

**GENERAL NOTES**

- DO NOT DISASSEMBLE THIS SET.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTION OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- ALL WORK RELATING TO THIS CONSTRUCTION SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL RELATED LOCAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
- ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.
- ALL EQUIPMENT AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS FOR SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
- THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
- LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS OF AS-BUILT CONDITIONS WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS, AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT AND OWNER, EITHER HARD-COPY OR DIGITALLY, WITHIN A REASONABLE AMOUNT OF TIME AFTER COMPLETION OF CONSTRUCTION.

**PROJECT INFORMATION**

- PROJECT SCOPE: RENOVATION TO EXISTING UNOCCUPIED SHELL TO ADD CORE RESTROOMS, EXTERIOR WINDOWS AND INTERIOR REPAIRS FOR FUTURE 985 SF TENANT SPACE AT FIRST FLOOR.
- ADDRESS: 331 W COMMERCE ST. SAN ANTONIO, TX 78205
- PROPERTY ID: 852913
- ZONING: D
- BUILDING INFORMATION: EXISTING 2-STORIES SHELL
  - TOTAL AREA: 7,222 SF
- CONSTRUCTION TYPE: III-B
- IEBC COMPLIANCE METHOD: ALTERATION LEVEL 2
  - 701.2. BUILDING WILL NOT BE LESS SAFE THAN ITS EXISTING CONDITION
- APPLICABLE CODES:
  - 2024 INTERNATIONAL BUILDING CODE
  - 2024 INTERNATIONAL EXISTING BUILDING CODE
  - 2024 INTERNATIONAL FIRE CODE
  - 2024 INTERNATIONAL PLUMBING CODE
  - 2024 INTERNATIONAL ELECTRICAL CODE
  - CITY OF SAN ANTONIO AMENDMENTS
- NO FIRE PROTECTION SYSTEMS ARE CURRENTLY INSTALLED IN THE BUILDING.

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M201	MECHANICAL PLAN
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**PROJECT TEAM**

**Architect:**

**STUDIO 8 ARCHITECTS**  
 4217 McCullough Ave,  
 San Antonio, TX 78212  
 (210)-314-4904

**Structural Engineer:**

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**MEP Engineer:**

**EEA CONSULTING ENGINEERS**  
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**Seal:**



02.17.26  
 Milton Hime, FAIA  
 REG# 13986

**Client Name**

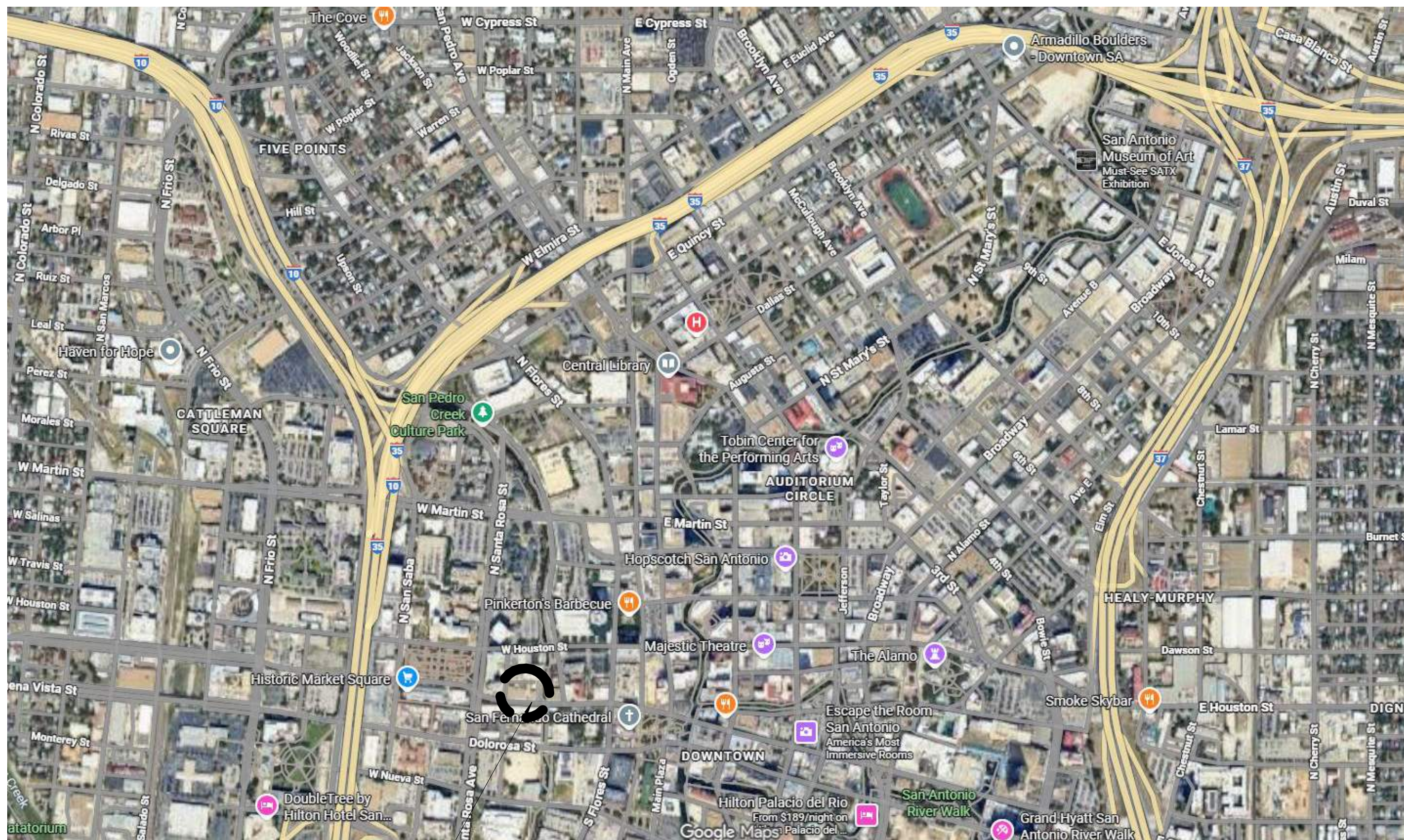
**331 West Commerce Renovation**  
 331 W Commerce St, San Antonio, TX 78205

**Issue**  
 02.17.26 Construction Documents

**Project Number:**  
 SA25-074a

**COVER SHEET**

**A001-S**



PROJECT LOCATION

**GENERAL SYMBOLS**

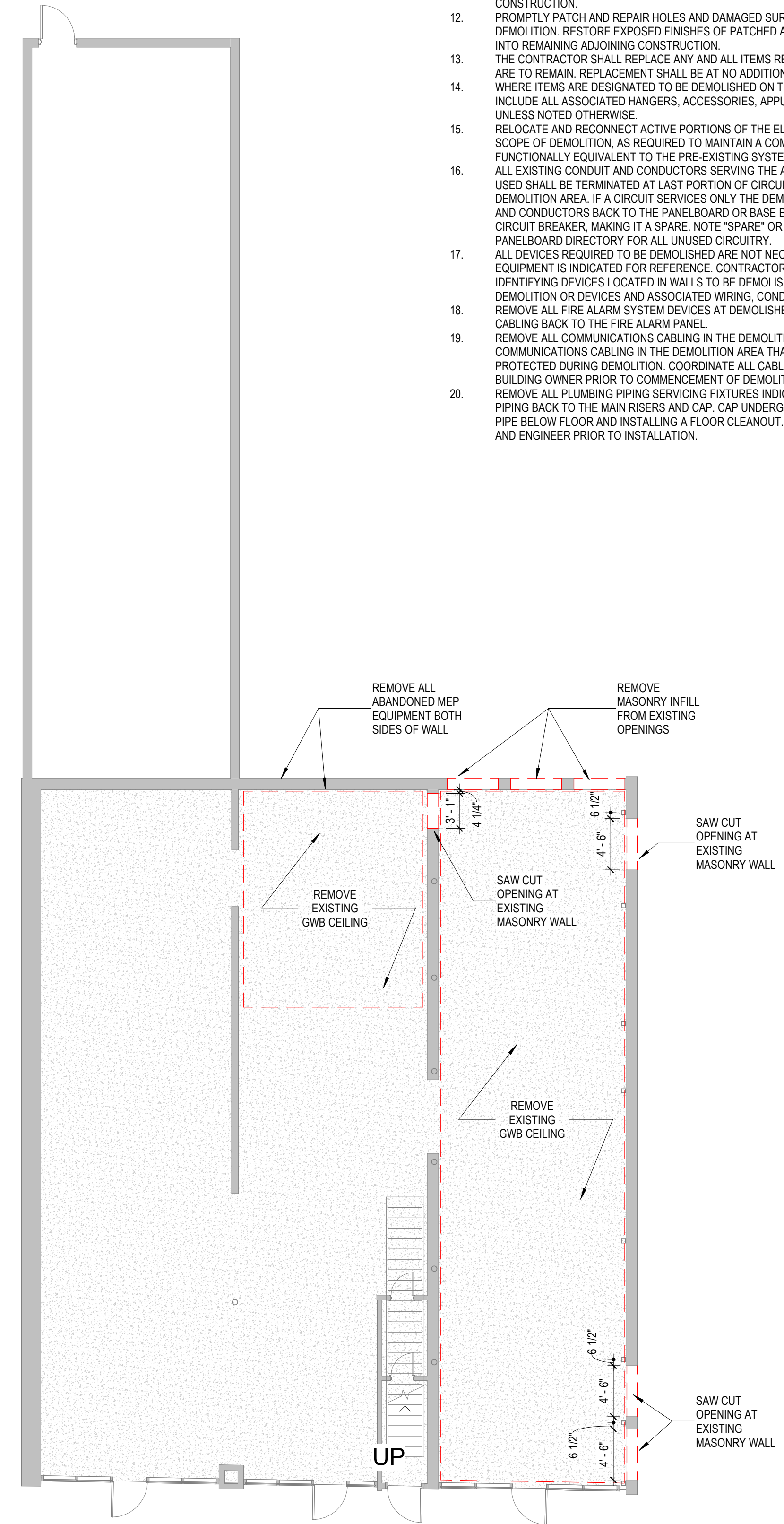
	DIMENSION TO CENTERLINE		DOOR NUMBER		DOOR TAG WITH HARDWARE SET		EXISTING WALLS AND STRUCTURE
	DIMENSION TO FACE		HARDWARE SET		CARD READER		EXISTING CONSTRUCTION TO BE REMOVED
	SINGLE ELEVATION		ROOM NAME		ROOM TAG		ALIGN
	MULTIPLE ELEVATION		ROOM NUMBER		ENLARGED PLAN/DETAIL		EQUIPMENT TAG, REFER TO SCHEDULE
	SECTION		REVISION		TOILET ACCESSORIES TAG, REFER TO SCHEDULE		SPOT ELEVATION
	PARTITION TAG, REFER TO PARTITION TYPE SHEET		CEILING HEIGHT TAG		TEMPERED GLAZING		

