

Application for Historic Designation

Quirk & Company Insurance Office Building

Property — Historic Name	Quirk & Company Insurance Office Building
Physical Address	538 W. Woodlawn Avenue San Antonio, Texas 78212 Lots 1 & 2, N.C.B. 1896
Original Architect	Malcolm G. Simons, A.I.A.
Date of Construction	1956 (construction drawings dated April 18, 1956)

Applicant (Property Owner)

Name	Joshua Thomas
Mailing Address	534 Mission St San Antonio, TX 78210
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Ownership Status	Applicant is the property owner.

Submitted April 20, 2026

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1. Property Summary

Historic Name	Quirk & Company Insurance Office Building
Other Name(s)	Quirk & Company Home Office
Physical Address	538 W. Woodlawn Avenue, San Antonio, Texas 78212
Legal Description	Lots 1 and 2, New City Block (N.C.B.) 1896
Lot Dimensions (per 1956 plot plan)	Approximately 90'-6" frontage on W. Woodlawn × 60'-0" depth
Building Footprint (original)	Approximately 80'-0" × 50'-0" (single-story office, rectangular)
Date of Construction	1956
Original Use	Home office — general-agency insurance brokerage
Original Owner / Client	Quirk & Company (W. H. Quirk, Sr., principal)
Architect	Malcolm G. Simons, A.I.A. — San Antonio, Texas
Structural Engineers	Matthews & Kenan, San Antonio, Texas
Architectural Style	Mid-Century Modern (commercial / small-office)
Primary Exterior Materials	Hollow brick with cast-stone accents; steel-sash plate-glass storefront; built-up concrete roof slab
Stories	One, designed structurally for future second-floor addition
Current Condition	[Fill in — e.g., well-preserved, minor alterations, etc.]

2. History of the Property

Overview

The building at 538 W. Woodlawn Avenue was constructed in 1956 as the purpose-built home office of Quirk & Company, one of San Antonio's longest-operating independent insurance general-agency firms. The property is located on the north edge of the Alta Vista neighborhood, in the West Woodlawn commercial corridor that developed in the early-to-mid twentieth century as a transitional boundary between the residential Alta Vista neighborhood to the south (the historic core of which was designated as a National Register Historic District) and the Beacon Hill / Woodlawn Lake areas to the north. The single-story brick office building is a modest but fully resolved example of small-scale postwar commercial Modernism in San Antonio and is notable both for its association with a long-lived local business and for its attribution to architect Malcolm G. Simons, A.I.A., whose career bridged the interwar institutional tradition and postwar commercial Modernism.

Key Dates

April 18, 1956	Architectural drawings completed by Malcolm G. Simons, A.I.A., Job No. 1625, for the "Insurance Office Building for Quirk & Company, W. Woodlawn at N. Flores Street, San Antonio, Texas." Structural engineering by Matthews & Kenan.
1956 (construction)	Building erected: reinforced-concrete drilled pier foundation, steel pipe columns, hollow-brick load-bearing walls with cast-stone sills, built-up roof over concrete slab on corrugated steel decking, and full plate-glass storefront facing Woodlawn.
1956 – c. 1969	Building occupied as Quirk & Company's home office during the firm's peak as a general agency for Southern Fire, the Western Companies, USF&G, and Employers of Boston, prior to the 1969 sale of its standard-lines book to Aetna and the firm's pivot to specialty / surplus-lines wholesaling.
Later alterations	[Fill in — e.g., interior remodels, HVAC replacement, storefront glazing work, any rear additions, signage or canopy changes, etc. Consult Bexar Appraisal District records and City of San Antonio building-permit history.]

Historical Context

Quirk & Company was founded in San Antonio on June 1, 1930 by W. H. Quirk, Sr., initially trading as W. H. Quirk & Co. with Fred McAllister (formerly of the Hornberger–Beckmann General Agency) joining within ninety days to form Quirk & McAllister. In 1941 W. H. Quirk, Sr. purchased McAllister's interest, and the firm took its present name, Quirk & Company, bringing Quirk's two sons into ownership. The mid-1950s construction of the purpose-built office on W. Woodlawn coincides with the firm's consolidation and

expansion under this second generation and with the postwar insurance boom in Texas. The building served as Quirk & Company's head office through the firm's 1969 restructuring, when its standard-lines business was sold to Aetna and the company reoriented toward its present identity as a specialty and surplus-lines wholesaler.

Architecturally, the building is representative of a short-lived but distinctive class of postwar commercial structures built in San Antonio's older inner-ring neighborhoods: modestly scaled, brick-and-plate-glass, flat-roofed, and designed to read as "professional" rather than retail. Simons's drawings document a carefully planned single-story office organized around a central plate-glass reception, five front-facing private offices along Woodlawn, a large open work room, a vault, mail room, coffee room, caretaker's quarters, and dual mechanical rooms. The roof structure is explicitly designed to accept a future second-floor addition (labeled "Present Roof Framing Plan – Future 2nd Floor" on Sheet S-3), reflecting both the ambitions of the client and the characteristic postwar optimism of the period.

Physical Description

The building is a one-story, rectangular, flat-roofed masonry office of approximately 4,000 gross square feet. The principal (north) elevation faces W. Woodlawn Avenue and is organized as a symmetrical storefront composition: a continuous run of steel-sash plate-glass windows over a brick bulkhead, terminating in brick end-piers. The west elevation faces N. Flores Street and is articulated with a continuous high clerestory ribbon of steel-sash windows below the eave, admitting daylight to the open work room while preserving wall area for filing and fixtures. The east elevation is a largely blank buff-brick wall, designed as a secondary side wall facing the adjacent buildable parcel (now held in common ownership with the subject property). The south (rear) elevation provides service access. Cast-stone sills and lugs trim the openings. The roof is a built-up membrane over a reinforced-concrete deck on corrugated steel decking spanning between pipe columns and the exterior masonry walls, supported on drilled-pier foundations with reinforced-concrete grade beams. The original plan locates all HVAC equipment in a dedicated rooftop mechanical enclosure with a cooling tower, evidence of the building's ambition as a fully air-conditioned professional office — still a differentiator in mid-1950s San Antonio.

Integrity Assessment

The property retains substantial integrity of **location, design, setting, materials, workmanship, feeling, and association**, the seven aspects of historic integrity conventionally applied by the National Park Service. The 1956 footprint appears unchanged; no second-floor addition has been built; the Woodlawn storefront glazing and brick envelope read as original to the period of significance. [*Confirm current condition by on-site survey and note any reversible alterations (signage, awnings, roof equipment) vs. material alterations (window replacements, stucco overlay, etc.).*]

3. Biographies of Significant Persons

Malcolm G. Simons, A.I.A. — Architect

Malcolm G. Simons established his independent practice in San Antonio in 1929 — a notoriously difficult year to open an architectural office, coinciding with the onset of the Great Depression — and continued working through the late 1950s. Although not widely remembered today, Simons is a meaningful figure in the history of Texas architecture: an interwar institutional architect who, in a career that ran for three decades, adapted a fundamentally traditional design training to the emerging small-scale commercial Modernism of the postwar period.

His best-known work is **Temple Beth-El**, completed in 1927 — only a few blocks from the subject property — which he designed in partnership with Carl von Seutter under the firm name **Seutter & Simons**. Temple Beth-El is a major work of early-twentieth-century San Antonio institutional architecture and anchors the architect's reputation as a confident designer working in a refined traditional idiom.

The Quirk & Company office at 538 W. Woodlawn is a relatively late commission in Simons's independent practice: the drawings bear his seal and are dated April 18, 1956. The building is therefore a compelling late-career document — a practitioner trained in interwar institutional design producing a disciplined, unornamented, thoroughly Modern small office, quietly demonstrating the same attention to proportion, fenestration, and material that characterizes his earlier work. The survival of this building contributes to the documentary record of how established San Antonio architects negotiated the stylistic transition of the mid-twentieth century.

W. H. Quirk, Sr. — Original Client

W. H. Quirk, Sr. founded Quirk & Company on June 1, 1930. A property-and-casualty specialist in the San Antonio market, Quirk built one of the enduring independent general agencies of South Texas, contracting early with Southern Fire Insurance Company of St. Louis and later with the Western Companies, USF&G, and Employers of Boston. In 1941 he bought out his partner Fred McAllister, renamed the business Quirk & Company, and brought his two sons into ownership. The 1956 construction of 538 W. Woodlawn as the firm's purpose-built home office is the most tangible surviving artifact of W. H. Quirk, Sr.'s mid-century consolidation of the business. The firm remains in operation as a specialty / surplus-lines wholesaler and is approaching its centennial.

Matthews & Kenan — Structural Engineers

The structural engineering sheets (S-1, S-2, S-3) are sealed by Matthews & Kenan Engineers, San Antonio — a mid-century San Antonio consulting practice routinely engaged on commercial, institutional, and public works in the region. Their drawings document a drilled-pier foundation system, reinforced-concrete grade beams, and a steel-column / concrete-slab roof specifically detailed to accept a future second floor.

4. Current Photographs

Current color photographs of the property appear below. All photographs were taken by the property owner in April 2026. The sequence documents the primary (north) facade from across W. Woodlawn Avenue, oblique views of the entry bay, the east and west elevations, and the rear (south) service elevation.

Photo 1 — Front (north) elevation — streetscape from across W. Woodlawn Ave.



View looking south. Elevated vantage from across the street showing the full length of the primary facade, the one-story massing with low-pitched roof, the full-width front canopy, and the paved parking apron. Downtown San Antonio skyline visible in distant background. Taken April 2026.

Photo 2 — Front (north) elevation — oblique view



Oblique view of the primary (north) facade from the parking apron, looking south. The entry bay on the west end — plate-glass storefront under a cantilevered canopy — is in the foreground at right (closer to N. Flores Street); the steel-sash ribbon window wall recedes east along the facade in the background. The address numerals “538” are visible on the brick end-pier adjacent to the entry. Taken April 2026.

Photo 3 — Front (north) elevation — entry detail



Closer oblique view of the entry bay at the west end of the primary (north) facade, showing the cantilevered canopy, plate-glass storefront, reception doors, and the brick end-pier with "538" address numerals. Roman brick bulkhead and steel-sash transom windows are visible. Taken April 2026.

Photo 4 — East elevation and adjacent lot



View looking south along the east elevation, showing the blank buff-brick wall of the building (right) and the adjacent vacant lot (left). The east elevation was designed in 1956 as a secondary side wall — unfenestrated, in anticipation of a future building on the adjacent parcel. The adjacent lot is now held in common ownership with the subject property. Taken April 2026.

Photo 5 — West elevation — N. Flores Street



*View looking east from N. Flores Street. The full-length clerestory ribbon of steel-sash windows runs below the eave across the entire west elevation, providing daylight to the open work room. Buff Roman brick wall with minimal openings at grade.
Taken April 2026.*

Photo 6 — Rear (south) elevation — oblique view



View looking northeast at the rear southwest corner, showing the rear service elevation and the southeast end-wall. Rooftop mechanical enclosure visible at parapet. Taken April 2026.

Photo 7 — Rear (south) elevation — service entry



View looking north at the rear elevation, showing the service door, exterior steel stair and rail, and secondary utility entries. Rooftop mechanical enclosure visible above parapet. Taken April 2026.

5. Maps and Plans

5.1 Location Map (to be inserted)

Insert a current location map showing 538 W. Woodlawn Ave. and its context. Recommended: a Bexar Appraisal District parcel map (BCAD online viewer) or a USGS / City of San Antonio zoning map excerpt, with the subject parcel outlined in red and labeled. Include a north arrow and scale bar.

Where to get it: Bexar Appraisal District online property search (<https://www.bcad.org>); City of San Antonio Office of Historic Preservation interactive map (<https://webapp1.sanantonio.gov/OHPPublicPortal/>); Google Maps with parcel overlay.

5.2 Original Plot Plan (1956)

Reproduced below is the architect's plot plan, showing the original 90'-6" × 60'-0" building envelope on Lots 1 & 2, N.C.B. 1896, fronting W. Woodlawn Ave. The plot plan identifies the water-meter connection on Woodlawn and the original electrical, gas, and sewer service points. (From Simons, Sheet M-1, dated April 18, 1956.)

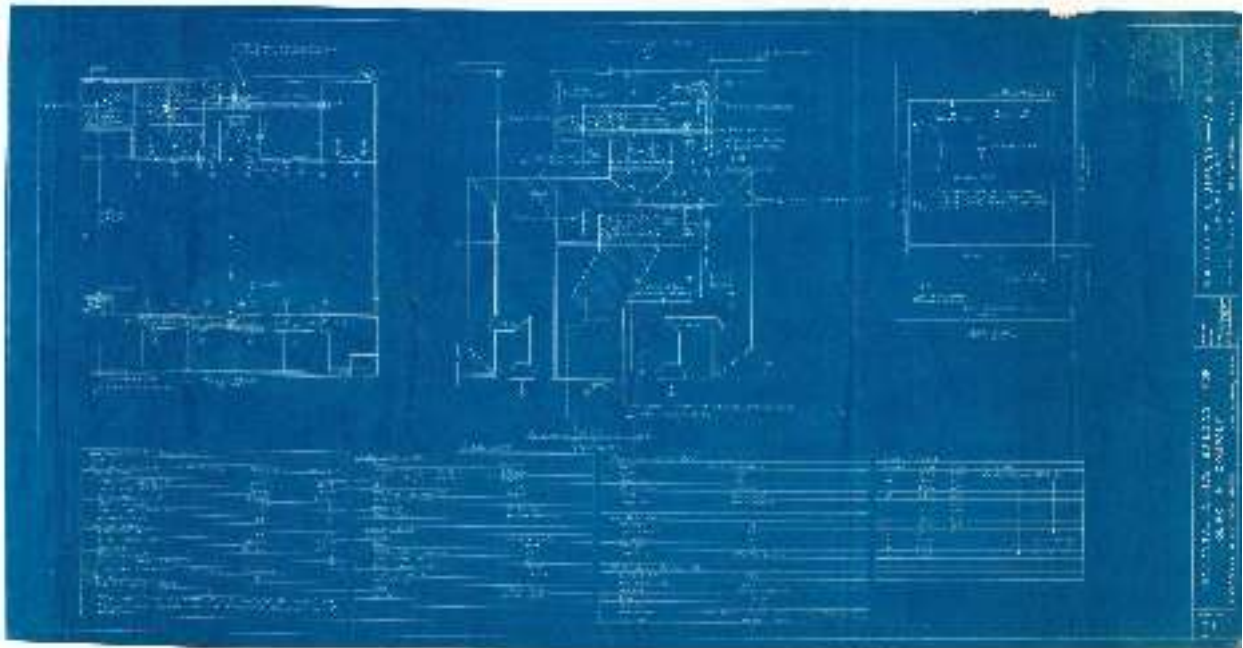


Fig. 5.2 — Plot plan and mechanical schedules, Sheet M-1, Malcolm G. Simons, A.I.A., April 18, 1956. Lots 1 & 2, N.C.B. 1896; 90'-6" frontage on W. Woodlawn Ave.

5.3 Original Floor Plan and Elevations (1956)

The building's original footprint is documented on Sheet A-1 of the 1956 construction drawings, reproduced below. No footprint-changing additions are known. The roof structure was explicitly detailed to accept a future second-floor addition, which was never built.

