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ARBOR PARK SHOPPING CENTER
17700 SAN PEDRO AVE, SUITE 702
SAN ANTONIO, TX 78232

VENDOR DIRECTORY

AIRMATIC	AZAR, DUMP BIN (WIRE BIN)/ FAKE SECURITY CAMERAS /STORAGE BINS FOR BACK ROOM/CART CORRAL/ SECURITY MIRRORS	7317 STATE ROAD, PHILADELPHIA, PA 19136	BILLY DOUGHERTY	(215) 333-5600
SOUTHWEST SIGNS/ APEX SIGNS	OUTDOOR SIGNAGE	7208 SOUTH W. W. WHITE RD. SAN ANTONIO, TX 78222	DAN MURPHY	(210) 757-9109
PREMIERE EUROCASE	CASHWRAP/ MILLWORK	12000 E. 56TH AVE #K, DENVER, CO 80239	SARAH STUART	(217) 735-9440 x115
LOZIER	WALL/FLOOR GONDOLA	320 JACKSON STREET BRISTOL, PA 19007	MIKE McBLAIN	(215) 458-8106
VISION INTEGRATED GRAPHICS GROUP	GRAPHICS	PO BOX 9068, ISLAND, IN, 46322	CHRIS LANTZ	(219) 947-0200
QUESTMARK	CONCRETE FLOOR POLISHING	12 GRANDVIEW CIRCLE, CANONSBURG, PA 15317-8533	RON PRITT	(484) 488-3048
VILLA LIGHTING EAST	LIGHTING FIXTURES	7 WEST STREET WALPOLE, MA 02081	STEPHEN DEMARAIS	(314) 633-0482
UAS	ALARMS	700 ABBOTT DRIVE, BROOMALL, PA 19008	KEN TRIPP	(800) 421-6661 X1274
WORLDLINK INTEGRATION	PHONE, DATA, SOUND SYSTEM WIRING	21076 BAKE PKWY, SUITE 106 LAKE FOREST, CA 92630	TERRY SISCO	(949) 861-2830 X222
POWERHOUSE DYNAMICS	SITE SAGE EMS SYSTEM	1 BRIDGE STREET, 2ND FLOOR NEWTON, MA 02458	MATT ROBERTSON	(617) 617-6582 X217
DHPACE NATIONAL ACCOUNTS	DOOR HARDWARE	E. 119TH STREET OLATHE, KS 66061	CHARLES GIRTMAN	(816) 221-0543

DESIGN CRITERIA

APPLICABLE CODES:

JURISDICTION: CITY OF SAN ANTONIO
BUILDING: 2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE
PLUMBING: 2015 INTERNATIONAL PLUMBING CODE
ACCESSIBILITY: 2012 ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
FIRE: 2015 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
EXISTING: 2015 INTERNATIONAL EXISTING BUILDING CODE
ENERGY: 2015 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY:

USE GROUP: M - MERCANTILE (SECTION 302-312)
CONSTRUCTION TYPE: IIB
UNPROTECTED (FULLY SPRINKLERED)

CONSTRUCTION:

- FIRE RESISTANT RATINGS OF STRUCTURAL ELEMENTS (TABLE 601)
- TENANT SPACE SEPARATIONS .... 1 HR
- COLUMNS .... 0 HR
- INTERIOR BEARING WALLS .... 0 HR
- NON-BEARING WALLS WITHIN SPACE .... 0 HR
- BEAMS, GIRDERS, TRUSSES, & ARCHES .... 0 HR
- ROOF / CEILING CONSTRUCTION .... 0 HR

EGRESS:

OCCUPANT LOAD: (TABLE 1004.1.2)
TOTAL SQ.FT.: 10,087 SQ. FT.
SALES: 8,085 S.F. / 60 PER PERSON = 135 PERSONS
STOCK: 2,002 S.F. / 300 S.F. PER PERSON = 7 PERSONS
TOTAL OCCUPANT LOAD = 142 PERSONS

CODE REQUIREMENTS : (CHAPTER 10)
MAXIMUM TRAVEL DISTANCE TO EXIT .... 250 FT. (SPRINKLED BUILDING)
MAXIMUM DEAD END CORRIDOR LENGTH .... 50 FT.
MINIMUM CORRIDOR / AISLE WIDTH .... 36 IN.
MINIMUM CLEAR OPENING OF EXIT DOORS .... 32 IN.
TOTAL EGRESS WIDTH REQUIRED: 020" PER PERSON X 142 PERSONS = 28.4 IN.

