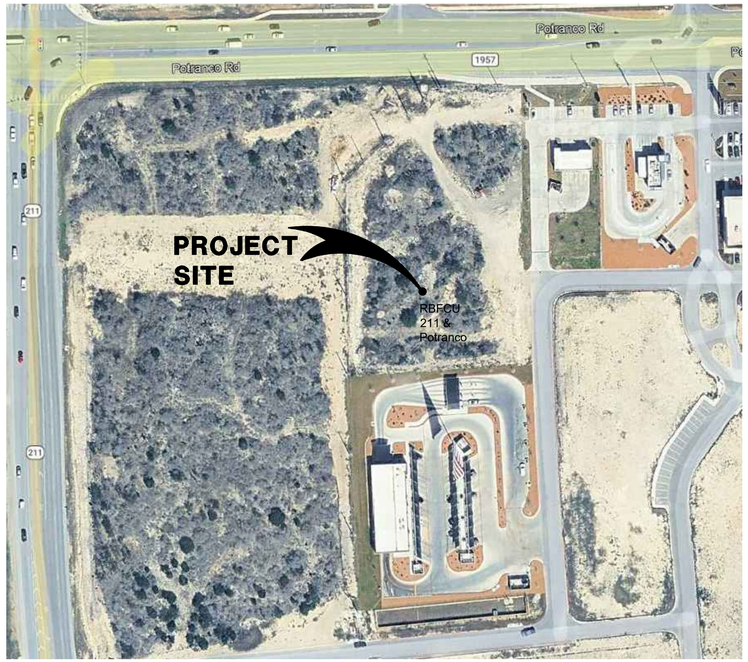
RBFCU

A New Branch for RANDOLPH ☆ BROOKS Federal Credit Union

1208 Texas Research Parkway (SH 211) San Antonio, Tx 78245

100%
08/11/26



NORTH

CIVIL

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78213
2000 NW LOOP 410 210-375-9000

LANDSCAPE

landgroup C2
landscape architecture / master planning / creative spaces
317 LEXINGTON SUITE 1 / SAN ANTONIO, TX 78215

STRUCTURAL

AXIS STRUCTURAL
1045 CENTRAL PKWY N, STE 101
SAN ANTONIO, TEXAS 78232
FIRM NO. F-17115
AXISSTRUCTURAL.COM
(210) 824-2908

MECHANICAL/ PLUMBING/ELECTRICAL

CLEARY ZIMMERMANN
1344 S. FLORES SUITE 101 (210) 447-6100
SAN ANTONIO, TEXAS 78204 FAX (210) 447-6101

ARCHITECTURAL

cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

REGISTERED ARCHITECT
KENDRICK P. CHESNEY
STATE OF TEXAS
16727
DATE 08/11/26

GENERAL		ISSUANCE	SHEET DATE
A0.0	Cover Sheet		
A0.2	Accessibility & Code Requirements		
CIVIL			
C0.10	General Construction Notes		
C1.00	Fire Protection Plan		
C2.00	Storm Water Pollution Plan		
C2.10	Storm Water Pollution Prevention Details		
C3.00	Demolition Plan		
C4.00	Dimension Control & Pavement Plan		
C4.10	Pavement Details		
C4.11	Pavement Details		
C5.00	Grading Plan		
C6.00	Utility Plan		
C6.10	Utility Details		
C07.01	Grading Plan		
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L2.0	Landscape Plan		
L3.0	Irrigation Requirements & Tabulations		
L4.0	Irrigation Plan		
L5.0	Tree Bubbler Plan		
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A1.3	Drive Thru Canopy		
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A8.1	Section Details		
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BUILDING CODE SUMMARY

2021	IBC	International Building Code & Local Amendments
2021	IECC	International Energy Conservation Code & Local Amendments
2021	NEC	National Electric Code & Local Amendments
2021	IFC	International Fire Code & Local Amendments Appendices A,B,D,L
2021	IMC	International Mechanical Code & Local Amendments
2021	IPC	International Plumbing Code & Local Amendments
2012	TAS	Texas Accessibility Standards

BUILDING HEIGHT: 26'-7" / 1 STORY
BUILDING AREA: 3,668 SF GROSS CONSTRUCTION AREA
645 SF DRIVE THRU CANOPY
BUILDING OCCUPANCY (CHAPTER 3): BUSINESS GROUP
CONSTRUCTION TYPE (SECTION 602): VB, NOT SPRINKLERED

BASIC ALLOWABLE HEIGHT (TABLE 504.3): 40'-0"
(TABLE 504.4): 2 STORY
BASIC ALLOWABLE AREA (TABLE 506.2): 9,000 SQUARE FEET

SITE SUMMARY

PROJECT NAME: RBFCU 211 & POTRANCO BRANCH

SITE ADDRESS: 1208 Texas Research Parkway
CURRENT ZONING: OCL - Outside City Limits

OWNER: Randolph-Brooks Federal Credit Union
P.O. Box 2097
Universal City, Texas 78148
Eric Etzler
eetzler@rbfcu.org

OWNER'S AGENT/ ARCHITECT: CHESNEY MORALES PARTNERS
4901 Broadway Suite 250
San Antonio, TX 78209

ENGINEER: PAPE-DAWSON
2000 NW Loop 410
San Antonio, TX 75213

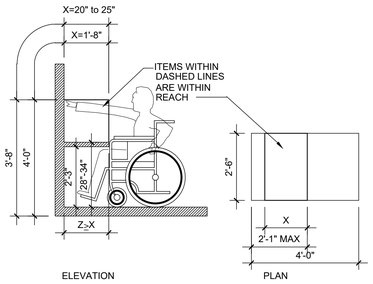
TOTAL SITE AREA: 0.814 AC.
BUILDING COVERAGE: 3,668 sf

LEGAL DESCRIPTION: Lot 8, Block 46, C.B. 4349C, AMEND ABISO POTRANCO

RBFCU 211 & POTRANCO Branch Texas #2537

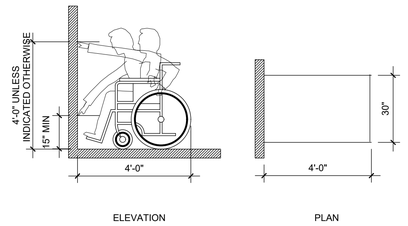
ACCESSIBILITY STANDARDS REQUIREMENTS:

1. DOORS
   1. IF A DOOR HAS A DOOR CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
   2. THE MAXIMUM FORCE FOR PUSHING OR FOR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
      (a) EXTERIOR HINGED DOORS: 8.5 lbf
      (b) INTERIOR HINGED DOORS: 5lbf
      (C) SLIDING OR FOLDING DOORS: 5lbf
      (d) FIRE DOORS: AS REQUIRED BY THE GOVERNING CODE OFFICIAL.
      THE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
   3. THE THRESHOLDS SPECIFIED AND DETAILED IN THESE DOCUMENTS DO NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS AND 1/2" IN HEIGHT FOR OTHER TYPES OF DOORS. THESE THRESHOLDS SHALL HAVE A BEVELED EDGE LESS THAN 1:2 (50%). NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
   4. THE DOOR HARDWARE SPECIFIED AND DETAILED IN THESE DOCUMENTS INCLUDES ONLY HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
   5. ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED/DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 32 INCHES IN WIDTH WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENTS.
   6. ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED AND DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 84 INCHES IN HEIGHT. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENT.
2. GRAB BARS
   1. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING:
      (a) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE STRESSES FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
      (b) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
      (C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR THE SUPPORTING STRUCTURE WHICH EVER IS THE SMALLER ALLOWABLE LOAD.
      (D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
      (E) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
   2. THE DIAMETER OF WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2".
3. CONTROLS
   1. ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS OR OTHER USERS OF A BUILDING OR FACILITY SHALL COMPLY WITH DETAILS 1/A0.2 & 2/A0.2 SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO, THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.
   2. UNLESS INDICATED OTHERWISE, THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN DETAILS 1/A0.2 & 2/A0.2. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE FLOOR.
   3. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbf.
   4. WATER CLOSETS
      1. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
      2. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH TAS STANDARDS. THE GRAB BAR BEHIND THE WATER CLOSET SHALL BE 34" TO CENTERLINE A.F.F.
   3. TOILET PAPER DISPENSERS SHALL BE INSTALLED 7" TO 9" FROM FRONT EDGE OF TOILET MEASURED TO CENTERLINE OF DISPENSER. THE OUTLET IS TO BE 15" TO 48" ABOVE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
4. LAVATORIES AND MIRRORS
   1. THESE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES, AND BUILT-IN LAVATORIES.
   2. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH THE DRAWINGS ON THIS SHEET.
   3. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 INCHES UNDERNEATH THE LAVATORY.
   4. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
   5. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
   6. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISH FLOOR AND TOP SURFACES NO LOWER THAN 6'-4" A.F.F.
5. FIRE EXTINGUISHERS AND WALL MOUNTED ITEMS
   1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
6. SIGNAGE
   1. LETTERS AND NUMBERS SHALL HAVE A WIDTH-TO-HEIGHT BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-WIDTH HEIGHT BETWEEN 1:5 AND 1:10.
   2. RAISED, BRAILLE AND PICTORIAL SIGNS SHALL BE RAISED 1/32". RAISED CHARACTERS SHALL BE MINIMUM OF 5/8" HIGH AND A MAXIMUM OF 2". BRAILLE SHALL BE A MINIMUM OF GRADE 2. PICTORAL SIGNAGE SHALL HAVE A MINIMUM BORDER DIMENSION OF 6" AND SHALL HAVE AN EQUIVALENT VERBAL DESCRIPTION DIRECTLY BELOW GRAPHIC.
   3. CHARACTERS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH AND BE CONTRASTING IN COLOR, LIGHT ON DARK OR DARK ON LIGHT.
   4. SIGNAGE SHALL BE PLACED ON LATCH SIDE OF DOOR WITH LOCATION AS PER 3/A0.2



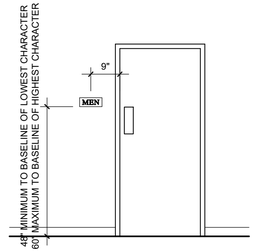
ELEVATION PLAN

1 REACH RANGES
SCALE: 3/8" = 1'-0"

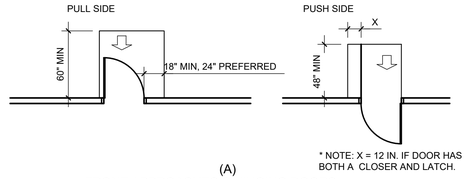


ELEVATION PLAN

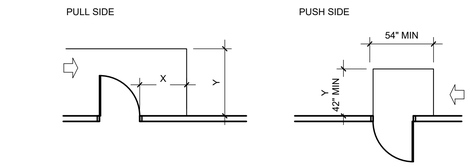
2 REACH RANGES
SCALE: 3/8" = 1'-0"



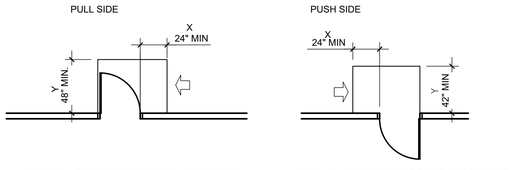
3 SIGNAGE MOUNTING LOCATION AND HEIGHT
SCALE: 3/8" = 1'-0"



(A)
FRONT APPROACHES-SWINGING DOORS

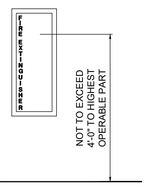


(B)
HINGE SIDE APPROACHES-SWINGING DOORS



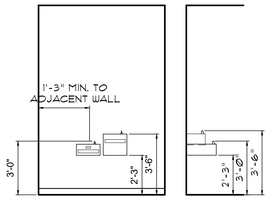
(C)
LATCH SIDE APPROACHES-SWINGING DOORS

* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES.

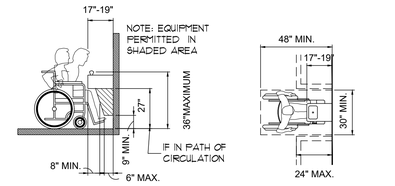


4 FIRE EXTINGUISHER CABINET
SCALE: 3/4" = 1'-0"

* NOTE: REQUIRED MANEUVERING CLEARANCE AT ALL DOORS TO HAVE MAXIMUM 2% SLOPE IN ANY DIRECTION



5 HI-LOW DRINKING FOUNTAIN ELEVATIONS
SCALE: 1/4" = 1'-0"



6 DRINKING FOUNTAINS AND WATER COOLERS
SCALE: 1/4" = 1'-0"

7 CLEAR MANEUVERING SPACE REQUIRED AT DOORS
SCALE: 3/16" = 1'-0"

SPECIAL INSPECTIONS

The registered Design Professional responsible for all required special inspections (as required by 2021 IBC Section 1705.1) for this project during construction is: FREDERICK F. LIEDTKA, Chesney Morales Partners

SECTION	INSPECTION	REQUIREMENTS
1705.1.1	SPECIAL CASES	N/A
1705.2	STEEL CONSTRUCTION	SEE STRUCTURAL (STEEL NOTES)
1705.3	CONCRETE CONSTRUCTION	SEE STRUCTURAL (CONCRETE NOTES)
1705.4	MASONRY CONSTRUCTION	SEE STRUCTURAL (MASONRY NOTES)
1705.5	WOOD CONSTRUCTION	SEE STRUCTURAL (INSP OF FABRICATORS)
1705.6	SOILS	SEE STRUCTURAL (EARTHWORK BELOW BUILDING NOTES)
1705.7	DRIVEN DEEP FOUNDATIONS	N/A
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS	N/A
1705.9	HELICAL PILE FOUNDATIONS	N/A
1705.10	STRUCTURAL INTEGRITY OF DEEP FOUNDATION ELEMENTS	N/A
1705.11	FABRICATED ITEMS	SEE STRUCTURAL (CONCRETE REINFORCING AND PRE-ENGINEERED JOIST/TRUSSES NOTES)
1705.12	WIND RESISTANCE	N/A
1705.13	SEISMIC RESISTANCE	N/A
1705.14	TESTING FOR SEISMIC RESISTANCE	N/A
1705.15	SPRAYED FIRE-RESISTANT MATERIALS	N/A
1705.16	MASTIC & INTUMESCENT FIRE-RESISTANT COATINGS	N/A
1705.17	EIFS	SEE ARCHITECTURAL SPECIFICATIONS
1705.18	FIRE-RESISTANT PENETRATIONS AND JOINTS	N/A
1705.19	TESTING FOR SMOKE CONTROL	N/A
1705.20	SEALING OF MASS TIMBER	N/A
1706	DESIGN STRENGTHS OF MATERIALS	N/A
1707	ALTERNATIVE TEST PROCEDURES	N/A
1708	IN-SITU LOAD TESTS	N/A
1709	PRECONSTRUCTION LOAD TESTS	N/A

REFER TO STRUCTURAL FOR ADDITION INSPECTION REQUIREMENTS

ADDITIONAL INSPECTIONS TO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING (VERIFY WITH CITY REQUIREMENTS):

BUILDING	PLUMBING	MECHANICAL	ELECTRICAL
- Flatwork Inspection	- Underground Inspection	- Underground Inspection	- Underground Inspection
- Frame Inspection	- Top-Out Inspection	- Rough-In Inspection	- Rough-In Inspection
- Insulation Inspection	- Final Inspection	- Final Inspection	- Final Inspection
- Final Inspection			

BUILDING CODES

APPLICABLE CODES

2021	IBC	International Building Code & Local Amendments
2021	IECC	International Energy Conservation Code & Local Amendments
2021	NEC	National Electric Code & Local Amendments
2021	IFC	International Fire Code & Local Amendments
2021	IMC	International Mechanical Code & Local Amendments
2021	IPC	International Plumbing Code & Local Amendments
2012	TAS	Texas Accessibility Standards

BUILDING INFORMATION

BUILDING HEIGHT: 26'-7" / 1 STORY
BUILDING AREA: 3,668 SF
BUILDING OCCUPANCY (CHAPTER 3): BUSINESS GROUP
CONSTRUCTION TYPE (SECTION 602): VB, NOT SPRINKLERED

BASIC ALLOWABLE HEIGHT (TABLE 504.3): 40'-0"
(TABLE 504.4): 2 STORY
BASIC ALLOWABLE AREA (TABLE 506.2): 9,000 SQUARE FEET
OCCUPANT LOAD FACTOR (TABLE 1004.5): (SEE OCCUPANT LOAD CALCULATION TABLE)
ACTUAL OCCUPANT LOAD: 33 (SEE OCCUPANT LOAD CALCULATION TABLE)

EXITING REQUIREMENTS

	ACTUAL	MAXIMUM PER TABLE 1006.3.3(2)	
OCCUPANT LOAD:	33	49	2 EXIT REQUIRED
COMMON PATH OF EGRESS TRAVEL	45'-5"	75'-0"	2 EXITS REQUIRED

2 EXITS PROVIDED

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): 200'
MAXIMUM DEAD END CORRIDOR (SECTION 1020.5): 20'-0"

PLUMBING FIXTURE COUNT

Per 2024 IBC Section 2902, Table 2902.1
Total Occupants = 33
Occupancy Classification B (Business)

Occupants	Water Closets		Lavatories	
	Required (1 per 25 for first 50)	Provided	Required (1 per 40 for first 80)	Provided
33	2	2	2	2

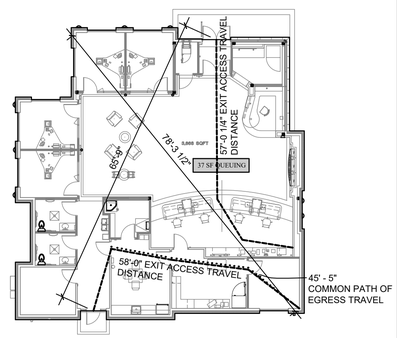
Drinking Fountains: 1 Required Per 100 occupants, 2 Provided

Service Sink: 1 Required, 1 Provided

OCCUPANT LOAD CALCULATION TABLE

37 SQUARE FEET QUEUING AREA

3,631 SQUARE FEET BUSINESS AREA



TOTAL BUILDING AREA
3,668 SQUARE FEET

37 SF QUEUING / 5 SF per Person = 7.4 Persons = 8

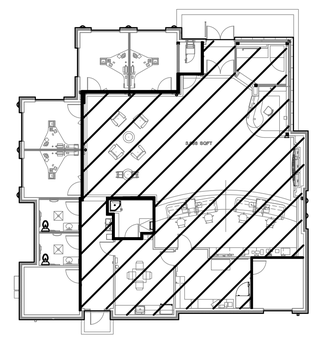
3,631 SF BUSINESS / 150 SF per Person = 24.2 Persons = 25

TOTAL OCCUPANTS = 33 persons

ATTIC DRAFTSTOPPING

IBC 2024 SECTION 718.4:
MAXIMUM HORIZONTAL AREA IN ATTIC: 3,000 SQUARE FEET
ACTUAL OPEN PLENUM SPACE: 2,301 SQUARE FEET

OPEN PLENUM SPACE



ACCESSIBILITY AND CODE REQUIREMENTS

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REGISTERED ARCHITECT FREDERICK F. LIEDTKA 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO SAN ANTONIO, TX 78245

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A0.2

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE UNLESS SHOWN OTHERWISE. CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. DIMENSIONAL CONTROL FOR ANY STRUCTURE IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR SHALL VERIFY ALL PROJECT DIMENSIONS WITH THE PROJECT DRAWINGS PRIOR TO CONSTRUCTION AND TO COMMUNICATE TO THE ENGINEER OF ANY DISCREPANCIES.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE TRAVERSE CONTROL POINTS FOR HORIZONTAL CONTROL POINTS. IF TRAVERSE CONTROL POINTS ARE NOT PROVIDED, THE CONTRACTOR MAY USE PROPERTY CORNER PINS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
5. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND 83(96) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY. (THE SURFACE ADJUSTMENT FACTOR FOR BEXAR COUNTY IS 1.00017. OTHER COUNTIES WILL HAVE A DIFFERENT FACTOR; CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEXAR COUNTY.)
6. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
7. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL AT THE BOTTOM TOE OF SLOPE, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
8. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. REFER TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE PLANS AS APPLICABLE FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. THE CONTRACTOR SHALL RELY ON THE INFORMATION PROVIDED ON THE SIGNED AND SEALED CONSTRUCTION DRAWINGS. SUBJECT TO A SIGNED RELEASE AGREEMENT, CAD FILES MAY BE OBTAINED FROM THE ENGINEER FOR THE CONVENIENCE AND USE OF THE CONTRACTOR.

PAVEMENT & STRIPING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS. PAVEMENT MARKINGS WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND MEET APPLICABLE TXDOT REQUIREMENTS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
10. ALL CURBS WITHIN PRIVATE PROPERTY SHALL BE 6" HIGH AND ALL CURBS WITH IN PUBLIC RIGHT-OF-WAY SHALL BE 7" HIGH UNLESS OTHERWISE NOTED.
11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' X 18' AND COMPACT PARKING STALLS ARE 8' X 16' UNLESS DIMENSIONED OTHERWISE.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (EROSION CONTROL MEASURES) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2.0% UNLESS OTHERWISE SHOWN.
13. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%, UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33% (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2%. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

SITE UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO INSTALLATION OF ANY NEW LINES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
   A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATION FOR CONSTRUCTION"
   B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
   C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
   D. CURRENT TxDOT "STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
   E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV TO BE IN THE SAME TRENCH AS UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AND SIZE OF CONDUITS NEEDED FOR UTILITY SERVICE TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

SANITARY SEWER NOTES

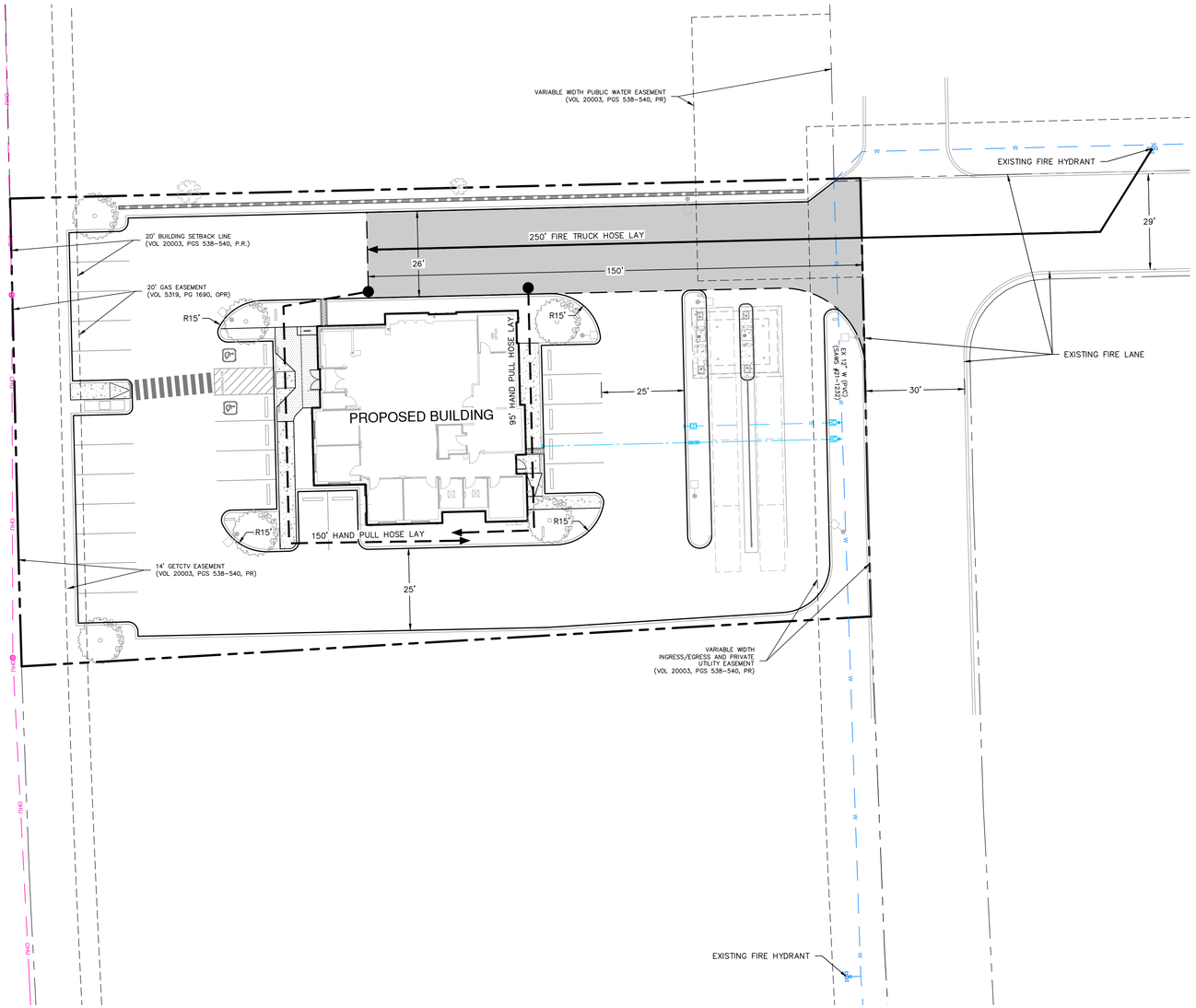
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 P.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' JOINT CENTERED AT WATER MAIN.
2. NO VERTICAL STACKS SHALL BE ALLOWED
3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FT. OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 160 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAWS CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
4. ALL SEWER PIPES SHALL BE PVC (SDR 26), UNLESS OTHERWISE NOTED.
5. PRIOR TO CONSTRUCTION CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
7. MANHOLE OPENINGS ARE 30" AS PER TCEQ CHAPTER 217.55
8. CONTRACTOR TO INSTALL PERMANENT MARKERS AT THE END OF ALL SEWER LATERALS, PER HOUSE LATERAL DETAIL DD-854-01.
9. ALL 6" SEWER LATERALS WILL BE SET AT A MINIMUM 2% SLOPE.
10. BACKFILL MUST COMPLY WITH SAWS SPECIFICATIONS 804.4.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 0.50 FEET ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

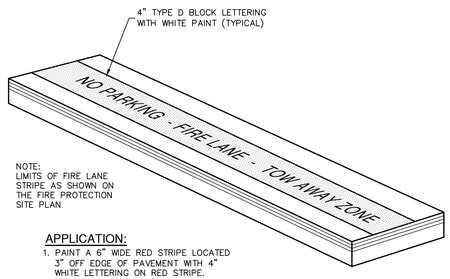
WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE SAWS CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FOUR-FOOT (4') BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6 & 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18), MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9-FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE ALL WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6" GATE VALVE, 6" VALVE BOX, ANCHOR BEND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION. (DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT.)
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
20. ALL FDC STANDPIPES SHALL HAVE A 4" LINE CONNECTING TO FIRE SPRINKLER SYSTEM OF EACH BUILDING. CONTRACTOR SHALL VERIFY SIZE OF LINE WITH MEP PLANS. IF DISCREPANCIES EXIST MEP PLAN SHALL GOVERN AND CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL REFER TO MEP PLANS FOR DETAILS OF CONNECTION AND ALIGNMENT OF LINE.

DRAINAGE NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY, COUNTY OR TXDOT.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND SHOULD THEY BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE THE DAMAGED FACILITIES AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
5. WATER JETTING THE BACKFILL OF STORM DRAIN TRENCHES WILL NOT BE PERMITTED.
6. NORTHINGS AND EASTINGS LISTED ON THESE PLANS ARE TO CENTER OF BOX FOR JUNCTION BOXES AND GRATE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
7. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DR



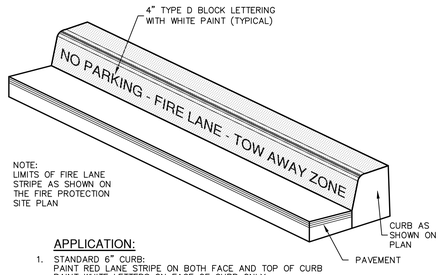


APPLICATION:

1. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
2. SEE THIS SHEET FOR CURB TYPES & LOCATIONS.
3. 40 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

BEXAR COUNTY FIRE LANE MARKING DETAIL

NOT-TO-SCALE



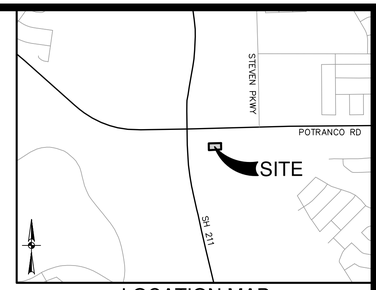
APPLICATION:

1. STANDARD 6" CURB:
   PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB
   PAINT WHITE LETTERS ON FACE OF CURB ONLY
2. SEE GRADING PLAN FOR CURB TYPES & LOCATIONS.
3. 40 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.
4. WHERE NO CURB EXISTS: PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.

BEXAR COUNTY FIRE LANE MARKING DETAIL

w/CURB

NOT-TO-SCALE



LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 8, BLK 46, CB 4349
(PLAT NO. 24-10200049)

ADDRESS:
1208 STATE HWY 211 S
SAN ANTONIO, TX 78245

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- (T) (FDC) FIRE TRUCK HOSE LAY
- (H) HAND PULL HOSE LAY
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE LANE
- PROPOSED BUILDING

FIRE LINE NOTE:

ALL NEW OR PROPOSED FIRE LINES SHALL BE PVC CLASS 150.

NOTE

1. SEE SHEET C0.10 FOR CONSTRUCTION NOTES.
2. PER UDC SECTION 35-506 (a)(1)(C)(2), EXISTING SIDEWALK, CURB AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.
3. FOR COSA RIGHT-OF-WAY WORK, REFERENCE THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEMS 531, 533, 535-537 & 539 FOR ADDITIONAL DETAILS.
4. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DIMENSIONAL CONTROL.

FIRE PROTECTION NOTES:

BUILDING SIZE = 3,668 S.F.
CONSTRUCTION TYPE = VB
REQUIRED FIRE FLOW = 1,750 GALLONS/MINUTE
NON-SPRINKLERED
1 (ONE) STORY
REQUIRED FIRE HYDRANTS = 1
AVAILABLE HYDRANTS = 1
ALLOWABLE TRUCK PULL = 350 FT
ALLOWABLE HAND PULL = 150 FT

8/11/2026

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | | TBAE Firm BR1010
cmp

JOB NO: 14098-00
DATE: MARCH 2026
DRAWN BY: TR
CHECKED BY: WK

SHEET
FIRE PROTECTION PLAN

C1.00

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: April 8, 2026, 1:57 PM — User ID: vSanchez
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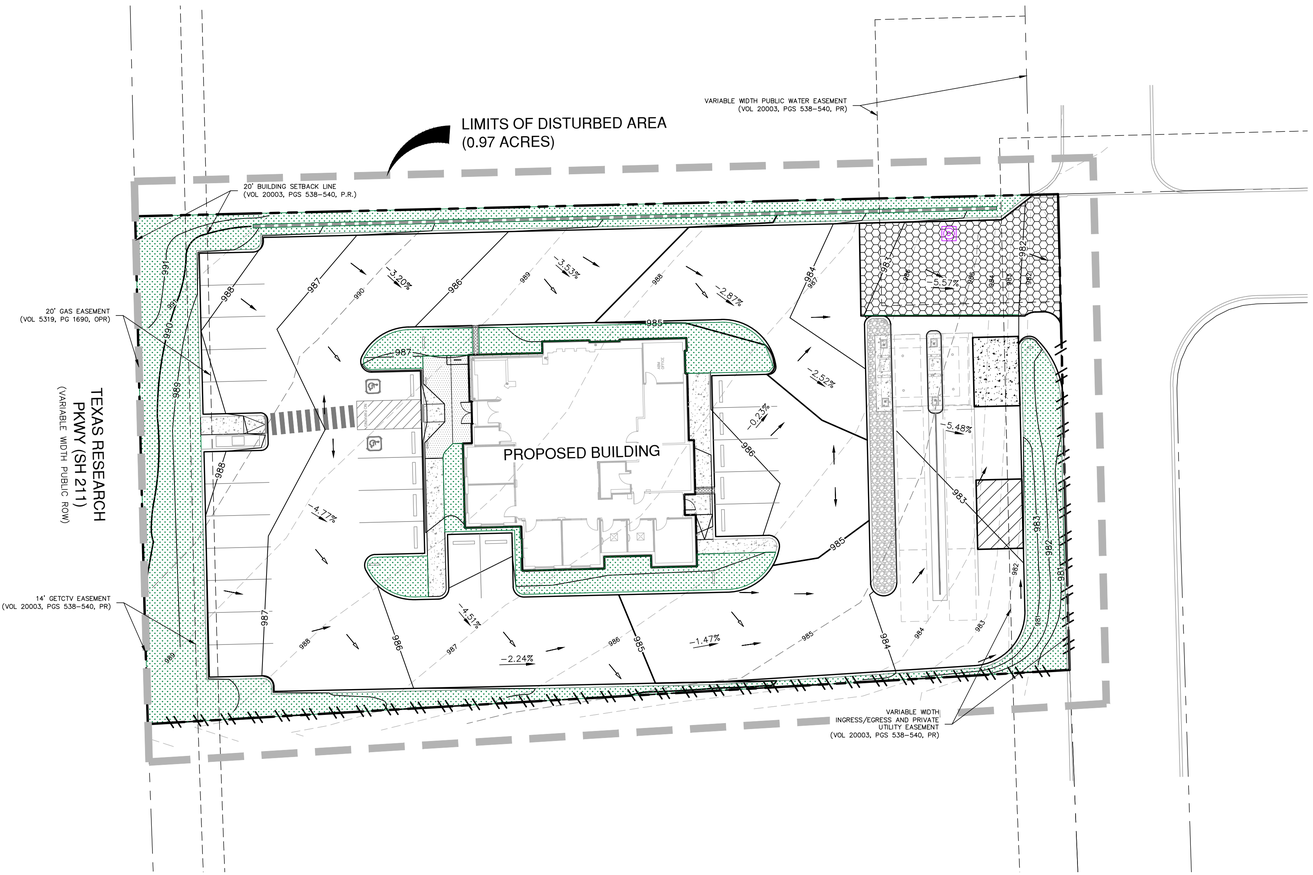

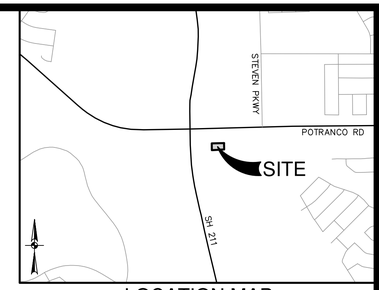

LOCATION MAP
NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 8, BLK 46, CB 4349
(PLAT NO. 24-10200049)

ADDRESS:
1208 STATE HWY 211 S
SAN ANTONIO, TX 78245

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- PROPOSED BUILDING
- AREA TO BE PERMANENTLY STABILIZED/VEGETATED
- AREA TO INCLUDE TEXAS BLEND GRAVEL

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. ANY SLURRY AND CUTTINGS GENERATED FROM SAWCUTTING OPERATIONS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY AND SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.

16. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

17. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY BEXAR COUNTY ROW.

18. (BEXAR COUNTY PROJECTS ONLY) CURB CUTS WILL BE REQUIRED WHERE TEMPORARY CONSTRUCTION ENTRANCES/EXITS CROSS AN EXISTING CURB. HOPPING CURBS, USE OF SAND (OR OTHER MATERIAL) BAGS, DIRT, CRUSHED STONE, ETC. WILL NOT BE ALLOWED. CONTRACTOR WILL BE REQUIRED TO REPLACE CURB UPON COMPLETION UNLESS FUTURE CURB CUTS ARE PROPOSED.

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

TPDES EXHIBIT 2

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

8/11/2026
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 14098-00
DATE: MARCH 2026
DRAWN BY: TR
CHECKED BY: WK

SHEET
STORM WATER
POLLUTION
PREVENTION PLAN
C2.00

Date: April 8, 2026, 1:58 PM User ID: VSanchez
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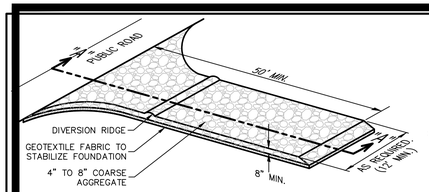
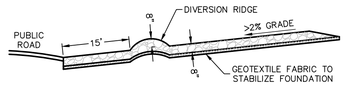


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

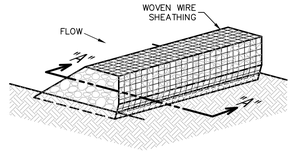
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

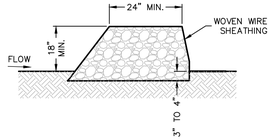
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY, FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

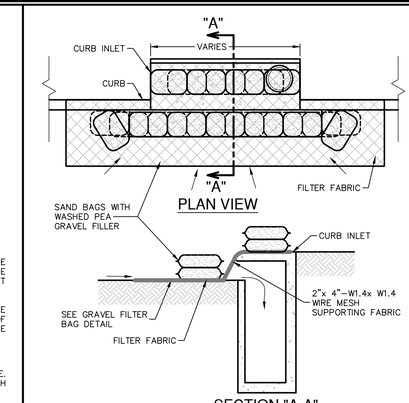
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

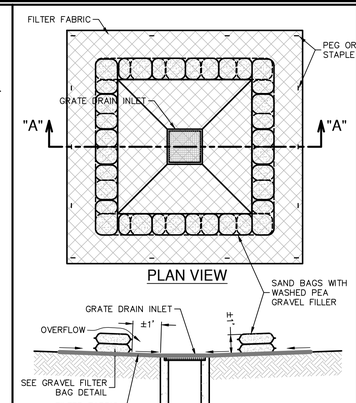
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

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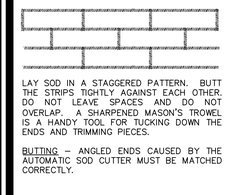
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

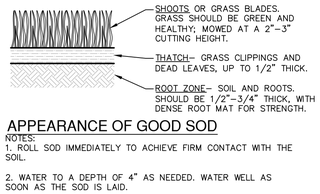
BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

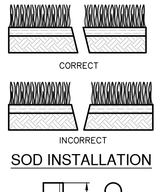


APPEARANCE OF GOOD SOD

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

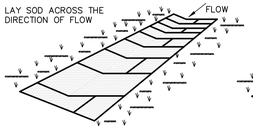
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

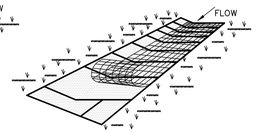
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").



SOD INSTALLATION

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.





IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

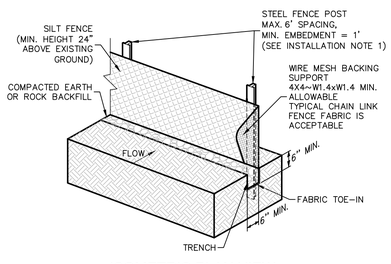
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

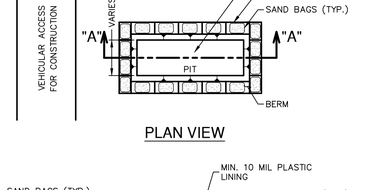
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION. ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

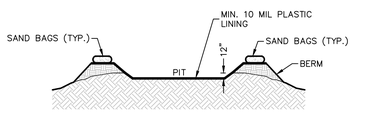
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

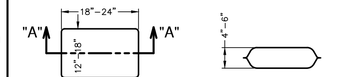
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

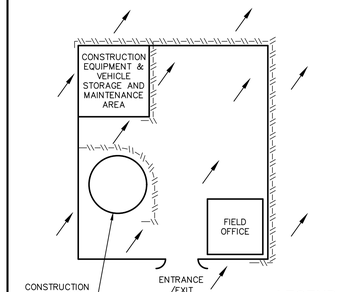
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE



CONSTRUCTION STAGING AREA

NOT–TO–SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES–STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3

8/11/2026

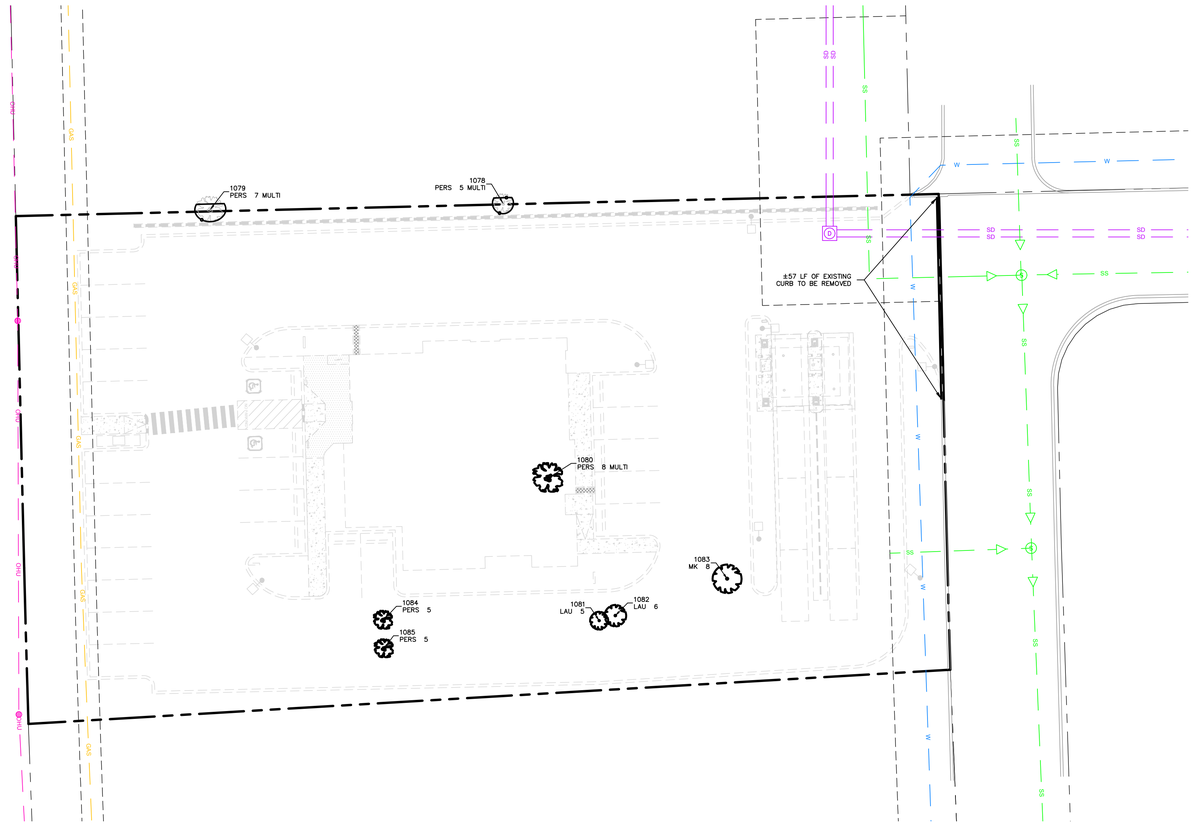
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

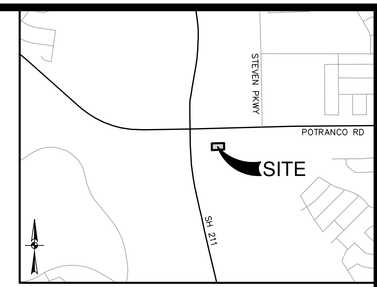
REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

cmp chesneymoralespartners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | T





LOCATION MAP
NOT–TO–SCALE

LEGAL DESCRIPTION:
LOT 8, BLK 46, CB 4349
(PLAT NO. 24-10200049)

ADDRESS:
1208 STATE HWY 211 S
SAN ANTONIO, TX 78245

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAINAGE
- GAS — EXISTING GAS
- EXISTING SIDEWALKS, PAVEMENT, STRUCTURES, CURB, ETC., TO BE DEMOLISHED PRIOR TO CONSTRUCTION
- MILL & OVERLAY AND TRENCH REPAIR
- SAWCUT LINE
- TREES TO REMOVE
- TREES TO REMAIN
- TREE PROTECTION FENCING FOR GRAPHICAL PURPOSE ONLY (REF. LANDSCAPE PLANS FOR DETAILS)

NOTE

1. SEE SHEET C0.10 FOR CONSTRUCTION NOTES.
2. PER UDC SECTION 35–506 (a)(1)(C)(2), EXISTING SIDEWALK, CURB AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.
3. FOR COSA RIGHT–OF–WAY WORK, REFERENCE THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEMS 531, 533, 535–537 & 539 FOR ADDITIONAL DETAILS.
4. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DIMENSIONAL CONTROL.

PAPE–DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

8/11/2026

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
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RBFCU

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4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 14098-00
DATE: MARCH 2026
DRAWN BY: TR
CHECKED BY: WK

SHEET
DEMOLITION PLAN

C3.00

Date: April 8, 2026, 1:58 PM — User ID: VSanchez
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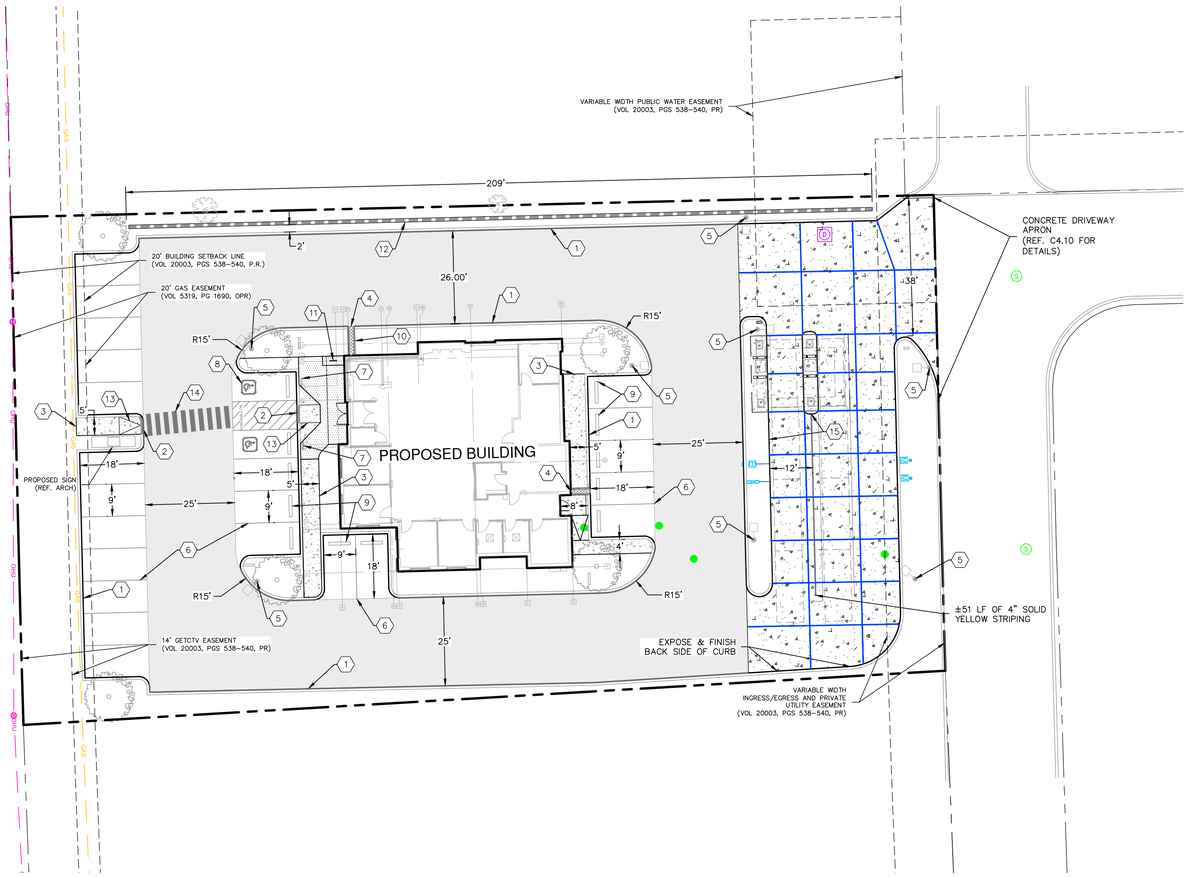
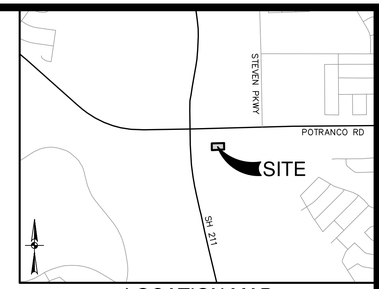


KEYED NOTES

1. 6" CONCRETE CURB (TYP.) (REF. C4.10 FOR DETAILS)
2. CONCRETE HEADER CURB (REF. C4.10 FOR DETAILS)
3. CONCRETE SIDEWALK (REF. C4.10 FOR DETAILS)
4. SIDEWALK BOX (REF. C4.10 FOR DETAILS)
5. SITE LIGHTING (REF. ARCH/LS)
6. PARKING STRIPE (TYP.) (REF. C4.10 FOR DETAILS)
7. ACCESSIBLE PARKING SIGN (REF. ARCH/LS)
8. ACCESSIBLE PARKING SPACE/MARKING (TYP.) (REF. C4.10 FOR DETAILS)
9. WHEEL STOP (TYP.) (REF. C4.10 FOR DETAILS)
10. NUMBER NOT USED
11. BIKE RACK (REF. ARCH FOR DETAILS)
12. LANDSCAPE WALL TO BE CONTRACTOR DESIGN/BUILD WALL TYPE AND MATERIAL TO BE COORDINATED WITH DESIGN AND OWNER
13. ACCESSIBLE RAMP (REF. C4.10)
14. PEDESTRIAN CROSSWALK (REF. C4.10)
15. METAL CURB (REF. ARCH/LS)



LOCATION MAP

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ADDRESS:
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SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB
- PROPOSED CURB
- HEADER CURB
- PROPOSED CONTRACTION JOINT
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE (REF. C4.10)
- PROPOSED SIDEWALK (REF. C4.10)
- PROPOSED HEAVY DUTY ASPHALT (REF. C4.10)
- PROPOSED LIGHT DUTY ASPHALT (REF. C4.10)
- STAMPED/COLORED SIDEWALK (REF. ARCH. FOR SPECS AND DETAILS)

NOTE

1. REFERENCE SHEET C010 FOR GENERAL CONSTRUCTION NOTES.
2. SEPARATE CONTROL SHEET AVAILABLE UPON REQUEST. CONTRACTOR TO CONFIRM CONTROL DIMENSIONS WITH FINAL STRUCTURAL AND ARCHITECTURAL PLANS.
3. PROVIDE EXPANSION/ISOLATION JOINTS AT ALL CONCRETE PAVEMENT OR CURB ABUTTING STRUCTURES

COSA NOTE

PER UDC SECTION 35-506 (a)(1)(C)(2), EXISTING SIDEWALK, CURB AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.

SITE PARKING SUMMARY TABLE

BUILDING USE	BANK
GROSS FLOOR AREA (sq. ft..)	3,668
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	1.5/1,000 SF GFA
MAXIMUM PARKING RATIO	10/1,000 SF GSA
REGULAR	
MINIMUM ALLOWABLE PARKING	6
MAXIMUM ALLOWABLE PARKING	37
TOTAL PROPOSED PARKING	24
PROPOSED COMPACT	–
BICYCLE	
MINIMUM REQUIRED	1
ACTUAL/PROPOSED	2 (1-RACKS)
HANDICAPPED (ADA)	
REQUIRED H.C. PARKING	2
REQUIRED V.A. PARKING	1
PROPOSED H.C.	2 (1 VAN)

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

8/11/2026

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

REVISIONS		
NO	DATE	DESCRIPTION

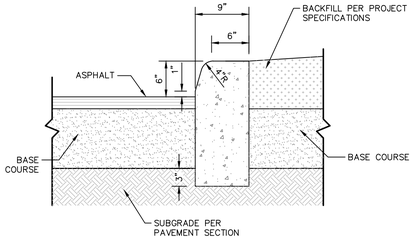
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 14098-00
DATE: MARCH 2026
DRAWN BY: TR
CHECKED BY: WK

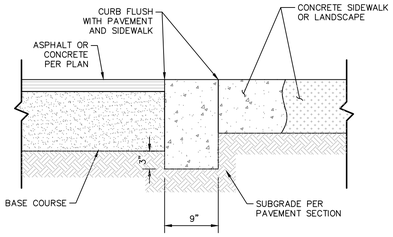
SHEET
DIMENSIONAL CONTROL & PAVEMENT PLAN
C4.00

Date: Apr 8, 2026, 1:58 PM - User ID: VSanchez
File: P:\140\98\100\Design\Civil\DC-14098100.dwg



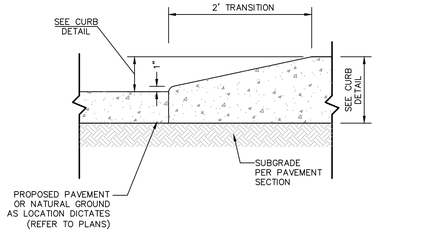
6" CONCRETE CURB EXTENDED THROUGH BASE

NOT-TO-SCALE



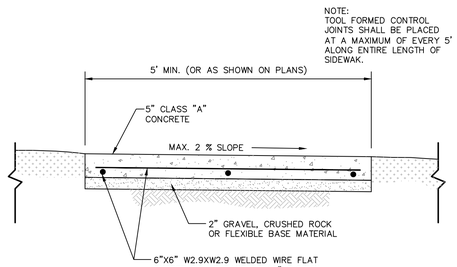
HEADER CURB DETAIL

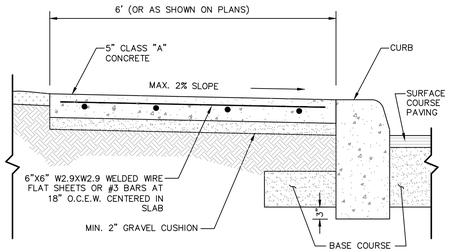
NOT-TO-SCALE



CURB TRANSITION DETAIL

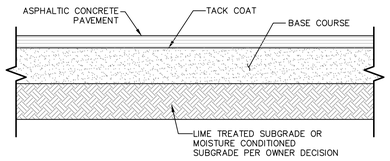
NOT-TO-SCALE





SIDEWALK DETAIL

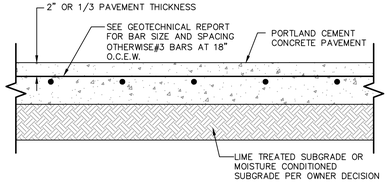
NOT-TO-SCALE



	FLEXIBLE PAVEMENT SYSTEM (inches)			
	Raw Subgrade		Modified Subgrade	
	Light Duty	Heavy Duty	Light Duty	Heavy Duty
Hot Mix Asphaltic Concrete	2.0	2.5	2.0	2.5
Granular Base Material	10.0	14.0	6.0	10.0
Lime Treated Subgrade	---	---	6.0	6.0
Moisture Conditioned Raw Subgrade	6.0	6.0	---	---

FLEXIBLE PAVEMENT SECTIONS

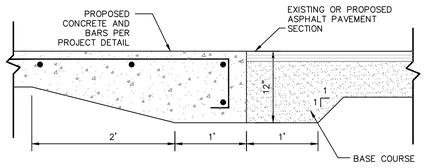
REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON GEOTECHNICAL ENGINEER, FILE No. 90245209, DATED AUGUST 1, 2024 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



	RIGID PAVEMENT SYSTEM (inches)			
	Raw Subgrade		Modified Subgrade	
	Light Duty	Heavy Duty	Light Duty	Heavy Duty
Reinforced Concrete	5.5	6.5	5.0	6.0
Lime Treated Subgrade	---	---	6.0	6.0
Moisture Conditioned Raw Subgrade	6.0	6.0	---	---

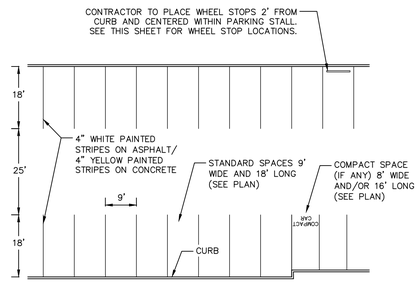
CONCRETE PAVEMENT SECTION

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON GEOTECHNICAL ENGINEER, FILE No. 90245209, DATED AUGUST 1, 2024 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



CONCRETE/ASPHALT JUNCTURE DETAIL

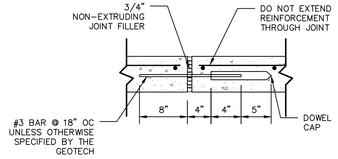
NOT-TO-SCALE



NOTE: ALL SPACES SHOWN ON PLAN STD. (9x18) UNLESS OTHERWISE NOTED

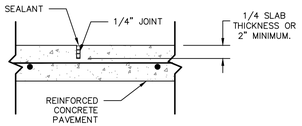
STRIPING FOR 90-DEGREE PARKING

NOT-TO-SCALE



NOTE: IN THIS LOCALE, DRYING SHRINKAGE OF CONCRETE TYPICALLY SIGNIFICANTLY EXCEEDS ANTICIPATED EXPANSION DUE TO THERMAL EFFECTS. AS A RESULT, THE NEED FOR EXPANSION JOINTS IS ELIMINATED PROVIDED ALL JOINTS (INCLUDING SAWCUTS) ARE SEALED. CONSTRUCTION OF AN UNNECESSARY JOINT MAY ALSO BECOME A MAINTENANCE PROBLEM. ALL JOINTS SHOULD BE SEALED. IF ALL JOINTS, INCLUDING SAWCUTS, ARE NOT SEALED THEN EXPANSION JOINTS SHOULD BE INSTALLED

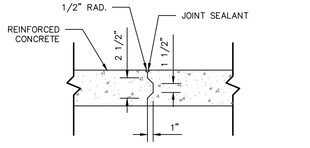
EXPANSION JOINT



NOTES:
1. CONTRACTION JOINT MAY BE SAWED, HAND FORMED, OR CREATED BY USE OF PREMOLDED JOINT FILLER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CONCRETE PAVEMENT MEETS ALL FINISHING REQUIREMENTS AFTER INSTALLATION OF CONTRACTION JOINT.

2. ANY SLURRY AND CUTTING GENERATED FROM SAW CUTTING OPERATIONS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN, SWALE, STREAM OR OTHER WATER BODY AND SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.

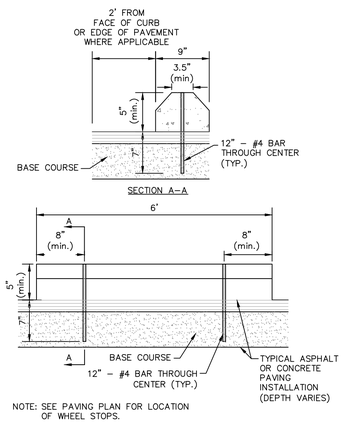
CONTRACTION JOINT



LONGITUDINAL JOINT

CONCRETE JOINT DETAILS

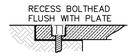
NOT-TO-SCALE



NOTE: SEE PAVING PLAN FOR LOCATION OF WHEEL STOPS.

WHEEL STOP DETAIL

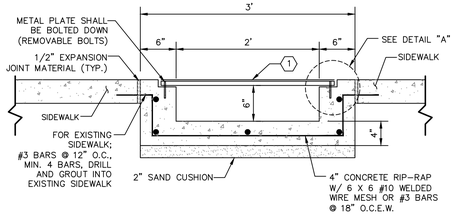
NOT-TO-SCALE



DETAIL "A"

NOT-TO-SCALE

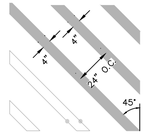
1 CONTRACTOR SHALL INSTALL 1/4" THICK BY THE WIDTH OF SIDEWALK, PAINTED SILVER AND SCORED METAL DIAMOND PLATE WHERE SHOWN ON PLANS. SUBMIT SHOP DRAWING FOR APPROVAL



SIDEWALK BOX DRAIN DETAIL

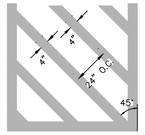
NOT-TO-SCALE

NOTE: ALL STRIPING TO BE SOLID WHITE REFLECTIVE PAINT AS PER DIMENSIONS.



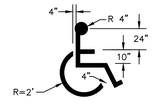
STRIPING HATCH

NOT-TO-SCALE



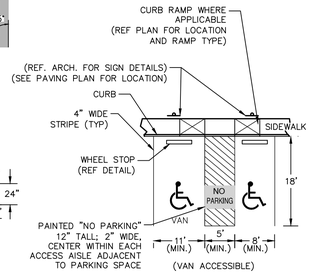
STRIPING DETAIL

NOTE: SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL.



ACCESSIBLE PARKING STALL SYMBOL

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACCESSIBILITY MANUAL.

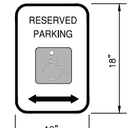


ACCESSIBLE PARKING AREA DETAIL

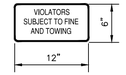
AS AN EXCEPTION, VAN PARKING SPACES MAY BE A MINIMUM OF 8' WIDE WHEN THE ACCESS AISLE IS A MINIMUM OF 8'.

ACCESSIBLE PARKING DETAILS

NOT-TO-SCALE



PRIMARY SIGN



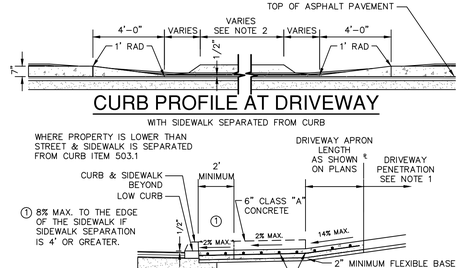
PENALTY SIGN

COLORS:
BORDER & TEXT – GREEN
BACKGROUND – WHITE

PRIMARY SIGN SYMBOL

SECONDARY SIGN

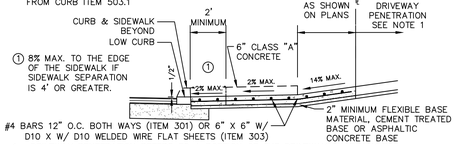
COLORS:
BORDER & TEXT – GREEN
BACKGROUND – WHITE



CURB PROFILE AT DRIVEWAY

WITH SIDEWALK SEPARATED FROM CURB

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB ITEM 503.1



1 8% MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

#4 BARS 12" O.C. BOTH WAYS (ITEM 301) OR 6" X 6" W/ D10 X W/ D10 WELDED WIRE FLAT SHEETS (ITEM 303)

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2.
   B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE.
   C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE.
2. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

TYPICAL COMMERCIAL DRIVEWAY SECTION

WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.2

8/11/2026

STATE OF TEXAS
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SHEET
PAVEMENT DETAILS

C4.10

PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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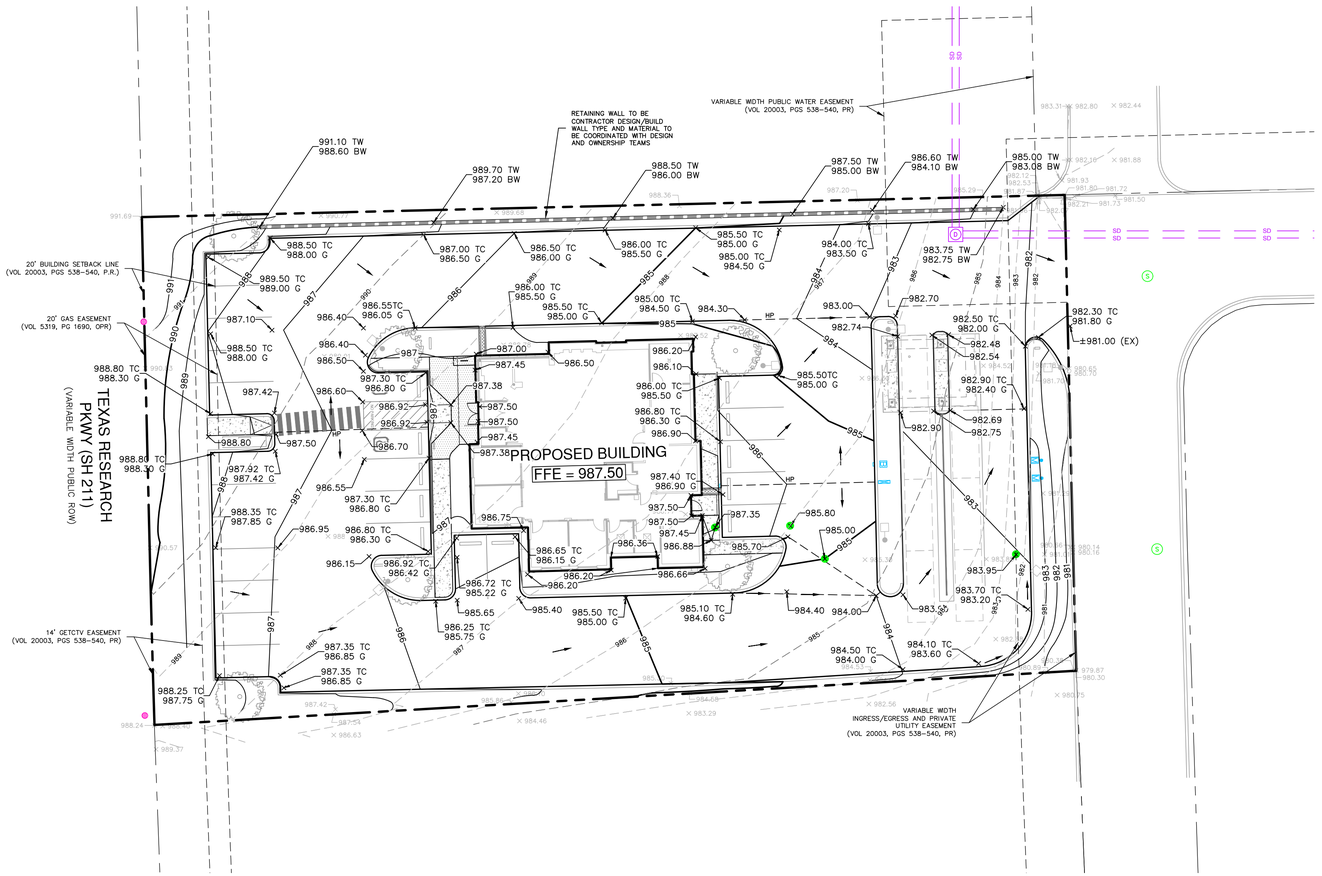

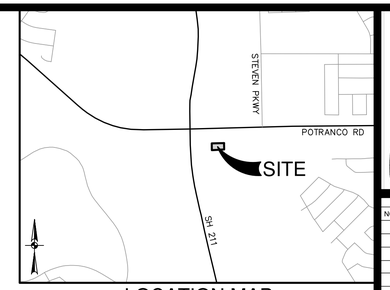

LOCATION MAP
NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 8, BLK 46, CB 4349
(PLAT NO. 24-10200049)

ADDRESS:
1208 STATE HWY 211 S
SAN ANTONIO, TX 78245

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- 830 EXISTING CONTOURS MAJOR
- 830 PROPOSED CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED FLOW ARROWS

NOTE

1. SEE SHEET C0.10 FOR CONSTRUCTION NOTES.
2. PER UDC SECTION 35-506 (a)(1)(C)(2), EXISTING SIDEWALK, CURB AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.
3. FOR COSA RIGHT-OF-WAY WORK, REFERENCE THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEMS 531, 533, 535-537 & 539 FOR ADDITIONAL DETAILS.
4. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE DIMENSIONAL CONTROL.
5. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%, UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33% (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2%. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION

8/11/2026

STATE OF TEXAS
ANDREW J. BELTON
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PROFESSIONAL ENGINEER

REVISIONS

NO	DATE	DESCRIPTION

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DRAWN BY: TR
CHECKED BY: WK

SHEET
GRADING PLAN

C5.00

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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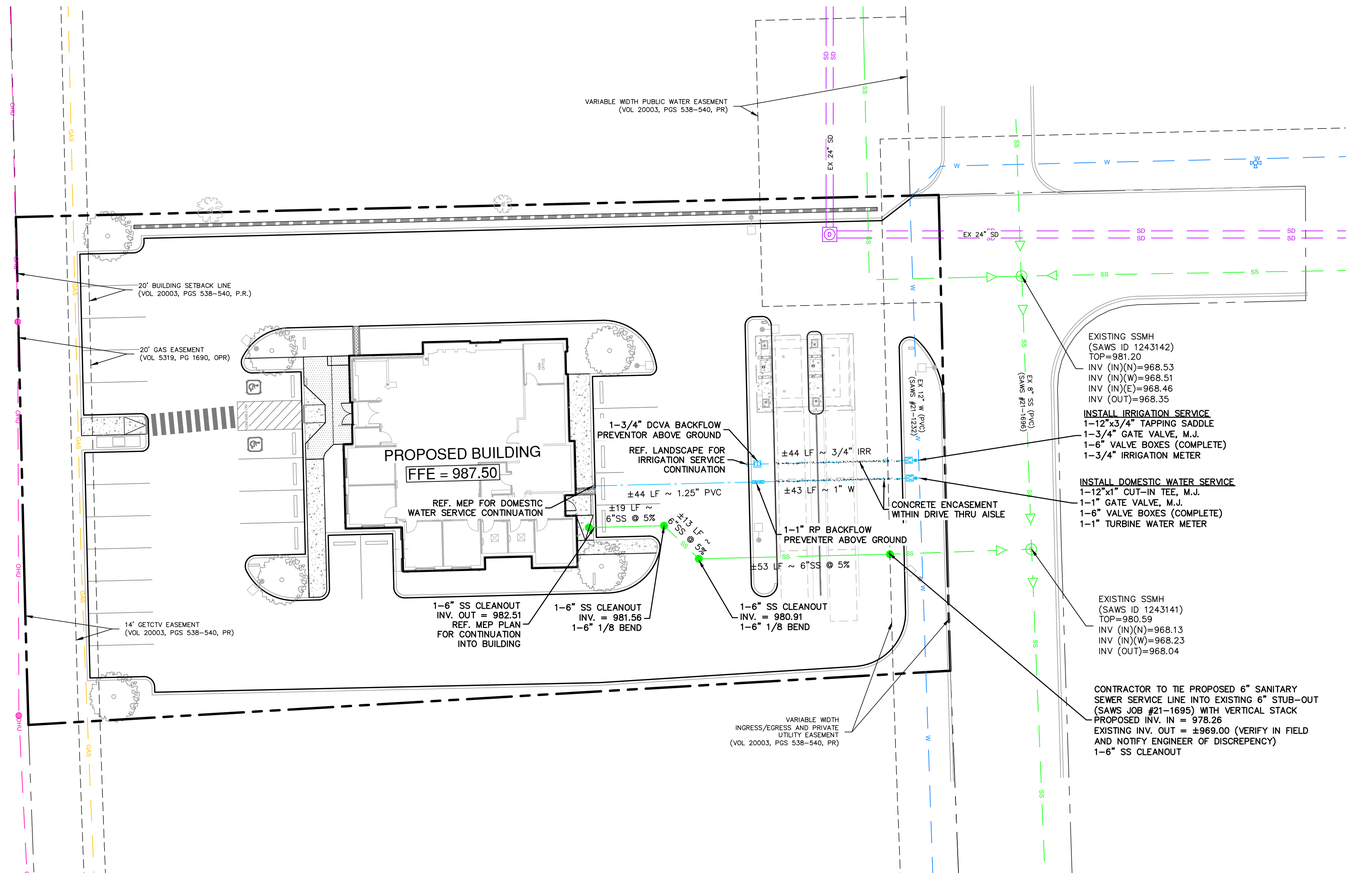

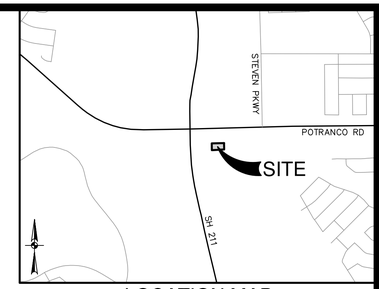

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LEGAL DESCRIPTION:
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(PLAT NO. 24-10200049)

ADDRESS:
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SAN ANTONIO, TX 78245

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- GAS — EXISTING GAS
- PROPOSED GAS
- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SD — EXISTING STORM DRAINAGE
- CURB INLET — JUNCTION BOX — GRATE — PROPOSED STORM DRAINAGE

NOTE

1. SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEET C0.10 FOR SITE UTILITY NOTES.
3. SEE SHEET C0.10 FOR SAWS UTILITY NOTES.
4. CONTRACTOR SHALL POTHOLE/HYDROEXCAVATE UTILITY TRENCHES AT START OF CONSTRUCTION TO VERIFY IF ANY CONFLICTS WITH PROPOSED UTILITY AND STORM DRAIN ALIGNMENTS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

CAUTION!!

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

8/11/2026
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

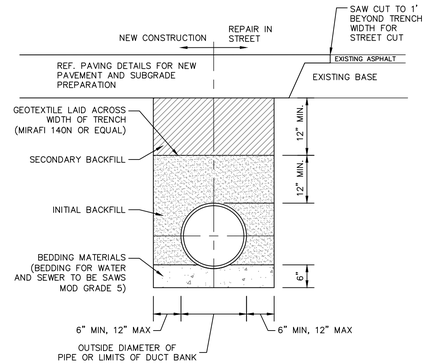
cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 14098-00
DATE: MARCH 2026
DRAWN BY: TR
CHECKED BY: WK

SHEET
UTILITY PLAN

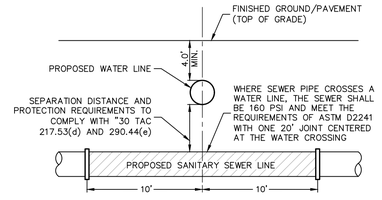
C6.00

Date: Apr 8, 2026, 1:59 PM - User ID: VSanchez
File: P:\140\981\00\Design\Civil\UT-140980.dwg



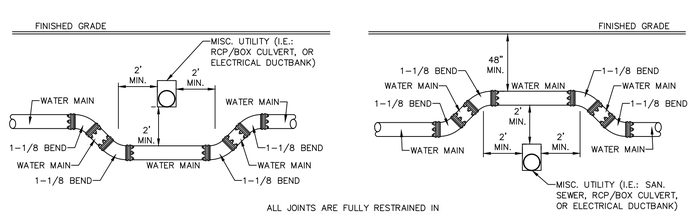
UTILITY & STORM DRAINAGE TRENCH

NOT-TO-SCALE



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

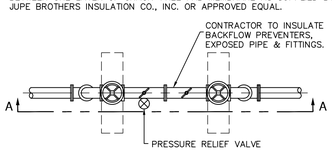


ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH SAWS SPECIFICATION TABLE DD-839-06.

TYPICAL UTILITY/WATER CROSSING DETAIL

NOT-TO-SCALE

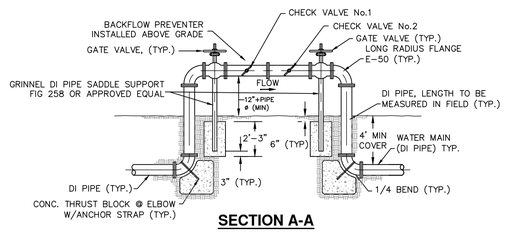
NOTE:
INSULATE ALL PIPING, ELBOWS, AND VALVES WITH 1 1/2" THICK PRE MOLDED ONE PIECE CERTAIN TEED FIBERGLASS PIPE INSULATION, HAVING AN ALL SERVICE JACKET OR APPROVED EQUAL. COVER ALL PIPING, ETC. WITH TWO COATS OF BENJAMIN-FOSTER 36-25 EMBEDDED BETWEEN ONE LAYER OF CRACK-FREE FAB MEMBRANE AS SUPPLIED BY JUPE BROTHERS INSULATION CO., INC. OR APPROVED EQUAL.



PLAN VIEW

NOTE:
BACKFLOW DEVICE TO BE SAWS APPROVED.

NOTE:
BACKFLOW PREVENTOR SHALL BE WATTS SERIES 909 FURNISHED WITH NRS GATE VALVES (OR APPROVED EQUAL.)



SECTION A-A

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER

NOT-TO-SCALE

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SHEET
UTILITY DETAILS

C6.10

Date: April 8, 2026, 1:59 PM — User ID: vSanchez
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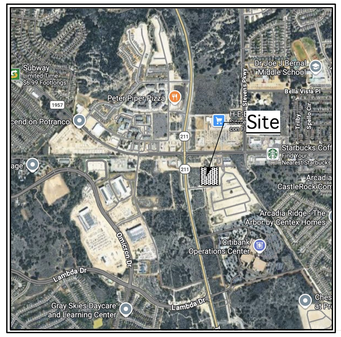
Landscape Requirements & Tabulations

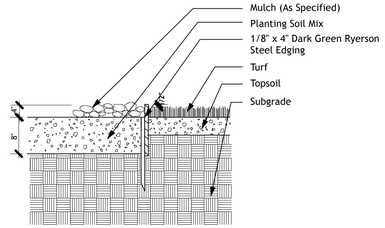
Vicinity Map



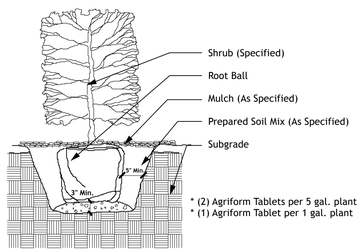
Prior to commencement of any construction activities, Contractor shall notify local utility location service to identify any underground utilities. Contractor shall immediately notify the Landscape Architect of any potential discrepancies, or obstacles. CALL **1-800-DIG-TESS** for underground utility location at least two (2) days prior to excavation.

The Site Information shown on this plan has been provided by the Owner, Architect, or Civil Engineer. C2 Landgroup, Inc. is not responsible for the accuracy of that information and is using the information provided to prepare this Landscape Plan.

The Landscape Contractor shall verify all scales of the plans and quantites shown on the plan and is responsible for including in the bid the planting, or installation of all items shown. Any errors on the plan, or quantities should be brought to the attention of the Landscape Architect by the Contractor prior to submittal of any bid.



Steel Edging Detail
NO SCALE



Shrub Planting Detail
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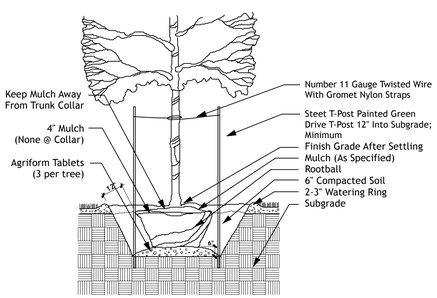


Tree Planting Detail
NO SCALE

Plant List

Key	Qty.	Common Name	Botanical Name	Size	Height	Spread	Remarks
AJ	740	Asian Jasmine	Trachelospermum asiaticum	4" Pot	6" Ht.	9" width	Full and Symmetrical; 12" o.c.
DBH	57	Dwarf Burford Holly	Ilex burfordii	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
DYH	44	Dwarf Yaupon Holly	Ilex vomitorea	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 24" o.c.
MBP	2	Mexican Bird of Paradise	Caesalpinia pulcherrima	5 Gal.	36" Ht.	18" width	Full and Symmetrical
MES	3	Mexican Sycamore	Platanus mexicana	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks; Staked
MOK	3	Monterrey Oak	Quercus polymorpha	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks
MTL	6	Mountain Laurel	Sophora secundaflora	B&B	6' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
ROK	2	Shumard Red Oak	Quercus shumardii	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks; Staked
WSG	9	White Salvia Greggii	Salvia greggii	1 Gal.	12" Ht	12" width	Full and Symmetrical; 24" o.c.
YY	6	Yellow Yucca	Hesperaloe parviflora	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
Boulders		42"x24"x24", Moss Rock					
SE		Steel Edging					1/8" x 4" Ryerson Steel Edging
Hydromulch		'Blackjack' Bermuda					
SOD		Bermuda Tif Tuf		S.Y.			90% Purity Cut Prior to Shipment

Site Tree Canopy Shading Calculations

(Mandatory Requirement)

Site Area	35,532 sf
25% Shading Minimum	8,883 sf
Number of Existing Trees @ 1200sf - 0	0 sf
Number of Trees @ 1200sf @ 90% - 5	5,400 sf
Number of Trees @ 1200sf @ 90% (x1.5) - 0	0 sf
Number of Existing Trees @ 875sf - 0	0 sf
Number of Trees @ 875sf @ 90% - 1	788 sf
Number of Trees @ 875sf @ 90% (x1.5) - 2	2,363 sf
Number of Existing Trees @ 550sf - 0	0 sf
Number of Trees @ 550sf @ 90% - 0	0 sf
Number of Trees @ 550sf @ 90% (x1.5) - 0	0 sf
Number of Existing Trees @ 275sf - 0	0 sf
Number of Trees @ 275sf @ 90% - 0	0 sf
Number of Trees @ 275sf @ 90% (x1.5) - 1	371 sf
Square Footage of Trees Provided	8,921 sf

Project Is Outside The City Limits; However, Within The ETJ

Tree Inventory

No Existing Trees On Site

General Notes

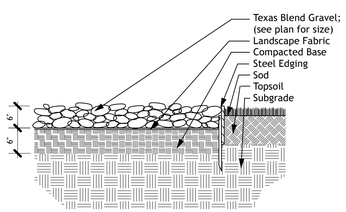
1. All quantities shown on plans to be verified by Landscape Contractor. Landscape Contractor shall be responsible for installing all labeled plant material.
2. Landscape Contractor shall familiarize himself with the Landscape Plan and Specifications and shall be responsible for the requirements dictated therein.
3. Landscape Contractor shall familiarize himself with the location of all underground utilities and easements prior to the installation of any plant material.
4. All plants must comply with the American Standards for Nursery Stock, by the American Association of Nurserymen, Inc.
5. All final shaping and raking of the topsoil shall be approved by the Landscape Architect prior to application of Hydromulch or sod, shaping planting beds, installing trees and installing irrigation. Excessive slopes on berms which may cause maintenance problems shall be reviewed by the Landscape Architect. Berms shall be installed in 12" layers and compacted to 90%proctor.
6. All topsoil shall be fine sandy loam, raked smooth to grade 2" below curbs, sidewalks, or edging.
7. All beds to be mulched to a depth of 4" with BLACK dyed mulch from New Earth (210.661.5180). (7800 IH-10 East, 78219). Submit mulch sample to Landscape Architect prior to delivery and installation.
8. All backfill to be sandy loam material and shall be the responsibility of the General Contractor. General Contractor shall allow for the installation of 2" of topsoil at hydroseed areas, 6" of topsoil at lawn areas, and 8" of specified backfill (New Earth 4-way Mix) in shrub areas to be supplied by the Landscape Contractor. Any backfill material shall be compacted sufficiently to prevent excessive settling of topsoil that may effect the finished grade or drainage.
9. Landscape Contractor shall notify the Landscape Architect of any questions regarding application of proposed plant material prior to installation-especially questions that may effect or alter the warranty of said material.
10. Landscape Contractor shall maintain all trees, shrubs, groundcover and turf areas in a healthy state under the contract until acceptance by the owner. A 90 day maintenance period, after acceptance, shall be included in base bid.
11. Trees shall be warrantied 1 year from acceptance of owner. Shrubs and groundcovers shall be warrantied 6 months in the same period.
12. All container grown shrubs and groundcovers shall be healthy, vigorous, well-rooted and established in the container in which they are growing.
13. Landscape Irrigation to be provided throughout project and shall provide 100%coverage at all landscape areas.

Sod Notes

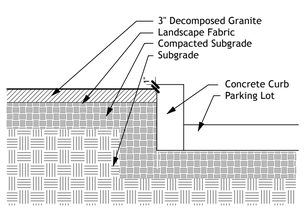
1. Lawn installation shall not begin until the irrigation system has been completed and is operational.
2. Before placing of topsoil, all areas shall be cultivated to a depth of four (4") inches, unless otherwise specified, or ordered by the Landscape Architect. Cultivation of the soil may be done by disc, spring tooth harrow, rototiller, or similar equipment. This operation shall be done at right angles to the natural flow of water on the slopes.
3. After the topsoil has been spread to the depth specified, the area shall be mechanically tilled to a depth of 6 inches, then roll raked and dragged to emove all large clods, rocks, debris, and litter over (1") one inch in any dimension which shall be disposed of by the Contractor in a lawful manner at an off site location.
4. The area shall then be rolled in 2 directions; the second shall be done at right angles to the first rolling. The roller shall be of a standard, lightweight, waterfilled type.
5. Rake the area to make it smooth and level. Remove ridges and fill depressions. Add topsoil where necessary, or as directed by the Landscape Architect.
6. The finished grade shall be two (2') inches below all curbs, sidewalks, and/or other appurtenances.
7. Roll the area in one direction. Moisten prepared lawn areas before planting if soil is dry. Allow surface moisture to dry.
8. Lay sod within 24 hours from time of stripping. Do not plant dormant sod. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
9. Water sod thoroughly within one (1) hour with a fine spray immediately after planting to ensure 4" to 6" penetration of water into the soil. Roll sod with roller to ensure good contact with soil.
10. Continue watering sod similar penetration for ten (10) days.
11. Erect a barrier of stakes and strings, and post warning signs where necessary, or as directed by the Landscape Architect.
12. Apply water as required to keep the sod damp at all times through germination and initial growth period.
13. Continued maintenance (mowing, fertilization, weeding, etc) of the sodded areas should be provided by a professional landscape maintenance contractor.

Hydroseed Notes

1. Hydroseed Works:
   a. Seed which has become wet, moldy and otherwise damaged in transit, or in storage will not be acceptable.
   b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
   c. Grass seed shall have the following minimum ration:
   Summer Mix:
   Cynodon Dactylon (Hulled Common Bermuda Grass) 85%pure live seed @ 75lbs Pure Live Seed (PLS) per acre.
   Winter Mix:
   Cynodon Dactylon (Unhulled Common Bermuda Grass) 85%pure live seed @ 75lbs Pure Live Seed (PLS) per acre. Annual Rye Grass, or equal, 85%pure live seed @ 175lbs Pure Live Seed (PLS) per acre.
2. Slurry Mix Component per acre shall be wood cellulose fiber mulch=2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydroseed on prepared finished grades:
   a. Install and spread out a minimum of two inch layer of topsoil over all areas to be hydroseeded.
   b. Bed Prep- Immediately after the finished grade has been approved, begin the hydroseeding operation to reduce excessive weed growth and erosion.
   c. Apply seed, fertilizer, and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herin.
   d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
   e. Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to the hydroseeding process.
4. Maintenance:
   a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
   b. Guarantee growth and coverage of hydroseed planting shall be a minimum on ninety five percent (95%) of the area planted will be covered with specified planting after sixty (60) days with no bare spots visible.
   c. Watering-Coordinate with the Owner to properly operate irrigation system to assure a regular deep watering program.
5. Inspection and Final Acceptance:
   a. Final acceptance of the lawn establishment shall mean that hydroseed areas are ninety five (95%) uniform coverage of grass in excess of one inch height. No bare spots shall be acceptable.



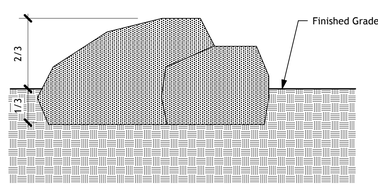
Texas Blend Gravel Detail
No Scale



Decomposed Granite @ Curb Detail
No Scale

Boulders To Be Moss Rock

Boulders To Be 1/3 Buried, 2/3 Above Grade
And Have Relatively Flat Tops.



Boulder Detail
NO SCALE

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san antonio, texas 78215
210.269.5454 tel
www.c2landgroup.com

REGISTERED LANDSCAPE ARCHITECT BOARD & STRAMANN 2312 STATE OF TEXAS

August 11, 2026

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 & POTRANCO SAN ANTONIO, TX 78245

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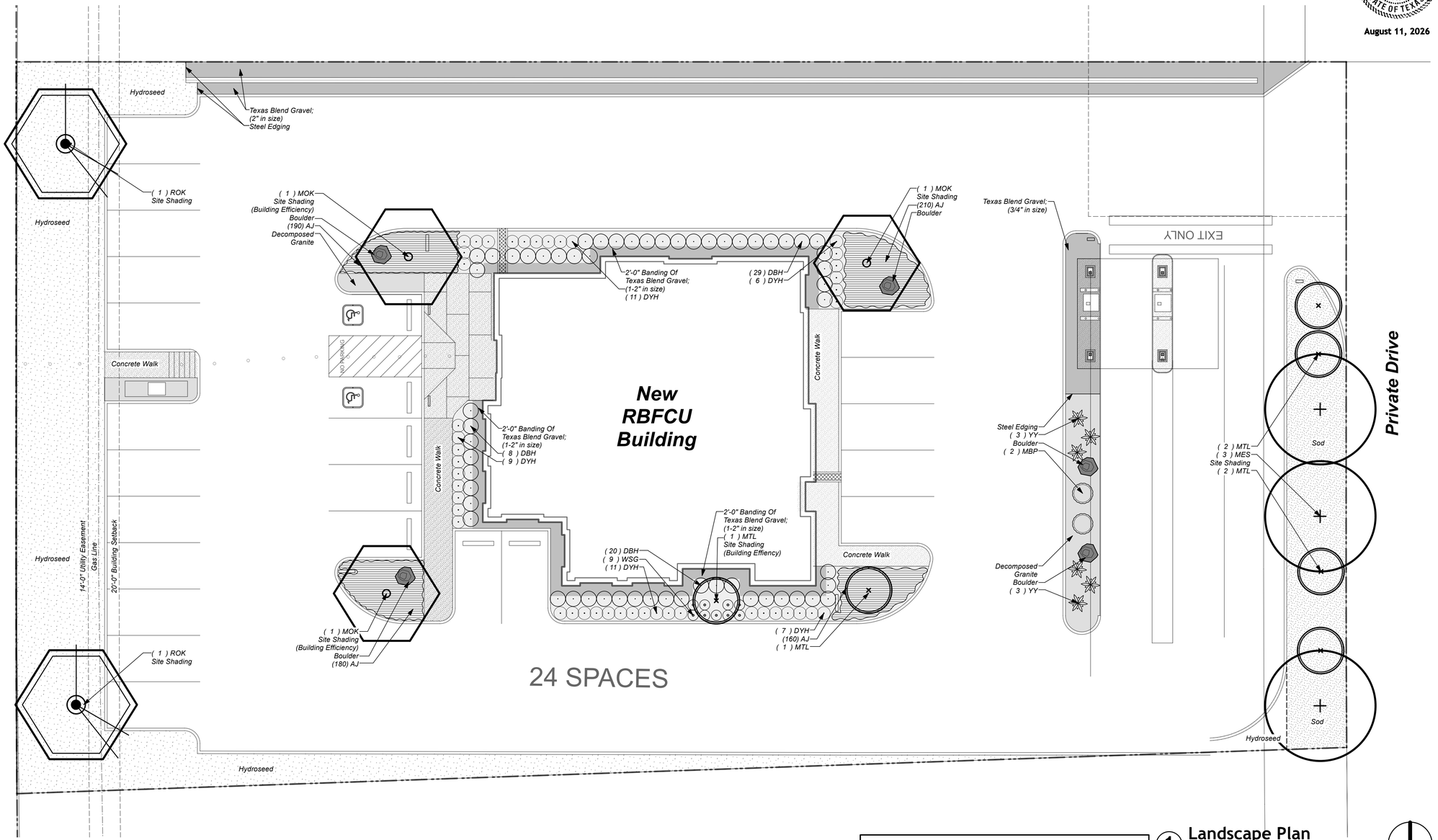

Project Is Outside The City Limits; However, Within The ETJ

1 Landscape Plan

SCALE 1" = 10'-0"

0 5 10 20 40

north

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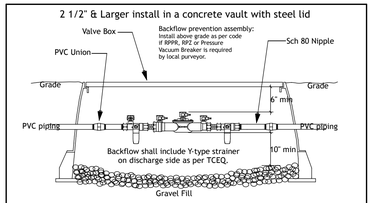
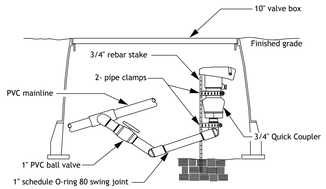
Irrigation Requirements & Tabulations

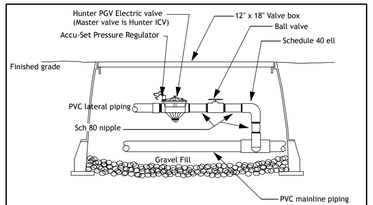


Backflow prevention device

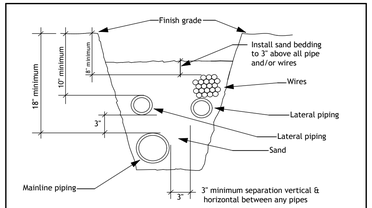
installation of backflow device shall be in accordance with governing authority codes. installation contractor shall verify before installing



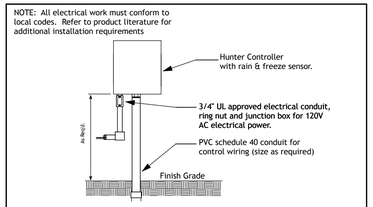
Hunter quick coupling valve



Hunter PGV electric valve

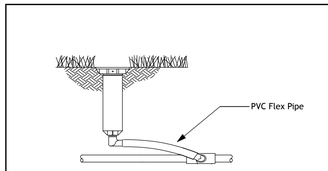


Trenching detail

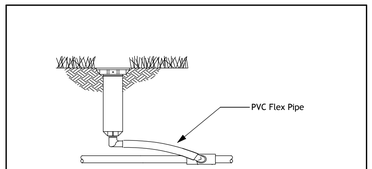


Hunter Controller

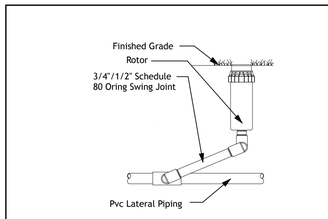
The general contractor must provide a 120 Volt AC electrical power connection for the irrigation contractor to install the controller.



Hunter ProS-PRS30 4" sprayhead



Hunter ProS-PRS30 4" sprayhead w/ 1 gpm
PCN bubbler at each tree - 2 bubblers per tree



Hunter PGP/PGJ rotor

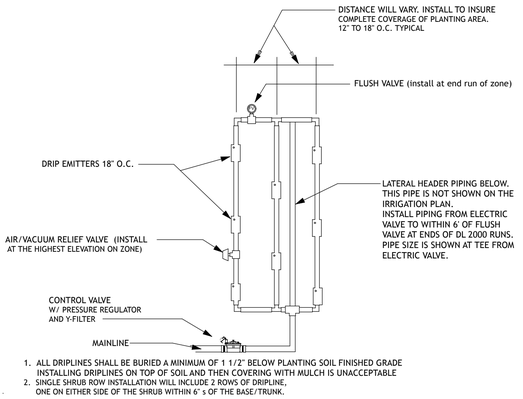
FRICTION LOSS FOR ZONE		3 @ 14 GPM	
STATIC PRESSURE:	PSI 65**		
3/4"	COPPER SERVICE		07.0
3/4"	WATER METER		03.1
1"	BACKFLOW PREVENTOR		04.5
1"	Y-STRAINER		01.0
1"	MASTER VALVE		03.0
1.5"	MAINLINE	100'	01.0
	MAINLINE LOOP		00.0
	MAINLINE		
1"	ELECTRIC ZONE VALVE		03.0
	LATERAL PIPING		05.0
	SPRAYHEAD PRESSURE		30.0
	DESIGN PRESSURE	TOTAL	57.6

** ACTUAL STATIC WATER PRESSURE WAS UNAVAILABLE AT THE TIME OF IRRIGATION DESIGN. 65 PSI IS USED AS A STANDARD PRESSURE FOR DESIGN. PRESSURE MUST ME CONFIRMED 65 OR GREATER BEFORE ANY INSTALLATION.

It is the irrigation contractors sole responsiblity to confirm the copper piping service line length and a minimum 65 psi static water pressure is available at the highest elevation on site before any installation.

I, STEPHEN COOK, LICENSED IRRIGATOR #8155, HEREBY CERTIFIES THAT THIS IRRIGATION DESIGN CONFORMS TO ALL CURRENT CITY OF SAN ANTONIO AND STATE OF TEXAS DESIGN REGULATIONS

Stephen Cook LI 8155

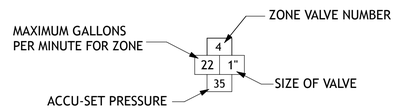


1. ALL DRIPLINES SHALL BE BURIED A MINIMUM OF 1 1/2" BELOW PLANTING SOIL FINISHED GRADE INSTALLING DRIPLINES ON TOP OF SOIL AND THEN COVERING WITH MULCH IS UNACCEPTABLE
2. SINGLE SHRUB ROW INSTALLATION WILL INCLUDE 2 ROWS OF DRIPLINE, ONE ON EITHER SIDE OF THE SHRUB WITHIN 6" s OF THE BASE/TRUNK.

SHRUB BED DRIP INSTALLATION DETAIL

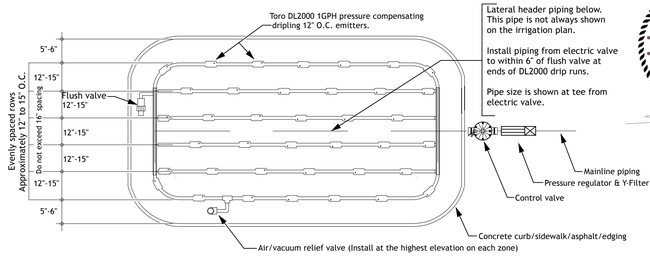
ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A NEWLY LANDSCAPED AREA.
ITEMS SHOWN IN ASPHALT, CONCRETE OR OUTSIDE L.O.C. ARE FOR CLARIFICATION ONLY.

IRRIGATION IN THE STATE OF TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY P.O. BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US



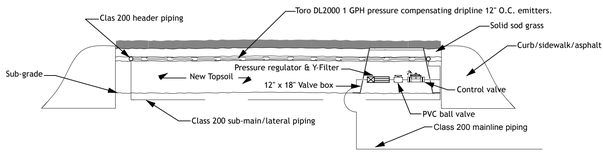
ZONE	RUN TIME TO ACHIEVE 1" OF PRECIPITATION	RUN TIME TO ACHIEVE 1/2" OF PRECIPITATION
SHRUB SPRAY	38 MINUTES	19 MINUTES
LAWN SPRAY	38 MINUTES	19 MINUTES
LAWN ROTOR	99 MINUTES	50 MINUTES
DRIP LINE	37 MINUTES	18.5 MINUTES
TREE BUBBLER	30 MINUTES	15 MINUTES

ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A NEWLY LANDSCAPED AREA.
ITEMS SHOWN IN ASPHALT, CONCRETE OR OUTSIDE L.O.C. ARE FOR CLARIFICATION ONLY.



DRIP INSTALLATION
UNDER SOLID SOD GRASS

PLAN VIEW NTS



DRIP INSTALLATION
UNDER SOLID SOD GRASS

ELEVATION VIEW NTS

DRIP INSTALLATION NOTES (UNDER SOLID SOD):

1. Install drip tubing for solid sod areas on top of finished grade.
2. Lay sod directly on top of the drip tubing.
3. Moisten the ground followed by rolling the sod.
4. The drip tubing will become embedded in the softened topsoil and smooth out as the sod is rolled.
5. Do not over moisten prior to rolling of sod to prevent altering of finished grade.