# Lifshutz 331 W Commerce Renovation

SA25-074a

**GENERAL DEMOLITION NOTES**

1. COORDINATE WITH BUILDING OWNER FOR ITEMS TO BE SALVAGED. UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY. REMOVE FROM PROJECT SITE. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN, WRAP IN PLASTIC AND PALLETIZE. ITEMS SHALL BE MOVED TO OWNER'S DESIGNATED STORAGE AREA.
2. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
3. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
4. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION. PROVIDE BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
5. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
7. PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE BUILDING STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE.
8. PROTECT BUILDING STRUCTURE AND INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
9. PROTECT WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE TO REMAIN. COVER AND PROTECT FIXTURES, FURNISHINGS, AND EQUIPMENT THAT ARE TO REMAIN.
10. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
11. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
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13. WHERE ITEMS ARE DESIGNATED TO BE DEMOLISHED ON THE DRAWINGS, DEMOLITION SHALL INCLUDE ALL ASSOCIATED HANGERS, ACCESSORIES, APPURTENANCES, CONTROLS, AND WIRING UNLESS NOTED OTHERWISE.
14. RELOCATE AND RECONNECT ACTIVE PORTIONS OF THE ELECTRICAL SYSTEM OUTSIDE OF THE SCOPE OF DEMOLITION, AS REQUIRED TO MAINTAIN A COMPLETE AND OPERATING SYSTEM THAT IS FUNCTIONALLY EQUIVALENT TO THE PRE-EXISTING SYSTEM PRIOR TO DEMOLITION.
15. ALL EXISTING CONDUIT AND CONDUCTORS SERVING THE AREA UNDER CONTRACT NOT TO BE RE-USED SHALL BE TERMINATED AT LAST PORTION OF CIRCUIT REQUIRING ENERGIZATION BEFORE THE DEMOLITION AREA. IF A CIRCUIT SERVICES ONLY THE DEMOLITION AREA, REMOVE ALL CONDUITS AND CONDUCTORS BACK TO THE PANELBOARD OR BASE BUILDING GRID BOX AND DE-ENERGIZE THE CIRCUIT BREAKER, MAKING IT A SPARE. NOTE "SPARE" OR "GRID-SPARE" ACCORDINGLY ON PANELBOARD DIRECTORY FOR ALL UNUSED CIRCUITRY.
16. ALL DEVICES REQUIRED TO BE DEMOLISHED ARE NOT NECESSARILY INDICATED ON PLANS. MAJOR EQUIPMENT IS INDICATED FOR REFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING DEVICES LOCATED IN WALLS TO BE DEMOLISHED AND PROVIDING FOR COMPLETE DEMOLITION OF DEVICES AND ASSOCIATED WIRING, CONDUIT ETC.
17. REMOVE ALL FIRE ALARM SYSTEM DEVICES AT DEMOLISHED WALLS AND REMOVE ALL ABANDONED CABLING BACK TO THE FIRE ALARM PANEL.
18. REMOVE ALL COMMUNICATIONS CABLING IN THE DEMOLITION AREA. ALL EXISTING COMMUNICATIONS CABLING IN THE DEMOLITION AREA THAT IS TO REMAIN INTACT SHALL BE PROTECTED DURING DEMOLITION. COORDINATE ALL CABLING REMOVAL REQUIREMENTS WITH BUILDING OWNER PRIOR TO COMMENCEMENT OF DEMOLITION.
19. REMOVE ALL PLUMBING PIPING SERVICING FIXTURES INDICATED TO BE DEMOLISHED. REMOVE PIPING BACK TO THE MAIN RISERS AND CAP. CAP UNDERGROUND SANITARY SEWER BY CAPPING PIPE BELOW FLOOR AND INSTALLING A FLOOR CLEANOUT. COORDINATE LOCATION WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
- 20.



**DEMOLITION FLOOR PLAN 1**  
1/8" = 1'-0"

Seal:



02.17.26  
Milton Hime, FAIA  
REG# 13986

Client Name

**331 West  
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331 W Commerce St, San  
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DEMOLITION FLOOR PLAN

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Seal:



02.17.26  
Milton Hime, FAIA  
REG# 13986

Client Name

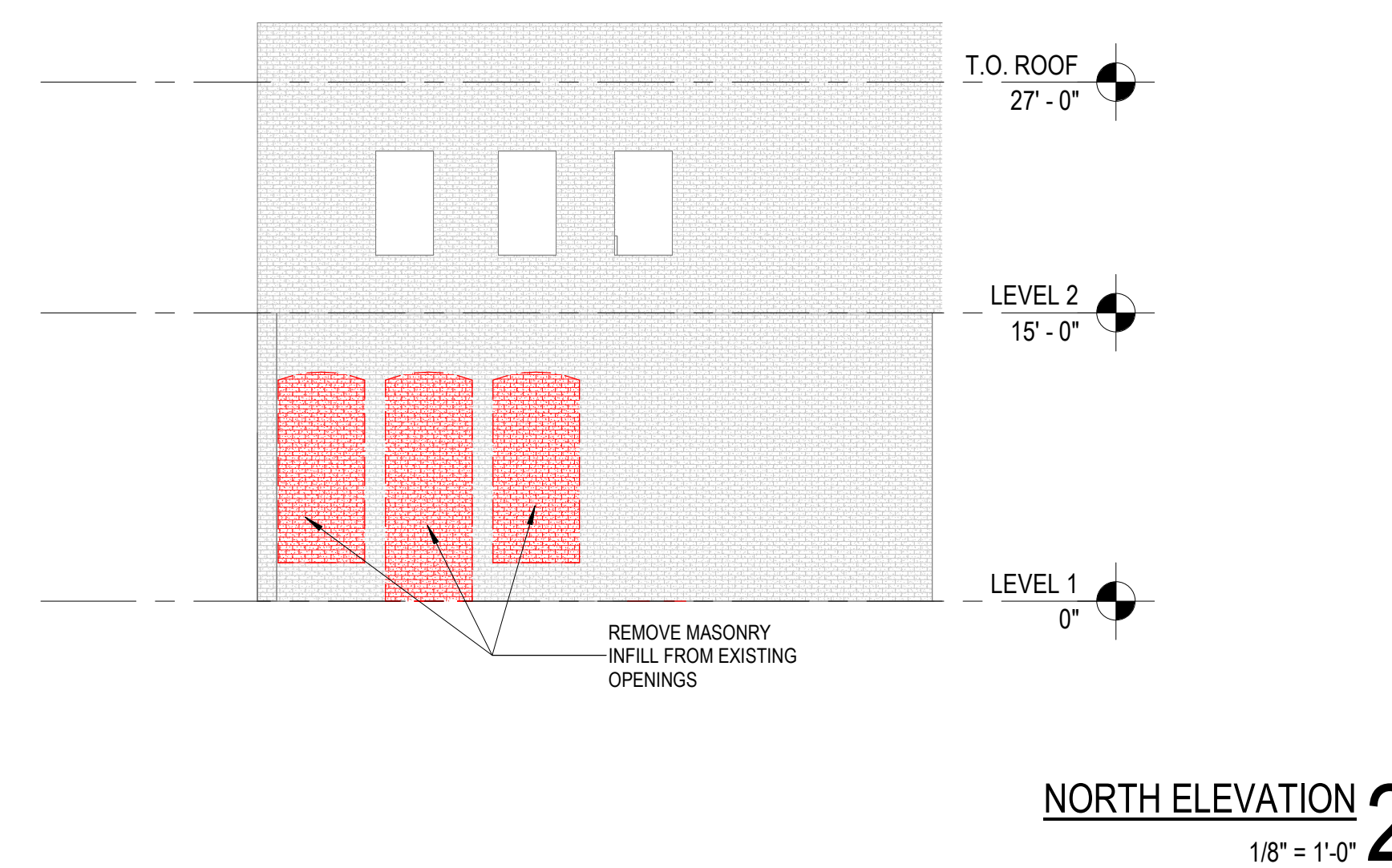
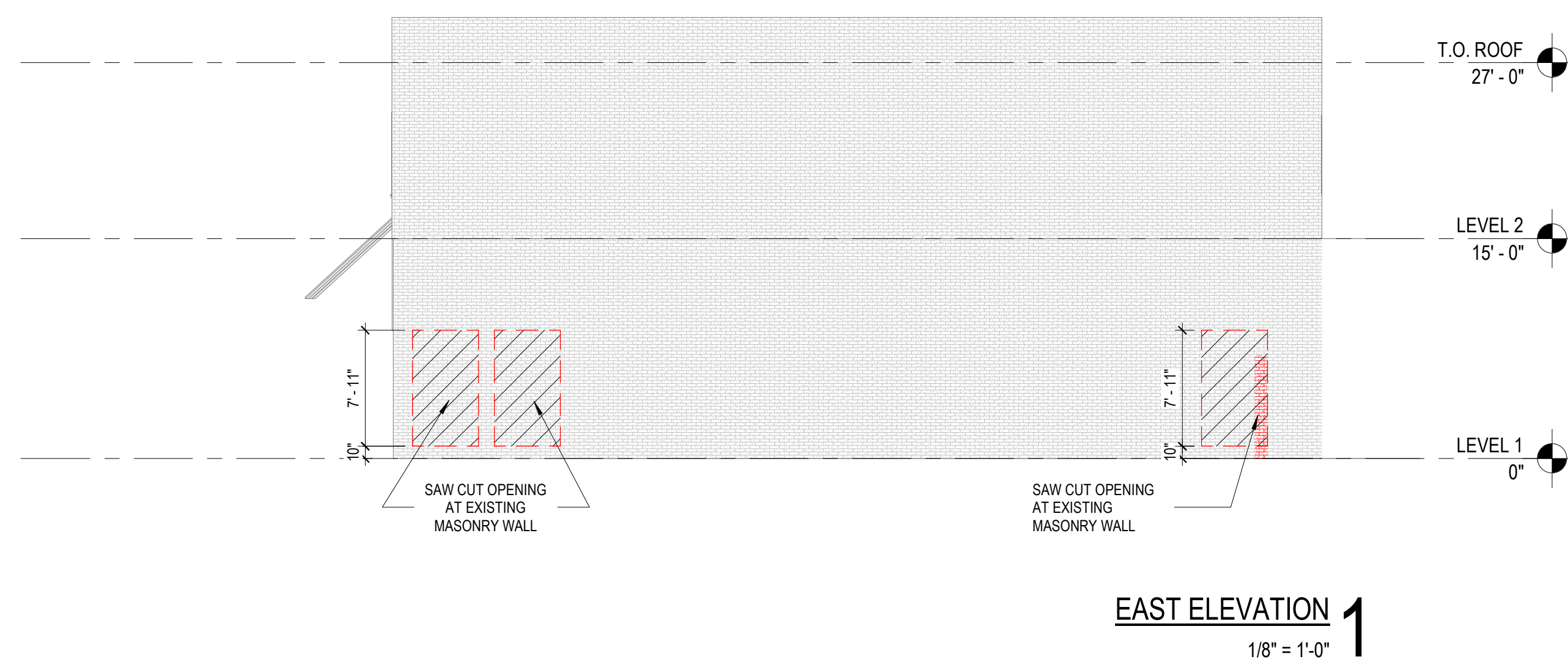
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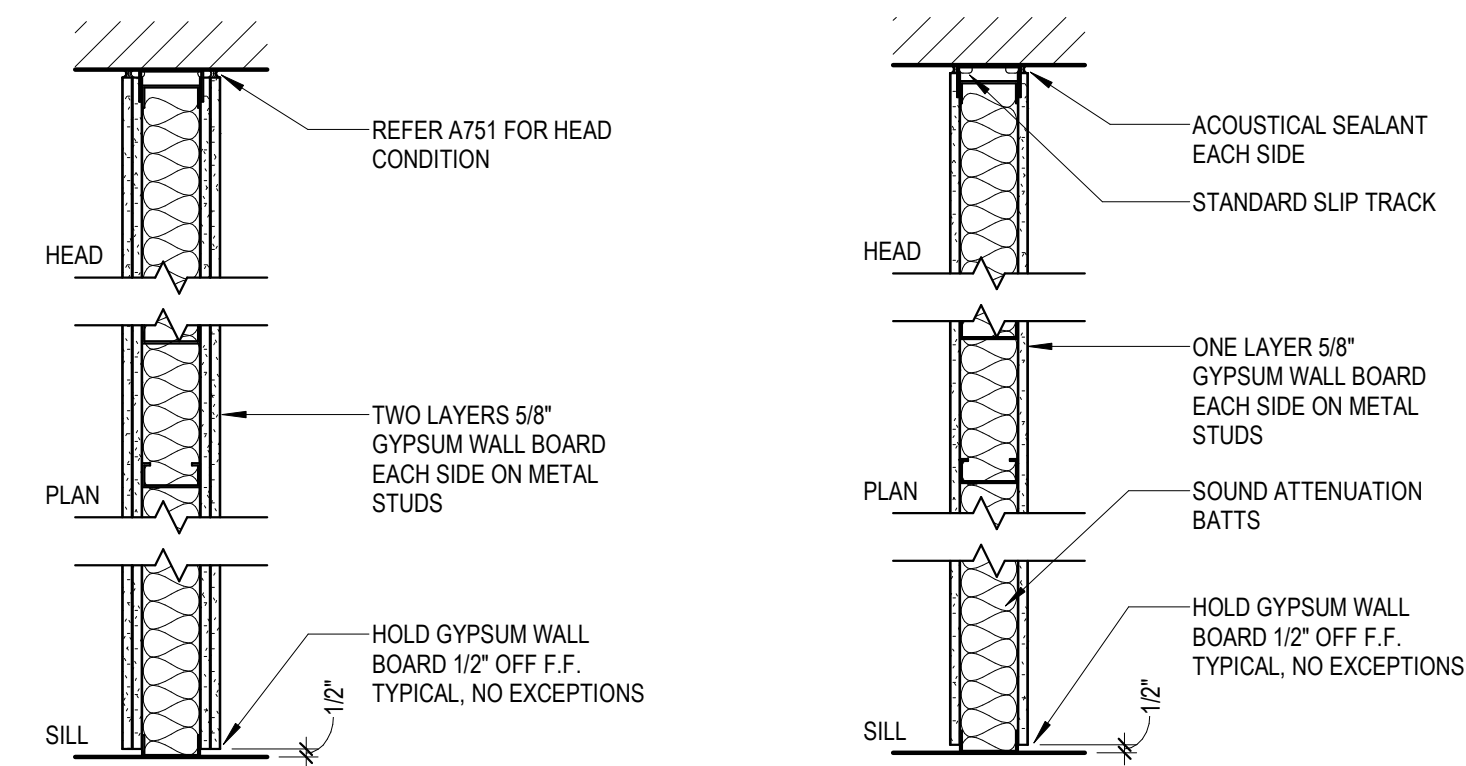
DEMOLITION EXTERIOR  
ELEVATIONS

