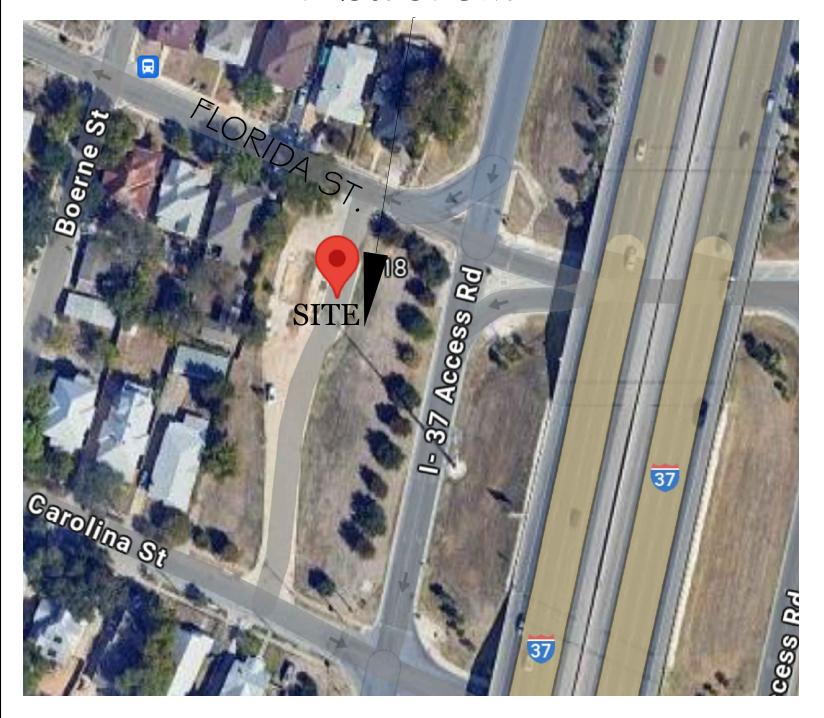
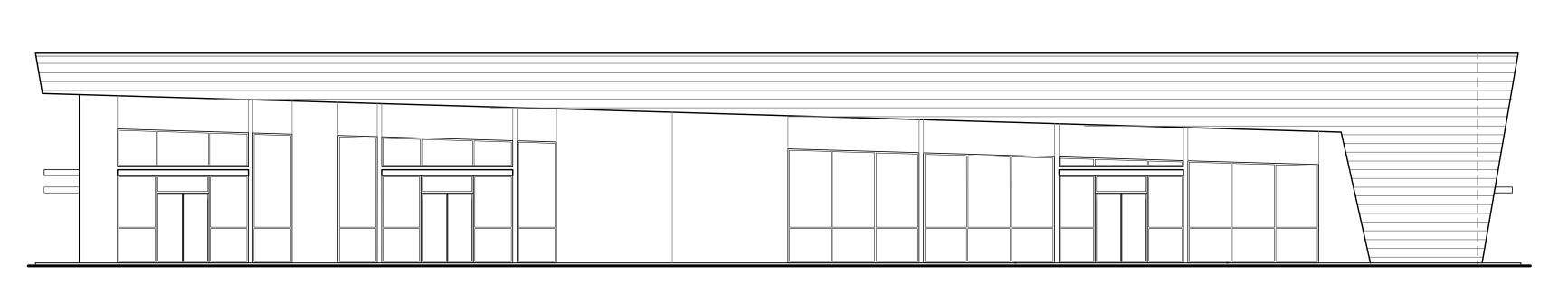
NEW

CONVENIENCE STORE & RETAIL 418 FLORIDA ST. SAN ANTONIO, TX 78210

PROJECT SITE





Tavid Ranjbar Certified Professional Building Designer

3942 Pleasure Hill San Antonio, TX 78229

209 150=2 OCCUPANT CASHIER & OFFICE

392 200=2 OCCUPANT

Davidranjbar.ppc@gmail.comPhone 210-389-5510

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MECHANICAL PLAN KITCHEN HOOD DETAIL RECEPTACLE PLAN IGHTING PLAN RISER DIAGRAM GAS LINE PLAN

CODE ANALYSIS

VACANT SPACE SHELL BUILDING(RETAIL)

Building codes:

2021 International Building Code. IBC

2021 International Fire Code. IFC

2021 International Pluming Code, IPC

2021 International Mechanical code. IMC 2021 International Fuel Gas Code. IFGC

2021 International Energy Conservation Code. IECC

2021 International Electrical Code. NEC Architectural Barriers Act. Texas Civil Statutes Article 9102 and Administrative Rules & Texas Department of Licensing and

regulation, Texas Civil Statutes Article 9100, 2012

Project Scope: New Building

proposed construction is one story metal roof on

metal frame and metal studs on structural concrete slab on grade.

Building area: 4500 S.F. convenience store & 2700 S.F. SHELL building (retail).

Building height: 24'-0" refer to sheet A-3 exterior elevation.

Area Limitation:

Group IIB 12500 SF (table 506.2)

The area of this building is 7200 SF.

CHAPTER 3

Use and occupancy classification "M"

CHAPTER 6

Construction type:

Building is type IIB under 12500 s.f. (not sprinklered)

1017,2 exit access travel distance 200 feet max measured from the most remote point within a story to the entrance to exit along natural and unobstructed path of egress travel, shall not exceed the distance given.

Allowable distance 200 feet Actual distance 72 feet

OCCUPANCY LOAD CALCULATION PLAN

CHAPTER 10 **MEANS OF EGRESS** IBC 2021 TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