PLUMBING CODE:

WATER CLOSET REQUIRED: 1 PER 500
WATER CLOSET PROVIDED: 1 WOMEN, 1 MEN
LAVATORY REQUIRED: 1 PER 750
LAVATORY PROVIDED: 1 WOMEN, 1 MEN
MOP SINK REQUIRED: 1
MOP SINK PROVIDED: 1
DRINKING FOUNTAIN REQUIRED: 1 PER 1000
DRINKING FOUNTAIN PROVIDED: 1

SHEET INDEX

SHEET	DESCRIPTION	ISSUE DATE	REV. 1	REV. 2	REV. 3	REV. 4	REV. 5	REV. 6	REV. 7
ARCHITECTURAL									
T1.0	COVER SHEET	09.07.17	10.13.17						
T1.1	EGRESS PLAN	09.07.17	10.13.17						
GN1.0	GENERAL NOTES	09.07.17	10.13.17						
GN1.1	GENERAL SPECIFICATIONS	09.07.17	10.13.17						
D1.0	DEMOLITION PLAN	09.07.17	10.13.17						
A1.0	FLOOR PLAN	09.07.17	10.13.17						
A1.1	FIXTURE PLAN	09.07.17	10.13.17						
A2.0	REFLECTED CEILING PLAN	09.07.17	10.13.17						
A3.0	INTERIOR ELEVATIONS	09.07.17	10.13.17						
A3.1	INTERIOR ELEVATIONS	09.07.17	10.13.17						
A4.0	STOREFRONT ELEVATIONS	09.07.17	10.13.17						
A4.1	RESTROOM ELEVATIONS/ DTLS. & NOTES.	09.07.17	10.13.17						
A5.0	DOOR SCHED./OFFICE/EMPLOYEE/ NOTES & DTLS.	09.07.17	10.13.17						
F1.0	SIGNAGE/GRAPHICS	09.07.17	10.13.17						
F1.1	CASHWRAP DETAILS	09.07.17	10.13.17						
F2.0	GONDOLA INSTALLATION DETAILS	09.07.17	10.13.17						
F2.1	GONDOLA & SHELVING DETAILS	09.07.17	10.13.17						
MECHANICAL / ELECTRICAL / PLUMBING									
M1.0	MECHANICAL NOTES AND SYMBOLS	09.07.17	10.13.17						
M2.0	MECHANICAL DETAILS AND NOTES	09.07.17	10.13.17						
E1.0	POWER PLAN	09.07.17	10.13.17						
E2.0	LIGHTING PLAN	09.07.17	10.13.17						
E3.0	ELECTRICAL SCHEDULE AND DETAILS	09.07.17	10.13.17						
E4.0	ELECTRICAL SPECIFICATIONS	09.07.17	10.13.17						
P1.0	PLUMBING PLAN, NOTES, SYMBOLS, & SCHEDULE	09.07.17	10.13.17						
STRUCTURAL									

SYMBOL LEGEND

Symbol	Description	Symbol	Description
DETAIL NO. / DWG. NO.	DETAIL		EXISTING WALL
SECTION NO. / DWG. NO.	SECTION		DEMO
ELEVATION NO. / DWG. NO.	ELEVATION MARK		NEW METAL STUD W/ GYP. BD.
	VERTICAL ELEVATION		NEW CONTINUOUS 1-HR FIRE RATED PARTITION
	INDICATES REVISION CHANGE AS PER INDICATED PARTY SEE REVISION SECTION ON THIS SHEETS		CONCRETE
	INDICATES PROJECT'S NORTH DIRECTION		CMU WALL

RESPONSIBILITY SCHEDULE

NOTES:
1. WORK DESIGNATED BY L.L. IS LANDLORD RESPONSIBILITY
2. WORK DESIGNATED BY T.G.C. IS TENANT GENERAL CONTRACTOR RESPONSIBILITY
3. WORK DESIGNATED BY FB IS FIVE BELOW RESPONSIBILITY