IRRIGATION NOTES

	BACKFILL IN TRENCHES SHALL BE FREE OF LARGE ROCKS OVER 1". IF EXISTING SOIL IS DETERMINED UNACCEPTABLE BY THE IRRIGATION INSPECTOR THEN IMPORT BACKFILL MUST BE SUPPLIED. PROVIDE SAND BEDDING AS PER TRENCH DETAIL.
	ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A LANDSCAPED AREA.
	ITEMS SHOWN IN ASPHALT OR CONCRETE ARE FOR CLARIFICATION ONLY. ITEMS THAT ACTUALLY CROSS UNDER ASPHALT OR CONCRETE MUST BE SLEEVED EVEN IF SLEEVE IS NOT SHOWN.
	ALL SPRINKLER HEADS SHALL HAVE A FLEXIBLE ATTACHMENT. SEE DETAILS.
	QUICK COUPLING VALVES MUST HAVE AN ISOLATION VALVE INSTALLED BETWEEN THE QCV & THE MAINLINE.
	IRRIGATION SLEEVES TO BE PROVIDED BY THE IRRIGATION CONTRACTOR. ALL SLEEVES SHALL BE SIZED TO ACCOMODATE MAINLINE, WIRES, & LATERAL PIPING AS NECESSARY.
	ALL NEWLY PLANTED TREES SHALL RECEIVE A BUBBLER FOR SUPPLEMENTAL WATERING. BUBBLERS SHALL BE ZONED SEPARATELY. SEE THE LANDSCAPE PLAN FOR THE LOCATION OF TREES AND COORDINATE BUBBLER INSTALLATION WITH THE LANDSCAPE CONTRACTOR.
	IRRIGATION FINAL CONTROLLER LOCATION SHALL BE COORDINATE WITH OWNER & GENERAL CONTRACTOR. LOCATION SHOULD BE AGREED UPON BY ALL PARTIES PRIOR TO ANY IRRIGATION INSTALLATION.
	TXDOT R.O.W. INSTALLATION REQUIRES HEADS TO BE PLACED A MINIMUM OF 3 FEET OFF OF THE CURB.
	IF STATIC WATER PRESSURE IS LESS THAN MANDATED THEN IMMEDIATELY NOTIFY IRRIGATION DESIGNER. INADEQUATE PRESSURE NOTIFICATION MUST BE MINIMUM OF 4 WEEKS PRIOR TO ANY IRRIGATION INSTALLATION.
	IT IS THE IRRIGATION CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM THE STATIC PRESSURE. IF A CONTRACT IS NOT IN PLACE FOR AN INSTALLATION CONTRACTOR WITHIN THE 4 WEEKS THEN THE GENERAL CONTRACTOR SHALL CONFIRM PRESSURE AND REPORT ANY INADEQUACY.
	THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION COMPONENTS IN ACCORDANCE WITH T.C.E.Q. AND ANY LOCAL GOVERNING REGULATIONS.
	ALL IRRIGATION PIPING OR WIRES THAT CROSS UNDER ASPHALT OR CONCRETE SHALL BE SLEEVED BY THE IRRIGATION CONTRACTOR.
	ANY IRRIGATION HEAD INSTALLED AT AN IMPERVIOUS SURFACE SHALL BE INSTALL 4"s FROM SUCH SURFACE. INCLUDING CONCRETE, CONCRETE WALKS, ASPHALT, FENCES, WALLS, ETC.
	PIPING BETWEEN THE WATER METER AND THE MASTER VALVE SHALL BE SHEDULE 40.
	USE PRIMER ON ALL JOINTS AND FITTINGS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. EVERY GLUED JOINT MUST BE PRIMERED.
	IRRIGATION DESIGN MUST BE KEPT ON SITE DURING ALL OF THE INSTALLATION AS PER TCEQ.
	ANY HOSE ATTACHED TO THE SPRINKLER SYSTEM MUST BE LABELED "NON-POTABLE" IN ENGLISH AND SPANISH
	ALL NOZZLES WITHIN ANY ZONE SHALL HAVE MATCHED PRECIPITATION RATES.
	CONTRACTOR WILL PERFORM A FINAL WALK THRU AND IT MUST BE PERFORMED WITH THE OWNER OR THE OWNERS REP TO EXPLAIN ALL FUNCTIONS OF THE IRRIGATION SYSTEM.
	IRRIGATOR WILL PROVIDE A MAINTENANCE CHECKLIST AND HAVE THE OWNER OR OWNERS REP SIGN. IF THE OWNER REFUSES TO SIGN THEN NOTE DATE AND TIME AND REFUSAL TO SIGN. SUPPLY TO THE OWNER OR OWNERS REP, AS PART OF THE CHECKLIST: CONTROLLER MANUAL, SEASONAL WATERING SCHEDULE, LIST OF PARTS THAT REQUIRE MAINTENANCE AND THE RECOMMENDED FRQUENCY OF MAINTENANCE, STATEMENT THAT ALL COMPONENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH ALL RULES AND REGULATIONS AND HAS BEEN ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER.
	THE IRRIGATOR MUST ATTACH A "PERMANENT" STICKER TO EACH CONTROLLER SHOWING THE IRRIGATORS NAME, LICENSE NUMBER, TELEPHONE NUMBER AND DATES OF THE WARRANTY PERIOD.
	IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE AS-BUILT DRAWING TO INCLUDE EXACT LOCATION OF ALL MAINLINE, VALVES, CONTROLLERS, QUICK COUPLERS, P.O.C. & WIRE PATH. IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE OF OPERATION & MAINTENANCE MANUALS.
	PROVIDE A COLORED LAMINATED ZONE MAP AND INSTALL AT THE CONTROLLER

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STATE OF TEXAS
STEPHEN COOK
8155
08-11-2026
LICENSED IRRIGATOR

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 & POTRANCO SAN ANTONIO, TX 78245

chesneymoralespartnersjnc.
architecture/interior design
4901 Broadway, Suite 250San Antonio, Texas 78209
210.828.9481 v 210.828.9719 f TBAE Firm Reg BR1010
chesneymorales.com

JOB NO: 2537
DATE:
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SHEET
L3.0

Irrigation Legend

- Hunter ProS PRS40 - 4" Sprayhead
  Hunter Nozzles - MP-1000 8'-15' radius range
  Hunter Nozzles - MP-2000 13'-21' radius range
  Hunter Nozzles - MP-3000 22'-30' radius range
  Hunter Nozzles - MP-3500 31'-35' radius range
  Precipitation Rate Rangefor MP Nozzles above .40"-.46" per hour at 30 PSI
- Hunter PGP Rotor Blue Nozzle 4.0 & 5.0
- Hunter HDL .6 GPH with 18" oc emitters
- TB Hunter MSBN-10F - 1 GPM Stream Bubbler
- M 3/4" Water Meter
- C Hunter Pro-C Controller
  Install Solar-Sync weather sensor
- Hunter ICV Electric Valve withAccu-set Pressure Regulator set at 60 psi.
  Valve must have flow control.
- Schedule 40 PVC Mainline Piping
- Class 200 PVC Lateral Piping
- Febco 850 DCVA Backflow Device
- Class 200 PVC Sleeve

Irrigation contractor to install temporary irrigation at all areas hydroseeded & any areas in the right of ways that do not have permanent irrigation. Do not remove the temporary irrigation until grass is established and removal is approved by general contractor and/or owner.

Concrete Walk

14'-0" Utility Easement
Gas Line

20'-0" Building Setback

NO PARKING

3/4"

1"

1/2"

New RBFCU Building

Concrete Walk

24 SPACES

EXIT ONLY

1 1/2"

Private Drive

2
1" 9
35

3
1" 13
35

1 **Irrigation Plan**
SCALE 1" = 10'-0"

0 5 10 20 40

north

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- Hunter ProS PRS40 - 4" Sprayhead
  Hunter Nozzles - MP-1000 8'-15' radius range
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  Hunter Nozzles - MP-3000 22'-30' radius range
  Hunter Nozzles - MP-3500 31'-35' radius range
  Precipitation Rate Rangefor MP Nozzles above .40"-.46" per hour at 30 PSI
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- Hunter HDL .6 GPH with 18" oc emitters
- TB Hunter MSBN-10F - 1 GPM Stream Bubbler
- M 3/4" Water Meter
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  Install Solar-Sync weather sensor
- Hunter ICV Electric Valve withAccu-set
  Pressure Regulator set at 60 psi.
  Valve must have flow control.
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STATE OF TEXAS
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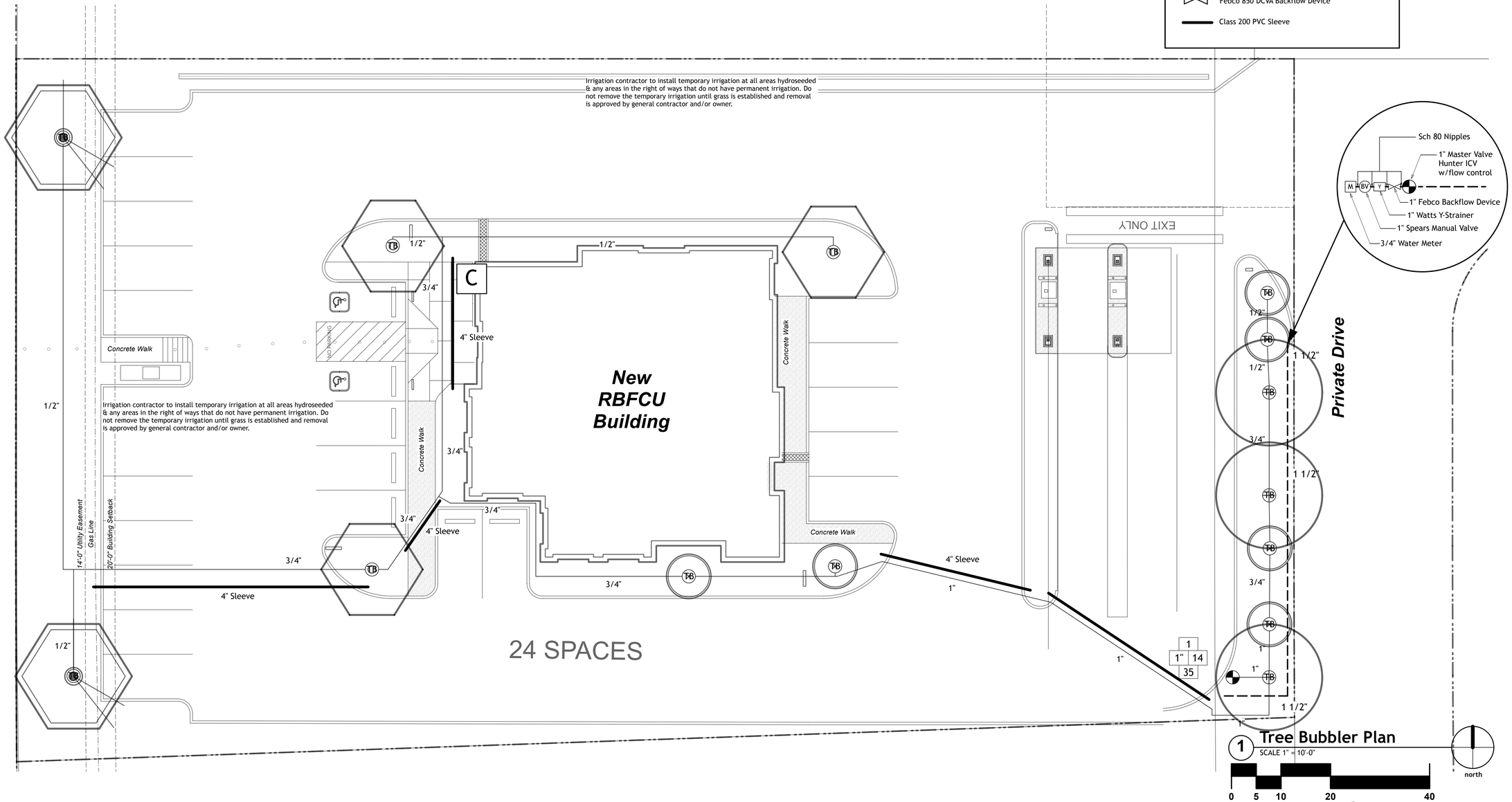

1 Tree Bubbler Plan
SCALE 1" = 10'-0"

0 5 10 20 40

north

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L5.0

LEGEND

CONCRETE FLATWORK

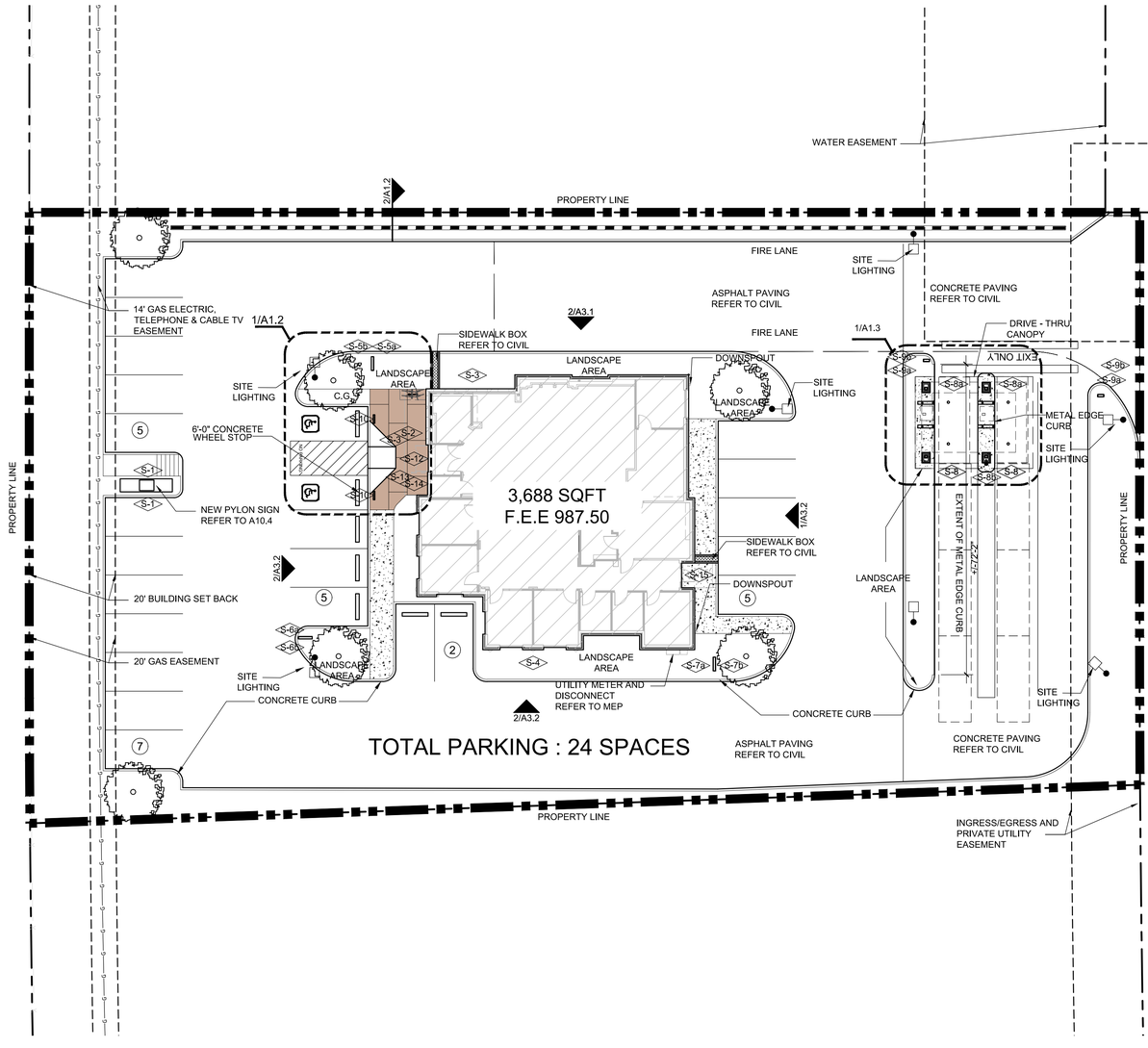
INTERGRALLY COLORED CONCRETE FLATWORK

106 — REFER TO SHEET A10.1 FOR EQUIPMENT DESCRIPTION ON ITEMS IDENTIFIED WITH AND EQUIPMENT MARK.

S-A — REFER TO SHEET A10.4 AND A10.5 FOR SIGN DESCRIPTION

REFER TO CIVIL FOR DIMENSIONAL CONTROL

GENERAL NOTES:
1. CONTRACTOR IS REQUIRED TO SURVEY THE SUBGRADE ELEVATIONS ON ENTIRE ACCESSIBLE ROUTE, AND SUBMIT TO THE OWNER AND ARCHITECT FOR REVIEW, PRIOR TO INSTALLATION OF SIDEWALKS AND PAVEMENT. (TYPICAL)
2. SLOPE LANDSCAPED AREA TO DRAIN TO CURB WEEP OUTLETS.
3. EXTEND ROOF LEADER TO NEAREST SIDEWALK BOX, COORDINATE WITH ARCHITECT.
4. REFERENCE LANDSCAPE AND MEP SITE PLANS FOR SLEEVE LOCATIONS.
5.DIMENSIONS LINES OF METAL EDGE CURB TO BE TAKEN FROM VERTICAL PLANE
6.PER CITY OF MANOR, A FRONTIER WASTE SOLUTIONS DUMPSTER MUST BE LOCATED AT THE CONSTRUCTION SITE FOR DEBRIS.



1 ARCHITECTURAL SITE PLAN
SCALE 1/16" = 1'-0"

NORTH

ARCHITECTURAL SITE PLAN

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

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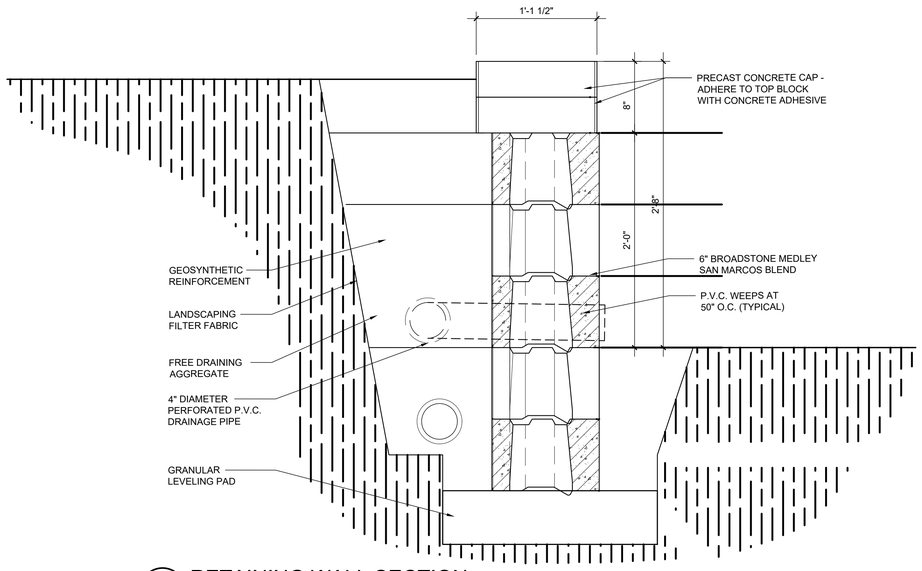
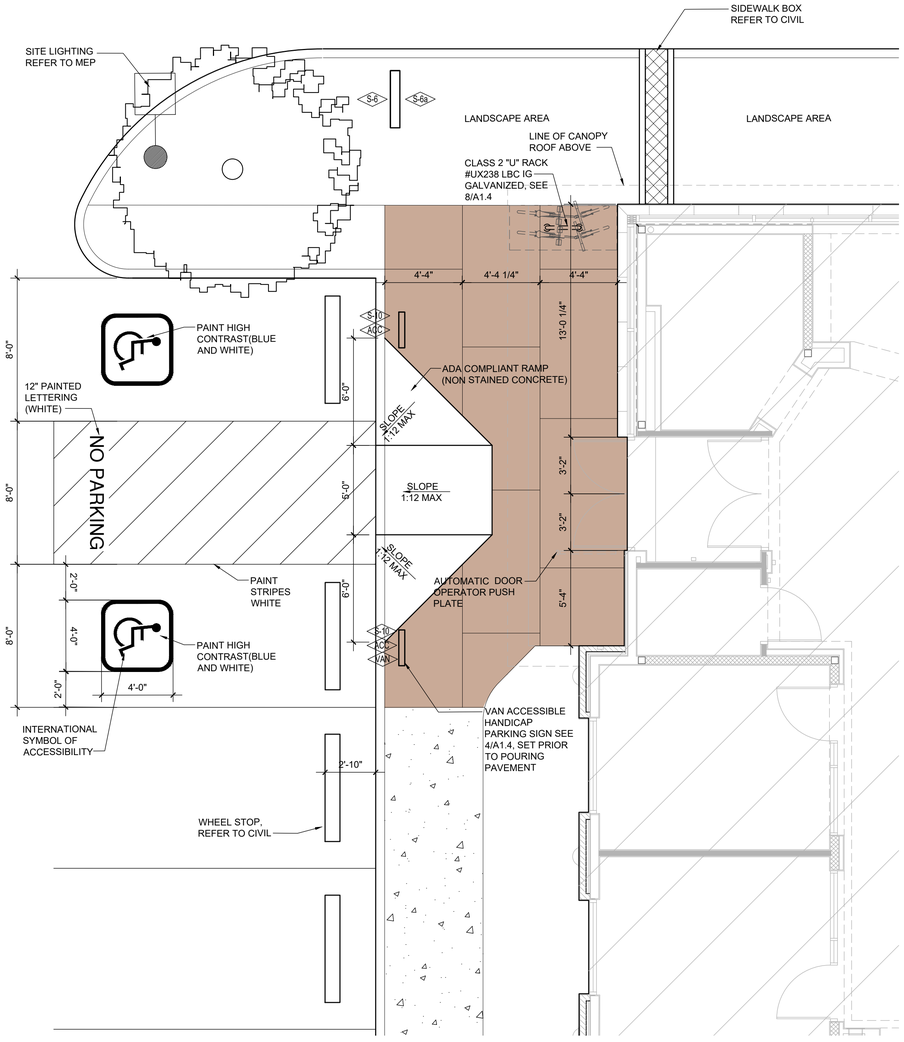
SHEET
A1.1

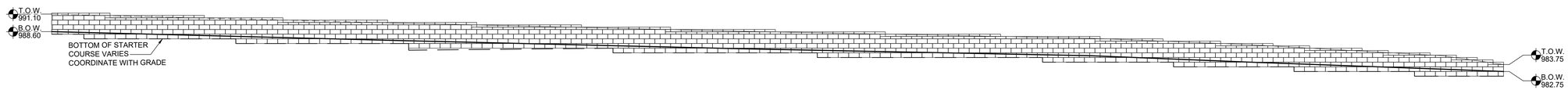


2 RETAINING WALL SECTION
SCALE 1 1/2" = 1'-0"



1 ENLARGED FRONT PLAZA
SCALE 1/4" = 1'-0"

NORTH



3 RETAINING WALL ELEVATION
SCALE 1 1/2" = 1'-0"

ENLARGED PLAZA PLAN

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REGISTERED ARCHITECT FREDERICK F. MORALES III 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

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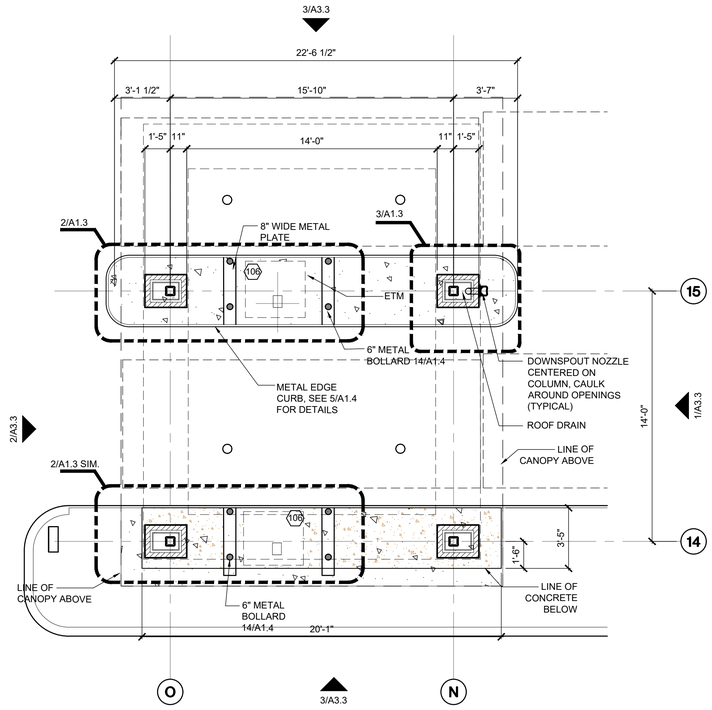
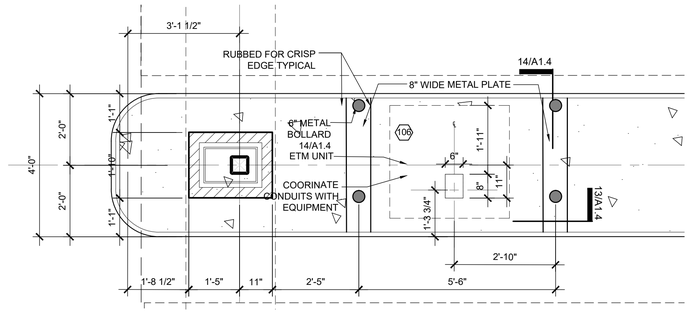
A1.2



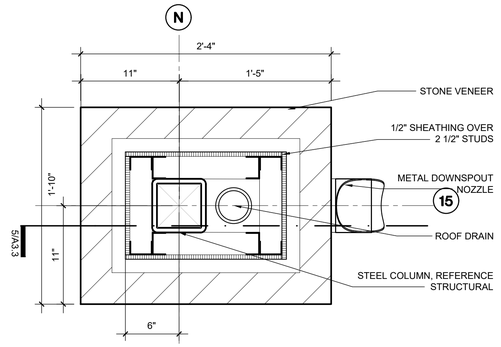
1 DRIVE THRU CANOPY PLAN
SCALE 1/4" = 1'-0"

NORTH



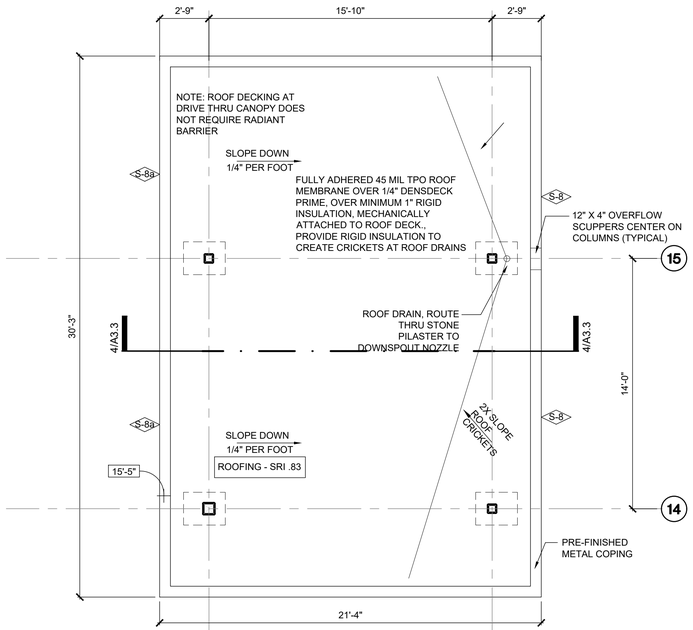
2 ENLARGED ETM PLAN
SCALE 1/2" = 1'-0"

NORTH



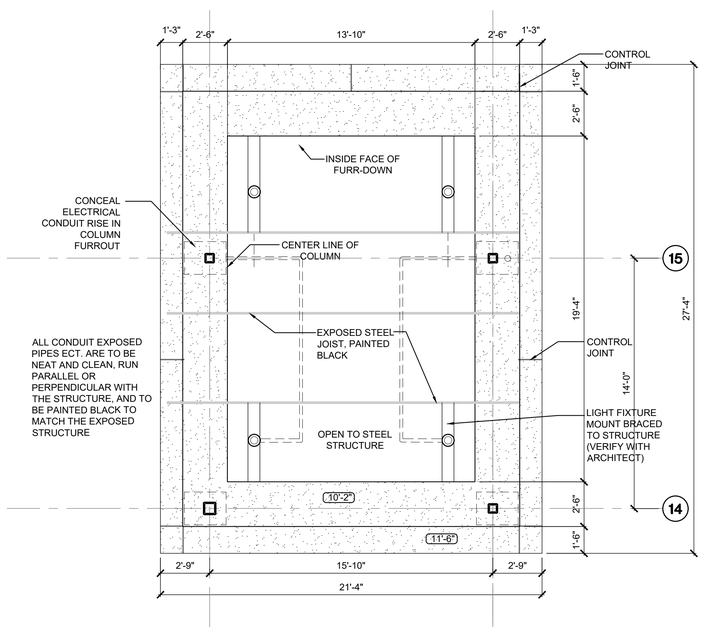
3 COLUMN DETAIL
SCALE 1 1/2" = 1'-0"

NORTH



4 DRIVE THRU CANOPY ROOF PLAN
SCALE 1/4" = 1'-0"

NORTH



5 DRIVE THRU REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

NORTH

DRIVE THRU CANOPY

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

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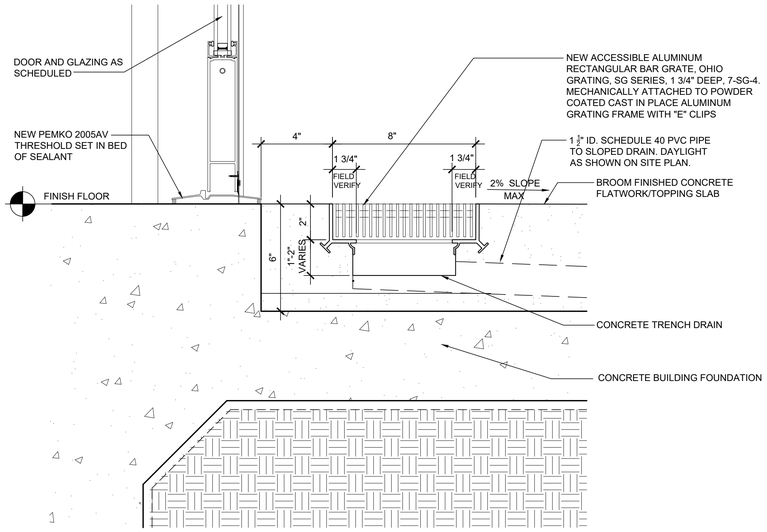
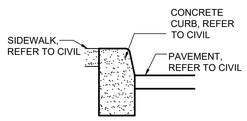
SHEET
A1.3

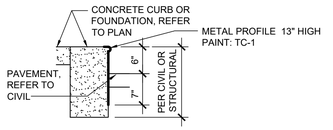


1 TRENCH GRATE AT DOOR
SCALE: 3" = 1'-0"



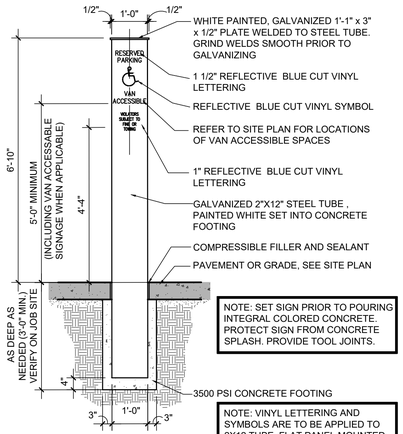
1. PROVIDE EXPANSION JOINTS AT 25' O.C. MINUMUM AND AT CURVES, TANGENTS AND CORNERS
2. BASE OF CURB TO REST ON COMPACTED FILL.
3. SACK FINISH EXPOSED SURFACES.
4. GUTTER CROSS SLOPES TO BE 1"/FT. WHEN DRAINING TOWARD CURB AND 1/2"/FT. WHEN DRAINING AWAY FROM CURB, SEE GRADING PLAN FOR SLOPE DIRECTION.

2 TYPICAL CONCRETE CURB PROFILE
SCALE: 3/4" = 1'-0"



NOTE
1. SPLICES ARE TO BE REINFORCE 6" ON EACH SIDE
2. ALL JOINTS BETWEEN SECTIONS OF METAL CURB TO BE WELDED PRIOR TO POURING CONCRETE

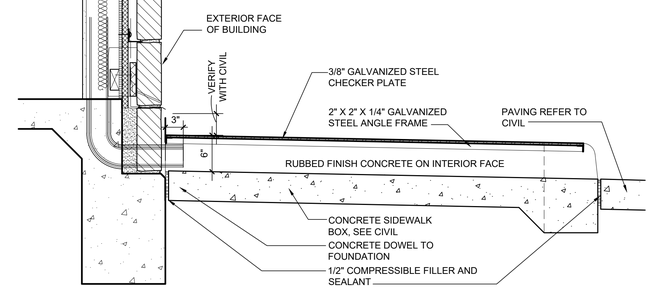
3 METAL CURB PROFILE
SCALE: 3/4" = 1'-0"



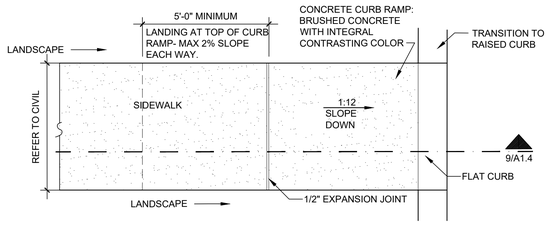
NOTE: SET SIGN PRIOR TO POURING INTEGRAL COLORED CONCRETE. PROTECT SIGN FROM CONCRETE SPLASH. PROVIDE TOOL JOINTS.

NOTE: VINYL LETTERING AND SYMBOLS ARE TO BE APPLIED TO 2X12 TUBE. FLAT PANEL MOUNTED TO TUBE IS NOT ACCEPTABLE

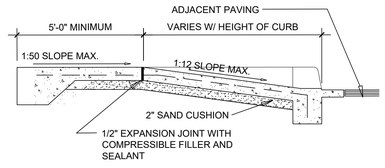
4 ACCESSIBLE PARKING SIGN ACC
SCALE: 1/2" = 1'-0"



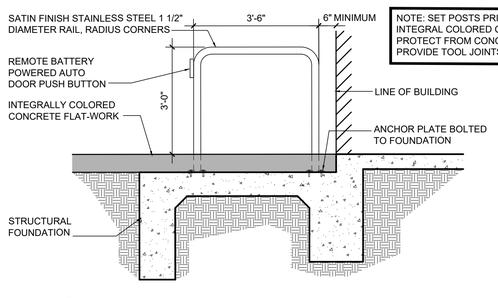
11 CONCRETE SIDEWALK BOX
SCALE: 1" = 1'-0"



5 PLAN-CURB RAMP
SCALE: NTS

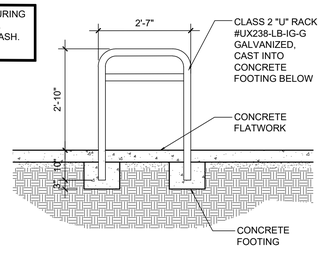


6 SECTION-CURB RAMP
SCALE: NTS

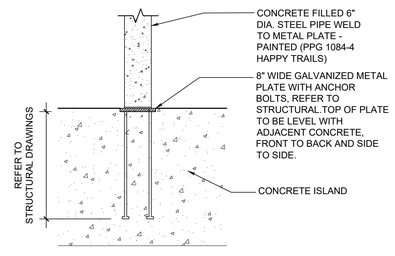


NOTE: SET POSTS PRIOR TO POURING INTEGRAL COLORED CONCRETE. PROTECT FROM CONCRETE SPLASH. PROVIDE TOOL JOINTS.

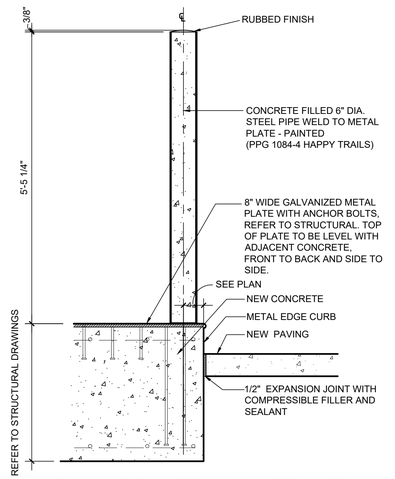
7 ACCESSIBLE PUSH BUTTON RAIL
SCALE: 1/2" = 1'-0"



BIKE RACK
SIDE ELEVATION
8 SCALE: 1/2" = 1'-0"



9 BOLLARD METAL PLATE DETAIL
SCALE: 3/4" = 1'-0"



10 BOLLARD METAL PLATE DETAIL
SCALE: 3/4" = 1'-0"

* GENERAL NOTE:
ALL STEEL EXPOSED TO THE EXTERIOR IS TO BE GALVANIZED WHEN NOTES CALL FOR PAINTED FINISH IT IS IN ADDITION TO BEING GALVANIZED

SITE DETAILS

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REGISTERED ARCHITECT
DERRICK F. MORALES
14787
STATE OF TEXAS
DATE 08/11/26

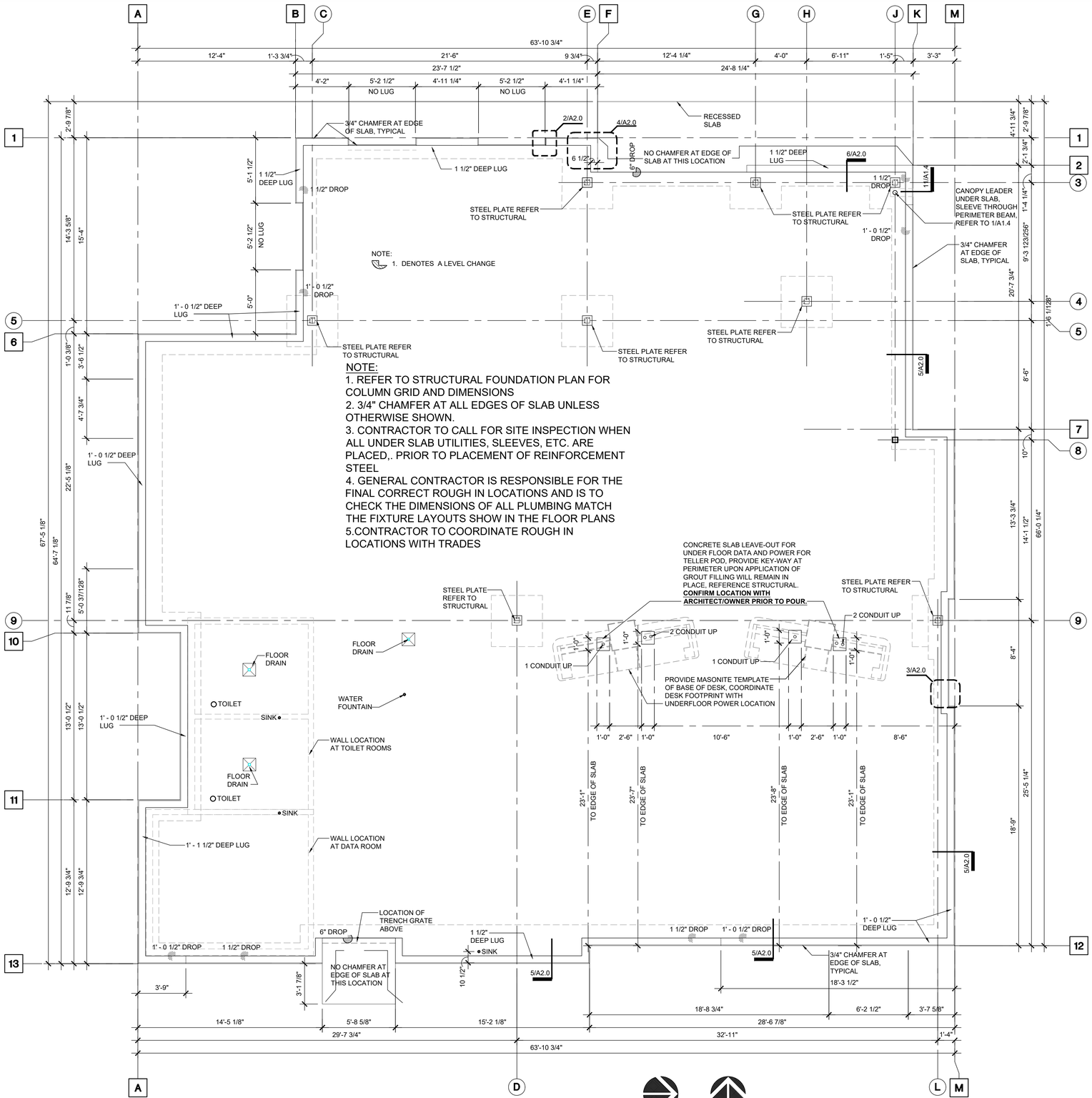
REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS
Federal Credit Union
SAN ANTONIO, TX 78245
RBFCU
211 & POTRANCO

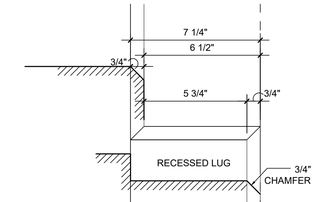
chesney morales partners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

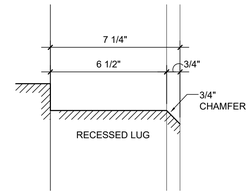
SHEET
A1.4



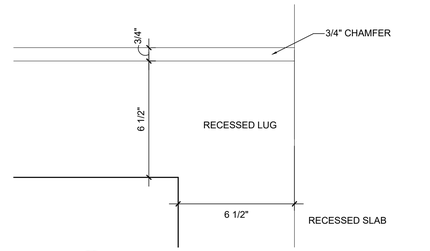
1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"



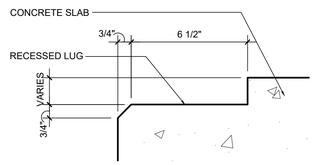
2 FOUNDATION DETAIL
SCALE 3" = 1'-0"



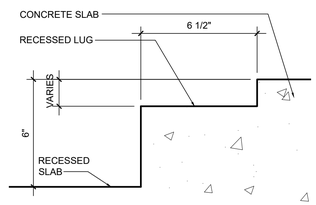
3 FOUNDATION DETAIL
SCALE 3" = 1'-0"



4 FOUNDATION DETAIL - PLAN
SCALE 3" = 1'-0"



5 FOUNDATION DETAIL - SECTION
SCALE 3" = 1'-0"



6 FOUNDATION DETAIL - SECTION
SCALE 3" = 1'-0"

FOUNDATION PLAN

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FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

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JOB NO:	2537
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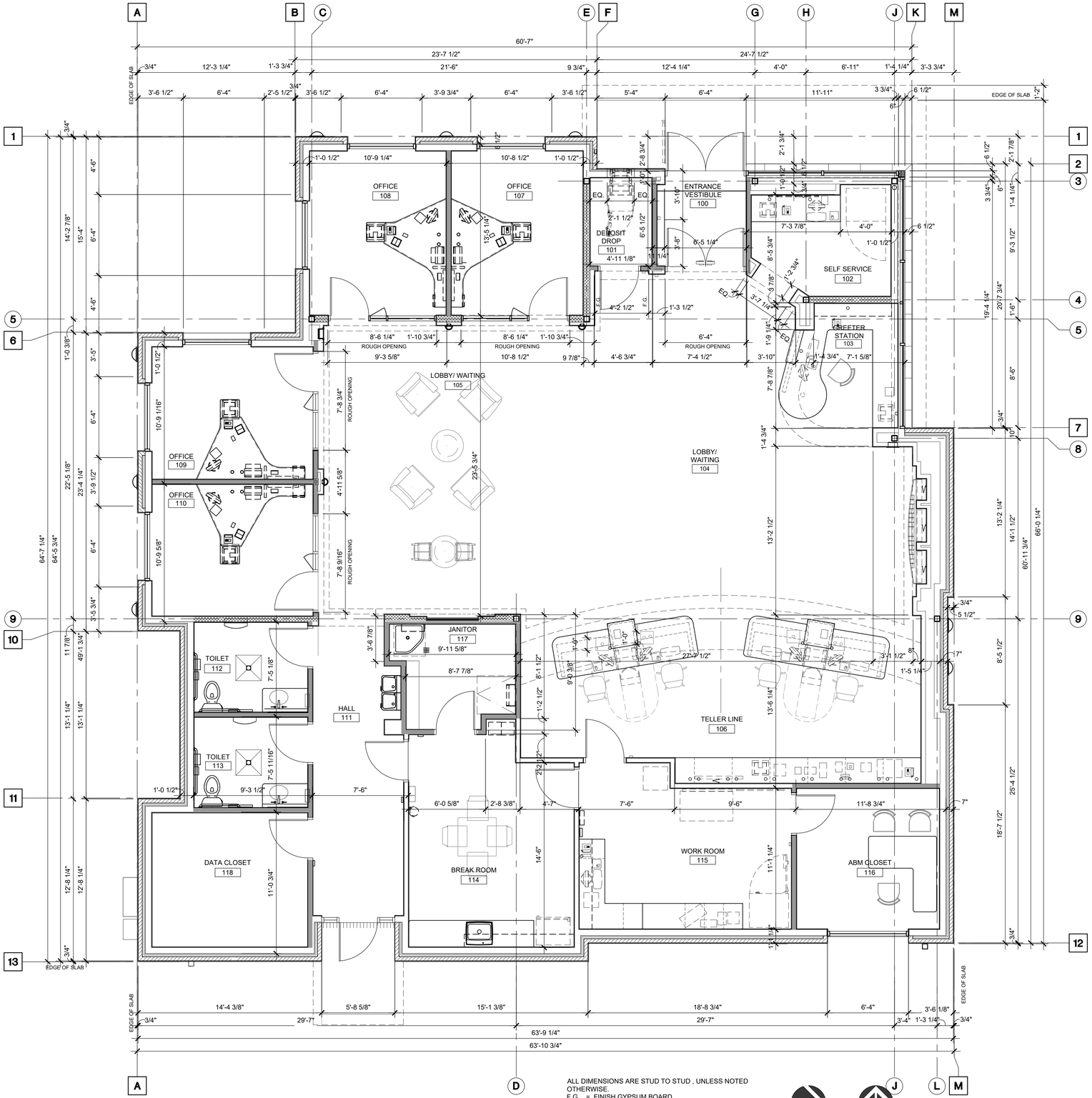
SHEET
A2.0



ALL DIMENSIONS ARE STUD TO STUD , UNLESS NOTED OTHERWISE.
F.G. = FINISH GYPSUM BOARD

1 FLOOR PLAN
SCALE 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

DIMENSIONED FLOOR PLAN

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SHEET
A2.1

INTERIOR PARTITION TYPE LEGEND

WT-1 — 3 5/8" METAL STUDS WITH 5/8" GYPSUM BOARD BOTH SIDES AND SOUND BATT INSULATION 6" ABOVE CEILING	WT-3 — 6" WOOD STUDS WITH 5/8" GYPSUM BOARD BOTH SIDES AND SOUND BATT INSULATION, EXTEND AND FINISH TO BOTTOM OF DECK. INSTALL ACOUSTICAL SEALANT AT ALL OPENINGS AND AT ALL JOINTS OF DISSIMILAR MATERIALS. REFER TO DETAIL 2/A3.6
WT-2 — 3 5/8" METAL STUDS WITH 5/8" GYPSUM BOARD BOTH SIDES AND SOUND BATT INSULATION, EXTEND AND FINISH TO BOTTOM OF DECK. INSTALL ACOUSTICAL SEALANT AT ALL OPENINGS, PENETRATIONS, AND AT ALL JOINTS OF DISSIMILAR MATERIALS.	S-X — EXTERIOR SIGN TAG, REFER TO SHEET A10.4
	IS-X — INTERIOR SIGN TAG, REFER TO SHEET A10.5

* REFER TO SHEET A0.2 FOR DRAFT STOPPING LOCATION

1 FLOOR PLAN
SCALE 1/4" = 1'-0"

TRUE NORTH PLAN NORTH

NOTED FLOOR PLAN

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DERRICK F. MORALES
14787
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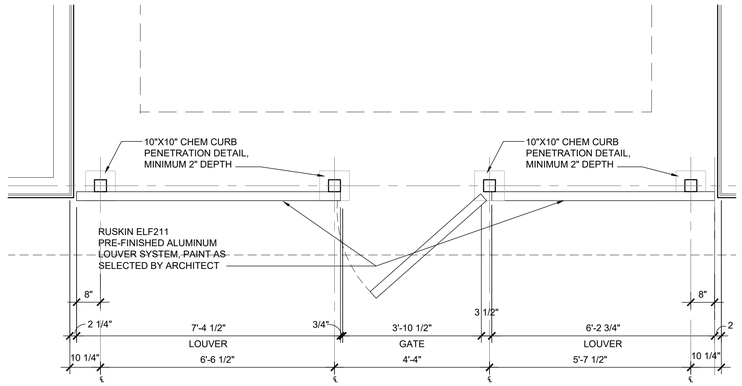
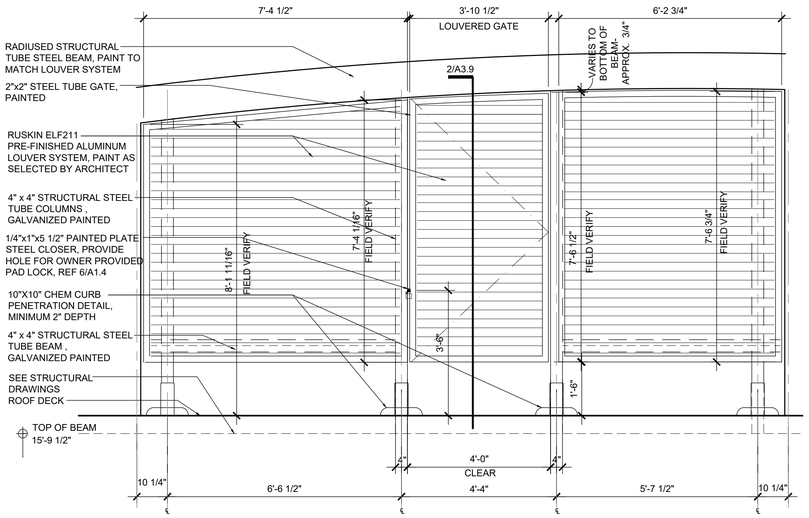
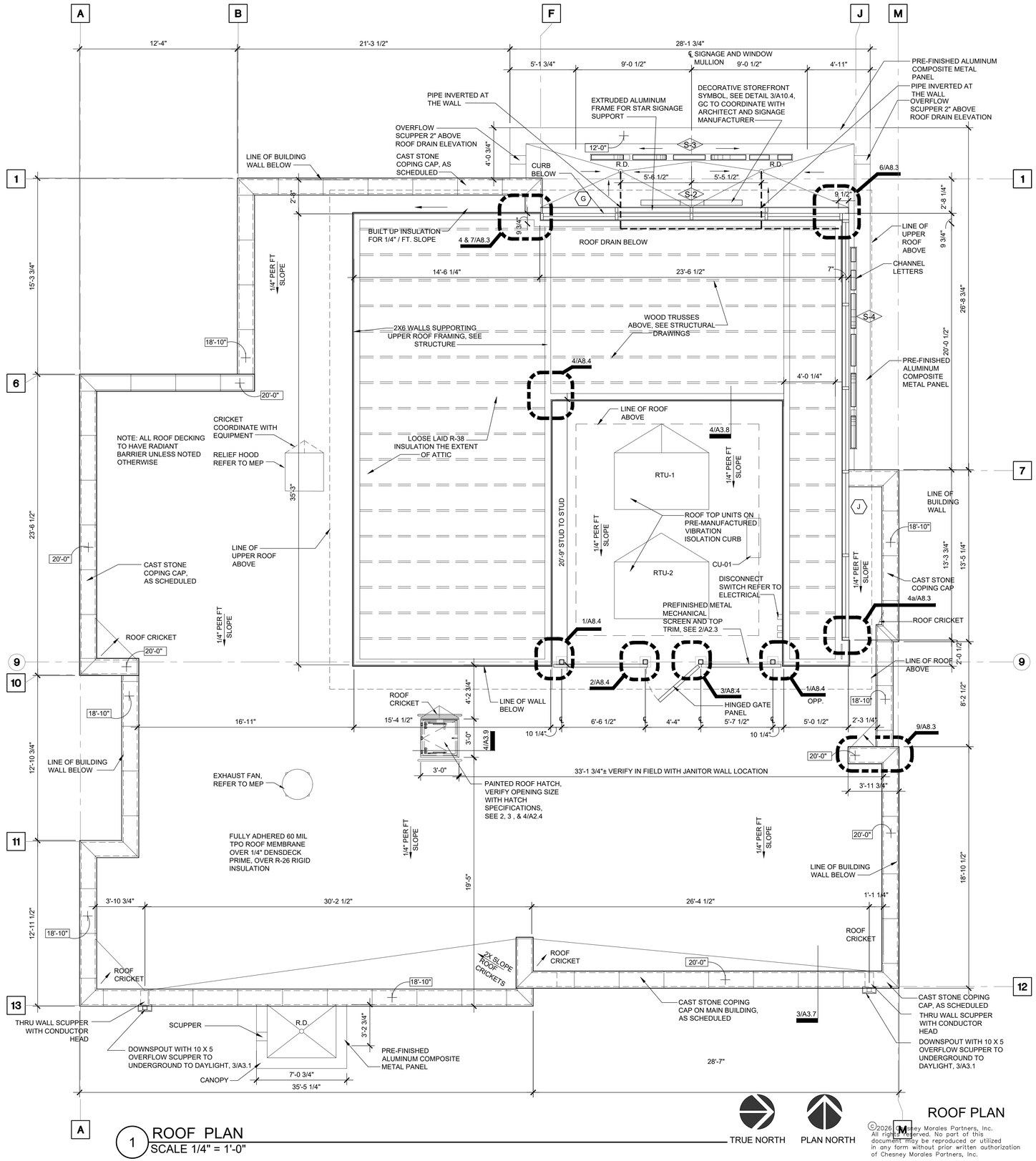
SHEET
A2.2



2 LOUVER SCREEN WITH GATE
SCALE 1/2" = 1'-0"



3 MECHANICAL YARD GATE
SCALE 1/2" = 1'-0"



1 ROOF PLAN
SCALE 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

ROOF PLAN

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REGISTERED ARCHITECT FREDERICK F. LEAL 14787 STATE OF TEXAS

DATE 08/11/26

REVISIONS

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A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

RBFCU 211 & POTRANCO SAN ANTONIO, TX 78245

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4901 Broadway, Suite 250 | San Antonio, Texas 78209
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JOB NO: 2537

DATE: 3-27-26

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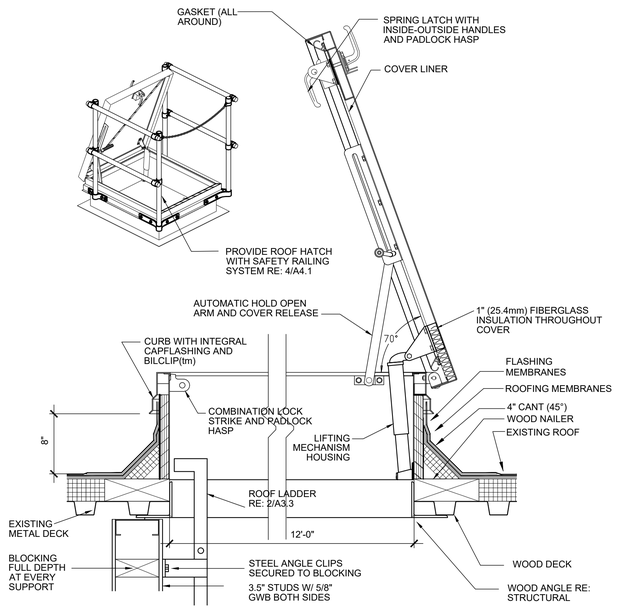
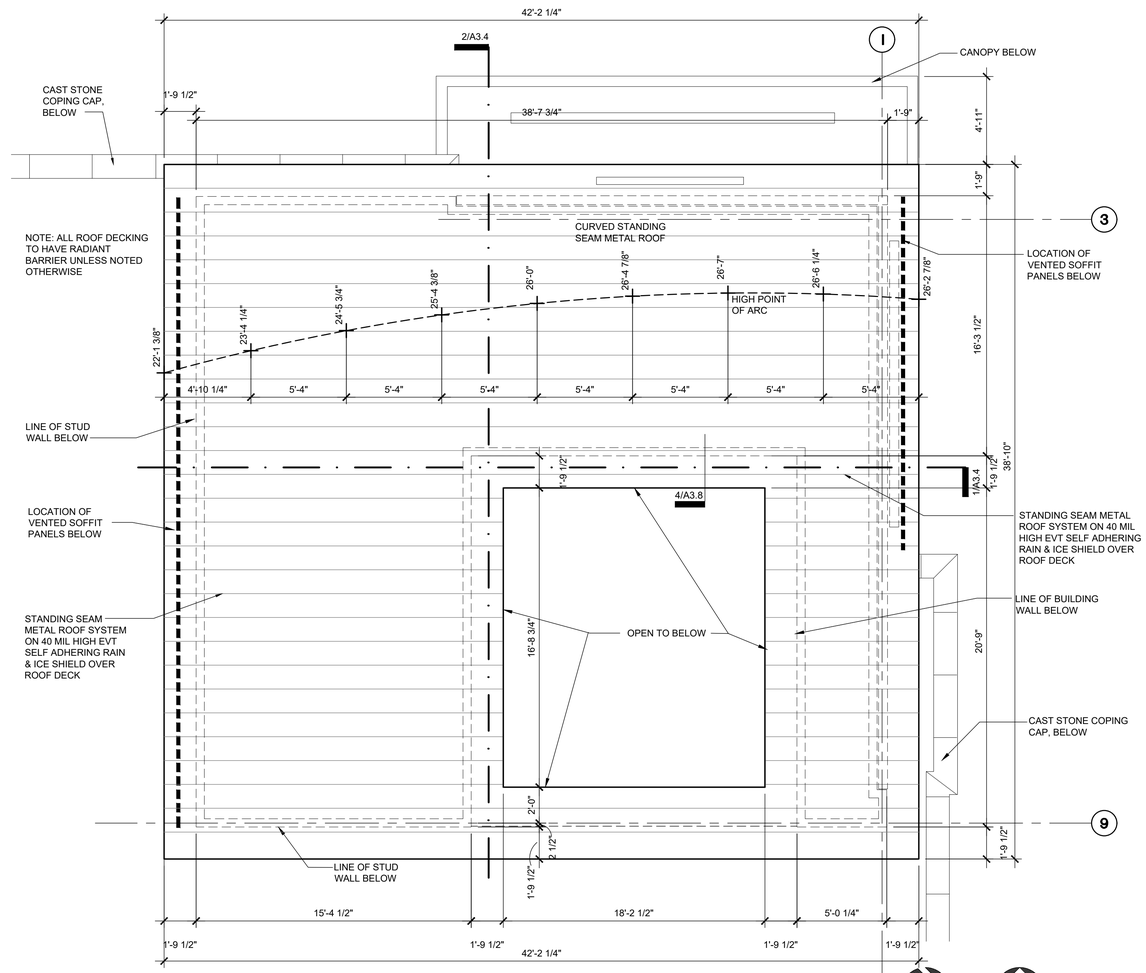
CHECKED BY: FFL

SHEET

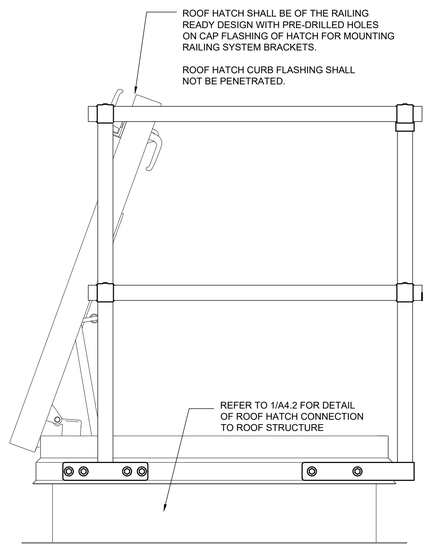
A2.3



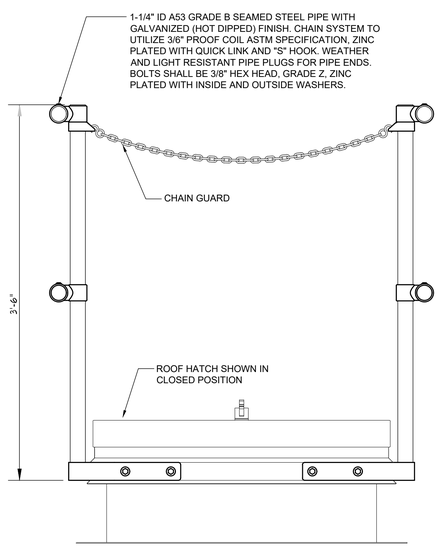
2 DETAIL @ ROOF HATCH
SCALE 1/4" = 1'-0"



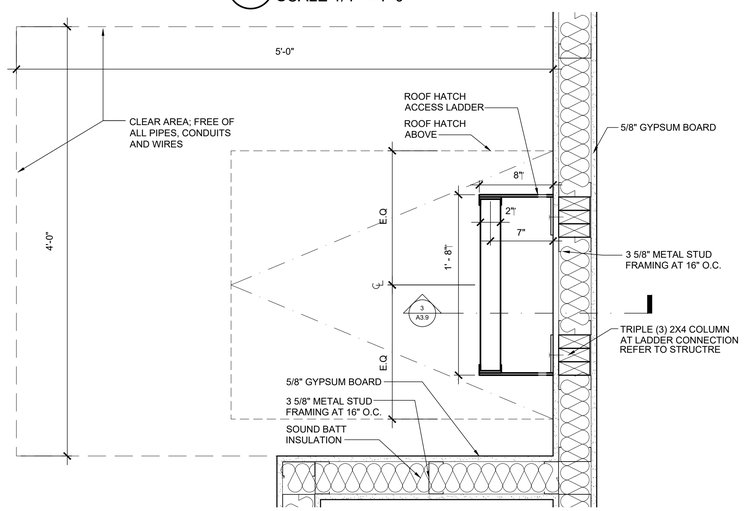
1 UPPER ROOF PLAN
SCALE 1/4" = 1'-0"



3 DETAIL @ ROOF HATCH GUARD RAIL
SCALE 1/4" = 1'-0"



4 DETAIL @ ROOF HATCH GUARD RAIL
SCALE 1/4" = 1'-0"



5 ROOF LADDER PLAN DETAIL
SCALE 1 1/2" = 1'-0"

UPPER ROOF PLAN AND ROOF DETAILS

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DATE 08/11/26

REVISIONS

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211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners, inc.
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JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A2.4

DOOR SCHEDULE

DOOR NO.	ROOM NAME	NO.	DOOR SIZE	DOOR MAT'L	DOOR TYPE	DOOR GLAZING	FRAME MAT'L	FRAME TYPE	FRAME FINISH	LABEL (MINUTES)	HDW	REMARKS	DOOR NO.
100	VESTIBULE		PR 3'-0" x 7'-0" x 1 3/4"	ALUMINUM/GLASS	A	E	ALUMINUM	WINDOW H	CLEAR ANODIZED	--	NO. 1	AUTO PUSH PLATE 48" HIGH MAX RIGHT LEAF AUTOMATIC	100
100a	VESTIBULE		PR 3'-0" x 7'-0" x 1 3/4"	ALUMINUM/GLASS	A1	A	ALUMINUM	1	CLEAR ANODIZED		NO. 2	AUTO PUSH PLATE 48" HIGH MAX RIGHT LEAF AUTOMATIC	100a
101	DEPOSIT DROP		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED	--	NO. 11		101
106	TELLER LINE		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED	--	NO. 6		106
107	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	C	A	ALUMINUM	WINDOW E	CLEAR ANODIZED	--	NO. 4		107
108	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	C	A	ALUMINUM	WINDOW E	CLEAR ANODIZED	--	NO. 4		108
109	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	C	A	ALUMINUM	WINDOW E	CLEAR ANODIZED	--	NO. 4		109
110	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	C	A	ALUMINUM	WINDOW E	CLEAR ANODIZED	**	NO. 9		110
111	LOBBY/WAITING		3'-0" x 7'-0" x 1 3/4"	ALUMINUM/GLASS	D	E	ALUMINUM	WINDOW G	CLEAR ANODIZED	--	NO. 10		111
112	TOILET ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED	--	NO. 5		112
113	TOILET ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED	--	NO. 5		113
114	BREAK ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	—	ALUMINUM	1	CLEAR ANODIZED	--	NO. 6		114
115	WORK ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED	--	NO. 3		115
116	OFFICE		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	E	A	ALUMINUM	1	CLEAR ANODIZED		NO. 12		116
117	JANITORS CLOSET		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	—	ALUMINUM	1	CLEAR ANODIZED		NO. 7		117
118	DATA CLOSET		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	B	--	ALUMINUM	1	CLEAR ANODIZED		NO. 8		118

GENERAL NOTES:

1. DOOR SCHEDULE ABBREVIATIONS
   HM -HOLLOW METAL
   SCW - SOLID CORE WOOD WITH VENEER FACE
   PLAM - PLASTIC LAMINATE
2. G.C. IS TO COORDINATED FRAME AND DOOR TO ACCEPT ALL HARDWARE.
3. ALL GLASS AND GLAZING SHALL CONFORM TO CHAPTER 24 2021 INTERNATIONAL BUILDING CODE WITH SPECIAL EMPHASIS ON SAFETY GLAZING SECTION. ADDITIONALLY, ALL GLASS LITES IN DOORS ARE TO BE TEMPERED SAFETY GLAZING.
4. ALL INTERIOR FINISH HARDWARE TO BE CLEAR ANODIZED.
5. ALL EXTERIOR FINISH HARDWARE TO BE CLEAR ANODIZED.
6. ALL CORES SHOULD BE SCHLAGE C-123 WITH GENERIC PINNING CONSRUCTION CORES OWNER WILL RE-KEY AT END OF THE PROJECT
7. ARCHITECT WILL PROVIDE CONTRACTOR WITH DETAIL PATTERN OF FROSTED FILM ON DOOR
8. ALL STOREFRONT FRAMES ARE TO BE CLEAR ANODIZED ALUMINUM 2" X 4 1/2" CENTER GLAZED - SEE SPECIFICATIONS FOR FURTHER DATA.
9. ALL INTERIOR WINDOW AND DOOR FRAMES TO BE CLEAR ANODIZED.
10. ALL ROUGH OPENINGS RECEIVING DOOR AND WINDOW SYSTEMS MUST BE MEASURED IN THE FIELD PRIOR TO FABRICATION OF FRAMES OR GLAZING UNITS.

DOOR SCHEDULE NOTES:

1. ALL WOOD DOORS TO BE PLASTIC LAMINATE VENEER, WILSON-ART SHAKER CHERRY 7935K-07.
2. HARDWARE SCHEDULE TO CALL OUT FINISHES BY NAME IN ADDITION TO NUMBER
3. CONCEALED CLOSER ASSEMBLY TO FIT IN HEADER. HEADER IS TO BE SIZED TO ALLOW FULL CLOSER ARM MOTION

DOOR KEY SCHEDULE

DOORS

KEY I.D. LOCATION:
A EMPLOYEE ENTRANCE & BREAKROOM

CABINET KEY SCHEDULE

KEY I.D.	LOCATION	ROOM NAME
KEY 1	DROP BOX	ALL OFFICES
KEY 2	ACCESS PANEL	ALL OFFICES
KEY 3-6	DESK TOP DRAWER	ALL OFFICE
KEY 7	CABINETS AND DRAWERS	GREETER STATION
KEY 8-11	CASH DRAWER	TELLER
KEY 12	CABINETS & DRAWERS - ABM SIDE ONLY	WORK ROOM 115
KEY 13	CABINETS & DRAWERS	WORK ROOM 115

NOTES
1. ALL TELLER CASH DRAWERS TO BE KEYED INDEPENDENTLY IN THE DRIVE THRU AND LOBBY TELLER LINES.
2. AT LOCKING DOUBLE CABINET DOORS, PROVIDE ONE LOCK AND ONE LATCH.

Hardware Set 1, Vestibule (100)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
6	HINGES	BB1279 4.5 X 4.5	652	HAGER
2	3 POINT LOCK	4015-4016	626	ADAMS RITE
1	DEADLOCK	MS1850S - 1-1/8"BS	626	ADAMS RITE
1	MORTISE CYLINDER	20-013	626	SCHLAGE
1	THUMBTURN CYLINDER	4066	628	ADAMS RITE
2 SETS	PUSH PULL BAR	9190 -O-NO	630	IVES
1	CONCEALED CLOSER	2013 BUMPER	689	LCN
2	ACTUATOR	8310-853	630	LCN
1	AUTODOOR OPENER	2811	689	LCN
2	DOOR SWEEP	18062CP 36"	AL	PEMKO
1	THRESHOLD	2005AV72	AL	PEMKO

Hardware Set 2 - Vestibule (100A)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
6	HINGES	BB1279 4.5 X 4.5 NRP	652	HAGER
2	PUSH/PULL BAR	9190-0-NO	630	IVES
1	CONCEALED CLOSER	2011 BUMPER	689	LCN
1	ACTUATOR	8310-853	630	LCN
1	AUTODOOR OPENER	2811	689	LCN
1	DOME STOP	FS438	626	IVES

Hardware Set 3 Workroom (115)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	PASSAGE	ND10S SPA	26D	SCHLAGE
1	CLOSER	4041 CUSH	AL	LCN
2	DOOR VIEWER	DS1000	MG	DOOR SCOPE

Hardware Set 4 - Offices (107, 108, 109)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
4	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	PASSAGE	ND10S SPA	26D	SCHLAGE
1	WALL STOP	236W	32D	HAGER

Hardware Set 5 - Toilet Rooms (112, 113)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	CLOSER	4041	AL	LCN
1	KICKPLATE	190S 10 X 34	32D	HAGER
1	PUSH PLATE	305 4X16	32D	HAGER
1	PULL	33E 4X16	32D	HAGER
1	WALL STOP	236W	32D	HAGER
1	PRIVACY	ND40S SPARTA	26D	SCHLAGE

Hardware Set 6 - Breakroom (114), Teller Line (106)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	CLOSER	4041 CUSH	AL	LCN
1	STOREROOM	ND80PD SPA	32D	SCHLAGE
1	ELEC STRIKE	5000X501 FACEPLATE	32D	HES
1	CARD READER	BY OWNER SECURITY		PCSC
1	WALL STOP	236W	32D	HAGER
2	DOOR VIEWER	DS1000	MG	DOOR SCOPE

Hardware Set 7 - Janitors Closet (117)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	STOREROOM	ND80PD SPA	32D	SCHLAGE
1	ELEC STRIKE	5000X501 FACEPLATE	32D	HES
1	CARD READER	BY OWNER SECURITY		PCSC
1	KICKPLATE	190S 10 X 34	32D	HAGER
1	WALL STOP	236W	32D	HAGER

Hardware Set 8 - Data Room (118)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	CLOSER	4040 XP SERIES	AL	LCN
1	STOREROOM	ND80PD SPA	32D	SCHLAGE
1	ELEC STRIKE	5000X501 FACEPLATE	32D	HES
1	CARD READER	BY OWNER SECURITY		PCSC
1	OVERHEAD STOP	454S	652	GLYNN JOHNSON

Hardware Set 9 (privacy) - Office (110)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
4	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	PRIVACY	ND40S SPA	26D	SCHLAGE
1	WALL STOP	236W	32D	HAGER

Hardware Set 10 - Exit (111)

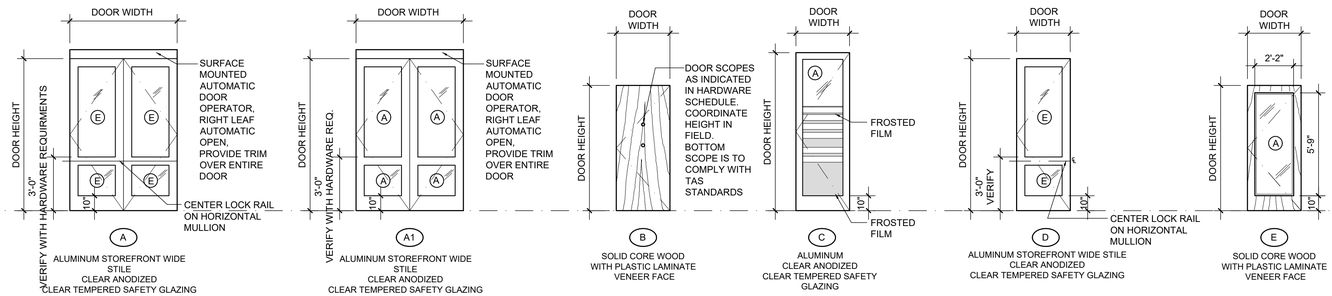
QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5 NPR	26D	HAGER
1	OVERHEAD STOP	9014H	32D	ABH
1	THRESHOLD	2005AV36	AL	PEMKO
1	WEATHERSTRIP	303AV3684	AL	PEMKO
1	DOOR BTM	221AV36	AL	PEMKO
1	DRIP	346C40	AL	PEMKO
1	CLOSER	4041 CUSH	AL	LCN
1	EXIT	99	26D	VONDUPRIN
1	ELECTRIC STRIKE	9600	32D	HES
1	CARD READER	BY OWNER SECURITY		PCSC

Hardware Set 11 - Deposit Drop (101)

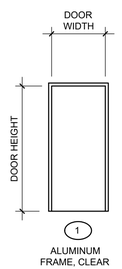
QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	STOREROOM	ND80PDEU SPA EL	32D	SCHLAGE
1	ELECTRIC HINGE	BB1279 4.5X4.5 ETW-8	32D	SCHLAGE
1	WIRE HARNESS	CON-32"P		SCHLAGE
1	WIRE HARNESS	CON-192"P		SCHLAGE
1	LOCK GUARD	341D	32D	HAGER
1	CARD READER	BY OWNER SECURITY		PCSC
1	KICKPLATE	190S 10 X 34	32D	HAGER
1	WALL STOP	236W	32D	HAGAR

Hardware Set 12 - ABM Office (116)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3	HINGES	BB1279 4.5 X 4.5	26D	HAGER
1	OFFICE	ND505 SPA	26D	SCHLAGE
1	WALL STOP	236W	32D	HAGER



DOOR TYPES



FRAME TYPES

DOOR TYPES, SCHEDULE & HARDWARE

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REGISTERED ARCHITECT FREDERICK F. LEE 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

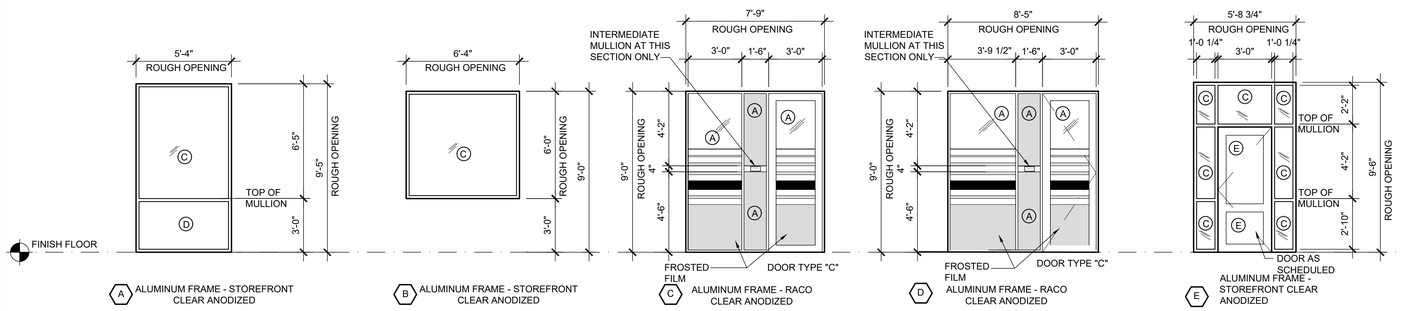
NO	DATE	DESCRIPTION

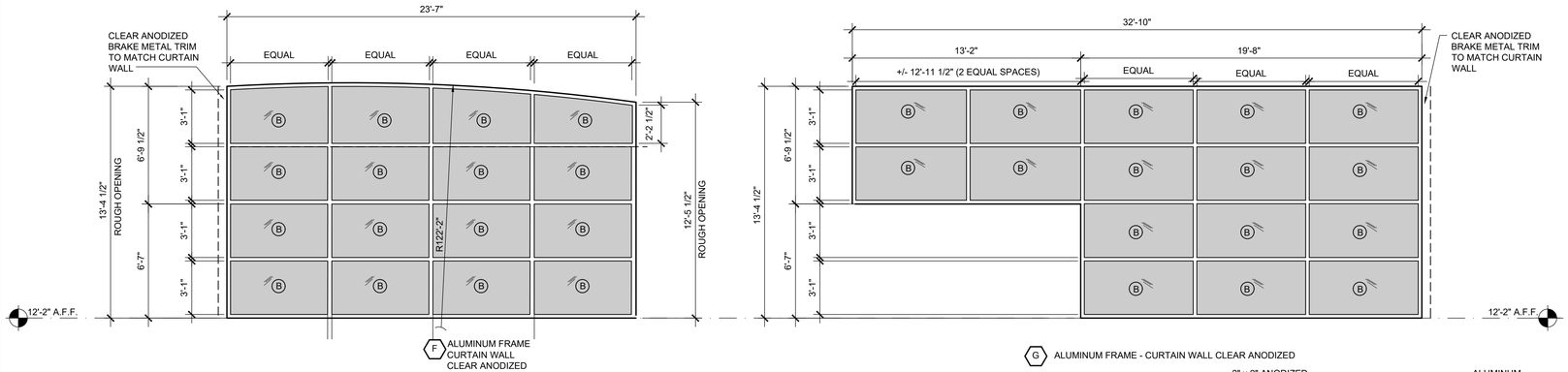
A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
RBFCU 211 & POTRANCO

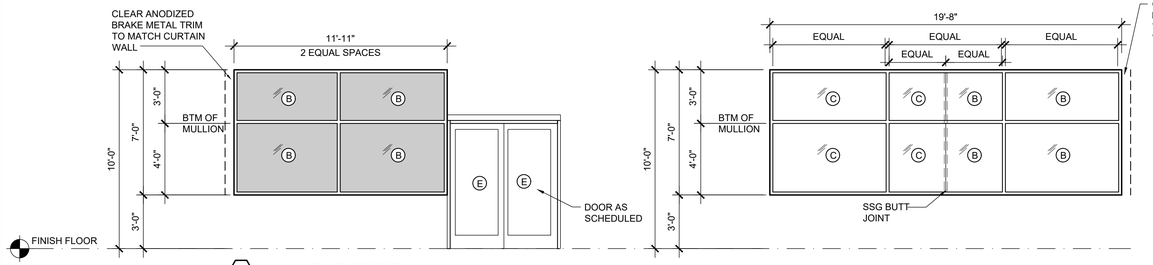
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

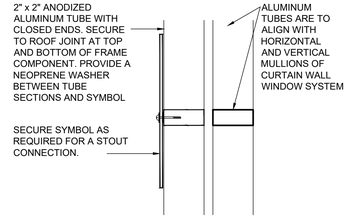
JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A2.5



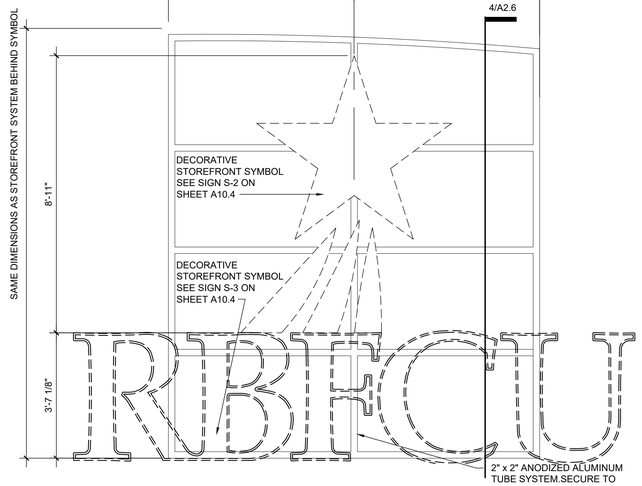






TUBE SUPPORTS FOR DECORATIVE STOREFRONT SYMBOL

4 SCALE: 1 1/2" = 1'-0"



ELEVATION OF TUBE SUPPORTS FOR DECORATIVE STOREFRONT SYMBOL

5 SCALE: 1 1/2" = 1'-0"

GLASS AND GLAZING LEGEND

MARK	DESCRIPTION	COLOR
A	1/4" CLEAR TEMPERED	CLEAR
B	1" IGU, TYPE FG-FT - SPANDREL TEMPERED	VITRO SOLARBAN 90XL ON SOLEXIA (2), WITH SUBDUED GRAY V903 (3) 1/4" CLEAR
C	1" IGU, TYPE FG-HS- HEAT STRENGTHENED	VITRO SOLARBAN 90XL ON SOLEXIA (2) WITH 1/4" CLEAR
D	1" IGU, TYPE FG-FT- FULLY TEMPERED	VITRO SOLARBAN 90XL (2) ON SOLEXIA WITH 1/4" CLEAR
E	1" IGU, TYPE FG-FT- FULLY TEMPERED	VITRO SOLARBAN 90XL ON CLEAR (2) WITH 1/4" CLEAR

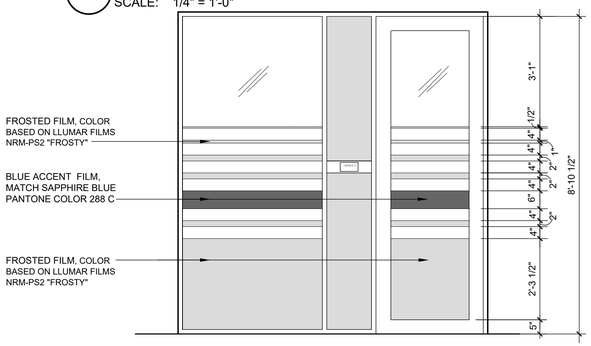
NOTE: 1. ON EXTERIOR GLAZING, REFLECTIVE SURFACE TO BE ON INTERIOR SIDE 2.
2. ALL INTERIOR GLAZING TO BE CLEAR.

WINDOW SCHEDULE NOTES:

1. STOREFRONT FRAMES ARE TO BE CLEAR ANODIZED ALUMINUM 2" X 4 1/2" CENTER GLAZED UNLESS NOTED OTHERWISE- SEE SPECIFICATIONS FOR FURTHER DATA.
2. ALL INTERIOR WINDOW AND DOOR FRAMES TO BE CLEAR ANODIZED.
3. ALL GLASS AND GLAZING SHALL CONFORM TO CHAPTER 24, 2015 INTERNATIONAL BUILDING CODE WITH SPECIAL EMPHASIS ON SECTION 2406 - SAFETY GLAZING.
4. ALL ROUGH OPENINGS RECEIVING DOOR AND WINDOW SYSTEMS MUST BE MEASURED IN THE FIELD PRIOR TO FABRICATION OF FRAMES OR GLAZING UNITS.

WINDOW TYPES

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

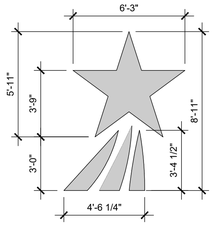


WINDOW FILM LEGEND

LLUMAR: NRM-PS2 FROSTED FILM
AVERY: PANTONE 288C SAPPHIRE BLUE FILM

FROSTED FILM PATTERN TYPICAL OFFICE

2 SCALE 1/2" = 1'-0"

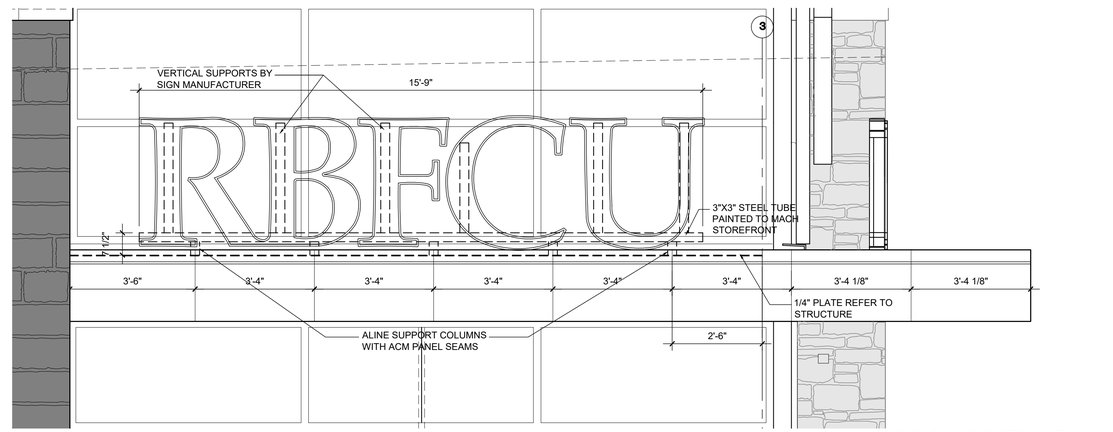


FRAME MOUNTED SYMBOLS

NON-ILLUMINATED .125 ALUMINUM REVERSE CHANNEL SYMBOL WITH BACK, INDIVIDUALLY MOUNTED
ALUMINUM RETURNS 3" DEEP, PAINTED SILVER METALLIC.
ALUMINUM FACE PAINTED SILVER METALLIC.
MOUNT WITH NON EXPOSED HARDWARE ONTO FRAME PROVIDED BY GENERAL CONTRACTOR.
FIELD VERIFY MOUNTING LOCATION.
OWNER WILL PROVIDE ARTWORK FOR EXACT LAYOUT.

DECORATIVE STOREFRONT SYMBOL

3 SCALE 1/4" = 1'-0"



CANOPY SIGN SUPPORT

6 SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

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REGISTERED ARCHITECT PATRICK F. MESSER 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
211 & POTRANCO

chesney morales partners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A2.6

EXTERIOR MATERIAL LIST

STONE

ALL STONE COLORS MUST BE REVIEWED AND APPROVED BY ARCHITECT & OWNER PRIOR TO ORDERING

ST-1 CORDOVA CREAM LIMESTONE, CHOPPED FACE AND ENDS, CUT ON TOP AND BOTTOM. RUNNING BOND PATTERN. HEIGHT: 10 1/2", LENGTH RANGE: 18" TO 30", THICKNESS: 4" NOTE ST-1: VARIATION IN FACE THICKNESS NOT TO EXCEED 1"

ST-2 LUEDERS LIMESTONE - COLOR: WALNUT/CARAMEL/ROUGHBACK, ROCKFACE. RANDOM ASHLAR PATTERN. HEIGHT RANGE: 6" TO 14", LENGTH RANGE: 8" TO 24", THICKNESS: 4" NOTE ST-2: NO TALL SOLDIERS IN PATTERN

ST-3 CAST STONE COLOR: BUFF TO MATCH ARCHITECT'S SAMPLE

ST-4 CORDOVA CREAM LIMESTONE, CHOPPED FACE AND ENDS, CUT ON TOP AND BOTTOM. RUNNING BOND PATTERN. HEIGHT: 12", LENGTH RANGE: 18" TO 30", THICKNESS: 4" NOTE ST-1: VARIATION IN FACE THICKNESS NOT TO EXCEED 1"

PAINT

PAINTED HARDIE PLANK. REFER TO SHEET A11.6 FOR PAINT COLOR LEGEND.

