

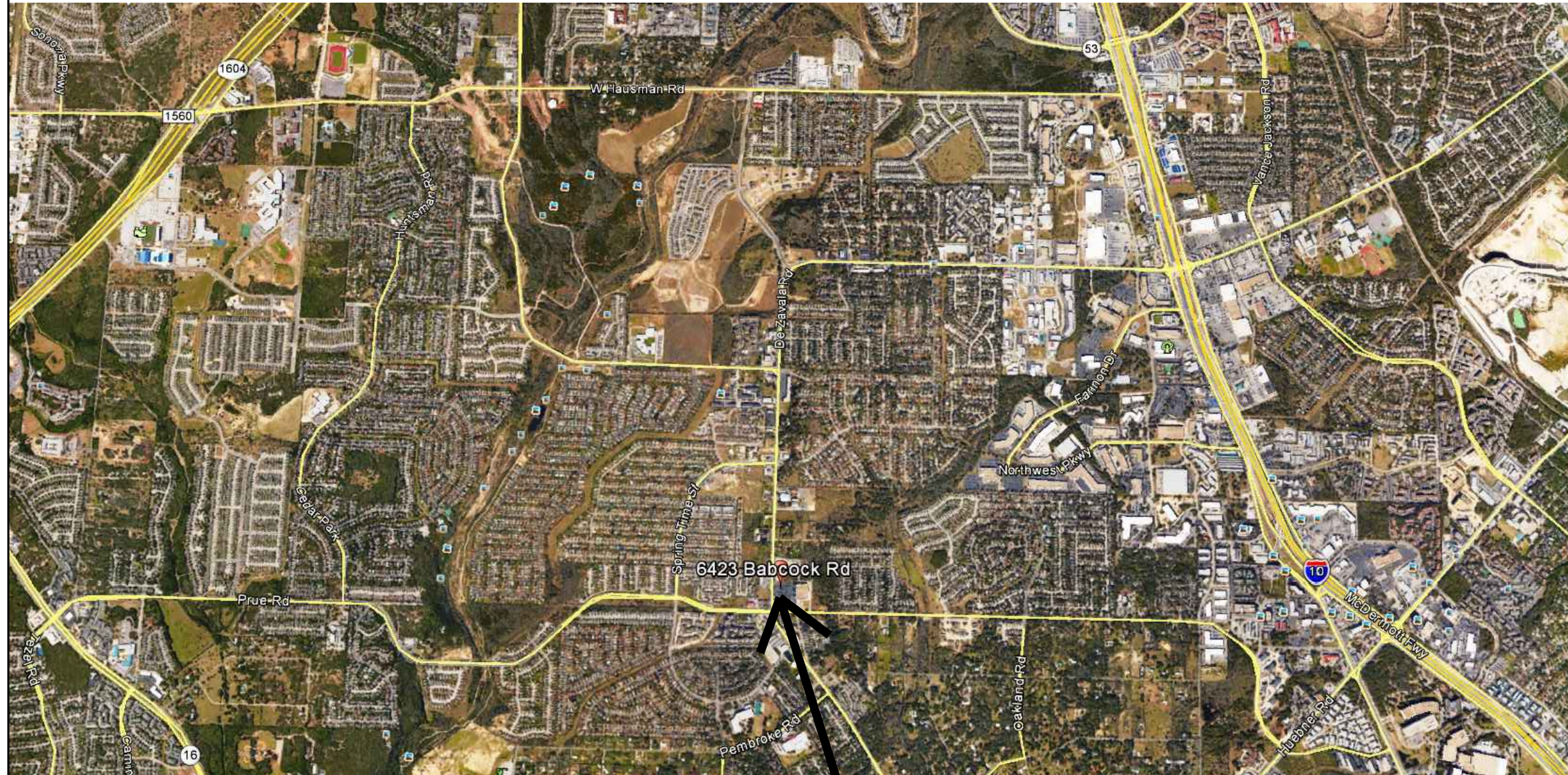
SNOPIOCA

TENANT IMPROVEMENT - SUITE 104

SAN ANTONIO, TEXAS

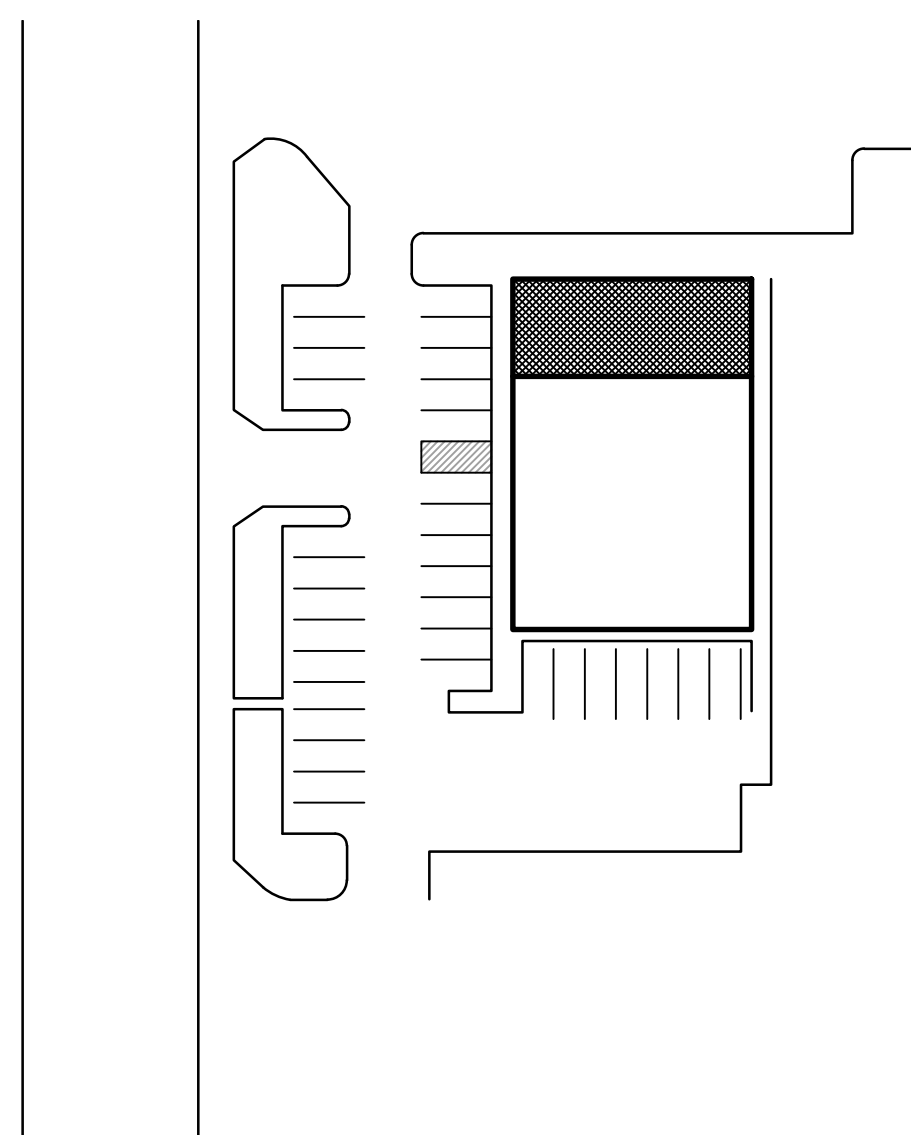
6423 BABCOCK, SUITE 104
SAN ANTONIO, TEXAS 78204

VICINITY MAP



PROJECT LOCATION

SITE PLAN



CODE INFO.

TENENT SPACE SQUARE FOOTAGE TOTAL 2,050

CODES

- 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2001 SUPPLEMENT WITH LOCAL AMENDMENTS
- 2015 UNIFORM PLUMBING CODE WITH LOCAL AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
- 2015 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS

CODE ANALYSIS: 2015 INTERNATIONAL BUILDING CODE

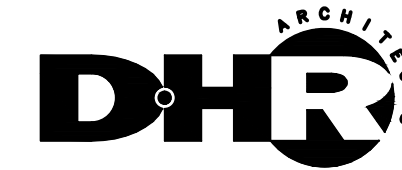
1. OCCUPANCY CLASSIFICATIONS: GROUP A2 RESTAURANT (SECTION 303)
2. CONSTRUCTION TYPE: TYPE 2B (UNPROTECTED) (TABLE 601)