		FURNISH BY: LANDLORD	FURNISH BY: TENANT	FURNISH BY: TENANT G.C.	FURNISH BY: EXISTING	INSTALL BY: LANDLORD	INSTALL BY: TENANT	INSTALL BY: TENANT G.C.	INSTALL BY: EXISTING	REMARKS
	DEMISING PARTITION: (METAL STUD/MASONRY)	●				●				
	DEMISING PARTITION GYPSUM BOARD & PREP	●				●				
	OTHER INTERIOR PARTITIONS & PREP	●				●				
	FIRE PROOFING	●				●				AS REQUIRED BY LOCAL CODE
	INSULATION	●				●				AS REQUIRED BY LOCAL CODE
	ASBESTOS REMOVAL	●				●				IF APPLICABLE
	FLOOR LEVELING	●				●				
	STOREFRONT GLASS, & FRAMING	●				●				
	METAL DOORS AND FRAMES	●				●				
	ALL DOOR HARDWARE	●				●				PROVIDE BEST 7-PIN CORES - PER DOOR SCHEDULE
	INTERIOR GRAPHICS & SIGNAGE		●					●		
	STOREFRONT SIGNAGE		●				●			COORDINATE W/TENANT SIGN VENDOR
	ELECTRICAL SERVICE CONDUIT & WIRE TO SPACE	●				●				
	GENERAL ELECTRICAL WIRING	●				●				
	TELEPHONE CONDUIT TO SPACE	●				●				TELEPHONE CONDUIT TO HAVE A 25 PAIR WIRE FROM LL ROOM TO TENANT SPACE
	TELEPHONE WIRING	●				●				
	TELEPHONE TERMINATIONS		●				●			
	MECHANICAL EQUIPMENT (UNITS)	●				●				
	MECHANICAL SUPPLY & RETURN DUCTING	●				●				
	MECHANICAL CONTROLS	●				●				
	SPRINKLER MAIN TO SPACE	●				●				
	SPRINKLER LINES & HEADS	●				●				
	FIRE EXTINGUISHERS & CABINETS	●				●				
	FIRE ALARM & EMERGENCY PAGING SYSTEM	●				●				IF APPLICABLE COORDINATE W/ LOCAL AUTHORITY
	PLUMBING (WASTE, VENT & WATER) TO SPACE	●				●				
	NEW PLUMBING LINES IN SPACE	●				●				
	PLUMBING FIXTURES & ACCESSORIES	●				●				
	MOP SINK	●				●				
	ELECTRIC WATER COOLER	●				●				
	ELECTRICAL WIRING & RECEPTACLES	●				●				
FINISHES	PAINT- SALES AREA	●				●				
FINISHES	PAINT- RESTROOMS/ MANAGERS OFFICE/ STOCKRM	●				●				
FINISHES	CONCRETE FLOORING- SALES FLOOR	●				●				CONTACT FLOOR POLISHING VENDOR FOR MORE DTLS.
FINISHES	FLOOR TRANSITIONS	●				●				
FINISHES	VINYL BASE	●				●				
FINISHES	PAINT- DECK/ STEEL/ ETC	●				●				
FINISHES	WALLPAPER		●					●		
FINISHES	FRP PANELS	●				●				
FINISHES	CONCRETE FLOORING- STOCKROOM	●				●				CONTACT FLOOR POLISHING VENDOR FOR MORE DTLS.
FINISHES	VCT FLOORING- MANAGERS OFFICE/ RESTROOMS	●				●				
FIXTURES	FLOOR FIXTURES		●					●		
FIXTURES	MILLWORK		●	●			●	●		
FIXTURES	SAFE		●					●		(BOLT IN)
FIXTURES	LIGHT FIXTURES & LAMPS	●				●				SEE REFL. CLG. PLAN
FIXTURES	EMERGENCY LIGHTS & EXIT SIGNS	●				●				SEE REFL. CLG. PLAN
FIXTURES	SOUND SYSTEM		●				●			
FIXTURES	SPEAKER WIRING		●				●			
FIXTURES	STOCKROOM SHELVING		●					●		
FIXTURES	EMPLOYEE BREAK TABLE/SHELVING		●					●		
FIXTURES	MANAGER'S DESK/SHELVING		●					●		
FIXTURES	FIXTURE ASSEMBLY		●					●		
FIXTURES	STOCK SHELVING		●					●		
FIXTURES	CORNER UNITS			●				●		
FIXTURES	UNIT HEATERS	●				●				
EQUIPT	SECURITY ALARM & WIRING		●				●			IF APPLICABLE
EQUIPT	SECURITY MIRRORS / CAMERAS		●					●		