MERCANTILE 40 OCCUPANTS

ACCESSORY USE (BATHROOM) 0 OCCUPANTS

CASHIER & OFFICE 2 OCCUPANTS UTILITY ROOM 4 OCCUPANTS

KITCHEN 2 OCCUPANTS HALLWAY
1 OCCUPANTS

TOTAL 49 OCCUPANTS

LIFE SAFETY PLAN

EXIT DOOR

PLUMBING FIXTURE COUNT PER IPC 2021: **TABLE 403.1**

WATER CLOSETS LAVATORIES SERVICE SINK

1 REQUIRED 1 REQUIRED DRINKING FOUNTAIN 1 REQUIRED

1 REQUIRED

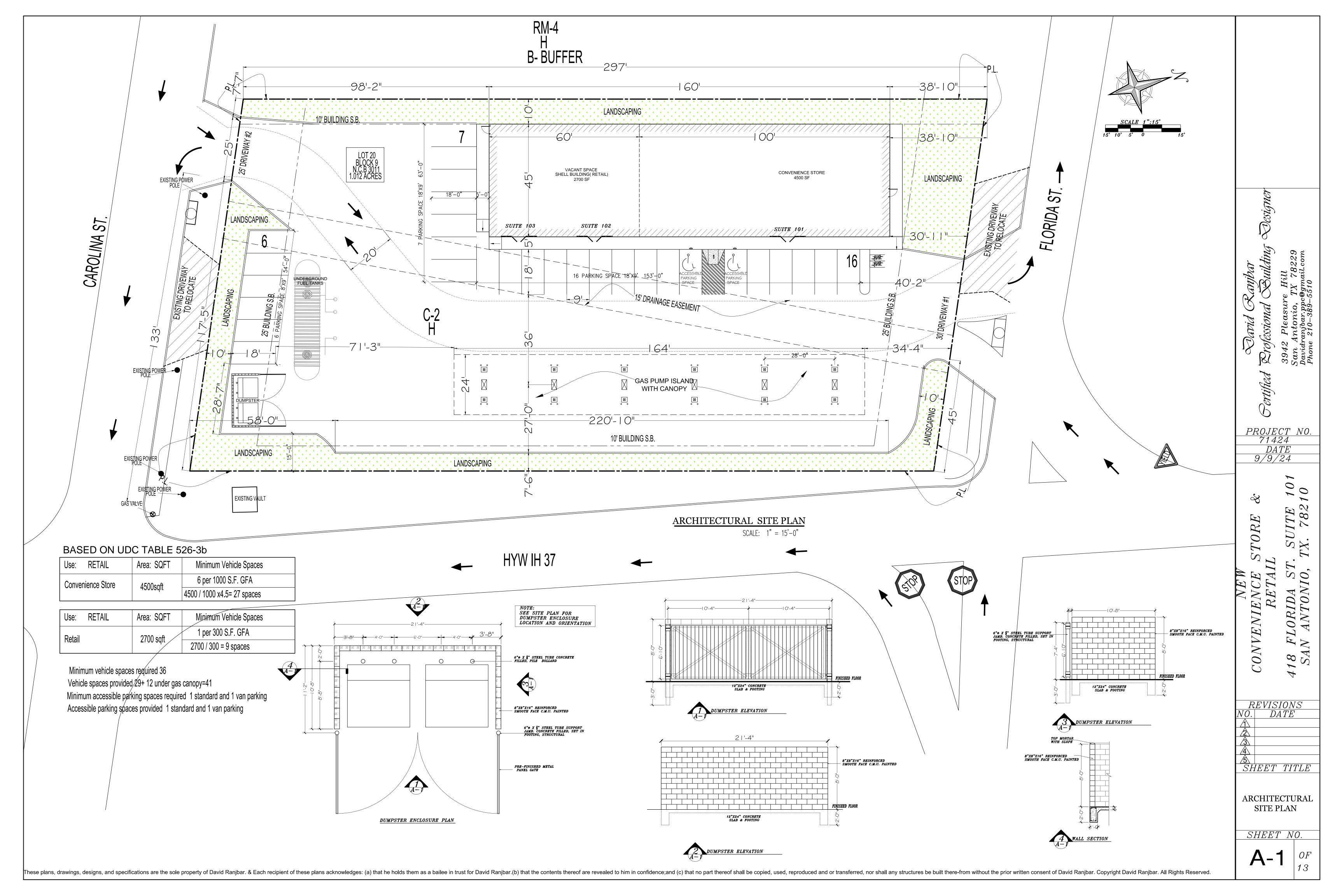
GENERAL NOTES

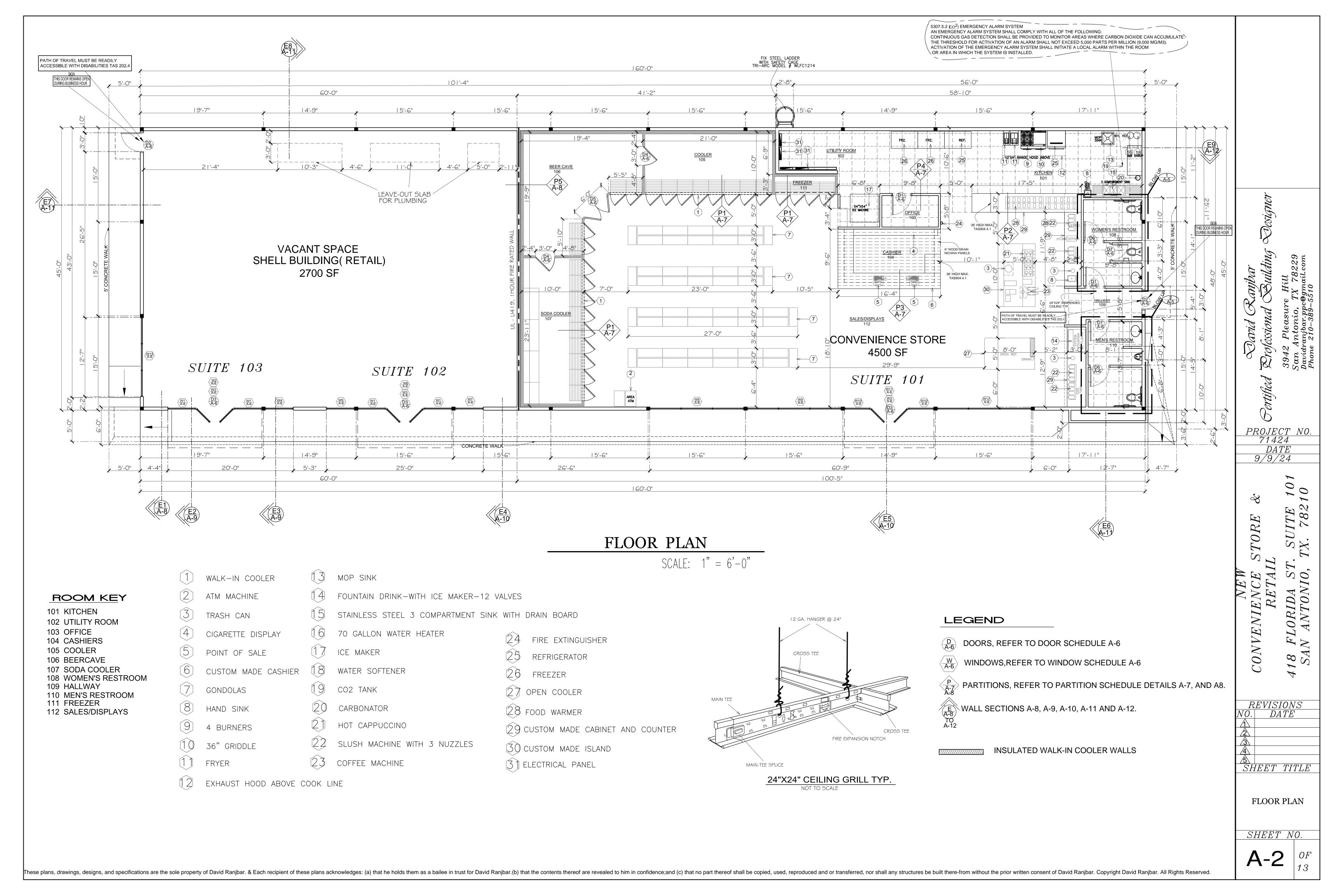
- The contractor shall field verify all conditions and dimensions prior to any work and shall be responsible for all work and material including those furnished by sub-contractors.
- All construction shall comply with the latest adopted edition of the building code and all local codes.
- The contractor shall report to the designer any error inconsistencies, or omission he/she may discover. The contractor is responsible for correcting any error after the start of construction which has not been brought to the attention of the designer. The means of correcting any error shall first be approved by the
- The designer will review and approve shop drawings and samples for conformance with the design concept to the project. The architect's approval of a separate item shall not indicate approval of an assembly in which the item functions.
- It shall be the responsibility of the contractor to locate all existing utilities whether shown hereon or not and to protect them from damage. The contractor shall bear all expenses for repair or replacement of utilities or other property damaged by operations in conjunction with the execution of work.
- Existing elevations and locations to be joined shall be verified by the contractor before construction. If they differ from those shown on the drawings, the contractor shall notify the designer so that modifications can be made before proceeding with work.
- City approved plans shall be kept in a plan box and shall not be used by workmen. All construction sets shall reflect same information. The contractor shall also maintain, in good condition, on complete set of plans with all revisions. Addenda and change orders, on the premises at all times. These are to be under the care of the job superintendent.
- The contractor shall be responsible for the complete security of the site while job is in progress and until job is completed.
- All debris shall be removed from the premises and all areas be left

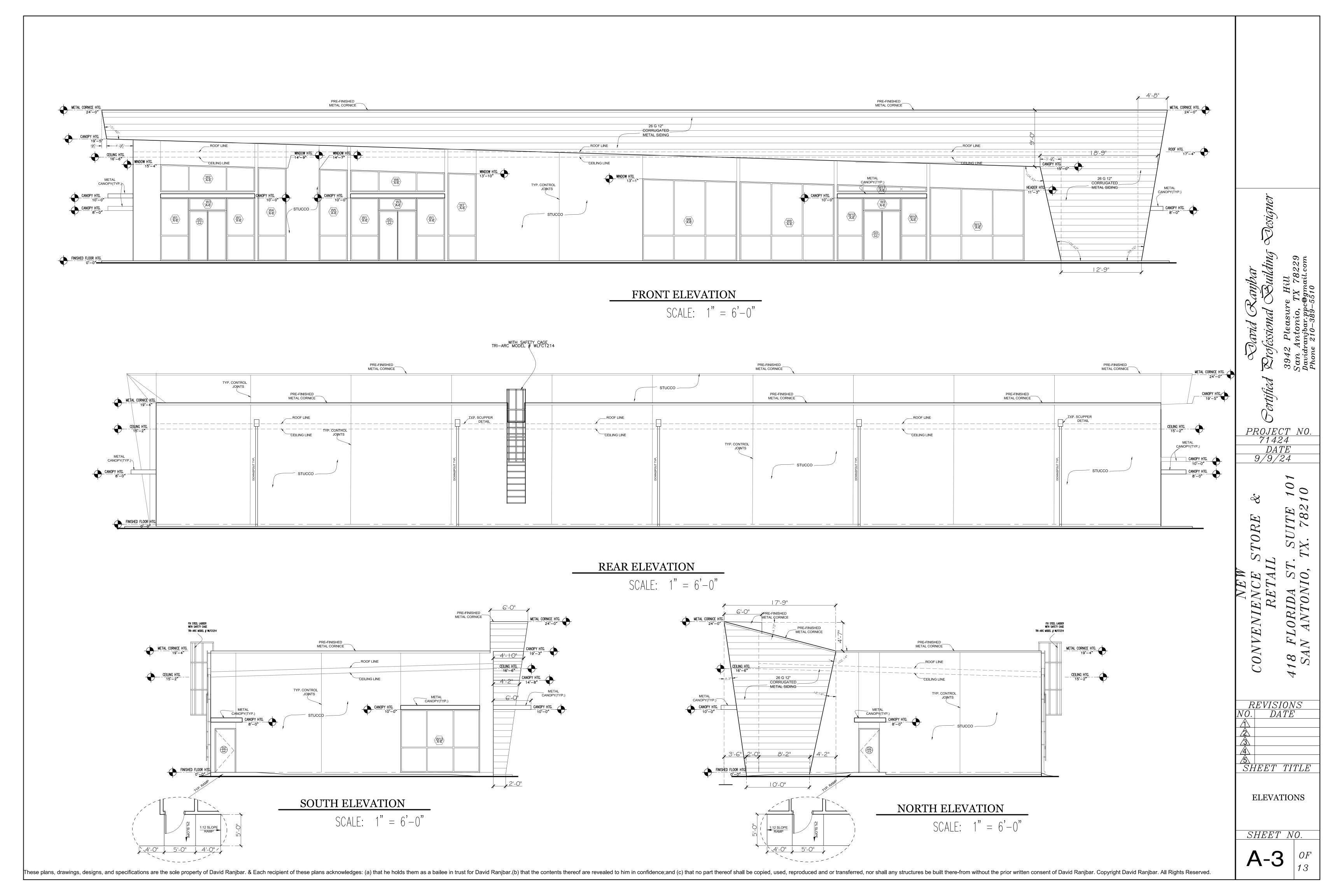
in a clean broom condition at all times.

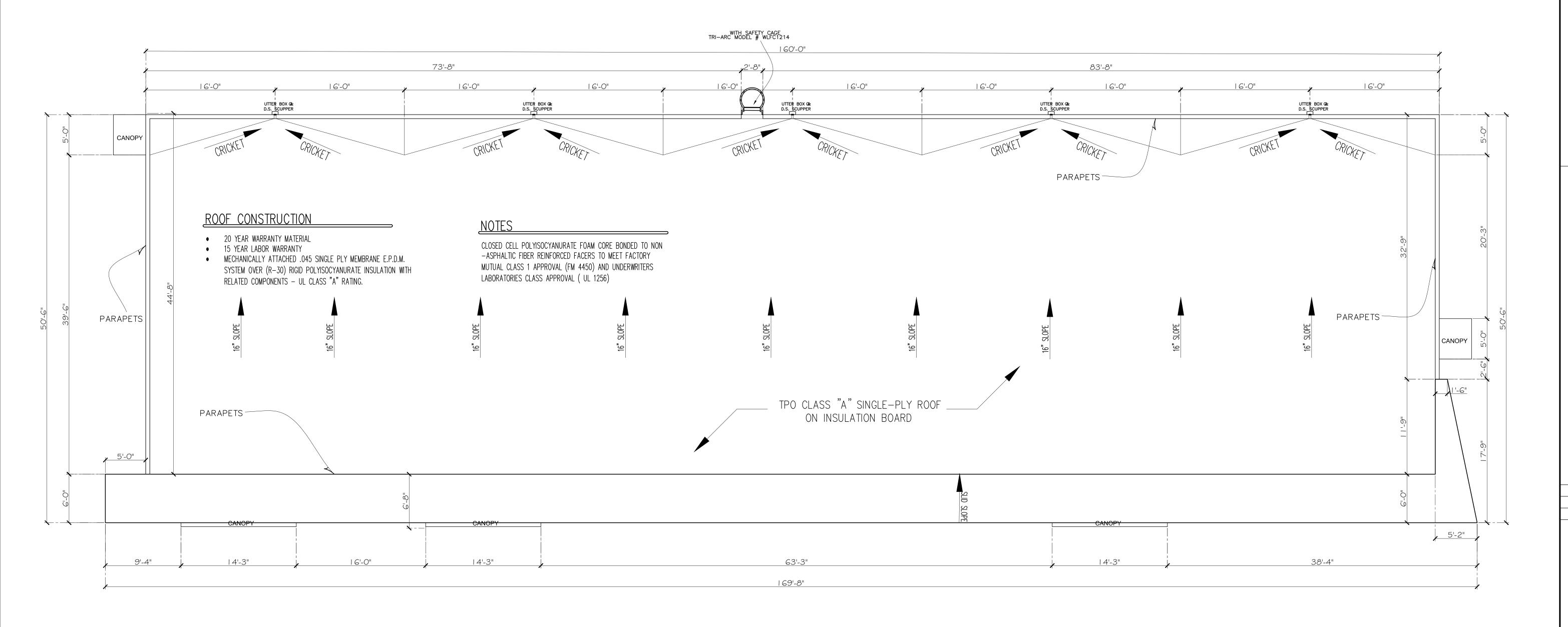
- 10. Contractor shall comply with all local code regulations, state department of industrial regulations and division of industrial safety (O.S.H.A) regulations.
- 11. References of drawings are for convenience only and do not limit application of any drawing or detail.
- Contractor shall refer to and cross-check details, dimensions, notes and all requirements on the architectural drawings with related requirements on the structural, mechanical, electrical and/or civil
- 13. Provide all necessary blocking, backing, sleeves, framing for light fixtures, electrical units, A/C equipment, counters, handrails, rails and all other items requiring the same.
- The designer makes no guarantee for products names by trade or manufacturer.
- The contractor shall be responsible for the accuracy of building lines and levels. The contractor shall compare carefully the line and levels shown on the drawing with existing levels for the location and construction of the work and shall notify the designer of any discrepancies before proceeding with the work.
- All trades shall do their own cutting, fitting, patching, etc., to make the several come together properly and fit and to be received by the work of other trades.