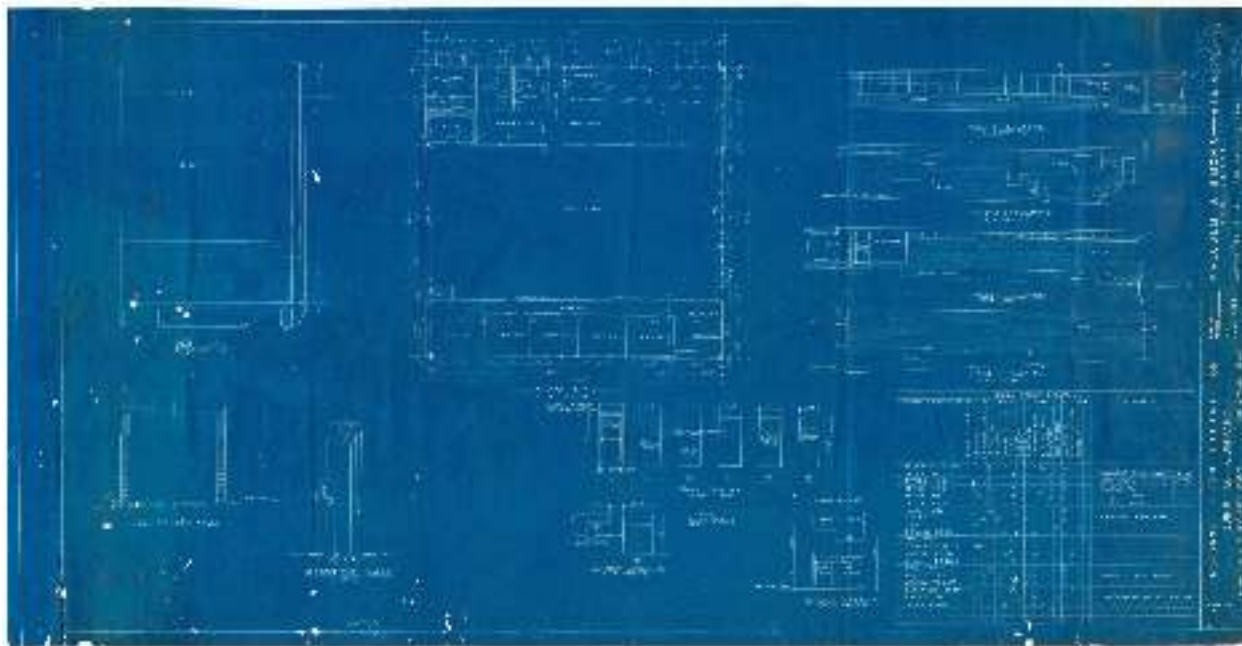


Fig. 5.3 — Original floor plan, plot plan, and four elevations, Sheet A-1, Malcolm G. Simons, A.I.A., April 18, 1956. The complete set of seven sheets is reproduced in Appendix A.

5.4 Sanborn Fire Insurance Maps

Insert excerpts from Sanborn Fire Insurance maps for the 500-block of W. Woodlawn, covering 1911–1951 (pre-construction) and any later editions that include the 1956 building. Sanborn sheets are available through:

- Library of Congress Sanborn collection (loc.gov/collections/sanborn-maps)
- University of Texas at San Antonio (UTSA) Libraries Special Collections
- ProQuest Digital Sanborn Maps (via public-library subscription)

5.5 Footprint and Additions Diagram

If the building has received any additions or footprint changes since 1956, prepare a simple diagrammatic floor plan keyed with construction dates for each building element (e.g., “1956 original” shaded dark; any additions shaded lighter with date annotation). If no additions, note: “Original 1956 footprint retained in full; no additions.”

6. Historic Photographs

Insert copies of historic photographs of the property here. Label each with the approximate date, source / repository, and credit line. Recommended sources to search:

- **UTSA Libraries Special Collections** — San Antonio Light Photograph Collection; San Antonio Express-News Photograph Collection; San Antonio Conservation Society Foundation records.
- **San Antonio Conservation Society Library** — photographic archive and clipping files.
- **The Portal to Texas History** (texashistory.unt.edu) — digitized Texas newspaper photographs.
- **Bexar County Clerk / Deed Records** — for original plat and survey documents.
- **City of San Antonio, Office of Historic Preservation** — survey files.
- **Quirk & Company** — the firm, still in operation, may retain corporate photographs, opening-day publicity, or brochures from the 1956 building.
- **San Antonio Express-News archive** — building-opening announcements and display ads in 1956 are likely.

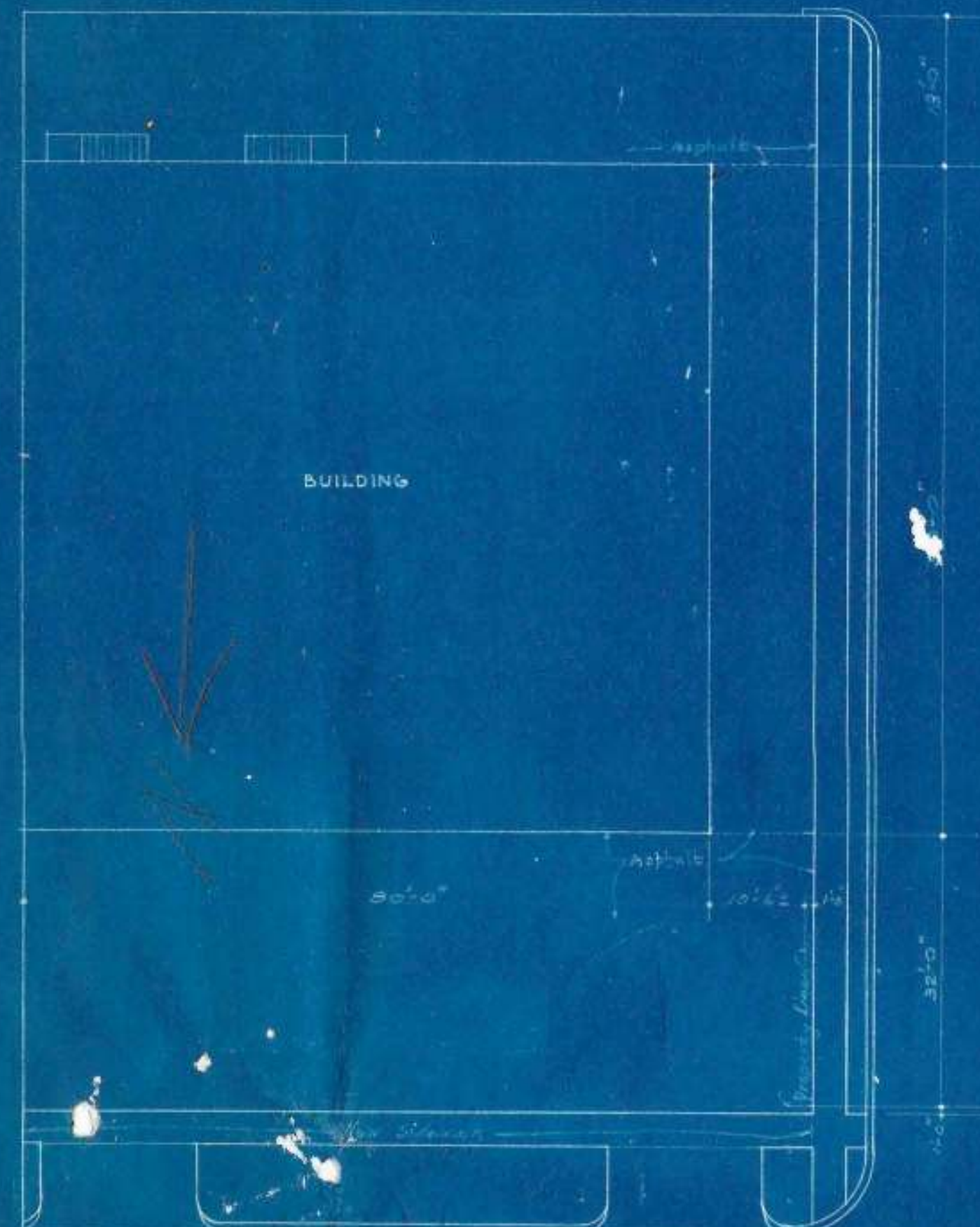
The original 1956 construction drawings themselves (reproduced in Appendix A) constitute primary-source documentation of the property's historic condition and are the best single surviving record of the building as designed and built.

Appendix A

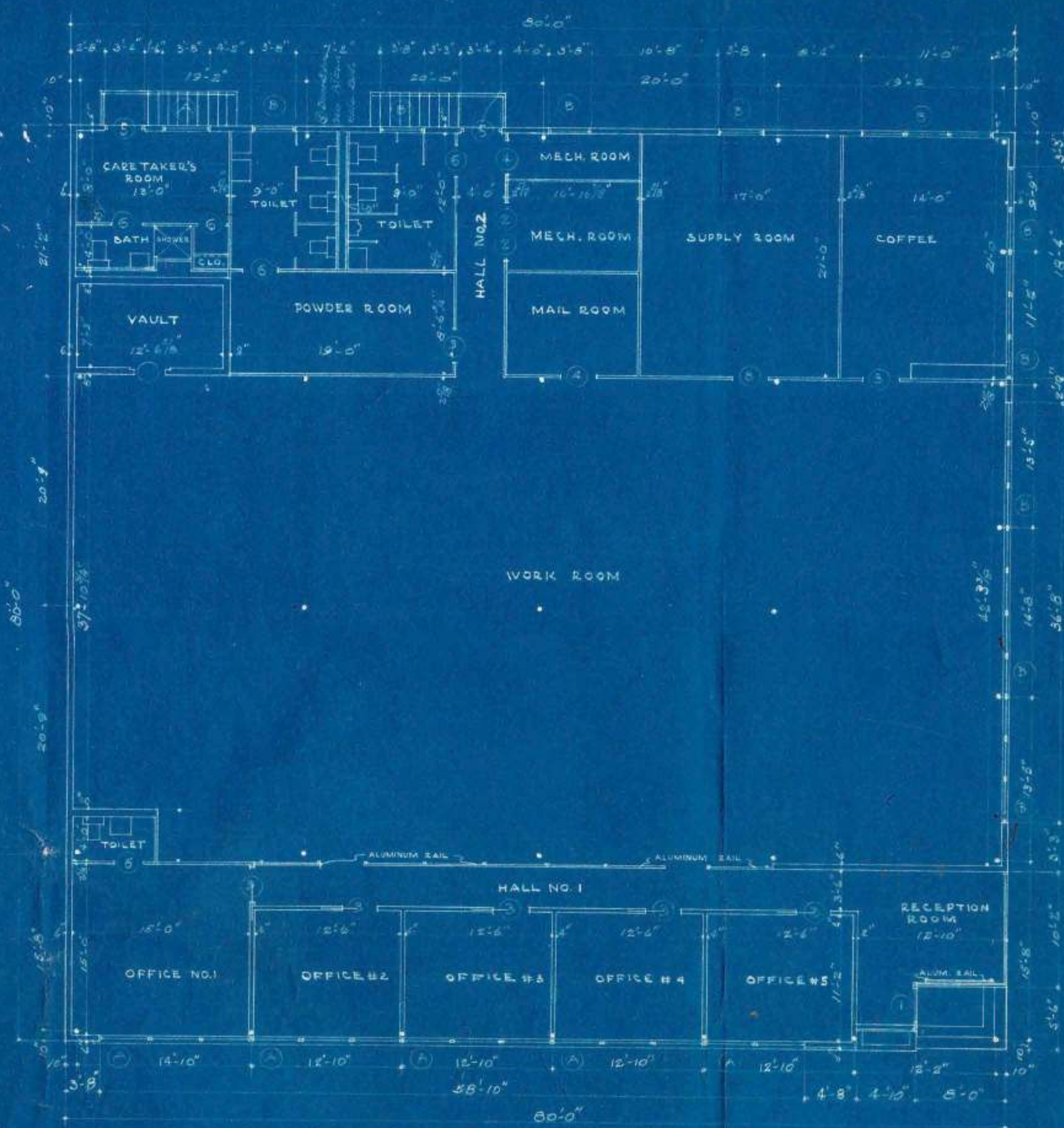
Original 1956 Construction Drawings

Seven sheets by Malcolm G. Simons, A.I.A., Job No. 1625, dated April 18, 1956. Structural sheets by Matthews & Kenan, Engineers.

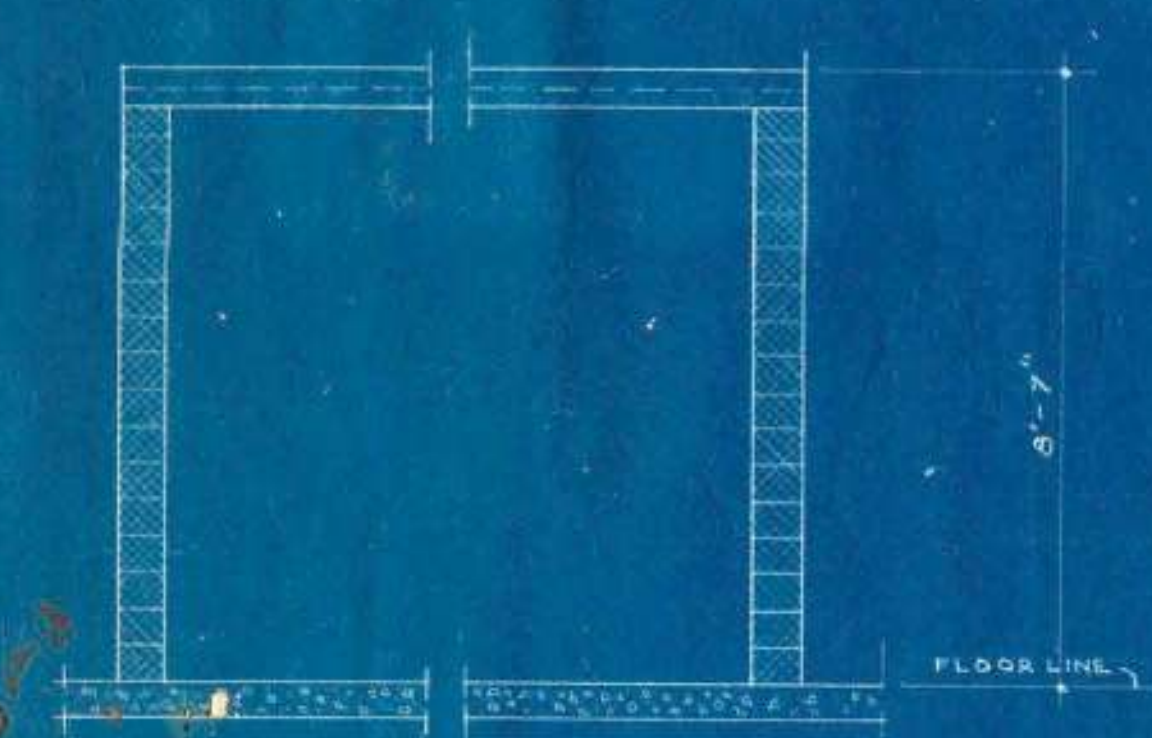
- A-1 Plot plan, floor plan, elevations, door & window schedules, room finish schedule
- A-2 Wall sections and construction details
- S-1 Foundation plan, footing & column schedule, pedestal-pile detail
- S-2 First-floor framing plan, grade-beam schedule, basement (alternate bid)
- S-3 Present roof framing plan (future second floor), structural steel notes
- M-1 Mechanical plan, equipment schedules, plot plan with utilities
- E-1 Electrical plan, lighting fixture schedule, main load-center schedule