**A153-S**



**PARTITION TAGS**

1. THE FIRST CHARACTER IN THE TAG INDICATES THE PARTITION CONSTRUCTION DETAIL ON THIS PAGE.  
 2. THE SECOND CHARACTER IN THE TAG INDICATES THE STRUCTURAL MEMBER (METAL STUD OR CMU) THICKNESS.  
 3. THE THIRD CHARACTER IN THE TAG INDICATES THE FIRE RATING



TYPE	STUD SIZE	PARTITION THK.
E1	1-5/8"	4-1/8"
E2	2-1/2"	5"
E3	3-5/8"	6-1/8"
E4	4"	6-1/2"
E6	6"	8-1/2"
E8	8"	10-1/2"

COMPLY WITH UL 419 2 HR FIRE RATING REQUIREMENTS

TYPE	STUD SIZE	PARTITION THK.
C1	1-5/8"	2-7/8"
C2	2-1/2"	3-3/4"
C3	3-5/8"	4-7/8"
C4	4"	5-1/4"
C6	6"	7-1/4"
C8	8"	9-1/4"

TYPE	STUD SIZE	PARTITION THK.
A0	7/8"	1-1/2"
A1	1-5/8"	2-1/4"
A2	2-1/2"	3-1/8"
A3	3-5/8"	4-1/4"
A4	4"	4-5/8"
A6	6"	6-5/8"
A8	8"	8-5/8"

**PARTITION TYPE E**  
1" = 1'-0"

**PARTITION TYPE C**  
1" = 1'-0"

**PARTITION TYPE A**  
1" = 1'-0"

**GENERAL SYMBOLS**

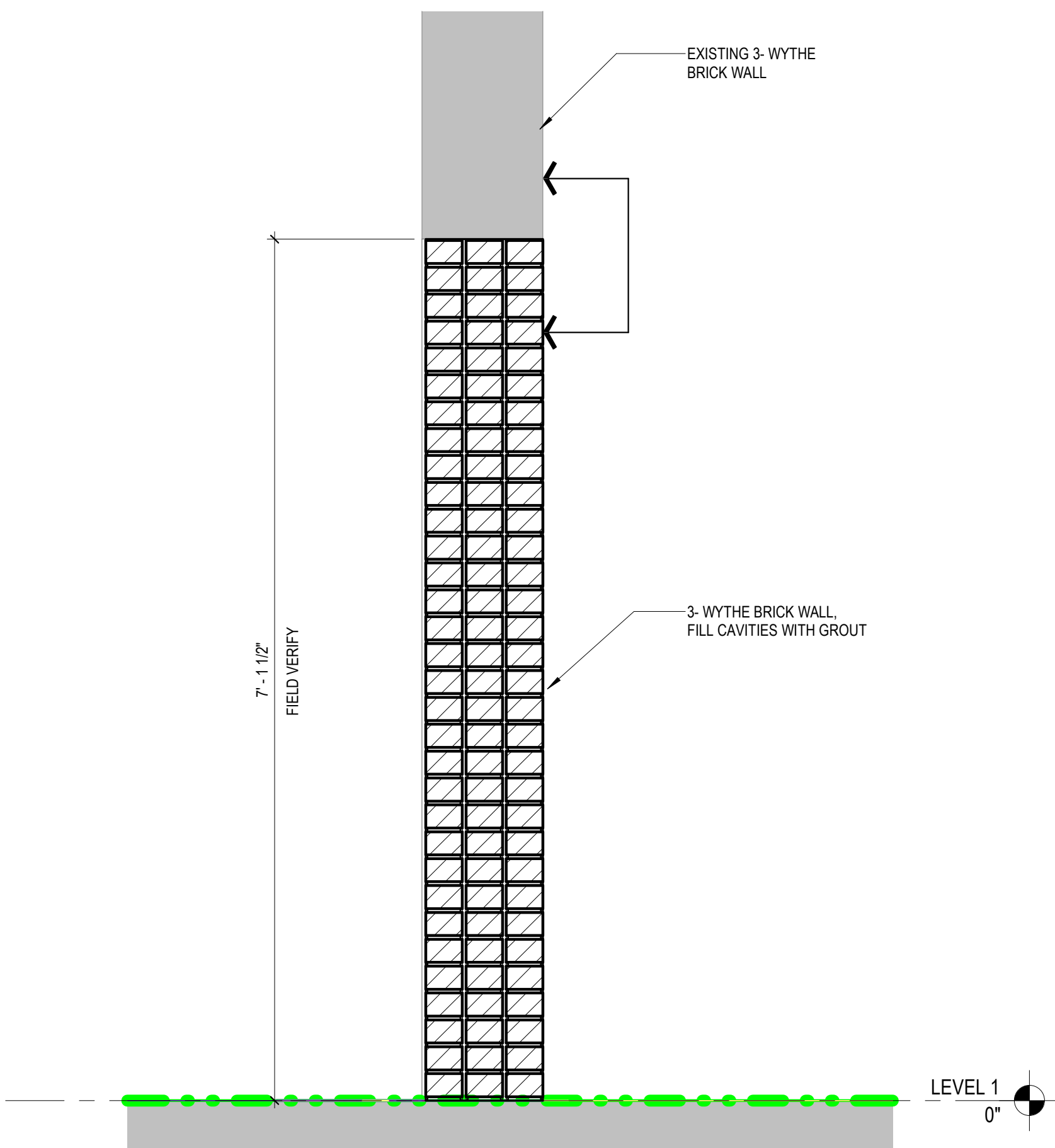
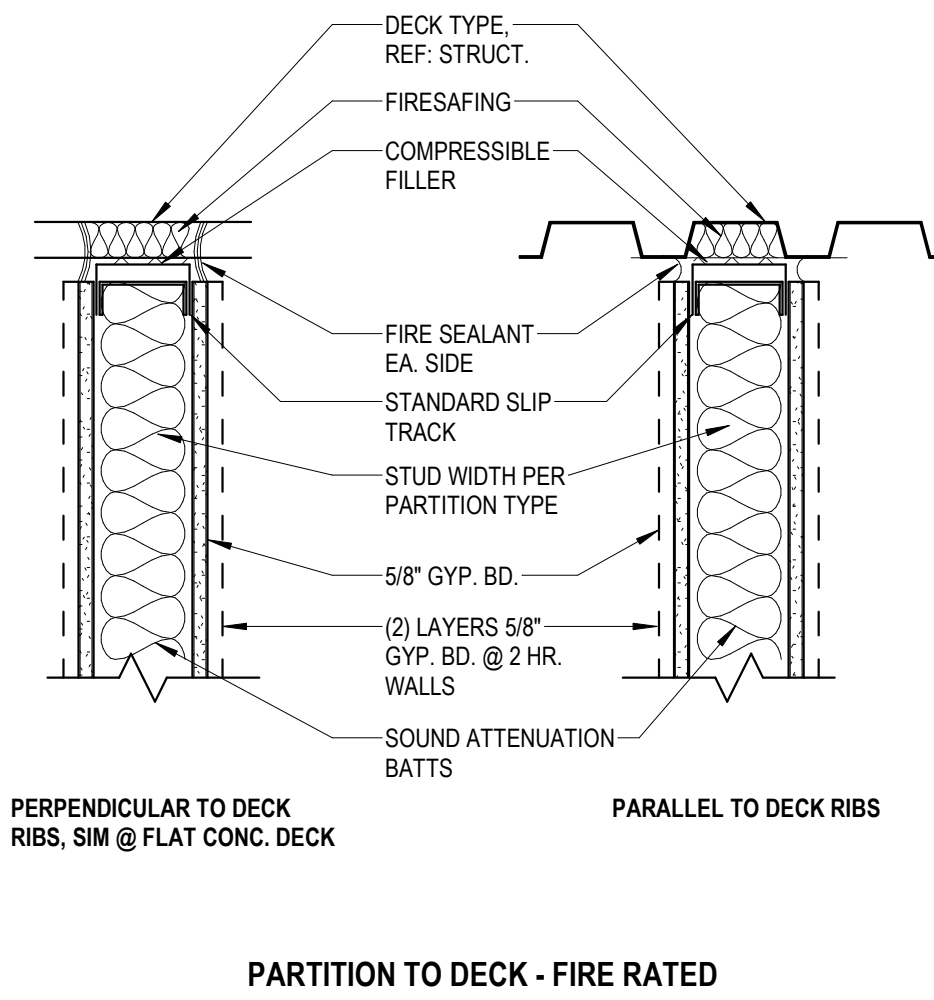