9/9/2024







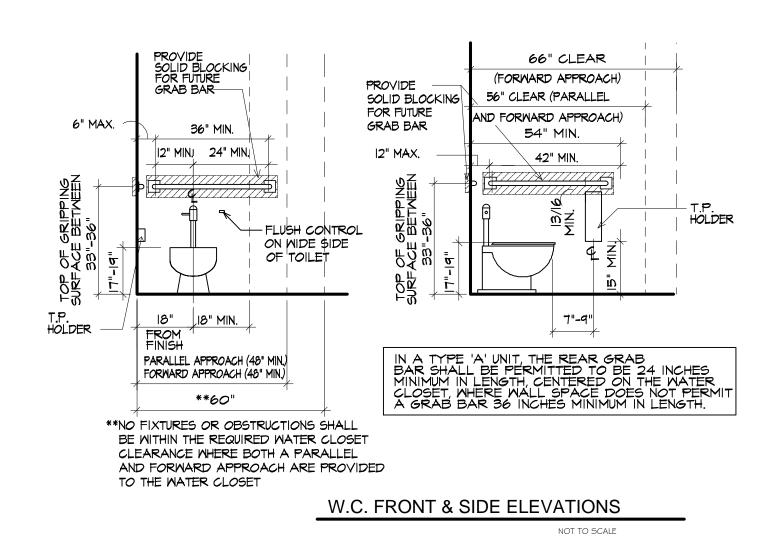


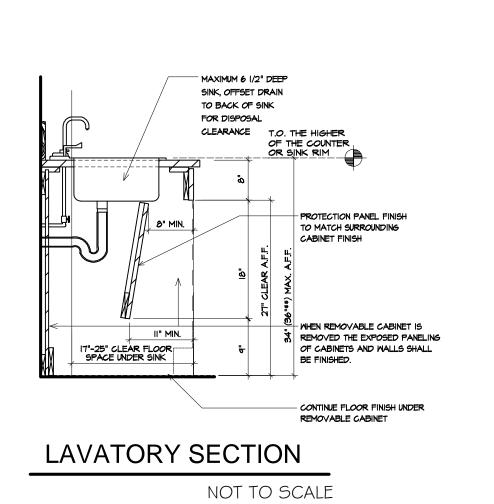
ROOF PLAN

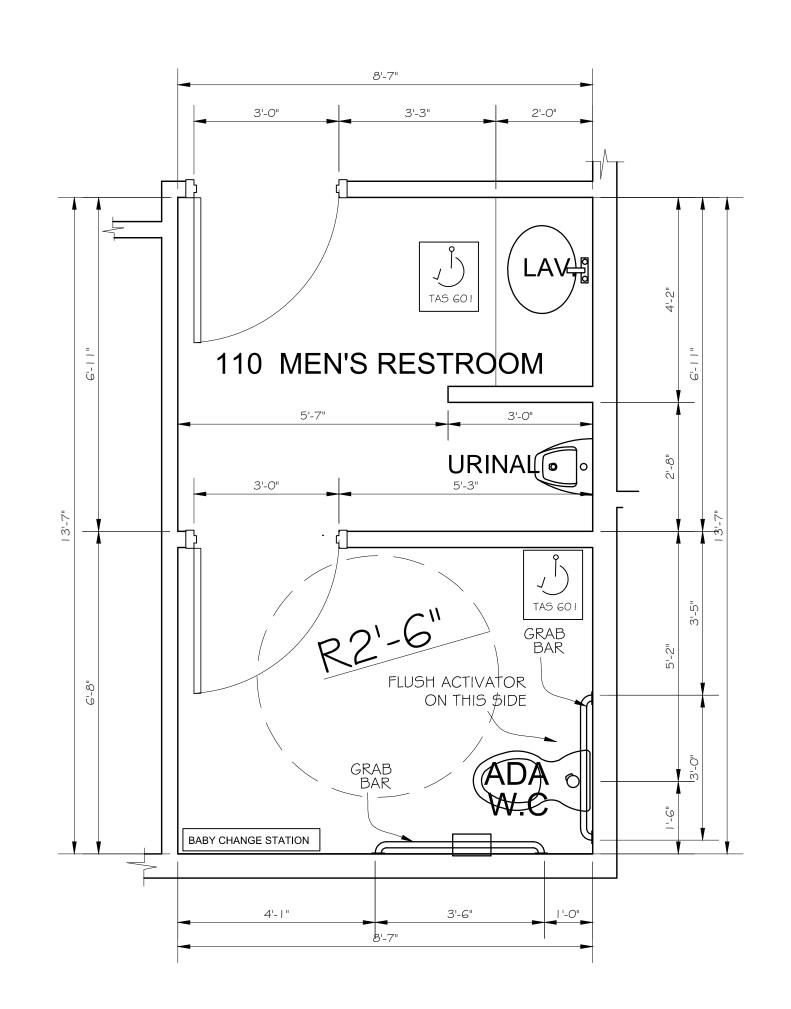
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SCALE: 1" = 6'-0"

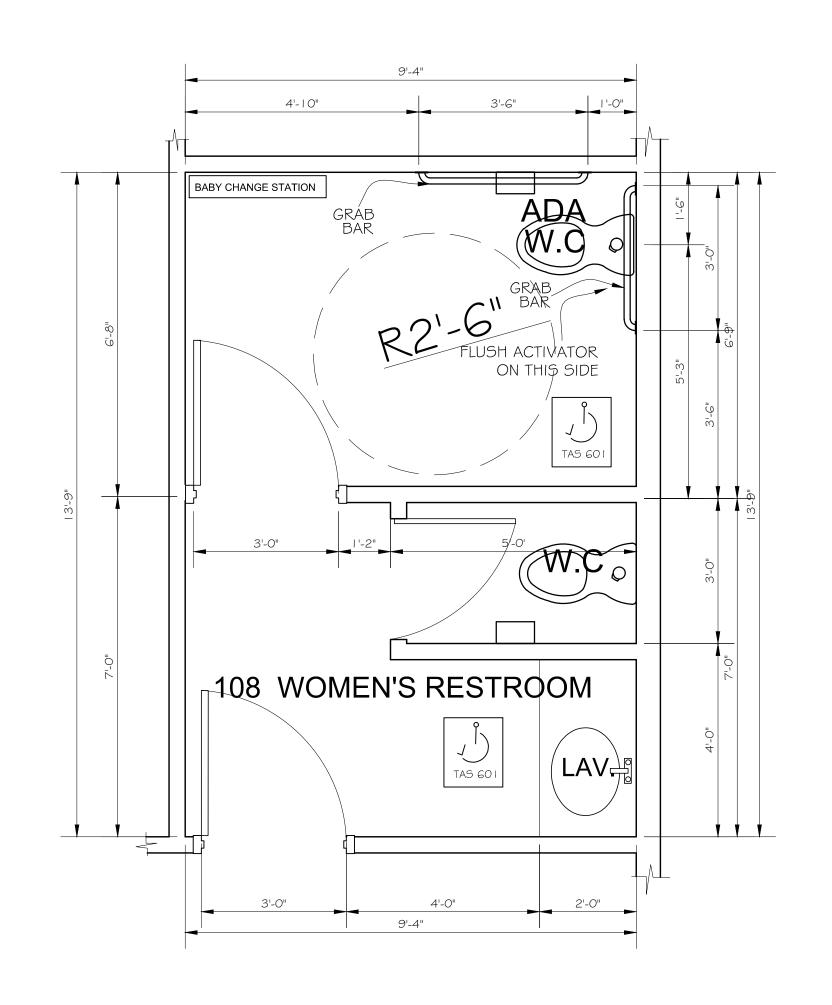
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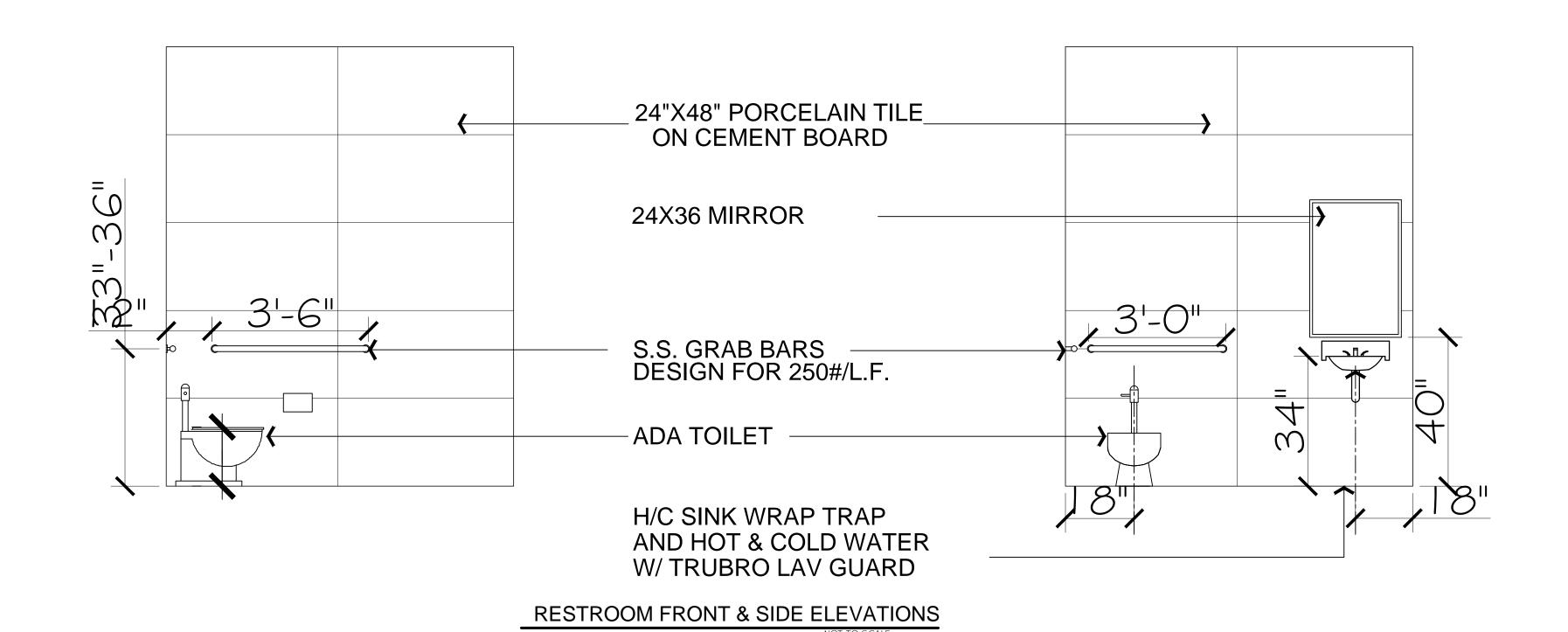