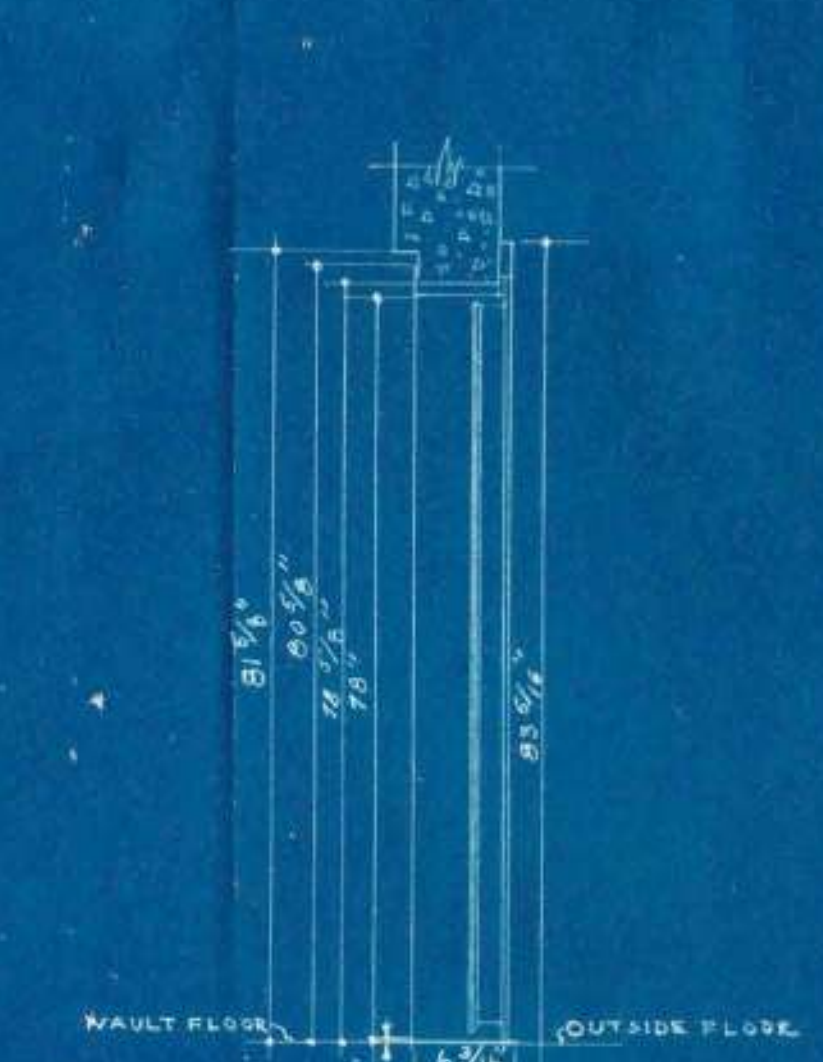
Plot Plan
Scale: 1/8" = 1'-0"



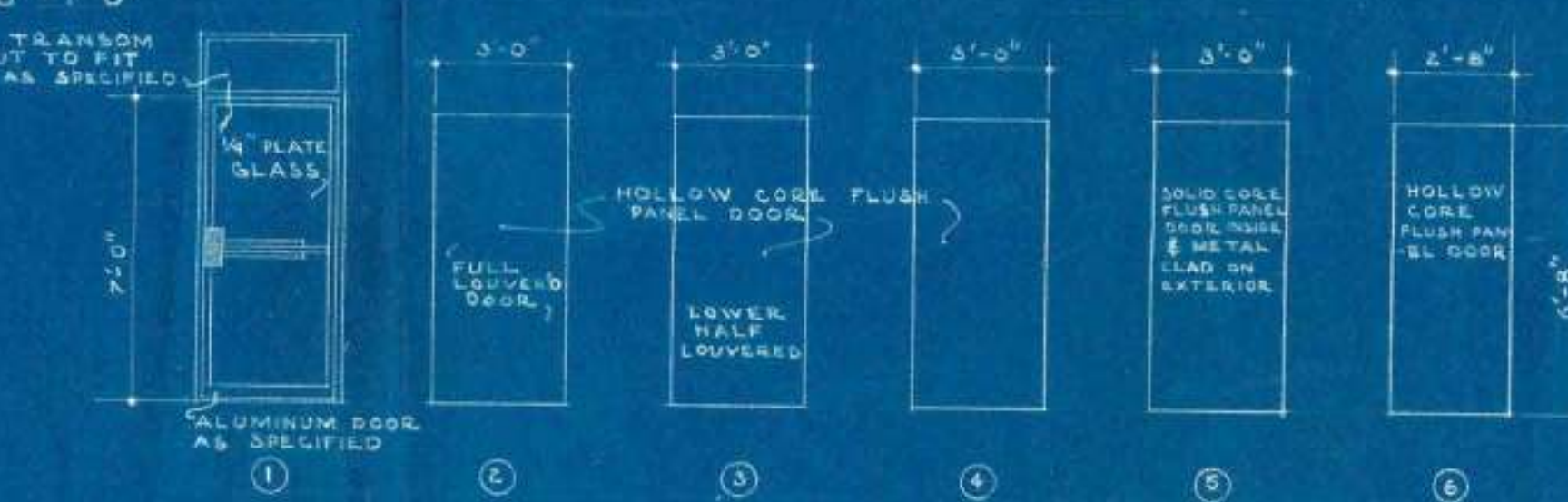
FLOOR PLAN
Scale: 1/8" = 1'-0"



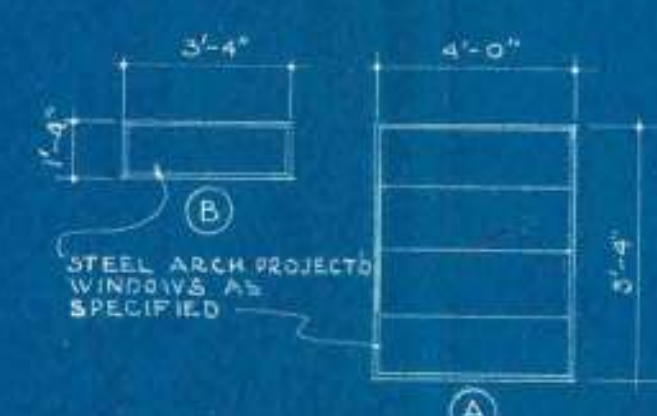
SECTION THRU VAULT



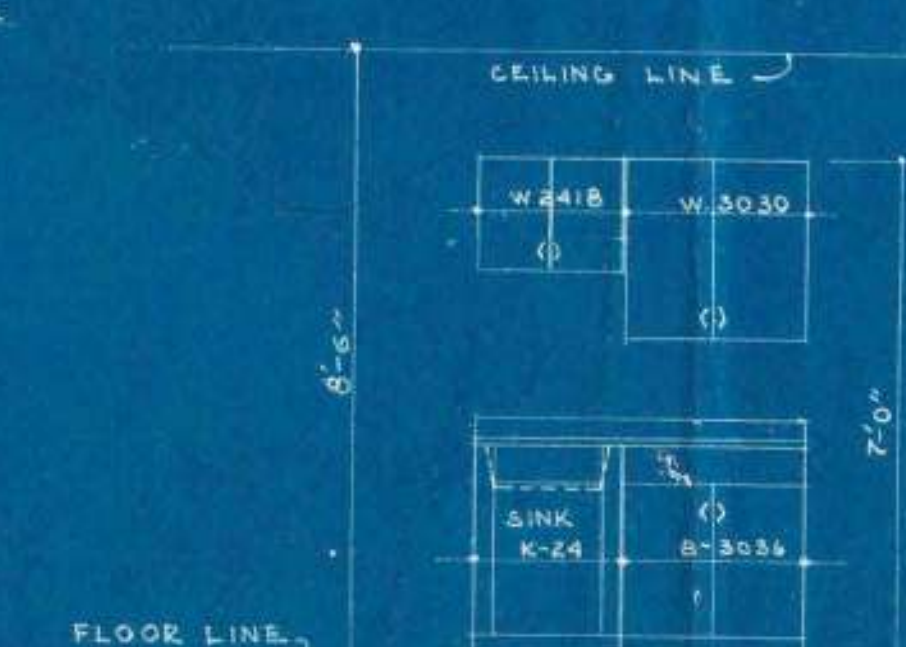
SECTION THRU VAULT DOOR



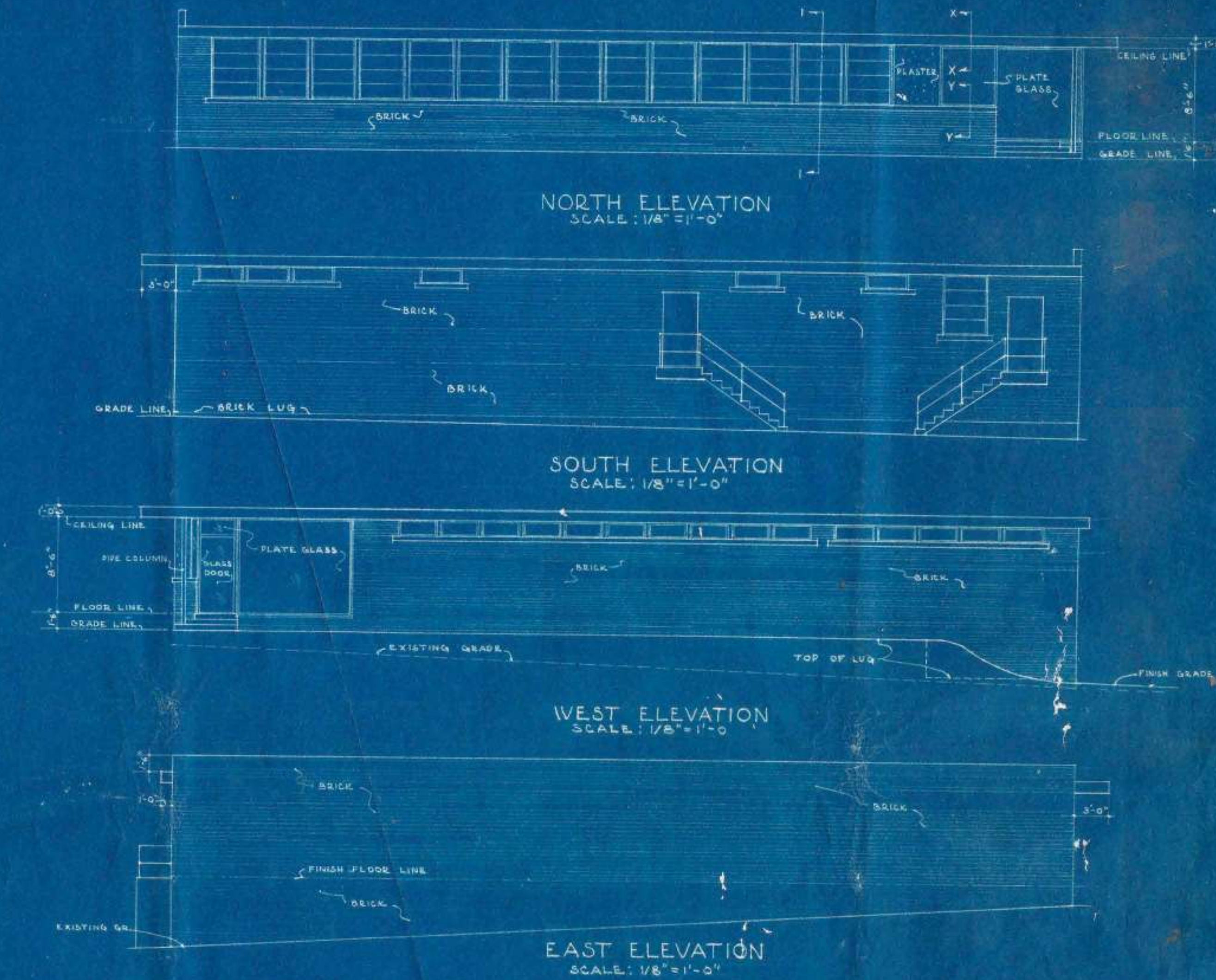
Door Schedule
Scale: 1/4" = 1'-0"



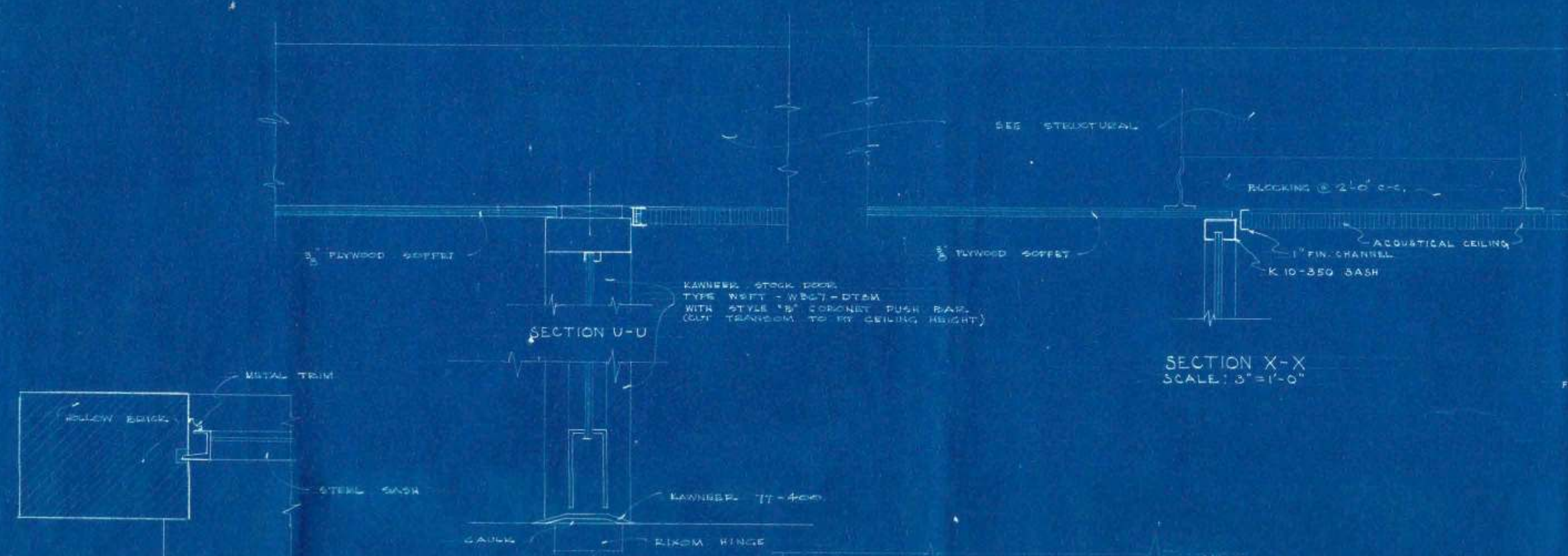
Window Schedule
Scale: 1/4" = 1'-0"



KITCHEN CABINETS
Scale: 1/8" = 1'-0"