**PLAN KEY NOTES**

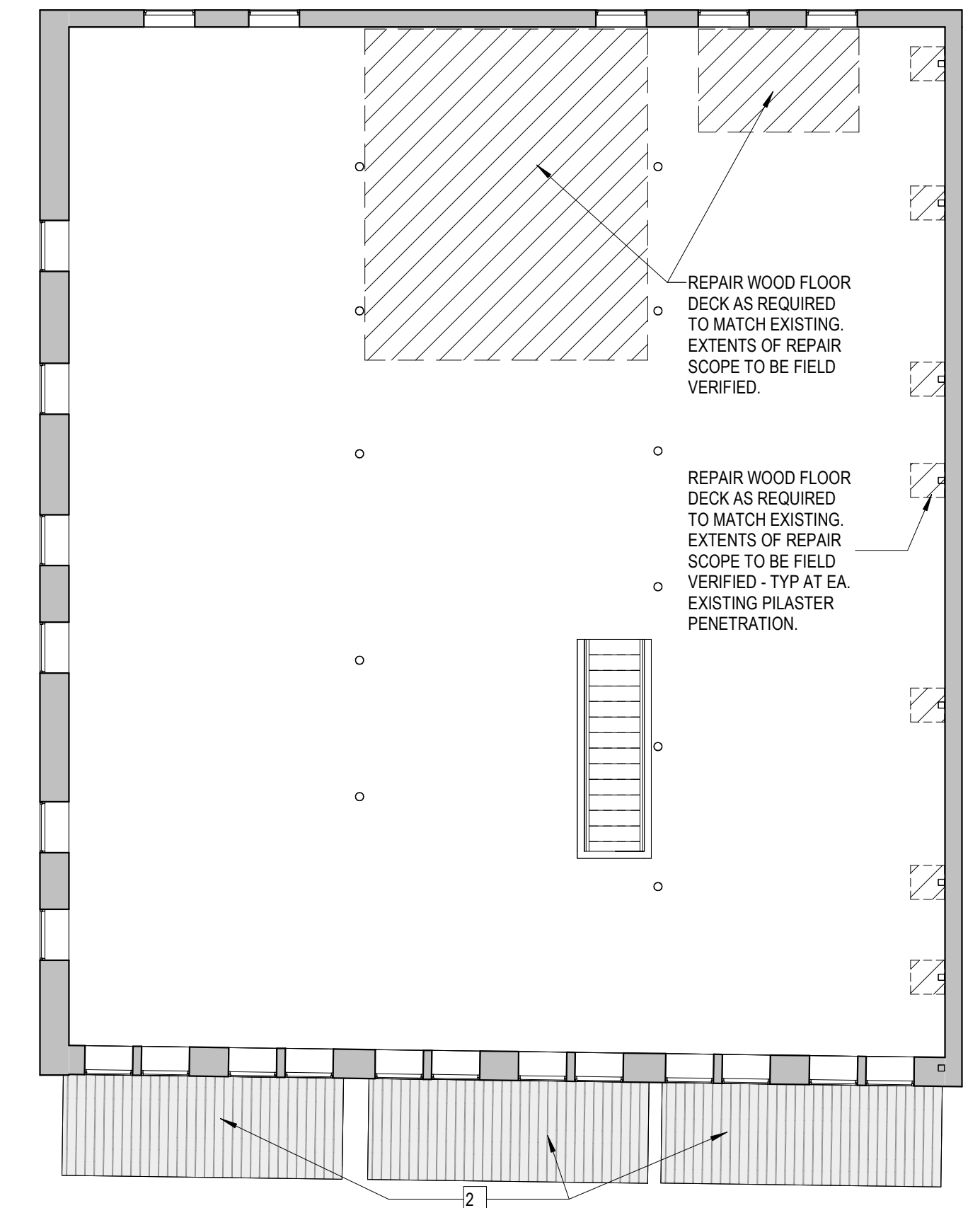
- 1 EXISTING DOOR TO REMAIN.
- 2 EXISTING CANOPIES BELOW
- 3 REPAIR MASONRY WALL AS REQUIRED BOTH SIDES. INFILL ANY HOLES WITH BRICK UNITS AND GROUT TO MATCH EXISTING AND TO MAINTAIN 3-WYTHE ASSEMBLY

**GENERAL PLAN NOTES**

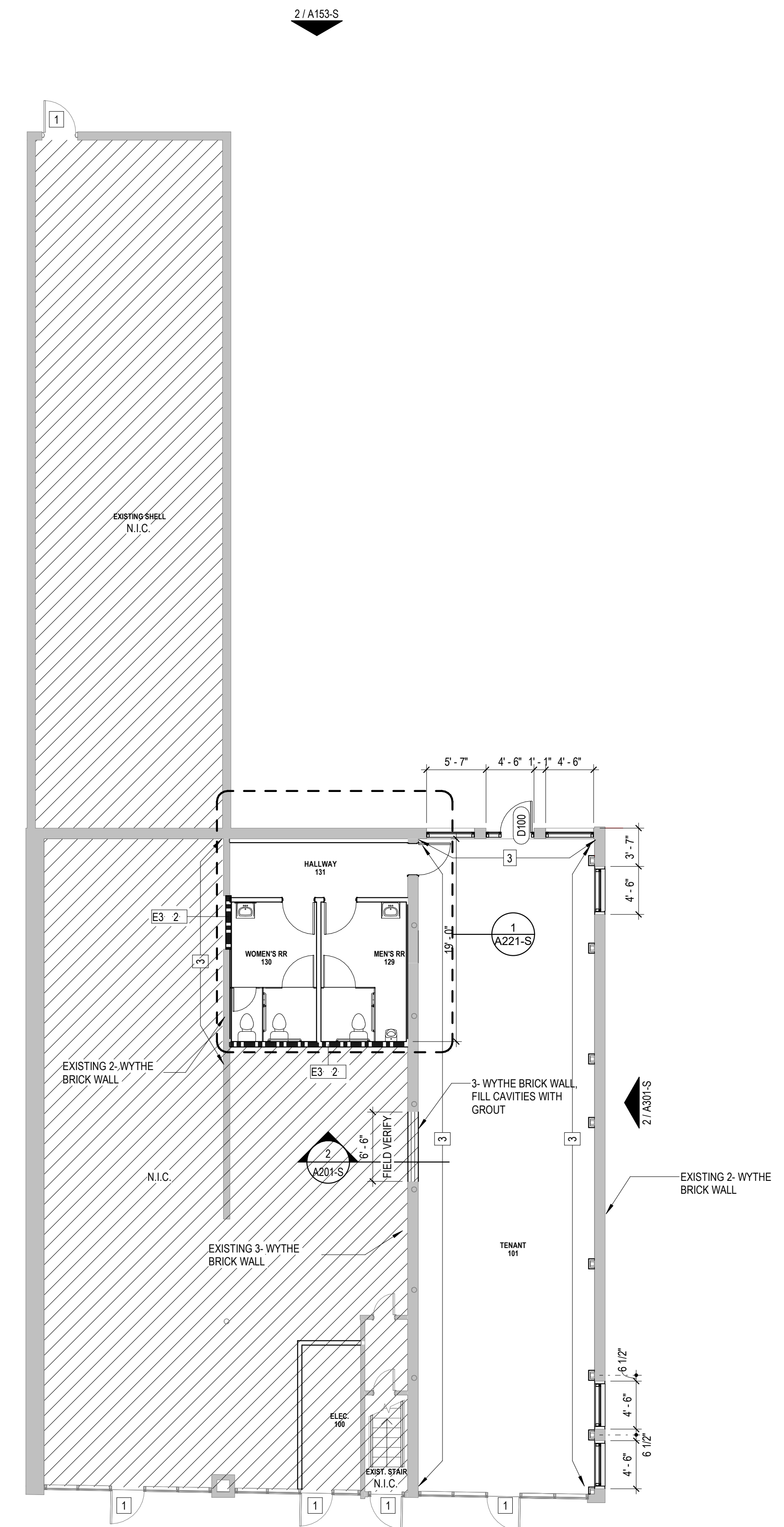
- 1. ALL PARTITION TYPES TO BE "C3G01" U.N.O.
- 2. PROVIDE BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT AND HANDRAILS.
- 3. CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL WALL AND SURFACE MOUNTED ITEMS, EQUIPMENT AND ACCESSORIES.
- 4. DISTANCE FROM EDGE OF DOOR FRAME TO NEAREST WALL TO BE 4", U.N.O.