PROJECT DIRECTORY

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DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. SIGNAGE DRAWINGS
4. STRUCTURAL VERIFICATION
5. FINAL CANOPY DETAILS
6. WINDOW SCHEDULE

PLANS FOR THE DEFERRED SUBMITTAL ITEM SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF SUBMITTAL ITEMS.

CITY NOTES

MECHANICAL
PLEASE COMPLY WITH THE FOLLOWING:
1. CONDENSATE WASTE WATER LINE DRAIN TO SANITARY DRAINAGE SYSTEM PER IB-163.
2. SMOKE DETECTORS REQUIREMENT PER 606 IMC 2015.
3. NON-COMBUSTIBLES MATERIALS WITHIN PLENUM PER 602.2.1 IMC 2015.
4. GAS PIPES SIZING AND INSTALLATION PER IFGC, IMC 2015.
5. FIELD INSPECTOR TO VERIFY COMPLIANCE PER COSA AMENDMENTS & IMC, IFGC -2015.

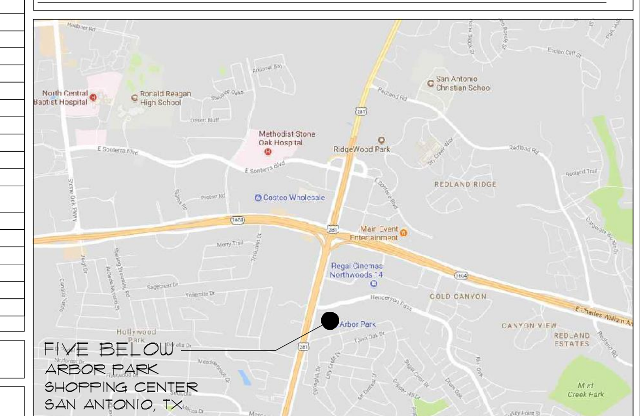
ELECTRICAL
PLEASE COMPLY WITH THE FOLLOWING:
1. PROVIDE A COMMISSIONING PLAN FOR THE LIGHTING CONTROLS UPON COMPLETION OF THE PROJECT ACCORDING TO IB 221 COMMERCIAL 2015 IECC SUBMITTAL REQUIREMENTS.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH 2014 NEC, 2015 IECC, AND CHAPTER 10 CITY ORDINANCE 'BUILDING-RELATED' CODES.

PLUMBING
PLEASE COMPLY WITH THE FOLLOWING:
1. IPC SECTION 405 INSTALLATION OF FIXTURES
2. 2015 INTERNATIONAL PLUMBING CODE - 2015 INTERNATIONAL FUEL GAS CODE - ALSO THE CO.S.A. 2015 CHAPTER 10 BUILDING - RELATED CODES.
3. COSA 604.4 (4) IPC 403.4.1 DIRECTIONAL SIGNAGE