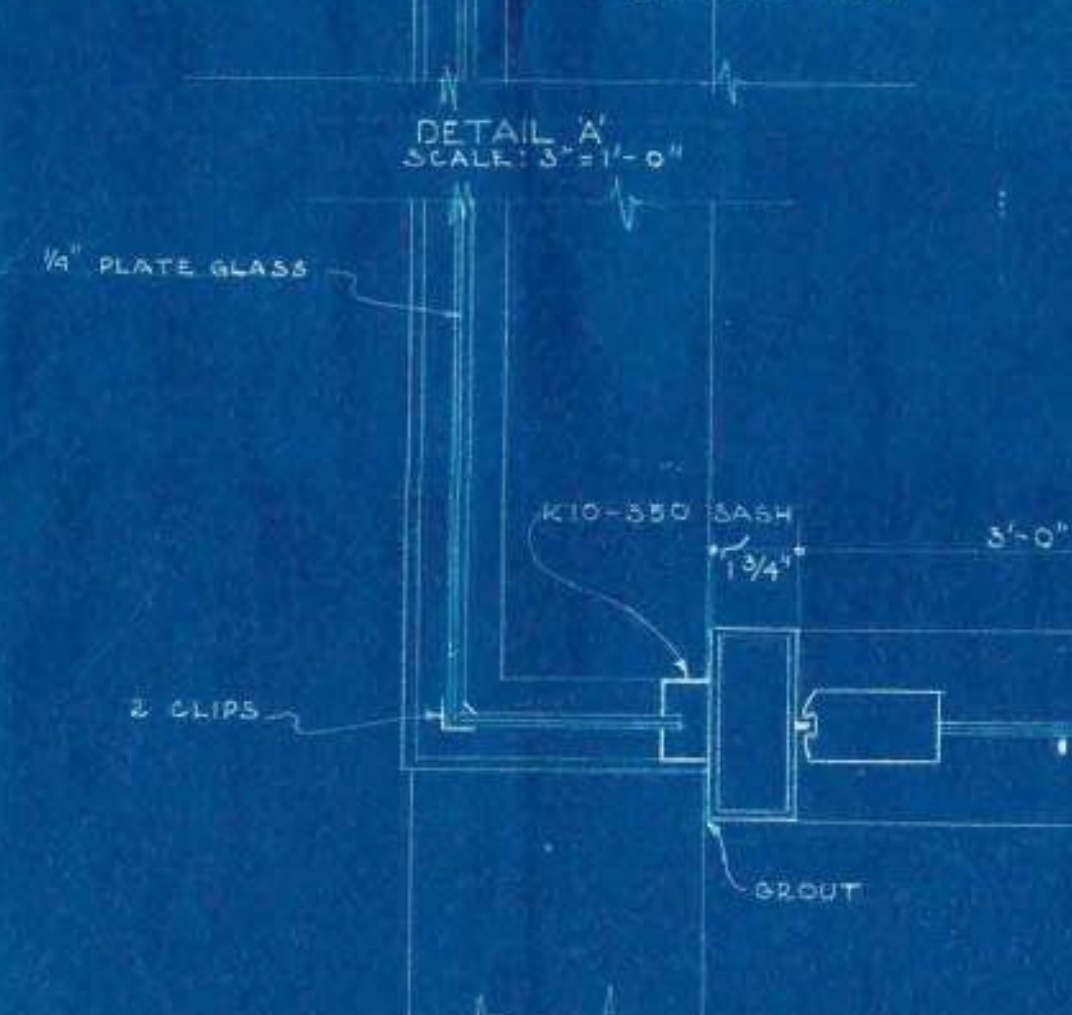
ROOM DESIGNATION		ROOM FINISH SCHEDULE										REMARKS
		FLOOR	BASE	WALL	CEILING							
RECEPTION ROOM		ASPHALT TILE	CEMENT	CERAMIC TILE	VINYL TILE	CERAMIC	RUBBER	WOOD	CEMENT	CERAMIC	GYPSON BOARD	
OFFICE NO. 1				X	X	X	X	X	X	X	X	WAINSCOT FROM FLOOR TO C.G.
OFFICE NO. 2				X	X	X	X	X	X	X	X	WITH WOOD BASE OF SAME
OFFICE NO. 3				X	X	X	X	X	X	X	X	MATERIAL.
OFFICE NO. 4				X	X	X	X	X	X	X	X	SAME
OFFICE NO. 5				X	X	X	X	X	X	X	X	SAME
HALL NO. 1				X	X	X	X	X	X	X	X	
TOILET				X	X	X	X	X	X	X	X	WAINSCOT 4'-0" HIGH
VAULT		X										
POWDER ROOM		X										
MAIL ROOM		X										
SUPPLY ROOM		X										
COFFEE ROOM		X										
MECH. ROOMS		X										
HALL NO. 2				X	X	X	X	X	X	X	X	
MEN'S TOILET				X	X	X	X	X	X	X	X	WAINSCOT 4'-0" HIGH
WOMEN'S TOILET				X	X	X	X	X	X	X	X	
CARETAKER'S ROOM		X										
BATH ROOM		X										WAINSCOT 4'-0" KEENE CEMENT
WORK ROOM												



TYPICAL WINDOW JAMB AT
MASONRY
SECTION Z-Z
SCALE: 3"=1'-0"



SECTION V-V
SCALE: 3"=1'-0"



SECTION Y-Y
SCALE: 3"=1'-0"

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

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

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

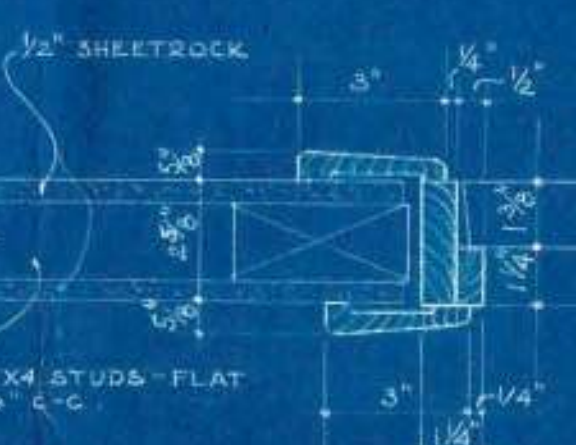
DETAIL D
SCALE: 3"=1'-0"

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

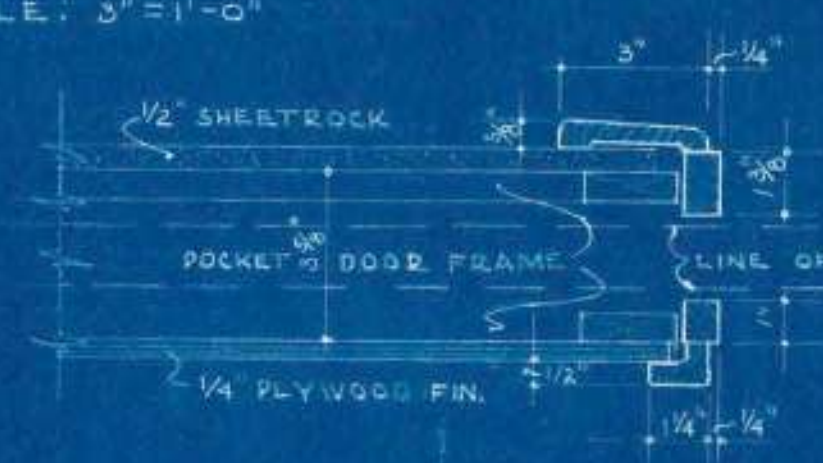
SECTION X-X
SCALE: 3"=1'-0"

TYPICAL INTERIOR DOOR
JAMB
SCALE: 3"=1'-0"

JAMB
SCALE: 3"=1'-0"



HEAD
SCALE: 3"=1'-0"



STOCK DESIGNED
TYPICAL SLIDING DOOR DETAILS
OFFICES TO HALL
SCALE: 3"=1'-0"

HEAD
SCALE: 3"=1'-0"

JAMB
SCALE: 3"=1'-0"

SILL
SCALE: 3"=1'-0"

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

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

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

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

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

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

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

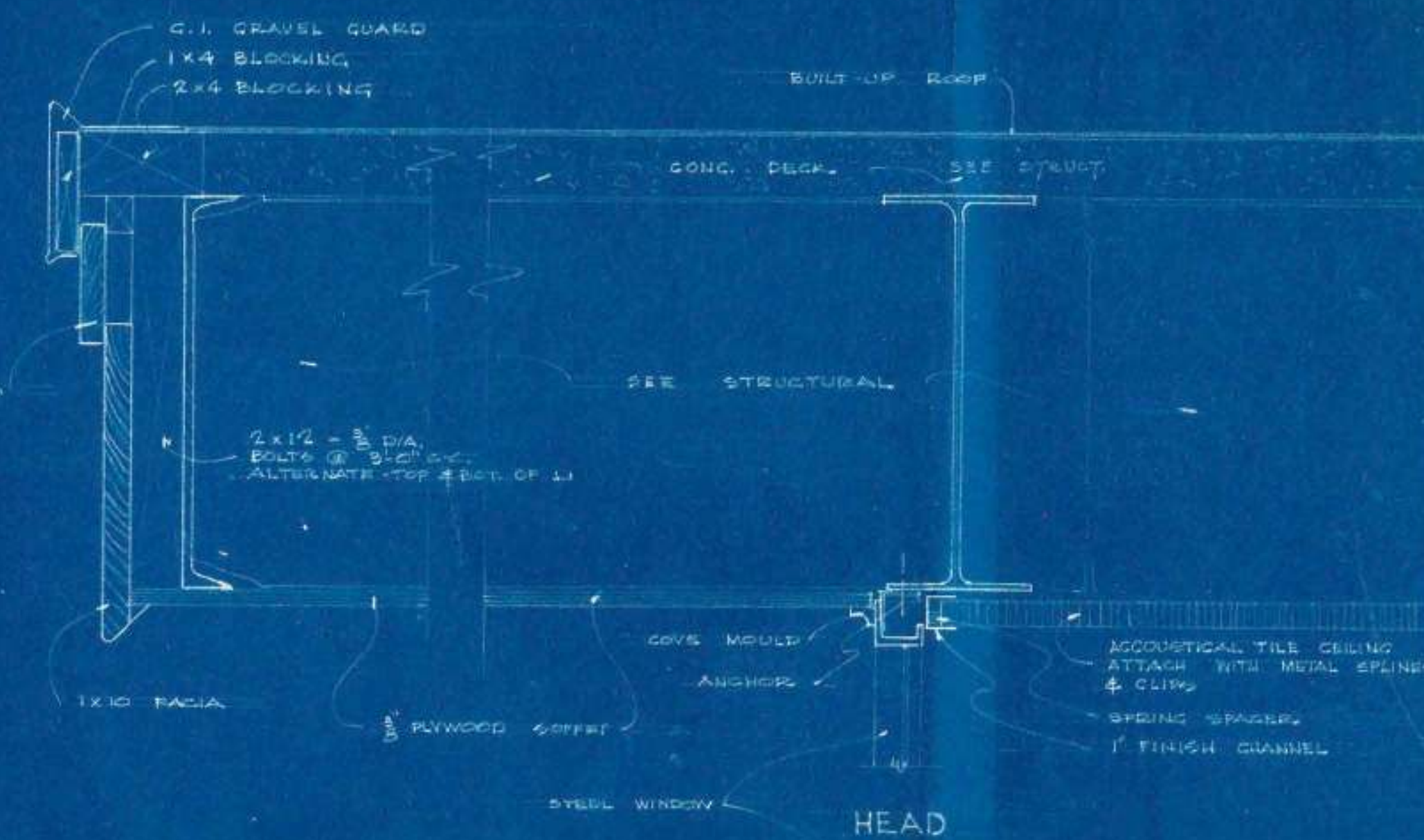
DETAIL M
SCALE: 1 1/2"=1'-0"

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

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

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

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



WALL SECTION AT 1-1
SCALE: 3"=1'-0"

MALCOLM G. SIMONS — A.I.A.
ARCHITECT
AZTEC BUILDING
SAN ANTONIO, TEXAS

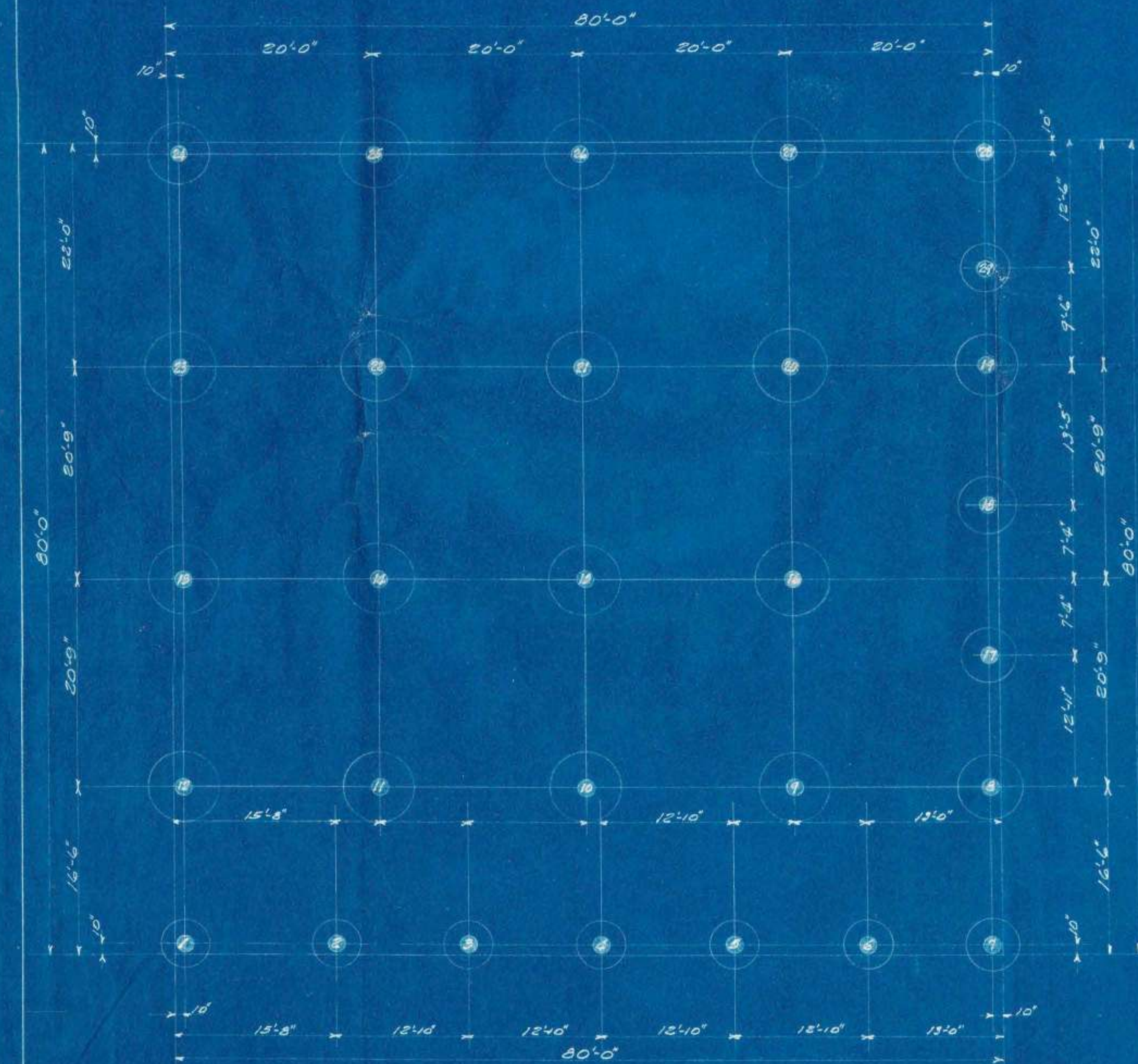
DRAWN BY
REVISED
DATE
JOB NO. 1625

INSURANCE OFFICE BUILDING FOR
QUIRK & COMPANY
W. WOODLAWN AT N. FLORES STREET
SAN ANTONIO, TEXAS

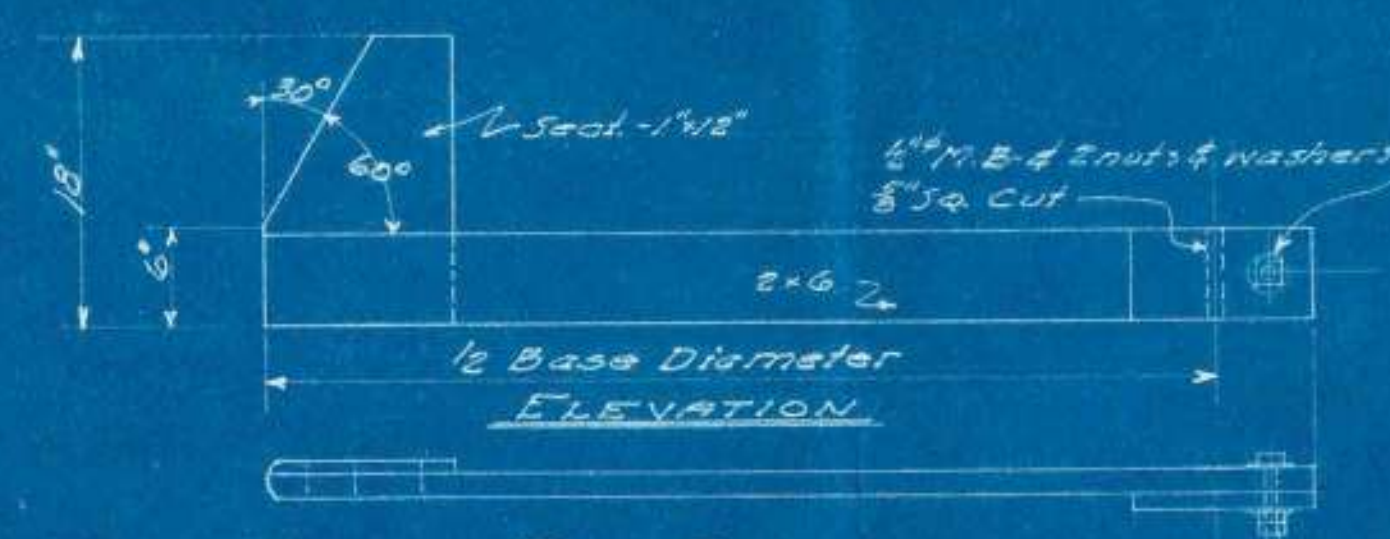
SHEET NO.
A 2
OF 2

FOOTING AND COLUMN SCHEDULE		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21-22
WTH. COLS.		5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12	5'x12
PIED. COLS.		14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19
Size		14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19
Core		14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19	14'x19
Wt. St.		6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"
Rein.		4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"
Size		15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"
Core		15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"	15"
Wt. St.		6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"	6-3/4"
Spiral		4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"
H		2-10	2-10	2-7	2-4	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1	2-1
Base		4-9"	4-9"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"	4-6"
H																						
Base																						

Alternate bid
Base Diameters



FOUNDATION PLAN
Scale - 1/8" = 1'-0"



DETAIL - CHECKING TEMPLATE
One Required for Each Base Diameter

GENERAL NOTES

All concrete for this structure shall be proportioned to develop 3000 lbs. per square in compression at 28 days.