**MASONRY WALL INFILL DETAIL 2**  
1" = 1'-0"



**OVERALL FLOOR PLAN - LVL 2 3**  
1/8" = 1'-0"



**OVERALL FLOOR PLAN - LVL 1 1**  
1/8" = 1'-0"

Seal:



02.17.26  
Milton Hime, FAIA  
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Client Name

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331 W Commerce St, San Antonio, TX 78205

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FLOOR PLAN

**A201-S**

Seal:



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EXTERIOR ELEVATIONS

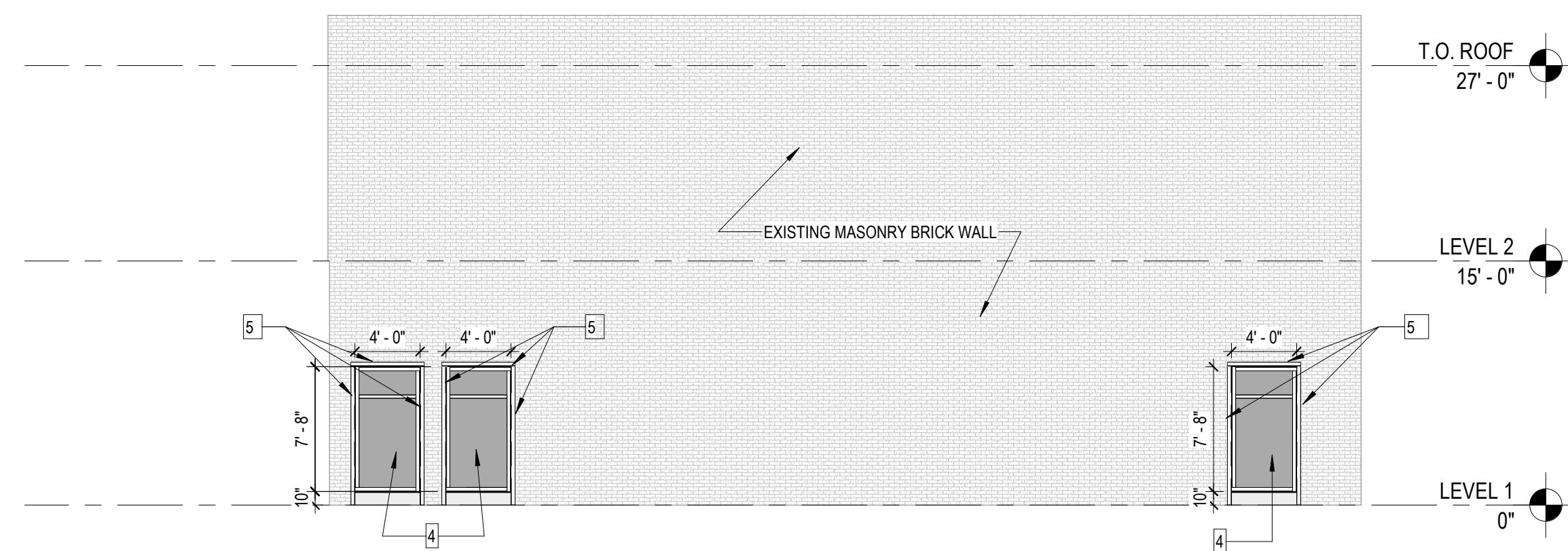
**A301-S**

**ELEVATION KEY NOTES**

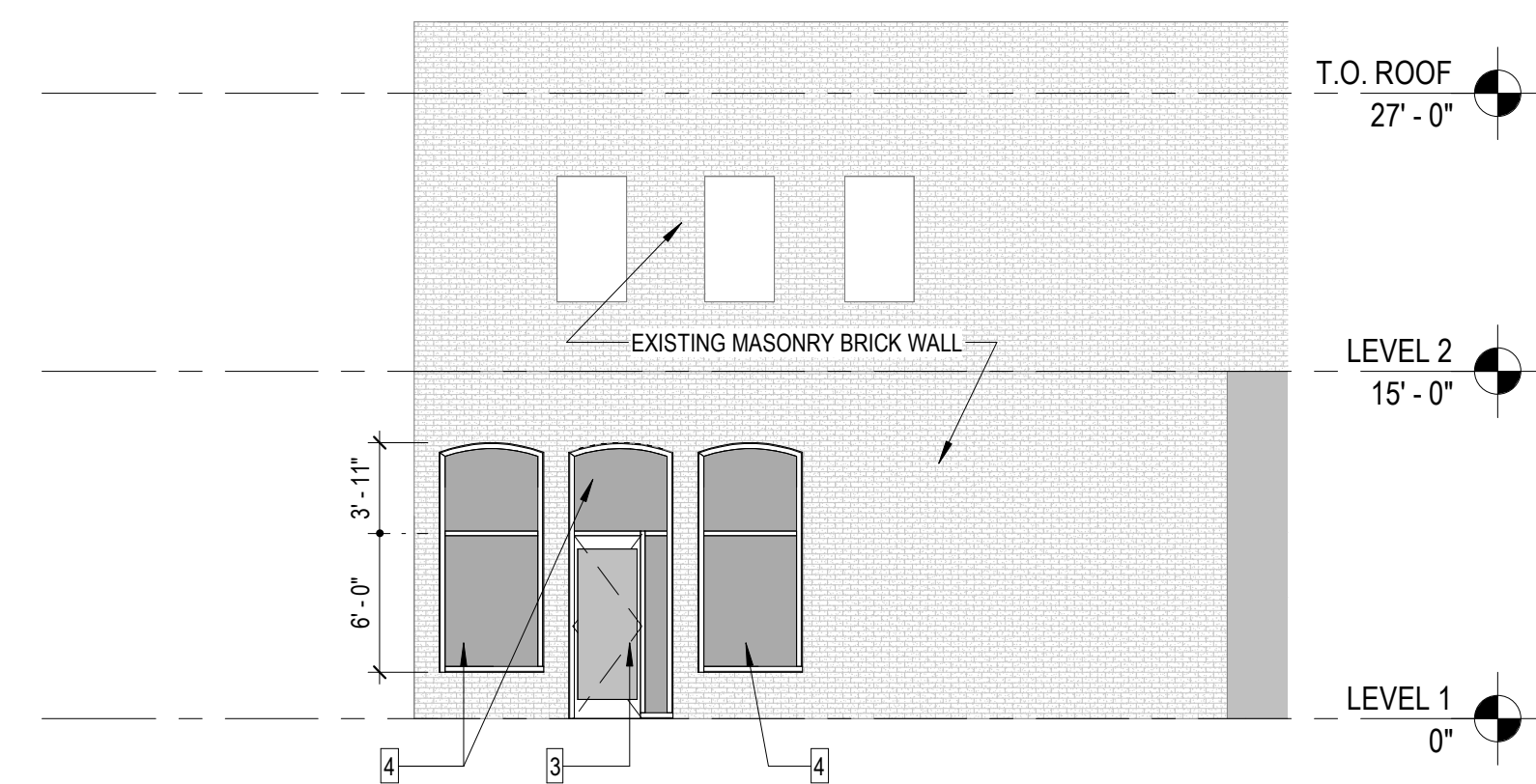
1. EXISTING DOOR TO REMAIN.
2. EXISTING CANOPIES BEYOND
3. ALUMINUM ENTRANCES: MEDIUM STYLE CONFIGURATION, 2 COAT FLUOROPOLYMER FINISH, COLOR TO BE SELECTED. GLASS: REFER TO SECTION 088000 BASIS OF DESIGN: KAWNEER VERSA GLAZE 450 SYSTEM OR EQUAL.  
A. SEE KEY NOTE 4 FOR GLAZING
4. ALUMINUM STOREFRONT: 4 1/2" DEPTH X 1 3/4" WIDE ALUMINUM FRAMED STOREFRONT SYSTEM 3 COAT FLUOROPOLYMER FINISH, COLOR TO BE FROM STANDARD MANUFACTURER'S COLOR RANGE. BASIS OF DESIGN: KAWNEER VERSA GLAZE 450 SYSTEM OR EQUAL.  
A. GLAZING: 1" IGU - SUPERNEUTRAL 68 ON ULTRACLEAR BY GUARDIAN  
A. EXTERIOR LITE : 1/4" ULTRA CLEAR W/ LOW E COATING ON #2 SURFACE, TEMPERED  
B. AIR SPACE: 1/2"  
C. INTERIOR LITE : 1/4" ULTRA CLEAR, TEMPERED  
D. SHGC: .21 W/ APPLIED FILM - PRESTIGE 70 BY 3M  
E. VLT: .71  
F. RVL: .11  
NEW STEEL CHANNELS FOR PERIMETER REINFORCEMENT, SHOP PRIMED AND PAINTED BLACK
5. NEW STEEL CHANNELS FOR PERIMETER REINFORCEMENT, SHOP PRIMED AND PAINTED BLACK

**GENERAL GLAZING NOTES**

1. MAXIMUM GLASS WIDTH 4'-0" U.N.O. FOR GLASS THAT IS 3/8" THICK.
2. ANY VERTICAL GLAZING IN EXCESS OF 5'-0" IN HEIGHT AND NOT IN A CAPTURED FRAME SHALL BE 1/2" THICK AND TEMPERED.
3. ALL BUTT-GLAZED JOINTS TO RECEIVE CLEAR, EXTRUDED SILICONE SOUND STRIP GASKET, SIZED FOR GLASS THICKNESS.
4. GLAZING IN ALL DOORS SHALL BE TEMPERED.
5. FOR INTERIOR APPLICATIONS, GLAZING IN PANELS ADJACENT TO A DOOR TO BE TEMPERED.
6. FOR EXTERIOR APPLICATIONS, GLAZING IN PANELS ADJACENT TO A DOOR TO BE TEMPERED, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.



**EAST ELEVATION 2**  
1/8" = 1'-0"



**NORTH ELEVATION 1**  
1/8" = 1'-0"

## STRUCTURAL NOTES

### GENERAL REQUIREMENTS

#### Codes

2024 International Existing Building Code

ASCE/SEI 7-22 Minimum Design Loads for Buildings and Other Structures

#### Structural Design Criteria

##### Design Loads

- Dead Loads:
  - Self-weight of the structural elements, decking, roof, partitions, mechanical, and cladding, plus any long-term loads such as equipment, storage, etc.
- Live Loads:
  - Roof Live Loads: 20 psf
  - Second Floor Live Load: 40 psf
- Component & Cladding Wind Load: +17 psf, -20 psf

#### Existing Conditions

Field verify all existing structural dimensions and conditions. Dimensions shown on the plans are approximate. Field measurements will be required to complete the work. Contractor shall obtain all field measurements as necessary to coordinate with and match new construction to existing conditions.

If conditions exist that differ from the drawings or are not adequately detailed, inform the Engineer and additional details or interpretation will be provided. Do not proceed without verification from the Engineer.

#### Substitutions

All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval prior to their use.

For any substitutions causing or requiring changes to the structure or the structural design, the Contractor shall bear the responsibility for all consequent additional design and coordination with design elements of the project affected by the substitution.

#### Coordination

The details or notes designated as "typical" or "typ" apply generally to the drawings in all areas where conditions are similar to those described as typical.

Refer to the architect's drawings for flashing and waterproofing.