DRIVE THRU CANOPY - PAINT TO MATCH P-1: PPG 1084-4 HAPPY TRAILS

BOLLARDS, COLUMNS & METAL CURBS TO BE PAINTED P-1 PPG 1084-4 HAPPY TRAILS

PAINT ALL EQUIPMENT AND PANELS MOUNTED TO BUILDING TO MATCH ADJACENT WALL COLOR

WINDOWS & STOREFRONT DOORS

STOREFRONT WINDOW SYSTEM CLEAR ANODIZED

GLAZING

STOREFRONT WINDOWS - PPG SOLARBAN 70XL ON SOLEXIA

STOREFRONT DOORS - PPG CLEAR TEMPERED

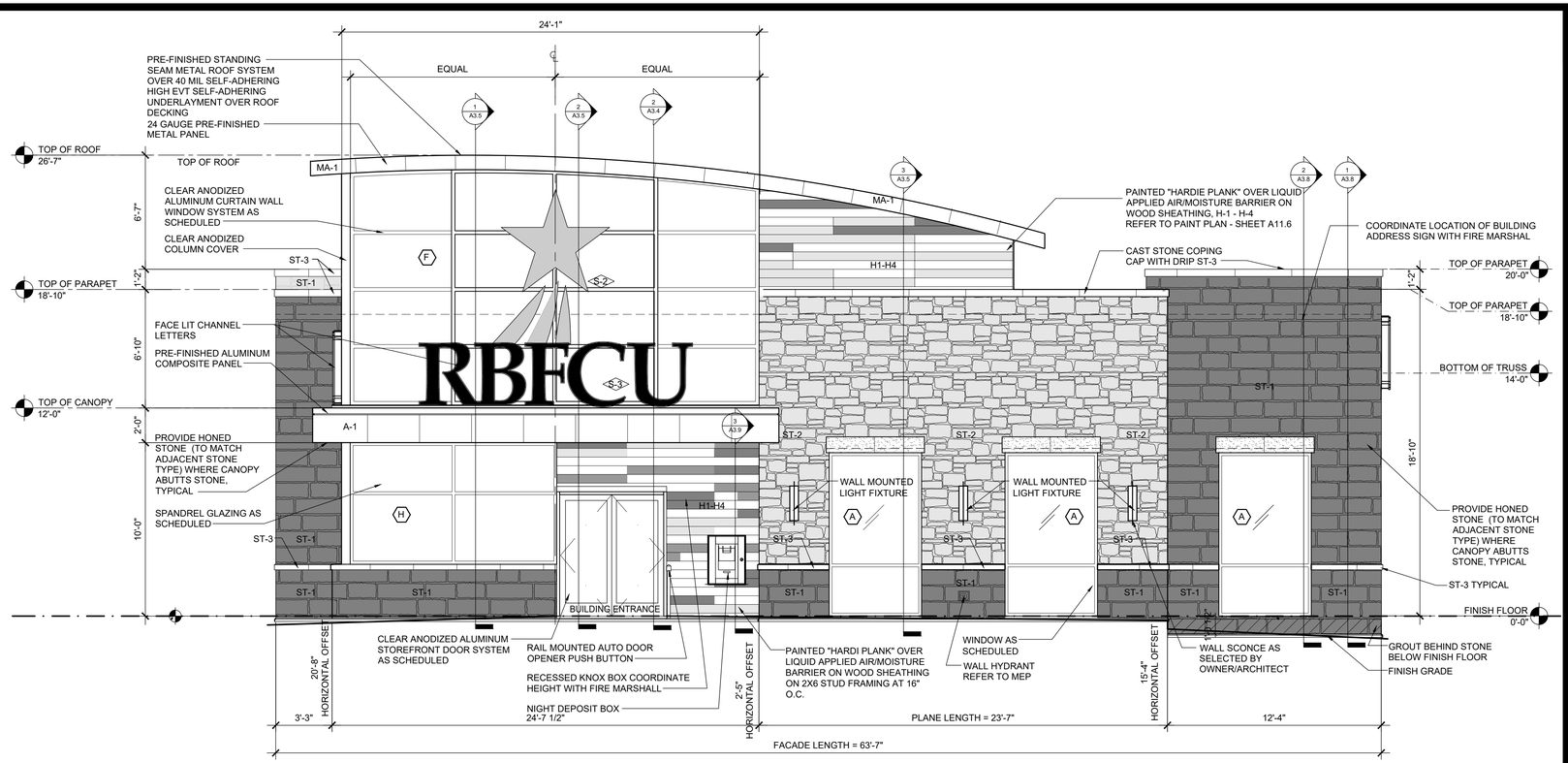
METAL TRIM & ACCENTS

A-1 AT CANOPIES - PREFINISHED COMPOSITE ALUMINUM PANELS, CLEAR ANODIZED

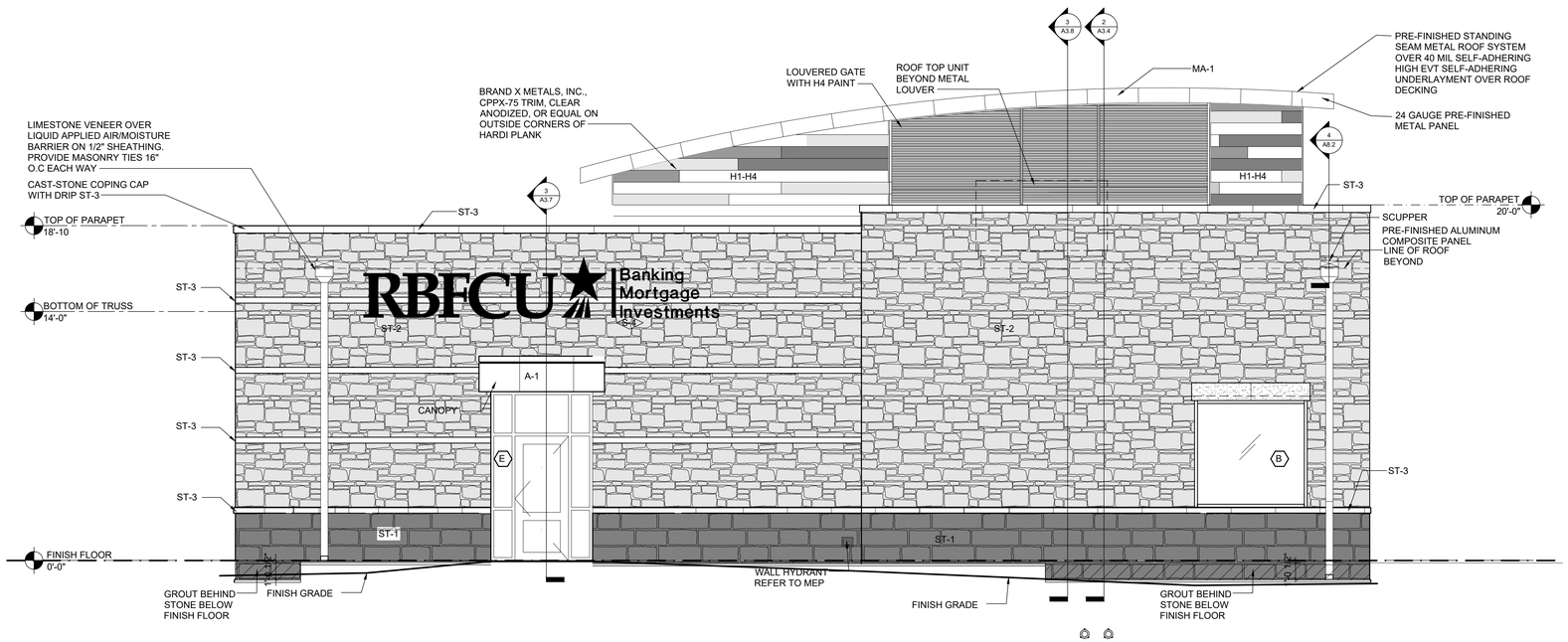
MA-1 AT ROOF AND AWNINGS - STANDING SEAM METAL ROOF, BERRIDGE MANUFACTUREING CO., LEADCOTE (20 YEAR FINISH WARRANTY)

S-F SIGNAGE AS SCHEDULED

A WINDOW TYPES SEE SHEET A2.6



1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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REGISTERED ARCHITECT FREDERICK F. CHESNEY 14787 STATE OF TEXAS

DATE 08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

211 & POTRANCO SAN ANTONIO, TX 78245

RBFCU

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architecture | interior design
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210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
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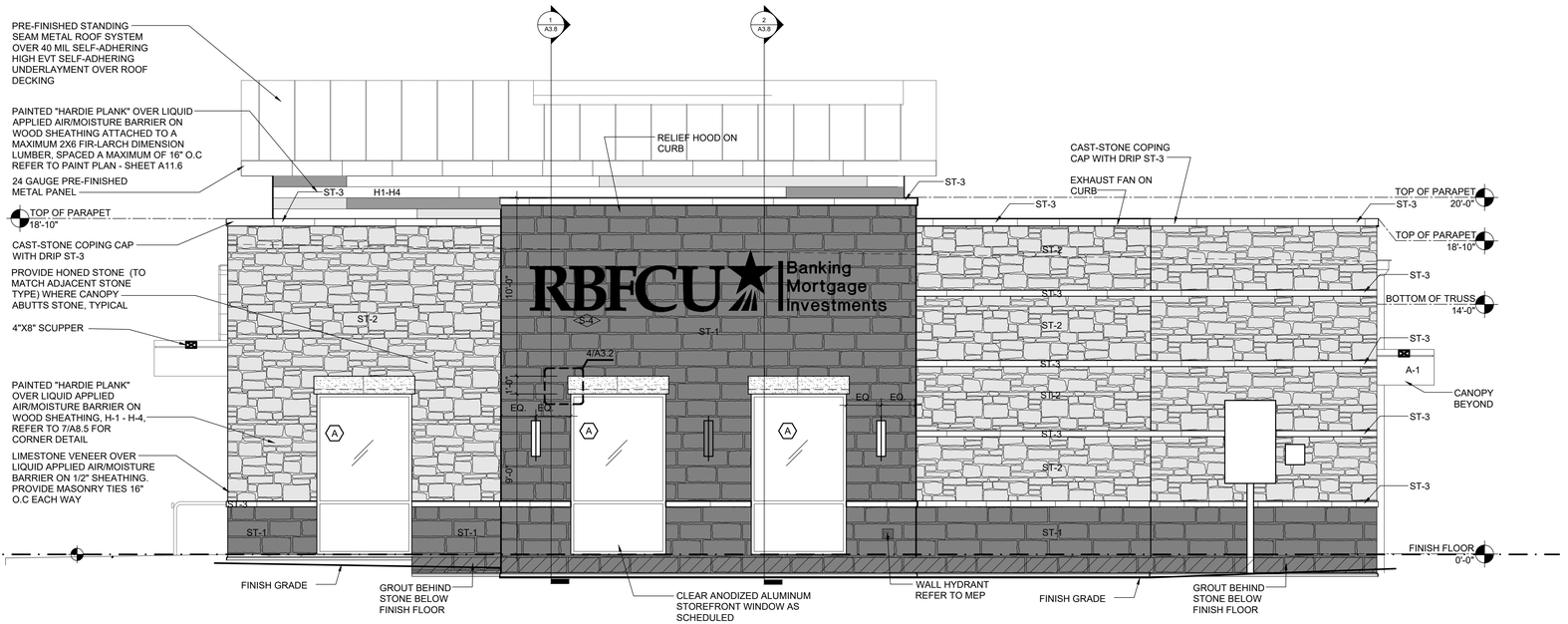
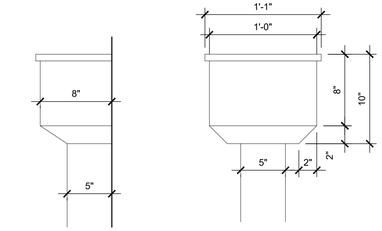
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET

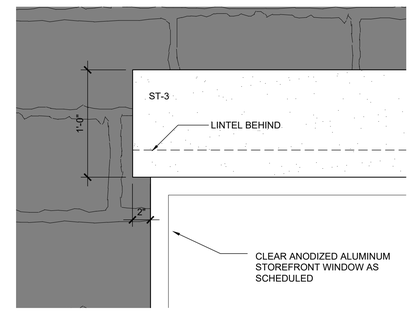
A3.1



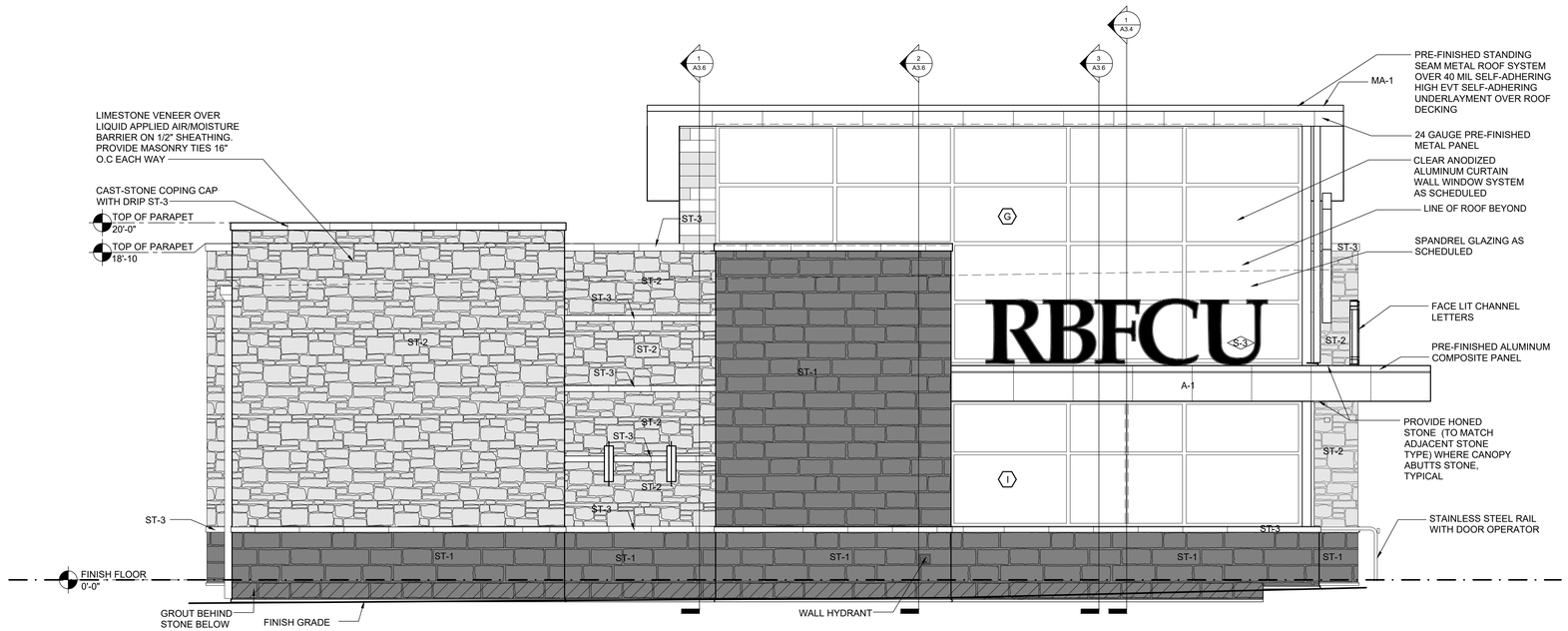
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



3 LEADER HEAD
SCALE 1 1/2" = 1'-0"



4 WINDOW HEADER
SCALE 1 1/2" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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REGISTERED ARCHITECT
FREDERICK F. CHESNEY
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS		
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A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

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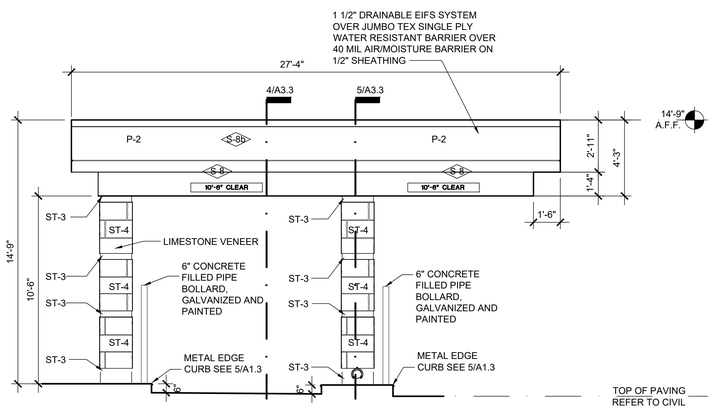
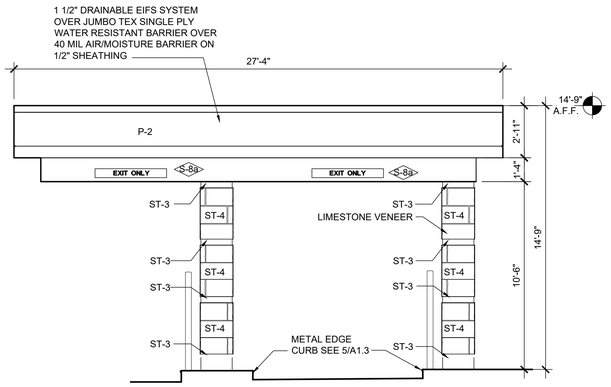
JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.2



1 CANOPY ELEVATION
SCALE 1/4" = 1'-0"



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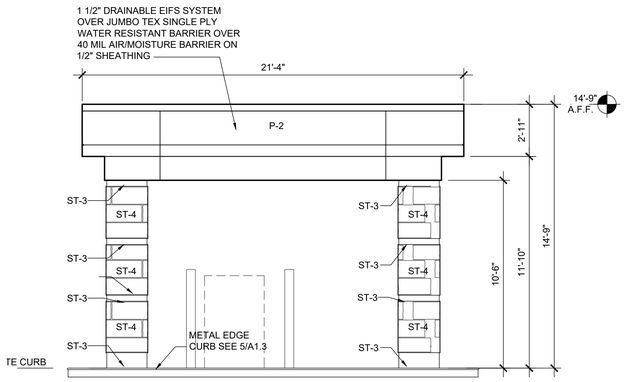

3 CANOPY ELEVATION
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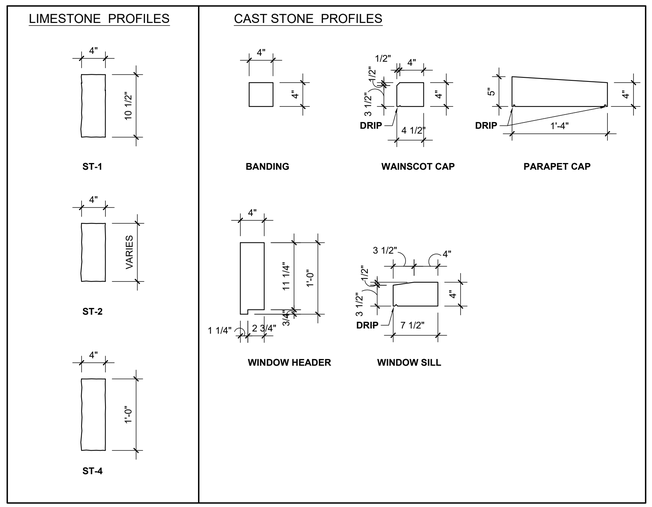
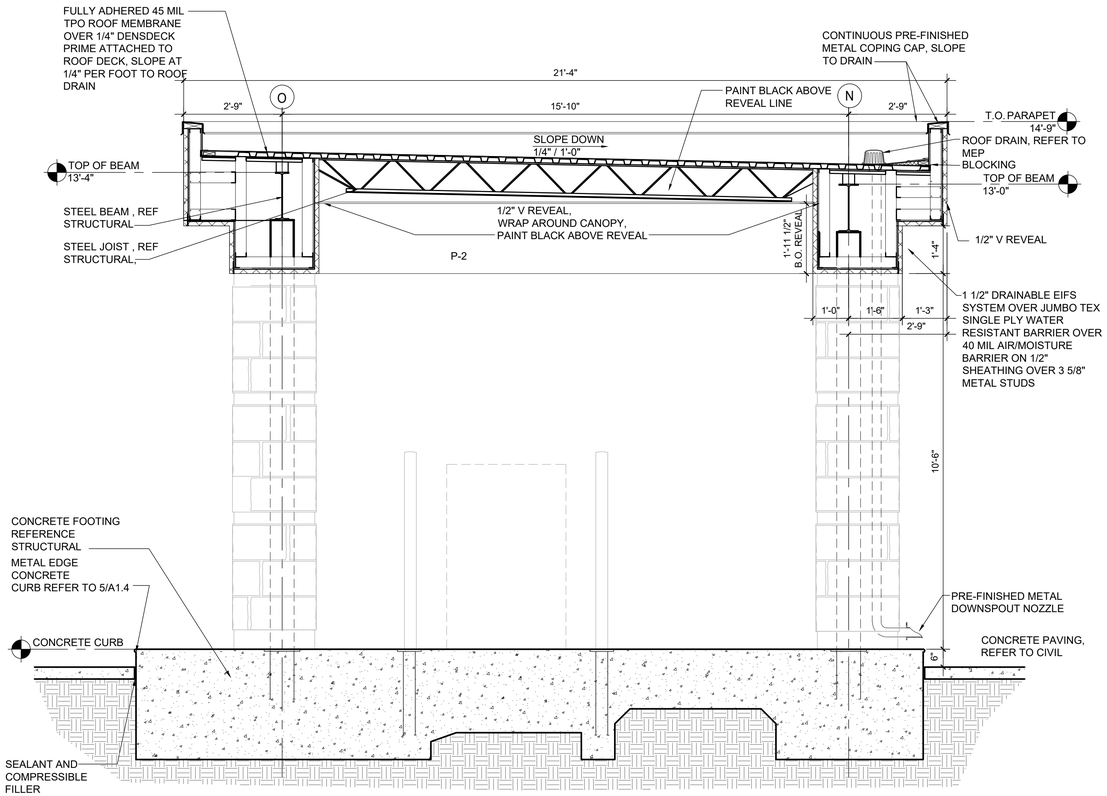
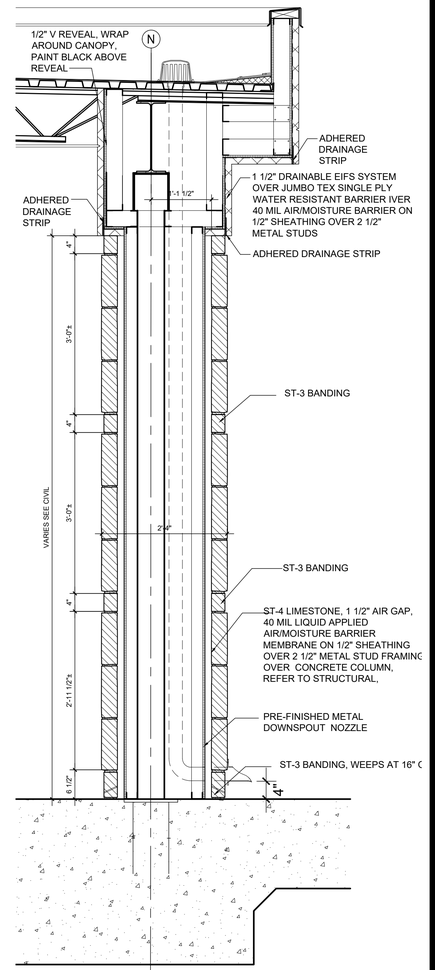




4 CANOPY SECTION
SCALE 1/2" = 1'-0"



5 ENLARGED CANOPY SECTION
SCALE 3/4" = 1'-0"

CANOPY ELEVATIONS

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REGISTERED ARCHITECT
PATRICK F. FLEMING
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

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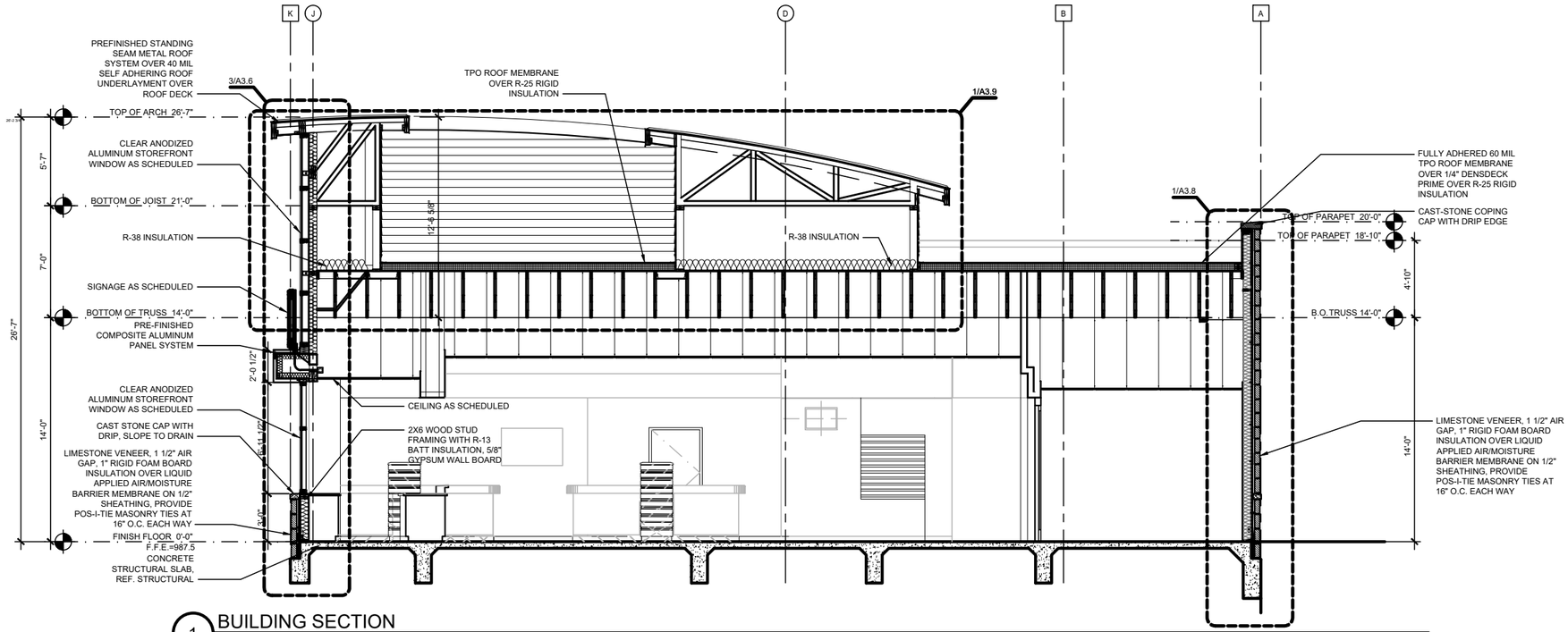
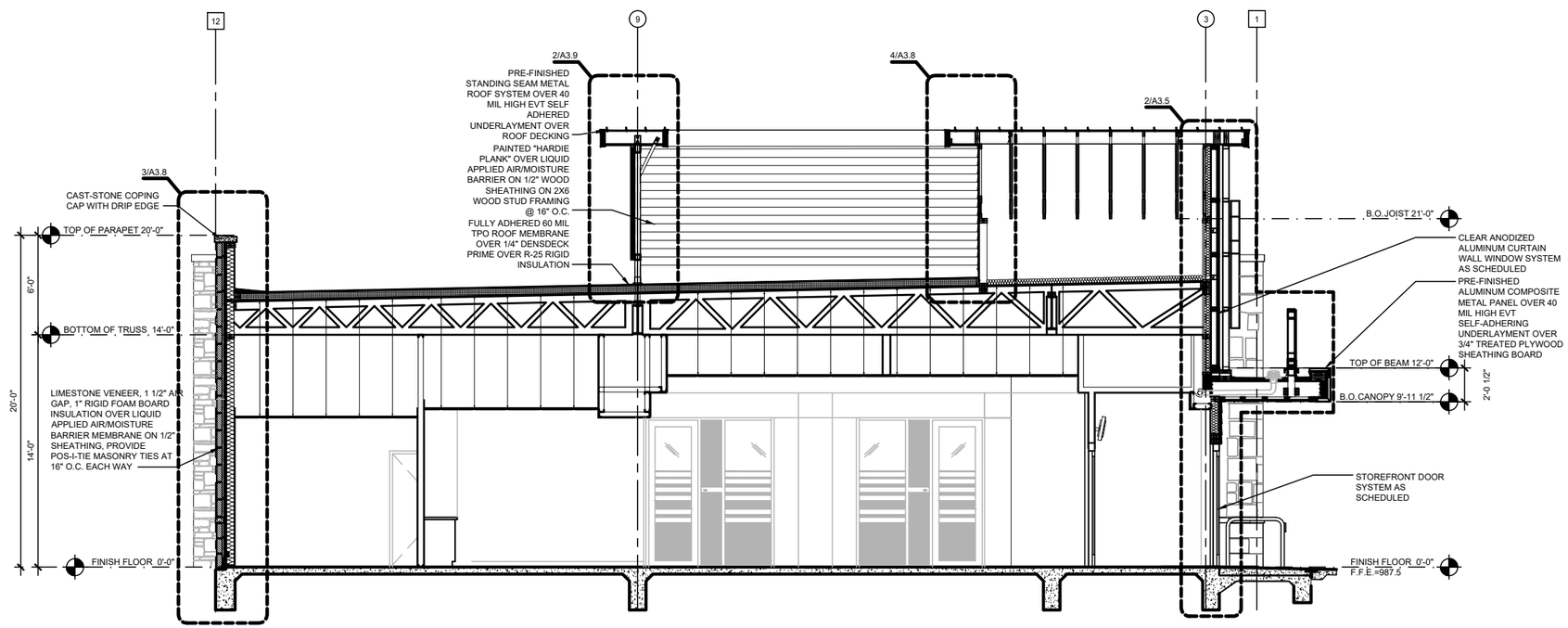
210.828.9481 | | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.3



1 BUILDING SECTION
SCALE 1/4" = 1'-0"



2 BUILDING SECTION
SCALE 1/4" = 1'-0"

BUILDING SECTIONS

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REGISTERED ARCHITECT
FREDERICK F. MORALES III
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

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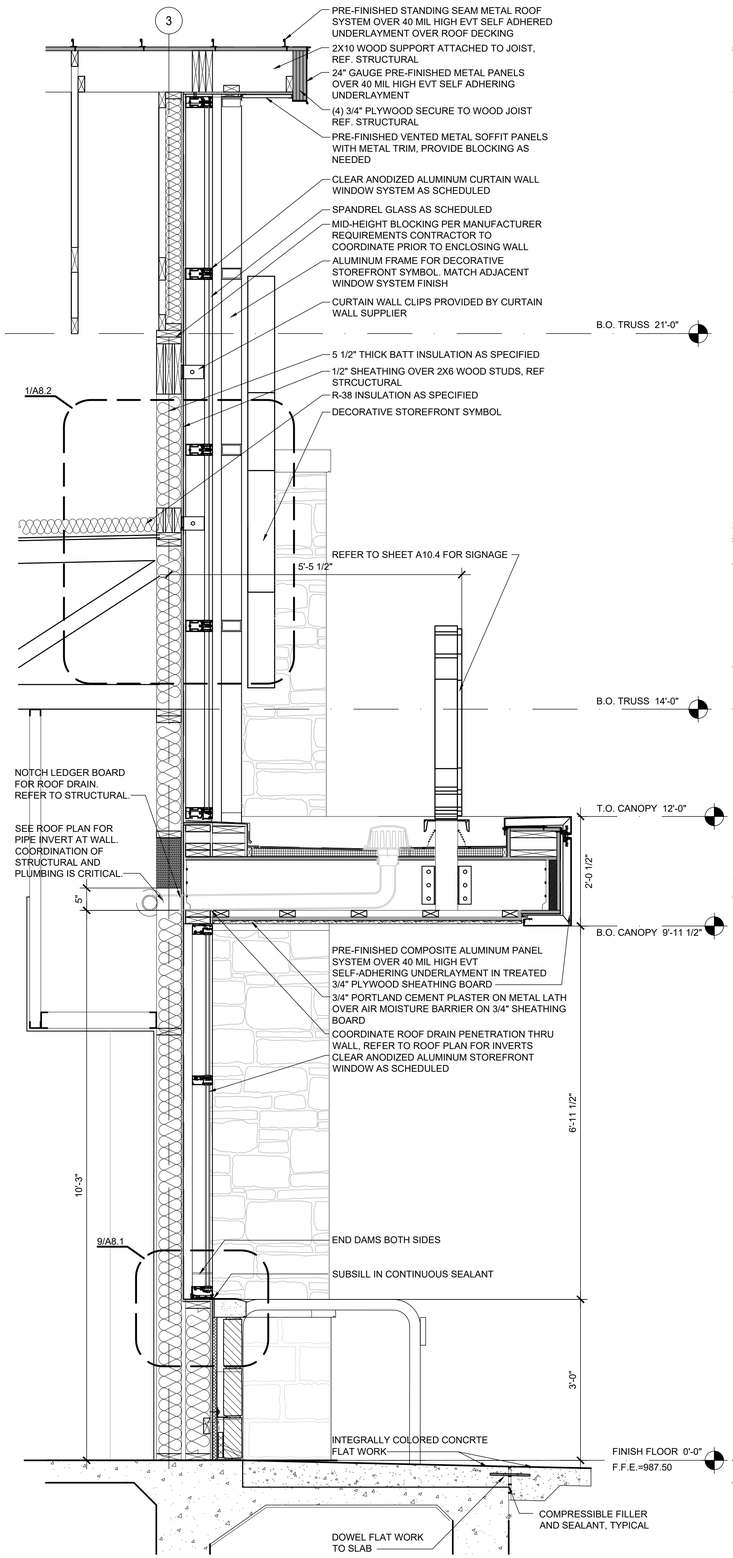
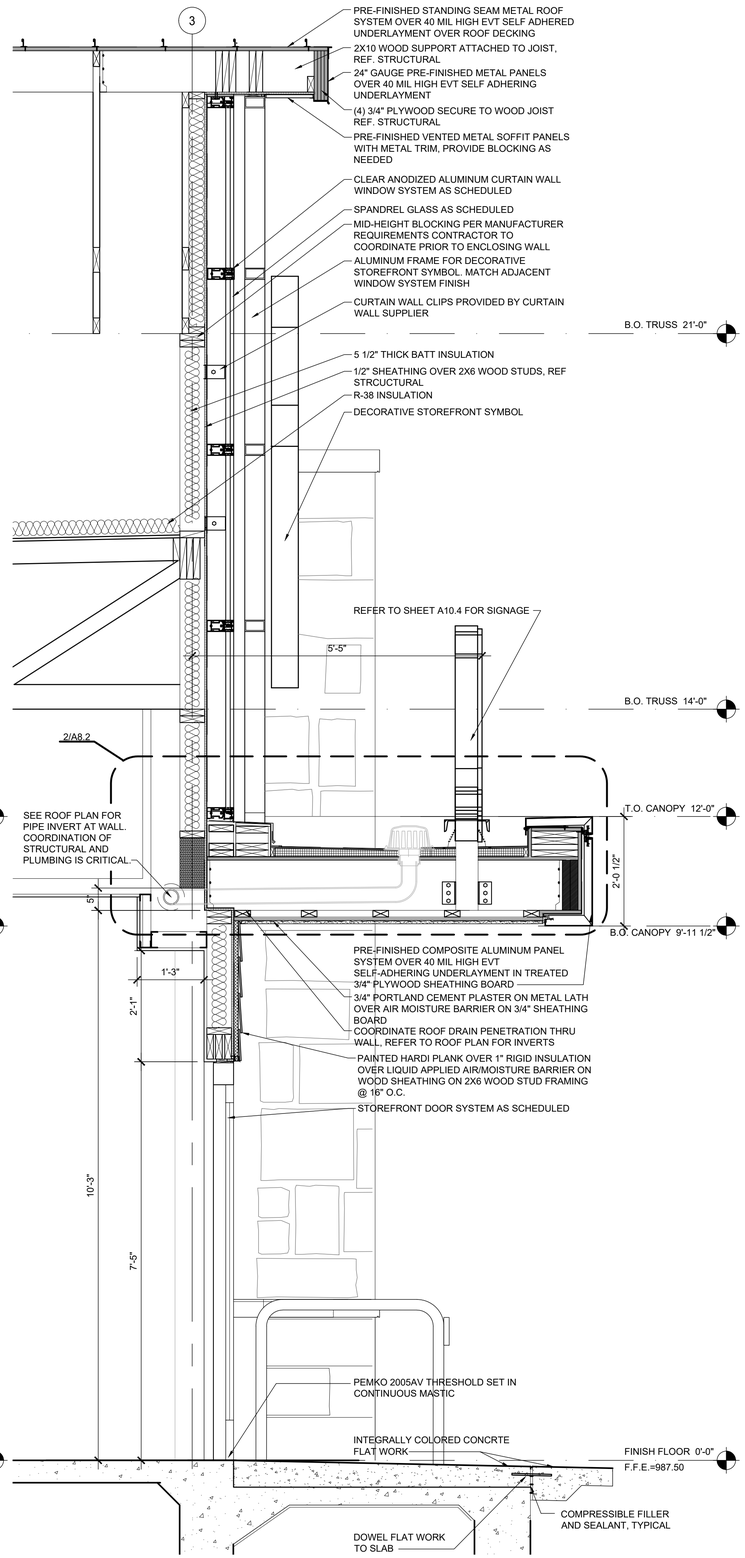
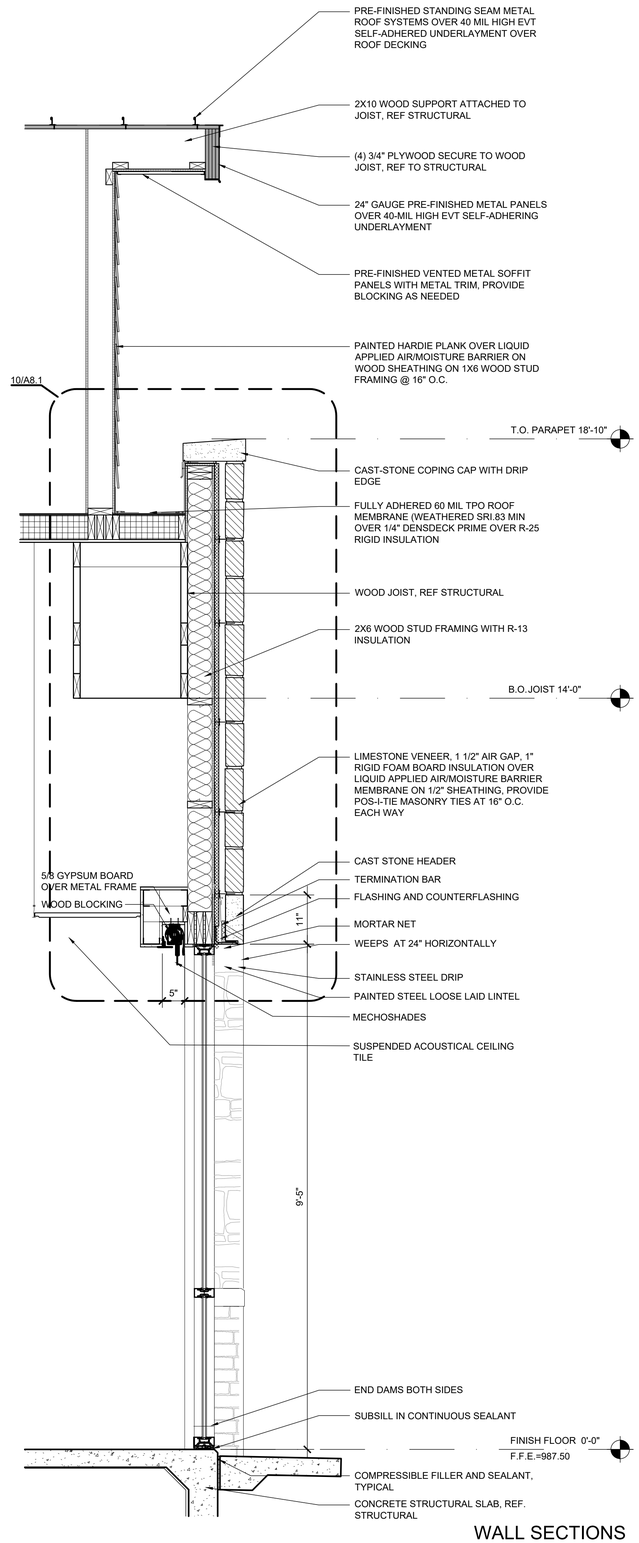
SHEET
A3.4



1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 3/4" = 1'-0"



3 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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REGISTERED ARCHITECT
FREDERICK F. FELTER
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

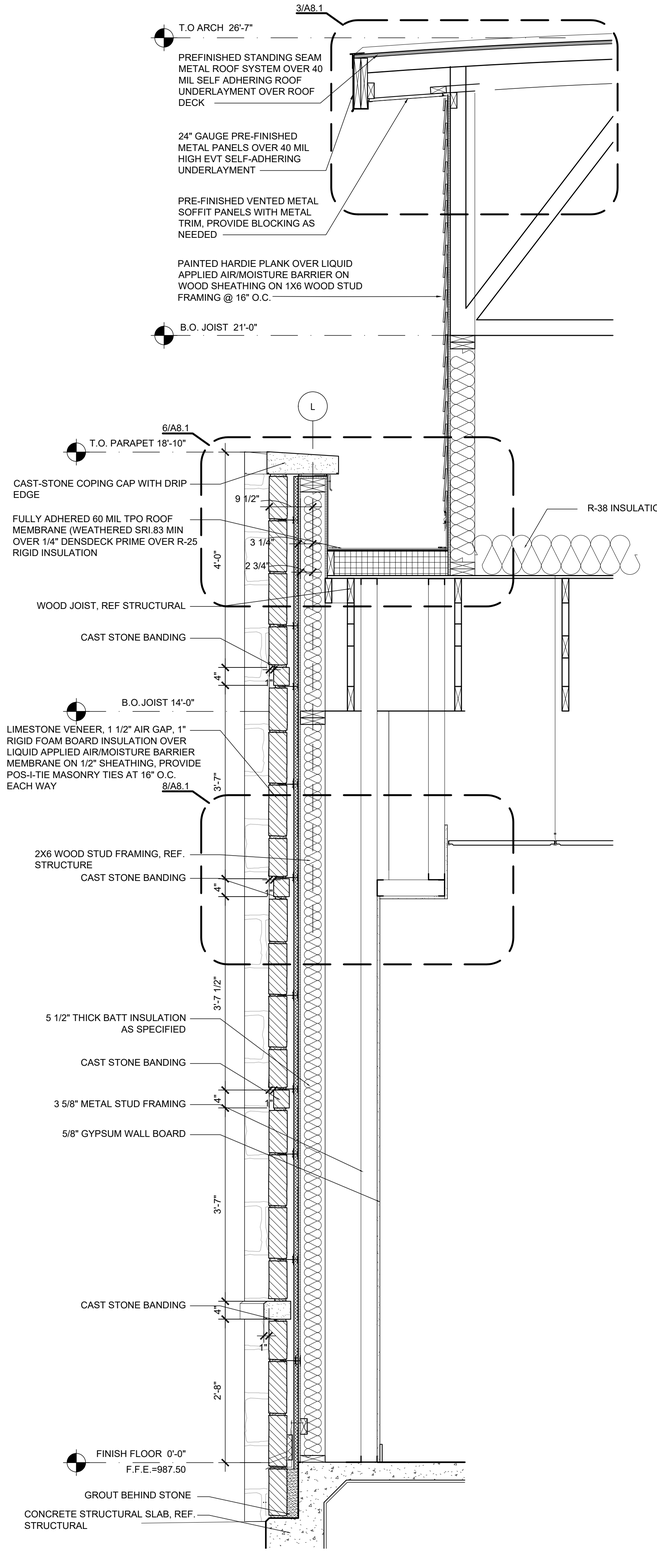
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS
Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.5



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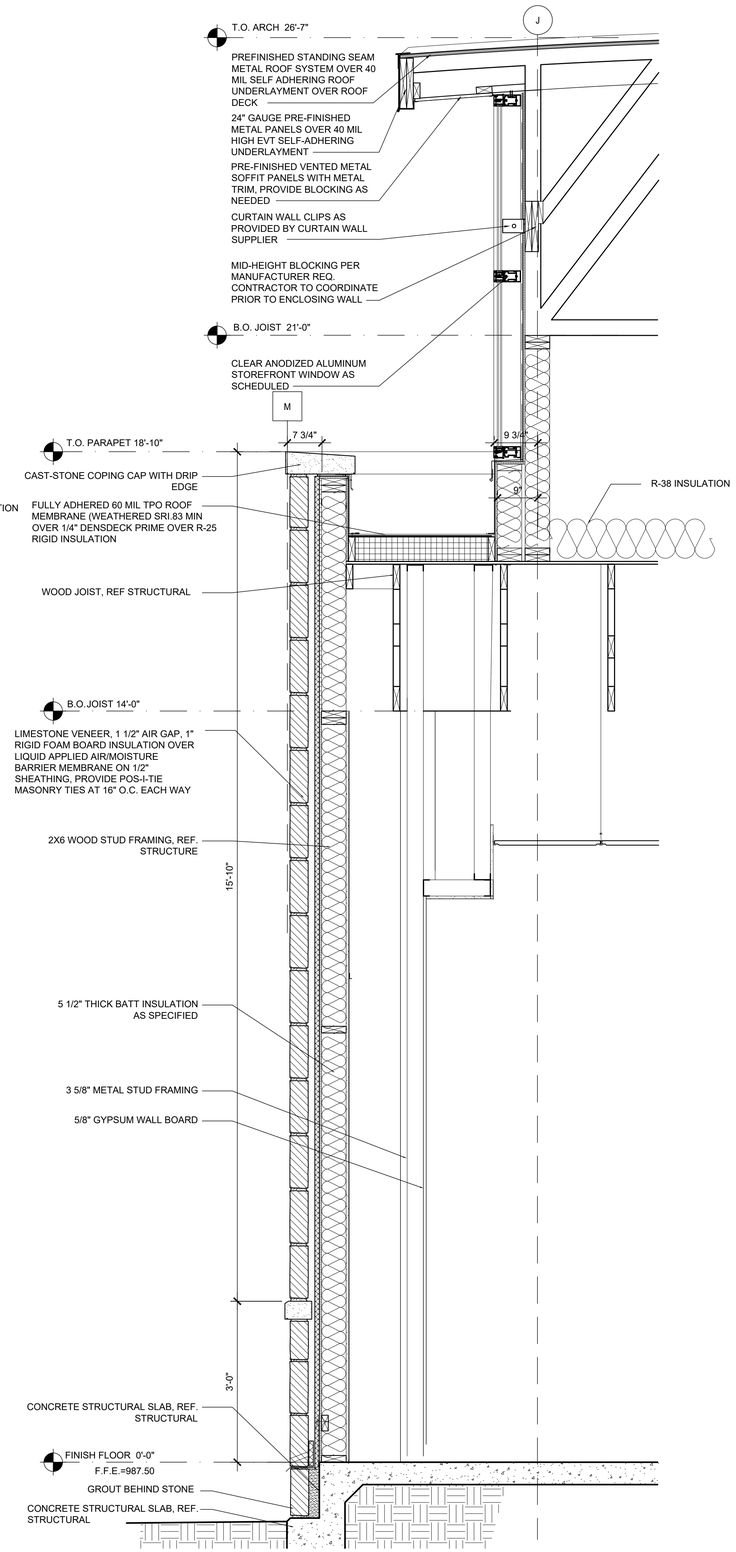

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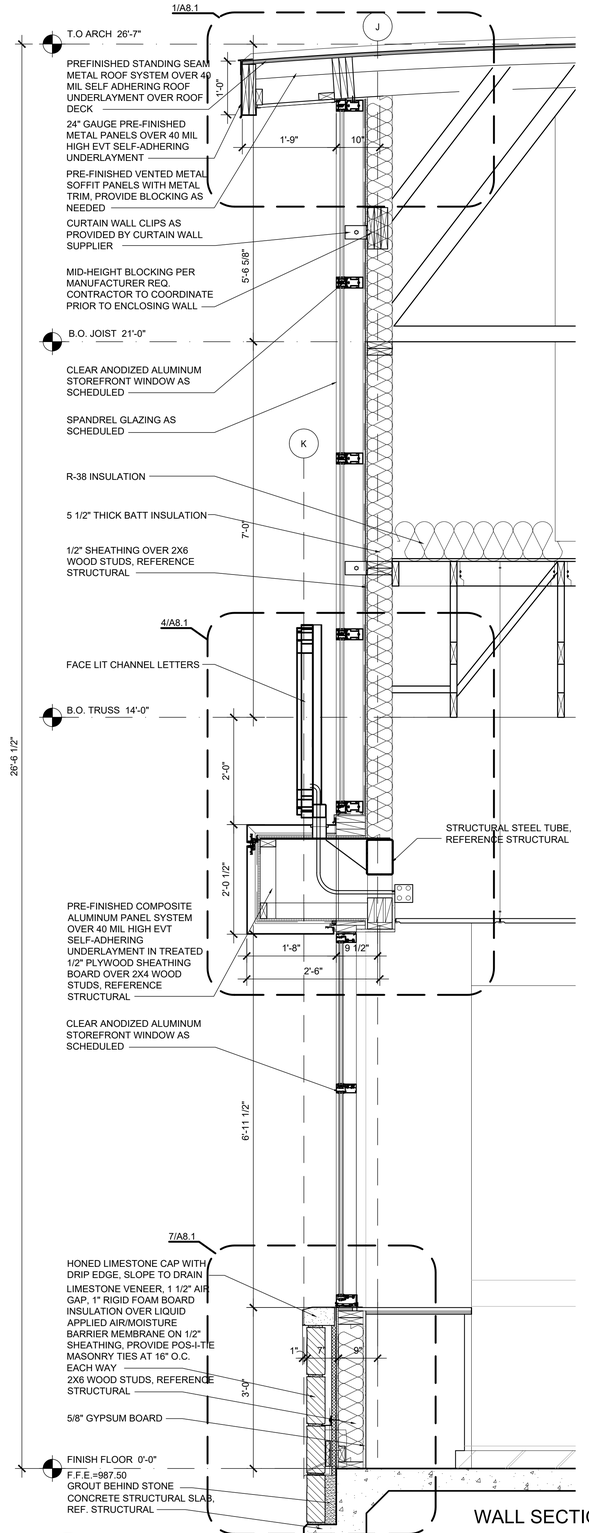

3 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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FREDERICK F. CHESNEY
14787
STATE OF TEXAS
DATE 08/11/26

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211 & POTRANCO
SAN ANTONIO, TX 78245

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chesneymoralespartners,inc.
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210.828.9481 | | TBAE Firm BR1010

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DATE:	3-27-26
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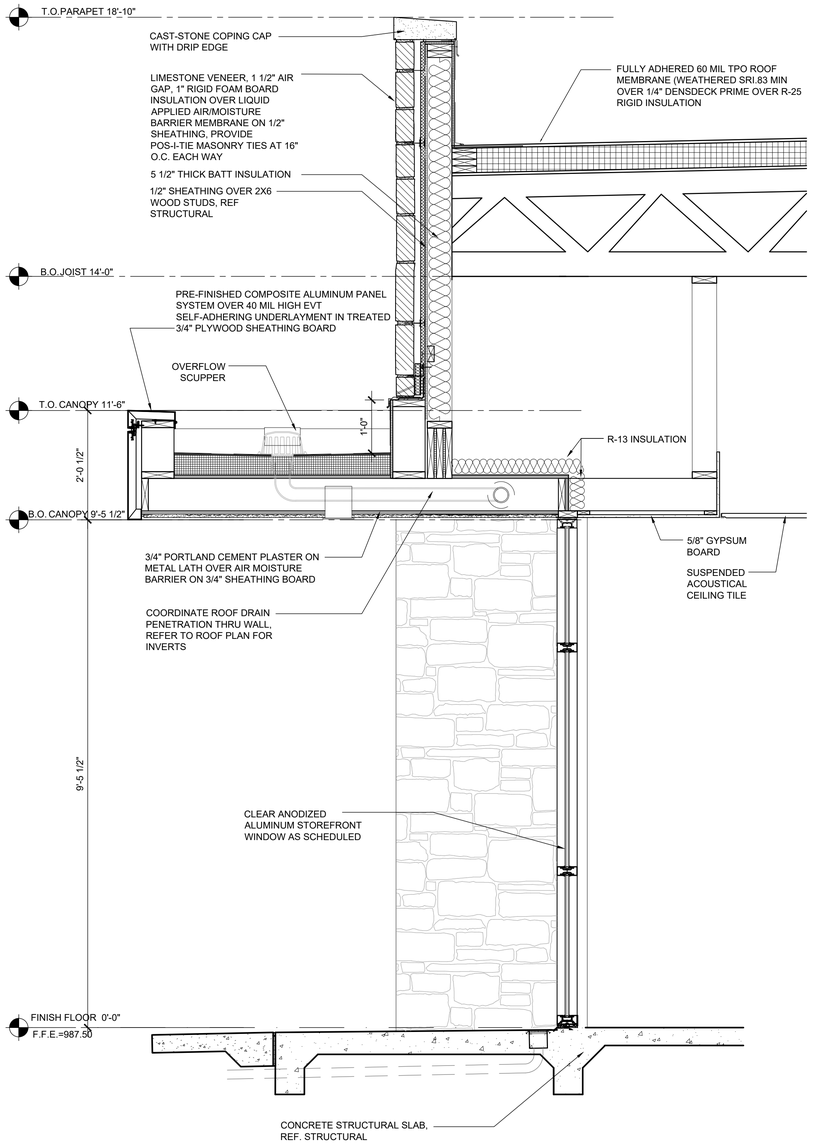
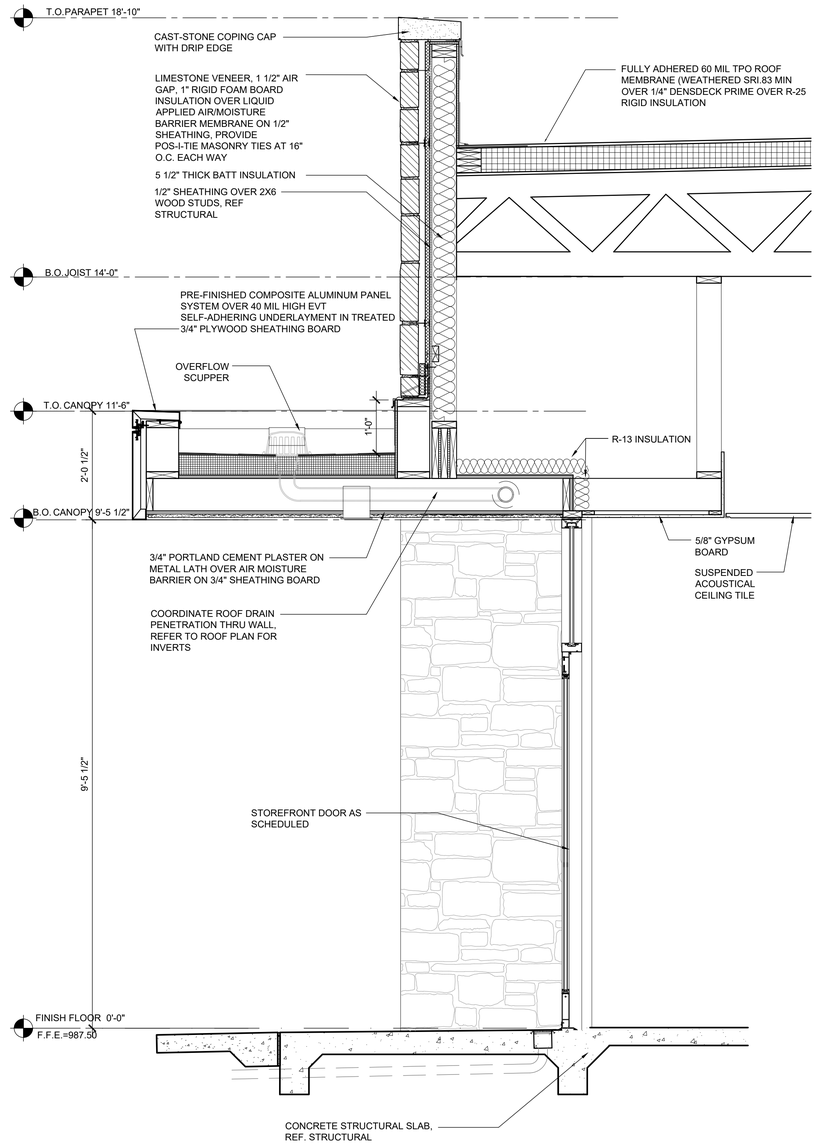
CHECKED BY:	FFL

SHEET
A3.6



1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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REGISTERED ARCHITECT
FREDERICK F. MORALES III
14787
STATE OF TEXAS
DATE 08/11/26

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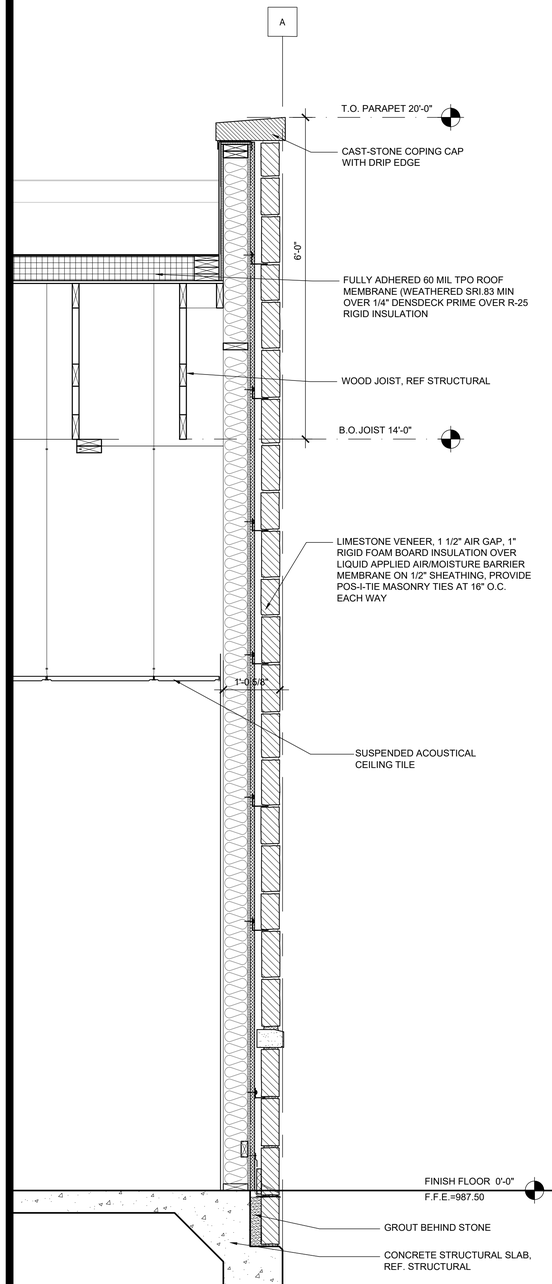
JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A3.7



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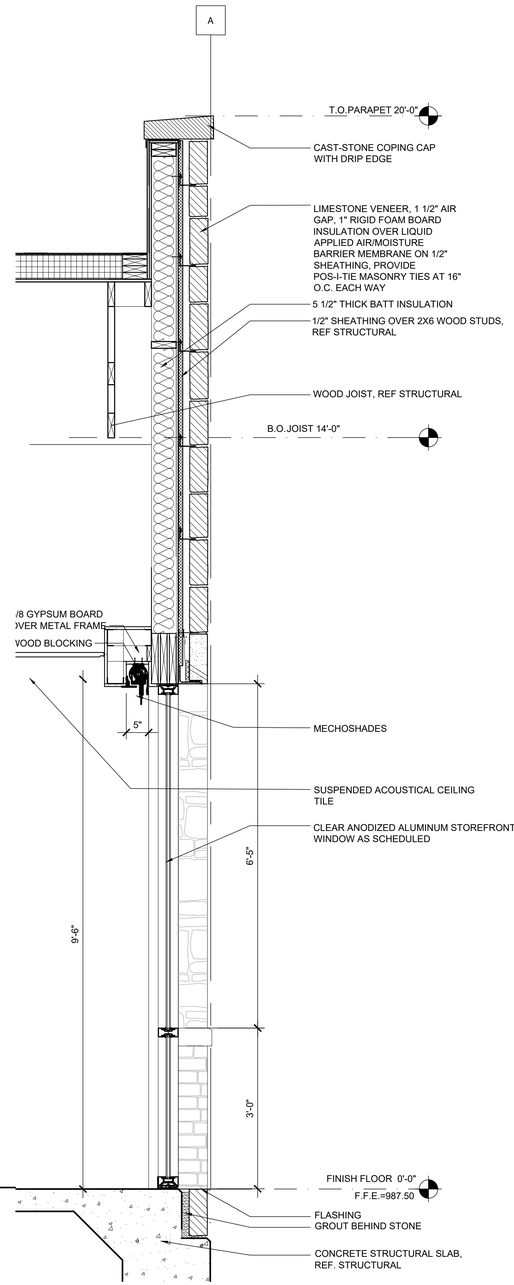

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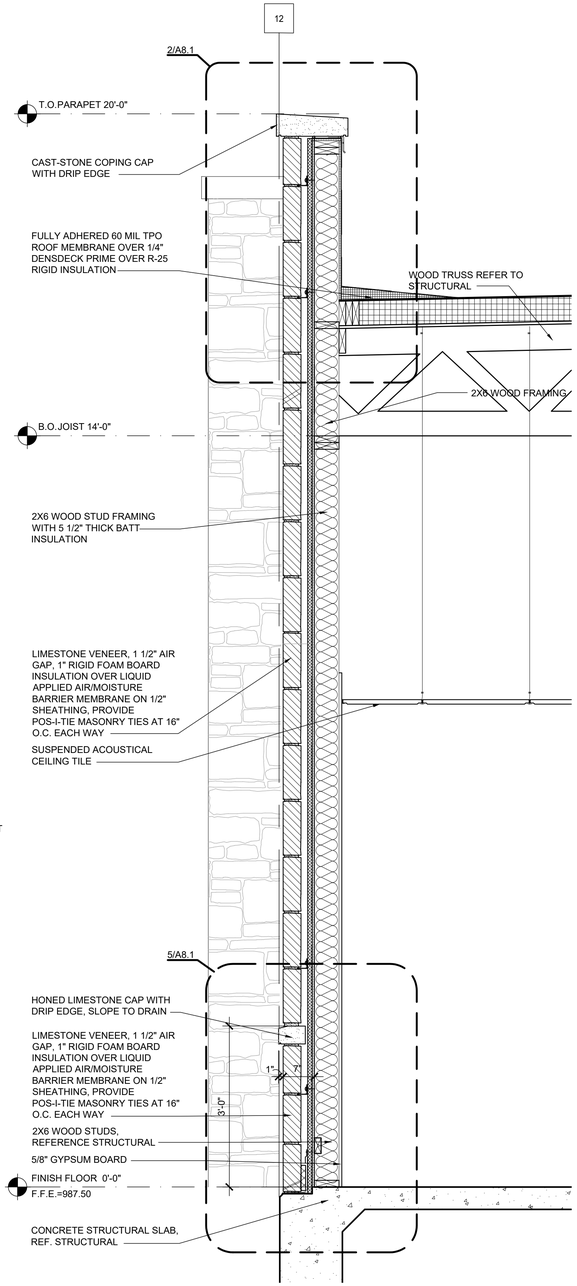

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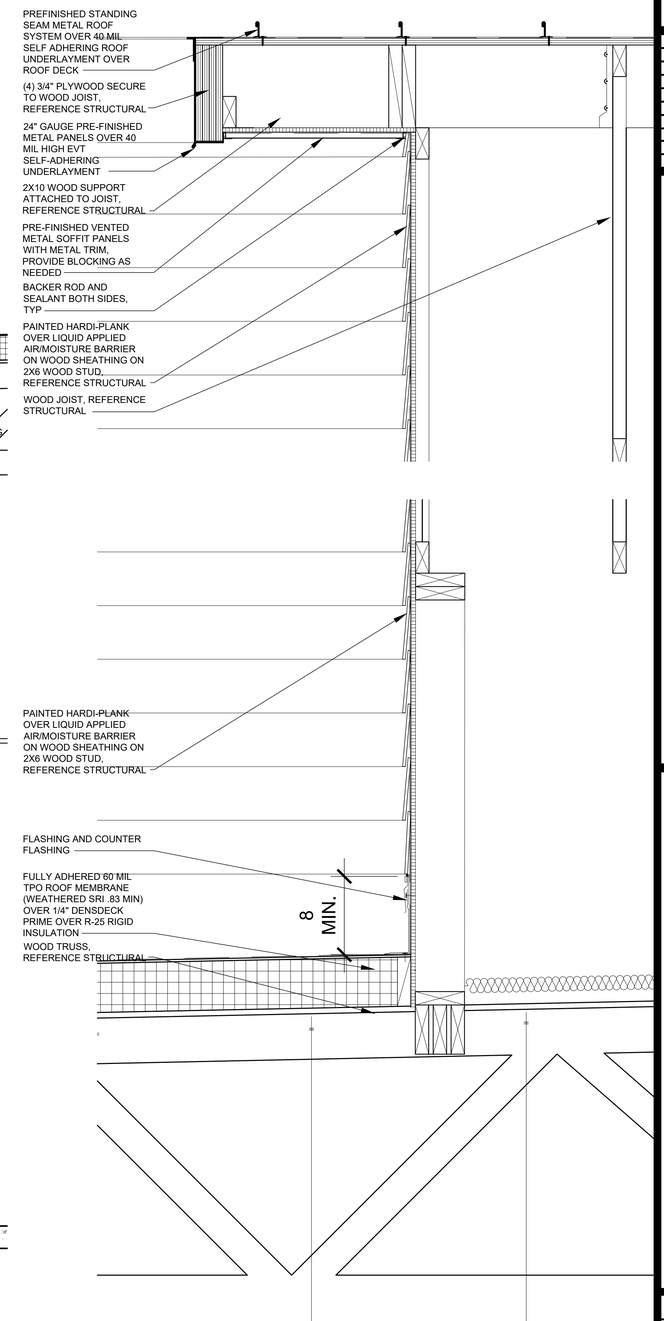

4 WALL SECTION
SCALE 1-1/2" = 1'-0"

WALL SECTIONS

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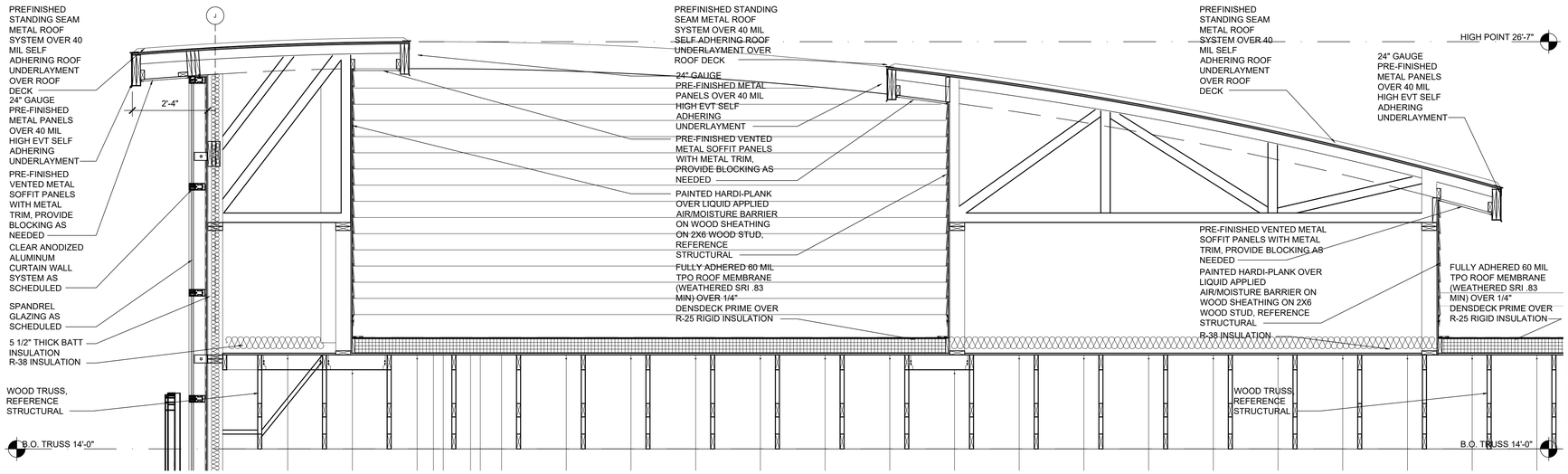
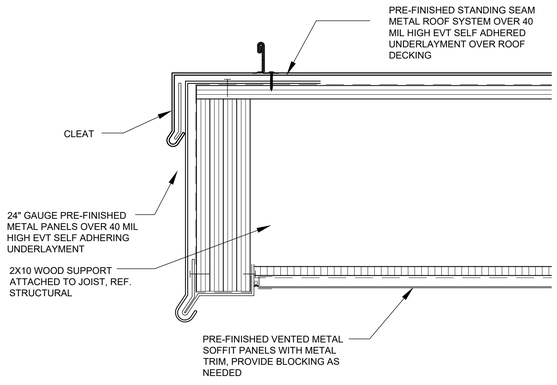
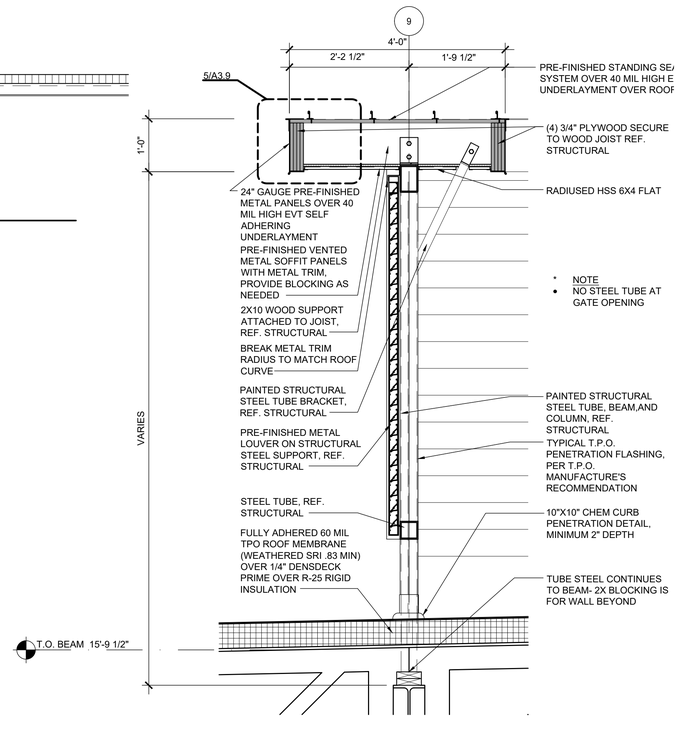
SHEET
A3.8



1 ROOF SECTION



5 FASCIA DETAIL
SCALE 3" = 1'-0"



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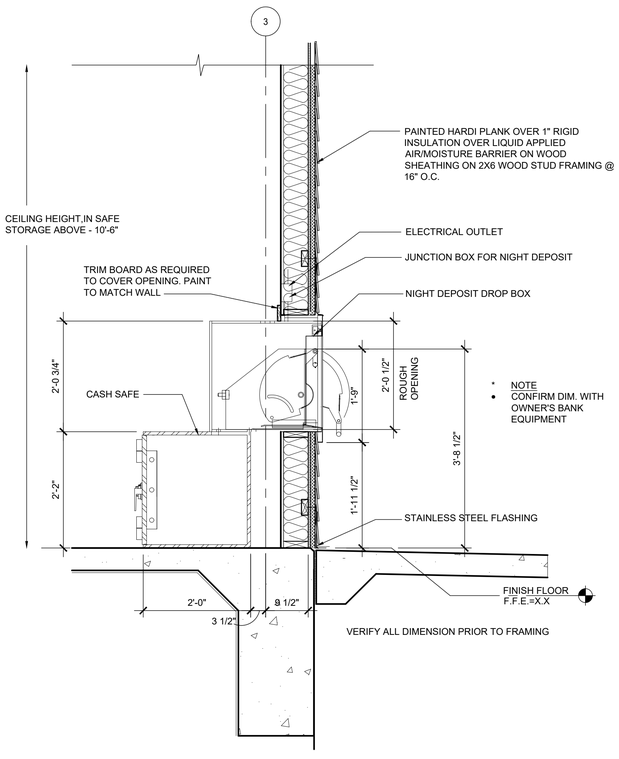

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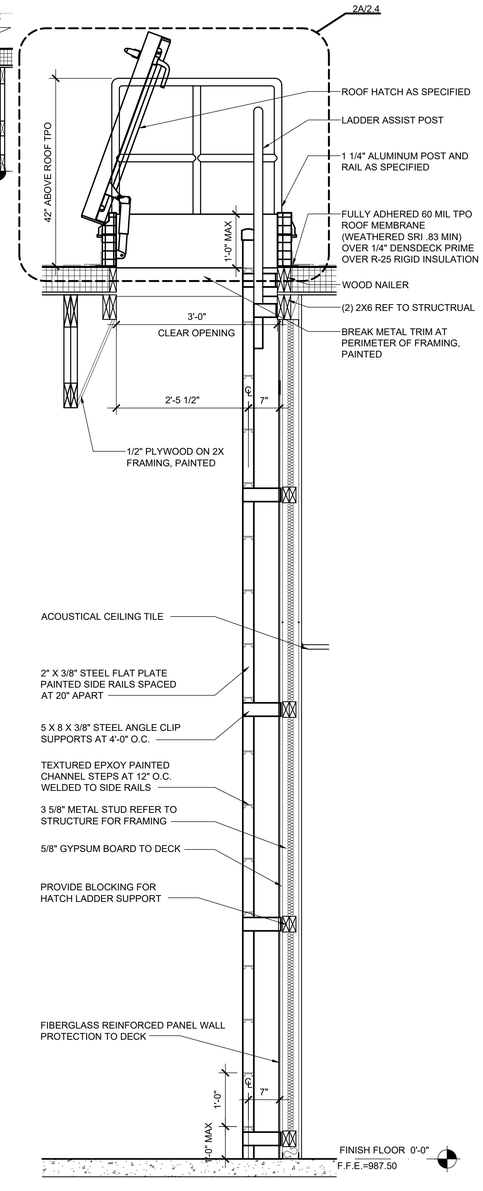

4 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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FREDERICK F. MORALES III
14787
STATE OF TEXAS
DATE 08/11/26

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211 & POTRANCO
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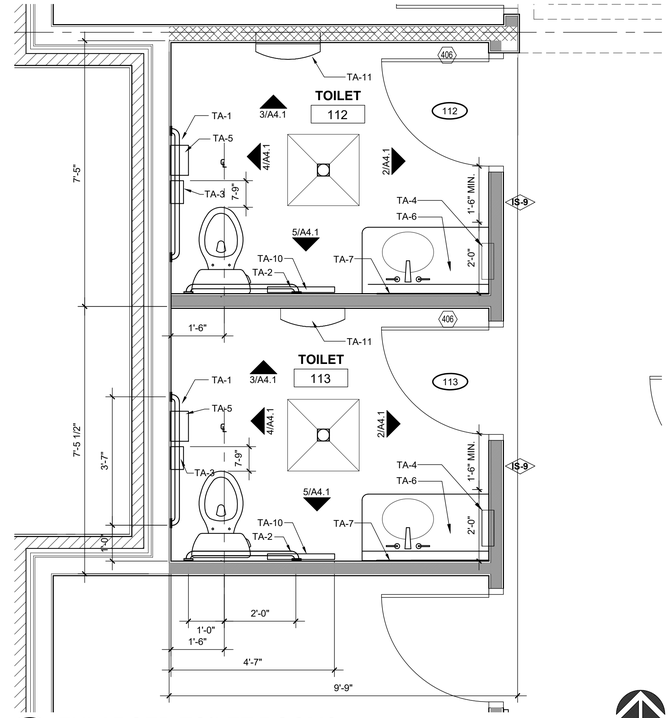
JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.9

TOILET ACCESSORIES SCHEDULE

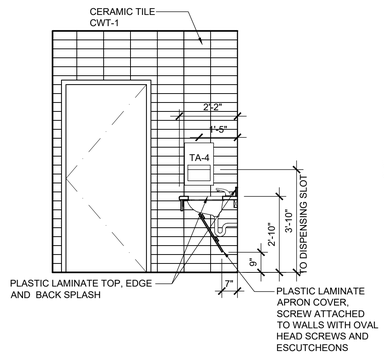
MARK	DESCRIPTION	MANUFACTURER	MOUNTING HEIGHT
TA-1	42" GRAB BAR	BOBRICK: B-6806-42	34" A.F.F. TO CENTERLINE
TA-2	36" GRAB BAR	BOBRICK: B-6806-36	34" A.F.F. TO CENTERLINE
TA-3	TOILET PAPER DISPENSER	KIMBERLY-CLARK: KCC 09606	REFER TO ELEVATIONS
TA-4	PAPER TOWEL DISPENSER	BOBRICK: B-35903	5" ABOVE COUNTER (VERIFY 48" MIN. TO DISPENSING SLOT)
TA-5	SANITARY NAPKIN DISPOSAL	BOBRICK: B-270	30" A.F.F. TO TOP
TA-6	SOAP DISPENSER	BOBRICK: B-858	
TA-7	MIRROR		PLATE GLASS WITH BEVELED EDGE, 40" MAX AFF TO BOTTOM EDGE
TA-8	MOP HOLDER/UTILITY SHELF	BOBRICK: B-224	60" A.F.F. AT TOP
TA-9	NOT USED		
TA-10	SEAT COVER DISPENSER	BOBRICK: B-4221	SEE ELEVATIONS FOR MOUNTING HEIGHT
TA-11	PAPER TOWEL DISP. / TRASH	BOBRICK: B-43944 (RECESSED)	48" A.F.F. TO DISPENSING SLOT

NOTE: PROVIDE PLYWOOD BLOCKING AS REQUIRED FOR ALL TOILET ACCESSORIES LISTED ABOVE.

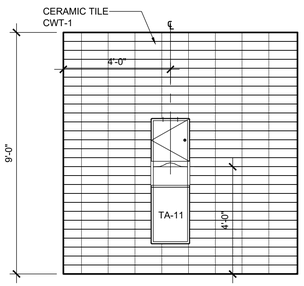


1 ENLARGED TOILET ROOMS
SCALE: 1/2" = 1'-0"

PLAN NORTH



2 TYPICAL T/R -113 & 114
SCALE 3/8" = 1'-0"



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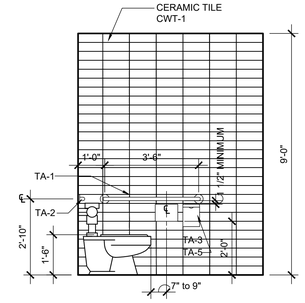
SCALE 3/8" = 1'-0"



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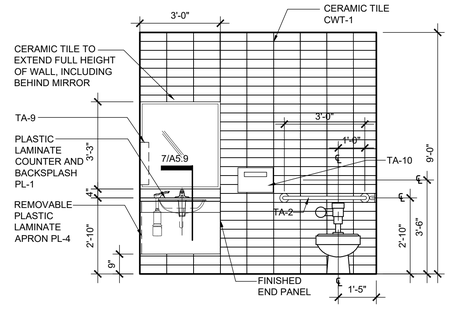

5 TYPICAL T/R -113 & 114
SCALE 3/8" = 1'-0"

ENLARGED TOILET ROOMS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS

DATE
08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS
Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

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architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
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JOB NO:	2537
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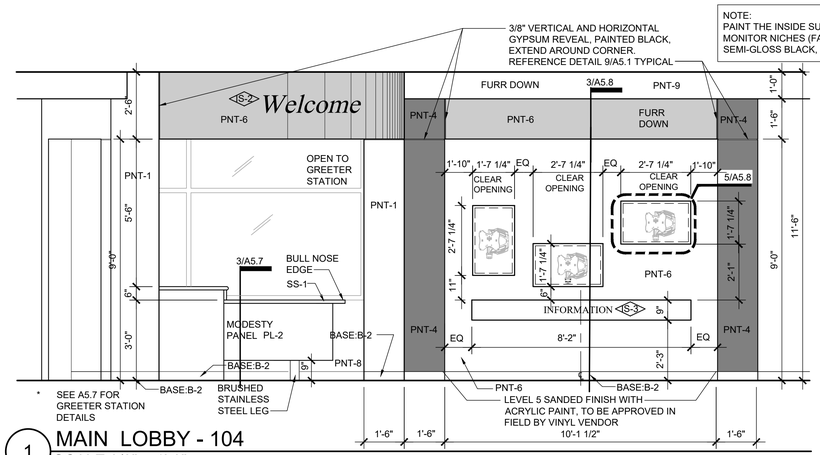
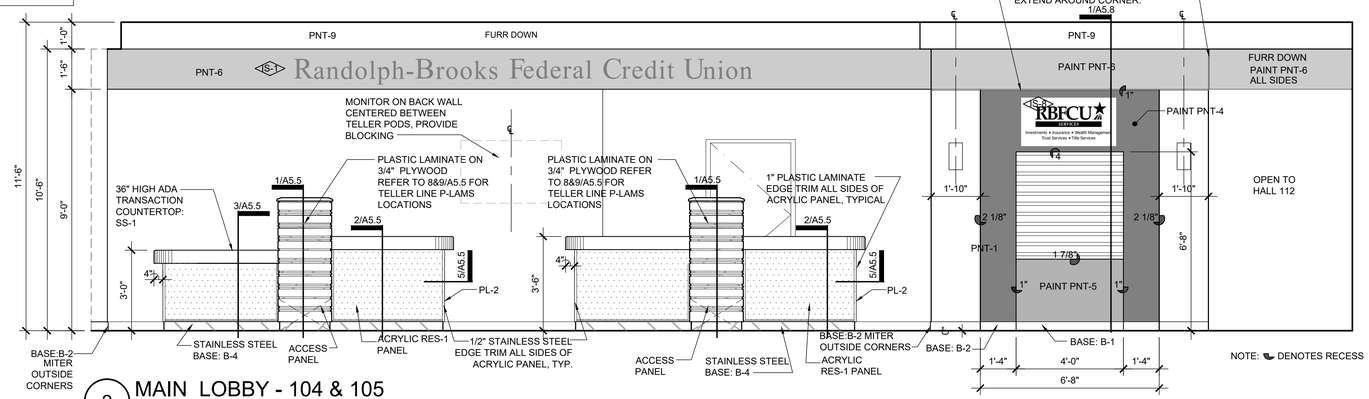
DRAWN BY:	MDJ
CHECKED BY:	FFL

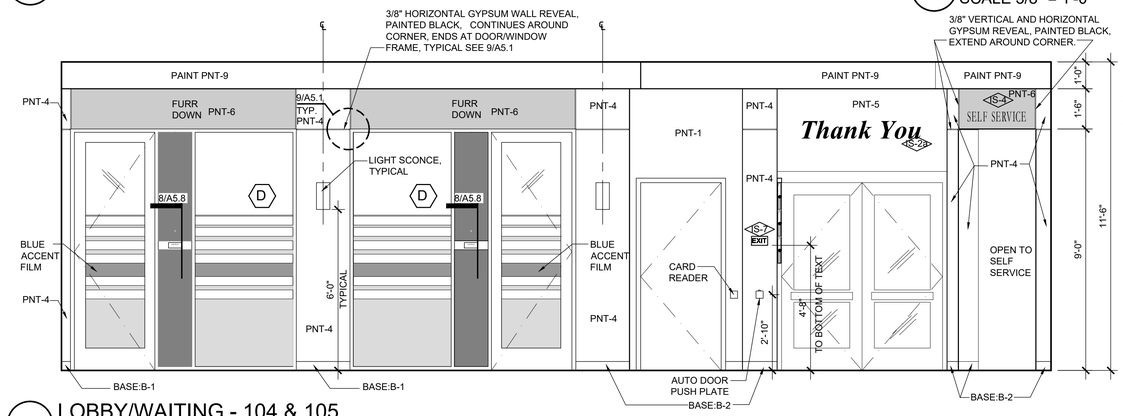
SHEET
A4.1



1 MAIN LOBBY - 104
SCALE 3/8" = 1'-0"



2 MAIN LOBBY - 104 & 105
SCALE 3/8" = 1'-0"



3 LOBBY/WAITING - 104 & 105
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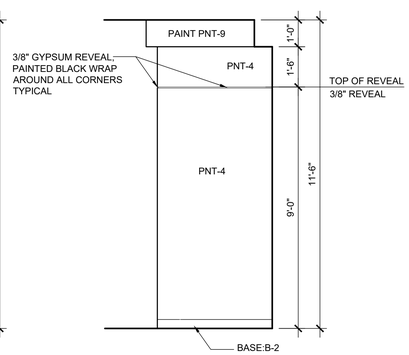

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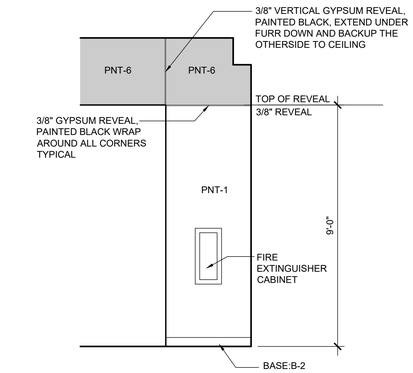

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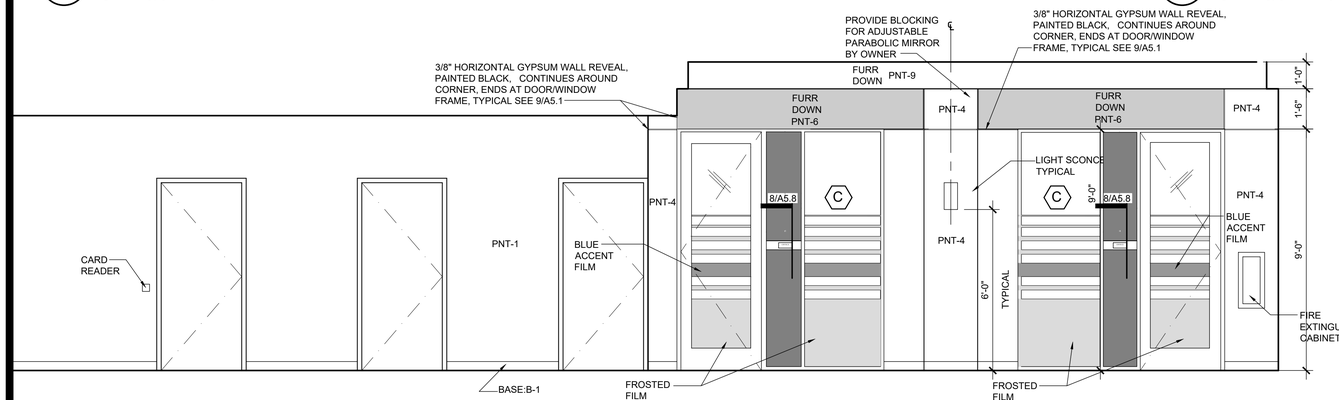
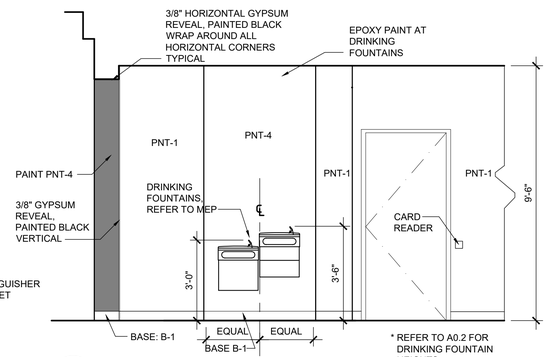
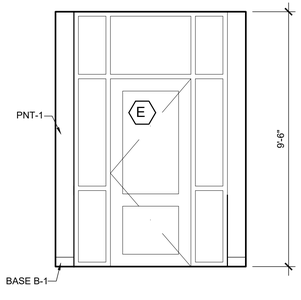


6 HALL 111 & LOBBY/WAITING - 105
SCALE 3/8" = 1'-0"



7 HALL - 111
SCALE 3/8" = 1'-0"



8 HALL - 112
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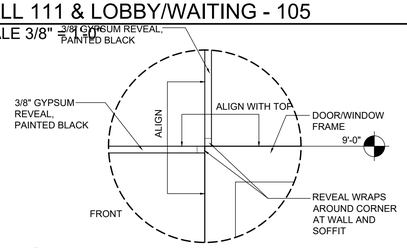

9 REVEAL DETAIL @ MULLION
SCALE N.T.S.

NOTE:

- PRE-INSTALLATION CONFERENCE REQUIRED PRIOR TO CUTTING REVEALS. ALL DRYWALL REVEALS 3/8" X 5/8" ALUMINUM REVEAL PAINTED BLACK - NOTE RETURN TO INSIDE CORNER - CONFIRM LOCATION AND SIZE OF REVEALS WITH ARCHITECT INFIELD PRIOR TO TAPE AND FLOAT.
- ALL MILLWORK REVEALS 3/16" PAINTED BLACK, UNLESS NOTED OTHERWISE
- ALL MILLWORK JOINTS TO OTHER FINISHED SURFACES ARE TO BE TIGHT AND HAVE CLEAR PAINTABLE SILICONE CAULK, TYPICAL
- CABINET DOOR LOCKS TO BE ALIGNED VERTICALLY WITH CENTER OF CABINET DOOR HANDLE

INTERIOR ELEVATIONS

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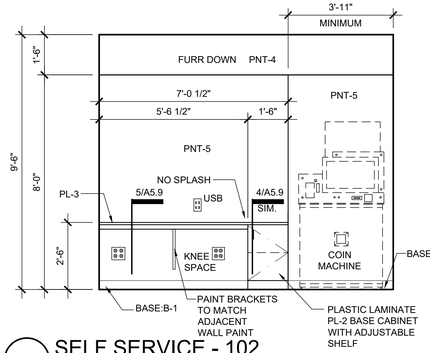
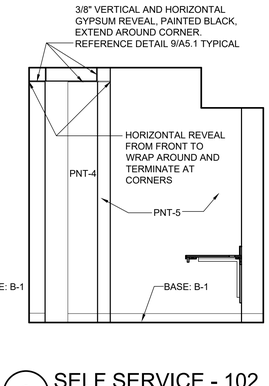
A5.1



1 SELF SERVICE - 102
SCALE 3/8" = 1'-0"



2 SELF SERVICE - 102
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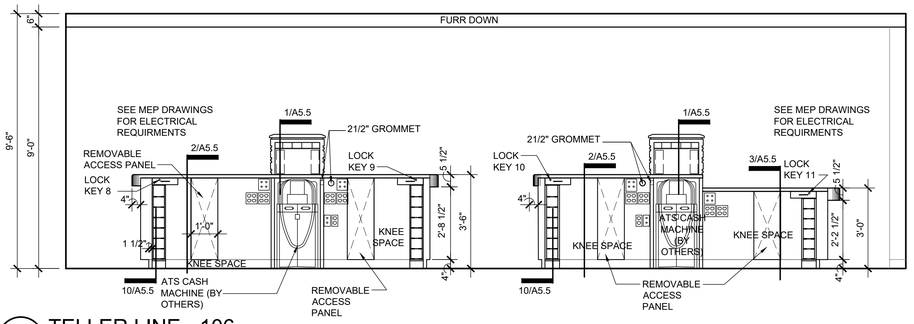

3 TELLER LINE - 106
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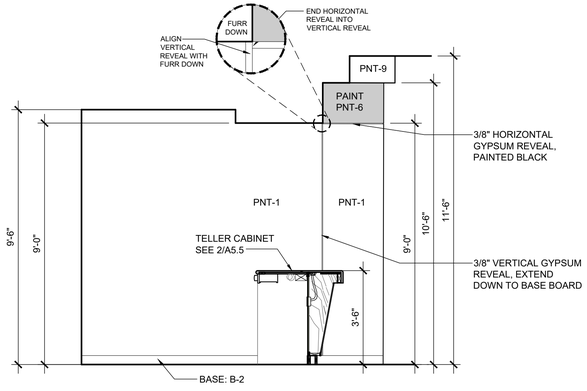

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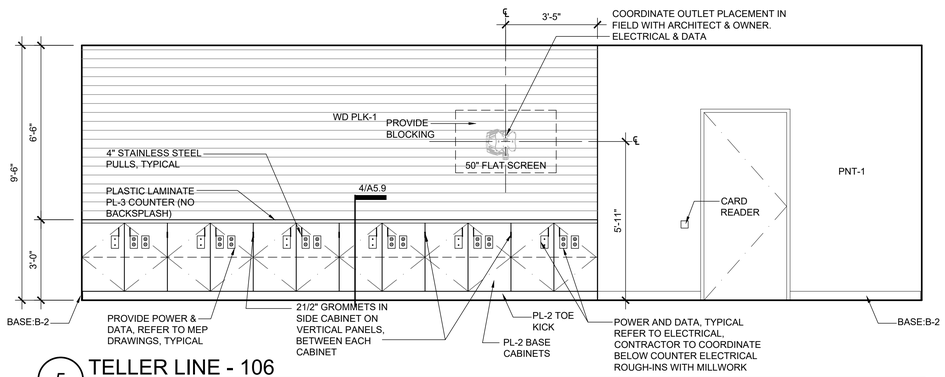

5 TELLER LINE - 106
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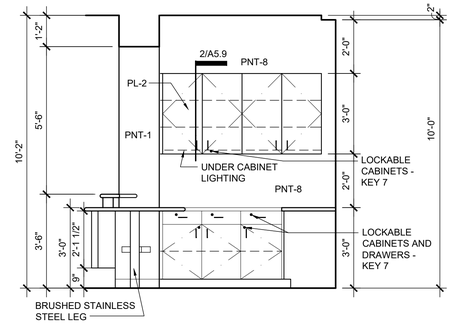
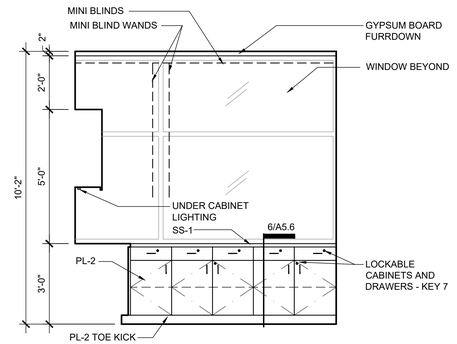
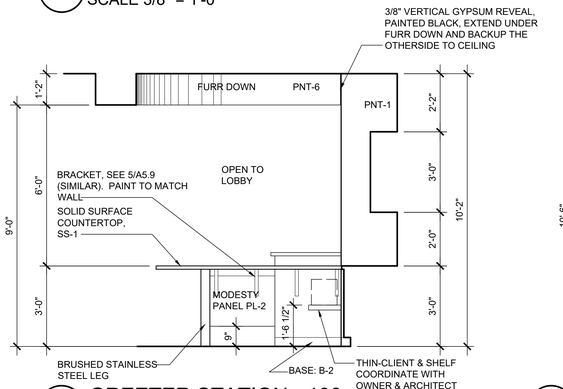


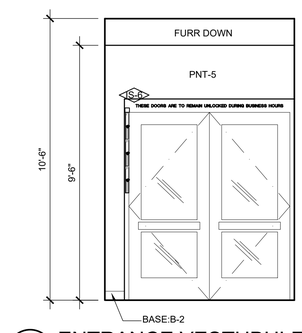
6 GREETER STATION - 103
SCALE 3/8" = 1'-0"



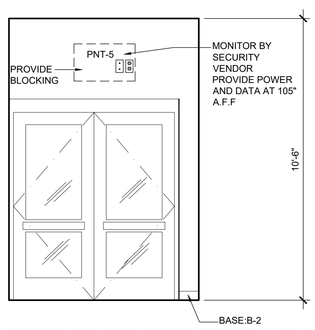
7 GREETER STATION - 103
SCALE 3/8" = 1'-0"



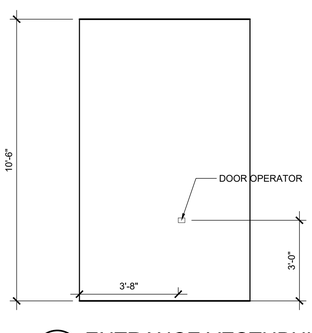
8 GREETER STATION - 103
SCALE 3/8" = 1'-0"



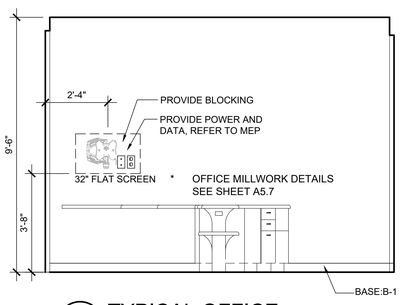
9 ENTRANCE VESTUBULE - 100
SCALE 3/8" = 1'-0"



10 ENTRANCE VESTUBULE - 100
SCALE 3/8" = 1'-0"



11 ENTRANCE VESTUBULE - 100
SCALE 3/8" = 1'-0"



12 TYPICAL OFFICE
SCALE 3/8" = 1'-0"

NOTE:

- PRE-INSTALLATION CONFERENCE REQUIRED PRIOR TO CUTTING REVEALS. ALL DRYWALL REVEALS 3/8" X 5/8" ALUMINUM REVEAL PAINTED BLACK - NOTE RETURN TO INSIDE CORNER - CONFIRM LOCATION AND SIZE OF REVEALS WITH ARCHITECT INFIELD PRIOR TO TAPE AND FLOAT.
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INTERIOR ELEVATION

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REGISTERED ARCHITECT
FREDERICK F. LEAL
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

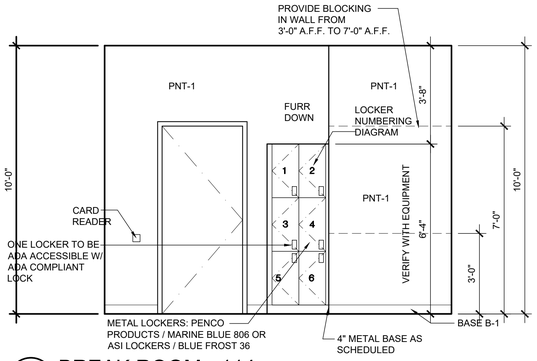
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

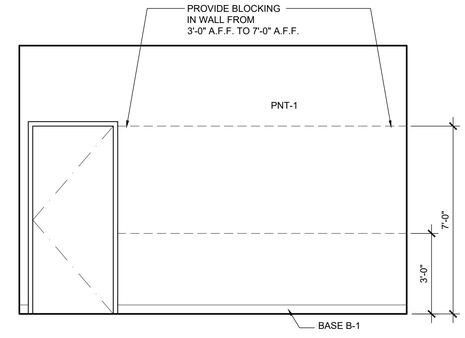
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

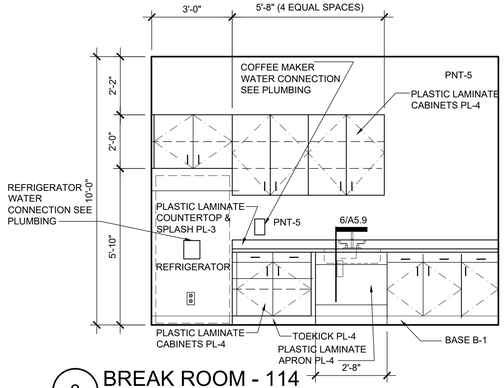
SHEET
A5.2



1 BREAK ROOM - 114
SCALE 3/8" = 1'-0"

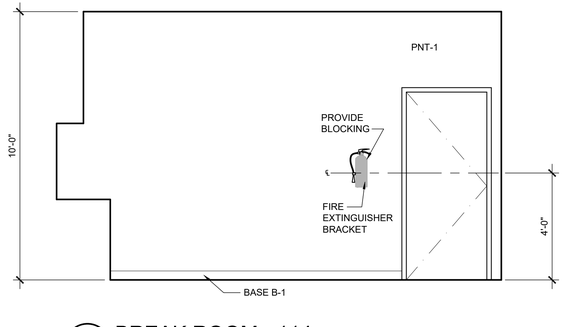


2 BREAK ROOM - 114
SCALE 3/8" = 1'-0"

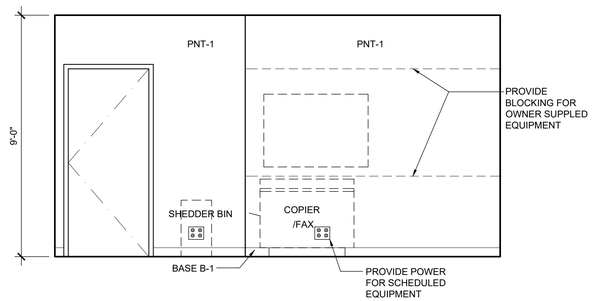


3 BREAK ROOM - 114
SCALE 3/8" = 1'-0"

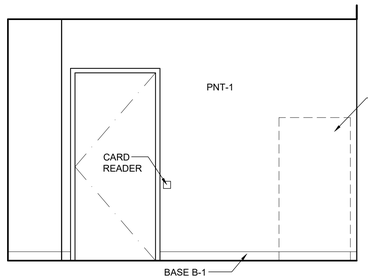
NOTE: PROVIDE WATER LINE FOR COFFEE MACHINE. PROVIDE IN LINE WATER FILTER TO SERVE GLASS FILLER AT SINK. COFFEE MACHINE AND REFRIGERATOR. REFER TO MEP.