All reinforcement shall be Intermediate Grade deformed bars, rolled from new Billet Steel.

All cofferdams of grade beams shall be formed, and all such formwork shall be removed prior to back filling.

The fabricator of reinforcing steel shall furnish complete bar bending and placing diagrams to the Engineer for approval prior to fabrication. These details shall be prepared in strict accordance with the Manual of Standard Practice for Detailing Concrete Structures, as published by the American Concrete Institute.

Bar lengths as scheduled are for estimating only, and may vary when accurately detailed. Where top steel is not scheduled in beams, provide 2" stirrup support bars for full length of stirrup spacing.

Start first stirrup spacing 5' from edge of support unless scheduled otherwise.

Fabricator shall provide adequate accessories for positioning the reinforcing steel in its proper and final location with respect to the forms.

See Architectural plans for size and location of vents, ducts, inserts and etc.

FOUNDATION NOTES

The pile shaft shall be drilled by means of adequate and acceptable machinery and equipment and shall be drilled plumb.

The ball base shall be excavated to lines and dimensions as shown on the plans, and shall be concentric with the shaft.

The center of the shaft at the ground surface shall be transferred accurately to the bottom of the base by means of a plumb-bob; then a piece of reinforcing steel, 1/2" dia., shall be driven into the center and left in place to serve as a fixed center for the template checking device.

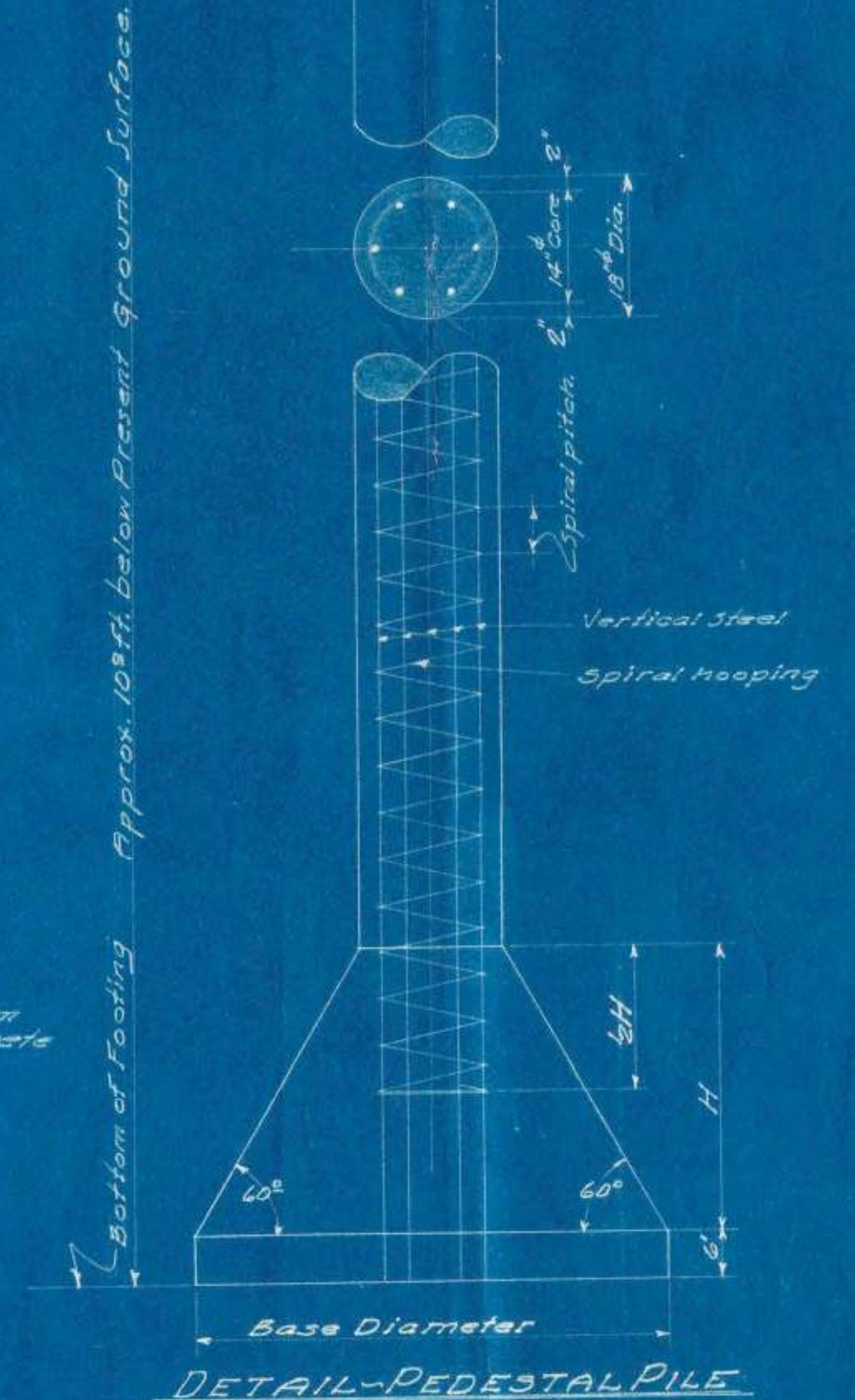
If water bearing strata are encountered, the shaft shall be cased with a steel casing and the water shall be sealed off so that the ball may be excavated, the reinforcement placed and the concrete poured, all entirely in the dry. The steel casing may be pulled after the placement of the concrete only in a manner and sequence as prescribed by the Engineers.

No steel shall be placed in a pile prior to its inspection and approval by the Engineers.

The Contractor shall provide a 150 watt electric light along with other necessary apparatus and templates for this inspection.

All concrete shall be placed by means of an open pipe tremie at least 8 feet long.

The vertical reinforcement shall be held away from the sides of the shaft by means of pre-cast concrete blocks wired to the reinforcement and spaced 3'-0" apart, vertically, and with 3 blocks to a spacing.



DETAIL - PEDESTAL PILE

MATTHEWS & KENNEL
ENGINEERS
SAN ANTONIO, TEXAS

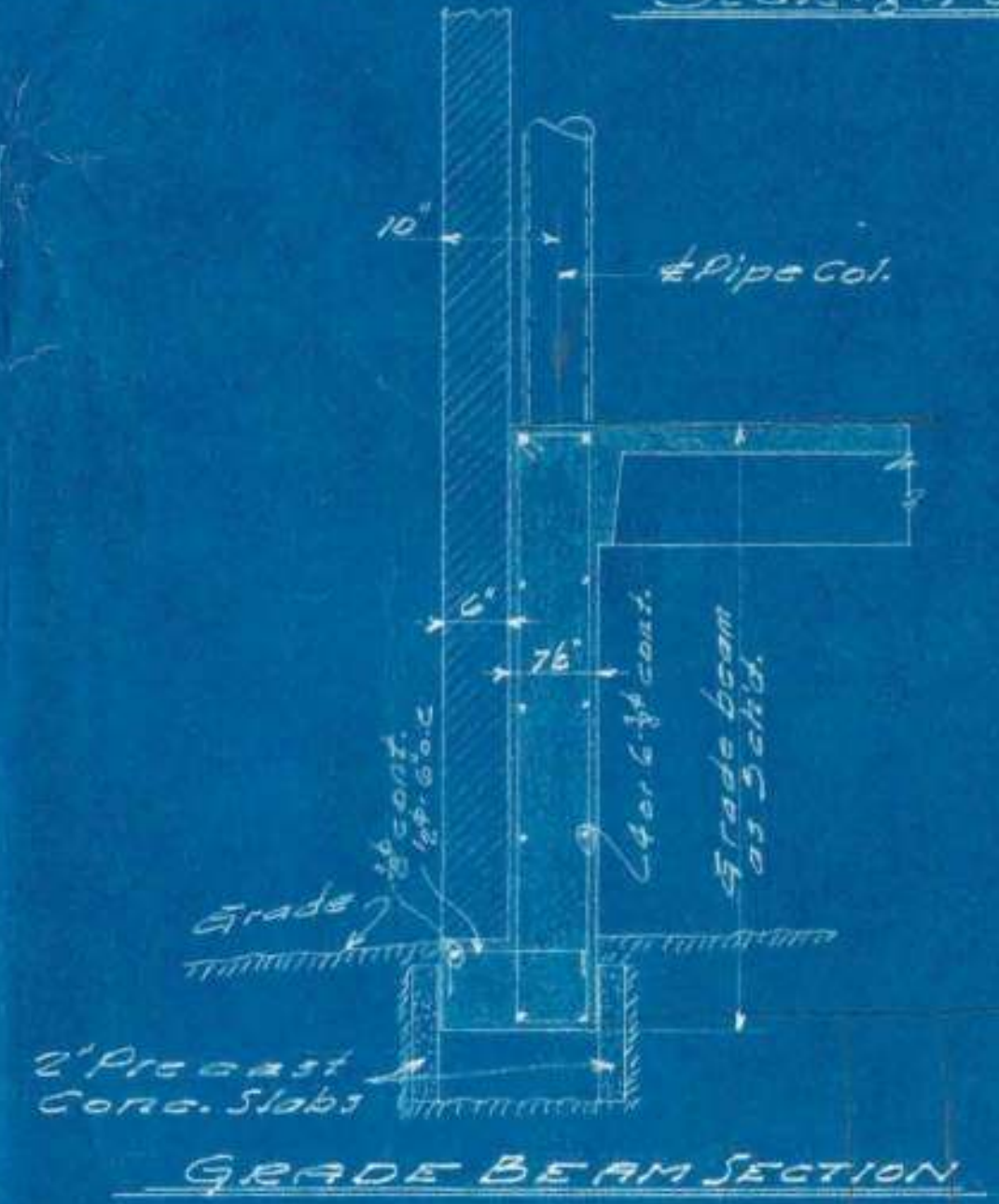
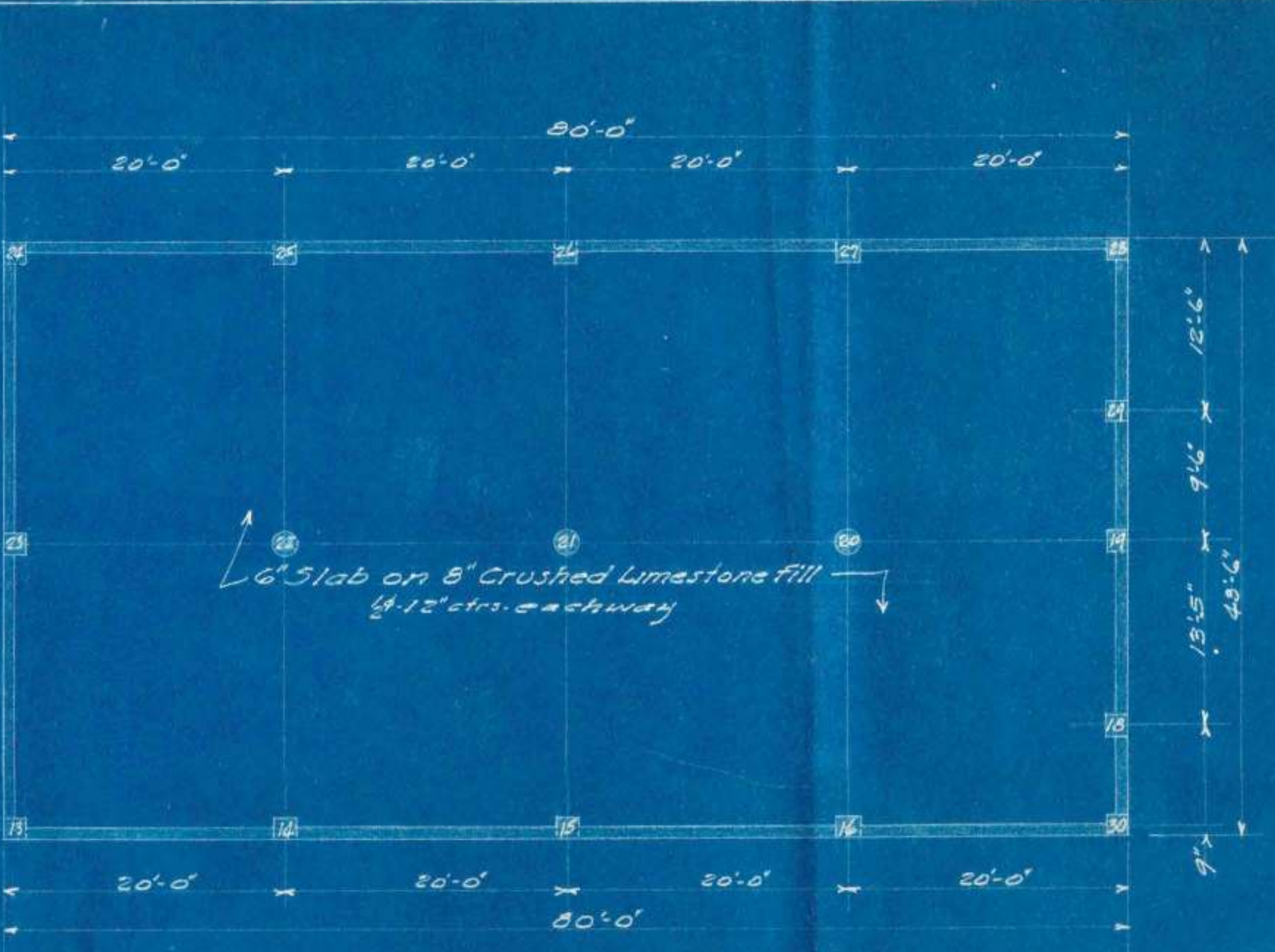
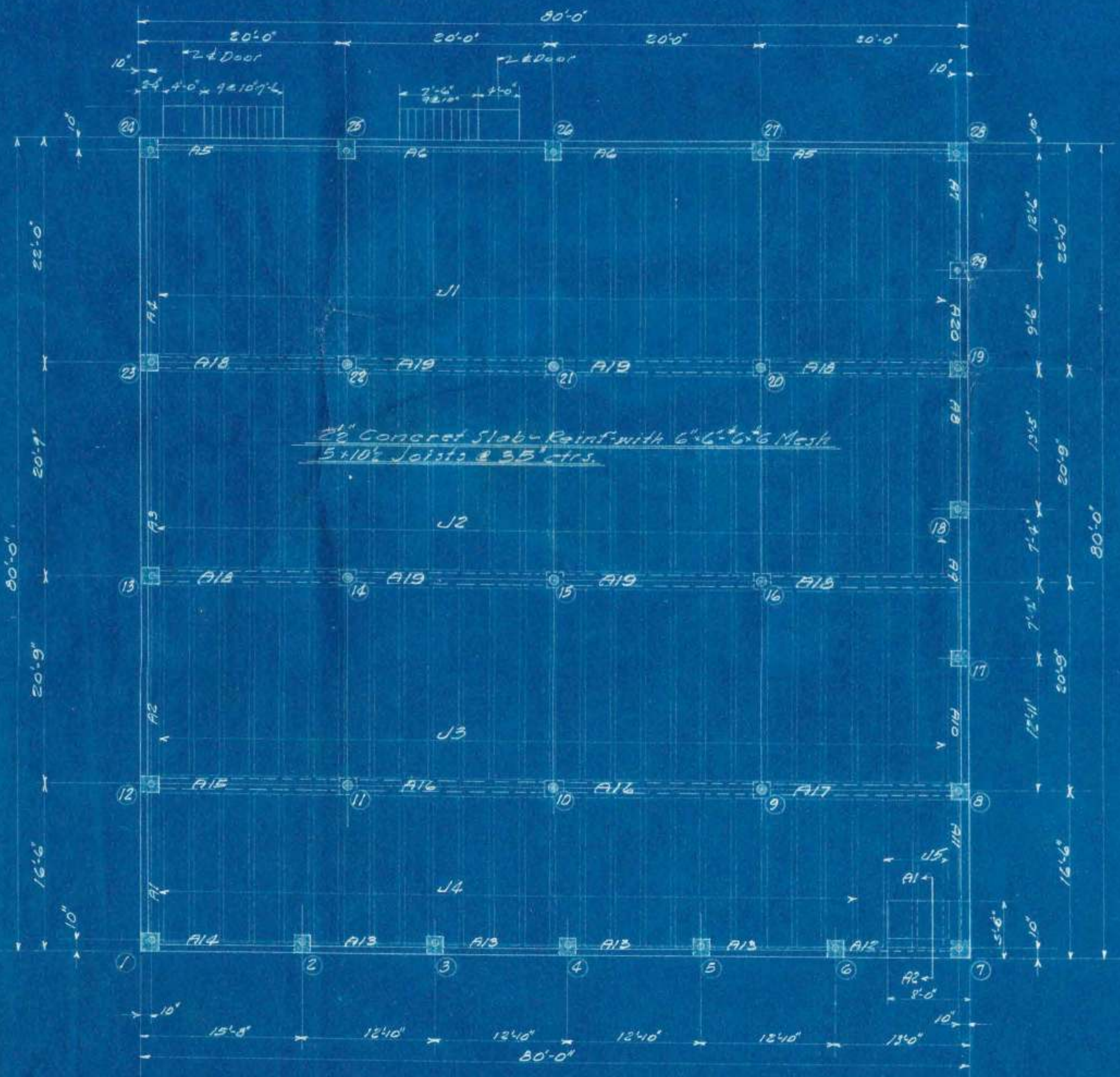
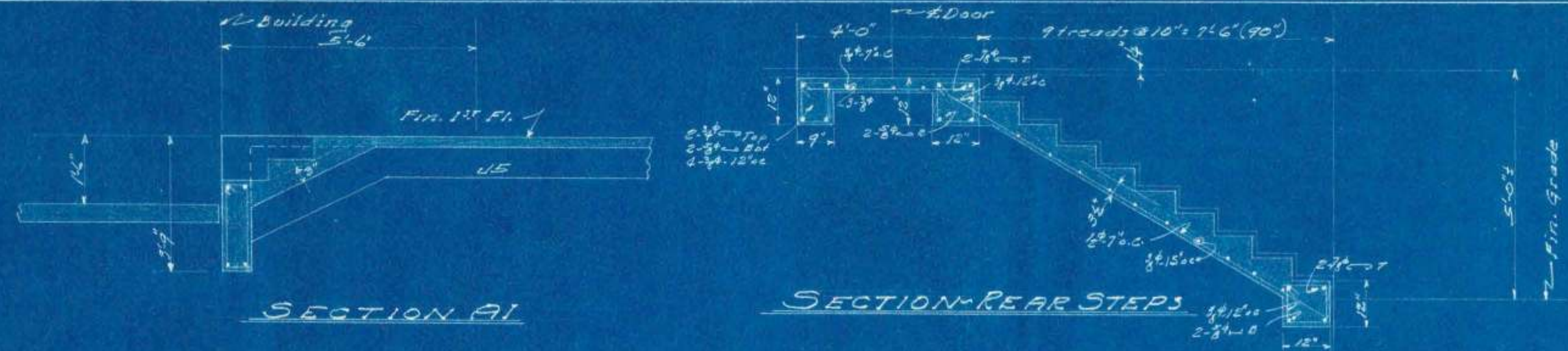