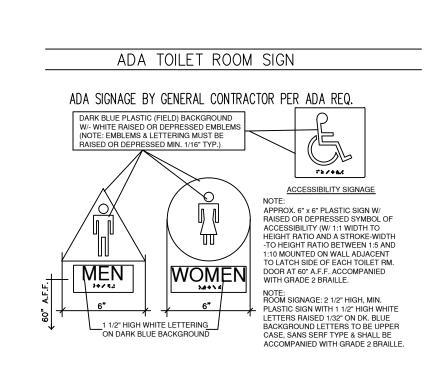


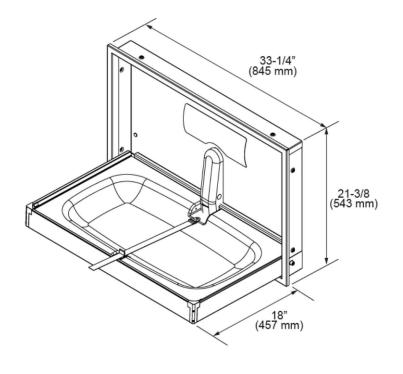












BABY CHANGE STATION

NOT TO SCALE

RESTROOMS
BLOW UP

REVISIONS O. DATE

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UITE . 782

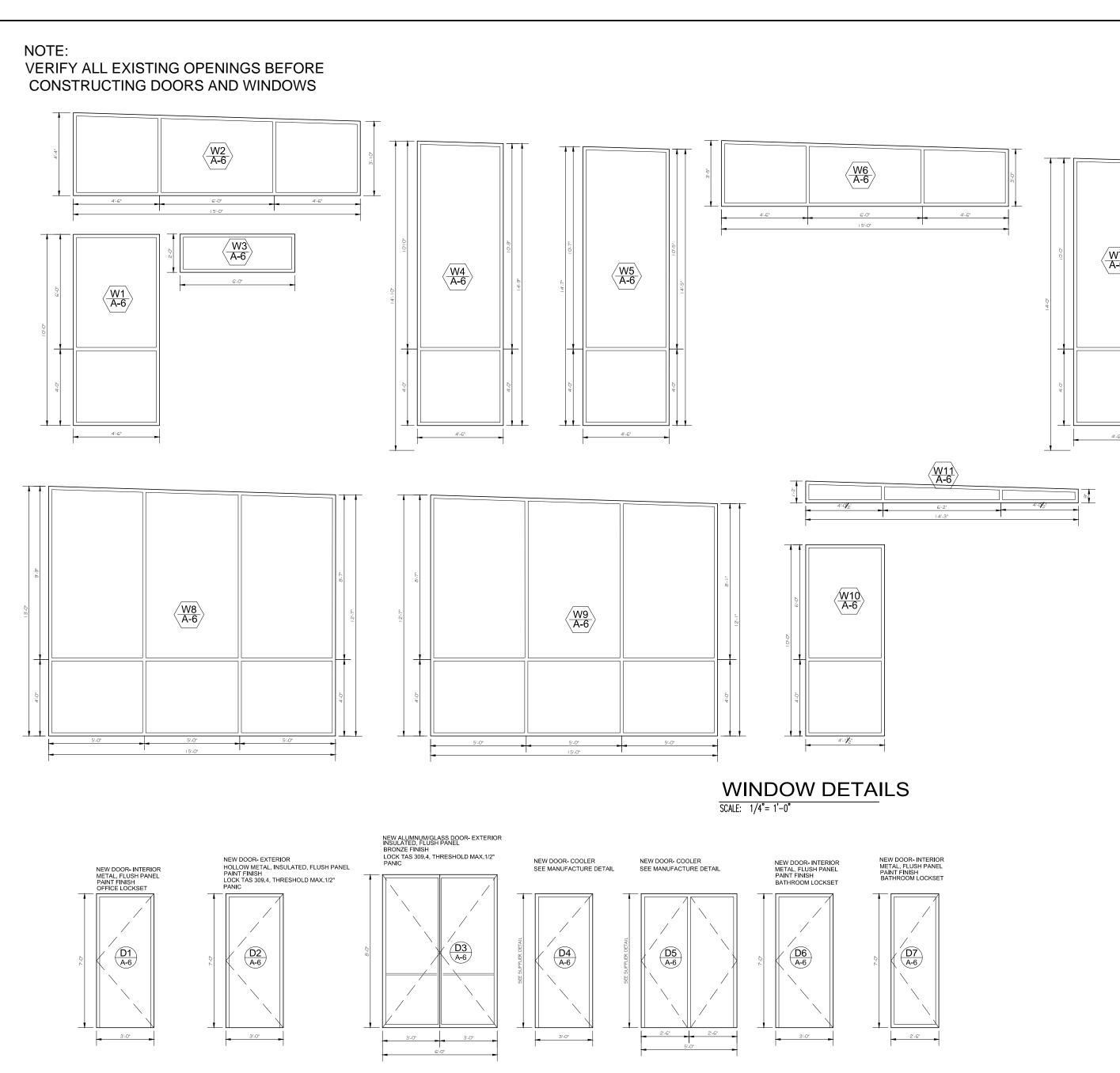
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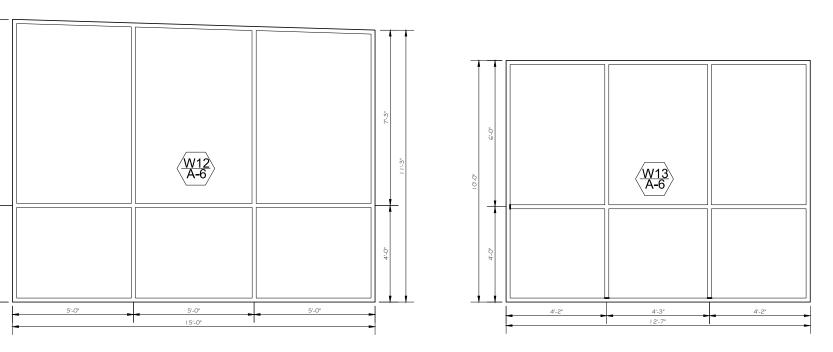


DOORS DETAILS SCALE: 1/4"= 1'-0"

HARDWARE NOTES :

- 1. ALL DOOR HANDLES SHALL BE LEVER TYPE.
- 2. CONTROLS, OPERATING MECHANISMS AND HARDWARE CONTROLS, OPERATING MECHANISMS AND HARDWARE, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES, OR AS PARTS OF ACCESSIBLE ELEMENTS SHALL COMPLY WITH TAS SEC. 205 & 309.
- 3. ALL DOORS AND GATES HARDWARE SHALL COMPLY WITH TAS SEC 404.2.7.
 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- 4. CLEAR FLOOR SPACE THAT ALLOWS A FORWARD OR SIDE APPROACH SHALL BE PROVIDED AT ALL CONTROLS OR HARDWARE.
- 5. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD, RAIN DRIP CAPS & DOOR SWEEP, AND MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2"
- 6. ALL DOOR WITH OUTDOOR CLOSER, SHALL HAVE DOOR STOP, WHEN THERE IS WALL AT OPENING POSITION.
- 7. EXIT DOOR LATCHES SHALL RELEASE WHEN SUBJECTED TO A 15 LB.. FORCE & THE DOOR SHALL BE SENT IN MOTION WHEN SUBJECTED TO A 30 LB. FORCE. DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 LB. FORCE. FORCES SHALL BE APPLIED TO LATCH SIDE. THE MAX. OPENING FORCE FOR DOORS LOCATED WITHIN AN ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 8.5 LB. FOR EXTERIOR HINGED DOORS, 5 LB. FOR INTERIOR HINGED DOORS.

WINDOW SCHEDULE (VERIFY ALL FINISHES/MATERIALS W/OWNER)											
WINDOWS							GLASS				
WINDOW TYPE	GLAZING	NOMINAL SIZE			ALUMIN.		1.1			HDW SET	OPENING
		WIDTH	HEIGHT	THK	FINISH	Low-E	U- FACTOR	SHGC	TEMP.		
⟨W1⟩	TINTED TEMPERED	4'-6"	10'-0"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	4	FIXED
W2	TINTED TEMPERED	15'-0"	4'-4", 3'-10"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
⟨W3⟩	TINTED TEMPERED	6'-0"	2'-0"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	3	FIXED
W4	TINTED TEMPERED	4'-6"	14'-10", 14'-9"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
⟨W5⟩	TINTED TEMPERED	4'-6"	14'-7", 14'-5"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
⟨W6⟩	TINTED TEMPERED	15'-0"	3'-5", 3'-0"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
⟨W7⟩	TINTED TEMPERED	4'-6"	14'-0", 13'-10"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
W8	TINTED TEMPERED	15'-0"	13'-0", 12'-7"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
(W9)	TINTED TEMPERED	15'-0"	12'-7",12'-1"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
W10	TINTED TEMPERED	4'- 1 1/2"	10'-0"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	2	FIXED
₩11	TINTED TEMPERED	14'-3"	1'-2",0'-9"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
W12	TINTED TEMPERED	15'-0"	11'-8", 11'-3"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED
W13	TINTED TEMPERED	12'-7"	10'-0"	4.5"	BRONZE	2-PANE	0.40	0.20	YES	1	FIXED



	DOOR	SCHEDUL	E SHALL	COMPLY	WITH IBC	1010.1.1	0 & 101	0.1.2			
DOOR					FRAME						
DOOR			N	NOMINAL SIZE		FIRE			HDW	HARDWARE	THRESHOLD
NO.	TYPE	FINISH	WIDTH	HEIGHT	THK	RAT'G	MAT'L	FINISH	SET	TIANDWAIL	
(D1)	METAL SWING DOOR	PAINT	3'-0"	7'-0"	1.75	-	METAL		3	Office set	
(D2)	METAL SWING DOOR	PAINT	4'-0"	7'-0"	1.75	-	METAL	PAINTED	2	TAS 309.4, Entry Lever Lockset, panio	1/2" MAX
(D3)	SWING DOORGLASS LOW-E, 0.4, 0.2	TINTED	6'-0"	8'-0"	1.75	-	ALUMINUM	BRONZE	3	TAS 309.4, Entry Lever Lockset, panic	1/2" MAX
(D4)	SWING DOOR INSULATED		3'-0"	See manuf	acture details		ALUMINUM		2	See manufacture details	
D5	SWING DOOR INSULATED		5'-0"	See manuf	acture details		ALUMINUM		1	See manufacture details	
D6)	METAL SWING DOOR	PAINT	3'-0"				METAL		2	See manufacture details	
(D7)	METAL SWING DOOR	PAINT	2'-6"				METAL		1	bathroom lockset	

NOTE: ALL EXTERIOR DOORS SHALL HAVE A REMAINS OPEN DOOR DURING BUSINESS HOURS SIGN.
DOORS HARDWARE LOCATION MUST BE 34"MIN. 48"MAX ABOVE THE FINISH FLOOR.

FORCE REQUIRE TO PUSH/OPEN THE DOORS TEXAS ACCESSIBILITY STANDARDS (TAS) 404.2.9- 5 POUNDS MAXIMUM.