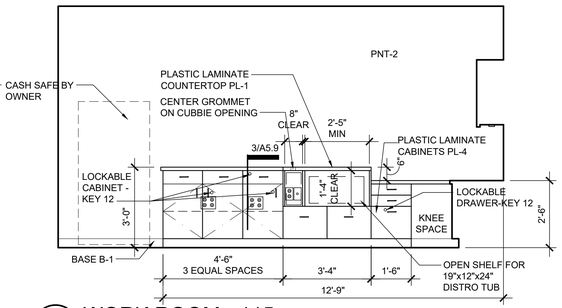
4 BREAK ROOM - 114
SCALE 3/8" = 1'-0"



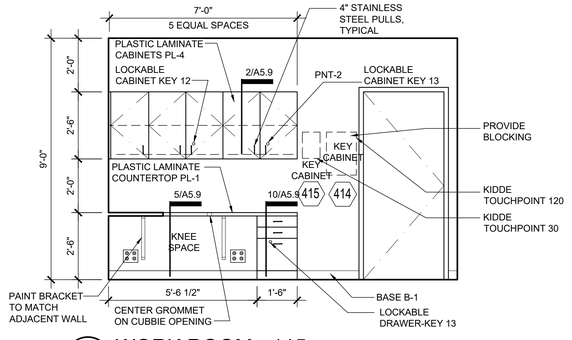
5 WORK ROOM - 115
SCALE 3/8" = 1'-0"



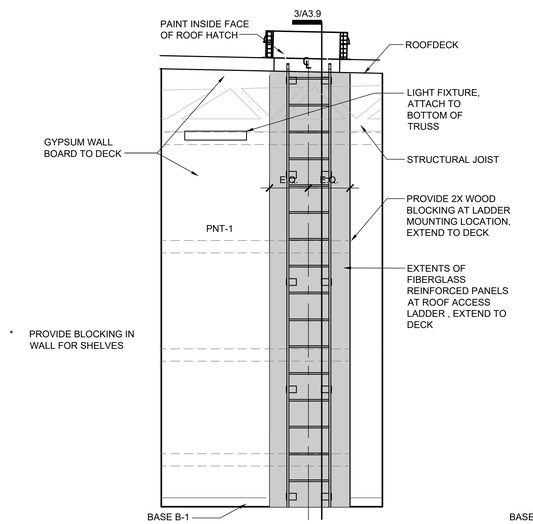
6 WORK ROOM - 115
SCALE 3/8" = 1'-0"



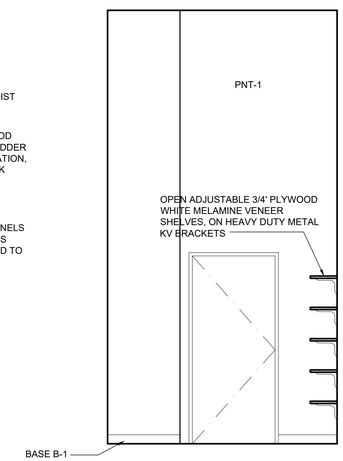
7 WORK ROOM - 115
SCALE 3/8" = 1'-0"



8 WORK ROOM - 115
SCALE 3/8" = 1'-0"

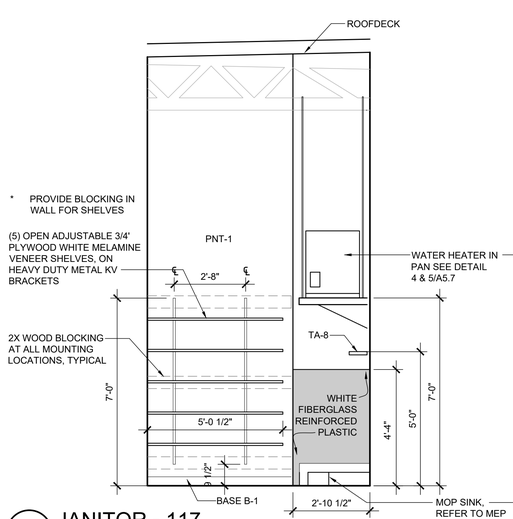


9 JANITOR - 117
SCALE 3/8" = 1'-0"



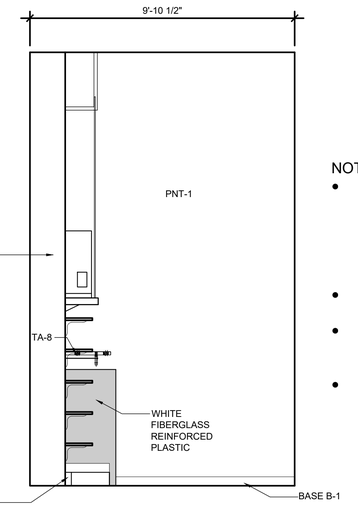
10 JANITOR - 117
SCALE 3/8" = 1'-0"

UPDATE ELEVATIONS



11 JANITOR - 117
SCALE 3/8" = 1'-0"

UPDATE ELEVATIONS



12 JANITOR - 117
SCALE 3/8" = 1'-0"

NOTE:
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INTERIOR ELEVATIONS

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REGISTERED ARCHITECT FREDERICK F. CHESNEY 14787 STATE OF TEXAS
DATE 08/11/26

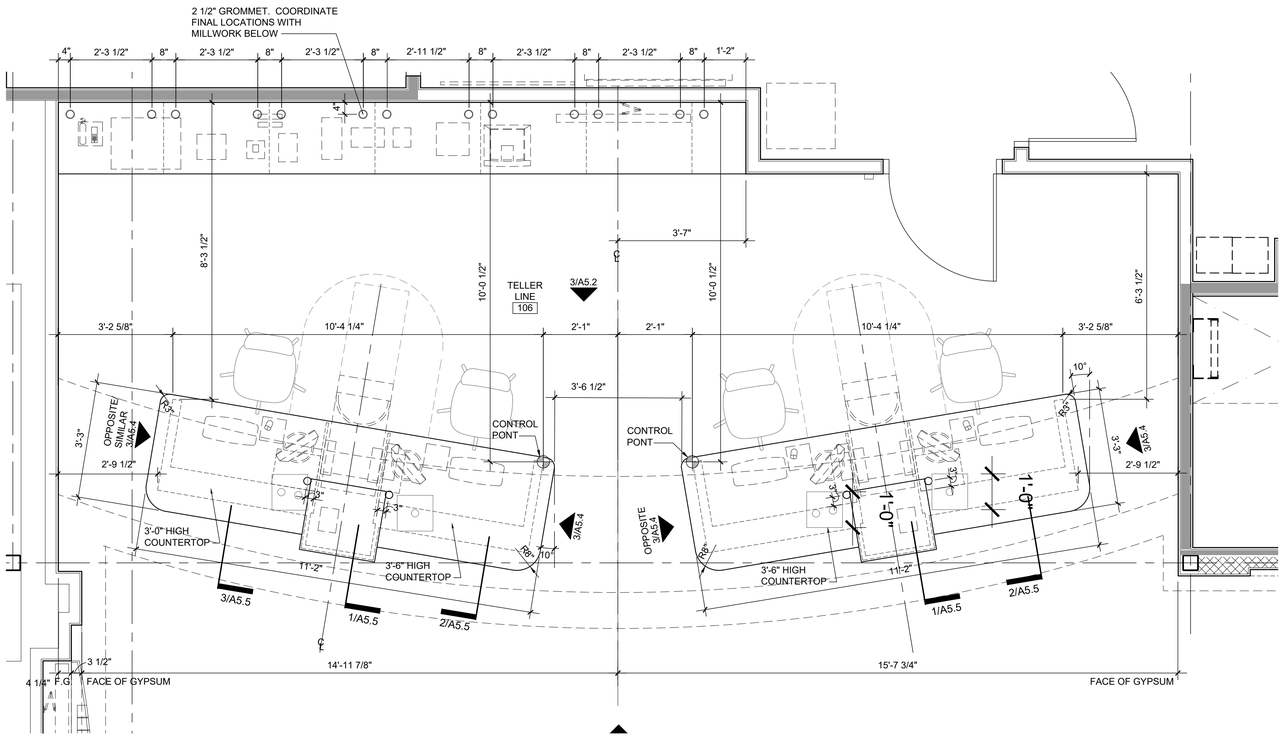
REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 & POTRANCO SAN ANTONIO, TX 78245
RBFCU

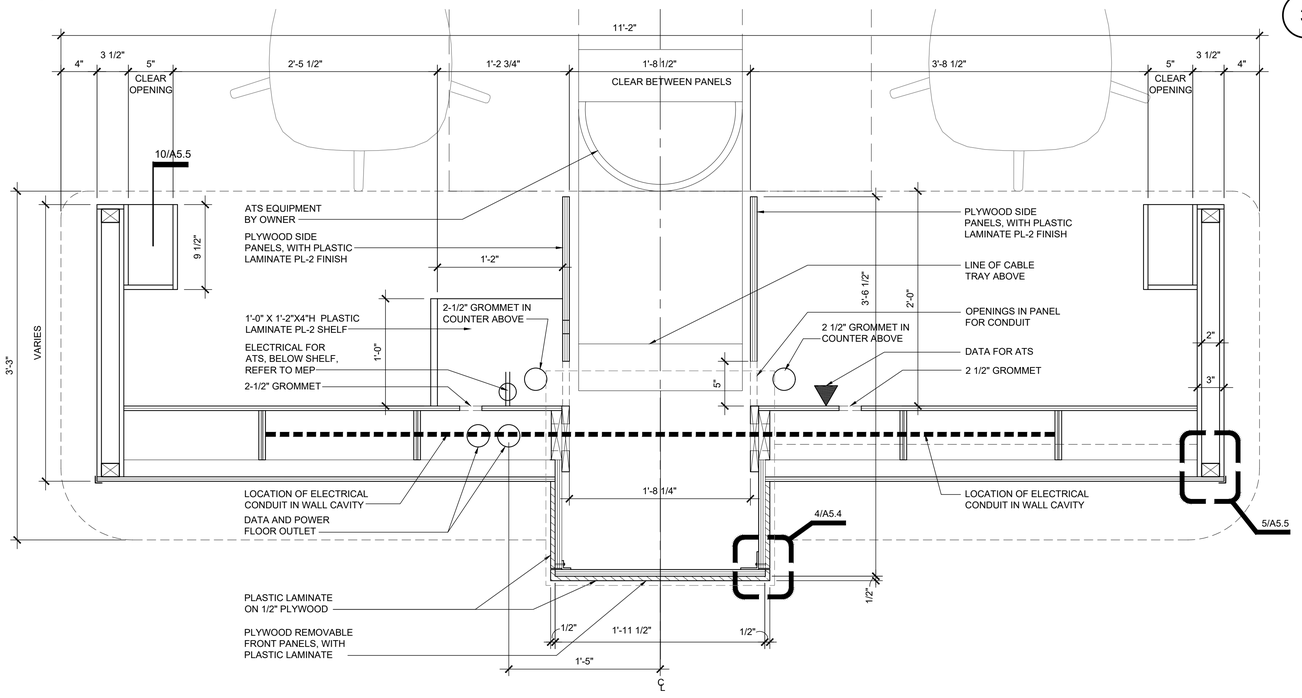
cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

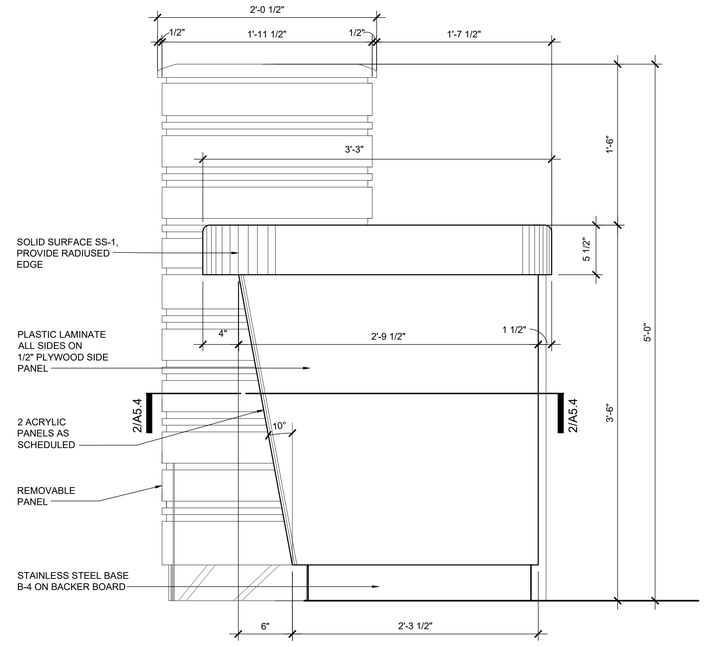
SHEET
A5.3



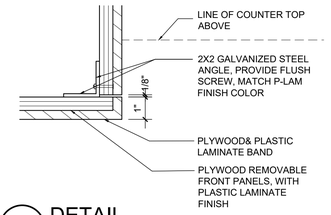
1 TELLER CABINET ENLARGED PLAN
SCALE: 1/2" = 1'-0"



2 TELLER CABINET ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"



3 TELLER CABINET SIDE ELEVATION
SCALE: 1 1/2" = 1'-0"



4 DETAIL
SCALE: 3" = 1'-0"

NOTE:
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TELLER DESK DETAILS

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REGISTERED ARCHITECT FREDERICK F. FELTMAN 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | | TBAE Firm BR1010

JOB NO:	2537
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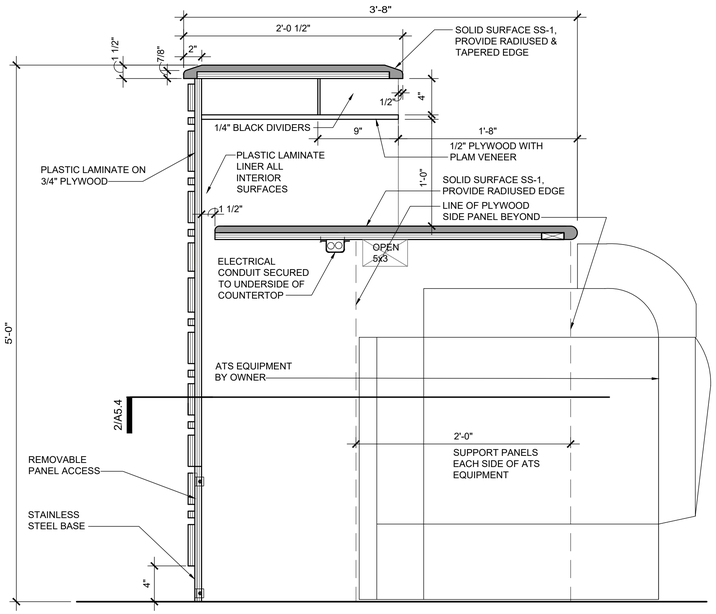
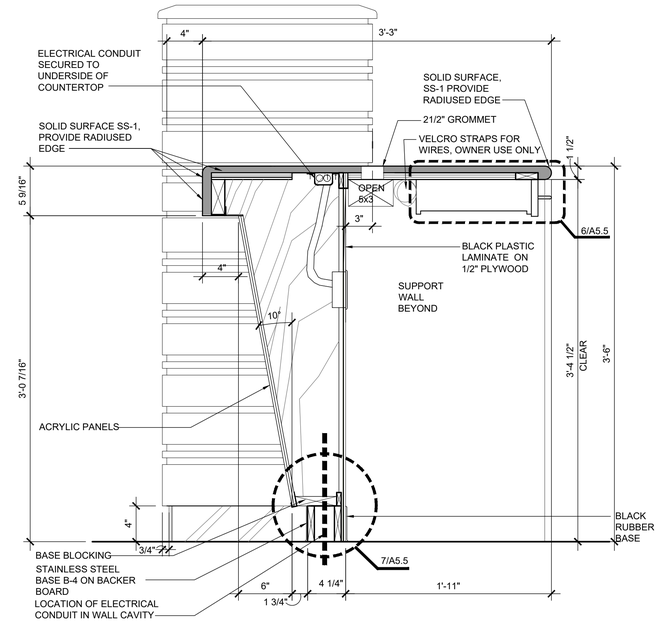
DRAWN BY:	MDJ
CHECKED BY:	FFL

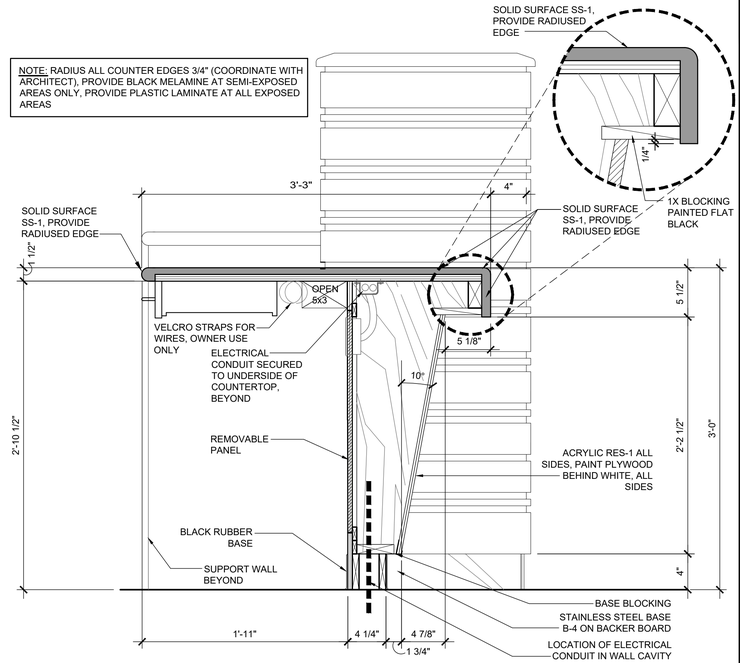
SHEET
A5.4



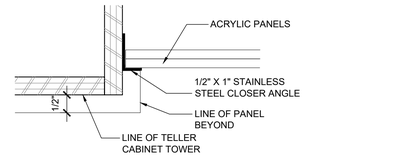
1 TELLER CABINET SECTION
SCALE: 1 1/2" = 1'-0"



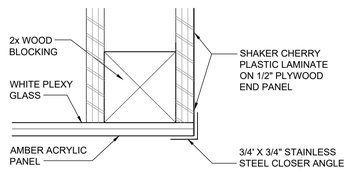
2 TELLER CABINET SECTION
SCALE: 1 1/2" = 1'-0"



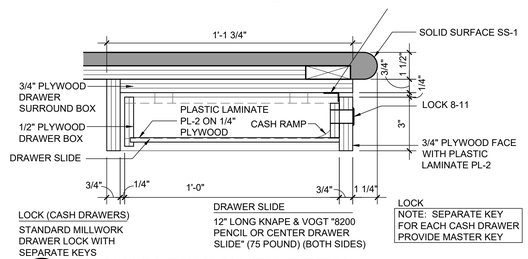
3 TELLER ADA CABINET SECTION
SCALE: 1 1/2" = 1'-0"



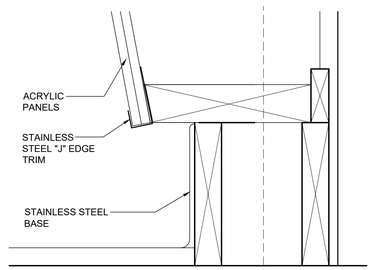
4 ACRYLIC PANEL DETAIL
SCALE: 6" = 1'-0"



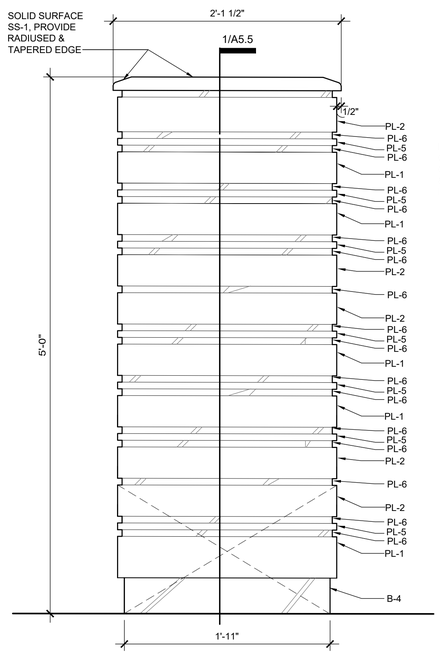
5 ACRYLIC PANEL DETAIL
SCALE: 6" = 1'-0"



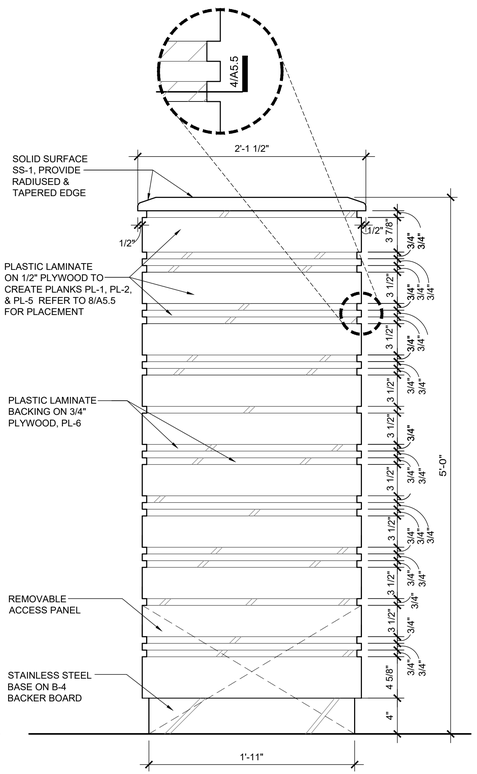
6 LOCKABLE DRAWER DETAIL
SCALE: 3" = 1'-0"



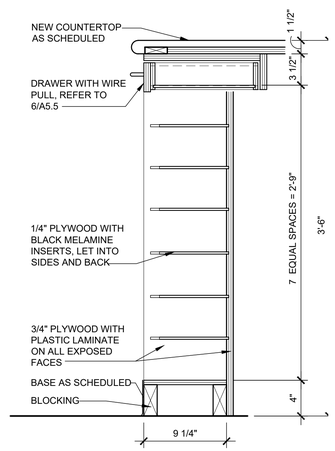
7 ACRYLIC PANEL DETAIL
SCALE: 6" = 1'-0"



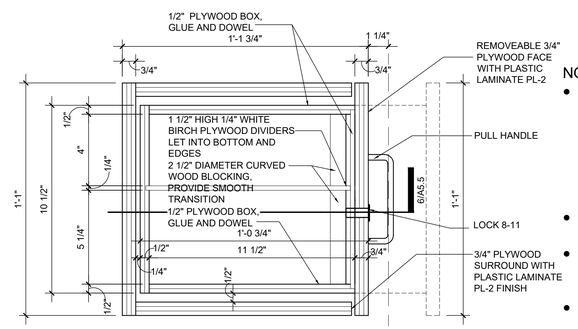
8 TELLER CABINET ELEVATION (TYP.)
SCALE: 1 1/2" = 1'-0"



9 TELLER CABINET ELEVATION (TYP.)
SCALE: 1 1/2" = 1'-0"



10 CABINET SECTION
SCALE: 1 1/2" = 1'-0"



11 LOCKABLE DRAWER PLAN
SCALE: 3" = 1'-0"

NOTE:

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TELLER DESK DETAILS

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FREDERICK F. CHESNEY
14787
STATE OF TEXAS
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JOB NO:	2537
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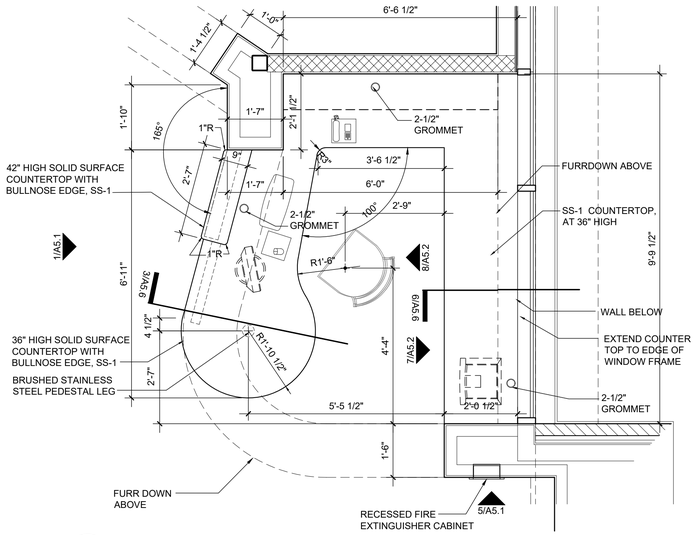
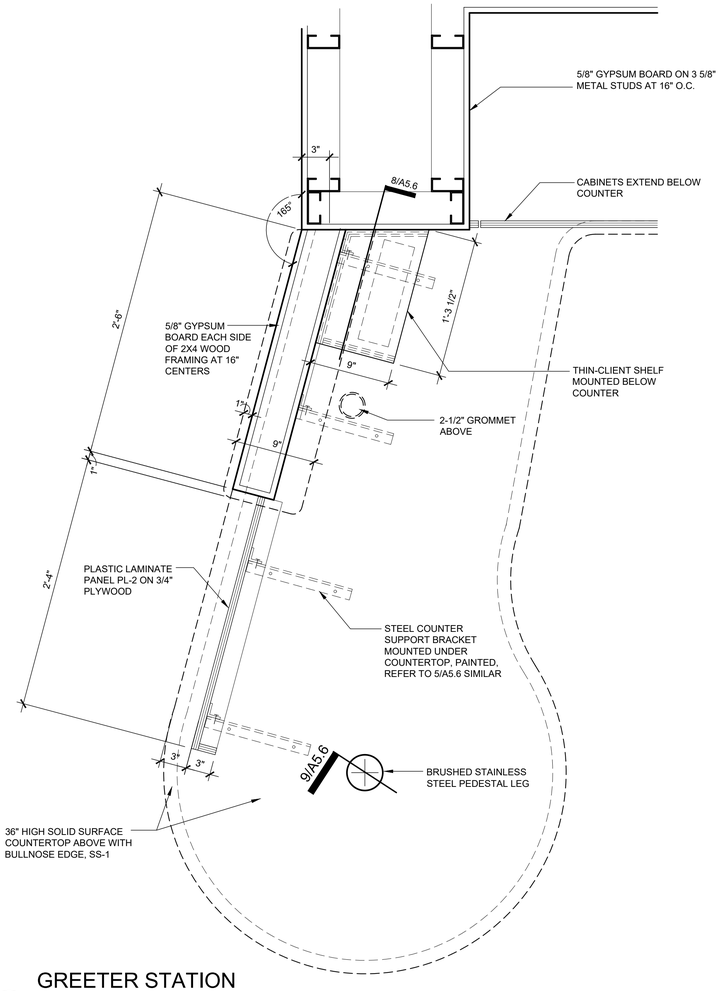
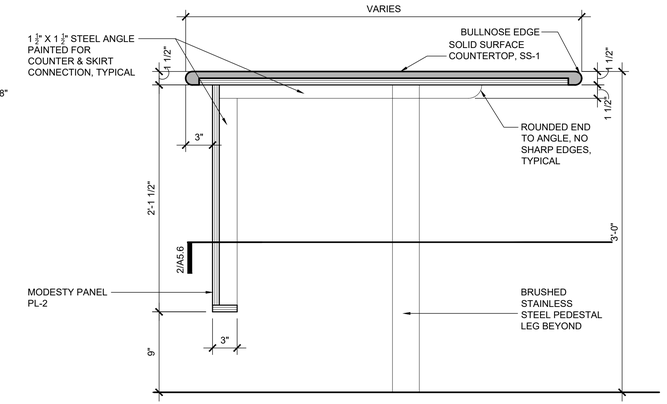
SHEET
A5.5



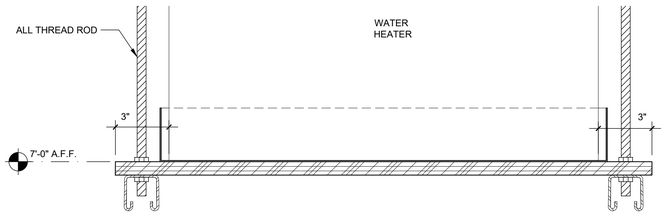
1 GREETER STATION - 103
SCALE: 1/2" = 1'-0"



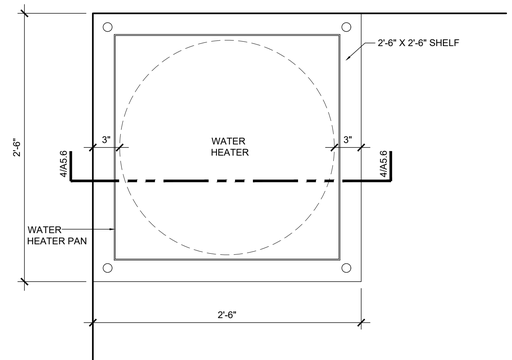
2 GREETER STATION UNDER COUNTER PLAN
SCALE: 1 1/2" = 1'-0"



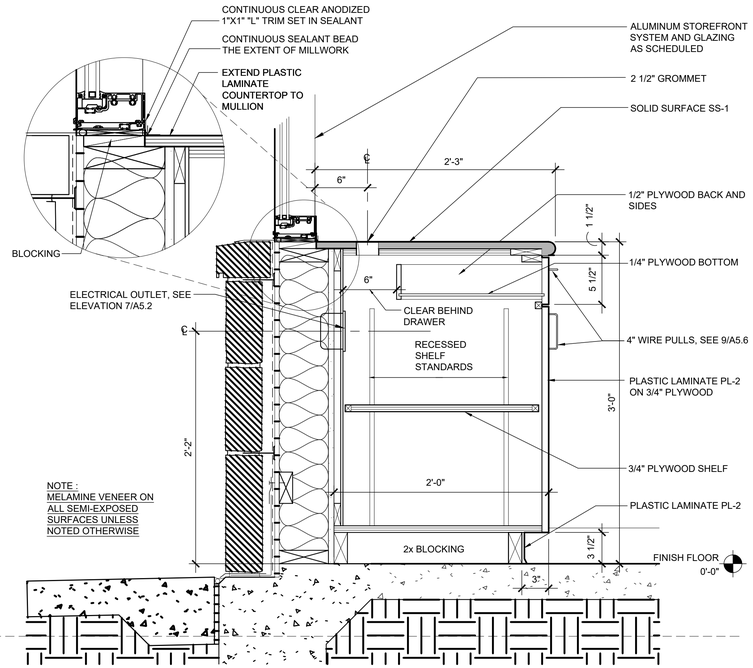
3 GREETER STATION COUNTER SECTION
SCALE: 1 1/2" = 1'-0"



4 WATER HEATER SHELF
SCALE: 3" = 1'-0"



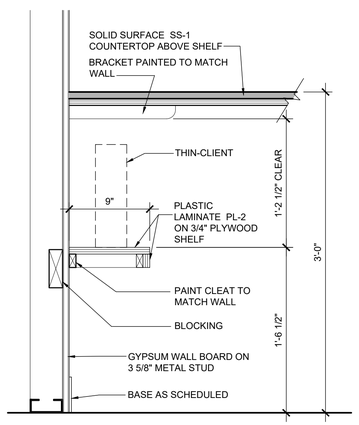
5 WATER HEATER SHELF
SCALE: 1 1/2" = 1'-0"



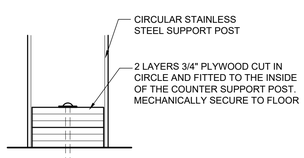
6 GREETER STATION CABINET SECTION
SCALE: 1 1/2" = 1'-0"

NOTE:

- PRE-INSTALLATION CONFERENCE REQUIRED PRIOR TO CUTTING REVEALS. ALL DRYWALL REVEALS 3/8" X 5/8" ALUMINUM REVEAL PAINTED BLACK - NOTE RETURN TO INSIDE CORNER - CONFIRM LOCATION AND SIZE OF REVEALS WITH ARCHITECT INFIELD PRIOR TO TAPE AND FLOAT.
- ALL MILLWORK REVEALS 3/16" PAINTED BLACK, UNLESS NOTED OTHERWISE
- ALL MILLWORK JOINTS TO OTHER FINISHED SURFACES ARE TO BE TIGHT AND HAVE CLEAR PAINTABLE SILICONE CAULK, TYPICAL
- CABINET DOOR LOCKS TO BE ALIGNED VERTICALLY WITH CENTER OF CABINET DOOR HANDLE



8 GREETER STATION SHELF
SCALE: 1 1/2" = 1'-0"



9 PEDASTAL LEG ATTACHMENT
NOT TO SCALE

7 NOT USED
SCALE:

GREETER DESK DETAILS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

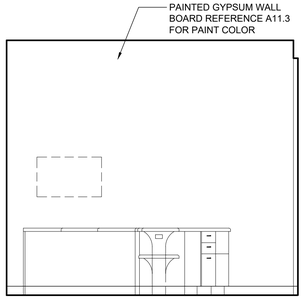
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

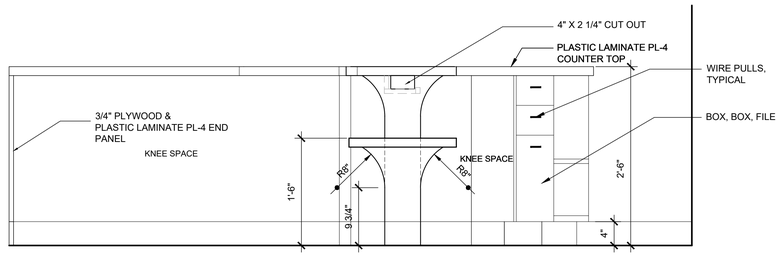
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A5.6



1 OFFICE DESK ELEVATION
SCALE 3/8" = 1'=0"



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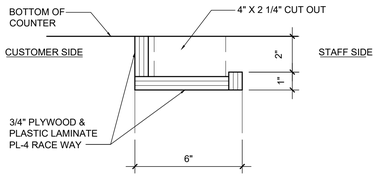
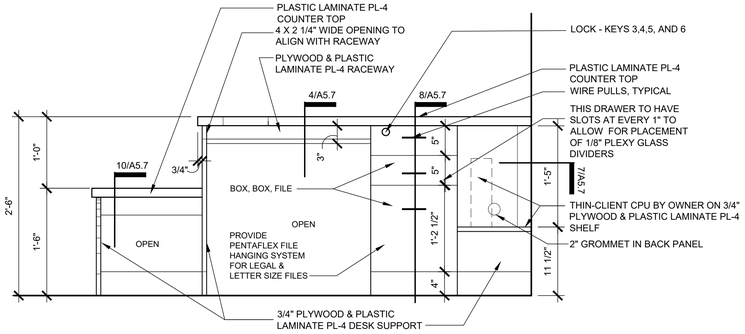
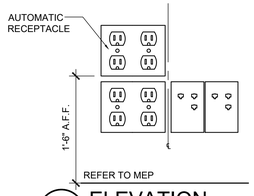


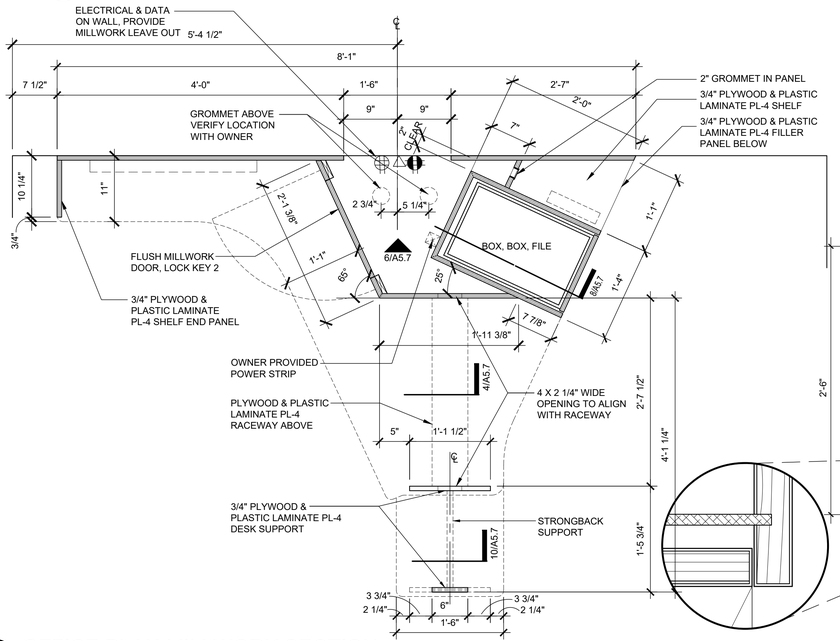
4 OFFICE DESK RACEWAY DETAIL
SCALE 3" = 1'=0"



5 OFFICE DESK ELEVATION
SCALE 1" = 1'=0"



6 ELEVATION
SCALE 1" = 1'=0"



7 OFFICE PLAN MILLWORK SECTION
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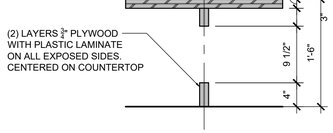

10 STRONGBACK BRACE
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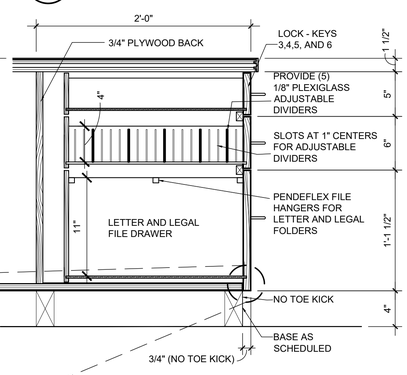
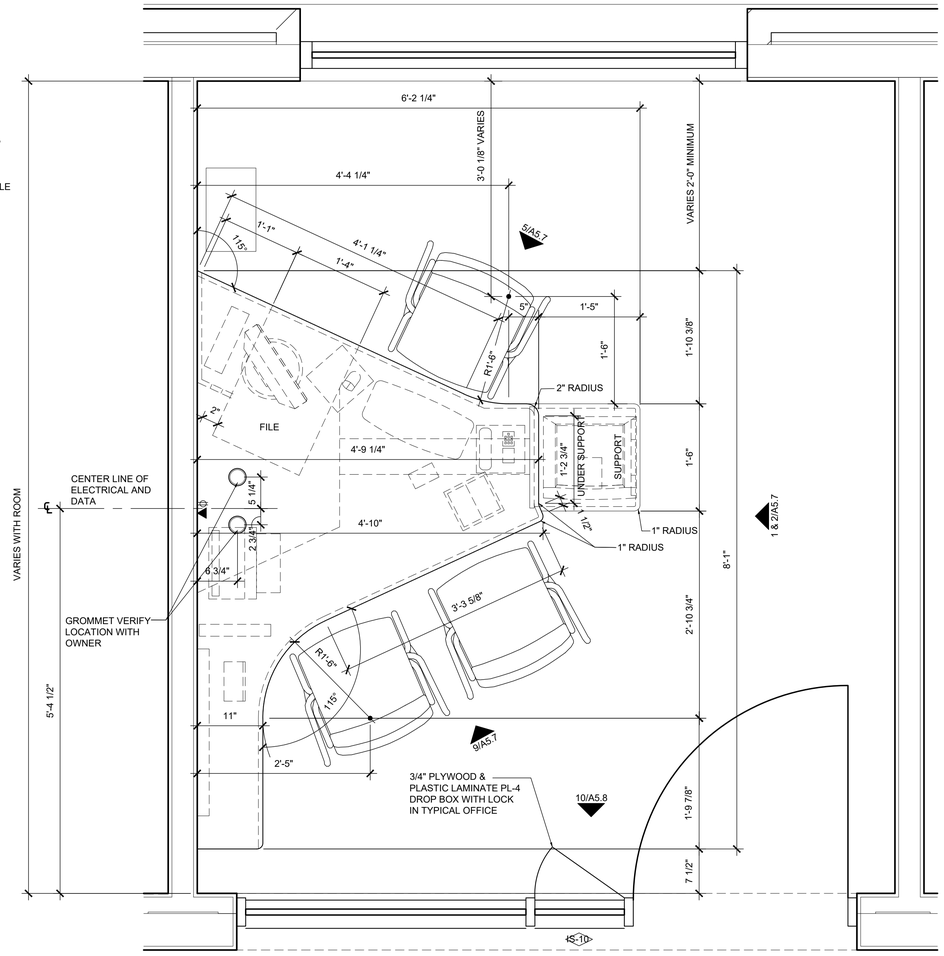
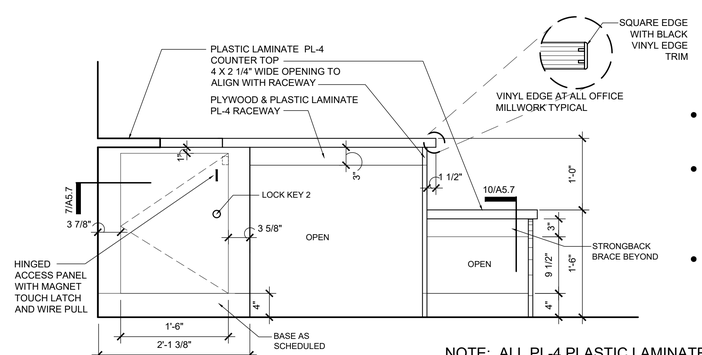


8 OFFICE FILE DRAWER SECTION
SCALE 1 1/2" =1'-0"



3 TYPICAL OFFICE PLAN LAYOUT
SCALE 1" = 1'=0"

NOTE: ALL PL-4 PLASTIC LAMINATE FINISHES FOR OFFICE MILLWORK SHOULD HAVE A MATTE FINISH: WILSONART 7935K-60 SHAKER CHERRY MATTE FINISH



9 OFFICE DESK ELEVATION
SCALE 1" = 1'=0"

NOTE: ALL PL-4 PLASTIC LAMINATE FINISHES FOR OFFICE MILLWORK SHOULD HAVE A MATTE FINISH: WILSONART 7935K-60 SHAKER CHERRY MATTE FINISH

NOTE:
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TYPICAL OFFICE MILLWORK PLAN & DETAILS

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REGISTERED ARCHITECT PATRICK F. MORALES 14787 STATE OF TEXAS
DATE 08/11/26

REVISIONS

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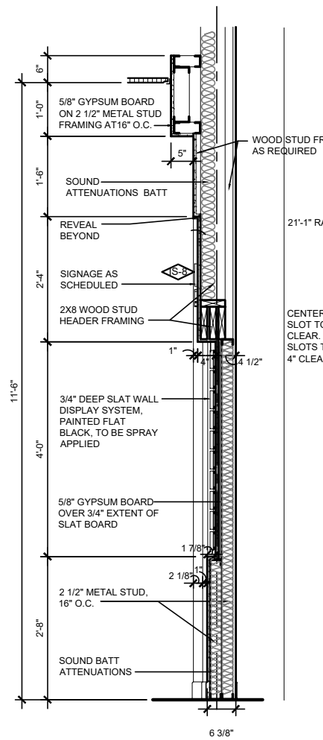
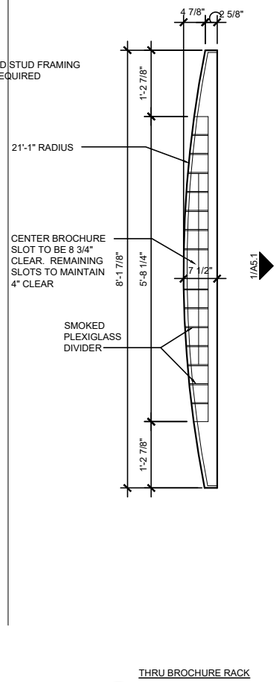
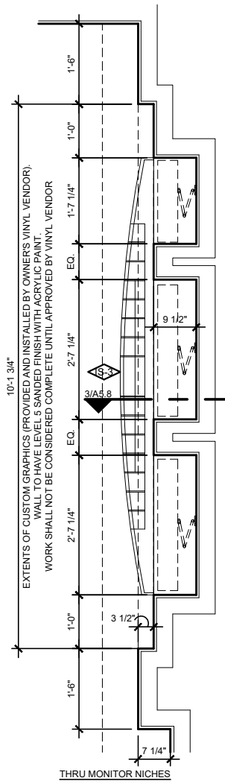
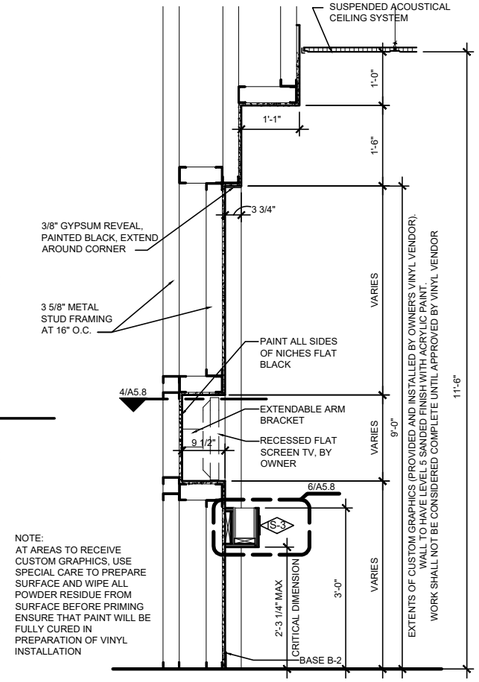


1 SERVICE WALL SECTION
SCALE: 3/4" = 1'-0"

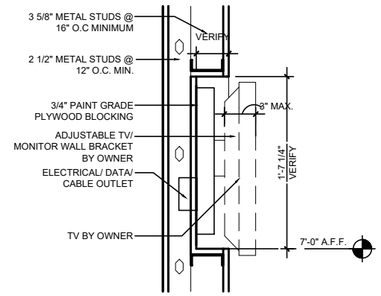


2 DYNAMIC DIGITAL WALL PLAN
SCALE: 3/4" = 1'-0"

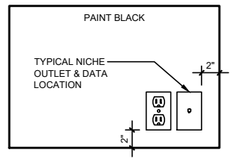




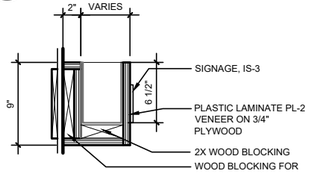
3 DYNAMIC DIGITAL WALL SECTION
SCALE: 3/4" = 1'-0"



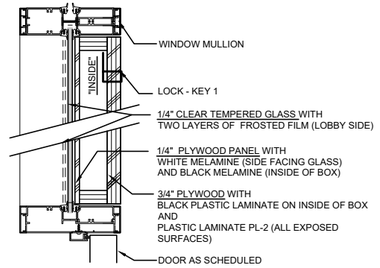
4 SERVICE WALL MONITOR
SCALE: 1 1/2" = 1'-0"



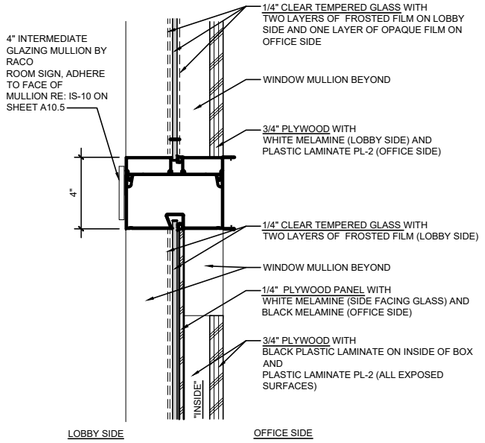
5 MONITOR NICHE
SCALE: 1 1/2" = 1'-0"



6 INFORMATION
SCALE: 1 1/2" = 1'-0"



OFFICE LETTER DROP BOX PLAN DETAIL
7 SCALE: 3" = 1'-0"



8 OFFICE LETTER DROP BOX DETAIL
SCALE: 3" = 1'-0"

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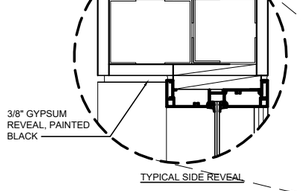
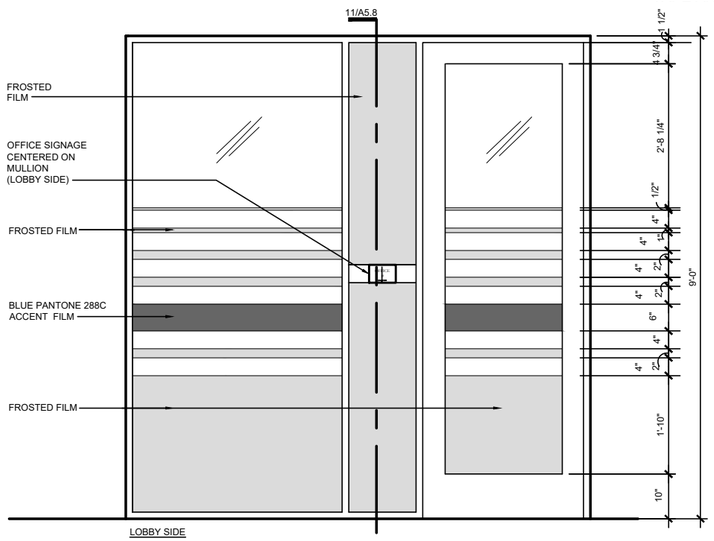
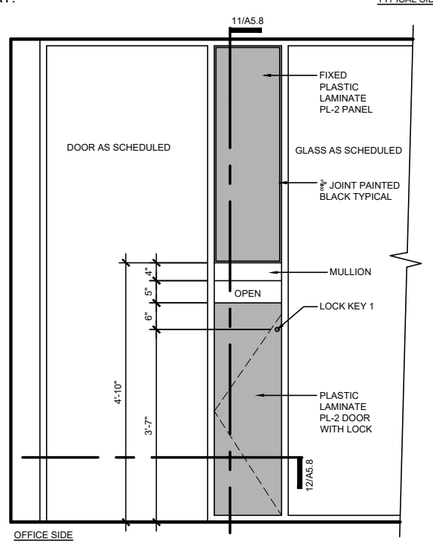
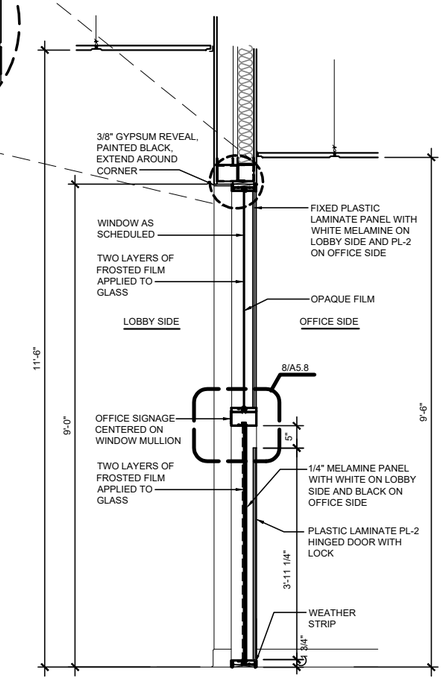




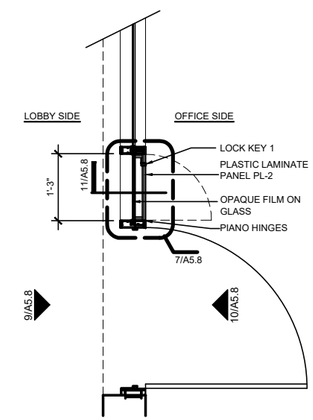
9 FROSTED FILM PATTERN AT TYPICAL OFFICE
SCALE 3/4" = 1'-0"



10 OFFICE LETTER DROP BOX
SCALE: 3/4" = 1'-0"



11 OFFICE LETTER DROP BOX
SCALE: 3/4" = 1'-0"



12 OFFICE LETTER DROP BOX
SCALE: 3/4" = 1'-0"

INTERIOR ELEVATION AND SECTION DETAILS

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DATE 08/11/26

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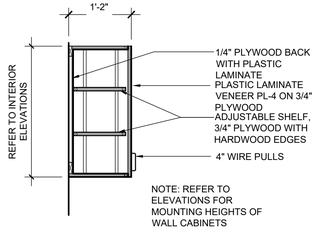
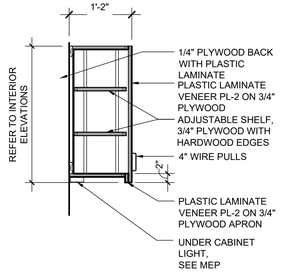
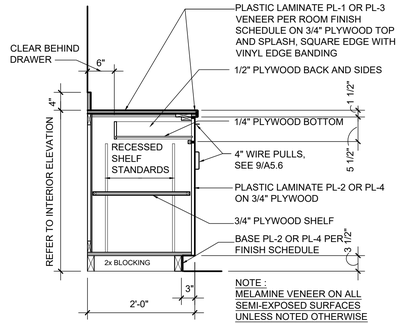


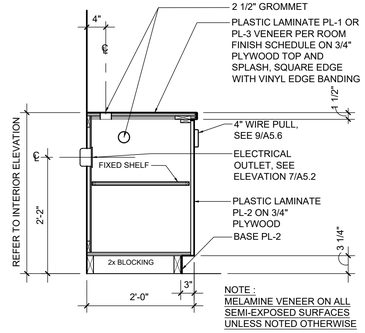
1 WALL CABINET
SCALE: 3/4" = 1'-0"



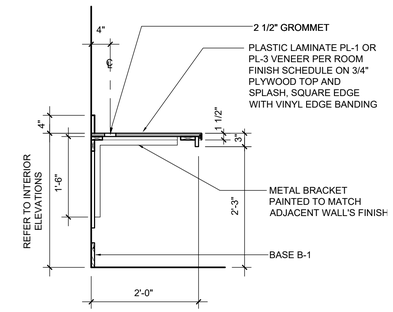
2 WALL CABINET
SCALE: 3/4" = 1'-0"



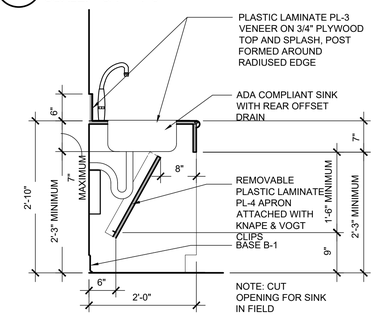
3 BASE CABINET @ WORK
SCALE: 3/4" = 1'-0"



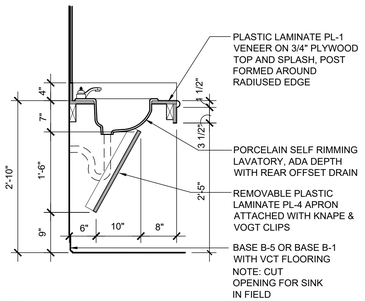
4 BASE CABINET @ TELLER LINE
SCALE: 3/4" = 1'-0"



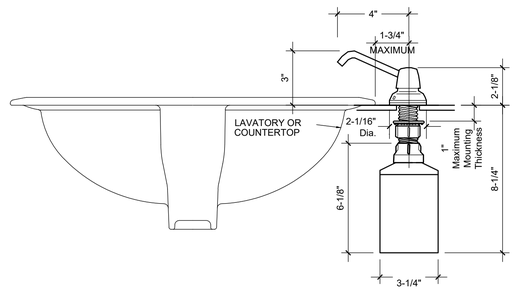
5 COUNTER SECTION
SCALE: 3/4" = 1'-0"



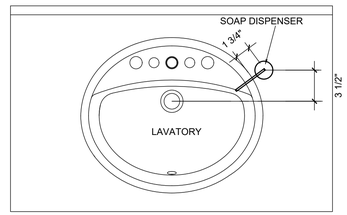
6 SECTION AT BREAK ROOM
SCALE: 3/4" = 1'-0"



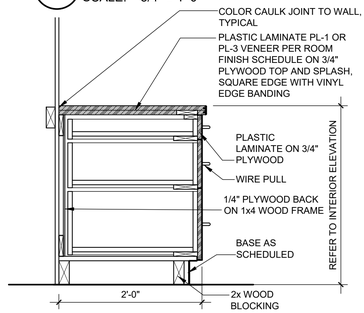
7 SECTION AT LAVATORY
SCALE: 3/4" = 1'-0"



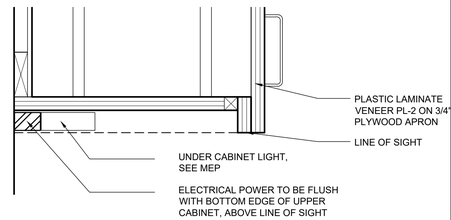
8 SOAP DISPENSER MOUNTING LOCATION
SCALE: 3" = 1'-0"



9 SOAP DISPENSER MOUNTING LOCATION
SCALE: 1-1/2" = 1'-0"



10 FILE DRAWER @ WORK ROOM
SCALE 1" = 1'-0"



11 UNDER CABINET LIGHT
SCALE: 3" = 1'-0"

MILLWORK DETAILS

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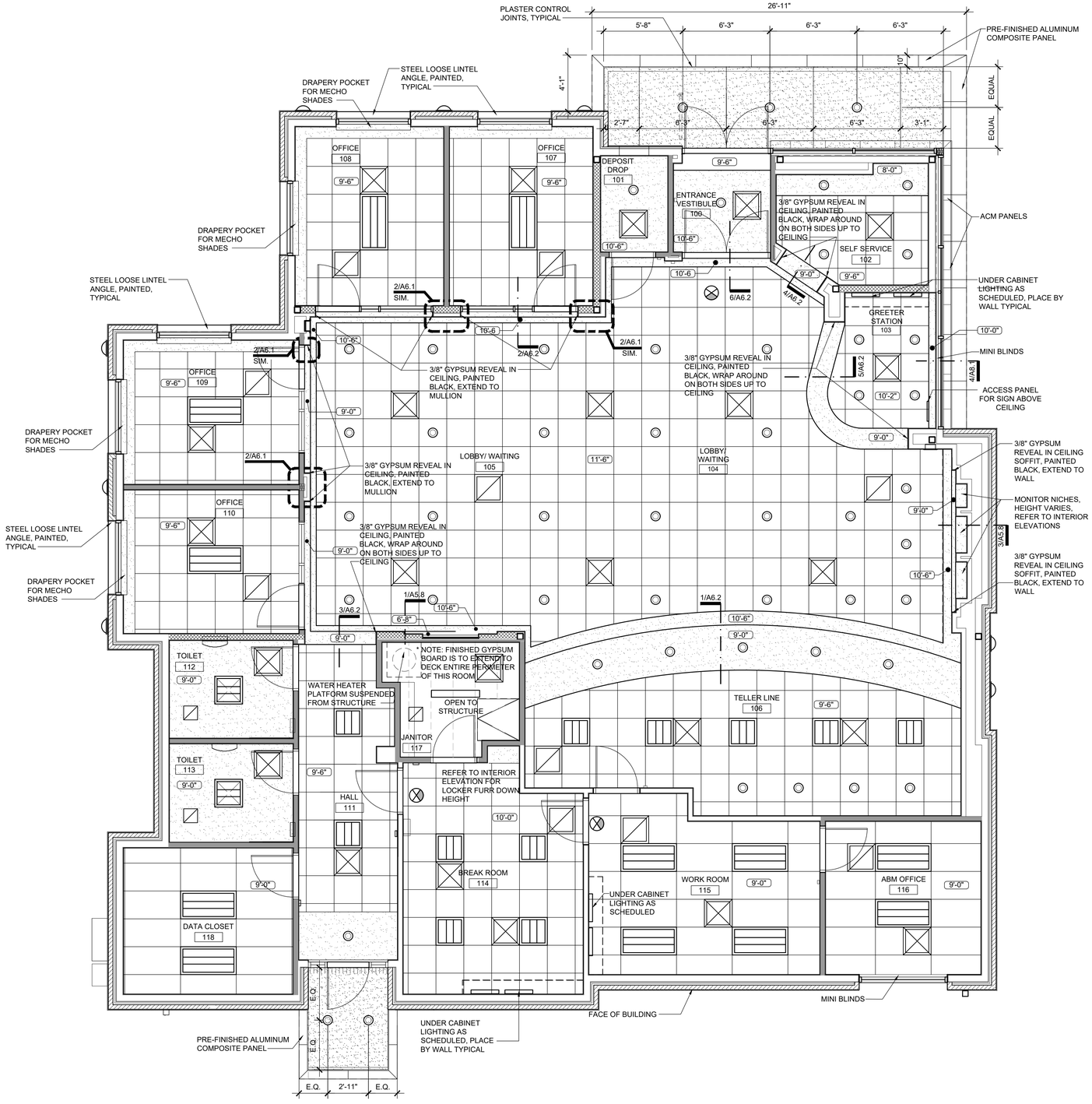
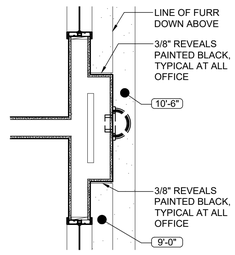


1 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

NORTH

CEILING PLAN LEGEND

- 2'-0" X 4'-0" SUSPENDED ACOUSTICAL TILE CEILING
- 2'-0" X 2'-0" SUSPENDED ACOUSTICAL TILE CEILING
- GYPSUM WALLBOARD CEILING
- UNDER CABINET LIGHTS
- 2'-0" X 4'-0" LAY - IN LIGHT FIXTURE
- 2'-0" X 2'-0" LAY - IN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- SUSPENDED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXIT LIGHT
- SUPPLY AIR VENT SEE MEP DRAWINGS
- RETURN AIR VENT SEE MEP DRAWINGS
- PLASTER CEILING
- WALL PACK



2 TYPICAL REVEAL DETAIL AT OFFICES
SCALE 3/4" = 1'-0"

NOTE:
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REFLECTED CEILING PLAN

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

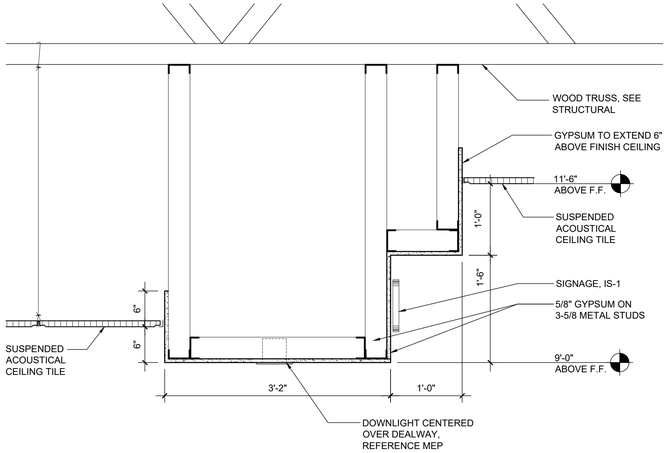
RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | | TBAE Firm BR1010

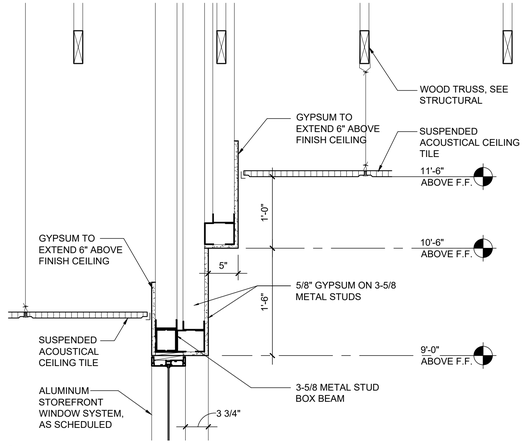
cmp

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A6.1



1 FURR DOWN DETAIL
SCALE 1" = 1'-0"



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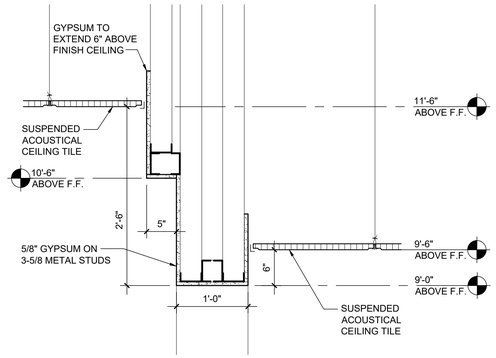

3 FURR DOWN DETAIL
SCALE 1" = 1'-0"

4 FURR DOWN DETAIL
SCALE 1" = 1'-0"

5 FURR DOWN DETAIL
SCALE 1" = 1'-0"

6 FURR DOWN DETAIL
SCALE 1" = 1'-0"

NOTE:

- PRE-INSTALLATION CONFERENCE REQUIRED PRIOR TO CUTTING REVEALS. ALL DRYWALL REVEALS 3/8" X 5/8" ALUMINUM REVEAL PAINTED BLACK - NOTE RETURN TO INSIDE CORNER - CONFIRM LOCATION AND SIZE OF REVEALS WITH ARCHITECT INFIELD PRIOR TO TAPE AND FLOAT.

CEILING DETAILS

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FREDERICK F. FELTMAN
14787
STATE OF TEXAS
DATE 08/11/26

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JOB NO:	2537
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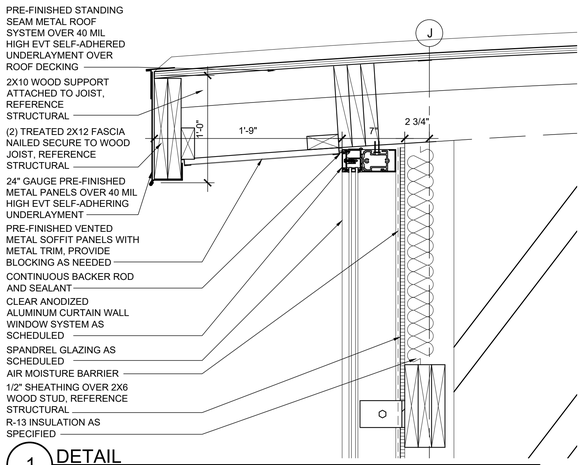
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A6.2



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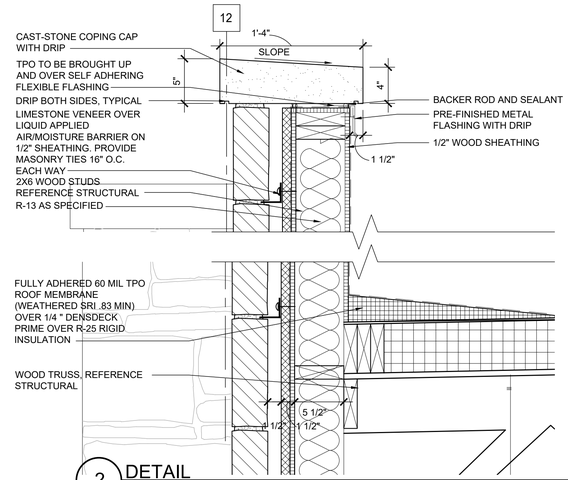

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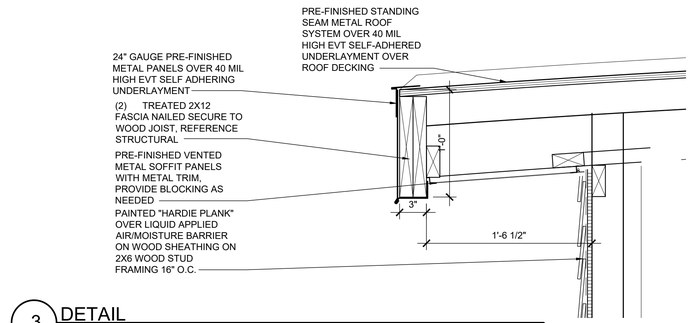

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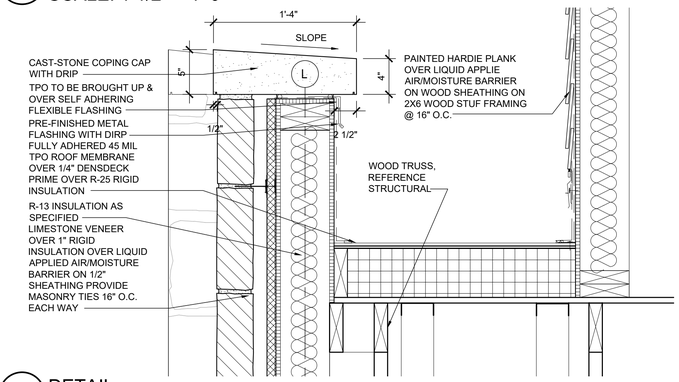

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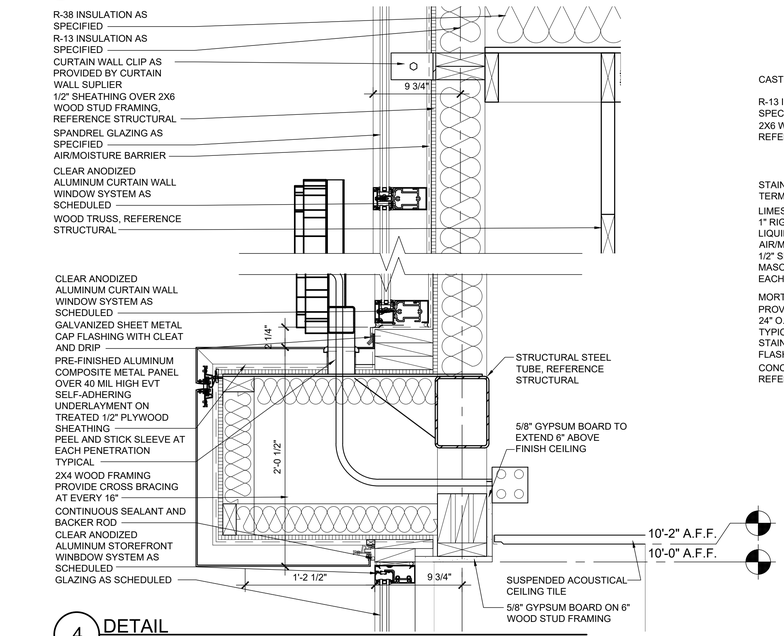

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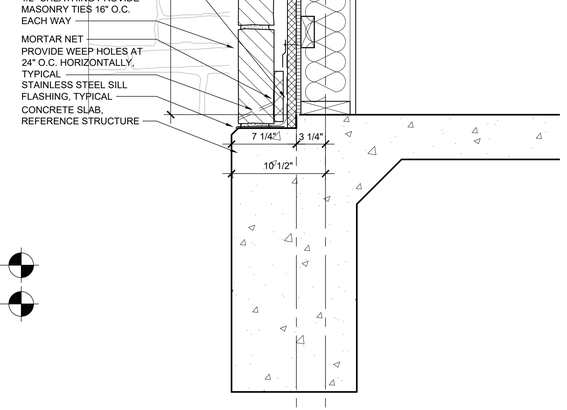

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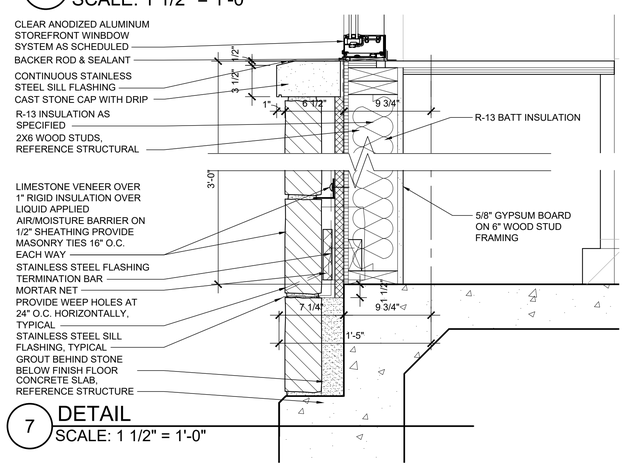

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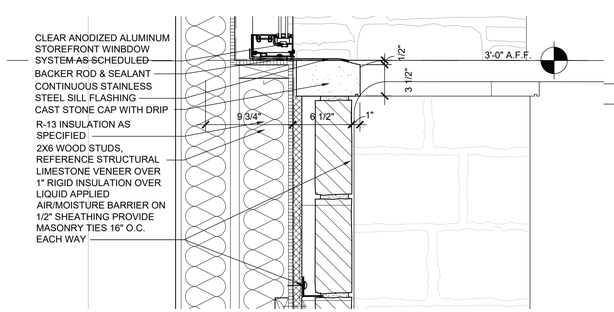

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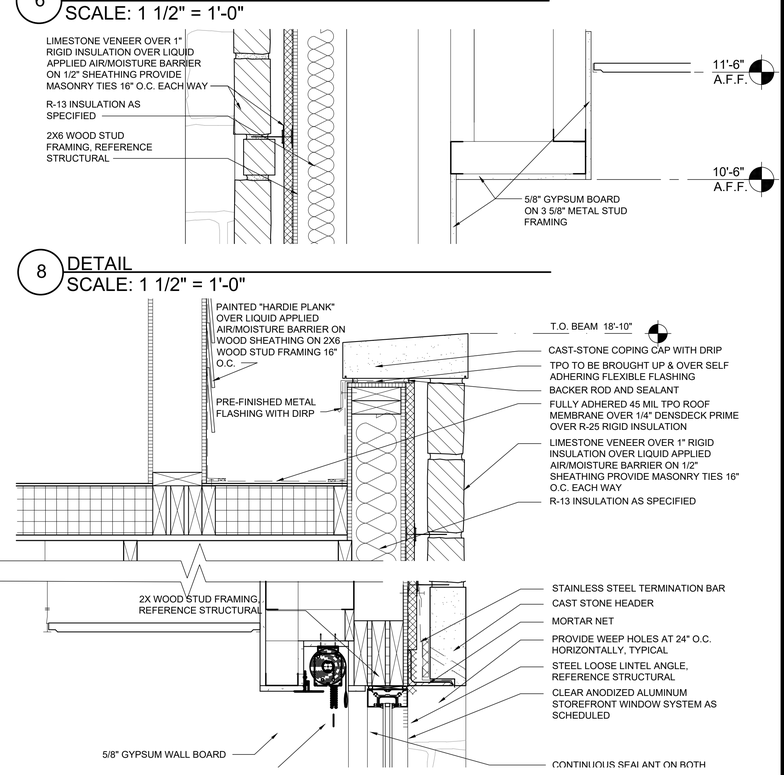

8 DETAIL
SCALE: 1 1/2" = 1'-0"

10 DETAIL
SCALE: 1 1/2" = 1'-0"

SECTION DETAILS

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REGISTERED ARCHITECT
FREDERICK F. CHESNEY
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

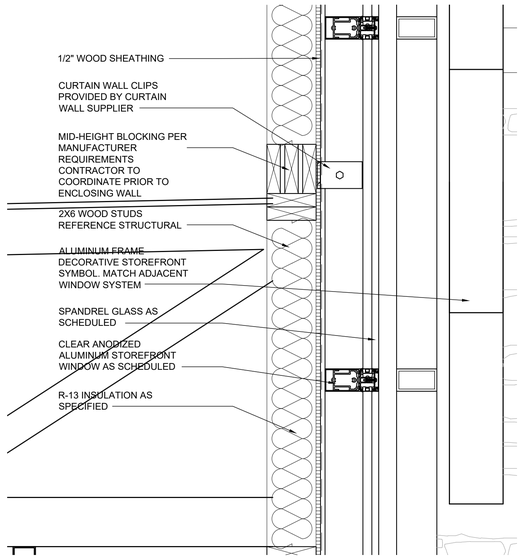
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

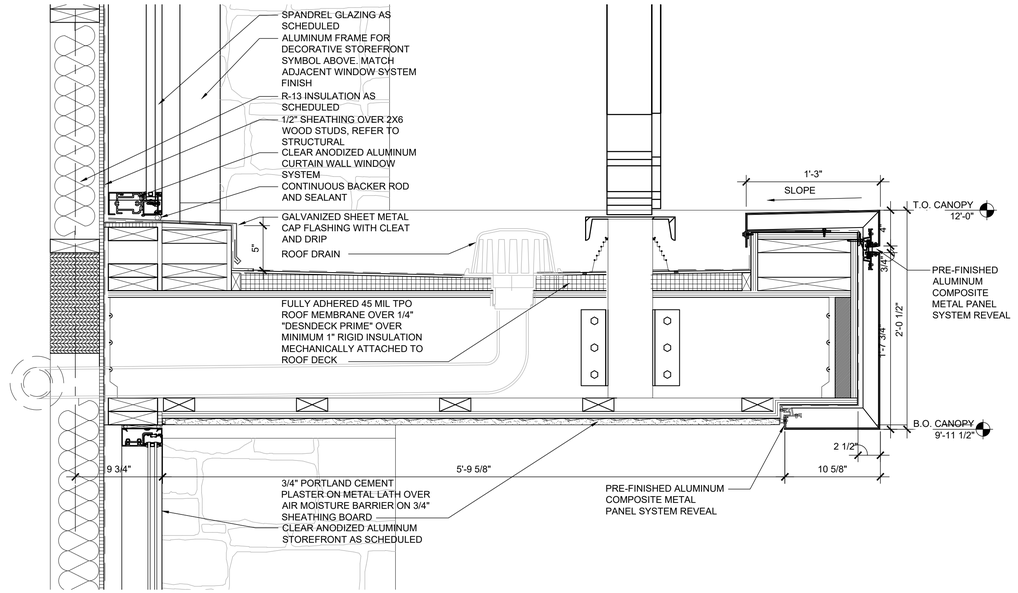
cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A8.1



1 DETAIL
SCALE: 1 1/2" = 1'-0"



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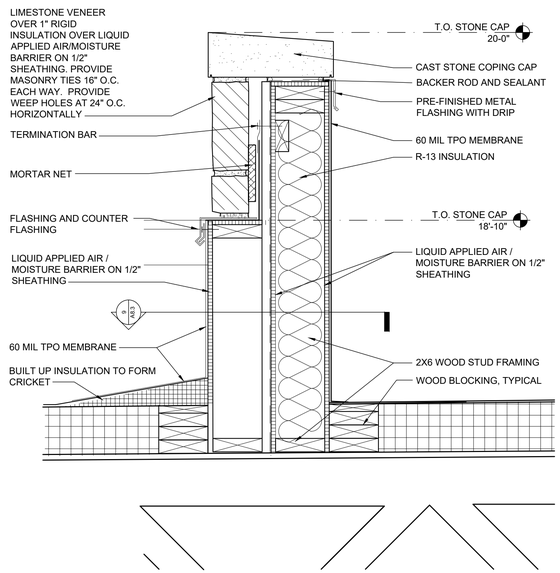

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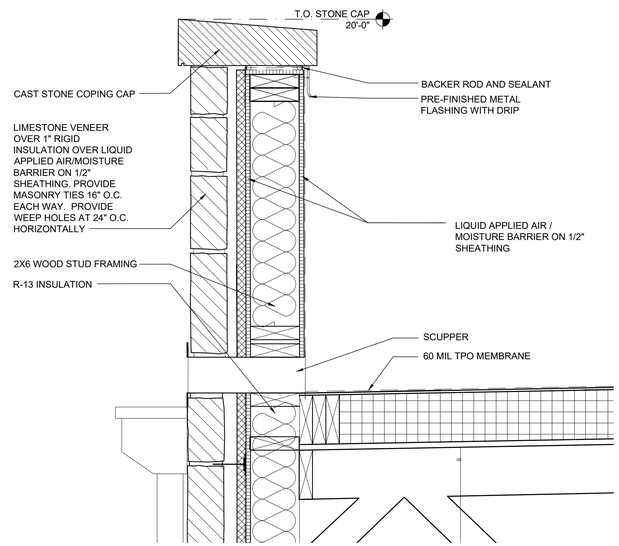

4 DETAIL
SCALE: 1 1/2" = 1'-0"

SECTION DETAILS

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REGISTERED ARCHITECT
DERRICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
211 & POTRANCO
RBFCU

chesney morales partners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO:	2537
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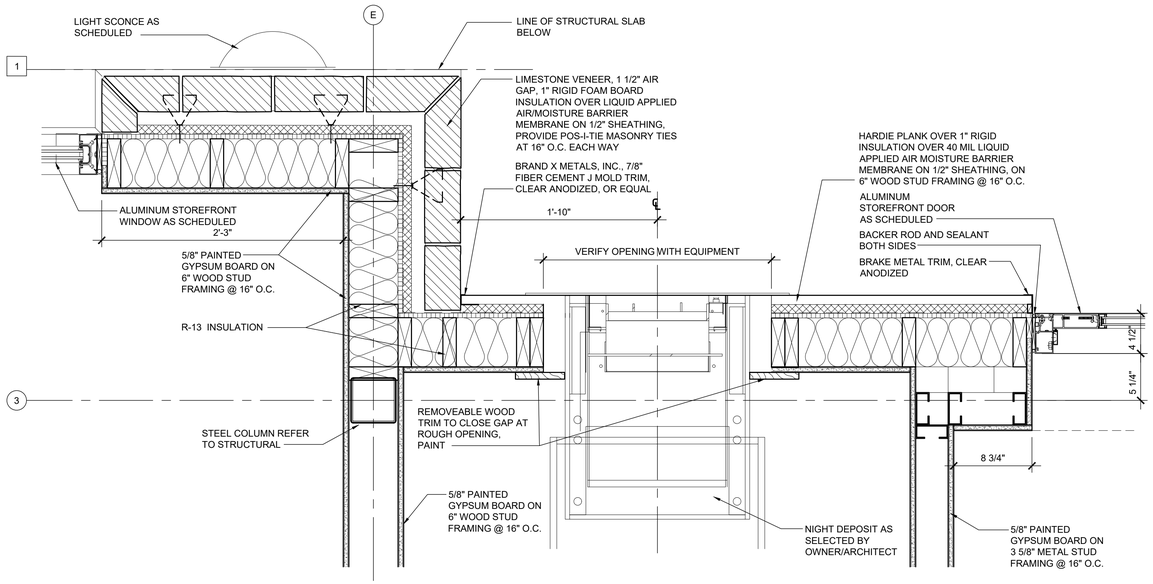
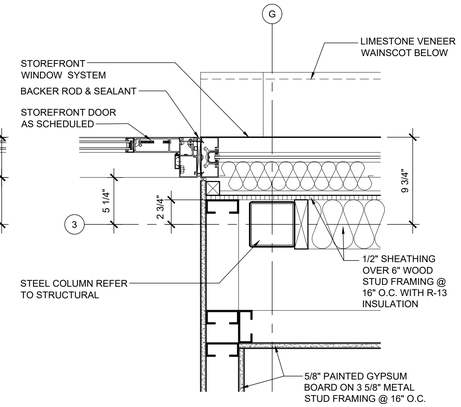
CHECKED BY:	FFL

SHEET
A8.2



1 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



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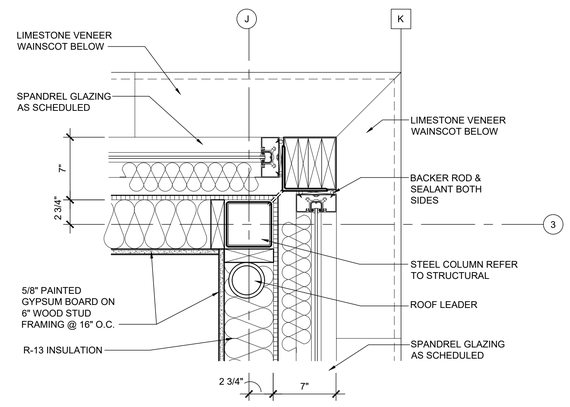

3 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

4 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

4a EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

5 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

6 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

7 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

9 DETAIL
SCALE: 1 1/2" = 1'-0"

10 EXTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

EXTERIOR PLAN DETAILS

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REGISTERED ARCHITECT PATRICK F. MORALES 14787 STATE OF TEXAS

DATE 08/11/26

REVISIONS

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A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

211 & POTRANCO SAN ANTONIO, TX 78245

RBFCU

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4901 Broadway, Suite 250 | San Antonio, Texas 78209
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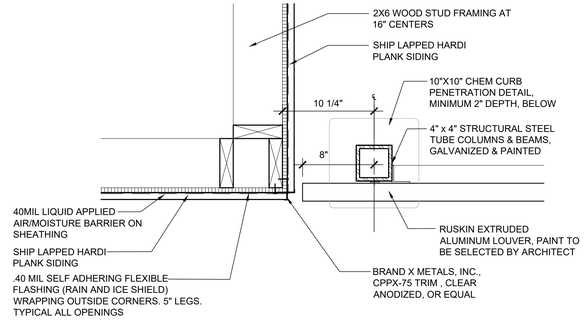
SHEET
A8.3



1 DETAIL
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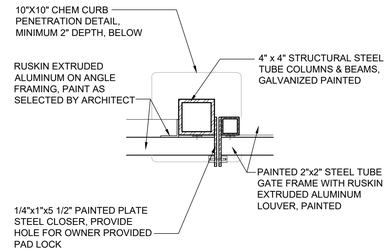

2 DETAIL
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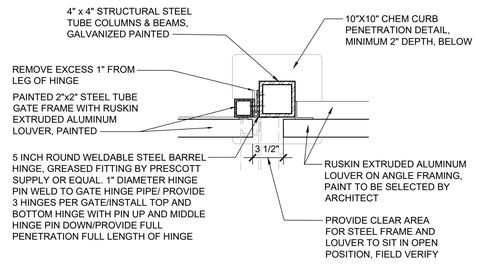

3 DETAIL
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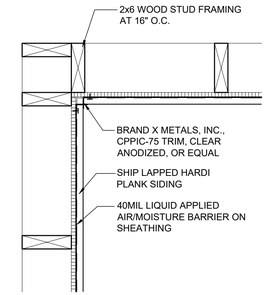

4 DETAIL
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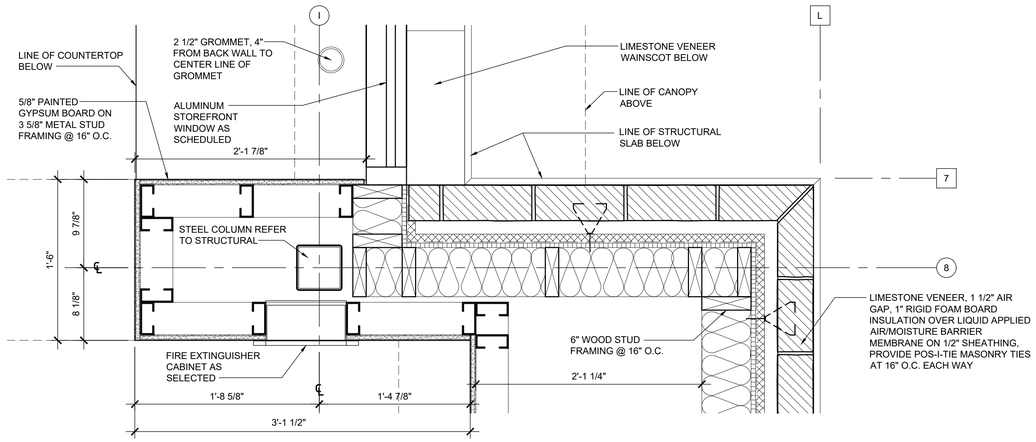

5 DETAIL
SCALE: 1 1/2" = 1'-0"

EXTERIOR PLAN DETAILS

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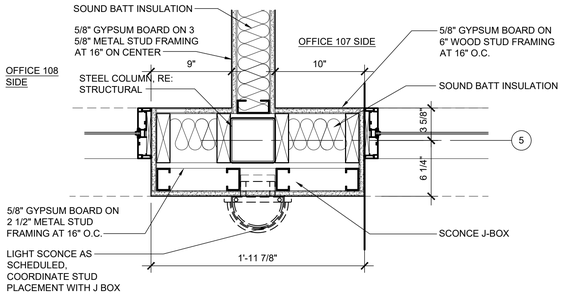
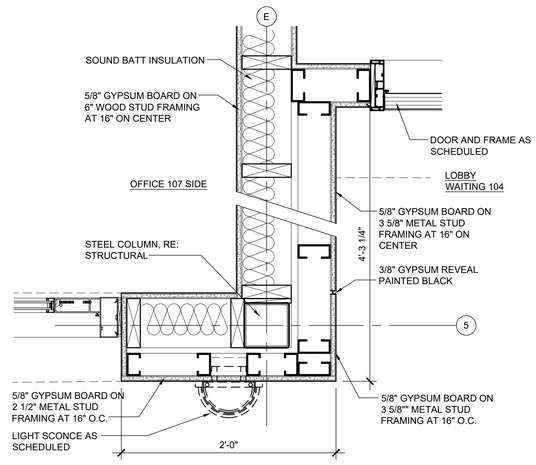
SHEET
A8.4



1 INTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



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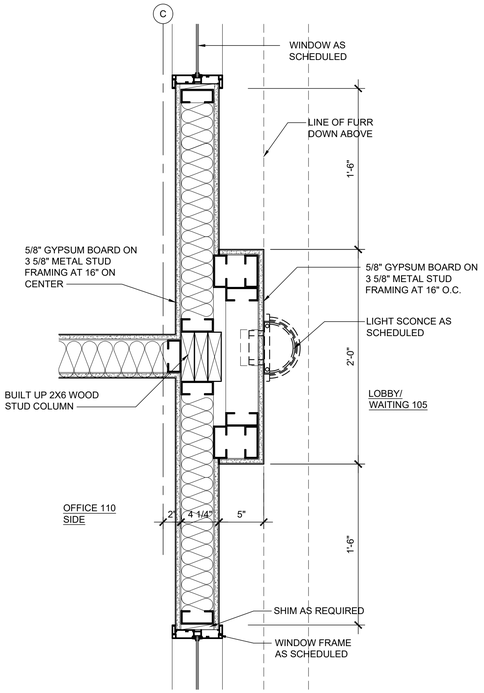

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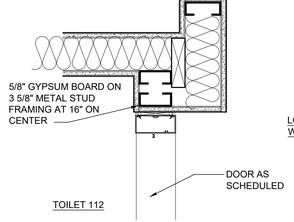

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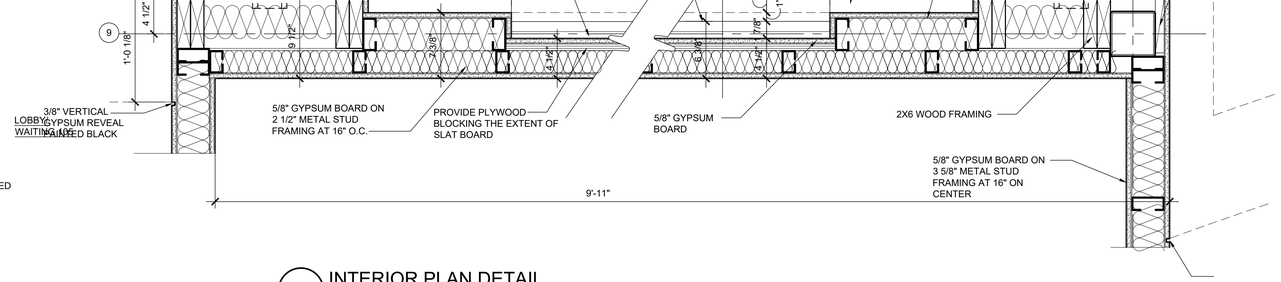

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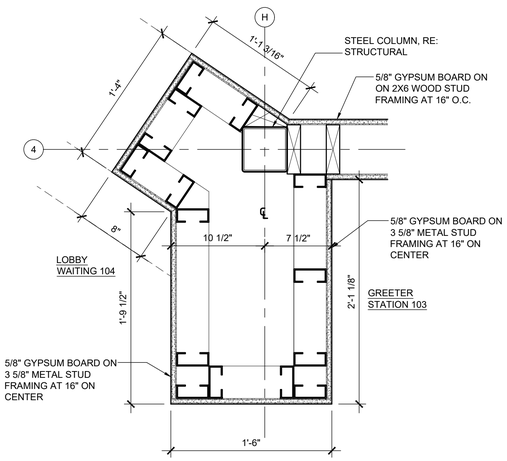

6 INTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

INTERIOR PLAN DETAILS

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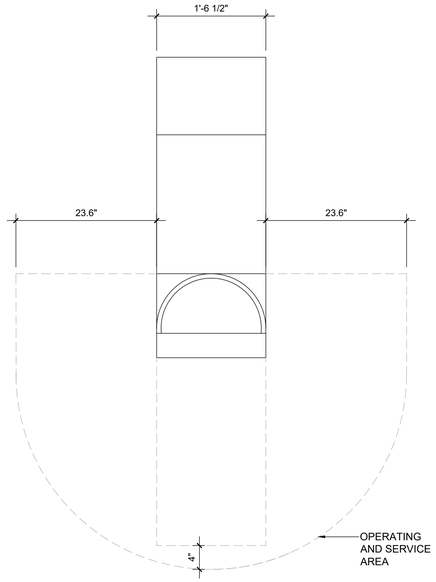
A9.1



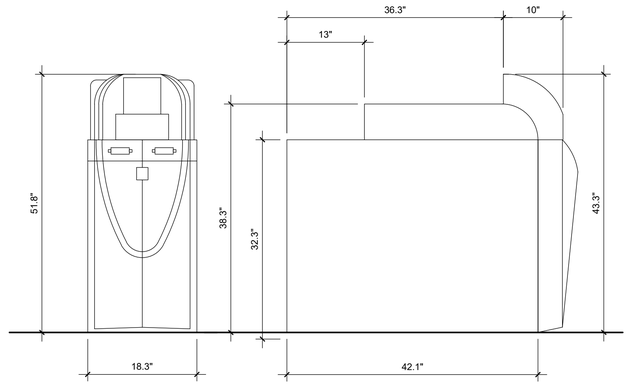
1 FRONT LOAD ATS - PLAN
SCALE 1" = 1'-0"

NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION	O.S./O.I.	O.S./C.I.	C.S./C.I.	REMARK
	EQUIPMENT SCHEDULE-FINANCIAL INSTITUTION								
101	FRONTLOAD ATS	TALARIS	5	AUTOMATED TELLER SAFE	LOBBY TELLER, DRIVE-THRU TELLER	✓*			
102	DRIVE-THRU ETM / ATM	HYOSUNG	8300i	w 40.1" x d 39.3" x h 58.8", 1,918 lbs	DRIVE-THRU LANES	✓*			
103	SCAN COIN	COINSTAR	ANTHONY	COIN SORTER	SELF SERVICES	✓*			
104	CASH VAULT	HAMILTON SAFE	TL-15	DEPOSIT SAFE	WORK ROOM	✓*			RIGHT SWING
105	AFTER HOUR DEPOSITORY	HAMILTON SAFE	8OUC HEAD	DEPOSIT SAFE / NIGHT DEPOSIT HEAD	WALK UP BY MAIN ENTRANCE	✓*			PAINT SHERWIN WILLIAMS SW2092 MOUNTAIN ROAD
106	50" LED TV	SAMSUNG	M530X SERIES		LOBBY TELLER / BACK WALL	✓			
107	32" LCD TELEVISION	?????	?????	RATES BOARD & MARKETING	DYNAMIC DIGITAL WALL		✓*		CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER REPRESENTATIVE ON MONITORS AND BRACKETS
108	SAFETY DEPOSIT BOXES	DIEBOLD	CLASS: 1	SAFETY DEPOSIT BOXES	NOT USED				
	EQUIPMENT SCHEDULE- OFFICES								
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION	✓			
201	COPY/FAX MACHINE	?????????????	?????????????	3'-0" x 2'-4" x 44"	LOBBY TELLER AREA	✓			
202	SHREDDER BIN	?????????????	?????????????	?????????????	WORK ROOM	✓*			
203	LCD MONITOR			MOUNTED LCD MONITOR BUILT IN SPEAKER	VESTIBULE CEILING MOUNTED	✓			BY SECURITY
204	LCD TV / MONITOR BRACKET	PEERLESS	SA740P	BRACKET FOR 32" LCD	IN CONJUNCTION WITH 32" LCD,		✓*		CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER REPRESENTATIVE ON MONITORS AND BRACKETS - PROVIDE BLOCKING
205	32" TV SCREEN	SAMSUNG			OFFICES	✓			
	EQUIPMENT SCHEDULE-KITCHEN								
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION				
301	REFRIGERATOR	?????????????	?????????????	?????????????	BREAK ROOM	✓			
302	COFFEE MACHINE	?????????????	?????????????	?????????????	BREAK ROOM	✓			CONTRACTOR TO PROVIDE WATER LINE STUB UP UNDER COUNTER TO COFFEE MACHINE REF. A.5.2
303	IN-LINE WATER FILTER	WATTS/FLOWMATIC	WGAC-975/APCCTW	CARBON CARTRIDGE/HOUSING	BREAK ROOM			✓	SERVES SINK, ICE MACHINE AND COFFEE MAKER
304	DRY ERASE BOARD					✓			
305	TACK BOARD					✓			
	SPECIALTY ITEMS SCHEDULE								
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	DESCRIPTION	LOCATION				
401	MINI BLINDS	SPRINGS WINDOW	BALI-CLASSICS	CONTRACTOR TO VERIFY ALL SIZES				✓	INSTALL INSIDE WINDOW FRAMES (TYPICAL)
402	FIRE EXTINGUISHER CABINET	LARSENS	MP-10	CABINET: AL-2409-6R, VERTICAL LETTERS	LOBBY & CORRIDOR 111			✓	
403	LOCKERS	PENCO PRODUCTS or ASI LOCKERS PER SPECIFICATIONS	MARINE BLUE #806 BLUE FROST #36	3-TIER, COMBINATION LOCK W/MASTER KEY	BREAK ROOM			✓	
404	TOILET PARTITIONS	BOBRICK	SERIES 1042	FORMICA 3512-58 METAL EARTH	NOT USED			✓	
405	FIRST AID CABINET	MEDIQUE PRODUCTS	712MTM	CONTENTS PER CONTRACT WITH RBFCU	BREAK ROOM	✓			CABINET WITH POCKETS MEDICAL STORAGE WITH 3 SHELVES PROVIDE BLOCKING
406	COAT HOOK	IVES	#IV 582	1 1/2"H x 3"W, PROJECTS 1"	TOILET ROOM & TOILET PARTITION DOORS			✓	ALUMINUM WITH A CLEAR COAT FINISH
407	FIRE EXTINGUISHER / BRACKET	LARSENS	MP5-A	5 LBS. / UL 3A-40B:C / BRACKET: 1521	BREAK ROOM & MECHANICAL ROOM,			✓	PROVIDE BLOCKING
408	KEY CABINET	KIDDE-Touchpoint 120	P/N 001797	19.53 X 13.62 X 4.76"	WORK ROOM	✓			
409	KEY CABINET	KIDDE-Touchpoint 30	P/N 001795	12.04 X 8.11 X 3.19"	WORK ROOM	✓			
410	SDB KEY CABINET	ADVANCTEC		20" D X 29 1/2" H X 20" W	VAULT - EXACT LOCATION BY OWNER	✓			
411	COAT RACK	BLOMUS	BLOMUS 63263 VENEA	COAT RACK BY FLOZ DESIGN	BREAK ROOM	✓			PROVIDE BLOCKING, MOUNT AT 66" AFF CONFIRM LOCATION WITH DESIGNER IN FIELD BEFORE INSTALLING
412	COAT HOOK	BOBBRICK	B542		BREAK ROOM	✓			PROVIDE BLOCKING, MOUNT AT 48" AFF BELOW THE COAT RACK
413	MECHO SHADES	MECHO SHADES	5X POCKET BRACKET	CONTRACTOR TO VERIFY ALL SIZES	OFFICES			✓	

GENERAL NOTES:

1. ANY ITEM OR SERVICE REQUIREMENTS SHOWN ON EQUIPMENT PLANS AND NOT SHOWN ELSEWHERE IN THESE DOCUMENTS (I.E. ARCH., M.E.P., SHEETS) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR, TO INCLUDE SERVICE REQUIREMENTS SHOWN ON EQUIPMENT LIST. FOR BID PURPOSES THE CONTRACTOR SHALL INCLUDE THE FOLLOWING:
   A. ELECTRICAL SERVICE = 110/220V DEDICATED EMERGENCY SERVICE W/ GROUND WIRE, 1PH, 60 HZ., 20 A
   B. WATER AND DRAIN = 1/2" WATER W/ VALVE, 3" FLOOR DRAIN W/ TRAP AS REQUIRED (TO EACH UNIT SHOWN)
2. THIS EQUIPMENT PLAN IS NOT A COMPREHENSIVE SUMMARY OF ALL WORK OR BUILDING SYSTEMS IN THIS CONTRACT. - REFER TO CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
3. OS/OI = OWNER SUPPLIED OWNER INSTALLED
   OS/CI - OWNER SUPPLIED CONTRACTOR INSTALLED
   CS/CI = CONTRACTOR SUPPLIED CONTRACTOR INSTALLED
4. CONTRACTOR MUST VERIFY EXACT LOCATION OF ALL EQUIPMENT & SERVICE OUTLETS WITH ARCHITECT PRIOR TO INSTALLATION OF ELECTRICAL AND/OR WATER SERVICE.
5. CONTRACTOR MUST COORDINATE ALL MILLWORK REQUIREMENTS WITH EQUIPMENT PLANS - SEE MILLWORK ELEVATIONS AND DETAILS.
6. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EQUIPMENT OWNER/CONTRACTOR RESPONSIBILITIES.
7. ANY ITEM NOT SHOWN ON THE EQUIPMENT LIST BUT SHOWN ELSEWHERE IN THESE DOCUMENTS SHALL BE UNDERSTOOD TO BE C.S.C.I. (EXCEPT PLANTS AND ARTWORK)
8. COORDINATE DOOR INSTALLATION WITH BANK EQUIPMENT VENDOR FOR INSTALLATION OF ITEMS #103 AND #104

*NOTE: THE CONTRACTOR IS TO COORDINATE AND ASSIST THE OWNER'S EQUIPMENT AND SECURITY VENDORS. PROVIDE ELECTRICAL, DATA, BLOCKING/SUPPORT AND OTHER ITEMS AS REQUIRED. THE CONTRACTOR IS TO COORDINATE THE ACTIVATION OF THE ALARM SYSTEM WITH THE DELIVERY/INSTALLATION OF ALL BANK EQUIPMENT, CONTRACTOR IS TO COORDINATE WITH MILLWORK AND OTHER FINISHES.



*TALARIS BERNE / VERTERA HIGH CAP. / HB01727

2 FRONT LOAD ATS- ELEVATIONS
SCALE 1" = 1'-0"

EQUIPMENT SCHEDULE

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE
08/11/26

REVISIONS

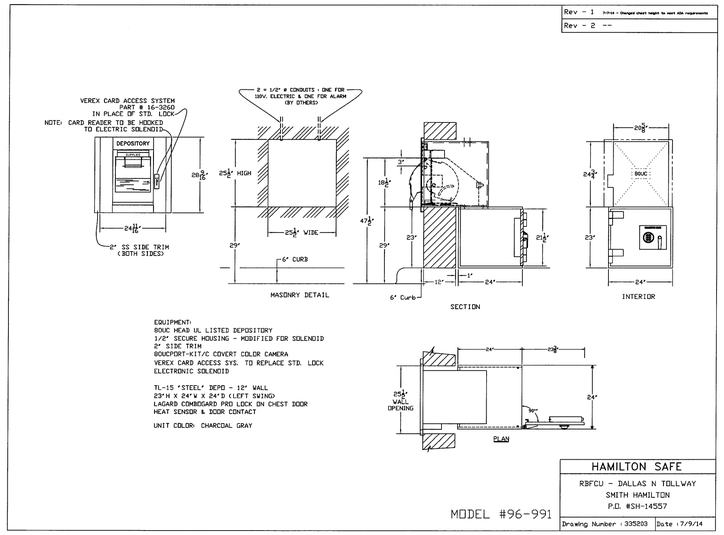
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
211 & POTRANCO
RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: MDJ
CHECKED BY: FFL

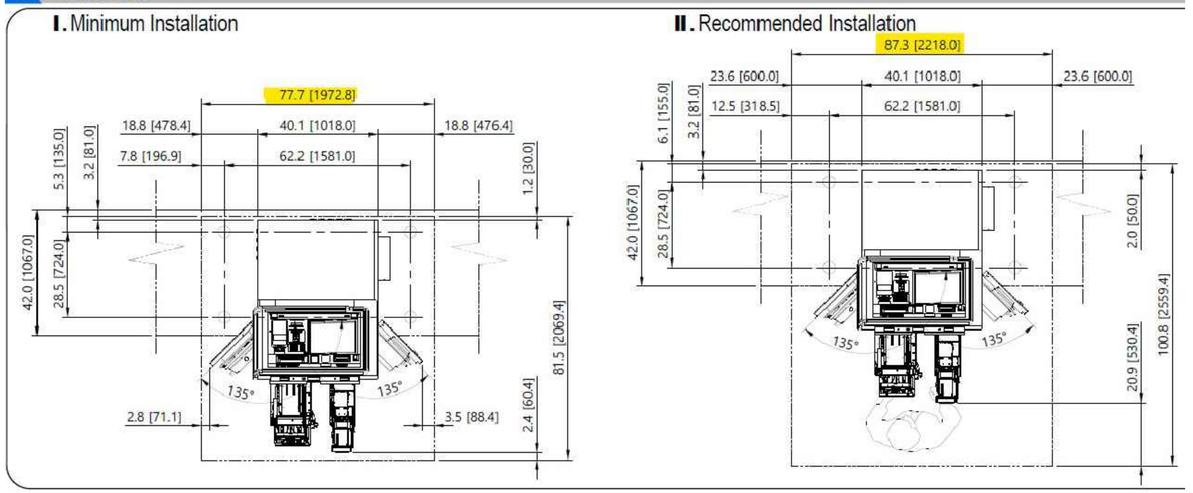
SHEET
A10.1



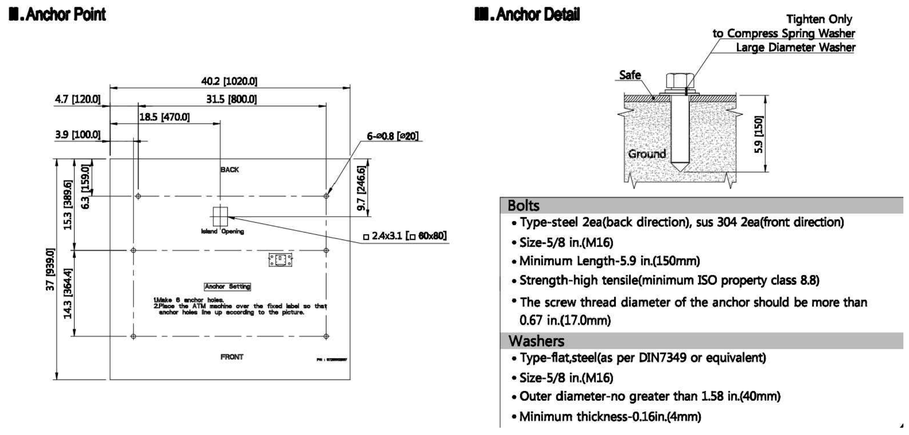
NIGHT DEPOSIT DROP BOX

1 NIGHT DEPOSIT DROP BOX
SCALE N.T.S.

* VERIFY FINAL SIZE AND PLACEMENT WITH MANUFATURER RECOMMENDATIONS



2 EQUIPMENT DETAIL - DRIV-THRU ATM HYOSUNG 8300i
SCALE 1/2" = 1'-0"



3 ANCHOR POINT - DRIV-THRU ATM HYOSUNG 8300i
SCALE 1" = 1'-0"

EQUIPMENT DETAILS

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FREDERICK F. MORALES
14787
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JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL
SHEET	A10.2

1 EQUIPMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

TRUE NORTH PLAN NORTH

EQUIPMENT PLAN

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JOB NO: 2537
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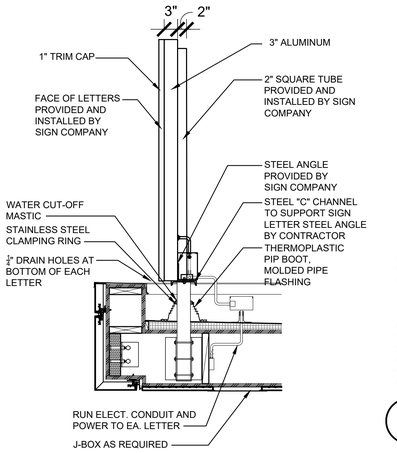
DRAWN BY: MDJ
CHECKED BY: FFL

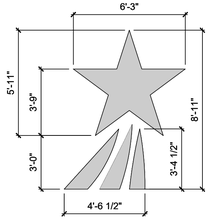
SHEET
A10.3



RETURNS: PAINTED CUSTOM COLOR
BACKS: PAINTED CUSTOM COLOR
TRIMCAP: SILVER METALLIC
FACE: WHITE FACE WITH BLUE VINYL WITH 1/2" WHITE OUTLINE
ILLUMINATION: WHITE LED

NOTES: LETTERS INDIVIDUALLY MOUNTED ONTO TOP OF ROOF CANOPY, WELD STEEL ANGLE TO MOUNTING STEEL PLATE AND BOLT TO WOOD NAILERS.
PROVIDE A 4 YEAR WARRANTY ON LED LIGHTING

1 SECTION THRU S-3
SCALE 3/4" = 1'-0"



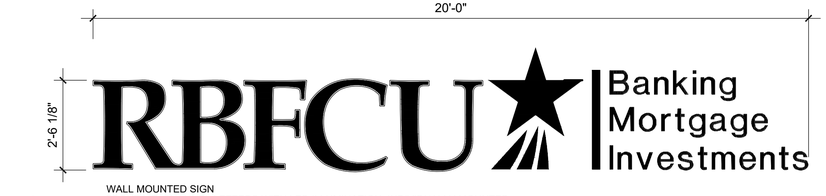
FRAME MOUNTED SYMBOLS S-2

NON-ILLUMINATED .125 ALUMINUM REVERSE CHANNEL SYMBOL WITH BACK, INDIVIDUALLY MOUNTED
ALUMINUM RETURNS 3" DEEP, PAINTED SILVER METALLIC.
ALUMINUM FACE PAINTED SILVER METALLIC.
MOUNT WITH NON EXPOSED HARDWARE ONTO FRAME PROVIDED BY GENERAL CONTRACTOR.
FIELD VERIFY MOUNTING LOCATION.
OWNER WILL PROVIDE ARTWORK FOR EXACT LAYOUT.