#### Temporary Works

The design, construction, and safety of all temporary works, such as supports, braces, falsework, formwork, shores, and cofferdams required for the execution of the contract, are not included in the drawings and shall be the responsibility of the Contractor.

#### Special Inspections

In addition to inspections performed by the Building Official and progress visits by the Engineer, the owner or the owner's agent shall employ one or more approved agency who shall provide Special Inspections and tests during construction on the types of work specified in Section 1705 of the International Building Code.

Keep records of inspections and furnish inspection reports to the building official and the registered design professional in responsible charge. All discrepancies shall be brought to the immediate attention of the contractor for correction, then to the design professional and the building official.

The special inspector shall submit a final signed report documenting the required special inspections and correction of any discrepancies noted in the inspections.

#### Engineer Review of Construction

On-site review of construction by the Engineer is required at the following stages:

After all jambs, thru-bolts and tie plates are installed but prior to placing non-shrink grout bed in the jamb

Close-out letters will not be issued without satisfactory review by the Engineer of the above stages/items.

Such review is not a substitute or waiver of the requirements for structural testing and inspection.

Contact Engineer at least 72 hours prior to the expected time the review is needed.

Obtain Engineer's review of any unforeseen or differing structural conditions.

## STRUCTURAL SPECIFICATION NOTES AND DATA

### Masonry

All repointing and masonry work shall be performed by mason experienced in masonry restoration work on historic buildings or structures.

Mortar shall be of the following type and trial portions: 1:1:6

Proportions are: Portland cement (ASTM C 150, type I); hydrated lime (ASTM C 207, Type S); sand, by volume.

Sand: Use natural local sand, clean, sound and washed. Provide sand that will produce final mortar color and texture to match the existing.

Water: Clean, free of oils, acids, alkalis, and organic matter. No antifreeze compounds or other admixture shall be used.

Lay masonry units plumb, level, and true to a line. Align on exposed face or as indicated.

Recover and re-use existing bricks. Masonry repair and rebuilt masonry must match original pattern and use salvaged or approved replacement bricks. Obtain owner's permission prior to disposing of salvaged bricks.

Use a pointing tool sized and shaped to the proper width for the joint being pointed. Match the profile and tooling of the existing joints.

Do not repoint mortar joints or repair masonry unless air temperatures is above 40° F and will remain so for at least 48 hours after completion of work. When temperature is above 90° F mortar must be kept damp for 48 hours.

Immediately remove mortar in contact with exposed masonry and other

surfaces.

Clean existing masonry surfaces. Clean mortar from masonry face promptly to prevent staining. After 24 hours of set time, scrub and wash surface to remove laitance. Do not use muriatic, hydrochloric or hydrofluoric acid for cleaning. Do not use wire brushes.

Lay masonry units in full bed of mortar with head joints and bed joints completely filled.

Cut masonry units with power saw where necessary for fitting or bonding. Broken units not permitted in exposed faces. Lay out courses to minimize cutting and to avoid jumping bond.

### Structural Steel

Structural steel shall comply with *Code Of Standard Practice, and Specification For The Design, Fabrication, And Erection Of Structural Steel For Buildings*, American Institute Of Steel Construction.

Burning of holes in structural steel is prohibited. Any member with burned holes shall be replaced.

Structural steel shall be punched or drilled for wood blocking and nailers, as required. Fasteners for blocking shall be ½" bolts at 24" on-center, unless noted otherwise.

Prepare templates where thru-bolting to assure correct alignment.

Structural shapes and plates shall conform to the following, unless noted otherwise on the drawings:

Channels	ASTM A992 Grade 50
Plate	ASTM A36

All steel shall be hot-dip galvanized after fabrication or may be Type 304 stainless steel at the contractor's option.

Stainless steel bolts, all-threads, nuts and washers shall be ASTM F593 Type 304 OR Type 316 with a yield strength of at least 30 ksi.

Install bolt to snug-lightened condition unless noted otherwise.

Oversized holes are permitted in channels for thru-bolt applications. Washers are required for oversized holes.

Unless otherwise noted, connections are to be shop-welded and field-bolted.

All welding shall be done in accordance with A.W.S. Code by welders certified for the type of weld required.

Welding electrodes shall be 70 ksi low hydrogen electrodes. Welding electrodes for stainless steel shall match the base metal.

All miscellaneous welds (field or shop) shall be minimum size fillet all around in accordance with A.I.S.C. welding of continuous members. They shall be a minimum of 2-inches of 3/16-inch fillet stitch welds at 12-inches on center, staggered each side, unless otherwise noted.

Completed welds shall be free from cracks, incomplete fusion, surface porosity greater than 1/16 in. (1.6 mm) diameter, and undercut deeper than 25 percent of the wall thickness or 1/32 in. (0.8 mm), whichever is less.

All welds shall be de-slugged and cleaned prior to painting or galvanizing.

### Anchors

Adhesive Anchors shall be equal to Hilti HIT-HY 270.

All anchors shall be stainless steel and equal to Hilti HAS-R 304 SS.

Anchors shall be installed in accordance with the manufacturer's recommendations and the manufacturer's current ICBO report for the anchor. If a conflict exists between these referenced documents, the most stringent requirement shall govern.

Locate all existing reinforcing steel and other embedded items contained in masonry using non-destructive methods, and avoid conflicts with existing embedded items.

All abandoned holes shall be filled with non-shrink grout.

Use the drill bit type and size recommended by the anchor manufacturer. Holes shall be drilled in a continuous operation, avoiding frequent removal of the drill from the hole. Holes shall not be enlarged or redirected anywhere along their length. After drilling, all dust and other foreign matter shall be blown out of the hole with compressed air.

Anchors shall be installed perpendicular to the face of the structure.

### Non-Shrink Grout

Non-shrink grout shall be shrinkage-compensated, non-metallic, cementitious, high strength grout, equal to "SIKAGROUT 212" by SIKA.

Non-shrink grout shall contain no greater chloride ion concentration than is contained in the local potable water supply.

Non-shrink grout shall be mixed and used in accordance with the grout manufacturer's published instructions.

Non-shrink grout shall be used for grouting of base plates, setting of embeds, transferring loads, and filling of voids, where shown on the drawings or required by the Engineer.

### Penetrations

Penetrations through load-bearing elements shall be temporarily shored to prevent collapse.

## STRUCTURAL NOTES - CONCLUDED

## Studio8 Architecture & Interiors

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Seal:



03.04.26  
Alex Deaver, PE  
REG# 158332

K+A Structural Engineering LLC

1305 Circle Oak Dr.  
Schertz, Texas 78154  
(830) 500.5515  
kaseconsulting.com

337 W. Commerce LLC

331 West Commerce Renovation  
331 W Commerce St.  
San Antonio, TX 78205

Issue  
03.04.26 Construction Documents

Project Number:  
26-006

Structural Notes

# S1.0

Seal:



03.04.26  
Alex Deaver, PE  
REG# 158332

K+A Structural Engineering LLC

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337 W. Commerce LLC

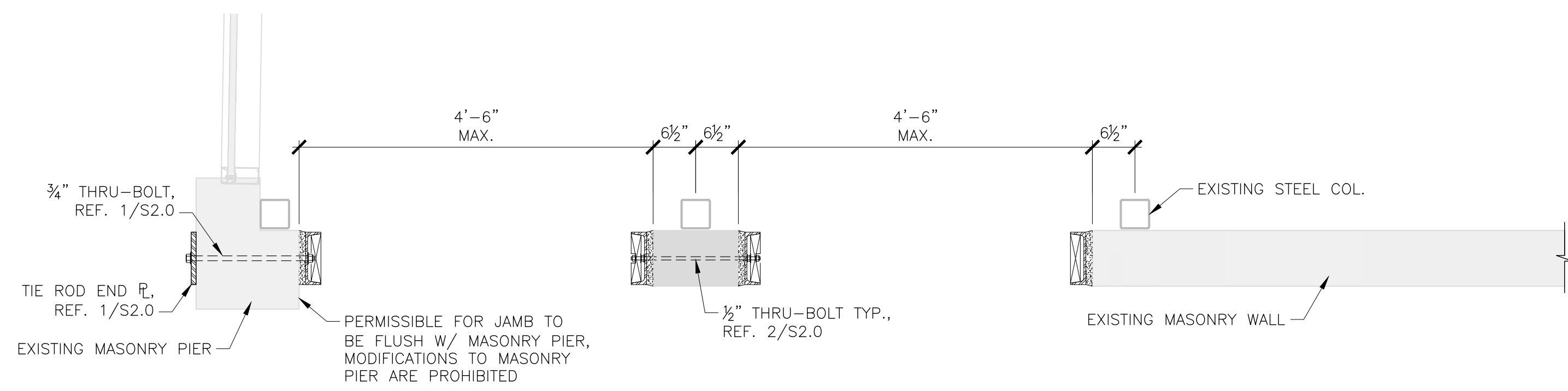
331 West Commerce Renovation  
331 W Commerce St.  
San Antonio, TX 78205