TAS 309.4 OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

(VERIFY ALL FINISHES/MATERIALS WITH OWNER)

POON 4	FLOOR	W	ALLS	CEILING			
ROOM	MATERIAL BASE	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
101 KITCHEN	6" PORCELAIN TILE 6" PORCELAIN TILE MATCH WITH FLOOR		FRP PANELING	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	11'-0"	
102 UTILITY ROOM	24"x48" SLIP RESISTANT PORCELAIN TILE MATCH WITH FLOOP		FRP PANELING	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	11'-0"	
103 OFFICE	24"x48" SLIP RESISTANT PORCELAIN TILE MATCH WITH FLOOP		SMOOTH-PAINT	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	11'-0"	
104 CASHIERS	24"x48" SLIP RESISTANT PORCELAIN TILE MATCH WITH FLOOR	1 . 1/(/ (7 1 1 / 1 / 1	SMOOTH-PAINT	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	11'-0"	
105 COOLER	EPOXY ———	ALUMINUM PANELS WITH INSULATION		ALUMINUM PANELS WITH INSULATION	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	SEE MANIF. DETAIL	
106 BEERCAVE	EPOXY ———	ALUMINUM PANELS WITH INSULATION		ALUMINUM PANELS WITH INSULATION	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	SEE MANIF. DETAIL	
107 SODA COOLER	EPOXY ———	ALUMINUM PANELS WITH INSULATION		ALUMINUM PANELS WITH INSULATION	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	SEE MANIF. DETAIL	
108 WOMEN'S RESTROOM	24"x48" SLIP RESISTANT PORCELAIN TILE	5/8" CEMENT BOARD MOISRURE RESISTANCE GREEN BOARD		2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	10'-0"	
109 HALLWAY	24"x48" SLIP RESISTANT PORCELAIN TILE MATCH WITH FLOOR		SMOOTH-PAINT	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	11'-0"	
110 MEN'S RESTROOM	24"x48" SLIP RESISTANT PORCELAIN TILE	5/8" CEMENT BOARI MOISRURE RESISTANCI GREEN BOARD	24"x48" PORCELAIN TILE FLOOR TO CEILING	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	10'-0"	
111 FREEZER	ALUMINUM PANELS WITH INSULATION	ALUMINUM PANELS WITH INSULATION	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	ALUMINUM PANELS WITH INSULATION	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	SEE MANIF. DETAIL	
112 SALES/DISPLAYS	24"x48" SLIP RESISTANT A" PORCELAIN TILE MATCH WITH FLOOR		SMOOTH-PAINT	2'X2' ACOUSTICAL TILE	SMOOTH, NON-ABSORBENT EASILY CLEANABLE	OPEN	