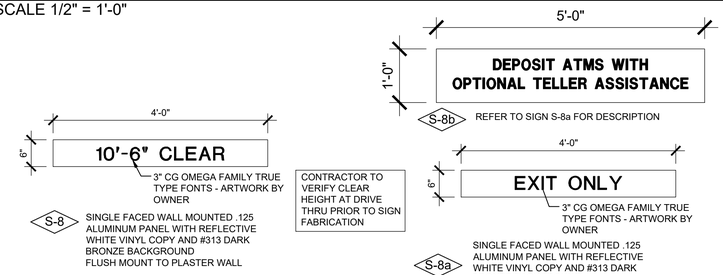
2 DECO. SYMBOL
SCALE 1/4" = 1'-0"

S-3 CANOPY MOUNTED LETTER
INTERNALLY ILLUMINATED PLEXI-FACE CHANNEL LETTERS, SELF CONTAINED, INDIVIDUALLY MOUNTED WITH LED ILLUMINATION. FACES WILL BE WHITE LEXAN COVERED WITH TRANSLUCENT VINYL RBFCU BLUE (288C) WITH A ¾" WHITE OUTLINE TRIM AROUND THE LETTERS. RETURNS WILL BE 5" DEEP, PAINTED CUSTOM COLORS. TRIM CAPS WILL BE PAINTED SILVER METALLIC. LETTERS TO HAVE ¾" THICK ALUMINUM BACKPLATE FOR SUPPORT. LETTERS WILL BE MOUNTED TO AN ANGLE FRAMEWORK WITH SQUARE TUBE VERTICAL SUPPORTS. THE STEEL ANGLE WILL BE BOLTED TO THE STEEL BEAM WITH WELDED THREADED STUDS PROVIDED BY GENERAL CONTRACTOR. ELECTRICAL POWER TO THE SIGN BY GENERAL CONTRACTOR.

3 CHANNEL LETTERS
SCALE 1/2" = 1'-0"



S-4 WALL MOUNTED SIGN
FRONT LIT, CHANNEL LETTERS WITH LED ILLUMINATION, INDIVIDUALLY MOUNTED.
FACES WILL BE WHITE LEXAN COVERED WITH TRANSLUCENT VINYL RBFCU BLUE (288C) WITH A 1/4" WHITE OUTLINE TRIM AROUND THE LETTERS. RETURNS WILL BE 3" DEEP, PAINTED CUSTOM COLOR. TRIM CAPS WILL MATCH FACES. ELECTRICAL POWER TO THE SIGN BY GENERAL CONTRACTOR.



CONTRACTOR TO VERIFY CLEAR HEIGHT AT DRIVE THRU PRIOR TO SIGN FABRICATION

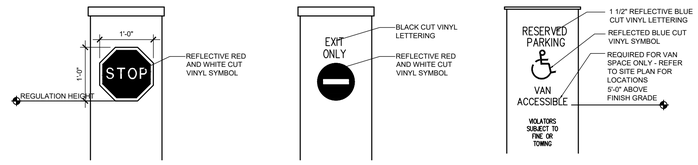
S-8 SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH REFLECTIVE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND
FLUSH MOUNT TO PLASTER WALL

S-8a SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH REFLECTIVE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND
FLUSH MOUNT TO PLASTER WALL

S-8b REFER TO SIGN S-8a FOR DESCRIPTION

4 WALL MOUNTED SIGNS
SCALE 3/4" = 1'-0"

NOTE: STANDARD TxDOT TRAFFIC SIGNS

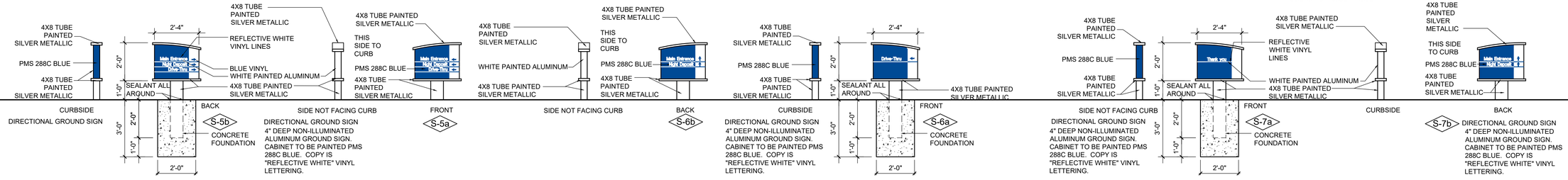


S-9a REFER TO 7/A1.4 FOR POST AND FOUNDATION (SIMILAR)

S-9b

S-10 REFER TO 7/A1.4 FOR POST AND FOUNDATION

5 TRAFFIC SIGNS
SCALE 3/4" = 1'-0"



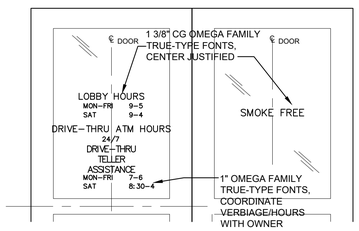
6 DIRECTIONAL SIGNS
SCALE 3/8" = 1'-0"

S-11 8" TALL, 3/4" THICK BRONZE CAST ALUMINUM NUMBERS

S-13

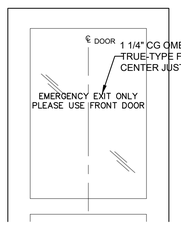
SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH REFLECTIVE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND
FLUSH MOUNT TO TOP OF NIGHT DEPOSIT ENCLOSURE

7 ADDRESS SIGN
SCALE 3/4" = 1'-0"



S-12 PREMIUM GRADE WHITE VINYL
APPLY TO FRONT ENTRANCE DOORS, COORDINATE HEIGHT
APPLY VINYL LETTERING TO INSIDE FACE OF GLASS ON INTERIOR SIDE OF DOOR
TEXT TO BE READ FROM OUTSIDE

8 WALL MOUNTED SIGN
SCALE 3/4" = 1'-0"

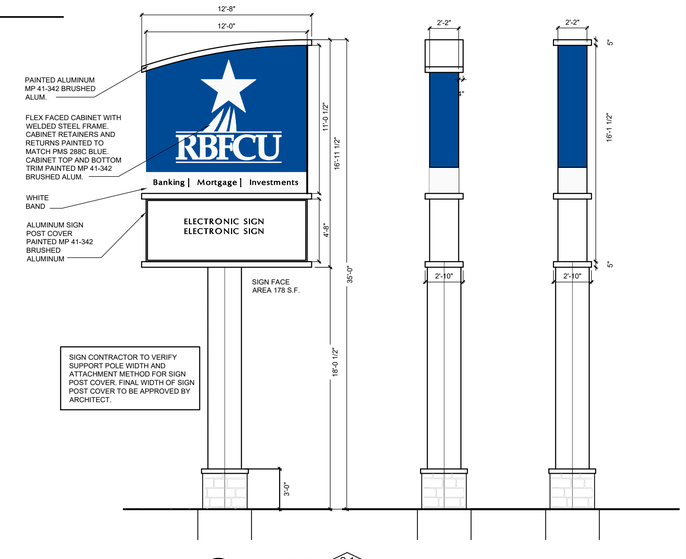


* PER OWNER PROVIDED ARTWORK

S-14 SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH PREMIUM GRADE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND
FLUSH MOUNT TO WALL

S-15 PREMIUM GRADE WHITE VINYL
APPLY TO FRONT ENTRANCE DOORS, COORDINATE HEIGHT
APPLY VINYL LETTERING TO INSIDE FACE OF GLASS ON INTERIOR SIDE OF DOOR
TEXT TO BE READ FROM INSIDE

9 CUT VINYL SIGNS
SCALE 3/4" = 1'-0"



10 POLE SIGN S-1
SCALE 3/16" = 1'-0"

EXTERIOR SIGNAGE

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REGISTERED ARCHITECT
DERRICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
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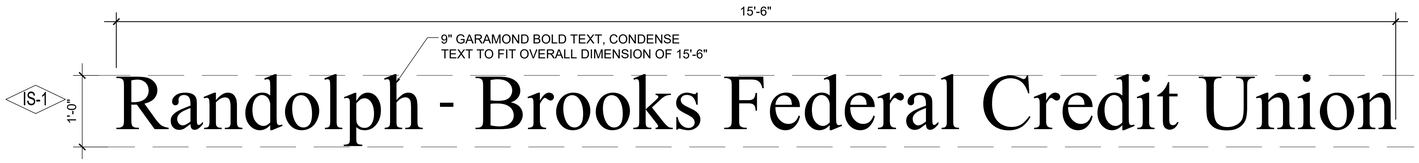
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | | TBAE Firm BR1010

JOB NO:	2537
DATE:	3-27-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A10.4



LOCATION: ABOVE TELLER LINE

1/2" LASER CUT ACRYLIC LETTERS WITH PAINTED SILVER METALLIC,
REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION
FULLY ADHERED TO WALL WITH VHB FOAM TAPE AND/OR SILICON

IS-2 *Welcome*

LOCATION: WELCOME WALL

1/4" LASER CUT ACRYLIC LETTERS WITH PAINTED SILVER METALLIC,
REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION
FULLY ADHERED TO GYPSUM BOARD FURRDOWN WITH SILICON

WELCOME: 8" LETTERS, TIMES, BOLD, ITALIC,

IS-2A *Thank You*

LOCATION: ABOVE FRONT DOORS, LOBBY SIDE

1/4" LASER CUT ACRYLIC LETTERS WITH PAINTED SILVER METALLIC,
REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION
FULLY ADHERED TO GYPSUM BOARD FURRDOWN WITH SILICON

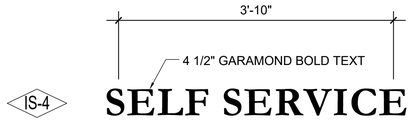
THANK YOU: 6" LETTERS, TIMES, BOLD, ITALIC,

IS-3 **INFORMATION**

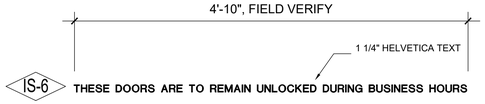
LOCATION: DIGITAL DYNAMIC MARKETING WALL

1/4" BRUSHED ALUMINUM LETTERS WITH NATURAL SATIN FINISH,
REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION
FULLY ADHERED TO WALL WITH VHB FOAM TAPE &/OR SILICON

INFORMATION: 4" LETTERS. AMERICAN GARAMOND BOLD



IS-5 NOT USED

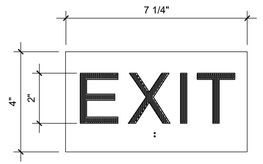


LOCATION: ABOVE SELF SERVICE

1/4" LASER CUT ACRYLIC LETTERS WITH PAINTED SILVER METALLIC,
REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION
FULLY ADHERED TO GYPSUM BOARD FURRDOWN WITH SILICON

LOCATION: ABOVE FRONT EXIT DOOR

BLACK VINYL COPY
FLUSH MOUNT TO OVERHEAD DOOR OPERATOR



IS-7

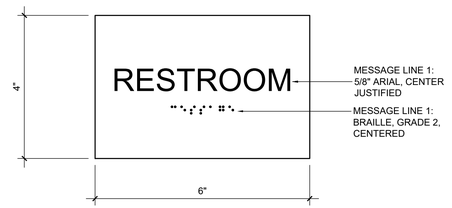
* EXIT SIGN 4" HIGH X 7¼" W
⅝" RAISED WHITE TEXT WITH GRADE 2 BRAILLE

IS-8 LOCATION: ABOVE SERVICES GROUP SLATBOARD

ACRYLIC PANEL: 1/2" CLEAR ACRYLIC WITH BEVELED EDGES AND 1" BARREL MOUNT STAND-OFFS. PANEL MOUNTED TO INTERIOR WALL WITH NON-CORROSIVE HARDWARE PER WALL CONSTRUCTION. ALL WALL PENETRATIONS SEALED WITH CLEAR SILICON. CENTER HORIZONTALLY AND VERTICAL IN WALL ABOVE SLATBOARD

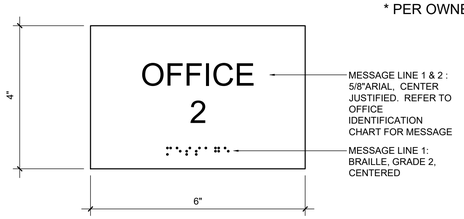
LOGO AND LETTERS: 1/4" ACRYLIC PAINTED 8886 METALIC SILVER, APPLIED TO 1ST SURFACE OF ACRYLIC PANEL WITH MEANS THAT IS NOT VISIBLE

* PER OWNER PROVIDED ARTWORK



IS-9

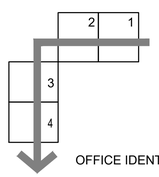
PHOTOPOLYMER FACE PLATE WITH RAISED 1/32" GRAPHICS, LAMINATED TO ACRYLIC BACKPLATE. BACKGROUND COLOR TO MATCH NEVAMAR S-6-20T (GUNMETAL,) MATTE FINISHGRAPHICS AND TEXT TO BE WHITE, MATTE FINISH. MOUNTED TO WALL WITH VINYL FOAM TAPE AND SILICON.



IS-10

PHOTOPOLYMER FACE PLATE WITH RAISED 1/32" GRAPHICS, LAMINATED TO ACRYLIC BACKPLATE. BACKGROUND COLOR TO MATCH NEVAMAR S-6-20T (GUNMETAL,) MATTE FINISHGRAPHICS AND TEXT TO BE WHITE, MATTE FINISH. MOUNTED TO WALL WITH VINYL FOAM TAPE AND SILICON.

OFFICE IDENTIFICATION CHART		
ROOM NUMBER	ROOM NAME	MESSAGE TEXT
107	OFFICE	OFFICE 1
108	OFFICE	OFFICE 2
109	OFFICE	OFFICE 3
110	OFFICE	OFFICE 4



OFFICE IDENTIFICATION DIAGRAM

NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH ADA AND LOCAL GOVERNMENT REGULATIONS.
2. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.
3. PROVIDE WRITTEN VERIFICATION THAT BRAILLE IS CORRECT.
4. ALL TEXT TO BE GARAMOND BOLD, UNLESS NOTED OTHERWISE.

REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 08/11/26

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DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A10.5

INTERIOR SIGNAGE

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SELECTION	FLOOR	MANUF. / NUMBER / COLOR / PATTERN
CPT-1	FIELD CARPET TILE-SEE FSGN #12	SHAW CONTRACT / STYLE: 59575 DIFFUSE / COLOR: 75481 MOVEMENT / 24" x 24" / MONOLITHIC INSTALL
CPT-2	FIELD CARPET TILE-SEE FSGN #12	SHAW CONTRACT / STYLE: 59368 TRU COLOURS TILE / COLOR: 68485 DEEP NAVY / 24" x 24" SHAW CONTRACT REP: MARGARET MAHAN 210-854-2754
W-CPT	WALK-OFF CARPET TILE	INTERFACE FLOR / STYLE: INDUSTRIOUS / COLOR: BARK 21-1552-05 / 50CM x 50CM / QUARTER-TURN INSTALL CONTACT REP: FORD SAVAGE @ 210-612-2892
VCT-1	PREMIUM VINYL COMPOSITION TILE	ARMSTRONG EXCELON / STONETEX / 52143 SANDSTONE / 12" x 12" / MONOLITHIC INSTALL
VCT-2	PREMIUM VINYL COMPOSITION TILE	ARMSTRONG EXCELON / STONETEX / 52149 COCOA BROWN / 12" x 12" / MONOLITHIC INSTALL
PFT-1	PORCELAIN TILE-SEE FSGN #9 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 60771R / COLOR: IVORY / NATURALE FINISH-RECTIFIED TILE ONLY / (18"x36") 17-13/16" x 35-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS NOTE: INSTALL OVER CRACK ISOLATION MEMBRANE
PFT-2	PORCELAIN TILE-SEE FSGN #9 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 60778R / COLOR: GREY / NATURALE FINISH-RECTIFIED TILE ONLY / (12"x24") 11-13/16" x 23-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 19 PEARL GRAY NOTE: INSTALL OVER CRACK ISOLATION MEMBRANE
PFT-3	PORCELAIN TILE-SEE FSGN #11 CONTRACTOR PROVIDED TILE AND INSTALLATION	PRESTIGE / STYLE: SHERWOOD / COLOR: OAK / 9-1/2" x 59" x .33" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS NOTE: INSTALL OVER CRACK ISOLATION MEMBRANCE SOURCE:MELINDA KENNING - BPI @ 210-288-1004

SELECTION	BASE	MANUF. / NUMBER / COLOR / PATTERN
B-1	RUBBER	JOHNSONITE / 69 STERLING SILVER / 4"
B-2	BULL-NOSE PORCELAIN-SEE FSGN #9 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 89771 / COLOR: IVORY / NATURALE FINISH-RECTIFIED TILE ONLY / (4"x24") 3-3/8" x 23-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS
B-3	BULL-NOSE PORCELAIN-SEE FSGN #9 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 89771 / COLOR: GREY / NATURALE FINISH-RECTIFIED TILE ONLY / (4"x24") 3-3/8" x 23-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS
B-4	STAINLESS STEEL BASE	TYPE 304 STAINLESS STEEL/ 20 GAUGE / #4 STAIN FINISH
B-5	PORCELAIN	COMPRISED OF TWO ROWS: BOTTOM ROW: ANATOLIA / STYLE: SOHO TILES / COLOR: VINTAGE GREY 4" x 12" TOP ROW: ANATOLIA / STYLE: SOHO TILES / COLOR: VINTAGE GREY / BULLNOSE 2" x 6" GROUT: MAPEI / KER 400 SERIES KERAPOXY / COLOR: 77 FROST

SELECTION	WALLS	MANUF. / NUMBER / COLOR / PATTERN
PNT-1	FIELD PAINT	SHERWIN WILLIAMS / SW 7036 / ACCESSIBLE BEIGE
PNT-2	ACCENT PAINT	SHERWIN WILLIAMS / SW 7073 / NETWORK GRAY
PNT-3	TYP. GYP. BOARD CEILING PAINT	SHERWIN WILLIAMS / SW 7070 / SITE WHITE
PNT-4	ACCENT PAINT	SHERWIN WILLIAMS / SW 6347 / CHRYSANTHEMUM
PNT-5	ACCENT PAINT	SHERWIN WILLIAMS / SW 6115 / TOTALLY TAN
PNT-6	ACCENT PAINT	SHERWIN WILLIAMS / SW 6537 / LUXE BLUE
PNT-7	OMITTED	----------
PNT-8	ACCENT PAINT	SHERWIN WILLIAMS CUSTOM MIX #0307966Q707354 CM BROOKS LT STRIPE / CALL SHERWIN WILLIAMS BANDERA STORE 707354 @ 210-680-2113
PNT-9	ACCENT PAINT	SHERWIN WILLIAMS / SW 6538 / DIGNIFIED
PNT-10	THR PNT-13 OMITTED	
PNT-14	ACCENT PAINT	SHERWIN WILLIAMS / SW 7038 / TONY TAUPE
CWT-1	CERAMIC WALL TILE CONTRACTOR PROVIDED TILE AND INSTALLATION	ANATOLIA / STYLE: SOHO TILES / COLOR: VINTAGE GREY 4" x 12" GROUT: MAPEI / KER 400 SERIES KERAPOXY / COLOR: 77 FROST SOURCE: MELINDA KENNING - BPI @ 210-288-1004
WD PLK-1	WOOD PLANK	3/4" CABINET GRADE BIRCH VENEER PLYWOOD - CUT T0 4" WIDE x RANDOM LENGTHS VARYING FROM 24" TO 36". SLIGHT EDGE CHAMFER ALONG LENGTH OF EACH SIDE OF EVERY 4" WIDE BOARD. CLEAR SATIN COAT FINISH

SELECTION	MILLWORK	MANUF. / NUMBER / COLOR / PATTERN
MW-1	BASE / CABINETS	PL-2: WILSONART / 7935K-07 / SHAKER CHERRY PL-1: WILSONART / 7921-38 / TUSCAN WALNUT PL-5: WILSONART / 7949K-18 / ASIAN NIGHT PL-6: FORMICA DECO METAL COLLECTION / M2178 / BRUSHED STAINLESS STEEL RES-1: 3FORM VARIA / FRONT & BACK FINISH: SANDSTONE / STYLE: CARAMEL / 1/4" GAUGE
	TRANSACTION COUNTERTOP	SS-1: WILSONART SOLID SURFACE / FRENCH BLUE MELANGE
MW-2	BASE & UPPER CABINETS	PL-2: WILSONART / 7935K-07 / SHAKER CHERRY
	WORKSURFACE	PL-3: WILSONART / 4978K-07 / HENNA VESTA
MW-3	BASE CABINETS	PL-4: WILSONART / 7935K-60 / SHAKER CHERRY
	COUNTERTOP/WORKSURFACE	PL-1: WILSONART / 7921-38 / TUSCAN WALNUT
MW-4	COUNTERTOP/WORKSURFACE	PL-3: WILSONART / 4978K-07 / HENNA VESTA
MW-5	TOILET RM VANITY	PL-1: WILSONART / 7921-38 / TUSCAN WALNUT
	TOILET RM VANITY APRON	PL-4: WILSONART / 7935K-60 / SHAKER CHERRY
MW-6	TRANSACTION COUNTERTOP	SS-1: WILSONART SOLID SURFACE / FRENCH BLUE MELANGE
	BASE CABINETS	PL-1: WILSONART / 7921-38 / TUSCAN WALNUT

SELECTION	PLASTIC. LAM.	MANUF. / NUMBER / COLOR / PATTERN
PL-1	COUNTERTOPS & CABINETS	WILSONART / 7921-38 / TUSCAN WALNUT
PL-2	CABINETS	WILSONART / 7935K-07 / SHAKER CHERRY
PL-3	COUNTERTOPS	WILSONART / 4978K-07 / HENNA VESTA
PL-4	CABINETS	WILSONART / 7935K-60 / SHAKER CHERRY
PL-5	CABINETS	WILSONART / 7949K-18 / ASIAN NIGHT
PL-6	CABINETS	FORMICA DECO METAL COLLECTION / M2178 / BRUSHED STAINLESS STEEL
PL-7	TOILET PARTITIONS	WILSONART 4656-60 / BRONZE LEGACY

SELECTION	CEILING	MANUF. / NUMBER / COLOR / PATTERN
AU-1	2' x 4'	OMITTED
AU-2	2' x 2'	ARMSTRONG / CIRRUS BEVELED TEGULAR / WHITE / 24"x 24" x 3/4" / 9/16" EXPOSED TEE GRID
AU-3	2' x 4'	CERTAINTEED / SAN MICRO SHM-197 / 24" x 48" X 5/8" / 15/16" EXPOSED TEE GRID
GYP/PNT-3	PAINTED GYPSUM BD.	SHERWIN WILLIAMS / SW 7070 / SITE WHITE

SELECTION	SOLID SURFACE	MANUF. / NUMBER / COLOR / PATTERN
SS-1	COUNTERTOP OR BULLNOSE EDGE	WILSONART SOLID SURFACE / FRENCH BLUE MELANGE

SELECTION	ACRYLIC PANEL	MANUF. / NUMBER / COLOR / PATTERN
RES-1	RESIN ART PANEL	3FORM/ FRONT & BACK FINISH: SANDSTONE / STYLE: CARAMEL / 1/4" GAUGE

SELECTION	ACOUSTICAL PANEL	MANUF. / NUMBER / COLOR / PATTERN
AWP-1	ACOUSTIC WALL PANEL	GUILFORD PANEL FABRIC / STYLE: INTERFACE FABRIC, TERRA TEX - FR701 2100 COLOR: 539 BLEU PAPIER OR ARMSTRONG SOUNDSOAK ACOUSTICAL WALL SYSTEM / FR-701 BLUE PAPIER (BR)

FSGN #1	REFER TO SHEET A11.2 FOR FLOOR PATTERN PLAN
FSGN #2	TYPICAL PAINTED WALL IS PNT-1: SHERWIN WILLIAMS / SW 7036 / ACCESSIBLE BEIGE ALL PAINTED ACCENT WALLS AND PAINTED ACCENT BANDS WILL BE SHOWN ON FINISH PLAN TYPICAL PAINTED GYP BD CEILING IS PNT-3: SHERWIN WILLIAMS / SW 7070 / SITE WHITE ALL ACCENT PAINTED GYP BD CEILINGS WILL BE SHOWN ON THE FINISH PLAN REFER TO SHEET A11.3 FOR FINISH PLAN. PAINT HOLLOW METAL DOOR TO MATCH WALL COLOR.
FSGN #3	FULL HEIGHT CERAMIC TILE (CWT-1) ON WALLS PER ELEVATIONS AND ON ALL WALLS THAT ARE INDICATED AS FULL HEIGHT ON FINISH PLAN - SHEET A11.3 FULL HEIGHT CWT-1 TO CONTINUE BEHIND MIRRORS
FSGN #4	OMITTED
FSGN #5	INSTALL A 3/8" SCHLUTER RENO-U SATIN ANODIZED ALUMINUM TRANSITION STRIP AEU100 @ DOORWAY TRANSITION BETWEEN PORCELAIN FLOOR TILE AND VCT FLOORING
FSGN #6	TYPICAL BASE IS B-1 RUBBER BASE. REFER TO SHEET A11.3 FOR LOCATION OF B-2 TILE BASE
FSGN #7	PROVIDE LEVEL 5 FINISH DIGITAL DYNAMIC MARKETING WALL (DDMW) COORDINATION MEETING REQUIRED WITH DESIGNER, WALL CLING VENDOR, OWNER AND PAINTER CONCERNING WALL PREP FOR OWNER'S APPLIED CLING
FSGN #8	ALL EXTERIOR CORNERS @ PORCELAIN TILE BASE ARE TO BE MITERED AND ALL TRANSITIONS BETWEEN RUBBER BASE AND PORCELAIN TILE BASE ARE TO BE MADE AT INSIDE CORNERS PER LOCATIONS ON FINISH PLAN ON SHEET A11.3
FSGN #9	CONTACT KELLY BYRD @ DESIGN MATERIALS FOR OWNER PROVIDED PORCELAIN TILE: PH: 210-344-3591 ONE BOX EACH OF TYPE OF PORCELAIN TILE AND BASE SHOULD BE LEFT AT BRANCH FOR ATTIC STOCK
FSGN #10	ATTENTION - IMPORTANT NOTICE! GENERAL CONTRACTOR MUST COVER AND PROTECT ALL CARPETS AFTER THEY HAVE BEEN INSTALLED. IF AT ANYTIME, CARPETS ARE FOUND TO BE UNPROTECTED THEN THE GENERAL CONTRACTOR WILL BE REQUIRED TO REPLACE THE UNPROTECTED CARPETS AT THE CONTRACTOR'S EXPENSE
FSGN #11	ONE BOX OF PFT-3 AND CWT-1 SHOULD BE LEFT AT BRANCH FOR ATTIC STOCK
FSGN #12	CONTACT SHAW REP. MARGARET MAYHAM @ 210-854-2754 TO ORDER CARPET TILES. YOU MUST GIVE SHAW AT LEAST 14 DAYS NOTICE PRIOR TO REQUIRING DELIVERY OF CARPET TILES
FSGN #13	LEVEL FIVE FINISH REQUIRED FOR ENTIRE LOBBY (RMS103-106) - FOR ALL OTHER REQUIRED LOCATIONS REFER TO FINISH PLAN ON SHEET A11.3 AND ELEVATIONS
FSGN #14	INSTALL AN ALUMINUM SCHLUTER-SCHIENE STRIP BETWEEN ALL PORCELAIN FLOOR TILE AND CARPET TILE TRANSITIONS. REFER TO DETAIL ON SHEET A11.2
FSGN #15	ALL PL-2 OFFICE MILLWORK SHOULD HAVE A #60-MATTE FINISH: WILSONART / 7935K-60 / SHAKER CHERRY MATTE FINISH

TOILET ROOM PARTITIONS:	PL-7: WILSONART 4656-60 / BRONZE LEGACY
MECHO SHADE CLOTH:	THERMOVEIL 1% / COLOR 1702 BEIGE
1" METAL MINI-BLINDS:	BRUSHED ALUMINUM
TOILET ROOM VANITIES: MW-5	COUNTERTOP: PL-1 WILSONART / 7921-38 / TUSCAN WALNUT REMOVABLE APRON: PL-4 WILSONART / 7935K-60 / SHAKER CHERRY
LOCKERS:	PENCO PRODUCTS / MARINE BLUE #806 OR ASI LOCKERS / BLUE FROST #36 - PER SPECIFICATIONS
PLASTIC LAMINATE CHAIRRAIL IF USED:	PL-4 WILSONART / 7935K-60 / SHAKER CHERRY
CORNER GUARDS:	PROVIDED AND INSTALLED BY OWNER

NO.	ROOM NAME	FLOOR	BASE	WALLS N	WALLS S	WALLS E	WALLS W	MILLWORK	CEILING	CEILING HEIGHT	REMARKS
100	ENTRY VESTIBULE	W-CPT	B-2	SEE FSGN #2				--	GYP BD/PNT-3	9'-6" & 10'-6"	SEE FSGN 1, 6
101	DEPOSIT DROP	VCT-1	B-1	SEE FSGN #2				--	GYP BD/PNT-3	10'-6"	SEE FSGN 1, 5
102	SELF SERVICE	PFT-2 & CPT-1	B-2 & B-1	SEE FSGN #2				MW-2	GYP BD/PNT-6, 9, 4 & AU-2	9'-0", 10'-6", 8'-0" & 9'-6"	SEE FSGN 1, 6, 8, 9, 10, 12, 13, 14
103	GREETER STATION	PFT-1 & CPT-2	B-2 & B-1	SEE FSGN #2				PL-2 / SS-1	GYP BD/PNT-6 & AU-2	9'-0" & 10'-2"	SEE FSGN 1, 6, 8, 9, 10, 12, 13, 14
104	MAIN LOBBY/WAITING	PFT-1 & 2	B-2	SEE FSGN #2				MW-1	GYP BD/PNT-6 & 9 & AU-2	9'-0", 10'-6" & 11'-6"	SEE FSGN 1, 6, 7, 8, 9, 10, 12, 13, 14
105	LOBBY/WAITING	CPT-1	B-1	SEE FSGN #2				--	GYP BD/PNT-4, 6, 9 & AU-2	6'-8", 9'-0", 10'-6" & 11'-6"	SEE FSGN 1, 6, 8, 10
106	TELLER LINE	CPT-1	B-1 & B-2	SEE FSGN #2				MW-1	GYP BD/PNT-6, 9 & AU-2	9'-0", 10'-6" & 9'-6"	SEE FSGN 1, 6, 8, 10, 12, 13, 14
107	OFFICE	CPT-1	B-1	SEE FSGN #2				PL-4	AU-2	9'-6"	SEE FSGN 1, 6, 10
108	OFFICE	CPT-1	B-1	SEE FSGN #2				PL-4	AU-2	9'-6"	SEE FSGN 1, 6, 10
109	OFFICE	CPT-1	B-1	SEE FSGN #2				PL-4	AU-2	9'-6"	SEE FSGN 1, 6, 10
110	OFFICE	CPT-1	B-1	SEE FSGN #2				PL-4	AU-2	9'-6"	SEE FSGN 1, 6, 10
111	HALL	VCT-1 & 2	B-1	SEE FSGN #2				--	AU-2 & GYP BD/PNT-6	9'-0" & 9'-6"	SEE FSGN 1, 5
112	TOILET	PFT-3	CWT-1	SEE FSGN #3				MW-5	GYP BD/PNT-3	9'-0"	SEE FSGN 1, 5, 11
113	TOILET	PFT-3	CWT-1	SEE FSGN #3				MW-5	GYP BD/PNT-3	9'-0"	SEE FSGN 1, 5, 11
114	BREAK ROOM	VCT-1	B-1	SEE FSGN #2				PL-3 & PL-4	GYP BD/PNT-3 & AU-3	6'-4" & 10'-0"	SEE FSGN 1
115	WORK ROOM	VCT-1	B-1	SEE FSGN #2				MW-3	AU-3	9'-0"	SEE FSGN 1
116	ABM OFFICE	CPT-1	B-1	SEE FSGN #2				--	AU-2	9'-0"	SEE FSGN 1, 6, 10
117	JANITOR'S CLOSET	VCT-1	B-1	SEE FSGN #2				--	OPEN	EXPOSED STRUCTURE	SEE FSGN 1
118	DATA CLOSET	VCT-1	B-1	SEE FSGN #2				--	AU-3	9'-0"	SEE FSGN 1

RFS & FINISH LEGEND

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REGISTERED ARCHITECT
FREDERICK F. CHESNEY
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

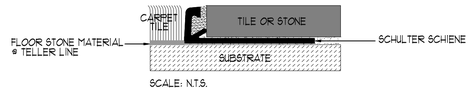
RBFCU

cmp chesneymoralespartners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: dlb
CHECKED BY: FFL

SHEET
A11.1

MUST HAVE A LEVEL TRANSITION BETWEEN CARPET AND PORCELAIN TILE HEIGHTS @ TELLER LINE

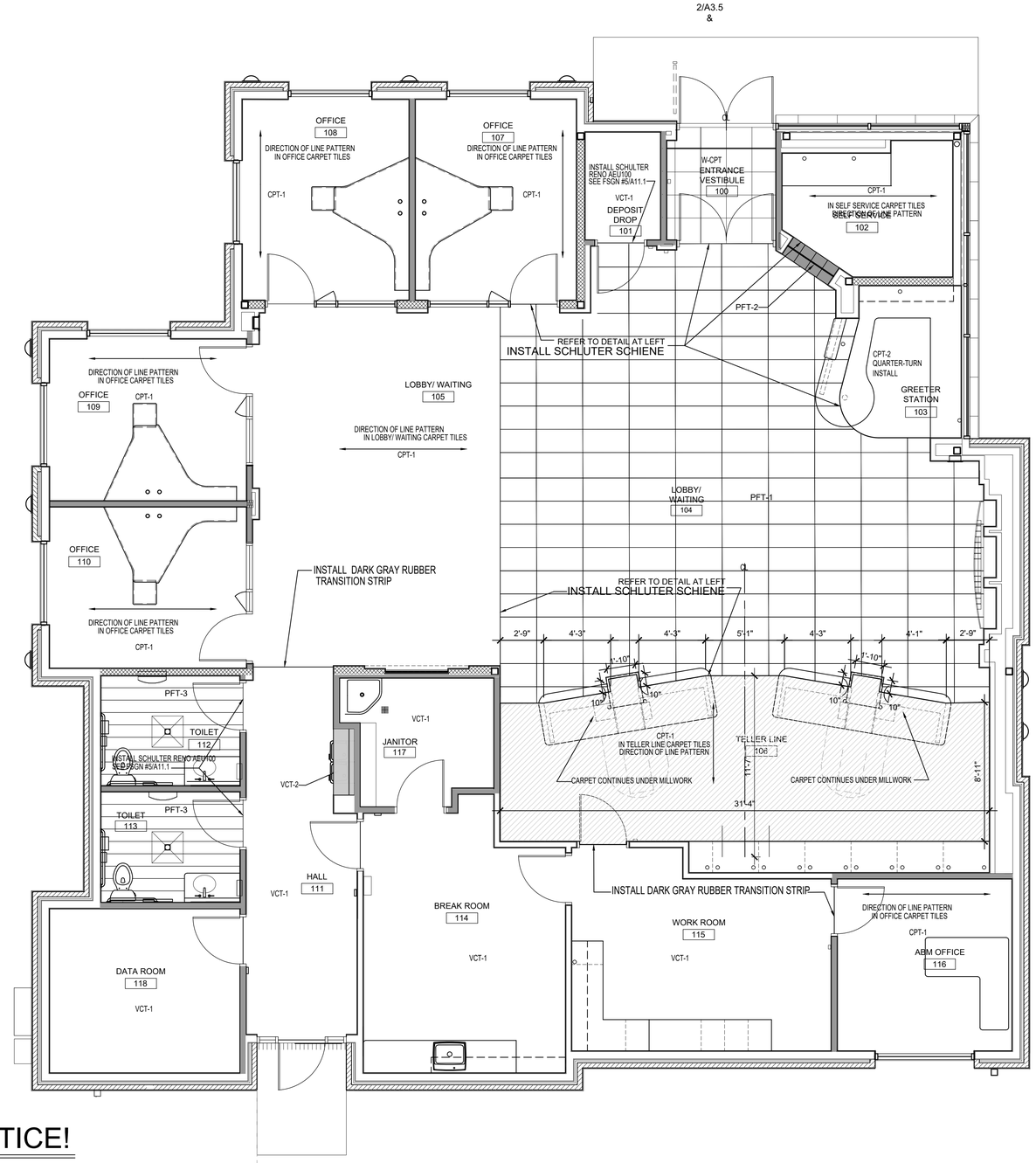


SCALE: N.T.S.

ALUMINUM SCHLUTER SCHIENE TO BE INSTALLED AT ALL PFT AND CPT TRANSITIONS

FLOOR LEGEND

CPT-1	FIELD CARPET TILE-SEE FSGN #2/A11.1	SHAW CONTRACT / STYLE: 59575 DIFFUSE / COLOR: 15481 MOVEMENT / 24" x 24" CONTACT: MARGARET MAHAN - SHAW CONTRACT REP @ 210-854-2754
CPT-2	FIELD CARPET TILE-SEE FSGN #2/A11.1	SHAW CONTRACT / STYLE: 59368 TRU COLOURS TILE / COLOR: 68485 DEEP NAVY / 24" x 24" CONTACT: MARGARET MAHAN - SHAW CONTRACT REP @ 210-854-2754
W-CPT	WALK-OFF CARPET	INTERFACE FLOR / STYLE: INDUSTRIOUS / COLOR: BARK 21-1552-05 / 50CM x 50CM / MONOLITHIC INSTALL CONTACT: FORD SAVAGE - INTERFACE REP @ 210-612-2892
VCT-1	PREMIUM VINYL COMPOSITION TILE	ARMSTRONG EXCELON / STONETEX / 52143 SANDSTONE / 12" x 12"
VCT-2	PREMIUM VINYL COMPOSITION TILE	ARMSTRONG EXCELON / STONETEX / 52149 COCOA BROWN / 12" x 12" / MONOLITHIC INSTALL
PFT-1	PORCELAIN TILE-SEE FSGN #3/A11.1	ERGON / STYLE: ELEGANCE / COLOR: IVORY 60TTIR / NATURALE FINISH-RECTIFIED TILE ONLY / (18"x36") 17-11/16" x 35-7/16"
PFT-2	PORCELAIN TILE-SEE FSGN #3/A11.1 OWNER PROVIDED TILE/CONTRACTOR INSTALLED	GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS NOTE: INSTALL OVER CRACK ISOLATION MEMBRANE ERGON / STYLE: ELEGANCE 60TTBR / COLOR: GREY / NATURALE FINISH-RECTIFIED TILE ONLY / (12"x24") 11-13/16" x 23-5/8"
PFT-3	PORCELAIN TILE-SEE FSGN #1/A11.1 CONTRACTOR PROVIDED TILE AND INSTALLATION	GROUT: MAPEI / KERAPOXY CQ / COLOR: 13 PEARL GRAY NOTE: INSTALL OVER CRACK ISOLATION MEMBRANE PRESTIGE / STYLE: SHERWOOD / COLOR: OAK / 9-1/2" x 59" x 33" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS NOTE: INSTALL OVER CRACK ISOLATION MEMBRANE SOURCE: MELINDA KENNING - BPI @ 210-288-1004
B-2	BULL-NOSE PORCELAIN-SEE FSGN #3/A11.1 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 89TTI / COLOR: IVORY / NATURALE FINISH-RECTIFIED TILE ONLY / (4"x24") 3-3/8" x 23-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS
B-3	BULL-NOSE PORCELAIN-SEE FSGN #3/A11.1 OWNER PROVIDED TILE / CONTRACTOR INSTALLED	ERGON / STYLE: ELEGANCE 89TTI / COLOR: GREY / NATURALE FINISH-RECTIFIED TILE ONLY / (4"x24") 3-3/8" x 23-5/8" GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS



ATTENTION - IMPORTANT NOTICE!

GENERAL CONTRACTOR MUST COVER AND PROTECT ALL CARPETS AFTER THEY HAVE BEEN INSTALLED IF AT ANYTIME, CARPETS ARE FOUND TO BE UNPROTECTED THEN THE GENERAL CONTRACTOR WILL BE REQUIRED TO REPLACE THE UNPROTECTED CARPETS

1 FLOOR PATTERN PLAN
SCALE 1/4" = 1'-0"

PLAN NORTH

FLOOR PATTERN PLAN

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REGISTERED ARCHITECT
KENDRICK F. MORALES
14787
STATE OF TEXAS
DATE 08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

chesney morales partners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO: 2537
DATE: 3-27-26
DRAWN BY: dlb
CHECKED BY: FFL

SHEET
A11.2

WALL FINISH LEGEND

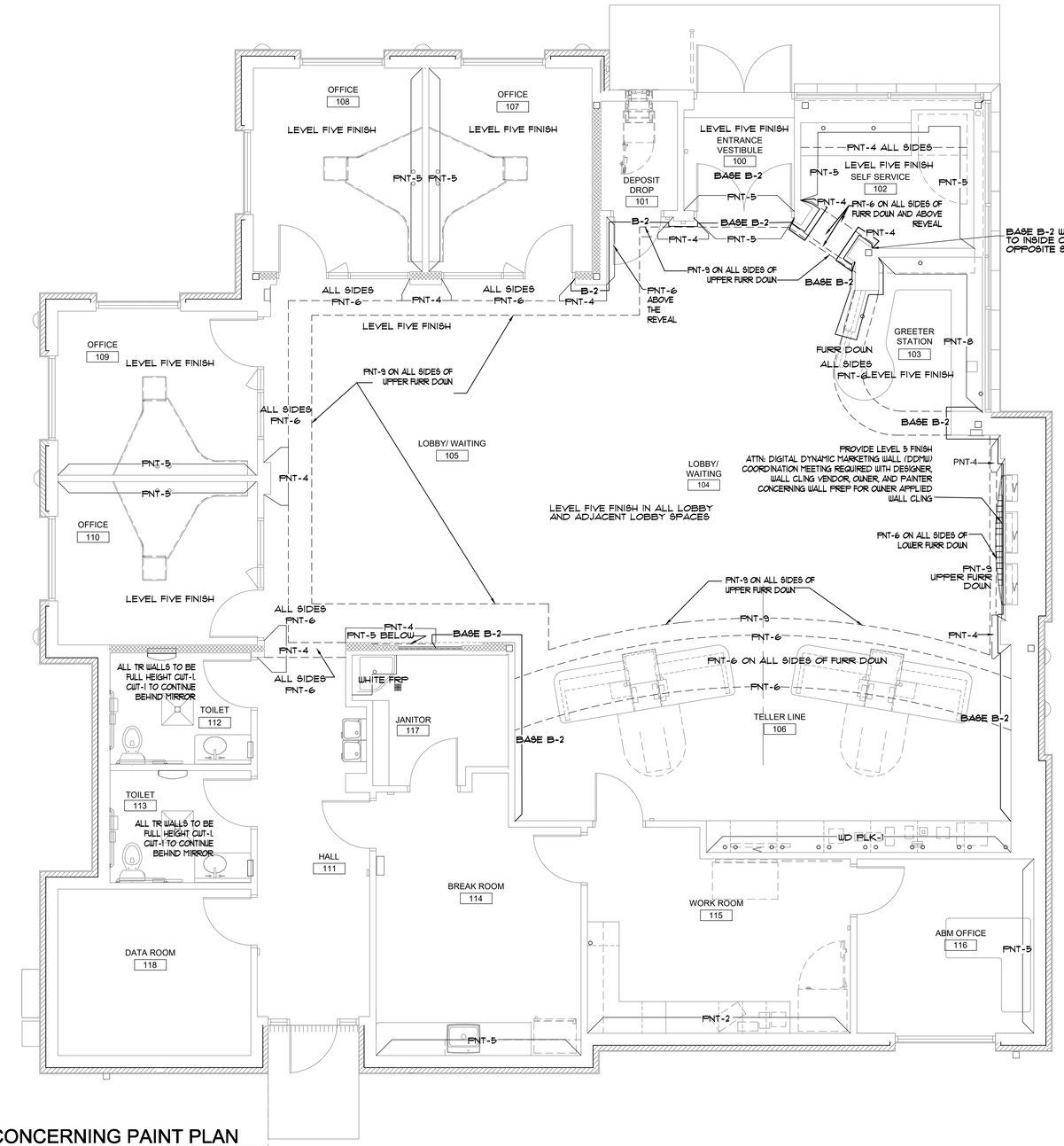
FNT-1	FIELD PAINT	SHERWIN WILLIAMS / SW 7036 / ACCESSIBLE BEIGE
FNT-2	ACCENT PAINT	SHERWIN WILLIAMS / SW 7013 / NETWORK GRAY
FNT-3	TYP. GYP. BOARD CEILING	SHERWIN WILLIAMS / SW 7010 / SITE WHITE
FNT-4	ACCENT PAINT	SHERWIN WILLIAMS / SW 6347 / CHRYSANTHEMUM
FNT-5	ACCENT PAINT	SHERWIN WILLIAMS / SW 6115 / TOTALLY TAN
FNT-6	ACCENT PAINT	SHERWIN WILLIAMS / SW 6537 / LUXE BLUE
FNT-7	OMITTED	----------
FNT-8	ACCENT PAINT	SHERWIN WILLIAMS CUSTOM MIX #030736607071354 CM BROOKS LT STRIPE / CALL SHERWIN WILLIAMS BANDERA STORE 7071354 @ 210-680-2113
FNT-9	ACCENT PAINT	SHERWIN WILLIAMS / SW 6538 / DIGNIFIED
CWT-1	CERAMIC WALL TILE CONTRACTOR SUPPLIED/CONTRACTOR INSTALLED	ANATOLIA / STYLE: SOHO TILES / COLOR: VINTAGE GREY 4" x 12" GROUT: MAPEI / KER 400 SERIES KERAPOXY / COLOR: 77 FROST SOURCE: MELINDA KENNING - BPI @ 210-288-1004
WD PLK-1	WOOD PLANK	3/4" CABINET GRADE BIRCH VENEER PLYWOOD - CUT TO 4" WIDE x RANDOM LENGTHS VARYING FROM 24" TO 36". SLIGHT EDGE CHAMFER ALONG LENGTH OF EACH SIDE OF EVERY 4" WIDE BOARD. STAIN BOARDS TO MATCH FL-1: WILSONART / 7921-38 / TUSCAN WALNUT. SATIN TOP COAT FINISH
B-2	PORCELAIN TILE BASE	ERGON / STYLE: ELEGANCE 89711 / COLOR: IVORY / NATURALE FINISH-RECTIFIED TILE ONLY / 4"x24" (3-3/8" x 23-5/8") GROUT: MAPEI / KERAPOXY CQ / COLOR: 05 CHAMOIS

NOTES: TYPICAL PAINTED WALL IS FNT-1. ALL VINYL CLINGS, PAINTED ACCENT WALLS AND PAINTED ACCENT BANDS WILL BE SHOWN ON FINISH PLAN.

TYPICAL PAINTED GYP BD CEILING IS FNT-3. ALL ACCENT PAINTED GYP BD CEILINGS WILL BE SHOWN ON THE FINISH PLAN.

TYPICAL BASE IS RUBBER BASE B-1, ALL LOCATIONS FOR BASES B-2 WILL BE SHOWN ON THE FINISH PLAN.

ALL EXTERIOR CORNERS @ PORCELAIN TILE BASE ARE TO BE MITERED



IMPORTANT NOTICE CONCERNING PAINT PLAN

PAINT PLAN IS COMPLICATED AND WILL REQUIRE A SITE MEETING WITH DESIGNER PRIOR TO THE PAINTER STARTING ON THE INTERIOR PAINTING. DESIGNER WILL MARK SURFACES WITH CORRECT PAINT FINISHES AT THIS TIME. SOME PAINT FINISHES MAY BE ALTERED FROM THOSE SHOWN ON THIS FINISH PLAN.

DIGITAL DYNAMIC MARKETING WALL (DDMW) REQUIRES A COORDINATION MEETING WITH DESIGNER, WALL CLING VENDOR, OWNER, AND PAINTER CONCERNING WALL FOR PREP FOR OWNER INSTALLED WALL CLING

1 FINISH PLAN
SCALE 1/4" = 1'-0"

PLAN NORTH

FINISH PLAN

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
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4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

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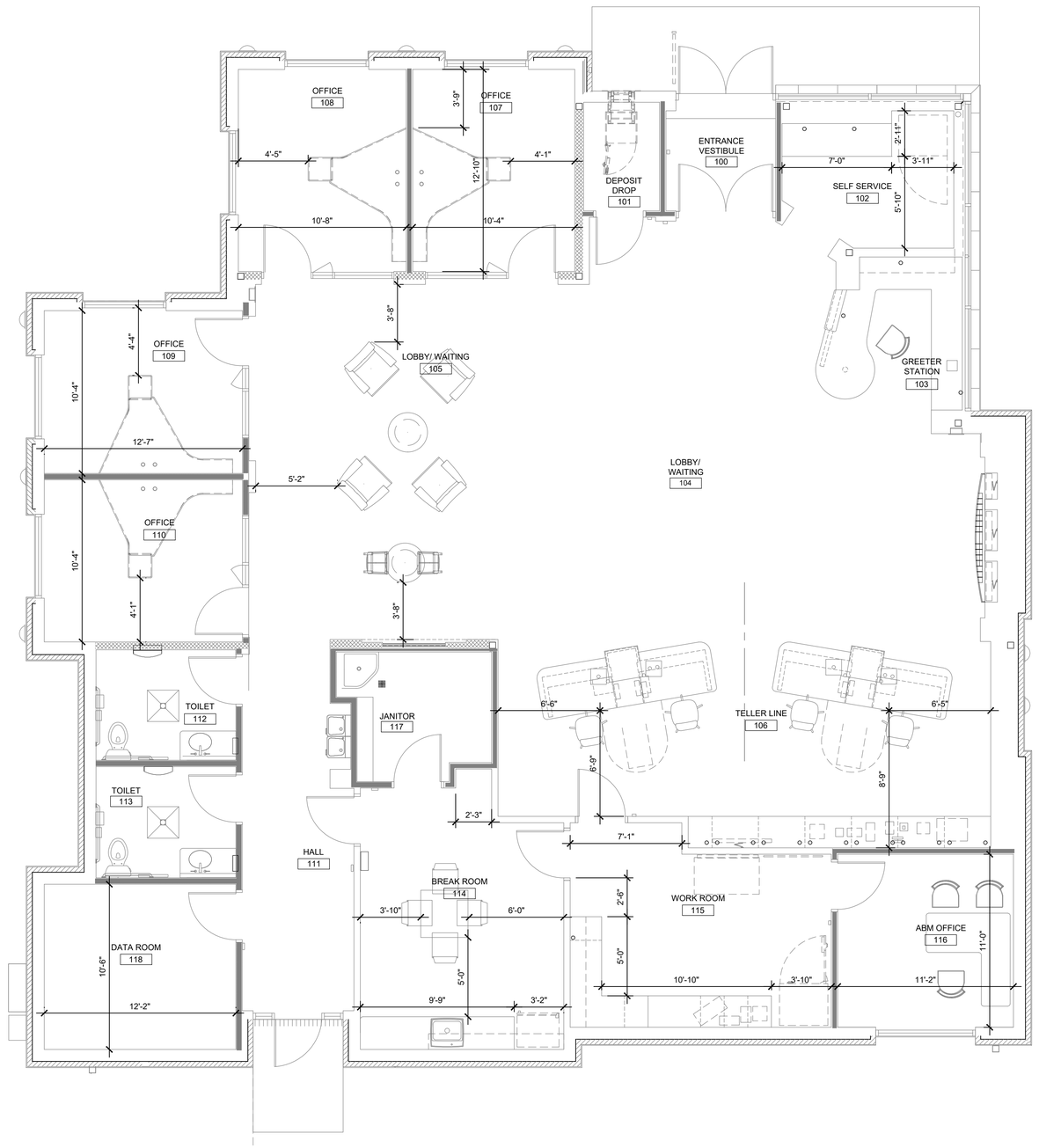
SHEET
A11.3



1 FURNITURE PLAN & CLEAR ROOM DIMENSIONS
SCALE 1/4" = 1'-0"

PLAN NORTH

FURNITURE PLAN
CLEAR ROOM DIMENSIONS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS

DATE
08/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
211 & POTRANCO
RBFCU

chesney morales partners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
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ARTWORK

ROOM	SELECTION	DESCRIPTION	FRAMED ARTWORK SIZE
VESTIBULE 100	1	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
OFFICE 107	2	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
OFFICE 108	3	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
OFFICE 109	4	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
OFFICE 110	5	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
HALL 111	6	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
ABM OFFICE	7	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	30" x 40"
TELLER 106	8	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	36" x 48"
TELLER 106	9	LOCAL PHOTOGRAPHIC IMAGE PRINTED ON CANVAS	36" x 48"

NOTE: ALL ARTWORK IS INSTALLED 60" AFF ON CENTER

NOTE: ALL ARTWORK IS OWNER PROVIDED AND OWNER INSTALLED. THESE ITEMS ARE SHOWN FOR COORDINATION PURPOSES ONLY

SPECIFIED ARTWORK IS LIGHTWEIGHT AND DOES NOT REQUIRE BLOCKING FOR SUPPORT

1 ARTWORK INSTALLATION PLAN
SCALE 1/4" = 1'-0"

PLAN NORTH

ARTWORK
INSTALLATION PLAN

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REGISTERED ARCHITECT
FREDERICK F. FELTON
14787
STATE OF TEXAS

DATE
08/11/26

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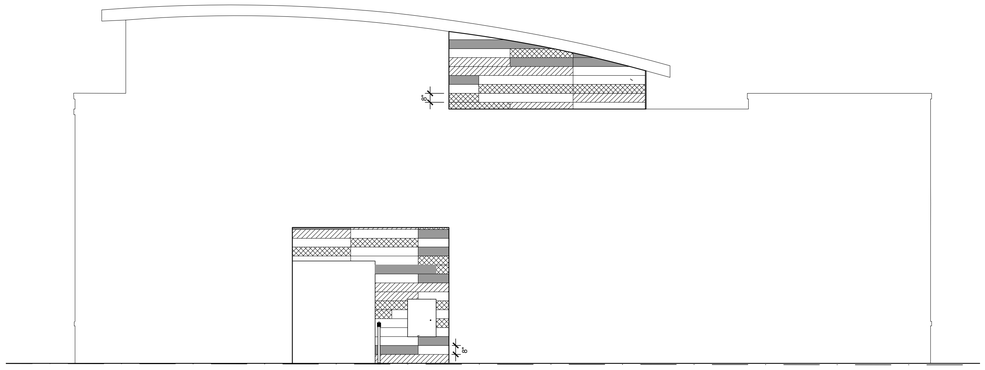
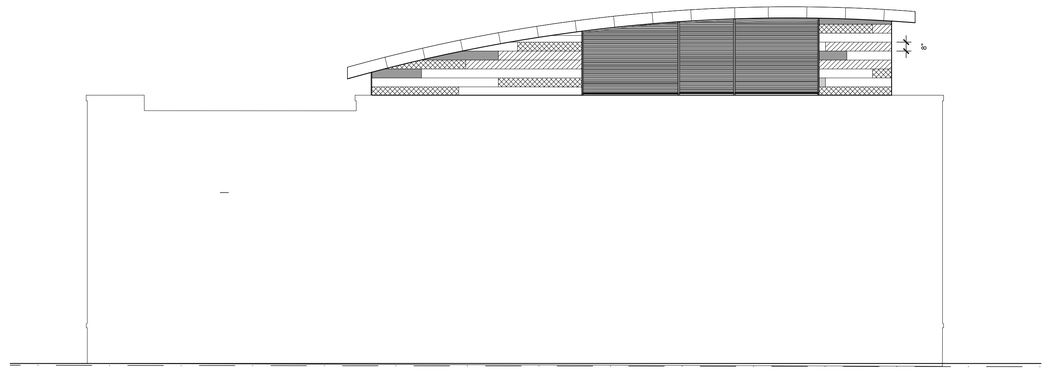
SHEET
A11.5



1 HARDIE PLANK PATTERN - WEST ELEVATION
SCALE 3/16" = 1'-0"



2 HARDIE PLANK PATTERN - EAST
SCALE3/16" = 1'-0"

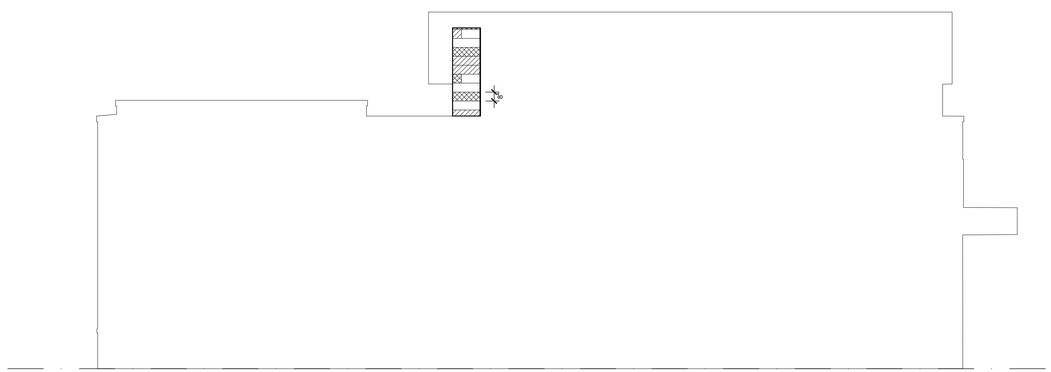
PLANK FINISH LEGEND

PAINT COLOR TO MATCH

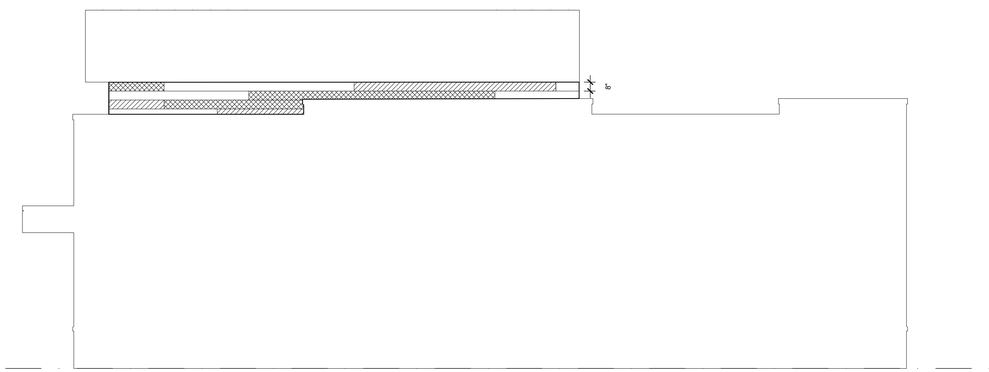
- P-2 PPG 1085-4 BEST BEIGE
- P-3 PPG 1085-6 HAT BOX BROWN
- P-4 BENJAMIN MOORE 2142-40 DRY SAGE
- P-5 (FIELD) PPG 1085-5 SAUTEED MUSHROOM

GENERAL PAINT NOTE:

A PAINTED 3/16" WIDE VERTICAL BLACK LINE IS TO BE PLACED BETWEEN EACH PAINT COLORS ON A SINGLE BOARD



3 HARDIE PLANK PATTERN - NORTH ELEVATION
SCALE 3/16" = 1'-0"



4 HARDIE PLANK PATTERN - SOUTH ELEVATION
SCALE 3/16" = 1'-0"

HARDIE PLANK PATTERN

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CHECKED BY: FFL

SHEET
A11.6

Structural Design Criteria

1) The Building Code Requirements for 2024 International Building Code is the basic code document used in the preparation of these structural documents. Additional codes and references are as noted. All structural work shall be according to all local codes in addition to this basic code document.

2) The structural engineer-of-record prepared specifications for structural related portions of the project and has included these specifications on the structural drawings. Architectural specifications for non-structural portions of the project are included in the project manual.

3) Terracon Consultants, Inc. investigated the subsurface soils and provided foundation design recommendations. (Report Number 90245209 dated 8/2/24) Axis Structural LLC based the foundation design upon this information.

4) The Contractor shall familiarize himself with the site and subsurface conditions. Ignorance of conditions is not a basis for a claim for additional compensation. Layout the building by a licensed surveyor.

5) Drawings of specific details on the drawings indicate the intent of the structural design and in most cases, are typical conditions or very similar to other details. Consider typical conditions not necessarily noted as typical as typical for other conditions.

6) Understanding the structural requirements shown on the structural documents requires cooperation among all parties involved. Design and construction are complex. Although Axis Structural LLC designed the project with due care and diligence, we do not guarantee perfection. Communication is necessary. Immediately report structural discrepancies for our interpretation. Consider unresolved discrepancies as the more costly interpretation of the discrepancy.

7) The structural documents represent the finished structure. Total project definition (and therefore the definition of all requirements) will be provided by combining all documents with the Structural Documents. The Contractor shall verify all field conditions which will affect the fabrication of components for new construction prior to the start of construction. Unless otherwise indicated, the documents do not indicate the method of construction. The Contractor shall take all measures necessary to protect the safety of the public align with the safety of the structure during construction. Such measures shall include but not be limited to bracing and shoring of dead loads, construction loads, and wind loads. The Contractor will be required to correct at his/her own expense any subsidence structural damage or other objectionable conditions caused by his operations.

8) Structural design is based on the following:
Roof live load = 20 psf, Tributary area considered, Ponding not considered
Roof dead load top chord = 5 psf, bottom chord = 10 psf

Structural framing is designed only for gravity (static) loads indicated. Acoustic and dynamic loading from mechanical equipment including induced vibrations is not considered.

Roof framing design includes one or sum of roof supported mechanical unit(s) weighing no more than 1,200 lbs. supported by at least two joist as shown. (adjacent bay loading pattern is not considered) Heavier unit(s) require additional structural analysis.

Ground Snow Load = 5 psf, Importance Factor (I) = 1.0

Design Load Combinations (Allowable Stress Design Method)
D
D + L
D + L + (Lr or S or R)
D + (W or 0.7E) + L + (Lr or S or R)
0.6D + W
0.6D + 0.7E

Wind Loads
ASCE 7-22 Chapter 27 Part 2 - Enclosed Simple Diaphragm Buildings with H<=160'
Ultimate design wind speed (3-second gust) = 110 mph
Nominal design wind speed (3 sec. gust) = 85.2 mph
Structure Type = Building
Structure Classification Category II, Exposure Category C
Topographic Effects (Kzt) = 1.0, Gust Effect Factor (G) = 0.85, Rigid Structure
Enclosure Classification: Enclosed
Importance Factor: 1.0
Reliable dead load for net uplift calculations = 5 psf

Components and Cladding Wind Pressures (1.0W)

Roof		Surface Pressure (psf)		
	Area	10 sf	100 sf	>500 sf
Negative Zone 1		-34.7	-27.1	-21.8
Negative Zone 2		-45.7	-19.9	-16.0
Negative Zone 3		-62.3	-42.8	-29.1
Positive Zone 1		16.0	16.0	16.0
Overhang Zone 1 & 2		-42.4	-29.5	-20.3
Overhang Zone 3		-59.0	-36.2	-20.3

Parapet		Solid Parapet Pressure (psf)	
	Area	10 sf	100 sf 500 sf
CASE A:	Interior zone	59.0	46.3 37.4
	Corner zone	75.6	53.2 37.4
CASE B:	Interior zone	-34.9	-29.0 -24.9
	Corner zone	-39.8	-31.0 -24.9

Wall		Surface Pressure (psf)	
	Area	10 sf	100 sf 500 sf
Negative Zone 4		-21.6	-18.7 -16.6
Negative Zone 5		-26.6	-20.7 -16.6
Positive Zone 4 & 5		19.9	17.0 16.0

Edge strip dimension, a = 6'-5". Perimeter and Corner zone dimensions related to this edge strip dimensions are shown in ASCE7-22 Chapter 30.

Drive-thru: Roof Downward Pressure = 39.6 / 29.7 / 19.8 psf
(<9sf/9-36sf/>36sf) Roof Uplift Pressure = -54.0 / -27.7 / -18.0 psf

Signage = 16.7 psf

Seismic Loads
Seismic Use Group II
Seismic Importance Factor I
Site Class = D
Seismic Design Category = B
Response Modification Factor(R) = 1.0
Basic Seismic-Force-Resisting System = Sheathed shear walls
Analysis Procedure = Simplified

Soil Design Parameters: (from geotechnical engineer recommendations) PVR = 1"
The soils supporting the foundation are improved so that the classification of expansive soils is very low (UBC Table 18-I-B)

Existing PVR = 2"
Improved PVR = 1"
Frost depth below final grade is not applicable
Min ext beam depth below final grade = 24"
Allowable soil bearing capacity (fp) = 2,000 psf total load
Modulus of Subgrade Reaction (k) = 100 pci
WRI Design Criteria:
Design Plasticity Index (PI) = 26
Climactic Rating (Cw) = 17
Climate Support Index (1-C) = 0.12

Structural Submittals

Submit to the Structural Engineer for review appropriate schedules, shop drawings, samples, test reports, and product data that is related to the structural portion of the Work according to AIA Document A201 General Conditions of the Contract for Construction. No work shall be fabricated until Structural Engineer's review has been obtained. A list of structural submittals required for this project is:

Fabrication / Erection Drawings:	DATE	BY	REMARKS
Vapor Retarder			
Foundation reinforcing steel			
Structural steel			
Prefabricated wood trusses			
Steel joists			
Metal roof deck			

Reports:	DATE	BY	REMARKS
Earthwork below building testing reports:			
Concrete mix design:			
Concrete test results:			
Concrete monitoring during concrete placement reports:			
Masonry products submittal:			
Welder qualifications:			
Bolt tightening test results:			

Items Requiring Structural Engineer's Site Visit for IBC Chapter 1 compliance:
- Concrete slab and footing reinforcing prior to concrete placement
- Metal roof deck attachment prior to covering with roofing material
- Structural steel framing
- Wood framing and tie-downs
- Exterior and shear wall nail/screw patterns prior to covering with exterior finishes
- Wood roof deck attachment prior to covering with roofing material

Structural Special Inspections and Testing

1) The registered design professional in responsible charge (RDPIRC) for this project is the Architect. Submit all special inspection reports directly to the RDPIRC for review. Also, submit the structurally related special inspection reports to the structural engineer for his review.

2) The general contractor is responsible for coordinating all testing, inspections and notifying the Architect/Engineer and Special Inspectors of work ready for inspection. The general contractor must provide access to and means for proper inspection of such work.

3) A qualified independent testing laboratory (meeting the qualifications of ASTM-329 and accredited by American Association of State Highway and Transportation Officials (AASHTO) and/or the American Association for Laboratory Accreditation (A2LA) and inspected by the Cement and Concrete Reference Laboratory (CCRL) of the National Bureau of Standards) shall perform the inspection and testing services as the special inspector(s) as required by laws, ordinances, rules, regulations, orders or approvals of public authorities, and also additional inspections, sampling and testing required for his own convenience and for retesting when Work does not comply with the requirements of the Contract Documents.

4) Each Special Inspector is responsible to verify and inspect the work for compliance with the approved plans, plan revisions and supporting documents. The Special Inspector shall submit a field report to the Architect/Engineer and to the general contractor for each inspection/test made.

5) Special inspectors shall meet the qualification requirements set forth in ASTM C1077 for concrete inspection and testing, ASTM D-3740 for soils inspection and testing, ASTM C1093 for masonry inspection and testing. Special inspector for soils shall be the geotechnical engineer for this project, who is Terracon Consultants, Inc.

6) Furnish to the Testing Laboratory(s) two complete sets of project Contract Documents to facilitate monitoring, inspections and testing.

7) Special Inspectors shall prepare, sign and submit to the RDPIRC with a copy to the owner and the general contractor (and to the Building Official if he requests) his "Report of Required Special Inspections" after the general contractor completes his work according to the approved plans. The Special Inspector shall prepare his "Report of Required Inspections" using the form approved by and available from the Building Official.

8) Provide for the special inspector a "Special Inspector Status Log" at the project site using the standard form approved by and available from the building official so that the special inspectors can sign the form at each of their visits to the site.

9) The RDPIRC is responsible to prepare, sign and submit the "Final Report of Required Inspections" for submittal to the Building Official after the general contractor completes his work according to the approved plans. The RDPIRC shall prepare the "Final Report of Required Inspections" using the form approved by and available from the building official.

Earthwork Below Building & Drive-Thru Structure

Earthwork below the building shall consist of construction of a building pad of select compacted fill material that will classify the soil as a low potential for expansive movement (IBC 1808.6.3 and 1808.6.4) according to the geotechnical engineer's report. Earthwork according to the geotechnical engineer's report is summarized below for convenience. Finish floor elevation is assumed at 987.50 feet - confirm with civil engineering final plans before bidding and construction. Refer to the report for further requirements.

1) Excavate to the elevation required for placement of the fill and foundation floor slab. As a minimum, strip topsoil and all organic material from the building foundation area. Excavation shall extend to a level cut elevation of 983.08 feet (4-ft below FBPE). On sloping sites, subgrade below the required cut elevation should be shaped and benched to receive level lifts of select fill. Earthwork shall extend a minimum of 5 feet beyond the building foundation perimeter, drive-thru foundation, and any movement sensitive flatwork.

2) Proofroll the subgrade exposed surface as noted in the geotechnical report. Remove all soft or loose soils and replace with select fill.

2a) Coordinate inspection and testing services in order for the special inspector to witness the proofrolling of the exposed subgrade surface and suitability of the underlying soils for slab support.

3) Scarify the subgrade to a depth of 8". Compact the exposed scarified subgrade to dry density of at least 95% of the maximum dry density as determined by standard Proctor compaction test method ASTM D-698 at optimum to plus four percent of the optimum moisture content (0 to +4%).

3a) Coordinate inspection and testing services in order for the special inspector to test the subgrade moisture/density at least every 2,500 sf of building pad area for "Density Control of Compaction" according to the latest ASTM D-6938 (at least 3 tests minimum per pad).

4) Select fill below the slab shall meet the specifications recommended in the geotechnical report. Select fill shall be at least 4 ft (or 48 inches) minimum thickness compacted in the field not to exceed 8" lifts loose measure to a dry density of at least 95 percent as determined by standard Proctor compaction test method ASTM D-698 at minus two to plus three percent of the optimum moisture content (-2 to +3%). Onsite soils shall not be used as select fill.

4a) Coordinate inspection and testing services in order for the special inspector to test moisture/density for each moisture conditioned onsite fill lift at least every 2,500 sf of building pad area for "Density Control of Compaction" according to the latest ASTM D-6938 (at least 3 tests minimum per lift).

5) Utility trenches within the building shall be carefully backfilled, moisture conditioned and compacted as recommended in the geotechnical report so that the trench does not become an avenue for moisture to more freely travel under the building. Flowable fill is a structurally acceptable backfill material. General Contractor shall coordinate with the mechanical engineer to determine if special couplings or three-way connections are needed due to the potential vertical rise of the soils.

5a) Coordinate inspection and testing services in order for the special inspector to test moisture/density for each fill lift within the utility trench at least every 100 lf of trench length for "Density Control of Compaction" according to the latest ASTM D-6938 (at least 2 tests minimum per lift per trench).

6) The finish surface grading, final drainage of surface water and landscaping shall be constructed in a manner as recommended in the geotechnical report/civil plan/architectural plan.

7) Contractor shall coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.

7a) Coordinate building official inspection after excavating for beams and placement of all reinforcing steel, with formwork in place.(IBC Chapter 110.3.1) The Building Official may accept a review by the structural engineer in place of the Building Official conducting the review.

Concrete

1) Trench grade beams in order to provide the beam cross section indicated. Beam and slab depths and widths indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing not shown which shall be determined by the structural engineer during construction review. All loose dirt from sides and bottoms of trenches shall be removed. Cut haunches on each side of trenches of adequate size to maintain the vertical sides of the trench.

2) Trench below the slab thickness for placing electrical conduit and plumbing lines. Bury electrical conduit and plumbing lines below the slab thickness and outside of the grade beam trenches. Do not place conduit or plumbing pipes under and parallel to grade beams. Wrap any sewer, storm, water or electrical piping lines crossing grade beams with PVC sleeves for protection from ground movements. Extend sleeves at least 6 inches past the trench width. Isolate concrete-encased grounding electrode from structural reinforcing.

3) Where trees exist within five feet of foundation, deepen beams a minimum of 24" below specified beam depth for a distance of ten feet in each direction of tree (total length of twenty feet). Cut off and treat all roots extending under the foundation to prevent any future root growth under the foundation. Reinforce the deepened beam section with 2-#7 bars continuous and provide 'Z' transition bars at deepened section ends. Lap bottom beam reinforcing.

4) Construct formwork to maintain tolerances as outlined in ACI 347. Reuse formwork according to ACI 347. Extend formwork at least six (6) inches below the finish grade elevation on perimeter beams. Cut temporary port openings in order to drain exposed trenches during construction in case of inclement weather.

5) Provide Synko-Flex preformed plastic waterstops in concrete construction joints below grade as per manufacturer's recommendations.

6) Reinforcing steel shall comply with the requirements of ASTM A-615, grade 60. Welded wire mesh shall comply with the requirements of ASTM A- 185, flat sheets only. Reinforcing steel shall be continuous with splices lapped at least 40 bar diameters. Stirrups and ties may be grade 40 for bars #3 and smaller. Tie wire shall be 18 gage annealed type. Reinforcing steel shall be placed in a manner that creates a continuous line of reinforcing across the area requiring reinforcement. Bars, dowels, footing reinforcing, etc. shall be located so that the bars are touching in all overlapped ends. Position reinforcing per the clear cover tolerances noted on the plans or details. Contractor shall expect to make minor adjustments to reinforcing steel positions upon engineers review of the reinforcing positions pertaining to its alignment with architectural reveals or other formed edges once installed for structural observations.

At contractors option, reinforcing for slab, footings, and/or tilt-wall panels can be substituted with equivalent structural welded wire reinforcing (SWWR). SWWR shall be constructed with deformed bars conforming to ASTM A 1064, grade 80 steel. Submit signed and sealed calculation packages showing that SWWR meets the original requirements of conventional reinforcing shown on the plans. Preferred SWWR provider is InSteel Industries, Inc. who can be found at www.insteel.com.

7) Inspection of Fabricated Items (IBC Chapter 1704.2.5). The reinforcing steel fabricator shall submit to the RDPIRC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

8) Fabricate bent bars according to ACI 315. Install reinforcing with clearance for concrete coverage around reinforcing steel according to ACI 318. Submit for review fabrication and placement shop drawings indicating bar sizes, spacings, lengths, laps, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.

9) Concrete shall develop a 28-day compressive stress (f'c) per the list below:

Item/Location	Comp. Strength	W/CM ratio	Max. Agg. Size
Grade beams & footings:	3,000 psi	0.50	1 1/8"
Slab-on-grade:	3,000 psi	0.50	1 1/8"

Mix concrete according to ACI 301. Use a maximum aggregate size according to ACI 318. Maximum aggregate size between bars shall also pertain to between the forms and bars.

10) The proportions of materials and use of admixtures influence the concrete strength along with the means and methods of construction. The contractor is responsible to determine that the concrete is suitable for its intended purpose. The engineer recommends the contractor consider the following in determining the concrete for this project: Cement shall be Type 1 (gray). Fly ash shall be Boral Materials, Class C (Class F fly ash is not acceptable). If fly ash is used, do not exceed 20% of the total fly ash and cement used by weight. Include a polymeric compound water-reducing admixture that complies with ASTM C494. Do not add an air entrainment additive. Mix shall result in a finished concrete product with moisture contents necessary to properly cure the concrete. Floor sealers, hardeners, finishes and coverings shall be compatible with concrete properties (i.e., but not limited to, moisture and alkalinity properties). Do not use fly ash in tilt wall panel concrete mixes.

General Contractor shall consult with his concrete sub-contractor and concrete supplier to discuss proper concrete mix based on the weather conditions (rain, wind, heat, etc...) anticipated for the date of the concrete placement and adjust mix as needed for weather conditions while holding the specified concrete strength.

11) Before placement of any concrete, submit concrete mix design(s) to be used on the project with evidence that the mix meets the compressive strength required based on field test records or laboratory trial batches. Strength test records used for establishing and documenting concrete mixture proportions shall not be more than 24 months old and shall consist of at least 30 test results. If 15 to 29 test results are available, the required standard deviation of the results will need to be increased by a modification factor of 1.16 for acceptance as outlined in ACI 214.5.2. Concrete used on the project shall be in strict accordance with the approved mix design.

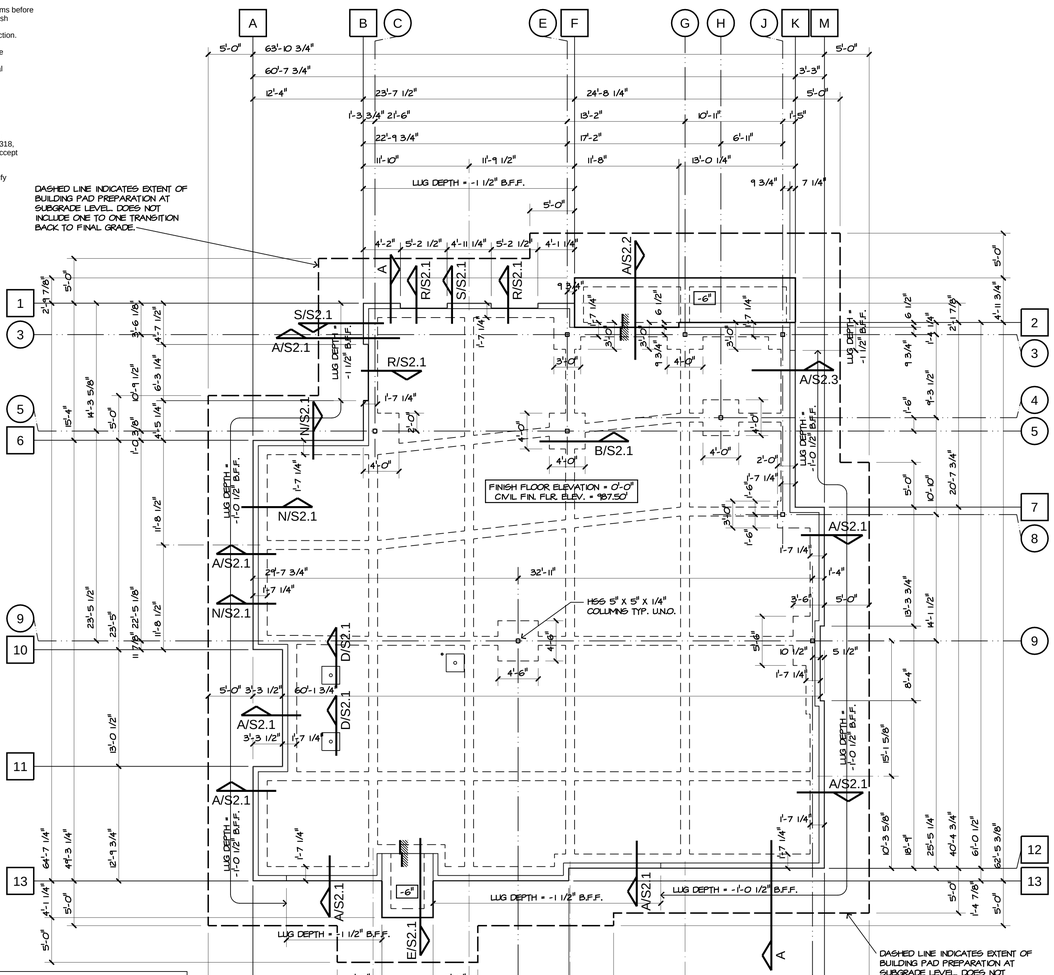
12) Place and cure concrete according to ACI 302.1R. Do not use concrete that has not been placed in the forms before 1.5 hours after the initial mixing water was added, regardless of temperature or slump - No Exceptions. Finish according to ACI 117 tolerances. Finish the slab surface to at least an F Number value of FF=45/FL=35. Contractor shall confirm all slope and FF/FL requirements with Owner/Architect prior to bidding and construction.

13) The General Contractor shall coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services before each concrete placement.
The Building Official shall inspect footings and foundations (IBC Section 110.3.1). The Building Official may accept a review by the structural engineer in place of the Building Official conducting the review.

Before concrete placement, the special inspector (SI) shall inspect all reinforcing steel, verify quantities and placement along with proper concrete protection for reinforcement, inspect welded reinforcing steel, inspect all bolts installed in concrete, and verify the use of the reported mix design(s) at the beginning of each day's pour for each type of concrete.

During concrete placement, the special inspector (SI) shall monitor and test the concrete according to ACI 311.5R. Batch plant inspection is not required. Test according to frequency requirements in ACI 318, Section 5.6.2.1. Test number of test specimens according to ACI 311.5R, Section 2.4.13. Reject or accept concrete based on the results of tests.

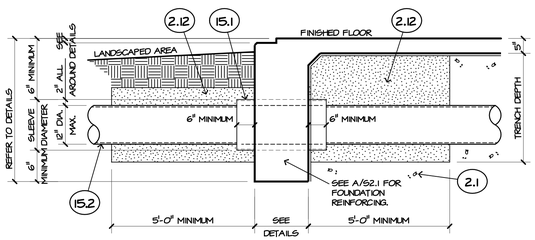
During concrete placement, the special inspector (SI) shall witness proper application techniques. Verify and inspect for maintenance of the curing temperature and techniques.



NOTE:
CONTRACTOR SHALL:
- VERIFY ALL DROPS, FLOOR DRAINS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL PLANS.
- VERIFY ALL LOCATIONS OF CHAMFERED AND TOOLED EDGES WITH ARCHITECTURAL PLANS.
- ○ - INDICATES FLOOR DRAINS. VERIFY AND COORDINATE WITH MEPS (TYP.)
- VERIFY ALL ELEVATIONS WITH ARCHITECTURAL PLANS.
- OFFSET COLUMN EMBED PLATE AS NECESSARY SO THEY DO NOT EXTEND INTO THE LUG AREAS AS REQUIRED.
- DO NOT CHAMFER CORNER OF CONCRETE SLAB EDGES ALONG EDGES OD RECESSED SLAB DROPS.
- B.F.F. = BELOW FINISH FLOOR.

Foundation Plan

0 8' 16'



B- Typical Pipe Penetration Through Grade Beam

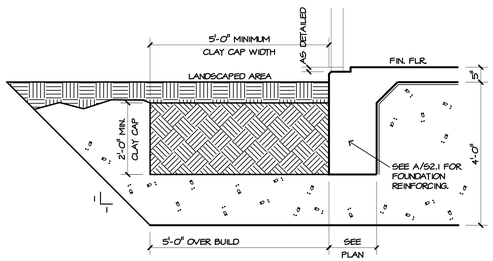
Note: Locate at all utility penetrations at permiter of building.

Keynotes
2.1) Select structural compacted fill as recommended by the geotechnical engineer.

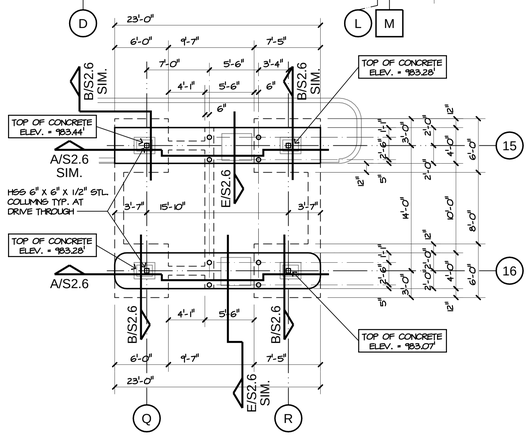
2.12) Clay cap or flowable fill trench plug on inside and outside face of grade beam within trenched fill area.

15.1) Pipe - refer to architectural / mechanical drawings.

15.2) PVC sleeve around any plumbing, electrical, or other lines crossing thru grade beams as noted.



A- General Overbuild and Clay Cap Cross-Section



Drive Through Foundation Plan

0 8' 16'

Refer to architectural and civil site plans for location and orientation of this foundation plan.

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE THE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED THE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY HIS OPERATIONS.

DATE | DESCRIPTION | REVISION

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/11/26

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Foundation Plans

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
San Antonio, Texas
21st and Potranco, Road
RBFCU

SCALE:	AS INDICATED
PROJECT NO:	26114-0
DATE:	8.11.2026
SHEET NO:	S1.1

Structural Steel

1) Rolled steel angles, plates, and bars shall be structural quality complying with ASTM A-36 (fy=36 ksi). Rolled steel shapes shall be structural quality carbon steel complying with ASTM A-36/A50 dual grade complying with ASTM A992 grade 50.

2) Structural steel tubular products shall be cold formed structural quality carbon steel, welded or seamless, complying with ASTM A1085.

3) Cold-formed steel structural members shall be cold formed to shape from carbon or low-alloy, sheet or strip steels complying with ASTM A245 or ASTM A374.

4) Pipe columns shall conform to the requirements of ASTM A-53B (Type E or S).

5) Structural steel members framing the entry canopy shall be constructed as Architecturally Exposed Structural Steel and shall comply with Section 10, AISC 303-05: Code of Standard Practice for Steel Buildings and Bridges.

6) Submit for review fabrication and erection shop drawings indicating profiles, sizes, splice locations, spacing and locations of structural members, connections, attachments, anchorages, framed openings, size and type of fasteners and loads.

7) Inspection of Fabricators (IBC Chapter 1704.2.5). The fabricator shall submit to the RDP/RC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

8) Fabricate and erect all structural steel according to the drawings and as AISC Manual of Steel Construction recommends.

9) Prime paint all structural steel with 1.0 to 1.5 mil dry film thickness Alkyd Primer or equal, except for plates embedded in concrete.

10) Headed stud type concrete anchors (HCA) shall conform to the requirements of ASTM A 108-58T low carbon steel and shall be fastened according to manufacturer's recommendations.

11) Weld according to the drawings requirements and as recommended by applicable AWS specifications. All welds are 1/4" single pass fillet welds unless noted otherwise.

12) Tighten bolted connections according to the snug-tight method.

13) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.

13a) The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

13b) The special inspector (SI) shall inspect all welds except for 3/8 inch or smaller fillet welds as recommended by applicable AWS specifications. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.1. (IBC Chapter 1705.2.1)

13c) The special inspector (SI) shall inspect bolted connections according to AISC specifications for the snug-tight method. (IBC Chapter 1705.2)

The special inspector (SI) shall inspect the steel frame to verify compliance with the details shown on the approved construction documents, such as bracing, stiffening, member locations and proper application of joint details at each connection. (IBC Chapter 1705.2)

Steel Joists and Girders

1) All steel joists and joist girders shall conform to the Steel Joist institutes requirements. Paint all non-composite steel joists with 1 to 1.5 mil thickness Alkyd Primer or equal paint before leaving shop. Steel joists are designed for static loads only, induced vibrations are not considered.

2) Submit for review manufacturing and erection shop drawings indicating sizes, spacing, and location of joists, girders, connections, bridging, reinforcing, anchorages, cambers, and loads. Indicate welding connections using standard AWS welding symbols. Indicate net weld lengths. The joist supplier shall design all joist and girder seats that are bearing less than noted to resist the increased stresses. Indicate recommended procedures for joist seats with insufficient bearing.

3) Bear K series steel joists at least 2 1/2 inches on steel supports. Weld to the steel with two welds at each end, each two inches long and as required by OSHA requirements. Extend the seat to the centerline of beam supports when joists bear on both sides of beam, and minimum 2" past centerline when joists bear on one side of beams only, or as indicated.

4) Weld 1 1/2" x 1 1/2" x 1/4" angle bottom chord extensions at joist at or nearest columns after placing the deck.

5) Weld standard continuous angle horizontal bridging where required and indicated according to SJI standard specifications. At angle splices, lap 12 inches and weld at each end horizontally with 3" long fillet weld. Install cross bridging as required to meet SJI and OSHA bridging specifications. Provide at least one row "EX" bolted cross bridging at joist spans greater than 40 feet. Brace joists sufficiently before deck installation.

Drive-thru Metal Roof Deck

1) Metal roof deck shall be 22 gage Type B galvanized prime painted corrugated metal deck. Fabricate deck from sheet steel conforming to AISI, Section A3, minimum yield stress of 80 ksi. Construct according to SDI.

2) Submit for review shop drawings indicating decking plan, deck profile dimensions, weld pattern, anchorage, supports, projections, openings and reinforcement, finished, applicable details and accessories.

3) Weld deck to supports, intermediate supports and to perimeter angle with 5/8" diameter puddle welds. Touch up all welds and cut edges with galvanized paint according to AISC recommendations.

4) End laps shall be a minimum of 2" and shall always occur over supports. Side laps shall require a minimum of one-half flute. Attach split panels required to finish out the deck in every valley at all supports. Double the side lap fasteners to adjacent split panels.

5) Attach roof deck end laps at 6" on center across the width. Attach roof deck to intermediate supports at 12" on center across the width.

6) Side laps of adjacent roof deck units shall be fastened by No. 10-16 by 3/4" long, self drilling, Teks 1 screws spaced at not more than 24" on center. Locate side lap fasteners at structural supports and at appropriate intervals between.

7) Attach the roof deck units to the perimeter angle parallel to the deck direction at 12" on center.

8) Provide 2 1/2" x 2 1/2" x 1/4" continuous angle support at edge of change in deck direction.

9) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.

The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

The special inspector (SI) shall inspect all welds as recommended by applicable AWS specifications. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.3. (IBC Chapter 1705.2.1)

Wood Framing

1) All lumber shall be PS 20, new and undamaged graded lumber in accordance with NFPA Grading Rules. Lumber stresses specified do not include repetitive member use. Framing members shall be S4S unless noted otherwise. All wood bearing on concrete or masonry shall be wolmanized. All structural framing lumber shall be #1 grade or better and as noted below, unless noted otherwise in shearwall notes:

a) Horizontal rough framing (2x4 - 2x12) and storefront perimeter framing shall consist of #1 southern yellow pine (SYP) with 19 percent maximum moisture content having no less than an allowable bending stress (Fb) of 1,500 psi (2x4), 1,250 psi (2x6), 1,200 psi (2x8), 1,050 psi (2x10) and 975 psi (2x12), a Modulus of Elasticity of 1,600,000 psi, and an allowable shear stress of 90 psi.

b) Vertical rough framing (2x4 and 2x6) shall consist of #1 spruce-pine-fir (SPF) having no less than an allowable bending stress (Fb) of 875 psi, a Modulus of Elasticity of 1,400,000 psi, and an allowable shear stress of 70 psi, unless indicated otherwise. All wood bearing on concrete or masonry shall be wolmanized.

c) Framing designated as VL (Versa-lam), or ML (Micro-lam) or Gang-Lam S beams on the plans shall consist of solid plywood beams manufactured by the Boise-Cascade Trus-Joist Corporation or Louisiana Pacific and shall have no less than an allowable bending stress (Fb) of 2,800 psi, a Modulus of Elasticity of 1,800,000 psi, and an allowable shear stress of 185 psi (or larger), unless indicated otherwise.

d) All framing designated as BCI, TJI or LPI joists on the plans shall consist of solid plywood web joists manufactured by Boise-Cascade or the Trus-Joist Corp, or Louisiana Pacific.

2) Nails, spikes, and staples shall be galvanized for exterior locations, high humidity locations, and treated wood; plain finish for other interior locations; size and type to suit application. Typical nailing shall be with common wire nails. 1/2" Exterior sheathing shall be nailed with 10d, 2" long, 7/16" head, diamond-point, galvanized cooler nails, or cadmium plated W-bugle head screws 1 1/4" long. Staples shall not be used instead of required nails.

Bolts, nuts, washers, lags and screws shall be medium carbon steel; size and type to suit application; galvanized for exterior locations, high humidity locations, and treated wood; plain finish for other interior locations.

Fasteners shall be toggle bolt type for anchorage to hollow masonry; expansion shield lag bolt type for anchorage to solid masonry or concrete; bolts or powder activated type for anchorage to steel.

Adhesive shall be gun grade acrylic compound, such as Liquid Nails by Macco Adhesives.

Bottom plate anchors to foundation shall be A307 carbon steel, 1/2" diameter shank, with 7" embedment into the masonry with 90 degree bend. Fasten to plates with hexagonal head nuts and cut washers. Provide continuous bead of sealant between plate and foundation. Interior non-load bearing wall bottom plates may be fastened to foundation with powder driven fasteners instead of with bolts.

Bottom plate anchors for the High Roof framing shall be 1/2" diameter x 5" long lag screws spaced at 16" on center along the length of the wall bottom plate at each end.

Plywood sheathing clips shall be Simpson Strong-Tie 18 gage galvanized steel x plywood thickness.

Drywall Stops shall be Simpson Strong-Tie nail stoppers (NS), 16 gage steel, 3 or 6" long as required for size of hole being protected.

Unless otherwise indicated, use type LUS joist hangers as manufactured by the Simpson Company for flush type joist connections to supporting beams. Column cap and base connections shall be as manufactured by The Simpson Company, type as recommended by the manufacturer for the size of joist or column and beams being connected.

3) Main building exterior walls shall be effectively and thoroughly sheathed with solid 1/2 inch thick exterior quality APA rated sheathing (plywood). Block all edges. Nail with 10d nails at 6 inches on center at all edges and supports. Staples shall not be used in place of nails. The edge of the sheathing panels shall extend at least 2 feet past the stud wall top plate in either direction.

High Roof wall sheathing shall consist of 1/2" plywood sheets laid in a horizontal fashion and nailed to wall studs with 10d cooler nails at 6" on center along all edges and intermediate supports.

4) Submit evidence of compliance with specified requirements showing design values for selected species and grades. Indicate sizes and spacing of prefabricated plywood web joists, loads and joist cambers, framed openings, bearing and anchor details, bridging and bracing.

5) Store framing material a minimum of 12" above the ground in a manner to allow for proper drainage, ventilation and protection from the weather.

6) The "Manual of House Framing" by National Lumber Manufacturer's Association shall set the minimum standard of workmanship. Install main framing miscellaneous blocking, furring, nailing strips, framing, and sheathing. Install members true, plumb, and level, install shimming where required to set framing in proper alignment. Secure framing in place. Space miscellaneous framing and furring no more than 24 inches on center. Construct members of continuous pieces of longest possible lengths. Framing member connections shall be nailed with no less than 2-16d nails, or as noted. Provide rough hardware as indicated. Comply with Fair Housing Act provisions. Install fire and draftstops according to code requirements.

Make proper provisions for the Work of other trades. Refer to the Drawings for wood blocking and plywood required as back-up and framed openings for all other trades and their accessories. All bathrooms on all handicap accessible levels shall receive solid 2x6 wall blocking for grab bars at toilets and tub/shower surrounds.

7) At headers built-up with multiple SYP #1/#2 2x members, nail together with at least 16d nails at 16" on center along each edge and with at least 1-16d nail per 6" nominal depth of header. Provide plywood spacers between 2x members to widen header to the width of the stud wall.

8) Framing members shall be installed within 1/4" from true position. Square end cuts shall be within 1/16" per foot of depth and width. End surfaces shall be cut to provide contact over substantially the entire surface. Lengths of framing members shall be 1/16" + up to 20 feet in length, and 1/16" per 20 feet of specified length for members over 20 feet in length.

9) Maintain sheathing surface flatness of maximum 1/8 inch in 10 feet or more.

10) Install building paper on all exterior walls. Install horizontally and weather lap a minimum of 2" for horizontal joints and 6" for vertical joints. Stagger vertical joints. Staple securely with roof tin caps.

11) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.

The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

Prefabricated Wood Trusses

1) Design of plate connected trusses shall conform to National Design Standards (NDS-91), Truss Plate Institute Criteria (TPI-78).

2) Truss fabrication shall comply with TPI Quality Control Standards (QCM-77). Truss plant shall be inspected by third party certified agency.

3) Inspection of Fabricators (IBC Chapter 1704.2.5). The fabricator shall submit to the RDP/RC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

4) Truss designs and layouts shall be sealed by a Texas licensed Professional Engineer and submitted to Architect/Engineer for review prior to fabrication. Submittal shall clearly indicate design loads, member stresses, lumber grades, splice locations, required blocking, bridging, bracing, placement, placement procedures, load bearing walls, truss designation, building number, and name of project. Loading shall be as noted and indicated on the drawings. Any non-signed and sealed submittals will not be reviewed.

5) During construction trusses shall be erected, braced, and blocked in accordance with commentary and recommendations for handling, installing and bracing of Metal Plate Connected Wood Trusses (HIB-91) by TPI. All temporary bracing shall not be removed and considered permanent unless removal is required for completion of work.

6) Provide permanent 2x4 lateral "X" bracing in the plane of the truss webs and frame at a 45 degree angle. Nail to each crossing truss with at least 2-16d nails. The "X" bracing shall align with the bottom chord lateral bracing and occur at each end of the building and at 25' intervals.

7) Roof trusses shall be connected to bearing plate with Simpson Strong-Tie Hurricane Clips. Clip type to be specified after signed and sealed truss submittals are reviewed. Attach clip as recommended by Simpson.

8) Provide pre-engineered truss shear blocking between trusses at all shear wall locations. Truss supplier shall provide truss shear block to truss component connection/detail. Shear block shall be full height of truss assembly.

9) Attach tops of non-load bearing walls to truss bottom chord with Simpson Strong-Tie STC Roof Truss Clips attached as recommended.

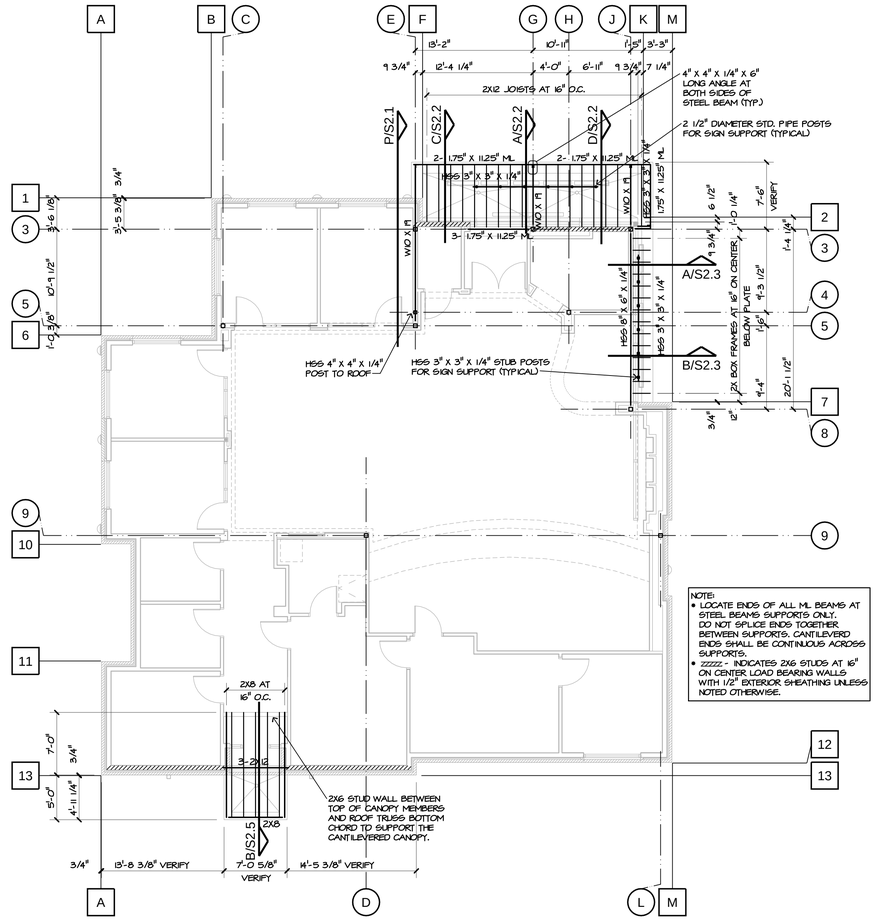
Special inspections of the fabrication process of prefabricated wood elements and assemblies shall be in accordance with Section (IBC Chapter 1704.2.5).