Issue  
03.04.26 Construction Documents

Project Number:  
26-006

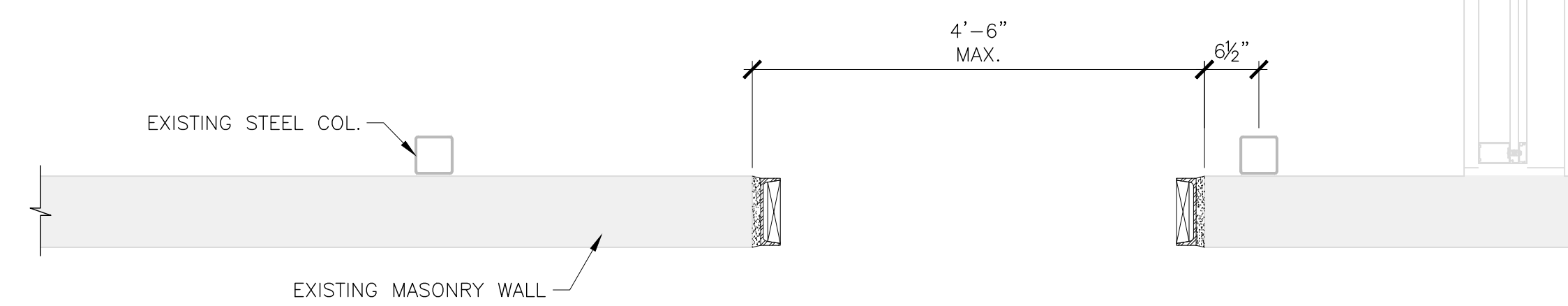
Structural Details

S2.0



**EAST WALL PARTIAL PLAN - SOUTH END**

NOT TO SCALE

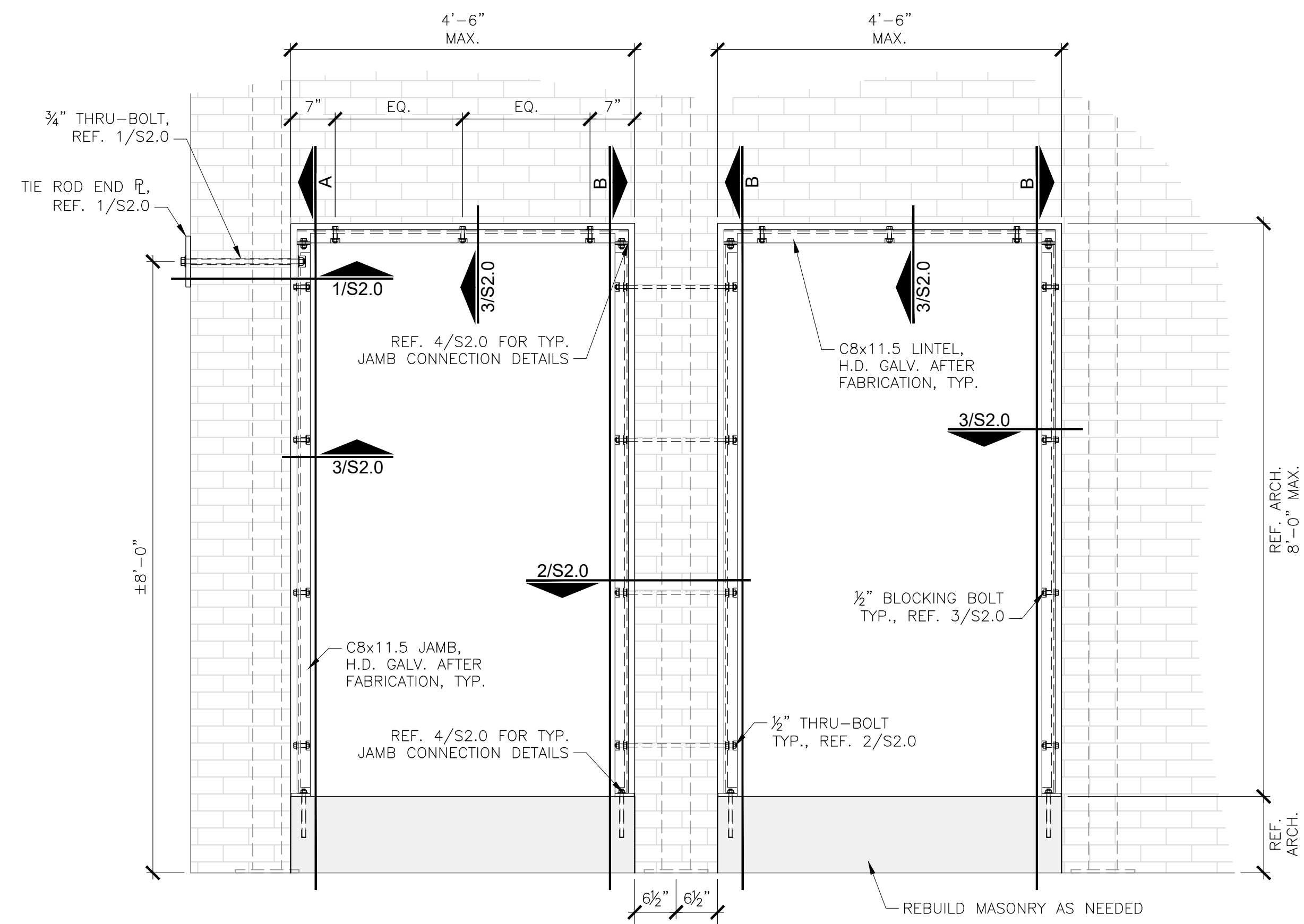


**EAST WALL PARTIAL PLAN - NORTH END**

NOT TO SCALE

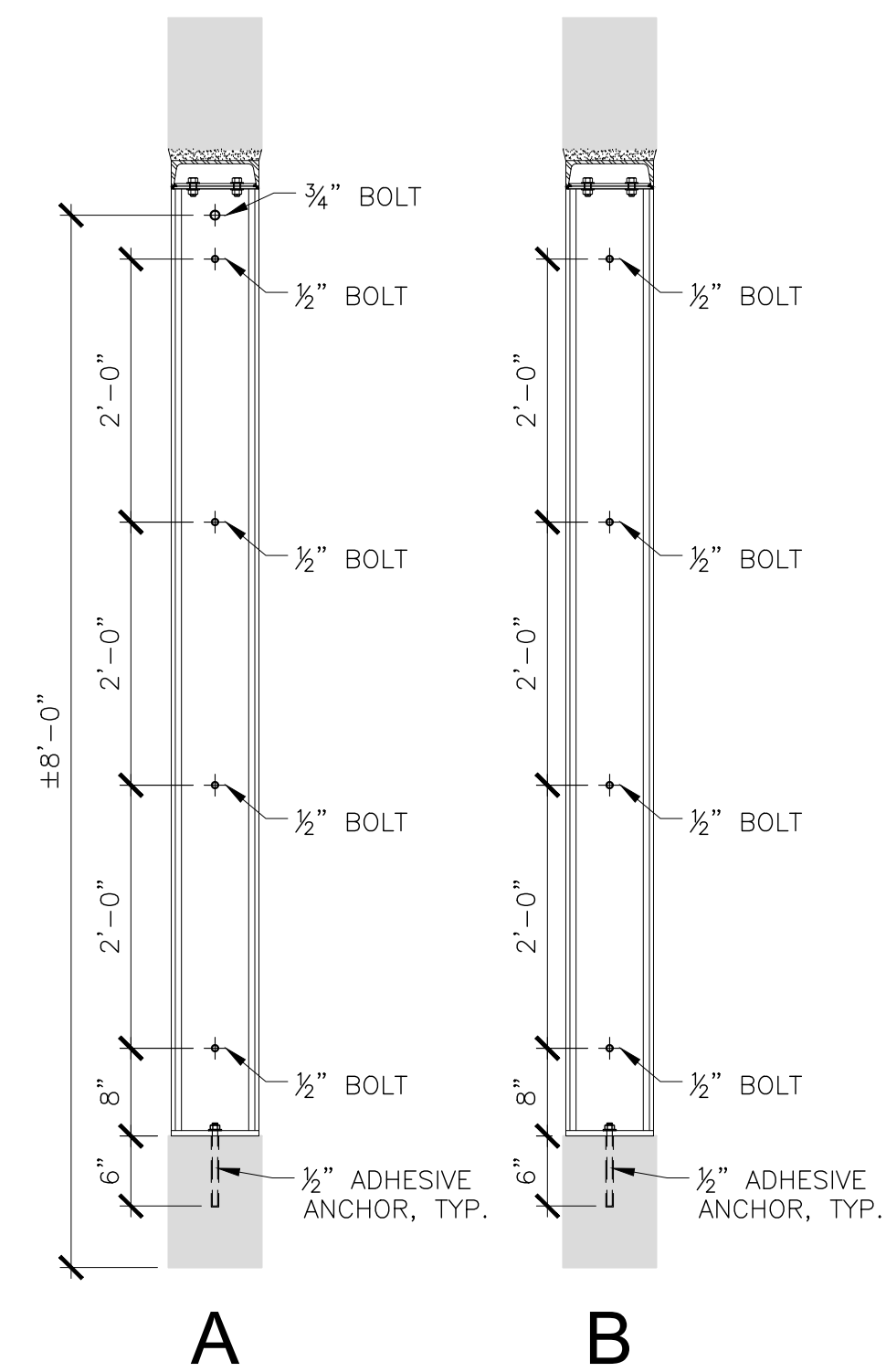
TEMPORARY SHORING IS  
REQUIRED DURING  
CONSTRUCTION OF OPENINGS

ALL VERTICAL BOLT HOLE DIMENSIONS  
SHALL BE FIELD VERIFIED TO ENSURE NO  
CONFLICT WITH EXISTING ADHESIVE  
ANCHORS. MINOR VERTICAL ADJUSTMENTS  
ARE PERMISSIBLE TO AVOID CONFLICTS



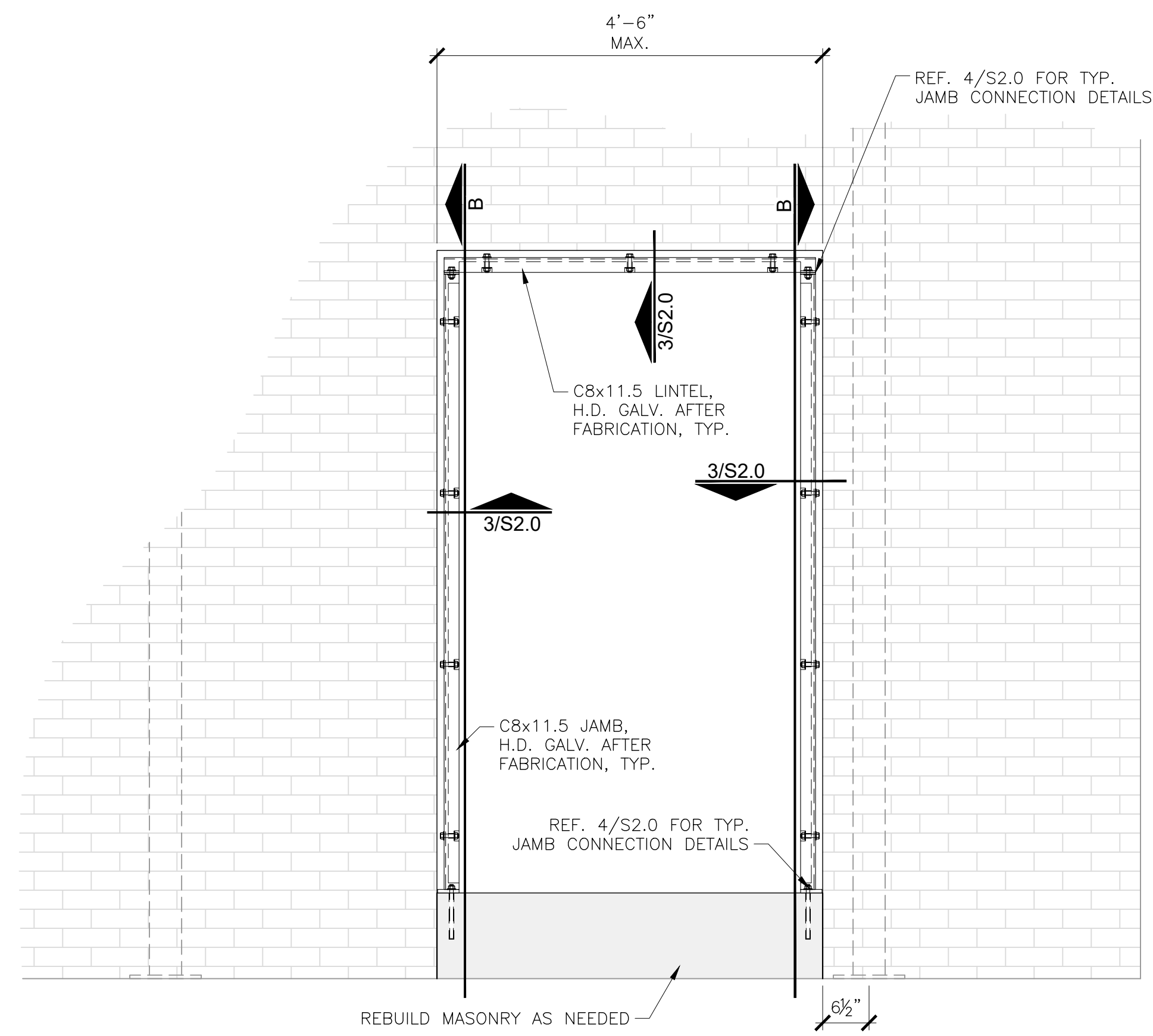
**EAST WALL PARTIAL ELEVATION - SOUTH END**

