTH, TX 76102
CONTACT: Fred Golestan
214.415.0551
fred.golestan@jrkdesign.us

GENERAL NOTES

1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS IN ORDER TO INSURE A FINAL CERTIFICATE OF OCCUPANCY FROM GOVERNING AUTHORITIES.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FIELD VERIFY JOB SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
3. BIDDERS, BY BIDDING, CERTIFY THAT THE DRAWINGS AND THE SPECIFICATION BOOK HAVE BEEN REVIEWED AND THAT LABOR AND MATERIALS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION ARE INCLUDED IN THEIR SUBMITTED BIDDING DOCUMENTS.
4. THE G.C. IS RESPONSIBLE FOR THE BUILDING PERMIT COST AS WELL AS THE PERMITS REQUIRED BY ALL TRADES THAT ARE NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
5. SEE SPECIFICATIONS FOR PROPRIETARY VENDORS AND MATERIALS.
6. TENANT SHALL BE RESPONSIBLE FOR MEETING ALL APPLICABLE CODES AND OBTAINING ALL JURISDICTIONAL APPROVALS.
7. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY A LANDLORD APPROVED CONTRACTOR TO MAINTAIN WARRANTIES.

DRAWING INDEX

ARCHITECTURAL

T1.0	TITLE SHEET / INDEX / CODE / MAP
D1.0	DEMOLITION PLAN
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN / RESTROOM ELEVATIONS
A4.0	ENLARGED RESTROOM PLAN / A.D.A. MOUNTING HEIGHTS DETAIL
A4.0	FRONT ELEVATION / STOREFRONT DETAIL / WALL SECTIONS / DETAILS
MECHANICAL	
E1.0	ELECTRICAL POWER PLAN
E2.0	ELECTRICAL LIGHTING PLAN
E3.0	CONTRACTOR TIME CLOCK DETAIL / ELECTRICAL RISER DIAGRAM / NOTES
E3.0	MASTER LIGHTING SWITCH BANK / ELECTRICAL PANEL DETAIL SCHEDULES
E4.0	ELECTRICAL SPECIFICATIONS
M1.0	MECHANICAL PLAN / SPECIFICATIONS
M2.0	MECHANICAL DETAILS
P1.0	PLUMBING SUPPLY PLAN / PLUMBING WASTE LINES PLAN
P1.0	PLUMBING FIXTURE SCHEDULE / PLUMBING NOTES

PROJECT INFORMATION

ADDRESS: 5511 N. W. Loop 1604, Suite #105, San Antonio, TX 78253
LEASE SPACE AREA: 8,098 SQ. FT.
OCCUPANCY: M- MERCANTILE
CONSTRUCTION TYPE: TYPE II-B (SPRINKLERED)

OCCUPANCY LOADS:
SALES AREA: 7,026 SQ. FT.
NON-SALES AREA: 1,018 SQ. FT.
TOTAL: 8,144 SQ. FT.
TOTAL OCCUPANCY: 235 OCCUPANTS

LENGTH OF TRAVEL: MAXIMUM TRAVEL DISTANCE PERMITTED = 250 FT.
SPRINKLER SYSTEM: YES
EXITS REQUIRED: 2 EXITS REQUIRED
EXITS PROVIDED: 2 PROVIDED

BUILDING CODE: 2012 IBC
MECHANICAL CODE: 2012 IMC
ELECTRICAL CODE: 2011 NEC
PLUMBING CODE: 2012 IPC
FIRE CODE: 2012 IFC
ENERGY CODE: 2009 IECC
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

five BELOW

ALAMO RANCH MARKETPLACE

5511 N. W. LOOP 1604, SUITE #105

SAN ANTONIO, TX 78253



112 NW 24th Street
Suite 116
Fort Worth, TX. 76164
phone. 682.365.2742
www.jrkdesign.us

Architect of Record:

Randy Kelly

randy.kelly@jrkdesign.us

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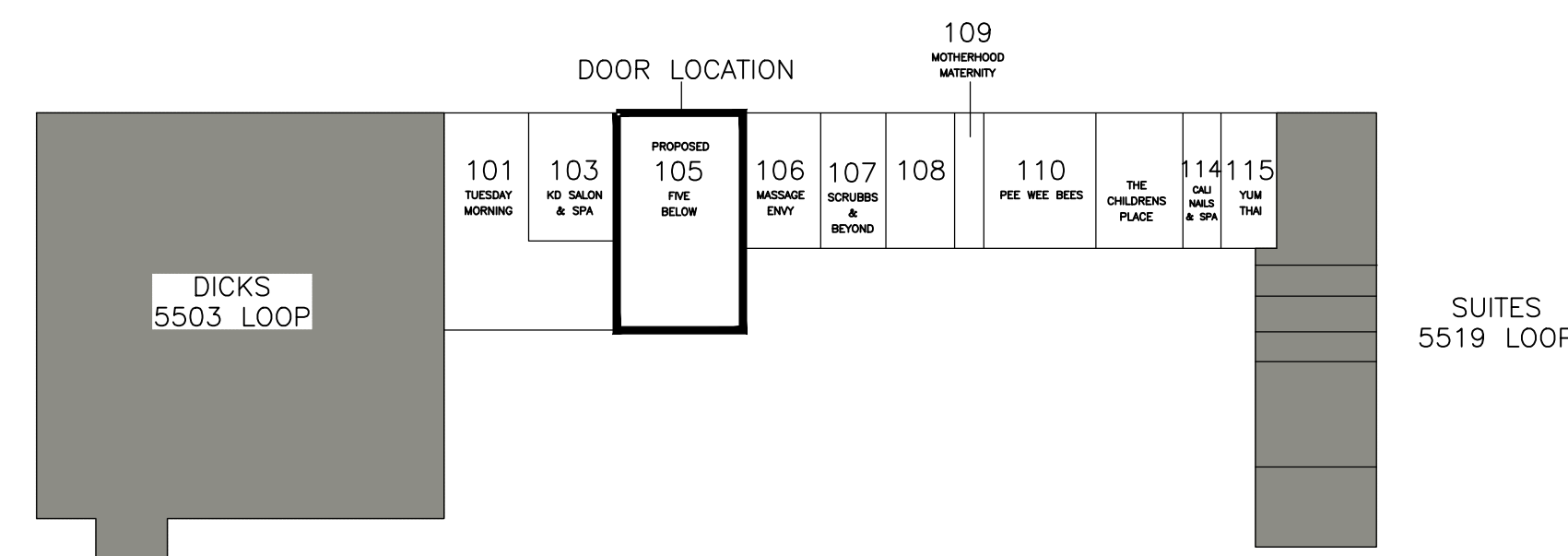
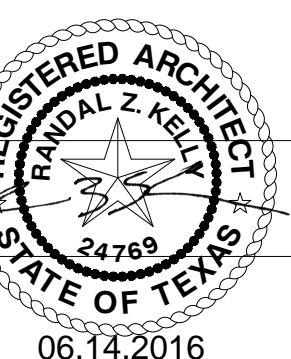
Revisions

City Comments	Date
Revision	Date
Revision	Date
Revision	Date
Revision	Date

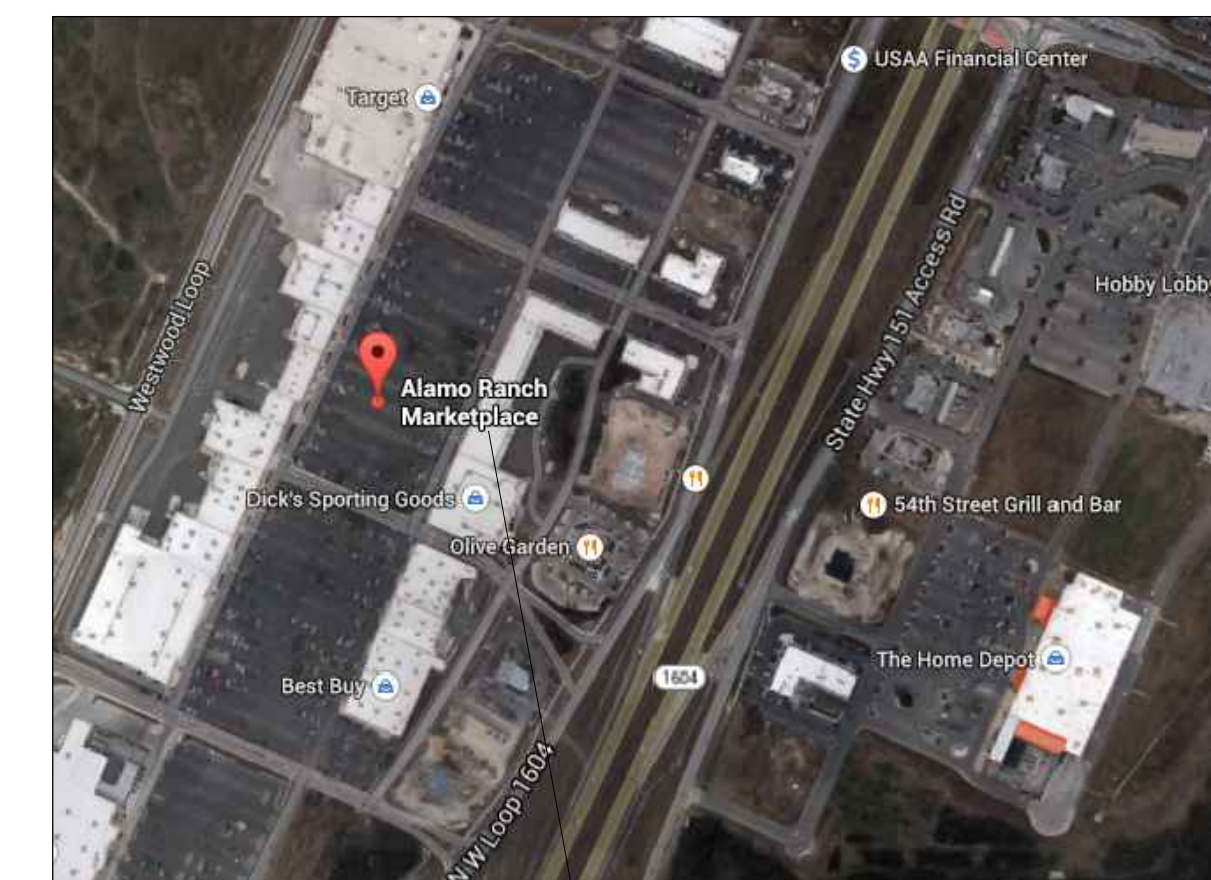
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ALAMO RANCH MARKETPLACE
5511 N. W. LOOP 1604 N,
Suite 105
San Antonio, Texas 78253
06.14.2016
TX-16033
sheet