List of IBC Chapter 17 Special Inspections

IBC Section	Special Inspections	Applicable	Continuous/ Periodic	Location
1705.1.1	Special Cases	No		
1705.2	Steel Construction	Yes	P	Structural Steel Notes
1705.3	Concrete Construction	Yes	C	Concrete Notes
1705.4	Masonry Construction	No		
1705.5	Wood Construction	No		
1705.6	Soils	Yes	P	Earthwork Below Building Notes
1705.7	Driven Deep Foundations	No		
1705.8	Cast-in-Place Deep Foundations	No		
1705.9	Helical Pile Foundations	No		
1705.10	Fabricated Items	Yes	P	Prefabricated Wood Trusses Notes
1705.11	Special Inspections for Wind Resistance	No		
1705.12	Special Inspections for Seismic Resistance	No		
1705.13	Testing for Seismic Resistance	No		
1705.14	Sprayed Fire-Resistant Materials	Refer To Architectural		
1705.15	Mastic and Intumescent Fire-Resistant Coating			
1705.16	EIFS			
1705.17	Fire-Resistance Penetrations and Joint			
1705.18	Testing for Smoke Control			
1706	Design Strengths of Materials	No		
1707	Alternative Test Procedures	No		
1708	In-Situ Load Tests	No		
1709	Preconstruction Load Tests	No		

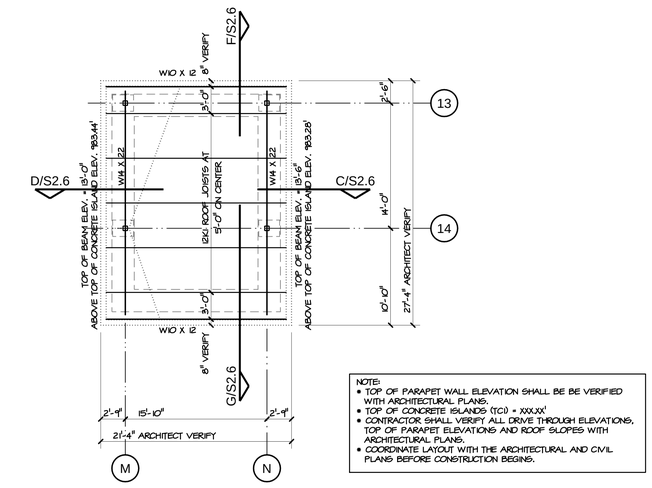
Items Requiring Structural Observation

Yes	No		Yes	No	
	No	Structure classified as Risk Category IV		No	Structure is > 75ft above grade plane
	No	Structure is a high-rise building		No	Structure is > three stories above grade plane
Yes		Required by RDP/RC for the structural design		No	Elevated post-tension concrete structures
Yes		Required by the Building Official		No	Structure prefab deferred units & connections



Canopy Framing Plans

0 8" 16"



Drive Through Roof Framing Plan

0 8" 16"

DATE

DESCRIPTION

REVISION

STATE OF TEXAS
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121512
LICENSED PROFESSIONAL ENGINEER
8/11/26
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architectural interior design

Canopy Framing Plans

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
21st and Potranco, Road
San Antonio, Texas

RBFCU

SCALE: AS INDICATED

PROJECT NO: 26114-0

DATE: 8.11.2026

SHEET NO:

S1.2

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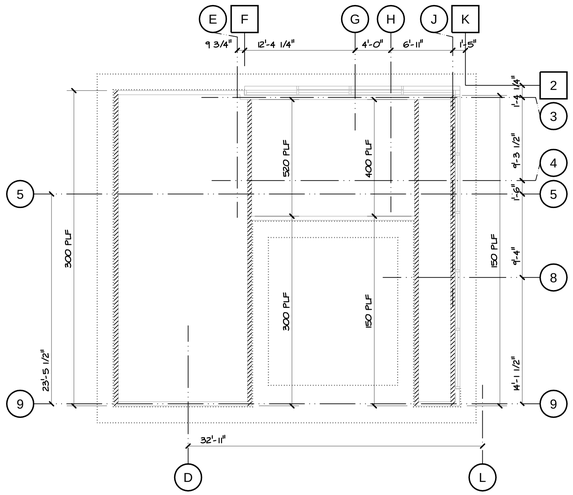
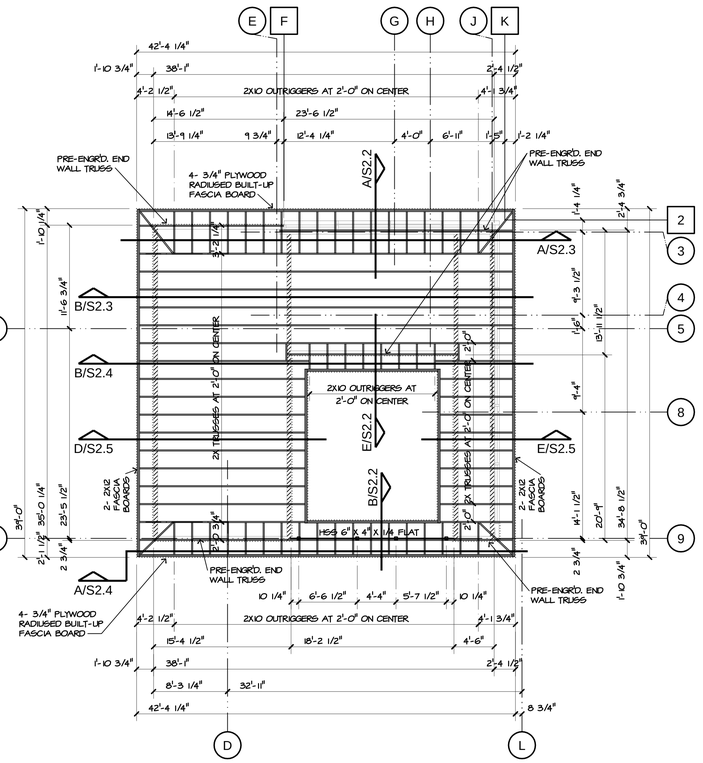


High Roof Loading Plan

(For loads on main building trusses).

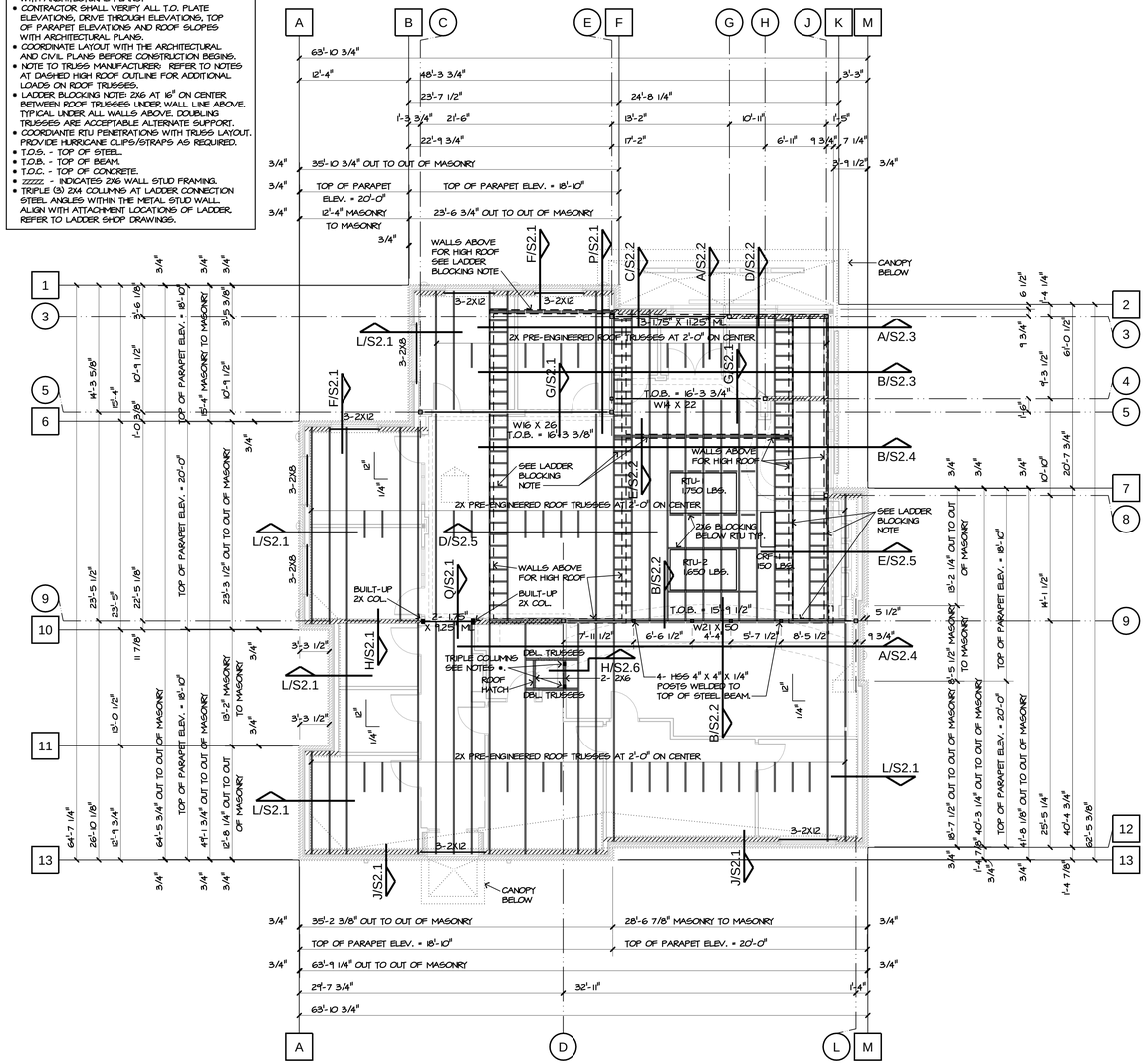
NOTE:
- TOP PLATE ELEVATION SHALL BE 14'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- TOP OF WALL ELEVATION SHALL BE BE VERIFIED WITH ARCHITECTURAL PLANS.
- CONTRACTOR SHALL VERIFY ALL T.O. PLATE ELEVATIONS, DRIVE THROUGH ELEVATIONS, TOP OF PARAPET ELEVATIONS AND ROOF SLOPES WITH ARCHITECTURAL PLANS.
- COORDINATE LAYOUT WITH THE ARCHITECTURAL AND CIVIL PLANS BEFORE CONSTRUCTION BEGINS.
- NOTE TO TRUSS MANUFACTURER: REFER TO NOTES AT DASHED HIGH ROOF OUTLINE FOR ADDITIONAL LOADS ON ROOF TRUSSES.
- LADDER BLOCKING NOTE: 2X6 AT 16" ON CENTER BETWEEN ROOF TRUSSES UNDER WALL LINE ABOVE. TYPICAL UNDER ALL WALLS ABOVE. DOUBLING TRUSSES ARE ACCEPTABLE ALTERNATE SUPPORT.
- COORDIANTE RTU PENETRATIONS WITH TRUSS LAYOUT. PROVIDE HURRICANE CLIPS/STRAPS AS REQUIRED.
- T.O.S. - TOP OF STEEL.
- T.O.B. - TOP OF BEAM.
- T.O.C. - TOP OF CONCRETE.
- ZZZZZ - INDICATES 2X6 WALL STUD FRAMING.
- TRIPLE (3) 2X4 COLUMNS AT LADDER CONNECTION STEEL. ANGLES WITHIN THE METAL STUD WALL. ALIGN WITH ATTACHMENT LOCATIONS OF LADDER. REFER TO LADDER SHOP DRAWINGS.



High Roof Framing Plan

0 8' 16'

NOTE:
- TOP OF PLATE ELEVATION SHALL BE 21'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF WOOD STUDS.
- ZZZZZZZZ INDICATES 2X6 LOAD BEARING WALLS AT 16" ON CENTER WITH 1/2" EXTERIOR SHEATHING. (U.N.O.)



Roof Framing Plan

0 8' 16'

DATE | DESCRIPTION | REVISION

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/11/26

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Roof Framing Plans

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union
281 and Potranco. Road
San Antonio, Texas

RBFCU

SCALE:	AS INDICATED
PROJECT NO:	26114-0
DATE:	8.11.2026
SHEET NO:	S1.3

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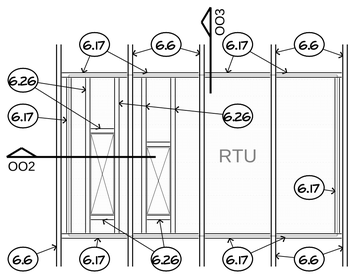
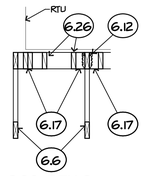
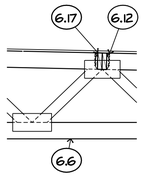


OO1- RTU Support



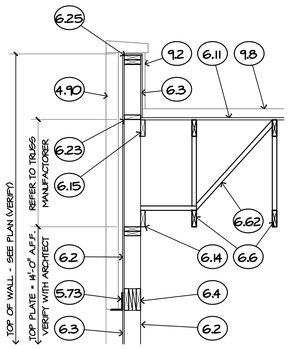
OO2- RTU Support



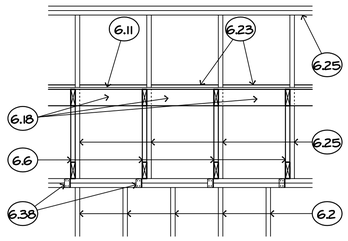
OO3- RTU Support

OO- RTU and Opening Details

Coordinate RTU locations with architectural / MEP drawings.



L- Roof Joist to Wall Studs



M- Parapet Wall Studs to Roof Framing

Keynotes

2.1) Select structural compacted fill as recommended by the geotechnical engineer.

2.2) Final drainage of surface water from landscaped areas shall be constructed in a manner as recommended in the geotechnical report - refer to civil site plan and grading plan.

2.6) Flatwork refer to architectural.

3.1) 15 mil thick polyolefin vapor barrier, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.01 before and after mandatory conditioning test per ASTM E1745 Section 7 (7.1.1-7.1.5) as determined by ASTM E96 or F1249. Polyethylene is not acceptable. Install vapor barrier solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor barrier down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify with manufacturer's representative that vapor barrier selected is installed in accordance with ASTM E1643-18a. Acceptable manufacturers include Stego, Reef Industries, and Fortifiber only with no alternative submittals permitted.

3.2) #4 at 16 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to top outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar. Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 "Z" bars at 12 inches on center where slab steps down greater than 3 inches.

3.3) At exterior grade beams use 3- #6 continuous beam reinforcing bars top and bottom.

At interior grade beams use 2- #6 continuous beam reinforcing bars top and bottom.

Provide #3 stirrups at 18" on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 2- #6 corner bars top and 2- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

3.6) #4 dowel x 48" long at 12" on center.

3.8) 1- #6 continuous top and bottom with #3 wider stirrups at 12" on center.

3.9) 3- #4 bent bars in each direction with each end lapping to slab steel as noted.

4.90) Brick/Stone veneer - Refer to architectural.

5.2) Building column base plate shall be 12" x 12" x 3/4" column base plate with 4- 3/4" diameter HCA x 8" long.
At Drive thru column base plate shall be 12" x 12" x 3/4" column base plate with 8- 3/4" diameter HCA x 8" long(piggy-backed).

5.3) Steel tube column - see plan.

5.4) Steel beam - see plan.

5.10) 3/8" thick gusset plate through column welded continuous. Bolt beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

5.11) 3/8" thick stiffener plate on each side of beam web in aligned with the column edges as shown (unless shown as a single plate). Weld to beam continuously.

5.15) 4" x 4" x 1/4" angle both sides of steel beam. Weld continuously to steel beam and attach to 2x with 3- 3/4" diameter through bolts. Provide 1/4" thick plate washer on back.

5.16) 1/4" thick HSS column cap plate.

5.21) 1/4" thick HSS column cap plate weld continuously to column. Bolt to bottom of top plate with 2- 5/8" diameter through bolts at each side of column as detailed. Plate shall be positioned in line with the wall framing orientation. Corner columns shall have an L-shaped plate as detailed with other columns within a normal wall line will have the typical rectangular plate.

5.22) 1/4" thick backer-plate. Refer to Keynote 5.23 for number of, and size, of through bolts.

5.23) 4" x 4" x 1/4" angle both sides of wood beam. Bolt to wood beams with 4- 5/8" diameter through bolts.

5.73) 4" x 6" x 3/8" loose lintel angle (LLV) over window openings. Extend 8" past opening.

Attach lintel angle over eyebrow framing with 3/8" diameter x 2 1/2" long lag screws into wall stud framing at 32" on center.

5.82) 4" x 4" x 3/8" thick x 4" long steel clip angles welded to the top and bottom flange of the cantilevered steel beam arm. Weld all around as shown.

6.1) 2x wolmanized sill plate anchored to foundation or to roof as noted.

6.2) Wood stud walls shall be framed with SPF#1 grade 2x6 at 16" on center unless noted otherwise. Refer to shear wall notes for possible revisions of lumber grade in specific areas.

Install double and/or triple studs at all beam bearing points and at the ends of all diagonal let-in bracing. In addition, studs shall be doubled at all angles, corners, and around all openings. Not less than 3 studs shall be installed at each wall corner. Block between corner studs and nail along full height of stud with 16d nails at least at 24" on center.

Provide 2x solid blocking at mid-height of all wood stud bearing walls located on the first floor of buildings three floors in height.

Provide a continuous sole plate at the bottom of all stud walls. Load bearing wall sole plates adjacent to masonry and those walls identified as shear walls shall be wolmanized and shall be bolted to the foundation as noted. Place anchors at a maximum of 32" on center spacing unless otherwise noted and within 12" from ends of discontinuous plates. Interior non-load bearing walls can be bolted or shot to foundation. Toenail each stud to sole plate with at least 4- 8d nails or end nail with at least 2- 6d nails. Face nail sole plates in upper level walls with 16d nails at least at 16" on center.

6.2) Continued.
At framing around openings, trimmer and header joists shall be double for spans greater than 4 feet, unless noted otherwise.

Provide a continuous double plate at the top of all wall studs. End joints in double top plates shall be offset at least 48 inches. Corner joints in double top plates shall be lapped and face nailed with at least 2- 16d nails. End nail top plate to each stud with at least 2- 16d nails. Face nail top plates with 16d nails at least at 16" on center.

6.3) Shear wall/exterior wall sheathing as noted.

6.4) Header - See plan.
At all headers, provide a double cripple stud below each end of header nailed to a single full height stud. Toenail header at each end on each side to studs with 1- 16d nail per 2" nominal depth of header. Refer to wood framing notes for species of wood to be used for wall opening framing.

6.6) Prefabricated 2x wood roof truss - see plan.

Roof trusses shall bear within 5" of the width beneath the double top plate. Toenail truss to top plate with at least 4- 8d nails.

Unless otherwise indicated on the drawings, all cantilevered joists shall extend into the building a distance equal to the cantilever. Cantilevered joists running perpendicular to framing inside the building shall be connected to inside member with standard joist hangers. Cantilevered joist running parallel to framing inside the building shall be nailed to the side of the inside members with 126d nails at 12" on center top and bottom.

6.11) Plywood Roof Deck shall be 5/8" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d common nails. Do not use staples.

6.14) Continuous 2x6 nailed to each wall stud to provide for firm edge support of ceiling.

6.15) Continuous 2x6 nailed to each wall stud with at least 3- 16d nails to provide firm support for roof deck.

6.16) 2x blocking between trusses or 2x studs nailed to top of plate or truss to provide for firm edge support of sheathing.

6.17) Double 2x6 blocking attached to roof truss with Simpson LUS26-2 solid wood joists hangers. Provide blocking around the perimeter of all roof penetrations.

6.18) 2x6 blocking between trusses to provide for firm support for roof deck. Nail to each vertical stud with at least 3- 16d nails.

6.23) 2x blocking between each wall stud to provide for firm edge support of sheathing.

6.24) Wood beam - See plan.

6.25) Double 2x6 top plate at top of parapet wall framing. 2x6 parapet wall studs nailed to each roof truss with 16d nails at 6" on center. Extend parapet stud down to wall top plate.

6.26) Additional 2x6 blocking at RTU opening attach to double 2x6 blocking with Simpson LUS26-2 solid sawn joist hanger.

6.34) 2- 2x6 wolmanized nailer boards bolted to beam top flange with 1/2" diameter bolts at 24" on center staggered. Alternate methods may be acceptable after approval by structural engineer.

6.38) Simpson strong tie clip - clip size/type to be determined after truss submittal review.

6.39) Simpson H2.5 hurricane clip (U.N.O.) at each outrigger/truss. Add blocking as required.

6.46) 3- 2x10 between wall studs as required for store front support or as detailed. Nail through studs into ends of each block with 3- 16d nails on each side.

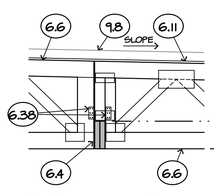
6.62) Provide 2x6 lateral bracing spaced at 4'-0" on center along the entire length of the non-load bearing walls running parallel with the roof trusses. Position as shown and nail to continuous ceiling ledger board and trusses with two (2) 10d nails at each connection point.

9.2) Exterior finish - Refer to Architectural.

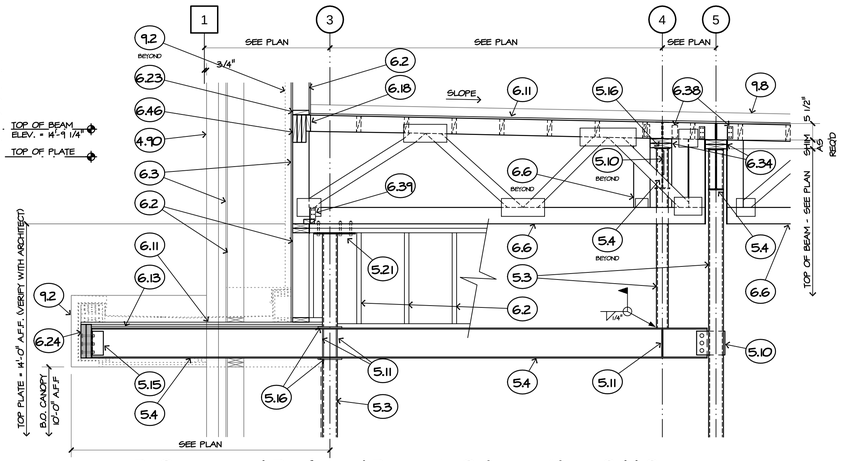
9.5) Floor drain - Refer to Architectural.

9.6) Store front - Refer to Architectural.

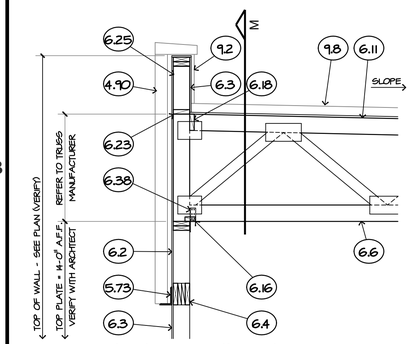
9.8) Roof System - Refer to architectural.



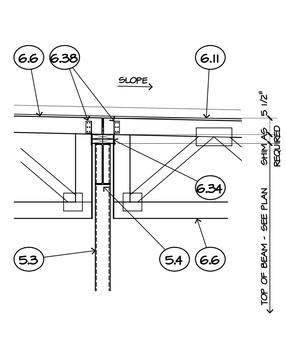
Q- Trusses to Beam



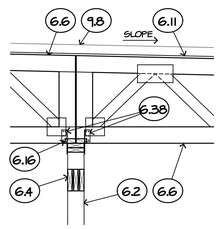
P- Canopy and Roof Level Beams to Columns Along Grid G



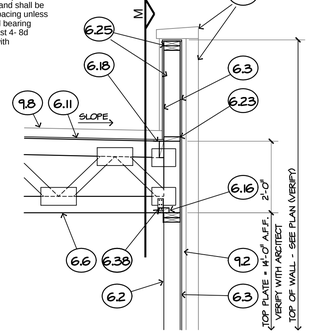
F- Roof Joist to Wall Studs



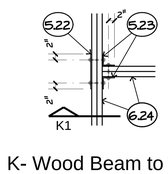
G- Roof Trusses to Beam



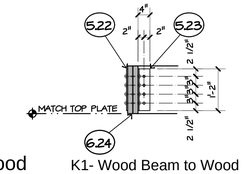
H- Roof Trusses at Loadbearing Wall



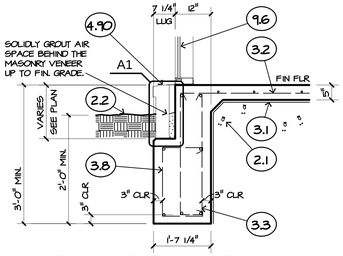
J- Roof Truss to Exterior Wall



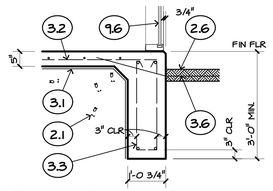
K- Wood Beam to Wood Beam Connection



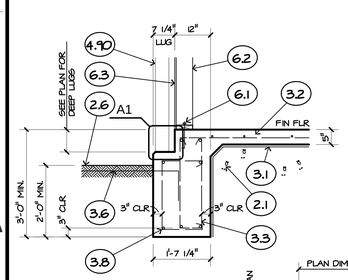
K1- Wood Beam to Wood Beam Conn.



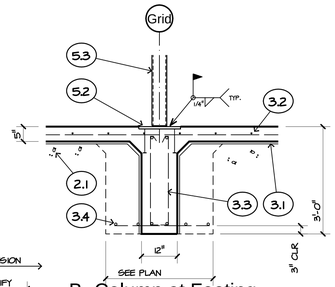
N- Exterior Beam with Deep Lug at Store Front



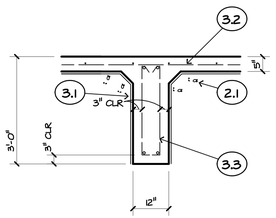
R- Exterior Beam at Storefront



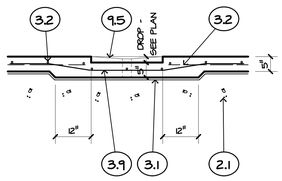
A- Stud Wall to Ext. Beam at Lug



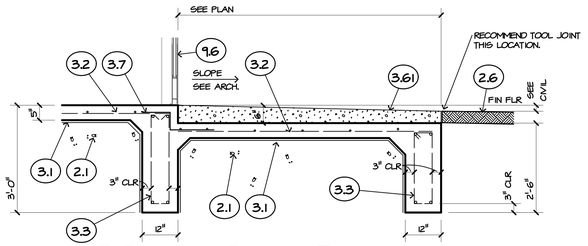
B- Column at Footing



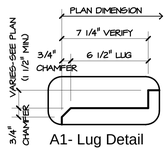
C- Interior Beam



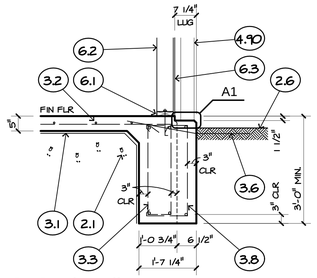
D- Concrete Slab at Floor Drains



E- Foundation Beams at Trench



A1- Lug Detail



S- Stud Wall to Ext. Beam at Lug

Typical Structural Sections

0 2' 4'

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE THE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED THE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. THE CONTRATOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY HIS OPERATIONS.

DATE

DESCRIPTION

REVISION

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/11/26

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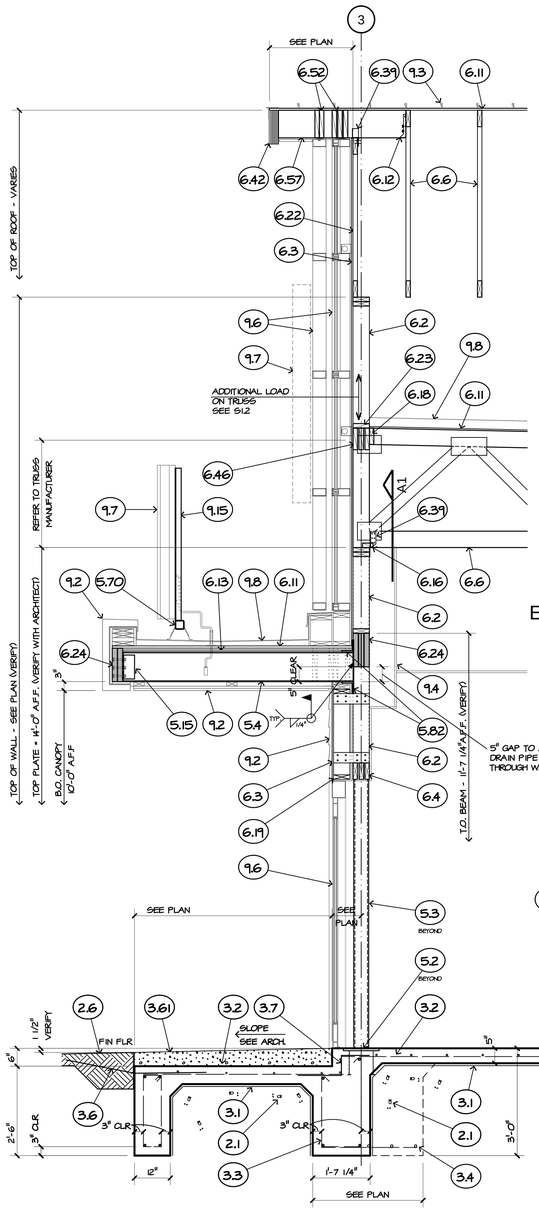
Typical Structural Sections

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 and Potranco, Road
San Antonio, Texas
RBFCU

SCALE:	AS INDICATED
PROJECT NO:	26114-0
DATE:	8.11.2026
SHEET NO:	S2.1


3
SEE PLAN
6.52
6.39
9.3
6.11
6.42
6.57
6.12
6.6
6.22
6.3
TOP OF ROOF - VARIES
9.6
6.2
9.7
6.23
9.8
ADDITIONAL LOAD ON TRUSS SEE S12
6.18
6.11
6.46
REFER TO TRUSS MANUFACTURER
9.7
9.15
A1
6.39
9.2
5.70
6.13
9.8
6.11
6.16
6.6
6.2
6.24
6.24
5.15
9.2
5.4
TYP.
5" CLEAR
1/4"
5.82
9.4
9.2
6.2
6.3
6.4
6.19
9.6
5" GAP TO ALLOW ROOF DRAIN PIPE TO PASS THROUGH WALL.
T.O. BEAM - 11'-7 1/4"A.F.F. (VERIFY)
TOP OF WALL - SEE PLAN (VERIFY)
TOP PLATE - 14'-0" A.F.F. (VERIFY WITH ARCHITECT)
B.O. CANOPY 10'-0" A.F.F
3"
SEE PLAN
SEE PLAN
5.3
BEYOND
5.2
BEYOND
9.4
9.6
2.6
3.61
3.2
3.7
3.2
3.2
1 1/2"
VERIFY
6"
8"
1'-6"
1'-0"
1'-0"
SLOPE
SEE ARCH.
1'-0"
1'-0"
1'-0"

Keynotes

2.1) Select structural compacted fill as recommended by the geotechnical engineer.

2.2) Final drainage of surface water from landscaped areas shall be constructed in a manner as recommended in the geotechnical report - refer to civil site plan and grading plan.

3.1) 15 mil thick plastic vapor retarder, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.036 as determined by ASTM E96. Polyethylene is not acceptable. Install vapor retarder solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor retarder down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify that vapor retarder selected is compatible with proposed floor finishes. Architect shall review installation prior to placing concrete.

3.2) #4 at 16 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to top outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar. Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 "Z" bars at 12 inches on center where slab steps down greater than 3 inches.

3.3) 2- #6 continuous beam reinforcing bars top and bottom with #3 stirrups at 18" on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 2- #6 corner bars top and 2- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

3.4) Footing shall be reinforced with #6 bars at 8" on center each way 3" clear from the footing bottom and below the beam reinforcing. Continue beam reinforcing through the footing.

3.8) 1- #6 continuous top and bottom with #3 wider stirrups at 12" on center.

4.90) Brick/Stone veneer - refer to architectural.

5.2) Building column base plate shall be 12" x 12" x 3/4" column base plate with 4- 3/4" diameter HCA x 8" long.
At Drive thru column base plate shall be 12" x 12" x 3/4" column base plate with 8- 3/4" diameter HCA x 8" long(piggy-backed).

5.3) Steel tube column - see plan.

5.9) 5" x 5" x 5/16" storefront support angle. Weld to steel bent plates as noted in keynote 5.13. Steel angle along edge of building shall extend up from the foundation to the barreled high roof with the only interruption being at the exterior canopy location.

5.13) Install a 6" long x 8" tall bent plate, 1/4" thick, bent to have a 45 degree bend to create a 4" x 2" shape. Weld continuously to column and storefront support angle at top, bottom, ends of angle above and below entry canopy framing and mid-height of the lower HSS column section. Provide at top and bottom of wood framing and space along this wood framed edge at no more than 4 feet on center down to the top of the HHS column. For attachment to the wood framing above the steel column, provide the same bent plate through bolted to the wood framing with three (3) 5/8" diameter through bolts spaced 3" apart from one another and centered upon the 8" plate height.

5.32) Provide a 1/4" thick continuous flat plate along the top edge of the canopy with the end extending over the top side of the steel tube. Stitch weld the plate to the tube on each side with a 4" long 1/4" fillet weld at 16" on center. Provide 1/4" thick steel gusset plates welded all around at 4" on center along the length of the tube to support the plate.

5.33) Provide a L2x2x1/4 steel angle x 16" long welded all around to bottom side of steel tube at 32" on center. Lag bolt the bottom end of the angle to the canopy return framing with two (2) 1/2" diameter x 2" long lag bolts spaced 2" apart.

5.78) 3" x 3" x 1/4" HSS signage support frame welded to top of continuous support plate. Provide horizontal HSS tubes at the bottom of the aluminum signage posts as shown with vertical support stub columns spaced at 32" on center along the length of the sign. Verify height of stub columns with architect, owner and sign manufacturer prior to install. Cap ends of horizontal tube with 1/4" cap plates. Overall length and location of the sign support shall be confirmed with architect based on signage requirements of the project.

6.1) 2x wolmanized sill plate anchored to foundation or to roof as noted.

6.2) Wood stud walls shall be framed with SPF#1 grade 2x6 at 16" on center unless noted otherwise. Refer to shear wall notes for possible revisions of lumber grade in specific areas.

Install double and/or triple studs at all beam bearing points and at the ends of all diagonal let-in bracing. In addition, studs shall be doubled at all angles, corners, and around all openings. Not less than 3 studs shall be installed at each wall corner. Block between corner studs and nail along full height of stud with 16d nails at least at 24" on center.

Provide 2x solid blocking at mid-height of all wood stud bearing walls located on the first floor of buildings three floors in height.

Provide a continuous sole plate at the bottom of all stud walls. Load bearing wall sole plates adjacent to masonry and those walls identified as shear walls shall be wolmanized and shall be bolted to the foundation as noted. Place anchors at a maximum of 32" on center spacing unless otherwise noted and within 12" from ends of discontinuous plates. Interior non-load bearing walls can be bolted or shot to foundation. Toenail each stud to sole plate with at least 4- 8d nails or end nail with at least 2- 6d nails. Face nail sole plates in upper level walls with 16d nails at least at 16" on center.

At framing around openings, trimmer and header joists shall be double for spans greater than 4 feet, unless noted otherwise.

Provide a continuous double plate at the top of all wall studs. End joints in double top plates shall be offset at least 48 inches. Corner joints in double top plates shall be lapped and face nailed with at least 2- 16d nails. End nail top plate to each stud with at least 2- 16d nails. Face nail top plates with 16d nails at least at 16" on center.

6.3) Shear wall/exterior wall sheathing as noted.

6.6) Prefabricated 2x wood roof truss - see plan.

Roof trusses shall bear within 5" of the width beneath the double top plate. Toenail truss to top plate with at least 4- 8d nails.

Unless otherwise indicated on the drawings, all cantilevered joists shall extend into the building a distance equal to the cantilever. Cantilevered joists running perpendicular to framing inside the building shall be connected to inside member with standard joist hangers. Cantilevered joist running parallel to framing inside the building shall be nailed to the side of the inside members with 126d nails at 12" on center top and bottom.

6.8) Provide 2x full depth solid shear blocking between roof trusses and between roof rafters above top plates of exterior load bearing wall locations. End nail blocking to each truss and rafter with at least 2- 8d nails and toenail to top plate with at least 4- 8d nails.

6.11) Plywood Roof Deck shall be 5/8" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d common nails. Do not use staples.

6.12) Joist hangers as noted.

6.14) Continuous 2x6 nailed to each wall stud to provide for firm edge support of ceiling.

6.15) Continuous 2x6 nailed to each wall stud with at least 3- 16d nails to provide firm support for roof deck.

6.23) 2x blocking between each wall stud to provide for firm edge support of sheathing.

6.31) 2x lateral bracing of the truss bottom chords as required by the truss manufacturer.

6.32) 2x6 blocking between trusses at top corner as shown nailed with at least 3- 16d nails.

6.38) Simpson strong tie clip - to be determined after truss submittal review.

6.42) Facia Board - Refer to and verify with Architectural plans. Nail to each joist with at least 3-16d nails.

6.51) 2x6 canopy eyebrow bump-out framing to create box as shown with a diagonal brace as shown. Locate the bottom end of the brace as far out to the outer face of the eyebrow as possible. Nail all frame intersections with a minimum of five (5) 10d nails. Provide a Simpson LUS26 hanger at all of the bottom framing members and attach it as specified by the manufacturer to the wood header spanning across the opening as shown.

6.52) 2x full depth solid shear blocking between roof trusses/outriggers or canopy rafters to provide support for storefront.

6.57) 2x10 outrigger attached to roof truss.

6.62) Provide 2x6 lateral bracing spaced at 4'-0" on center along the entire length of the non-load bearing walls running parallel with the roof trusses. Position as shown and nail to continuous ceiling ledger board and trusses with two (2) 10d nails at each connection point.

6.70) 2x6 ladder framing at 16" on center between roof trusses under high roof walls typical. Adjacent trusses to be engineered for additional roof loads. See high roof framing plan.

6.73) 2x6 cripple below horizontal bracing extended to concrete slab at eyebrow framing.

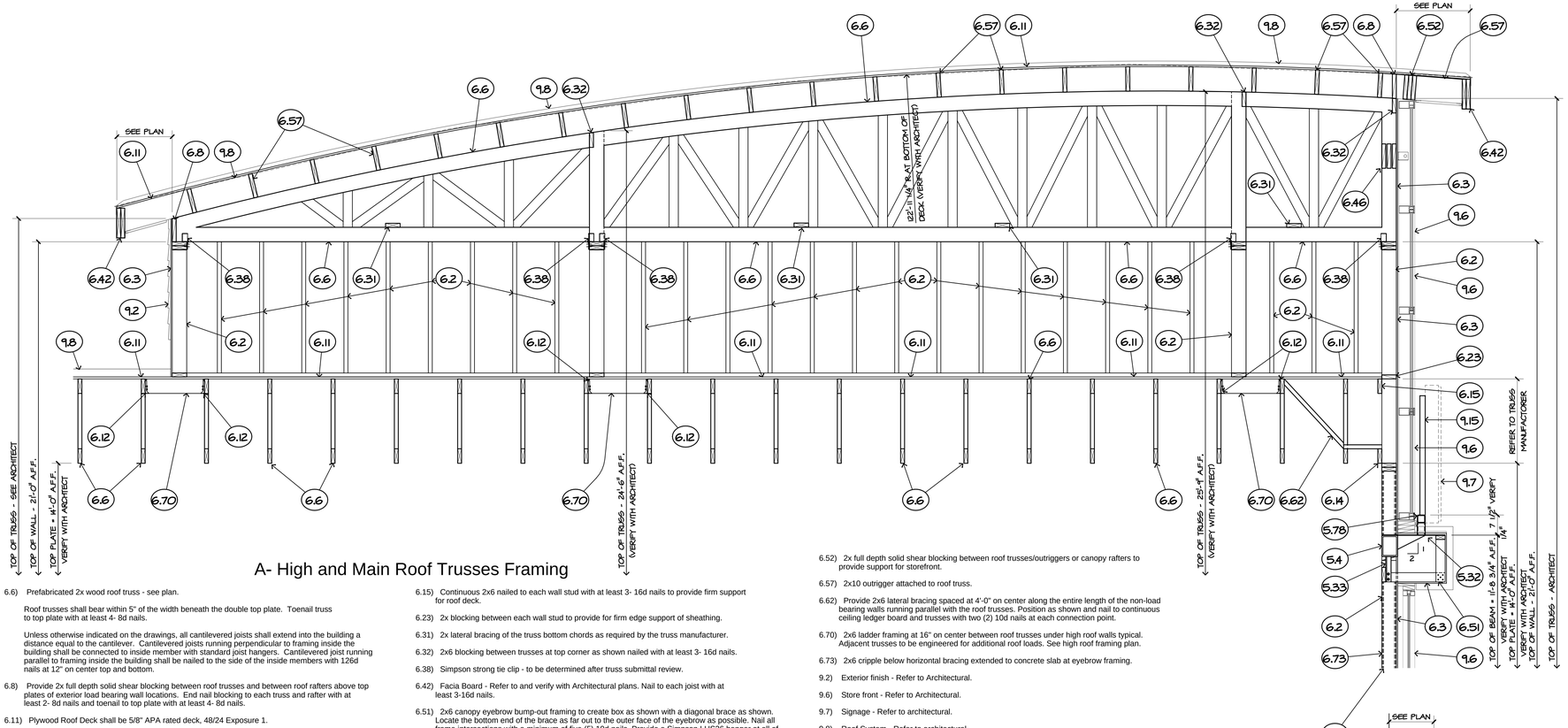
9.2) Exterior finish - Refer to Architectural.

9.6) Store front - Refer to Architectural.

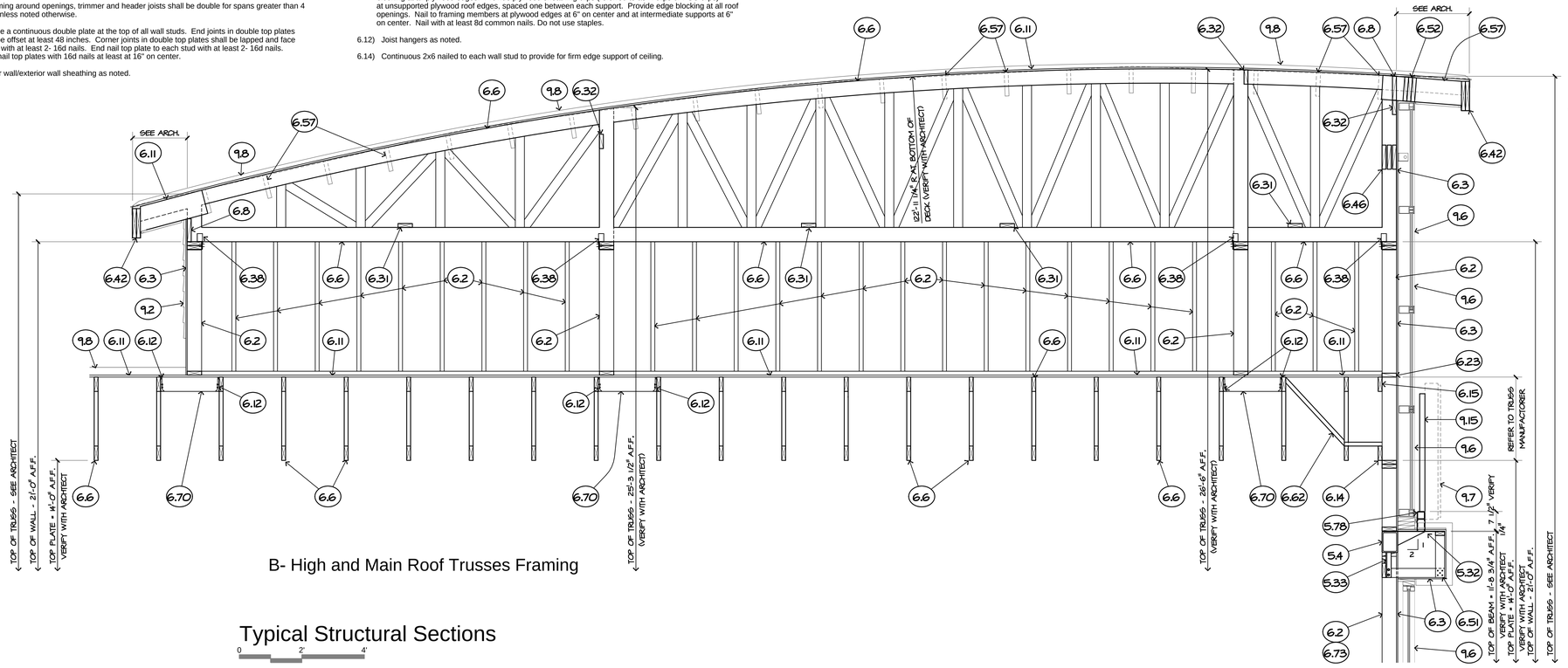
9.7) Signage - Refer to architectural.

9.8) Roof System - Refer to architectural.

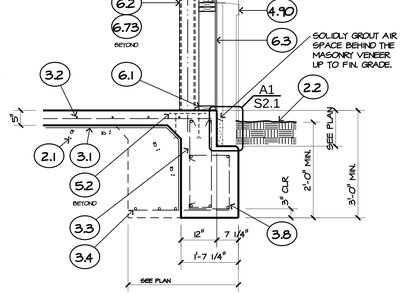
9.15) Aluminum sign support - refer to architectural & sign manufacturer drawings.



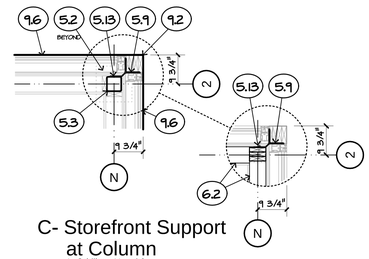
A- High and Main Roof Trusses Framing



B- High and Main Roof Trusses Framing



A- Stud Wall to Ext. Beam at Deep Lug



C- Storefront Support at Column

At Gridlines N and 2

Typical Structural Sections

0 2' 4'

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE THE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY HIS OPERATIONS.

DATE | DESCRIPTION | REVISION

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MIKE BRATTEN
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PROFESSIONAL ENGINEER
8/11/26

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Typical Structural Sections

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
28 and Potranco, Road
San Antonio, Texas

RBFCU

SCALE: AS INDICATED

PROJECT NO: 26114-0

DATE: 8.11.2026

SHEET NO:

S2.3

Keynotes

4.90) Brick/Stone veneer - refer to architectural.

5.3) Steel tube column - see plan.

5.4) Steel beam - see plan.

5.6) 6" x 4" x 1/4" plate welded continuously to steel beam and attached to roof rafters with two (2) 1/2" diameter through bolts.

5.14) 4" x 4" x 1/4" HSS tube across bottom of louvers. Weld all around to HSS columns.

5.16) 1/4" thick HSS column cap plate.

5.32) Provide a 1/4" thick continuous flat plate along the top edge of the canopy with the end extending over the top side of the steel tube. Stitch weld the plate to the tube on each side with a 4" long 1/4" fillet weld at 16" on center. Provide 1/4" thick steel gusset plates welded all around at 4' on center along the length of the tube to support the plate.

5.33) Provide a L2x2x1/4 steel angle x 16" long welded all around to bottom side of steel tube at 32" on center. Lag bolt the bottom end of the angle to the canopy return framing with two (2) 1/2" diameter x 2" long lag bolts spaced 2" apart.

5.78) 3" x 3" x 1/4" HSS signage support frame welded to top of continuous support plate. Provide horizontal HSS tubes at the bottom of the aluminum signage posts as shown with vertical support stub columns spaced at 32" on center along the length of the sign. Verify height of stub columns with architect, owner and sign manufacturer prior to install. Cap ends of horizontal tube with 1/4" cap plates. Overall length and location of the sign support shall be confirmed with architect based on signage requirements of the project.

6.1) 2x wolmanized sill plate anchored to foundation or to roof as noted.

6.2) Wood stud walls shall be framed with SPF#1 grade 2x6 at 16" on center unless noted otherwise. Refer to shear wall notes for possible revisions of lumber grade in specific areas.

Install double and/or triple studs at all beam bearing points and at the ends of all diagonal let-in bracing. In addition, studs shall be doubled at all angles, corners, and around all openings. Not less than 3 studs shall be installed at each wall corner. Block between corner studs and nail along full height of stud with 16d nails at least at 24" on center.

Provide 2x solid blocking at mid-height of all wood stud bearing walls located on the first floor of buildings three floors in height.

Provide a continuous sole plate at the bottom of all stud walls. Load bearing wall sole plates adjacent to masonry and those walls identified as shear walls shall be wolmanized and shall be bolted to the foundation as noted. Place anchors at a maximum of 32" on center spacing unless otherwise noted and within 12" from ends of discontinuous plates. Interior non-load bearing walls can be bolted or shot to foundation. Toenail each stud to sole plate with at least 4- 8d nails or end nail with at least 2- 6d nails. Face nail sole plates in upper level walls with 16d nails at least at 16" on center.

At framing around openings, trimmer and header joists shall be double for spans greater than 4 feet, unless noted otherwise.

Provide a continuous double plate at the top of all wall studs. End joints in double top plates shall be offset at least 48 inches. Corner joints in double top plates shall be lapped and face nailed with at least 2- 16d nails. End nail top plate to each stud with at least 2- 16d nails. Face nail top plates with 16d nails at least at 16" on center.

6.3) Shear wall/exterior wall sheathing as noted.

6.6) Prefabricated 2x wood roof truss - see plan.

Roof trusses shall bear within 5" of the width beneath the double top plate. Toenail truss to top plate with at least 4- 8d nails.

Unless otherwise indicated on the drawings, all cantilevered joists shall extend into the building a distance equal to the cantilever. Cantilevered joists running perpendicular to framing inside the building shall be connected to inside member with standard joist hangers. Cantilevered joist running parallel to framing inside the building shall be nailed to the side of the inside members with 126d nails at 12" on center top and bottom.

6.8) Provide 2x full depth solid shear blocking between roof trusses and between roof rafters above top plates of exterior load bearing wall locations. End nail blocking to each truss and rafter with at least 2- 8d nails and toenail to top plate with at least 4- 8d nails.

6.11) Plywood Roof Deck shall be 5/8" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d common nails. Do not use staples.

6.12) Joist hangers as noted.

6.14) Continuous 2x6 nailed to each wall stud to provide for firm edge support of ceiling.

6.15) Continuous 2x6 nailed to each wall stud with at least 3- 16d nails to provide firm support for roof deck.

6.23) 2x blocking between each wall stud to provide for firm edge support of sheathing.

6.25) Double 2x6 top plate at top of parapet wall framing. 2x6 parapet wall studs nailed to each roof truss with 16d nails at 6" on center. Extend parapet stud down to wall top plate.

6.31) 2x lateral bracing of the truss bottom chords as required by the truss manufacturer.

6.32) 2x6 blocking between trusses at top corner as shown nailed with at least 3- 16d nails.

6.34) 2- 2x6 wolmanized nailer boards bolted to beam top flange with 1/2" diameter bolts at 24" on center staggered. Alternate methods may be acceptable after approval by structural engineer.

6.38) Simpson strong tie clip - to be determined after truss submittal review.

6.42) Facia Board - Refer to and verify with Architectural plans. Nail to each joist with at least 3-16d nails.

6.51) 2x6 canopy eyebrow bump-out framing to create box as shown with a diagonal brace as shown. Locate the bottom end of the brace as far out to the outer face of the eyebrow as possible. Nail all frame intersections with a minimum of five (5) 10d nails. Provide a Simpson LUS26 hanger at all of the bottom framing members and attach it as specified by the manufacturer to the wood header spanning across the opening as shown.

6.52) 2x full depth solid shear blocking between roof trusses/outriggers or canopy rafters to provide support for storefront.

6.57) 2x10 outrigger attached to roof truss.

6.62) Provide 2x6 lateral bracing spaced at 4'-0" on center along the entire length of the non-load bearing walls running parallel with the roof trusses. Position as shown and nail to continuous ceiling ledger board and trusses with two (2) 10d nails at each connection point.

6.70) 2x6 ladder framing at 16" on center between roof trusses under high roof walls typical. Adjacent trusses to be engineered for additional roof loads. See high roof framing plan.

9.2) Exterior finish - Refer to Architectural.

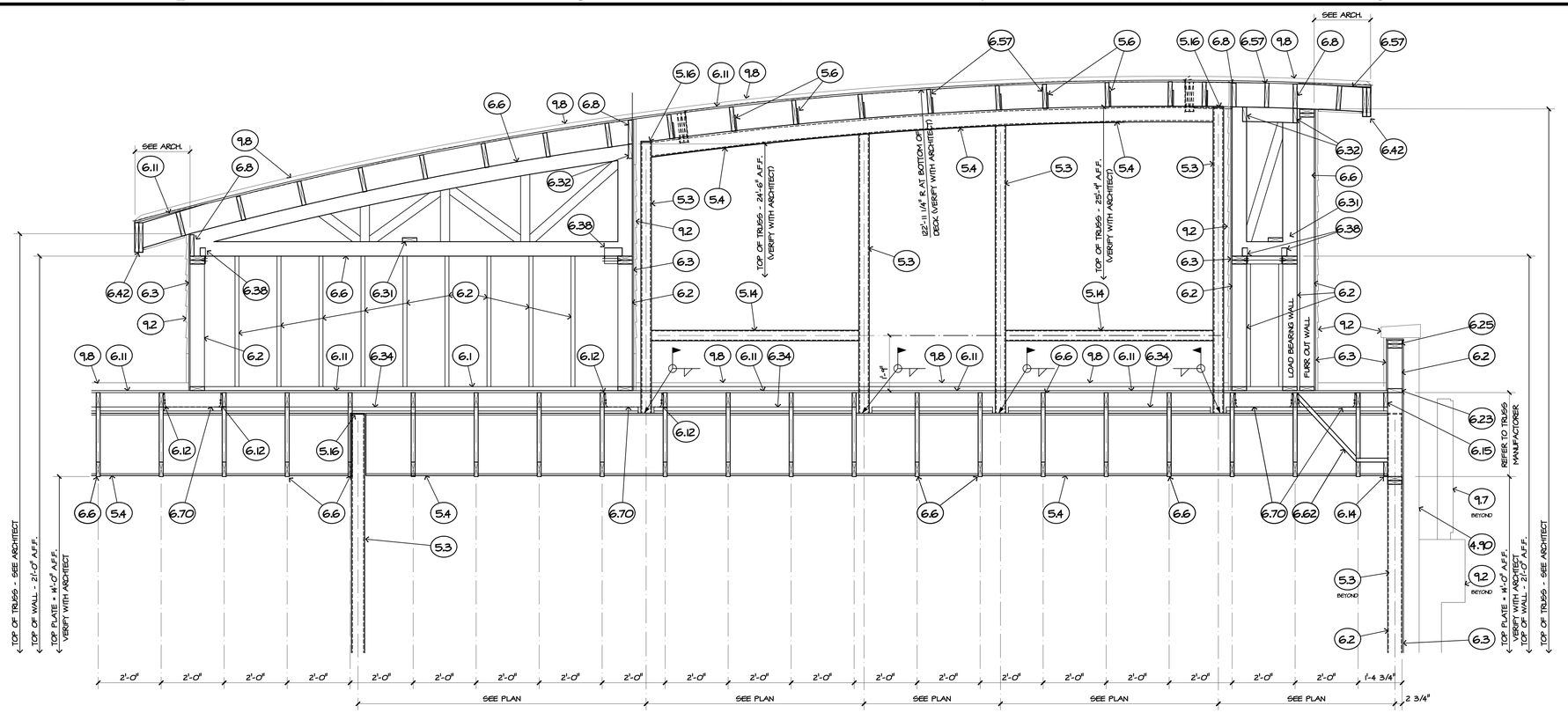
9.4) Interior finish - Refer to architectural.

9.6) Store front - Refer to Architectural.

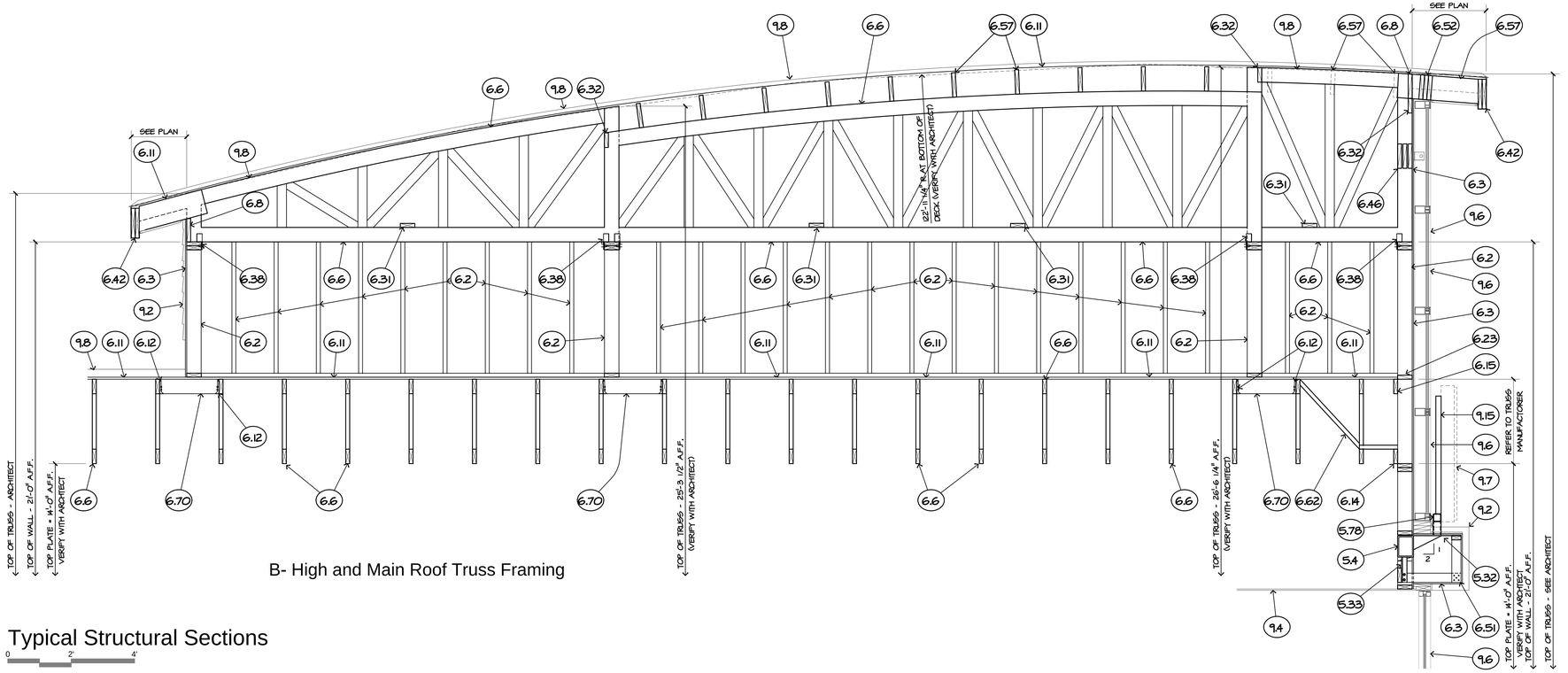
9.7) Signage - Refer to architectural.

9.8) Roof System - Refer to architectural.

9.15) Aluminum sign support - refer to architectural & sign manufacturer drawings.



A- High and Main Roof Truss Framing



B- High and Main Roof Truss Framing

Typical Structural Sections

0 2" 4"

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DATE | DESCRIPTION | REVISION

STATE OF TEXAS
MIKE BRATTEN
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PROFESSIONAL ENGINEER
8/11/26

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Typical Structural Sections

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 and Potranco, Road San Antonio, Texas

RBFCU

SCALE:	AS INDICATED
PROJECT NO:	26114-0
DATE:	8.11.2026
SHEET NO:	S2.4

Keynotes

4.90) Brick/Stone veneer - refer to architectural.

5.73) 4" x 6" x 3/8" loose lintel angle (LLV) over window openings. Extend 8" past opening.

Attach lintel angle over eyebrow framing with 3/8" diameter x 2 1/2" long lag screws into wall stud framing at 32" on center.

6.2) Wood stud walls shall be framed with SPF#1 grade 2x6 at 16" on center unless noted otherwise. Refer to shear wall notes for possible revisions of lumber grade in specific areas.

Install double and/or triple studs at all beam bearing points and at the ends of all diagonal let-in bracing. In addition, studs shall be doubled at all angles, corners, and around all openings. Not less than 3 studs shall be installed at each wall corner. Block between corner studs and nail along full height of stud with 16d nails at least at 24" on center.

Provide 2x solid blocking at mid-height of all wood stud bearing walls located on the first floor of buildings three floors in height.

Provide a continuous sole plate at the bottom of all stud walls. Load bearing wall sole plates adjacent to masonry and those walls identified as shear walls shall be wolmanized and shall be bolted to the foundation as noted. Place anchors at a maximum of 32" on center spacing unless otherwise noted and within 12" from ends of discontinuous plates. Interior non-load bearing walls can be bolted or shot to foundation. Toenail each stud to sole plate with at least 4- 8d nails or end nail with at least 2- 6d nails. Face nail sole plates in upper level walls with 16d nails at least at 16" on center.

At framing around openings, trimmer and header joists shall be double for spans greater than 4 feet, unless noted otherwise.

Provide a continuous double plate at the top of all wall studs. End joints in double top plates shall be offset at least 48 inches. Corner joints in double top plates shall be lapped and face nailed with at least 2- 16d nails. End nail top plate to each stud with at least 2- 16d nails. Face nail top plates with 16d nails at least at 16" on center.

6.3) Shear wall/exterior wall sheathing as noted.

6.4) Header - See plan.

At all headers, provide a double cripple stud below each end of header nailed to a single full height stud. Toenail header at each end on each side to studs with 1- 16d nail per 2" nominal depth of header. Refer to wood framing notes for species of wood to be used for wall opening framing.

6.5) 2x wood joist - see plan.

Joists shall be installed upright (crowns up) and held in a straight line. Joists shall be full bearing over entire plate width. Toenail joist to each support with at least 3- 8d nails. Provide solid full depth blocking in all conventionally framed spans over 8'-0". Maximum distance between blocking and bearing shall be 8'-0". Provide solid blocking at all supports.

Bored holes required in joists shall be limited to 1/5 the joist depth and shall be no closer than 2" from the top or bottom of the joist or no closer than 24" from a support.

Provide metal joist hangers at 4x2 trusses framed into wood beams. Nail as per manufacturers recommendations.

6.6) Prefabricated 2x wood roof truss - see plan.

Roof trusses shall bear within 5" of the width beneath the double top plate. Toenail truss to top plate with at least 4- 8d nails.

Unless otherwise indicated on the drawings, all cantilevered joists shall extend into the building a distance equal to the cantilever. Cantilevered joists running perpendicular to framing inside the building shall be connected to inside member with standard joist hangers. Cantilevered joist running parallel to framing inside the building shall be nailed to the side of the inside members with 126d nails at 12" on center top and bottom.

6.8) Provide 2x full depth solid shear blocking between roof trusses and between roof rafters above top plates of exterior load bearing wall locations. End nail blocking to each truss and rafter with at least 2- 8d nails and toenail to top plate with at least 4- 8d nails.

6.11) Plywood Roof Deck shall be 5/8" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d common nails. Do not use staples.

6.12) Joist hangers as noted.

6.14) Continuous 2x6 nailed to each wall stud to provide for firm edge support of ceiling.

6.15) Continuous 2x6 nailed to each wall stud with at least 3- 16d nails to provide firm support for roof deck.

6.23) 2x blocking between each wall stud to provide for firm edge support of sheathing.

6.25) Double 2x6 top plate at top of parapet wall framing. 2x6 parapet wall studs nailed to each roof truss with 16d nails at 6" on center. Extend parapet stud down to wall top plate.

6.31) 2x lateral bracing of the truss bottom chords as required by the truss manufacturer.

6.32) 2x6 blocking between trusses at top corner as shown nailed with at least 3- 16d nails.

6.38) Simpson strong tie clip - to be determined after truss submittal review.

6.41) Simpson Strong-Tie H10A hurricane tie positioned over the top of the rafter as a hanger attached to header and rafter as required by the manufacturer.

6.42) Facia Board - Refer to and verify with Architectural plans. Nail to each joist with at least 3-16d nails.

6.46) 3- 2x10 between wall studs as required for store front support or as detailed. Nail through studs into ends of each block with 3- 16d nails on each side.

6.47) Simpson Strong-Tie H2.5A Hurricane Tie at each rafter attached to rafter and wall framing as required by the manufacturer.

6.50) Lateral blocking between truss bottom chords to brace top of wall studs at interior wall. Install as needed and nail to truss bottom chords with 3- 10d nails at each end.

6.57) 2x10 outrigger attached to roof truss.

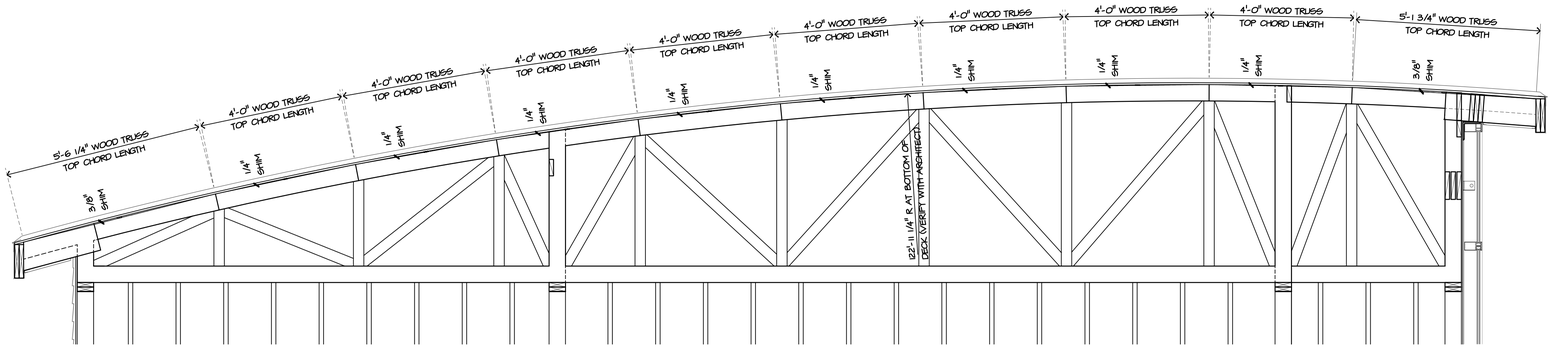
6.62) Provide 2x6 lateral bracing spaced at 4'-0" on center along the entire length of the non-load bearing walls running parallel with the roof trusses. Position as shown and nail to continuous ceiling ledger board and trusses with two (2) 10d nails at each connection point.

6.70) 2x6 ladder framing at 16" on center between roof trusses under high roof walls typical. Adjacent trusses to be engineered for additional roof loads. See high roof framing plan.

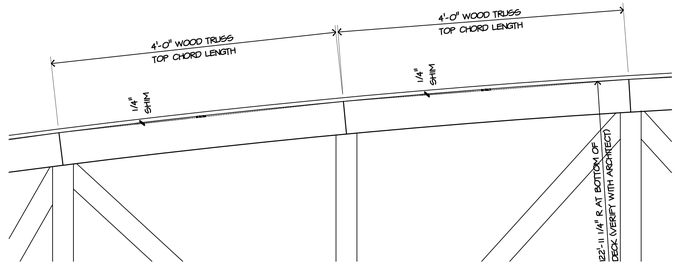
9.2) Exterior finish - Refer to Architectural.

9.6) Store front - Refer to Architectural.

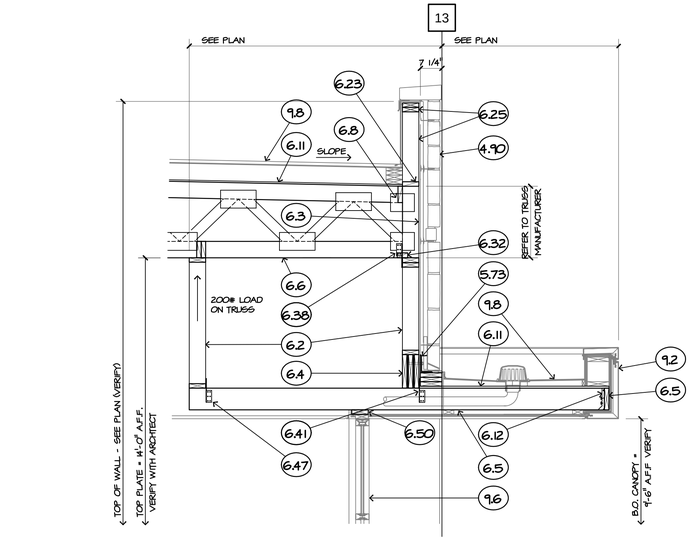
9.8) Roof System - Refer to architectural.



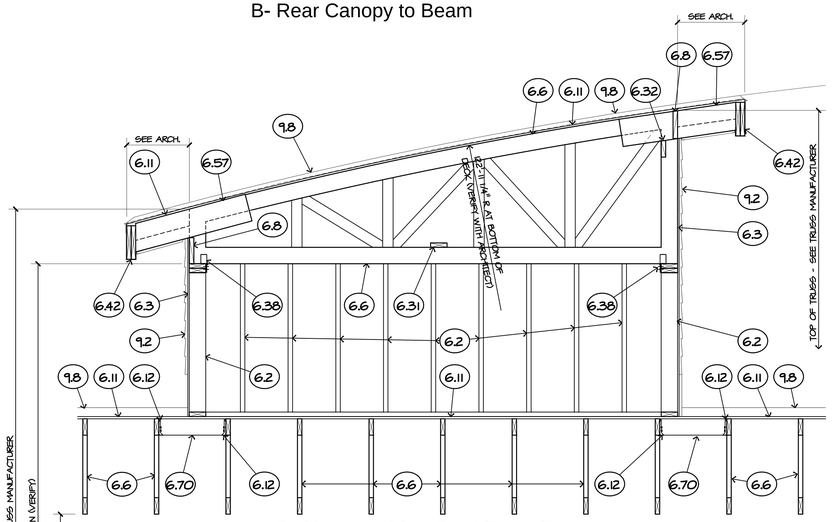
A- High Roof Truss Schematic Layout



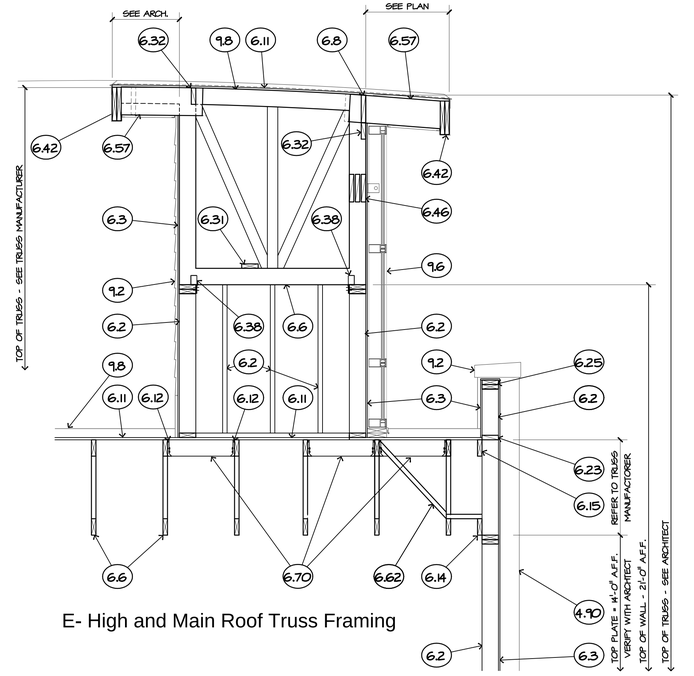
A1- High Roof Truss Top Chord



B- Rear Canopy to Beam



D- High and Main Roof Truss Framing



E- High and Main Roof Truss Framing

Typical Structural Sections

0 2' 4'

DATE | DESCRIPTION | REVISION

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LICENSED PROFESSIONAL ENGINEER
8/11/26

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Typical Structural Sections

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RBFCU

SCALE:	AS INDICATED
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DATE:	8.11.2026
SHEET NO:	S2.5

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE THE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED THE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY HIS OPERATIONS.

Keynotes

2.1) Select structural compacted fill as recommended by the geotechnical engineer.

2.6) Flatwork refer to architectural.

3.3) 2- #6 continuous beam reinforcing bars top and bottom with #3 stirrups at 18" on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 2- #6 corner bars top and 2- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

At 18" wide grade beams for plumbing penetrations, or as noted, provide 2- #6 top bars and 3- #6 bottom bars along the length of the grade beam. Wrap with stirrups and lap with Z and corner bars as noted above. Middle bar on bottom of the beam does not require a corner bar.

3.5) #4 at 12 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to top outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 "Z" bars at 12 inches on center where slab steps down greater than 3 inches.

3.11) #6 bars with 90 degree hooks at each end with 3" clear from top and bottom at 8" on center each way.

3.12) 8- #6 bent vertical bars with 3- #3 closed ties at 3" on center from the top of the pedestal with the remainder #3 closed ties at 6" on center down the length of the vertical bars.

3.13) Concrete construction joint with continuous water stop around perimeter as noted. Locate water stop 3" off edge of concrete all around.

3.17) Footing reinforcing shall be #6 bars at 8" on center both ways 3" clear from top and bottom of footing.

3.62) Concrete island reinforcing shall be #4 bars at 12" on center each way top and bottom. Provide three (3) additional #4 bars x 48" long each direction crossing below column base plates to help secure HCA anchors within concrete. To tie this section of concrete to the other, install #3 hairpin dowels at 24" on center each way with ends of dowels drilled 6" into the initially poured concrete and epoxied with Hilti HIT-HY 200 V3 epoxy adhesive. Provide a hooked end on the top side to intersect and tie to top mat.

4.90) Brick/Stone veneer - refer to architectural.

5.2) Building column base plate shall be 12" x 12" x 3/4" column base plate with 4- 3/4" diameter HCA x 8" long.
At Drive thru column base plate shall be 12" x 12" x 3/4" column base plate with 8- 3/4" diameter HCA x 6" long (piggy-backed to be 12" total).

5.3) Steel tube column - see plan.

5.4) Steel beam - see plan.

5.5) Steel joist - see plan.

5.8) Metal roof deck as noted.

5.11) 3/8" thick stiffener plate on each side of beam web in ling with the column edges as shown. Weld to beam continuously.

5.12) 2" x 3" x 1/4" angle (LLH) continuous at roof deck edge. Weld deck at 12" on center.

5.16) 1/4" thick HSS column cap plate.

5.17) 4" x 4" x 1/4" angle seat x 12" long on both sides of steel beam web to create a seat for the intersecting beam to sit upon. Weld continuously to steel beam. Weld supported beam flange to seat on each side.

5.19) 8" wide x 3/4" thick steel base plate for bollard attachment. Provide 6- 3/4" diameter all-thread A36 steel rods x 24" long welded to the steel plate with 3/8" fillet welds. Provide a 2" x 2" x 1/4" plate located 1" from he bottom of the all-thread rod sandwiched with two (2) nuts for attachment to the concrete foundation. Provide 3/4" diameter x 8" long HCA anchors spaced at 6" on center each way across the length of the plate between the all-thread anchors.

5.24) 3" x 3" x 20 gage light gage metal clip screwed to column at floor with #8 x 2" long wood screws, 3 minimum each leg. Attach to concrete slab with 3/16" x 2" long Tapcon screws.

5.77) 2" x 3" x 1/4" steel angle (LLH) continuous along bottom edge of beam as shown to allow metal stud soffit framing to be screwed to it for support. Weld to bottom chord of joist with a 3" stitch weld spaced at 18" on center on both the top and bottom side of the angle where it hits the joists. Weld at each end as well.

6.11) Plywood Roof Deck shall be 5/8" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d common nails. Do not use staples.

6.13) 2- 2x6 blocking between double trusses.

6.21) Wood column - see plan.

6.40) Simpson Strong-Tie HWDC3.37 Drift-Clip connector (or equal) sliding clip. Screw to wood columns and blocking with two (2) 1/4" diameter x 3 1/2" long lag bolts with washers.

9.1) Metal stud soffit framing - refer to architectural.

9.2) Exterior finish - Refer to Architectural.

9.8) Roof System - Refer to architectural.

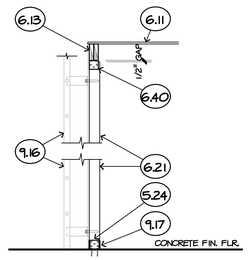
9.10) ATM/ITM Teller machine as required by owner and shown on architectural plans. Attach to concrete foundation as specified by manufacturer.

9.13) Pre-formed metal curb form to receive concrete - refer to architectural/civil plans.

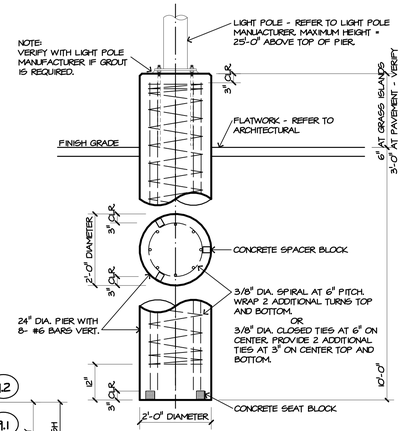
9.14) 6" x 0.250" HSS Round tube bollard filled with concrete. Weld to embed plate as shown.

9.16) Roof access ladder - refer to architectural.

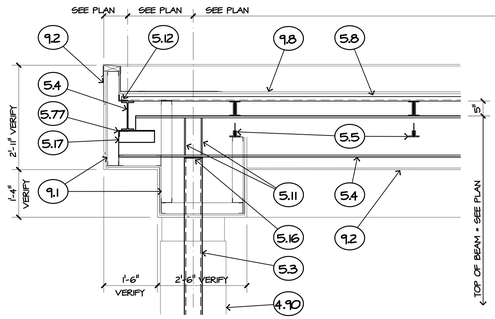
9.17) Metal stud wall track - refer to architectural.



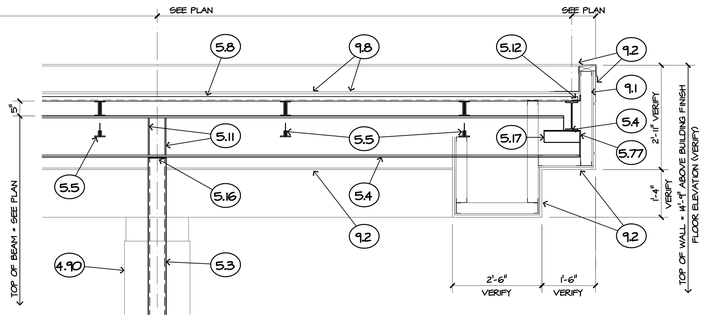
H- Access Ladder to Support Columns



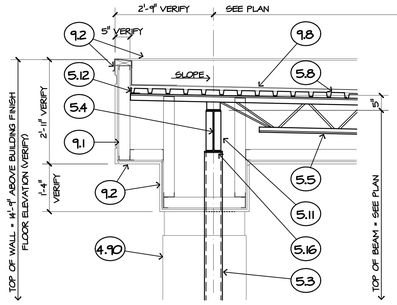
LP- Light Pole Pier



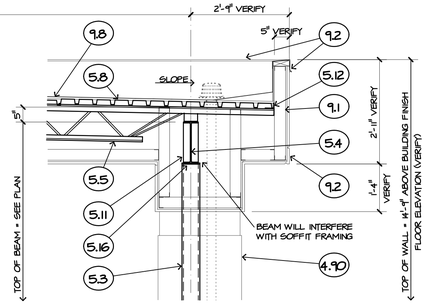
F- Cantilevered Beam to Column at Drive Through



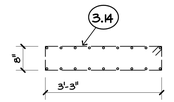
G- Cantilevered Beam to Column at Drive Through



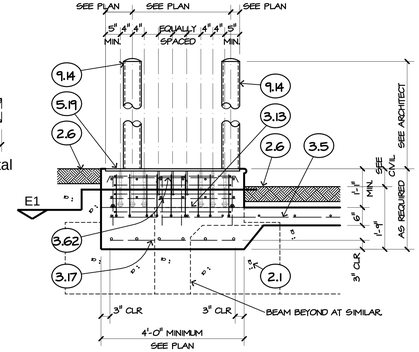
C- Drive Through Canopy Joist to Beam at Column



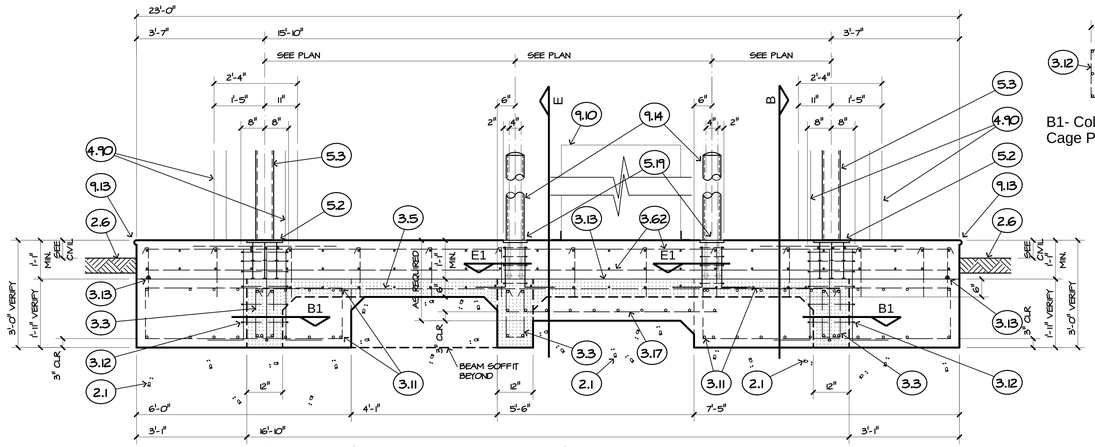
D- Drive Through Canopy Joist to Beam at Column



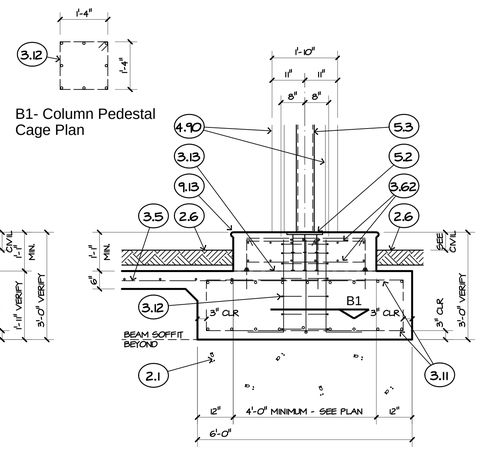
E1- Column Pedestal Cage Plan



E- Bollards to Footing at Drive Through



A- Drive Through Island and Foundation Below Drive Way



B- Column to Footing at Drive Through

Typical Structural Sections

0 2' 4'

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DATE	DESCRIPTION	REVISION

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/11/26

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Typical Structural Sections

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 and Potranco, Road
San Antonio, Texas

RBFCU

SCALE:	AS INDICATED
PROJECT NO:	26114-0
DATE:	8.11.2026
SHEET NO:	S2.6

ELECTRICAL SYMBOLS AND ABBREVIATIONS

(SOME SYMBOLS MAY NOT BE APPLICABLE TO THIS PROJECT)

GENERAL

- MOTOR, HP AS INDICATED D
- CONTROLLER TO BE FURNISHED UNDER DIVISION 15 AND INSTALLED UNDER DIVISION 16
- DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER
- COMBINATION MOTOR STARTER/DISCONNECT SWITCH
- JUNCTION BOX, CEILING MOUNTED
- JUNCTION BOX, WALL MOUNTED
- PC — PHOTO CELL
- R — RELAY
- TC — TIME CLOCK
- C — CONTACTOR
- BELL
- BUZZER
- CEILING MOUNTED CLOCK
- WALL MOUNTED CLOCK
- WALL MOUNTED DOUBLE FACE CLOCK-HEIGHT AS DESIGNATED BY ARCHITECT
- H — HORN
- TRANSFORMER AS INDICATED
- ATS — AUTOMATIC TRANSFER SWITCH
- EQUIPMENT CONNECTION
- 2 — KEYED NOTE NO. 2
- CH — MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL EQUIPMENT SCHEDULES.

LUMINAIRES

- A / a — LUMINAIRE, CEILING OR WALL MOUNTED (SEE FIXTURE SCHEDULE). SUBSCRIPT INDICATES ASSOCIATED SWITCHING, CAPITAL LETTER INDICATES FIXTURE TYPE, "E" SUFFIX INDICATES BATTERY BACK-UP.
- FIXTURE CEILING MOUNTED (SEE FIXTURE SCHEDULE)
- FIXTURE WALL MOUNTED (SEE FIXTURE SCHEDULE)
- WALLWASH FIXTURE CEILING MOUNTED. ARROW INDICATES DIRECTION OF WASH.
- EXIT LIGHT, CEILING MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS, CONNECT TO EMERGENCY SYSTEM AND FURNISH BATTERY BACKUP, UNSWITCHED.
- EXIT LIGHT, WALL MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS, CONNECT TO EMERGENCY SYSTEM AND FURNISH BATTERY BACKUP, UNSWITCHED.
- FIXTURE IS UNSWITCHED, "E" SUFFIX INDICATES BATTERY BACKUP WITH ONE BALLAST CONNECTED TO BATTERY BACK UP. FIXTURE MAY BE CONNECTED TO EMERGENCY BACK-UP SYSTEM.
- FIXTURE WITH ONE BALLAST CONNECTED TO BATTERY BACK UP. FIXTURE IS SWITCHED.
- EMERGENCY LIGHT, WALL MOUNTED, UNSWITCHED. BATTERY TYPE WITH CHARGER.
- POLE MOUNTED LUMINAIRE. SEE SCHEDULE OR NOTES FOR TYPE. ORIENT FIXTURE FOR CUT-OFF TOWARDS AREA TO BE LIT. ORIENT HOUSE SHIELD TOWARDS BUILDING. SEE DETAILS FOR POLE BASE. PROVIDE POLE BASE GROUND ROD.
- FLOOD LIGHT. ARROW INDICATES AIMING DIRECTION.
- TRACK LIGHT WITH HEADS AS INDICATED

FIRE ALARM

- FACP — FIRE ALARM CONTROL PANEL
- FAEX — FIRE ALARM EXPANSION PANEL
- ANN — REMOTE FIRE ALARM ANNUNCIATOR
- F — MANUAL PULL STATION 48" AFF
- SD — SMOKE DETECTOR; DASHED INDICATES BELOW RAISED FLOOR
- SD — SMOKE DETECTOR, DUCT MOUNTED
- T — TEST SWITCH
- HD — HEAT DETECTOR
- FS — FLOW SWITCH
- TS — TAMPER SWITCH
- PS — PRESSURE SWITCH
- AV — FIRE ALARM AUDIO-VISUAL ANNUNCIATOR
- V — VISUAL ANNUNCIATOR
- DH — MAGNETIC DOOR HOLDER
- FJ — FIRE FIGHTERS PHONE JACK

PANEL AND RELATED ITEMS

- PANELBOARD (SEE SCHEDULE), SURFACE MOUNTED.
- PANELBOARD (SEE SCHEDULE), FLUSH MOUNTED.
- SWBD — SWITCHBOARD OR DISTRIBUTION BOARD
- MCC — MOTOR CONTROL CENTER
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSOR.
- TELE — PLYWOOD TELEPHONE BACKBOARD; PROVIDE WALL MOUNTED FIRE RESISTANT WHITE PAINTED 4x8" PLYWOOD BACKBOARD, SURGE PROTECTION, SECONDARY GROUND BAR WITH STANDOFFS WITH 1/0 STRANDED COPPER GROUND CONDUCTOR BONDED TO BUILDING GROUND PER NEC, AND TWO QUAD RECEPTACLES AT THE BASE OF THE BACKBOARD.

OUTLETS

- SIMPLEX RECEPTACLE, COLOR GRAY WITH STAINLESS STEEL COVER PLATE.
- DUPLEX RECEPTACLE, 20A, 1P, COLOR GRAY WITH STAINLESS STEEL COVER PLATE.
- HALF SWITCHED DUPLEX RECEPTACLE, 20A, 1P, COLOR GRAY WITH STAINLESS STEEL COVER PLATE.
- WP, T, GFI, IG, C, TV — DUPLEX RECEPTACLE COLOR GRAY WITH STAINLESS STEEL COVER PLATE; GFI=GROUND FAULT INTERRUPTING, WP=WEATTHER RESISTANT RECEPTACLE WITH WEATHERPROOF COVER, T=TAMPER RESISTANT, IG=ORANGE ISOLATED GROUND, C=CLOCK OUTLET MOUNTED 18" BELOW CEILING, TV=TV RECEPTACLE WITH COMBINATION DUPLEX/COAX PLATE MOUNTED 76" AFF
- DOUBLE DUPLEX (QUADRUPLEX) RECEPTACLE, COLOR GRAY WITH STAINLESS STEEL COVER PLATE.
- RED DUPLEX RECEPTACLE WITH STAINLESS STEEL COVER PLATE. CONNECTED TO UPS POWER.
- RED QUAD RECEPTACLE WITH STAINLESS STEEL COVER PLATE. CONNECTED TO UPS POWER.
- SPECIAL PURPOSE RCEPTACLE. SEE PANEL SCHEDULES AND FLOOR PLAN NOTES FOR TYPE. RECEPTACLE SHALL BE FLUSH MOUNT, PROVIDE TWO GANG BACKBOX, PLASTER RING, AND STAINLESS STEEL PLATE.
- ROUND FLUSH FLOOR BOX WITH DUPLEX POWER, AND BRASS COVER PLATE. HUBBELL B2529 WITH SF3925 COVER.
- FLOOR BOX HUBBELL LCFBSS (OR EQUIV.), PROVIDE 3/4" CONDUIT FOR POWER AND 1-1" CONDUIT FOR EACH 4 DATA/IT EQUIPMENT. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING , CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD.
- TELEPHONE OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, ONE (1) RJ-45 JACK MODULAR WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING.
- TELEVISION OUTLET: FEMALE COAX JACK, WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING, PLENUM RATED RG-59U BACK TO LOCAL (WITHIN 50 FEET) SPLITTER/TAP/CATV ENTRANCE OR PLENUM RATED RG-11U TO SPLITTER/TAP/CATV ENTRANCE IF RUN IS LONGER THAN 50 FEET.
- # — DATA OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, (SUFFIX DENOTES #OF JACKS AND CABLES), RJ-45 JACK MODULAR SS COVERPLATE, 1-1" CONDUIT FOR EACH 4 DATA TO ABOVE ACCESSIBLE CEILING.
- COMBINATION DATA/POWER 2 GANG SPLIT BOX MOUNTED IN CEILING, PROVIDE 1" CONDUIT FROM BOX TO ACCESSIBLE CEILING FOR EACH 4 DATA DROPS. PROVIDE 1" CONDUIT TO DUPLEX.

SWITCHES

- ALL SWITCHES TO BE COLOR GREY WITH STAINLESS STEEL COVER PLATE.
- SINGLE POLE SWITCH, LOWERCASE SUBSCRIPT INDICATES ASSOCIATED CIRCUITRY
- DOUBLE POLE SWITCH
- THREE-WAY SWITCH
- KEY OPERATED SWITCH
- WEATHERPROOF SWITCH
- MANUAL MOTOR STARTER SWITCH (T=THERMAL OVERLOAD SIZED FOR MOTOR)
- INCANDESCENT DIMMER SWITCH WATTAGE RATING AS NOTED.
- MULTIPLE SWITCHES, GANGED.
- WALL SWITCH VACANCY SENSOR WITH MANUAL PUSH BUTTON OVERRIDE "OFF" AND ADJUSTABLE FIELD OF VIEW (LEVITON ODS15-GD).
- CEILING MOUNTED ULTRASONIC MOTION SENSOR, LEVITON ODC20-UOW (360 DEGREE ULTRASONIC) WITH ODP20-070 CONTROL MODULE
- WALL SWITCH INFRARED OCCUPANCY SENSOR WITH MANUAL PUSH BUTTON OVERRIDE AND ADJUSTABLE FIELD OF VIEW (LEVITON ODS15-ID).

RACEWAYS

- CONDUIT CONCEALED IN WALL OR CEILING WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED
- CONDUIT UNDER FLOOR OR CAST IN STRUCTURE WITH ONE PHASE, NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED.
- SWITCH LEG
- P1A-2,4,6 — BRANCH CIRCUIT HOMERUN SUBSCRIPT "P1A" INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION. 3/4"C, 2#12 AND 1#12 GND. MIN.
- SURFACE RACEWAY (PANDUIT TWIN 70 OR WIREMOLD EQUIV)
- T — TELEPHONE
- BUS DUCT WITH TAKE OFF DEVICE
- UE — CONDUIT UNDERGROUND FOR ELECTRICAL SECONDARY
- UT — UNDERGROUND TELEPHONE

GENERAL NOTES LIGHTING : (APPLIES TO ALL DRAWING SHEETS)

1. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 8 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS).
2. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 1/2" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH OF FMC FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES, FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.
3. COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.
4. PROVIDE SECONDARY SUPPORT WIRES FROM ALL FOUR (4) CORNERS OF THE LAY-IN FIXTURES TO THE STRUCTURE ABOVE. DO NOT SUPPORT FIXTURES FROM CEILING GRID WIRE SUPPORTS, PIPING, CONDUIT, SIDE WALLS, OR MECHANICAL EQUIPMENT. CEILING SPECIFICATIONS DO NOT SUPERCEDE THIS REQUIREMENT.
5. HATCHED FIXTURES ARE UNSWITCHED.
6. FIXTURES WITH "E" SUFFIX HAVE BATTERY BACK-UPS.
7. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

GENERAL NOTES POWER: (APPLIES TO ALL DRAWING SHEETS)

1. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO EACH OTHER.
2. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 6 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
3. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 1/2" CONDUIT FOR INDIVIDUAL CIRCUITS, 3/4" CONDUIT FOR MULTIPLE CIRCUITS. SEE APPLICATION SCHEDULE IN SPECS. ALL CONDUCTORS SHALL BE 75 DEGREE (MINIMUM) COPPER THHN FOR INTERIOR AND THHW FOR EXTERIOR CIRCUITS, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMAMENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.
4. COORDINATE RECEPTACLE LOCATIONS WITH MILLWORK AND COUNTERS. DO NOT LOCATE RECEPTACLES BEHIND DRAWERS OR HIDDEN IN MILLWORK UNLESS SPECIFICALLY DIRECTED BY OWNER/ARCHITECT. REVIEW ARCHITECTURAL ELEVATIONS PRIOR TO RECEPTACLE ROUGH-INS. SEE ARCH. ELEVATIONS IN BREAKROOMS FOR APPLIANCES AND RECEPTACLE MOUNTING LOCATIONS.
5. COORDINATE RECEPTACLE LOCATIONS WITH ARCHITECTURAL ELEVATIONS. MOUNT RECEPTACLES 18" AFF, 6" ABOVE BACKSPLASH AT COUNTERS, 48" IN TOILET ROOMS, AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND 84" FOR TV'S. PROVIDE GFCI RECEPTACLES AT ALL SINKS, EXTERIOR RECEPTACLES, AND UNDERCOUNTER EQUIPMENT.
6. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE, PROVIDE RECEPTACLE/CORD CAP AS REQUIRED BY EQUIPMENT SUBMITTAL.
7. ON CIRCUITS GREATER THAN 20A, FEEDING MULTIPLE PIECES OF EQUIPMENT, PROVIDE FUSED DISCONNECTS (SIZED FOR EQUIPMENT PROTECTING).
8. PROVIDE INDIVIDUAL DISCONNECTS FOR ALL TERMINAL UNITS. NO EXCEPTIONS.
9. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
10. PROVIDE ENGRAVED CIRCUIT NUMBERS IN FACEPLATES FOR ALL RECEPTACLES.

GENERAL NOTES SPECIAL SYSTEMS: (APPLIES TO ALL DRAWING SHEETS)

1. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES.
2. WHEN LOCATING SYSTEMS NEXT TO DOORS, LOCATE 6 INCHES OFF DOOR JAMB TO CENTER OF DEVICE. WHEN MULTIPLE DEVICES ARE TOGETHER, STACK BUT NO MORE THAN 72 INCHES AFF.
3. ALL CABLING TO BE SUPPORTED BY J-HOOKS WHEN NOT IN CONDUIT OR CABLE TRAY. DO NOT STRAP TO STRUCTURE. SEPARATE CABLING. PROVIDE SEPARATE J-HOOKS FOR DATA, CONTROLS, SECURITY, AND FIRE ALARM IF NOT IN CONDUIT. TIE WRAP CABLING TOGETHER EVERY 4-6 FEET. PROVIDE SERVICE LOOPS IN CABLING, TIE WRAPPED TOGETHER. SERVICE LOOP SHALL BE 18" MINIMUM.
4. PROVIDE CONDUIT SLEEVES THROUGH WALLS. ALL CONDUITS SHALL HAVE NYLON BUSHINGS ON THE ENDS. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS UNDER TWO (2) INCHES. PROVIDE MULE TAPE IN ALL EMPTY CONDUITS TWO (2) INCHES AND LARGER OR ANY CONDUIT RUNS LONGER THAN 100 FEET WITHOUT INTERMEDIATE PULL BOXES, SLEEVES LESS THAN 36 INCHES DO NOT REQUIRE PULL STRINGS. ALL OPEN CONDUITS TO BE 6" A.F.F. UNLESS OTHERWISE NOTED.
5. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS, PROVIDE INTUMESCENT FILL IN WALL CONDUIT SLEEVES IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
6. PROVIDE TUBE TYPE DUCT SMOKE DETECTORS IN EACH AIR HANDLING UNIT IN THE RETURN DUCT. ALL DUCT SMOKE DETECTORS SHALL HAVE THE FOLLOWING CHARACTERISTICS: MOUNTED IN THE DIRECTION OF AIR FLOW, ADDRESSABLE WITH SELF-SENSITIVITY, RATED FOR THE AIR SPEED, AND HAVE REMOTE INDICATOR LIGHT TEST STATIONS MOUNTED IN AN ACCESSIBLE, VISIBLE LOCATION IN THE DATA ROOM OR BREAK ROOM. DUCT SMOKE DETECTOR SHALL SHUNT POWER TO THE RTU IN THE EVENT OF SMOKE. PROVIDE 120V POWER TO THE DUCT SMOKE DETECTORS.
7. ALL CABLING SHALL BE PLENUM RATED. NO EXCEPTIONS.

GENERAL ROOFTOP EQUIPMENT NOTES:

1. PROVIDE DISCONNECTS (FUSED AND NON-FUSED) FULL RATING OF EQUIPMENT PROTECTED. COORDINATE SIZES WITH EQUIPMENT SUBMITTED. PROVIDE FUSED DISCONNECTS FOR ALL MULTIPLE PIECES OF EQUIPMENT ON THE SAME CIRCUIT. DISCONNECTS AND FUSES SHALL BE EQUAL TO OR GREATER THAN THE FEEDER/BREAKER SIZE, SIZE LOAD SIDE OF DISCONNECTS FOR EQUIPMENT AS LISTED. ALL DISCONNECTS SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
2. PROVIDE EMT UNDER ROOF. SECURE TO STRUCTURE WITH BEAM CLAMPS (SINGLE) OR UNISTRUT (MULTIPLE).
3. PENETRATE ROOFS AS PER ROOFING GUIDELINES AND GANG CONDUIT TOGETHER. SUPPORT ROOFTOP CONDUIT WITH NEOPRENE BLOCKS WITH INTEGRAL UNISTRUT. SECURE CONDUIT TO BLOCKS ON ROOF.
4. PROVIDE RMC ON ROOF FROM ROOF HOODS TO DISCONNECTS.
5. PROVIDE SEALTITE WITH WP FITTINGS TO MECHANICAL EQUIPMENT, MAX DISTANCE 48". DO NOT USE CONDULETS.
6. ALL SUPPORTS AND HARDWARE TO BE 316 SS.