3. FIRE SUPPRESSION SYSTEM: NOT SPRINKLERED
4. ALLOWABLE HEIGHTS: 1 STORY (TABLE 503) - ACTUAL HEIGHT: 1 STORY (16 FEET)
5. ALLOWABLE AREA: 2,136 SF (TABLE 503) - ACTUAL AREA 1,948 SF
6. OCCUPANT LOAD:
 - DINING 657/15 = 44 TOTAL (TABLE 1004.1.2)
 - KITCHEN 460/200 = 2 TOTAL (TABLE 1004.1.2)
 - TOTAL: 46 OCCUPANTS
7. MAX TRAVEL DISTANCE: 200' (TABLE 1016.2)
8. MIN NUMBER OF EXITS: 1 (TABLE 1021.2(2))
ACTUAL NUMBER OF EXITS: 1
9. MIN EGRESS WIDTH: 32" CLEAR (1008.1.1)
ACTUAL EGRESS WIDTH: (1) EXIT AT 36"
10. FIRE RESISTANCE RATING EXTERIOR WALLS FOR SEPARATION DISTANCE 1 HOUR EXTERIOR WALL 5 TO 10FT SEPARATION DISTANCE (TABLE 602)
MAXIMUM AREA EXTERIOR WALL OPENINGS (TABLE 704.8) 10% - ACTUAL 0%
11. FIRE EXTINGUISHERS: TYPE 2-A (MAX 75' APART)