NOT TO SCALE



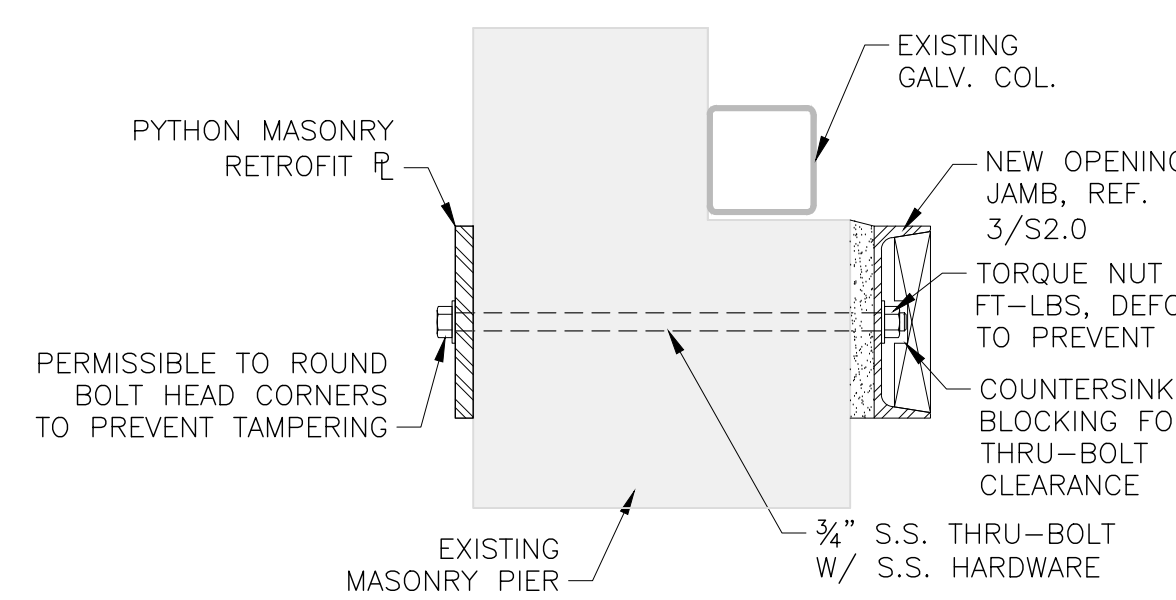
**A**

**B**



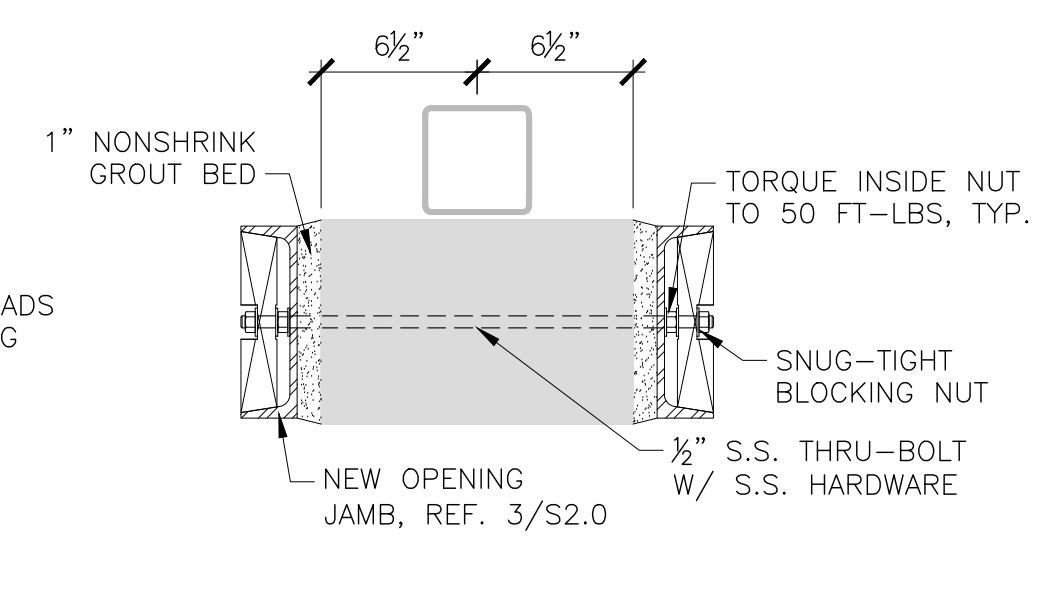
**EAST WALL PARTIAL ELEVATION - NORTH END**

NOT TO SCALE



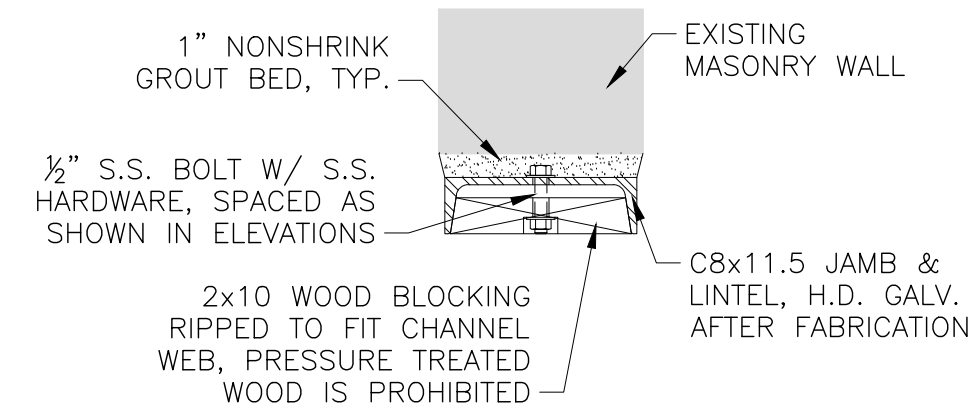
**1 TIE ROD**

NOT TO SCALE



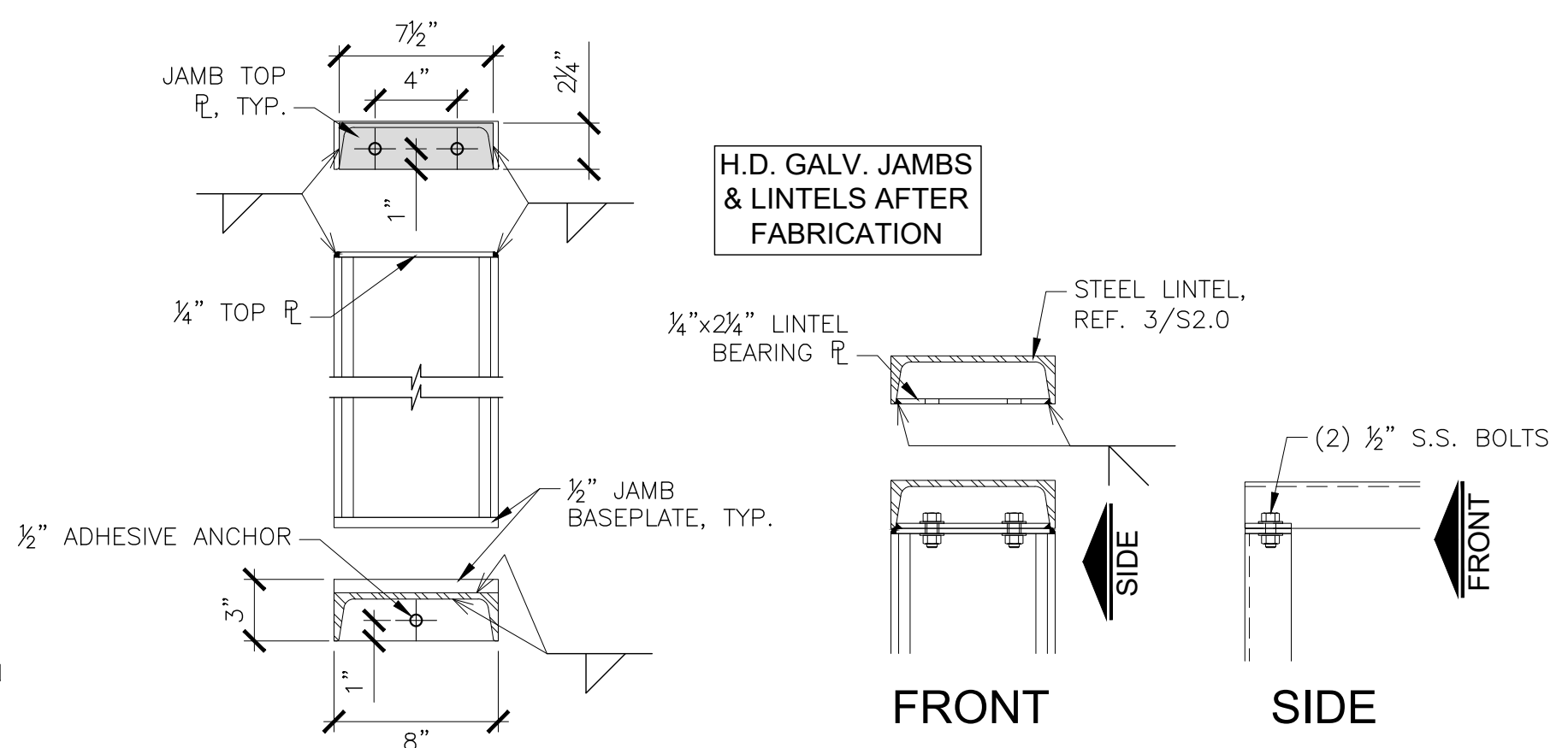
**2 THRU-BOLT, TYP.**

NOT TO SCALE



**3 JAMB/LINTEL SECTION, TYP.**

NOT TO SCALE



**4 JAMB/LINTEL CONNECTIONS, TYP.**

NOT TO SCALE