GENERAL SITE GROUNDING NOTES:

1. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE CURRENT NEC WITH ALL CITY AMENDMENTS.
2. THE GROUND CONDUCTOR SHALL BE MINIMUM 1/0 STRANDED BARE COPPER, BURIED NOT LESS THAN 24 INCHES BELOW GRADE AND 36 INCHES FROM THE BUILDING. IT SHALL BE EXOTHERMIC ALLY WELDED (CAD) TO GROUND RODS.
3. GROUND RODS SHALL BE MINIMUM ¾ INCH AND 8 FOOT LONG COPPER OR COPPER CLAD, BURIED VERTICALLY TO A MINIMUM DEPTH OF 8 FOOT 6 INCH BELOW GRADE. DRIVE ALL GROUND RODS INTO EXPOSED EARTH. IF DUE TO CONSTRUCTION, THE EARTH HAS BEEN DISTURBED AT THE GROUND ROD POINT, COMPACT THE LOCATION AND INSTALL GROUND ROD.
4. EXPOSED GROUNDING CONDUCTORS SHALL BE SUPPORTED BY MECHANICAL MEANS AND PROPERLY PROTECTED FROM DAMAGE. ALL GROUNDING CONDUCTORS SHALL BE SLEEVED THROUGH BUILDING WALLS.
5. BOND THE GROUNDING SYSTEM TO THE WATER PIPE SYSTEM. IF THE WATER PIPING IS SUSPENDED BELOW THE STRUCTURE, BOND THE GROUND TO THE WATER PIPE AT THE GRADE POINT.

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

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STATE OF TEXAS — MATTHEW G. SMITH — 91168 — LICENSED PROFESSIONAL ENGINEER — 08-11-2026

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

SAN ANTONIO, TX 78245

211 & POTRANCO

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

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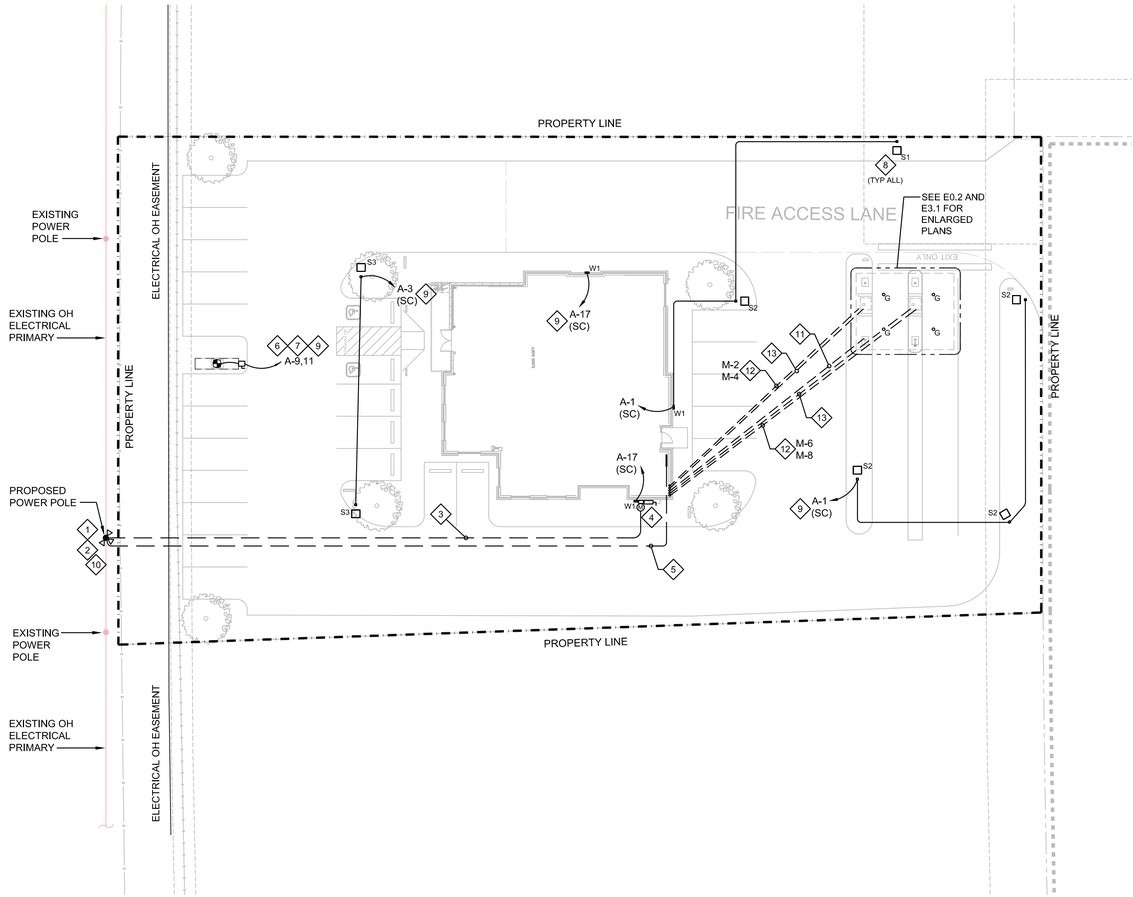
SHEET

E0.0

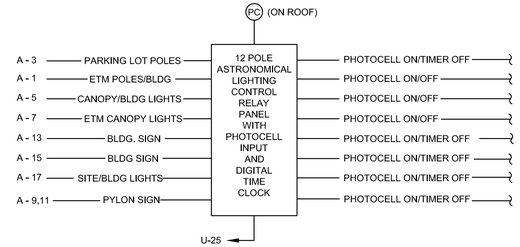


NORTH

1 E0.1 **ELECTRICAL SITE PLAN**
SCALE: 1" = 20' - 0"

KEYED NOTES:

1. COORDINATE WITH UTILITY SERVICE FOR OH POLE MOUNT TRANSFORMERS.
2. PROVIDE RISER PER UTILITY. SEE DETAIL E0.2
3. UG SERVICE FEEDER.
4. UTILITY METER AND DISCONNECT. SEE ONE-LINE.
5. 2-4" CONDUITS FOR TELECOM. COORDINATE WITH SERVICE PROVIDER.
6. CIRCUIT THROUGH RELAY CONTROL PANEL FOR CONTROL. VERIFY ACTUAL SIGN LOCATION WITH ARCHITECTURAL DRAWINGS. CONNECT TO DISCONNECT AT SIGN BASE.
7. PROVIDE CONNECTION TO SIGN, ALL CONNECTIONS, DISCONNECT MEANS AND MOUNTING IN COMPLIANCE WITH NEC. ART. 600.6.
8. REFER TO POLE BASE DETAIL 2/E0.2 TYPICAL.
9. CIRCUIT THROUGH RELAY CONTROL PANEL FOR CONTROL. REFER TO DETAIL 2, THIS SHEET.
10. COMM RISER POLE. COORDINATE WITH SERVICE PROVIDER.
11. 2 #10, 1#12G, 1" CONDUIT FOR CANOPY LIGHTING.
12. 1" CONDUIT WITH 2 #8, 1#10G, FOR ETM EQUIPMENT COOLING AND 2 #10, 1#12G FOR ETM EQUIPMENT POWER.
13. 2" DATA CONDUIT FROM ELEC. ROOM TO (ETM).



2 E0.1 **EXTERIOR LIGHTING CONTROLS (TYP)**
SCALE: NOT TO SCALE

SITE LIGHTING FIXTURE SCHEDULE										
MARK	MANUFACTURER/MODEL	DIMENSION	MOUNTING	FIXTURE VA	VOLTAGE	LAMP	LUMENS	UNSHIELDED LUMENS	DESCRIPTION	NOTES
S1	LITHONIA DSX1 P1 40K 70CRI TFTM EGS 120 DDBXD	13X33	POLE	51	120	LED	6846	0	FULL CUTOFF LED	PROVIDE ALL MOUNTING HARDWARE
	POLE LITHONIA RSS-22-4-5B-DM19AS-VD-IC-UL-DDB									25' OVERALL MOUNTING HEIGHT
S2	LITHONIA DSX1 P2 40K 70CRI TFTM 120 DDBXD	13X33	POLE	68	120	LED	9977	0	FULL CUTOFF LED	PROVIDE ALL MOUNTING HARDWARE
	POLE LITHONIA RSS-22-4-5B-DM19AS-VD-IC-UL-DDB									25' OVERALL MOUNTING HEIGHT
S3	LITHONIA DSX1 P3 40K 70CRI T5LG EGS 120 DDBXD	13X33	POLE	102	120	LED	12053	0	FULL CUTOFF LED	PROVIDE ALL MOUNTING HARDWARE
	POLE LITHONIA RSS-22-4-5B-DM19AS-VD-IC-UL-DDB									25' OVERALL MOUNTING HEIGHT
W1	LITHONIA #DSXW1 P1 40K T2M-120-DDBXB	8X16	SURFACE	13	120	LED	1940	0	FULL CUTOFF WALL PACK	MOUNT AT 12' AFG

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0 10' 20' 40' 60' 80'
SCALE: 1"=20'-0"

ELECTRICAL SITE PLAN

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SAN ANTONIO, TX 78245

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210.828.9481 | TBAE Firm BR1010

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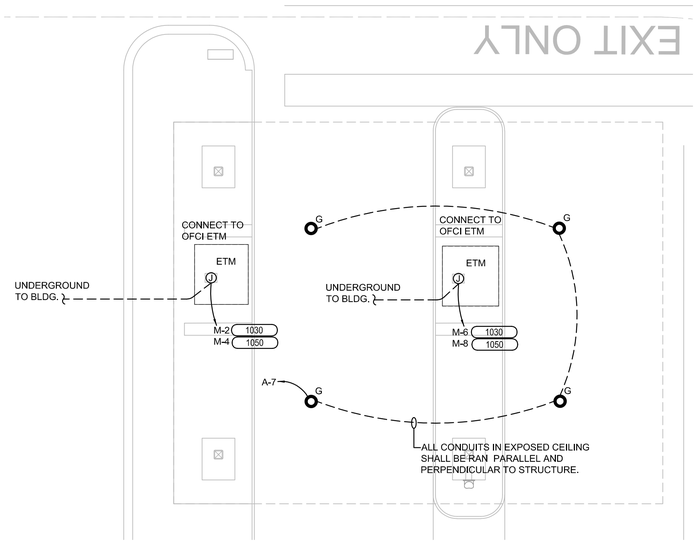
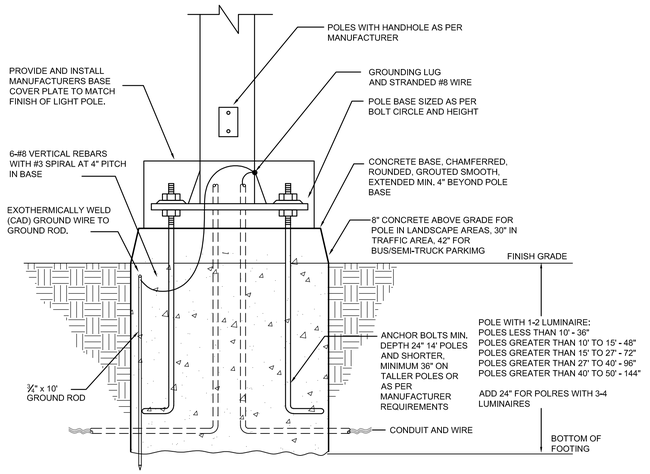
CHECKED BY:	M.S

SHEET
E0.1

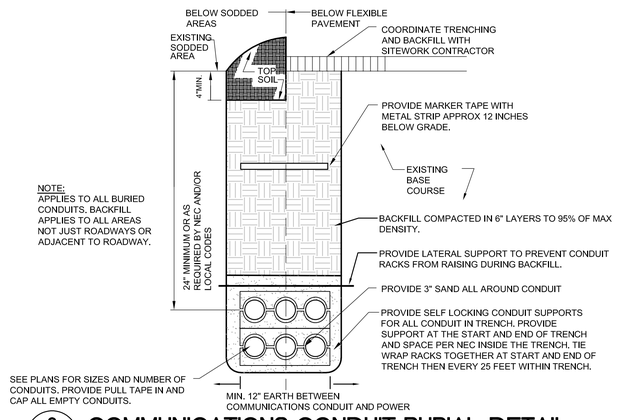


1 ETM ELECTRICAL PLAN
E0.2 — SCALE: 1/4" = 1'-0"

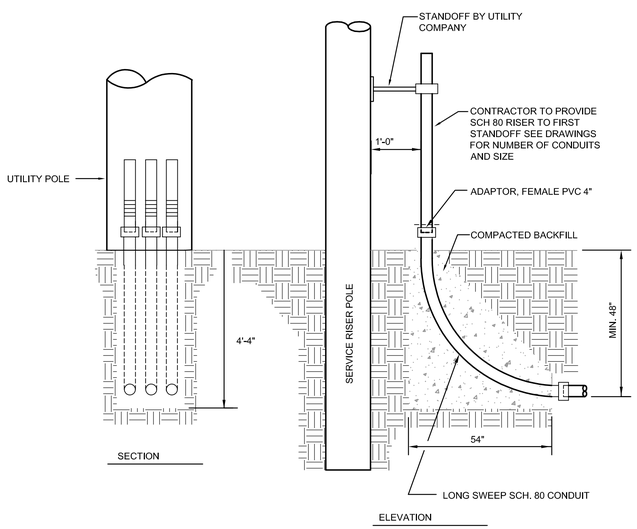
SEE OTHER SHEETS FOR ADDITIONAL DEVICE ROUGH-INS.



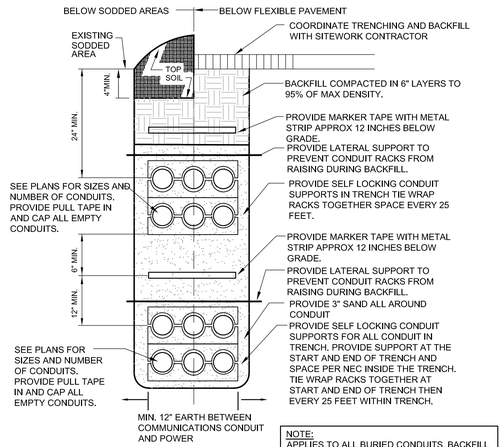
2 POLE BASE WITH COVER
E0.2 — NOT TO SCALE



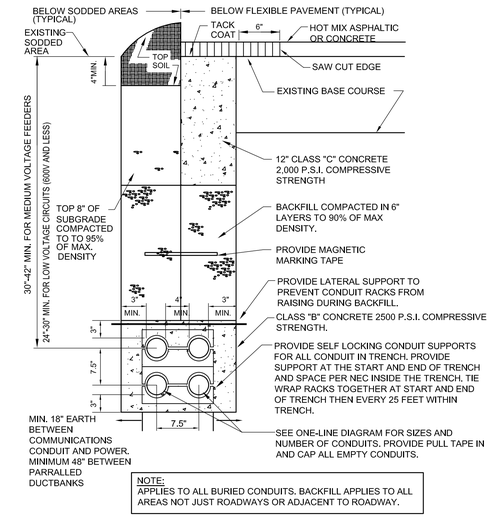
3 COMMUNICATIONS CONDUIT BURIAL DETAIL
E0.2 — NOT TO SCALE



6 PVC CONDUIT RISER AT SERVICE POLE
E0.2 — NOT TO SCALE



BRANCH CIRCUIT COMM. BURIED CONDUIT DETAIL
4 / E0.2 — NOT TO SCALE



5 POWER CONDUIT BURIAL DETAIL
E0.2 — NOT TO SCALE

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0 5' 10' 15'
SCALE: 1/4"=1'-0"

TRUE NORTH PLAN NORTH

ELECTRICAL SITE PLAN

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08-11-2026

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SAN ANTONIO, TX 78245

chesneymoralespartners,inc.
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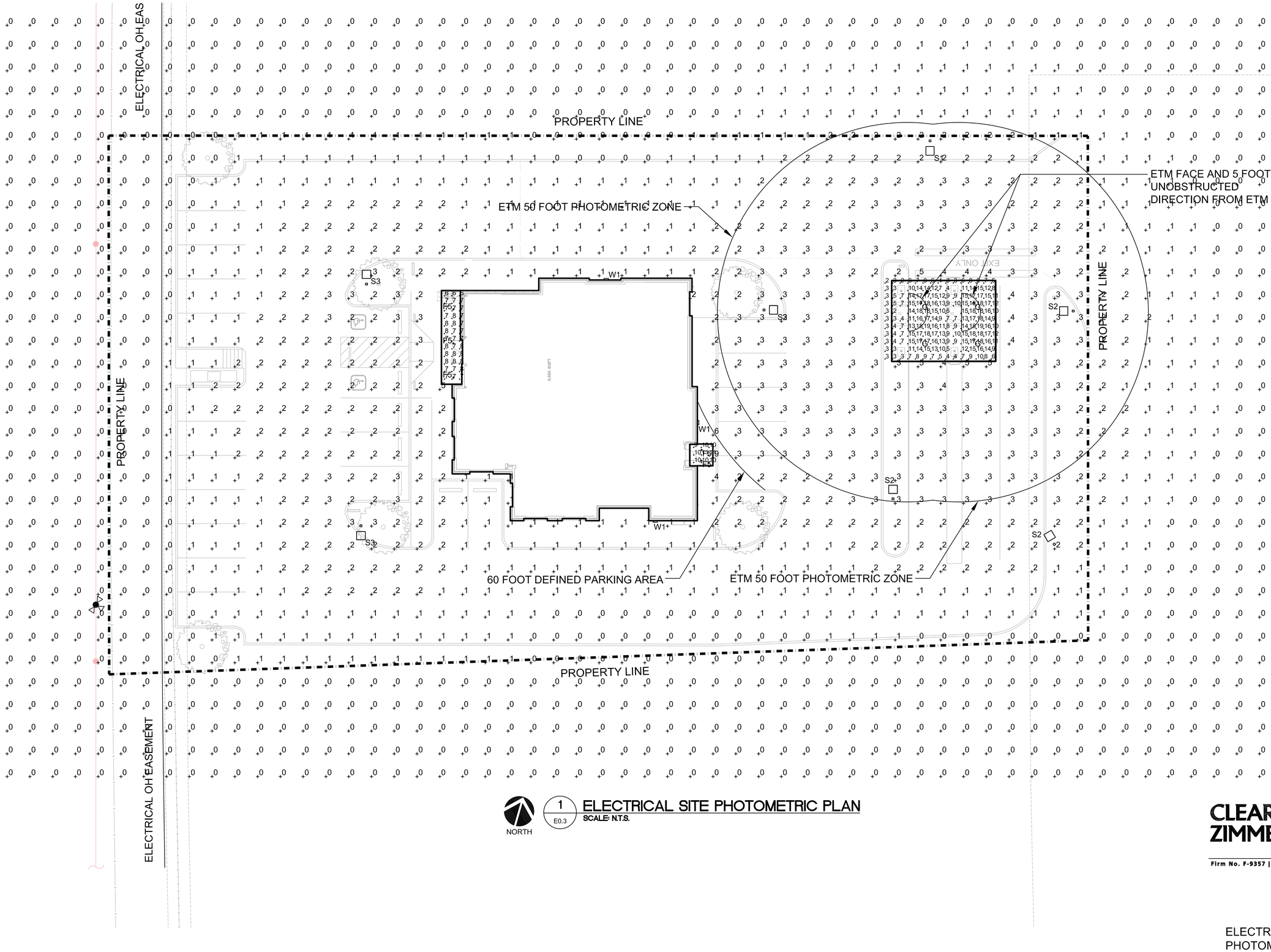
SHEET
E0.2



NORTH

1 E0.3 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: N.T.S.

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ELECTRICAL SITE PHOTOMETRIC PLAN

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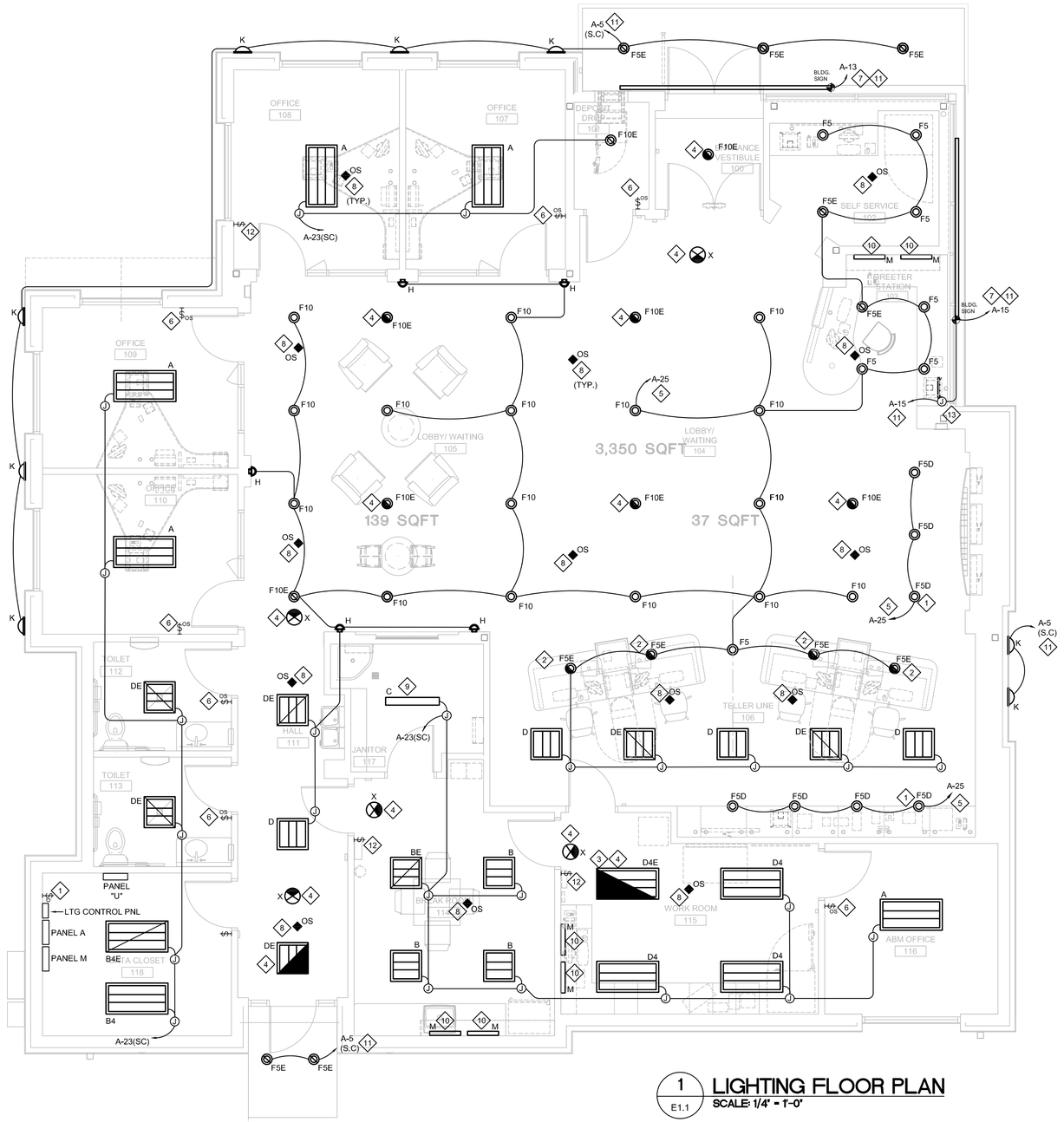
E0.3



1 LIGHTING FLOOR PLAN
E1.1 — SCALE: 1/4" = 1'-0"

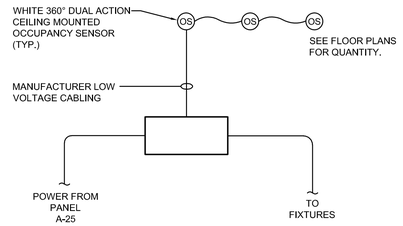
LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER/MODEL	DIMENSION	MOUNTING	FIXTURE VA	VOLTAGE	LAMP	DESCRIPTION	NOTES
A	FINELITE: HPR LED A 2X4 DCO H 835 120 SC C1	2X4	GRID	41	120	LED 3500K		E DENOTES EM. BATT. BACKUP
B	LITHONIA: 2GTL2 33L FW A19 MVOLT EZ1 LP835	2X2	GRID	28	120	LED 3500K		E DENOTES EM. BATT. BACKUP
B4	LITHONIA: 2GTL4 48 FW A19 MVOLT EZ1 LP835	2X4	GRID	40	120	LED 3500K		E DENOTES EM. BATT. BACKUP
C	LITHONIA #WL4-30L-MVOLT-EZ1-LP840-PENDANT-MSD7	48"	SURFACE	29	120	LED 3500K		WITH INTEGRAL MOTION SENSOR "E" DENOTES EM. BATT. BACKUP
D	SKYPLANE SKPA 22 3900 90 35 SO RE W UNV DP 1	2X2	GRID	29	120	LED 3500K		E DENOTES EM. BATT. BACKUP
D4	SKYPLANE SKPA 24 3900 90 35 SO RE W UNV DP 1	2X4	GRID	40	120	LED 3500K		E DENOTES EM. BATT. BACKUP
F5	LITHONIA:LDN4 35/05 LO4/AR LSS MVOLT EZ1	4"	RECESSED	9	120	LED 3500K		E DENOTES EM. BATT. BACKUP W/REMOTE TEST SWITCH
F10	LITHONIA: LDN6 35/10 LO6 AR LSS MVOLT EZ1	6"	RECESSED	14	120	LED 3500K		E DENOTES EM. BATT. BACKUP W/INTEGRAL TEST SWITCH
G	GOTHAM: IVO6CYL SC D 30LM 40K-80CRI-MD-MIN10 120 ZT L7 JBX P AR LS CBA (COLOR BY ARCH)	6,75"x7,75"DIA	SURFACE	30	120	LED 4000K		
H	HEALTHCARE LIGHTING HPSC WHB MVOLT 35K ZT DARK BA	7" X 16"	WALL	25	120	LED 3500K	SCONCE	COORDINATE MTG. HT. WITH ARCH.
K	HINKLEY #2145TR	9" X 24" X 4"	WALL	8	120	LED 3500K	EXTERIOR SCONCE	COORDINATE MTG. HT. WITH ARCH.
M	JUNO UPS09	3" X 24"	UNDER COUNTER	4	120	LED 3000K	UNDER CABINET	WITH ROCKER SWITCH
X	LITHONIA: LQM S W 3 R 120/277 EL N M6	12" X 8"	UNIVERSAL	-	120	N/A		WITH BATTERY BACK UP

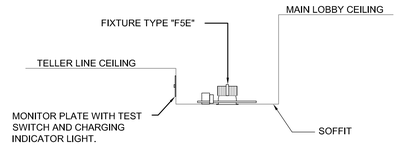
NOTES:
1. ALL FIXTURES SHALL BE SPEC GRADE UNLESS OTHERWISE NOTED.
2. ALL TOGGLE SWITCHES TO BE MOUNTED AT HEIGHTS TO COMPLY WITH ADA GUIDELINES UNLESS OTHERWISE NOTED.
3. LIGHTING FIXTURES SHALL BE COORDINATED WITH THE CEILING TYPE PRIOR TO ORDERING. ALL FIXTURES SHALL BE SUPPLIED WITH APPROVED MOUNTING DEVICES, HANGERS, MOUNTING FRAMES, AND TRIM FOR PROPER INSTALLATION IN THE CEILING OR SOFFIT SYSTEM BEING PROVIDED ON THIS PROJECT REGARDLESS OF THE CATALOG NUMBER. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLAN/ELEVATIONS FOR ADDITIONAL MOUNTING INFORMATION.
4. ALL FIXTURES THAT HAVE A "E" SUFFIX ARE BATTERY BACK-UP. (EXAMPLE 'C1E'), ALL EMERGENCY BATTERY PACKS TO BE 1100 LUMEN FULL OUTPUT.
5. PROVIDE REMOTE BATTERY PACKS FOR FIXTURES IN HARD OR NON-ACCESSIBLE CEILINGS. MOUNT PACKS OVER ACCESSIBLE SPACES. REMOTE MOUNT BALLASTS/BATTERY PACKS ABOVE ACCESSIBLE CEILINGS FOR FIXTURES IN THE TOP OF STAIRWELLS.

KEYED NOTES: SHEETS E1.1 AND E1.2

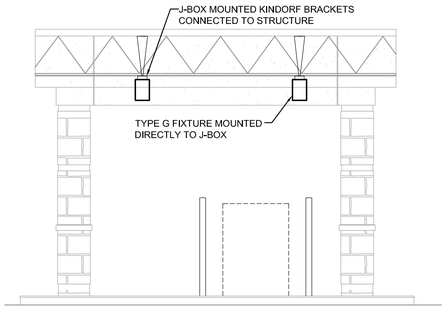
1. FIXTURES TYPE "F5D". CONNECT TO OVERHEAD TELLER LIGHTING CIRCUIT AND CONTROL BY DIMMER "A" LOCATED IN ELECTRICAL ROOM NEXT TO LIGHTING CONTROLS TIMER/RELAY CABINET.
2. CENTER LIGHT FIXTURE TYPE "F5E" OVER TRANSACTION COUNTER. MONITOR PLATE WITH TEST SWITCH AND CHARGING INDICATOR LIGHT TO BE LOCATED ON THE SOFFIT IN TELLER LINE SIDE. SEE DETAIL 2/E1.1 (TYPICAL).
3. SECURITY AREA REQUIRING CONTINUOUS LIGHTING.
4. NIGHT LIGHT FIXTURES/EXIT SIGNS CONNECTED TO UNSWITCHED CIRCUIT A-21.
5. PROVIDE POWER PACK FOR CIRCUIT. CONNECT LOW VOLTAGE AREA OCCUPANCY DETECTORS TO POWER PACK. POWER PACK SHALL ENABLE ALL ROOM/AREA LIGHTING.
6. OCCUPANCY SENSOR TO BE, SENSOR SWITCH #WSD-PDT-LV-IV. (TYPICAL.)
7. CIRCUIT FOR SIGNAGE. COORDINATE EXACT LOCATION/REQUIREMENTS/HEIGHT WITH SIGN PROVIDER PRIOR TO ROUGH-IN.
8. DUAL TECHNOLOGY ULTRASONIC/INFRARED MOTION SENSOR (EXTENDED RANGE 360° SENSOR SWITCH #CM PDT 10 OR EQUAL). INITIALLY SET FOR 20 MINUTES. CONTRACTOR SHALL PROVIDE ONE ADJUSTMENT PER OWNER PER MOTION SENSOR. (TYPICAL)
9. FIXTURE HAS INTEGRAL OCCUPANCY SENSOR.
10. PROVIDE 24" UNDERCABINET 120V FIXTURE WITH ROCKER SWITCH CONNECT TO NEAREST NON-UPS RECEPTACLE CIRCUIT.
11. CIRCUIT THROUGH EXTERIOR TIME CLOCK. REF: 2/E0.1.
12. SWITCH ENABLES OCC SENSOR.
13. INSTALL REMOTE DRIVER FOR EXTERIOR SIGNAGE ABOVE CEILING. ROUTE WP CABLE THROUGH TUBE STEEL TO SIGN.



3 POWER PACK DETAIL
E1.1 — NOT TO SCALE



2 FIXTURE "F5E" DETAIL
E1.1 — NOT TO SCALE



NOTES:
1. SEE FLOOR PLAN FOR LOCATION.
2. ENSURE FIXTURE SPRING LOADED PIN IS IN CANOPY HOLE. VERIFY THAT FIXTURE WILL NOT SPIN.

2 LIGHT AT DRIVE THRU DETAIL
E1.1 — SCALE: N.T.S

SCALE: 1/4"=1'-0" (0, 5', 10', 15')

TRUE NORTH / PLAN NORTH

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JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	G. Crawl
CHECKED BY:	M.Smith
SHEET	E1.1

LIGHTING FLOOR PLAN

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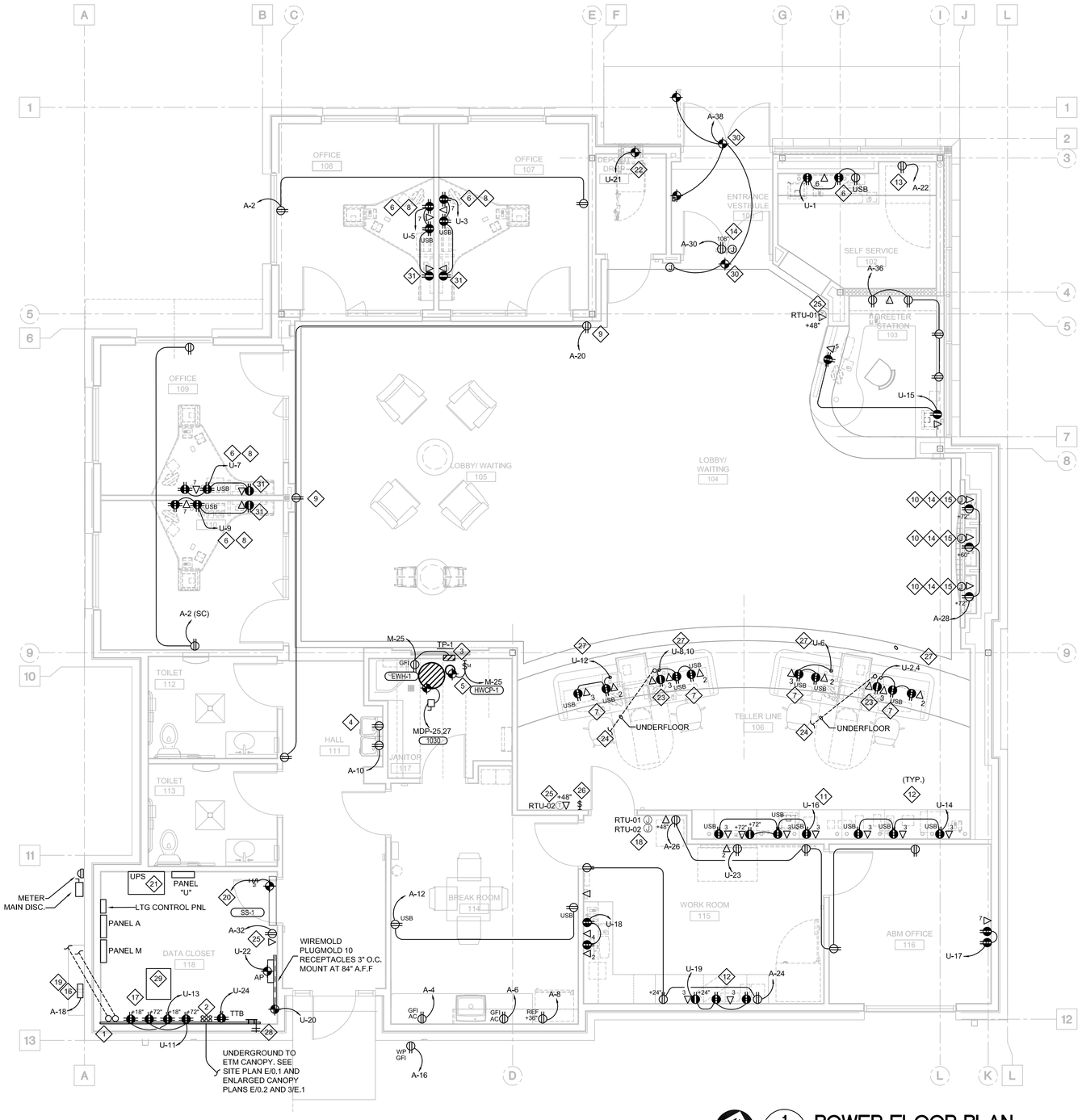
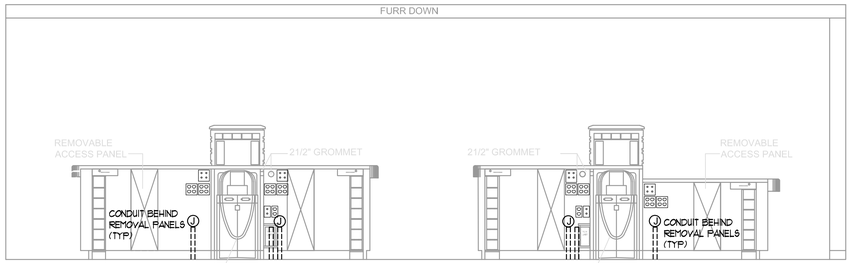


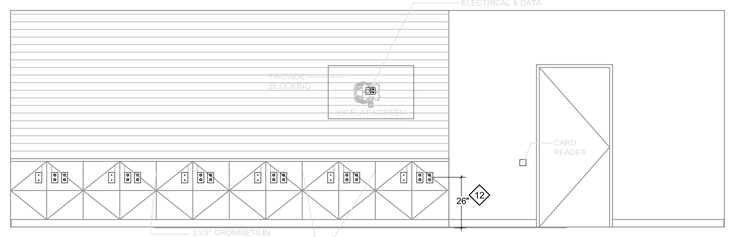
1 POWER FLOOR PLAN
E2.1 SCALE: 1/4" = 1'-0"

KEYED NOTES:

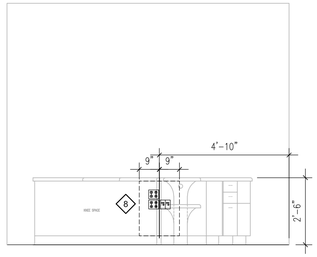
1. 2-4"C. TO DATA FROM SERVICE PROVIDER.
2. PROVIDE 2" CONDUIT FOR ETM DATA. STUB AT DATA RACK. SEE SITE PLAN.
3. TRAP PRIMER CONNECTION.
4. PROVIDE GFCI CIRCUIT BREAKER.
5. HWCP CONNECTION.
6. ELECTRICAL/DATA OUTLETS @ 24" AFF TO THE CENTER OF THE OUTLET.
7. TELLER LINE SEE ELEVATION FOR DEVICES.
8. MOUNT AT ACCESS PANEL. SEE DETAIL 4/E2.1 AND COORDINATE WITH ARCHITECTURAL DETAILS, VERIFY DIMENSIONS PRIOR TO ROUGH-IN.
9. ELECTRICAL CONTRACTOR TO CENTER RECEPTACLE ON PILASTER.
10. SWITCHED RECEPTACLE.
11. SEE TELLER LINE COUNTER ELEVATION.
12. MOUNT DEVICES UNDER COUNTER
13. PROVIDE DEDICATED RECEPTACLE BEHIND COIN MACHINE. COORDINATE LOCATION WITH EQUIPMENT PROVIDER.
14. PROVIDE 1" CONDUIT WITH PULL STRING TO AN ACCESSIBLE LOCATION ABOVE CEILING. VERIFY EXACT LOCATION WITH EQUIPMENT PROVIDER. SEE ARCH FOR ELEVATION.
15. LOCATE RECEPTACLE AND DATA OUTLET IN NICHE BEHIND MONITOR. LOCATE IN OWNER RIGHT HAND CORNER OF MONITOR OUTLINE. AVOID MOUNTING BRACKET AREA IN THE CENTER. (SEE ARCHITECTURAL ELEVATION.)
16. PROVIDE CONNECTION FOR IRRIGATION CONTROLLER. PROVIDE WHILE IN USE WP COVER AND RECEPTACLE OR HARD WIRE CONNECTION.
17. WHITE PAINTED FIRE RESISTIVE PLYWOOD BACKBOARD 4'x8' ENTIRE LENGTH OF WALL.
18. DUCT SMOKE DETECTOR REMOTE TEST STATION WALL MOUNTED.
19. 2" CONDUIT STUB-OUT INTO GRASS AREA FOR L.V. SPRINKLER. (VERIFY LOCATION WITH LANDSCAPE CONTRACTOR).
20. FAN COIL CONNECTION. POWER FROM CONDENSING UNIT. PROVIDE DISCONNECT.
21. OFCI UPS.
22. NIGHT DEPOSIT CONNECTION.
23. DEDICATED CIRCUIT FOR CASH MACHINE.
24. PROVIDE 2"C. WITH 2 PULL STRINGS UNDER-FLOOR TO TELLER LINE COUNTER FROM DATA ROOM. STUB CONDUITS AT RACK.COORDINATE PENETRATION WITH MILLWORK. SEE ARCH DETAILS OF MILLWORK
25. PROVIDE HORIZONTALLY MOUNTED SINGLE GANG J-BOX FOR DATA DROP AT T-STAT. MOUNT AT DEVICE HEIGHT.
26. SWITCHES FOR MONITOR CIRCUITS.
27. ROUTE UNDERFLOOR TO ELEC ROOM. COORDINATE PENETRATION WITH MILLWORK. SEE ARCH DETAILS OF MILLWORK.
28. GROUND BAR CONNECT TO PANEL GROUND.
29. OF DATA RACK.
30. AUTO DOOR POWER CONNECTION. PROVIDE CONDUIT TO PEDESTAL TOUCH PAD.
31. WALL MOUNTED MONITOR PROVIDE POWER AND DATA 53" A.F.F. SEE ARCH ELEVATION.



4 TELLER LINE ELEVATION
E2.1 NOT TO SCALE



3 TELLER LINE COUNTER ELEVATION
E2.1 SCALE: N.T.S



2 OFFICE ELEVATION DETAIL
E2.1 SCALE: 3/8" = 1'-0"

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POWER FLOOR PLAN

0 5' 10' 15'
SCALE: 1/4"=1'-0"

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STATE OF TEXAS
MATTHEW G. SMITH
91168
LICENSED PROFESSIONAL ENGINEER
08-11-2026

REVISIONS		
NO	DATE	DESCRIPTION

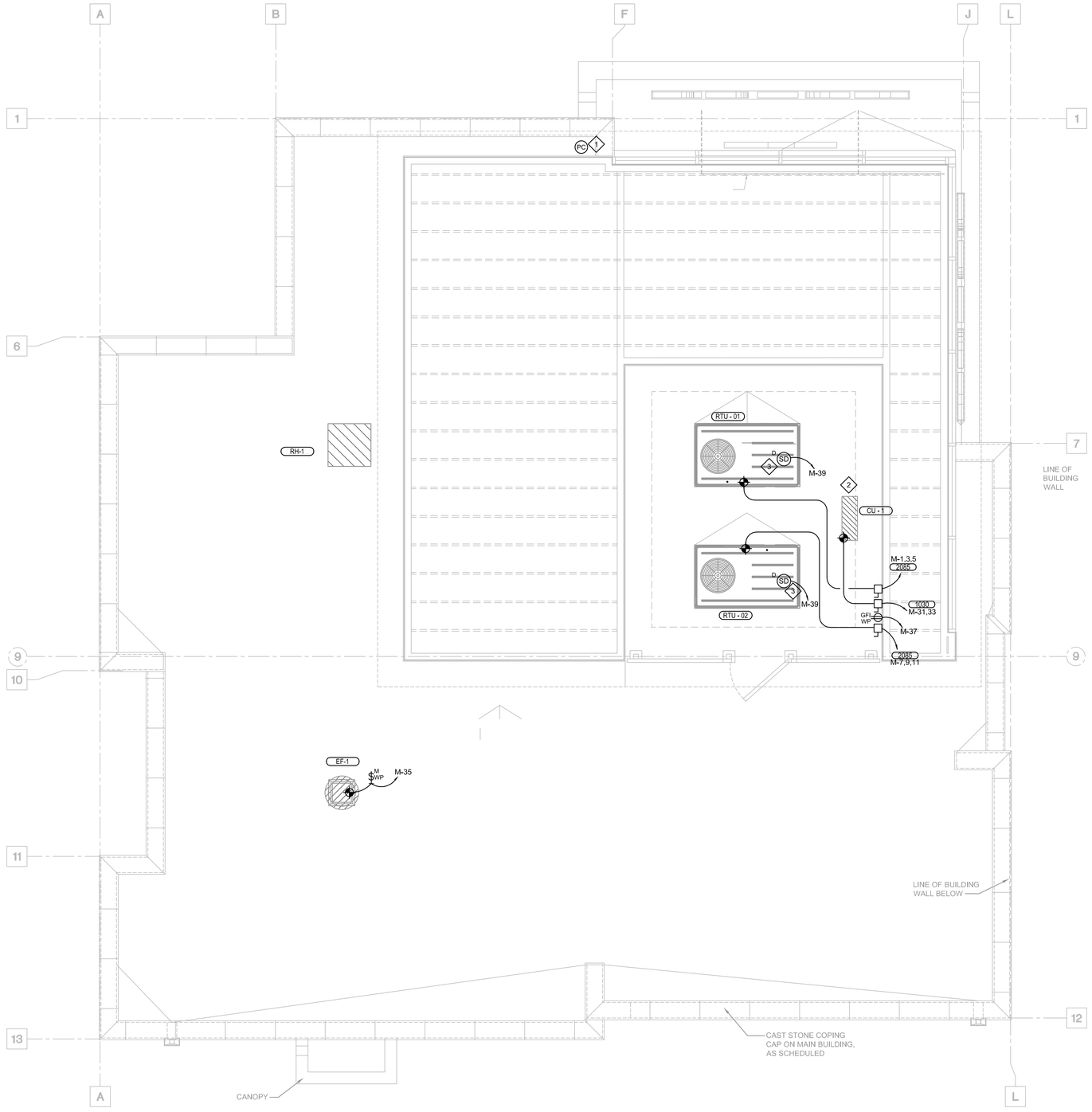
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
211 & POTRANCO

RBFCU

chesneymoralespartners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	G.C
CHECKED BY:	M.S

SHEET
E2.1



NORTH

1 E2.2 **ELECTRICAL ROOF PLAN**

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

KEYED NOTES:

1. LIGHTING CONTROL PHOTOCELL. CONNECT TO TIMER.
2. CONDENSER UNIT POWERS INDOOR UNIT.
3. PROVIDE DUCT SMOKE DETECTOR IN UNIT.

GENERAL NOTES:

1. PROVIDE SEALTITE FROM CONDUIT TO EQUIPMENT CONNECTION WITH DRIP LEG.
2. ALL DISCONNECTS SHALL BE LOCKABLE IN THE OPEN POSITION.

0 5' 10' 15'

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

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ELECTRICAL ROOF PLAN

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CHECKED BY:	M.S

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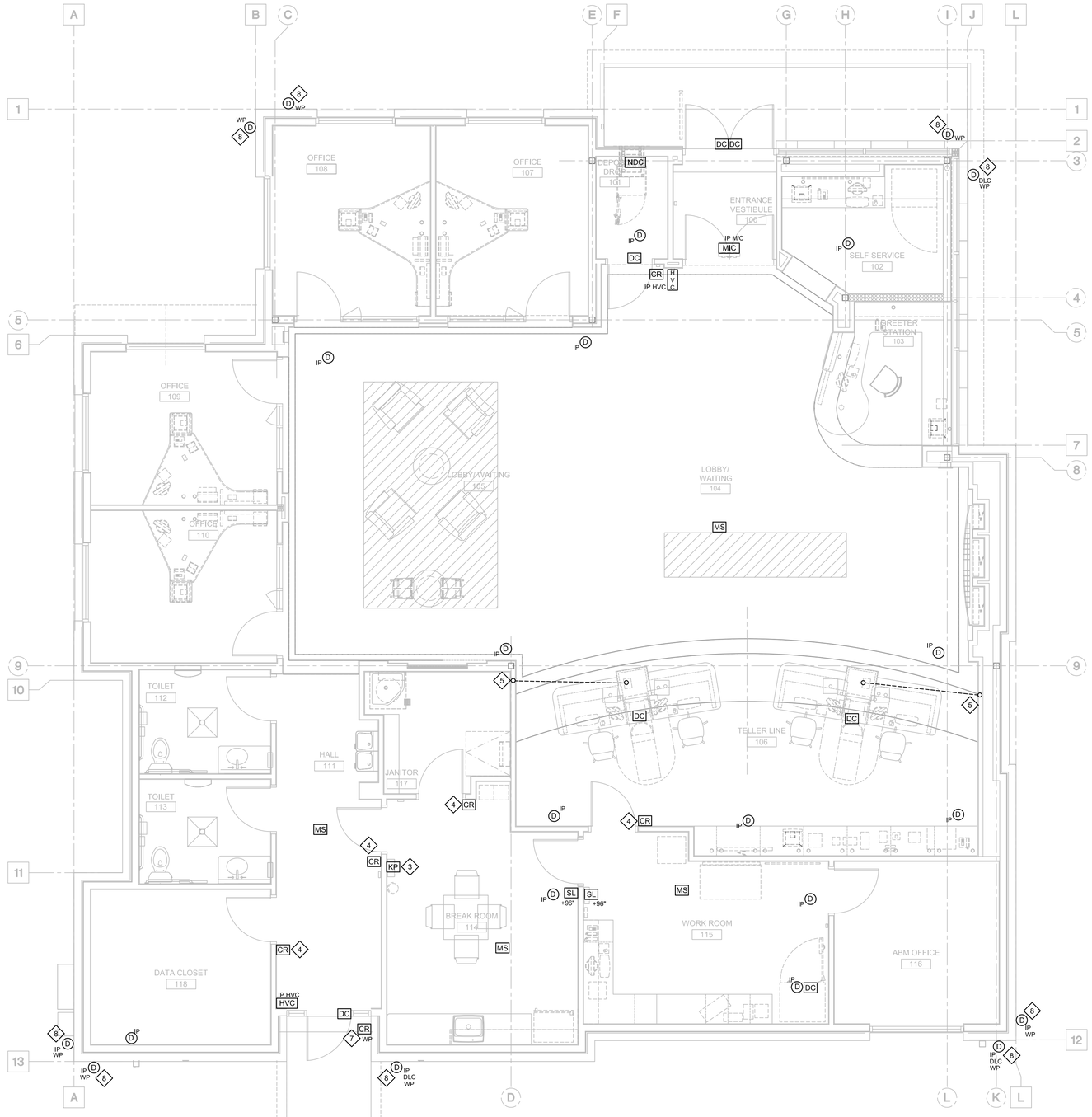
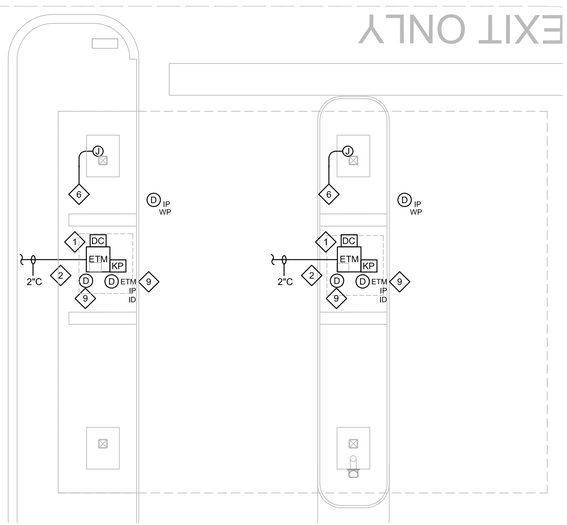
E2.2



1 E3.1

SPECIAL SYSTEMS FLOOR PLAN

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



1 E3.1

SPECIAL SYSTEMS DRIVE THRU PLAN

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

KEYED NOTES:

1. SEE SECURITY/BRANCH EQUIPMENT CONNECTION SCHEDULE FOR ALL REQUIREMENTS FOR ROUGH-IN.
2. ROUGH-IN UNDERGROUND TO DATA ROOM.
3. LOCATE KEYPAD PER OWNER.
4. CARD READER LOCATIONS TO BE MOUNTED 6" OFF DOOR FRAMES PER DETAIL ON SHEET 4/E6.1.
5. PROVIDE 2" CONDUIT WITH 2 PULL STRING FROM ACCESSIBLE CHASE IN TELLER LINE COUNTER. TO AN ACCESSIBLE LOCATION ABOVE CEILING.
6. PROVIDE 1-1/4" CONDUIT UNDERGROUND FROM THE DATA ROOM SECURITY TO BELOW ROOF FOR CAMERAS. CONCEAL CONDUIT RISE IN COLUMN FURROUT.
7. SLIMLINE CARD READER MOUNTED ON MULLION. COORDINATE LOCATION WITH ARCHITECT..
8. COORDINATE ROUGH-IN HEIGHT WITH OWNER.
9. ETM CAMERA

GENERAL NOTE:

1. ALARM ACTIVATION SHALL BE COORDINATED WITH DELIVERY/INSTALLATION OF BANK EQUIPMENT. ALARM SYSTEM SHALL BE ACTIVE AND MONITORED PRIOR TO BANK EQUIPMENT DELIVERY.

SECURITY/BRANCH EQUIPMENT CONNECTION SCHEDULE

MARK	DESCRIPTION	ROUGH-IN REQUIREMENTS	PLENUM RATED CABLING - INTERIOR/PLENUM OUTDOOR RATED - EXTERIOR
AP	ALARM CONTROL PANEL (ACP)	6"X6"X4" J-BOX WITH 2" CONDUIT STUBBED ABOVE CEILING	
KP	KEYPAD	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	22 GAUGE 4 CONDUCTOR
ETM	ETM ALARM/VIDEO/DATA	2" CONDUIT AT EQUIPMENT LOCATION TO DATA ROOM	1-18/6 CABLE UG/OUTDOOR RATED 1- RG59 SIAMESE CABLE UG/OUTDOOR RATED 3 CAT6 ETHERNET CABLES UG/OUTDOOR RATED MINIMUM ADDITIONAL 8FT LENGTH RED AT DEVICE FOR CONNECTION
ATM	ATM ALARM/DATA	2" CONDUIT AT EQUIPMENT LOCATION TO DATA ROOM	(3) 22 GAUGE 4 CONDUCTOR (OUTDOOR RATED)
MS	MOTION SENSOR	NONE	22 GAUGE 4 CONDUCTOR
DC	DOOR CONTACT	NONE	22 GAUGE 4 CONDUCTOR
VS	VAULT SOUND DETECTOR	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	22 GAUGE 4 CONDUCTOR
SL	STROBE LIGHT	NONE	18 GAUGE 2 CONDUCTOR
CS	CONTACT SWITCH	NONE	22 GAUGE 4 CONDUCTOR
DVR	VIDEO RECORDER	NONE	IN DATA RACK
EVA	ELECTRONIC VAULT ACCESS	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	2 -22 GAUGE 4 CONDUCTOR CABLES FROM CONSOLE TO VAULT
D/W	WIDE DYNAMIC QUEUE CAMERA	NONE	CAT 6
D/IP	DOME CAMERA IP	NONE	18 GAUGE 4 CONDUCTOR
D/DLC	DUAL LENS CAMERA	NONE	22 GAUGE 6 CONDUCTOR
AVC	ATM CAMERA	2"C AT EQUIPMENT LOCATION TO DATA ROOM	3 - CAT 6 (OUTDOOR RATED)
MVC	MONITOR WITH BUILT-IN CAMERA	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	SIAMESE - 18 GAUGE RG-59U
NDCI	NIGHT DEPOSIT ON ISLAND WITH CAMERA	ONE 1-1/4" CONDUIT TO DATA ROOM	SIAMESE - 18 GAUGE RG-59U (OUTDOOR RATED), 22 GAUGE 4 CONDUCTOR
NDC	NIGHT DEPOSIT WITH BUILT-IN CAMERA	ONE 1" CONDUIT TO DATA ROOM	SIAMESE - 18 GAUGE RG-59U, CAT 6
HVC	HEIGHT STRIP CCTV CAMERA	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	CAT 6
ACP	ACCESS CONTROL PANEL	NONE	IN DATA RACK
CR	CARD READER	J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	DAMP LOCATION RATED ON EXTERIOR
CR WP	CARD READER (WP)	WP J-BOX WITH 3/4" CONDUIT RUN TO ABOVE INTERIOR CEILING	DAMP LOCATION RATED ON EXTERIOR
CU	CUSTOMER UNIT	UTILIZE 2" CONDUIT AT EQUIPMENT LOCATION TO DATA ROOM	CABLING BY SMITH HAMILTON
AV/SL	AUDIO VISUAL/STROBE LIGHT	J-BOX WITH 3/4"C TO ATM	2 - 14 GAUGE 4 CONDUCTOR

1. EQUIPMENT LOCATIONS AND ROUGH-IN INFORMATION IS SHOWN FOR ITEMS PROVIDED BY THE CONTRACTOR AND OWNER'S VENDOR(S).
2. EQUIPMENT LOCATIONS IN DATA ROOM ARE PER OWNER REQUIREMENTS. LOCATIONS SHALL NOT DEVIATE FROM PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER.
3. PRIOR TO INSTALLATION OF ANY EQUIPMENT BY EITHER THE CONTRACTOR OR AN OUTSIDE VENDOR, THERE SHALL BE A PRE-CONSTRUCTION MEETING.
4. PROVIDE 10' COILED CABLE ZIP TIED TOGETHER FOR ALL DEVICES WITHOUT BACKBOXES OR RUN IN CONDUIT. PROVIDE 12" COILED CABLE FOR DEVICES WITH BACKBOXES.
5. ELECTRICAL CONTRACTOR TO PROVIDE ROUGH-INS AND BACK BOXES. CABLING BY OWNERS CONTRACTOR, SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS WITH SECURITY CONTRACTOR.
6. PROVIDE 10' COILED CABLE FOR CABLE TERMINATING AT IT RACK.
7. PROVIDE J-HOOKS FOR ALL SECURITY CABLING WHEN NOT IN CONDUIT OR ABOVE CEILING. CABLING COLOR BY OWNER.

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SPECIAL SYSTEMS FLOOR PLAN

0 5' 10' 15'

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

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JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	G.C
CHECKED BY:	M.S

SHEET

E3.1

ELECTRICAL FEEDER SCHEDULE

MARK	CONDUIT	CONDUCTORS
1020	1 - 1/2" Conduit	2 - #12 and 1 - #12 Ground
1030	1 - 3/4" Conduit	2 - #10 and 1 - #10 Ground
1050	1 - 3/4" Conduit	2 - #8 and 1 - #8 Ground
1065	1 - 3/4" Conduit	2 - #6 and 1 - #8 Ground
1085	1 - 1" Conduit	2 - #4 and 1 - #8 Ground
1100	1 - 1" Conduit	2 - #3 and 1 - #6 Ground
1115	1 - 1-1/4" Conduit	2 - #2 and 1 - #6 Ground
2020	1 - 1/2" Conduit	3 - #12 and 1 - #12 Ground
2030	1 - 3/4" Conduit	3 - #10 and 1 - #10 Ground
2050	1 - 3/4" Conduit	3 - #8 and 1 - #8 Ground
2065	1 - 3/4" Conduit	3 - #6 and 1 - #8 Ground
2085	1 - 1" Conduit	3 - #4 and 1 - #8 Ground
2100	1 - 1-1/4" Conduit	3 - #3 and 1 - #6 Ground
2115	1 - 1-1/4" Conduit	3 - #2 and 1 - #6 Ground
SY0020	1 - 3/4" Conduit	4 - #12 and 1 - #8 Ground
SY0030	1 - 3/4" Conduit	4 - #10 and 1 - #8 Ground
SY0050	1 - 3/4" Conduit	4 - #8 and 1 - #8 Ground
SY0065	1 - 1" Conduit	4 - #6 and 1 - #8 Ground
SY0085	1 - 1-1/4" Conduit	4 - #4 and 1 - #8 Ground
SY0100	1 - 1-1/4" Conduit	4 - #3 and 1 - #6 Ground
SY0115	1 - 1-1/4" Conduit	4 - #2 and 1 - #6 Ground
SY0130	1 - 1-1/2" Conduit	4 - #1 and 1 - #6 Ground
SY0150	1 - 2" Conduit	4 - #1/0 and 1 - #6 Ground
SY0175	1 - 2" Conduit	4 - #2/0 and 1 - #4 Ground
SY0200	1 - 2" Conduit	4 - #3/0 and 1 - #4 Ground
SY0230	1 - 2-1/2" Conduit	4 - #4/0 and 1 - #2 Ground
SY0255	1 - 3" Conduit	4 - #250 kcmil and 1 - #2 Ground
SY0310	1 - 3" Conduit	4 - #350 kcmil and 1 - #2 Ground
SY0335	1 - 3-1/2" Conduit	4 - #400 kcmil and 1 - #2 Ground
SY0380	1 - 3-1/2" Conduit	4 - #500 kcmil and 1 - #2 Ground
SY0400	2 - 2" Conduit	EACH with 4 - 3/0 and 1 - #2 Ground
SY0420	1 - 4" Conduit	4 - #600 kcmil and 1 - #2 Ground
SY0460	2 - 2-1/2" Conduits	EACH with 4 - #4/0 and 1 - #2 Ground
SY0510	2 - 2-1/2" Conduits	EACH with 4 - #250 kcmil and 1 - #1 Ground
SY0570	2 - 2-1/2" Conduits	EACH with 4 - #300 kcmil and 1 - #1 Ground
SY0620	2 - 3" Conduits	EACH with 4 - #350 kcmil and 1 - #1/0 Ground
SD0020	1 - 3/4" Conduit	3 - #12 and 1 - #8 Ground
SD0030	1 - 3/4" Conduit	3 - #10 and 1 - #8 Ground
SD0050	1 - 3/4" Conduit	3 - #8 and 1 - #8 Ground
SD0065	1 - 3/4" Conduit	3 - #6 and 1 - #8 Ground
SD0085	1 - 1" Conduit	3 - #4 and 1 - #8 Ground
SD0100	1 - 1-1/4" Conduit	3 - #3 and 1 - #6 Ground
SD0115	1 - 1-1/4" Conduit	3 - #2 and 1 - #6 Ground
SD0130	1 - 1-1/2" Conduit	3 - #1 and 1 - #6 Ground
SD0150	1 - 1-1/2" Conduit	3 - #1/0 and 1 - #6 Ground
SD0175	1 - 2" Conduit	3 - #2/0 and 1 - #4 Ground
SD0200	1 - 2" Conduit	3 - #3/0 and 1 - #4 Ground
SD0230	1 - 2" Conduit	3 - #4/0 and 1 - #2 Ground
SD0255	1 - 2-1/2" Conduit	3 - #250 kcmil and 1 - #2 Ground

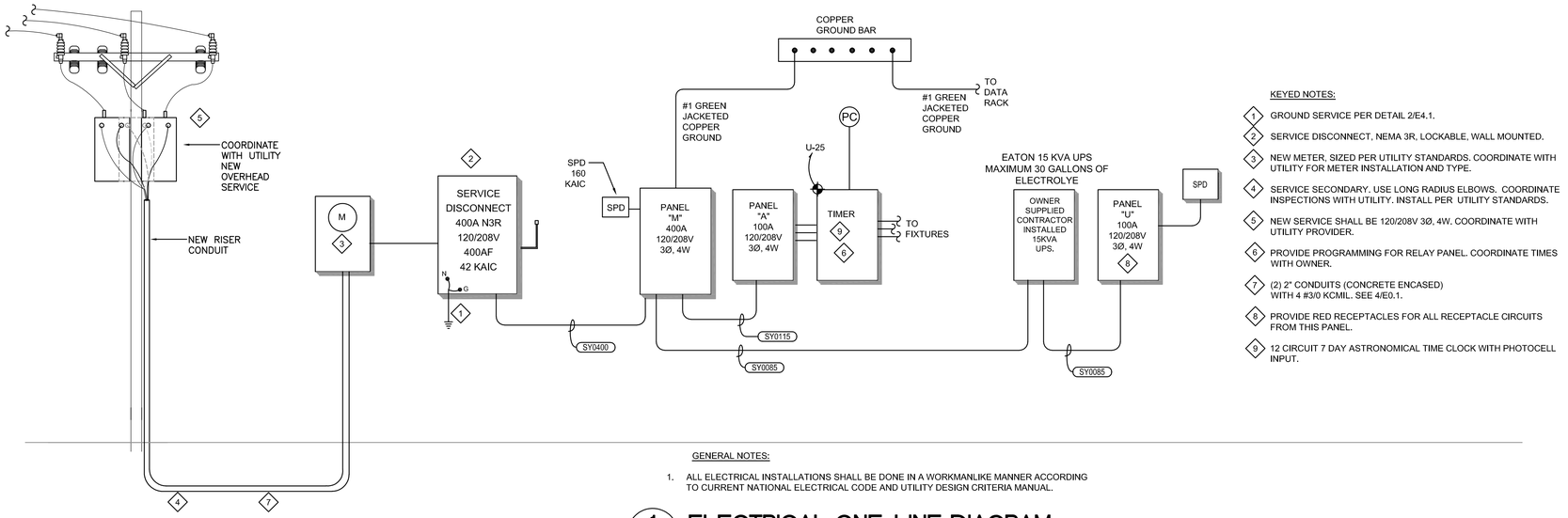
Notes:
1. Wet location (underground or outdoors) use THWN. Otherwise THHN.
2. Conduit Types; underground - schedule 40 PVC; indoors - EMT; outdoor exposed - IMC. Utility - riser poles (follow Utility guidelines or minimum schedule 80).
3. Provide transitions to conduit changes prior to different environment (ex. Transition from EMT to IMC prior to penetrating walls to the exterior).
4. Motor Connections shall be flexible non-metallic conduit for water equipment
5. All conduit penetrations in rated walls shall be firestopped.
6. See drawings for any special requirements.

20 AMP CIRCUIT VOLTAGE DROP

120V 20 Amp		MAX ONE WAY
CONDUCTOR	CONDUIT	LENGTH OF CIRCUIT
2 - #12 and 1 - #12 GRD	3/4" C	100 Feet
2 - #10 and 1 - #10 GRD	3/4" C	160 Feet
2 - #8 and 1 - #8 GRD	3/4" C	260 Feet
2 - #6 and 1 - #6 GRD	1" C	400 Feet
2 - #4 and 1 - #4 GRD	1" C	650 Feet
REFER TO NOTES ON DRAWINGS GREATER THAN 650 FEET		

277V 20 Amp		MAX ONE WAY
CONDUCTOR	CONDUIT	LENGTH OF CIRCUIT
2 - #12 and 1 - #12 GRD	3/4" C	220 Feet
2 - #10 and 1 - #10 GRD	3/4" C	360 Feet
2 - #8 and 1 - #8 GRD	1" C	600 Feet
REFER TO NOTES ON DRAWINGS GREATER THAN 600 FEET		

Notes:
1) CONTRACTOR SHALL FOLLOW CIRCUIT VOLTAGE DROP CHART DISTANCE FOR SIZING CIRCUITING. CONTRACTOR SHALL UPSIZE CONDUIT AND WIRE BASED UPON ACTUAL FEEDER DISTANCE INSTALLED.
2) SEE FEEDER SCHEDULE FOR ADDITIONAL FEEDER SIZES.
3) PULL IN NYLON PULL CORD WITH CONDUCTORS UP TO 300 FEET, PULL IN MULE TAPE WITH CONDUCTORS OVER 300 FEET.
4) CHART CONDUIT SIZES ARE BASED UPON SINGLE CIRCUITS. CONTRACTOR SHALL UPSIZE CONDUIT AS PER NEC FOR MULTIPLE CIRCUITS. WIRE GAUGE SHALL REMAIN AS PER CHART.



KEYED NOTES:

1. GROUND SERVICE PER DETAIL 2/E4.1.
2. SERVICE DISCONNECT, NEMA 3R, LOCKABLE, WALL MOUNTED.
3. NEW METER, SIZED PER UTILITY STANDARDS. COORDINATE WITH UTILITY FOR METER INSTALLATION AND TYPE.
4. SERVICE SECONDARY. USE LONG RADIUS ELBOWS. COORDINATE INSPECTIONS WITH UTILITY. INSTALL PER UTILITY STANDARDS.
5. NEW SERVICE SHALL BE 120/208V 3Ø, 4W. COORDINATE WITH UTILITY PROVIDER.
6. PROVIDE PROGRAMMING FOR RELAY PANEL. COORDINATE TIMES WITH OWNER.
7. (2) 2" CONDUITS (CONCRETE ENCASED) WITH 4 #3/0 KCMIL. SEE 4/E0.1.
8. PROVIDE RED RECEPTACLES FOR ALL RECEPTACLE CIRCUITS FROM THIS PANEL.
9. 12 CIRCUIT 7 DAY ASTRONOMICAL TIME CLOCK WITH PHOTOCELL INPUT.

GENERAL NOTES:

1. ALL ELECTRICAL INSTALLATIONS SHALL BE DONE IN A WORKMANLIKE MANNER ACCORDING TO CURRENT NATIONAL ELECTRICAL CODE AND UTILITY DESIGN CRITERIA MANUAL.

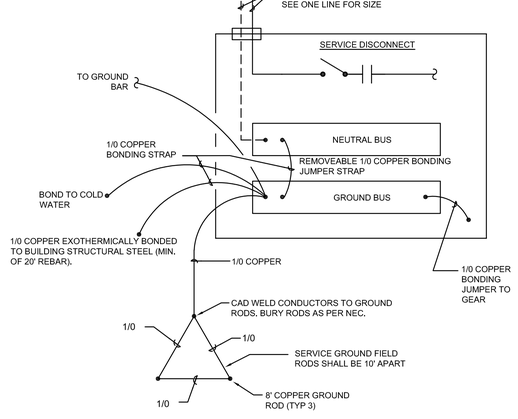
1 E4.1 ELECTRICAL ONE-LINE DIAGRAM
NOT TO SCALE

NEW SERVICE LOAD ANALYSIS

PROJECT: RBFCU POTRANCO
PROJECT NUMBER: CZ 260059
SQUARE FOOTAGE: 3850
NEW DISTRIBUTION: Panel M — 208 VOLT

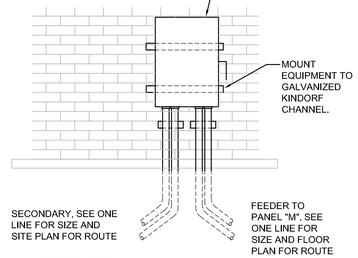
TYPE		NEW CONNECTED	NEW DEMAND	
EQUIPMENT:		25	25	Amps
RECEPTACLES:		72	50	Amps
LIGHTING:		25	32	Amps
AC/HEATING:		138	138	Amps
CONTINUOUS MOTORS:		0	0	Amps
OTHERS:		0	0	Amps
TOTAL	0	260	244	Amps

SERVICE VOLTAGE: 208 VOLT
SCHEDULED SERVICE AMPACITY: 400 AMP



2 E4.1 SERVICE DISCONNECT GROUNDING AND BONDING DETAIL
NOT TO SCALE

N3R, LOCKABLE IN THE OPEN POSITION, 600AF. SERVICE ENTRANCE RATED. MAIN DISCONNECT FUSE @ 400A, 42 KAIC. PROVIDE PERMAMENT ENGRAVED SIGNAGE INDICATING BUILDING SERVICE DISCONNECT.



GENERAL NOTE:

1. TRANSITION FROM SCH. 40 TO IMC AT FLATWORK.

3 E4.1 ELECTRICAL SERVICE ELEVATION
NOT TO SCALE

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ELELCTRICAL ONE-LINE DIAGRAM

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STATE OF TEXAS — MATTHEW G. SMITH — 91168 — LICENSED PROFESSIONAL ENGINEER — 08-11-2026

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DRAWN BY:	G.C
CHECKED BY:	M.S
SHEET	E4.1

PANEL M

LOCATION: ELECTRICAL ROOM — VOLTAGE: 120/208 V — KAIC: 22 — BUSSING SHALL BE FULLY RATED
MOUNTING: SURFACE — PHASE: 3 P / 4W — CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT
ENCLOSURE: NEMA 1 STYLE: NQOD — BUSSING: 400 A — 5=CONTINUOUS MOTORS, 6=LRGST MOTOR
BRKR MTG: BOLT-ON (REF: SQUARE D) — MCB: A — ACCESSORIES: GROUND BUS, 42 SPACE
BREAKERS: SERIES RATED. 75 DEGREE TERMINALS — MLO: 400 A

CODE	BRKR	CIRCUIT USE	CKT	LOAD	A	B	C	LOAD	CKT	CIRCUIT USE	BRKR	CODE
3			1	8,033	X			800	2	ETM	20/1	0
3	70/3	RTU-1	3	8,033		X		2,100	4	ETM	30/1	0
3			5	8,033			X	800	6	ETM	20/1	0
3			7	8,033	X			2,100	8	ETM	30/1	0
3	70/3	RTU-2	9	8,033		X			10			
3			11	8,033			X		12			
			13		X				14			
	60/3	PANEL U	15			X			16			
		THRU UPS SYSTEM	17				X		18			
			19		X				20			
	100/3	PANEL A	21			X			22			
			23				X		24			
1	20/1	TRAP PRIMER / HWCP/EF-3/TR/JAN REC	25	240	X				26			
0	20/2	WATER HEATER	27	1,500		X			28			
0			29	1,500			X		30			
3	25/2	SS-1 / CU-1	31	725	X				32			
3			33	725		X			34			
3	20/1	EF-1	35	360			X		36			
1	20/1	ROOFTOP RECEPTACLE	37	180	X				38			
0	20/1	DUCT SMOKE DETECTORS	39	100		X			40	SPD	30/3	
		SPACE	41				X		42			

	EQPT VA	RCPT VA	LTG VA	AC/HEAT VA	MOTORS	CONN VA	FTL VA	PANEL VA	PHASE AMP
PHASE A	2950	9300	3872	16791	0	32913		31035	259
PHASE B	3700	7590	2370	16791	0	30451		28721	239
PHASE C	2300	8880	1720	16426	0	29326		27039	225
TOTAL	8950	25770	7962	50008	0	92690		86796	

PANEL DESIGN KVA: 86.80 — PANEL SUBTOTAL: 241 AMPS
RESERVE CAPACITY KVA: 17.36 — RESERVE CAPACITY: 24 AMPS
TOTAL KVA: 104.15 — PANEL DESIGN CURRENT: 265 AMPS

PANEL A

LOCATION: ELECTRICAL ROOM — VOLTAGE: 120/208 V — KAIC: 10 — BUSSING SHALL BE FULLY RATED
MOUNTING: SURFACE — PHASE: 3 P / 4W — CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT
ENCLOSURE: NEMA 1 STYLE: NQOD — BUSSING: 100 A — 5=CONTINUOUS MOTORS, 6=LRGST MOTOR
BRKR MTG: BOLT-ON (REF: SQUARE D) — MCB: A — ACCESSORIES: GROUND BUS, 42 SPACE
BREAKERS: SERIES RATED. 75 DEGREE TERMINALS — MLO: 100 A

CODE	BRKR	CIRCUIT USE	CKT	LOAD	A	B	C	LOAD	CKT	CIRCUIT USE	BRKR	CODE
2	20/1	ATM SITE LIGHT POLES	1	932	X			900	2	OFFICE RECEPTACLES	20/1	1
2	20/1	PARKING SITE LIGHT POLES	3	450		X		540	4	BREAK ROOM RECEPTACLES	20/1	1
2	20/1	CANOPY LIGHTING	5	240			X	540	6	BREAK ROOM RECEPTACLES	20/1	1
2	20/1	ATM CANOPY LIGHTING	7	480	X			600	8	REFRIGERATOR GFCI CB	20/1	1
2	30/2	PYLON SIGNAGE	9	360		X		500	10	EDF RECEPTACLE GFCI CB	20/1	1
2			11	360			X	1,500	12	BREAK ROOM RECEPTACLES	20/1	1
2	20/1	BLDG SIGNAGE	13	1,200	X				14	SPARE	20/1	
2	20/1	CANOPY SIGNAGE	15	1,200		X		360	16	EXTERIOR RECEPTACLES	20/1	1
2	20/1	SITE LIGHTING WALL PACKS	17	350			X	120	18	SPRINKLER CONTROLLER	20/1	1
	20/1	SPARE	19		X			540	20	LOBBY RECEPTACLES	20/1	1
2	20/1	UNSWITCHED INTERIOR LIGHTING	21	360		X		360	22	COIN MACHINE	20/1	1
2	20/1	OFFICE WORKROOM LIGHTING	23	770			X	720	24	WORK ROOM RECEPTACLES	20/1	1
2	20/1	LOBBY TELLER LIGHTING	25	1,260	X			720	26	WORK ROOM RECEPTACLES	20/1	1
			27			X		900	28	LOBBY MONITORS	20/1	1
			29				X	600	30	LOBBY MONITORS	20/1	1
			31		X			360	32	ELEC ROOM RECEPTACLES	20/1	1
			33			X			34	SPARE	20/1	
			35				X	360	36	GREETER STATION	20/1	1
			37		X			360	38	AUTO DOOR POWER	20/1	1
			39			X			40	SPARE	20/1	
			41				X		42	SPARE	20/1	

	EQPT VA	RCPT VA	LTG VA	AC/HEAT VA	MOTORS	CONN VA	FTL VA	PANEL VA	PHASE AMP
PHASE A	0	3480	3872	0	0	7352		8320	69
PHASE B	0	2660	2370	0	0	5030		5623	47
PHASE C	0	3840	1720	0	0	5560		5990	50
TOTAL	0	9980	7962	0	0	17942		19933	

PANEL DESIGN KVA: 19.93 — PANEL SUBTOTAL: 55 AMPS
RESERVE CAPACITY KVA: 3.99 — RESERVE CAPACITY: 8 AMPS
TOTAL KVA: 23.92 — PANEL DESIGN CURRENT: 64 AMPS

PANEL U

LOCATION: DATA ROOM — VOLTAGE: 208/120 V — KAIC: 10 — BUSSING SHALL BE FULLY RATED
MOUNTING: SURFACE — PHASE: 3 P / 4W — CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT
ENCLOSURE: NEMA 1 STYLE: NQOD — BUSSING: 100 A — 5=CONTINUOUS MOTORS, 6=LRGST MOTOR
BRKR MTG: BOLT-ON (REF: SQUARE D) — MCB: A — ACCESSORIES: ELECTRONIC GRADE,
BREAKERS: SERIES RATED. 75 DEGREE TERMINALS — MLO: 100 A — GROUND BUS, 42 SPACE

CODE	BRKR	CIRCUIT USE	CKT	LOAD	A	B	C	LOAD	CKT	CIRCUIT USE	BRKR	CODE
1	20/1	CUSTOMER TELLER RECEPTACLES	1	540	X			540	2	TELLER LINE RECEPTACLES	20/1	1
1	20/1	OFFICE RECEPTACLES	3	720		X		720	4	ATS RECEPTACLE	20/1	1
1	20/1	OFFICE RECEPTACLES	5	720			X	540	6	TELLER LINE RECEPTACLES	20/1	1
1	20/1	OFFICE RECEPTACLES	7	720	X			720	8	ATS RECEPTACLE	20/1	1
1	20/1	OFFICE RECEPTACLES	9	720		X		540	10	TELLER LINE RECEPTACLES	20/1	1
1	20/1	DATA RACK	11	720			X	540	12	TELLER LINE RECEPTACLES	20/1	1
1	20/1	DATA RACK	13	720	X			1,080	14	TELLER LINE COUNTER RECEPTACLES	20/1	1
1	20/1	GREETER DESK	15	540		X		720	16	TELLER LINE COUNTER RECEPTACLES	20/1	1
1	20/1	OFFICE RECEPTACLES	17	720			X	720	18	WORK ROOM RECEPTACLES	20/1	1
1	20/1	WORK ROOM RECEPTACLES	19	360	X			720	20	WIREMOLD SURFACE RECEPTACLE	20/1	1
1	20/1	NIGHT DEPOSIT	21	180		X		250	22	BUILDING ALARM PANEL	20/1	1
1	20/1	COPIER	23	720			X	360	24	TTB	20/1	1
0	20/1	TIME CLOCK	25	50	X				26			
			27			X			28			
			29				X		30			
			31		X				32			
			33			X			34			
			35				X		36			
			37		X				38			
			39			X			40	SPD	30/3	
			41				X		42			

	EQPT VA	RCPT VA	LTG VA	AC/HEAT VA	MOTORS	CONN VA	FTL VA	PANEL VA	PHASE AMP
PHASE A	50	5400	0	0	0	5450		4571	38
PHASE B	0	4390	0	0	0	4390		3675	31
PHASE C	0	5040	0	0	0	5040		4219	35
TOTAL	50	14830	0	0	0	14880		12465	

PANEL DESIGN KVA: 12.47 — PANEL SUBTOTAL: 35 AMPS
RESERVE CAPACITY KVA: 2.49 — RESERVE CAPACITY: 5 AMPS
TOTAL KVA: 14.96 — PANEL DESIGN CURRENT: 40 AMPS

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ELELCTRICAL PANEL SCHEDULES

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STATE OF TEXAS
MATTHEW G. SMITH
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08-11-2026

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
SAN ANTONIO, TX 78245
RBFCU 211 & POTRANCO

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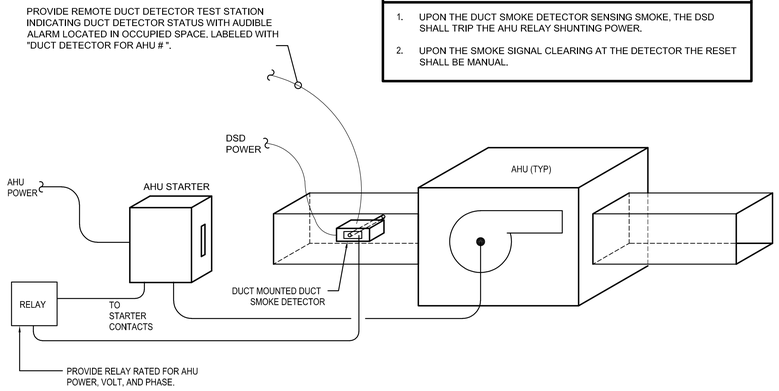
JOB NO: 260059 cz
DATE: 08/11/26
DRAWN BY: G.C
CHECKED BY: M.S

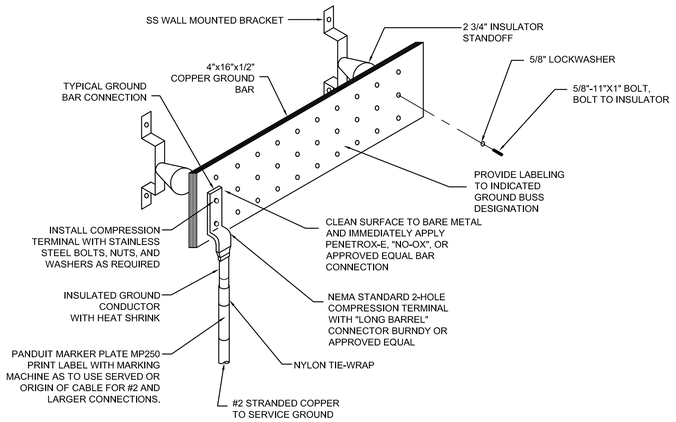
SHEET
E5.1

SEQUENCE OF OPERATIONS

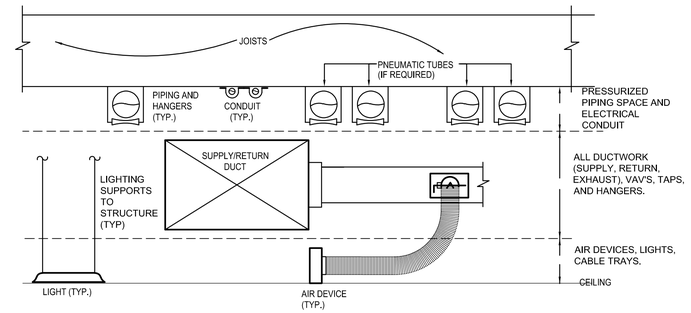
1. UPON THE DUCT SMOKE DETECTOR SENSING SMOKE, THE DSD SHALL TRIP THE AHU RELAY SHUNTING POWER.
2. UPON THE SMOKE SIGNAL CLEARING AT THE DETECTOR THE RESET SHALL BE MANUAL.



3 AIR HANDLER SHUT DOWN DETAIL
E4.1 — NOT TO SCALE

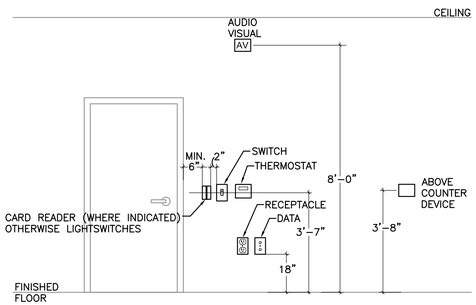


2 GROUND BAR DETAIL
E4.1 — NOT TO SCALE

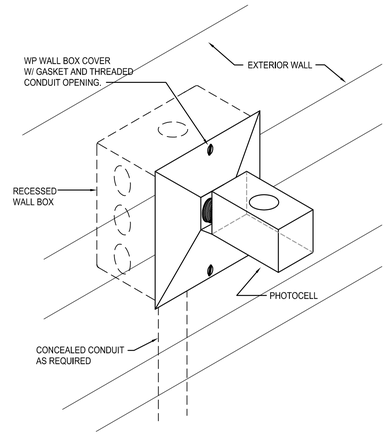


NOTE: SEE RCP FOR CEILING TYPE THEN COORDINATE WITH AIR DEVICE TYPE, LIGHT TYPE, AND CABLING. THE ABOVE DETAIL IS A GUIDE AND SHOULD BE USED FOR ALL SPACES REGARDLESS OF SPACE COMPLEXITY. SEE SPECIFIC EQUIPMENT SPECIFICATION FOR INSTALLATION DETAILS (WILL VARY FROM DETAIL).

1 ABOVE CEILING SPACE STACKING
E4.1 — NOT TO SCALE



5 TYPICAL DEVICE ROUGH-IN HEIGHTS
E4.1 — NOT TO SCALE



NOTES:

1. PHOTOCELL SHALL BE INSTALLED IN A SERVICEABLE LOCATION, FACING NORTH AND AWAY FROM DIRECT LIGHT. COORDINATE MOUNTING HEIGHT WITH EAVE.

4 PHOTOCELL MOUNTING DETAIL
E4.1 — NOT TO SCALE

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ELELCTRICAL DETAILS

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08-11-2026

REVISIONS

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A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
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SHEET
E6.1

MECHANICAL/REFRIGERATION SYMBOLS AND ABBREVIATIONS

NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

SYMBOL	DESCRIPTION
30x24	DUCT SIZE FIRST FIGURE IS SIDE SHOWN
30x24	DUCT SECTION, POSITIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP
UP	CHANGE OF ELEVATION - UP OR DOWN
	DEMOLITION DUCTWORK
	EXISTING DUCT TO REMAIN
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER
FD	FIRE DAMPER (W/ ACCESS DOOR) SD=SMOKE DAMPER; SFD=SMOKE/FIRE DAMPER
12"	SPLITTER DAMPER (WITH DIMENSION AS NEEDED)
FD SD	DETECTORS, FIRE AND/OR SMOKE
24x8 12x8	DUCT TRANSITION
	ELBOWS WITH TURNING VANES
VD	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)
A 200	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.
A 300	AIR DEVICE TYPE "A", 300 CFM
A 300	AIR DEVICE TYPE "A", 300 CFM
A 200	LINEAR SLOT DEVICE TYPE "A", 200 CFM
A	RETURN/EXHAUST DEVICE TYPE "A"
A	RETURN/EXHAUST GRILLE OR REGISTER, SIDEWALL, DEVICE TYPE "A"
3	KEY NOTES
VAV	EQUIPMENT MARK
T	THERMOSTAT/TEMPERATURE SENSOR

SYMBOL	DESCRIPTION
	CALIBRATED BALANCING VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
M	THREE WAY VALVE (AUTOMATIC)
M	TWO WAY VALVE (AUTOMATIC)
F.S.	FLOW SWITCH
	STRAINER, WYE WITH DRAIN VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	HOSE VALVE (UTILITY PURPOSES)
	SWING CHECK VALVE
	NEW TO EXISTING CONNECTION
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
RL	REFRIGERANT LIQUID LINE
RS	REFRIGERANT SUCTION LINE
	NON-SLAM CHECK VALVE
	BALL VALVE
	FLOW - IN DIRECTION OF ARROW
	RISER DOWN (ELBOW)
	RISER UP(ELBOW)
	RISE OR DROP
	BRANCH CONNECTION OUT OF TOP
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	CAP ON END OF PIPE

ABBREVIATION	DESCRIPTION
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AV	AIR VENT
BF	BELOW FLOOR
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONNX/CONX.	CONNECTION
CONT	CONTINUATION
℄	CENTERLINE
CW	CHILLED WATER
DB	DRYBULB
DN	DOWN
DWG	DRAWING
EAT	ENTERING AIR TEMPERATURE
ELECT	ELECTRICAL
ELEV	ELEVATION
ENT	ENTERING
EXIST	EXISTING
F	FAHRENHEIT
FD	FLOOR DRAIN OR FIRE DAMPER
FT	FEET
GAL	GALLON(S)
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HP	HORSEPOWER
HTR	HEATER
H2O	WATER
HW	HOT WATER
HZ	HERTZ
INV	INVERT
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MOBD	MOTORIZED OPPOSED BLADE DAMPER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OH	OVERHEAD
PD	PRESSURE DROP
PLBG	PLUMBING
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH, GAUGE
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
REFRIG.	REFRIGERATION
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SHT	SHEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
T/A	THROW AWAY (FILTERS)
TEMP	TEMPERATURE
TSH	TOTAL SENSIBLE HEAT
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
V	VENT
VTR	VENT THRU ROOF
WB	WET BULB
W/	WITH
W/O	WITHOUT

COMMISSIONING PLAN

PROJECT IS EXEMPT FROM COMMISSIONING PER 408.2 EXEMPTION NO. 1.

THE TOTAL MECHANICAL COOLING CAPACITY IS LESS 480,000 BTUH AND LESS THAN BTUH HEATING CAPACITY.

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MECHANICAL SYMBOLS AND ABBREVIATIONS

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8/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union
211 & POTRANCO
SAN ANTONIO, TX 78245
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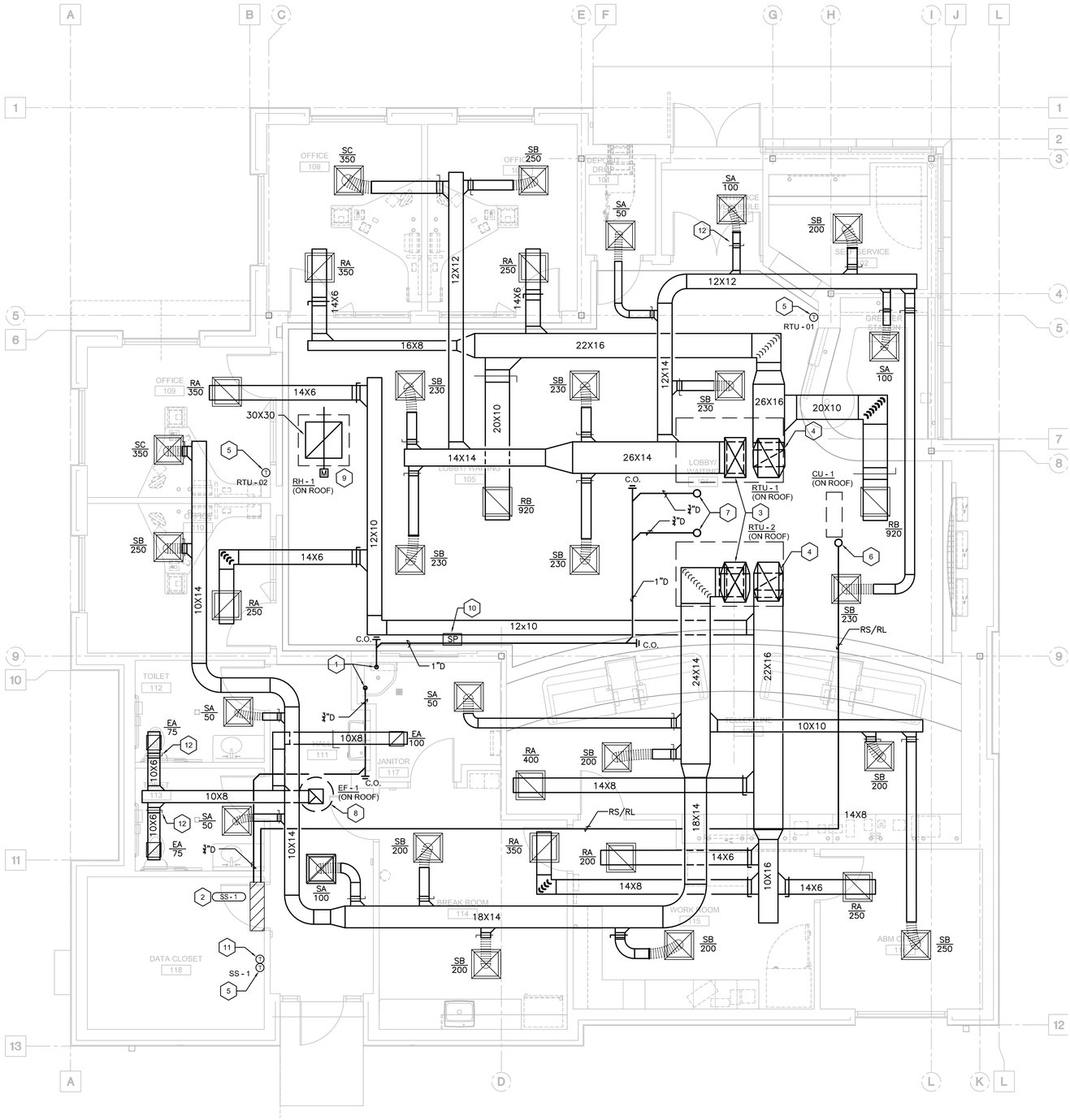
cmp

JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	CZ
CHECKED BY:	CZ

SHEET

M0.0



NORTH

1 M1.1 **MECHANICAL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

0 5' 10' 15'
SCALE: 1/4"=1'-0"

GENERAL NOTES:

1. THIS DRAWING IS SCHEMATIC IN NATURE IN ORDER TO DEMONSTRATE THE DESIGN INTENT OF THE SYSTEM. CONTRACTOR SHALL COORDINATE ALL PIPING ROUTES WITH THE STRUCTURE AND DETERMINE THE OPTIMAL PIPING ROUTE.
2. ALL PIPING PENETRATIONS OF FIRE AND/OR SMOKE WALLS AND BARRIERS SHALL BE SEALED WITH SEALANT THAT MEETS OR EXCEEDS MINIMUM FIRE RATING OF THE ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS TO DETERMINE SEALANT REQUIREMENTS.
3. ALL PIPING PENETRATIONS THROUGH THE EXTERIOR WALLS SHALL BE PROPERLY SEALED. REFER TO DETAIL.
4. ALL COPPER CONDENSATE DRAIN PIPING SHALL BE SLOPED AT ¼" PER 12" OF STRAIGHT PIPE. CONTRACTOR SHALL COORDINATE MAX HEIGHT OF CONDENSATE DRAIN AT FARTHEST POINT TO ENSURE PROPER SLOPE IS ACHIEVED.
5. ALL ACCESSIBLE BRANCH DUCTS SHALL BE PROVIDED WITH A BALANCING DAMPER. IF BRANCH DUCT IS NOT ACCESSIBLE PROVIDE DIFFUSER WITH ROTOTWIST DAMPER..
6. ROUTE INSULATED REFRIGERANT PIPING PARALLEL AND PERPENDICULAR TO BUILDING LINES. REFRIGERANT PIPING TO BE RUN/INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
7. ALL THERMOSTATS TO BE 7-DAY PROGRAMMABLE TYPE WITH HARD-WIRED NETWORK CONNECTION.

MECHANICAL KEYED NOTES: NEW WORK

1. ROUTE FULLY INSULATED COPPER CONDENSATE DRAIN PIPING TO MOP SINK BELOW. PROVIDE 1" AIR GAP AT TERMINATION.
2. INDOOR UNIT TO BE WALL MOUNTED ABOVE DOOR.
3. SUPPLY DUCT DOWN FROM RTU. PROVIDE TRANSITION AND CONNECT TO FULL SIZE OF THE UNIT. PROVIDE FLEX CONNECTORS AT UNIT.
4. RETURN DUCT UP TO RTU. PROVIDE TRANSITION AND CONNECT TO FULL SIZE OF THE UNIT. PROVIDE FLEX CONNECTORS AT UNIT.
5. CONTRACTOR PROVIDED ENTOUCH THERMOSTAT WITH DIGITAL DISPLAY AND INTERNET CONNECTION. PROVIDE WITH 7-DAY PROGRAMMING.
6. FULLY INSULATED RS/RL PIPING FROM ROOF ABOVE ROUTED TO WALL MOUNTED INDOOR UNIT.
7. ROUTE FULLY INSULATED ¾" COPPER CONDENSATE PIPING FROM UNIT ON ROOF. SLOPE AT ¼" PER FOOT TOWARDS DRAIN.
8. ROUTE EXHAUST DUCT UP TO ROOF MOUNTED FAN. TRANSITION TO FULL SIZE OF UNIT INLET.
9. PROVIDE ROOF OPENING FULL SIZE OF RH-1 INLET DIMENSION. PROVIDE RH-1 WITH MOTORIZED CONTROL DAMPER IN ROOF CURB. SET MOTORIZED DAMPER TO OPEN AT A STATIC PRESSURE OF 0.10" W.G. OR GREATER. PROVIDE WITH 1" GALVANIZED SHEET METAL DRAIN PAN, DRAIN PAN TO EXTEND BEYOND OPENING 18" ON ALL SIDES.
10. PROVIDE WALL MOUNTED STATIC PRESSURE SENSOR.
11. MANUFACTURER'S THERMOSTAT TO BE MOUNTED AT 48" A.F.F. TO TOP OF THERMOSTAT.
12. REMOTE CABLE OPERATED DAMPERS REQUIRED AT DUCTED SUPPLY/RETURN/EXHAUST LOCATION ONLY WHERE VOLUME DAMPER IN DUCT IS INACCESSIBLE FOR BALANCING.