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FOR
INSURANCE OFFICE BUILDING
QUIRK & COMPANY
SAN ANTONIO, TEXAS

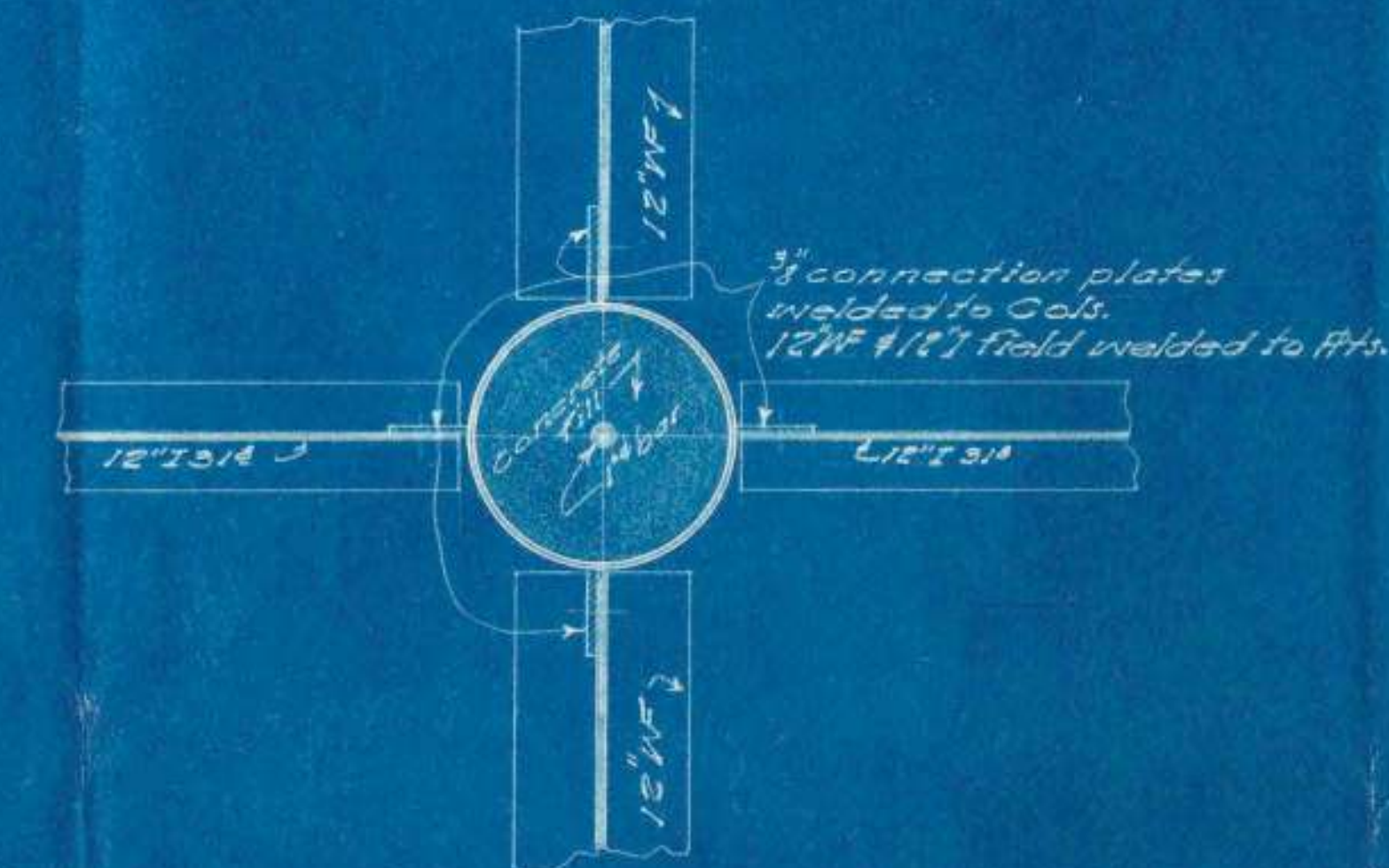
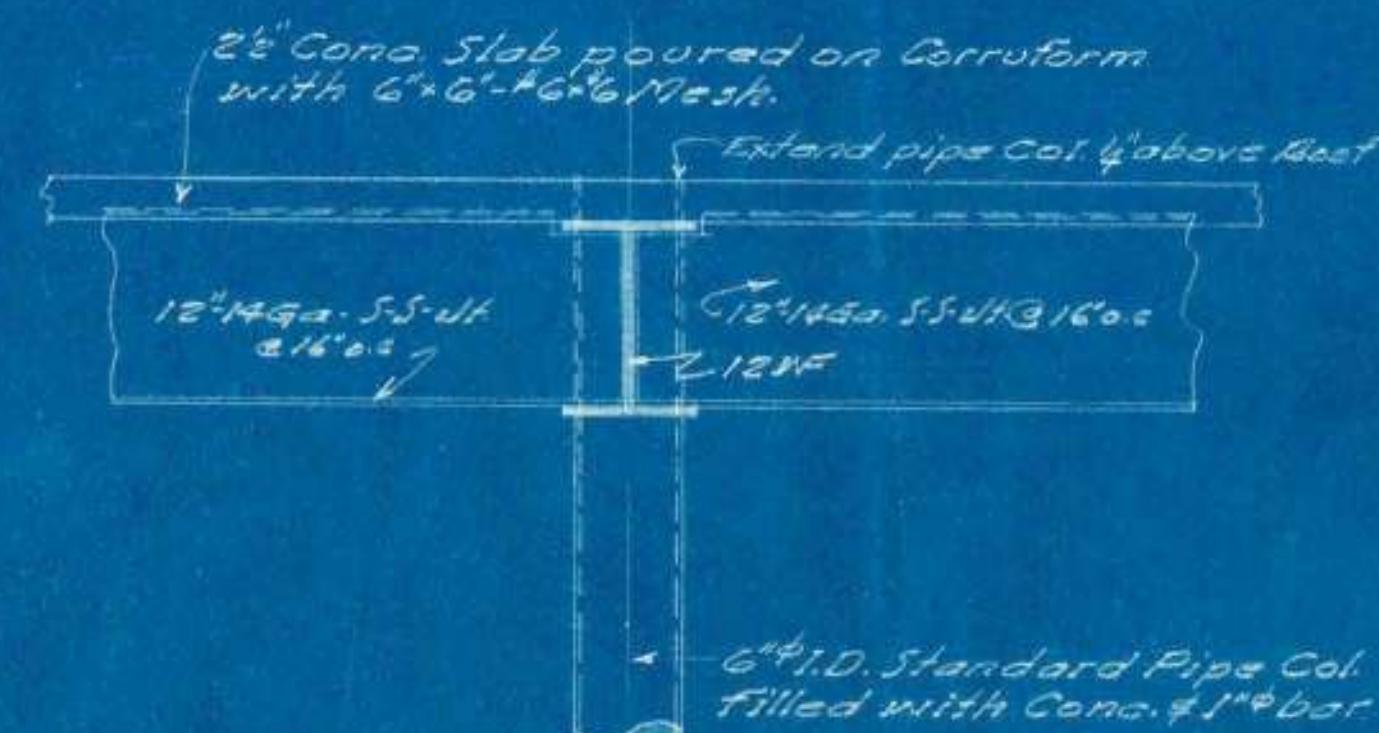
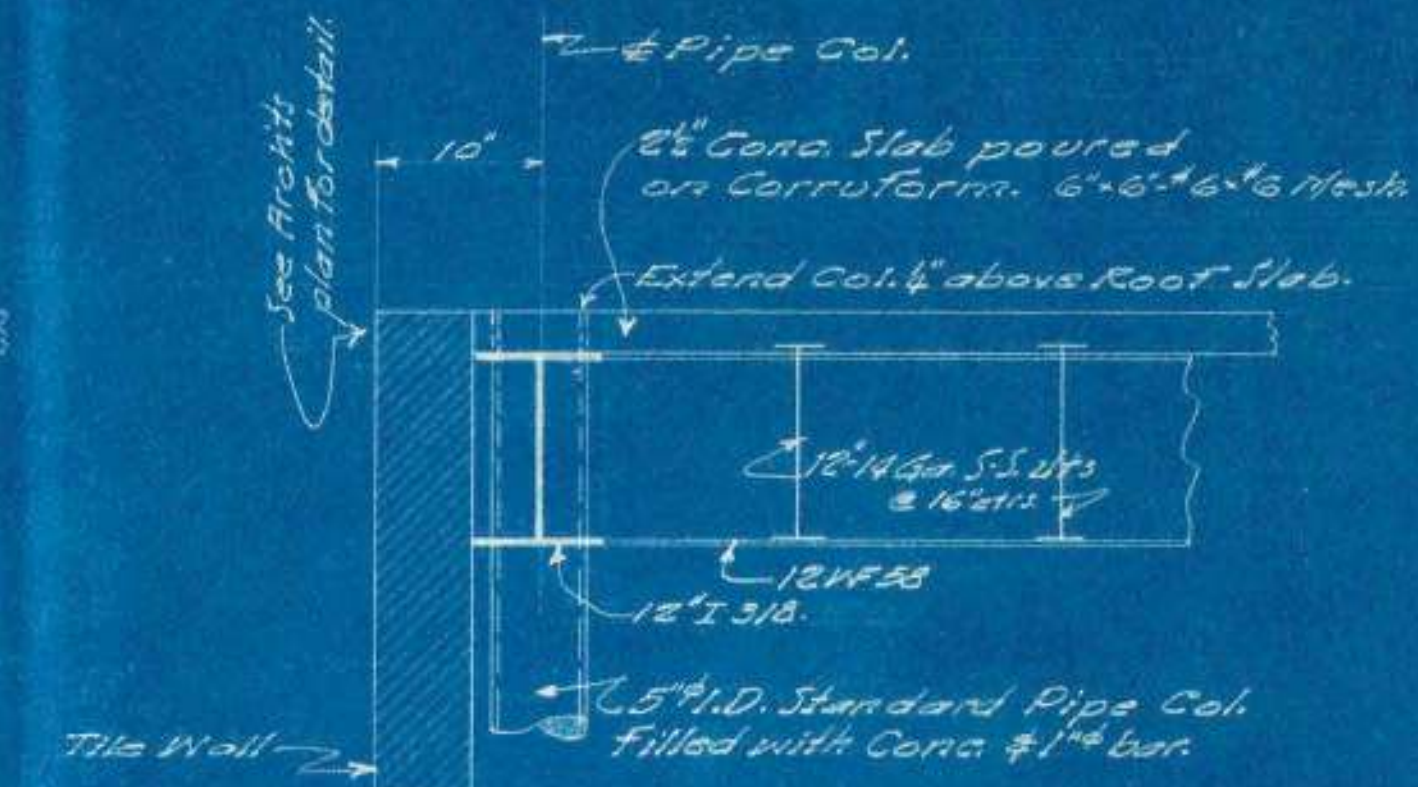
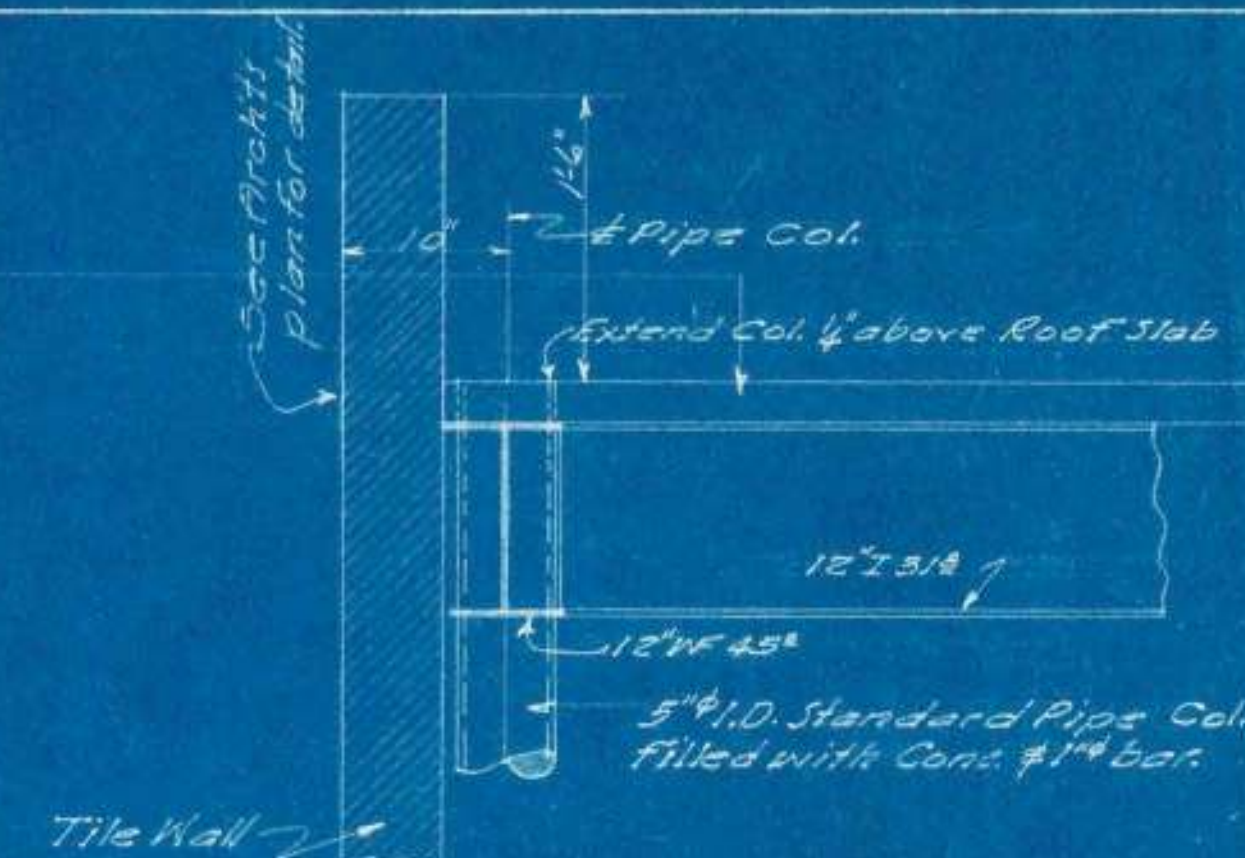
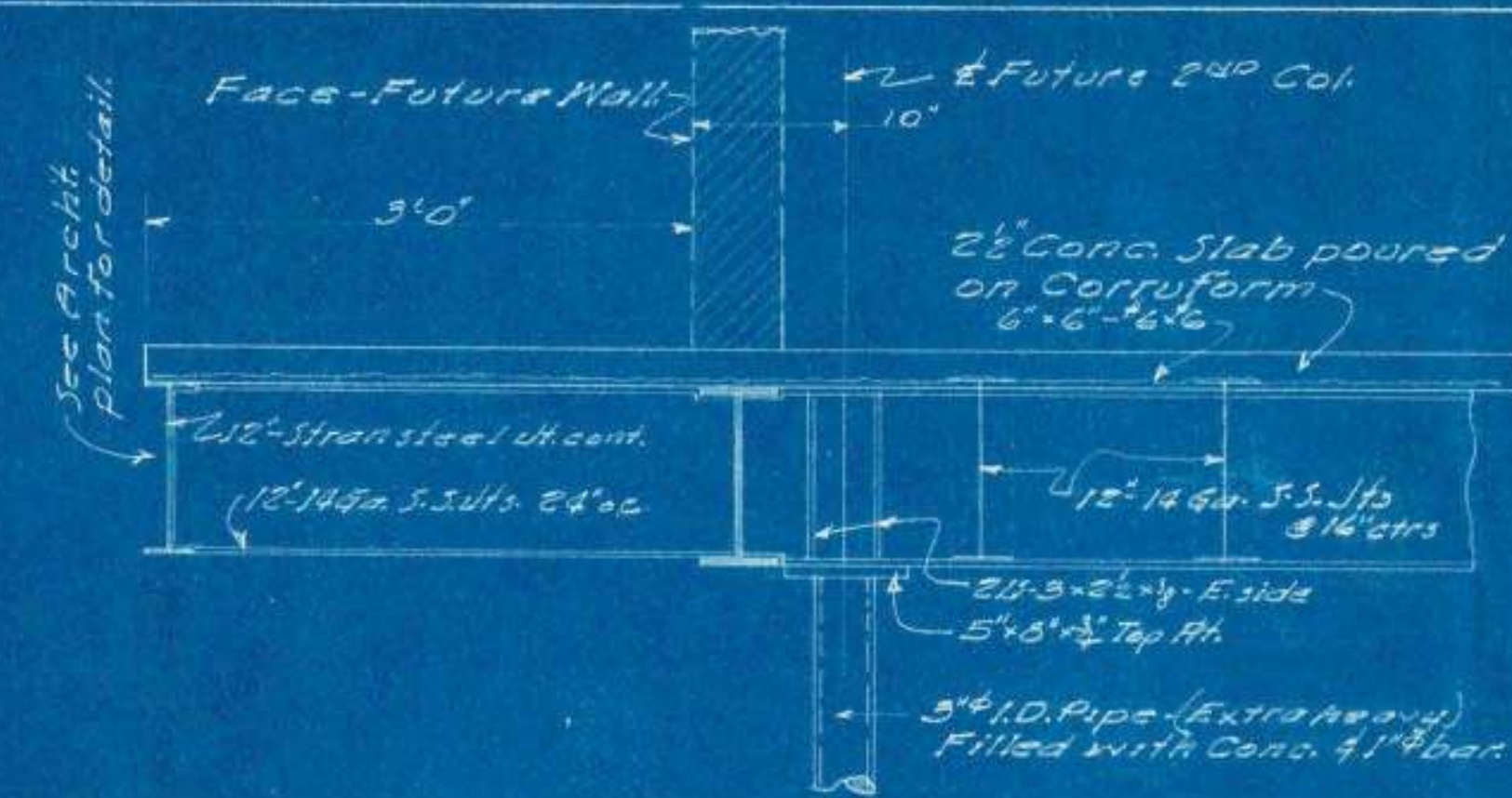
MALCOLM G. SIMONS - A.I.A.
ARCHITECT
AZTEC BUILDING
SAN ANTONIO, TEXAS