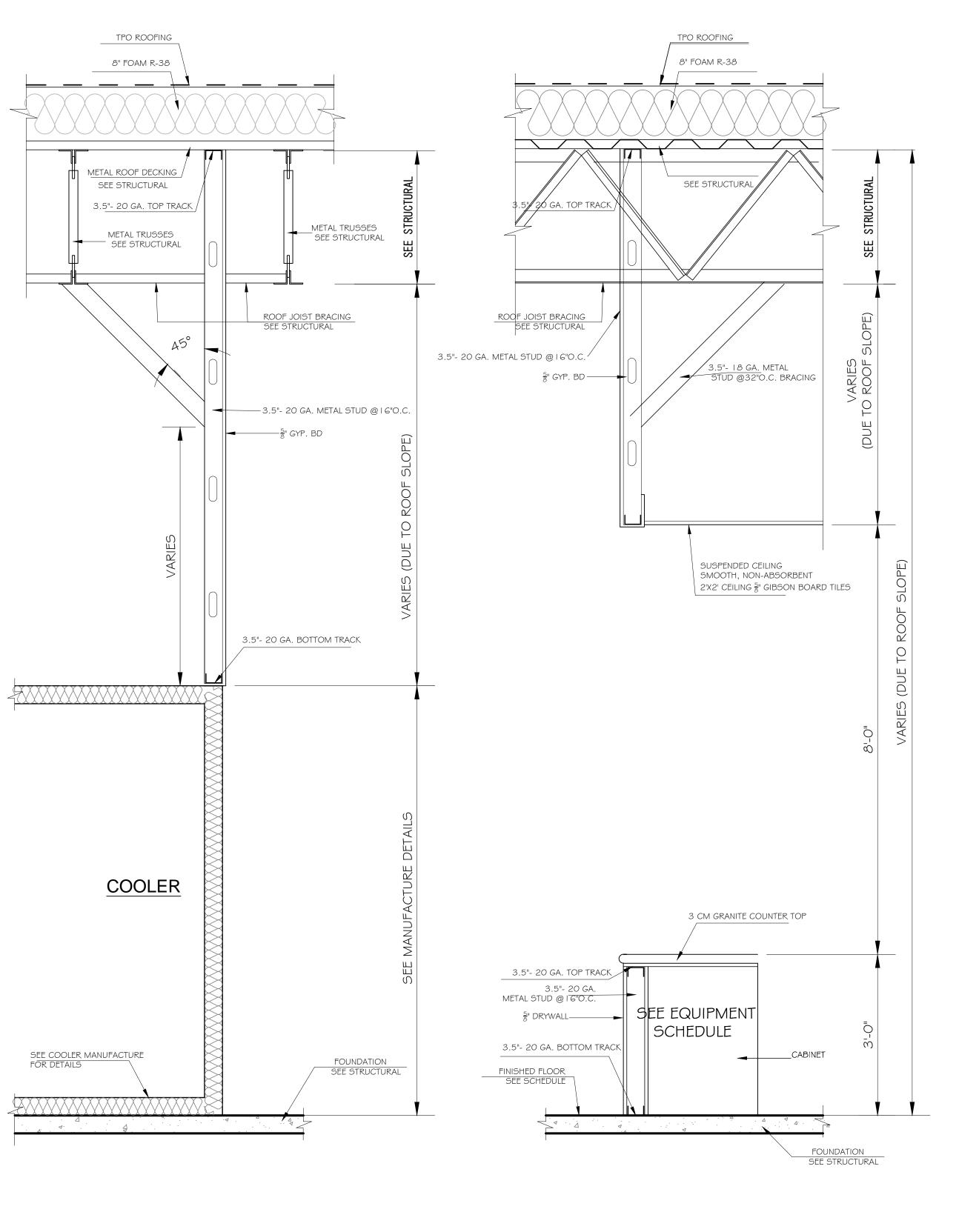
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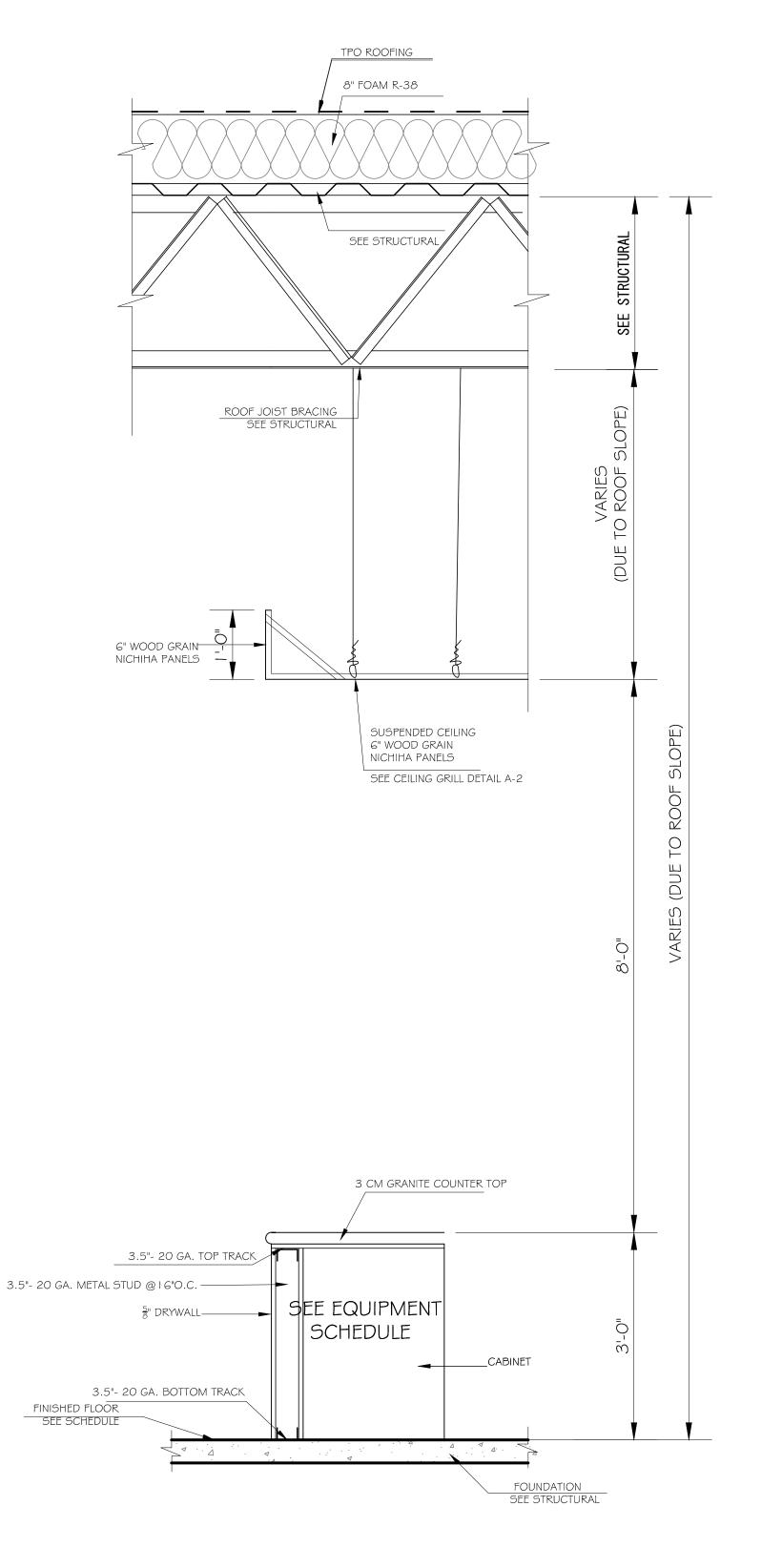
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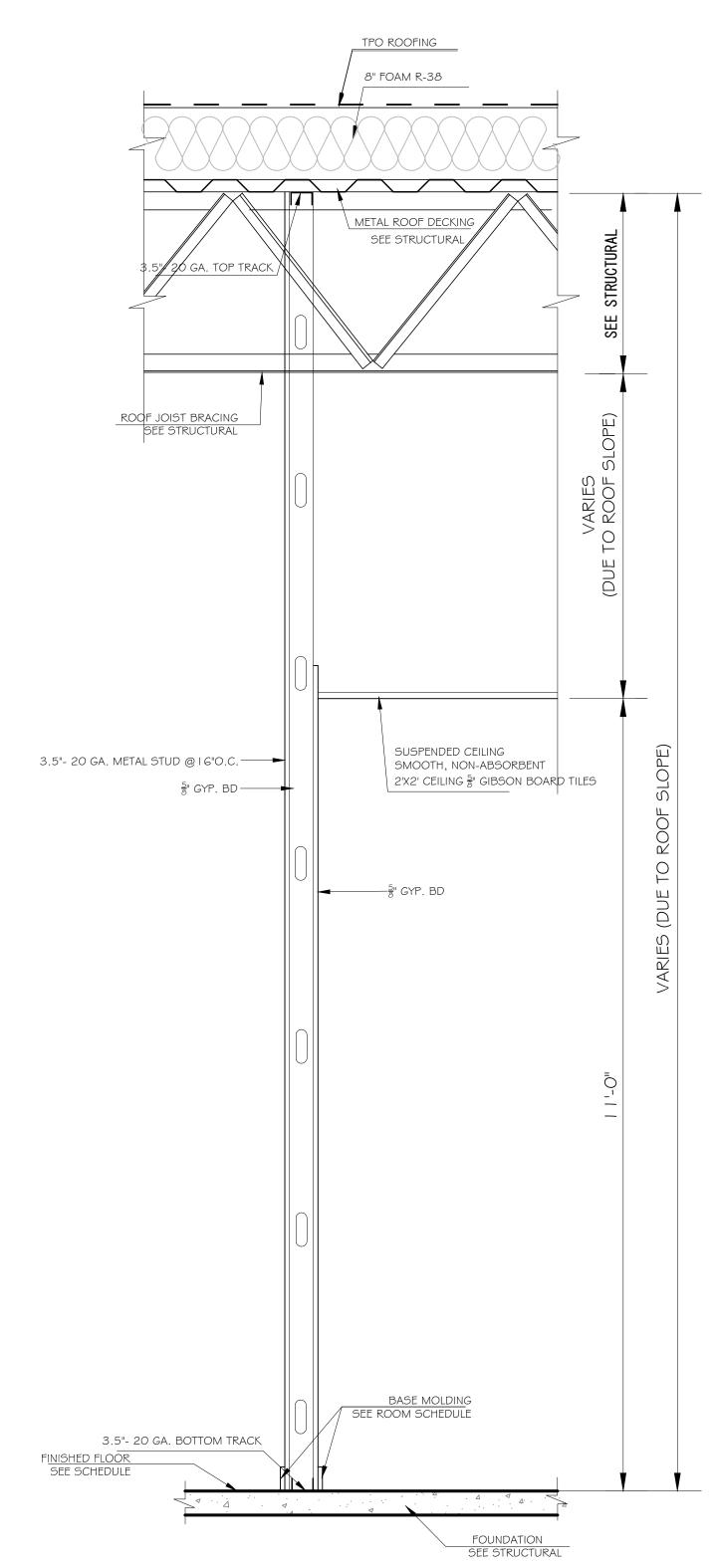
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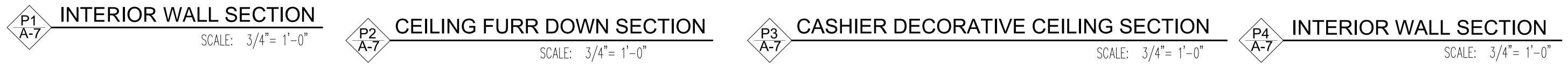