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MECHANICAL FLOOR PLAN

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STATE OF TEXAS
DANIEL HERNANDEZ
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8/11/26

REVISIONS

NO	DATE	DESCRIPTION

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211 & POTRANCO
SAN ANTONIO, TX 78245

RBFCU

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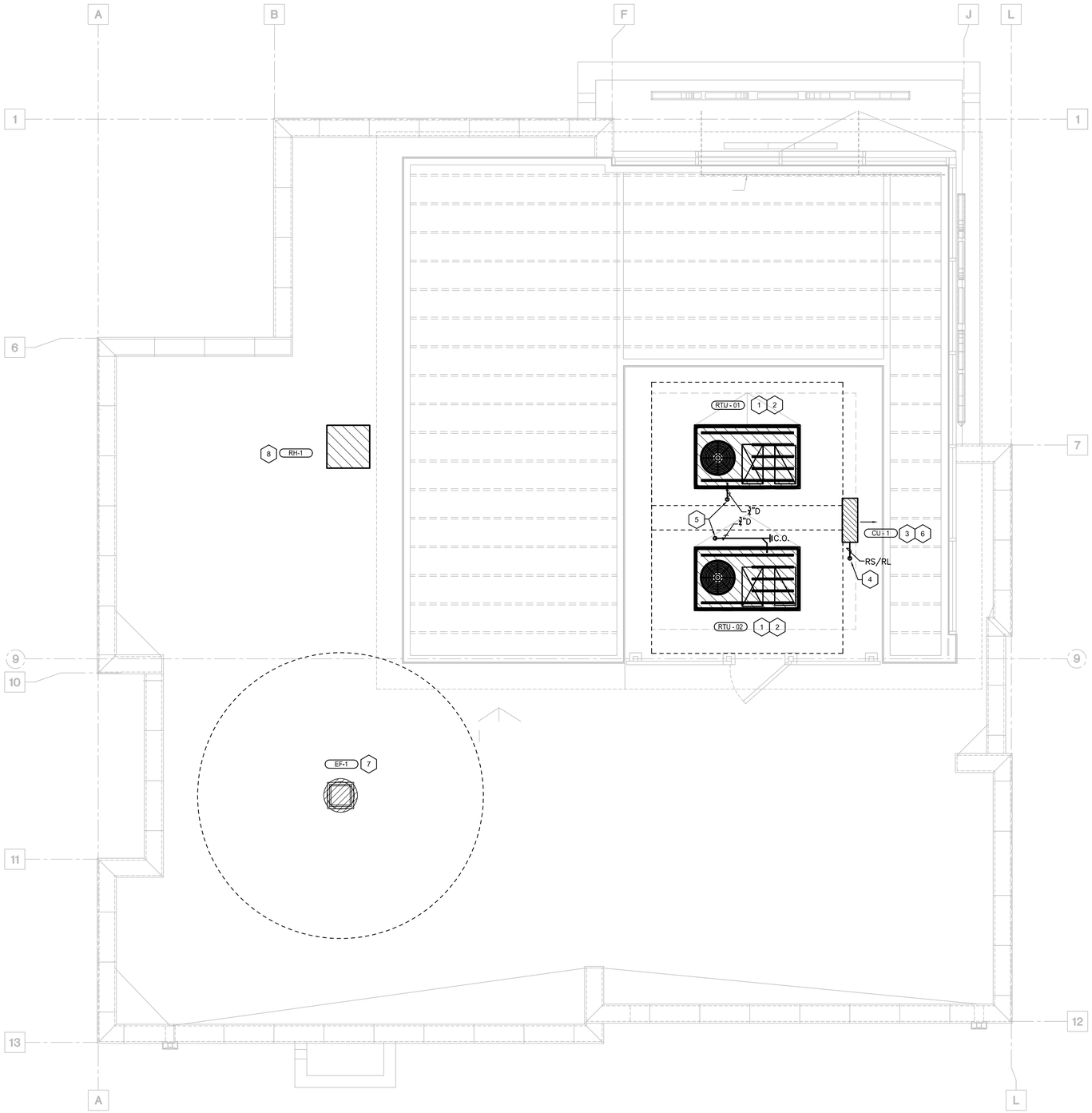
210.828.9481 | TBAE Firm BR1010

JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	D.R.
CHECKED BY:	M.O.

SHEET
M1.1



MECHANICAL ROOF PLAN

1 M2.1

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

NORTH

0 5' 10' 15'

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

GENERAL NOTES (THIS SHEET ONLY):

1. THIS DRAWING IS SCHEMATIC IN NATURE IN ORDER TO DEMONSTRATE THE DESIGN INTENT OF THE SYSTEM. CONTRACTOR SHALL COORDINATE ALL PIPING ROUTES WITH THE STRUCTURE AND DETERMINE THE OPTIMAL PIPING ROUTE.
2. ALL PIPING PENETRATIONS THROUGH THE EXTERIOR WALLS SHALL BE PROPERLY SEALED. REFER TO DETAIL.
3. ALL COPPER CONDENSATE DRAIN PIPING SHALL BE SLOPED AT $\frac{1}{4}$" PER 12" OF STRAIGHT PIPE. CONTRACTOR SHALL COORDINATE MAX HEIGHT OF CONDENSATE DRAIN AT FARTHEST POINT TO ENSURE PROPER SLOPE IS ACHIEVED.
4. REFER TO STRUCTURAL FOR ROOF OPENING REQUIREMENTS.

KEYED NOTES:

1. PROVIDE ROOFTOP UNIT WITH FULLY INSULATED PRE-MANUFACTURED ROOF CURB.
2. MOUNT ROOFTOP UNIT ON 14" VIBROCURB (SPRING ISOLATED).
3. MANUFACTURER SHALL SIZE ALL REFRIGERANT PIPING. ALL EXTERIOR RS/RL PIPING SHALL BE FULLY INSULATED AND ALUMINUM JACKETED.
4. ROUTE REFRIGERANT PIPING DOWN TO FLOOR BELOW.
5. PROVIDE FULLY INSULATED COPPER CONDENSATE FULL SIZE OF DRAIN. TRAP PER DETAIL. ROUTE DOWN THROUGH ROOF. ALL EXTERIOR CONDENSATE PIPING TO BE PROVIDED WITH ALUMINUM JACKETING.
6. MOUNT CONDENSING UNIT ON EQUIPMENT RAILS FLASHED INTO ROOF. REFER TO DETAILS
7. MOUNT EXHAUST FAN ON 18" PRE-FABRICATED AND FULLY INSULATED ROOF CURB. REFER TO DETAILS. MAINTAIN MINIMUM 10 FEET FROM ROOF EDGE TO EXHAUST FAN.
8. ROOF HOOD TO BE MOUNTED ON 18" PRE-FABRICATED AND FULLY INSULATED ROOF CURB. PROVIDE WITH SECURITY BARS. MAINTAIN MINIMUM 10 FEET FROM ROOF EDGE TO ROOF HOOD.

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STATE OF TEXAS
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8/11/26

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JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	D.R.
CHECKED BY:	M.O.

SHEET
M2.1

AIR DEVICE SCHEDULE

MARK	MODEL	SIZE	THROW (@ 100 FPM)	CFM RANGE	INLET	# SLOTS	O.B.D. REQ'D. ?	P.D. ("WG) *	MAX. NC	REFERENCE	NOTES
SA	TMS–AA	24" x 24"	3 FT	50 – 100	6"ø	N/A	NO	0.03	<15	TITUS	1,2,3,5
SB	TMS–AA	24" x 24"	5 FT	101 – 250	8"ø	N/A	NO	0.05	15	TITUS	1,2,5
SC	TMS–AA	24" x 24"	6 FT	251 – 400	10"ø	N/A	NO	0.05	18	TITUS	1,2,5
RA	50F	24" x 24"	–	0 – 440	12" x 12"	N/A	NOTE 3	0.02	<15	TITUS	1,2,5
RB	50F	24" x 24"	–	441 – 1035	18" x 18"	N/A	NOTE 3	0.06	21	TITUS	1,2,5
EA	50F	12" x 12"	–	0 – 100	6" x 6"	N/A	NOTE 3	0.01	<15	TITUS	1,2,3,5

* AT MAX. CFM

KEYED NOTES (AIR DEVICE SCHEDULE):

1. FIELD INSULATE PLENUM BOX OR BACKSIDE OF DIFFUSER.
2. 24"x24" MODULE SIZE FOR LAY–IN CEILING INSTALLATION.
3. REMOTE CABLE OPERATED DAMPERS REQUIRED AT DUCTED RETURN/EXHAUST LOCATION ONLY WHERE VOLUME DAMPER IN DUCT IS INACCESSIBLE FOR BALANCING.
4. COORDINATE FINAL AIR DEVICE COLOR AND FINISH WITH ARCHITECT.

GENERAL NOTES (AIR DEVICE SCHEDULE):

A. ALL AIR DEVICES TO BE ALUMINUM, WHITE FINISH UNLESS NOTED OTHERWISE.
B. REFER TO REFLECTED CEILING PLANS FOR CEILING TYPES. ALL AIR DEVICES MOUNTED IN A DRYWALL CEILING SHALL HAVE A MOUNTING FRAME.
C. FOR 2–WAY DISCHARGE, THROWS LISTED REFLECT AIRFLOW IN A SINGLE DIRECTION.
D. P.D. ("WG) REFLECTS "TOTAL" PRESSURE (STATIC AND DYNAMIC).
E. THROW, P.D. AND MAX NC TAKEN AT MAX VALUE OF CFM RANGE.
F. SIZE FLEX DUCT OR HARD DUCT INLET CONNECT TO AIR DEVICE PER AIR DEVICE SCHEDULED INLET SIZE UNLESS OTHERWISE INDICATED.
G. FLEX DUCT LENGTH CONNECTING DUCT TO AIR DEVICE NOT TO EXCEED 5'–0" IN LENGTH.

ROOF HOOD SCHEDULE

MARK	CFM	MIN. FREE AREA	MAX. S.P. DROP ("WG)	SERVICE	REFERENCE	THROAT LxW	WEIGHT (LB.)	NOTES
RH–1	2,100	19	0.03	RELIEF	GREENHECK FGR–30x30	30x30	126	1,2,3

NOTES (ROOF HOOD SCHEDULE):

1. PROVIDE WITH THYBAR TC3 ROOF CURB..
2. PROVIDE WITH MOTORIZED CONTROL DAMPER. PROVIDE BUILDING INTERNAL AND OUTDOOR STATIC PRESSURE SENSORS. DAMPER TO OPEN WHEN INDOOR DIFFERENTIAL STATIC PRESSURE IS >=0.10". DAMPER TO CLOSE WHEN INDOOR DIFFERENTIAL STATIC PRESSURE IS < 0.10".
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN HOOD TRAY.

ROOFTOP UNIT SCHEDULE

MARK	RTU–01	RTU–02
SUPPLY AIR (CFM)	2430	2100
OUTSIDE AIR (CFM)	300	300
APPROX. EXT S.P. ("WG) *	0.60	0.70
EER2 / SEER2	13.5 / 19.4	13.5 / 19.4
FAN TYPE	FC	FC
AIR MODULATION	SINGLE ZONE VAV	SINGLE ZONE VAV
FAN MOTOR DRIVE TYPE	DIRECT	DIRECT
FAN MOTOR (MIN. HP)	3.00	3.00
COOLING SECTION		
NOMINAL TONNAGE	5	5
TYPE	DX	DX
REFRIG. TYPE	R454b	R454b
COMPRESSOR TYPE	SCROLL	SCROLL
NUMBER OF COMPRESSORS	1	1
STAGES PER COMPRESSOR	MODULATING	MODULATING
ENTERING AIR TEMPERATURE (DB/WB)	76.1 / 62.2	76.7 / 62.6
LEAVING AIR TEMPERATURE (DB/WB)	54.43 / 54.1	53.65 / 53.4
GROSS TOTAL OUTPUT (MBH)	52.77	52.35
GROSS SENSIBLE OUTPUT (MBH)	52.77	49.63
HEATING SECTION		
TYPE	ELEC	ELEC
OUTPUT HEATING CAPACITY (KW) @ 208V	18.0	18.0
ENTERING AIR (F)	68.1	67.1
LEAVING AIR (F)	91.3	93.6
ELECTRICAL		
UNIT VOLTS / PHASE	208 / 3	208 / 3
MCA	60	60
MOCP	70	70
REFERENCE	TRANE	TRANE
MODEL NO.	TZK060	TZK060
UNIT WEIGHT (LB.)	961	961
NOTES	1,2,3,4,5,6,7,8,9	1,2,3,4,5,6,7,8,9

NOTES:

1. PROVIDE WITH DRY BULB ECONOMIZER, SET TO ACTIVATE AT 55°DB AMBIENT OUTDOOR AIR.
2. PROVIDE WITH VFD MODULATING SUPPLY FAN, DISCHARGE AIR TEMPERATURE CONTROL
3. CONNECT UNIT TO CONTRACTOR PROVIDED ENTOUCH THERMOSTAT.
4. PROVIDE UNIT WITH STANDARD HINGED ACCESS PANELS AND 2" MERV 8 FILTERS.
5. PROVIDE SMOKE DETECTORS IN RETURN AIR DUCTS BY OTHERS.
6. PROVIDE UNIT WITH STANDARD CONDENSER COIL AND FACTORY INSTALLED HAIL GUARD.
7. PROVIDE NON CORROSIVE DRAIN PAN. GALVANIZED STEEL NOT ACCEPTABLE.
8. PROVIDE UNIT WITH TYBAR VIBRO–CURB III ROOF CURB.
9. PROVIDE UNIT WITH 5 INCH COLOR TOUCHSCREEN DISPLAY. THIS DISPLAY SHALL BE USED FOR UNIT DIAGNOSTICS AND SHALL BE CAPABLE OF PERFORMNING THE FOLLOWING FUNCTIONS: REAL TIME SENSOR MEASUREMENTS: DISCHARGE AIR TEMPERATURE, OUTDOOR AIR TEMPERATURE, SPACE TEMPERATURE, SPACE HUMIDITY HISTORICAL ALARM MESSAGES ON BOARD SYSTEM SETPOINTS SHALL HAVE A USB PORT THAT ENABLES THE DOWNLOADING OF COMPONENT RUNTIME INFORMATION AS WELL AS TREND HISTORICAL SENSOR DATA GENERATE CUSTOMIZED REPORTS.

DUCTLESS SPLIT–SYSTEM SCHEDULE

MARK	SS–1 / CU–1
SERVICE	DATA_CLOSET
REFRIGERANT	R–32
TOTAL COOLING CAPACITY (MBH)	18.1
E.E.R.	12.0
S.E.E.R.2	21.0
TOTAL HEATING CAPACITY	–
HSPF	–
INDOOR UNIT	
TYPE	WALL–MOUNTED
CFM	754
VOLTS/PHASE	–
MCA/MOCP	–
OUTDOOR UNIT	
ENT. AIR (DB)	105
VOLTS / PHASE	208 / 1
MCA	14.23
MOCP	20
REFERENCE	
MANUFACTURER INDOOR/OUTDOOR SECTION	DAIKIN
INDOOR UNIT MODEL No.	FTKF18A
OUTDOOR UNIT MODEL No.	RKF18A
NOTES	1,2,3,4,5,6,7,8

NOTES:

1. PROVIDE STARTERS AS REQUIRED.
2. MANUFACTURER TO SIZE REFRIGERANT LINES.
3. PROVIDE INDOOR UNIT WITH MANUFACTURER'S STD. MOUNTING HARDWARE.
4. CONNECT TO OWNER PROVIDED ENTOUCH THERMOSTAT.
5. FACTORY SUPPLIED CONDENSATE PUMP–FIELD INSTALLED. PROVIDE 18" LIFT.
6. PROVIDE COOLING DOWN TO 23 DEGREES AMBIENT.
7. PROVIDE WITH SINGLE POINT POWER AT THE OUTDOOR UNIT. ELECTRICAL CONTRACTOR TO PROVIDE WIRING BETWEEN OUTDOOR AND INDOOR UNIT WITH DISCONNECT AT INDOOR UNIT.
8. INDOOR UNIT TO BE POWERED BY OUTDOOR UNIT.

FLEX DUCT SCHEDULE

CFM RANGE	SIZE (DIAMETER) *
< 50	5
51 – 100	6
101 – 250	8
251 – 400	10
401 – 650	12
651 – 900	14
901 – 1300	16
1301 – 1800	18
1801 – 2300	20

* ALL FLEX DUCT SHALL BE SIZED IN ACCORDANCE W/ FLEX DUCT SCHEDULE. PROVIDE RIGID REDUCER AT NECK OF AIR DEVICE, VAV INLET DUCT, ETC. TO TRANSITION FROM FLEX DUCT SIZE TO DIFFUSER INLET AND/OR EQUIPMENT CONNECTION SIZE. FLEX DUCT NOT TO EXCEED 6ft.

EXHAUST FAN SCHEDULE

MARK	TYPE	MANUFACTURER & MODEL	SERVICE	CFM	S.P. ("WG)	HP	V/PH	MAX. SONES	DRIVE	CONTROL	NOTES
EF–1	ROOF MOUNTED	GREENHECK G–070–VG	RESTROOMS	250	0.30	1 / 15	115 / 1	4.7	DIRECT	NOTE #2	1,2

NOTES (FAN SCHEDULE):

1. PROVIDE FAN WITH MANUFACTURER'S FAN SPEED CONTROL.
2. INTERLOCK EXHAUST FAN WITH LIGHT OCCUPANCY SENSOR.

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MECHANICAL SCHEDULES

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STATE OF TEXAS
DANIEL HERNANDEZ
145619
LICENSED PROFESSIONAL ENGINEER
8/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

211 & POTRANCO SAN ANTONIO, TX 78245

RBFCU

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	D.R.
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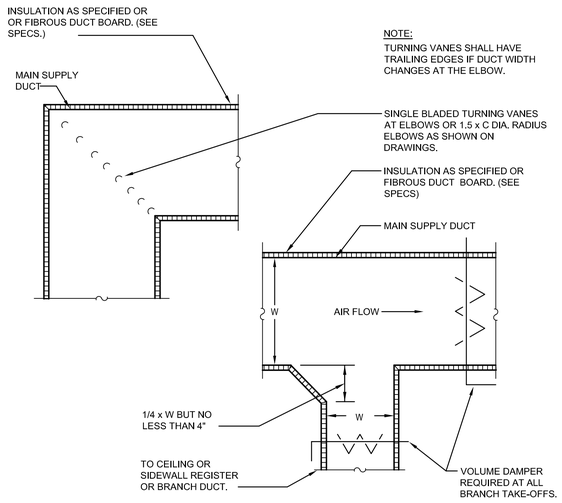
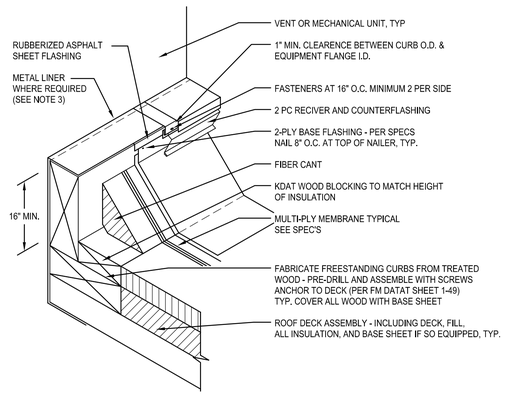
SHEET

M3.1

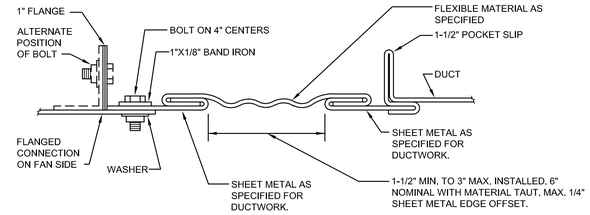


NOTE:
TURNING VANES SHALL HAVE TRAILING EDGES IF DUCT WIDTH CHANGES AT THE ELBOW.

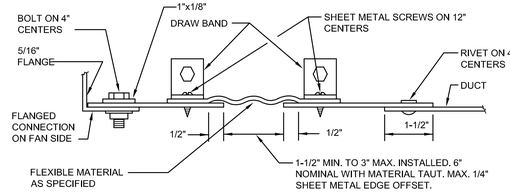
1 M5.1 ELBOW AND DUCT TAKE-OFF DETAIL
NOT TO SCALE



2 M5.1 ROOF CURB DETAIL
NOT TO SCALE



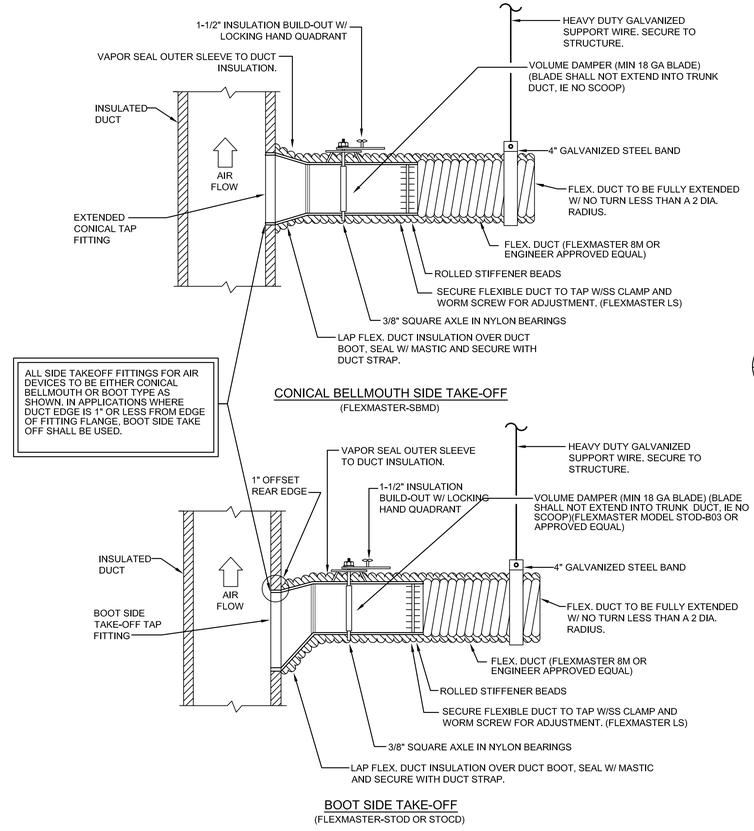
RECTANGULAR FLEXIBLE CONNECTION



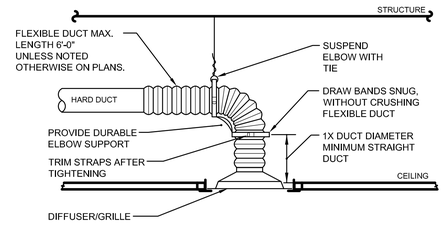
ROUND FLEXIBLE CONNECTION

TO BE INSTALLED AT ALL BUILDING EXPANSION JOINT LOCATIONS AND ALL HVAC UNIT CONNECTIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND QUANTITY.

3 M5.1 DUCT FLEXIBLE CONNECTION DETAILS
NOT TO SCALE

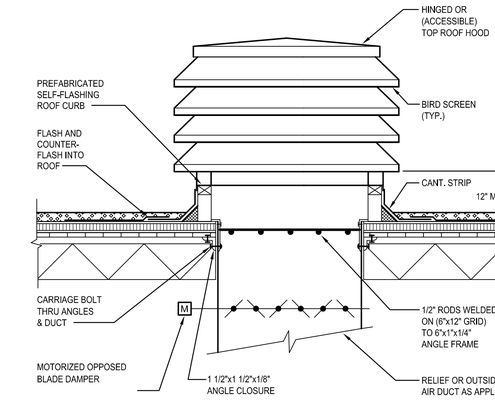


4 M5.1 SIDE TAKE-OFF DETAILS
NOT TO SCALE



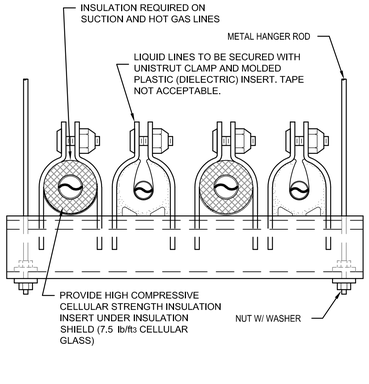
NOTES:
1. TO ATTACH FLEX DUCT TO THE HARD DUCT, TAPE THE INNER LINER TO THE HARD DUCT THEN ATTACH WITH TWO NYLON TIE WRAPS; ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO IT HAS NEAT EDGES PRIOR TO TIE WRAPPING.
2. HART AND COOLEY "SMARTFLOW" ELBOW, THERMAFLEX "FLEXFLOW", AND TITUS "FLEXRIGHT" ARE ACCEPTABLE PRODUCTS FOR DURABLE ELBOW SUPPORT.

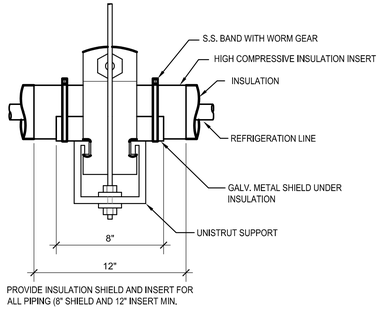
5 M5.1 DIFFUSER/GRILLE CONNECTION DETAIL
NOT TO SCALE



NOTE:
LOUVERED TYPE SHOWN; OVERHUNG TYPE ARE ALSO PERMISSABLE.

6 M5.1 ROOF HOOD AND DAMPER ASSEMBLY DETAIL
NOT TO SCALE





7 M5.1 TYPICAL HANGER DETAIL FOR MULTIPLE INSULATED REFRIGERATION PIPING DETAIL
NOT TO SCALE

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architecture | interior design
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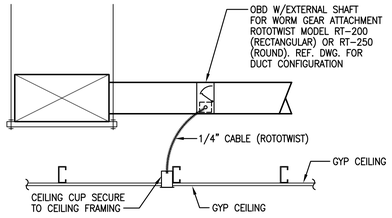
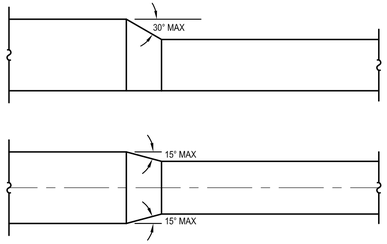
MECHANICAL DETAILS

SHEET
M5.1

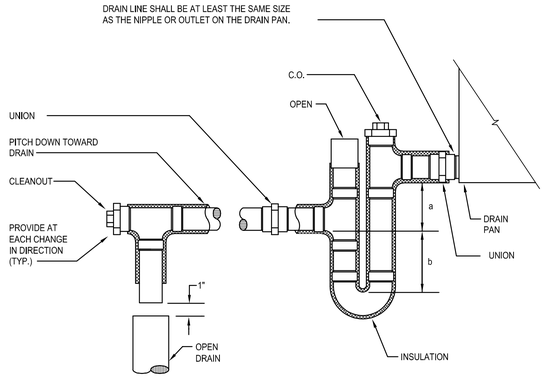


1 M5.3 REMOTE CABLE OPERATED DAMPER
NOT TO SCALE



NOTE:
UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN ABOVE SHALL APPLY.

2 M5.2 DUCT TRANSITION DETAIL
NOT TO SCALE

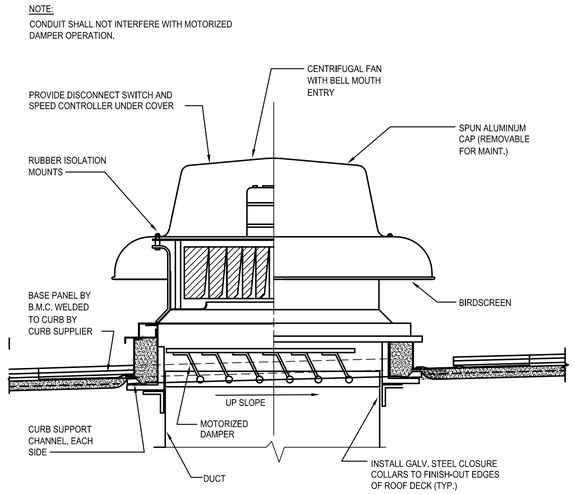


UNIT TOTAL STATIC PRESS.	a	b
0"-1"	1"	2"
1"-2"	2"	3"
2"-3"	3"	4"
3"-4"	4"	5"
4"-5"	5"	6"

REFERENCE FINAL UNIT SUBMITTAL FOR UNIT TOTAL STATIC PRESSURE.

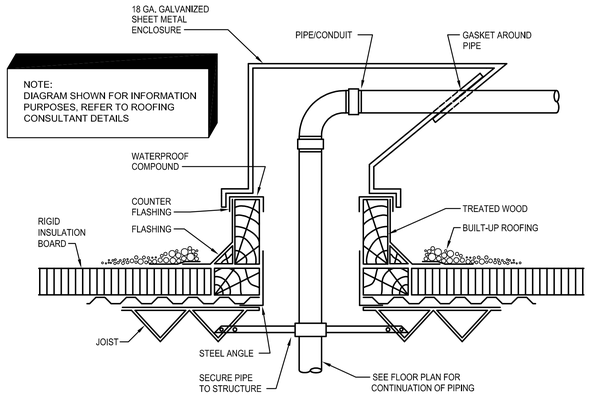
NOTES:
1. FOR DEPTH OF SEAL, SEE SCHEDULE BELOW.
2. LOCATE TRAP SO AS TO BE ACCESSIBLE FOR CLEANING.
3. ALL FITTING TO BE DWV.

3 M5.2 TYPICAL DRAIN TRAP DETAIL
NOT TO SCALE

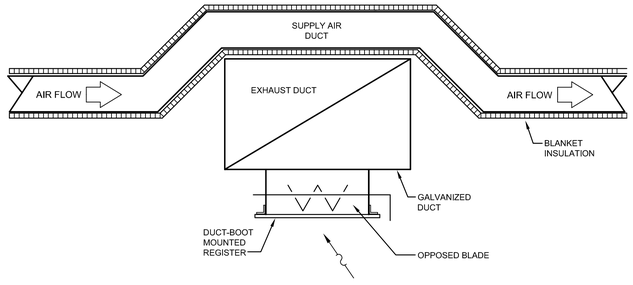


NOTE WHERE SPECIFIED EXHAUST FAN TO BE CONTROLLED BY BUILDING PRESSURE SENSOR, FAN SHALL OPERATE ANYTIME THE ROOM DIFFERENTIAL PRESSURE SETPOINT IS EXCEEDED. ELECTRICAL CONTRACTOR TO INSTALL CONTROL WIRING. REFER TO ELECTRICAL DRAWINGS FOR CONTROLS WIRING SCHEMATIC.

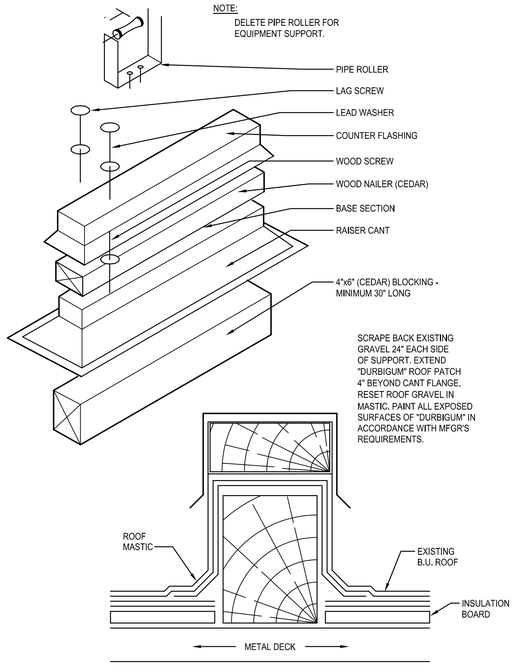
4 M5.2 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE



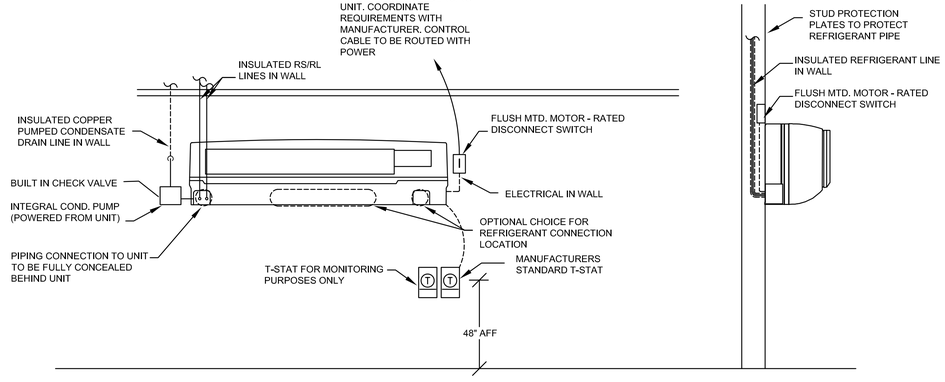
5 M5.2 PIPE OR CONDUIT DUCT THRU ROOF DETAIL
NOT TO SCALE



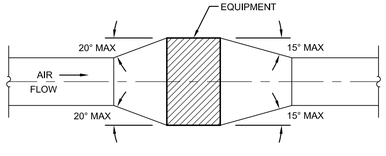
7 M5.2 DUCT CROSS OVER DETAIL
NOT TO SCALE



8 M5.2 ROOF EQUIPMENT SUPPORT DETAIL
NOT TO SCALE



6 M5.2 WALL MOUNTED MINISPLIT DETAIL
NOT TO SCALE



PLAN OR ELEVATION

NOTE:
UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN ABOVE SHALL APPLY.

9 M5.2 DUCT MOUNTED EQUIPMENT DETAIL
NOT TO SCALE

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MECHANICAL DETAILS

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CHECKED BY: CZ

SHEET
M5.2

PLUMBING SYMBOLS AND ABBREVIATIONS

NOTE SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE

SYMBOL	DESCRIPTION
S	SANITARY SEWER PIPING (WASTE)
	SANITARY VENT PIPING (WASTE)
GW	GREASE PIPING (WASTE)
GV	GREASE VENT PIPING (WASTE)
G	NATURAL GAS PIPING
G MP	NATURAL GAS PIPING (MED PRESS)
D	INDIRECT DRAIN PIPING
	COLD WATER PIPING
	HOT WATER PIPING
F	FIRE PROTECTION PIPING
RD	INTERIOR STORM DRAIN PIPING
SD	SITE STORM DRAIN PIPING
	HOT WATER RETURN PIPING
CA	COMPRESSED AIR PIPING
	PIPING OR EQUIPMENT TO BE REMOVED; SEE KEYED NOTE IF APPLICABLE.

NOTE: EXISTING PIPING, FITTINGS AND EQUIPMENT WILL BE INDICATED WITH A LIGHTER LINE WEIGHT THAN NEW WORK.

ALL INSULATED PIPING LOCATED WITHIN A RETURN AIR PLENUM SHALL BE 25/50 SMOKE FIRE RATED.

SYMBOL	DESCRIPTION
	FLOW - IN DIRECTION OF ARROW
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
90X	90° OFFSET (ELBOW)
	TEE BRANCH CONNECTION
45X	TEE DROP/BRANCH CONNX.
	CAP ON END OF PIPE
	PLUGGED TEE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	UNION (SCREWED)
	UNION (FLANGED)
WCO	WALL CLEAN OUT
YCO	YARD CLEAN OUT
	FLOOR DRAIN AS NOTED (FD-1, FD-2)
	ROOF DRAIN AS NOTED (RD-1)

SYMBOL	DESCRIPTION
	GATE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	ANGLE VALVE (GLOBE)
	HOSE VALVE (UTILITY PURPOSES)
PIV	POST INDICATOR VALVE
	SWING CHECK VALVE
	NON-SLAM CHECK VALVE
	PRESSURE RELIEF VALVE
T&P	TEMPERATURE AND PRESSURE RELEIF VALVE
	VALVE IN RISER; SEE KEYED NOTE IF FOR TYPE
	PIPE GUIDE
PA	PIPE ANCHOR

SYMBOL	DESCRIPTION
WH	WATER HYDRANT OR HOSE BIB (HB)
WH	RECESSED WH (FREEZE-PROOF)
	VALVE INSIDE YARD VALVE BOX
B.F.P.	BACKFLOW PREVENTER
	CALIBRATED BALANCING VALVE
F.M.	COMBINATION BALANCING AND FLOW METER
AV	AUTOMATIC AIR VENT PIPED TO DRAIN
	GAUGE COCK
	FLOW METER
	PRESSURE SWITCH
F.S.	FLOW SWITCH
	THERMOSTAT
	THERMOSTAT, REMOTE BULB
	AQUASTAT

SYMBOL	DESCRIPTION
PA	PIPE ANCHOR
	PIPE GUIDE
	EXPANSION JOINT
	MECHANICAL GROOVED PIPE COUPLING
	FLEXIBLE PIPE CONNECTOR
	WATER HAMMER ARRESTOR
	PRESSURE GAGE WITH GAGE COCK
	THERMOMETER (STRAIGHT SCALE)
	THERMOMETER W/ GAGE COCK
	DIAL THERMOMETER
	RUNNING TRAP
	WALLS, EQUIPMENT TO BE REMOVED
	THERMOMETER OR CONTROL TEST BULB WELL

SYMBOL	DESCRIPTION
	PLUMBING FIXTURES
1 2X	KEYED NOTE - NEW WORK 2X - 2 INSTANCES OR APPLIES 2 TIMES
1	KEYED NOTE - DEMOLITION
P-4X	PLUMBING FIXTURE AND EQUIPMENT MARK
	CONNECT TO EXISTING
X X	DETAIL NUMBER SHEET NUMBER
	THE EXISTING SLAB-ON-GRADE SHALL BE REMOVED AND REPLACED AS FOLLOWS: SAW-CUT LIMITS OF EXCAVATION TO 1" DEPTH (DO NOT CUT STEEL REINFORCING); JACK-HAMMER CONCRETE TO BE REMOVED; BEND UP STEEL REINFORCING (RE-BAR); INSTALL NEW WORK; BEND STEEL REINFORCING BACK DOWN AND TIE A 6" LONG RE-BAR (#3) ACROSS THE BAR-CUT; REPOUR NEW CONCRETE FLOOR AND GRIND SMOOTH AFTER CURING.

ABBREVIATION	DESCRIPTION
ABV	ABOVE
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADJUST	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ASSY	ASSEMBLY
AV	AIR VENT
BF	BELOW FLOOR
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONC	CONCRETE
CONNX	CONNECTION
CONT	CONTINUATION
C.W.B.F.	COLD WATER PIPING BELOW FLOOR
C.W.O.H.	COLD WATER PIPING OVERHEAD
DEMO	DEMOLISH
DIAG	DIAGRAM
D.I.	DUCTILE IRON
DN	DOWN
DWG	DRAWING
ELECT	ELECTRICAL
ELEV	ELEVATION
EXIST	EXISTING
EXT	EXTENSION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FIN	FINISHED
FLR	FLOOR
FT	FEET
GAL(S)	GALLON(S)
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HC	HANDICAPPED
HD	HUB DRAIN
HTR	HEATER
H.W.B.F.	HOT WATER PIPING BELOW FLOOR
H.W.O.H.	HOT WATER PIPING OVERHEAD
INV	INVERT
IN	INCHES
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTD	MOUNTED
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OFD	OVERFLOW ROOF DRAIN
OH	OVERHEAD
PD	PRESSURE DROP
PLBG	PLUMBING
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH, GAUGE
PVC	POLYVINYL CHLORIDE
REC	RECEIVED
REQ	REQUIRED
RD	ROOF DRAIN
SA	SHOCK ARRESTER
SHT	SHEET
SPEC(S)	SPECIFICATION(S)
SS	STAINLESS STEEL
STAT	STATIC
TEMP	TEMPERATURE
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER OR T.P. SUPPLY
TYP	TYPICAL
UG	UNDERGROUND
V	VENT
VCP	VITRIFIED CLAY PIPE
VTR	VENT THROUGH ROOF
WA	WATER HAMMER ARRESTER
WH	WALL HYDRANT
W/	WITH
W/O	WITHOUT
YCO	YARD CLEANOUT

TYPICAL NOTE:

S — INDICATES EXISTING SLAB-ON-GRADE CONCRETE FLOOR TO BE REMOVED AND REPLACED; REFER FLOOR PLAN FOR ADDITIONAL REQUIREMENTS.

PLUMBING GENERAL NOTES (APPLY TO ALL SHEETS):

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES PERTAINING TO THE WORK DESCRIBED IN THESE DRAWINGS SHALL CONFORM TO THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

2. CONTRACTORS SHALL OBTAIN AND MAKE PROVISION FOR ALL PERMITS, INSPECTIONS, AND TESTS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS AT THE SITE AND NOTING ALL DISCREPANCIES TO THE OWNER PRIOR TO WORK COMMENCEMENT; THEREAFTER, THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL EXISTING CONDITIONS AND SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL SUITABLE ADJUSTMENTS NECESSARY TO ACCOMMODATE NEW WORK AT NO ADDITIONAL COST TO THE OWNER; ANY SUCH ADJUSTMENTS SHALL BE COORDINATED WITH THE OWNER AND ARCHITECT.

4. CONTRACTORS SHALL INCORPORATE ALL DISCREPANCIES AND ADJUSTMENTS INTO THE CONSTRUCTION DOCUMENTS.

5. CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND INCLUDE ALL NECESSARY MODIFICATIONS TO ACCOMMODATE THEIR WORK.

6. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE OWNER.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF INSTALLATION.

8. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AND SUBCONTRACTORS AND ALL OTHER PERSONS IN THE AREAS OF CONSTRUCTION. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR THE SAFETY OF ALL PROPERTY BEING ERECTED.

9. PLUMBING SERVICES THAT INTERFERE WITH ANY NEW ARCHITECTURAL WORK SHALL BE RELOCATED AS NECESSARY.

PUMP SCHEDULE

MARK	HWCP-1
SERVICE	110-deg LOOP
DESCRIPTION	CENTRIFUGAL
G.P.M.	7
HEAD (FT.)	7
EFFICIENCY (MIN.)	N/A
SHUT OFF HEAD (FT. W.)	12
MAX. STABLE DELIVERY	18
INLET/OUTLET SIZE (IN)	3/4"
MOTOR	
W or HP / V / ø	55W / 115 / 1
R.P.M.	2800
REFERENCE	
MANUFACTURER	BELL & GOSSETT
MODEL NO.	NBF-12U/LW
NOTES	1, 2

NOTES (PUMP SCHEDULE):

1. PROVIDE MANUFACTURER'S STANDARD TIMER FOR PROGRAMMED START/STOP. (WEEKLY SETTINGS)
2. ALL BRONZE CONSTRUCTION, 100% LEAD FREE.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	MANUFACTURER / MODEL (BASIS OF DESIGN)
WC-1A	WATER CLOSET(FLOOR MTD, ADA)	4" (C.I.)	2" (C.I.)	INTEGRAL (N/A)	1/2" ("L" COPPER)	-	AMERICAN STANDARD 2403.128 'CADET 3' RIGHT HEIGHT ELONGATED TOILET. WHITE VITREOUS CHINA, 1.28 GPF TANK TOILET, CHURCH 9500C WHITE OPEN FRONT SEAT, McGUIRE #LF2169LK SUPPLY.
L-1A	LAVATORY (COUNTER MOUNTED, ADA)	2"	1-1/2"	1-1/4" (C.P. BRASS)	1/2" ("L" COPPER)	1/2" ("L" COPPER)	AMERICAN STANDARD 0475.020 AQUALYN VITREOUS CHINA WHITE COUNTERTOP LAVATORY, SELF-RIMMING, FAUCET: AMERICAN STANDARD "MONTERREY" #6540.175; WIDESPREAD FAUCET LEVER HANDLES; 0.5 GPM; McGUIRE #155AWC; OFFSET GRID STRAINER; McGUIRE #LF2165LK SUPPLIES; McGUIRE #8902; P-TRAP CAST BRASS WITH CLEANOUT; WALLBEND; WHITE ADA INSULATION KIT IN NO APRON IS PROVIDED.
SK-1A	SINGLE COMPARTMENT SINK	2"	1-1/2"	1-1/2" (C.P. BRASS)	1/2" ("L" COPPER)	1/2" ("L" COPPER)	ELKAY #LRAD-221955; SINGLE COMP. ADA COMPLIANT, 18 GA. STAINLESS STEEL, SELF-RIMMING. LEDGE BACK SINK, THREE FAUCET HOLES. UNDERSIDE UNDEERCOATED COMPLETE WITH #LKLFD-2439 GOOSENECK SPOUT WITH WING HANDLES; 1.5 GPM; ELKAY #LK-1110 GLASS FILLER; CUSTOM DRILL A 1 1/8" HOLE FOR GLASS FILLER; SINK SIZE 22"19.5"x5.5"; McGUIRE #1151WC; OFFSET BASKET STRAINER; McGUIRE #8902C P-TRAP; WITH CLEAN-OUT; McGUIRE #LF2167LK SUPPLIES WITH STOPS; PROVIDE ADA INSULATION KIT IF NO APRON IS PROVIDED.
MS-1	SERVICE BASIN (FLOOR-MOUNT, TERRAZZO)	3"	1-1/2"	3" (C.I.)	3/4" ("L" COPPER)	3/4" ("L" COPPER)	STERN WILLIAMS MODEL SBC-1700. 24"x24"x12" HIGH. 6" FRONT DROP WITH S.S. CAP, FLOOR MOUNTED, CORNER TERRAZZO, WITH 3" CAST BRASS DRAIN AND NICKEL-BRONZE STRAINER, CHICAGO FAUCET NO. #897-CP COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT. NO. 369 HANDLES. WALL BRACE, PAIL HOOK, INTEGRAL STOPS, 36" HOSE.
DF-1A	ELECTRIC WATER COOLER	2"	1-1/2"	1-1/2" (C.P. BRASS)	1/2" ("L" COPPER)	NONE	ELKAY MODEL EZSTL8C BARRIER FREE WATER COOLER, WALL HUNG, STANDARD FINISH; DUAL HEIGHT; AUTOMATIC STREAM REGULATOR; 8 GPH CAPACITY; 370 WATTS; 4.0 AMPS AT 120 VOLTS. WATER SHUT-OFF VALVE; P-TRAP: McGUIRE #LF8912C; LEAD FREE; INSULATE P-TRAP; CANE APRON: ELKAY #LKAPREZL
IMB-1	ICE MAKER SUPPLY BOX	NONE	NONE	NONE	1/2"	NONE	GUY GRAY #SSMIB6AB; WITH INTERGAL WATER HAMMER; WITH 48" ANNEALED COPPER TUBING FOR CONNECTION TO REFRIGERATOR ICE MAKER.
CMB-1	COFFEE MAKER SUPPLY BOX	NONE	NONE	NONE	1/2"	NONE	GUY GRAY #SSMIB6AB; WITH INTERGAL WATER HAMMER; WITH 48" ANNEALED COPPER TUBING FOR CONNECTION TO COFFEE MAKER.

WATER HEATER SCHEDULE

MARK	EWH-1
SERVICE	RESTROOMS
TYPE	140° STORAGE
SIZE (GALLONS)	30
RECOVERY (AT 80° RISE)	30-GPH
C.W. INLET DIAMETER	3/4"
H.W. OUTLET DIAMETER	3/4"
INPUT RATING (kW)	3kW
ELECTRICAL REQUIREMENTS	208V/1 PH/14.4A
INTERIOR FINISH	GLASS
MODEL NO.	DEL-30
REFERENCED MANUFACTURER	A.O. SMITH
NOTES	1

NOTES:
1. WITH EXPANSION TANK WATTS MODEL NO. PLT-12 OR EQUAL

HW MIXING VALVE SCHEDULE

MARK	TMV-1
SERVICE	BUILDING
VALVE OPERATION	THERMOSTATIC
OUTLET TEMPERATURE	110 DEG F
MIN. GPM	0.5
MAX GPM	9
MIN GPM @ 10 PSI DIFFERENTIAL	2.9
MIN GPM @ 20 PSI DIFFERENTIAL	5.3
INLET SIZES	3/4"
OUTLET SIZES	3/4"
REFERENCE	
MANUFACTURER	LEONARD
MODEL NO.	TA-SB
NOTES	NONE

GENERAL NOTES:

1. PROVIDE FACTORY CONNECTED ASSEMBLY ON GALV. CHANNEL RACK.
2. ASSEMBLY SHALL BE DESIGNED FOR HW CIRCULATION SYSTEMS WITH AN INLET FROM THE PUMP AND AN OUTLET TO THE WATER HEATER.
3. COMPLY WITH ASSE 1017.
4. PROVIDE WITH TEMP/PRESS GAUGES; FLOW METER WITH VOLUME CONTROL; AND IN-LINE CHECK VALVES

HYDRANT/HOSE BIBB SCHEDULE

MARK	DESCRIPTION	MODEL
WH-1	ANTI-SIPHON, AUTO DRAINING, FREEZELESS WALL HYDRANT WITH DOOR	WOODFORD B65

FLOOR DRAIN/ROOF DRAIN SCHEDULE

MARK	DESCRIPTION	SERVICE	GRATE DIMENSION	OUTLET DIAMETER	MANUFACTURER & MODEL
FD-1	CAST IRON BODY WITH ADJUSTABLE STAINLESS STEEL SQUARE STRAINER, CLAMPING COLLAR, VANDALPROOF SCREWS AND DEEP SEAL P-TRAP.	RESTROOMS, GEN. SERVICE	4"x4"	2"ø	WADE W-1100-G5
FS-1	CAST IRON BODY WITH 12" SQUARE NICKLE BRONZE GRATE, ADJUSTABLE TOP, DOME STRAINER, TRAP PRIMER CONNECTION, 1/2 GRATE.	MECHANICAL ROOMS	12"x12"	4"ø	WADE W-2350-8-26
RD-1	PRIMARY ROOF DRAIN, COATED CAST-IRON, 8" DIAM., W/ MEMBRANE FLASHING CLAMP, CAST-IRON DOME, SUMP RECEIVER, AND UNDERDECK CLAMP	ROOF TOP	8"ø	*	ZURN Z125-C-R
DSN-1	DOWNSPOUT NOZZLE; NICKEL BRONZE CONSTRUCTION; THREADED INLET WITH DECORATIVE FACE	WALL	---	*	WADE 3940-1-166

GENERAL NOTES (FLOOR DRAIN SCHEDULE):

1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL FLOOR DRAINS SHALL INCLUDE AN ANCHORING FLANGE AND PRIMER TAP.
3. INSULATE BODY, TAILPIECE AND P-TRAP OF ALL FLOOR DRAINS SERVING HVAC EQUIPMENT.

* REFER TO FLOOR PLAN FOR PIPE SIZE.

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PLUMBING SYMBOLS AND ABBREVIATIONS

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08/11/26

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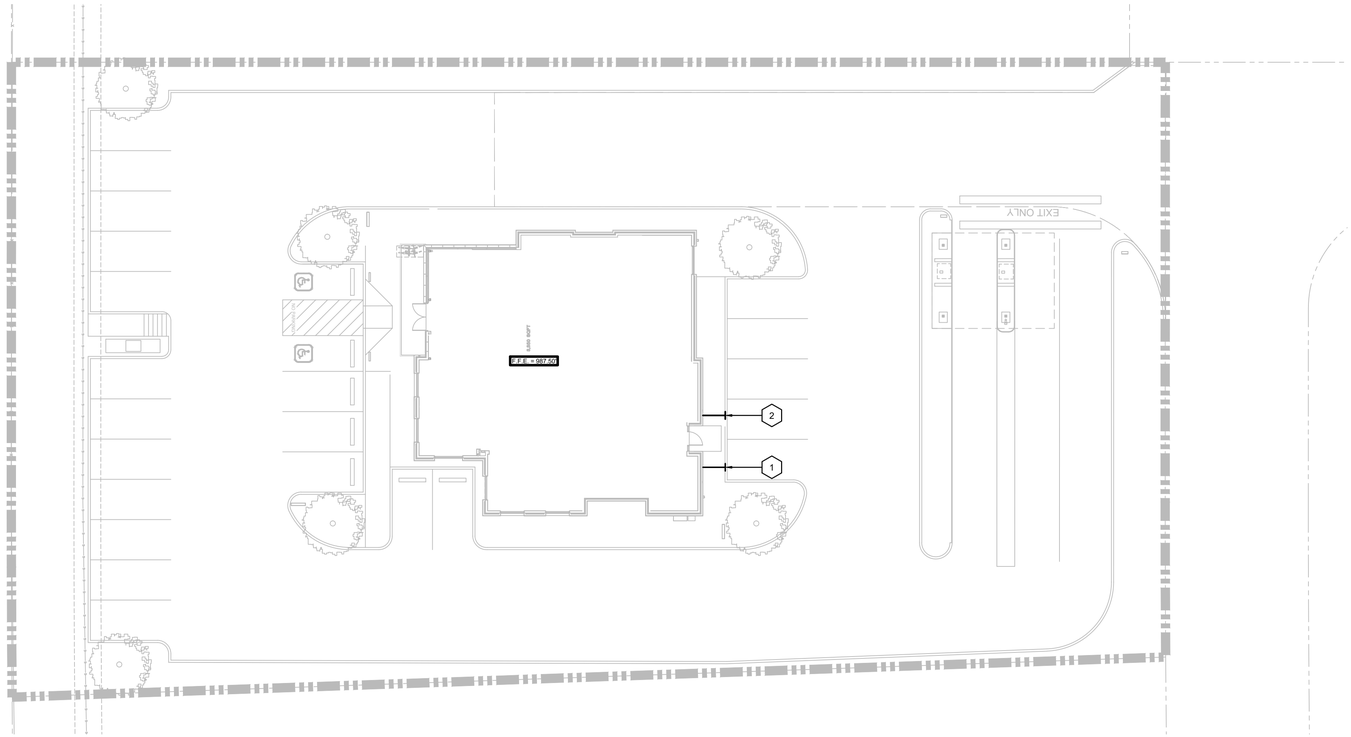


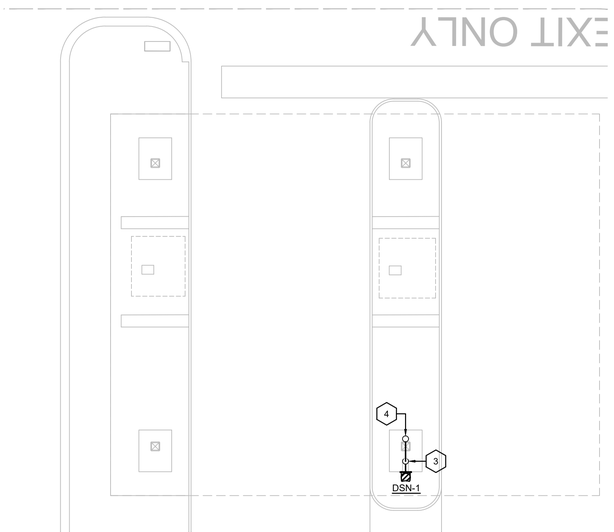
NORTH

1 P0.1 **PLUMBING SITE PLAN**
SCALE: 1/16" = 1'-0"

PLUMBING KEYED NOTES:

1. 4" SANITARY SEWER STUB-OUT (INVERT ELEVATION = 982.50') (27.5 DFUS). REFER TO CIVIL DRAWINGS FOR CONTINUATION.
2. 1 1/4" DOMESTIC COLD WATER STUB-OUT (26.5 WSFU) (24 GPM). REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. ROUTE 3" ROOF DRAIN PIPING DOWN IN COLUMN TO SERVE DOWNSPOUT NOZZLE (DSN-1). MOUNT AT 18" ABOVE FINISHED FLOOR.
4. 3" ROOF DRAIN PIPING FROM ROOF DRAIN ABOVE.

INVERT ELEVATION BASED ON F.F.E. OF 987.50'



NORTH

2 P0.1 **ENLARGED PLUMBING PLAN - CANOPY**
SCALE: 1/4" = 1'-0"

0 5' 10' 15'
SCALE: 1/4"=1'-0"

0 10' 20' 40' 60'
SCALE: 1/16"=1'-0"

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PLUMBING SITE PLAN

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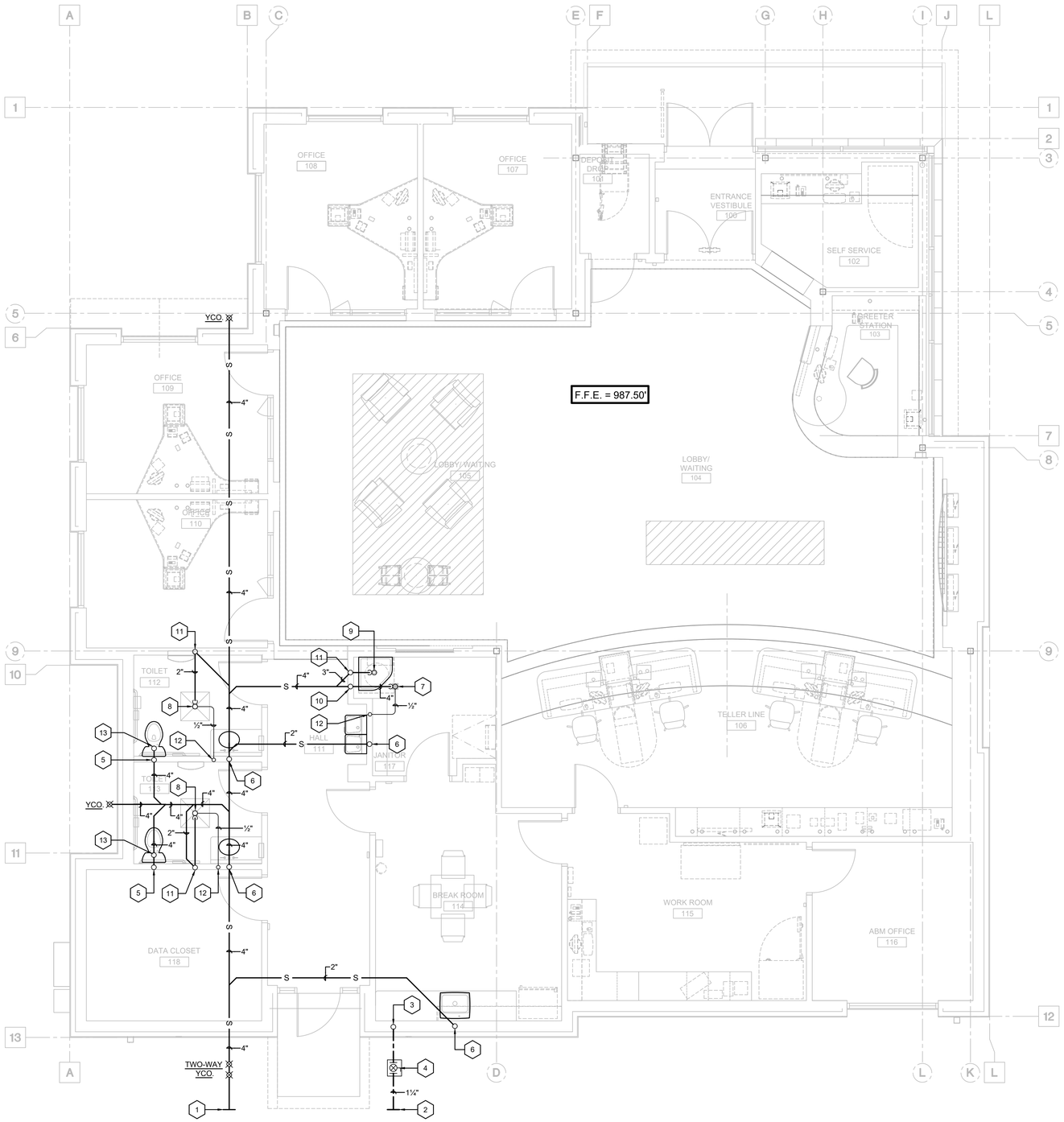

NORTH

1 P1.0 **UNDERFLOOR PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

PLUMBING KEYED NOTES:

1. 4" SANITARY SEWER STUB-OUT (INVERT ELEVATION = 982.50') (27.5 DFUS). REFER TO CIVIL DRAWINGS FOR CONTINUATION.
2. 1 1/4" DOMESTIC COLD WATER STUB-OUT (26.5 WSFU) (24 GPM). REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. 1 1/4" DOMESTIC COLD WATER RISER UP TO FLOOR ABOVE.
4. PROVIDE AN ISOLATION VALVE WITH A CAST IRON BOX.
5. 4" SANITARY WASTE PIPING FROM FLOOR ABOVE.
6. 2" WASTE PIPING FROM FLOOR ABOVE.
7. 4" WASTE PIPING FROM FLOOR SINK ABOVE.
8. 2" WASTE PIPING FROM FLOOR DRAIN ABOVE.
9. 3" WASTE PIPING FROM MOP SINK ABOVE.
10. 2" VENT RISER UP TO FLOOR ABOVE.
11. 1 1/2" VENT RISER UP TO FLOOR ABOVE.
12. 1/2" TRAP PRIMER LINE FROM TRAP PRIMER, ROUTED BELOW FLOOR TO FLOOR DRAIN/SINK, WITH TYPE "L" SOFT COPPER (NO JOINTS) IN A 6 MIL PLASTIC SLEEVE.
13. 4" CLOSET ARM.

INVERT ELEVATION BASED ON F.F.E. OF 987.50'

0 5' 10' 15'
SCALE: 1/4"=1'-0"

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UNDERFLOOR PLUMBING PLAN

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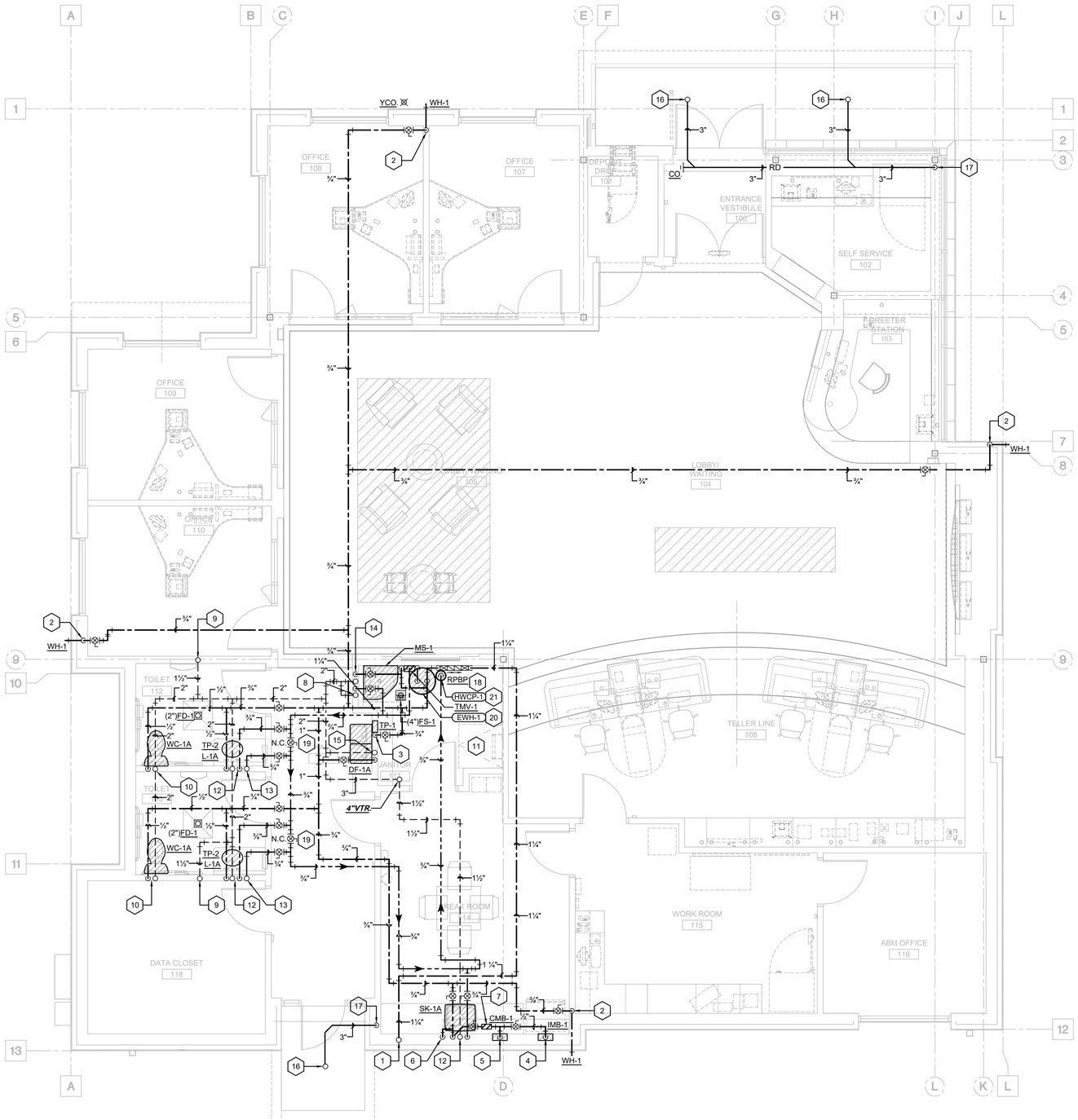

PLUMBING FLOOR PLAN

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

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

PLUMBING KEYED NOTES:

1. 1 1/4" DOMESTIC COLD WATER PIPING FROM FLOOR BELOW.
2. ROUTE 3/4" COLD WATER PIPING DOWN IN WALL TO SERVE WALL HYDRANT (WH-1). MOUNT 24" ABOVE FINISHED FLOOR.
3. ROUTE 3/4" COLD WATER PIPING DOWN IN WALL TO SERVE ELECTRONIC TRAP PRIMER (TP-1). REFER TO DETAIL 4/P5.1.
4. ROUTE 1/2" COLD WATER PIPING TO SERVE ICE MAKER BOX.
5. PROVIDE A 1/2" x 1/4" COMPRESSION STOP VALVE ABOVE THE COUNTER FOR CONNECTION TO THE COFFEE MACHINE.
6. ROUTE 1/2" COLD WATER PIPING TO SERVE GLASS FILLER.
7. PROVIDE A BACKFLOW PREVENTER WATTS #SD-3; ASSE 1022 APROVED DUAL CHECK VALVE WITH ATMOSPHERIC VENT.
8. OFFSET 2" VENT RISER ABOVE CEILING.
9. OFFSET 1 1/2" VENT RISER ABOVE CEILING.
10. ROUTE 1/2" COLD WATER PIPING DOWN IN WALL, ROUTE 4" SANITARY WASTE PIPING BELOW FLOOR, OFFSET 2" VENT PIPING ABOVE CEILING.
11. CONTRACTOR SHALL NOT ROUTE ANY PIPING WITHIN 3 FEET OF ROOF HATCH LADDER.
12. ROUTE 1/2" HOT AND COLD WATER PIPING DOWN IN WALL, ROUTE 2" WASTE PIPING BELOW FLOOR, OFFSET 1 1/2" VENT PIPING ABOVE CEILING.
13. OFFSET 3/4" HOT WATER PIPING DOWN IN WALL ABOVE CEILING. HOT WATER LOOP TO EXTEND TO WITHIN 2 FEET OF FIXTURE SUPPLY IECC REQUIREMENTS.
14. ROUTE 3/4" HOT AND COLD WATER PIPING DOWN IN WALL, ROUTE 3" WASTE PIPING BELOW FLOOR, OFFSET 1 1/2" VENT PIPING ABOVE CEILING.
15. ROUTE 1/2" COLD WATER PIPING DOWN IN WALL, ROUTE 2" WASTE PIPING BELOW FLOOR, OFFSET 1 1/2" VENT PIPING ABOVE CEILING.
16. 3" ROOF DRAIN PIPING FROM FLOOR ABOVE.
17. ROUTE 3" ROOF DRAIN PIPING FROM FLOOR ABOVE. DISCHARGE ROOF DRAIN PIPING INTO SIDEWALK BOX OUTSIDE OF BUILDING.
18. PROVIDE 1¼" REDUCED PRESSURE BACKFLOW PREVENTER WATTS MODEL #LF009-S-QT.
19. PROVIDE HOT WATER BY-PASS SET TO "NORMALLY CLOSED" POSITION.
20. ELECTRIC WATER HEATER SHOWN OFFSET FOR CLARITY. REFER TO DETAIL 5/P5.1.
21. HOT WATER CIRCULATION PUMP. REFER TO DETAIL 2/P5.2.

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PLUMBING FLOOR PLAN

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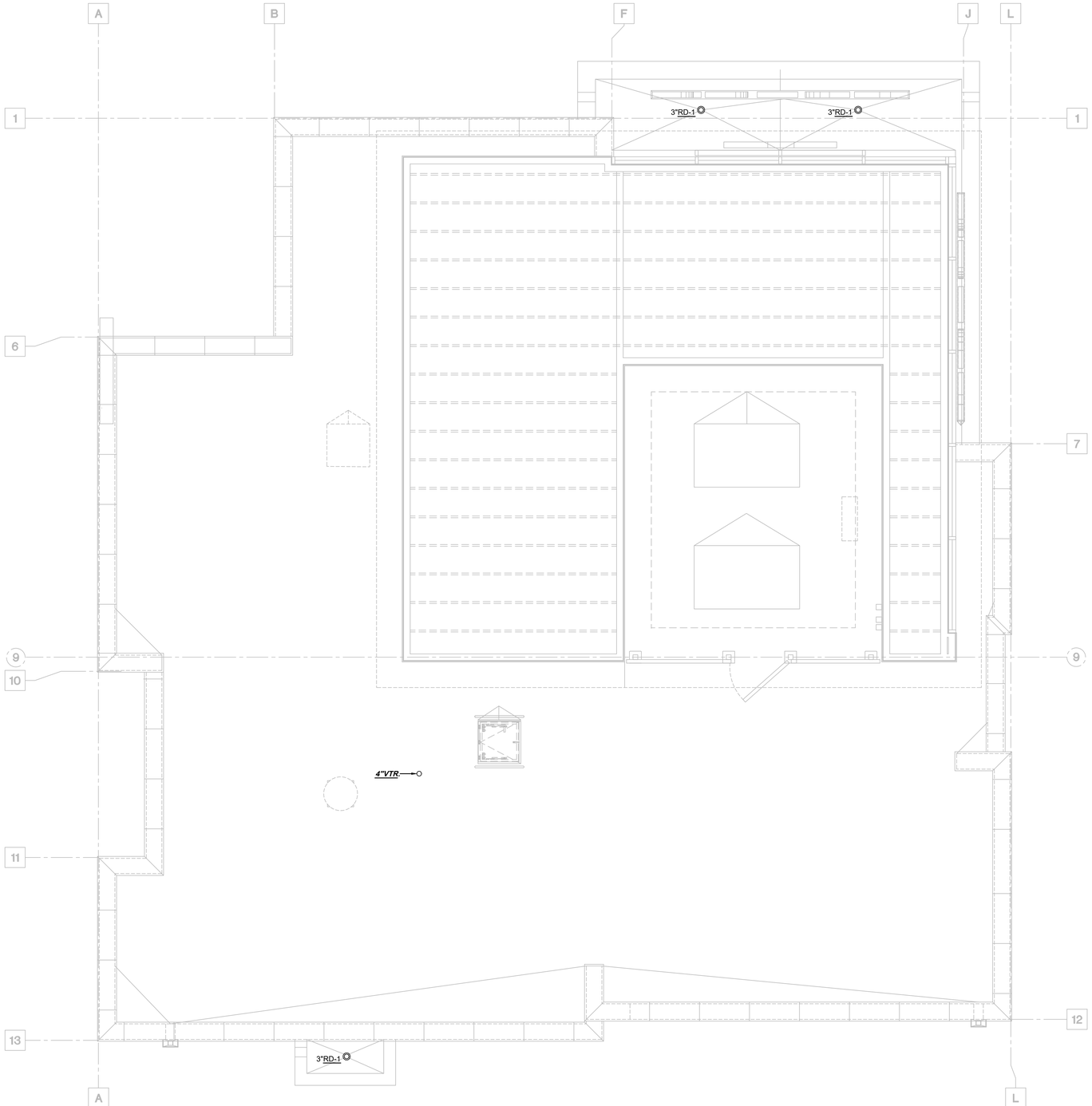

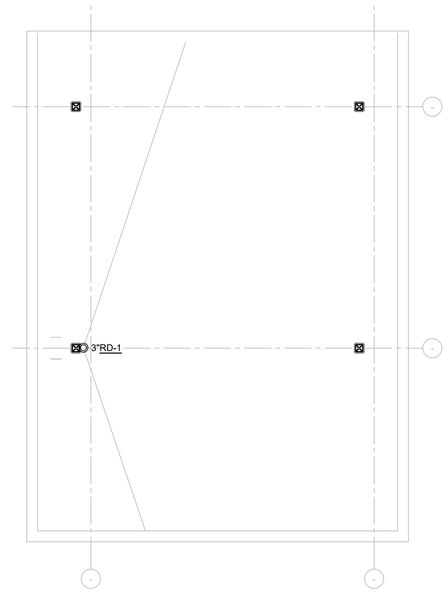

1 P1.2 ROOF LEVEL PLUMBING PLAN
SCALE: 1/4" = 1'-0"

NORTH

0 5' 10' 15'
SCALE: 1/4"=1'-0"

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ROOF LEVEL PLUMBING PLAN

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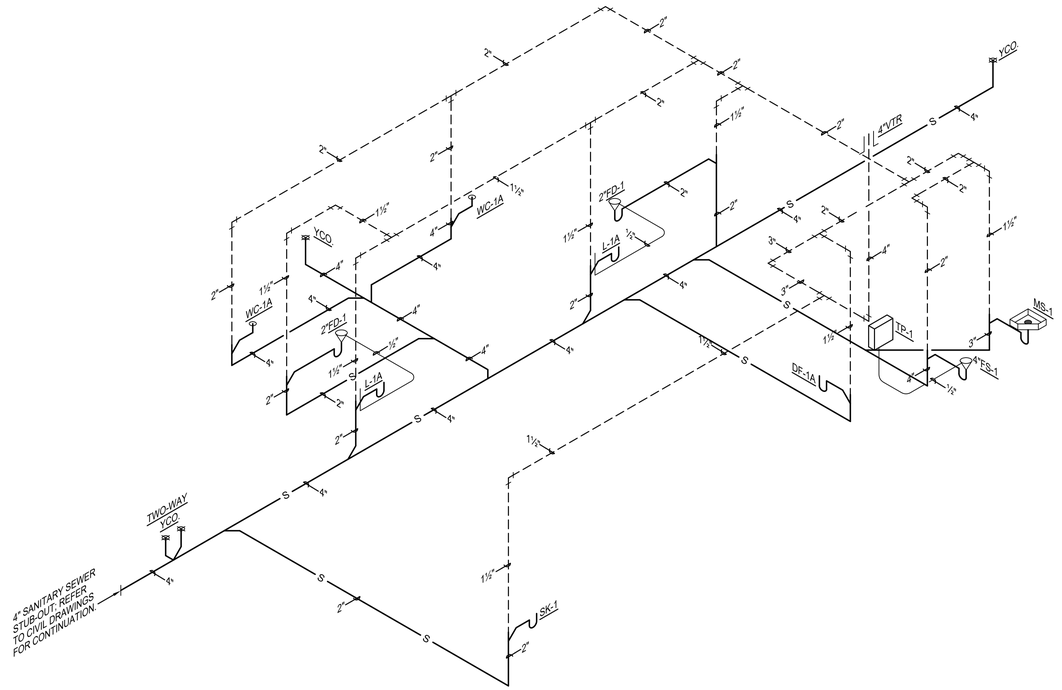
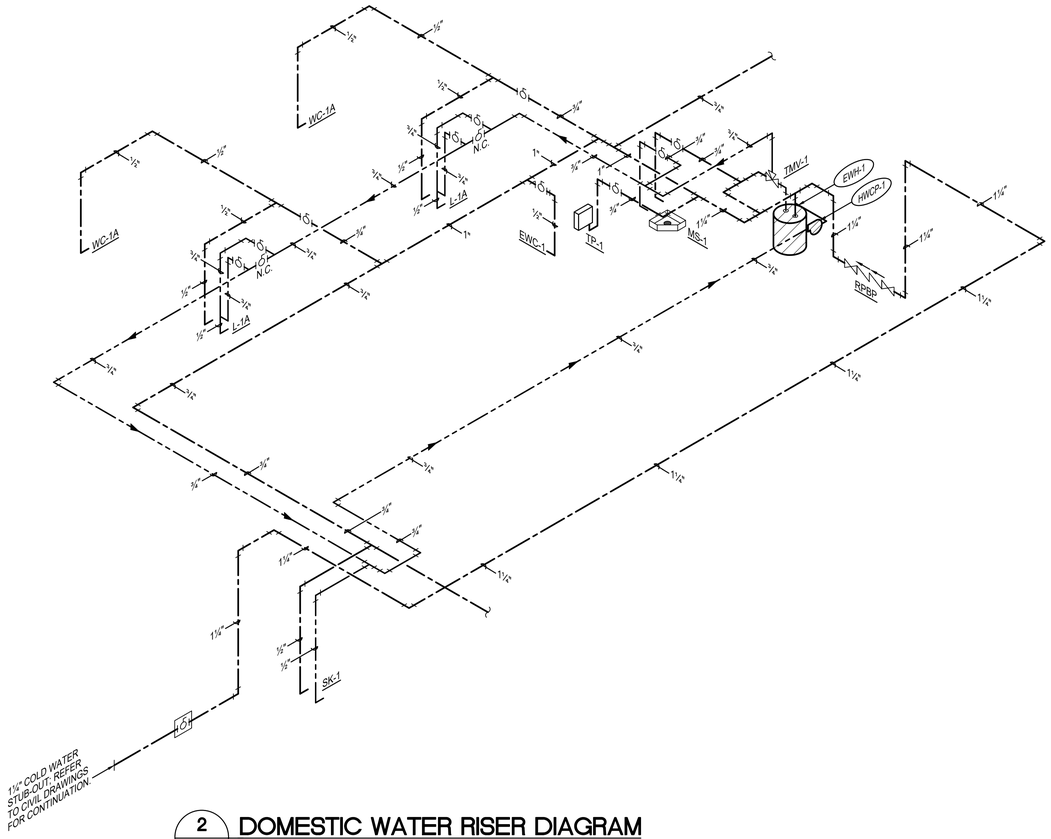


1 WASTE AND VENT RISER DIAGRAM
P4.1

NOT TO SCALE

RE: 1/P1.0 FOR ENLARGED PLAN



2 DOMESTIC WATER RISER DIAGRAM
P4.1

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RE: 1/P1.1 FOR ENLARGED PLAN

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PLUMBING RISER DIAGRAMS

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STATE OF TEXAS
THOMAS E. WATSON
114610
LICENSED PROFESSIONAL ENGINEER
8/11/26

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for RANDOLPH ☆ BROOKS Federal Credit Union

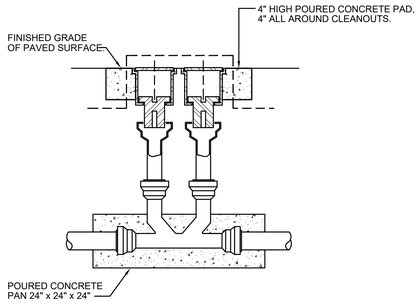
RBFCU 211 & POTRANCO SAN ANTONIO, TX 78245

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	260059 cz
DATE:	08/11/26
DRAWN BY:	JAF
CHECKED BY:	TEW

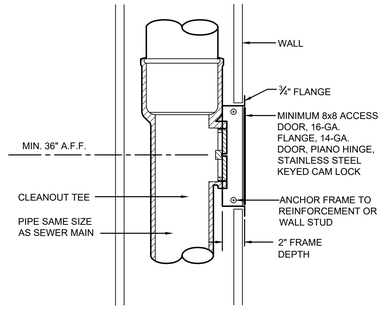
SHEET

P4.1



NOTE: ALL COVERS SHALL BE SCREWED DOWN TO PLUG WITH TAMPER PROOF HEX HEAD SCREW.

1 P5.1 DOUBLE YARD CLEANOUT DETAIL
NOT TO SCALE



2 P5.1 WALL CLEANOUT DETAIL
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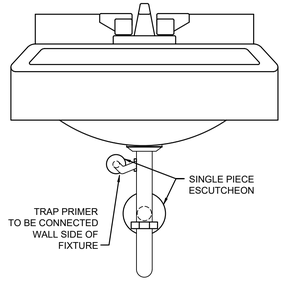
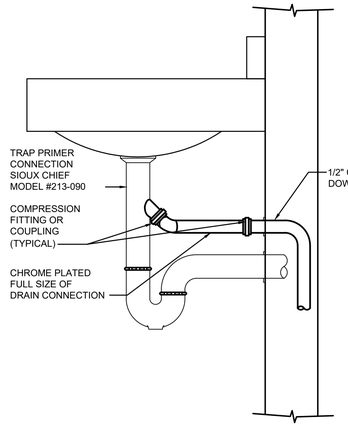
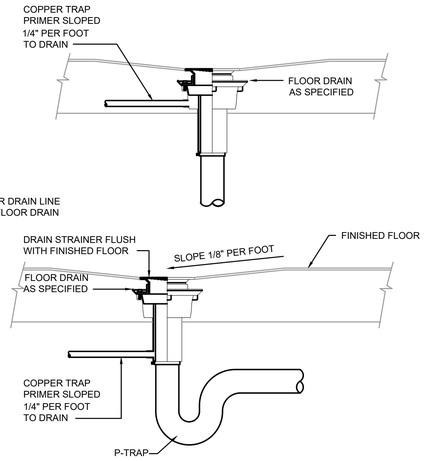
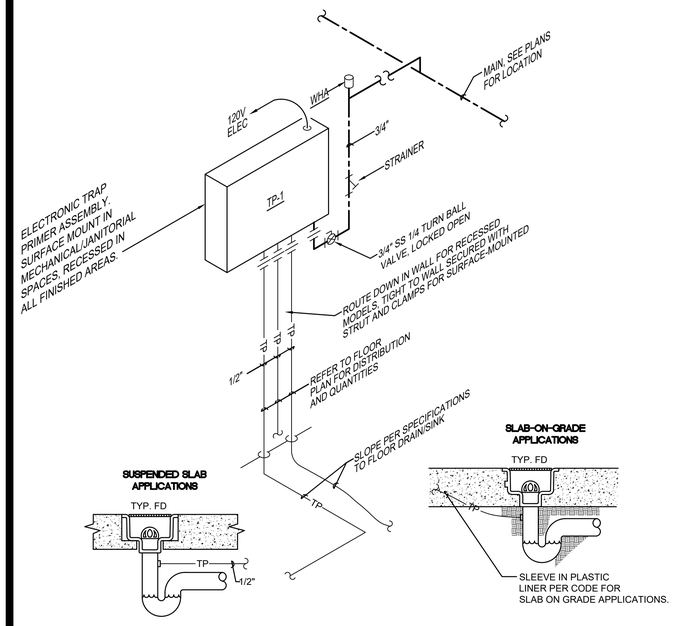


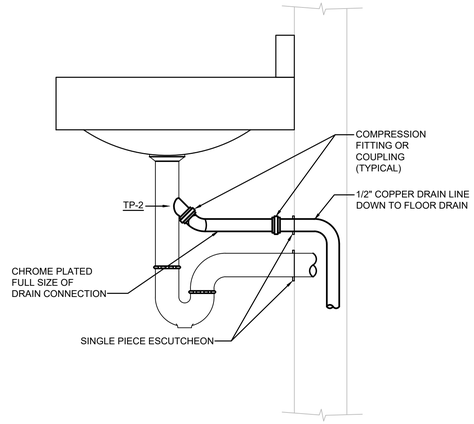




3 P5.1 LAVATORY TRAP PRIMER DETAIL
NOT TO SCALE



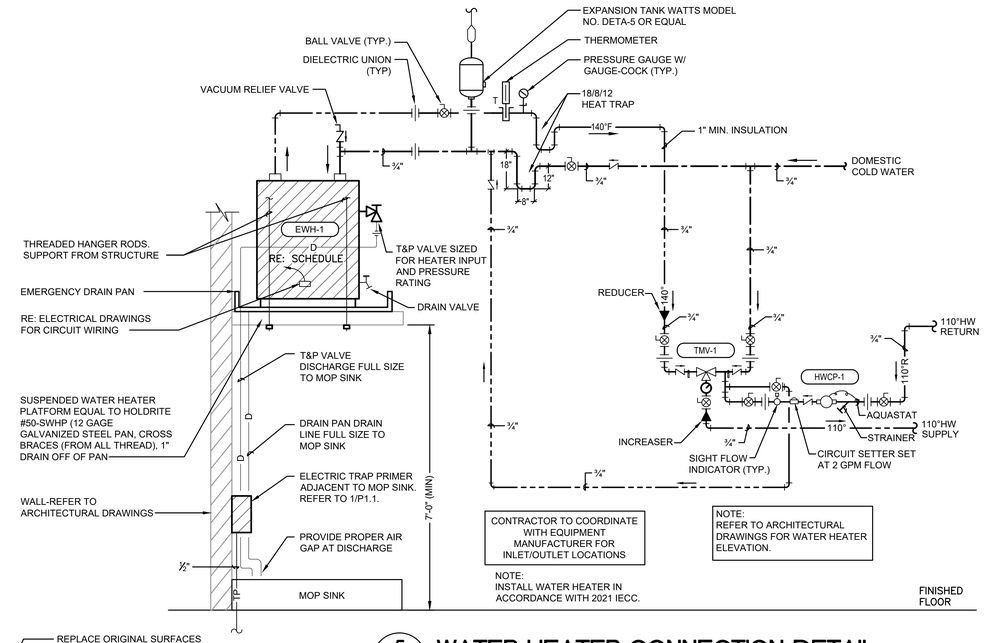
4 P5.1 TYPICAL TRAP PRIMER DETAIL
NOT TO SCALE



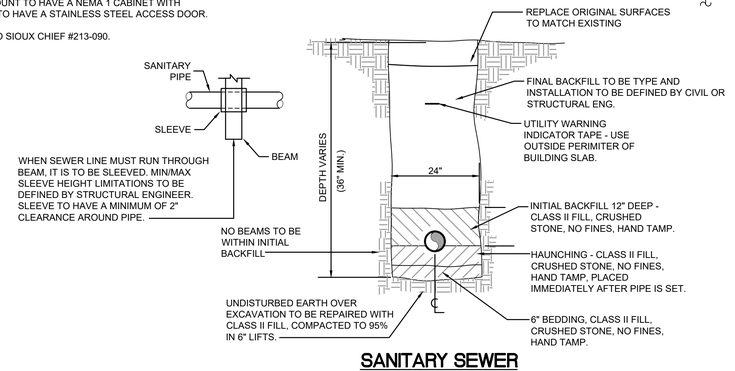
TRAP PRIMER SCHEDULE				
TAG	STYLE	CONNECTION	OUTLET	NOTE
TP-1	ELECTRONIC	3/4"	SINGLE	1,2,3
TP-2	TAIL-PIECE	1/2"	SINGLE	4

NOTES:

1. REFERENCE FLOOR PLAN FOR QUANTITIES AND DISTRIBUTION MANIFOLD. CAP UNUSED OUTLET CONNECTIONS.
2. TRAP PRIMER ASSEMBLY TO BE SURFACE MOUNTED IN ALL MECHANICAL / JANITORIAL SPACES. TRAP PRIMERS LOCATED IN FINISHED AREAS TO BE RECESSED.
3. TRAP PRIMER EQUAL TO PRECISION PLUMBING PRODUCTS PT OR PTS (FLUSH OR SURFACE MOUNT). 120V, ¾" INLET WITH VACUUM BREAKER. SURFACE MOUNT TO HAVE A NEMA 1 CABINET WITH COVERLET RECESSED TO HAVE A STAINLESS STEEL ACCESS DOOR.
4. TRAP PRIMER EQUAL TO SIOUX CHIEF #213-090.



5 P5.1 WATER HEATER CONNECTION DETAIL
NOT TO SCALE



SANITARY SEWER

6 P5.1 TYPICAL TRENCHES
NOT TO SCALE

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PLUMBING DETAILS

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P5.1

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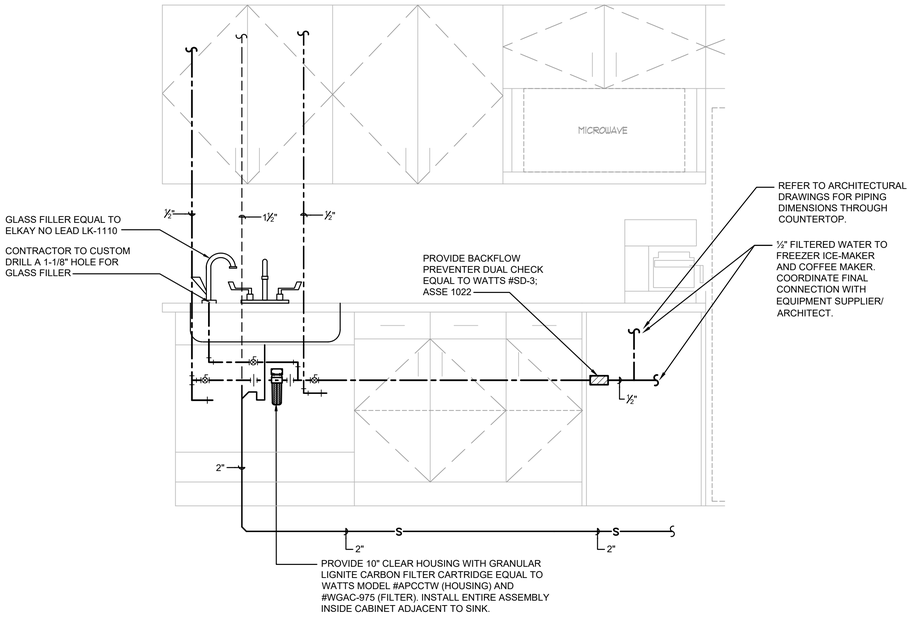
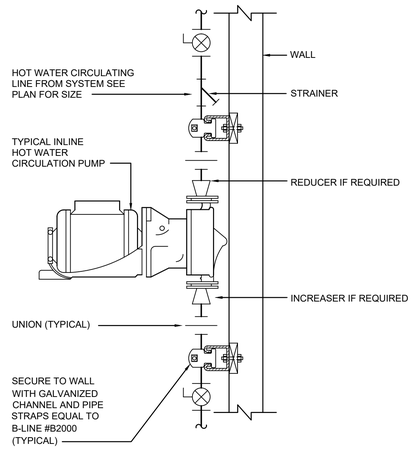
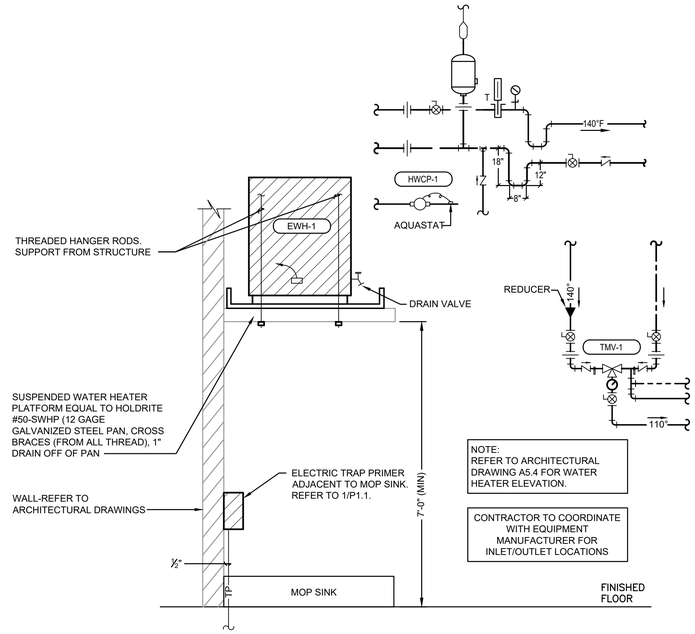


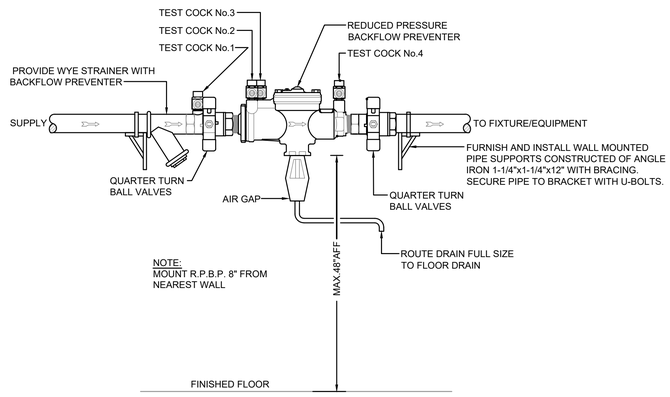
1 P5.2 **DRINKING WATER DETAIL**
NOT TO SCALE



2 P5.2 **INLINE CIRCULATING PUMP DETAIL**
NOT TO SCALE



3 P5.2 **WATER HEATER ELEVATION DETAIL**
NOT TO SCALE



4 P5.2 **BACKFLOW PREVENTER MOUNTING SCHEMATIC**
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P5.2

COMMISSIONING PLAN

1.1 SUMMARY

A. COMMISSIONING IS THE PROCESS TO VERIFY TO THE OWNER THAT MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND EQUIPMENT, INCLUDING CONTROLS, FUNCTION TOGETHER PROPERLY TO MEET THE FACILITY PERFORMANCE REQUIREMENTS AND DESIGN INTENT AS DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARTICIPATION IN THE COMMISSIONING PROCESS AS OUTLINED BELOW AND IN REFERENCES AND ATTACHMENTS THROUGHOUT THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL FURNISH LABOR AND MATERIALS SUFFICIENT TO MEET ALL REQUIREMENTS OF BUILDING COMMISSIONING UNDER THIS CONTRACT.

B. THE COMMISSIONING AUTHORITY IS AN INDEPENDENT AND KNOWLEDGEABLE PARTY CONTRACTED TO VERIFY THAT THE SYSTEMS WORK AS INTENDED. THE OWNER WILL BE INFORMED OF THE RESULTS OF THE COMMISSIONING

C. THE COMMISSIONING WILL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021, SECTION C408 SYSTEM COMMISSIONING AND THE CURRENT VERSION OF THE COSA INFORMATION BULLETIN 221.

1. SCOPE OF SERVICES TO INCLUDE:
   - A. DEVELOP A COMMISSIONING PLAN
   - B. PROVIDE AND PERFORM PREFUNCTIONAL TESTS
   - C. PROVIDE AND PERFORM FUNCTIONAL PERFORMANCE TESTING
   - D. RECORD AND TRACK DEFICIENCIES
   - E. DELIVER FINAL REPORT
2. SCOPE OF SYSTEMS TO BE COMMISSIONED TO INCLUDE:
   - A. MECHANICAL SYSTEM (IF REQUIRED BY C408.2)
     - 1) PLUMBING SERVICE HOT WATER SYSTEMS AND CONTROLS
   - B. SERVICE WATER HEATING SYSTEM (ALWAYS REQUIRED)
     - 1) TEST FUNCTIONALITY OF WATER HEATING SYSTEM

1.2 COMMISSIONING TEAM

A. THE COMMISSIONING TEAM WILL CONSIST OF THE COMMISSIONING AUTHORITY, OWNER, DESIGNERS, AND CONTRACTORS. THE TEAM WILL BE LED BY THE COMMISSIONING AUTHORITY FOR COMMISSIONING ACTIVITIES.

1. THE COMMISSIONING AUTHORITY IS RESPONSIBLE FOR:
   - A. FUNCTIONALLY TESTING MECHANICAL AND ELECTRICAL SYSTEMS AND EQUIPMENT
   - B. COMPILING THE COMMISSIONING REPORT AND DELIVERY TO THE OWNER.
2. THE OWNER IS RESPONSIBLE FOR:
   - A. PROVIDING OWNER PROJECT REQUIREMENT DOCUMENTATION TO THE COMMISSIONING AUTHORITY
3. THE DESIGNERS ARE RESPONSIBLE FOR:
   - A. PROVIDING BASIS OF DESIGN DOCUMENTATION TO THE COMMISSIONING AUTHORITY
   - B. PROVIDING TIMELY RESPONSE TO ISSUES FOUND DURING COMMISSIONING
4. THE CONTRACTORS ARE RESPONSIBLE FOR:
   - A. PROVIDING TIME IN THE OVERALL CONSTRUCTION SCHEDULE FOR COMMISSIONING ACTIVITIES
   - B. PROVIDING COMPLETED START-UP DOCUMENTATION FOR ALL COMMISSIONED SYSTEMS AND EQUIPMENT TO THE COMMISSIONING AUTHORITY
   - C. PROVIDING A TEST AND BALANCE REPORT, AS REQUIRED, TO THE COMMISSIONING AUTHORITY FOR REVIEW
   - D. PROVIDING QUALIFIED PERSONNEL TO ASSIST THE COMMISSIONING AUTHORITY WITH FUNCTIONAL PERFORMANCE TESTING

1.3 PREFUNCTIONAL TESTS

A. THE COMMISSIONING AUTHORITY WILL PERFORM INSTALLATION REVIEWS DURING CONSTRUCTION FOR COMMISSIONED SYSTEMS AND EQUIPMENT. EQUIPMENT WILL BE EVALUATED FOR OVERALL INSTALLATION QUALITY, MAINTENANCE ACCESS, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

1.4 FUNCTIONAL PERFORMANCE TESTING

A. THE COMMISSIONING AUTHORITY WILL WITNESS FUNCTIONAL PERFORMANCE TESTING ON COMMISSIONED SYSTEMS AND EQUIPMENT. FUNCTION PERFORMANCE TESTS WILL BE PERFORMED BY THE COMMISSIONING AUTHORITY.

1.5 OPERATIONS AND MAINTENANCE MANUALS

A. THE CONTRACTOR WILL PROVIDE THE DESIGNERS WITH EQUIPMENT AND SYSTEM OPERATION AND MAINTENANCE MANUALS.

END OF COMMISSIONING PLAN

HOT WATER SYSTEM REQUIREMENTS:

- EACH STORAGE TYPE WATER HEATER OR HOT WATER STORAGE TANK SHALL BE PROVIDED WITH HEAT TRAPS ON INLET AND OUTLET,
- HOT WATER SUPPLY PIPING SHALL BE EXTENDED TO WITHIN 2FT OF ALL PUBLIC LAVATORY FIXTURES FOR A 1/2" SUPPLY TO THE FIXTURE ANGLE STOP (MAXIMUM ALLOWABLE PIPE LENGTH METHOD).
- WHERE INDICATED ON DRAWINGS FOR A HOT WATER CIRCULATION SYSTEM TO BE PROVIDED, THE HOT WATER CIRCULATING PUMP SHALL BE CONTROLLED VIA AN AQUASTAT TO LIMIT THE RETURN WATER BACK TO THE COLD WATER INLET TO THE HEATER TO BE A 104 DEG. F. THE PUMP SHALL ALSO BE PROVIDED WITH A WEEKLY TIMER TO LIMIT THE PUMP OPERATION BASED ON BUILDING DEMAND SCHEDULE.
- DOMESTIC WATER INSULATION (HOT AND COLD) SHALL MEET THE REQUIREMENTS OF TABLE C403.12.3 - PROVIDED BELOW.
- WATER HEATER EFFICIENCIES SHALL MEET THE MINIMUM REQUIREMENTS AS LISTED IN TABLE C404.2 - PROVIDED BELOW.

TABLE C403.12.3
MINIMUM PIPE INSULATION THICKNESS (in inches)

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (inches)				
	Conductivity Btu x in./(h x ft² x °F)	Mean Rating Temperature, °F	<1	1 to < 1-1/2	1-1/2 to < 4	4 to < 8	>8
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
<40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

NOTE: REFER TO SPECIFICATIONS FOR INSULATION MATERIALS AND APPLICATIONS

TABLE C404.2
MINIMUM PERFORMANCE OF WATER-HEATING EQUIPMENT

EQUIPMENT TYPE	SIZE CATEGORY (input)	SUBCATEGORY OR RATING CONDITION	PERFORMANCE REQUIRED	TEST PROCEDURE
WATER HEATERS, ELECTRIC	≤ 12kW	RESISTANCE ≥ 20 GALLONS AND ≤ 55 GALLONS	0.93-0.0003V, EF	DOE 10 CFR PART 430
	> 12kW	RESISTANCE	(0.3 + 27/Vm), EF	ANSI Z21.10.3
STORAGE WATER HEATERS, GAS	≤ 75,000 BTU/H	≥ 20 GALLONS AND > 55 GALLONS	0.675 - 0.0015V, EF	DOE 10 CFR PART 430
		> 55 GALLONS AND ≤ 100 GALLONS	0.8012 - 0.00078V, EF	
	> 75,000 BTU/H AND ≤ 155,000 BTU/H	< 4,000 BTU/H/GAL	80%Et (Q/800 + 110√V)SL, BTU/H	ANSI Z21.10.3
	> 155,000 BTU/H	< 4,000 BTU/H/GAL	80%Et (Q/800 + 110√V)SL, BTU/H	
INSTANTANEOUS WATER HEATERS, GAS	> 50,000 BTU/H AND ≤ 200,000 BTU/H	≥ 4,000 BTU/H/GAL AND < 2 GALLONS	0.82 - 0.0019V, EF	DOE 10 CFR PART 430
	≥ 200,000 BTU/H	≥ 4,000 BTU/H/GAL AND < 10 GALLONS	80%Et	ANSI Z21.10.3
	≥ 200,000 BTU/H	≥ 4,000 BTU/H/GAL AND ≥ 10 GALLONS	80%Et (Q/800 + 110√V)SL, BTU/H	

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