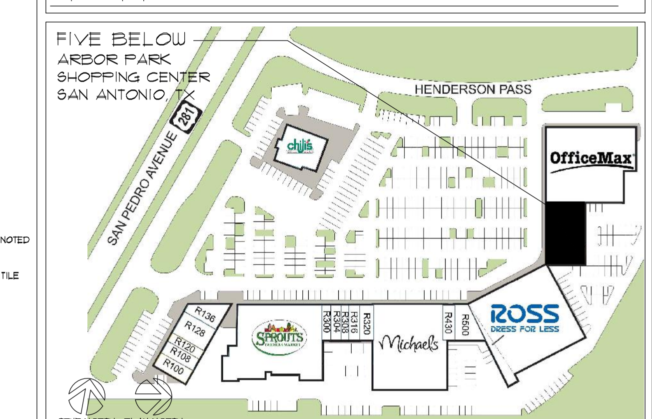
ABBREVIATIONS

ABV	ABOVE	FP	FIREPLACE	RE	REFERENCE
AFF	ABOVE FINISH FLOOR	FL	FLOOR (ING)	REFR	REFRIGERATOR
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	REM	REMOVE (D) (ABLE)
ALUM	ALUMINUM	FLUR	FLUORESCENT	REQD	REQUIRED
ARCH	ARCHITECT (URAL)	FG	FUEL GAS	RELS	RESILIENT
@	AT	FUR	FURRED (ING)	REV	REVISION (S) REVISED
BLK	BLOCK (ING)	GYP (BD)	GYPSUM BOARD	RM	ROOM
BOT	BOTTOM	HB	HOSE BIBB	RO	ROUGH OPENING
BLDG	BUILDING	HC	HOLLOW CORE	RD	ROUND
BM	BEAM	HDW	HARDWARE	SCH	SCHEDULE
CLG	CEILING	HDWD	HARDWOOD	SECT	SECTION
CIR	CIRCUIT	HORIZ	HORIZONTAL	SHT	SHEET
CL	CLEAR	HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	SIM	SIMILAR
COL	COLUMN	IN (")	INCH	SGL	SINGLE
CONC	CONCRETE	ID	INSIDE DIAMETER	SLDG	SLIDING
CONST	CONSTRUCTION	INT	INTERIOR	SC	SOLID CORE
CONT	CONTINUOUS	LAV	LAVATORY	SLD SUR	SOLID SURFACE
CTR	COUNTER	MFG	MANUFACTURE (R)	SPEC	SPECIFICATION
DTL	DETAIL	MAX	MAXIMUM	SS	STAINLESS STEEL
DIA	DIAMETER	MECH	MECHANICAL	STO	STORAGE
DIM	DIMENSION	MIN	MINIMUM	STR	STRUCTURAL
DBL	DOUBLE	MISC	MISCELLANEOUS	SUSP	SUSPENDED
DF	DOUGLAS FIR	MULL	MULLION	TEL	TELEPHONE
DN	DOWN	NIC	NOT IN CONTRACT	TYP	TYPICAL
DR	DOOR	NTS	NOT TO SCALE	THRU	THROUGH
DWR	DRAWER	NG	NATURAL GRADE	U.N.O.	UNLESSS OTHERWISE NOTED
DWG	DRAWING	OFF	OFFICE	VIF	VERIFY IN FIELD
EA	EACH	O/C	ON CENTER	VTC	VINYL COMPOSITION TILE
EGB	EDGE BAND	OPN'G	OPENING	VERT	VERTICAL
ELEV	ELEVATION	OPH	OPPOSITE HAND	VTR	VENT THRU ROOF
EQ	EQUAL	OD	OUTSIDE DIAMETER	VTC	VENT THRU CEILING
EQPT	EQUIPMENT	PNT	PAINT (ED)	W/	WITH
(E)	EXISTING	PLAM	PLASTIC LAMINATE	W/O	WITHOUT
EXP	EXPOSED	PWD	PLYWOOD	WC	WATER CLOSET
EXT	EXTERIOR	POL	POLISHED	WD	WOOD
EG	EXTERIOR GRADE	PROJ	PROJECT	WDB	WOOD BASE
FOS	FACE OF STUD			WI	WROUGHT IRON
FT	FEET, FOOT				
FIN	FINISH (ED)				
FF	FINISH FLOOR				

VICINITY MAP



KEY PLAN



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REGISTERED ARCHITECT
MICHAEL R. BLACK
13467
STATE OF TEXAS
10/13/17
Expires 1/31/18

DATE ISSUE

	DATE	REVISION
1	10/13/17	CITY/CUST. COMMENTS

PROJECT NAME / LOCATION

five BELoW
ARBOR PARK SHOPPING CENTER
17700 SAN PEDRO AVE, SUITE 702
SAN ANTONIO, TX 78232

PROJECT INFORMATION

DATE: 09-07-17
PROJECT NO. 170128
DELIVERY TYPE: V-BOX
DRAWN BY: JHD
CHECKED BY: MRB

SHEET TITLE / NUMBER

COVER SHEET
KEY PLAN

T1.0