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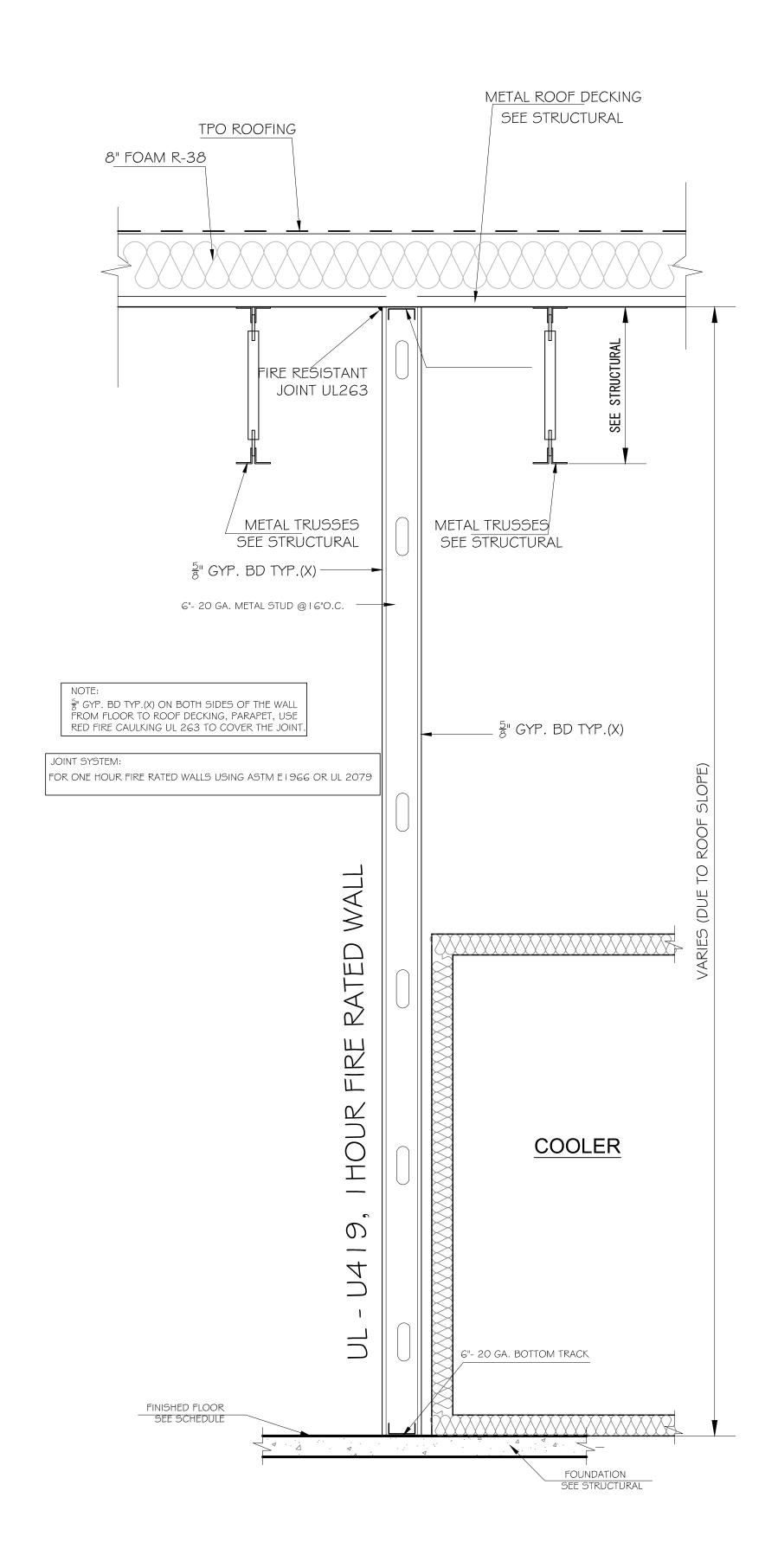
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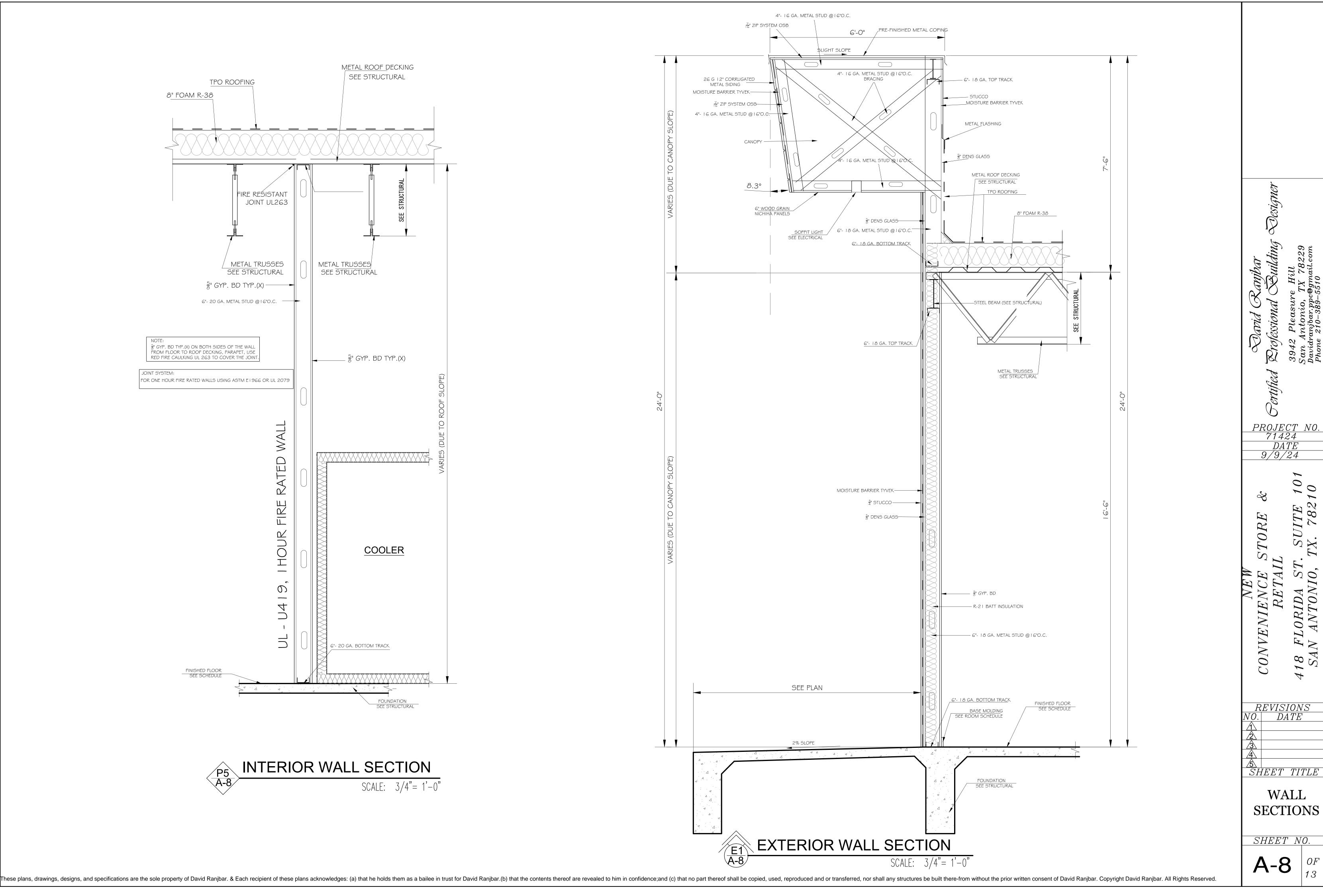
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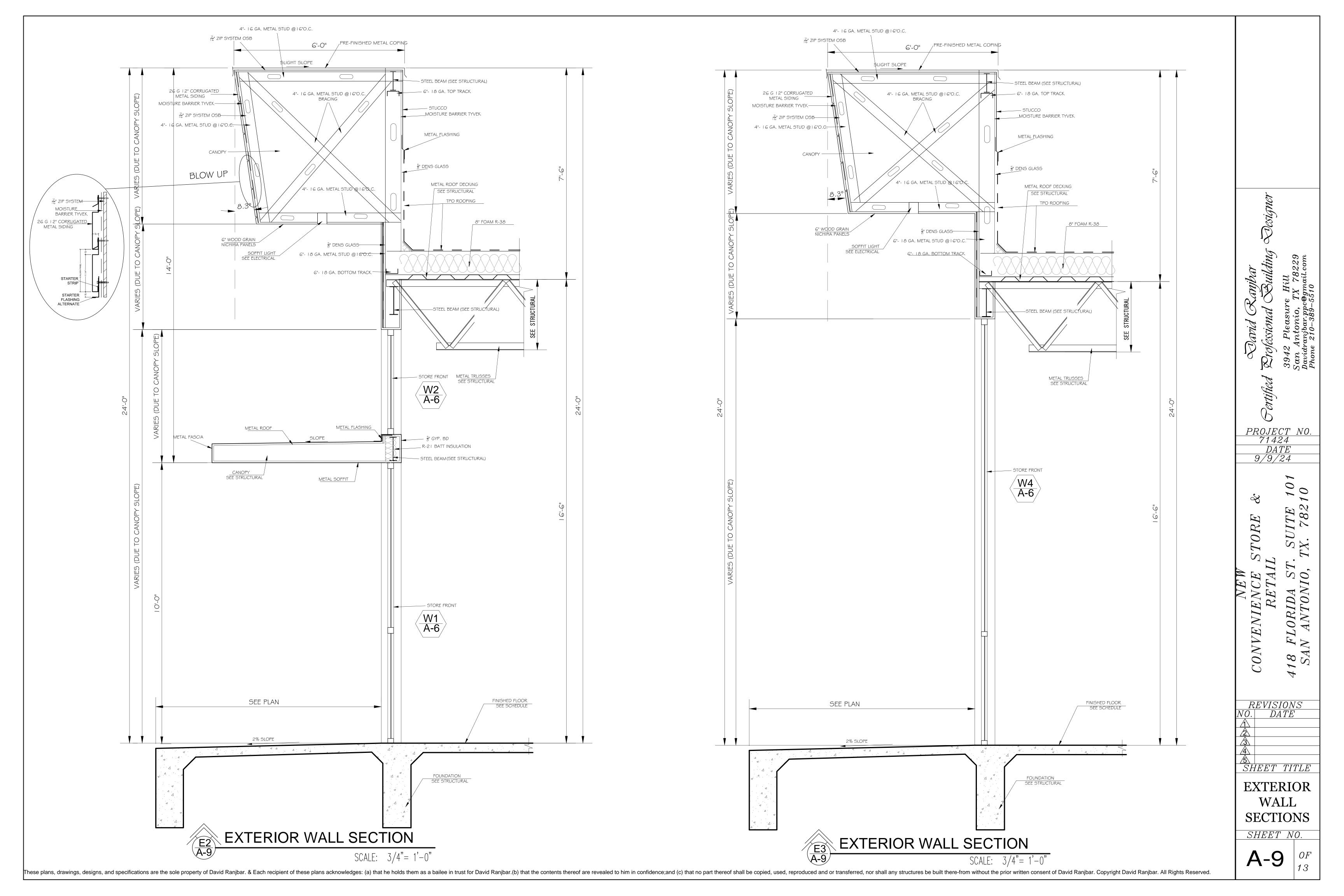