T1.0

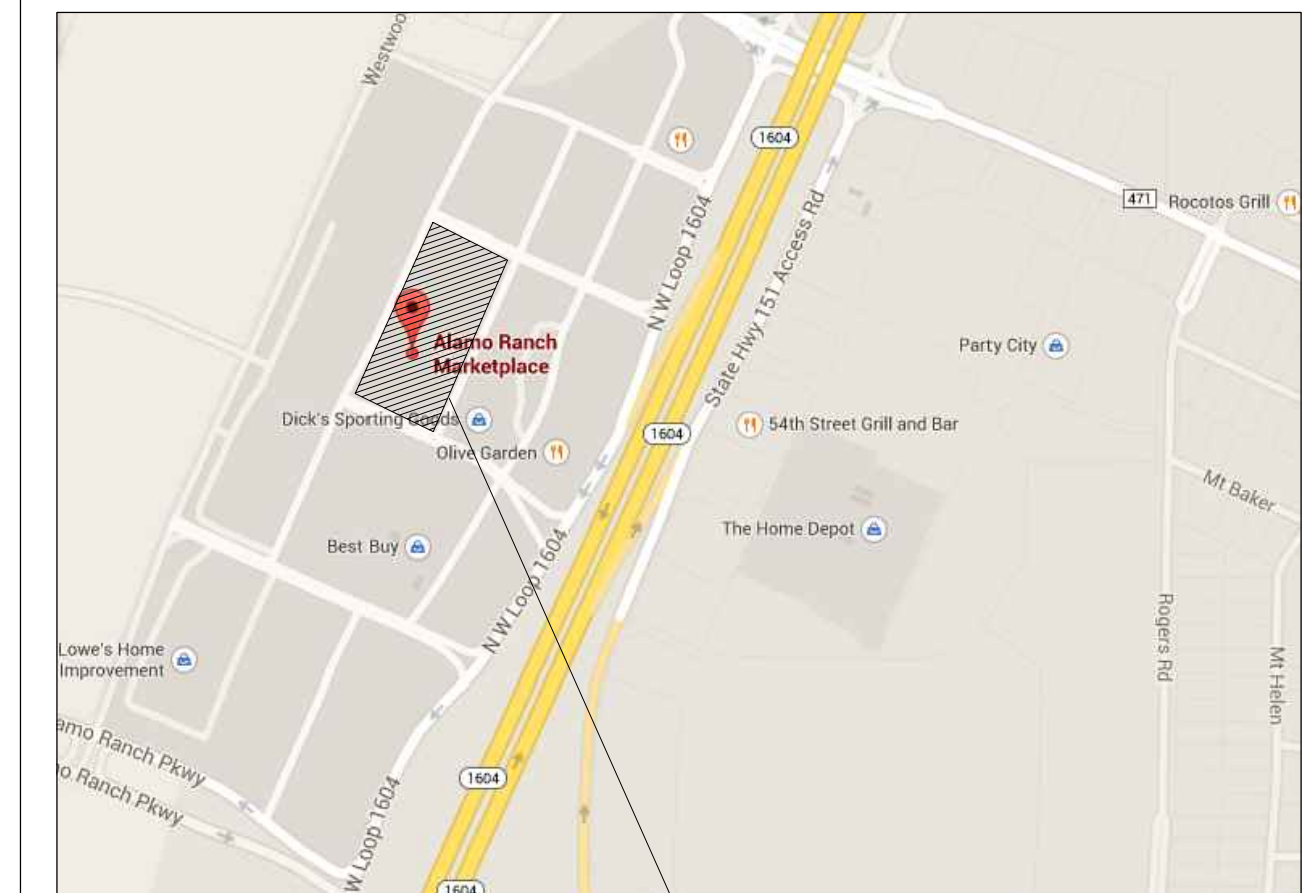


SUITE LOCATION PLAN



PROJECT LOCATION

SPACE LOCATION PLAN



PROJECT LOCATION

SITE LOCATION PLAN