EGRESS CAPACITY REQUIRED FOR DOORS:
EGRESS CAPACITY ACTUAL FOR DOORS:
INCHES/
PERSONS PERSON TOTAL INCHES
46 X 0.20 = 9.2 INCHES
(1) EXIT AT 36" = 36 INCHES

NUMBER OF MEANS OF EGRESS

OCCUPANT LOAD AND REQUIRED EXITS
OCCUPANT LOAD: 500 OR LESS
REQUIRED EXITS: 1
PROVIDED EXITS: 1

DESIGN TEAM



DURAND-HOLLIS RUPE ARCHITECTS, INC.
14603 HUEBNER ROAD BLDG 18
SAN ANTONIO, TEXAS 78230

T. 210.308.0080
F. 210.697.3309
eMAIL: office@dhrarchitects.com
WEB: WWW.DHRARCHITECTS.COM

ARCHITECT



ENGINEER OF RECORD
RGM ENGINEERING
700 N. ST. MARY'S, SUITE 1225
ONE RIVERWALK PLACE
SAN ANTONIO, TEXAS 78205

MEP ENGINEER

CONTACTS

DEVELOPMENT SERVICES
1901 S. ALAMO
SAN ANTONIO, TX. 78204
(210) 207 1111

GENERAL NOTES

1. THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" X 36" SHEETS.
2. NEW PARTITIONS SHALL BE MADE OF METAL STUDS, SIZE AS INDICATED. DIMENSIONS ARE FACE OF STUDS.
3. UNLESS NOTED OTHERWISE, ELEC. CONDUIT, PLUMBING, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE.
4. WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SPECIFIED SHALL BE FURNISHED AND INSTALLED.
5. 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.
6. WORK CONTAINED IN THESE PLANS AND SPECIFICATIONS RELATE TO NEW FLOOR, WALLS, DOORS, FRAMES, CLG. AND ETC. FINISHES AS SCHEDULED OR NOTED.
7. REPAIR ANY DAMAGED WALL PRIOR TO APPLYING FINISHES.
8. CONTRACTOR TO PROVIDE AND INSTALL, R-19 SPRAYED FOAM INSULATION ON ALL EXTERIOR WALLS TO ROOF LINE, INSTALL AS SPEC'D BY MANUFACTURER.
9. 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.
10. FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
11. 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.
12. 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 THERETO.
13. 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.

DRAWING LIST

GENERAL REQUIREMENTS

COVER GENERAL NOTES, SYMBOLS,
ACC01 CODE REQUIREMENTS, LOCATION MAP
ACCESSIBILITY REQUIREMENTS

ARCHITECTURAL DRAWINGS

A100 FLOOR PLAN
A180 REFLECTED CEILING PLAN
A600 DOOR TYPES & SCHEDULES
A620 FLOOR FINISH AND FURNITURE PLAN

ELECTRICAL DRAWINGS

E100 ELECTRICAL SYMBOLS & ABBREVIATIONS
E101 ELECTRICAL LIGHTING FLOOR PLAN
E102 ELECTRICAL POWER FLOOR PLAN
E201 ELECTRICAL ONE LINE RISER DIAGRAM
E301 ELECTRICAL DETAILS
E401 ELECTRICAL SPECIFICATIONS

MECHANICAL DRAWINGS

M100 MECHANICAL SYMBOLS AND ABBREVIATIONS
M101 MECHANICAL FLOOR PLAN
M201 MECHANICAL SCHEDULES & DETAILS
M301 MECHANICAL DETAILS
M302 MECHANICAL DETAILS
M401 MECHANICAL SPECIFICATIONS

PLUMBING DRAWINGS

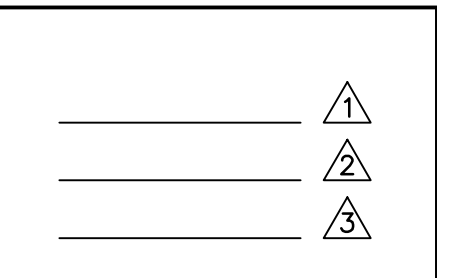
P100 PLUMBING SYMBOLS AND ABBREVIATIONS
P101 PLUMBING FLOOR PLAN
P201 PLUMBING SCHEDULES
P301 PLUMBING DETAILS
P401 PLUMBING SPECIFICATIONS



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



SNOPIOCA
6423 BABCOCK, SUITE 104
SAN ANTONIO, TX 78204

COVER



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DRAWN BY: RG/AT
REVIEWED BY: GDH
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, F.A.A.
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