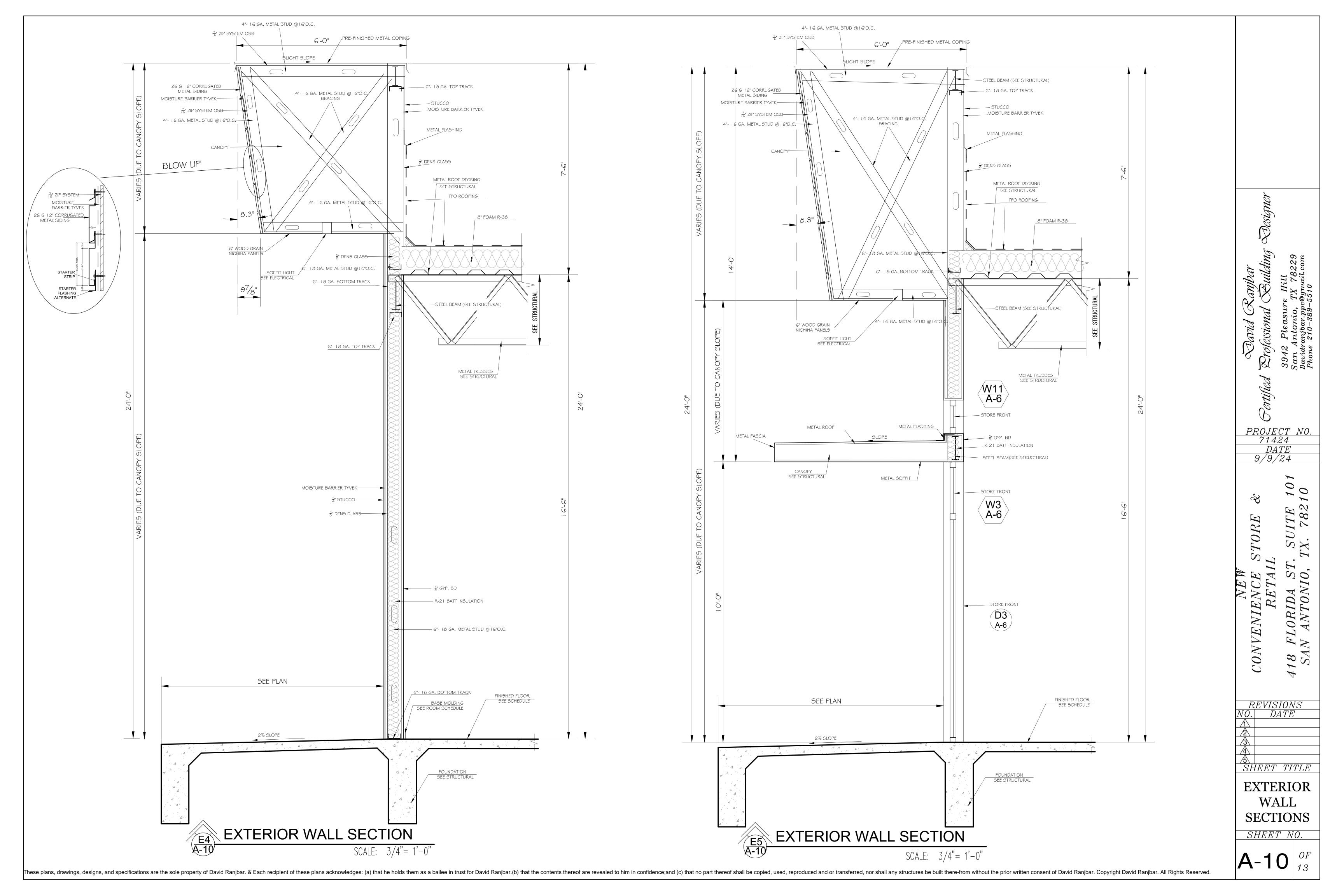


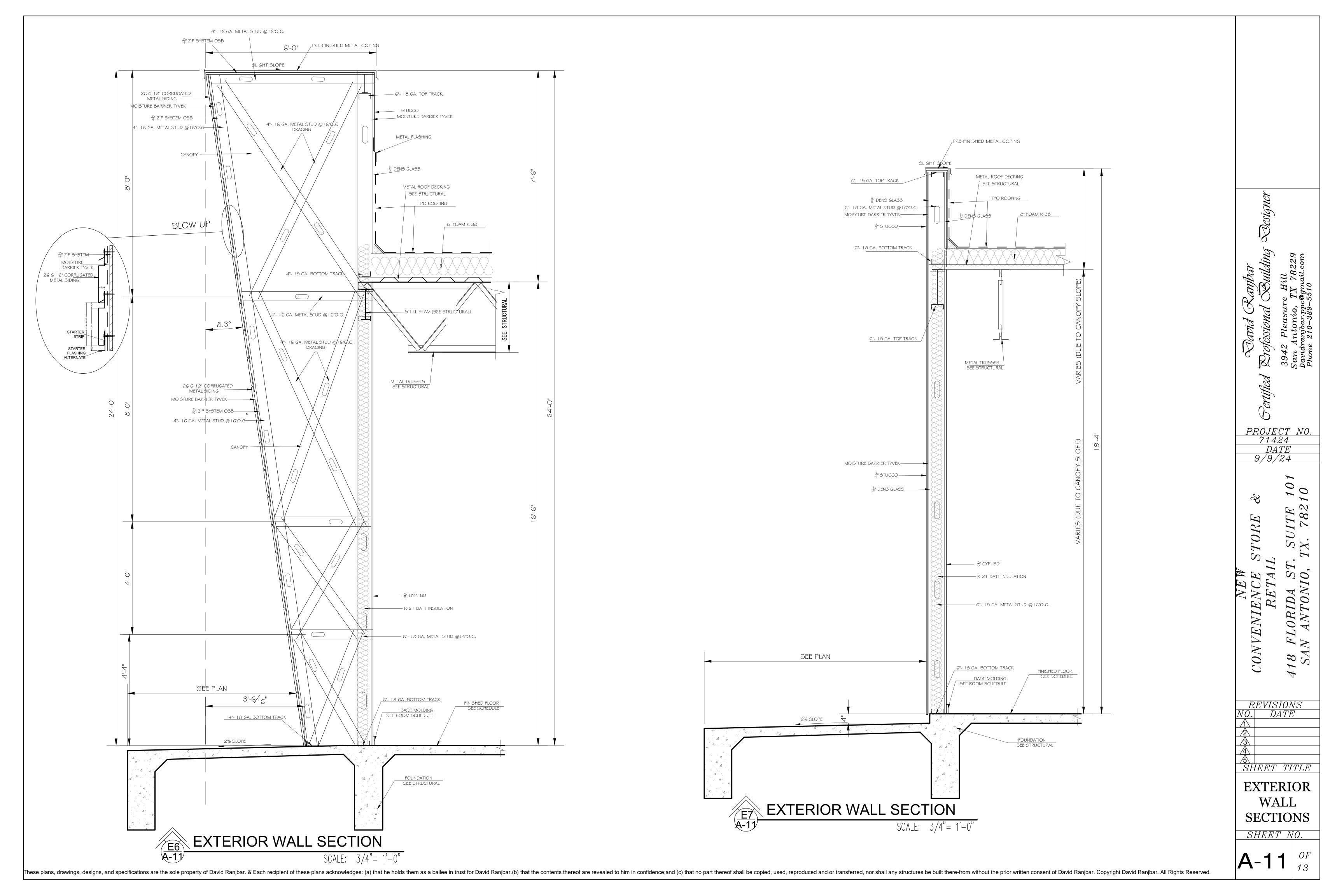


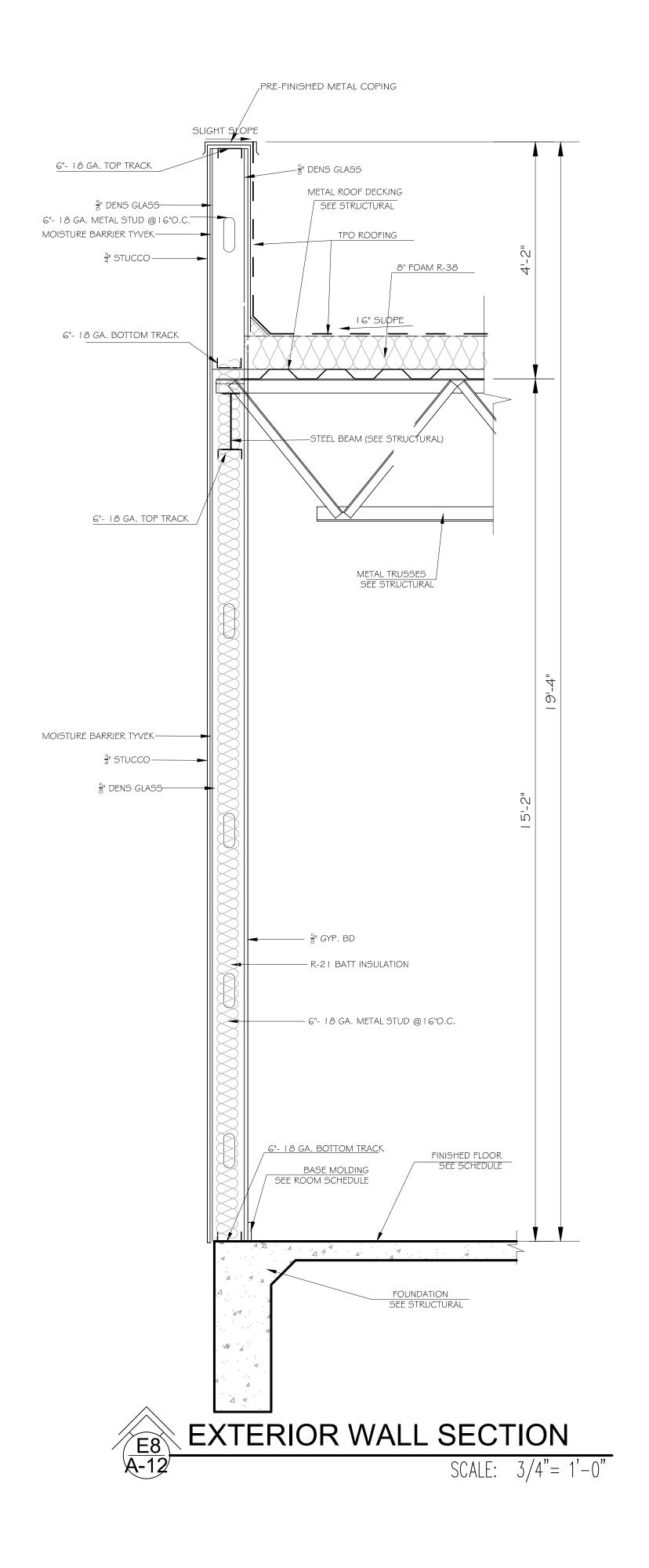
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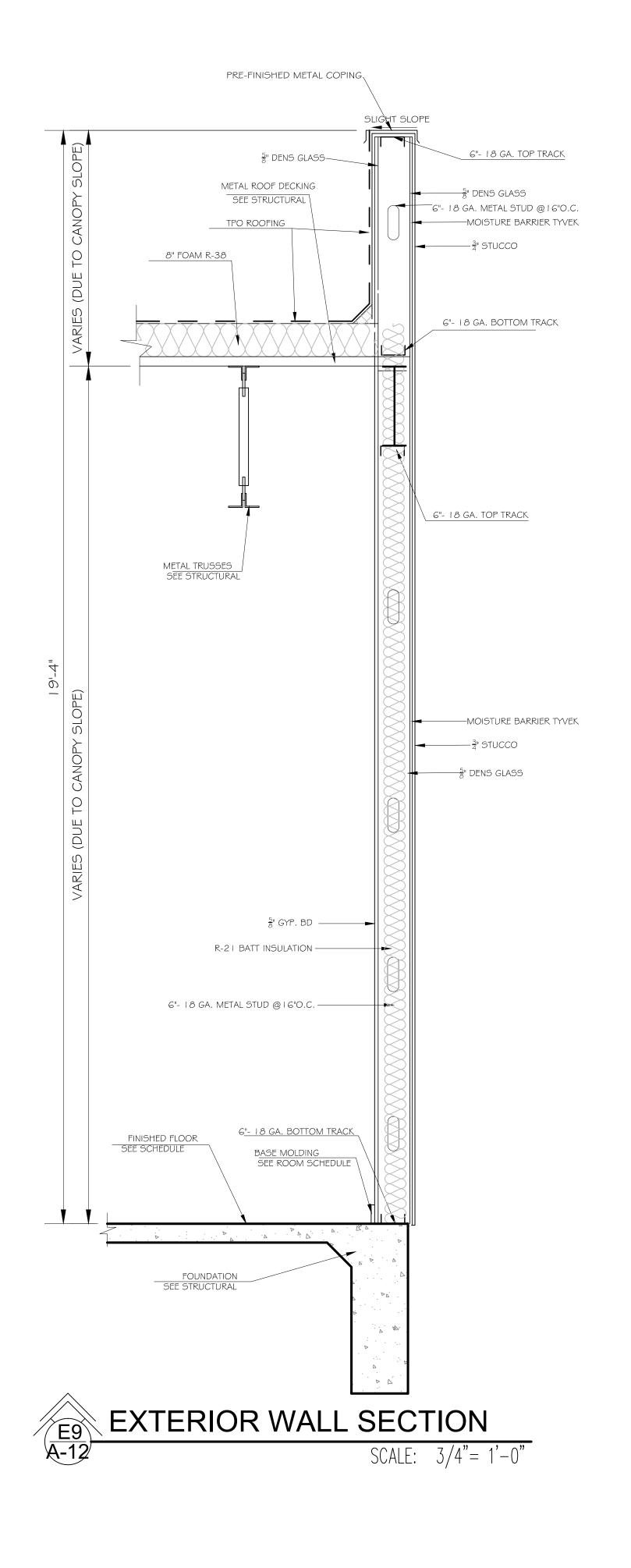
WALL

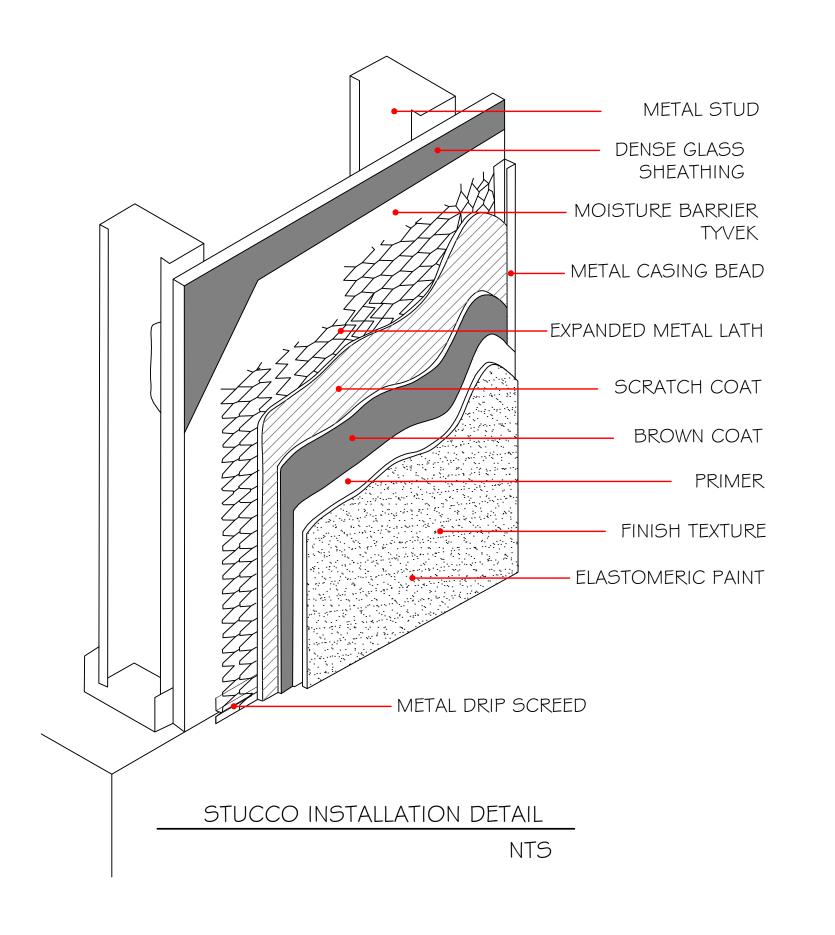


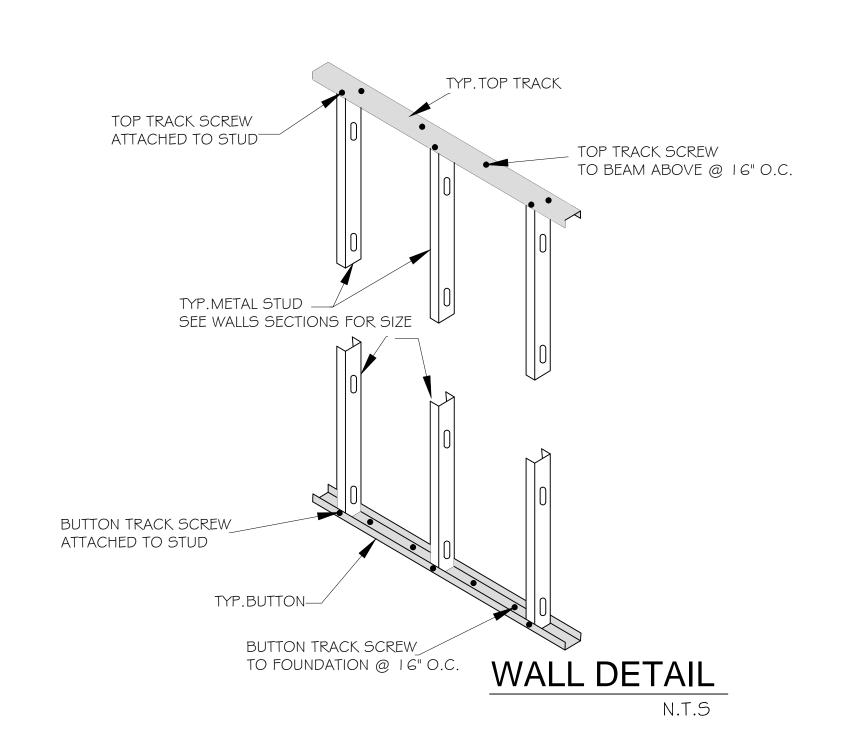


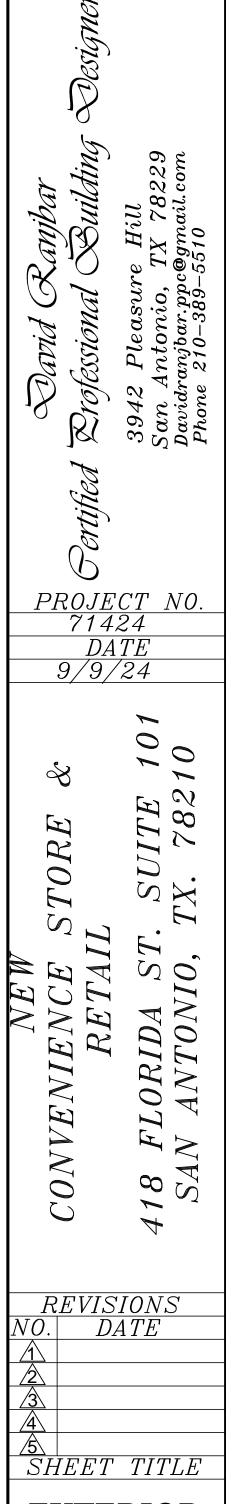












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