GRADE BEAM SCHEDULE					
Beam Mark	No	Size	Steel For One Beam Band	Type	Stirrup Spacing
A1	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A2	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A3	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A4	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A5	2	11x16	1-1/4" 20-0	1-1/4"	12" c
A6	2	11x16	1-1/4" 20-0	1-1/4"	12" c
A7	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A8	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A9	1	11x14	1-1/4" 20-0	1-1/4"	12" c
A10	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A11	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A12	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A13	4	12x13	1-1/4" 20-0	1-1/4"	12" c
A14	1	12x13	1-1/4" 20-0	1-1/4"	12" c
A15	1	11x14	1-1/4" 20-0	1-1/4"	12" c
A16	1	11x14	1-1/4" 20-0	1-1/4"	12" c
A17	1	11x14	1-1/4" 20-0	1-1/4"	12" c
A18	4	11x14	1-1/4" 20-0	1-1/4"	12" c
A19	4	11x14	1-1/4" 20-0	1-1/4"	12" c
A20	1	12x13	1-1/4" 20-0	1-1/4"	12" c
J1	27	5x10	1-1/4" 20-0	1-1/4"	12" c
J2	54	5x10	1-1/4" 20-0	1-1/4"	12" c
J3	27	5x10	1-1/4" 20-0	1-1/4"	12" c
J4	27	5x10	1-1/4" 20-0	1-1/4"	12" c
J5	3	5x10	1-1/4" 20-0	1-1/4"	12" c

MATTHEWS & KENAN
ENGINEERS
SAN ANTONIO, TEXAS



STRUCTURAL STEEL NOTES

All Structural Steel shall conform to the "Standard Specification of the American Institute of Testing Materials for Steel Buildings and Bridges, Serial Designation A-7, as amended to date and all Structural Steel shall be detailed, fabricated and erected in strict accordance with the current Specifications as adopted by the American Institute of Steel Construction.

PRINTING

All Structural Steel shall be thoroughly cleaned by means of scrapers and wire brushes prior to painting with one (1) Shop Coat of S.E.P. No. 15 Primer, as manufactured by Sarnsbury Brothers, 108 Austin, Houston, Texas. After erection, all field welds, bolts and abraded areas of surfaces shall be thoroughly cleaned and given a touch up coat of paint, using the same material as specified for the Shop Coat.

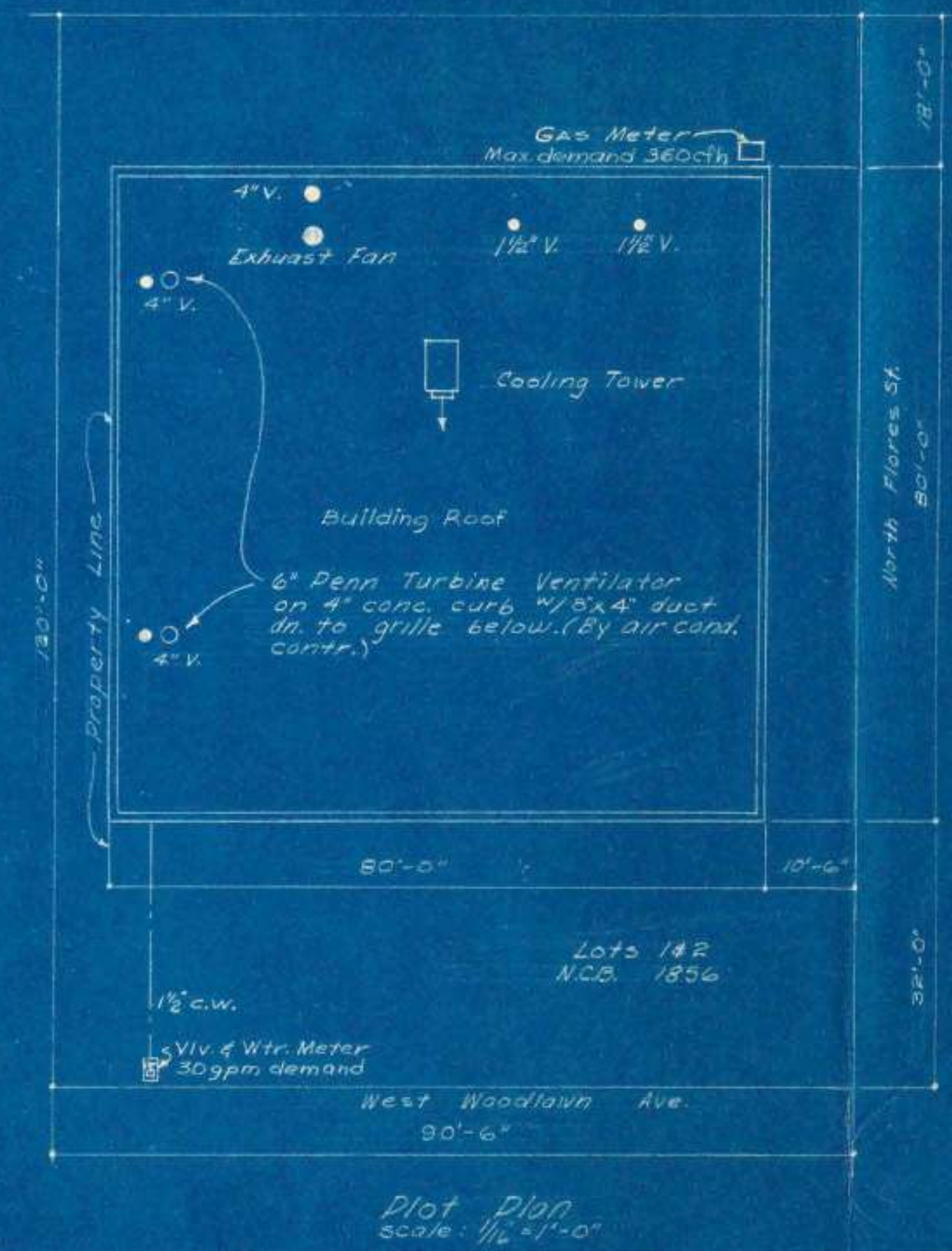
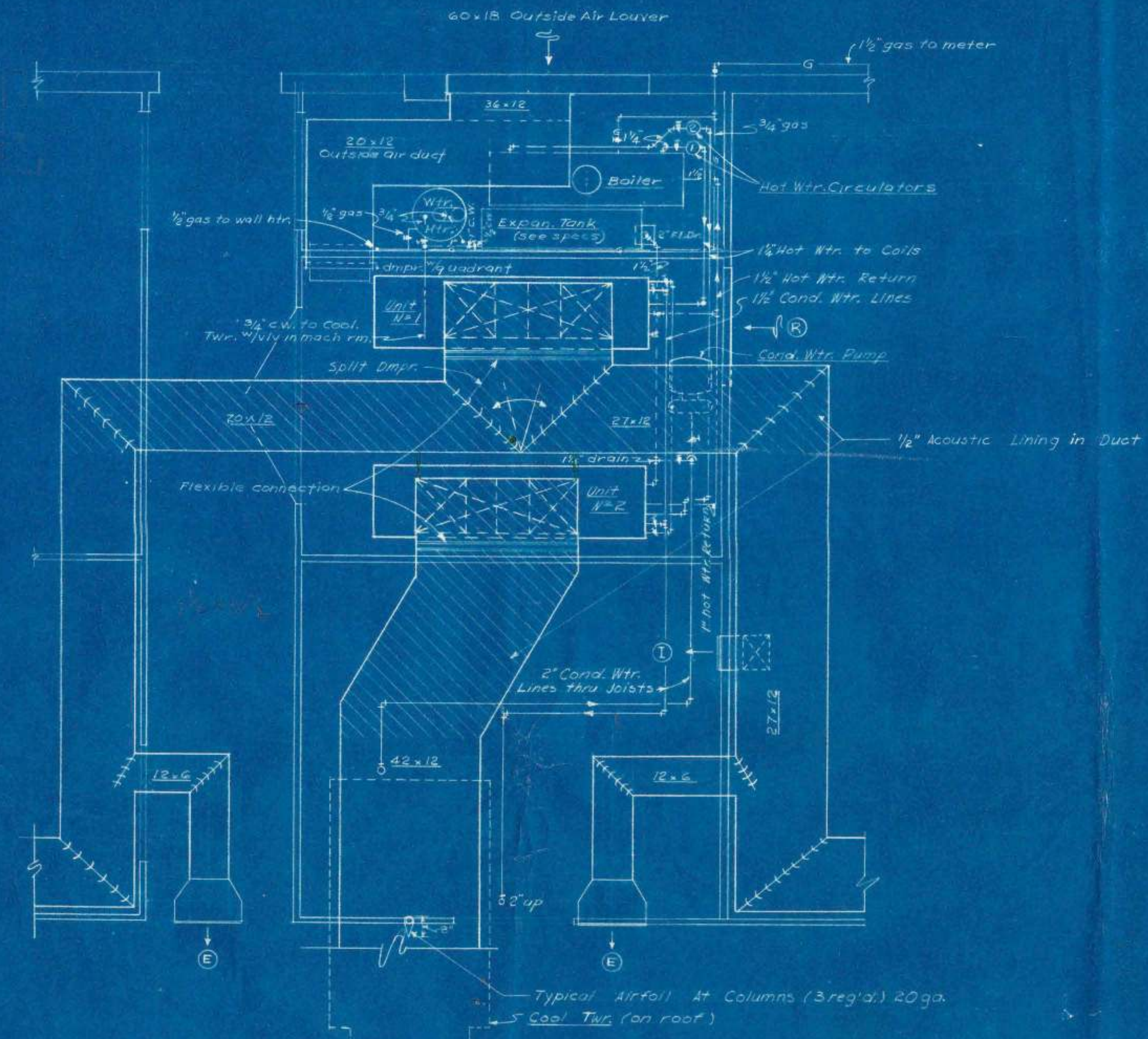
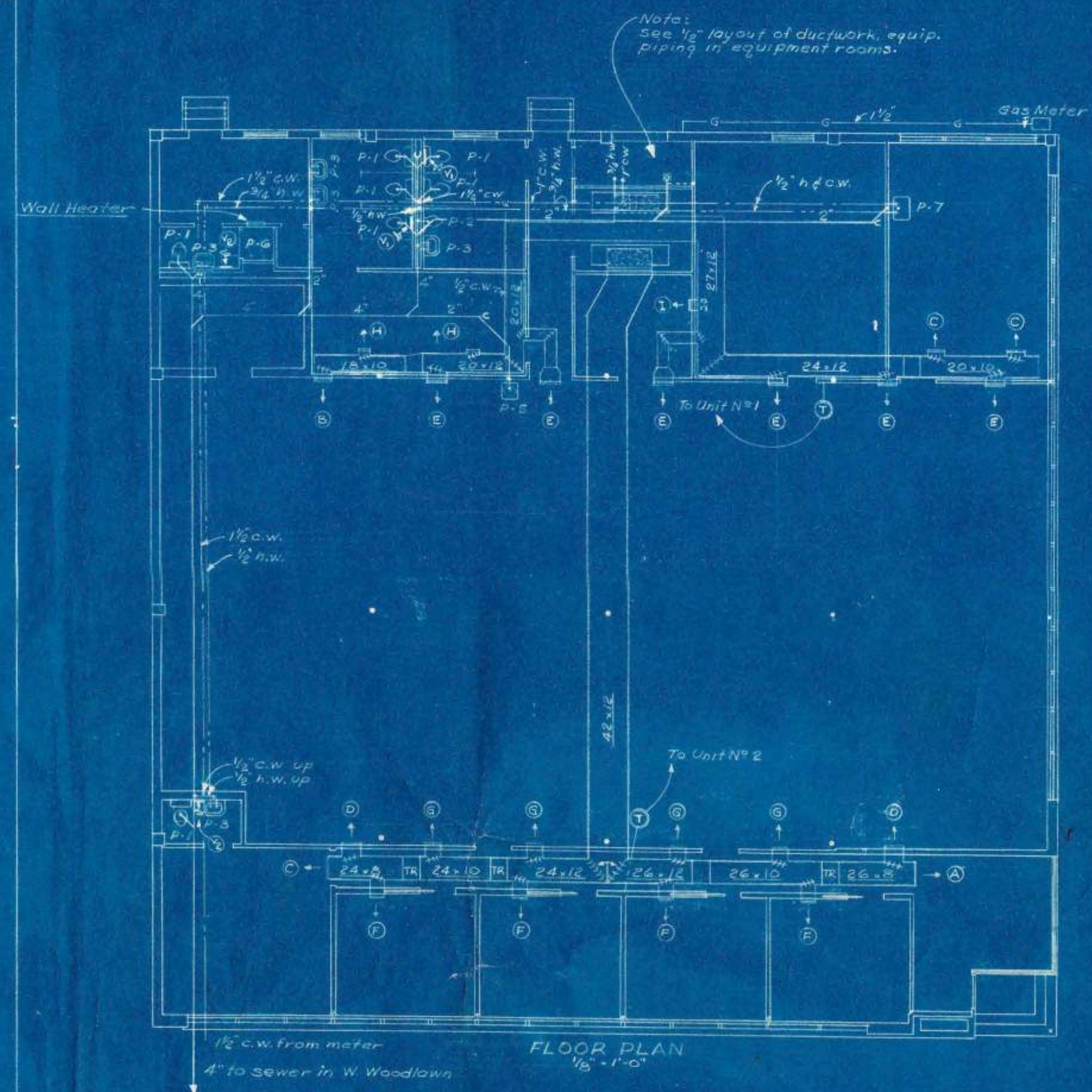
CONNECTIONS:

All connections, both Shop and Field shall be welded.

Welding shall be done in strict accordance with the Standard Code for Arc and Gas Welding in Building Construction, as published by the American Welding Society, current edition, EXCEPT - that all welding shall be done by the Electric Arc Process.

Welds shall be made only by operators who have been previously qualified by tests as prescribed in the Standard Qualification Procedure of the American Welding Society, not more than six (6) months prior to the start of Welding operations; otherwise, welders shall be tested and approved before starting to work by an approved Testing Laboratory at the entire expense of the Contractor.





Equipment Room Lay Out Schedules

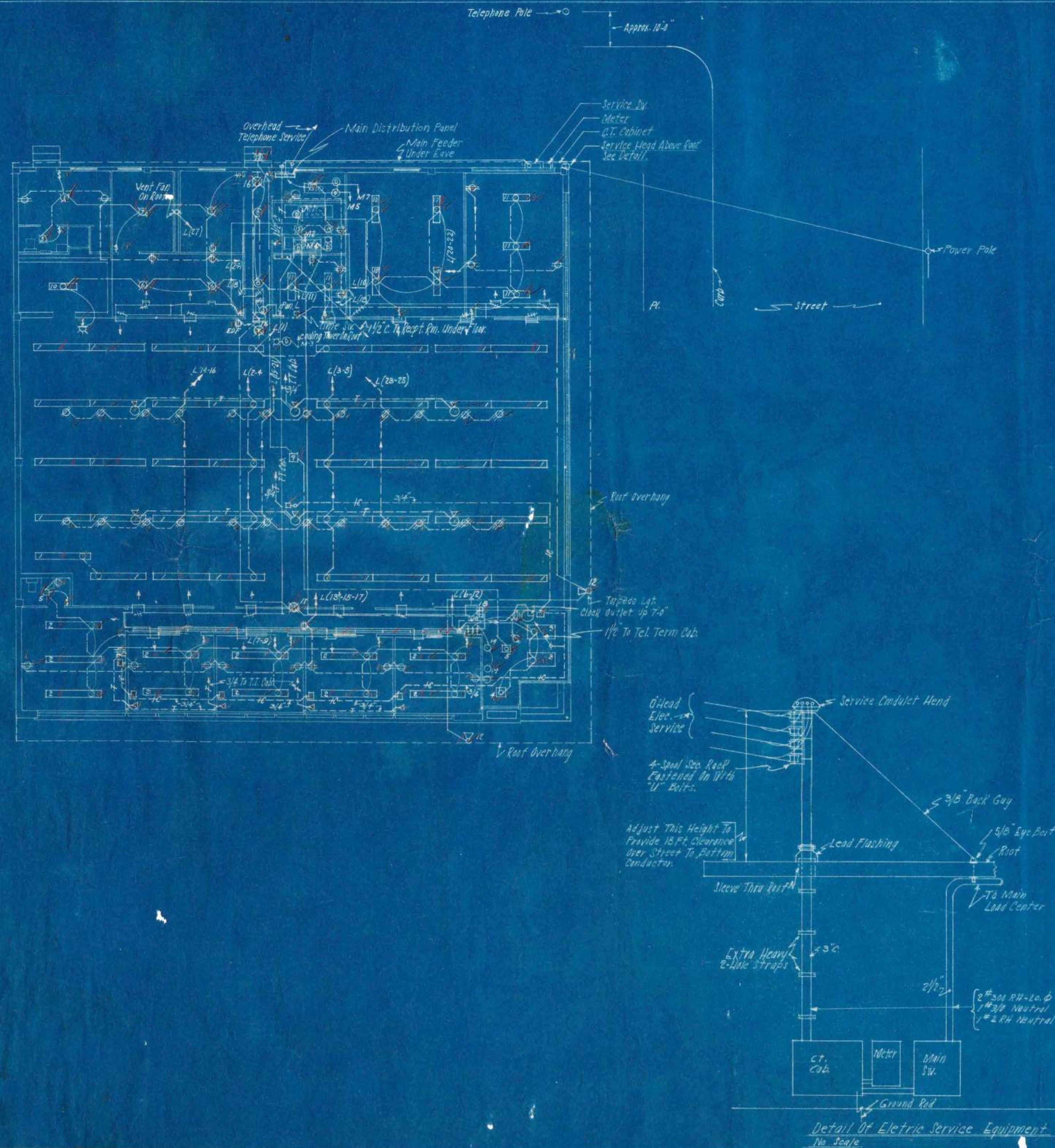
Self Contained Air Cond Units		
Unit N°	1	2
Cfm thru unit @ in. SP (external only)	4000 @ .6	4000 @ .5
Cooling cycle		
Enter air - DB/WB - °F	85/70	85/70
Total heat - Btu/hr	134,400	134,400
Total sen ht - Btu/hr	85,920	85,920
Gpm thru cond.	39	39
Max. P.D. thru cond. psi	12	12
Comprs - no & hp	2-5	2-5
Heating cycle		
Enter air - °F	65	65
Total heat - Btu/hr	126,000	126,000
Coil type	hot wtr.	hot wtr.
Gpm thru coil	13	13
Max. P.D. thru coil - psi	1	1
Filters (see notes below)	Permanent	Cleanable
Fan mtr. no.	2	2
Catlg. Ref.	Carrier 50K12	
Filter note: Throw-away filters shall be installed for testing and adjusting and replaced with the permanent filters at time of acceptance.		

Hot Water Boiler	
Type	Cast iron
Output - Btu/hr (AGA)	255,000
Input - Btu/hr (AGA)	315,000
Gpm	26
Wtr. temp. - in/out - °F	160/180
Vent or flue diam. - in	8
Vent cap	8" Briedert
Catlg. Ref.	Bryant Model 26
Cooling Tower	
Type	Induced draft
Casing	steel
Nominal tower tonnage	25
Gpm over tower	68
Water temp. on/off - °F	95/85
Ambient temp	78° WB
Fan mtr. hp	1
Base	6" conc. curbs
Cat. Ref.	Marley 253

Condensing Water Pump	
Type	close coupled centrif.
Gpm	68
Head - ft	50
Mtr. hp. & rpm	2-3500
Base	4" conc. pad
Catlg. Ref.	Chicago type N
Hot Water Pumps	
No. req'd.	2
Gpm - each	13
Head - ft	8
Mtr. hp	1/2
Catlg. Ref.	B&G 1 1/2" booster
Toilet Room Exhaust Fan	
Cfm @ 1/2" S.P.	485
Fan rpm. max	1160
Housing	spun aluminum
Drive	direct
Mtr. hp.	1/45
Accessories	back draft dmpr, insect screen, mounting base.
Catlg. Ref.	Penn "Domex"

Grille Schedule			
Symbol	Size	Cfm.	Catlg. Ref.
A	26 X 8	680	Barber-Colman MA-GV0L
B	26 X 6	670	
C	24 X 6	480	
D	20 X 6	430	
E	20 X 6	335	
F	16 X 6	250	
G	16 X 6	215	
H	10 X 6	180	
I	10 X 6	100	
K	36 X 12	—	EF WRF core
V ₁	14 X 6	—	" " "
V ₂	8 X 4	—	" " "





Lighting Fixture Schedule

No. On Plan	Reference	Qty	Description	Finish	Mounting	Lamps	Note
1	Guth	GE 512/12	Recessed Plastic Louver	White Enamel	Recessed	4-F96T12/CIV	
2	"	GE 512/11	" " " "	"	"	2-F96T12/CIV	
3	All-Brite	11448 R3	" " Shield	"	"	4-F40T12/CW/RS	
4	Art Metal	3511	" Prismatic Glass	"	"	200 W-GS.	
5	"	3510	" " " "	"	"	150 W-GS.	
6	Guth	A1590	Concentric Ring	Albac Alum.	Close Ceiling	200 SBIF	
7	Lightolier	+319	Opal Drum	Satin Chrom.	Surface	3-75 W-GS.	
8	"	+318	" " " "	"	"	3-60 W-GS.	
9	Art Metal	3510	Prismatic Lens Glass Sides	"	"	200 W-GS.	
10	Guth	MA 340/RS	Industrial Fluorescent	White Enamel	"	2-F40T12/CW/RS	
11	"	"	Same W/M #329 Louvers	"	"	"	
12	Prescolite	A-14	Die Cast Cone	Aluminum	"	150 W R-40 3	
13	Art Metal	2681	Weatherproof Bracket	"	Wall Surface	100 W-GS.	
14	Guth	M6692	Fluorescent Bracket	"	Ceiling Corner	2-36 T12/CW	①
15	Goodrich	G54514	Outlet Box Reflector	Porcelain	Ceiling	150 W-GS.	
16	Prescolite	P-874	Exit	Aluminum	Ceiling Surface	2-50 A19-42 C160V	
17	"	A-874-DA	" 2-Arrows (E.T.)	"	"	"	
18	"	P-864-PA	" " " "	"	"	"	
19	Prescolite	75	Louver Can	Aluminum	Recessed	150 W R-40	

Notes:
 1. Omit up-Light Louvers - Blank Cover On Opening.

Main Load Center Schedule

No.	Circuit Designation	Cts.	Connected Load	CT. Breaker	Feeder	Note
			HP Phase Volts Amp.	Frame Trip Poles	Wire Cond.	
1	Air Cond. No. 1	12	3 240 30.0 100	70 3	5#6 1	
2	" " No. 2	12	3 240 30.0 100	70 3	5#6 1	
3	Cooling Tower	1	3 240 3.5 50	15 3	5#12 1/2	
4	Cond. Water Pump	2	3 240 4.5 50	15 3	5#12 1/2	
5	Hot Water Pump No. 1	1/6	1 240 1.6 50	15 2	2#12 1/2	
6	" " " No. 2	1/6	1 240 1.6 50	15 2	2#12 1/2	
7	Space		225 — 2	—	—	
8	Panel 1	30	1 1000 11.0 225	225 2	3#40 2 1/2	
9	Space		50 — 3	—	—	
10	Space		50 — 3	—	—	
	Main		270.2 400 500 3	2#300RM 1#3/4 N 2 1/2 1#2 H Phase		①
	Exit Lights		50 15 1	2#12		②

Notes:
 ① Main Switch Located At Metering Equipment And In Paintright Cabinet.
 ② Connect Exit Lights To Main Bus. Install Breaker In Separate Box In Mail Room Near Time Sw. Attach Sign of Green Paint to White "Exit Lights".